

CLIENT

HAZELVIEW INVESTMENTS

1133 Young St. 4th Floor, Toronto On, M4T 1W1

COPYRIGHT

This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. 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 confirmation 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	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-23
3	ISSUED FOR SPA	2021-12-23

NOT FOR CONSTRUCTION

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

CONSULTANTS

SEAL

hazelview INVESTMENTS

PROJECT

Heron Gate 5

PROJECT NO:

135142

DRAWN BY:

PROJECT MGR:

CHECKED BY:

APPROVED BY:

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER

C-001

ISSUE

UTILITY LEGEND

	TRANSFORMER
	TRANSFORMER C/W CONCRETE WINGS
	HYDRO SWITCHGEAR
	HYDRO MANHOLE
	BELL PEDESTAL
	BELL GRADE LEVEL BOX (l=600mm, w=1200mm, d=750mm) C/W 1.5 x 3.0m easement
	BELL FIBER CABINET (l=1200mm, w=750mm, d=500mm)
	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
	STREET LIGHT
	STREET LIGHT DISCONNECT
	STREET LIGHT GROUNDING
	JOINT UTILITY TRENCH
	HYDRO CABLE AND DUCTS
	BELL CABLE
	BELL DUCTS
	ROGERS CABLE
	ROGERS DUCTS
	GAS
	STREET LIGHT CABLE
	UTILITY DROP LOCATIONS
	CONCRETE ENCASED DUCT BANK C/W NUMBER OF DUCTS
	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
	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 STOP CONCRETE / ASPHALT

SERVICING LEGEND

	MH118A	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	STORM MANHOLE
	825mmØ STM	STORM SEWER - LESS THAN 900Ø
	900mmØ STM	STORM SEWER - 900Ø AND GREATER
	200Ø WATERMAIN	WATERMAIN
	CB100	STREET CATCHBASIN C/W TOP OF GRATE
	CICB101	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100	DOUBLE CATCHBASIN C/W TOP OF GRATE
	DCICB101	DITCH INLET CATCHBASIN C/W GUTTER GRADE
	CBMH100	CATCHBASIN MANHOLE C/W TOP OF GRATE
	CBMH101	DITCH INLET MANHOLE C/W TOP OF GRATE
	ICD100	ICD LOCATION
	RYCB	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	TG 104.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	TG 104.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	TG 104.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	TG 104.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	300mmØ CSP	PERFORATED REAR YARD SUBDRAIN
	V&VB	CSP CULVERT C/W DIAMETER
	V&VC	VALVE AND VALVE BOX
	HYD	VALVE AND VALVE CHAMBER
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	RED	WATERMAIN REDUCER
	V BEND	VERTICAL BEND LOCATION
	12	SINGLE SERVICE LOCATION
	12	DOUBLE SERVICE LOCATION
	BH 12	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
	HGL	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	ST	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
	108	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
	102.40	CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

	PROPOSED SWALE C/W FLOW DIRECTION
	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED SPOT GRADE
	PROPOSED SWALE GRADE
	PROPOSED SWALE HIGH POINT GRADE
	LOT CORNER GRADE C/W EXISTING GRADE
	TIE INTO EXISTING GRADE
	FULL STATIC PONDING GRADE
	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	NUMBER OF ADDITIONAL RISERS
	MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
	MINIMUM GARAGE GRADE
	MINIMUM GRASS GRADE
	WALKUP UNIT
	WALKOUT UNIT
	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
	BACKSPLIT UNIT (1.5m frost cover on footings)
	NOISE FENCE LOCATION
	NOISE FENCE GATE

NOTES :

- 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.
- 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.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY LEGAL SURVEYOR BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- 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.
- 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.
- 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.
- 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
- 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).
- 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.
- ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 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.
- ALL LEADS FOR STREET CBs TO AND CICBs CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCBs CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 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.
- 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"
- 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. 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.

Revised.

Please provide location as this cannot be verified.

Revised.

It appears that many of the notes and legend items relate to a plan of subdivision and not this site plan. Please review and revise accordingly.

CLIENT

HAZELVIEW INVESTMENTS

1133 Young St. 4th Floor, Toronto On, M4T 1W1

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 confirmation 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	2021-12-16
2	RE-ISSUED FOR COORDINATION	2021-12-16
3	ISSUED FOR SPA	2021-12-23

NOT FOR CONSTRUCTION

FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

CONSULTANTS

SEAL

hazerview INVESTMENTS

IBI GROUP

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

PROJECT

Heron Gate 5

PROJECT NO:

135142

DRAWN BY:

####

CHECKED BY:

####

PROJECT MGR:

####

APPROVED BY:

####

SHEET TITLE

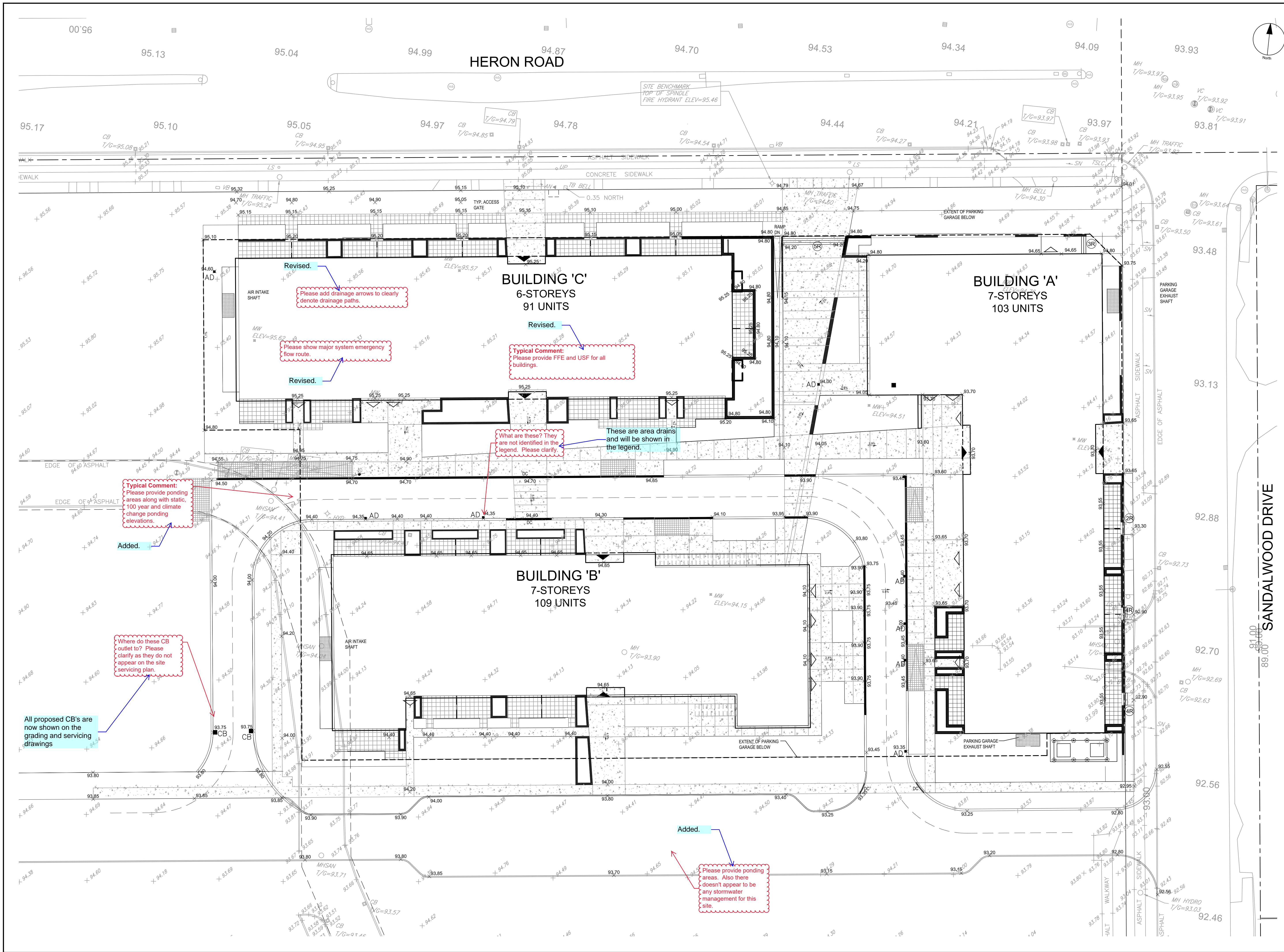
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER

C-010

ISSUE

####



CLIENT

HAZELVIEW INVESTMENTS

1133 Young St. 4th Floor, Toronto On, M4T 1W1

COPYRIGHT

This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by IBI Group is prohibited. 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	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-23
3	ISSUED FOR SPA	2021-12-23

NOT FOR CONSTRUCTION

SECTION 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

SITE

CONSULTANTS

SEAL

hazelview INVESTMENTS

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

Heron Gate 5

PROJECT NO:

135142

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

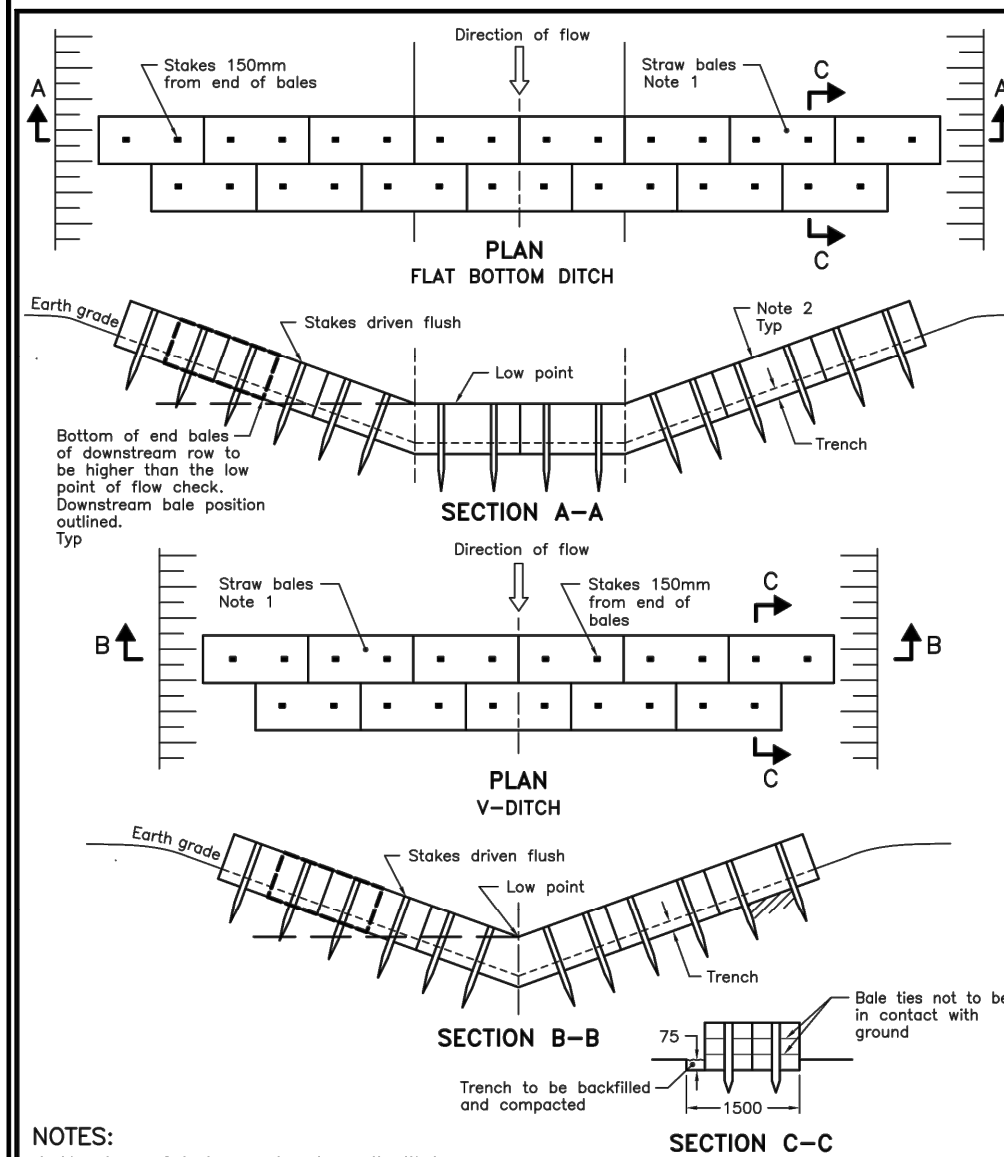
SHEET TITLE

GRADING PLAN

SHEET NUMBER

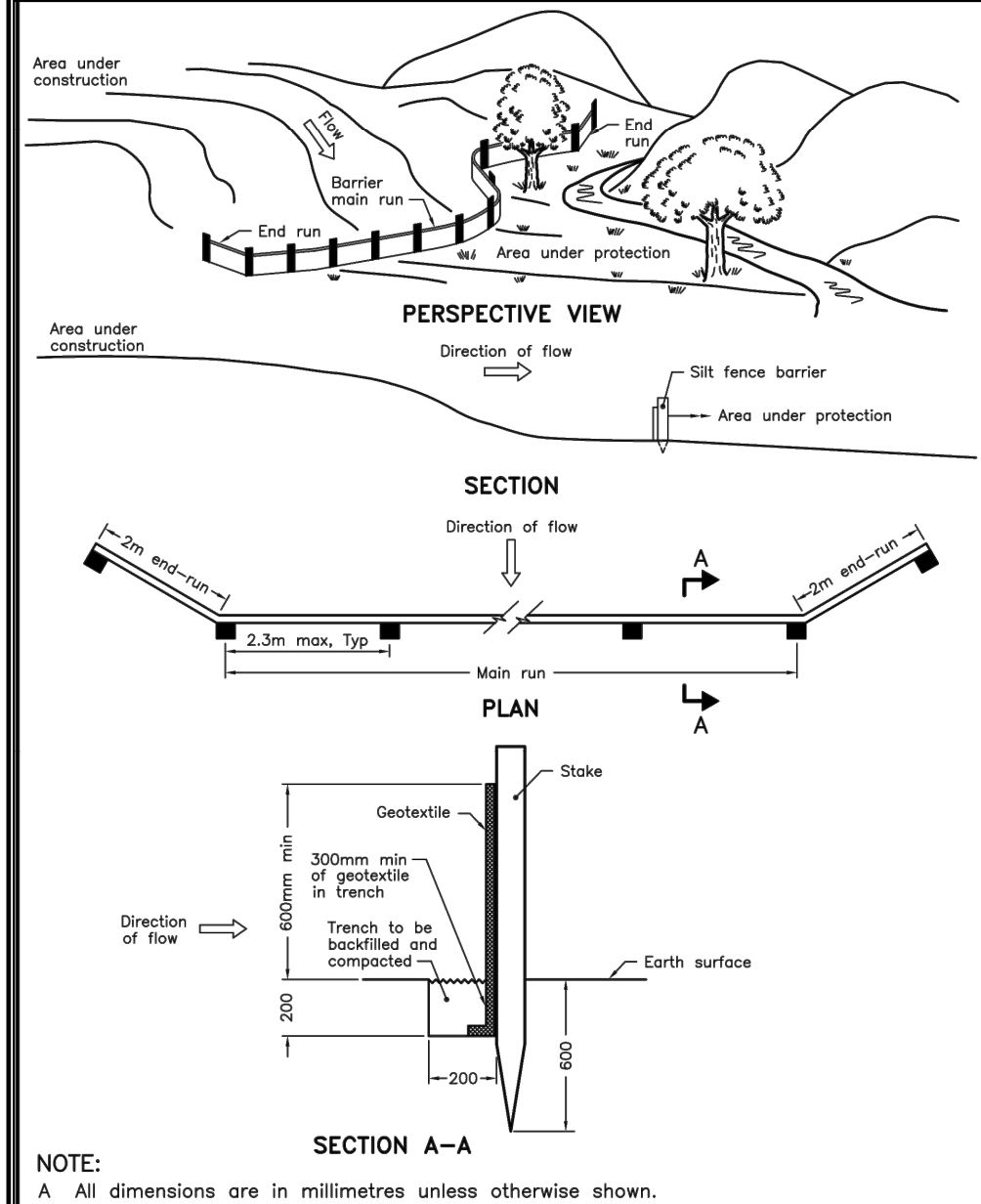
C-200

ISSUE



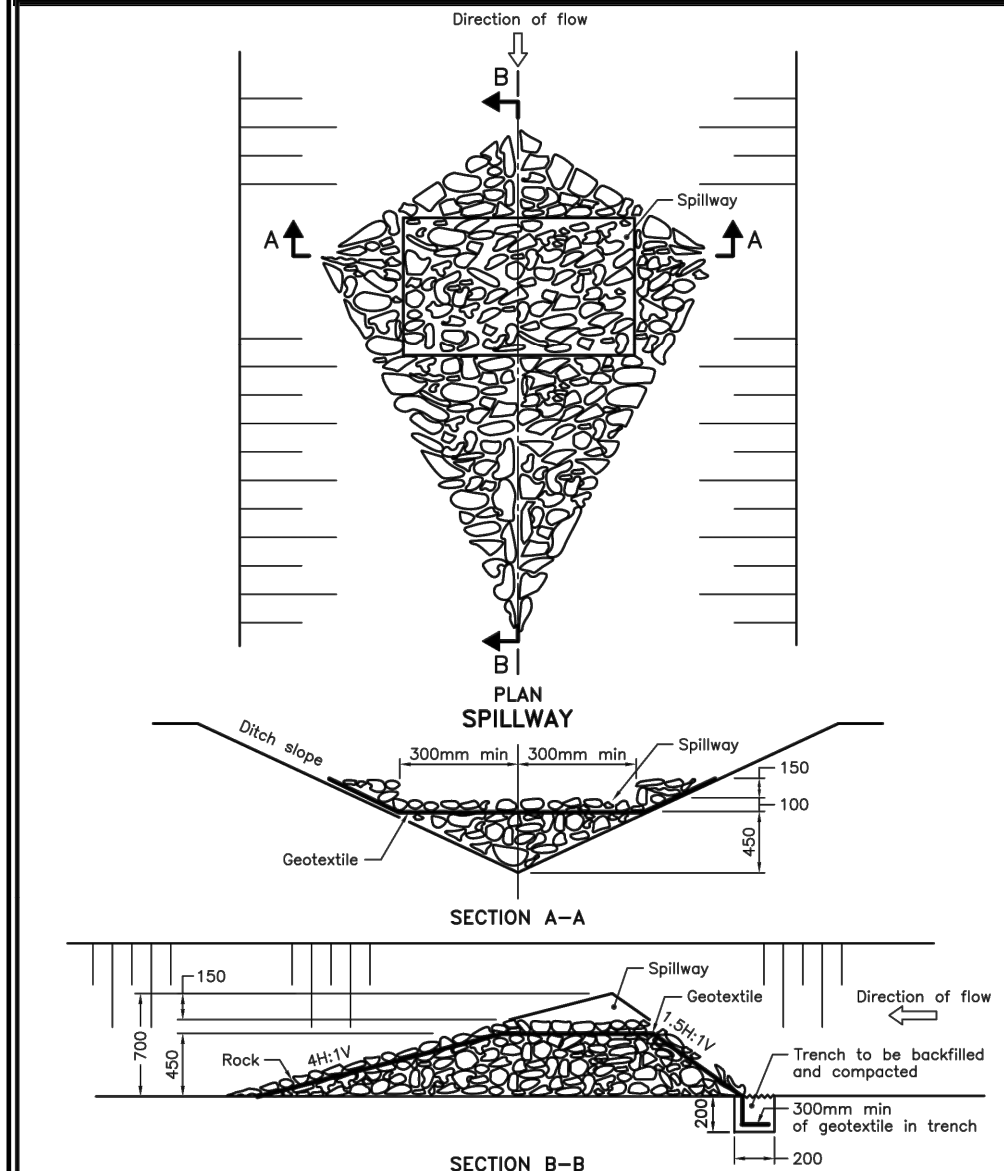
NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

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



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

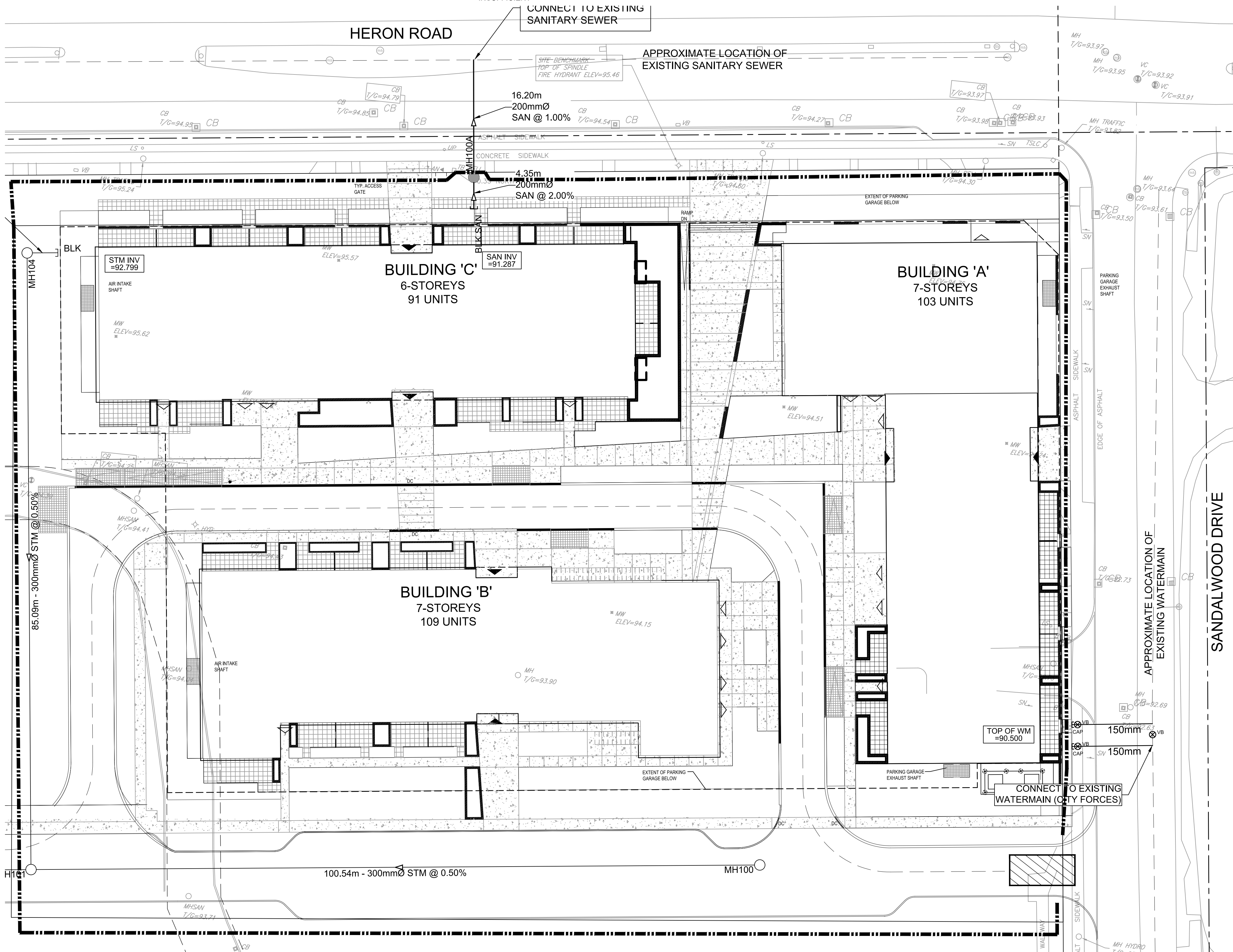
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 Rev 1
ROCK FLOW CHECK DAM
V-DITCH
OPSD 219.210

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 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.
 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
- 7.0 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

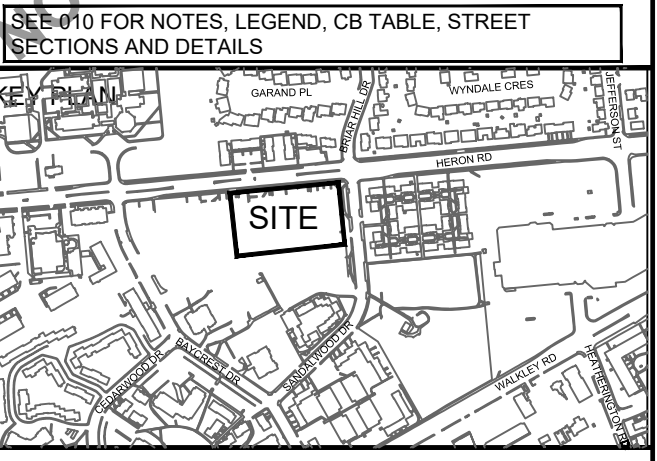


CLIENT
HAZELVIEW INVESTMENTS
1133 Young St. 4th Floor, Toronto On, M4T 1W1

COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than that 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.

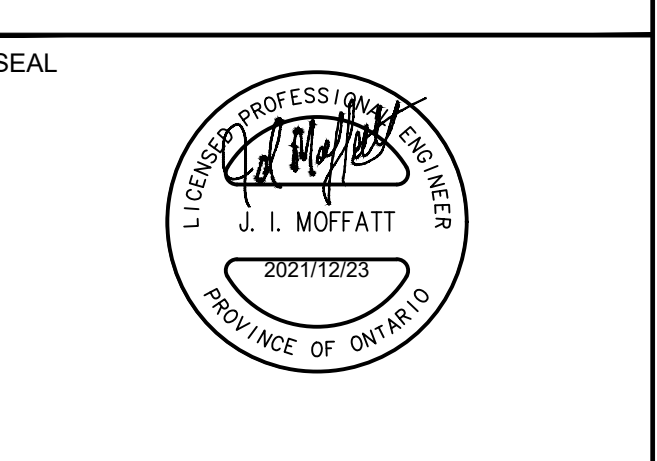
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-15
3	ISSUED FOR SPA	2021-12-23



CONSULTANTS

1:300 0 3 6 9 12 15m



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1511 / 613 241 3300 fax 613 225 9868
ibigroup.com

PROJECT
Heron Gate 5

PROJECT NO:
135142

DRAWN BY:

PROJECT MGR:

CHECKED BY:

APPROVED BY:

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C-900

ISSUE