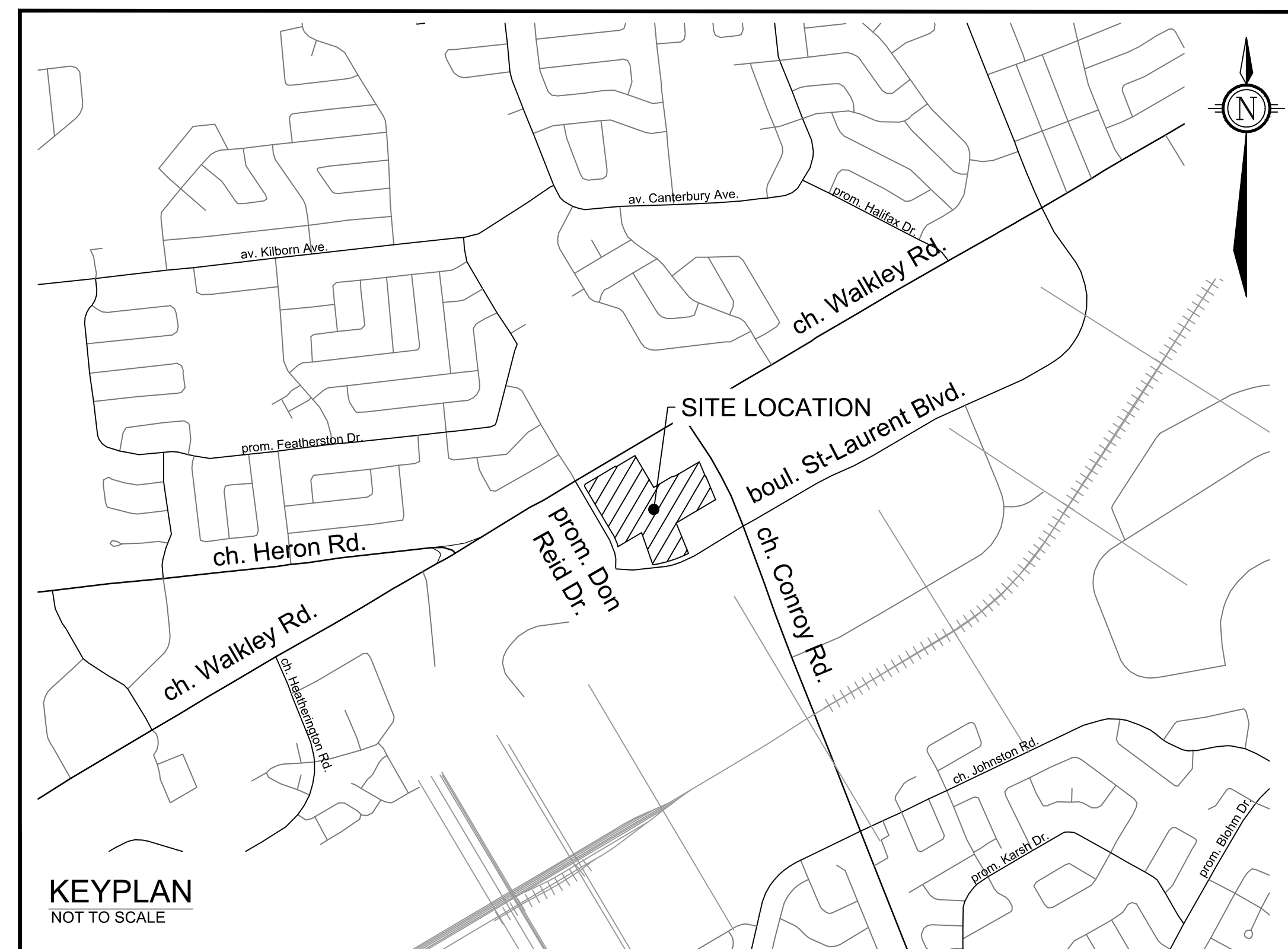


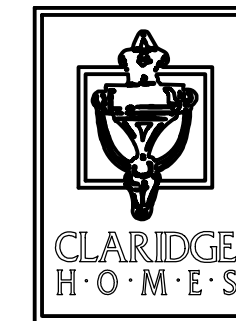
2510 St. LAURENT BOULEVARD

CITY OF OTTAWA

ROADS, SEWERS AND WATERMAINS



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



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PROJECT No. 122040

ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS

NOVEMBER 01 2022

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- 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.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ALL ELEVATIONS ARE GEODETIC. ALL ELEVATIONS ARE BASED OFF NAD 83 (ORIGINAL) PROJECTION - MTM ZONE 9. VERTICAL - BASED ON CGVD 28/78.
- REFER TO GEOTECHNICAL REPORT (No. PG6148-1, DATED APRIL 07, 2022), 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.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO THE SERVICING AND STORMWATER MANAGEMENT REPORT (R-XXXX-XXX) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD. DATED.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.
- 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 TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200)	701.010	OPSD
STORM / SANITARY MANHOLE (1500)	701.011	OPSD
STORM / SANITARY MANHOLE (1800)	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 (<450mm)	PVC DR 35 (UNLESS SPECIFIED OTHERWISE)	
STORM SEWER (>450mm)	CNC CLASS 65D (UNLESS SPECIFIED OTHERWISE)	
STORMWATER MANAGEMENT PIPE	HDPE	SOLENO
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	401.030	OPSD
- 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).
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED).
- 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.
- COVER MATERIAL, FROM THE SPRING LINE TO AT LEAST 300 mm ABOVE THE OVERTOP 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 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- 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
- 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.
- 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 SEWERS 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.
- STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO TELEVISION (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.
- 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.
- TO REDUCE LONG-TERM LOWERING OF THE GROUNDWATER LEVEL AT THIS SITE, CLAY SEALS SHOULD BE PROVIDED IN THE SERVICE TRENCHES. 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. 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.

WATERMAIN NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	N=80.98 W=80.00 E=80.00
THERMAL INSULATION IN SHALLOW TRENCHES	W22	
WATERMAIN CROSSING BELOW SEWER	W25	
WATERMAIN CROSSING ABOVE SEWER	W25.2	
WATERMAIN	PVC DR 18	
HYDRANT	WSD-24	
VALVE AND VALVE BOX	WSD-19	
- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR, CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- 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.
- 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.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
- PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL WSD-23.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

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

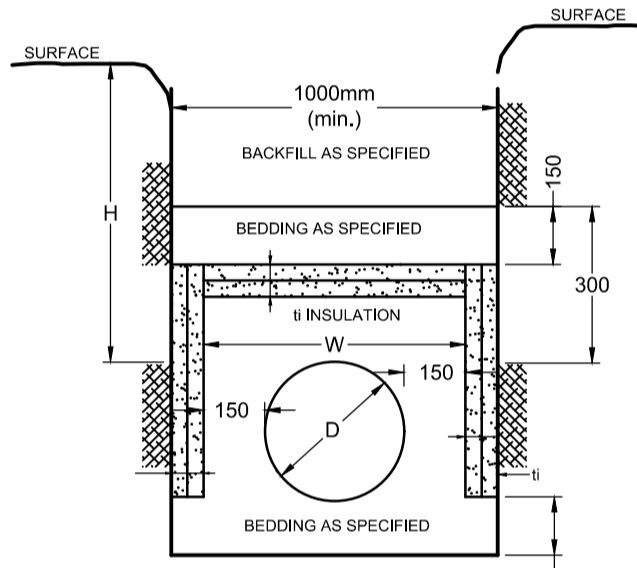
- NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY. MAXIMUM OF TWO 22.5° HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.
- 1% MINIMUM SANITARY AND STORM SERVICE GRADIENT WITH 2% PREFERRED.
- STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL WHEN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

SEWER & WATERMAIN INSULATION NOTES:

- 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.
- 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)

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

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



INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN

SWM BOX MANHOLE TABLE				
MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
300	3+007.75	2438X1829.00	85.02	N=80.98 W=80.00 E=80.00
303	3+034	1829X1524.00	85.08	N=82.85 S=82.84 W=83.83
304	3+085	1829X1524.00	85.27	N=83.01 S=83.00 W=84.00
305	3+141	1829X1524.00	85.48	NW=83.20 S=83.19 SW=84.21
306	3+206.90	2438X1829.00	85.77	NW=83.42 SE=83.40 NE=84.21
307	1+066.01	1829X1524.00	86.17	NE=83.66 NW=84.91
308	3+240.49	2438X1829.00	85.84	NW=83.54 SE=83.53 SW=83.58
309	4+114.04	1829X1524.00	85.72	SW=83.65 NE=83.62 NW=84.48
310	4+069.75	1829X1524.00	86.00	NE=83.78 NW=84.76
311	3+293.37	1829X1524.00	86.07	SE=83.80
312	3+123.65	1829X1524.00	85.51	N=83.14 S=83.13 W=84.01
500	2+207.40	2438X1829.00	85.04	N=80.82 SW=79.84 NE=79.84
503	2+181.90	1829X1524.00	85.10	N=82.72 SE=82.71 SW=83.85
504	2+138	1829X1524.00	85.26	N=82.86 S=82.85 W=84.01
505	2+104.17	2438X1829.00	85.48	NE=83.02 S=82.96 N=82.97
506	2+074.50	1829X1524.00	85.52	NW=83.07 S=83.06 SW=84.27
507	2+026	1829X1524.00	85.69	NW=83.23 SE=83.22 SW=84.44
508	3+406.26	1829X1524.00	85.91	SE=83.40 NW=83.41 SW=84.65 NE=84.35
509	3+340.20	1829X1524.00	86.02	SE=83.75 SW=84.36
510	5+020.73	1829X1524.00	85.30	NE=83.07 SW=83.06 N=84.03
511	5+048.11	2438X1829.00	85.51	NE=83.16 SW=83.15 NW=83.21
512	6+019.65	1829X1524.00	85.43	NW=83.26 SE=83.26
513	6+043.50	1829X1524.00	85.49	NW=83.38 SE=83.33 SW=84.24
514	6+089.71	1829X1524.00	85.77	SE=83.52 SW=84.52 NW=84.19
515	5+079.69	2438X1829.00	85.72	NE=83.26 SW=83.25 NW=83.31
516	6+206.02	1829X1524.00	85.52	NW=83.37 SE=83.36 NE=84.27
517	6+182.50	1829X1524.00	85.58	NW=83.45 SE=83.44 NE=84.33
518	6+138.58	1829X1524.00	85.86	SE=83.59 NE=84.59 NW=84.16

STM MANHOLE TABLE				
MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
400	3+018.12	1200mmØ	85.08	W=81.46 N=81.52
401	3+082.89	1200mmØ	85.31	S=81.72
402	3+133.46	1200mmØ	85.56	NW=81.93 S=81.87
403	3+143.92	1200mmØ	85.57	SE=81.96 NW=81.99
404	3+202.80	1200mmØ	85.69	SE=82.17 SW=82.23 NW=82.18
405	1+016.62	1200mmØ	86.60	NE=82.56
406	3+238.49	1200mmØ	85.89	NW=82.30 SE=82.29 SW=82.35
407	4+112.16	1200mmØ	85.77	SW=82.44 NE=82.41
408	4+018.81	1200mmØ	86.34	NE=82.72
409	3+299.87	1200mmØ	86.05	SE=82.48
600	2+198.31	1200mmØ	85.09	SW=81.30 N=81.36
601	2+139.84	1200mmØ	85.29	S=81.53 N=81.54
602	2+108.20	1200mmØ	85.40	S=81.64 NE=81.71 N=81.69
603	2+072.22	1200mmØ	85.56	S=81.80 NW=81.83
604	2+005.78	1200mmØ	85.85	SE=82.03 NW=82.04
605	3+343.88	1200mmØ	85.88	SE=82.34
606	5+049.43	1200mmØ	85.58	NE=81.89 SW=81.84 NW=81.94
607	6+093.05	1200mmØ	85.80	SE=82.21
608	5+077.22	1200mmØ	85.75	NE=81.96 SW=81.97 NW=82.03
609	6+132.15	1200mmØ	85.89	SE=82.30
610	5+119.89	1200mmØ	85.70	SW=82.11 NW=82.17 NE=82.12
611	5+275.79	1200mmØ	85.93	SE=82.43
612	5+148.58	1200mmØ	85.60	SW=82.22 NW=82.28
613	5+166.56	1200mmØ	85.63	NW=82.38 SE=82.35
614	5+229.96	1200mmØ	85.81	SE=82.57
801	9+016.96	1200mmØ	86.35	NE=83.75 W=81.93
802	9+087.23	1200mmØ	85.48	N=84.35 SW=84.10

LANDSCAPE DRAIN TABLE				
RYCB No.	T/G ELEVATION	INVERT	TYPE	
702	85.15	N=84.15	ELBOW	
704	85.45	NW=84.28 S=84.28	TEE	
705	85.50	SE=84.50	ELBOW	
707	84.95	N=83.95	ELBOW	
708	85.13	S=84.13	ELBOW	
803	85.45	S=84.45	ELBOW	

CATCHBASIN TABLE				
CB No.	STATION	T/G ELEVATION	INVERT	
01	3+034	85.08	E=83.88	
02	3+085	85.27	E=84.07	
03	3+141	85.48	NE=84.28	
04	3+196.70	85.70	NE=84.50	
05	1+138.24	85.62	SE=84.42	
06	1+138.02	85.62	NW=84.36 SW=84.30	
07	1+112.99	85.76	SE=84.56	
08	1+066.01	86.17	SE=84.97	
09	4+114.06	85.72	SE=84.53	
10	4+069.75	86.00	SE=84.81	
11	2+181.90	85.10	NE=83.90	
12	2+138	85.26	E=84.06	
13	2+074.50	85.52	NE=84.32	
14	2+026	85.69	NE=84.49	
15	3+406.27	85.91	NE=84.71	
16	3+323	85.88	SE=84.68	
17	3+323	85.88	NW=84.61 NE=84.55	
18	5+020.73	85.30	S=84.10	
19	6+043.50	85.49	NE=84.29	
20	6+089	85.77	NE=84.57	
21	6+206.02	85.52	SW=84.32	
22	6+182.50	85.58	SW=84.38	
23	6+138.08	85.85	SW=84.65	
24	5+107.45	85.50	SE=84.30	
25	5+124.58	85.48	SW=84.30	
26	5+323	85.58	NE=84.38	
27	5+282.11	85.87	NE=84.67	
28	5+140.18	85.42	SE=84.25	
29	5+184	85.60	NE=84.40	
30	5+231	85.76	NE=84.56	
31	3+363.12	85.45	SW=84.45	
32	3+406.26	85.43	SW=84.43	
33	6+101.96	85.40	SE=84.40	
34	6+123.73	85.38	SE=84.38	
35	5+265.19	85.35	SE=84.35	

REAR YARD CATCHBASIN TABLE		
RYCB No.	T/G ELEVATION	INVERT
701	85.33	S=83.84 E=83.88
706	85.11	S=83.79 W=83.73 N=83.86

OGS TABLE					
MANHOLE ID	STATION	SIZE (mm)	OGS SPECIFICATION	T/G ELEV (m)	INVERT (m)
302	3+024	1500mmØ	OGS UNIT-CDS PMSU2025-5-C	85.17	N=82.81 S=82.81
502	2+191.90	1800mmØ	OGS UNIT-CDS PMSU3030-6-C	85.19	NW=82.68 S=82.67

SWM MANHOLE TABLE				
MANHOLE ID	STATION	SIZE (mm)	T/G ELEV (m)	INVERT (m)
301	3+018.12	1200mmØ	85.08	N=82.79 S=81.00 E=81.45
501	2+198.31	1500mmØ	85.09	N=82.85 S=80.84 NE=81.29
519	5+106.10	1800mmØ	85.54	NE=83.35 SW=83.34
520	5+118.55	1800mmØ	85.61	NE=83.40 NW=83.39 SW=83.39
521	5+323	1800mmØ	85.58	NW=83.58 SE=83.57 SW=84.31
522	5+282.11	1800mmØ	85.87	SE=83.70 SW=84.60 NW=84.12
523	5+140.10	1800mmØ	85.42	NE=83.48 SW=84.48 NW=84.18
525	5+146.56	1800mmØ	85.52	N=83.56 SW=83.50
526	5+161.73	1800mmØ	85.60	NW=83.64 S=83.61

GRADING NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 SPMD.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE MOUNTABLE CURB (50mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

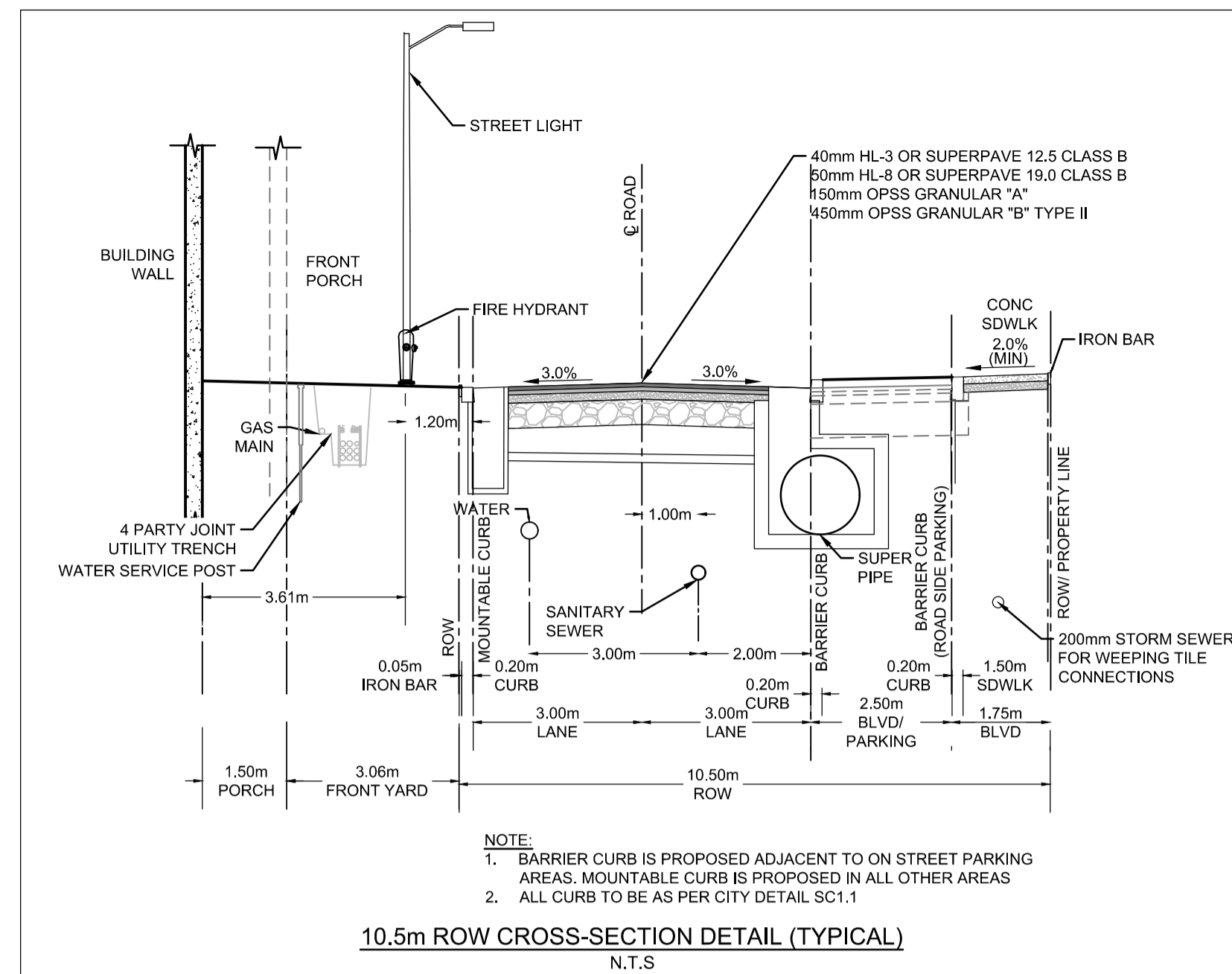
EROSION AND SEDIMENT CONTROL NOTES:

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER CLOTH UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

PAVEMENT STRUCTURE:

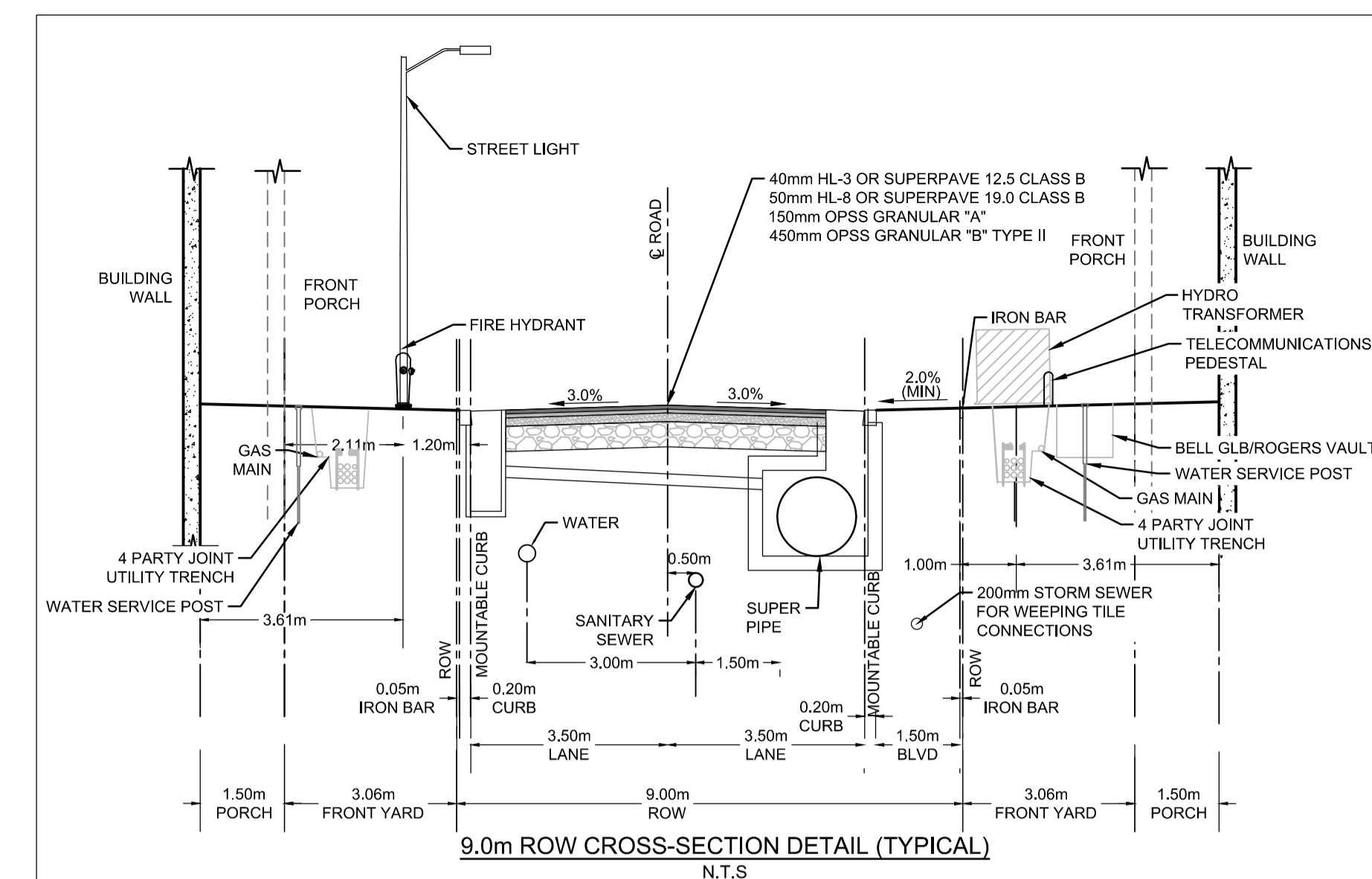
- DRIVEWAYS AND AT GRADE CAR PARKING AREAS
50mm HL-3 OR SUPERPAVE 12.5 CLASS B
150mm GRAN "A"
300mm GRAN "B" TYPE II
- LOCAL RESIDENTIAL ROADS AND ACCESS LANES
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE 19.0 CLASS B
150mm GRAN "A"
450mm GRAN "B" TYPE II

- UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1 m BELOW FINAL GRADE.
- 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.

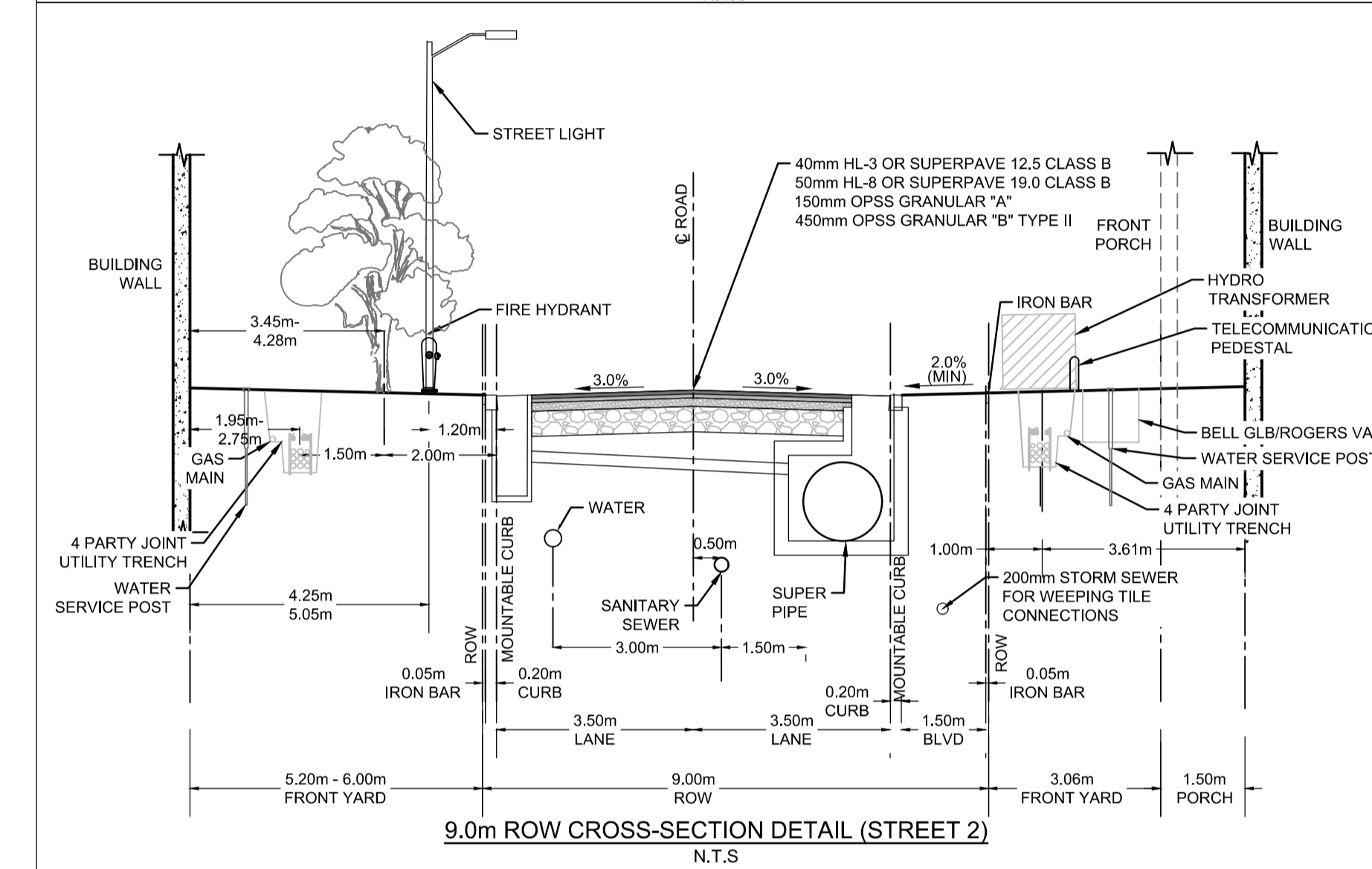


NOTE:
1. BARRIER CURB IS PROPOSED ADJACENT TO ALL STREET PARKING AREAS. MOUNTABLE CURB IS PROPOSED IN ALL OTHER AREAS
2. ALL CURB TO BE AS PER CITY DETAIL SC1.1

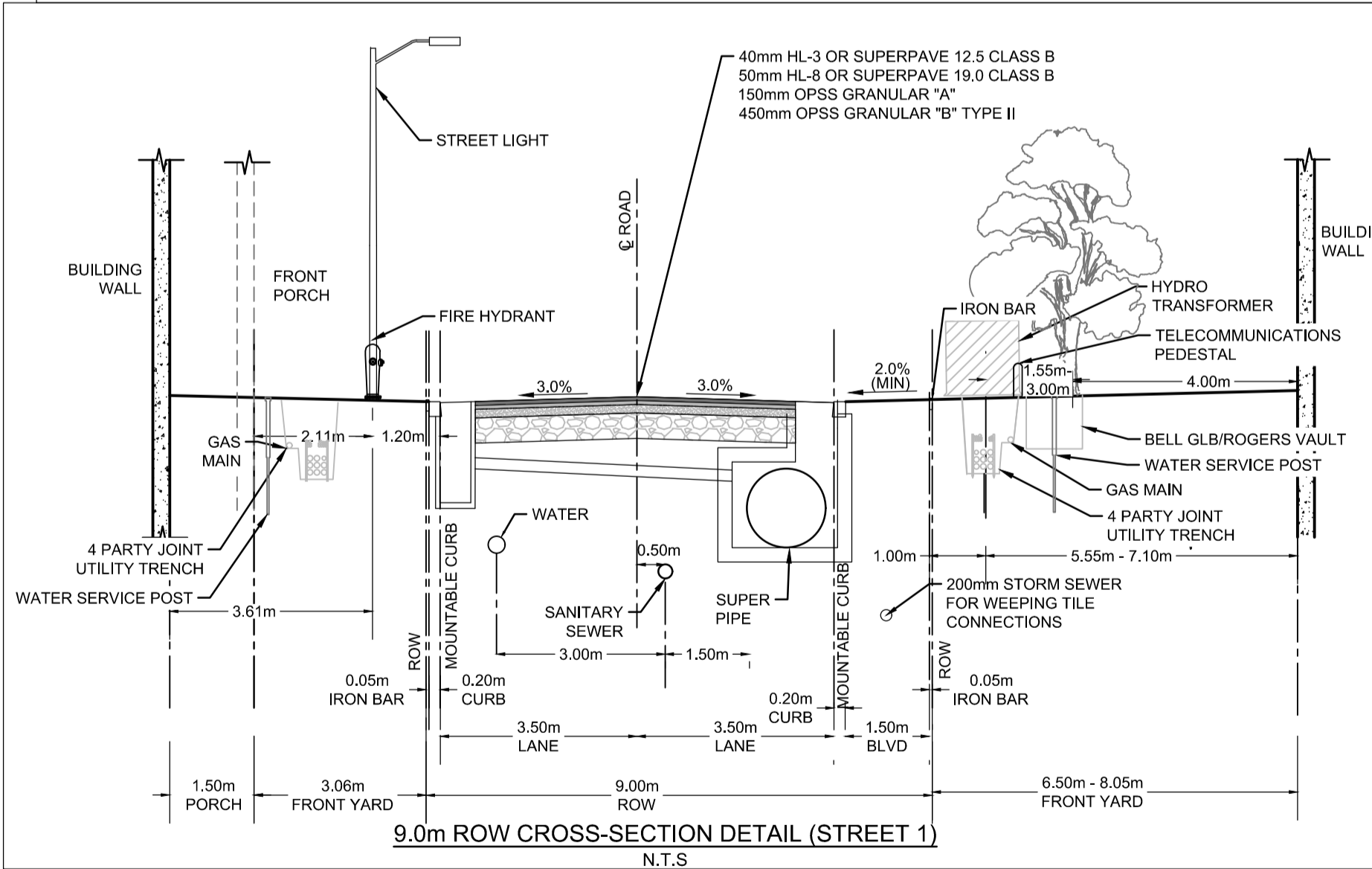
10.5m ROW CROSS-SECTION DETAIL (TYPICAL)
N.T.S.



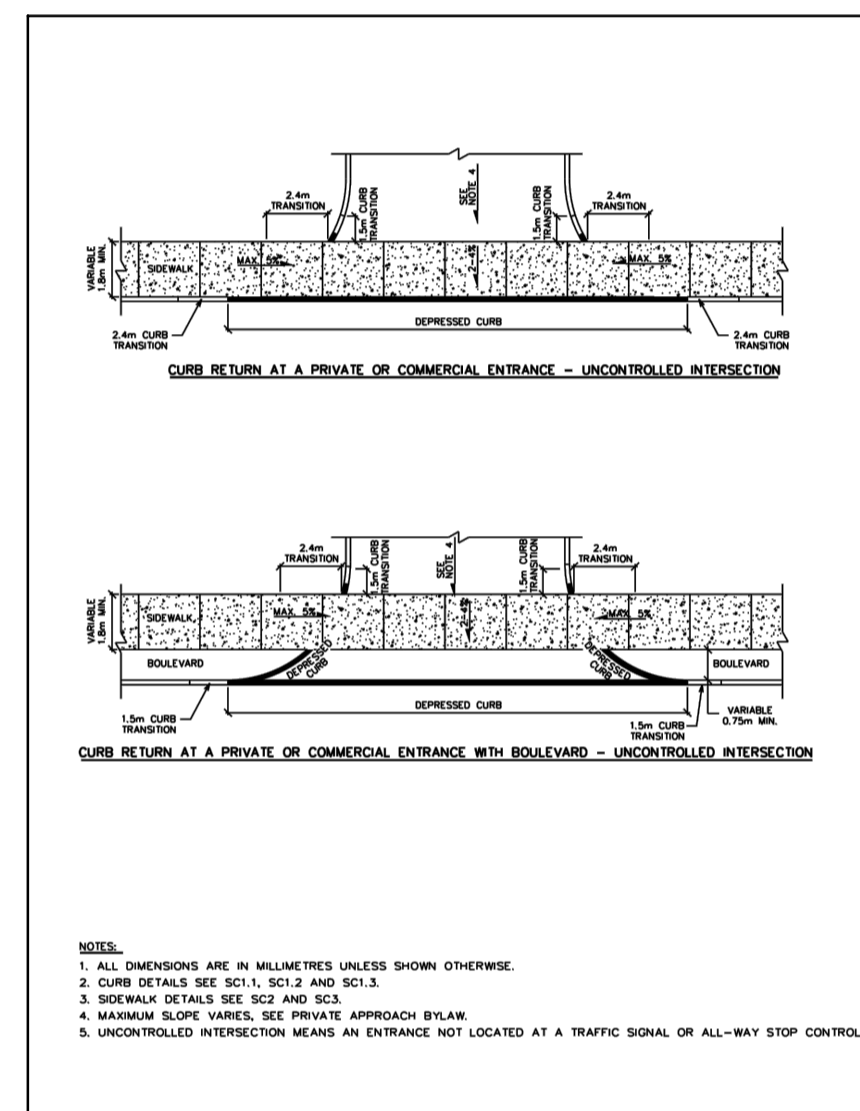
9.0m ROW CROSS-SECTION DETAIL (TYPICAL)
N.T.S.



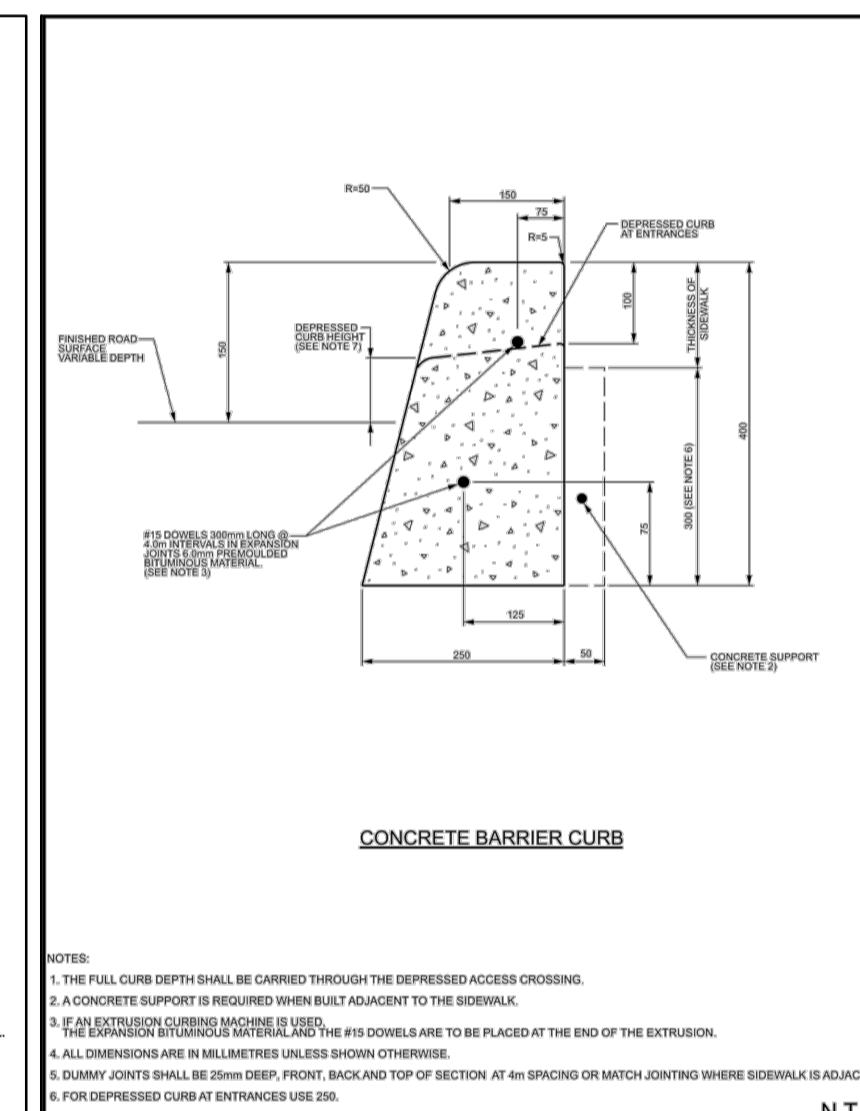
9.0m ROW CROSS-SECTION DETAIL (STREET 2)
N.T.S.



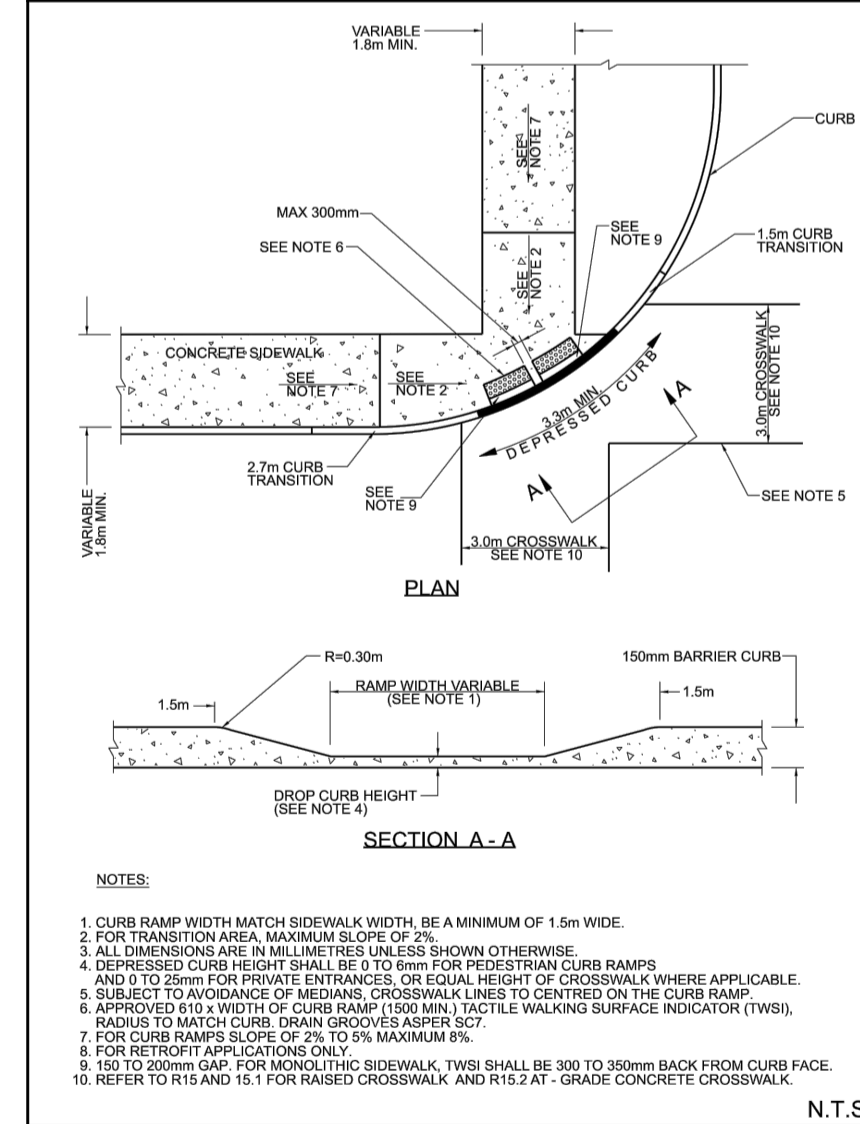
9.0m ROW CROSS-SECTION DETAIL (STREET 1)
N.T.S.



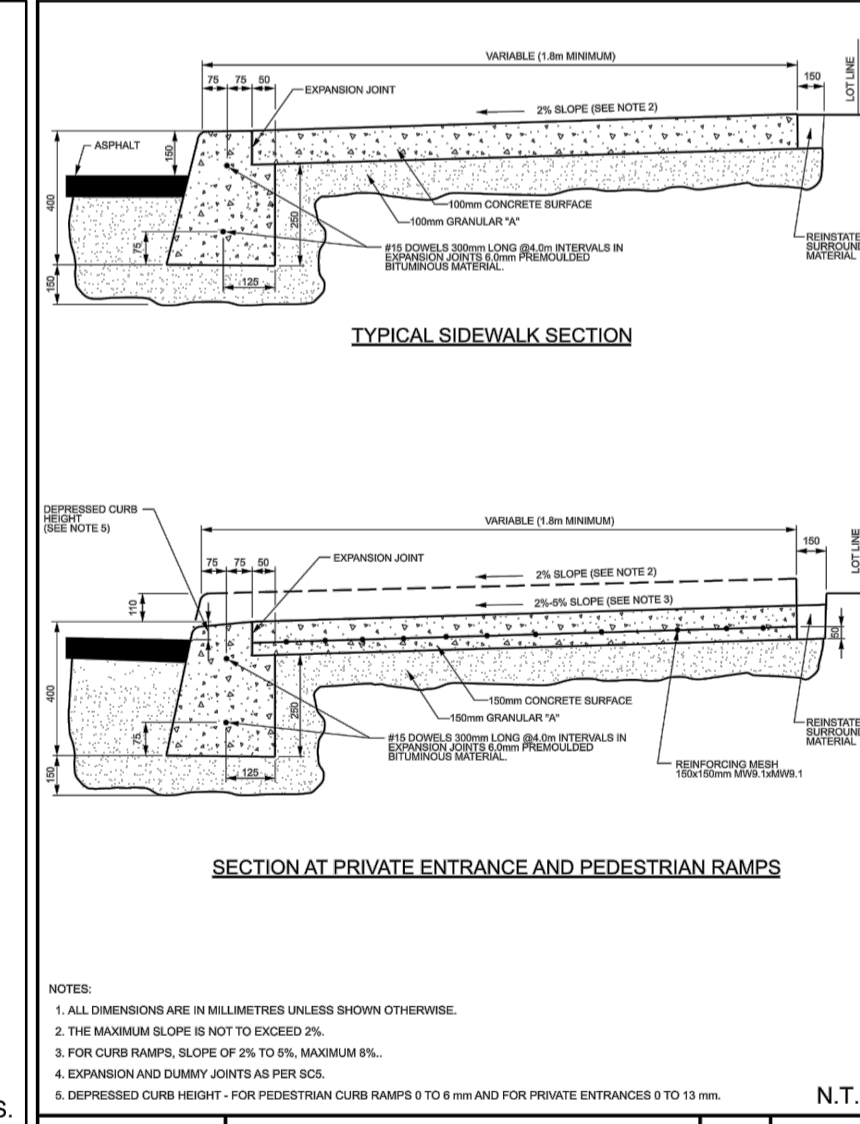
Ottawa CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS DATE: MARCH 2007
REV: MARCH 2007
SCALE: 1:10
DWG. NO.: SC7.1



Ottawa CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110) DATE: JANUARY 2003
REV: MARCH 2007
SCALE: 1:10
DWG. NO.: SC1.1



Ottawa PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK DATE: MARCH 2007
REV: MARCH 2007
SCALE: 1:10
DWG. NO.: SC7.2



Ottawa CONCRETE BARRIER CURB WITH SIDEWALK DATE: JANUARY 2003
REV: MARCH 2007
SCALE: 1:10
DWG. NO.: SC1.4

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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505 PRESTON STREET,
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OTTAWA, ONTARIO
K1S 4N7.

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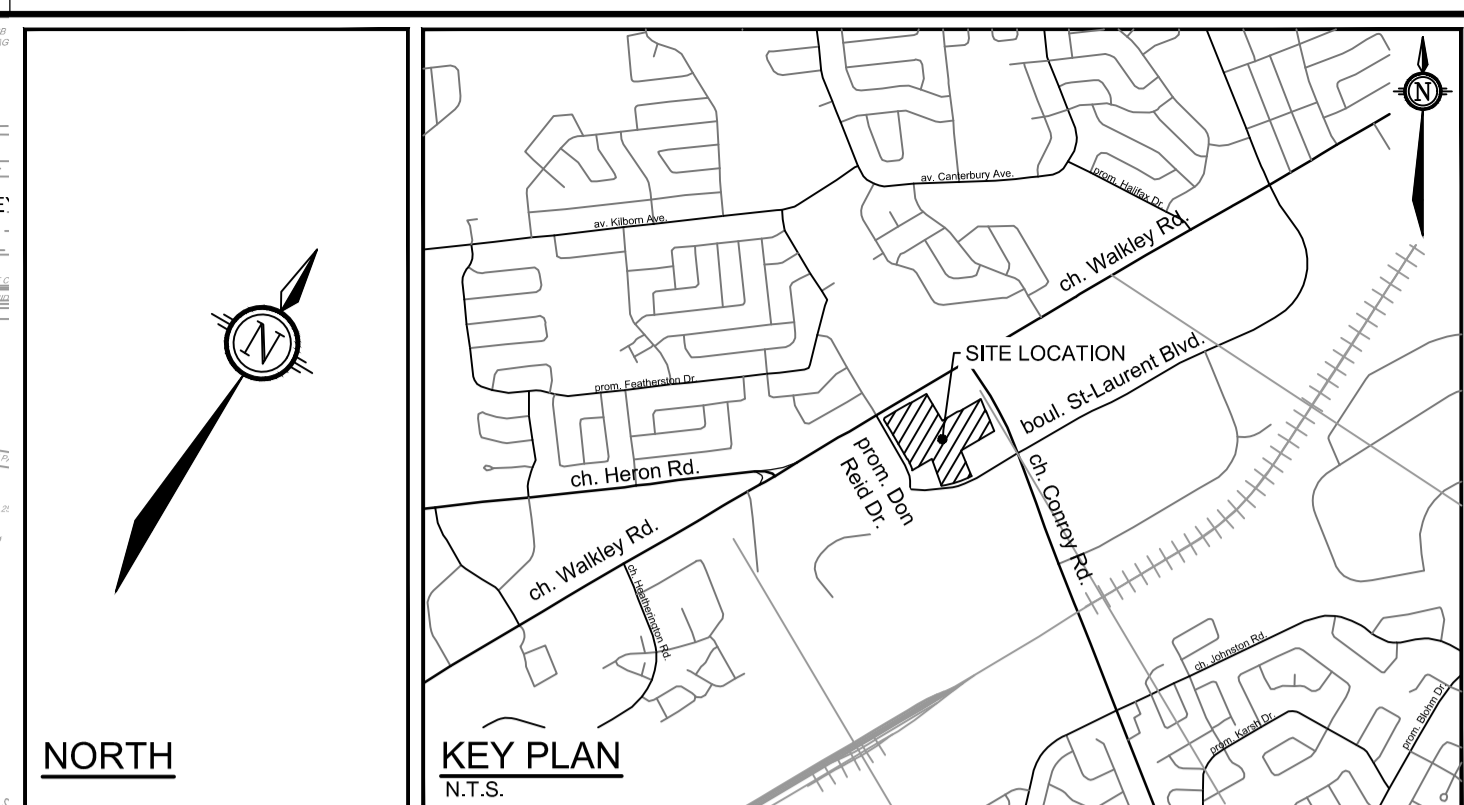
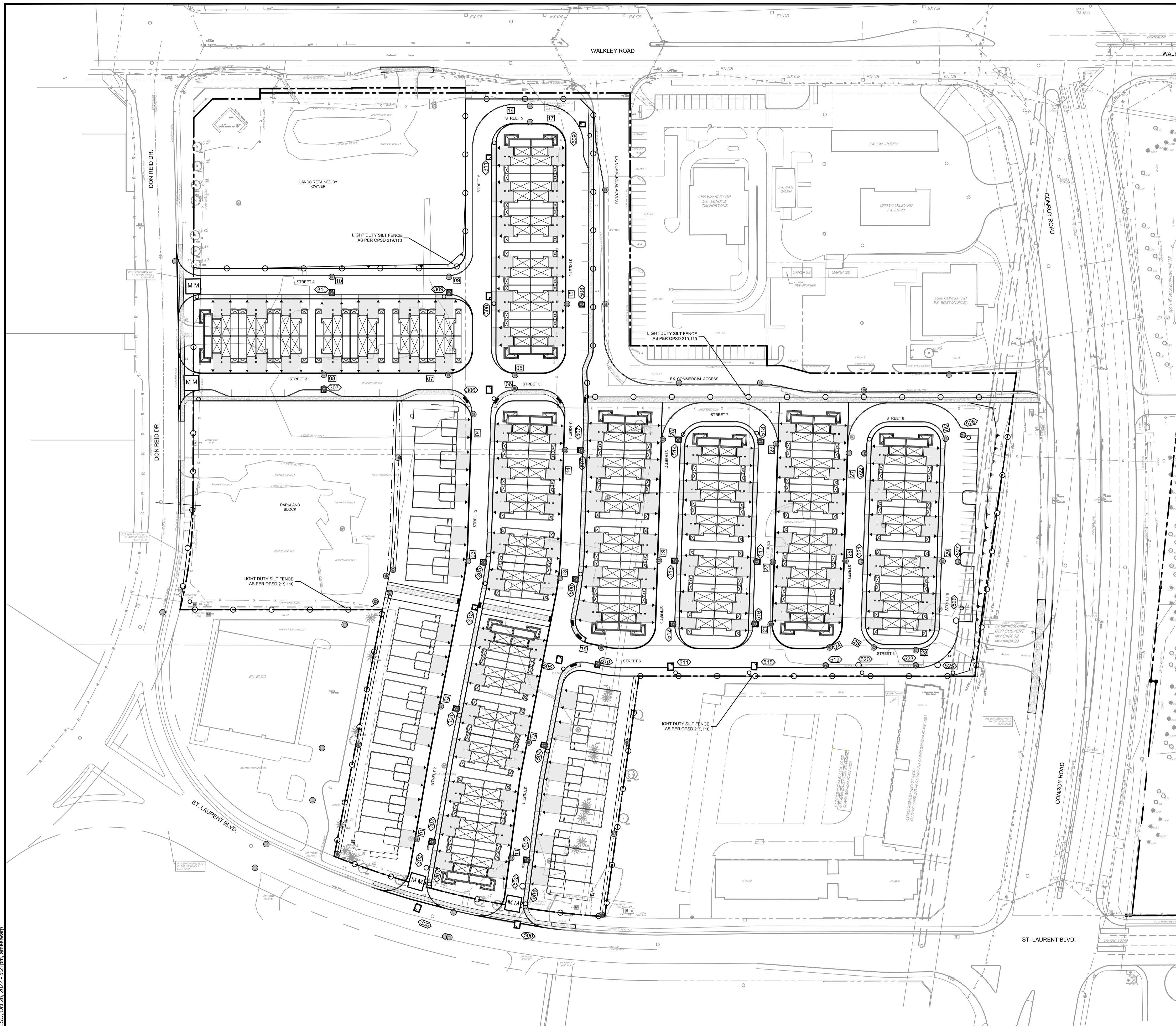
DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
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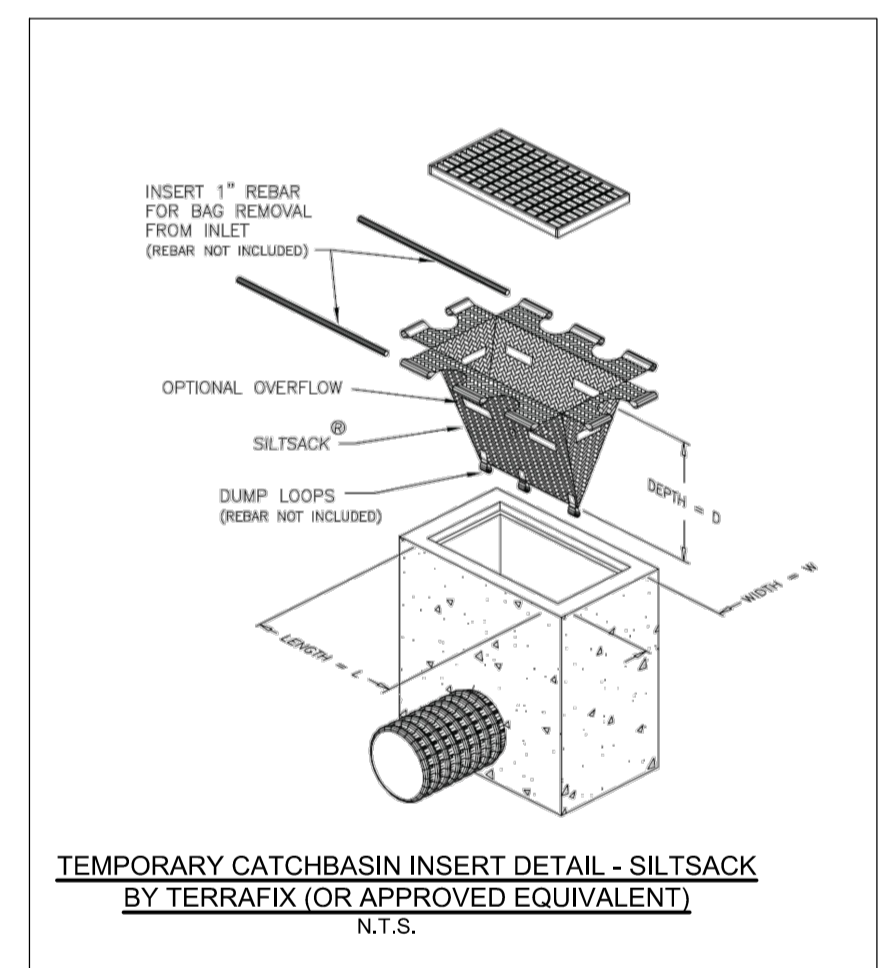
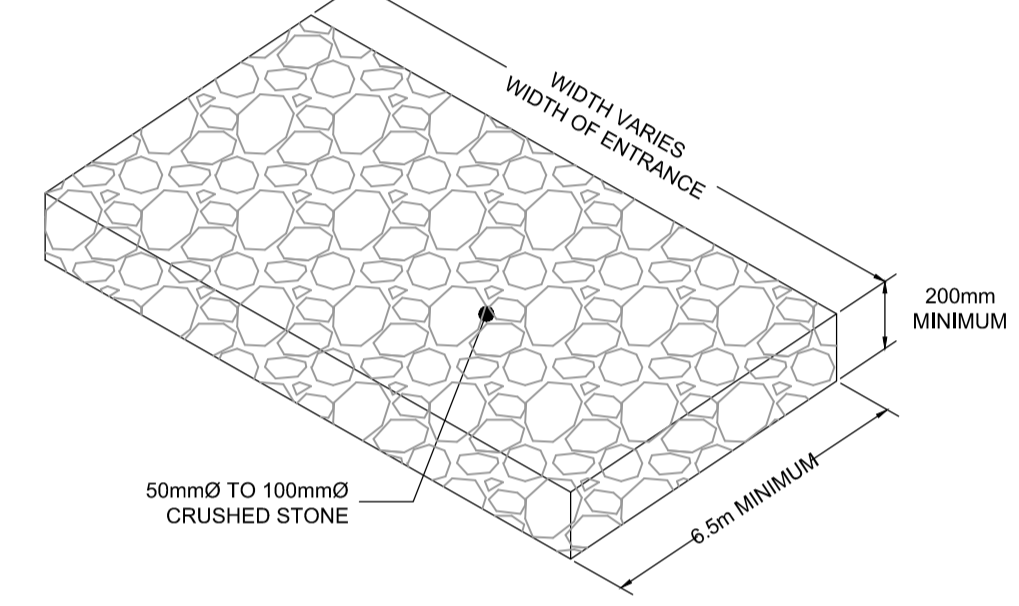
LOCATION		PROJECT No.	
CITY OF OTTAWA 2510 St. LAURENT BOULEVARD		122040	
LOCATION NAME		REV #1	
DRAWING AND DETAILS GRADING		122040-ND2	

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LEGEND

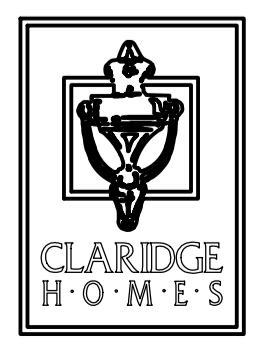
---	PROPERTY LINE	⊙	PROPOSED CATCHBASIN MANHOLE
---	PROPOSED CURB	⊠	PROPOSED BOX MANHOLE
DC	PROPOSED DEPRESSED CURB	⊡	PROPOSED CATCHBASIN BOX MANHOLE
---	PROPOSED DRIVEWAY	□	PROPOSED CATCHBASIN
---	TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3	●	PROPOSED LANDSCAPE DRAIN
MM	PROPOSED MUD MAT	⊙	PROPOSED INLET CONTROL DEVICE
---	LIGHT DUTY SILT FENCE (OPSD 219.110)	⊙	EXISTING STORM MANHOLE
○	PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS	⊠	EXISTING CATCHBASIN
		○	EXISTING LIGHT STANDARD
		---	EXISTING FENCE



- 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.
- 1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
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 - 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.

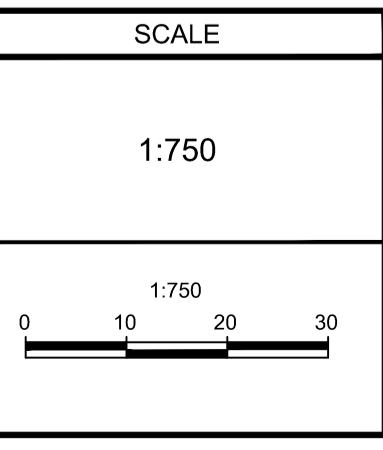
NOTE:
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DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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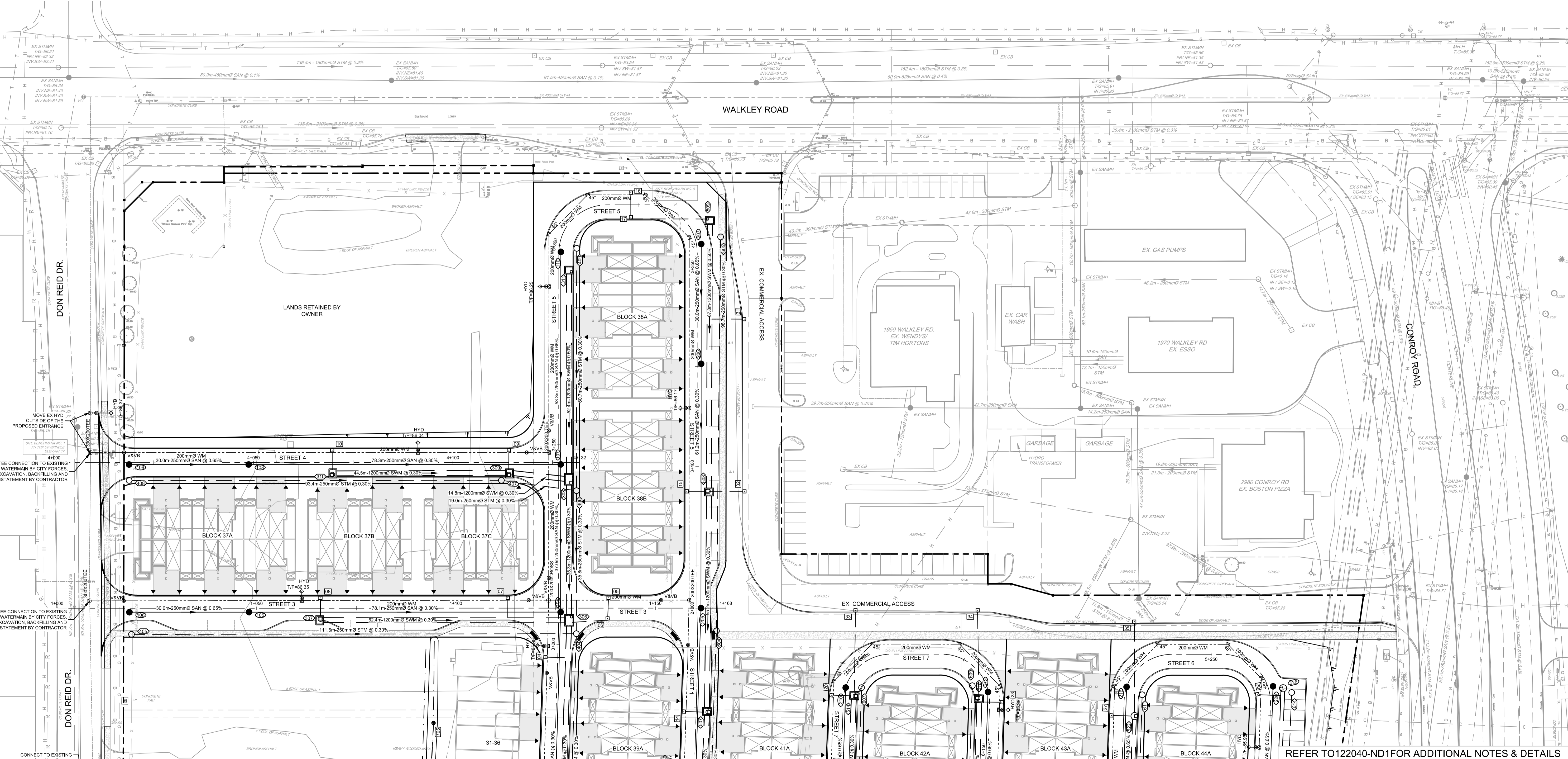
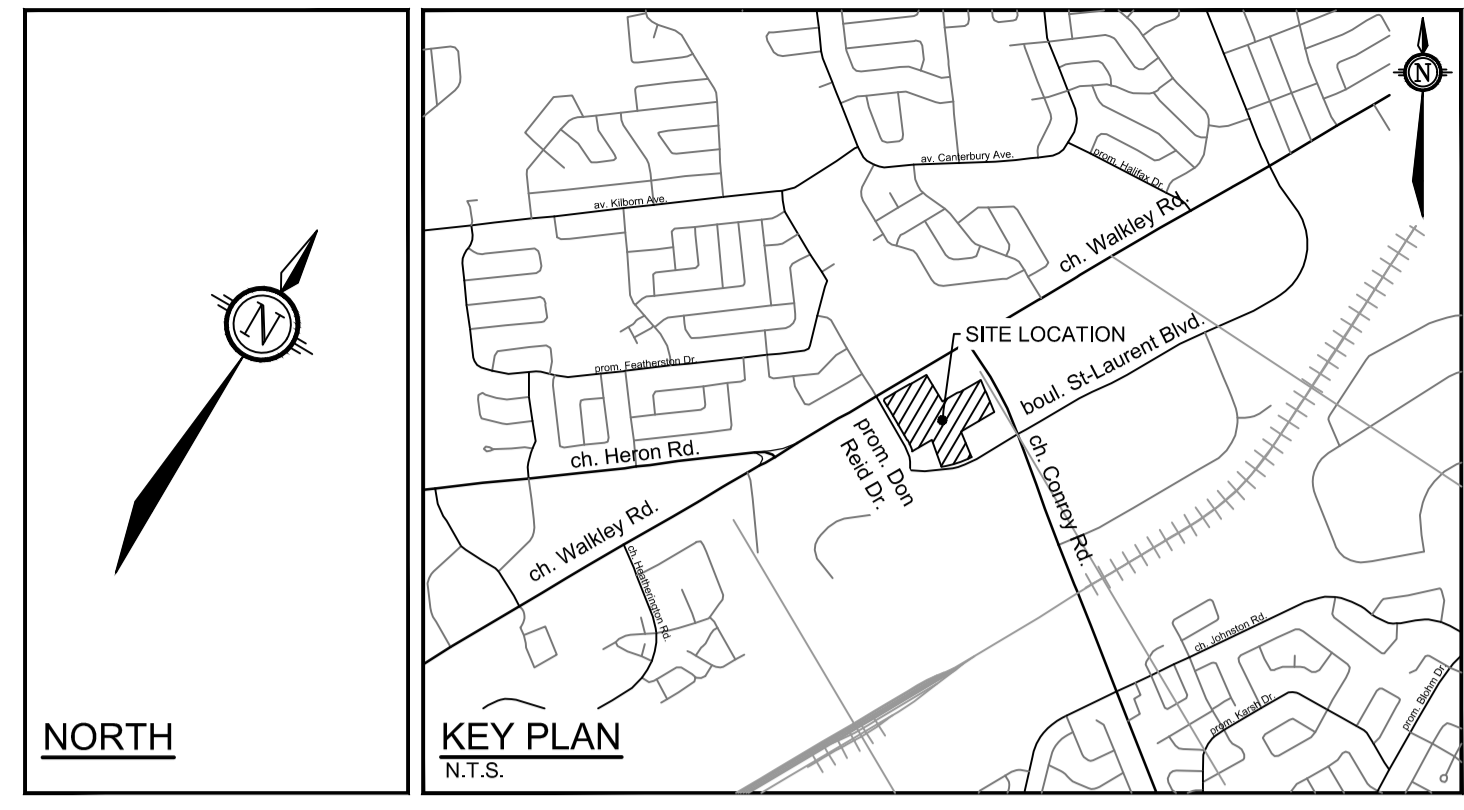
LOCATION CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD	
DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	
PROJECT No.	122040
REV	REV #1
DRAWING No.	122040-ESC

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PLANNING - 04/11/2022

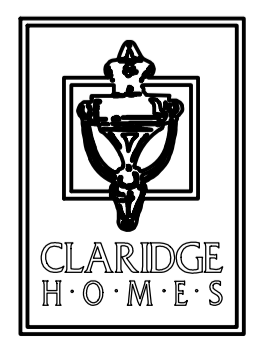
LEGEND

	PROPERTY LINE		PROPOSED SERVICE LATERALS PER CITY STANDARD 11.3
	PROPOSED CURB		EXISTING MONITORING WELL
	PROPOSED DEPRESSED CURB		EXISTING TRANSFORMER
	TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3		EXISTING DITCH CENTRELINE
	SWALE c/w SUBDRAIN AND DIRECTION OF FLOW		EXISTING UTILITY POLE C/W GUY WIRES
	PROPOSED SANITARY SERVICE c/w MANHOLE		EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
	PROPOSED STORM SEWER AND MANHOLE		EXISTING HYDRANT C/W VALVE & LEAD
	PROPOSED STORMWATER MANAGEMENT PIPE		EXISTING SANITARY MANHOLE & SEWER
	PROPOSED CATCHBASIN MANHOLE		EXISTING STORM MANHOLE & SEWER
	PROPOSED BOX MANHOLE		EXISTING CATCHBASIN
	PROPOSED CATCHBASIN BOX MANHOLE		EXISTING LIGHT STANDARD
	PROPOSED CATCHBASIN		EXISTING FENCE
	PROPOSED LANDSCAPE DRAIN		EXISTING TRAFFIC SIGNAL
	PROPOSED INLET CONTROL DEVICE		EXISTING TRAFFIC WIRE
	PROPOSED WATER MAIN		EXISTING GAS MAIN
	PROPOSED HYDRANT c/w LEAD & VALVE		EXISTING BELL LINE
	PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE (REFER TO PLAN AND PROFILES)		EXISTING HYDRO
	PROPOSED VALVE AND VALVE BOX		EXISTING STREETLIGHT WIRE
	PROPOSED TOP OF BOTTOM FLANGE		



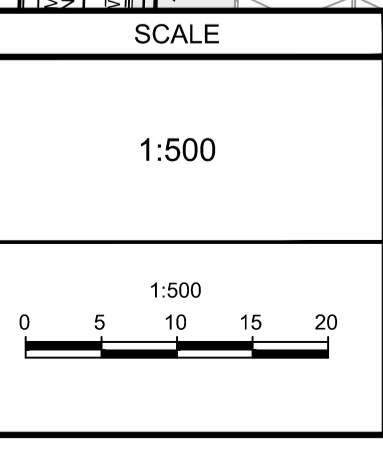
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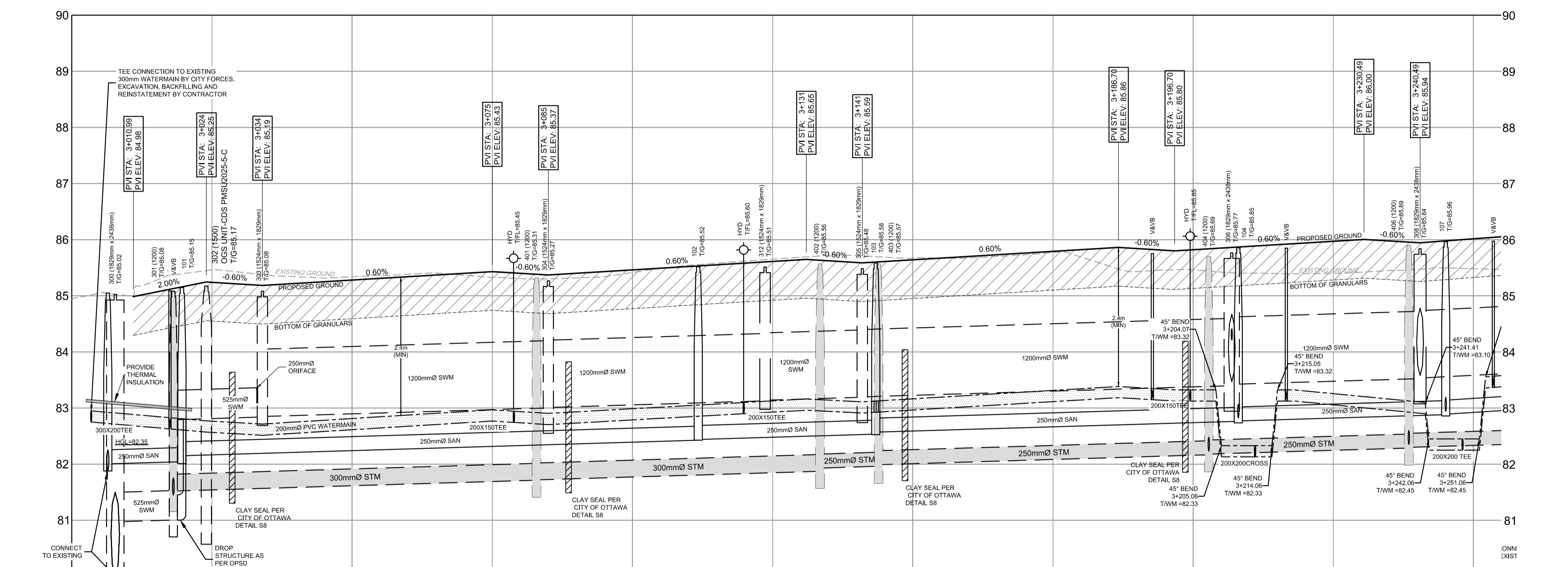
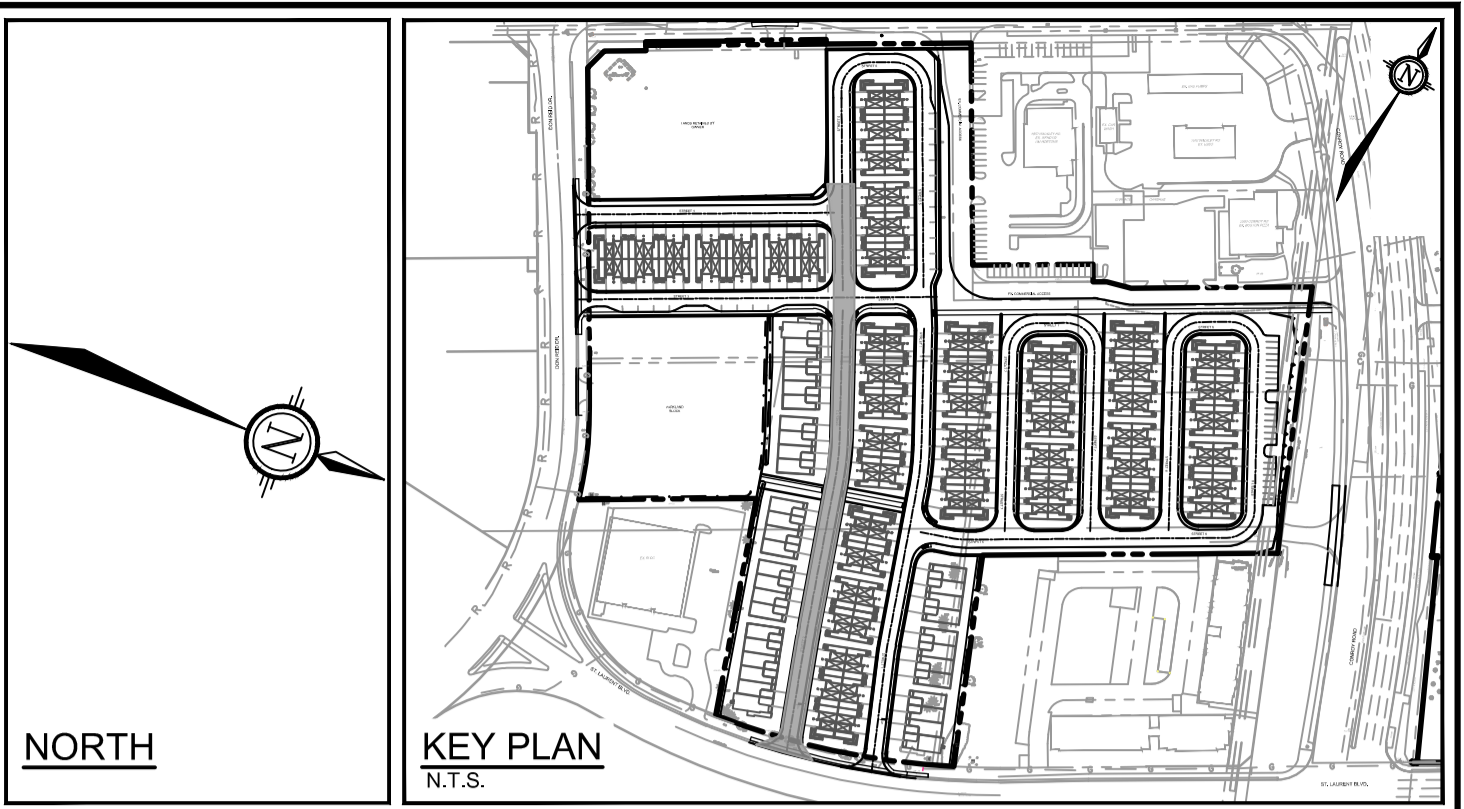
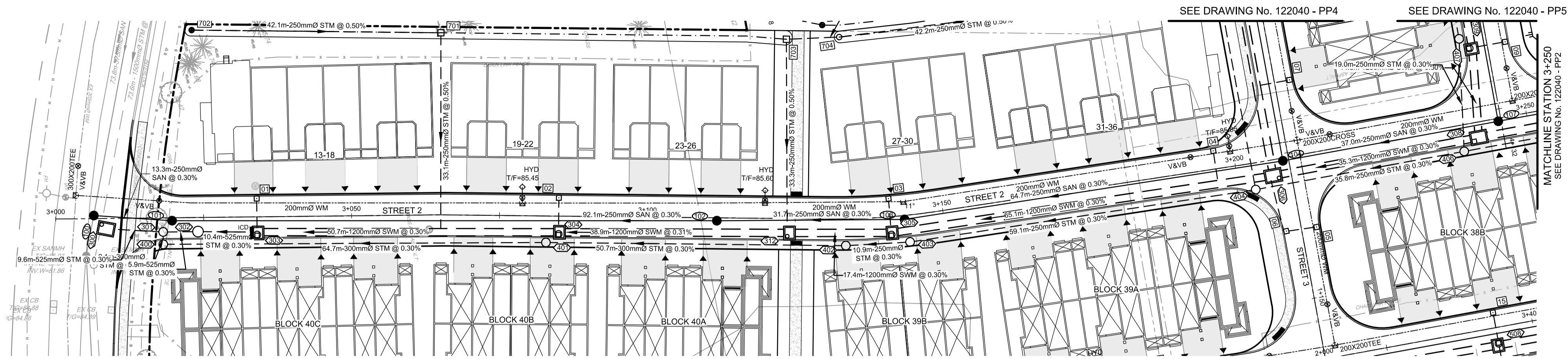
DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD	
DRAWING NAME GENERAL PLAN OF SERVICES (NORTH)	
PROJECT No.	122040
REV	REV #1
DRAWING No.	122040-GP2

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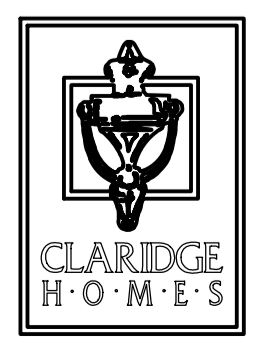


CHAINAGE	PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
3+000	84.96	82.77	9.64m - 525mm ^Ø CONC HD STM @ 0.30%	64.67m - 300mm ^Ø PVC DR 35 STM @ 0.30%	N=82.00 E=82.00 S=82.00 W=82.00	85.46
3+005	85.25	82.71	10.39m - 525mm ^Ø CONC HD STM @ 0.30%		N=82.15 E=82.15 S=82.15 W=82.15	85.24
3+010	85.19	82.81	50.72m - 1200mm ^Ø HDPE SWM @ 0.30%		N=82.44 E=82.44 S=82.44 W=82.44	85.42
3+015	85.43	82.97		60.69m - 300mm ^Ø PVC DR 35 STM @ 0.30%	N=81.71 E=81.71 S=81.71 W=81.71	85.27
3+020	85.37	82.90			N=81.72 E=81.72 S=81.72 W=81.72	85.65
3+025	85.46	82.99	38.87m - 1200mm ^Ø HDPE SWM @ 0.31%		N=81.86 E=81.86 S=81.86 W=81.86	85.67
3+030	85.61	83.08	17.30m - 1200mm ^Ø HDPE SWM @ 0.30%		N=82.27 E=82.27 S=82.27 W=82.27	85.77
3+035	85.65	83.13			N=82.27 E=82.27 S=82.27 W=82.27	85.67
3+040	85.65	83.16			N=82.27 E=82.27 S=82.27 W=82.27	85.67
3+045	85.59	83.13			N=82.27 E=82.27 S=82.27 W=82.27	85.67
3+050	85.64	83.16			N=82.27 E=82.27 S=82.27 W=82.27	85.67
3+055	85.79	83.31	65.11m - 1200mm ^Ø HDPE SWM @ 0.30%		N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+060	85.96	83.38			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+065	85.90	83.35			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+070	85.92	83.30			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+075	85.92	83.30			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+080	85.97	83.26	35.32m - 1200mm ^Ø HDPE SWM @ 0.30%		N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+085	86.00	83.10			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+090	85.84	83.10			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+095	85.84	83.10			N=82.77 E=82.77 S=82.77 W=82.77	85.77
3+100	86.02	83.57			N=82.77 E=82.77 S=82.77 W=82.77	85.77

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

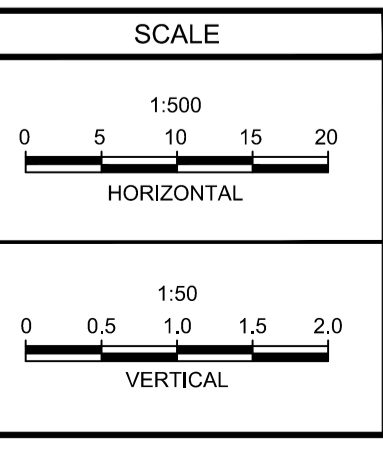
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DESIGN: ARM
CHECKED: GJM
DRAWN: CJF/ARM
CHECKED: ARM
APPROVED: GJM

LICENCED PROFESSIONAL ENGINEER
A.R. MESTWARP
102201604
Nov 01, 2022
PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER
G.J. McDONALD
Nov 01, 2022
PROVINCE OF ONTARIO

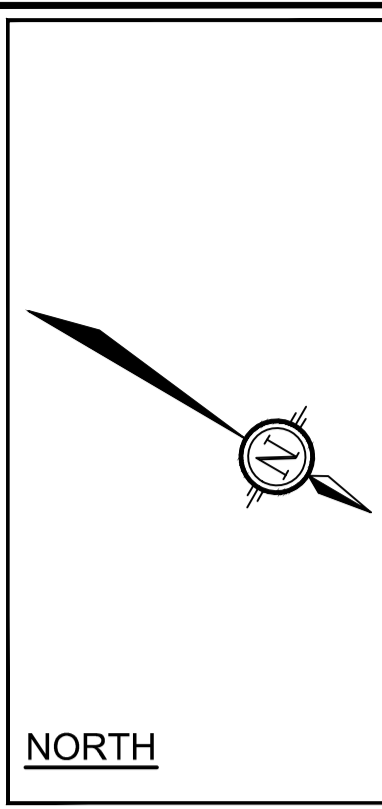
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LOCATION
CITY OF OTTAWA
2510 St. LAURENT BOULEVARD

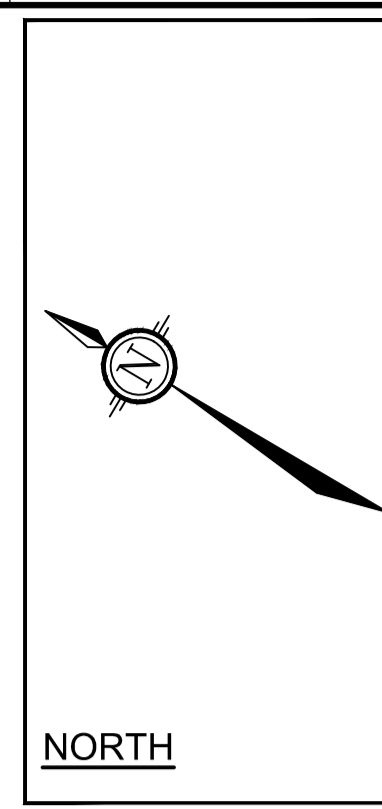
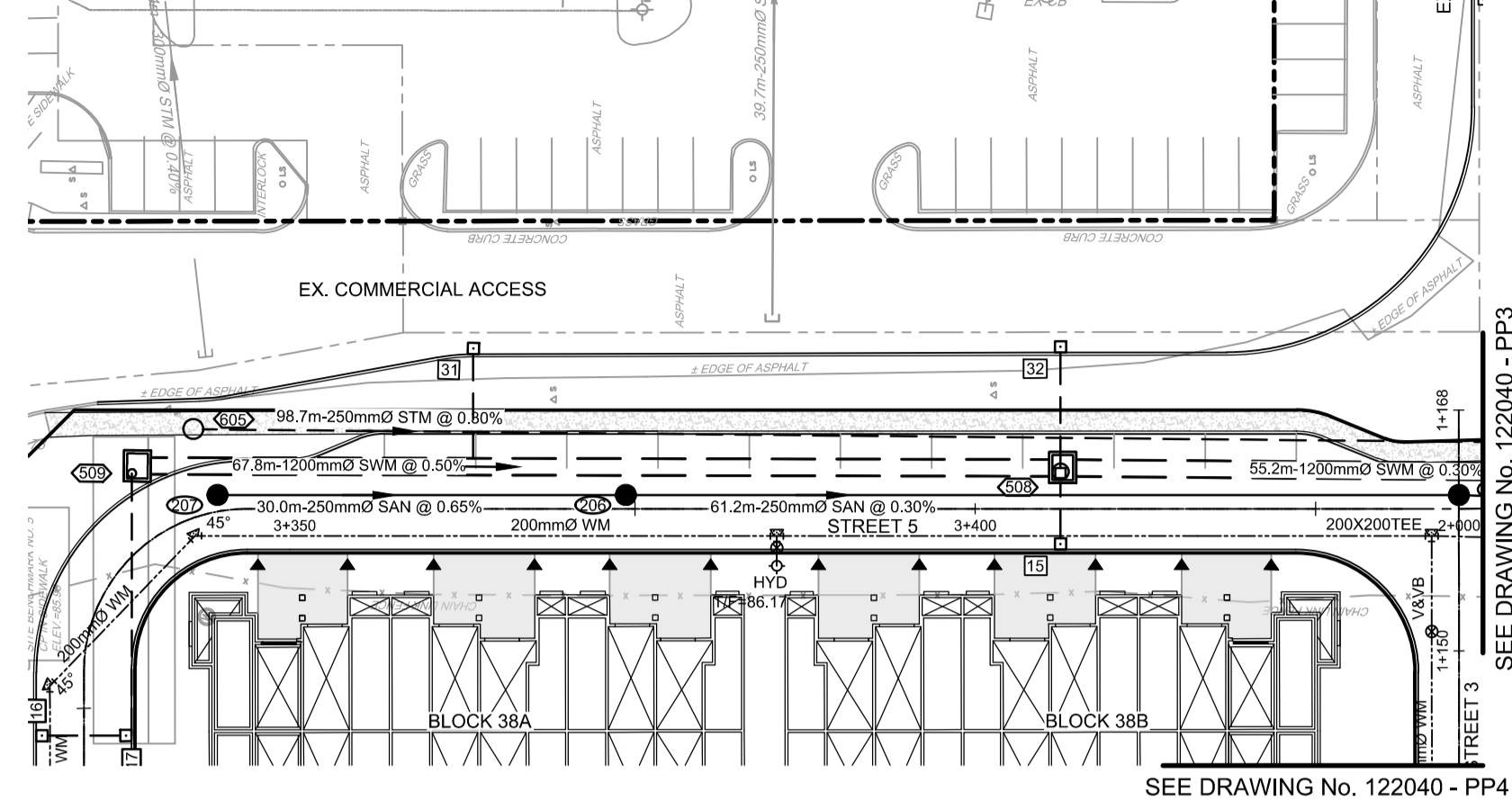
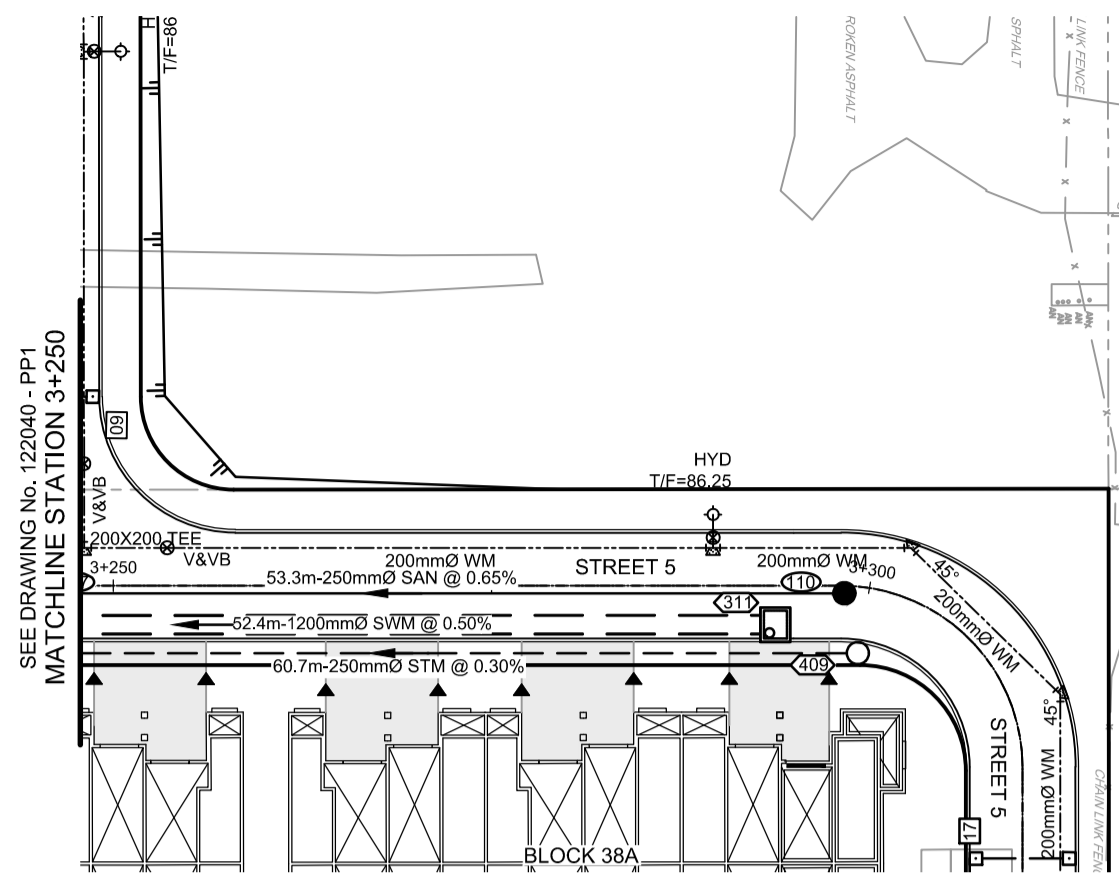
DRAWING NAME
PLAN & PROFILE
STREET 2 3+000.00 - 3+250.00

PROJECT No. 122040
REV #1
DRAWING No. 122040 - PP1

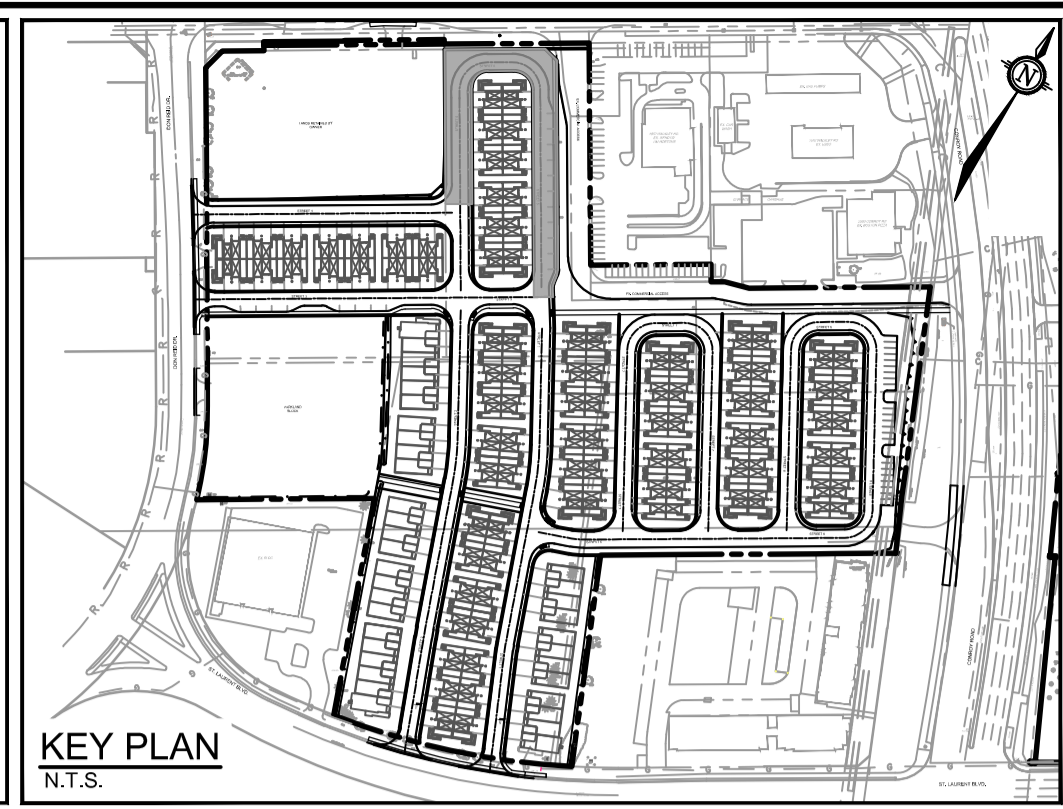
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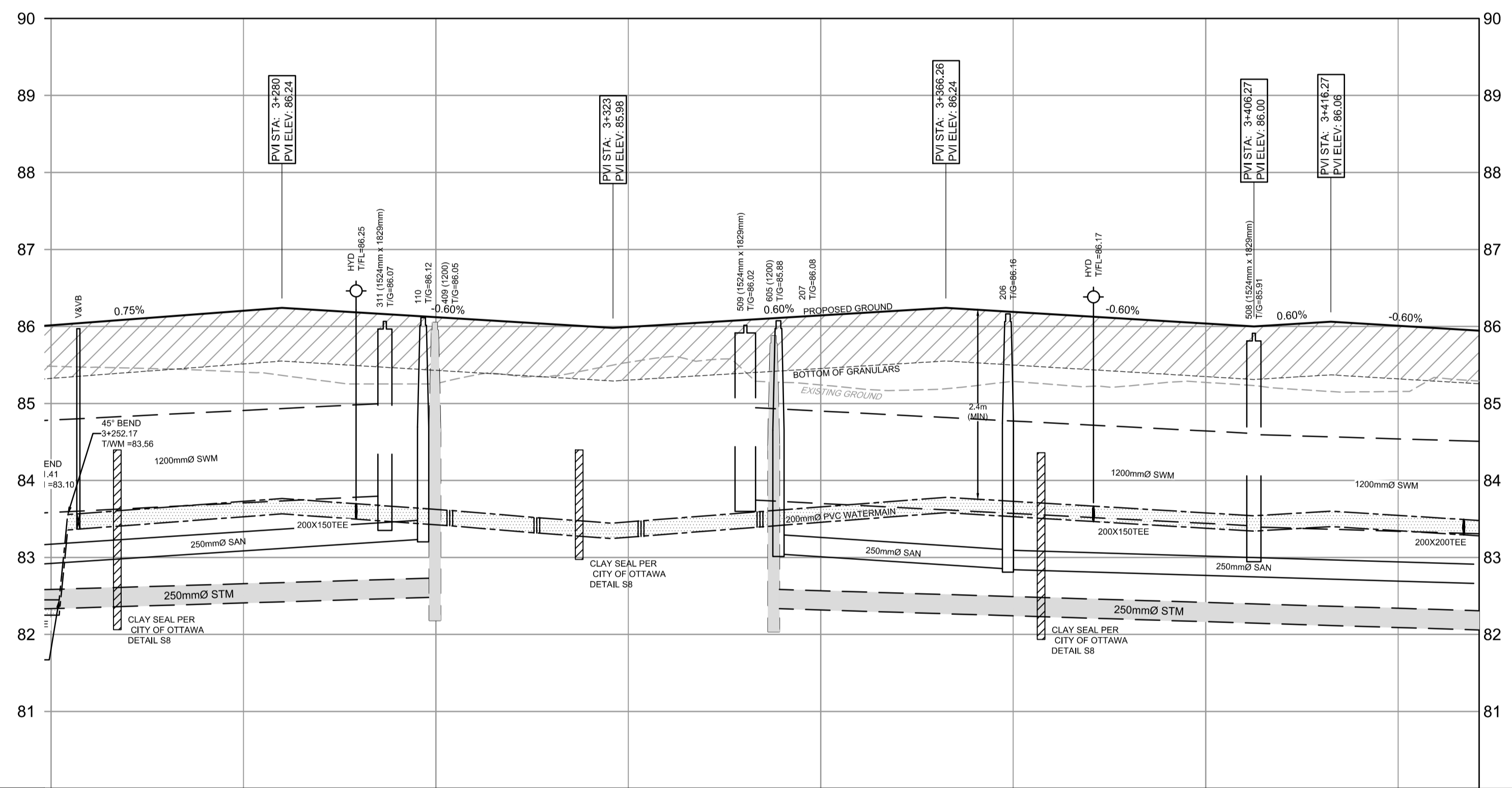
NORTH



NORTH



KEY PLAN
N.T.S.



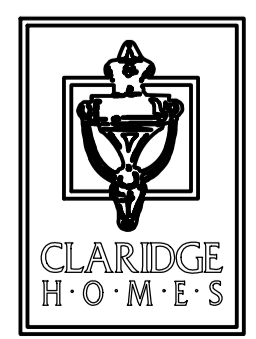
PROPOSED ELEVATION	86.02	86.20	86.24	86.12	85.98	85.99	86.14	86.24	86.19	86.04	86.00	86.08	86.01	86.95	PROPOSED ELEVATION
TOP OF WM ELEVATION	82.45 83.56 83.57	83.73 83.77	83.88	83.82 83.81	83.82	83.46 83.47	83.59 83.59	83.66	83.78 83.73	83.88	83.58 83.54	83.80	83.55	83.49	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS	52.43m - 1200mm HDPE SWM @ 0.50%		SE=83.80	60.73m - 250mm PVC DR 35 STM @ 0.30%		SE=83.24	67.82m - 1200mm HDPE SWM @ 0.50%		SE=83.40 SW=83.41 NE=84.25	55.17m - 1200mm HDPE SWM @ 0.30%		SWM SUPER PIPE INVERTS			
STORM SEWER INVERTS	60.73m - 250mm PVC DR 35 STM @ 0.30%		SE=83.24	30.00m - 250mm PVC DR 35 SAN @ 0.65%		SE=82.84	61.22m - 250mm PVC DR 35 SAN @ 0.30%		STORM SEWER INVERTS						
SANITARY SEWER INVERTS	53.27m - 250mm PVC DR 35 SAN @ 0.65%		SE=83.24	30.00m - 250mm PVC DR 35 SAN @ 0.65%		SE=82.84	61.22m - 250mm PVC DR 35 SAN @ 0.30%		SANITARY SEWER INVERTS						
EXISTING ELEVATION	85.49	85.47	85.26	85.26	85.57	85.24	85.29	85.27	85.15	85.15	85.15	85.15	85.15	85.15	EXISTING ELEVATION

3+250	3+253.51 V/B	3+275	3+289.84 HYD	3+293.37 SWAMBH	3+298.44 HYD	3+300	3+301.81 45° H/BEND	3+313.11 45° H/BEND	3+325	3+326.65 45° H/BEND	3+330	3+340.20 SWAMBH 3+342.10 45° H/BEND 3+343.05 SWAMBH 3+344.05 SWAMBH	3+350	3+351.16 SWAMBH 3+352.15	3+355.02 HYD	3+400	3+406.26 SWAMBH	3+425	3+433.54 200x200 TEE	3+435.33
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REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

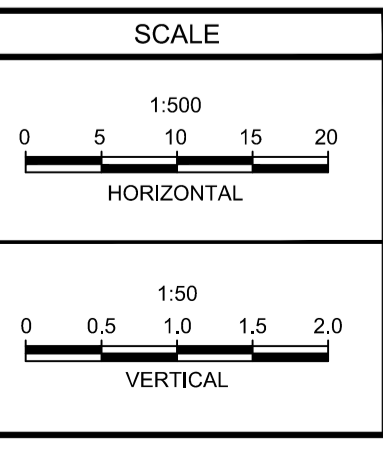
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CLARIDGE HOMES
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505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7.



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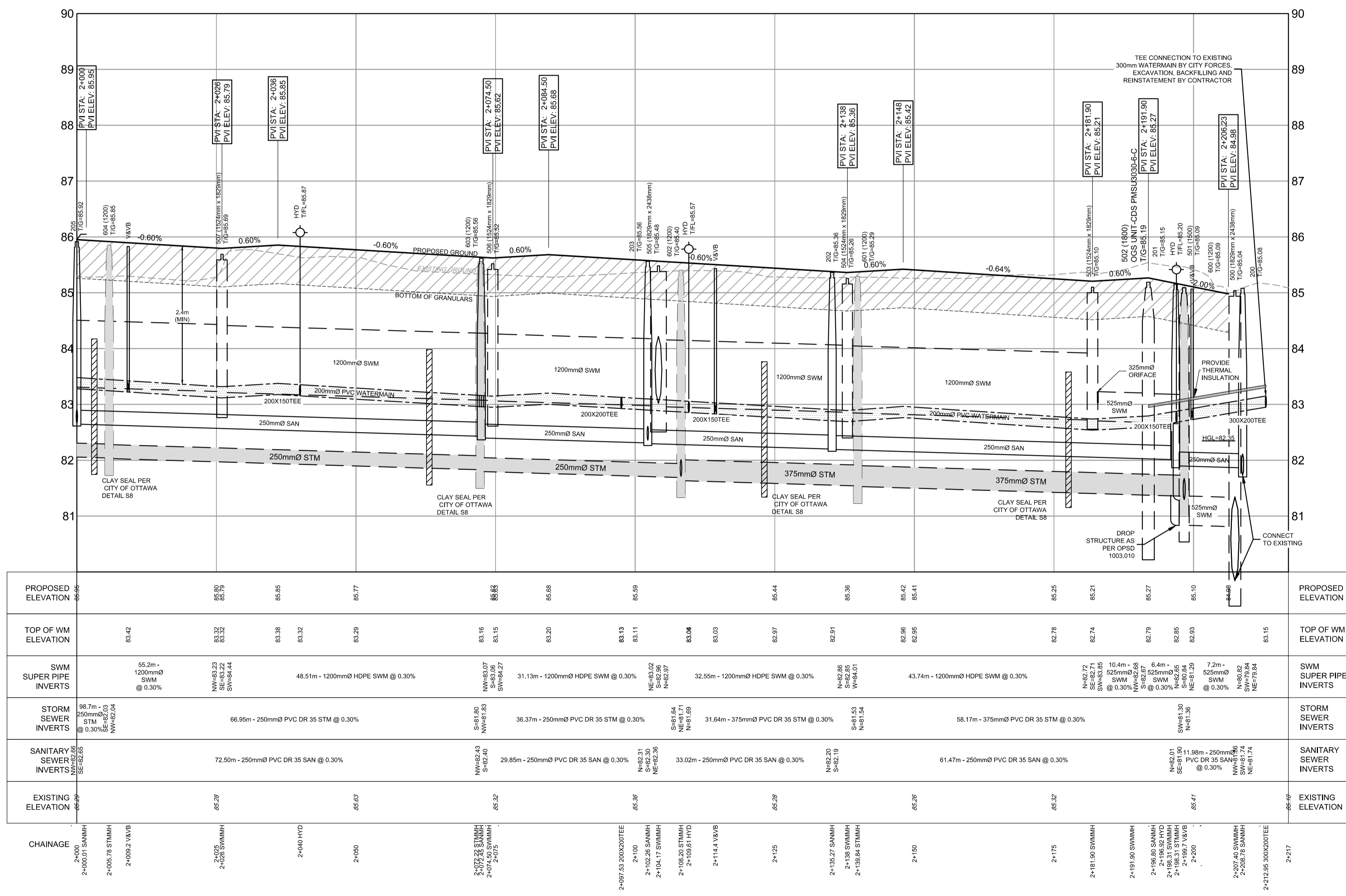
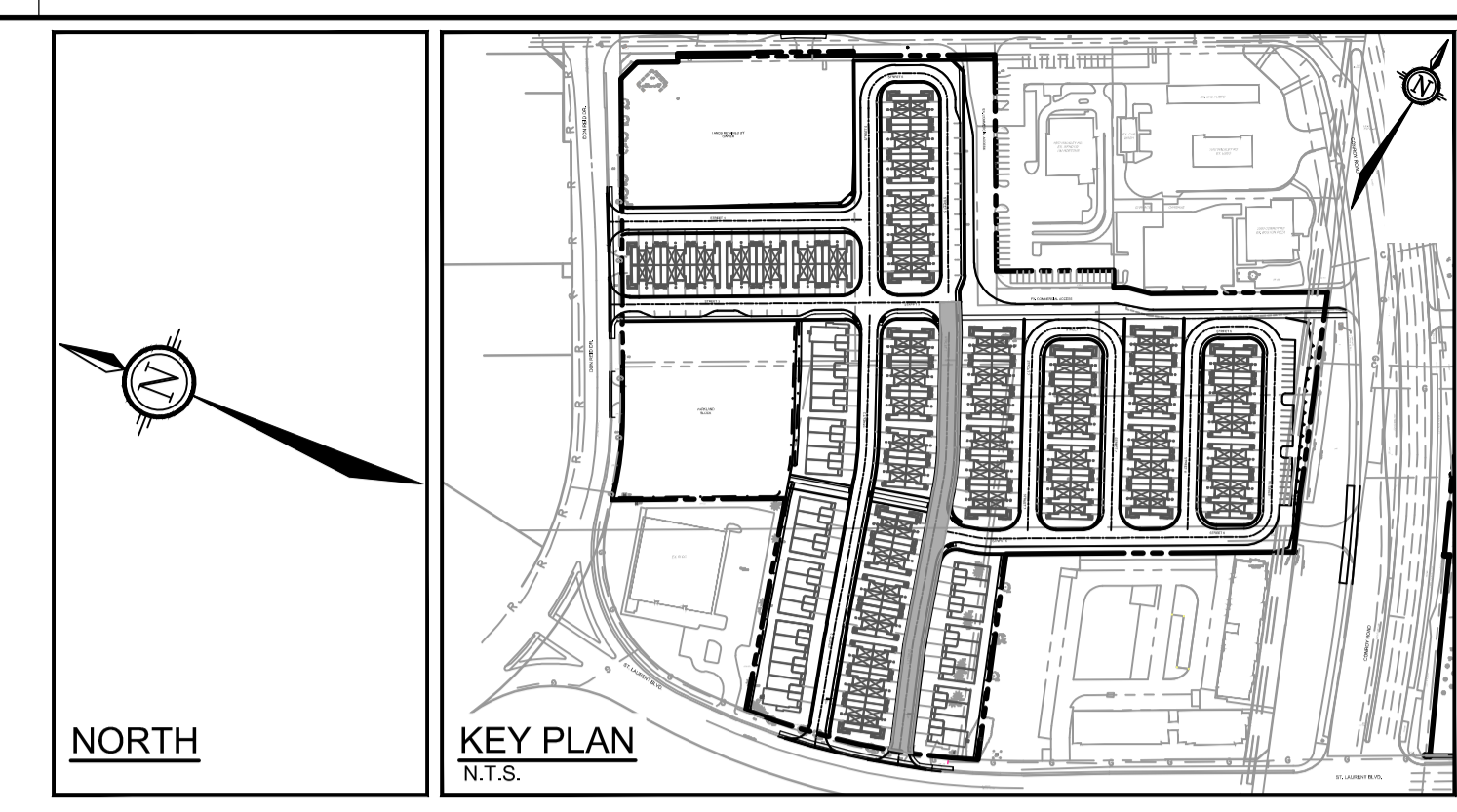
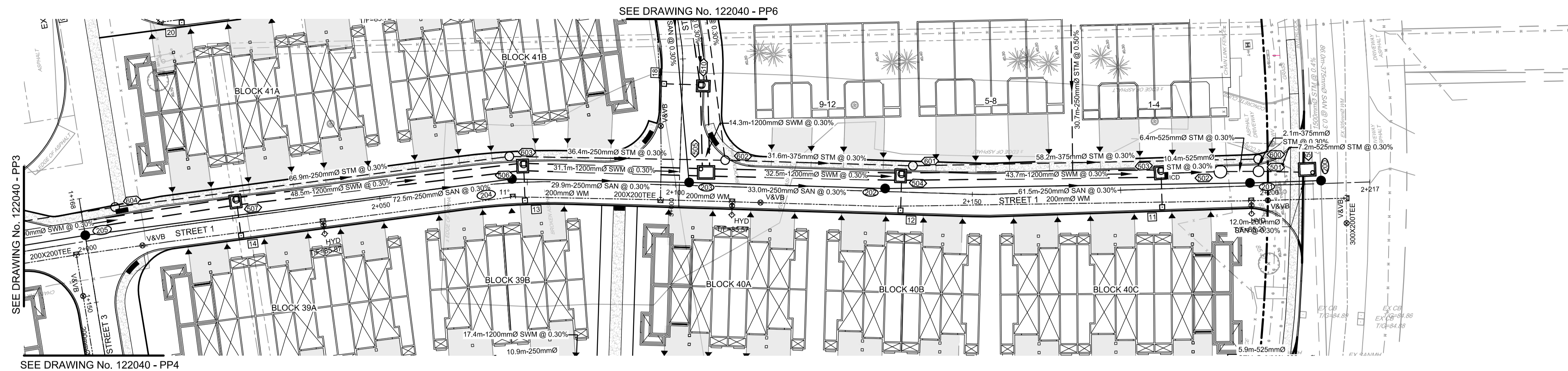
DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
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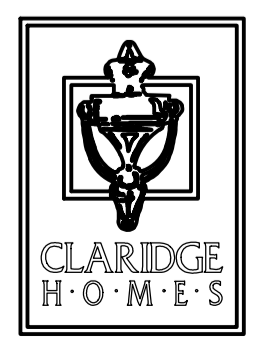
LOCATION		DRAWING NAME	
CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD		PLAN & PROFILE STREET 5 3+250.00 - 3+435.53	
PROJECT No.	122040	REV #1	
REV		DRAWING No.	122040 - PP2

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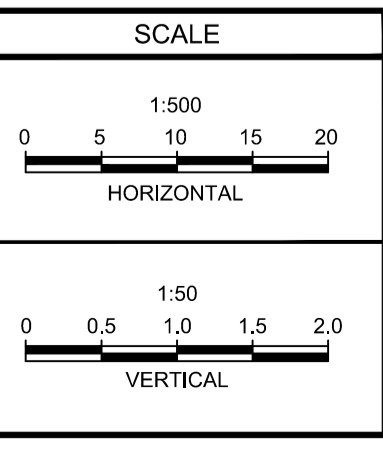
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No.	REVISION	DATE	BY
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DESIGN: ARM
CHECKED: GJM
DRAWN: CJF/ARM
CHECKED: ARM
APPROVED: GJM

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LICENSED PROFESSIONAL ENGINEER
A.R. WESTWARP
102201604
Nov 01, 2022
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
G.J. McDONALD
Nov 01, 2022
PROVINCE OF ONTARIO

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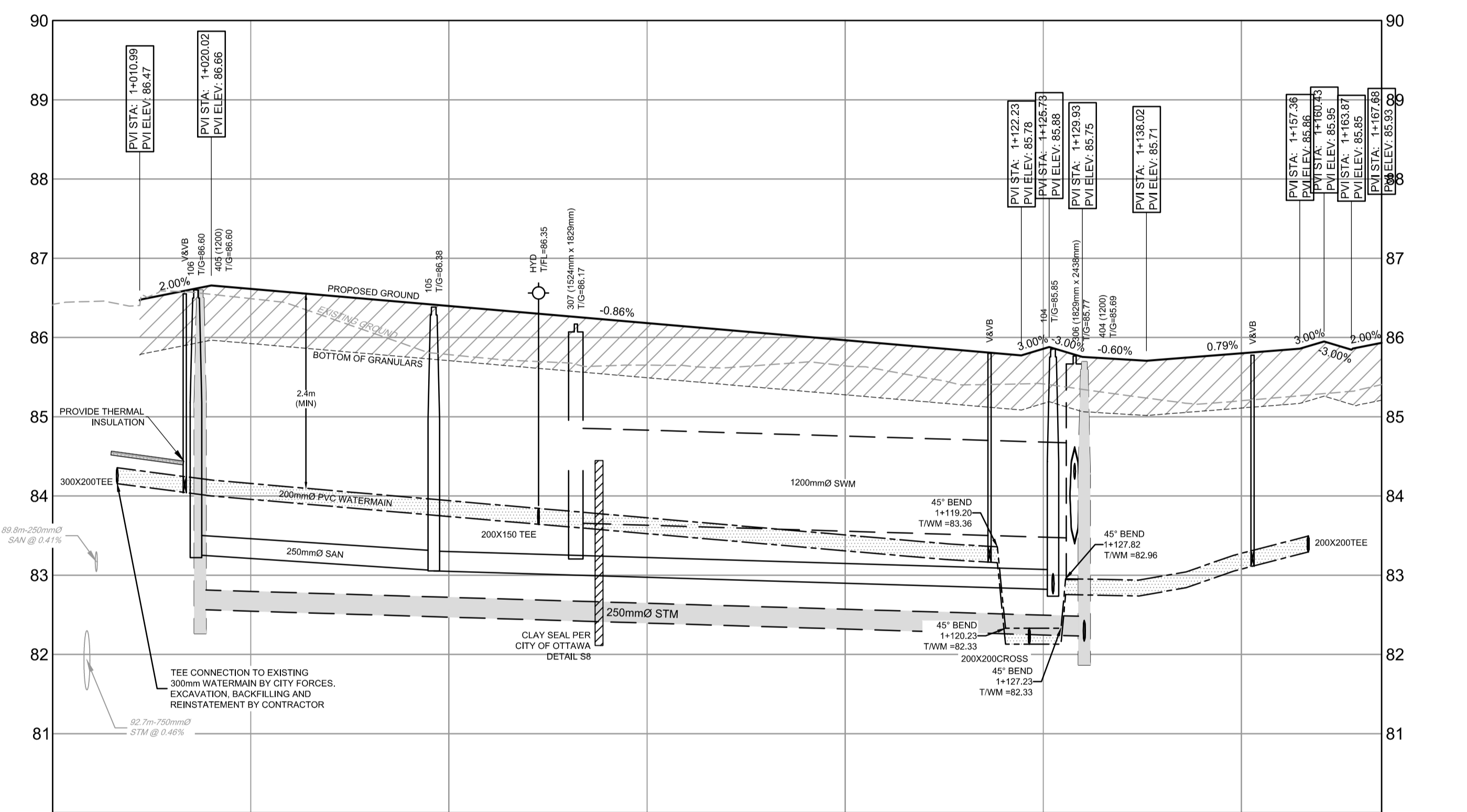
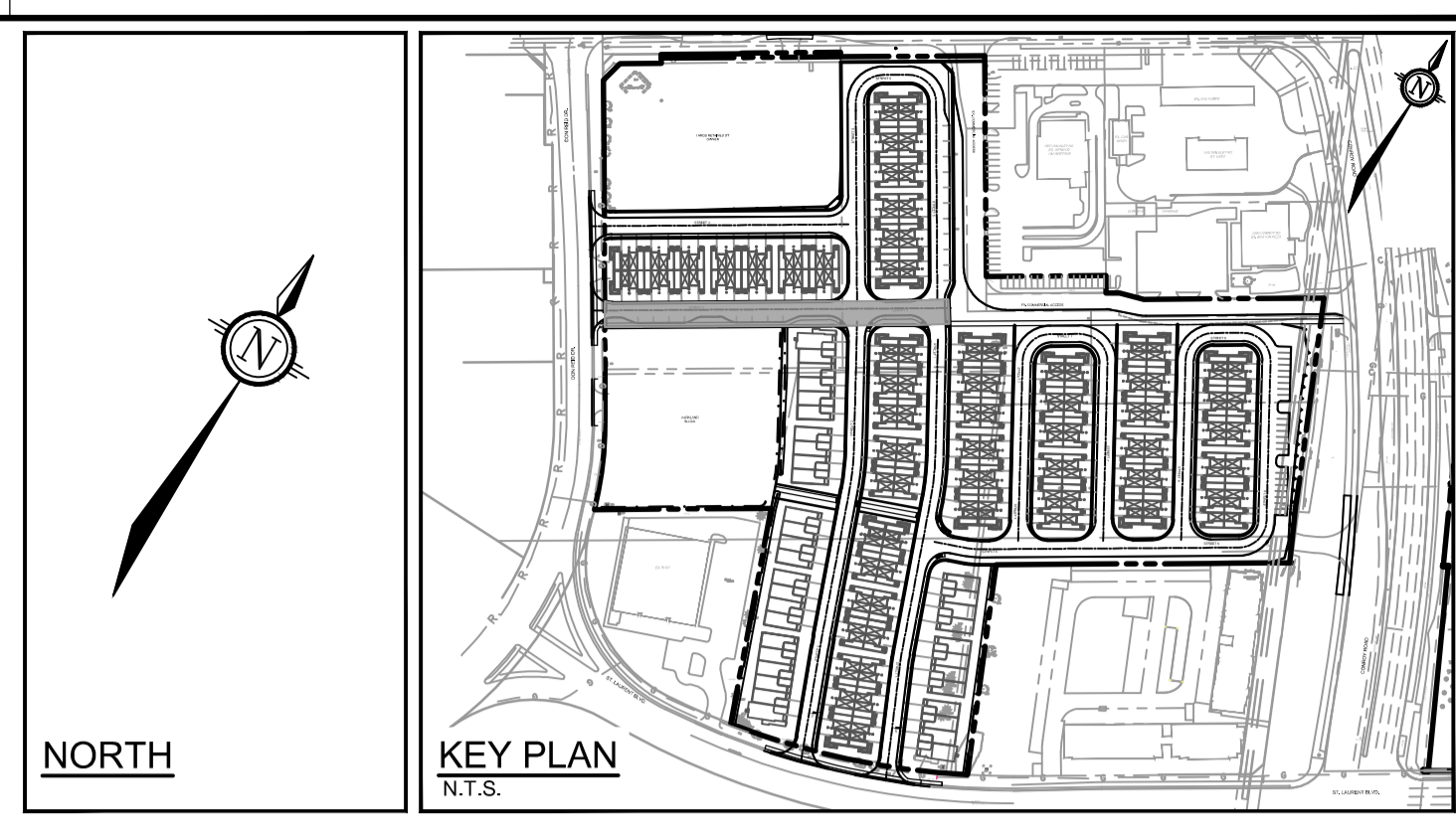
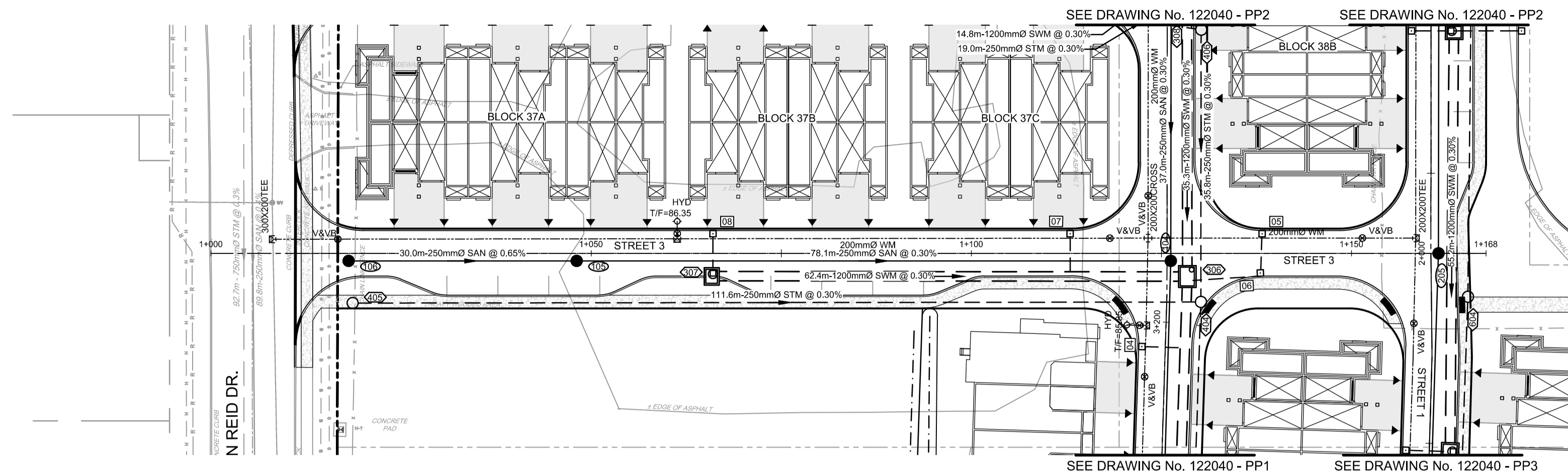
REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

LOCATION:
CITY OF OTTAWA
2510 ST. LAURENT BOULEVARD

DRAWING NAME:
PLAN & PROFILE
STREET 1 2+000.00 - 2+217.00

PROJECT No.: 122040
REV: REV #1
DRAWING No.: 122040 - PP3

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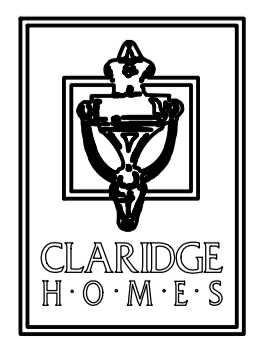


PROPOSED ELEVATION	86.47	86.66	86.61	86.40	86.18	85.97	85.78	85.68	85.75	85.71	85.80	85.86	85.88	85.89	PROPOSED ELEVATION
TOP OF WM ELEVATION	84.26	84.24	84.16	83.94	83.84	83.72	83.51	83.40	83.36	82.33	82.33	83.04	83.28	83.31	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS															SWM SUPER PIPE INVERTS
STORM SEWER INVERTS		NE-82.26													STORM SEWER INVERTS
SANITARY SEWER INVERTS		NE-83.26													SANITARY SEWER INVERTS
EXISTING ELEVATION			86.49		86.79		86.66		86.44			86.29		86.44	EXISTING ELEVATION
CHAINAGE	1+000	1+008.14 300X200 TEE	1+015.7 VAVB 1+016.09 SANWH 1+016.22 STM	1+025	1+050	1+081.30 HYD 1+085.01 SWWH	1+075	1+100	1+118.2 VAVB 1+123.3 200X200 CROSS 1+125 1+126.23 SANWH 1+128.95 SWWH 1+131.17 STWH	1+150 1+151.4 VAVB	1+158.43 200X200 TEE	1+167.68			

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

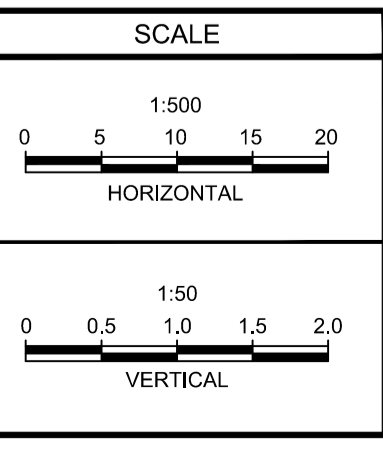
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K1S 4N7.



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

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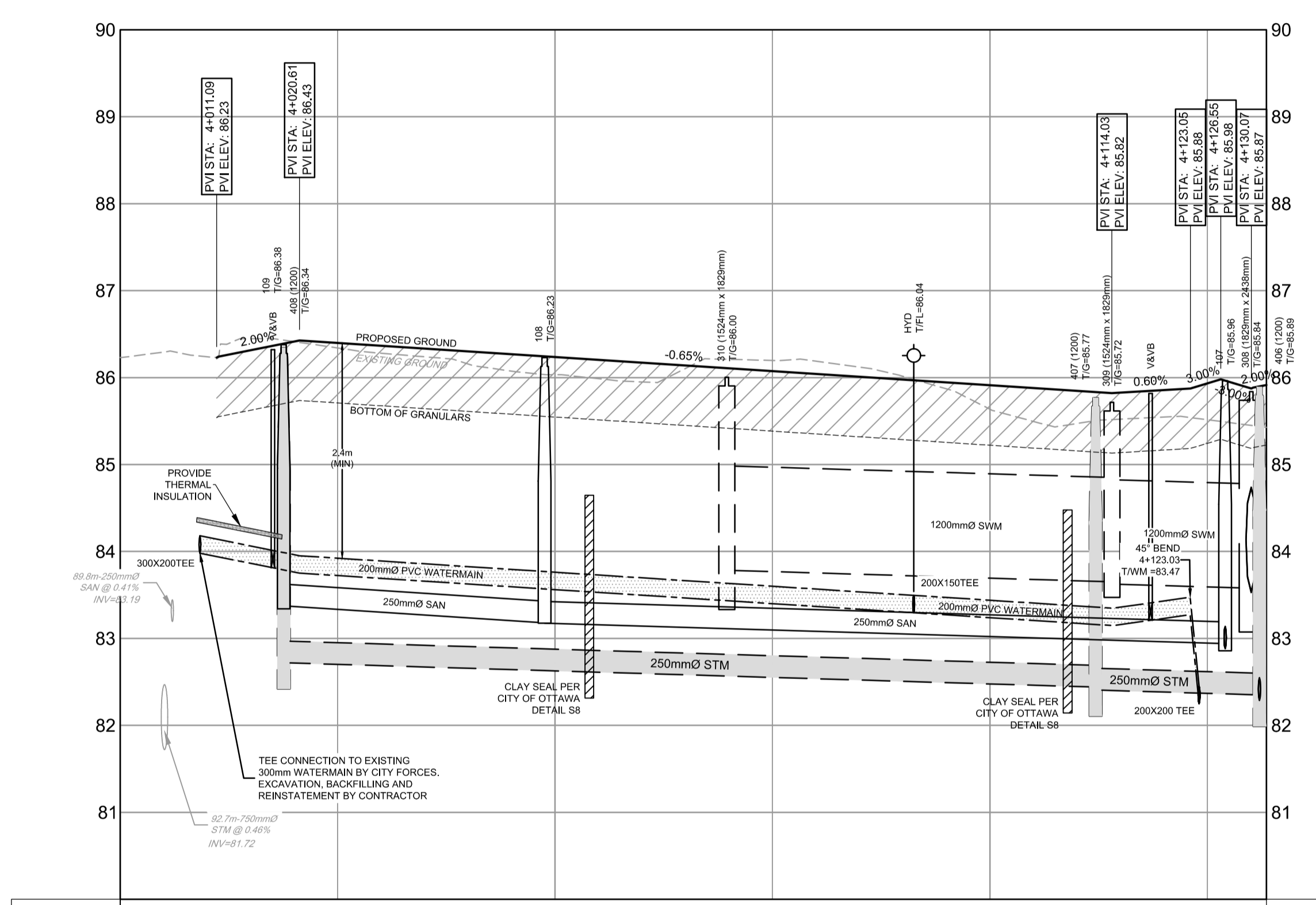
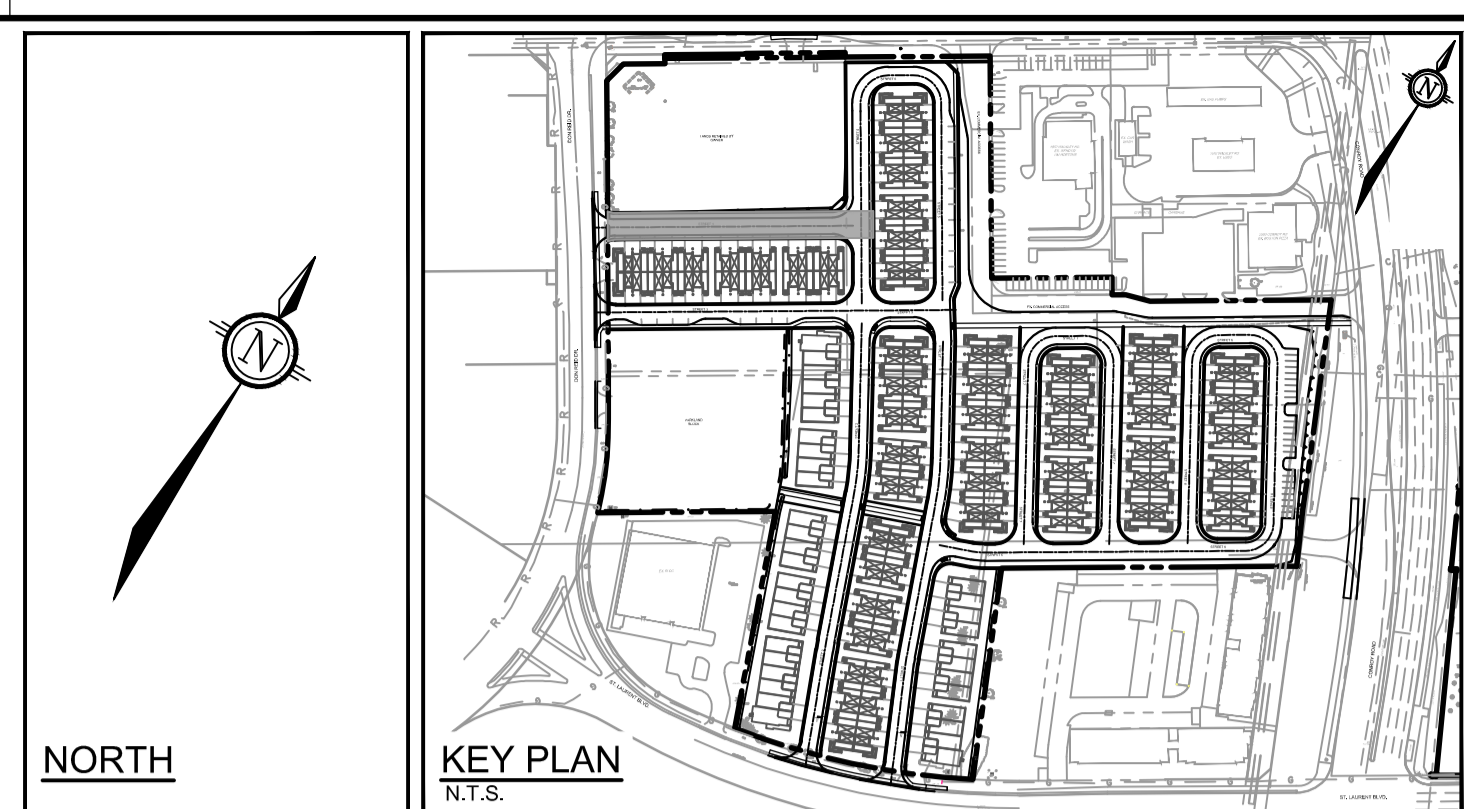
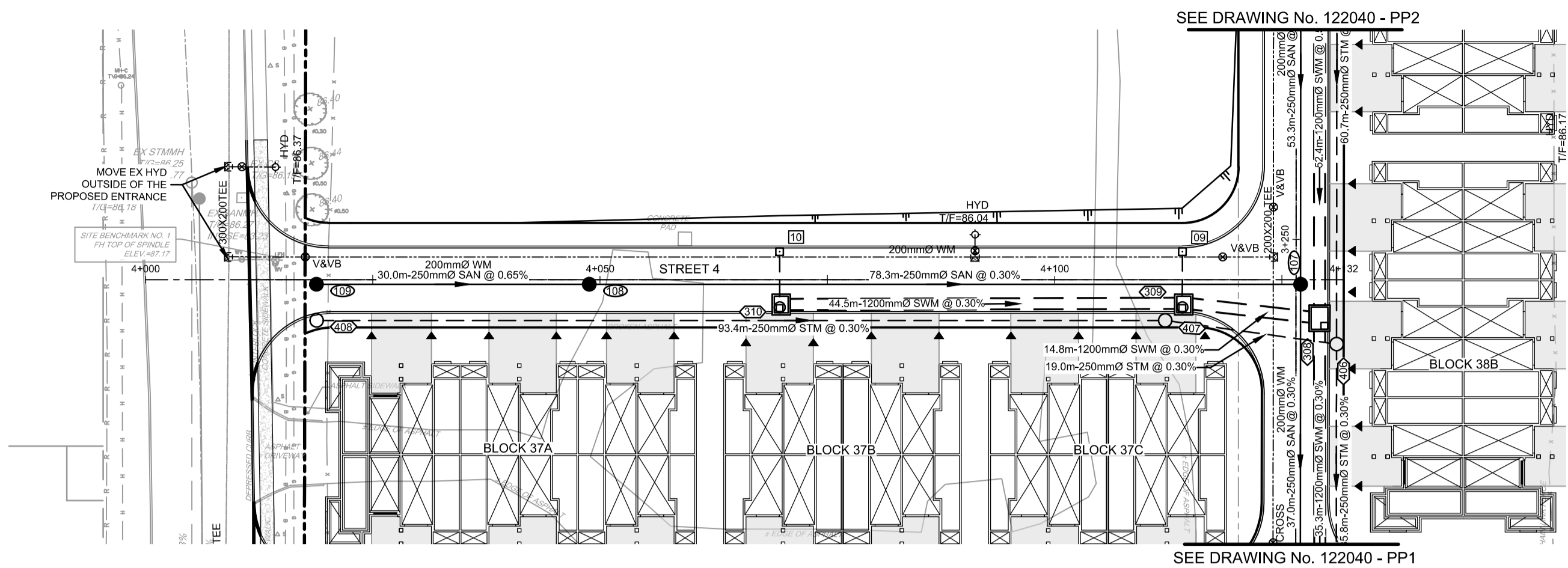
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LOCATION CITY OF OTTAWA 2510 St. LAURENT BOULEVARD		PROJECT No.	122040
DRAWING NAME PLAN & PROFILE STREET 3 1+000.00 - 1+167.68		REV	REV #1
		DRAWING No.	122040 - PP4

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PROPOSED ELEVATION	86.23	86.43	86.40	86.24	86.07	85.81	85.82	85.88	85.93	85.87	85.92	PROPOSED ELEVATION
TOP OF WM ELEVATION	84.18	84.01	83.92	83.76	83.89	83.44	83.35	83.41	83.47	83.25	83.31	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS					NE=83.78 NW=84.76	44.51m - 1200mm HDPE SWM @ 0.30%					NW=83.23 SW=83.26	SWM SUPER PIPE INVERTS
STORM SEWER INVERTS		NE=83.72			93.35m - 250mm PVC DR 35 STM @ 0.30%		SW=82.44 NE=82.41	19.02m - 250mm PVC DR 35 STM @ 0.30%		NW=82.29 SW=82.32		STORM SEWER INVERTS
SANITARY SEWER INVERTS		NE=83.37	30.00m - 250mm PVC DR 35 SAN @ 0.65%	SW=83.18 NE=83.17	78.25m - 250mm PVC DR 35 SAN @ 0.30%				NW=82.89 SW=82.86	SW=82.34		SANITARY SEWER INVERTS
EXISTING ELEVATION	86.89	86.34		86.03	86.23		86.64		86.57	86.43		EXISTING ELEVATION

CHAINAGE

4+000.17 300X200 TEE

4+028.84 SANWH
4+018.86 SANWH

4+102.5

4+148.86 SANWH
4+105

4+189.75 SANWH

4+107.5

4+109.24 HYD

4+100

4+112.18 STIMWH

4+118.5 V&V B

4+134.05 200X200 TEE
4+125

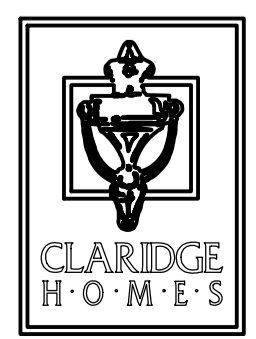
4+127.05 SANWH

4+130.05 SANWH
4+131.80

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

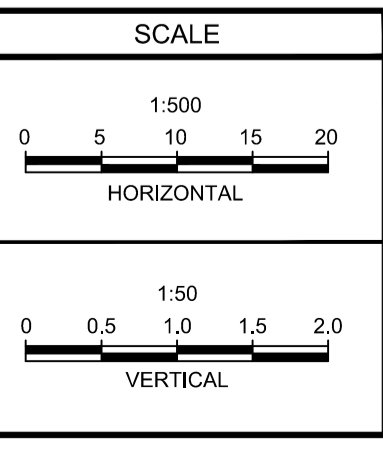
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K1S 4N7.



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DESIGN: ARM

CHECKED: GJM

DRAWN: CJF/ARM

CHECKED: ARM

APPROVED: GJM

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LOCATION
CITY OF OTTAWA
2510 St. LAURENT BOULEVARD

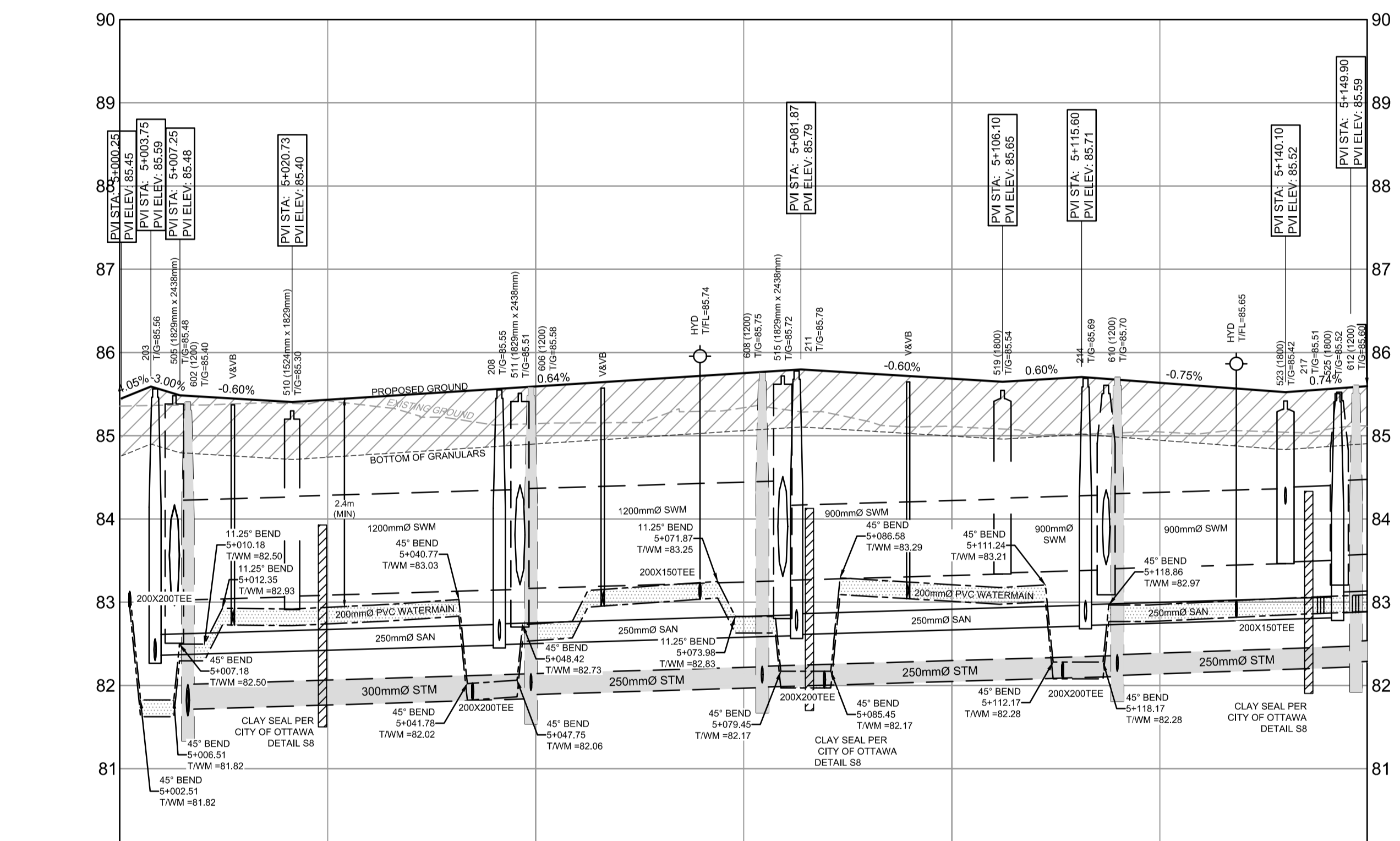
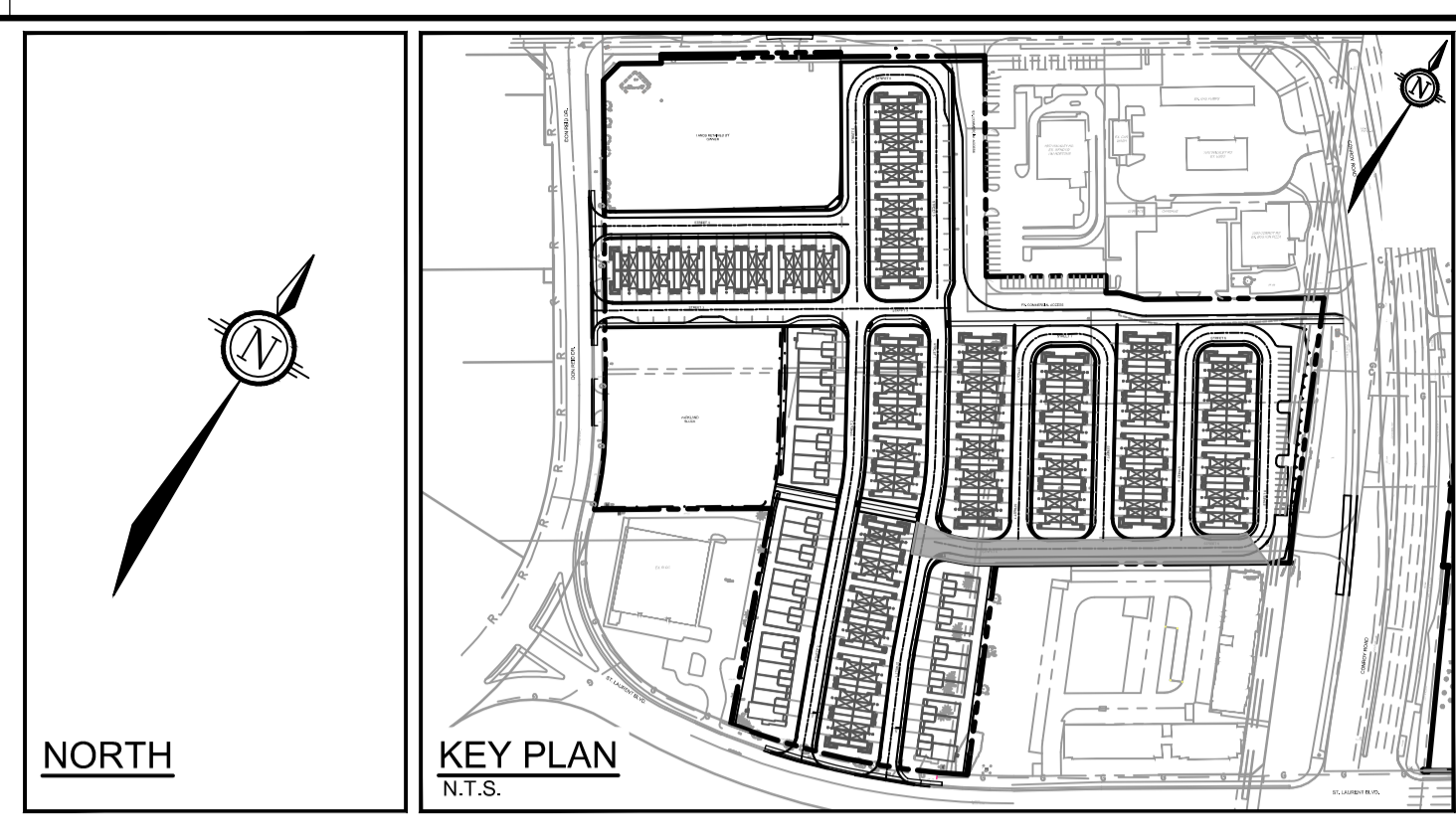
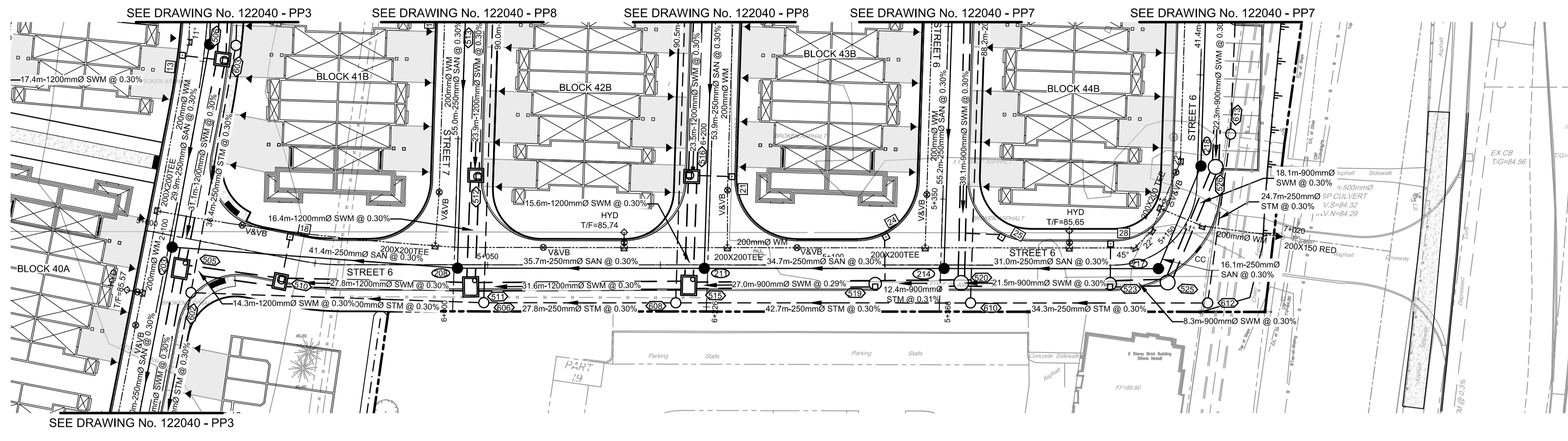
DRAWING NAME
PLAN & PROFILE
STREET 4 4+000.00 - 4+131.80

PROJECT No. 122040

REV #1

DRAWING No. 122040 - PP5

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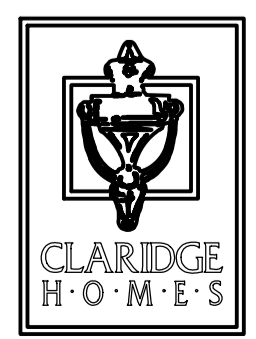


PROPOSED ELEVATION	85.56	85.59	85.46	85.40	85.43	85.59	85.75	85.79	85.80	85.85	85.71	85.84	85.82	85.49	PROPOSED ELEVATION	
TOP OF WM ELEVATION	85.13	81.82	82.80	82.92	82.94	82.98	83.00	82.02	82.08	82.74	82.77	82.17	82.17	83.00	83.07	83.08
SWM SUPER PIPE INVERTS	NE=83.02 S=83.02 NW=83.21	27.85m - 1200mm HDPE SWM @ 0.30%				NE=83.15 S=83.15 NW=83.21	31.56m - 1200mm HDPE SWM @ 0.30%		NE=83.35 S=83.35 NW=83.31	25.98m - 900mm HDPE SWM @ 0.29%		NE=83.35 S=83.35 NW=83.39	21.55m - 900mm HDPE SWM @ 0.30%		NE=83.48 S=83.48 NW=83.39	0.34m - 900mm HDPE SWM @ 0.30%
STORM SEWER INVERTS	S=81.84 NW=81.80	42.40m - 300mm PVC DR 35 STM @ 0.30%				NE=81.89 S=81.84 NW=81.84	27.79m - 250mm PVC DR 35 STM @ 0.30%		NE=81.89 S=81.84 NW=81.84	42.67m - 250mm PVC DR 35 STM @ 0.30%		NE=82.11 S=82.11 NW=82.17	34.33m - 250mm PVC DR 35 STM @ 0.30%		NE=82.23 S=82.23 NW=82.23	STORM SEWER INVERTS
SANITARY SEWER INVERTS	NE=82.31 S=82.30 NW=82.28	41.41m - 250mm PVC DR 35 SAN @ 0.30%				NE=82.34 S=82.34 NW=82.28	35.72m - 250mm PVC DR 35 SAN @ 0.30%		NE=82.34 S=82.34 NW=82.28	34.72m - 250mm PVC DR 35 SAN @ 0.30%		NE=82.77 S=82.77 NW=82.72	31.02m - 250mm PVC DR 35 SAN @ 0.30%		NE=82.81 S=82.81 NW=82.81	SANITARY SEWER INVERTS
EXISTING ELEVATION	86.85			85.42				85.15		85.34		85.11		85.05		86.77
CHAINAGE	5+000 5+001.21 200X200TEE	5+006.26 SANMH 5+006.58 SWMH 5+008.20 STMMH	5+013.8 18X18	5+025		5+045.63 SANMH 5+046.11 SWMH 5+048.20 STMMH 5+050	5+058 18X18		5+069.79 HYD	5+075 5+077.22 STMMH 5+079.69 SWMH 5+081.35 SANMH 5+084.76 200X200TEE	5+094.8 18X18	5+100	5+106.10 SWMH	5+113.34 200X200TEE 5+114.55 SANMH 5+118.55 SWMH 5+118.89 STMMH	5+125	5+132.20 HYD 5+140.10 SWMH 5+142.30 45° H BEND 5+143.39 SANMH 5+145.22 7° H BEND 5+145.83 SWMH 5+146.21

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

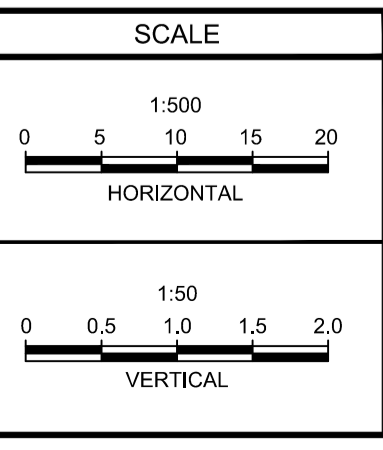
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2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7.



NOT FOR CONSTRUCTION

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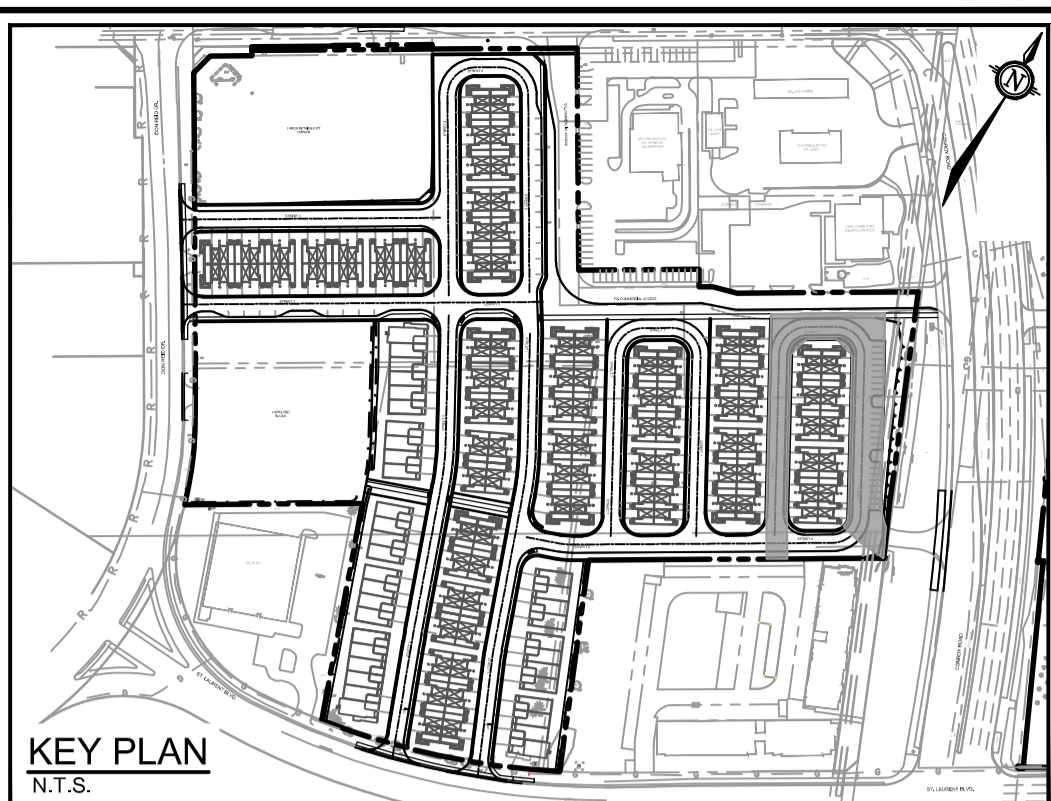
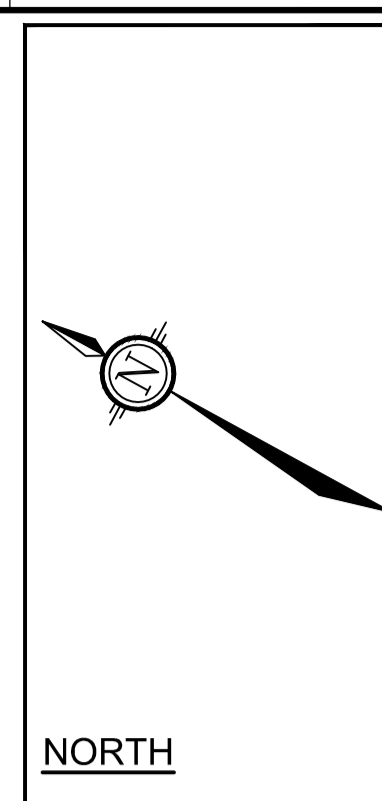
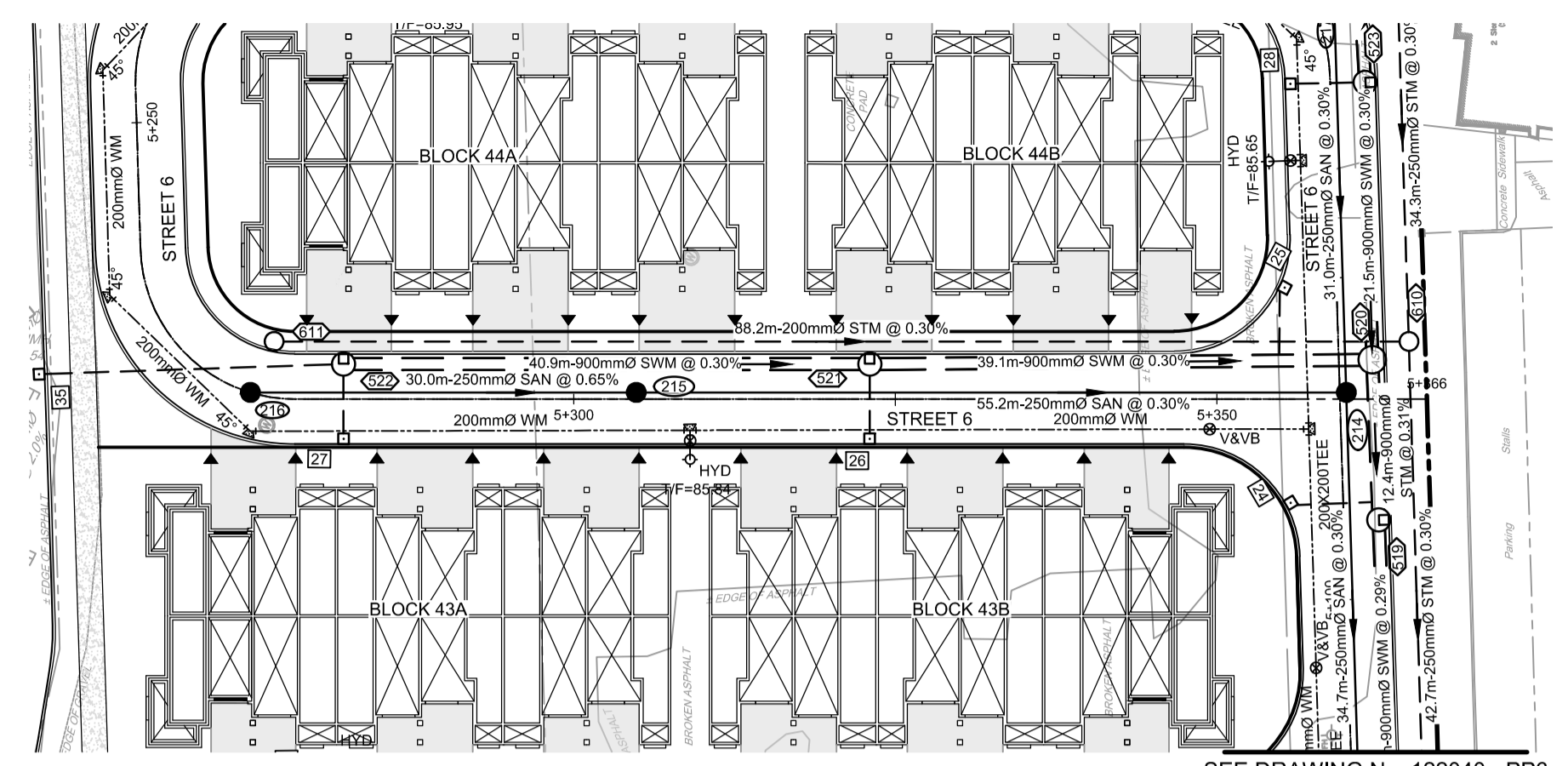
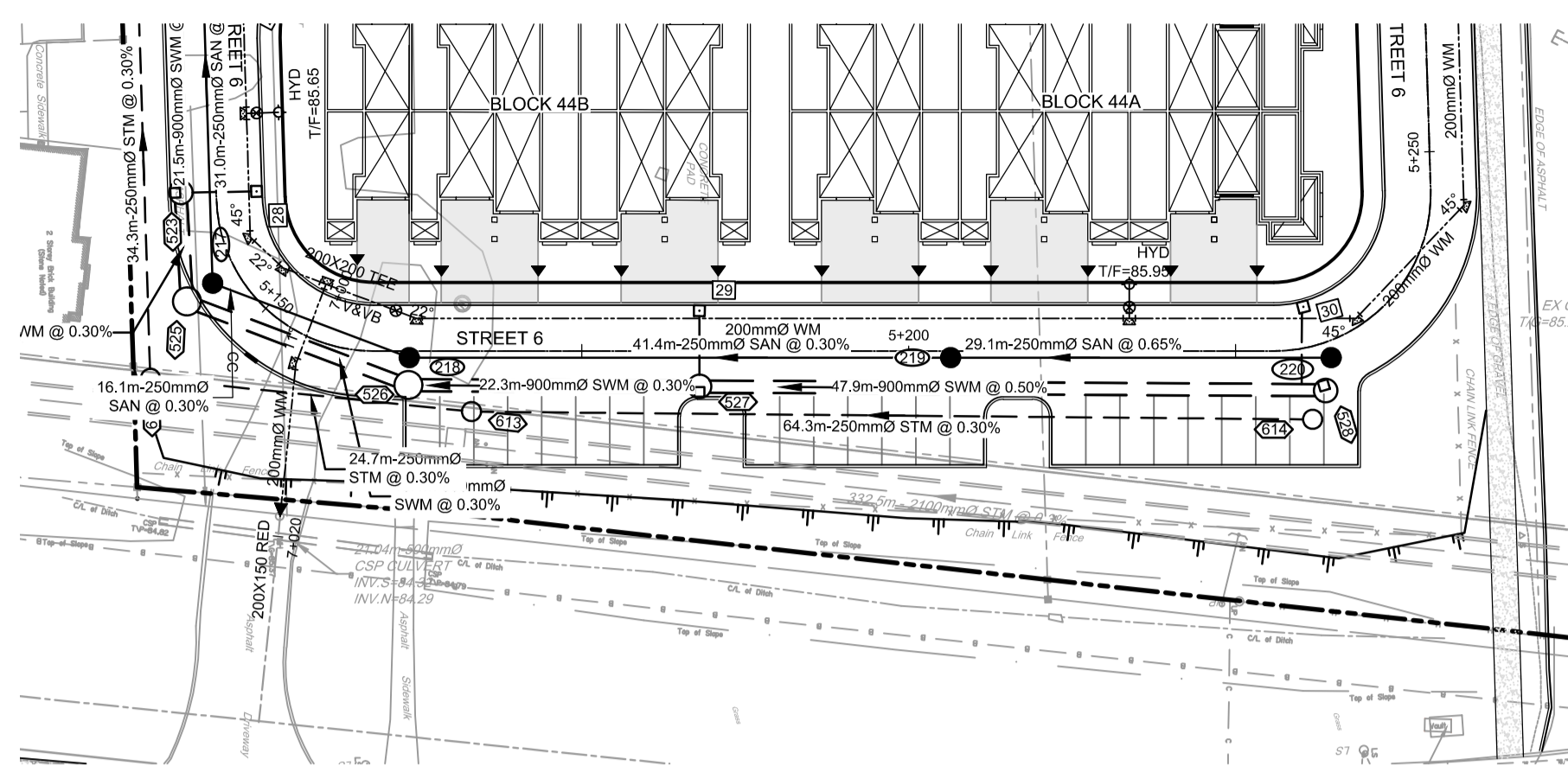
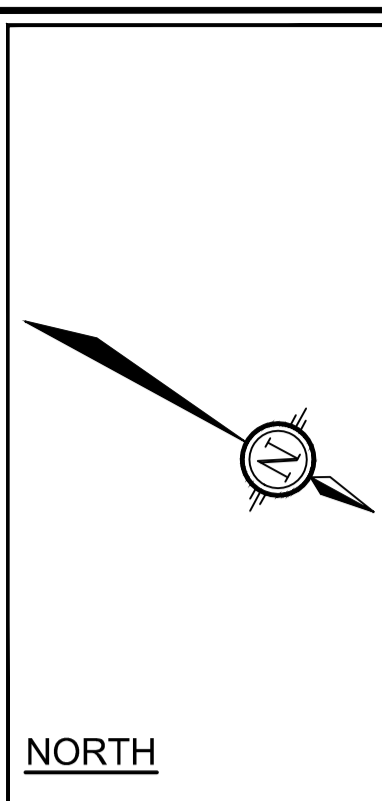
DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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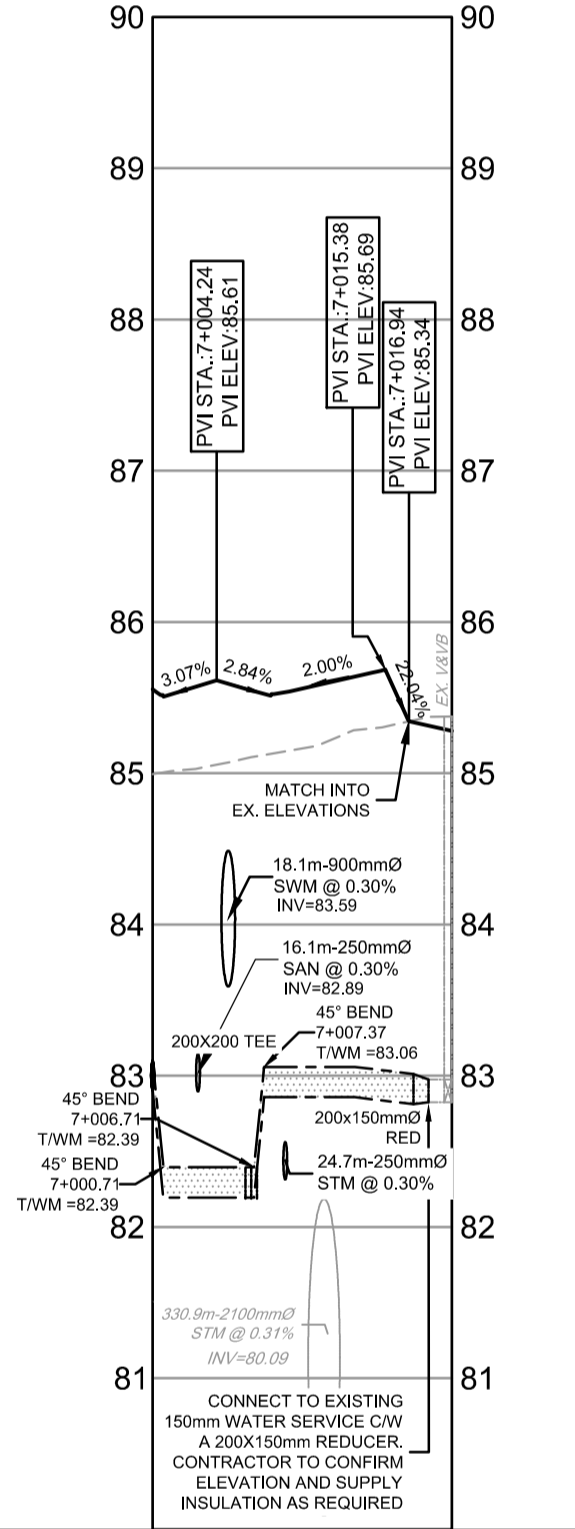
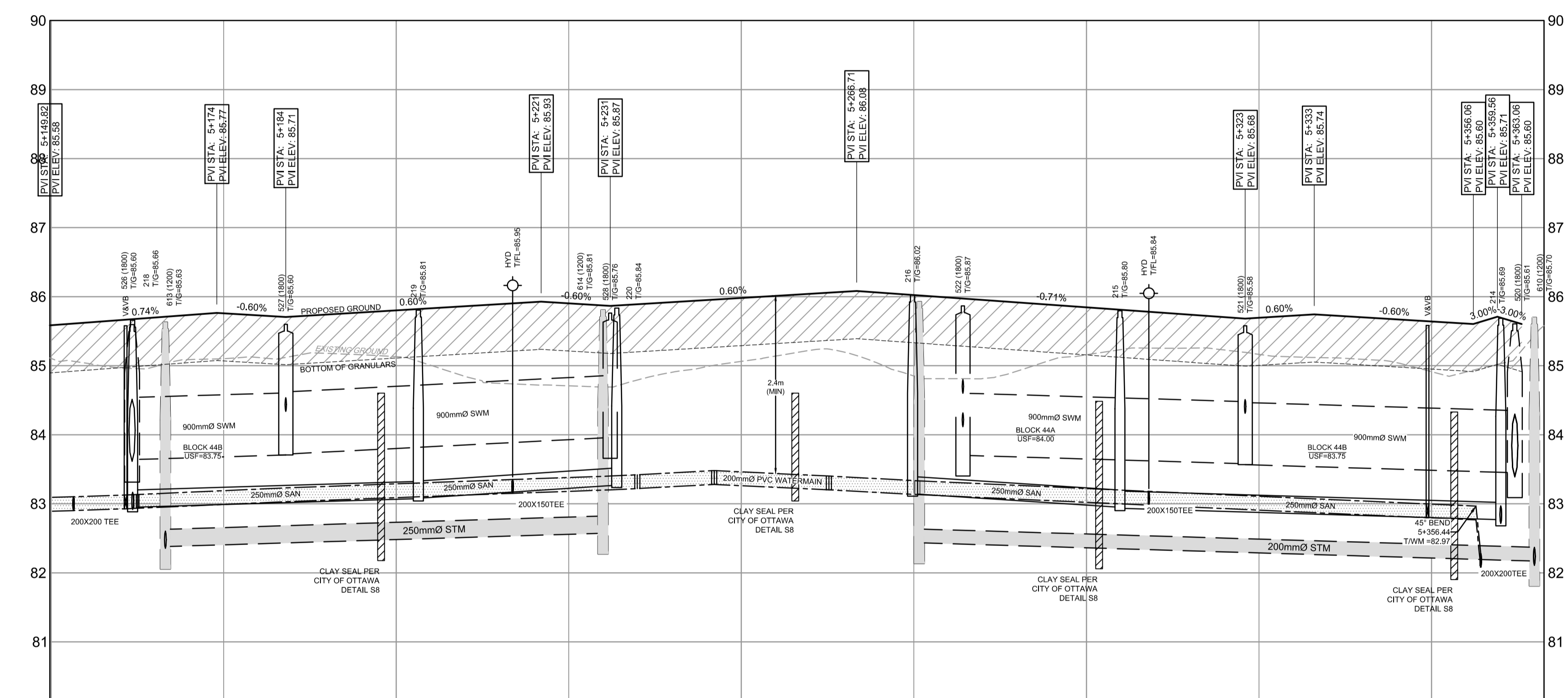
NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
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LOCATION CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD		PROJECT No.	122040
DRAWING NAME PLAN & PROFILE STREET 6 - 5+000.00 - 5+149.90		REV	REV #1
		DRAWING No.	122040 - PP6

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SEE DRAWING No. 122040 - PP6



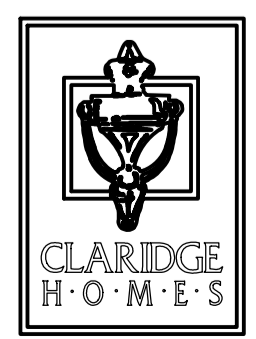
CHAINAGE	PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
5+168.82	85.77	83.10				85.77
5+169.39	85.76	83.13	22.27m - 900mm HDPE SWM @ 0.30%			85.76
5+170.00	85.71	83.13				85.71
5+170.57	85.71	83.19				85.71
5+171.14	85.71	83.23				85.71
5+171.71	85.60	83.29	47.86m - 900mm HDPE SWM @ 0.50%			85.60
5+172.28	85.57	83.32				85.57
5+172.85	85.57	83.38				85.57
5+173.42	85.57	83.40				85.57
5+173.99	85.57	83.42				85.57
5+174.56	85.58	83.48				85.58
5+175.13	85.58	83.46				85.58
5+175.70	85.58	83.46				85.58
5+176.27	85.58	83.49				85.58
5+176.84	85.58	83.34				85.58
5+177.41	85.58	83.32				85.58
5+177.98	85.58	83.18				85.58
5+178.55	85.58	83.11				85.58
5+179.12	85.74	83.00				85.74
5+179.69	85.64	83.00				85.64
5+180.26	85.60	82.97				85.60
5+180.83	85.60	82.97				85.60
5+181.40	85.60	82.97				85.60

CHAINAGE	PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
7+000.00	85.55	82.39				85.55
7+000.57	85.67	83.08				85.67
7+001.14	85.60	82.98				85.60

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

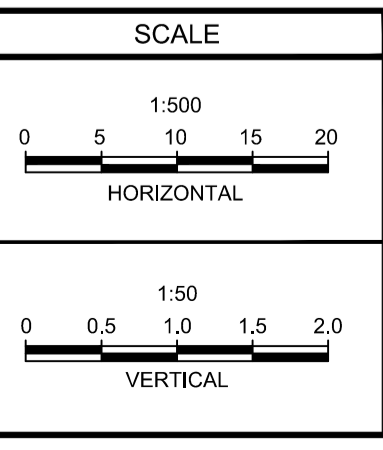
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CLARIDGE HOMES
CLARIDGE HOMES
505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7.



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



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

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LICENCED PROFESSIONAL ENGINEER
A.R. MESTWARP
10/20/1604
Nov 01, 2022
PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER
G.J. MacDONALD
Nov 1, 2022
PROVINCE OF ONTARIO

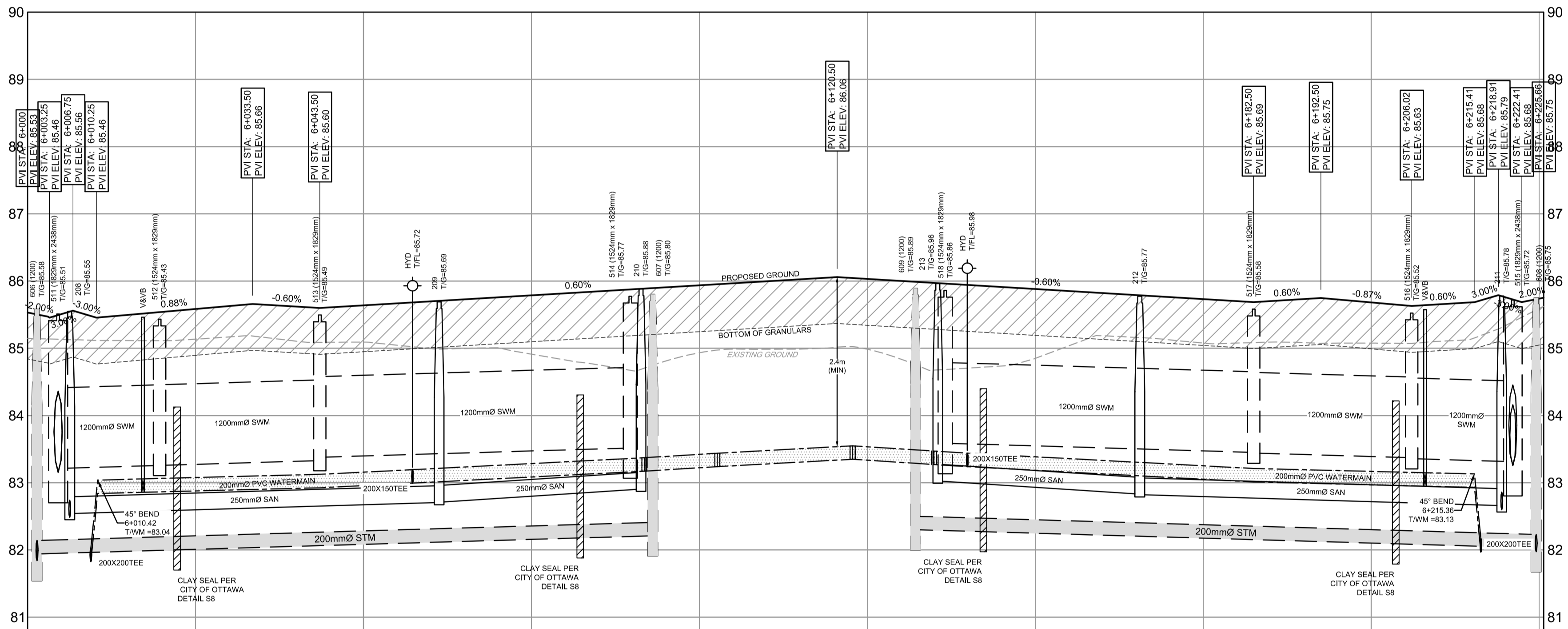
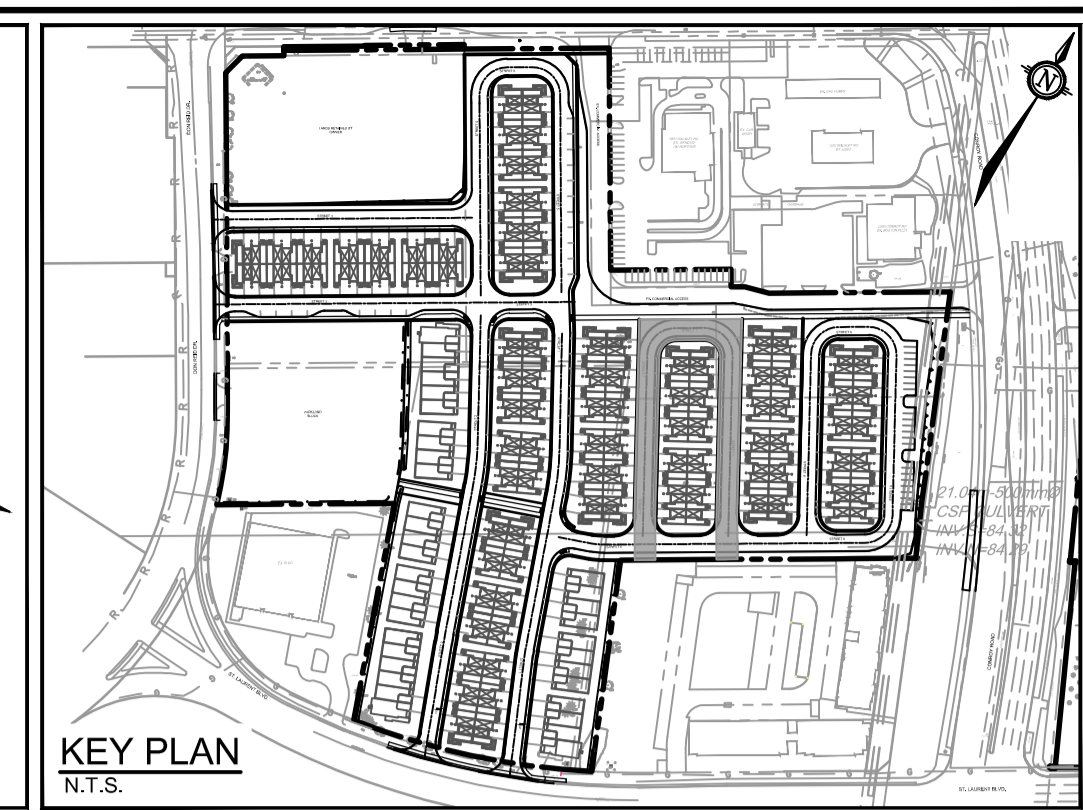
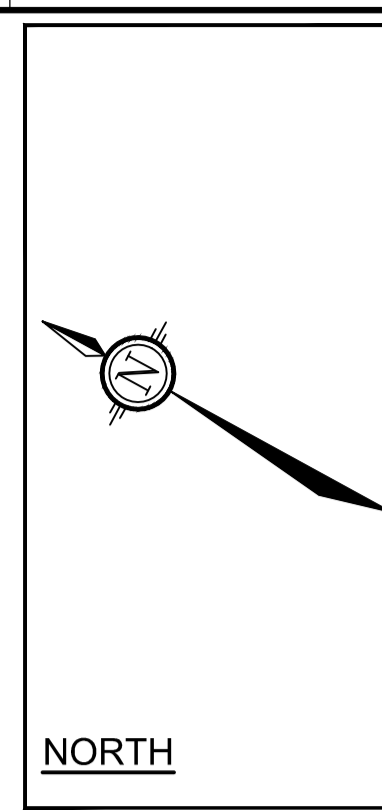
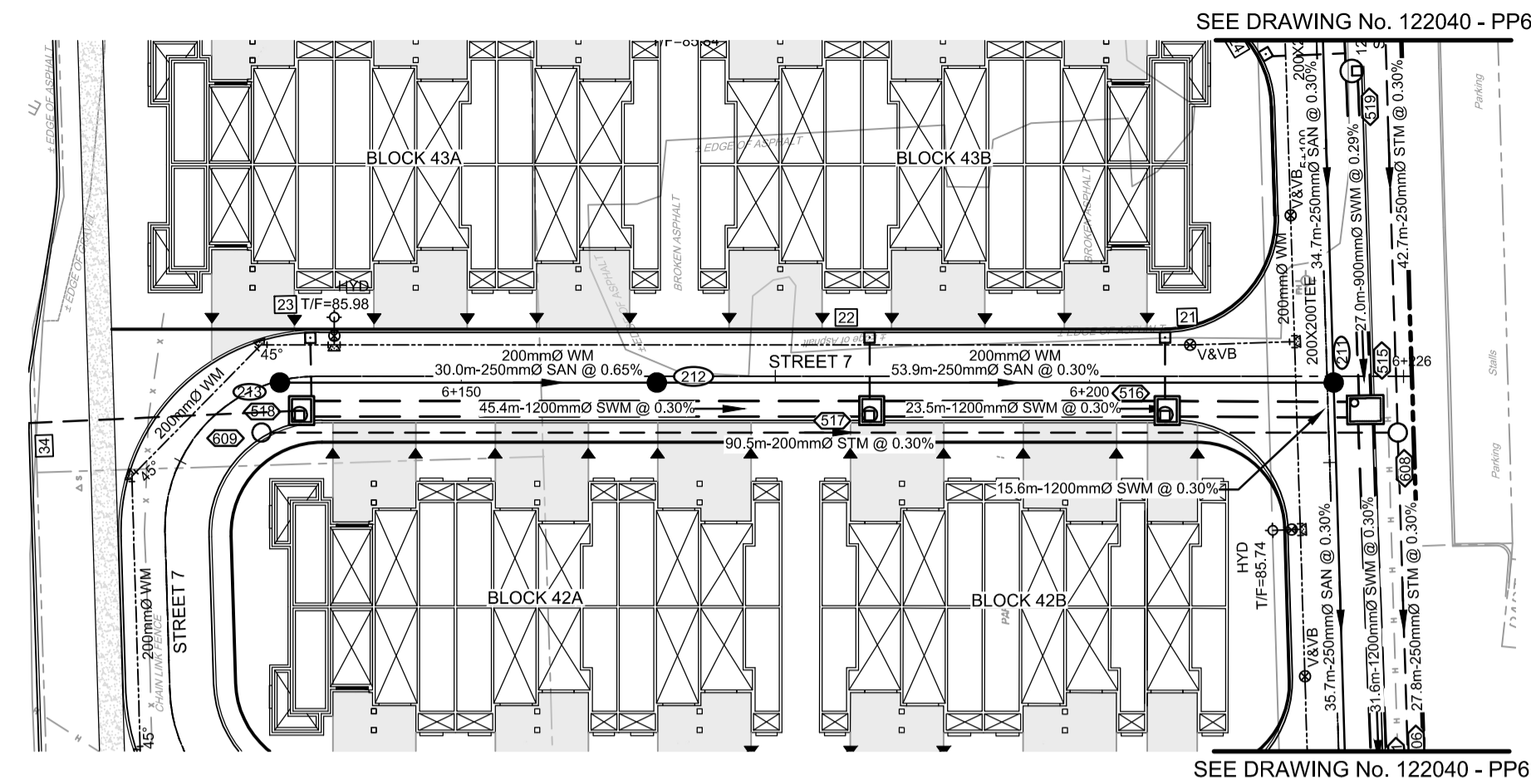
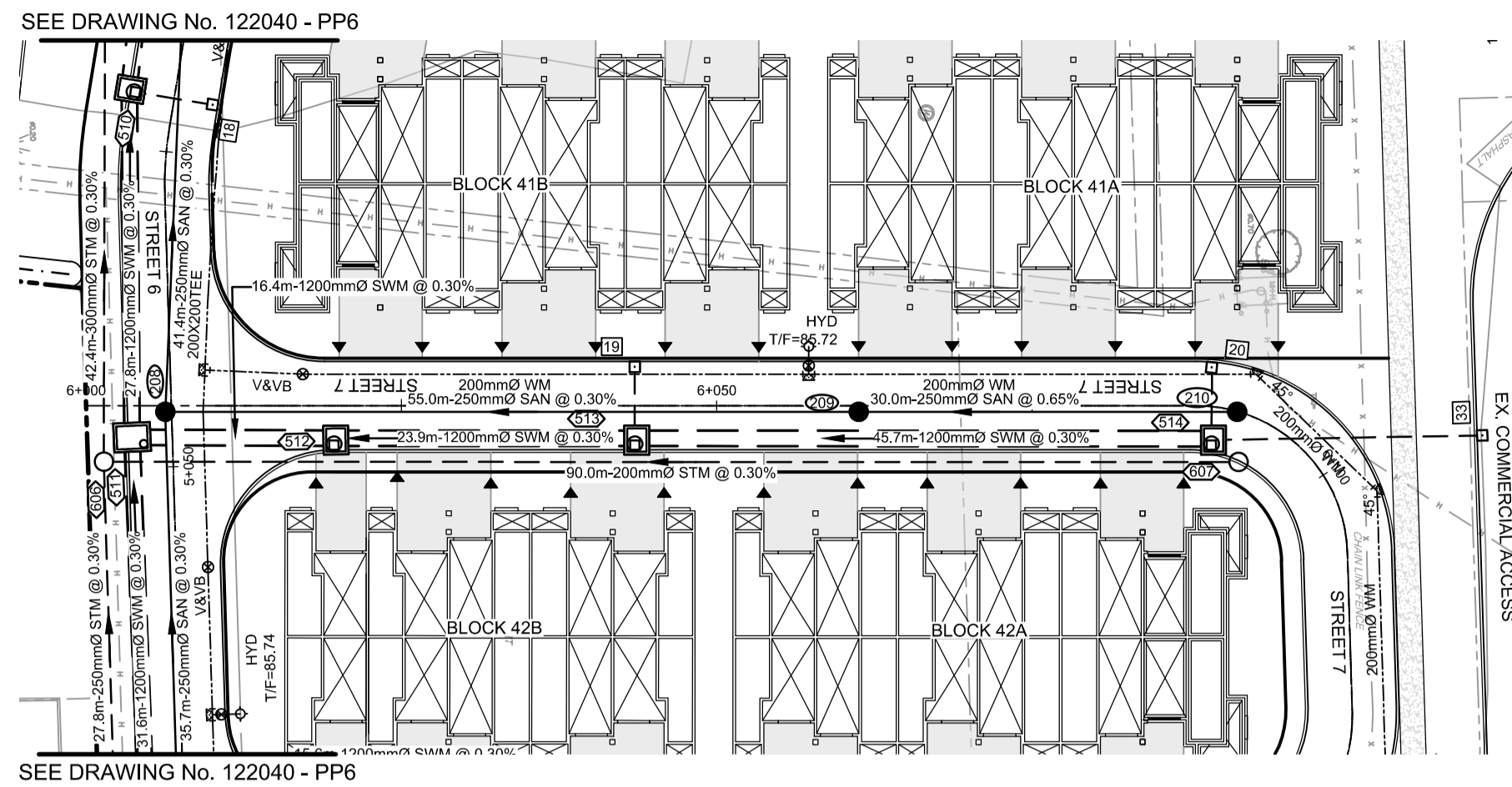
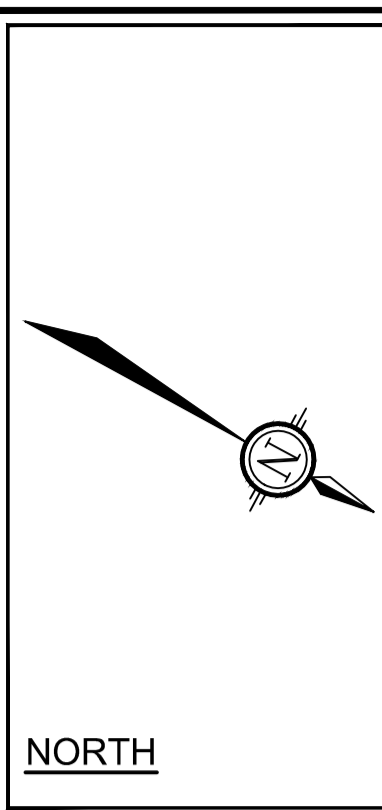
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
2510 ST. LAURENT BOULEVARD

DRAWING NAME
PLAN & PROFILE
STREET 6 5+149.90 - 5+366.31;
CONROY WATER CONNECTION

PROJECT No.	122040
REV #1	
DRAWING No.	122040 - PP7

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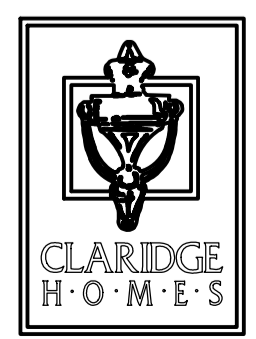


PROPOSED ELEVATION	85.46	85.56	85.46	85.58	85.66	85.60	85.64	85.70	85.84	85.66	85.63	85.65	85.69	85.75	85.69	85.75	85.68	85.63	85.65	85.79	85.65	85.74									
TOP OF WM ELEVATION	82.03	83.08	83.08	83.12	83.16	83.16	83.28	83.37	83.42	83.55	83.53	83.47	83.42	83.29	83.25	83.21	83.17	83.15	83.17	82.17	82.17	82.17									
SWM SUPER PIPE INVERTS	NW=83.15 SW=82.21 NW=82.21 SW=82.21	16.38m - 1200mm HDPE SWM @ 0.30%	NW=83.26 SW=82.32	23.87m - 1200mm HDPE SWM @ 0.30%	NW=83.38 SW=82.24	45.73m - 1200mm HDPE SWM @ 0.30%	SE=83.32 SW=82.19 NW=82.19	SE=82.21	SE=82.30	SE=83.39 SW=82.44 NW=82.15	45.99m - 1200mm HDPE SWM @ 0.30%	NW=83.45 SE=82.44 NE=82.33	23.52m - 1200mm HDPE SWM @ 0.30%	NW=83.37 SW=82.27 NE=82.27	15.0m - 1200mm SWM @ 0.30%	NW=83.26 SW=82.25 NW=83.31	SE=82.03	SE=82.03	SE=82.03	SE=82.03	SE=82.03	SE=82.03	SE=82.03								
STORM SEWER INVERTS	NW=81.84 SW=81.34	89.88m - 200mm PVC DR 35 STM @ 0.30%										90.46m - 200mm PVC DR 35 STM @ 0.30%																			
SANITARY SEWER INVERTS	NW=82.44 SW=82.48 NE=82.48	54.98m - 250mm PVC DR 35 SAN @ 0.30%										30.00m - 250mm PVC DR 35 SAN @ 0.65%										53.88m - 250mm PVC DR 35 SAN @ 0.30%									
EXISTING ELEVATION	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52	85.52									
CHAINAGE	6+000 6+001.39 STM/WM 6+004.54 SW/WM 6+008.27 SAN/WM 6+008.41 200x200 TEE 6+017.2 V&V 6+018.65 SW/WM 6+025 6+043.50 SW/WM 6+050 6+052.29 HYD 6+061.23 SAN/WM 6+075 6+089.71 SW/WM 6+091.05 HYD 6+093.05 SW/WM 6+100 6+102.64 45° BEND 6+122.69 45° BEND 6+125 6+132.13 STM/WM 6+134.43 SAN/WM 6+135.55 SW/WM 6+139.87 HYD 6+150 6+161.55 SAN/WM 6+175 6+182.50 SW/WM 6+200 6+201.02 SW/WM 6+203 V&V 6+216.32 200x200 TEE 6+218.43 SAN/WM 6+221.08 SW/WM 6+224.52 STM/WM 6+225																														

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

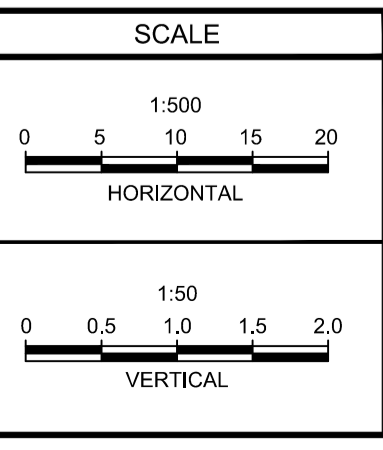
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505 PRESTON STREET,
2ND FLOOR
OTTAWA, ONTARIO
K1S 4N7.



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No.	REVISION	DATE	BY



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

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LICENCED PROFESSIONAL ENGINEER
A.R. MESTWARP
102201604
Nov 01, 2022
PROVINCE OF ONTARIO

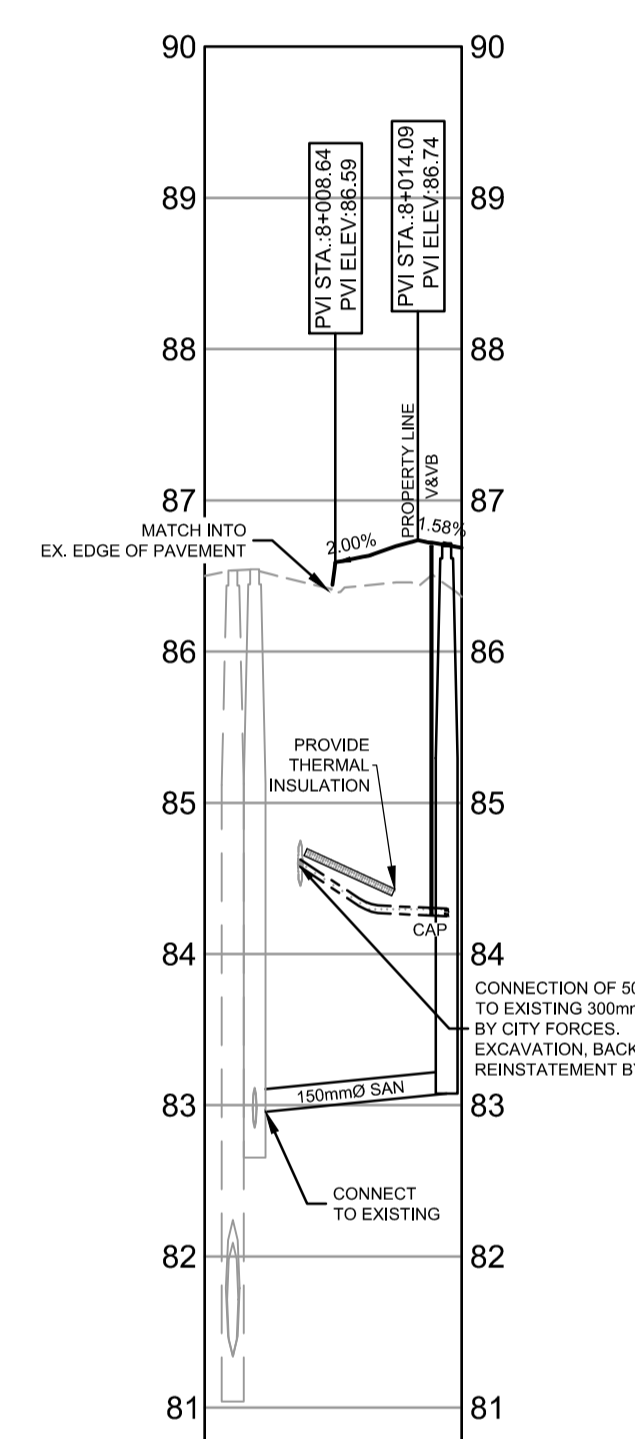
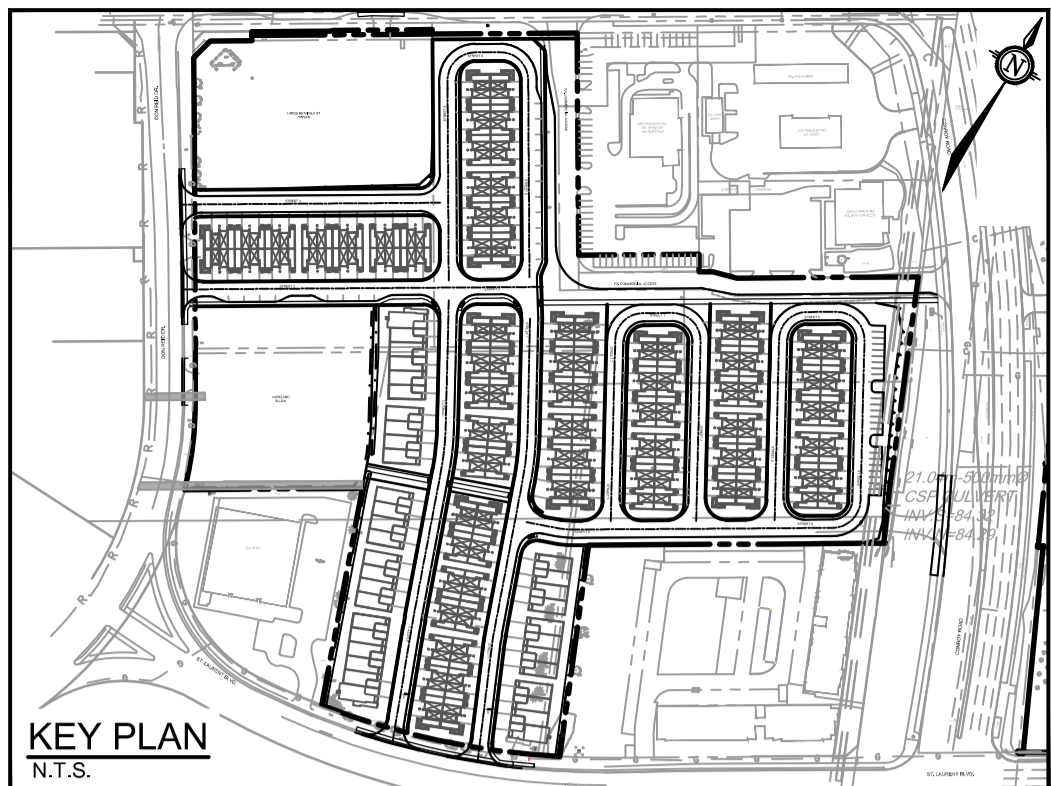
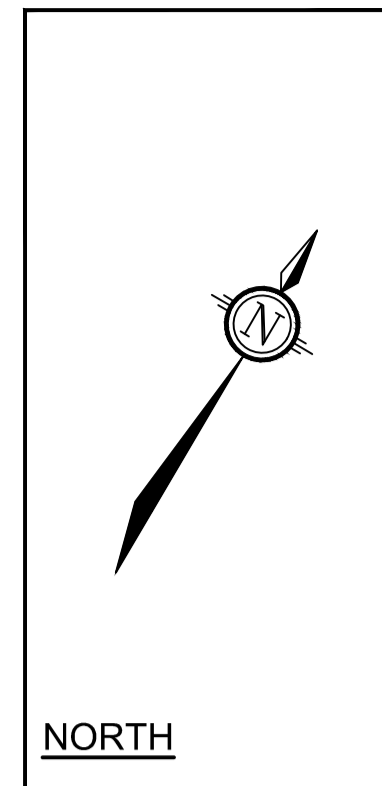
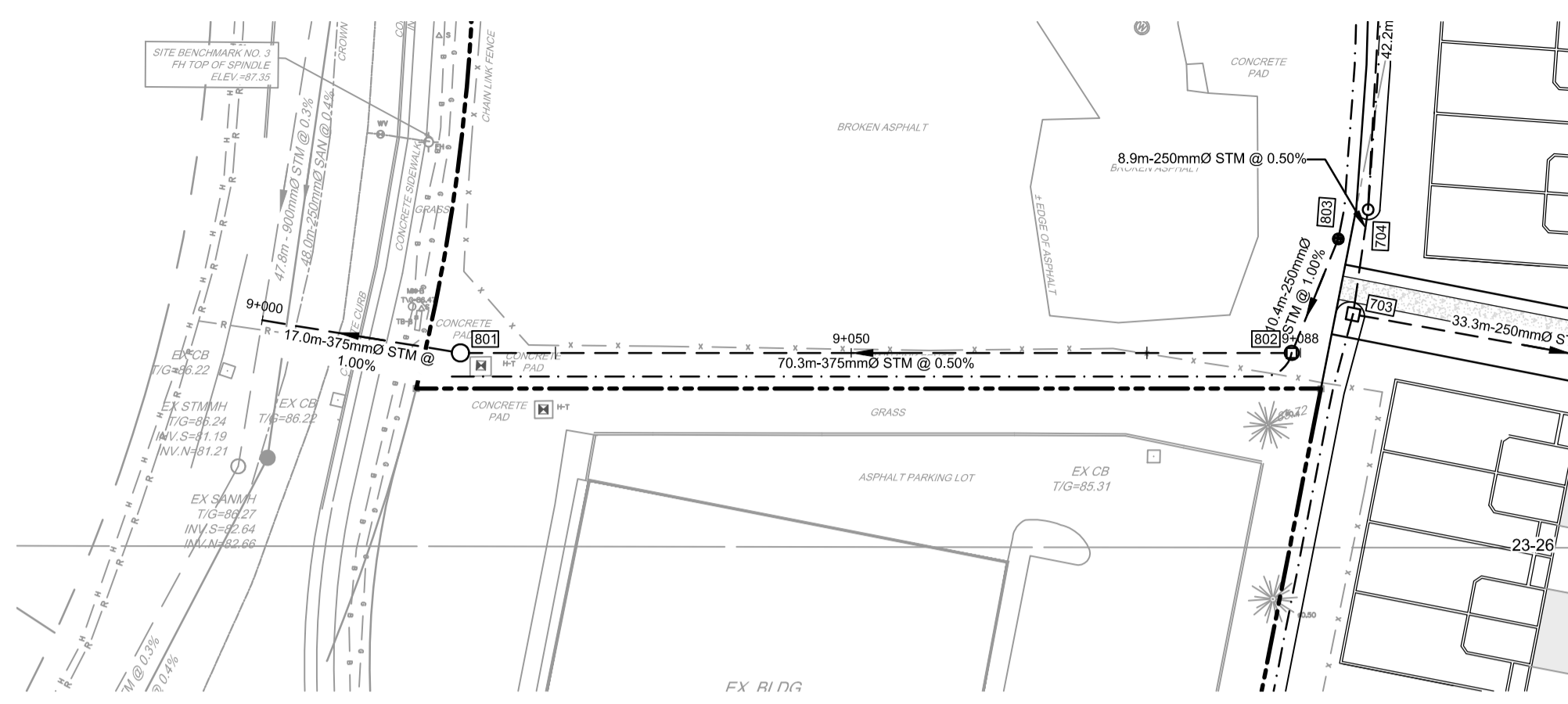
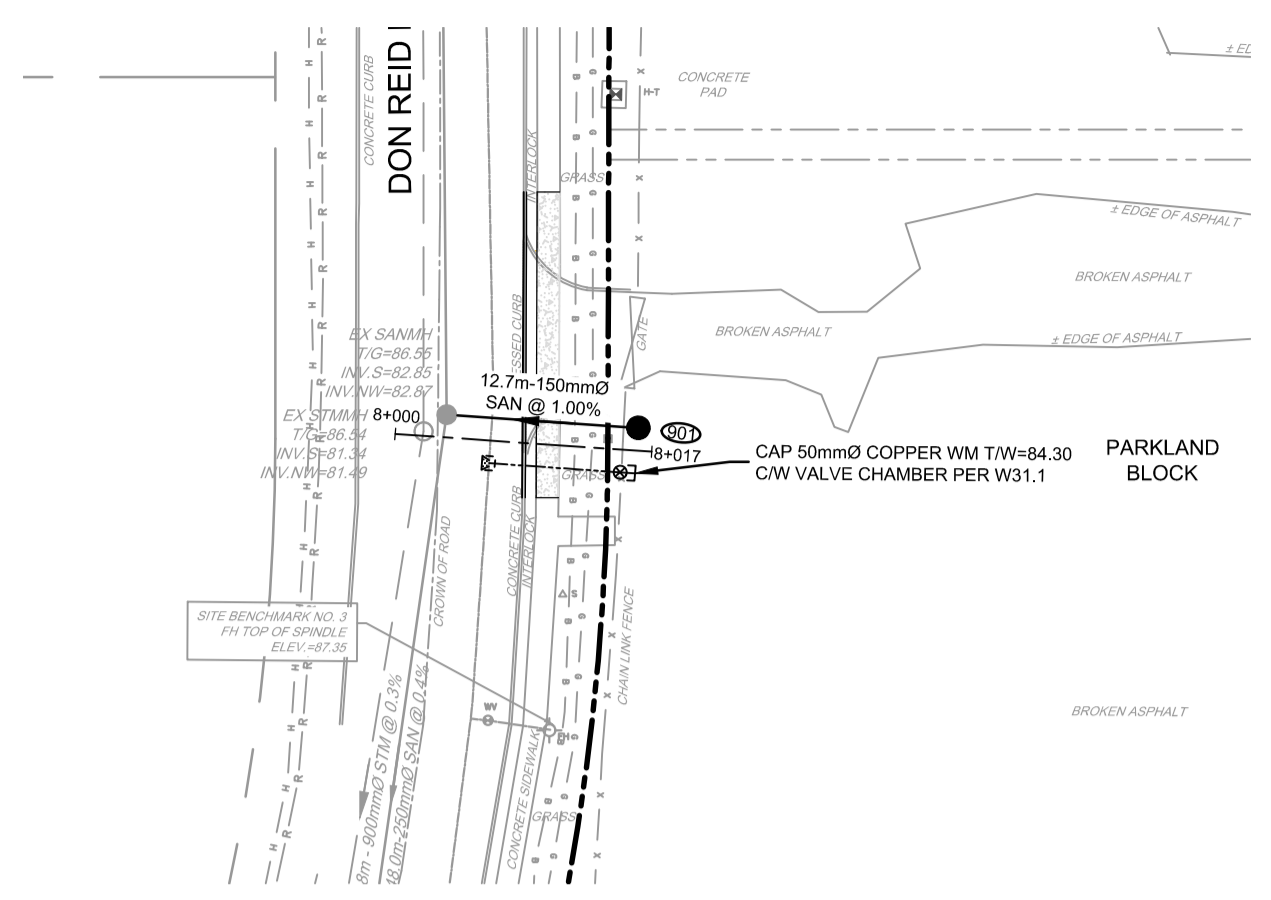
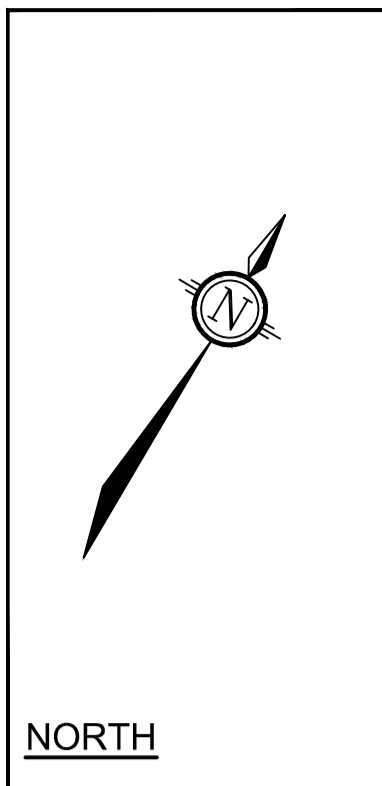
LICENCED PROFESSIONAL ENGINEER
G.J. McDONALD
Nov 1, 2022
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

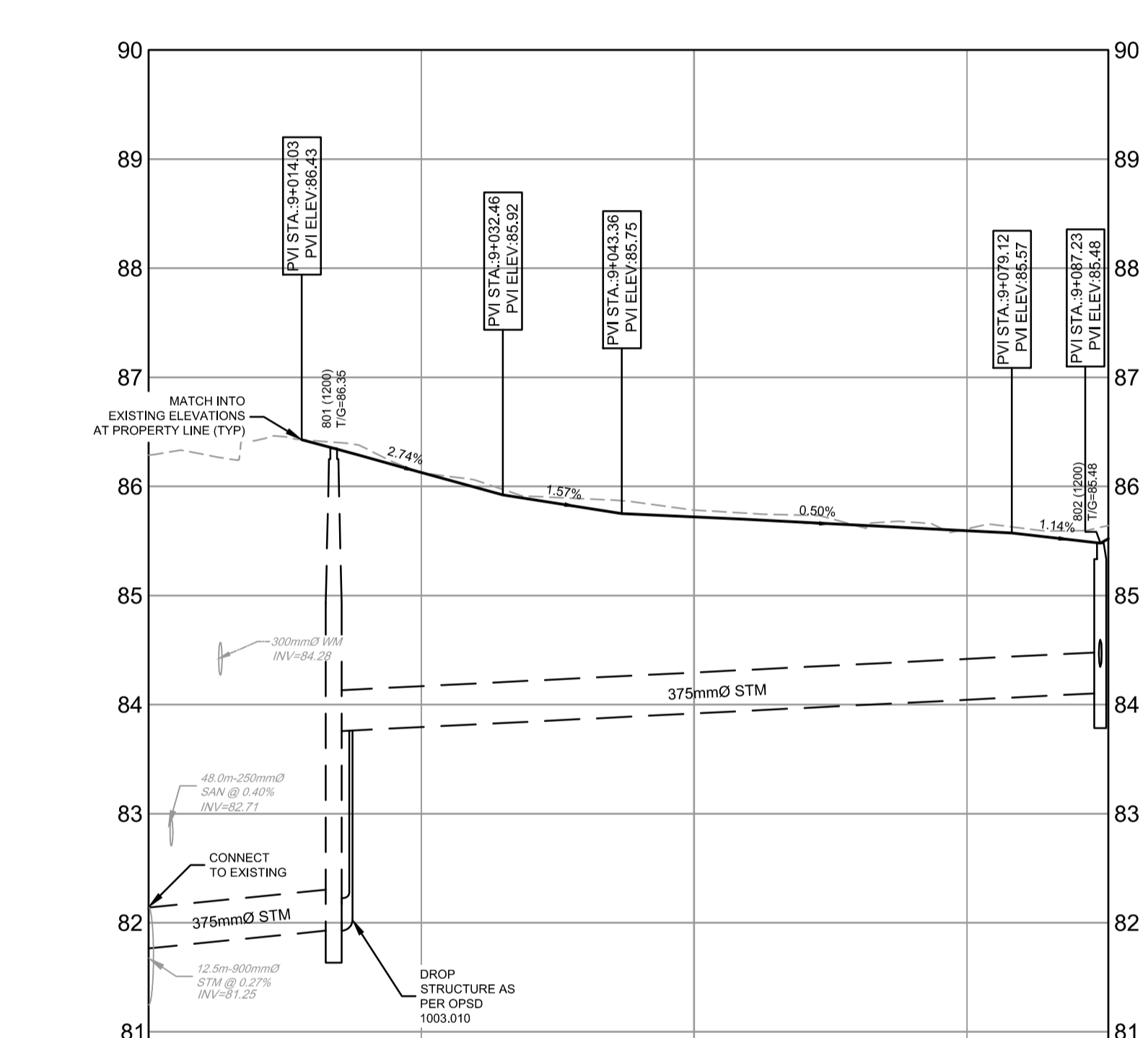
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 2510 St. LAURENT BOULEVARD	PROJECT No. 122040
DRAWING NAME PLAN & PROFILE STREET 7 6+000.00 - 6+225.66	REV REV #1
	DRAWING No. 122040 - PP8

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PROPOSED ELEVATION	86.44	86.72	PROPOSED ELEVATION
TOP OF WM ELEVATION	84.62	84.37	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS	84.32	84.32	SWM SUPER PIPE INVERTS
STORM SEWER INVERTS	81.24	81.24	STORM SEWER INVERTS
SANITARY SEWER INVERTS	82.27	82.27	SANITARY SEWER INVERTS
EXISTING ELEVATION	86.86	86.86	EXISTING ELEVATION

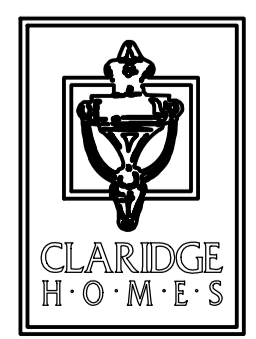


PROPOSED ELEVATION	86.13	86.02	85.72	85.66	85.50	85.52	PROPOSED ELEVATION
TOP OF WM ELEVATION							TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS							SWM SUPER PIPE INVERTS
STORM SEWER INVERTS	81.24	81.24	81.24	81.24	81.24	81.24	STORM SEWER INVERTS
SANITARY SEWER INVERTS	82.27	82.27	82.27	82.27	82.27	82.27	SANITARY SEWER INVERTS
EXISTING ELEVATION	86.86	86.86	86.86	86.86	86.86	86.86	EXISTING ELEVATION

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

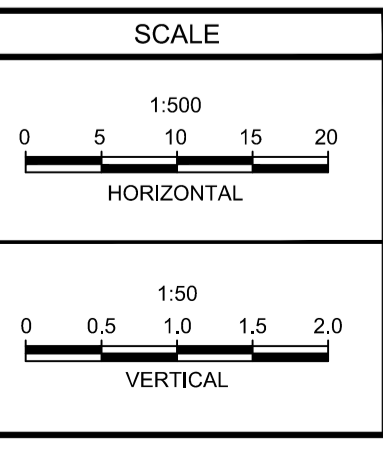
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505 PRESTON STREET,
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OTTAWA, ONTARIO
K1S 4N7.



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

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LICENSED PROFESSIONAL ENGINEER
A.R. MESTWARP
10/20/2024
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
G.J. McDONALD
Nov. 1, 2022
PROVINCE OF ONTARIO

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Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
2510 St. LAURENT BOULEVARD

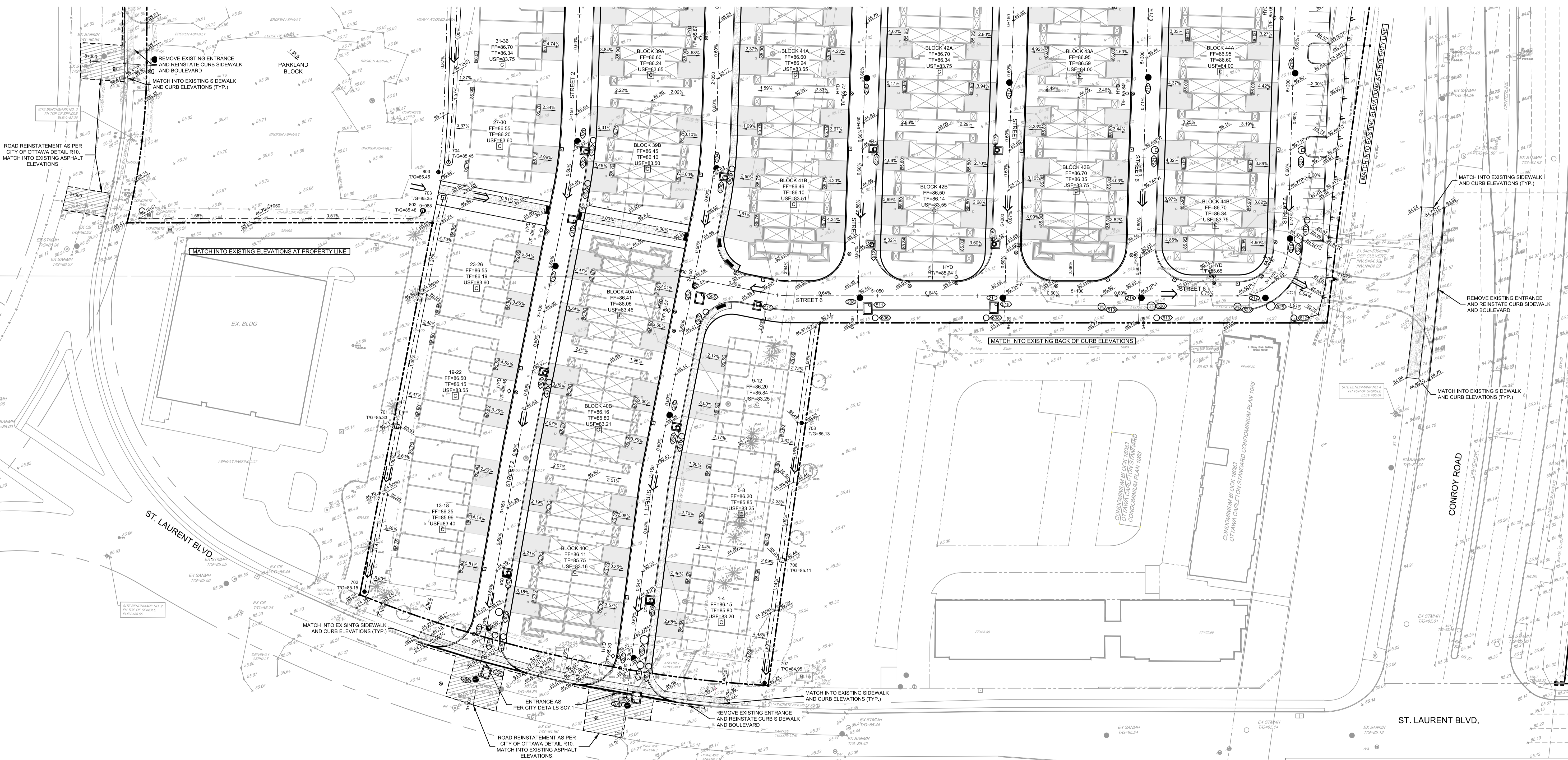
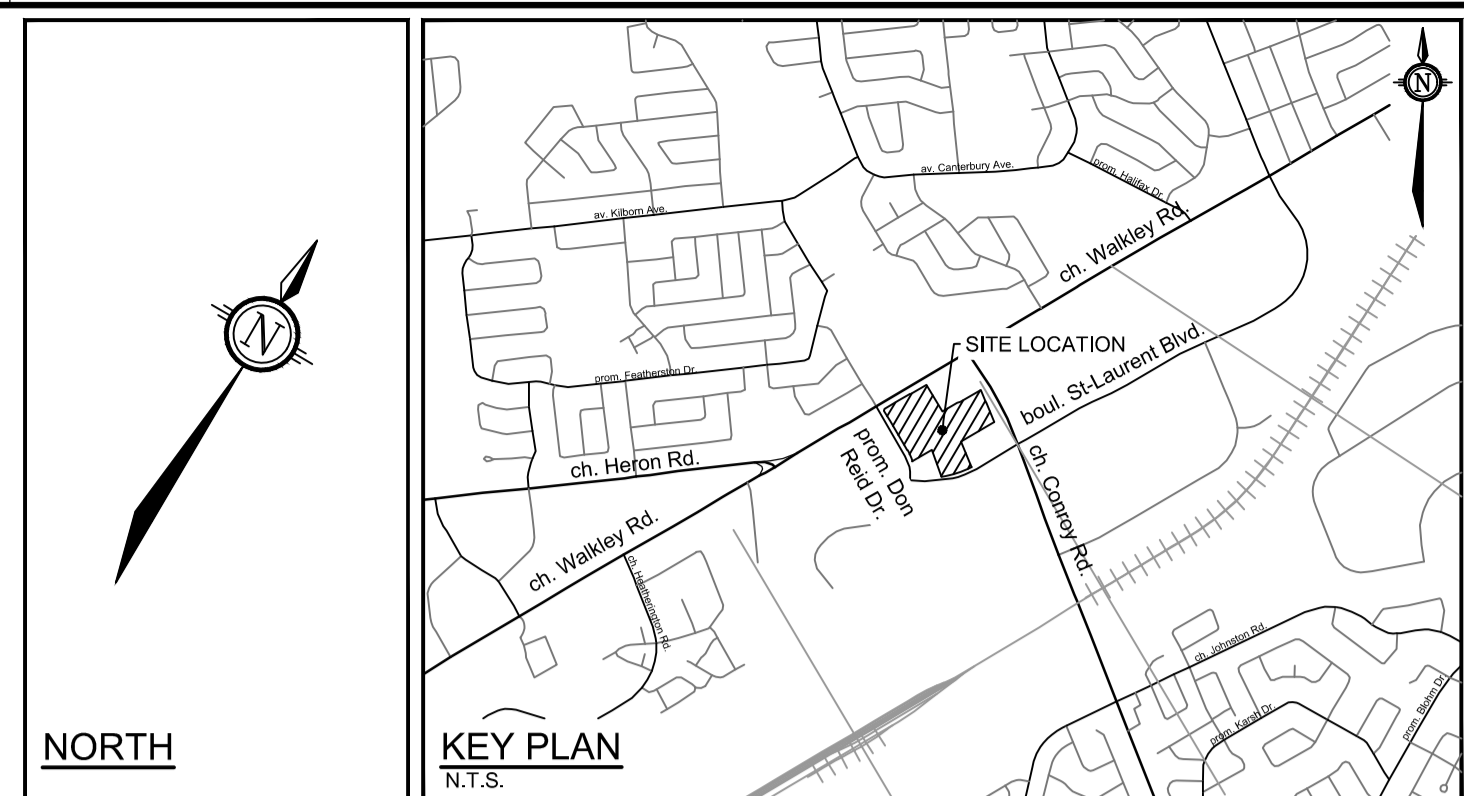
DRAWING NAME
PARKLAND CONNECTIONS

PROJECT No. 122040
REV #1
DRAWING No. 122040 - PP9

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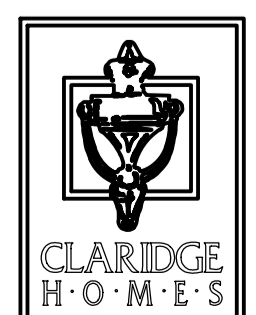
LEGEND

- PROPERTY LINE
- 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 CATCHBASIN MANHOLE
- PROPOSED BOX MANHOLE
- PROPOSED CATCHBASIN BOX MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED FIRE HYDRANT
- V&VB PROPOSED VALVE AND VALVE BOX
- DC PROPOSED CURB
- PROPOSED DEPRESSED CURB
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- 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
- EXISTING UTILITY POLE c/w GUY WIRES
- V&VC EXISTING VALVE & VALVE CHAMBER
- V&VB EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- SAN MH EXISTING SANITARY MANHOLE
- STM MH EXISTING STORM MANHOLE
- CB 1 EXISTING CATCHBASIN
- LS EXISTING LIGHT STANDARD
- X EXISTING FENCE
- EXISTING TRAFFIC SIGNAL
- EXISTING MONITORING WELL
- EXISTING TRANSFORMER
- EXISTING DITCH CENTRELINE



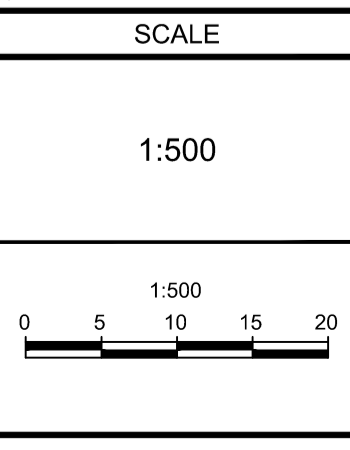
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 OTTAWA, ONTARIO
 K1S 4N7.



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CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

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 Suite 200, 240 Michael Cowpland Drive
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 Facsimile (613) 254-5867
 Website www.novatech-eng.com

REFER TO 122040-ND2 FOR ADDITIONAL NOTES & DETAILS

LOCATION CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD	
DRAWING NAME GRADING PLAN (SOUTH)	
PROJECT No.	122040
REV	REV #1
DRAWING No.	122040-GR1

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