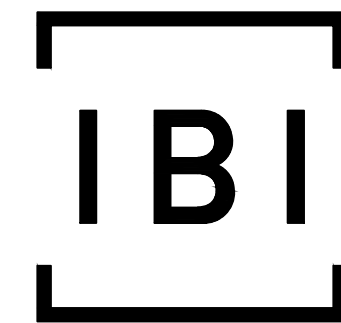
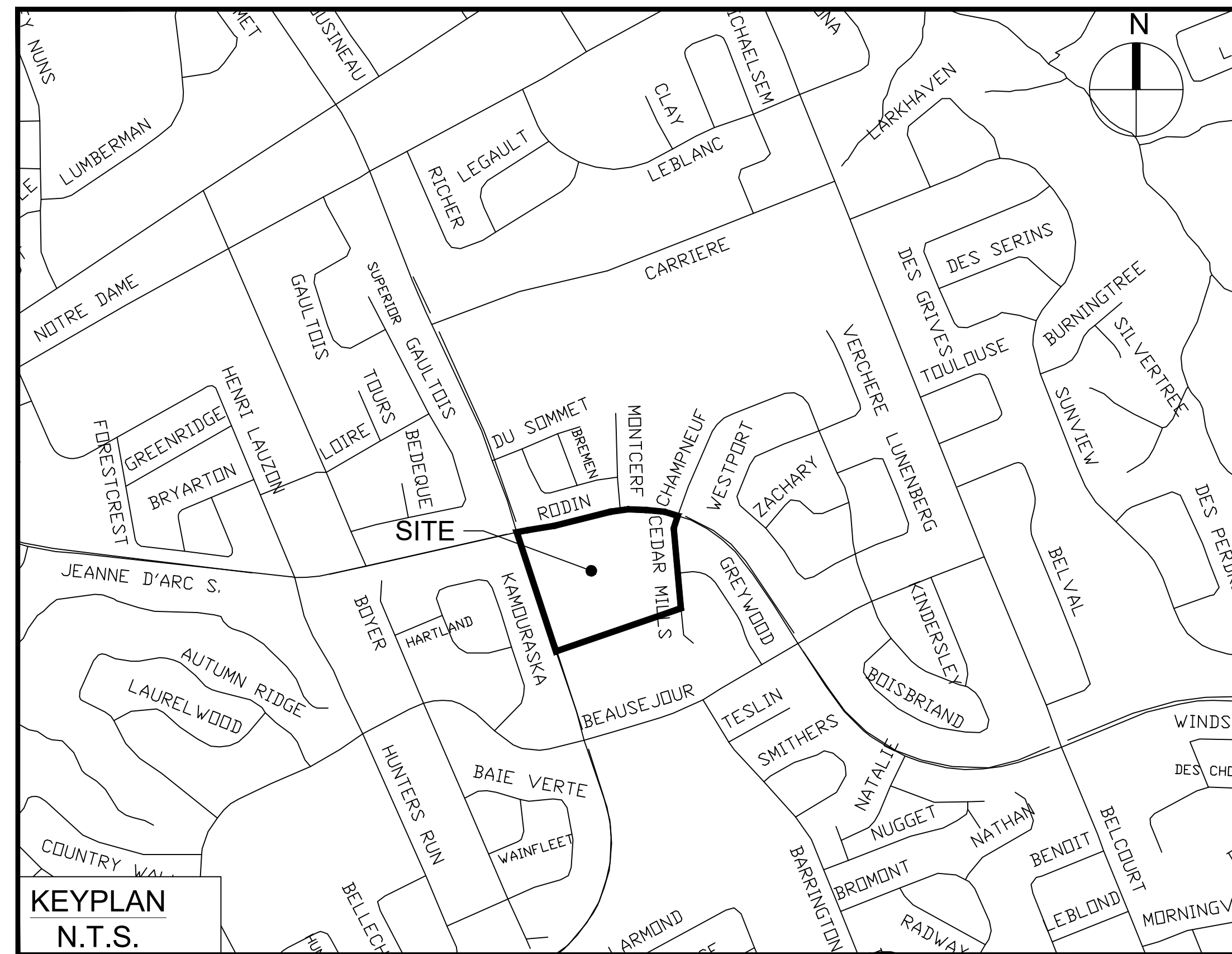


NORTH AMERICAN DEVELOPMENT GROUP ORLEANS GARDENS



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Sheet List Table	
Sheet Number	Sheet Title
000	Cover
C-001	GENERAL PLAN OF SERVICES
C-002	REMOVAL PLAN
C-010	DETAILS AND NOTES
C-011	STREET SECTIONS
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-401	EXTRENAL SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-501	EXTRENAL STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	SEDIMENT-EROSION PLAN

1615 ORLEANS BOULEVARD CITY OF OTTAWA

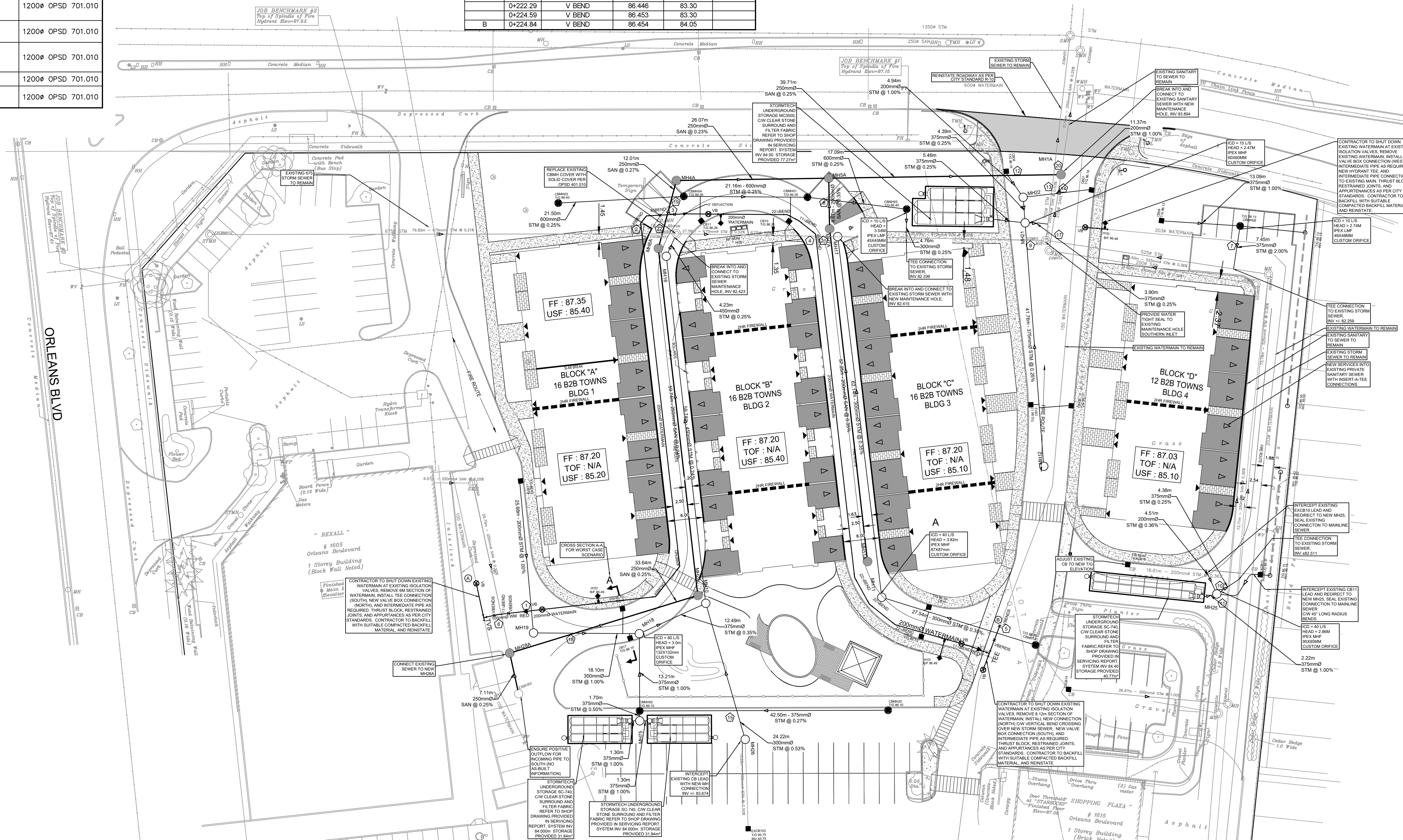
CONTRACT NO. 122764

STM STRUCTURE TABLE					
NAME	RIM ELEV.	INVERT IN	INVERT OUT	INVERT AS-BUILT	DESCRIPTION
CBMH01	86.27	W82.995	E82.975		1200# OPSD 701.010
CBMH02	86.12	E83.843 S83.394	N83.374		1200# OPSD 701.010
CBMH03	86.40		E83.121		1500# OPSD 701.011
CBMH04	86.27	W83.068	E83.048		1200# OPSD 701.010
CBMH05	86.40	W82.932	S82.912		1500# OPSD 701.011
CBMH09	86.13	W84.594	S83.500		1200# OPSD 701.010
CBMH14	86.40		W83.834		1200# OPSD 701.010
CBMH20	86.13		W83.956		1200# OPSD 701.010
EXCBMH11	86.55	W82.454 S82.423	E82.423		1200# OPSD 701.010
EXCBMH12	83.92		E82.621		1200# OPSD 701.010
EXMH1	86.39	W82.266 E82.145	N82.015		1200# OPSD 701.010
EXMH49	86.63	W84.590	N82.577		1200# OPSD 701.010
EXMH50	86.48	S82.315	W82.285		1200# OPSD 701.010
EXMH51	83.19	S81.821			1200# OPSD 701.010
MH10	86.66	SW83.168 SE83.213	N83.063		1200# OPSD 701.010
MH11	86.44	E83.738	N83.408		1200# OPSD 701.010
MH12	86.38		N83.774		1200# OPSD 701.010
MH16	86.67	S82.917	N82.434		1200# OPSD 701.010
MH17	86.56	S83.190 W82.335	E82.355		1200# OPSD 701.010
MH18	86.17	W83.317 S83.242	NE83.212		1200# OPSD 701.010
MH19	86.54	N84.793	E83.498		1200# OPSD 701.010
MH21	86.28	S83.670 W83.986 N83.670	E83.610		1200# OPSD 701.010
MH22	86.23	E84.666 NW84.711	S83.681		1200# OPSD 701.010
MH25	86.55	SW84.378 E83.512 NW83.512	NE83.461		1200# OPSD 701.010
MH26	86.23	S83.674	NW83.341		1200# OPSD 701.010
MH75	88.91	W83.987 E83.987	N83.403		1200# OPSD 701.010

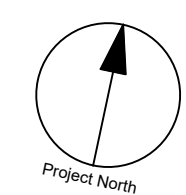
SAN STRUCTURE TABLE					
NAME	RIM ELEV.	INVERT IN	INVERT OUT	INVERT AS-BUILT	DESCRIPTION
EXMH1A	86.43	E83.993	N83.963		1200# OPSD 701.010
EXMH2A	86.44	S84.146	W84.116		1200# OPSD 701.010
EXMH03A	86.58		N84.408		1200# OPSD 701.010
EXMH9A	86.57		NW84.453		1200# OPSD 701.010
EXSANMH	84.70	S83.840			1200# OPSD 701.010
MH1A	86.28	W83.914 S83.594	N83.894		1200# OPSD 701.010
MH2A	86.66	SW84.330	N84.310		1200# OPSD 701.010
MH4A	86.50	S84.113	E84.093		1200# OPSD 701.010
MH5A	86.38	W84.033 S84.073	E84.013		1200# OPSD 701.010
MH7A	86.53	S84.123	N84.103		1200# OPSD 701.010
MH8A	86.67	S84.165	N84.145		1200# OPSD 701.010
MH11A	86.62		N84.324		1200# OPSD 701.010
MH28A	86.68	NW84.435 SE84.435	N84.415		1200# OPSD 701.010
MH29A	86.69	W84.559	SE84.499		1200# OPSD 701.010

WATERMAIN SCHEDULE					
Station	Description	Finished Grade	Top of Watermain	As Built Watermain	
A 0+000.00	VB	86.700	84.30		
0+005.00	TVS	86.696	84.30		
0+007.69	V BEND	86.696	84.30		
0+007.94	V BEND	86.680	83.94		
0+008.57	11 1/4 BEND	86.644	83.94		
0+010.19	V BEND	86.607	83.94		
0+010.44	V BEND	86.601	84.20		
0+012.84	200-100RED	86.545	84.15		
0+018.11	VB	86.468	84.07		
0+025.81	HYD	86.360	83.96		
0+030.17	V BEND	86.296	83.90		
0+035.65	45 BEND	86.393	83.99		
0+040.02	V BEND	86.511	84.15		
0+042.26	45 BEND	86.588	84.19		
0+071.69	V BEND	86.754	84.38		
0+101.32	45 BEND	86.644	84.24		
0+102.94	45 BEND	86.576	84.18		
0+105.12	V BEND	86.470	84.07		
0+105.37	V BEND	86.469	83.62		
0+107.62	V BEND	86.467	83.62		
0+107.87	V BEND	86.431	84.03		
0+109.38	3' DEFLECTION	86.407	84.01		
0+113.52	VB	86.298	83.90		
0+115.65	HYD	86.443	84.04		
0+119.95	V BEND	86.507	84.11		
0+129.99	22 1/2 BEND	86.304	83.90		
0+129.22	11 1/4 BEND	86.363	83.96		
0+132.92	45 BEND	86.568	84.17		
0+161.75	V BEND	86.754	84.35		
0+192.02	22 1/2 BEND	86.516	84.12		
0+197.24	22 1/2 BEND	86.38	83.98		
0+202.90	22 1/2 BEND	86.242	83.84		
0+207.70	V BEND	86.134	83.73		
0+211.74	HYD	86.222	83.62		
0+214.68	VB	86.298	83.50		
0+218.12	11 1/4 BEND	86.328	83.63		
0+218.27	200-150RED	86.39	83.99		
0+219.72	TEE	86.419	84.02		
0+222.04	V BEND	86.444	84.04		
0+222.29	V BEND	86.446	83.30		
0+224.59	V BEND	86.453	83.30		
0+224.84	V BEND	86.454	84.05		

JEANNE D'ARC BLVD



REFER TO DWG C-002 FOR REMOVALS PLAN
(REMOVALS/ABANDONMENTS HAVE BEEN TURNED OFF FROM THE SERVICING PLAN)

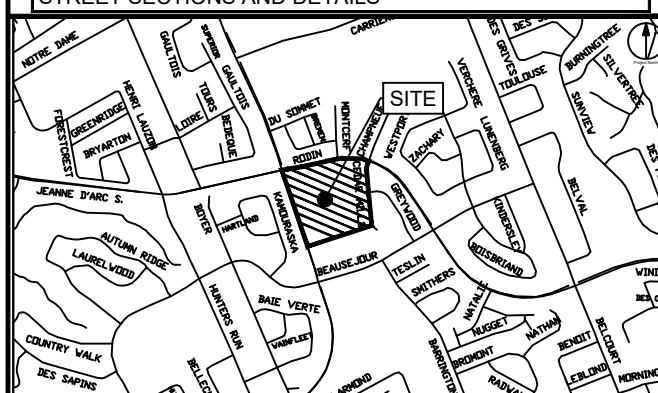


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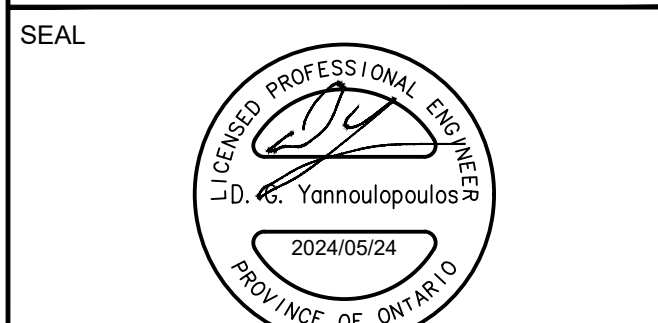
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR CITY REVIEW	2023-02-06
2	REVISED AS PER NEW SITE PLAN	2023-09-06
3	REVISED AS PER CITY COMMENTS	2024-05-24

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



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Project Coordinator:
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Site Plan Architect:
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Surveyor:
Fairhall, Moffatt and Woodland Ltd.
Geotechnical:
Paterson Group
Traffic:
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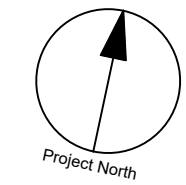
PROJECT
ORLEANS GARDENS
1615 ORLEANS BOULEVARD

PROJECT NO:
122764
DRAWN BY:
A.B./E.H.
PROJECT MGR:
R.M.
CHECKED BY:
D.G.Y.
APPROVED BY:
D.G.Y.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001
ISSUE
3

CITY PLAN NO. 18981
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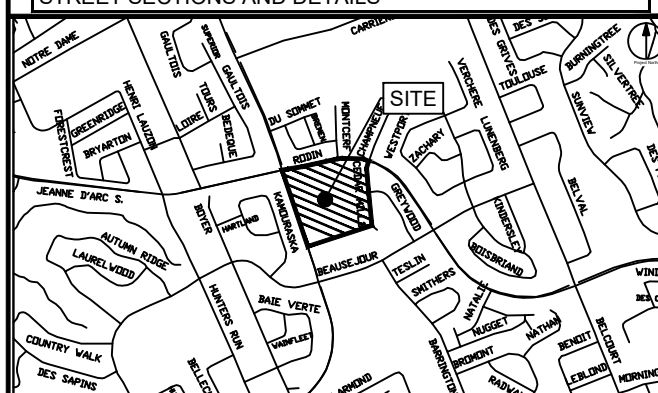
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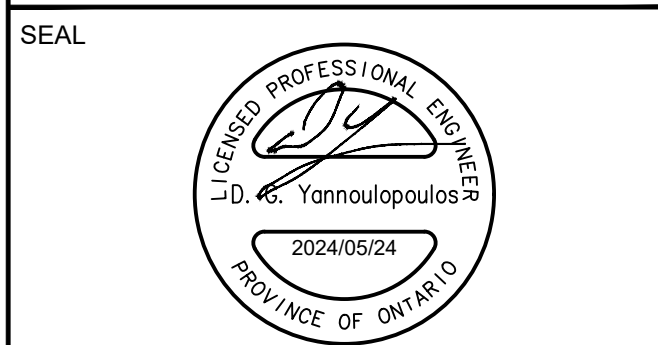
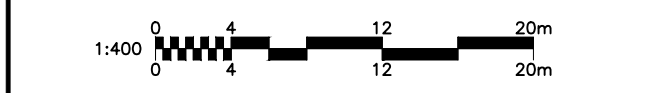
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Surveyor:
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Geotechnical:
Pateron Group
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1615 ORLEANS BOULEVARD

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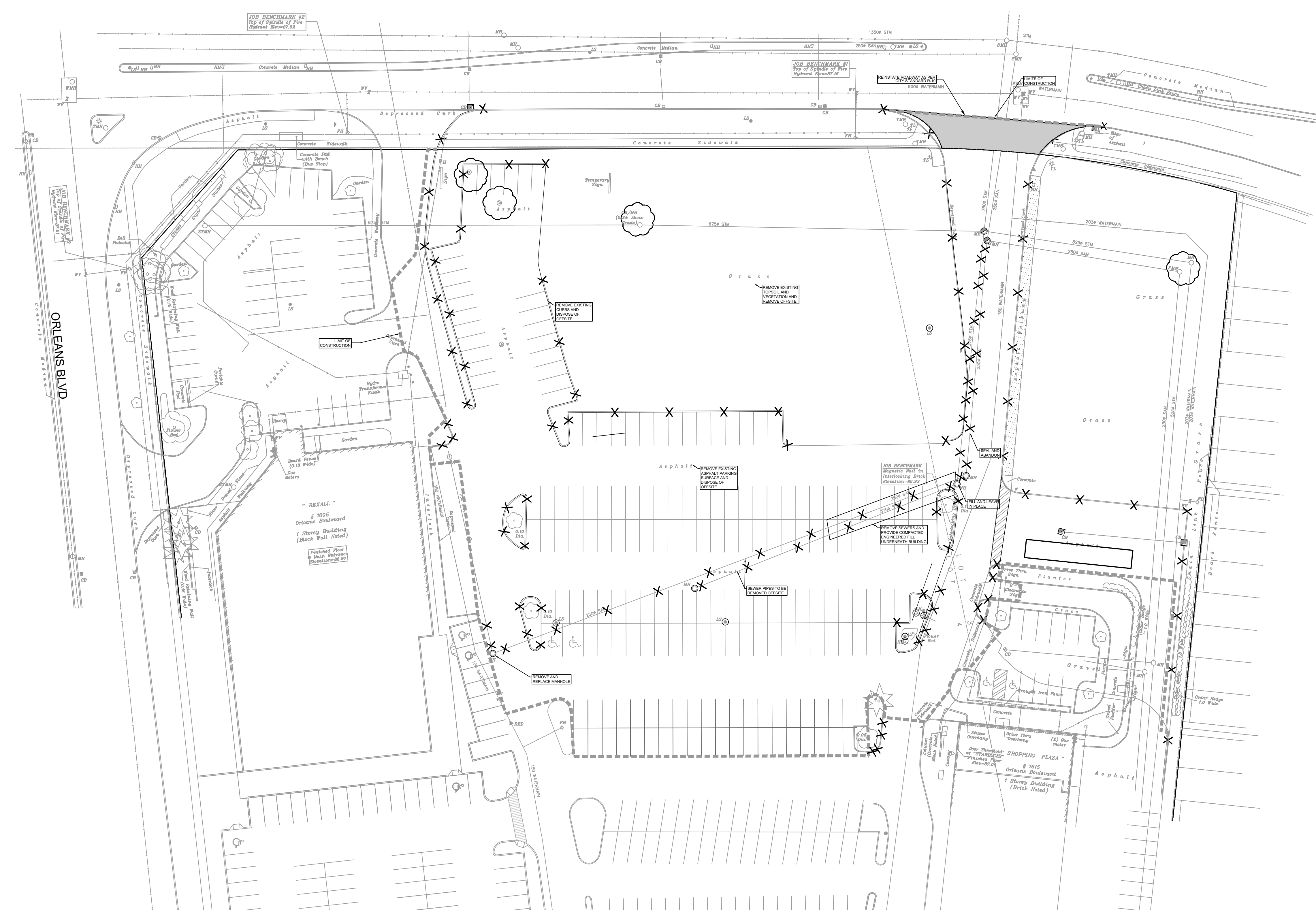
SHEET TITLE
REMOVAL PLAN

SHEET NUMBER
C-002

ISSUE
3

REMOVALS LEGEND

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

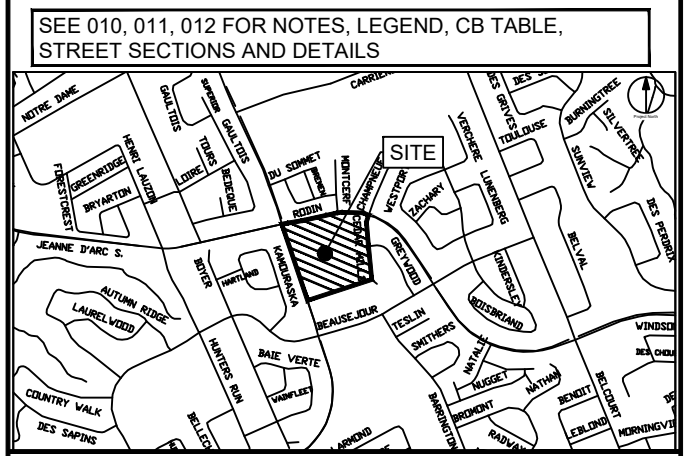


CITY PLAN NO. 18981
CITY FILE NO. D07-16-22-008
Last Saved: May 24, 2024, by E.Henne
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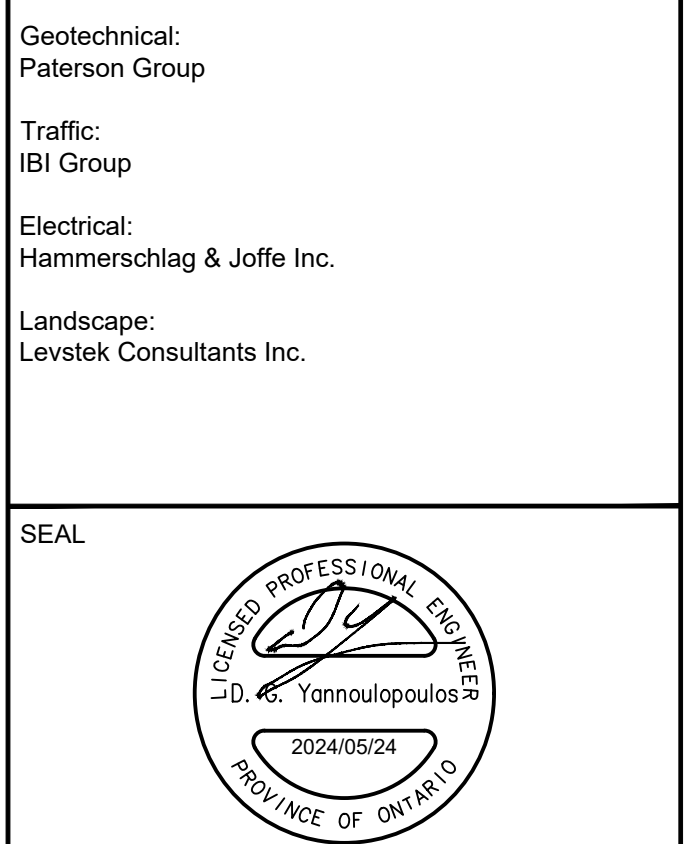
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ORLEANS GARDENS

1615 ORLEANS BOULEVARD

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A.B. / E.H.
CHECKED BY:
R.M./D.G.Y.
PROJECT MGR:
R.M.
APPROVED BY:
D.G.Y.

SHEET TITLE
**GENERAL NOTES,
LEGEND AND
CB DATA TABLE**

SHEET NUMBER
C-010
ISSUE
3

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 POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3088-1 PREPARED BY PATERSON GROUP INC.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FAIRHALL, MOFFATT & WOODLAND LIMITED BENCHMARK, BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY Q4 ARCHITECTS INC.
- FOR NOISE ATTENUATION PLAN REFER TO N1 PREPARED BY IBI GROUP.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 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.
- REFER TO DRAWING C-011 FOR ROADWAY CROSS SECTIONS (IF APPLICABLE).
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMANS TO BE PVC DR19
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
- 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, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS 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.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
- 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).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A PERFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		
				TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE
					INLET	OUTLET		
CB03	CB03	OPSD 705.010	S19	86.30	84.73	375	PVC DR35	
CB06	EXMH11	OPSD 705.010	S19	86.16	84.76	200	PVC DR35	
CB07		OPSD 705.010	S19	86.18	84.78	200	PVC DR35	
CB08	CB08	OPSD 705.010	S19	86.13	84.56	375	PVC DR35	
CB12	MH12	OPSD 705.010	S19	86.17	84.77	200	PVC DR35	
CB13		OPSD 705.010	S19	86.17	84.77	200	PVC DR35	
CB15	CB14-3	OPSD 705.010	S19	86.21	84.81	200	PVC DR35	
CB16		OPSD 705.010	S19	86.21	84.81	200	PVC DR35	
CB17	MH10	OPSD 705.010	S19	86.10	84.70	200	PVC DR35	
CB18		OPSD 705.010	S19	86.11	84.71	200	PVC DR35	
CB19	CB19	OPSD 705.010	S19	86.45	85.05	200	PVC DR35	
EXCB10	EXMH49-2	OPSD 705.010	S19	86.40	84.40	200	PVC DR35	
EXCB103	EX02	OPSD 705.010	S19	85.75	83.75	300	PVC DR35	
EXCB11	EXMH49-1	OPSD 705.010	S19	86.37	84.17	200	PVC DR35	
EXCB14	EXMH49	OPSD 705.010	S19	86.26	84.86	200	PVC DR35	

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 84.825	WM Top 84.111	0.714
2	WM Bottom 84.026	STM Top 83.161	0.864
3	SAN Bottom 84.121	WM Top 83.621	0.500
4	WM Bottom 83.945	STM Top 83.401	0.543
5	STM Bottom 83.801	WM Top 83.300	0.501
6	SAN Bottom 84.442	WM Top 83.898	0.500
7	WM Bottom 84.319	STM Top 83.942	0.421
8	SAN Bottom 84.080	STM Top 83.583	0.497
9	STM Bottom 83.601	STM Top 82.970	0.631
10	SAN Bottom 84.322	STM Top 83.905	0.417
11	SAN Bottom 84.328	STM Top 84.010	0.318
12	STM Bottom 84.750	STM Top 84.194	0.556
13	STM Bottom 84.709	STM Top 82.744	1.965
14	STM Bottom 84.720	SAN Top 84.168	0.552
15	STM Bottom 83.876	STM Top 83.623	0.253
17	SAN Bottom 83.947	STM Top 82.762	1.185
18	SAN Bottom 84.378	STM Top 83.737	0.641
19	SAN Bottom 84.113	STM Top 83.768	0.345
20	SAN Bottom 83.909	STM Top 82.726	1.183
21	SAN Bottom 84.122	STM Top 83.431	0.691
22	SAN Bottom 84.130	STM Top 83.154	0.976

REMOVALS LEGEND

	REMOVAL		DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.
	ADJUST MANHOLE, VALVES		FULL DEPTH ASPHALT 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		

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
	INTERLOCK AND HARDSCAPING

SERVICING LEGEND

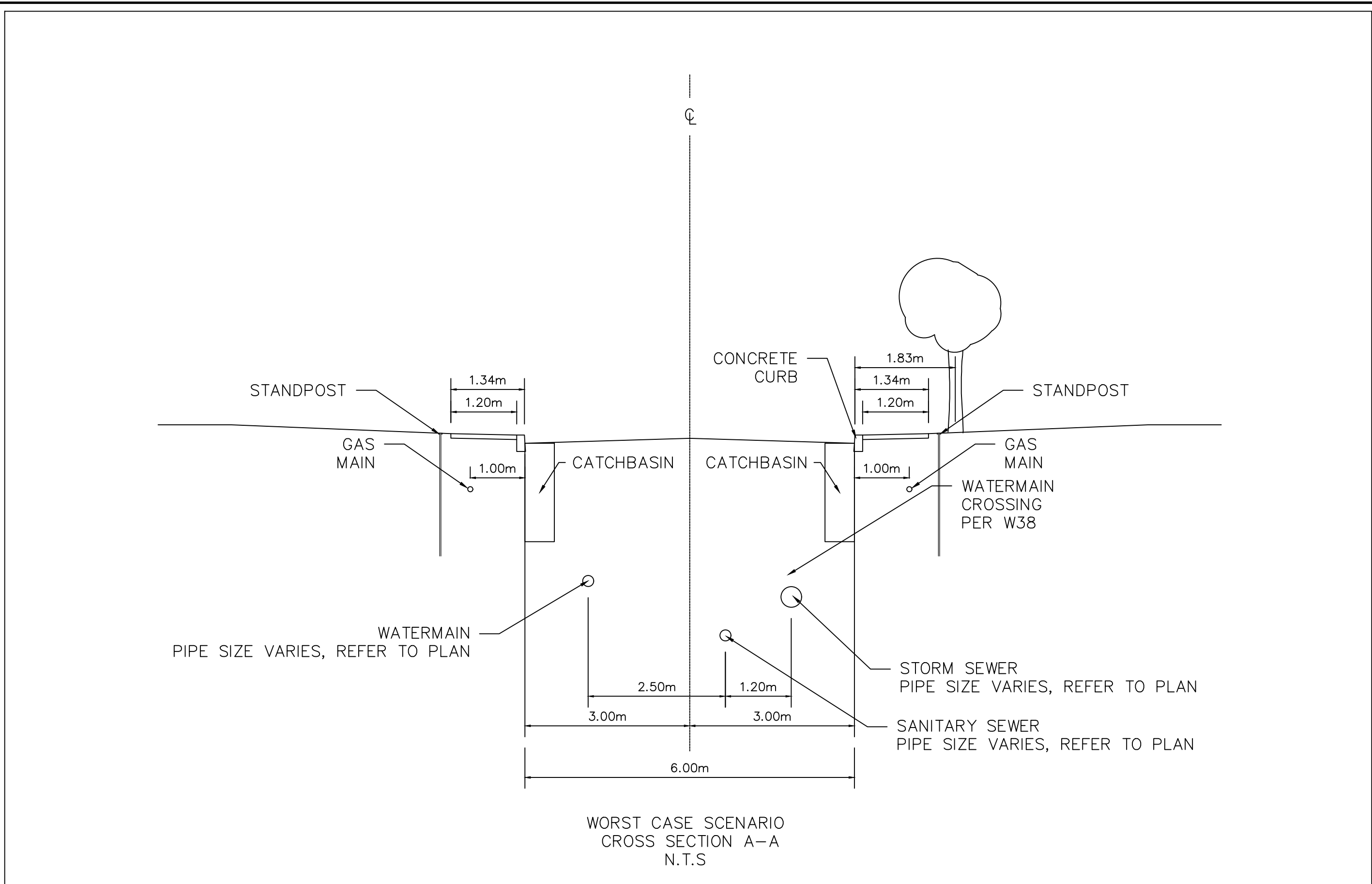
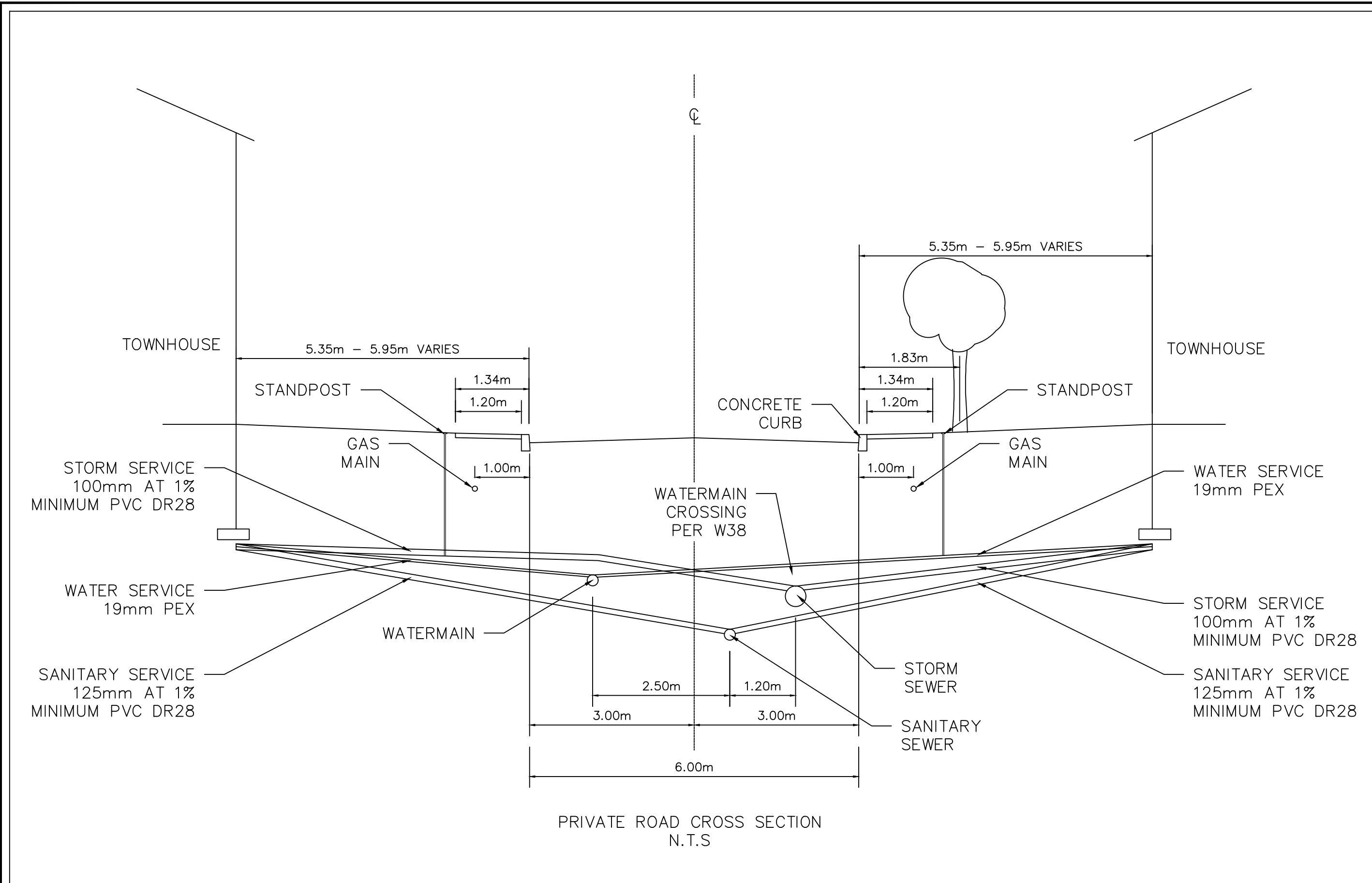
	MH118A	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	STORM MANHOLE
	825mmØ STM	STORM SEWER - LESS THAN 900Ø
	900mmØ STM	STORM SEWER - 900Ø AND GREATER
	200Ø WATERMAIN	WATERMAIN
	CB100	STREET CATCHBASIN C/W TOP OF GRATE
	CICB101	CURB INLET CATCHBASIN C/W GUTTER GRADE
	GG 104.25	DOUBLE CATCHBASIN C/W TOP OF GRATE
	DCB100	DOUBLE CURB INLET CATCHBASIN C/W TOP OF GRATE
	DCICB101	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	GG 104.25	DITCH INLET MANHOLE C/W TOP OF GRATE
	D101	CATCHBASIN MANHOLE C/W TOP OF GRATE
	TIG 103.59	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
	RYCB	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.35	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
	RY 103.35	REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	TIG 104.50	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	RY 103.35	PERFORATED REAR YARD SUBDRAIN
	300mmØ CSP	CSP CULVERT C/W DIAMETER
	V8VB	VALVE AND VALVE BOX
	V8VC	VALVE AND VALVE CHAMBER
	P8VC	PARK VALVE CHAMBER C/W SERVICE POST
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	RED 150Ø WM	WATERMAIN REDUCER
	V8VBS	VERTICAL BEND LOCATION
	M	SIAMESE CONNECTION (IF REQUIRED)
	M	METER (IF REQUIRED)
	M	REMOTE METER (IF REQUIRED)
	W	WATERMAIN IDENTIFICATION (IF REQUIRED)
	P	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	S	SINGLE SERVICE LOCATION
	S	DOUBLE SERVICE LOCATION
	RH 102.50	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	U8F	UNDERSIDE OF FOOTING ELEVATION
	U8F	CLAY SEAL IN SEWER / WATERMAIN TRENCH

LEGEND - FAIRHALL, MOFFATT & WOODLAND LTD.

	DIA.	- DIAMETER
	CB	- CATCH BASIN
	MH	- MANHOLE
	WMH	- WATER MANHOLE
	TMH	- TRAFFIC MANHOLE
	STMH	- STORM MANHOLE
	SMH	- SANITARY MANHOLE
	CB/MH	- CATCH BASIN/MANHOLE
	V/V	- WATER VALVE
	S	- SIGN
	G	- GAS METER
	FH	- TRAFFIC LIGHT
	H	- FIRE HYDRANT
	H	- HAND HOLE
	B	- BORE HOLE
	L	- BOLLARD
	LS	- LAMP STANDARD
	C	- CONIFEROUS TREE
	D	- DECIDUOUS TREE
	P	- HANDICAPPED PARKING
	W	- WATER
	UH	- UNDERGROUND HYDRO
	UB	- UNDERGROUND BELL
	G	- GAS
	ST	- STORM SEWER
	S	- SANITARY
	C	- CURB
	I	- INTERLOCKING BRICK

ROADWAY STRUCTURE:

- CAR ONLY PARKING AREA (600mm)**
- 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 150mm - OPSS GRANULAR "A" CRUSHED STONE
 - 300mm - OPSS GRANULAR "B" TYPE II
- PRIVATE ROADWAY & MAIN DRIVE AISLE ROADS (690mm)**
- 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm - OPSS GRANULAR "A" CRUSHED STONE
 - 450mm - OPSS GRANULAR "B" TYPE II

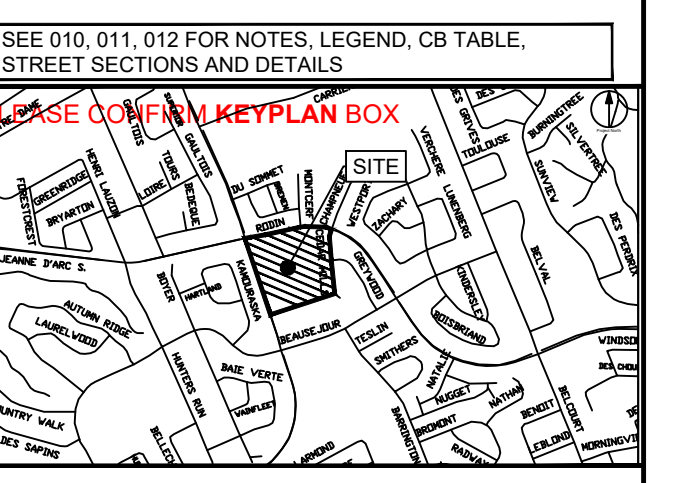


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ISSUES

No.	DESCRIPTION	DATE
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3	REVISED AS PER CITY COMMENTS	2024-05-24



CONSULTANTS

Project Coordinator:
North American Development Group

Site Plan Architect:
Q4 Architects Inc.

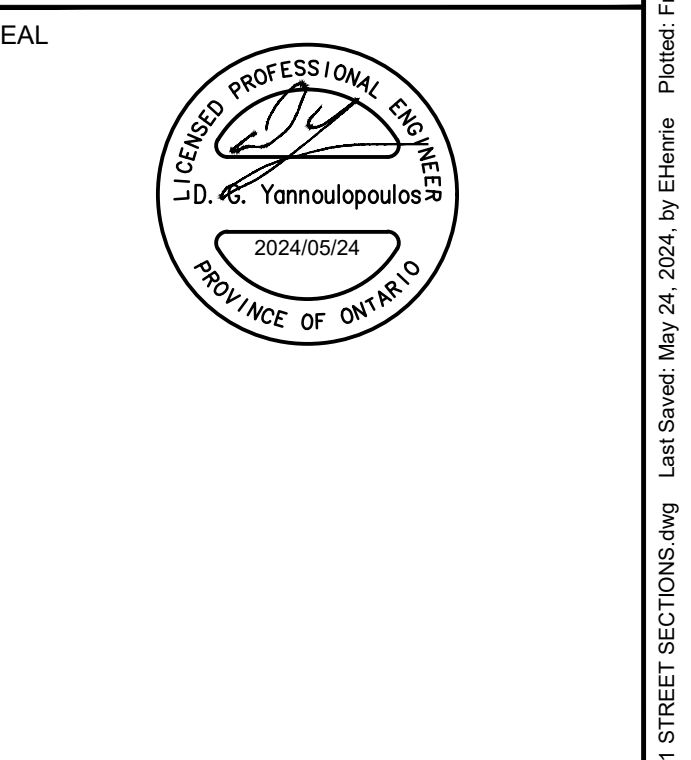
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Landscape:
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PROJECT
ORLEANS GARDENS

1615 ORLEANS BOULEVARD

PROJECT NO:
122764

DRAWN BY: A.B. / E.H.	CHECKED BY: R.M./D.G.Y.
PROJECT MGR: R.M.	APPROVED BY: D.G.Y.

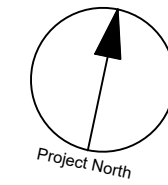
SHEET TITLE
STREET SECTIONS

SHEET NUMBER C-011	ISSUE 3
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 Last Saved: May 24, 2024, by EHenrie
 Plotted: Friday, May 24, 2024 10:31:09 AM by Elic Henrie
CITY FILE NO. D07-16-22-008
CITY PLAN NO. 18981

GRADING LEGEND

- 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
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FF : 87.20
- USF : 85.10
- NUMBER OF RISERS
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS



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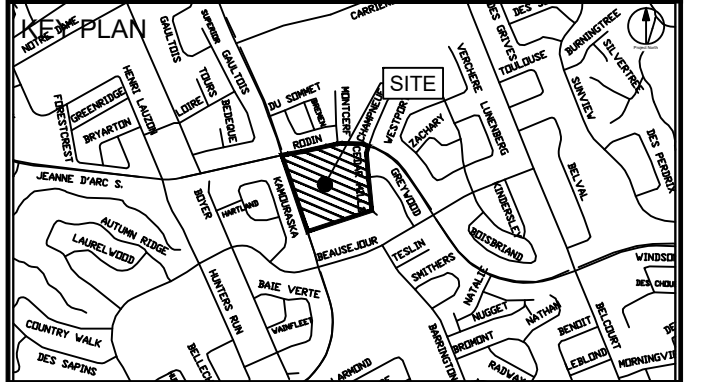
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



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Project Coordinator:
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Site Plan Architect:
Q4 Architects Inc.

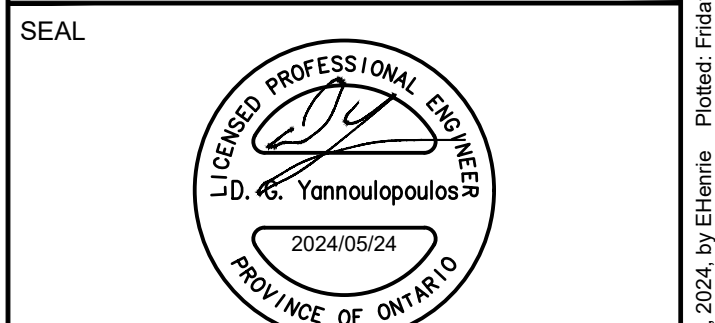
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Geotechnical:
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Traffic:
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Landscape:
Levstek Consultants Inc.



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PROJECT
ORLEANS GARDENS
1615 ORLEANS BOULEVARD

PROJECT NO:
122764

DRAWN BY:
A.B. / E.H.

CHECKED BY:
R.M./D.G.Y.

PROJECT MGR:
R.M.

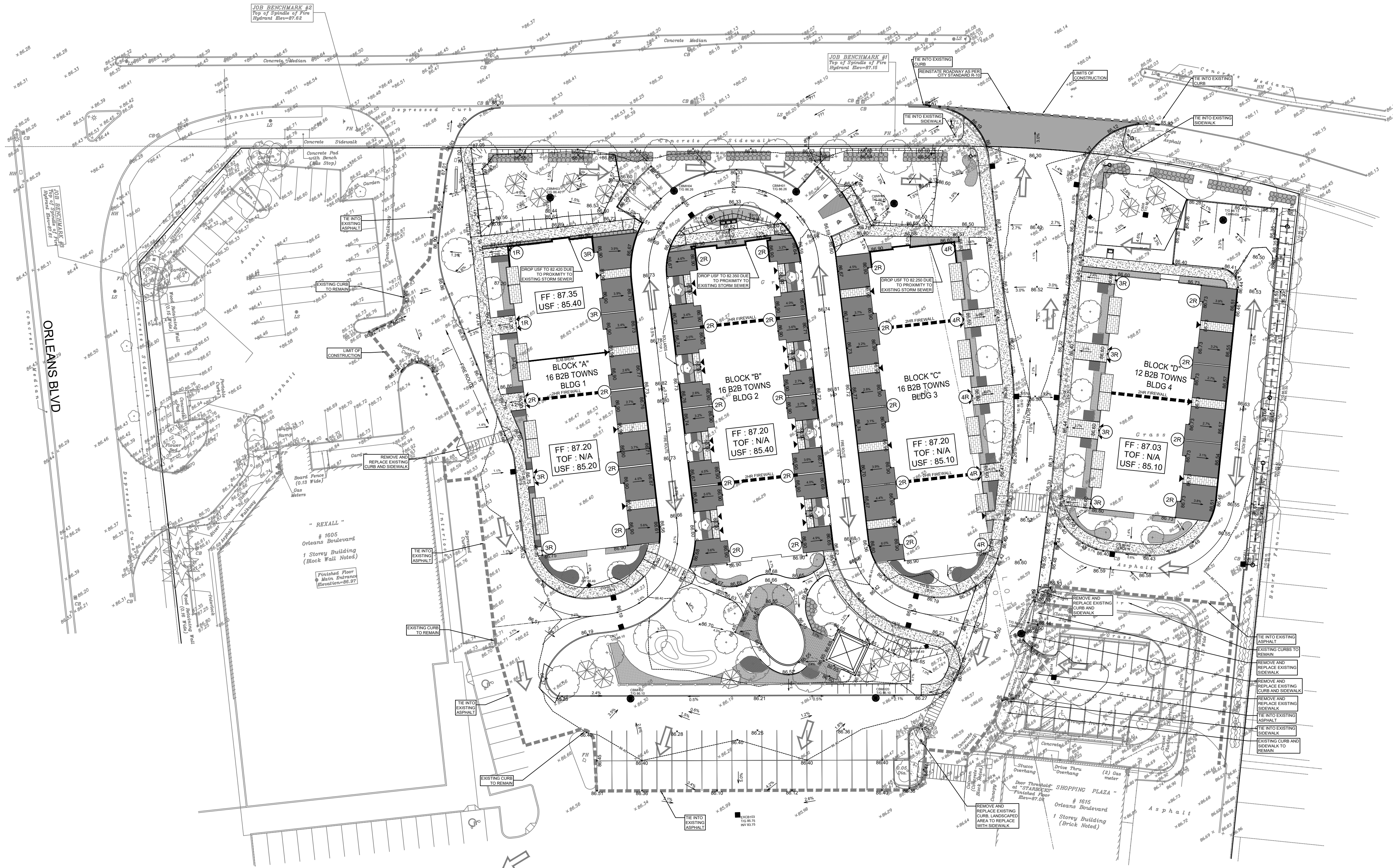
APPROVED BY:
D.G.Y.

SHEET TITLE
GRADING PLAN

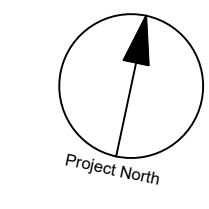
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C-200

ISSUE
3

JEANNE D'ARC BLVD



CITY PLAN NO. 18981
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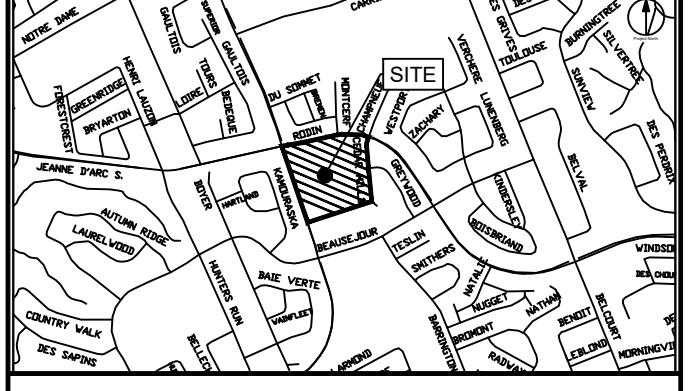
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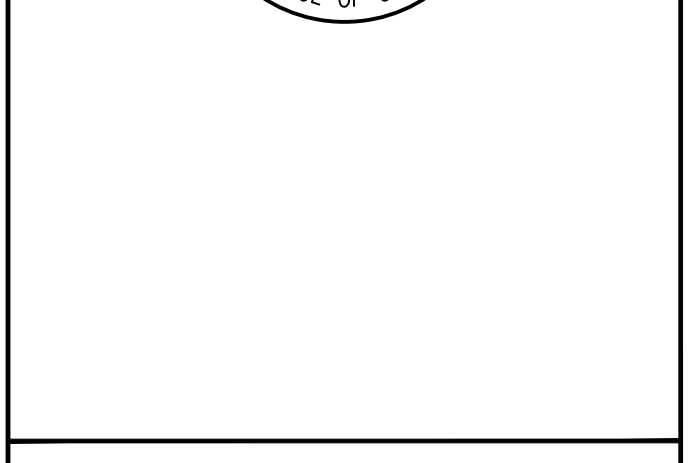
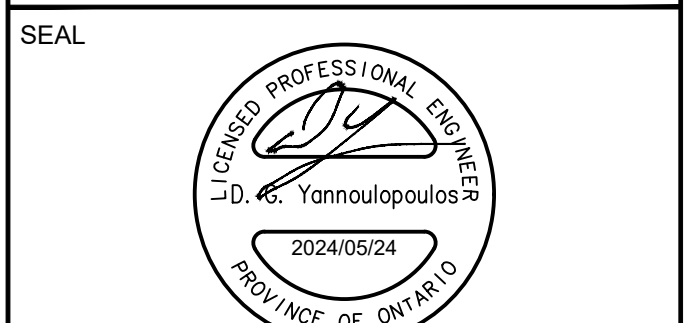
ISSUES

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Project Coordinator:
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Site Plan Architect:
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Pateron Group
Traffic:
IBI Group
Electrical:
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Landscape:
Levstek Consultants Inc.



PROJECT
ORLEANS GARDENS
1615 ORLEANS BOULEVARD

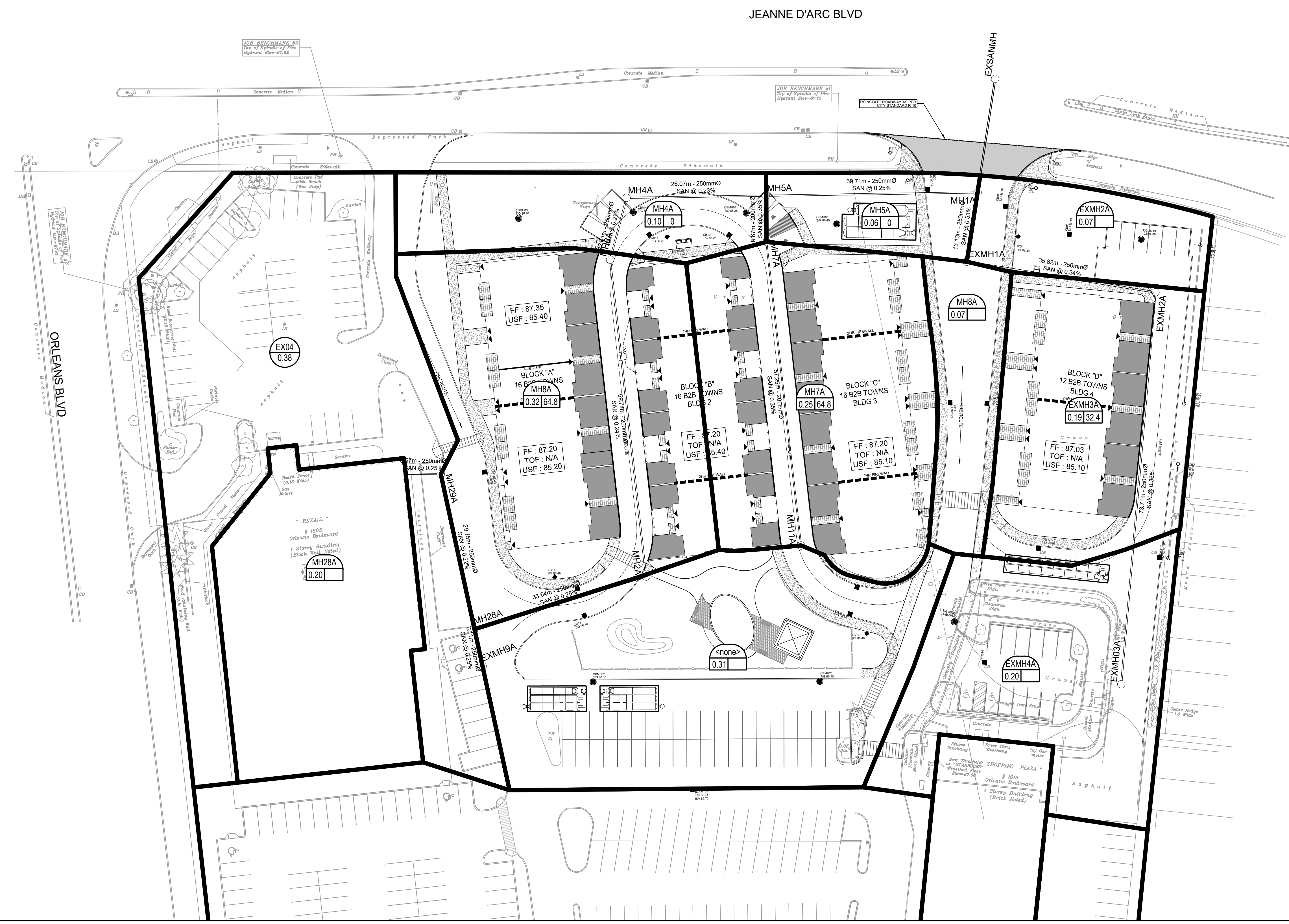
PROJECT NO:
122764
DRAWN BY:
A.B. / E.H.
PROJECT MGR:
R.M.
CHECKED BY:
D.G.Y.
APPROVED BY:
D.G.Y.

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

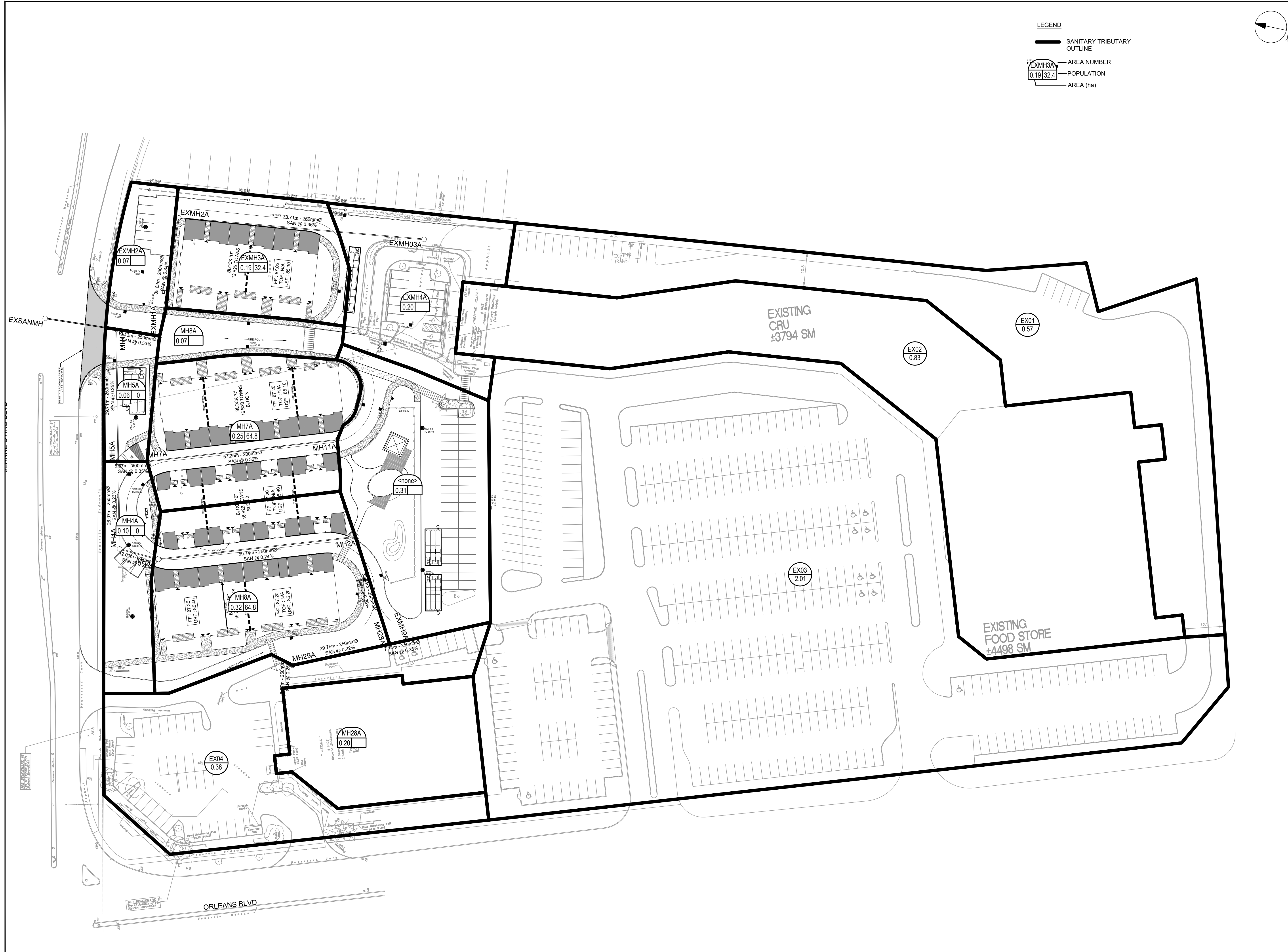
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C-400
ISSUE
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LEGEND

	SANITARY TRIBUTARY OUTLINE
	AREA NUMBER
	POPULATION
	AREA (ha)

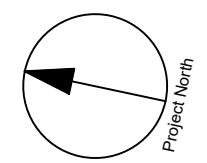


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Last Saved: July 19, 2023, by: Elenie
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LEGEND

	SANITARY TRIBUTARY OUTLINE
	AREA NUMBER
	POPULATION
	AREA (ha)



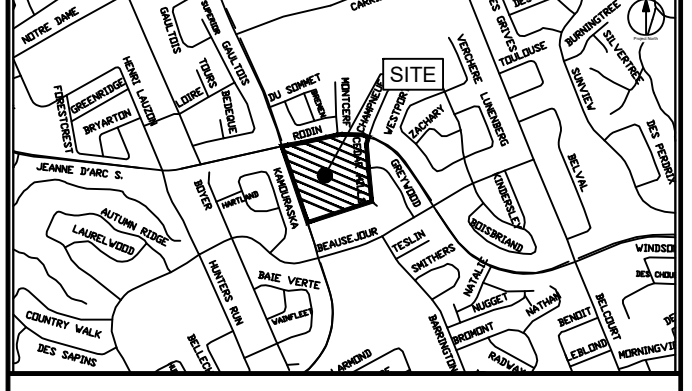
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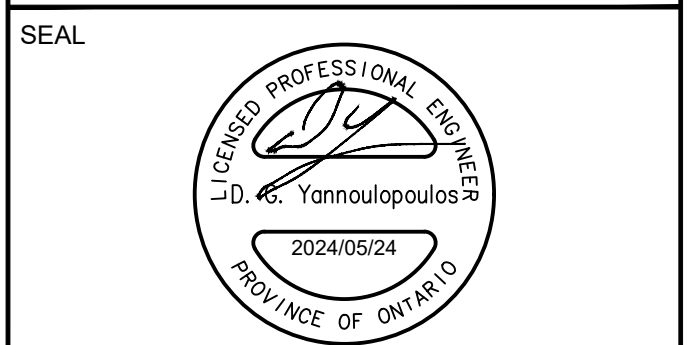
ISSUES

No.	DESCRIPTION	DATE
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



CONSULTANTS
Project Coordinator:
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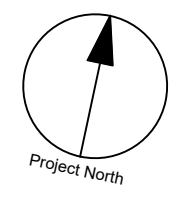
PROJECT
ORLEANS GARDENS
1615 ORLEANS BOULEVARD

PROJECT NO:
122764
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A.B. / E.H.
CHECKED BY:
D.G.Y.
PROJECT MGR:
R.M.
APPROVED BY:
D.G.Y.

SHEET TITLE
EXTERNAL SANITARY DRAINAGE AREA PLAN

SHEET NUMBER
C-401
ISSUE
3

CITY PLAN NO. 18981
CITY FILE NO. D07-16-22-008
Last Saved: July 19, 2023, by Ehenne
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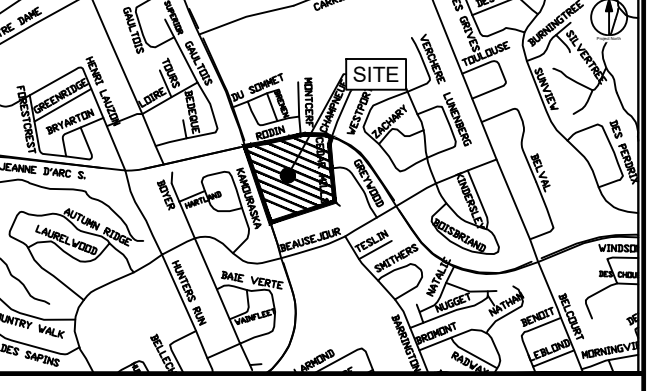
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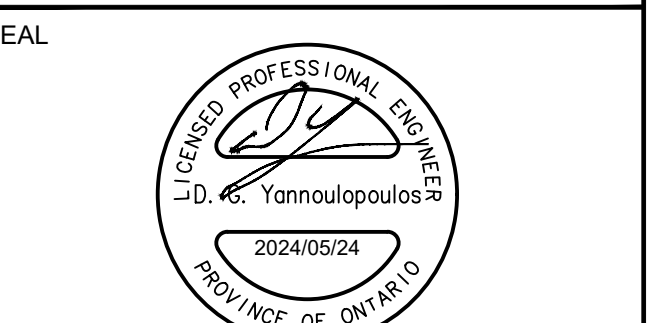
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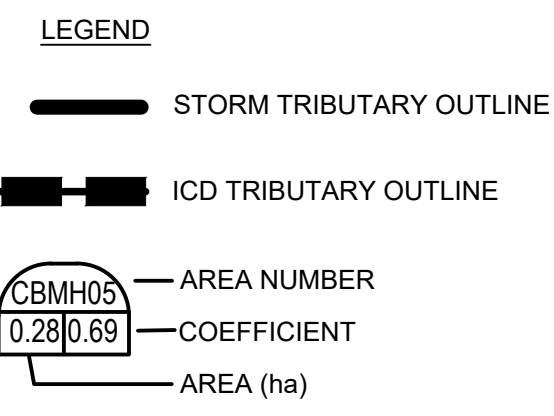
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1615 ORLEANS BOULEVARD

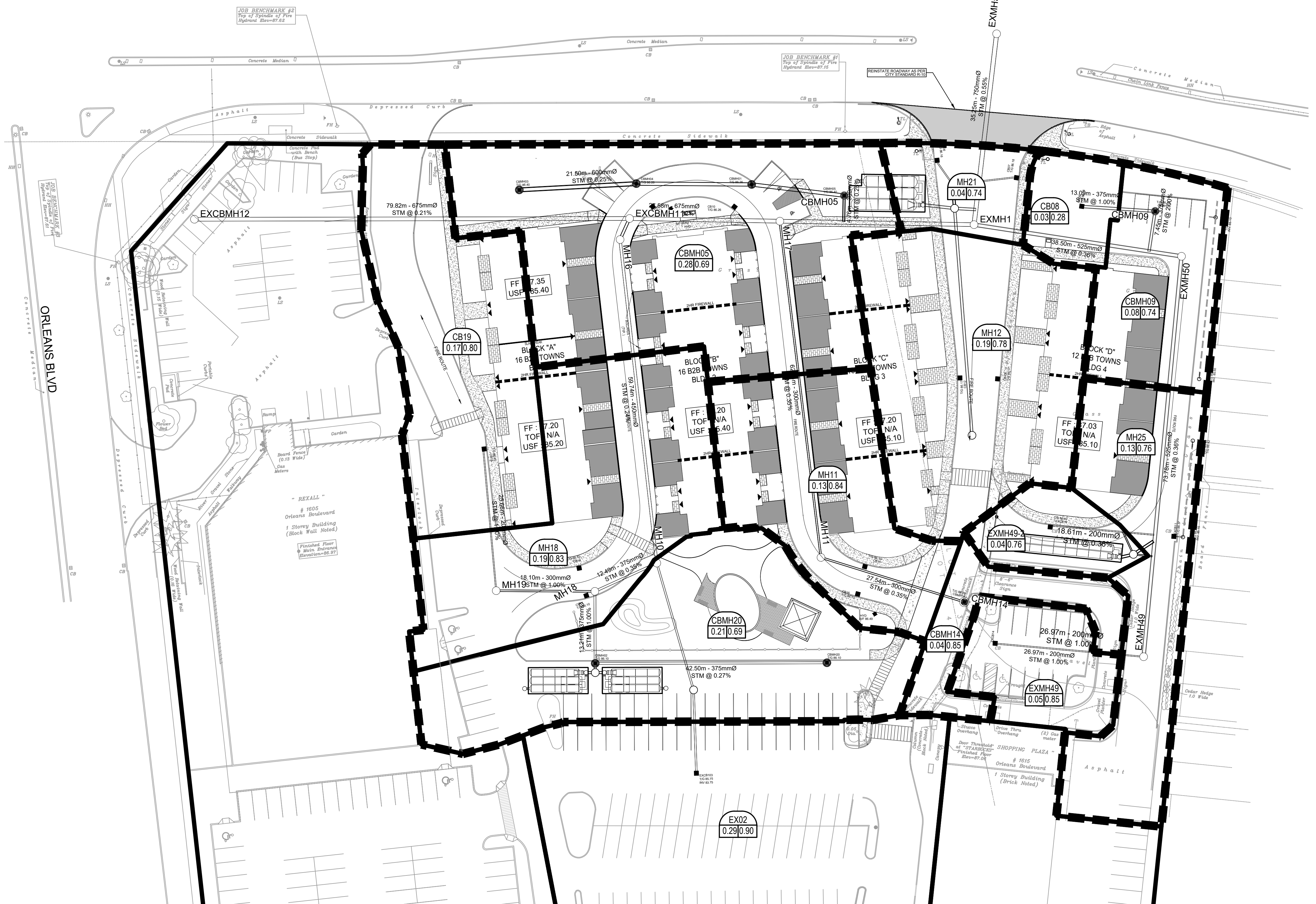
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PROJECT MGR:
R.M.
CHECKED BY:
D.G.Y.
APPROVED BY:
D.G.Y.

SHEET TITLE
STORM DRAINAGE AREA PLAN

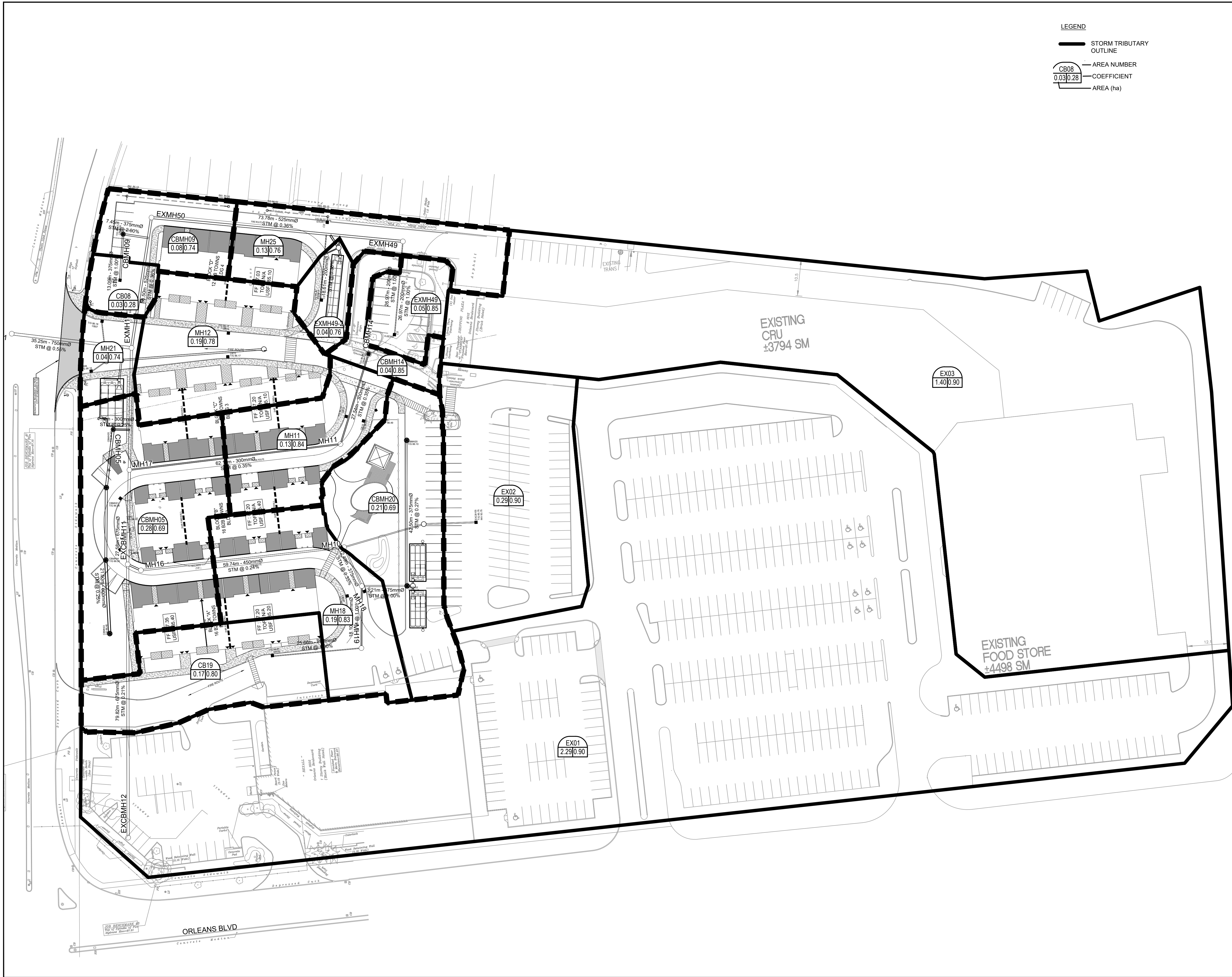
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C-500
ISSUE
3



JEANNE D'ARC BLVD

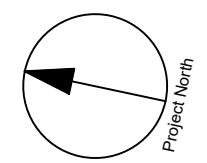


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LEGEND

- STORM TRIBUTARY OUTLINE
- AREA NUMBER
- COEFFICIENT
- AREA (ha)



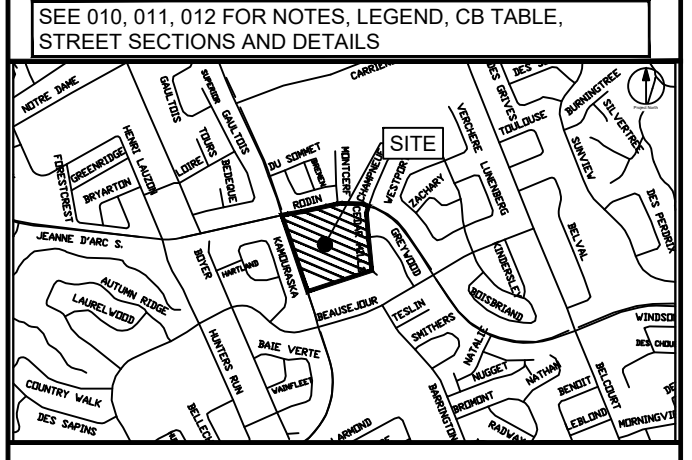
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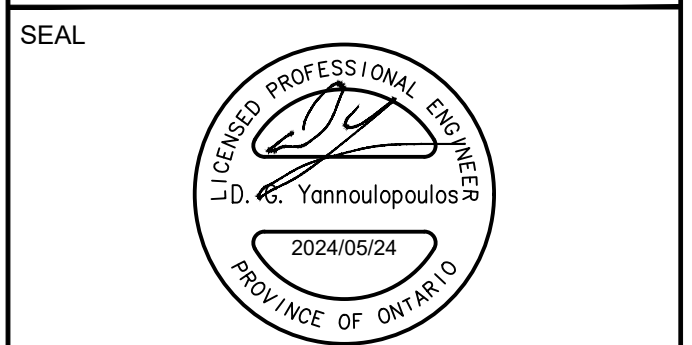
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PROJECT
ORLEANS GARDENS

1615 ORLEANS BOULEVARD

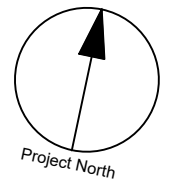
PROJECT NO:
122764

DRAWN BY: A.B. / E.H.	CHECKED BY: D.G.Y.
PROJECT MGR: R.M.	APPROVED BY: D.G.Y.

SHEET TITLE
EXTERNAL STORM DRAINAGE AREA PLAN

SHEET NUMBER C-501	ISSUE 3
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CITY PLAN NO. 18981
CITY FILE NO. D07-16-22-008
Last Saved: July 19, 2023, by Elenie
Printed: Friday, May 24, 2024, 10:34:14 AM by Eric Henrie

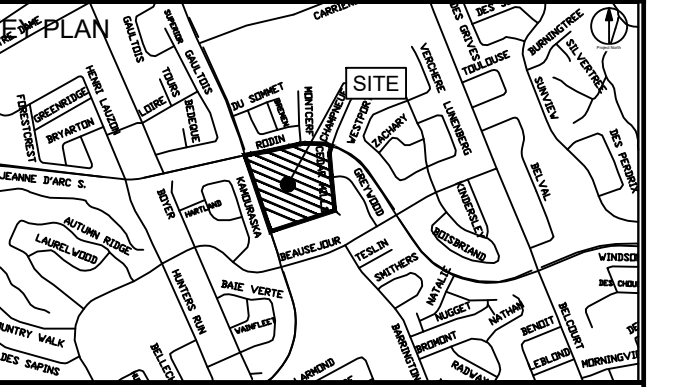


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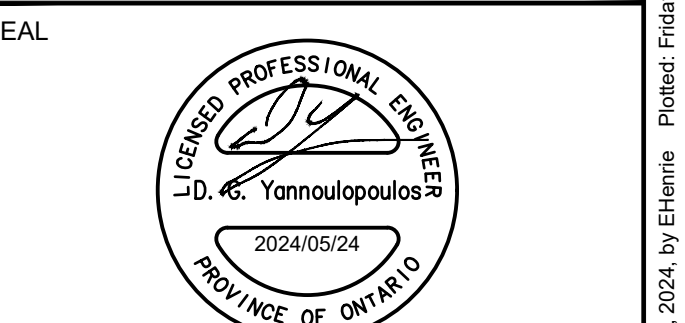
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR CITY REVIEW	2023-02-06
2	REVISED AS PER NEW SITE PLAN	2023-09-06
3	REVISED AS PER CITY COMMENTS	2024-05-24

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



CONSULTANTS
Project Coordinator:
North American Development Group
Site Plan Architect:
Q4 Architects Inc.
Surveyor:
Fairhall, Moffatt and Woodland Ltd.
Geotechnical:
Paterson Group
Traffic:
IBI Group
Electrical:
Hammerschlag & Joffe Inc.
Landscape:
Levstek Consultants Inc.



SEAL

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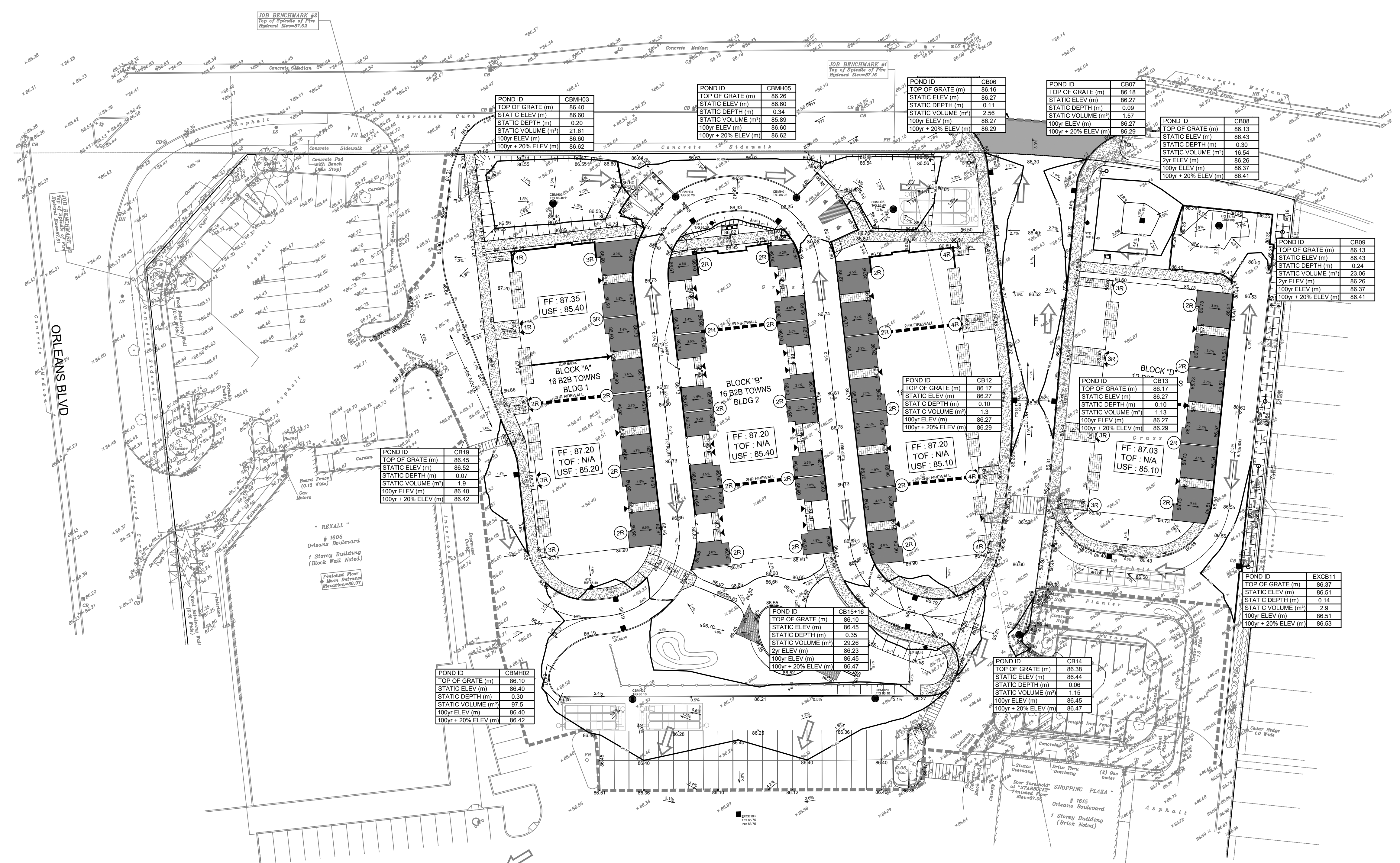
PROJECT
ORLEANS GARDENS
1615 ORLEANS BOULEVARD

PROJECT NO:
122764
DRAWN BY:
A.B. / E.H.
PROJECT MGR:
R.M.
CHECKED BY:
R.M./D.G.Y.
APPROVED BY:
D.G.Y.

SHEET TITLE
PONDING PLAN

SHEET NUMBER
C-600
ISSUE
3

JEANNE D'ARC BLVD



POND ID	CBM403
TOP OF GRATE (m)	86.40
STATIC ELEV (m)	86.60
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	21.61
100yr ELEV (m)	86.60
100yr + 20% ELEV (m)	86.62

POND ID	CBM405
TOP OF GRATE (m)	86.16
STATIC ELEV (m)	86.60
STATIC DEPTH (m)	0.34
STATIC VOLUME (m³)	89.89
100yr ELEV (m)	86.60
100yr + 20% ELEV (m)	86.62

POND ID	CBM406
TOP OF GRATE (m)	86.16
STATIC ELEV (m)	86.27
STATIC DEPTH (m)	0.11
STATIC VOLUME (m³)	2.56
100yr ELEV (m)	86.27
100yr + 20% ELEV (m)	86.29

POND ID	CBM407
TOP OF GRATE (m)	86.18
STATIC ELEV (m)	86.27
STATIC DEPTH (m)	0.09
STATIC VOLUME (m³)	1.67
100yr ELEV (m)	86.27
100yr + 20% ELEV (m)	86.29

POND ID	CBM408
TOP OF GRATE (m)	86.13
STATIC ELEV (m)	86.43
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	19.54
2yr ELEV (m)	86.26
100yr ELEV (m)	86.37
100yr + 20% ELEV (m)	86.41

POND ID	CBM409
TOP OF GRATE (m)	86.13
STATIC ELEV (m)	86.43
STATIC DEPTH (m)	0.24
STATIC VOLUME (m³)	23.06
2yr ELEV (m)	86.26
100yr ELEV (m)	86.37
100yr + 20% ELEV (m)	86.41

POND ID	CBM412
TOP OF GRATE (m)	86.17
STATIC ELEV (m)	86.27
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	1.13
100yr ELEV (m)	86.27
100yr + 20% ELEV (m)	86.29

POND ID	CBM413
TOP OF GRATE (m)	86.17
STATIC ELEV (m)	86.27
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	1.13
100yr ELEV (m)	86.27
100yr + 20% ELEV (m)	86.29

POND ID	CBM419
TOP OF GRATE (m)	86.45
STATIC ELEV (m)	86.52
STATIC DEPTH (m)	0.07
STATIC VOLUME (m³)	1.9
100yr ELEV (m)	86.45
100yr + 20% ELEV (m)	86.42

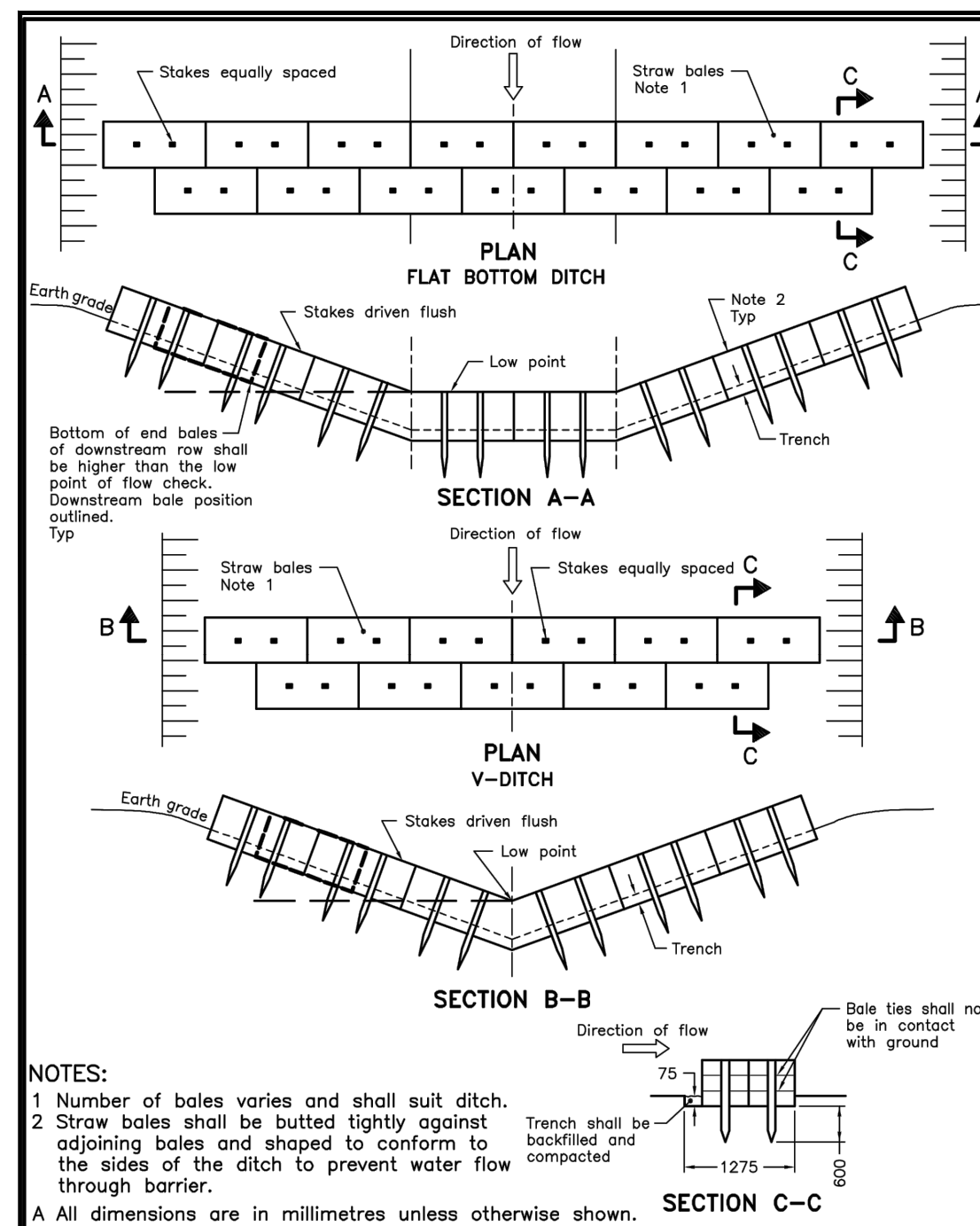
POND ID	CBM402
TOP OF GRATE (m)	86.10
STATIC ELEV (m)	86.40
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	97.5
100yr ELEV (m)	86.40
100yr + 20% ELEV (m)	86.42

POND ID	CBM420
TOP OF GRATE (m)	86.10
STATIC ELEV (m)	86.45
STATIC DEPTH (m)	0.35
STATIC VOLUME (m³)	29.26
2yr ELEV (m)	86.23
100yr ELEV (m)	86.45
100yr + 20% ELEV (m)	86.47

POND ID	CBM421
TOP OF GRATE (m)	86.39
STATIC ELEV (m)	86.44
STATIC DEPTH (m)	0.06
STATIC VOLUME (m³)	1.15
100yr ELEV (m)	86.45
100yr + 20% ELEV (m)	86.47

POND ID	EXCB11
TOP OF GRATE (m)	86.37
STATIC ELEV (m)	86.51
STATIC DEPTH (m)	0.14
STATIC VOLUME (m³)	2.9
100yr ELEV (m)	86.51
100yr + 20% ELEV (m)	86.53

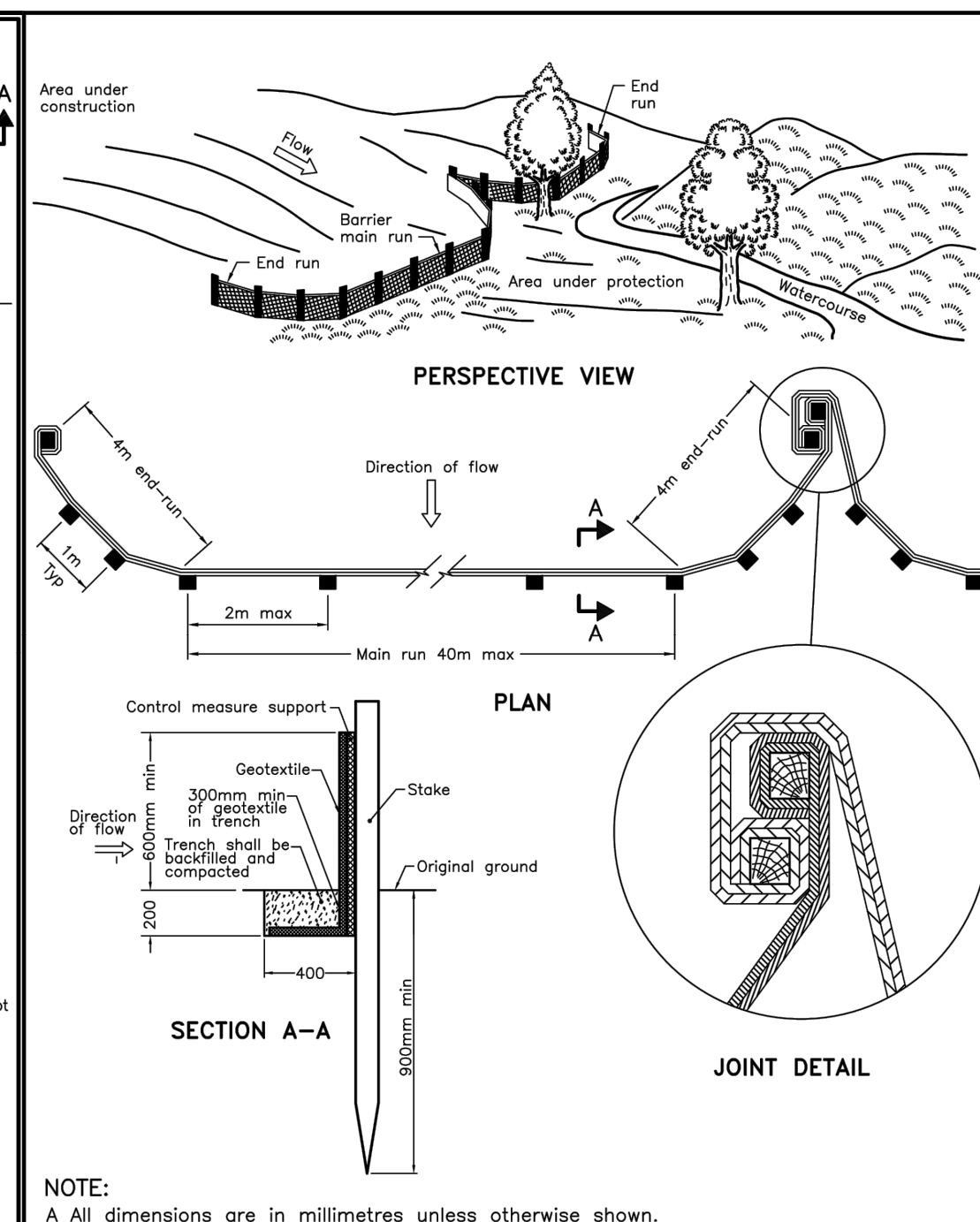
CITY PLAN NO. 18981
CITY FILE NO. D07-16-22-008
Last Saved: May 23, 2024, by Ethenie Pirost: Friday, May 24, 2024 10:34:55 AM by Eric Henne



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2

STRAW BALE FLOW CHECK DAM

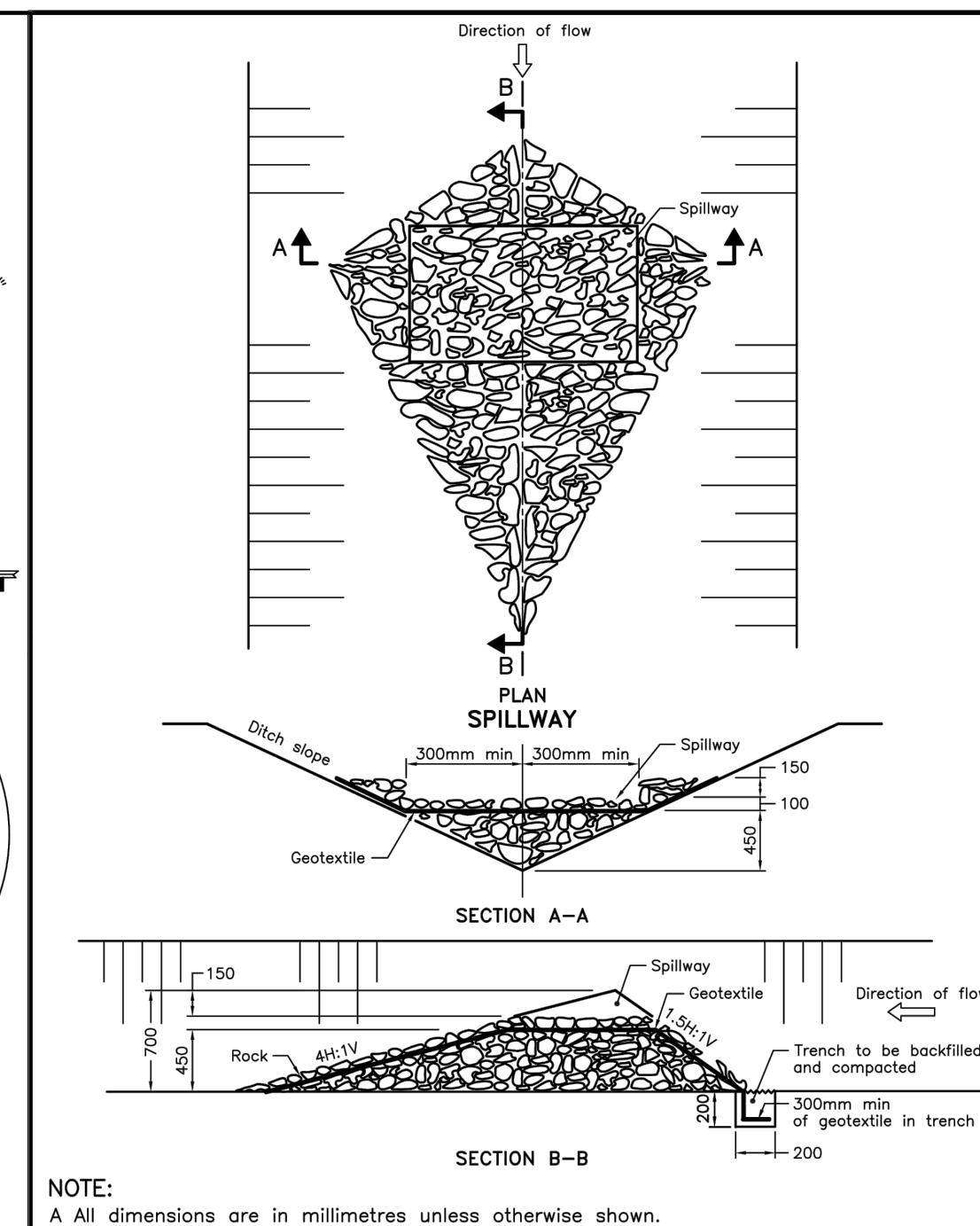
OPSD 219.180



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3

HEAVY-DUTY SILT FENCE BARRIER

OPSD 219.130



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 Rev 1

ROCK FLOW CHECK DAM V-DITCH

OPSD 219.210

- NOTES:**
- 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:**
- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
 - 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

NORTH AMERICAN DEVELOPMENT GROUP

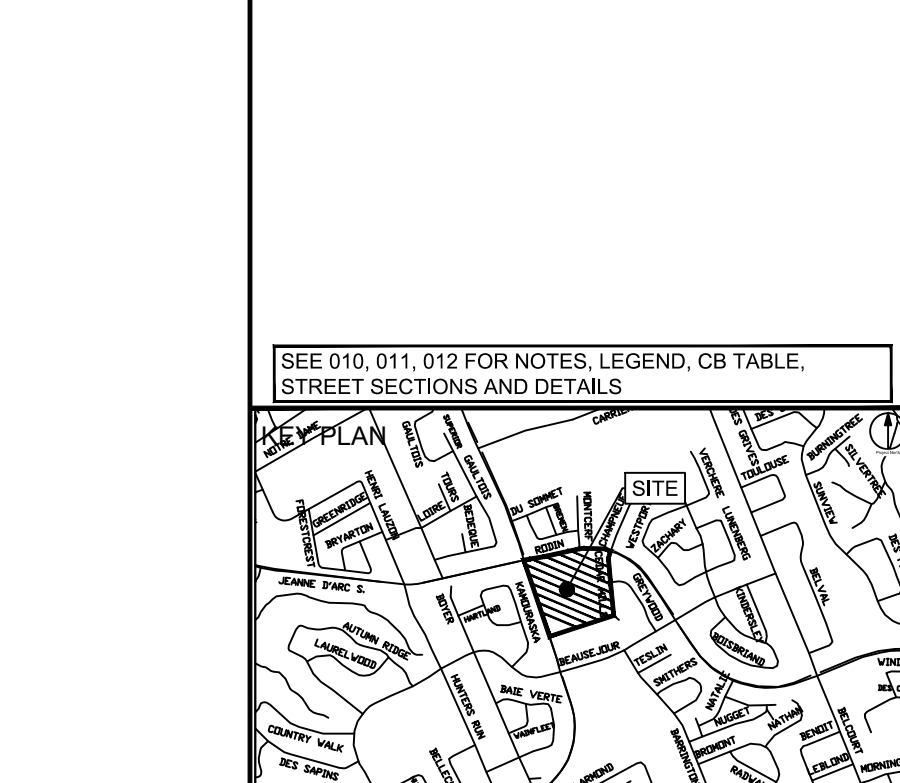
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ISSUES

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LEGEND

Project Coordinator:
North American Development Group

Site Plan Architect:
Q4 Architects Inc.

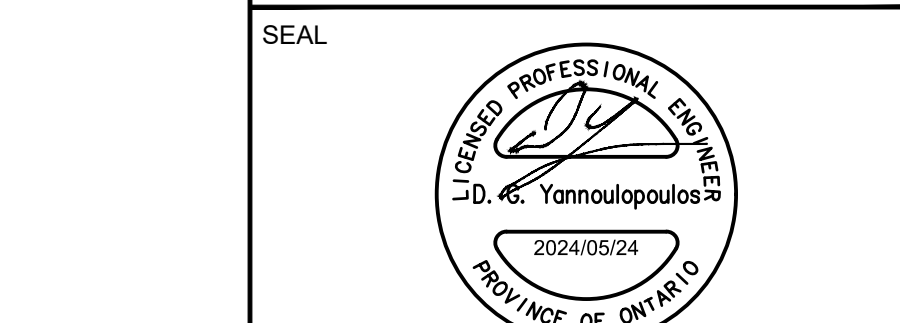
Surveyor:
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Paterson Group

Traffic:
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Electrical:
Hammerschlag & Joffe Inc.

Landscape:
Levstek Consultants Inc.



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PROJECT

ORLEANS GARDENS

1615 ORLEANS BOULEVARD

PROJECT NO:
122764

DRAWN BY:
A.B. / E.H.

CHECKED BY:
R.M./D.G.Y.

PROJECT MGR:
R.M.

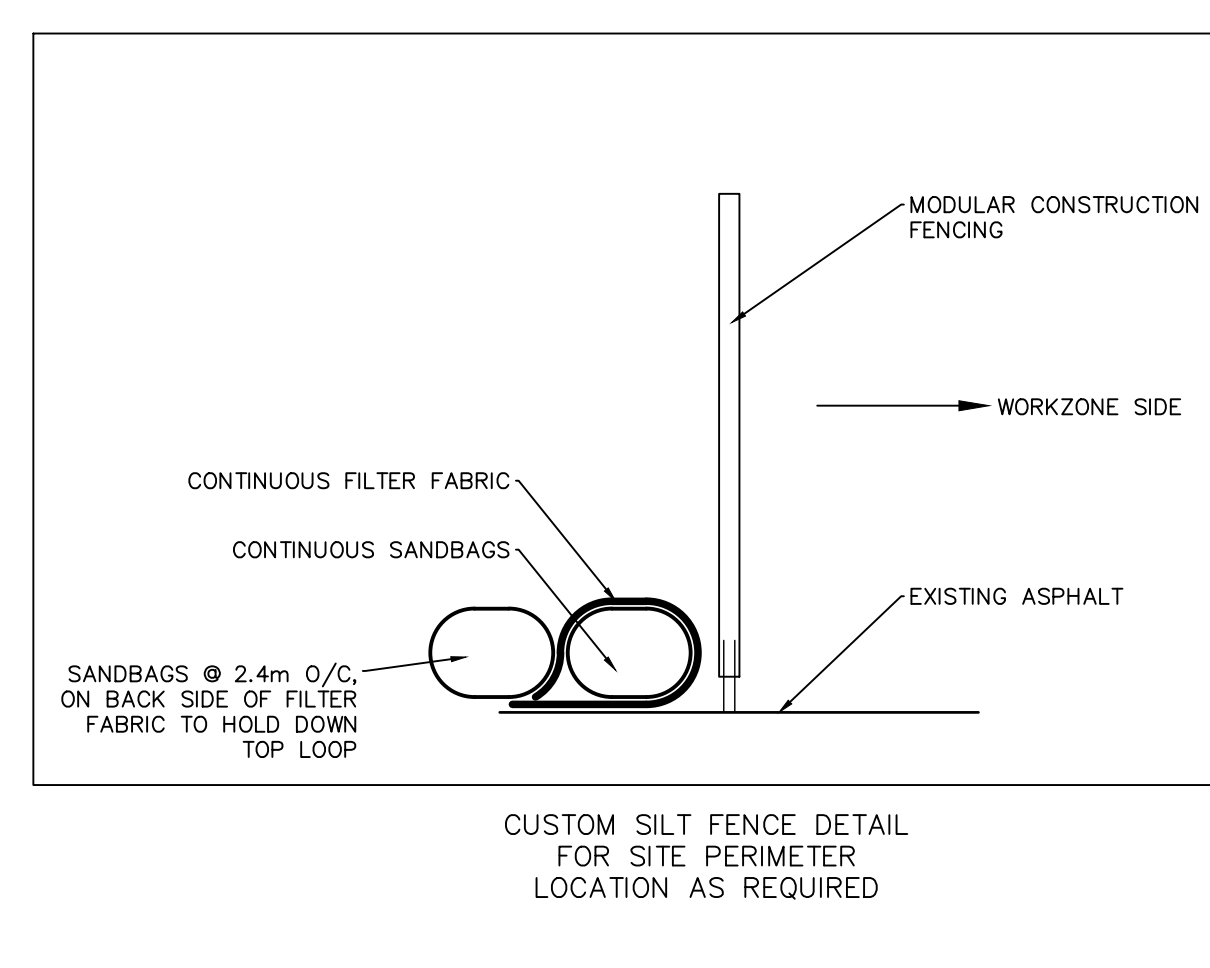
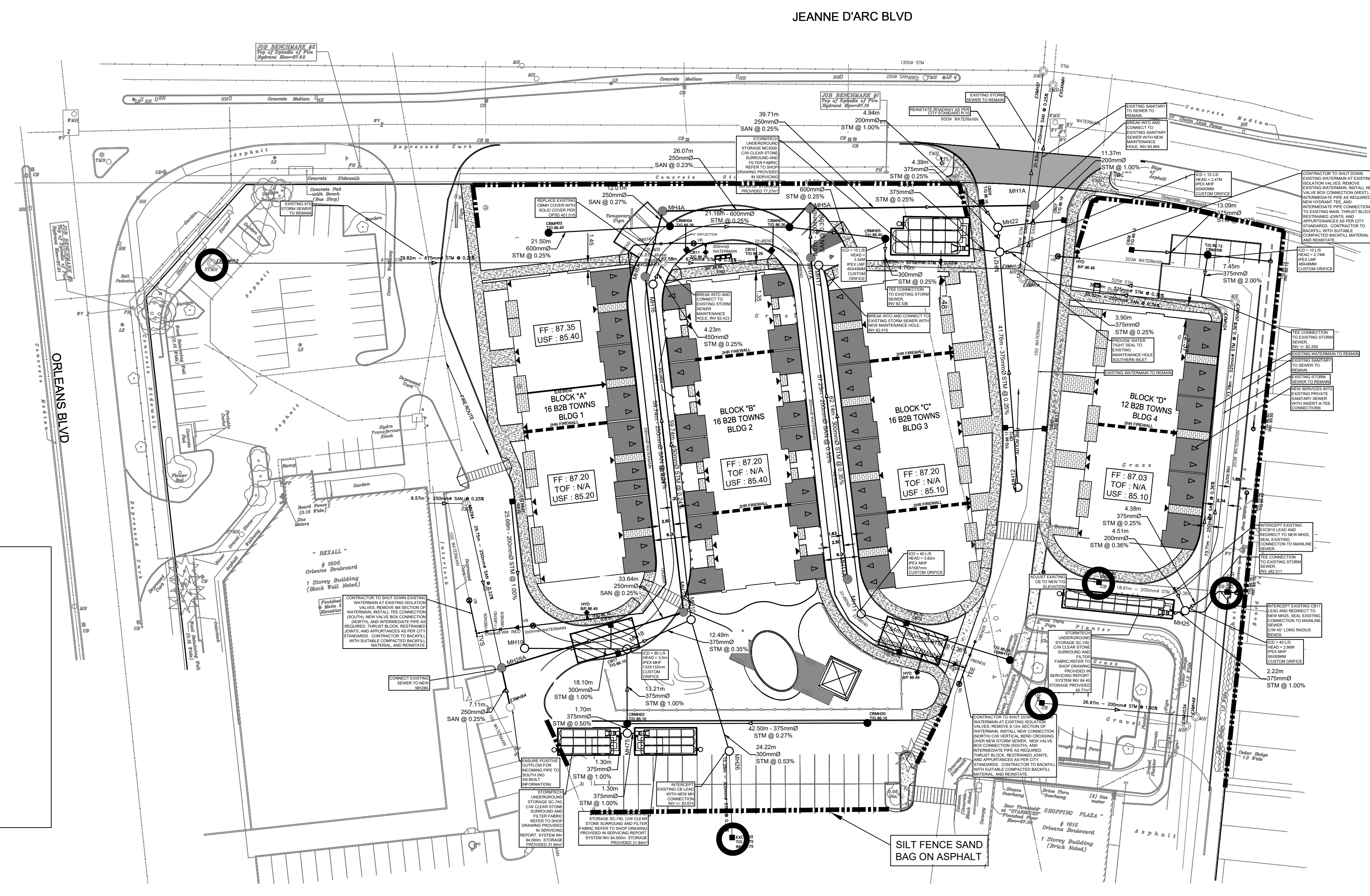
APPROVED BY:
D.G.Y.

SHEET TITLE

SEDIMENT-EROSION PLAN

SHEET NUMBER
C-900

ISSUE
3



CITY PLAN NO. 18981
CITY FILE NO. D07-16-22-008
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