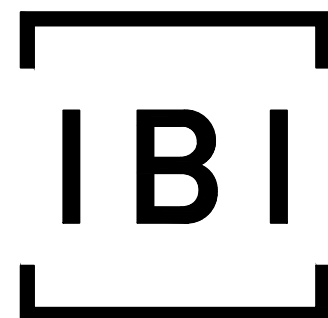


HERON GATE 5



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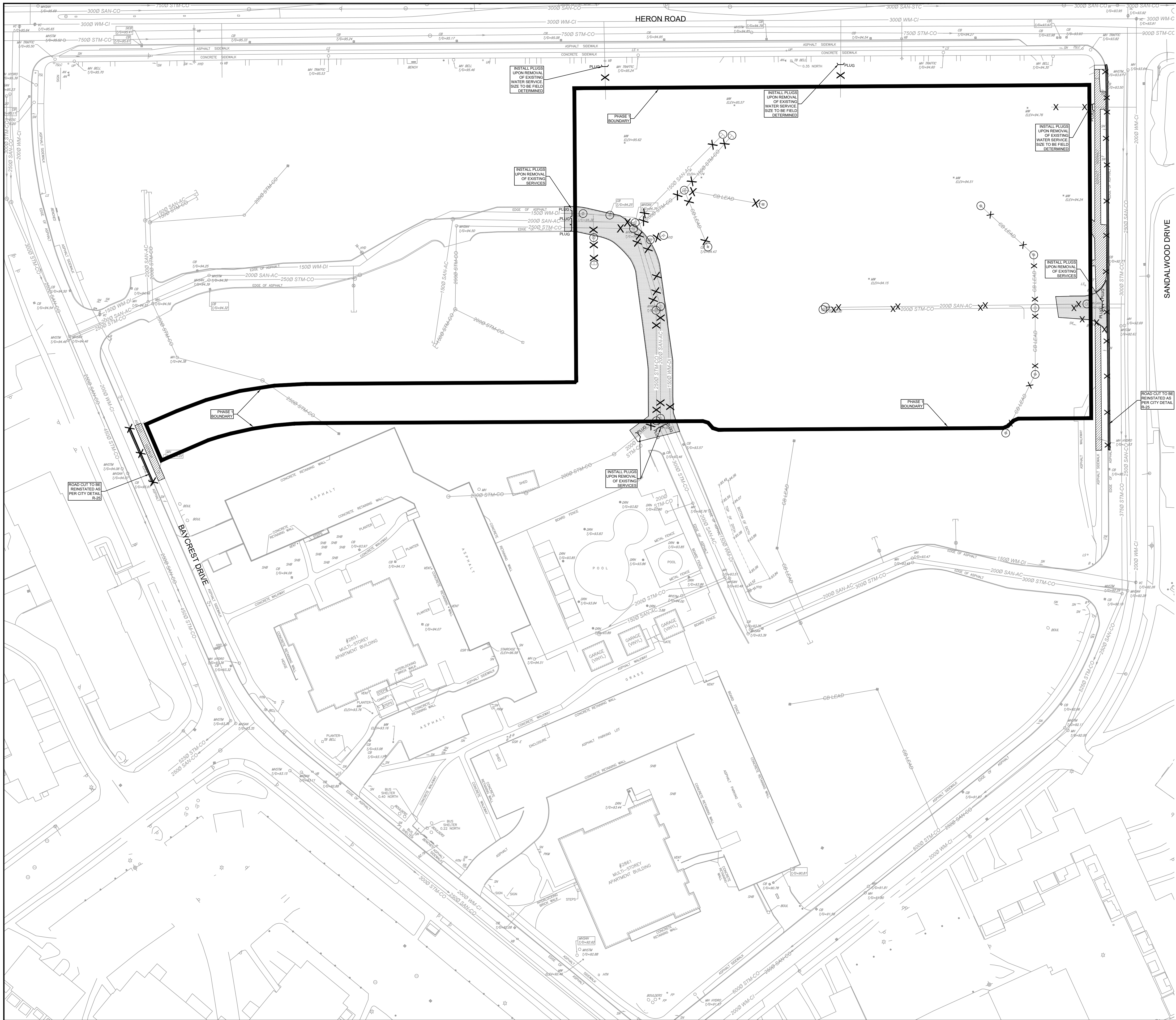


Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C-REM	REMOVALS
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES-LEGEND-CB DATA
C-200	GRADING PLAN
C-201	GRADING PLAN
C-400	SANITARY DRAINAGE AREA
C-500	STORM DRAINAGE AREA
C-900	EROSION AND SEDIMENT CONTROL PLAN

HAZELVIEW INVESTMENTS



CONTRACT NO. 135142



REMOVAL		REMOVAL
○	REMOVE	DRY GRIND EXISTING ASPHALT. INCREASE DEPTH 50mm.
○	ADJUST MANHOLE VALVES	FULL DEPTH ASPHALT REMOVAL. 50mm CURB REMOVAL.
○	ADJUST CATCH BASIN	AREA TO BE CLEARED AND GRUBBED.
○	ADJUSTMENT BY BELL OR HYDRO-APPROVED CONTRACTOR	REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL.
○	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURN	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK.
○	PLUG	

LEGEND (IF APPLICABLE)

AN	ANCHOR
BENCH	BENCH
BOUL	BOULDER
CB	CATCH BASIN
DCB	DOUBLE CB
CBMH	CB MANHOLE
DCBMH	DOUBLE CB MANHOLE
SCB	SIDE INLET CB
DRN	DRAIN
FP	FLAG POLE
GP	POLE GUYWIRE
GSR	GAS SERVICE REGULATOR
GV	GAS VALVE
HL	HYDRO LIGHT STANDARD
HM	HYDRO METER
HTN	HYDRO TRANSFORMER
HW	HAND WELL
HYD	FIRE HYDRANT
JBX	JUNCTION BOX
LS	LIGHT STANDARD
MH	MAINTENANCE HOLE UNIDENTIFIED
MHB	MAINTENANCE HOLE BELL
MHF	MAINTENANCE HOLE FIBRE OPTIC
MHH	MAINTENANCE HOLE HYDRO
MHSA	MAINTENANCE HOLE SANITARY
MHST	MAINTENANCE HOLE STORM
MW	MONITORING WELL
PM	PARKING METER
SIA	SIAMISE CONNECTION
SN	SIGN
TB	TERMINAL BOX - BELL
TB	TERMINAL BOX - CABLE
TCTV	TRAFFIC CONTROL BOX
TPIT	TEST PIT
TS	TRAFFIC SIGNAL LIGHT
UP	UTILITY POLE
VB	VALVE BOX
VC	VALVE CHAMBER
WV	WATER VALVE
WT	TREE STUMP
	TREE CONIFEROUS
	TREE DECIDUOUS

2000 WM-CI	2000 WM-CI
WATERMAIN (CI Cast Iron - DI Duct Tile Iron)	
7500 STM-CO	7500 STM-CO
STORM SEWER (CO Concrete)	
2000 SAN-STC	2000 SAN-STC
SANITARY SEWER (STC - AC Asbestos Concrete)	
P	P
UNDERGROUND HYDRO	
T	T
UNDERGROUND TELEPHONE	
G	G
GASMAIN	

CLIENT

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ISSUES

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KEY PLAN

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SEAL

PROJECT

Heron Gate 5

PROJECT NO:

135142

DRAWN BY:

D.D./S.L.

CHECKED BY:

D.C.

PROJECT MGR:

J.I.M.

APPROVED BY:

J.I.M.

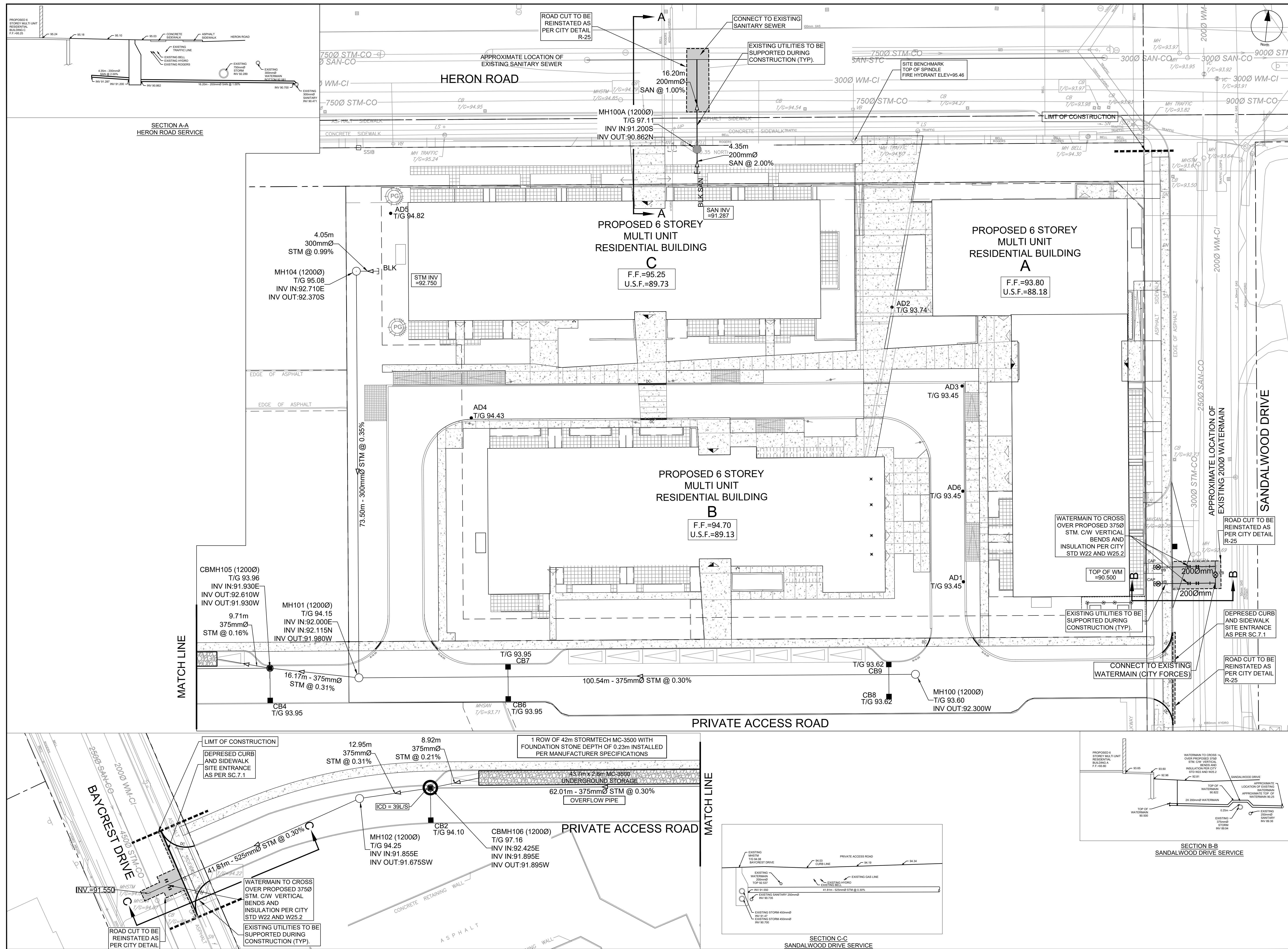
SHEET TITLE

REMOVALS

SHEET NUMBER

C-REM

ISSUE



CLIENT

**HAZELVIEW
INVESTMENTS**

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4	REVISED PER CLIENT COMMENTS	2022-04-27
5	REVISED PER CLIENT COMMENTS	2022-05-31

CONSULTANTS

SEAL



The seal is circular with the text "LICENSED PROFESSIONAL ENGINEER" around the top and "PROVINCE OF ONTARIO" around the bottom. In the center, the name "J. I. MOFFATT" and the license number "20220531" are printed. A handwritten signature is scrawled across the top half of the seal.



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PROJECT	Heron Gate 5
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PROJECT NO: 135142	
DRAWN BY: D.D./S.L.	CHECKED BY: D.C.
PROJECT MGR: J.I.M.	APPROVED BY: J.I.M.

SHEET TITLE	GENERAL PLAN OF SERVICES
-------------	--------------------------

SHEET NUMBER	ISSUE
C-001	5

UTILITY LEGEND

	TRANSFORMER
	TRANSFORMER C/W CONCRETE WINGS
	HYDRO SWITCHGEAR
	HYDRO MANHOLE
	BELL PEDESTAL
	BELL GRADE LEVEL BOX (l=600mm, w=1200mm, d=750mm) C/W 1.5 x 3.0m easement
	BELL FIBER CABINET (l=1200mm, w=750mm, d=500mm)
	BELL CENTRAL SPLITTING POINTS (l=1175mm, w=1200mm, d=500mm)
	ROGERS PEDESTAL
	ROGERS VAULT (l=1000mm, w=1000mm, d=1200mm) C/W 1m x 2m easement
	STREET LIGHT
	STREET LIGHT DISCONNECT
	STREET LIGHT GROUNDING
	JOINT UTILITY TRENCH
	HYDRO CABLE AND DUCTS
	BELL CABLE
	BELL DUCTS
	ROGERS CABLE
	ROGERS DUCTS
	GAS
	STREET LIGHT CABLE
	UTILITY DROP LOCATIONS
	CONCRETE ENCASED DUCT BANK C/W NUMBER OF DUCTS
	COMMUNITY MAILBOX
	PROPOSED TREE LOCATION
	ROOT MANAGEMENT BARRIER

SEDIMENT EROSION 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

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	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	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	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100	DOUBLE CATCHBASIN C/W TOP OF GRATE
	DCICB101	DITCH INLET CATCHBASIN C/W GUTTER GRADE
	CBMH100	CATCHBASIN MANHOLE C/W TOP OF GRATE
	CBMH101	DITCH INLET MANHOLE C/W TOP OF GRATE
	ICB100	ICD LOCATION
	RYCB	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	AD4	AREA DRAIN OVER UNDERGROUND PARKING LEVEL
	TIG 104.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	300mmØ CSP	PERFORATED REAR YARD SUBDRAIN
	V&VB	CSP CULVERT C/W DIAMETER
	V&VC	VALVE AND VALVE BOX
	HYD	VALVE AND VALVE CHAMBER
	RED	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	2 BENDS	WATERMAIN REDUCER
	BH 12	VERTICAL BEND LOCATION
	101.79	SINGLE SERVICE LOCATION
	101.79	DOUBLE SERVICE LOCATION
	101.79	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
	108	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	102.40	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
	102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
		CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

	1.2%	PROPOSED SWALE C/W FLOW DIRECTION
	1.2%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	1.2%	SLOPE C/W FLOW DIRECTION
		MAJOR OVERLAND FLOW ROUTE
	104.62	PROPOSED SPOT GRADE
	104.40	PROPOSED SWALE GRADE
	104.50	PROPOSED SWALE HIGH POINT GRADE
	104.60	LOT CORNER GRADE C/W EXISTING GRADE
	86.45 EX	TIE INTO EXISTING GRADE
	86.79	FULL STATIC PONDING GRADE
	103.20	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
		TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
		PRESSURE REDUCING VALVE
	F.F. =	FINISHED FLOOR ELEVATION
	2	NUMBER OF ADDITIONAL RISERS
		NOISE FENCE LOCATION
		NOISE FENCE GATE

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 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 SHOWN ON THESE DRAWINGS.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY LEGAL SURVEYOR BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK SITE BENCHMARK ELEVATION 95.46m ON TOP OF HYDRANT SPINDLE ON SOUTH SIDE OF HERON ROAD APPROXIMATELY 65m WEST OF THE C/L OF SANDLEWOOD DRIVE.
- 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 TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- 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.
- 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 PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROADSIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
- 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.
- 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 2.4M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- ALL LEADS FOR STREET CB's TO AND CIB'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.
- 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).
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 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.
- ALL UTILITY BOXES (I.E. PEDESTALS, TRANSFORMERS, ETS) ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA'S "GUIDELINES FOR UTILITY PEDESTALS WITHIN THE ROAD RIGHT OF WAY"
- 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 CONTRACTORS 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.

CLIENT

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5	REVISED PER CLIENT COMMENTS	2022-05-31

NOT FOR CONSTRUCTION

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

CONSULTANTS

SEAL

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PROJECT

Heron Gate 5

PROJECT NO:
135142

DRAWN BY:
D.D./S.L.

PROJECT MGR:
J.I.M.

CHECKED BY:
D.C.

APPROVED BY:
J.I.M.

SHEET TITLE

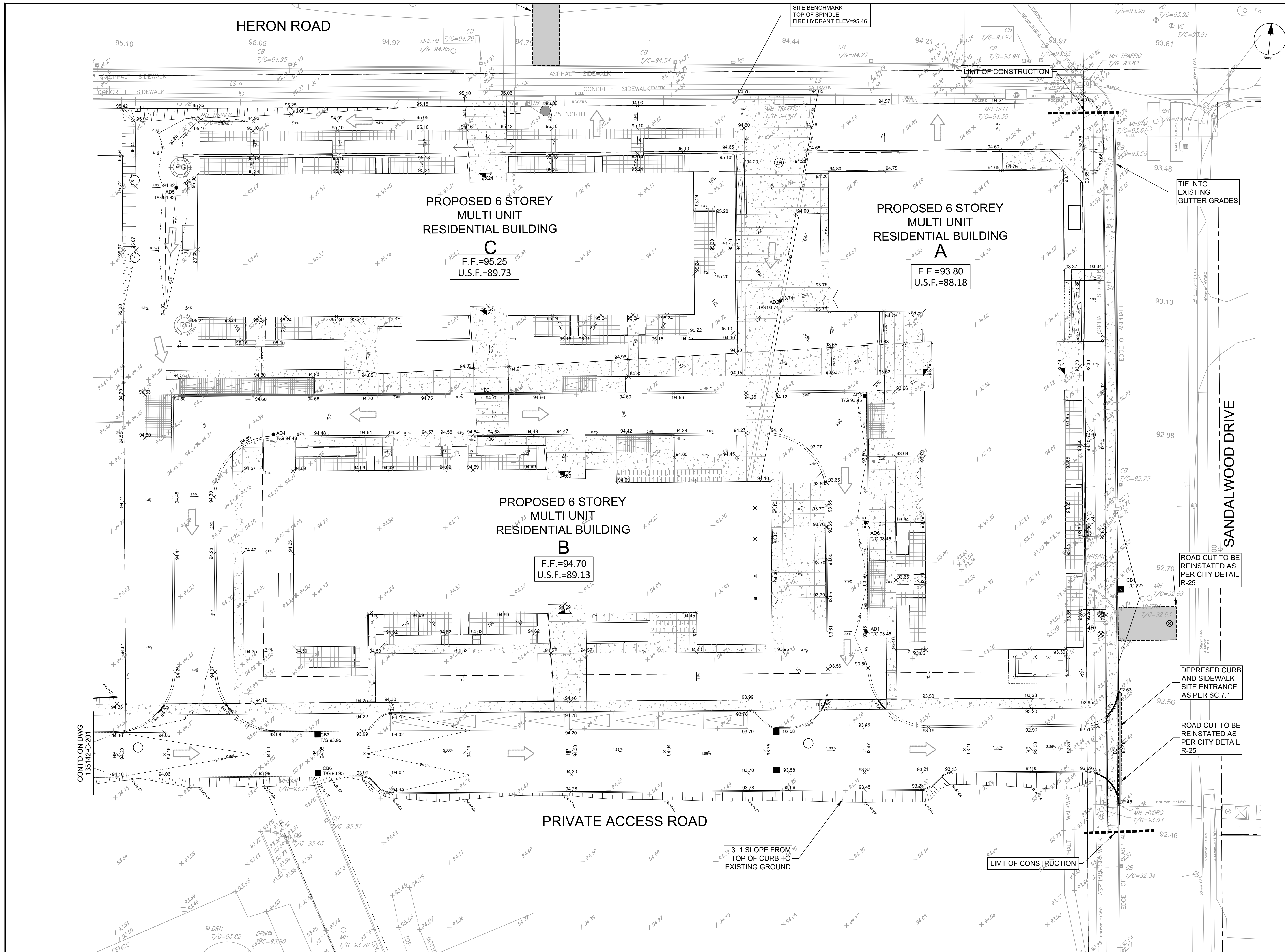
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER

C-010

ISSUE

5



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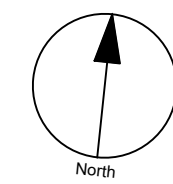
GRADING PLAN

SHEET NUMBER

C-200

ISSUE

5



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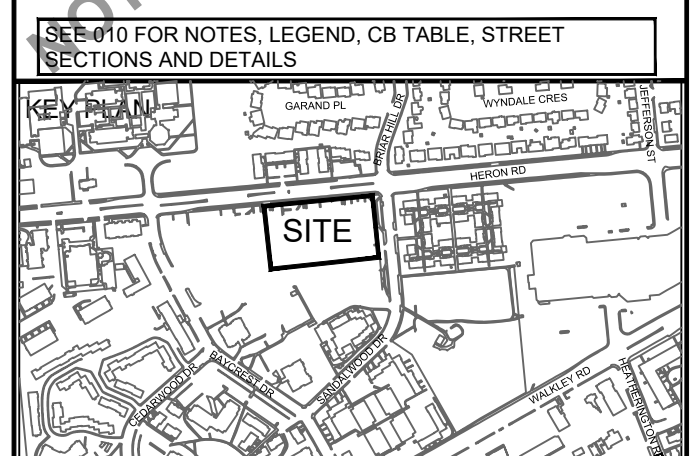
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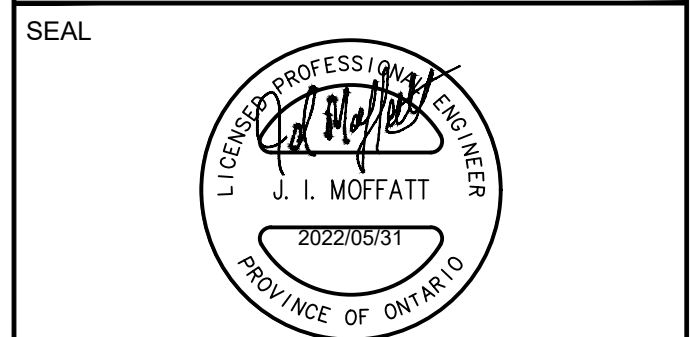
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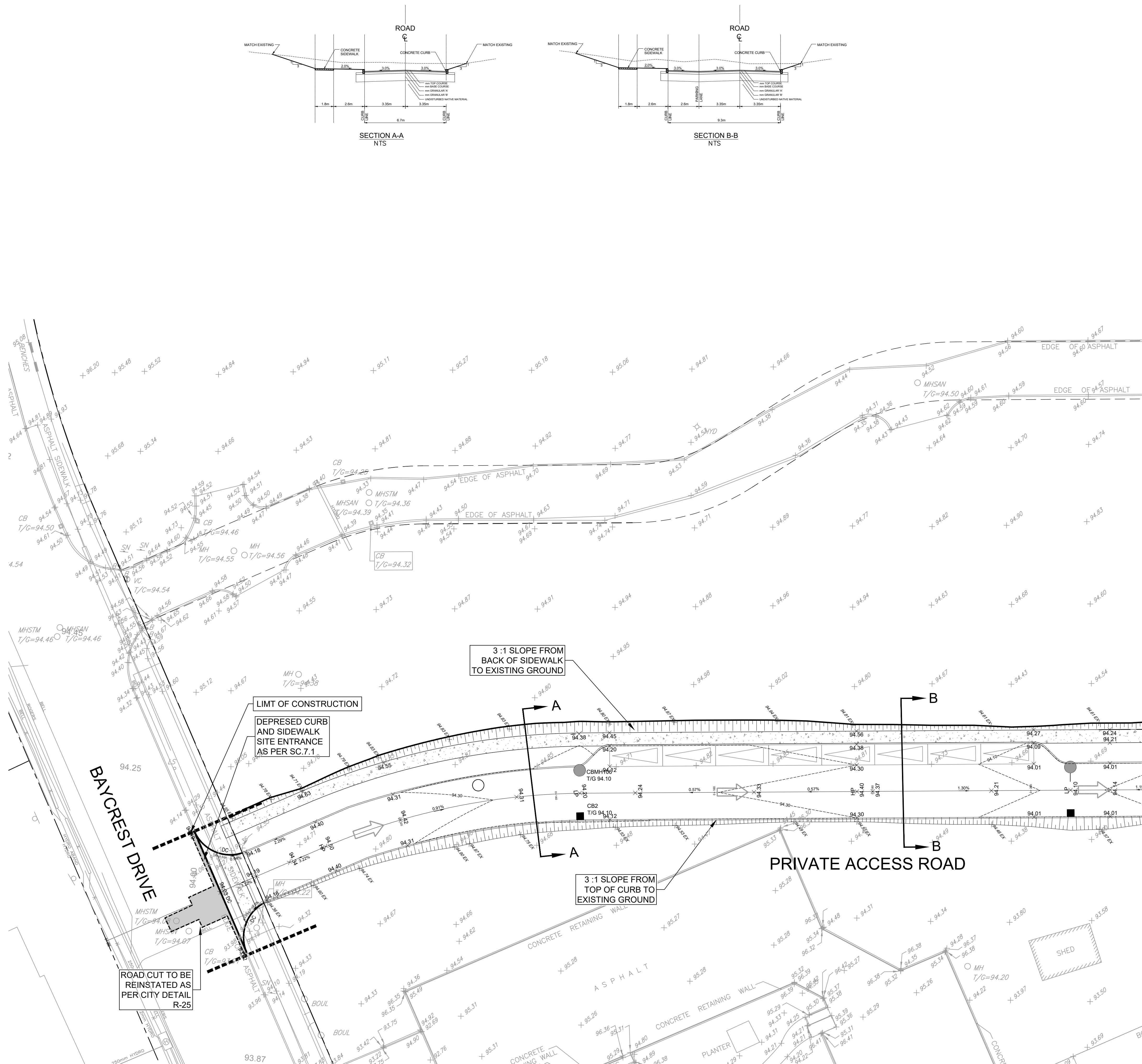
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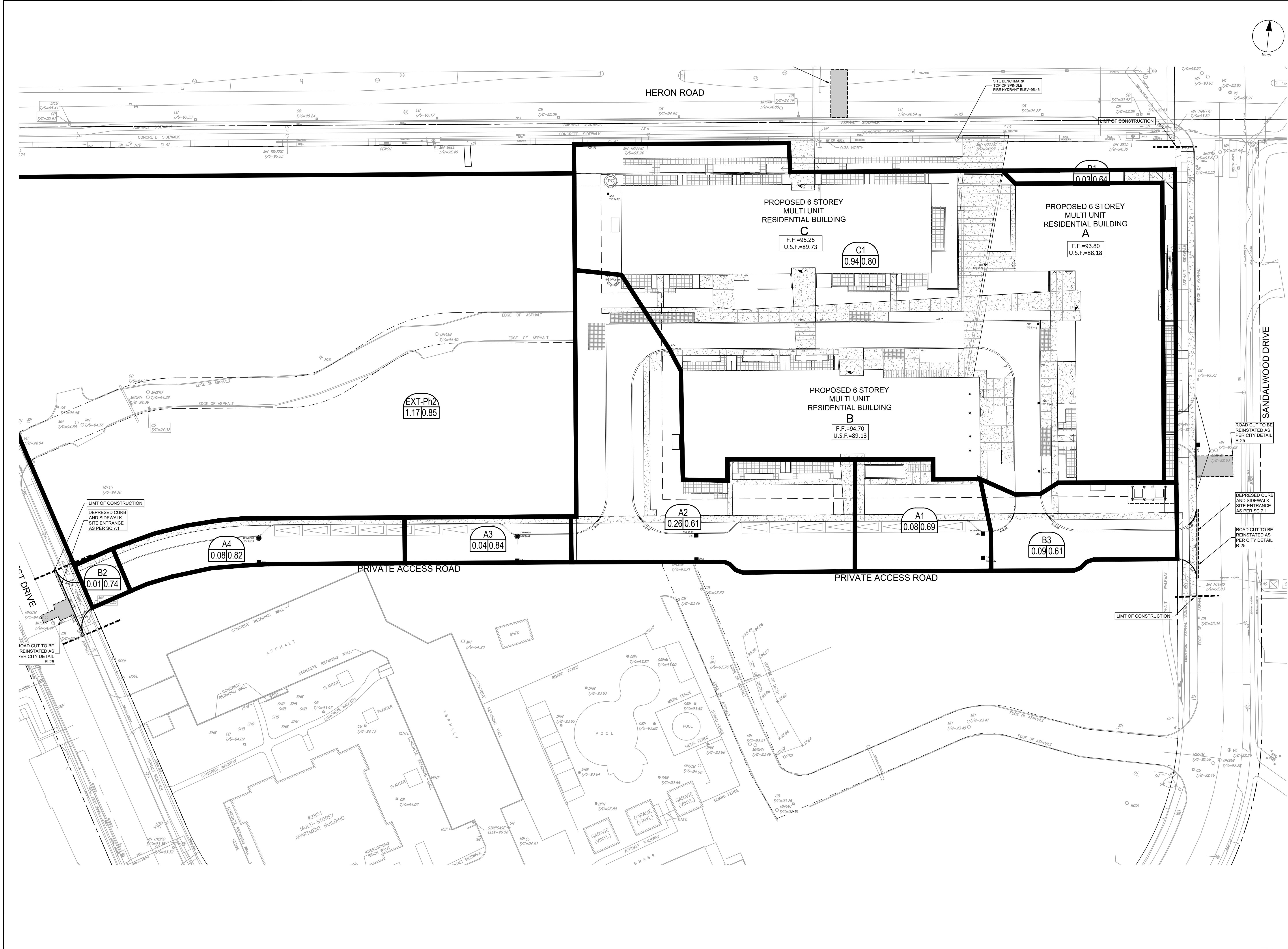
ISSUE

5

CITY PLAN No. 18650



City File No. D07-12-21-0238
Last Saved: May 31, 2022, by dore Plotter: Tuesday, May 31, 2022 1:44:28 PM by Denis Dore



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

CONSULTANTS

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PROJECT

Heron Gate 5

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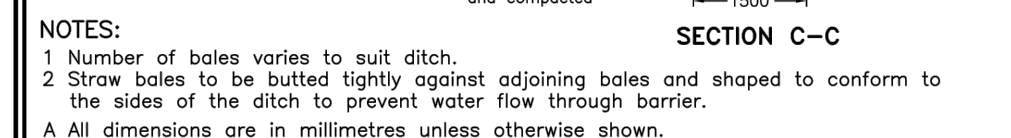
STORM DRAINAGE AREA

SHEET NUMBER

C-500

ISSUE

5




A perspective view diagram of a silt fence barrier system. The diagram shows a winding road or path. On the left side of the path, there is a 'Barrier main run' and an 'End run'. The area to the left of the barrier is labeled 'Area under construction'. On the right side of the path, there is another 'End run' and an 'Area under protection'. A 'Direction of flow' arrow points towards the right. The diagram is labeled 'PERSPECTIVE VIEW'.







Diagram of Section A-A showing the cross-section of a trench. The trench is 300mm wide at the top and 200mm wide at the bottom. It is 600mm deep. The trench is lined with geotextile and has a stake at the top. The trench is to be backfilled and compacted. The diagram is labeled 'SECTION A-A' and 'A'.

The image contains three technical drawings of a diamond-shaped spillway structure:

- PLAN SPILLWAY:** A top-down view of the diamond-shaped structure. It shows a central channel with a width of 300mm min. at the top and bottom. The sides are labeled "Ditch slope". Arrows indicate the "Direction of flow" entering from the top and exiting from the bottom. Section lines A-A and B-B are marked.
- SECTION A-A:** A cross-section view taken along line A-A. It shows a V-shaped ditch with a "Ditch slope" on both sides. The bottom is covered with "Geotextile". The width at the top is 300mm min. and at the bottom is 300mm min. The height of the ditch is 150. The total width at the base is 450.
- SECTION B-B:** A cross-section view taken along line B-B. It shows a V-shaped ditch with a "Ditch slope" on both sides. The bottom is covered with "Geotextile". The width at the top is 300mm min. and at the bottom is 300mm min. The height of the ditch is 150. The total width at the base is 450. A "Trench to be backfilled and compacted" is shown at the bottom right, with a width of 300mm min. of geotextile in the trench. The total width at the base is 450.

NOTE: A All dimensions are in millimetres unless otherwise shown.		SECTION B-B Nov 2006 Rev 1		
ONTARIO PROVINCIAL STANDARD DRAWING		_____ _____ _____		
ROCK FLOW CHECK DAM V-DITCH		OPSD 219.210		

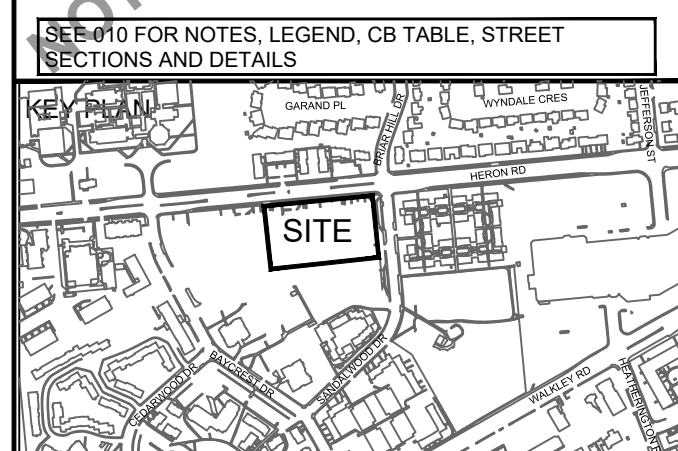
1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
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

	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



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 for general conformance before proceeding with fabrication.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-22
3	ISSUED FOR SPA	2021-12-23
4	REVISED PER CLIENT COMMENTS	2022-04-27
5	REVISED PER CLIENT COMMENTS	2022-05-31



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PROJECT	Heron Gate 5
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EROSION AND SEDIMENT CONTROL PLAN

C-900

ISSUE
5

CITY PLAN No. 18650