

- CONNECT TO EXISTING WATERMAIN (CITY FORCES)
- ROAD CUT TO BE REINSTATED AS PER DETAIL R-10
- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB
- REMOVE AND REPLACE EXISTING CONCRETE ISLAND AND CURB
- ROAD CUT TO BE REINSTATED AS PER DETAIL R-10
- WM CROSSING (TYP) TO BE PER WS25.2 C/W 45° VERT. BENDS PROVIDE 75mm HI-40 INSULATION TOP OF STORM 61.35 TOP OF WATERMAIN 61.75
- CONNECT TO EXISTING WATERMAIN (CITY FORCES)
- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AND CURB

JOB BENCHMARK No. 1  
Fire Hydrant-Top of Sphere  
Elevation=62.24

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**ISSUES**

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4		
5		

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

**KEY PLAN**  
N.T.S.

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**PROJECT**  
979, WELLINGTON

**PROJECT NO:**  
126031

**DRAWN BY:**  
J.B./D.P.S.

**CHECKED BY:**  
J.I.M.

**PROJECT MGR:**  
J.I.M.

**APPROVED BY:**  
J.B.

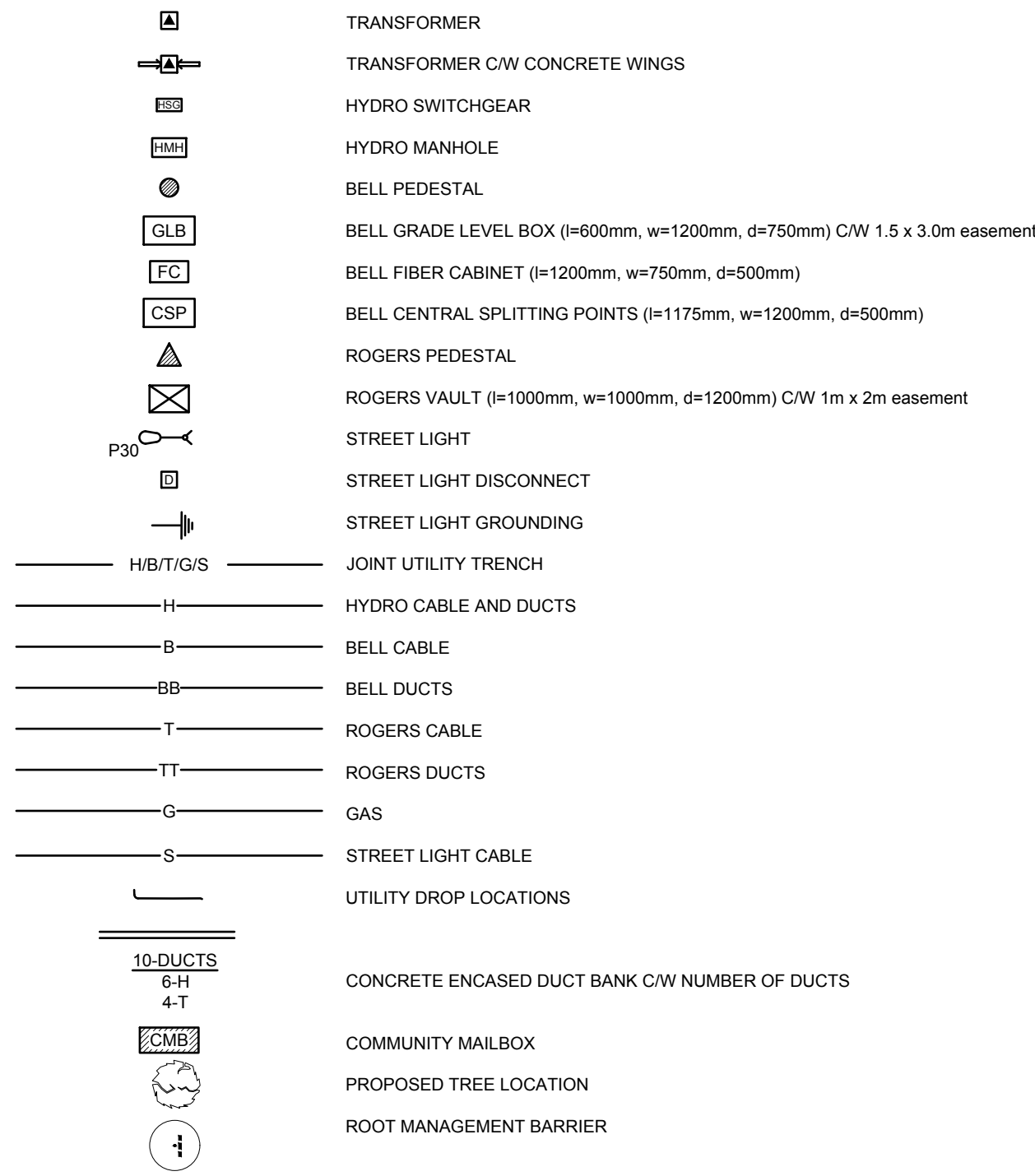
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SITE SERVICING PLAN

**SHEET NUMBER**  
C-001

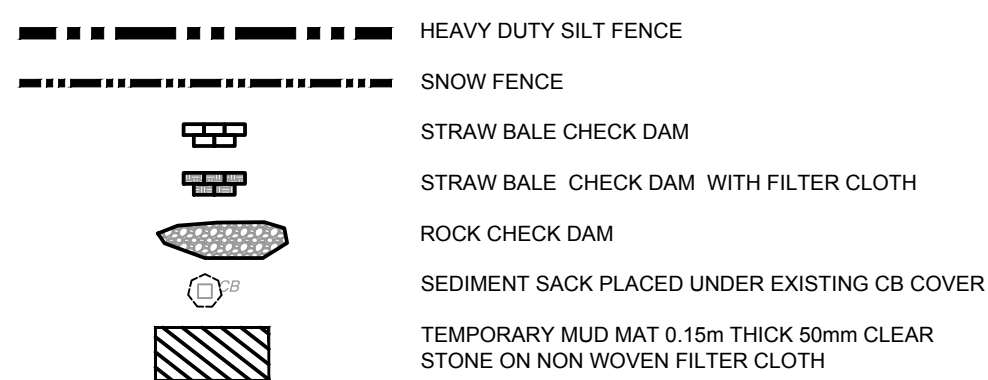
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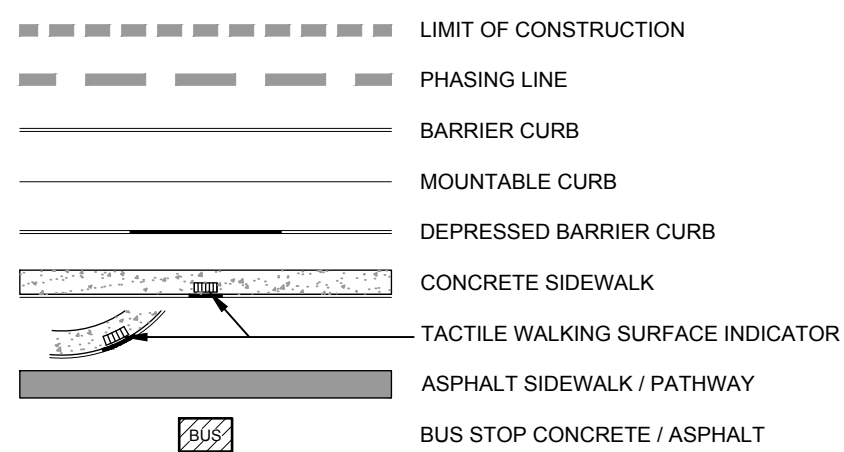
**UTILITY LEGEND**



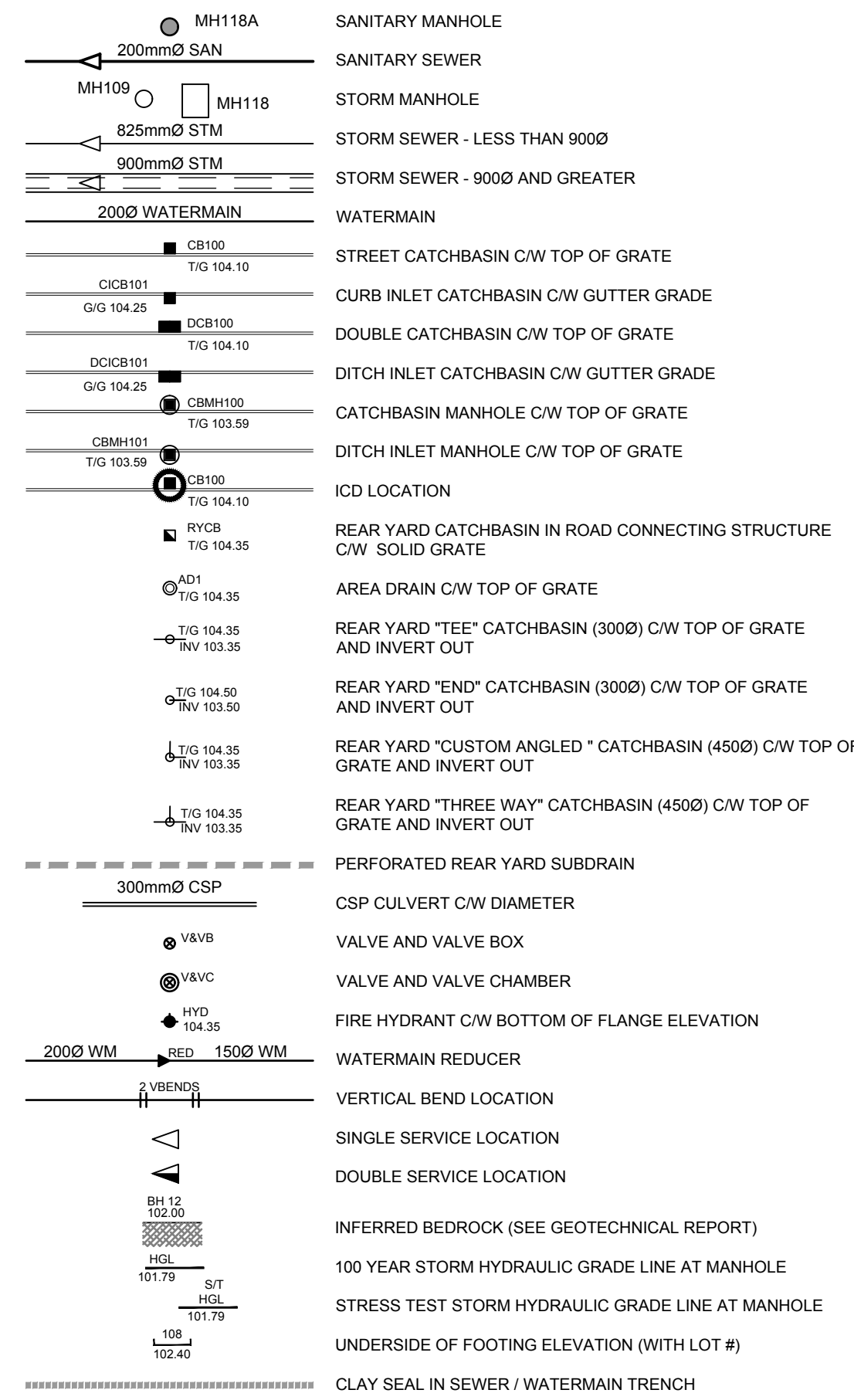
**SEDIMENT EROSION LEGEND**



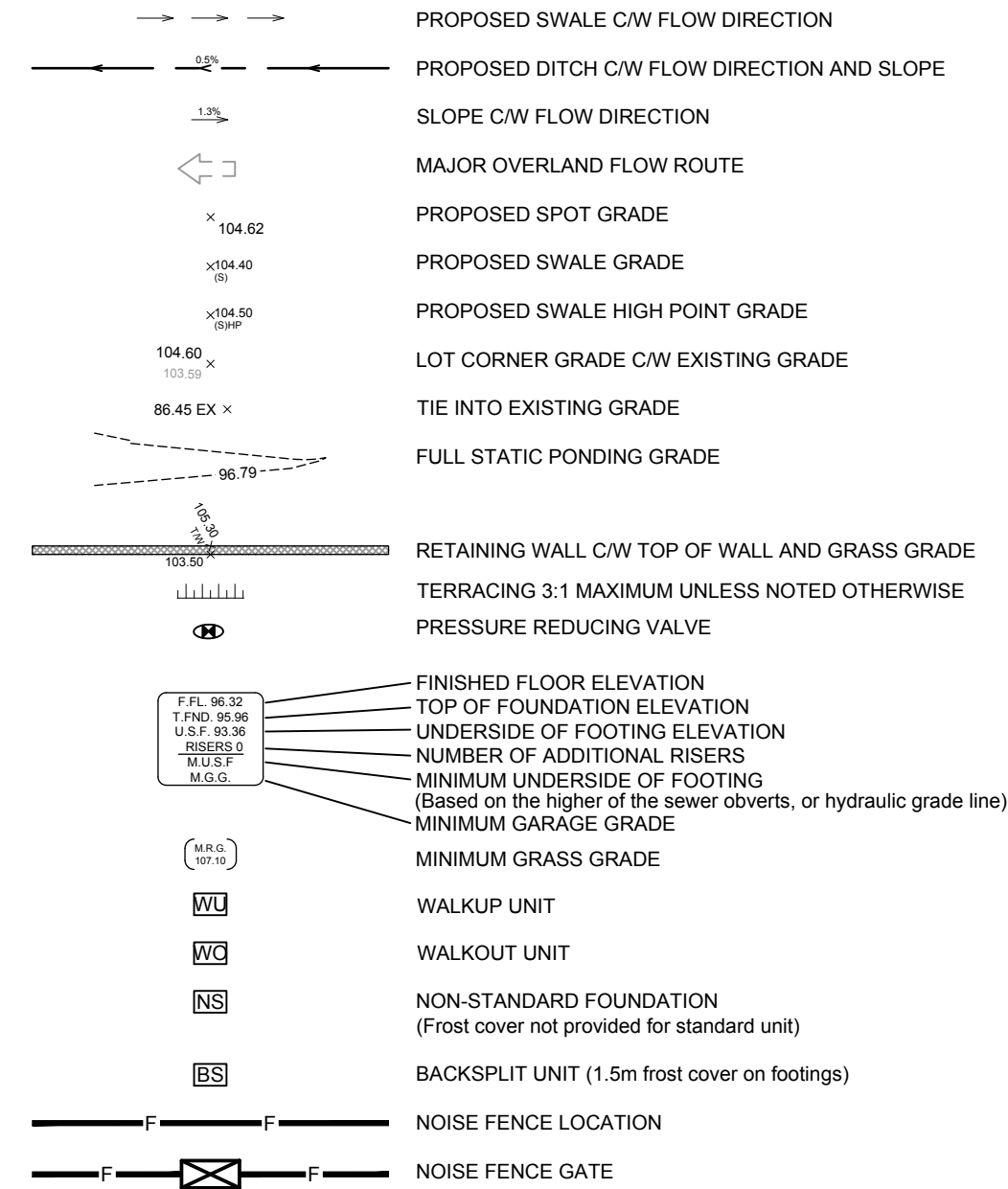
**GENERAL LEGEND**



**SERVICING LEGEND**

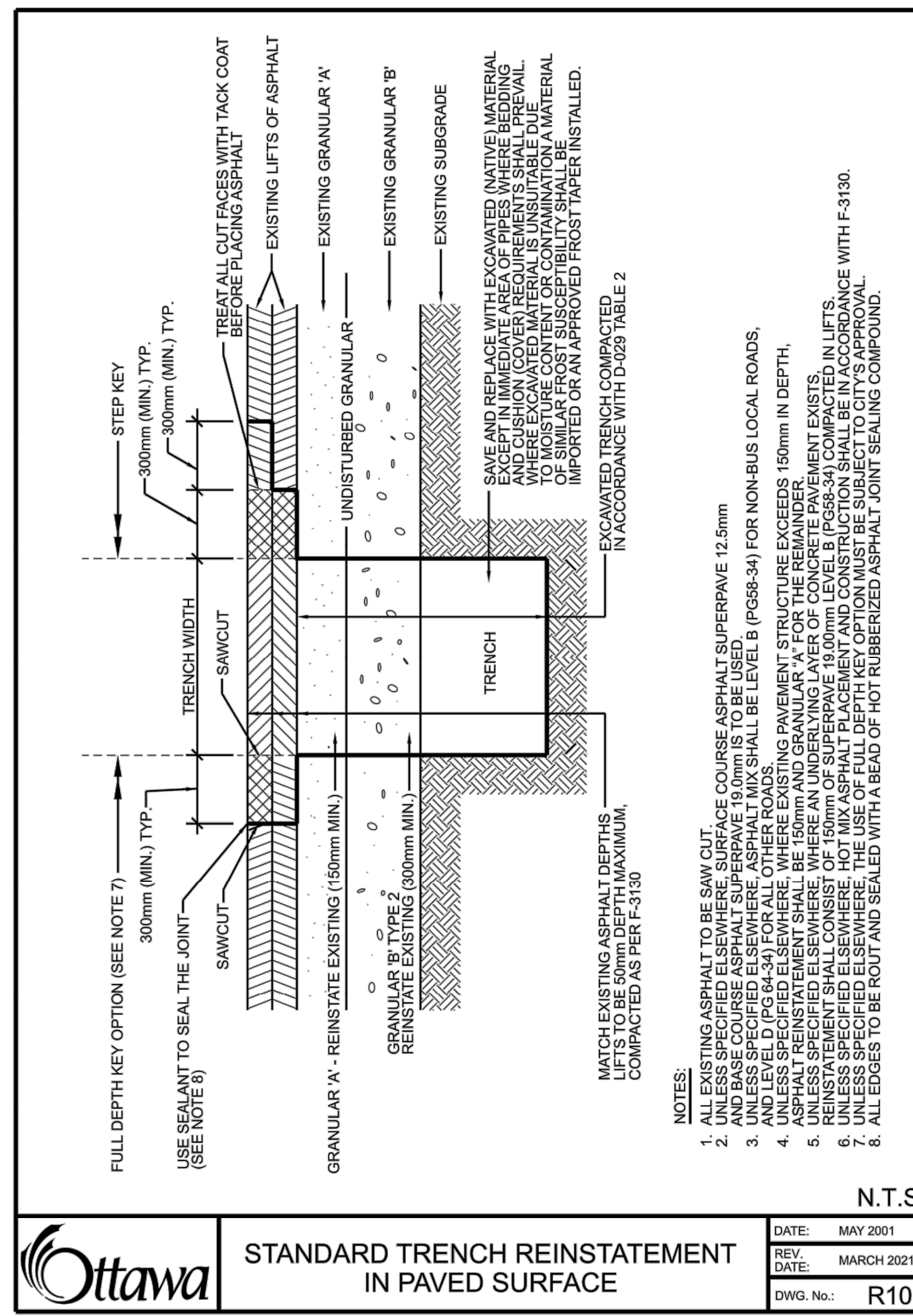


**GRADING LEGEND**



**CROSSING SCHEDULE**

1	200mmØ WATERMAIN OVER 1200mmØ SANITARY SEWER - CLEARANCE 0.25m (INSULATION REQUIRED)
2	200mmØ WATERMAIN OVER 675mmØ S/STORM SEWER - CLEARANCE 0.40m
3	200mmØ SANITARY SEWER UNDER 675mmØ STORM SEWER - CLEARANCE 0.25m
4	200mmØ SANITARY SEWER UNDER 300mmØ STORM SEWER - CLEARANCE 0.40m



**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.
- 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 FABRIC IN RY/CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. 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 IC/B'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RY/CBs 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 AS PER CITY STDS S14, S14.1 OR S14.2
- 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, ETC) 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 COMPILED 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.
- CONTRACTOR TO REVIEW AND FOLLOW ALL RELEVANT CITY STANDARD DRAWINGS DURING CONSTRUCTION.
- OBTAIN ALL NECESSARY PERMITS AND APPROVAL FROM CITY OF OTTAWA BEFORE COMMENCING WORK
- THERMAL INSULATION TO BE PROVIDED FOR WATER SERVICES LESS THAN 2.4m FROM OPEN STRUCTURES PER CITY OF OTTAWA STD W23
- WATER SERVICE TO HAVE MORE THAN 2.4M OF COVER OR BE INSULATED PER CITY OF OTTAWA STD W22
- ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OSPD 1005.01. SANITARY SEWER MATERIALS TO BE: 200mmØ - PVC DR 35
- ALL STORM SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OSPD 1005.01. STORM SEWER MATERIALS TO BE: 450mmØ AND SMALLER - PVC DR 35
- ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS. ALL DOMESTIC WATER SERVICES ARE TO BE 200mmØ

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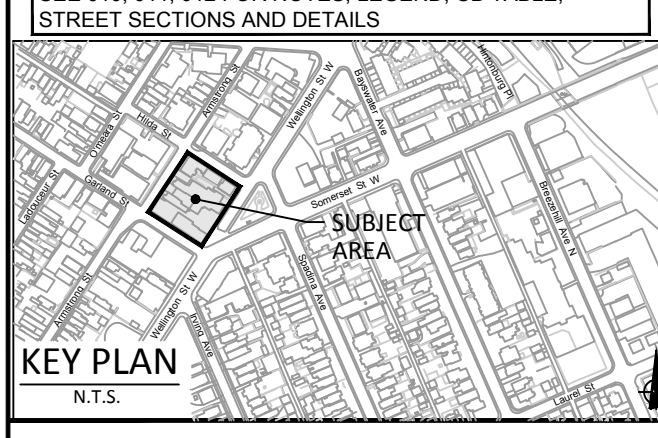
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**ISSUES**

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
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**PROJECT**  
979, WELLINGTON

**PROJECT NO:**  
126031

**DRAWN BY:**  
D.P.S.

**CHECKED BY:**  
S.E.L.

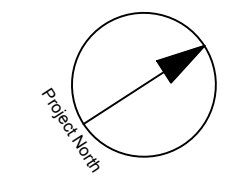
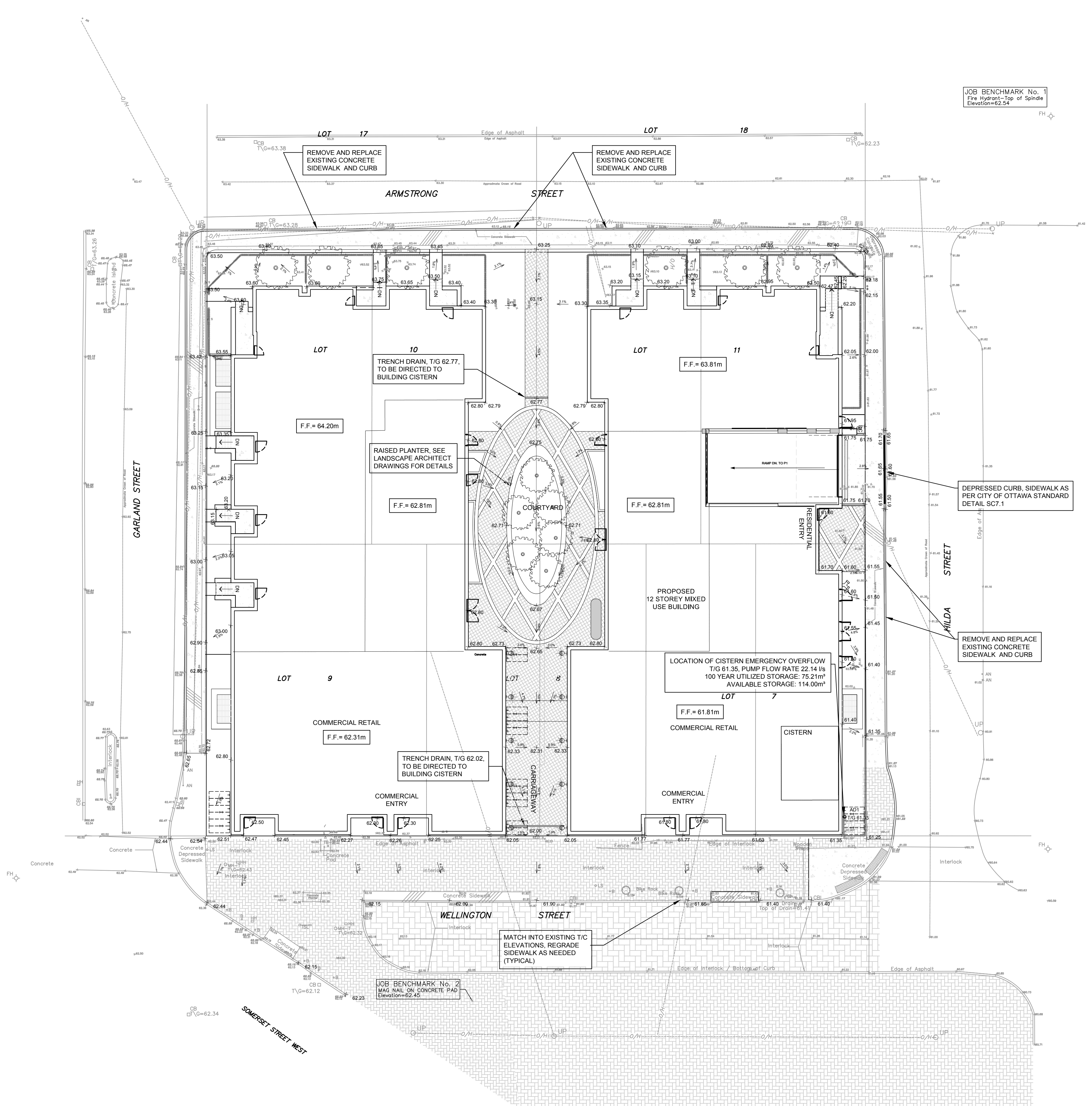
**PROJECT MGR:**  
J.I.M.

**APPROVED BY:**  
J.I.M.

**SHEET TITLE**  
GENERAL NOTES, AND LEGEND

**SHEET NUMBER**  
C-010

**ISSUE**  
3



JOB BENCHMARK No. 1  
 Iron Hydrant - Top of Spindle  
 Elevation=62.54

JOB BENCHMARK No. 2  
 MAG NAIL ON CONCRETE PAD  
 Elevation=62.45

**CLIENT**

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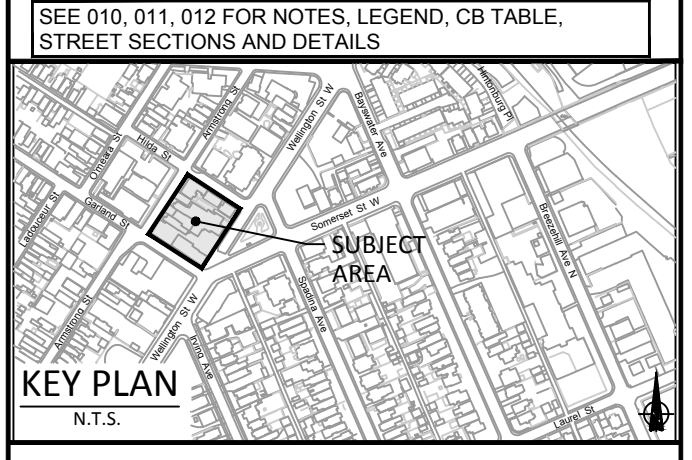
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**CONSULTANTS**

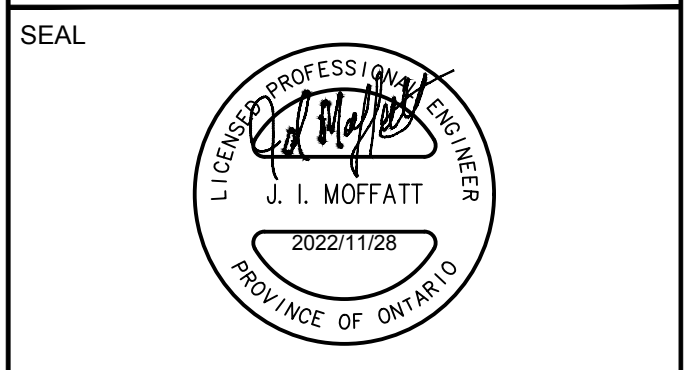
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**PROJECT**

**979, WELLINGTON**

**PROJECT NO:**  
126031

**DRAWN BY:** J.B./D.P.S.      **CHECKED BY:** J.B.

**PROJECT MGR:** J.I.M.      **APPROVED BY:** J.I.M.

**SHEET TITLE**

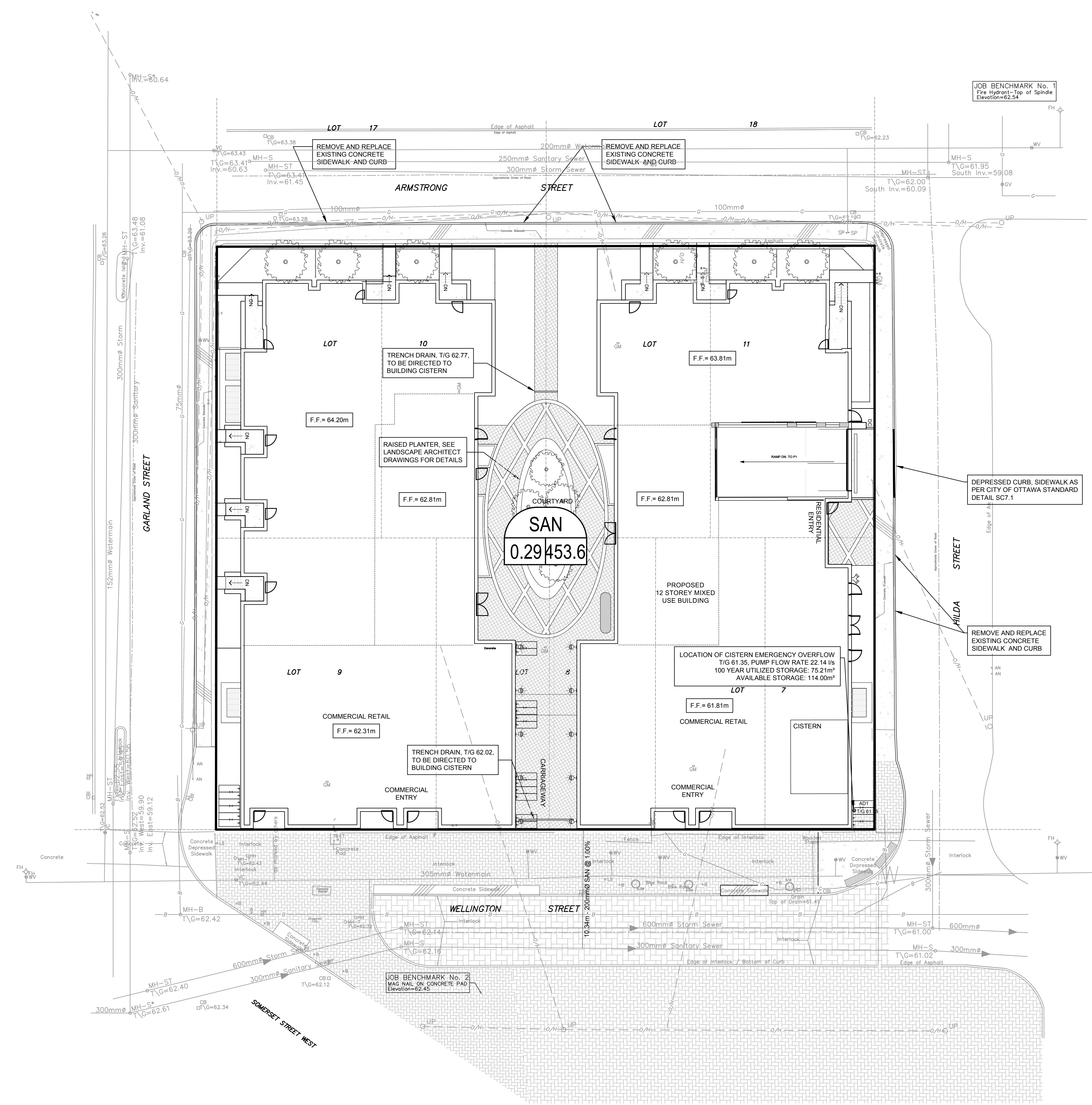
**SITE GRADING PLAN**

**SHEET NUMBER**      **ISSUE**

**C-200**      **3**

CITY PLAN No. xxxxx

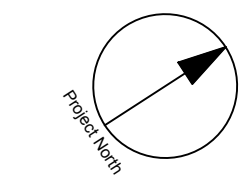
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 CITY FILE No. D07-12-21-0228



**LEGEND :**

**A** AREA NUMBER  
**0.55 0.90** POPULATION  
 AREA IN HECTARES

— DRAINAGE AREA LIMITS



JOB BENCHMARK No. 1  
 Fire Hydrant - Top of Spindle  
 Elevation = 62.54

JOB BENCHMARK No. 2  
 MAG NAIL ON CONCRETE PAD  
 Elevation = 62.45

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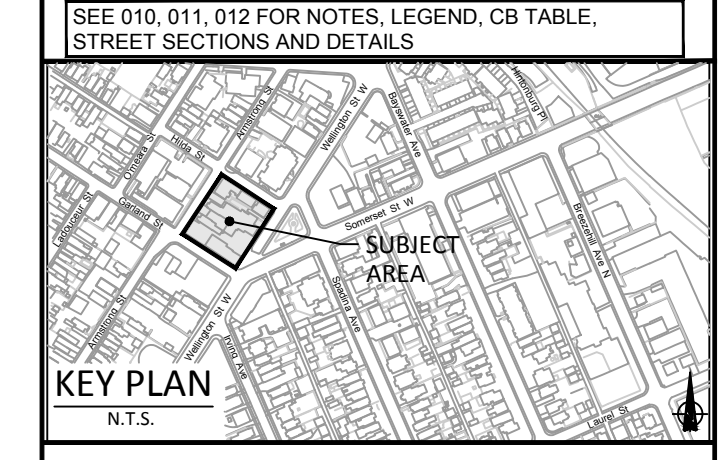
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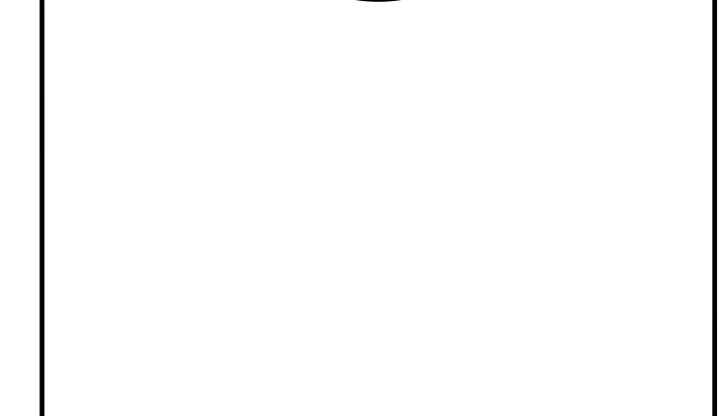
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**PROJECT**  
 979, WELLINGTON

**PROJECT NO:**  
 126031

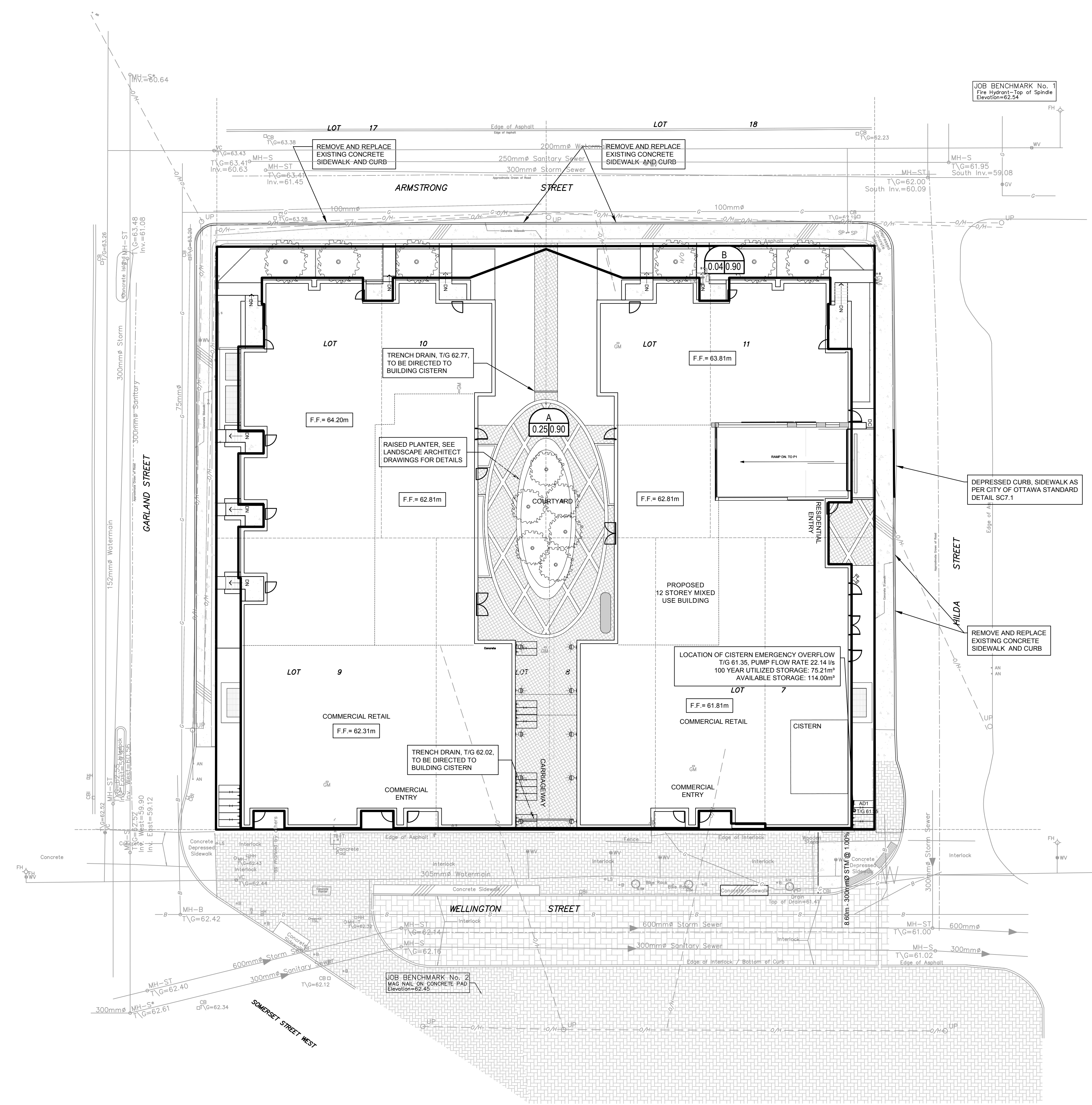
**DRAWN BY:** J.B./D.P.S. **CHECKED BY:** J.B.

**PROJECT MGR:** J.I.M. **APPROVED BY:** J.I.M.

**SHEET TITLE**  
 SANITARY DRAINAGE AREA PLAN

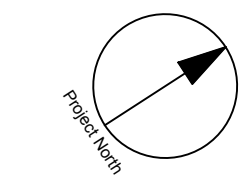
**SHEET NUMBER** C-400 **ISSUE** 3

CITY FILE No. D07-12-21-0228



**LEGEND :**

- AREA NUMBER
- RUNOFF COEFFICIENT
- AREA IN HECTARES
- DRAINAGE AREA LIMITS



**CLIENT**

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

**KEY PLAN**  
 N.T.S.

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**SEAL**

**PROJECT**

**979, WELLINGTON**

**PROJECT NO:**  
126031

**DRAWN BY:**  
J.B./D.P.S.

**CHECKED BY:**  
J.B.

**PROJECT MGR:**  
J.I.M.

**APPROVED BY:**  
J.I.M.

**SHEET TITLE**

**STORM DRAINAGE AREA PLAN**

**SHEET NUMBER**  
C-500

**ISSUE**  
3

CITY FILE No. D07-12-21-0228

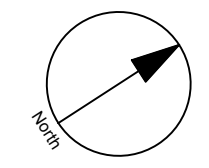
**NOTES:**

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

**LEGEND:**

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



**CLIENT**



**MAGIL LAURENTIENNE**  
ML Wellington Realty Investments Inc.  
C/O ML DEVCO INC  
651 Church Avenue N.  
Ottawa (Ontario) K1Z 5G2  
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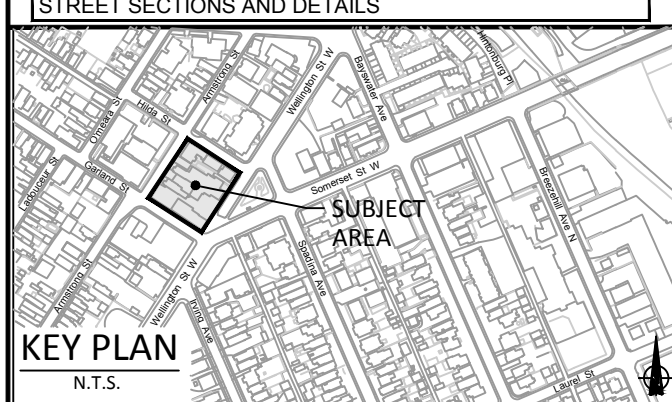
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions 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 confirmation before proceeding with fabrication.

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**ISSUES**

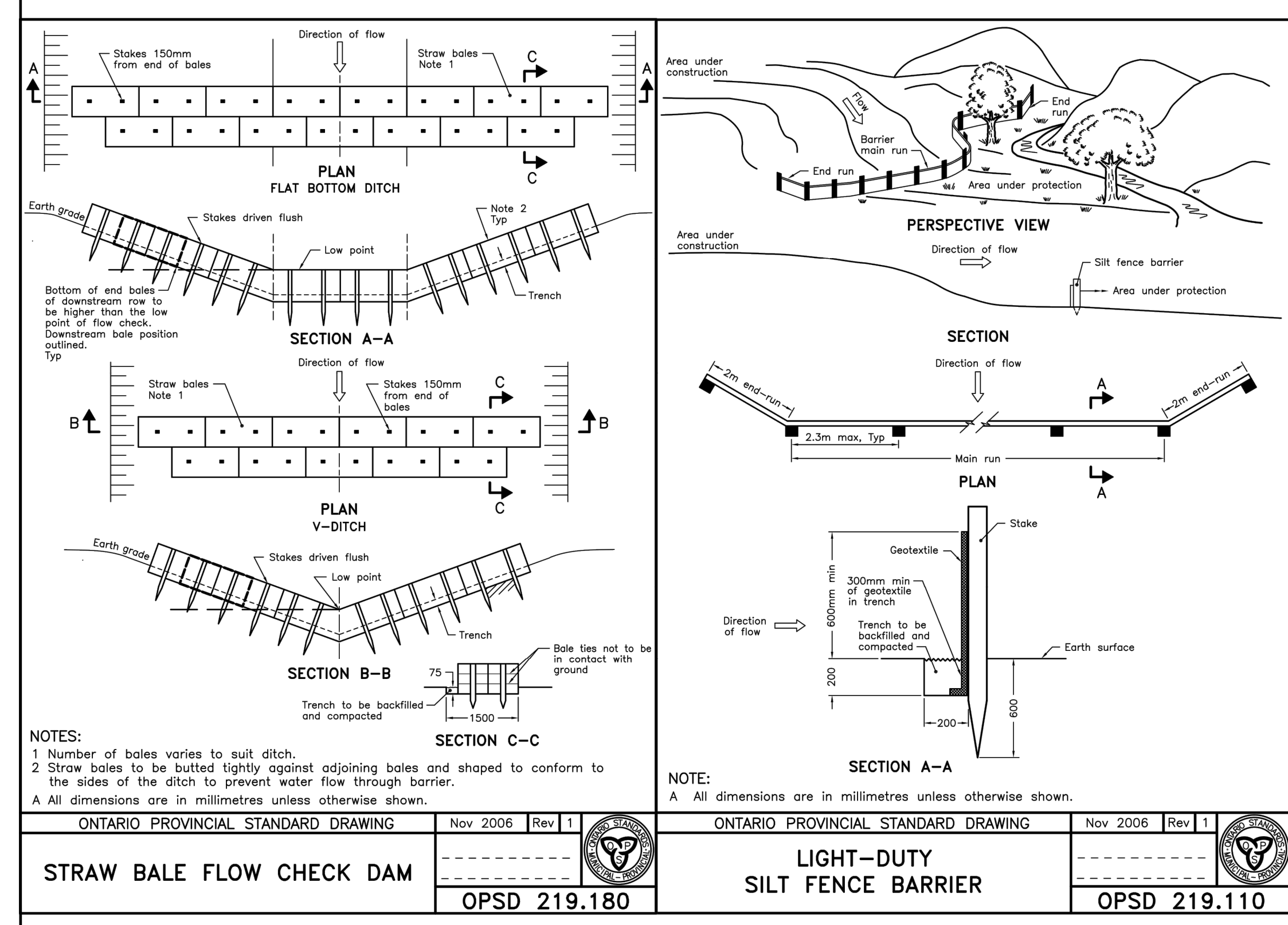
No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2022-01-28
2	ISSUED FOR PERMITS	2022-09-16
3	REVISED AS PER CITY COMMENTS	2022-11-28
4		
5		

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



**LEGEND**

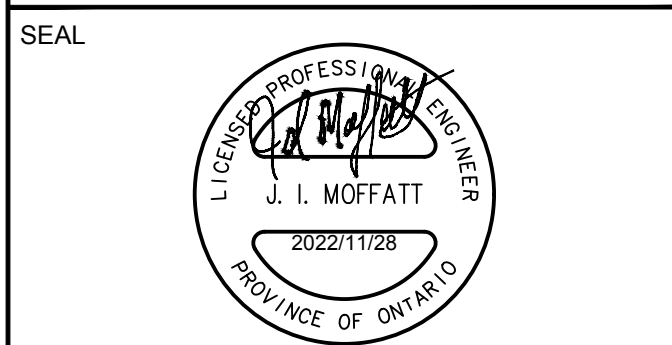
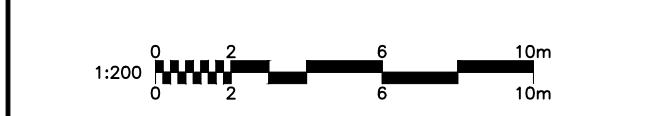
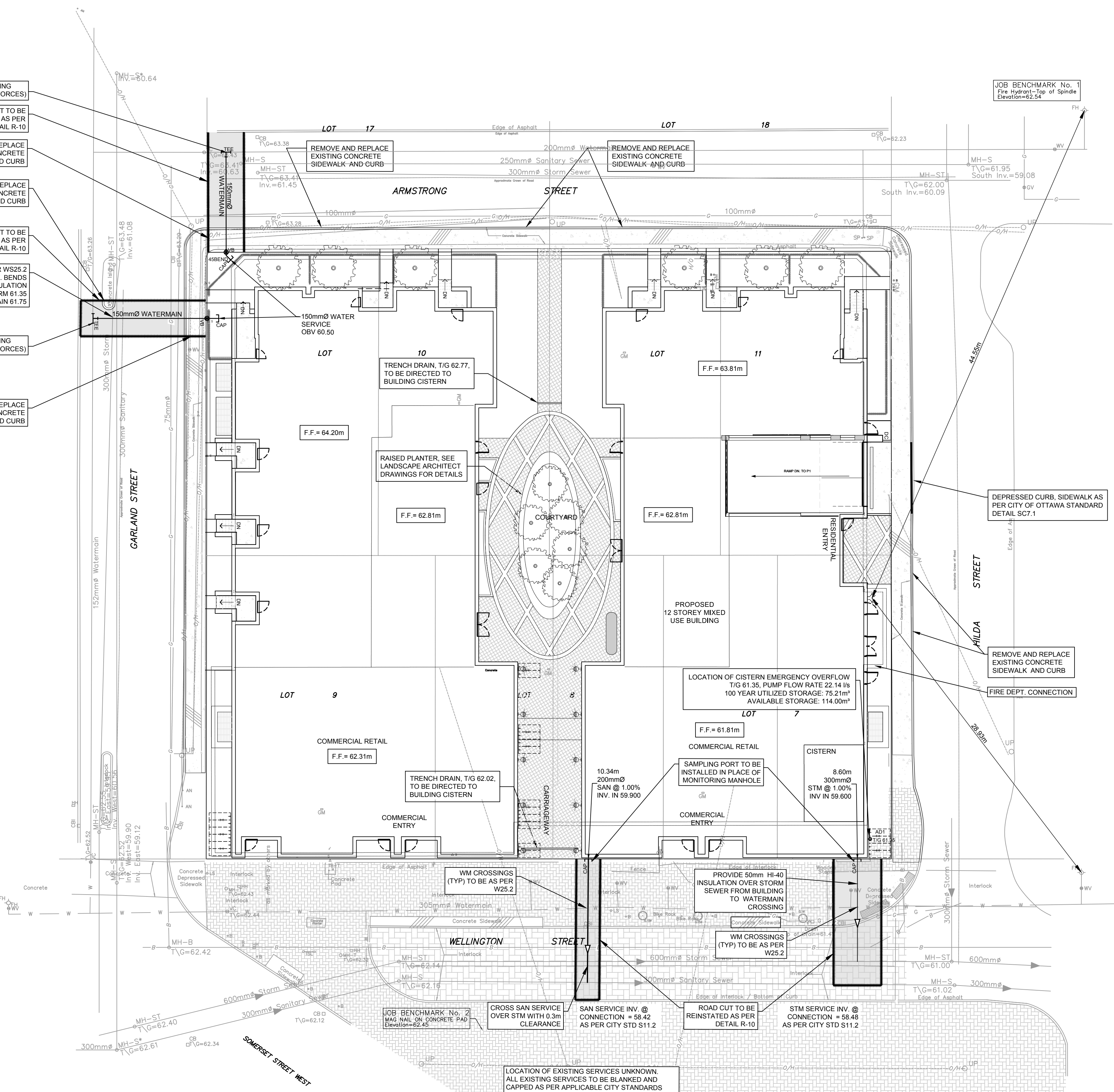
<b>FOOTNOTES CONSULTANTS INC.</b> 286 Cooper Street, Suite 300 Ottawa, Ontario, K2P 2V7 T: 613.730.5709 F: 613.730.1136 E: info@footnotes.com	<b>Geotechnical Engineer</b> <b>PATERSON GROUP</b> 154 Colborne Road South Ottawa, Ontario, K2E 7J5 T: 613.229.7281 E: info@patersongroup.ca
<b>Geotechnical Engineer</b> <b>TRANSPORTATION ENGINEER</b> 333 Preston Street, Suite 400 Ottawa, Ontario, K1S 5N4 T: 613.225.1311 F: 613.225.9868 E: info@trigroup.com	<b>Transportation Engineer</b> <b>COH TRANSPORTATION INC.</b> 113 Marlborough Avenue Ottawa, Ontario, K2G 3Z1 T: 343.999.9117 E: coh@transportationinc.com
<b>Structural</b> <b>ANNE'S O'SULLIVAN VOLLEBEK LTD.</b> Ontario Land Surveyors 146 Concourse Gate, Suite 500 Nepean, Ontario, K2E 7S6 T: 613.727.0850 F: 613.727.0719 E: edh@ovltd.com	<b>Architect</b> <b>RODERICK LAHEY ARCHITECTS</b> 56 Beech Street Ottawa, Ontario, K1S 3J6 T: 613.724.9932 E: ann@rodericklahey.com



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

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

ONTARIO PROVINCIAL STANDARD DRAWING <b>STRAW BALE FLOW CHECK DAM</b> OPSD 219.180	Nov 2006 Rev 1	ONTARIO PROVINCIAL STANDARD DRAWING <b>LIGHT-DUTY SILT FENCE BARRIER</b> OPSD 219.110	Nov 2006 Rev 1
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**PROJECT**  
979, WELLINGTON

**PROJECT NO:** 126031  
**DRAWN BY:** J.B./D.P.S.  
**PROJECT MGR:** J.I.M.

**CHECKED BY:** J.B.  
**APPROVED BY:** J.I.M.

**SHEET TITLE**  
EROSION AND SEDIMENTATION CONTROL PLAN

**SHEET NUMBER** C-900 **ISSUE** 3

CITY PLAN No. xxxxx

CITY FILE No. D07-12-21-0228  
Scale Check  
File Location: \\1128031\_979Wellington\_7\_Production\03\_Design\04\_Civil\Sheets\C-900 EROSION AND SEDIMENTATION CONTROL PLAN.dwg Last Saved: September 16, 2022, by dsurna Printed: Monday, November 28, 2022 2:33:39 PM by Don Surma