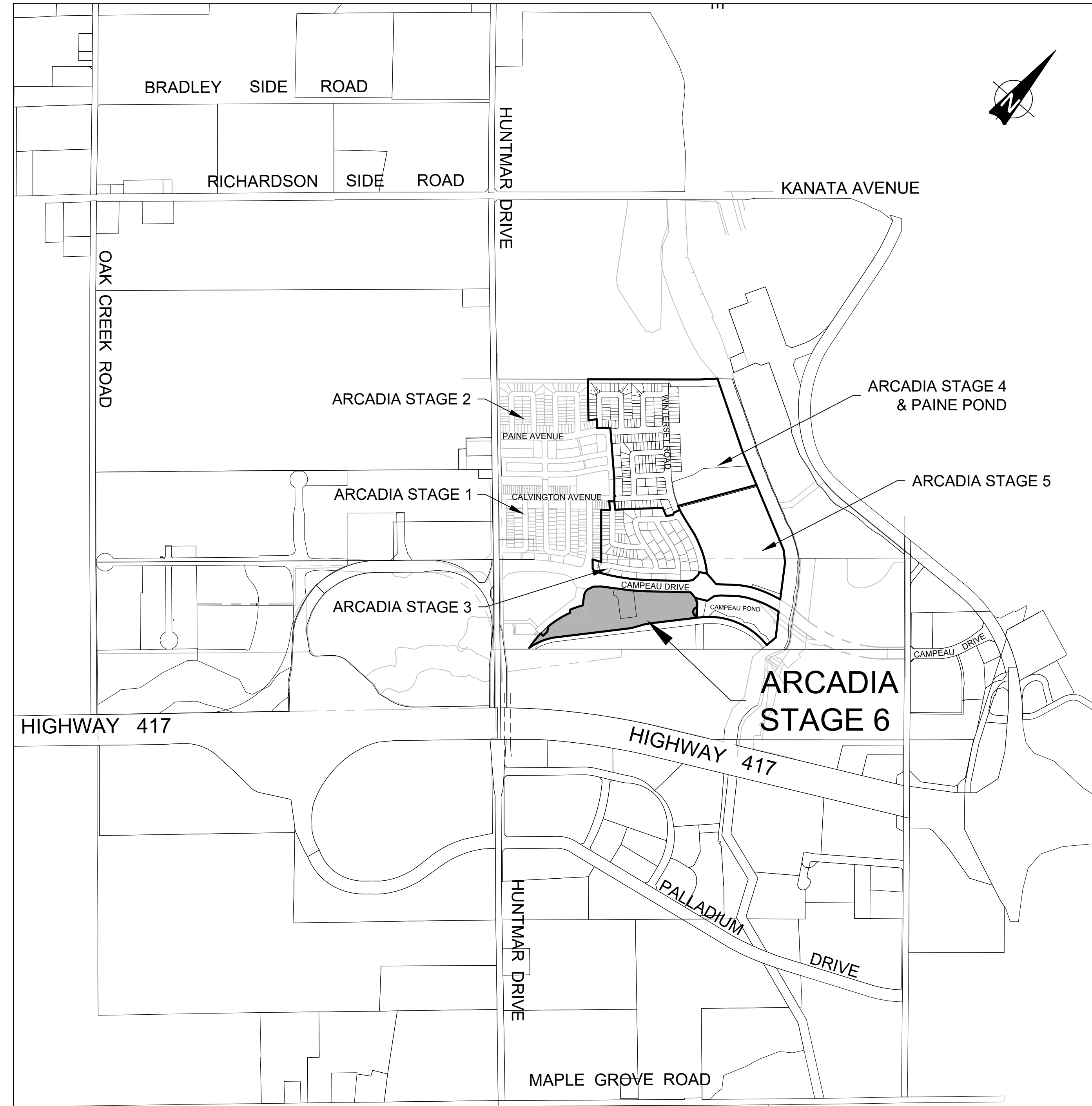


MINTO COMMUNITIES INC.
 200-180 KENT STREET
 OTTAWA, ON
 K1P 0B6



ARCADIA STAGE 6 DRAWING LIST	
Sheet Number	Sheet Title
CS	COVER SHEET
LEGEND	LEGEND SHEET
OS	OVERALL SITE SERVICING PLAN
S1	SITE SERVICING PLAN
S2	SITE SERVICING PLAN
01	FEEDMILL PRIVATE
02	FEEDMILL PRIVATE
03	CLEARPATH PRIVATE
04	SILVERBERRY PRIVATE
05	WOODILY PRIVATE
06	ARCADIAN PRIVATE
07	CREEKWAY PRIVATE
08	EXISTING DONUM LANE
G1	GRADING PLAN
G2	GRADING PLAN
SWM1	PONDING PLAN
SWM2	PONDING PLAN
DST	STORM DRAINAGE PLAN
DSAN	SANITARY DRAINAGE PLAN
ESC	EROSION AND SEDIMENT CONTROL PLAN
D1	DETAILS PLAN
D2	DETAILS PLAN

J.L. Richards
 ENGINEERS-ARCHITECTS-PLANNERS

J.L. Richards & Associates Limited
 343 Preston Street Tower II,
 Suite 1000 Ottawa, ON Canada
 K1Z 5M2
 Tel: 613 728 3571
 Fax: 613 728 6012

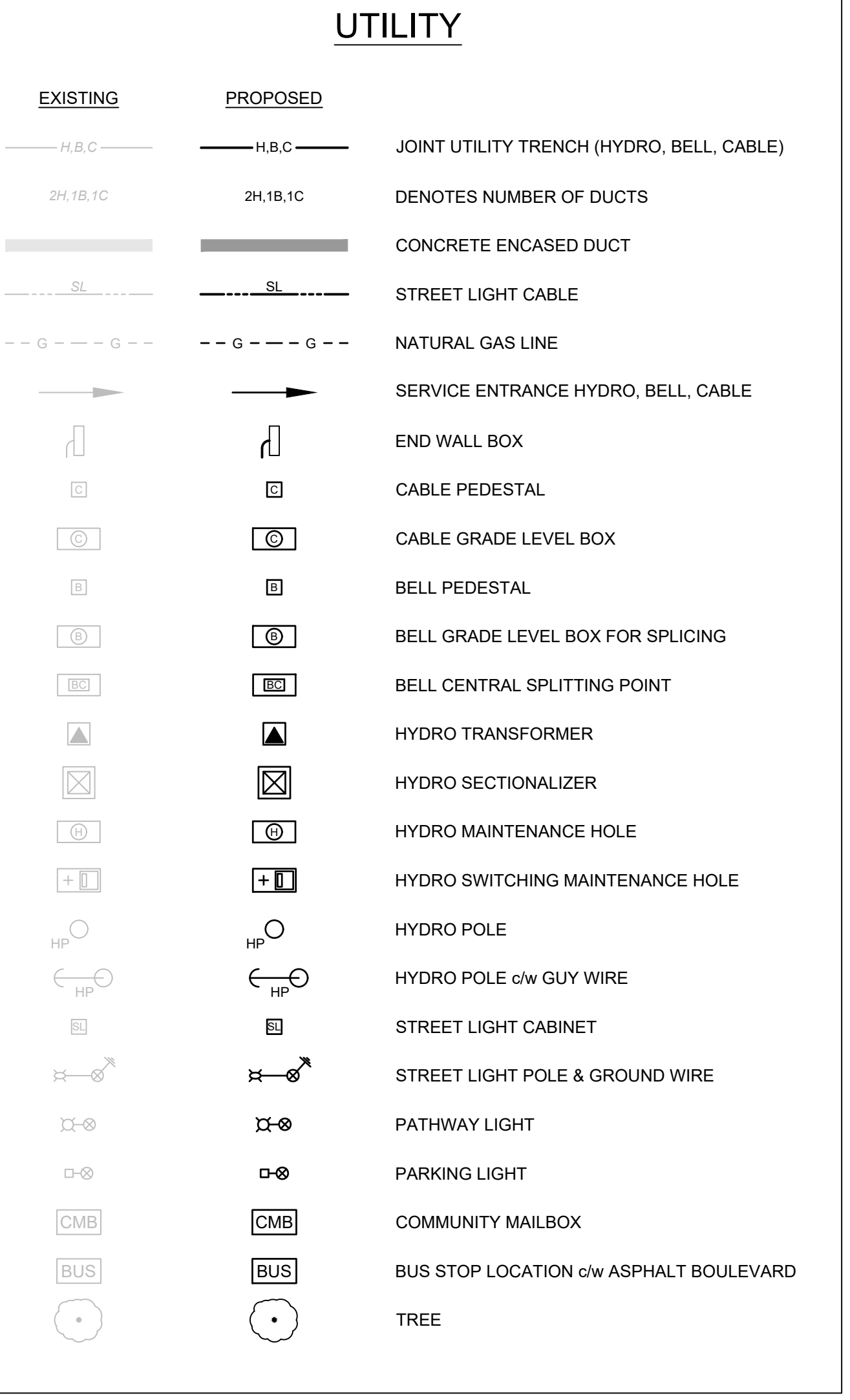
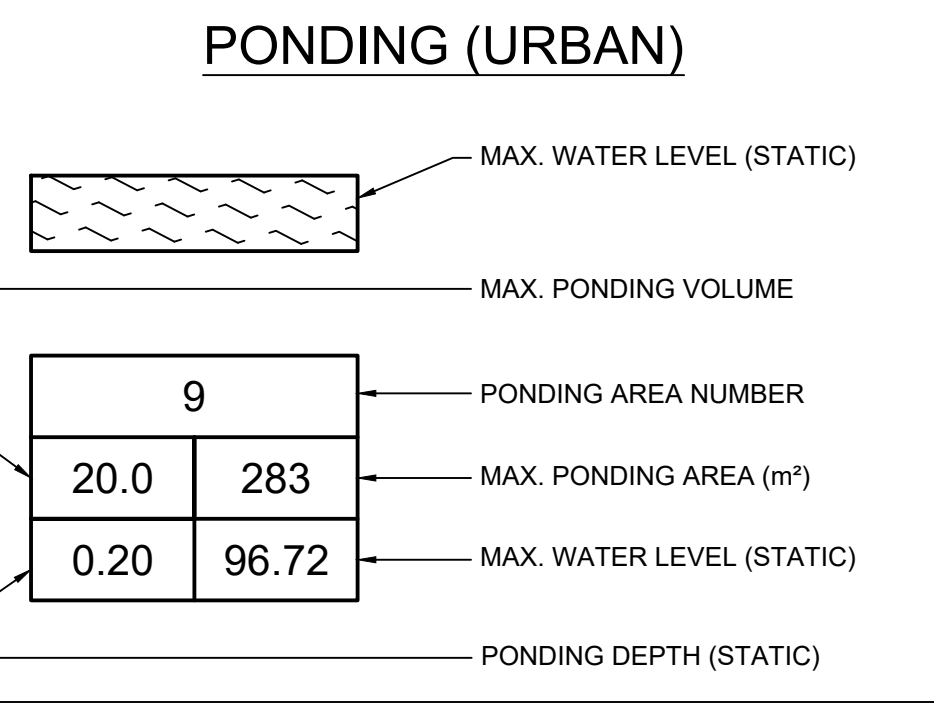
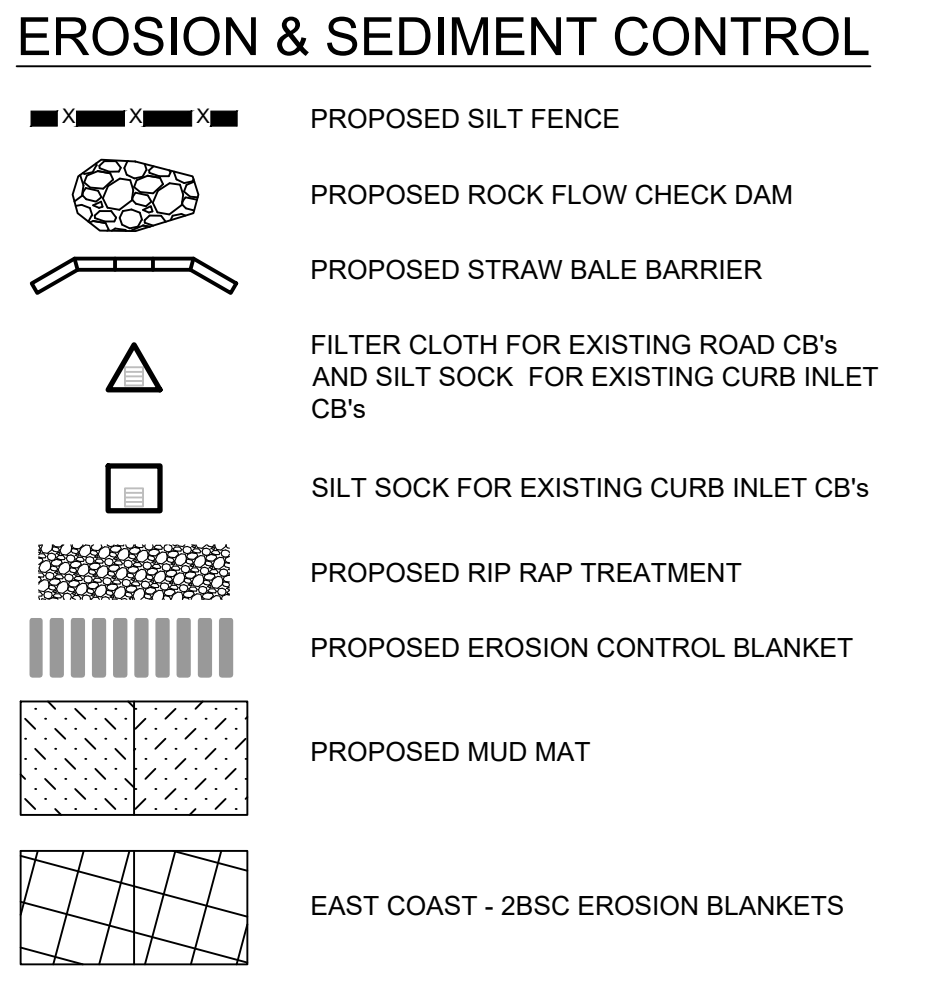
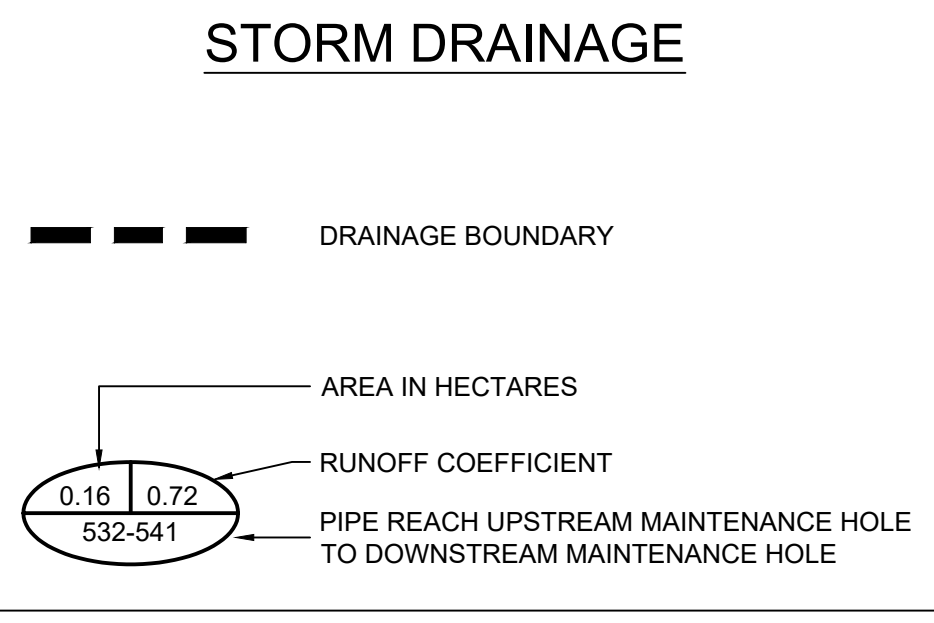
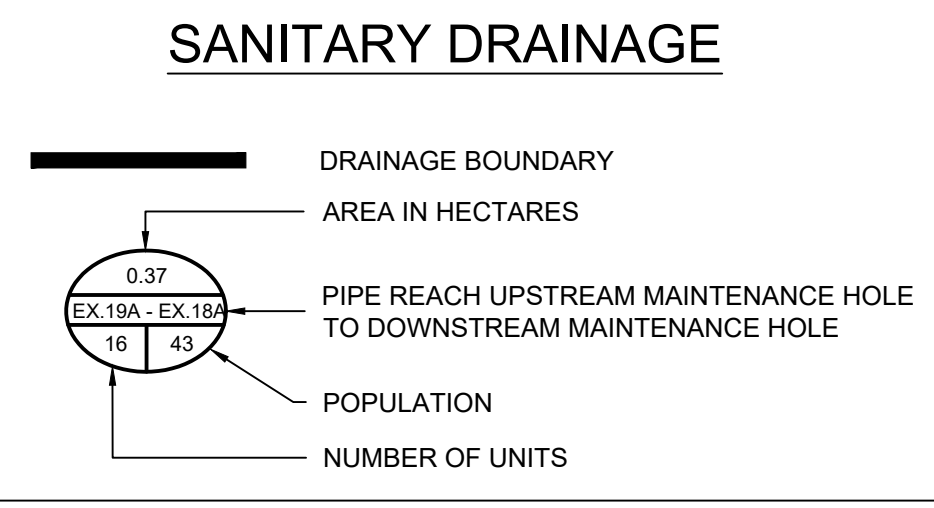
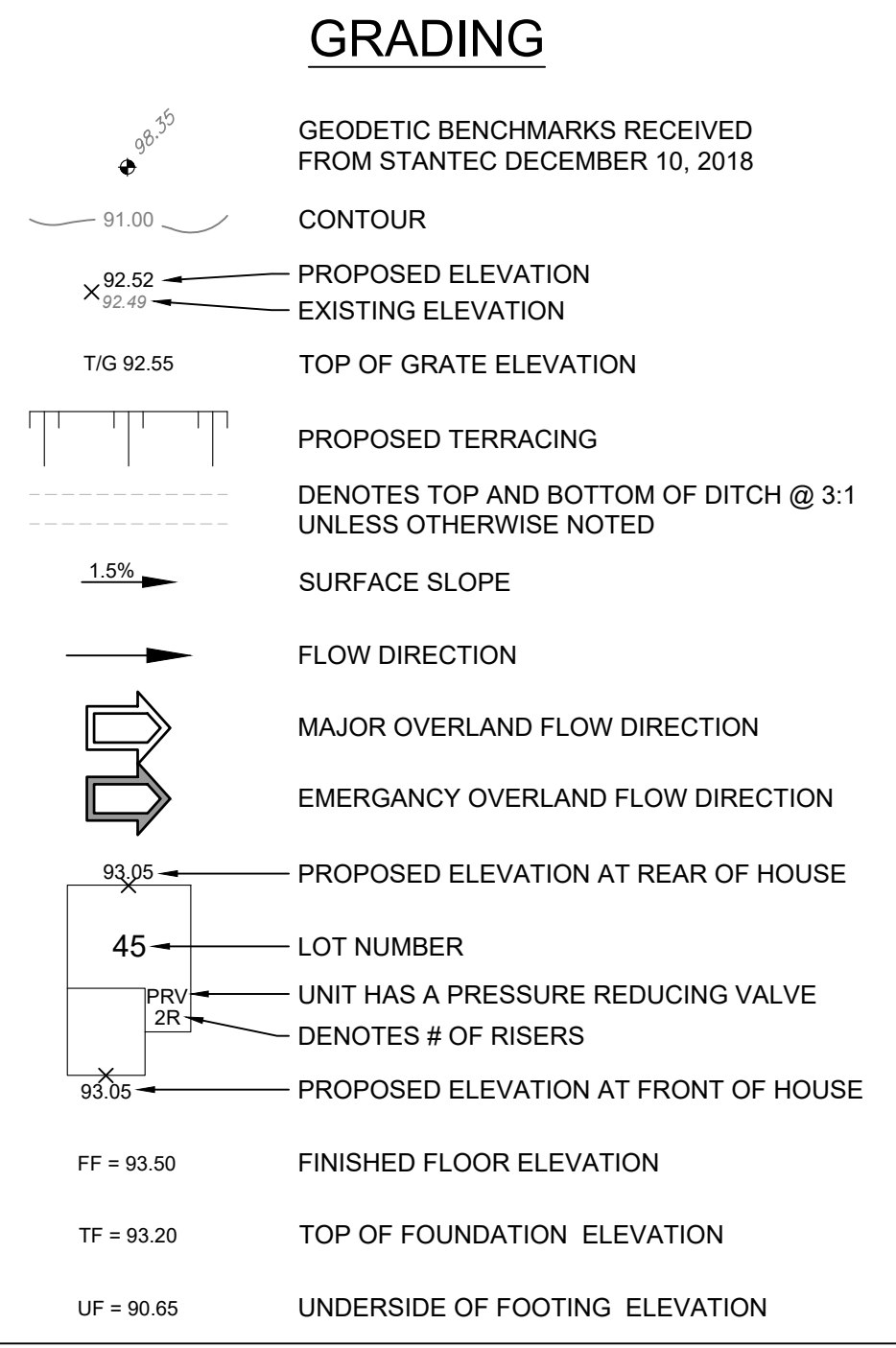
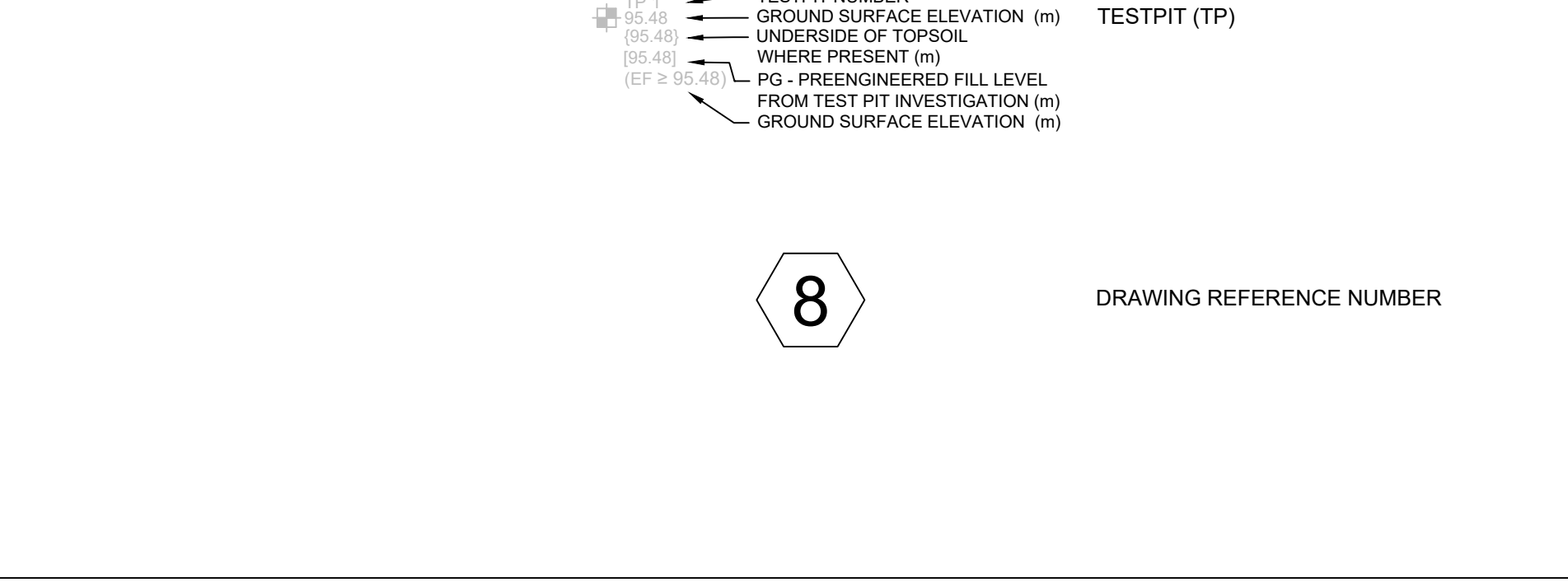
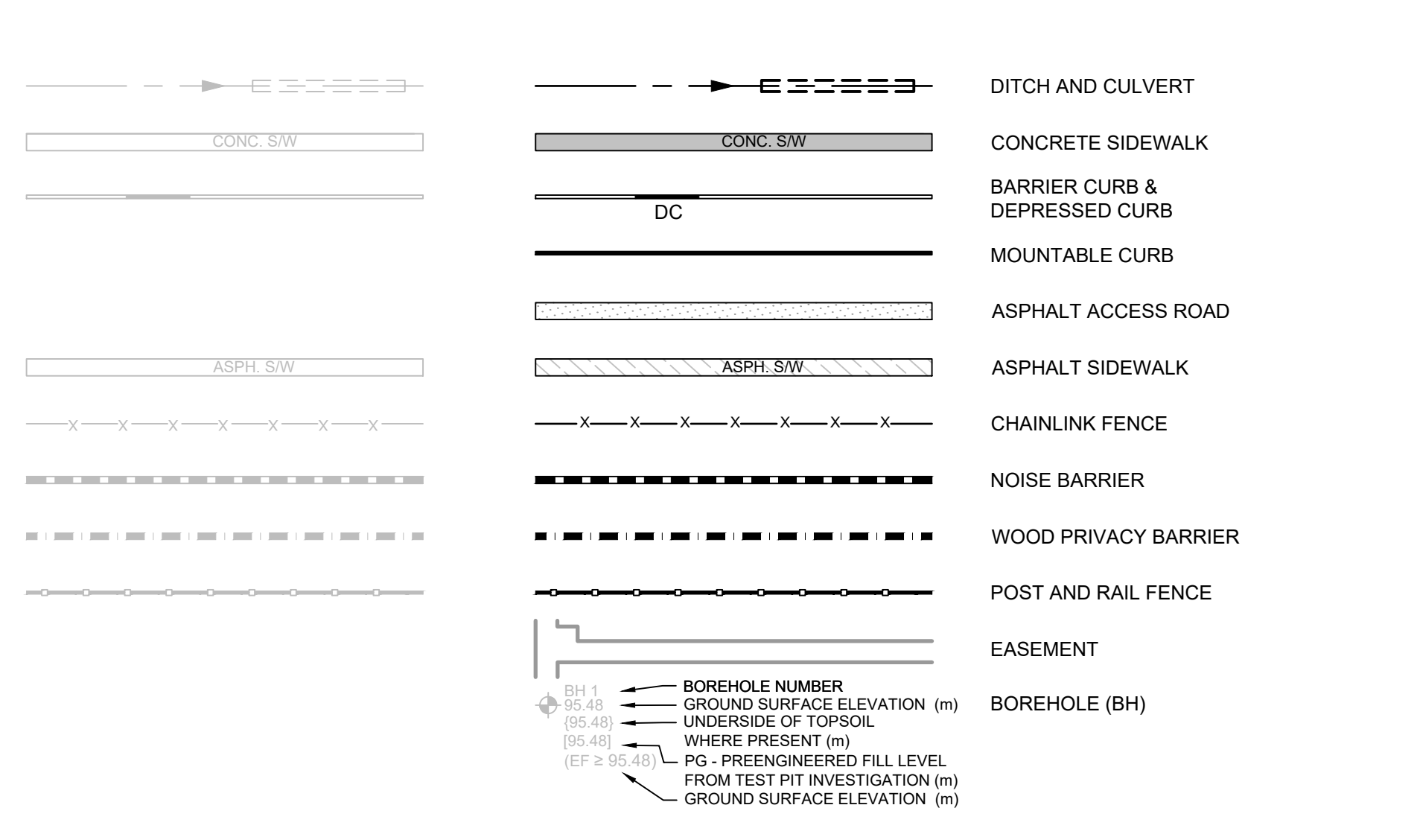
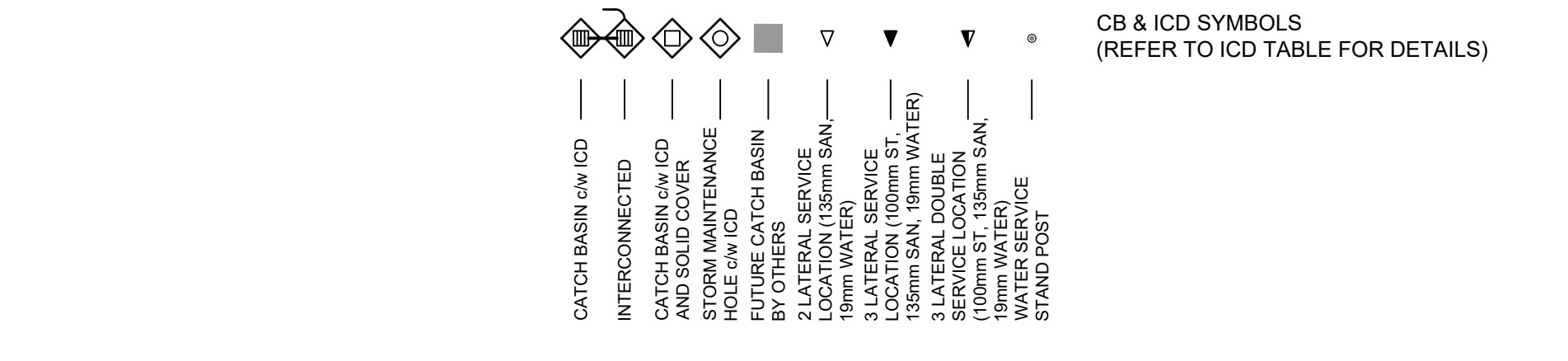
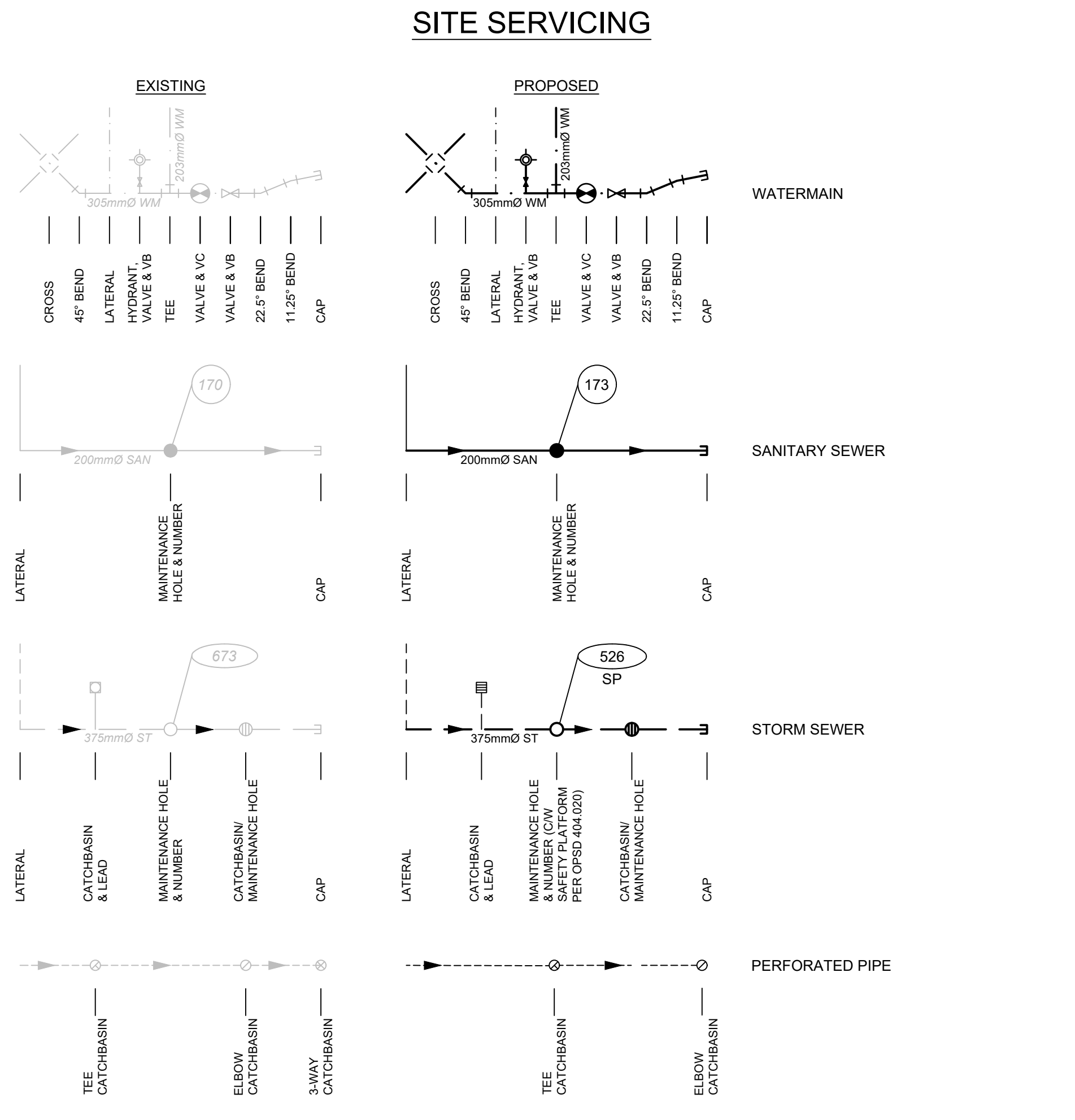
ARCADIA STAGE 6

450 HUNTMAR DRIVE

RE-ISSUED TO CITY
 RE-ISSUED FOR CONSTRUCTION
 FEBRUARY 22, 2024
 JLR JOB# 26299-006

File Location: P:\26299\26299-006 - Arcadia Stage 6\5-Production\1A-Civil\26299-006 C CS.dwg

File Location: P:\2000\02\299-006 - Arcadia Stage 05-Production\TA-Civil\299-006 C LEGEND.dwg



- #### GENERAL NOTES
- ALL MATERIALS, SERVICES AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CITY OF OTTAWA CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ON PLANS ARE IN METRES UNLESS OTHERWISE NOTED.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT NUMBER PG5648-1 REVISION 5 PREPARED BY PATERSON GROUP, DATED FEBRUARY 8, 2023 AND THE FOLLOWING ASSOCIATED MEMOS AND ASSESSMENT:
 - MEMORANDUM NUMBER PG5648-MEMO.03 REVISION 2 PREPARED BY PATERSON GROUP, DATED MARCH 13, 2023.
 - MEMORANDUM NUMBER PG5648-MEMO.04 PREPARED BY PATERSON GROUP, DATED FEBRUARY 10, 2023.
 - MEMORANDUM NUMBER PG5648-MEMO.05 PREPARED BY PATERSON GROUP, DATED FEBRUARY 10, 2023.
 - PROPOSED RESIDENTIAL DEVELOPMENT, EXCESS SOIL QUALITY ASSESSMENT, ARCADIA, STAGE, 6, PREPARED BY PATERSON GROUP, DATED APRIL 12, 2023.
 - UNLESS OTHERWISE NOTED, PIPE DIMENSIONS ARE MEASURED FROM THE CENTRELINE OF THE MAINTENANCE HOLE.
 - THE INSIDE DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW AND THE OUTSIDE DIAMETER OF PIPES ARE DRAWN IN PROFILE VIEW.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSURE RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMANS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
 - EXCAVATION, FOR THE INSTALLATION OF SERVICES ALONG OR IN PROXIMITY OF A BUILDING AND STRUCTURES, TO BE CONTAINED WITHIN A TRENCH BOX WIDTH AND ENSURE NO CONFLICT WITH ANY FUTURE FOOTINGS. SELECT SUBGRADE MATERIAL, COMPACTED TO 100% SPMDD TO 1.0m BELOW EXISTING GRADE FOR FILL. TRENCH WIDTH OF DISTURBED AREA SHALL BE USED FOR BACKFILL, INCLUDING ALONG ANY SEWERS AND WATERMANS ADJACENT TO A BUILDING AND OTHER STRUCTURES.
 - ANY SERVICE LATERAL REQUIRED IN THE DRIVEWAY MUST BE SLEEVED THROUGH UNDER THE GARAGE FLOOR AREA.
 - PIPE SEPARATION AS PER CITY OF OTTAWA ROW CROSS SECTIONS.
 - SERVICING CONTRACTOR TO PERFORM AN INFILTRATION TEST AS PER OPSD MUNI 410 SECTION 410.07.16.03 FOR SANITARY SEWERS BELOW THE WATER TABLE TO ENSURE INFILTRATION LEVELS ARE BELOW THOSE SPECIFIED IN THE OPSD.
 - CLAY SEALS TO BE AS PER CITY OF OTTAWA DETAIL S8, THE GEOTECHNICAL INVESTIGATION REPORT NUMBER PG5648-1 REVISION 5 PREPARED BY PATERSON GROUP, DATED FEBRUARY 8, 2023, AND THE FOLLOWING EXCESS SOIL QUALITY ASSESSMENT:
 - PROPOSED RESIDENTIAL DEVELOPMENT, EXCESS SOIL QUALITY ASSESSMENT, ARCADIA, STAGE 6 PREPARED BY PATERSON GROUP, DATED APRIL 12, 2023.
 - METRO TOWN UNIT WITHOUT UNDERGROUND GARAGE-3 PIPE SERVICE: 135mm DIA. SANITARY PVC DR-26, (2) 19mm DIA. WATERMAIN PEX

- #### WATERMAIN NOTES
- EXISTING WATERMAIN INFORMATION SHOWN ON PLANS IS BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERMAIN AND APPURTENANCES. REPORT ANY DISCREPANCIES TO ENGINEER.
 - EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY CONTRACTOR, UNLESS OTHERWISE NOTED. NO WATERMAIN SITE WORK IS TO COMMENCE UNLESS THE CITY OF OTTAWA WATER WORKS INSPECTOR AND/OR CONSULTANT ARE PRESENT ON SITE TO WITNESS WORK.
 - WATERMAIN TO BE 200mm DIA. PVC DR-18 UNLESS OTHERWISE NOTED.
 - WATERMAIN AND WATER SERVICE TO HAVE A MINIMUM OF 2.4 METERS OF COVER. INSULATION TO BE PROVIDED WHERE MINIMUM COVER CANNOT BE ACHIEVED AS PER CITY STANDARD W22 AND WHERE WATERMAIN IS IN PROXIMITY TO OPEN STRUCTURES AS PER CITY STANDARD W23. WATERMAIN TO BE INSTALLED TO DEPTHS SHOWN ON PLANS.
- #### EROSION AND SEDIMENT CONTROL NOTES:
- DURING CONSTRUCTION ACTIVITIES APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED IN MNR'S "GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES", SHALL BE IMPLEMENTED TO TRAP SEDIMENT ON-SITE. (REFER TO EROSION & SEDIMENT CONTROL PLAN, DRAWING ESC.)

- ALL WATERMANS AND WATER SERVICES LESS THAN 2.4m FROM A STORM SEWER, CATCH BASIN OR MANHOLE SHALL BE INSULATED IN ACCORDANCE WITH THE CITY OF OTTAWA'S REQUIREMENTS AS SET OUT IN THE CITY OF OTTAWA SPECIFICATION [F-4415].
- WATERMAIN AND SEWER CROSSING CLEARANCES TO BE RESPECTED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2
- WATER SERVICES TO BE EXTENDED WITH A CONTINUOUS PEX SECTION PAST THE STAND POST AND LEFT COILED 3.0m PAST THE PROPERTY LINE.
- WATERMAIN THRUST BLOCKS TO BE CONSTRUCTED PER CITY OF OTTAWA DETAILS W25.3 AND W25.4. THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, PLUGS, DEAD END CAPS, VALVES, REDUCERS OR OTHER FITTINGS WHERE CHANGES OCCUR IN PIPE DIAMETER OR DIRECTION ALL IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- ALL UNITS TO HAVE A PRESSURE REDUCING VALVE ON THE WATER SERVICE.
- CONFIGURATION FOR WATER METERS AS FOLLOWS:
 - FOR ALL EXECUTIVE TOWNHOUSES, REAR LANE TOWNHOUSES, AND AVENUE TOWNHOUSES, AN INDIVIDUAL WATER METER FOR EACH UNIT IS TO BE LOCATED IN AN ACCESSIBLE AND INSULATED AREA IMMEDIATELY FOLLOWING THE SERVICE ENTRY AND THE REMOTE END POINTS SHALL NOT BE LOCATED SIDE-BY-SIDE.
 - FOR ALL METRO TOWNHOUSES WITH NO UNDERGROUND GARAGE, AN INDIVIDUAL WATER METER FOR EACH UNIT IS TO BE LOCATED WITHIN THE LOWER UNIT, IN AN ACCESSIBLE AND INSULATED AREA IMMEDIATELY FOLLOWING THE SERVICE ENTRY AND THE REMOTE END POINTS SHALL NOT BE LOCATED SIDE-BY-SIDE. EACH UNIT SHALL HAVE ITS OWN WATER SERVICE LATERAL. EACH UPPER UNIT SHALL HAVE ITS WATER METER LOCATED WITHIN THE CORRESPONDING LOWER UNIT.
 - FOR ALL METRO TOWNHOUSES WITH AN UNDERGROUND GARAGE, ONE (1) WATER METER AND REMOTE METER PER GARAGE STRUCTURE SHALL BE LOCATED WHERE SHOWN ON THE SERVICING PLANS. SUB-METERS FOR THE INDIVIDUAL UNITS WILL BE LOCATED IN THE MECHANICAL ROOM OF EACH INDIVIDUAL UNIT. SUB-METERING COMPANY WILL COLLECT PAYMENT FROM EACH INDIVIDUAL UNIT.

- #### STORM SEWER NOTES
- STORM SEWERS TO BE REINFORCED CONCRETE, PVC DR-35, OR CITY APPROVED EQUIVALENT.
 - STORM SEWERS WITHIN ROADWAY WITH LESS THAN 2.0m COVER SHALL BE INSULATED PER CITY OF OTTAWA DETAIL S35.
 - STORM MAINTENANCE HOLES TO BE PRECAST CONCRETE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), UNLESS OTHERWISE NOTED.
 - STORM CATCH BASIN STRUCTURES TO BE 600mm x 600mm PRECAST CONCRETE OR APPROVED EQUIVALENT C/W 600mm DEEP SUMP AND FRAME AND COVER PER CITY OF OTTAWA DETAIL S19; UNLESS OTHERWISE NOTED.
 - STREET CATCH BASIN LEADS TO BE INSTALLED WITH 1% GRADIENT MINIMUM, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
 - STORM SERVICES TO BE EXTENDED TO STANDPOST LOCATION.
 - 6m SUBDRAIN STUBS c/w CLEAR STONE, WRAPPED IN FILTER SOCK, TO BE INSTALLED ON EITHER SIDE OF STREET CATCH BASINS LOCATED IN A ROADWAY SAGS AND ON THE HIGH SIDE ONLY (i.e. THE UPSTREAM SIDE) FOR STREET CATCH BASINS NOT LOCATED IN A ROADWAY SAGS. THE SUBDRAINS ARE TO BE AS PER CITY OF OTTAWA STANDARD R1 AND TIED INTO THE CATCH BASINS.
 - INLET CONTROL DEVICES TO BE VERTICAL SLIDING TYPE FOR REMOVAL FOR CLEANING AS PER CITY OF OTTAWA STANDARDS.

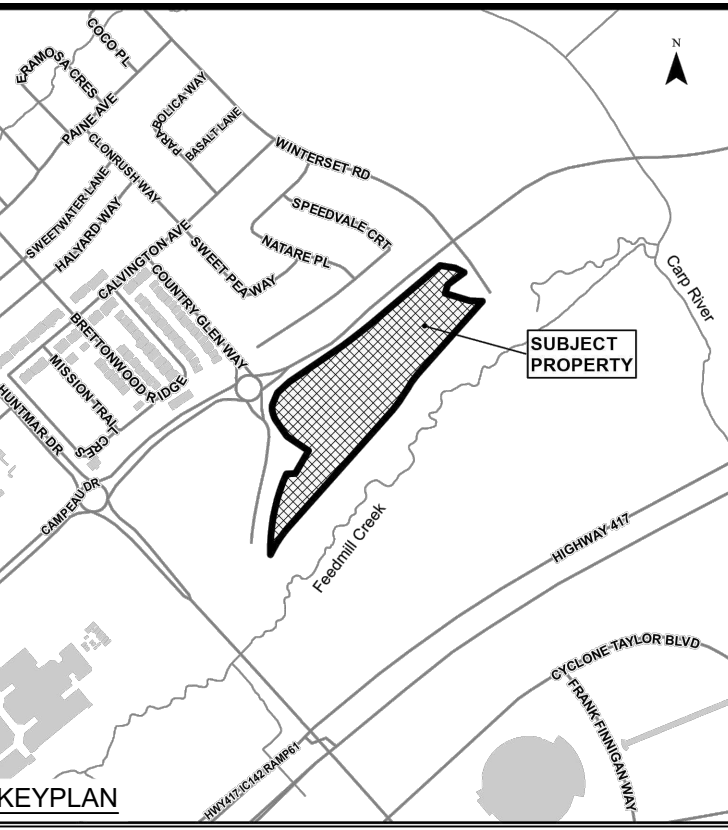
- #### SANITARY SEWER NOTES
- SANITARY SEWERS TO BE PVC DR-35.
 - SANITARY SERVICES TO BE EXTENDED TO STANDPOST LOCATION.
 - SANITARY MAINTENANCE HOLES TO BE PRECAST CONCRETE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD). ALL SANITARY MAINTENANCE HOLE COVERS TO BE PER CITY OF OTTAWA DETAIL S24.
 - CONTRACTOR TO INSTALL TEMPORARY INLET CONTROL DEVICE (ICD) IN SANITARY MAINTENANCE HOLE 101A c/w 39mm ORIFICE DIAMETER. THE ICD SHALL BE INSTALLED AND OPERABLE AT THE ONSET OF SEWER CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL WRITTEN NOTIFICATION BY THE ENGINEER TO BE REMOVED. REFER TO DRAWING D1 FOR TEMPORARY ICD DETAIL.

- #### GRADING NOTES:
- MATCH EXISTING ELEVATIONS AT ALL EXTERIOR PROPERTY LINES. ENSURE POSITIVE DRAINAGE TOWARD A SUITABLE OUTLET WHETHER INDICATED OR NOT.
 - UNDERSIDE OF FOOTING, TOP OF FOUNDATIONS AND FINISHED FLOOR ELEVATIONS HAVE BEEN SET FOR GRADING DRAINAGE PURPOSES ONLY. BUILDERS SHALL CONSULT THE GEOTECHNICAL INVESTIGATION REPORT NUMBER PG5648-1 PREPARED BY PATERSON GROUP, DATED JUNE 30, 2022 FOR THIS SUBDIVISION PRIOR TO CONSTRUCTION. BUILDERS SHALL OBTAIN A SUBGRADE INSPECTION REPORT FROM A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
 - ROADWAY SUBGRADE SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF GRANULARS, ABOVE WOVEN GEOTEXTILE, (IF REQUIRED), ROADWAY MATERIAL AND COMPACTION INSPECTION TO BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED BY THE MUNICIPALITY.
 - ROAD STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SUBDIVISION AT MINIMUM.
 - DRIVEWAYS:**
 - 50mm WEAR COURSE - HL 3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 150mm BASE - OPSS GRANULAR 'A' COMPACTED TO 98% SPMDD
 - 300mm SUBBASE - OPSS GRANULAR 'B' TYPE II COMPACTED TO 98% SPMDD
 - SUBGRADE - EITHER FILL IN SITU SOIL OR OPSS GRANULAR 'B' TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL. ALL GEOTECHNICAL RECOMMENDATIONS TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER.**
 - LOCAL ROADS:**
 - 40mm WEAR COURSE - SP 12.5 ASPHALTIC CONCRETE
 - 50mm BINDER COURSE - SP 19.0 ASPHALTIC CONCRETE
 - 150mm BASE - OPSS GRANULAR 'A' COMPACTED TO 98% SPMDD
 - 450mm SUBBASE - OPSS GRANULAR 'B' TYPE II COMPACTED TO 98% SPMDD
 - SUBGRADE - EITHER FILL IN SITU SOIL OR OPSS GRANULAR 'B' TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL. ALL GEOTECHNICAL RECOMMENDATIONS TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER.**

- #### REINSTATEMENT OF COUNTRY GLEN WAY, INCLUDING SP-19.0 BASE AND INTERMEDIATE ASPHALT AND SP 12.5 WEAR ASPHALT:
- MINIMUM 450 MM GRANULAR 'B' TYPE II
 - MINIMUM 150 MM GRANULAR 'A'
 - MINIMUM 50 MM SP 19.0 BASE COURSE ASPHALT
 - MINIMUM 50 MM SP 19.0 INTERMEDIATE COURSE ASPHALT
 - MINIMUM 40 MM SP 12.5 WEAR COURSE ASPHALT
 - 100 MM TOPSOIL, C/W SEED
 - FOR WIDTH OF 10.5 METRES
 - FOR WIDTH OF 8.5 METRES
 - FOR WIDTH OF 8.5 METRES
 - FOR WIDTH OF 8.5 METRES
 - FOR DISTURBED AREAS WITHIN THE ROW

- #### REINSTATEMENT OF DONUM LANE:
- MINIMUM 600 MM GRANULAR 'B' TYPE II
 - 150 MM GRANULAR 'A'
 - 100 MM TOPSOIL, C/W SEED
 - FOR WIDTH OF 10.5 METRES
 - FOR WIDTH OF 9.5 METRES
 - FOR WIDTH OF 7.5 METRES
 - FOR WIDTH OF 7.5 METRES
 - FOR DISTURBED AREAS WITHIN THE ROW

- #### CURBS TO BE:
- BARRIER TYPE PER CITY OF OTTAWA STANDARD SC1.1.**
- ALL CURBS TO BE BARRIER TYPE:
- EXCEPT STREET 2 FROM STA. 2+070 TO STA. 2+262
 - EXCEPT WEST SIDE OF STREET 2 FROM STA. 2+262 TO STA. 2+370
 - EXCEPT STREET 3 FROM STA. 3+074 TO 3+158
 - EXCEPT STREET 4 FROM STA. 4+066 TO STA. 4+148
- MOUNTABLE TYPE PER CITY OF OTTAWA STANDARD SC1.3.**
- STREET 2 FROM STA. 2+070 TO STA. 2+262
 - WEST SIDE OF STREET 2 FROM STA. 2+262 TO STA. 2+370
 - STREET 3 FROM STA. 3+074 TO 3+158
 - STREET 4 FROM STA. 4+066 TO STA. 4+148
- ALL STREETS TO HAVE A CROSS-SECTIONAL CROWN SLOPE OF 3.0% WITH THE EXCEPTION OF STREET 2 THAT HAS A CROWN SLOPE OF 2% FROM STA. 2+156 TO STA. 2+262.
 - GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION.



No.	ISSUE / REVISION	DD/MM/YY
10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23

No.	ISSUE / REVISION	DD/MM/YY
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23

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CLIENT:

minto Communities

CONSULTANT:

JLR J.L.Richards ENGINEERS-ARCHITECTS-PLANNERS

CONSULTANT:

JLR J.L.Richards ENGINEERS-ARCHITECTS-PLANNERS

PROFESSIONAL STAMP

LICENCED PROFESSIONAL ENGINEER

K.R. FERREY MORENO

100122432

2024-02-22

PROVINCE OF ONTARIO

PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

DRAWING:

LEGEND SHEET

DESIGN: MM

DRAWN: KC

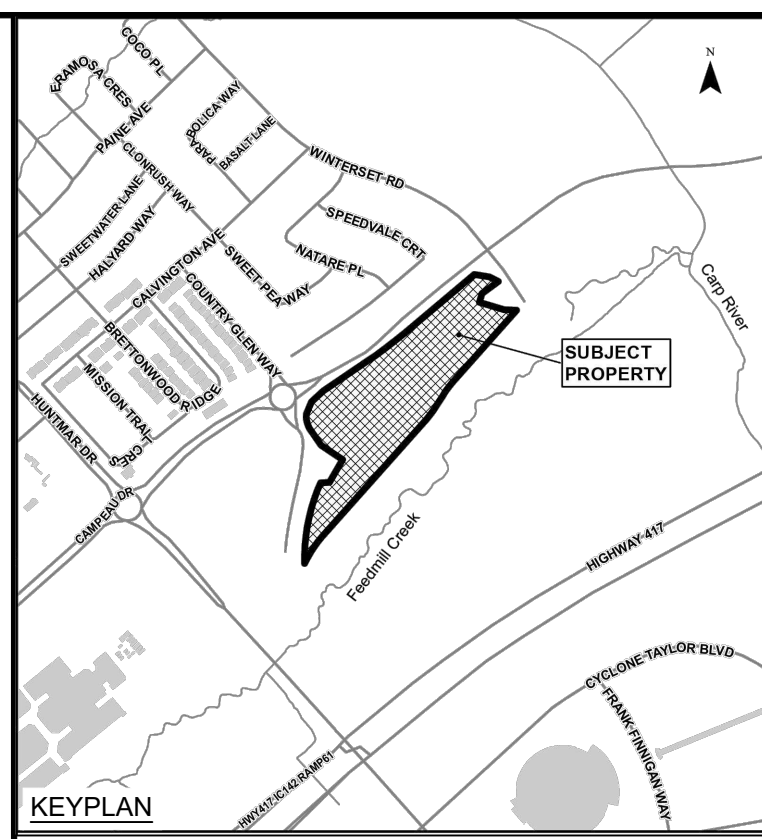
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JLR #: 26299-006

DRAWING #:

LEGEND

CITY PLAN No. 18829



	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED STORM SEWER & MANHOLE
	FUTURE SANITARY SEWER & MANHOLE
	ROAD REINSTATEMENT AREA

10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23
No.	ISSUE / REVISION	DDMMYY

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CLIENT:

CONSULTANT:

CONSULTANT:

PROJECT:
ARCADIA STAGE 6
 450 HUNTMAR DRIVE

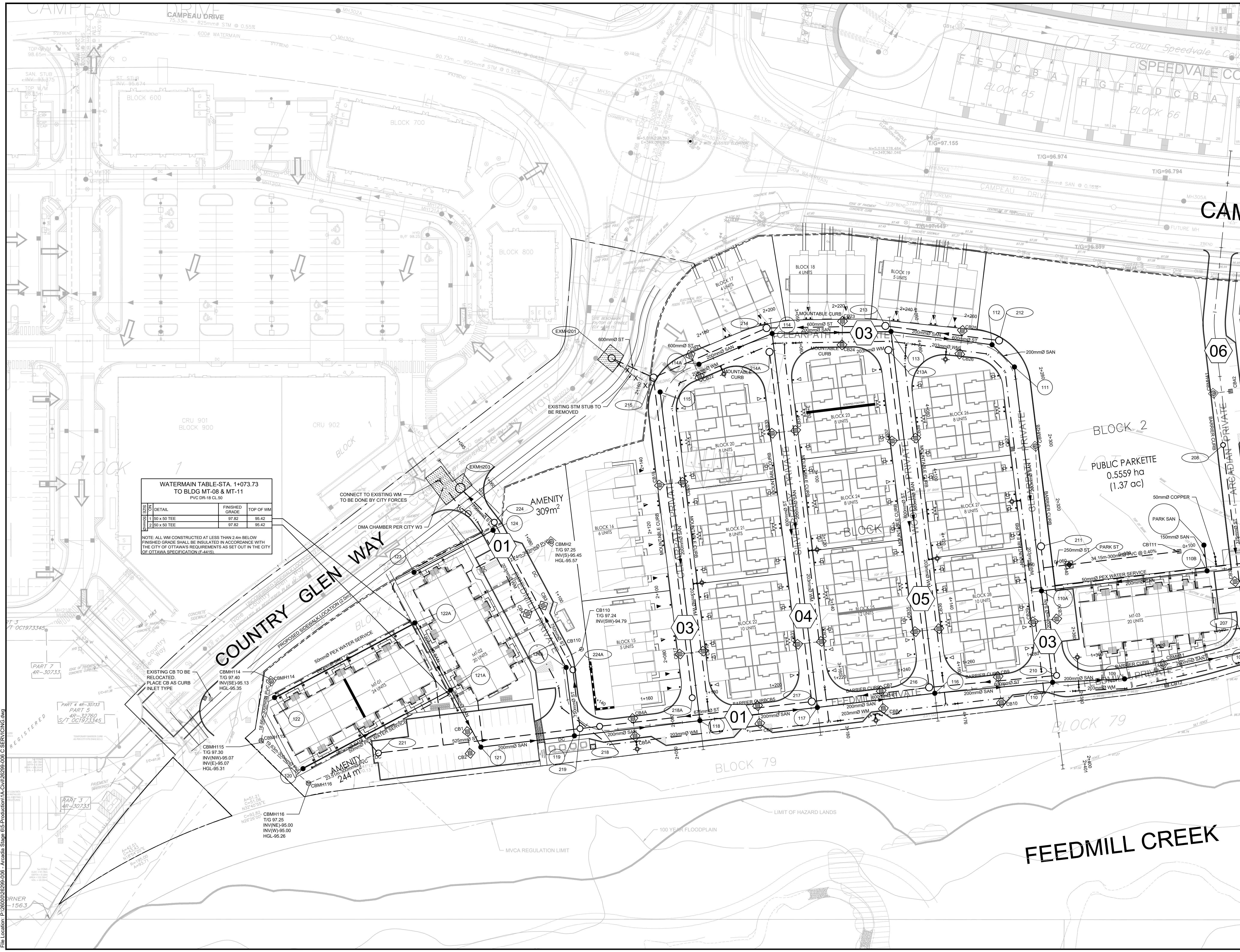
DRAWING:
OVERALL SITE SERVICING PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	OS
CHECKED: LD	
JLR #: 26299-006	

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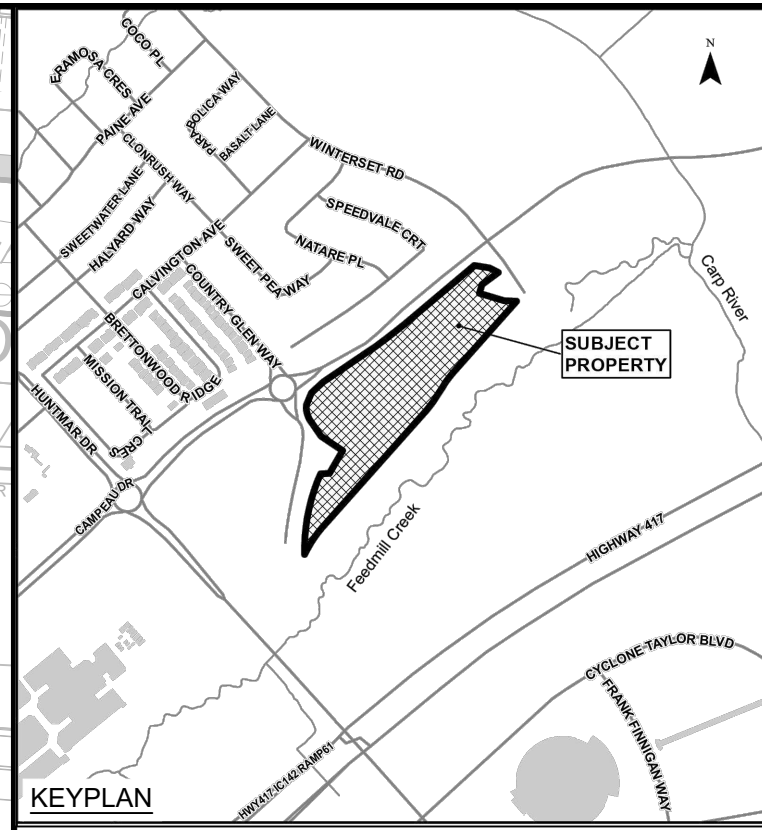
CITY PLAN No. 18829



WATERMAIN TABLE - STA. 1+073.73 TO BLDG MT-08 & MT-11
PVC DR-18 CL 50

SIZE	DETAIL	FINISHED GRADE	TOP OF WM
1	50 x 50 TEE	97.82	95.42
2	50 x 50 TEE	97.82	95.42

NOTE: ALL WM CONSTRUCTED AT LESS THAN 2.4m BELOW FINISHED GRADE SHALL BE INSULATED IN ACCORDANCE WITH THE CITY OF OTTAWA'S REQUIREMENTS AS SET OUT IN THE CITY OF OTTAWA SPECIFICATION (F-4415).



LEGEND:

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- FUTURE SANITARY SEWER & MANHOLE
- ROAD REINSTATEMENT AREA
- PROPOSED WEeping TILE

*WEeping TILES FOR METRO BLOCKS WITH UNDERGROUND GARAGE ARE DISCHARGING INTO INTERNAL SUMP/PUMP SYSTEMS WITHIN THE BLOCKS PRIOR TO DISCHARGING TO STORM LATERALS.

No.	ISSUE / REVISION	DD/MYY
10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
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No.	ISSUE / REVISION	DD/MYY
10	RE-ISSUED TO CITY	22/02/24
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SCALE: 1:500

CLIENT:
minto Communities

CONSULTANT:
JLR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
K.R. FERREY MORENO
100122432
2024-02-22
PROVINCE OF ONTARIO

PROJECT:
ARCADIA STAGE 6
450 HUNTMAR DRIVE

DRAWING:
SITE SERVICING PLAN

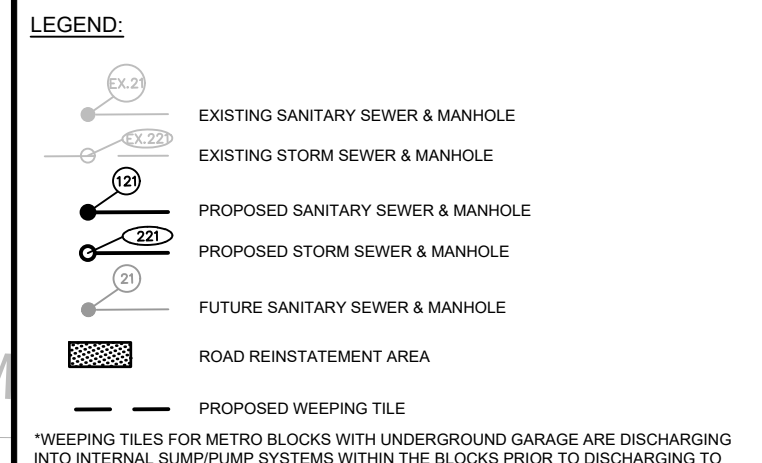
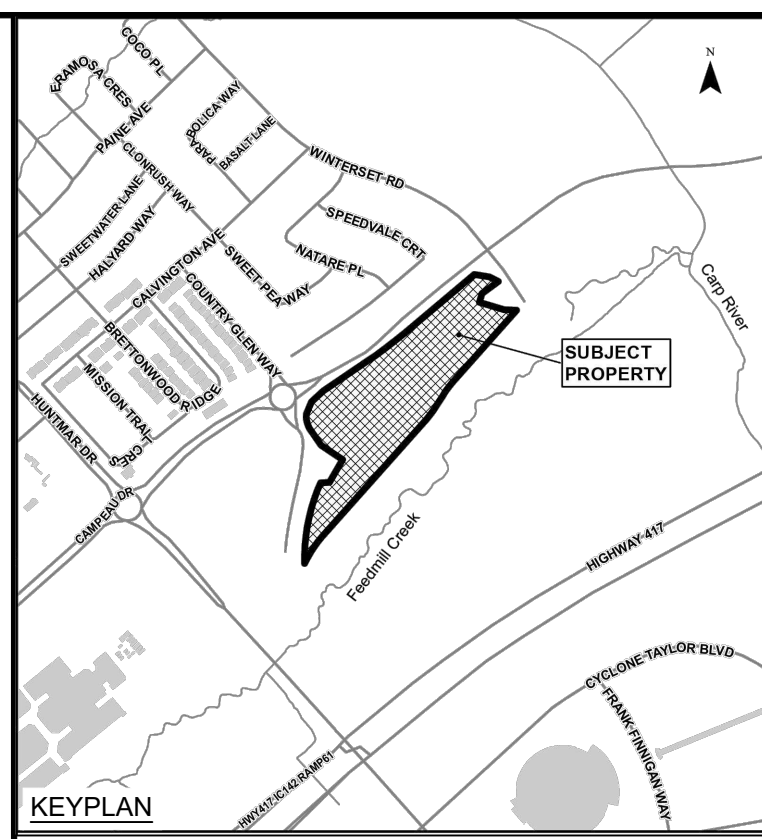
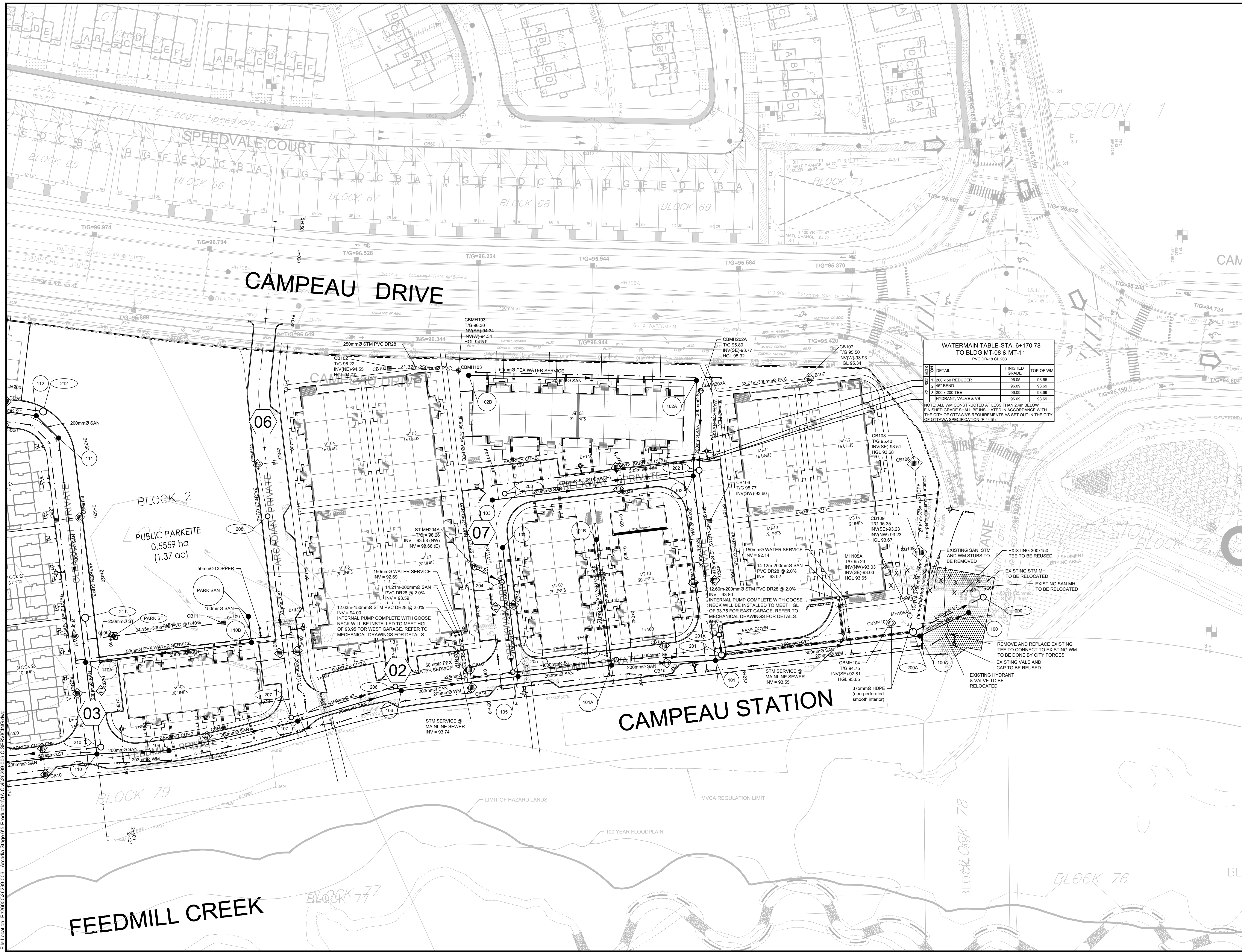
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DRAWING #:
S1

CITY PLAN No. 18829

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CITY FILE No. D07-12-22-0111



*WEPPING TILES FOR METRO BLOCKS WITH UNDERGROUND GARAGE ARE DISCHARGING INTO INTERNAL SWAMP/PUMP SYSTEMS WITHIN THE BLOCKS PRIOR TO DISCHARGING TO STORM LATERALS.

WATERMAIN TABLE STA. 6+170.78 TO BLDG MT-08 & MT-11
PVC DR-18 CL 203

DETAIL	FINISHED GRADE	TOP OF WM
1 200 x 50 REDUCER	96.05	93.65
2 45° BEND	96.09	93.69
3 200 x 200 TEE	96.09	93.69
HYDRANT, VALVE & VB	96.09	93.69

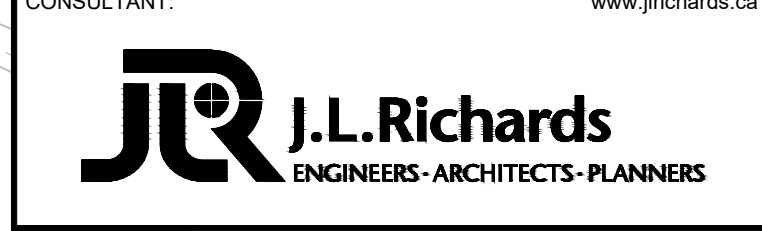
NOTE: ALL WM CONSTRUCTED AT LESS THAN 2.4m BELOW FINISHED GRADE SHALL BE INSULATED IN ACCORDANCE WITH THE CITY OF OTTAWA'S REQUIREMENTS AS SET OUT IN THE CITY OF OTTAWA SPECIFICATION (F-4415).

10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23
No.	ISSUE / REVISION	DD/MM/YY

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:500



CONSULTANT:



PROJECT: ARCADIA STAGE 6
450 HUNTMAR DRIVE

DRAWING: SITE SERVICING PLAN

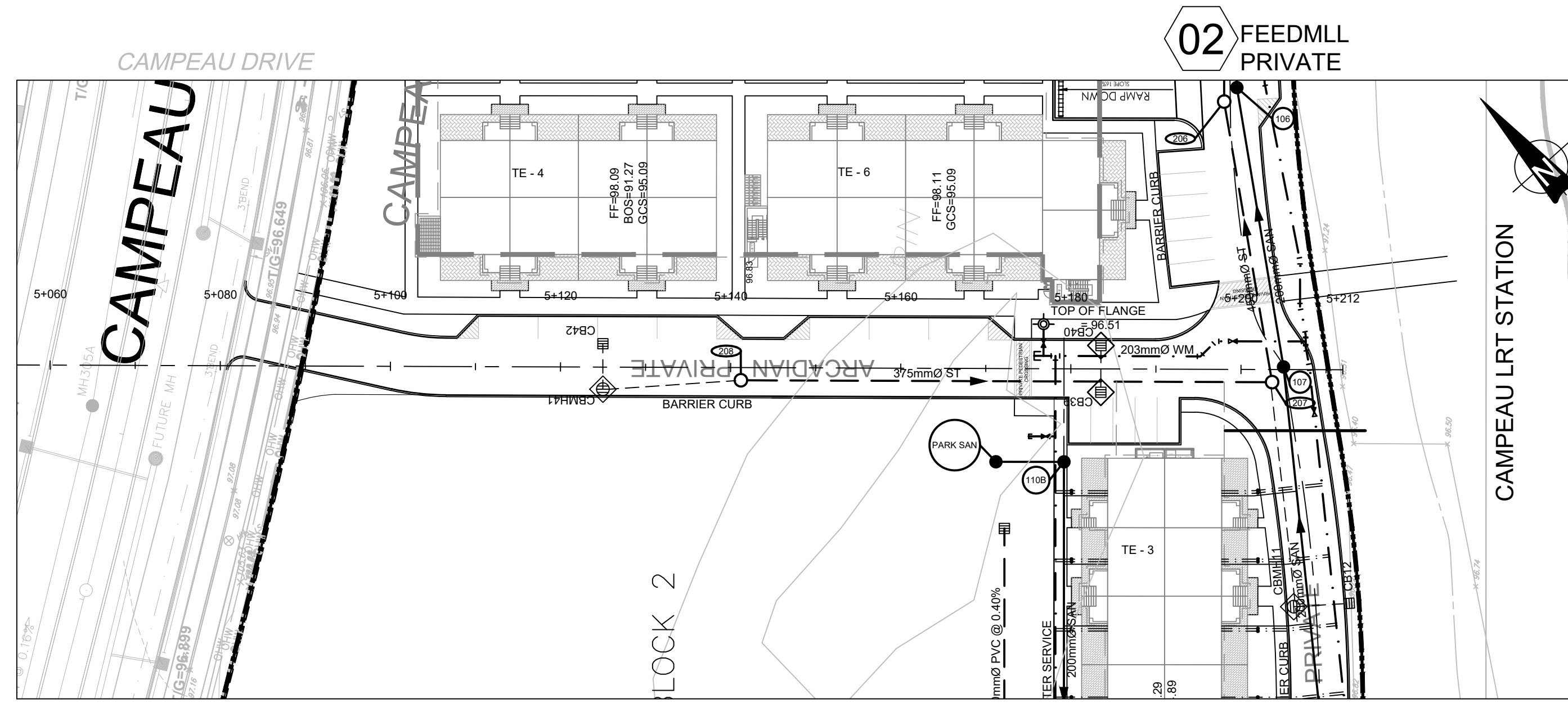
DESIGN: MM
DRAWN: KC
CHECKED: LD
JLR #: 26299-006

DRAWING #: S2

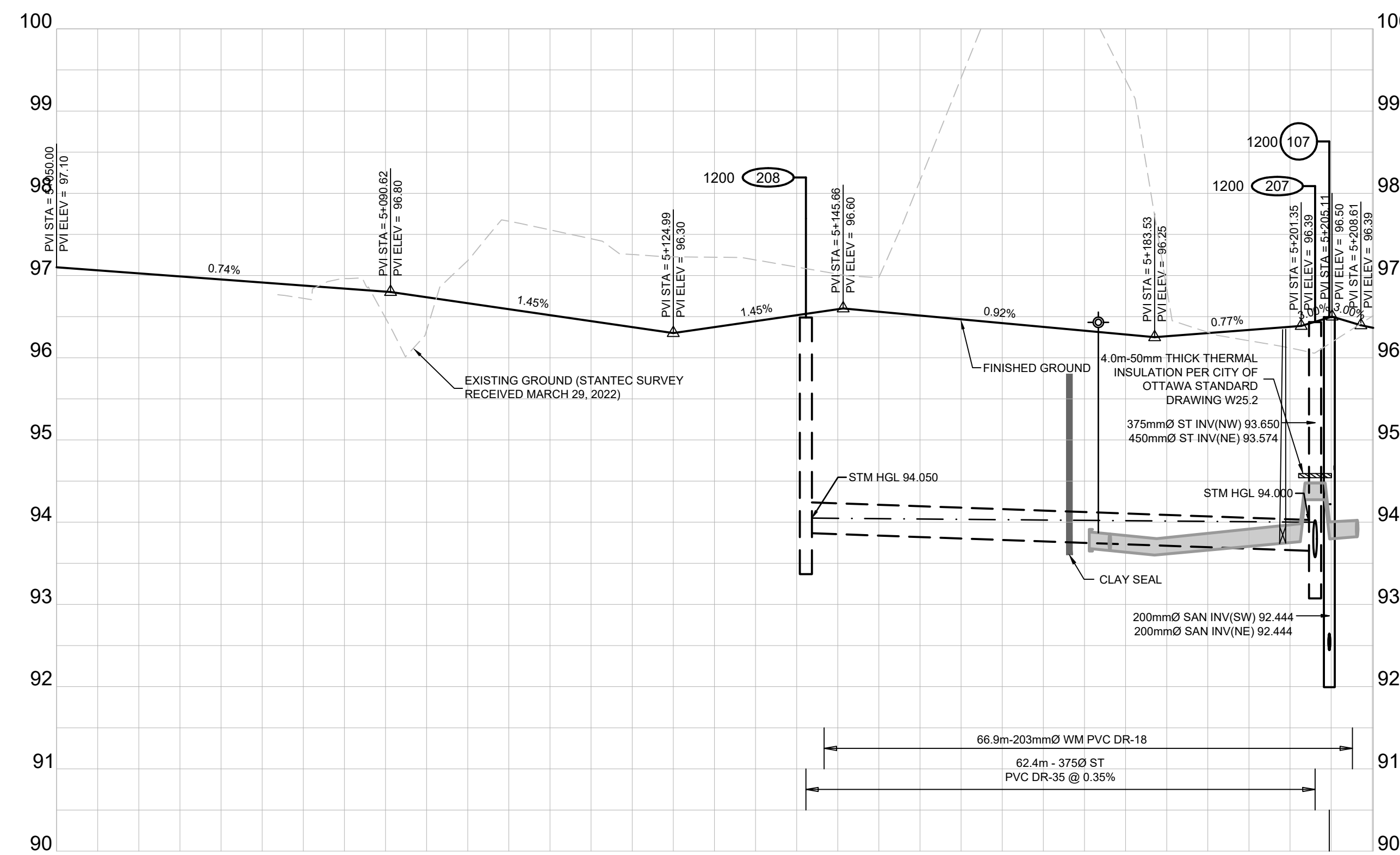
CITY PLAN No. 18829

File Location: P:\2020\02\26299-006 - Arcadia Stage 05-Production\A-Civil\26299-006 C SERVICING.DWG

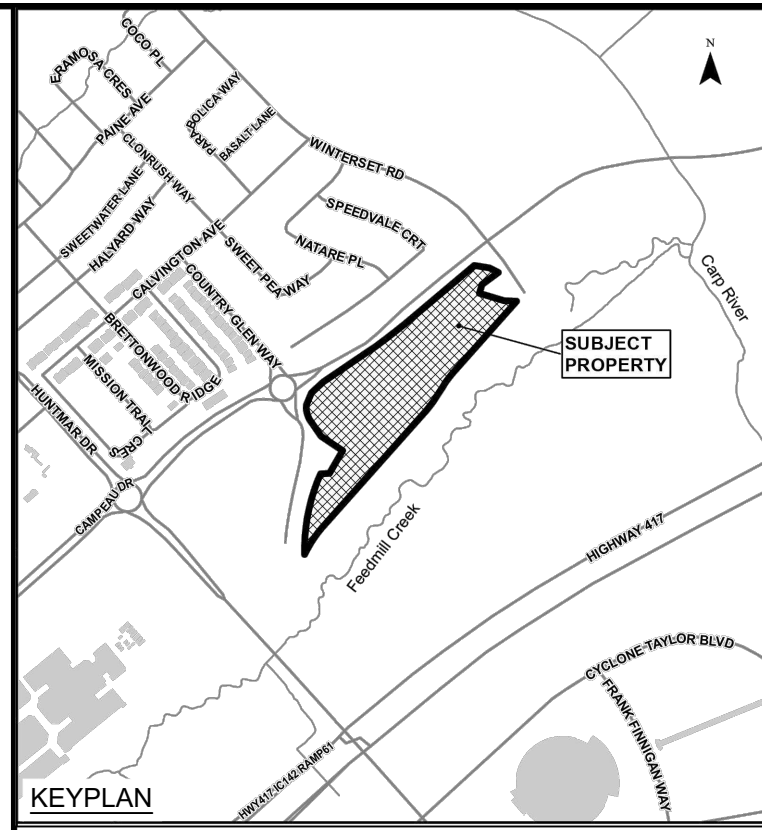
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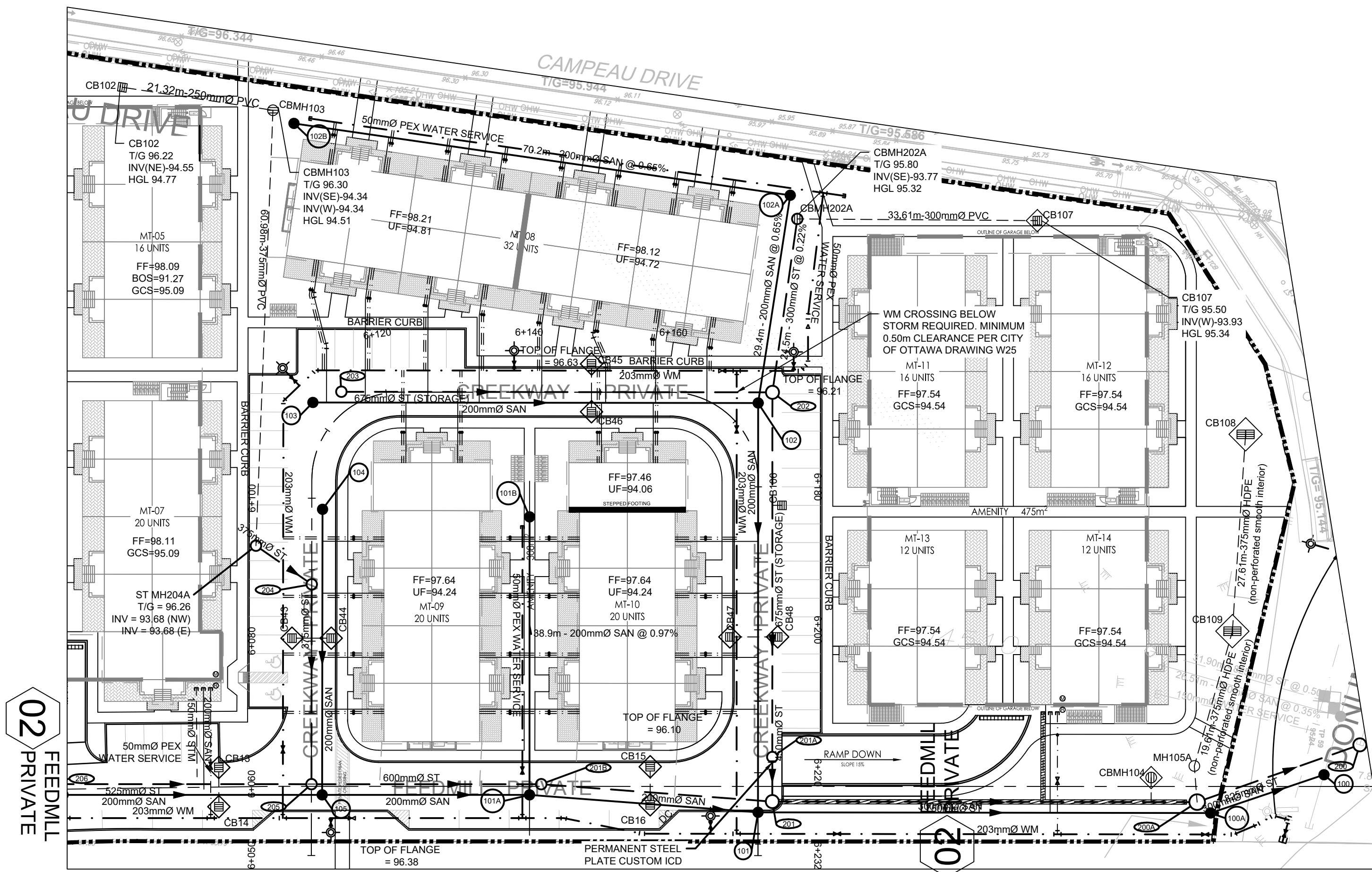


ARCADIAN PRIVATE

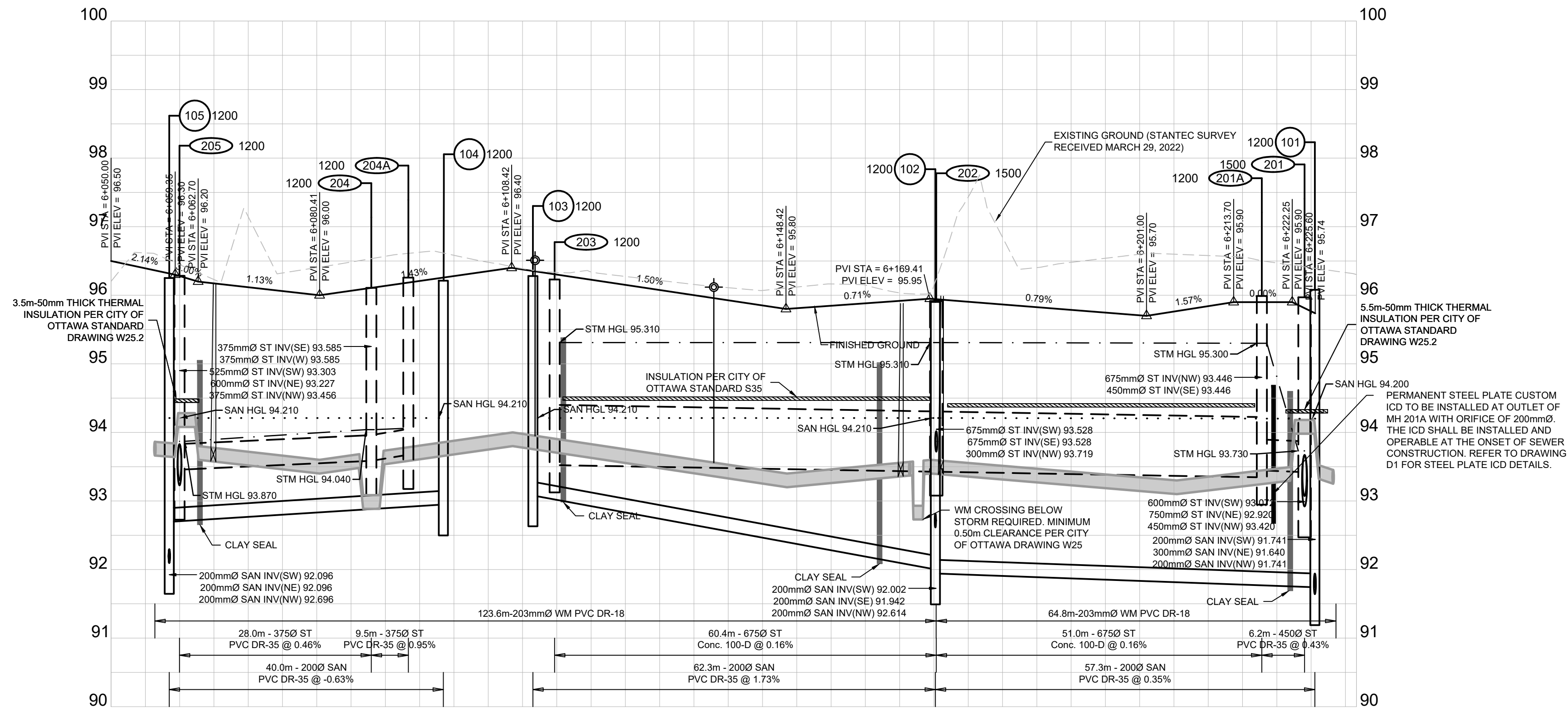


DESIGN PROFILE ELEVATIONS	W.M. TOP ELEVATIONS	STORM SEWER INV. ELEVATION	SANITARY SEWER INV. ELEVATION	C.L. ROADWAY STATION
97.100				5+050.00
97.026				5+060.00
96.978				5+080.00
97.18				5+100.00
96.684				5+120.00
96.73				5+141.12
96.516		93.868		5+160.00
96.467				5+175.59
96.323	93.882			5+176.69
96.313	93.871			5+178.19
96.299	93.856			5+180.00
96.283	93.838			5+185.22
96.240	93.919			5+197.03
96.234	93.835			5+198.98
96.208	93.808			5+201.27
96.207	93.799			5+200.00
96.201	93.777			5+203.05
96.197	93.761			5+204.27
96.192	93.747			5+206.14
96.187	93.732			5+208.16
96.181	93.716			5+208.16
96.175	93.700			5+208.16
96.169	93.684			5+208.16
96.163	93.668			5+208.16
96.157	93.652			5+208.16
96.151	93.636			5+208.16
96.145	93.620			5+208.16
96.139	93.604			5+208.16
96.133	93.588			5+208.16
96.127	93.572			5+208.16
96.121	93.556			5+208.16
96.115	93.540			5+208.16
96.109	93.524			5+208.16
96.103	93.508			5+208.16
96.097	93.492			5+208.16
96.091	93.476			5+208.16
96.085	93.460			5+208.16
96.079	93.444			5+208.16
96.073	93.428			5+208.16
96.067	93.412			5+208.16
96.061	93.396			5+208.16
96.055	93.380			5+208.16
96.049	93.364			5+208.16
96.043	93.348			5+208.16
96.037	93.332			5+208.16
96.031	93.316			5+208.16
96.025	93.300			5+208.16
96.019	93.284			5+208.16
96.013	93.268			5+208.16
96.007	93.252			5+208.16
96.001	93.236			5+208.16
95.995	93.220			5+208.16
95.989	93.204			5+208.16
95.983	93.188			5+208.16
95.977	93.172			5+208.16
95.971	93.156			5+208.16
95.965	93.140			5+208.16
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95.869	92.884			5+208.16
95.863	92.868			5+208.16
95.857	92.852			5+208.16
95.851	92.836			5+208.16
95.845	92.820			5+208.16
95.839	92.804			5+208.16
95.833	92.788			5+208.16
95.827	92.772			5+208.16
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95.815	92.740			5+208.16
95.809	92.724			5+208.16
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95.725	92.500			5+208.16
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95.695	92.420			5+208.16
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95.683	92.388			5+208.16
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95.671	92.356			5+208.16
95.665	92.340			5+208.16
95.659	92.324			5+208.16
95.653	92.308			5+208.16
95.647	92.292			5+208.16
95.641	92.276			5+208.16
95.635	92.260			5+208.16
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95.623	92.228			5+208.16
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95.599	92.164			5+208.16
95.593	92.148			5+208.16
95.587	92.132			5+208.16
95.581	92.116			5+208.16
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95.569	92.084			5+208.16
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95.137	90.932			5+208.16
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95.125	90.900			5+208.16
95.119	90.884			5+208.16
95.113	90.868			5+208.16
95.107	90.852			5+208.16
95.101	90.836			5+208.16
95.095	90.820			5+208.16
95.089	90.804			5+208.16
95.083	90.788			5+208.16
95.077	90.772			5+208.16
95.071	90.756			5+208.16
95.065	90.740			5+208.16
95.059	90.724			5+208.16
95.053	90.708			5+208.16
95.047	90.692			5+208.16
95.041	90.676			5+208.16
95.035	90.660			5+208.16
95.029	90.644			5+208.16
95.023	90.628			5+208.16
95.017	90.612			5+208.16
95.011	90.596			5+208.16
95.005	90.580			5+208.16
95.000	90.564			5+208.16

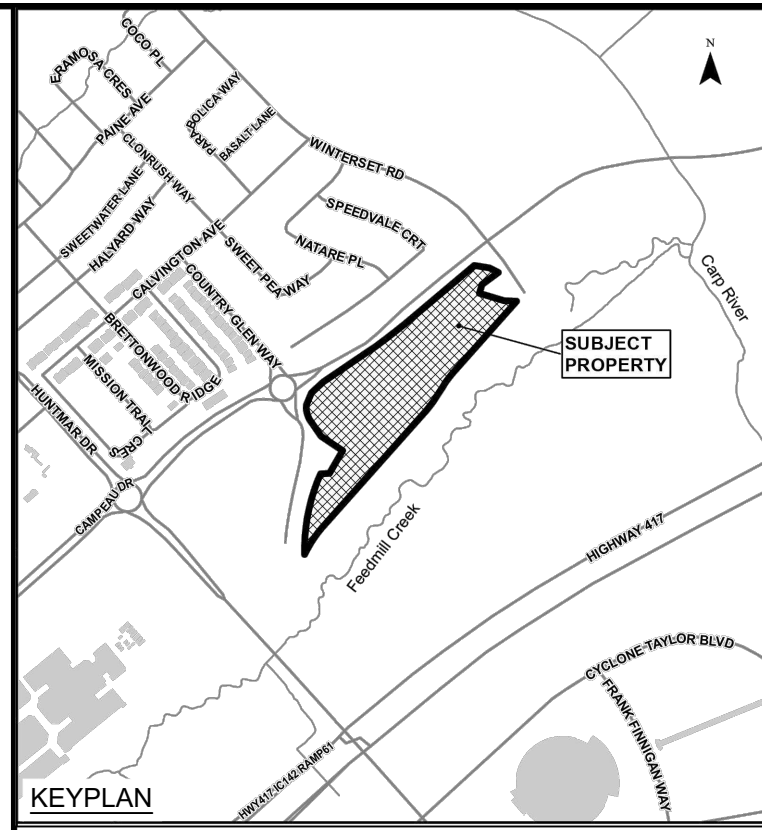




CREEKWAY PRIVATE



DESIGN PROFILE ELEVATIONS	W.M. TOP ELEVATIONS	STORM SEWER INV. ELEVATION	SANITARY SEWER INV. ELEVATION	C.L. ROADWAY STATION
96.500	93.893	93.456	93.496	6+050.00
96.302	93.839			6+056.39
96.302	93.839			6+059.28
96.302	93.839			6+062.77
96.302	93.839			6+066.22
96.302	93.839			6+069.67
96.302	93.839			6+073.12
96.302	93.839			6+076.57
96.302	93.839			6+080.02
96.302	93.839			6+083.47
96.302	93.839			6+086.92
96.302	93.839			6+090.37
96.302	93.839			6+093.82
96.302	93.839			6+097.27
96.302	93.839			6+100.72
96.302	93.839			6+104.17
96.302	93.839			6+107.62
96.302	93.839			6+111.07
96.302	93.839			6+114.52
96.302	93.839			6+117.97
96.302	93.839			6+121.42
96.302	93.839			6+124.87
96.302	93.839			6+128.32
96.302	93.839			6+131.77
96.302	93.839			6+135.22
96.302	93.839			6+138.67
96.302	93.839			6+142.12
96.302	93.839			6+145.57
96.302	93.839			6+149.02
96.302	93.839			6+152.47
96.302	93.839			6+155.92
96.302	93.839			6+159.37
96.302	93.839			6+162.82
96.302	93.839			6+166.27
96.302	93.839			6+169.72
96.302	93.839			6+173.17
96.302	93.839			6+176.62
96.302	93.839			6+180.07
96.302	93.839			6+183.52
96.302	93.839			6+186.97
96.302	93.839			6+190.42
96.302	93.839			6+193.87
96.302	93.839			6+197.32
96.302	93.839			6+200.77
96.302	93.839			6+204.22
96.302	93.839			6+207.67
96.302	93.839			6+211.12
96.302	93.839			6+214.57
96.302	93.839			6+218.02
96.302	93.839			6+221.47
96.302	93.839			6+224.92
96.302	93.839			6+228.37
96.302	93.839			6+231.82



- LEGEND:**
- EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN w/ ICD
 - PROPOSED CATCH BASIN & LEAD
 - PROPOSED TEE CATCH BASIN
 - PROPOSED 3-WAY CATCH BASIN
 - PROPOSED WATERMAIN, VALVE & HYDRANT
 - PROPOSED WATERMAIN REDUCER
 - EXISTING WATERMAIN, VALVE & HYDRANT
 - EXISTING SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - PROPOSED STORM SEWER & MANHOLE
 - MANHOLE NUMBER AND SIZE (mm) C/W SAFETY PLATFORM PER OPSD 404.020
 - 2 LATERAL - SERVICE CONNECTION (150mm SAN, 19mm Water)
 - 3 LATERAL - SERVICE CONNECTION (100mm ST, 15 SAN, 17mm Water)
 - CONC. SIDEWALK
 - ASPHALT SIDEWALK
 - DENOTES FIRE WALL IN UNIT
 - 1:100 YR 3 HOUR CHICAGO STORM HGL
 - WET WEATHER FLOW (STEADY STATE ANALYSIS)
 - SANITARY HGL
 - NORMAL WATER LEVEL
 - INSULATION

No.	ISSUE / REVISION	DD/MM/YY
10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23

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SCALE: 1:500 H, 1:50 V

CLIENT:

CONSULTANT:

ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROJECT NORTH

PROJECT:

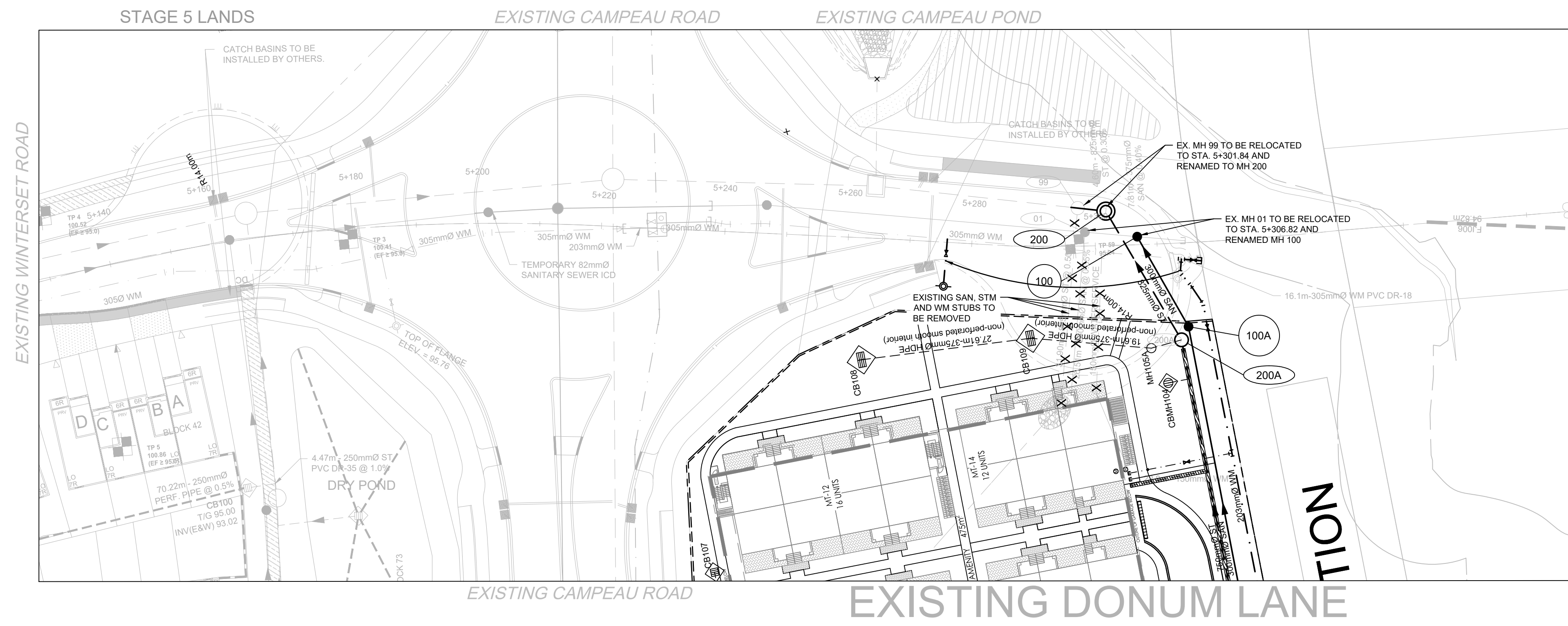
ARCADIA STAGE 6

450 HUNTMAR DRIVE

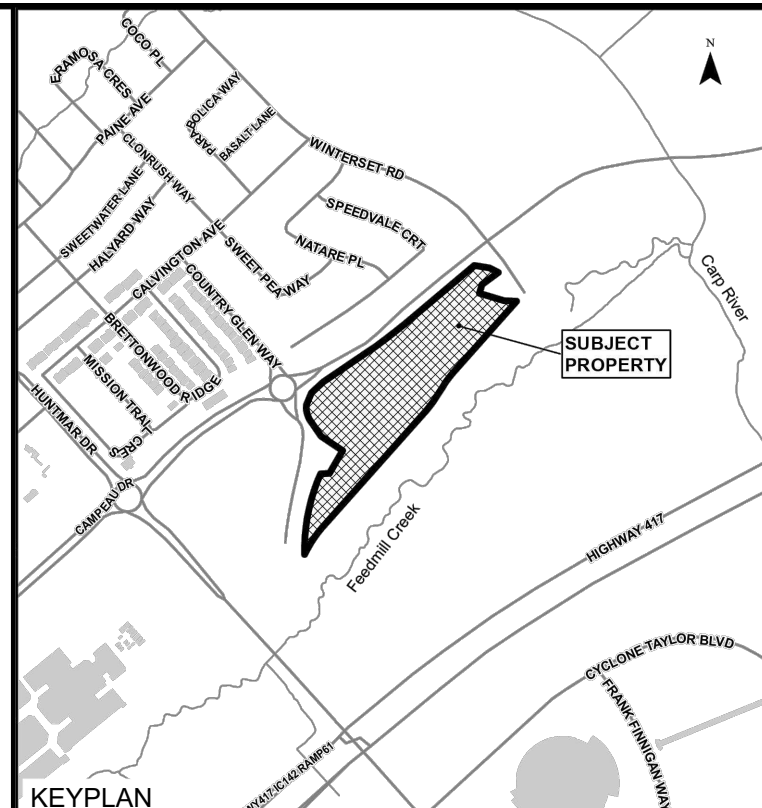
DRAWING:

PLAN & PROFILE
CREEKWAY PRIVATE
6+050 TO 6+231.90

DESIGN: MM	DRAWING #:
DRAWN: KC	07
CHECKED: LD	
JLR #: 26299-006	



AS CONSTRUCTED INFORMATION
 PRODUCED FROM INFORMATION PROVIDED BY FIELD INSPECTOR
 date: DECEMBER 17, 2019
 J.L. RICHARDS & ASSOCIATES LIMITED



LEGEND:

- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN (w/ ICD OR CURB INLET CATCH BASIN (CAPPAMORE DRIVE))
- PROPOSED CATCH BASIN & LEAD
- PROPOSED ELBOW CATCHBASIN
- PROPOSED TEE CATCHBASIN
- PROPOSED 3-WAY CATCHBASIN
- 250mm PERFORATED PIPE AS PER CITY OF OTTAWA STANDARD DRAWING E29
- PROPOSED WATERMAIN, VALVE & HYDRANT
- PROPOSED WATERMAIN REDUCER
- EXISTING WATERMAIN, VALVE & HYDRANT
- EXISTING SANITARY SEWER & MAINTENANCE HOLE
- EXISTING STORM SEWER & MAINTENANCE HOLE
- PROPOSED SANITARY SEWER & MAINTENANCE HOLE
- PROPOSED STORM SEWER & MAINTENANCE HOLE
- MAINTENANCE HOLE NUMBER AND SIZE (mm)
- CIV SAN SAFETY PLATFORM PER OPSD 404 E20
- PROPOSED NOISE BARRIER
- SINGLE SERVICE CONNECTION (STORM, SANITARY AND WATER)
- DOUBLE SERVICE CONNECTION (STORM, SANITARY AND WATER)
- CONC. SIDEWALK
- ASPHALT SIDEWALK
- FW DENOTES FIRE WALL IN UNIT

10	RE-ISSUED TO CITY RE-ISSUED FOR CONSTRUCTION	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23
No.	ISSUE / REVISION	DDMMYY

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 VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.
 SCALE: 1:500H, 1:50V

CLIENT:
minto Communities

CONSULTANT:
J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP:

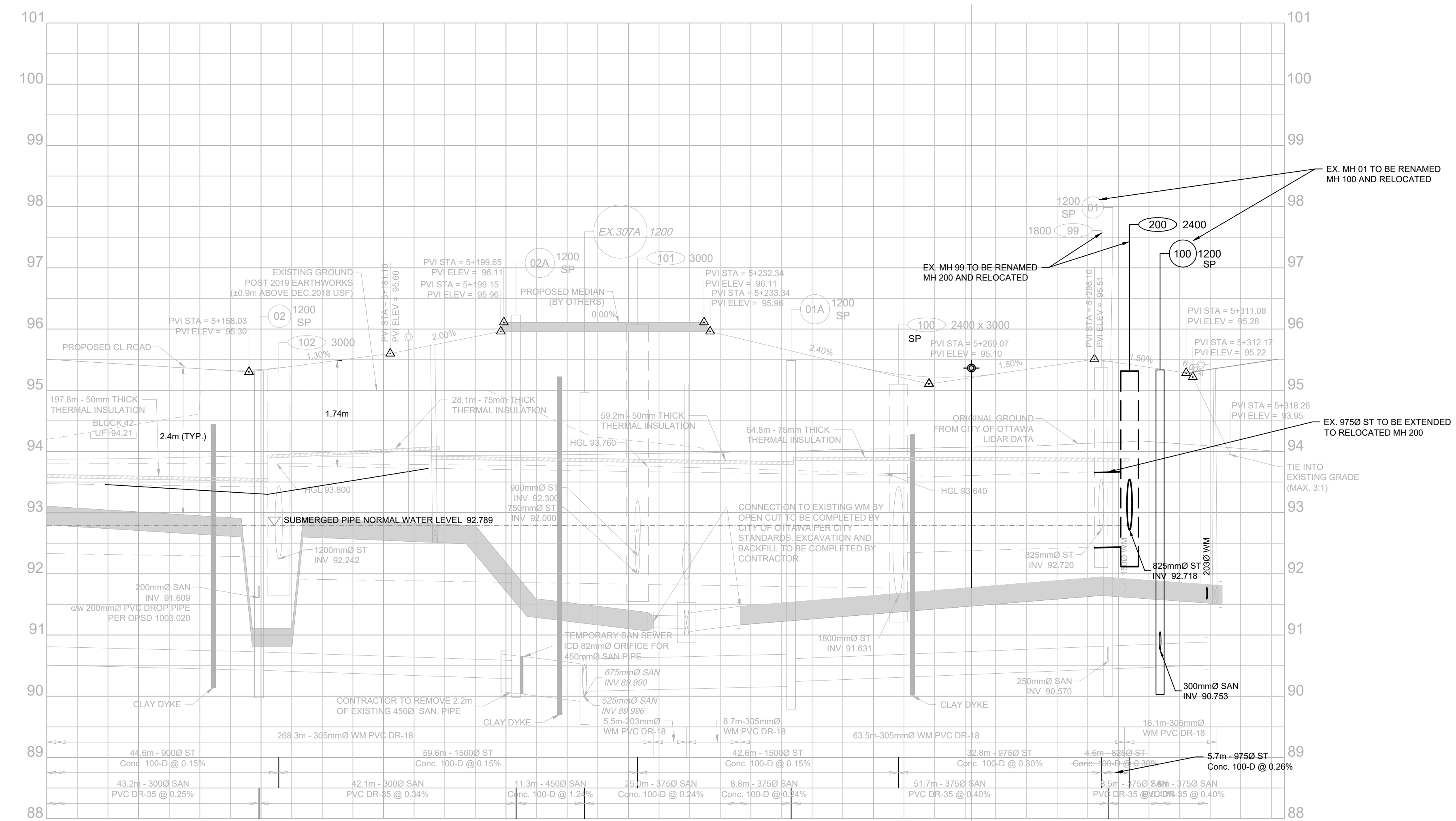
 PROJECT NORTH

PROJECT: **ARCADIA STAGE 6**

450 HUNTMAR DRIVE

DRAWING: **PLAN & PROFILE EXISTING DONUM LANE STA 5+125 TO 5+327.12**

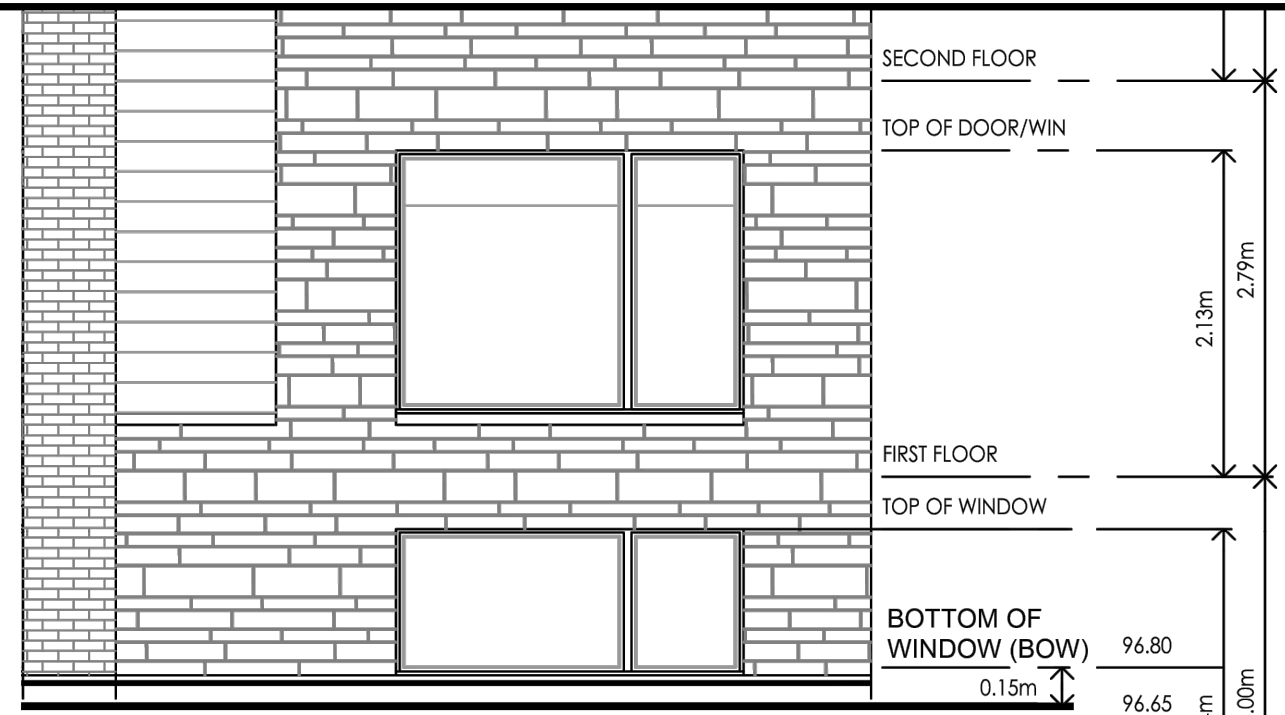
DESIGN: MM	DRAWING #:
DRAWN: KC	08
CHECKED: LD	
JLR #: 26299-006	



DESIGN PROFILE ELEVATIONS	W.M. TOP ELEVATIONS	STORM SEWER INV. ELEVATION	SANITARY SEWER INV. ELEVATION	C.L. ROADWAY STATION
95.54	91.05	92.461	90.531	5+25.00
95.656	90.011	92.461	90.531	5+40.00
107.67				5+160.19
95.411				5+166.78
95.354				5+158.93
95.307				5+159.57
95.307				5+162.90
95.325				5+165.06
95.300				5+166.85
95.414				5+172.47
95.407				5+160.00
95.565				5+164.08
95.659				5+188.77
95.752				5+200.00
95.87				5+201.65
95.110				5+212.84
95.110				5+214.60
95.110				5+214.65
95.110				5+228.90
95.110				5+238.24
95.110				5+240.00
95.110				5+246.57
95.645				5+260.00
95.205				5+264.08
95.205				5+276.01
95.205				5+280.00
95.448				5+291.84
95.448				5+300.00
95.448				5+306.62
95.448				5+317.46
95.448				5+318.89
95.448				5+320.00
95.448				5+327.12

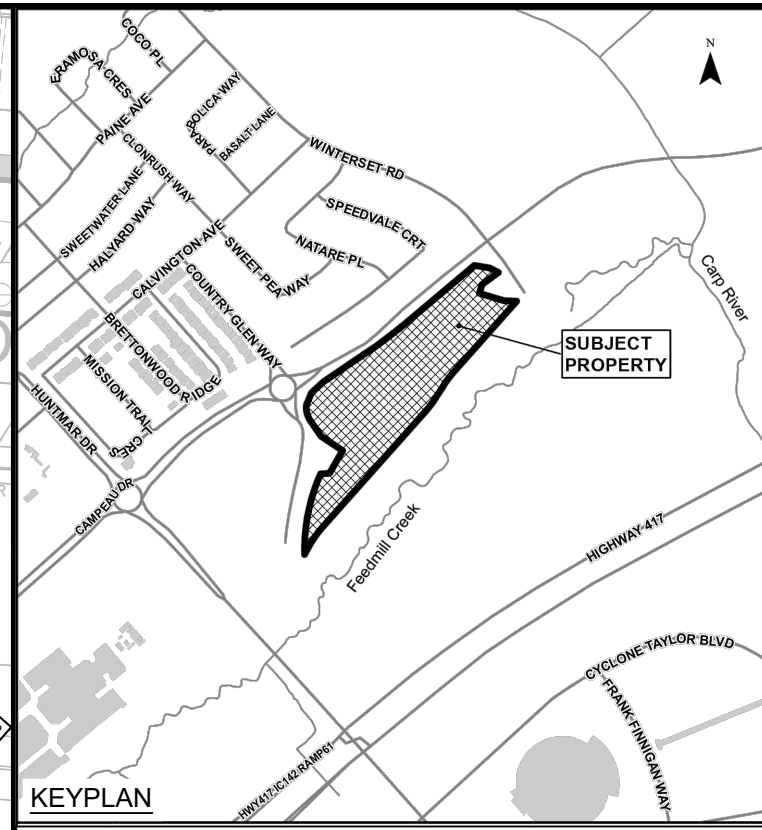
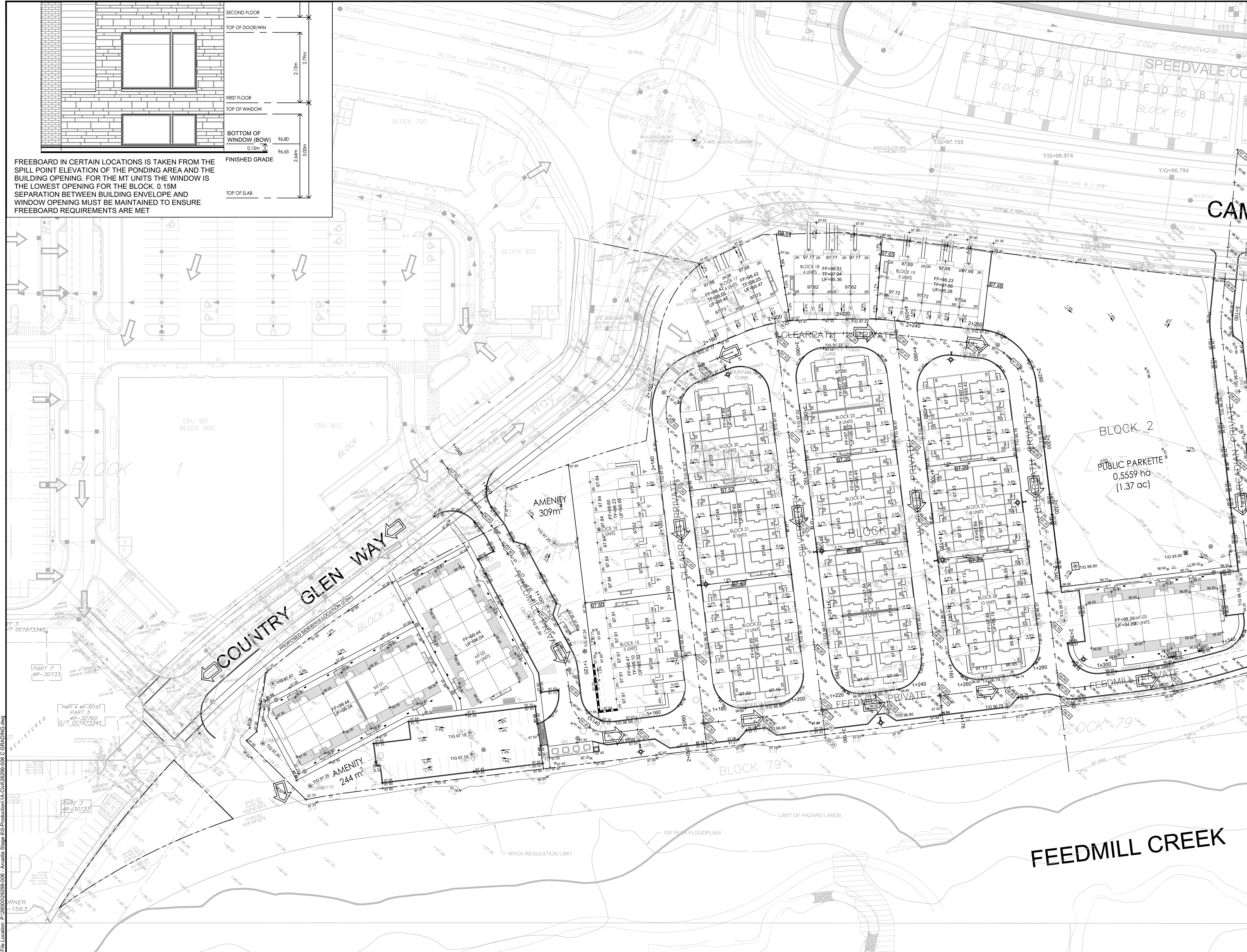
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PLOT DATE: February 22, 2024 12:05 PM
 CITY FILE No. D07-12-22-011



FREEBOARD IN CERTAIN LOCATIONS IS TAKEN FROM THE SPILL POINT ELEVATION OF THE PONDING AREA AND THE BUILDING OPENING. FOR THE MT UNITS THE WINDOW IS THE LOWEST OPENING FOR THE BLOCK. 0.15M SEPARATION BETWEEN BUILDING ENVELOPE AND WINDOW OPENING MUST BE MAINTAINED TO ENSURE FREEBOARD REQUIREMENTS ARE MET

2.13m
2.44m
96.80
96.65
2.64m



LEGEND

- × 96.00 PROPOSED ELEVATION
- × 96.00 EXISTING GROUND (STANTEC SURVEY RECEIVED MARCH 29, 2022)
- × 96.00 BOW INDICATES BOTTOM OF WINDOW ELEVATION
- × 96.00 PROPOSED CL ROAD HIGH POINT / LOW POINT
- 1:2% PROPOSED TERRACING (MAX 3:1)
- 1:2% SURFACE SLOPE
- FLOW DIRECTION
- MAJOR OVERLAND FLOW DIRECTION
- FF = 97.84 FINISHED FLOOR ELEVATION
- BOS = 94.24 BOTTOM OF GARAGE FLOOR SLAB
- GCS = 94.24 GARAGE SLAB CEILING ELEVATION
- TF = 94.24 TOP OF FOUNDATION ELEVATION
- UF = 91.09 UNDERSIDE OF FOUNDATION ELEVATION TO DENOTE THE UNIT IS WITHOUT A BASEMENT
- ASPHALT ASPHALT WALKWAY
- CONCRETE SURFACE (EXISTING)
- CONCRETE RISERS
- DC CURB AND DEPRESSED CURB
- BIKE RACK
- BOREHOLE NUMBER
- TEST PIT

10	RE-ISSUED TO CITY	22/02/24
09	RE-ISSUED FOR CONSTRUCTION	18/10/23
08	ISSUED FOR CONSTRUCTION	22/09/23
07	ISSUED TO CITY FOR FINAL SITE PLAN APPROVAL	08/09/23
06	ISSUED TO CITY FOR REVIEW FOURTH ENGINEERING SUBMISSION	30/06/23
No.	ISSUE / REVISION	DDMMYY

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SCALE: 1:500

CLIENT:

CONSULTANT:

CONSULTANT:

PROJECT NORTH

PROJECT: ARCADIA STAGE 6
450 HUNTMAR DRIVE

DRAWING: GRADING PLAN

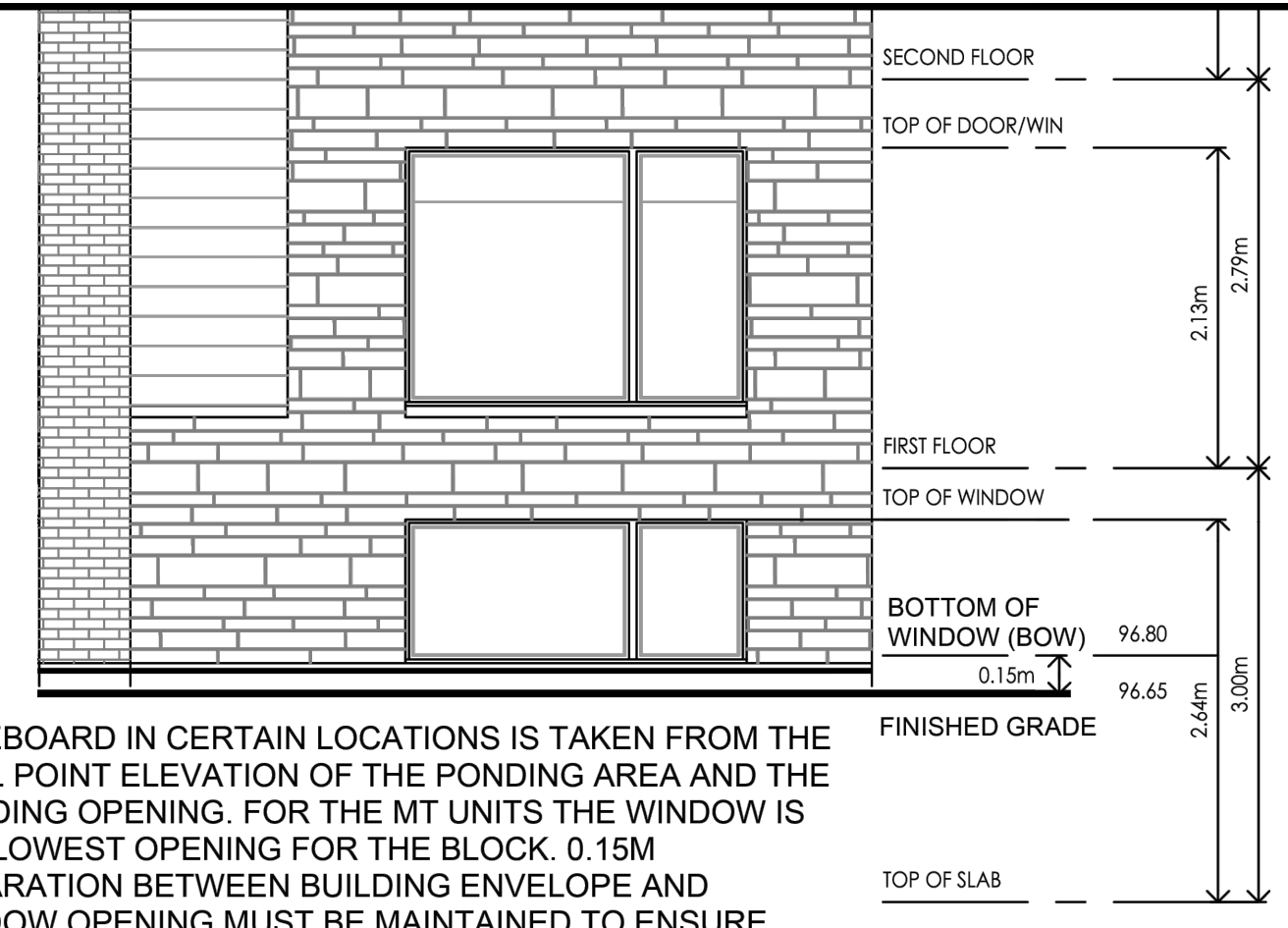
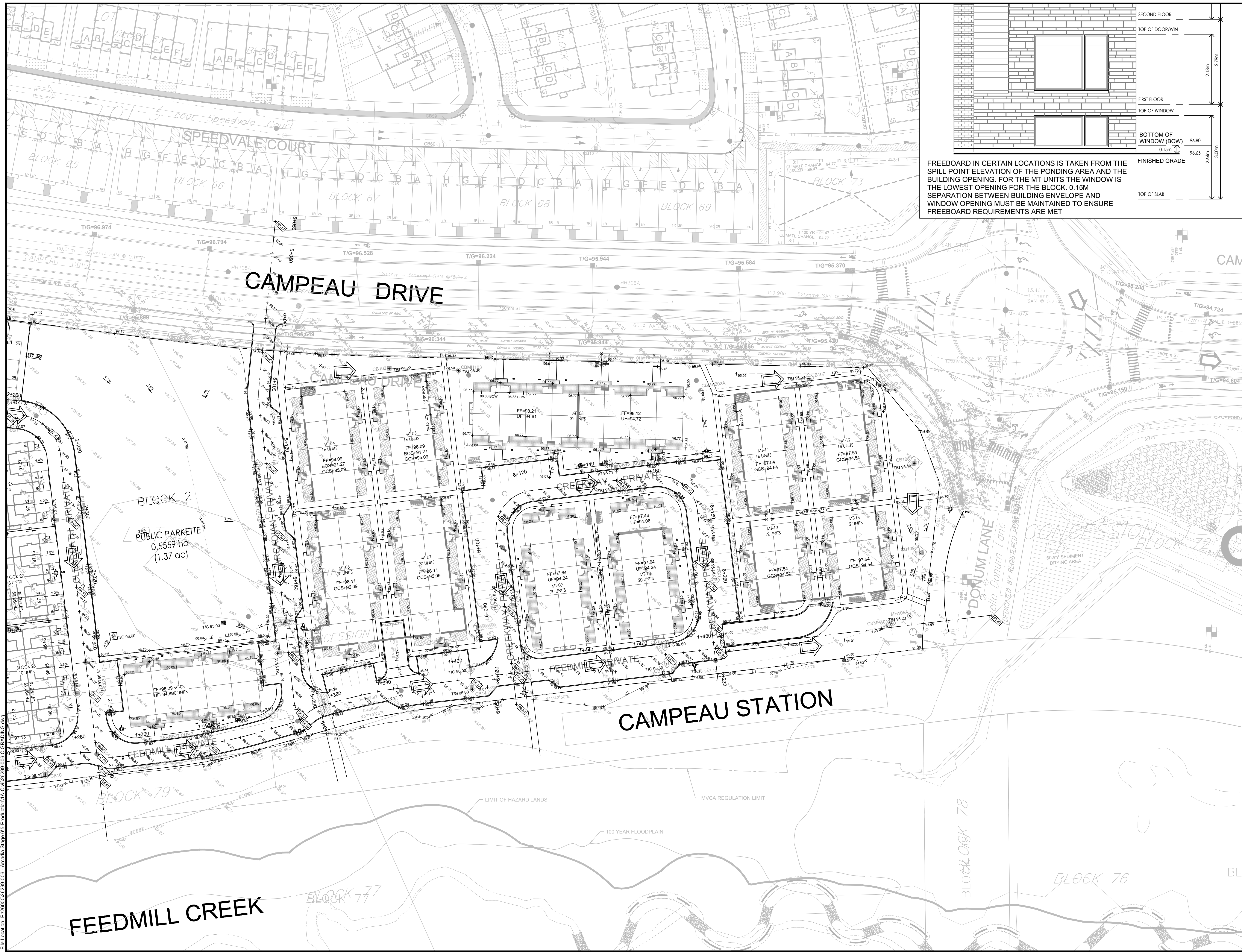
DESIGN: MM
DRAWN: KC
CHECKED: LD
JLR #: 26299-006

DRAWING #: **G1**

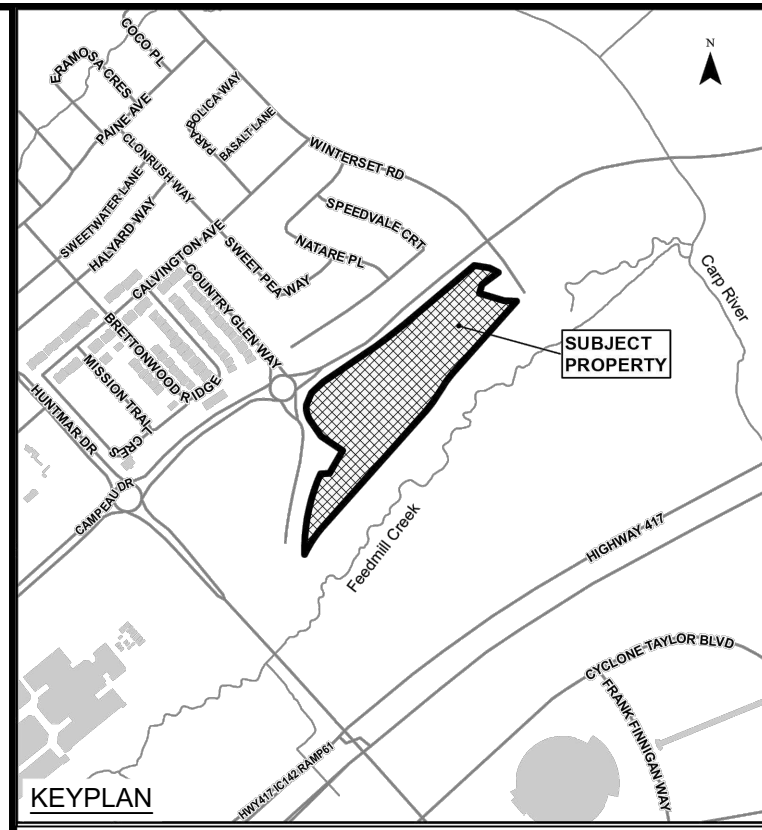
CITY PLAN No. 18829

File Location: P:\2024\02\26299-006 - Arcadia Stage 6\5-Production\A-Civil\26299-006 C GRADING.dwg

PLOT DATE: February 22, 2024 12:20 PM
CITY FILE No. D07-12-22-0111



FREEBOARD IN CERTAIN LOCATIONS IS TAKEN FROM THE SPILL POINT ELEVATION OF THE PONDING AREA AND THE BUILDING OPENING. FOR THE MT UNITS THE WINDOW IS THE LOWEST OPENING FOR THE BLOCK. 0.15M SEPARATION BETWEEN BUILDING ENVELOPE AND WINDOW OPENING MUST BE MAINTAINED TO ENSURE FREEBOARD REQUIREMENTS ARE MET



LEGEND

- × 96.00 PROPOSED ELEVATION EXISTING GROUND (STANTEC SURVEY RECEIVED MARCH 29, 2022)
- × 96.00 BOW INDICATES BOTTOM OF WINDOW ELEVATION
- × 96.00 PROPOSED C/L ROAD HIGH POINT / LOW POINT
- 1.25% SURFACE SLOPE
- FLOW DIRECTION
- MAJOR OVERLAND FLOW DIRECTION
- FF = 97.84 FINISHED FLOOR ELEVATION
- BOS = 94.24 BOTTOM OF GARAGE FLOOR SLAB
- GCS = 94.34 GARAGE SLAB CEILING ELEVATION
- TF = 94.24 TOP OF FOUNDATION ELEVATION
- UF = 91.09 UNDERSIDE OF FOUNDATION ELEVATION
- *UF = 91.09 DENOTE THE UNIT IS WITHOUT A BASEMENT
- CONCRETE SURFACE (EXISTING)
- CONCRETE RISERS
- CURB AND DEPRESSED CURB
- BICYCLE RACK
- BOH# BOREHOLE NUMBER
- TPH# TEST PIT

10	RE-ISSUED TO CITY	22/02/24
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No.	ISSUE / REVISION	DDMMYY

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SCALE: 1:500

CLIENT:

CONSULTANT:

ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

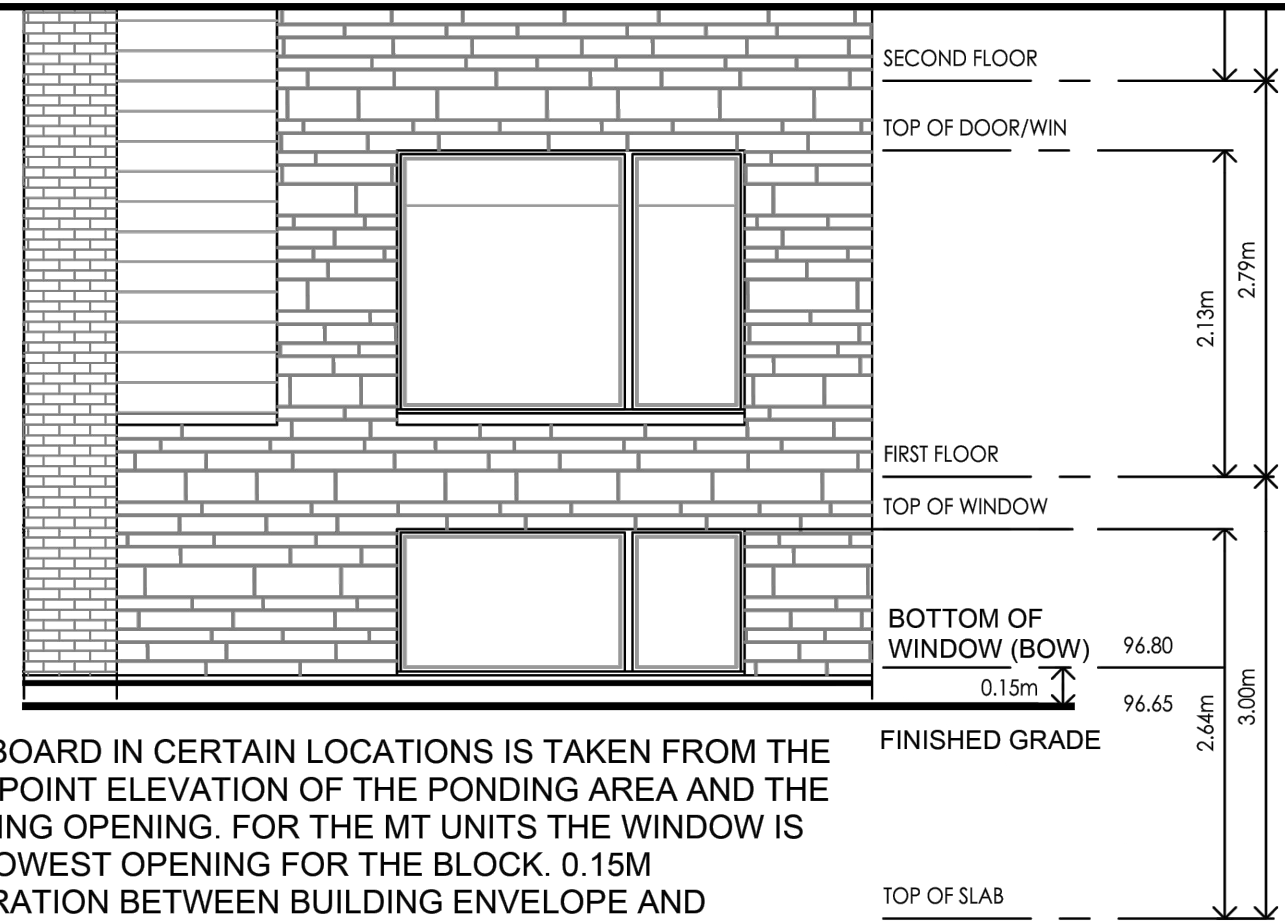
DRAWING:

GRADING PLAN

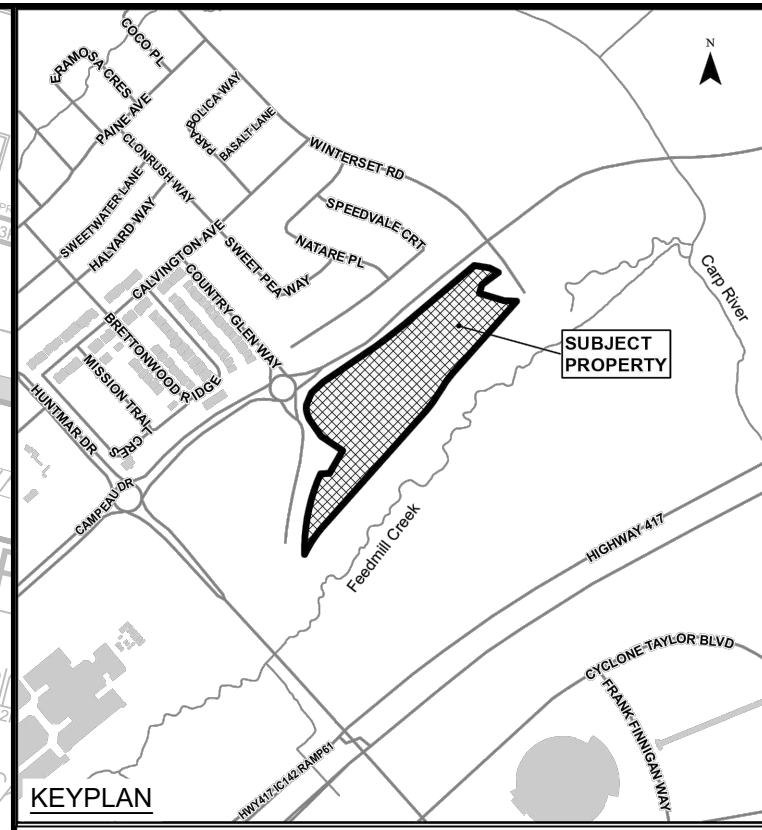
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DRAWN: KC	G2
CHECKED: LD	
JLR #: 26299-006	

File Location: P:\2020\02\26299-006 - Arcadia Stage 6\5-Production\A-Civil\26299-006 C GRADING.dwg

PLOT DATE: February 22, 2024 12:33:05 PM
CITY FILE No. D07-12-22-0111



FREEBOARD IN CERTAIN LOCATIONS IS TAKEN FROM THE SPILL POINT ELEVATION OF THE PONDING AREA AND THE BUILDING OPENING. FOR THE MT UNITS THE WINDOW IS THE LOWEST OPENING FOR THE BLOCK. 0.15M SEPARATION BETWEEN BUILDING ENVELOPE AND WINDOW OPENING MUST BE MAINTAINED TO ENSURE FREEBOARD REQUIREMENTS ARE MET



LEGEND:

	MAXIMUM WATER LEVEL (STATIC)
	AREA ID
26	MAX. PONDING VOLUME (m ³)
4.90	MAX. PONDING AREA (m ²)
0.13	MAX. WATER LEVEL (STATIC)
	PONDING DEPTH (STATIC)
	REAR YARD SWALE

No.	ISSUE / REVISION	DD/MM/YY
10	RE-ISSUED TO CITY	22/02/24
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SCALE: 1:500

CLIENT:

minto
Communities

CONSULTANT:

J.L. Richards
ENGINEERS-ARCHITECTS-PLANNERS

CONSULTANT:

PROJECT NORTH

PROJECT:

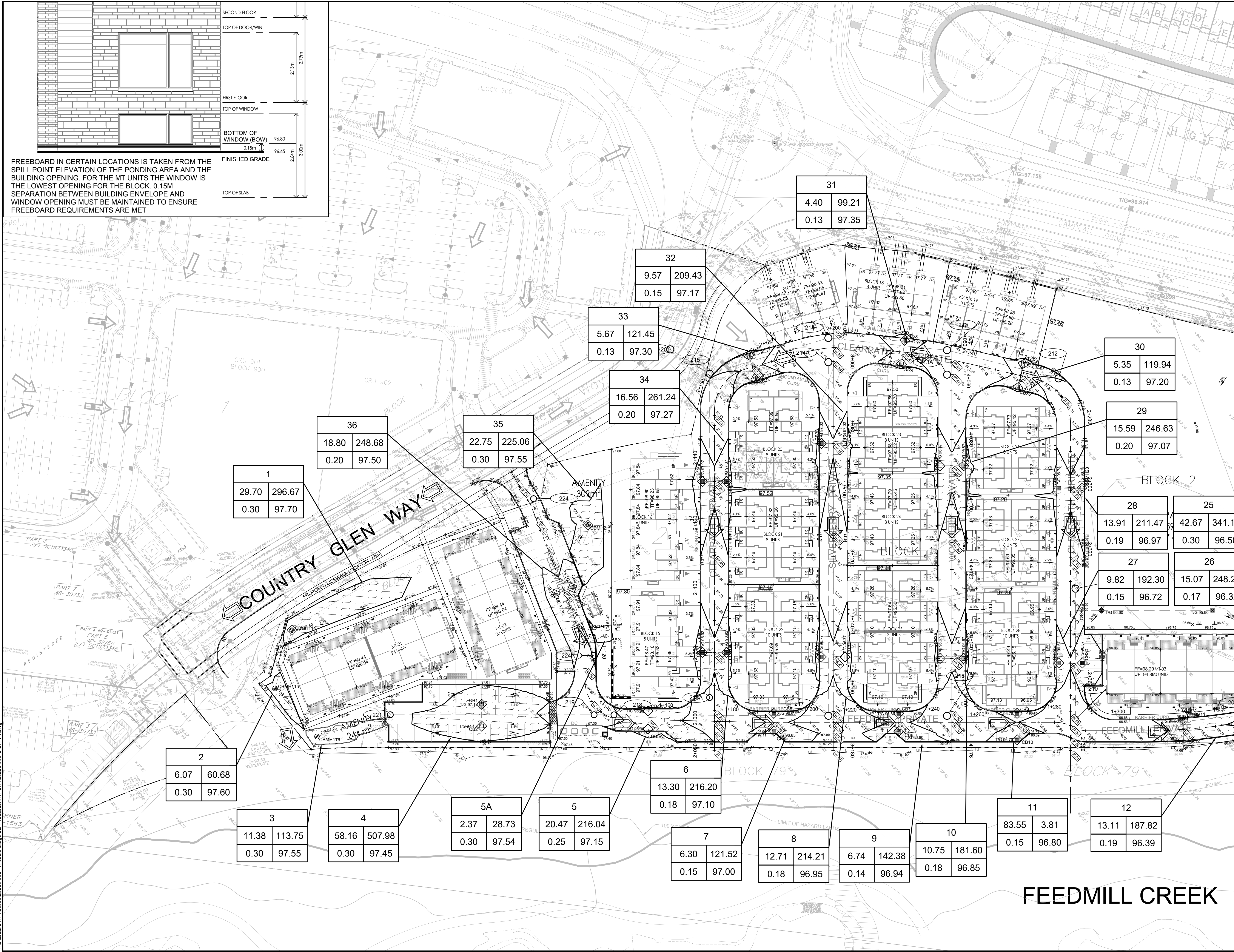
ARCADIA STAGE 6

450 HUNTMAR DRIVE

DRAWING:

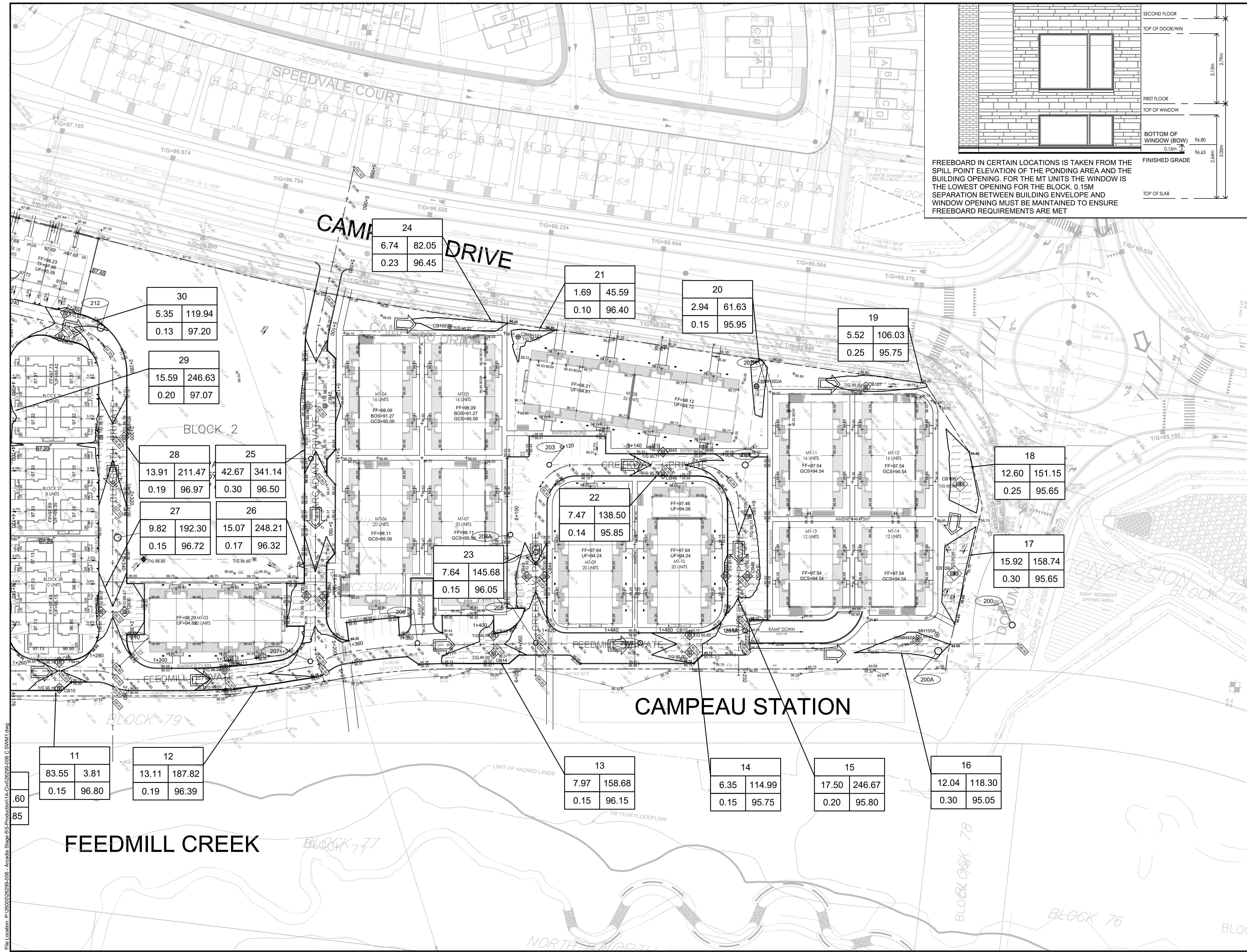
PONDING PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	SWM1
CHECKED: LD	
JLR #: 26299-006	

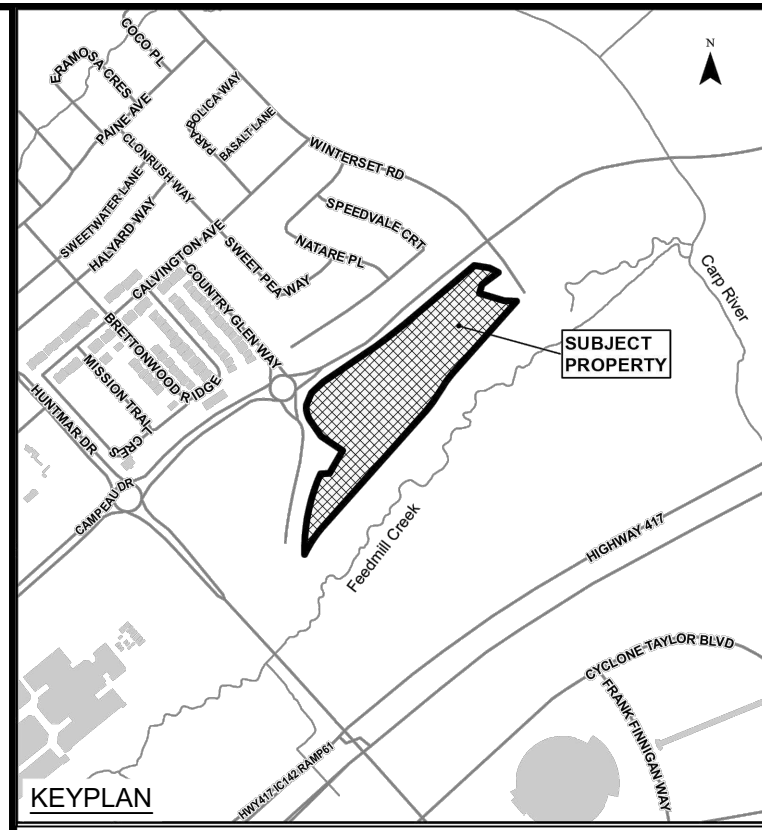
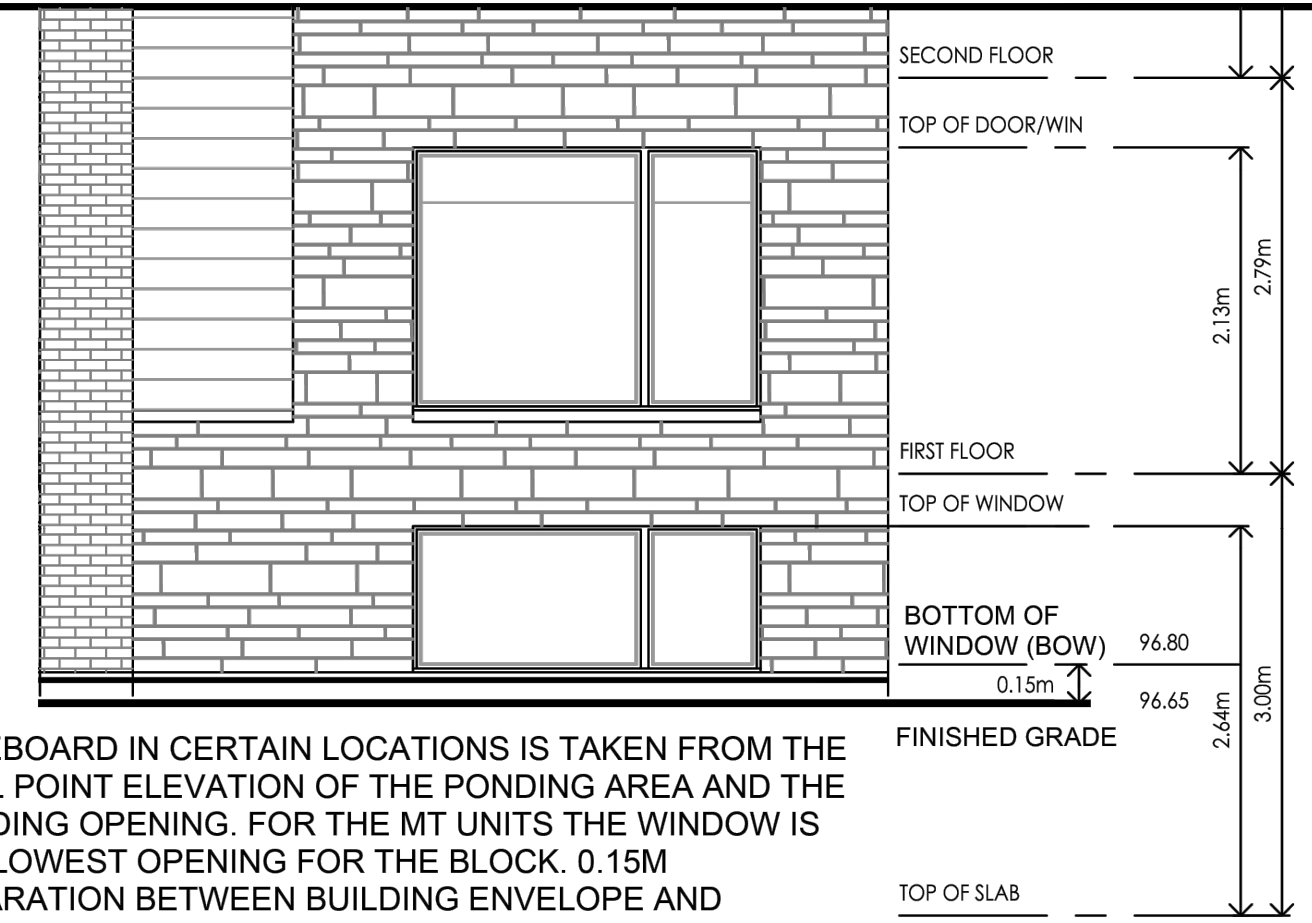


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PLOT DATE: February 22, 2024 12:23 PM
CITY FILE No. D07-12-22-0111
CITY PLAN No. 18829



FREEBOARD IN CERTAIN LOCATIONS IS TAKEN FROM THE SPILL POINT ELEVATION OF THE PONDING AREA AND THE BUILDING OPENING. FOR THE MT UNITS THE WINDOW IS THE LOWEST OPENING FOR THE BLOCK. 0.15M SEPARATION BETWEEN BUILDING ENVELOPE AND WINDOW OPENING MUST BE MAINTAINED TO ENSURE FREEBOARD REQUIREMENTS ARE MET



LEGEND:

	MAXIMUM WATER LEVEL (STATIC)
	AREA ID
	MAX. PONDING AREA (m²)
	MAX. WATER LEVEL (STATIC)
	PONDING DEPTH (STATIC)
	REAR YARD SWALE

10	RE-ISSUED TO CITY	22/02/24
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No.	ISSUE / REVISION	DDMMYY

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CLIENT:

CONSULTANT:

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PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

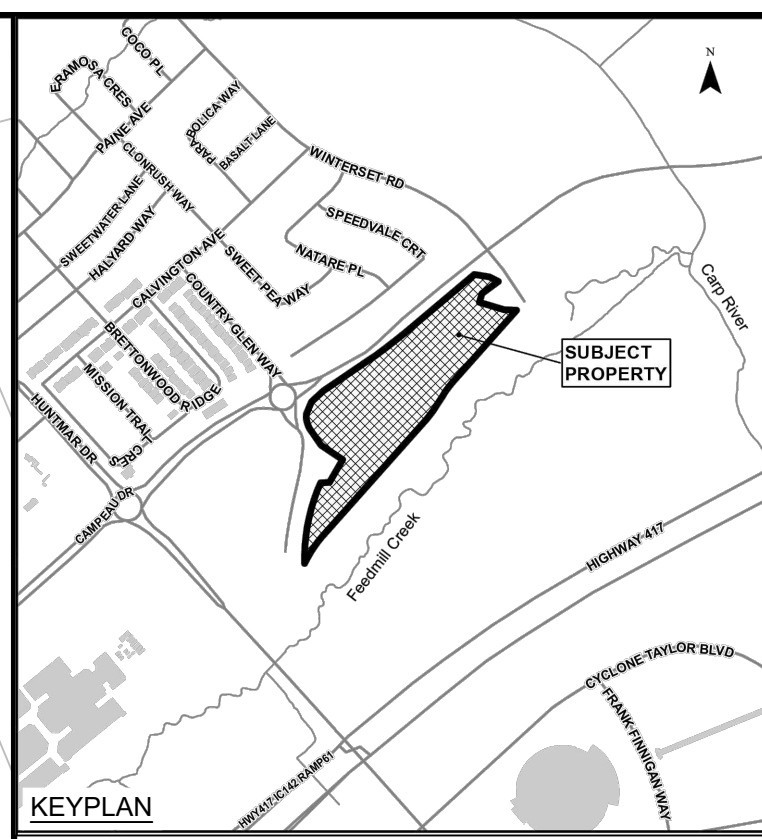
DRAWING:

PONDING PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	SWM2
CHECKED: LD	JLR #:
JLR #: 26299-006	CITY PLAN No. 18829

File Location: P:\2000\026299-006 - Arcadia Stage 6\Production\TA-Civil\26299-006 C SWM1.dwg

PLOT DATE: February 22, 2024 12:50:00 PM
 CITY FILE No. D07-12-22-011



LEGEND:

- STM DA BOUNDARY
- PROPOSED STORM SEWER & MANHOLE
- POPULATION SINGLE FAMILY: 3.4 PER UNIT
TOWHOUSE (ROW): 2.7 PER UNIT
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE
- *AS PER 2018 BSUEA MSS

10	RE-ISSUED TO CITY	22/02/24
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SCALE: 1:1000

CLIENT:

CONSULTANT:

ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROJECT NORTH

PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

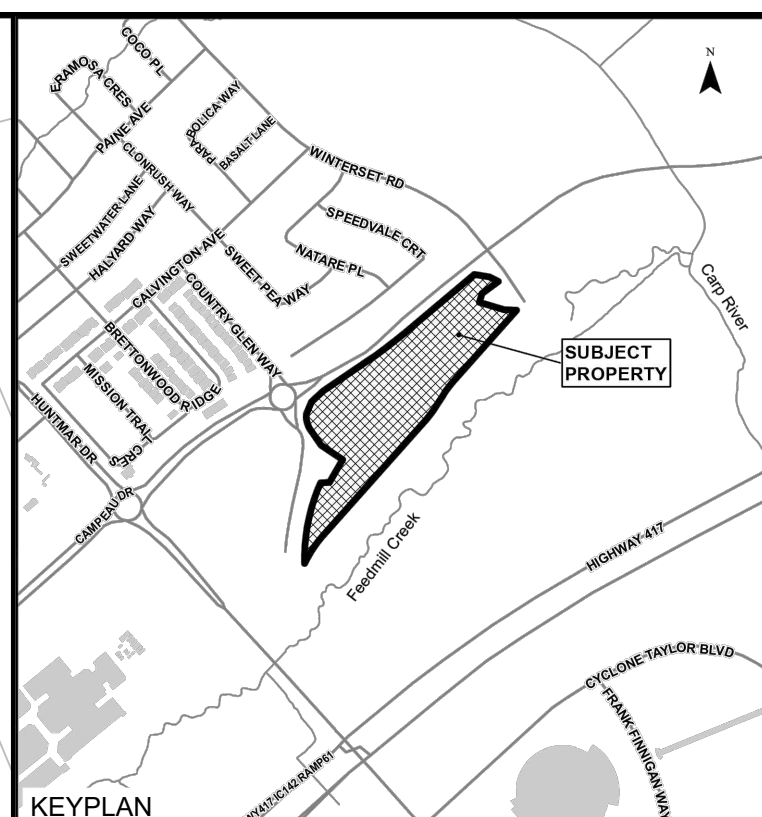
DRAWING:

STORM DRAINAGE PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	DST
CHECKED: LD	
JLR #: 26299-006	

File Location: P:\2024\02\26299-006 - Arcadia Stage 6\5-Production\TA-Civil\26299-006 C.DST.dwg

PLOT DATE: February 22, 2024 12:56:12 PM
CITY FILE No. D07-12-22-0111
CITY PLAN No. 18829



LEGEND:

- SAN DA BOUNDARY
- A AREA IN HECTARES
- MH/PH PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE
- C POPULATION
- P NUMBER OF UNITS

POPULATION
 SINGLE FAMILY: 3.4 PERS/UNIT
 TOWHOUSE (ROW) 2.7 PERS/UNIT

⊙ PROPOSED SANITARY SEWER & MANHOLE

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No.	ISSUE / REVISION	DD/MM/YY

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CLIENT:

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PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

DRAWING:

SANITARY DRAINAGE PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	DSAN
CHECKED: LD	
JLR #: 26299-006	CITY PLAN No. 18829

File Location: P:\2000\026299-006 - Arcadia Stage 6\5-Production\TA-Civil\26299-006 C.DSAN.dwg

PLOT DATE: February 22, 2024 12:27:17 PM
CITY FILE No. D07-12-22-011

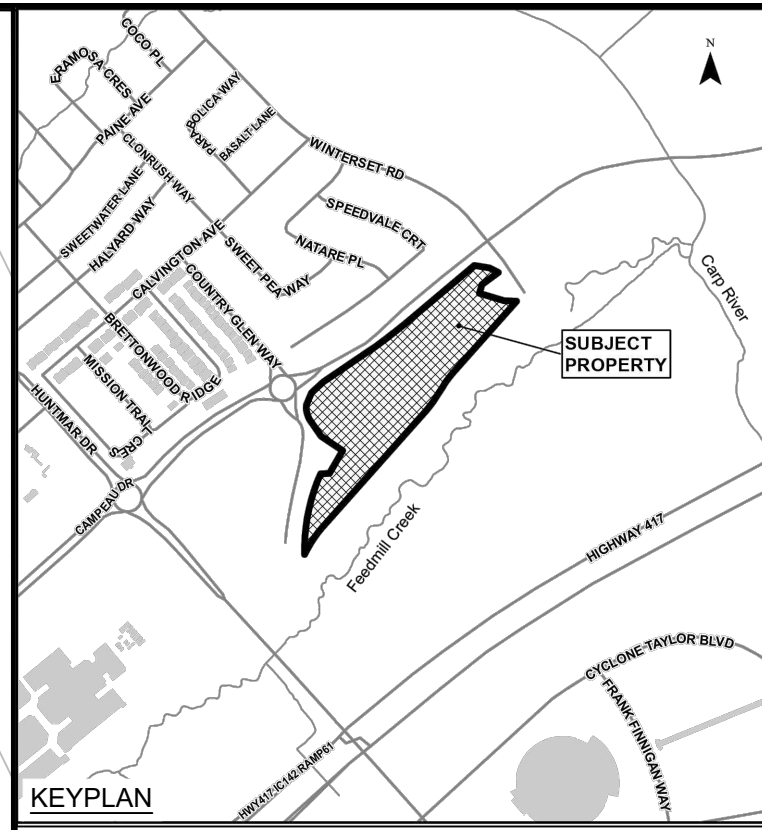
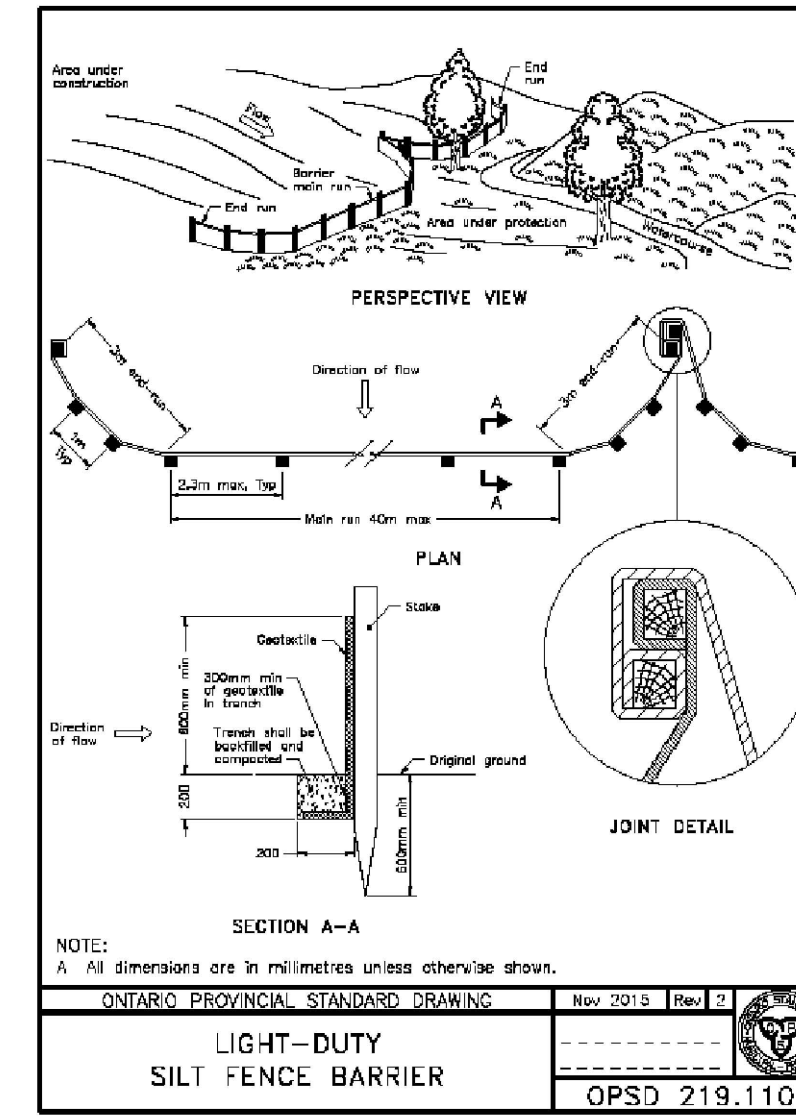
EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS REQUIRED TO CONSTRUCT AN EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) ON-SITE (IN ADDITION TO THE PROPOSED MEASURES DEPICTED ON THIS DRAWING) TO CONVEY RAINWATER AND/OR PUMPED WATER PRIOR TO ITS DISCHARGE TO THE SURFACE AND/OR TO ANY NATURAL WATER COURSE AND/OR TO ANY EXISTING SEWER SYSTEM. THE CONTRACTOR SHALL CONSTRUCT THE ESCS IN SUCH A WAY AS TO ENSURE THAT THE QUALITY OF THE DISCHARGED PUMP WATER DOES NOT EXCEED THE MORE STRINGENT CRITERIA OF EITHER THE ALLOWABLE TSS CONCENTRATION LIMITS SPECIFIED IN THE PTTW OR 25 MG/L AT ANY TIME.

THE CONTRACTOR SHALL CONSTRUCT AN ESCS TO ACHIEVE THE TURBIDITY AND TSS REMOVAL CRITERIA, REGULARLY MONITOR AND MAINTAIN IT TO ENSURE ONGOING COMPLIANCE. THE CONTRACTOR SHALL TAKE WATER SAMPLES AT THE OUTLET OF THE ESCS TO ENSURE THAT THE TURBIDITY AND TSS REMOVAL CRITERIA ARE MET IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F-1004. IF THE ANALYTICAL RESULTS ARE LESS THAN PRESCRIBED CRITERIA, THEN THE CONTRACTOR MAY BEGIN DEWATERING PROVIDED THAT THE QUALITY OF THE WATER REMAINS SUBSTANTIALLY THE SAME AS THE INITIAL MEASURED SAMPLE. SUBSEQUENT WATER SAMPLES SHALL ALSO BE COLLECTED IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F-1004.

NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
2. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.
3. EQUIPMENT AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
4. ANY PART OF EQUIPMENT ENTERING DRAINAGE CHANNELS SHALL BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER.
5. STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE WATER.
6. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
7. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
8. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
9. STRAW BALE BARRIERS OR EQUIVALENT SHOULD BE PLACED AT WATER DISCHARGE POINTS TO PREVENT EROSION AND SEDIMENT RELEASE.
10. ONLY MATERIAL FREE OF FINE PARTICULATE MATTER SHOULD BE PLACED IN THE WATER.
11. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHOULD BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCE FROM ENTERING THE WATER.
12. ALL EQUIPMENT OPERATING NEAR THE WATER SHOULD BE EQUIPPED WITH A SPILL KIT.
13. ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER, APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
14. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSS AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110.
15. A MUD MAT IS TO BE BUILT WHERE SHOWN TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES. THE MUD MAT SHALL BE:
 - MINIMUM OF 20 METRES IN LENGTH FOR THE FULL WIDTH OF THE ENTRANCE WAY (10M WIDE MIN.);
 - MINIMUM OF 400 MM THICK UNDERLAIN WITH A GEOTEXTILE (OR GRADED AGGREGATE FILTER)
 - CONSTRUCTED WITH 50 MM DIAMETER CLEAR STONE FOR THE FIRST 10 METRES (EXTENDING FROM THE PAVED STREET) AND THE REMAINDER OF THE LENGTH WITH 150 MM DIAMETER CLEAR STONE



LEGEND:

- PROPOSED SILT FENCE
- ▨ PROPOSED MUD MAT
- △ FILTER CLOTH FOR EXISTING STRUCTURE

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SCALE: 1:1000

CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROJECT NORTH

PROJECT:

ARCADIA STAGE 6

450 HUNTMAR DRIVE

DRAWING:

EROSION AND SEDIMENT CONTROL PLAN

DESIGN: MM	DRAWING #:
DRAWN: KC	ESC
CHECKED: LD	
JLR #: 26299-006	

File Location: P:\2024\0226299-006 - Arcadia Stage 6\5-Production\TA-Civil\26299-006 C ESC.dwg

LOT DATE: February 22, 2024 12:28:30 PM
CITY FILE No. D07-12-22-0111

