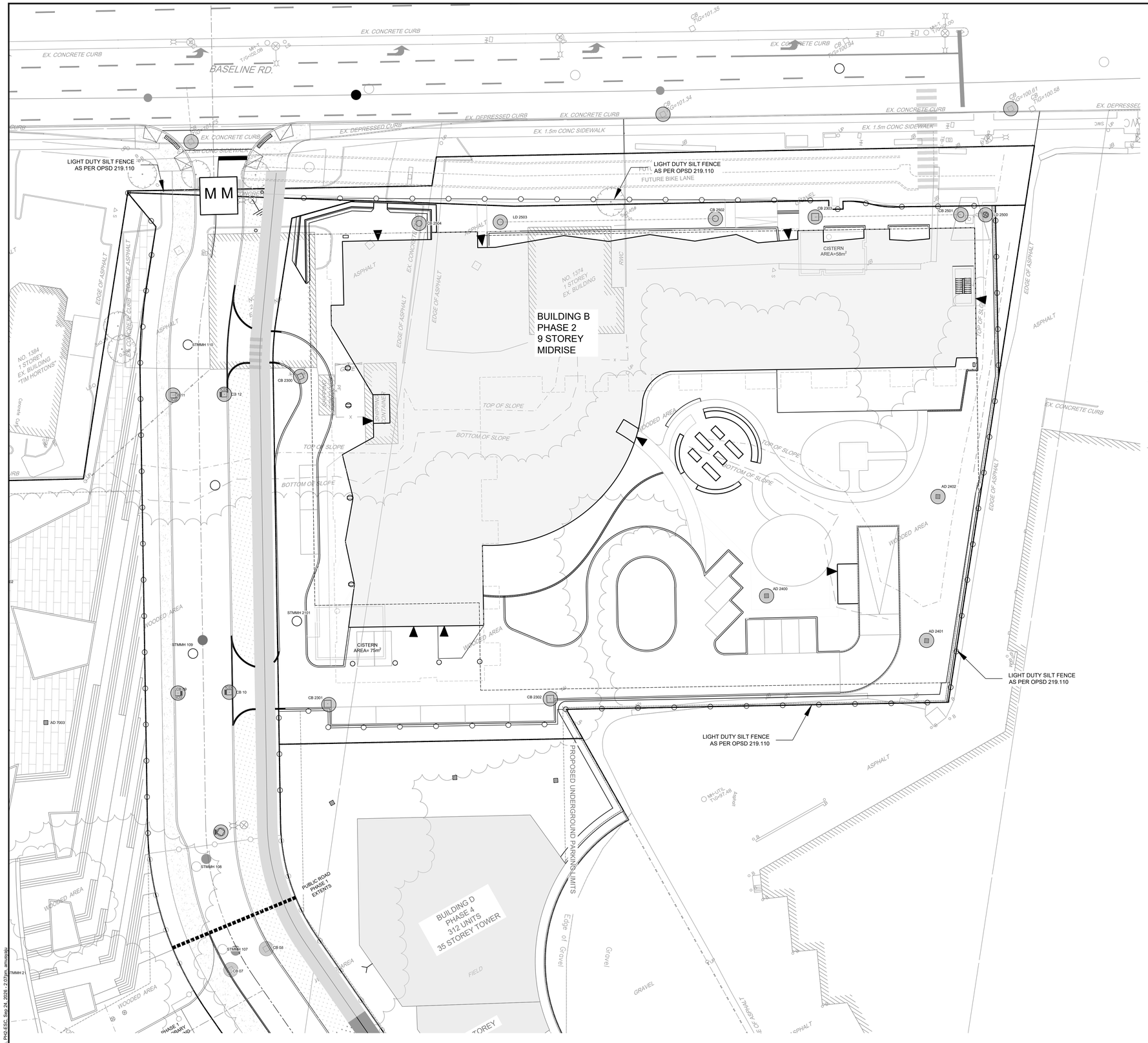
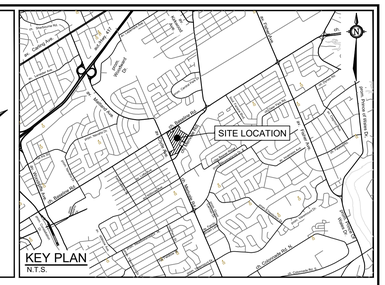


NORTH



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- FC — PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL C/W GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
- M M — PROPOSED MUD MAT
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- STM MH — *EXISTING STORM MANHOLE*
- CB 1 — *EXISTING CATCHBASIN*
- LS — *EXISTING LIGHT STANDARD*
- X — *EXISTING FENCE*
- *EXISTING LIGHT DUTY SILT 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.

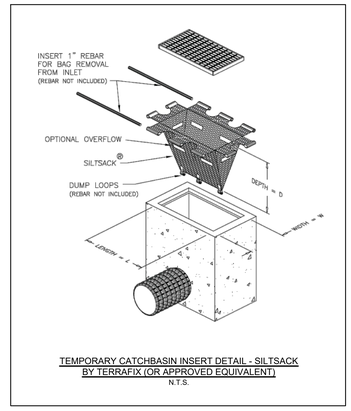
2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.

3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.

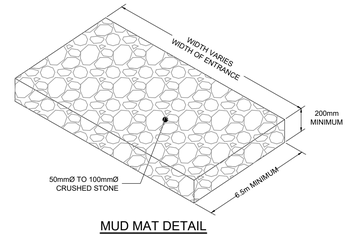
4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT 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.



TEMPORARY CATCHBASIN INSERT DETAIL - SILTSACK
BY TERRAFIX (OR APPROVED EQUIVALENT)
N.T.S.



MUD MAT DETAIL
NOT TO SCALE

REFER TO121009-PH1-NDGPFOR ADDITIONAL NOTES & DETAILS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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

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

CLARIDGE HOMES

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE 1:250

1:250
0 2 4 6 8 10

DESIGN	CJF/AM
CHECKED	NSW
DRAWN	AM
CHECKED	NSW/CJF
APPROVED	GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
Sept. 25, 2026
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
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
EROSION AND SEDIMENT CONTROL (PHASE2)

PROJECT No.	121009
REV	REV#1
DRAWING No.	121009-PH2-ESC

M:\2021\121009\CADD\Design\121009-ESC1.dwg, PH2-ESC, Sep 24, 2026 - 2:07pm, mmsayag

PLAMBT.CTB2 - 1089mmx597mm

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. 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. 1 ELEV = 95.96, BM NO. 2 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.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, 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.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. REFER TO THE STORMWATER MANAGEMENT REPORT R-2026-078, DATED SEPTEMBER 25, 2026 PREPARED BY NOVATECH.
12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
13. PROVIDE LINE/PARKING PAINTING.
14. 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 T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
STORM MANHOLE (1500Ø)	701.011	OPSD
STORM MANHOLE (1800Ø)	701.012	OPSD
CATCHBASIN (600x600)	705.010	OPSD
DOUBLE CATCH BASIN (600 X 1450)	705.020	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
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	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC DR 35(UNLESS SPECIFIED OTHERWISE)	
STORM SEWER >= 450mmØ	CONC 65D (UNLESS SPECIFIED OTHERWISE)	
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
CATCHBASIN LEAD	PVC DR 35	
CATCHBASIN COVER	S19	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R1	CITY OF OTTAWA
WATERTIGHT FRAME & COVER	401.030	OPSD

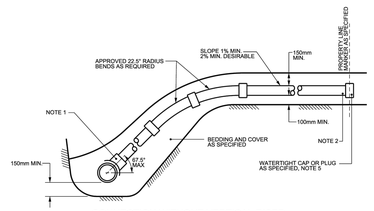
2. INSULATE ALL PIPES (SANISTM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL)
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED)
4. ALL STORM AND SANITARY LATERALS SHALL BE EQUIPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14,1 OR S14.2.
5. A MINIMUM OF 150 mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON SOIL SUBGRADE. IF THE BEDDING IS PLACED ON BEDROCK, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300 mm FOR SEWER PIPES. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO A MINIMUM OF 300 mm ABOVE THE OBVERT OF THE PIPE SHOULD CONSIST OF OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 mm THICK LIFTS AND COMPACTED TO 95% OF THE SPMDD. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
6. 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 THE POTENTIAL DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SPMDD.
7. 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.
8. ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS. PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
10. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
11. 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, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES 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.
12. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
11. 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.

WATERMAIN NOTES:

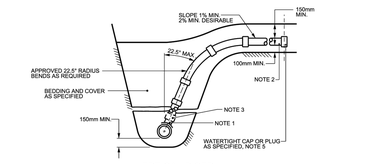
1. SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA
WATERMAIN	PVC DR 18	

3. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. 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.
4. 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.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



CONNECTION WITHOUT VERTICAL RISER

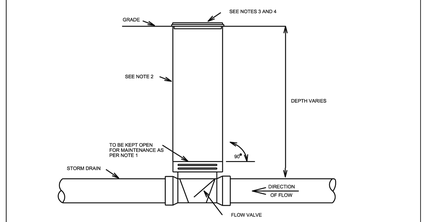


VERTICAL RISER

NOTES:
1. ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE SEWER SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETED INSERT, INSTALLED ABOVE THE SPRING LINE.
2. SANITARY SERVICES TO BE 135mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B182.2, SDR28 PRODUCTS UNLESS SPECIFIED OTHERWISE.
3. APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP. WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
4. VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
5. CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE.
6. FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID. FOR SERVICES/BRANCHES 375mm DIA. OR LESS, APPROVED "CORED TEES" MAY BE USED.
7. APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MADE CONNECTIONS.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S.

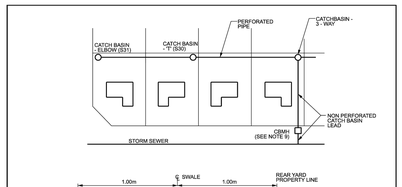
Ottawa	SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)	DATE:	MARCH 2006
		REV. DATE:	MARCH 2014
		DWG. No.:	S11



NOTES:
1. BACKWATER VALVE SHALL BE OF A TYPE THAT DOESNT USE COVER TO SECURE FLAP IN PLACE. REMOVE BACKWATER VALVE COVER TO ENABLE VALVE MAINTENANCE AND ACCESS.
2. TO PREVENT AD-FREEZING DAMAGE, STANDPIPE SHALL BE ONE PIECE, NO MECHANICAL JOINTS, AND WRAPPED IN POLY OR OTHER SUITABLE MATERIAL. CONNECTION OF STANDPIPE TO BASE SHALL BE SOLVENT CEMENTED WITH A CEMENT MEETING APPROPRIATE CSA STANDARDS.
3. FOR STANDPIPES LOCATED IN GRASSED AREAS, COVERS SHALL BE WATERTIGHT AND REMOVABLE TO PREVENT INFILTRATION AND ALLOW ACCESS. TO SHALL BE FLUSH WITH OR SLIGHTLY ABOVE SURFACE DEPENDING ON PROPERTY OWNERS PREFERENCE.
4. FOR STANDPIPES LOCATED IN PAVED AREAS USE A SUITABLE COVER.
5. SEE MS 22.15 FOR APPROVED PRODUCTS.

N.T.S.

Ottawa	TYPICAL DEPRESSED DRIVEWAY BACKWATER VALVE AND STANDPIPE DETAIL	DATE:	MAY 2001
		REV. DATE:	MARCH 2016
		DWG. No.:	S18



NOTES:
1. SIDE SLOPE OF SWALE - MIN. 1.5%, MAX. 3:1.
2. LONGITUDINAL SLOPE OF SWALE WITHOUT PERFORATED PIPE 1.5% MIN.
3. LONGITUDINAL SLOPE OF SWALE WITH PERFORATED PIPE 0.5% MIN. WITH 1% OR GREATER PREFERRED.
4. UNDER DRIVEWAYS NON PERFORATED PIPE TO BE USED WITH 75mm BEDDING AND BACKFILLED WITH APPROVED NATIVE MATERIAL.
5. CB "T" TO BE SPACED ABOUT EVERY 20 TO 25m AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
6. CB ELBOW TO BE AT UPPER ENDS OF PERFORATED PIPE AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
7. GEOTEXTILE SHALL BE APPROVED NON-WOVEN CLASS 1 OR AS SPECIFIED.
8. MAXIMUM REAR YARD WATER DEPTH IS 300mm.
9. A STANDARD CATCHBASIN NO DEEPER THAN 2.4m OR A CATCHBASIN MAINTENANCE HOLE, STANDARD FRAMES C/W PERFORATED OR SOLID COVER AS SPECIFIED, STANDARD 705.9 AS SPECIFIED.

N.T.S.

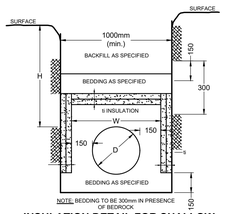
Ottawa	PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS	DATE:	MARCH 2007
		REV. DATE:	MARCH 2019
		DWG. No.:	S29

SEWER & WATERMAIN INSULATION NOTES:

1. 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.
2. 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)

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

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



INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN
N.T.S

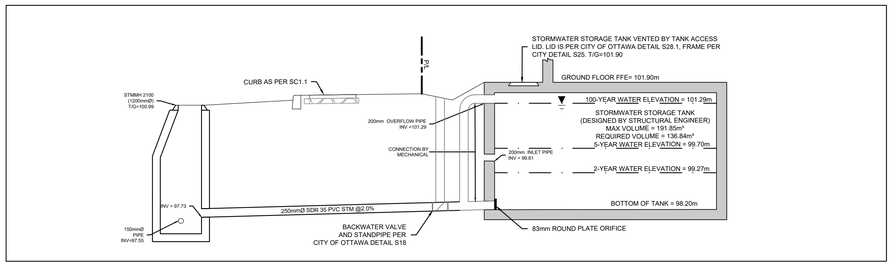
AREA DRAIN TABLE (PHASE 2)		
AD No.	T/G ELEVATION	INVERT
2400	101.20	REFER TO MECHANICAL FOR CONNECTION DETAILS
2401	101.44	REFER TO MECHANICAL FOR CONNECTION DETAILS
2402	101.34	REFER TO MECHANICAL FOR CONNECTION DETAILS

STM MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2100	1200mmØ	100.99	SW=97.55 NE=97.55 SE=97.73
2101	1200mmØ	100.47	NW=98.63 NE=98.57

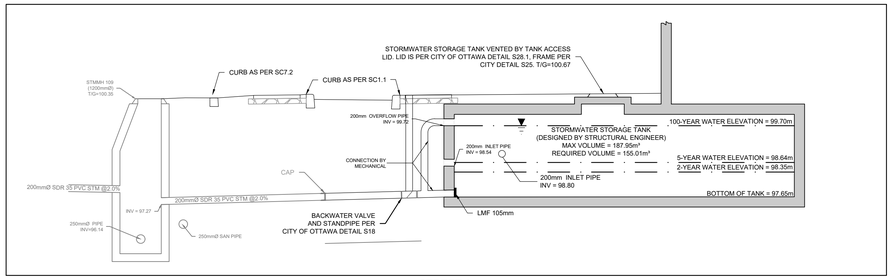
CATCHBASIN TABLE (PHASE 2)			
CB ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2300	610X610	101.54	SE=99.54
2301	610X610	100.07	NW=98.87 NE=98.93
2302	610X610	100.39	SW=99.28
2303	610X610	101.00	SW=100.10 SE=99.63 NE=99.69

SAN MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2200	1200mmØ	101.91	SE=95.50 NE=95.01 SW=95.01

LANDSCAPE DRAIN TABLE (PHASE 2)			
LD ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2500	???X???	100.71	SW=99.84
2501	610X610	100.64	SW=99.80 NE=99.80
2502	610X610	101.18	NE=100.25 SW=100.25
2503	???X???	101.67	SW=100.41 NE=100.41
2504	610X610	101.65	NE=100.47



BASELINE ROAD
PHASE 2 CISTERN
N.T.S



STREET 1
PHASE 2 CISTERN
N.T.S

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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

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

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE: AS SHOWN

DESIGN: CJF/AM
CHECKED: NSW
DRAWN: AM
CHECKED: NSW/CJF
APPROVED: GJM

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD Sept. 25, 2026 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
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS GENERAL SERVICING (PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-NDGP

M:\2021\01\121009\CAD\Design\121009-NDGP_PH2-NDGP_Sep 25, 2026 - 11:37am, smurphy

PLANP1_2002 - 1000mm/370mm

GENERAL NOTES:

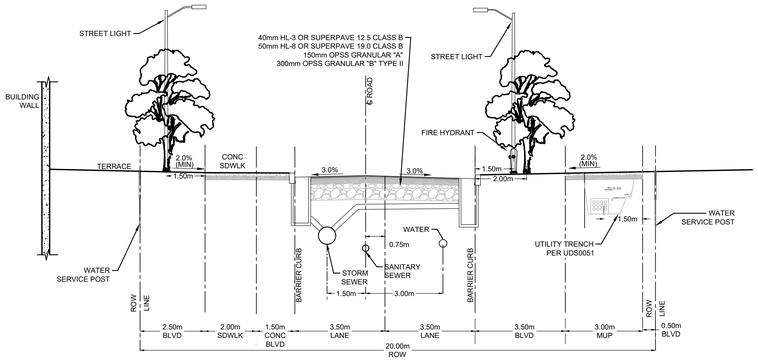
1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. 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. 1 ELEV = 95.96, BM NO. 2 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.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, 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.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. REFER TO THE STORMWATER MANAGEMENT REPORT R-2026-078, DATED SEPTEMBER 25, 2026 PREPARED BY NOVATECH.
12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
13. PROVIDE LINE/PARKING PAINTING.
14. 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 T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

GRADING NOTES:

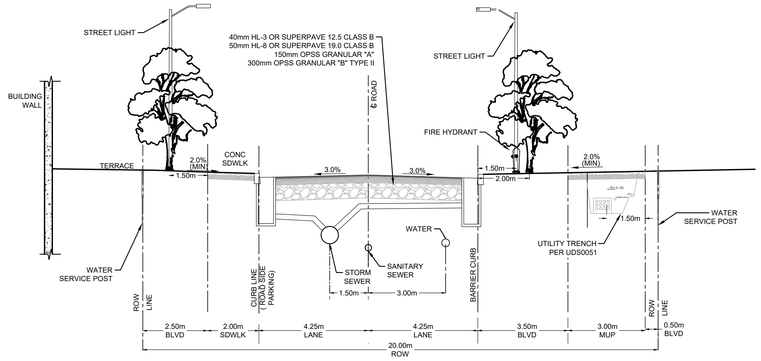
1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED BUILDING AND PAVED AREAS.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER . IF SOFT SPOTS DEVELOP IN THE SUBGRADE DURING COMPACTION OR DUE TO CONSTRUCTION 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 300 mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S SPMDD USING SUITABLE VIBRATORY EQUIPMENT.
3. 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 SPMDD.
3. 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.
4. ALL CURBS AND SIDEWALKS TO BE BUILT AS PER CITY OF OTTAWA DETAIL DRAWINGS SC1.4 AND SC4.
5. GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
6. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
7. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
8. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
9. 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:

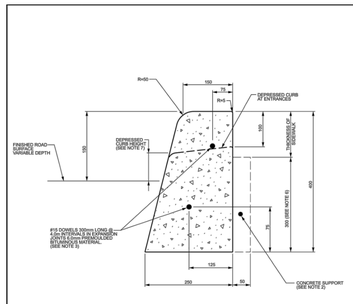
1. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION 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 CLOTH 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.



TYPICAL PUBLIC ROAD SECTION
(7.5m ASPHALT - INTERSECTION OR MIDBLOCK NARROWING)
NTS



TYPICAL PUBLIC ROAD SECTION
(8.5m ASPHALT - C/W ROADSIDE PARKING)
NTS

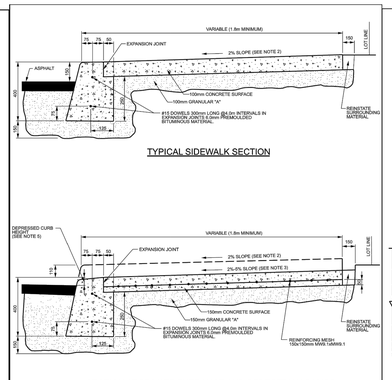


CONCRETE BARRIER CURB

NOTES:
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
3. IF AN EXTRUSION CURBING MACHINE IS USED,
THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. DUMMY JOINTS SHALL BE 25mm DEEP, FRONT, BACK AND TOP OF SECTION AT 4m SPACING OR MATCH JOINTING WHERE SIDEWALK IS ADJACENT.
6. FOR DEPRESSED CURB AT ENTRANCES USE 200.
7. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm.

N.T.S.

Ottawa	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)	DATE:	JANUARY 2005
		REV. DATE:	MARCH 2021
		DWG. No.:	SC1.1



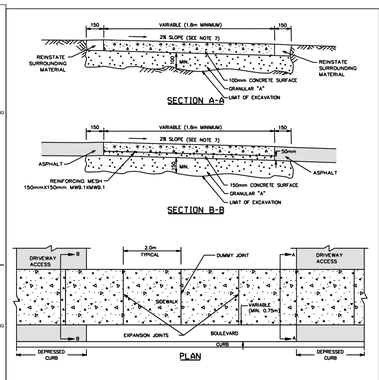
TYPICAL SIDEWALK SECTION

SECTION AT PRIVATE ENTRANCE AND PEDESTRIAN RAMPS

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
3. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 6%.
4. EXPANSION AND DUMMY JOINTS AS PER SC5.
5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13 mm.

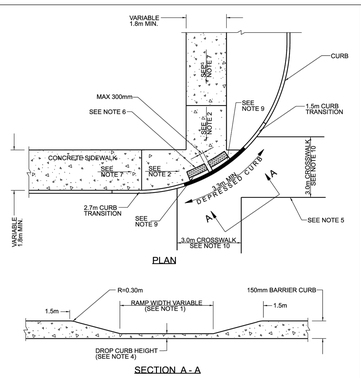
N.T.S.

Ottawa	CONCRETE BARRIER CURB WITH SIDEWALK	DATE:	JANUARY 2003
		REV. DATE:	MAY 2021
		DWG. No.:	SC1.4



NOTES:
1. CONCRETE AND GRANULAR "A" IS TO BE INCREASED TO 150mm AT THE ENTRANCE AND 150x150mm MW9.1 x MW9.1 REINFORCING MESH IS TO BE PLACED MID DEPTH WITHIN DRIVEWAY ACCESS.
2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.
3. WHEN THE OVERALL SIDEWALK WIDTH EXCEEDS 2.5m, A LONGITUDINAL CONSTRUCTION JOINT SHALL BE CREATED AT ITS MIDPOINT.
4. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
5. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
7. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
8. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS.
9. SIDEWALK NOT TO BE DEPRESSED ACROSS DRIVEWAY ACCESSES.
10. EXPANSION AND DUMMY JOINTS AS PER SC5

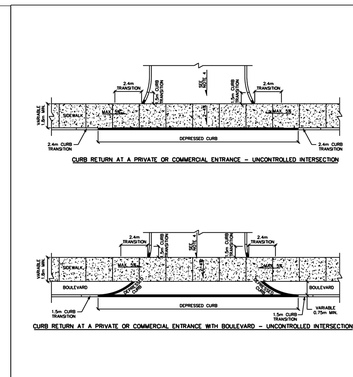
Ottawa	TYPICAL CONCRETE SIDEWALK IN BOULEVARD	DATE:	MAY 2001
		REV. DATE:	MARCH 2016
		DWG. No.:	SC4



NOTES:
1. CURB RAMP WIDTH MATCH SIDEWALK WIDTH, BE A MINIMUM OF 1.5m WIDE.
2. FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
4. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS AND FOR PRIVATE ENTRANCES TO EQUAL HEIGHT OF CROSSWALK WHERE APPLICABLE.
5. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
6. APPROVED 610 x WIDTH OF CURB RAMP (1500 MIN.) TACTILE WALKING SURFACE INDICATOR (TWSI), RADIUS TO MATCH CURB. DRAIN GROOVES ASPER SC7.
7. FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 6%.
8. FOR RETROFIT APPLICATIONS ONLY.
9. 150 TO 200mm GAP. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.
10. REFER TO R15 AND 15.1 FOR RAISED CROSSWALK AND R15.2 AT - GRADE CONCRETE CROSSWALK.

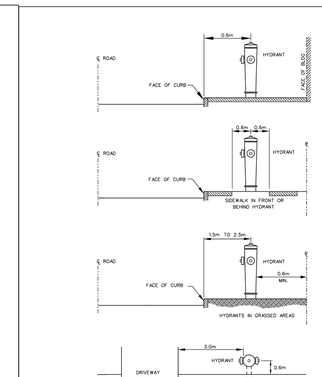
N.T.S.

Ottawa	PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK	DATE:	MARCH 2007
		REV. DATE:	MARCH 2022
		DWG. No.:	SC7.2



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE:	MARCH 2007
		REV. DATE:	MARCH 2021
		DWG. No.:	SC7.1



NOTES:
1. REFER TO CONSTRUCTION SPECIFICATION F-4414

Ottawa	HYDRANT LOCATION	DATE:	MAY 2001
		REV. DATE:	MARCH 2013
		DWG. No.:	W18

NOTE:
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CLARIDGE HOMES

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

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE
AS SHOWN

DESIGN CJF/AM
CHECKED NSW
DRAWN AM
CHECKED NSW/CJF
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER
G.J. MacDONALD
Sept. 25, 2026
PROVINCE OF ONTARIO

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

LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS GRADING PLAN (PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-NDGR

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PLA1681 (2012 - 1000mm x 914mm)

GENERAL NOTES:

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. 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.
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6. 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.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. 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. 1 ELEV = 95.96, BM NO. 2 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.
9. REFER TO GEOTECHNICAL INVESTIGATION REPORT PATERSON GROUP, REPORT PG5561-1, 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.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
11. REFER TO THE STORMWATER MANAGEMENT REPORT R-2026-078, DATED SEPTEMBER 25, 2026 PREPARED BY NOVATECH.
12. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10 AND R25).
13. PROVIDE LINE/PARKING PAINTING.
14. 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 T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
SANITARY/STORM/CATCHBASIN MANHOLE (1200Ø)	701.010	OPSD
STORM MANHOLE (1500Ø)	701.011	OPSD
STORM MANHOLE (1800Ø)	701.012	OPSD
CATCHBASIN (600x600)	705.010	OPSD
DOUBLE CATCH BASIN (600 X 1450)	705.020	OPSD
CATCHBASIN FRAME AND COVER	400.020	OPSD
STORM/SANITARY MH FRAME	S25	CITY OF OTTAWA
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	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC DR 35(UNLESS SPECIFIED OTHERWISE)	
STORM SEWER >= 450mmØ	CONC 65D (UNLESS SPECIFIED OTHERWISE)	
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
CATCHBASIN LEAD	PVC DR 35	
CATCHBASIN COVER	S19	CITY OF OTTAWA
ROAD SUBDRAIN (CONTINUOUS)	R1	CITY OF OTTAWA
WATERTIGHT FRAME & COVER	401.030	OPSD

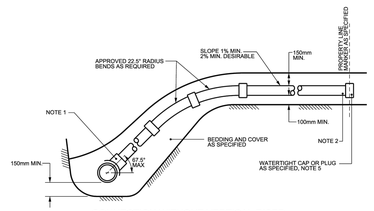
2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmX1200mm HI-40 INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION (REFER TO DETAIL)
3. SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0% (2.0% PREFERRED)
4. ALL STORM AND SANITARY LATERALS SHALL BE EQUIPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14,1 OR S14.2.
5. A MINIMUM OF 150 mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR SEWER OR WATER PIPES WHEN PLACED ON SOIL SUBGRADE. IF THE BEDDING IS PLACED ON BEDROCK, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300 mm FOR SEWER PIPES. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE OBVERT OF THE SPRING LINE TO A MINIMUM OF 300 mm ABOVE THE OBVERT OF THE PIPE SHOULD CONSIST OF OPSS GRANULAR A (CONCRETE OR PSM PVC PIPES) OR SAND (CONCRETE PIPE). THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 225 mm THICK LIFTS AND COMPACTED TO 95% OF THE SPMDD. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
6. 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 THE POTENTIAL DIFFERENTIAL FROST HEAVING. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 300 mm THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE SPMDD.
7. 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.
8. ALL STORM MANHOLES MANHOLES WITH PIPE SIZES LESS THAN 900mm ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED. ALL STORM MANHOLES WITH PIPE SIZES 900mm AND LARGER ARE TO BE BENCHED.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS 200mm OR GREATER IN DIAMETER PRIOR TO BASE COURSE ASPHALT TO ENSURE THAT THEY ARE CLEAN AND OPERATIONAL. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE. OBTAIN APPROVAL FROM THE CITY'S SEWER OPERATIONS. PROVIDE THE CCTV INSPECTION AND REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.
10. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL APPLICABLE SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS AND ANY ALIGNMENT CHANGES, ETC.
11. 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, 410.07.18.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES 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.
12. ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. SUBDRAIN IS TO BE PROVIDED AT THE TRANSITIONS BETWEEN DIFFERENT PAVEMENT COMPOSITIONS. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
11. 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.

WATERMAIN NOTES:

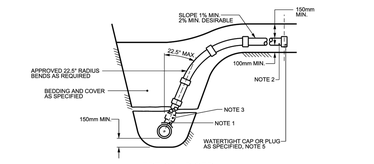
1. SUPPLY AND CONSTRUCT ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
THERMAL INSULATION BY OPEN STRUCTURES	W23	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN CROSSING ABOVE SEWER	W25.2	CITY OF OTTAWA
HYDRANT	WSD-24	CITY OF OTTAWA
VALVE AND VALVE BOX	WSD-19	CITY OF OTTAWA
WATERMAIN	PVC DR 18	

3. SUPPLY AND CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMAINS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
3. 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.
4. 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.
5. WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
8. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.



CONNECTION WITHOUT VERTICAL RISER

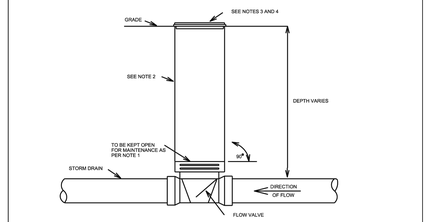


VERTICAL RISER

NOTES:
1. ALL DIAMETERS OF SERVICE CONNECTIONS THAT HAVE NOMINAL DIAMETERS NO GREATER THAN 50% OF THE NOMINAL DIAMETER OF THE SEWER SHALL BE MADE USING A BELL END INSERT AS PER S11.2 OR AN APPROVED RUBBER GASKETED INSERT, INSTALLED ABOVE THE SPRING LINE.
2. SANITARY SERVICES TO BE 135mm AND STORM SERVICES TO BE 100mm FOR NEW RESIDENCES UNLESS SPECIFIED OTHERWISE. SERVICE PIPE AND RADIUS BENDS TO BE APPROVED CSA B182.2, SDR28 PRODUCTS UNLESS SPECIFIED OTHERWISE.
3. APPROVED CONTROLLED SETTLEMENT JOINTS OPTIONAL FOR SERVICE CONNECTIONS TO MAIN SEWERS UP TO 5m DEEP. WHERE APPROVED, CONNECTIONS TO SEWERS OVER 5m DEEP REQUIRE APPROVED CONTROLLED SETTLEMENT JOINTS.
4. VERTICAL RISER SHALL BE SAME AS SERVICE PIPE UNLESS OTHERWISE SPECIFIED.
5. CAP OR PLUG AT THE PROPERTY LINE SHALL BE ADEQUATELY BRACED TO WITHSTAND TESTING PRESSURE.
6. FOR NEW CONSTRUCTION, INSERTS MUST BE INSTALLED ON THE MAIN PIPE BEFORE THAT PIPE IS LAID. FOR SERVICES/BRANCHES 375mm DIA. OR LESS, APPROVED "CORED TEES" MAY BE USED.
7. APPROVED CUT-IN TOOL MUST BE USED FOR FIELD MADE CONNECTIONS.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

N.T.S.

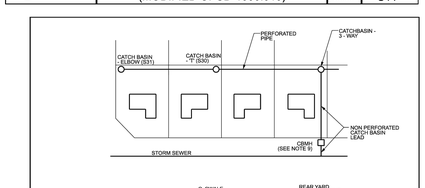
SEWER SERVICE CONNECTIONS FOR RIGID MAIN SEWER PIPE (MODIFIED OPSD-1006.010)	DATE:	MARCH 2006
	REV. DATE:	MARCH 2014
	DWG. No.:	S11



NOTES:
1. BACKWATER VALVE SHALL BE OF A TYPE THAT DOESNT USE COVER TO SECURE FLAP IN PLACE. REMOVE BACKWATER VALVE COVER TO ENABLE VALVE MAINTENANCE AND ACCESS.
2. TO PREVENT AD-FREEZING DAMAGE, STANDPIPE SHALL BE ONE PIECE, NO MECHANICAL JOINTS, AND WRAPPED IN POLY OR OTHER SUITABLE MATERIAL. CONNECTION OF STANDPIPE TO BASE SHALL BE SOLVENT CEMENTED WITH A CEMENT MEETING APPROPRIATE CSA STANDARDS.
3. FOR STANDPIPES LOCATED IN GRASSED AREAS, COVERS SHALL BE WATERTIGHT AND REMOVABLE TO PREVENT INFILTRATION AND ALLOW ACCESS. TO SHALL BE FLUSH WITH OR SLIGHTLY ABOVE SURFACE DEPENDING ON PROPERTY OWNERS PREFERENCE.
4. FOR STANDPIPES LOCATED IN PAVED AREAS USE A SUITABLE COVER.
5. SEE MS 22.15 FOR APPROVED PRODUCTS.

N.T.S.

TYPICAL DEPRESSED DRIVEWAY BACKWATER VALVE AND STANDPIPE DETAIL	DATE:	MAY 2001
	REV. DATE:	MARCH 2016
	DWG. No.:	S18



NOTES:
1. SIDE SLOPE OF SWALE - MIN. 1.5%, MAX. 3:1.
2. LONGITUDINAL SLOPE OF SWALE WITHOUT PERFORATED PIPE 1.5% MIN.
3. LONGITUDINAL SLOPE OF SWALE WITH PERFORATED PIPE 0.5% MIN. WITH 1% OR GREATER PREFERRED.
4. UNDER DRIVEWAYS NON PERFORATED PIPE TO BE USED WITH 75mm BEDDING AND BACKFILLED WITH APPROVED NATIVE MATERIAL.
5. CB "T" TO BE SPACED ABOUT EVERY 20 TO 25m AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
6. CB ELBOW TO BE AT UPPER ENDS OF PERFORATED PIPE AND LOCATED 1m OFF REAR YARD AND SIDE YARD PROPERTY LINES.
7. GEOTEXTILE SHALL BE APPROVED NON-WOVEN CLASS 1 OR AS SPECIFIED.
8. MAXIMUM REAR YARD WATER DEPTH IS 300mm.
9. A STANDARD CATCHBASIN NO DEEPER THAN 2.4m OR A CATCHBASIN MAINTENANCE HOLE. STANDARD FRAMES C/W PERFORATED OR SOLID COVER AS SPECIFIED. STANDARD TOPS AS SPECIFIED.

N.T.S.

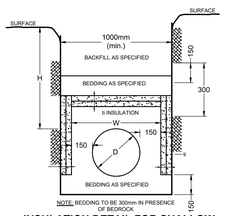
PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS	DATE:	MARCH 2007
	REV. DATE:	MARCH 2019
	DWG. No.:	S29

SEWER & WATERMAIN INSULATION NOTES:

1. 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.
2. 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	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)
W = D + 300 (1000 min.)
D = O.D OF PIPE (mm)



INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN
N.T.S

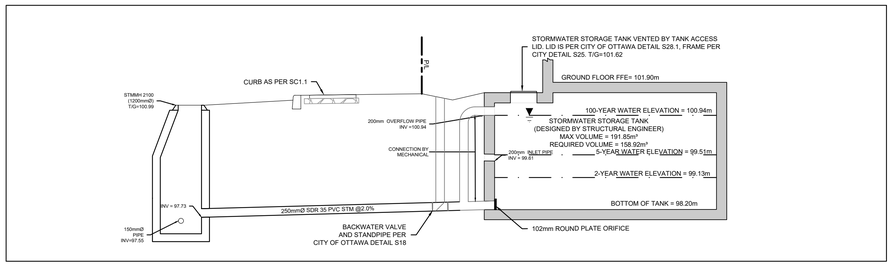
AREA DRAIN TABLE (PHASE 2)		
AD No.	T/G ELEVATION	INVERT
2400	101.20	REFER TO MECHANICAL FOR CONNECTION DETAILS
2401	101.44	REFER TO MECHANICAL FOR CONNECTION DETAILS
2402	101.34	REFER TO MECHANICAL FOR CONNECTION DETAILS

STM MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2100	1200mmØ	100.99	SW=97.55 NE=97.55 SE=97.73
2101	1200mmØ	100.47	NW=98.63 NE=98.57

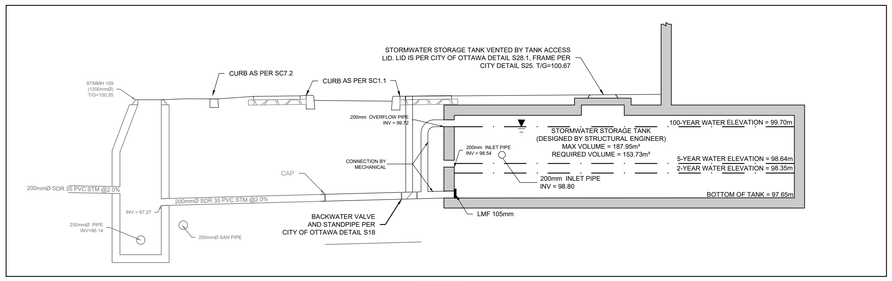
CATCHBASIN TABLE (PHASE 2)			
CB ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2300	610X610	101.54	SE=99.54
2301	610X610	100.07	NW=98.87 NE=98.93
2302	610X610	100.39	SW=99.28
2303	610X610	101.00	SW=100.10 SE=99.63 NE=99.69

SAN MANHOLE TABLE (PHASE 2)			
MANHOLE ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2200	1200mmØ	101.91	SE=95.50 NE=95.01 SW=95.01

LANDSCAPE DRAIN TABLE (PHASE 2)			
LD ID	SIZE (mm)	T/G ELEV (m)	INVERT (m)
2500	???X???	100.71	SW=99.84
2501	610X610	100.64	SW=99.80 NE=99.80
2502	610X610	101.18	NE=100.25 SW=100.25
2503	???X???	101.67	SW=100.41 NE=100.41
2504	610X610	101.65	NE=100.47



BASELINE ROAD
PHASE 2 CISTERN
N.T.S



STREET 1
PHASE 2 CISTERN
N.T.S

NOTE:
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CLARIDGE HOMES

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

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SPA	SEP 25/2026	GJM

SCALE: AS SHOWN

DESIGN: CJF/AM
CHECKED: NSW
DRAWN: AM
CHECKED: NSW/CJF
APPROVED: GJM

LICENSED PROFESSIONAL ENGINEER G.J. MacDONALD Sept. 25, 2026 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
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS GENERAL SERVICING (PHASE 2)

PROJECT No.: 121009
REV: REV#1
DRAWING No.: 121009-PH2-NDGP

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PLANIT_2002 - xxxmm/50mm

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- DC — PROPOSED DEPRESSED CURB
- FC — PROPOSED FLUSH CURB
- PROPOSED RETAINING WALL C/W GUARD RAIL
- PROPOSED WALKWAY
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
- 98.40 — PROPOSED ELEVATION
- x 98.40 — EXISTING ELEVATION
- x 97.79(S) — PROPOSED SWALE ELEVATION
- x 97.79TW — PROPOSED TOP OF WALL ELEVATION
- x 97.79BW — PROPOSED BOTTOM OF WALL ELEVATION
- x 97.88TC — PROPOSED TOP OF CURB ELEVATION
- x 97.88BVC — PROPOSED BEGINNING OF VERTICAL CURVE
- x 97.88EVC — PROPOSED END OF VERTICAL CURVE
- V&VB — PROPOSED VALVE AND VALVE BOX
- H.P. — PROPOSED HIGH POINT
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- 2.0% — 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 LANDSCAPE DRAIN
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED SIAMESE CONNECTION
- PROPOSED HYDRANT & VALVE
- V&VB — PROPOSED VALVE AND VALVE BOX
- PROPOSED BUILDING ENTRANCE
- BOREHOLE LOCATION (REFER TO GEOTECH REPORT)
- EXISTING UTILITY POLE C/W GUY WIRES
- V&VC — EXISTING VALVE & VALVE CHAMBER
- EXISTING HYDRANT C/W VALVE
- SAN MH — EXISTING SANITARY MANHOLE
- STM MH — EXISTING STORM MANHOLE
- CB 1 — EXISTING CATCHBASIN
- EXISTING STREETLIGHT
- EXISTING PARKING LOT SIGNAGE

NORTH

KEY PLAN
N.T.S.
SITE LOCATION

ROAD REINSTATEMENT AS PER CITY OF OTTAWA DETAIL R10. MATCH INTO EXISTING ASPHALT ELEVATIONS.
MATCH INTO EXISTING SIDEWALK ELEVATIONS
DEPRESSED CURB AS PER CITY OF OTTAWA DETAIL SC7. TWSI AS PER CITY DETAIL SC7.3.
BASELINE RD
EX. CONCRETE CURB
EX. DEPRESSED CURB
EX. 1.5m CONC SIDEWALK
EX. 100mmØ HYDRO
EX. SL
EX. V&VC
EX. V&VB
FUTURE BOULEVARD
FUTURE BIKE LANE
1 RISER
3 RISER
LD 2504 T/G=101.65
LD 2503 T/G=101.62
LD 2502 T/G=101.18
LD 2501 T/G=100.64
LD 2500 T/G=100.71
CB 2303 T/G=101.00
CISTERN AREA=58m²
BUILDING B PHASE 2 9 STOREY MIDRISE
NO. 1374 1 STOREY EX. BUILDING
CURB ENTRANCE AS PER SC7.2
CB 2300 T/G=101.54
SHIPPING
GARBAGE
DROP-OFF AREA
TOP OF SLOPE
BOTTOM OF SLOPE
1 STOREY
TERRACE RELAXATION
COMMUNITY GARDEN
ROSE GARDEN
PERGO
AD 2402 T/G=101.34
EXTERNAL TRANING ZONE
RESTAURANT TERRACE
AD 2400 T/G=101.20
AD 2401 T/G=101.44
0.3m HIGH PARAPET WALL
OVERHEAD DOOR
STMMH 2101 T/G=100.47
CISTERN AREA= 75m³
LOADING
DELIVERY AREA
CB 2301 T/G=100.07
GB 2302 T/G=100.38
TEMPORARY 3:1 MAX
TOE OF SLOPE
PROPOSED UNDERPASS
BUILDING F PHASE 8 64 UNITS 9 STOREY MIDRISE
NO. 1384 1 STOREY EX. BUILDING "TIM HORTONS"
BUILDING E PHASE 7 371 UNITS 40 STOREY TOWER
WOODED AREA
ASPHALT
EDGE OF ASPHALT
GATE
CB T/G=100.19
CB T/G=100.91
CB T/G=100.66
CB T/G=100.83
CB T/G=101.35
CB T/G=101.34
CB T/G=100.61
CB T/G=100.58
EX. SL
EX. CONCRETE CURB
EX. DEPRESSED CURB
EX. 1.5m CONC SIDEWALK
OHW
EX. V&VC
EX. V&VB
MATCH INTO EXISTING SIDEWALK ELEVATIONS
EX. CONCRETE CURB
98.22 DOOR SILL
98.05 DOOR SILL
97.79 DOOR SILL
97.60 DOOR SILL
97.68 DOOR SILL
97.53 DOOR SILL

REFER TO 121009-NDGR-P2 FOR ADDITIONAL NOTES & DETAILS

NOTE:
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SCALE 1:250 (1:250 at 0 2 4 6 8 10)

DESIGN CJF/AM
CHECKED NSW
DRAWN AM
CHECKED NSW/CJF
APPROVED GJM

LICENSED PROFESSIONAL ENGINEER — G.J. MacDONALD — Sept. 25, 2026 — PROVINCE OF ONTARIO

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LOCATION
1500 MERIVALE
1500 MERIVALE, CITY OF OTTAWA

DRAWING NAME
GRADING PLAN
(PHASE 2)

PROJECT No. 121009
REV REV#1
DRAWING No. 121009-PH2-GR

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