

CLIENT

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 C/O ML DEVCO INC
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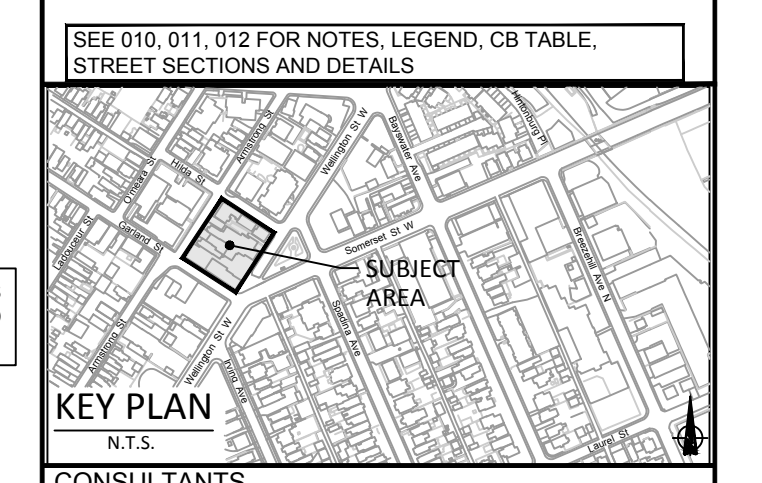
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IBI Group Professional Services (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2023-01-28
2	ISSUED FOR PERMITS	2023-09-16
3	REVISED AS PER CITY COMMENTS	2023-11-29
4	REVISED PER CLIENT COMMENTS	2023-11-29
5	ISSUED FOR TENDER	2023-02-24
6	REVISED AS PER NEW SITE PLAN	2023-04-21



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Scale: 1:200

SEAL

J. I. MOFFATT
 2023/04/21
 PROVINCE OF ONTARIO

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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.

SHEET TITLE
 SITE SERVICING PLAN

SHEET NUMBER
 C-001

ISSUE
 6

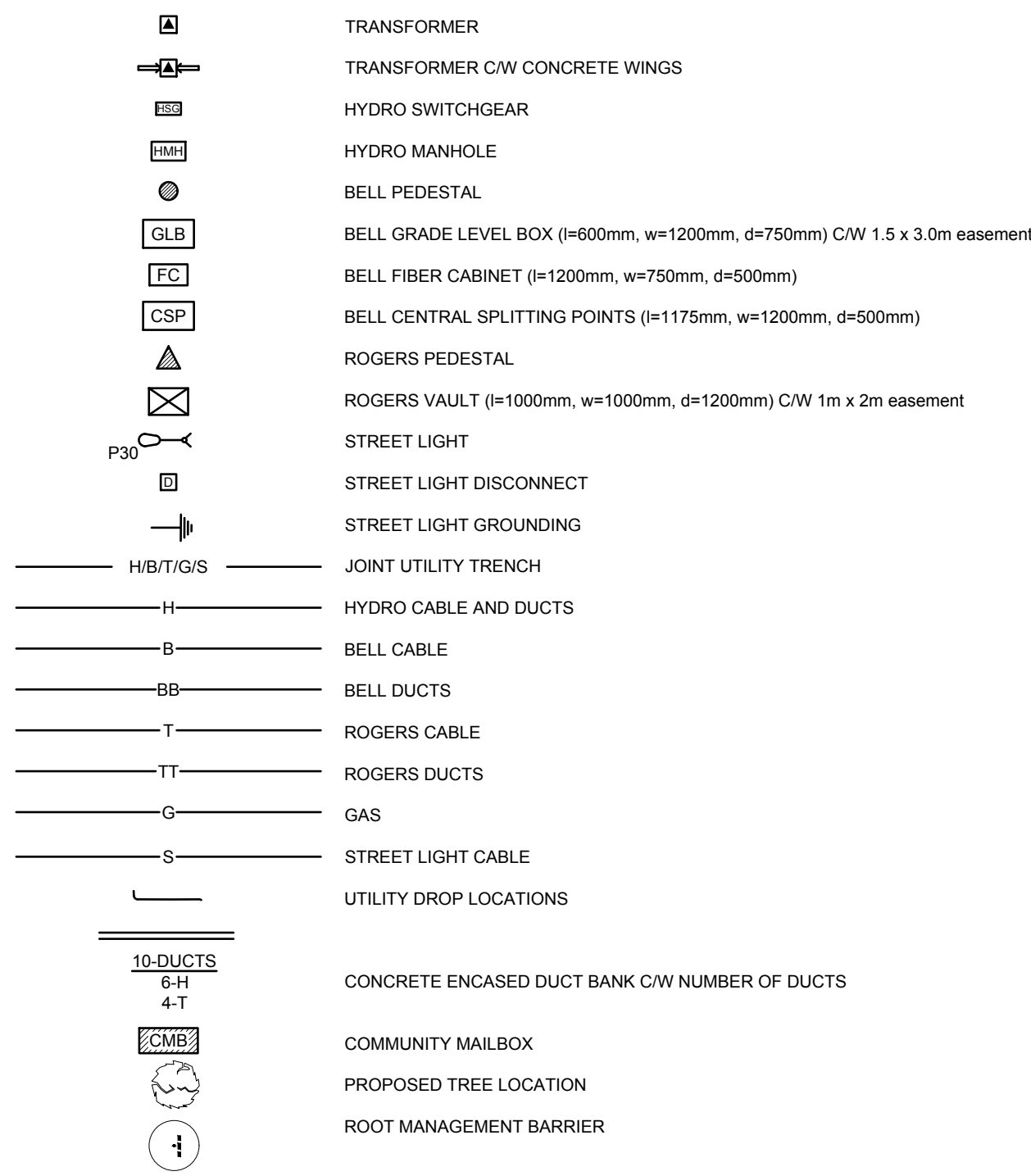
Andrew McCreight

ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

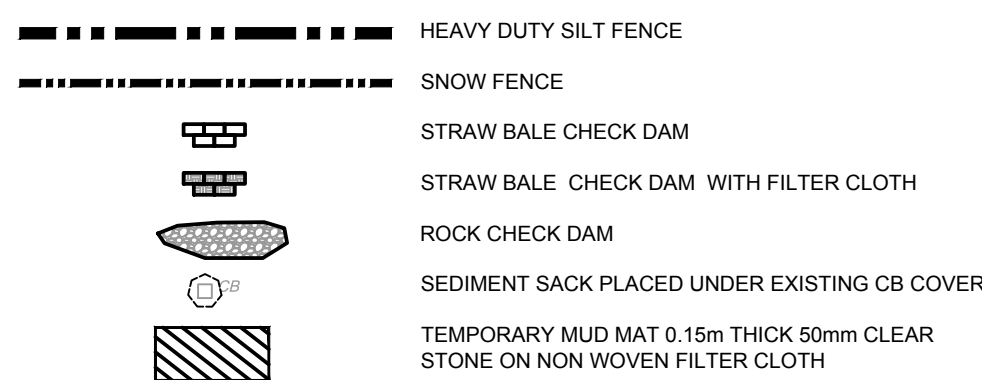
APPROVED
 By Andrew McCreight at 9:18 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228
 SCALE CHECK
 File Location: \\128031_979Wellington\03_Production\03_Design\04_Civil\Sheets\C-001_Site Plan.dwg Last Saved: April 20, 2023, by dsurna Printed: Friday, April 21, 2023 2:10:33 PM by Don Stuma

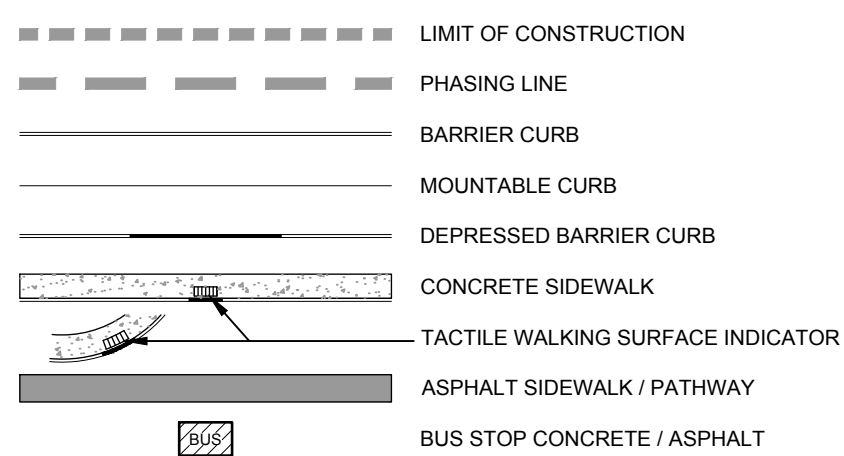
UTILITY LEGEND



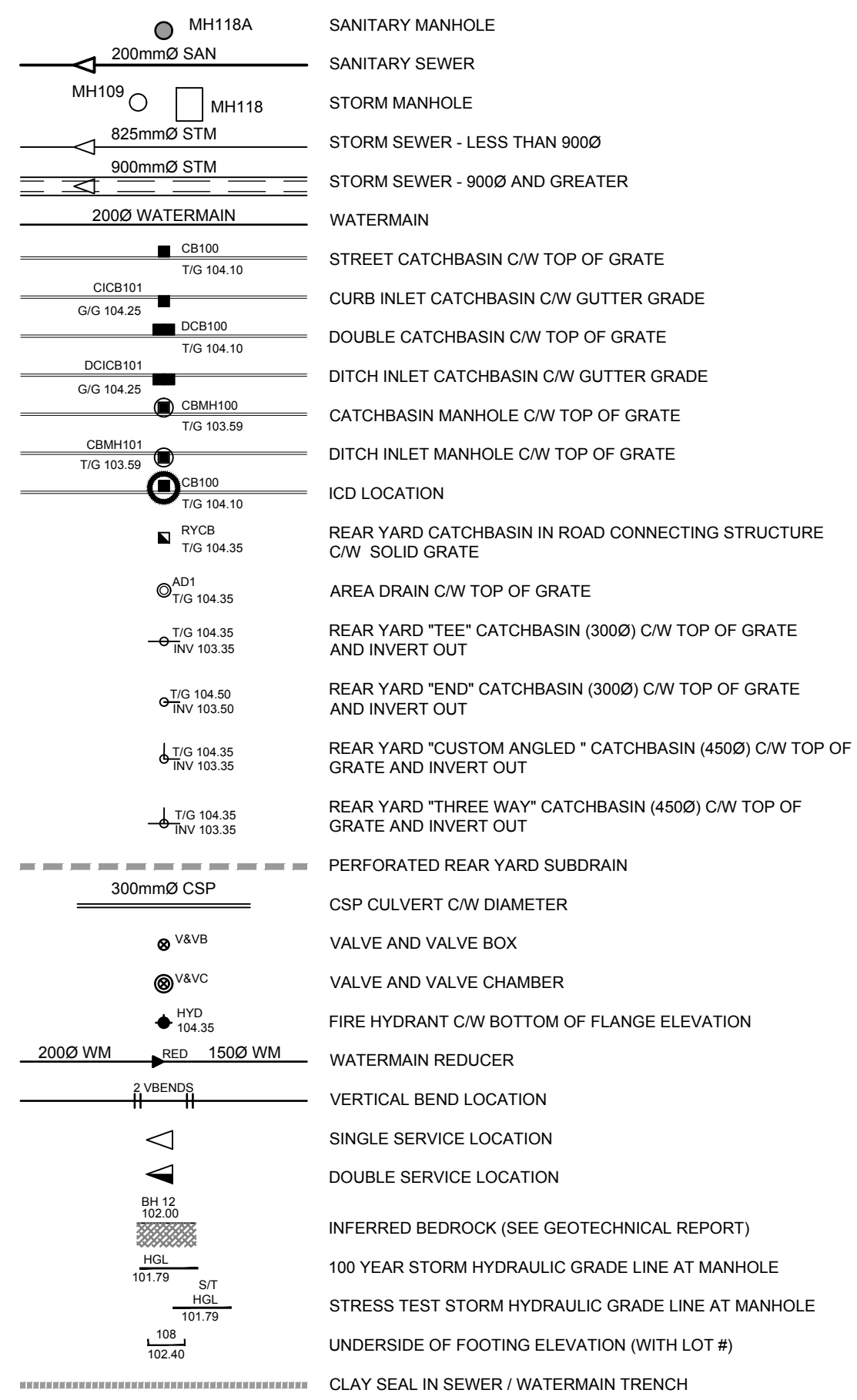
SEDIMENT EROSION LEGEND



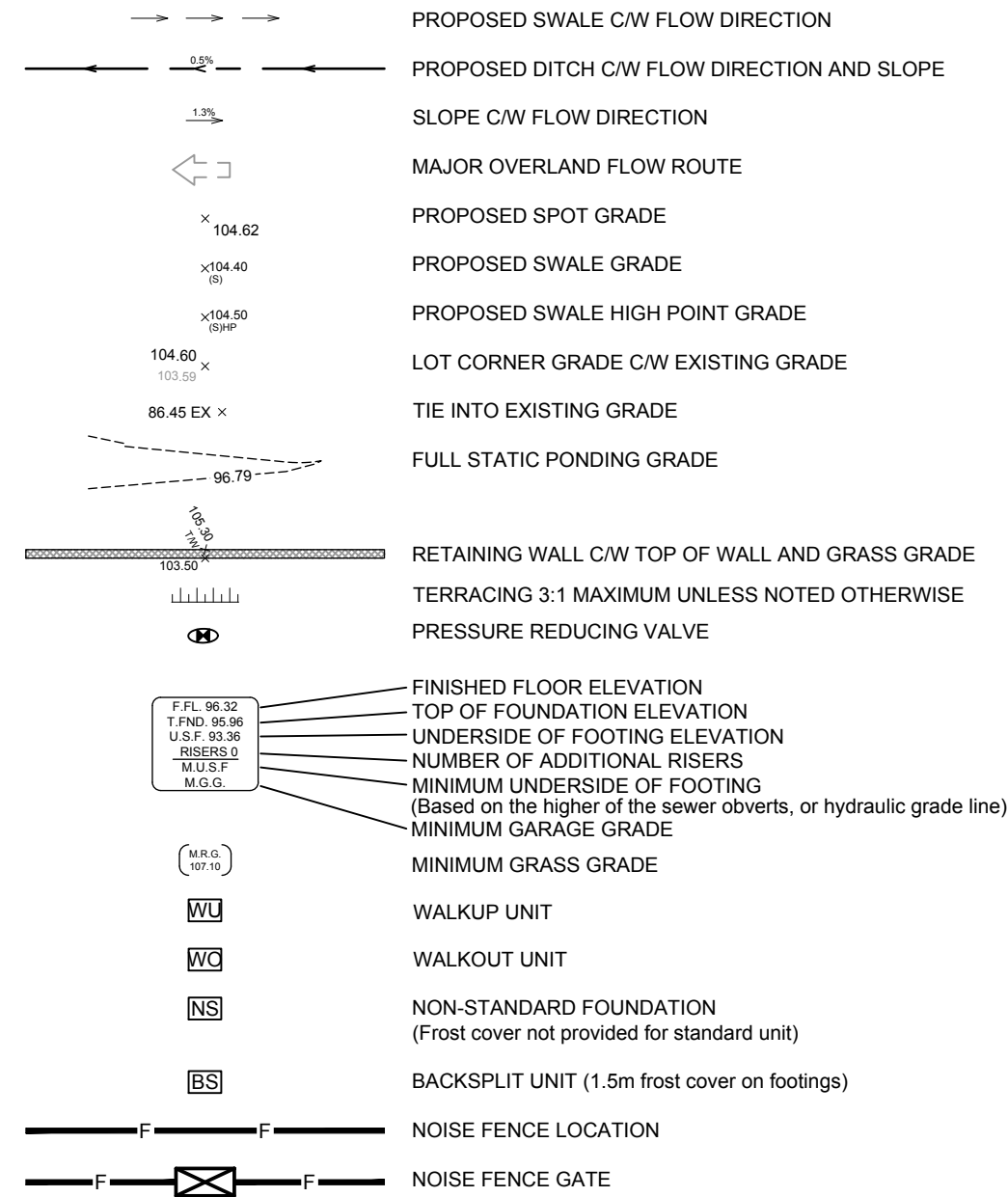
GENERAL LEGEND



SERVICING LEGEND



GRADING LEGEND

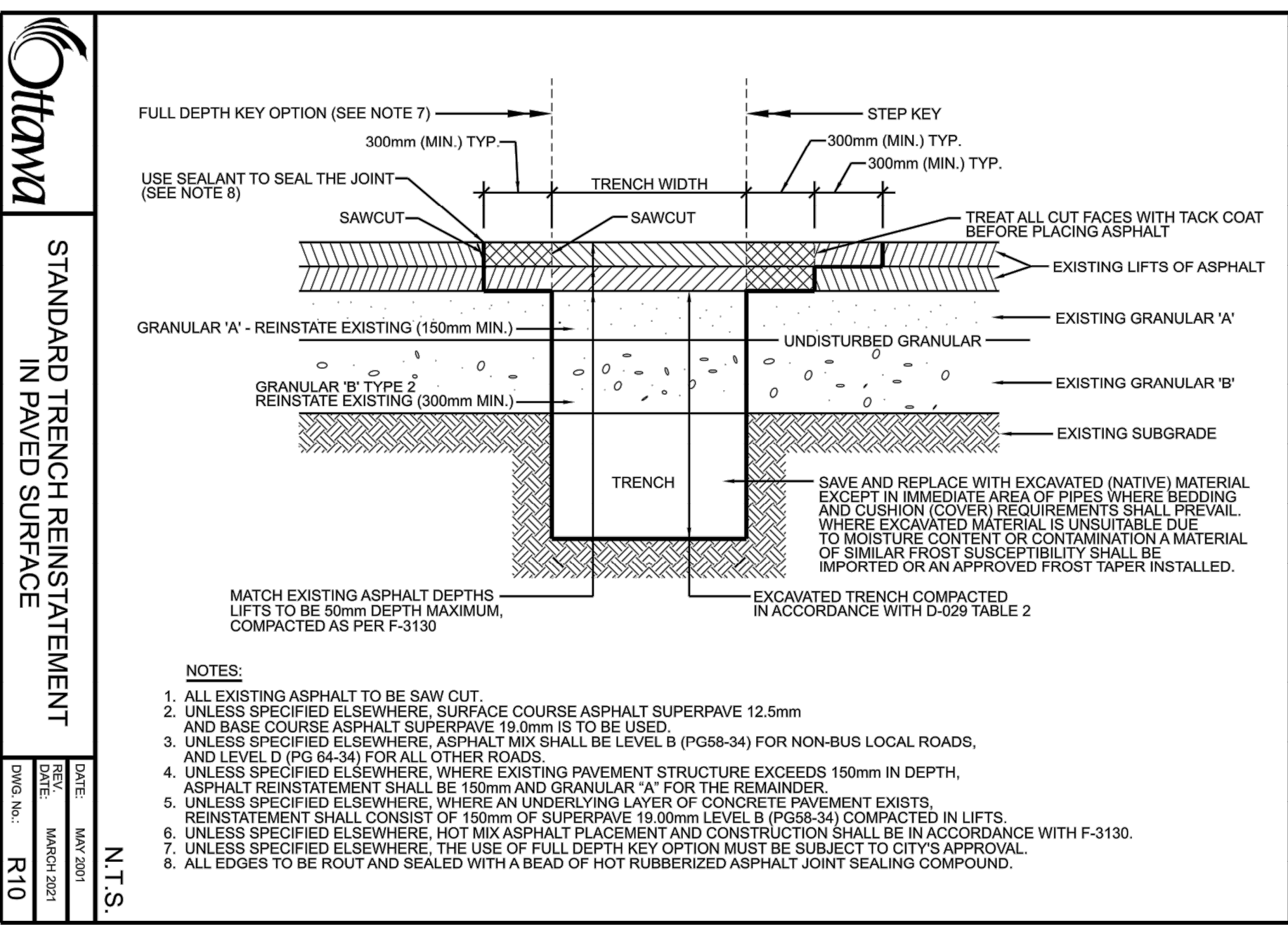


CROSSING SCHEDULE

1	200mmØ WATERMAIN OVER 1200mmØ SANITARY SEWER - CLEARANCE 0.25m (INSULATION REQUIRED)
2	200mmØ WATERMAIN OVER 875mmØ STORM SEWER - CLEARANCE 0.40m
3	200mmØ SANITARY SEWER UNDER 875mmØ STORM SEWER - CLEARANCE 0.25m
4	200mmØ SANITARY SEWER UNDER 300mmØ STORM SEWER - CLEARANCE 0.40m

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 9:19 am, Jun 15, 2023



STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE

DATE: MAY 2023
 REVISION: 01
 DRAWN BY: R10
 N.T.S.

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 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 CBs TO AND ICb's 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 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 OPSD 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 OPSD 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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	7		
	8		

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

KEY PLAN
 N.T.S.

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Geotechnical Engineer FORTEN CONSULTANTS INC. 286 Cooper Street, Suite 300 Ottawa, Ontario, K2P 0V7 T: 613 730 5709 F: 613 730 1136 E: info@forten.com	Geotechnical Engineer PATERSON GROUP 154 Colborne Road South Ottawa, Ontario, K2E 7J5 T: 613 226 7281 E: info@patersongroup.com
Structural Engineer 85 GROUP 333 Preston Street, Suite 400 Ottawa, Ontario, K1S 0N4 T: 613 226 1311 F: 613 226 8868 E: info@85group.com	Transportation Engineer CGH TRANSPORTATION INC. 113 Marlborough Avenue Ottawa, Ontario, K2G 3Z1 T: 343 999 6117 E: chris@cgtransportation.com
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SEAL

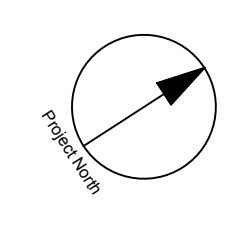
PROJECT
979, WELLINGTON

PROJECT NO: 126031
DRAWN BY: D.P.S.
PROJECT MGR: J.I.M.
SHEET TITLE: GENERAL NOTES, AND LEGEND

PROJECT NO: 126031
DRAWN BY: D.P.S.
PROJECT MGR: J.I.M.
SHEET NUMBER: C-010
ISSUE: 5

CITY FILE No. D07-12-01-0228

File Location: \\1128031_979Wellington\0_Production\03_Design\04_Civil\Sheets\C-010 GENERAL NOTES AND LEGEND.dwg Last Saved: Friday, April 21, 2023 2:20:28 PM by Don Sharma
 Scale: 1:1
 CITY FILE No. D07-12-01-0228
 SCALE CHECK



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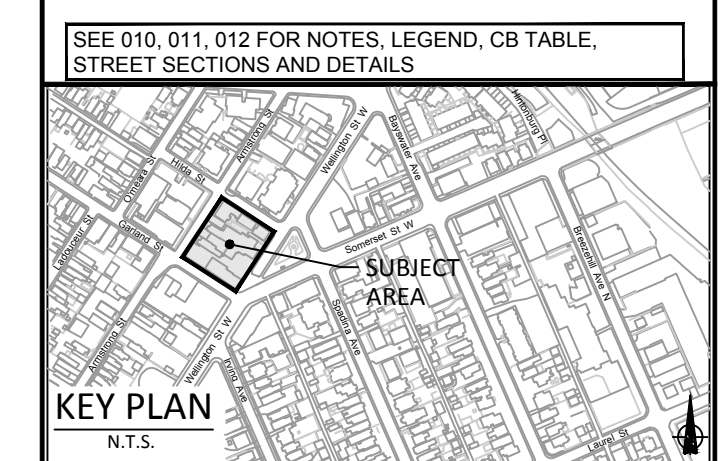
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PROJECT
979, WELLINGTON

PROJECT NO:
126031

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

PROJECT MGR:
J.I.M.

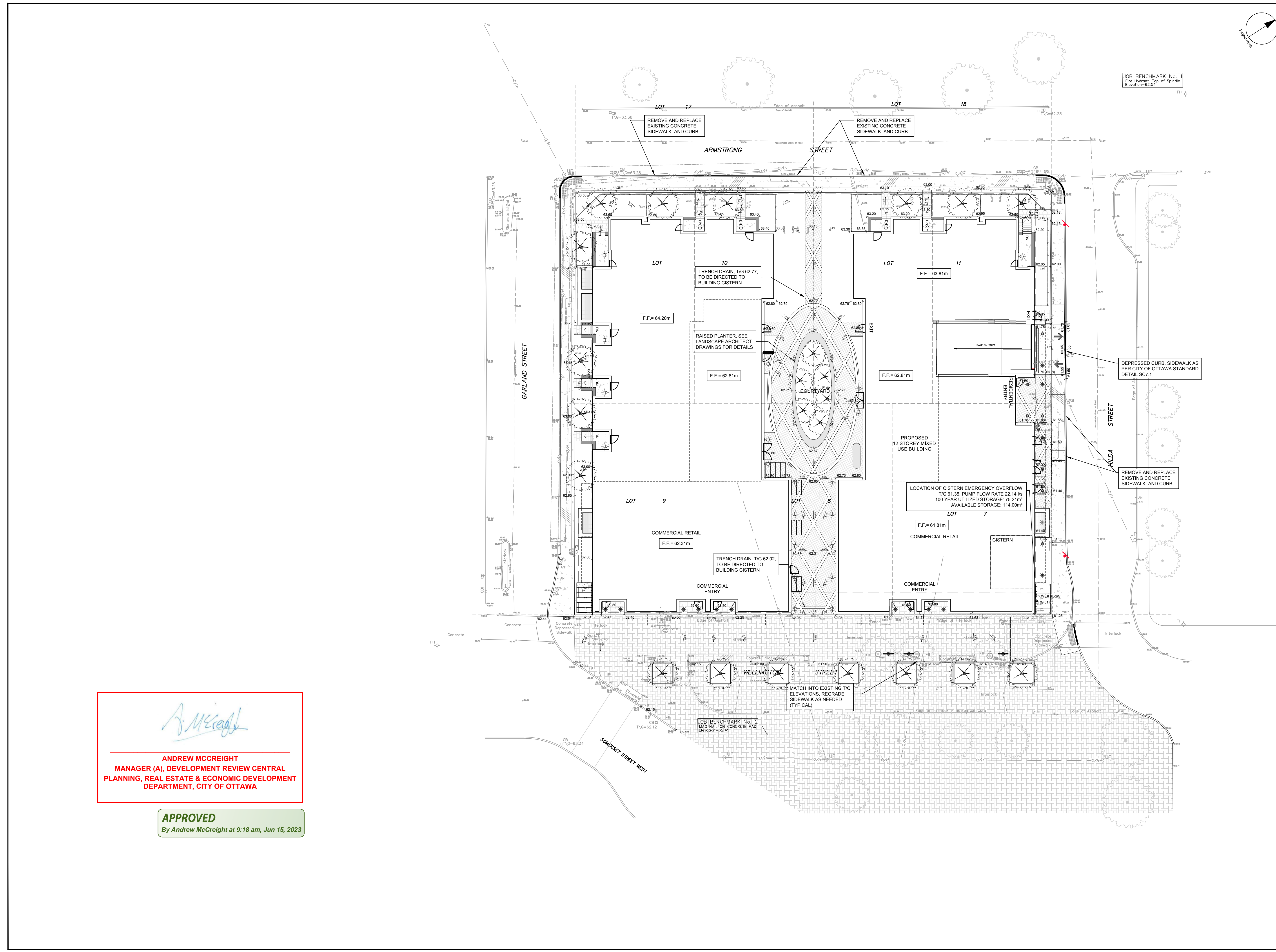
CHECKED BY:
J.B.

APPROVED BY:
J.I.M.

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-200

ISSUE
5



Andrew McCreight

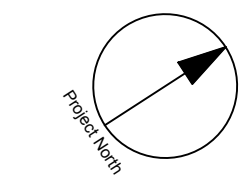
ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 9:18 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228
 SCALE CHECK
 File Location: \\128031_979Wellington7_0_Production7_03_Design04_Civil\Sheets\C-200_Site Grading Plan.dwg Last Saved: April 20, 2023, by gbaum Printed: Friday, April 21, 2023, 2:22:39 PM by Don Sharma

LEGEND :

- AREA NUMBER
- POPULATION
- AREA IN HECTARES
- DRAINAGE AREA LIMITS



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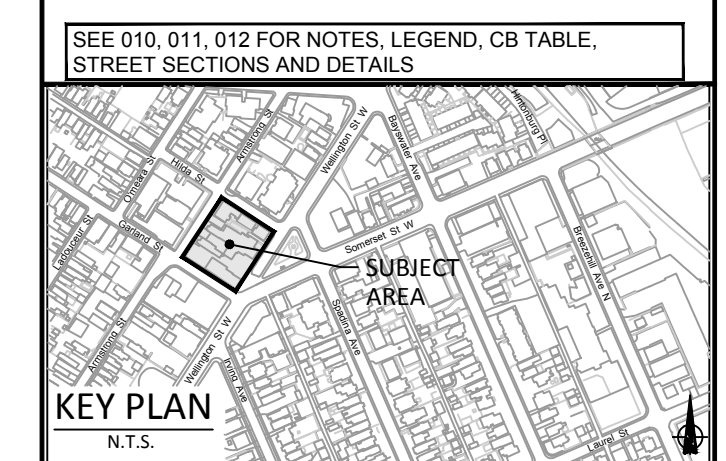
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SEAL

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PROJECT
 979, WELLINGTON

PROJECT NO:
 126031

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

CHECKED BY:
 J.B.

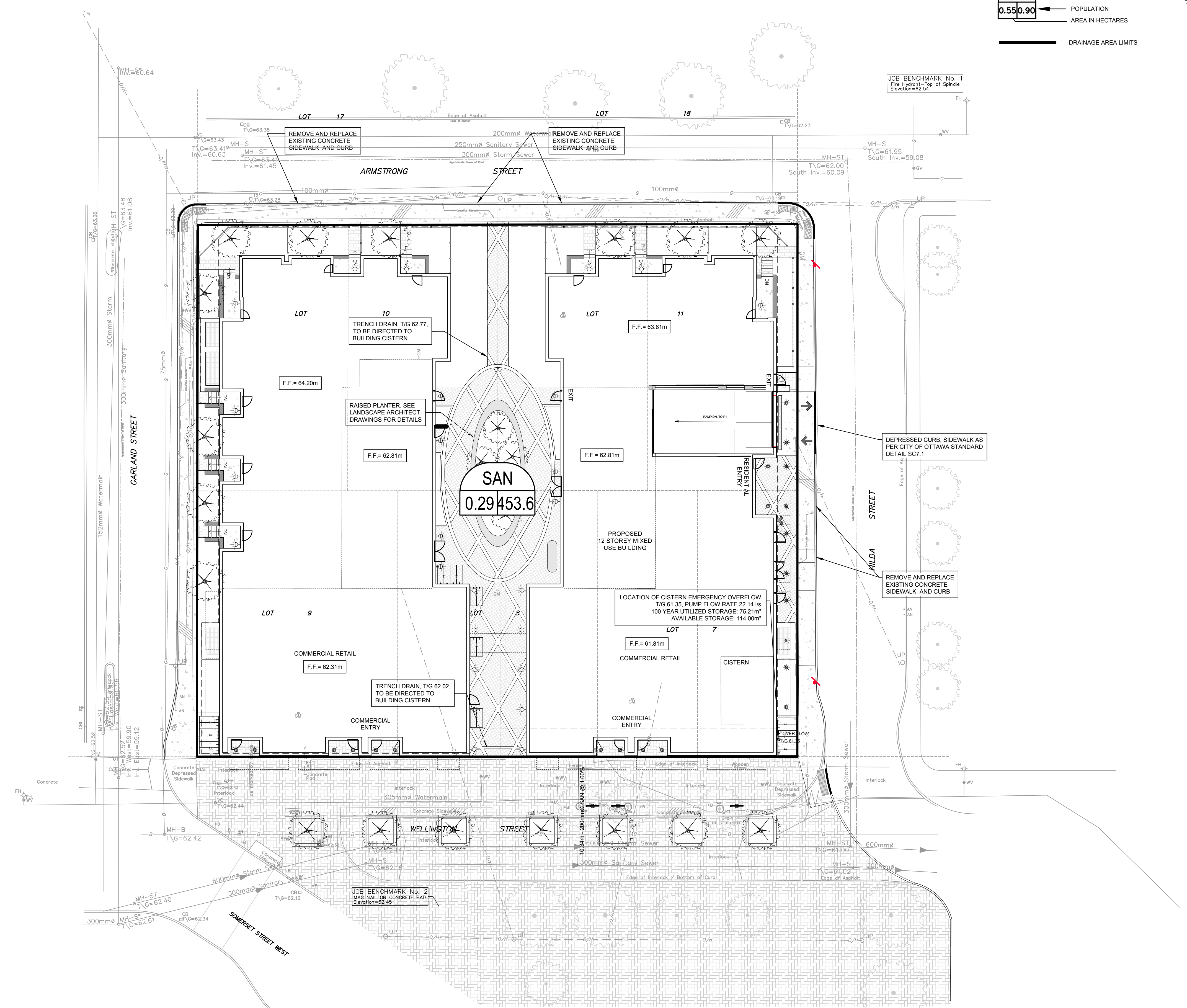
PROJECT MGR:
 J.I.M.

APPROVED BY:
 J.I.M.

SHEET TITLE
 SANITARY DRAINAGE AREA PLAN

SHEET NUMBER
 C-400

ISSUE
 5



Andrew McCreight

ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
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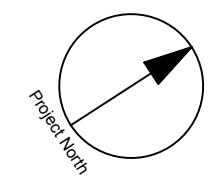
APPROVED
 By Andrew McCreight at 9:19 am, Jun 15, 2023

CITY FILE No. D07-12-21-0228
 Printed: Friday, April 21, 2023, 2:24:45 PM by Don Suma
 Last Saved: April 21, 2023, 2:24:45 PM by dsumma
 File Location: J:\126031_979Wellington7_0_Production\03_Design\04_Civil\Sheets\C-400 SANITARY DRAINAGE AREA PLAN.dwg

LEGEND :

A → AREA NUMBER
0.55 0.90 → RUNOFF COEFFICIENT
— → AREA IN HECTARES

— — — — — DRAINAGE AREA LIMITS



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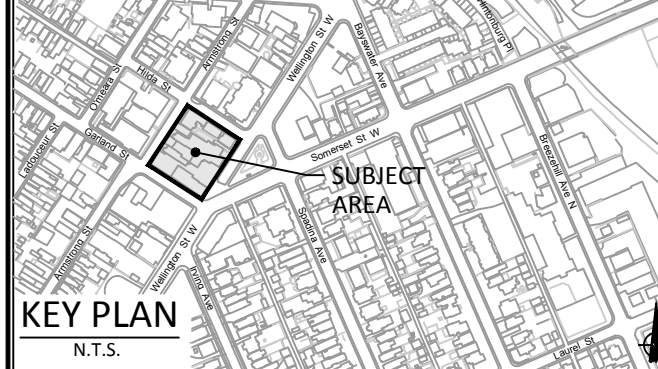
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

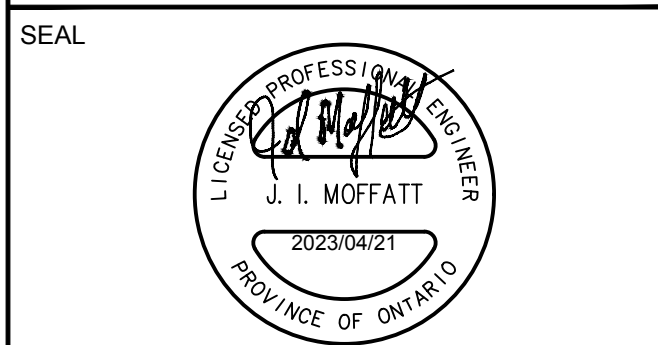
FORTECN CONSULTANTS INC.
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PROJECT
 979, WELLINGTON

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
 STORM DRAINAGE AREA PLAN

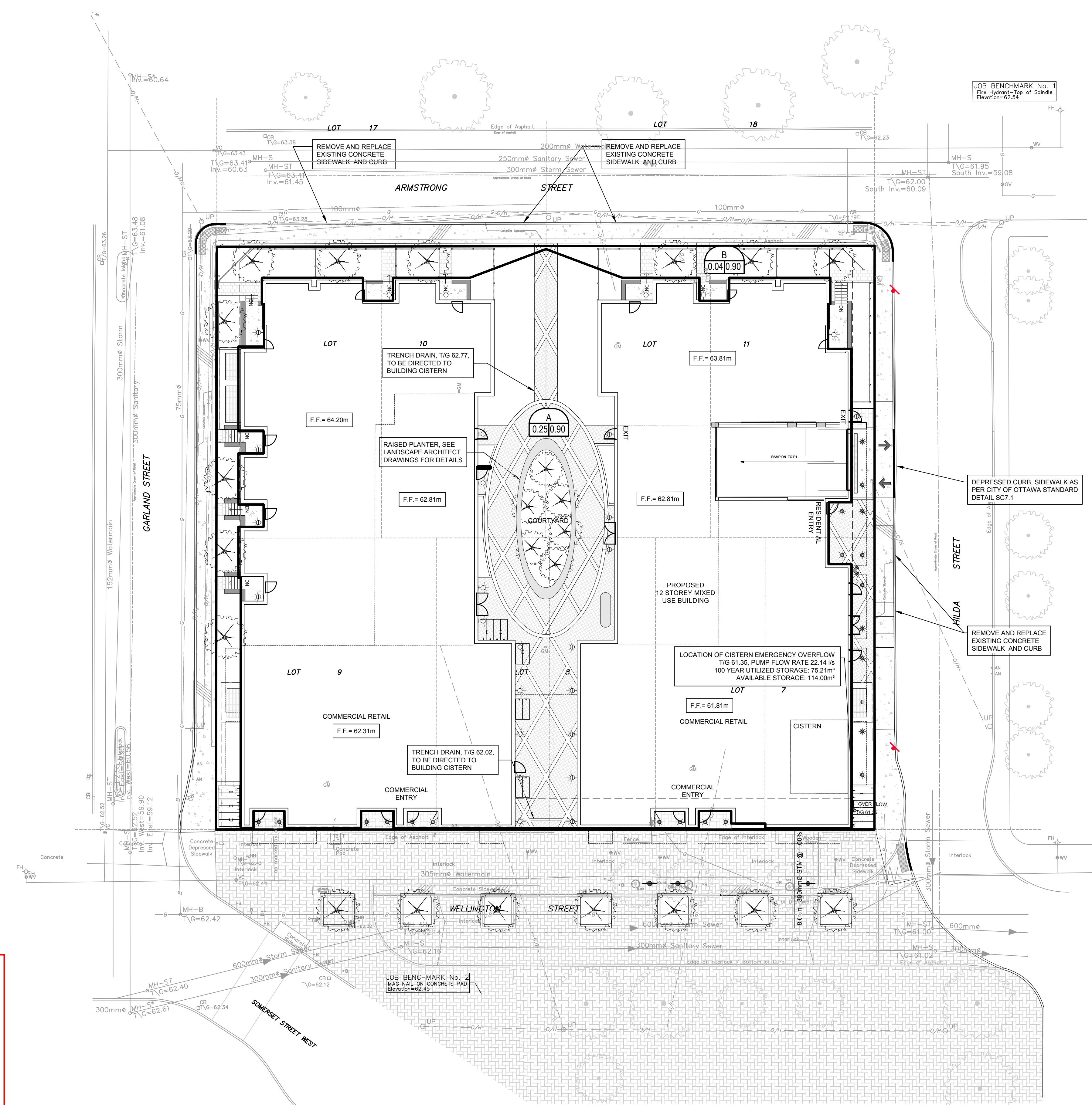
SHEET NUMBER
 C-500

ISSUE
 5

Andrew McCreight

ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 9:19 am, Jun 15, 2023



CITY FILE No. D07-12-21-0228

NOTES:

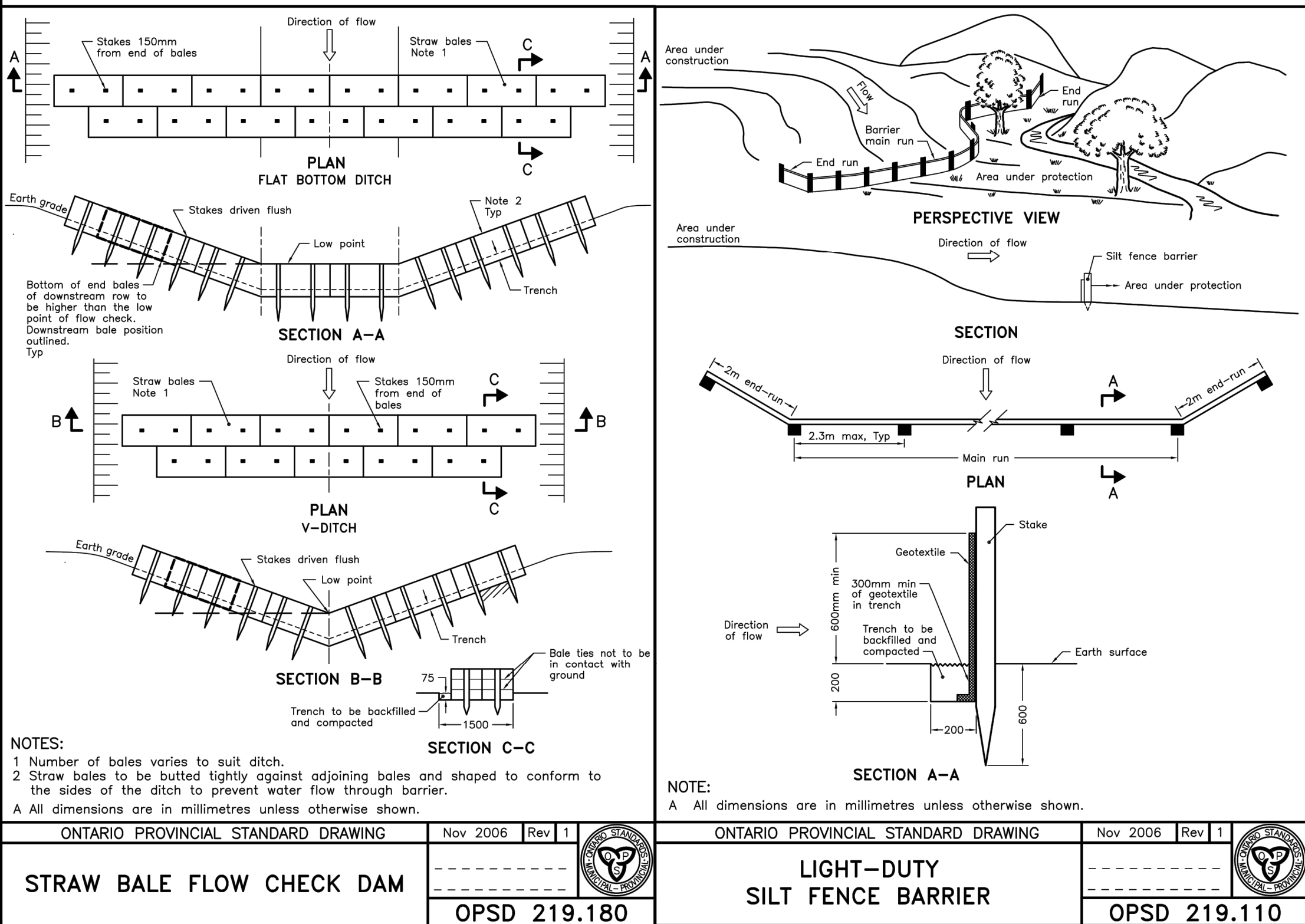
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES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

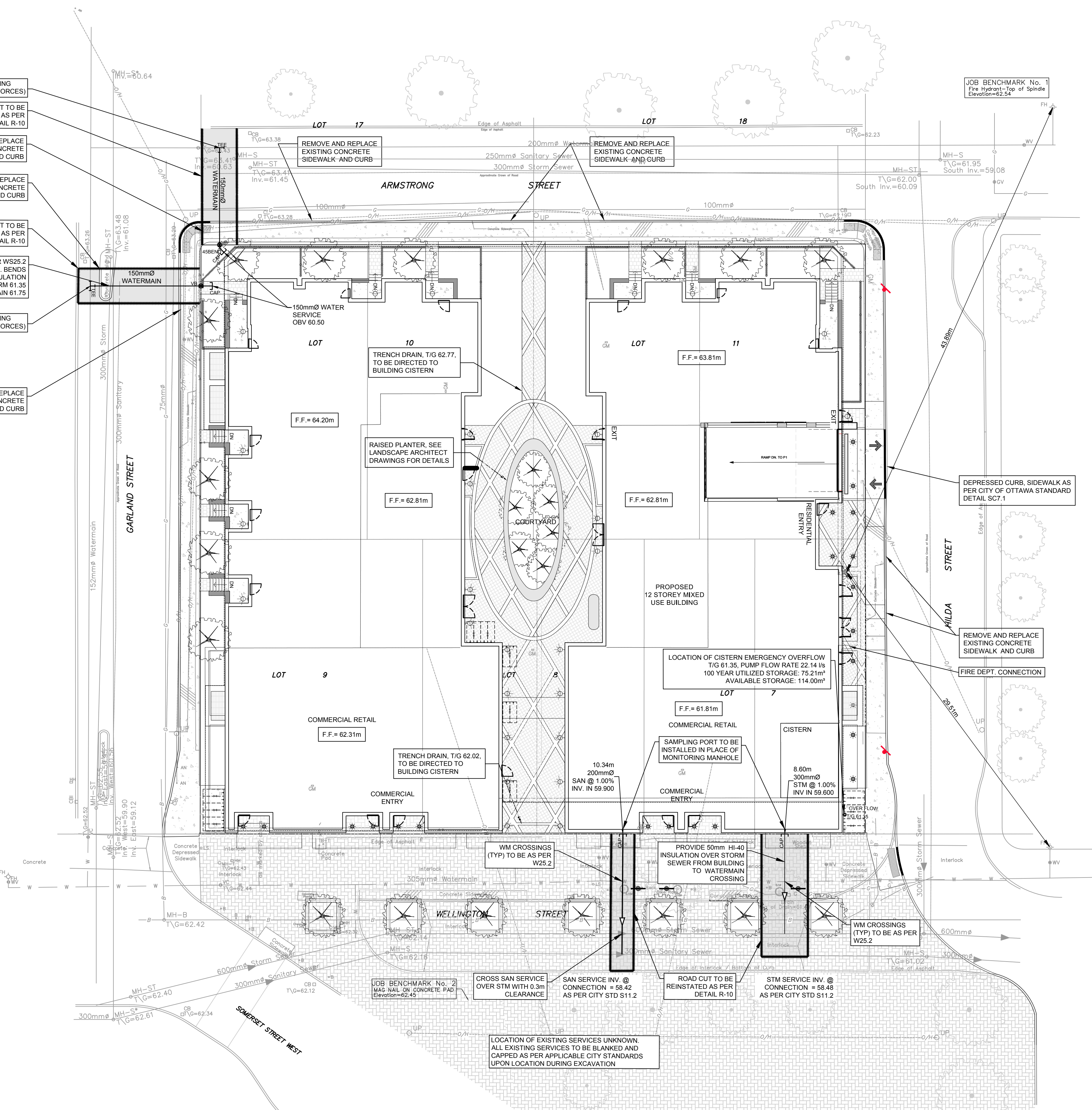
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- LEGEND:**
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSD-219.180
 - ROCK CHECK DAM AS PER OPSD-219.210
 - CB
 - SILT SACK PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE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



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
STRAW BALE FLOW CHECK DAM			LIGHT-DUTY SILT FENCE BARRIER		



CLIENT

MAGIL LAURENTIENNE
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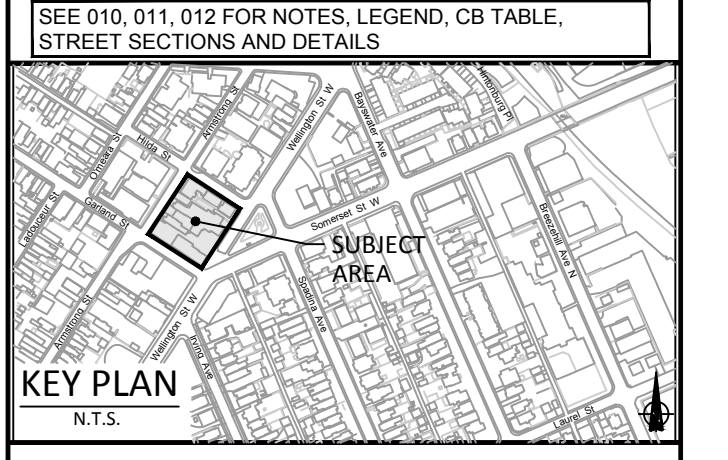
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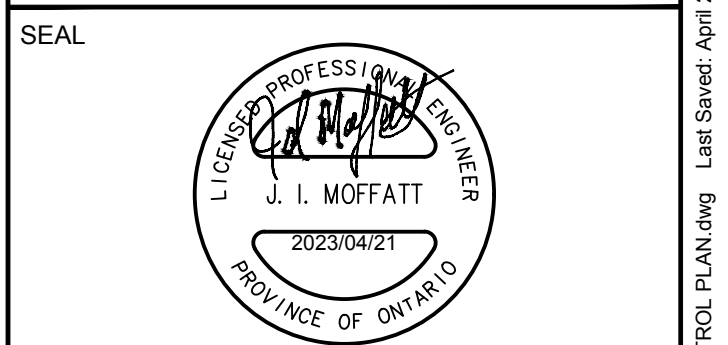
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2023-01-28
2	ISSUED FOR PERMITS	2023-09-16
3	REVISED AS PER CITY COMMENTS	2023-11-28
4	ISSUED FOR TENDER	2023-02-24
5	REVISED AS PER NEW SITE PLAN	2023-04-21
6		
7		
8		



LEGEND

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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

EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER C-900

ISSUE 5

CITY FILE No. D07-12-21-0228