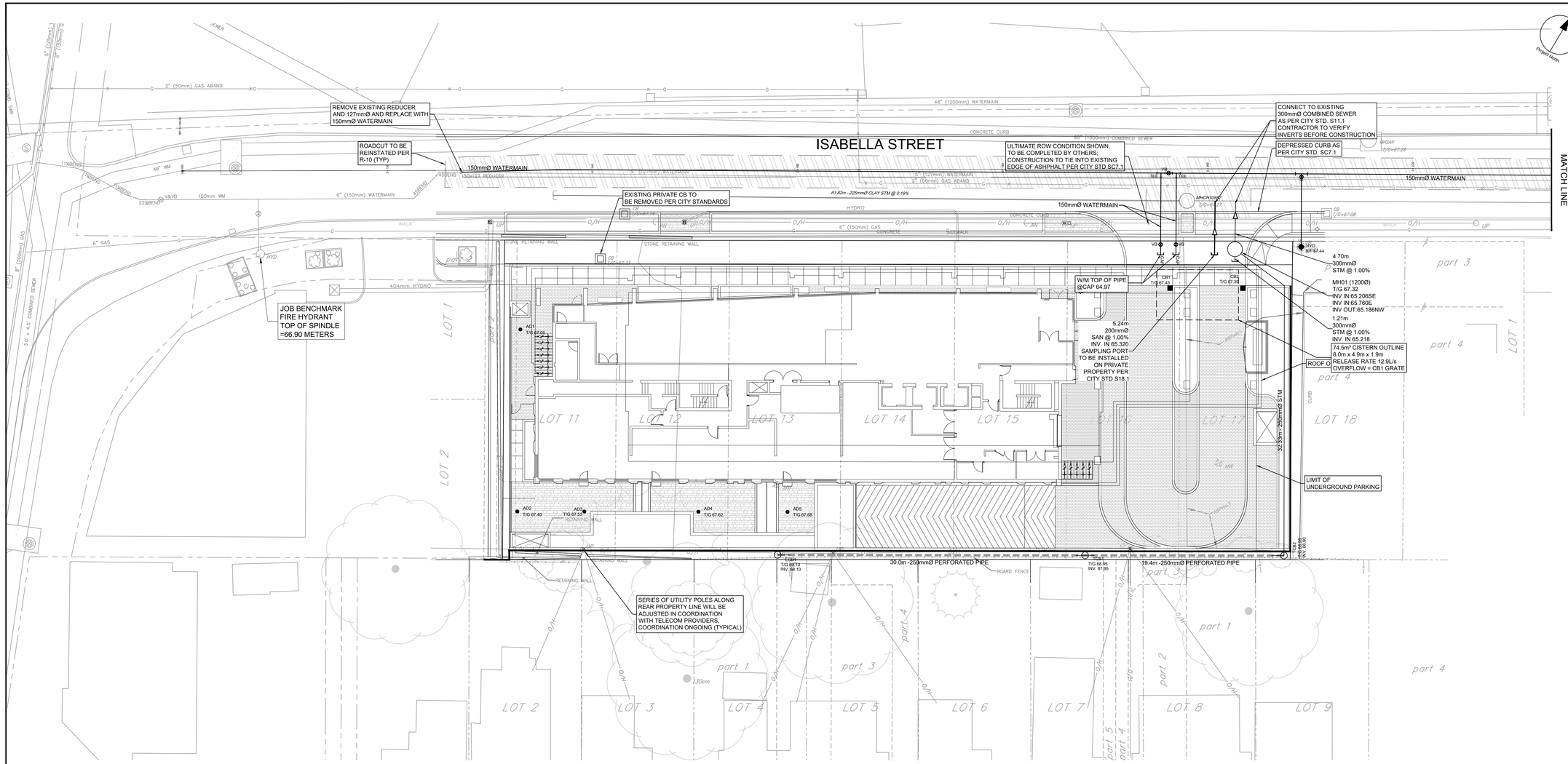
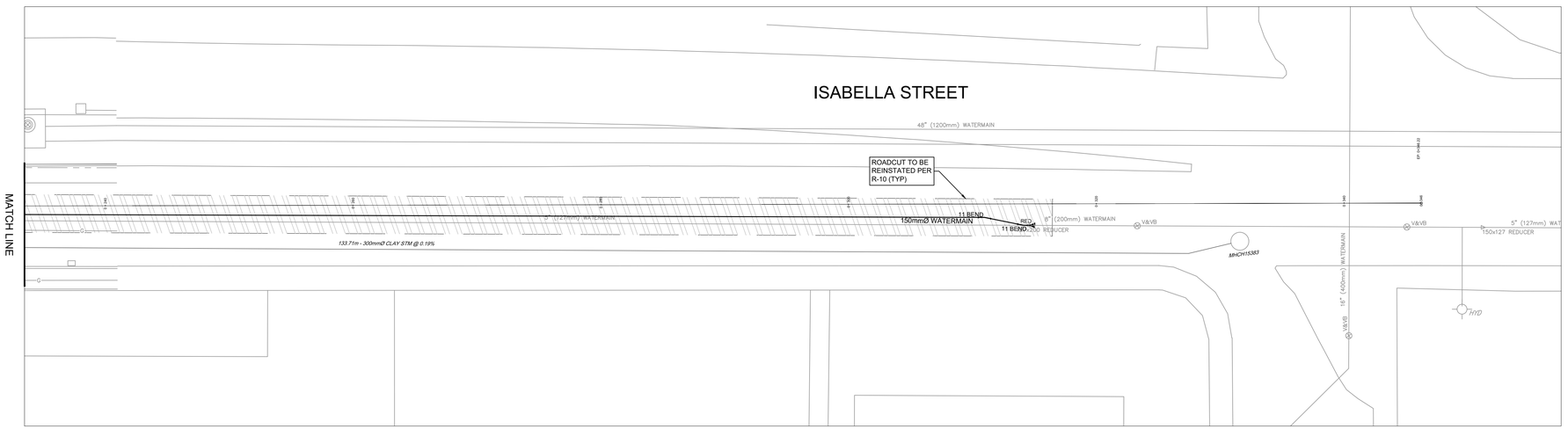




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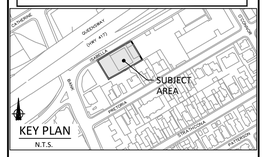
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SEE 010 & 011 FOR NOTES, LEGEND AND DETAILS



1:200 0 2 6 10m

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LICENSED PROFESSIONAL ENGINEER
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100214983
2026-11-12
PROVINCE OF ONTARIO

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PROJECT
178-200 ISABELLA

PROJECT NO:
124875

DRAWN BY:	CHECKED BY:
D.P.S.	**D.V.**
PROJECT MGR:	APPROVED BY:
S.E.L.	**S.E.L.**

SHEET TITLE
SITE SERVICING PLAN

SHEET NUMBER	ISSUE
C-001	7

SCALE CHECK | 1 in | 10mm | XXXXX

D07-12-26-0009

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GENERAL LEGEND

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK / PATHWAY
- BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

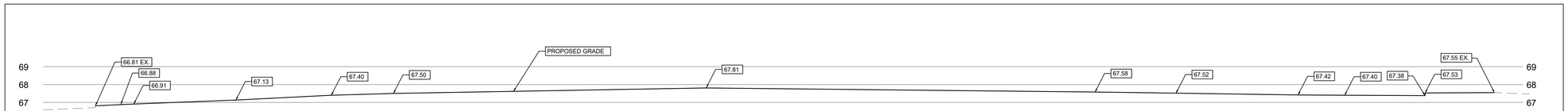
- MH118A — SANITARY MANHOLE
- 200mmØ SAN — SANITARY SEWER
- MH109 / MH118 — STORM MANHOLE
- 825mmØ STM — STORM SEWER - LESS THAN 900Ø
- 900mmØ STM — STORM SEWER - 900Ø AND GREATER
- 200Ø WATERMAIN — WATERMAIN
- CB100, T/G 104.10 — STREET CATCHBASIN C/W TOP OF GRATE
- CICB101, G/G 104.25 — CURB INLET CATCHBASIN C/W GUTTER GRADE
- DCB100, T/G 104.10 — DOUBLE CATCHBASIN C/W TOP OF GRATE
- DCICB101, G/G 104.25 — DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
- D101, T/G 103.59 — DITCH INLET MANHOLE C/W TOP OF GRATE
- CBMH101, T/G 103.59 — CATCHBASIN MANHOLE C/W TOP OF GRATE
- RYCB, T/G 104.35 — REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- T/G 104.35, INV 103.35 — REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.50, INV 103.50 — REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- 300mmØ CSP — CSP CULVERT C/W DIAMETER
- VB — VALVE AND VALVE BOX
- VB/VC — VALVE AND VALVE CHAMBER
- PARK VALVE CHAMBER C/W SERVICE POST
- HYD 104.35 — FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
- 200Ø WM — RED — 150Ø WM — WATERMAIN REDUCER
- 2 VBENDS — VERTICAL BEND LOCATION
- SIAMESE CONNECTION (IF REQUIRED)
- M — METER (IF REQUIRED)
- RM — REMOTE METER (IF REQUIRED)
- A — WATERMAIN IDENTIFICATION (IF REQUIRED)
- P — PIPE CROSSING IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- SINGLE SERVICE LOCATION (REQUIRES FOUNDATION SLEEVE)
- BH 12, 102.00 — INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
- HGL 101.79 — 100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
- USF 101.79 — UNDERSIDE OF FOOTING ELEVATION
- CLAY SEAL IN SEWER / WATERMAIN TRENCH

NOTES :

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
7. SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG5043-1 PREPARED BY PATERSON GROUP.

   CAR ONLY PARKING AREA : (500mm)
   50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   300mm - OPSS GRANULAR "B" TYPE II

   ACCESS LANES AND HEAVY TRUCK LOADING/ PARKING AREA : (690mm)
   40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   450mm - OPSS GRANULAR "B" TYPE II
9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY PROJECT 1 STUDIO
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
12. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
14. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
15. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
18. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
19. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS;
    -WATERMAINS TO BE PVC DR18
    -SANITARY SEWER TO BE PVC DR35
    -PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
    -STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
    -STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
    FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
20. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
21. ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
22. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
23. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
24. ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
25. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
26. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
27. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
28. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
29. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
30. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, IF REQUIRED BY ONTARIO BUILDING CODE (BY OTHERS).
31. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
32. TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
33. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
34. ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
35. UPON COMPLETION OF A RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.



SECTION A:A
(FRONT PROPERTY LINE, FOR VISUAL DEMONSTRATION)
N.T.S.

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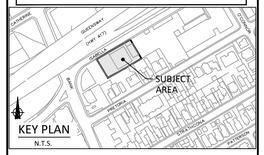
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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
178-200 ISABELLA

PROJECT NO: 124875

DRAWN BY:	CHECKED BY:
D.P.S.	**D.V.**
PROJECT MGR: **S.E.L.**	APPROVED BY: **S.E.L.**

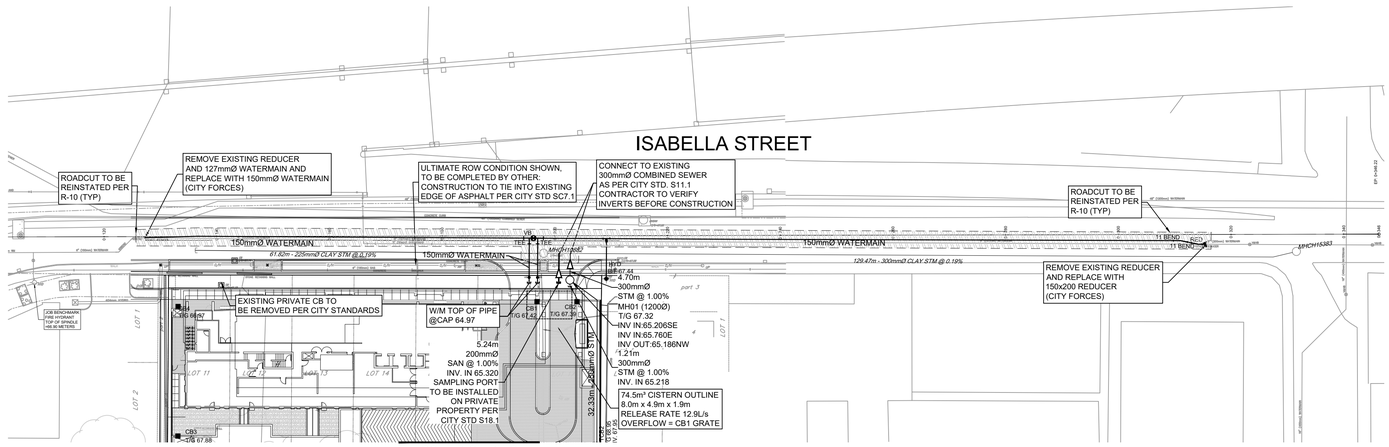
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NOTES & LEGEND

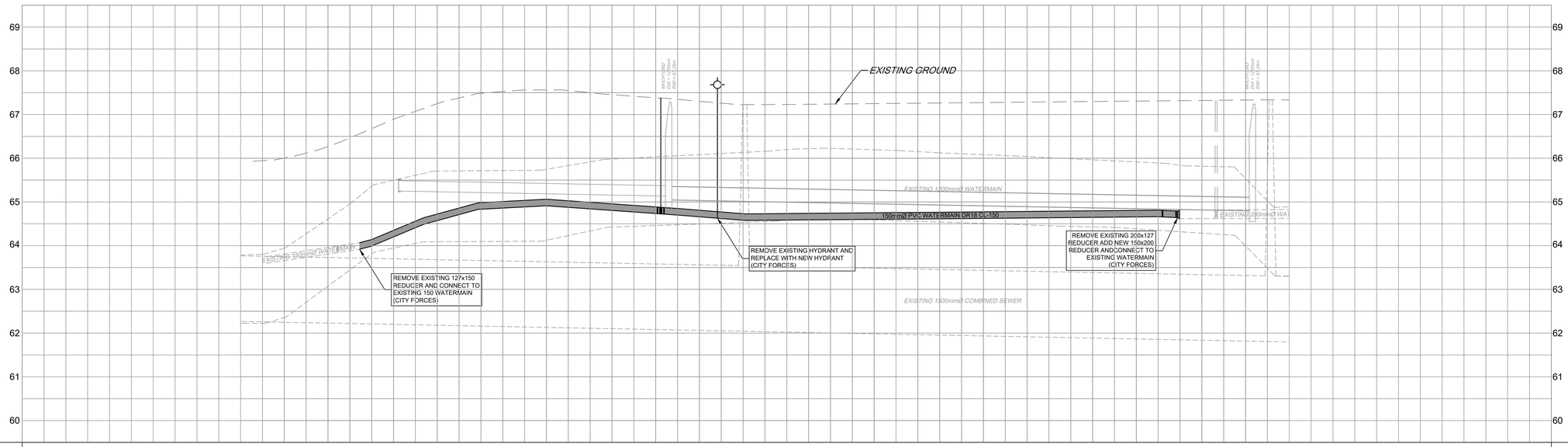
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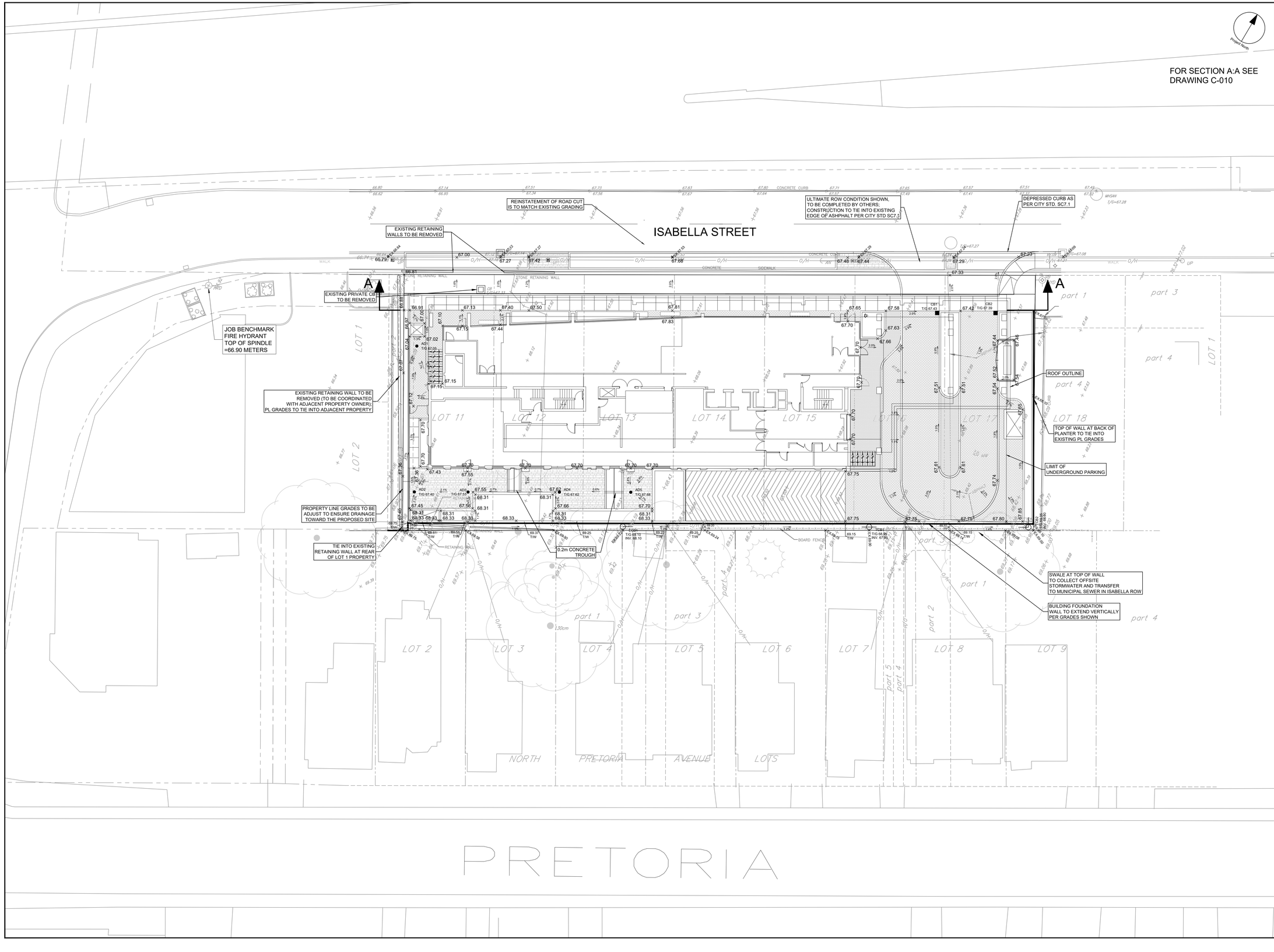
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ISABELLA STREET
ROADCUT TO BE REINSTATED PER R-10 (TYP)
REMOVE EXISTING REDUCER AND 127mmØ WATERMAIN AND REPLACE WITH 150mmØ WATERMAIN (CITY FORCES)
ULTIMATE ROW CONDITION SHOWN, TO BE COMPLETED BY OTHER: CONSTRUCTION TO TIE INTO EXISTING EDGE OF ASPHALT PER CITY STD SC7.1
CONNECT TO EXISTING 300mmØ COMBINED SEWER AS PER CITY STD. S11.1 CONTRACTOR TO VERIFY INVERTS BEFORE CONSTRUCTION
150mmØ WATERMAIN
67.82m - 225mmØ CLAY STM @1.79%
150mmØ WATERMAIN
129.47m - 300mmØ CLAY STM @ 0.19%
150mmØ WATERMAIN
ROADCUT TO BE REINSTATED PER R-10 (TYP)
REMOVE EXISTING REDUCER AND REPLACE WITH 150x200 REDUCER (CITY FORCES)
EXISTING PRIVATE CB TO BE REMOVED PER CITY STANDARDS
W/M TOP OF PIPE @CAP 64.97
5.24m
200mmØ
SAN @ 1.00%
INV. IN 65.320
SAMPLING PORT TO BE INSTALLED ON PRIVATE PROPERTY PER CITY STD S18.1
4.70m
300mmØ
STM @ 1.00%
MH01 (1200Ø)
T/G 67.32
INV IN:65.206SE
INV IN:65.760E
INV OUT:65.186NW
1.21m
300mmØ
STM @ 1.00%
INV. IN 65.218
74.5m³ CISTERN OUTLINE
8.0m x 4.9m x 1.9m
RELEASE RATE 12.9L/s
OVERFLOW = CB1 GRATE
32.33m
CONT'D ON DWG
124875-C-001


EXISTING GROUND
EXISTING 1200mmØ WATERMAIN
150mmØ PVC WATERMAIN DR18 C-150
EXISTING 200mmØ WATERMAIN
EXISTING 150mmØ WATERMAIN
EXISTING 1500mmØ COMBINED SEWER
REMOVE EXISTING 127x150 REDUCER AND CONNECT TO EXISTING 150 WATERMAIN (CITY FORCES)
REMOVE EXISTING HYDRANT AND REPLACE WITH NEW HYDRANT (CITY FORCES)
REMOVE EXISTING 200x127 REDUCER ADD NEW 150x200 REDUCER ANDCONNECT TO EXISTING WATERMAIN (CITY FORCES)

| | | |



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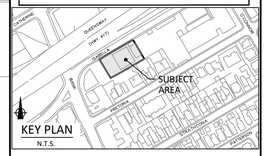
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1:200 0 2 6 10m

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LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026-11-12
PROVINCE OF ONTARIO

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PROJECT
178-200 ISABELLA

PROJECT NO:
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PROJECT MGR:	APPROVED BY:
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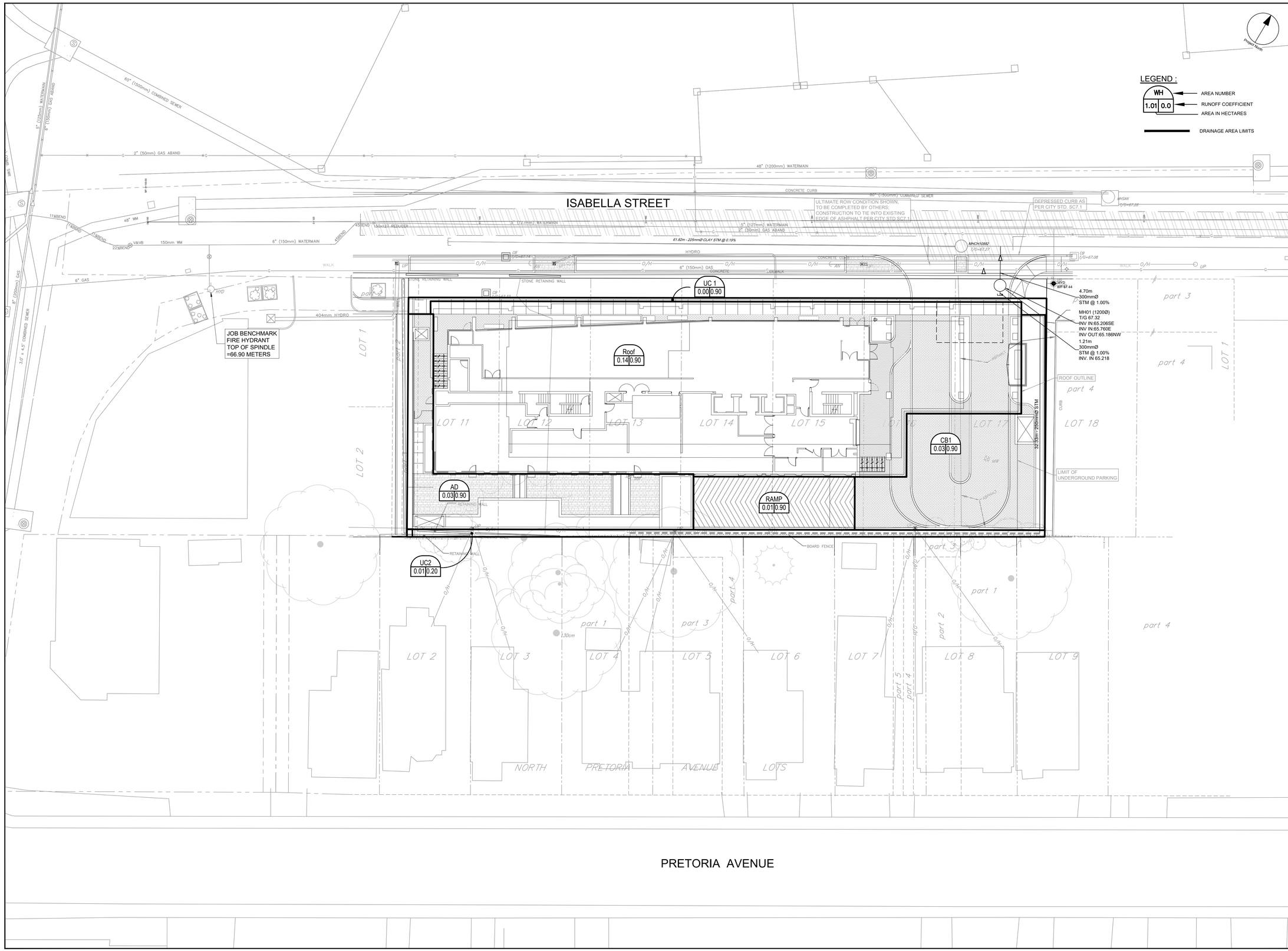
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SITE GRADING PLAN

SHEET NUMBER	ISSUE
C-200	7

SCALE CHECK | 1 in | 10mm | XXXXX

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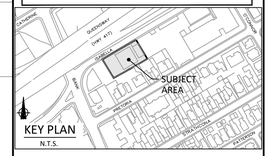
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2026-11-12
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PROJECT MGR: **S.E.L.**	APPROVED BY: **S.E.L.**

SHEET TITLE
STORM DRAINAGE AREA PLAN

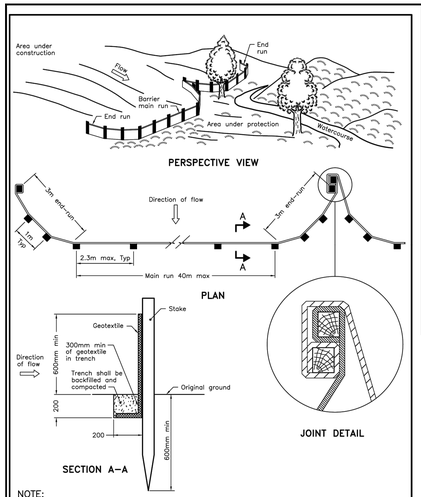
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SCALE CHECK 1 in 50mm

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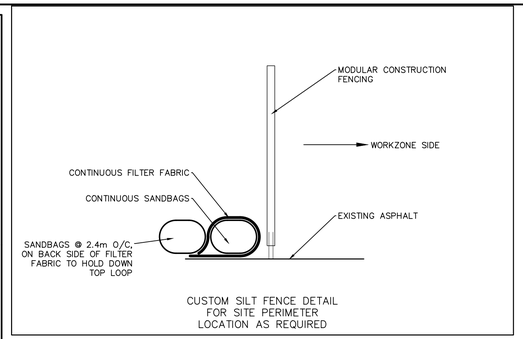
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NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
LIGHT–DUTY SILT FENCE BARRIER		
OPSD 219.110		



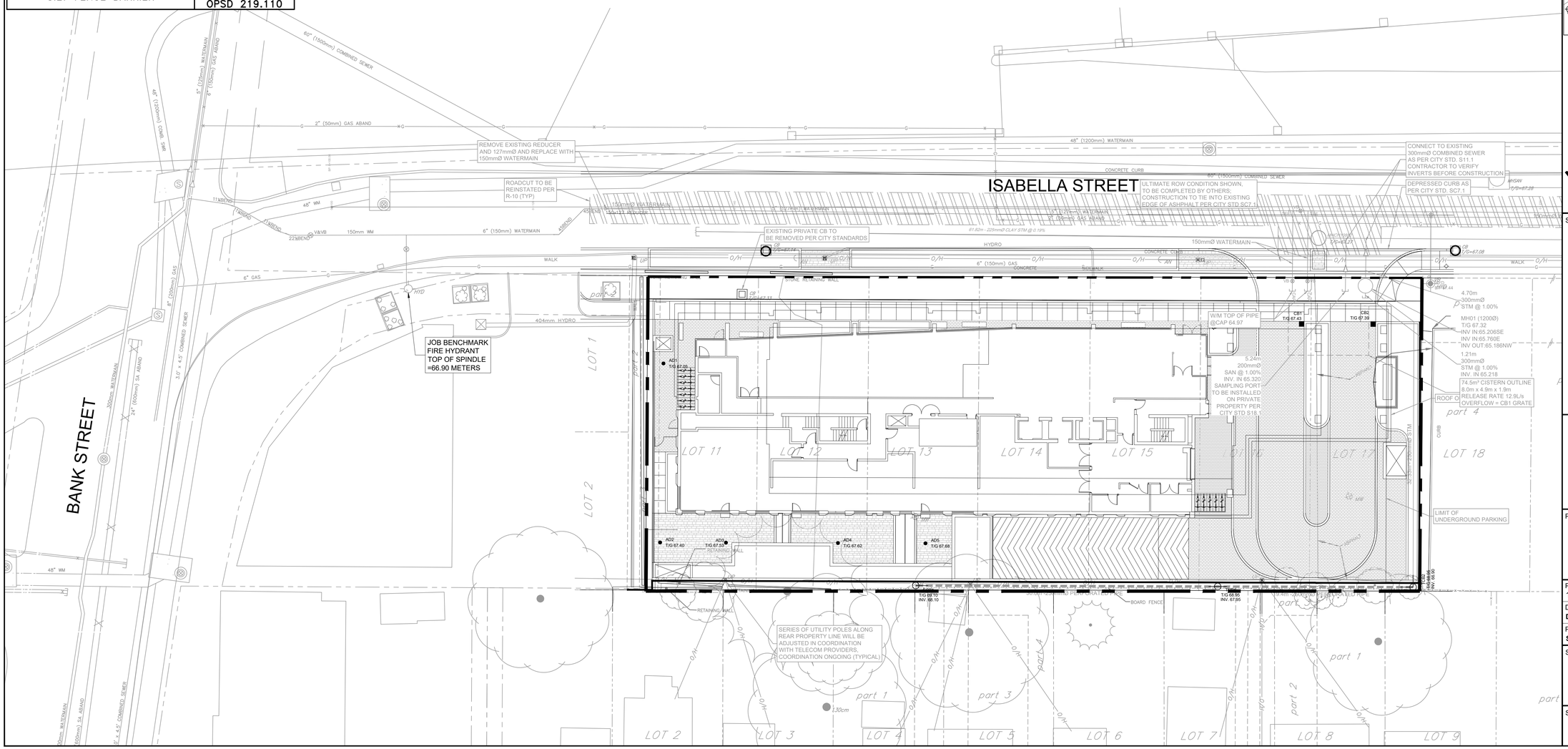
CUSTOM SILT FENCE DETAIL
FOR SITE PERIMETER
LOCATION AS REQUIRED

LEGEND :

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- CUSTOM SILT FENCE (SEE DETAIL)
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH (15.0 × 2.0)

NOTES:

1. 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,
2. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
5. CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
6. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
8. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT



CLIENT

minto Communities

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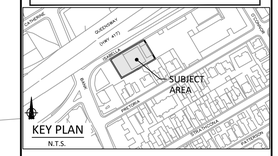
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	2020:09:11
2	REISSUED FOR RE-ZONING	2023:08:16
3	REISSUED FOR RE-ZONING	2023:09:28
4	SUBMISSION FOR SPA	2026:01:30
5	REVISED PER CITY COMMENTS	2026:04:02
6	REVISED PER NEW SITE PLAN	2026:04:17
7	REVISED PER NEW SITE PLAN	2026:11:12

SEE 010 & 011 FOR NOTES, LEGEND AND DETAILS



NOT FOR CONSTRUCTION

1:200 0 2 6 10m

SEAL



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PROJECT
178-200 ISABELLA

PROJECT NO: 124875	
DRAWN BY: **D.P.S.**	CHECKED BY: **D.V.**
PROJECT MGR: **S.E.L.**	APPROVED BY: **S.E.L.**

SHEET TITLE
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER	ISSUE
C-900	7

SCALE CHECK 1 in 13mm XXXXX

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