



REPORT

SITE SERVICING REPORT

Herongate HG-5

2851 Baycrest Drive

Project: 135142-6.03.04



Prepared for Hazelview Investments
by IBI Group
May 27, 2022

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2851 **BAYCREST DRIVE**

Prepared for Hazelview Investments

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1 INTRODUCTION

1.1 Scope

The purpose of this report is to outline the required municipal services, including water supply, stormwater management and wastewater disposal, needed to support the redevelopment of the subject property. The property is approximately 1.19 hectares in area and is currently identified as 2851 Baycrest Drive.

The site is bound by future Herongate Developments phases to the west and south (previously existing residential developments have recently been demolished), Heron Road to the north, and Sandalwood Drive to the east.

This Site Servicing Study, which also includes the Stormwater Management Plan, Watermain Analysis and Erosion and Sedimentation Control Plans, is being completed in support of the Site Plan Application.

1.2 Subject Site

Hazelview Investments proposes to construct 3 residential towers, two at 7 stories and one at 6 stories with a total of 305 dwelling units. The proposed development also includes a common underground parking structure linking the three tower and spanning the full extent of the site limits. Vehicular access to the site will be from a new private drive linking Baycrest and Sandalwood Drives along the south limit of the site.

The site currently consists of vacant land. All existing structures within the subject property have been previously demolished to facilitate the proposed development.

1.3 Previous Studies

In May 2021 Hazelview Investments completed a Functional Servicing and Stormwater Management Report (FSR) for their Herongate Community. The subject lands of this report are identified as building 2 on the FSR. It should be noted that the lands subject of this report represents 50% of the total area of the Building 2 area of the FSR. Notes from the FSR will be included in each of the following water, sanitary and storm servicing sections within this report. In general, the recommendations contained within this report follow the recommendations of the approved FSR.

2 WATER DISTRIBUTION

2.1 Existing Conditions

Adjacent to the site there is an existing 305 mm diameter cast iron watermain, located within the Heron Road right of way and a 203 mm diameter cast iron watermain in the Sandalwood Drive right of way. These watermains fall within the City of Ottawa's pressure zone 2W2C which will provide the water supply to the site. The boundary conditions received from the City are included in **Appendix A**.

2.2 Design Criteria

2.2.1 Water Demands

The proposed development plan includes 303 residential units. The population for apartment buildings is assumed at 1.8 persons per unit as found in Table 4.1 of the Design Guidelines. Per unit population density and consumption rates are taken from Tables 4.1 and 4.2 at the Ottawa Design Guidelines – Water Distribution and are summarized as follows:

- Residential Average Day Demand 280 l/cap/day
- Residential Peak Daily Demand 700 l/cap/day
- Residential Peak Hour Demand 1540 l/cap/day

A watermain demand calculation sheet is included in **Appendix A** and the total water demands are summarized as follows:

	<u>Subject Site</u>
Average Day	1.77 l/s
Maximum Day	4.42 l/s
Peak Hour	9.72 l/s

The watermain demand calculation was forwarded to the city to determine the boundary conditions at the site, copy of the boundary conditions is included in **Appendix A** and summarized below.

	Sandalwood Connection
Minimum HGL	123.9
Maximum HGL	130.9
Max Day + FireFlow (233.3 L/s)	111.2
Max Day + FireFlow (216.7 L/s)	113.2

2.2.2 System Pressure

The Ottawa Design Guidelines – Water Distribution (WDG001), July 2010, City of Ottawa, Clause 4.2.2 states that the preferred practice for design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 480 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in Clause 4.2.2 of the guidelines are as follows:

Minimum Pressure	Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi)
Fire Flow	During the period of maximum day demand, the system pressure shall not be less than 140 kPa (20 psi) during a fire flow event.
Maximum Pressure	In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls will be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rates

A calculation using the Fire Underwriting Survey (FUS) method was conducted on the largest building (Building A) to determine the fire flow requirement for the site. The building is considered non-combustible construction. Results of the analysis provides a maximum fire flow rate of 14,000 l/min or 233.3 l/s. A copy of the FUS calculation is included in **Appendix A**.

2.3 Proposed Water Plan

To service the property twin 200mm dia water services are proposed, both connections are proposed to the 203 mm watermain located within the Sandalwood Drive ROW. A new valve box separating the twin services is also proposed, see site servicing plan 135142-C-001 in **Appendix D**. The proposed 200mm dia services will provide adequate supply to the building to meet demands while twining the service will provide service redundancy for this building.

With 2 AA hydrants within 75m of the building the minimum number of hydrants, and another within 150m, the capacity needed to deliver the required fire flow to the structure is being provided in accordance with Technical Bulletin ISTB-2018-02 dated March 21, 2018. Furthermore, the fire dept. connection is located within 45m of a hydrant which is located on Heron Road at the north property line, as such a new hydrant is not needed.

BUILDING ID	FIRE FLOW DEMAND (L/MIN)	FIRE HYDRANT(S) WITHIN 75M (5,700 L/MIN)	FIRE HYDRANT(S) WITHIN 150M (3,800 L/MIN)	COMBINED FIRE FLOW (L/MIN)
HG-5	14,000	2	1	15,200

For the purposes of this report, assuming a minimal loss within the service connection the pressures within the site can be estimated as follows:

Minimum Pressure (Peak Hour) – The minimum peak hour pressure on the site can be estimated as HGL 123.9.7m – meter elevation of 90.5m = 33.4m or 327.7 kPa which exceeds the minimum requirement of 276 kPa. The pressure on the top floor can be estimated as 123.9m – 109.72m = 14.18m or 139.1 KPa which is below the minimum of 276 kPa and will require a water pump.

Fire Flow – The max day plus fire flow can be estimated as HGL 111.2 – ground floor elevation plus 0.4m 94.1 = 17.1m or 167.8 KPa which exceeds the minimum of 140kPa.

Max HGL (High Pressure Check) – The high-pressure check can be estimated as HGL 130.9 – (lowest level) 89.3 = 41.6m or 408.1 KPa which is below the maximum of 552 kPa, therefore a pressure reducing valve is not required.

The above results indicate the municipal infrastructure can support the proposed development.

3 WASTEWATER

3.1 Existing Conditions

Adjacent to the site is a 300mm concrete sanitary sewer located in the Heron Road ROW draining eastward. Additionally, there is a 250mm concrete sanitary sewer located in the Sandalwood Drive ROW draining southward. In keeping with the FSR prepared by DSEL all sanitary flows from the subject site will be directed to the Heron Road sanitary sewer. The boundary conditions set out by the FSR prepared by DSEL are included in **Appendix B**.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Commercial/Institutional flow 28,000 l/ha/d
- Residential flow 280 l/c/d
- Peaking factor 1.5 if ICI in contributing area >20%
1.0 if ICI in contributing area <20%
- Infiltration allowance 0.33 l/s/ha
- Velocities 0.60 m/s min. to 3.0 m/s max.

Given the above criteria, total wastewater flow from the proposed development will 6.37 l/s, the detailed sanitary sewer calculations are included in **Appendix B**. The detailed design peak flow noted above is less than the peak flow identified in the FSR and is therefore in keeping with the approved report.

3.3 Recommended Wastewater Plan

A 200mm dia sanitary service lateral is proposed to connect to the existing sanitary sewer in Heron Road to service this site. Please refer to the site servicing plan 135142-C-001 in **Appendix D** for connection location details. The sanitary sewer design sheet can also be found in **Appendix B**.

4 STORMWATER SYSTEM

4.1 Existing Conditions

Currently adjacent to the site is are two 750mm concrete storm sewers located in the Heron Road ROW and a 300mm concrete storm sewer located in the Sandalwood Drive ROW.

Further to the east within the Baycrest Drive ROW is a 450mm concrete storm sewer, the FSR has identified this sewer as the outlet for the subject lands.

4.2 Design Criteria

The approved FSR has established target release rates for the subject blocks of development. As noted above, the current application represents a fraction of the FSR Block 2 lands, as such the release rate for Block 2 will be taken at a pro-rated amount for the subject application.

FSR Block 2 100 Year Release Rate = 223.54 l/sec

Heron Gate 5 Phase Limits include 1.50 ha out of Block 2's 2.67 ha = 56%

Taken at 56% for subject application - 100 year release rate = 125.58 l/sec

The stormwater system was designed following the principles of dual drainage, making accommodations for both major and minor flow.

Some of the key criteria include the following:

- Design Storm
 - 1:2 year return (Ottawa)
 - 1:100 year return (External Areas)
- Rational Method Sewer Sizing
- Initial Time of Concentration
 - 10 minutes
- Runoff Coefficients
 - Landscaped Areas
 - C = 0.20
 - Asphalt/Concrete
 - C = 0.90
 - Roof
 - C = 0.90
- Pipe Velocities
 - 0.80 m/s to 6.0 m/s
- Minimum Pipe Size
 - 250 mm diameter
(200 mm CB Leads)

4.3 Proposed Minor System

Using the above-noted criteria, the proposed storm service lateral was sized accordingly. A conceptual storm sewer design sheet is included in **Appendix C**, while the associated conceptual storm sewer drainage area plan is included in **Appendix D**. Runoff coefficients for each storm drainage area were calculated individually by surface area and calculations can be found in

Appendix C. The detailed design for this site shows a storm sewer connection through the proposed private road to the storm sewer at Baycrest Drive as noted in section 4.1.

A cistern, situated in the parking garage near MH104, has been sized to support stormwater retention. The cistern will be equipped with duplex storm pumps to control the flow rate of the storm water runoff from the site directed to the municipal storm sewer system. The pumps will discharge to a storm sewer lateral which will also service as an outlet for the building foundation drain.

4.4 Stormwater Management

The subject site will be limited to a release rate established using the criteria described in section 4.2. This will be achieved through rooftop flow control devices, an inlet control device (ICD) at the outlet of the cistern, an underground infiltration gallery, and an ICD at the outlet of CBMH105.

Flows generated that are in excess of the site's allowable release rate will be stored on road sags outside of the building garage footprint, within underground storage, and within the building via rooftop storage and cistern located at the parking garage structure for flows from on top of the building/garage areas.

At certain locations within the site, the opportunity to store runoff is limited due to grading constraints and building geometry. These locations are generally located at the perimeter of the site where it is necessary to tie into public boulevards and adjacent properties, and it is not always feasible to capture or store stormwater runoff.

In this case, a portion of the building frontage at the Heron Road and Sandalwood Drive intersection will discharge uncontrolled to the street CBs. This uncontrolled area, 0.132 hectares in total, have a C value of 0.63. Based on 1:100 year storm uncontrolled flows, the uncontrolled areas generate 41.28 l/s runoff (refer to Section 4.5 for calculation). The cistern/rooftops and underground infiltration gallery have been sized to control water generated during the 1:100-year event, with no overflow leaving the site. Please refer to the SWM calculations in **Appendix C**.

4.5 Inlet Controls

The allowable release rate for the 1.5 Ha site as established in section 4.2 is

$$Q_{\text{allowable}} = 125.58 \text{ L/sec}$$

As noted in Section 4.4, a portion of the site will be left to discharge to the surrounding boulevard at an uncontrolled rate.

Based on a 1:100 year event, the flow from the 0.132 Ha uncontrolled areas can be determined as:

$$Q_{\text{uncontrolled}} = 2.78 \times C \times i_{100\text{yr}} \times A \quad \text{where:}$$

C = Average runoff coefficient of uncontrolled area = 0.63

i_{100yr} = Intensity of 100-year storm event (mm/hr)
 $= 1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr; where } T_c = 10 \text{ minutes}$

A = Uncontrolled Area = 0.132 Ha

Therefore, the uncontrolled release rate can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\
 &= 2.78 \times 0.63 \times 178.56 \times 0.132 \\
 &= 41.28 \text{ L/s}
 \end{aligned}$$

The maximum allowable release rate from the remainder of the site can then be determined as:

$$\begin{aligned}
 Q_{\text{max allowable}} &= Q_{\text{restricted}} - Q_{\text{uncontrolled}} \\
 &= 125.58 \text{ L/s} - 41.28 \text{ L/s} \\
 &= 84.30 \text{ L/s}
 \end{aligned}$$

4.6 On-Site Detention

As noted in section 4.4 any excess storm water up to the 100-year event is to be stored on-site via roof top storage and within the building cistern in order to not surcharge the downstream municipal storm sewer system. As the cistern is located inside the building, coordination with the architect, structural and mechanical engineers will be needed to design the structure and associated inlet control device. In order to accommodate the required retention volume, the rooftop and the cistern combined will need to provide a storage volume of 367 m³ and release at a rate of 45 L/s.

In addition, further storage is required downstream in the private road area. An underground storage system has been sized to store a further 95m³ during a storm event. Specifications for the underground storage can be found in **Appendix C**, while location and sizing can be found on the servicing plan in **Appendix D**.

4.6.1 Site Inlet Control

The following Table summarizes the on-site storage requirements during both the 1:5-year and 1:100-year events.

ICD AREA	TRIBUTARY AREA	AVAILABLE STORAGE (M ³)	100-YEAR STORM		5-YEAR STORM	
			RESTRICTED FLOW (L/S)	REQUIRED STORAGE (M ³)	RESTRICTED FLOW (L/S)	REQUIRED STORAGE (M ³)
Cistern/Roof	0.94	367	45	366.4	45	123.47
Private Drive	0.55	146.9	39	144.74	39	43.16
TOTAL	1.49	513.7	84	511.14	84	166.63

In all instances the required storage is met. The cistern will be fitted with a mechanical constant flow pump set to release at 45 litres/second regardless of the elevation of the cistern.

4.6.2 Overall Release Rate

As demonstrated above, the site uses an inlet control device to restrict the 100 year storm event to the criteria approved by the City of Ottawa. Restricted stormwater will be contained onsite by surface ponding in the private drive, underground storage, rooftop storage and the building cistern. In the 100 year event, there will be no overflow off-site from restricted areas.

The sum of restrictions on the site is 84 l/s, which is less than the allowable release of 84.3 l/s noted in section 4.5.

5 SEDIMENT AND EROSION CONTROL PLAN

During construction, existing storm water conveyance systems can be exposed to significant sediment loadings. A number of construction techniques designed to reduce unnecessary construction sediment loadings may be used such as;

- Filter socks will remain on open surface structures such as manholes and catchbasins until these structures are commissioned and put into use;
- Installation of silt fence, where applicable, around the perimeter of the proposed work area.

During construction of the services, any trench dewatering using pumps will be fitted with a “filter sock.” Thus, any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filter sock as needed including sediment removal and disposal.

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. Consequently, until the surrounding surface has been completed these structures will be protected with a sediment capture filter sock to prevent sediment from entering the minor storm sewer system. These will stay in place and be maintained during construction and build-out until it is appropriate to remove them.

The Sediment and Erosion Control Plan 135142-C-010 is included in **Appendix D**.

6 CONCLUSIONS

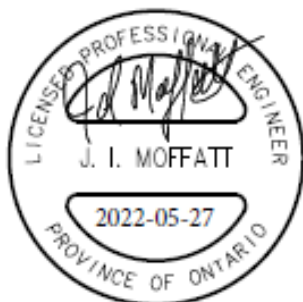
Municipal water, wastewater and stormwater systems required to accommodate the proposed development are available to service the proposed development. Prior to construction, existing sewers are to be CCTV inspected to assess sewer condition.

This report has demonstrated sanitary and storm flows from and water supply to the subject site can be accommodated by the existing infrastructure. Also, the proposed servicing has been designed in accordance with MECP and City of Ottawa current level of service requirements.

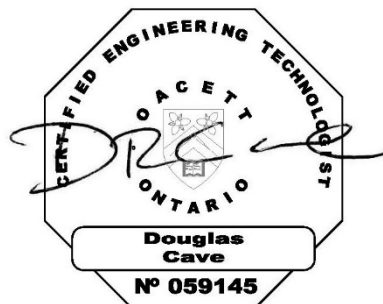
The use of lot level controls, conveyance controls and end of pipe controls outlined in the report will result in effective treatment of surface stormwater runoff from the site. Adherence to the sediment and erosion control plan during construction will minimize harmful impacts on surface water.

Based on the information provided herein, the development can be serviced to meet City of Ottawa requirements.

Report prepared by:



Jim Moffatt P. Eng.
Associate



Doug Cave, C.E.T.

Appendix A

Doug Cave

From: Sevigny, John <John.Sevigny@ottawa.ca>
Sent: Friday, April 8, 2022 10:47 AM
To: Doug Cave
Cc: Jim Moffatt; Lance Erion
Subject: RE: Heron Gate 5 - Request for Watermain Boundary Conditions
Attachments: Heron Gate 5 April 2022.pdf

Hi Doug,

Please find attached and below the requested boundary conditions.

******The following information may be passed on to the consultant, but do NOT forward this e-mail directly.******

The following are boundary conditions, HGL, for hydraulic analysis at Heron Gate 5 (zone 2W2C) assumed to be a dual connection to the 203 mm on Sandalwood Drive (see attached PDF for location).

Minimum HGL: 123.9 m

Maximum HGL: 130.9 m

Max Day + Fire Flow (233.3 L/s): 111.2 m

Max Day + Fire Flow (216.7 L/s): 113.2 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

Regards

John Sevigny, C.E.T.

Senior Project Manager

Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*

Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West, Ottawa, ON | 110, avenue, Laurier Ouest, Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste **14388**, fax/télé: 613-580-2576, john.sevigny@ottawa.ca

From: Doug Cave <doug.cave@ibigroup.com>

Sent: April 04, 2022 8:56 AM

To: Sevigny, John <John.Sevigny@ottawa.ca>; Lance Erion <lerion@ibigroup.com>

Cc: Jim Moffatt <jmoffatt@ibigroup.com>

Subject: RE: Heron Gate 5 - Request for Watermain Boundary Conditions

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Hi John,

Here are the location plan and servicing plan.

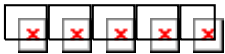
Doug

Douglas Cave, C.E.T.
(he/him/his)

Senior Project Manager

IBI GROUP

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From: Sevigny, John <John.Sevigny@ottawa.ca>
Sent: Monday, April 4, 2022 8:49 AM
To: Lance Erion <lerion@ibigroup.com>
Cc: Jim Moffatt <jmoffatt@ibigroup.com>; Doug Cave <doug.cave@ibigroup.com>
Subject: RE: Heron Gate 5 - Request for Watermain Boundary Conditions

Hi Lance,
I think you forgot to attached the general plan of services with the connection location. Can you please send it to me?
Thanks.

John Sevigny, C.E.T.
Senior Project Manager
Development Review, Suburban Services | *Examen des projets d'aménagement, Services suburbains*
Planning, Real Estate and Economic Development Department | Direction générale de la planification, des biens immobiliers et du développement économique
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613.580.2424 ext./poste **14388**, fax/téléc:613-580-2576, john.sevigny@ottawa.ca

From: Lance Erion <lerion@IBIGroup.com>
Sent: April 01, 2022 3:46 PM
To: Sevigny, John <John.Sevigny@ottawa.ca>
Cc: Jim Moffatt <jmoffatt@ibigroup.com>; Doug Cave <doug.cave@ibigroup.com>
Subject: Heron Gate 5 - Request for Watermain Boundary Conditions

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Good afternoon, we are requesting watermain hydraulic boundary conditions for the proposed residential development located at the southeast corner of Heron Road and Sandalwood Drive. As shown on the attached general plan of services a water connection to the complex of three buildings is proposed off of the Sandalwood Drive main. Water demands for the 303 unit development is as follows

Basic Day	1.77 l/s
Max Day	4.42
Peak Hour	9.72 l/s

Fire flow requirements have been calculated using the FUS method with Building A and B having a 14,000 l/min requirement and Building C with 13,000 l/min.

Copies of the water demand and FUS calculations are attached. Please let us know if you have any questions or require further information.

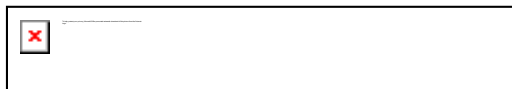
Thank you

Lance Erion P.ENG

Associate

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Ottawa ON K1S 5N4 Canada
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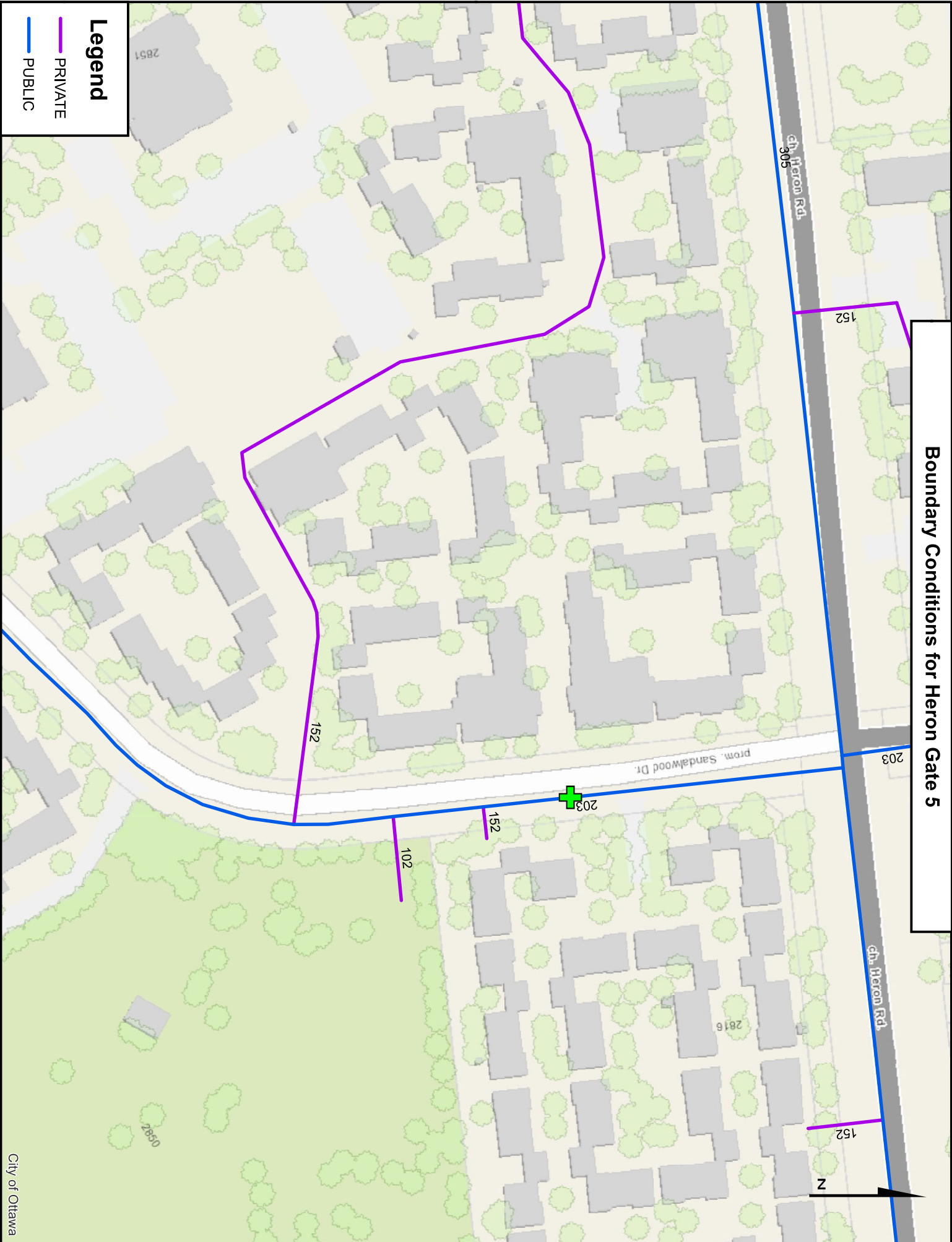
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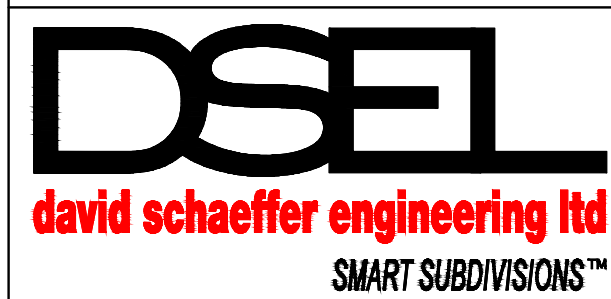
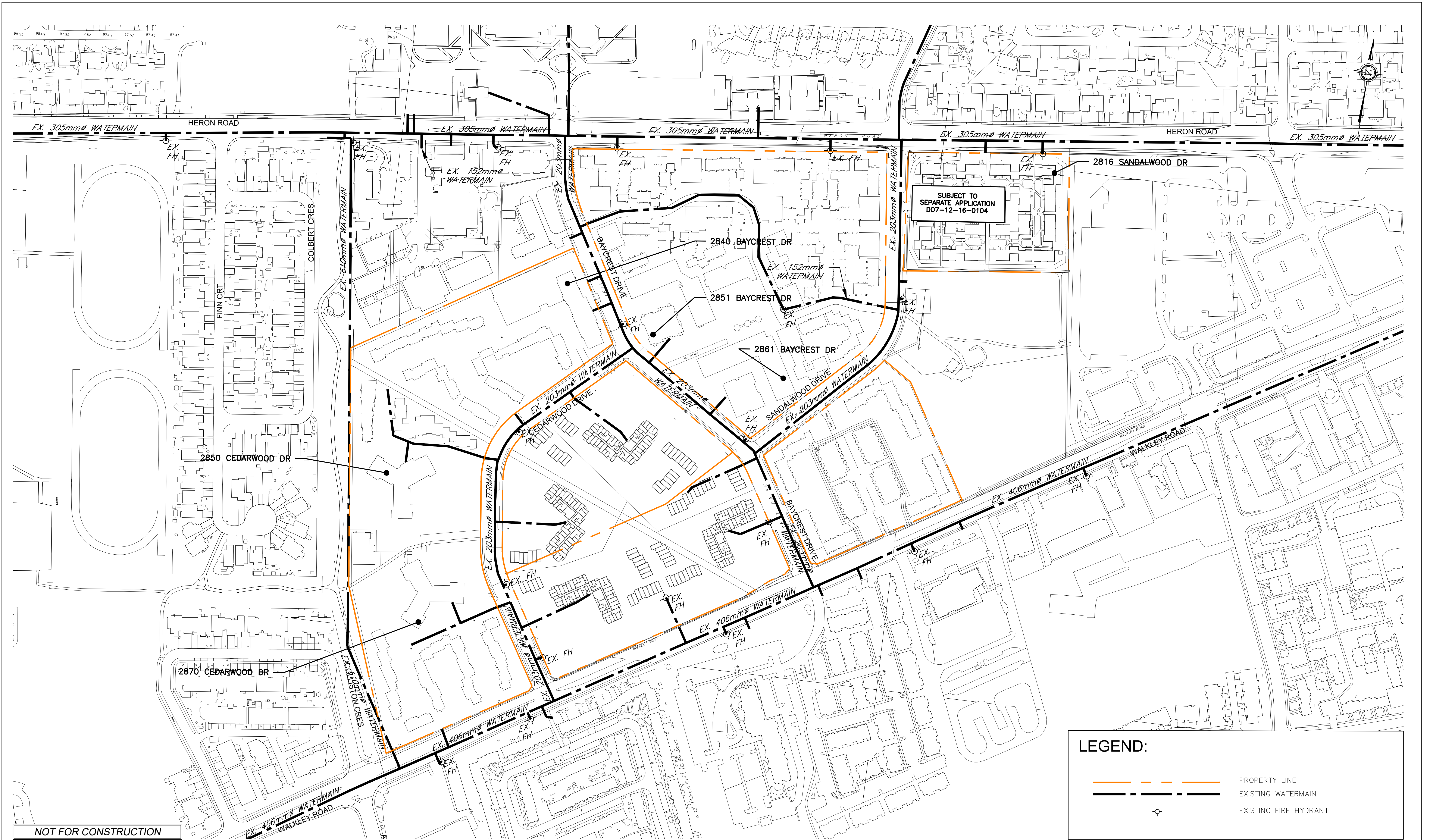
,

Boundary Conditions for Heron Gate 5



Legend

- PRIVATE
- PUBLIC



120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
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www.DSEL.ca

HERON GATE COMMUNITY EXISTING WATER SERVICING

PROJ NO.:	18-1080
DRAWN BY:	AWT
DATE:	2021-05-07
SCALE:	1:1500
FIGURE NO.:	EX-WTR



IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

WATERMAIN DEMAND CALCULATION SHEET

PROJECT : HERON GATE 5
LOCATION : 2851 BAYCREST DRIVE. OTTAWA
DEVELOPER : HAZELVIEW INVESTMENTS

FILE: 135142-6.04.04
DATE PRINTED: 01-Apr-22
DESIGN: LE
PAGE : 1 OF 1

NODE	RESIDENTIAL				NON-RESIDENTIAL			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND
	UNITS			POP'N	INDTRL	COMM.	INST.	Res.	Non-res.	Total	Res.	Non-res.	Total	Res.	Non-res.	Total	(l/min)
	SF	SD & TH	APT		(ha.)	(ha.)	(ha.)										
BLDG A			103	185				0.60	0.00	0.60	1.50	0.00	1.50	3.30	0.00	3.30	14,000
BLDG B			109	196				0.64	0.00	0.64	1.59	0.00	1.59	3.50	0.00	3.50	14,000
BLDG C			91	164				0.53	0.00	0.53	1.33	0.00	1.33	2.92	0.00	2.92	13,000
TOTALS			303	545						1.77			4.42			9.72	

ASSUMPTIONS

RESIDENTIAL DENSITIES

- Single Family (SF) 3.4 p / p / u
- Semi Detached (SD) & Townhouse (TH) 2.7 p / p / u
- Apartment (APT) 1.8 p / p / u

AVG. DAILY DEMAND

- Residential 280 l / cap / day
- ICI 50.000 l / ha / day

MAX. HOURLY DEMAND

- Residential 1.540 l / cap / day
- ICI 135.000 l / ha / day

FIRE FLOW

- Refer to FUS Calculations

MAX. DAILY DEMAND

- Residential 700 l / cap / day
- 75.000 l / ha / day

2851 Baycrest Drive - Building A

Floor	Area (m ²)
1	1813
2	1813
3	1513
4	1513
5	1513
6	1513
7	1070
Total	10748

Total Floor Area	10,748 m ²
------------------	-----------------------

$$F = 220C\sqrt{A}$$

C	0.8	C =	1.5 wood frame
A	10,748 m ²		1.0 ordinary
			0.8 non-combustible
F	18,246 l/min		0.6 fire-resistive
use	18,000 l/min		

Occupancy Adjustment

<u>Occupancy Adjustment</u>		-25% non-combustible
		-15% limited combustible
Use	-15%	0% combustible
		+15% free burning
Adjustment	-2700 l/min	+25% rapid burning
Fire flow	15,300 l/min	

Sprinkler Adjustment

<u>Sprinkler Adjustment</u>		-30% system conforming to NFPA 13 -50% complete automatic system
Use	-30%	
Adjustment	-4590 l/min	

Exposure Adjustment

Building Face	Separation (m)	Adjacent Exposed Wall			Exposure Charge *
		Length	Stories	L*H Factor	
north	> 45				0%
east	25	22	5	110	9%
south	>45				0%
west	23	25	7	175	10%

Total	19%
-------	-----

Adjustment 2,907 l/min

Total adjustments (1,683) l/min

Fire flow	13,617 l/min
-----------	--------------

Use **14,000 l/min**
233 l/s

Appendix B

4.2.1 Wastewater Design – Phase I

The proposed Phase I development includes the construction of Block 1. As indicated by the Site Servicing Report (**Block 1 Servicing Report**), prepared by MMM Group and dated March 2017, the Block 1 development is proposed to be serviced via the existing 300 mm diameter sanitary sewer within the Heron Road right-of-way. The peak wet weather flow rate for the Block 1 development was estimated to be **10.75 L/s**. Refer to **Drawings/Figures** for drawing **SAN-1** for the Phase I sanitary servicing layout.

Phase 1 also included the removal of the existing townhomes contained within the existing Block 2 and Block 3 area. It is anticipated that these blocks are currently served by the existing sanitary sewers within Cedarwood and Baycrest avenue, ultimately tributary to Walkley road. Based on the removal it is estimated that Phase I will increase to the available capacity within Walkley Road by **2.58 L/s** increasing the available capacity to **22.58 L/s**.

4.2.2 Wastewater Design – Phase II

The contemplated Phase II development includes the construction of Block 2. It is contemplated that Block 2 will be serviced via the existing 300 mm diameter sanitary sewer within the Heron Road right-of-way. As indicated by **Table 10**, below, the estimated peak wet weather flow rate for Block 2 is **12.65 L/s**. Refer to **Appendix C** for detailed calculations and **Drawings/Figures** for drawing **SAN-2** for the Phase II sanitary servicing layout.

It is anticipated that no modifications to the existing sanitary sewers within Baycrest Drive, Cedarwood Drive, Sandalwood Drive, Heron Road, and Walkley Road will be required to support the Phase II development. The apartment buildings to be retained will continue to be serviced via the sanitary sewers within Baycrest Drive and Cedarwood Drive, which are ultimately tributary to the Walkley Road sanitary sewer. The estimated available capacity in Heron road is **13.34 L/s** once Phase II is completed.

Table 10, below, demonstrates the anticipated peak flow from the Phase II development. See **Appendix C** for associated calculations.

Table 10
Summary of Estimated Peak Wastewater Flow – Phase II

Development Block	Outlet	Design Parameter		
		Estimated Average Dry Weather Flow (L/s)	Estimated Peak Dry Weather Flow (L/s)	Estimated Peak Wet Weather Flow (L/s)
Block 1*	Heron Road	-	-	10.75
Block 2	Heron Road	4.74	11.76	12.65
Total Remaining Capacity	Heron Road	-	-	13.34
Total Existing Site Flow	Walkley Road			39.51
Total Remaining Capacity	Walkley Road	-	-	22.21

*As indicated by the *Block 1 Servicing Report* prepared by MMM Group Limited

As summarized by **Table 10**, above, the total estimated sanitary flow, based on the Concept Plan provided in **Drawings/Figures**, anticipates a peak wet weather flow of **23.4 L/s** to the Heron Road sanitary sewer. Based on consultation with City staff, the available capacity within the Heron Road sanitary sewer is **35 L/s**; the residual capacity after the Phase II development is estimated to be **13.34 L/s**.

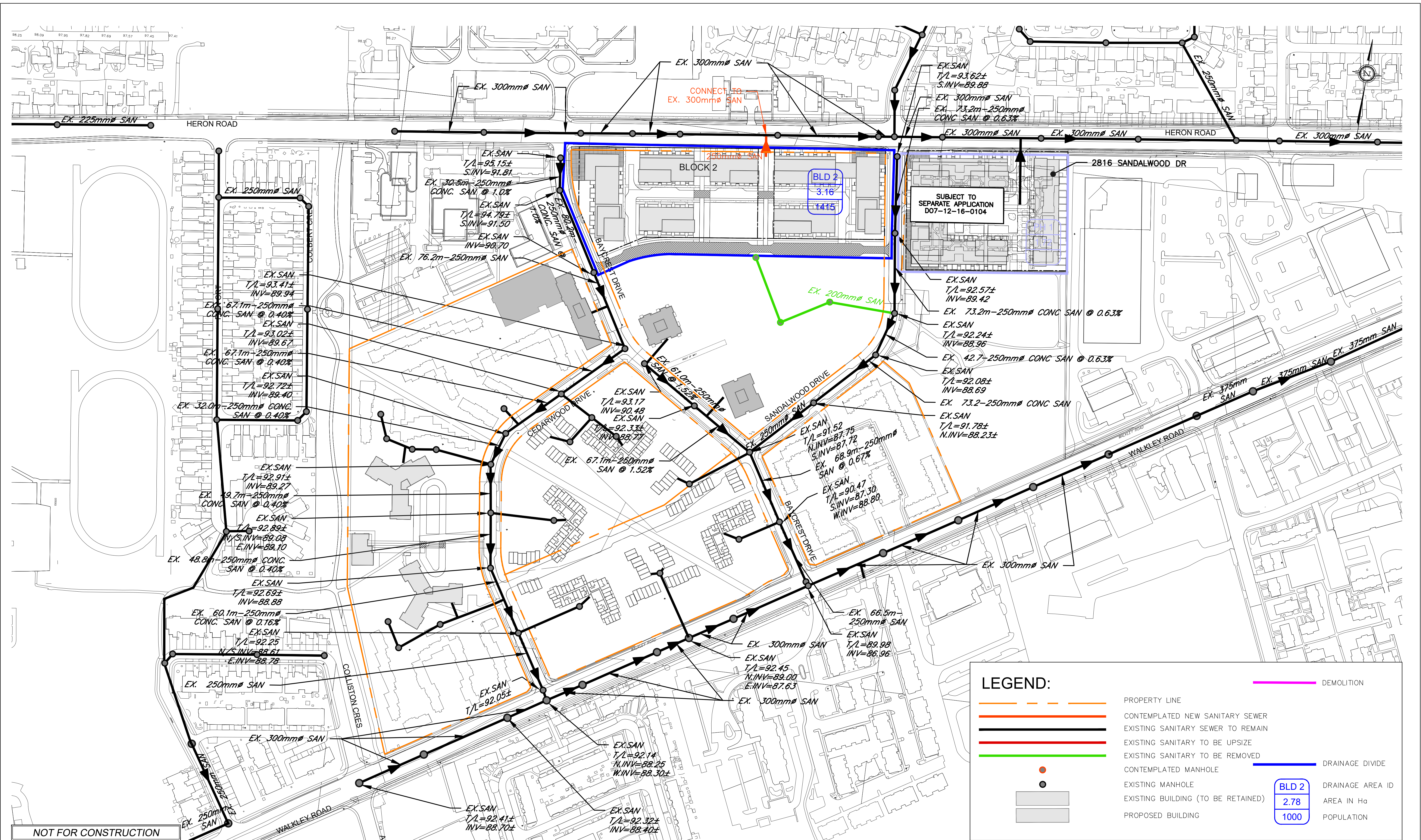
As summarized by **Table 10**, above, the total estimated peak wet weather sanitary flow tributary to the existing sanitary sewer within Walkley Road is **39.51 L/s**. Based on consultation with City staff, the available capacity within the Walkley Road is **62.09 L/s**; the residual capacity after the Phase II development is estimated to be **22.21 L/s**.

4.2.3 Wastewater Design – Phase III

The contemplated Phase III development includes the construction of Block 3. It is contemplated that Block 3 will be serviced via the existing 250 mm diameter sanitary sewer within the Sandalwood Drive right-of-way. As indicated by **Table 11**, below, the estimated peak wet weather flow rate for Block 3 is **15.26 L/s**. Refer to **Appendix C** for detailed calculations and **Drawings/Figures** for drawing **SAN-3** for the Phase III sanitary servicing layout.

The contemplated Phase III development includes the construction of Block 5 Townhomes. It is contemplated that Block 5 townhomes will be serviced via the existing 250 mm diameter sanitary sewer within the Cedarwood Drive right-of-way. As indicated by **Table 11**, below, the estimated peak dry weather flow rate for Block 5 Townhomes is **0.98 L/s**.

The contemplated Phase III development includes the removal of the Block 9 Townhomes. It is contemplated that Block 9 is serviced via the existing 250 mm diameter sanitary sewer within the Baycrest Drive right-of-way. As indicated by **Table 11**, below, the estimated peak domestic flow rate for existing Block 9 is **1.50 L/s**.





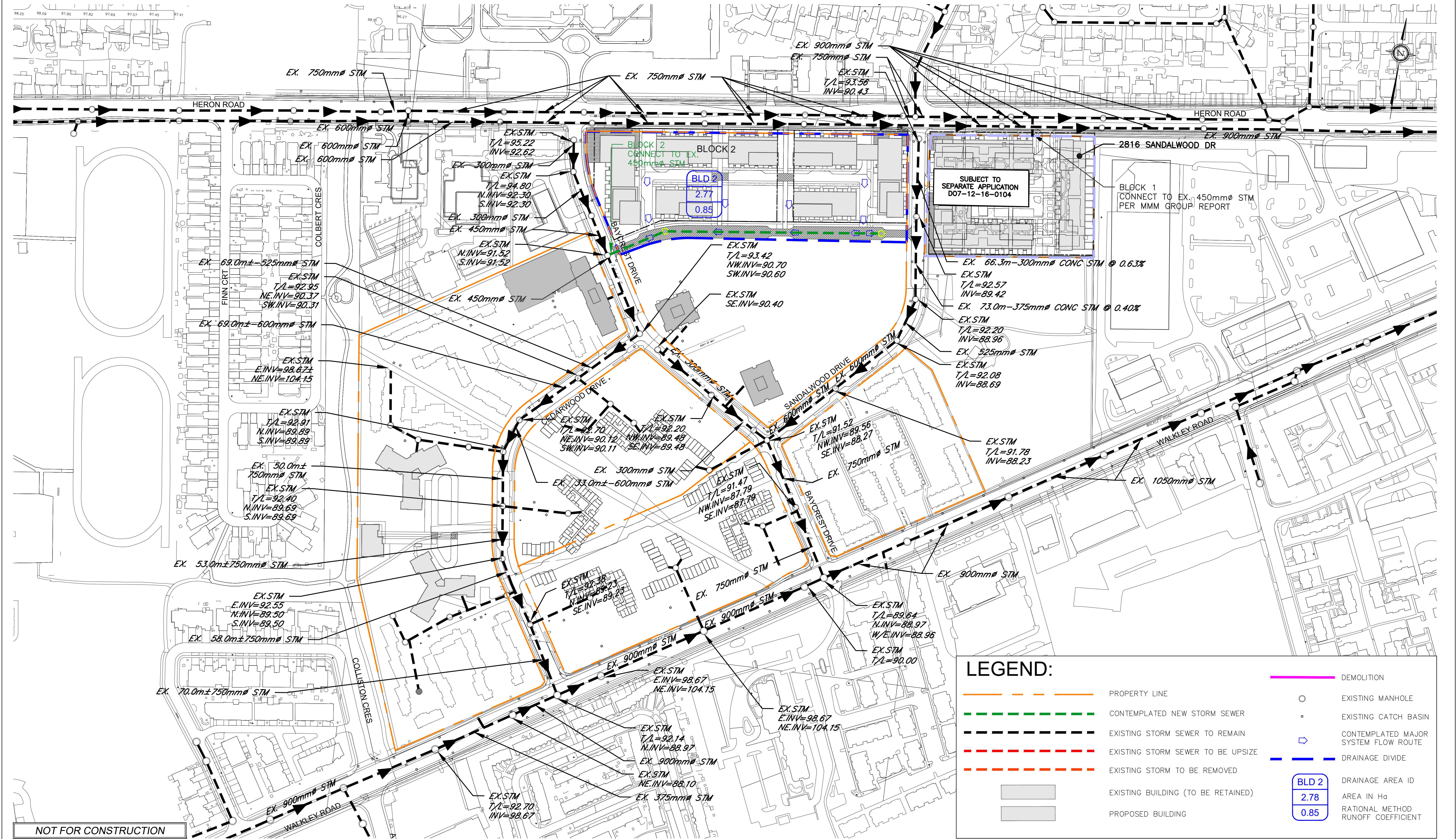
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SANITARY SEWER DESIGN SHEET

Herongate Phase 5
CITY OF OTTAWA
Hazelview Investments

LOCATION				RESIDENTIAL								ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN								
STREET	AREA ID	FROM MH	TO MH	AREA w/ Units (Ha)	UNIT TYPES				AREA w/o Units (Ha)	POPULATION		RES PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)				ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW (L/s)	IND	CUM	IND	CUM	TOTAL (L/s)	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	AVAILABLE CAPACITY	
					SF	SD	TH	APT		IND	CUM			IND	CUM	IND	CUM			IND	CUM												L/s	(%)
2851 Baycrest Drive		BLDG	MH1A	1.50				303		545.4	545.4	3.36	5.95	0.00	0.00					1.50	1.50	0.50					6.44	48.39	4.35	200	2.00	1.492	41.95	86.69%
2851 Baycrest Drive		MH1A	Main							0.0	545.4	3.36	5.95	0.00	0.00					0.00	1.50	0.50					6.44	34.22	16.20	200	1.00	1.055	27.78	81.18%
Design Parameters:				Notes:								Designed: JEB				No.	Revision										Date							
Residential				ICI Areas												1.	Issued for Site Plan Application										2021-12-23							
SF 3.4 p/p/u																2.																		
TH/SD 2.7 p/p/u																																		
APT 1.8 p/p/u																																		
Other 60 p/p/Ha																																		

Appendix C





IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

PROJECT: 2851 Baycrest Drive
DATE: 2022-05-25
FILE: 135142.6.04
REV #: 1
DESIGNED BY: SEL
CHECKED BY: JIM

STORMWATER MANAGEMENT

Formulas and Descriptions

$i_{2yr} = 1.2 \text{ year Intensity} = 732.951 / (T_c + 6.199)^{0.810}$
 $i_{5yr} = 1.5 \text{ year Intensity} = 998.071 / (T_c + 6.053)^{0.814}$
 $i_{100yr} = 1:100 \text{ year Intensity} = 1735.688 / (T_c + 6.014)^{0.820}$
 T_c = Time of Concentration (min)
 C = Average Runoff Coefficient
 A = Area (Ha)
 Q = Flow = $2.78CI_A$ (L/s)

Maximum Allowable Release Rate

Flow Allocation

Taken from Functional Servicing and Stormwater Report Table 16

100 Year Flow Block 2 223.54 L/sec
Area of subject application 56% of FSR block 2 (1.50 ha out of 2.67 ha)

$Q_{TOTAL} = 125.58 \text{ L/s}$

Uncontrolled Release ($Q_{uncontrolled} = 2.78 \cdot C^i \cdot i_{100yr} \cdot A_{uncontrolled}$)

$C = 0.63$
 $T_c = 10 \text{ min}$
 $i_{100yr} = 178.56 \text{ mm/hr}$
 $A_{uncontrolled} = 0.132 \text{ Ha}$

$Q_{uncontrolled} = 41.28 \text{ L/s}$

Maximum Allowable Release Rate ($Q_{max \text{ allowable}} = Q_{restricted} - Q_{uncontrolled}$)

$Q_{max \text{ allowable}} = 84.30 \text{ L/s}$

MODIFIED RATIONAL METHOD (100-Year & 5-Year Pondering)

Drainage Area		Cistern			
Area (Ha)		0.940			
C =	1.00	Restricted Flow Q_r (L/s)= 45.00			
100-Year Pondering					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78C i_{100yr} A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m^3)
47	66.91	174.84	45.00	129.84	366.15
49	64.91	169.61	45.00	124.61	366.36
50	63.95	167.12	45.00	122.12	366.37
51	63.03	164.72	45.00	119.72	366.34
53	61.28	160.13	45.00	115.13	366.10

Storage (m^3)				
Overflow	Required	Roof	Cistern	Balance
0.00	366.37	0.00	367.00	0.00

Drainage Area		Private Road			
Area (Ha)		0.550			
C =		0.85		Restricted Flow Q_r (L/s) = 39.00	
100-Year Pondering					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \cdot C \cdot i_{100yr} \cdot A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)
26	101.18	131.50	39.00	92.50	144.30
28	96.27	125.12	39.00	86.12	144.69
29	94.01	122.19	39.00	83.19	144.74
30	91.87	119.40	39.00	80.40	144.71
32	87.89	114.22	39.00	75.22	144.42

Storage (m^3)				
Overflow	Required	Surface	Stormtech	Balance
0.00	144.74	51.90	95.00	0.00

Drainage Area		Cistern			
Area (Ha)		0.940			
C =	0.80	Restricted Flow Q_r (L/s)= 45.00			
5-Year Pondering					
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p=2.78C i_{5yr} A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 5yr (m ³)
21	68.13	142.43	45.00	97.43	122.76
23	64.29	134.40	45.00	89.40	123.37
24	62.54	130.74	45.00	85.74	123.47
25	60.90	127.31	45.00	82.31	123.46
27	57.88	121.00	45.00	76.00	123.12

Storage (m^3)				
Overflow	Required	Roof	Cistern	Balance
0.00	123.47	0.00	367.00	0.00

Drainage Area		Private Road			
Area (Ha)		0.550			
C =	0.68	Restricted Flow Q_r (L/s)= 39.00			
5-Year Pondering					
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p = 2.78 C i_{5yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 5yr (m^3)
11	99.19	103.13	39.00	64.13	42.33
13	90.63	94.23	39.00	55.23	43.08
14	86.93	90.39	39.00	51.39	43.16
15	83.56	86.88	39.00	47.88	43.09
17	77.61	80.69	39.00	41.69	42.52

Storage (m^3)				
Overflow	Required	Surface	Stormtech	Balance
0.00	43.16	51.90	95.00	0.00

RUNOFF COEFFICIENT CALCULATION SHEET

RESTRICTED

A1	Area (m ²)	C
Softscape	235	0.20
Hardscape	557	0.90
Total	792	0.69

A2	Area (m ²)	C
Softscape	1125	0.20
Hardscape	1965	0.90
Total	3090	0.65

A3	Area (m ²)	C
Softscape	92	0.20
Hardscape	668	0.90
Total	760	0.82

Total Restricted	Area (m ²)	C
A1	792	0.69
A2	3090	0.65
A3	760	0.82
Total	4642	0.68

UNCONTROLLED

B1	Area (m ²)	C
Softscape	129	0.20
Hardscape	214	0.90
Total	343	0.64

B2	Area (m ²)	C
Softscape	25	0.20
Hardscape	85	0.90
Total	110	0.74

B3	Area (m ²)	C
Softscape	355	0.20
Hardscape	509	0.90
Total	864	0.61

Total Unrestricted	Area (m ²)	C
B1	343	0.64
B2	110	0.74
B3	864	0.61
Total	1317	0.63

CISTERN

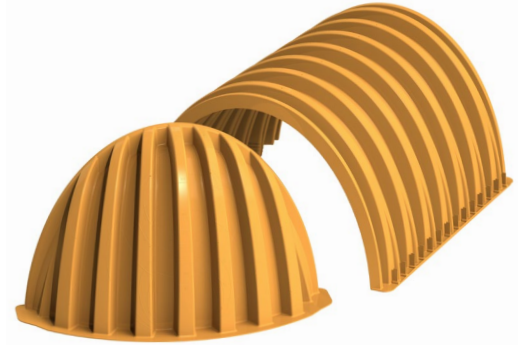
C1	Area (m ²)	C
Softscape	1340	0.20
Hardscape	8060	0.90
Total	9400	0.80

Total Cistern	Area (m ²)	C
C1	9400	0.80
Total	9400	0.80

LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW																SEWER DATA										
STREET	AREA ID	FROM	TO	C= 0.20	C= 0.30	C= 0.61	C= 0.64	C= 0.67	C= 0.69	C= 0.82	C= 0.84	C= 0.85	C= 0.90	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW IND	FIXED FLOW CUM	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr)			
	C1	Bldg	MH104	CISTERN												20.00	0.05	20.05											45.00	45.00	45.00	100.88	4.05	300			1.00	1.383	55.88	55.39%
		MH104	MH101											0.00	0.00	20.05	1.48	21.53	51.95	70.14	82.08	119.77	0.00	0.00	0.00	0.00	0.00	45.00	45.00	45.00	59.94	72.77	300			0.35	0.821	14.94	24.92%	
	A1, A2	MH100	MH101			0.26			0.08					0.59	0.59	10.00	1.91	11.91	76.81	104.19	122.14	178.56	45.65	61.93	72.60	106.13	0.00	0.00	45.65	99.85	100.54	375			0.30	0.876	54.20	54.28%		
	A3, A4	MH101	CBMH105							0.08	0.04			0.28	0.87	21.53	0.30	21.83	49.70	67.07	78.48	114.47	43.25	58.36	68.28	99.61	0.00	45.00	88.25	101.84	16.17	375			0.31	0.893	13.59	13.35%		
		CBMH105	CBMH106											0.00	0.87	21.83	1.18	23.01	49.27	66.48	77.78	113.46	42.87	57.85	67.68	98.72	0.00	45.00	87.87	99.85	62.01	375			0.30	0.876	11.98	12.00%		
		CBMH106	MH102											0.00	0.87	23.01	0.24	23.25	47.65	64.27	75.19	109.66	41.46	55.93	65.43	95.42	0.00	45.00	86.46	101.02	12.95	375			0.31	0.886	14.56	14.41%		
	Future EXT-Ph 2	MH102	Ex MH											0.00	0.87	23.25	0.63	23.88	47.33	63.84	74.68	108.91	41.18	55.55	64.98	94.77	97.96	142.96	184.14	245.74	41.81	525			0.30	1.100	61.60	25.07%		
Definitions: Q = 2.78CIA, where: Q = Peak Flow in Litres per Second (L/s) A = Area in Hectares (Ha) i = Rainfall intensity in millimeters per hour (mm/hr) [i = 732.951 / (TC+6.199)*0.810] 2 YEAR [i = 998.071 / (TC+6.053)*0.814] 5 YEAR [i = 1174.184 / (TC+6.014)*0.816] 10 YEAR [i = 1735.688 / (TC+6.014)*0.820] 100 YEAR				Notes: 1. Mannings coefficient (n) = 0.013										Designed: SEL								No.		Revision 1. Issued for Site Plan Application 2. Revised per City Comments						Date 2021-11-24 2022-05-27										
														Checked: JIM																										
														Dwg. Reference: 135142-500																										
														File Reference: 135142.6.04						Date: 2022-05-27						Sheet No: 1 of 1														

StormTech® MC-3500 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.



Nominal Chamber Specifications (not to scale)

Size (L x W x H)

90" x 77" x 45"

2286 mm x 1956 mm x 1143 mm

Chamber Storage

109.9 ft³ (3.11 m³)

Min. Installed Storage*

175.0 ft³ (4.96 m³)

Weight

134 lbs (60.8 kg)

Shipping

15 chambers/pallet

7 end caps/pallet

7 pallets/truck

Nominal End Cap Specifications (not to scale)

Size (L x W x H)

26.5" x 71" x 45.1"

673 mm x 1803 mm x 1145 mm

End Cap Storage

14.9 ft³ (0.42 m³)

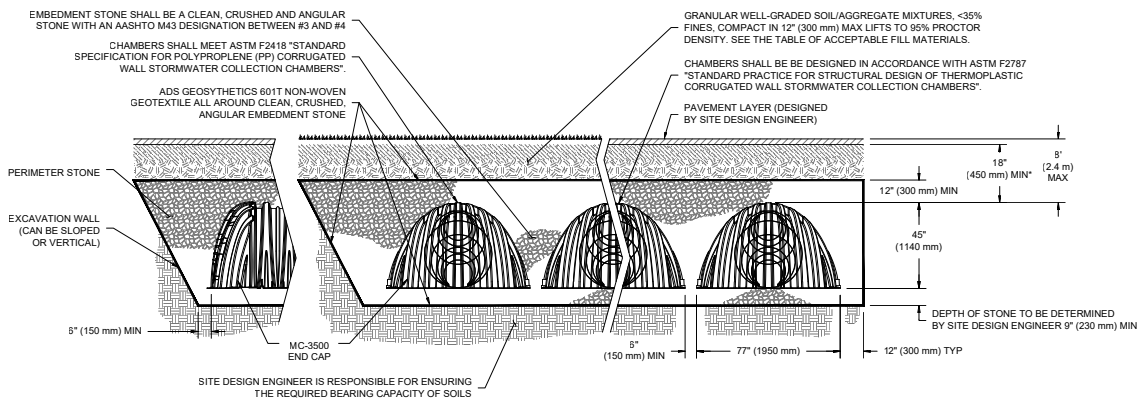
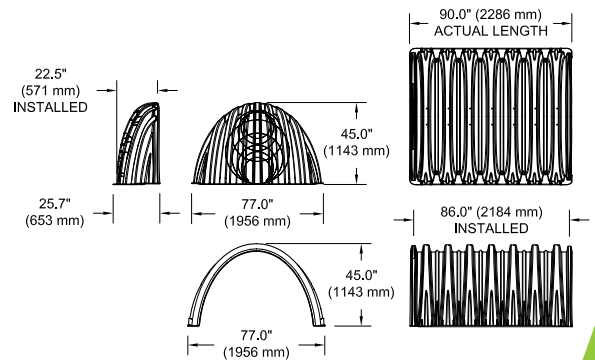
Min. Installed Storage*

45.1 ft³ (1.28 m³)

Weight

49 lbs (22.2 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 6" (150 mm) of stone between chambers/ end caps and 40% stone porosity.



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

StormTech MC-3500 Specifications

Storage Volume Per Chamber

	Bare Chamber Storage ft ³ (m ³)	Chamber and Stone Foundation Depth in. (mm)			
		9 in (230 mm)	12 in (300 mm)	15 in (375 mm)	18 in (450 mm)
Chamber	109.9 (3.11)	175.0 (4.96)	179.9 (5.09)	184.9 (5.24)	189.9 (5.38)
End Cap	14.9 (0.42)	45.1 (1.28)	46.6 (1.32)	48.3 (1.37)	49.9 (1.41)

Note: Assumes 6" (150 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume.

Amount of Stone Per Chamber

English Tons (yds ³)	Stone Foundation Depth			
	9 in	12 in	15 in	18 in
Chamber	8.5 (6.0)	9.1 (6.5)	9.7 (6.9)	10.4 (7.4)
End Cap	3.9 (2.8)	4.1 (2.9)	4.3 (3.1)	4.5 (3.2)
Metric Kilograms (m ³)	230 mm	300 mm	375 mm	450 mm
Chamber	7711 (4.6)	8255 (5.0)	8800 (5.3)	9435 (5.7)
End Cap	3538 (2.1)	3719 (2.2)	3901 (2.4)	4082 (2.5)

Note: Assumes 12" (300 mm) of stone above and 6" (150 mm) row spacing and 6" (150 mm) of perimeter stone in front of end caps.

Volume Excavation Per Chamber yd³ (m³)

	Stone Foundation Depth			
	9 in (230 mm)	12 in (300 mm)	15 in (375mm)	18 in (450 mm)
Chamber	11.9 (9.1)	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)
End Cap	4.0 (3.1)	4.1 (3.3)	4.3 (3.3)	4.4 (3.4)

Note: Assumes 6" (150 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.

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rational method coefficients will need to be reviewed at the design stage for each development block to confirm.

A runoff coefficient of 0.85 has been assumed for the Block 2, 3, 4, 5, 6, 7, 8, and 9 stormwater calculations to provide a conservative storage volume estimate. Actual runoff coefficients to be reviewed during detailed design for each individual block. A runoff coefficient of 0.40 has been applied to Block 10 for the community park.

5.3.1 Proposed Stormwater Management System – Phase I

The Phase I development includes the construction of Block 1. As indicated by the Site Servicing Report (**Block 1 SWM Report**), prepared by MMM Group and dated March 2017, the Block 1 development is proposed to be serviced via the existing 900 mm diameter storm sewer within the Heron Road right-of-way. Refer to the **Block 1 SWM Report** for further details. As noted by **Table 15**, above, the allowable release rate from the Block 1 development is **158.8 L/s**.

5.3.2 Proposed Stormwater Management System – Phase II

To meet the stormwater objectives the contemplated development may contain a combination of roof top flow attenuation along with surface and subsurface storage.

The contemplated Phase II development includes the construction of Block 2. It is contemplated that Block 2 will be serviced via the existing 450 mm diameter storm sewer within the Baycrest Drive right-of-way. Refer to **Drawings/Figures** for both the detailed calculations and drawing **STM-2** for a conceptual Phase II servicing layout.

Table 16, summarizes post-development flow rates. The following storage requirement estimate assumes that approximately 10% of the development area will be directed to the outlet without flow attenuation. These areas will be compensated for in areas with flow attenuation controls.

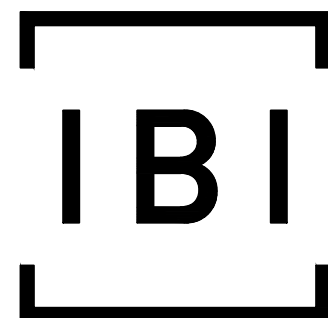
Table 16
Stormwater Flow Rate Summary – Phase II

Control Area	5-Year Release Rate (L/s)	5-Year Storage (m ³)	100-Year Release Rate (L/s)	100-Year Storage (m ³)
Block 2	111.5	484.53	223.54	968.2

As summarized by **Table 16**, above, approximately **968.2 m³** of storage will be required for Block 2 in order to meet the target release rate established in **Section 5.2**. Actual storage volumes will need to be confirmed at the detailed design stage based on a number of factors including grading constraints.

Appendix D

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
- ADJUST MANHOLE VALVES
- ADJUST CATCH BASIN
- ADJUSTMENT BY BELL OR HYDRO-APPROVED CONTRACTOR
- REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS
- PLUG

REMOVAL

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

LEGEND (IF APPLICABLE)

AN	ANCHOR
BENCH	BENCH
BOUL	BOULDER
CB	CATCH BASIN
DCB	DOUBLE CB
CDMH	DOUBLE 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
HLS	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
SC	SIAMENSE CONNECTION
SN	SIGN
TB BELL	TERMINAL BOX - BELL
TB CATV	TERMINAL BOX - CABLE
TCB	TRAFFIC CONTROL BOX
TPIT	TEST PIT
TS	TRAFFIC SIGNAL LIGHT
UP	UTILITY POLE
VB	VALVE BOX
VC	VALVE CHAMBER
WV	WATER VALVE
WV	TREE STUMP
WV	TREE CONIFEROUS
WV	TREE DECIDUOUS

3000 WM-CI 2000 WM-CI

WATERMAIN (CI Cast Iron - DI Duct Tile Iron)

7500 STM-CC

STORM SEWER (CO Concrete)

3000 SAN-CC

SANITARY SEWER (STC - AC Asbestos Concrete)

UNDERGROUND HYDRO

UNDERGROUND TELEPHONE

GASMAIN

CLIENT

HAZELVIEW INVESTMENTS

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ISSUES

No.	DESCRIPTION	DATE
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KEY PLAN

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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

REMOVALS

SHEET NUMBER

C-REM

ISSUE

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 825mmØ STM	STORM MANHOLE
	900mmØ STM	STORM SEWER - LESS THAN 900Ø
	200Ø WATERMAIN	STORM SEWER - 900Ø AND GREATER
	CB100 T/G 104.10	WATERMAIN
	CICB101 G/G 104.25	STREET CATCHBASIN C/W TOP OF GRATE
	DCB100 T/G 104.10	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCICB101 G/G 104.25	DOUBLE CATCHBASIN C/W TOP OF GRATE
	CBMH100 T/G 103.59	DITCH INLET CATCHBASIN C/W GUTTER GRADE
	CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
	CB100 T/G 104.10	DITCH INLET MANHOLE C/W TOP OF GRATE
	RYCB T/G 104.35	ICD LOCATION
	T/G 104.35 INV 103.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	T/G 104.50 INV 103.50	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35 INV 103.35	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	300mmØ CSP	PERFORATED REAR YARD SUBDRAIN
	V&VB	CSP CULVERT C/W DIAMETER
	V&VC	VALVE AND VALVE BOX
	HYD 104.35	VALVE AND VALVE CHAMBER
	RED 150Ø WM	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	V BEND Ø	WATERMAIN REDUCER
	BH 12 102.00	VERTICAL BEND LOCATION
	HGL 101.79	SINGLE SERVICE LOCATION
	ST 101.75	DOUBLE SERVICE LOCATION
	108 102.40	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
		100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
		STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
		UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
		CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

	1.5%	PROPOSED SWALE C/W FLOW DIRECTION
	1.5%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	1.5%	SLOPE C/W FLOW DIRECTION
	X 104.62	MAJOR OVERLAND FLOW ROUTE
	X 104.40 90	PROPOSED SPOT GRADE
	X 104.50 100P	PROPOSED SWALE GRADE
	104.60 103.59	PROPOSED SWALE HIGH POINT GRADE
	86.45 EX X	LOT CORNER GRADE C/W EXISTING GRADE
	86.79	TIE INTO EXISTING GRADE
	86.79	FULL STATIC PONDING GRADE
	103.95	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
		TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	F.F. =	PRESSURE REDUCING VALVE
		FINISHED FLOOR ELEVATION
		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 OPSP/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.
- 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 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.
- 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 WATERMAINS 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 CBs TO AND CICBs CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCBs 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

HAZELVIEW INVESTMENTS

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1	ISSUED FOR COORDINATION	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-23
3	ISSUED FOR SPA	2021-12-23
4	REVISED PER CLIENT COMMENTS	2022-04-27
5	REVISED PER CLIENT COMMENTS	2022-05-17

NOT FOR CONSTRUCTION

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

CONSULTANTS

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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

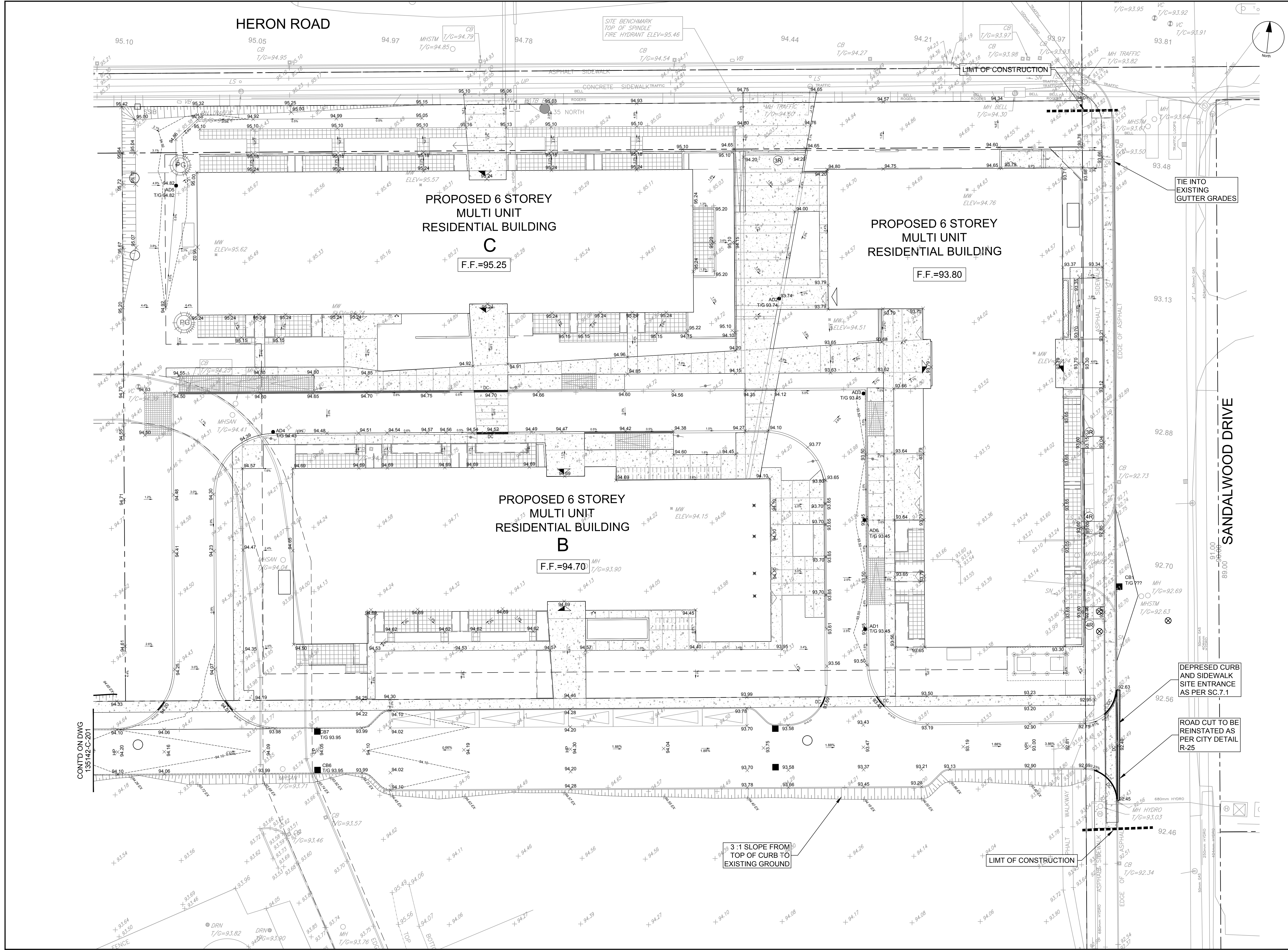
GENERAL NOTES,
LEGEND AND
CB DATA TABLE

SHEET NUMBER

C-010

ISSUE

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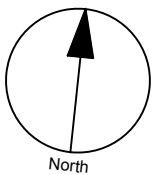
GRADING PLAN

SHEET NUMBER

C-200

ISSUE

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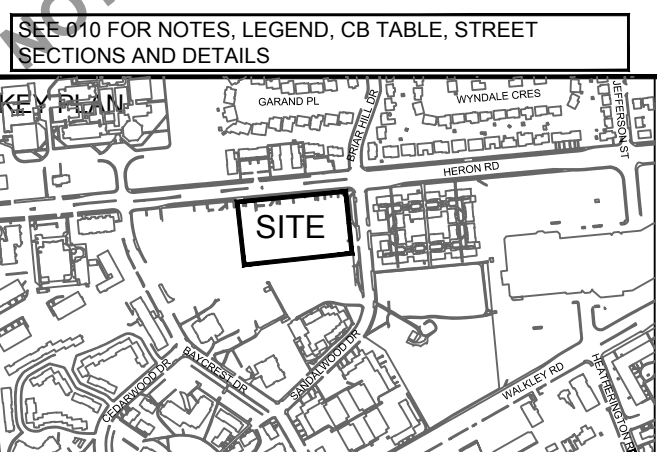
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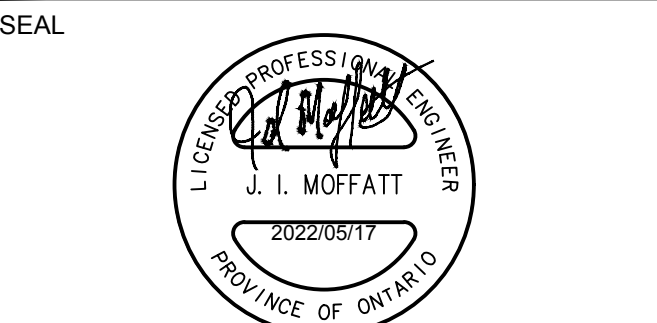
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GRADING PLAN

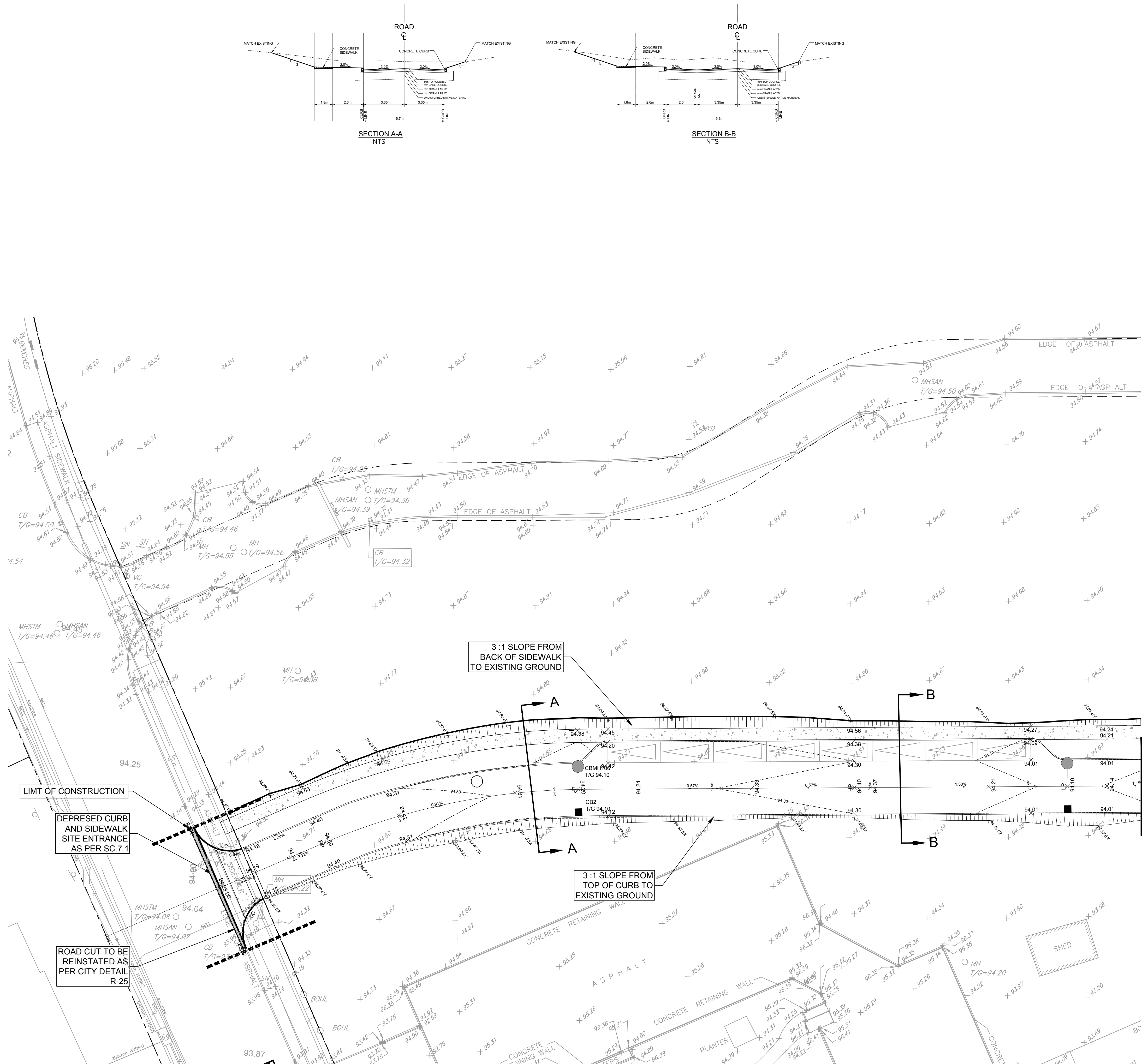
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C-201

ISSUE

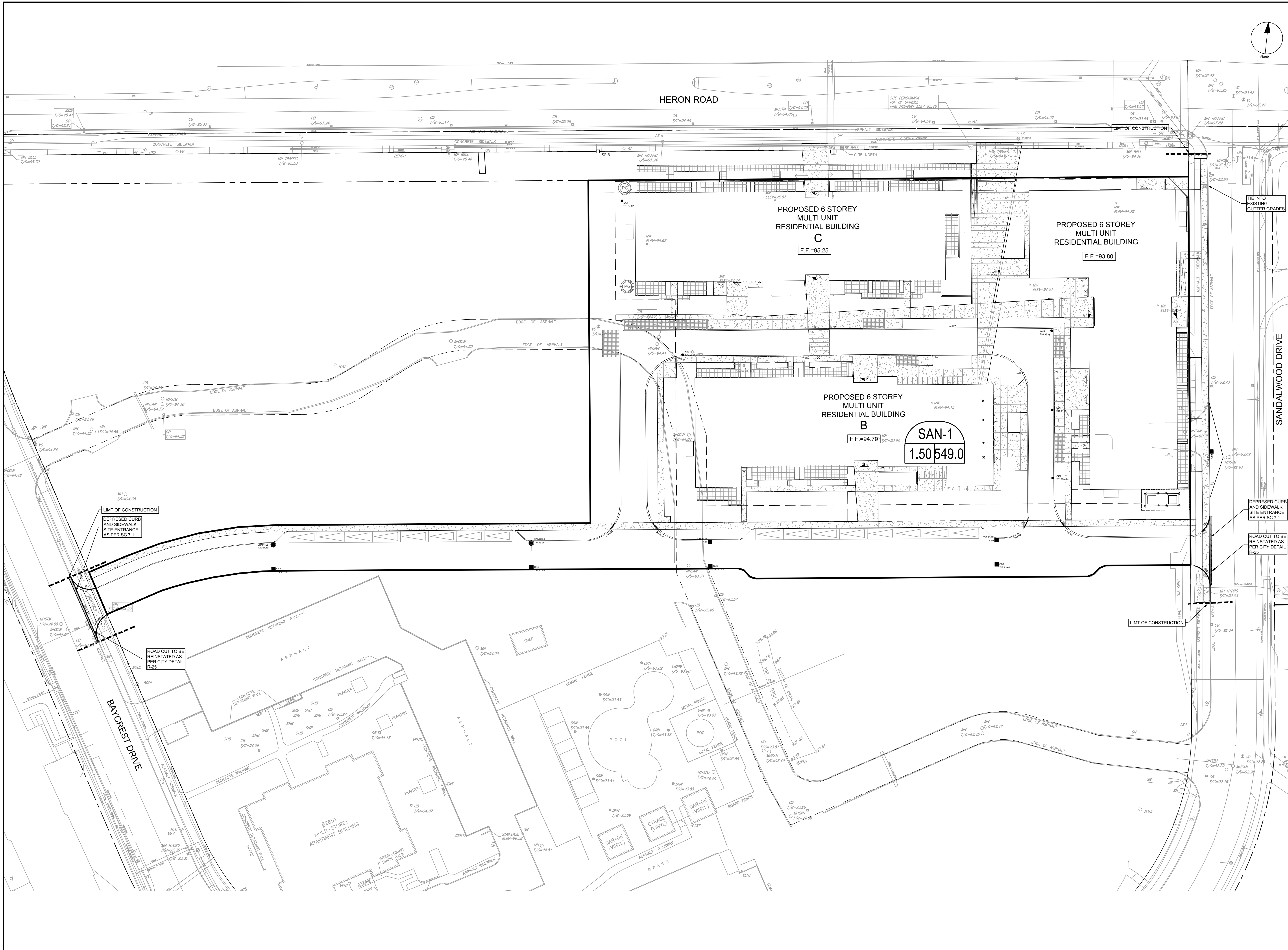
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CITY PLAN No. 18650



COND ON DWG
135142-C-200

City File No. D07-12-21-0238
Last Saved: May 17, 2022, by dore Plotter: Friday, May 27, 2022 10:13:00 AM by Eric Henne
File Location: J:\135142_Heron_Gate5_Production\03_Design\04_Civil\Sheets\C-201 GRADING PLAN.dwg



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

CONSULTANTS

1:400

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D.D.J.S.L.

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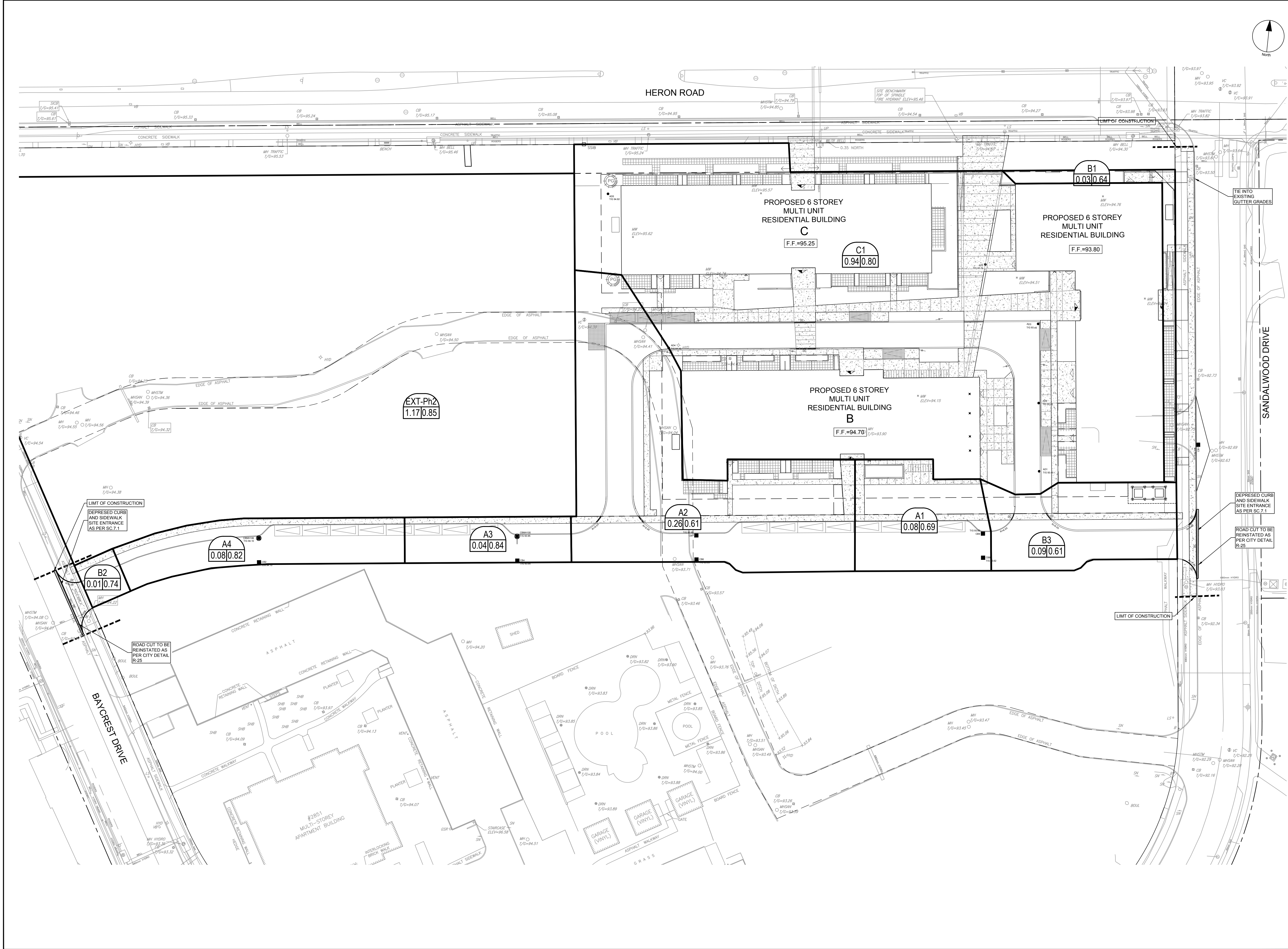
SHEET TITLE
SANITARY DRAINAGE AREA

CHECKED BY:
D.C.

APPROVED BY:
J.I.M.

SHEET NUMBER
C-400

ISSUE
5



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SHEET TITLE

STORM DRAINAGE AREA

SHEET NUMBER

C-500

ISSUE

5

