

DESCRIPTION

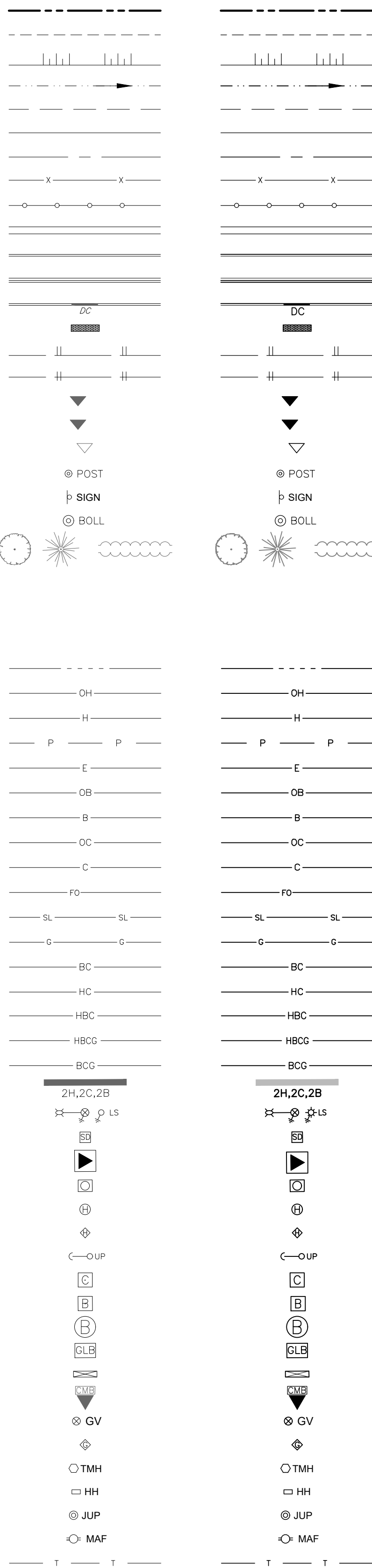
SITE FEATURES

PROPERTY LINE
TOP OF SLOPE
TERRACING (3:1 TYPICAL)
DITCH/SWALE AND DIRECTION OF FLOW
EDGE OF SHOULDER
EDGE OF PAVEMENT
ROAD/ALIGNMENT
CHAINLINK FENCE
POST AND RAIL FENCE
SIDEWALK (TYPE AS NOTED ON DRAWINGS)
BARRIER CURB (SC1.1)
MOUNTABLE CURB (SC1.3)
DEPRESSED CURB
TACTILE WALKING SURFACE INDICATOR "TWSI" (SC7.3)
GUARDRAIL
JERSEY BARRIERS
BUILDING ENTRY/EXIT WITH RISERS
BUILDING ENTRY/EXIT BARRIER FREE
BUILDING ENTRY/EXIT OVERHEAD DOOR
POST
SIGN
BOLLARD
VEGETATION

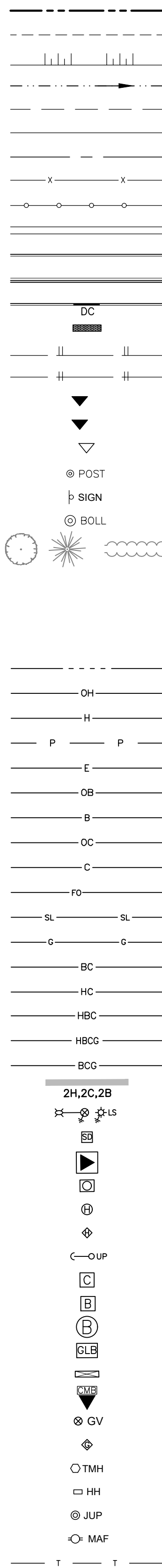
UTILITY AND STRUCTURES

JOINT UTILITY OVERHEAD LINE
HYDRO (OVERHEAD)
HYDRO
POWER
ELECTRICAL
BELL (OVERHEAD)
BELL
CABLE (OVERHEAD)
CABLE TV
FIBRE OPTIC
STREETLIGHT
GASMAIN
JOINT USE TRENCH - BELL/CABLE TV
JOINT USE TRENCH - HYDRO/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV
JOINT USE TRENCH - HYDRO/BELL/CABLE TV/GAS
JOINT USE TRENCH - BELL/CABLE TV/GAS
DUCT CROSSING WITH NUMBER AND TYPE OF DUCTS
STREETLIGHT (c/w GROUND ROD WHERE REQUIRED)
STREETLIGHT DISCONNECT
HYDRO TRANSFORMER
HYDRO SWITCHING KIOSK
HYDRO MANHOLE
HYDRO METER
UTILITY POLE AND GUY WIRE
CABLE PEDESTAL
BELL PEDESTAL
BELL MANHOLE
BELL GROUND LEVEL BOX
ENDWALL
COMMUNITY MAILBOX
GAS VALVE
GAS METER
TRAFFIC MANHOLE
TRAFFIC HAND HOLE
TRAFFIC JOINT USE POLE
TRAFFIC MAST ARM
TRAFFIC CONDUIT

EXISTING



PROPOSED



DESCRIPTION

SANITARY SEWER
COMBINATION SEWER
STORM SEWER
STORM SUBDRAIN
STORM CULVERT
SANITARY MANHOLE
COMBINATION MANHOLE
STORM MANHOLE
CATCHBASIN MANHOLE
CATCHBASIN
DOUBLE CATCHBASIN
CATCHBASIN ELBOW (S30)
CATCHBASIN TEE (S31)
CURB INLET CATCHBASIN
DITCH INLET CATCHBASIN
WATERMAIN
VALVE AND VALVE BOX
VALVE AND VALVE CHAMBER
FIRE HYDRANT
SIAMSESE CONNECTION
WATER METER
REMOTE WATER METER
45° BEND
22.5° BEND
11.25° BEND
TEE
CURB STOP
WATER WELL

GRADING

GROUND ELEVATION
SWALE ELEVATION
TOP OF GRATE ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL GROUND ELEVATION
FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
BASEMENT FLOOR ELEVATION
PARKING LEVEL ELEVATION
UNDERSIDE OF FOOTING ELEVATION
ORIGINAL GROUND ELEVATION
TOP OF ROCK ELEVATION
CONTOUR LINES
SLOPE AND DIRECTION OF FLOW
STONE STRONG RETAINING WALL
PRECAST LANDSCAPE RETAINING WALL
CONCRETE BLOCK WALL

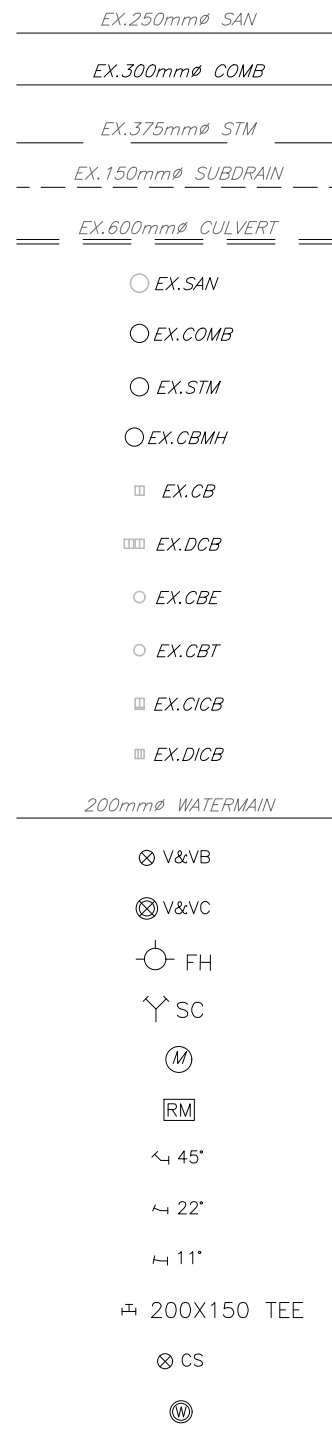
STORMWATER MANAGEMENT

MAJOR OVERLAND FLOW ROUTE ONSITE
MAJOR OVERLAND FLOW ROUTE OFFSITE
EMERGENCY OVERLAND FLOW ROUTE
STORM DRAINAGE AREA BOUNDARY
STORM DRAINAGE AREA NUMBER
STORM DRAINAGE AREA IN HECTARES
RUN-OFF COEFFICIENT
SPILL ELEVATION
5 YEAR PONDING AREA
100 YEAR PONDING AREA

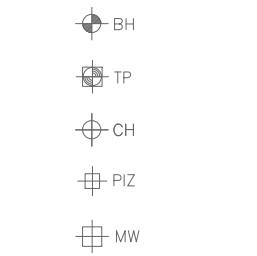
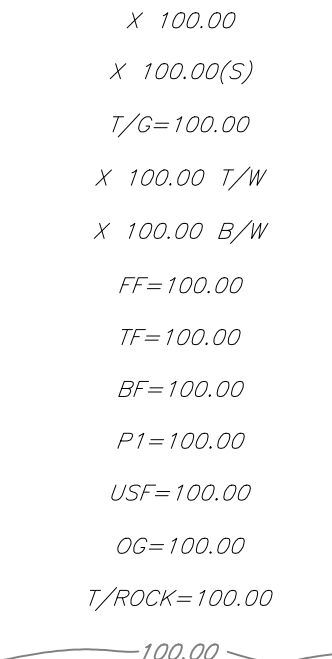
GEOTECHNICAL

BOREHOLE
TEST PIT
COREHOLE
PIEZOMETER
MONITORING WELL

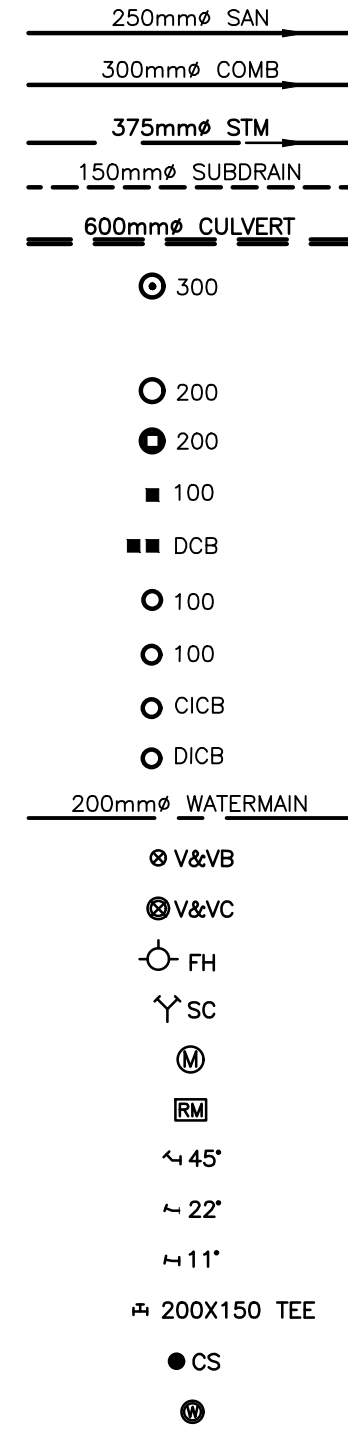
EXISTING



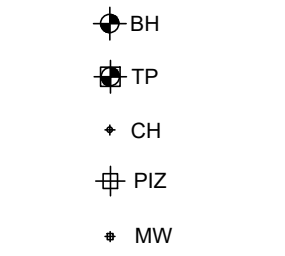
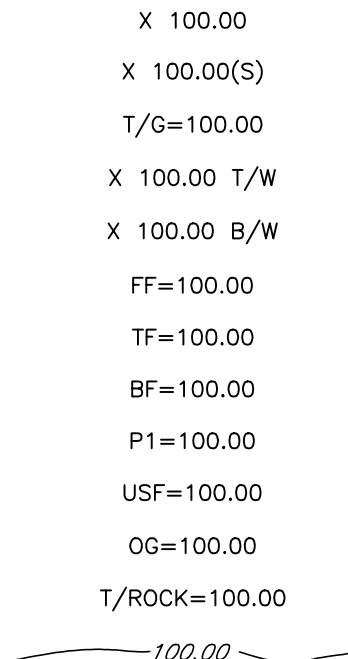
GRADING



PROPOSED



GRADING



DESCRIPTION

MISCELLANEOUS
REMOVED
RELOCATED
ADJUSTED
ROAD REINSTATEMENT AS PER CITY STANDARD R10
RIP-RAP AS PER OPSD 810.010
LANDSCAPE REINSTATEMENT

SERVICING TRENCHES (AS PER S11.3)

1-100mm STORM SERVICE (PVC SDR28)
1-19mm WATER SERVICE (TYPE K COPPER)
1-135mm SANITARY SERVICE (PVC SDR28)

PAVEMENT STRUCTURE:

LIGHT DUTY ASPHALT PAVEMENT
LIGHT DUTY PAVEMENT STRUCTURE FOR NEW DRIVEWAYS AND CAR ONLY PARKING SHALL BE AS FOLLOWS:
50mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR B TYPE II SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II
HEAVY DUTY ASPHALT PAVEMENT
HEAVY DUTY PAVEMENT STRUCTURE FOR NEW ACCESS LANES
40mm SUPERPAVE (PG) 64-34 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE (PG) 64-34 19.0 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR A CRUSHED STONE
450mm SUBBASE - OPSS GRANULAR B TYPE II SUBGRADE - EITHER FILL, IN SITU SOIL OR OPSS GRANULAR B TYPE I OR II
GRINDING AND OVERLAY OF HEAVY DUTY ASPHALT
ASPHALT PAVEMENT RESURFACING
40mm HL-3 OR SUPERPAVE (PG) 64-34 12.5 ASPHALTIC CONCRETE
GRINDING TO TIE INTO EXISTING DRIVEWAYS AS REQUIRED. ASPHALT PADDING AS REQUIRED TO MAINTAIN DRAINING PATTERN

GENERAL NOTES:

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. BOOK 7 AND T.A.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ENGINEER AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.
- ALL BOREHOLES SHOWN ON THE DRAWINGS ARE FOR INFORMATION ONLY. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED NOVEMBER 25, 2025.
- THE CONTRACTOR SHALL APPRAISE HIS/HERSELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY FAIRHALL MOFFATT WOODLAND LIMITED. DATED AUGUST 29, 2024.
- CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND LEGAL DRAWINGS.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- STREET LIGHTING SHALL BE TO CITY OF OTTAWA STANDARDS.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
 - ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
 - ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED.
 - SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
 - SANITARY SEWER MANHOLES SHALL BE BENCHES AS PER OPSD 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
 - THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
 - THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
 - ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
 - THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 98% SPMOD.
 - ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
 - WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
 - MINIMUM SOIL COVER TO BE 2.4m TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS CITY OF OTTAWA STANDARD DETAIL DRAWING S35.
 - EXISTING SERVICES FROM EXISTING HOUSES #7, #9, AND #11 TO BE LOCATED ON-SITE AND TIED INTO NEW PROPOSED MANHOLES AS PER CITY OF OTTAWA STANDARD DETAIL DRAWING S33 AS REQUIRED.
 - ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
- BASEPLAN: SAB
DESIGN: JLF
CHECKED: BMT
CAD: SAB
PROJECT MANAGER: BMT
APPROVED: BMT

STORM SEWER NOTES

- ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. 8182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 98% SPMOD.
- SEWER BEDDING AS PER CITY STANDARD S6 & S7.
- ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm X 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.
- ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.

CAUTION
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.

JOB BENCH MARK
FIRE HYDRANT TOP OF SPINDLE ELEVATION=93.57
NORTHING=5020457.01 EASTING=366125.53

TOPOGRAPHIC INFORMATION
PART OF LOT 24, CONCESSION 1 (RIDEAU FRONT)
CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY FAIRHALL MOFFATT & WOODLAND LIMITED O.L.S (TP_AE175.DWG) SURVEY DATED AUGUST 29, 2024.
COORDINATES: (SMARTNET) MTM ZONE 9, NAD83 CSRS (2010).

REV	REVISION DESCRIPTION	DATE	BY	APPRO
3	REISSUED FOR APPROVAL	07/15/26	SAB	BMT
2	ISSUED FOR APPROVAL	12/17/25	AC	BMT
1	ISSUED FOR APPROVAL	07/11/25	SAB	BMT

SCALE	DESIGNED BY	REVIEWED BY	CHECKED BY

BASEPLAN	PROJECT
SAB	

DESIGN	CHECKED	CAD	PROJECT MANAGER	APPROVED
JLF	BMT	SAB	BMT	BMT

BASEPLAN	PROJECT
SAB	

DESIGN	CHECKED	CAD	PROJECT MANAGER	APPROVED
JLF	BMT	SAB	BMT	BMT

BASEPLAN	PROJECT
SAB	

CASSONE COURT
2028 MERVALE ROAD
OTTAWA, ONTARIO

C001-LN

PROJECT No. OTT-24015379-A0 SURVEY FMW DATE MARCH 28, 2025 DRAWING No. C001
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