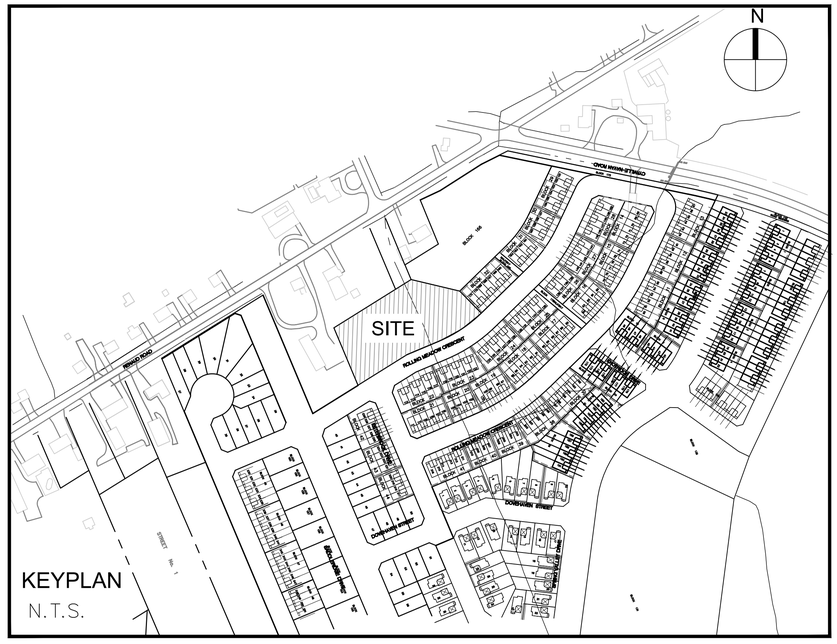
SPRING VALLEY TRAILS

CLARIDGE
HOMES

IBI

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com



Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN OF SERVICING
010	NOTES-LEGEND-CB DATA
011	SECTIONS
200	GRADING PLAN
300	COMPOSITE UTILITY PLAN
400	SANITARY DRAINAGE AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	EROSION - SEDIMENT PLAN

ZENS
WALK-UP TOWNHOUSES

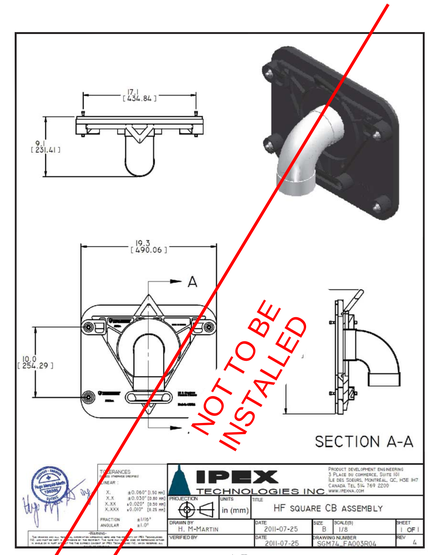
CITY OF OTTAWA

CONTRACT NO. 115201

APPROVED
By Jeff McEwen at 2:48 pm, May 15, 2020

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

REISSUED FOR CWN 2020-02-07
CITY FILE No. D07-12-18-0167 CITY PLAN No. 18055



NOTE:
ALL STREET CBs (8, 9, 10, 11) TO COME WITH IPEX INSERT

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By Jeff McEwen at 2:48 pm, May 15, 2020

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PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1	76.41	NW73.899	SE73.879	1200ø OPSD 701.010
MH2	77.10	NE74.430	SW74.410	1200ø OPSD 701.010
MH3	77.00	NE74.366 NW74.284	SE74.264	1200ø OPSD 701.010
MH4	77.13	SW74.408	SE74.348	1200ø OPSD 701.010
MH5	77.74	SE74.990	W74.960	1200ø OPSD 701.010
MH6	77.58	E75.782	SW75.752	1200ø OPSD 701.010
MH7	77.39	E74.911	SW74.718	1200ø OPSD 701.010
MH8	77.10	SW74.679	SE74.609	1200ø OPSD 701.010
MH9	77.04	S74.826	NE74.796	1200ø OPSD 701.010

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	76.41	NW73.410	SE73.390	1200ø OPSD 705.010
MH2A	76.98	NW73.864 SW73.581	SE73.521	1200ø OPSD 705.010
MH3A	76.86	S73.798 NW74.341	NE73.768	1200ø OPSD 705.010
MH4A	76.91	SE73.899 NE74.515	N73.869	1200ø OPSD 705.010
MH5A	76.45	NE74.114	NW74.054	1200ø OPSD 705.010
MH6A	76.94	NE74.826	SE74.766	1200ø OPSD 705.010
MH10A	77.72	NE75.879	NW74.918	1200ø OPSD 705.010
MH11A	78.20	NE75.251 SE74.845	NW74.825	1200ø OPSD 705.010
MH12A	78.25	SE75.603	SW75.543	1200ø OPSD 705.010
MH13A	78.82	SW75.843	NW75.783	1200ø OPSD 705.010
MH20A	76.97	NE73.675 NW73.509	SE73.489	1200ø OPSD 705.010
MH21A	78.10	SE74.794	SW74.734	1200ø OPSD 705.010

CB STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB6	77.21	W75.835 E76.481	NW75.775	OPSD 705.010
CB7	77.40	SE75.724	NW75.704	OPSD 705.010
CB8	77.00		N75.250	OPSD 705.010
CB9	76.95		NW75.800	OPSD 705.010
CB10	77.38	SW74.925	NE74.895	OPSD 705.010
CB11	76.31	SW75.077	SE75.020	OPSD 705.010
CCB5–1	78.65		NW77.312	CITY STD S29
CCB5–2	79.27		W78.045	CITY STD S29
CCB11–5	76.10	NW75.261	E75.261	CITY STD S29
CCB11–6	76.11	W75.250	NE75.250	CITY STD S29
CCB11–7	76.03	SW75.123	NW75.123	CITY STD S29
ECB1	76.65		NE75.900	CITY STD S29
ECB5	78.30		NE77.350	CITY STD S29
ECB6–1	78.65		SW76.628	CITY STD S29
ECB6–2	76.70		NE75.950	CITY STD S29

CB STRUCTURE TABLE

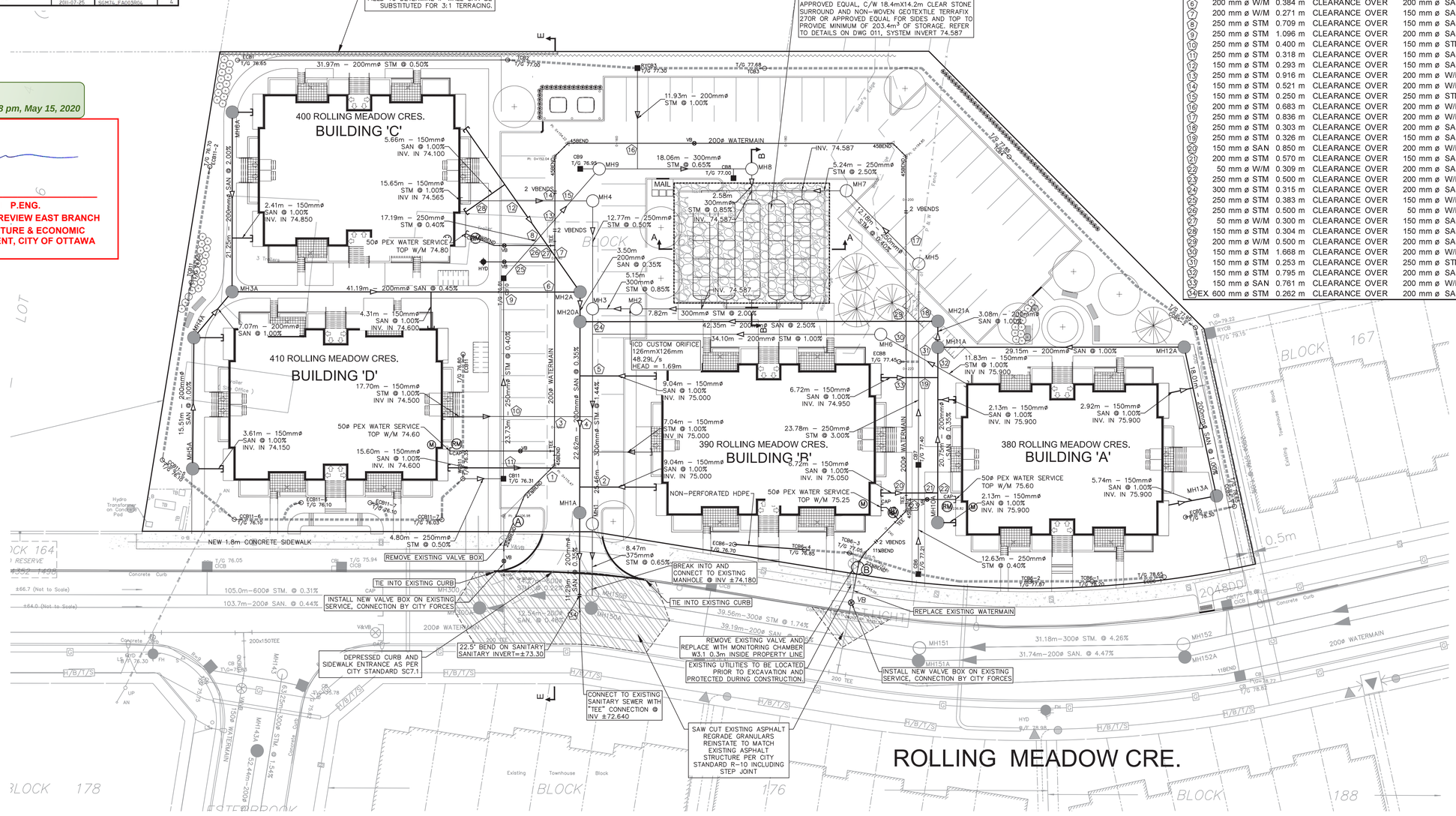
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
ECB8	77.45		NE76.250	CITY STD S29
ECB11	76.80		SE75.800	CITY STD S29
ECB11–2	76.70		SE75.700	CITY STD S29
ECB11–6	76.10		SW75.300	CITY STD S29
ECB11–7	76.10		NE75.300	CITY STD S29
RYCB3	77.30	NE76.555 SW75.663	SE75.700	OPSD 705.010
TCB2	77.00	SW75.740	NE75.740	CITY STD S29
TCB3	77.68	NE76.630	SW77.553	CITY STD S29
TCB4	77.85	E76.797	W76.797	CITY STD S29
TCB6–1	78.20	NE76.585	SW76.585	CITY STD S29
TCB6–2	77.87	NE76.548	SW76.548	CITY STD S29
TCB6–3	77.05	SW75.883	E75.883	CITY STD S29
TCB6–4	76.85	SW75.910	NE75.910	CITY STD S29
TCB11	76.60	NW75.600	SE75.600	CITY STD S29
WCB11	76.35	NW75.100 S75.100	NE75.100	CITY STD S29

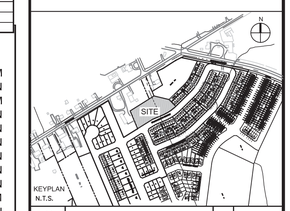
WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+101.65	200Ø VB	76.197	73.797	
	0+106.98	45° BEND	76.405	74.005	
	0+115.02	TOP WATERMAIN	76.475	74.075	
	0+115.47	45° BEND	76.491	74.091	
	0+117.15	SERVICE TEE	76.531	74.131	
	0+121.23	TOP WATERMAIN	76.630	74.230	
	0+138.97	TOP WATERMAIN	76.917	74.517	
	0+139.53	HYDRANT	76.936	74.536	
	0+140.25	TOP WATERMAIN	76.939	74.539	
	0+141.47	SERVICE TEE	76.946	74.546	
	0+143.17	V BEND	77.005	74.605	
	0+143.42	V BEND	77.017	73.935	
	0+144.54	TOP WATERMAIN	77.072	73.935	
	0+146.77	TOP WATERMAIN	77.181	73.935	
	0+147.67	V BEND	77.153	73.935	
	0+147.92	V BEND	77.130	74.730	
	0+152.04	45° BEND	77.121	74.721	
	0+154.22	45° BEND	77.190	74.790	
	0+162.45	TOP WATERMAIN	77.237	74.837	
	0+169.17	200Ø VB	77.253	74.853	
	0+192.67	45° BEND	77.418	75.018	
	0+194.85	45° BEND	77.439	75.039	
	0+201.30	TOP WATERMAIN	77.426	75.026	
	0+201.55	V BEND	77.439	74.093	
	0+206.05	TOP WATERMAIN	77.661	74.315	
	0+214.38	TOP WATERMAIN	78.056	74.710	
	0+217.66	TOP WATERMAIN	77.755	74.409	
	0+219.16	TOP WATERMAIN	77.618	74.272	
	0+221.04	TOP WATERMAIN	77.546	74.200	
	0+234.70	TOP WATERMAIN	77.529	74.183	
	0+235.47	SERVICE TEE	77.546	74.200	
	0+236.82	45° BEND	77.563	74.217	
	0+238.99	SERVICE TEE	77.549	74.203	
	0+241.77	V BEND	77.374	74.028	
	0+242.02	V BEND	77.346	74.946	
	0+243.80	11.25° BEND	77.147	74.747	
	0+245.05	22.5° BEND	77.077	74.677	
	0+245.76	MONITORING MANHOLE	77.072	74.872	
B	0+249.97	200Ø VB	77.040	74.640	

CROSSING SCHEDULE

1	150 mm ø SAN	0.517 m	CLEARANCE OVER	200 mm ø	W/M
2	300 mm ø STM	0.650 m	CLEARANCE OVER	150 mm ø	SAN
3	150 mm ø STM	0.510 m	CLEARANCE OVER	200 mm ø	W/M
4	150 mm ø STM	0.678 m	CLEARANCE OVER	200 mm ø	SAN
5	300 mm ø STM	0.461 m	CLEARANCE OVER	150 mm ø	SAN
6	200 mm ø W/M	0.384 m	CLEARANCE OVER	200 mm ø	SAN
7	200 mm ø W/M	0.271 m	CLEARANCE OVER	150 mm ø	SAN
8	250 mm ø STM	0.709 m	CLEARANCE OVER	150 mm ø	SAN
9	250 mm ø STM	1.096 m	CLEARANCE OVER	200 mm ø	SAN
10	250 mm ø STM	0.400 m	CLEARANCE OVER	150 mm ø	STM
11	250 mm ø STM	0.318 m	CLEARANCE OVER	150 mm ø	SAN
12	150 mm ø STM	0.293 m	CLEARANCE OVER	150 mm ø	SAN
13	250 mm ø STM	0.916 m	CLEARANCE OVER	200 mm ø	W/M
14	150 mm ø STM	0.521 m	CLEARANCE OVER	200 mm ø	W/M
15	150 mm ø STM	0.250 m	CLEARANCE OVER	250 mm ø	STM
16	200 mm ø STM	0.683 m	CLEARANCE OVER	200 mm ø	SAN
17	250 mm ø STM	0.836 m	CLEARANCE OVER	200 mm ø	W/M
18	250 mm ø STM	0.303 m	CLEARANCE OVER	200 mm ø	SAN
19	250 mm ø STM	0.326 m	CLEARANCE OVER	150 mm ø	SAN
20	150 mm ø SAN	0.850 m	CLEARANCE OVER	200 mm ø	W/M
21	200 mm ø STM	0.570 m	CLEARANCE OVER	150 mm ø	SAN
22	50 mm ø W/M	0.309 m	CLEARANCE OVER	200 mm ø	SAN
23	250 mm ø STM	0.500 m	CLEARANCE OVER	200 mm ø	W/M
24	300 mm ø STM	0.315 m	CLEARANCE OVER	200 mm ø	SAN
25	250 mm ø STM	0.383 m	CLEARANCE OVER	150 mm ø	W/M
26	250 mm ø STM	0.500 m	CLEARANCE OVER	50 mm ø	W/M
27	50 mm ø W/M	0.300 m	CLEARANCE OVER	150 mm ø	SAN
28	150 mm ø STM	0.304 m	CLEARANCE OVER	150 mm ø	SAN
29	200 mm ø W/M	0.500 m	CLEARANCE OVER	200 mm ø	W/M
30	150 mm ø STM	1.668 m	CLEARANCE OVER	200 mm ø	W/M
31	150 mm ø STM	0.253 m	CLEARANCE OVER	250 mm ø	STM
32	150 mm ø STM	0.795 m	CLEARANCE OVER	200 mm ø	SAN
33	150 mm ø SAN	0.761 m	CLEARANCE OVER	200 mm ø	W/M
34	EX 600 mm ø STM	0.262 m	CLEARANCE OVER	200 mm ø	SAN





No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8	REISSUED FOR CWN	DGY	20: 02: 07
7	ISSUED FOR CWN	DGY	19: 12: 24
6	REVISED PER CITY COMMENTS	DGY	19: 11: 21
5	REVISED PER CITY COMMENTS	DGY	19: 09: 20
4	REVISED PER ADDENDUM #3	DGY	19: 09: 19
3	ISSUED FOR TENDER	DGY	19: 08: 26
2	REVISED PER CITY COMMENTS	DGY	19: 04: 09
1	ISSUED FOR CITY REVIEW	DGY	18: 10: 11

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Project Title
SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER D. G. Yannoulopoulos 2020/02/07 PROVINCE OF ONTARIO

Drawing Title
GENERAL PLAN OF SERVICING

Scale 1:250	
Design R.M./W.Z.	Date OCTOBER 2018
Drawn E.H.	Checked D.G.Y.
Project No. 115201	Drawing No. 001

CITY PLAN No. 18055

CITY FILE No. D07-12-18-0167

SEDIMENT EROSION LEGEND

- HEAVY DUTY SILT FENCE
- SNOW FENCE
- STRAW BALE CHECK DAM
- STRAW BALE CHECK DAM WITH FILTER CLOTH
- ROCK CHECK DAM
- CB — SEDIMENT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

GENERAL LEGEND

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

APPROVED
By Jeff McEwen at 2:48 pm, May 15, 2020

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SERVICING LEGEND

Symbol	Description
MH118A	SANITARY MANHOLE
MH119A	SANITARY MANHOLE C/W WATER TIGHT COVER
200mmø SAN	SANITARY SEWER
MH109 / MH118	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 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DITCH INLET CATCHBASIN C/W GUTTER GRADE
CBMH100 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CB100 T/G 104.10	ICD LOCATION
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
TCB T/G 104.35	REAR YARD "TEE" CATCHBASIN C/W TOP OF GRATE (300Ø)
ECB T/G 104.50	REAR YARD "END" CATCHBASIN C/W TOP OF GRATE (300Ø)
CCB T/G 104.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN C/W TOP OF GRATE (450Ø)
WCB T/G 104.35	REAR YARD "THREE WAY" CATCHBASIN C/W TOP OF GRATE (450Ø)
	PERFORATED REAR YARD SUBDRAIN
300mmø CSP	CSP CULVERT
V&VB	VALVE AND VALVE BOX
V&VC	VALVE AND VALVE CHAMBER
HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200ø WM RED 150ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
	SINGLE SERVICE LOCATION
	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
S/T HGL 101.79	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
108 102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
	CLAY SEAL IN SEWER / WATERMAIN TRENCH
M	WATER METER
RM	REMOTE WATER METER
	FLOOR DRAIN LOCATION

GRADING LEGEND

Symbol	Description
	PROPOSED SWALE C/W FLOW DIRECTION
0.5%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
1.3%	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
104.62	PROPOSED SPOT GRADE
104.40 (S)	PROPOSED SWALE GRADE
104.50 (S)HP	PROPOSED SWALE HIGH POINT GRADE
104.60 103.59	LOT CORNER GRADE C/W EXISTING GRADE
86.45 EX	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
	RETAINING WALL
105.30 T/W	TOP OF RETAINING WALL GRADE
103.50 B/W	PROPOSED BOTTOM OF RETAINING WALL GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
F.FL. 96.32	FINISHED FLOOR ELEVATION
T.FND. 95.96	TOP OF FOUNDATION ELEVATION
U.S.F. 93.36	UNDERSIDE OF FOOTING ELEVATION
WU	WALKUP UNIT
WO	WALKOUT UNIT
NS	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
BS	BACKSPLIT UNIT (1.5m frost cover on footings)
F	NOISE FENCE LOCATION
F	NOISE FENCE GATE

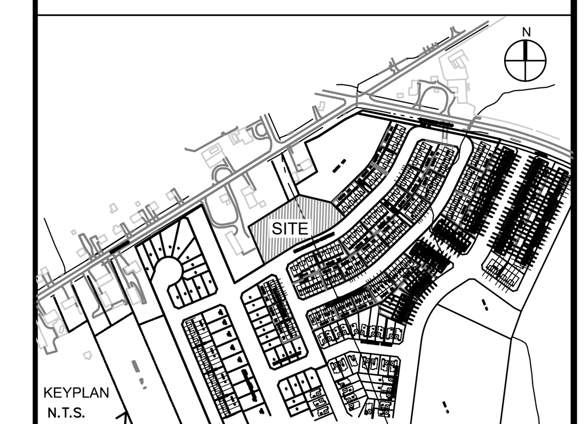
NOTES :

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.
   - ALL SEWER PIPE MATERIAL TO BE PVC DR35 UNLESS NOTED OTHERWISE
   - ALL SUBDRAIN PIPE MATERIAL TO BE HDPE UNLESS NOTED OTHERWISE
   - ALL WATERMAIN PIPE TO BE PVC DR18 UNLESS NOTED OTHERWISE
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT 07-1121-0232 REV. 4 PREPARED BY GOLDER ASSOCIATES LTD DATED DECEMBER 2019.
4. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. BENCHMARK BASED ON CAN--NET VIRTUAL REFERENCE SYSTEM NETWORK.
5. 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.
6. 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.
7. REFER TO DRAWING 011 FOR ROADWAY CROSS SECTIONS.
8. 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.
9. STRAW BALE SEDIMENT TRAPS TO BE PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
10. 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.
11. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
12. ALL DISTURBED AREA TO BE REVEGETATED AS SOON AS POSSIBLE.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED WEEKLY OR IMMEDIATELY FOLLOWING A STORM EVENT. ANY DAMAGED CONTROL MEASURE SHALL BE REPAIRED IMMEDIATELY. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
14. ALL SEDIMENT DEPOSITS SHALL BE REMOVED FROM SITE AND DISPOSED OF AT APPROPRIATE DISPOSAL FACILITY, OR SHALL BE TESTED BY GEOTECHNICAL ENGINEER WHO MAY PROVIDE RECOMMENDATIONS FOR MATERIALS TO BE USED ONSITE PRIOR TO LANDSCAPING.
15. ALL LEADS FOR STREET CB's TO AND CICB'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.
16. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
17. THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY IBI GROUP 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.
18. THE COMPOSITE UTILITY PLAN 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 CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
19. SPECIAL BACKFILL CONSIDERATIONS ARE REQUIRED FOR AREAS IN EXCEEDANCE OF THE PERMISSIBLE GRADE RAISE. REFER TO GEOTECHNICAL.
20. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE, WHERE WATERMAINS CROSS OVER OTHER UTILITIES, A MINIMUM OF 0.25m CLEARANCE SHALL BE MAINTAINED. WHERE WATERMAINS CROSS UNDER OTHER UTILITIES, A MINIMUM OF 0.50m SHALL BE MAINTAINED. WHERE THE SEPERATION CANNOT BE ACHIEVED, THE WATERMAIN SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2. WHERE 2.4m MINIMUM DEPTH CANNOT BE ACHIEVED, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W22. WHERE A WATERMAIN IS IN CLOSE PROXIMITY TO AN OPEN STRUCTURE, THERMAL INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STANDARD W23.
21. ANY SANITARY AND STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR APPROVED BY THE ENGINEER.

ROADWAY STRUCTURE:

DRIVE AISLES AND PARKING AREAS: (615mm)

40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
400mm	- OPSS GRANULAR "B" TYPE II



KEYPLAN
N.T.S.

No.	REVISIONS	By	Date
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7	ISSUED FOR CWN	DGY	19:12:24
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CLARIDGE HOMES (CARSON) INC.
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613–233–6030

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

Project Title
SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
GENERAL NOTES AND LEGEND

Scale: N.T.S.

Design	Date
R.M./W.Z.	OCTOBER 2018
Drawn	**Checked**
E.H.	D.G.Y.
Project No.	**Drawing No.**
115201	010

CITY FILE No. D07-12-18-0167 CITY PLAN No. 18055

J:\115201_SVTWalkups\5.9 Drawings\59civil\layouts\010 NOTES-LEGEND-CB DATA.dwg Layout Name: 010 NOTES-LEGEND-CB DATA Plotted At: 2/7/2020 1:43 PM Last Saved By: EHENRIE Last Saved At: Feb. 7, 20

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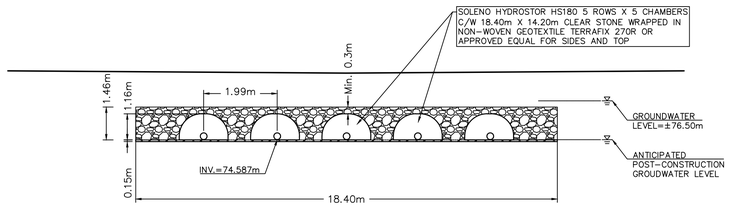

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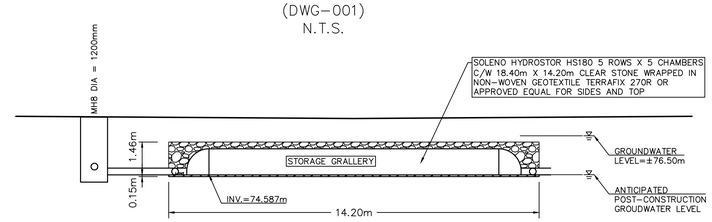

SECTION C–C
(DWG–200)
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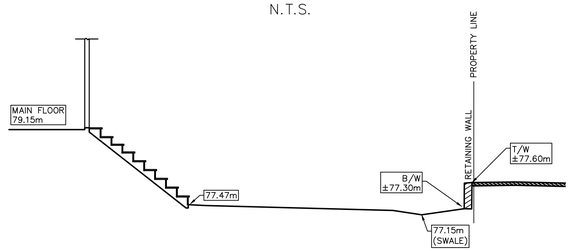

SECTION D–D
(DWG–200)
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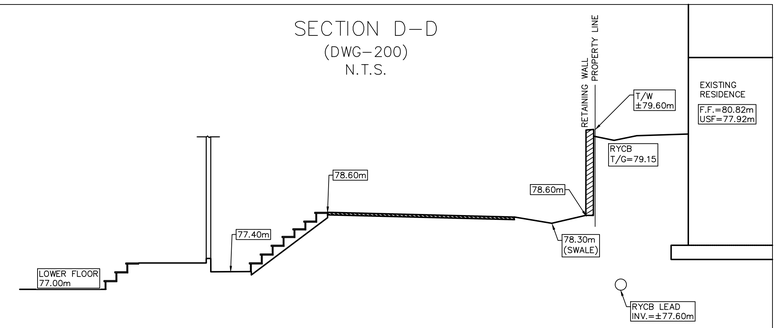

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(DWG–001)
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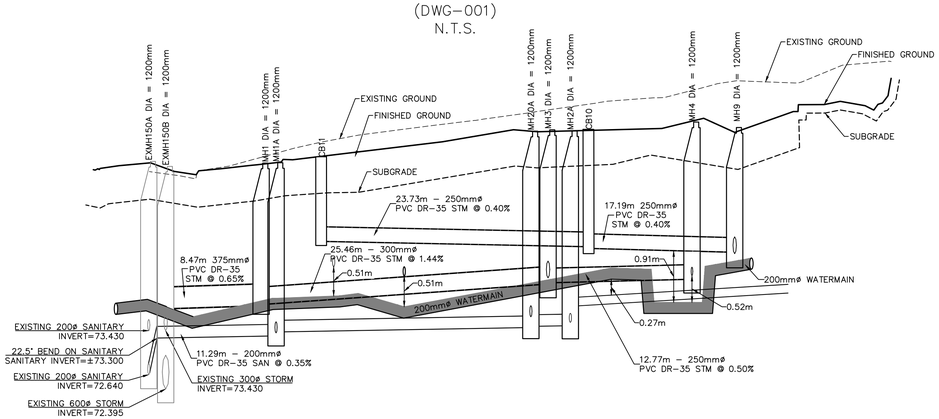
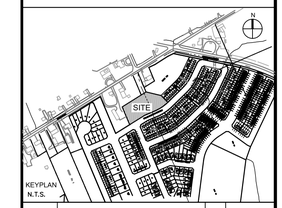


JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:48 pm, May 15, 2020



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CLARIDGE HOMES
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Project Title
SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
SECTIONS

Scale
NTS

Design	Date
R.M./W.Z.	OCTOBER 2018
Drawn	Checked
E.H.	D.G.Y.
Project No.	Drawing No.
115201	011

CITY PLAN No. 18055

CITY FILE No. D07-12-18-0167

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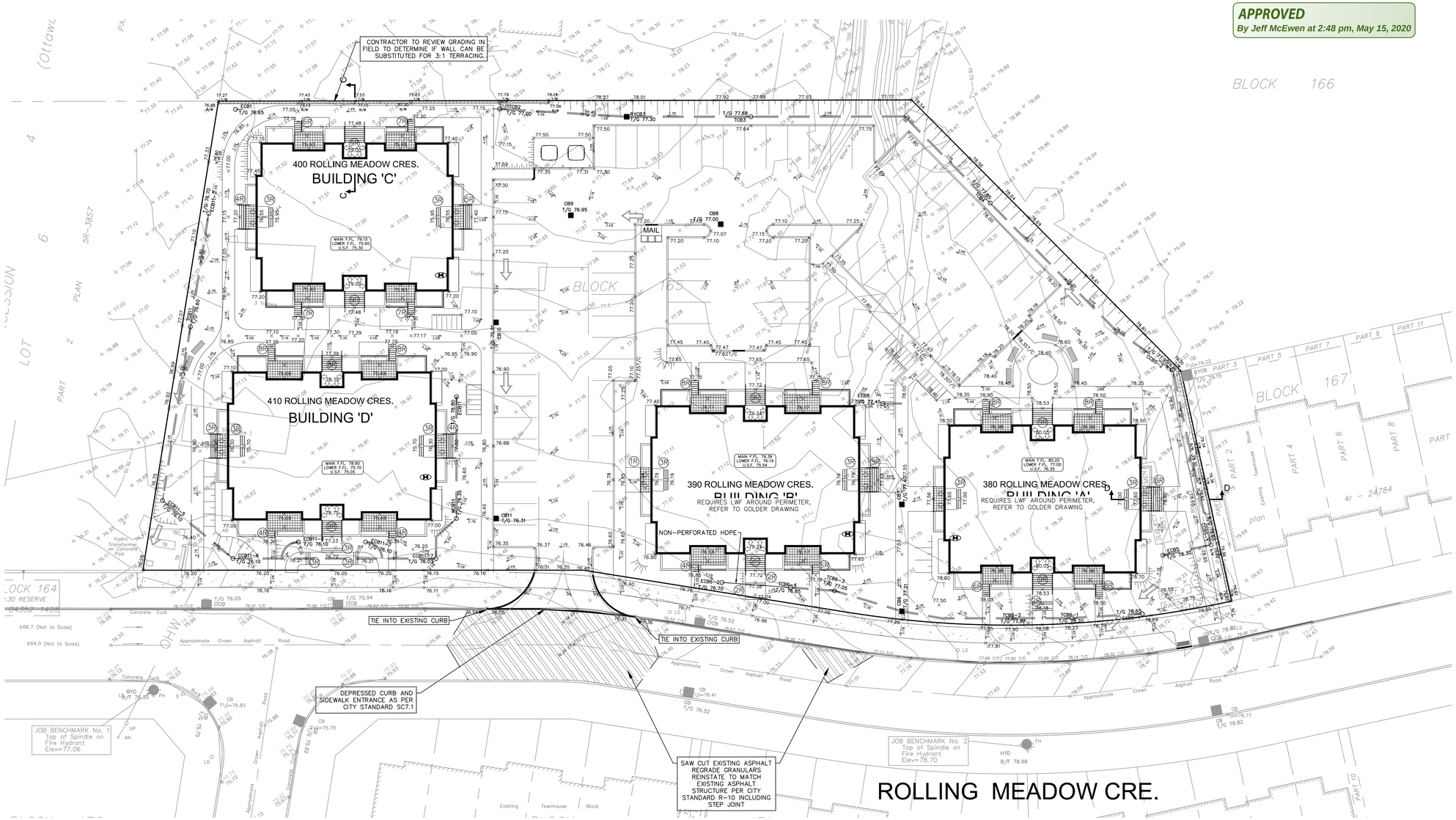
JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:48 pm, May 15, 2020



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SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
GRADING PLAN

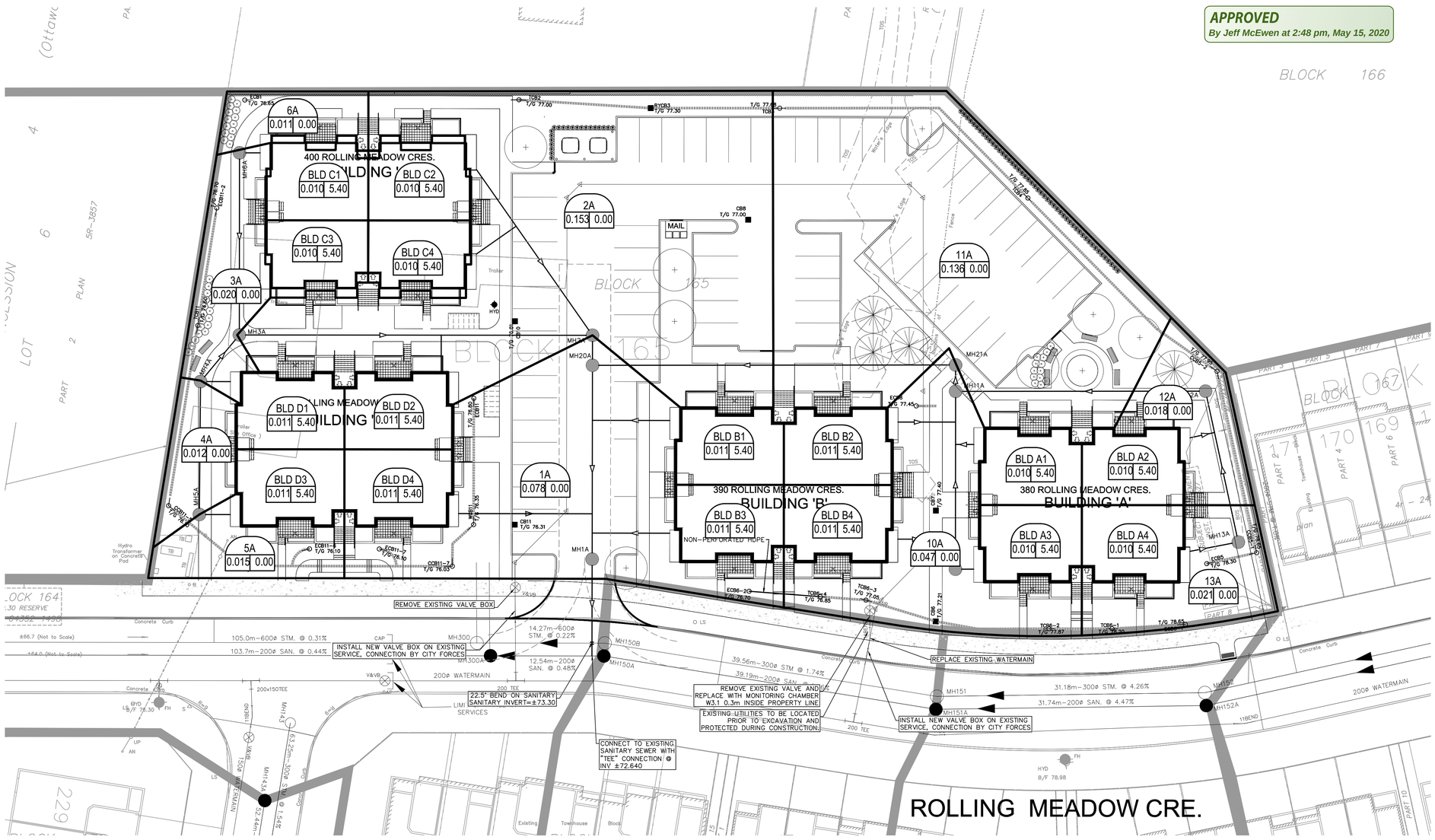
Scale: 1:250

Design	Date
R.M./W.Z.	OCTOBER 2018
Drawn	**Checked**
E.H.	D.G.Y.
Project No.	**Drawing No.**
115201	200

CITY FILE No. D07-12-18-0167
CITY PLAN No. 18055

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:48 pm, May 15, 2020



LEGEND

SANITARY TRIBUTARY OUTLINE

TRIBUTARY OUTLINE PREVIOUS PHASE

BLD C2 — AREA IDENTIFICATION
0.010 — POPULATION
5.40 — AREA IN HECTARES

POPULATION:
STACKED TOWNHOUSE = 1.8 PPU

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

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Project Title
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WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
SANITARY DRAINAGE AREA PLAN

Scale
1:250

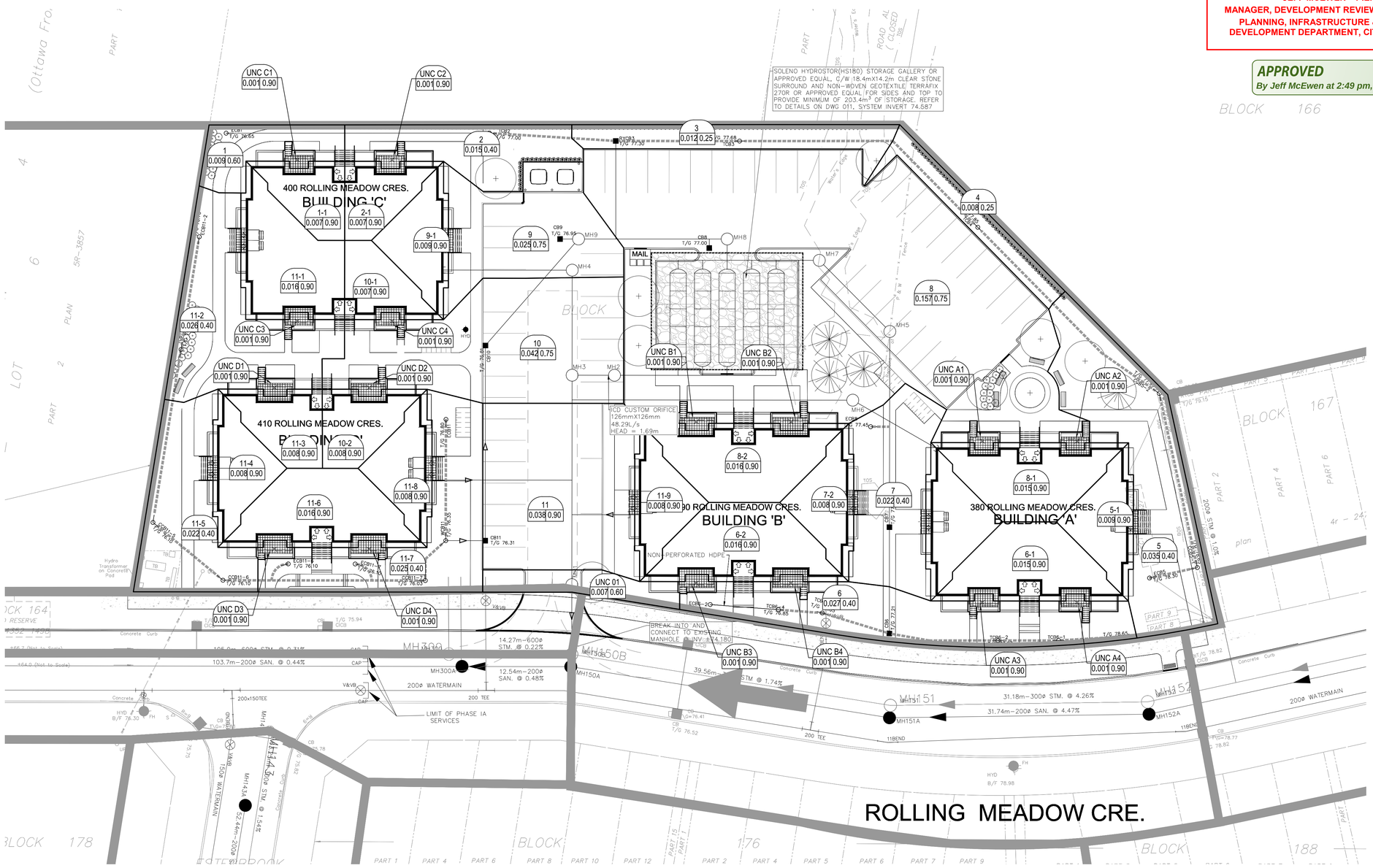
Design R.M./W.Z.	Date OCTOBER 2018
Drawn E.H.	Checked D.G.Y.
Project No. 115201	Drawing No. 400

CITY PLAN No. 18055

CITY FILE No. D07-12-18-0167

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:49 pm, May 15, 2020



LEGEND

- STORM TRIBUTARY OUTLINE
- TRIBUTARY OUTLINE PREVIOUS PHASES
- 500 — AREA NUMBER
- 0.81 0.75 — COEFFICIENT / AREA (ha)

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

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WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
STORM DRAINAGE AREA PLAN

Scale 1:250

Design	Date
R.M./W.Z.	OCTOBER 2018
Drawn	Checked
E.H.	D.G.Y.
Project No.	Drawing No.
115201	500

CITY FILE No. D07-12-18-0167 CITY PLAN No. 18055

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:49 pm, May 15, 2020

LEGEND :

MAXIMUM PONDING AREA

No.	REVISIONS	By	Date
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6	REISSUED FOR CWN	DGY	20:02:07
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Project Title
SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2020/02/07
PROVINCE OF ONTARIO

Drawing Title
PONDING PLAN

Scale	
1:250	
Design: R.M./W.Z.	Date: OCTOBER 2018
Drawn: E.H.	Checked: D.G.Y.
Project No.: 115201	Drawing No.: 600

CITY FILE No. D07-12-18-0167 CITY PLAN No. 18055

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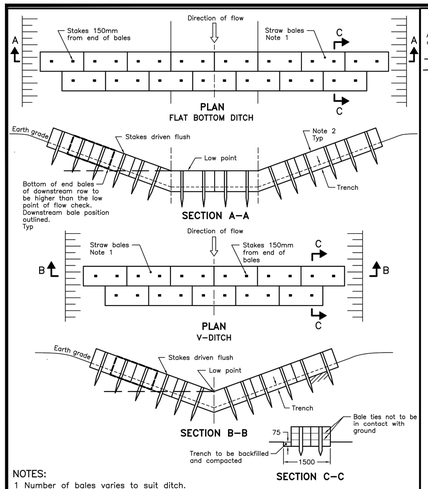
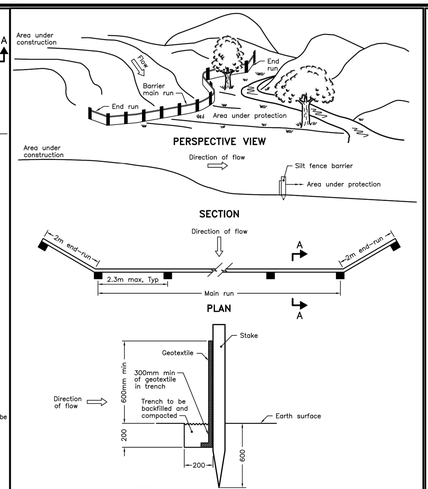


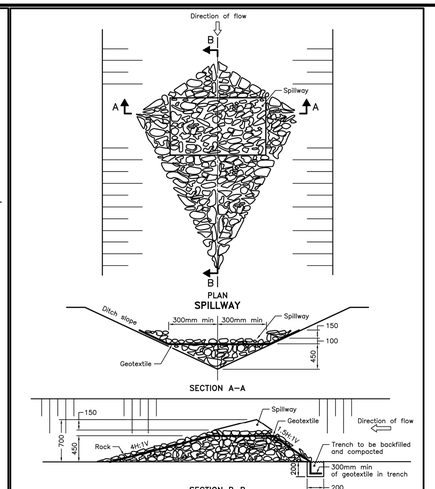
NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

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



NOTE:
A All dimensions are in millimetres unless otherwise shown.

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



NOTE:
A All dimensions are in millimetres unless otherwise shown.

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

NOTES:

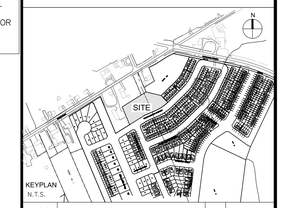
1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
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. ALL DISTURBED AREA TO BE REVEGETATED AS SOON AS POSSIBLE.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED WEEKLY OR IMMEDIATELY FOLLOWING A STORM EVENT. ANY DAMAGED CONTROL MEASURE SHALL BE REPAIRED IMMEDIATELY. CONTRACTOR TO BE RESPONSIBLE FOR PROTECTING EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
8. ALL SEDIMENT DEPOSITS SHALL BE REMOVED FROM SITE AND DISPOSED OF AT APPROPRIATE DISPOSAL FACILITY, OR SHALL BE TESTED BY GEOTECHNICAL ENGINEER WHO MAY PROVIDE RECOMMENDATIONS FOR MATERIALS TO BE USED ONSITE PRIOR TO LANDSCAPING.

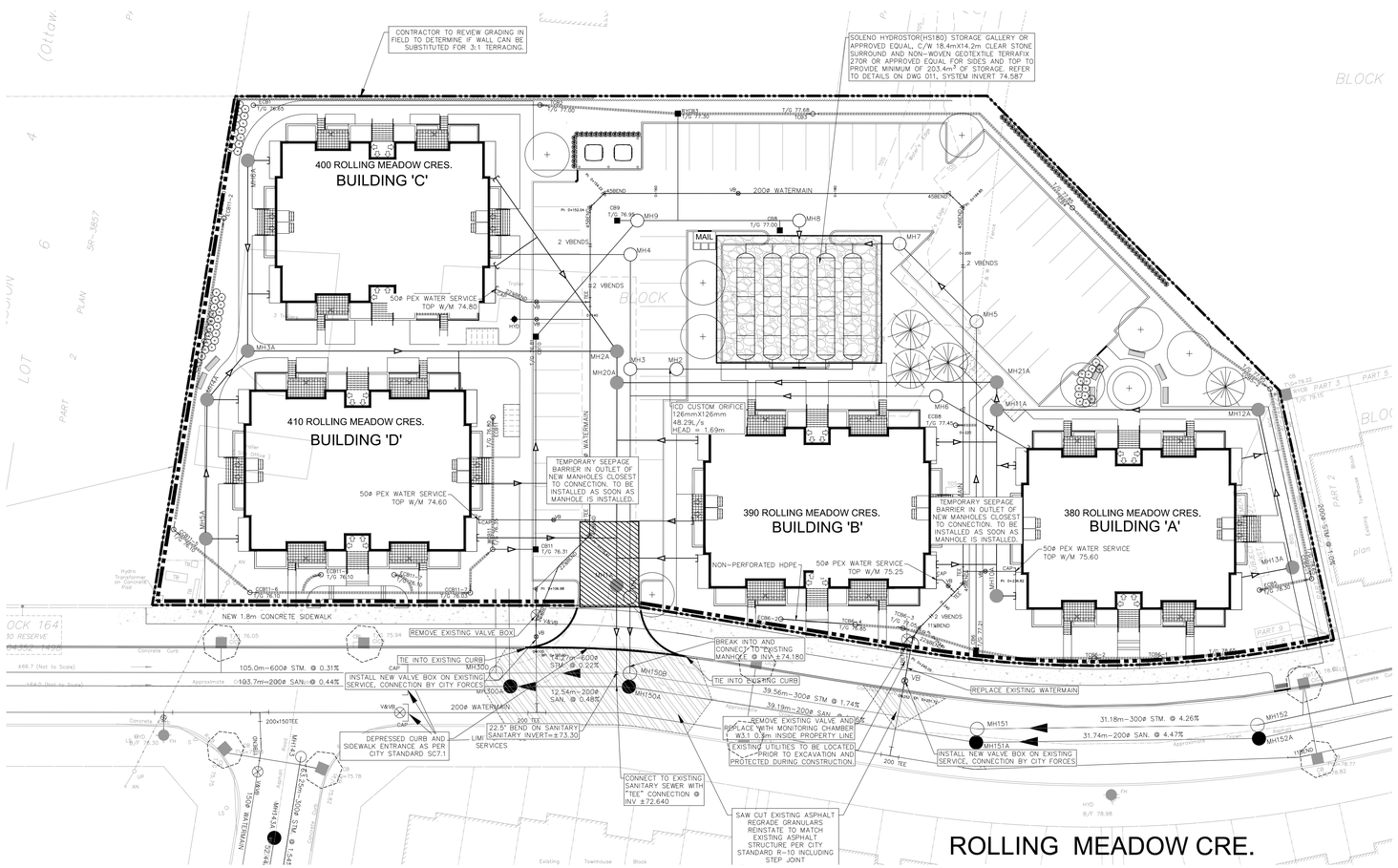
JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jeff McEwen at 2:49 pm, May 15, 2020

LEGEND

- HEAVY DUTY SILT FENCE
- SNOW FENCE
- STRAW BALE CHECK DAM
- STRAW BALE CHECK DAM WITH FILTER CLOTH
- ROCK CHECK DAM
- SEDIMENT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH





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Project Title
SPRING VALLEY TRAILS ZENS
WALK-UP TOWNHOUSES

LICENSED PROFESSIONAL ENGINEER D. Yannoulopoulos 2020/02/07 PROVINCE OF ONTARIO

Drawing Title
EROSION AND SEDEMENTATION CONTROL PLAN

Scale 1:500

Design	Date
R.M./W.Z.	OCTOBER 2018
Drawn	Checked
E.H.	D.G.Y.
Project No.	Drawing No.
115201	900

CITY PLAN No. 18055

CITY FILE No. D07-12-18-0167