

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 \$2,000,000.00. 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. THE SITE BENCHMARKS ARE THE FIRE HYDRANT TOP OF SPINDLE. BM NO. 1 IS LOCATED APPROXIMATELY 105m FROM MERIVALE RD AND CLYDE AVE INTERSECTION, LOCATED ON THE EAST SIDE OF CLYDE AVE. BM NO. 2 IS LOCATED AT THE EAST SIDE OF CLYDE AVE AND APPROXIMATELY 155m FROM BASELINE ROAD AND CLYDE AVE INTERSECTION (BM NO. 2 ELEV = 96.59, BM NO. 1 ELEV = 96.25). REFER TO ANNIS, O'SULLIVAN, VOLLEBEKK LTD. TOPOGRAPHICAL PLAN OF SURVEY PART OF LOTS 18 AND 19, 20 AND 21 REGISTERED PLAN 30 CITY OF OTTAWA.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5581-1, DATED FEBRUARY 23, 2021 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 ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO THE STORMWATER MANAGEMENT REPORT R-2023-152, DATED MARCH 18, 2025 PREPARED BY NOVATECH.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
- 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.

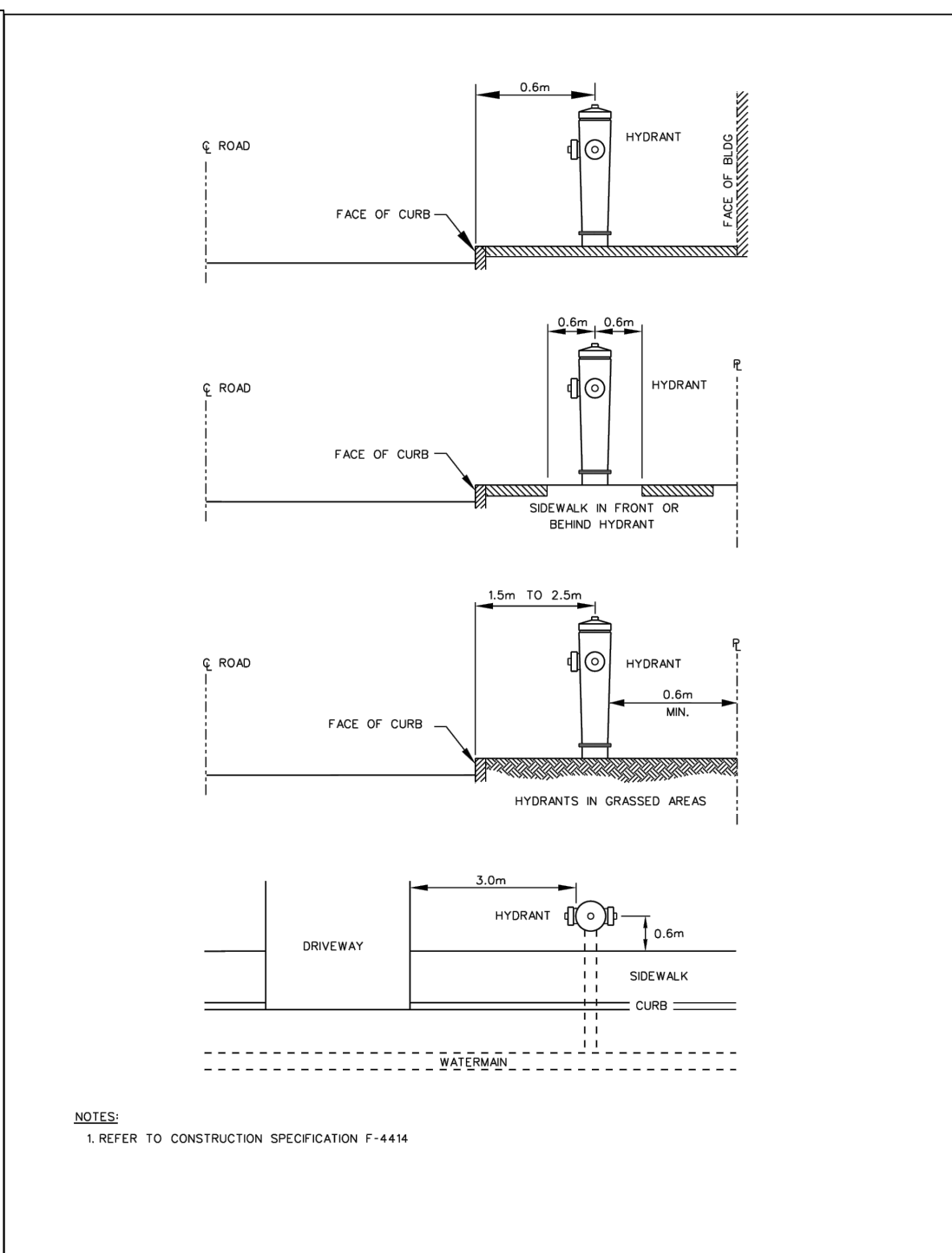
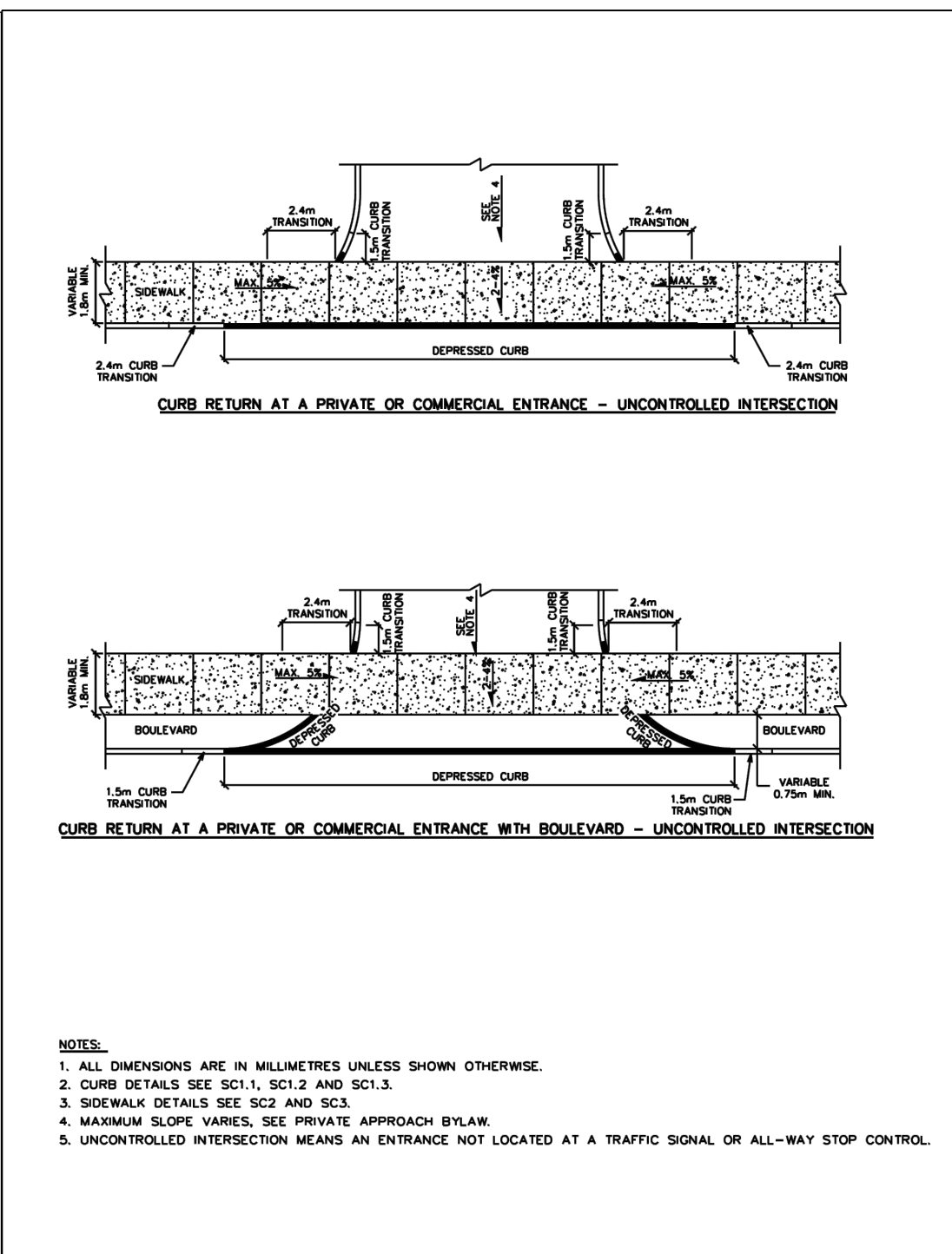
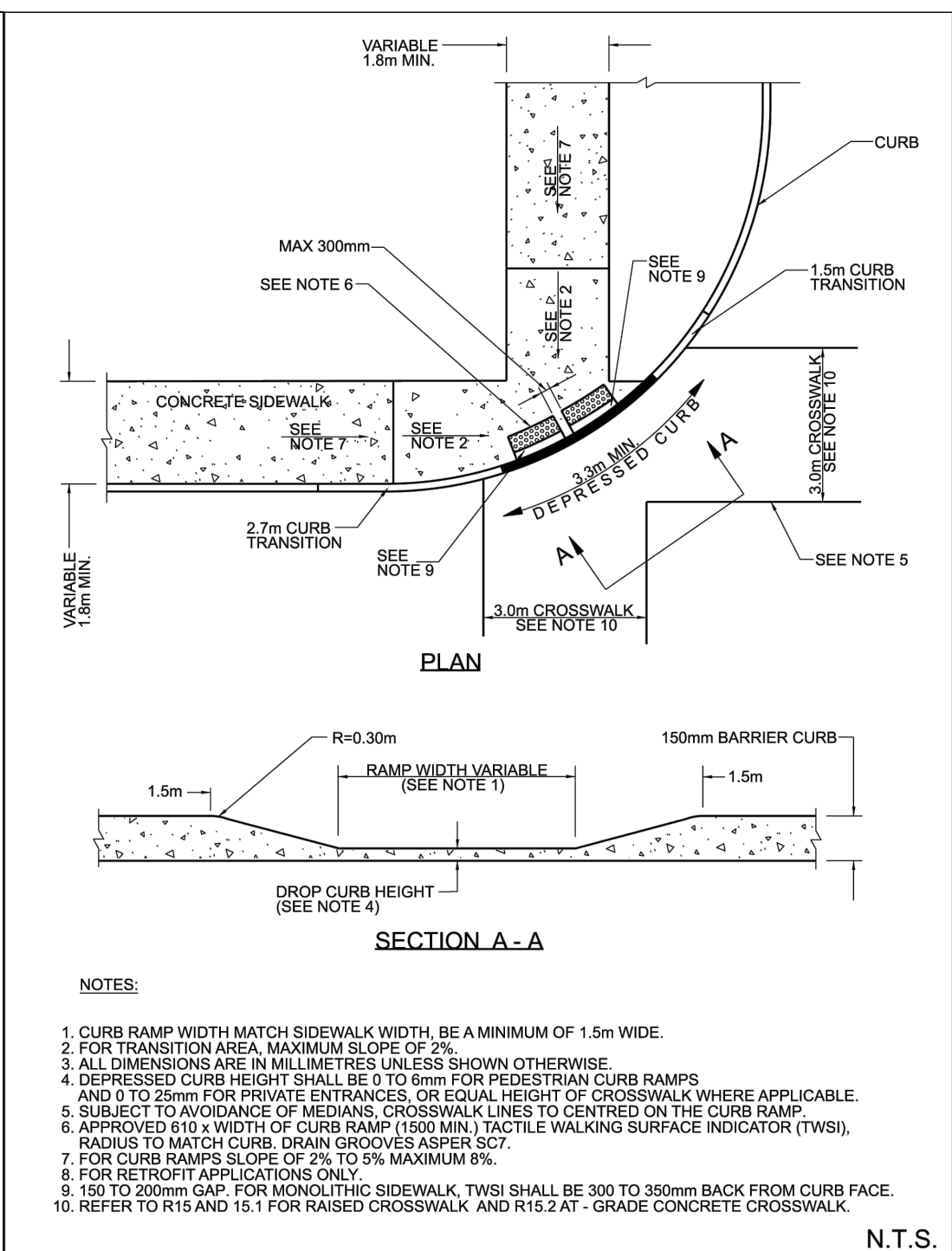
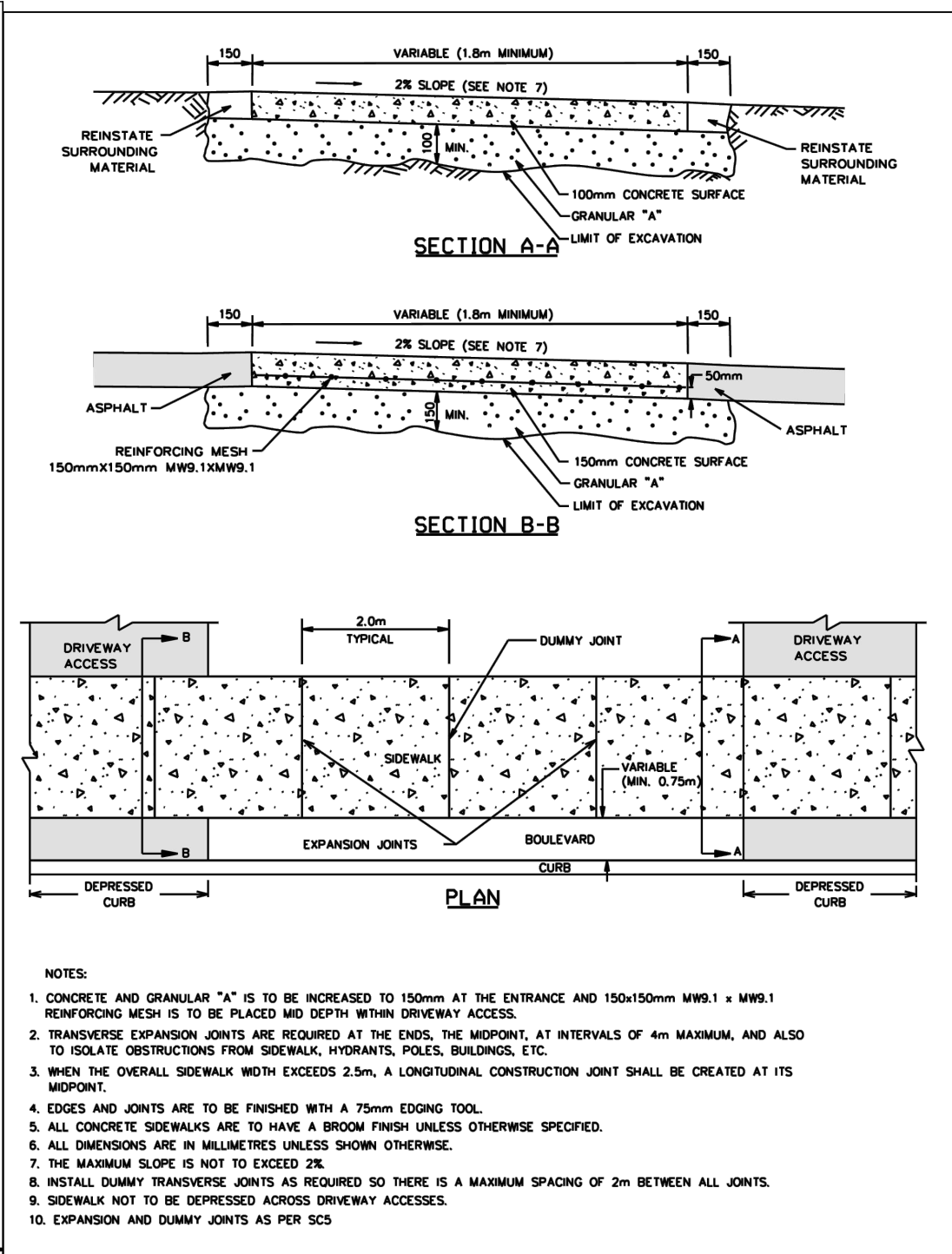
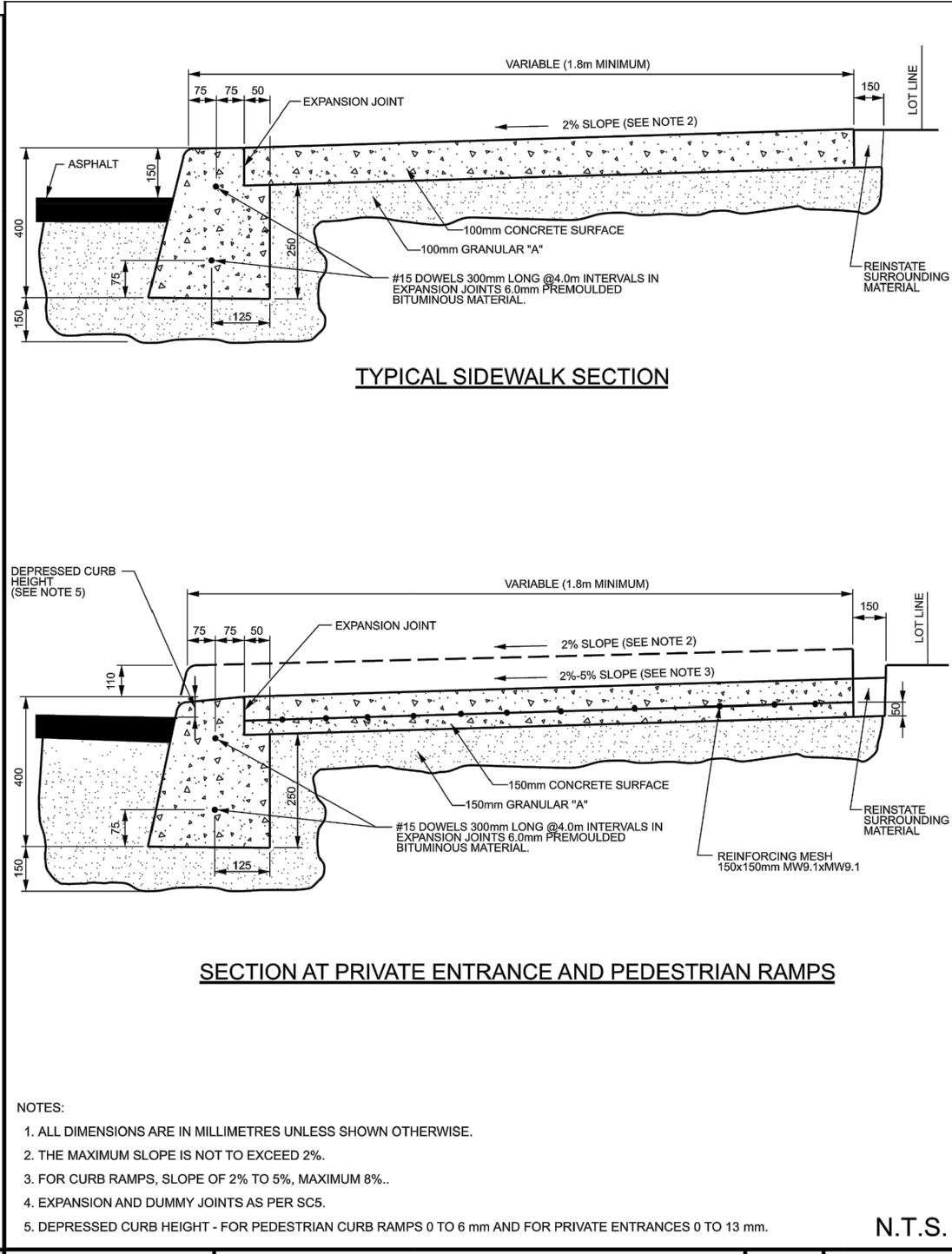
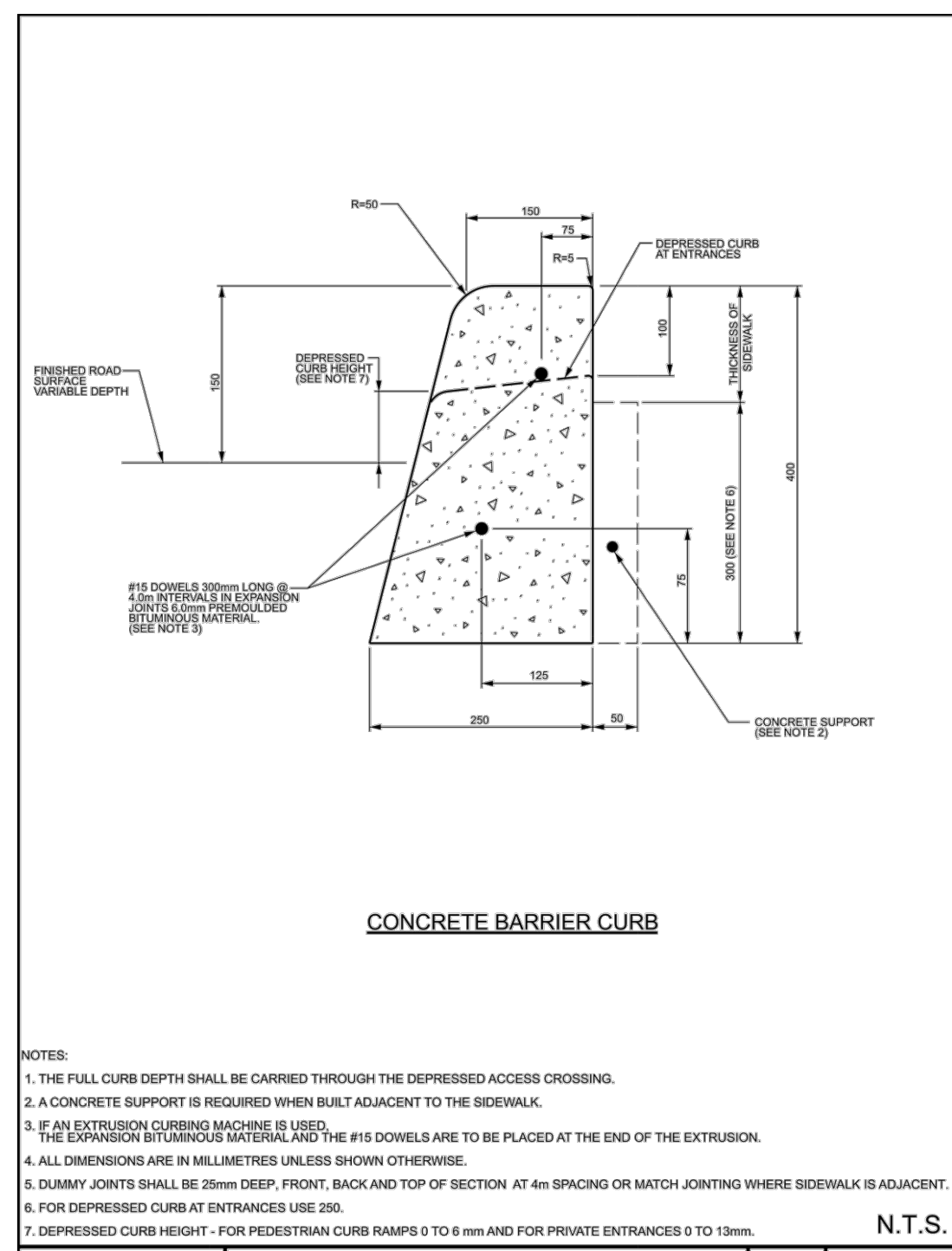
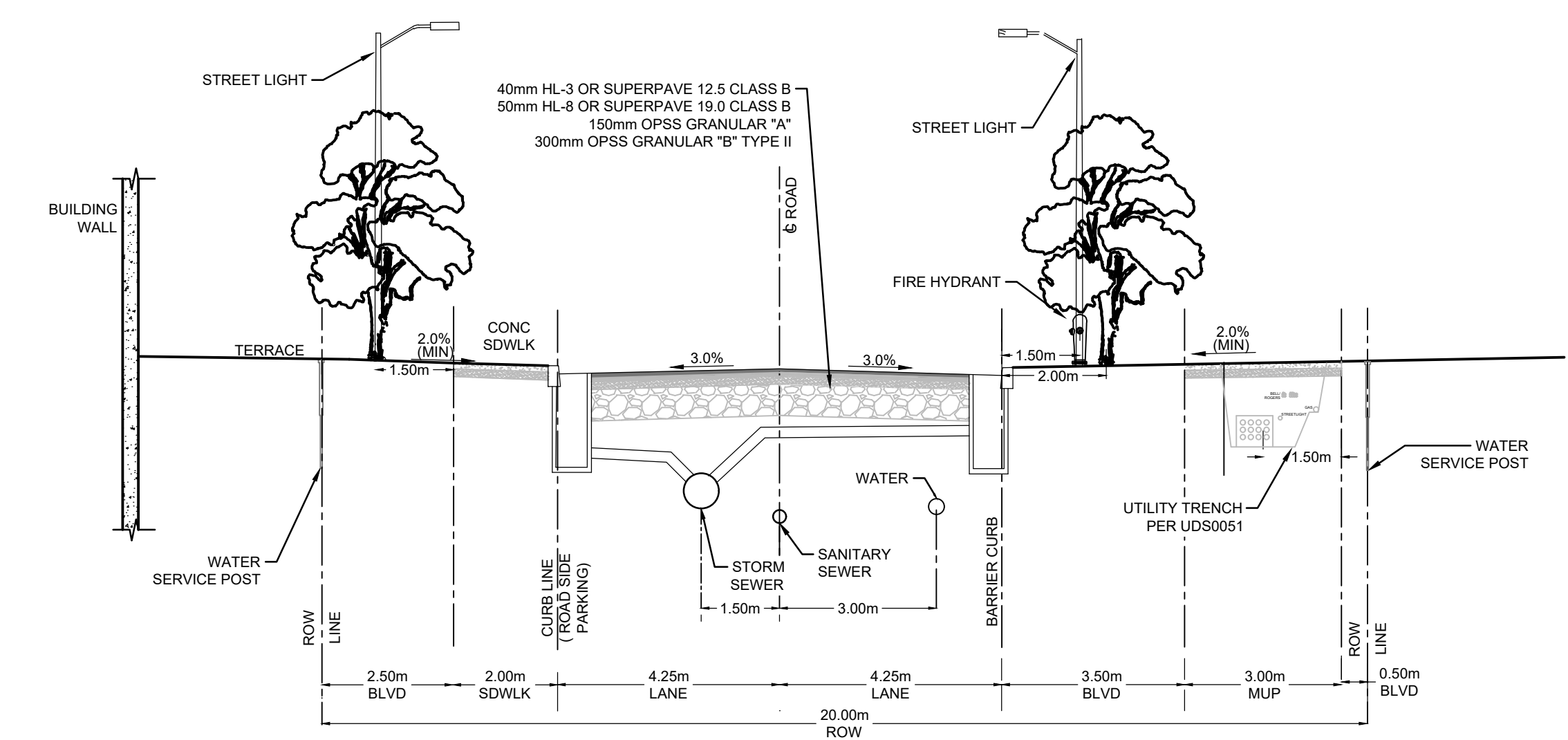
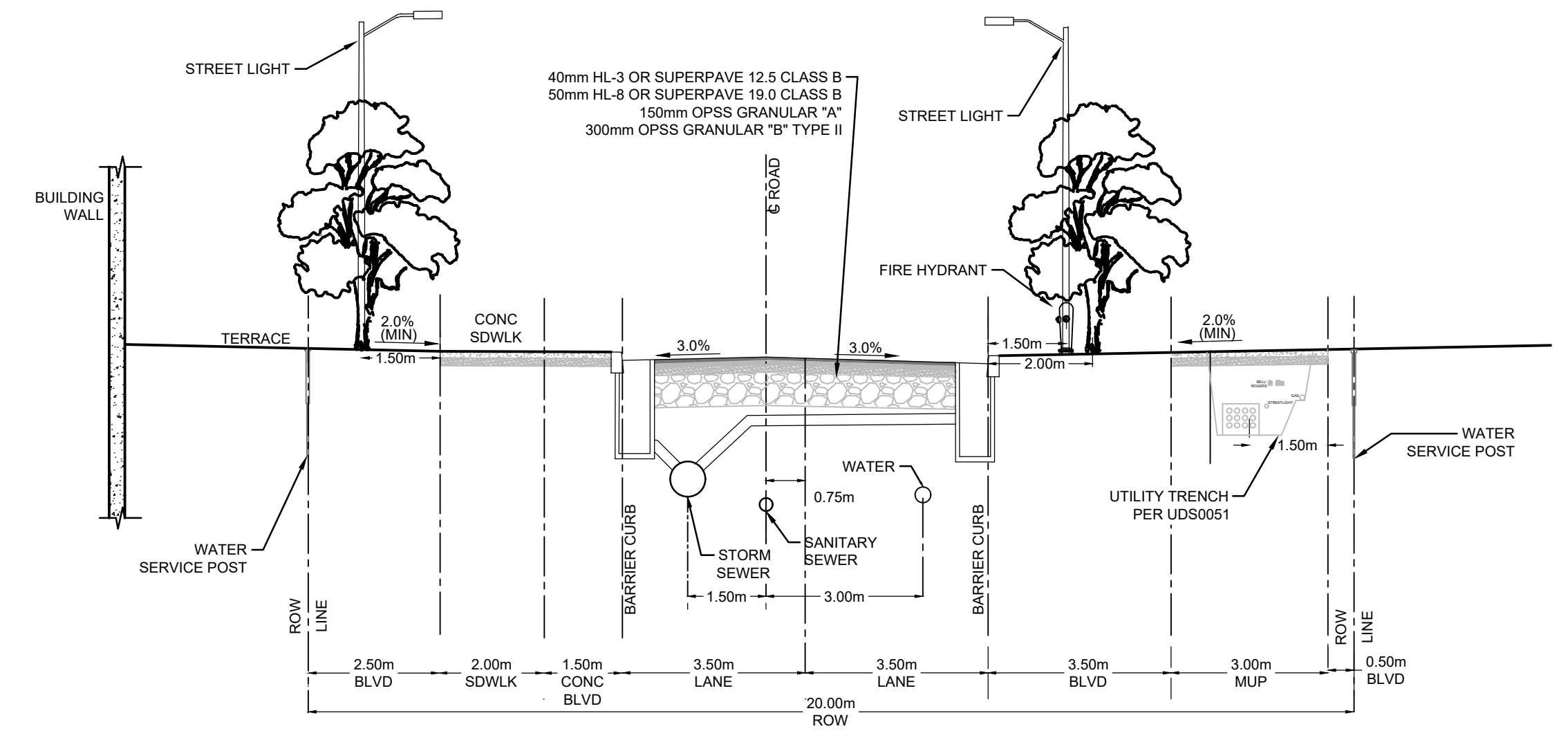
GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER. 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. THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMD0 USING SUITABLE VIBRATORY EQUIPMENT.
- NON-SPECIFIED EXISTING FILL, ALONG WITH SITE-EXCAVATED SOIL, CAN BE USED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THIS MATERIAL SHOULD BE SPREAD IN THIN LIFTS AND AT LEAST COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS. IF THIS MATERIAL IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMD0.
- THE PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- ALL CURBS AND SIDEWALKS TO BE BUILT AS PER CITY OF OTTAWA DETAIL DRAWINGS SC1.4 AND SC4.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATION OF EVERY DESIGN GRADE 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/CATCH-BASIN 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 CATCH-BASIN 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.


SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)	DATE: JANUARY 2020 REV. DATE: MARCH 2021 DWG. No.: SC1.1
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	CONCRETE BARRIER CURB WITH SIDEWALK	DATE: JANUARY 2020 REV. DATE: MAY 2021 DWG. No.: SC1.4
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	TYPICAL CONCRETE SIDEWALK IN BOULEVARD	DATE: MAY 2021 REV. DATE: MARCH 2018 DWG. No.: SC4
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	PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK	DATE: MARCH 2021 REV. DATE: MARCH 2022 DWG. No.: SC7.2
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	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE: MARCH 2021 REV. DATE: MARCH 2021 DWG. No.: SC7.1
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	HYDRANT LOCATION	DATE: MAY 2021 REV. DATE: MARCH 2013 DWG. No.: W18
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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.

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



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	4.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	3.	REISSUED AND ISSUE FOR CITY APPROVAL	OCT 27/2023	GJM
4.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
3.	REISSUED AND ISSUE FOR CITY APPROVAL	OCT 27/2023	GJM	1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG
2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM				
1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG				

12.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB19/2026	GJM
11.	ISSUED FOR FOUNDATION PERMIT	FEB02/2026	GJM
10.	SPA RESUBMISSION - SITE PLAN UPDATES	JAN29/2026	GJM
9.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC19/2025	GJM

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SCALE
AS SHOWN

DESIGN
ARM

CHECKED
GJM

DRAWN
CJF/ARM

APPROVED
ARM

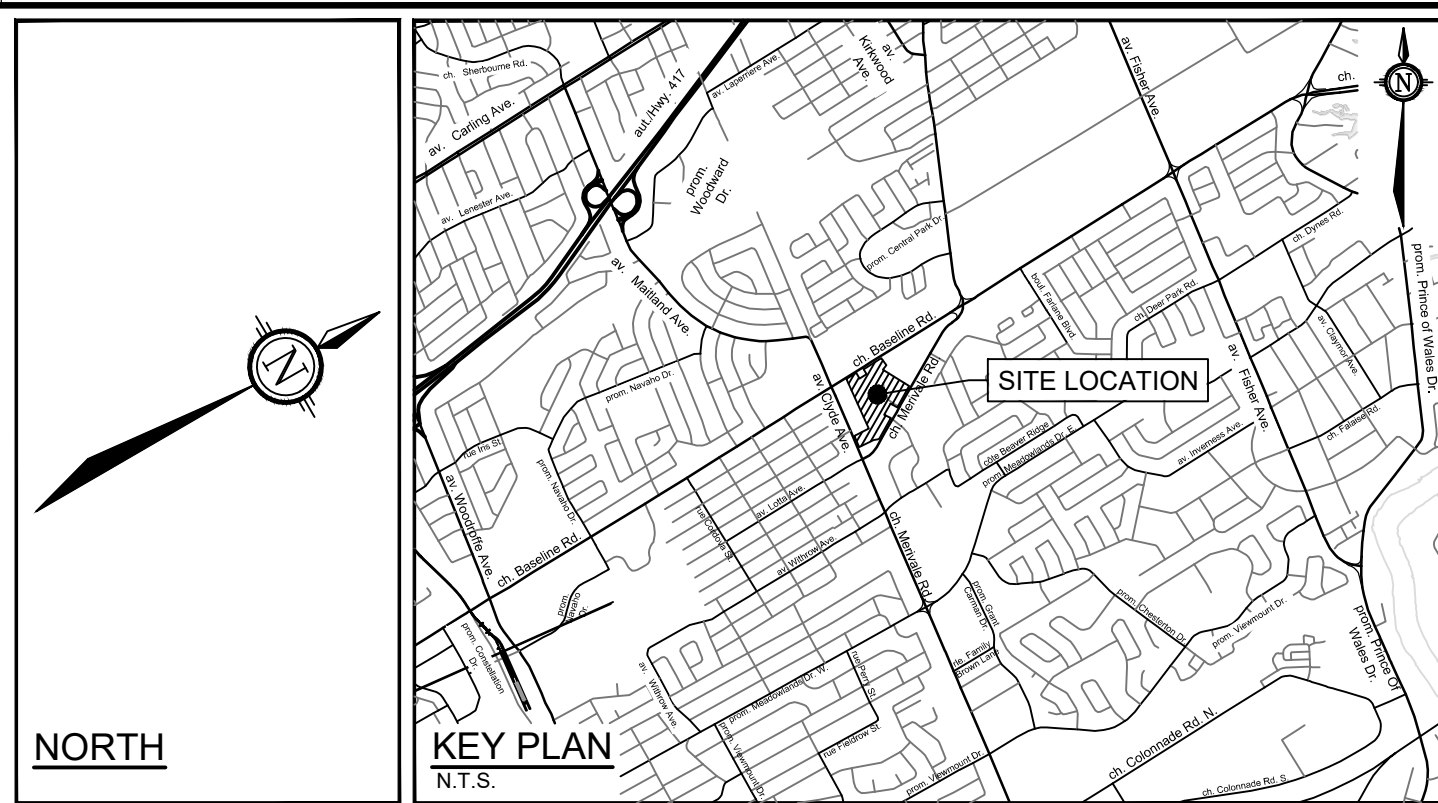
GJM



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Website: www.novatech-eng.com

LOCATION 1500 MERIVALE 1500 MERIVALE, CITY OF OTTAWA	PROJECT No.: 121009
DRAWING NAME NOTES AND DETAILS GRADING PLAN (PHASE 1)	REV: REV12
DRAWING No.: 21009-NDGR1	DATE: 18.10.2024

SEAN MOORE MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW - WEST
 PLANNING, INFRASTRUCTURE & ECONOMIC
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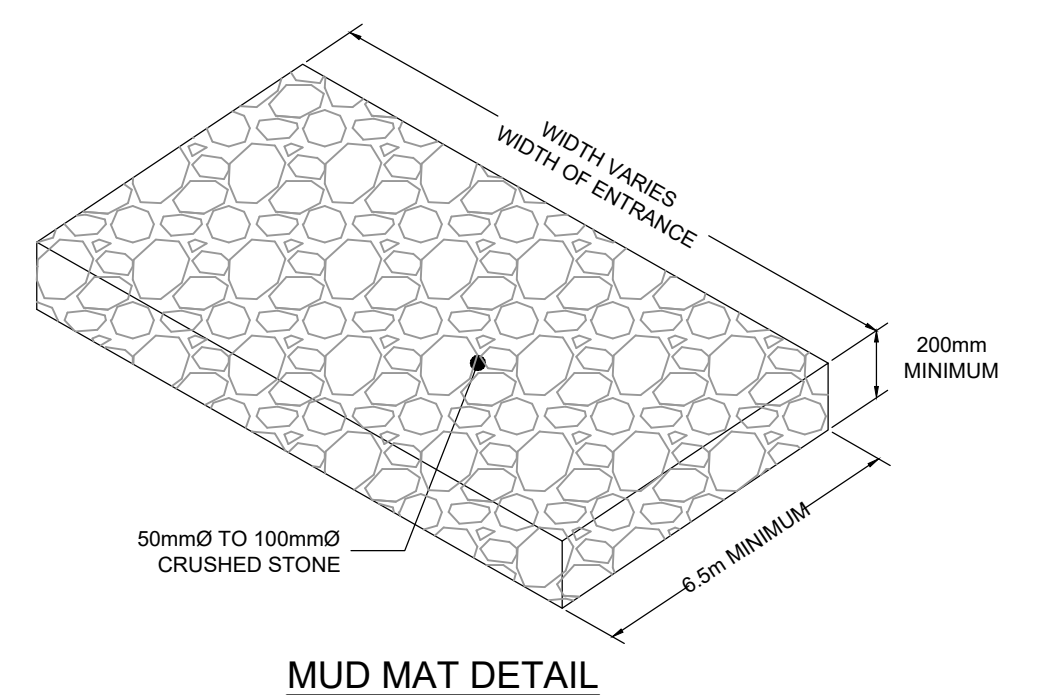
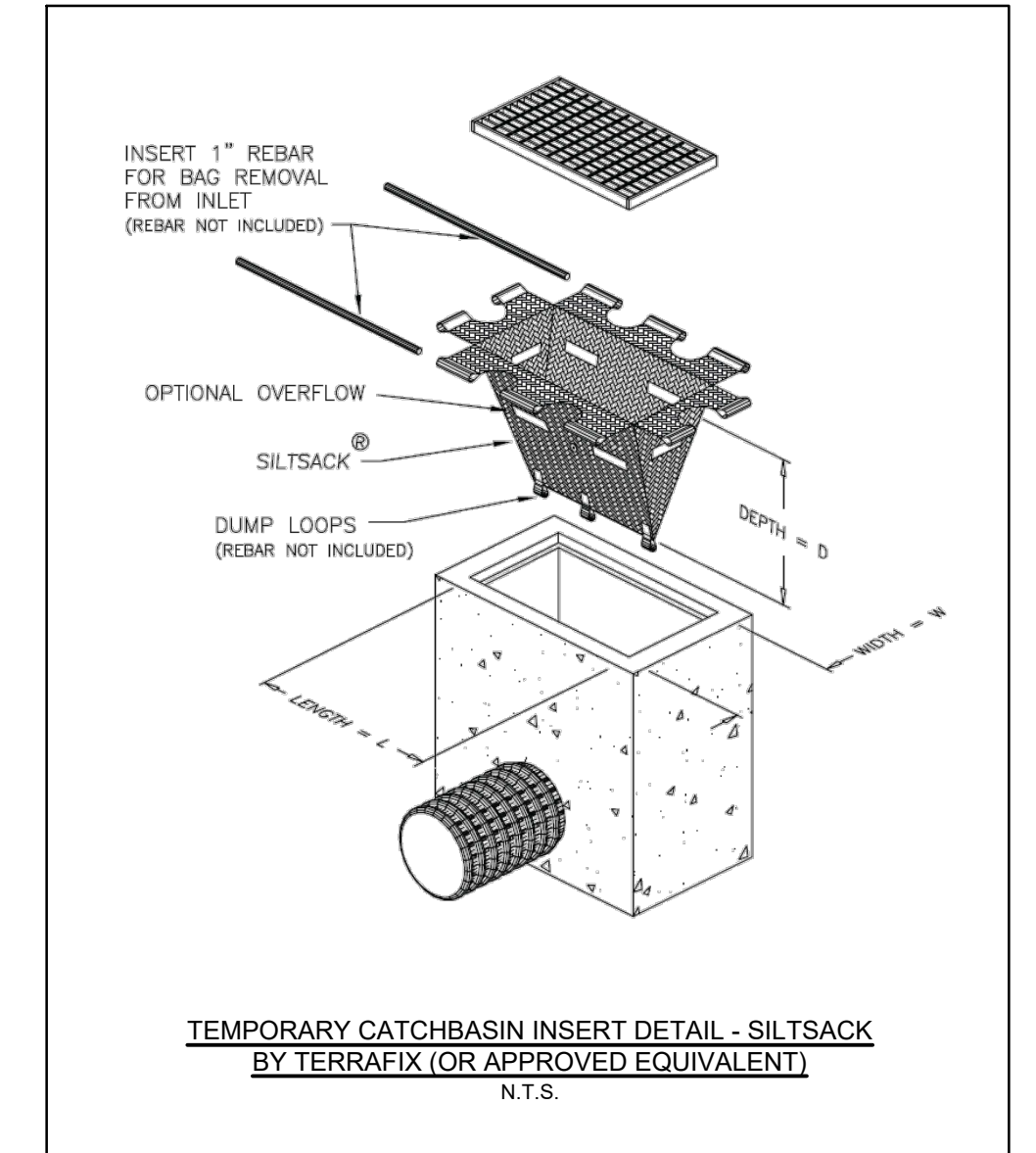


LEGEND

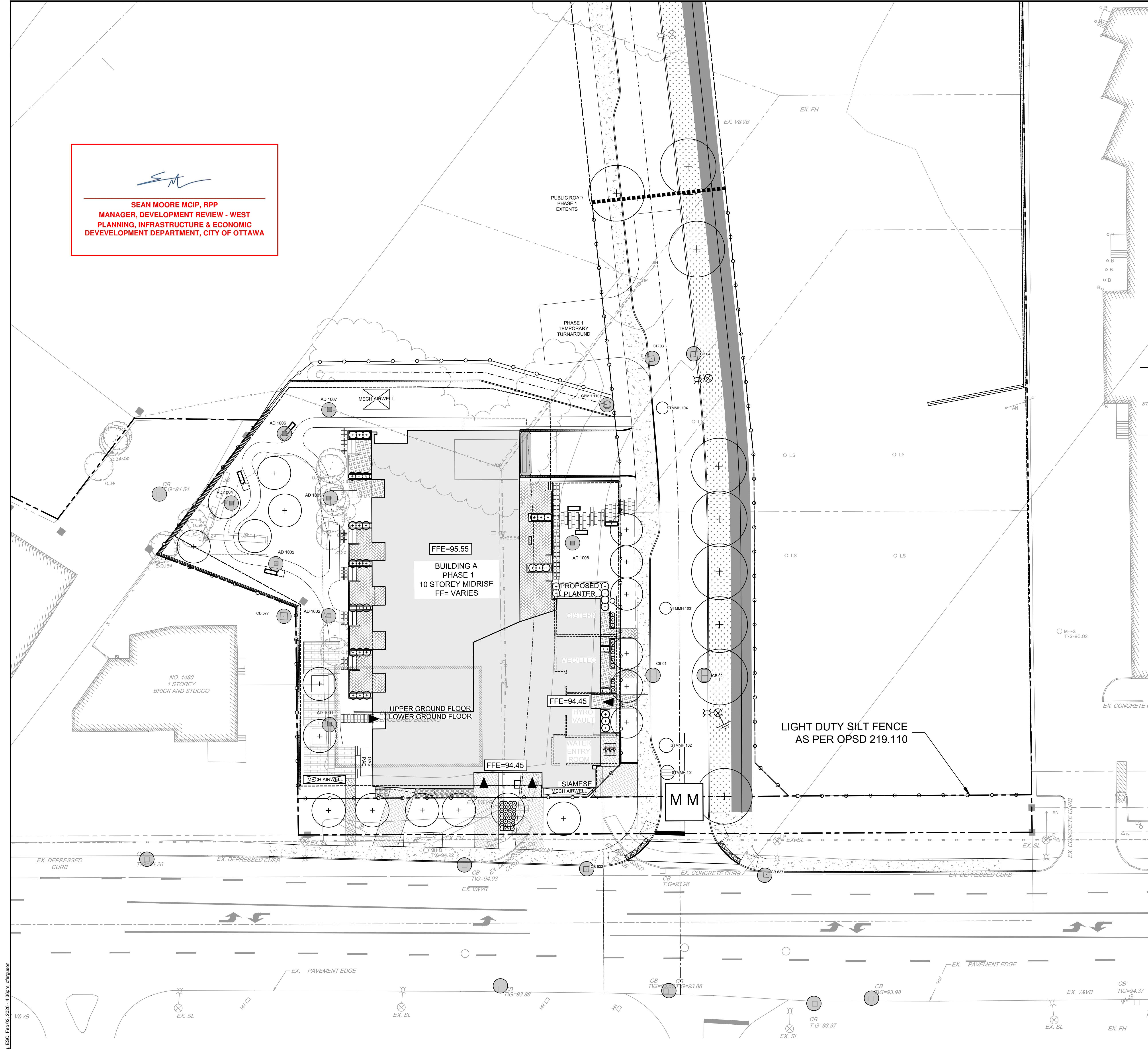
- PROPERTY LINE
- PROPOSED CURB
- DC PROPOSED DEPRESSED CURB
- FC PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL CW GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SC7.3
- PROPOSED CAP
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
- PROPOSED MUD MAT
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- EXISTING STORM MANHOLE
- 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.
 - 2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
 - 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFF-SITE.
 - 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.



REFER TO 121009-NDGP1 FOR ADDITIONAL NOTES & DETAILS



NOTE:
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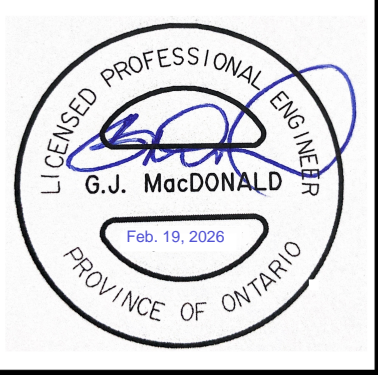
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SCALE
 1:250
 0 2 4 6 8 10

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



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LOCATION
 1500 MERIVALE
 1500 MERIVALE, CITY OF OTTAWA
 DRAWING NAME
 EROSION AND SEDIMENT CONTROL (PHASE 1)

PROJECT No.	121009
REV	REV#12
DRAWING No.	121009-ESC-1

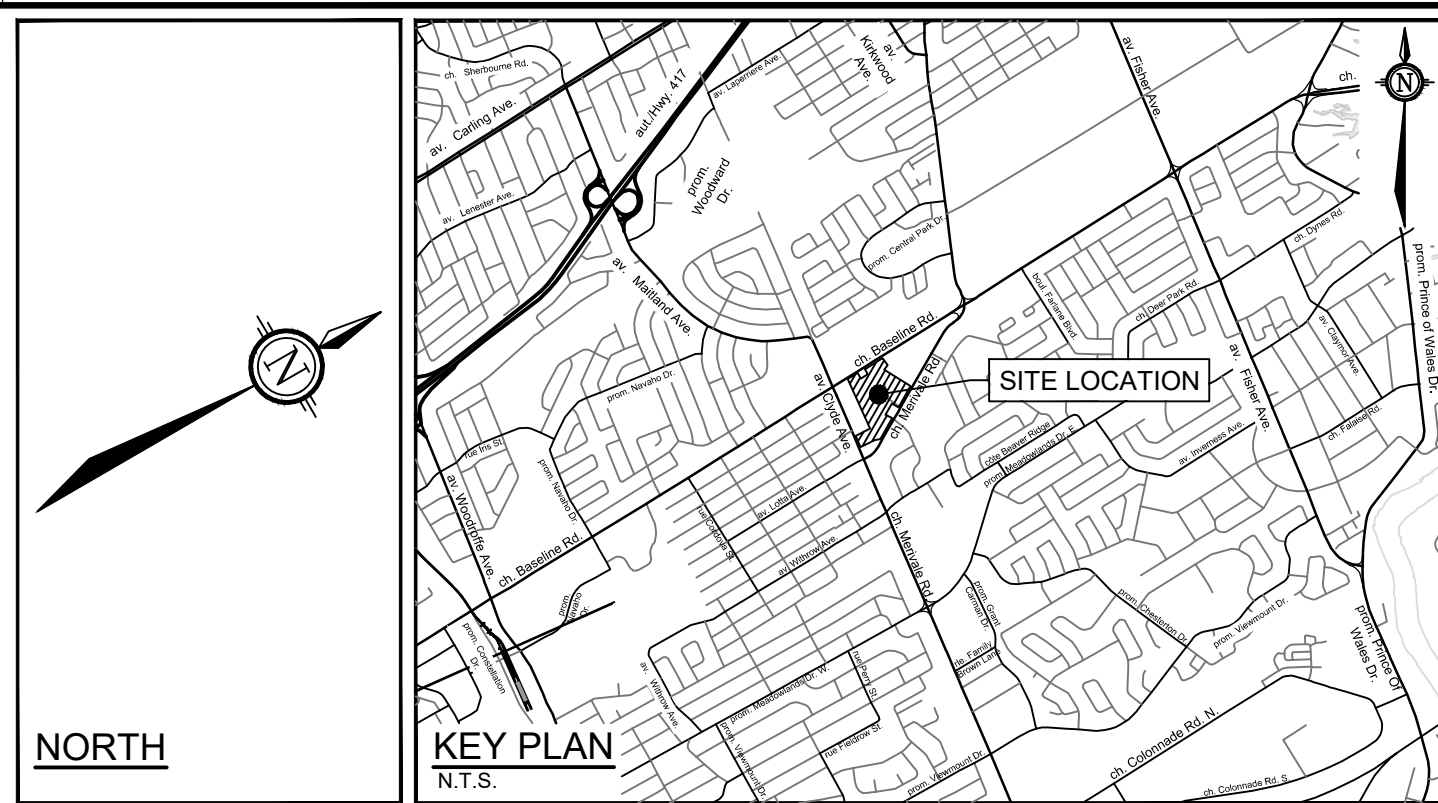
LEGEND


— — —	PROPERTY LINE	— — —	EXISTING GAS MAIN
— — —	PROPOSED CURB	— — —	EXISTING HYDRO LINE
— — —	PROPOSED DEPRESSED CURB	— — —	EXISTING BELL LINE
— — —	PROPOSED FLUSH CURB	— — —	EXISTING HYDRO
— — —	PROPOSED RETAINING WALL CW GUARD RAIL	— — —	EXISTING TELECOMMUNICATIONS LINE
— — —	PROPOSED WALKWAY	— — —	EXISTING TRAFFIC LINE
— — —	TACTILE WALKING SURFACE INDICATOR (TWS) PER CITY DETAIL SCT.3	— — —	EXISTING HYDRO
— — —	PROPOSED CAP	— — —	EXISTING STREETLIGHT LINE
— — —	PROPOSED SANITARY SERVICE c/w MANHOLE	— — —	EXISTING STREETLIGHT
— — —	PROPOSED STORM SEWER AND MANHOLE	— — —	EXISTING ROGERS LINE
— — —	PROPOSED OGS UNIT	— — —	EXISTING STREETLIGHT
— — —	PROPOSED CATCHBASIN MANHOLE	— — —	EXISTING PARKING LOT SIGNAGE
— — —	PROPOSED CATCHBASIN		
— — —	PROPOSED LANDSCAPE DRAIN		
— — —	PROPOSED AREA DRAIN		
— — —	PROPOSED TRENCH DRAIN		
— — —	PROPOSED INLET CONTROL DEVICE		
— — —	PROPOSED SIAMESE CONNECTION		

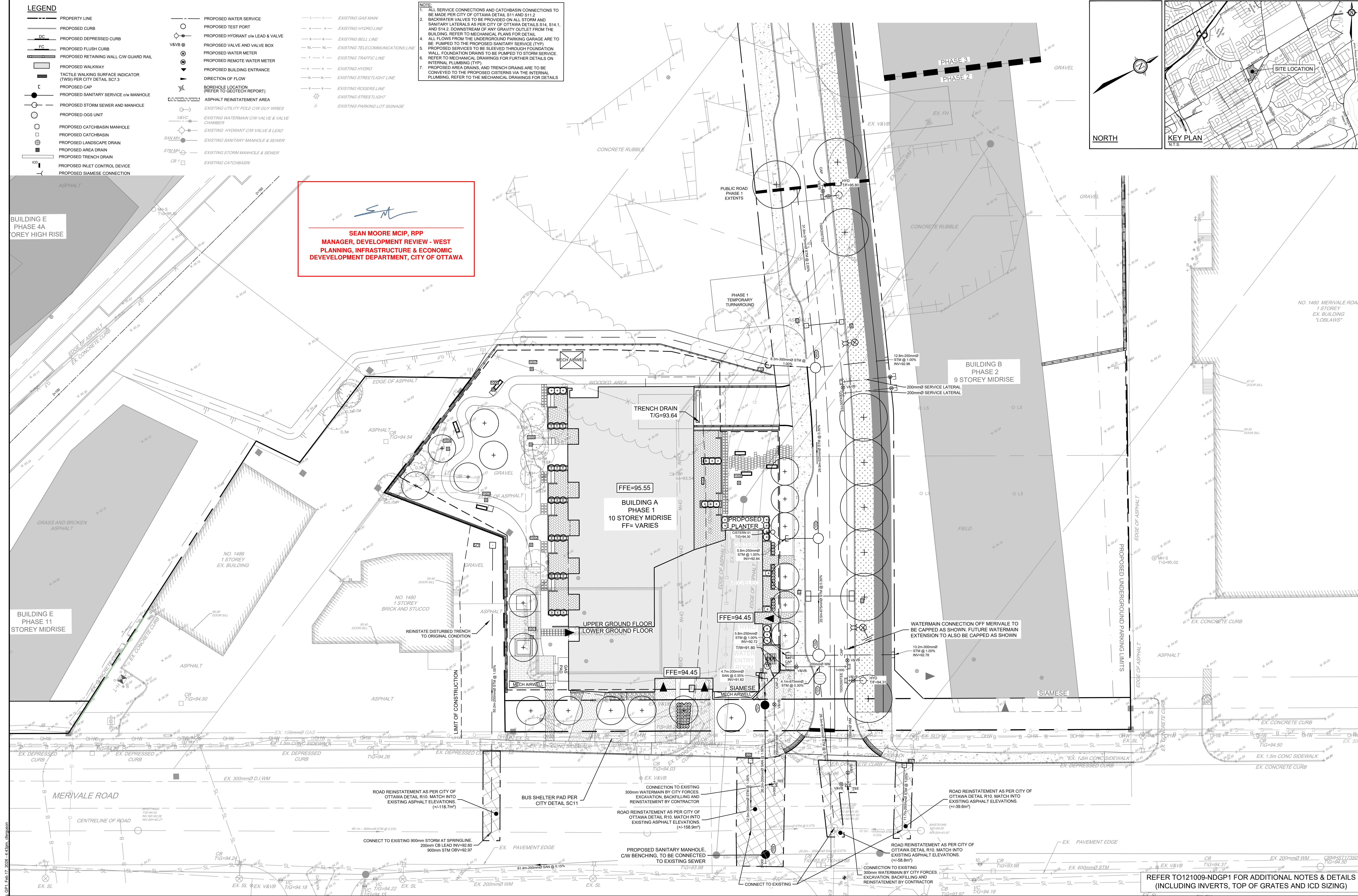
○	PROPOSED WATER SERVICE	○	EXISTING WATERMAIN CW VALVE & VALVE CHAMBER
○	PROPOSED TEST PORT	○	EXISTING HYDRANT CW VALVE & LEAD
○	PROPOSED VALVE AND VALVE BOX	○	EXISTING SANITARY MANHOLE & SEWER
○	PROPOSED WATER METER	○	EXISTING STORM MANHOLE & SEWER
○	PROPOSED REMOTE WATER METER	○	EXISTING CATCHBASIN
○	PROPOSED BUILDING ENTRANCE		
○	DIRECTION OF FLOW		
○	BORHOLE LOCATION (REFER TO GEOTECH REPORT)		
○	ASPHALT REINSTATEMENT AREA		
○	EXISTING UTILITY POLE CW GUY WIRES		
○	EXISTING WATERMAIN CW VALVE & VALVE CHAMBER		
○	EXISTING HYDRANT CW VALVE & LEAD		
○	EXISTING SANITARY MANHOLE & SEWER		
○	EXISTING STORM MANHOLE & SEWER		
○	EXISTING CATCHBASIN		

NOTE:

- ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11 AND S11.2
- BACKWATER VALVES TO BE PROVIDED ON ALL STORM AND SANITARY LATERALS AS PER CITY OF OTTAWA DETAILS S14, S14.1, AND S14.2. DOWNSTREAM OF ANY GRAVITY OUTLET FROM THE BUILDING. REFER TO MECHANICAL PLANS FOR DETAIL.
- ALL FLOWS FROM THE UNDERGROUND PARKING GARAGE ARE TO BE PUMPED TO THE PROPOSED SANITARY SERVICE (TYP)
- PROPOSED SERVICES TO BE SLEEVED THROUGH FOUNDATION WALL. FOUNDATION DRAINS TO BE PUMPED TO STORM SERVICE.
- REFER TO MECHANICAL DRAWINGS FOR FURTHER DETAILS ON INTERNAL PLUMBING (TYP)
- PROPOSED AREA DRAINS, AND TRENCH DRAINS ARE TO BE CONVEYED TO THE PROPOSED CISTERNS VIA THE INTERNAL PLUMBING. REFER TO THE MECHANICAL DRAWINGS FOR DETAILS




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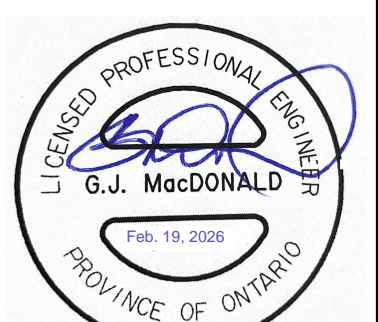
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3	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM	3	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM
2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM	2	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
1	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG	1	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG

SCALE	SCALE	SCALE
1:250	1:250	1:250

ARM	ARM
GJM	GJM
CJF/ARM	CJF/ARM
ARM	ARM
GJM	GJM

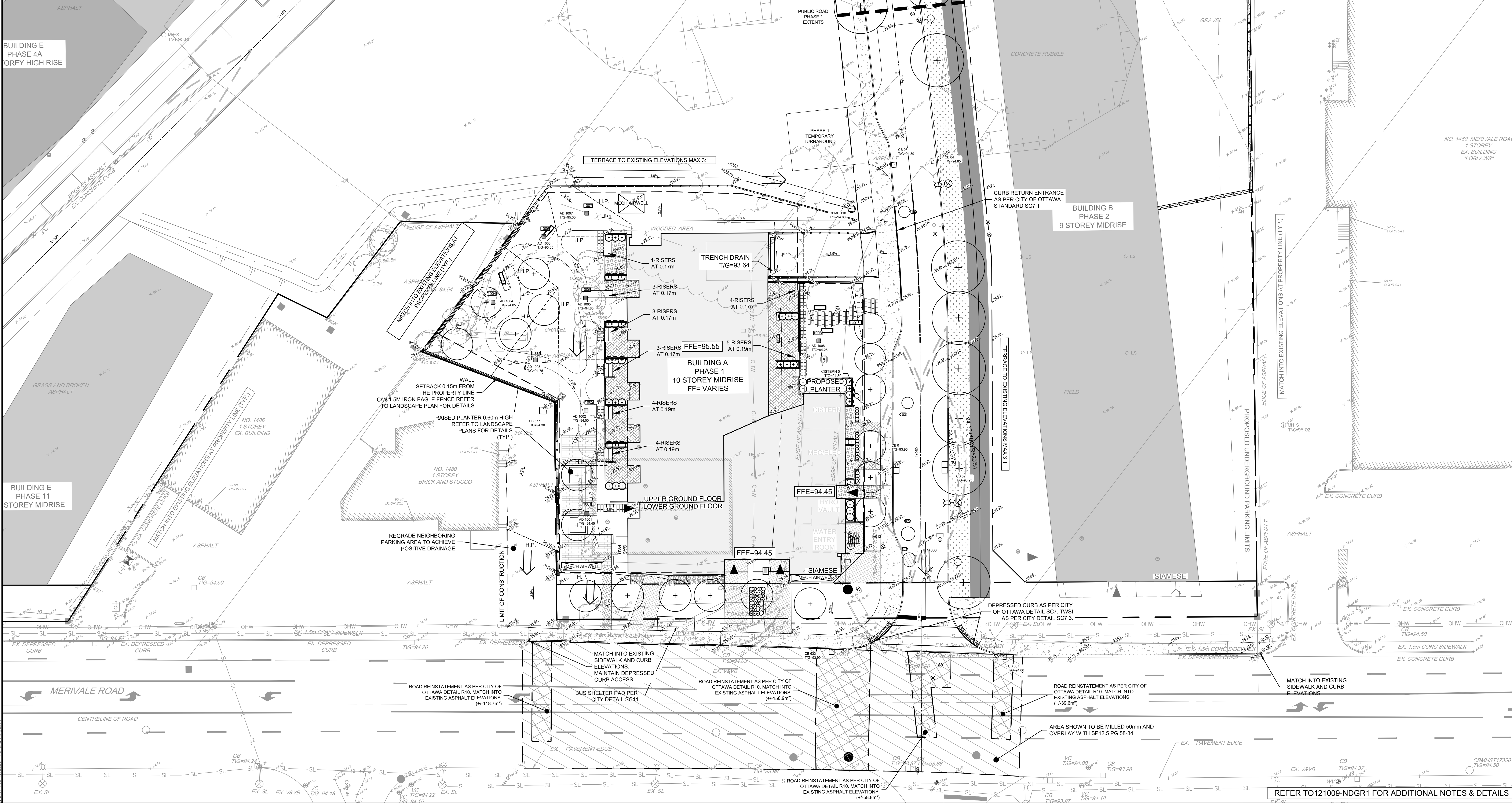
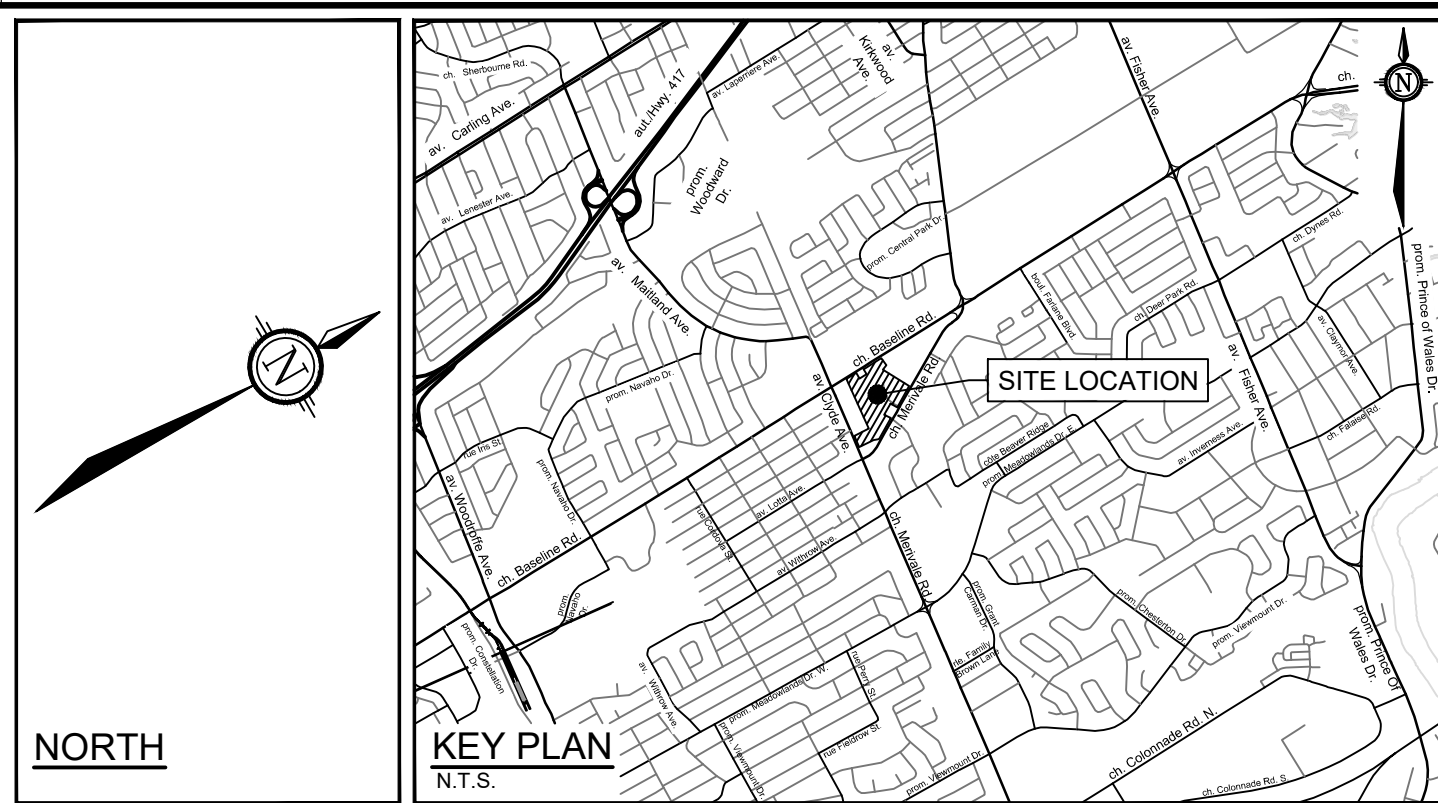


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 Website: www.novatech-eng.com

LOCATION 1500 MERVALE 1500 MERVALE, CITY OF OTTAWA	PROJECT No. 121009
DRAWING NAME GENERAL PLAN OF SERVICES (PHASE 1)	REV REV#2
DRAWING No. 121009-GP1	CITY PLAN No. 18612

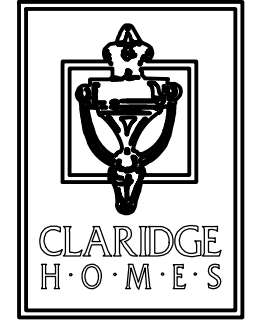
LEGEND	
	PROPERTY LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED FLUSH CURB
	PROPOSED RETAINING WALL CW GUARD RAIL
	PROPOSED WALKWAY
	TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BEGINNING OF VERTICAL CURVE
	PROPOSED END OF VERTICAL CURVE
	PROPOSED HIGH POINT
	SWALE CW SUBDRAIN AND DIRECTION OF FLOW
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
	SLOPE AND DIRECTION
	DIRECTION OF MAJOR OVERLAND FLOW
	SURFACE PONDING EXTENTS
	PROPOSED CAP
	PROPOSED SANITARY SERVICE
	PROPOSED STORM SEWER
	PROPOSED OGS UNIT
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED LANDSCAPE DRAIN
	PROPOSED AREA DRAIN
	PROPOSED TRENCH DRAIN
	PROPOSED SIAMESE CONNECTION
	PROPOSED HYDRANT & VALVE
	PROPOSED VALVE AND VALVE BOX
	PROPOSED BUILDING ENTRANCE
	BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
	EXISTING UTILITY POLE CW GUY WIRES
	EXISTING VALVE & VALVE CHAMBER
	EXISTING HYDRANT CW VALVE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING STREETLIGHT
	EXISTING PARKING LOT SIGNAGE

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MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



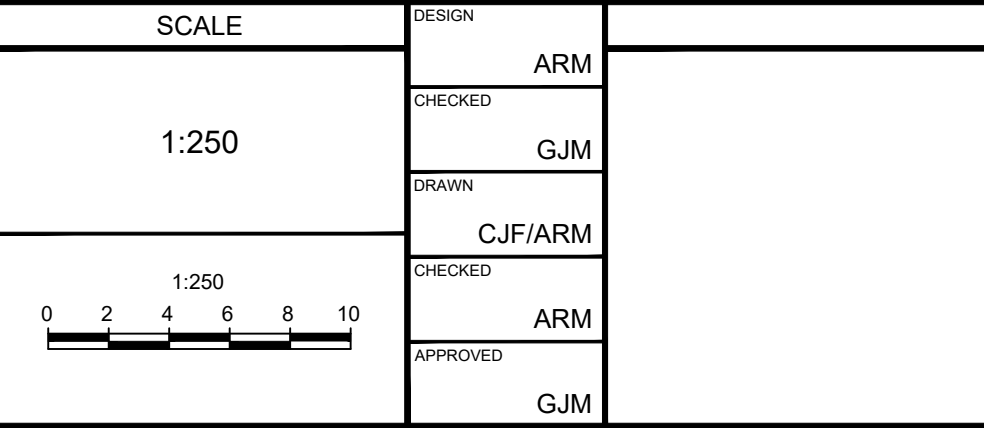
NOTE:
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CLARIDGE HOMES
 CLARIDGE HOMES
 505 PRESTON STREET,
 2ND FLOOR
 OTTAWA, ONTARIO
 K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
12.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB19/2026	GJM	8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM
11.	ISSUED FOR FOUNDATION PERMIT	FEB02/2026	GJM	7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM
10.	SPA RESUBMISSION - SITE PLAN UPDATES	JAN20/2026	GJM	6.	REVISED PER CITY COMMENTS	NOV 29/2024	ARM
9.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC19/2025	GJM	5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM
				4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM
				3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM
				2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM
				1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
1:250	ARM	ARM	GJM	ARM
1:250	CJF/ARM			
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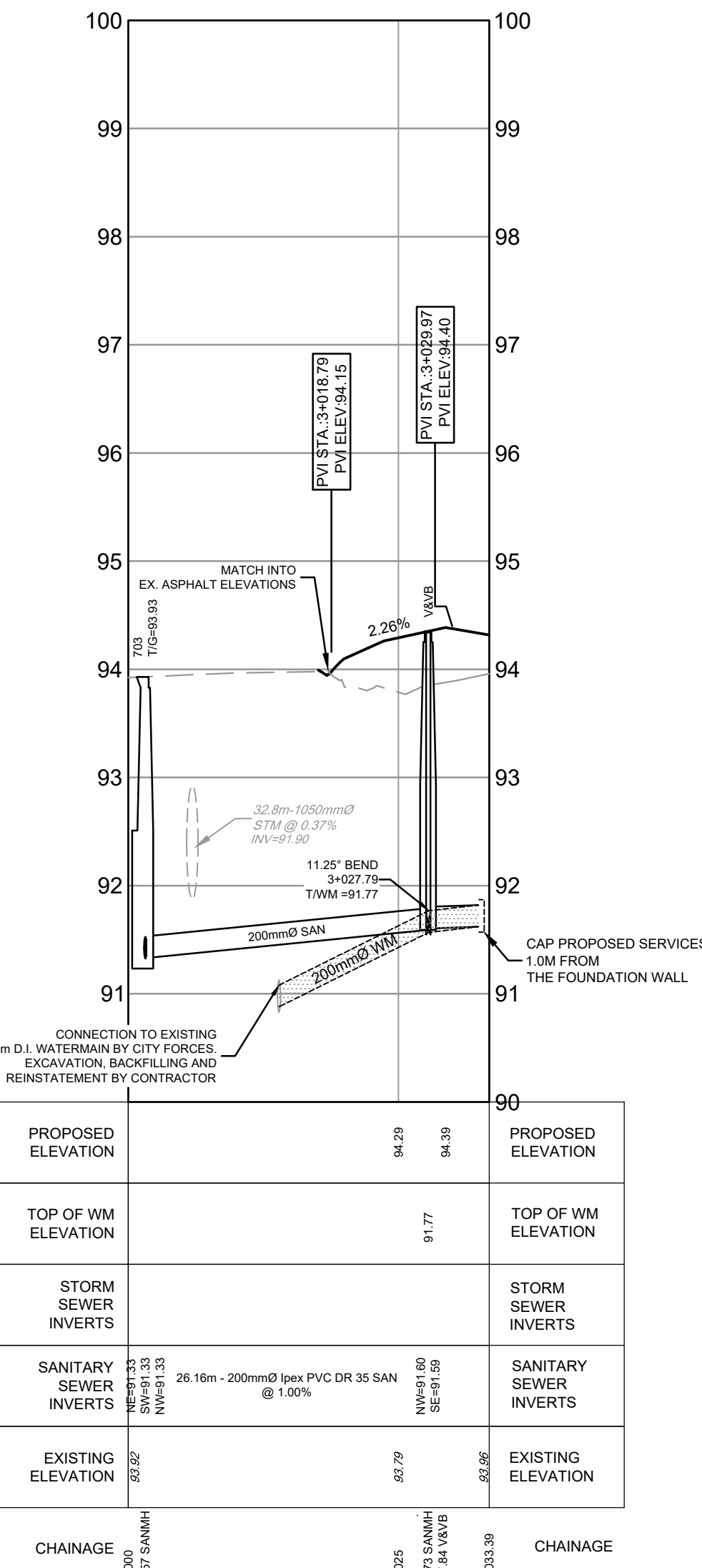
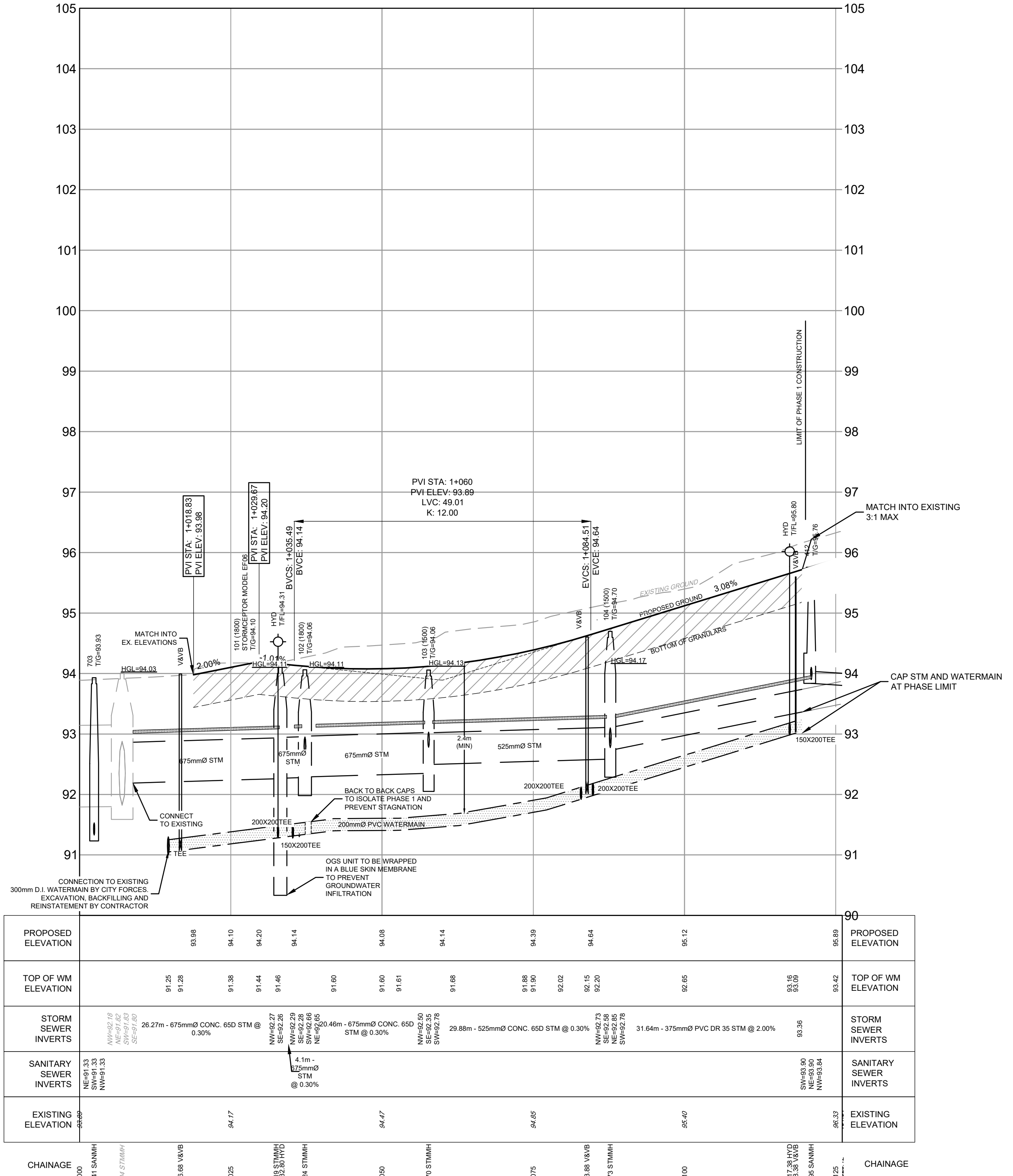
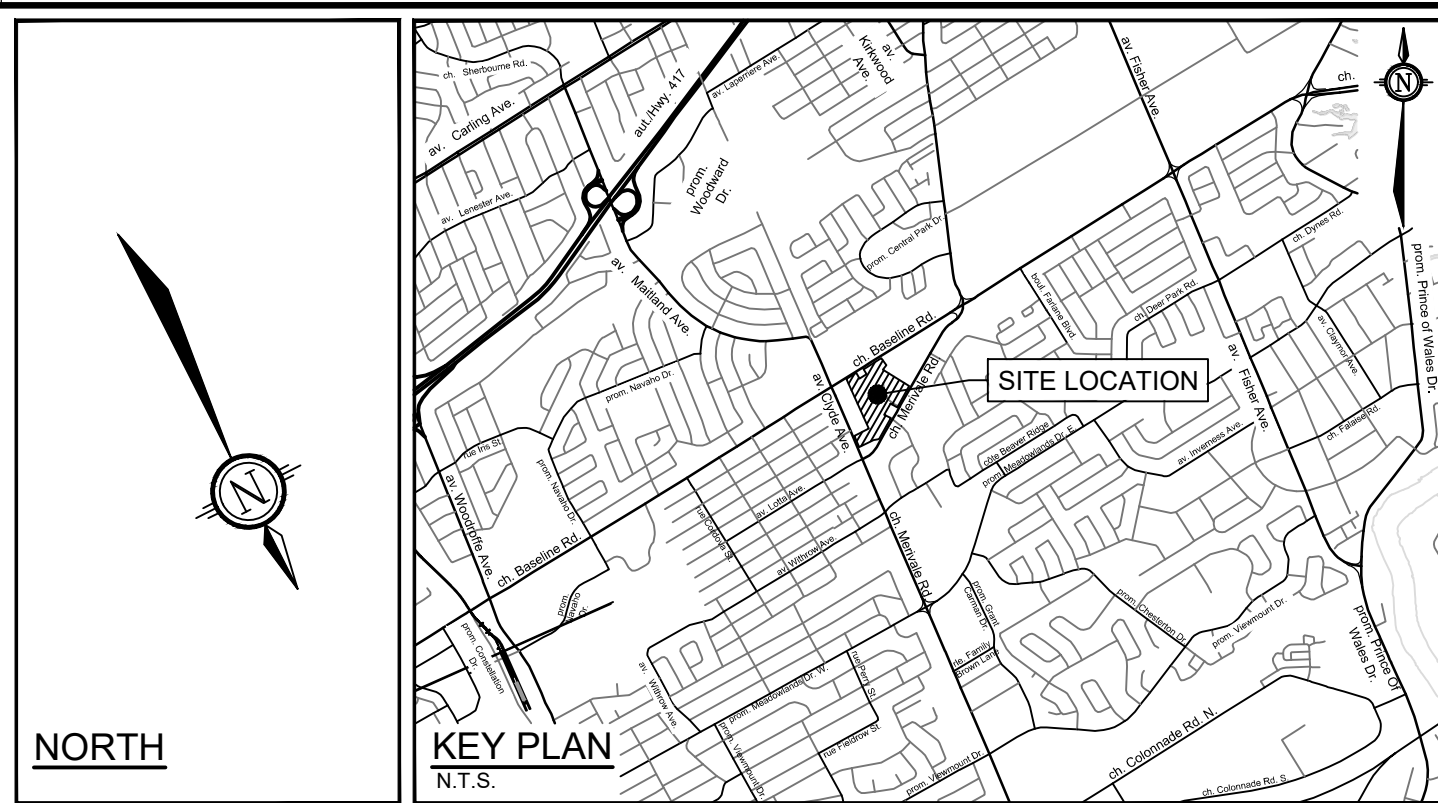
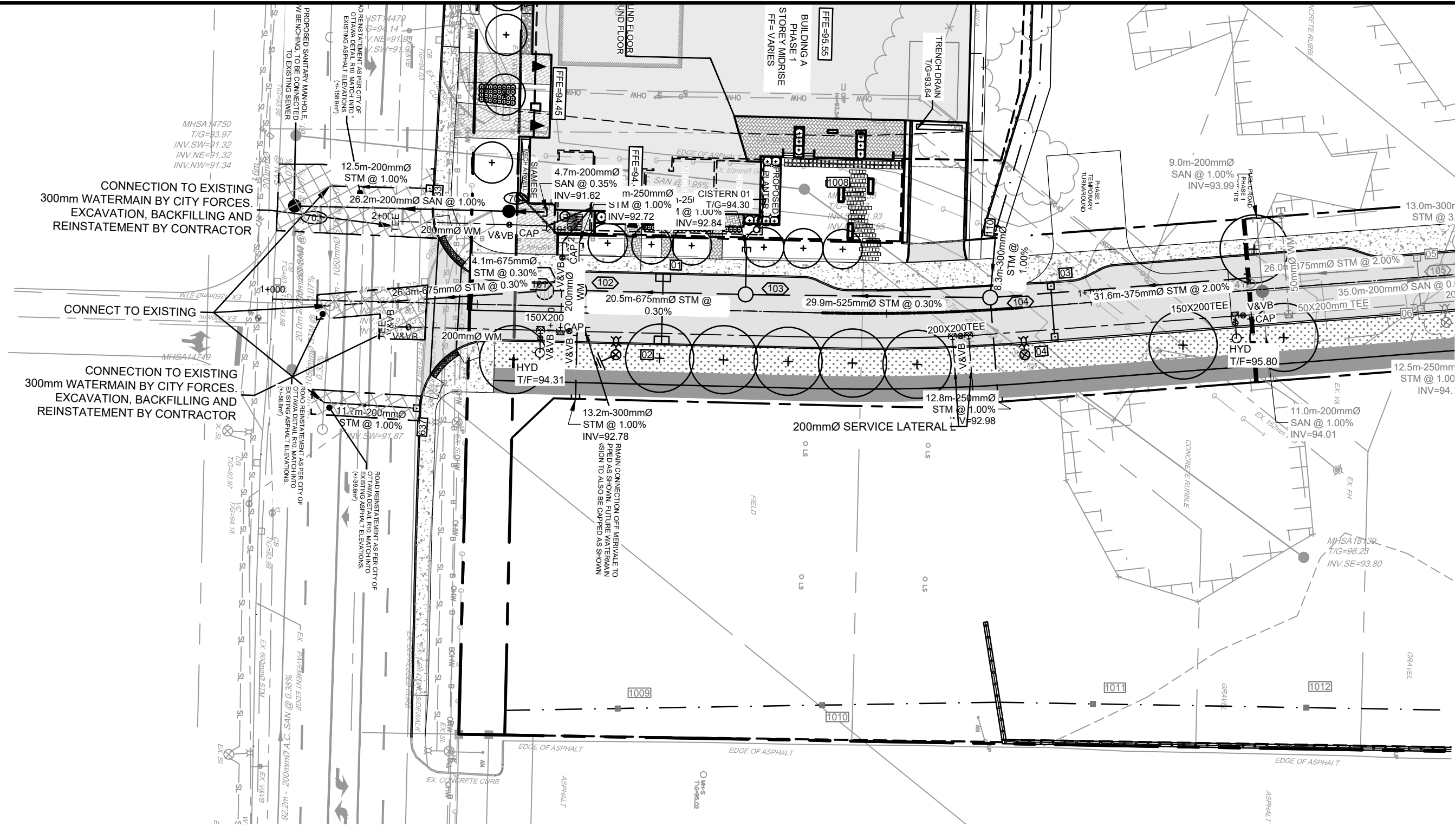
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LOCATION
1500 MERIVALE
 1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
GRADING PLAN
 (PHASE 1)

PROJECT No. 121009
 REV#12
 DRAWING No. 121009-GR1
 CITY PLAN No. 18612

REFER TO 121009-NDGR1 FOR ADDITIONAL NOTES & DETAILS



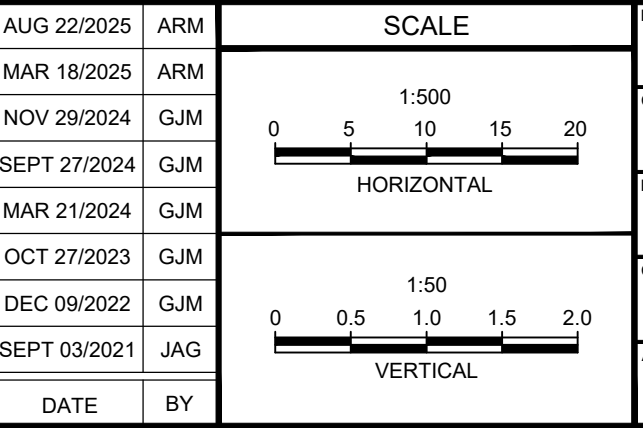

SEAN MOORE MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW - WEST
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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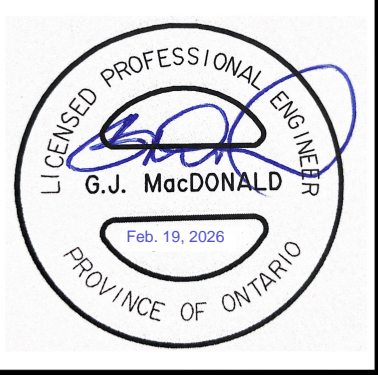
CLARIDGE HOMES
 505 PRESTON STREET,
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 K1S 4N7



No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	ISSUED FOR PHASE 1 PUBLIC ROAD TENDER	AUG 22/2025	ARM	12.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB 19/2026	GJM
7.	REVISED PER CITY COMMENTS	MAR 18/2025	ARM	11.	ISSUED FOR FOUNDATION PERMIT	FEB 02/2026	GJM
6.	REVISED PER CITY COMMENTS	NOV 29/2024	GJM	10.	SPA RESUBMISSION - SITE PLAN UPDATES	JAN 29/2026	GJM
5.	REVISED PER CITY COMMENTS	SEPT 27/2024	GJM	9.	REVISED PER NEW CISTERN AND SERVICE LOCATION	DEC 19/2025	GJM
4.	REVISED PER CITY COMMENTS	MAR 21/2024	GJM				
3.	REISSUED PHASE 1 ONLY	OCT 27/2023	GJM				
2.	REVISED AND ISSUED FOR CITY APPROVAL	DEC 09/2022	GJM				
1.	ISSUED WITH SITE PLAN APPLICATION	SEPT 03/2021	JAG				



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



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LOCATION
 1500 MERIVALE
 1500 MERIVALE, CITY OF OTTAWA
 DRAWING NAME
 PLAN AND PROFILE
 STREET 1
 1+000.00 - 1+125.00 &
 SANITARY SERVICE

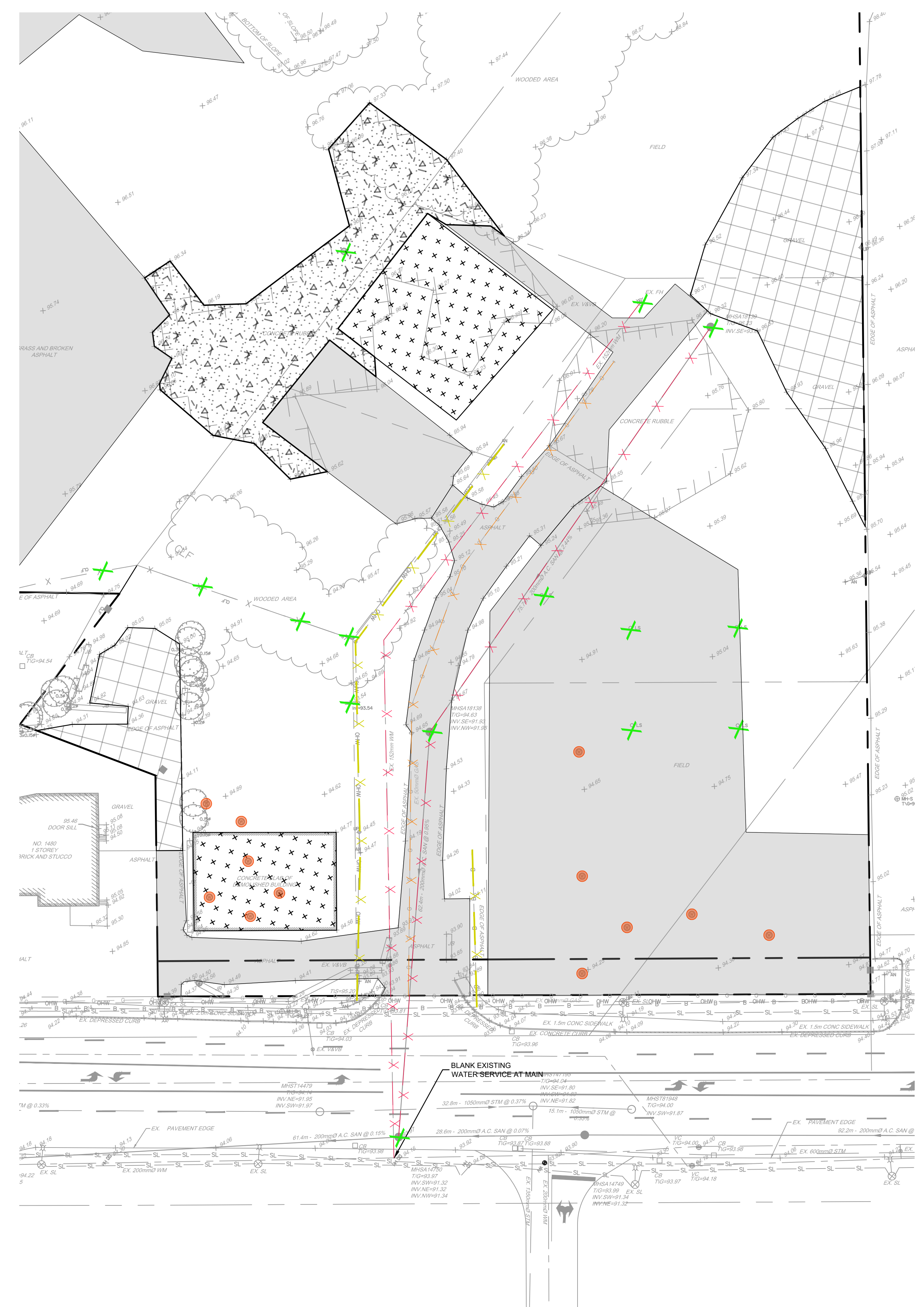
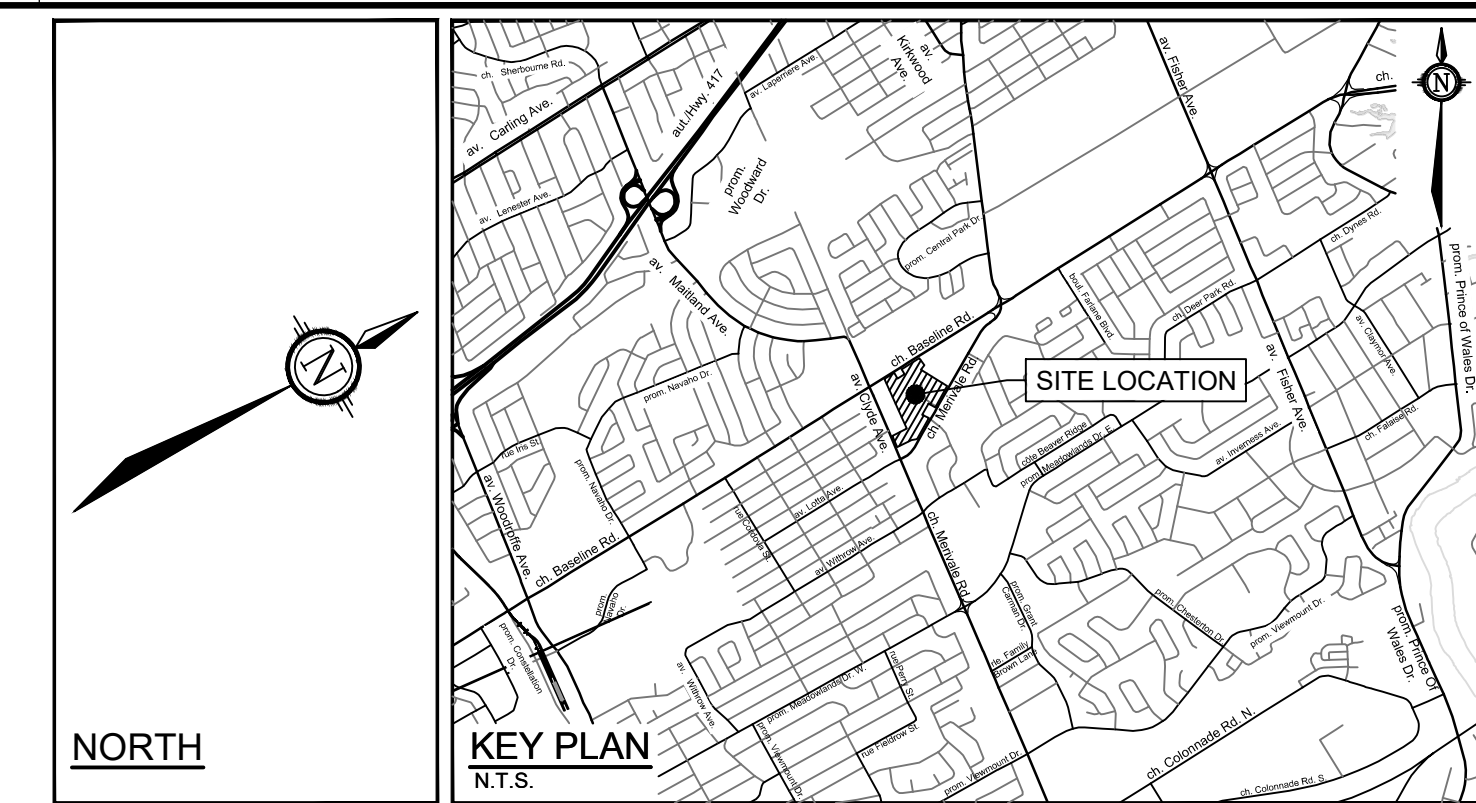
PROJECT No.	121009
REV	REV#12
DRAWING No.	121009-PR1

LEGEND

	PROPERTY LINE
	EXISTING STRUCTURE/LIGHT POST REMOVALS
	REMOVAL/ABANDONMENT OF EXISTING SEWERS (STORM, SANITARY AND WATERMAIN)
	EXISTING UTILITIES REMOVALS
	EXISTING GAS REMOVALS
	ASPHALT REMOVAL (FULL DEPTH)
	CONCRETE REMOVAL
	GRASS AND GRAVEL REMOVAL
	BUILDING REMOVAL
	CURB REMOVAL
	MONITORING WELL DECOMMISSIONING

	EXISTING UTILITY POLE CW GUY WIRES
	EXISTING WATERMAIN CW WATER VALVE
	EXISTING HYDRANT CW VALVE & LEAD
	EXISTING SANITARY MANHOLE & SEWER
	EXISTING STORM MANHOLE & SEWER
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN MANHOLE
	EXISTING GAS MAIN
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND BELL LINE
	EXISTING UNDERGROUND CONDUIT
	EXISTING UNDERGROUND TRAFFIC LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING STREETLIGHT

- REMOVALS NOTES:**
- OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.
 - ALL STORM STRUCTURES AND PIPES WITHIN THE PROPOSED BUILDING FOOTPRINT TO BE REMOVED AND DISPOSED OF OFF SITE.
 - ALL STORM PIPES OUTSIDE THE BUILDING FOOTPRINT TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS PER CITY OF OTTAWA STANDARD DETAIL R16.
 - REFER TO THE LANDSCAPE PLANS FOR TREE PRESERVATION AND REMOVALS.
 - ALL MONITORING WELLS SHOULD BE DECOMMISSIONED IN ACCORDANCE WITH ONTARIO REGULATIONS OREG 903 BY A QUALIFIED LICENSED WELL TECHNICIAN PRIOR TO CONSTRUCTION.
 - EXISTING FOUNDATION WALLS AND OTHER CONSTRUCTION DEBRIS SHOULD BE ENTIRELY REMOVED FROM WITHIN THE PERIMETERS OF THE PROPOSED BUILDINGS AND PARKING STRUCTURE. UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1m BELOW FINAL GRADE. REFER TO OPS 913 FOR REMOVAL PROCEDURE.



SM

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS

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No.	REVISION	DATE	BY
1.	SPA RESUBMISSION - SITE PLAN UPDATES	FEB 19/2026	GJM

SCALE	1:400
1:400	0 4 8 12 16

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



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LOCATION
 1500 MERIVALE
 1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
REMOVALS PLAN
PHASE 1

PROJECT No.	121009
REV	REV.1
DRAWING No.	121009-REM1