

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 LOCATIONS FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
- ALL DISTURBED AREAS SHALL BE REINSTATED 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 CITY OF OTTAWA STANDARD R10, AND 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 WHICH WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO FILTER CLOTH ON CATCH BASINS, STRAIN BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
- DRAFT PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED FEBRUARY 25, 2025
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS O'SULLIVAN VOLLEBEKK LTD., DATED SEPTEMBER 9, 2011
- LANDSCAPE ARCHITECT PLAN PREPARED BY XXX, DATED XXX. REFER TO ORIGINAL LANDSCAPE ARCHITECT PLAN FOR ALL LANDSCAPING FEATURES (i.e. TREES, WALKWAYS, PARK DETAILS, NOISE BARRIERS, FENCES ETC.).
- GEOTECHNICAL INVESTIGATION PG3062-1 REV 4 PREPARED BY PATERSON GROUP INC. DATED MAY 24, 2019. 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.
- 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 0.30m LAYERS.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 100% 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 ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE AS 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 PG3062-1 REV 4 PREPARED BY PATERSON GROUP INC. DATED MAY 24, 2019.

DRIVEWAYS

50mm H13 OR SUPERPAVE 12.5
150mm OPS GRANULAR A BASE
300mm OPS GRANULAR B TYPE II

LOCAL ROADS

40mm SUPERPAVE 12.5
50mm SUPERPAVE 19.0

150mm OPS GRANULAR A BASE
400mm OPS GRANULAR B TYPE II

ROADS WITH BUS TRAFFIC

40mm SUPERPAVE 12.5
50mm SUPERPAVE 19.0

50mm SUPERPAVE 19.0

150mm OPS GRANULAR A BASE
600mm OPS GRANULAR B TYPE II

WATER SUPPLY SERVICING

- THE CONTRACTOR SHALL CONSTRUCT WATERMAINS, 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 AT THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 40m INTERVALS IN THE SERVICE TRanches. FOR DETAILS REFER TO GEOTECHNICAL INVESTIGATION PG3062-1 REV 4 PREPARED BY PATERSON GROUP INC. DATED MAY 24, 2019.
- 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.
- WATER SERVICES TO BE PIPE AS PER CITY OF OTTAWA STANDARD W26 (UNLESS OTHERWISE NOTED). WATER SERVICE TO EXTEND 2.0M BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
- WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
- WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
- PROPOSED UNITS TO BE EQUIPPED WITH PRESSURE REDUCING VALVES (PRVs) AS PER THE ONTARIO BUILDING CODE.
- WATERMEN TRENCH AND CO-ORDINATE SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL TO BE PROVIDED BY PROJECT GEOTECHNICAL CONSULTANT, WHERE BEDDING IS LOCATED WITHIN THE FIRM GREY SILTY CLAY, THE THICKNESS OF THE BEDDING MATERIAL SHOULD BE INCREASED TO A MINIMUM OF 300mm.
- SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE, WHERE 2400mm SEPARATION CANNOT BE ACHIEVED, (AS PER CITY OF OTTAWA W22 & W23).
- CATHODIC PROTECTION TO BE SUPPLIED ON METALIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
- THRUHOLD BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4 FOR SOILS 100+ Po OR GREATER, FOR SOILS LESS THAN 99 KPa THRUHOLD BLOCK SIZING SHALL BE DETERMINED BY THE GEOTECHNICAL CONSULTANT AT THE TIME OF CONSTRUCTION.
- WATERMAIN TO HAVE MIN. 2.4m COVER, WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
- WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2.
- PROPOSED REAR YARDS AS INDICATED ON THE DWGS TO BE EQUIPPED WITH BOSWALE ALONG THE LENGTH OF THE PROPOSED SUBDRAIN AS PER THE DETAILS SHOWN ON DWG DS-3.

STORM AND SANITARY SEWERS

- SANITARY SEWERS 35mm DIA, OR SMALLER SHALL BE PVC SDR35. SANITARY SEWERS LARGER THAN 35mm SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010 UNLESS OTHERWISE SPECIFIED.
- STORM SEWERS 35mm DIA, OR SMALLER SHALL BE PVC SDR 35. STORM SEWERS LARGER THAN 35mm DIA. SHALL BE CONCRETE CSA A 257.2 CLASS 100-D AS PER OPSD 807.010 UNLESS OTHERWISE SPECIFIED.
- ALL STORM AND SANITARY SEWER BEDDING SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS S6 AND S7. CLASS "B" BEDDING, UNLESS OTHERWISE NOTED. SUITABLE BEDDING AND COVER MATERIAL TO BE SPECIFIED BY GEOTECHNICAL CONSULTANT, WHERE BEDDING IS LOCATED WITHIN THE FIRM GREY SILTY CLAY, THE THICKNESS OF THE BEDDING MATERIAL SHOULD BE INCREASED TO A MINIMUM OF 300mm.
- STORM AND SANITARY SEWER SHALL BE 200mm DIAMETER IN ACCORDANCE WITH OPSD-701.01 (UNLESS OTHERWISE NOTED) c/w FRAME AND COVER AS PER CITY OF OTTAWA S24, S24.1 AND S25.
- ALL STORM MANHOLES WITH 900mm DIA SEWERS AND OVER IN SIZE SHALL BE BENCHED. ALL OTHERS SHALL BE COMPLETED WITH 300mm Sumps AS PER CITY STANDARDS. SANITARY MANHOLES SHALL NOT HAVE SUMPS.
- ALL PLACEMENT FOR MANHOLES WITH 900mm DIA SEWERS AND OVER IN SIZE SHALL BE AS PER CITY OF OTTAWA S12.2.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, TO BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- FOR STORM SEWER INSTALLATION (EXCLUDING CL8 BODIES) 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 OVERT. WHERE MINIMUM COVER IS NOT PROVIDED, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
- SAFETY PLATFORMS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 404.02.
- DROP STRUCTURES TO BE INSTALLED AS PER CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.010
- ALL STORM AND SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM AND SANITARY SERVICE LATERALS TO BE SDR 28 INSTALLED AT MIN. 1.05 SLOPES. SINGLE STORM SERVICES TO BE 100mmØ, SINGLE SANITARY SERVICES TO BE 135mmØ. SERVICES TO EXTEND 2.0m BEYOND PROPERTY LINE.
- CATCH BASINS SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND GRADE. REACHING CB'S SHALL BE AS PER CITY STREET CB'S AS PER CITY OF OTTAWA CURB STANDARDS AS PER OPSD 1003.02. PROVIDE 150mm ADJUSTED SPACERS. ALL CATCH BASINS SHALL HAVE Sumps (600mm DEEP). STREET CATCH BASIN LEADS SHALL BE 200mm DIA (MIN) PVC SDR 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.
- STREET CATCH BASINS TO BE INSTALLED c/w 150mmØ SUBDRAINS 3m LONG IN FOUR ORTHOGONAL DIRECTIONS OR LONGITUDINALLY WHEN PLACED ALONG A CURB, AND AT AN ELEVATION OF 300mm BELOW SUBGRADE LEVEL.
- 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 STANDARDS S30 AND S31.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING NO. 58. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS

GRADING

SERVICING

PROPOSED WATERMAIN
PROPOSED VALVE AND VALVE BOX
PROPOSED VALVE CHAMBER
PROPOSED REDUCER
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED SUBDRAIN CATCHBASIN
EXISTING/APPROVED WATERMAIN
EXISTING/APPROVED VALVE AND VALVE BOX
EXISTING/APPROVED VALVE CHAMBER
EXISTING/APPROVED REDUCER
EXISTING/APPROVED FIRE HYDRANT
EXISTING/APPROVED SANITARY SEWER
EXISTING/APPROVED STORM SEWER
EXISTING/APPROVED CATCHBASIN MANHOLE
EXISTING/APPROVED CATCHBASIN
EXISTING/APPROVED SUBDRAIN CATCHBASIN
INLET CONTROL DEVICE (SEE DWG NU-1)
CATCHBASINS TO BE RECONNECTED
PROPOSED DEPRESSED CURB LOCATIONS
PROPOSED MOUNTABLE/CURB/CURB LOCATION
SERVICE LATERAL LOCATION
PROPOSED BOSWALE
PROPOSED FIREWALL

SANITARY DRAINAGE

R24A
0.38 34
POPULATION SANITARY DRAINAGE AREA ha.

PONDING

R210A
210
MAXIMUM STATIC PONDING LIMITS

STORM DRAINAGE

L101A
101A
PROPOSED STORM SEWER
AREA ID
RUNOFF COEFFICIENT
STORM DRAINAGE AREA ha.
STORM DRAINAGE BOUNDARY

COMPOSITE UTILITY

HBCSLL
PROPOSED UTILITY TRENCH (H=HYDRO, B=BELL-CABLE, G=GAS SL - STREET LIGHT)
PROPOSED HYDRO TRANSFORMER
PROPOSED 12x12x8" CABLE PEDESTAL
PROPOSED 2048DD ROGER UNDERGROUND VAULT
PROPOSED BELL PEDESTAL
PROPOSED CSP SIZE: 47x45x20"
PROPOSED GLB SIZE: 36x60x36"
PROPOSED CONCRETE ENCASED DUCT BANK
COMMUNITY MAILBOX UNIT LOCATION
PROPOSED STREET LIGHT
STREET LIGHT DISCONNECT
PROPOSED WATERMAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED FIRE HYDRANT
PROPOSED VALVE BOX
PROPOSED CATCH BASIN
PROPOSED CATCHBASINS TO BE INSTALLED C/W INLET CONTROL DEVICE (SEE DWG NU-1)

DRAINAGE AREA PREFIX

L LOCAL ROAD, 2-YEAR DESIGN EVENT
C COLLECTOR ROAD, 5-YEAR DESIGN EVENT
F FULL CAPTURE AREA, 100-YEAR DESIGN EVENT
B AREA AS PER MSS, 2-YEAR DESIGN EVENT
EXT EXTERNAL DRAINAGE AREA

EROSION CONTROL

PROPOSED SILT FENCE BOUNDARY AS PER OPSD 219.110
PROPOSED STRAW BALE LOCATION AS PER OPSD 219.100
PROPOSED MUD MAT LOCATION

Proposed Second Registration Phase ICD Schedule

Co/Block ID	Bifurcating Tributary	Minor Node	ICD Type	2yr Head (m)	100yr Head (m)	2yr Flow (L/s)	100yr Flow (L/s)
CB 205 A-1	CB205A	205	IPEX TEMPEST HF (127mm ORIFICE)	0.31	1.65	15.8	40.4
CB 205 A-2	CB205A	205	IPEX TEMPEST HF (152mm ORIFICE)	0.31	1.65	22.1	57.7
CB 219 A-1	CB219A	219	IPEX TEMPEST HF (102mm ORIFICE)	0.46	1.52	13.3	25.1
CB 220 A-1 & 2	CB220A	220	IPEX TEMPEST HF (191mm ORIFICE)	0.30	1.66	33.2	90.7
CB 220 A-1 & 2	CB222A	222	IPEX TEMPEST HF (203mm ORIFICE)	0.41	1.66	45.4	102.3
CB 222 A-1 & 2	CB222A	222	IPEX TEMPEST HF (193mm ORIFICE)	0.31	1.59	45.4	102.3
CB 223 A-1	CB223A	223	IPEX TEMPEST HF (102mm ORIFICE)	0.38	1.35	35.4	54.3
CB 224 A-1 & 2	CB224A	224	IPEX TEMPEST HF (120mm ORIFICE)	0.58	4.35	18.3	34.3
CB 224 A-1 & 2	CB224A	224	IPEX TEMPEST HF (95mm ORIFICE)	0.91	1.66	22.8	22.8
CB 224 A-1 & 2	CB224A	224	IPEX TEMPEST HF (83mm ORIFICE)	0.86	1.67	12.4	17.5
CB 224 A-1 & 2	CB202A	202	IPEX TEMPEST HF (83mm ORIFICE)	0.86	1.67	12.4	17.5
CB 202 A-1 & 2	CB202A	202	IPEX TEMPEST HF (83mm ORIFICE)	0.86	1.67	12.4	17.5
CB 202 B-1	CB202B	202	IPEX TEMPEST HF (108mm ORIFICE)	1.82	2.11	30.9	33.3
CB 204 A-1 & 2	CB204A	204	IPEX TEMPEST HF (127mm ORIFICE)	1.20	1.63	34.2	40.2
CB 204 A-1 & 2	CB204A	204	IPEX TEMPEST HF (127mm ORIFICE)	1.20	1.63	34.2	40.2
CB 206 A-1 & 2	CB206A	206	IPEX TEMPEST HF (140mm ORIFICE)	0.52	1.51	26.2	46.7
CB 206 A-1 & 2	CB206A	206	IPEX TEMPEST HF (127mm ORIFICE)	0.85	1.69	40.3	58.5
CB 206 A-1 & 2	CB206A	206	IPEX TEMPEST HF (127				