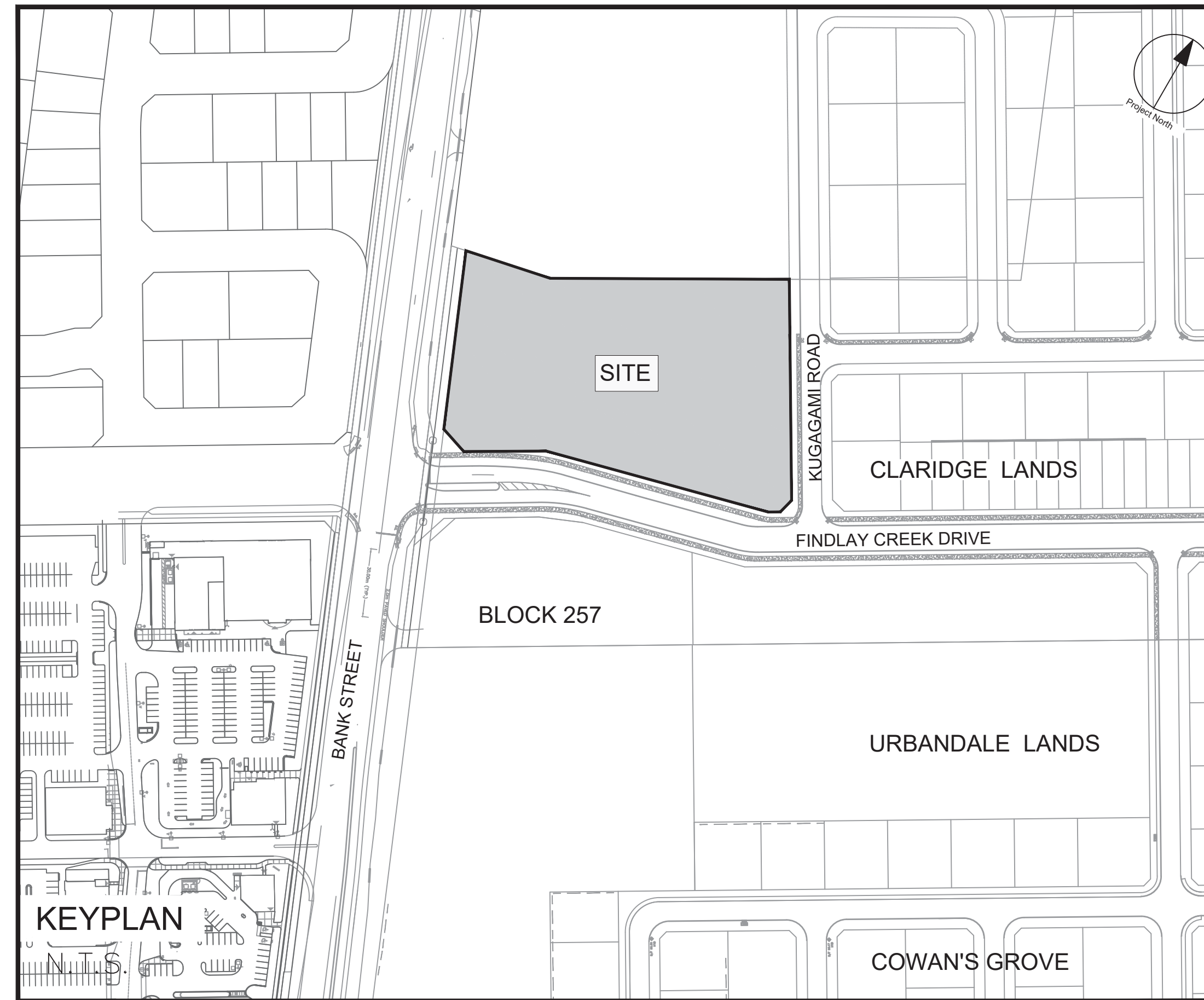


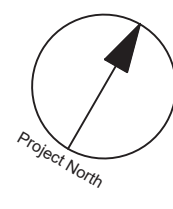
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Sheet List Table	
Sheet Number	Sheet Title
000	COVER
C-001	GENERAL PLAN OF SERVICING
C-010	DETAILS AND NOTES
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-900	SEDIMENT AND EROSION PLAN

# CLARIDGE HOMES LILYTHORNE ZENS 2

## CONTRACT NO. 134437



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**CLARIDGE HOMES**

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No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2021-11-04
2	ISSUED FOR COORDINATION #2	2021-11-23
3	ISSUED FOR SPA	2021-12-08

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



**CONSULTANTS**

Project Coordinator:  
Claridge Homes

Architect:  
RLA/ Architecture

Landscape:  
Landscape

Surveyor:  
Geotech:

Paterson Group



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**PROJECT**  
LILYTHORNE ZENS 2

**PROJECT NO:**  
134437

**DRAWN BY:**  
EH

**PROJECT MGR:**  
JB

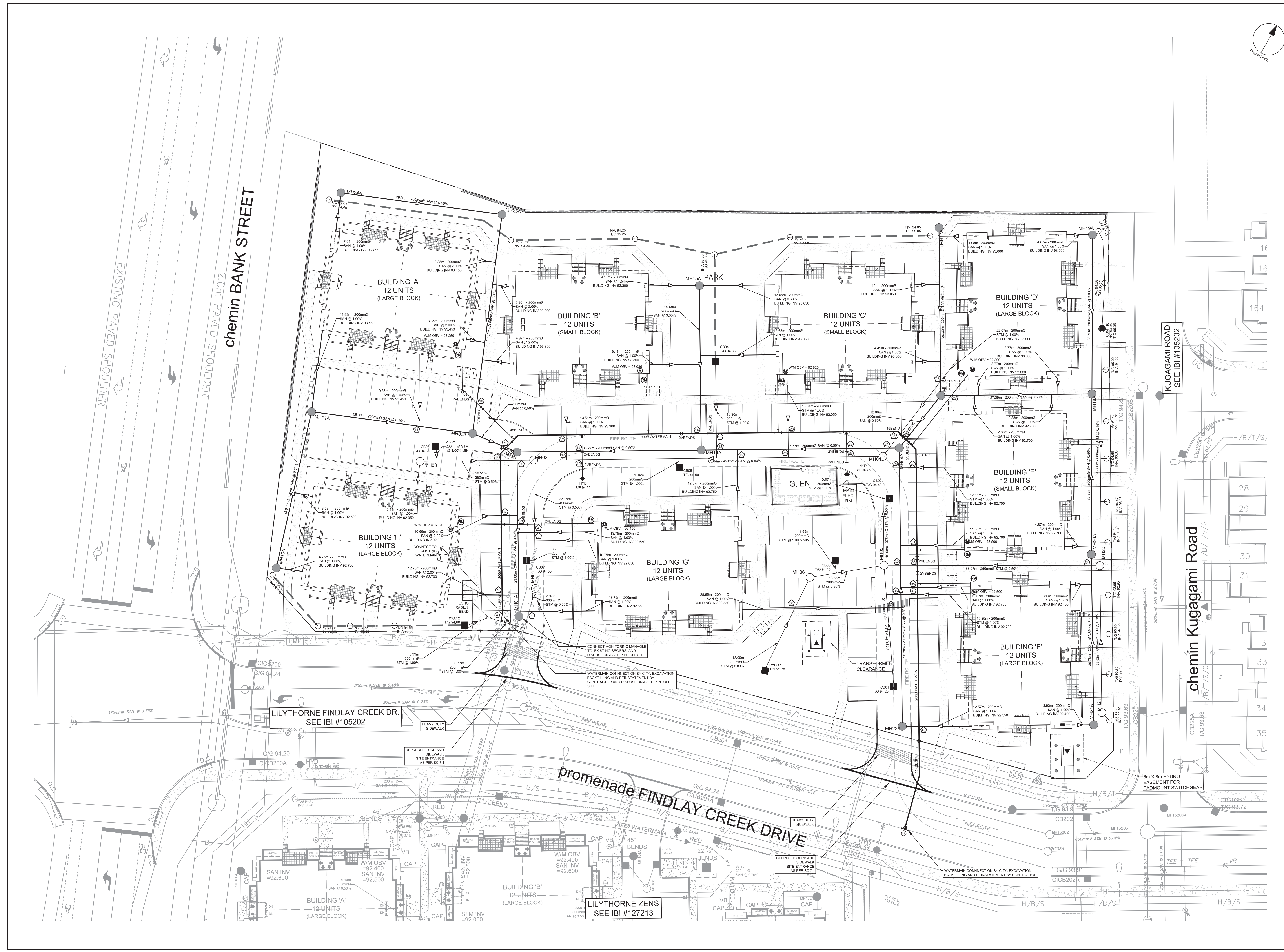
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TRB

**APPROVED BY:**  
TRB

**SHEET TITLE**  
GENERAL PLAN OF SERVICING

**SHEET NUMBER**  
C-001

**ISSUE**  
1



CITY PLAN No. XXXX  
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SCALE CHECK

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
1.2 DO NOT SCALE DRAWINGS.
1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'.
1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
1.7 FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
1.8 REFER TO SITE PLAN BY RLA ARCHITECTS INC.
1.9 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA.
1.10 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
1.11 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO CITY STANDARDS.
1.12 ALL CONCRETE SHALL BE 'NORMAL PORTLAND CEMENT' IN ACCORDANCE WITH O.P.S. 8. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
1.13 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM FINLAY CREEK DRIVE.
1.14 FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPMENT - KELLAM LANDS, OTTAWA, ON. REPORT No. 12-1121-0288 BY GOLDNER ASSOCIATES.
1.15 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, PARKING METERS, SIDEWALKS, CURBS, ASPHALT AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION.
1.16 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS.
1.17 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE.
1.18 CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES.
1.19 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY.
1.20 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
1.21 ALL DISTURBED BOULEVARD TO BE REINSTATED WITH SOO ON 100mm TOPSOIL.
1.22 UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.
1.23 CLAY DIKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER.
1.24 BACKWATER VALVES PER CITY STANDARDS S14, S14.1 AND S14.2 ARE TO BE INSTALLED FOR ALL STORM AND SANITARY SEWER CONNECTIONS.
2.0 SANITARY
2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE.
2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS.
2.3 SANITARY MANHOLE COVERS TO BE CITY OF OTTAWA STD. S25.
2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS.
2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION.
2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION.
3.0 STORM
3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE.
3.2 ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS.

- 3.3 STORM MH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24.
3.4 STORM MAINTENANCE HOLES TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP.
3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010.
3.6 3in 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED ALL CURBS TO EXTEND PARALLEL TO CURB IN CURB ADJACENT TO CURB AND IN 4 DIRECTIONS FOR CURB IN CENTER OF PARKING LOT.
3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION.
3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION.
3.9 CONTRACTOR TO PROVIDE IPEX-TEMPER HF ICC'S SHOP DRAWINGS.
4.0 WATER
4.1 ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m.
4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS.
4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING.
4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN.
4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED.
4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION.
4.8 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT.
4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION.
4.10 ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS.

- 4.11 ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m.
4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS.
4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING.
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4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION.
4.10 ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS.

5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
5.2 THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN.
5.3 CONTRACTOR TO PREPARE SUBGRADE.
5.4 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
5.5 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL.
5.6 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL.
5.7 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL.
5.8 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL.
5.9 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE.
5.10 DITCHES DISTURBED DURING CULVERT INSTALLATION.

CATCH BASIN DATA TABLE with columns: STRUCTURE ID, STRUCTURE, COVER, ELEVATION (TOP OF GRATE, INVERT, OUTLET), OUTLET PIPE (DIAMETER, TYPE), HEAD, FLOW, ICD TYPE.

Bold font indicates CB's with ICD's Revision: 2021-12-07

CROSSING SCHEDULE table listing various pipe sizes and clearances over different structures like STM, WTR, SAN, etc.

PAVEMENT STRUCTURE and CAR ONLY PARKING AREAS table detailing material layers like WEAR COURSE, BASE, SUBBASE, and SUBGRADE.

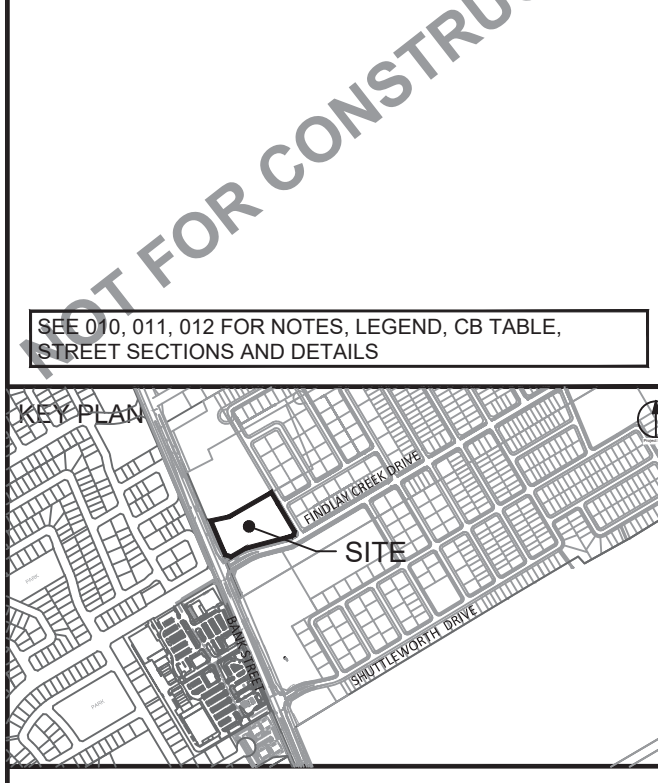
\*\* REFER TO GEOTECHNICAL REPORT

WATERMAIN SCHEDULE table with columns: Station, Description, Finish, Top of, As Built.

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ISSUES table with columns: No., DESCRIPTION, DATE.



CONSULTANTS

Project Coordinator: Claridge Homes
Architect: RLA/ Architecture
Landscape:
Surveyor: Geotech: Paterson Group

SEAL



PROJECT LILYTHORNE ZENS 2

PROJECT NO: 134437

DRAWN BY: EH CHECKED BY: TRB
PROJECT MGR: JB APPROVED BY: TRB

SHEET TITLE DETAILS AND NOTES

SHEET NUMBER C-010 ISSUE 1

LEGEND section containing symbols and descriptions for manholes, catchbasins, valves, hydrants, curbs, and various utility lines.

Storm STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

Sanitary STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

CITY PLAN No. XXXX
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1	ISSUED FOR COORDINATION	2021/11/09
2	ISSUED FOR COORDINATION #2	2021/11/23
3	ISSUED FOR SPA	2021/12/08

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

**KEY PLAN**  
SITE

**CONSULTANTS**  
Project Coordinator: Claridge Homes  
Architect: RLA/ Architecture  
Landscape: Surveyor:  
Geotech: Paterson Group

1:300

**SEAL**  
L. T. R. BRULE  
PROFESSIONAL ENGINEER  
2021/12/08  
PROVINCE OF ONTARIO

**PROJECT**  
LILYTHORNE ZENS 2

**PROJECT NO:** 134437

**DRAWN BY:** EH

**PROJECT MGR:** JB

**SHEET TITLE**  
GRADING PLAN

**SHEET NUMBER** C-200

**ISSUE** 1

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**PROJECT**  
LILYTHORNE ZENS 2

**PROJECT NO:** 134437

**DRAWN BY:** EH

**PROJECT MGR:** JB

**CHECKED BY:** TRB

**APPROVED BY:** TRB

**SHEET TITLE**  
GRADING PLAN

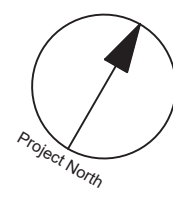
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**ISSUE** 1

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1	ISSUED FOR COORDINATION	2021-11-04
2	ISSUED FOR COORDINATION #2	2021-11-17
3	ISSUED FOR SPA	2021-12-08

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



**CONSULTANTS**

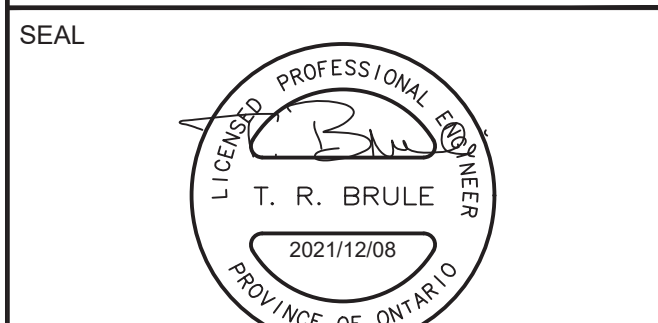
Project Coordinator:  
Claridge Homes

Architect:  
RLA/ Architecture

Landscape:  
Landscape

Surveyor:  
Geotech:

Paterson Group



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**PROJECT**  
LILYTHORNE ZENS 2

**PROJECT NO:**  
134437

**DRAWN BY:**  
EH

**PROJECT MGR:**  
JB

**CHECKED BY:**  
TRB

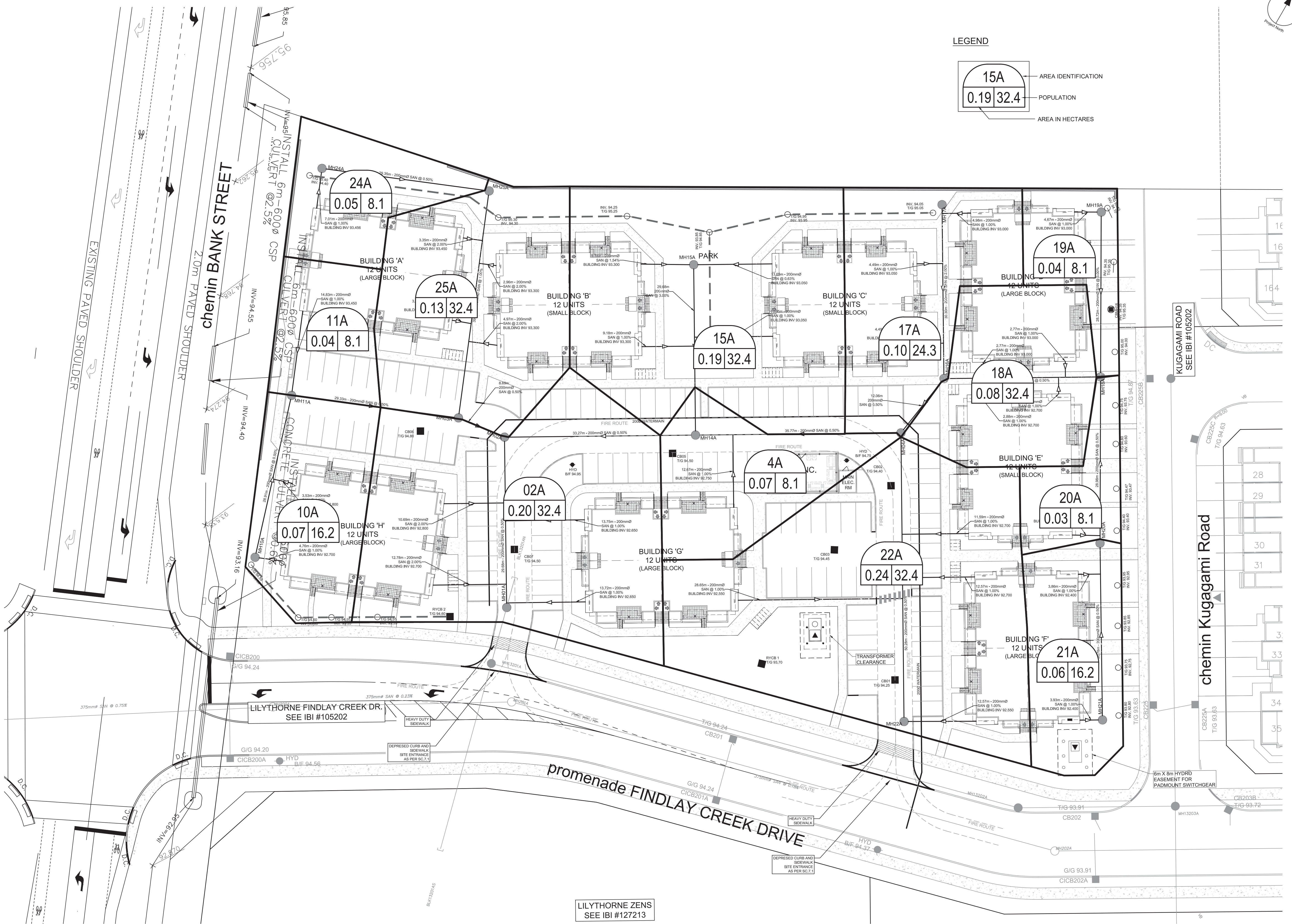
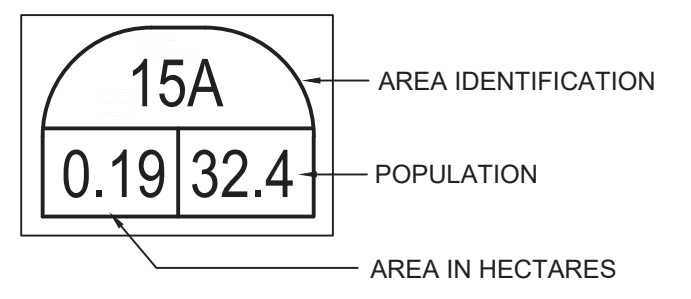
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**SHEET TITLE**  
SANITARY DRAINAGE AREA PLAN

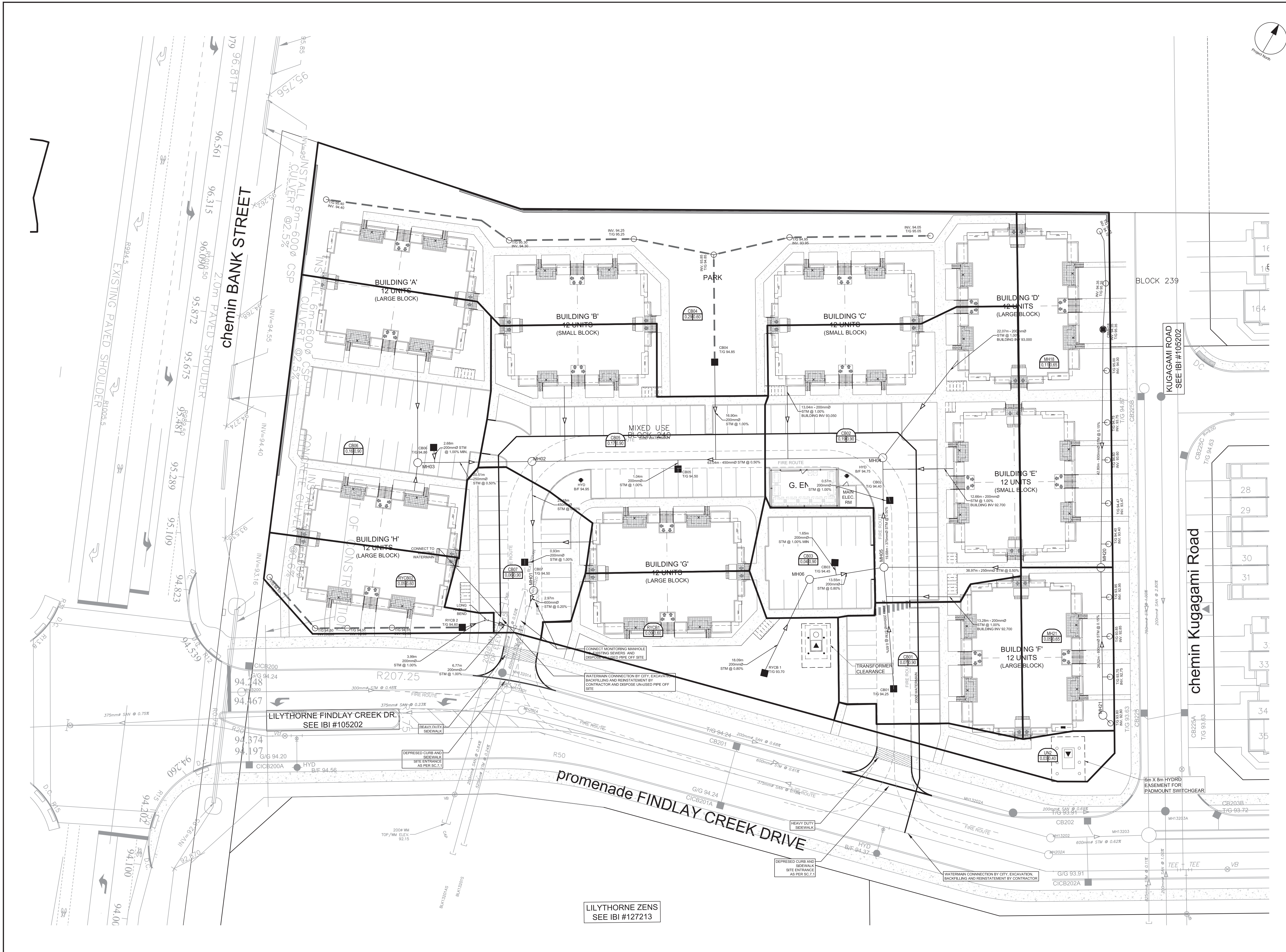
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C-400

**ISSUE**  
1

**LEGEND**



LILYTHORNE ZENS  
SEE IBI #127213



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1	ISSUED FOR COORDINATION	2021/11/04
2	ISSUED FOR COORDINATION #2	2021/11/04
3	ISSUED FOR SPA	2021/12/08

SEE IBI #105202 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS.

**KEY PLAN**

**CONSULTANTS**

Project Coordinator:  
Claridge Homes  
Architect:  
RLA/ Architecture  
Landscape:  
Surveyor:  
Geotech:  
Paterson Group

1:300

**SEAL**

PROFESSIONAL ENGINEER  
T. R. BRULE  
2021/12/08  
PROVINCE OF ONTARIO

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**PROJECT**  
LILYTHORNE ZENS 2

**PROJECT NO:**  
134437

**DRAWN BY:**  
EH

**CHECKED BY:**  
TRB

**PROJECT MGR:**  
JB

**APPROVED BY:**  
TRB

**SHEET TITLE**  
STORM DRAINAGE AREA PLAN

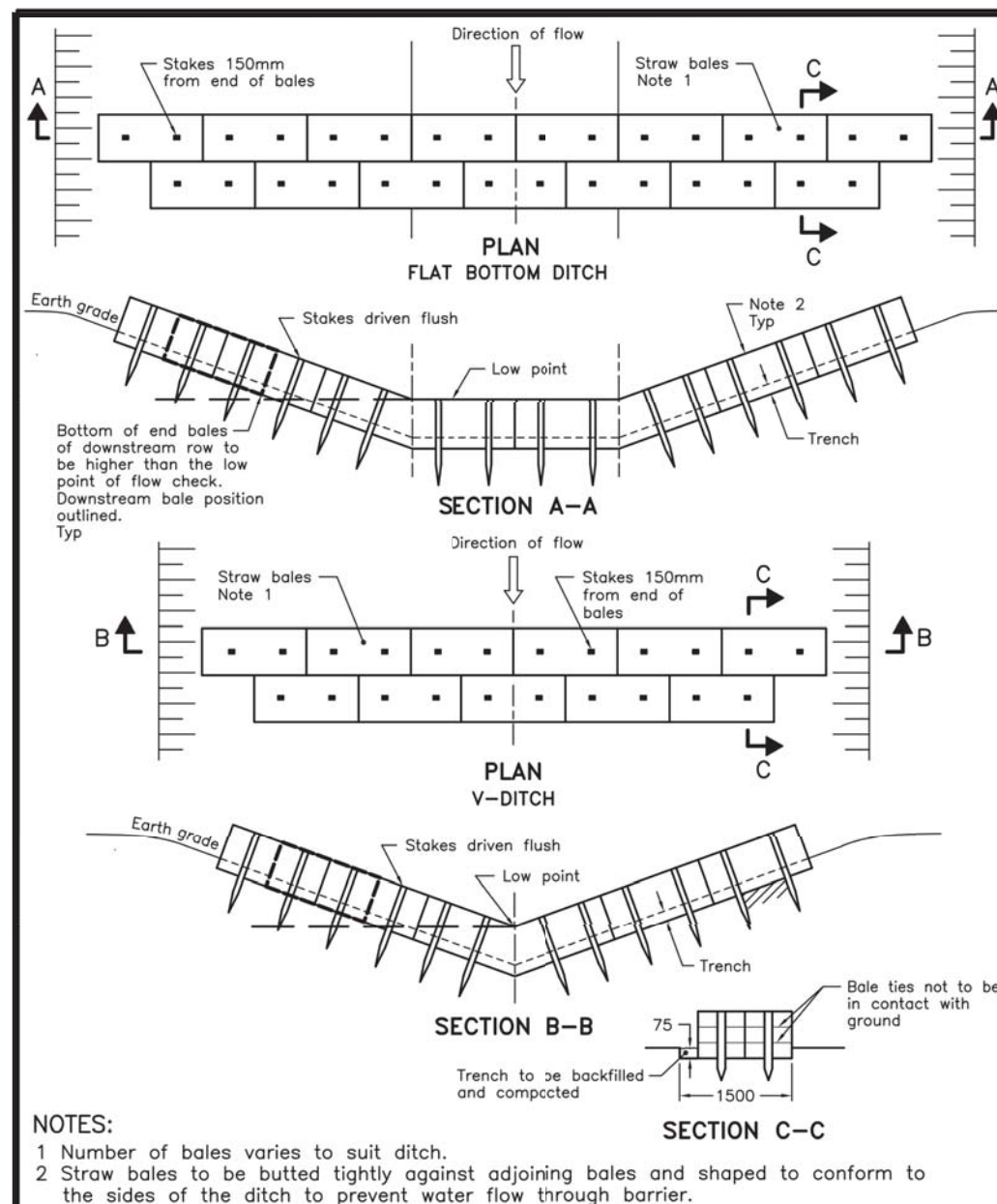
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C-500

**ISSUE**  
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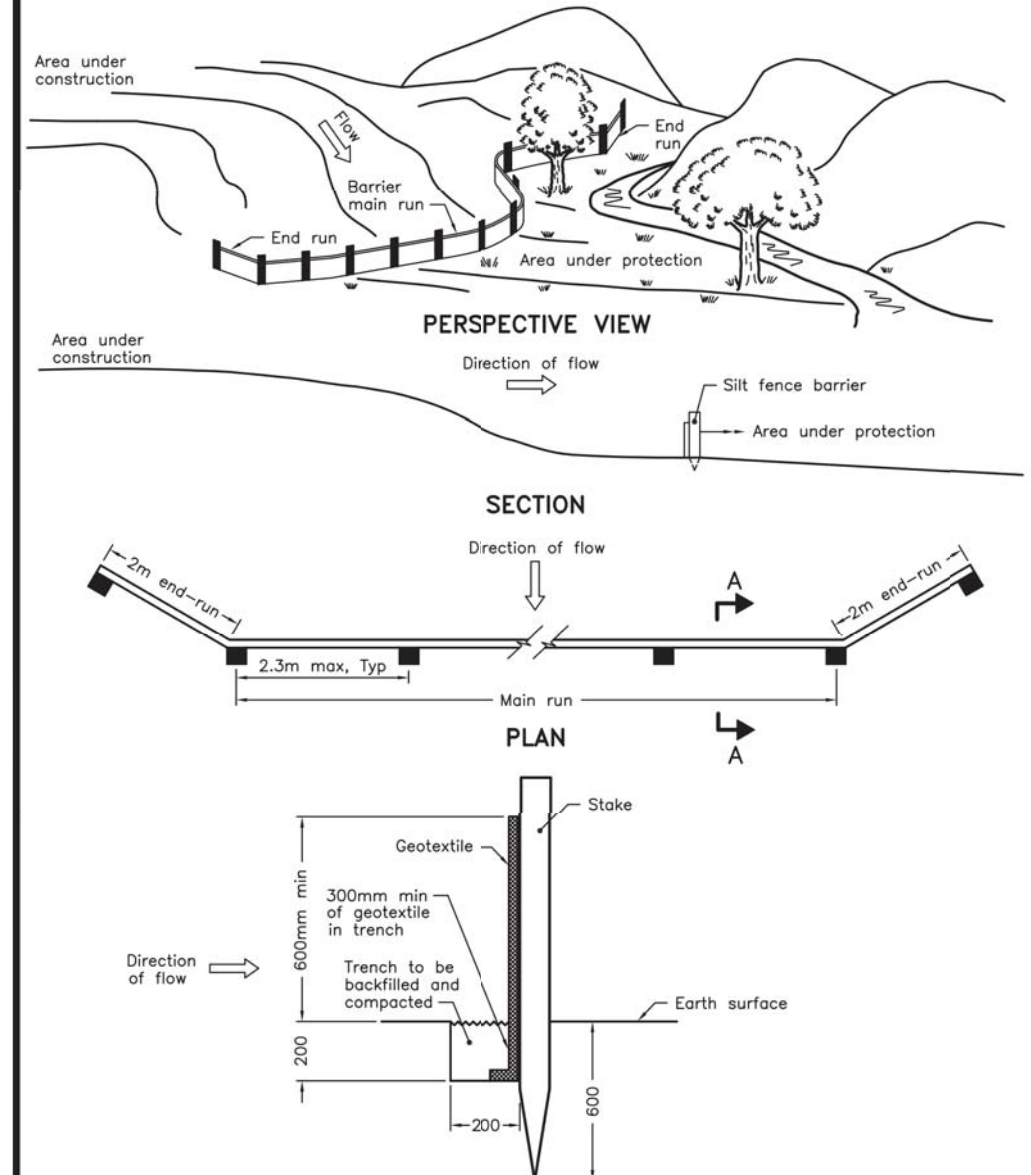
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**CITY FILE No. D07-XX-XX-XXXX**

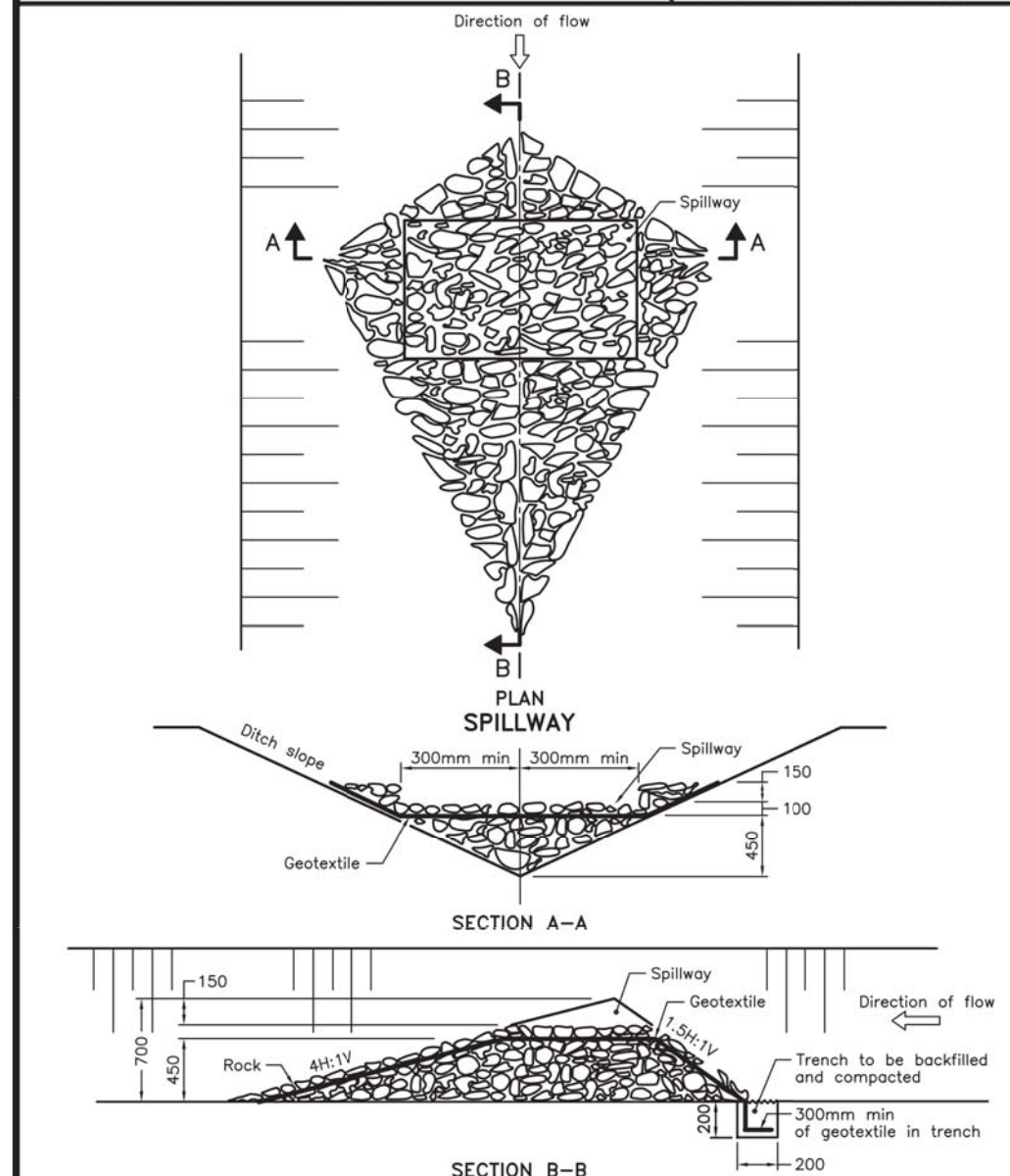
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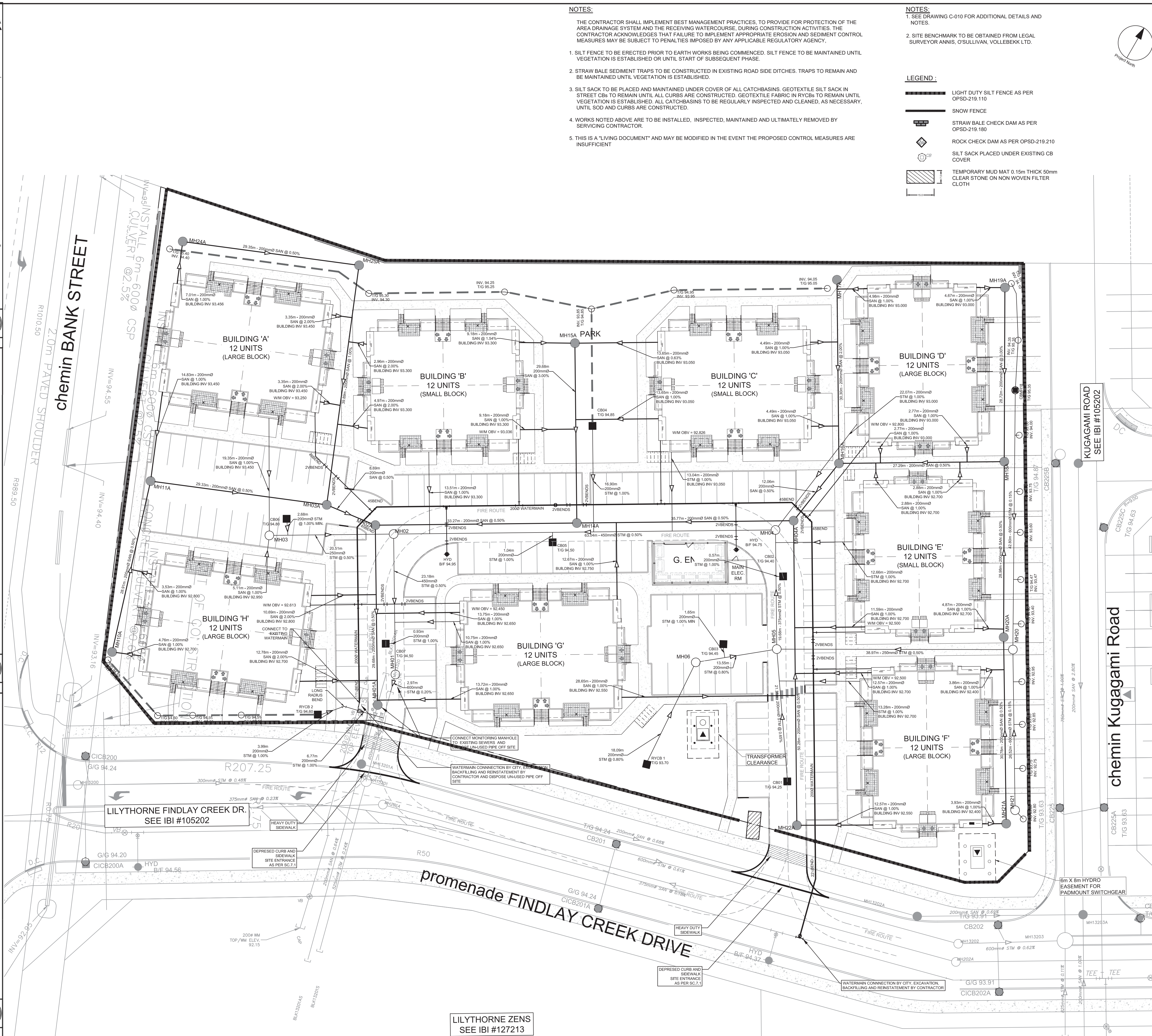
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 Rev 1  
**STRAW BALE FLOW CHECK DAM**  
 OPSD 219.180



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



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



- NOTES:**
1. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.
  2. SITE BENCHMARK TO BE OBTAINED FROM LEGAL SURVEYOR ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- 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
  - SILT SACK PLACED UNDER EXISTING CB COVER
  - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

- NOTES:**
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	3	ISSUED FOR SPA	2021/12/08

**CONSULTANTS**

Project Coordinator:  
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Architect:  
 RLA/ Architecture

Landscape:  
 Paterson Group

Geotech:  
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**PROJECT**  
 LILYTHORNE ZENS 2

**PROJECT NO:**  
 134437

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 JB

**SHEET TITLE**  
 SEDIMENT AND EROSION PLAN

**SHEET NUMBER**  
 C-900

**ISSUE**  
 1

**CITY PLAN No. XXXX**

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