HERON GATE 5

IBI GROUP
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KEYPLAN
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C-REM	REMOVALS
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES-LEGEND-CB DATA
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HAZELVIEW INVESTMENTS

hazelview
INVESTMENTS

CONTRACT NO. 135142

REVISED PER NEW SITE PLAN 2023-02-03

CITY FILE No. D07-12-21-0238

CITY PLAN No.18650

File Location: J:\135142_Heron_Gate\7.0_Production\7.03_Design\04_Civil\Sheets\COVER.dwg Last Saved: February 2, 2023, by ddore Plotted: Friday, February 3, 2023 10:15:37 AM by Denis Dore

SCALE CHECK
1 in
10mm

APPROVED
By Lily Xu at 4:24 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

HERON ROAD

SANDALWOOD DRIVE

BAYCREST DRIVE

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-25

INSTALL PLUGS UPON REMOVAL OF EXISTING WATER SERVICE. SIZE TO BE FIELD DETERMINED

EXISTING UTILITIES TO BE SUPPORTED DURING CONSTRUCTION (TYP).

INSTALL PLUGS UPON REMOVAL OF EXISTING SERVICES

PHASE 1 BOUNDARY

North

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

LEGEND (IF APPLICABLE)

AN	"	ANCHOR
BENCH	"	BENCH
BOUL	"	BOULDER
CB	"	CATCH BASIN
DCB	"	DOUBLE CB
CBMH	"	CB MANHOLE
DCBMH	"	DOUBLE CB MANHOLE
SICB	"	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
PKM	"	PARKING METER
SIA	"	SIAMESE CONNECTION
SN	"	SIGN
TB BELL	"	TERMINAL BOX - BELL
TB CATV	"	TERMINAL BOX - CABLE
TCB	"	TRAFFIC CONTROL BOX
TPIT	"	TEST PIT
TSL	"	TRAFFIC SIGNAL LIGHT
UP	"	UTILITY POLE
VB	"	VALVE BOX
VC	"	VALVE CHAMBER
WV	"	WATER VALVE
	"	TREE STUMP
	"	TREE CONIFEROUS
	"	TREE DECIDUOUS

300Ø WM-CI — 250Ø WM-DI
WATERMAIN (CI Cast Iron - DI Duct Tile Iron)

750Ø STM-CO
STORM SEWER (CO Concrete)

300Ø SAN-STC
SANITARY SEWER (STC - AC Asbestos Concrete)

P P P P
UNDERGROUND HYDRO

T T T T
UNDERGROUND TELEPHONE

G G G G
GASMAIN

1:500 0 5 15 25m

CLIENT

HAZELVIEW INVESTMENTS

1133 Younge St. 4th Floor, Toronto On, M4T 1W1

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

NOT FOR CONSTRUCTION

SEE D10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

hazelview INVESTMENTS

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ibigroup.com

PROJECT
Heron Gate 5

PROJECT NO: 135142

DRAWN BY:	CHECKED BY:
D.D./S.L.	D.C.
PROJECT MGR:	APPROVED BY:
J.I.M.	J.I.M.

SHEET TITLE
REMOVALS

SHEET NUMBER C-REM

ISSUE 8

SCALE CHECK 1:500

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

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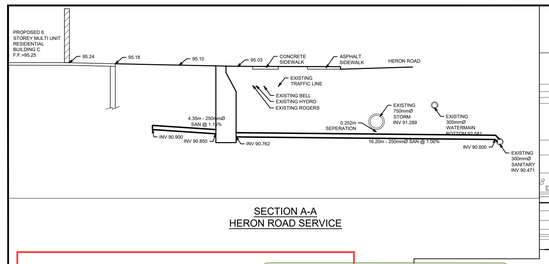
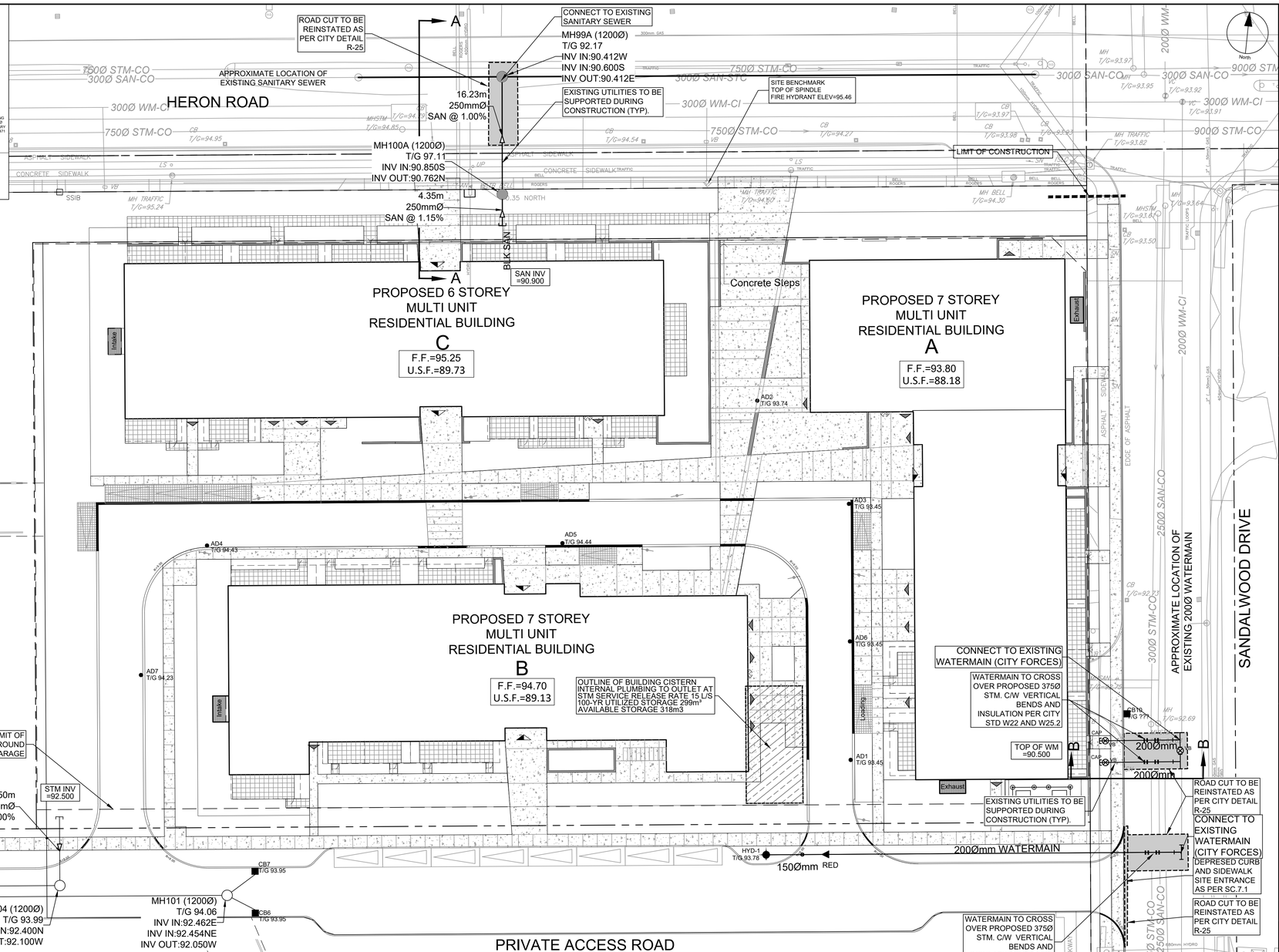
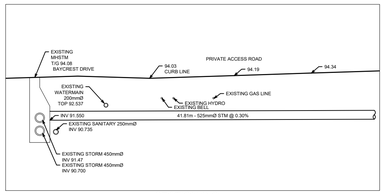


SECTION A-A
HERON ROAD SERVICE

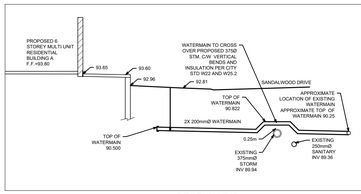
APPROVED
By Lily Xu at 4:24 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA





SECTION C-C
SANDALWOOD DRIVE SERVICE



SECTION B-B
SANDALWOOD DRIVE SERVICE

CLIENT

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KEY PLAN

CONSULTANTS

1:300 0 3 9 15m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

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Heron Gate 5

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

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER	ISSUE
C-001	8

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

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UTILITY LEGEND

Symbol	Description
	TRANSFORMER
	TRANSFORMER C/W CONCRETE WINGS
HSG	HYDRO SWITCHGEAR
HMH	HYDRO MANHOLE
	BELL PEDESTAL
GLB	BELL GRADE LEVEL BOX (l=600mm, w=1200mm, d=750mm) C/W 1.5 x 3.0m easement
FC	BELL FIBER CABINET (l=1200mm, w=750mm, d=500mm)
CSP	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
P30	STREET LIGHT
D	STREET LIGHT DISCONNECT
	STREET LIGHT GROUNDING
H/B/T/G/S	JOINT UTILITY TRENCH
H	HYDRO CABLE AND DUCTS
B	BELL CABLE
BB	BELL DUCTS
T	ROGERS CABLE
TT	ROGERS DUCTS
G	GAS
S	STREET LIGHT CABLE
	UTILITY DROP LOCATIONS
10-DUCTS 6-H 4-T	CONCRETE ENCASED DUCT BANK C/W NUMBER OF DUCTS
CMB	COMMUNITY MAILBOX
	PROPOSED TREE LOCATION
	ROOT MANAGEMENT BARRIER

SEDIMENT EROSION LEGEND

Symbol	Description
	HEAVY DUTY SILT FENCE
	SNOW FENCE
	STRAW BALE CHECK DAM
	STRAW BALE CHECK DAM WITH FILTER CLOTH
	ROCK CHECK DAM
CB	SEDIMENT SACK PLACED UNDER EXISTING CB COVER
	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

GENERAL LEGEND

Symbol	Description
	LIMIT OF CONSTRUCTION
	PHASING LINE
	BARRIER CURB
	MOUNTABLE CURB
	DEPRESSED BARRIER CURB
	CONCRETE SIDEWALK
	TACTILE WALKING SURFACE INDICATOR
	ASPHALT SIDEWALK / PATHWAY
BUS	BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

Symbol	Description
MH118A	SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
MH109 MH118	STORM MANHOLE
825mmØ STM	STORM SEWER - LESS THAN 900Ø
900mmØ STM	STORM SEWER - 900Ø AND GREATER
200Ø WATERMAIN	WATERMAIN
CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRATE
CICB101 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DITCH INLET CATCHBASIN C/W GUTTER GRADE
CBMH100 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CB100 T/G 104.10	ICD LOCATION
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
AD4 T/G 94.43	AREA DRAIN OVER UNDERGROUND PARKING LEVEL
T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.50 INV 103.50	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
	PERFORATED REAR YARD SUBDRAIN
300mmØ CSP	CSP CULVERT C/W DIAMETER
V&VB	VALVE AND VALVE BOX
V&VC	VALVE AND VALVE CHAMBER
HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200Ø WM RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
	SINGLE SERVICE LOCATION
	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
S/T HGL 101.79	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
108 102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
	CLAY SEAL IN SEWER / WATERMAIN TRENCH

GRADING LEGEND

Symbol	Description
	PROPOSED SWALE C/W FLOW DIRECTION
0.5%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
1.3%	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
104.62	PROPOSED SPOT GRADE
104.40 (S)	PROPOSED SWALE GRADE
104.50 (S)HP	PROPOSED SWALE HIGH POINT GRADE
104.60 103.59	LOT CORNER GRADE C/W EXISTING GRADE
86.45 EX	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
105.30 T/W 103.50	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
F.F.=__.__	FINISHED FLOOR ELEVATION
2R	NUMBER OF ADDITIONAL RISERS
F	NOISE FENCE LOCATION
F	NOISE FENCE GATE

NOTES :

1. 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.
2. 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 SHOW ON THESE DRAWINGS.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT
4. 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 APPROXIMAETLY 65m WEST OF THE C/L OF SANDLEWOOD DRIVE.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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).
10. 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.
11. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.

13.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.

14. 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.

15. 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).

16. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.

17. 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.

18. 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"

19. 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. TRANSPO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.

APPROVED
By Lily Xu at 4:24 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

CLIENT

HAZELVIEW INVESTMENTS

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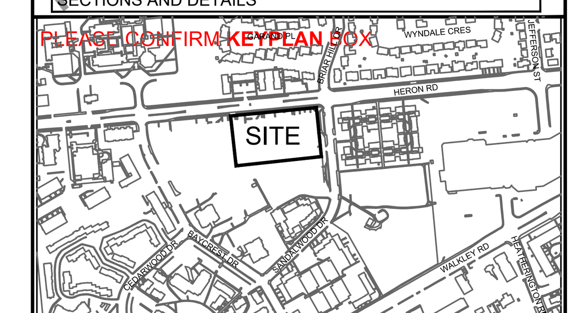
PLEASE CONFIRM KEYPLAN BOX



CONSULTANTS

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LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
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PROJECT
Heron Gate 5

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

SHEET TITLE
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER C-010 ISSUE 8

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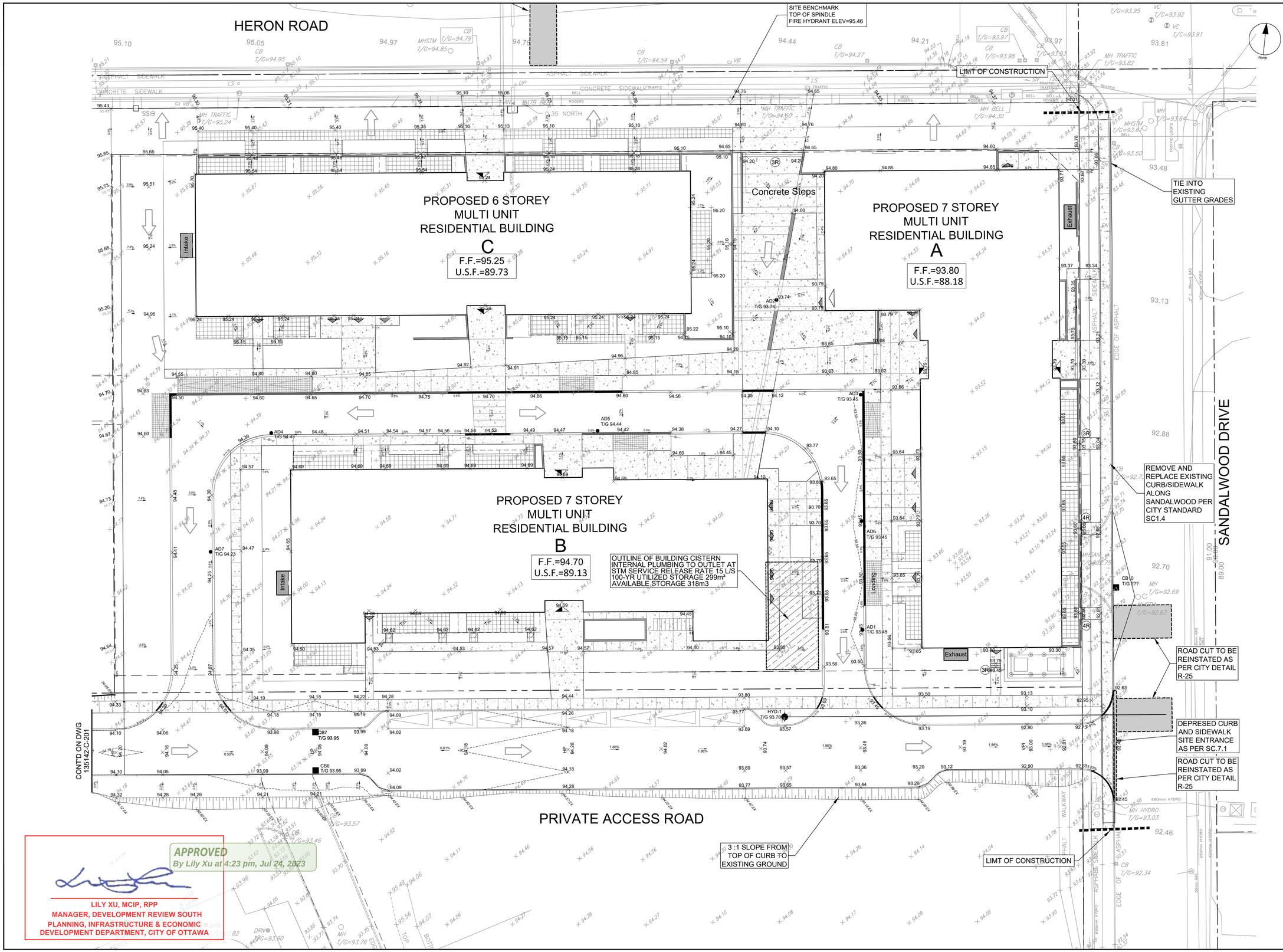

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By Lily Xu at 4:23 pm, Jul 24, 2023

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KEY PLAN

CONSULTANTS

1:250 0 2.5 7.5 12.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

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PROJECT
Heron Gate 5

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

SHEET TITLE
GRADING PLAN

SHEET NUMBER	ISSUE
C-200	8

SCALE CHECK

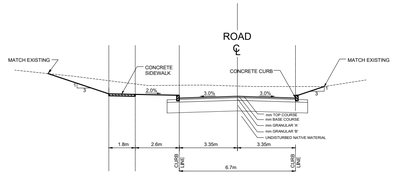
File Location: J:\135142_Heron_Gate7 0_Production\7.03_Design\04_Civil\Sheets\C-200 GRADING PLAN.dwg Last Saved: February 2, 2023, by ddore Plotted: Friday, February 3, 2023 10:17:16 AM by Denis Dore

CITY FILE No. D07-12-21-0238

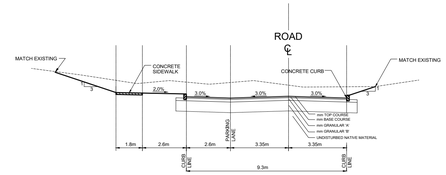
CITY PLAN No. 18650

APPROVED
By Lily Xu at 4:23 pm, Jul 24, 2023

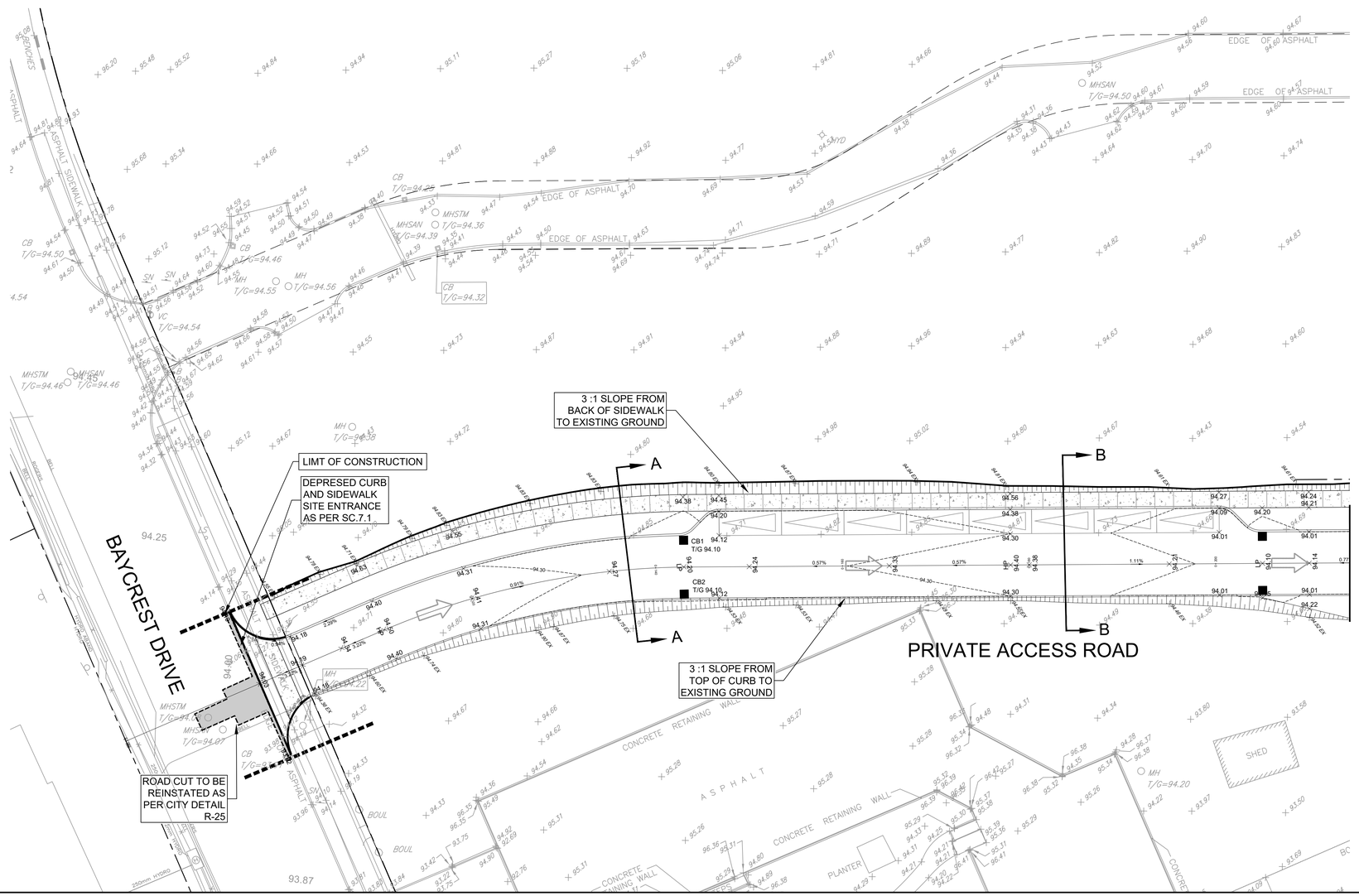
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



SECTION A-A
NTS



SECTION B-B
NTS



North

CLIENT
HAZELVIEW INVESTMENTS

1133 Younge St. 4th Floor, Toronto On, M4T 1W1

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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	2022-04-23
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 CITY COMMENTS	2022-10-26
8	REVISED PER NEW SITE PLAN	2023-02-03

NOT FOR CONSTRUCTION

SEE 910 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

1:250 0 2.5 5 7.5 12.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

hazelview INVESTMENTS

IBI GROUP
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ibigroup.com

PROJECT
Heron Gate 5

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

SHEET TITLE
GRADING PLAN

SHEET NUMBER	ISSUE
C-201	8

SCALE CHECK 10mm

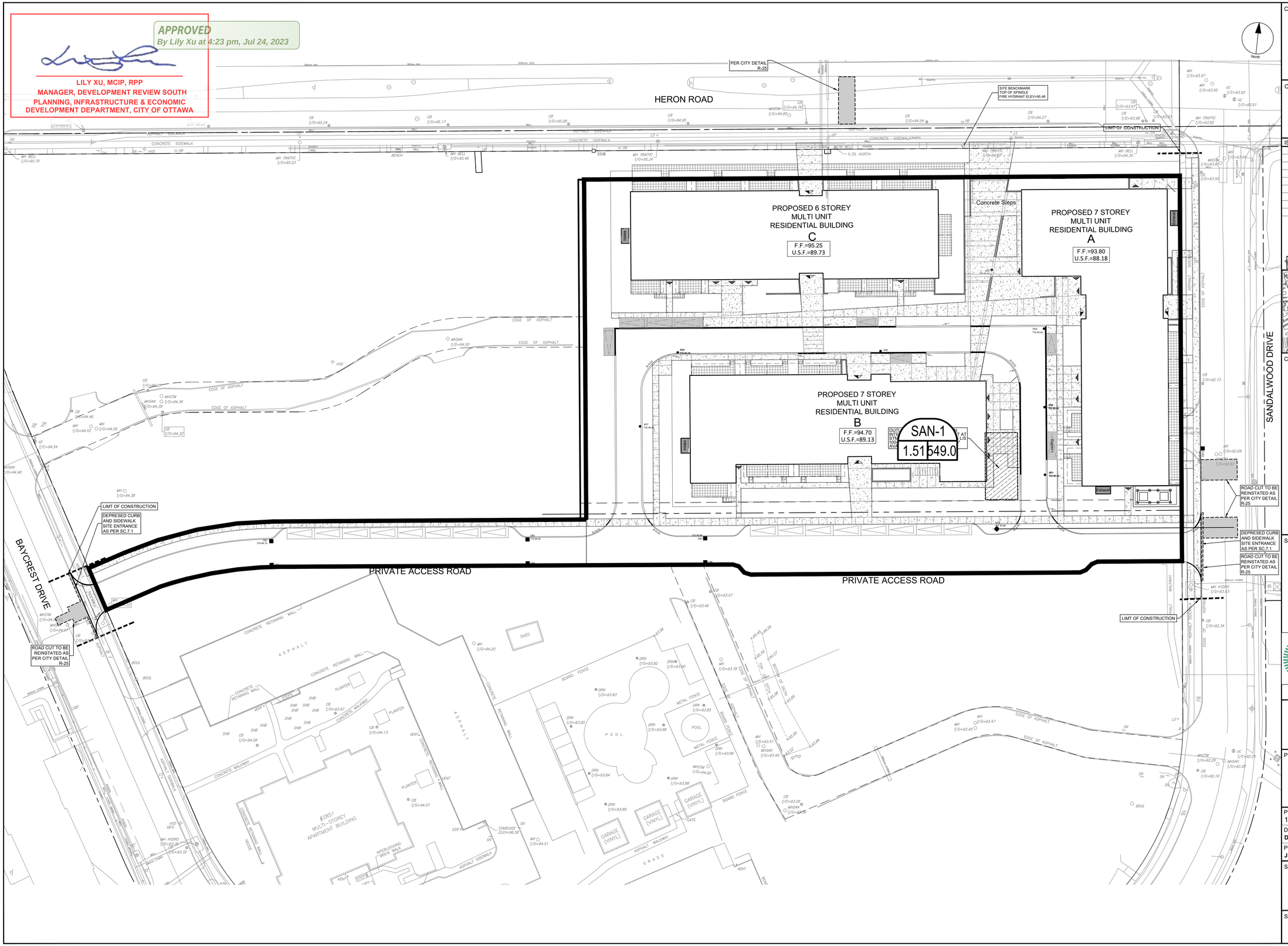
File Location: J:\135142_Heron_Gate\7.0_Production\7.03_Design\04_Civil\Sheets\C-201 GRADING PLAN.dwg Last Saved: August 12, 2022, by Eherrie Plotted: Friday, February 3, 2023 10:17:52 AM by Denis Dore

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

APPROVED
By Lily Xu at 4:23 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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

NOT FOR CONSTRUCTION

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

KEY PLAN

CONSULTANTS

1:400 0 4 12 20m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

hazelview INVESTMENTS

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ibigroup.com

PROJECT

Heron Gate 5

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

SHEET TITLE

SANITARY DRAINAGE AREA

SHEET NUMBER	ISSUE
C-400	8

SCALE CHECK

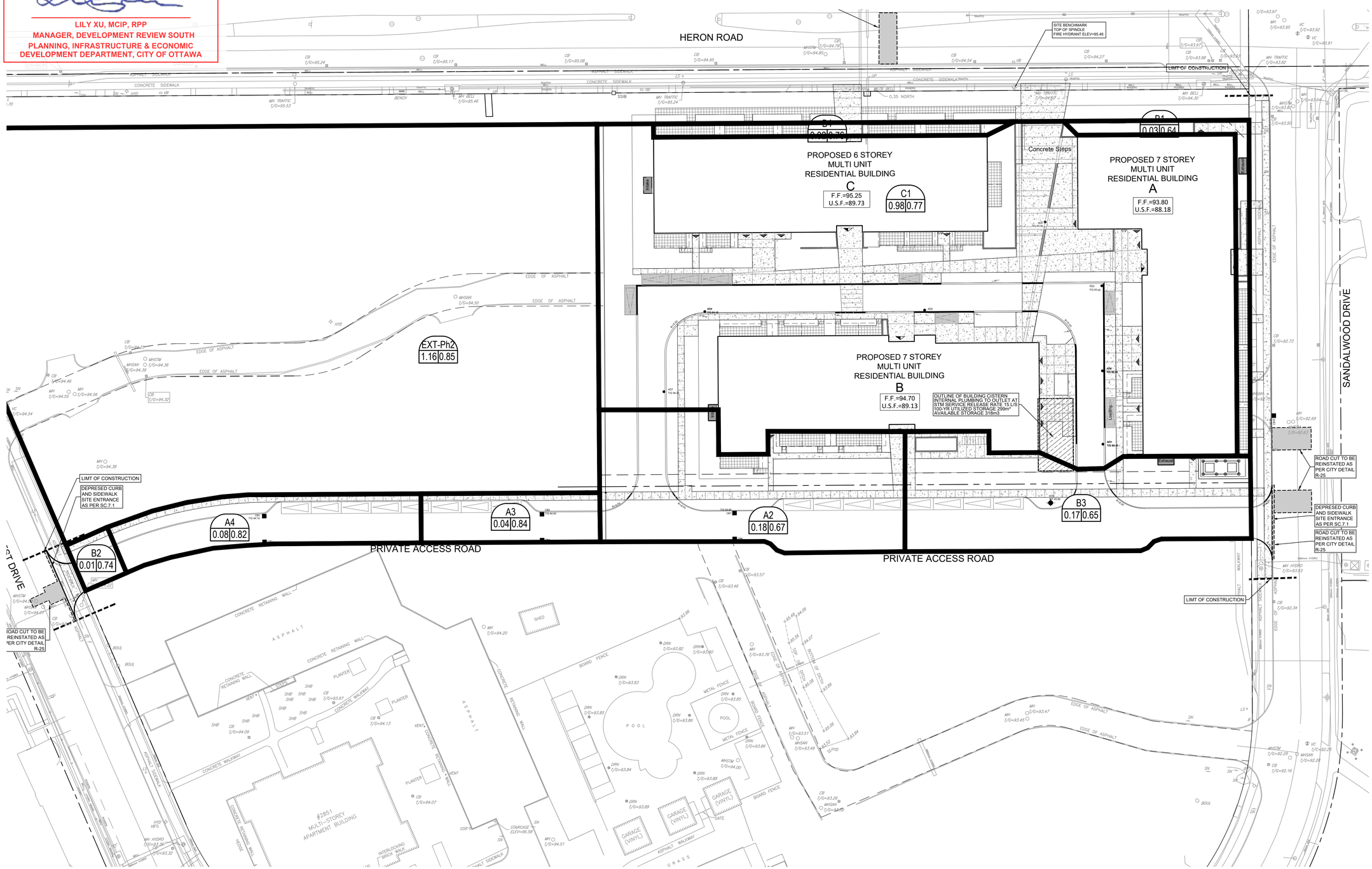
CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

File Location: J:\135142_Heron_Gate\7.0_Production\7.03_Design\04_Civil\Sheets\C-400 SANITARY DRAINAGE AREA.dwg Last Saved: August 12, 2022, by Elenna Plotted: Friday, February 3, 2023 10:18:13 AM by Denis Dore

APPROVED
By Lily Xu at 4:23 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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8	REVISED PER NEW SITE PLAN	2023-02-03

NOT FOR CONSTRUCTION

SEE D10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

1:400 0 4 12 20m

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

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PROJECT

Heron Gate 5

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

SHEET TITLE

STORM DRAINAGE AREA

SHEET NUMBER	ISSUE
C-500	8

SCALE CHECK

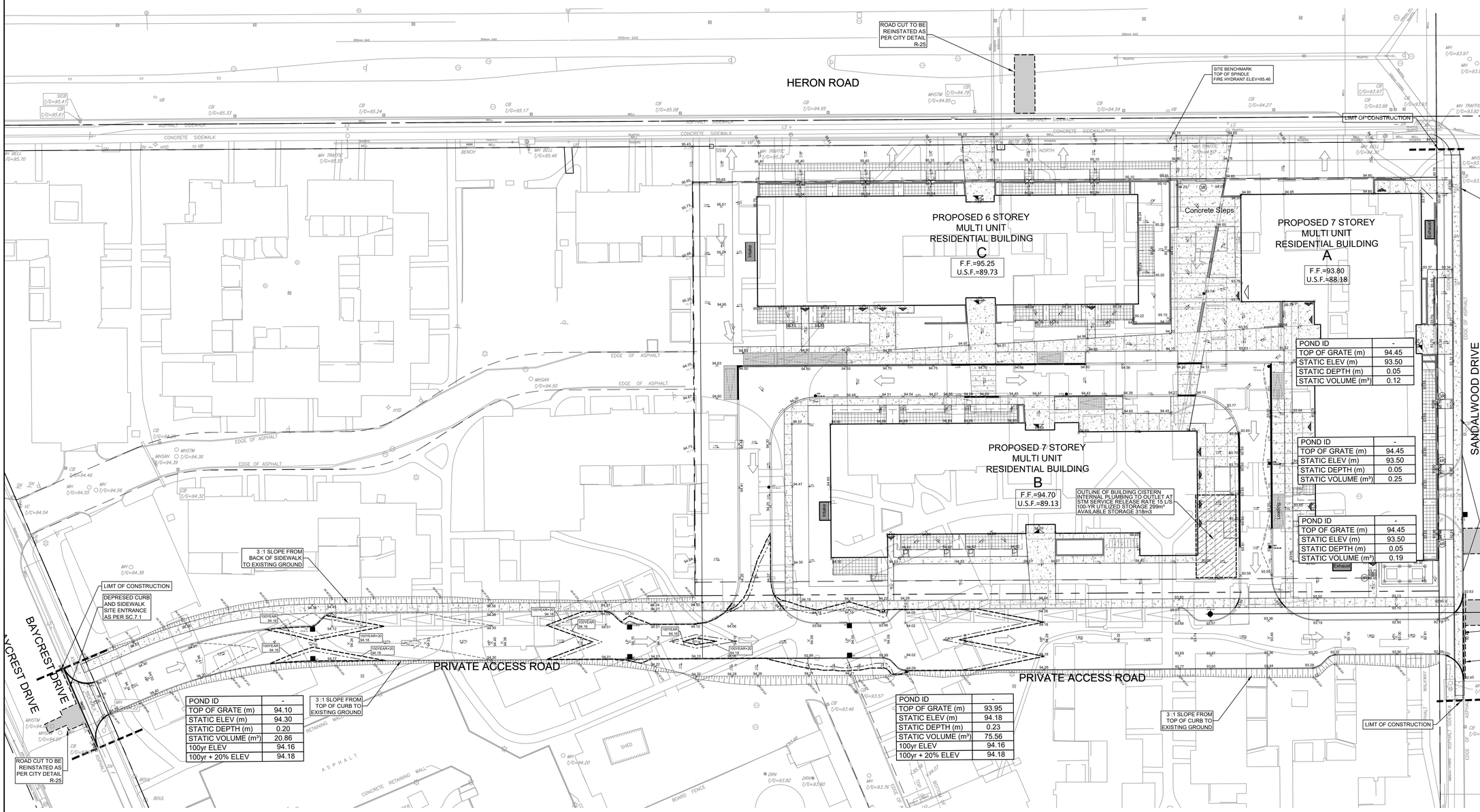
File Location: J:\135142_Heron_Gate\7.0_Production\7.03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA.dwg Last Saved: February 3, 2023, by ddore Plotted: Friday, February 3, 2023 10:18:34 AM by Denis Dore

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

APPROVED
By Lily Xu at 4:22 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



POND ID	-
TOP OF GRATE (m)	94.45
STATIC ELEV (m)	93.50
STATIC DEPTH (m)	0.05
STATIC VOLUME (m³)	0.12

POND ID	-
TOP OF GRATE (m)	94.45
STATIC ELEV (m)	93.50
STATIC DEPTH (m)	0.05
STATIC VOLUME (m³)	0.25

POND ID	-
TOP OF GRATE (m)	94.45
STATIC ELEV (m)	93.50
STATIC DEPTH (m)	0.05
STATIC VOLUME (m³)	0.19

POND ID	-
TOP OF GRATE (m)	94.10
STATIC ELEV (m)	94.30
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	20.86
100yr ELEV	94.16
100yr + 20% ELEV	94.18

POND ID	-
TOP OF GRATE (m)	93.95
STATIC ELEV (m)	94.18
STATIC DEPTH (m)	0.23
STATIC VOLUME (m³)	75.56
100yr ELEV	94.16
100yr + 20% ELEV	94.18

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8	REVISED PER NEW SITE PLAN	2023-02-03

NOT FOR CONSTRUCTION

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

KEY PLAN

CONSULTANTS

SEAL
LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

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PROJECT
Heron Gate 5

PROJECT NO:
135142

DRAWN BY:	CHECKED BY:
D.D./S.L.	D.C.
PROJECT MGR:	APPROVED BY:
J.I.M.	J.I.M.

SHEET TITLE
PONDING PLAN

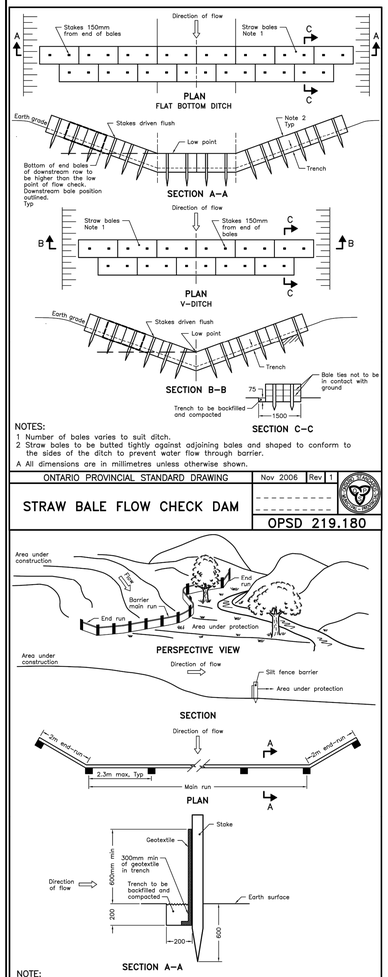
SHEET NUMBER	ISSUE
C-600	8

SCALE CHECK 1mm

File Location: J:\135142_Heron_Gate\7.0_Production\7.03_Design\04_Civil\Sheets\C-600 PONDING PLAN.dwg Last Saved: January 23, 2023, by stefan.geisser Plotted: Friday, February 3, 2023 10:19:00 AM by Denis Dore

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650



APPROVED
By Lily Xu at 4:22 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOTES:

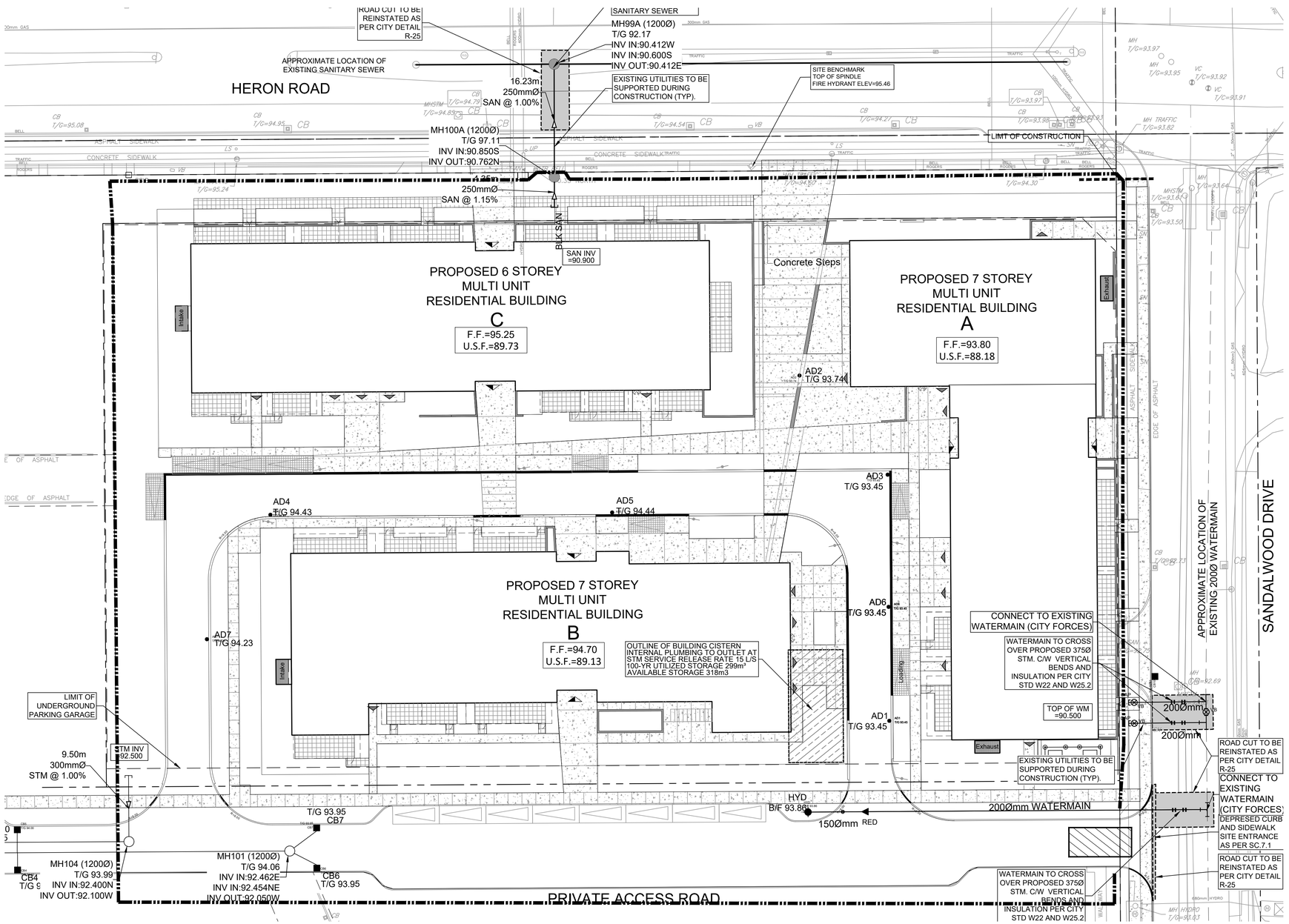
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES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

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

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
- 7.5 / 15.0 — TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

North



CLIENT

HAZELVIEW INVESTMENTS

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8	REVISED PER NEW SITE PLAN	2023-02-03

NOT FOR CONSTRUCTION

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KEY PLAN

CONSULTANTS

1:300

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2023/02/03
PROVINCE OF ONTARIO

hazelview INVESTMENTS

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ibigroup.com

PROJECT

Heron Gate 5

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

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER C-900

ISSUE 8

CITY FILE No. D07-12-21-0238

CITY PLAN No. 18650

SCALE CHECK 1mm 10mm

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