



The Contractor shall verify and be responsible for all dimensions. Do NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPSB AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSB SUPPLEMENT. OTTAWA PROTECTION STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING LOCATES FROM ALL UTILITY COMPANIES TO OBTAIN EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
4. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & A CITY. REINSTATEMENT FOR SERVICE AND UTILITY CITIES SHALL BE IN ACCORDANCE WITH OPSB 598.070, OPSB 310, AND CITY OF OTTAWA R10.

5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
6. WHERE EC PLANS ARE NOT FOLLOWED, OR ARE FOUND TO PROVIDE INSUFFICIENT PROTECTION, THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION. SUCH PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS, INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS, DETERMINING SHALL BE PUMPED INTO SEDIMENT TRAPS.

7. SITE PLAN PREPARED BY: KORSIAJ URBAN PLANNING, DATED APRIL 30, 2025
8. TOPOGRAPHIC SURVEY SUPPLIED BY ASL CONTRACTORS.
9. REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (ie. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES etc.)
10. GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP, DATED MARCH 30, 2021, DATED PROPOSED MIXED USE DEVELOPMENT, HALF MOON BAY PHASE 8, 3718 GREENBANK ROAD, OTTAWA, REPORT No P83689-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
11. STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
12. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
13. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND PROJECT ENGINEER HAS BEEN OBTAINED.
14. HERITAGE OPERATIONS UNIT OF THE OTTAWO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHAEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

1. ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL LENGTH OF WAY PRIOR TO CONSTRUCTION.
2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.30m LAYERS.
3. ALL GRANULAR FOR ROAD SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD0).
4. ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
5. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
6. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALTHOUGH IF REQUIRED BY THE MUNICIPALITY ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
7. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10. AND OPSD 509.010, AND OPSD 310.
8. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
9. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.

PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION BY
PATERSON GROUP, TITLED PROPOSED RESIDENTIAL DEVELOPMENT 3288
GREENBANK ROAD - OTTAWA. DATED MARCH 17, 2022, REPORT No.
PG2743-2 REVISION 2.

50mm SUPERPAVE 12.5
150 OPSS GRANULAR 'A' BASE
300 OPSS GRANULAR 'B' TYPE II

40mm SUPERPAVE 12.5
50mm SUPERPAVE 19.0
150mm OPSS GRANULAR 'A' BAS
400mm OPSS GRANULAR 'B' TYP

1. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
2. WATERMAIN PIPE MATERIAL SHALL BE PVC CL-150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.

3. WATER SERVICES ARE TO BE: PEX TUBING AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE SPECIFIED). WATER SERVICE TO EXTEND 2.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE. ROLL OF PEX MIN 6M LONGS TO BE LEFT. NOTE : 20mm INSIDE DIAMETER REQUIRED
4. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
5. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
6. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA ST2, W17 (UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIALS TO BE SPECIFIED BY PROJECT GEOTECHNICAL CONSULTANT.
7. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED C/S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23)
8. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
9. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
10. WATERMAIN TO HAVE MIN. 24m COVER. WHERE WATERMAIN COVER IS LESS THAN 24m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
11. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25.2 AND W25.2.
12. PRESSURE REDUCING VALVES (PRVS) ON ALL UNITS TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

1. STORM AND SANITARY SEWERS 375mm DIA. OR SMALLER SHALL BE PVC SDR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100D AS PER OFSD 807.0.
2. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS B-67, 5 CLASS "B" BEDDING, UNLESS OTHERWISE NOTED. SUITABLE BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL CONSULTANT.
3. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH OFSD-701.01 (UNLESS OTHERWISE NOTED) *or* FURNISHED BY THE CITY OF OTTAWA (S24, S26, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S19, S28, AND S28.1 WHERE APPLICABLE. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHES. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH CURBS AS PER CITY STANDARDS. SANITARY MANHOLES SHALL HAVE SUMPS.
4. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
5. FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBVERT.
6. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES AS PER CITY STANDARD (S14, S14.1, AND S14.2).
7. STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE. SINGLE STORM SERVICES TO BE 150mmØ. SINGLE SANITARY SERVICES TO BE 135mmØ. (SERVICES TO EXTEND 2.0m BEYOND PROPERTY LINE)

8. CATCH BASIN SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 OF FRAME AND GRATE AS PER S19, CURB INLET FRAME AND GRATE PER S22 AND S23, PROVIDE 150mm ADJUSTABLE DEPTH. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA (PVC) SDR 35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASIN LEADS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.
9. STREET CATCH BASINS TO BE INSTALLED C/W SUBIRANS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
10. REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S28. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.
11. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300 mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
12. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SERVICES IN ALL MAINS WITH OPEN ENDS. PRIOR TO CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SERVICES, A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
13. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
2. SUB-BEACAVES SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.30m LAYERS.
3. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
4. 100 YEAR PONDING DEPTH TO BE 0.35m (MAXIMUM).
5. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
6. ALL SWALES TO BE CONSTRUCTED AS PER CITY STANDARD S29.

7. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN.
8. TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS, REFER TO THE ELEVATION AT EDGE OF PAVEMENT, OR GUTTERLINE WHERE APPLICABLE.
9. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.

10. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
11. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH COMBING ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
13. REFER TO DRAWING EC-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

CONTRACTOR TO PROVIDE EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT. 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.

EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN-OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
3. MINIMIZE AREA TO BE CLEARED AND GRUBBED.
4. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
5. INSTALL CATCH BASIN INSERTS OR EQUIVALENT IN ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND IN ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN-OFF FROM THE SITE.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPOLES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
7. A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEARED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE TO MEET THE REQUIREMENTS OF THE CONTRACT.
8. SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF THE CONTRACT ADMINISTRATOR. AFTER COMPLETION OF CONSTRUCTION OPERATIONS, ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (10+mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT THE CONSTRUCTION STORM AND SANITARY SEWER SYSTEMS OR DOWNSTREAM WATERCOURSES.
9. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
10. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
11. THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
12. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
13. CONTRACTOR SHALL INSTALL MUD PITS AT ALL CONSTRUCTION ENTRANCES TO THE SITE.
14. STORMWATER SWALES TO BE COVERED WITH HYDRO-SEED AND MULCH.

[illegible]

ORIGINAL GROUND ELEVATION
 PROPOSED ELEVATION
 PROPOSED LOT CORNER ELEVATION
 EXISTING LOT CORNER AT LOT CORNER
 FLOW DIRECTION AND GRADE
 FINISHED FIRST FLOOR ELEVATION
 UNDERSIDE OF FOOTING ELEVATION
 TOP OF FOUNDATION WALL ELEVATION
 ENGINEERED FILL REQUIRED
 TERRACING 3:1 SLOPE MAXIMUM
 (UNLESS OTHERWISE SHOWN)
 DIRECTION OF PROPOSED OVERLAND FLOW
 PROPOSED VALVE BOX
 PROPOSED VALVE CHAMBER
 PROPOSED FIRE HYDRANT
 PROPOSED SANITARY SEWER MANHOLE
 PROPOSED STORM SEWER MANHOLE
 PROPOSED CATCHBASIN MANHOLE
 PROPOSED CATCHBASIN
 D.C.
 PROPOSED DERESSED CURB LOCATION
 PROPOSED BARRIER CURB
 PROPOSED COMMUNITY MAILBOX LOCATION
 HEAVY DUTY ASPHALT
 OVERLAND SPILL LOCATION
 TWSI LOCATION AS PER CITY STD
 PROPOSED 20% RATED FIRE WALL LOCATION

A circular manometer with a scale from 0 to 1.00. The reading is 0.85. A red arrow points to the reading.

0	1ST SUBMISSION FOR SITE PLAN APPROVAL	JP	SG	25.05.13
Revision		By	Appd.	YY.MM.DD

File Name: 160402143-HMBS-PH7-DB	JP	SG	JP	25.04.17
	Dwn.	Chkd.	Dsgn.	YY.MM.D

Permit-Seal

Mattamy Homes

HMB PHASE 7

OTTAWA, ON

NOTES AND LEGENDS PLAN

Project No. 160402143

Scale 1:500

Drawing No. Sheet Revision

NL-1

1 of 9

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