

V:\10-13-ME-2021-Projects\211-12127-00 Queenswood Commons\Drawings\Working drawings\211-12127-00_C-Rev_Feb_28_2025-2-36pm BY: CAJ\10705121

NOTES: GENERAL

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
- ALL SERVICES, MATERIALS, CONSTRUCTION METHODS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS, ONTARIO PROVINCIAL SPECIFICATION STANDARD SPECIFICATION (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE SPECIFIED, TO THE SATISFACTION OF THE CITY AND THE CONSULTANT
- THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. ANY RELOCATION OF EXISTING UTILITIES REQUIRED BY THE DEVELOPMENT OF SUBJECT LANDS IS TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE
- THE CONTRACTOR MUST NOTIFY ALL EXISTING UTILITY COMPANY OFFICIALS FIVE (5) BUSINESS DAYS PRIOR TO START OF CONSTRUCTION AND HAVE ALL EXISTING UTILITIES AND SERVICES LOCATED IN THE FIELD OR EXPOSED PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HYDRO, BELL, CABLE TV, AND CONSUMERS GAS LINES.
- ALL TRENCHING AND EXCAVATIONS TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS AND AS PER THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT.
- REFER TO ARCHITECTS PLANS FOR BUILDING DIMENSIONS, LAYOUT AND REMOVALS. REFER TO LANDSCAPE PLAN FOR LANDSCAPED DETAILS AND OTHER RELEVANT INFORMATION. ALL INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TOPOGRAPHIC SURVEY COMPLETED AND PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED ON AUGUST 19, 2021. CONTRACTOR TO VERIFY IN THE FIELD PRIOR TO CONSTRUCTION OF ANY WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. VERIFY THAT JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- ALL DISTURBED AREAS OUTSIDE PROPOSED GRADING LIMITS TO BE RESTORED TO ORIGINAL ELEVATIONS AND CONFORMING UNLESS OTHERWISE SPECIFIED. ALL RESTORATION SHALL BE COMPLETED WITH THE GEOTECHNICAL REQUIREMENTS FOR BACKFILL AND COMPACTION.
- ABUTTING PROPERTY GRADES TO BE MATCHED UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- CONTRACTOR TO OBTAIN POST-CONSTRUCTION TOPOGRAPHIC SURVEY, COMPLETED BY OLS OR F&M CONSULTING, TO VERIFY DESIGN GRADING AND SERVICING. SURVEY IS TO INCLUDE LOCATION AND INVERTS FOR BURIED UTILITIES.
- ABIDE BY RECOMMENDATIONS OF GEOTECHNICAL REPORT. REPORT ANY VARIATIONS IN OBSERVED CONATIONS FROM THOSE INCLUDED IN REPORT.
- REPORT REFERENCES
 - i. SERVICING REPORT, PREPARED BY WSP CANADA INC, PROJ. NO.211-12127-00, FEBRUARY 27, 2023.
 - ii. STORMWATER MANAGEMENT REPORT, PREPARED BY WSP CANADA INC, PROJ. NO. 211-12127-00, FEBRUARY 27, 2023
 - iii. GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY PINCHIN LTD, PINCHIN FILE: 296651.001, OCTOBER 26, 2022

NOTES: EROSION AND SEDIMENT CONTROL

** CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, REPAIR AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES, AND MEETING ASSOCIATED LEED REQUIREMENT **

- PRIOR TO START OF CONSTRUCTION:
 - INSTALL SILT FENCE IN LOCATION SHOWN ON DWG C08.
 - INSTALL FILTER FABRIC OR SILT SACK FILTERS IN ALL THE CATCHBASINS AND MANHOLES TO REMAIN DURING CONSTRUCTION WITHIN THE SITE (SEE TECHNICAL DETAIL).
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
- DURING CONSTRUCTION:
 - MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE AND IMPACTS TO EXISTING GRADING.
 - PERIMETER VEGETATION TO REMAIN IN PLACE UNTIL PERMANENT STORM WATER MANAGEMENT IS IN PLACE. OTHERWISE, IMMEDIATELY INSTALL SILT FENCE WHEN THE EXISTING SITE IS DISTURBED AT THE PERIMETER.
 - PROTECT DISTURBED AREAS FROM OVERLAND FLOW BY PROVIDING TEMPORARY SWALES TO THE SATISFACTION OF THE FIELD ENGINEER. TIE-IN TEMPORARY SWALE TO EXISTING C/S AS REQUIRED.
 - PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED WITHIN 30 DAYS.
 - INSPECT SILT FENCES, FILTER FABRIC FILTERS AND CATCH BASIN SUMPS WEEKLY AND WITHIN 24 HOURS AFTER A STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
 - DRAWING TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
 - EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
 - DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDING IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS).
 - CONTROL WIND-BLOWN DUST OFF SITE BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED AND TO THE SATISFACTION OF THE ENGINEER).
 - NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE FIELD ENGINEER.
 - CITY ROADWAY AND SIDEWALK TO BE CLEANED OF ALL SEDIMENT FROM VEHICULAR TRACKING AS REQUIRED.
 - DURING WET CONDITIONS, TIRES OF ALL VEHICLES/EQUIPMENT LEAVING THE SITE ARE TO BE SCRAPPED.
 - ANY MUD/MATERIAL TRACKED ONTO THE ROAD SHALL BE REMOVED IMMEDIATELY BY HAND OR RUBBER TIRE LOADER.
 - TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION AND PROCEED IMMEDIATELY TO CLEAN UP ANY AREAS SO AFFECTED.
 - ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
 - 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.

NOTES: WATERMAIN

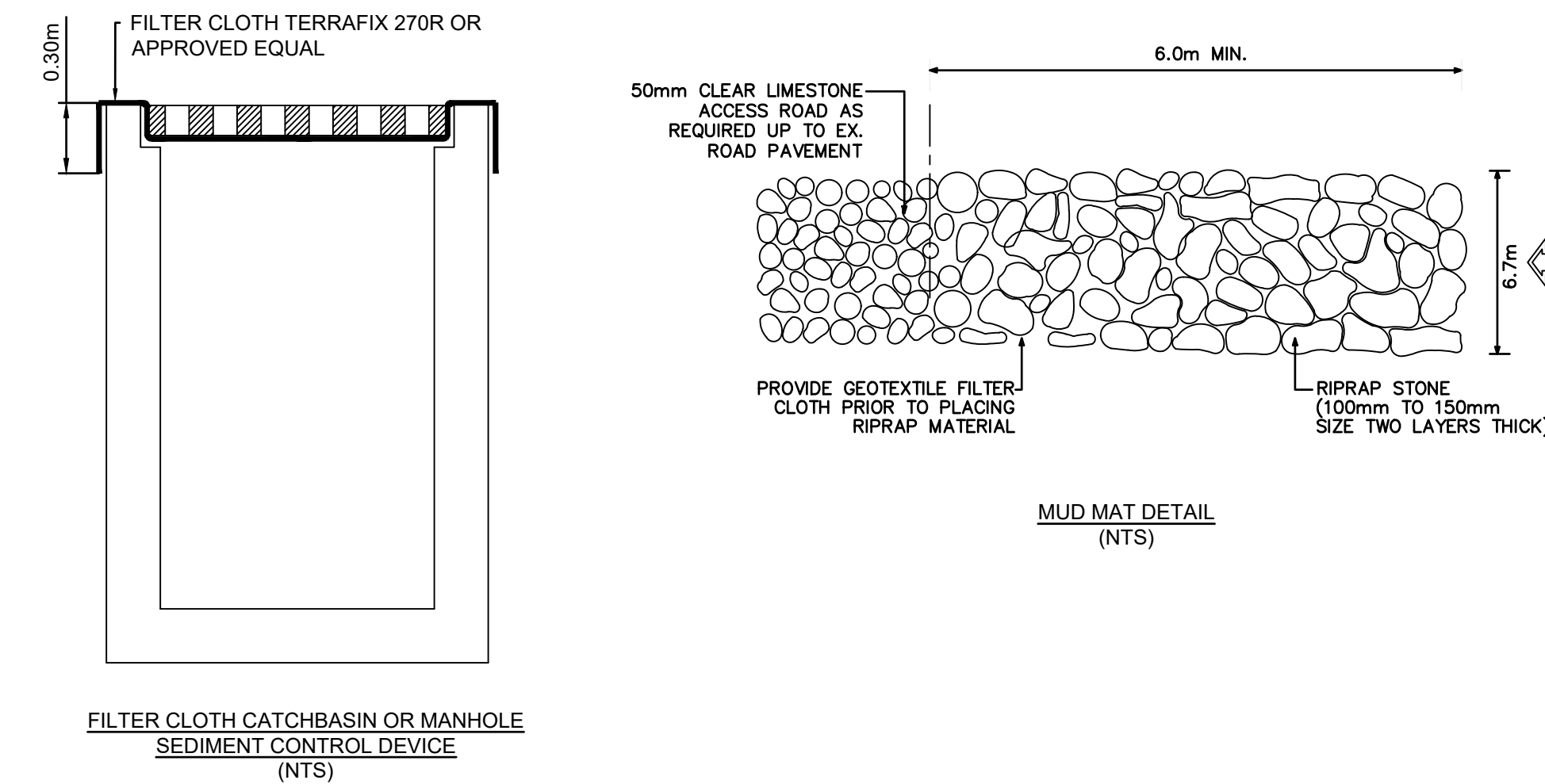
- ALL WATERMAIN AND WATERMAIN APPURTANANCES, MATERIALS, CONSTRUCTION AND TESTING METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA AND MINISTRY OF ENVIRONMENT STANDARDS AND SPECIFICATIONS.
- ALL WATERMAIN 300mm DIAMETER AND SMALLER TO BE POLY VINYL CHLORIDE (PVC) CLASS 150 DR 15 MEETING AWWA SPECIFICATION C900.
- ALL WATERMAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE WATERMANS CROSS OVER OTHER UTILITIES, A MINIMUM 0.30m CLEARANCE SHALL BE MAINTAINED. WHERE WATERMANS CROSS UNDER OTHER UTILITIES, A MINIMUM 0.50m CLEARANCE SHALL BE MAINTAINED. WHERE THE MINIMUM SEPARATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
- CONCRETE THRUST BLOCKS AND MECHANICAL RESTRAINTS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, REDUCERS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W25.3 & W25.4.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER CITY OF OTTAWA STANDARD W40 & W42.
- ALL VALVES AND VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD
- FIRE HYDRANT LOCATION AND INSTALLATION AS PER CITY OF OTTAWA STANDARD W19 & W19. CONTRACTOR TO PROVIDE FLOW TEST AND PAINTING OF NEW HYDRANT IN ACCORDANCE WITH CITY STANDARDS.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

NOTES: SANITARY SEWER AND MANHOLES

- ALL SANITARY SEWER, SANITARY SEWER APPURTENANCES AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW SANITARY PIPING. PROVIDE DYE TESTING FOR NEW SERVICES.
- SANITARY SEWER PIPE SIZE 150mm DIAMETER AND GREATER TO BE PVC SDR-35 (UNLESS SPECIFIED OTHERWISE) WITH RUBBER GASKET TYPE JOINTS IN CONFORMANCE WITH CSA 5-182.2.3.4.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES AS PER THE OPSD 701.021.
- ANY SANITARY SEWER WITH LESS THAN 2.5m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.
- COVERS FOR SANITARY MAINTENANCE HOLES SAMH08 AND SAMH10 LOCATED IN PROPOSED PONDING AREAS ARE TO BE WATERTIGHT.

NOTES: PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS AS PER CITY OF OTTAWA DETAIL R10. ROAD CUTS EXTENDING INTO THE ROADWAY SHALL BE REINSTATED ACROSS THE ENTIRETY OF THE LAST IMPACTED LANE.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR B PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL CONSULTANT OF GRANULAR A PLACEMENT.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. CONTRACTOR TO PROVIDE CONSULTANT WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL CONSULTANT THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE CONSULTANT WITH VERIFICATION PRIOR TO PLACEMENT.
- ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY CONSULTANT. CONSULTANT TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESS) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.



NOTES: STORM SEWERS AND STRUCTURES

- ALL STORM SEWER MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. PROVIDE CCTV INSPECTION REPORTS FOR ALL NEW STORM SEWERS, SERVICES AND CB LEADS.
- STORM SEWERS 450mm DIAMETER AND SMALLER SHALL BE PVC SDR-35, WITH RUBBER GASKET PER CSA A-257.3.
- SEWER BEDDING AS PER CITY OF OTTAWA DETAIL S6.
- ALL STORM MANHOLES 1200mm IN DIAMETER TO BE AS PER OPSD 701.01. FRAME AND COVER TO BE AS PER CITY OF OTTAWA STANDARD S25 AND S24.1.
- ANY NEW OR EXISTING STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER. ADD INSULATION ABOVE EXISTING STORM SEWER BETWEEN EXISTING CBM101 AND CB1.
- CB IN LANDSCAPE AREAS SHALL BE AS PER CITY OF OTTAWA STANDARD S31.
- ALL CATCHBASIN LEADS TO BE MINIMUM 200mm DIAMETER AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE SPECIFIED.
- ALL CATCHBASIN AT THE HARDSCAPE TO BE INSTALLED WITH SUBDRAINS AT ALL SIDES. SUBDRAINS TO BE EXTENDED 3.0m FROM THE CATCHBASIN.
- STORM CATCHBASINS AS PER OPSD 705.010 AND FRAME/COVER AS PER CITY STANDARD DRAWINGS S19. STORM CBMHS AS INDICATED IN TABLE WITH SUMP AND FRAME/COVER AS PER OPSD 401.010 TYPE B. SANITARY MHS AS PER OPSD 701.010 TYPE A BASE WITH BENCHING, AND FRAME/COVER AS PER OPSD 401.010 TYPE A. ADJUSTMENT SECTIONS SHALL BE AS PER OPSD 704.010.
- INSTALLATION OF FLOW CONTROL ICDS TO BE VERIFIED BY QUALITY VERIFICATION ENGINEER RETAINED BY CONTRACTOR.

NOTES: SERVICES LATERALS

- NO SERVICE LATERALS ARE TO BE DIRECTLY CONNECTED TO A MANHOLE.
- BACKWATER VALVES FOR SERVICES ARE TO BE PROVIDED AS PER CITY OF OTTAWA STANDARD S14, S14.1 AND S14.2.
- SERVICE LATERALS THAT HAVE INSUFFICIENT COVER ARE TO BE THERMAL INSULATED AS PER CITY OF OTTAWA STANDARD W22.
- SERVICE LATERALS IN PROXIMITY TO OPEN STRUCTURES ARE TO BE INSULATED AS PER CITY OF OTTAWA STANDARD W23.
- SIZE FOR THE TOWNHOUSE SERVICE LATERALS
 - STM: 100mmØ
 - SAN: 135mmØ
 - WAT: 100mmØ
- REFER TO DRAWING C05 FOR SERVICE LATERAL LOCATION FOR TOWNHOUSE.

PAVEMENT STRUCTURE - ACCESS ROADWAYS

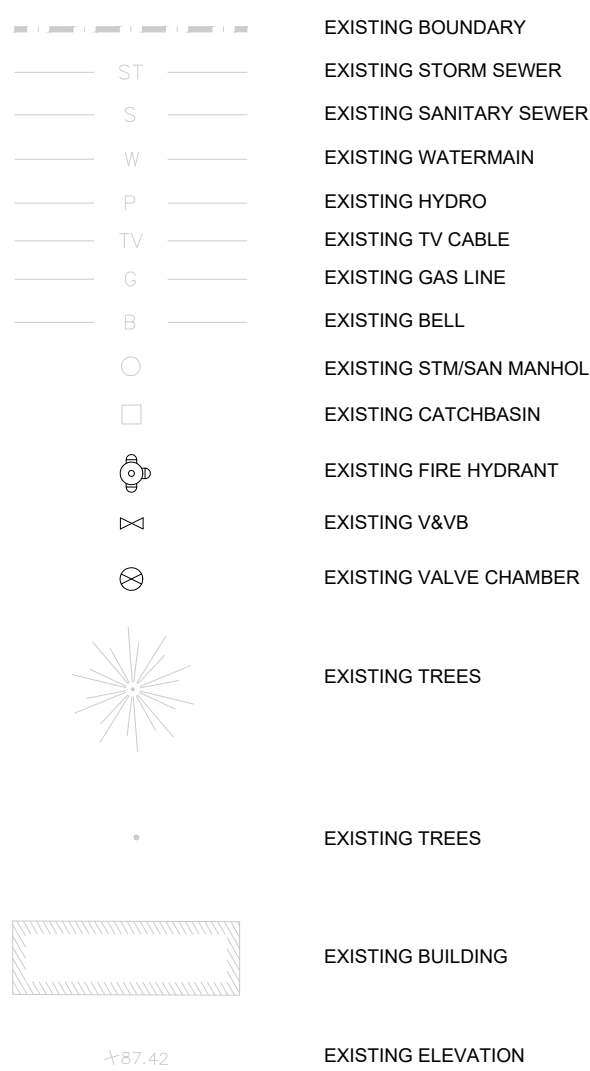
COURSE	MATERIAL	THICKNESS
SURFACE	HL-3 (OPSS 1150)	40mm
BINDER	HL-4 (OPSS 1150)	50mm
BASECOURSE	OPSS GRANULAR 'A'	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE I	450 mm

PAVEMENT STRUCTURE - PARKING AREAS

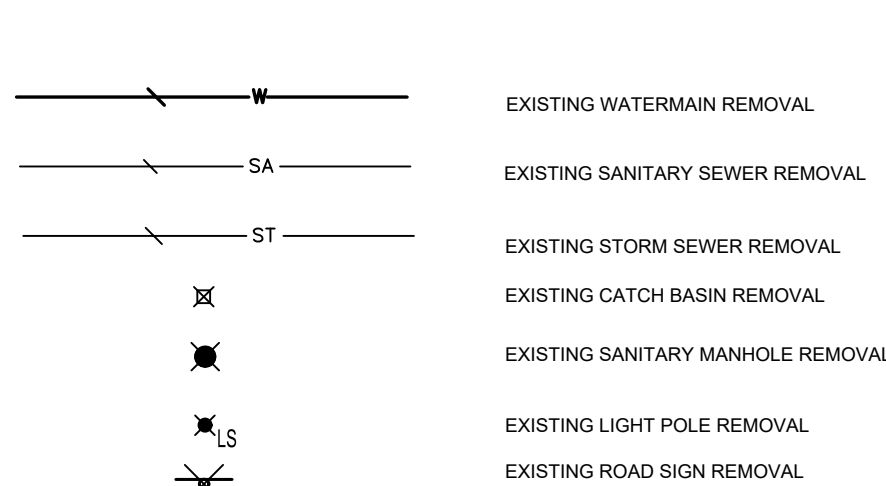
COURSE	MATERIAL	THICKNESS
SURFACE	HL-3 (OPSS 1150)	40 mm
BINDER	HL-4 (OPSS 1150)	50 mm
BASECOURSE	OPSS GRANULAR 'A'	150 mm
SUBBASE	OPSS GRANULAR 'B' TYPE II	300 mm

*NOTE: REFER TO THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY PINCHIN LTD, FILE: 296551.001, NOVEMBER 30, 2021

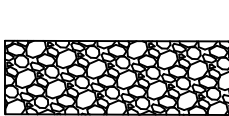
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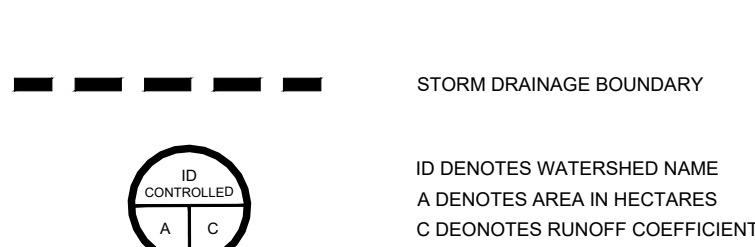
REMOVAL LEGEND:



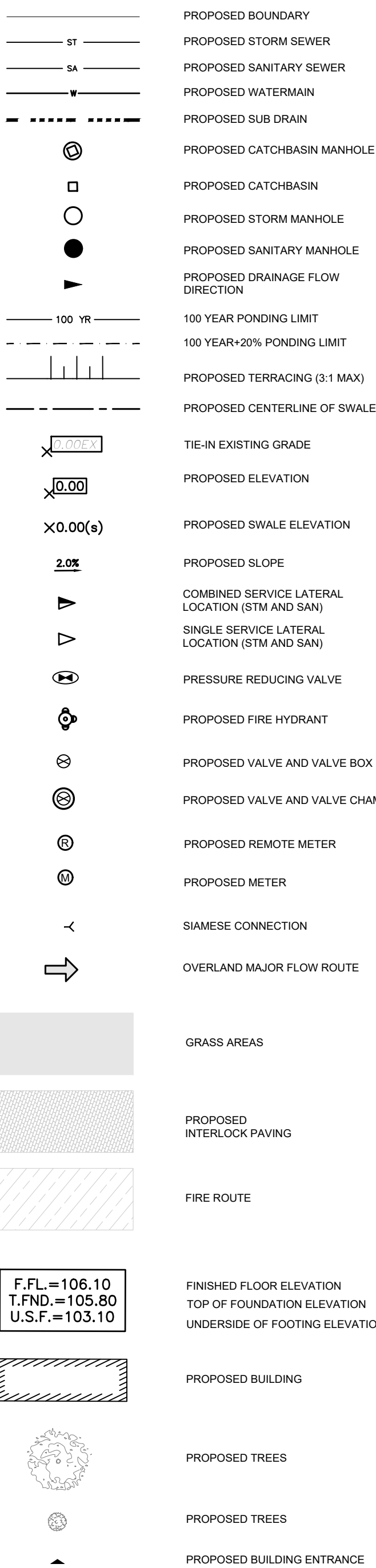
ESC LEGEND:



DRAINAGE AREA PLAN LEGEND:



PROPOSED LEGEND:



F.F.L.=106.10
T.FND.=105.80
U.S.F.=103.10

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 9:28 am, May 27, 2025



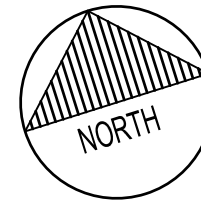
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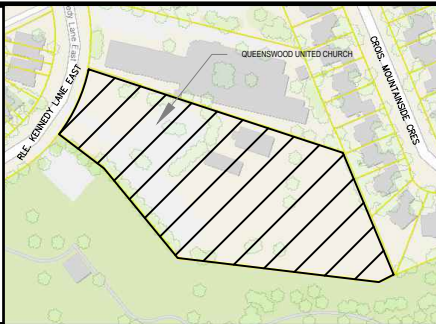
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CLIENT REF. #

PROJECT:

QUEENSWOOD COMMONS

KEY PLAN



DISCLAIMER:

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ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
6	2025-02-28	RE-ISSUED FOR SPA
5	2025-02-10	ISSUED FOR BUILDING PERMIT
4	2024-11-05	RE-ISSUED FOR SPA AND ZBLA
3	2023-02-28	RE-ISSUED FOR SPA AND ZBLA
2	2022-10-14	RE-ISSUED FOR SPA AND ZBLA
1	2021-11-30	ISSUED FOR SPA AND ZBLA

IS	RE	DATE	DESCRIPTION
PROJECT NO: 211-12127-00			
ORIGINAL SCALE: 1:300			
DESIGNED BY: DY			
DRAWN BY: JT			
CHECKED BY: DY			
DISCIPLINE: CIVIL			
TITLE: NOTES AND DETAILS			
SHEET NUMBER: C01			
SHEET #: 1 OF 8			
ISSUE: RE-ISSUED FOR SPA			
DATE OF: 2025-02-28			
REV #: 0			

V:\10-13 ME 2021\Project\21-12127-00 Queenswood United Church\3. Drawings\Working drawings\21-12127-00_C-Reg_Feb.28.2025-2.36pm BY:CAJ\0706121

STORM STRUCTURE AND ICD DATA TABLE														
STRUCTURE ID	AREA ID	SIZE	STRUCTURE	COVER	TOP OF GRATE	INVERT				DIAMETER (mm)	TYPE	HEAD (m)	FLOW (l/s)	ICD TYPE
						INLET	INLET	INLET	OUTLET					
KANATA-STITTSVILLE ECOLE ELEMENTAIRE														
CB01	S-017	600X600mm	OPSD 705.010	S19.1	87.61			85.400	85.400	200	PVC SDR-35	2.94	35.60	150-VHV-2
CB02	S-014	600X600mm	OPSD 705.010	S19.1	87.52				84.350	200	PVC SDR-35			
CB03	S-015	600X600mm	OPSD 705.010	S19.1	87.45		84.830	84.270	84.160	PART OF WATER CHAMBER (DESIGNED BY OTHERS)				
CB04	S-013	600X600mm	OPSD 705.010	S19.1	87.65				85.450	200	PVC SDR-35	3.04	61.30	200-VHV-2
CB05	S-012	600X600mm	OPSD 705.010	S19.1	87.50				85.300	200	PVC SDR-35			
CB06	S-011	600X600mm	OPSD 705.010	S19.1	87.53				84.380	200	PVC SDR-35	2.4	5.30	75-VHV-1
DCB07	S-016	600X600mm	OPSD 705.020	S19.1	87.55				84.850	200	PVC SDR-35			
CB08	S-006	600X600mm	OPSD 705.010	S19.1	87.56				84.400	200	PVC SDR-35			
CB09	S-008	600X600mm	OPSD 705.010	S19.1	87.32				85.120	200	PVC SDR-35			
CB10	S-003	600X600mm	OPSD 705.010	S19.1	87.53				84.570	200	PVC SDR-35			
CB11	S-005	600X600mm	OPSD 705.010	S19.1	86.95				84.630	200	PVC SDR-35			
CB12	S-004	600X600mm	OPSD 705.010	S19.1	87.30			84.690	84.420	200	PVC SDR-35			
CB13	S-010	600X600mm	OPSD 705.010	S19.1	87.49				84.350	200	PVC SDR-35			
CB14	S-002	600X600mm	OPSD 705.010	S19.1	87.49				85.290	200	PVC SDR-35	1.49	3.50	75-VHV-1
DCB15	S-001	600X600mm	OPSD 705.020	S19.1	87.40				84.200	200	PVC SDR-35			
CBMH01	S-017	1200mm DIA.	OPSD 701.010	S28.1	87.66			85.680	85.340	250	PVC SDR-35	1.66	3.70	75-VHV-1
CBMH05	S-012	1200mm DIA.	OPSD 701.010	S28.1	87.62	85.220		84.410	84.300	250	PVC SDR-35	1.66	3.70	75-VHV-1
CBMH06	S-014	1200mm DIA.	OPSD 701.010	S28.1	87.67				84.140	250	PVC SDR-35			
CBMH10	S-016	1200mm DIA.	OPSD 701.010	S28.1	87.71			85.430	84.760	250	PVC SDR-35	1.68	3.70	75-VHV-1
CBMH12	S-008	1200mm DIA.	OPSD 701.010	S28.1	87.49				85.050	250	PVC SDR-35			
CBMH13	S-007	1200mm DIA.	OPSD 701.010	S28.1	87.17				84.810	250	PVC SDR-35			
CBMH14	S-007	1200mm DIA.	OPSD 701.010	S28.1	87.48			84.720	84.330	250	PVC SDR-35			
CBMH15	S-007	1200mm DIA.	OPSD 701.010	S28.1	87.52			84.290	84.260	250	PVC SDR-35			
CBMH16	S-004	1200mm DIA.	OPSD 701.010	S28.1	87.60			84.500	84.510	200	PVC SDR-35			
CBMH17	S-003	1200mm DIA.	OPSD 701.010	S28.1	87.63				84.410	250	PVC SDR-35	1.63	3.70	75-VHV-1
CBMH18	S-010	1200mm DIA.	OPSD 701.010	S28.1	87.56			85.230	84.300	250	PVC SDR-35	1.56	3.60	75-VHV-1
CBMH19	S-002	1200mm DIA.	OPSD 701.010	S28.1	87.58			84.230	84.150	250	PVC SDR-35			
CBMH21	S-001	1200mm DIA.	OPSD 701.010	S28.1	87.50				84.130	200	PVC SDR-35			
CBMH22	S-001	1200mm DIA.	OPSD 701.010	S28.1	87.61				84.010	250	PVC SDR-35			
RYCB01	S-018	600X600mm	OPSD 705.010	S19.1	87.05			85.480	85.260	250	PVC SDR-35			
RYCB02	S-009	600X600mm	OPSD 705.010	S19.1	87.02			85.860	85.800	200	PVC SDR-35			
LCB01	S-009	300mm DIA.	S30	S30	87.45					250	PVC SDR-35			
LCB03	S-009	300mm DIA.	S30	S30	87.10					250	PVC SDR-35			
LCB04	S-018	300mm DIA.	S30	S30	87.39					250	PVC SDR-35			
LCB07	S-018	300mm DIA.	S30	S30	87.12					250	PVC SDR-35			
TCB02	S-009	300mm DIA.	S30	S30	87.16					250	PVC SDR-35			
TCB05	S-018	300mm DIA.	S30	S30	86.98					250	PVC SDR-35			
TCB06	S-018	300mm DIA.	S30	S30	86.98					250	PVC SDR-35			
TCB08	S-018	300mm DIA.	S30	S30	87.09					250	PVC SDR-35			
TCB09	S-018	300mm DIA.	S30	S30	87.06					250	PVC SDR-35			
STMH02	S-016	1200mm DIA.	OPSD 701.010	S28.1	87.67			83.890	83.860	250	PVC SDR-35			
STMH03	S-016	1200mm DIA.	OPSD 701.010	S28.1	87.77			83.800	83.680	375	PVC SDR-35			
STMH04	S-011	1200mm DIA.	OPSD 701.010	S28.1	87.76			84.650	84.450	250	PVC SDR-35			
STMH07	S-011	1200mm DIA.	OPSD 701.010	S28.1	87.69			83.520	83.490	375	PVC SDR-35			
STMH08	S-011	1200mm DIA.	OPSD 701.010	S28.1	87.66			83.460	83.430	375	PVC SDR-35			
STMH09	S-016	1200mm DIA.	OPSD 701.010	S28.1	87.60				83.790	375	PVC SDR-35			
STMH11	S-016	1200mm DIA.	OPSD 701.010	S28.1	87.75			83.710	83.580	375	PVC SDR-35			
STMH20	S-001	1200mm DIA.	OPSD 701.010	S28.1	87.63		83.240	83.240	83.180	375	PVC SDR-35			
STMH23	S-001	1200mm DIA.	OPSD 701.010	S28.1	87.55			83.000	82.870	375	PVC SDR-35			

SAN STRUCTURE TABLE						
STRUCTURE ID	TOP OF GRATE ELEVATION	INVERT			DESCRIPTION	
		INLET	INLET	OUTLET	SIZE	COVER
SAMH02	87.44			82.700	1200mm DIA.	OPSD-701.010 S24
SAMH03	87.60		82.780	82.790	1200mm DIA.	OPSD-701.010 S24
SAMH04	87.62			83.000	1200mm DIA.	OPSD-701.010 S24
SAMH05	87.65			83.070	1200mm DIA.	OPSD-701.010 S24
SAMH06	87.74			83.260	1200mm DIA.	OPSD-701.010 S24
SAMH07	87.64			83.340	1200mm DIA.	OPSD-701.010 S24
SAMH08	87.70			83.490	1200mm DIA.	OPSD-701.010 S24
SAMH9	87.72			83.190	1200mm DIA.	OPSD-701.010 S24
SAMH10	87.64			83.270	1200mm DIA.	OPSD-701.010 S24



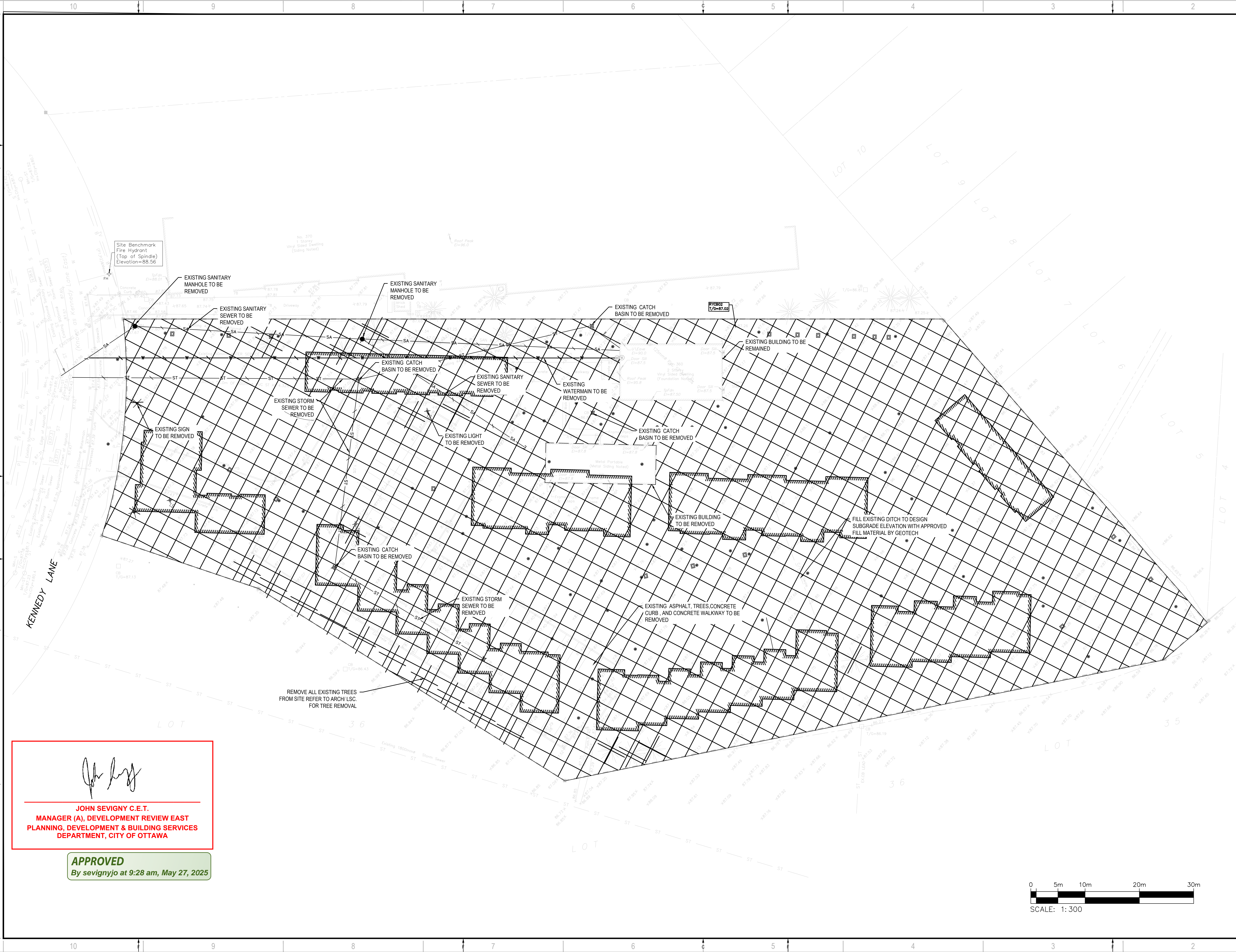
JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By sevignyjo at 9:28 am, May 27, 2025

PIPE CROSSING TABLE									
		Invert	Obvert			Invert	Obvert		
1	200mmØ PVC SAN	81.568	81.768	0.118	Clearance Above	80.429	81.450	EXISTING 900mm Ø CONC STORM	
2	375mmØ PVC STM	82.347	82.722	2.168	Clearance Under	84.890	85.090	EXISTING 203mm Ø W/M	
3	200mmØ PVC SAN	81.631	81.831	1.186	Clearance Under	83.017	83.392	375mmØ PVC STM	
4	200mmØ PVC SAN	81.634	81.834	3.135	Clearance Under	84.969	85.090	100mmØ PVC WM	
5	375mmØ PVC STM	83.026	83.401	1.569	Clearance Under	84.970	85.070	100mmØ PVC WM	
6	200mmØ PVC CB LEAD	84.174	84.374	0.426	Clearance Under	84.800	85.050	250mmØ PVC WM	
7	200mmØ PVC CB LEAD	84.181	84.381	0.409	Clearance Under	84.790	85.040	250mmØ PVC WM	
8	200mmØ PVC SAN	82.754	82.954	0.376	Clearance Under	83.330	83.580	250mmØ PVC STM	
9	250mmØ PVC STM	83.315	83.565	1.375	Clearance Under	84.940	85.190	250mmØ PVC WM	
10	250mmØ PVC STM	83.312	83.562	1.318	Clearance Under	84.880	85.180	300mmØ PVC WM	
11	200mmØ PVC SAN	82.814	83.014	1.869	Clearance Under	84.883	85.180	297mmØ PVC WM	
12	375mmØ PVC STM	83.273	83.648	1.235	Clearance Under	84.883	85.180	297mmØ PVC WM	
13	200mmØ PVC CB LEAD	85.280	85.480	2.228	Clearance Above	82.852	83.052	200mmØ PVC SAN	
14	250mmØ PVC STM	83.162	83.412	1.853	Clearance Under	85.265	85.465	200mmØ PVC CB LEAD	
15	200mmØ PVC SAN	82.935	83.135	1.965	Clearance Under	85.100	85.200	100mmØ PVC WM	
16	375mmØ PVC STM	83.376	83.751	1.379	Clearance Under	85.130	85.230	100mmØ PVC WM	
17	250mmØ PVC WM	84.940	85.190	1.155	Clearance Above	83.535	83.785	250mmØ PVC STM	
18	200mmØ PVC SAN	82.950	83.150	0.372	Clearance Under	83.522	83.772	250mmØ PVC STM	
19	250mmØ PVC WM	84.920	85.170	0.300	Clearance Above	84.420	84.620	200mmØ PVC STM	
20	100mmØ PVC WM	84.092	84.192	0.500	Clearance Under	84.692	84.892	200mmØ PVC CB LEAD	
21	200mmØ PVC SAN	83.057	83.257	1.853	Clearance Under	85.110	85.210	100mmØ PVC WM	
22	375mmØ PVC STM	83.487	83.862	1.278	Clearance Under	85.140	85.240	100mmØ PVC WM	
23	250mmØ PVC WM	84.940	85.190	1.038	Clearance Above	83.652	83.902	250mmØ PVC STM	
24	250mmØ PVC STM	83.638	83.888	0.363	Clearance Above	83.075	83.275	200mmØ PVC SAN	
25	250mmØ PVC WM	84.910	85.160	0.331	Clearance Above	84.379	84.579	200mmØ PVC CB LEAD	
26	250mmØ PVC WM	85.090	85.340	1.420	Clearance Above	83.470	83.670	200mmØ PVC SAN	
27	250mmØ PVC WM	85.110	85.360	0.884	Clearance Above	83.976	84.226	250mmØ PVC STM	
28	100mmØ PVC WM	85.240	85.340	1.173	Clearance Above	83.817	84.067	250mmØ PVC STM	
29	100mmØ PVC WM	85.210	85.310	1.733	Clearance Above	83.277	83.477	200mmØ PVC SAN	
30	200mmØ PVC CB LEAD	84.328	84.528	0.335	Clearance Under	84.863	85.160	297mmØ PVC WM	
31	250mmØ PVC STM	84.120	84.370	0.653	Clearance Under	85.023	85.320	297mmØ PVC WM	
32	250mmØ PVC STM	83.695	83.945	0.395	Clearance Above	83.100	83.300	200mmØ PVC SAN	
33	100mmØ PVC WM	85.170	85.270	1.889	Clearance Above	83.081	83.281	200mmØ PVC SAN	
34	100mmØ PVC WM	85.210	85.310	1.291	Clearance Above	83.544	83.919	375mmØ PVC STM	
35	297mmØ PVC WM	84.953	85.250	0.285	Clearance Above	84.418	84.668	250mmØ PVC STM	
36	200mmØ PVC SAN	83.021	83.221	1.213	Clearance Under	84.434	84.684	250mmØ PVC STM	
37	375mmØ PVC SAN	83.482	83.857	0.584	Clearance Under	84.441	84.691	250mmØ PVC STM	
38	297mmØ PVC WM	84.903	85.200	0.347	Clearance Above	84.356	84.556	200mmØ PVC CB LEAD	
39	100mmØ PVC WM	85.100	85.200	1.925	Clearance Above	82.975	83.175	200mmØ PVC SAN	
40	100mmØ PVC WM	85.150	85.250	1.350	Clearance Above	83.425	83.800	375mmØ PVC STM	
41	297mmØ PVC WM	84.853	85.150	0.331	Clearance Above	84.322	84.522	200mmØ PVC CB LEAD	
42	375mmØ PVC STM	83.251	83.626	0.267	Clearance Above	82.784	82.984	200mmØ PVC SAN	
43	200mmØ PVC SAN	81.581	81.781	3.109	Clearance Under	84.890	85.090	EX. 200mmØ PVC W/M	

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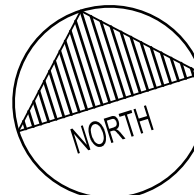
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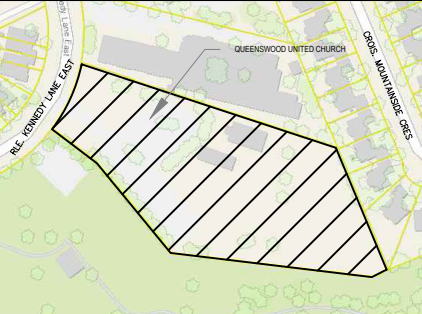
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PROJECT:

QUEENSWOOD COMMONS

KEY PLAN



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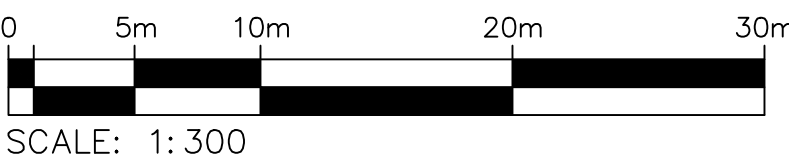
IS	RE	DATE	DESCRIPTION
6		2025-02-28	RE-ISSUED FOR SPA
5		2025-02-10	ISSUED FOR BUILDING PERMIT
4		2024-11-05	RE-ISSUED FOR SPA AND ZBLA
3		2023-02-28	RE-ISSUED FOR SPA AND ZBLA
2		2022-10-14	RE-ISSUED FOR SPA AND ZBLA
1		2021-11-30	ISSUED FOR SPA AND ZBLA

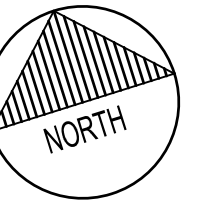
PROJECT NO:	211-12127-00	DATE:	FEBRUARY 2025
ORIGINAL SCALE:	1:300	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTING SCALE.	
DESIGNED BY:	DY		
DRAWN BY:	JT		
CHECKED BY:	DY	25mm	

DISCIPLINE:	CIVIL
TITLE:	REMOVAL PLAN
SHEET NUMBER:	C03
SHEET #:	3 OF 8
ISSUE:	RE-ISSUED FOR SPA
DATE OF:	2025-02-28
REV #:	0

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 9:28 am, May 27, 2025





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5	2025-02-10	ISSUED FOR BUILDING PERMIT
4	2024-11-05	RE-ISSUED FOR SPA AND ZBLA
3	2023-02-28	RE-ISSUED FOR SPA AND ZBLA
2	2022-10-14	RE-ISSUED FOR SPA AND ZBLA
1	2021-11-30	ISSUED FOR SPA AND ZBLA

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CIVIL

GRADING PLAN

SHEET NUMBER:

C04

4 OF 8

SHEET # _____ OF _____

ISSUE: _____

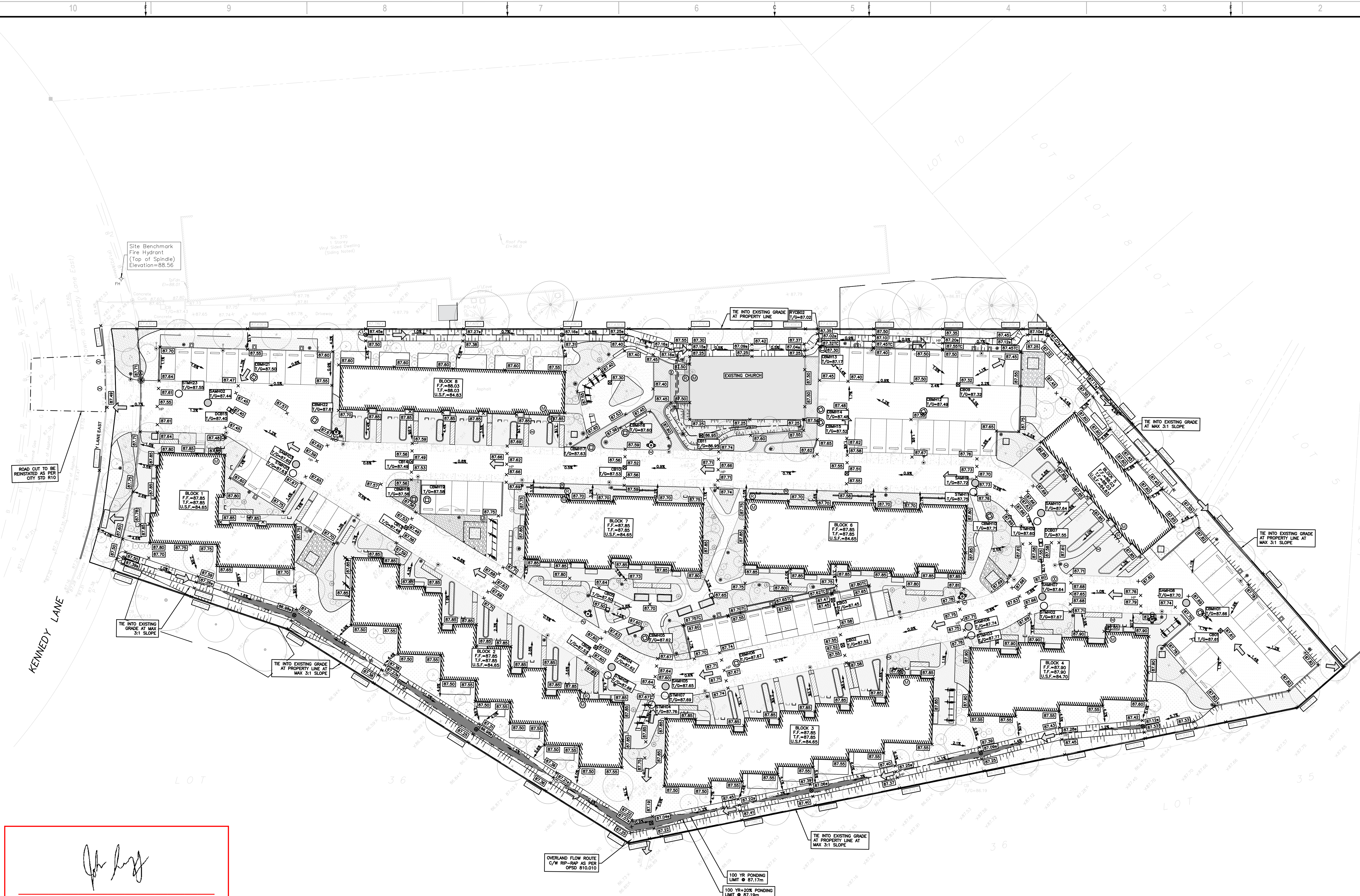
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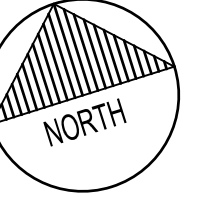
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John Hays

**JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

APPROVED
By sevignyjo at 9:28 am, May 27, 2025




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3	2023-02-28	RE-ISSUED FOR SPA AND ZBLA	
2	2022-10-14	RE-ISSUED FOR SPA AND ZBLA	
1	2021-11-30	ISSUED FOR SPA AND ZBLA	
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	 25mm

TITLE: _____

SERVICING PLAN

Table 1

C05

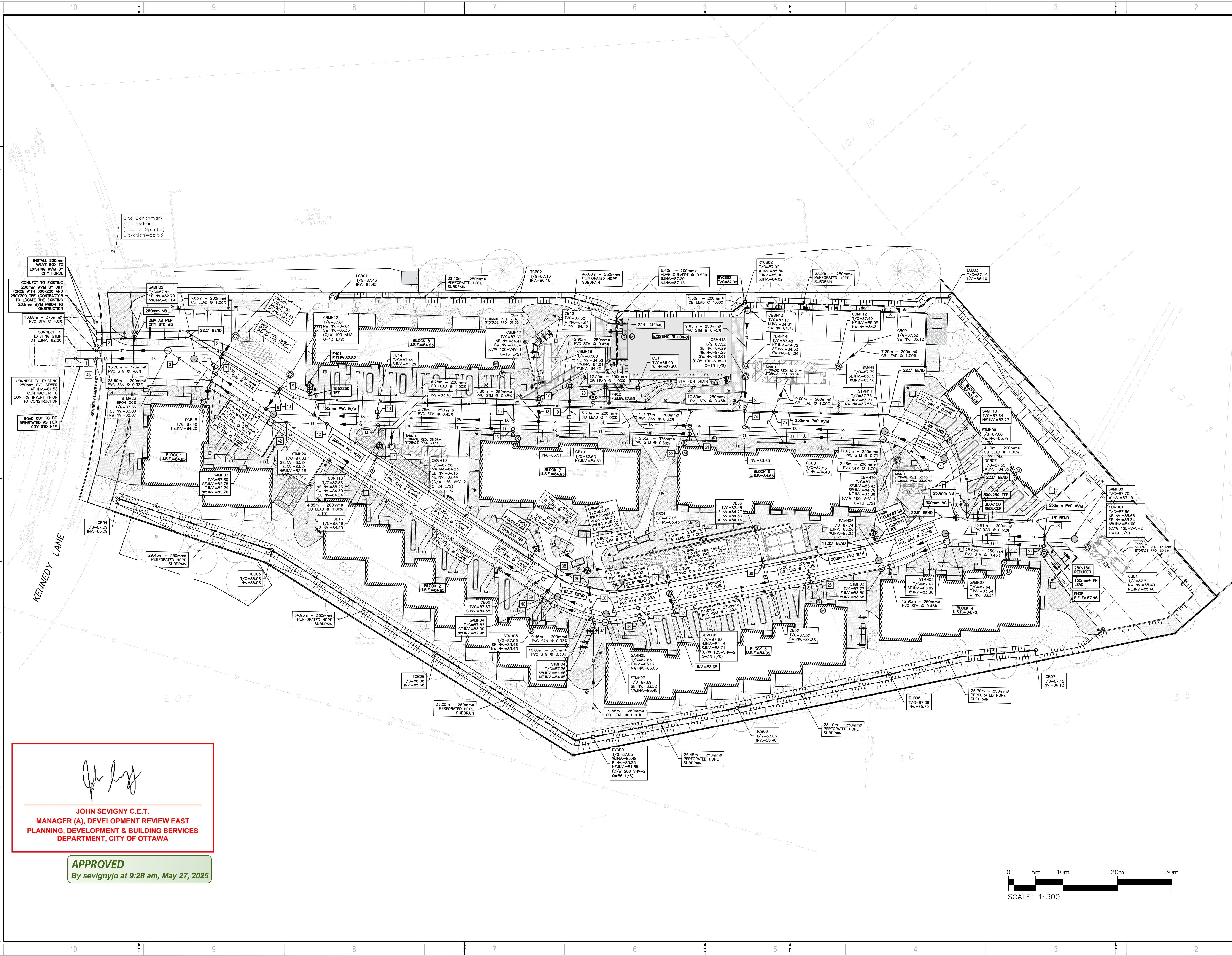
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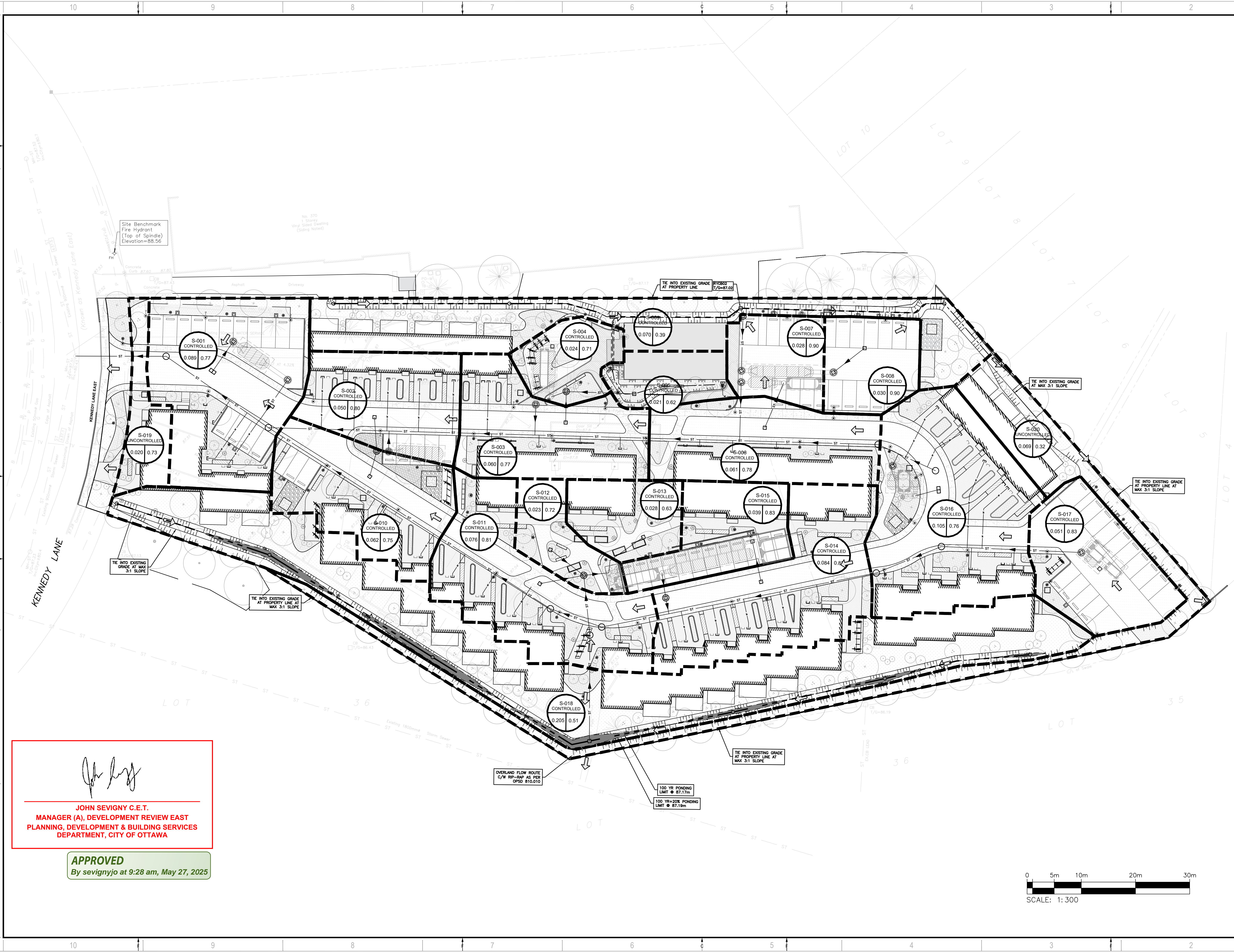
John Hays

**JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

APPROVED
By sevignyjo at 9:28 am, May 27, 2025



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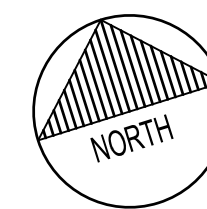
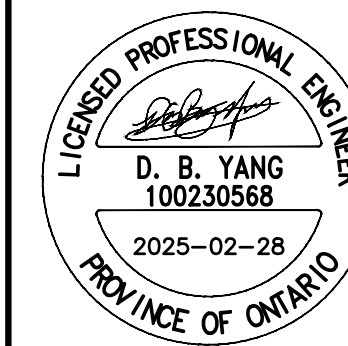
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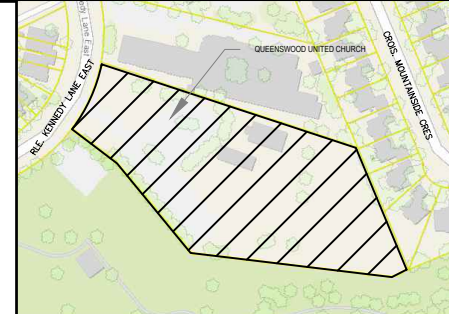
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2		2022-10-14	RE-ISSUED FOR SPA AND ZBLA
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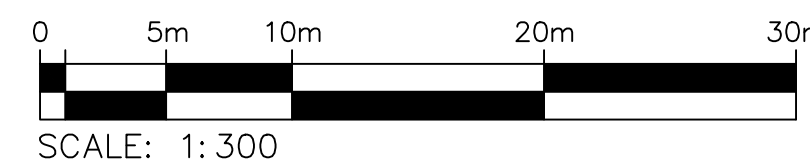
DISCIPLINE:	CIVIL
TITLE:	DRAINAGE AREA PLAN
SHEET NUMBER:	C06
SHEET #:	6 OF 8
ISSUE:	RE-ISSUED FOR SPA
DATE OF:	2025-02-28
REV #:	0

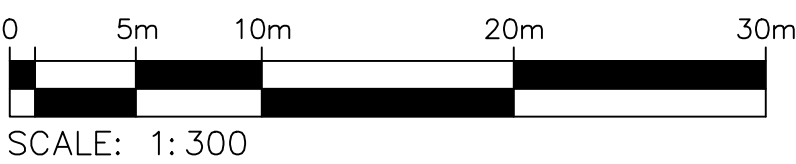
John Seigny

JOHN SEIGNY C.E.T.
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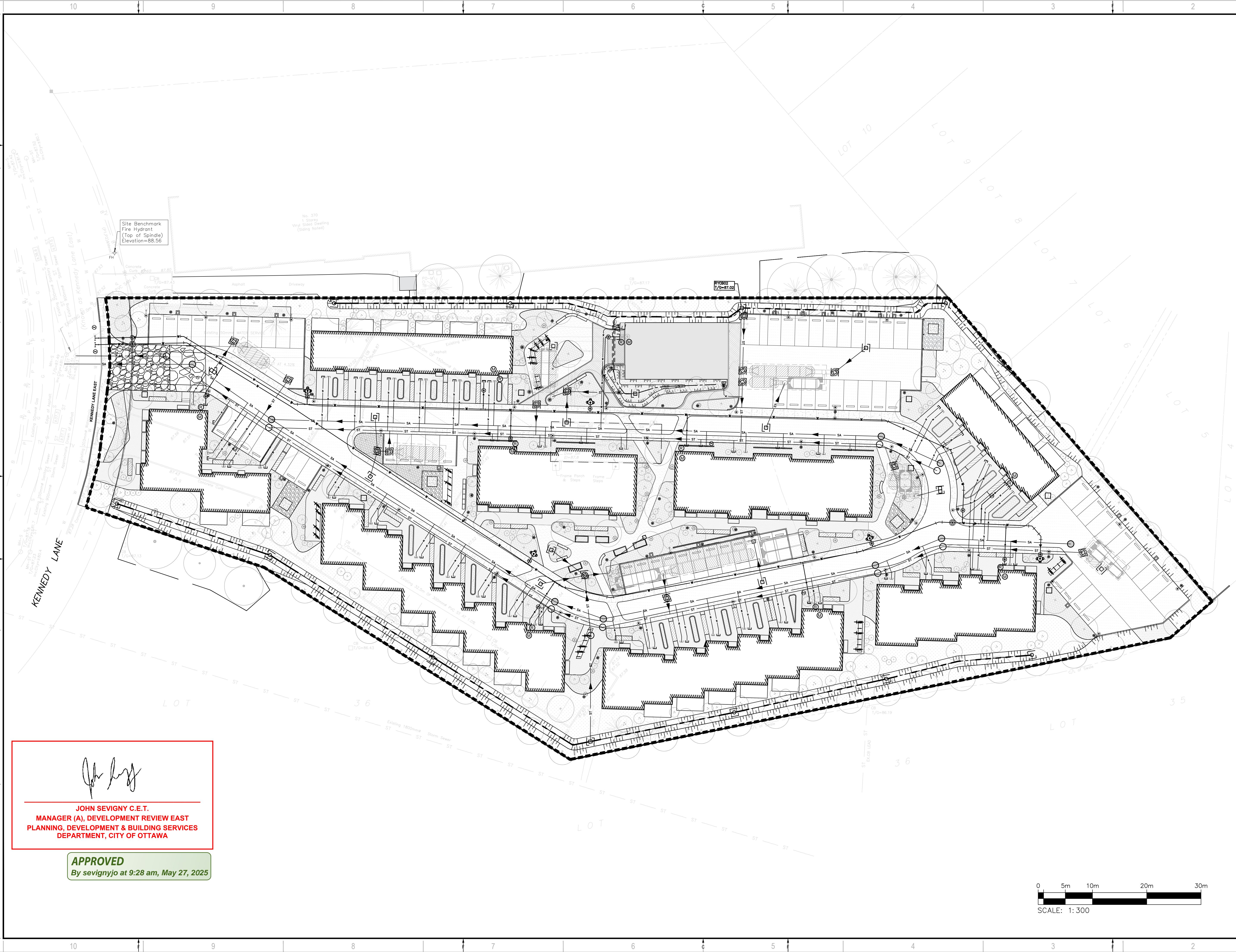
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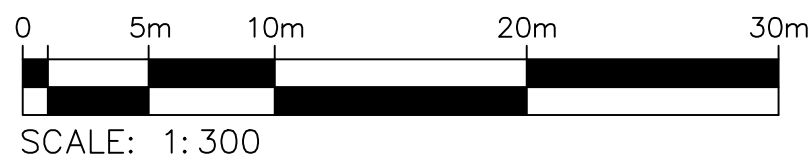


Site Benchmark
Fire Hydrant
(Top of Spindle)
Elevation=88.56

John Seigny

JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
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DEPARTMENT, CITY OF OTTAWA

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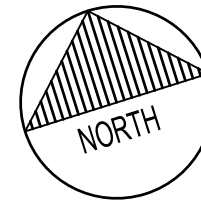
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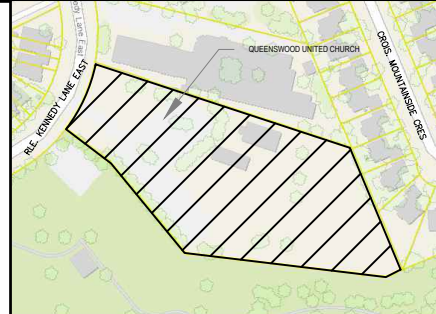
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4		2024-11-05	RE-ISSUED FOR SPA AND ZBLA
3		2023-02-28	RE-ISSUED FOR SPA AND ZBLA
2		2022-10-14	RE-ISSUED FOR SPA AND ZBLA
1		2021-11-30	ISSUED FOR SPA AND ZBLA

PROJECT NO:	211-12127-00	DATE:	FEBRUARY 2025
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DISCIPLINE: CIVIL

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:	C08	REV #	0
ISSUE:	RE-ISSUED FOR SPA	DATE OF:	2025-02-28