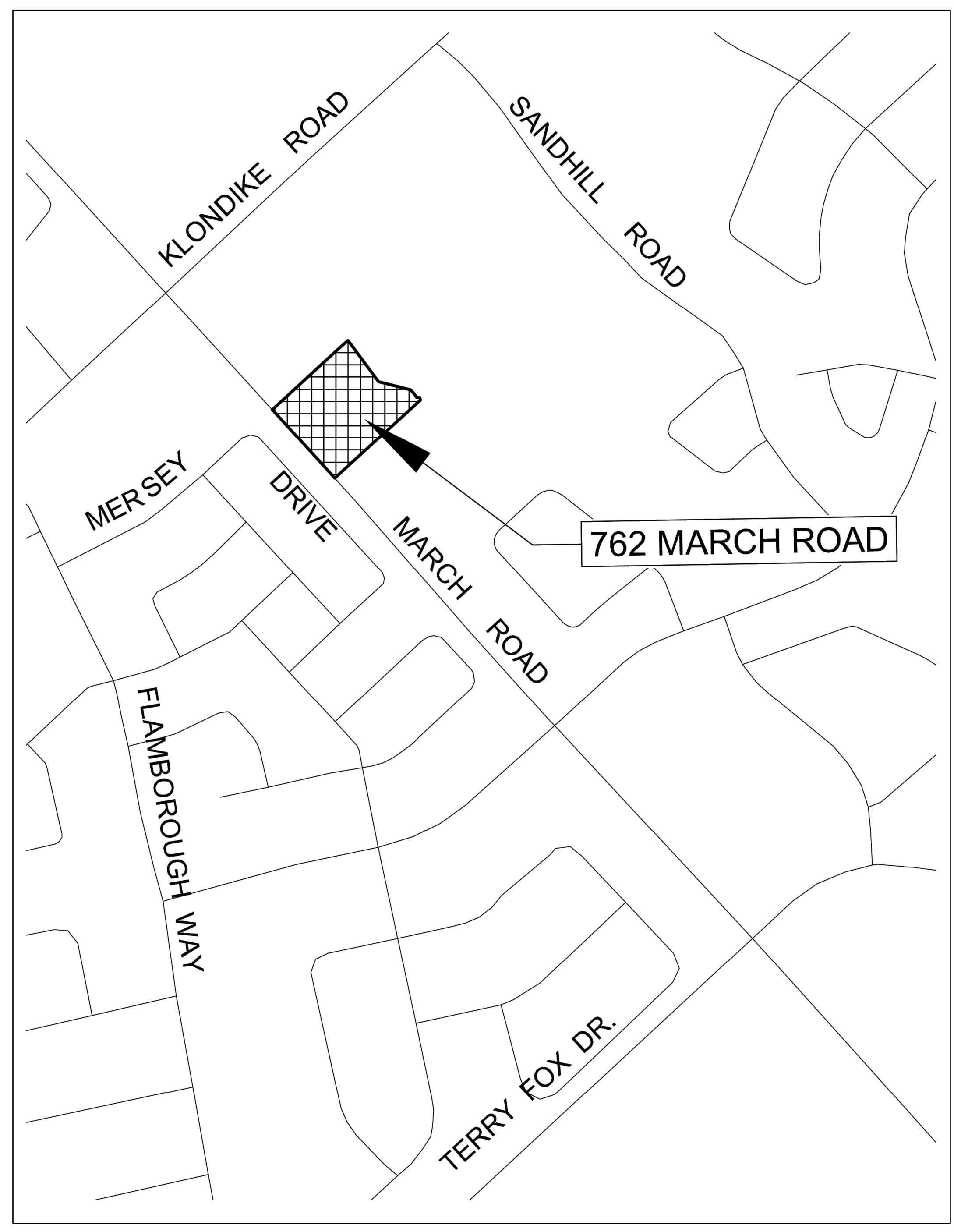


MINTO COMMUNITIES INC.
200-180 KENT STREET
OTTAWA, ON
K1P 0B6



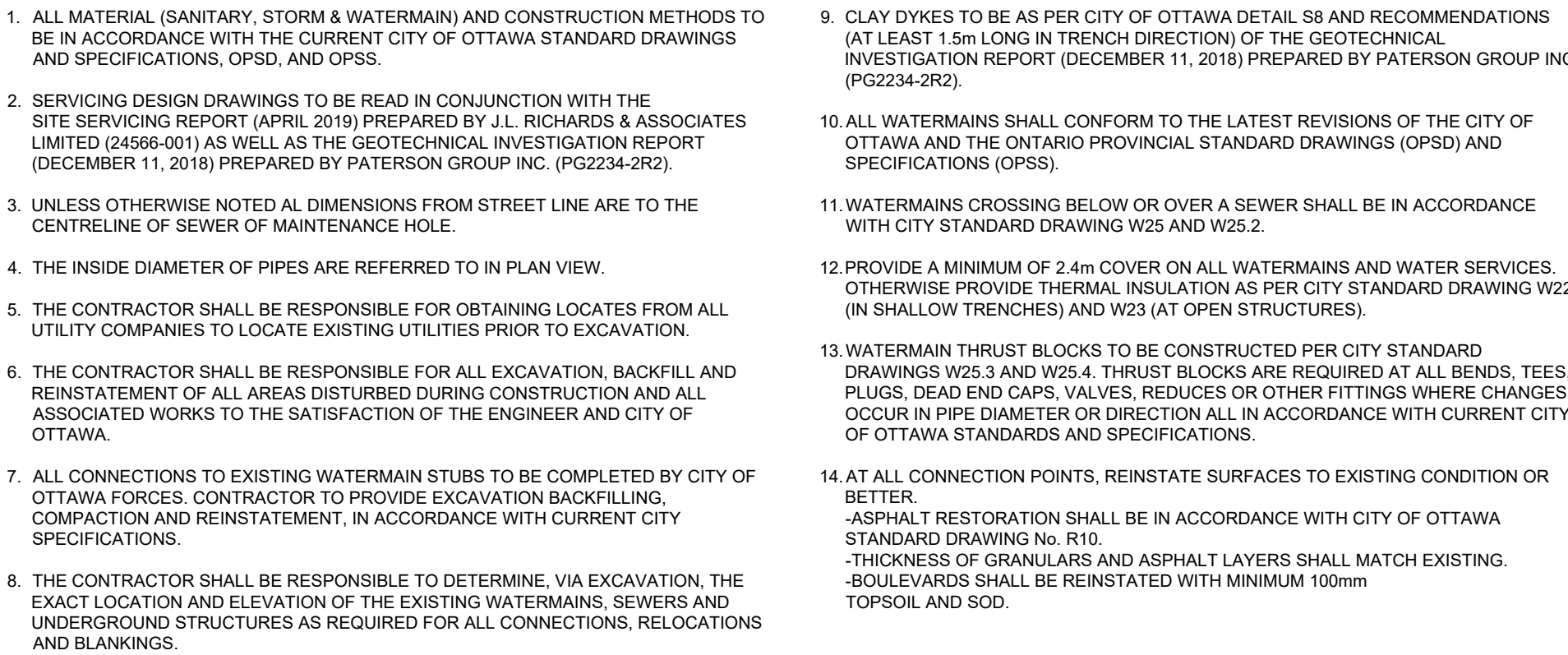
J.L. Richards
& Associates Limited
864 Lady Ellen Place
Ottawa, ON Canada
K1Z 5M2
Tel: 613 728 3571
Fax: 613 728 6012



MORGAN'S CREEK STAGE 1 DRAWING LIST	
Sheet Number	Sheet Title
CS	COVER SHEET
S1	SITE SERVING PLAN
G1	GRADING PLAN
01	MERSEY DRIVE
02	ELDORADO PRIVATE
DSAN	SANITARY DRAINAGE PLAN
SWM	STORM DRAINAGE AND PONDING PLAN
RESC	REMOVALS AND EROSION AND SEDIMENTATION CONTROL PLAN

MINTO COMMUNITIES INC. MORGAN'S CREEK STAGE 1

762 MARCH ROAD

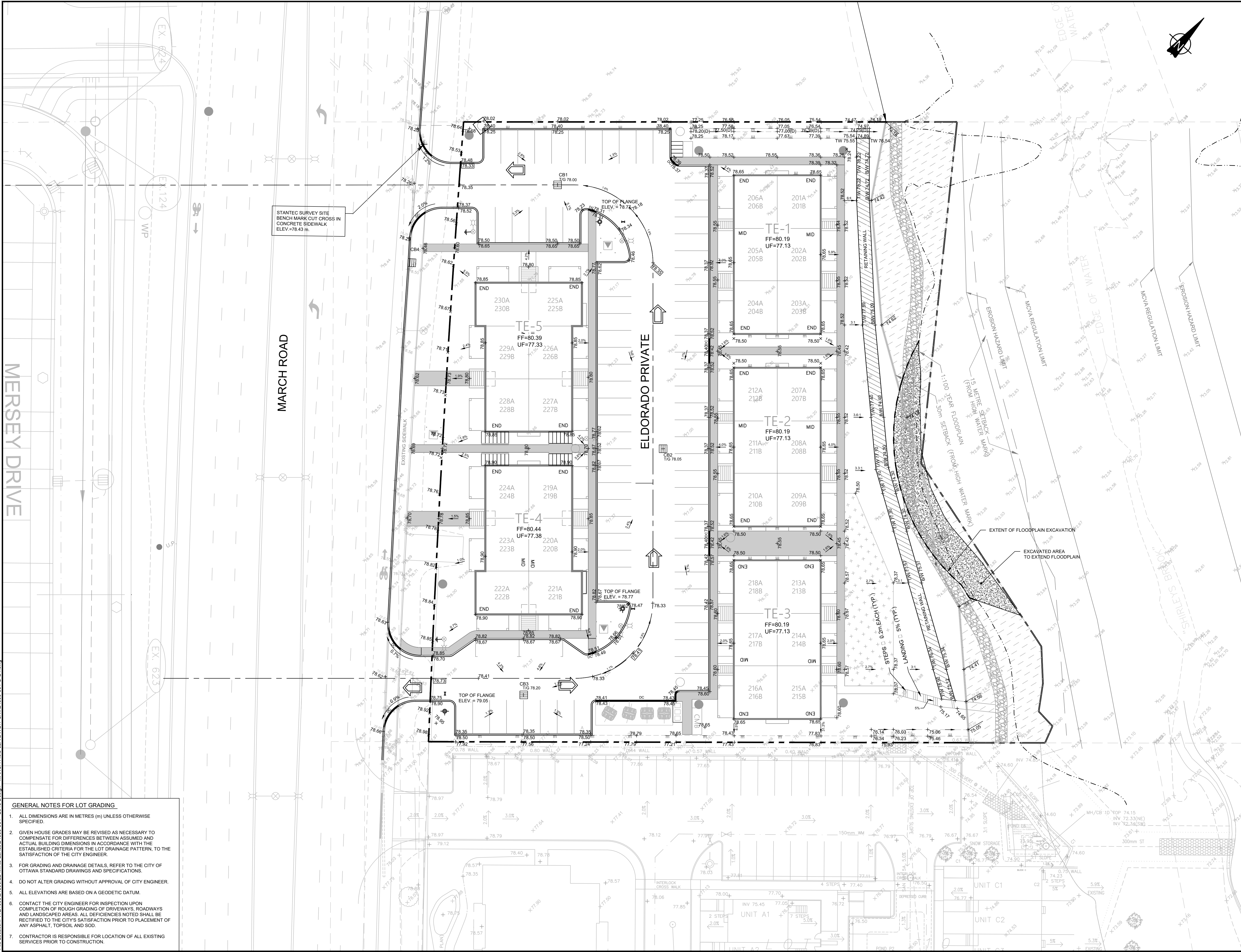


WATERMAIN TABLE - Sta. 3+050.00 TO 3+051.6 PVC DR-18 CL 150. Sta. 3+051.6 TO 3+163.0 30mmØ COPPER TYPE 'K'				
SIZE	STATION ALONG WM	DETAIL	FINISHED GRADE	TOP OF WM
1200mmØ	3+050.0	200 x 200 x 200 TEE	78.25	75.62
	3+051.49	200 x 38 REDUCER	78.28	75.62
	3+053.19	HORIZONTAL BEND	78.31	75.45
	3+056.84	WM CROSSING UNDER ST	78.37	75.45
	3+059.73	WM CROSSING UNDER SAN	78.37	75.45
	3+060.0	-	78.37	75.45
	3+063.13	HORIZONTAL BEND	78.55	75.45
	3+070.0	-	78.57	75.58
	3+079.98	HORIZONTAL BEND	78.36	75.72
	3+080.0	-	78.36	75.85
	3+082.78	WM CROSSING UNDER SAN	78.39	75.59
	3+084.19	HORIZONTAL BEND	78.29	75.59
	3+090.0	-	78.39	75.59
	3+100.0	-	78.34	75.90
	3+107.61	WM CROSSING OVER SUBRAIN	78.20	75.76
	3+110.0	-	78.20	75.76
	3+120.0	-	78.30	75.90
	3+130.0	-	78.51	76.08
	3+140.0	WM CROSSING OVER STORM	78.48	76.08
	3+148.2	-	78.42	76.02
3+150.0	-	78.55	76.02	
3+160.0	-	78.55	76.02	
3+163.0	WM CAP	78.66	76.02	

NOTE: ALL WM TO BE CONSTRUCTED AT MINIMUM 2.4m BELOW FINISHED GRADE.
OTHERWISE PROVIDE THERMAL INSULATION. See general construction NOTES 11,12,13.

29. THE CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AS SHOWN, INCLUDING HANDICAPPED PARKING SYMBOLS.





- GENERAL NOTES FOR LOT GRADING**
1. ALL DIMENSIONS ARE IN METRES (m) UNLESS OTHERWISE SPECIFIED.
 2. GIVEN HOUSE GRADES MAY BE REVISED AS NECESSARY TO COMPENSATE FOR DIFFERENCES BETWEEN ASSUMED AND ACTUAL BUILDING DIMENSIONS IN ACCORDANCE WITH THE ESTABLISHED CRITERIA FOR THE LOT DRAINAGE PATTERN, TO THE SATISFACTION OF THE CITY ENGINEER.
 3. FOR GRADING AND DRAINAGE DETAILS, REFER TO THE CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS.
 4. DO NOT ALTER GRADING WITHOUT APPROVAL OF CITY ENGINEER.
 5. ALL ELEVATIONS ARE BASED ON A GEODETIC DATUM.
 6. CONTACT THE CITY ENGINEER FOR INSPECTION UPON COMPLETION OF ROUGH GRADING OF DRIVEWAYS, ROADWAYS AND LANDSCAPED AREAS. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL AND SOD.
 7. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

KEYPLAN (N.T.S.)

LEGEND

- PROPOSED ELEVATION
- PROPOSED LOCAL HIGH POINT ELEVATION
- PROPOSED BOTTOM OF DITCH ELEVATION
- EXISTING ELEVATION (EXISTING GROUND FROM JLR SURVEY FEBRUARY 2012)
- TOP OF RETAINING WALL ELEVATION
- BOTTOM OF RETAINING WALL ELEVATION
- PROPOSED TERRACING SURFACE SLOPE
- EMERGENCY OVERLAND FLOW DIRECTION (>100 YEAR)
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- ASPHALT / CONCRETE WALKWAY
- CONCRETE BARRIER CURB
- DEPRESSED CURB
- APPROXIMATE RETAINING WALL FOOTPRINT (DETAILED DESIGN BY OTHERS)
- COMMUNITY MAIL BOX
- PROPOSED SANITARY MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE c/w ICD
- AMENITY AREA
- NON-DEVELOPABLE AREA
- EXCAVATED AREA TO EXTEND FLOODPLAIN
- CREEK PATHWAY

No.	ISSUE / REVISION	DDMMYY
03	ISSUED TO CITY FOR REVIEW - 3rd SUBMISSION	12/06/19
02	ISSUED TO CITY FOR REVIEW - 2nd SUBMISSION	15/04/19
01	ISSUED TO CITY FOR REVIEW - 1st SUBMISSION	19/12/18

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SCALE: 1:250

CLIENT: **minto Communities**

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

CONSULTANT:

PROFESSIONAL STAMP

PROFESSIONAL ENGINEER
M. N. L. DALRYMPLE
June 12, 2019
PROVINCE OF ONTARIO

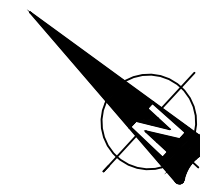
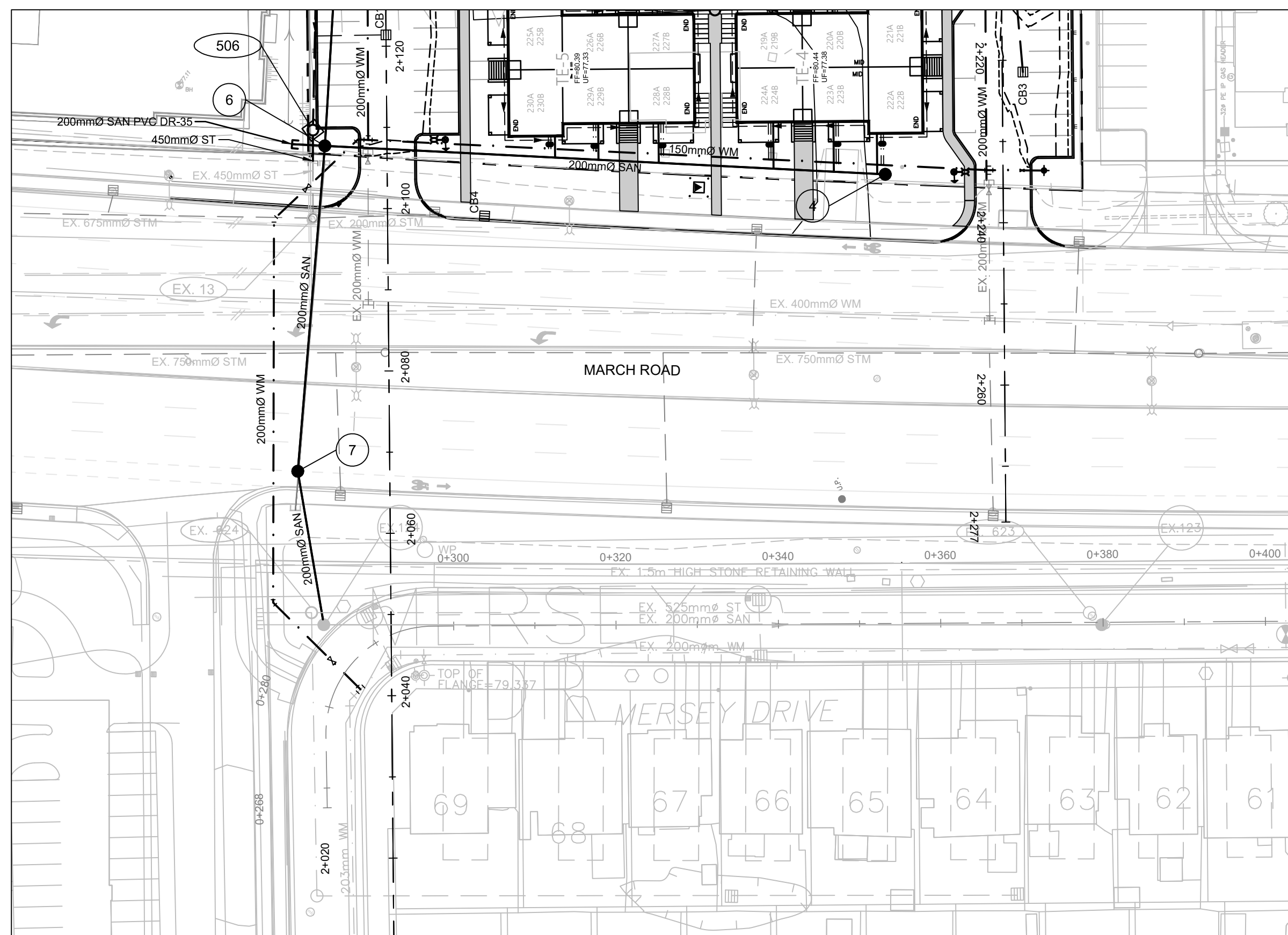
PROFESSIONAL ENGINEER
A. WILLIAMS
100218983
June 12, 2019
PROVINCE OF ONTARIO

PROJECT: **MINTO COMMUNITIES INC. MORGAN'S CREEK STAGE 1**
762 MARCH ROAD

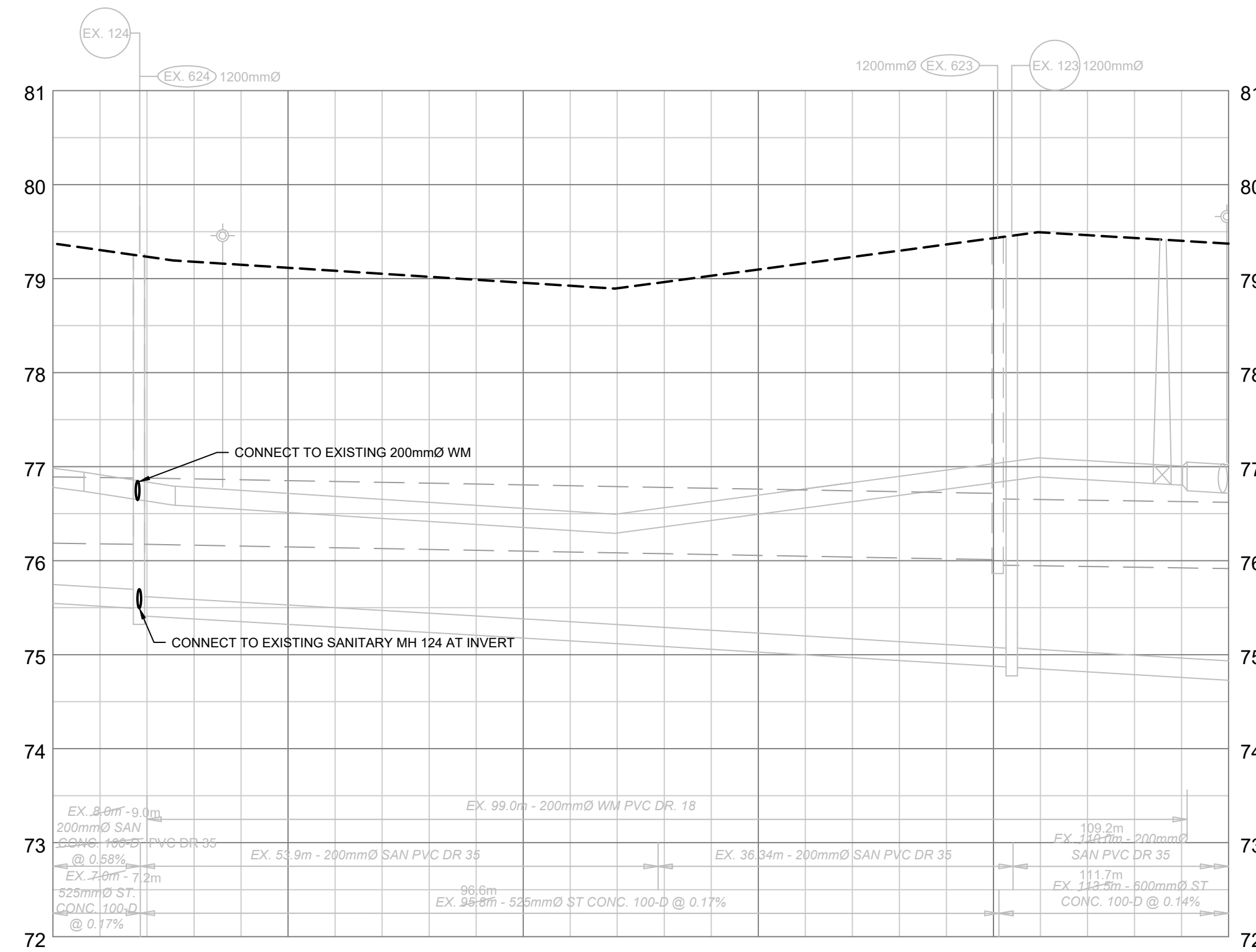
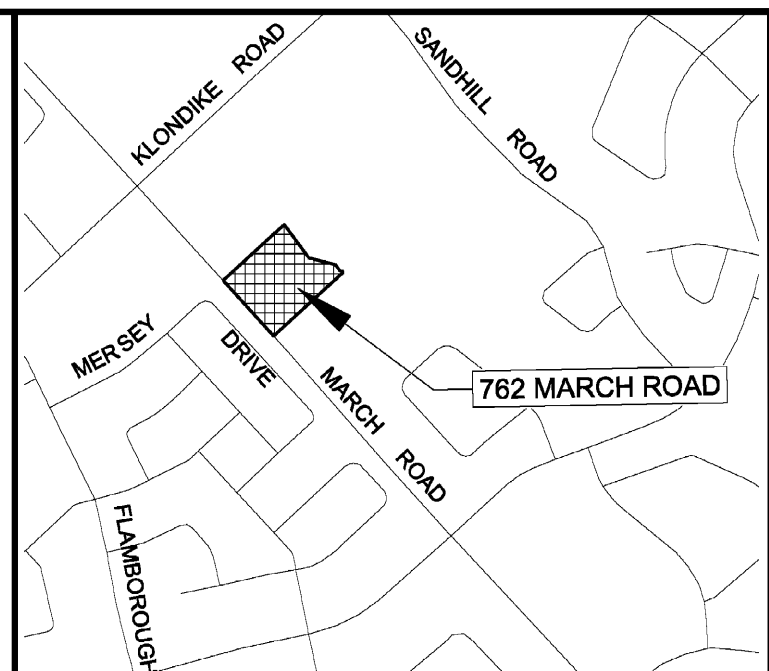
DRAWING: **GRADING PLAN**

DESIGN: AW	DRAWING #:
DRAWN: SP	G1
CHECKED: LD	
JLR #: 24566-001	

LOT DATE: Wednesday, June 12, 2019 3:06:09 PM
D07-12-18-0199
#17889



MERSEY DRIVE

[illegible]

KEYPLAN (N.T.S.)	
<u>LEGEND</u>	
	EXISTING CATCH BASIN & LEAD
	PROPOSED CATCH BASIN & LEAD
	PROPOSED WATERMAIN, VALVE & HYDRANT
	EXISTING WATERMAIN, VALVE & HYDRANT
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED STORM SEWER & MANHOLE
	DRAWING NUMBER
FF = 80.15	FINISHED FLOOR ELEVATION
UF = 77.15	UNDERSIDE OF FOOTING ELEVATION
	DEPRESSED CURB
	PERFORATED PIPE
	COMMUNITY MAIL BOX
	AMENITY AREA
	NON-DEVELOPABLE AREA
	CREEK PATHWAY

CITY OF LOS ANGELES - COMMUNITY DEVELOPMENT		
03	ISSUED TO CITY FOR REVIEW - 3rd SUBMISSION	12/06/19
02	ISSUED TO CITY FOR REVIEW - 2nd SUBMISSION	15/04/19
01	ISSUED TO CITY FOR REVIEW - 1st SUBMISSION	19/12/18
No.	ISSUE / REVISION	DO/MY/YY

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SCALE: 1:500 (HORIZONTAL) 1:50 (VERTICAL)

CLIENT:

 **minto**
Communities

CONSULTANT:	www.jlrichards.ca
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J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:	
-------------	--

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
W. H. L. DALRYMPLE
June 12/13
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
June 12, 2014
A. WILLIAMS
100218983
PROVINCE OF ONTARIO

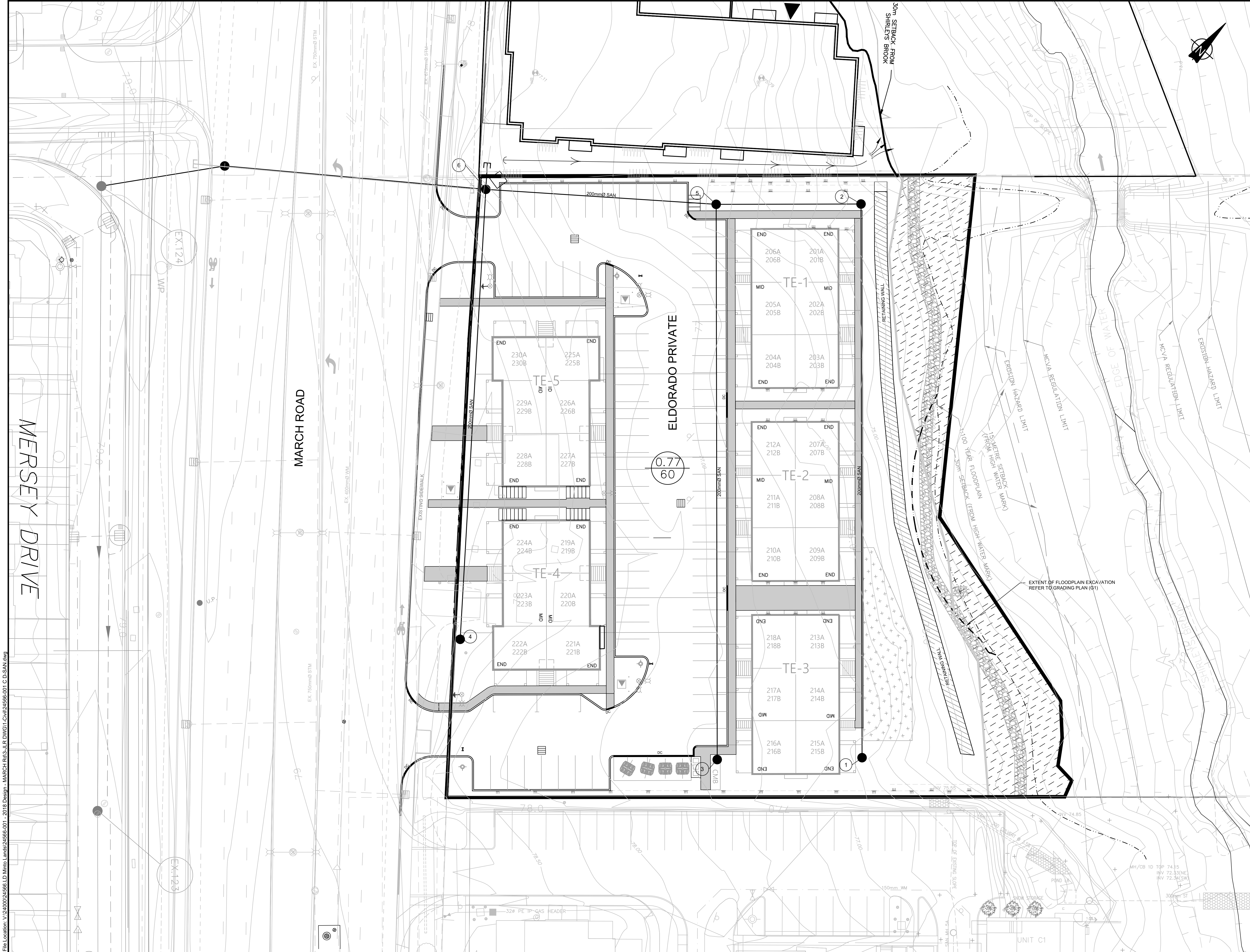
PROJECT:

MINTO COMMUNITIES INC.
MORGAN'S CREEK
STAGE 1
762 MARCH ROAD

DRAWING:

PLAN AND PROFILE
MERSEY DRIVE TO STA. 2+140

DESIGN: AW	DRAWING #: 01
DRAWN: SP	
CHECKED: LD	
JLR #: 24566-001	



KEYPLAN (N.T.S.)

LEGEND

- CATCH BASIN
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- DRAINAGE BOUNDARY
- AREA IN HECTARES
NUMBER OF UNITS
- AMENITY AREA
- NON-DEVELOPABLE AREA
- CREEK PATHWAY

03	ISSUED TO CITY FOR REVIEW - 3rd SUBMISSION	12/06/19
02	ISSUED TO CITY FOR REVIEW - 2nd SUBMISSION	15/04/19
01	ISSUED TO CITY FOR REVIEW - 1st SUBMISSION	19/12/18
No.	ISSUE / REVISION	DD/MM/YY

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SCALE: 1:250

CLIENT:

minto
Communities

CONSULTANT:

JLR J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
M. N. L. DALRYMPLE
June 12/19
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
A. WILLIAMS
100218983
June 12/19
PROVINCE OF ONTARIO

PROJECT:

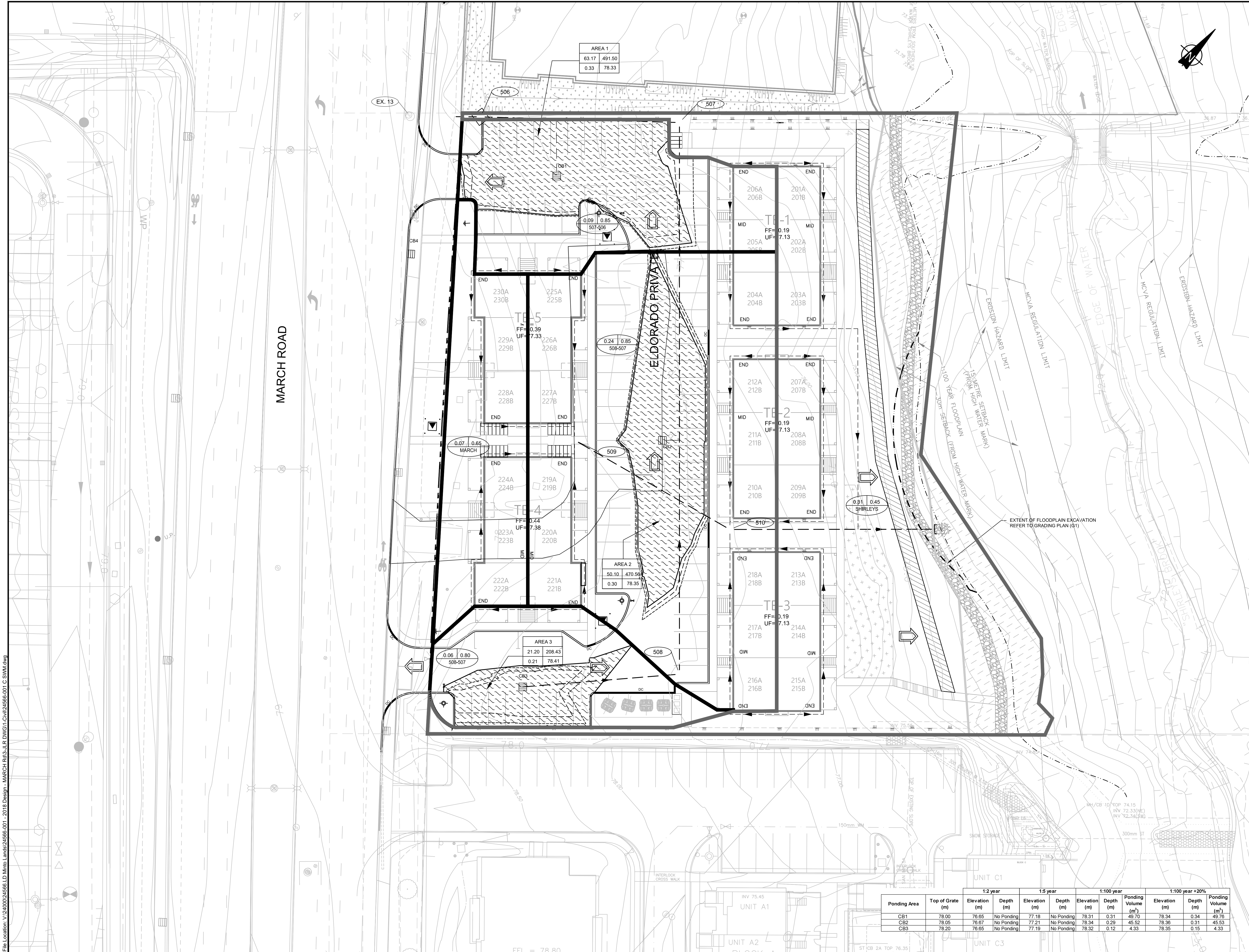
MINTO COMMUNITIES INC.
MORGAN'S CREEK
STAGE 1
762 MARCH ROAD

DRAWING:

SANITARY DRAINAGE PLAN

DESIGN: AW	DRAWING #: D-SAN
DRAWN: SP	
CHECKED: LD	
JLR #: 24566-001	

File Location: V:\24000\24566 LD Minto Lands\24566-001 - 2018 Design - MARCH Rd-JLR DWG\1-Civil\24566-001 C SWM.dwg



KLONDIKE ROAD
SANDHILL ROAD
762 MARCH ROAD
MERSEY DRIVE
FLAMBOURGH

KEYPLAN (N.T.S.)
LEGEND
MAXIMUM PONDING AREA
100YR PONDING AREA
100YR+20% PONDING AREA
MAX. PONDING VOLUME (m³)
PONDING AREA NUMBER
MAX. PONDING AREA (m²)
MAX. WATER LEVEL ELEVATION
MAX. PONDING DEPTH (m)
AREA IN HECTARES
RUNOFF COEFFICIENT (1:100YR)
TRIBUTARY PIPE REACH
DRAINAGE BOUNDARY
EMERGENCY OVERLAND FLOW DIRECTION (>100 YEAR)
EXISTING CATCH BASIN
PROPOSED CATCH BASIN LEAD
& MAINTENANCE HOLE
EXISTING STORM SEWER
& MAINTENANCE HOLE
CONCRETE BARRIER CURB
DEPRESSED CURB
DC
AMENITY AREA
NON-DEVELOPABLE AREA
CREEK PATHWAY

03	ISSUED TO CITY FOR REVIEW - 3rd SUBMISSION	12/06/19
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SCALE: 1:250

CLIENT:
minto
Communities

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

CONSULTANT:
www.jlr.ca

PROFESSIONAL STAMP
LICENSED PROFESSIONAL ENGINEER
M. N. L. DALRYMPLE
June 12/19
PROVINCE OF ONTARIO

PROFESSIONAL STAMP
LICENSED PROFESSIONAL ENGINEER
A. WILLIAMS
100218983
June 12/19
PROVINCE OF ONTARIO

PROJECT:
MINTO COMMUNITIES INC.
MORGAN'S CREEK
STAGE 1
762 MARCH ROAD

DRAWING:
STORM DRAINAGE AND PONDING PLAN

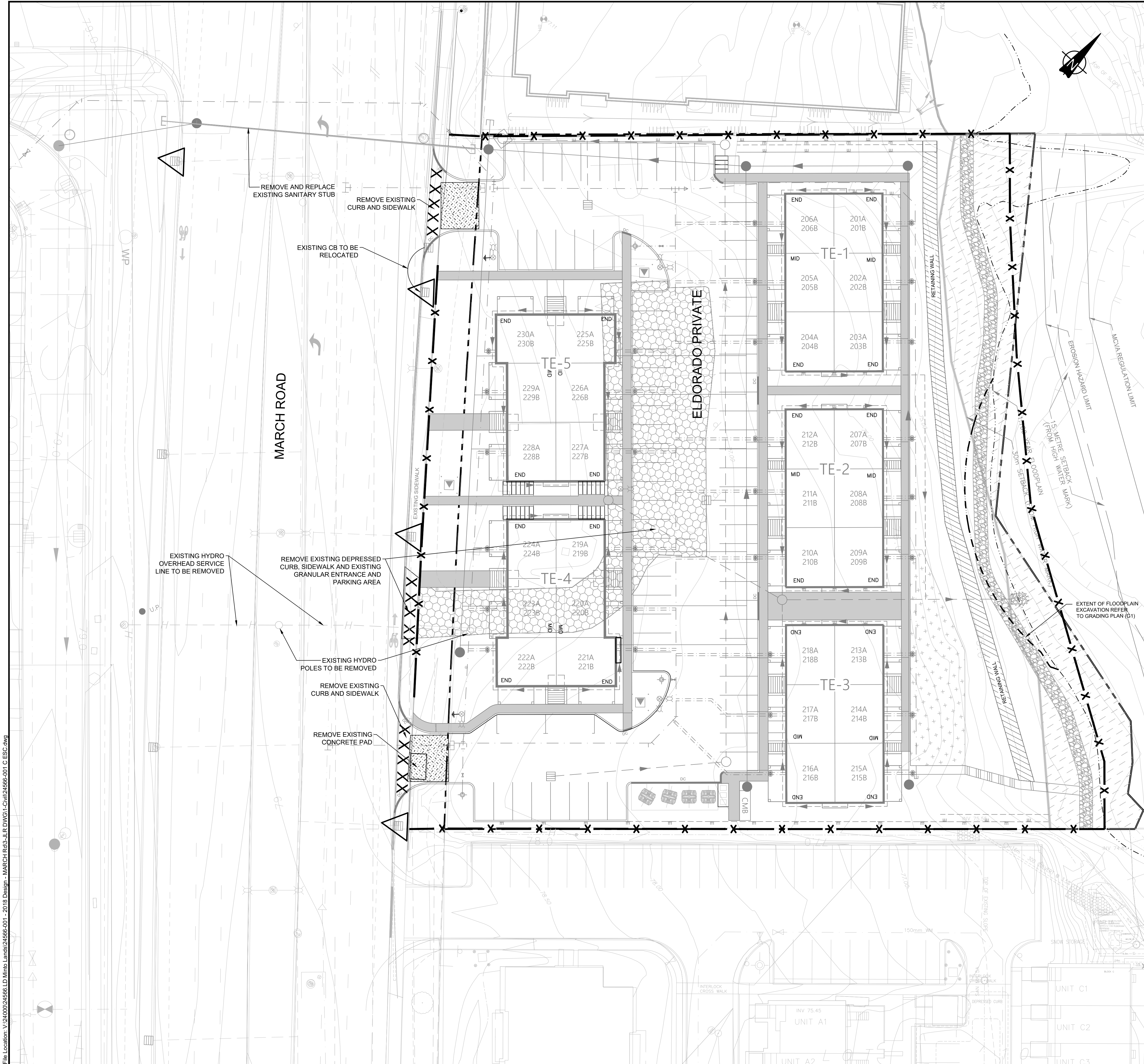
Ponding Area	Top of Grate (m)	Elevation (m)	Depth (m)	Elevation (m)	Depth (m)	Elevation (m)	Depth (m)	Ponding Volume (m³)	Elevation (m)	Depth (m)	Ponding Volume (m³)
CB1	78.00	76.65	No Ponding	77.18	No Ponding	78.31	0.31	49.70	78.34	0.34	49.76
CB2	78.05	76.67	No Ponding	77.21	No Ponding	78.34	0.29	45.52	78.36	0.31	45.53
CB3	78.20	76.65	No Ponding	77.19	No Ponding	78.32	0.12	4.33	78.35	0.15	4.33

DESIGN: AW
DRAWN: SP
CHECKED: LD
JLR #: 24566-001

DRAWING #:
SWM

PLOT DATE: Wednesday, June 12, 2019 3:13:34 PM
D07-12-18-0199

File Location: V:\24000\24566.LD Minto Lands\24566-001 - 2018 Design - MARCH Rd.dwg - JLR DWG31-Civil\24566-001 C ESC.dwg



PERSPECTIVE VIEW

Area under construction

Area under protection

Watercourse

Barrier main run

End run

Direction of flow

2.3m max. Typ

Main run 40m max

3m end-run

1m

PLAN

Geotextile

Stake

300mm min. or geotextile in trench

Trench shall be backfilled and compacted

Original ground

600mm min.

200

200

Direction of flow

JOINT DETAIL

NOTE:

A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2015 Rev 2

LIGHT-DUTY SILT FENCE BARRIER

OPSD 219.110

EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

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

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

NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
2. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.
3. VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
4. ANY PART OF EQUIPMENT ENTERING DRAINAGE CHANNELS SHALL BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER.
5. STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM THE WATER.
6. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
7. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
8. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
9. STRAW BALE BARRIERS OR EQUIVALENT SHOULD BE PLACED AT WATER DISCHARGE POINTS TO PREVENT EROSION AND SEDIMENT RELEASE.
10. ONLY MATERIAL FREE OF FINE PARTICULATE MATTER SHOULD BE PLACED IN THE WATER.
11. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHOULD BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCE FROM ENTERING THE WATER.
12. ALL EQUIPMENT OPERATING NEAR THE WATER SHOULD BE EQUIPPED WITH A SPILL KIT.
13. ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
14. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSD AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110, STRAW BALE BARRIER TO OPSD 219.110 AND ROCK FLOW CHECK DAM TO OPSD 219.211.
15. A MUD MAT IS TO BE BUILT AT THE TWO DRIVE SITE ENTRANCES TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES.
16. FILTER FABRIC TO BE PLACED UNDER GRATE OF EXISTING STREET CATCH BASINS. THE FILTER FABRIC SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE MAINTAINED AS REQUIRED.
17. ALL PROPOSED CATCH BASINS ARE TO BE INSTALLED WITH FILTER FABRIC AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK PHASE.

KEYPLAN (N.T.S.)

LEGEND

- PROPOSED SILT FENCE BARRIER TO OPSD 219.110
- PROPERTY LINE
- EXISTING OFFSITE CATCH BASIN c/w FILTER CLOTH
- PROPOSED MUD MAT
- GRAVEL REMOVAL AREA
- AMENITY AREA
- NON-DEVELOPABLE AREA
- CREEK PATHWAY

No.	ISSUE / REVISION	DD/MM/YY
03	ISSUED TO CITY FOR REVIEW - 3rd SUBMISSION	12/06/19
02	ISSUED TO CITY FOR REVIEW - 2nd SUBMISSION	15/04/19
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VERIFY SHEET SIZE AND SCALES, BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:250

CLIENT:

minto Communities

CONSULTANT:

JLR J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENCED PROFESSIONAL ENGINEER
M. N. L. DALRYMPLE
June 12/19
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

LICENCED PROFESSIONAL ENGINEER
A. WILLIAMS
100218983
June 12, 2019
PROVINCE OF ONTARIO

PROJECT:

MINTO COMMUNITIES INC.
MORGAN'S CREEK
STAGE 1
762 MARCH ROAD

DRAWING:

REMOVALS AND EROSION AND SEDIMENTATION CONTROL PLAN

DESIGN:	AW	DRAWING #:
DRAWN:	SP	RESC
CHECKED:	LD	
JLR #:	24566-001	

PLOT DATE: Wednesday, June 12, 2019 2:23:16 PM

D07-12-18-0199

#17889