

**LEGEND:**

STORM MANHOLE		<b>EXISTING</b>	
CATCH BASIN		<b>EXISTING</b>	
HEAVY DRAIN		<b>EXISTING</b>	
TRENCH DRAIN		<b>EXISTING</b>	
SANITARY MANHOLE		<b>EXISTING</b>	
BUILDING		<b>EXISTING</b>	
LANDSCAPING		<b>EXISTING</b>	
HEAVY-DUTY ASPHALT		<b>EXISTING</b>	
LIGHT-DUTY ASPHALT		<b>EXISTING</b>	
CONCRETE		<b>EXISTING</b>	
RETAINING WALL		<b>EXISTING</b>	
SPOT ELEVATION		<b>EXISTING</b>	
ROAD GRADE		<b>EXISTING</b>	
OVERLAND FLOW DIRECTION		<b>EXISTING</b>	
QUARD RAIL		<b>EXISTING</b>	
CONSTRUCTION LIMIT		<b>EXISTING</b>	
PROPERTY LINE		<b>EXISTING</b>	
1/4" W/ PLAN		<b>EXISTING</b>	
<b>LABEL LEGEND:</b>			
CB - CATCH BASIN			
MH - MANHOLE			
FE - TOP OF CURB			
FE - TOP OF GROUND			
FE - TOP OF WALL			
FE - TOP OF WALL			

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**BENCHMARK**  
 ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA VERTICAL BENCHMARK NO. 396 (1919680138), HAVING AN ELEVATION OF 95.06 METRES (CGVD28 GEODETIC DATUM).

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**REVISIONS**

No.	Comment	Date
1	ISSUED FOR CLC SUBMISSION	2022-10-25
2	ISSUED FOR CLC SUBMISSION	2023-01-11



**CLIENT**  
 WestUrban Developments Ltd.

**PROJECT**  
 1050 TAWADINA ROAD  
 1050 TAWADINA ROAD  
 OTTAWA, ON K1K 4E4

**PROJECT DETAILS**  
 ENGINEER: DOROTHY POON, P.ENG.  
 CHECKED BY: D.P.  
 DRAWN BY: B.B.  
 DESIGN BY: B.B.  
 PROJECT No.: 2021630  
 DATE: OCTOBER 2022  
 SCALE: 1:200

**DRAWING TITLE**  
 SITE GRADING PLAN

**DRAWING NO.**  
 C1.00

**SHEET**  
 1 / 4

**LEGEND:**

	PROPOSED	EXISTING
STORM SEWER		
SANITARY SEWER		
PIPE FLOW DIRECTION		
STORM MANHOLE		
AREA DRAIN		
CATCH BASIN		
DOUBLE CATCH BASIN		
TRENCH DRAIN		
PIPE INSULATION		
SANITARY MANHOLE		
WATER HYDRANT		
WATER VALVE		
90° BEND		
45° BEND		
TEE FITTING		
PIPE CROSSING NUMBER		
BUILDING		
RETAINING WALL		
CONSTRUCTION LIMIT		
PROPERTY LINE		
R/W PLAN		
<b>LABEL LEGEND:</b>		
1/A - TOP OF GRADE		
CB - CATCH BASIN		
CS - DOUBLE CATCH BASIN		
HW - HOLE		
WB - WATER SERVICE		
FW - FIRE WATER SERVICE		
AD - AREA DRAIN		

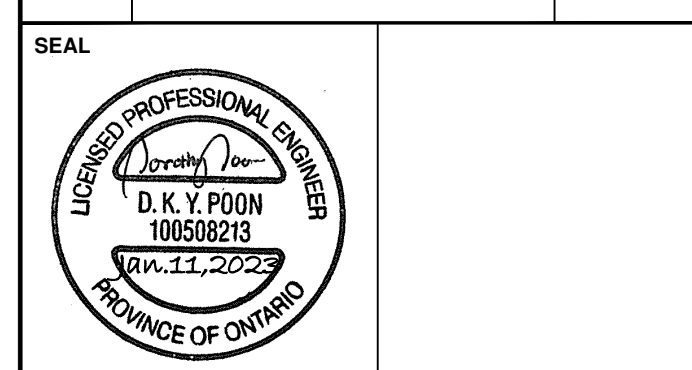
- NOTES:**
- IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED ENVIRONMENTAL COMPLIANCE APPROVALS.
  - THE CONTRACTOR SHALL ENSURE ALL MATERIAL AND CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS. DRAWINGS AND SPECIFICATIONS FROM OPSS & OPSD, SHALL BE USED WHERE THERE IS NO EQUIVALENT FROM CITY STANDARDS.
  - THE CONTRACTOR SHALL VERIFY ALL SURVEY STAKE LAYOUT POINTS AND DIMENSIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE CONSULTANT.
  - ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGES.
  - THE POSITION OF ALL STATIC STRUCTURES, SHALLOW UTILITIES, DEEP UTILITIES, AND ANY OTHER ABOVEGROUND OR UNDERGROUND UTILITIES STRUCTURES AND APPURTENANCES SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO SATISFY HIMSELF AND SHALL ASSUME LIABILITY FOR ANY DAMAGES TO THEM DURING CONSTRUCTION. ANY DAMAGES ARE TO BE RECTIFIED TO THE SATISFACTION OF THE CITY INSPECTOR OR FRANCHISE UTILITY OWNERS.
  - REFER TO THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT COMPLETED BY ENGLOBE ON OCTOBER 11TH, 2022 FOR GEOTECHNICAL INFORMATION.
  - ALL SEWER AND WATERMAIN PIPES SHALL BE INSTALLED AT A MINIMUM FROST COVER OF 2.0m.
  - ALL PROPOSED SERVICE CONNECTIONS WITHIN MUNICIPAL R.O.W.'S TO BE INSTALLED BY CITY FORCES AT THE OWNER'S EXPENSE.

**SEWER CROSSING TABLE**

NO	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
1	88.828 STM	88.353 WTR	0.475
2	88.904 STM	88.731 SAN	0.173
3	87.905 WTR	88.929 SAN	0.976

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**WestUrban Developments Ltd.**

**PROJECT**

1050 TAWADINA ROAD  
1050 TAWADINA ROAD  
OTTAWA, ON K1K 4E4

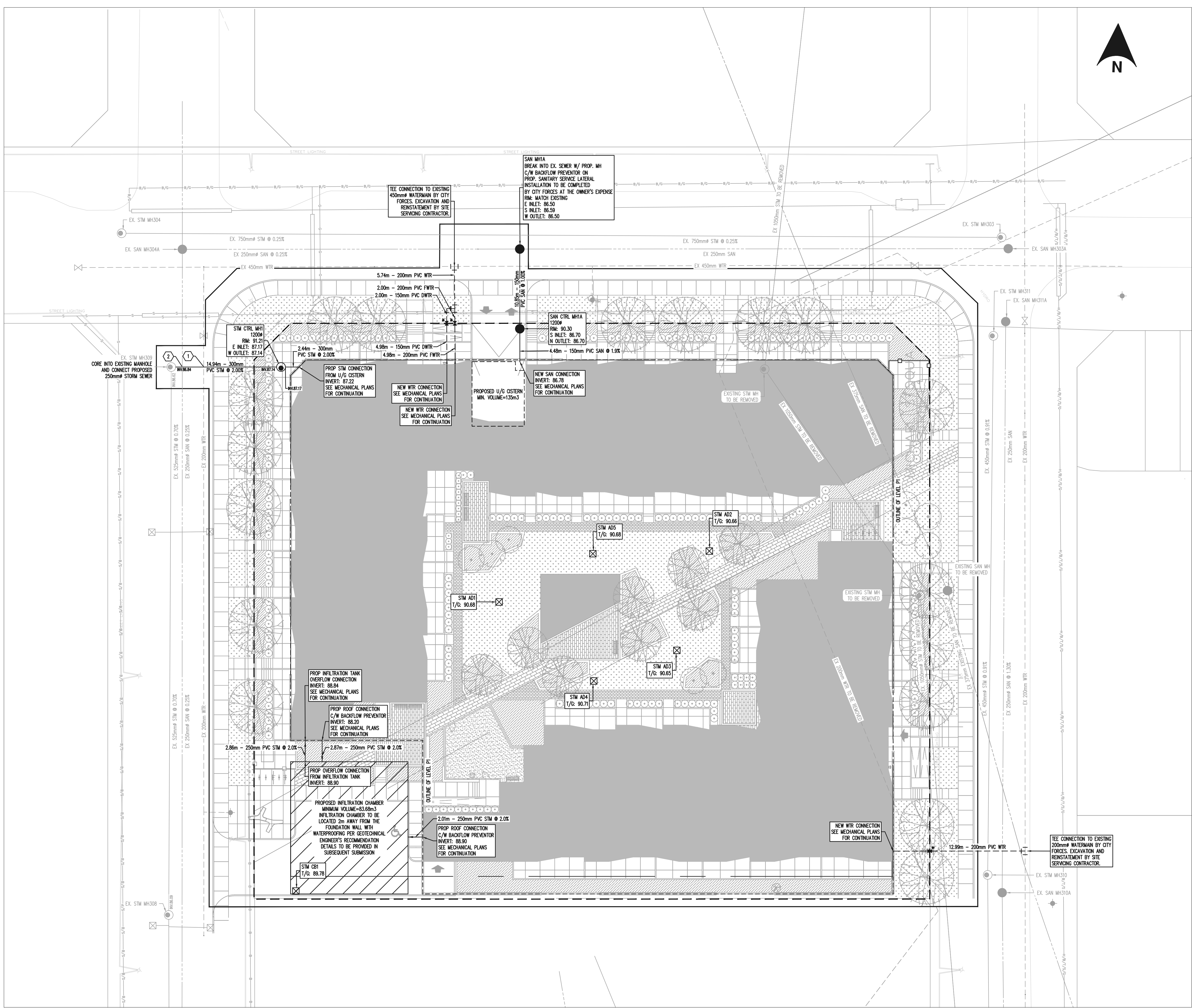
**PROJECT DETAILS**

ENGINEER: DOROTHY POON, P.ENG.  
CHECKED BY: D.P.  
DRAWN BY: B.B.  
DESIGN BY: B.B.  
PROJECT No.: 2021630  
DATE: OCTOBER 2022  
SCALE: 1:250

**DRAWING TITLE**

**SITE SERVICING PLAN**

DRAWING NO. C2.00	SHEET 2 4
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**LEGEND:**

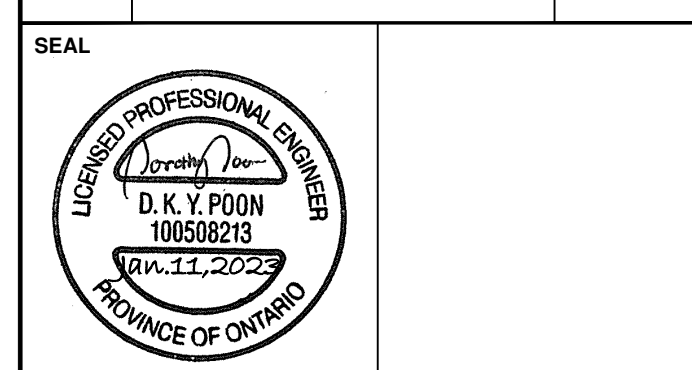
	PROPOSED	EXISTING
STORM SEWER	---	---
WATER LINE	---	---
SANITARY SEWER	---	---
PIPE FLOW DIRECTION	○	○
STORM MANHOLE	□	□
AREA DRAIN	□	□
CATCH BASIN	□	□
DOUBLE CATCH BASIN	□	□
TRENCH DRAIN	---	---
PIPE INSULATION	---	---
SANITARY MANHOLE	○	○
WATER HYDRANT	○	○
WATER VALVE	○	○
90° BEND	○	○
45° BEND	○	○
TEE FITTING	○	○
PIPE CROSSING NUMBER	○	○
BUILDING	---	---
RETAINING WALL	---	---
CONSTRUCTION LIMIT	---	---
PROPERTY LINE	---	---
R/W PLAN	---	---
<b>LABEL LEGEND:</b>		
1/2" = TOP OF GRADE	○	
OS = CATCH BASIN	□	
DS = DOUBLE CATCH BASIN	□	
WS = WATER SERVICE	---	
FW = FIRE WATER SERVICE	---	
AD = AREA DRAIN	---	

---	SILT FENCING
○	OB INLET PROTECTION REQUIRED
---	UTILITY/SERVICE LINE TO BE REMOVED
---	UTILITY/SERVICE LINE TO BE ABANDONED

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  - EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED, DURING CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
  - ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS WORK PROGRESSES.
  - THE ESC STRATEGIES OUTLINED IN THE REPORTS AND IN THESE NOTES ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LOADED RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES IN THE REPORTS AND NOTES ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
  - ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE, OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30m FROM ANY ON-SITE WATER BODY OR DRAINAGE WAY.
  - FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCH BASINS SURROUNDING THE SITE, TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CONSTRUCTION IS COMPLETE AND THE LANDSCAPING IS GRADED AND SLOTTED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET THE REQUIREMENTS SET OUT IN OPS 804, OPS 805, CITY OF OTTAWA CONSTRUCTION SPECIFICATION 01 57 13, CITY OF OTTAWA STANDARD SPECIFICATION SP F-100 AND CITY OF OTTAWA STANDARD SPECIFICATION SP F-804.

**REVISIONS**

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WestUrban  
Developments  
Ltd.

**PROJECT**

1050 TAWADINA ROAD  
1050 TAWADINA ROAD  
OTTAWA, ON K1K 4E4

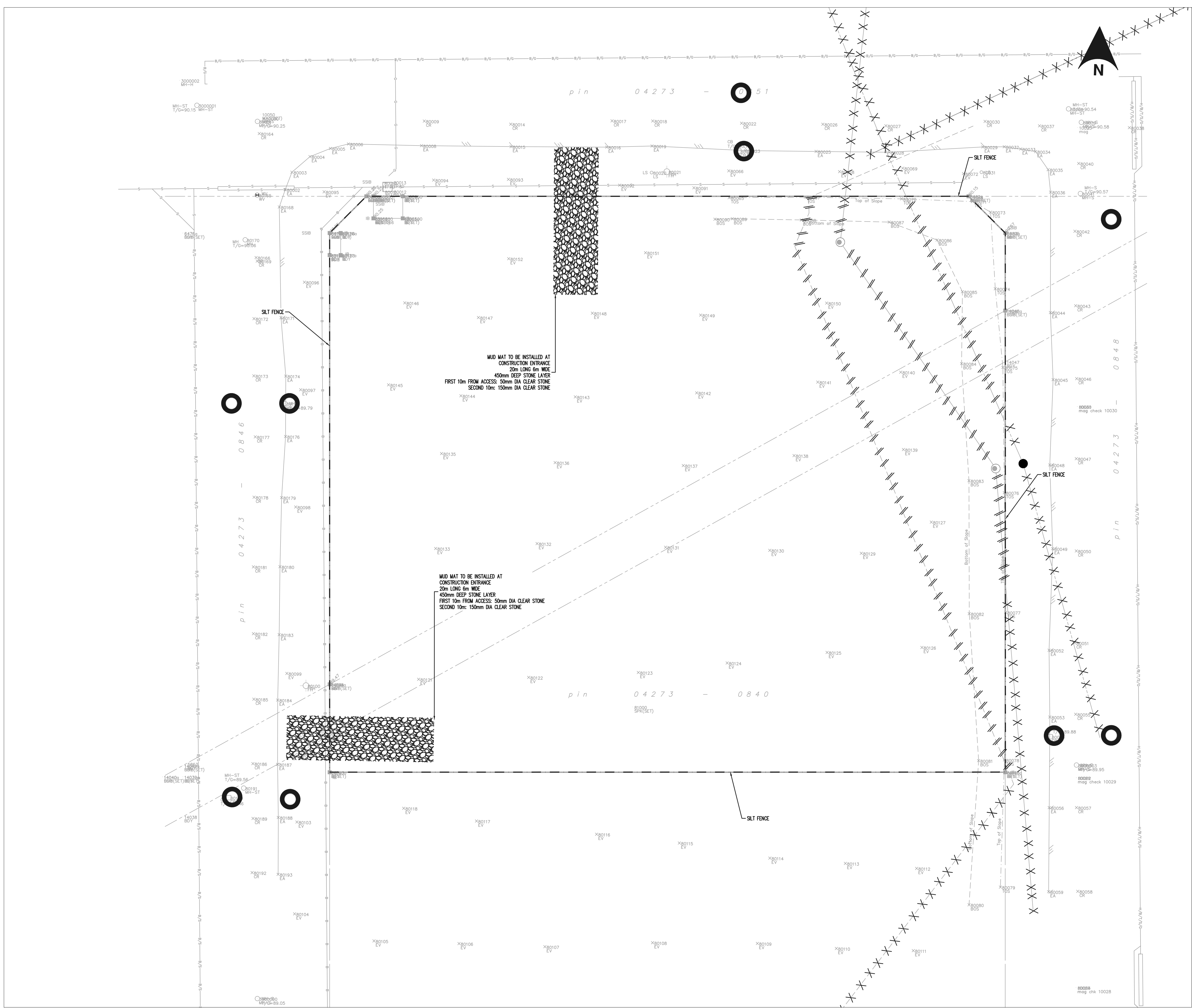
**PROJECT DETAILS**

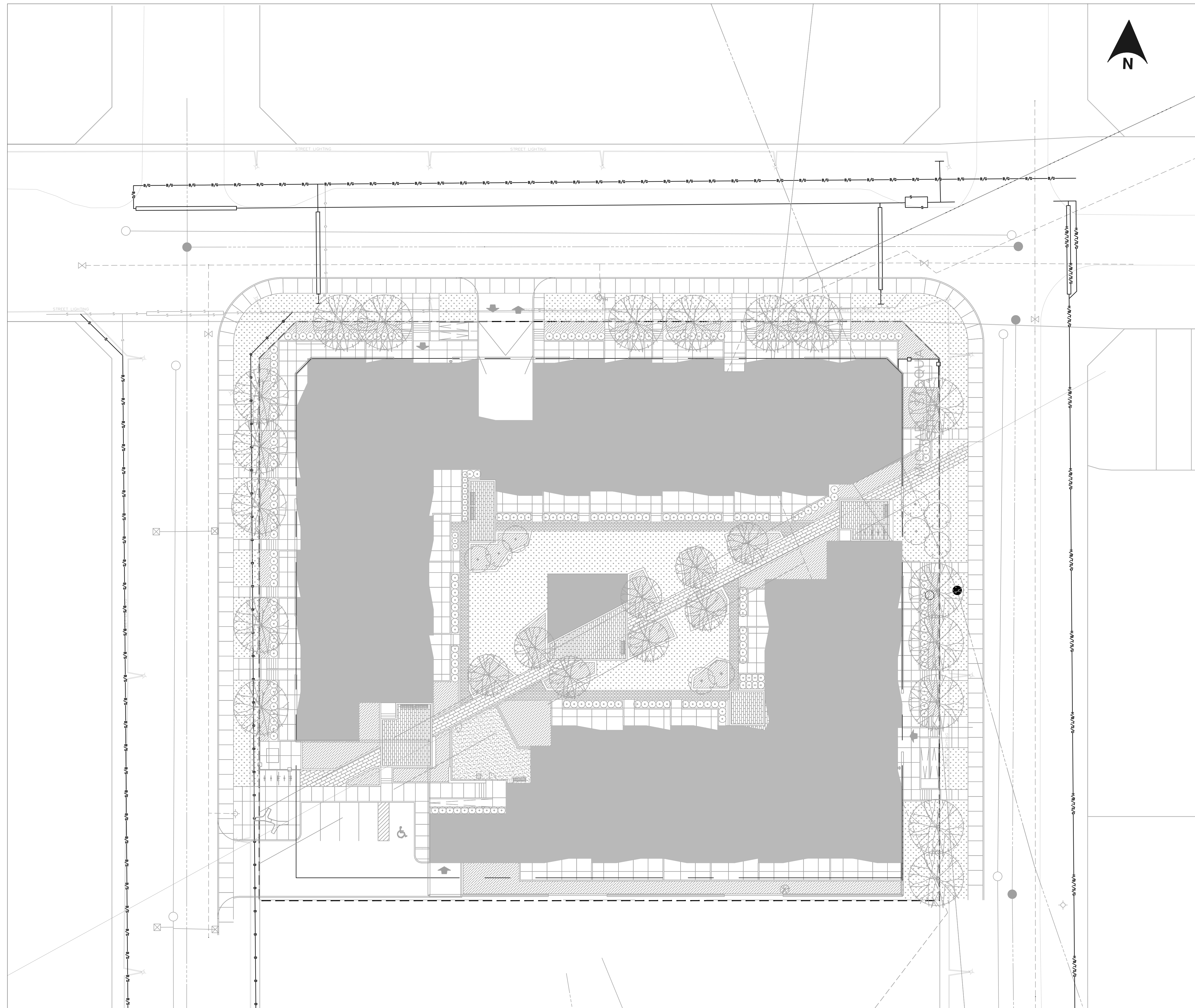
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DESIGN BY: B.B.  
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SCALE: 1:250

**DRAWING TITLE**

SITE EROSION AND SEDIMENT  
CONTROL PLAN

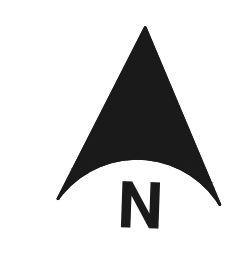
DRAWING NO. C3.00 SHEET 3/4





**LEGEND:**

	PROPOSED	EXISTING
STORM SEWER		
WATER LINE		
SANITARY SEWER		
PIPE FLOW DIRECTION		
STORM MANHOLE		
AREA DRAIN		
CATCH BASIN		
DOUBLE CATCH BASIN		
TRENCH DRAIN		
PIPE INSULATION		
SANITARY MANHOLE		
WATER HYDRANT		
WATER VALVE		
90° BEND		
45° BEND		
TIE FITTING		
PIPE CROSSING NUMBER		
BUILDING		
RETAINING WALL		
CONSTRUCTION LIMIT		
PROPERTY LINE		
R/W PLAN		
BELL CABLE/ROCKERS CABLE		
STREET LIGHT CABLE		
BELL CABLE		
BELL CABLE/STREET LIGHT CABLE		
BELL CABLE/GASMAIN		
GASMAIN		
JOINT UTILITY TRENCH		



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 OTTAWA, ON K1K 4E4

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 PROJECT No.: 2021630  
 DATE: OCTOBER 2022  
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**DRAWING TITLE**  
 UTILITY PLAN

DRAWING NO. C4.00 SHEET 4/4

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