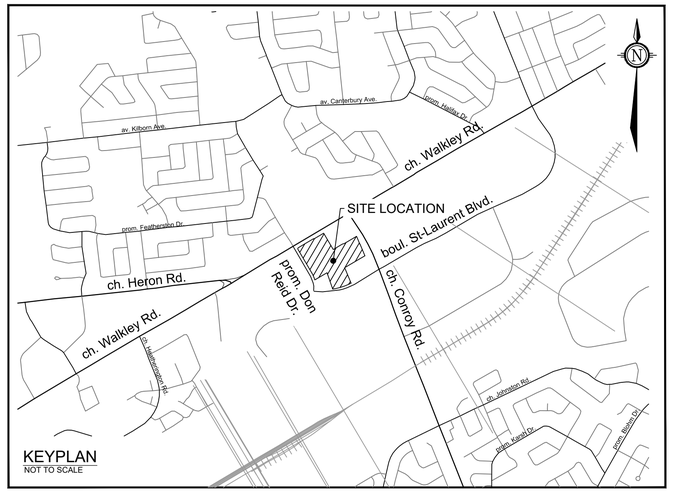
ALTA VISTA QUARTERS

2510 St. LAURENT BOULEVARD

CITY OF OTTAWA

ROADS, SEWERS AND WATERMAINS



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INDEX

PROJECT No. 122040

REVISED PER CITY COMMENTS

OCTOBER 31, 2025

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIES PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. ALL ELEVATIONS ARE GEODETIC. ALL ELEVATIONS ARE REFERED TO RHE CGVD 28:78 GEODETIC DATUM. BEARINGS ARE REFERANCE TO THE MTM ZONE 9, NAD 83 (ORIGINAL) PROJECTION. REFER TO TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS A AND 1 CONCESSION 4 (RIDEAU FRONT), TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, PREPARED BY ANNIS O'SULIVAN VOLLEBEKK Ltd., DATED AUGUST 8TH, 2022.
9. REFER TO GEOTECHNICAL REPORT (No. PG6149-1, REVISION 2, DATED MAY 24, 2023), PREPARED BY PATTERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
11. REFER TO THE SERVIICING AND STORMWATER MANAGEMENT REPORT(R-2022-191) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD, DATED: APRIL 7TH, 2025.
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
13. PROVIDE LINE/PARKING PAINTING.
14. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

TYPICAL SINGLE, SEMI-DETACHED AND TOWNHOUSE LOT SERVICING NOTES:

1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY. MAXIMUM OF TWO 22.5° HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.
2. 1% MINIMUM SANITARY AND STORM SERVICE GRADIENT WITH 2% PREFERRED.
3. STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL WHEN LOOKING AT THE STRUCTURE FROM THE STREET. SERVICE SIZES IN CONFORMANCE WITH S11.
4. SEE S7 FOR PIPE FOUNDATION, EMBEDMENT AND FINAL BACKFILL REQUIREMENTS.
5. MULTIPLE TAPS WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGERED AND MINIMUM 600mm APART.
6. ELEVATION OF SERVICES VARIABLE DEPENDING ON GRADIENT AND/OR DEPTH OF COVER.
7. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.
8. REFER TO R.O.W. CROSS SECTIONS FOR UTILITY LOCATIONS (DEPICTED ON 122040-ND2).
9. SEE W27 FOR ADDITIONAL WATER SERVICING SCENARIOS.

SEWER NOTES:

1. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200Ø)	701.010	OPSD
STORM / SANITARY MANHOLE (1500Ø)	701.011	OPSD
STORM / SANITARY MANHOLE (1800Ø)	701.012	OPSD
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24.1	CITY OF OTTAWA
STORM COVER (OPEN)	S28.1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	
STORM SEWER (<450mmØ)	PVC DR 35 (UNLESS SPECIFIED OTHERWISE)	
STORM SEWER (>450mmØ)	CONC CLASS 65D (UNLESS SPECIFIED OTHERWISE)	
SANITARY SEWER	PVC DR 35 (UNLESS SPECIFIED OTHERWISE)	
CATCHBASIN LEAD	PVC DR 35	
CATCHBASIN COVER	S19	CITY OF OTTAWA
LANDSCAPE CATCHBASINS	S30 & S31	CITY OF OTTAWA
LANDSCAPE PERFORATED PIPE	S29	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R1	CITY OF OTTAWA
WATERTIGHT FRAME & COVER (SANMH 301b, 303, 305)	401.030	OPSD

2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL)
3. THE PIPE BEDDING FOR SEWER AND WATER PIPES PLACED ON A RELATIVELY DRY, UNDISTURBED SUBGRADE SURFACE SHOULD CONSIST OF AT LEAST 150 mm OF OPSS GRANULAR A MATERIAL. WHERE THE BEDDING IS LOCATED WITHIN THE SILTY CLAY, THE THICKNESS OF THE BEDDING MATERIAL SHOULD BE INCREASED TO A MINIMUM OF 300 mm. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE.
4. COVER MATERIAL, FROM THE SPRING LINE TO AT LEAST 300 mm ABOVE THE OBVERT OF THE PIPE, SHOULD CONSIST OF OPSS GRANULAR A OR GRANULAR B TYPE II WITH A MAXIMUM SIZE OF 25 mm. THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 MM THICK LIFTS COMPACTED TO 99% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
5. WHERE HARD SURFACE AREAS ARE CONSIDERED ABOVE THE TRENCH BACKFILL, THE TRENCH BACKFILL MATERIAL WITHIN THE FROST ZONE (ABOUT 1.8 m BELOW FINISHED GRADE) SHOULD MATCH THE SOILS EXPOSED AT THE TRENCH WALLS TO REDUCE POTENTIAL DIFFERENTIAL FROST HEAVING. THE BACKFILL SHOULD BE PLACED IN MAXIMUM 225 MM THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
7. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
8. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
10. ALL WORKS SHALL BE PERFORMED AS APPLICABLE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD SPECIFICATIONS, AND IN PARTICULAR O.P.S.S. 407 AND 410.

CLAY SEALS :

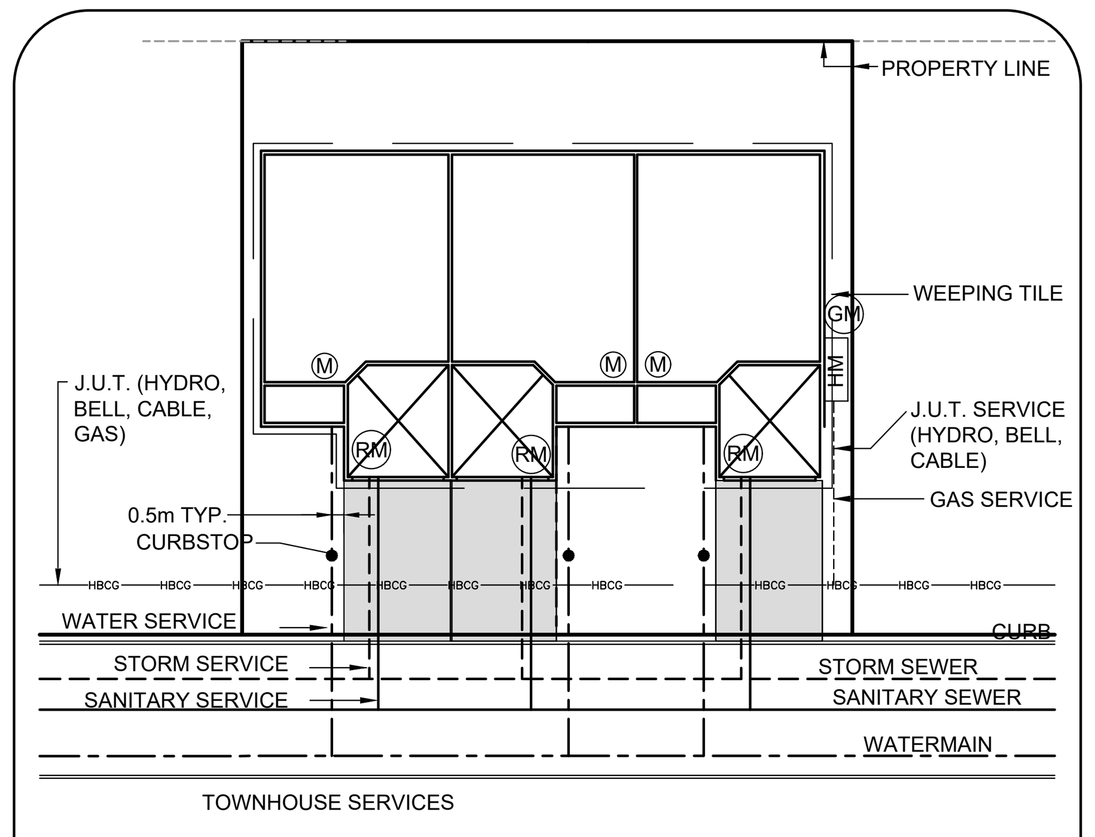
1. TO REDUCE LONG-TERM LOWERING OF THE GROUNDWATER LEVEL AT THIS SITE, CLAY SEALS SHOULD BE PROVIDED IN THE SERVICE TRENCHESINSTALL CLAY SEALS AS PER CITY OF OTTAWA DETAIL S8 .
2. THE SEALS SHOULD BE AT LEAST 1.5 m LONG AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING AND COVER MATERIAL.
3. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225 mm THICK LOOSE LAYERS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60 M INTERVALS IN THE SERVICE TRENCHES.
4. REFER TO PROFILE DRAWINGS FOR LOCATION OF SEEPAGE BARRIERS.

WATERMAIN NOTES:

1. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
WATERMAIN	PVC DR 18	
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA

2. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. ANY WATERMAIN WITH LESS THAN 2.4m COVER TO BE INSULATED PER THE SEWER AND WATERMAIN NOTES AND DETAIL.
4. PROVIDE MINIMUM CLEARANCE, BETWEEN OUTSIDE OF PIPES, AT ALL CROSSINGS AS PER CITY DETAILS W25 AND W25.2. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
7. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL WSD-23.
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



SANITARY- 1-135mmØ PVC DR 28 @ 1.0% (MIN) 2.0% DESIRED
STORM- 1-100mmØ PVC DR 28 @ 1.0% (MIN) 2.0% DESIRED
WATER- 1-19mmØ (TYPE K COPPER)
(M) WATER METER
(RM) REMOTE RECEPTACLE
HM HYDRO GANG METER
(GM) GAS METER

NOTE: SANITARY SERVICE TO BE TO THE RIGHT OF THE STORM SERVICE WHEN FACING THE DWELLING FORM THE STREET

TOWNHOUSE SERVICE CONNECTIONS
N.T.S.

CATCHBASIN TABLE

CB ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)	ICD DIA (mm)	100yr CAPTURE RATE (L/s)
01	2+050.53	610X1219	84.99	E=83.73(200mm) E=83.67(200mm)	178mm	79.5
02	2+050.53	610X1219	84.99	W=83.79(200mm)		
03	2+148.66	610X1219	85.89	NE=84.56(200mm) NE=84.62(200mm)	145mm	53.5
04	2+148.66	610X1219	85.89	SW=84.69(200mm)		
05	1+039	610X610	86.33	SE=85.03(300mm)		
06	1+039	610X610	86.33	NW=84.97(300mm) SE=84.96(300mm)		
07	1+345.73	1219X610	85.05	NE=83.82(300mm)		
08	1+345.73	1219X610	85.05	SW=83.76(300mm) E=83.75(300mm)		
09	1+240.13	610X610	86.06	NE=84.86(200mm)	94mm	21.1
10	3+018	610X610	85.91	SE=84.65(200mm) SE=84.35(200mm)	121mm	41.1
11	3+018	610X610	85.91	NW=84.71(200mm)		
12	3+123	610X610	85.69	SE=84.13(200mm) SE=84.43(200mm)	145mm	57.7
13	3+123	610X610	85.69	NW=84.49(200mm)		
14	1+158.92	610X610	86.47	S=85.17(300mm)		
15	1+158.92	610X610	86.47	N=85.11(300mm) E=85.05(300mm)		
16	3+309.95	610X610	86.44	NW=85.24(300mm)		
17	3+215.71	610X610	86.02	NW=84.82(300mm)		
18	3+215.70	610X610	86.02	SE=84.76(300mm) NW=84.75(300mm)		
19	3+171.95	610X610	85.69	NE=84.49(300mm)		
20	4+226.35	610X610	85.28	SE=84.08(200mm)		
21	4+194.37	610X610	85.35	NW=84.15(200mm)		
22	4+154.82	610X610	85.38	NW=84.18(200mm)		
23	4+124.19	610X610	85.40	NW=84.20(200mm)		
24	4+075.02	610X610	85.41	NE=84.21(200mm)		
25	4+036.57	610X610	85.45	NE=84.25(200mm)		

REARYARD MANHOLE TABLE

MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)	ICD	100yr CAPTURE RATE (L/s)
703	1200	86.04	NW=84.58 SW=84.38 SE=84.44	LMF	12.3
704	1200	85.85	NW=84.33 NE=84.27	LMF	12.4

REAR YARD CATCHBASIN MANHOLE TABLE

CBMH ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)	ICD DIA (mm)	100yr CAPTURE RATE (L/s)
701	1200	85.10	N=83.91 W=83.53 S=83.59	83mm	17.4
702	1200	85.25	N=84.18 E=83.89 S=83.95	LMF	13.2
705	1200	85.80	SW=84.47 SE=83.80	LMF	13.0
708	1200	85.40	NE=83.11 S=83.05	N/A	
709	1200	85.70	SW=84.31 NE=83.95		

STM BOX MANHOLE TABLE

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
400	1+377.86	2438X1829.00	85.24	SW=79.72 NE=79.72 NW=80.74

PARK CATCHBASIN TABLE

CB No.	SIZE (mm)	T/G ELEVATION (m)	INVERT (m)
26	610X610	86.16	SW=84.96

REAR YARD CATCHBASIN TABLE

RYCB No.	SIZE (mm)	T/G ELEVATION (m)	INVERT (m)
710	610X610	85.94	NW=84.60 SE=84.59 SW=84.65

LANDSCAPE DRAIN TABLE

RYCB No.	T/G ELEVATION	INVERT	TYPE
1001	85.10	N=83.79	ELBOW
1002	85.34	S=84.08	ELBOW
1003	85.05	N=84.15	ELBOW
1004	85.44	S=84.44	ELBOW
1005	85.84	NW=84.60	ELBOW
1006	85.70	SE=84.48 NW=84.47	TEE
1008	86.45	SE=84.94	ELBOW
1009	85.65	NW=84.40 SE=84.39	TEE
1010	86.29	SE=84.71	ELBOW
1011	86.40	NE=85.20	ELBOW
1012	86.45	SW=84.90 NE=84.89	TEE
1013	86.30	SW=84.65 NE=84.64	TEE
1014A	85.20	NE=83.28 SW=83.27	TEE
1014B	85.00	SW=83.70	ELBOW
1015	86.13	NE=84.90	ELBOW
1016	85.85	NE=84.63 SW=84.64	TEE
1018	86.28	NE=84.86	ELBOW

STM MANHOLE TABLE

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
202A	2+108.73	1200mmØ	86.01	NW=81.85 S=81.77
203	1+121.22	1200mmØ	86.74	SW=82.23 SE=82.16 NE=82.31
204	1+019.02	1200mmØ	86.49	NE=82.89
205	1+162.54	1200mmØ	86.51	SW=82.58 NW=83.07
402	1+277.29	1200mmØ	86.15	NW=81.44 S=81.37
404	3+097.56	1200mmØ	85.89	NE=82.04 SW=81.89
405	3+130.68	1200mmØ	85.87	SW=82.27
406	1+178.70	1200mmØ	86.60	SE=81.82 NE=82.02 N=81.93
407	3+228.54	1200mmØ	86.13	SW=82.29 NE=82.30
408	3+195.39	1200mmØ	85.91	SW=82.53
599	4+266.42	1200mmØ	84.70	NW=81.88 SE=81.88 SW=83.00
800	9+027.91	1200mmØ	86.06	NE=83.79 NW=83.39
802	9+086.23	1200mmØ	85.37	SW=84.08
803	9+000	1200mmØ	86.37	S=81.28 E=81.77 N=81.28

STM MANHOLE TABLE (C/W WATERTIGHT LID -OPSD 401.030)

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
202B	2+129.30	1200mmØ	86.04	NW=81.92 SE=81.91 SW=83.93 NE=84.14
403	1+255.15	1200mmØ	86.18	NE=81.62 SE=81.54 NW=81.62

SAN MANHOLE TABLE

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
100	2+006.68	1200mmØ	85.05	N=82.02 W=81.90 E=81.89
101	2+019.92	1200mmØ	85.15	N=82.10 S=82.06
102	2+109.74	1200mmØ	86.07	NW=82.6 S=82.37
103	1+119.73	1200mmØ	86.79	NE=82.9 SE=82.9 SW=82.9
104	1+017.52	1200mmØ	86.50	NE=83.62
105	1+156.83	1200mmØ	86.53	SW=83.2
300	1+378.65	1200mmØ	85.20	NW=81.8 SW=81.6 NE=81.65
301	1+367.65	1200mmØ	85.26	NW=81.9 SE=81.83
302	1+279.23	1200mmØ	86.17	S=82.26 NW=82.2
304	3+100	1200mmØ	85.92	NE=82.7 SW=82.7
306	1+179.49	1200mmØ	86.68	SE=82.6 NE=82.6
307	3+226.10	1200mmØ	86.16	SW=82.9 NE=82.9
308	3+196.86	1200mmØ	85.90	SW=83.1
901	8+016	1200mmØ	86.66	SW=83.0

SAN MANHOLE TABLE (C/W WATERTIGHT LID -OPSD 401.030)

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
301b	1+353.55	1200mmØ	85.16	N=82.04 SE=82.01
303	1+245.53	1200mmØ	86.14	NW=82.40 SE=82.39 NE=82.45
305	3+129.22	1200mmØ	85.76	SW=82.95

SWM CATCHBASIN MANHOLE TABLE

CBMH ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
506	3+309.95	2400	86.44	NE=82.31 SW=82.30 SE=85.18
509	3+171.95	1800	85.69	SW=84.42 NW=82.83 SE=83.35

SWM MANHOLE TABLE

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
502	1+017.85	1500mmØ	86.54	NE=83.34
504	1+282.68	1800mmØ	86.07	S=82.65 N=83.01
507	3+230.16	1800mmØ	86.16	NE=82.56 SW=82.5
508	3+193.47	2400mmØ	86.15	SE=82.75 SW=82.6
510	3+161.98	1200mmØ	85.79	NW=83.40 SW=83.90
602	4+115.54	1200mmØ	85.52	W=83.56 NE=83.53
603	4+098.30	1200mmØ	85.58	NW=83.64 E=83.61
604	4+036.58	1200mmØ	85.56	SE=83.83 SW=84.2

SWM MANHOLE TABLE (ICD)

MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)	ICD	100yr CAPTURE RATE (L/s)
501	1+045.25	1500mmØ	86.47	SW=83.25 NW=82.84	100mm	40.1
503	1+349.48	1800mmØ	85.13	N=82.45 W=81.85	LMF	9.1
505	1+176.44	1800mmØ	86.53	NE=82.27 S=81.97 W=84.84	LMF	10.2
601	4+235.77	1200mmØ	85.41	SW=83.17 NE=83.16	102mm	29.5
801	9+016.27	1200mmØ	86.42	SE=83.33 W=81.93	125mm	47.6

OGS TABLE

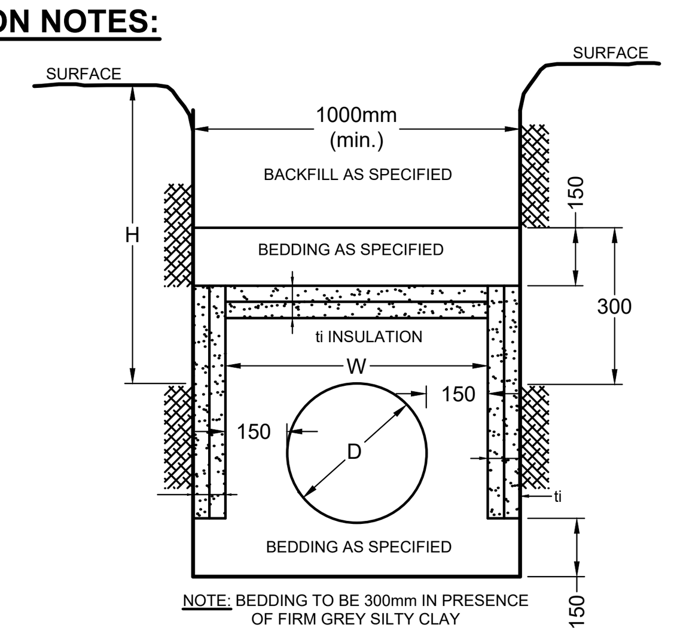
MANHOLE ID	STATION	SIZE (mm)	OGS SPECIFICATION	T/G ELEV (m)	INVERT (m)
600	4+240.45	1200mmØ	CDS PMSU2015-4-C	85.45	SW=83.1 NE=83.13
201	2+018.20	1500mmØ	CDS PMSU2025-5-C	85.08	N=81.50 SE=81.20
401	1+365.07	1800mmØ	CDS PMSU3020-6-C	85.20	NW=81.0 SE=80.78

SEWER & WATERMAIN INSULATION NOTES:

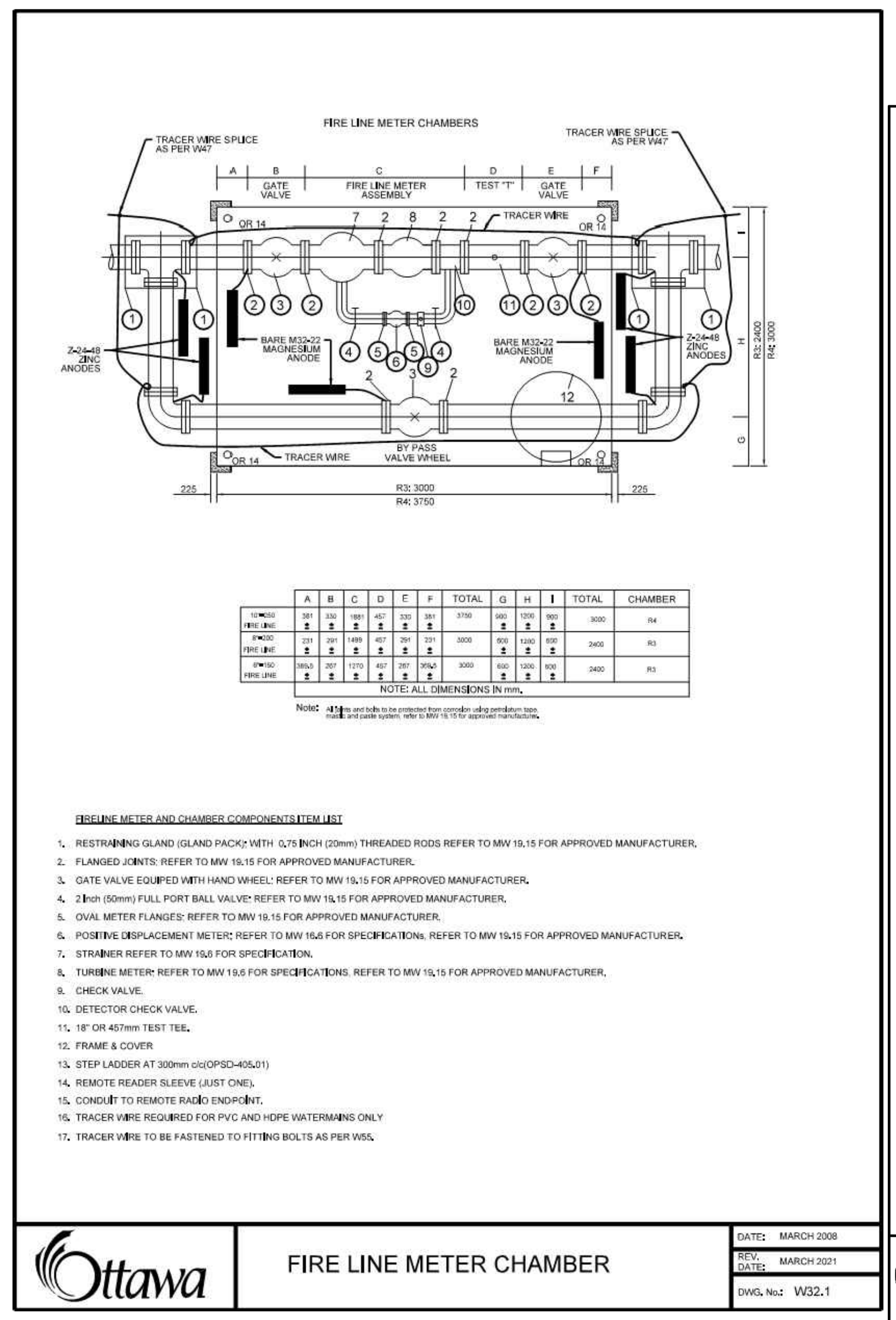
1. INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1109.030.
2. THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE)

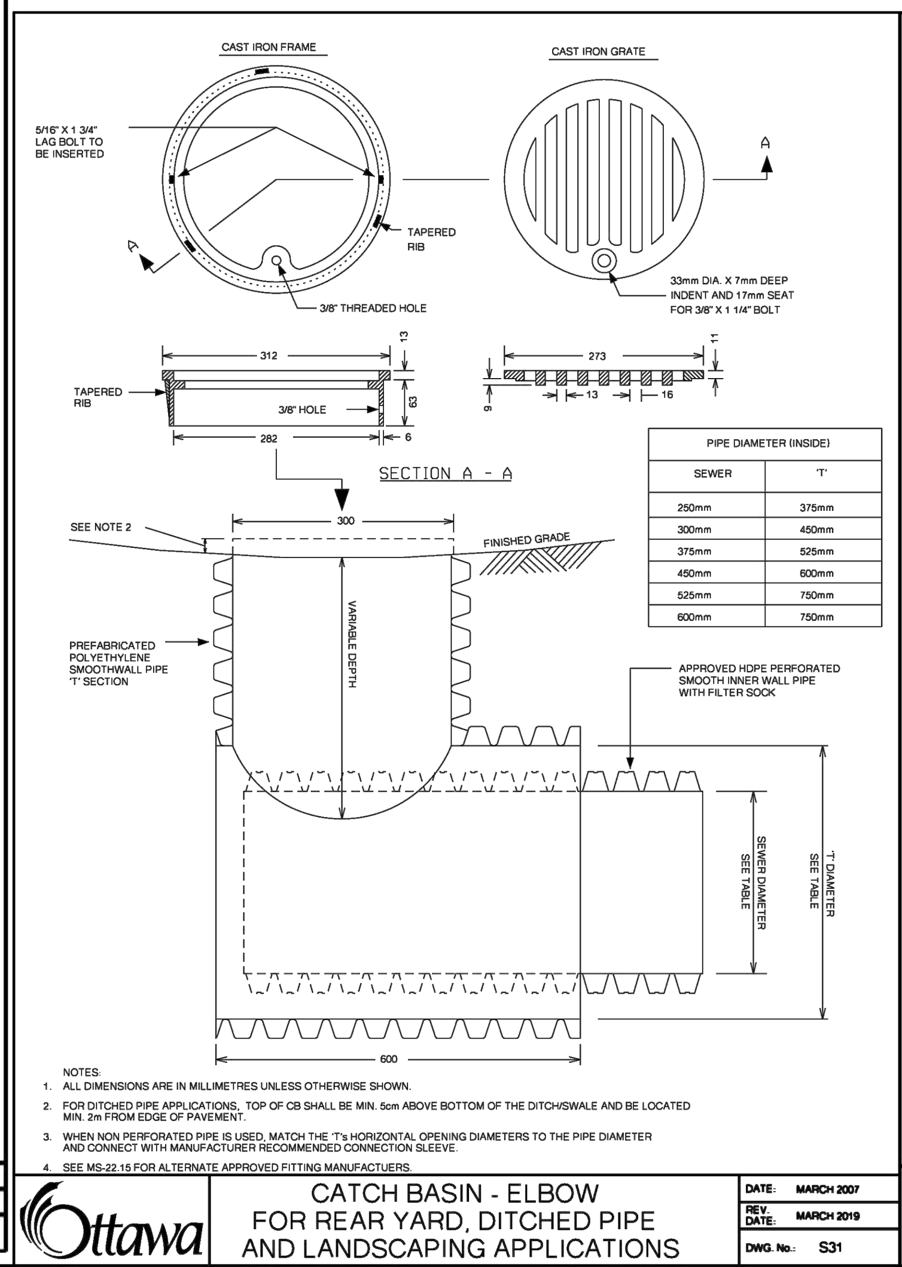
T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)

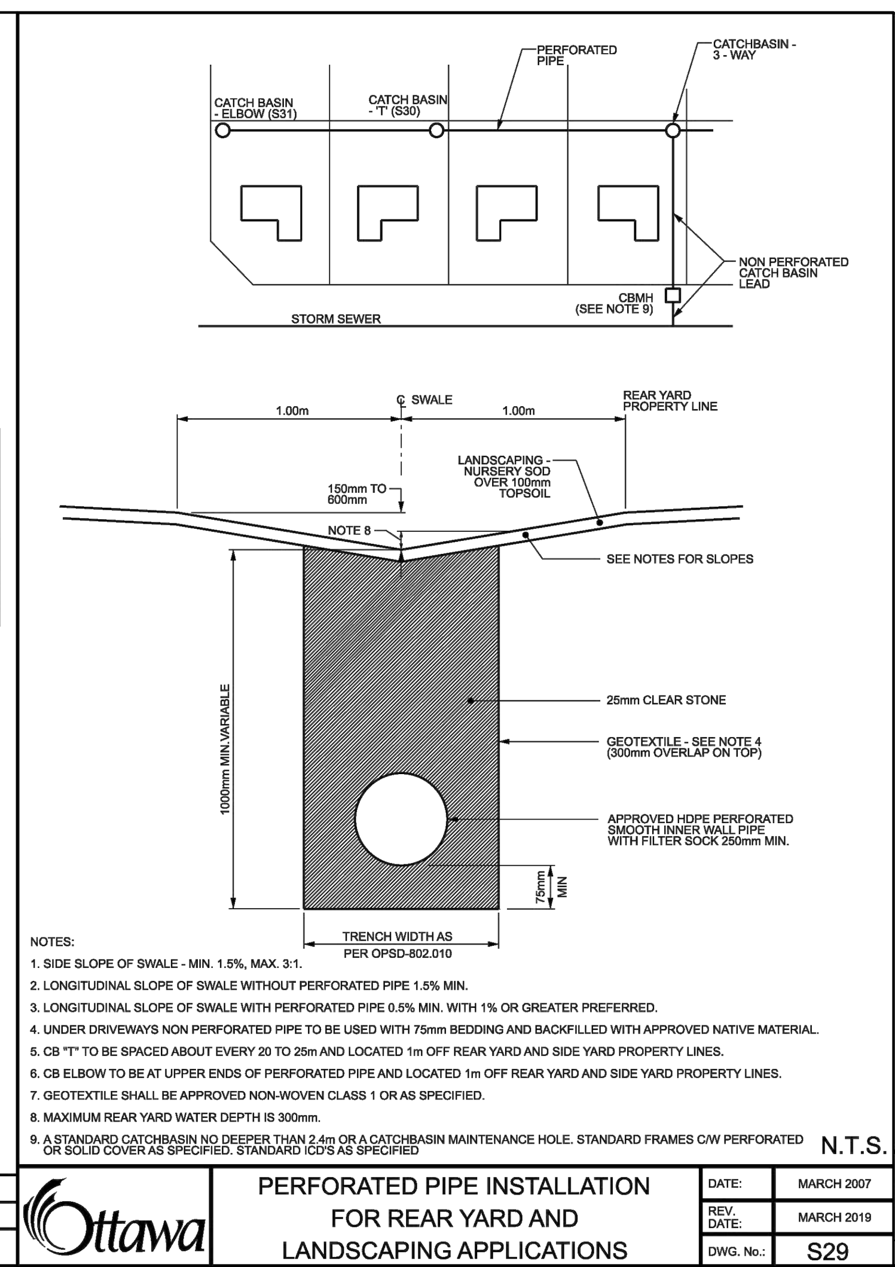
COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400-1100 / 1800-1500	100

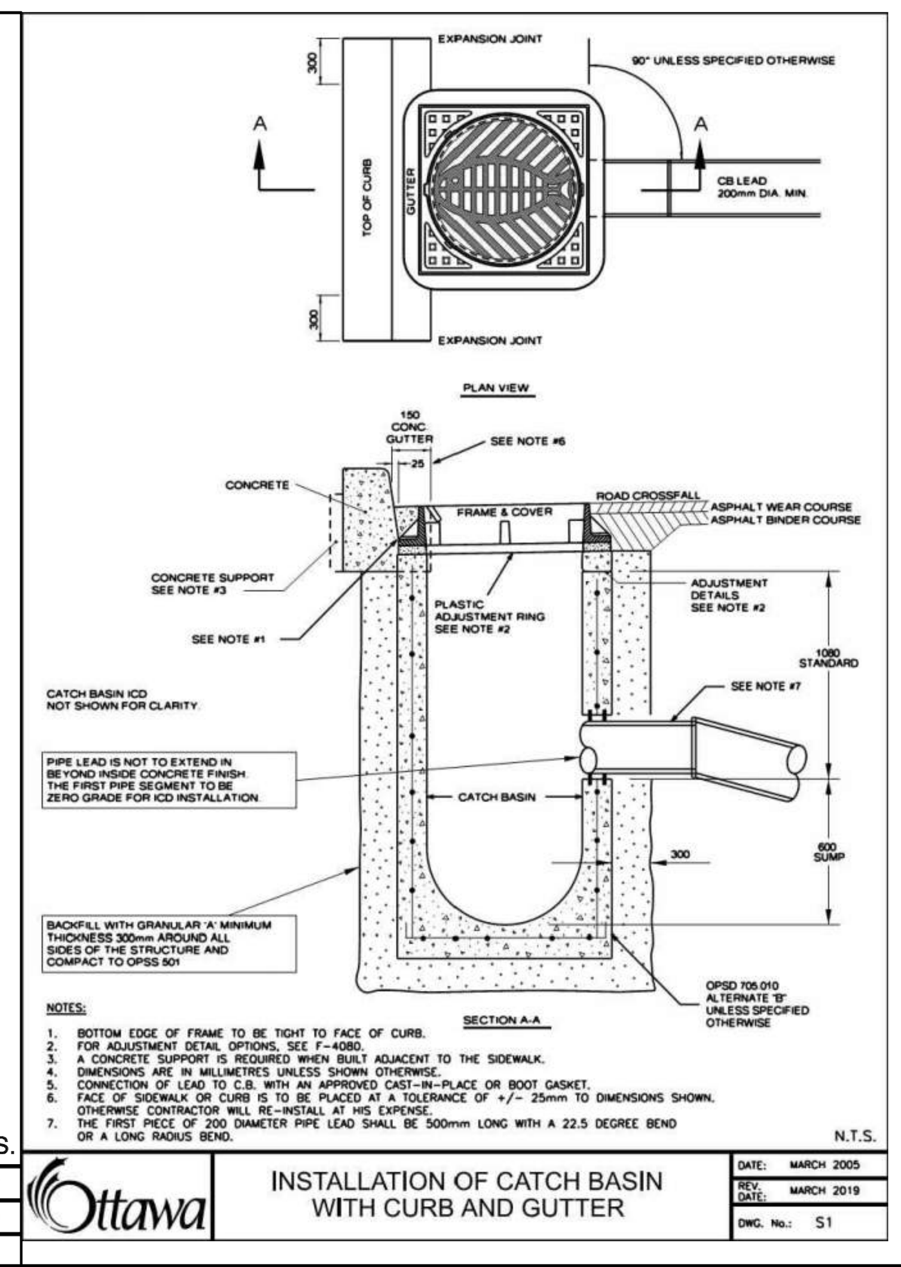


INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN









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NOT FOR CONSTRUCTION

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OTTAWA , ONTARIO
K1S 4N7.

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1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE: AS SHOWN

DESIGN: ARM
CHECKED: GJM
DRAWN: CJF/ARM
CHECKED: ARM
APPROVED: GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A.R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

NOVATECH
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Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
NOTES AND DETAILS
SERVICING

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-ND1

D07-12-22-0155

PLANA1.DWG - 841mmx594mm
#19320

M:\2022\122040\CAD\Civil\122040-ND.dwg, ND1, Oct 30, 2025 - 4:25pm, amestwarp

GRADING NOTES:

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION TRAFFIC, THE AFFECTED AREAS SHOULD BE EXCAVATED AND REPLACED WITH OPSS GRANULAR B TYPE II MATERIAL. WEAK SUBGRADE CONDITIONS MAY BE EXPERIENCED OVER SERVICE TRENCH FILL MATERIALS. THIS MAY REQUIRE THE USE OF GEOTEXTILE, THICKER SUBBASE OR OTHER MEASURES THAT CAN BE RECOMMENDED AT THE TIME OF CONSTRUCTION AS PART OF THE FIELD OBSERVATION PROGRAM.
5. THE GRANULAR BASE SHOULD BE PLACED IN 300mm LIFTS AND COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
6. ON-SPECIFIED EXISTING FILL ALONG WITH SITE-EXCAVATED SOIL COULD BE PLACED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THESE MATERIALS SHOULD BE SPREAD IN LIFTS WITH A MAXIMUM THICKNESS OF 300 mm AND COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS.
7. IF EXCAVATED BROWN SILTY CLAY, FREE OF ORGANICS AND DELETERIOUS MATERIALS, IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT IS RECOMMENDED THAT THE MATERIAL BE PLACED UNDER DRY CONDITIONS AND ABOVE FREEZING TEMPERATURES. THE SILTY CLAY SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMDD.
8. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
9. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
10. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
11. ALL CURBS SHALL BE MOUNTABLE CURB (50mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
12. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

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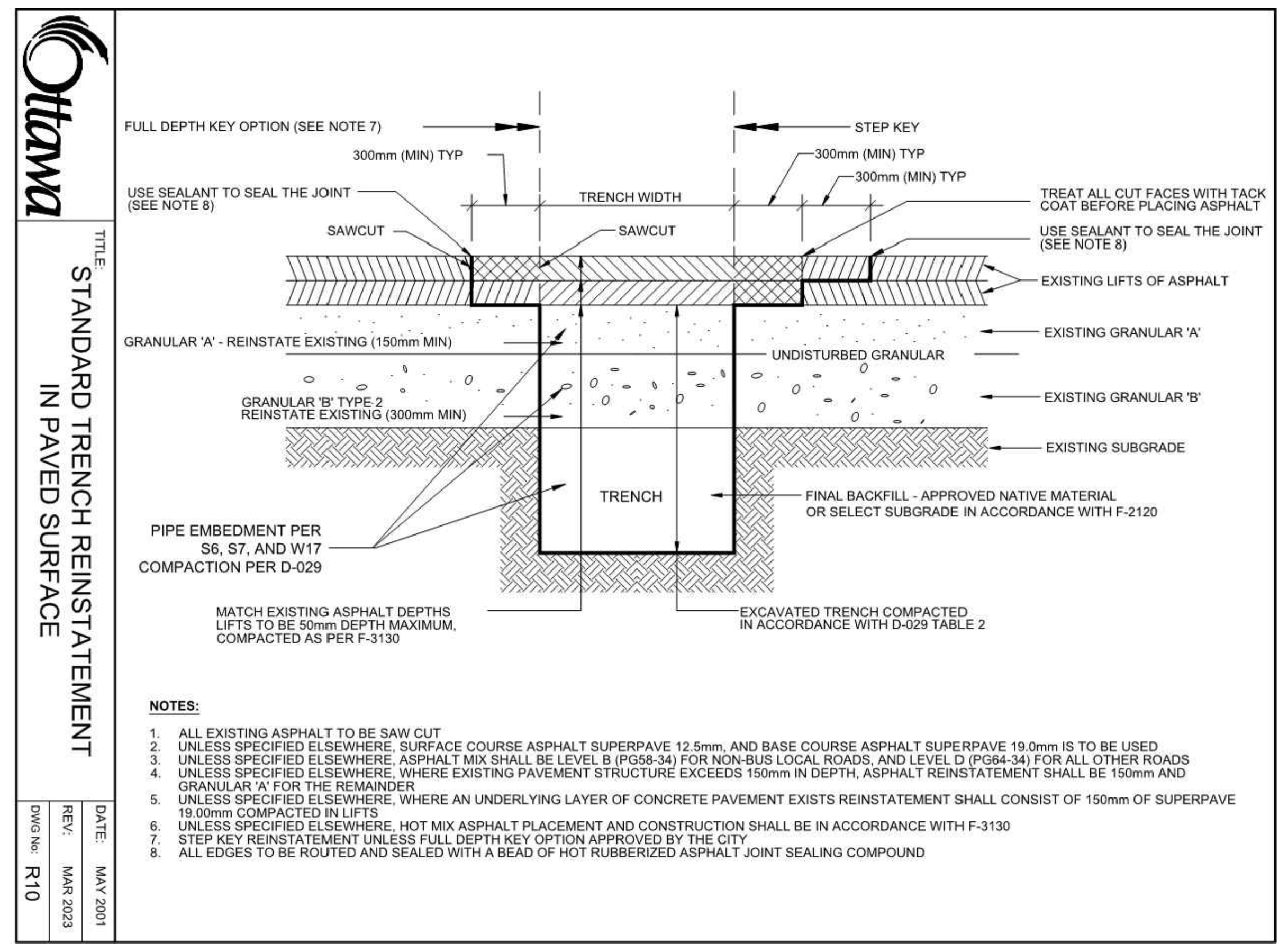
2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

PAVEMENT STRUCTURE:

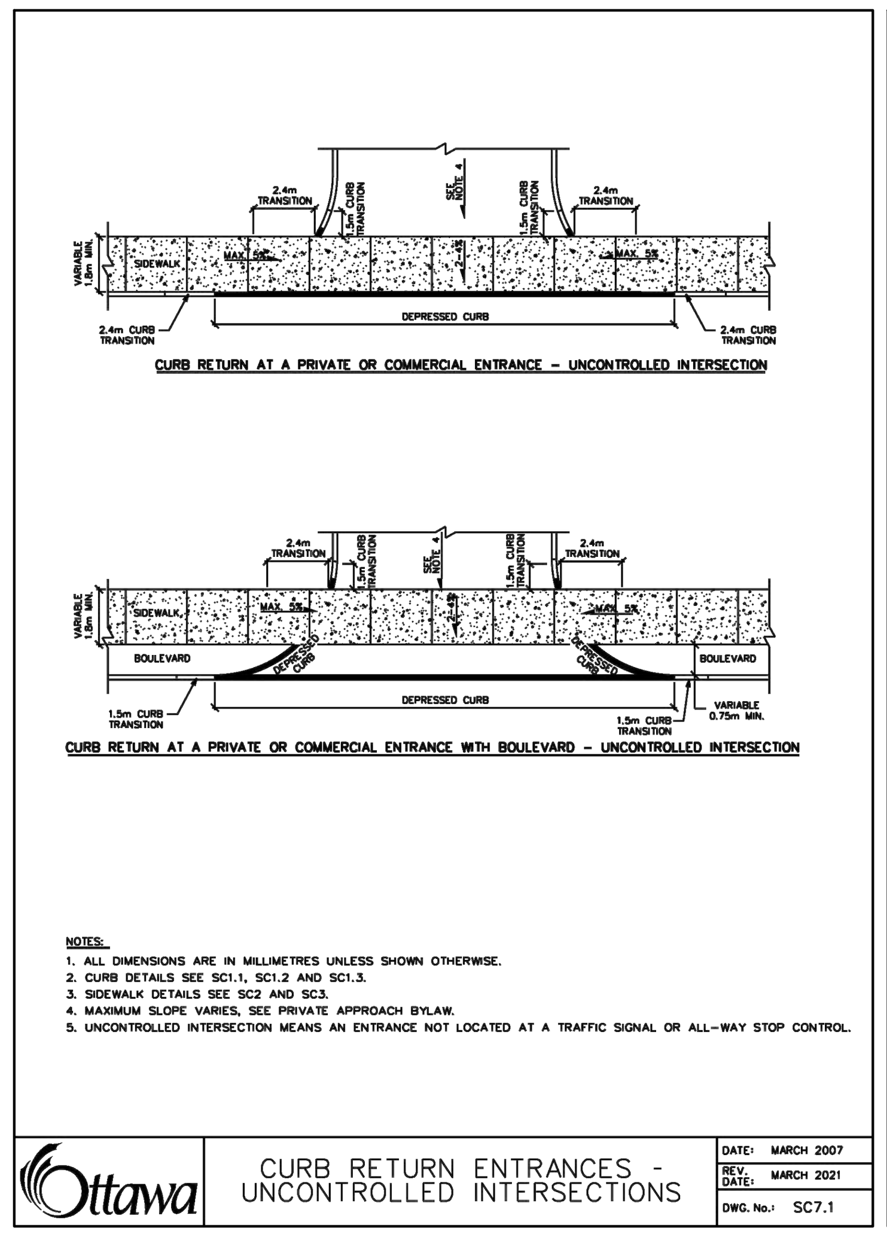
DRIVEWAYS AND AT GRADE CAR PARKING AREAS
50mm HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm GRAN "A"
300mm GRAN "B" TYPE II

LOCAL RESIDENTIAL ROADS AND ACCESS LANES
40mm HL3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm HL8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm GRAN "A"
450mm GRAN "B" TYPE II

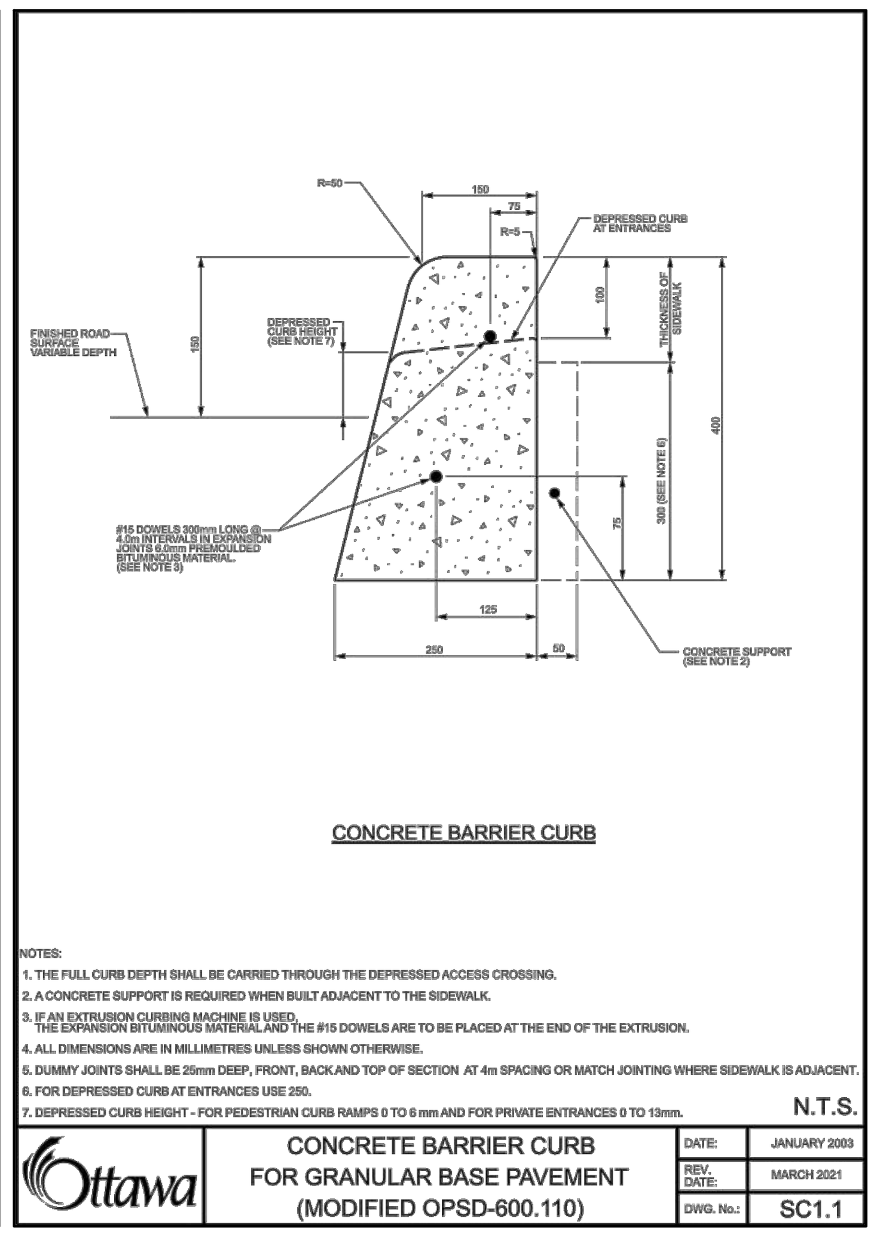
1. UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1 m BELOW FINAL GRADE.
2. MINIMUM PERFORMANCE GRADED (PG) 58-34 ASPHALT CEMENT SHOULD BE USED FOR THIS PROJECT. FOR RESIDENTIAL DRIVEWAYS AND CAR ONLY PARKING AREAS, AN ONTARIO TRAFFIC CATEGORY A WILL BE USED. FOR LOCAL ROADWAYS, AN ONTARIO TRAFFIC CATEGORY B SHOULD BE USED FOR DESIGN PURPOSES.



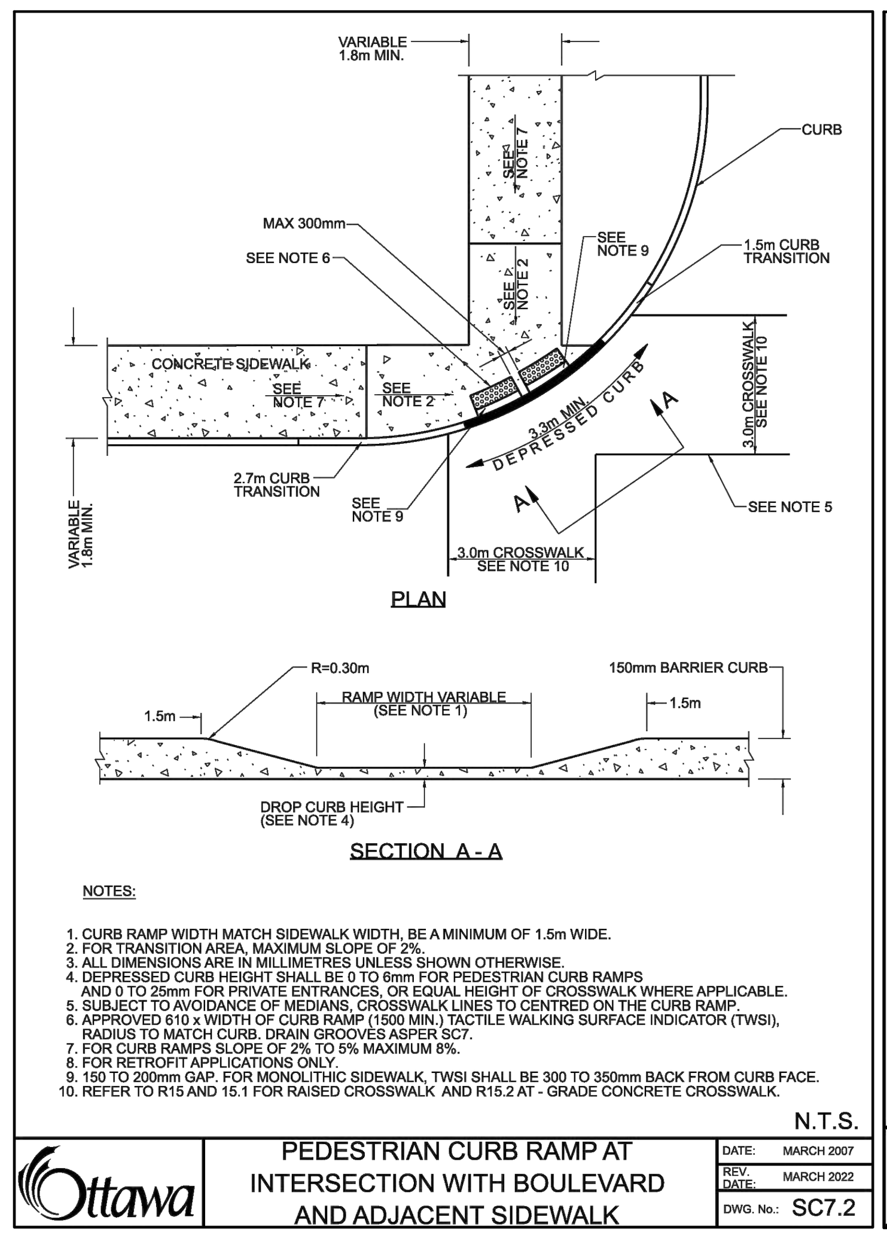
STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE — DATE: MAY 2001, REV: MAR 2023, DWG No.: R10



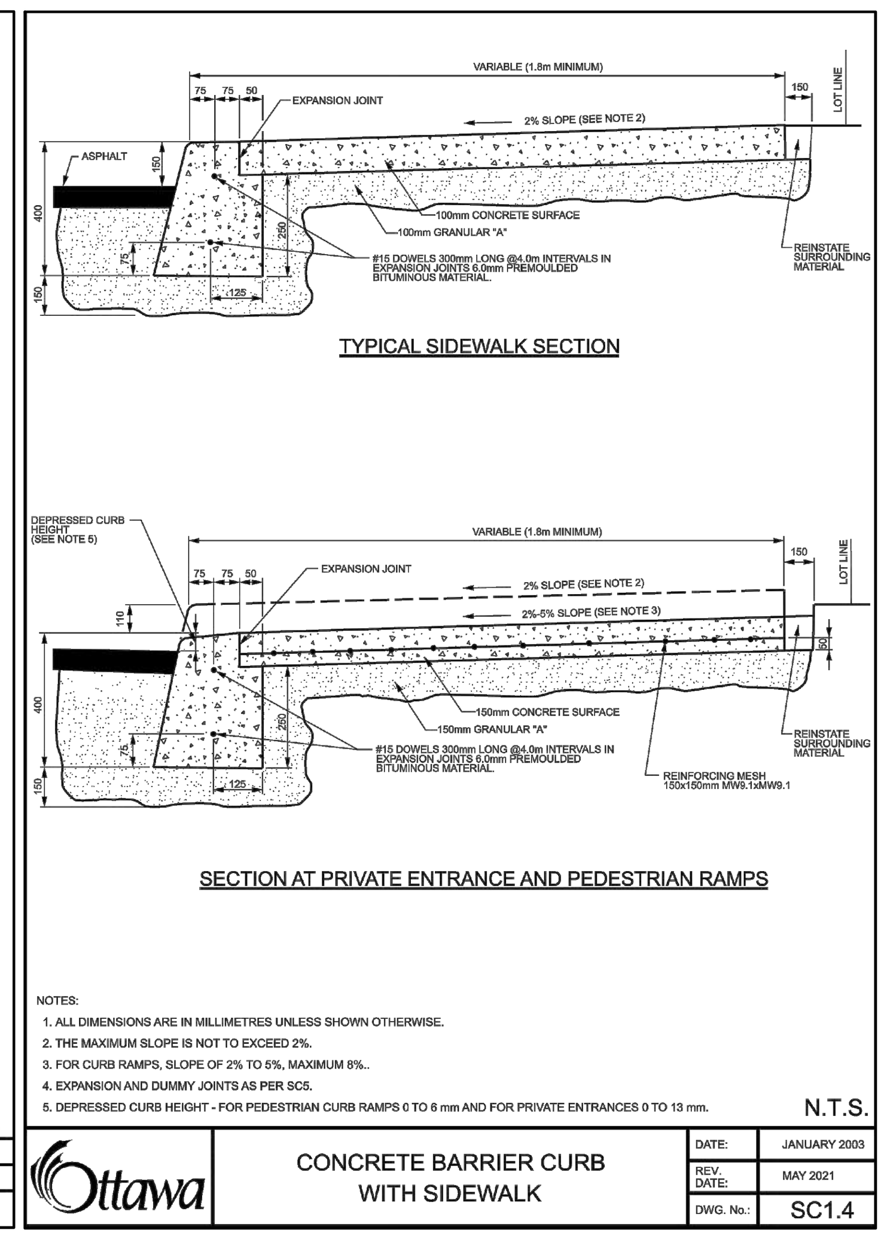
CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS — DATE: MARCH 2007, REV. DATE: MARCH 2021, DWG. No.: SC7.1



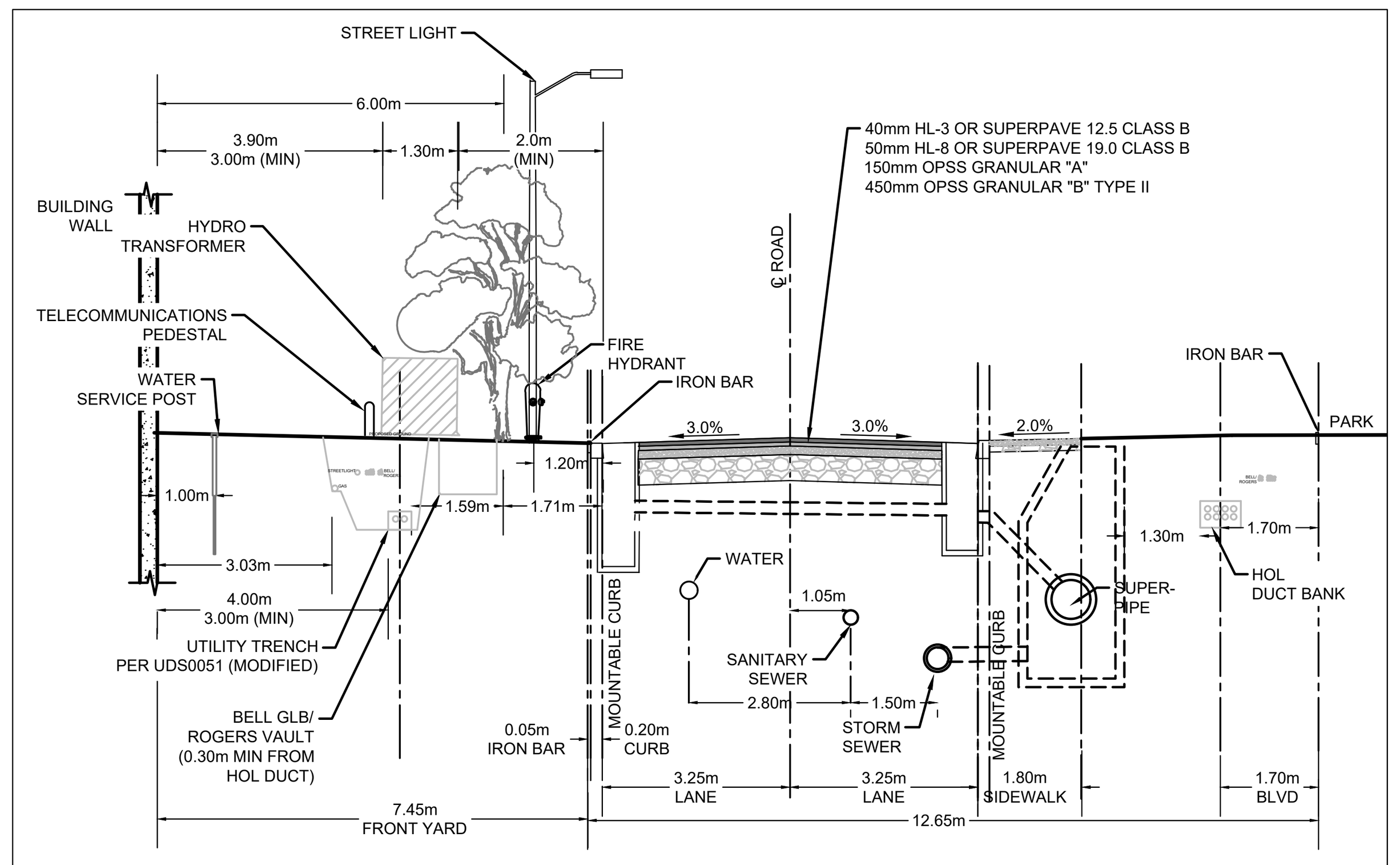
CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110) — DATE: JANUARY 2003, REV. DATE: MARCH 2021, DWG. No.: SC1.1



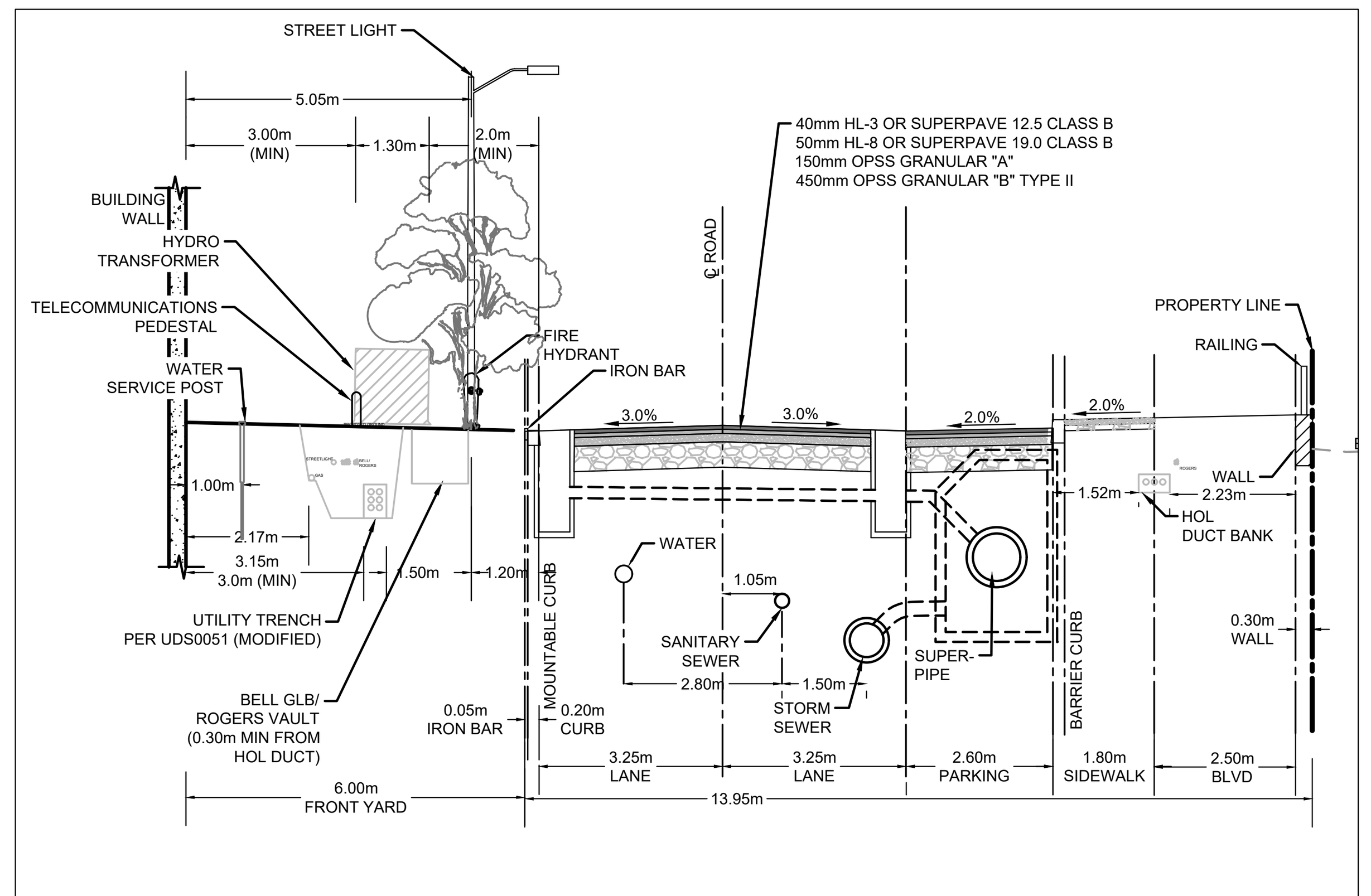
PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK — DATE: MARCH 2007, REV. DATE: MARCH 2022, DWG. No.: SC7.2



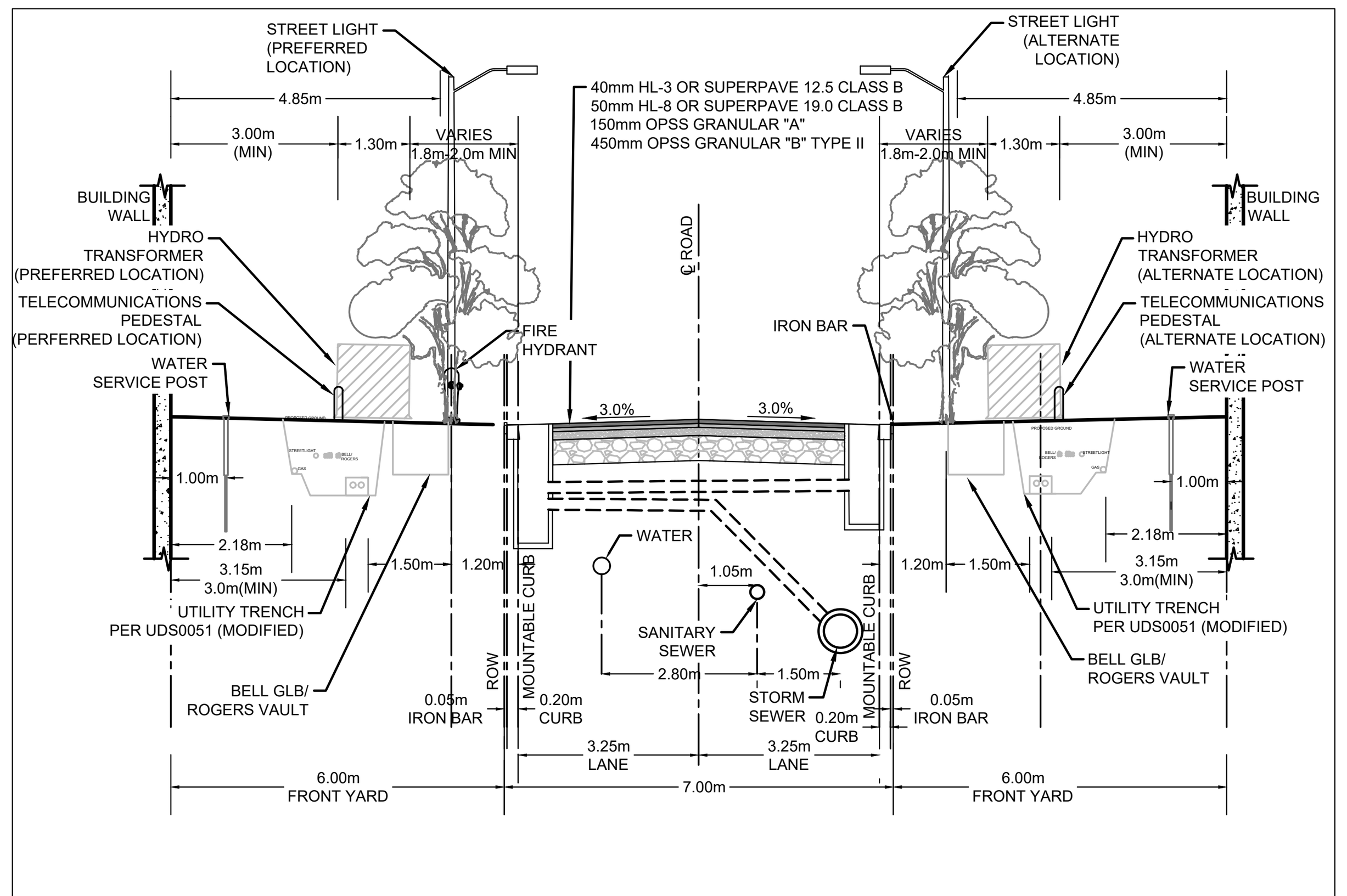
CONCRETE BARRIER CURB WITH SIDEWALK — DATE: JANUARY 2003, REV. DATE: MAY 2021, DWG. No.: SC1.4



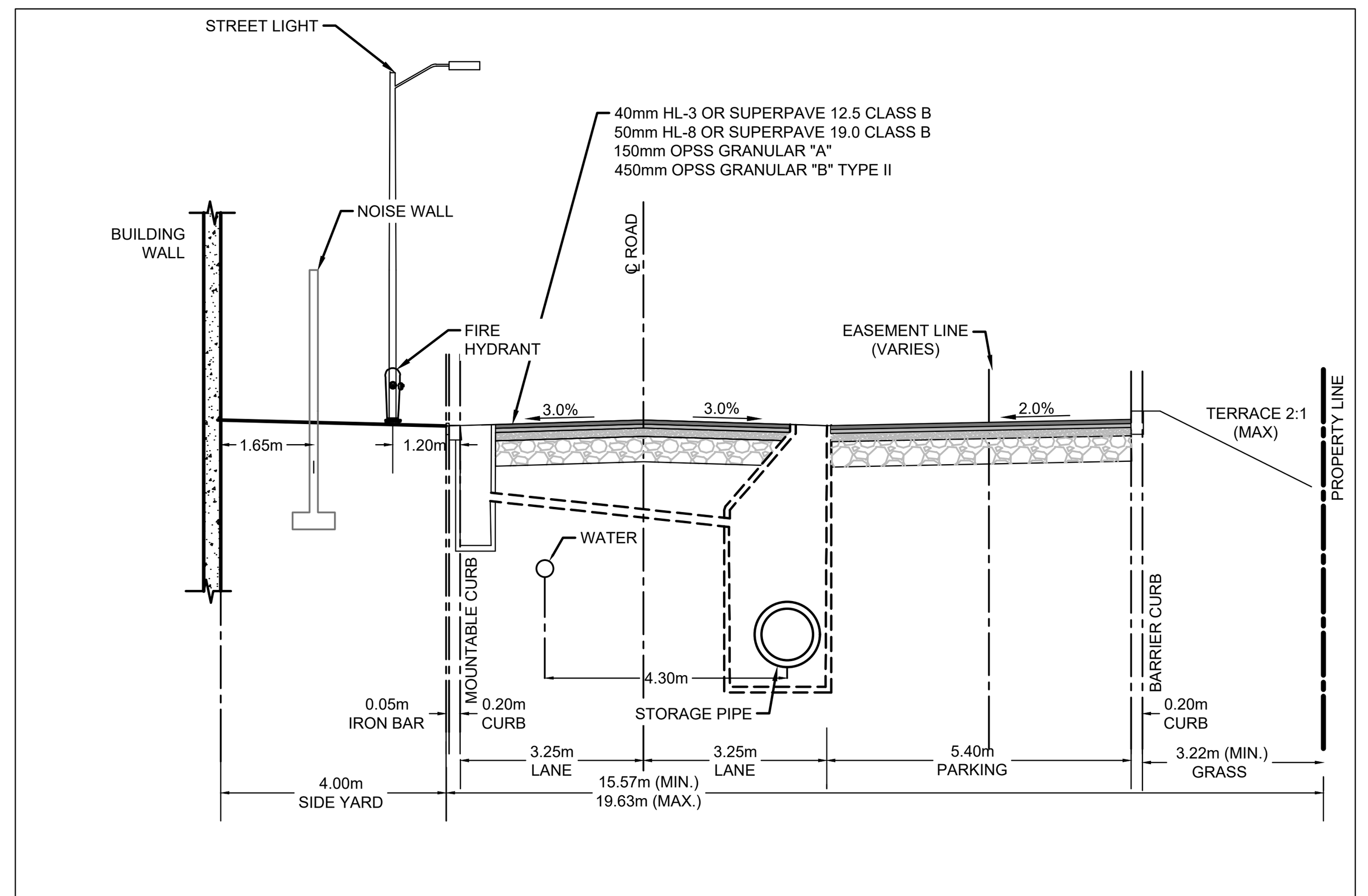
CROSS-SECTION DETAIL - MILLWRIGHTS PRIVATE - ADJACENT PARK
N.T.S



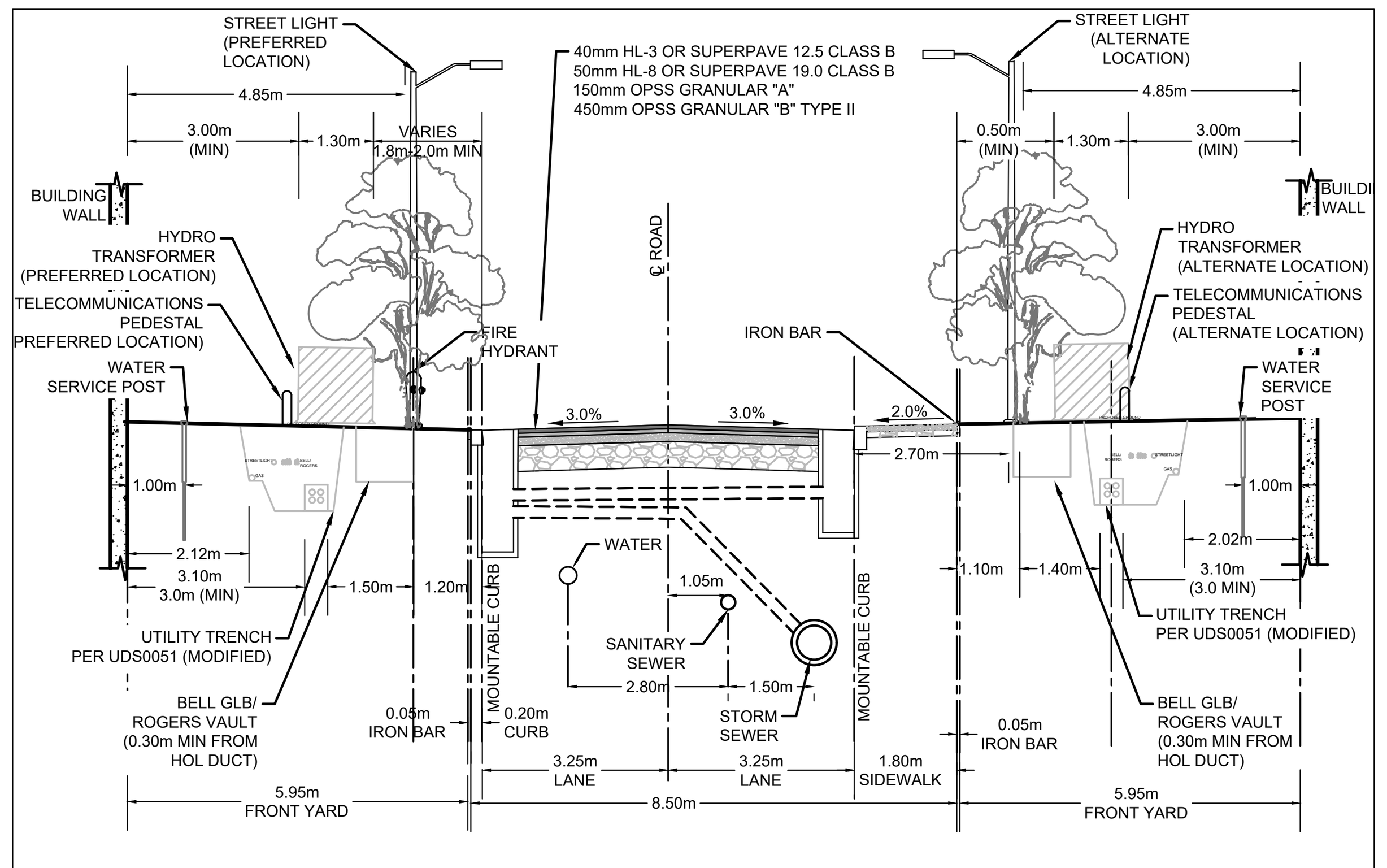
13.89m CROSS-SECTION DETAIL - MILLWRIGHTS PRIVATE - PARALLEL PARKING (TYPICAL)
N.T.S



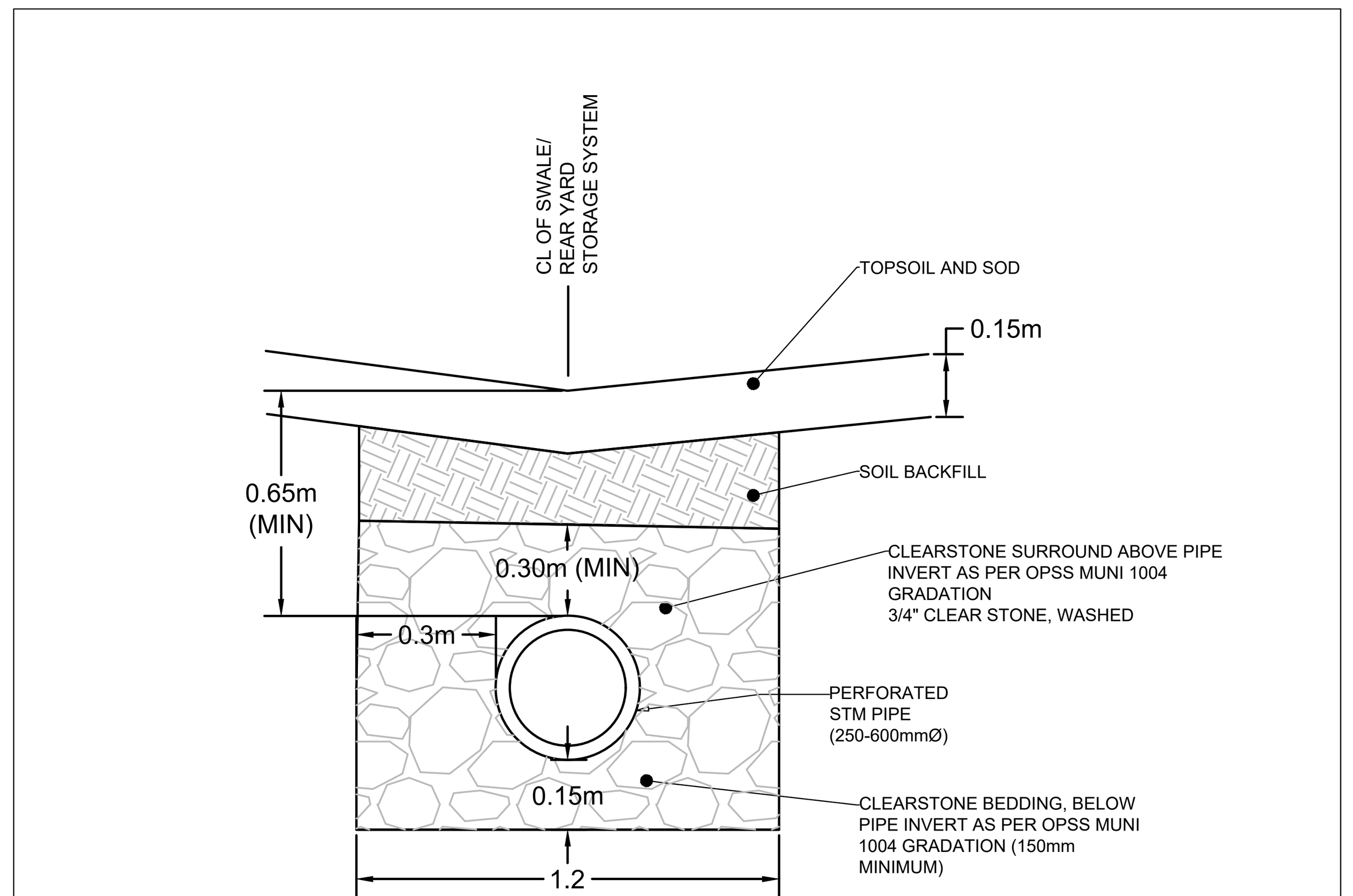
7.0m CROSS-SECTION DETAIL - CANAL BUILDERS PRIVATE (TYPICAL)
N.T.S



CROSS-SECTION DETAIL - DOMINION WORKS PRIVATE- PERPENDICULAR PARKING
N.T.S



CROSS-SECTION DETAIL - DOMINION WORKS PRIVATE - SOUTH LEG
N.T.S



REAR YARD SWALE CROSS-SECTION
N.T.S

NOTE:
1. BARRIER CURB IS PROPOSED ADJACENT TO ON STREET PARKING AREAS. MOUNTABLE CURB IS PROPOSED IN ALL OTHER AREAS
2. ALL CURB TO BE AS PER CITY DETAIL SC1.1
3. PRIVATE STREETLIGHT CABLES TO MAINTAIN MIN. 300mm HORIZONTAL CLEARANCE FROM HOL DUCT BANK
4. GLB TO MAINTAIN 300mm (MIN) HORIZONTAL CLEARANCE TO HOL DUCT BANK

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CHECKED: GJM
DRAWN: CJF/ARM
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LICENSED PROFESSIONAL ENGINEER A.R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

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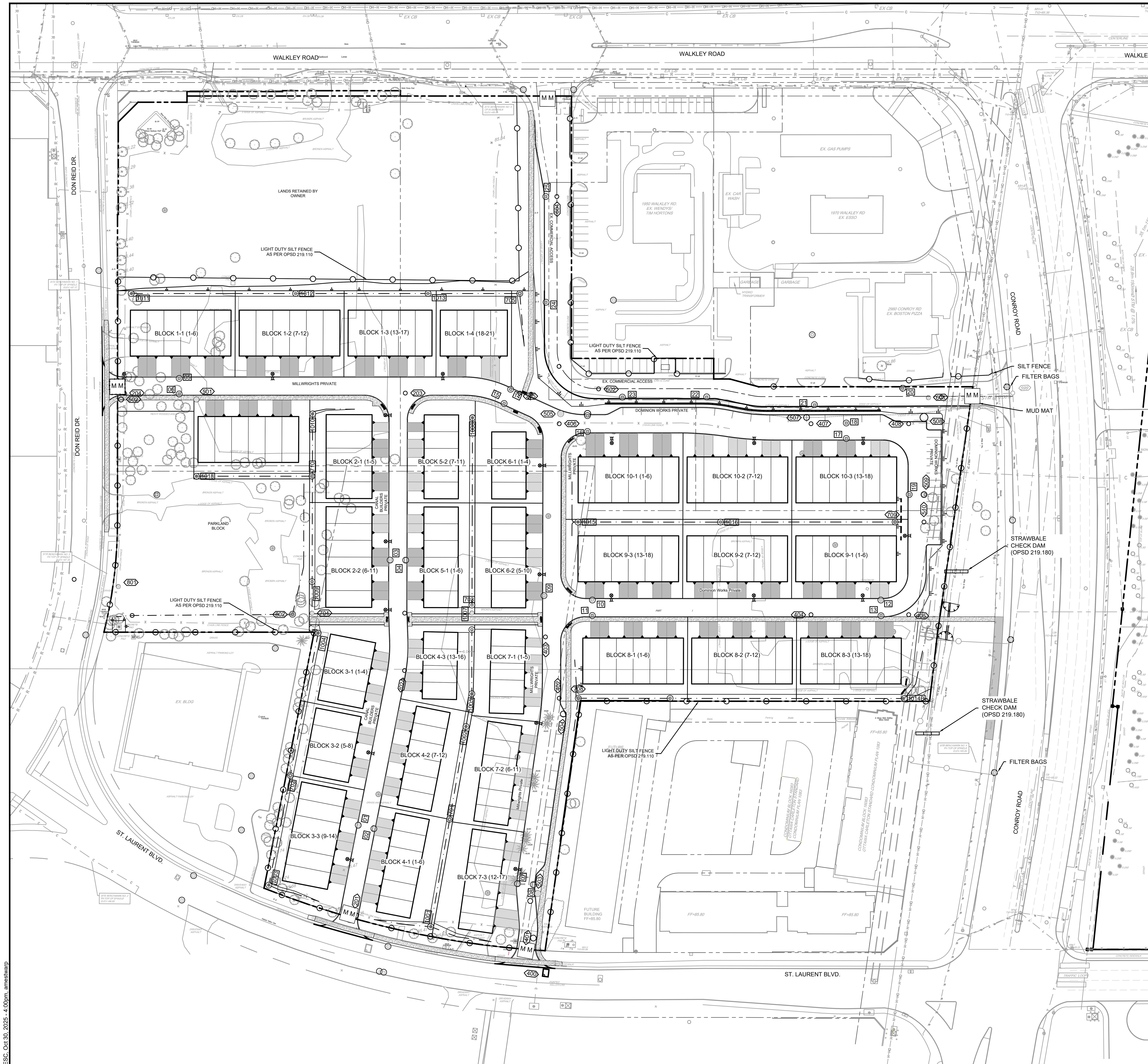
DRAWING NAME
NOTES AND DETAILS
GRADING

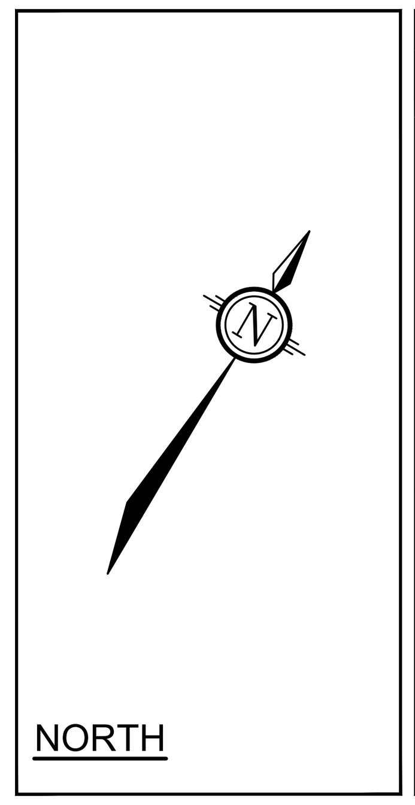
PROJECT No. 122040
REV: REV#8
DRAWING No. 122040-ND2

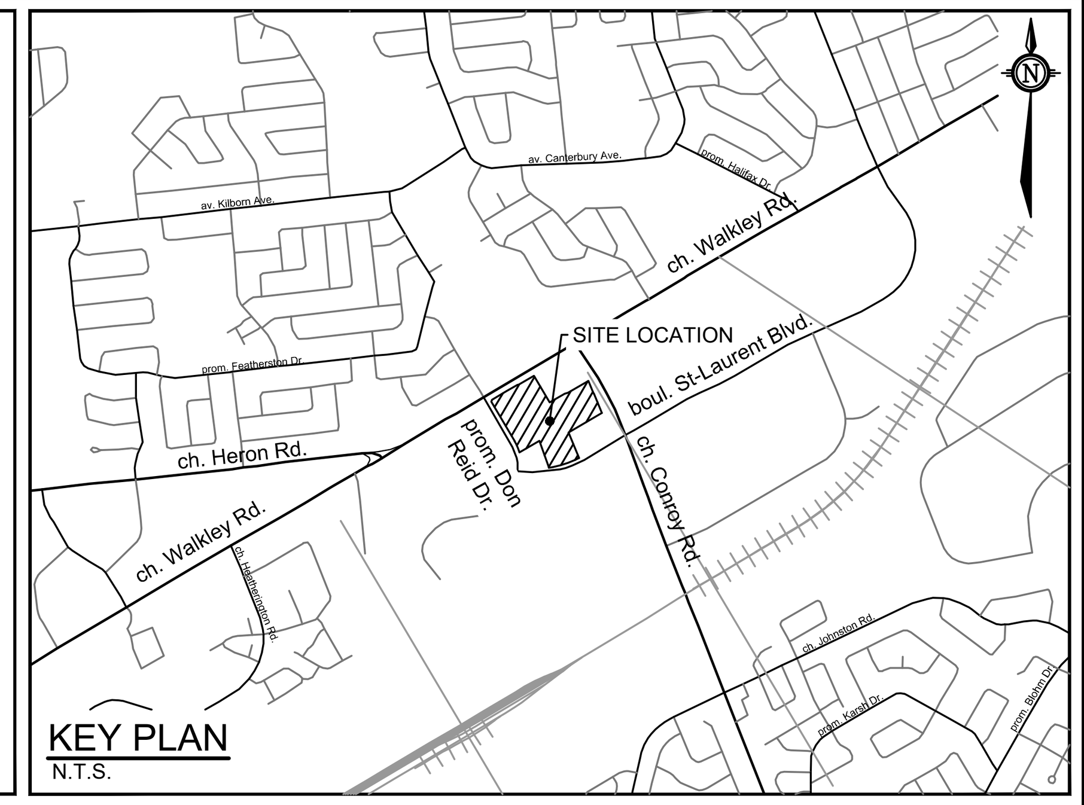
D07-12-22-0155

PLANA1.DWG - 841mmx594mm
#19320

M:\2022\122040\CAD\Civil\122040-ND.dwg, ND2, Oct 30, 2025 - 4:25pm, amestwarp



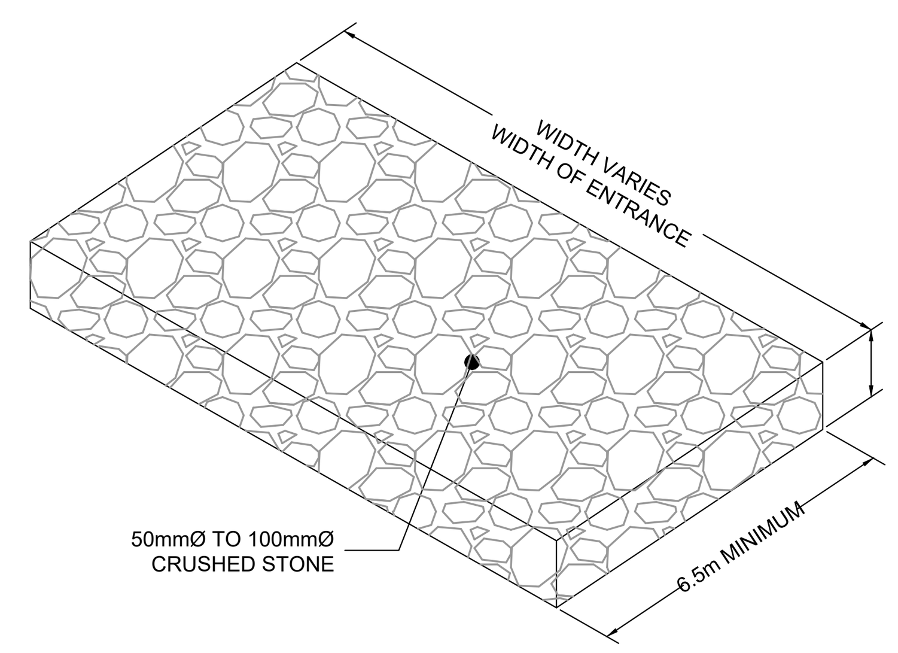




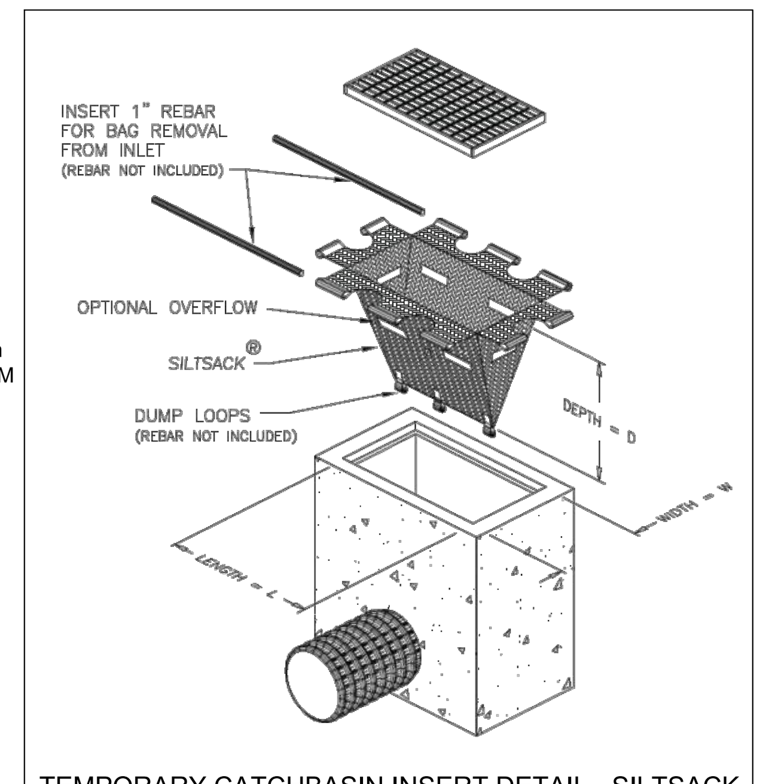
LEGEND

- SITE PROPERTY LINE
- MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
- PROPOSED NOISE WALL
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL C/W RAILING
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- PROPOSED ASPHALT DRIVEWAY
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- M M PROPOSED MUD MAT
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
- STRAWBALE CHECK DAM (OPSD 219.180)
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE C/W ICD
- PROPOSED STORM BOX MANHOLE C/W ICD
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED LANDSCAPE DRAIN

- STM MH EXISTING STORM MANHOLE
- CB 1 EXISTING CATCHBASIN
- LS EXISTING LIGHT STANDARD
- X EXISTING FENCE
- EXISTING DITCH CENTRELINE
- EXISTING TRANSFORMER WITH BOLLARDS



MUD MAT DETAIL
NOT TO SCALE



TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S.

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M:\2022\122040\CAD\Civil\122040-ESC.dwg, ESC, Oct 30, 2025 - 4:00pm, amestwarp

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SCALE
1:750
1:750
0 10 20 30

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

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A. R. MESTWARP
100201604
Oct 31/2025
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
OCT 31, 2025
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ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-ESC

D07-12-22-0155

PLANA1.DWG - 841mmx594mm
#19320

LEGEND

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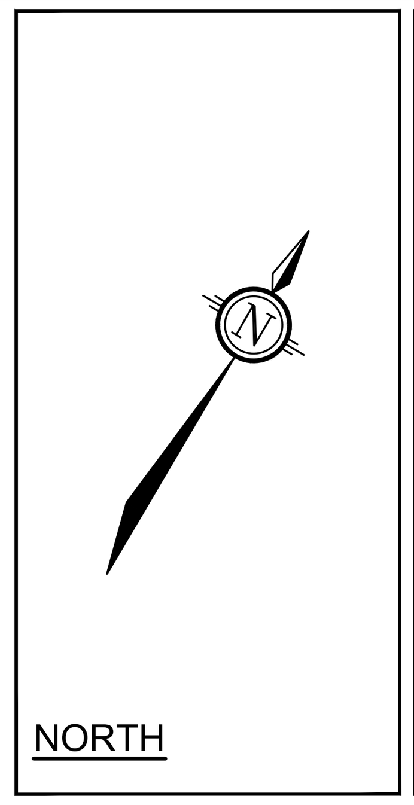
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- PROPOSED ASPHALT DRIVEWAY
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- PROPOSED SANITARY SERVICE c/w MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED STORM MANHOLE C/W ICD
- PROPOSED STORM BOX MANHOLE C/W ICD
- PROPOSED STORMWATER MANAGEMENT PIPE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN C/W ICD
- PROPOSED LANDSCAPE DRAIN
- PROPOSED WATER MAIN
- PROPOSED HYDRANT c/w LEAD & VALVE
- BEND PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE (REFER TO PLAN AND PROFILES)
- V&VB PROPOSED VALVE AND VALVE BOX
- T/F = 98.45 PROPOSED TOP OF BOTTOM FLANGE
- PROPOSED SERVICE LATERALS REFER TO DETAIL ON DWG. 122040 ND1
- PROPOSED NOISE WALL
- PROPOSED STREETLIGHT
- *EXISTING MONITORING WELL*
- *EXISTING TRANSFORMER*
- *EXISTING DITCH CENTRELINE*
- *EXISTING UTILITY POLE C/W GUY WIRES*
- V&VC *EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER*
- *EXISTING HYDRANT C/W VALVE & LEAD*
- SAN MH *EXISTING SANITARY MANHOLE & SEWER*
- STM MH *EXISTING STORM MANHOLE & SEWER*
- CB 1 *EXISTING CATCHBASIN*
- *EXISTING FENCE*
- *EXISTING TRAFFIC SIGNAL*
- *EXISTING TRAFFIC WIRE*
- *EXISTING GAS MAIN*
- *EXISTING BELL LINE*
- *EXISTING ROGERS LINE*
- *EXISTING HYDRO*
- *EXISTING OVERHEAD HYDRO*
- *EXISTING STREETLIGHT WIRE*
- LS *EXISTING LIGHT STANDARD*

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 & S1.

NOTE:
PLEASE REFER TO TREE PROTECTION PLANS 122040-TPP1 AND 122040-TPP2 FOR TREES TO BE RETAINED. ALSO REFER TO ARCADIS TREE CONSERVATION REPORT FOR FURTHER INFORMATION ON TREE PRESERVATION.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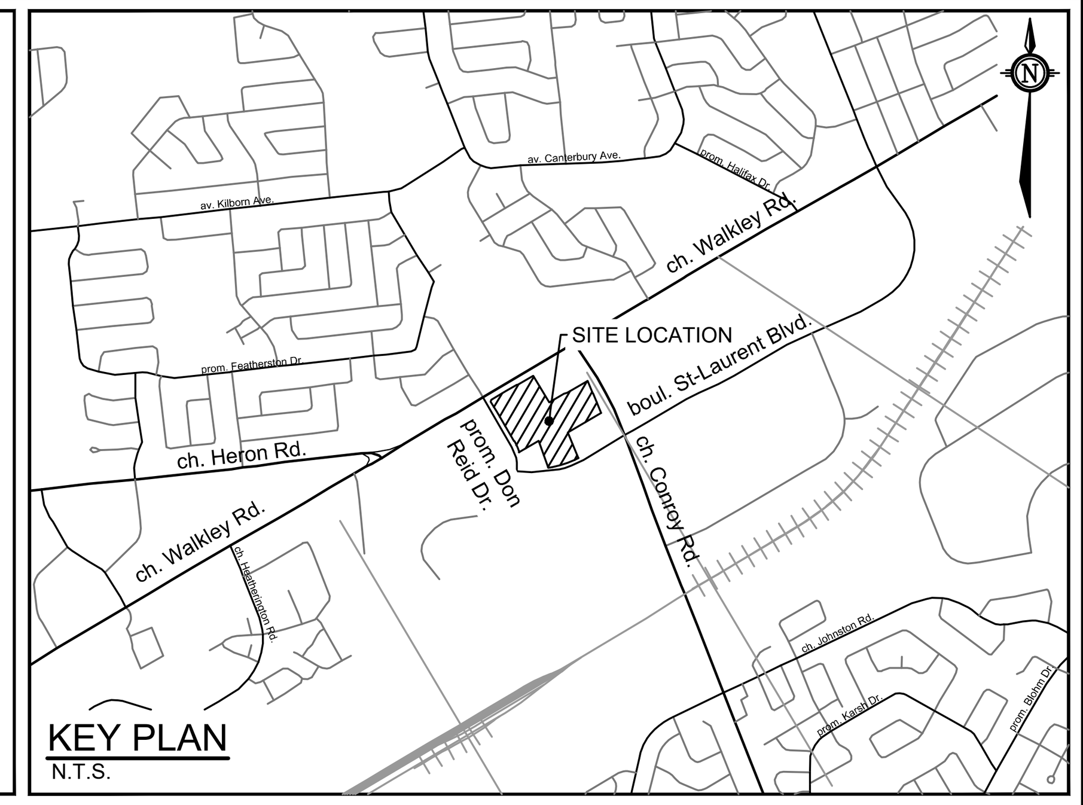

KEY PLAN
N.T.S.

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

NOTE:
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NOT FOR CONSTRUCTION

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7.

No.	REVISION	DATE	BY
10.	REVISED PER CITY COMMENTS	OCT 31/25	ARM
9.	ISSUED FOR CITY APPROVAL	APRIL 7/25	ARM
8.	REVISED PER CITY COMMENTS	DEC 20 /24	ARM
7.	ISSUED FOR CITY APPROVAL	AUG 13/24	ARM
6.	REVISED SITE PLAN	JULY 12/24	ARM
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4	REVISED SITE PLAN	SEPT 29/23	ARM
3	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE 1:500

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
GENERAL PLAN OF SERVICES (SOUTH)

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-GP1

D07-12-22-0155

PLANA1.DWG - 841mmx594mm
#19320

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LEGEND

- SITE PROPERTY LINE
- MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL C/W RAILING
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- PROPOSED ASPHALT DRIVEWAY
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- PROPOSED SANITARY SERVICE c/w MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED STORM MANHOLE C/W ICD
- PROPOSED STORM BOX MANHOLE C/W ICD
- PROPOSED STORMWATER MANAGEMENT PIPE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN C/W ICD
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- *EXISTING TRAFFIC SIGNAL*
- *EXISTING TRAFFIC WIRE*
- GAS *EXISTING GAS MAIN*
- B *EXISTING BELL LINE*
- R *EXISTING ROGERS LINE*
- H *EXISTING HYDRO*
- OH-H *EXISTING OVERHEAD HYDRO*
- SL *EXISTING STREETLIGHT WIRE*
- LS *EXISTING LIGHT STANDARD*

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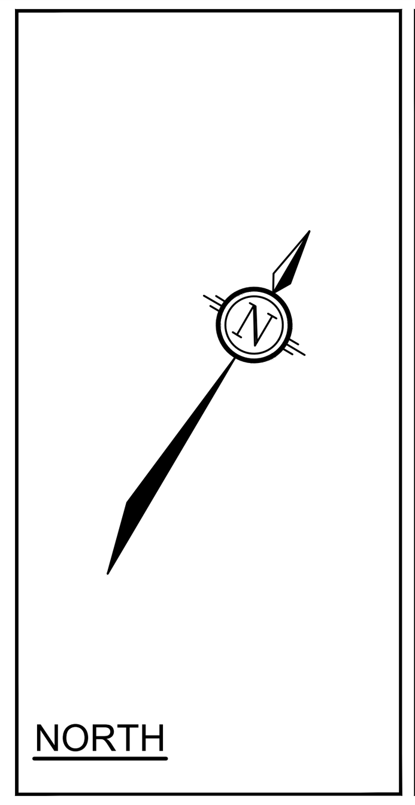

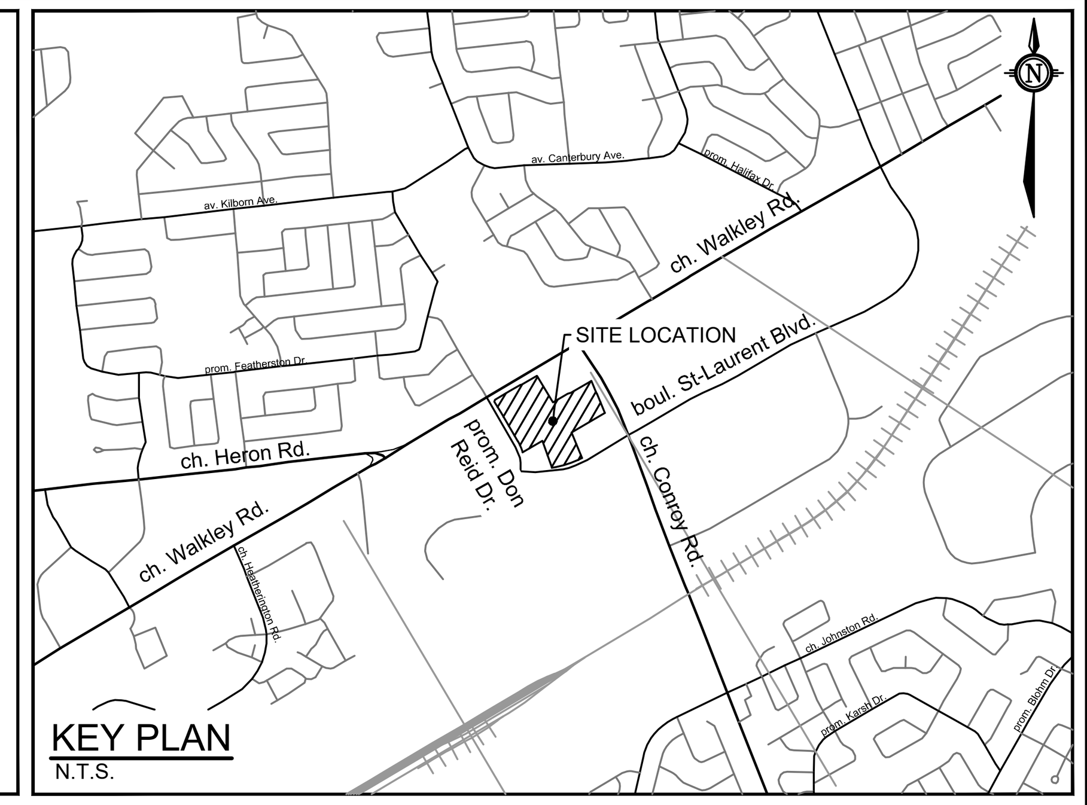

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2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE 1:500

DESIGN ARM | CHECKED GJM | DRAWN CJF/ARM | CHECKED ARM | APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
GENERAL PLAN OF SERVICES (NORTH)

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-GP2

D07-12-22-0155

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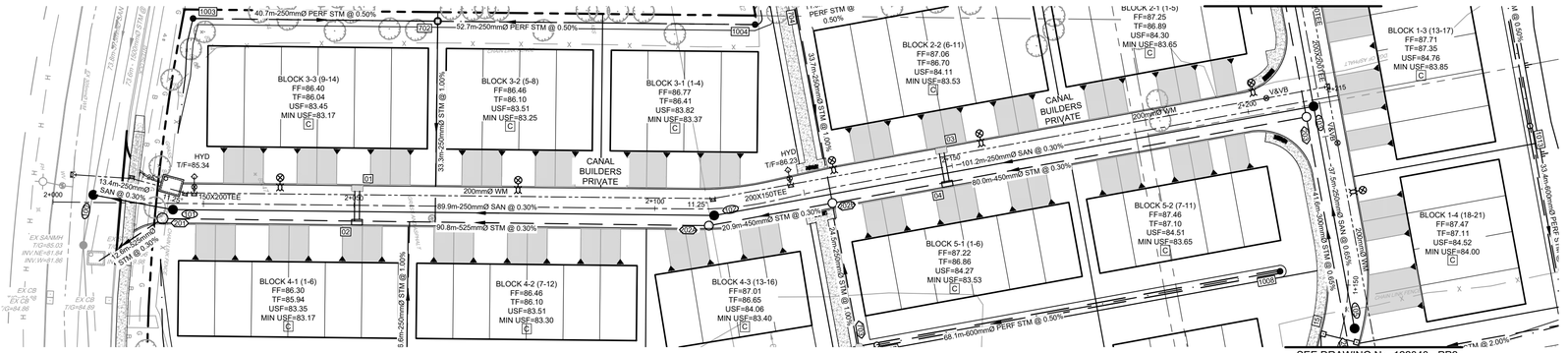
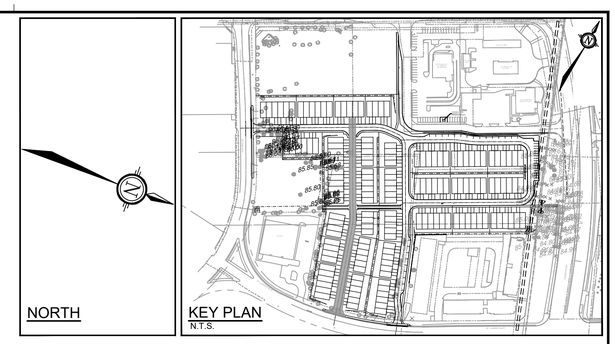
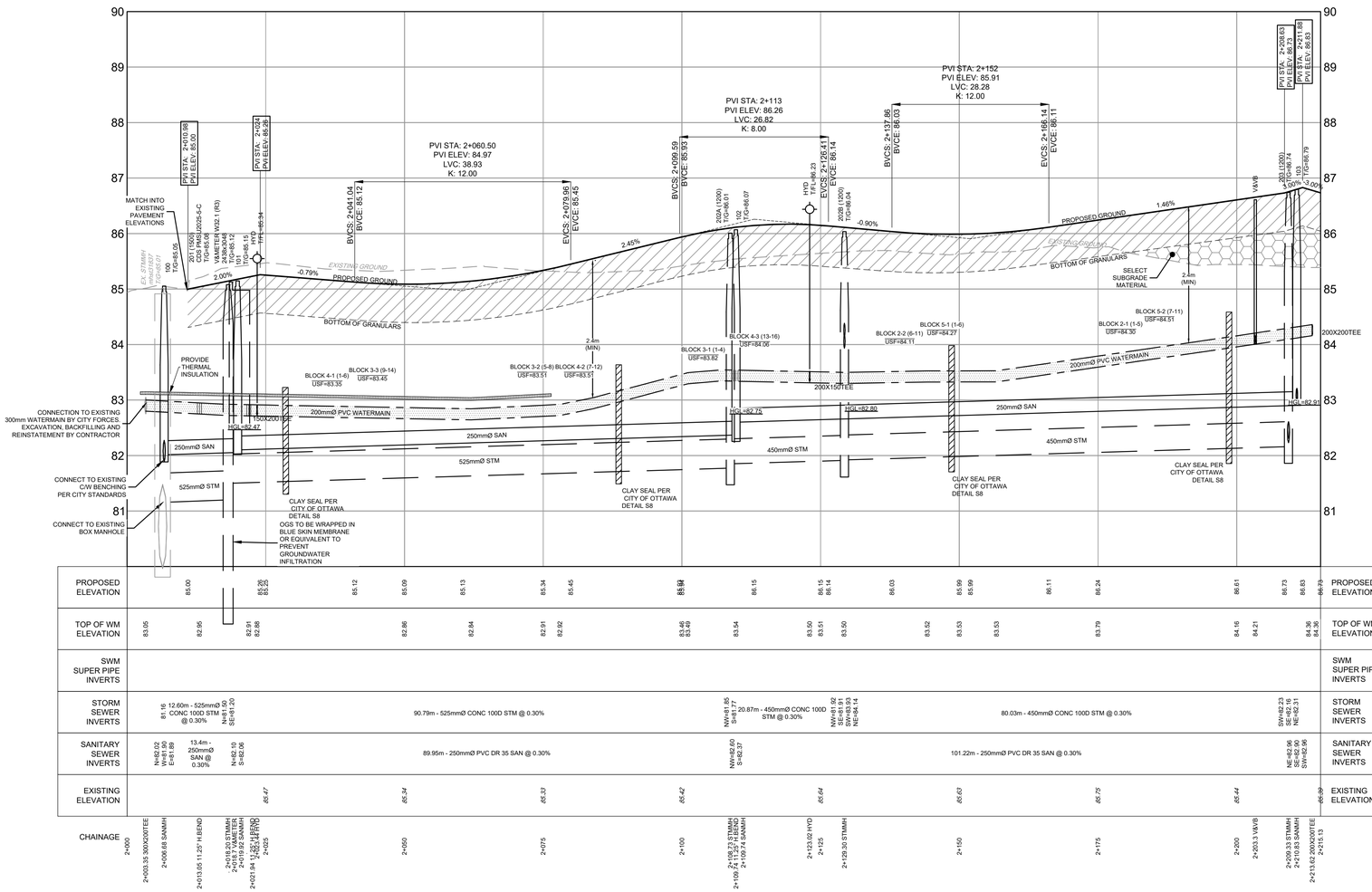
PLANA1.DWG - 841mmx594mm
#19320







PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
2+003.4	85.05	±83.00*	CONNECTION TO EXISTING 300mmØ WATERMAIN
2+007.2	85.07	82.98	CROSS ABOVE 375mm SAN SEWER (0.51m CLEARANCE)
2+008.7	85.05	82.98	CROSS ABOVE 1500mm STM SEWER (1.1m CLEARANCE)
2+013.1	85.22	82.95	HORIZONTAL 11.25° BEND
2+018.7	85.03	82.91	VALVE & METER PER W32.1 (R3)
2+021.9	85.17	82.91	HORIZONTAL 11.25° BEND
2+023.4	85.20	82.88	200mm X150mm TEE TO HYDRANT
2+050.5	85.03	82.86	CROSS BELOW 200mmØ CB LEAD - INV 83.86m (1.0m CLEARANCE)
2+063.5	85.08	82.84	CROSS BELOW 250mmØ CB LEAD - INV 83.60m (0.76m CLEARANCE)
2+109.7	86.07	83.54	HORIZONTAL 11.25° BEND
2+123.0	86.11	83.50	200mm X150mm TEE TO HYDRANT
2+129.2	86.06	83.50	CROSS BELOW 250mmØ CB LEAD - INV = 84.00m (0.50m CLEARANCE)
2+148.3	85.93	83.52	CROSS BELOW 200mmØ CB LEAD - INV 84.55m (1.03m CLEARANCE)
2+203.4	86.61	84.21	VALVE AND VALVE BOX
2+209.3	86.74	84.30	CROSS ABOVE 375mmØ STM - OBV 82.63 (1.47m CLEARANCE)
2+210.8	86.79	84.32	CROSS ABOVE 250mmØ SAN - OBV 83.23 (0.89m CLEARANCE)
2+213.6	86.77	84.36	200mmX200mm TEE

* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

NOTE:
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505 PRESTON STREET, 2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7.

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6.	REVISED SITE PLAN	JULY 12/24	ARM
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4	REVISED SITE PLAN	SEPT 29/23	ARM
3	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE
1:500
0 5 10 15 20
HORIZONTAL
1:50
0 0.5 1.0 1.5 2.0
VERTICAL

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEERS A.R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
CANAL BUILDERS PRIVATE
2+000.00 - 2+215.18

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP1

D07-12-22-0155

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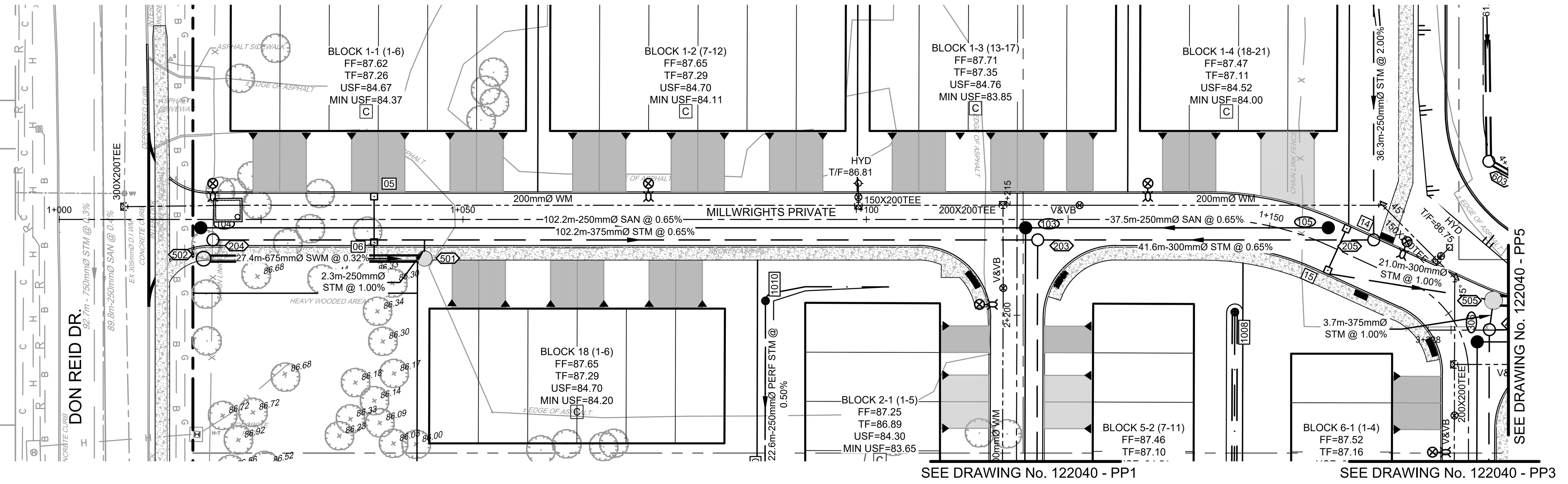
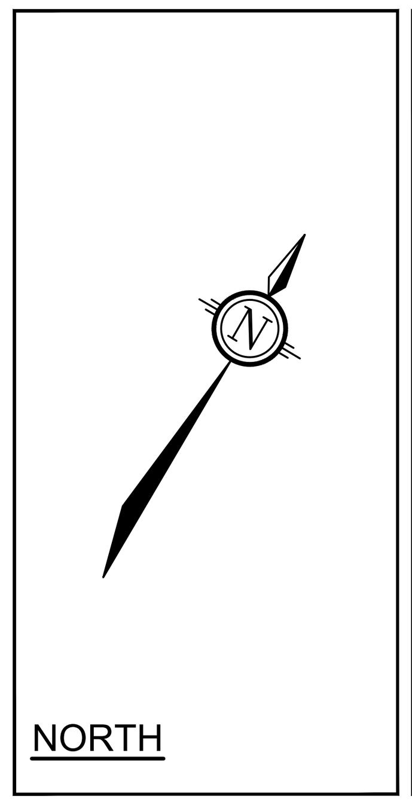
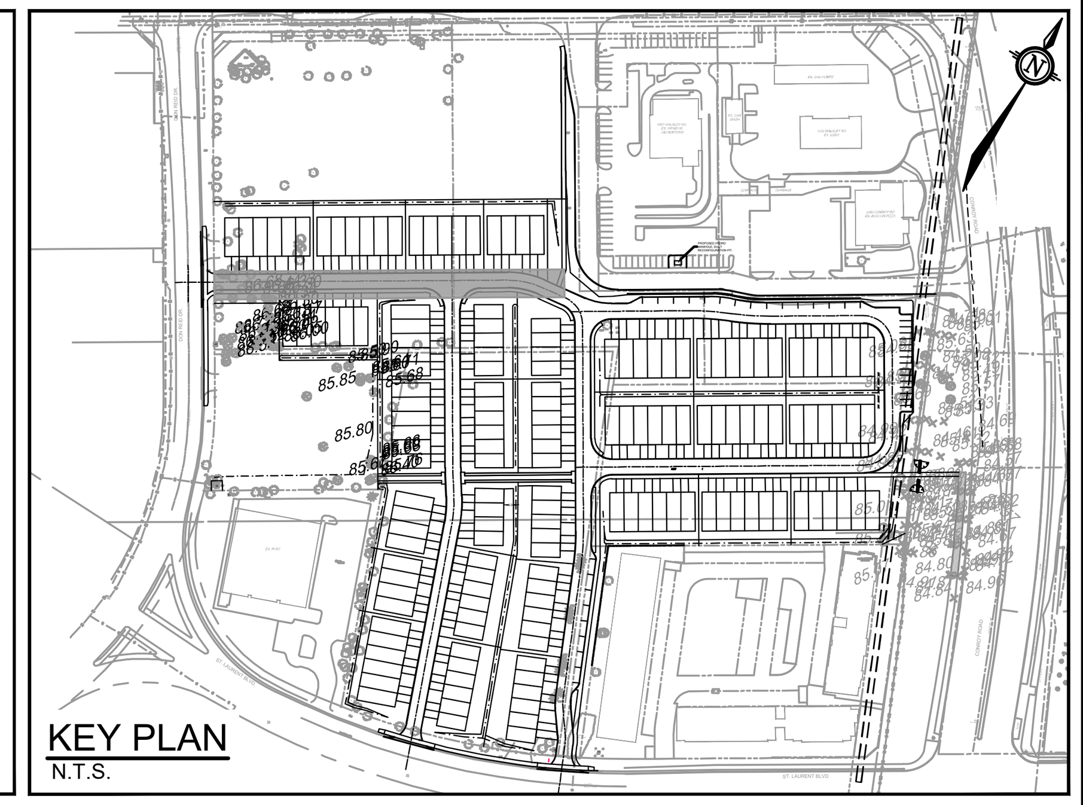
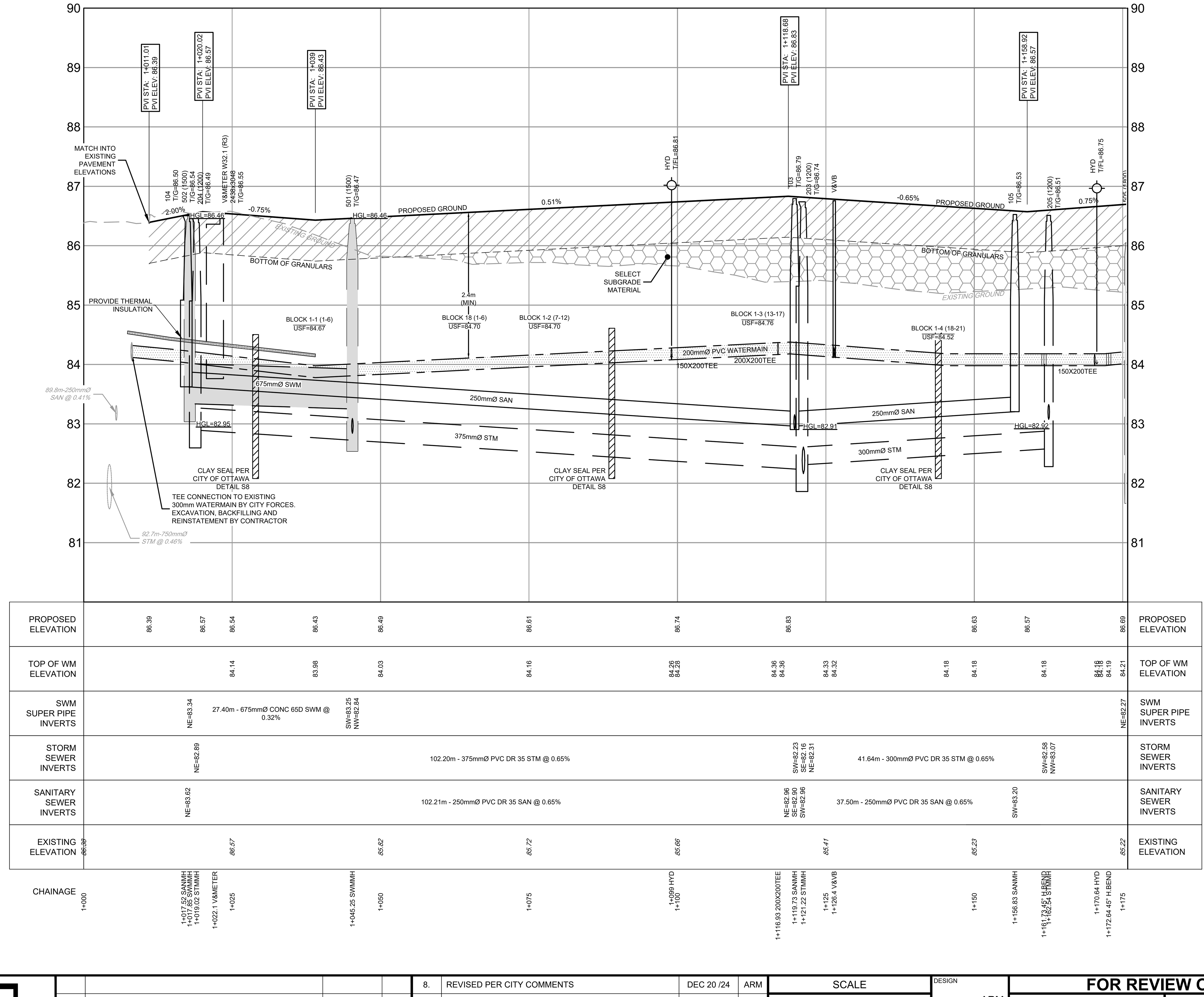
PLANMTJSHD - 841mmx594mm
#19320









PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
1+008.1	86.37	±84.33*	CONNECTION TO EXISTING 300mmØ WATERMAIN
1+021.2	86.55	84.18	VALVE & METER PER W32.1 (R3)
1+039.0	86.38	83.98	CROSS BELOW 300mmØ CB LEAD - INV 85.02 (1.04m CLEARANCE)
1+099.0	86.68	84.28	200mm X150mm TEE TO HYDRANT
1+116.9	86.77	84.36	200mmX200mm TEE
1+126.4	86.73	84.32	VALVE AND VALVE BOX
1+160.8	86.58	84.18	CROSS ABOVE 250mmØ CBMH LEAD - INV 83.48 (0.25m CLEARANCE)
1+161.7	86.60	84.18	HORIZONTAL 45° BEND
1+170.3	86.60	84.18	200mm X150mm TEE TO HYDRANT
1+172.6	86.56	84.19	HORIZONTAL 45° BEND
1+173.8	86.62	84.22	CROSS BELOW 300mmØ CB LEAD - INV 84.89 (0.67m CLEARANCE)

* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

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SCALE
1:500 HORIZONTAL (0 5 10 15 20)
1:50 VERTICAL (0 0.5 1.0 1.5 2.0)

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

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LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

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LOCATION
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ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
MILLWRIGHTS PRIVATE
1+000.00 - 1+175.00

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP2

D07-12-22-0155

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PLANA1.DWG - 841mmx594mm
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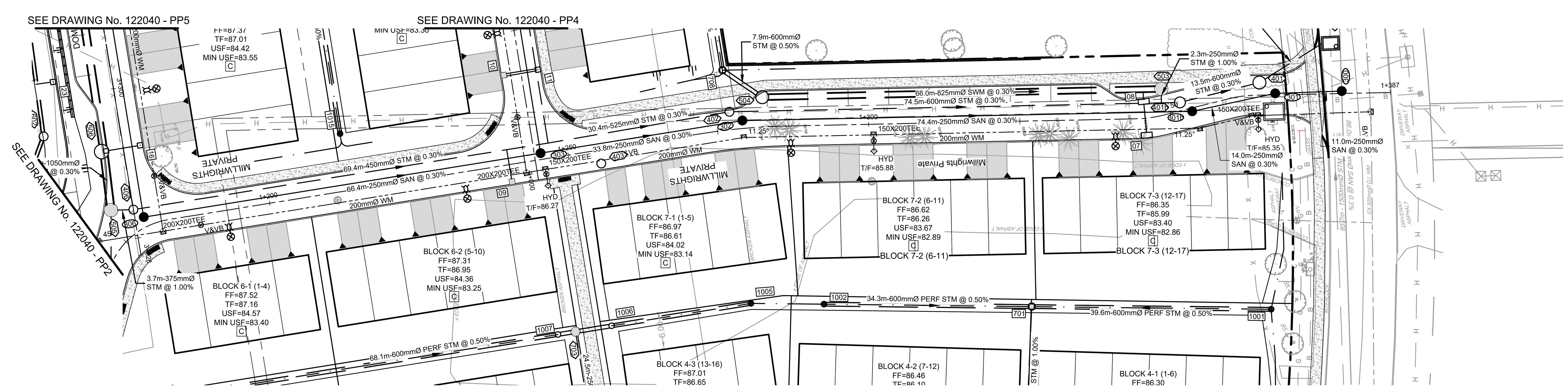
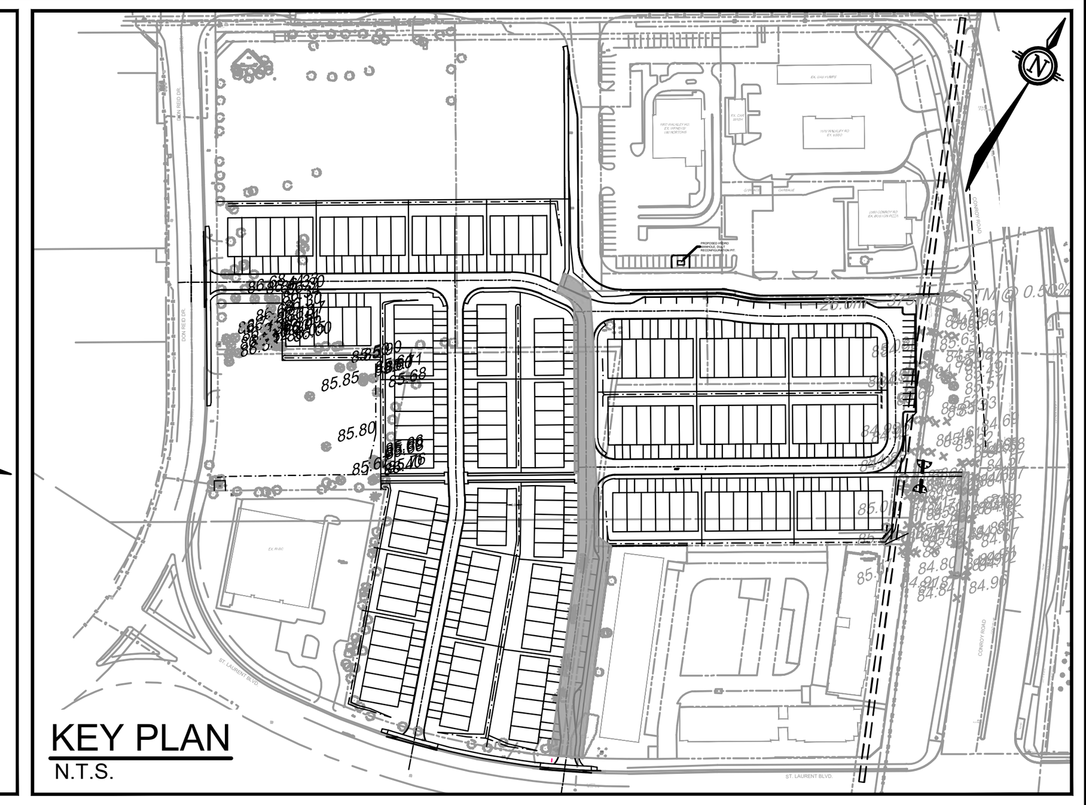
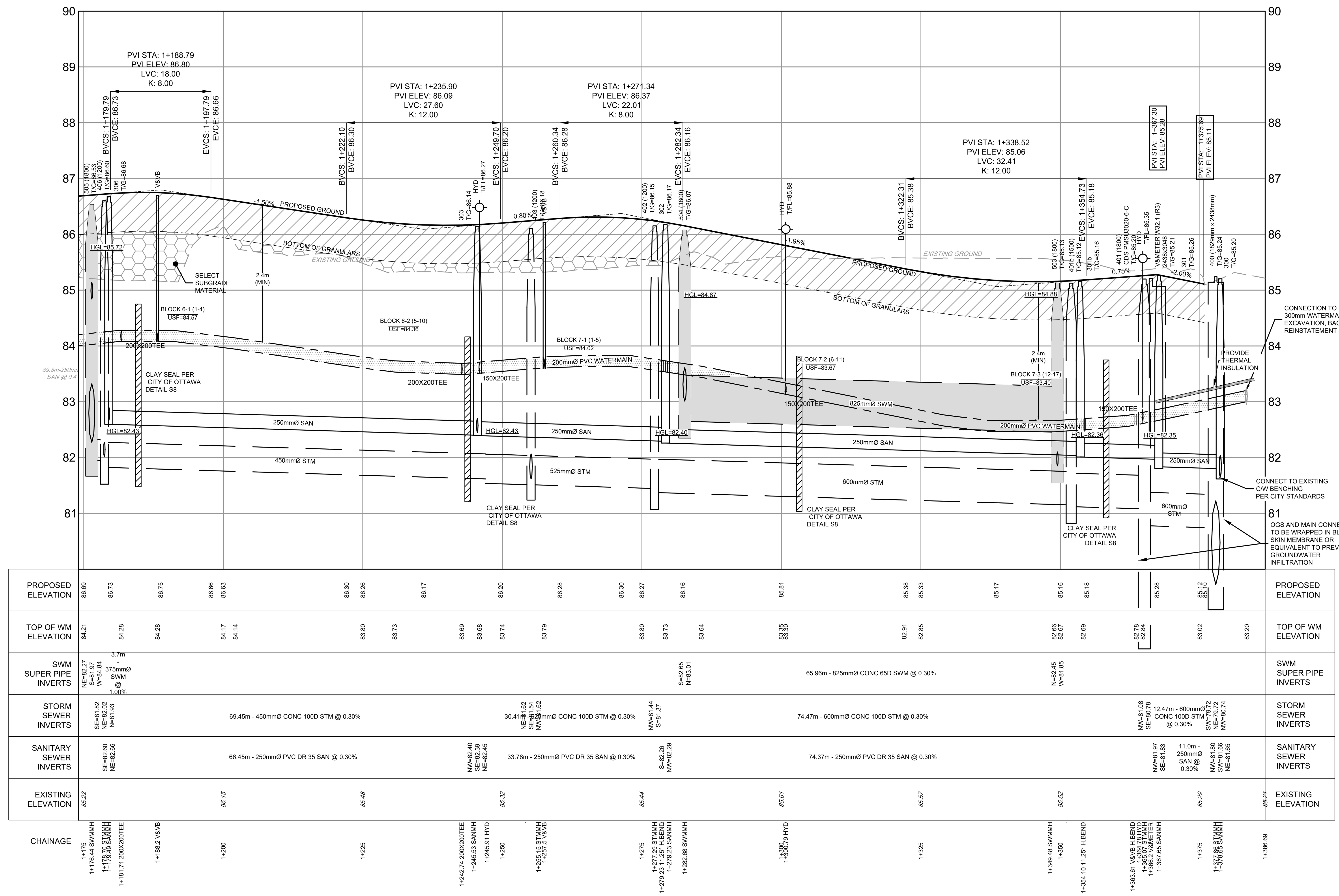


NORTH





PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
1+181.7	86.69	84.28	200mmX200mm TEE
1+187.7	86.70	84.28	VALVE AND VALVE BOX
1+240.1	86.11	83.70	CROSS BELOW 200mmØ CB LEAD INV 84.85 (1.15m CLEARANCE)
1+242.7	86.11	83.69	200mmX200mm TEE
1+245.9	86.12	83.71	200mm X150mm TEE TO HYDRANT
1+257.5	86.21	83.79	VALVE AND VALVE BOX
1+279.2	86.17	83.73	HORIZONTAL 11.25° BEND
1+300.8	85.75	83.35	200mm X150mm TEE TO HYDRANT
1+345.7	85.10	82.66	CROSS BELOW 300mmØ CB LEAD - INV 83.81 (1.15m CLEARANCE)
1+354.1	85.14	82.69	HORIZONTAL 11.25° BEND
1+363.6	85.19	82.78	HORIZONTAL 11.25° BEND
1+364.8	85.19	82.84	200mm X150mm TEE TO HYDRANT
1+365.7	85.17	82.90	VALVE & METER PER W32.1 (R3)
1+377.2	85.11	83.07	CROSS ABOVE 1500mm STM SEWER (1.45m CLEARANCE)
1+378.7	85.18	83.10	CROSS ABOVE 375mm SAN SEWER (0.86m CLEARANCE)
1+383.3	85.27	83.20	CONNECTION TO EXISTING 300mmØ WATERMAIN

* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

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5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4	REVISED SITE PLAN	SEPT 29/23	ARM
3	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE
1:500 — 0 5 10 15 20 — HORIZONTAL
1:50 — 0 0.5 1.0 1.5 2.0 — VERTICAL

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

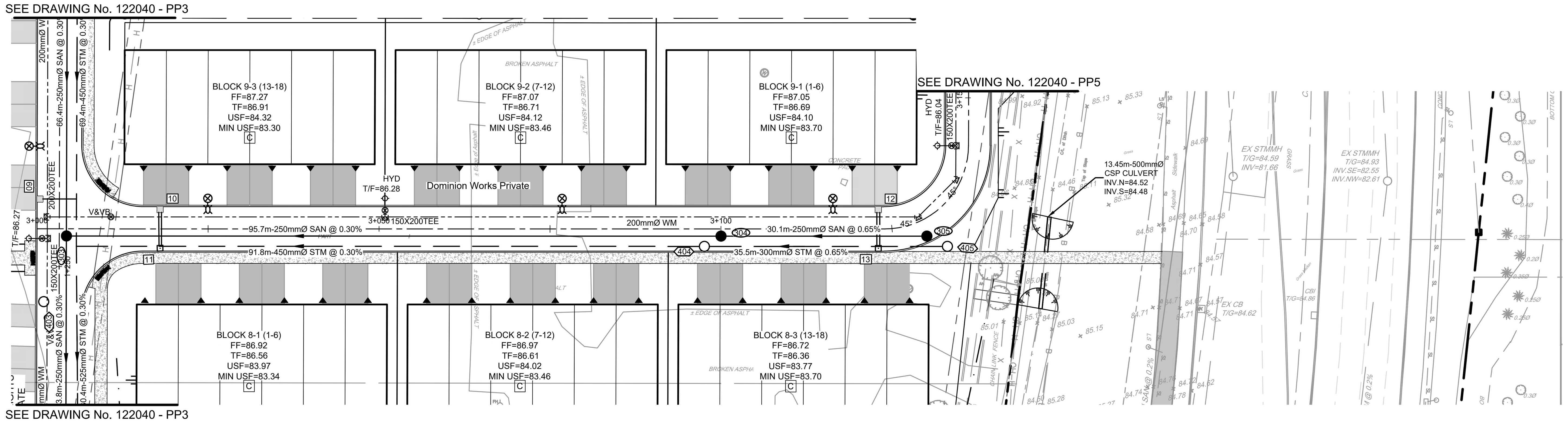
LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

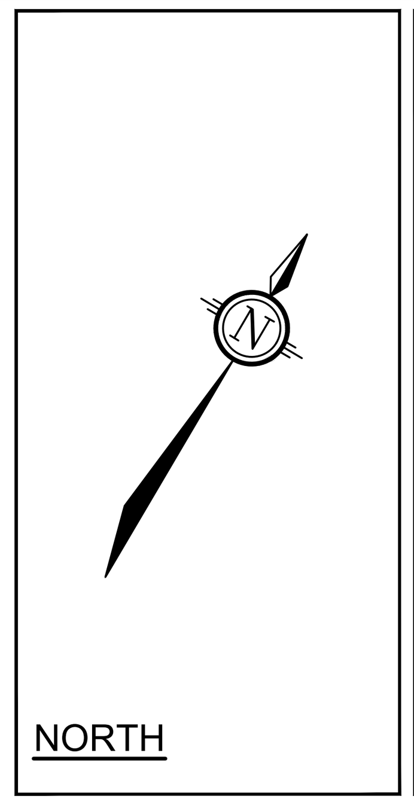
DRAWING NAME
PLAN & PROFILE
MILLWRIGHTS PRIVATE
1+175.00 - 1+386.69

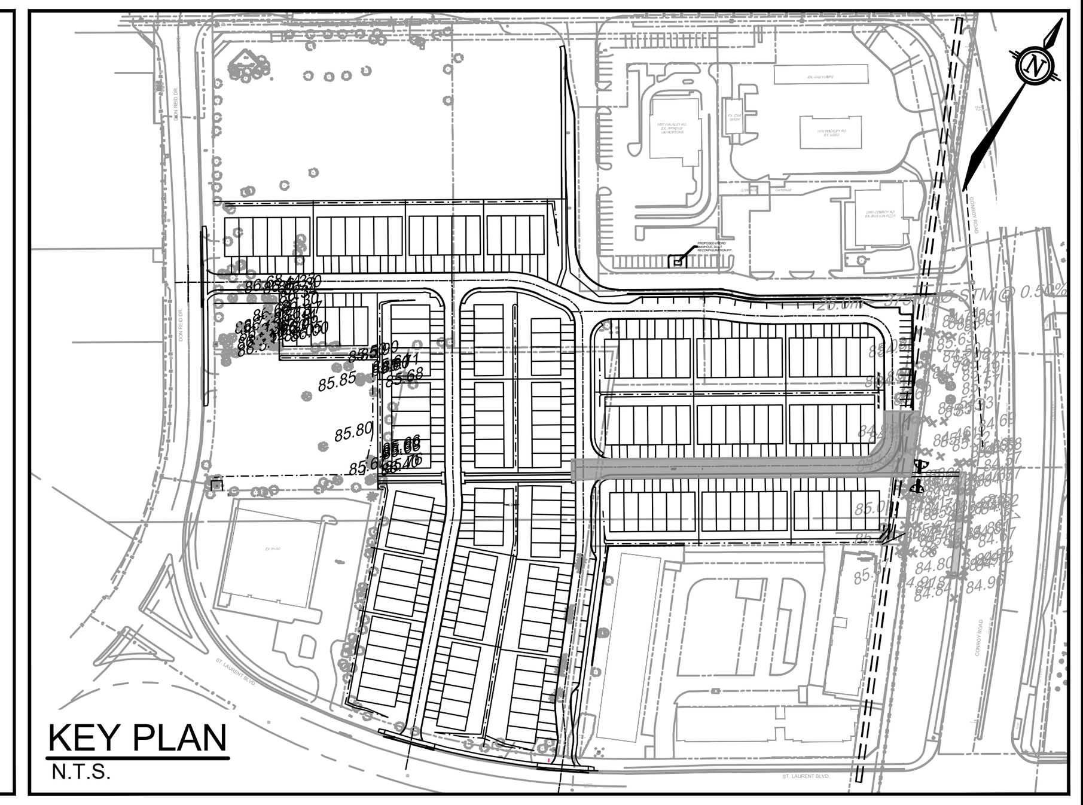
PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP3

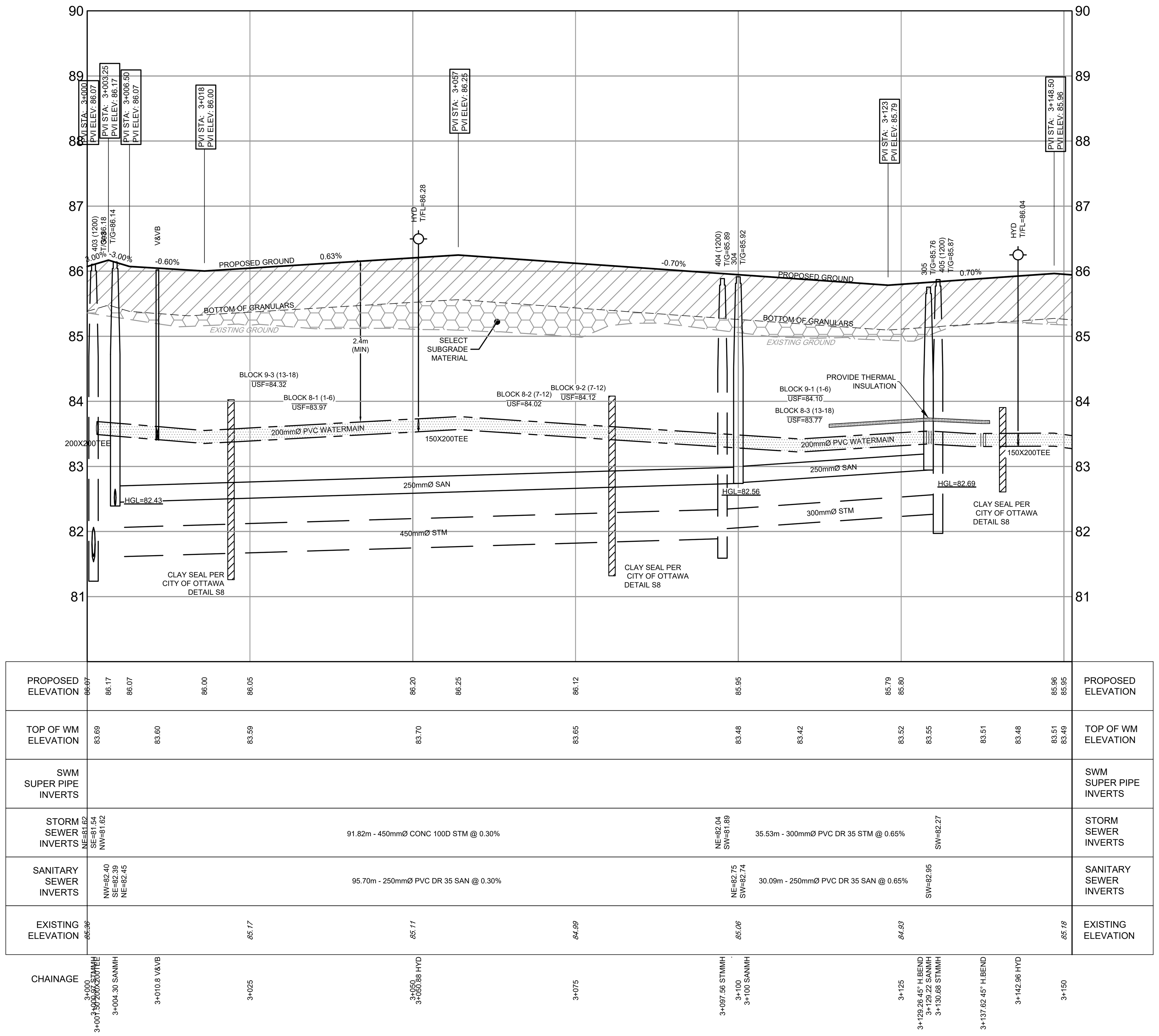
D07-12-22-0155

PLANA1.DWG - 841mmx594mm
#19320









PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
3+001.5	86.11	83.69	200mmX200mm TEE
3+004.3	86.13	83.66	CROSS ABOVE 250mmØ SAN - OBV 82.66 (0.80m CLEARANCE)
3+005.8	86.09	83.65	CROSS ABOVE 450mmØ STM - OBV 82.17 (1.28m CLEARANCE)
3+010.8	86.02	83.60	VALVE AND VALVE BOX
3+017.8	85.95	83.55	CROSS BELOW 200mmØ CB LEAD (0.78m CLEARANCE)
3+050.9	86.16	83.70	200mm X150mm TEE TO HYDRANT
3+122.8	85.73	83.51	CROSS BELOW 200mmØ CB LEAD INV 84.12 (0.61m CLEARANCE)
3+129.3	85.81	83.55	HORIZONTAL 45° BEND
3+137.6	85.87	83.51	HORIZONTAL 45° BEND
3+143.0	85.87	83.48	200mm X150mm TEE TO HYDRANT

* INV/OBV OF CONCRETE PIPES ARE OUTSIDE DIAMETER

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

NOTE:
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NOT FOR CONSTRUCTION

CLARIDGE HOMES

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505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7.

No.	REVISION	DATE	BY
10.	REVISED PER CITY COMMENTS	OCT 31/25	ARM
9.	ISSUED FOR CITY APPROVAL	APRIL 7/25	ARM
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1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE
1:500 HORIZONTAL (0 5 10 15 20)
1:50 VERTICAL (0 0.5 1.0 1.5 2.0)

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

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LOCATION
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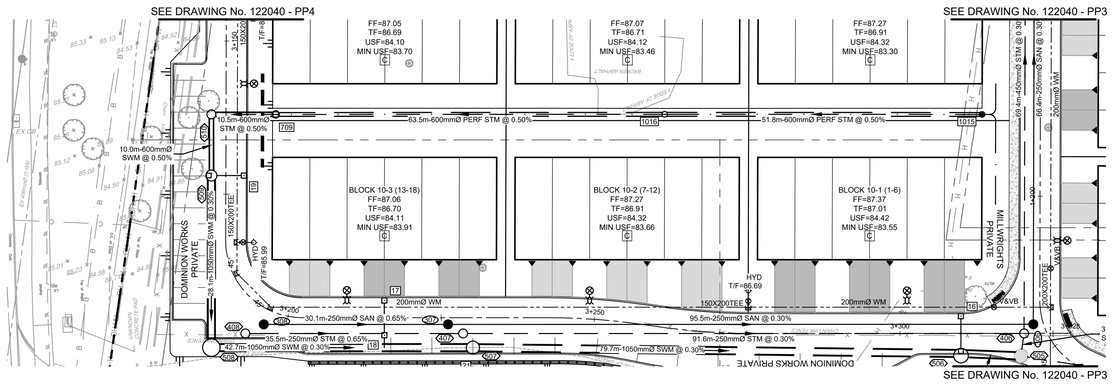
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

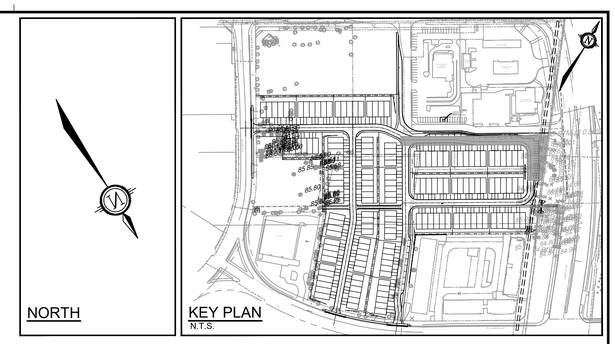
DRAWING NAME
PLAN & PROFILE DOMINION WORKS PRIVATE 3+000.00 - 3+150.00

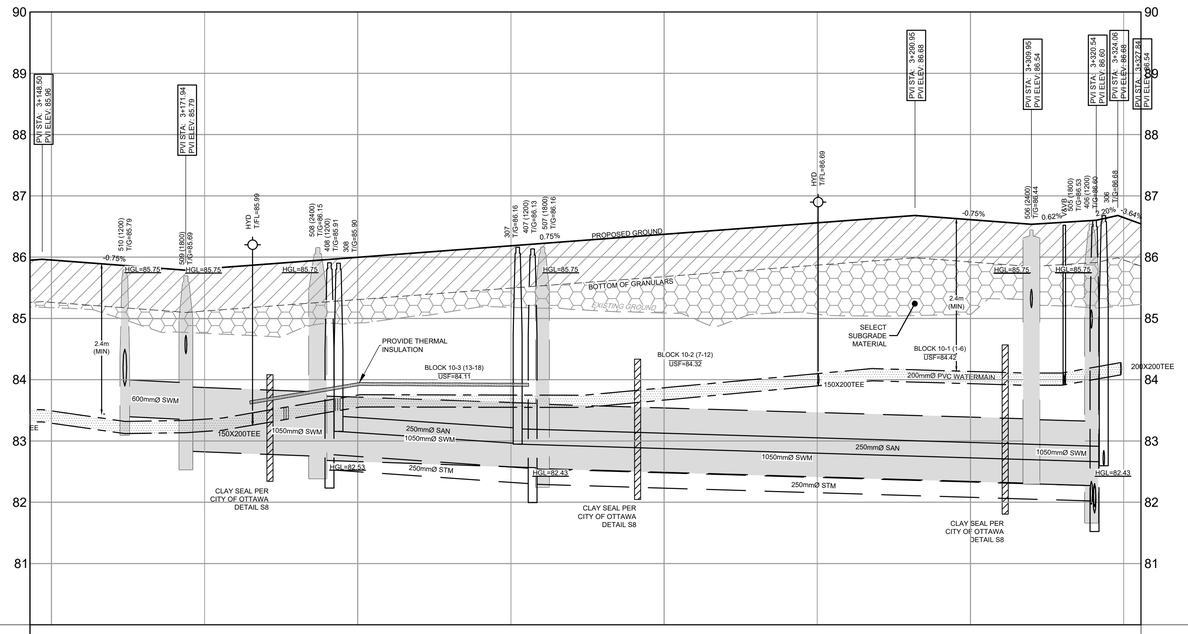
PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP4

D07-12-22-0155

M:\2022\122040\CAD\Civil\122040-PP.dwg, PP4, Oct 30, 2025 - 4:15pm, amestwarp
PLANA1.DWG - 841mmx594mm
#19320







PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
3+162.0	85.81	83.32	CROSS BELOW 600mmØ STM - INV 83.82* (0.50m CLEARANCE)
3+172.0	85.74	83.34	CROSS BELOW 300mmØ CB LEAD - INV 84.48 (1.14m CLEARANCE)
3+182.8	85.82	83.44	200mm X150mm TEE TO HYDRANT
3+188.3	85.89	83.55	HORIZONTAL 45° BEND
3+196.7	85.96	83.69	HORIZONTAL 45° BEND
3+215.7	86.06	83.75	CROSS BELOW 300mmØ CB LEAD - INV 84.84 (1.09m CLEARANCE)
3+275.2	86.53	84.08	200mm X150mm TEE TO HYDRANT
3+315.3	86.52	84.12	VALVE AND VALVE BOX
3+320.3	86.66	84.20	CROSS ABOVE 450mmØ STM OBV 82.35* (1.65m CLEARANCE)
3+321.8	86.71	84.23	CROSS ABOVE 250mmØ SAN - OBV 82.84 (1.19m CLEARANCE)
3+324.6	86.69	84.28	200mmX200mm TEE

* INV/OBV OF CONCRETE PIPES ARE OUTSIDE DIAMETER

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

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SCALE
1:500
0 5 10 15 20
HORIZONTAL
1:50
0 0.5 1.0 1.5 2.0
VERTICAL

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

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LICENSED PROFESSIONAL ENGINEER A.R. MESTWARP 100201604 Oct 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

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LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
DOMINION WORKS PRIVATE
3+150.00 - 3+325.99

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP5

D07-12-22-0155

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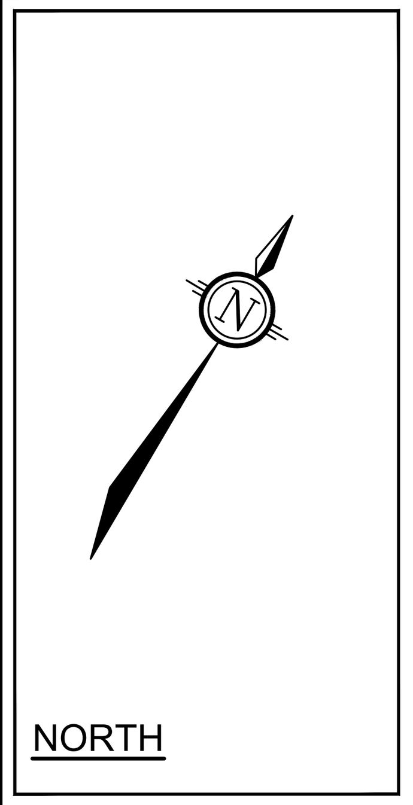
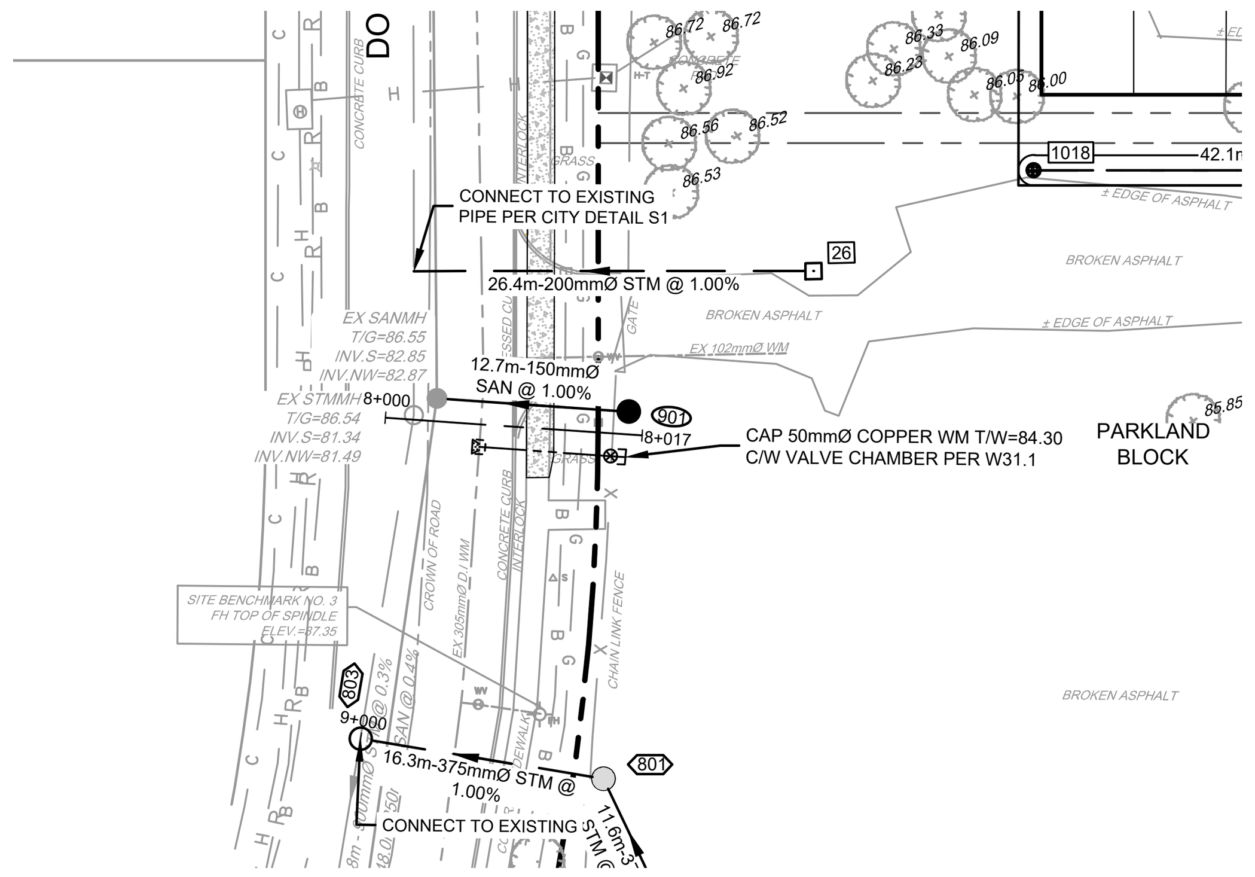
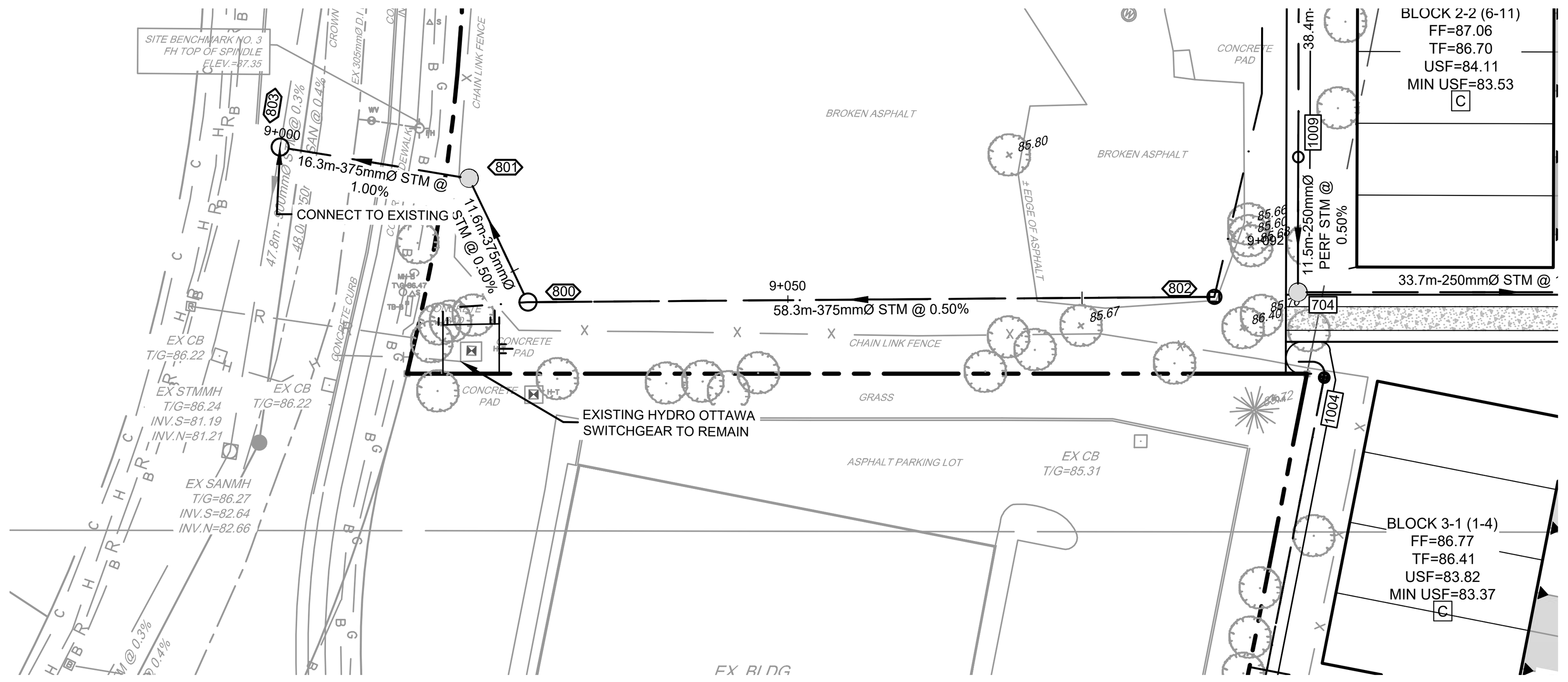
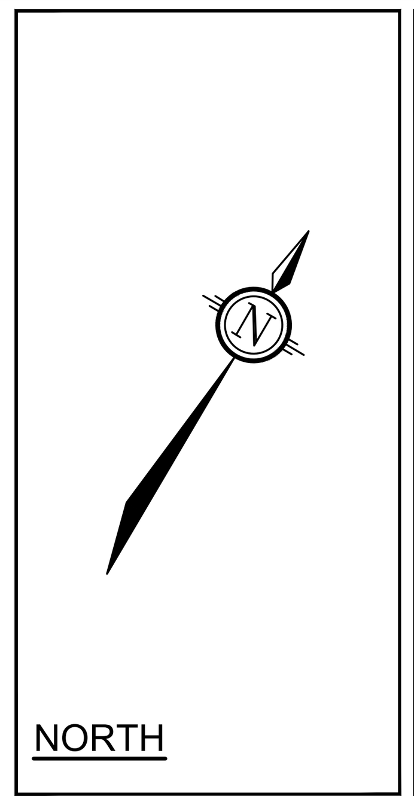
PLANAT.DWG - 841mmx594mm

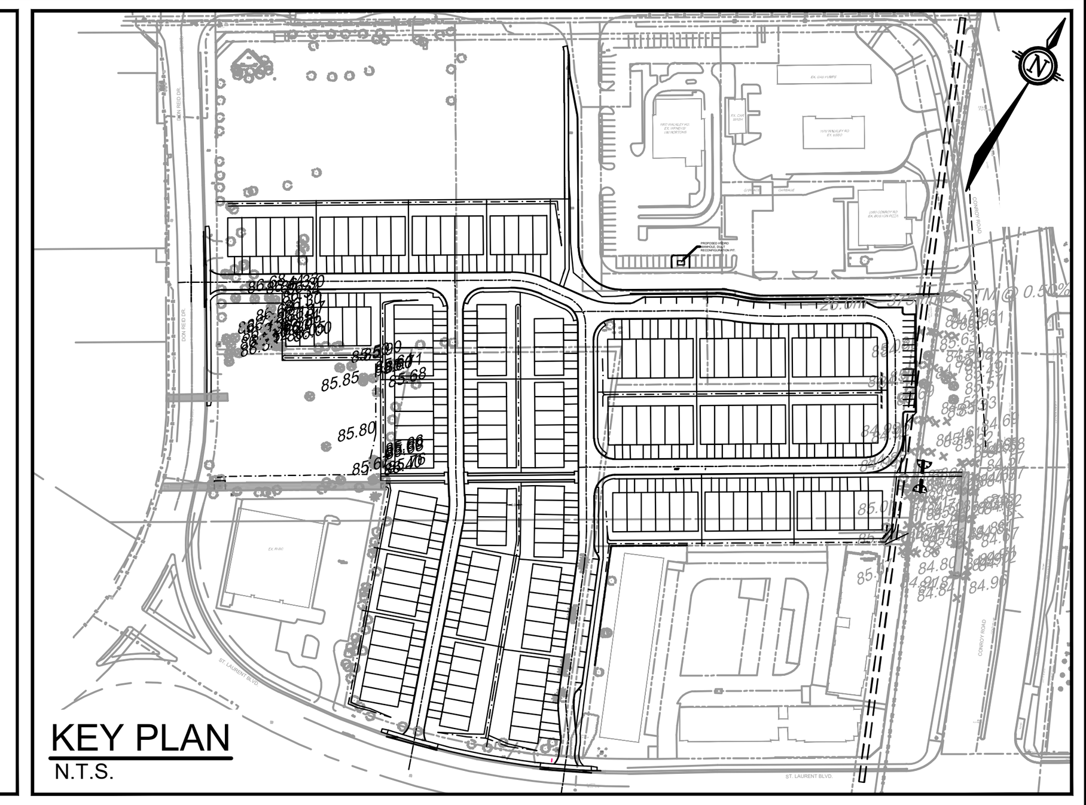
#19320

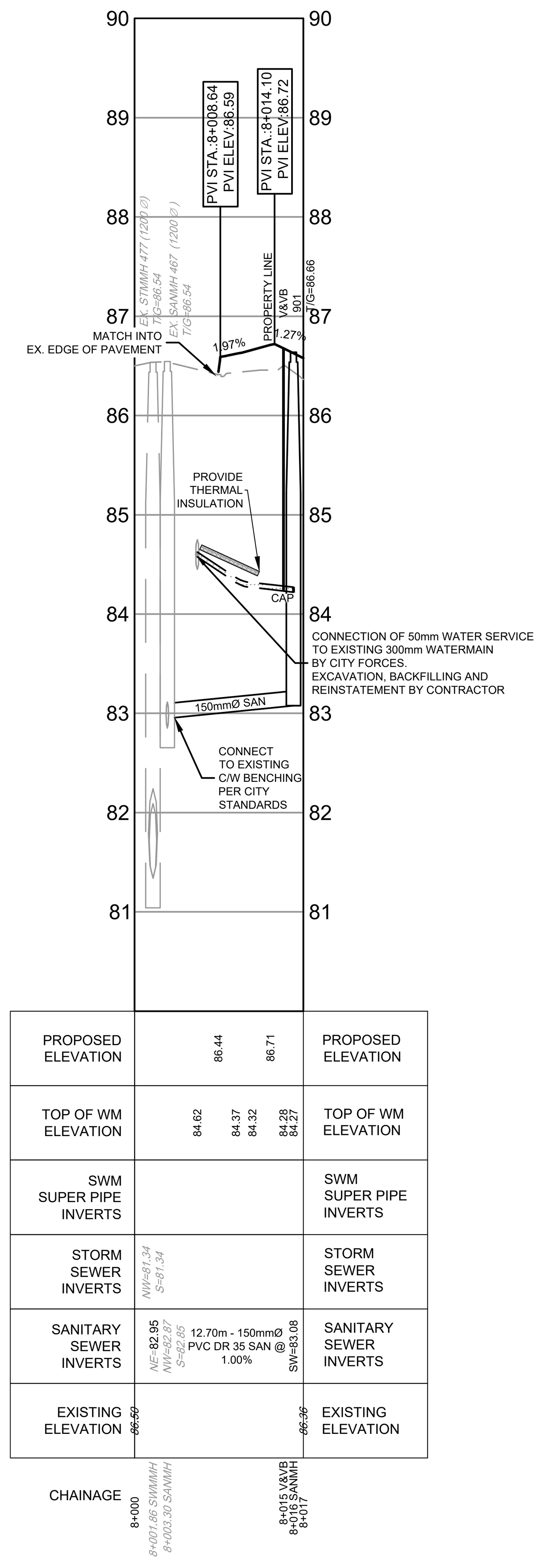


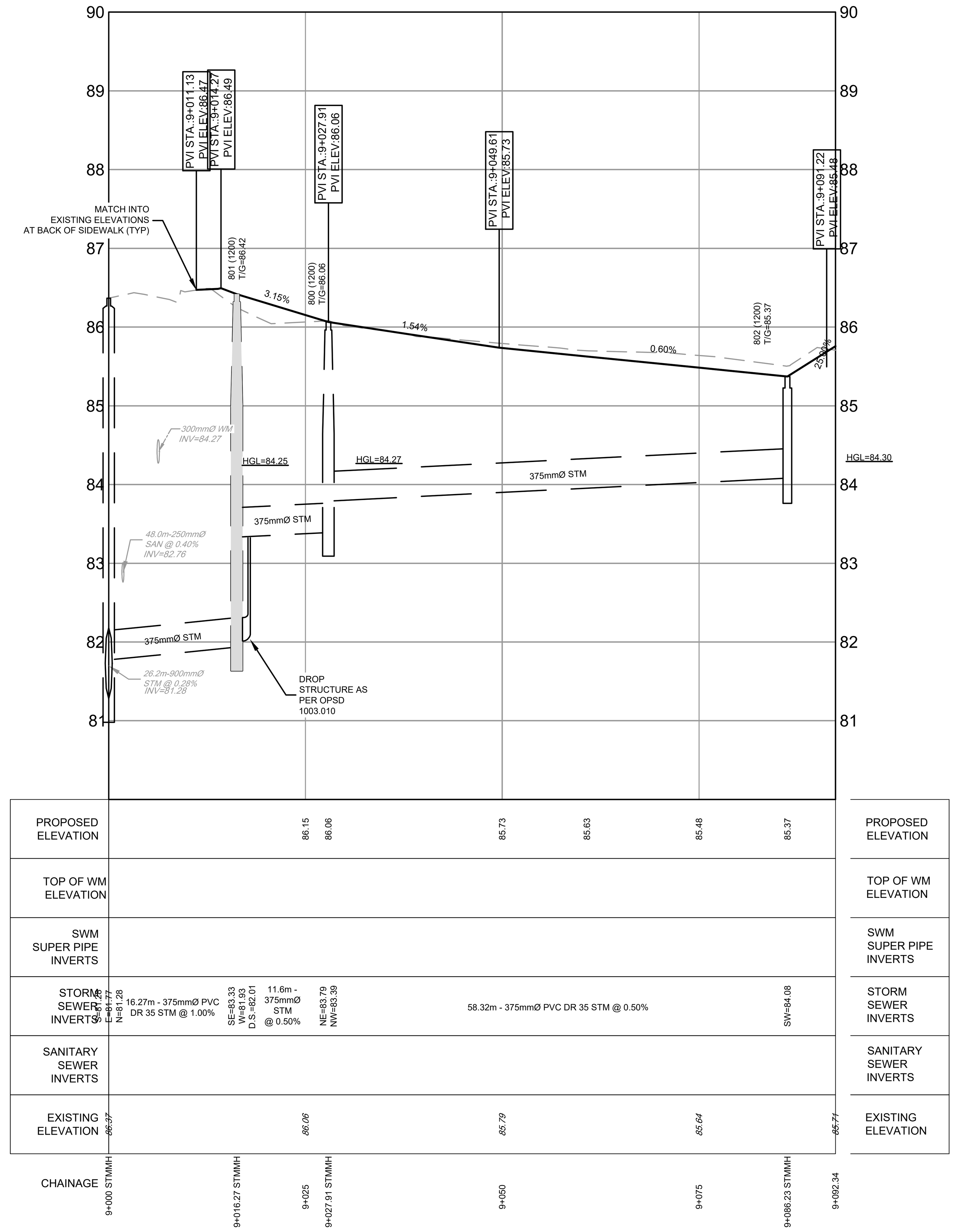












PROPOSED 50mmØ WATERSERVICE

STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
8+006.3	86.49	84.62	CONNECTION TO EXISTING 305mmØ DI WM
8+015.0	86.69	84.28	CURB STOP
8+016.0	86.67	84.27	CAP

REFER TO122040-ND1FOR ADDITIONAL NOTES & DETAILS

M:\2022\122040\CAD\Civil\122040-PP.dwg, PP6, Oct 30, 2025 - 4:15pm, amestwarp

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NOT FOR CONSTRUCTION

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7.

No.	REVISION	DATE	BY
10.	REVISED PER CITY COMMENTS	OCT 31/25	ARM
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6.	REVISED SITE PLAN	JULY 12/24	ARM
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4	REVISED SITE PLAN	SEPT 29/23	ARM
3	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE
1:500 HORIZONTAL
1:50 VERTICAL

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
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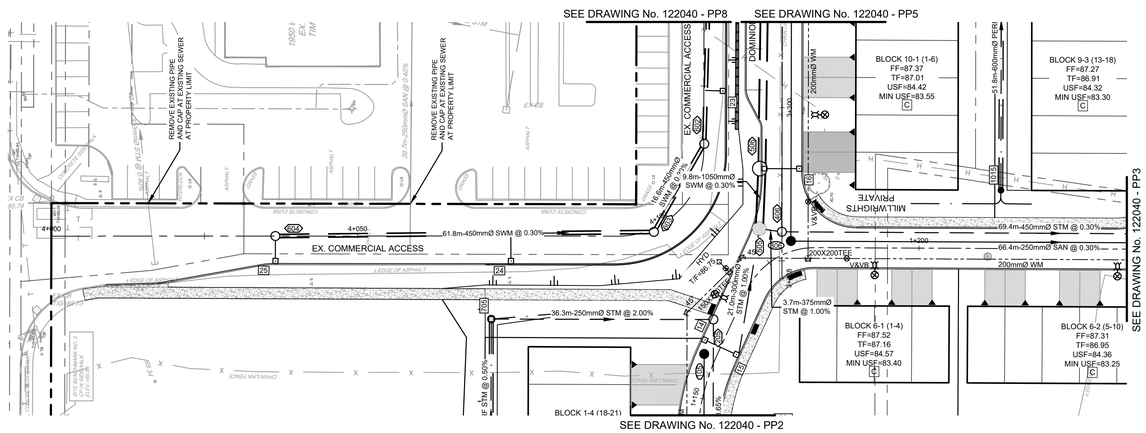
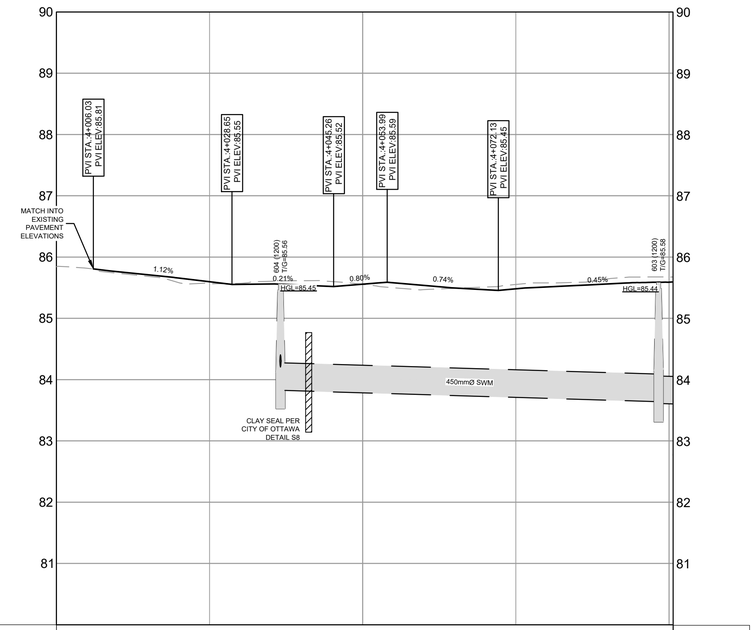
LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
PARKLAND CONNECTIONS

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP6

D07-12-22-0155
#19320





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SCALE
1:500
0 5 10 15 20
HORIZONTAL
1:50
0 0.5 1.0 1.5 2.0
VERTICAL

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
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FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
A.R. MESTWARP
100201604
OCT 31/2025
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
OCT 31, 2025
PROVINCE OF ONTARIO

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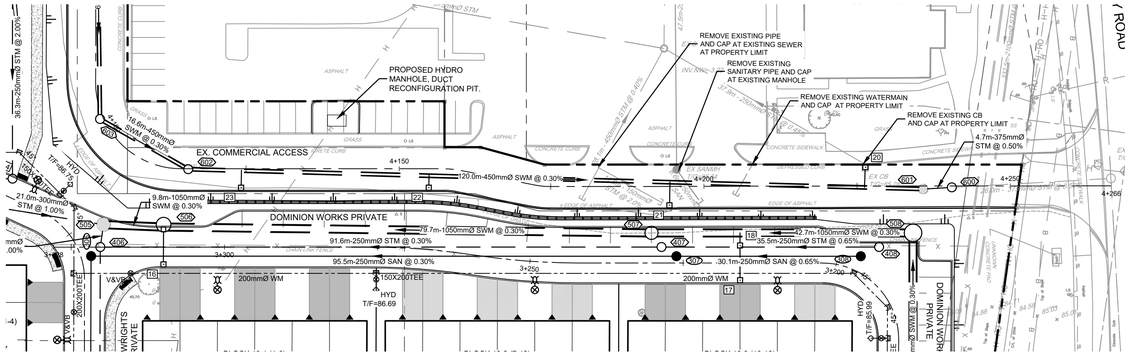
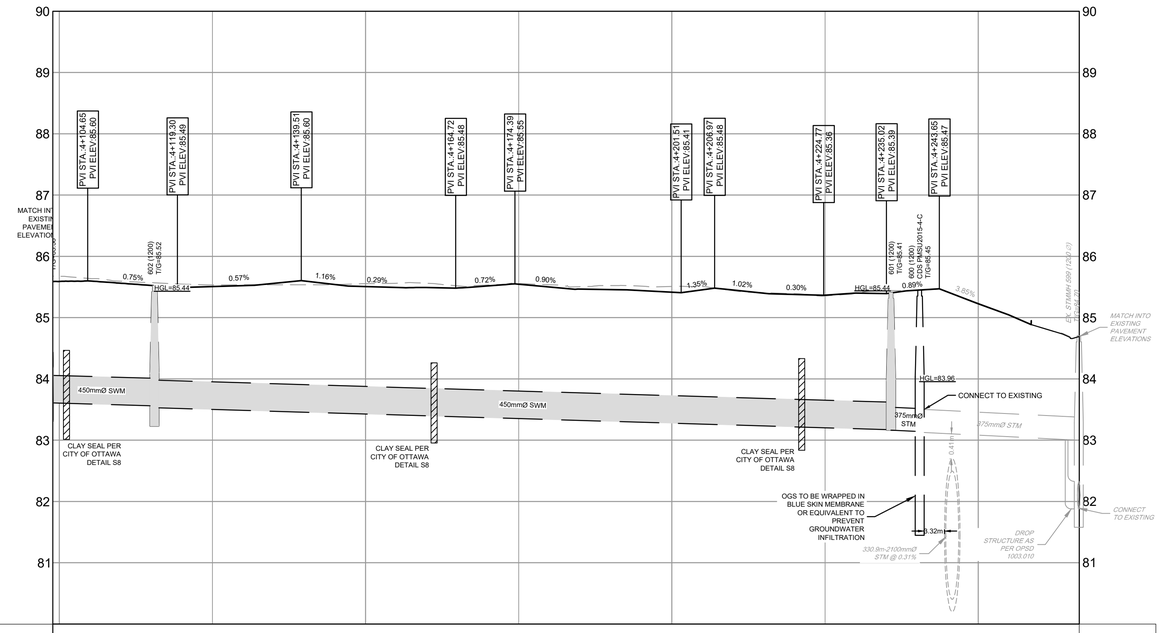
LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
COMMERCIAL ACCESS
4+000.00 - 4+100.00

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP7

M:\2022\122040\CAD\Civil\122040-PP.dwg, PP7, Oct 30, 2025 - 4:15pm, amestwarp
D07-12-22-0165
PLANAT.DWG - 34 Normal.ctb
#19320





PROPOSED ELEVATION	85.59	85.60	85.51	85.53	85.51	85.49	85.55	85.46	85.42	85.39	85.37	85.47	85.23	PROPOSED ELEVATION
TOP OF WM ELEVATION														TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS	16.55m - 450mmØ CONC 65D SWM @ 0.30% W=83.56 NE=83.53		120.00m - 450mmØ CONC 65D SWM @ 0.30%									SW=83.17 NE=83.16		SWM SUPER PIPE INVERTS
STORM SEWER INVERTS												4.7m - 375mmØ STM @ 0.50% SW=83.14 NE=83.12	26.0m - 375mmØ STM @ 0.50%	NW=81.85 SW=81.80	STORM SEWER INVERTS
SANITARY SEWER INVERTS														SANITARY SEWER INVERTS
EXISTING ELEVATION	85.67		85.53		85.55		85.56		85.51		85.35		85.23	84.69	EXISTING ELEVATION
CHAINAGE	4+100	4+115.54 SWMMH	4+125		4+150		4+175		4+200		4+225	4+235.77 SWMMH	4+240.45 STMMH	4+250	4+266.49

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0 0.5 1.0 1.5 2.0
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100201604
Oct 31/2025
PROVINCE OF ONTARIO

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DRAWING NAME
PLAN & PROFILE
COMMERCIAL ACCESS
4+100.00 - 4+266.49

PROJECT No. 122040
REV REV#8
DRAWING No. 122040 - PP8

M:\2022\122040\CAD\Civil\122040-PP.dwg, PP8, Oct 30, 2025 - 4:15pm, amestwarp

D07-12-22-0155

PLANAT.DWG - 841mm x 297mm

#19320

LEGEND

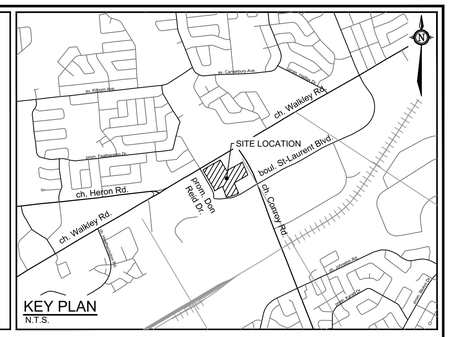
- PROPERTY LINE
- MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
- PROPOSED ELEVATION
- PROPOSED POINT OF VERTICAL INFLECTION ELEVATION
- PROPOSED SWALE ELEVATION
- SLOPE AND DIRECTION
- EXISTING ELEVATION
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED SAN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE C/W ICD
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD

- PROPOSED LANDSCAPE DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND VALVE BOX
- PROPOSED STREETLIGHT
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL C/W RAILING
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED NOISE WALL
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- PROPOSED DWELLING ELEVATION
- FF= FINISHED FLOOR ELEVATION
- TF= TOP OF FOUNDATION ELEVATION
- USF= UNDERSIDE OF FOOTING ELEVATION
- MIN USF= MINIMUM UNDERSIDE OF FOOTING ELEVATION

- 1:5 YEAR PONDING AREA AND ELEVATION
- 1:100 YEAR PONDING AREA AND ELEVATION
- 1:100 YEAR (+20%) PONDING AREA AND ELEVATION
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING VALVE & VALVE CHAMBER
- EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD
- EXISTING FENCE
- EXISTING TRAFFIC SIGNAL
- EXISTING MONITORING WELL
- EXISTING TRANSFORMER
- EXISTING DITCH CENTRELINE

NOTE:
PLEASE REFER TO TREE PROTECTION PLANS 122040-TPP1 AND 122040-TPP1 FOR TREES TO BE RETAINED. ALSO REFER TO ARCADIS TREE CONSERVATION REPORT FOR FURTHER INFORMATION ON TREE PRESERVATION

NORTH



KEY PLAN
N.T.S.

REFER TO122040-ND2FOR ADDITIONAL NOTES & DETAILS

NOTE:
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NOT FOR CONSTRUCTION

CLARIDGE HOMES

CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA , ONTARIO
K1S 4N7.

No.	REVISION	DATE	BY
10.	REVISED PER CITY COMMENTS	OCT 31/25	ARM
9.	ISSUED FOR CITY APPROVAL	APRIL 7/25	ARM
8.	REVISED PER CITY COMMENTS	DEC 20 /24	ARM
7.	ISSUED FOR CITY APPROVAL	AUG 13/24	ARM
6.	REVISED SITE PLAN	JULY 12/24	ARM
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4	REVISED SITE PLAN	SEPT 29/23	ARM
3	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE
1:500
1:500
0 5 10 15 20

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
A.R. MESTIWARP
100201504
Oct 31/2025
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
OCT 31, 2025
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
GRADING PLAN
(SOUTH)

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-GR1

D07-12-22-0165

M:\2022\122040\CAD\Civil\122040 - GR.dwg, GR1, Oct 30, 2025 - 4:13pm, amestwarp

PLANA1.DWG - 841mmx594mm

#19320

LEGEND

PROPERTY LINE	PROPOSED LANDSCAPE DRAIN
MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS	V&VB PROPOSED FIRE HYDRANT
77.50 PROPOSED ELEVATION	PROPOSED VALVE AND VALVE BOX
77.50PVI PROPOSED POINT OF VERTICAL INFLECTION ELEVATION	PROPOSED STREETLIGHT
76.35(S) PROPOSED SWALE ELEVATION	TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
2.0% SLOPE AND DIRECTION	PROPOSED SIDEWALK
x 76.45 EXISTING ELEVATION	PROPOSED RETAINING WALL C/W RAILING
DIRECTION OF MAJOR OVERLAND FLOW	PROPOSED CURB
PROPOSED SAN MANHOLE	DC PROPOSED DEPRESSED CURB
PROPOSED STORM MANHOLE	PROPOSED ASPHALT DRIVEWAY
PROPOSED STORM MANHOLE C/W ICD	PROPOSED NOISE WALL
PROPOSED CATCHBASIN MANHOLE	SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
PROPOSED CATCHBASIN MANHOLE C/W ICD	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
PROPOSED CATCHBASIN	137.25 PROPOSED DWELLING ELEVATION
PROPOSED CATCHBASIN C/W ICD	FF= FINISHED FLOOR ELEVATION
PROPOSED CATCHBASIN	TF= TOP OF FOUNDATION ELEVATION
PROPOSED CATCHBASIN C/W ICD	USF= UNDERSIDE OF FOOTING ELEVATION
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EXISTING HYDRANT
SAN MH EXISTING SANITARY MANHOLE
STM MH EXISTING STORM MANHOLE
CB 1 EXISTING CATCHBASIN
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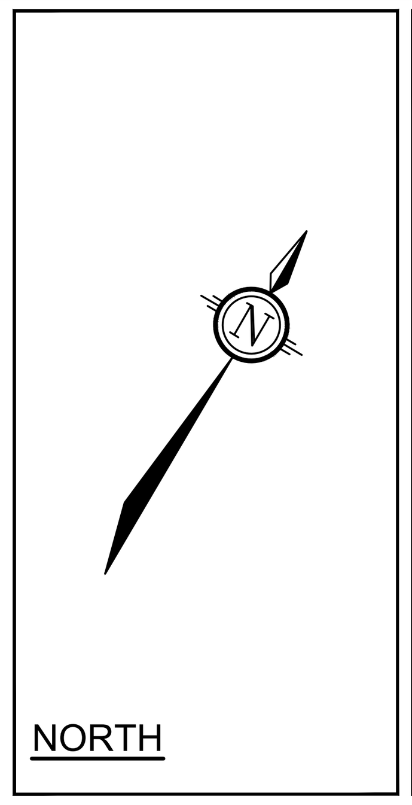

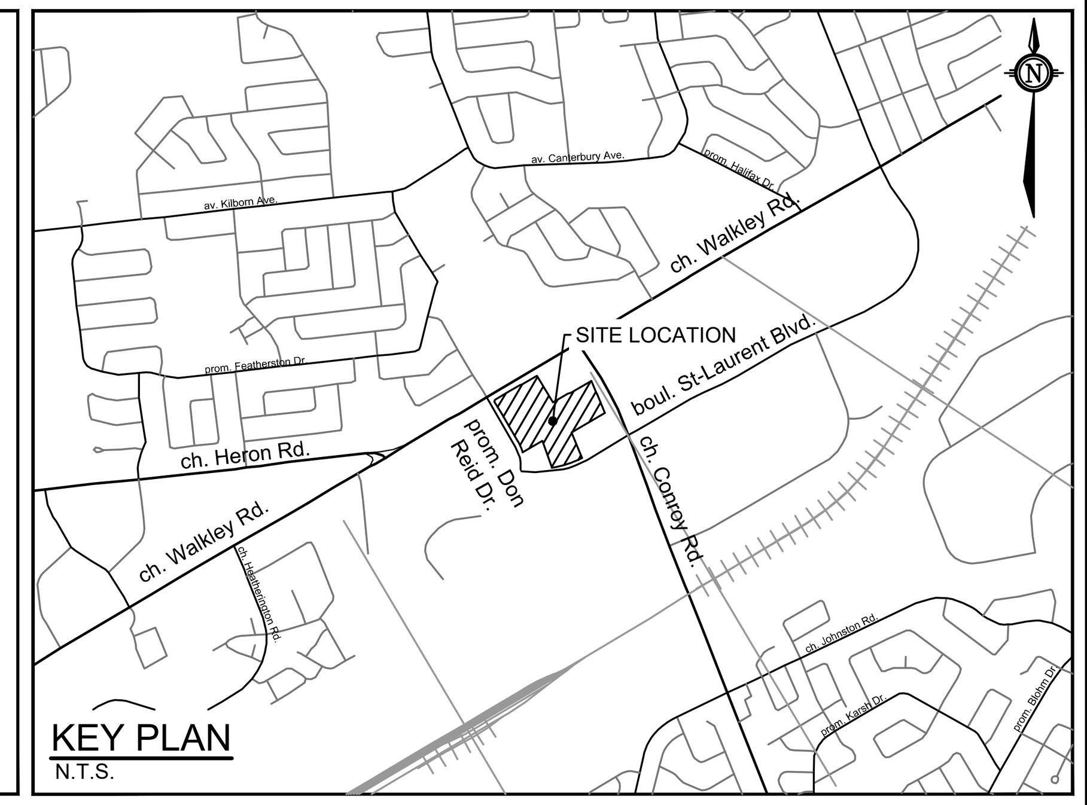

REFER TO122040-ND2FOR ADDITIONAL NOTES & DETAILS

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SCALE 1:500

DESIGN ARM
CHECKED GJM
DRAWN CJF/ARM
CHECKED ARM
APPROVED GJM

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER A. R. MESTWARP 100201604 OCT 31/2025 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD OCT 31, 2025 PROVINCE OF ONTARIO

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LOCATION
CITY OF OTTAWA
ALTA VISTA QUARTERS - 2510 St. LAURENT BOULEVARD

DRAWING NAME
GRADING PLAN (NORTH)

PROJECT No. 122040
REV REV#8
DRAWING No. 122040-GR2

D07-12-22-0155
#19320