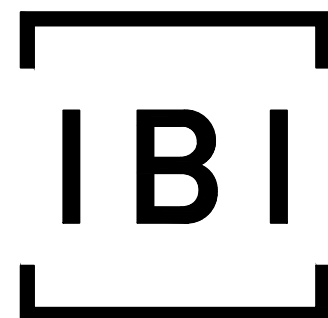


HERON GATE 5



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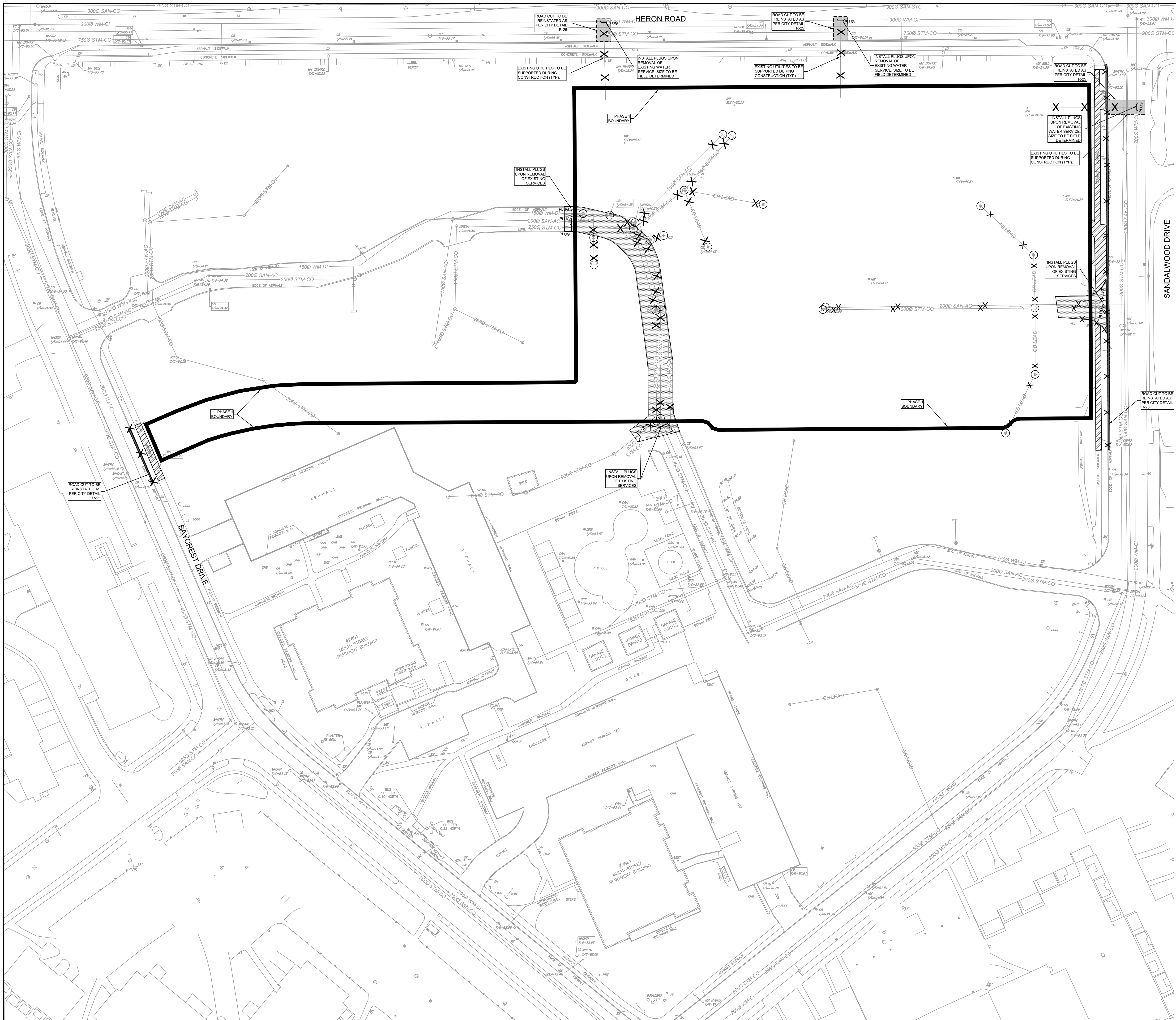


Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C-REM	REMOVALS
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES-LEGEND-CB DATA
C-200	GRADING PLAN
C-201	GRADING PLAN
C-400	SANITARY DRAINAGE AREA
C-500	STORM DRAINAGE AREA
C-600	PONDING PLAN
C-900	EROSION AND SEDIMENT CONTROL PLAN

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 RETURN
- PLUG

REMOVAL

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

LEGEND (IF APPLICABLE)

ANCHOR
ANCHOR
BENCH
BOULDER
CATCH BASIN
DOUBLE CB
CB MANHOLE
DOUBLE CB MANHOLE
SIDE INLET CB
DRAIN
FLAG POLE
POLE GUYWIRE
GAS SERVICE REGULATOR
GAS VALVE
HYDRO LIGHT STANDARD
HYDRO METER
HYDRO TRANSFORMER
HAND WELL
FIRE HYDRANT
JUNCTION BOX
LIGHT STANDARD
MAINTENANCE HOLE UNIDENTIFIED
MAINTENANCE HOLE FIBRE OPTIC
MAINTENANCE HOLE HYDRO
MAINTENANCE HOLE SANITARY
MAINTENANCE HOLE STORM
MONITORING WELL
PARKING METER
SIAMENSE CONNECTION
SIGN
TERMINAL BOX - BELL
TERMINAL BOX - CABLE
TRAFFIC CONTROL BOX
TEST PIT
TRAFFIC SIGNAL LIGHT
UTILITY POLE
VALVE BOX
VALVE CHAMBER
WATER VALVE
TREE STUMP

TREE CONIFEROUS
TREE DECIDUOUS

WATERMAIN (CI Cast Iron - DI Duct Tile Iron)

STORM SEWER (CO Concrete)

SANITARY SEWER (STC - AC Asbestos Concrete)

UNDERGROUND HYDRO

UNDERGROUND TELEPHONE

GASMAIN

CLIENT

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7	REVISED PER CITY COMMENTS	2022-10-26
8	REVISED PER NEW SITE PLAN	2023-02-03

SECTION FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

SITE

CONSULTANTS

SEAL

LI. I. MOFFATT
PROVINCIAL ENGINEER
2023/02/03
PROVINCE OF ONTARIO

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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

8

CITY PLAN No. 18650

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
	ICD100	ICD LOCATION
	RYCB	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	AD4	AREA DRAIN OVER UNDERGROUND PARKING LEVEL
	T/G 104.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 104.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	T/G 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
	108	DOUBLE SERVICE LOCATION
	102.00	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
	101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	108	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
	102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
		CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

	PROPOSED SWALE C/W FLOW DIRECTION
	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED SPOT GRADE
	PROPOSED SWALE GRADE
	PROPOSED SWALE HIGH POINT GRADE
	LOT CORNER GRADE C/W EXISTING GRADE
	TIE INTO EXISTING GRADE
	FULL STATIC PONDING GRADE
	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	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 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 CICB's CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB's CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- 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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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

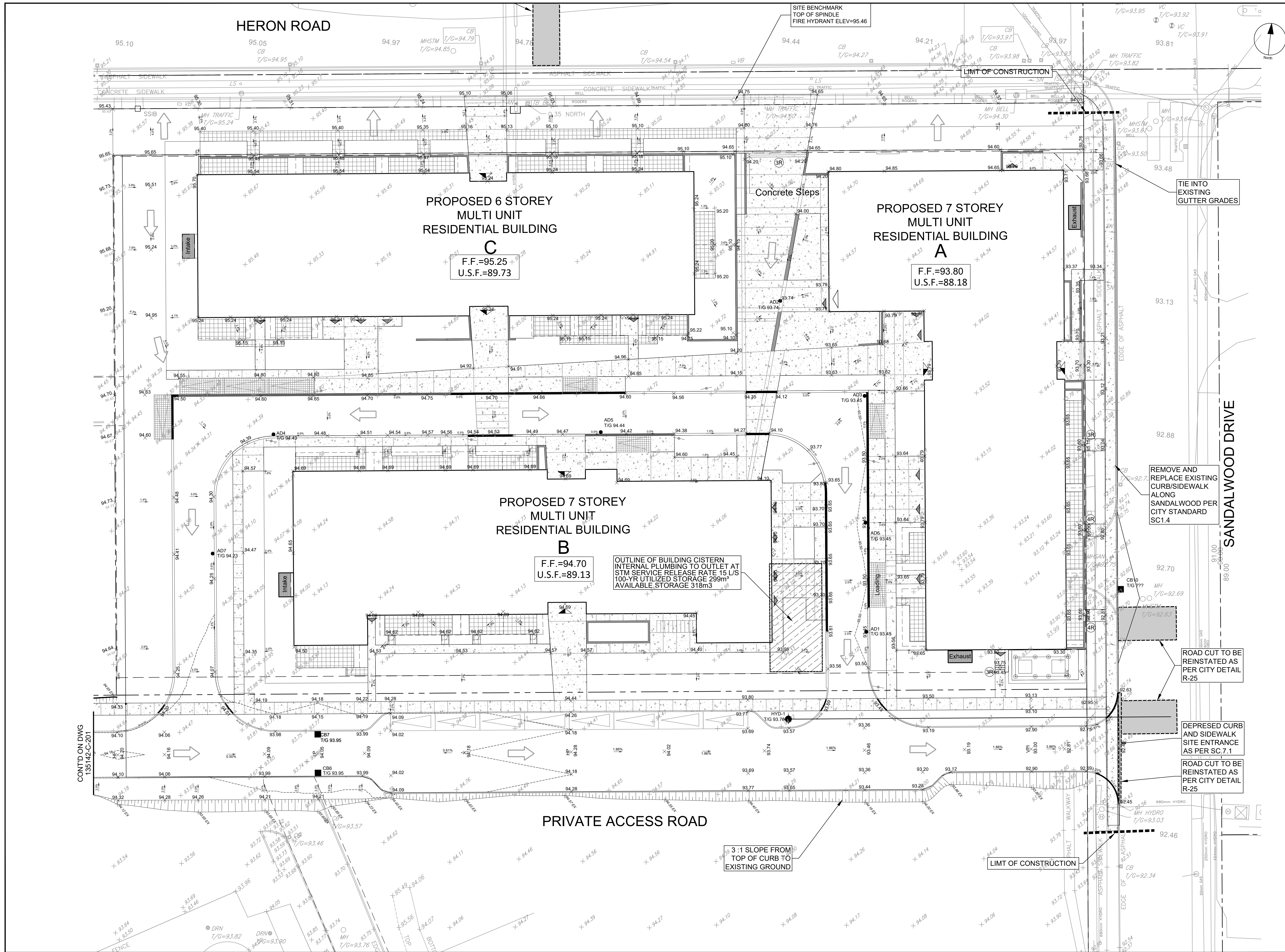
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER

C-010

ISSUE

8



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1:250

0 2.5 7.5 12.5m

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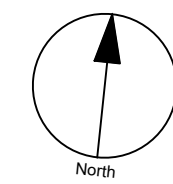
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SHEET NUMBER

C-200

ISSUE

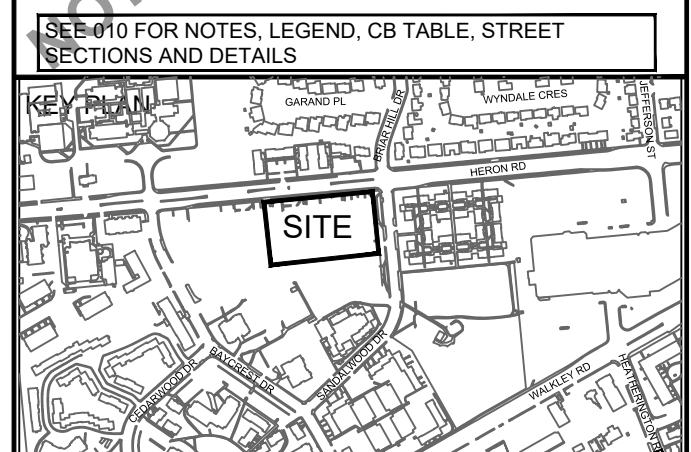
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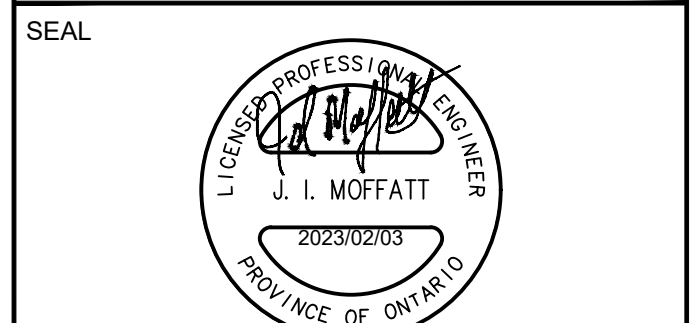
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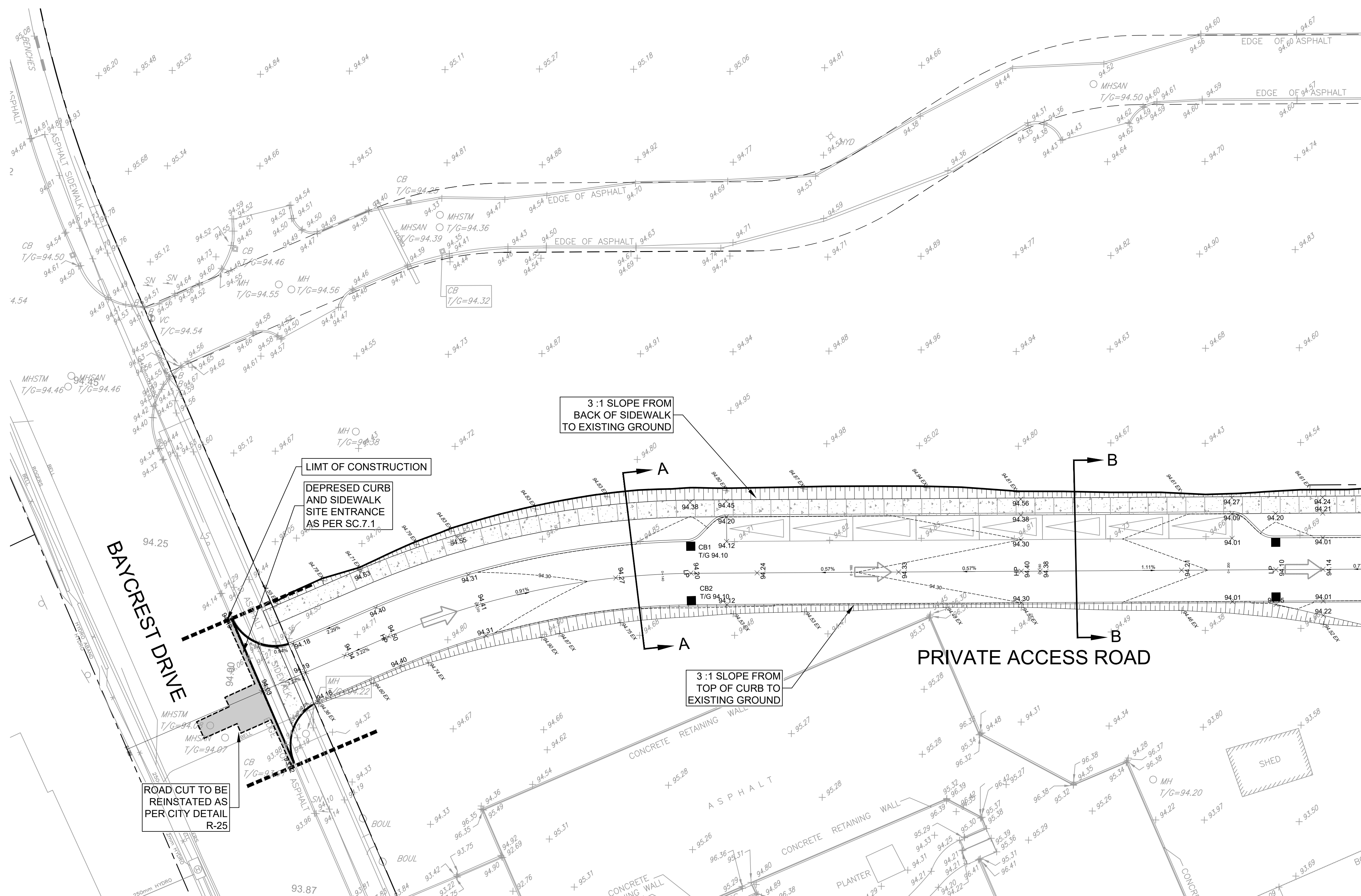
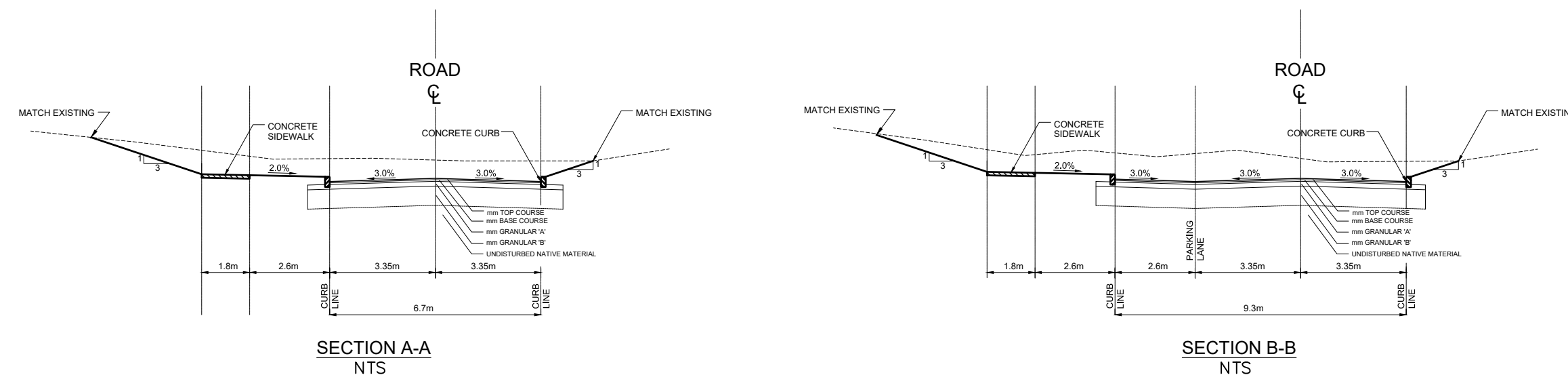
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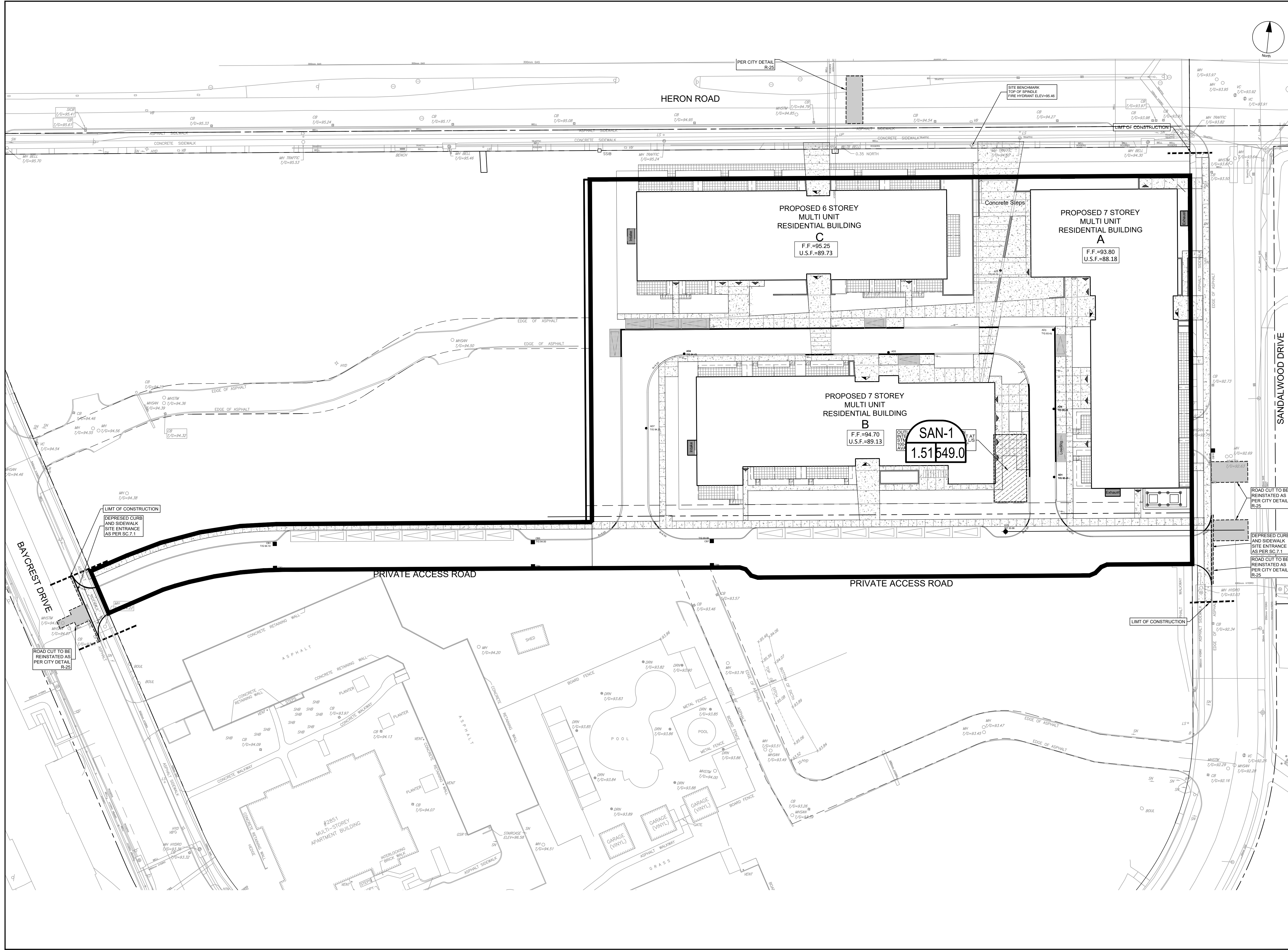
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GRADING PLAN

SHEET NUMBER
C-201
ISSUE
8

CITY PLAN No. 18650



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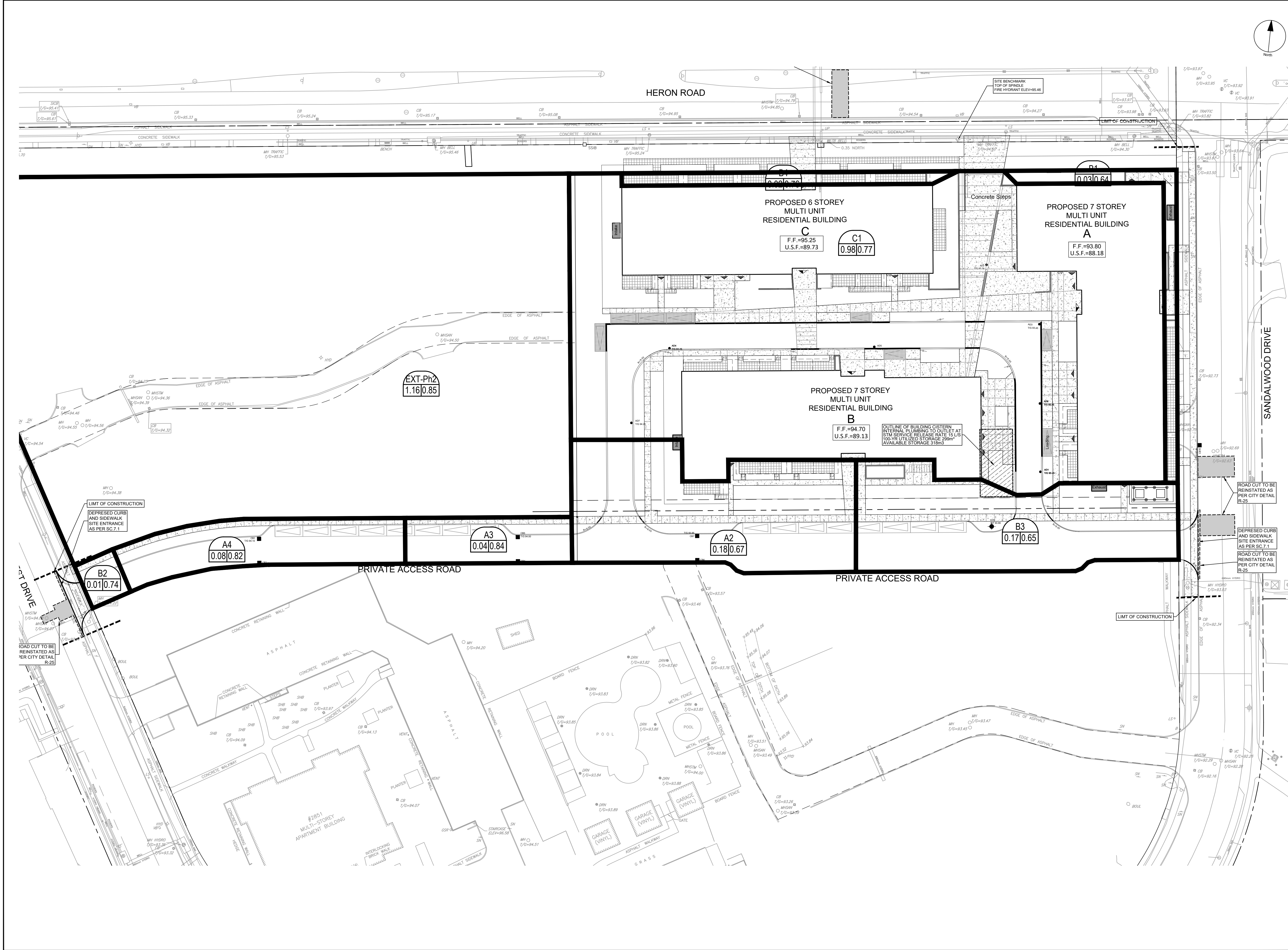
SHEET TITLE
SANITARY DRAINAGE AREA

CHECKED BY:
D.C.

APPROVED BY:
J.I.M.

SHEET NUMBER
C-400

ISSUE
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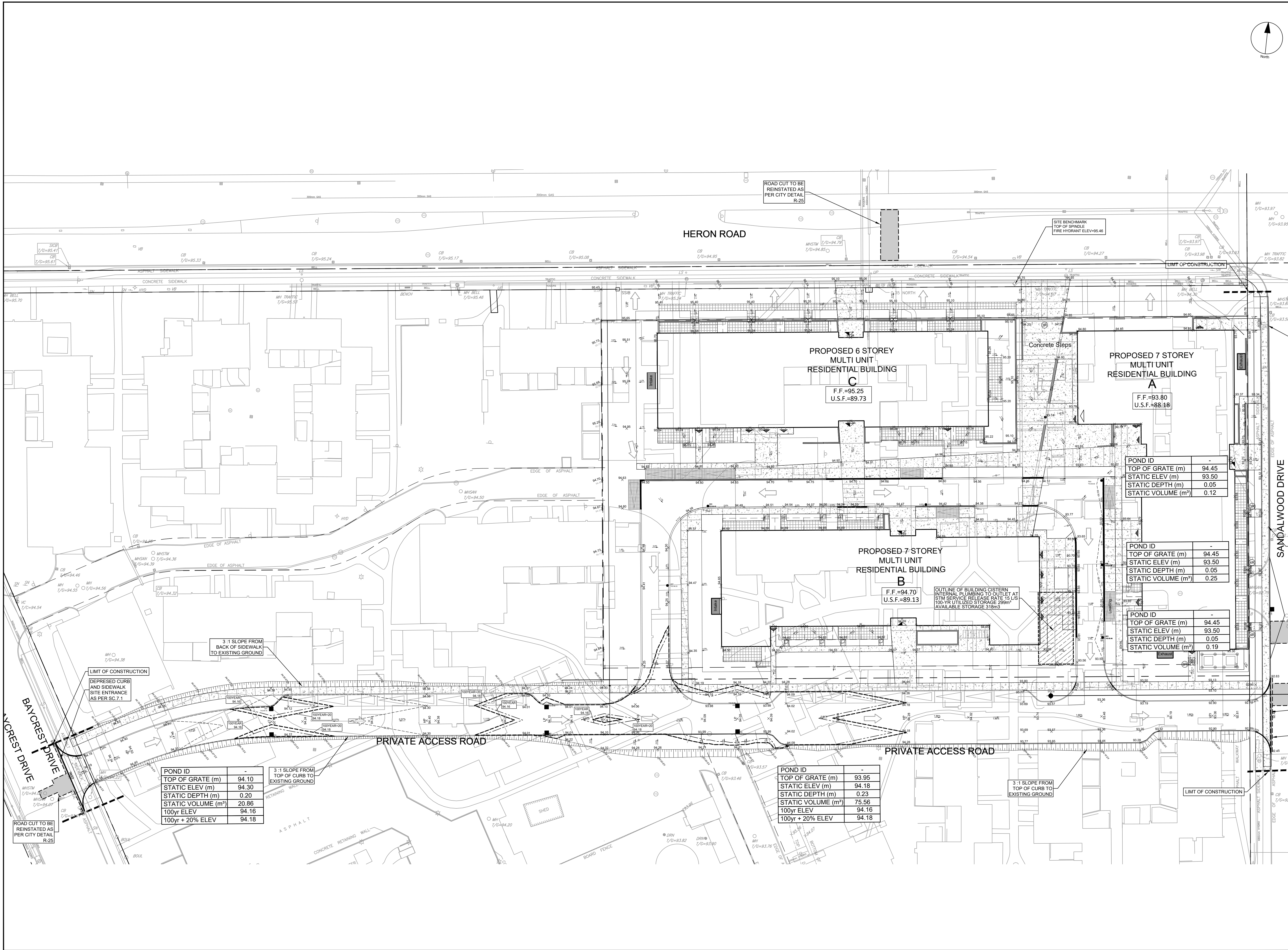
STORM DRAINAGE AREA

SHEET NUMBER

C-500

ISSUE

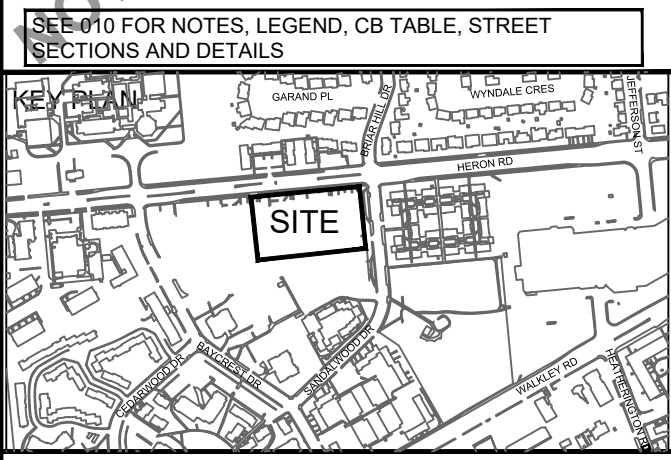
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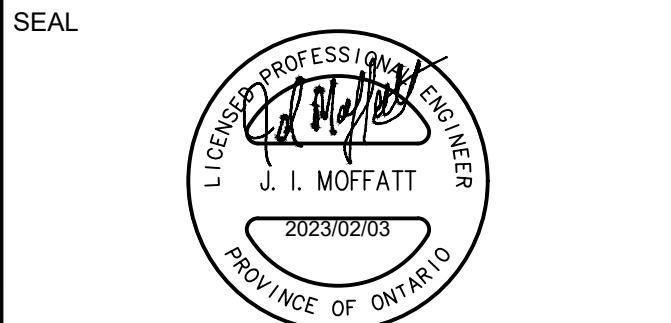
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2021-12-15
2	RE-ISSUED FOR COORDINATION	2021-12-23
3	ISSUED FOR SPA	2021-12-23
4	REVISED PER CLIENT COMMENTS	2022-04-27
5	REVISED PER CLIENT COMMENTS	2022-05-31
6	REVISED PER CLIENT COMMENTS	2022-08-12
7	REVISED PER CLIENT COMMENTS	2022-10-26
8	REVISED PER NEW SITE PLAN	2023-02-03



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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
PONDING PLAN

SHEET NUMBER
C-600

ISSUE
8

