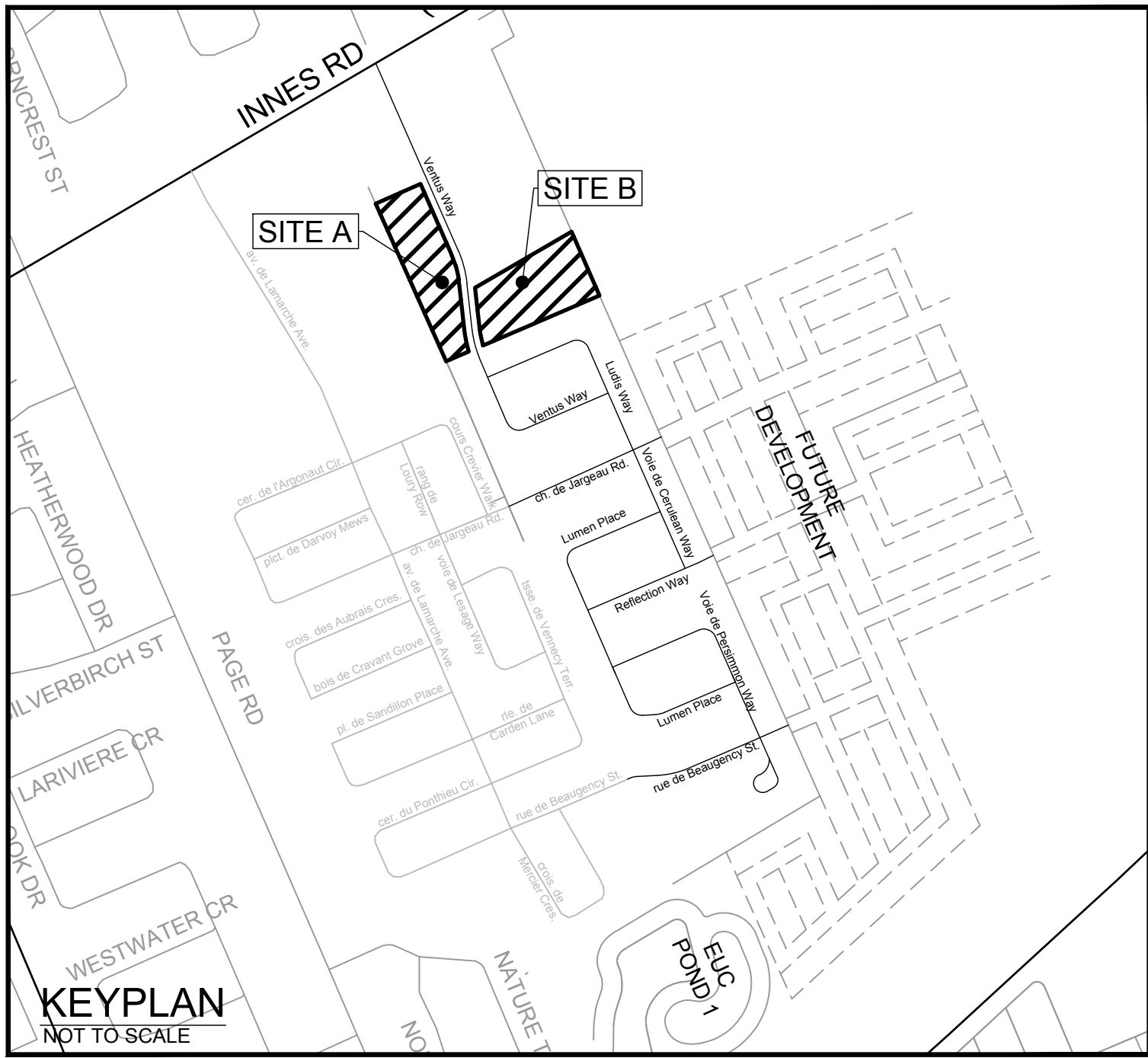


# THE COMMONS - MEDIUM DENSITY

## CITY OF OTTAWA



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PROJECT No. 118224-MD

REVISED PER CITY COMMENTS

MARCH 2025

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- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN AND PAY ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITY THAT MAY EXIST ON SITE OR WITHIN THE STREETLINES MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
6. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
7. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
8. ALL UNDERGROUND SERVICES MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND CODES OF THE MUNICIPALITY.
9. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. WHEREVER PIPES ARE PASSING THROUGH UNCOMPACTED FILL AREA, THE BEDDING TRENCH SHALL BE EXCAVATED TO THE UNDISTURBED GROUND LEVEL AND BACKFILLED WITH GRANULAR "A" COMPACTED TO 100% STANDARD PROCTOR DENSITY.
11. THE OWNER SHALL BE RESPONSIBLE TO SUPPLY A CIVIL ENGINEERING FIRM FOR FULL TIME INSPECTION FOR ALL WORKS UNDERTAKEN WITHIN THE CITY ROAD ALLOWANCE. THE CIVIL ENGINEERING FIRM SHALL BE RESPONSIBLE FOR SUPPLYING WITHIN 48 HOURS OF REINSTATEMENT, A WRITTEN REPORT DETAILING THE WORKS WITHIN THE CITY'S ROAD ALLOWANCE. THIS REPORT SHALL CONFIRM THAT THE REINSTATEMENT HAS BEEN IN ACCORDANCE WITH THE CITY STANDARDS, SPECIFICATIONS AND BY-LAWS. FAILURE TO COMPLY SHALL MEAN SEIZURE OF SECURITIES TO COVER COSTS INCURRED BY THE CITY TO INVESTIGATE AND WHERE REQUIRED UNDERTAKE REINSTATEMENT TO THE SATISFACTION OF THE MUNICIPALITY.
12. BEFORE COMMENCING CONSTRUCTION PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE INCLUDING BLASTING (ONLY IF REQUIRED), INSURANCE POLICY TO NAME THE OWNER, ENGINEER AND ARCHITECT AS CO-INSURED. AMOUNT OF INSURANCE TO BE SPECIFIED BY OWNERS AGENT.
13. CONNECTION TO EXISTING SYSTEMS AS DETAILED, INCLUDING ALL RESTORATION WORK NECESSARY TO REINSTATE SURFACES TO THE CONDITION THAT EXISTED PRIOR TO CONSTRUCTION OR BETTER.
14. STANDARD ROAD CUT SHALL CONFORM TO CITY OF OTTAWA STANDARD DETAIL R25.
15. ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH OPS3-310.
16. BOULEVARDS SHALL BE REINSTATED WITH 100mm OF TOPSOIL AND SODDED.
17. INVESTIGATION REPORT FOR SUBSURFACE INFORMATION PREPARED BY THE GEOTECHNICAL CONSULTANT. INTERPRETATION OF INFORMATION IS THE RESPONSIBILITY OF THE CONTRACTOR. NO RECYCLED GEOTECHNICAL MATERIAL SHALL BE PERMITTED FOR USE ONSITE.
18. REMOVE AND STOCKPILE ONSITE IN A SUITABLE LOCATION ALL TOPSOIL.
19. TOPSOIL IN FILL AREA TO BE STRIPPED AND CLEAN FILL TO BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
20. REFER TO ARCHITECT'S DRAWING FOR BUILDING DIMENSIONS AND LAYOUT INFORMATION. IT SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
21. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
22. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS.
23. THICKNESS OF GRANULAR MATERIAL AND ASPHALT LAYERS SHALL BE IN ACCORDANCE WITH CITY STANDARD ROAD CROSS SECTION.
24. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL MEASUREMENTS UTILIZE METRIC UNITS.
25. ALL DESIGNATED TREES WITHIN SITE LIMITS TO BE MAINTAINED. REFER TO LANDSCAPE ARCHITECT AND TREE PRESERVATION DRAWINGS.
26. TEMPORARY SEDIMENT CONTROL (FILTER CLOTH UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND CATCHBASIN MANHOLES.
27. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INDICATE PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANTS LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

1. MEDIUM DUTY ASPHALT PAVEMENT FOR PARKING AREAS SHALL CONSIST OF 300mm SUB-BASE TYPE 2 MATERIAL, 150mm BASE COURSE OPSS GRANULAR 'A' CRUSHED STONE, 50mm WEAR COURSE ASPHALT.
2. PROVIDE PARKING AND LINE PAINTING WHERE APPLICABLE.
3. DEPRESSED CURB AND BARRIER CURB TO BE IN ACCORDANCE WITH CITY STANDARD SC1.2.
4. SIDEWALKS TO BE MAINTAINED TO CITY STANDARDS.

1. CONTACT MUNICIPALITY FOR ROUGH GRADING INSPECTION PRIOR TO PLACEMENT OF TOPSOIL OR TOPSOIL AND SOD.
2. THE OWNER SHALL CONTACT THE CITY ENGINEER FOR INSPECTION OF THE ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT OR TOPSOIL AND SOD.
3. FINISH LOT GRADING WILL NOT ADVERSELY AFFECT DRAINAGE PATTERNS OF ADJACENT LANDS.
4. ALL GRADES TO BE WITHIN 33% MAX. (3:1) SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
5. MATCH EXISTING ELEVATIONS AT ALL PROPERTY LINES. ENSURE POSITIVE DRAINAGE WHETHER INDICATED OR NOT.
6. WHERE EXISTING GRADE IS FOUND TO BE MORE THAN 300mm BELOW THE PROPOSED GRADES INDICATED ON THIS GRADING PLAN, CONTACT ENGINEER IMMEDIATELY.
7. SWALES LESS THAN 1.5% SHALL HAVE A 250mm SUBDRAIN AS PER CITY OF OTTAWA STANDARD S29, S30 AND S31.

1. CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. WATERMAIN TO BE PVC DR 18. EXCAVATION, INSTALLATION, BACKFILL, AND RESTORATION OF ALL WATERMANS BY CONTRACTOR. CONFORMANCE TO EXISTING WATERMAIN BY CITY OF OTTAWA. NO WORK TO COMMENCE UNLESS A MUNICIPAL WATER WORKS INSPECTOR IS ON SITE.
2. WATERMAIN MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.25m OVER AND 0.50m UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER OTTAWA STANDARD DETAIL W 25 AND W25.2
3. WATERMANS AND/OR WATER SERVICE ARE TO HAVE A MINIMUM COVER OF 2.4m WITH A MINIMUM HORIZONTAL SPACING OF 2.0m FROM THEMSELVES AND OTHER UTILITIES, AS PER THE GREATER OF CITY OF OTTAWA STANDARD DETAIL W38, R20 AND PIBS 7064E.
4. CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS CITY OF OTTAWA STANDARD DETAILS W39, 40, 41, 42.
5. PROVIDE THERMAL INSULATION FOR WATERMAIN AT OPEN STRUCTURES PER CITY OF OTTAWA STANDARD DETAIL W23.
6. WATERMANS TO BE INSTALLED TO GRADE AS SHOWN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK WHERE REQUESTED BY THE INSPECTOR.
7. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
8. WATERMAIN TRENCHING AND BEDDING TO CONFORM TO CITY OF OTTAWA STANDARD DETAIL W17.
9. VALVES AND VALVE BOXES TO CONFORM WITH CITY OF OTTAWA STANDARD DETAIL W24.
10. FIRE HYDRANT C/W GATE VALVE AND BOX SHALL CONFORM TO CITY OF OTTAWA STANDARD DETAIL W19.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OTTAWA STANDARD DETAIL W25.3 AND W25.4.
12. ALL WATERMAIN SERVICE INSTALLATIONS AT SEWER CROSSINGS PER CITY OF OTTAWA STANDARD DETAIL W38.

1. INSTALL CLAY SEALS AS PER MODIFIED S8 ON DRAWING 118224-MD-D1.
2. CLAY SEALS SHOULD BE AT LEAST 1.5m LONG AND SHALL EXTEND FROM TRENCH WALL TO TRENCH WALL. SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING AND COVER MATERIAL.
3. CLAY SEALS SHALL CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS SPMD.
4. REFER TO PROFILE DRAWINGS FOR LOCATION OF SEEPAGE BARRIERS.

1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY. MAXIMUM OF TWO 22.5° HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.
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. SERVICE SIZES IN CONFORMANCE WITH S11.
4. SEE S6 FOR PIPE FOUNDATION, EMBEDMENT AND FINAL BACKFILL REQUIREMENTS.
5. MULTIPLE TAPS WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGERED AND MINIMUM 600' APART.
6. ELEVATION OF SERVICES VARIABLE DEPENDING ON GRADIENT AND/OR DEPTH OF COVER.
7. ALL DIMENSIONS ARE IN MILLIMETERS.
8. GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
9. TRANSFORMER PEDESTALS AND FIRE HYDRANTS (WHERE APPLICABLE) TO BE INSTALLED AT END OF TOWNHOUSE BLOCKS.
10. REFER TO R.O.W. CROSS SECTIONS FOR UTILITY LOCATIONS.
11. SEE W27 FOR ADDITIONAL WATER SERVICING SCENARIOS.

40mm HL-3 or SUPERPAVE 12.5  
50mm HL-8 or SUPERPAVE 19.0  
150mm GRANULAR "A" CRUSHED STONE  
400mm GRANULAR "B" TYPE II

50mm HL-3 or SUPERPAVE 12.5  
150mm GRANULAR "A" CRUSHED STONE  
300mm GRANULAR "B" TYPE II

TOPOGRAPHIC INFORMATION PROVIDED BY:  
NOVATECH - VARIOUS TOPO SURVEYS COMPLETED IN 2020  
CITY OF OTTAWA 1-1000 MAPPING DATA (SHEET No. 382035C; 382034A; 382035D; 382034B; 382034D; 382034C)

DRAFT M-PLAN PROVIDED BY: J.D. BARNES  
REFERENCE No.: 23-10-047-00 (THE COMMONS PH-2)  
DATED: NOVEMBER 29, 2023

1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
2. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS AND DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL, SUCH AS BUT NOT LIMITED TO: INSTALLING INLET PROTECTION MEASURES ACROSS MH & CBS, AND INSTALLING AND MAINTAINING LIFT DUTY SILT FENCE BARRIERS AND STRAW BALE CHECK DAMS AS REQUIRED.
3. CONDITIONS OF THE SILT FENCE AND STRAW BALE DAMS TO BE INSPECTED REGULARLY AND REPLACED OR REPAIRED AS INSTRUCTED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ENSURE THAT ROAD ARE KEPT CLEAN AT ALL TIMES USING SUCH PRACTICES AS WASHING DOWN TRUCK TIRES, ROAD SWEEPING AND FLUSHING ETC.
5. THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATION WILL HAVE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS.
6. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LOADS FROM ENTERING ANY SEWER OR WATERCOURSE WITHIN DOWNSTREAM OF THE WORKING AREA.  
  
SPECIFIC MEASURES SHALL BE INSTALLED AT THE SPECIFIED LOCATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF OPSB 806 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. ALL SEWER MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS.
2. ALL CATCHBASIN MANHOLES AND MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 701.01, 701.011 AND 701.012
3. ALL DOUBLE CATCHBASIN MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 705.02.
4. ALL CATCHBASINS SHALL BE PRECAST AND CONFORM TO OPSD 705.01.
5. ALL CATCHBASIN MANHOLES AND CATCHBASINS TO HAVE A MINIMUM 0.6m SUMP AND TOP AS PER CITY UNLESS NOTED OTHERWISE. STORM MANHOLES TO HAVE A SUMP OF 300mm FOR 825mm AND SMALLER AND BENCHING FOR PIPES 900mm AND GREATER.
6. THE CATCHBASIN FRAME AND GRATE SHALL CONFORM TO CITY OF OTTAWA STANDARDS.
7. ALL CATCHBASINS CONSTRUCTED IN FILL AREAS TO BE SUPPORTED ON 14 MPa CONCRETE TO SOLID GROUND.
8. REARYARD CATCHBASINS SHALL BE IN ACCORDANCE WITH MUNICIPALITY STANDARD DETAILS.
9. ALL ROAD CATCHBASINS SHALL INCLUDE 6.0m OF 150mmØ PERFORATED SUBDRAIN C/W FILTER CLOTH.
10. STORM SEWER SHALL BE CONCRETE 650 WITH TYPE "B" BEDDING OR PVC PIPE SDR 35 THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED, AS PER OPSD.
11. ALL PROPOSED FOUNDATION DRAINS SHALL BE CONNECTED TO STORM SEWER IF AVAILABLE, OR PUMPED TO SURFACE IF STORM SEWER NOT AVAILABLE.
12. MANHOLE BENCHING SHALL FOLLOW MUNICIPALITY STANDARD DETAIL.
13. SEWER TRENCHING AND BEDDING SHALL BE AS PER CLASS "B" BEDDING CITY OF OTTAWA STANDARD DRAWING S13, UNLESS NOTED OTHERWISE.

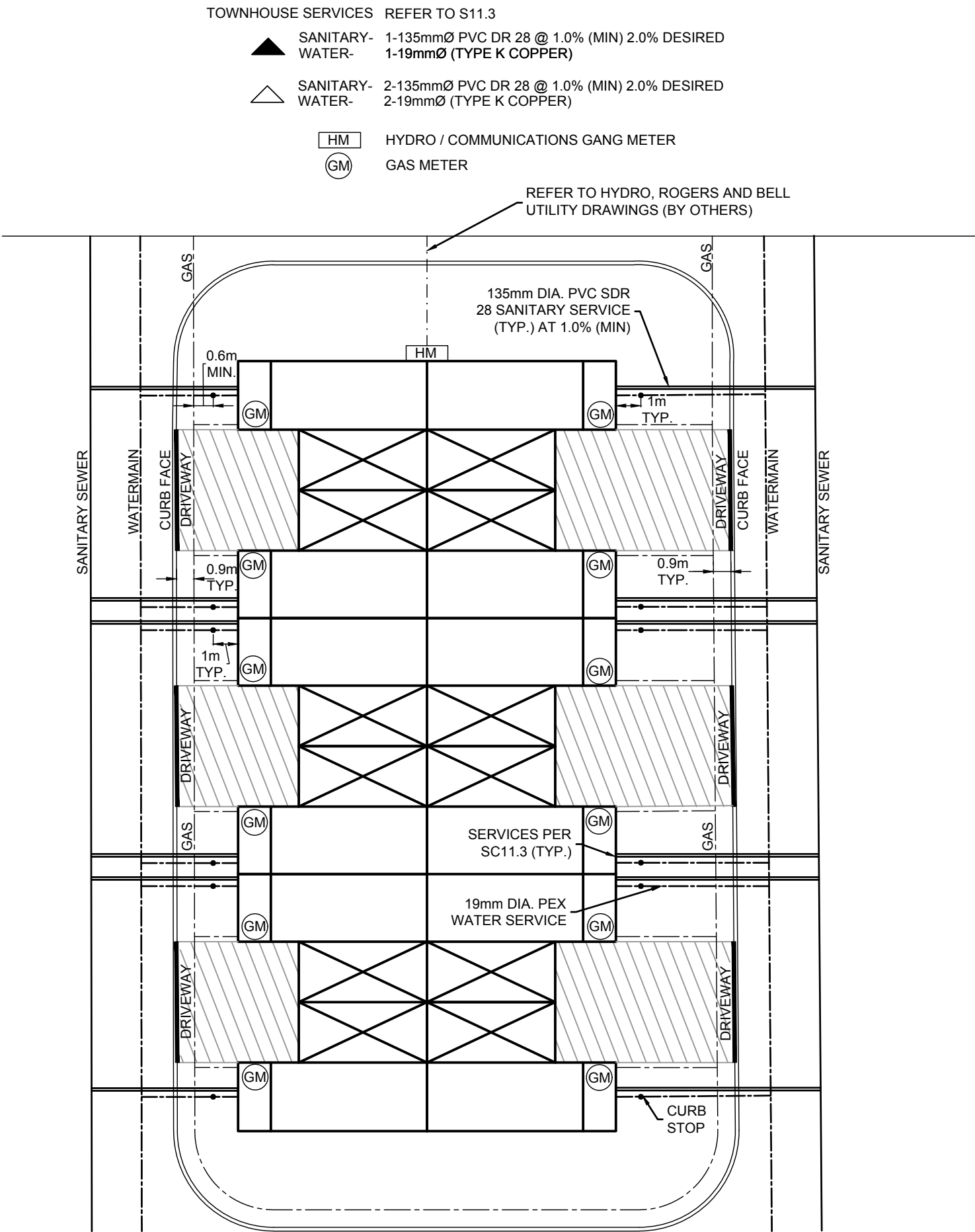
A. BEDDING SHALL BE MINIMUM 150mm OF GRANULAR 'A' FOR EARTH AND 300mm OF GRANULAR 'A' FOR ROCK AS PER CITY OF OTTAWA DETAIL S7, COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.

B. SUB-BEDDING, IF REQUIRED, SHALL CONSIST OF 300mm OF COMPACTED GRANULAR 'B', TYPE 11.

C. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR 'A' OR GRANULAR 'B' TYPE 1.

D. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRE BELOW FINISHED GRADE) SHALL MATCH ADJACENT SOIL CONDITIONS

14. SANITARY SEWERS AND CONNECTIONS 150mmID AND SMALLER TO BE PVC SDR 28.
15. SANITARY SEWERS AND CONNECTIONS 200mmID AND LARGER TO BE PVC SDR 35 WITH TYPE "B" BEDDING THROUGHOUT EXCEPT AT RISERS, UNLESS OTHERWISE NOTED.
16. ALL MANHOLES SHALL BE PRECAST AND CONFORM TO OPSD 701.01. FRAME AND COVER TO CONFORM TO CITY OF OTTAWA STANDARD DETAILS S24, S24.1 AND S25.
17. 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.
18. ALL STORM AND SANITARY SERVICES ARE TO BE THE SIZES INDICATED AND THE MATERIAL SHALL BE PVC DR-28 @ 1.0% MINIMUM.
19. PROVIDE T.V. INSPECTION REPORT FOR STORM AND SANITARY SEWERS.
20. INSULATE ALL STORM CITY SANITARY SEWERS THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION ASPER CITY STANDARD DETAIL. S36 INSULATION FOR SHALLOW SEWERS.
21. SUPPLY AND INSTALLATION OF ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO PROPERTY LINE. PROVIDE TEMPORARY CAPS, AS DIRECTED BY ENGINEER.
22. REFER TO DRAWING 118224-GP-ND FOR CATCH BASIN AND MANHOLE STRUCTURE INFORMATION.
23. CONSTRUCT ALL SEWERS AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.



TYPICAL SERVICE CONNECTION  
BACK TO BACK TOWNHOUSE (SLAB ON GRADE)  
N.T.S

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

2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 01/24	MS
No.	REVISION	DATE	BY

DESIGN	BR
CHECKED	BHB
DRAWN	BR
CHECKED	BHB
APPROVED	BHB

**FOR REVIEW ONLY**



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LOCATION  
CITY OF OTTAWA  
THE COMMONS - MEDIUM DENSITY

## NOTES AND DETAILS

PROJECT No.	118224-MD
REV	REV # 2
DRAWING No.	118224-MD-ND



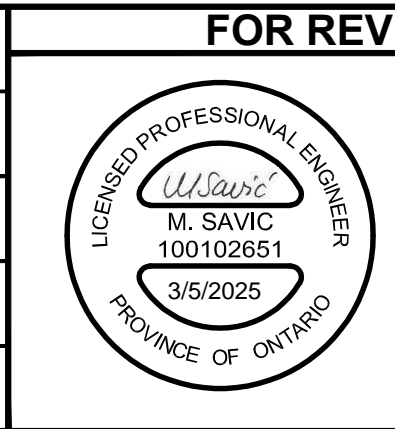
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NOTE:  
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No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 01/24	BHB

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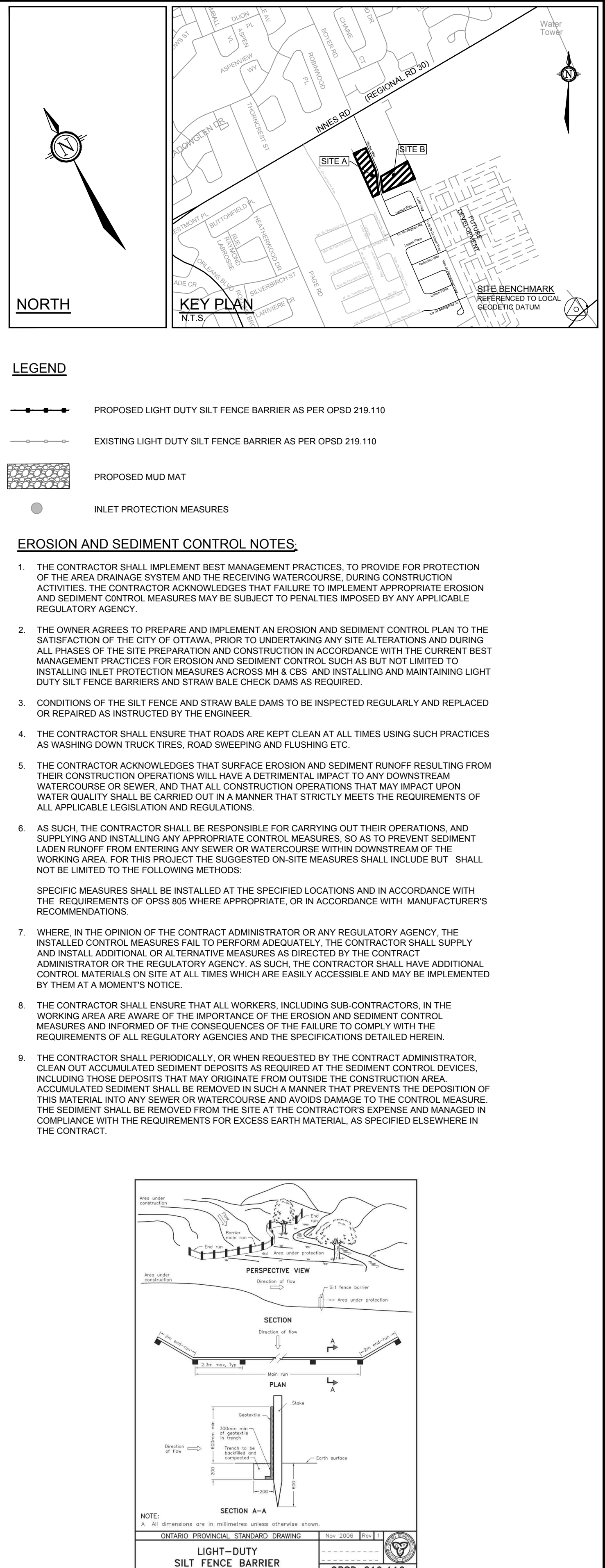
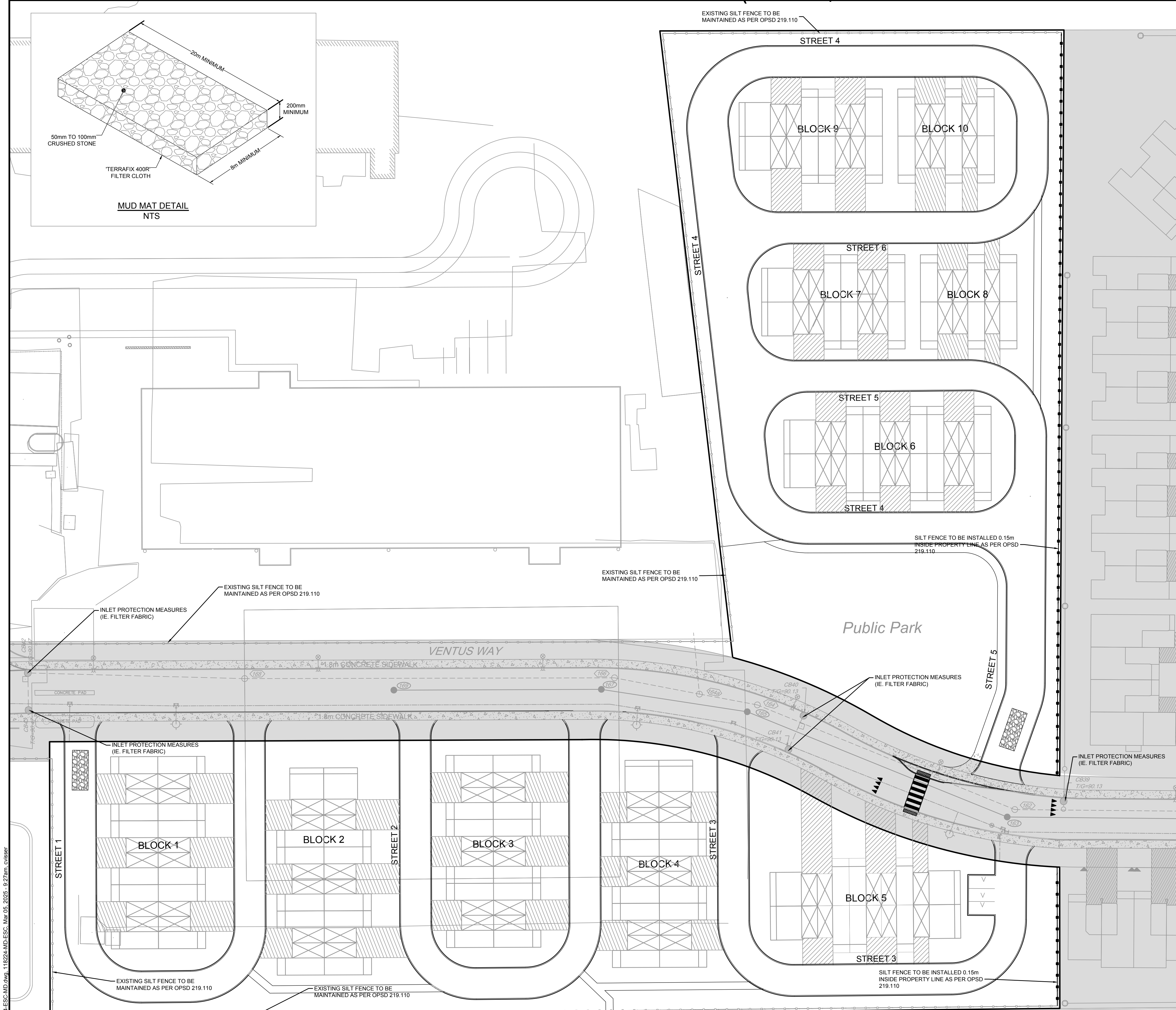
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DRAWN CV
CHECKED MS
APPROVED BHB



LOCATION
CITY OF OTTAWA THE COMMONS - PHASE 4

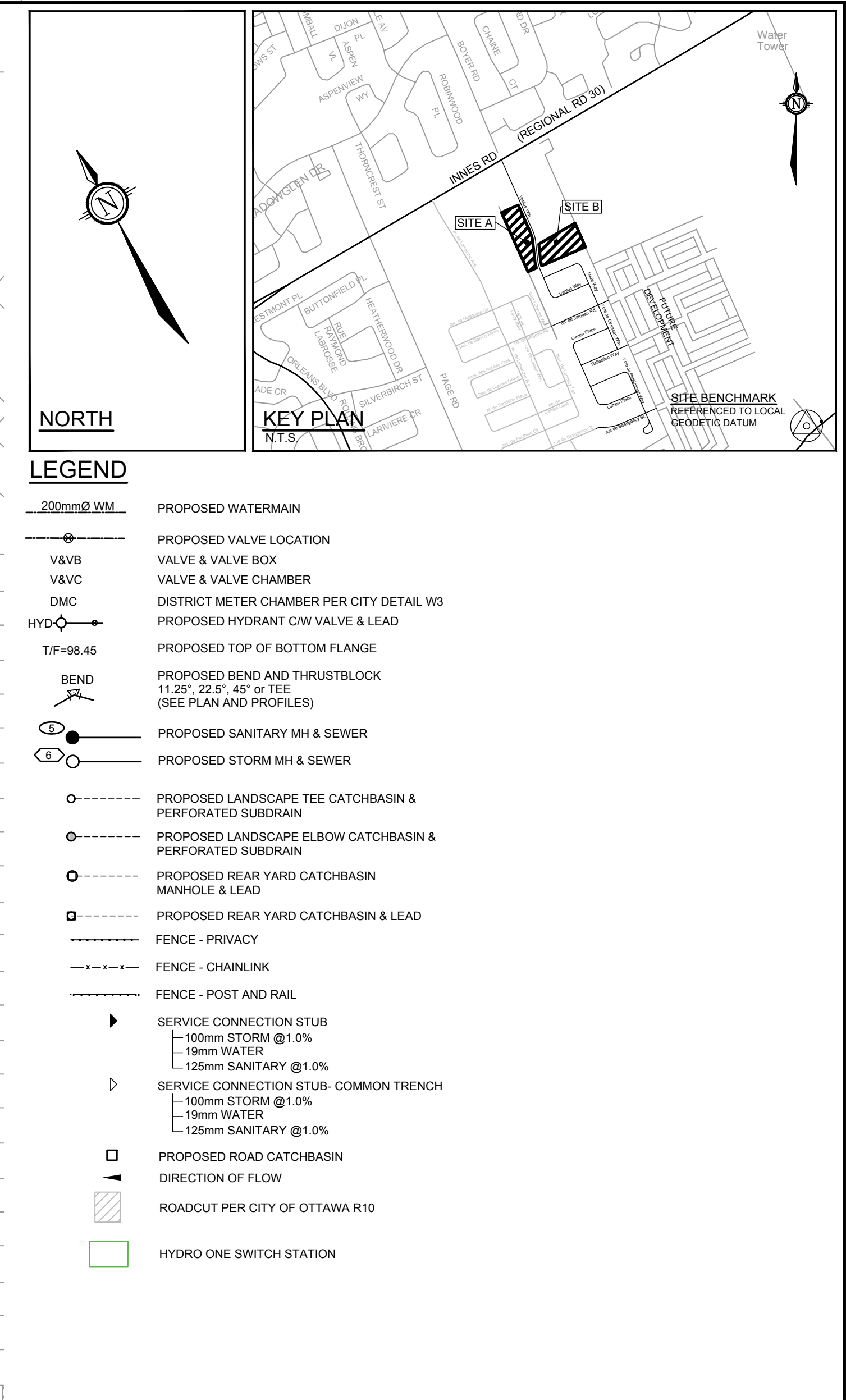
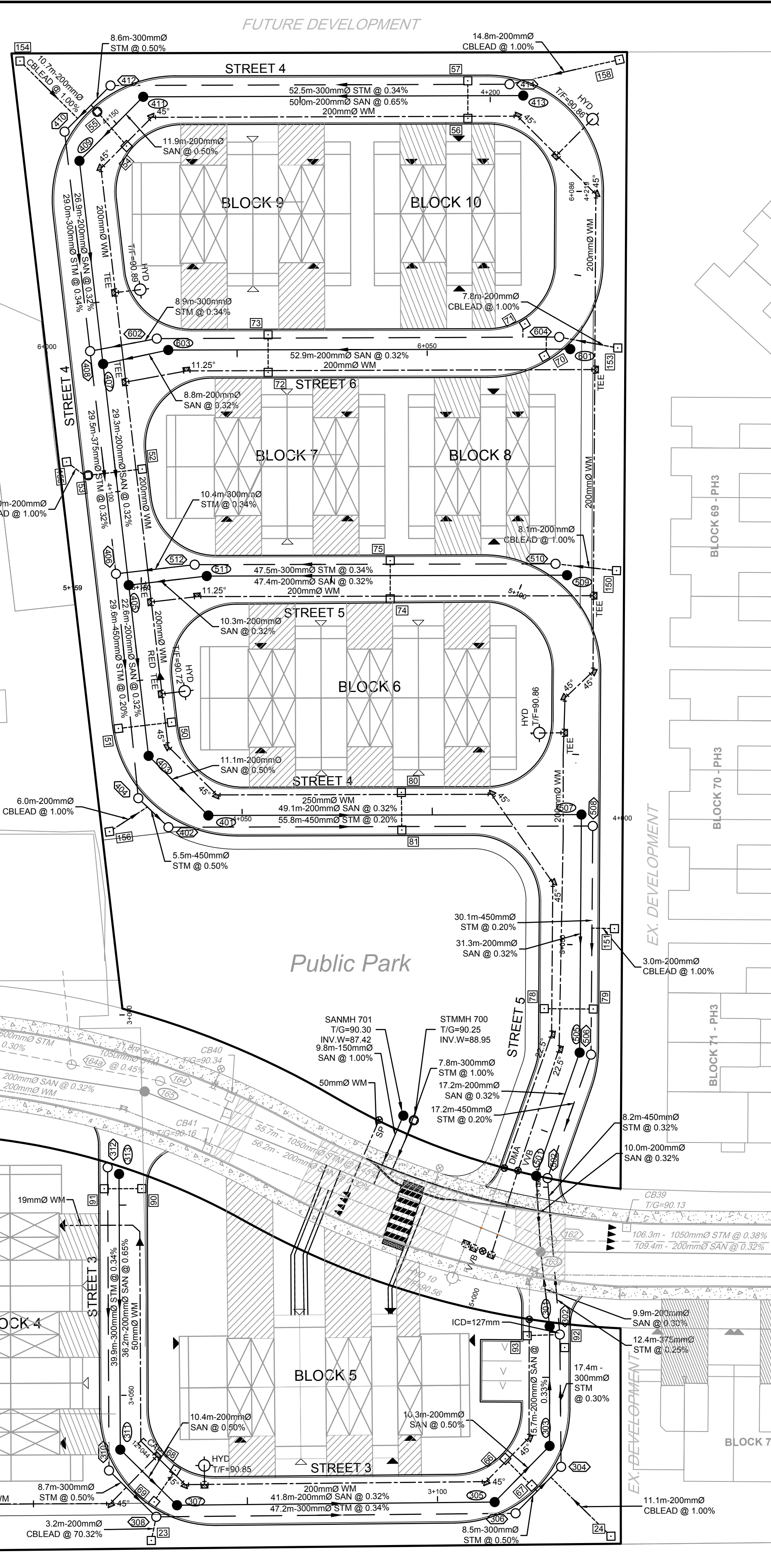
DRAWING NAME
EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.
118224-MD
REV
REV # 2
DRAWING No.
118224-MD-ESC





SAN MANHOLE TABLE					SAN MANHOLE TABLE					STM MANHOLE TABLE					STM MANHOLE TABLE				
MANHOLE ID	STATION	T/G ELEV	INVERT		MANHOLE ID	STATION	T/G ELEV	INVERT		MANHOLE ID	STATION	T/G ELEV	INVERT		MANHOLE ID	STATION	T/G ELEV	INVERT	
101	1+139.12	90.88	SW=88.14 SE=88.09		401	4+054.22	90.76	N=87.96 SE=87.93		100	1+140.54	90.89	SE=89.10 NW=89.14 SW=88.55 NE=88.48		402	4+057.61	90.74	N=87.17 SE=87.13	
103	1+100.66	90.98	W=88.31 NE=88.26		403	4+065.08	90.59	NE=88.05 S=88.02		102	1+100.62	91.02	NE=88.69 W=88.73		404	4+061.61	90.66	NE=87.28 S=87.20	
105	1+090.47	91.10	NW=88.40 E=88.35		405	4+087.62	90.86	NE=88.12 SW=88.12 SE=88.17		104	1+090.55	91.12	E=88.78 NW=88.83		406	4+089.29	90.79	NE=87.40 SW=87.34 SE=87.48	
107	1+071.47	91.09	N=88.51 SE=88.46		407	6+007.37	90.80	NE=88.21 SW=88.21 SE=88.26		106	1+071.47	91.11	SE=88.90 N=88.95		408	4+118.75	90.80	NE=87.57 SW=87.50 SE=87.57	
109	1+062.15	91.03	NE=88.60 S=88.55		409	4+143.42	90.63	E=88.35 SW=88.30		108	1+062.12	91.05	S=89.00 NE=89.05		410	4+145.66	90.63	E=87.72 SW=87.72	
111	1+021.59	90.77	SW=88.86		411	4+154.66	90.66	SE=88.46 W=88.41		110	1+020.74	90.78	SW=89.19		412	4+151.98	90.67	SE=87.81 W=87.76	
201	2+023	91.02	NW=87.99 NE=87.94 S=87.99		413	4+203.95	90.73	NW=88.78		202	2+139.78	90.63	SW=88.33 E=88.25		414	4+202.09	90.68	NW=87.99 SE=88.40	
203	2+025.20	91.02	SW=88.06 N=88.01		501	5+019.05	90.24	E=87.53 SW=87.50		204	2+101.49	90.86	W=88.51 NE=88.46		502	5+019.28	90.20	E=86.88 SW=86.88	
205	2+062.96	91.04	NE=88.19		505	5+035.87	90.41	NE=87.62 W=87.59		206	2+090.45	91.02	NW=88.62 E=88.57		506	5+035.73	90.36	NE=87.51 W=86.91	
207	2+140.68	90.65	SW=87.85 E=87.80		507	5+067.12	90.76	NW=87.77 SW=87.72		208	2+071.09	91.08	N=88.74 SE=88.69		508	4+003.90	90.70	NW=87.02 SW=86.97	
209	2+098.20	90.90	NE=87.99		509	5+096.31	90.72	NW=88.38		210	2+061.63	90.99	NE=88.84 S=88.79		510	5+097.83	90.71	NW=87.71 S=88.51	
301	3+131.70	90.44	SW=87.54 NE=87.49		511	5+141.39	90.69	SE=88.23 NW=88.20		212	2+020.58	90.92	SW=88.98		512	5+142.98	90.72	SE=87.55 NW=87.52	
303	3+116.44	90.57	W=87.64 NE=87.59		601	6+067.02	90.66	NW=88.49		302	3+130.62	90.46	SE=86.41 NE=86.36 NW=86.65		602	6+014.44	90.68	SE=87.63 NW=87.60	
305	3+107.04	90.52	NW=87.74 E=87.69		603	6+015.94	90.70	SE=88.32 NW=88.29		304	3+114.96	90.55	W=86.51 NE=86.46		604	6+067.06	90.55	NW=87.81 S=89.07	
307	3+066.19	90.63	N=87.92 SE=87.87							306	3+108.50	90.56	NW=86.60 E=86.55						
311	3+056.68	90.68	NE=88.02 S=87.97							308	3+064.72	90.70	N=86.81 SE=86.76 W=86.86						
313	3+020.91	90.48	SW=88.26							310	3+058.14	90.75	NE=86.90 S=86.85						
										312	3+020.02	90.40	SW=87.04						



CATCHBASIN TABLE				
CB No.	STATION	T/G ELEVATION	INVERT	ICD DIA.
20	2+021.76	90.71	88.05	83mm
21	1+066.74	89.90	88.72	83mm
23	2+100.25	90.37	88.79	83mm
24	3+112.80	88.85	87.65	83mm
58	1+111.06	90.82	89.12	100mm IPEX LMF
59	1+111.06	90.82	89.06	100mm IPEX LMF
60	1+051.30	90.91	89.09	75mm IPEX LMF
61	1+051.30	90.95	89.15	85mm IPEX LMF
62	2+109.61	90.76	89.01	95mm IPEX LMF
63	2+109.61	90.76	88.95	95mm IPEX LMF
64	2+050.65	90.84	88.81	95mm IPEX LMF
65	2+050.65	90.84	89.05	95mm IPEX LMF
66	3+111.55	90.40	88.70	70mm IPEX LMF
67	3+111.55	90.44	88.64	70mm IPEX LMF
68	3+063.74	90.64	88.82	95mm IPEX LMF
69	3+063.70	90.64	88.76	95mm IPEX LMF
82	4+065.06	90.83	88.84	83mm
83	1+023.25	90.82	88.90	83mm
84	1+140.53	90.82	88.86	83mm
85	1+140.54	90.86	88.86	83mm
86	2+021.57	90.88	88.96	83mm
87	2+021.50	90.96	88.96	83mm
88	2+138.08	90.66	88.73	83mm
89	2+138.08	90.73	88.67	83mm
90	3+022.85	90.48	88.42	83mm
91	3+022.84	90.48	88.36	83mm
92	3+128.91	90.55	88.97	83mm
93	3+130.47	90.44	88.41	83mm

CATCHBASIN TABLE				
CB No.	STATION	T/G ELEVATION	INVERT	ICD DIA.
50	4+069.06	90.44	88.42	65mm IPEX LMF
51	4+069.06	90.52	88.34	65mm IPEX LMF
52	4+102.57	90.50	88.97	70mm IPEX LMF
53	4+102.57	90.51	88.41	70mm IPEX LMF
54	4+148.73	90.49	88.50	75mm IPEX LMF
55	4+149.27	90.52	88.43	Mcon-CBMH
56	4+197.05	90.59	89.09	90mm IPEX LMF
57	4+197.05	90.59	89.03	75mm IPEX LMF
70	4+110.72	90.54	88.65	80mm IPEX LMF
71	4+116.20	90.46	88.57	80mm IPEX LMF
72	4+112.75	90.46	88.51	85mm IPEX LMF
73	4+118.71	90.46	88.45	85mm IPEX LMF
74	5+117.28	90.53	88.38	83mm
75	5+117.26	90.44	88.32	83mm
78	5+041.53	90.40	88.48	83mm
79	5+041.56	90.40	88.40	83mm
80	4+029.05	90.44	88.41	75mm IPEX LMF
81	4+029.01	90.44	88.35	75mm IPEX LMF
150	5+093.78	90.38	88.29	83mm
151	5+052.21	90.20	88.30	83mm
156	4+061.02	89.99	87.93	83mm
158	4+209.13	90.25	88.25	83mm

NOTE:  
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No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS

SCALE  
1:400

0 4 8 12 16

DESIGN  
CV/MS  
CHECKED  
DRAWN  
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APPROVED  
BHB

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER  
M. SAVIC  
100102651  
3/5/2025  
PROVINCE OF ONTARIO

LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

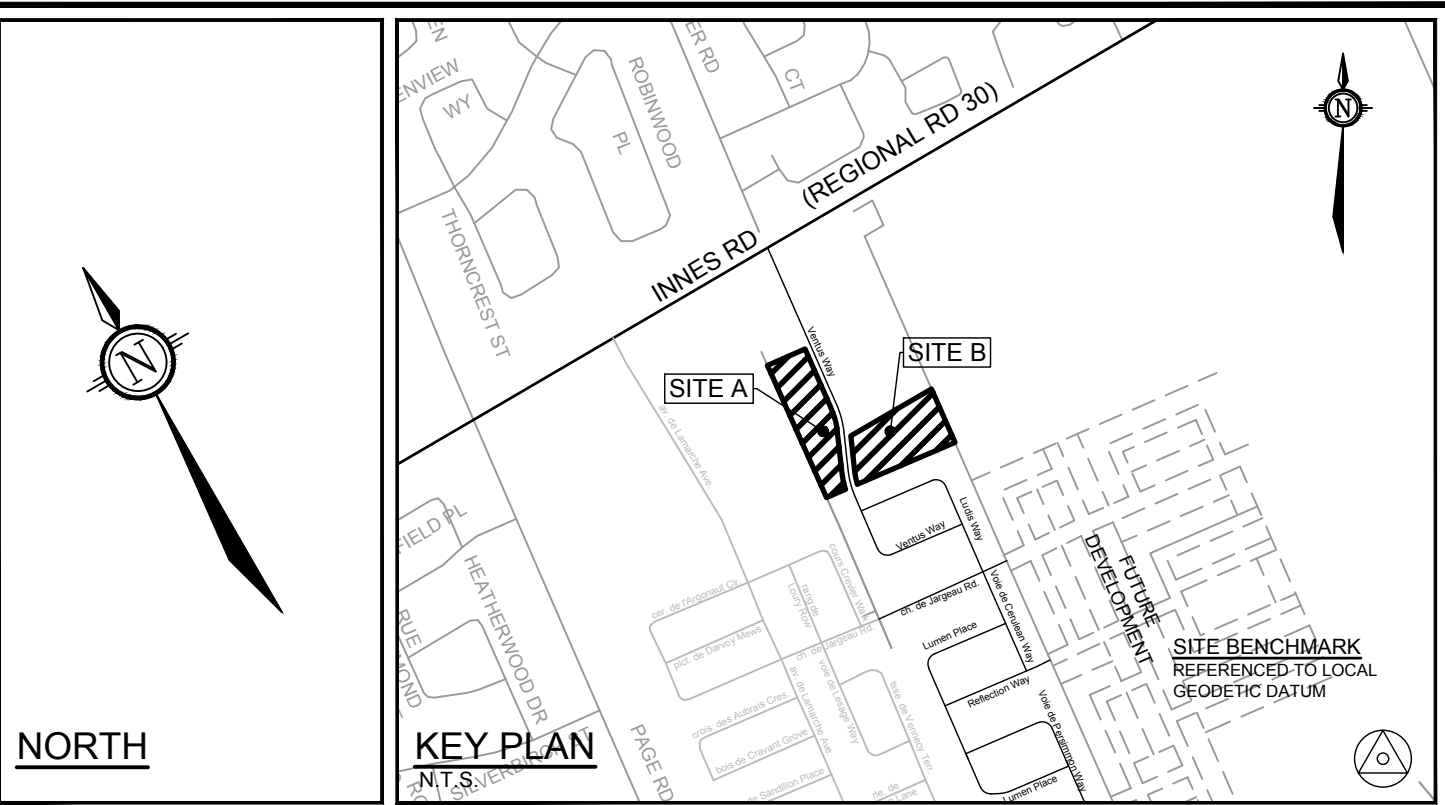
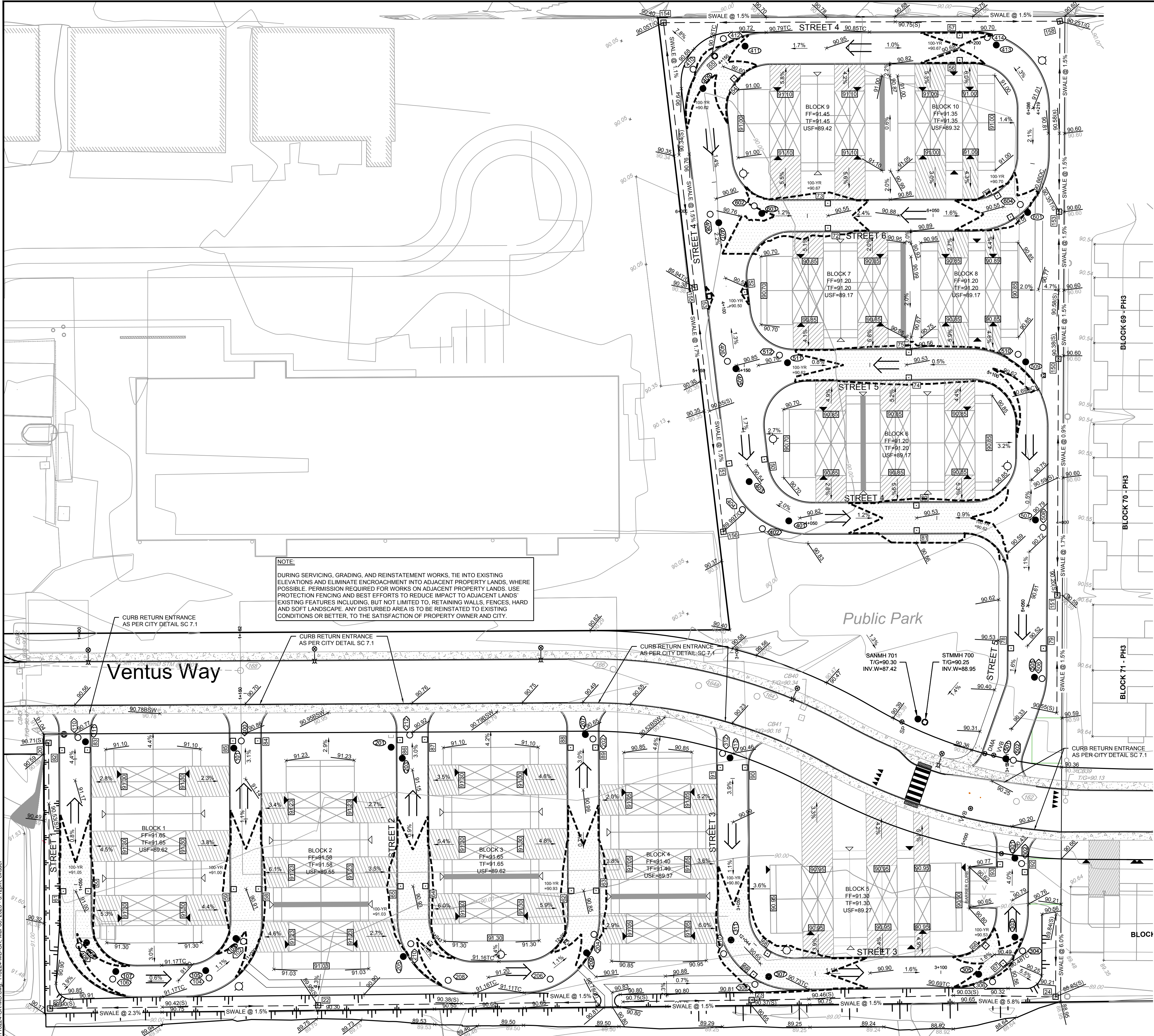
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GENERAL PLAN OF SERVICES

PROJECT No.  
118224-MD

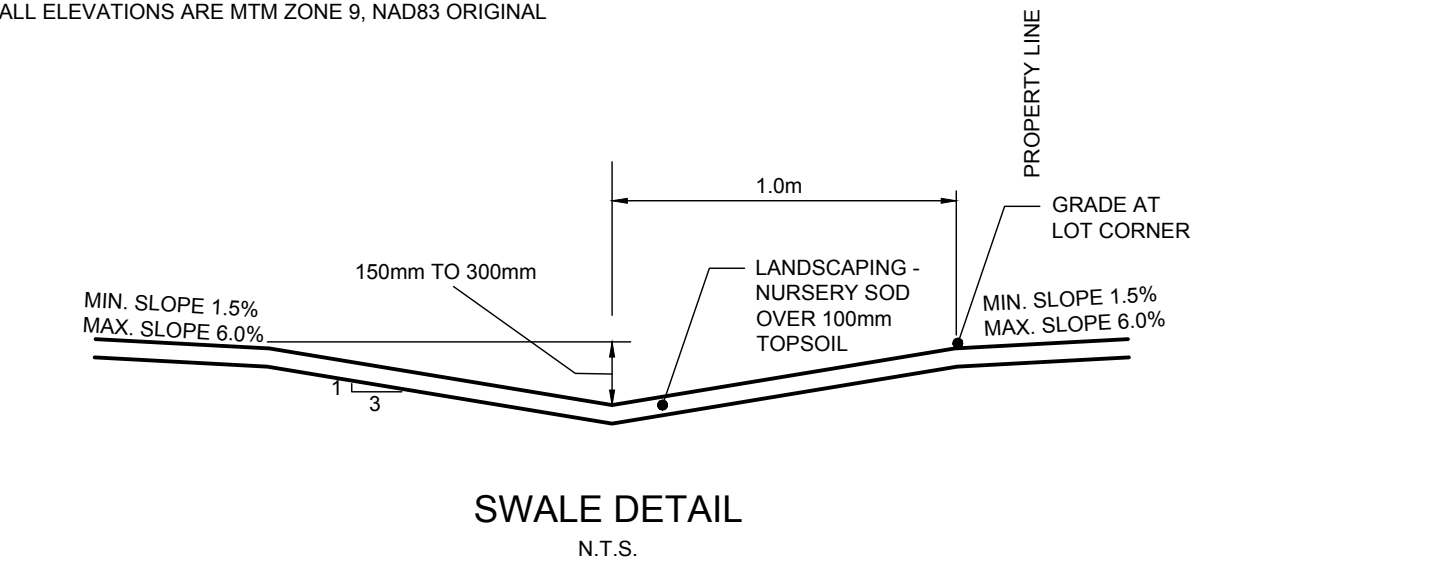
REV  
REV #2

DRAWING No.  
118224-MD-GP



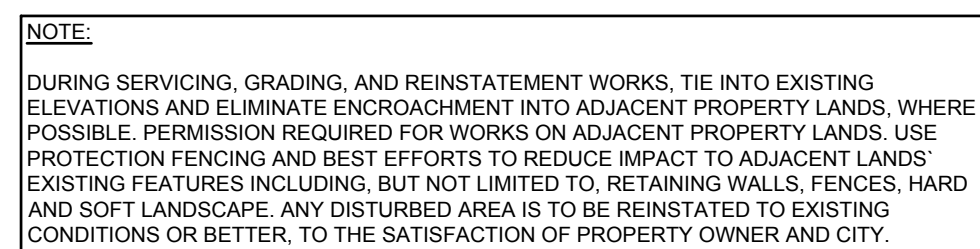
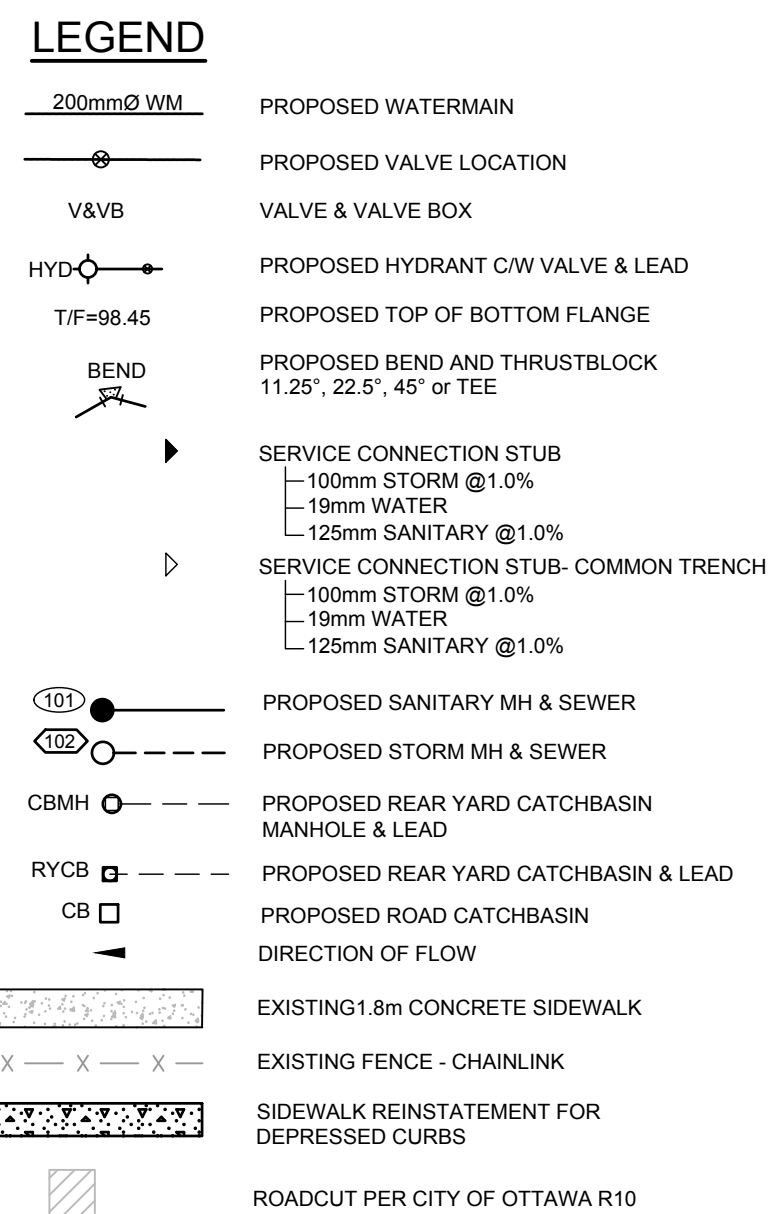
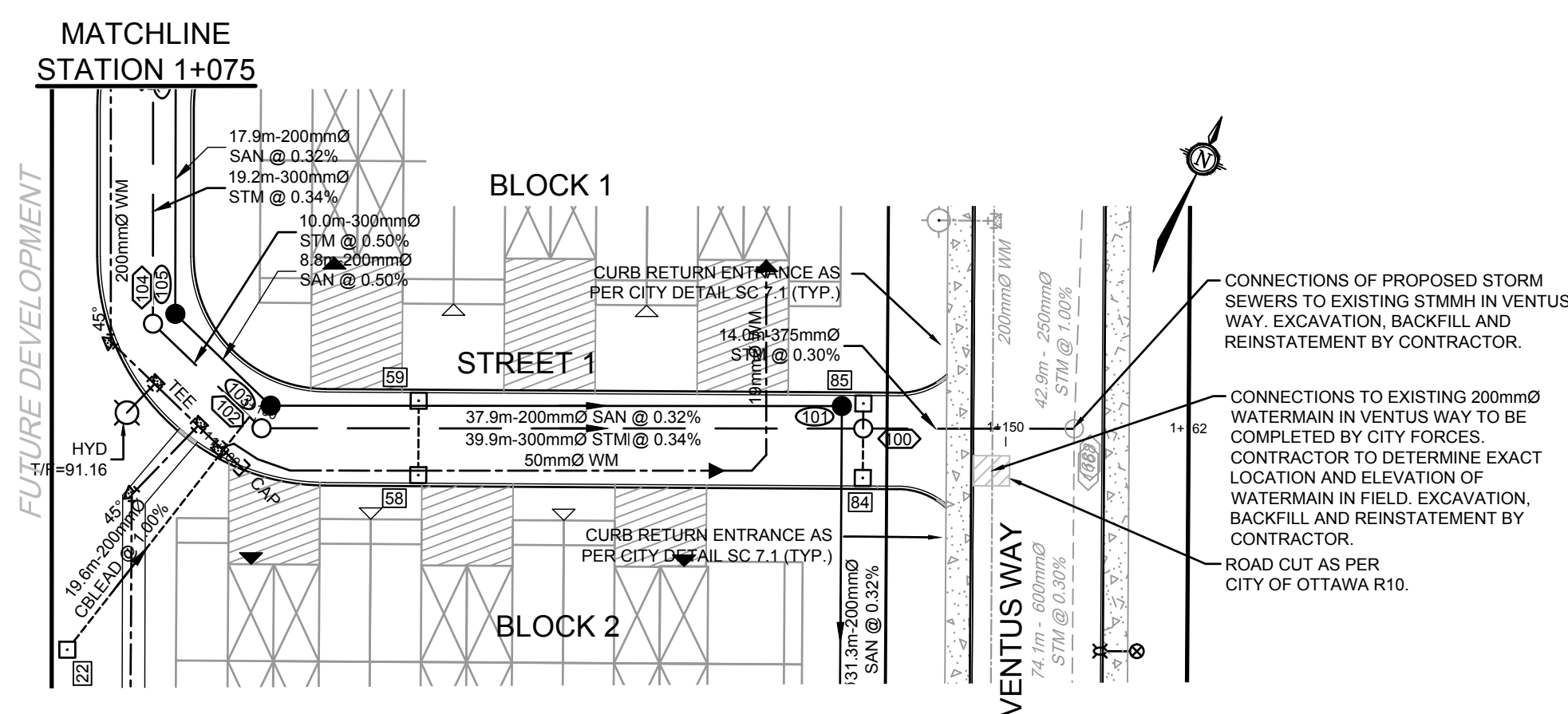


- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED SWALE ELEVATION
  - PROPOSED TOP OF GRATE ELEVATION
  - PROPOSED VERTICAL POINT OF INTERSECTION ELEVATION
  - GRADE AND DIRECTION
  - PROPOSED TERRACE ELEVATION
  - FINISHED FLOOR ELEVATION
  - TOP OF FOUNDATION ELEVATION
  - UNDERSIDE OF FOOTING ELEVATION
  - TEST PIT LOCATION
  - SURVEY BENCHMARK (TOP OF SPINDLE ON HYDRANT)
  - EMERGENCY OVERLAND FLOW
  - PROPOSED TERRACING
  - PROPOSED SWALE
  - PROPOSED SANITARY MH
  - PROPOSED STORM MH
  - PROPOSED LANDSCAPE TEE CATCH BASIN
  - PROPOSED LANDSCAPE ELBOW CATCH BASIN
  - PROPOSED REAR YARD CATCH BASIN MANHOLE
  - PROPOSED REAR YARD CATCH BASIN
  - PROPOSED ROAD CATCHBASIN
  - EXISTING TREE TO REMAIN IF POSSIBLE
  - PROPOSED FIREWALL LOCATION
  - 100-YEAR PONDING EVENT LIMITS
  - HYDRO ONE SWITCH STATION
- ALL ELEVATIONS ARE MTM ZONE 9, NAD83 ORIGINAL

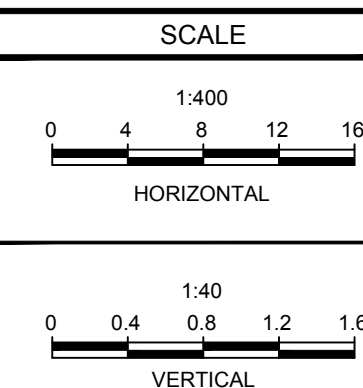


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2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR DISCUSSION	NOV 1/24	BHE
No.	REVISION	DATE	BY



DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB

**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) 254-5863  
Website [www.novatech-eng.com](http://www.novatech-eng.com)

LOCATION	
CITY OF OTTAWA	
THE COMMONS - PHASE 4	
DRAWING NAME	
PLAN AND PROFILE	
STREET 1	
STATION 1+000 TO 1+175	

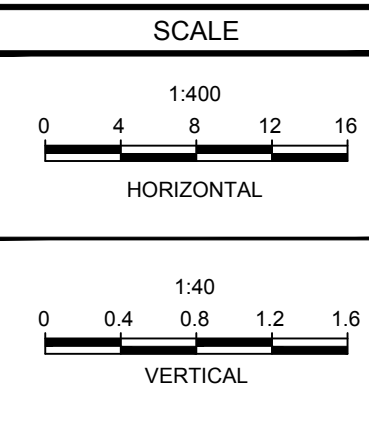
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DRAWING No.	118224-MD-PR1



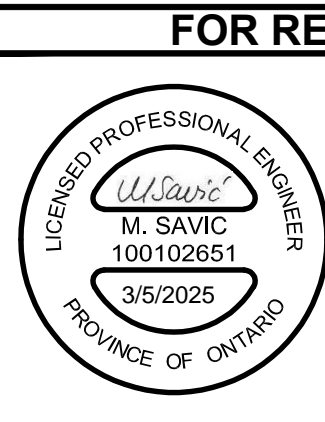
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NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
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No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BHB



DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB



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Ottawa, Ontario, Canada K2M 1P6

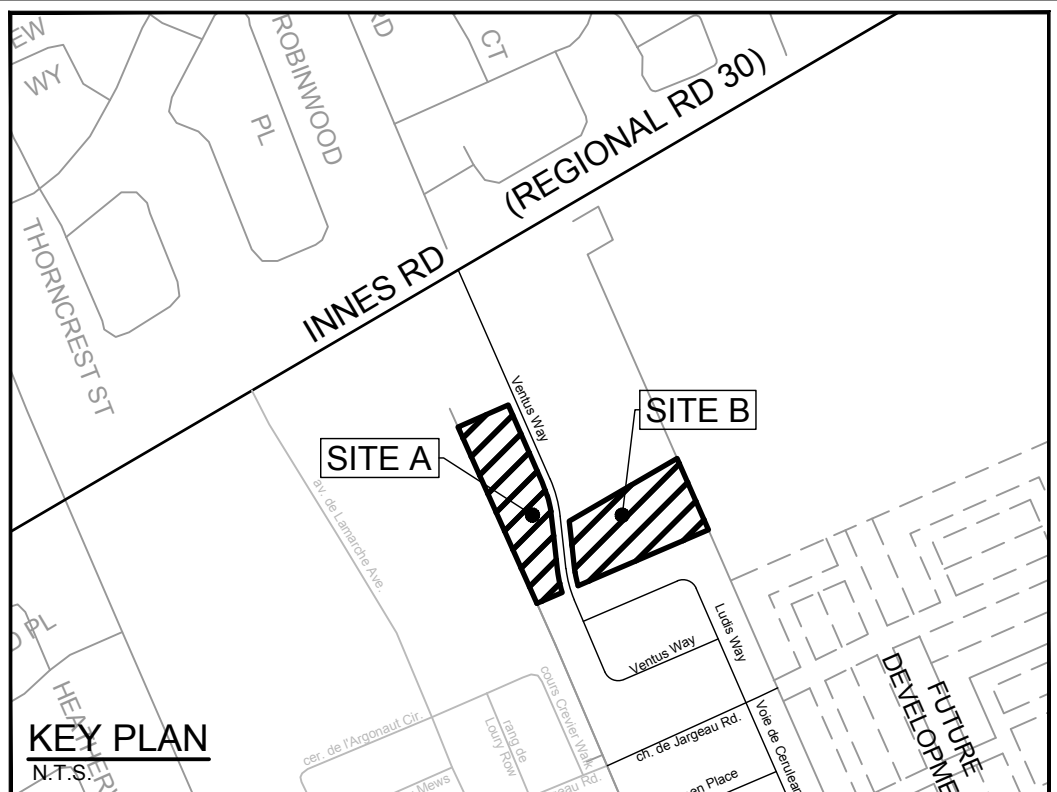
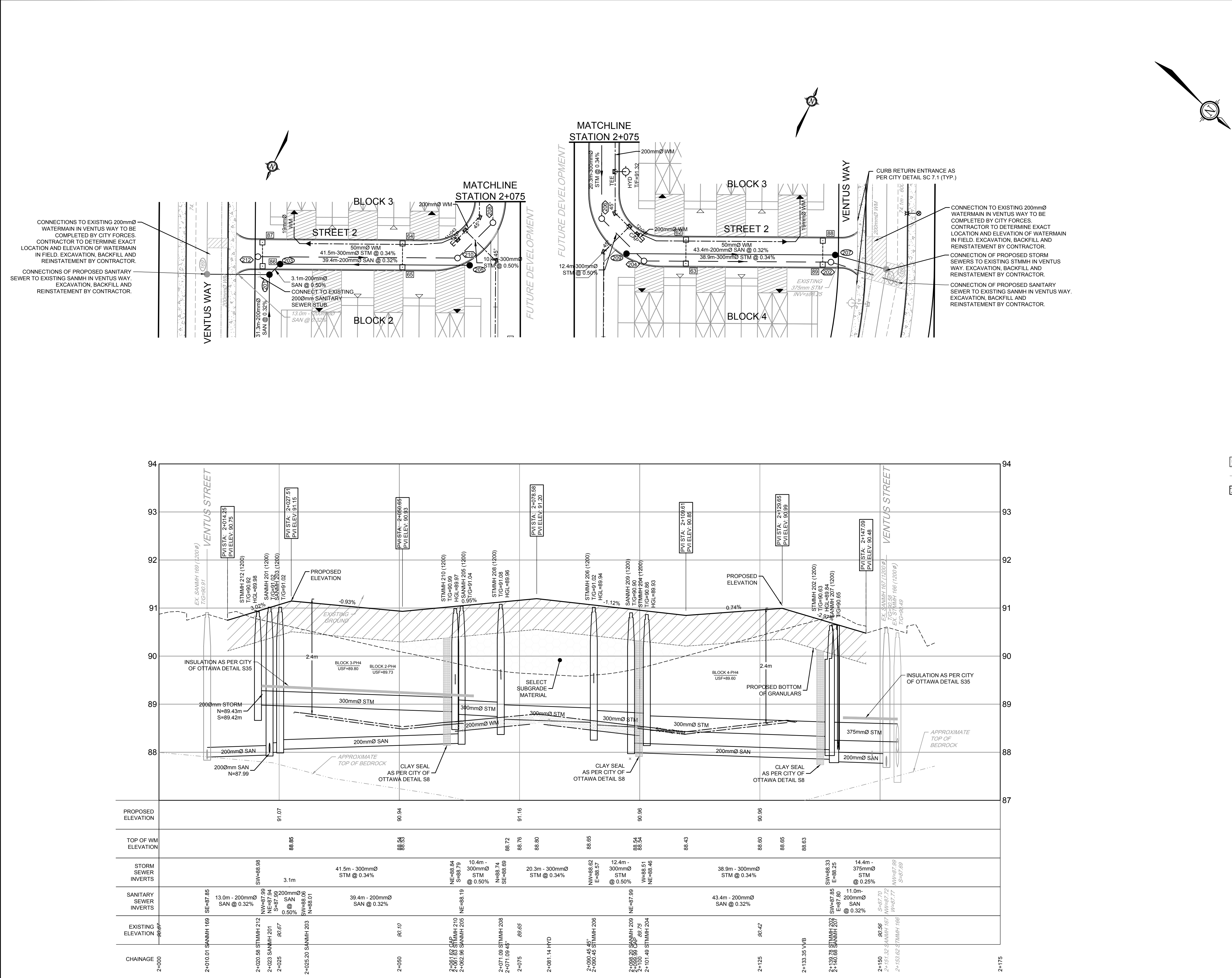
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
THE COMMONS - MEDIUM DENSITY

DRAWING NAME  
**PLAN AND PROFILE  
STREET 2  
STATION 2+000 TO 2+175**

PROJECT No.	118224-MD
REV	REV # 2
DRAWING No.	118224-MD-PR2

PL-4001-20162 - 01/00000000



**LEGEND**

200mm Ø WM	PROPOSED WATERMAIN
V&VB	PROPOSED VALVE LOCATION
HYD	PROPOSED VALVE & VALVE BOX
T/F=98.45	PROPOSED TOP OF BOTTOM FLANGE
BEND	PROPOSED BEND AND THRUSTBLOCK 11.25', 22.5', 45' or TEE
101	SERVICE CONNECTION STUB 100mm STORM @ 1.0% 19mm WATER
102	SERVICE CONNECTION STUB - COMMON TRENCH 100mm STORM @ 1.0% 19mm WATER 125mm SANITARY @ 1.0%
101	PROPOSED SANITARY MH & SEWER
102	PROPOSED STORM MH & SEWER
CBMH	PROPOSED REAR YARD CATCHBASIN MANHOLE & LEAD
RYCB	PROPOSED REAR YARD CATCHBASIN & LEAD
CB	PROPOSED ROAD CATCHBASIN
▲	DIRECTION OF FLOW
EXISTING 1.8m CONCRETE SIDEWALK	
X X X	EXISTING FENCE - CHAINLINK
SIDEWALK REINSTATEMENT FOR DEPRESSED CURBS	
ROADCUT PER CITY OF OTTAWA R10	

**NOTE:**  
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D07-12-24-0141



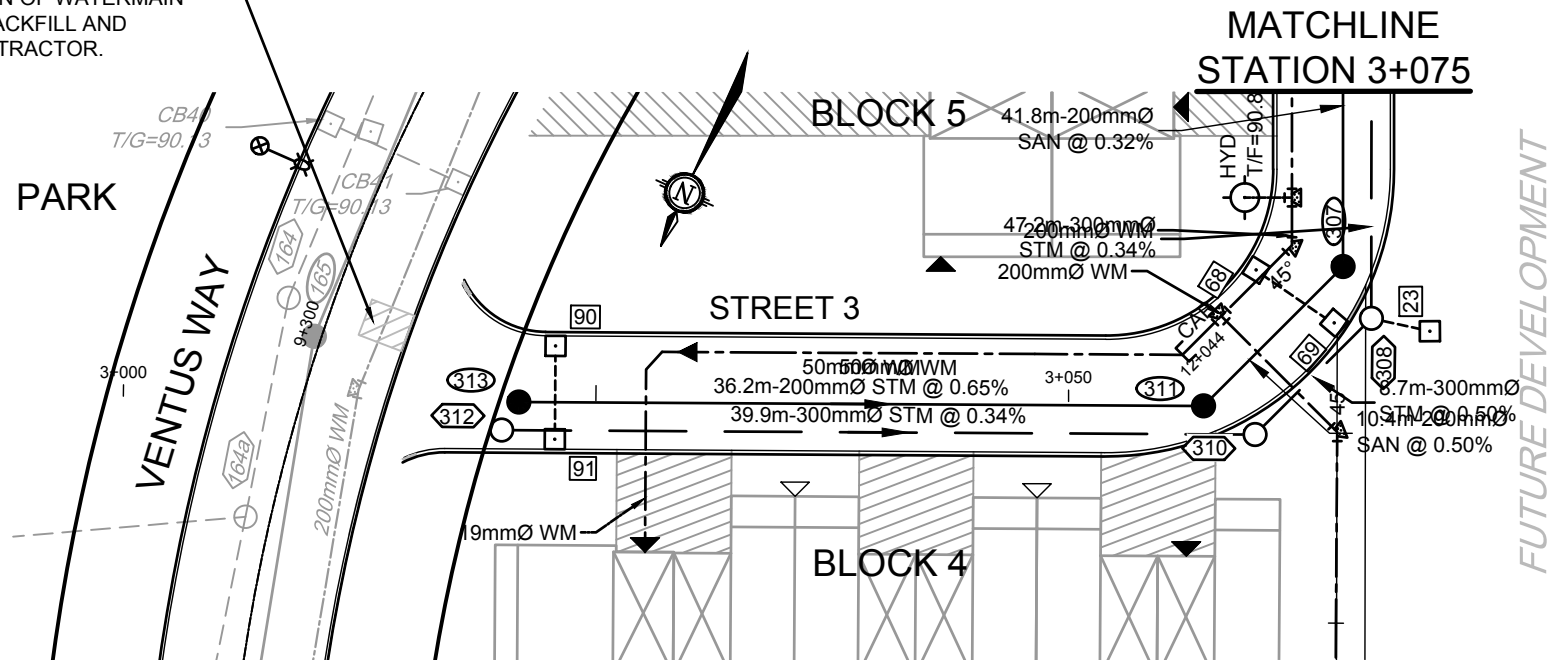
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NOTE:  
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WATERMAINS, SEWERS AND OTHER  
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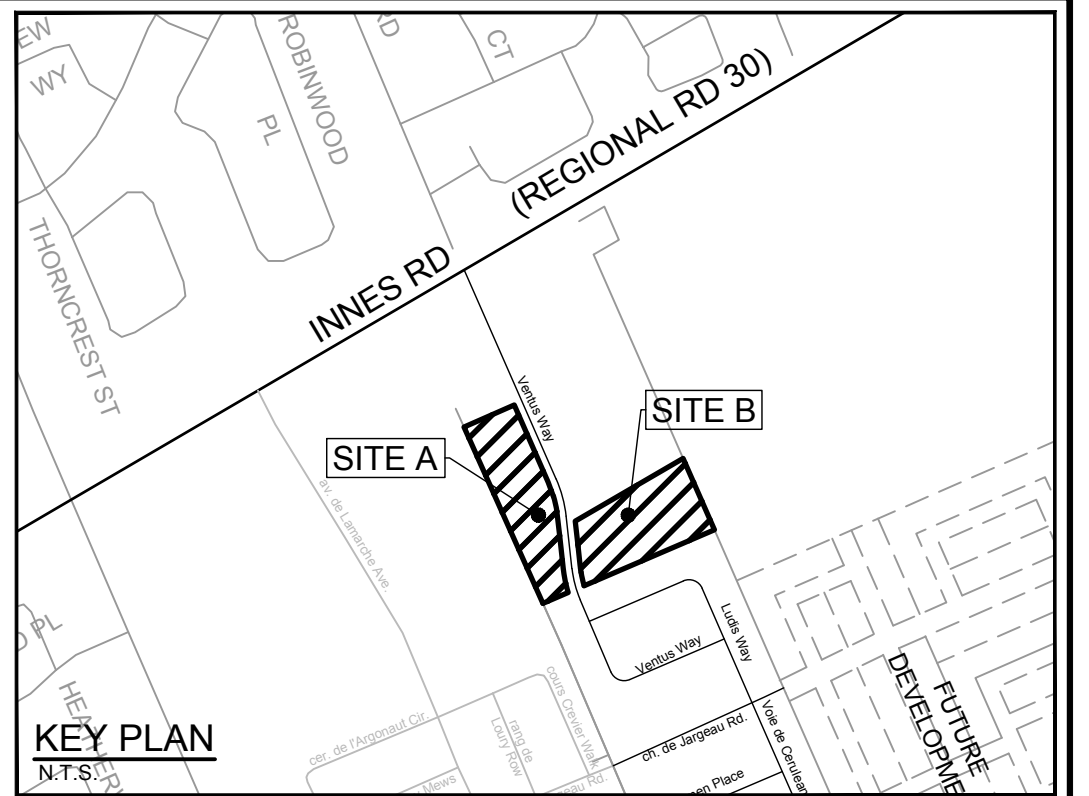
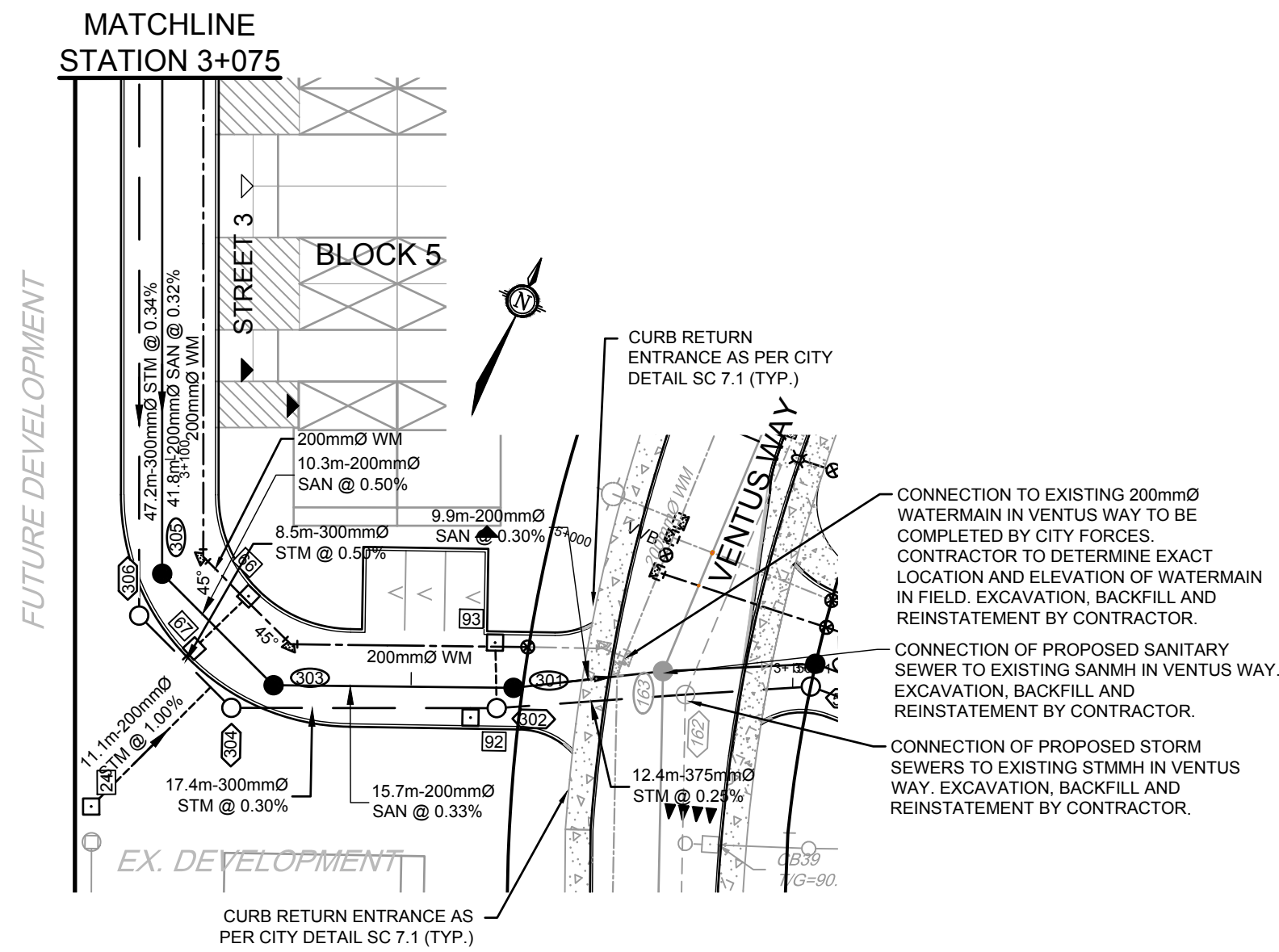
PROPOSED ELEVATION	90.65	90.80	90.77	90.67	90.72
TOP OF WM ELEVATION	88.50	88.31	88.23	88.15	88.32
STORM SEWER INVERTS	SW=87.04 300mmØ STM @ 0.34%	39.9m - 300mmØ STM @ 0.34%	NE=88.02 SE=88.60 SW=87.97 SF=88.76 VF=88.66 N=86.81 SE=87.67 @ 0.50%	47.2m - 300mmØ STM @ 0.34%	SW=88.41 NE=88.36 VF=88.65 @ 0.25%
SANITARY SEWER INVERTS	SW=88.26 36.2m - 200mmØ SAN @ 0.65%	NE=88.02 SE=88.60 SW=87.97 SF=88.76 VF=88.66 N=86.81 SE=87.67 @ 0.50%	10.4m - 200mmØ SAN @ 0.50%	41.9m - 200mmØ SAN @ 0.32%	SW=87.54 NE=87.49 VF=87.25 SF=87.64 N=87.42 @ 0.30%
EXISTING ELEVATION	88.50	88.31	88.23	88.15	88.32

CHAINAGE	3+000	3+025	3+050	3+075	3+100	3+125	3+150
----------	-------	-------	-------	-------	-------	-------	-------

CONNECTION TO EXISTING 200mmØ  
WATERMAIN IN VENTUS WAY TO BE  
COMPLETED BY CITY FORCES.  
CONTRACTOR TO DETERMINE EXACT  
LOCATION AND ELEVATION OF WATERMAIN  
IN FIELD. EXCAVATION, BACKFILL AND  
REINSTATEMENT BY CONTRACTOR.



MATCHLINE  
STATION 3+075



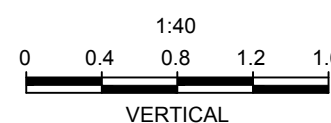
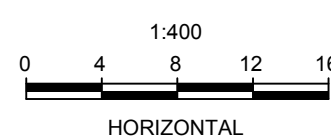
#### LEGEND

- 200mmØ WM PROPOSED WATERMAIN
- PROPOSED VALVE LOCATION
- V&VB VALVE & VALVE BOX
- HYD=98.45 PROPOSED HYDRANT C/W VALVE & LEAD
- T/F=98.45 PROPOSED TOP OF BOTTOM FLANGE
- BEND PROPOSED BEND AND THRUSTBLOCK 11.25', 22.5', 45' or TEE
- SERVICE CONNECTION STUB  
100mm STORM @ 1.0%  
19mm WATER  
125mm SANITARY @ 1.0%
- SERVICE CONNECTION STUB- COMMON TRENCH  
100mm STORM @ 1.0%  
19mm WATER  
125mm SANITARY @ 1.0%
- PROPOSED SANITARY MH & SEWER
- PROPOSED STORM MH & SEWER
- PROPOSED REAR YARD CATCHBASIN  
MANHOLE & LEAD
- RYCB PROPOSED REAR YARD CATCHBASIN & LEAD
- CB PROPOSED ROAD CATCHBASIN
- DIRECTION OF FLOW
- EXISTING 1.8m CONCRETE SIDEWALK
- EXISTING FENCE - CHAINLINK
- SIDEWALK REINSTATEMENT FOR  
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#### SCALE



#### DESIGN

CV/MS

CHECKED

DRAWN

CHECKED

APPROVED

BHB

#### FOR REVIEW ONLY



**NOVATECH**

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Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

DRAWING NAME  
PLAN AND PROFILE  
STREET 3  
STATION 3+000 TO 3+150

PROJECT No.

118224-MD

REV

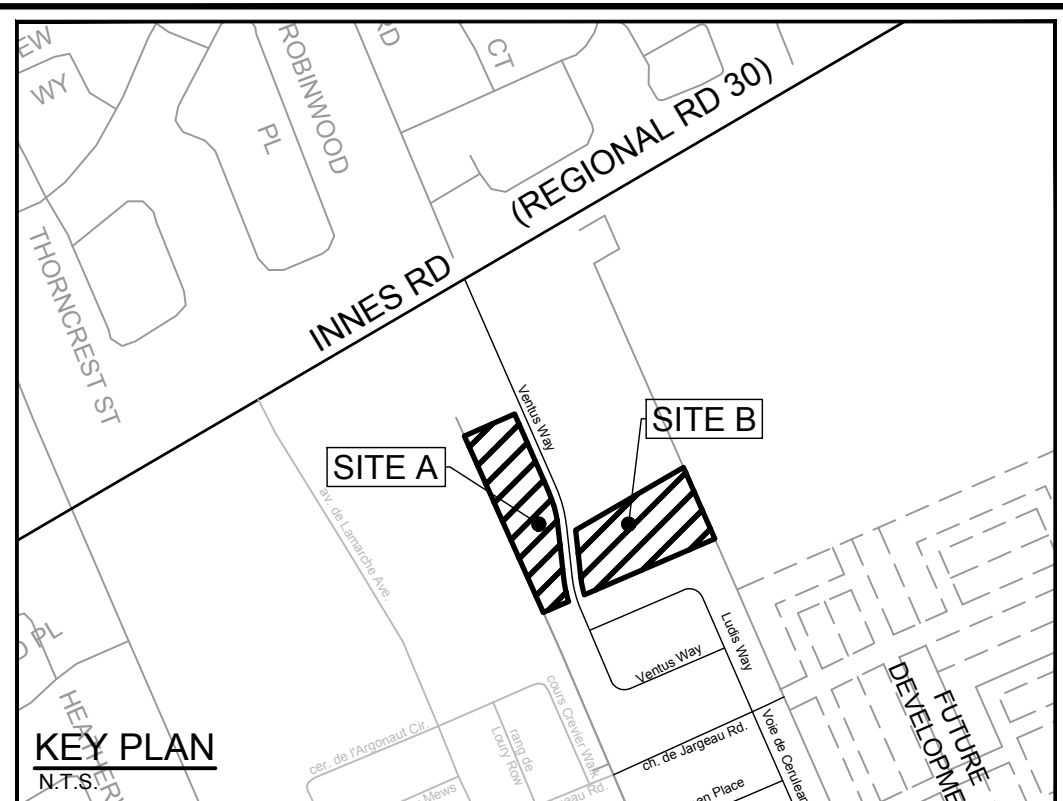
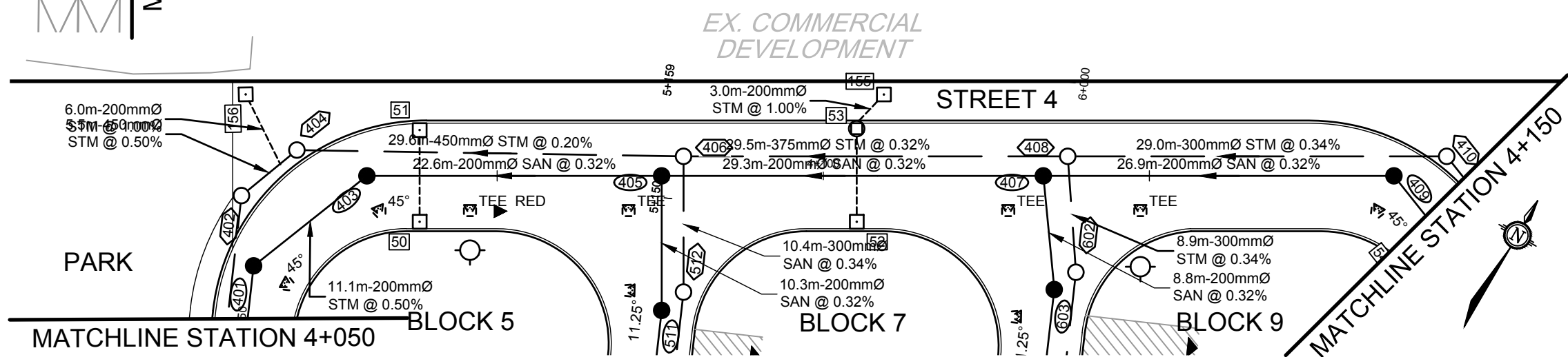
REV # 2

DRAWING No.

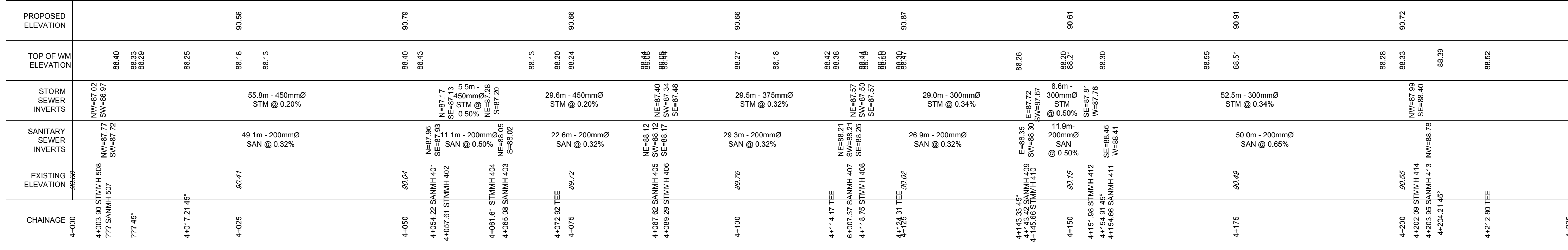
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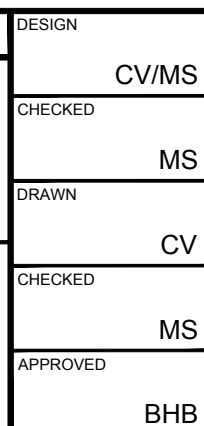




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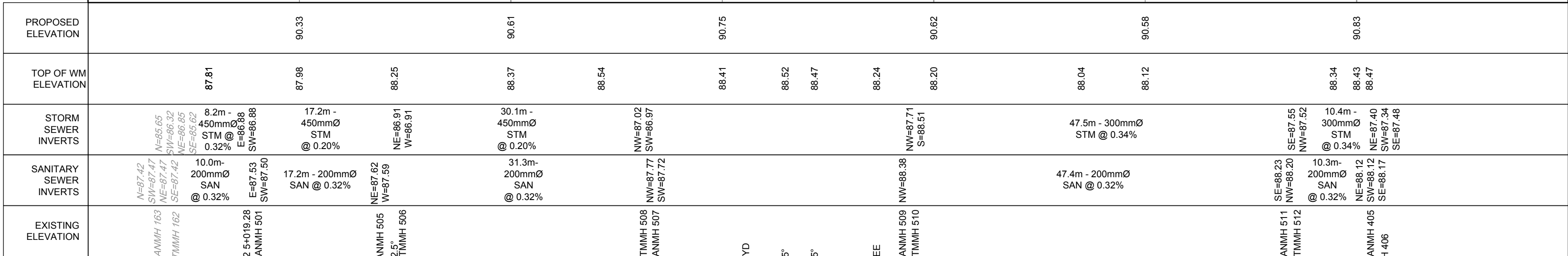
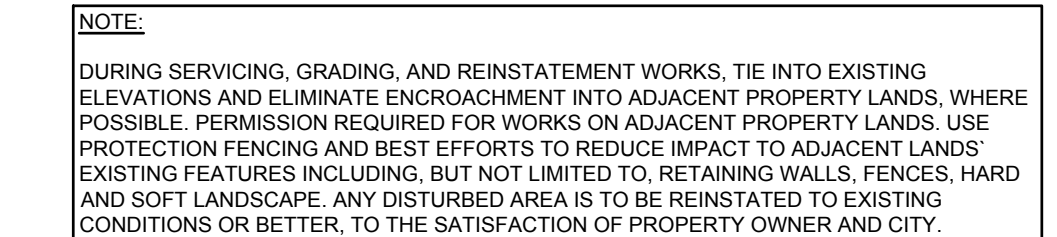
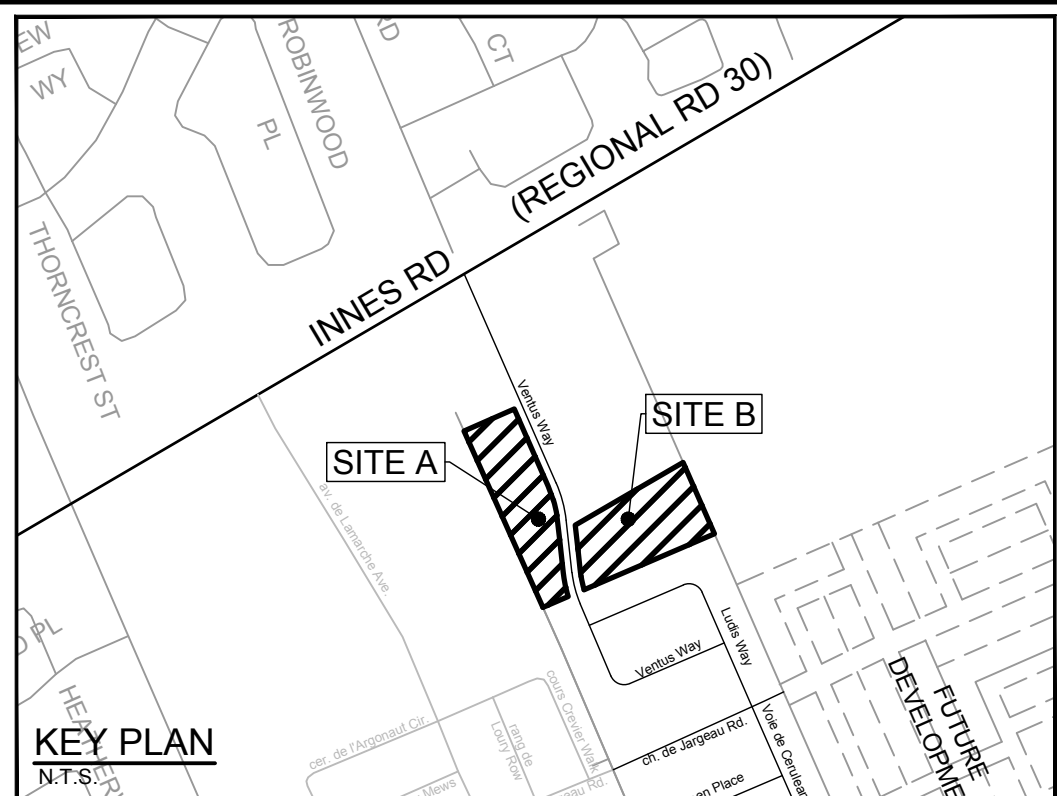
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1.	ISSUED FOR CITY REVIEW	NOV 1/24	BH		
No.	REVISION	DATE	BY		



LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4  
DRAWING NAME  
PLAN AND PROFILE  
STREET 4  
STATION 4+000 TO 4+225

PROJECT No.	118224-MD
REV	REV # 2
DRAWING No.	118224-MD-PR4





SCALE

CV/MS

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HORIZONTAL

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VERTICAL

DESIGN	CV/MS
CHECKED	MS
DRAWN	CV
CHECKED	MS
APPROVED	BHB



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DRAWING NAME

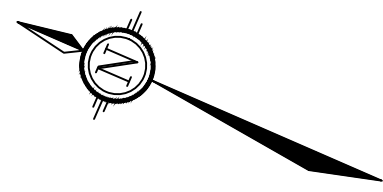
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STREET 5  
STATION 5+000 TO 5+175

REV # 2
DRAWING No.

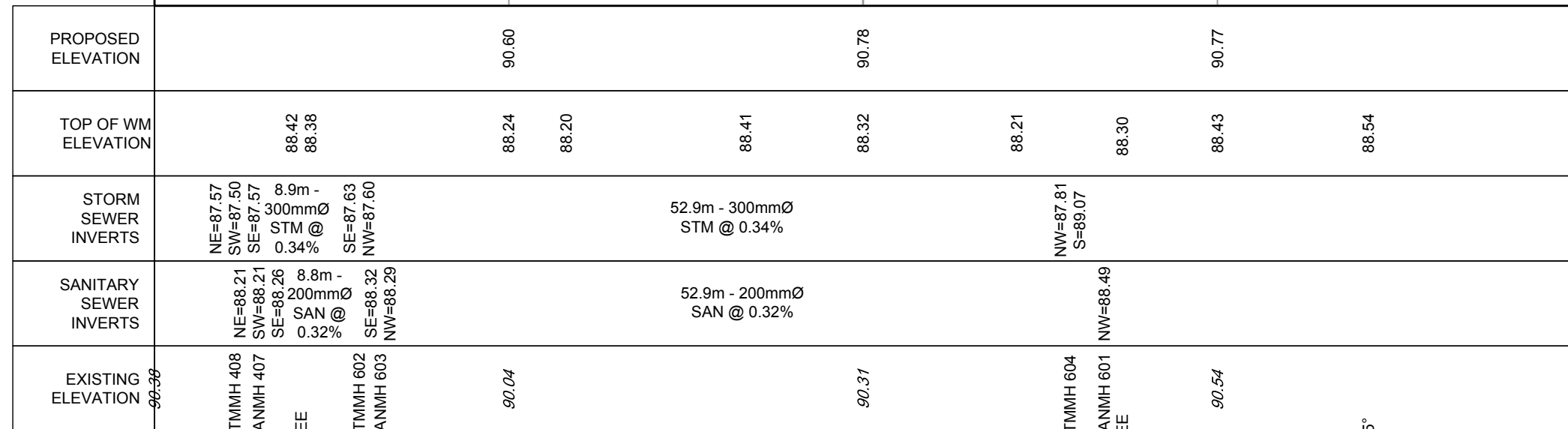
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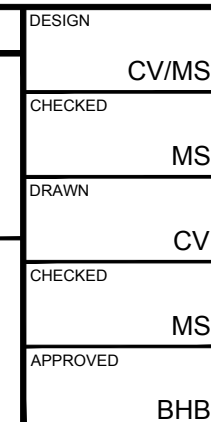




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No.	REVISION	DATE	BY



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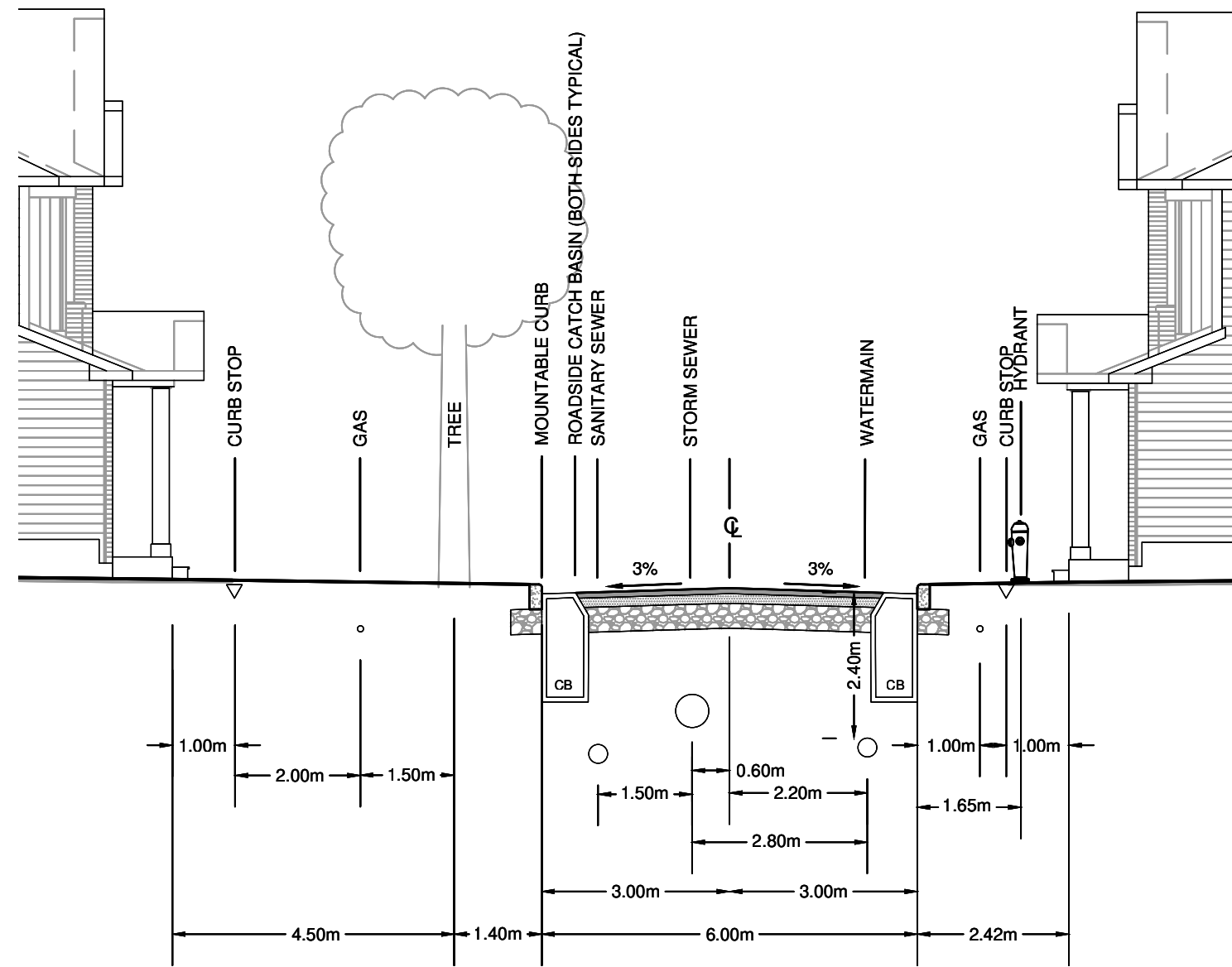
PLAN AND PROFILE  
STREET 6  
STATION 6+000 TO 6+100

REV # 2

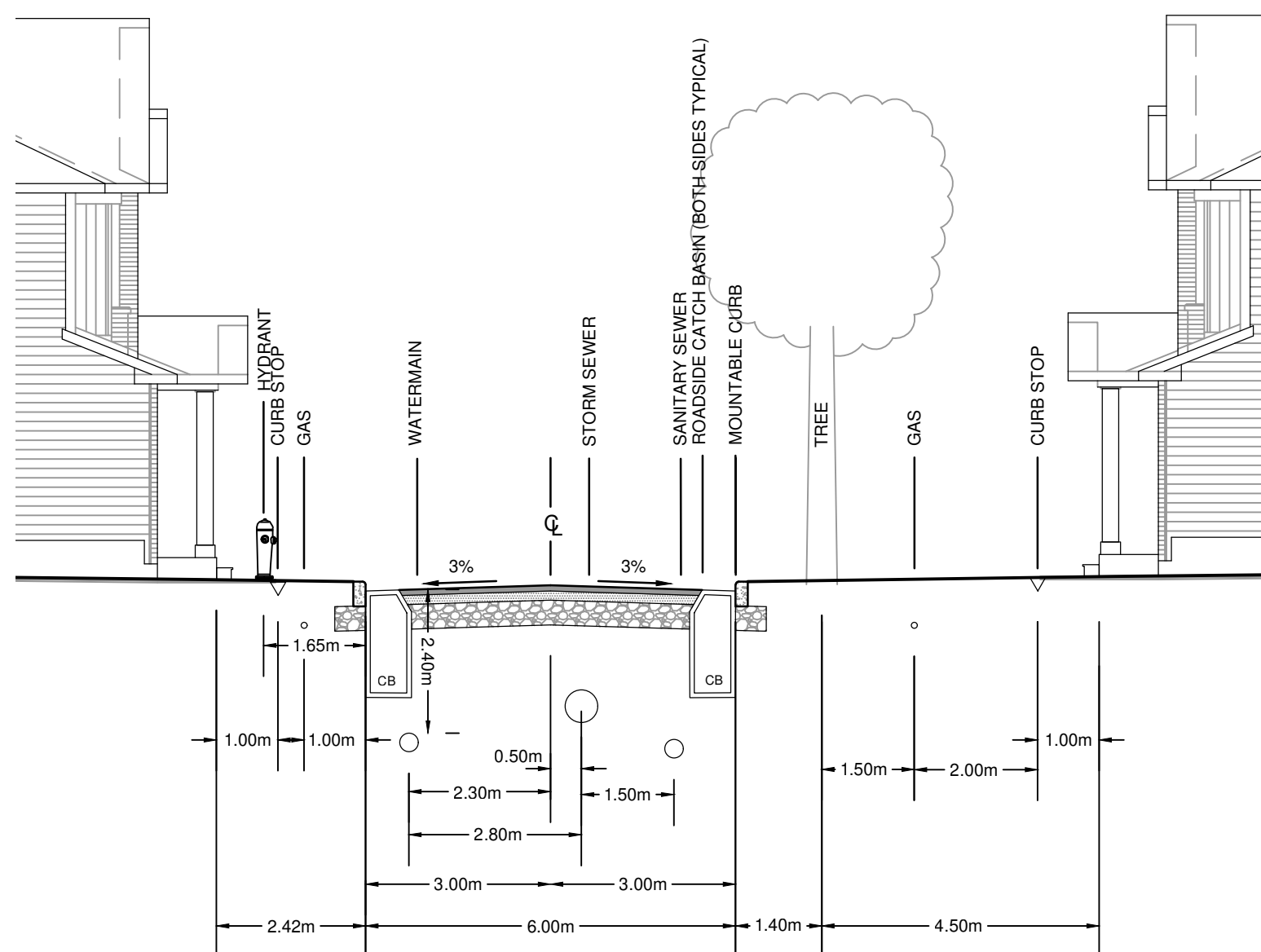
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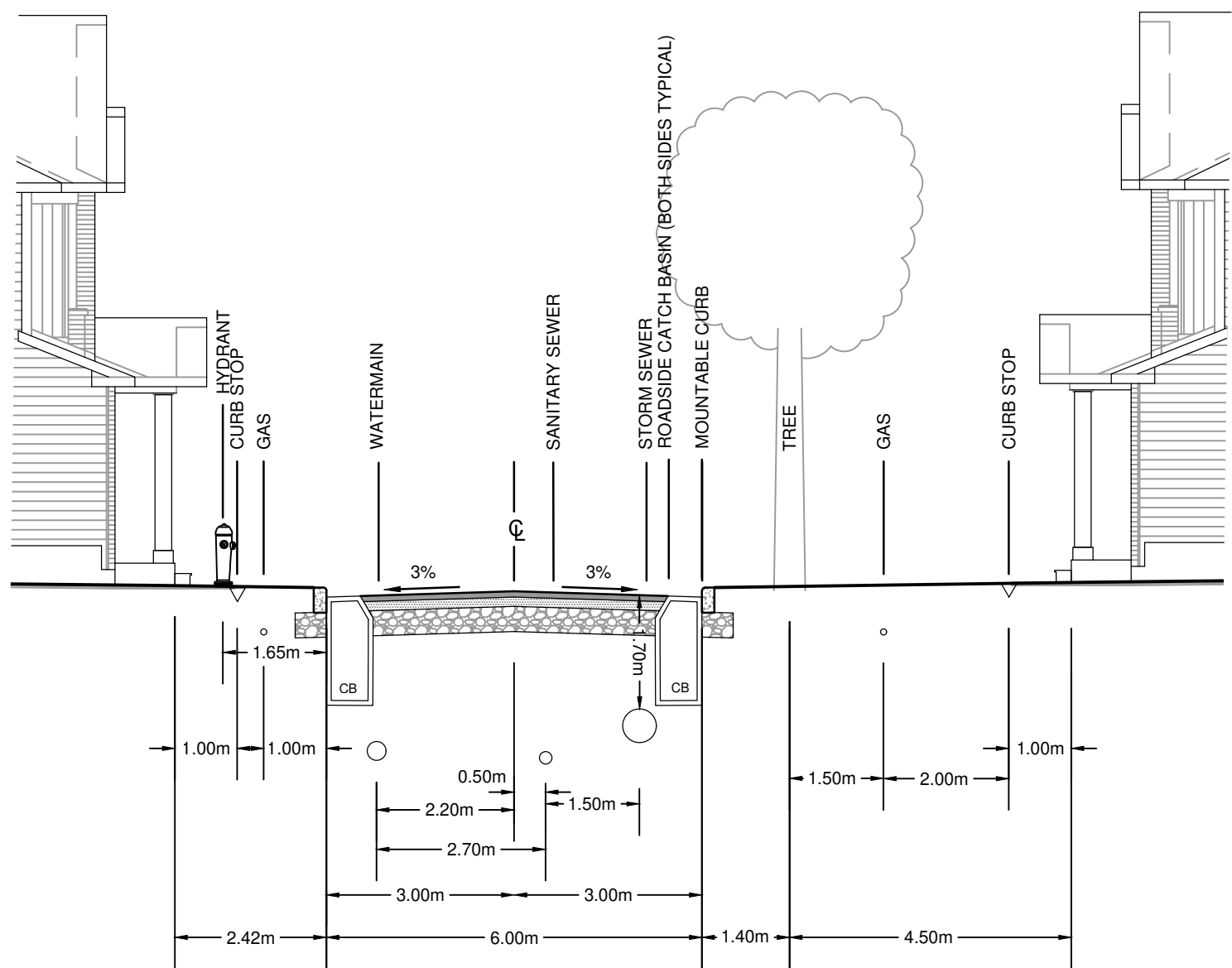




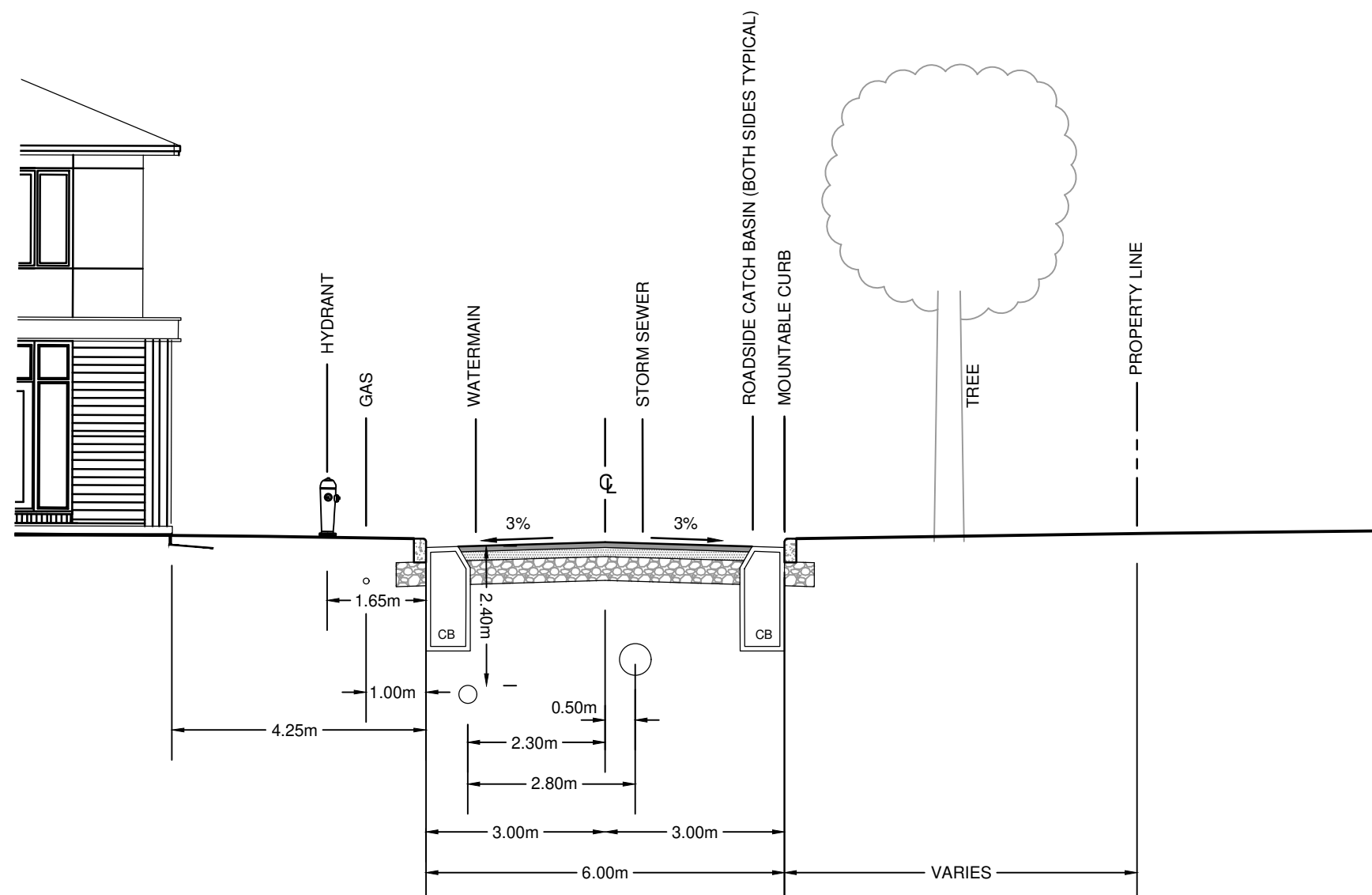
STREET 1 - 1+020 to 1+142



STREET 2 - 2+025 to 2+060



STREET 2 - 2+100 to 2+140  
STREET 3 - 3+020 to 3+130



STREET 2 - 2+060 to 2+100

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SCALE

NTS

DESIGN

CV/MS

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LOCATION  
CITY OF OTTAWA  
THE COMMONS PHASE 4

DRAWING NAME

CROSS SECTIONS  
STREETS 1, 2 & 3

PROJECT No.

118224-MD

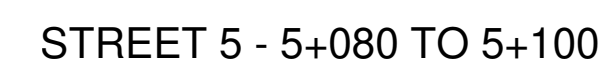
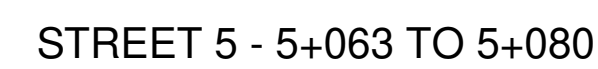
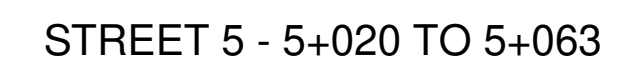
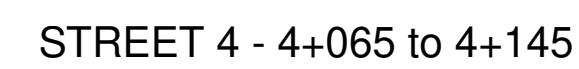
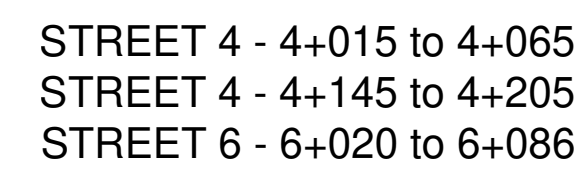
REV

REV # 2

DRAWING No.


118224-MD-XS-1





2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 01/24	MS
No.	REVISION	DATE	BY

DESIGN	CV/MS
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DRAWN	JAK
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APPROVED	BHB

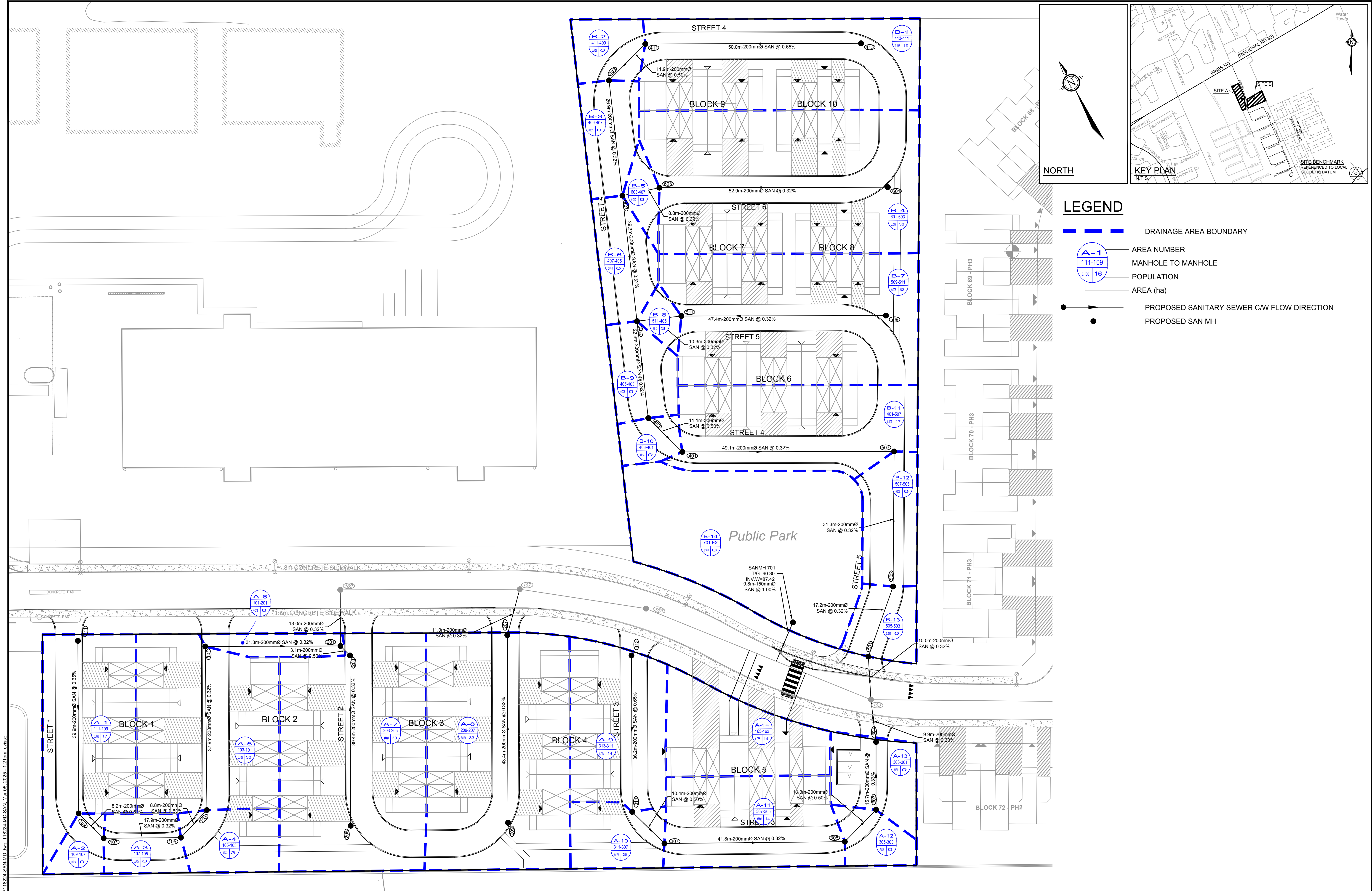


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PROJECT No.	118224-MD
V	REV # 2
DRAWING No.	18224-MD-XS-2





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1.	ISSUED FOR CITY REVIEW	NOV 1/24	MS

SCALE

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DESIGN	CV/MS	FOR REVIEW ONLY
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DRAWN	JAK	
CHECKED	MS	
APPROVED	BHB	

PROFESSIONAL ENGINEER

M. SAVIC

100102651

3/5/2025

PROVINCE OF ONTARIO

LOCATION	CITY OF OTTAWA	THE COMMONS - MEDIUM DENSITY
DRAWING NAME	SANITARY DRAINAGE AREA PLAN	
PROJECT No.	118224-MD	REV #2
REV	118224-MD-SAN	

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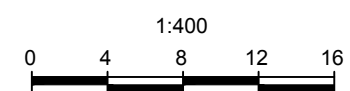
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SCALE

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DESIGN

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APPROVED	MS
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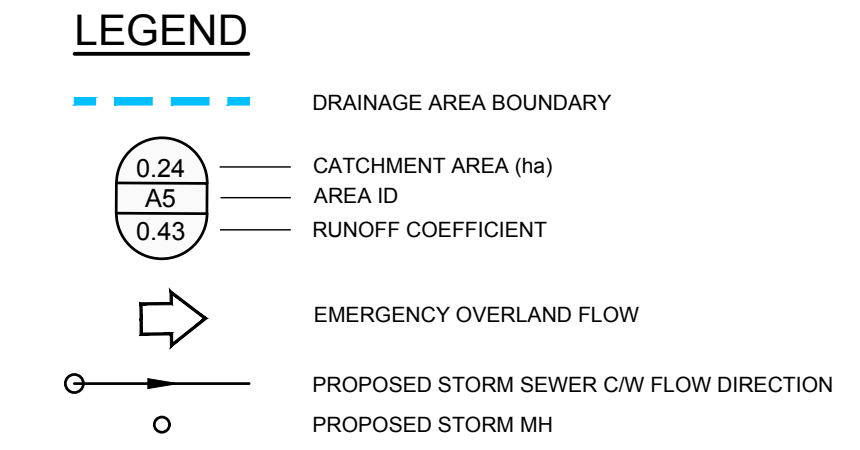
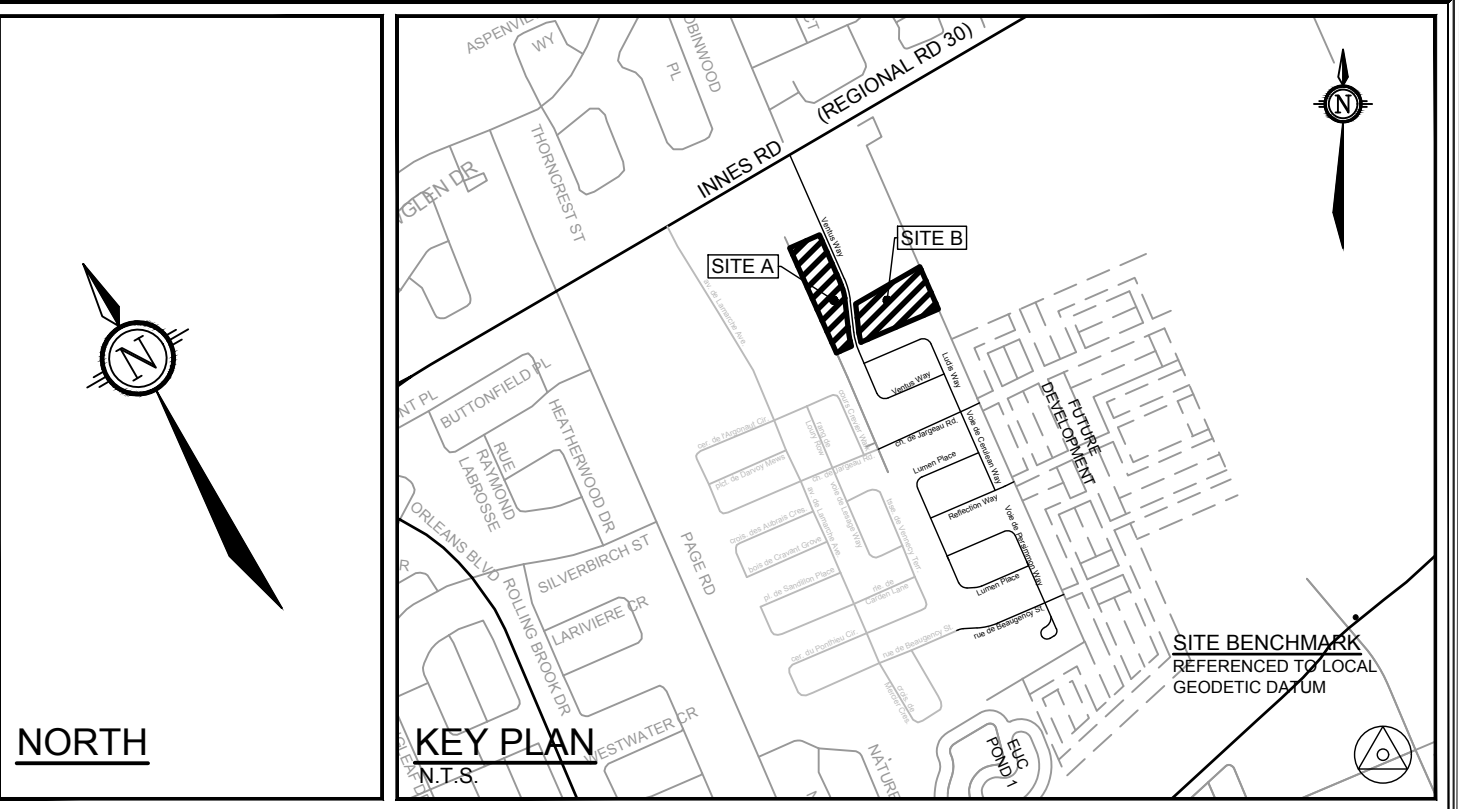
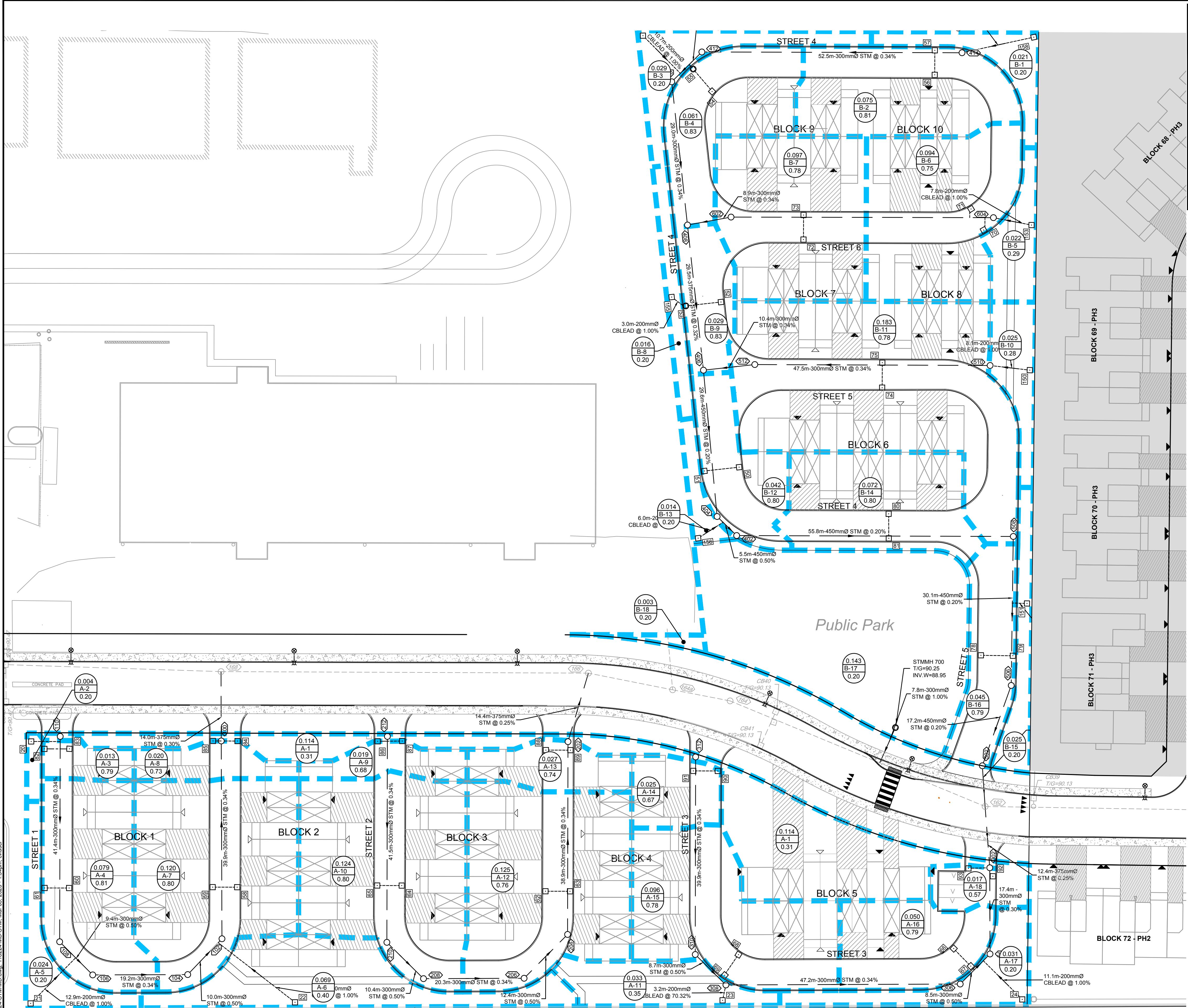
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LOCATION  
CITY OF OTTAWA  
THE COMMONS - MEDIUM DENSITY

DRAWING NAME  
**STORM DRAINAGE AREA PLAN**

PROJECT NO.	118224-MD
REV	REV # 2
DRAWING NO.	118224-MD-STM









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REFER TO 118224-ND FOR ADDITIONAL NOTES & DETAILS

No.	REVISION	DATE	BY
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SCALE  
AS SHOWN

DESIGN
CV/MS
CHECKED
DRAWN
CHECKED
APPROVED

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LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4 - MEDIUM DENSITY

DRAWING NAME

STANDARD DETAILS

PROJECT No.

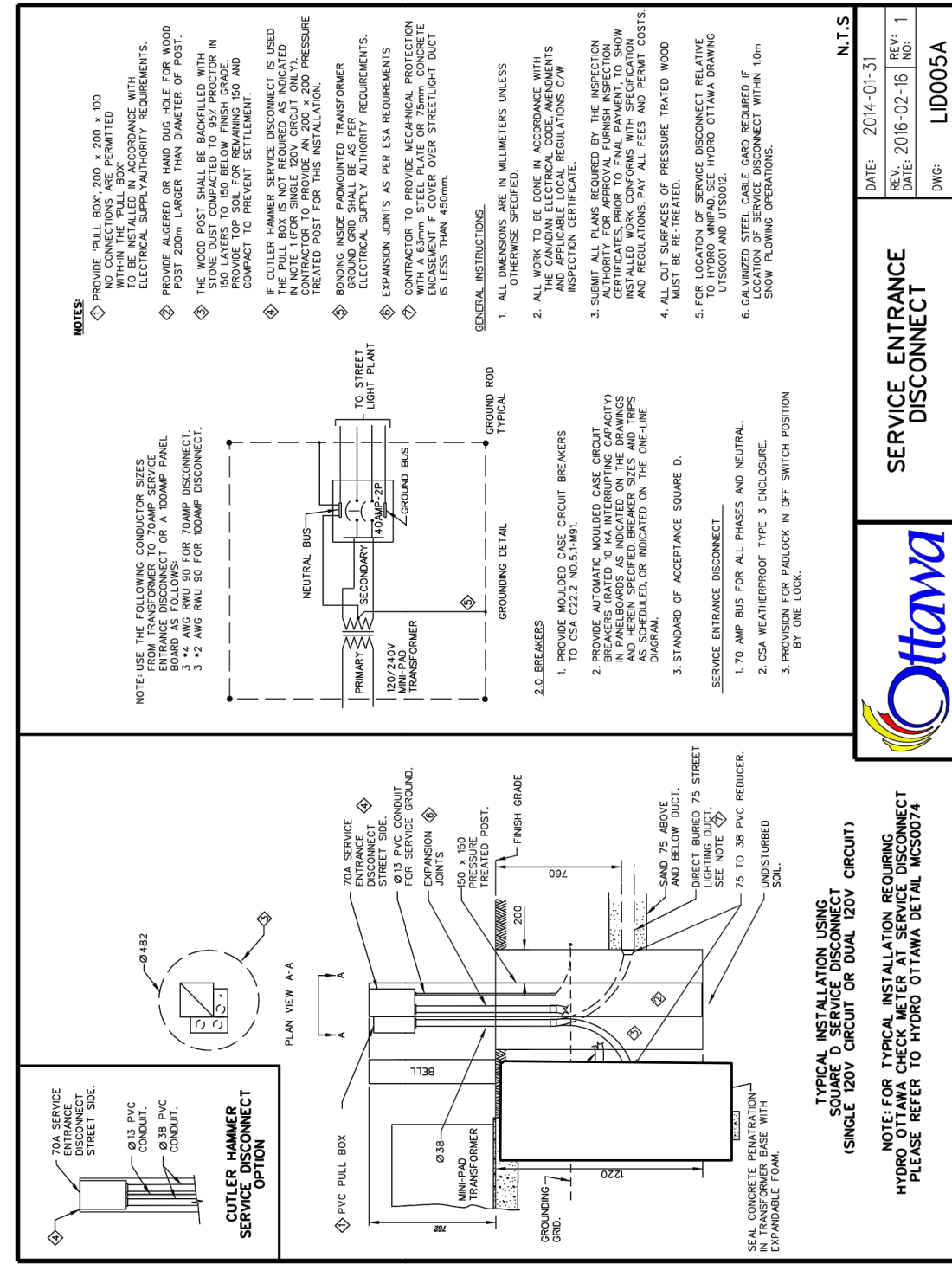
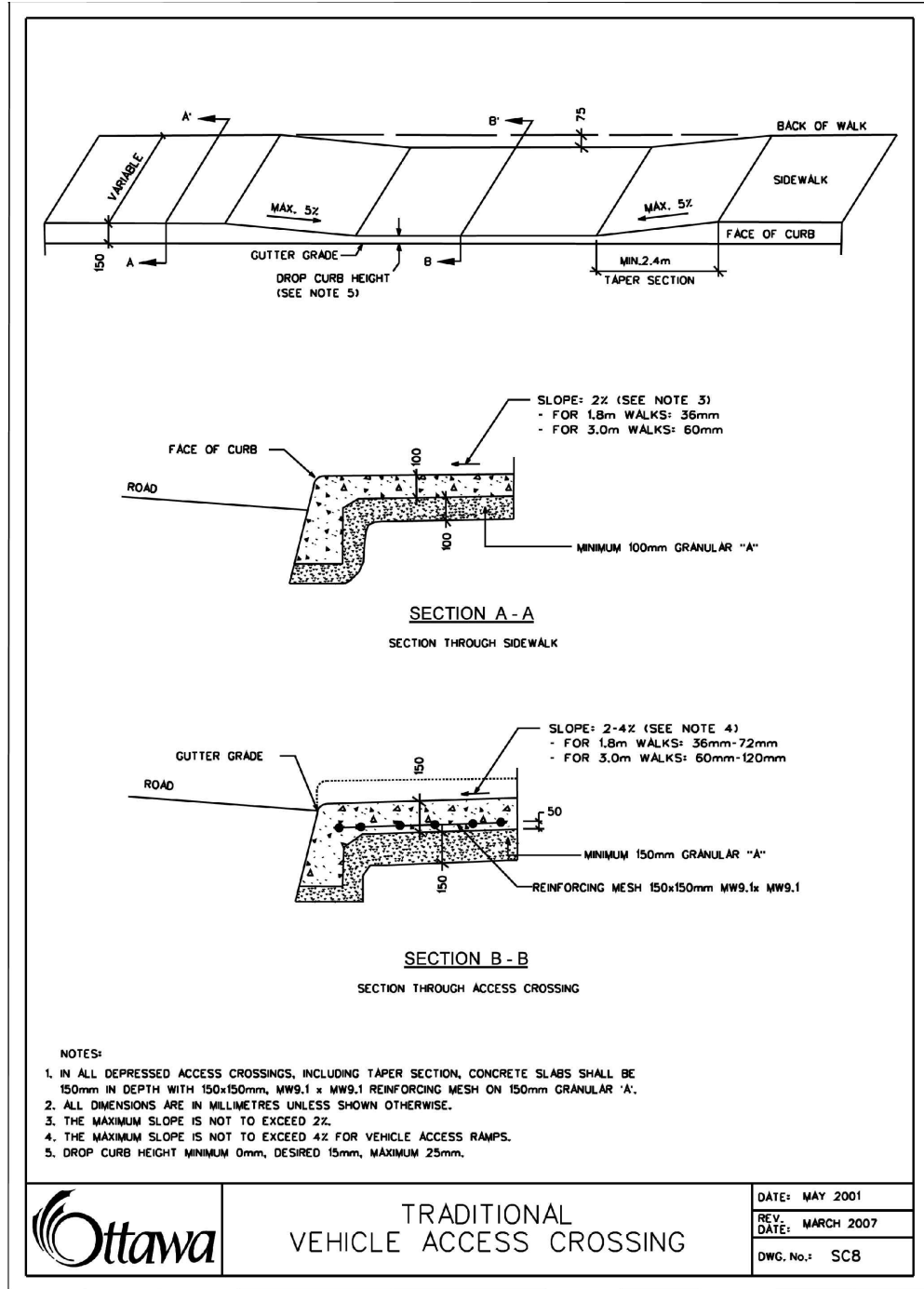
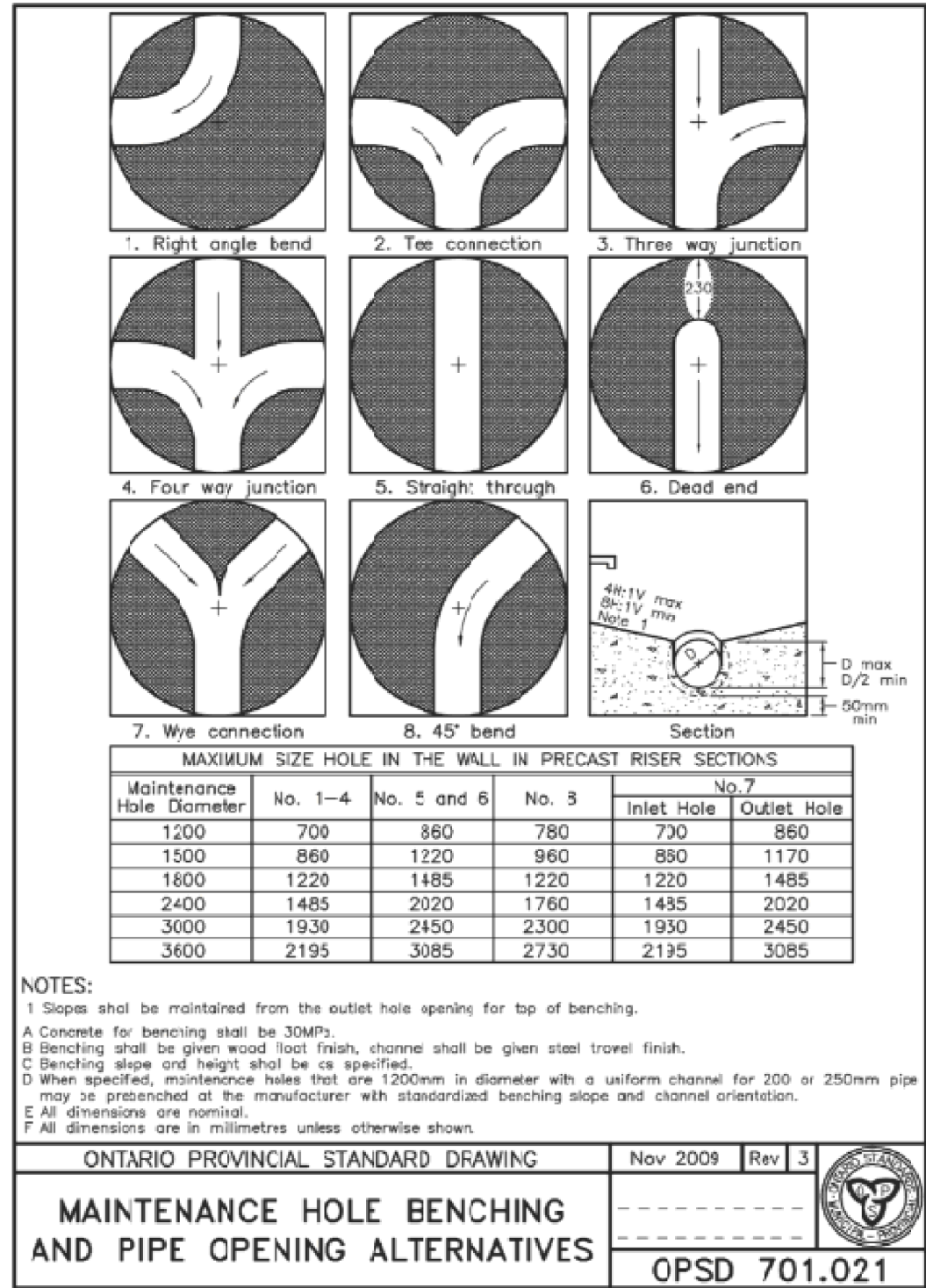
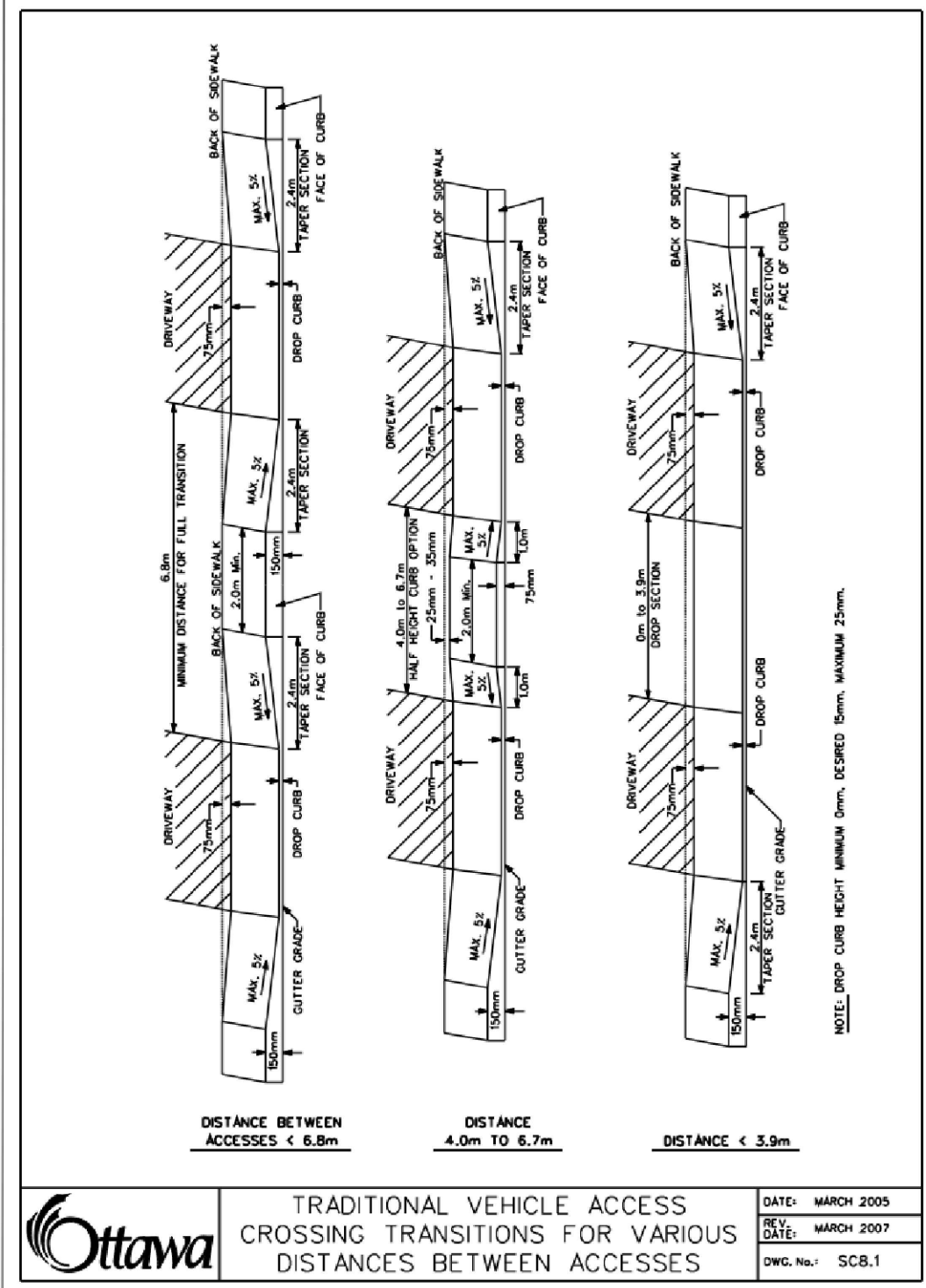
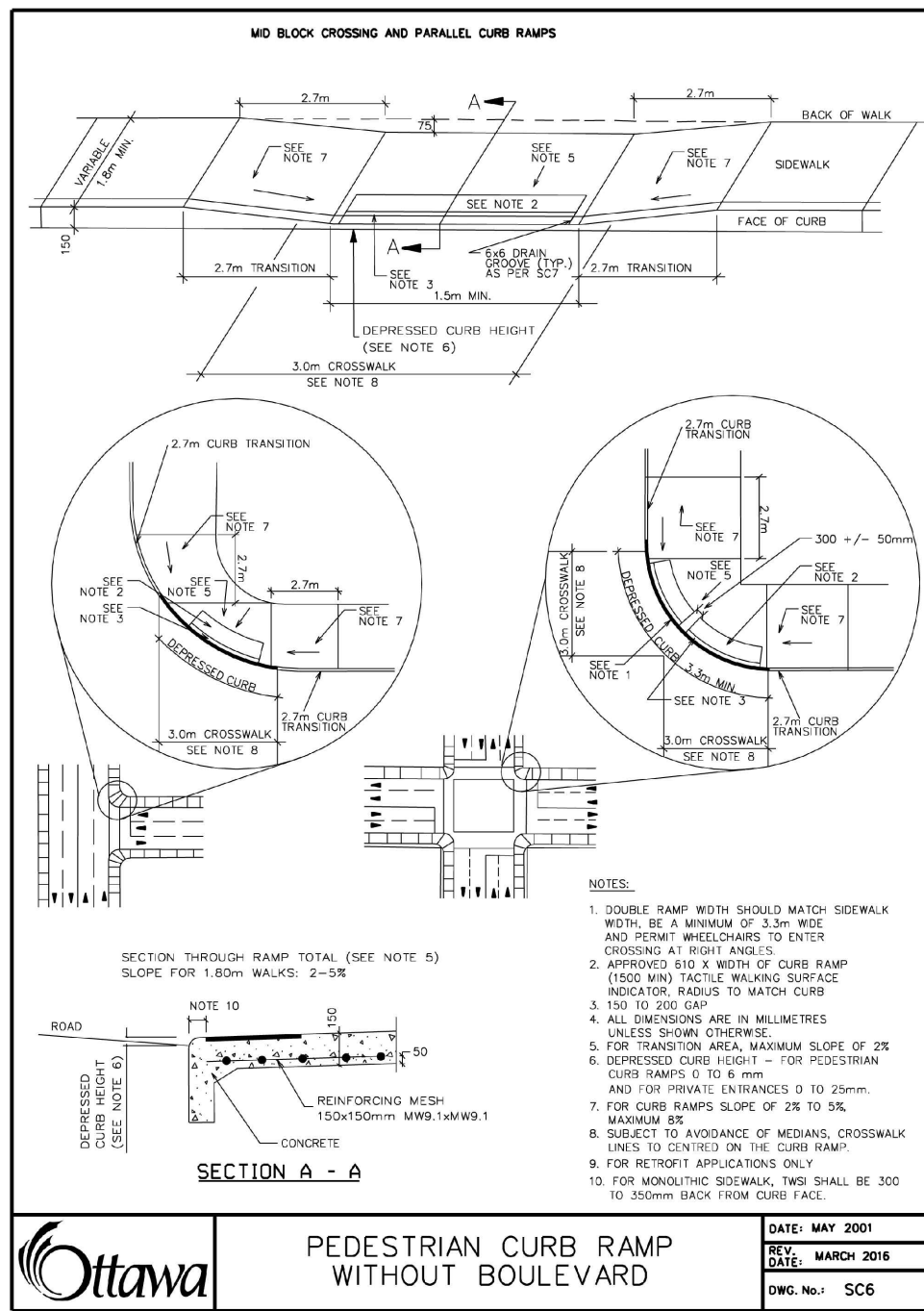
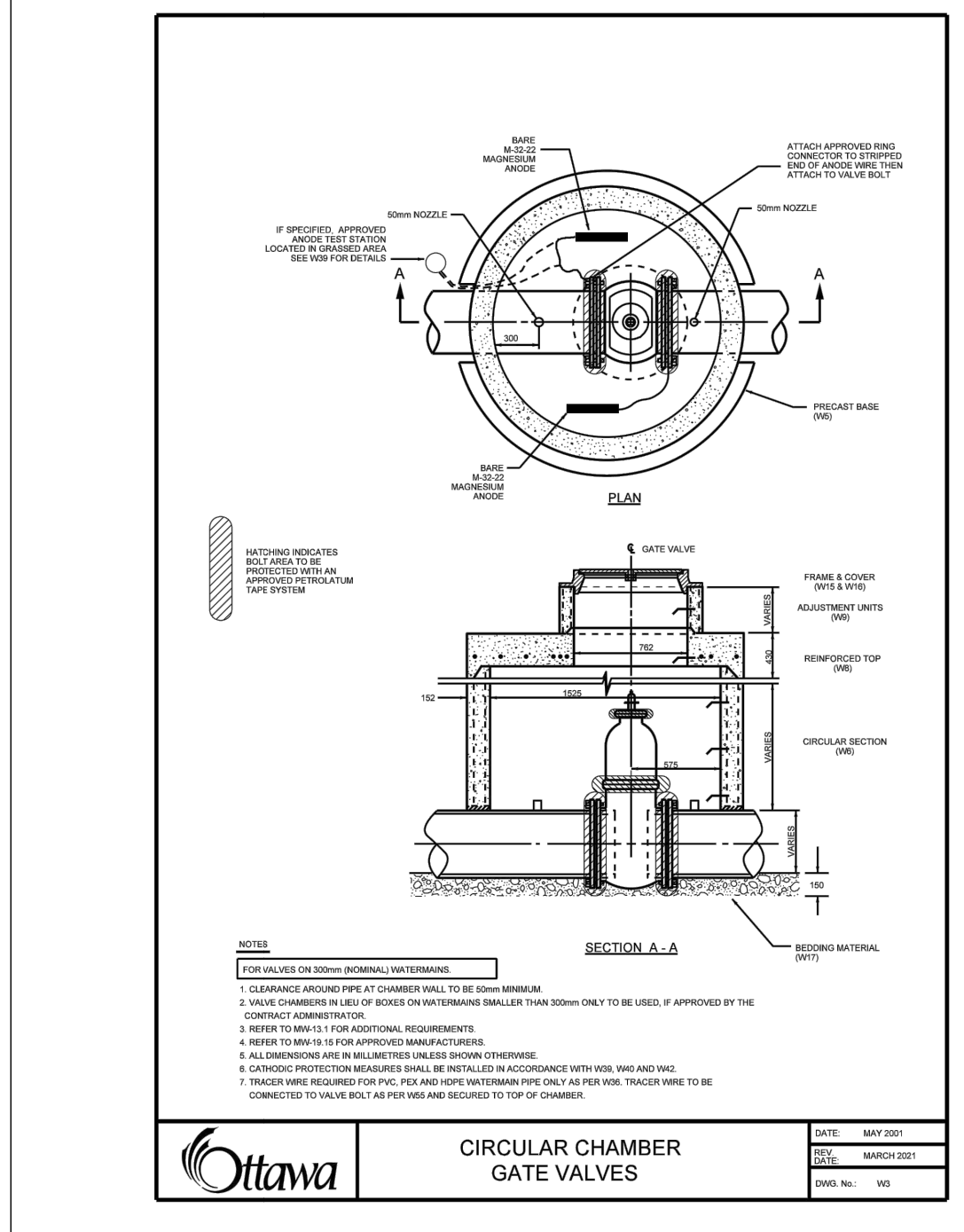
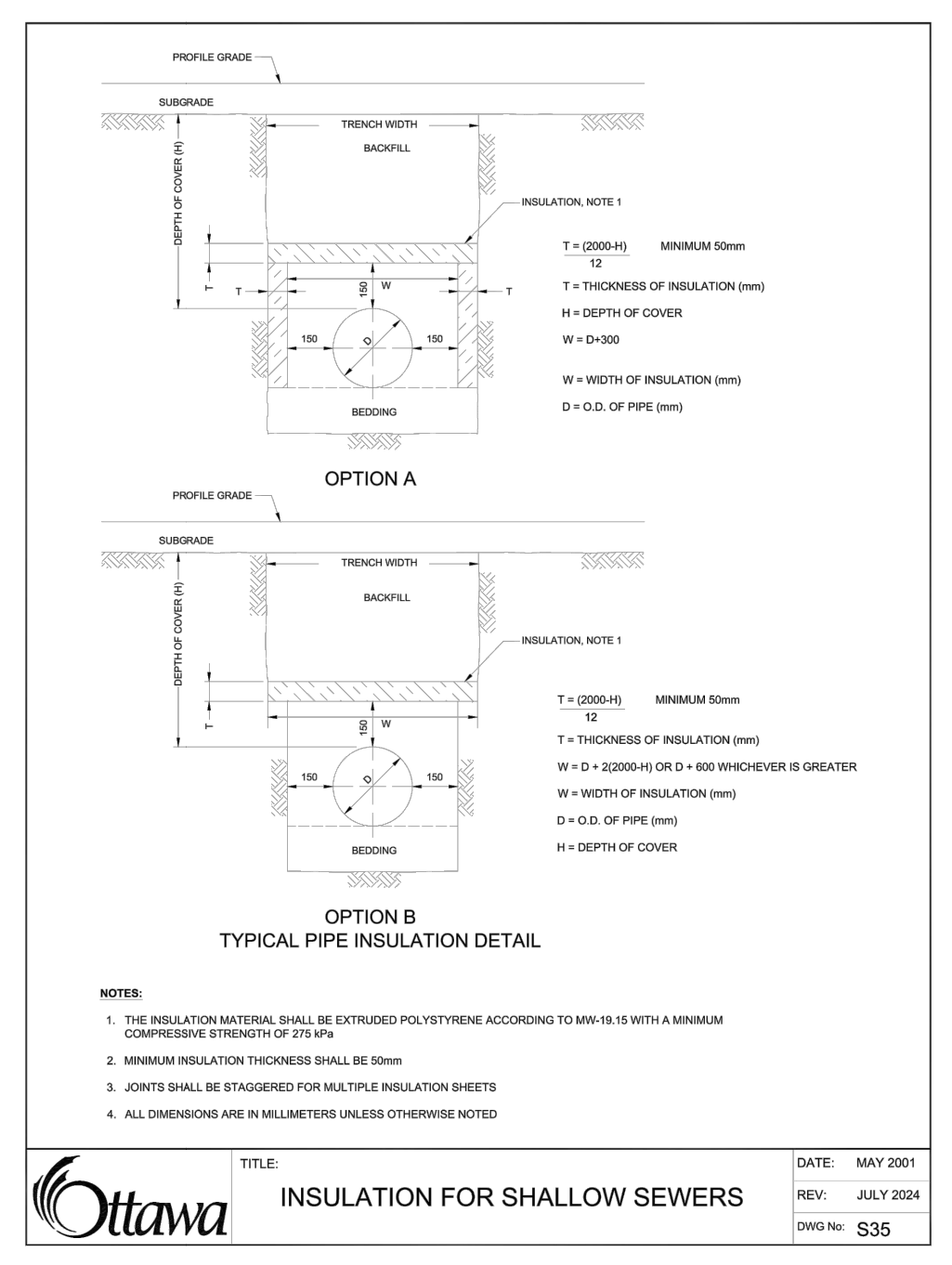
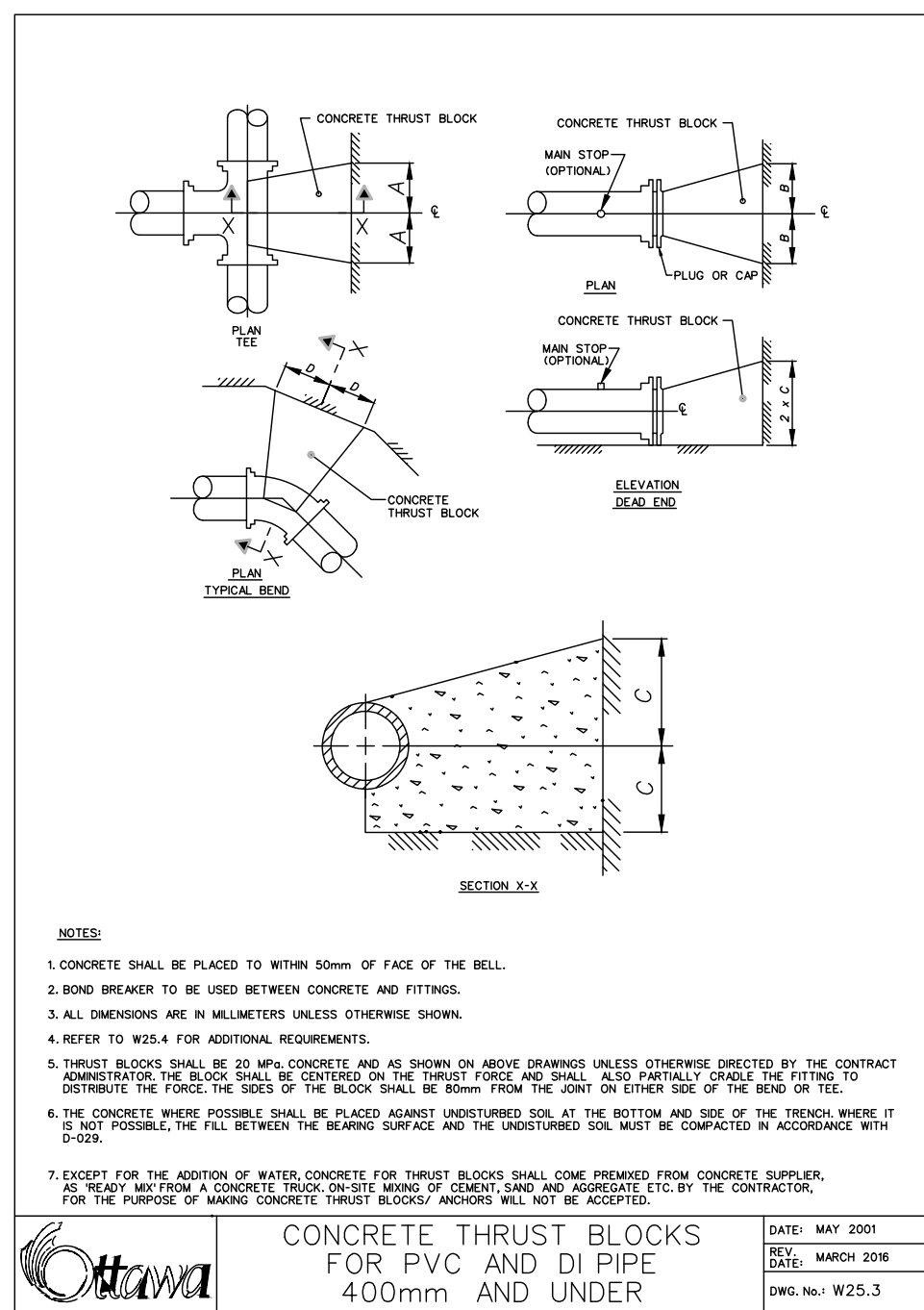
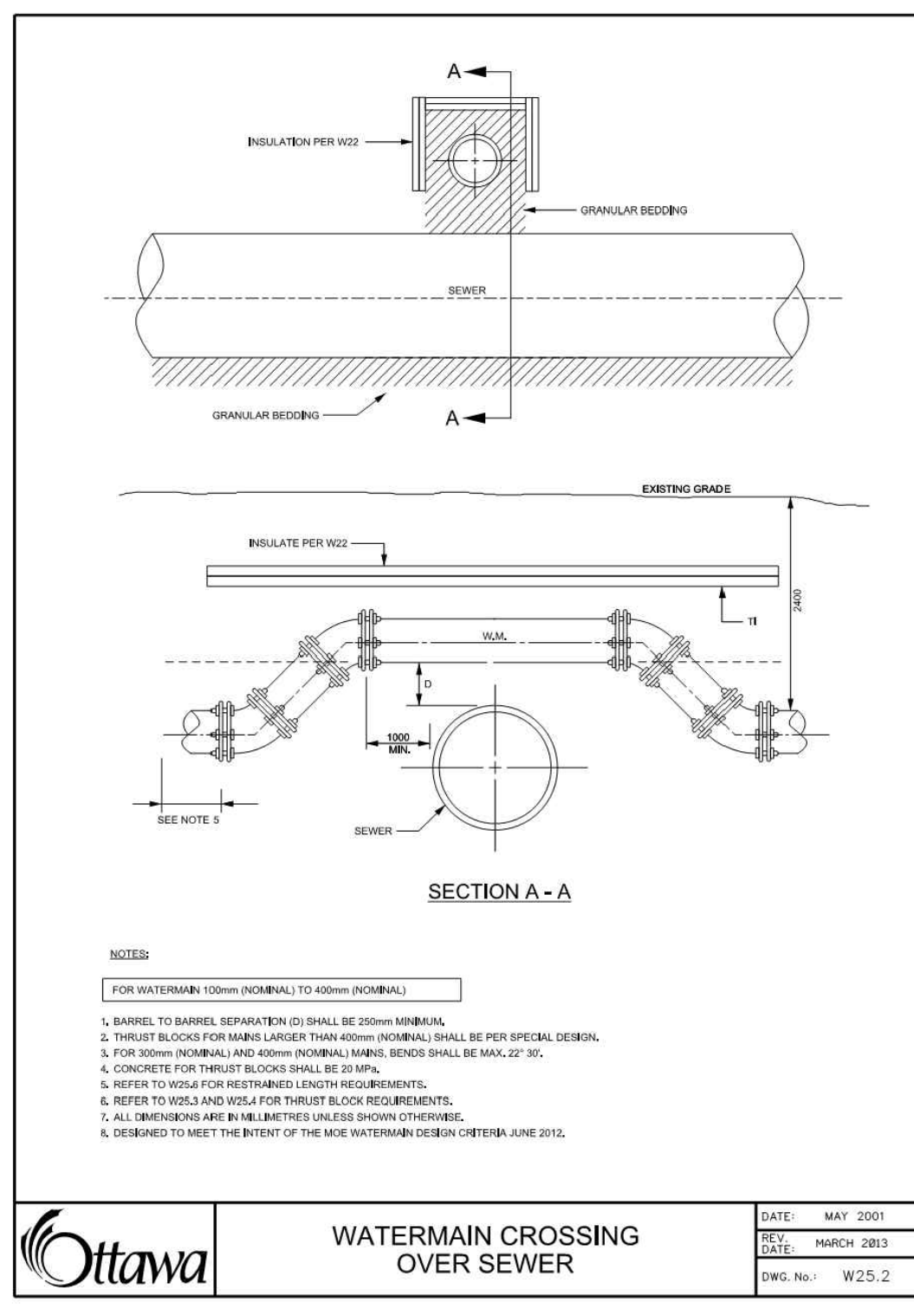
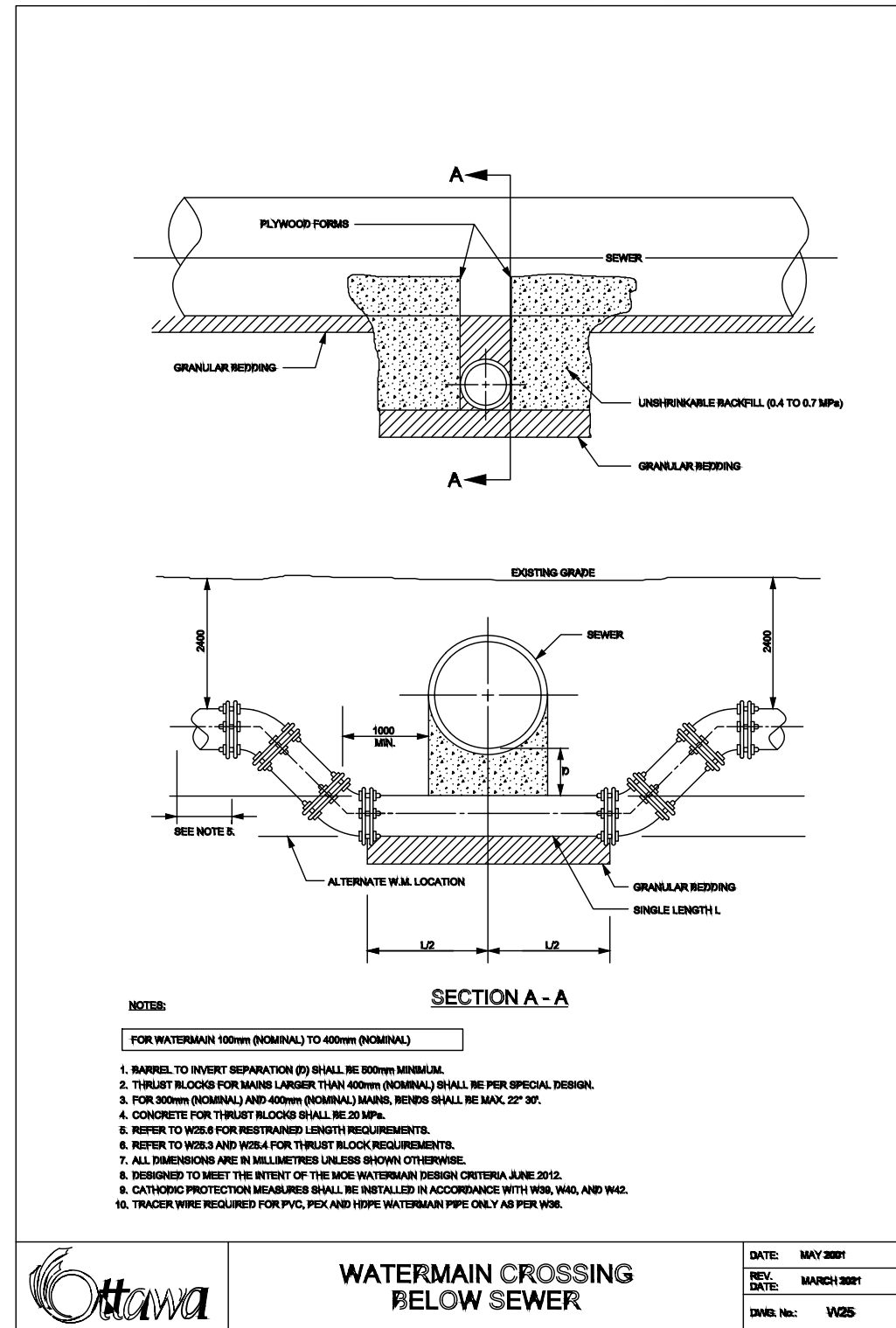
118224-MD

REV

REV # 2

DRAWING No.

118224-MD-D2

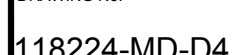
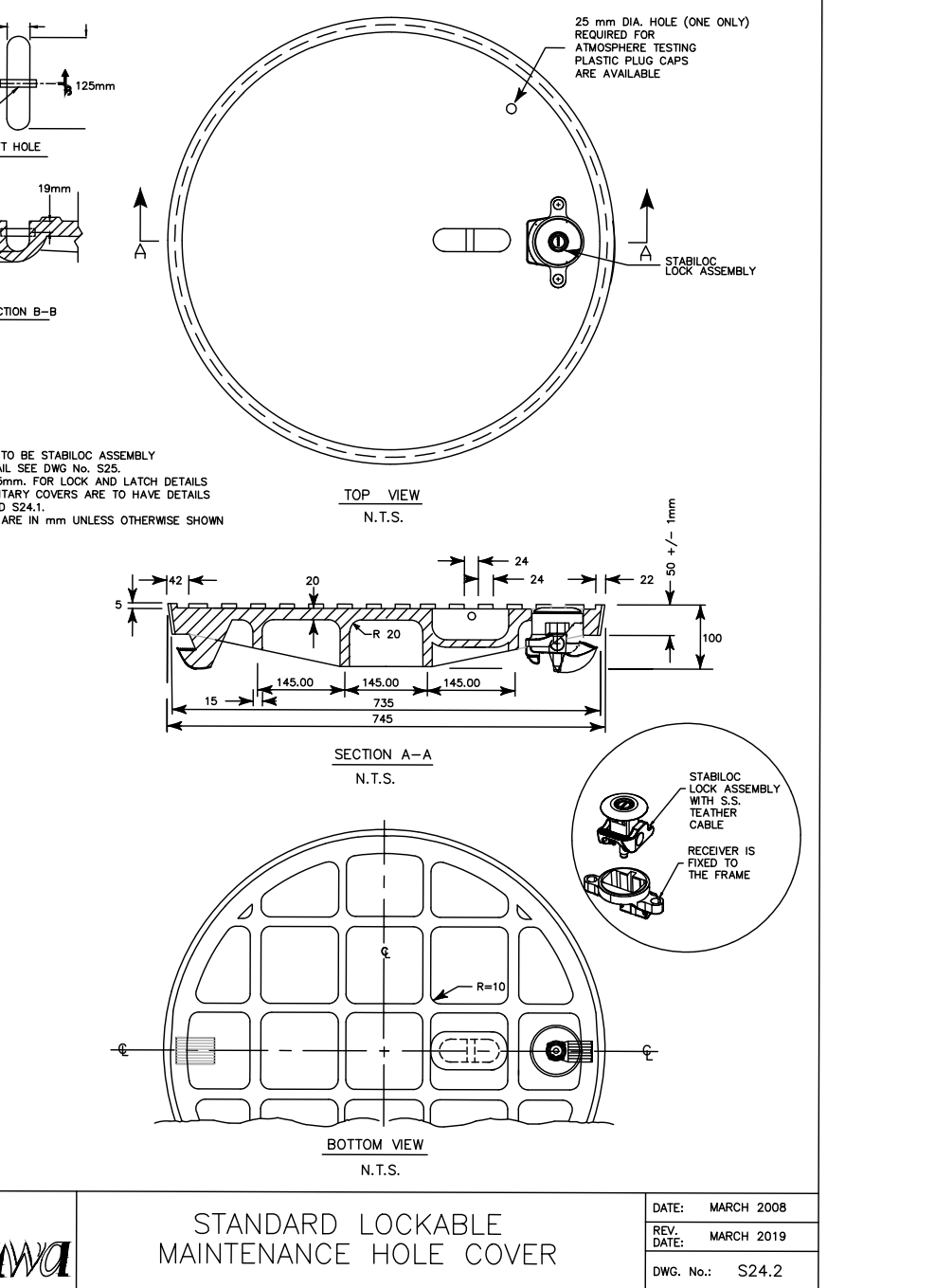
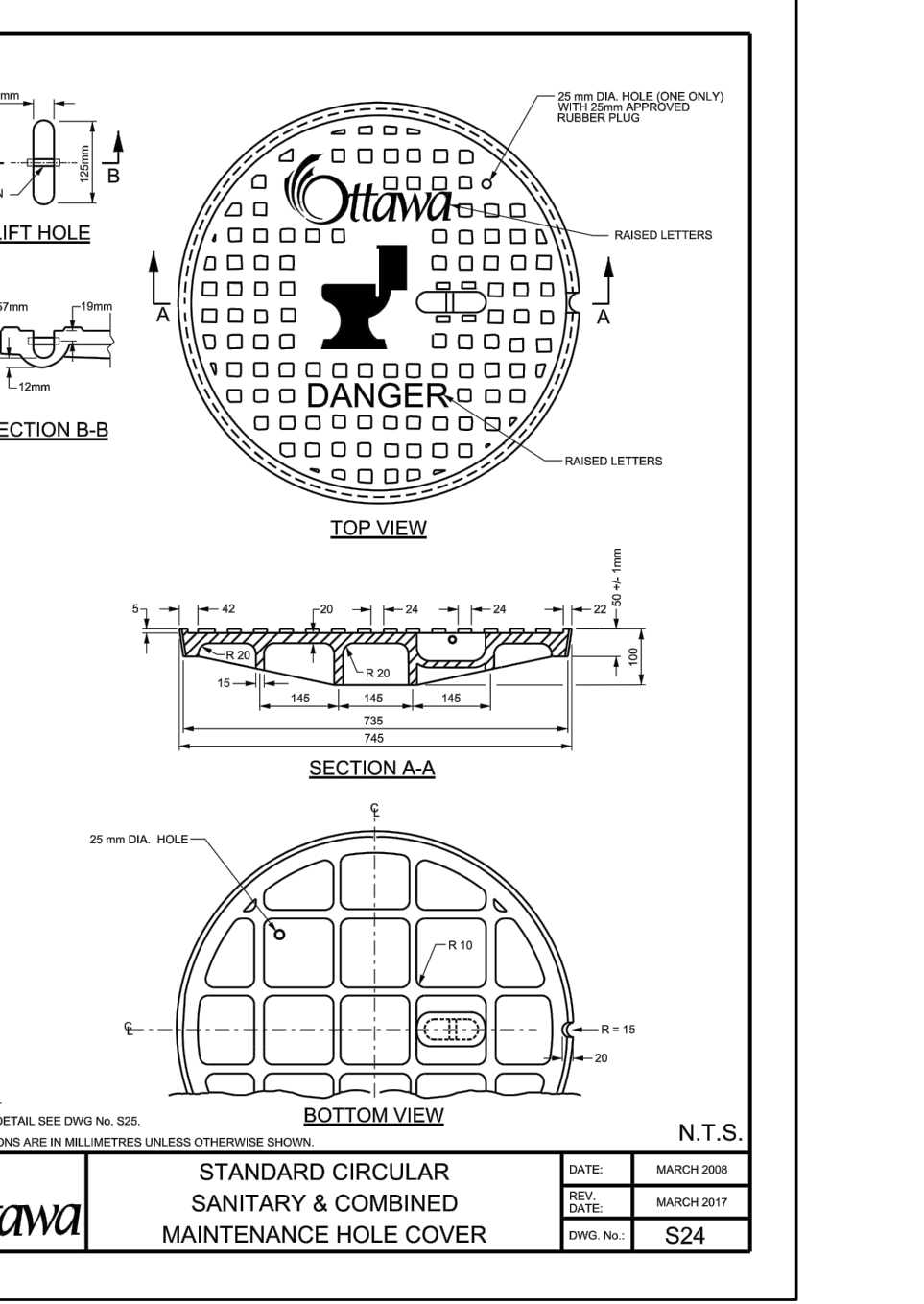
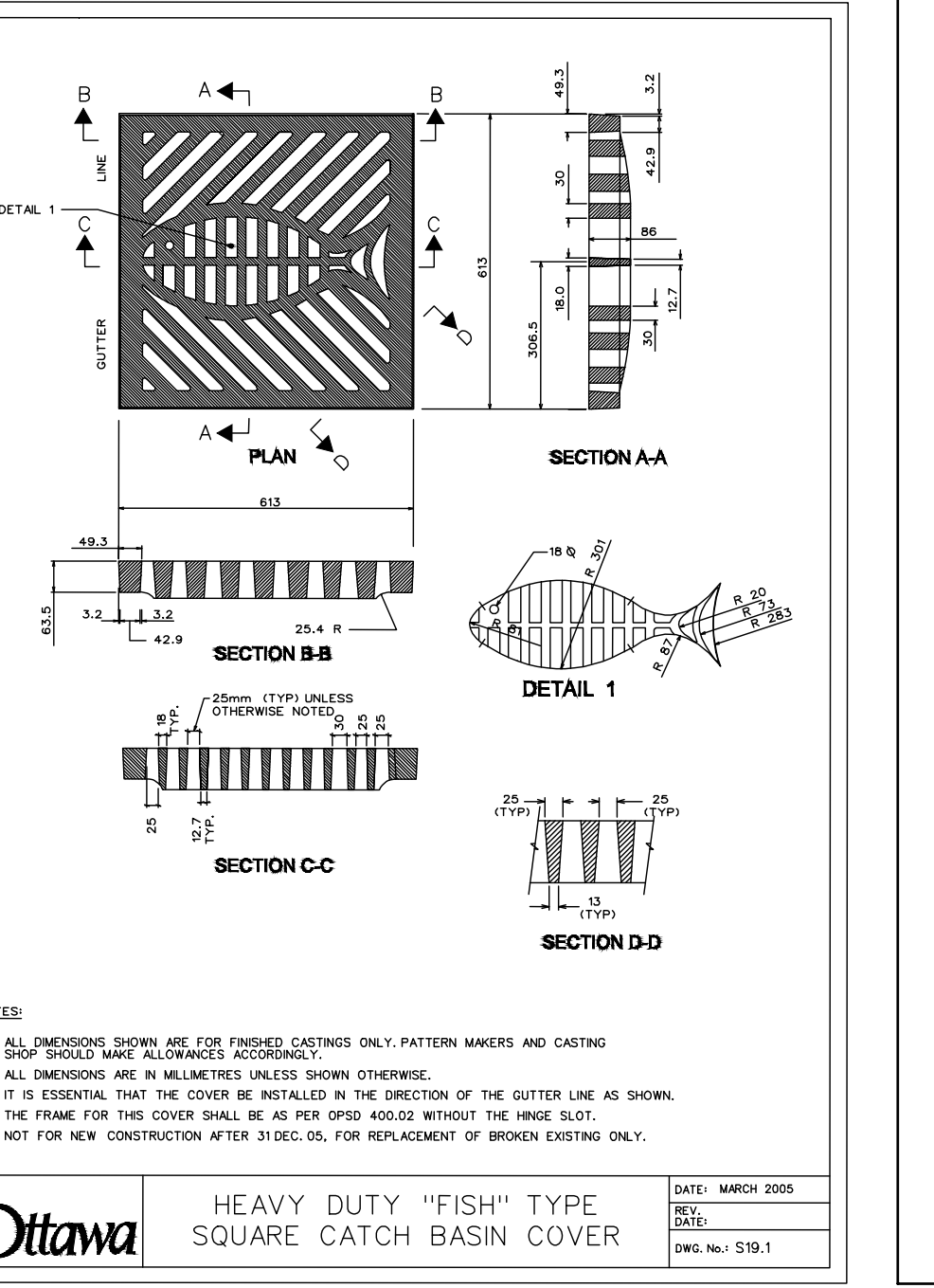
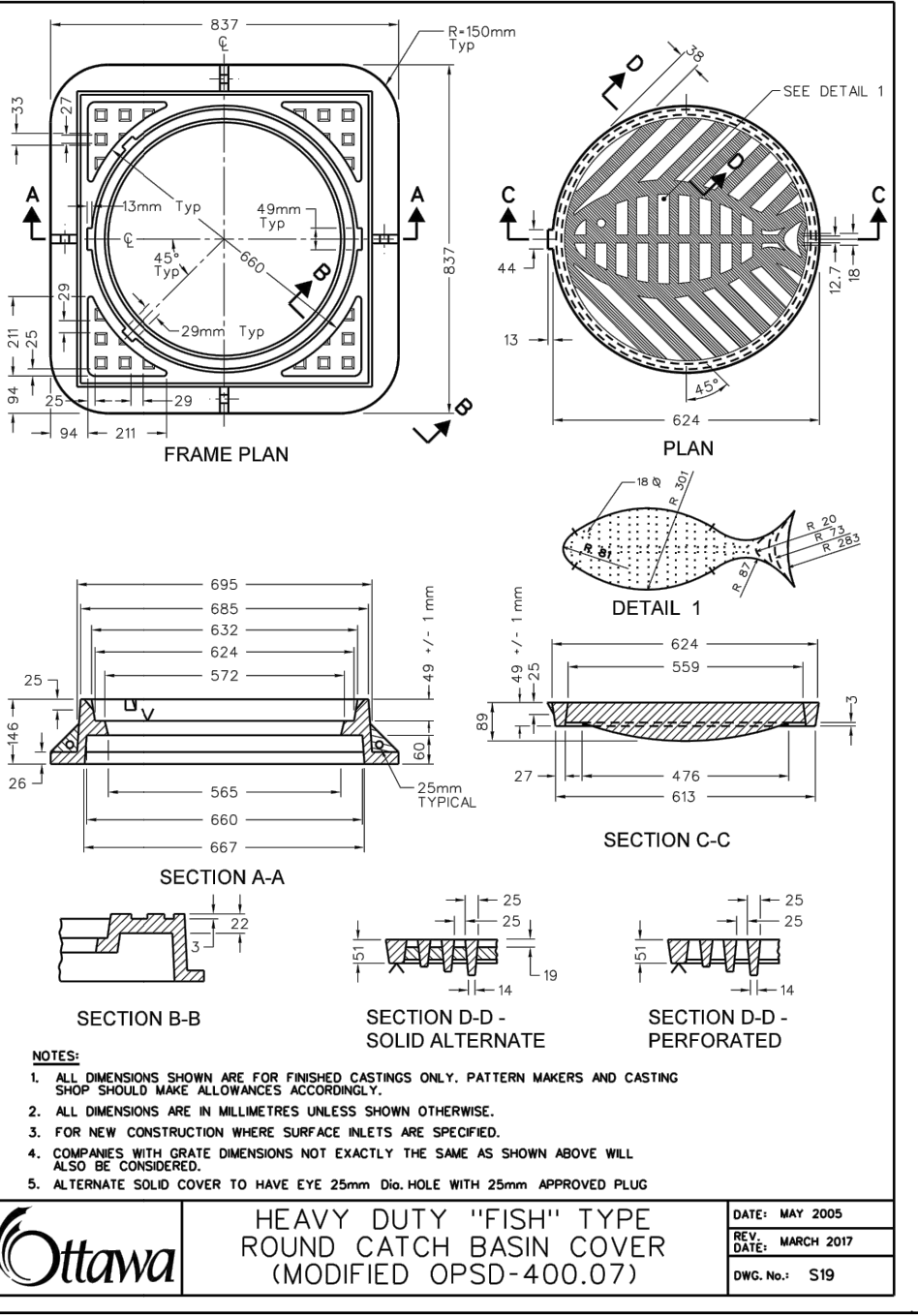
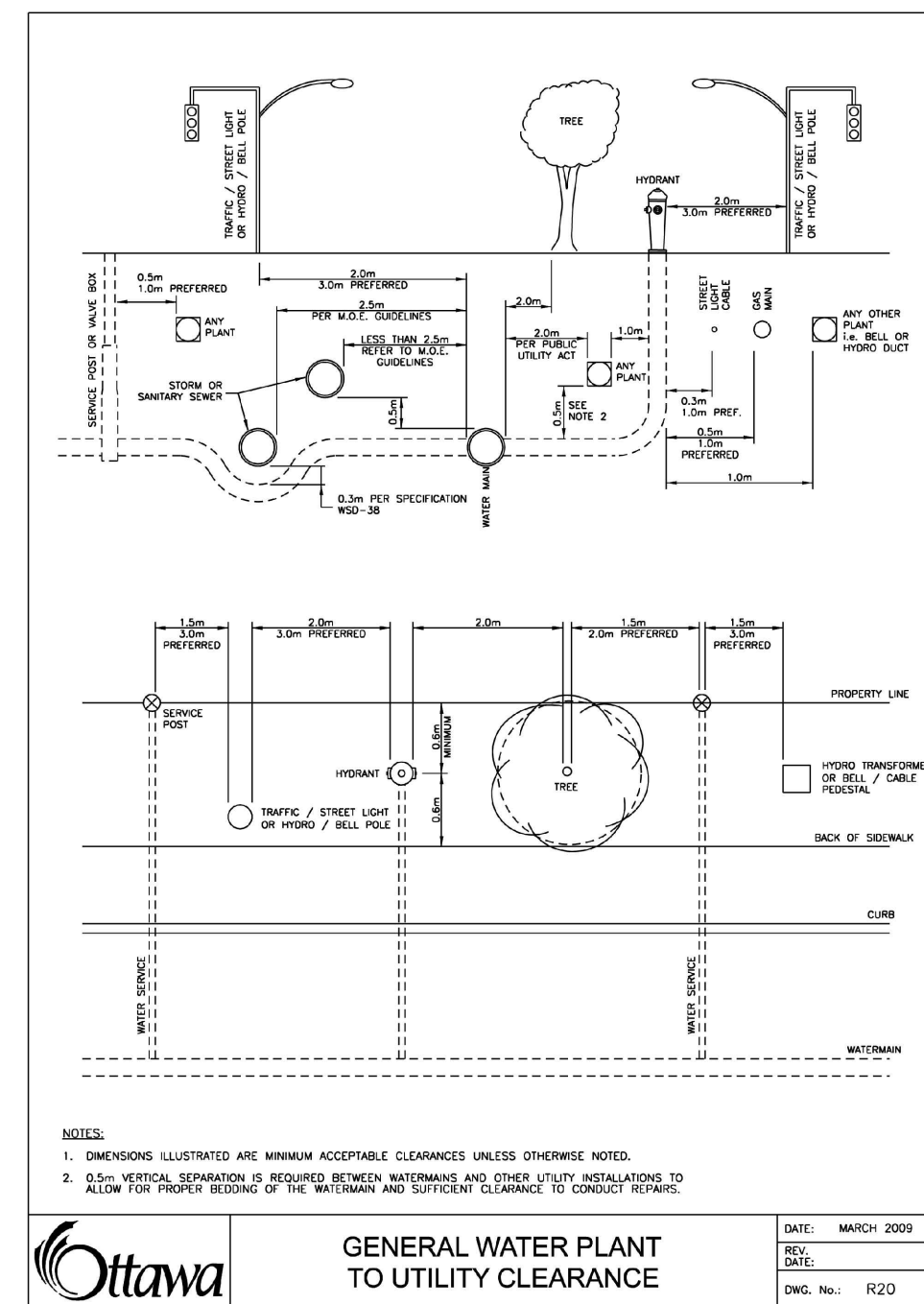


D07-12-24-0141 #19221

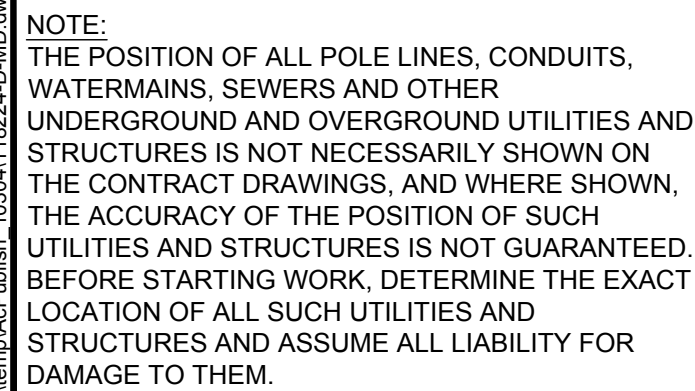
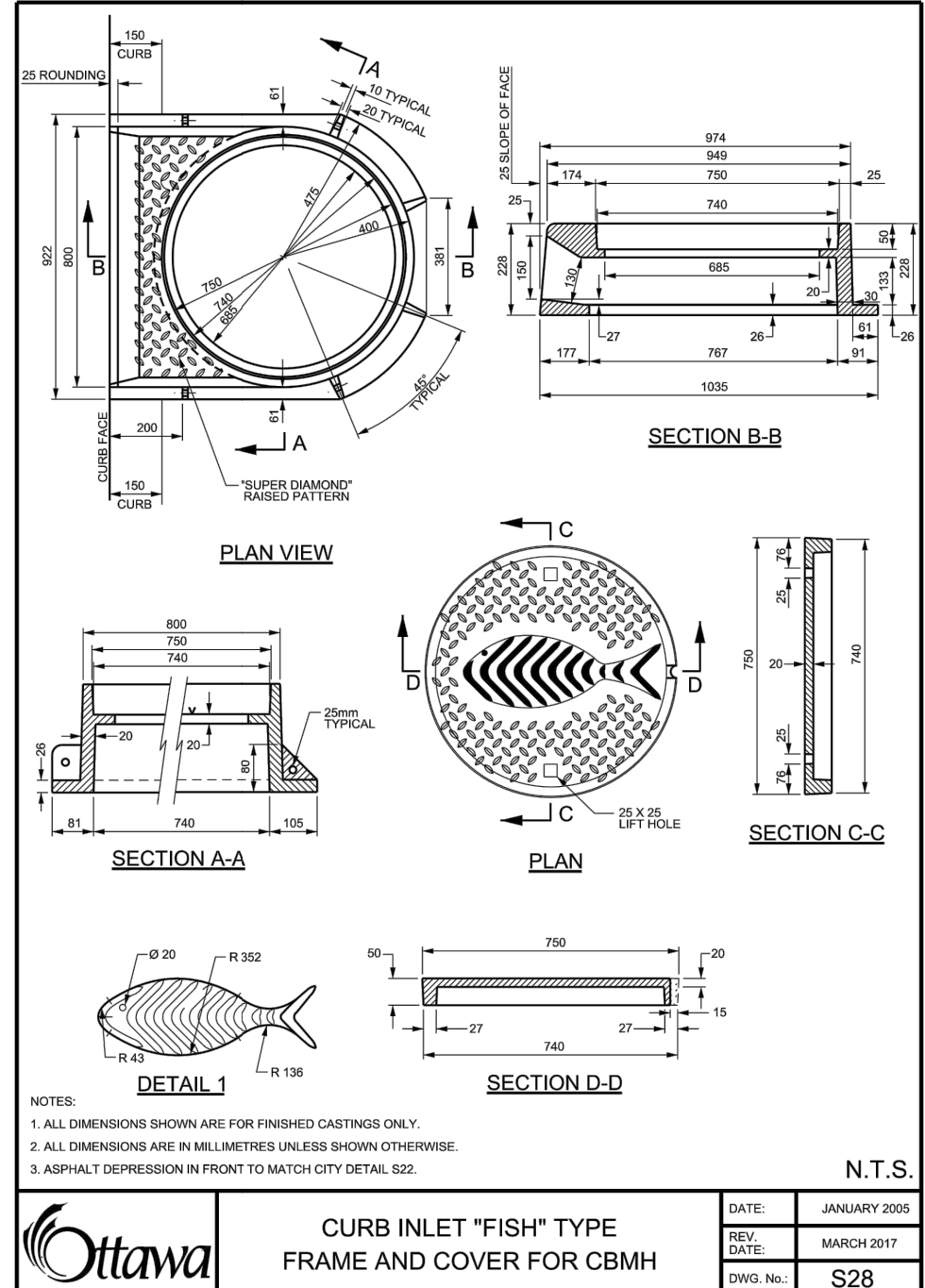












2.	REVISED PER CITY COMMENTS	MAR 5/25	MS
1.	ISSUED FOR CITY REVIEW	NOV 1/24	BHB
No.	REVISION	DATE	BY

SCALE		DESIGN
AS SHOWN		CV/MS
		CHECKED
		MS
		DRAWN
		CV
		CHECKED
		MS
		APPROVED
		BHB

**FOR REVIEW ONLY**



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LOCATION  
CITY OF OTTAWA  
THE COMMONS - PHASE 4

DRAWING NAME

STANDARD DETAILS

PROJECT No.	118224-00
REV	REV # 2
DRAWING No.	118224-MD-D5