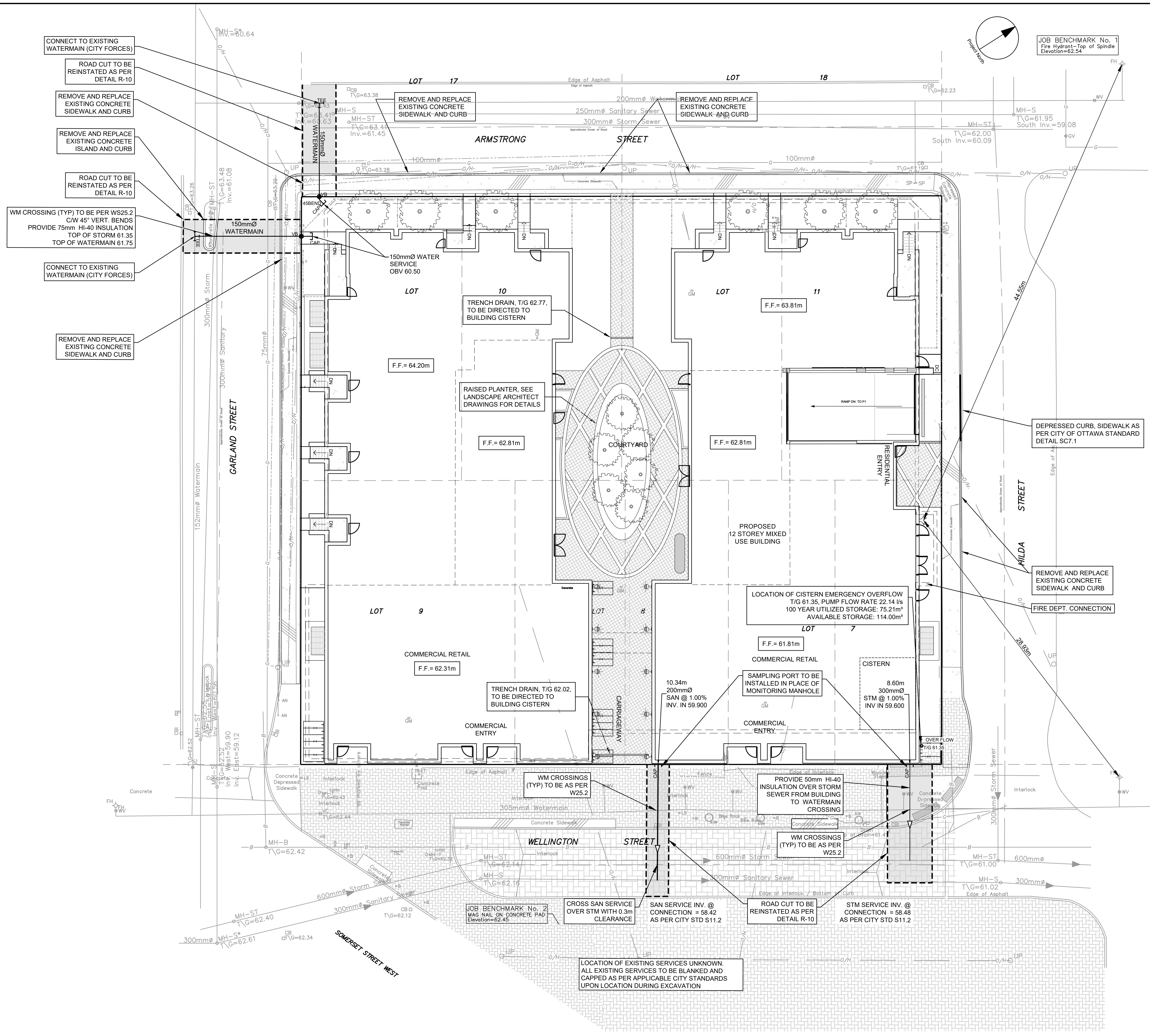


JOB BENCHMARK No. 1
Fire Hydrant–Top of Spindle
Elevation=62.54

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

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 WS25.2
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

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

150mmØ WATER SERVICE
OBV 60.50

TRENCH DRAIN, T/G 62.77, TO BE DIRECTED TO BUILDING CISTERN

RAISED PLANTER, SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS

DEPRESSED CURB, SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

FIRE DEPT. CONNECTION

LOCATION OF CISTERN EMERGENCY OVERFLOW
T/G 61.35, PUMP FLOW RATE 22.14 l/s
100 YEAR UTILIZED STORAGE: 75.21m³
AVAILABLE STORAGE: 114.00m³

TRENCH DRAIN, T/G 62.02, TO BE DIRECTED TO BUILDING CISTERN

10.34m
200mmØ
SAN @ 1.00%
INV. IN 59.900

SAMPLING PORT TO BE INSTALLED IN PLACE OF MONITORING MANHOLE

8.60m
300mmØ
STM @ 1.00%
INV IN 59.600

WM CROSSINGS (TYP) TO BE AS PER W25.2

PROVIDE 50mm HI-40 INSULATION OVER STORM SEWER FROM BUILDING TO WATERMAIN CROSSING

WM CROSSINGS (TYP) TO BE AS PER W25.2

CROSS SAN SERVICE OVER STM WITH 0.3m CLEARANCE

SAN SERVICE INV. @
CONNECTION = 58.42
AS PER CITY STD S11.2

ROAD CUT TO BE REINSTATED AS PER DETAIL R-10

STM SERVICE INV. @
CONNECTION = 58.48
AS PER CITY STD S11.2

LOCATION OF EXISTING SERVICES UNKNOWN. ALL EXISTING SERVICES TO BE BLANKED AND CAPPED AS PER APPLICABLE CITY STANDARDS UPON LOCATION DURING EXCAVATION

CLIENT

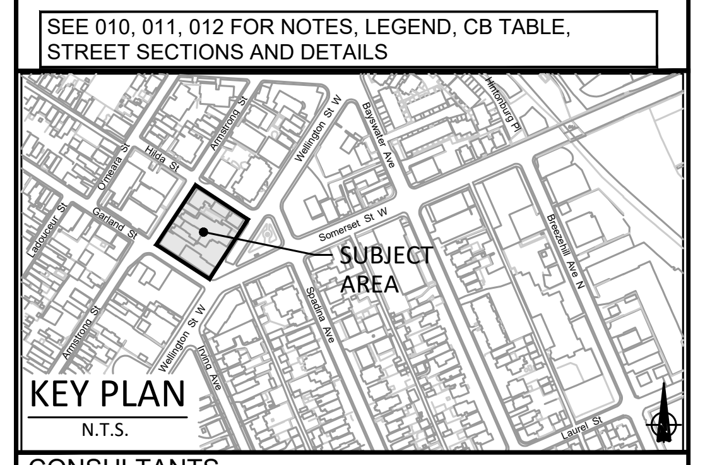
MAGIL LAURENTIENNE
ML Wellington Realty Investments Inc.
C/O ML DEVCO INC
651, Churchill Avenue N
Ottawa (Ontario) K1Z 5G2
Tel: 613-686-6319

COPYRIGHT

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	REVISED PER CLIENT COMMENTS	2022-11-29
5	ISSUED FOR TENDER	2023-02-24

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



KEY PLAN
N.T.S.

CONSULTANTS

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

1:200 0 2 6 10m

SEAL

J. I. MOFFATT
2023/02/24

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
979, WELLINGTON

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

SHEET TITLE
SITE SERVICING PLAN

SHEET NUMBER
C-001

ISSUE
5

CITY PLAN No. xxxxx

CITY FILE No. D07-12-21-0228

SCALE CHECK 1 in 10mm

File Location: J:\126031_979Wellington\7.0_Production\7.03_Design\04_Civil\Sheets\C-001-SITE PLAN.dwg   Last Saved: February 23, 2023, by stefan.geisser   Plotted: Thursday, February 23, 2023 12:55:40 PM by Stefan Geisser

UTILITY LEGEND

▲	TRANSFORMER
▲	TRANSFORMER C/W CONCRETE WINGS
HSG	HYDRO SWITCHGEAR
HMH	HYDRO MANHOLE
●	BELL PEDESTAL
GLB	BELL GRADE LEVEL BOX (l=600mm, w=1200mm, d=750mm) C/W 1.5 x 3.0m easement
FC	BELL FIBER CABINET (l=1200mm, w=750mm, d=500mm)
CSP	BELL CENTRAL SPLITTING POINTS (l=1175mm, w=1200mm, d=500mm)
△	ROGERS PEDESTAL
☒	ROGERS VAULT (l=1000mm, w=1000mm, d=1200mm) C/W 1m x 2m easement
P30	STREET LIGHT
D	STREET LIGHT DISCONNECT
	STREET LIGHT GROUNDING
H/B/T/G/S	JOINT UTILITY TRENCH
H	HYDRO CABLE AND DUCTS
B	BELL CABLE
BB	BELL DUCTS
T	ROGERS CABLE
TT	ROGERS DUCTS
G	GAS
S	STREET LIGHT CABLE
	UTILITY DROP LOCATIONS
10-DUCTS 6-H 4-T	CONCRETE ENCASED DUCT BANK C/W NUMBER OF DUCTS
CMB	COMMUNITY MAILBOX
	PROPOSED TREE LOCATION
	ROOT MANAGEMENT BARRIER

SEDIMENT EROSION LEGEND

	HEAVY DUTY SILT FENCE
	SNOW FENCE
	STRAW BALE CHECK DAM
	STRAW BALE CHECK DAM WITH FILTER CLOTH
	ROCK CHECK DAM
CB	SEDIMENT SACK PLACED UNDER EXISTING CB COVER
▨	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

GENERAL LEGEND

	LIMIT OF CONSTRUCTION
	PHASING LINE
	BARRIER CURB
	MOUNTABLE CURB
	DEPRESSED BARRIER CURB
	CONCRETE SIDEWALK
	TACTILE WALKING SURFACE INDICATOR
	ASPHALT SIDEWALK / PATHWAY
BUS	BUS STOP CONCRETE / ASPHALT

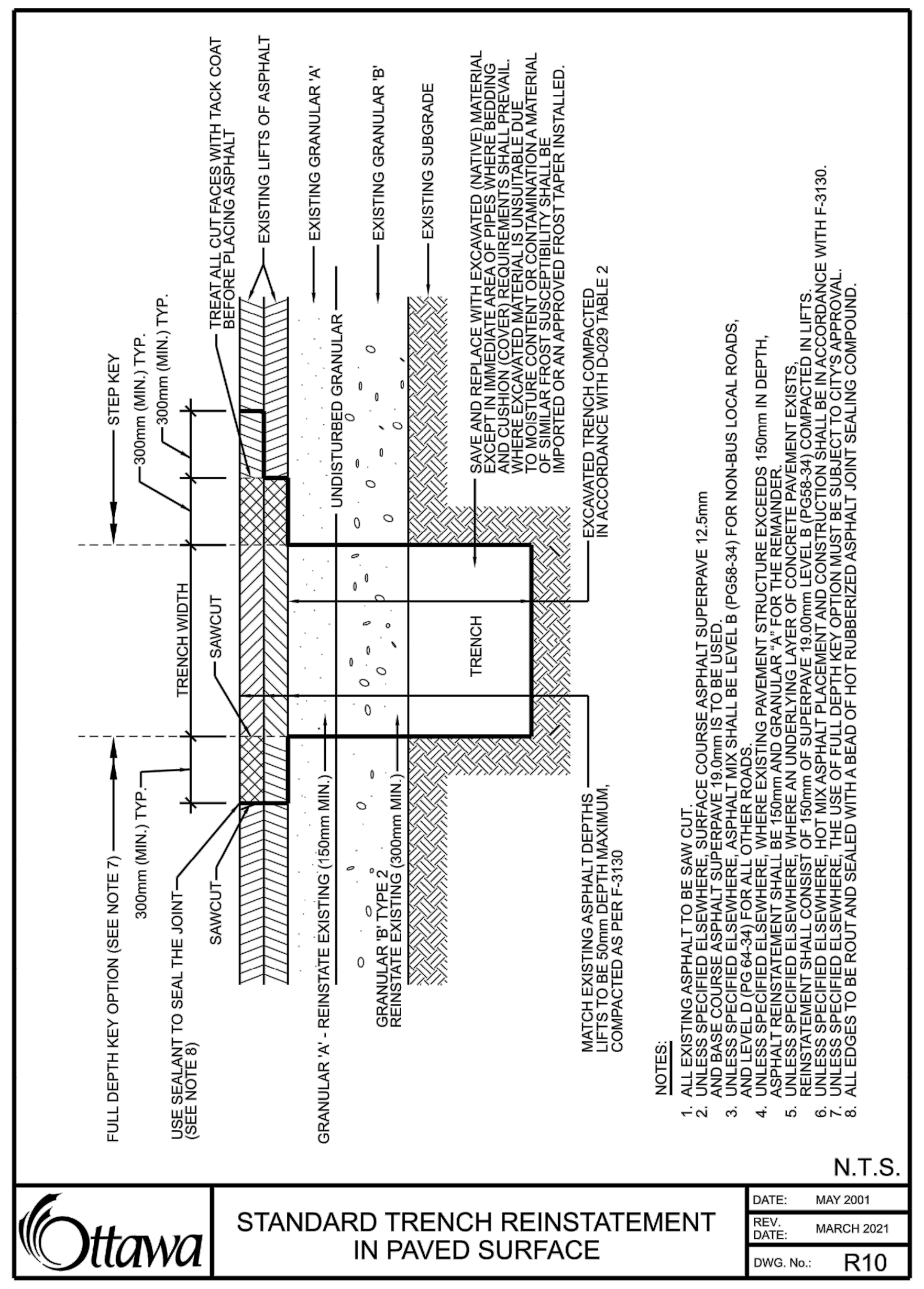
SERVICING LEGEND

MH118A	SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
MH109 MH118	STORM MANHOLE
825mmØ STM	STORM SEWER - LESS THAN 900Ø
900mmØ STM	STORM SEWER - 900Ø AND GREATER
200Ø WATERMAIN	WATERMAIN
CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRATE
CICB101 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DITCH INLET CATCHBASIN C/W GUTTER GRADE
CBMH100 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CB100 T/G 104.10	ICD LOCATION
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
AD1 T/G 104.35	AREA DRAIN C/W TOP OF GRATE
T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	PERFORATED REAR YARD SUBDRAIN
300mmØ CSP	CSP CULVERT C/W DIAMETER
V&VB	VALVE AND VALVE BOX
V&VC	VALVE AND VALVE CHAMBER
HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200Ø WM RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
◁	SINGLE SERVICE LOCATION
◀	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
S/T HGL 101.79	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
108 102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
	CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

→ → →	PROPOSED SWALE C/W FLOW DIRECTION
0.5%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
1.3%	SLOPE C/W FLOW DIRECTION
⇦	MAJOR OVERLAND FLOW ROUTE
× 104.62	PROPOSED SPOT GRADE
×104.40 (S)	PROPOSED SWALE GRADE
×104.50 (S)HP	PROPOSED SWALE HIGH POINT GRADE
104.60 × 103.59	LOT CORNER GRADE C/W EXISTING GRADE
86.45 EX ×	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
105.30 T/W 103.50	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
F.FL. 96.32	FINISHED FLOOR ELEVATION
T.FND. 95.96	TOP OF FOUNDATION ELEVATION
U.S.F. 93.36	UNDERSIDE OF FOOTING ELEVATION
RISERS 0	NUMBER OF ADDITIONAL RISERS
M.U.S.F	MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
M.G.G.	MINIMUM GARAGE GRADE
M.R.G. 107.10	MINIMUM GRASS GRADE
WU	WALKUP UNIT
WO	WALKOUT UNIT
NS	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
BS	BACKSPLIT UNIT (1.5m frost cover on footings)
F F	NOISE FENCE LOCATION
F ☒ F	NOISE FENCE GATE

CROSSING SCHEDULE	
1	200mmØ WATERMAIN OVER 1200mmØ SANITARY SEWER - CLEARANCE 0.25m (INSULATION REQUIRED)
2	200mmØ WATERMAIN OVER 675mmØ SSTORM SEWER - CLEARANCE 0.40m
3	200mmØ SANITARY SEWER UNDER 675mmØ STORM SEWER - CLEARANCE 0.25m
4	200mmØ SANITARY SEWER UNDER 300mmØ STORM SEWER - CLEARANCE 0.40m



NOTES:

1. ALL EXISTING ASPHALT TO BE SAW CUT.
2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm AND BASE COURSE ASPHALT SUPERPAVE 19.0mm IS TO BE USED.
3. UNLESS SPECIFIED ELSEWHERE, ASPHALT MIX SHALL BE LEVEL B (PG58-34) FOR NON-BUS LOCAL ROADS, AND LEVEL D (PG 64-34) FOR ALL OTHER ROADS.
4. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
5. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.00mm LEVEL B (PG58-34) COMPACTED IN LIFTS.
6. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.
7. UNLESS SPECIFIED ELSEWHERE, THE USE OF FULL DEPTH KEY OPTION MUST BE SUBJECT TO CITY'S APPROVAL.
8. ALL EDGES TO BE ROUT AND SEALED WITH A BEAD OF HOT RUBBERIZED ASPHALT JOINT SEALING COMPOUND.

N.T.S.

Ottawa

STANDARD TRENCH REINSTATEMENT
IN PAVED SURFACE

DATE:	MAY 2001
REV. DATE:	MARCH 2021
DWG. No.:	R10

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 SHOW 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 WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS 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 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 PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROADSIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).

7. 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.

8. ALL CONNECTIONS TO EXISTING WATERMAINS 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 CB's TO AND CICB's CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB's CONNECTED TO MAIN SHALL BE 200mmØ 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, ETS) 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 COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS 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. TRANSPO, 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 OSPD 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 OSPD 1005.01. STORM SEWER MATERIALS TO BE: 450mmØ AND SMALLER - PVC DR 35

26. ALL WATERMAINS 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.

CLIENT

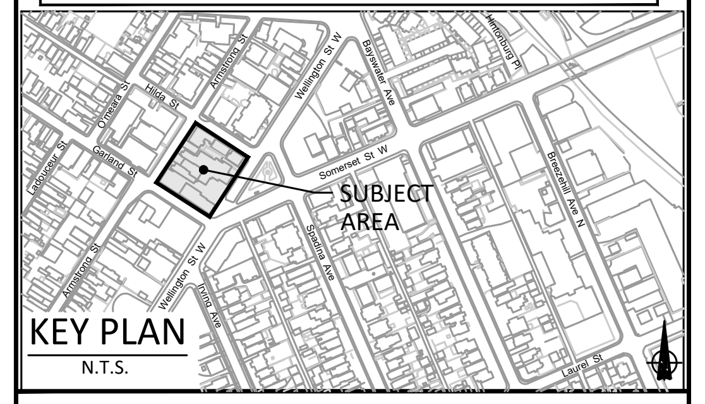
MAGIL LAURENTIENNE
ML Wellington Realty Investments Inc.
C/O ML DEVCO INC
651, Churchill Avenue N
Ottawa (Ontario) K1Z 5G2
Tel: 613-686-6319

COPYRIGHT

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	ISSUED FOR TENDER	2023-02-24
5		

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



KEY PLAN
N.T.S.

CONSULTANTS

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

SEAL

J. I. MOFFATT
2023/02/24

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
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

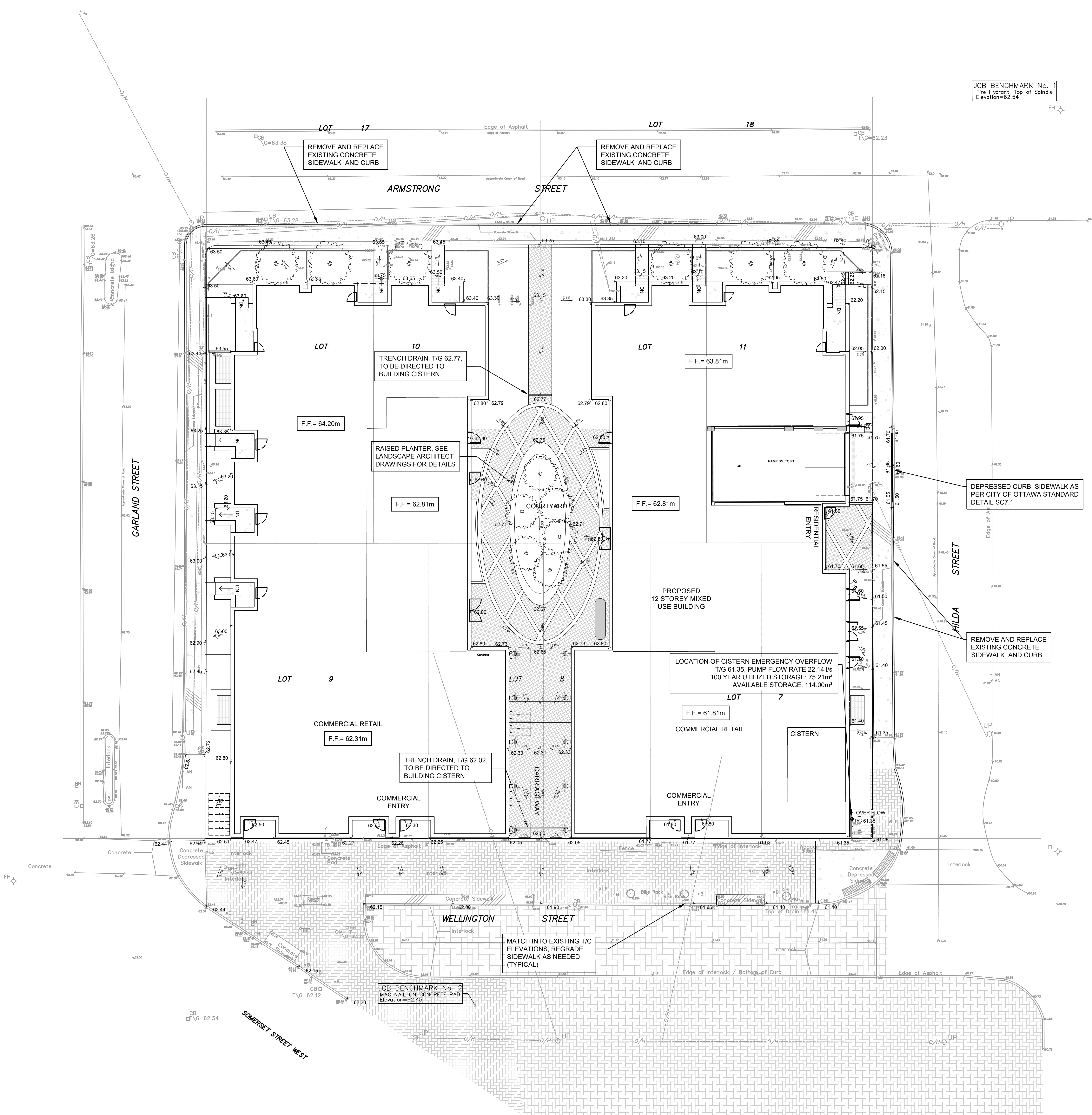
SHEET NUMBER	ISSUE
C-010	5

CITY PLAN No. xxxxx

SCALE CHECK
1 in
10mm

CITY FILE No. D07-12-21-0228

File Location: J:\126031_979Welington\7.0_Production\7.03_Design\04_Civil\Sheets\C-010 GENERAL NOTES AND LEGEND.dwg Last Saved: February 23, 2023, by stefan.geisser Plotted: Thursday, February 23, 2023 12:55:51 PM by Stefan Geisser



JOB BENCHMARK No. 1
Fire Hydrant–Top of Spindle
Elevation=62.54

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

TRENCH DRAIN, T/G 62.77, TO BE DIRECTED TO BUILDING CISTERN

RAISED PLANTER, SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS

DEPRESSED CURB, SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1

REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

LOCATION OF CISTERN EMERGENCY OVERFLOW
T/G 61.35, PUMP FLOW RATE 22.14 l/s
100 YEAR UTILIZED STORAGE: 75.21m³
AVAILABLE STORAGE: 114.00m³

TRENCH DRAIN, T/G 62.02, TO BE DIRECTED TO BUILDING CISTERN

MATCH INTO EXISTING T/C ELEVATIONS, REGRADE SIDEWALK AS NEEDED (TYPICAL)

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

CLIENT

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

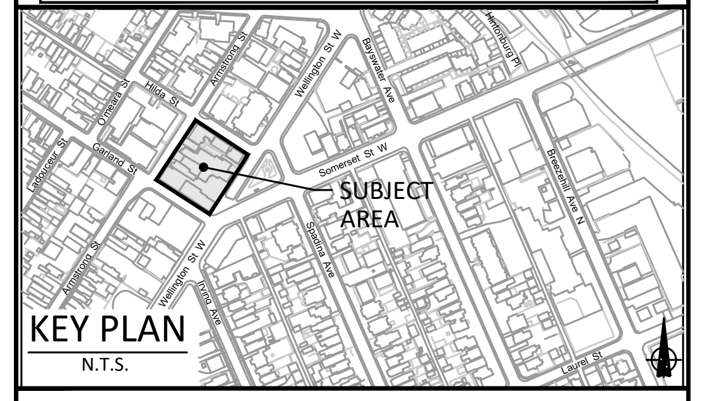
COPYRIGHT

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	ISSUED FOR TENDER	2023-02-24
5		

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



KEY PLAN
N.T.S.

CONSULTANTS

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

1:200 0 2 6 10m

SEAL

J. I. MOFFATT
2023/02/24

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
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
SITE GRADING PLAN

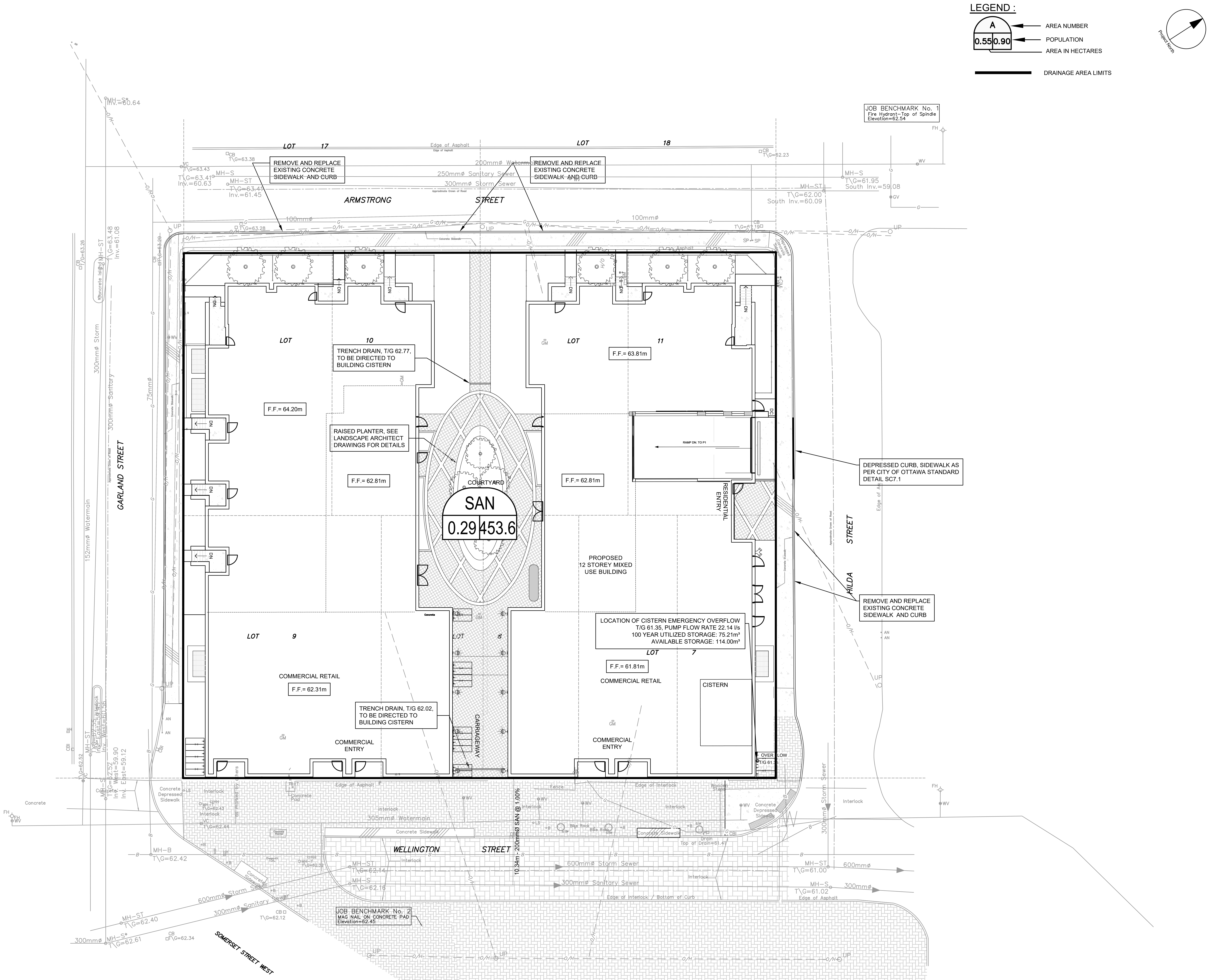
SHEET NUMBER	ISSUE
C-200	5

CITY PLAN No. xxxxx

File Location: J:\126031_979Welington\7.0_Production\7.03_Design\04_Civil\Sheets\C-200 SITE GRADING PLAN.dwg   Last Saved: February 21, 2023, by stefan.geisser   Plotted: Thursday, February 23, 2023 12:56:11 PM by Stefan Geisser

SCALE CHECK 1 in 10mm

CITY FILE No. D07-12-21-0228



CLIENT

MAGIL LAURENTIENNE

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

COPYRIGHT

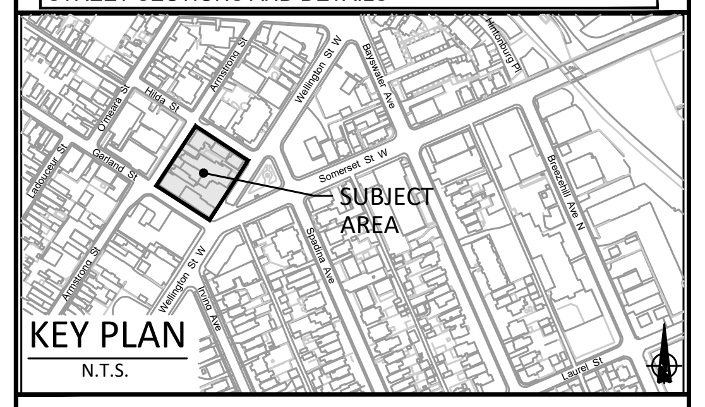
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	ISSUED FOR TENDER	2023-02-24
5		

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



KEY PLAN
N.T.S.

CONSULTANTS

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

SEAL

J. I. MOFFATT
2023/02/24

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
979, WELLINGTON

PROJECT NO:
126031

DRAWN BY:	CHECKED BY:
J.B./D.P.S.	J.B.
PROJECT MGR:	APPROVED BY:
J.I.M.	J.I.M.

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-400	5

File Location: J:\126031_979Welington\7.0_Production\7.03_Design\04_Civil\Sheets\C-400 SANITARY DRAINAGE AREA PLAN.dwg Last Saved: February 21, 2023, by stefan.geisser Plotted: Thursday, February 23, 2023 12:56:29 PM by Stefan Geisser

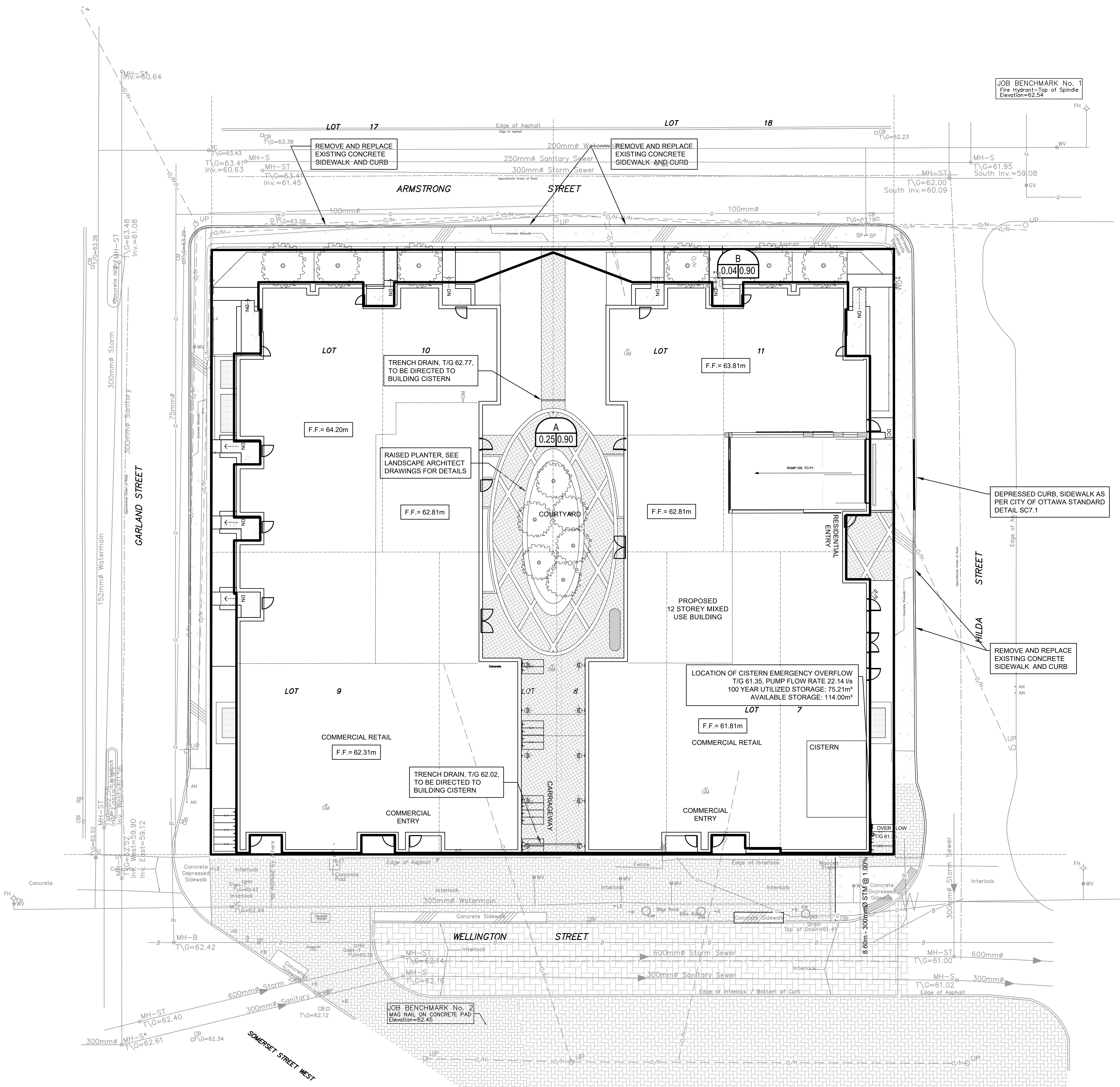
SCALE CHECK
1 in
10mm

CITY FILE No. D07-12-21-0228

CITY PLAN No. xxxxx

LEGEND :

A	AREA NUMBER
0.90	RUNOFF COEFFICIENT
0.55	AREA IN HECTARES
▬	DRAINAGE AREA LIMITS



CLIENT

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

COPYRIGHT

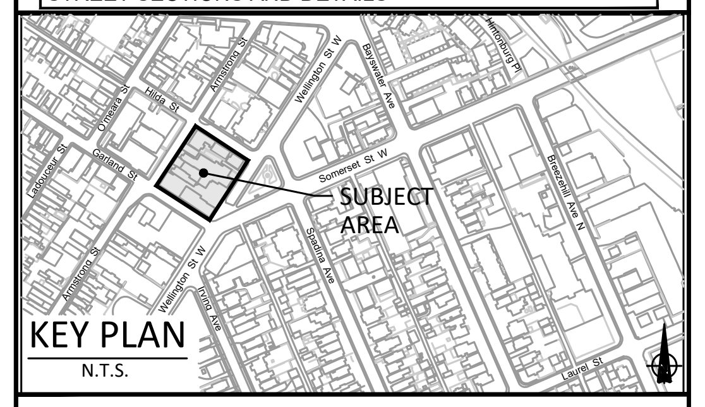
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	ISSUED FOR TENDER	2023-02-24
5		

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



KEY PLAN
N.T.S.

CONSULTANTS

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

1:200 0 2 6 10m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/24
PROVINCE OF ONTARIO

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
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
STORM DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-500	5

CITY PLAN No. xxxxx

File Location: J:\126031_979Welington\7.0_Production\7.03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: February 22, 2023, by stefan.geisser Plotted: Thursday, February 23, 2023 12:56:45 PM by Stefan Geisser

SCALE CHECK 1 in 10mm

CITY FILE No. D07-12-21-0228

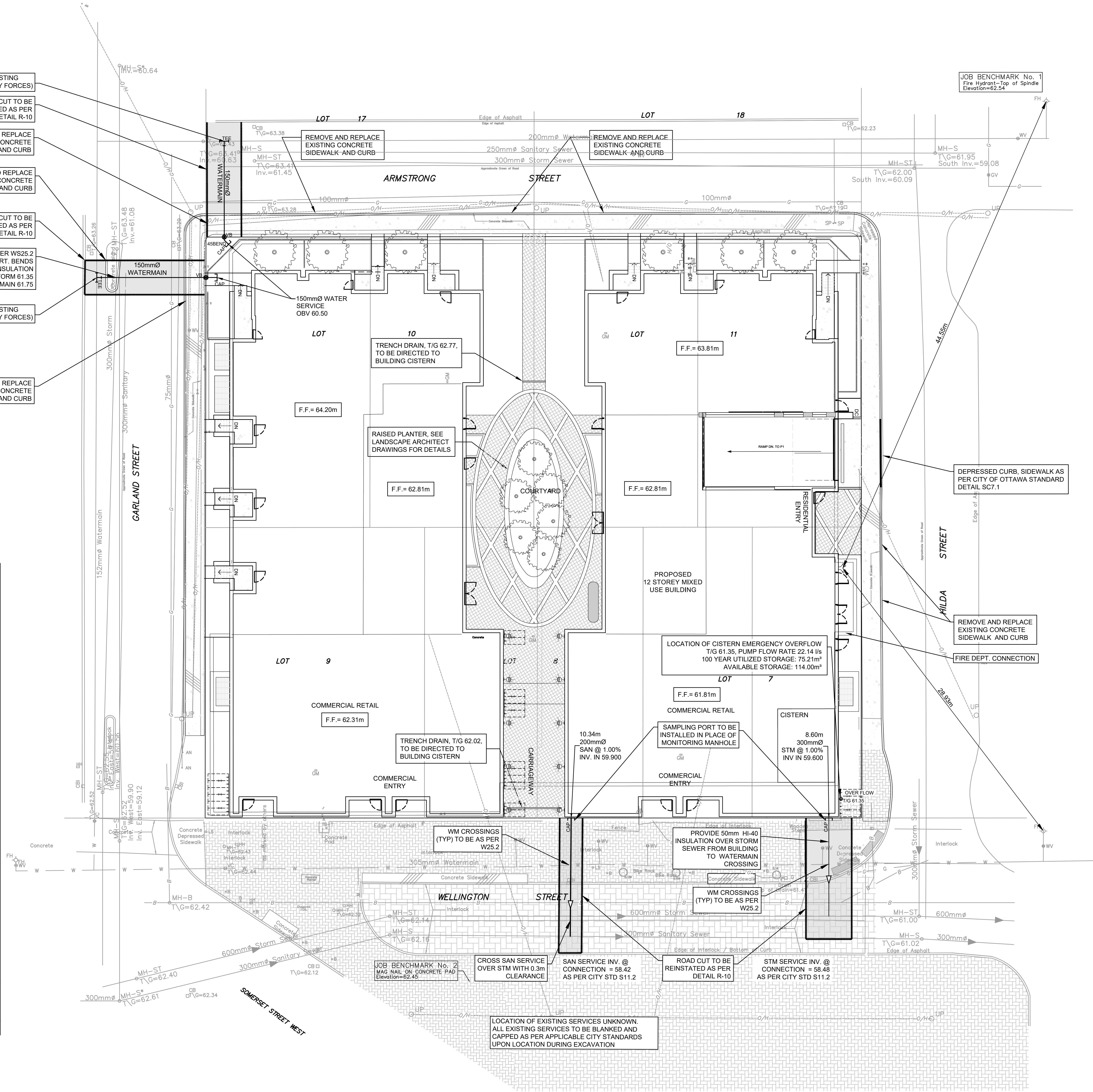
NOTES:

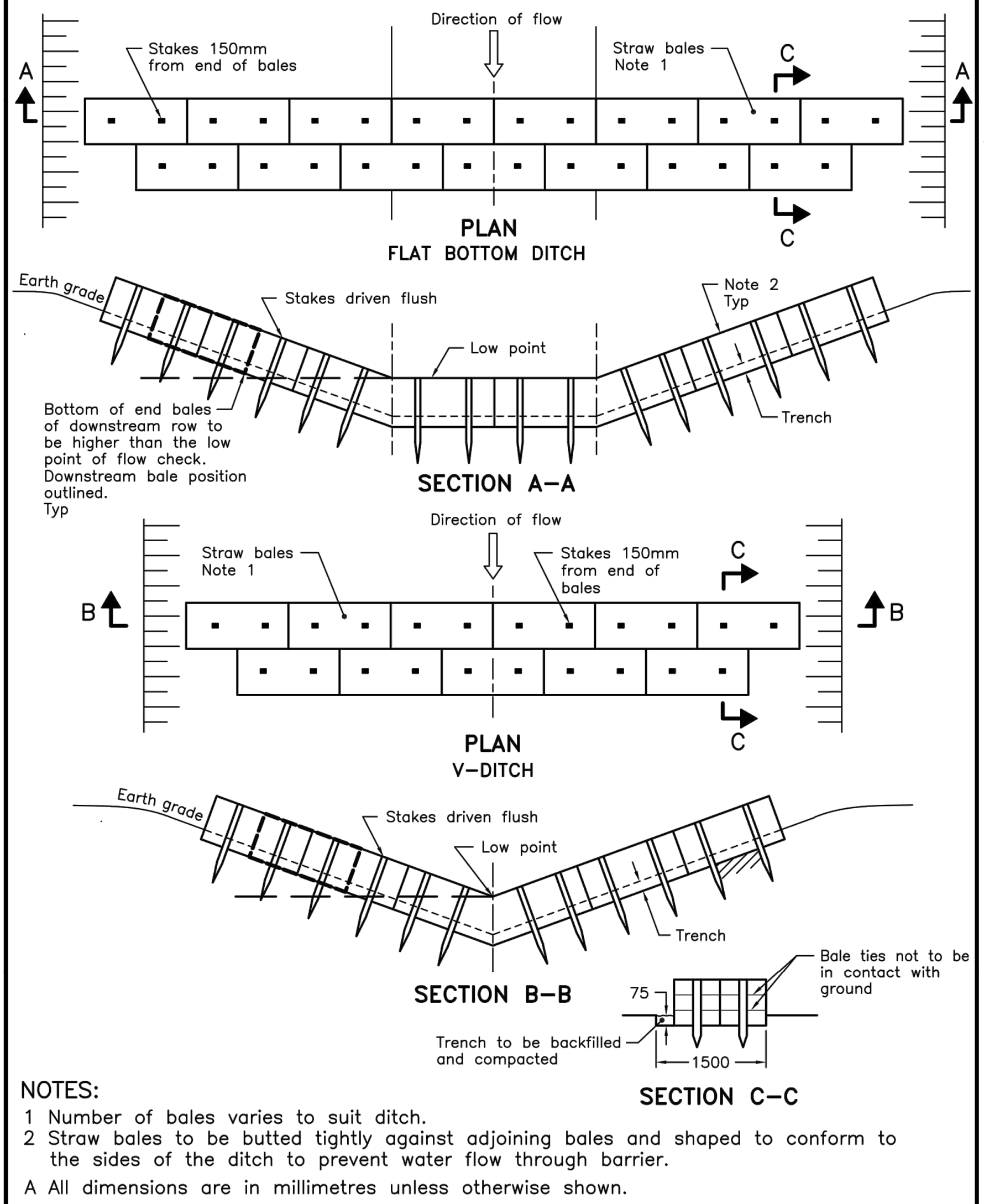
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES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

1. 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.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
3. 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.
4. 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.
5. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT

LEGEND :

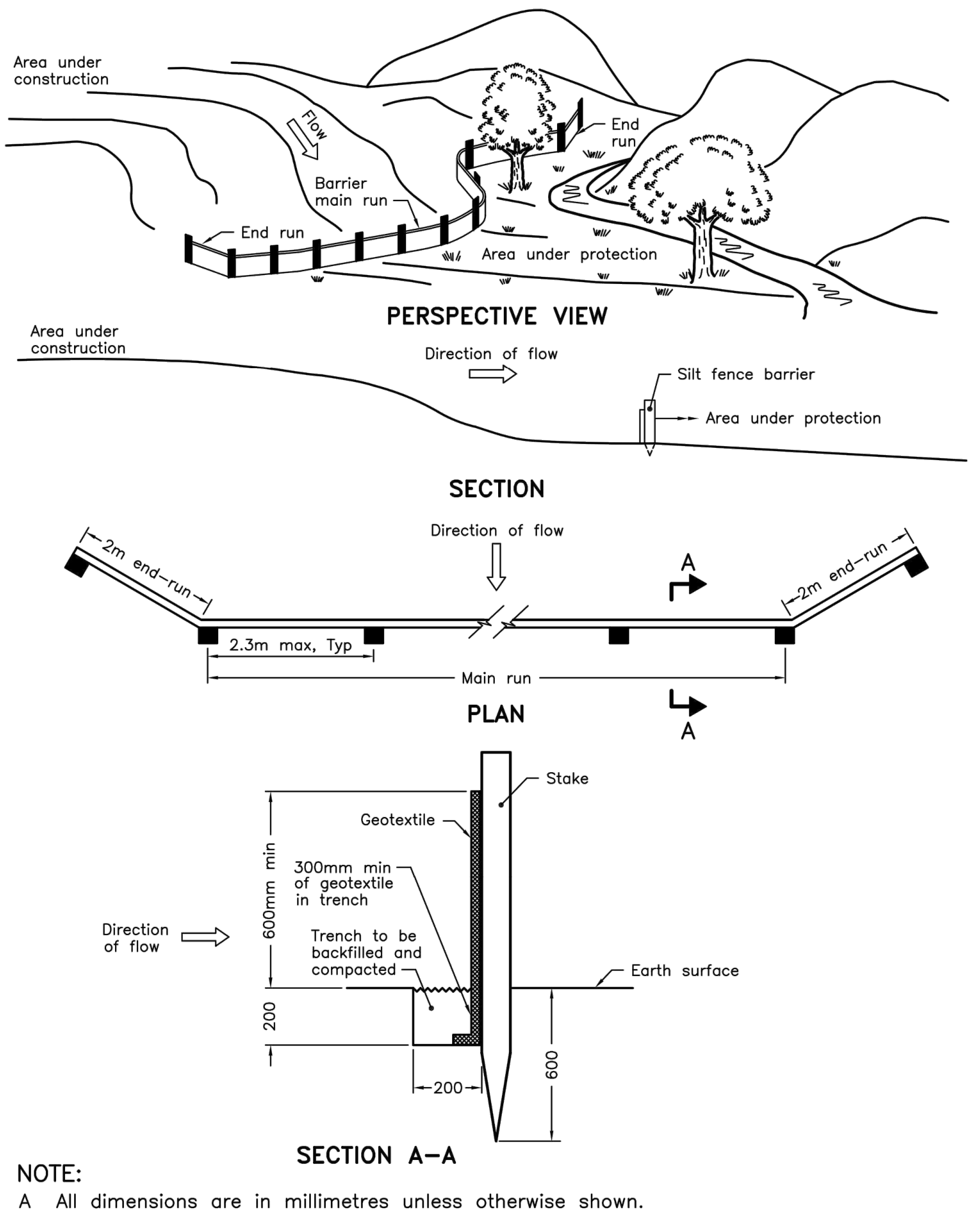
▬ ▪ ▪ ▬	LIGHT DUTY SILT FENCE AS PER OPSD-219.110
▬ ▪▪ ▬	SNOW FENCE
▦	STRAW BALE CHECK DAM AS PER OPSD-219.180
◈	ROCK CHECK DAM AS PER OPSD-219.210
□ CB	SILT SACK PLACED UNDER EXISTING CB COVER
▨ 15.0 × 7.0	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH





NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
STRAW BALE FLOW CHECK DAM	OPSD 219.180	



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
LIGHT–DUTY SILT FENCE BARRIER	OPSD 219.110	

CLIENT

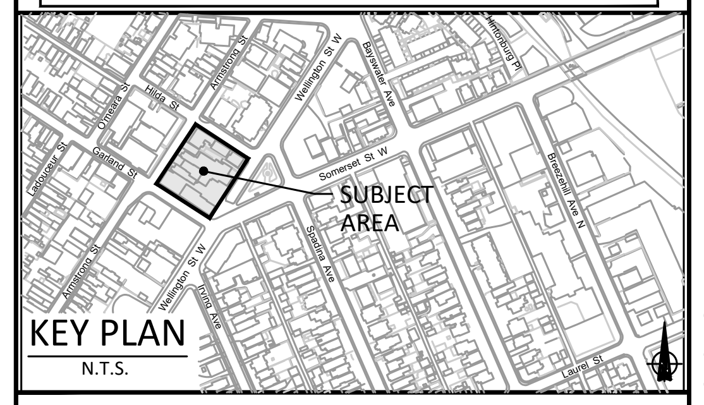
MAGIL LAURENTIENNE
ML Wellington Realty Investments Inc.
C/O ML DEVCO INC
651, Churchill Avenue N
Ottawa (Ontario) K1Z 5G2
Tel: 613-686-6319

COPYRIGHT

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4	ISSUED FOR TENDER	2023-02-24
5		

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



KEY PLAN
N.T.S.

LEGEND

Urban Planner
FOTENN CONSULTANTS INC.
396 Cooper Street, Suite 300
Ottawa, Ontario, K2P 2H7
T. 613.730.5709
F. 613.730.1136
E. nitsche@fotenn.com

Civil Engineer
IBI GROUP
333 Preston Street, Suite 400
Ottawa, Ontario, K1S 5N4
T. 613.225.1311
F. 613.225.9868
E. jmoffatt@ibigroup.com

Surveyor
ANNIS O'SULLIVAN VOLLEBEKK LTD.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario, K2E 7S6
T. 613.727.0850
F. 613.727.1079
E. edh@aovltd.com

Geotechnical Engineer
PATERSON GROUP
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
T. 613.226.7381
E. md'arcy@patersongroup.ca

Transportation Engineer
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, Ontario, K2G 3Z1
T. 343.999.9117
E. christopher.gordon@cghtransportation.com

Architecture
RODERICK LAHEY ARCHITECTS
56 Beech Street
Ottawa, Ontario, K1S 3J6
T. 613.724.9932
E. admin@rlaarchitecture.ca

1:200 0 2 6 10m

SEAL

J. I. MOFFATT
2023/02/24

IBI GROUP
Suite 400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
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
EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER
C-900

ISSUE
5

CITY PLAN No. xxxxx

File Location: J:\126031_979Wellington\7.0_Production\7.03_Design\04_Civil\Sheets\C-900 EROSION AND SEDIMENTATION CONTROL PLAN.dwg Last Saved: February 22, 2023, by stefan.geisser Plotted: Thursday, February 23, 2023 12:57:06 PM by Stefan Geisser

SCALE CHECK 1 in 10mm

CITY FILE No. D07-12-21-0228