

LEGEND:

	PROPOSED	EXISTING
STORM SEWER		
WATER LINE		
SANITARY SEWER		
PIPE FLOW DIRECTION		
STORM MANHOLE		
AREA DRAIN		
CATCH BASIN		
DOUBLE CATCH BASIN		
TRENCH DRAIN		
PIPE INSULATION		
SANITARY MANHOLE		
OBSERVATION PORT		
WATER HYDRANT		
WATER VALVE		
90° BEND		
45° BEND		
TEE FITTING		
PIPE CROSSING NUMBER		
BUILDING		
RETAINING WALL		
CONSTRUCTION LIMIT		
PROPERTY LINE		
R/W PLAN		

UTILITY LEGEND:

	EX. TRANSFORMER
	EX. HYDRO MANHOLE
	EX. BELL PEDESTAL
	EX. BELL GRADE LEVEL BOX
	EX. ROGERS PEDESTAL
	EX. STREET LIGHT
	EX. STREET LIGHT GROUNDING
	EX. HYDRO CABLE AND DUCTS
	EX. BELL CABLE
	EX. ROGERS CABLE
	EX. GAS
	EX. STREET LIGHT CABLE
	EX. UTILITY DROP LOCATIONS
	EX. CONCRETE ENCASED DUCT BANK
	EX. TREE LOCATION

- NOTES:**
- IT IS THE RESPONSIBILITY OF THE APPLICANT/CONSULTANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVINCIAL STANDARDS AND TO OBTAIN ALL PROVINCIAL APPROVALS, INCLUDING BUT NOT LIMITED ENVIRONMENTAL COMPLIANCE APPROVALS.
 - THE CONTRACTOR SHALL ENSURE ALL MATERIAL AND CONSTRUCTION IS IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS. DRAWINGS AND SPECIFICATIONS FROM OPSS & OPSD, SHALL BE USED WHERE THERE IS NO EQUIVALENT FROM CITY STANDARDS.
 - THE CONTRACTOR SHALL VERIFY ALL SURVEY STAKE LAYOUT POINTS AND DIMENSIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE CONSULTANT.
 - ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGES.
 - THE POSITION OF ALL STATIC STRUCTURES, SHALLOW UTILITIES, DEEP UTILITIES, AND ANY OTHER ABOVEGROUND OR UNDERGROUND UTILITIES STRUCTURES AND APPURTENANCES SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO SATISFY HIMSELF AND SHALL ASSUME LIABILITY FOR ANY DAMAGES TO THEM DURING CONSTRUCTION. ANY DAMAGES ARE TO BE RECTIFIED TO THE SATISFACTION OF THE CITY INSPECTOR OR FRANCHISE UTILITY OWNERS.
 - REFER TO THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT COMPLETED BY ENLOBE ON OCTOBER 11TH, 2022 FOR GEOTECHNICAL INFORMATION.
 - ALL SEWER AND WATERMAIN PIPES SHALL BE INSTALLED AT A MINIMUM FROST COVER OF 2.4m. SEWER SERVICE LATERALS REQUIRED A MINIMUM OF 2.0m OF COVER.
 - ALL WATERMAIN CONNECTIONS WITHIN MUNICIPAL R.O.W.'S TO BE INSTALLED BY CITY FORCES AT THE OWNER'S EXPENSE.

Pipe Clearance Table

Crossing No.	Bottom of Pipe	Top of Pipe	Clearance
1	87.50 WTR	87.00 STM	0.50
2	86.62 STM	85.24 SAN	1.38
3	87.06 STM	86.60 SAN	0.46
4	87.40 WTR	86.87 STM	0.53
5	87.40 WTR	85.77 SAN	0.63

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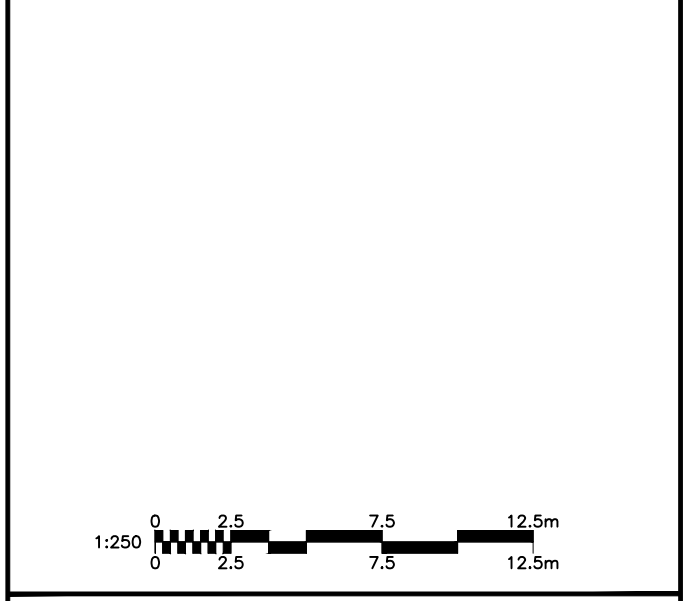
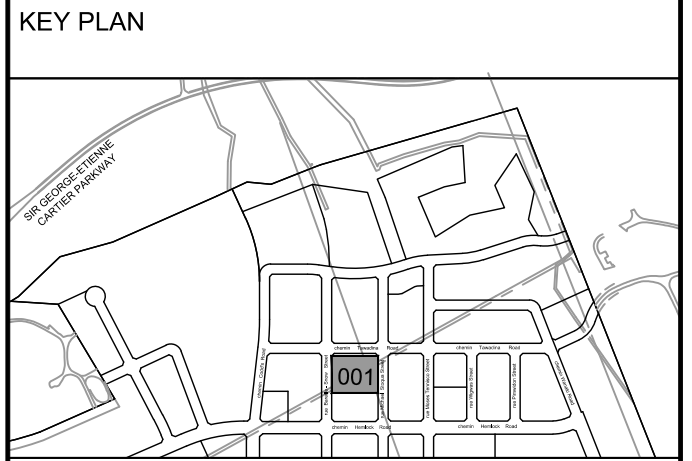
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SEAL

ARCADIS

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PROJECT

1050 Tawadina Road

WATERIDGE VILLAGE PHASE 2

PROJECT NO: 142609

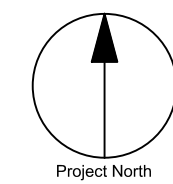
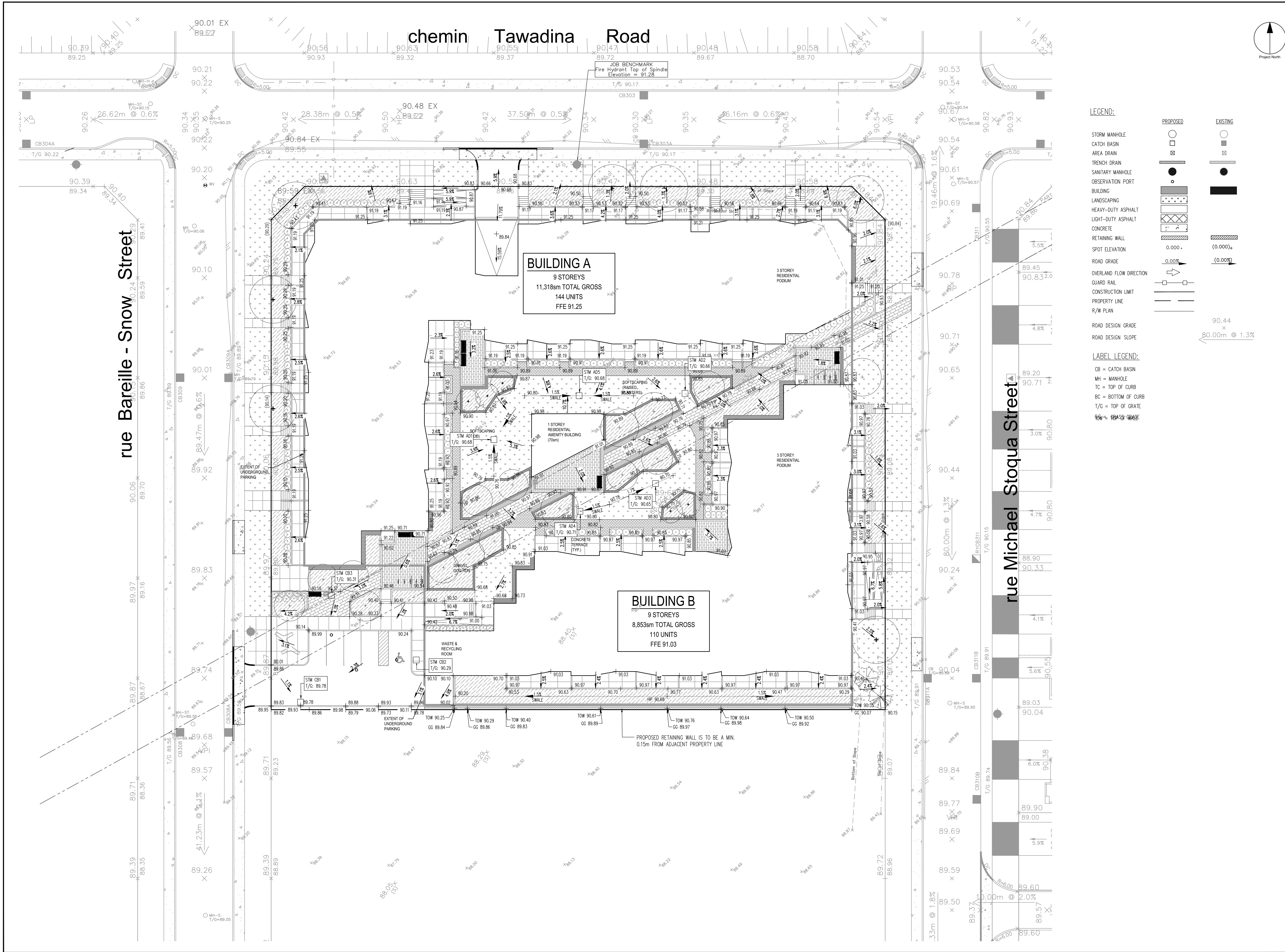
DRAWN BY: M.M. **CHECKED BY:** J.I.M.

PROJECT MGR: S.L. **APPROVED BY:** A.C.

SHEET TITLE

SITE SERVICING PLAN

SHEET NUMBER C-001 **ISSUE** 3



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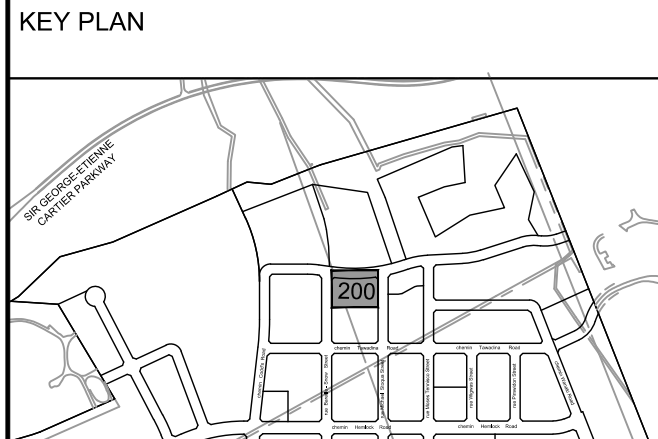
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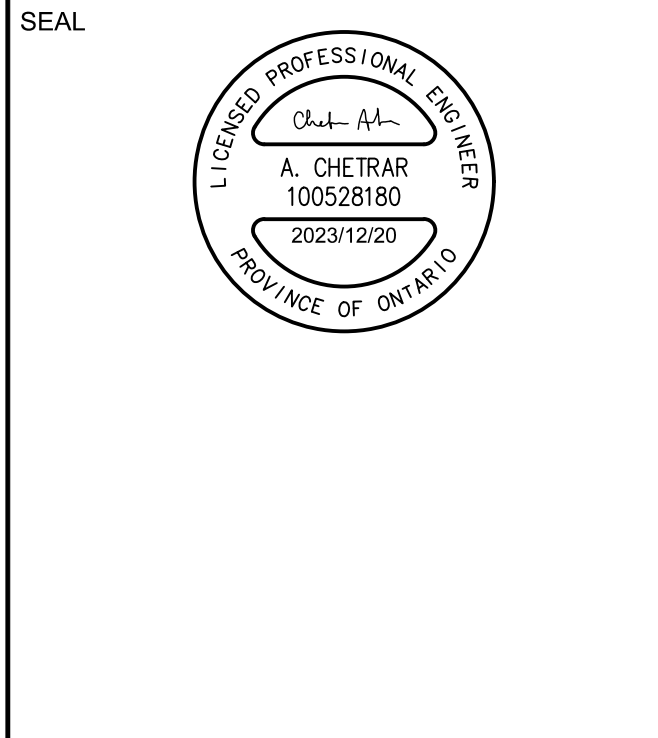
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- LEGEND:**
- STORM MANHOLE
 - CATCH BASIN
 - AREA DRAIN
 - TRENCH DRAIN
 - SANITARY MANHOLE
 - OBSERVATION PORT
 - BUILDING
 - LANDSCAPING
 - HEAVY-DUTY ASPHALT
 - LIGHT-DUTY ASPHALT
 - CONCRETE
 - RETAINING WALL
 - SPOT ELEVATION
 - ROAD GRADE
 - OVERLAND FLOW DIRECTION
 - GUARD RAIL
 - CONSTRUCTION LIMIT
 - PROPERTY LINE
 - R/W PLAN
 - ROAD DESIGN GRADE
 - ROAD DESIGN SLOPE
- LABEL LEGEND:**
- CB = CATCH BASIN
 - MH = MANHOLE
 - TC = TOP OF CURB
 - BC = BOTTOM OF CURB
 - T/G = TOP OF GRATE
 - R/W = ROAD SIDE GRADE



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PROJECT

1050 Tawadina Road

WATERIDGE VILLAGE PHASE 2

PROJECT NO:
142609

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

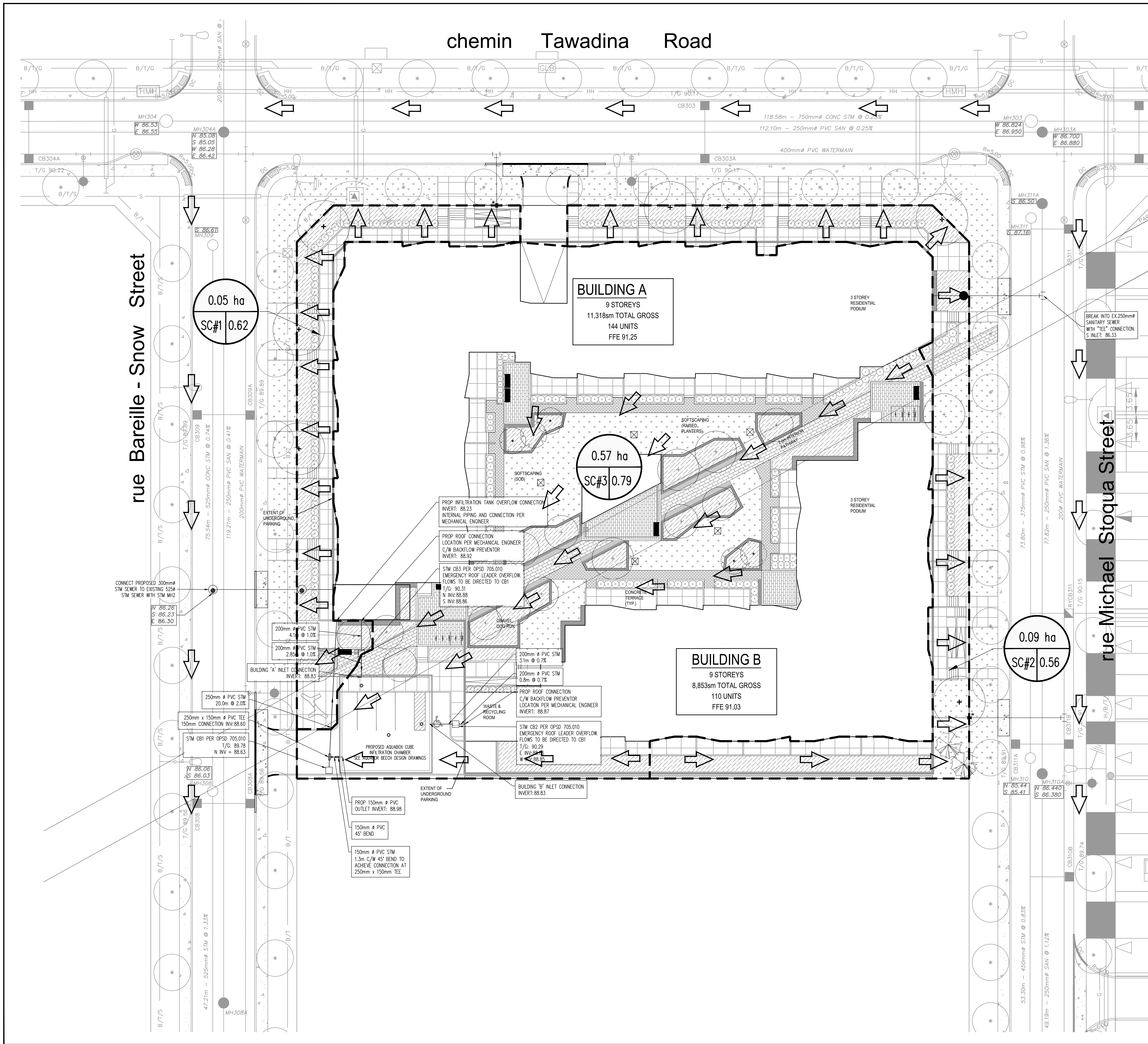
PROJECT MGR: S.L. **APPROVED BY:** A.C.

SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER **ISSUE**

C-200 3



LEGEND:

- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PIPE FLOW DIRECTION
- STORM MANHOLE
- AREA DRAIN
- CATCH BASIN
- DOUBLE CATCH BASIN
- TRENCH DRAIN
- PIPE INSULATION
- SANITARY MANHOLE
- WATER HYDRANT
- WATER VALVE
- 90° BEND
- 45° BEND
- TEE FITTING
- PIPE CROSSING NUMBER
- BUILDING
- RETAINING WALL
- CONSTRUCTION LIMIT
- PROPERTY LINE
- R/W PLAN
- LABEL LEGEND:**
- T/G = TOP OF GRATE
- CB = CATCH BASIN
- DCB = DOUBLE CATCH BASIN
- MH = MANHOLE
- WTR = WATER SERVICE
- FWTR = FIRE WATER SERVICE
- AD = AREA DRAIN

OVERLAND FLOW DIRECTION

AREA OF CATCHMENT

SUB-CATCHMENT | RUNOFF COEFFICIENT

CATCHMENT AREA BOUNDARY

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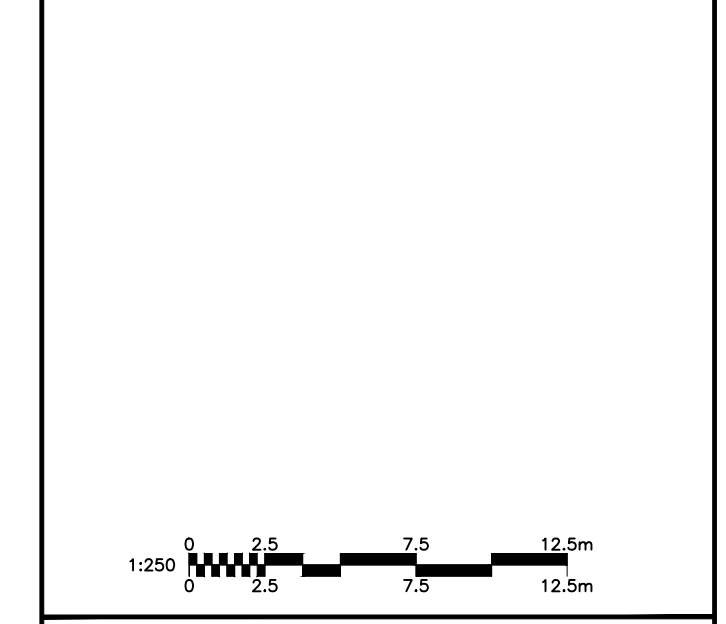
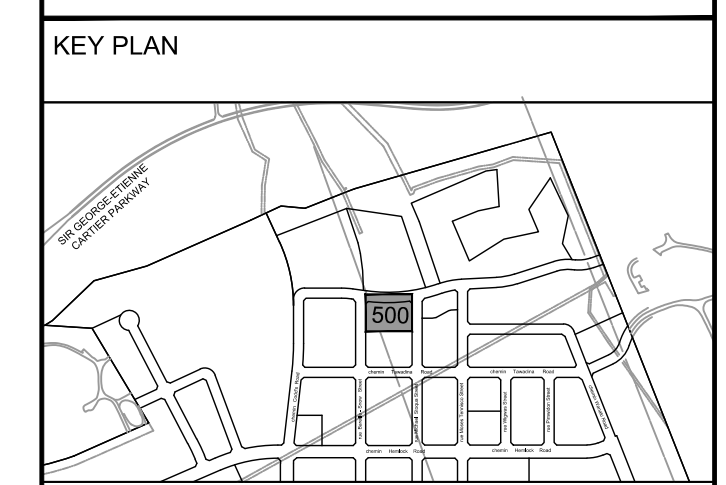
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PROJECT

1050 Tawadina Road

WATERIDGE VILLAGE PHASE 2

PROJECT NO: 142609

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

PROJECT MGR: S.L. **APPROVED BY:** A.C.

SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER C-500 **ISSUE** 3

CITY FILE No. D07-12-22-0023 CITY PLAN No. 18977

chemin Tawadina Road

rue Bareille - Snow Street

rue Michael Stogua Street

BUILDING A
9 STOREYS
11,318sm TOTAL GROSS
144 UNITS
FFE 91.25

BUILDING B
9 STOREYS
8,853sm TOTAL GROSS
110 UNITS
FFE 91.03

LEGEND:

	PROPOSED	EXISTING
STORM SEWER		
WATER LINE		
SANITARY SEWER		
PIPE FLOW DIRECTION		
STORM MANHOLE		
AREA DRAIN		
CATCH BASIN		
DOUBLE CATCH BASIN		
TRENCH DRAIN		
PIPE INSULATION		
SANITARY MANHOLE		
WATER HYDRANT		
WATER VALVE		
90° BEND		
45° BEND		
TEE FITTING		
PIPE CROSSING NUMBER		
BUILDING		
RETAINING WALL		
CONSTRUCTION LIMIT		
PROPERTY LINE		
R/W PLAN		

LABEL LEGEND:

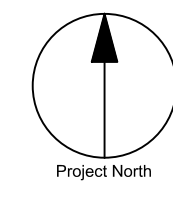
T/G = TOP OF GRATE
CB = CATCH BASIN
DCB = DOUBLE CATCH BASIN
MH = MANHOLE
AD = AREA DRAIN

LEGEND:

	SILT FENCING
	CB INLET PROTECTION REQUIRED
	MUD MAT

NOTES:

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- EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED, DURING CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
- ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS WORK PROGRESSES. THE ESC STRATEGIES OUTLINED IN THE REPORTS AND IN THESE NOTES ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES IN THE REPORTS AND NOTES ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE, OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30m FROM ANY ONSITE WATER BODY OR DRAINAGE WAY.
- FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL CATCH BASINS SURROUNDING THE SITE, TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL SUCH TIME AS THE CONSTRUCTION IS COMPLETE AND THE LANDSCAPING IS GRADED AND SODED. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET THE REQUIREMENTS SET OUT IN OPSS 804, OPSS 805, CITY OF OTTAWA CONSTRUCTION SPECIFICATION 01 57 13, CITY OF OTTAWA STANDARD SPECIFICATION SP F-1004 AND CITY OF OTTAWA STANDARD SPECIFICATION SP F-804.



CLIENT

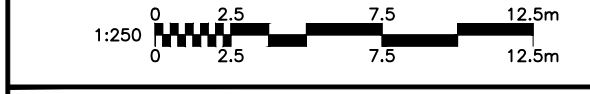
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KEY PLAN



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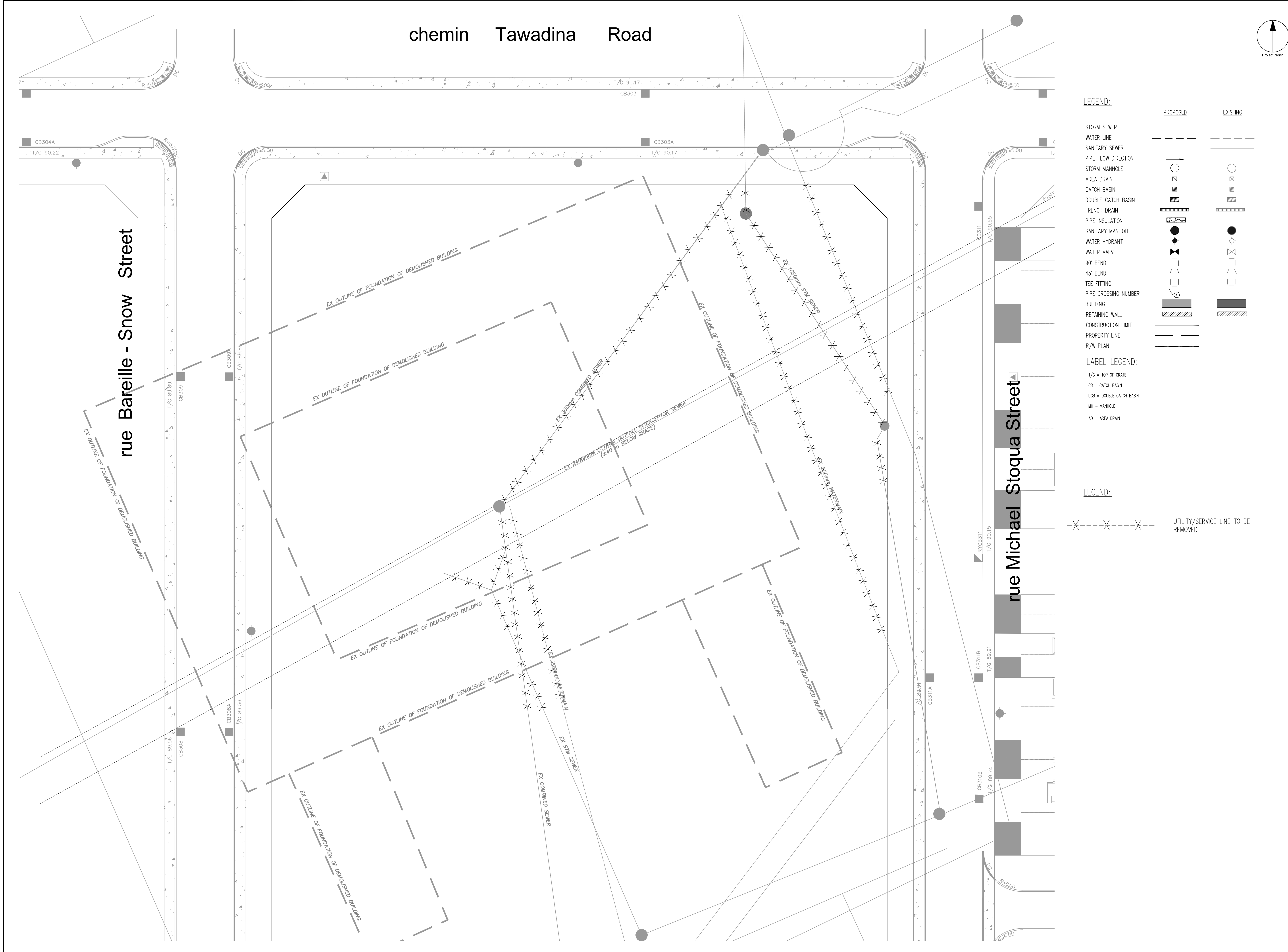
PROJECT
1050 Tawadina Road
WATERIDGE VILLAGE PHASE 2

PROJECT NO: 142609
DRAWN BY: M.M.
PROJECT MGR: S.L.

CHECKED BY: J.I.M.
APPROVED BY: A.C.

SHEET TITLE
SITE EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER C-900
ISSUE 3



LEGEND:

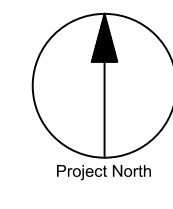
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45° BEND		
TEE FITTING		
PIPE CROSSING NUMBER		
BUILDING		
RETAINING WALL		
CONSTRUCTION LIMIT		
PROPERTY LINE		
R/W PLAN		

LABEL LEGEND:

T/G = TOP OF GRATE
 CB = CATCH BASIN
 DOB = DOUBLE CATCH BASIN
 MH = MANHOLE
 AD = AREA DRAIN

LEGEND:

UTILITY/SERVICE LINE TO BE REMOVED



CLIENT

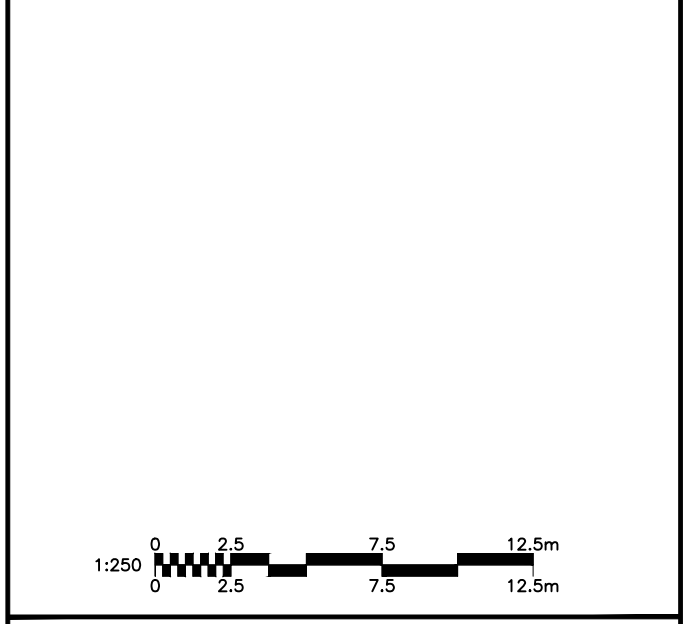
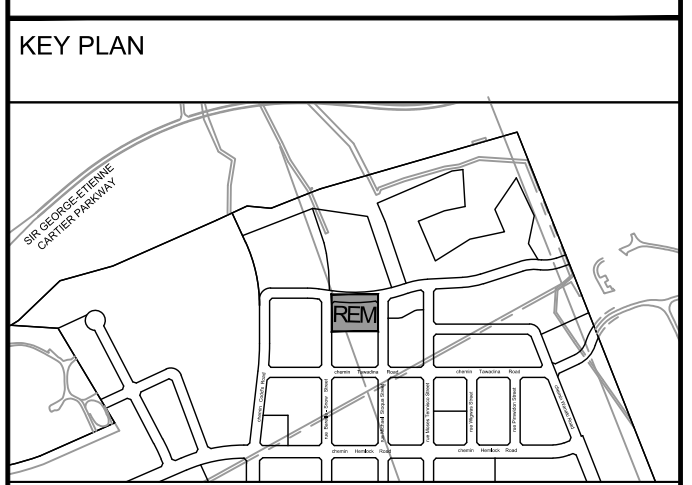
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SHEET TITLE

REMOVALS

SHEET NUMBER C-REM **ISSUE** 3