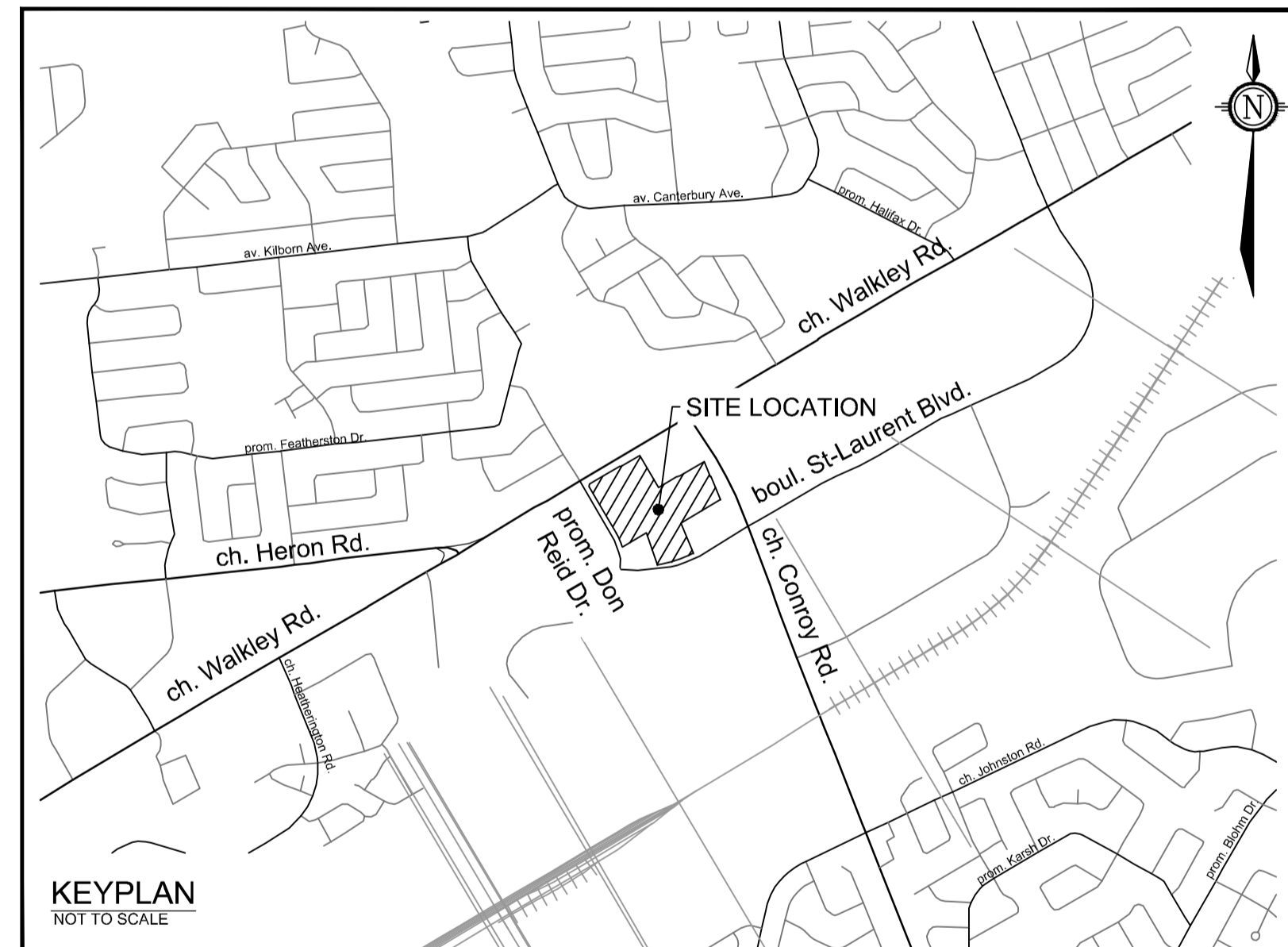


# 2510 St. LAURENT BOULEVARD

## CITY OF OTTAWA

### ROADS, SEWERS AND WATERMAINS



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



#### INDEX

122040-ND1	NOTES AND DETAILS SERVICING
122040-ND2	NOTES AND DETAILS GRADING
122040-ESC	EROSION AND SEDIMENT CONTROL PLAN
122040-GP1	GENERAL PLAN OF SERVICES (SOUTH)
122040-GP2	GENERAL PLAN OF SERVICES (NORTH)
122040 - PP1	PLAN & PROFILE STREET 2 2+000.00 - 2+215.18
122040 - PP2	PLAN & PROFILE STREET 1 1+000.00 - 1+175.00
122040 - PP3	PLAN & PROFILE STREET 1 1+175.00 - 1+1390.63
122040 - PP4	PLAN & PROFILE STREET 3 - 3+000.00 - 3+150.00
122040 - PP5	PLAN & PROFILE STREET 3 - 3+150.00 - 3+325.99
122040 - PP6	PLAN & PROFILE PARKLAND CONNECTIONS
122040 - PP7	PLAN & PROFILE COMMERCIAL ACCESS 4+000.00 - 4+100.00
122040 - PP8	PLAN & PROFILE COMMERCIAL ACCESS 4+100.00 - 4+266.49
122040-GR1	GRADING PLAN (SOUTH)
122040-GR2	GRADING PLAN (NORTH)

PROJECT No. 122040

## REVISED PER CITY COMMENTS

### JANUARY 31, 2024

**GENERAL NOTE:**

- 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.
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 \$5,000,000.00.
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.
7. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
8. ALL ELEVATIONS ARE GEODETIC. ALL ELEVATIONS ARE REFERRED TO RHE CGVD 28.78 GEODETIC DATUM.
9. REFER TO GEOTECHNICAL REPORT (No. PG149-1, REVISION 2, DATED MAY 24, 2023), PREPARED BY PATTERSON GROUP INC.
10. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
11. REFER TO THE SERVING AND STORM WATER MANAGEMENT REPORT(R-2022-191) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
12. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
13. PROVIDE LINE/PARKING PAINTING.
14. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVING AS-BUILT INFORMATION SHOWN ON THIS PLAN.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.

**WATERMAIN NOTES:**

- 1. SPECIFICATIONS: ITEM WATERMAIN TRENCHING THERMAL INSULATION IN SHALLOW TRENCHES WATERMAIN CROSSING BELOW SEWER WATERMAIN CROSSING ABOVE SEWER WATERMAIN HYDRANT VALVE AND VALVE BOX
2. SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
4. PROVIDE MINIMUM CLEARANCE, BETWEEN OUTSIDE OF PIPES, AT ALL CROSSINGS AS PER CITY DETAILS W25 AND W25.2.
5. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
6. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS WSD-39, 40, 41, 42, 43 AND 44.
7. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL WSD-23.
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.

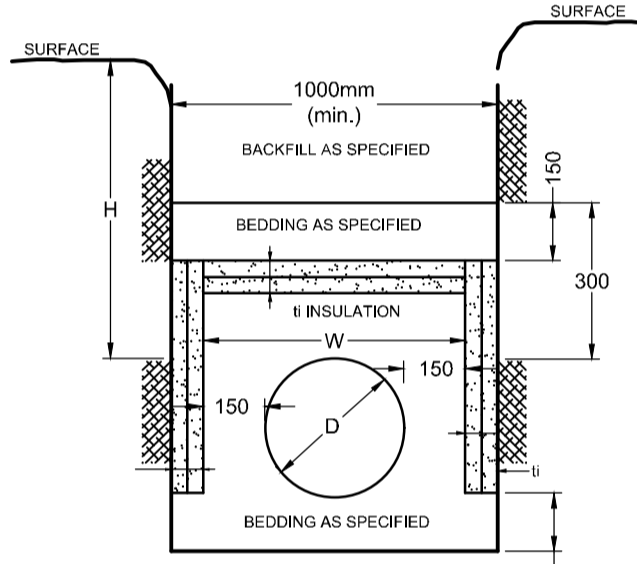
**TYPICAL SINGLE, SEMI-DETACHED AND TOWNHOUSE LOT SERVICING NOTES:**

- 1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY.
2. 1% MINIMUM SANITARY AND STORM SERVICE GRADIENT WITH 2% PREFERRED.
3. STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL WHEN LOOKING AT THE STRUCTURE FROM THE STREET.
4. SEE S7 FOR PIPE FOUNDATION, EMBEDMENT AND FINAL BACKFILL REQUIREMENTS.
5. MULTIPLE TAPS WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGERED AND MINIMUM 600mm APART.
6. ELEVATION OF SERVICES VARIABLE DEPENDING ON GRADIENT AND/OR DEPTH OF COVER.
7. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.
8. REFER TO R.O.W. CROSS SECTIONS FOR UTILITY LOCATIONS (DEPICTED ON 122040-ND2).
9. SEE W27 FOR ADDITIONAL WATER SERVICING SCENARIOS.

**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)

Table with 3 columns: COVER SEWER / WATER (mm), INSULATION THICKNESS (mm), and values for different cover depths (2000-1700, 1700-1400, 1400-1100).



**INSULATION DETAIL FOR SHALLOW SEWERS & WATERMAIN**

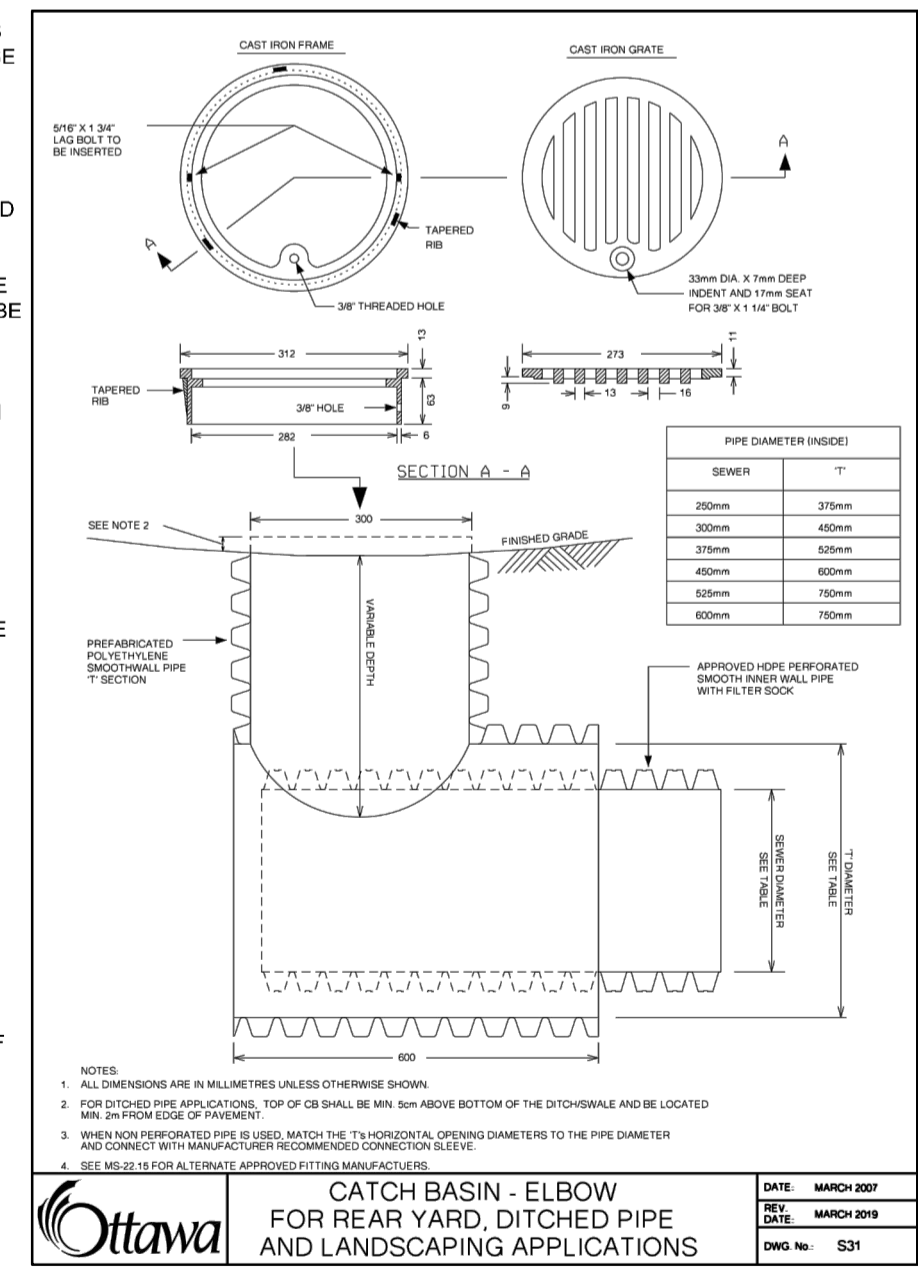
**SEWER NOTES:**

- 1. SPECIFICATIONS: ITEM CATCHBASIN (600x600mm) STORM / SANITARY MANHOLE (12000) STORM / SANITARY MANHOLE (15000) STORM / SANITARY MANHOLE (18000) SANITARY COVER STORM COVER (CLOSED) STORM COVER (OPEN) SEWER TRENCH
ITEM CATCHBASIN LEAD CATCHBASIN COVER LANDSCAPE CATCHBASINS LANDSCAPE PERFORATED PIPE ROAD SUBDRAIN (CONTINUOUS) WATER TIGHT FRAME & COVER (SANMH 305)

- 2. INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER WITH 50mmx1200mm HI-40 INSULATION.
3. THE PIPE BEDDING FOR SEWER AND WATER PIPES PLACED ON A RELATIVELY DRY, UNDISTURBED SUBGRADE SURFACE SHOULD CONSIST OF AT LEAST 150 mm OF OPSS GRANULAR A MATERIAL.
4. COVER MATERIAL, FROM THE SPRING LINE TO AT LEAST 300 mm ABOVE THE OVERTOP OF THE PIPE, SHOULD CONSIST OF OPSS GRANULAR A OR GRANULAR B TYPE II WITH A MAXIMUM SIZE OF 25 mm.
5. 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 POTENTIAL DIFFERENTIAL FROST HEAVING.
6. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KORN-SEAL, PSX POSITIVE SEAL AND DURASEAL), THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
7. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS.
8. STORM MANHOLES AND CBMHs ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
9. CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT.
10. 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.

**CLAY SEALS:**

- 1. TO REDUCE LONG-TERM LOWERING OF THE GROUNDWATER LEVEL AT THIS SITE, CLAY SEALS SHOULD BE PROVIDED IN THE SERVICE TRENCHES INSTALL CLAY SEALS AS PER CITY OF OTTAWA DETAIL S8.
2. THE SEALS SHOULD BE AT LEAST 1.5 m LONG AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL, GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING AND COVER MATERIAL.
3. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225 mm THICK LOOSE LAYERS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD.
4. REFER TO PROFILE DRAWINGS FOR LOCATION OF SEEPAGE BARRIERS.



**CATCH BASIN - ELBOW FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS**

CATCHBASIN TABLE with columns: CB ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m), ICD DIA (mm), 100yr CAPTURE RATE (L/s). Rows 01 to 25.

REARYARD MANHOLE TABLE with columns: MANHOLE ID, SIZE (mm), T/G ELEV (m), INVERT (m), ICD, CAPTURE RATE (L/s). Rows 703, 704.

REAR YARD CATCHBASIN MANHOLE TABLE with columns: CBMH ID, SIZE (mm), T/G ELEV (m), INVERT (m), ICD DIA (mm), 100yr CAPTURE RATE (L/s). Rows 701 to 709.

LANDSCAPE DRAIN TABLE with columns: RYCB No., T/G ELEVATION, INVERT, TYPE. Rows 1001 to 1016.

STM MANHOLE TABLE with columns: MANHOLE ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m). Rows 202 to 802.

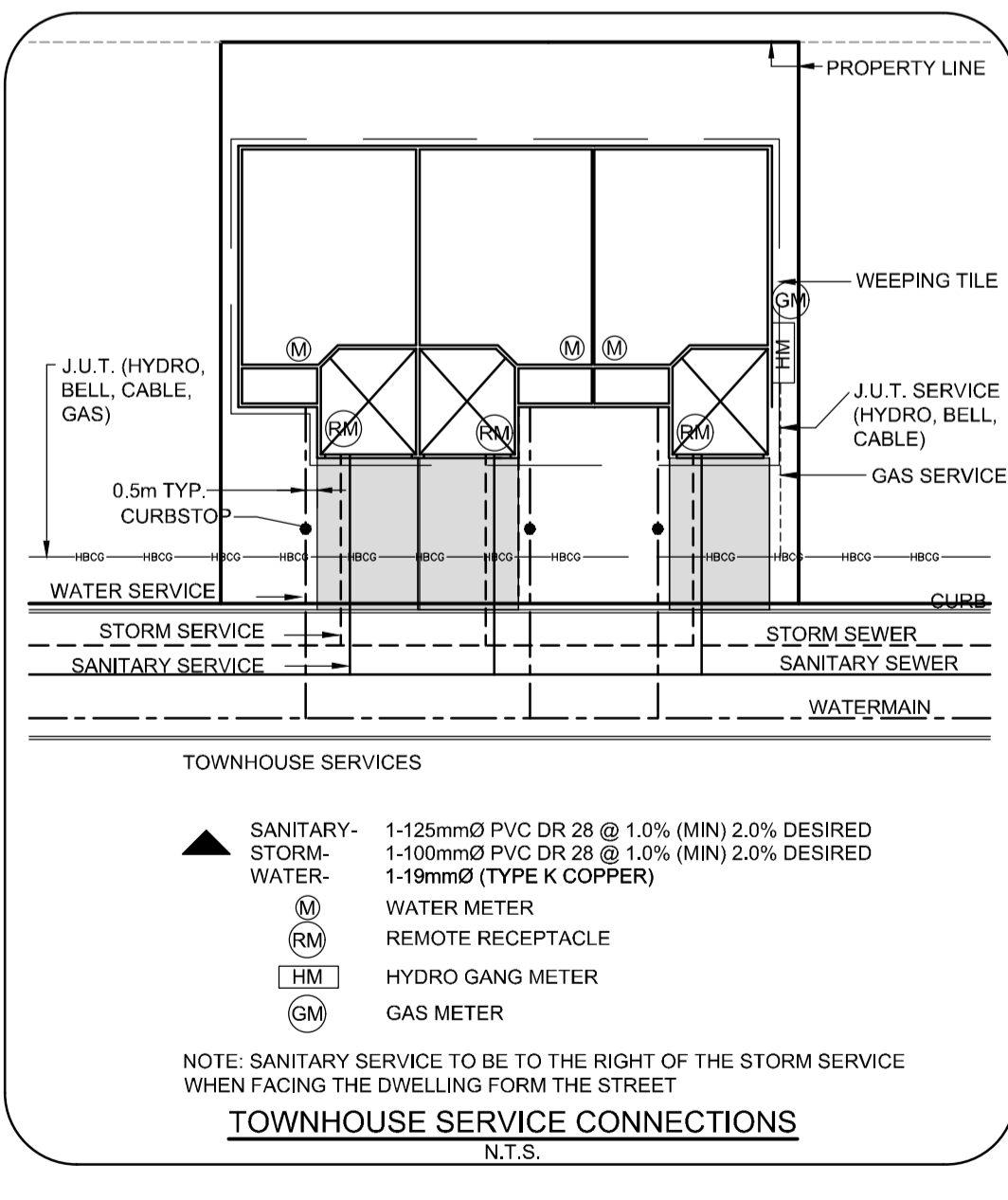
SWM CATCHBASIN MANHOLE TABLE with columns: CBMH ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m). Rows 506, 509.

SWM MANHOLE TABLE with columns: MANHOLE ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m). Rows 502 to 604.

SAN MANHOLE TABLE with columns: MANHOLE ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m). Rows 100 to 901.

SWM MANHOLE TABLE (ICD) with columns: MANHOLE ID, STATION, SIZE (mm), T/G ELEV (m), INVERT (m), ICD, 100yr CAPTURE RATE (L/s). Rows 501 to 801.

OGS TABLE with columns: MANHOLE ID, STATION, SIZE (mm), OGS SPECIFICATION, T/G ELEV (m), INVERT (m). Rows 600, 201, 401.

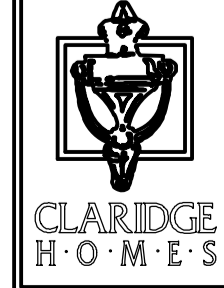


- SANITARY: 1-125mmØ PVC DR 28 @ 1.0% (MIN) 2.0% DESIRED
STORM: 1-100mmØ PVC DR 28 @ 1.0% (MIN) 2.0% DESIRED
WATER: 1-18mmØ (TYPE K COPPER)
WATER METER REMOTE RECEPTACLE
HYDRO GANG METER
GAS METER

**TOWNHOUSE SERVICE CONNECTIONS**

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



**NOT FOR CONSTRUCTION**

Revision table with columns: No., REVISION, DATE, BY. Rows 1 to 5.

Scale and Design table with columns: SCALE, DESIGN, CHECKED, DRAWN, CHECKED, APPROVED. Rows AS SHOWN, ARM, GJM, C/JF/ARM, ARM, GJM.

FOR REVIEW ONLY. Includes professional engineer and drafter stamps for A.R. MESTWARP and G.J. MacDONALD.

NOVATECH logo and contact information: Engineers, Planners & Landscape Architects, Suite 200, 240 Michael Cowpland Drive, Ottawa, Ontario, Canada K2M 1P6.

LOCATION: CITY OF OTTAWA 2510 St. LAURENT BOULEVARD. NOTES AND DETAILS SERVICING. PROJECT No. 122040, REV#5, DRAWING No. 122040-ND1.

**GRADING NOTES:**

1. ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
2. EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
3. ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. 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. WEAK SUBGRADE CONDITIONS MAY BE EXPERIENCED OVER SERVICE TRENCH FILL MATERIALS. THIS MAY REQUIRE THE USE OF GEOTEXTILE, THICKER SUBBASE OR OTHER MEASURES THAT CAN BE RECOMMENDED AT THE TIME OF CONSTRUCTION AS PART OF THE FIELD OBSERVATION PROGRAM.
5. THE GRANULAR BASE SHOULD BE PLACED IN 300mm LIFTS AND COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
6. ON-SPECIFIED EXISTING FILL ALONG WITH SITE-EXCAVATED SOIL COULD BE PLACED AS GENERAL LANDSCAPING FILL WHERE SETTLEMENT OF THE GROUND SURFACE IS OF MINOR CONCERN. THESE MATERIALS SHOULD BE SPREAD IN LIFTS WITH A MAXIMUM THICKNESS OF 300 mm AND COMPACTED BY THE TRACKS OF THE SPREADING EQUIPMENT TO MINIMIZE VOIDS.
7. IF EXCAVATED BROWN SILTY CLAY, FREE OF ORGANICS AND DELETERIOUS MATERIALS, IS TO BE USED TO BUILD UP THE SUBGRADE LEVEL FOR AREAS TO BE PAVED, IT IS RECOMMENDED THAT THE MATERIAL BE PLACED UNDER DRY CONDITIONS AND ABOVE FREEZING TEMPERATURES. THE SILTY CLAY SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95% OF THE MATERIAL'S SPMD.
8. MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
9. MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
10. ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
11. ALL CURBS SHALL BE MOUNTABLE CURB (50mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
12. REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

**EROSION AND SEDIMENT CONTROL NOTES:**

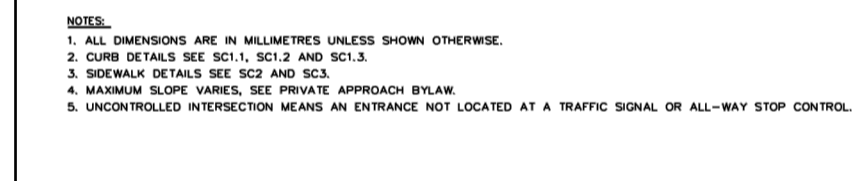
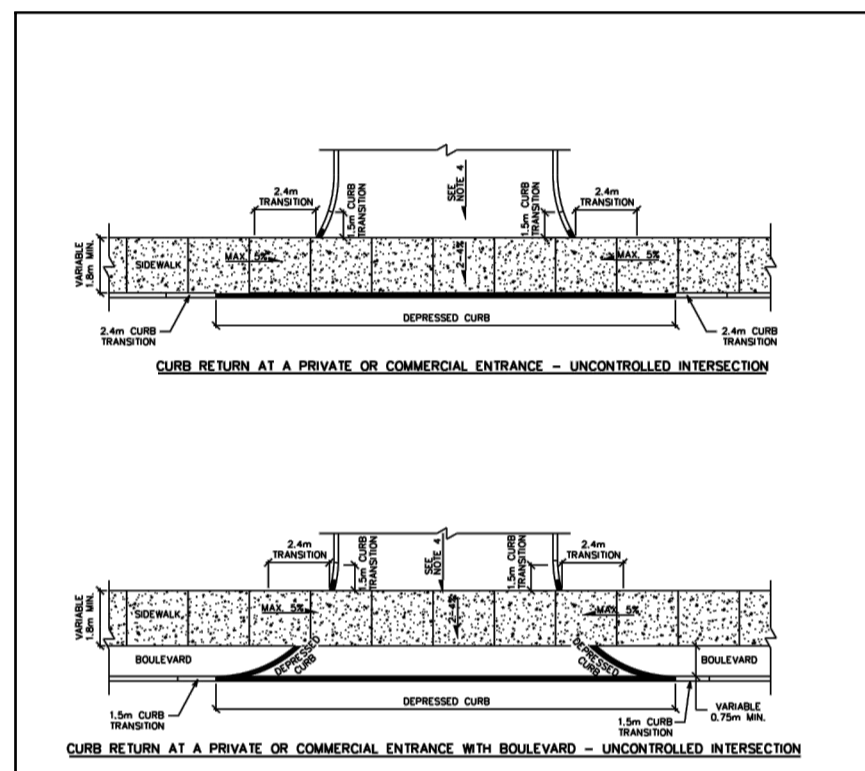
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES 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.

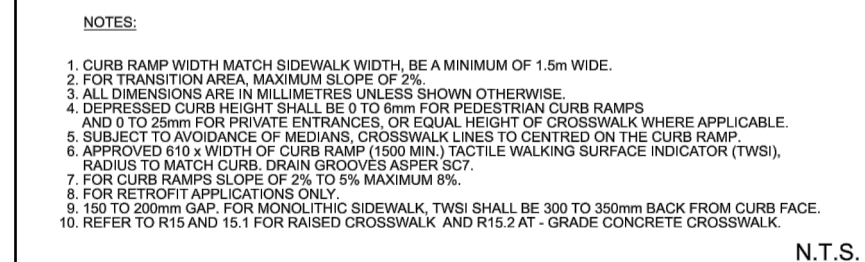
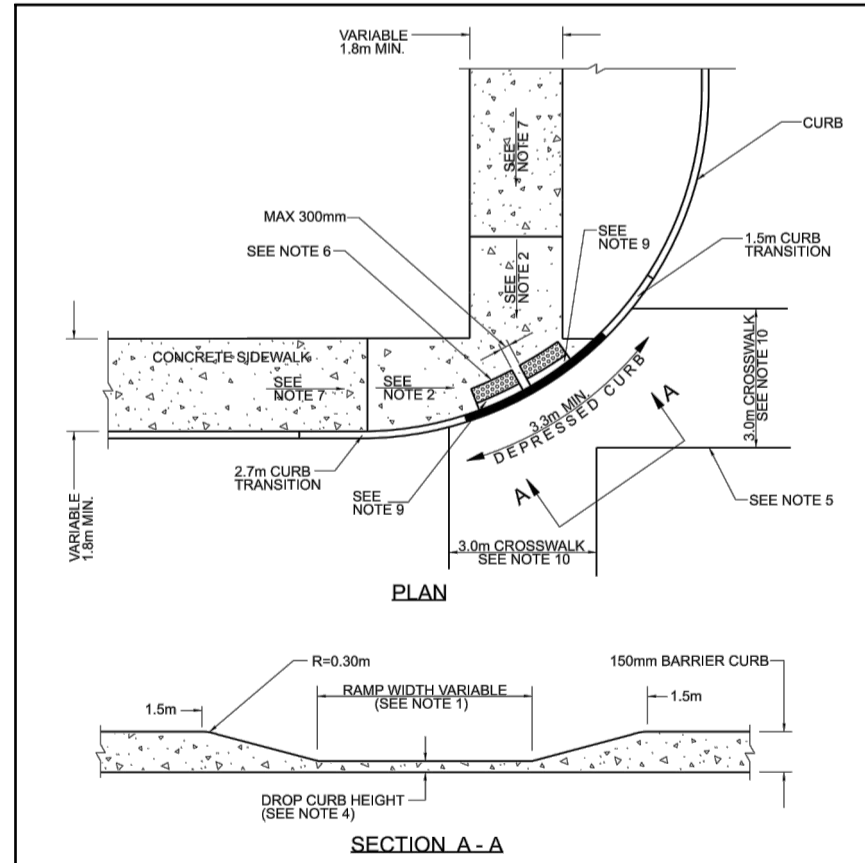
**PAVEMENT STRUCTURE:**

- DRIVEWAYS AND AT GRADE CAR PARKING AREAS  
50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE  
150mm GRAN "A"  
300mm GRAN "B" TYPE II
- LOCAL RESIDENTIAL ROADS AND ACCESS LANES  
40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE  
50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE  
150mm GRAN "A"  
450mm GRAN "B" TYPE II

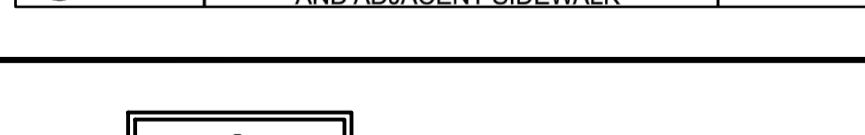
1. UNDER PAVED AREAS, EXISTING CONSTRUCTION REMNANTS, SUCH AS FOUNDATION WALLS, SHOULD BE EXCAVATED TO A MINIMUM OF 1 m BELOW FINAL GRADE.
2. MINIMUM PERFORMANCE GRADE (PG) 58-34 ASPHALT CEMENT SHOULD BE USED FOR THIS PROJECT. FOR RESIDENTIAL DRIVEWAYS AND CAR ONLY PARKING AREAS, AN ONTARIO TRAFFIC CATEGORY A WILL BE USED. FOR LOCAL ROADWAYS, AN ONTARIO TRAFFIC CATEGORY B SHOULD BE USED FOR DESIGN PURPOSES.



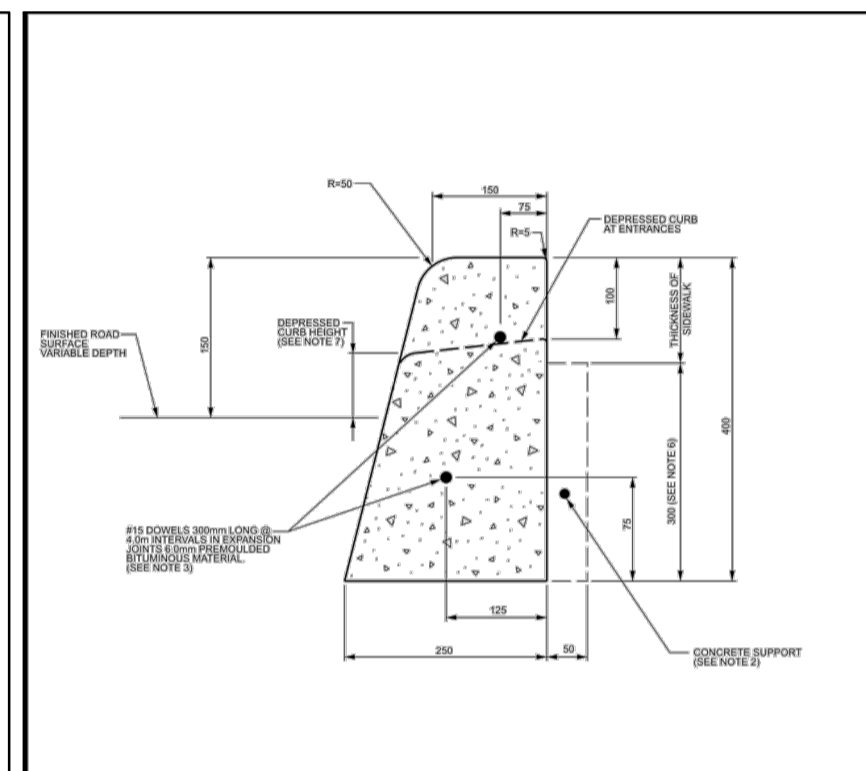
**CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS**  
DATE: MARCH 2007  
REV: MARCH 2007  
SCALE: SC1.1



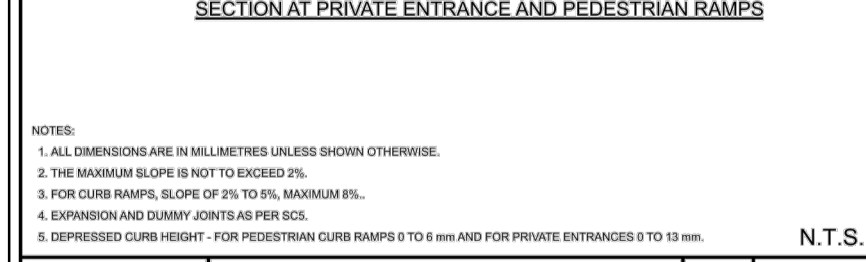
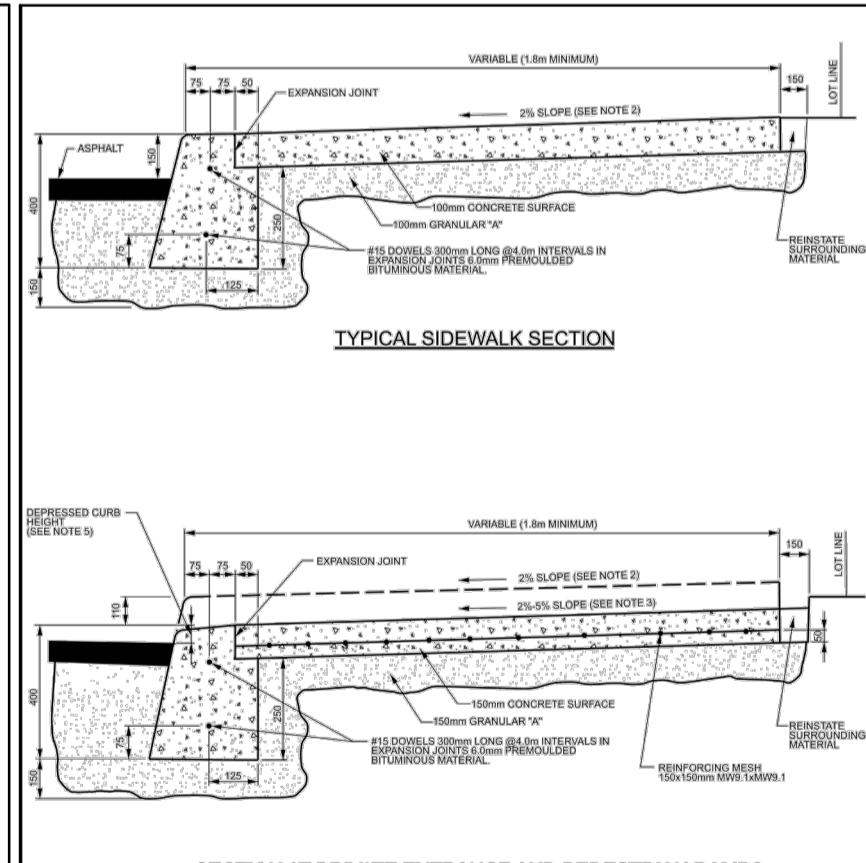
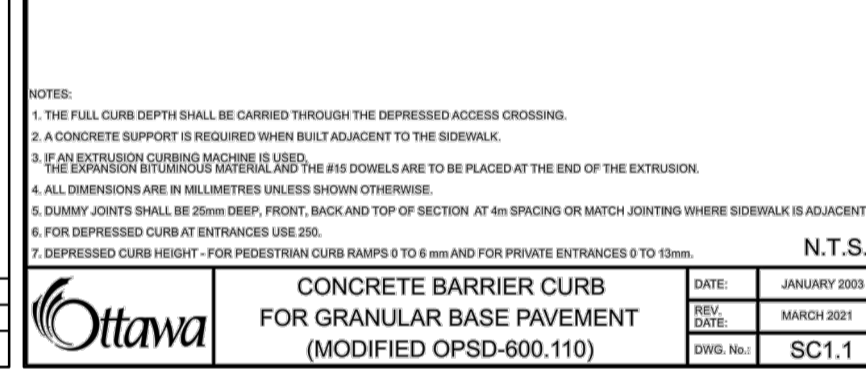
**CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)**  
DATE: JANUARY 2004  
REV: MARCH 2007  
SCALE: SC1.1



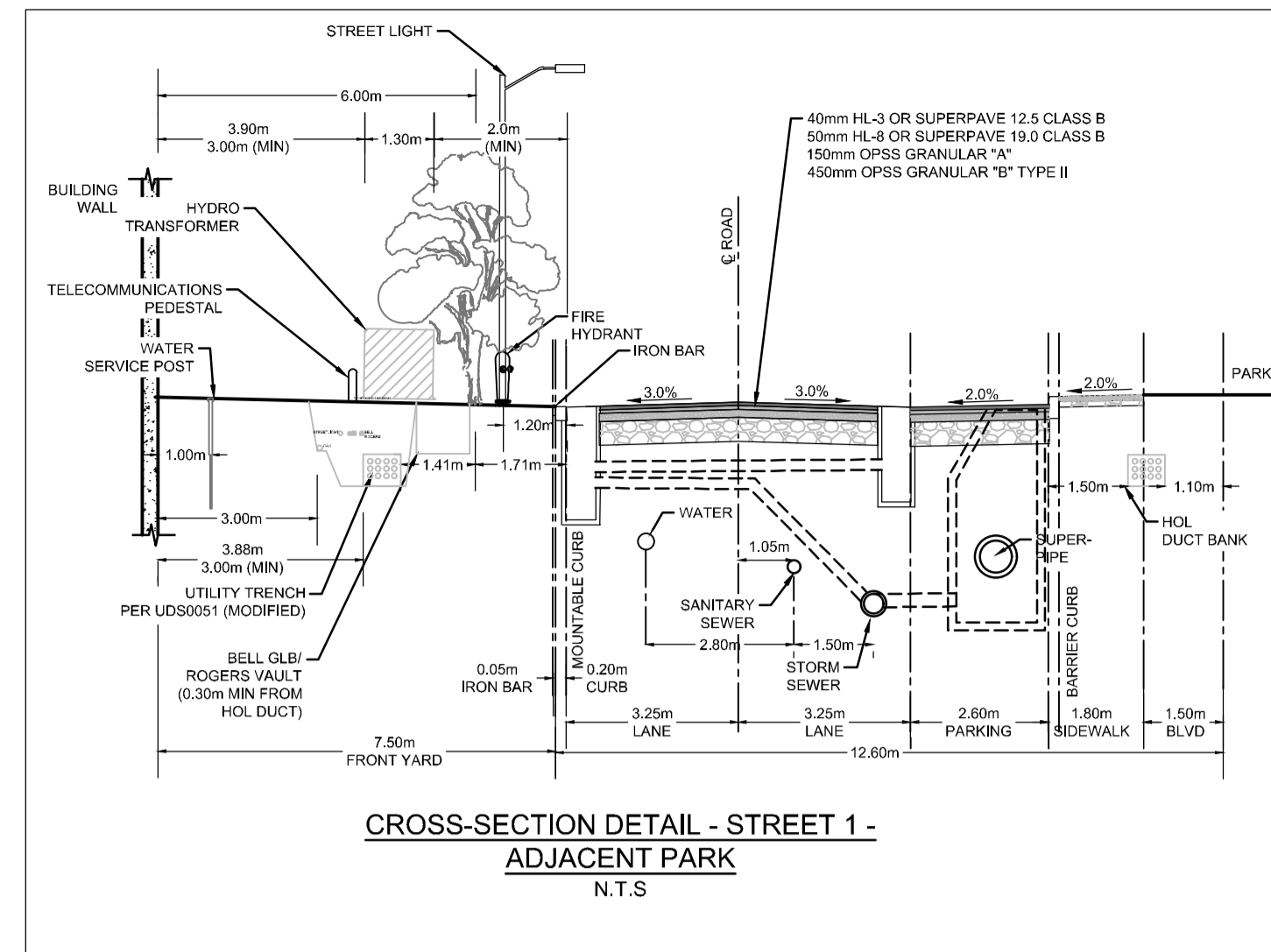
**PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK**  
DATE: MARCH 2007  
REV: MARCH 2007  
SCALE: SC7.2



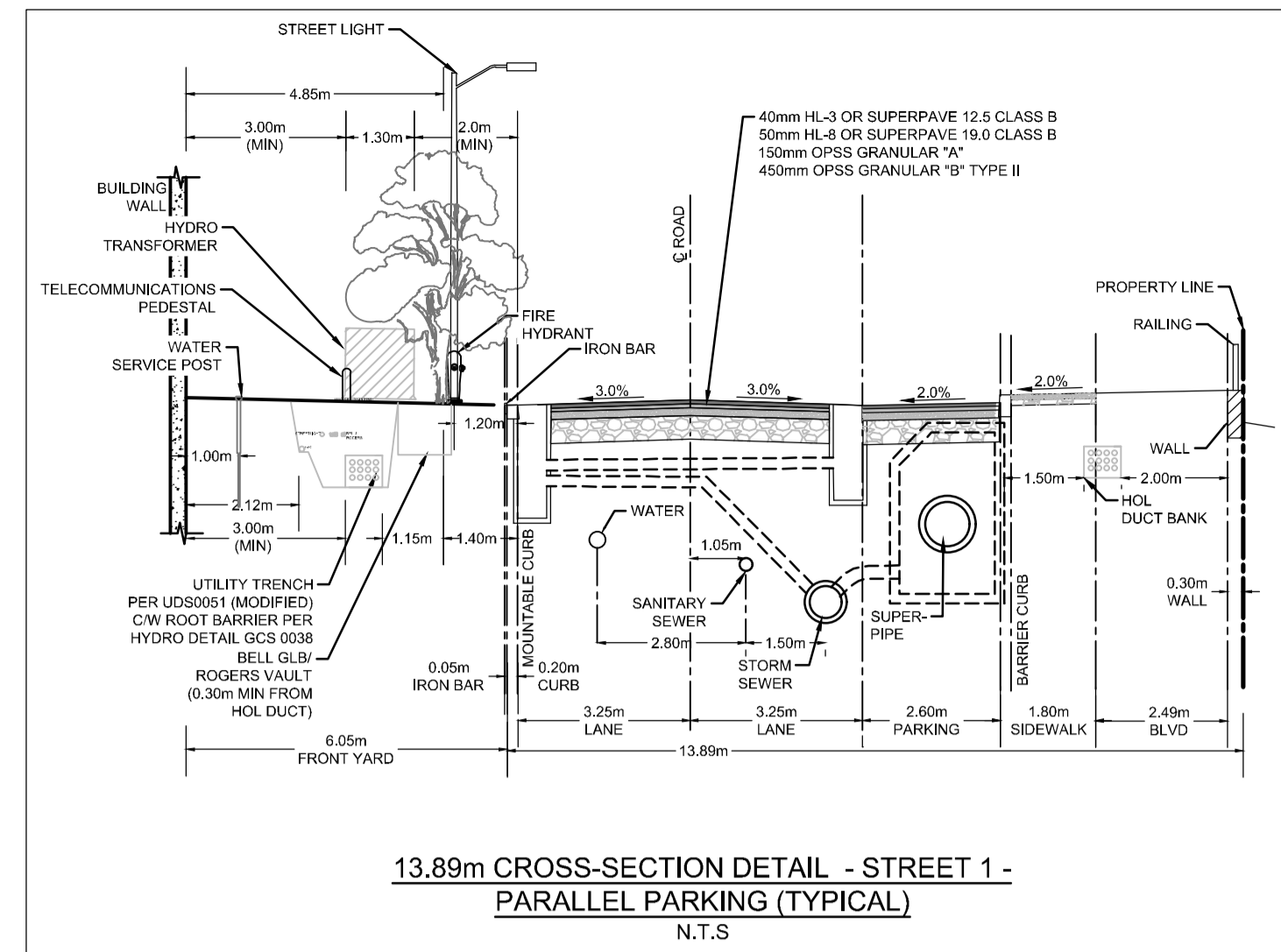
**CONCRETE BARRIER CURB WITH SIDEWALK**  
DATE: JANUARY 2004  
REV: MARCH 2007  
SCALE: SC1.4



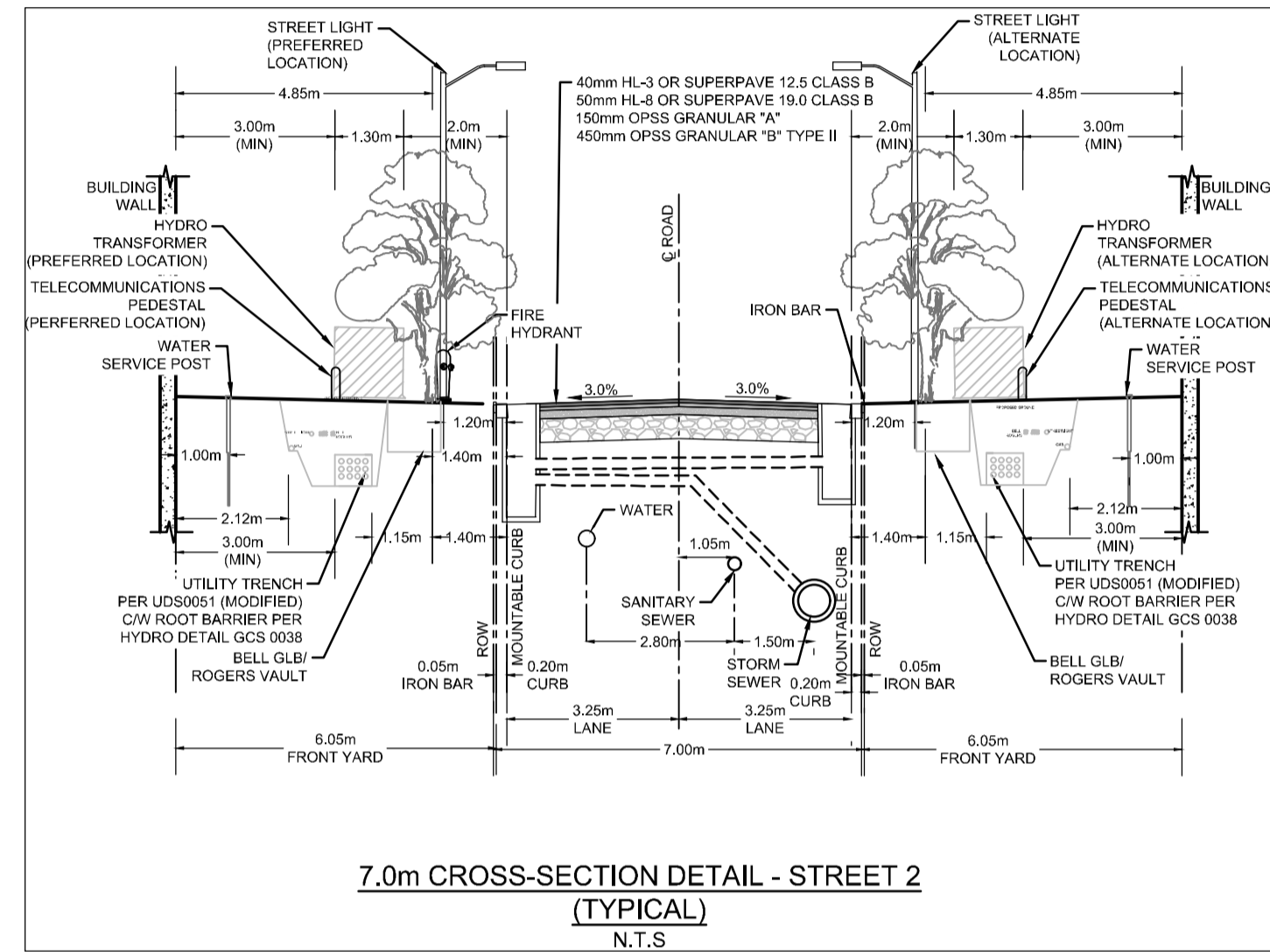
**CONCRETE BARRIER CURB WITH SIDEWALK**  
DATE: JANUARY 2004  
REV: MARCH 2007  
SCALE: SC1.4



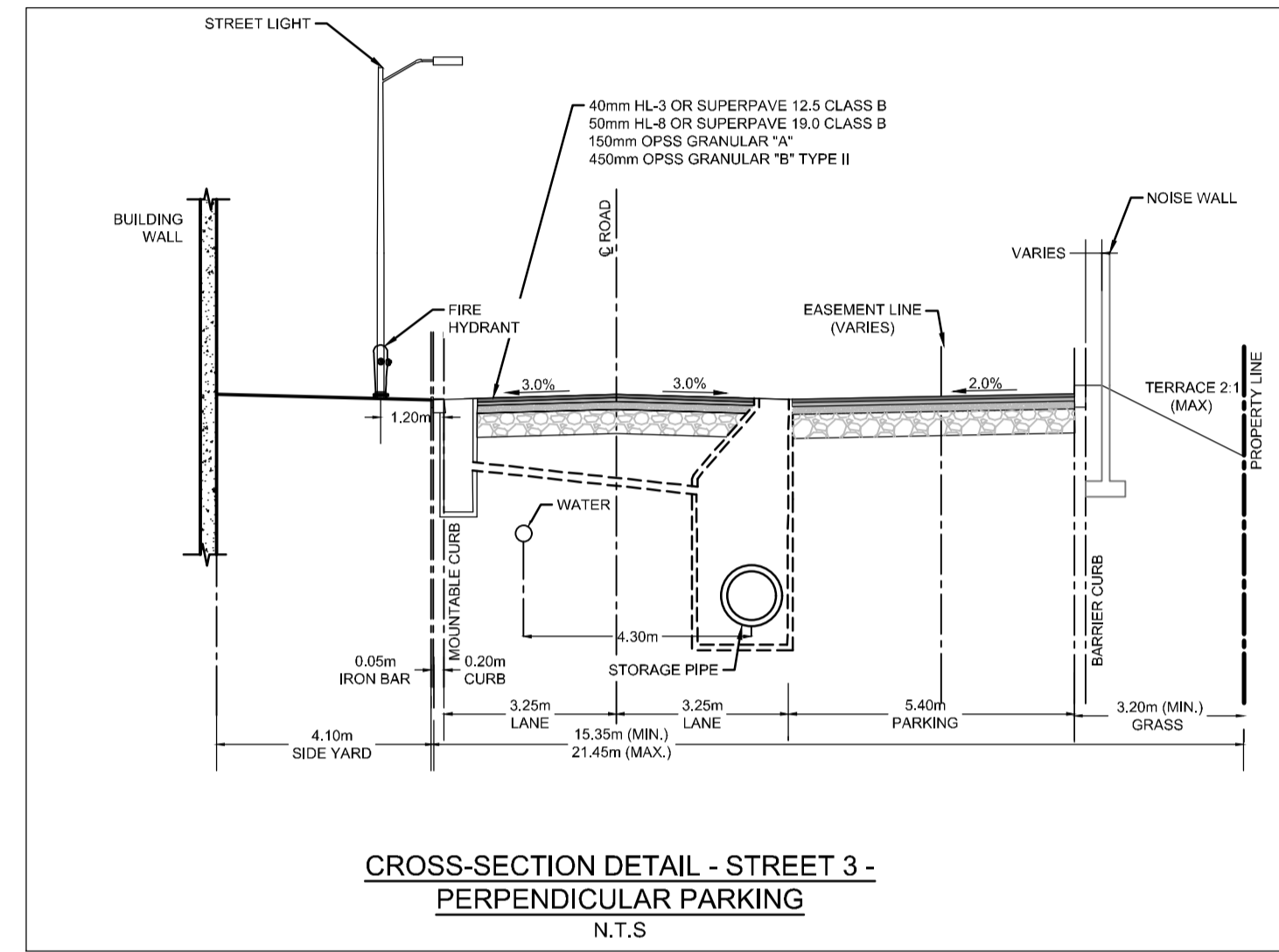
**CROSS-SECTION DETAIL - STREET 1 - ADJACENT PARK**  
N.T.S.



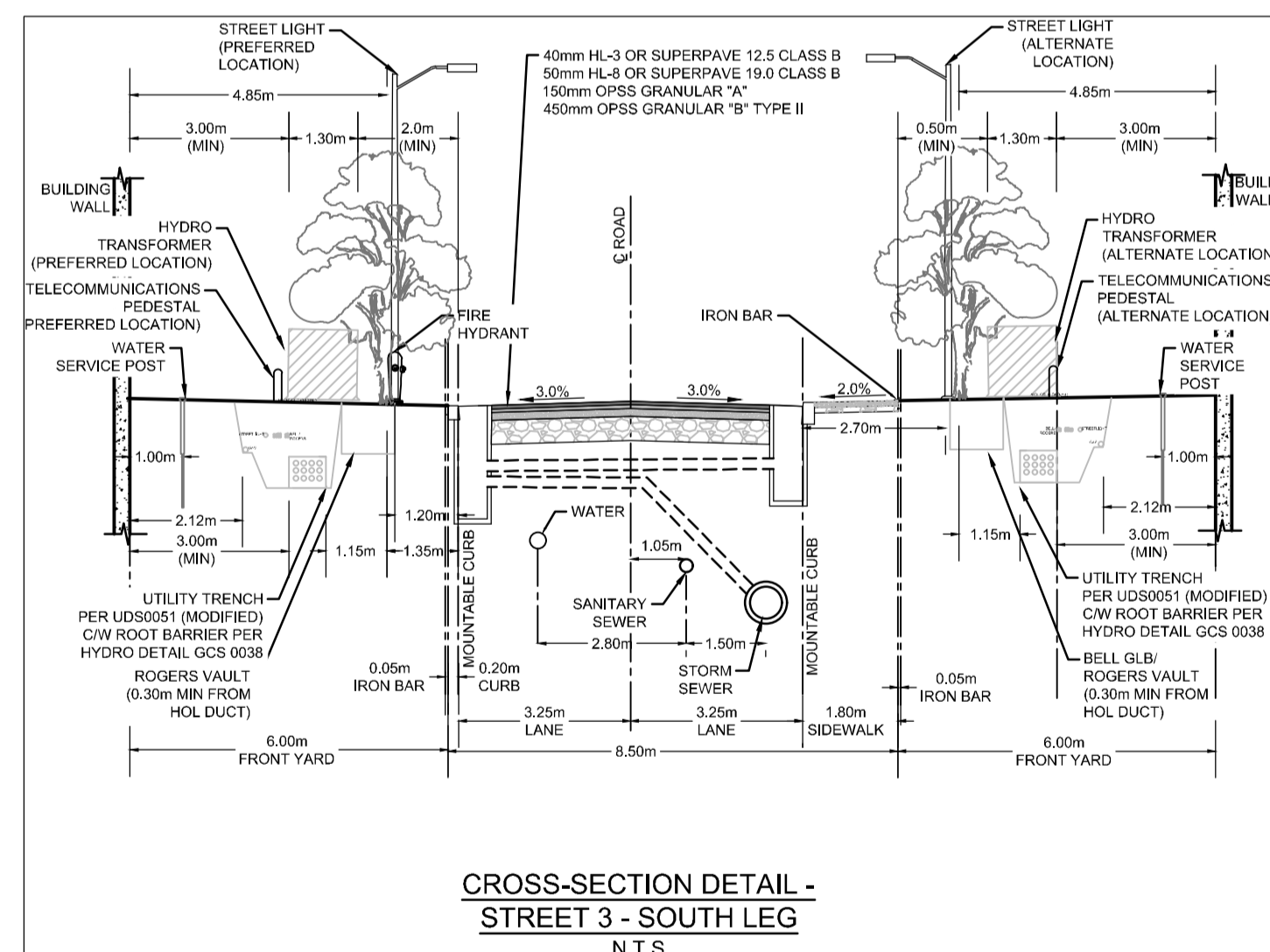
**13.89m CROSS-SECTION DETAIL - STREET 1 - PARALLEL PARKING (TYPICAL)**  
N.T.S.



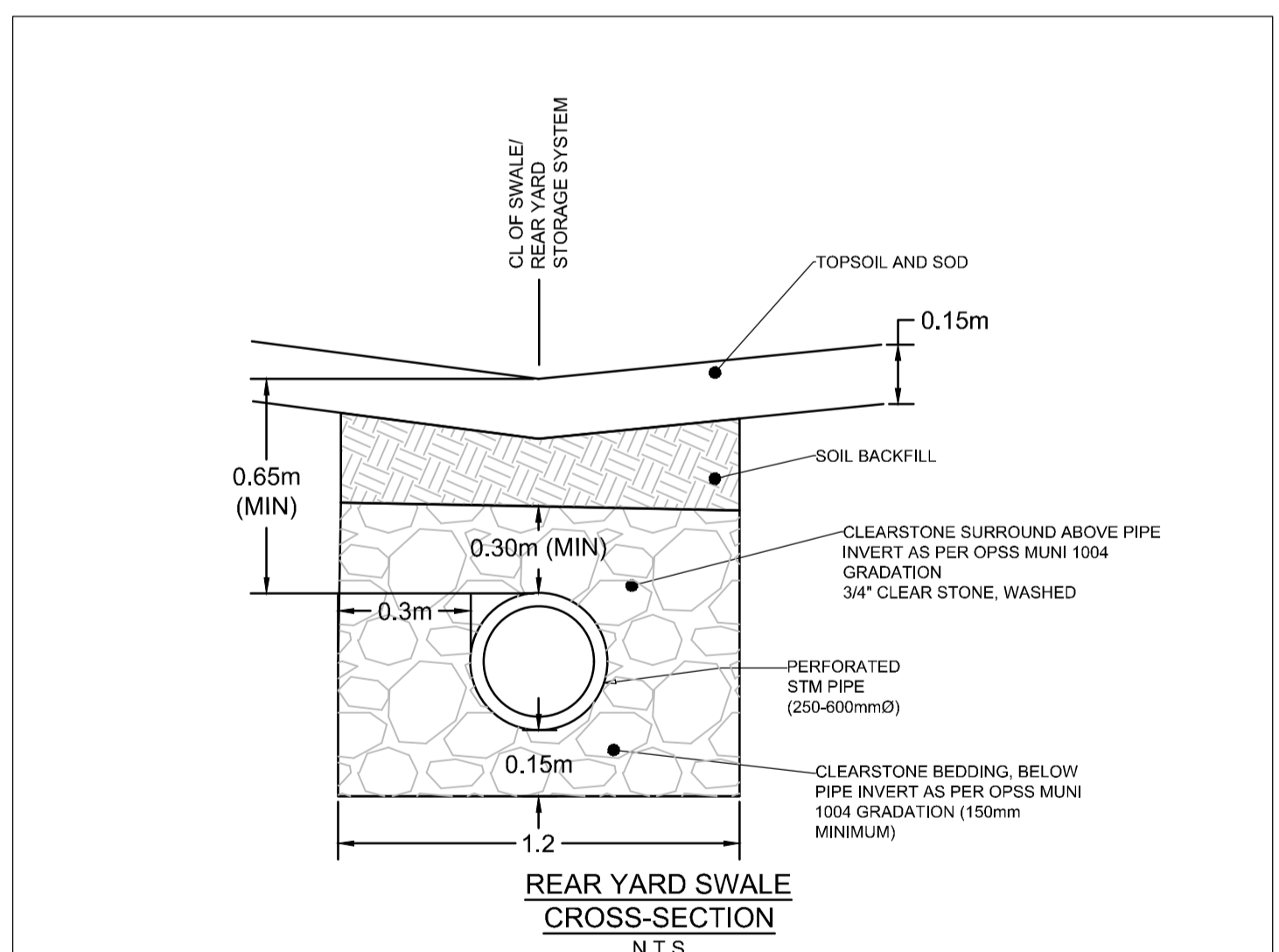
**7.0m CROSS-SECTION DETAIL - STREET 2 (TYPICAL)**  
N.T.S.



**CROSS-SECTION DETAIL - STREET 3 - PERPENDICULAR PARKING**  
N.T.S.



**CROSS-SECTION DETAIL - STREET 3 - SOUTH LEG**  
N.T.S.



**REAR YARD SWALE CROSS-SECTION**  
N.T.S.

- NOTE:**
1. BARRIER CURB IS PROPOSED ADJACENT TO ON STREET PARKING AREAS. MOUNTABLE CURB IS PROPOSED IN ALL OTHER AREAS.
  2. ALL CURB TO BE AS PER CITY DETAIL SC1.1
  3. PRIVATE STREETLIGHT CABLES TO MAINTAIN MIN. 300mm HORIZONTAL CLEARANCE FROM HOL DUCT BANK
  4. GLB TO MAINTAIN 300mm (MIN) HORIZONTAL CLEARANCE TO HOL DUCT BANK

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.



**NOT FOR CONSTRUCTION**

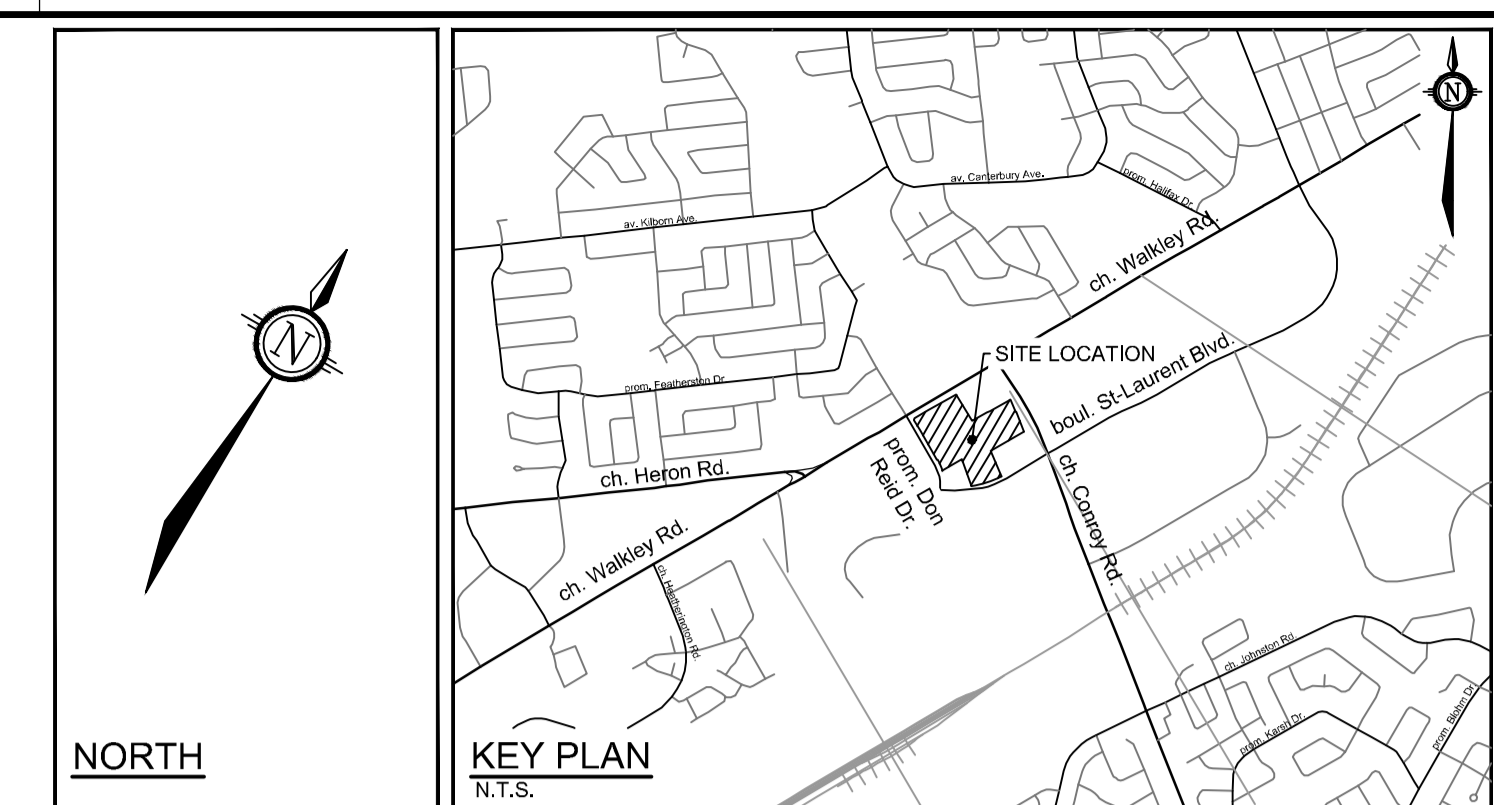
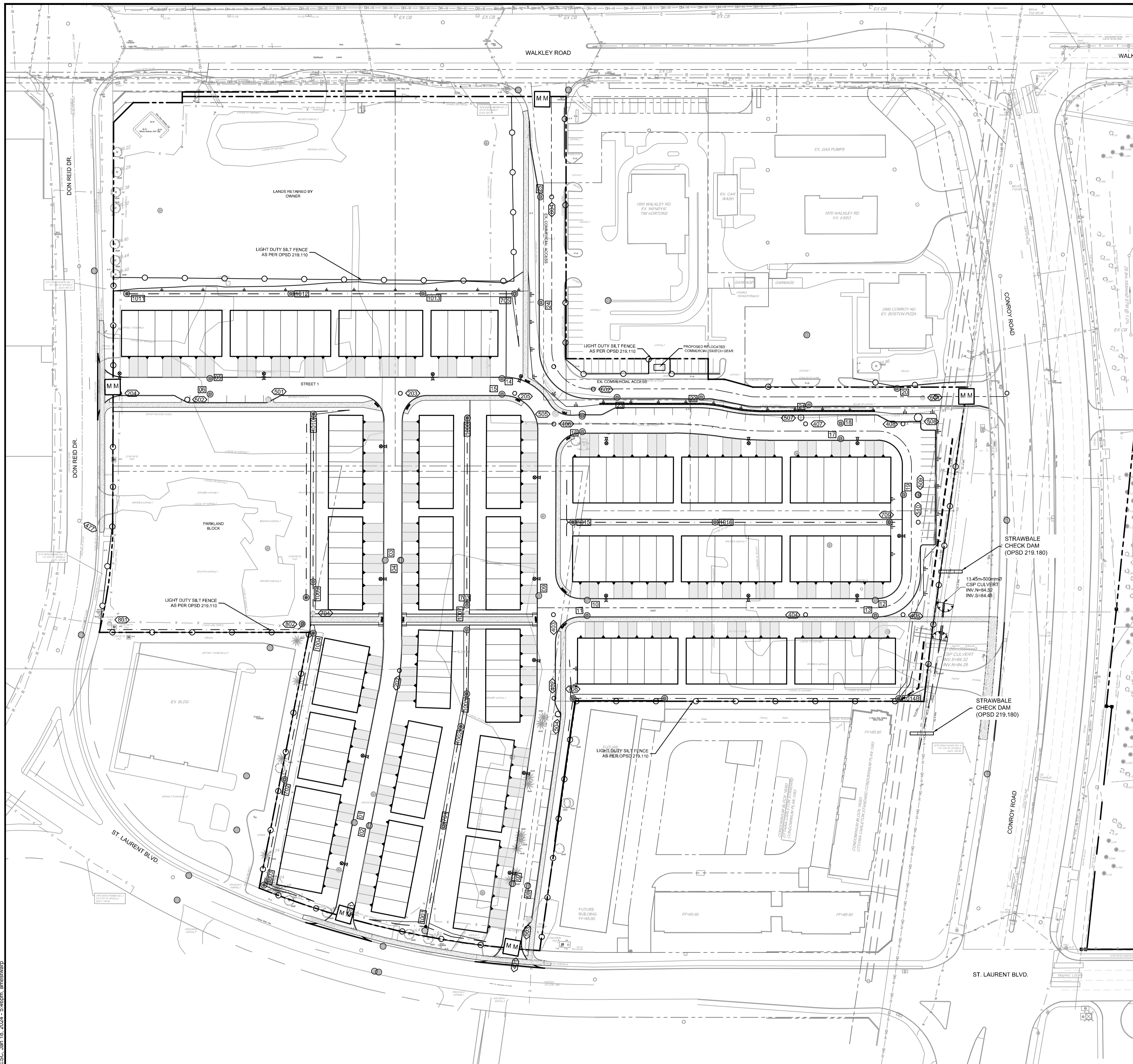
No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE	DESIGN
AS SHOWN	ARM
	GJM
	CJF/ARM
	ARM
	GJM

**FOR REVIEW ONLY**

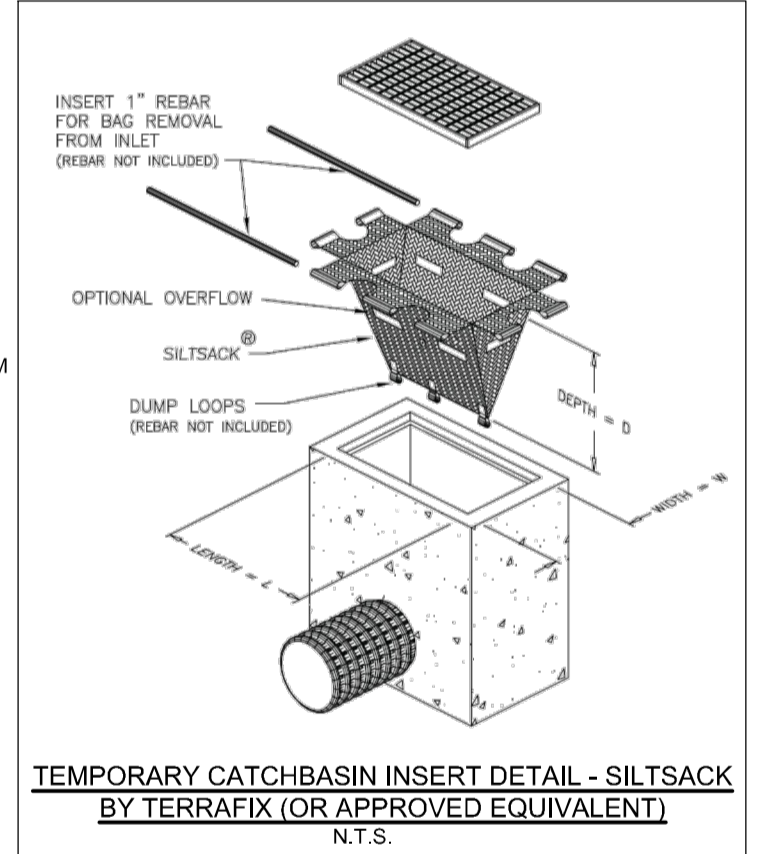
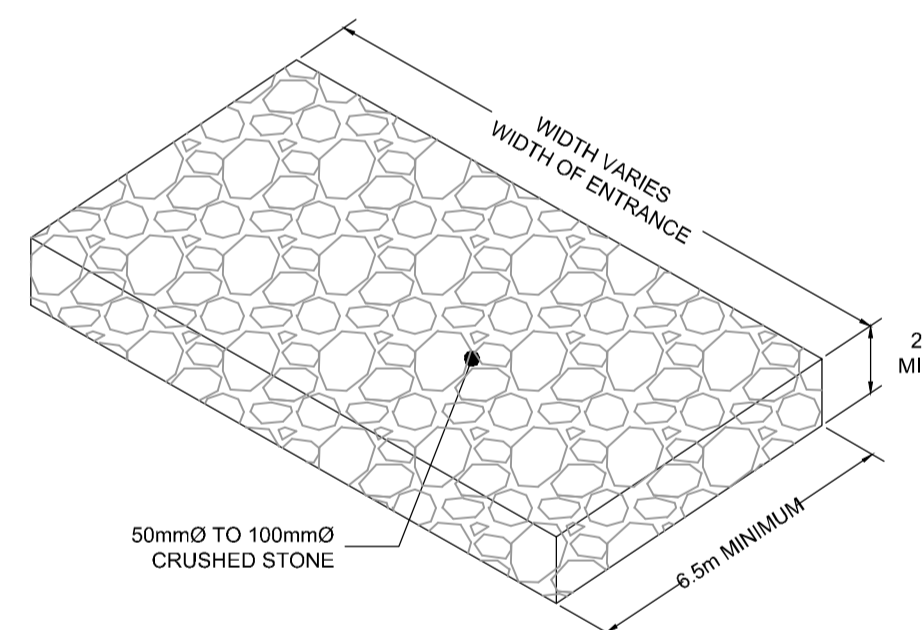
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION		PROJECT No.	
CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD		122040	
DRAWING NAME		REV#S	
NOTES AND DETAILS GRADING		REV#S	
DRAWING No.		122040-ND2	



**LEGEND**

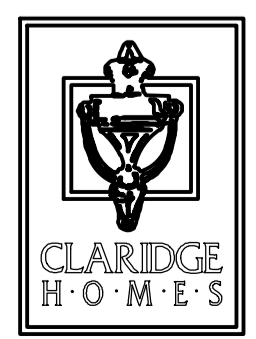
---	SITE PROPERTY LINE	STM MH	EXISTING STORM MANHOLE
- - -	MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS	CB 1	EXISTING CATCHBASIN
---	TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3	○ LS	EXISTING LIGHT STANDARD
---	PROPOSED SIDEWALK	- X -	EXISTING FENCE
---	PROPOSED RETAINING WALL	- - -	EXISTING DITCH CENTRELINE
---	PROPOSED CURB	TT	EXISTING TRANSFORMER
---	PROPOSED DEPRESSED CURB		
---	PROPOSED ASPHALT DRIVEWAY		
---	SWALE C/W SUBDRAIN AND DIRECTION OF FLOW		
MM	PROPOSED MUD MAT		
---	LIGHT DUTY SILT FENCE (OPSD 219.110)		
○	PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS		
---	STRAWBALE CHECK DAM (OPSD 219.180)		
○	PROPOSED STORM MANHOLE		
○	PROPOSED STORM MANHOLE C/W ICD		
○	PROPOSED CATCHBASIN MANHOLE		
○	PROPOSED CATCHBASIN MANHOLE C/W ICD		
□	PROPOSED CATCHBASIN		
□	PROPOSED CATCHBASIN C/W ICD		
□	PROPOSED CATCHBASIN		
□	PROPOSED CATCHBASIN C/W ICD		
○	PROPOSED LANDSCAPE DRAIN		



- 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.

**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.



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

DESIGN	SCALE
ARM	1:750
GJM	
CJF/ARM	
ARM	
GJM	

**FOR REVIEW ONLY**

**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

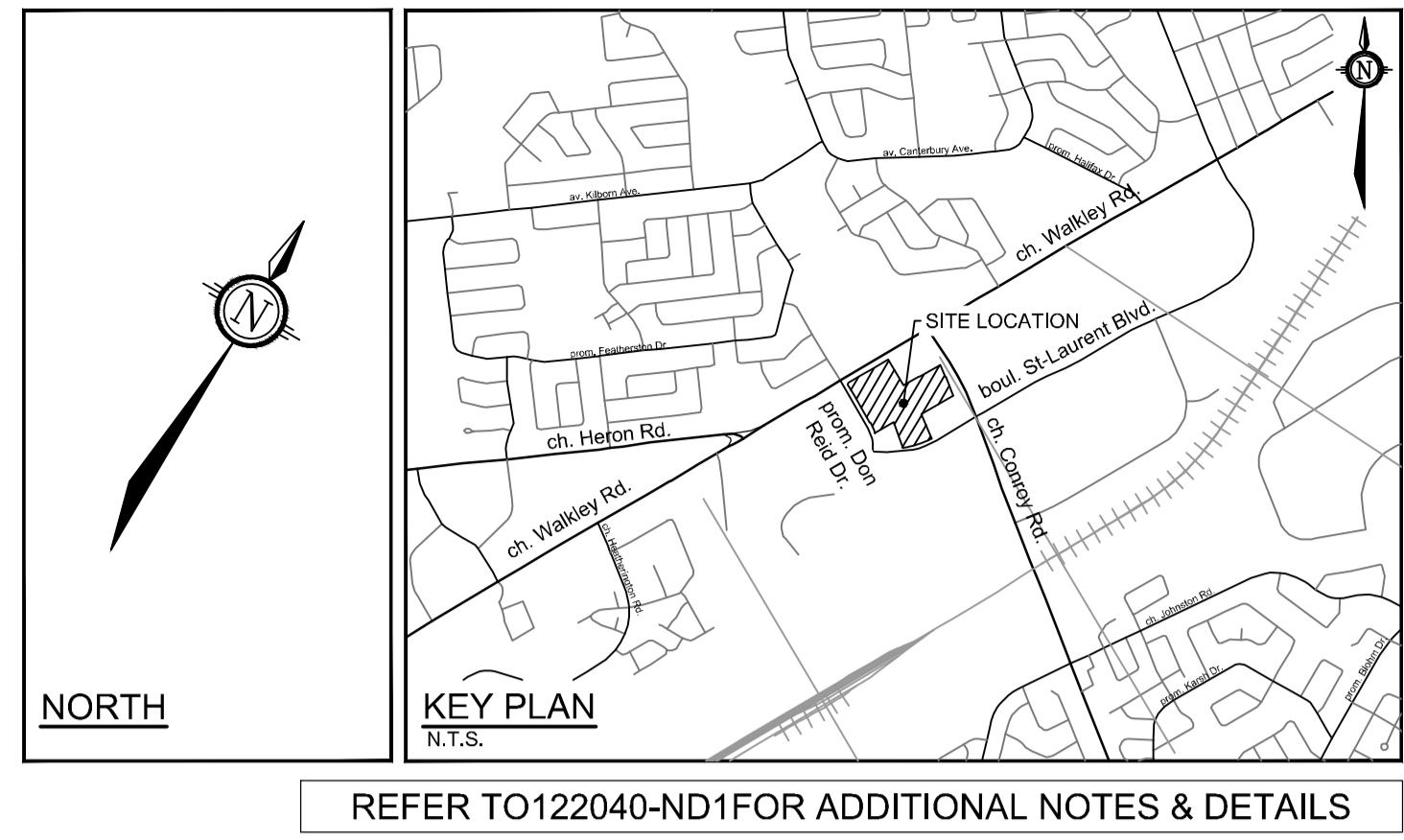
LOCATION CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD	
DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	
PROJECT No.	122040
REV	REV#S
DRAWING No.	122040-ESC

M:\2022\122040\CAD\DWG\122040-ESC.dwg, ESC, Jan 18, 2024, 5:46pm, armestwarp

- LEGEND**
- SITE PROPERTY LINE
  - MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
  - TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL S27.3
  - PROPOSED SIDEWALK
  - PROPOSED RETAINING WALL
  - CW RAILING
  - PROPOSED CURB
  - PROPOSED DEPRESSED CURB
  - PROPOSED ASPHALT DRIVEWAY
  - SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
  - PROPOSED SANITARY SERVICE c/w MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - PROPOSED STORM MANHOLE c/w ICD
  - PROPOSED STORMWATER MANAGEMENT PIPE
  - PROPOSED CATCHBASIN MANHOLE
  - PROPOSED CATCHBASIN MANHOLE c/w ICD
  - PROPOSED CATCHBASIN
  - PROPOSED CATCHBASIN c/w ICD
  - PROPOSED DOUBLE CATCHBASIN
  - PROPOSED DOUBLE CATCHBASIN c/w ICD

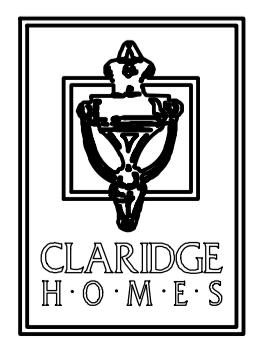
- PROPOSED LANDSCAPE DRAIN
- PROPOSED WATER MAIN
- PROPOSED HYDRANT c/w LEAD & VALVE
- PROPOSED BEND AND THRUSTBLOCK 11.25°, 22.5°, 45° or TEE (REFER TO PLAN AND PROFILES)
- PROPOSED VALVE AND VALVE BOX
- PROPOSED TOP OF BOTTOM FLANGE
- PROPOSED SERVICE LATERALS REFER TO DETAIL ON DWG. 122040-ND1
- EXISTING MONITORING WELL
- EXISTING TRANSFORMER
- EXISTING DITCH CENTRELINE
- EXISTING UTILITY POLE c/w GUY WIRES
- EXISTING WATERMAIN c/w VALVE & VALVE CHAMBER
- EXISTING HYDRANT c/w VALVE & LEAD
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11



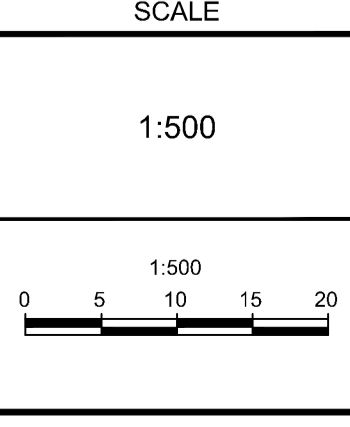
**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

**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

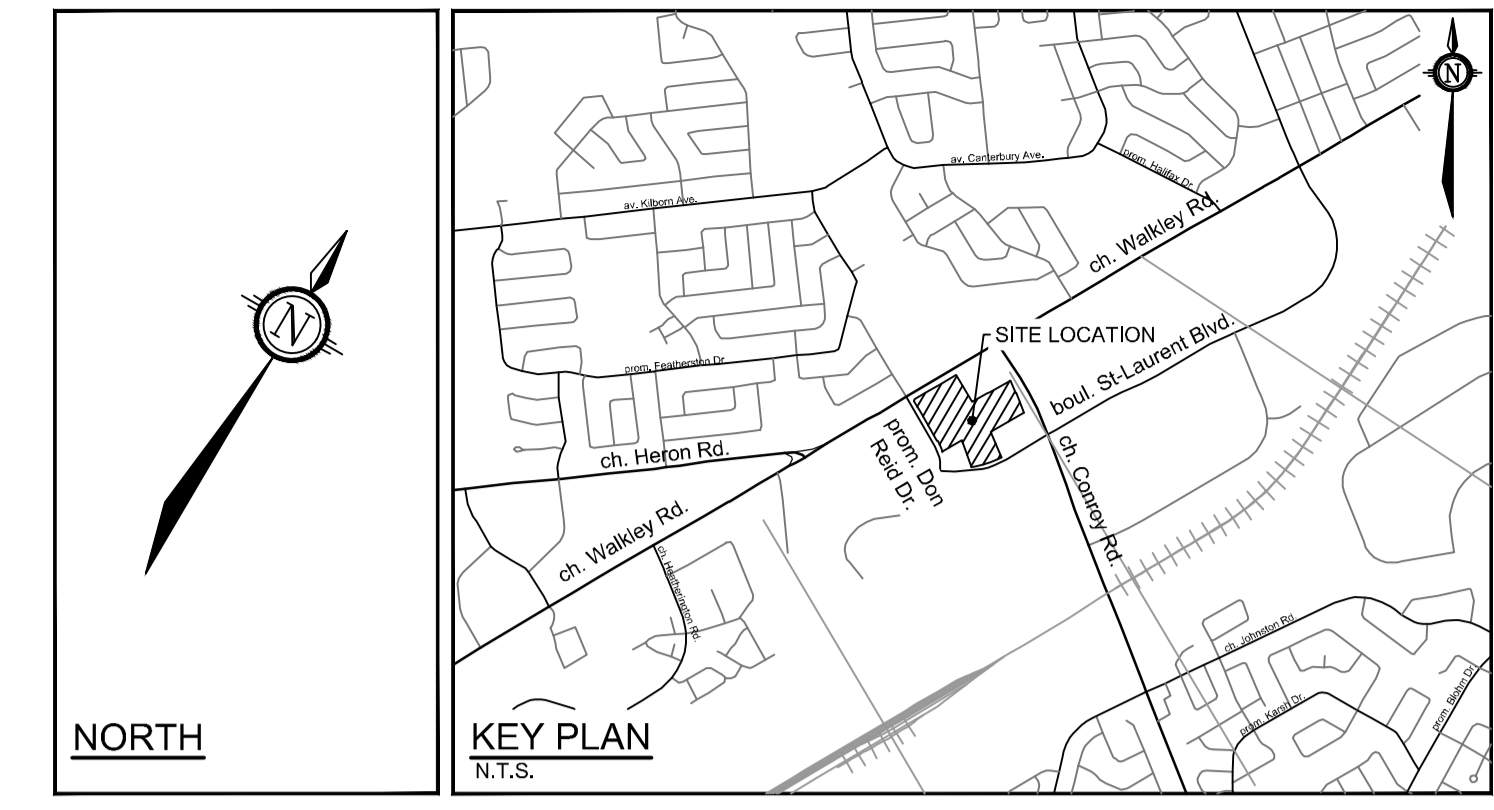
LOCATION		PROJECT No.	
CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD		122040	
DRAWING NAME		REV#S	
GENERAL PLAN OF SERVICES (SOUTH)		REV#S	
DRAWING No.		122040-GP1	

M:\2023\122040\CD\DWG\122040-GP.dwg, GP1, Jan 24, 2024, 12:42pm, amestwarp

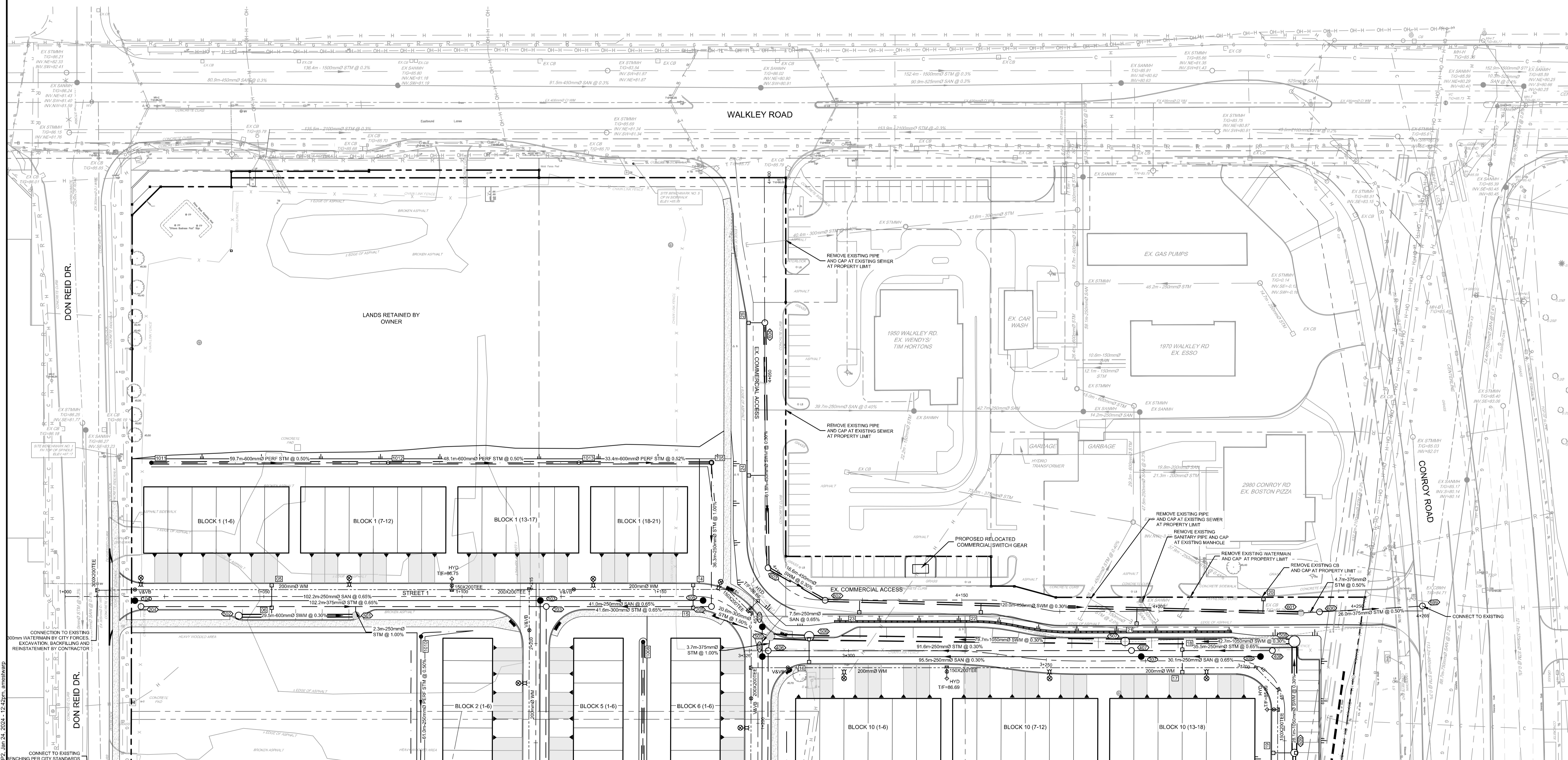
- LEGEND**
- SITE PROPERTY LINE
  - MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
  - TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SC7.3
  - PROPOSED SIDEWALK
  - PROPOSED RETAINING WALL
  - C/W RAILING
  - PROPOSED CURB
  - PROPOSED DEPRESSED CURB
  - PROPOSED ASPHALT DRIVEWAY
  - SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
  - PROPOSED SANITARY SERVICE c/w MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - PROPOSED STORM MANHOLE C/W ICD
  - PROPOSED STORMWATER MANAGEMENT PIPE
  - PROPOSED CATCHBASIN MANHOLE
  - PROPOSED CATCHBASIN MANHOLE C/W ICD
  - PROPOSED CATCHBASIN
  - PROPOSED CATCHBASIN C/W ICD
  - PROPOSED DOUBLE CATCHBASIN
  - PROPOSED DOUBLE CATCHBASIN C/W ICD

- PROPOSED LANDSCAPE DRAIN
- PROPOSED WATER MAIN
- PROPOSED HYDRANT c/w LEAD & VALVE
- PROPOSED BEND AND THRUST/BLOCK 11.25°, 22.5°, 45° or TEE (REFER TO PLAN AND PROFILES)
- PROPOSED VALVE AND VALVE BOX
- PROPOSED TOP OF BOTTOM FLANGE
- PROPOSED SERVICE LATERALS REFER TO DETAIL ON DWG. 122040-ND1
- EXISTING MONITORING WELL
- EXISTING TRANSFORMER
- EXISTING DITCH CENTRELINE
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
- EXISTING HYDRANT C/W VALVE & LEAD
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

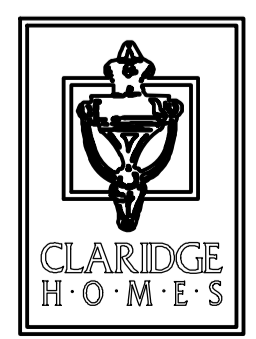


REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS



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.



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

SCALE	DESIGN
1:500	ARM
1:500	GJM
1:500	CJF/ARM
1:500	ARM
1:500	GJM

**FOR REVIEW ONLY**

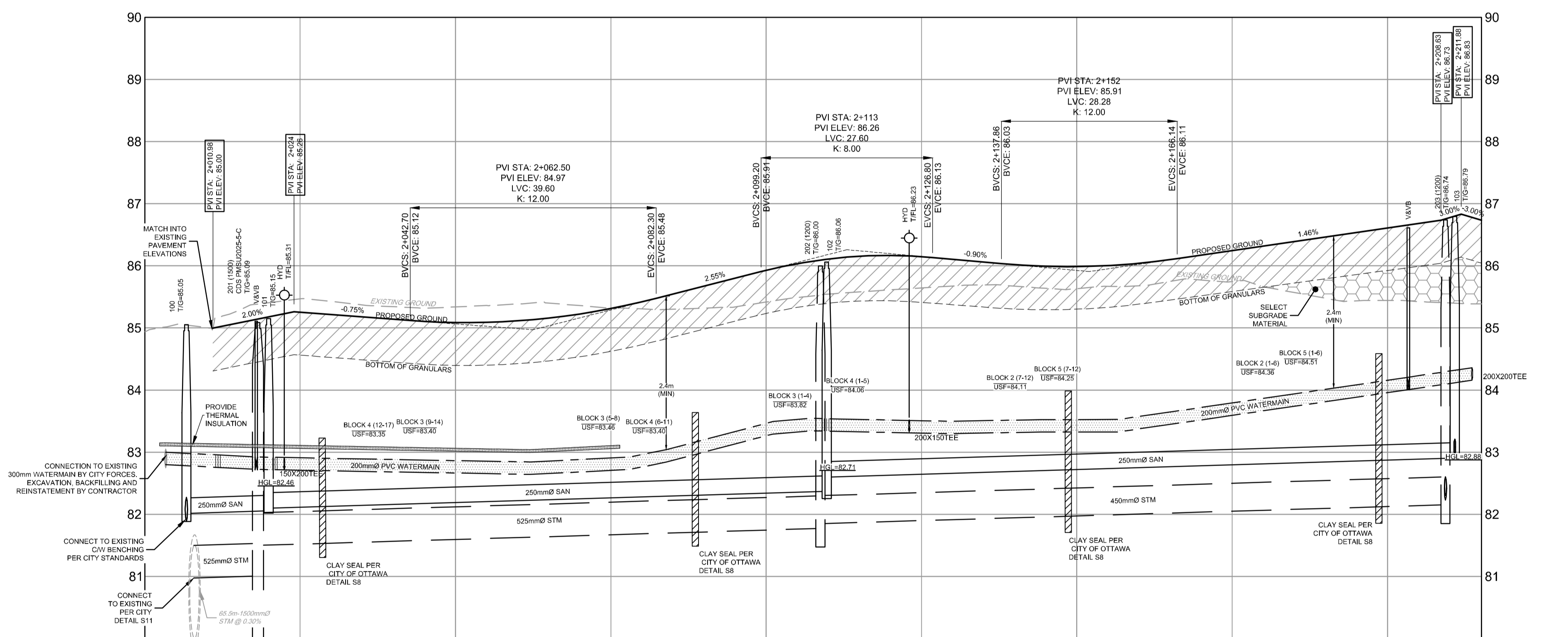
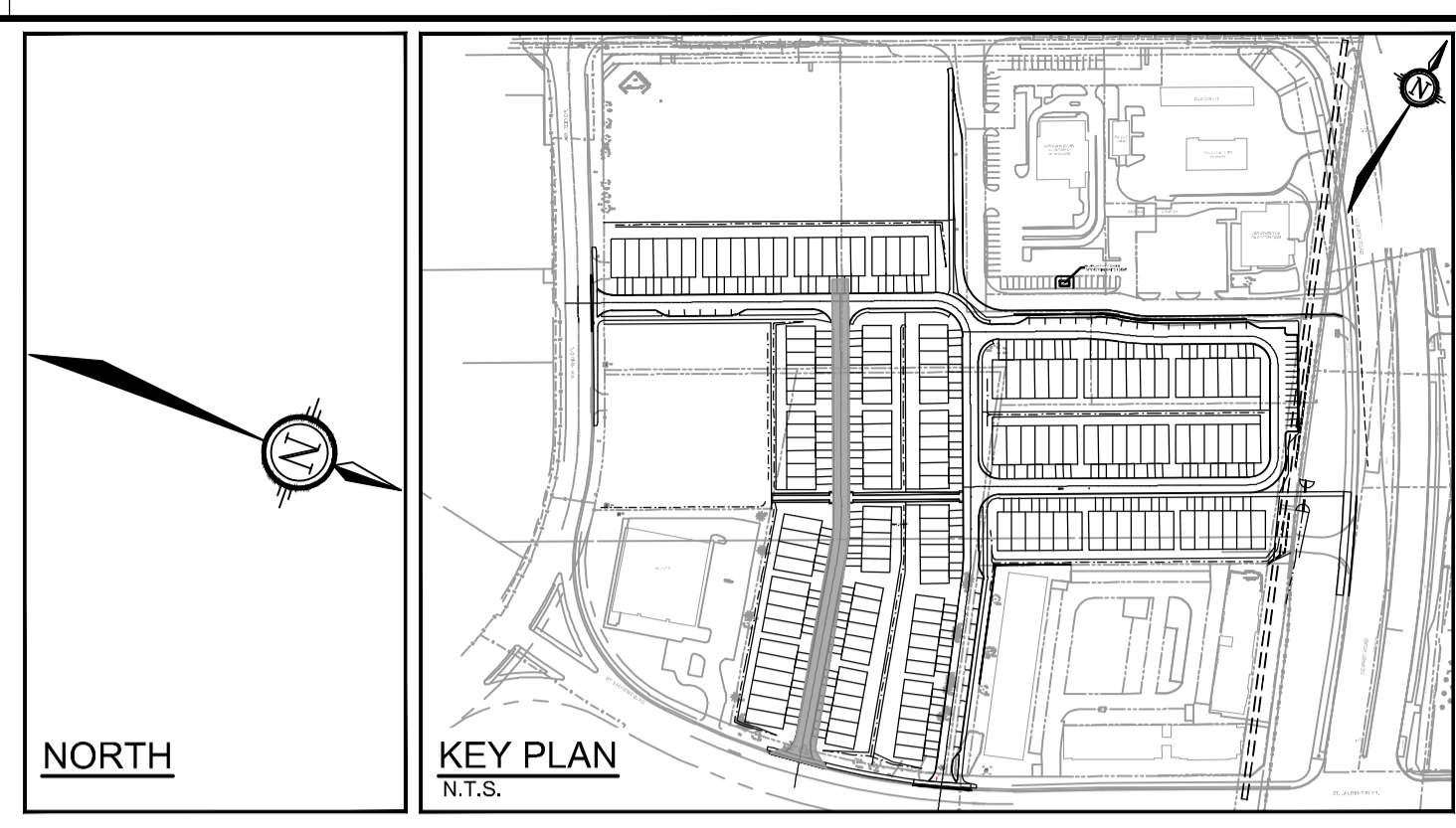
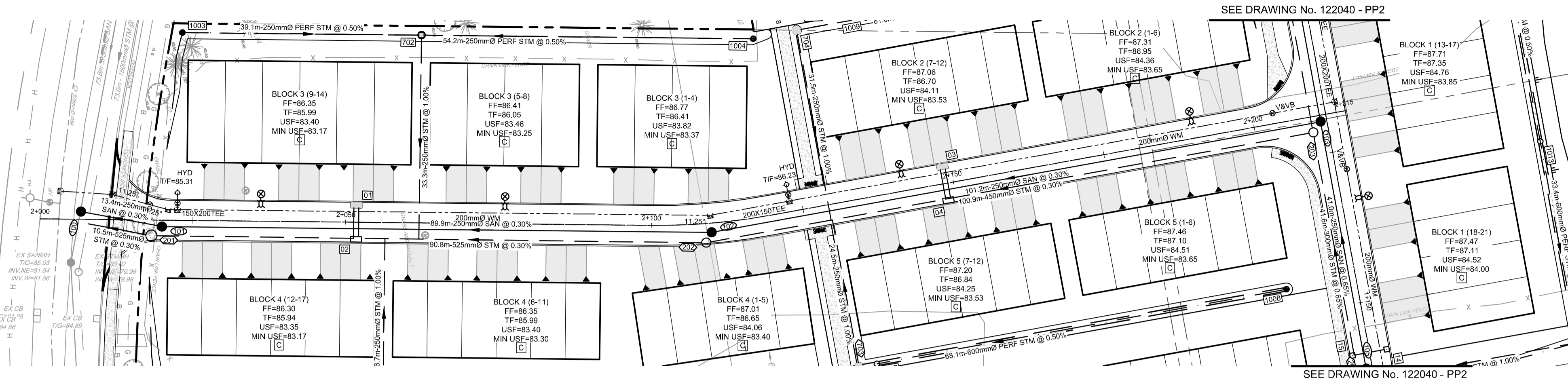
ARM  
GJM  
CJF/ARM  
ARM  
GJM

**PROFESSIONAL ENGINEER**  
A.R. MESTWAP  
100201604  
JANUARY 12/2024  
PROVINCE OF ONTARIO

**PROFESSIONAL DESIGNER**  
G.J. MacDONALD  
JUN. 31, 2024  
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		PROJECT No.	
CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD		122040	
DRAWING NAME		REV#S	
GENERAL PLAN OF SERVICES (NORTH)		REV#5	
DRAWING No.		122040-GP2	



PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
2+003.4	85.05	83.00	CONNECTION TO EXISTING 300mmØ WATERMAIN
2+011.8	85.03	82.95	HORIZONTAL 11.25° BEND
2+017.9	85.03	82.91	VALVE AND VALVE BOX
2+020.9	85.15	82.91	HORIZONTAL 11.25° BEND
2+022.4	85.18	82.88	200mm X150mm TEE TO HYDRANT
2+051.3	85.03	82.86	CROSS BELOW 200mmØ CB LEAD - INV 83.86m (1.0m CLEARANCE)
2+062.0	85.08	82.84	CROSS BELOW 250mmØ CB LEAD - INV 83.60m (0.76m CLEARANCE)
2+109.7	86.07	83.54	HORIZONTAL 11.25° BEND
2+123.0	86.11	83.50	200mm X150mm TEE TO HYDRANT
2+129.2	86.06	83.50	CROSS BELOW 250mmØ CB LEAD - INV = 84.00m (0.50m CLEARANCE)
2+148.3	85.93	83.52	CROSS BELOW 200mmØ CB LEAD - INV 84.55m (1.03m CLEARANCE)
2+203.4	86.61	84.21	VALVE AND VALVE BOX
2+209.3	86.74	84.30	CROSS ABOVE 375mmØ STM - OBV 82.63 (1.47m CLEARANCE)
2+210.8	86.79	84.32	CROSS ABOVE 250mmØ SAN - OBV 83.23 (0.89m CLEARANCE)
2+213.6	86.77	84.36	200mmX200mm TEE

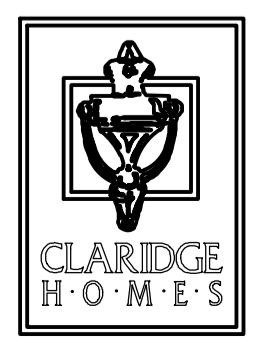
\* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
83.05	83.05	82.98	82.98	82.98	85.47
82.95	82.95	82.88	82.88	82.88	85.47
82.91	82.91	82.82	82.82	82.82	85.47
82.88	82.88	82.78	82.78	82.78	85.47
82.86	82.86	82.76	82.76	82.76	85.47
82.84	82.84	82.74	82.74	82.74	85.47
82.81	82.81	82.71	82.71	82.71	85.47
82.82	82.82	82.72	82.72	82.72	85.47
82.92	82.92	82.82	82.82	82.82	85.47
82.96	82.96	82.86	82.86	82.86	85.47
83.01	83.01	82.91	82.91	82.91	85.47
83.02	83.02	82.92	82.92	82.92	85.47
83.03	83.03	82.93	82.93	82.93	85.47
83.04	83.04	82.94	82.94	82.94	85.47
83.05	83.05	82.95	82.95	82.95	85.47
83.06	83.06	82.96	82.96	82.96	85.47
83.07	83.07	82.97	82.97	82.97	85.47
83.08	83.08	82.98	82.98	82.98	85.47
83.09	83.09	82.99	82.99	82.99	85.47
83.10	83.10	83.00	83.00	83.00	85.47
83.11	83.11	83.01	83.01	83.01	85.47
83.12	83.12	83.02	83.02	83.02	85.47
83.13	83.13	83.03	83.03	83.03	85.47
83.14	83.14	83.04	83.04	83.04	85.47
83.15	83.15	83.05	83.05	83.05	85.47
83.16	83.16	83.06	83.06	83.06	85.47
83.17	83.17	83.07	83.07	83.07	85.47
83.18	83.18	83.08	83.08	83.08	85.47
83.19	83.19	83.09	83.09	83.09	85.47
83.20	83.20	83.10	83.10	83.10	85.47
83.21	83.21	83.11	83.11	83.11	85.47
83.22	83.22	83.12	83.12	83.12	85.47
83.23	83.23	83.13	83.13	83.13	85.47
83.24	83.24	83.14	83.14	83.14	85.47
83.25	83.25	83.15	83.15	83.15	85.47
83.26	83.26	83.16	83.16	83.16	85.47
83.27	83.27	83.17	83.17	83.17	85.47
83.28	83.28	83.18	83.18	83.18	85.47
83.29	83.29	83.19	83.19	83.19	85.47
83.30	83.30	83.20	83.20	83.20	85.47
83.31	83.31	83.21	83.21	83.21	85.47
83.32	83.32	83.22	83.22	83.22	85.47
83.33	83.33	83.23	83.23	83.23	85.47
83.34	83.34	83.24	83.24	83.24	85.47
83.35	83.35	83.25	83.25	83.25	85.47
83.36	83.36	83.26	83.26	83.26	85.47
83.37	83.37	83.27	83.27	83.27	85.47
83.38	83.38	83.28	83.28	83.28	85.47
83.39	83.39	83.29	83.29	83.29	85.47
83.40	83.40	83.30	83.30	83.30	85.47
83.41	83.41	83.31	83.31	83.31	85.47
83.42	83.42	83.32	83.32	83.32	85.47
83.43	83.43	83.33	83.33	83.33	85.47
83.44	83.44	83.34	83.34	83.34	85.47
83.45	83.45	83.35	83.35	83.35	85.47
83.46	83.46	83.36	83.36	83.36	85.47
83.47	83.47	83.37	83.37	83.37	85.47
83.48	83.48	83.38	83.38	83.38	85.47
83.49	83.49	83.39	83.39	83.39	85.47
83.50	83.50	83.40	83.40	83.40	85.47
83.51	83.51	83.41	83.41	83.41	85.47
83.52	83.52	83.42	83.42	83.42	85.47
83.53	83.53	83.43	83.43	83.43	85.47
83.54	83.54	83.44	83.44	83.44	85.47
83.55	83.55	83.45	83.45	83.45	85.47
83.56	83.56	83.46	83.46	83.46	85.47
83.57	83.57	83.47	83.47	83.47	85.47
83.58	83.58	83.48	83.48	83.48	85.47
83.59	83.59	83.49	83.49	83.49	85.47
83.60	83.60	83.50	83.50	83.50	85.47
83.61	83.61	83.51	83.51	83.51	85.47
83.62	83.62	83.52	83.52	83.52	85.47
83.63	83.63	83.53	83.53	83.53	85.47
83.64	83.64	83.54	83.54	83.54	85.47
83.65	83.65	83.55	83.55	83.55	85.47
83.66	83.66	83.56	83.56	83.56	85.47
83.67	83.67	83.57	83.57	83.57	85.47
83.68	83.68	83.58	83.58	83.58	85.47
83.69	83.69	83.59	83.59	83.59	85.47
83.70	83.70	83.60	83.60	83.60	85.47

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

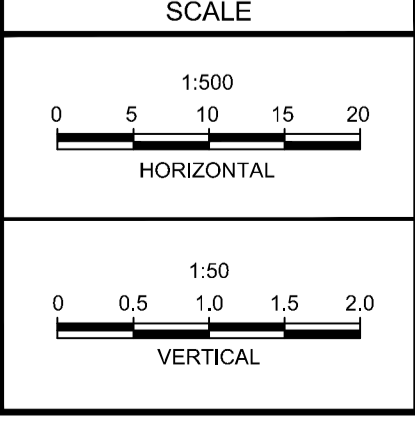
NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

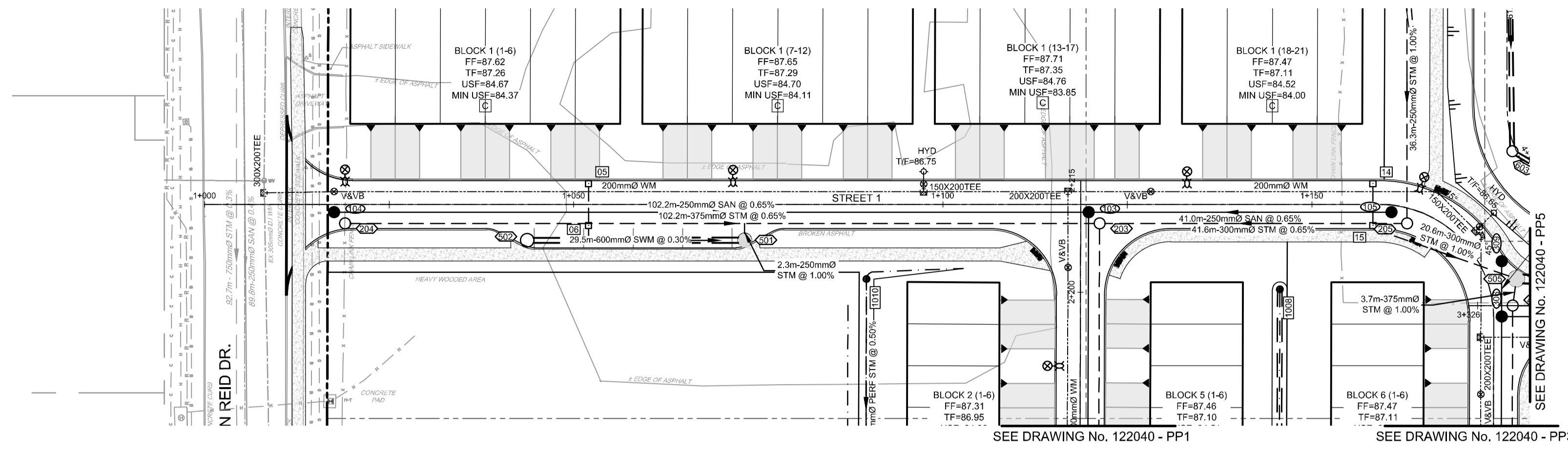
FOR REVIEW ONLY

PROFESSIONAL ENGINEER  
A.R. MESTWARP  
102201604  
12/2024  
PROVINCE OF ONTARIO

PROFESSIONAL DESIGNER  
G.J. McDONALD  
12/2024  
PROVINCE OF ONTARIO

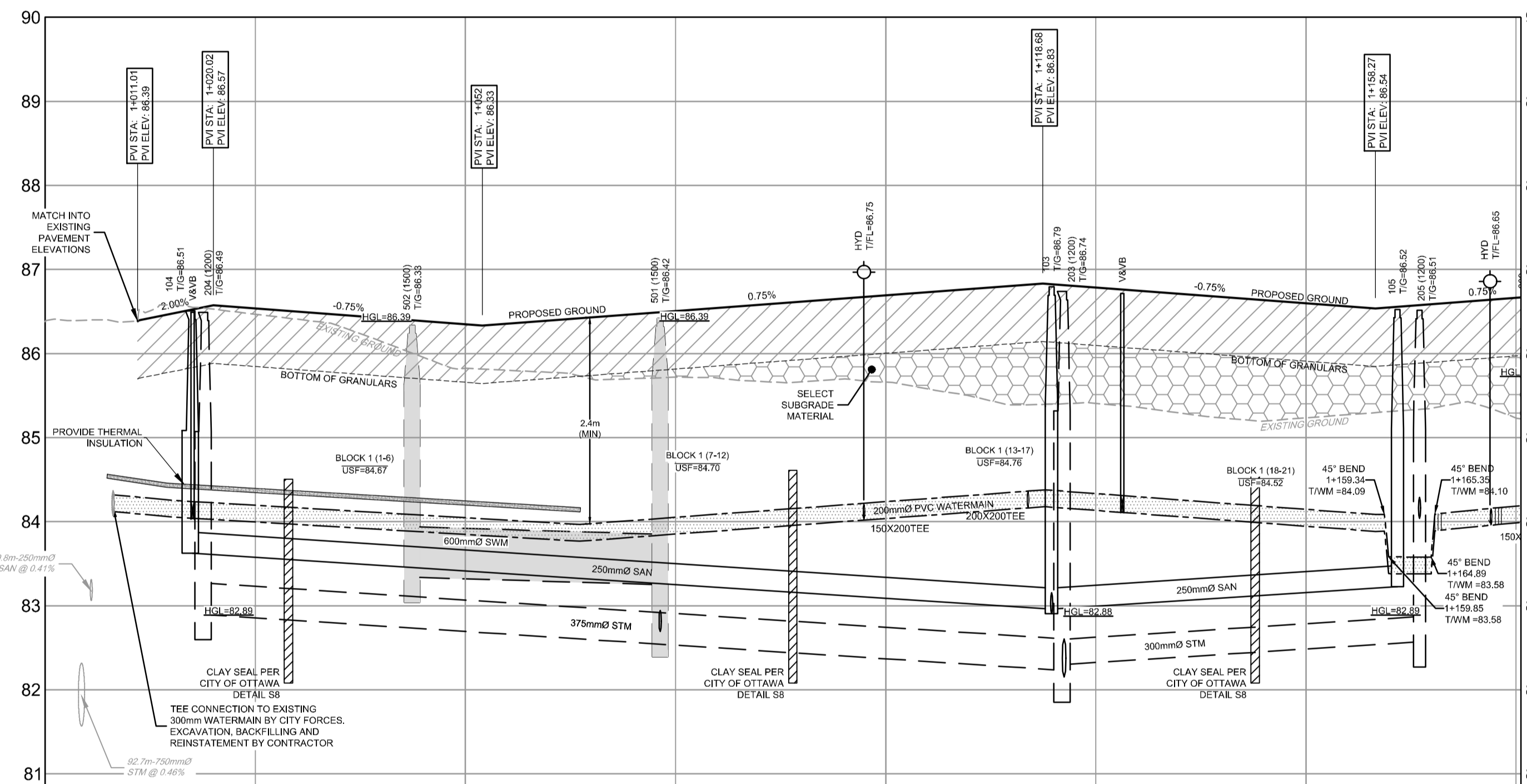
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION: CITY OF OTTAWA, 2510 St. LAURENT BOULEVARD  
DRAWING NAME: PLAN & PROFILE, STREET 2 2+000.00 - 2+215.18  
PROJECT No.: 122040  
REV: REV#5  
DRAWING No.: 122040 - PP1



NORTH

KEY PLAN  
N.T.S.



PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
1+008.1	86.37	±84.33*	CONNECTION TO EXISTING 300mmØ WATERMAIN
1+017.5	86.49	84.23	VALVE AND VALVE BOX
1+052.0	86.28	84.04	CROSS BELOW 300mmØ CB LEAD - INV 85.03 (0.99m CLEARANCE)
1+097.4	86.62	84.20	200mm X150mm TEE TO HYDRANT
1+116.9	86.77	84.36	200mmX200mm TEE
1+128.2	86.71	84.31	VALVE AND VALVE BOX
1+158.3	86.48	84.08	CROSS BELOW 300mmØ CB LEAD - INV 85.23 (1.15m CLEARANCE)
1+159.3	86.54	84.09	VERTICAL 45° BEND
1+159.9	86.55	83.58	VERTICAL 45° BEND
1+162.4	86.50	83.58	CROSS BELOW 250mmØ CB LEAD - INV 84.08 (0.50m CLEARANCE)
1+164.9	86.58	83.58	VERTICAL 45° BEND
1+165.4	86.58	84.10	VERTICAL 45° BEND
1+165.7	86.54	84.10	HORIZONTAL 45° BEND
1+172.0	86.57	84.16	200mm X150mm TEE TO HYDRANT
1+172.9	86.58	84.17	HORIZONTAL 45° BEND

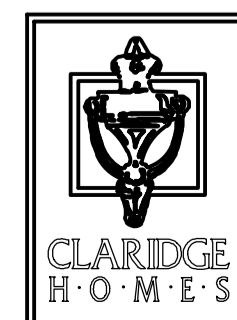
\* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

PROPOSED ELEVATION	86.39	86.57	86.54	86.35	86.33	86.51	86.69	86.63	86.60	86.54	86.06	PROPOSED ELEVATION	
TOP OF WM ELEVATION	84.23	84.19		84.05	83.97	84.05	84.20	84.24	84.36	84.36	84.10	84.15	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS				NE=83.34	29.50m - 600mmØ CONC 6SD SWM @ 0.30%	SW=83.25 NW=82.89							SWM SUPER PIPE INVERTS
STORM SEWER INVERTS	NE=82.89				102.20m - 375mmØ PVC DR 35 STM @ 0.65%				41.64m - 300mmØ PVC DR 35 STM @ 0.65%	SW=82.23 SE=82.00 NW=82.10	SW=82.27 NW=82.04		STORM SEWER INVERTS
SANITARY SEWER INVERTS	NE=83.62				102.21m - 250mmØ PVC DR 35 SAN @ 0.65%			NE=83.06 SE=82.90 NW=82.99	41.04m - 250mmØ PVC DR 35 SAN @ 0.65%	SW=83.23			SANITARY SEWER INVERTS
EXISTING ELEVATION	86.85	86.47		86.62		86.77	86.66	86.47		86.27	86.27	EXISTING ELEVATION	

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

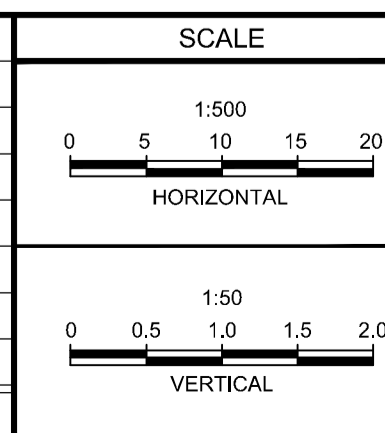
NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, 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.



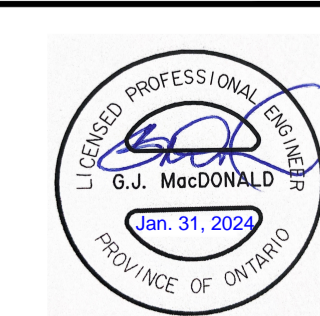
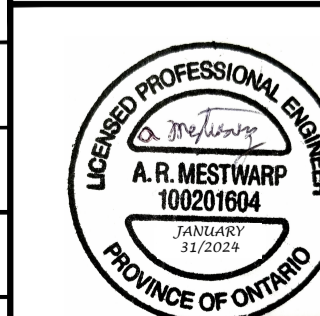
NOT FOR  
CONSTRUCTION

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

FOR REVIEW ONLY

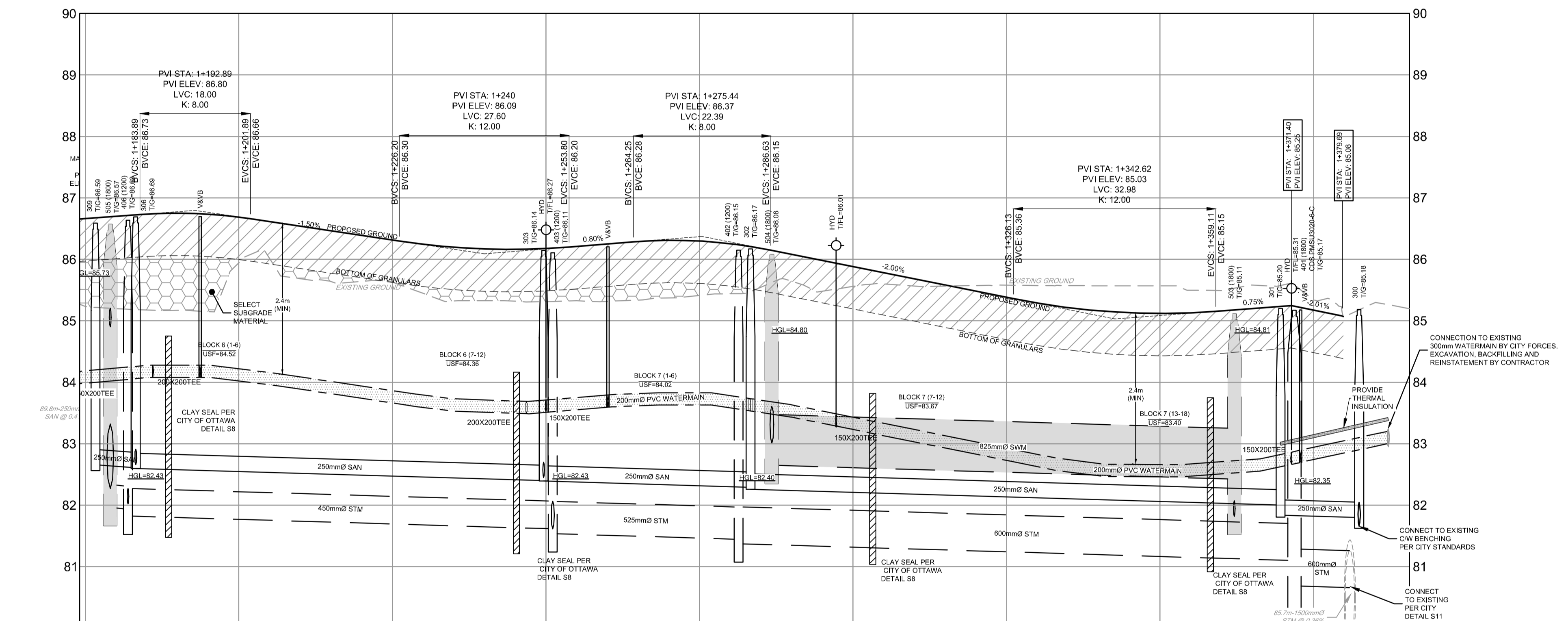
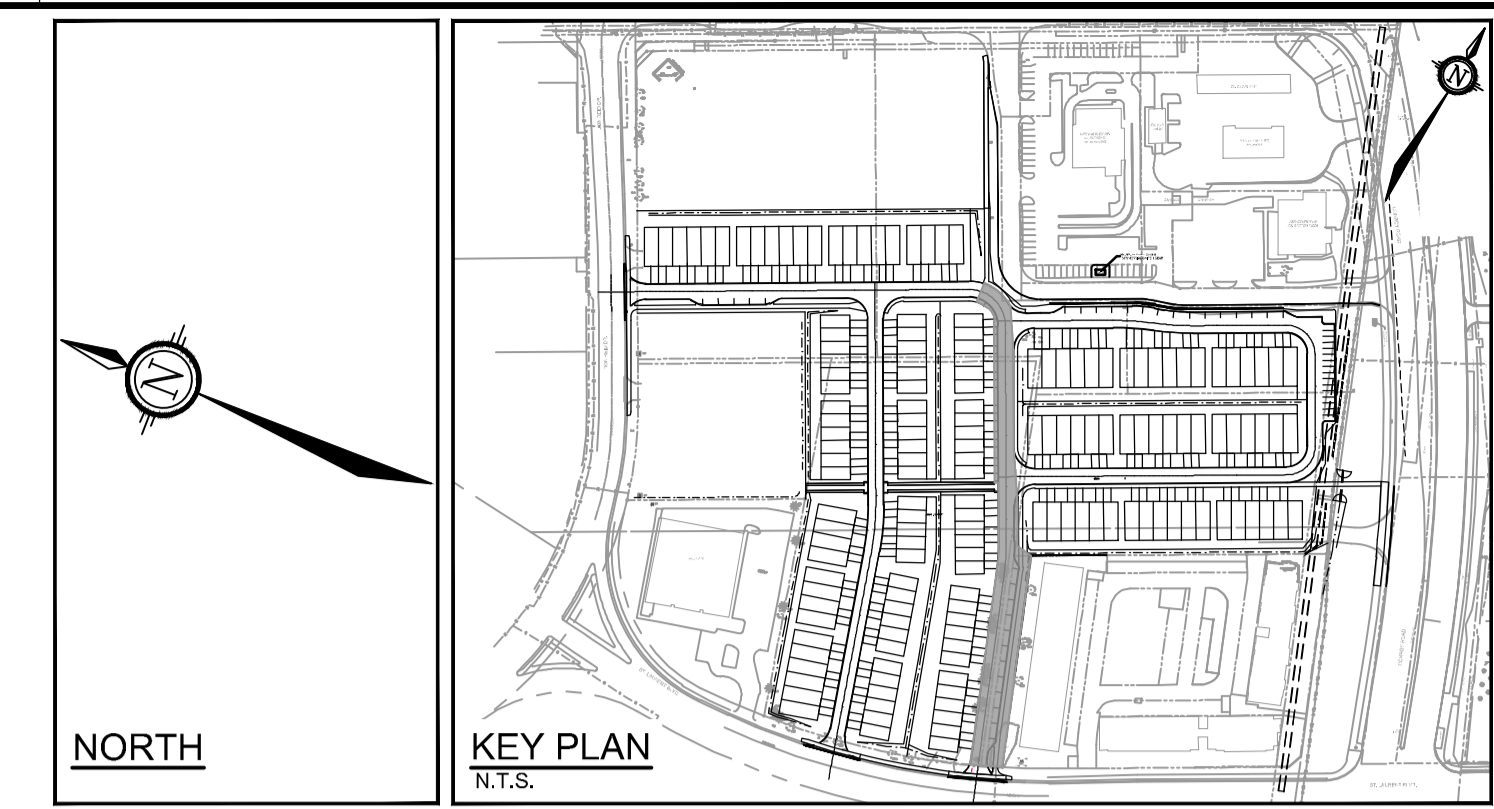
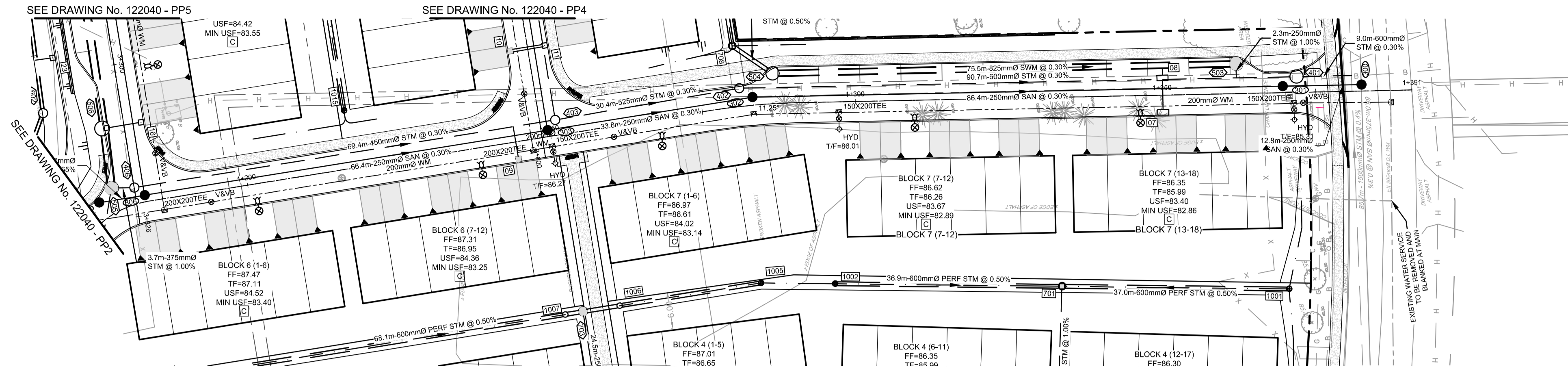


**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
2510 ST. LAURENT BOULEVARD  
DRAWING NAME  
PLAN & PROFILE  
STREET 1 1+000.00 - 1+175.00

PROJECT No.	122040
REV	REV#5
DRAWING No.	122040 - PP2





PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
1+176.1	86.67	84.19	CROSS BELOW 300mmØ CB LEAD - INV 84.95 (0.76m CLEARANCE)
1+186.0	86.69	84.28	200mmX200mm TEE
1+193.7	86.69	84.28	VALVE AND VALVE BOX
1+244.2	86.11	83.70	CROSS BELOW 200mmØ CB LEAD INV 84.85 (1.15m CLEARANCE)
1+246.8	86.11	83.69	200mmX200mm TEE
1+250.0	86.12	83.71	200mm X150mm TEE TO HYDRANT
1+260.1	86.20	83.79	VALVE AND VALVE BOX
1+283.3	86.16	83.73	HORIZONTAL 11.25° BEND
1+297.3	85.88	83.48	200mm X150mm TEE TO HYDRANT
1+350.1	85.07	82.66	CROSS BELOW 300mmØ CB LEAD - INV 83.81 (1.15m CLEARANCE)
1+371.4	85.19	82.84	200mm X150mm TEE TO HYDRANT
1+372.9	85.17	82.90	VALVE AND VALVE BOX
1+387.2	85.25	83.20	CONNECTION TO EXISTING 300mmØ WATERMAIN

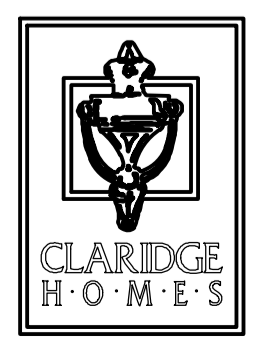
\* CONTRACTOR TO CONFIRM EXISTING WATERMAIN ELEVATION INFIELD AND NOTIFY ENGINEER IF DIFFERENT FROM THE PLANS

PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
86.66	84.18	N=85.27 S=81.57 W=84.00	S=81.82 S=81.54 N=81.03	S=82.89 S=81.40 N=82.45	85.27
86.73	84.28	3.7m N=85.07 S=81.57 W=84.00	69.45m - 450mmØ CONC 100D STM @ 0.30%	33.78m - 250mmØ PVC DR 35 SAN @ 0.30%	85.65
86.75	84.28				85.63
86.69	84.22				85.37
86.66					85.47
86.31	83.86				85.67
86.20	83.81				85.47
86.17	83.69				85.47
86.19	83.69				85.47
86.20	83.69				85.47
86.28	83.79				85.47
86.30	83.83				85.47
86.13	83.73				85.47
86.15	83.64				85.47
86.06	83.42				85.47
85.96	83.43				85.47
85.35	82.91				85.47
85.36	82.91				85.47
85.14	82.66				85.47
85.12	82.66				85.47
85.15	82.66				85.47
85.23	82.84				85.47
85.17	82.94				85.47
85.08	82.94				85.47
83.20	83.20				85.47

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

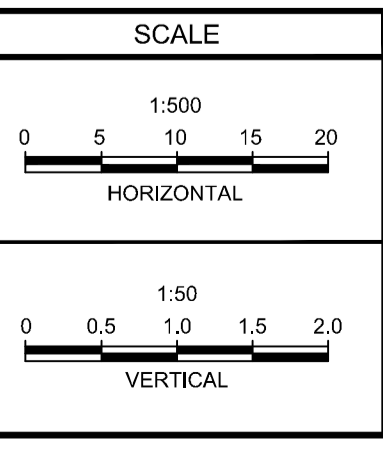
NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

PROFESSIONAL ENGINEER  
A.R. MESTWAP  
100201604  
PROVINCE OF ONTARIO

PROFESSIONAL DESIGNER  
G.J. McDONALD  
100201604  
PROVINCE OF ONTARIO

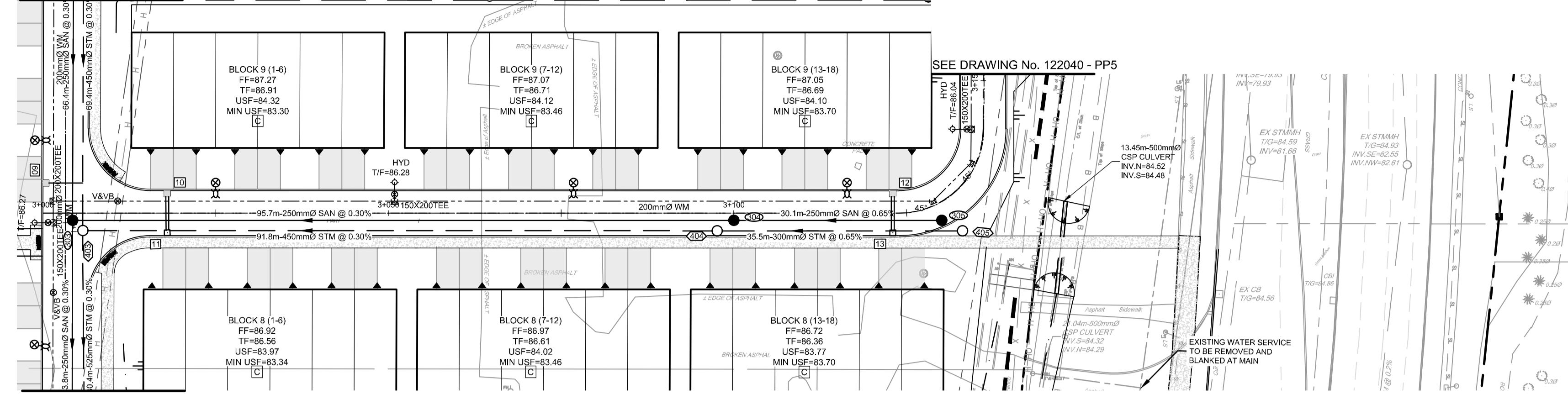
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION: CITY OF OTTAWA  
2510 ST. LAURENT BOULEVARD

DRAWING NAME: PLAN & PROFILE  
STREET 1 1+175.00 - 1+1390.63

PROJECT No.: 122040  
REV#5  
DRAWING No.: 122040 - PP3

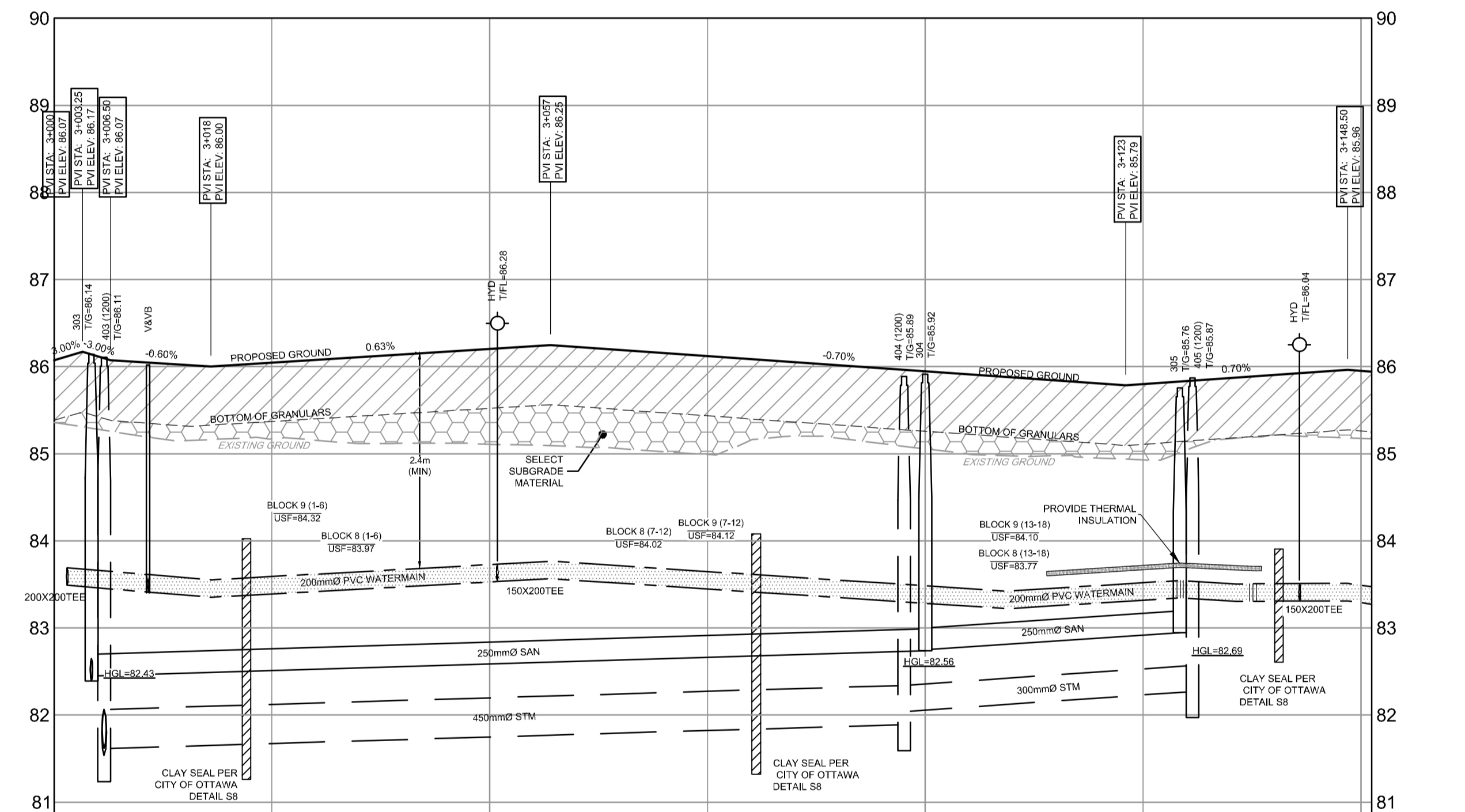
SEE DRAWING No. 122040 - PP3



SEE DRAWING No. 122040 - PP3

NORTH

KEY PLAN  
N.T.S.



PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
86.17	83.89		NE-81.62	NE-82.39	86.39
86.07	83.60		SE-81.54	SE-82.45	86.17
86.00	83.59				86.17
86.05	83.59				86.17
86.20	83.70		91.82m - 450mm $\varnothing$ CONC 1000 STM @ 0.30%	96.70m - 250mm $\varnothing$ PVC DR 35 SAN @ 0.30%	86.11
86.25	83.70				86.09
86.52	83.65				86.09
86.85	83.48		NE-82.04	SE-82.74	86.09
86.79	83.42		SW-81.89		86.09
86.60	83.42		35.53m - 300mm $\varnothing$ PVC DR 35 STM @ 0.65%	30.09m - 250mm $\varnothing$ PVC DR 35 SAN @ 0.65%	86.09
86.52	83.52		SW-82.27	SW-82.95	86.09
86.79	83.55				86.09
86.60	83.51				86.09
86.85	83.48				86.09
86.96	83.41				86.09
86.96	83.41				86.09

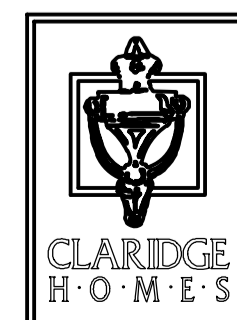
CHINAIGE	PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION
3+000	86.17	83.89		NE-81.62	NE-82.39	86.39
3+001.50	86.07	83.60		SE-81.54	SE-82.45	86.17
3+004.30	86.00	83.59				86.17
3+005.80	86.05	83.59				86.17
3+010.80	86.20	83.70		91.82m - 450mm $\varnothing$ CONC 1000 STM @ 0.30%	96.70m - 250mm $\varnothing$ PVC DR 35 SAN @ 0.30%	86.11
3+017.80	86.25	83.70				86.09
3+020.90	86.52	83.65				86.09
3+027.80	86.85	83.48		NE-82.04	SE-82.74	86.09
3+030.90	86.79	83.42		SW-81.89		86.09
3+035.90	86.60	83.42		35.53m - 300mm $\varnothing$ PVC DR 35 STM @ 0.65%	30.09m - 250mm $\varnothing$ PVC DR 35 SAN @ 0.65%	86.09
3+040.90	86.52	83.52		SW-82.27	SW-82.95	86.09
3+047.80	86.79	83.55				86.09
3+050.90	86.60	83.51				86.09
3+057.80	86.85	83.48				86.09
3+060.90	86.96	83.41				86.09
3+067.80	86.96	83.41				86.09

PROPOSED 200mm $\varnothing$ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
3+001.5	86.11	83.69	200mmX200mm TEE
3+004.3	86.13	83.66	CROSS ABOVE 250mm $\varnothing$ SAN - OBV 82.66 (0.80m CLEARANCE)
3+005.8	86.09	83.65	CROSS ABOVE 450mm $\varnothing$ STM - OBV 82.17 (1.28m CLEARANCE)
3+010.8	86.02	83.60	VALVE AND VALVE BOX
3+017.8	85.95	83.55	CROSS BELOW 200mm $\varnothing$ CB LEAD (-m CLEARANCE)
3+050.9	86.16	83.70	200mm X150mm TEE TO HYDRANT
3+122.8	85.73	83.51	CROSS BELOW 200mm $\varnothing$ CB LEAD INV 84.12 (0.61m CLEARANCE)
3+129.3	85.81	83.55	HORIZONTAL 45° BEND
3+137.6	85.87	83.51	HORIZONTAL 45° BEND
3+143.0	85.87	83.48	200mm X150mm TEE TO HYDRANT

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

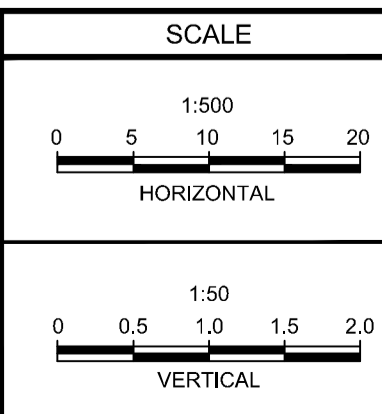
NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, 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.



NOT FOR  
CONSTRUCTION

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

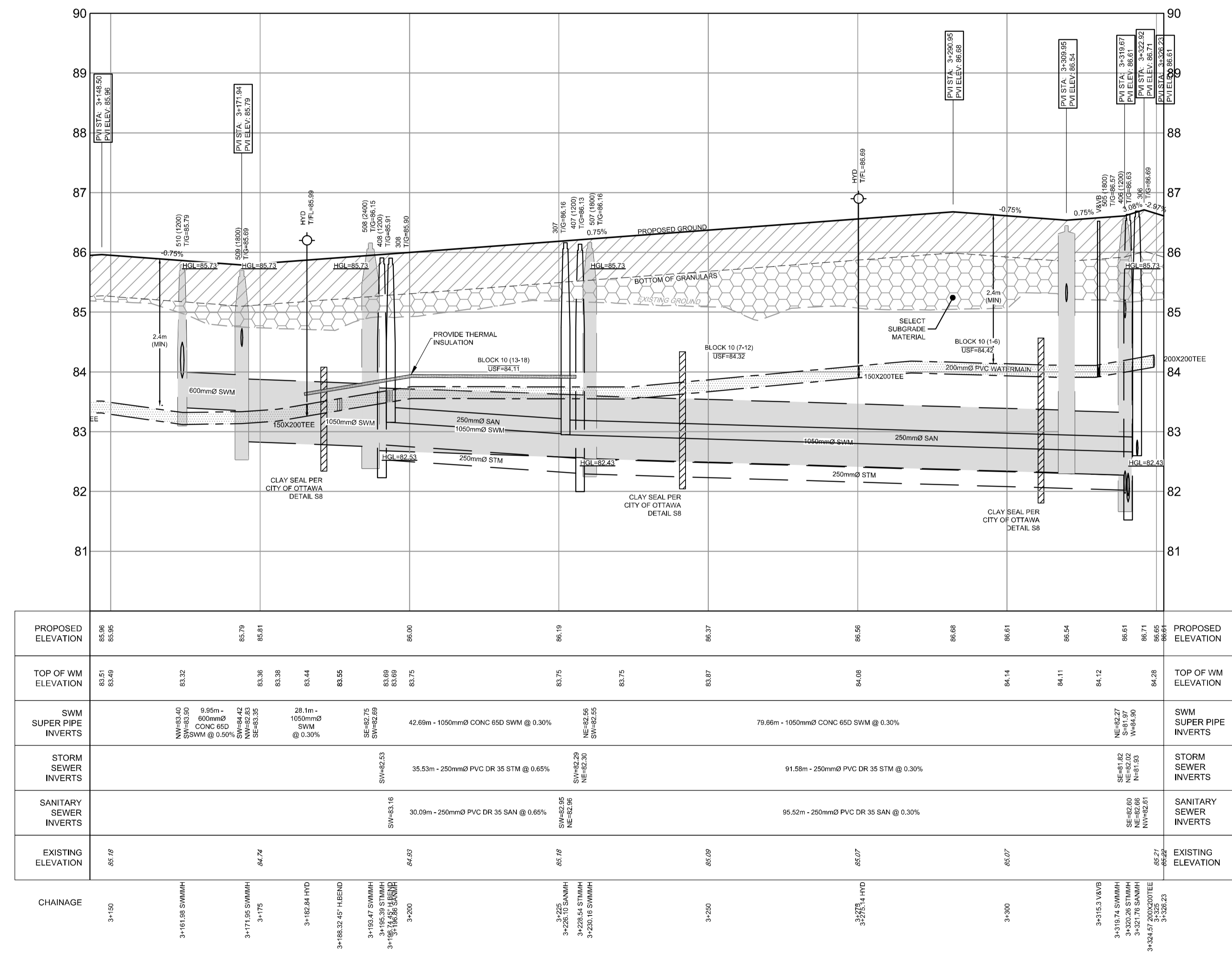
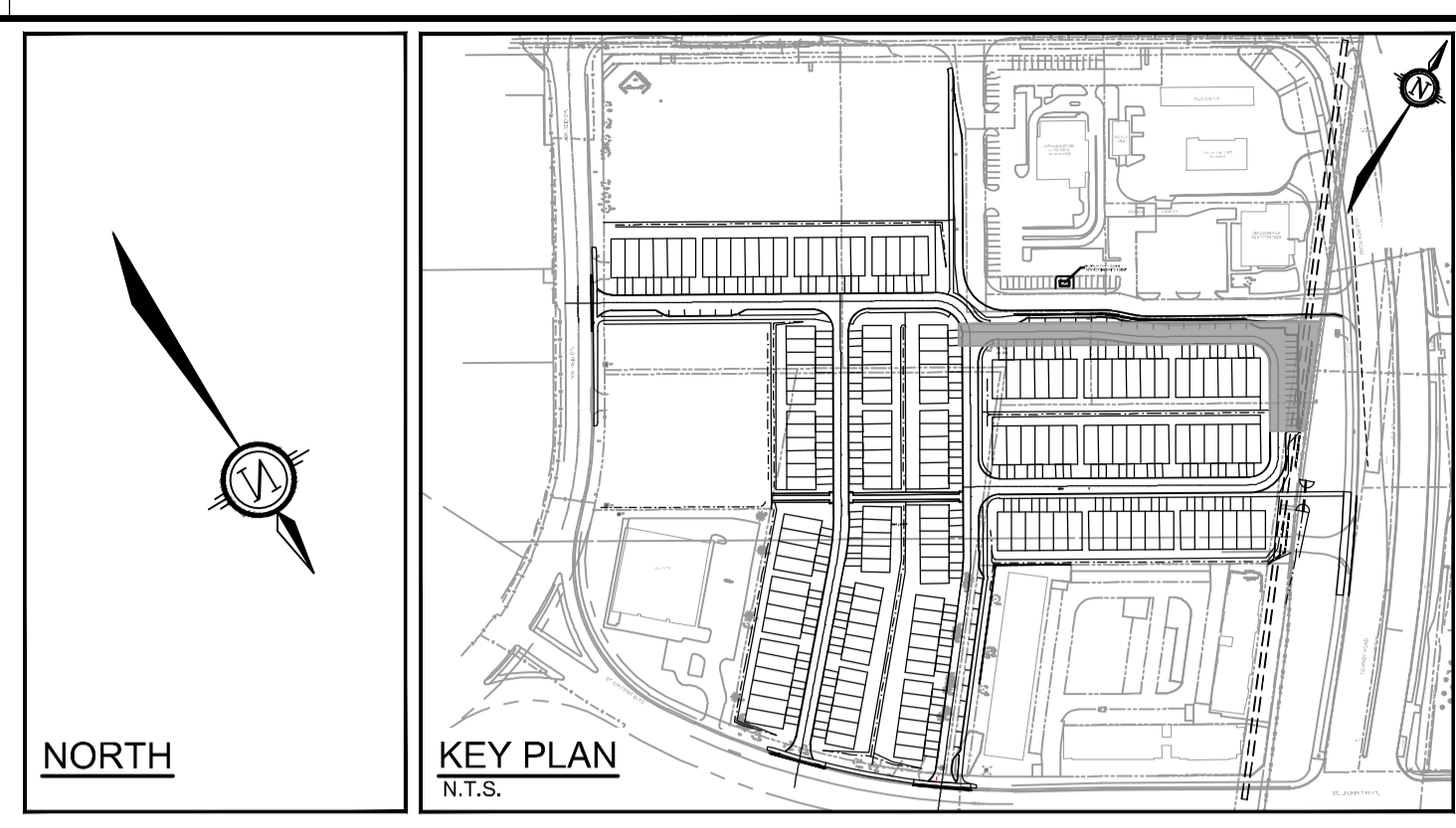
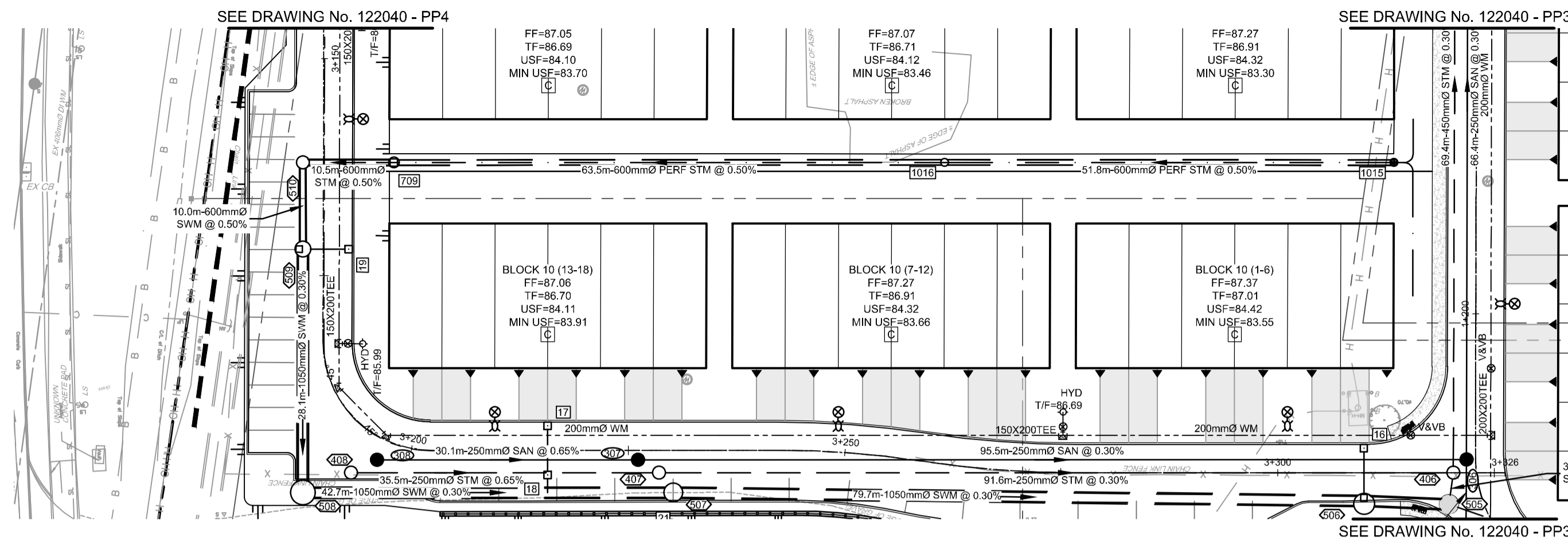
FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER  
A.R. MESTWARP  
100201604  
JANUARY 11/2016  
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER  
G.J. McDONALD  
112016  
JUN 31, 2024  
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		DRAWING NAME	
CITY OF OTTAWA 2510 St. LAURENT BOULEVARD		PLAN & PROFILE STREET 3 - 3+000.00 - 3+150.00	
PROJECT No.	122040	REV#S	REV#S
DRAWING No.	122040 - PP4		



PROPOSED 200mmØ WATERMAIN			
STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
3+162.0	85.81	83.32	CROSS BELOW 600mmØ STM - INV 83.82* (0.50m CLEARANCE)
3+172.0	85.74	83.34	CROSS BELOW 300mmØ CB LEAD - INV 84.48 (1.14m CLEARANCE)
3+182.8	85.82	83.44	200mm X150mm TEE TO HYDRANT
3+188.3	85.89	83.55	HORIZONTAL 45° BEND
3+196.7	85.96	83.69	HORIZONTAL 45° BEND
3+215.7	86.06	83.75	CROSS BELOW 300mmØ CB LEAD - INV 84.84 (1.09m CLEARANCE)
3+275.2	86.53	84.08	200mm X150mm TEE TO HYDRANT
3+315.3	86.52	84.12	VALVE AND VALVE BOX
3+320.3	86.66	84.20	CROSS ABOVE 450mmØ STM OBV 82.35* (1.85m CLEARANCE)
3+321.8	86.71	84.23	CROSS ABOVE 250mmØ SAN - OBV 82.84 (1.19m CLEARANCE)
3+324.6	86.69	84.28	200mmX200mm TEE

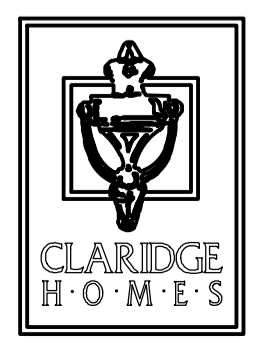
\* INV/OBV OF CONCRETE PIPES ARE OUTSIDE DIAMETER

PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION	CHAINAGE
85.96 85.96	83.51 83.49				85.78	3+150
85.79 85.81	83.32 83.38	9.95m - 600mm CONC 65D SWM @ 0.50%			84.74	3+161.08 SWMMH 3+175
85.79 85.81	83.38 83.44	28.1m - 1050mmØ SWM @ 0.30%			84.74	3+175.5 SWMMH 3+182.84 HYD 3+188.32 45° BEND
86.00	83.55				84.74	3+196.47 SWMMH 3+196.39 STWMMH 3+196.39 STWMMH 3+196.39 STWMMH
86.19	83.69 83.69	42.69m - 1050mmØ CONC 65D SWM @ 0.30%	35.53m - 250mmØ PVC DR 35 STM @ 0.65%	30.09m - 250mmØ PVC DR 35 SAN @ 0.65%	84.74	3+200
86.19	83.75				85.78	3+225.25 SWMMH 3+225.25 SWMMH 3+225.18 SWMMH
86.37	83.75	79.86m - 1050mmØ CONC 65D SWM @ 0.30%	91.58m - 250mmØ PVC DR 35 STM @ 0.30%	95.52m - 250mmØ PVC DR 35 SAN @ 0.30%	85.67	3+250
86.56	84.08				85.67	3+275.18 HYD
86.68	84.14				85.67	3+300
86.61	84.11				85.67	3+315.3 SWMMH 3+315.74 SWMMH 3+320.26 STWMMH 3+321.76 SWMMH 3+325.27 3+325.27 3+325.23
86.61 86.65 86.61	84.28				85.27 85.02	3+325.23
PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION	

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

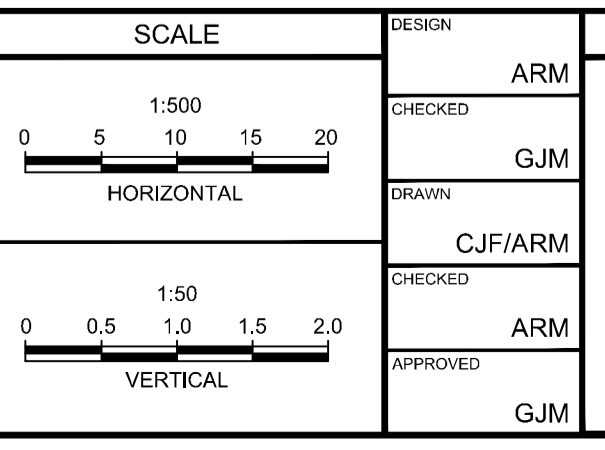
**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, 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.



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

**A.R. MESTWARP**  
100201604  
PROVINCE OF ONTARIO

**G.J. MacDONALD**  
11/2024  
PROVINCE OF ONTARIO

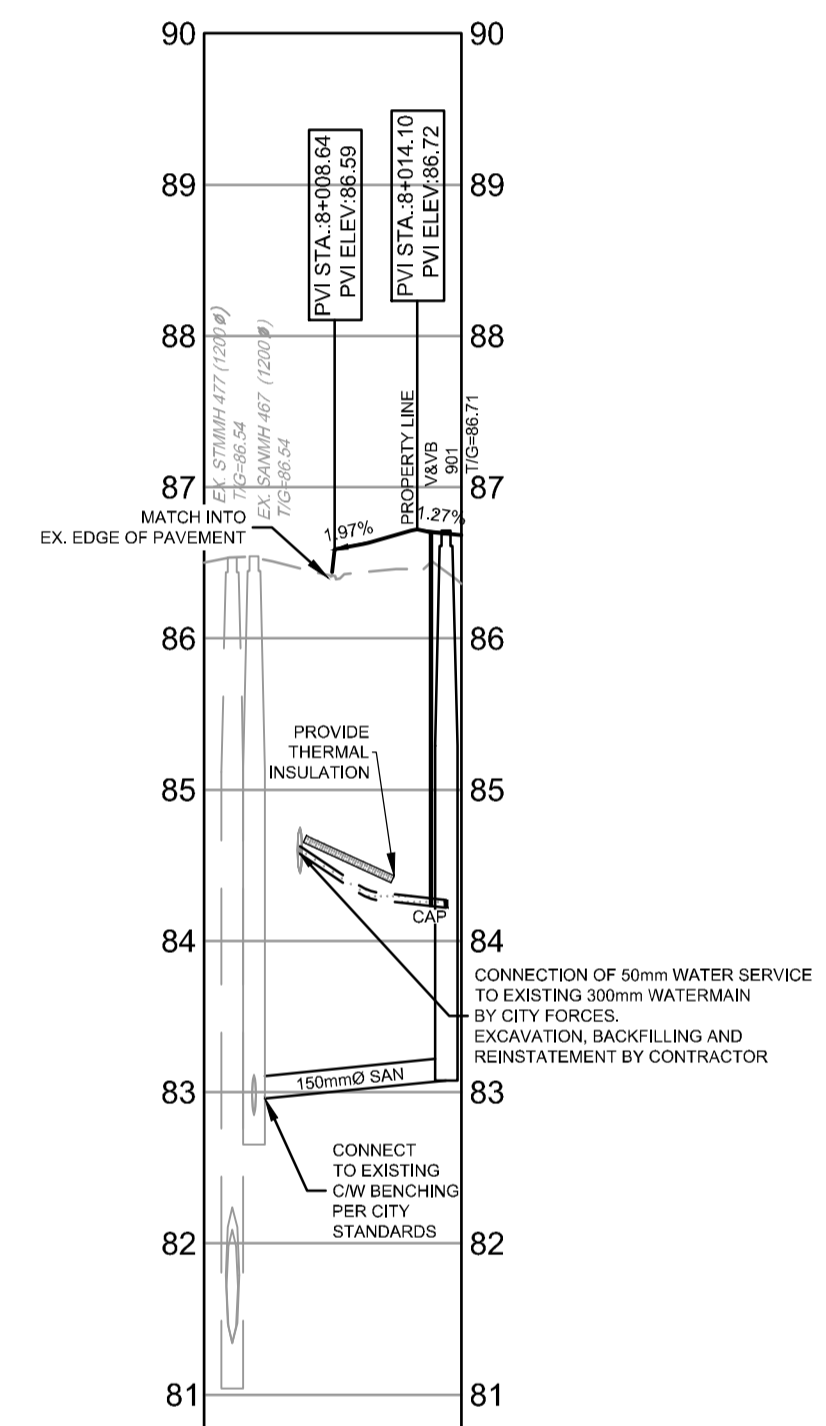
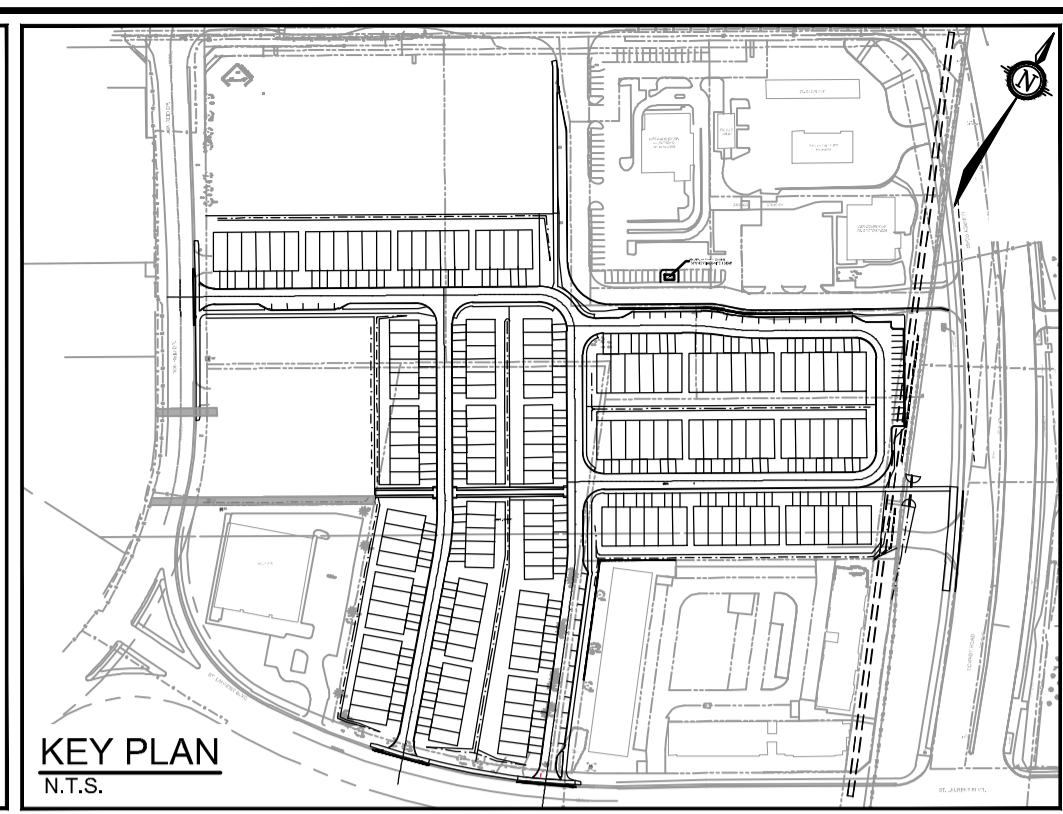
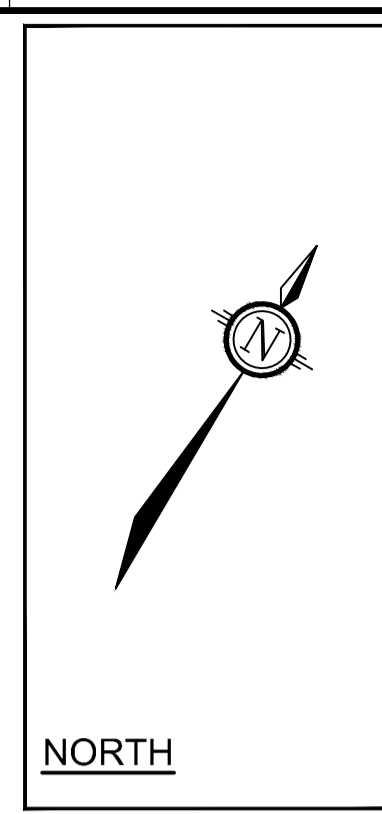
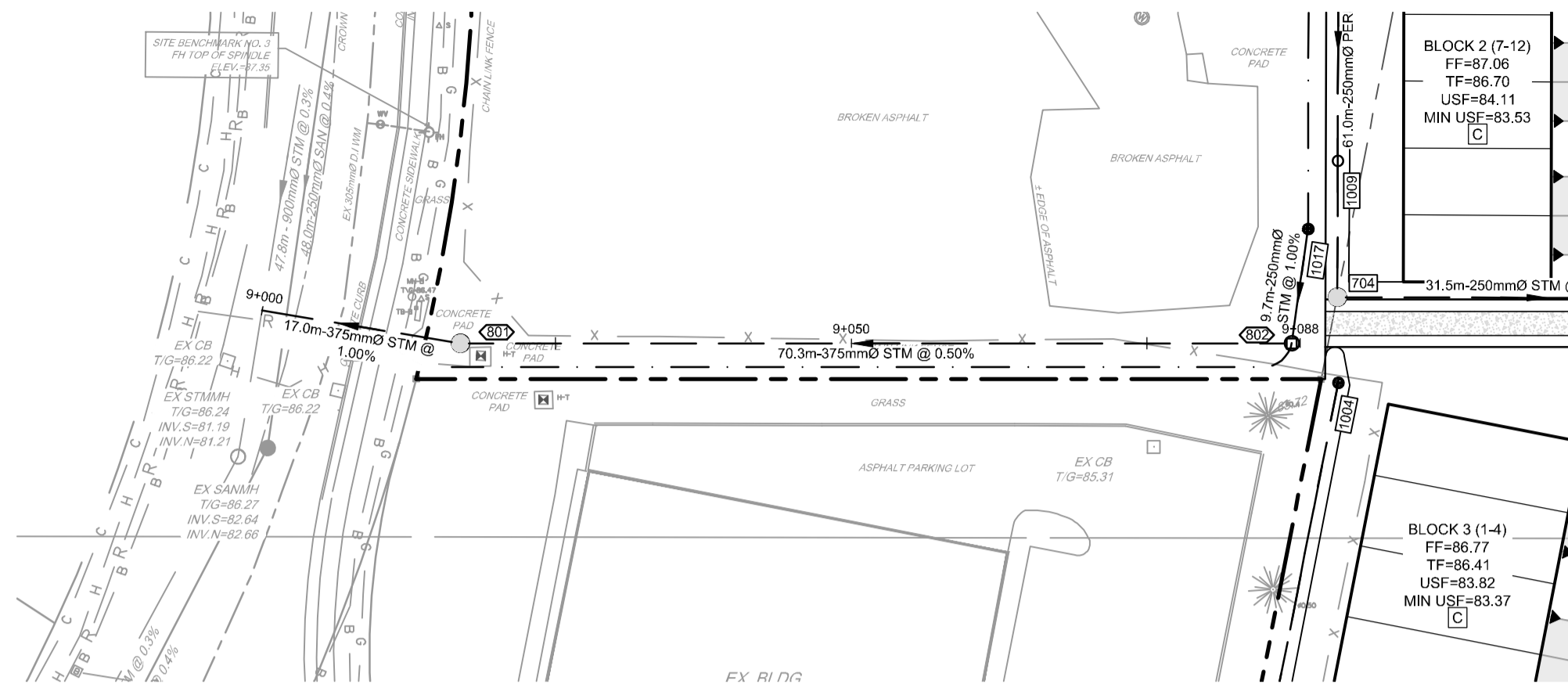
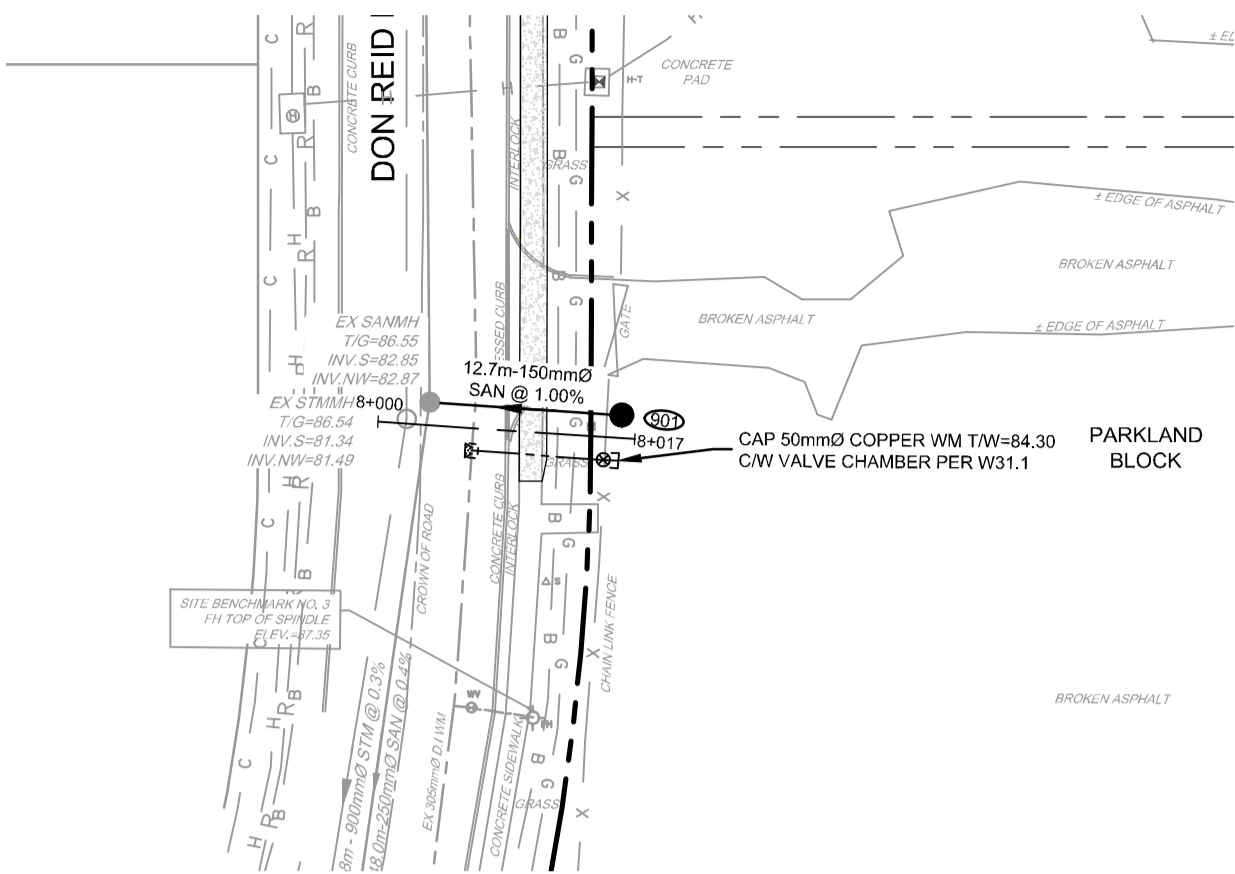
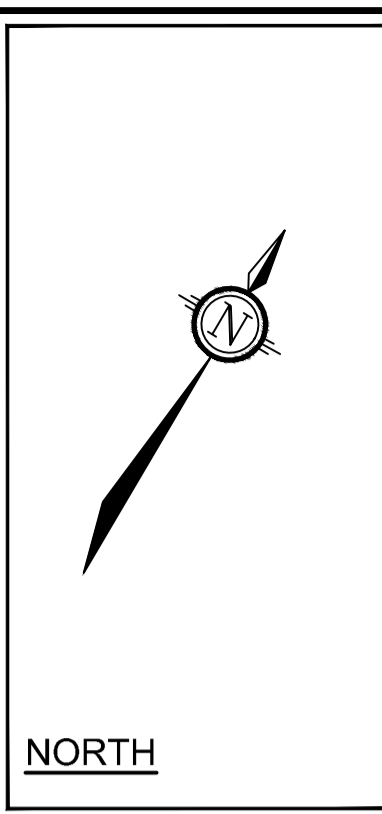
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION:  
CITY OF OTTAWA  
2510 ST. LAURENT BOULEVARD

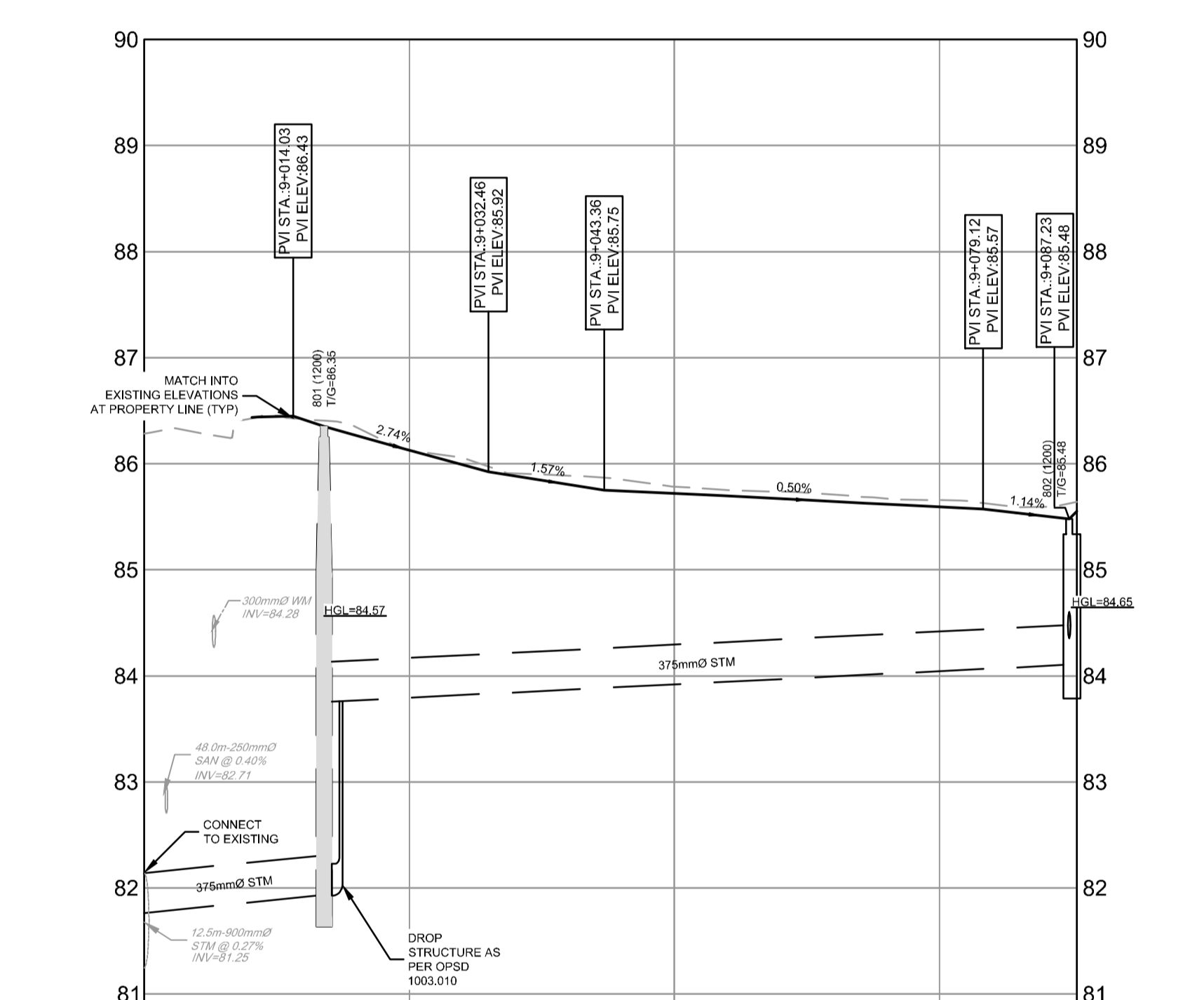
DRAWING NAME:  
**PLAN & PROFILE**  
STREET 3 - 3+150.00 - 3+325.99

PROJECT No.: 122040  
REV: REV#5  
DRAWING No.: 122040 - PP5

M:\2024\122040\CD\DWG\122040-PP5.dwg, PPS, Jan 19, 2024, 11:37am, amestwarp



PROPOSED ELEVATION	86.44	86.71	PROPOSED ELEVATION
TOP OF WM ELEVATION	84.62	84.37	TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS	84.32	84.28	SWM SUPER PIPE INVERTS
STORM SEWER INVERTS	81.74	81.54	STORM SEWER INVERTS
SANITARY SEWER INVERTS	82.85	82.50	SANITARY SEWER INVERTS
EXISTING ELEVATION	86.38	86.38	EXISTING ELEVATION

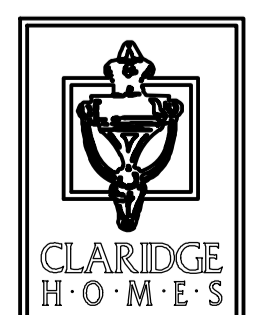


PROPOSED ELEVATION	86.13	86.62	86.72	86.86	86.59	86.65	PROPOSED ELEVATION
TOP OF WM ELEVATION							TOP OF WM ELEVATION
SWM SUPER PIPE INVERTS							SWM SUPER PIPE INVERTS
STORM SEWER INVERTS	81.74	81.54	81.54	81.54	81.54	81.54	STORM SEWER INVERTS
SANITARY SEWER INVERTS	82.85	82.50	82.50	82.50	82.50	82.50	SANITARY SEWER INVERTS
EXISTING ELEVATION	86.38	86.38	86.38	86.38	86.38	86.38	EXISTING ELEVATION

STATION	SURFACE ELEVATION	T/WM ELEVATION	COMMENTS
8+006.3	86.49	84.62	CONNECTION TO EXISTING 305mmØ DI WM
8+015.0	86.69	84.28	CURB STOP
8+016.0	86.67	84.27	CAP

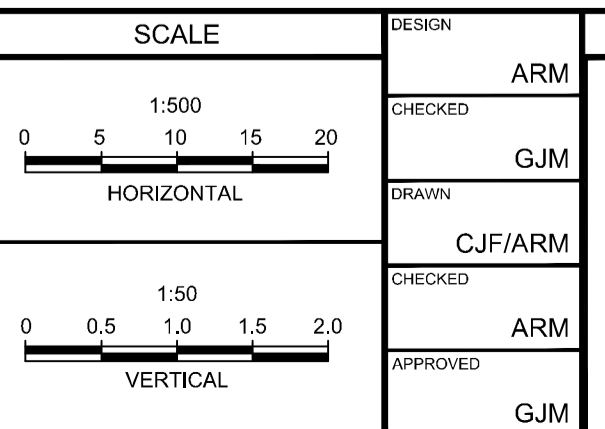
NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

**A.R. MESTWARP**  
100201804  
JANUARY 11/2024  
PROVINCE OF ONTARIO

**G.J. MacDONALD**  
JANUARY 11/2024  
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

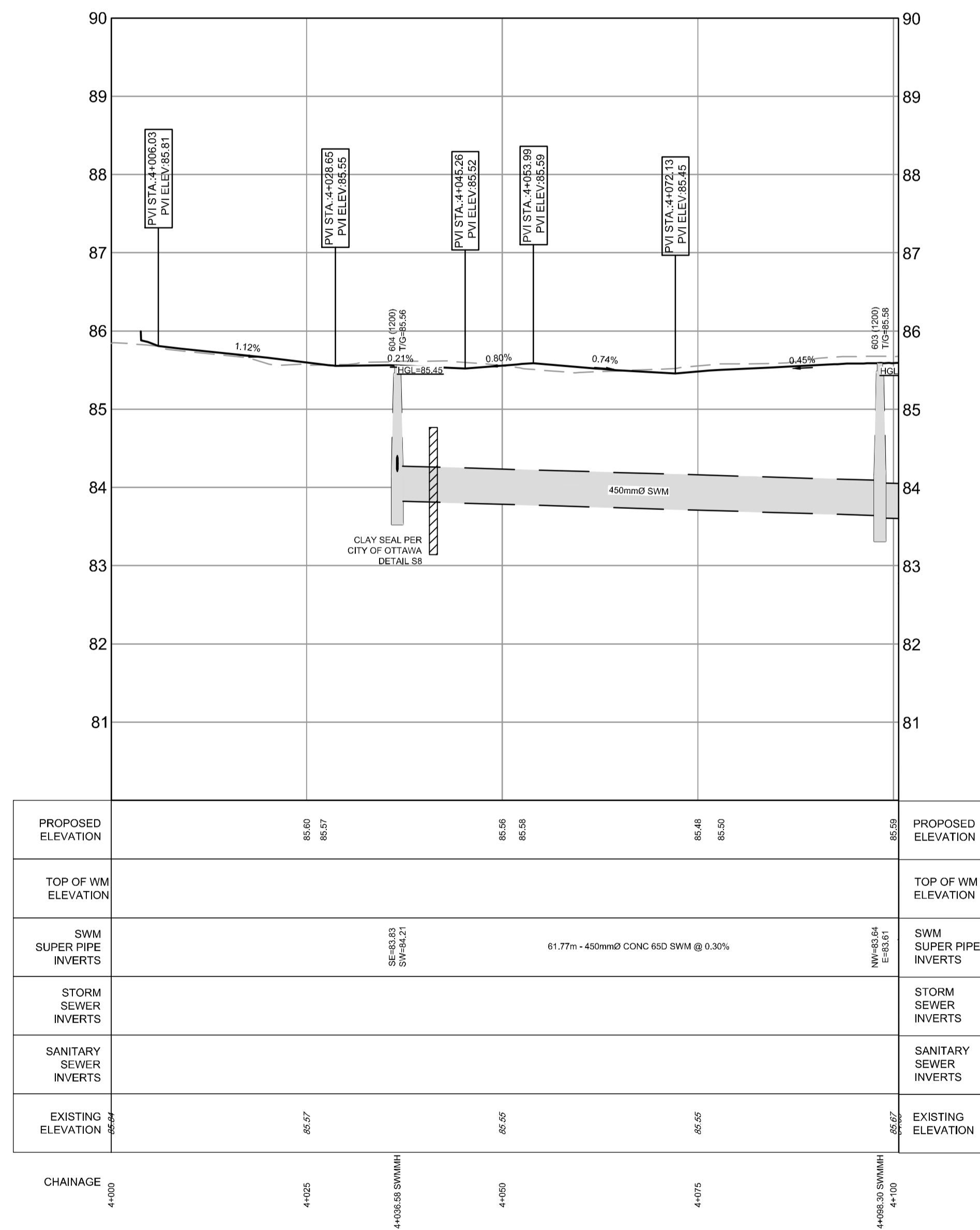
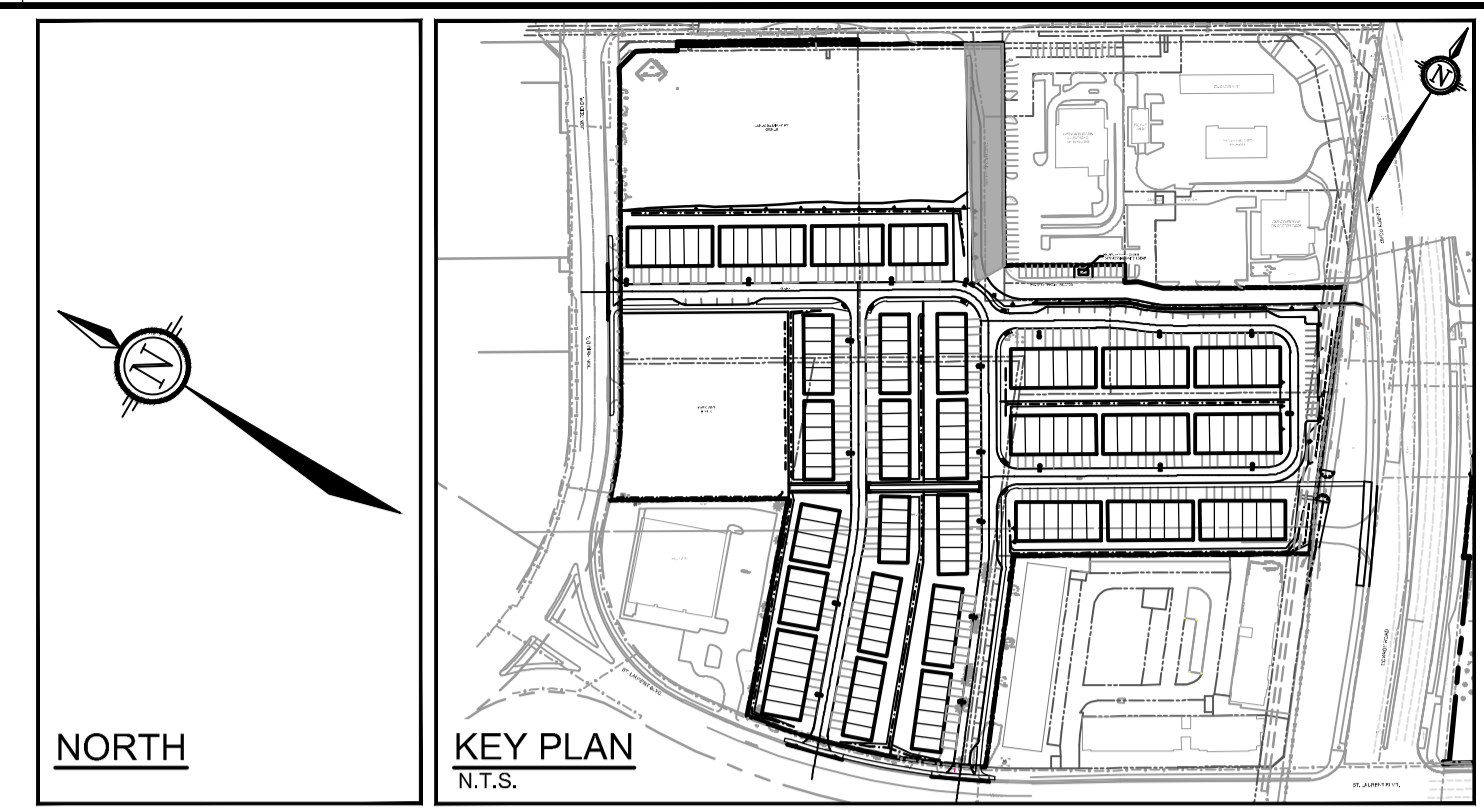
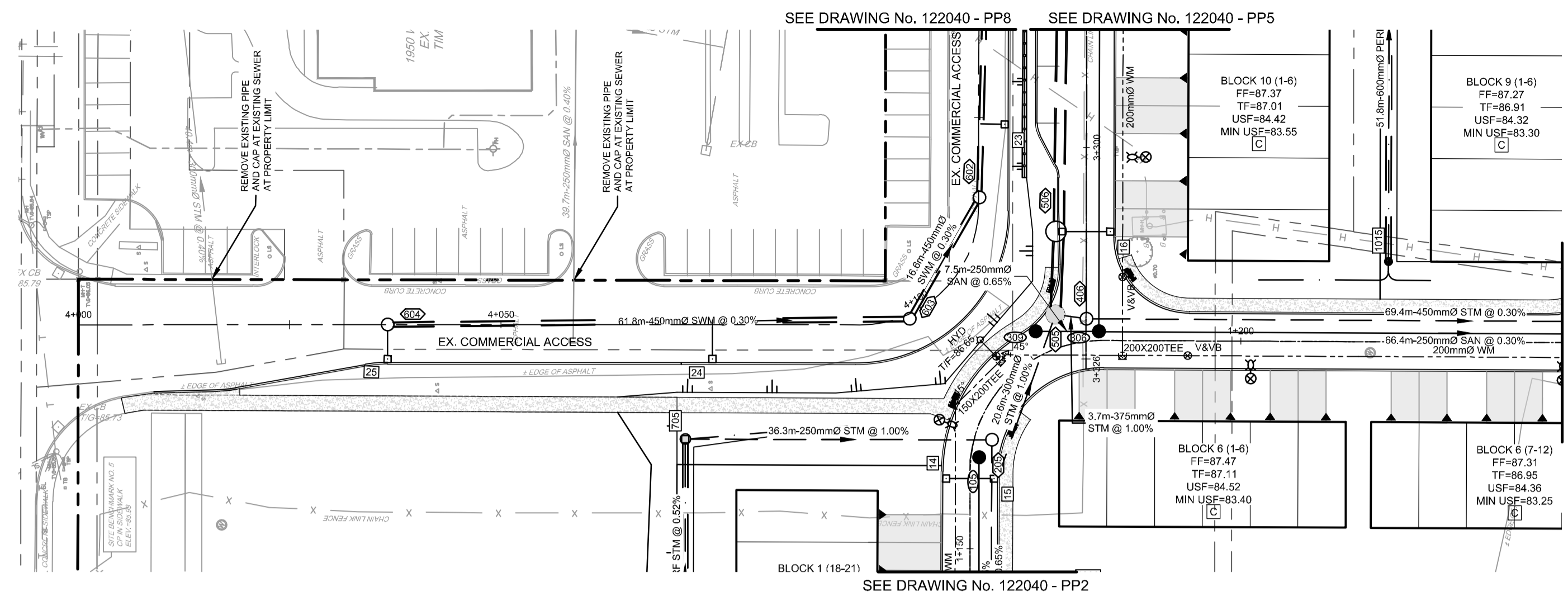
LOCATION  
CITY OF OTTAWA  
2510 St. LAURENT BOULEVARD

DRAWING NAME  
**PLAN & PROFILE  
PARKLAND CONNECTIONS**

PROJECT No. 122040  
REV#5  
DRAWING No. 122040 - PP6

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

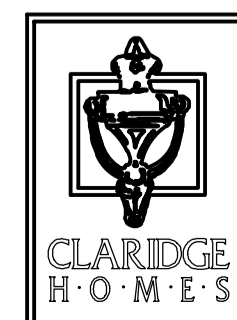
M:\2024\122040\CAD\Civil\122040-PP.dwg, PPS, Jan 19, 2024 - 11:37 am, armestwarp



REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

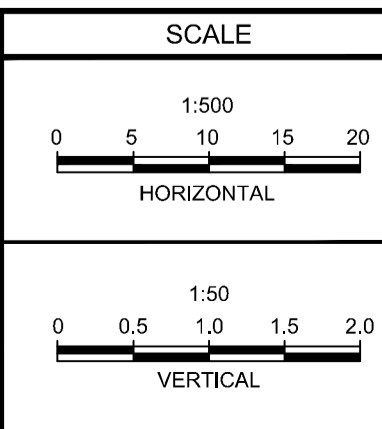
**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM

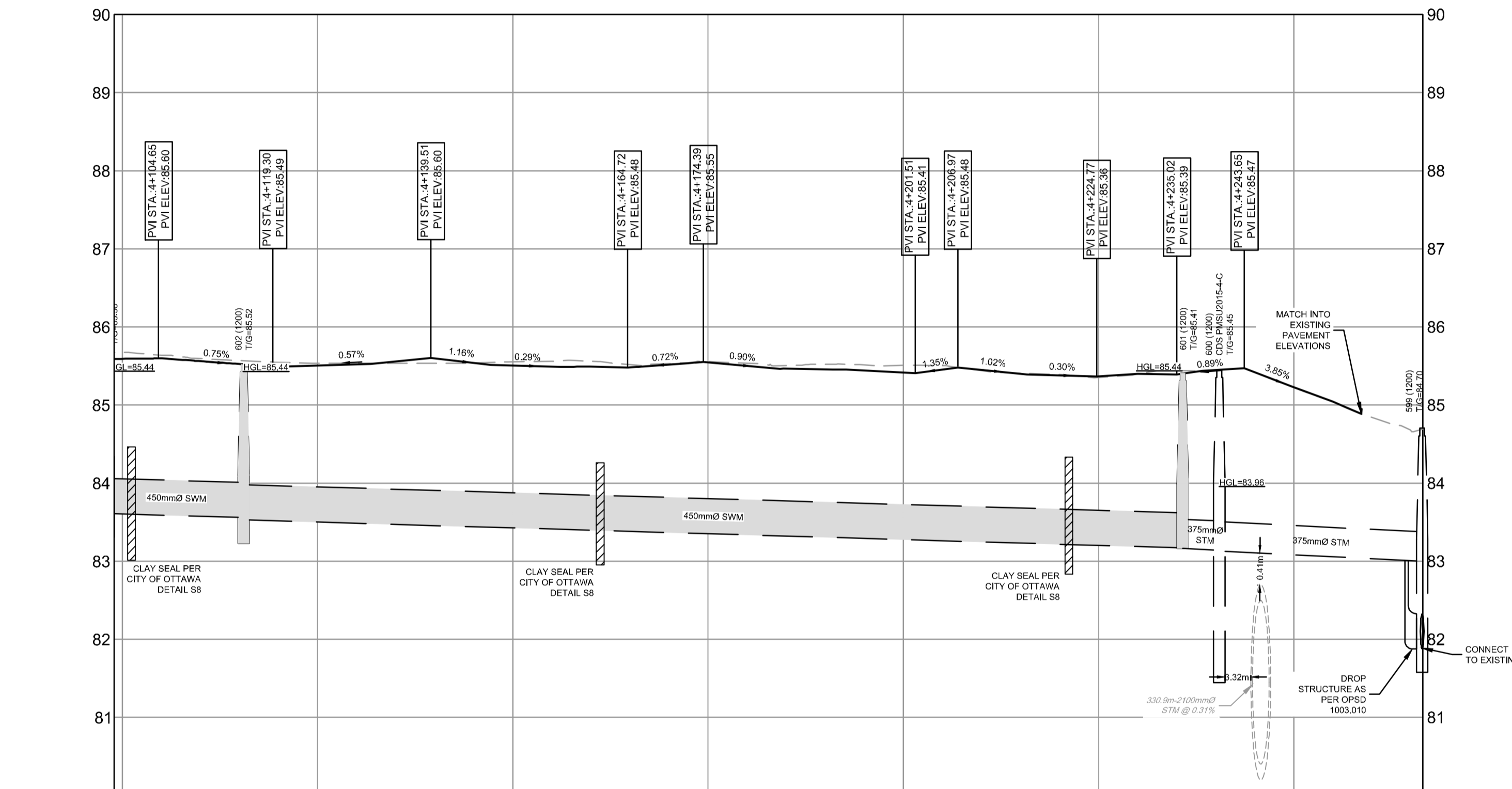
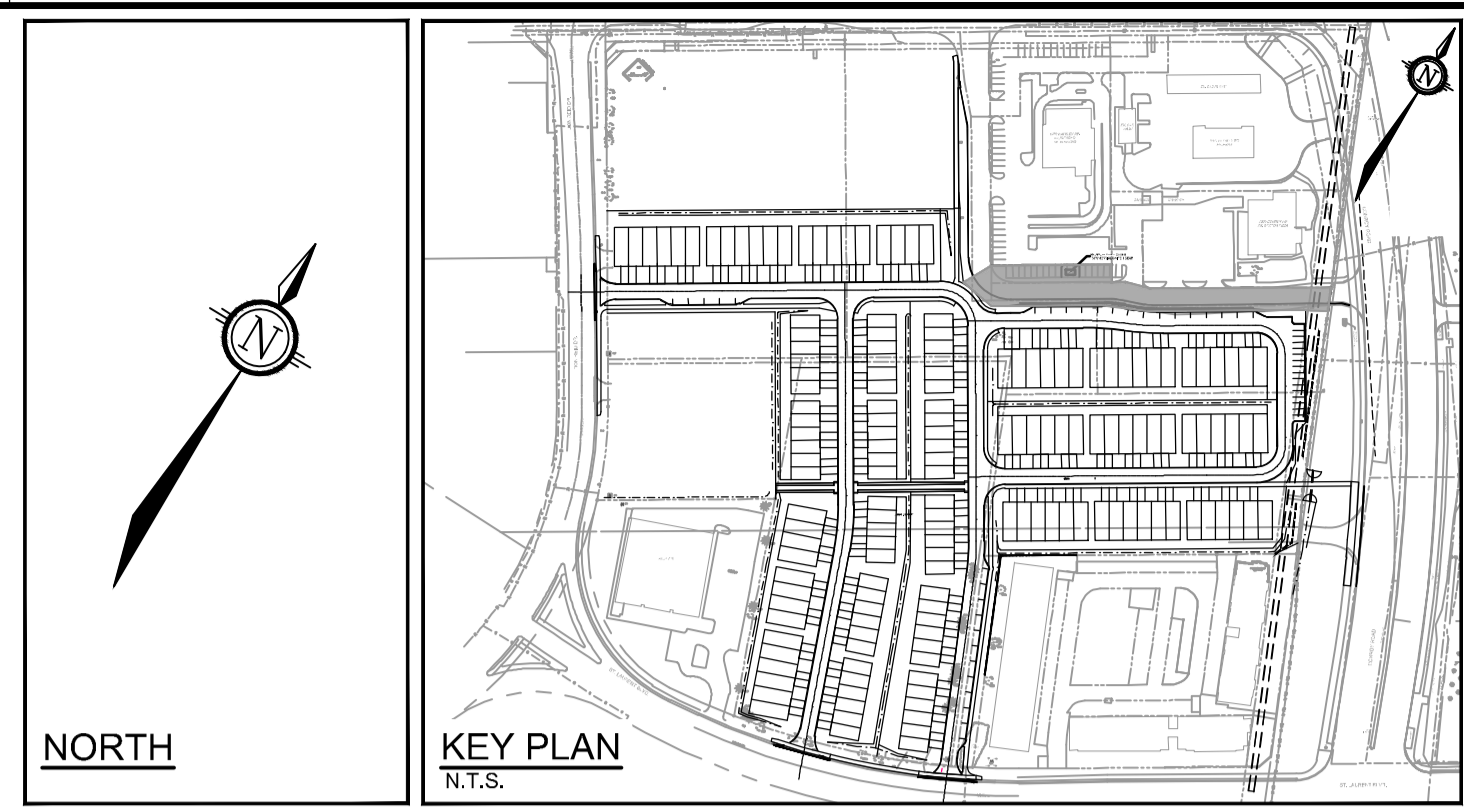
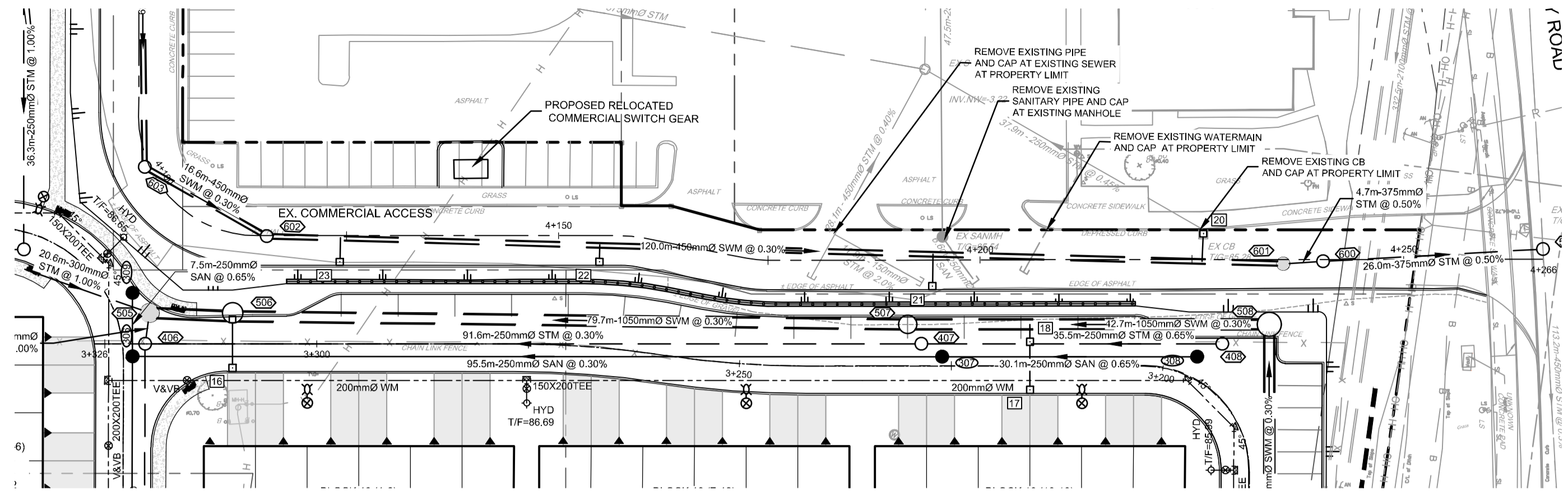


DESIGN	ARM
CHECKED	GJM
DRAWN	CJF/ARM
CHECKED	ARM
APPROVED	GJM

**FOR REVIEW ONLY**

**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 CITY OF OTTAWA 2510 St. LAURENT BOULEVARD		PROJECT No. 122040
DRAWING NAME PLAN & PROFILE COMMERCIAL ACCESS 4+000.00 - 4+100.00		REV#S REV#5
		DRAWING No. 122040 - PP7

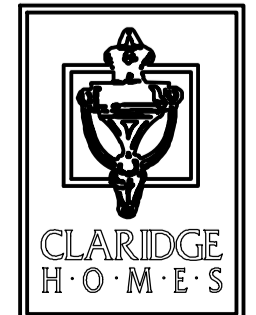


PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION	CHAINAGE
85.99					85.67	4+100
85.90		16.95m - 450mmØ CONC 65D SWM @ 0.30% W=83.95 NE=83.93				4+115.54 SWMH
85.81					85.57	4+125
85.83						
85.81		120.00m - 450mmØ CONC 65D SWM @ 0.30%			85.55	4+150
85.49					85.56	4+175
85.55						
85.46					85.56	4+200
85.42					85.57	4+225
85.39					85.56	4+250
85.37			4.7m - 375mmØ STM @ 0.50% SW=83.17 NE=83.16		85.27	4+266.46 SWMH
85.47			26.0m - 375mmØ STM @ 0.50% SW=84.48 NE=84.48		85.27	4+286.46 SWMH
85.23					84.69	4+286.46 SWMH
PROPOSED ELEVATION	TOP OF WM ELEVATION	SWM SUPER PIPE INVERTS	STORM SEWER INVERTS	SANITARY SEWER INVERTS	EXISTING ELEVATION	

REFER TO 122040-ND1 FOR ADDITIONAL NOTES & DETAILS

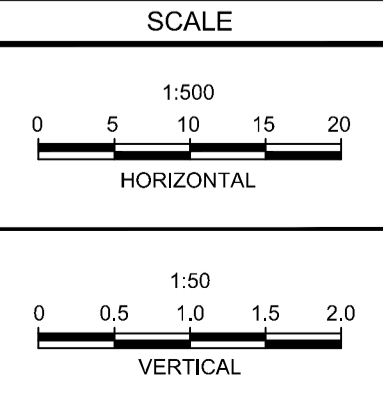
NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

**LICENCED PROFESSIONAL ENGINEER**  
A.R. MESTWARP  
100201604  
11/2021  
PROVINCE OF ONTARIO

**LICENCED PROFESSIONAL ENGINEER**  
G.J. MacDONALD  
11/2021  
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  
CITY OF OTTAWA  
2510 St. LAURENT BOULEVARD

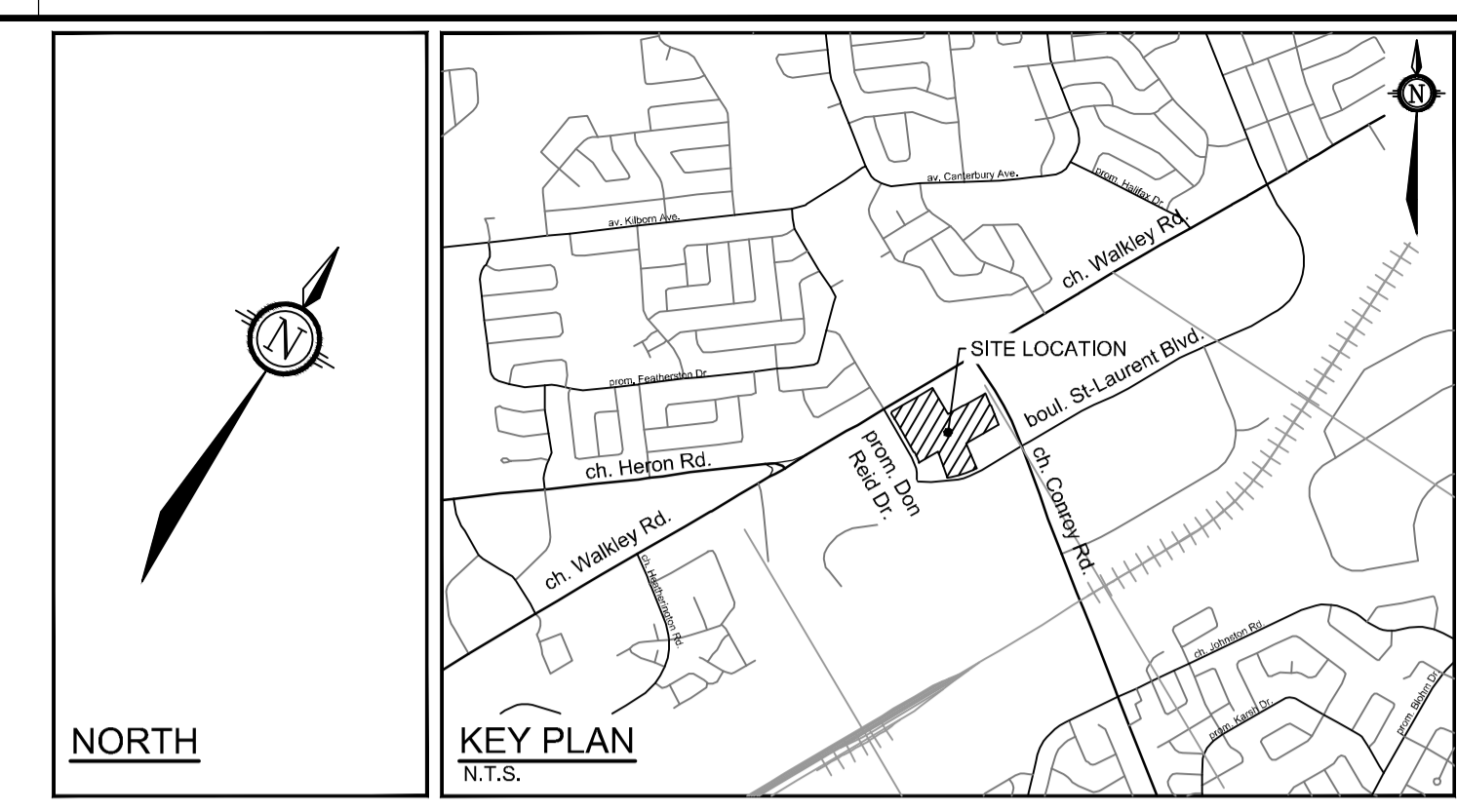
DRAWING NAME  
**PLAN & PROFILE**  
COMMERCIAL ACCESS  
4+100.00 - 4+266.49

PROJECT No. 122040  
REV#5  
DRAWING No. 122040 - PP8

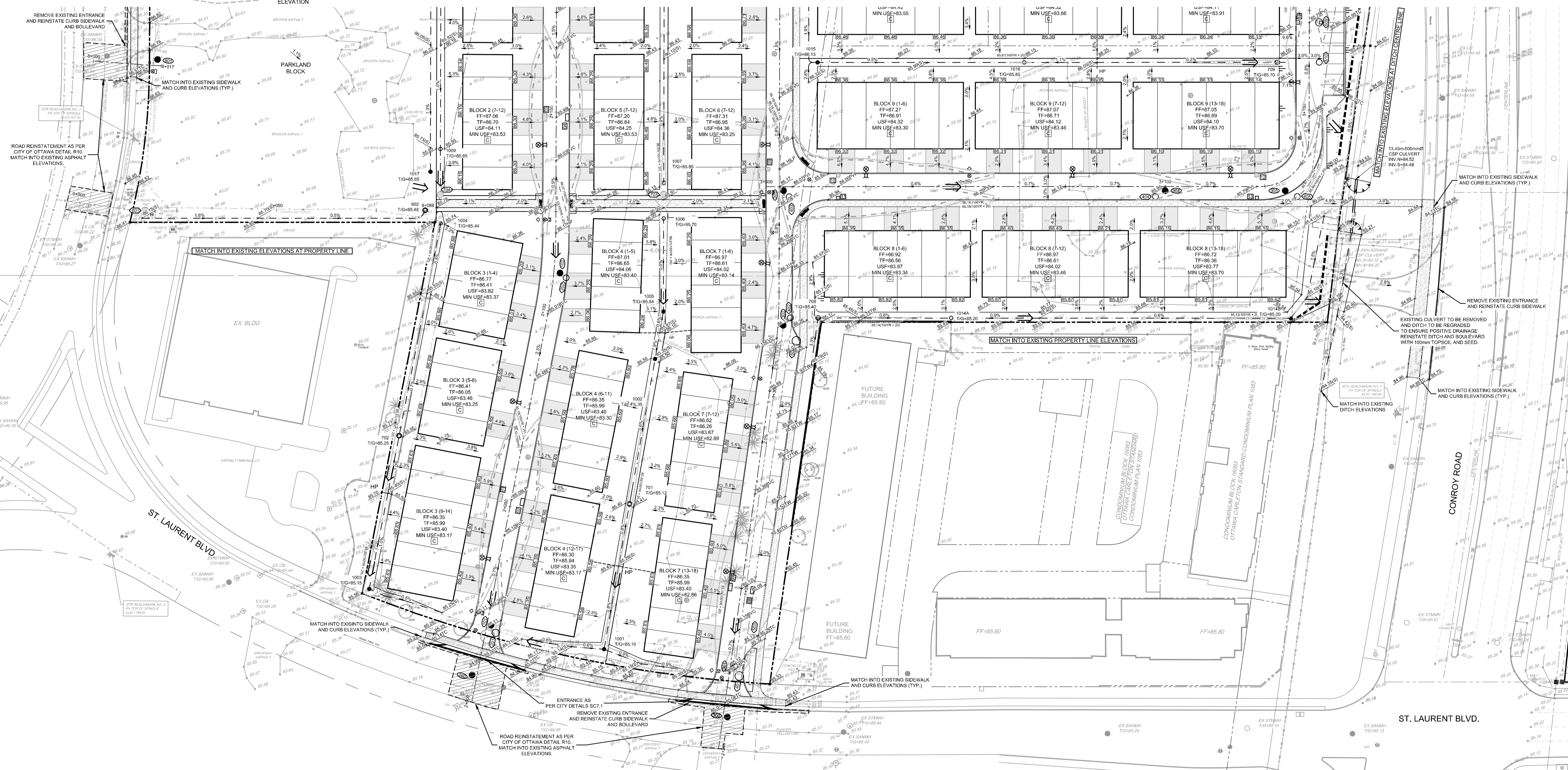
M:\2024\122040\CD\DWG\122040-PP.dwg, PPR, Jan 19, 2024, 11:37am, amestwarp

LEGEND

- PROPERTY LINE
MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS
PROPOSED ELEVATION
PROPOSED POINT OF VERTICAL INFLECTION ELEVATION
PROPOSED SWALE ELEVATION
SLOPE AND DIRECTION
EXISTING ELEVATION
DIRECTION OF MAJOR OVERLAND FLOW
PROPOSED SAN MANHOLE
PROPOSED STORM MANHOLE
PROPOSED STORM MANHOLE C/W ICD
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN MANHOLE C/W ICD
PROPOSED CATCHBASIN
PROPOSED CATCHBASIN C/W ICD
PROPOSED CATCHBASIN
PROPOSED LANDSCAPE DRAIN
PROPOSED FIRE HYDRANT
PROPOSED VALVE AND VALVE BOX
TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
PROPOSED SIDEWALK
PROPOSED RETAINING WALL C/W RAILING
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED ASPHALT DRIVEWAY
SWALE C/W SUBDRAIN AND DIRECTION OF FLOW
TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
PROPOSED DWELLING ELEVATION
FINISHED FLOOR ELEVATION
TOP OF FOUNDATION ELEVATION
UNDERSIDE OF FOOTING ELEVATION
MIN USF=
1:100 YEAR PONDING AREA AND ELEVATION
1:100 YEAR (+20%) PONDING AREA AND ELEVATION
EXISTING UTILITY POLE C/W GUY WIRES
EXISTING VALVE & VALVE CHAMBER
EXISTING VALVE & VALVE BOX
EXISTING HYDRANT
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCHBASIN
EXISTING LIGHT STANDARD
EXISTING FENCE
EXISTING TRAFFIC SIGNAL
EXISTING MONITORING WELL
EXISTING TRANSFORMER
EXISTING DITCH CENTRELINE

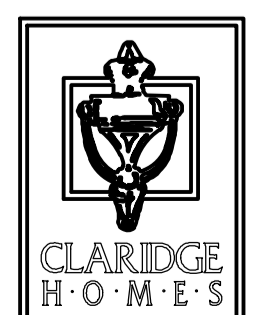


REFER TO 122040-ND2FOR ADDITIONAL NOTES & DETAILS



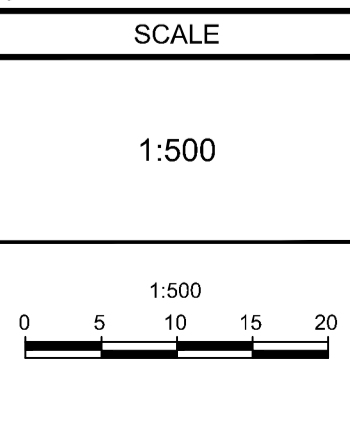
NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS...

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



NOT FOR CONSTRUCTION

Table with 5 columns: No., REVISION, DATE, BY. Contains 5 revision entries.



DESIGN table with columns: DESIGN, CHECKED, DRAWN, APPROVED. Lists ARM, GJM, C/JF/ARM.

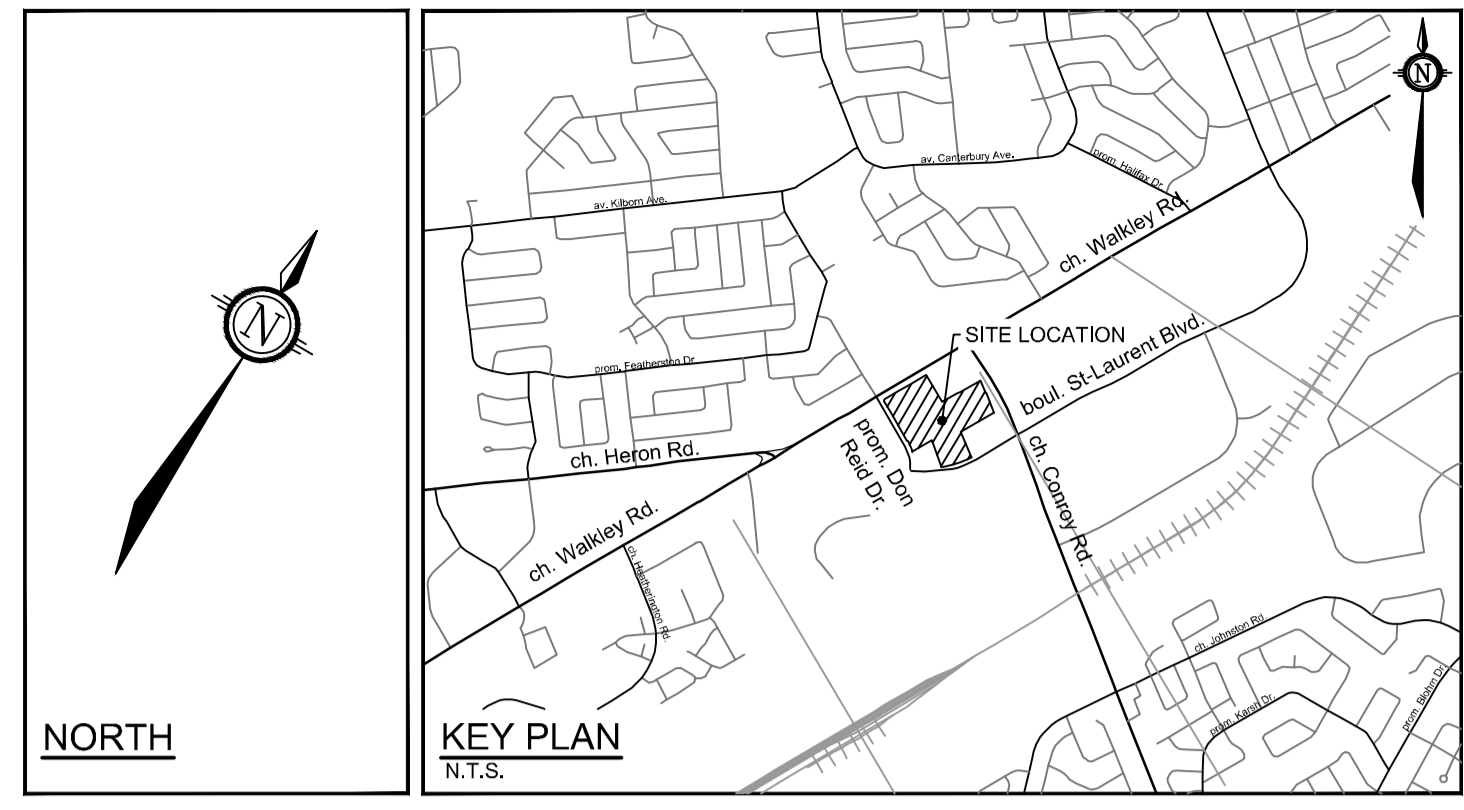
FOR REVIEW ONLY section containing professional engineer and architect seals for A.R. Mestwarp and G.J. MacDonald.

NOVATECH logo and contact information: Engineers, Planners & Landscape Architects, Suite 200, 240 Michael Cowpland Drive, Ottawa, Ontario, Canada K2M 1P6.

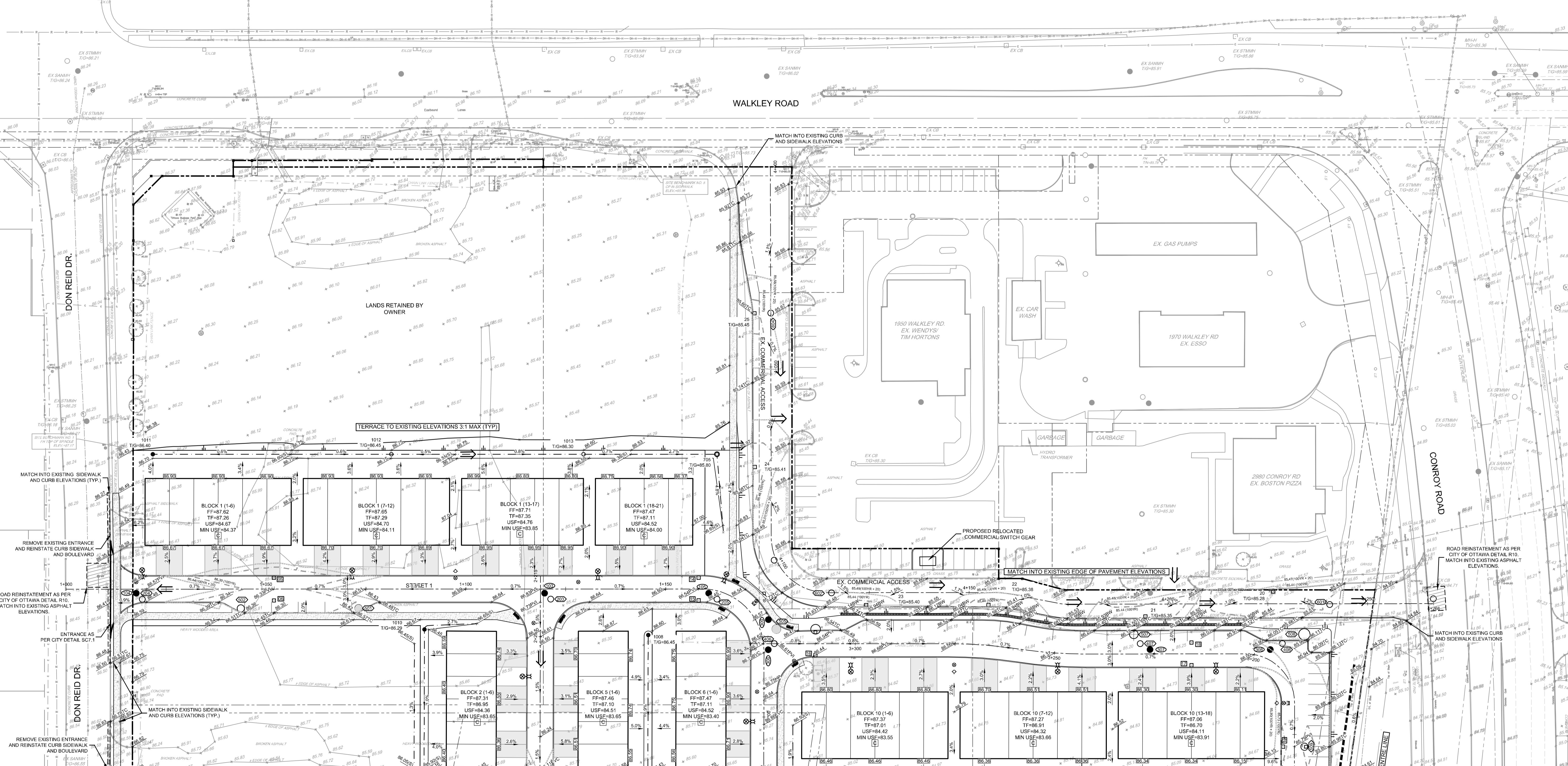
LOCATION: CITY OF OTTAWA, 2510 St. LAURENT BOULEVARD. DRAWING NAME: GRADING PLAN (SOUTH). PROJECT No.: 122040. REV#5: 122040-GR1.

**LEGEND**

- PROPERTY LINE
- MISC LEGAL LINE (EASEMENT, PROPERTY LINES)  
REFER TO LEGAL PLAN FOR DETAILS
- TT 50 PROPOSED ELEVATION
- TT 50P.VI PROPOSED POINT OF VERTICAL INFLECTION ELEVATION
- TT 39(S) PROPOSED SWALE ELEVATION
- 2.0% SLOPE AND DIRECTION
- 76.45 EXISTING ELEVATION
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED SAN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE C/W ICD
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN C/W ICD
- PROPOSED CATCHBASIN
- PROPOSED LANDSCAPE DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND VALVE BOX
- TACTILE WALKING SURFACE INDICATOR (TWSI) PER CITY DETAIL SCT.3
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL C/W RAILING
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED ASPHALT DRIVEWAY
- SWALE c/w SUBDRAIN AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- FF= PROPOSED DWELLING ELEVATION
- TF= FINISHED FLOOR ELEVATION
- USF= UNDERSIDE OF FOOTING ELEVATION
- MIN USF= MINIMUM UNDERSIDE OF FOOTING ELEVATION
- 1:100 YEAR PONDING AREA AND ELEVATION
- 1:100 YEAR (+20%) PONDING AREA AND ELEVATION
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING VALVE & VALVE CHAMBER
- EXISTING VALVE & VALVE BOX
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING LIGHT STANDARD
- EXISTING FENCE
- EXISTING TRAFFIC SIGNAL
- EXISTING MONITORING WELL
- EXISTING TRANSFORMER
- EXISTING DITCH CENTRELINE

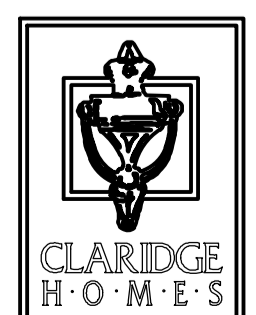


REFER TO 122040-ND2 FOR ADDITIONAL NOTES & DETAILS



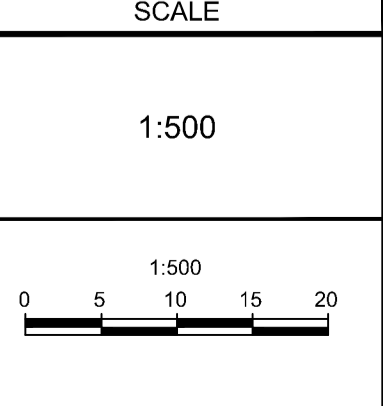
**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JAN 31/24	ARM
4.	REVISED SITE PLAN	SEPT 29/23	ARM
3.	ISSUED FOR UTILITY COORDINATION	SEPT 20/23	ARM
2.	REVISED PER CITY COMMENTS	MAY 26/23	GJM
1.	ISSUED IN SUPPORT OF DEVELOPMENT APPLICATIONS	NOV 01/22	GJM



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

**FOR REVIEW ONLY**

**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 CITY OF OTTAWA 2510 ST. LAURENT BOULEVARD	
DRAWING NAME GRADING PLAN (NORTH)	
PROJECT No.	122040
REV	REV#S
DRAWING No.	122040-GR2