

GENERAL NOTES AND SPECIFICATIONS

- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
- SERVICE AND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
- ALL DISTURBED AREAS SHALL BE RESTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 509.010 AND OPS 310.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWER AND GROUND DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, CATCH BASINS, INSERTS, STRAW BALE CHECKDAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. Dewatering shall be pumped into sediment traps.
- SITE PLAN PREPARED BY KORSIK URBAN PLANNING, DATED 2025-09-30, TITLED: SITE PLAN, DRAWING NO. A.
- TOPOGRAPHIC SURVEY SUPPLIED BY J.D. BARNES LTD, DATED APRIL 24, 2025.
- PLAN OF SUBDIVISION OF PART OF LOTS 22, 23 AND 24 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- REFER TO LANDSCAPE ARCHITECTURE PLAN FOR ALL LANDSCAPING FEATURES (IE. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES, ETC.).
- GEOTECHNICAL INVESTIGATION, WATERIDGE BLOCK 105 - MINKIN ROAD & VEDETTE WAY OTTAWA, ONTARIO. PREPARED BY PATERSON GROUP INC. DATED APRIL 30, 2025. REPORT NO PG7353-1. GEOTECHNICAL INFORMATION PRESENTED ON THESE DRAWINGS MAY BE INTERPOLATED FROM THE ORIGINAL REPORT. REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL DETAILS AND TO VERIFY ASSUMPTIONS MADE HEREIN.
- PG7353-MEMO.01, TREE PLANTING RESTRICTIONS AND SETBACKS DATED OCT 30, 2025
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

ROADWORKS

- ALL TOPSOIL AND ORGANIC MATERIAL TO BE STRIPPED FROM WITHIN THE FULL RIGHT OF WAY PRIOR TO CONSTRUCTION.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 30mm LAYERS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).
- ROAD SUBDRAINS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD R1.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, AND OPSD 509.010, AND OPS 310.
- CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1 AND SC1.3 (BARRIER OR MOUNTABLE CURB AS SHOWN ON DRAWINGS).
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER CITY STANDARDS SC3 AND SC1.4.
- PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL INVESTIGATION, WATERIDGE BLOCK 105 - MINKIN ROAD & VEDETTE WAY OTTAWA, ONTARIO. PREPARED BY PATERSON GROUP INC. DATED APRIL 30, 2025. REPORT NO PG7353-1.
- ACCESS LANES AND LOCAL ROADWAYS
40mm HL3 OR SUPERPAVE 12.5 ASPHALT CONCRETE
50mm HL8 OR SUPERPAVE 19.0 ASPHALT CONCRETE
150mm OPS GRANULAR 'A' BASE
400mm OPS GRANULAR 'B' TYPE II
- CAR ONLY PARKING AREAS
50mm HL3 OR SUPERPAVE 12.5 ASPHALT CONCRETE
150mm OPS GRANULAR 'A' BASE
300mm OPS GRANULAR 'B' TYPE II

WATER SUPPLY SERVICING

- THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.

11. WATERMAIN PIPE MATERIAL SHALL BE PVC CL150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.

12. WATER SERVICES TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 1.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.

13. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W18 AND W19.

14. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.

15. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL AS PER SECTION 6.4 OF THE GEOTECH REPORT.

16. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 240mm SEPARATION CANNOT BE ACHIEVED (AS PER CITY OF OTTAWA W22 & W23)

17. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.

18. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.

19. WATERMAIN TO HAVE 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.

20. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.

21. PRESSURE REDUCING VALVES (PRV'S) IF REQUIRED, TO BE INSTALLED AS PER ONTARIO PLUMBING CODE.

STORM AND SANITARY SEWERS

1. SANITARY SEWERS 375mm DIA, OR SMALLER SHALL BE PVC DR35. SANITARY SEWERS LARGER THAN 375mm SHALL BE CONCRETE CSA A 257.2 CLASS 100 AS PER OPSD 807.010.

2. STORM SEWERS 375mm DIA, OR SMALLER SHALL BE PVC DR35. STORM SEWERS LARGER THAN 375mm DIA, SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010

3. ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER SECTION 6.4 OF THE GEOTECH REPORT.

4. STORM AND SANITARY MANHOLES SHALL BE 1200mm DIAMETER IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS S24, S24A, AND S25 WHERE APPLICABLE. CATCH BASIN MANHOLE FRAME AND COVERS PER S25 AND S23.1. ALL STORM MANHOLES WITH SEWERS 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHER STORM MANHOLES SHALL BE COMPLETED WITH 300mm Sumps AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.

5. ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.

6. FOR STORM SEWER INSTALLATION (EXCLUDING CB LEADS) THE MINIMUM DEPTH OF COVER OVER THE CROWN OF THE SEWER IS 2.0m. FOR SANITARY SEWERS THE MINIMUM DEPTH OF COVER IS 2.5m OVER PIPE OBIET.

7. ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES AS PER CITY STANDARD S14, S14.1, AND S14.2.

8. STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.0% SLOPE.

9. CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS S1, S2, S3 c/w FRAME AND GRATE AS PER S19. CURB FRAMES AND GRATE PER S22 AND S22 CATCH BASIN FRAMES AND GRATE AS PER S23.1. CATCH BASINS SHALL BE 1500mm DEEP. ALL CATCH BASINS SHALL HAVE SUMPS (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA (MIN) PVC DR-35 AT 1.0% GRADE WHERE NOT OTHERWISE SHOWN ON PLAN. CATCH BASINS WILL BE INSTALLED WITH INLET CONTROL DEVICES (ICD) AS PER ICD SCHEDULE ON STORM DRAINAGE PLAN.

10. STREET CATCH BASINS TO BE INSTALLED c/w SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.

11. REAR LOT PERFORATED PIPE TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S29. REAR LOT STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W30 AND W31.

12. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHALL BE PLACED AS TARTAN LONG THE TRENCH DIRECTION AND SHOULD EXTERIOR FROM TRENCH TO THE TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS IN THE SERVICE TRENCHES. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION.

13. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA AND COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.

14. CONTRACTOR SHALL PERFORM LEAKAGE TESTING. IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.

15. ANY SEWER ABANDONMENT TO BE CONDUCTED ACCORDING TO CITY OF OTTAWA STANDARD S11.4

16. SEWERS WITH LESS THAN 2.0m COVER TO BE INSULATED IN ACCORDANCE WITH CITY STANDARD S35.

GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 100% STANDARD PROCTOR MAX. DRY DENSITY.

2. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.

LEGEND

EXISTING CONDITIONS

- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MH AND SEWER
- EXISTING STORM MH AND SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING LOT SIDE OVERLAND FLOW ROUTE
- EXISTING ROADSIDE OVERLAND FLOW ROUTE

SERVICES

- PROPOSED WATERMAIN
- PROPOSED VALVE AND VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER AND ETOBICOKE SYSTEM
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- EXISTING WATERMAIN
- EXISTING VALVE AND VALVE BOX
- EXISTING VALVE CHAMBER
- EXISTING REDUCER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATIONS
- PROPOSED BARRIER CURB
- HEAVY DUTY ASPHALT.
- OVERLAND SPILL LOCATION
- TWSI LOCATION AS PER CITY STD
- EXISTING LOT SIDE OVERLAND FLOW ROUTE
- EXISTING ROADSIDE OVERLAND FLOW ROUTE
- PROPOSED MOUNTABLE/BARRIER CURB TRANSITIONS

STORM DRAINAGE



AREA ID

RUNOFF COEFFICIENT

STORM DRAINAGE AREA ha.

STORM DRAINAGE BOUNDARY

DIRECTION OF OVERLAND FLOW

DIRECTION OF EMERGENCY OVERLAND FLOW

PROPOSED STORM MH AND SEWER

PROPOSED STORM SEWER AND ETOBICOKE SYSTEM

PROPOSED CATCHBASIN MANHOLE

PROPOSED CATCHBASIN

EXISTING STORM MH AND SEWER

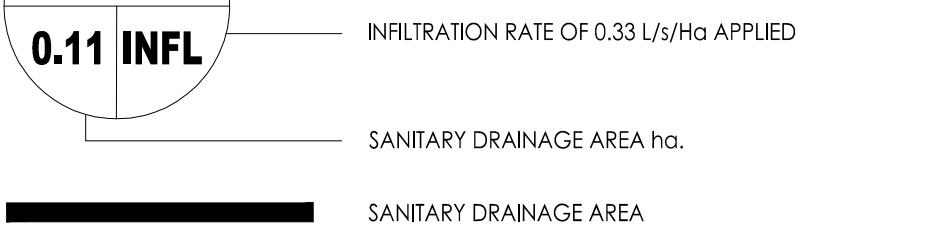
EXISTING CATCHBASIN

MAXIMUM STATIC PONDING LIMITS

SCUPPER LOCATIONS

EXISTING LOT SIDE OVERLAND FLOW ROUTE

EXISTING ROADSIDE OVERLAND FLOW ROUTE



SANITARY DRAINAGE AREA ID#

POPULATION COUNT

SANITARY DRAINAGE AREA ha.

SANITARY DRAINAGE AREA ID#

INFILTRATION RATE OF 0.33 L/s/Ha APPLIED

SANITARY DRAINAGE AREA ha.

SANITARY DRAINAGE AREA

PROPOSED SANITARY MH AND SEWER

EXISTING SANITARY MH AND SEWER

MAXIMUM STATIC PONDING LIMITS

SCUPPER LOCATIONS

EXISTING LOT SIDE OVERLAND FLOW ROUTE

EXISTING ROADSIDE OVERLAND FLOW ROUTE

PROPOSED STORM SEWER MANHOLE

PROPOSED CATCHBASIN

PROPOSED MUD MAT LOCATION

PROPOSED STORM SEWER

PROPOSED CATCHBASIN

PROPOSED CATCH BASIN PROTECTION AS PER FLEX

STORM INLET FILTERS DETAIL. ITEM CODE P-RD-240-223-FX

PROPOSED CATCH BASIN MH PROTECTION AS PER FLEX

STORM INLET FILTERS DETAIL. ITEM CODE P-RD-270-270-FX

PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110

PROPOSED CATCH BASIN PROTECTION AS PER FLEX

STORM INLET FILTERS DETAIL. ITEM CODE P-RD-270-270-FX

PROPOSED CATCH BASIN MH PROTECTION AS PER FLEX

STORM INLET FILTERS DETAIL. ITEM CODE P-RD