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PHOENIX HOMES

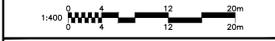
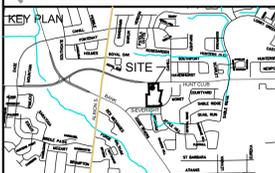
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.04.18
2	REVISED PER CITY COMMENTS	2024.07.31
3	REVISED PER CITY COMMENTS	2024.08.13

NOT FOR CONSTRUCTION

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



SEAL



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ARCADIS
333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
LARGA BAFFIN

1452-1470 HUNT CLUB RD.
1525-1545 SEIVERIGHT AVE.

PROJECT NO:
126884
DRAWN BY: D.D. **CHECKED BY:** A.B.
PROJECT MGR: D.G.Y. **APPROVED BY:** D.G.Y.

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER **ISSUE**
C-000 **3**

File Location: J:\126884_Phoenix_Homes\Home7_0_Production\03_Design\04_Civil\Sheets\C-000_EXISTING CONDITIONS.dwg Last Sheet: June 10, 2024, by ddbore Plotted: Tuesday, August 13, 2024 11:10:19 AM by Denis Dore
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 D07-XX-XX-XXXX

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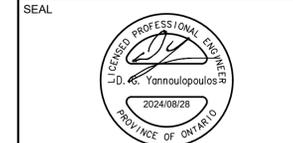
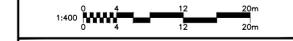
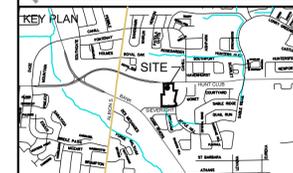
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1	ISSUED FOR SPA	2024.04.16
2	REVISED PER CITY COMMENTS	2024.07.30
3	REVISED PER CITY COMMENTS	2024.08.13
4	REVISED PER CITY COMMENTS	2024.08.29

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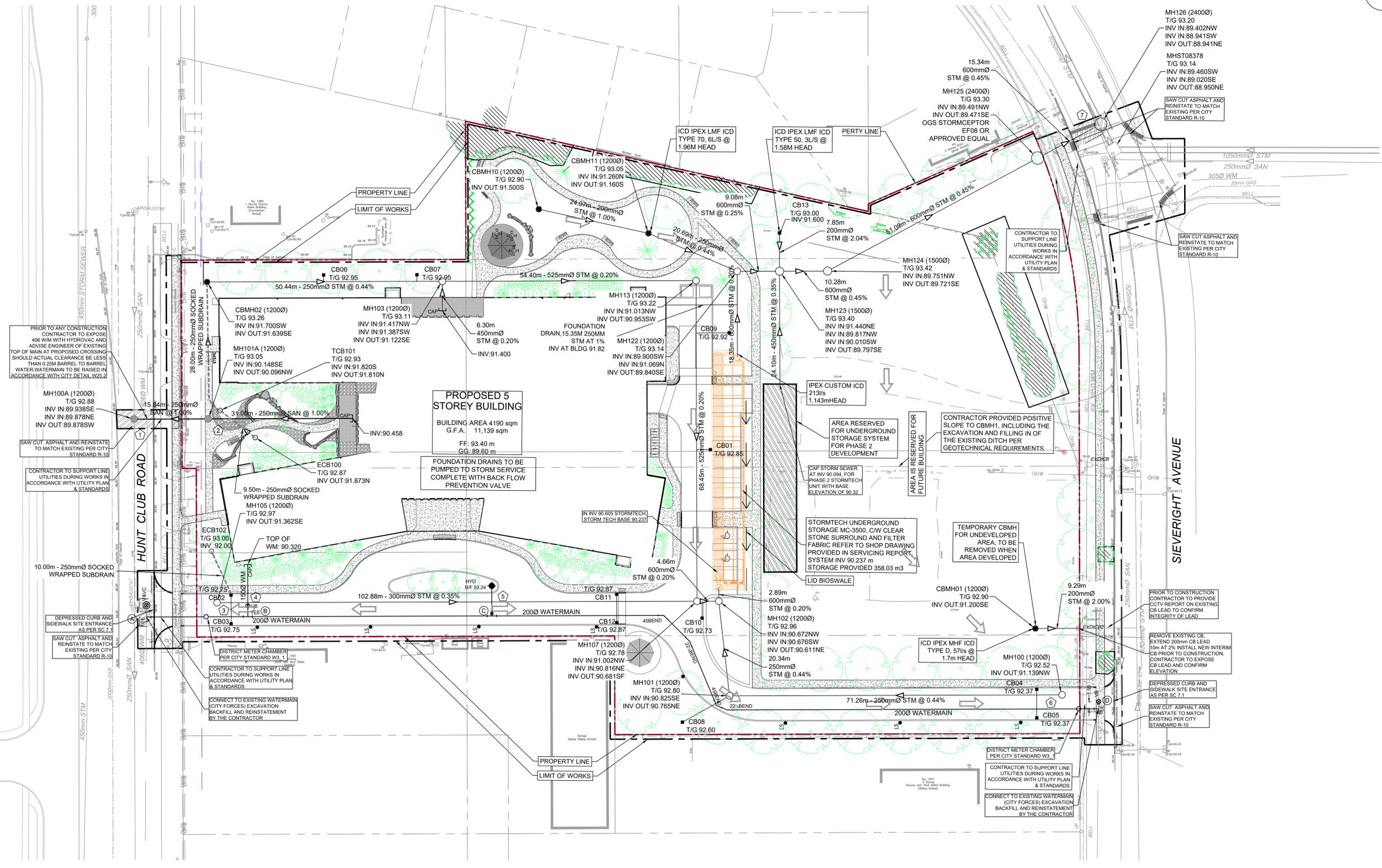
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SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER C-001 **ISSUE** 4



WATERMAIN SCHEDULE

Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00	TEE CONNECT TO EXISTING 406mmØ	92.840	90.340	2.50
	0+010.81		92.953	90.453	2.50
	0+012.80	DISTRICT METER CHAMBER	92.885	90.385	2.50
B	0+021.75	BUILDING TEE	92.844	90.344	2.50
	0+074.07	HYDRANT TEE	93.054	90.554	2.50
C	0+110.90	45 BEND	92.904	90.404	2.50
	0+118.76	22.5 BEND	92.876	90.376	2.50
	0+133.59	45 BEND	92.707	90.207	2.50
	0+136.09	22.5 BEND	92.706	90.206	2.50
	0+211.45	DISTRICT METER CHAMBER	92.619	90.119	2.50
D	0+215.73	TEE CONNECT TO EXISTING 305mmØ	92.534	90.034	2.50

CROSSING SCHEDULE

1	EX 406 WM Ø 0.3m CLEARANCE OVER 2500 SAN
2	2500 STM 1.56m CLEARANCE OVER 2500 SAN
3	2000 STM 1.10m CLEARANCE OVER 2000 WM
4	300Ø STM 1.21m CLEARANCE OVER 2000 WM
5	300Ø STM 0.60m CLEARANCE OVER 2000 WM
6	250Ø STM 1.00m CLEARANCE OVER 2000 WM
7	300Ø WM 0.5m CLEARANCE OVER 600Ø STM

REVISED 2024-08-12

PRIOR TO ANY CONSTRUCTION CONTRACTOR TO EXPOSE 406 WM WITH HYDROVAC AND ADVISE ENGINEER OF EXISTING TOP OF MAIN AT PROPOSED CROSSING SHOULD ACTUAL CLEARANCE BE LESS THAN 0.25M BARREL TO BARREL WATER MAIN TO BE RAISED IN ACCORDANCE WITH CITY DETAIL W25.2

CONTRACTOR TO SUPPORT LINE UTILITIES DURING WORKS IN ACCORDANCE WITH UTILITY PLAN & STANDARDS

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CONTRACTOR TO EXPOSE CB LEAD AND CONFIRM ELEVATION

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 Last Saved: August 29, 2024, 2:00:04 PM by Dore, J.
 Scale: 1:1
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GENERAL LEGEND

	LIMIT OF CONSTRUCTION
	PHASING LINE
	BARRIER CURB
	MOUNTABLE CURB
	DEPRESSED BARRIER CURB
	CONCRETE SIDEWALK
	TACTILE WALKING SURFACE INDICATOR
	ASPHALT SIDEWALK / PATHWAY
	BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

	MH118A 200mm SAN	SANITARY MANHOLE
	MH109	SANITARY SEWER
	MH118	STORM MANHOLE
	825mm STM	STORM SEWER - LESS THAN 9000
	900mm STM	STORM SEWER - 9000 AND GREATER
	2000 WATERMAIN	WATERMAIN
	CS100 TIG 104.10	STREET CATCHBASIN C/W TOP OF GRATE
	CICB101 GG 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100 TIG 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
	DCICB101 GG 104.25	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	D101 TIG 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
	CBM101 TIG 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
	RYCB TIG 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	TIG 104.35 RV 103.35	REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.50 RV 103.50	REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.35 RV 103.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (4500) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.35 RV 103.35	REAR YARD "THREE WAY" CATCHBASIN (4500) C/W TOP OF GRATE AND INVERT OUT
	300mm CSP	PERFORATED REAR YARD SUBDRAIN
	300mm CSP	CSP CULVERT C/W DIAMETER
	V8VB	VALVE AND VALVE BOX
	V8VC	VALVE AND VALVE CHAMBER
	PVC	PARK VALVE CHAMBER C/W SERVICE POST
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	2 BENDS	WATERMAIN REDUCER
	2 BENDS	VERTICAL BEND LOCATION
	S	SIAMASE CONNECTION (IF REQUIRED)
	M	METER (IF REQUIRED)
	RM	REMOTE METER (IF REQUIRED)
	AN	WATERMAIN IDENTIFICATION (IF REQUIRED)
	LS	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	MB	SINGLE SERVICE LOCATION
	W	DOUBLE SERVICE LOCATION
	AC	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	101.79	UNDERSIDE OF FOOTING ELEVATION
	C/L	CLAY SEAL IN SEWER / WATERMAIN TRENCH

Notes & Legend (ANNIS, O'SULLIVAN, VOLLEBEKK LTD.)

	Denotes	Survey Monument Planted
		Survey Monument Found
	SIB	Standard Iron Bar
	SSIB	Short Standard Iron Bar
	IB	Iron Bar
	CP	Concrete Pin
	(WIT)	Witness
	Acc.	Accepted
	(AOG)	Annis O'Sullivan Vollebekk Ltd.
	(PI)	(AOG) Plan of Survey dated September 17, 2020
		Deciduous Tree
		Coniferous Tree
		Shrub
	FH	Fire Hydrant
	WV	Water Valve
	SP	Water Stand Post
	MH+ST	Maintenance Hole (Storm Sewer)
	MH+S	Maintenance Hole (Sanitary)
	MH	Maintenance Hole (Unidentified)
	VC	Valve Chamber (Watermain)
	OW	Overhead Wires
	CB	Catch Basin
	CBi	Catch Basin Inlet
	CSP	Corrugated Steel Pipe
	M-W	Monitoring Well
	V-P	Vent Pipe
	GV	Gas Valve
	GM	Gas Meter
	HM	Hydro Meter
	HH	Handhole
	TB-B	Bell Terminal Box
	TB	Unidentified Terminal Box
	B	Bollard
	S	Sign
	HT	Hydro Transformer
	LW	Lowest Wire
	CW	Closest Wire
	MC	Moveable Curb
	CBRW	Concrete Block Retaining Wall
	SRW	Stone Retaining Wall
	EOA	Edge of Asphalt
	T/G	Top of Grate
	T/P	Top of Pipe
	Elev	Elevation
	Fdn	Foundation
	DH	Deciduous Hedge
	PTW	White Paint Lines
	PVC	Plastic Fence
	CLF	Chain Link Fence
	BF	Board Fence
	P&W	Post and Wire
	G	Gate
	PO-W	Wood Pole
	PO-M	Metal Pole
	UP	Utility Pole
	AN	Anchor
	LS	Light Standard
	MB	Mail Box
	W	Wall Cap
	AC	Air Conditioner
	Ø	Diameter
	+ 05.00	Location of Elevations
	+ 05.00	Top of Concrete Curb Elevation
	+ 05.00	Top of Wall Elevation
	C/L	Centreline
		Property Line

UTILITY NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE 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.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY ARCADIS FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSP. CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

NOTES :

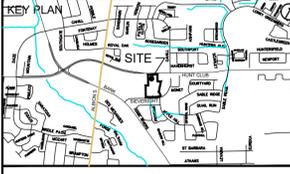
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- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, 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.
- 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.
- 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.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PGS499-1 PREPARED BY PATERSON GROUP.
 - ACCESS LANES AND RAMP**
 - 40 Wear Course - Superpave 12.5 Asphaltic Concrete
 - 50 Binder Course - Superpave 19.0 Asphaltic Concrete
 - 150 BASE - OPSS Granular A Crushed Stone
 - 450 SUBBASE - OPSS Granular B Type II
 - SUBGRADE - Either fill, in situ soil or OPSS Granular B Type I or II material placed over in situ soil or fill.
 - CAR ONLY PARKING AREAS**
 - 50 Wear Course - HL 3 or Superpave 12.5 Asphaltic Concrete
 - 150 BASE - OPSS Granular A Crushed Stone
 - 300 SUBBASE - OPSS Granular B Type II
 - SUBGRADE - Either fill, in situ soil or OPSS Granular B Type I or II material placed over in situ soil or fill.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY AOV BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY DTAH.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE BUILT WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERMANS 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
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.0m 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. WATERMANS ADJACENT TO OPEN STRUCTURES REQUIRES THERMAL INSULATION PER CITY OF OTTAWA STANDARD W23
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS 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.
- 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.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- 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).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 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.
- ALL CURBS TO BE BARRIER TYPE PER CITY STANDARD SC1.1.

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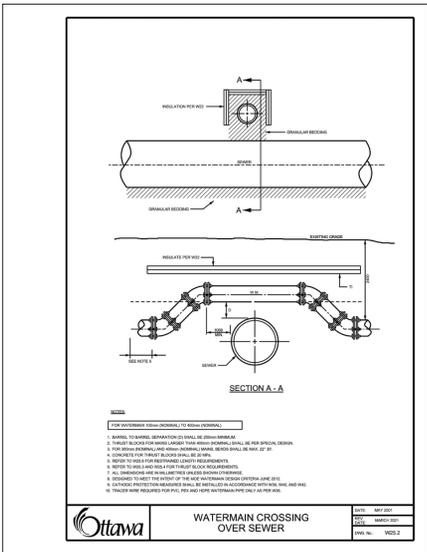


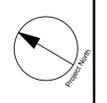
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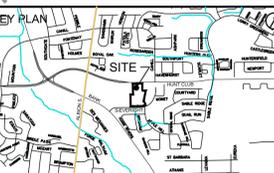
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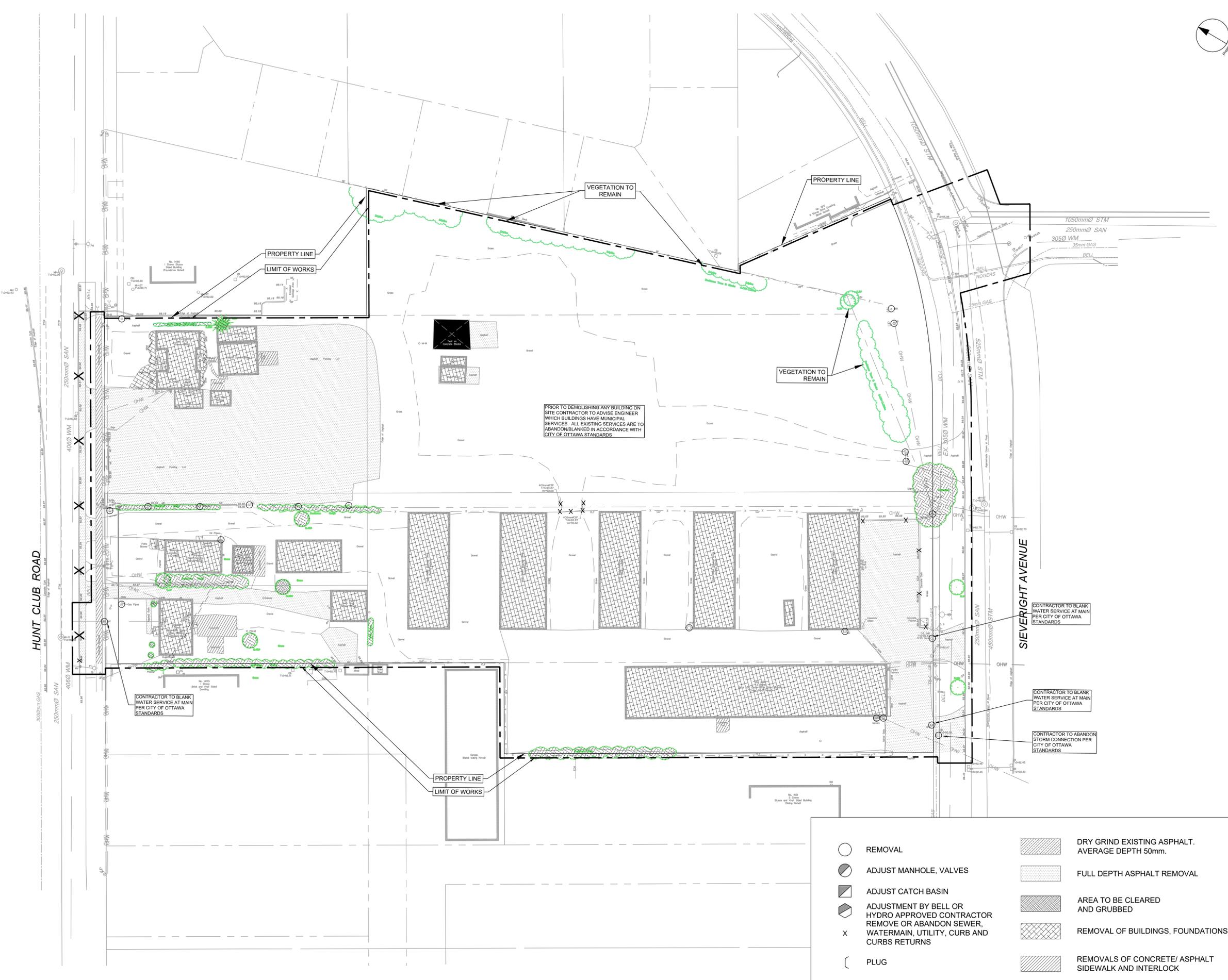
PROJECT
LARGA BAFFIN
 1452-1470 HUNT CLUB RD.
 1525-1545 SEIVERIGHT AVE.

PROJECT NO:
126884

DRAWN BY: D.D.	CHECKED BY: A.B.
PROJECT MGR: D.G.Y.	APPROVED BY: D.G.Y.

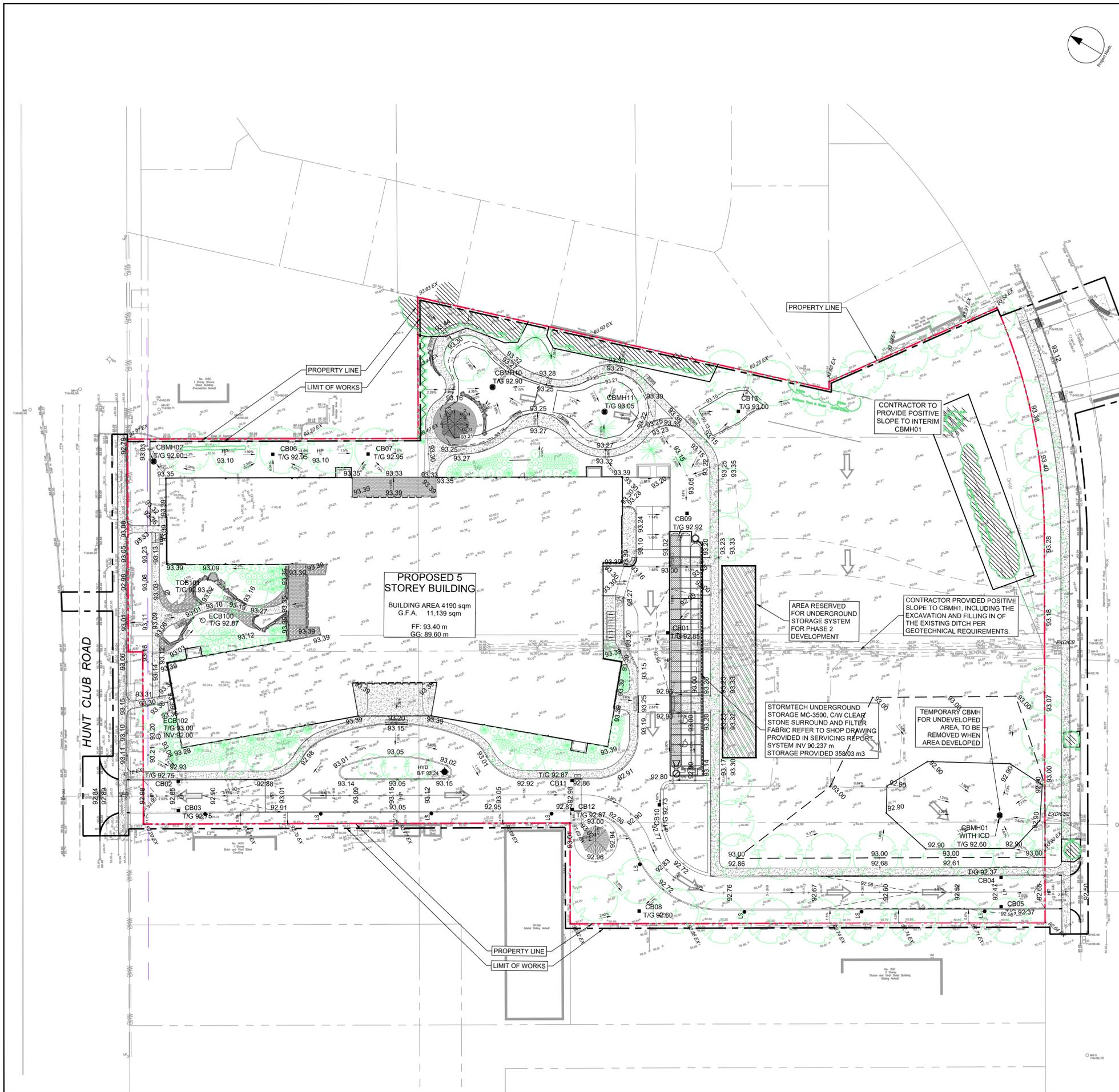
SHEET TITLE
REMOVALS PLAN

SHEET NUMBER C-020	ISSUE 3
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	REMOVAL		DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.
	ADJUST MANHOLE, VALVES		FULL DEPTH ASPHALT REMOVAL
	ADJUST CATCH BASIN		AREA TO BE CLEARED AND GRUBBED
	ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB AND CURBS RETURNS		REMOVAL OF BUILDINGS, FOUNDATIONS
	PLUG		REMOVALS OF CONCRETE/ ASPHALT SIDEWALK AND INTERLOCK

File Location: J:\126884_Phoenix_Homes_Home7_0_Production\03_Design\04_Civil\Sheets\C-020 REMOVALS PLAN.dwg
 Last Saved: June 19, 2024, by ddore
 Plotted: Tuesday, August 13, 2024 11:13:05 AM by Diane Dore
 D07-XX-XX-XXXX
 XXXXX



GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer oververts, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2hr FIREWALL

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PHOENIX HOMES

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.04.16
2	REVISED PER CITY COMMENTS	2024.07.23
3	REVISED PER CITY COMMENTS	2024.08.13

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

1:4000
0 4 8 12 16 20m

SEAL

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PROJECT
LARGA BAFFIN
1452-1470 HUNT CLUB RD.
1525-1545 SEIVERIGHT AVE.

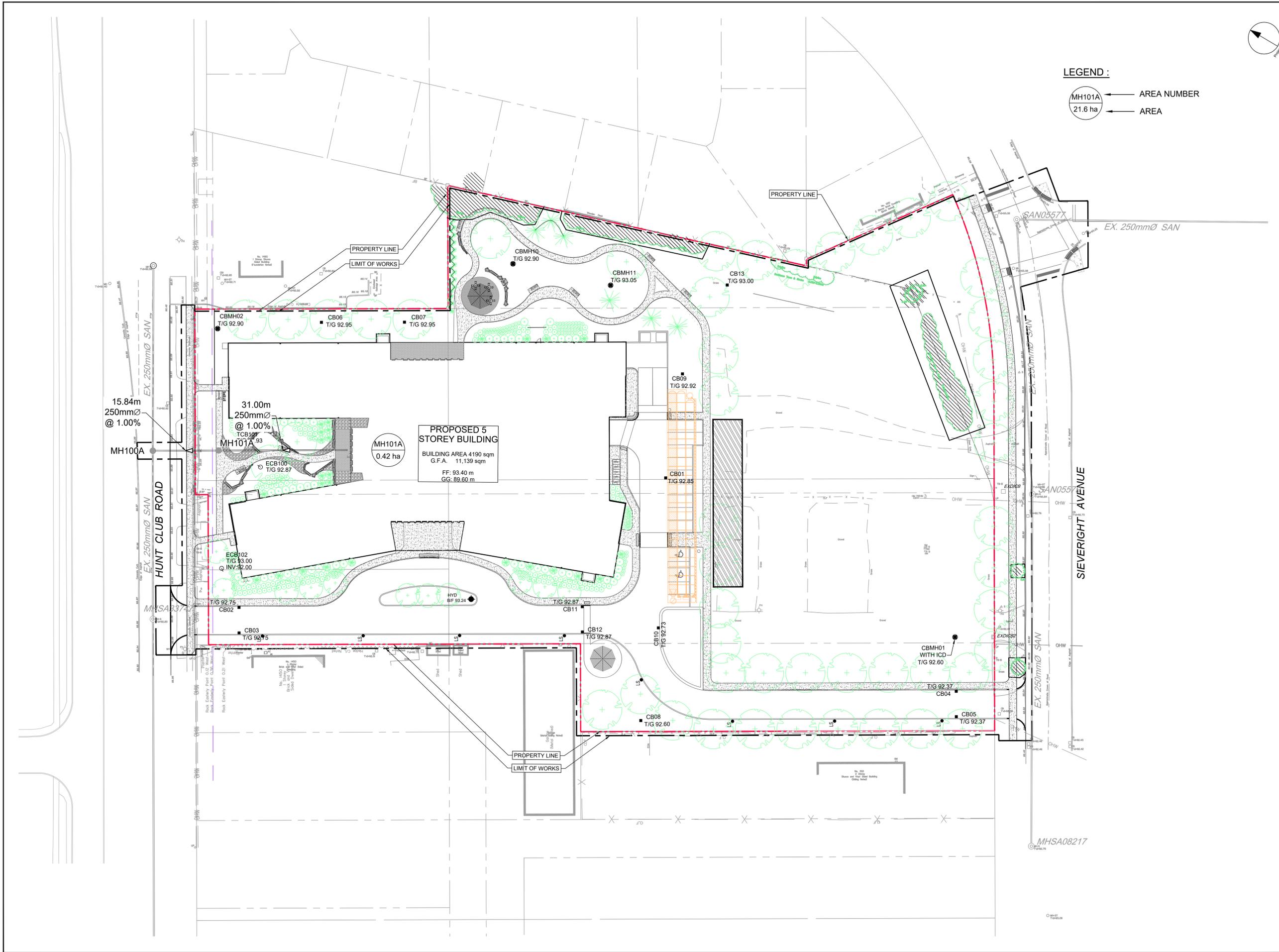
PROJECT NO:
126884

DRAWN BY: D.D.	CHECKED BY: A.B.
PROJECT MGR: D.G.Y.	APPROVED BY: D.G.Y.

SHEET TITLE
GRADING PLAN

SHEET NUMBER C-200	ISSUE 3
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D07-XX-XX-XXXX
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LEGEND :

MH101A → AREA NUMBER
 21.6 ha → AREA

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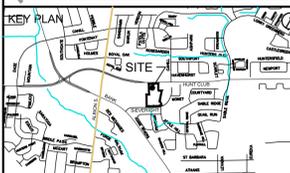
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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.04.18
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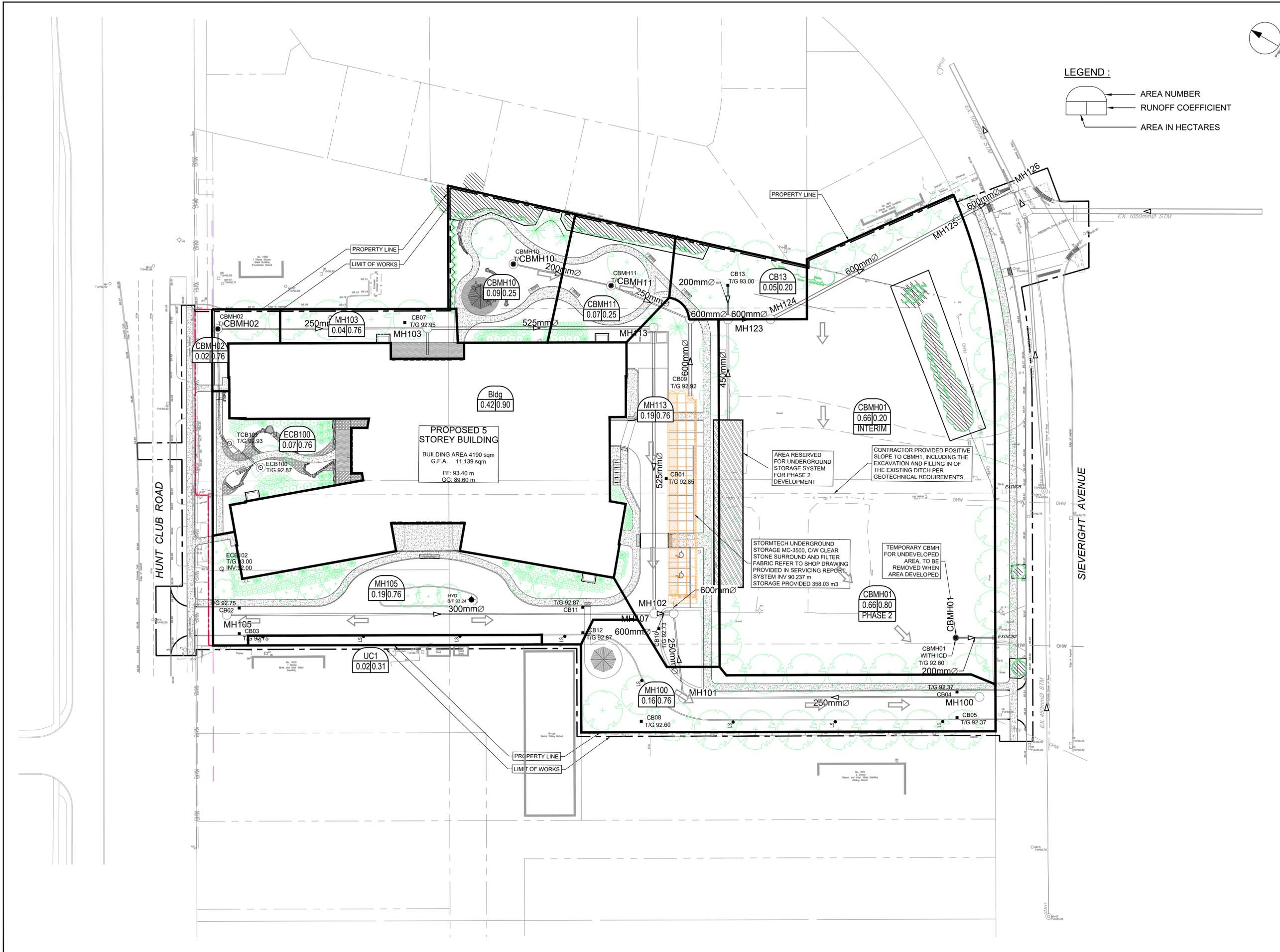
PROJECT
LARGA BAFFIN
 1452-1470 HUNT CLUB RD.
 1525-1545 SEIVERRIGHT AVE.

PROJECT NO:
 126884
DRAWN BY: D.D.
CHECKED BY: A.B.
PROJECT MGR: D.G.Y.
APPROVED BY: D.G.Y.

SHEET TITLE
 SANITARY DRAINAGE AREA PLAN

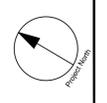
SHEET NUMBER C-400
ISSUE 3

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 Plotted: Tuesday, August 13, 2024, 11:19:40 AM by Denis Dore
 D07-XX-XX-XXXX
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LEGEND :

- AREA NUMBER
- RUNOFF COEFFICIENT
- AREA IN HECTARES



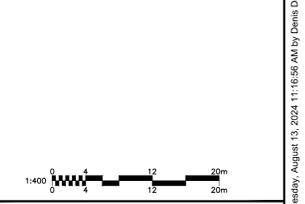
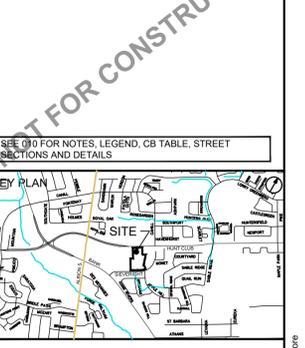
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PROJECT
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1452-1470 HUNT CLUB RD.
1525-1545 SEIVERIGHT AVE.

PROJECT NO:
126884

DRAWN BY: **D.D.** CHECKED BY: **A.B.**

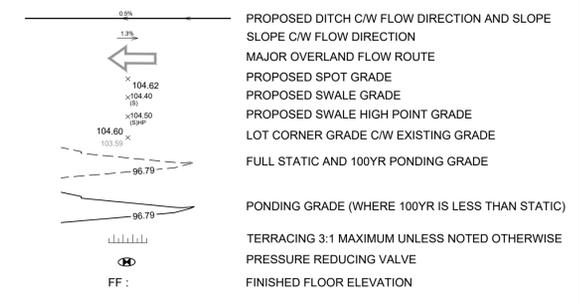
PROJECT MGR: **D.G.Y.** APPROVED BY: **D.G.Y.**

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER **C-500** ISSUE **3**

File Location: J:\126884_Phoenix_Homes\7_0_Production\7_03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: July 3, 2024, by adobe Plotted: Tuesday, August 13, 2024 11:16:56 AM by Denis Dore
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PONDING LEGEND



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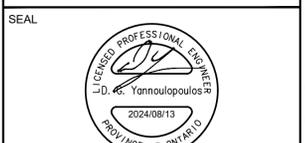
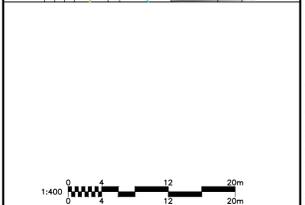
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PROJECT
LARGA BAFFIN
1452-1470 HUNT CLUB RD.
1525-1545 SEIVERIGHT AVE.

PROJECT NO:
126884

DRAWN BY:
D.D.

CHECKED BY:
A.B.

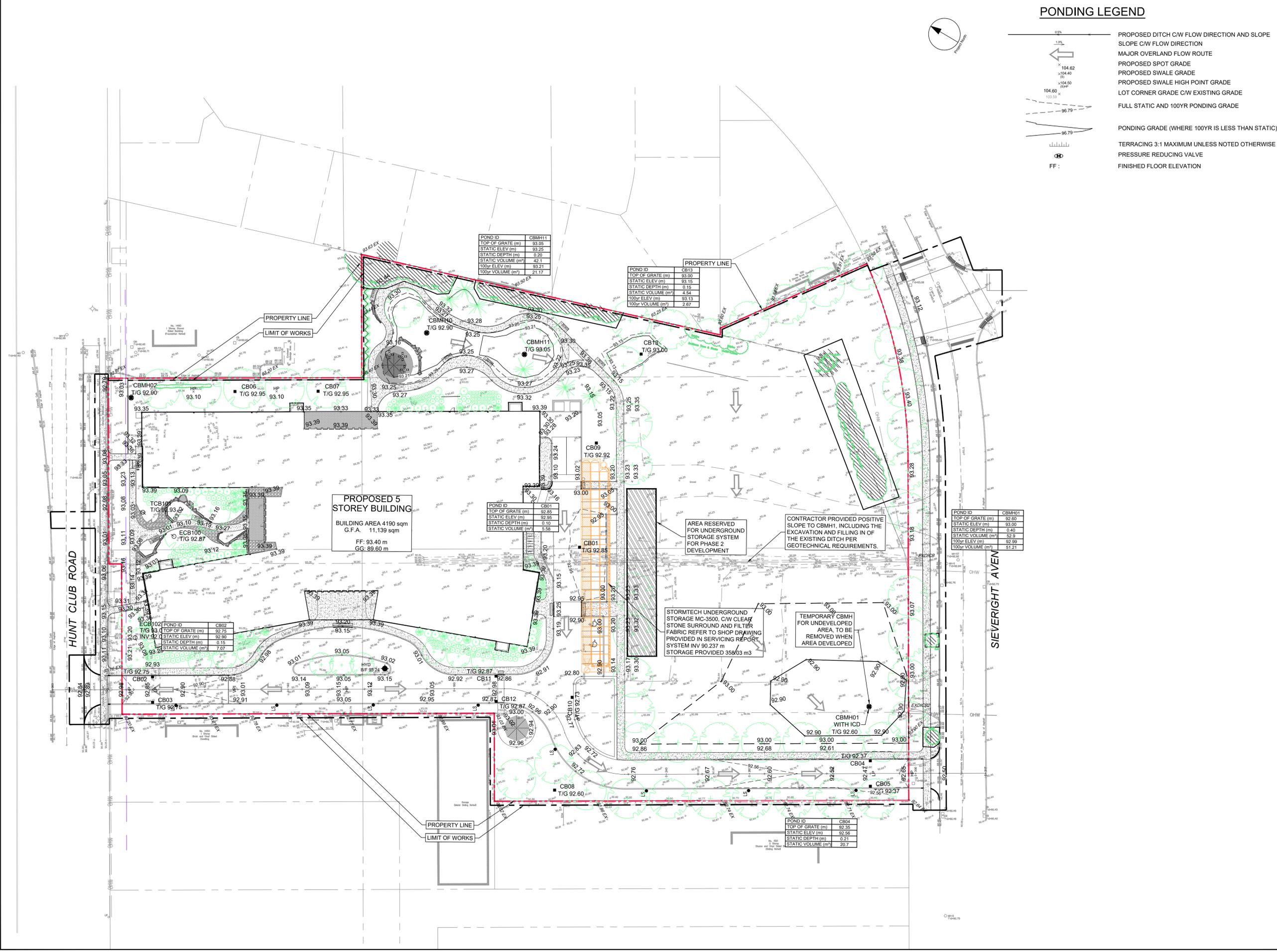
PROJECT MGR:
D.G.Y.

APPROVED BY:
D.G.Y.

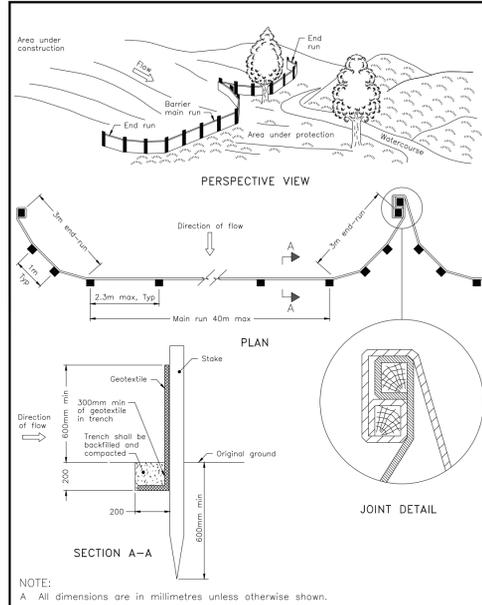
SHEET TITLE
PONDING PLAN

SHEET NUMBER
C-600

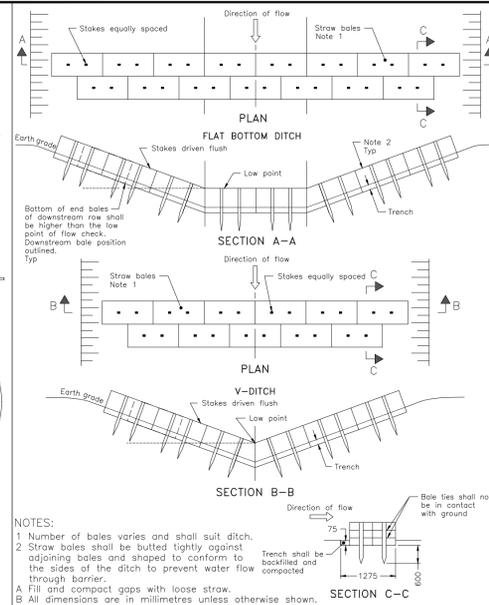
ISSUE
3



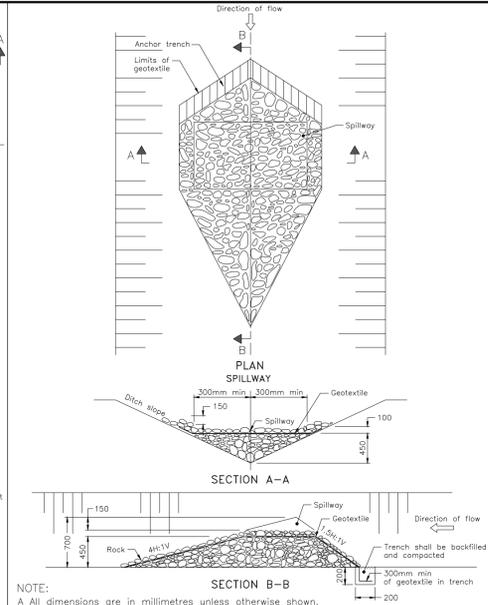
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 D07-XX-XX-XXXX
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ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
LIGHT-DUTY SILT FENCE BARRIER
 OPSD 219.110



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
 OPSD 219.180



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3
TEMPORARY ROCK FLOW CHECK DAM V-DITCH
 OPSD 219.210

- NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - 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.
 - 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.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

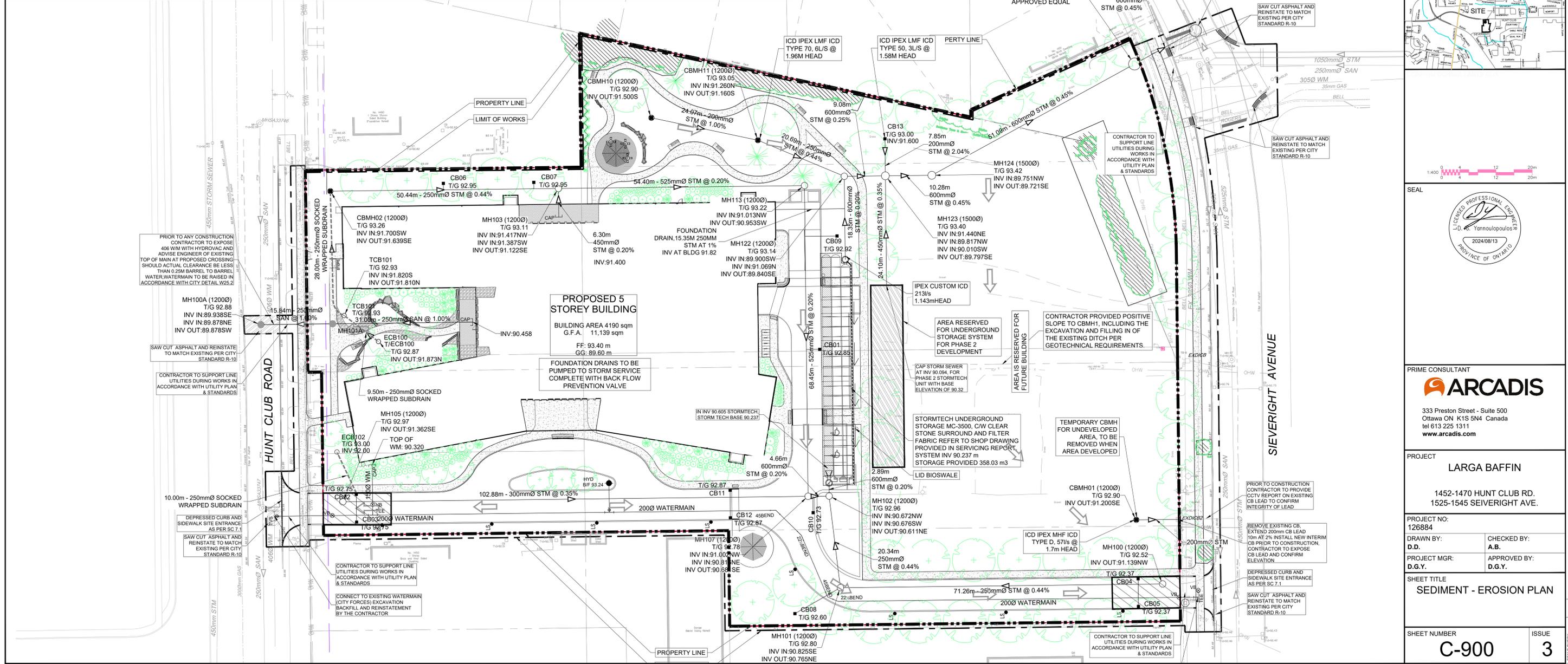
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

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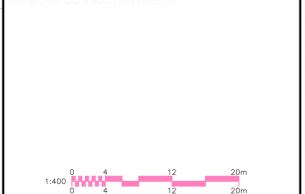
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	3	REVISED PER CITY COMMENTS	2024.08.13



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PROJECT
LARGA BAFFIN
 1452-1470 HUNT CLUB RD.
 1525-1545 SEIVERIGHT AVE.

PROJECT NO: 126884
DRAWN BY: D.D.
PROJECT MGR: D.G.Y.
SHEET TITLE: SEDIMENT - EROSION PLAN

CHECKED BY: A.B.
APPROVED BY: D.G.Y.

SHEET NUMBER: C-900
ISSUE: 3