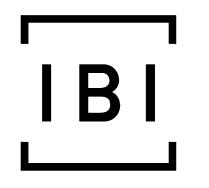
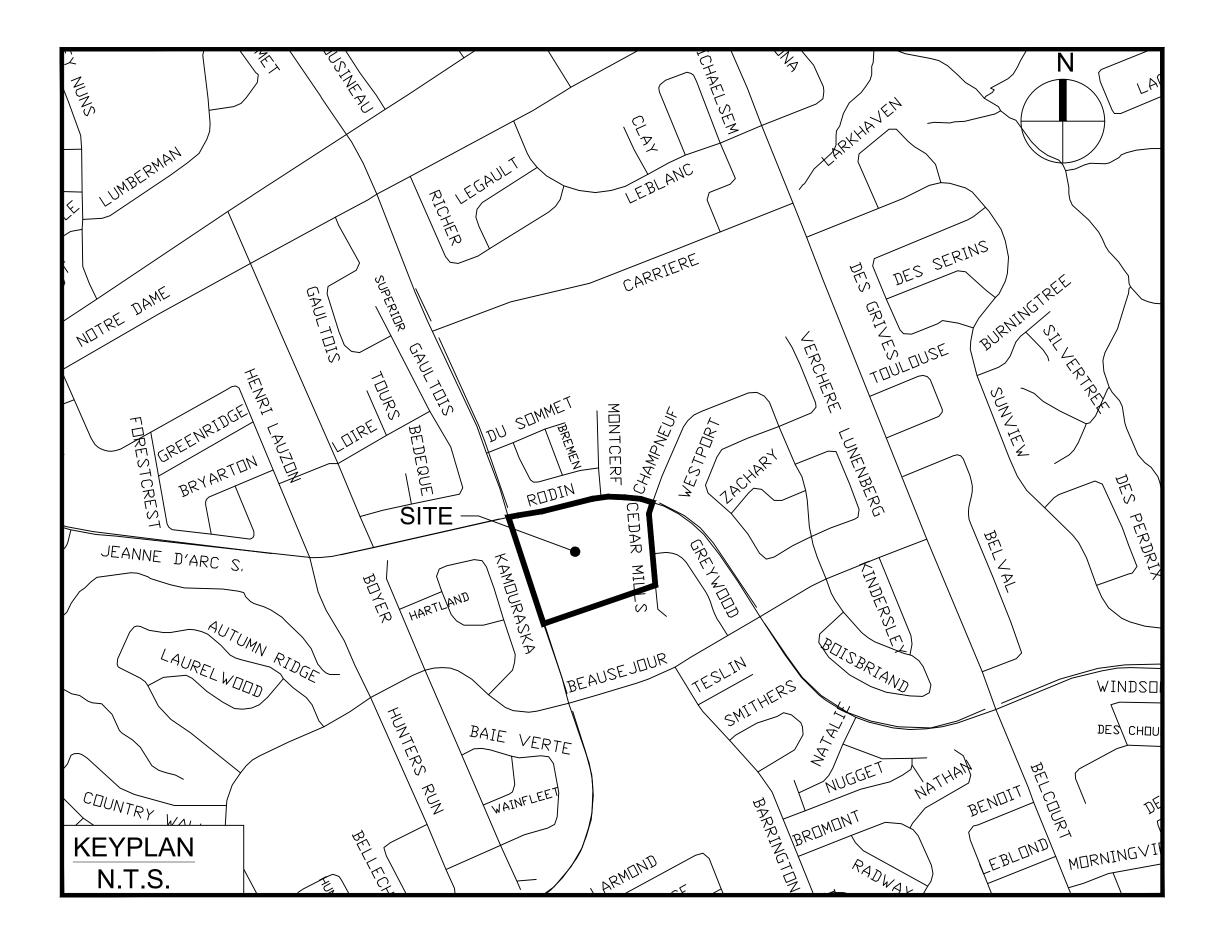
NORTH AMERICAN DEVELOPMENT GROUP ORLEANS GARDENS



IBI GROUP 400 – 333 Preston Street tel 613 225 1311 fax 613 225 9868 ibigroup.com



1615 ORLEANS BOULEVARD CITY OF OTTAWA

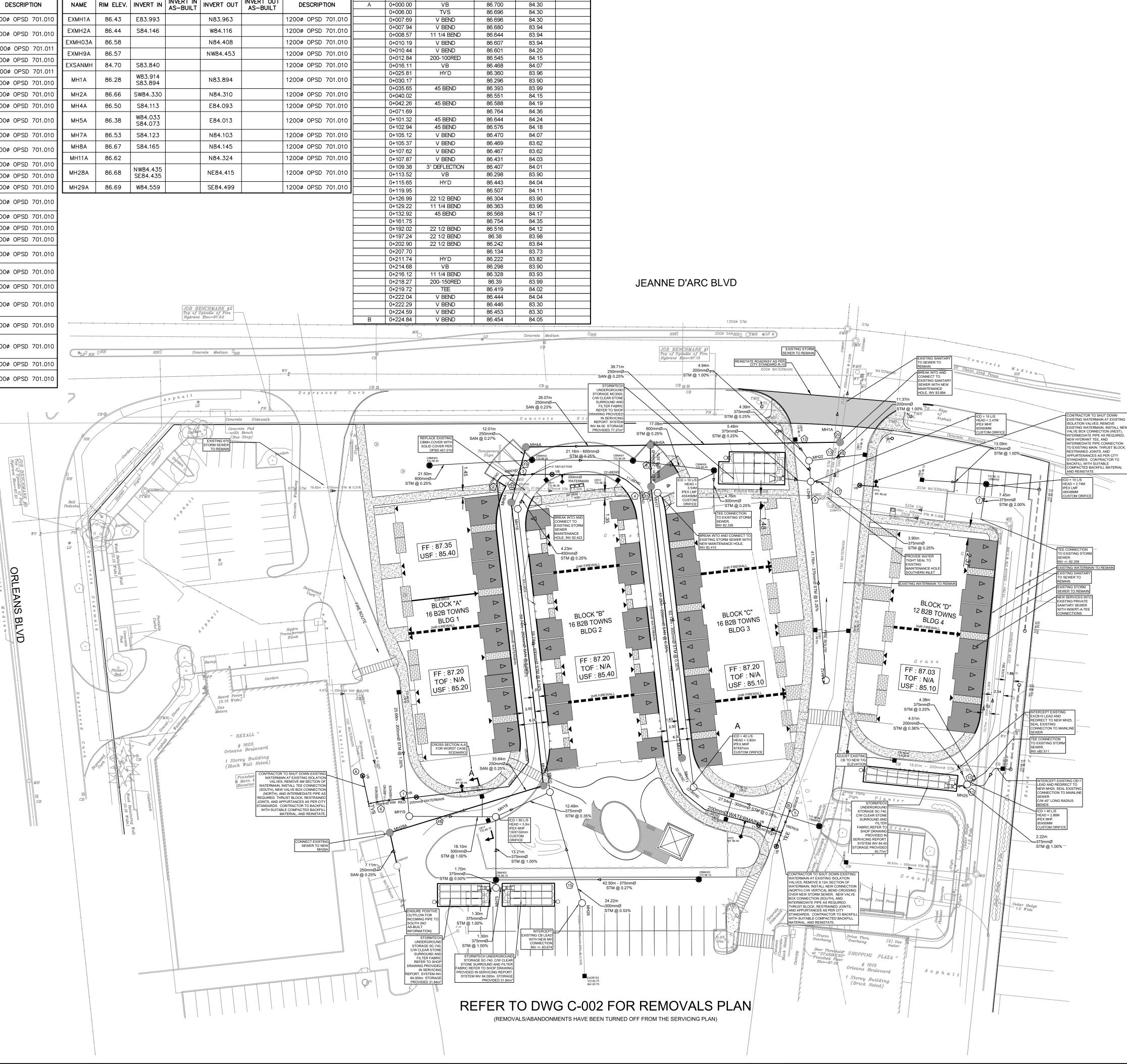
CONTRACT NO. 122764

Sheet List Table					
Sheet Number	Sheet Title				
000	Cover				
C-001	GENERAL PLAN OF SERVICES				
C-002	REMOVAL PLAN				
C-010	DETAILS AND NOTES				
C-011	STREET SECTIONS				
C-200	GRADING PLAN				
C-400	SANITARY DRAINAGE AREA PLAN				
C-401	EXTRENAL SANITARY DRAINAGE AREA PLAN				
C-500	STORM DRAINAGE AREA PLAN				
C-501	EXTRENAL STORM DRAINAGE AREA PLAN				
C-600	PONDING PLAN				
C-900	SEDIMENT-EROSION PLAN				

2023-08-31 CITY PLAN No. 1898⁻ REVISED AS PER CITY COMM CITY FILE No. D07-16-22-008

	SAN STRUCTURE TABLE							
	NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DES	
	EXMH1A	86.43	E83.993		N83.963		1200ø C	
	EXMH2A	86.44	S84.146		W84.116		1200ø C	
	EXMH03A	86.58			N84.408		1200ø C	
	EXMH9A	86.57			NW84.453		1200ø C	
	EXSANMH	84.70	S83.840				1200ø C	
	MH1A	86.28	W83.914 S83.894		N83.894		1200ø C	
	MH2A	86.66	SW84.330		N84.310		1200ø C	
	MH4A	86.50	S84.113		E84.093		1200ø C	
	MH5A	86.38	W84.033 S84.073		E84.013		1200ø C	
	MH7A	86.53	S84.123		N84.103		1200ø C	
	MH8A	86.67	S84.165		N84.145		1200ø C	
	MH11A	86.62			N84.324		1200ø C	
	MH28A	86.68	NW84.435 SE84.435		NE84.415		1200ø C	
1	MH29A	86.69	W84.559		SE84.499		1200ø C	

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTI	ON
CBMH01	86.27	W82.995		E82.975		1200ø OPSD 7	/01.010
CBMH02	86.12	E83.843 S83.394		N83.374		1200ø OPSD 7	/01.010
CBMH03	86.40			E83.121		1500Ø OPSD 7	701.01
CBMH04	86.27	W83.068		E83.048		1200ø OPSD 7	/01.01
CBMH05	86.40	W82.932		S82.912		1500Ø OPSD 7	701.01
CBMH09	86.13	W84.594		S83.500		1200ø OPSD 7	/01.01
CBMH14	86.40			W83.834		1200ø OPSD 7	/01.01
CBMH20	86.13			W83.956		1200ø OPSD 7	/01.01
EXCBMH11	86.55	W82.454 S82.423		E82.423		1200ø OPSD 7	/01.01
EXCBMH12	83.92			E82.621		1200ø OPSD 7	/01.01
EXMH1	86.39	W82.266 E82.145		N82.015		1200ø OPSD 7	/01.01
EXMH49	86.63	W84.590		N82.577		1200ø OPSD 7	/01.01
EXMH50	86.48	S82.315		W82.285		1200ø OPSD 7	/01.01
EXMH51	83.19	S81.821				1200ø OPSD 7	/01.01
MH10	86.66	SW83.168 SE83.213		N83.063		1200ø OPSD 7	/01.01
MH11	86.44	E83.738		N83.408		1200ø OPSD 7	/01.01
MH12	86.38			N83.774		1200ø OPSD 7	/01.01
MH16	86.67	S82.917		N82.434		1200ø OPSD 7	701.01
MH17	86.56	S83.190 W82.335		E82.355		1200ø OPSD 7	/01.01
MH18	86.17	W83.317 S83.242		NE83.212		1200ø OPSD 7	/01.01
MH19	86.54	N84.793		E83.498		1200ø OPSD 7	⁷ 01.01
MH21	86.28	S83.670 W83.986 N83.670		E83.610		1200ø OPSD 7	701.01
MH22	86.23	E84.666 NW84.711		S83.681		1200ø OPSD 7	/01.01
MH25	86.55	SW84.378 E83.512 NW83.512		NE83.461		1200ø OPSD 7	/01.01
MH26	86.23	S83.674		NW83.341		1200ø OPSD 7	/01.01
MH75	88.91	W83.987 E83.987		N83.403		1200ø OPSD 7	701.01



WATERMAIN SCHEDULE

Description

Station

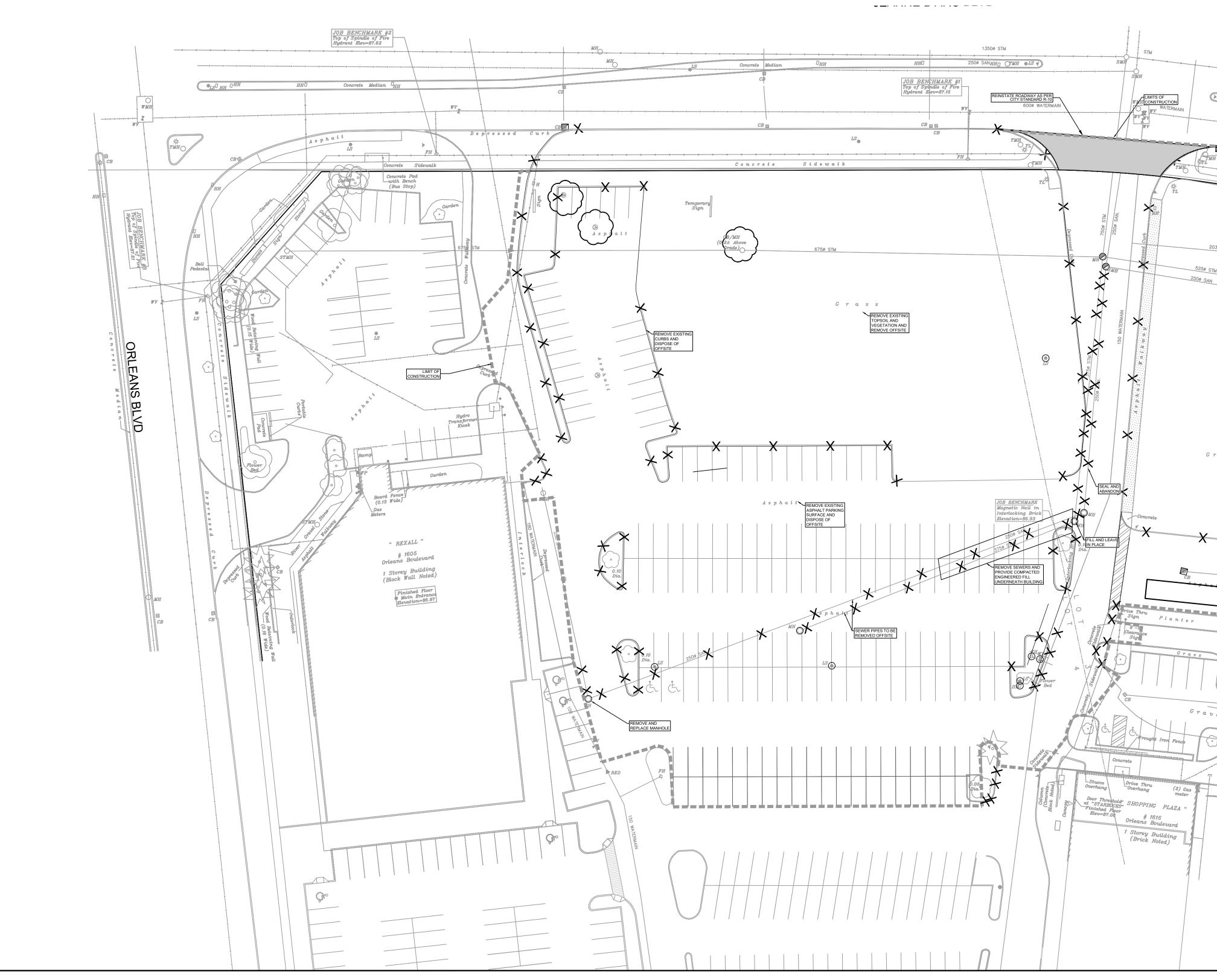
Finished

Grade

Top of As Built

Waterain Waterain

Det North	NORTH AMERICA		
	COPYRIGHT This drawing has been prepared solely for the intended use, reproduction or distribution for any purpose other than authorized by forbidden. Written dimensions shall have precedence over scaled contractors shall verify and be responsible for all dimensions and the job, and IBI Group shall be informed of any variations from the conditions shown on the drawing. Shop drawings shall be submitted for general conformance before proceeding with fabrication is a member of the IBI Group of companies IBI Group Professional Services (Canada is a member of the IBI Group of companies ISSUES No. DESCRIPTION 1 ISSUED FOR CITY REVIEW 2 REVISED AS PER NEW SITE PLAN 3 REVISED AS PER CITY COMMENTS	y IBI Group is I dimensions. conditions on limensions and to IBI Group ion.	
	SEE 010, 011, 012 FOR NOTES, LEGEND, CB TAE STREET SECTIONS AND DETAILS		
	North American Development Group Site Plan Architect: Q4 Architects Inc. Surveyor: Fairhall, Moffatt and Woodland Ltd. Geotechnical: Paterson Group Traffic: IBI Group Electrical: Hammerschlag & Joffe Inc. Landscape: Levstek Consultants Inc.		Plotted: Friday, May 24, 2024 10:29:31 AM by Eric Henrie
	1:400	om om	
	IBI GROUP 400 - 333 Preston Street Ottawa ON K1S 5N4 Canada tel 613 225 1311 fax 613 225 ibigroup.com PROJECT ORLEANS GARDEN	9868	File Location: J:/122764_OrInsGardens/7.0_Production/7.3_Design/04_Civit/Sheets/C-001 GENERAL PLAN OF SERVICES.dwg Last Saved: May 24, 2024, by EHenrie 0.18981 CITY FILE No. D07-16-22-008
	1615 ORLEANS BOULEVARPROJECT NO: 122764DRAWN BY: A.B. / E.H.CHECKED BY D.G.Y.PROJECT MGR: R.M.APPROVED B D.G.Y.SHEET TITLE	RD : Y:	ile Location: J:/122764_OrInsGardens/7.0_Production/7 0. 18981 CITY FILE N
	GENERAL PLAN OF SER	ISSUE	SCALE CHECK File Location: J:1 T In NO. 18981



REMOVALS LEGEND

- O REMOVAL
- Ø ADJUST MANHOLE, VALVES
- ADJUST CATCH BASIN
- ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR \bigcirc
- REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS Х
- PLUG

		Project North	NORTH AMERICAN DEVELOPMENT GROUP
	DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.		
	FULL DEPTH ASPHALT REMOVAL		COPYRIGHT
	AREA TO BE CLEARED		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
	AND GRUBBED REMOVAL OF BUILDINGS, FOUNDATIONS,		for general conformance before proceeding with fabrication. IBI Group Professional Services (Canada) Inc. is a member of the IBI Group of companies
	SEPTIC SYSTEM AND WELL REMOVALS OF CONCRETE/		ISSUES No. DESCRIPTION DATE
	ASPHALT SIDEWALK		1ISSUED FOR CITY REVIEW2023-02-062REVISED AS PER NEW SITE PLAN2023-09-063REVISED AS PER CITY COMMENTS2024-05-24
0 0	-8		SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS
	Concrete Median HH ian		ATTING LADDO
Edge MH of Asphalt			
Asphali Concrete	p Stdewolk		CONSULTANTS Project Coordinator: North American Development Group
			Site Plan Architect: Q4 Architects Inc.
203ø WATERMAIN			Surveyor: Fairhall, Moffatt and Woodland Ltd.
ЗТМ			Geotechnical: Paterson Group
			Traffic: IBI Group
G	rass		Electrical: Hammerschlag & Joffe Inc.
			Landscape: Levstek Consultants Inc.
			1:400 4 12 20m 4 12 20m
			SEAL
	500 SAN 525# STM 203# WATERMAIN S		PROFESSIONAL ENG
rass	2500 201 202 201		$\square D. $ $\textcircled{C}. Yannoulopoulos \overleftarrow{a}$
	2000		BOL NCE OF ONTARIO
X			
a / 4			
	B o a r d		
Sign Color			IBI GROUP 400 – 333 Preston Street Ottawa ON K1S 5N4 Canada tel 613 225 1311 fax 613 225 9868 ibigroup.com
A contraction of the contraction	Cedar Hedge 1.0 Wide		PROJECT ORLEANS GARDENS
- En			1615 ORLEANS BOULEVARD PROJECT NO:
			122764 DRAWN BY: CHECKED BY:
Asphalt			A.B. / E.H.D.G.Y.PROJECT MGR:APPROVED BY:
			R.M. D.G.Y. SHEET TITLE REMOVAL PLAN
			SHEET NUMBER ISSUE

Is Gardens/7.0_Production/7.3_Design/04_Civil/Sheets/C-002 REM CITY FILE No. D07-16-22-008 SCALE CHECK File Location: J:/12 Tin 10mm O. 18981 CITY PLAN NO. 18981

GENERAL LEGEND

	LIMIT OF CONSTRUCTION
	PHASING LINE
	BARRIER CURB
	MOUNTABLE CURB
	DEPRESSED BARRIER CURB
CONCRETE SIDEWALK	CONCRETE SIDEWALK
	- TACTILE WALKING SURFACE INDICATOR
ASPHALT SIDEWALK	ASPHALT SIDEWALK / PATHWAY
BUS	BUS STOP CONCRETE / ASPHALT
	INTERLOCK AND HARDSCAPING
SERVICING L	EGEND SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
^{МН109} О МН118	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	CURB INLET CATCHBASIN C/W GUTTER GR
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DOUBLE CURB INLET CATCHBASIN C/W GU
DI101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRAT
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNE C/W SOLID GRATE
- C T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W AND INVERT OUT
OT/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBA GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (45 GRATE AND INVERT OUT

O MH118A	SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
^{МН109} О МН118	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 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
DI101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
G ^{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
⊗ ^{∨&∨C}	VALVE AND VALVE CHAMBER
-+	PARK VALVE CHAMBER C/W SERVICE POST
HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200Ø WM RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
Ş	SIAMESE CONNECTION (IF REQUIRED)
M	METER (IF REQUIRED)
(M) (RM)	REMOTE METER (IF REQUIRED)
A	WATERMAIN IDENTIFICATION (IF REQUIRED)
(1)	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
\triangleleft	SINGLE SERVICE LOCATION
\triangleleft	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
USF 101.79	UNDERSIDE OF FOOTING ELEVATION
*****	CLAY SEAL IN SEWER / WATERMAIN TRENCH

LEGEND - FAIRHALL, MOFFATT & WOODLAND LTD.

DIA.	- DIAMETER
Ш СВ	- CATCH BASIN
◯ MH	- MANHOLE
() ₩MH	- WATER MANHOLE
○ ТМН	- TRAFFIC MANHOLE
Ostmh	- STORM MANHOLE
◯ SMH	- SANITARY MANHOLE
○ СВ/МН	- CATHCH BASIN/MANHOLE
$\bowtie \lor \lor$	- WATER VALVE
.	- SIGN
\bigcirc	- GAS METER
*	- TRAFFIC LIGHT
ф FH	- FIRE HYDRANT
🛛 H	- HAND HOLE
	- BORE HOLE
	- BOLLARD
● LS	- LAMP STANDARD
No.	- CONIFEROUS TREE
\bigcirc	- DECIDUOUS TREE
Ġ.	- HANDICAPED PARKING
W	- WATER
—UH—	- UNDERGROUND HYDRO
—UB—	- UNDERGROUND BELL
—-G—	- GAS
—ST—	- STORM SEWER
—S—	- SANITARY
	- CURB
	- INTERLOCKING BRICK

R	El	M	٥

\bigcirc	REMOVA
\oslash	ADJUST
\square	ADJUST
\bigcirc	ADJUSTI HYDRO /
Х	REMOVE WATERN

	ADJUST
\bigcirc	ADJUSTN HYDRO A
Х	REMOVE WATERM
ĺ	PLUG

CATCHBASIN DATA TABLE									
STRUCTURE ID	STORM AREA ID	STRUCTURE		ELEVATION			OUTLET PIPE		
			FRAME & COVER	TOP OF GRATE	INVERT		DIAMETER	TVDE	
					INLET	OUTLET	(mm)	TYPE	
CB03	CB03	OPSD 705.010	S19	86.30		84.73	375	PVCDR35	
CB06	EXMH11	OPSD 705.010	S19	86.16		84.76	200	PVCDR35	
CB07		OPSD 705.010	S19	86.18		84.78	200	PVCDR35	
CB08	CB08	OPSD 705.010	S19	86.13		84.56	375	PVCDR35	
CB12	MH12	OPSD 705.010	S19	86.17		84.77	200	PVCDR35	
CB13		OPSD 705.010	S19	86.17		84.77	200	PVCDR35	
CB15	CB14-3	OPSD 705.010	S19	86.21		84.81	200	PVCDR35	
CB16	СБ14-3	OPSD 705.010	S19	86.21		84.81	200	PVCDR35	
CB17	MH10	OPSD 705.010	S19	86.10		84.70	200	PVCDR35	
CB18		OPSD 705.010	S19	86.11		84.71	200	PVCDR35	
CB19	CB19	OPSD 705.010	S19	86.45		85.05	200	PVCDR35	
EXCB10	EXMH49-2	OPSD 705.010	S19	86.40		84.40	200	PVCDR35	
EXCB103	EX02	OPSD 705.010	S19	85.75		83.75	300	PVCDR35	
EXCB11	EXMH49-1	OPSD 705.010	S19	86.37		84.17	200	PVC DR35	
EXCB14	EXMH49	OPSD 705.010	S19	86.26		84.86	200	PVCDR35	

OVALS LEGEND

VAL
T MANHOLE, VALVES
T CATCH BASIN
TMENT BY BELL OR O APPROVED CONTRACTOR
VE OR ABANDON SEWER, RMAIN, UTILITY, CURB RETURNS

	DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.
	FULL DEPTH ASPHALT REMOVAL
	AREA TO BE CLEARED AND GRUBBED
5	REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK

Pipe Interference Table					
Crossing No.	PIPE 1	PIPE 2	Clearance		
1	STM Bottom 84.825	WM Top 84.111	0.714		
2	WM Bottom 84.026	STM Top 83.161	0.864		
3	SAN Bottom 84.121	WM Top 83.621	0.500		
4	WM Bottom 83.945	STM Top 83.401	0.543		
5	STM Bottom 83.801	WM Top 83.300	0.501		
6	SAN Bottom 84.442	WM Top 83.942	0.500		
7	WM Bottom 84.319	STM Top 83.898	0.421		
8	SAN Bottom 84.080	STM Top 83.583	0.497		
9	STM Bottom 83.601	STM Top 82.970	0.631		
10	SAN Bottom 84.322	STM Top 83.905	0.417		
11	SAN Bottom 84.328	STM Top 84.010	0.318		
12	STM Bottom 84.750	SAN Top 84.194	0.556		
13	STM Bottom 84.709	STM Top 82.744	1.965		
14	STM Bottom 84.720	SAN Top 84.168	0.552		
15	STM Bottom 83.876	STM Top 83.623	0.253		
17	SAN Bottom 83.947	STM Top 82.762	1.185		
18	SAN Bottom 84.378	STM Top 83.737	0.641		
19	SAN Bottom 84.113	STM Top 83.768	0.345		
20	SAN Bottom 83.909	STM Top 82.726	1.183		
21	SAN Bottom 84.122	STM Top 83.431	0.691		
22	SAN Bottom 84.130	STM Top 83.154	0.976		

		NORTH AMERICAN
		DEVELOPMENT GROUP
	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 POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.	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
3.	THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.	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.
4.	THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.	IBI Group Professional Services (Canada) Inc.
5.	THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS	is a member of the IBI Group of companies
	BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.	No.DESCRIPTIONDATE1ISSUED FOR CITY REVIEW2023-02-062REVISED AS PER NEW SITE PLAN2023-09-06
6.	WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.	2 REVISED AS PER NEW SITE PLAN 2023-09-06 3 REVISED AS PER CITY COMMENTS 2024-05-24
7.	SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.	
8.	FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3068-1 PREPARED BY PATERSON GROUP ING.	
9.	FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FAIRHALL, MOFFATT & WOODLAND LIMITED BENCHMARK BASED ON CANNET VIRTUAL REFERENCE SYSTEM NETWORK.	
	FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY Q4 ARCHITECTS INC.	
	FOR NOISE ATTENUATION PLAN REFER TO N1 PREPARED BY IBI GROUP THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES	SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS
	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.	une une la contra contr
14.	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.	ARANE DARC S.
15.	REFER TO DRAWING C-011 FOR ROADWAY CROSS SECTIONS (IF APPLICABLE).	Connections and a second secon
16.	THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.	COANTRY VALK BES SAPING ES SAPING ES SAPING ES SAPING
17.	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.	CONSULTANTS
18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.	Project Coordinator: North American Development Group
19.	ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.	Site Plan Architect:
20.	SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.	Q4 Architects Inc.
21.	UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS; -WATERMAINS TO BE PVC DR18	Surveyor: Fairhall, Moffatt and Woodland Ltd.
	-WATERMAINS TO BE PVC DR18 -SANITARY SEWER TO BE PVC DR35 -PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE -STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35 -STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER	Geotechnical: Paterson Group
22.	ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.	Traffic: IBI Group
23.	ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.	Electrical:
	ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.	Hammerschlag & Joffe Inc.
	ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED. ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES	Landscape: Levstek Consultants Inc.
27	WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.	
	ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'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.	
29.	UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.	SEAL
30.	INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).	□D. 6. Yannoulopoulos 7
31.	ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.	
32.	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).	PROLINCE OF ONTARIO
33.	THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.	VCE OF UN
34.	TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.	
35.	ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL	
36.	ENGINEER. ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.	
37.	UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.	

ROADWAY STRUCTURE:

CAR ONLY PA	RKING AREA :(500mm)	
50mm 150mm 300mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE - OPSS GRANULAR "A" CRUSHED STONE - OPSS GRANULAR "B" TYPE II	
PRIVATE ROA	DWAY & MAIN DRIVE AISLE ROADS :(690mm)	
40mm 50mm 150mm 450mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE - SUPERPAVE 19.0 ASPHALTIC CONCRETE - OPSS GRANULAR "A" CRUSHED STONE - OPSS GRANULAR "B" TYPE II	

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1615 ORLEANS BOULEVARD

GENERAL NOTES, LEGEND AND

CB DATA TABLE

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CHECKED BY: **R.M./D.G.Y.**

APPROVED BY:

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D.G.Y.

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PROJECT NO: 122764

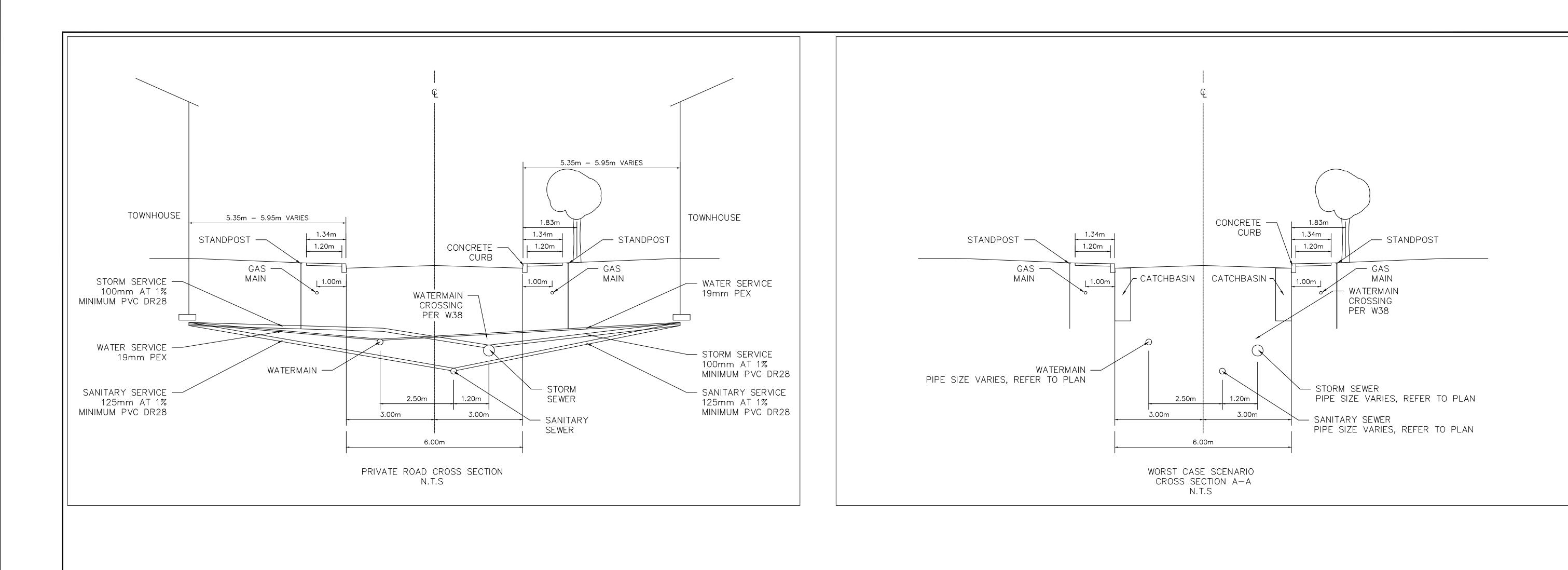
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 CITY FILE No. D07-16-22-008

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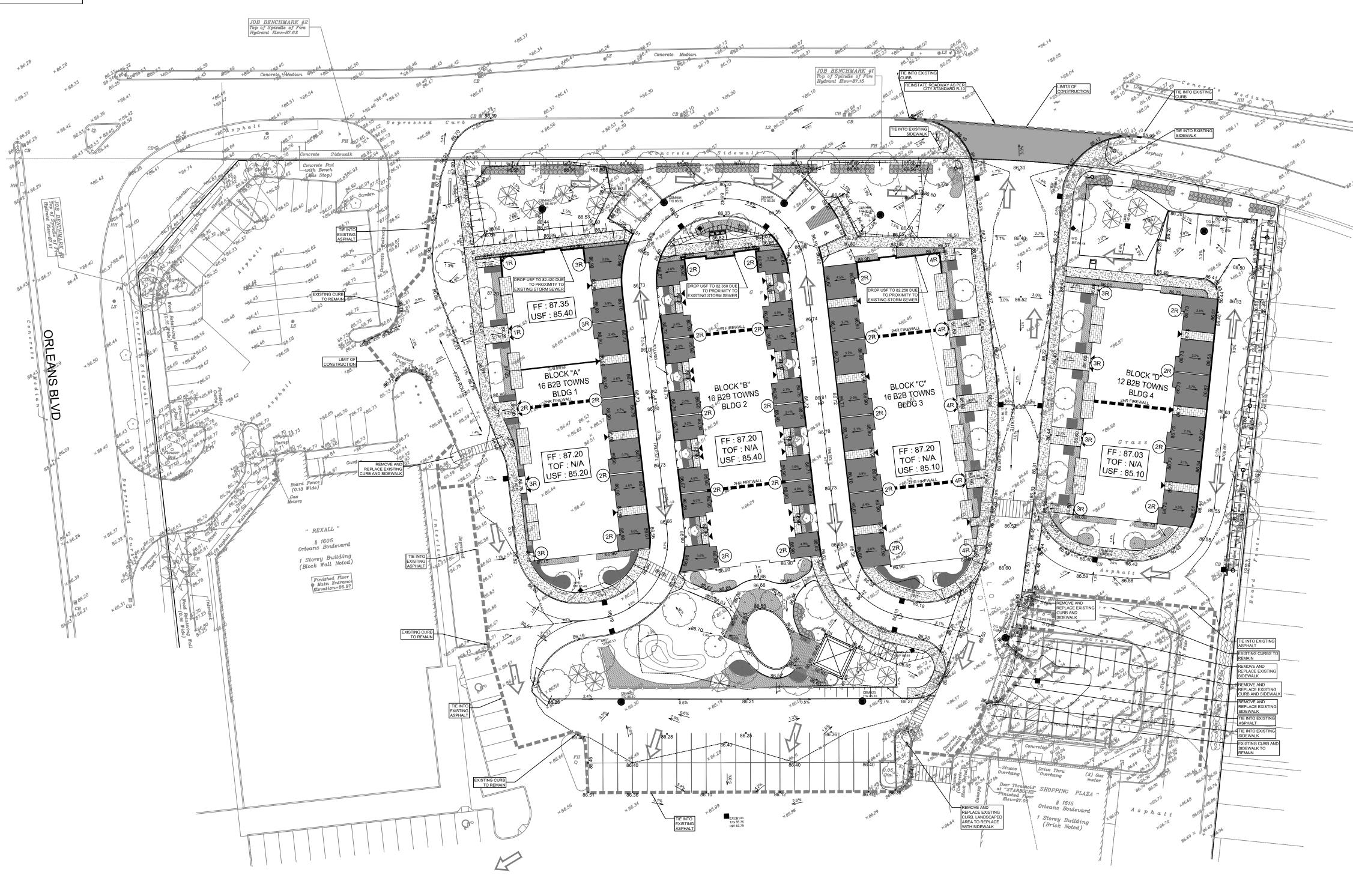
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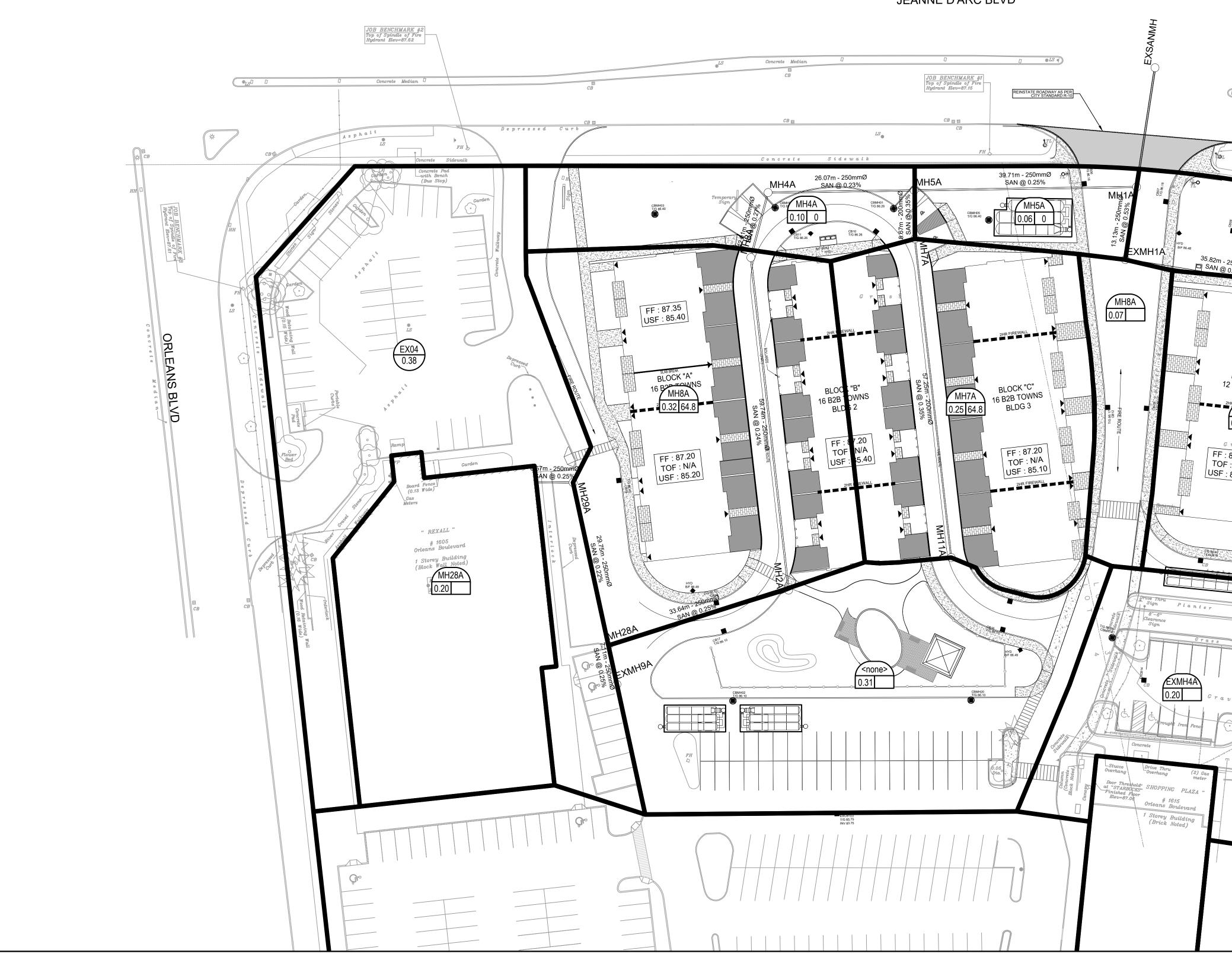
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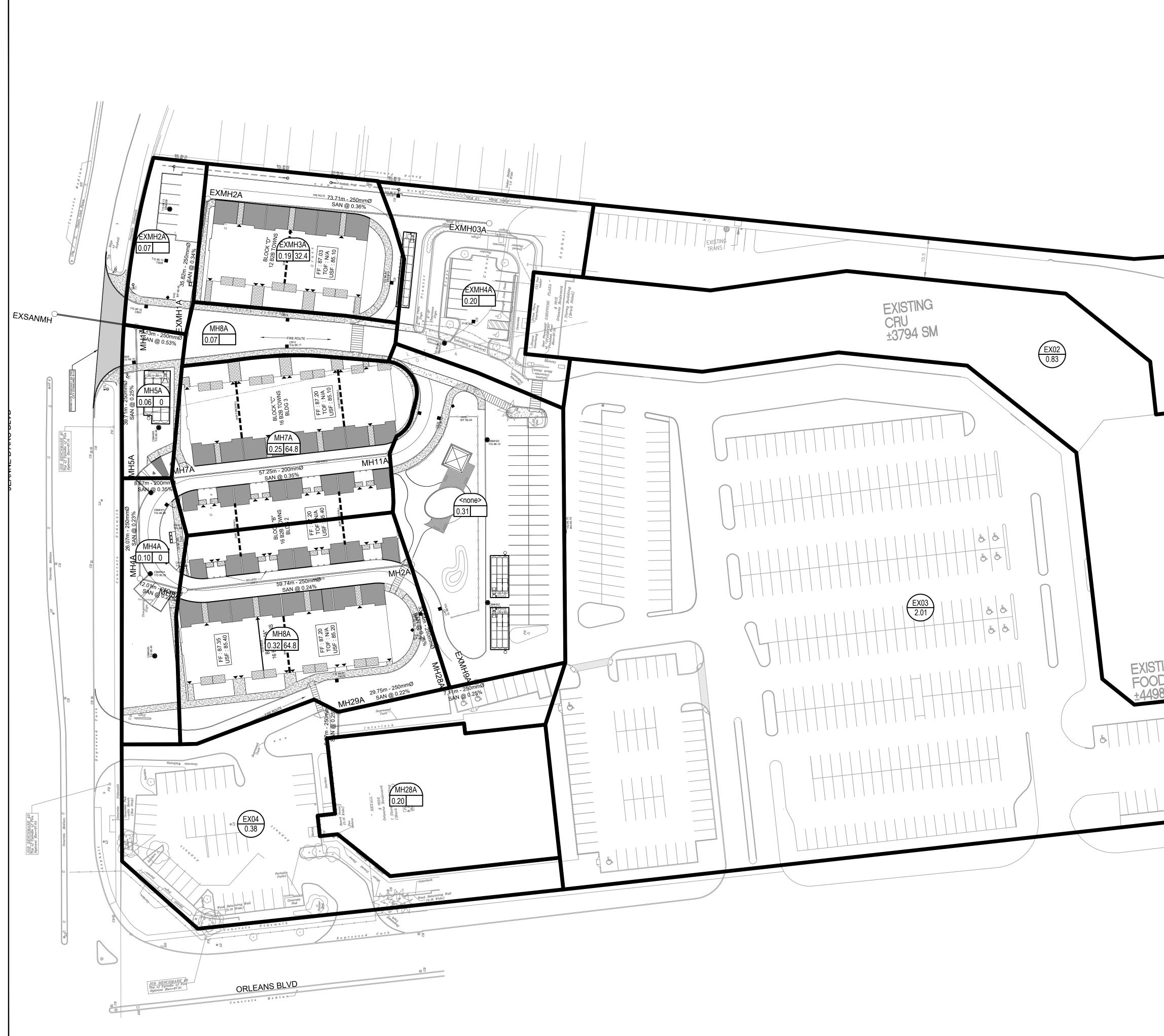
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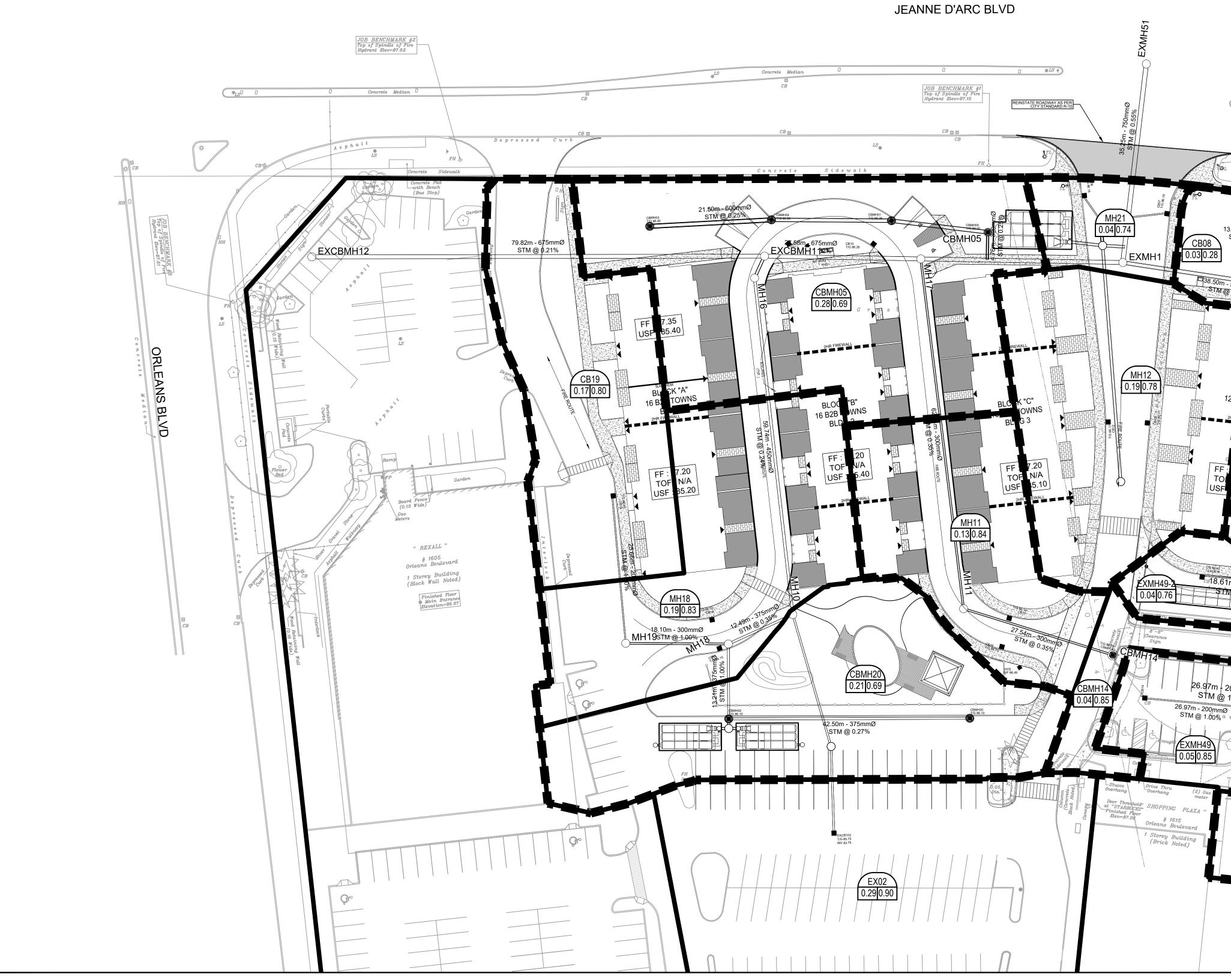
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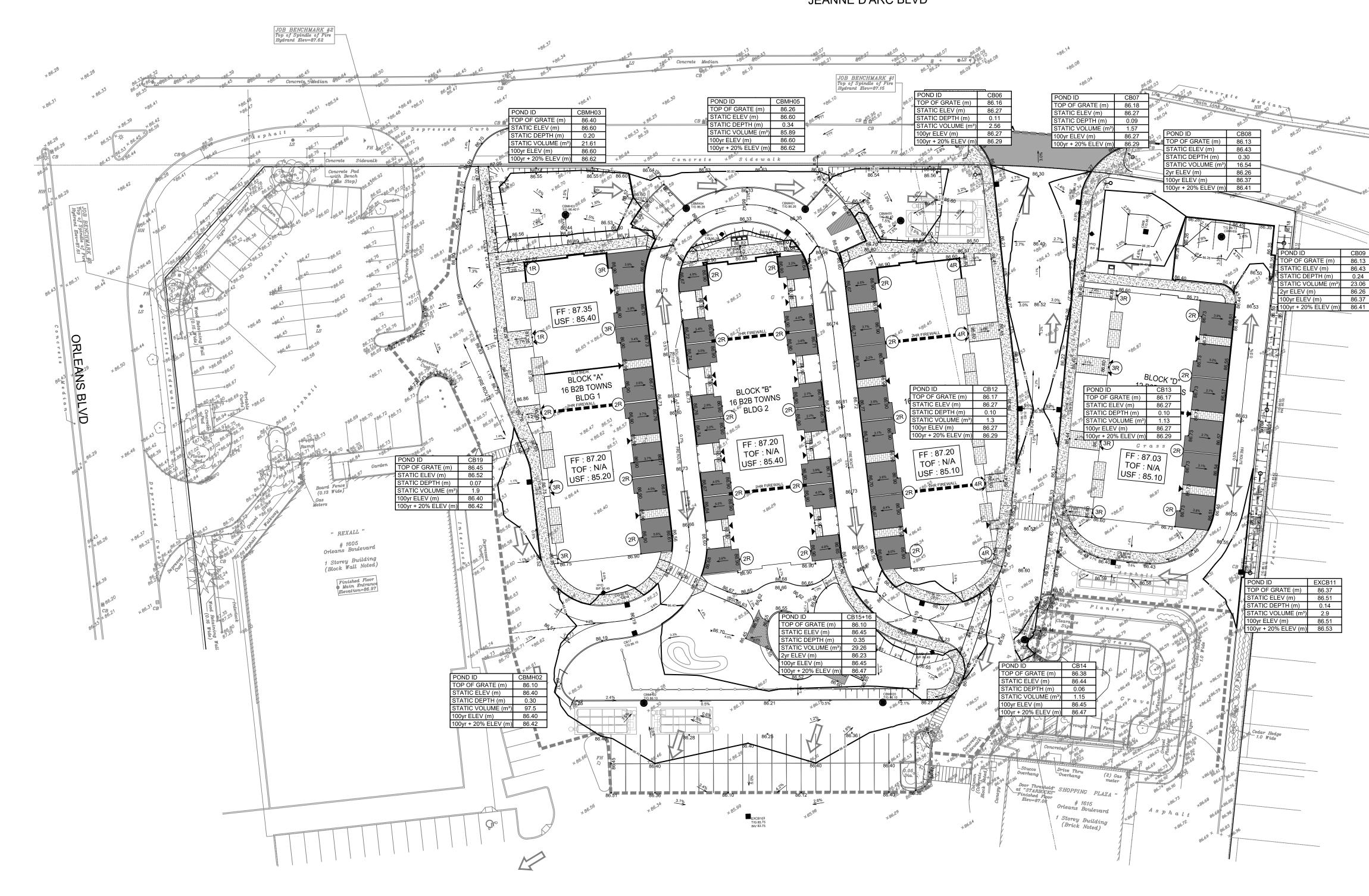
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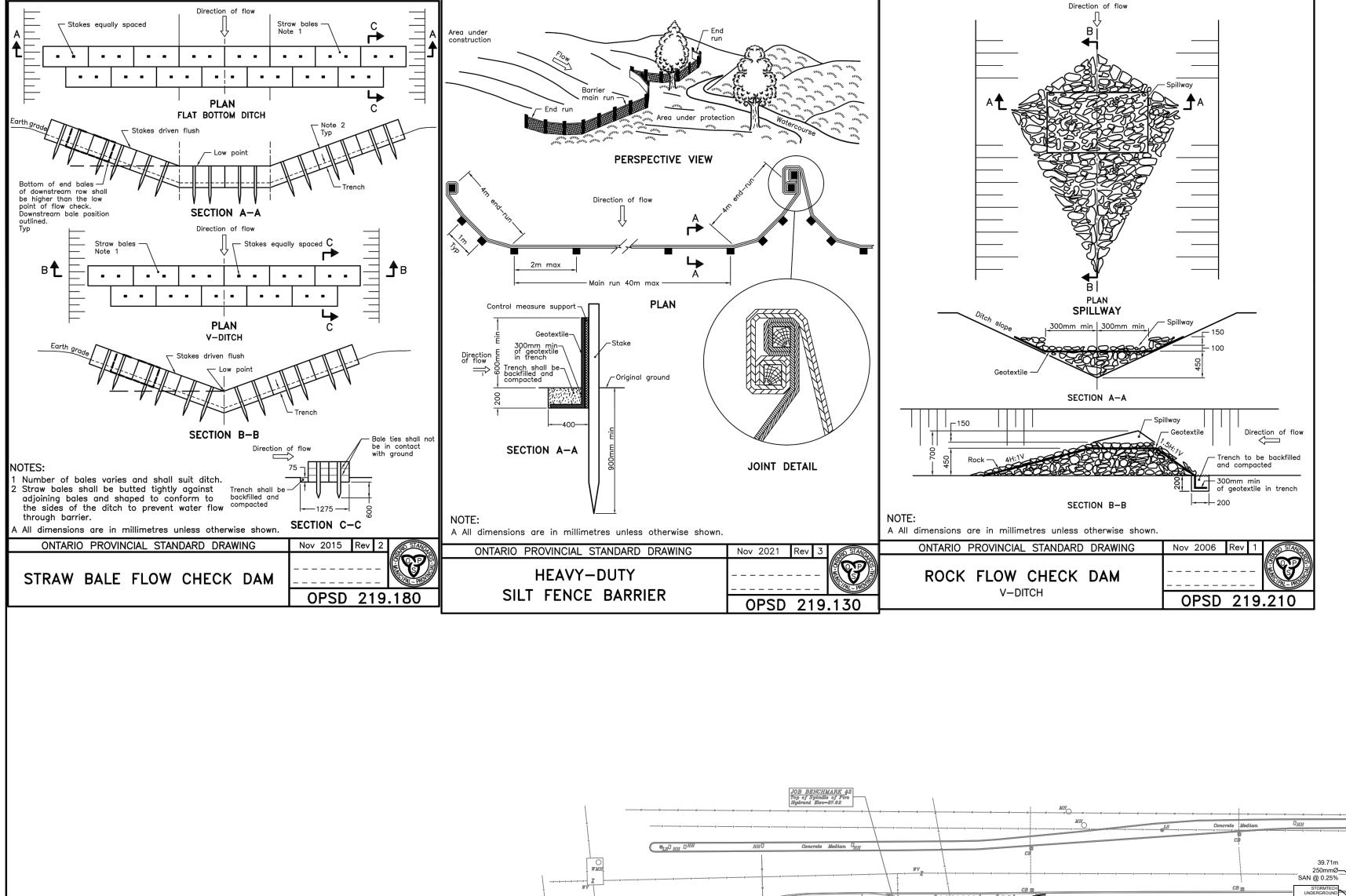
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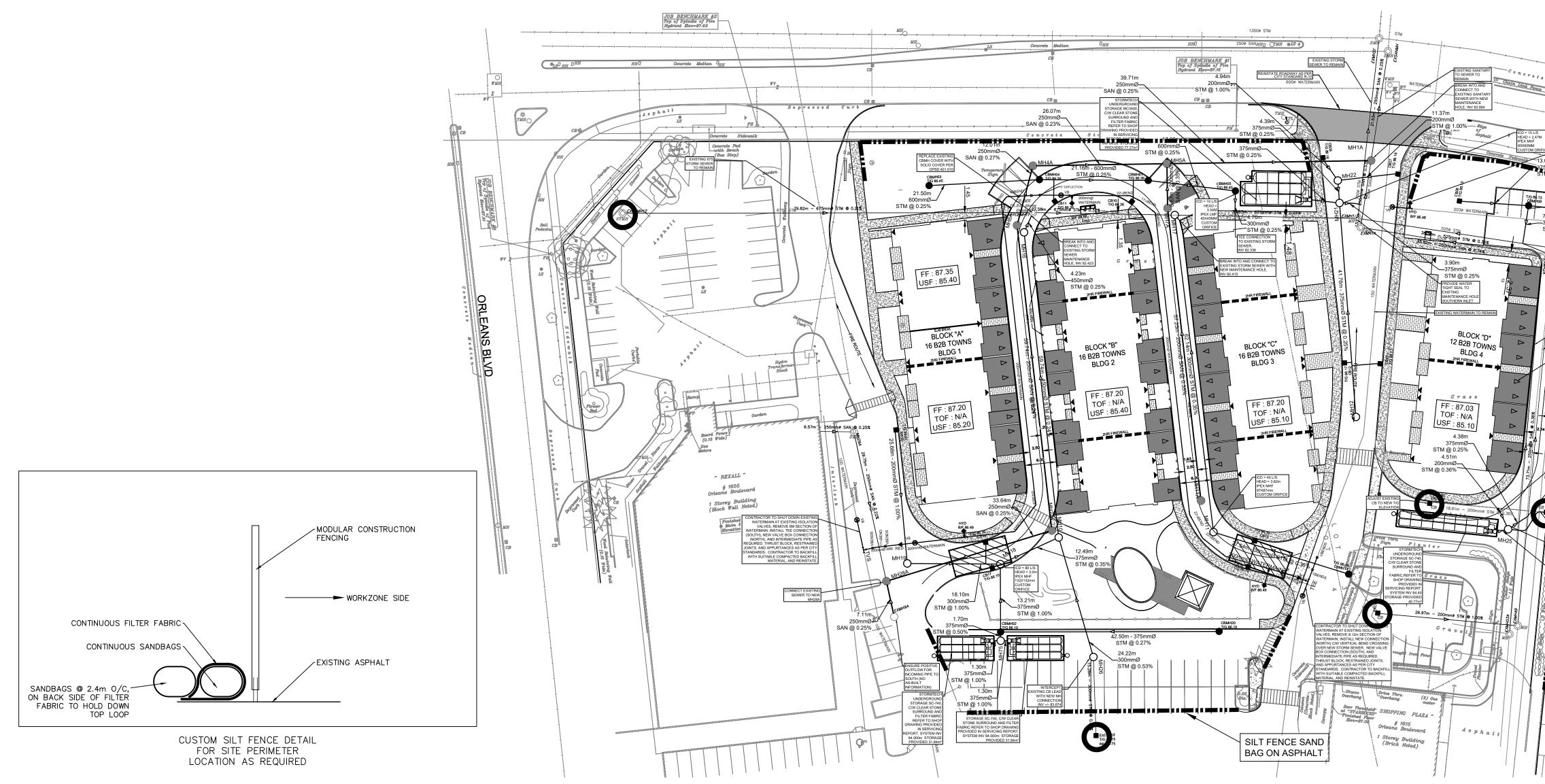
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NOTES:

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

JEANNE D'ARC BLVD

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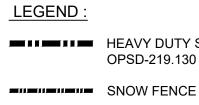
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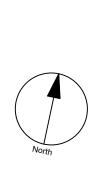
HEAVY DUTY SILT FENCE AS PER OPSD-219.130

> 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



CLIENT NORTH AMERICAN DEVELOPMENT GROUP

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ISSUES DESCRIPTION DATE No. 2023-02-06 ISSUED FOR CITY REVIEW REVISED AS PER NEW SITE PLAN 2023-09-06

2024-05-24

3 REVISED AS PER CITY COMMENTS

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

LEGEND

Project Coordinator: North American Development Group

Site Plan Architect: Q4 Architects Inc.

Surveyor: Fairhall, Moffatt and Woodland Ltd.

Geotechnical: Paterson Group

Traffic: IBI Group

Electrical: Hammerschlag & Joffe Inc.

andscape: Levstek Consultants Inc.

1:500

SEAL

2024/05/24



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PROJECT ORLEANS GARDENS

1615 ORLEANS BOULEVARD

PROJECT NO: 122764

DRAWN BY: CHECKED BY: A.B. / E.H. R.M./D.G.Y. PROJECT MGR: APPROVED BY: R.M. D.G.Y.

SHEET TITLE SEDIMENT-EROSION PLAN

SHEET NUMBER

ISSUE C-900 3

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