

- CONNECT TO EXISTING WATERMAIN (CITY FORCES)
- ROAD CUT TO BE REINSTATED AS PER DETAIL R-10
- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB
- REMOVE AND REPLACE EXISTING CONCRETE ISLAND AND CURB
- ROAD CUT TO BE REINSTATED AS PER DETAIL R-10
- WM CROSSING (TYP) TO BE PER WS2.2 C/W 45° VERT. BENDS PROVIDE 75mm HI-40 INSULATION TOP OF STORM 61.35 TOP OF WATERMAIN 61.75
- CONNECT TO EXISTING WATERMAIN (CITY FORCES)
- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

CLIENT

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Tel: 613-686-6319

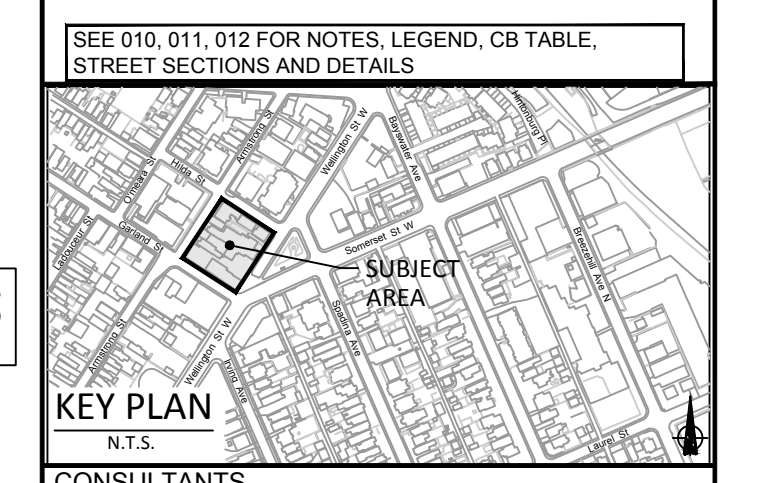
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2023-01-28
2	ISSUED FOR PERMITS	2023-09-16
3	REVISED AS PER CITY COMMENTS	2023-11-28
4	REVISED PER CLIENT COMMENTS	2023-11-28
5	ISSUED FOR TENDER	2023-02-24
6	REVISED AS PER NEW SITE PLAN	2023-04-21



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SEAL

J. I. MOFFATT
2023/04/21
PROVINCE OF ONTARIO

PROJECT

979, WELLINGTON

PROJECT NO: 126031
DRAWN BY: J.B./D.P.S.
PROJECT MGR: J.I.M.

CHECKED BY: J.I.M.
APPROVED BY: J.B.

SHEET TITLE

SITE SERVICING PLAN

SHEET NUMBER C-001 **ISSUE** 6

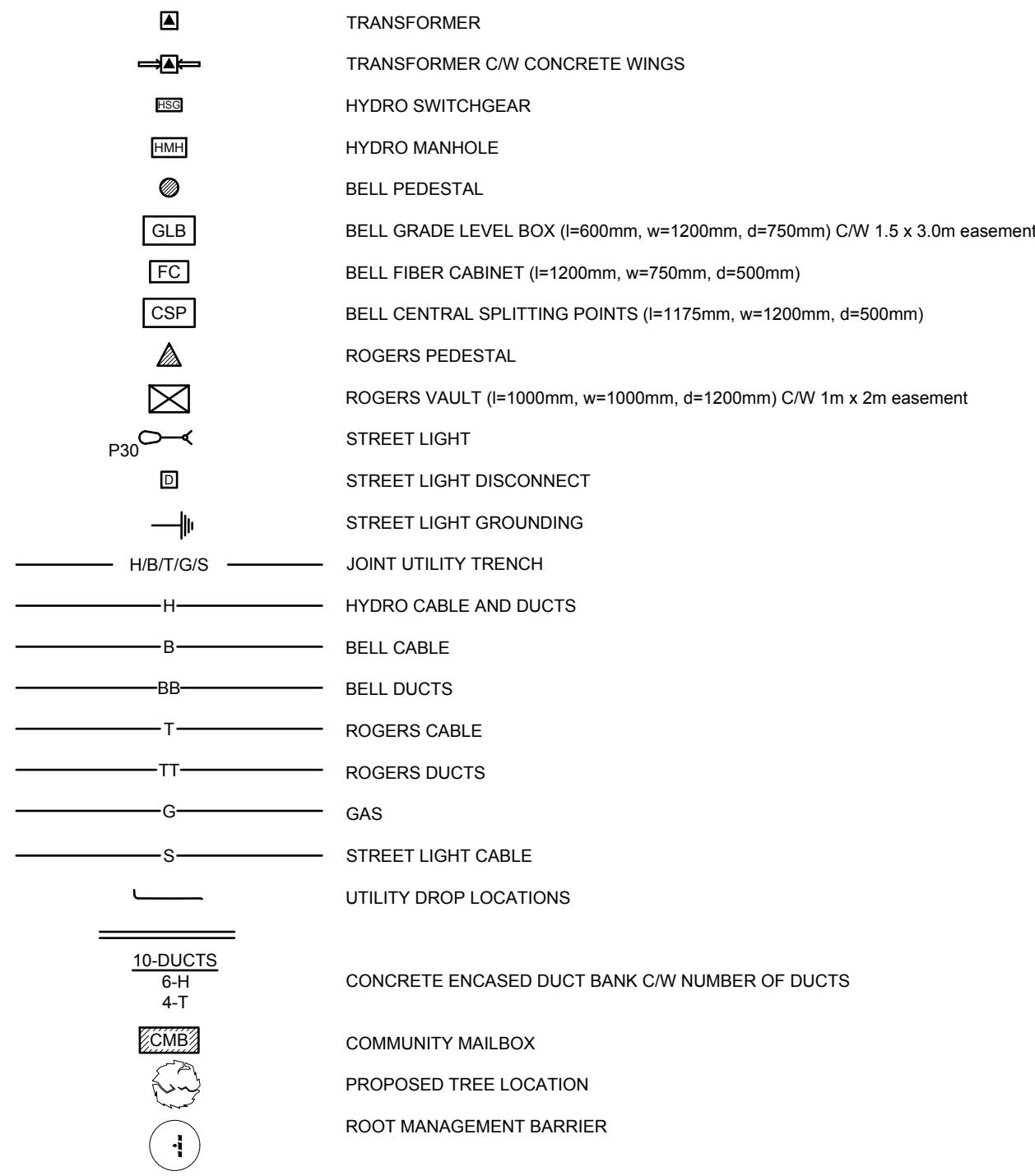
Andrew McCreight

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

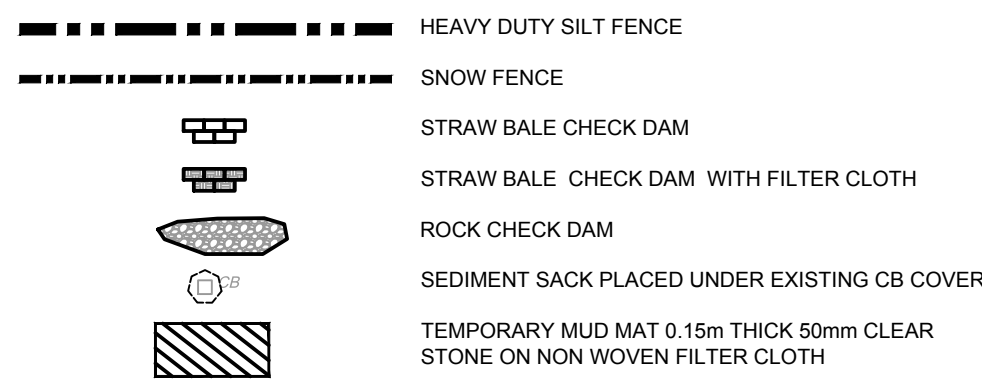
APPROVED
By Andrew McCreight at 9:18 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228
SCALE CHECK
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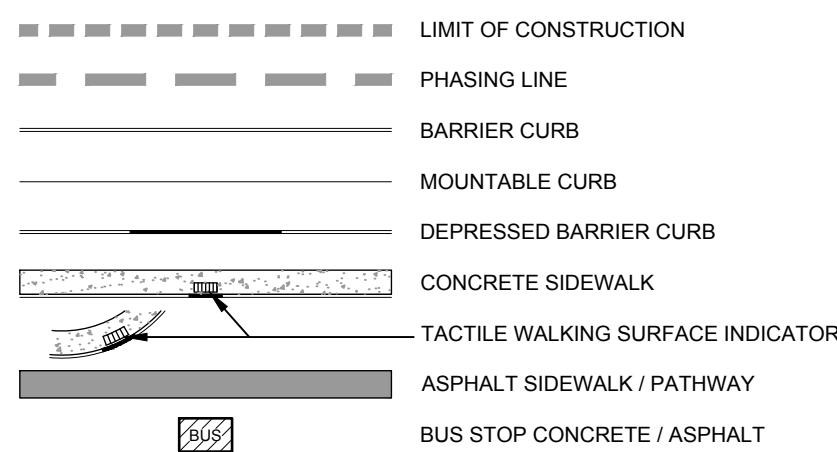
UTILITY LEGEND



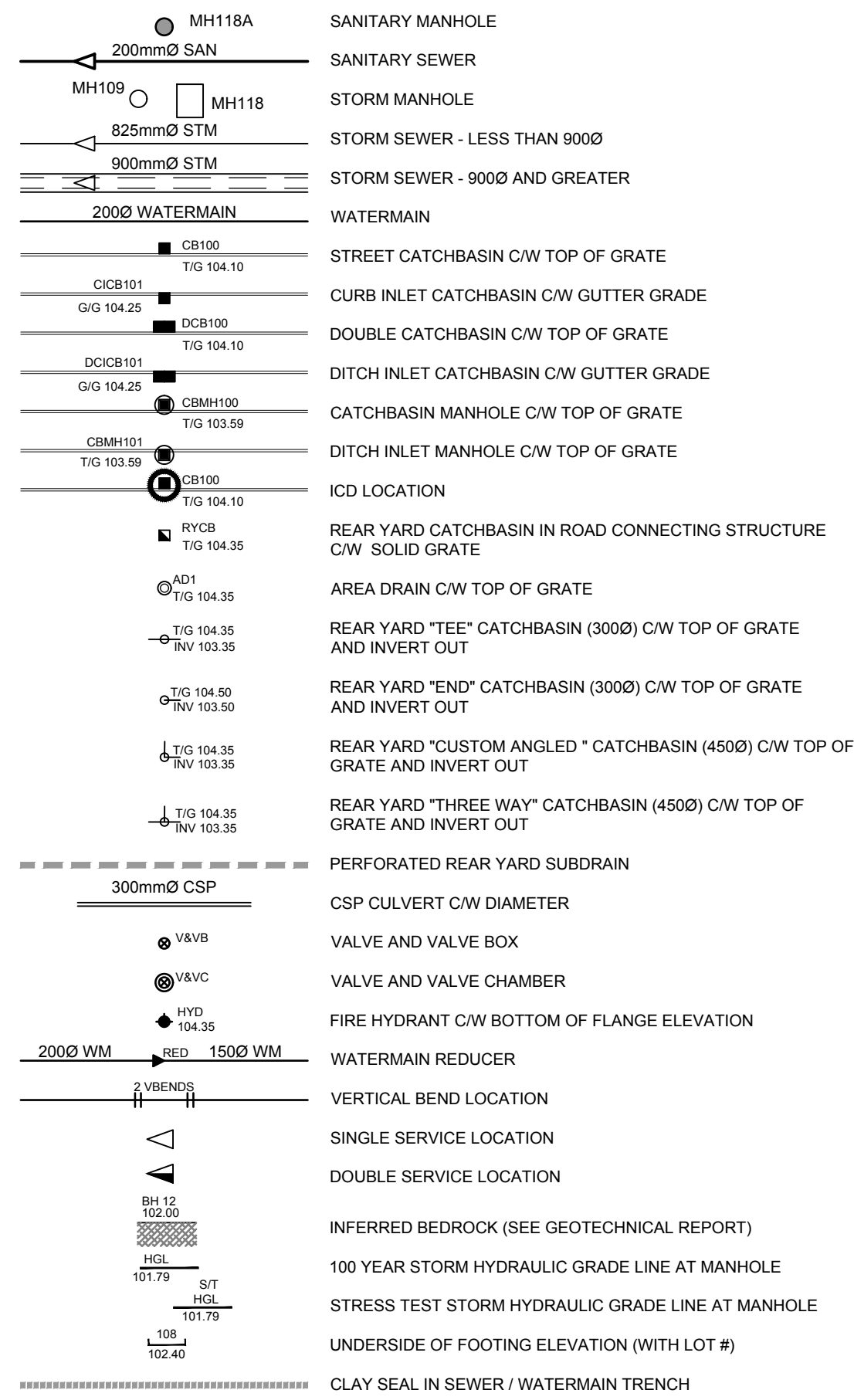
SEDIMENT EROSION LEGEND



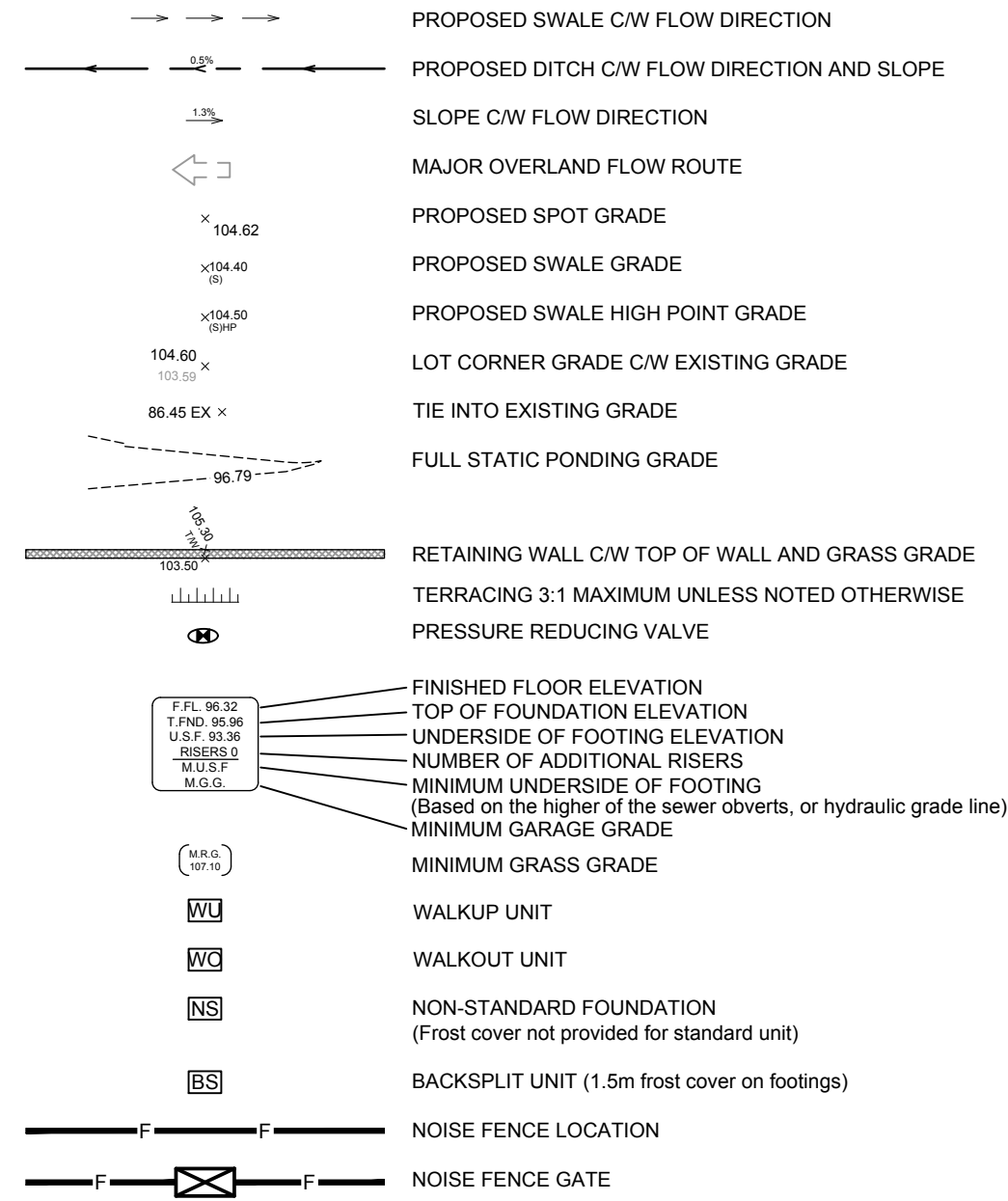
GENERAL LEGEND



SERVICING LEGEND



GRADING LEGEND



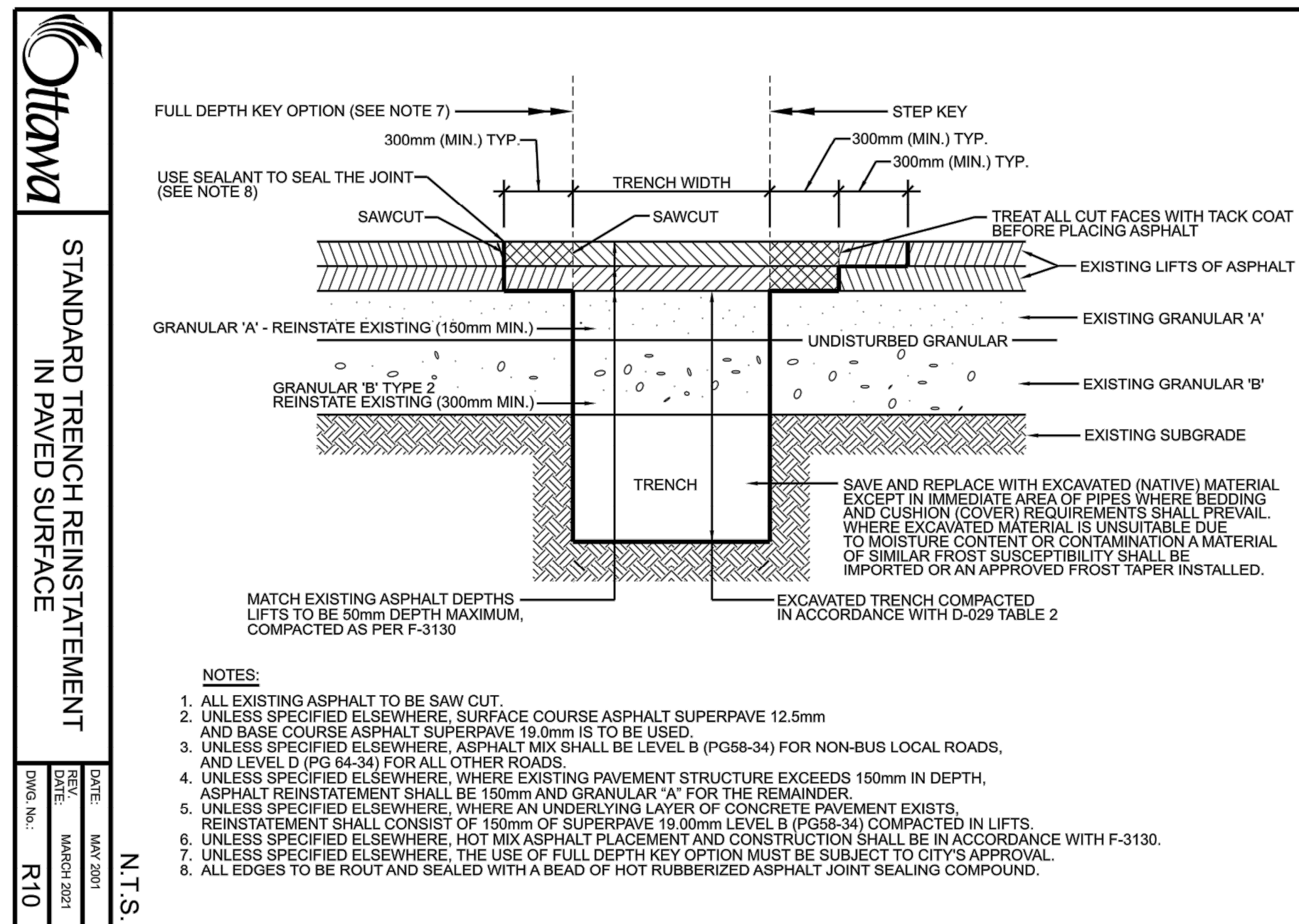
NOTES :

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
3. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
4. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
6. SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
7. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C/Bs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
8. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
13. ANY WATERMAIN WITH LESS THAN 2.4M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
14. ALL LEADS FOR STREET C/Bs TO AND IC/Bs CONNECTED TO MAIN SHALL BE 200mm PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCBs CONNECTED TO MAIN SHALL BE 200mm PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
15. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AS PER CITY STDs S14, S14.1 OR S14.2
16. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
17. THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY IBI GROUP FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
18. ALL UTILITY BOXES (I.E. PEDESTALS, TRANSFORMERS, ETC) ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA'S "GUIDELINES FOR UTILITY PEDESTALS WITHIN THE ROAD RIGHT OF WAY"
19. THIS DRAWING IS A COMPILED OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSP. CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
20. CONTRACTOR TO REVIEW AND FOLLOW ALL RELEVANT CITY STANDARD DRAWINGS DURING CONSTRUCTION.
21. OBTAIN ALL NECESSARY PERMITS AND APPROVAL FROM CITY OF OTTAWA BEFORE COMMENCING WORK.
22. THERMAL INSULATION TO BE PROVIDED FOR WATER SERVICES LESS THAN 2.4m FROM OPEN STRUCTURES PER CITY OF OTTAWA STD W23
23. WATER SERVICE TO HAVE MORE THAN 2.4M OF COVER OR BE INSULATED PER CITY OF OTTAWA STD W22
24. ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. SANITARY SEWER MATERIALS TO BE: 200mmØ - PVC DR 35
25. ALL STORM SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. STORM SEWER MATERIALS TO BE: 450mmØ AND SMALLER - PVC DR 35
26. ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS. ALL DOMESTIC WATER SERVICES ARE TO BE 200mmØ.

CROSSING SCHEDULE table with 4 rows detailing crossing types and clearances.

Signature of Andrew McCreight, Manager (A), Development Review Central Planning, Real Estate & Economic Development Department, City of Ottawa.

APPROVED By Andrew McCreight at 9:19 am, Jun 15, 2023

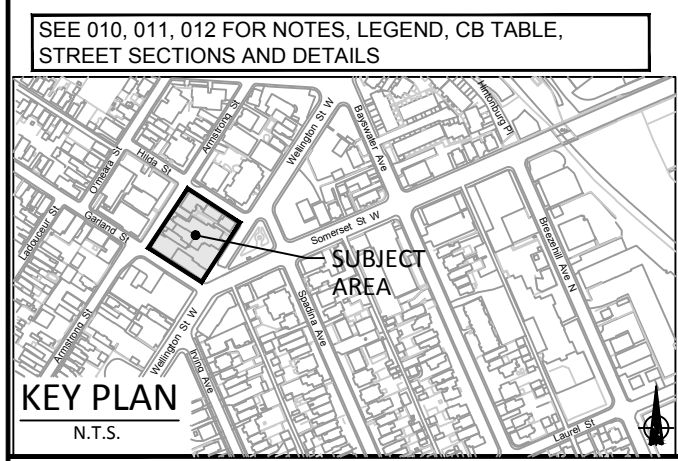


Revision table with columns for Date, Description, and Author/Checked.

Client information: MAGIL LAURENTIENNE, ML Wellington Realty Investments Inc., C/O ML DEVCO INC.

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Issues table with columns for No., Description, and Date.



Consultants list including Fortenn Consultants Inc., Patterson Group, and others.

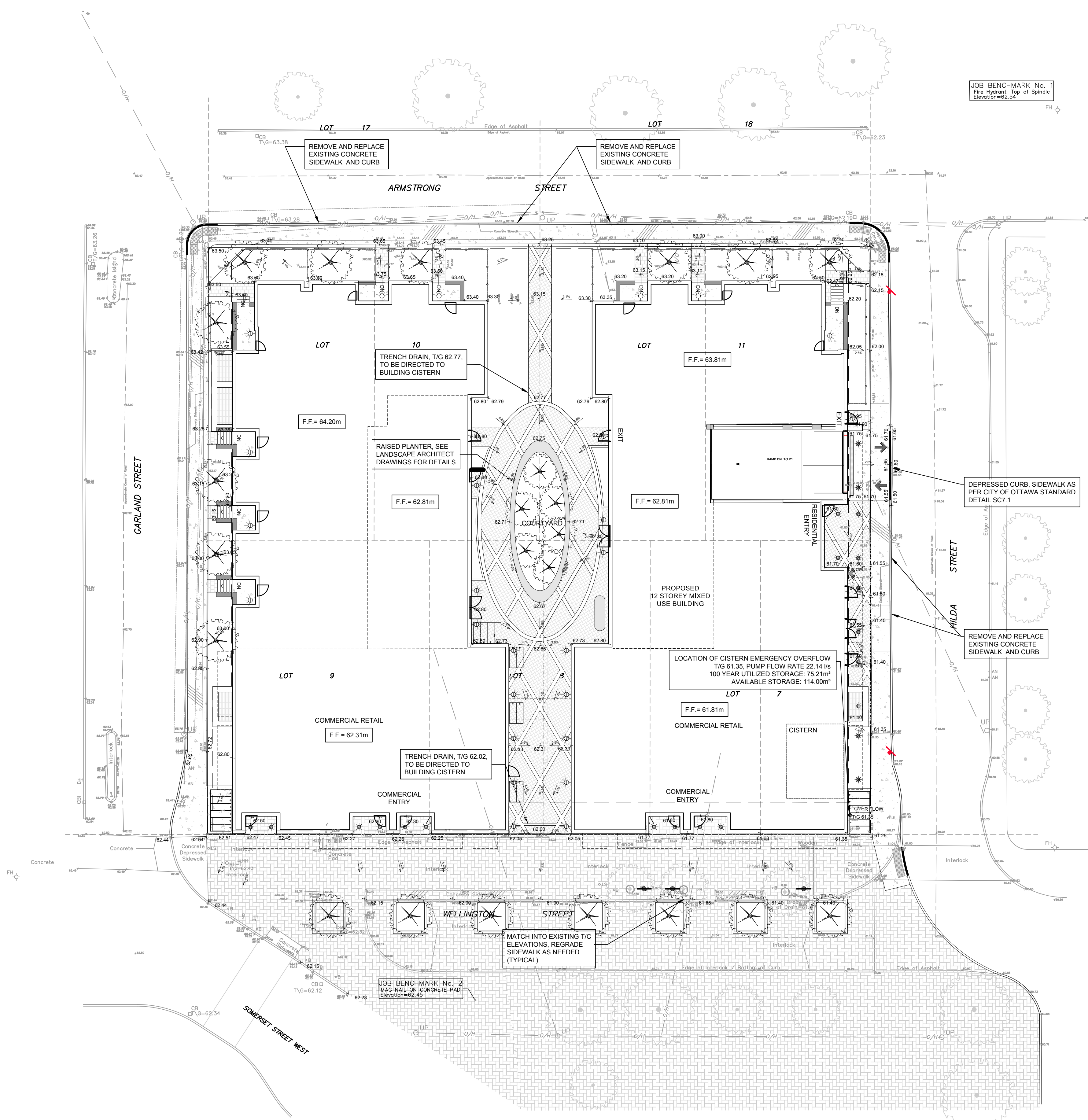
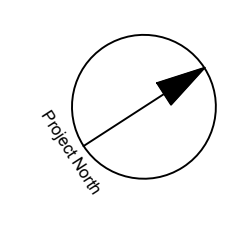
Professional Engineer seal for J. I. Moffatt, 2023/04/21, Province of Ontario.

IBI Group logo and contact information.

Project information: 979, WELLINGTON, Project No: 126031, Drawn by: D.P.S., Checked by: S.E.L., Project Mgr: J.I.M., Approved by: J.I.M.

Sheet title: GENERAL NOTES, AND LEGEND, Sheet Number: C-010, Issue: 5.

CITY FILE No. D07-12-01-0228



JOB BENCHMARK No. 1
Face Height=Top of Spindle
Elevation=62.54

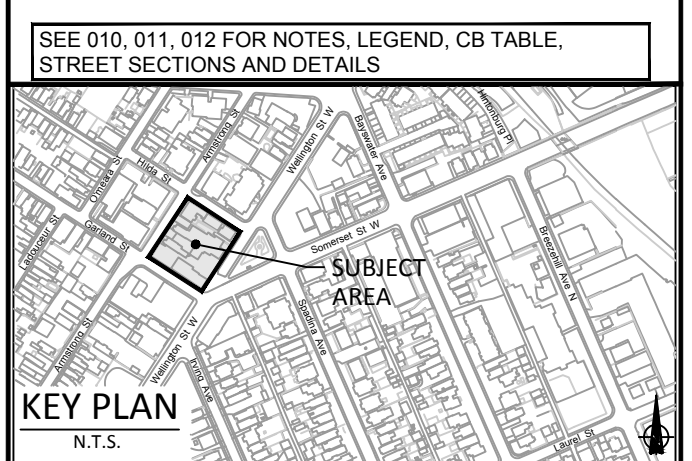
JOB BENCHMARK No. 2
MAG NAIL ON CONCRETE PAD
Elevation=62.45

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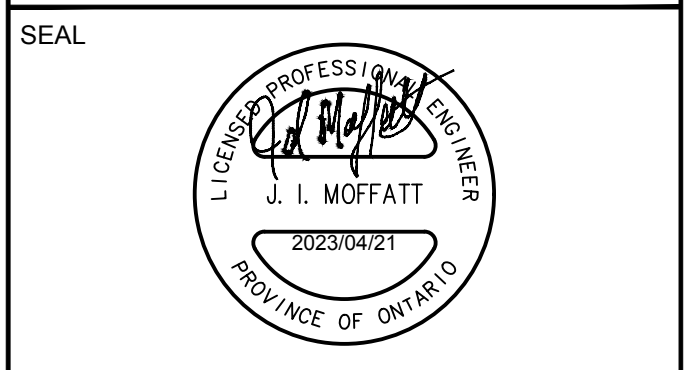
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PROJECT
979, WELLINGTON

PROJECT NO:
126031

DRAWN BY:
J.B./D.P.S.

PROJECT MGR:
J.I.M.

CHECKED BY:
J.B.

APPROVED BY:
J.I.M.

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-200

ISSUE
5

ANDREW MCCREIGHT
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DEPARTMENT, CITY OF OTTAWA

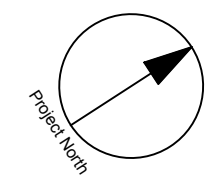
APPROVED
By Andrew McCreight at 9:18 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228
SCALE CHECK
Last Saved: April 20, 2023, by gbaum
Plotted: Friday, April 21, 2023, 2:22:39 PM by Don Sharma

LEGEND :

A → AREA NUMBER
0.55 0.90 → POPULATION
0.55 0.90 → AREA IN HECTARES

— DRAINAGE AREA LIMITS



CLIENT

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6		
7		
8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN
 N.T.S.

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 ibigroup.com

PROJECT
 979, WELLINGTON

PROJECT NO:
 126031

DRAWN BY:
 J.B./D.P.S.

CHECKED BY:
 J.B.

PROJECT MGR:
 J.I.M.

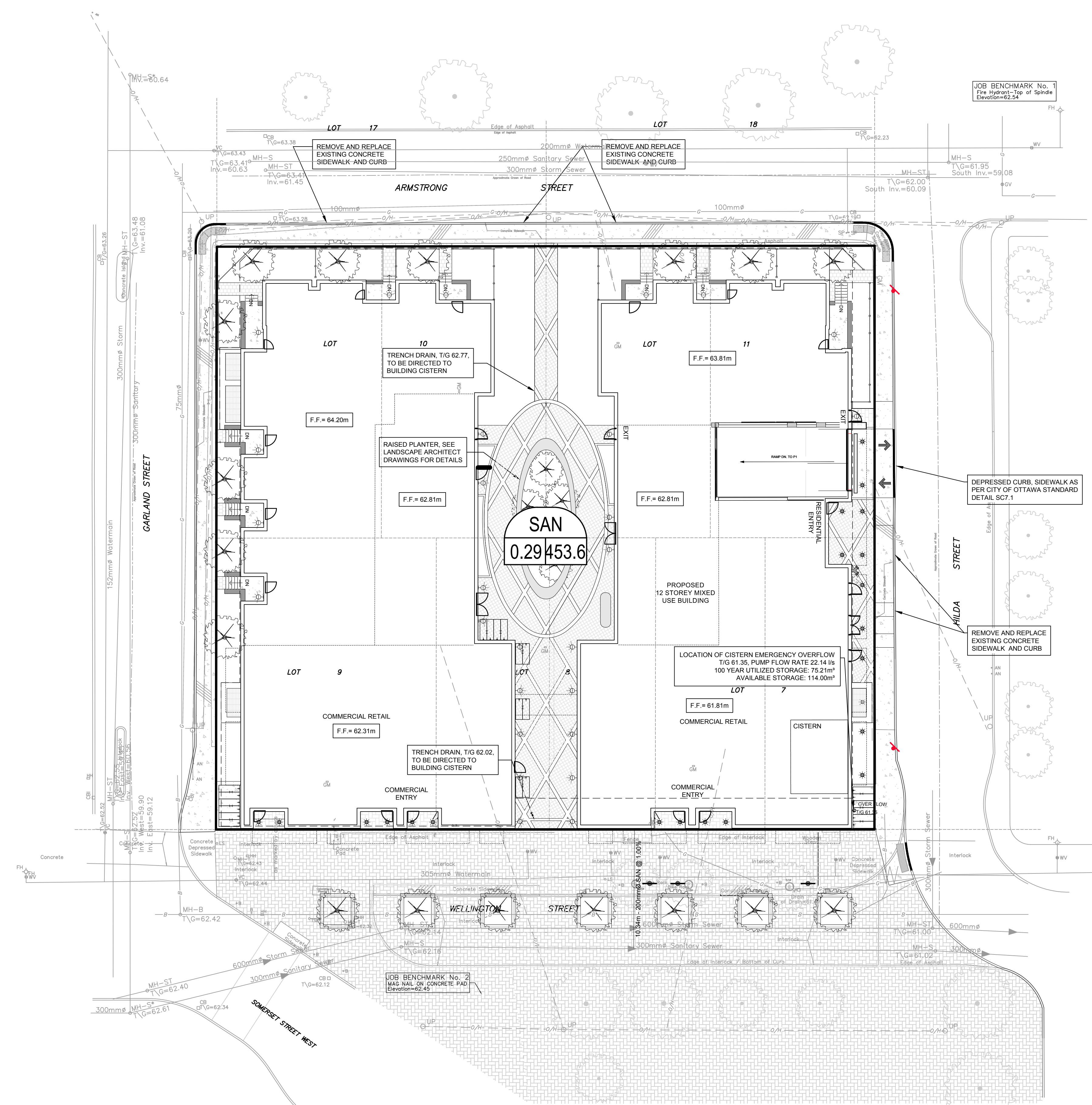
APPROVED BY:
 J.I.M.

SHEET TITLE
 SANITARY DRAINAGE AREA PLAN

SHEET NUMBER
 C-400

ISSUE
 5

CITY PLAN No. xxxxx



Andrew McCreight

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 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
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 DEPARTMENT, CITY OF OTTAWA

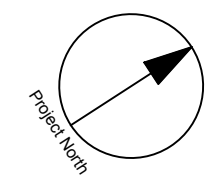
APPROVED
 By Andrew McCreight at 9:19 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228

LEGEND :

A → AREA NUMBER
0.55 | 0.90 → RUNOFF COEFFICIENT
— → AREA IN HECTARES

— — — — — DRAINAGE AREA LIMITS



CLIENT

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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN
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SEAL

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 ibigroup.com

PROJECT
 979, WELLINGTON

PROJECT NO:
 126031

DRAWN BY:
 J.B./D.P.S.

PROJECT MGR:
 J.I.M.

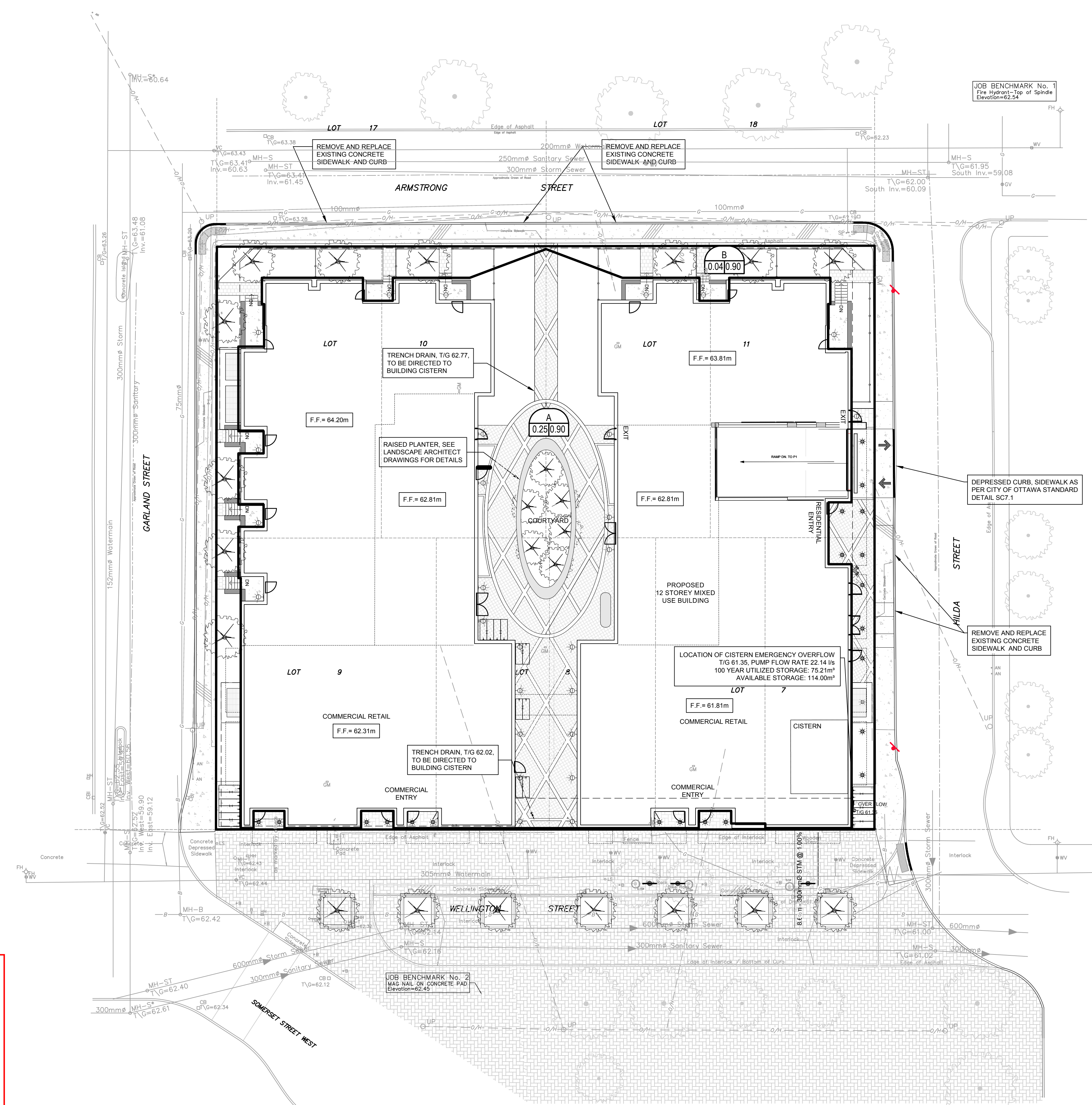
CHECKED BY:
 J.B.

APPROVED BY:
 J.I.M.

SHEET TITLE
 STORM DRAINAGE AREA PLAN

SHEET NUMBER
 C-500

ISSUE
 5



Andrew McCreight

ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 9:19 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228

NOTES:

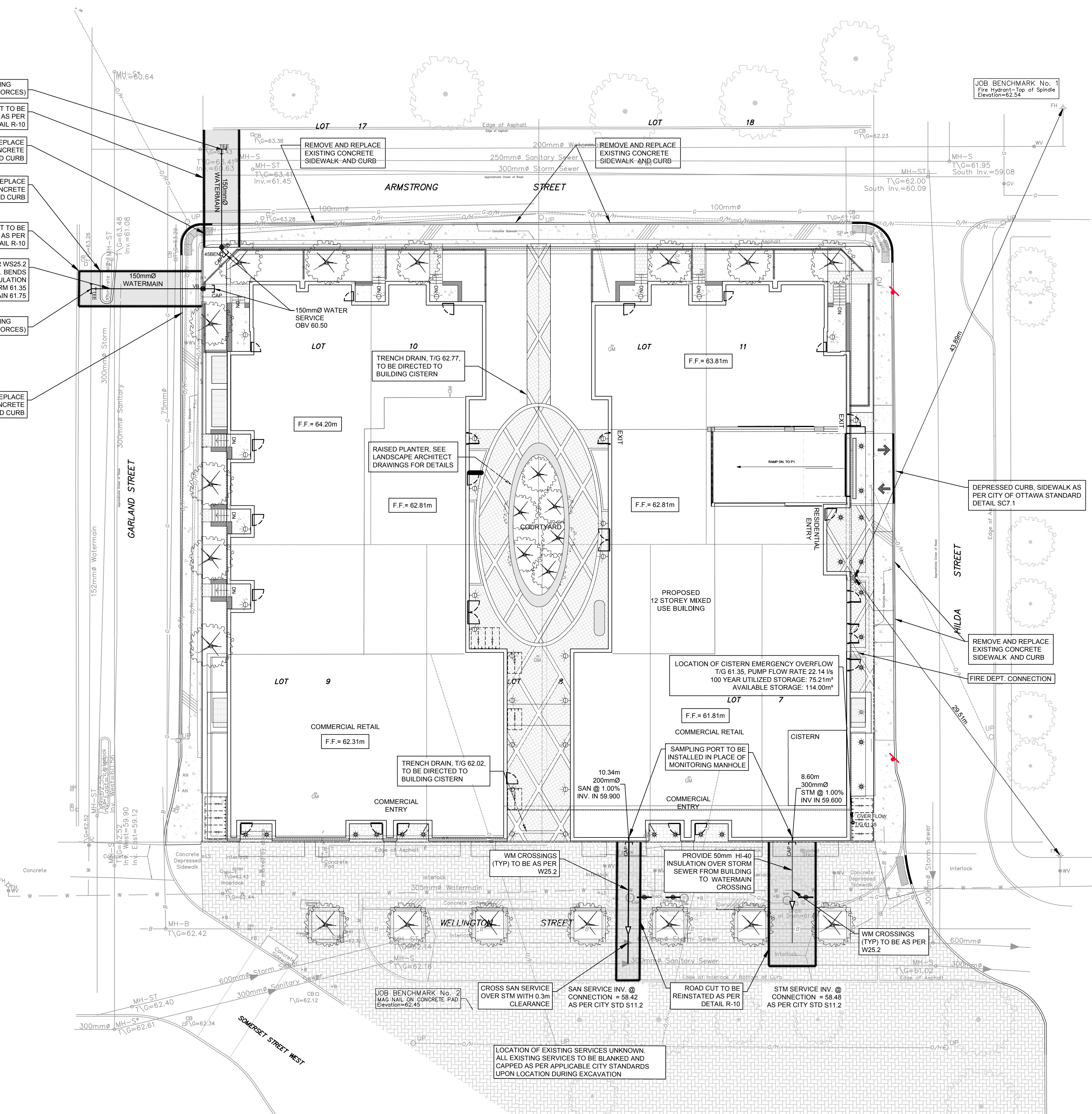
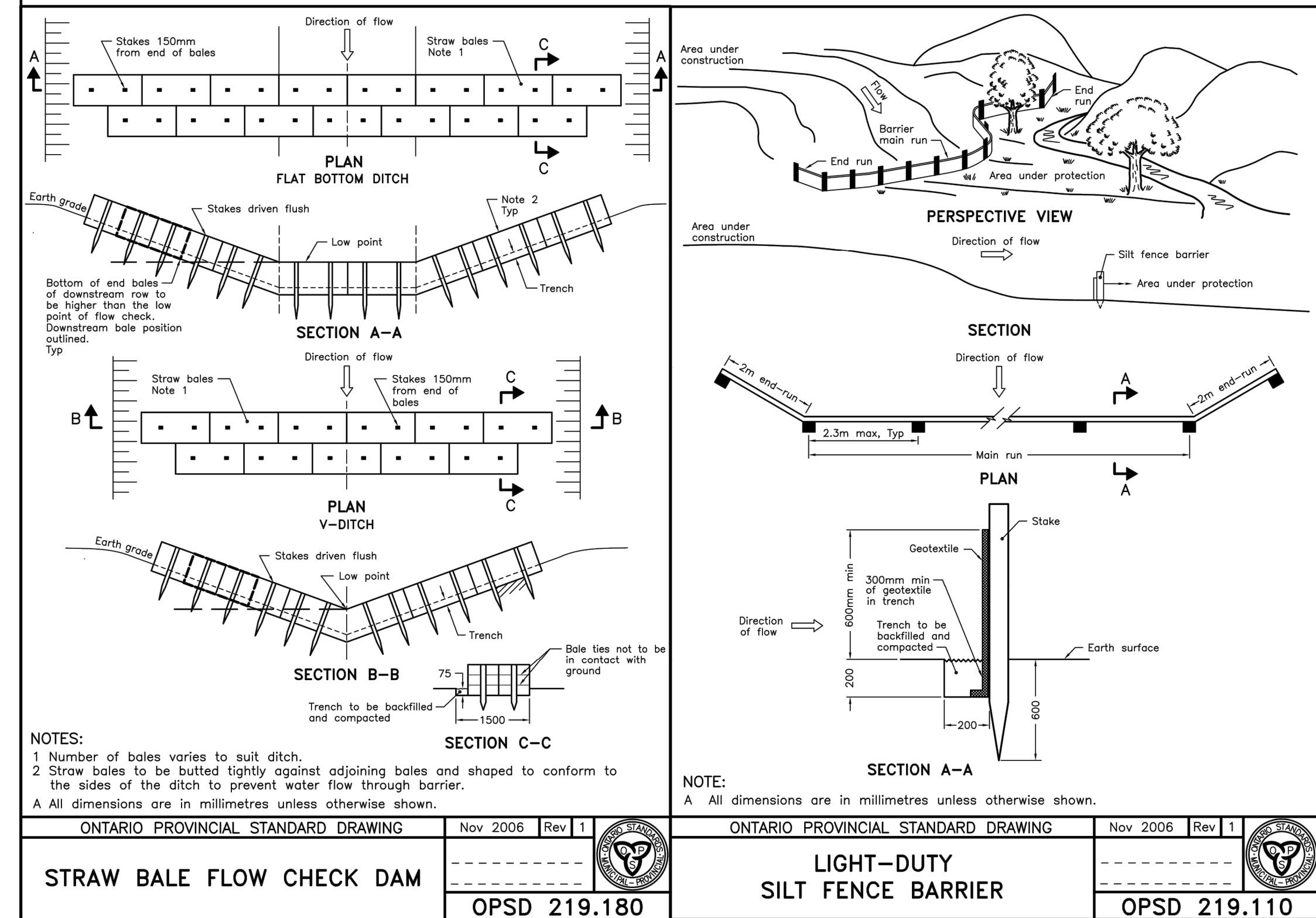
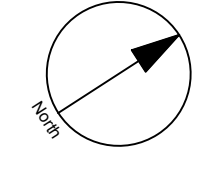
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES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

- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT

Andrew McCreight
ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 9:19 am, Jun 15, 2023

- LEGEND:**
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSD-219.180
 - ROCK CHECK DAM AS PER OPSD-219.210
 - CB
 - SILT SACK PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



CLIENT

MAGIL LAURENTIENNE
ML Wellington Realty Investments Inc.
C/O ML DEVCO INC
651 Church Avenue N.
Ottawa (Ontario) K1Z 5G2
Tel: 613-686-6319

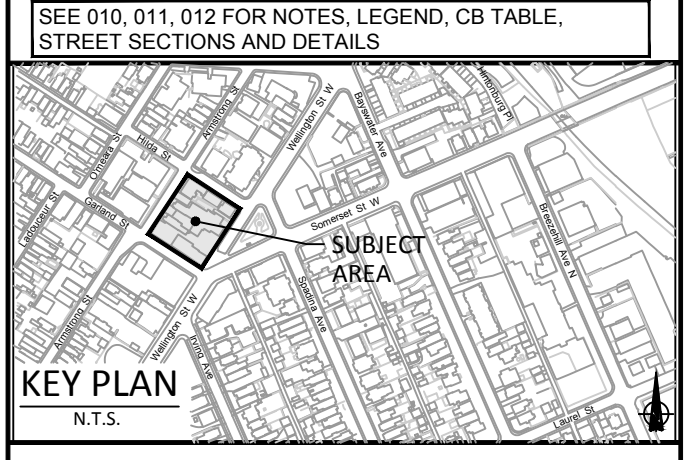
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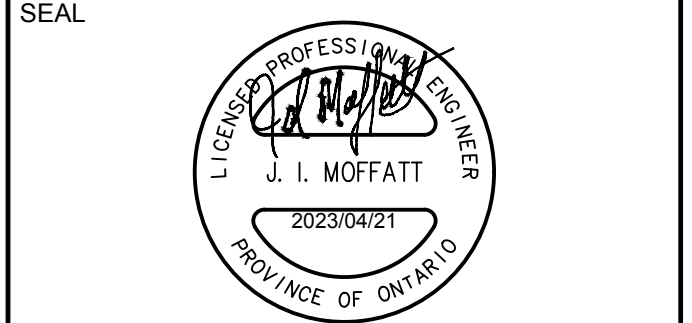
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2023-01-28
2	ISSUED FOR PERMITS	2023-09-16
3	REVISED AS PER CITY COMMENTS	2023-11-28
4	ISSUED FOR TENDER	2023-02-24
5	REVISED AS PER NEW SITE PLAN	2023-04-21
6		
7		
8		



LEGEND

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Geot Engineer GS GROUP 333 Preston Street, Suite 400 Ottawa, Ontario, K1S 9H4 T: 613 226 1311 F: 613 226 9869 E: info@gsgrp.com	Transportation Engineer CGH TRANSPORTATION INC. 113 Marlborough Avenue Ottawa, Ontario, K2G 3Z1 T: 343 999 9117 E: chris@cgtransportation.com
Structural ANNE'S OSULLIVAN VOLLEBEK LTD. Architects 56 Beech Street Ottawa, Ontario, K1S 3J6 T: 613 724 9932 E: ann@osullivans.com	Architecture RODERICK LAHEY ARCHITECTS 14 Concourse Gate, Suite 500 Newport, Ontario, K2E 7S6 T: 613 727 9850 F: 613 727 9779 E: edh@sovw.com



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PROJECT
979, WELLINGTON

PROJECT NO: 126031
DRAWN BY: J.B./D.P.S.
PROJECT MGR: J.I.M.

CHECKED BY: J.B.
APPROVED BY: J.I.M.

SHEET TITLE
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER C-900 **ISSUE** 5

CITY PLAN No. xxxxx

CITY FILE No. D07-12-21-0228
Scale Check
Last Saved: April 21, 2023, 2:30:06 PM by Don Suma
Protected: Friday, April 21, 2023, 2:30:06 PM by Don Suma
File Location: \\1128031_979Wellington7_0_Production\03_Design\04_Civil\Sheets\C-900 EROSION AND SEDIMENTATION CONTROL PLAN.dwg