

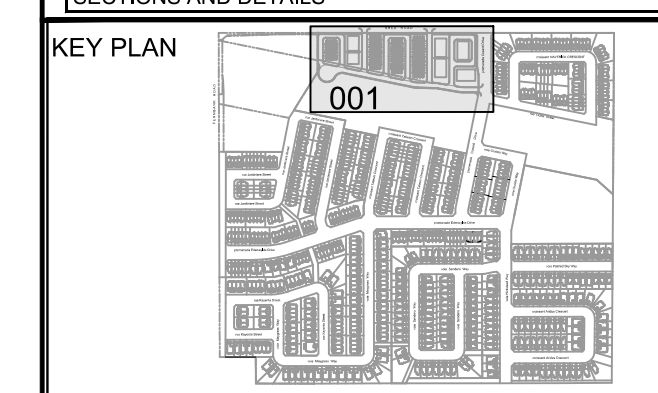
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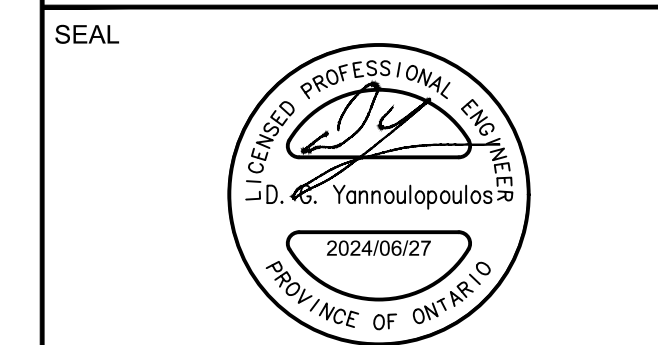
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
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SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

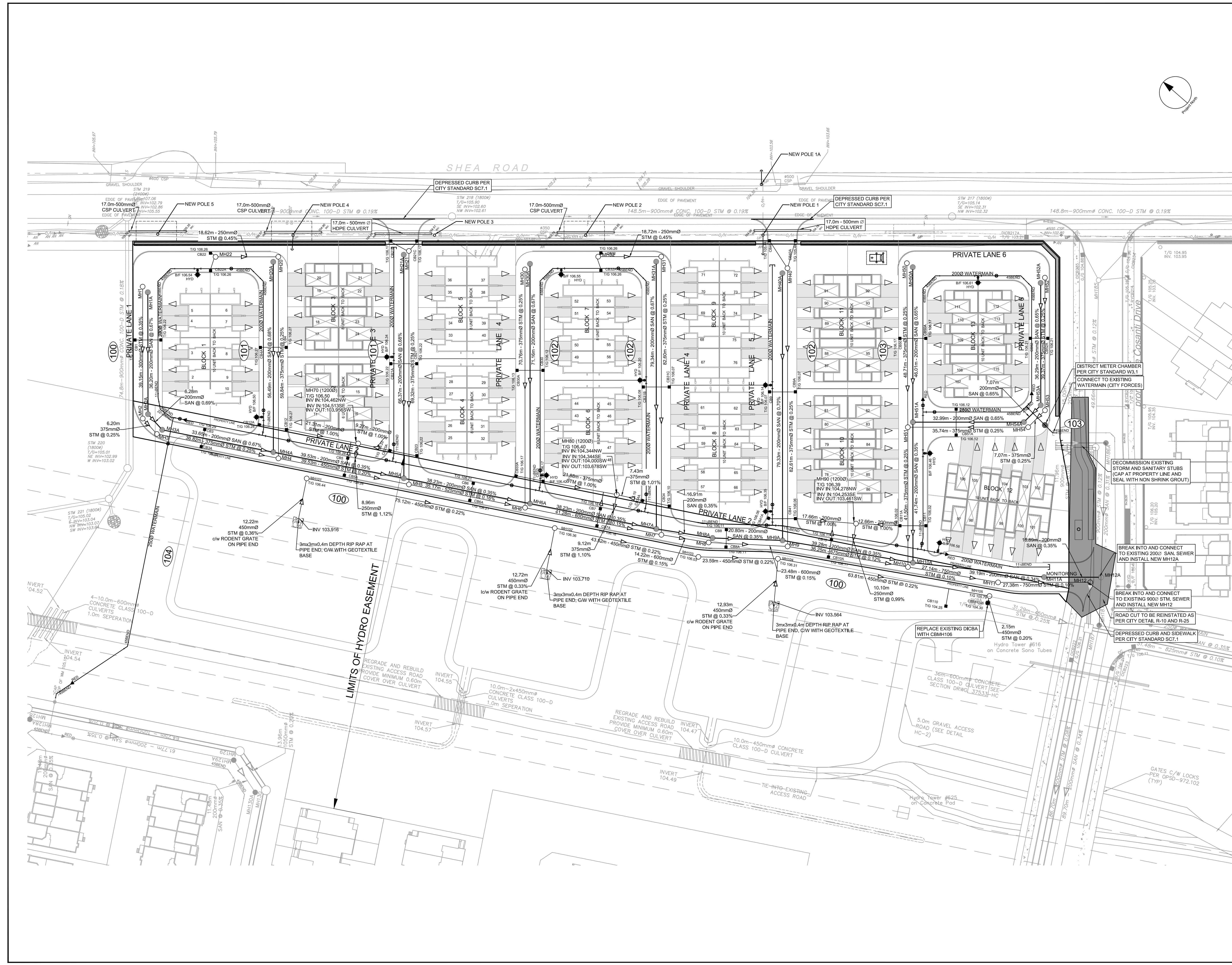
PROJECT NO:
139185
DRAWN BY:
M.M.
PROJECT MGR:
R.M.

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

SHEET TITLE
GENERAL PLAN

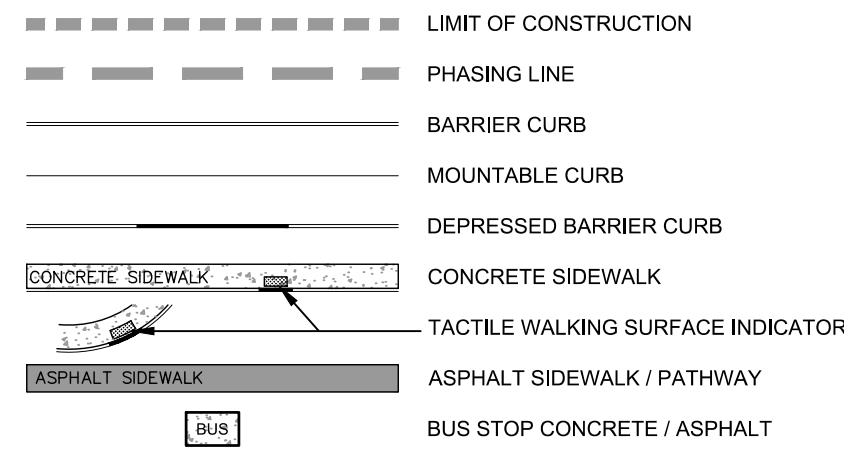
SHEET NUMBER
001
ISSUE
2

CITY PLAN No. 19029

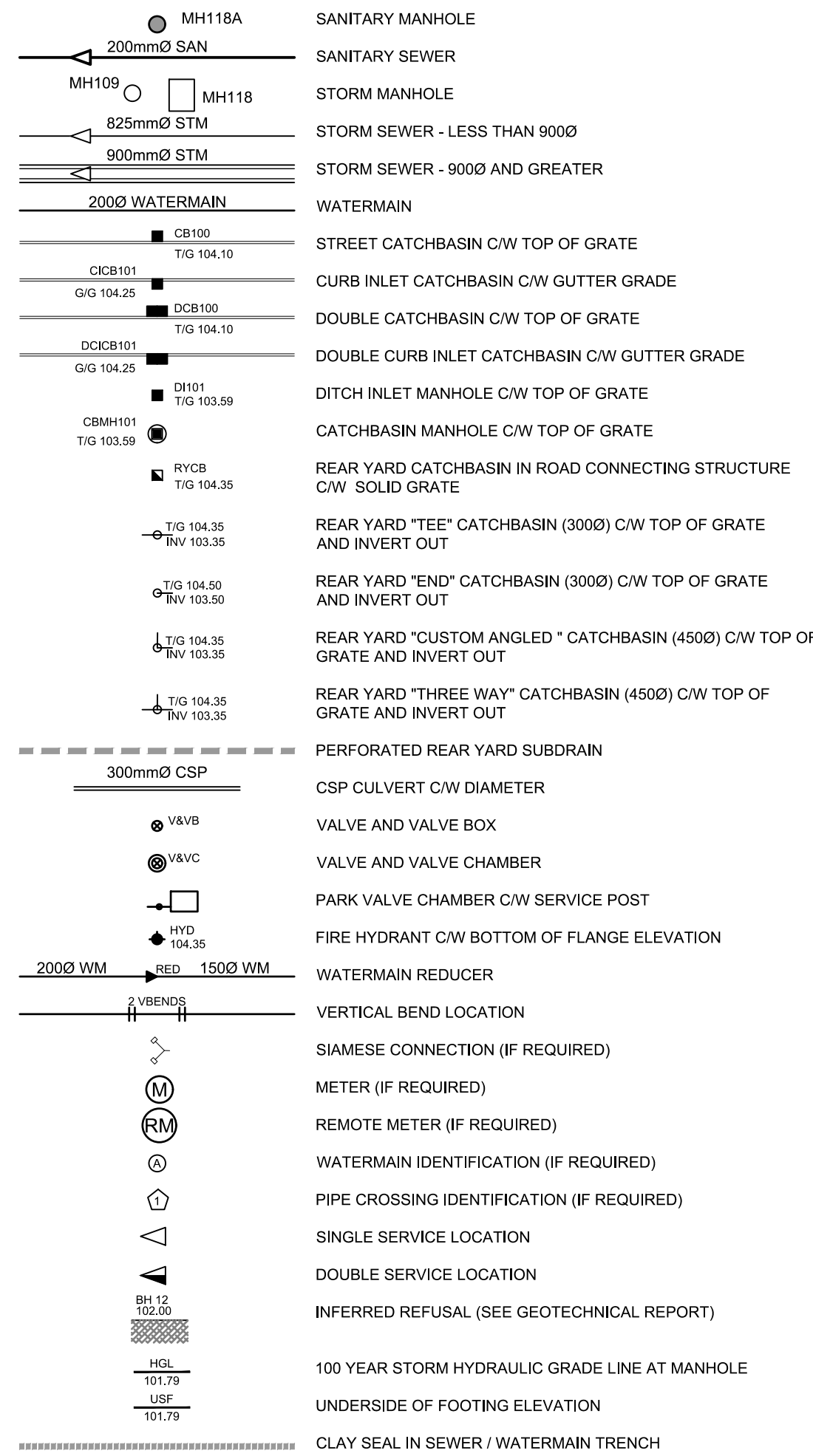


CITY FILE No. D07-12-23-0032
Scale Check: []
File Location: \\139185_1650_Shea_Road\0_Production\02_Design\02_Civil\Shea01-General Plan.dwg
Last Saved: June 27, 2024, by M.Milne
Plotted: Thursday, June 27, 2024, 10:13:10 AM by Marian Milne

GENERAL LEGEND



SERVICING LEGEND



UTILITY 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.
- 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.
- 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.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

NOTES :

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- 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. NOTICE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT 102186 PREPARED BY GEMTEC.

LOCAL ROAD: (640. mm)

40mm	SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	OPSS GRANULAR "A" CRUSHED STONE
400mm	OPSS GRANULAR "B" TYPE II

- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY STANTEC.
- 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 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 ESTABLISHED 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 DR35
-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
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- 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 HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING XPSWMM AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
- 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 CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		PONDING DATA		INLET CONTROL DEVICE		COMMENTS	
				TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE	Static Ponding Elevation (Spill Elevation)	100yr Dynamic HEAD	RESTRICTED FLOW (l/s)		ORIFICE SIZE CIRCULAR (mm dia.)
					INLET	OUTLET							
CB1	S1	OPSD 705.010	S19	106.22	104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF	Vortex	
CB1A	S1	OPSD 705.010	S19	106.22	104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF	Vortex	
CB3	S3	OPSD 705.010	S19	106.29	104.89	200	PVC DR35	106.38	1.650	9.00	CUSTOM IPEX HF	HYDROVEX 100 VHV-2, Ganged CBs	
CB3A	S3	OPSD 705.010	S19	106.29	104.84	200	PVC DR35	106.38	1.650	9.00	CUSTOM IPEX HF	Ganged CBs	
CB4	S20	OPSD 705.010	S19	106.27	104.62	200	PVC DR35	106.37	1.650	6.00	IPEX LMF	Vortex	
CB4A	S20	OPSD 705.010	S19	106.27	104.62	200	PVC DR35	106.37	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-70	
CB5	S5	OPSD 705.010	S19	106.28	104.81	200	PVC DR35	106.33	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB5A	S5	OPSD 705.010	S19	106.28	104.86	200	PVC DR35	106.33	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB9	S6	OPSD 705.010	S19	106.21	104.53	200	PVC DR35	106.28	1.650	6.00	IPEX LMF	Vortex, Ganged CBs	
CB8A	S6	OPSD 705.010	S19	106.21	104.53	200	PVC DR35	106.28	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CB7	S7	OPSD 705.010	S19	106.16	104.71	200	PVC DR35	106.23	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB7A	S7	OPSD 705.010	S19	106.16	104.76	200	PVC DR35	106.23	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB8	S8	OPSD 705.010	S19	106.11	104.43	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB8A	S8	OPSD 705.010	S19	106.11	104.43	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB9	S40B	OPSD 705.010	S19	106.07	104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-90	
CB8A	S40B	OPSD 705.010	S19	106.07	104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-90	
CB10	S9	OPSD 705.010	S19	106.11	104.66	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB10A	S9	OPSD 705.010	S19	106.11	104.71	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB11	S10	OPSD 705.010	S19	106.02	104.62	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB11A	S10	OPSD 705.010	S19	106.02	104.54	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB12	S4	OPSD 705.010	S19	106.27	104.97	200	PVC DR35	106.38	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB12A	S4	OPSD 705.010	S19	106.29	104.79	200	PVC DR35	106.38	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB21	S21	OPSD 705.010	S19	106.22	104.58	200	PVC DR35	106.33	1.650	6.00	IPEX LMF	Vortex	
CB21A	S21	OPSD 705.010	S19	106.22	104.58	200	PVC DR35	106.33	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CB21B	S21A	OPSD 705.010	S19	106.17	104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF	Vortex	
CB21C	S21A	OPSD 705.010	S19	106.17	104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF	Vortex	
CB22	S22	OPSD 705.010	S19	106.26	104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF	Vortex	
CB22A	S22	OPSD 705.010	S19	106.26	104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF	Vortex	
CB23	S5A	OPSD 705.010	S19	106.22	104.82	200	PVC DR35	106.33	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB23A	S5A	OPSD 705.010	S19	106.22	104.74	200	PVC DR35	106.33	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-70	
CB30	S30	OPSD 705.010	S19	106.12	104.53	200	PVC DR35	106.28	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CB30A	S30	OPSD 705.010	S19	106.13	104.53	200	PVC DR35	106.28	1.650	14.00	CUSTOM IPEX HF	HYDROVEX 125 VHV-2	
CB31B	S31	OPSD 705.010	S19	106.08	104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CB31C	S31	OPSD 705.010	S19	106.07	104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CB32	S32	OPSD 705.010	S19	106.28	104.56	200	PVC DR35	106.31	1.650	6.00	IPEX LMF	Vortex	
CB32A	S32	OPSD 705.010	S19	106.28	104.56	200	PVC DR35	106.31	1.650	6.00	IPEX LMF	Vortex	
CB33	S6A	OPSD 705.010	S19	106.17	104.72	200	PVC DR35	106.28	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB33A	S6A	OPSD 705.010	S19	106.17	104.72	200	PVC DR35	106.28	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB34	S7A	OPSD 705.010	S19	106.10	104.70	200	PVC DR35	106.23	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB34A	S7A	OPSD 705.010	S19	106.10	104.62	200	PVC DR35	106.23	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-80	
CB40	S40A	OPSD 705.010	S19	105.44	103.99	200	PVC DR35	105.44	1.650	9.00	CUSTOM IPEX HF	HYDROVEX 100 VHV-2	
CB40A	S40A	OPSD 705.010	S19	105.44	103.99	200	PVC DR35	105.44	1.650	9.00	CUSTOM IPEX HF	Vortex	
CB41	S8A	OPSD 705.010	S19	106.06	104.61	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB41A	S8A	OPSD 705.010	S19	106.06	104.66	200	PVC DR35	106.18	1.650	6.00	IPEX LMF	Ganged CBs, Custom ICD, controlled at M-90	
CB50	S50	OPSD 705.010	S19	106.17	104.54	200	PVC DR35	106.29	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-90	
CB50A	S50	OPSD 705.010	S19	106.17	104.54	200	PVC DR35	106.29	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-90	
CB51	S54	OPSD 705.010	S19	106.12	104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF	Vortex	
CB51A	S54	OPSD 705.010	S19	106.12	104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF	Vortex	
CB52	S52	OPSD 705.010	S19	106.21	104.57	200	PVC DR35	106.32	1.650	6.00	IPEX LMF	Vortex	
CB52A	S52	OPSD 705.010	S19	106.21	104.57	200	PVC DR35	106.32	1.650	19.00	IPEX MH-F	Ganged CBs, Custom ICD, controlled at M-80	
CBM108		OPSD 705.010	S19	104.30	102.90	200	PVC DR35	137.15	1.650				
CB110		OPSD 705.010	S19	104.25	102.85	200	PVC DR35	137.15	1.650				
M-70									2.364		CUSTOM IPEX HF	HYDROVEX 125 VHV-2	
M-80									2.583		CUSTOM IPEX HF	HYDROVEX 125 VHV-2	
M-90									2.659		IPEX MH-F	108	

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Arcadis Professional Services (Canada) Inc.
A subsidiary of Arcadis

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

KEY PLAN

CONSULTANTS

SEAL

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

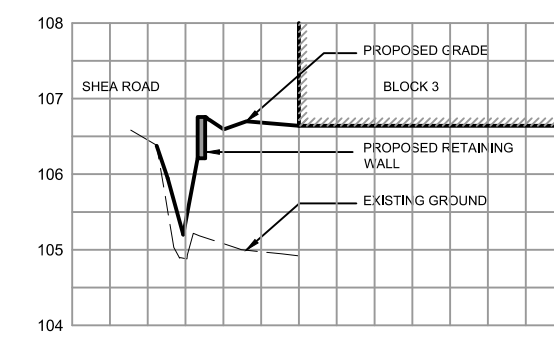
PROJECT NO: 139185
DRAWN BY: M.M.
PROJECT MGR: R.M.
SHEET TITLE: NOTES, LEGEND, CB DATA TABLE

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

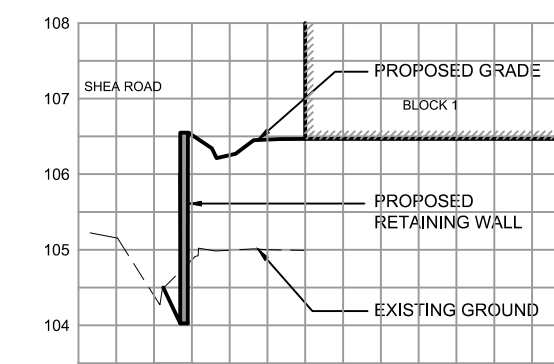
SHEET NUMBER: 010
ISSUE: 2

CITY PLAN No. 19029

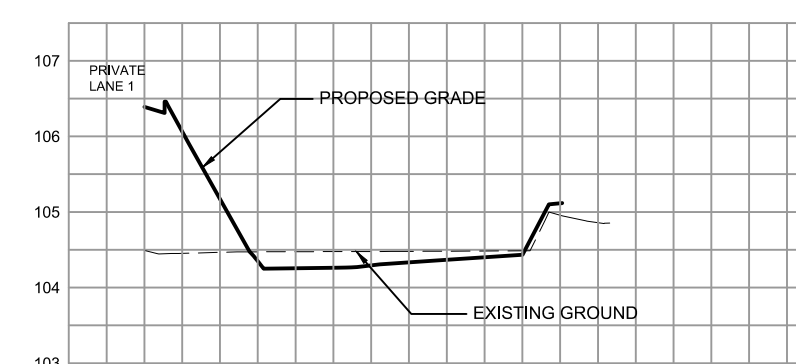
CITY FILE No. D07-12-23-0032
Last Saved: June 27, 2024, by M.Milne
Plotted: Thursday, June 27, 2024, 10:10:25 AM by Marian Milne
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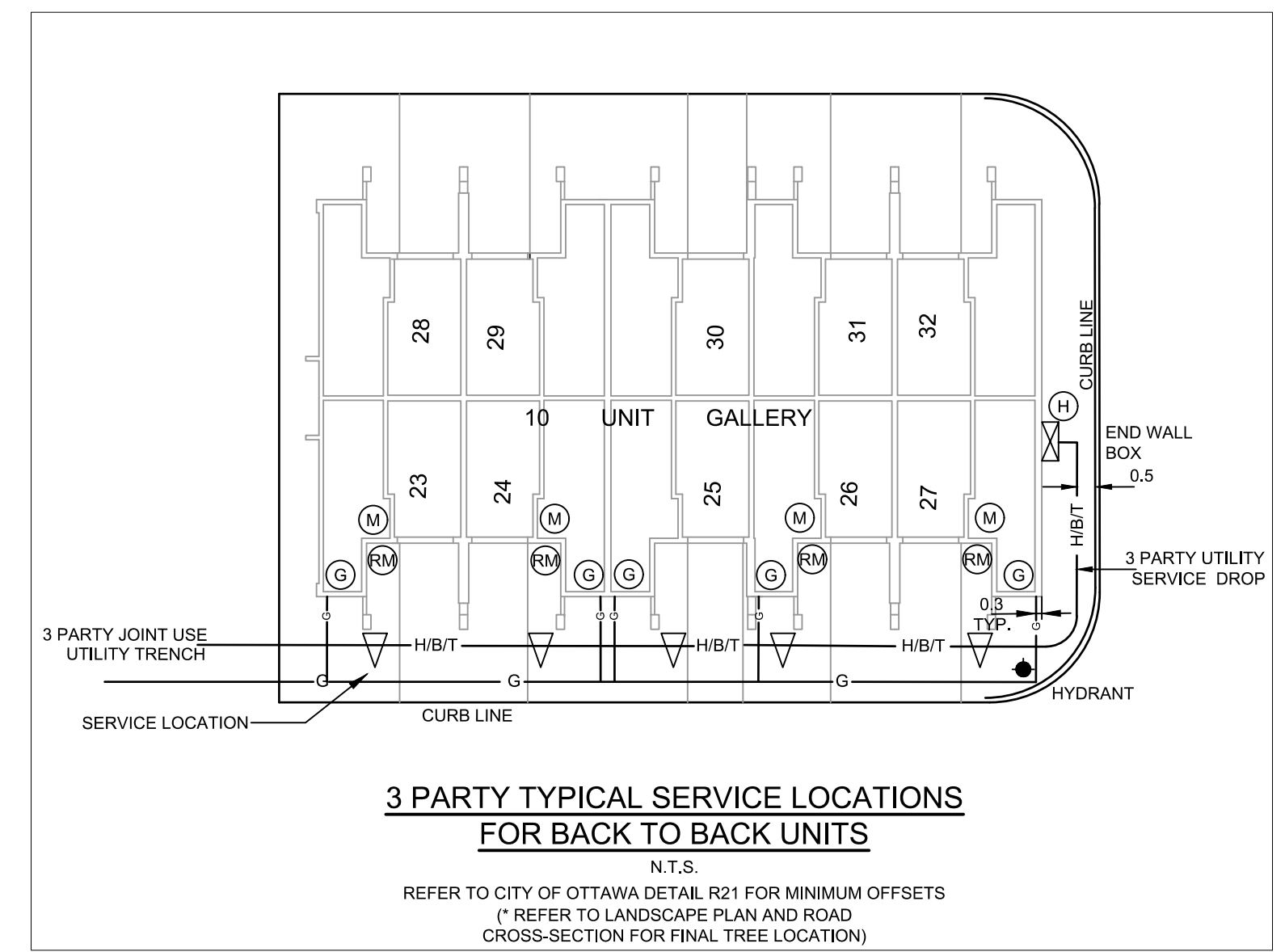
SECTION A-A



SECTION B-B



SECTION C-C



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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
3		
4		
5		
6		
7		
8		

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

CONSULTANTS

SEAL

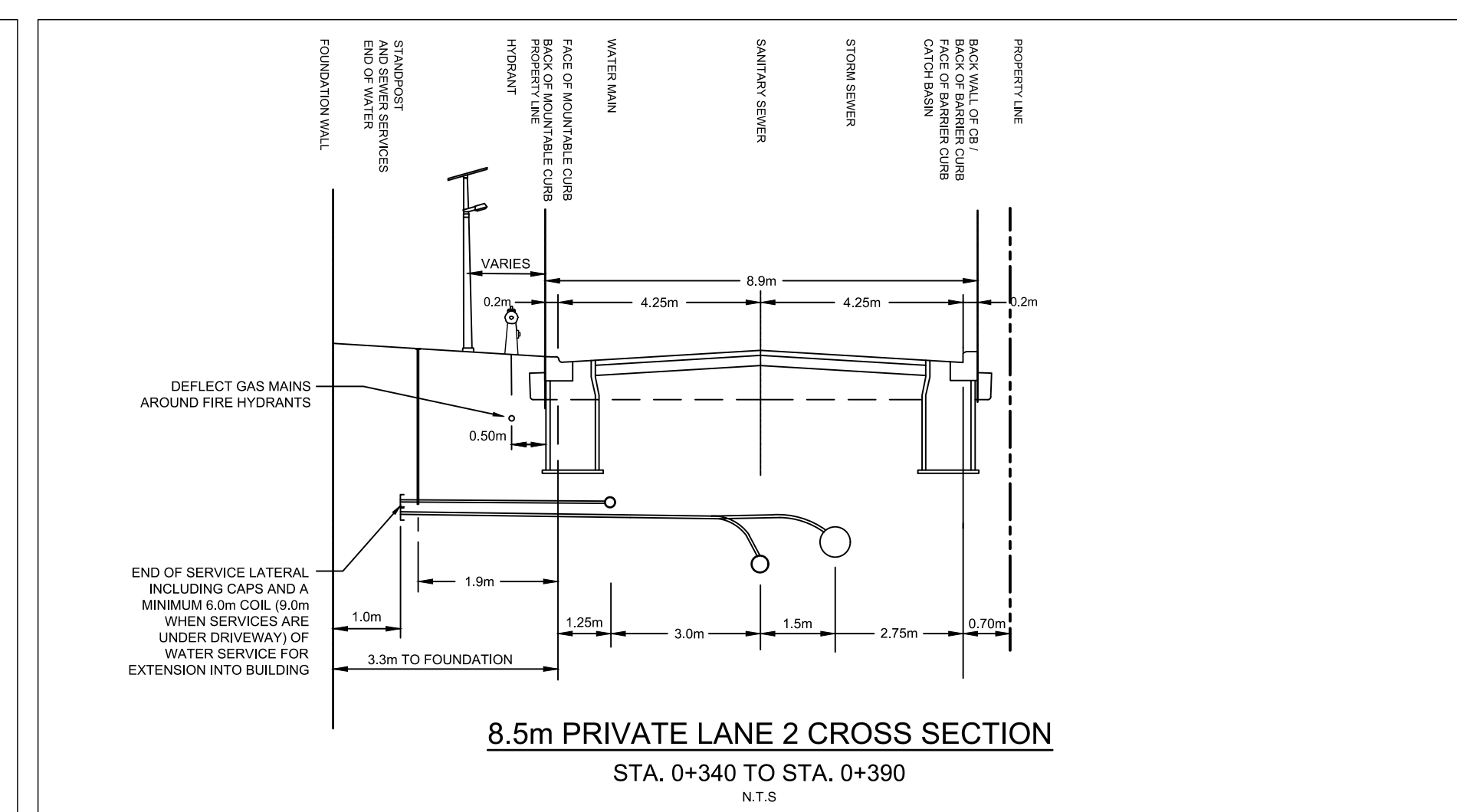
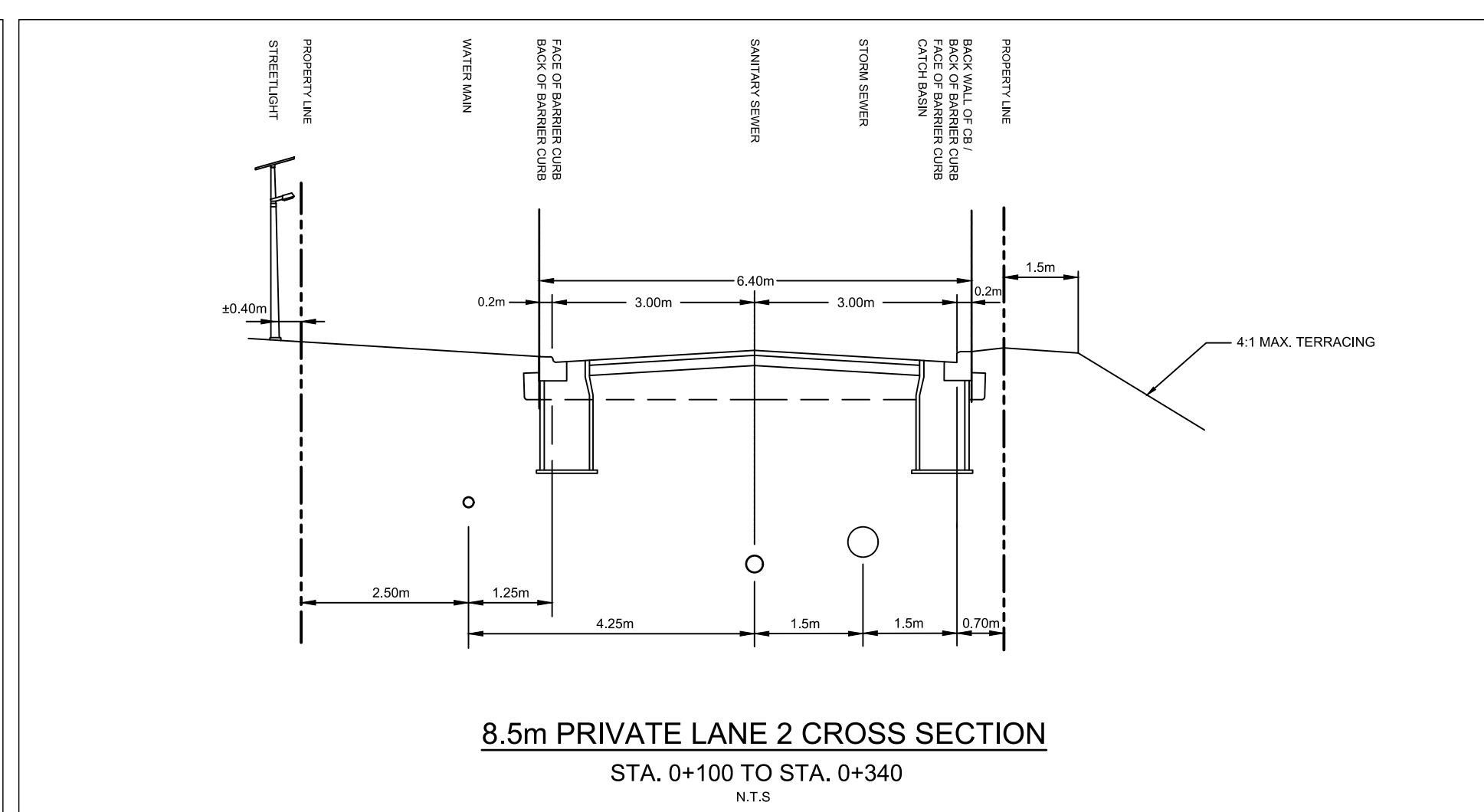
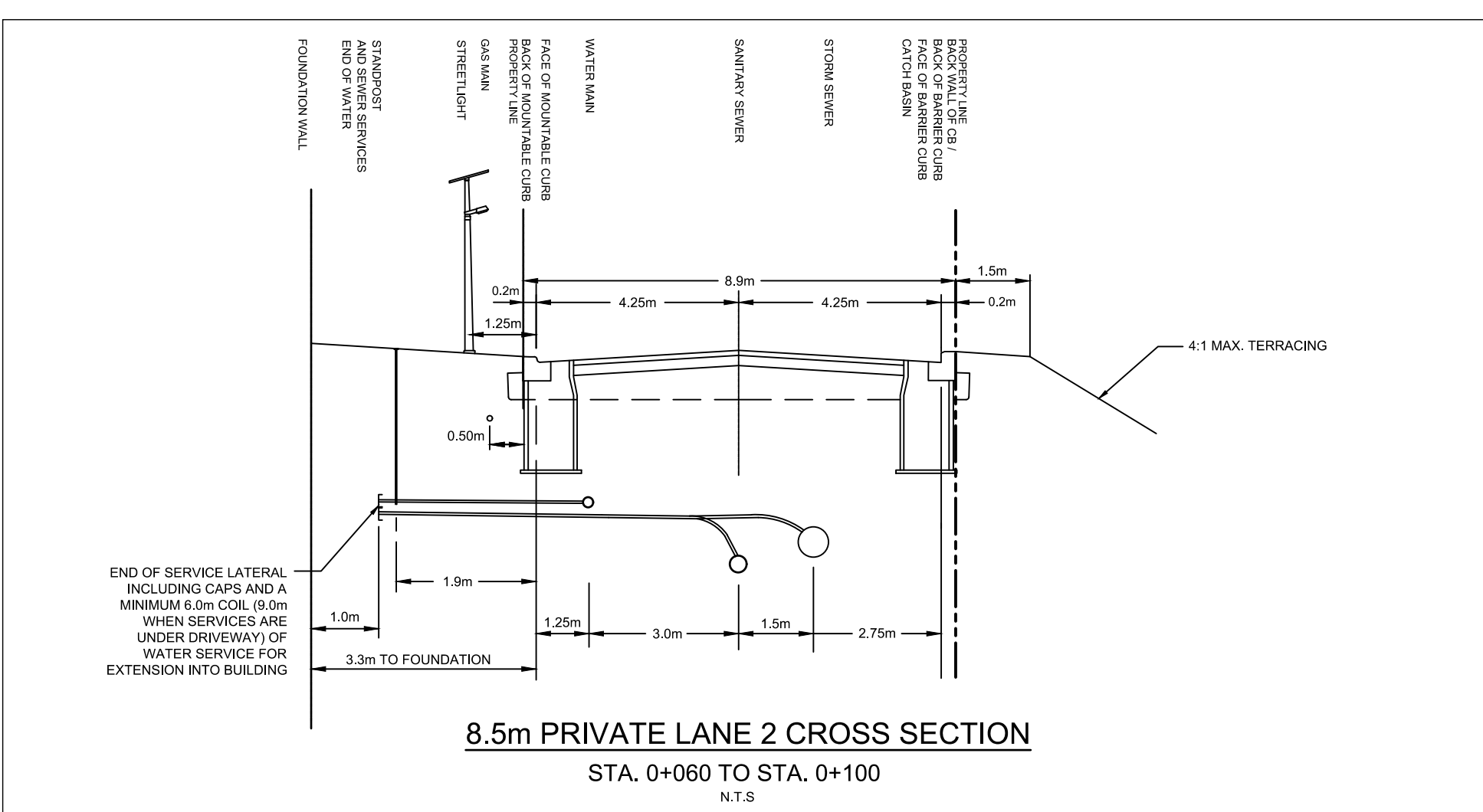
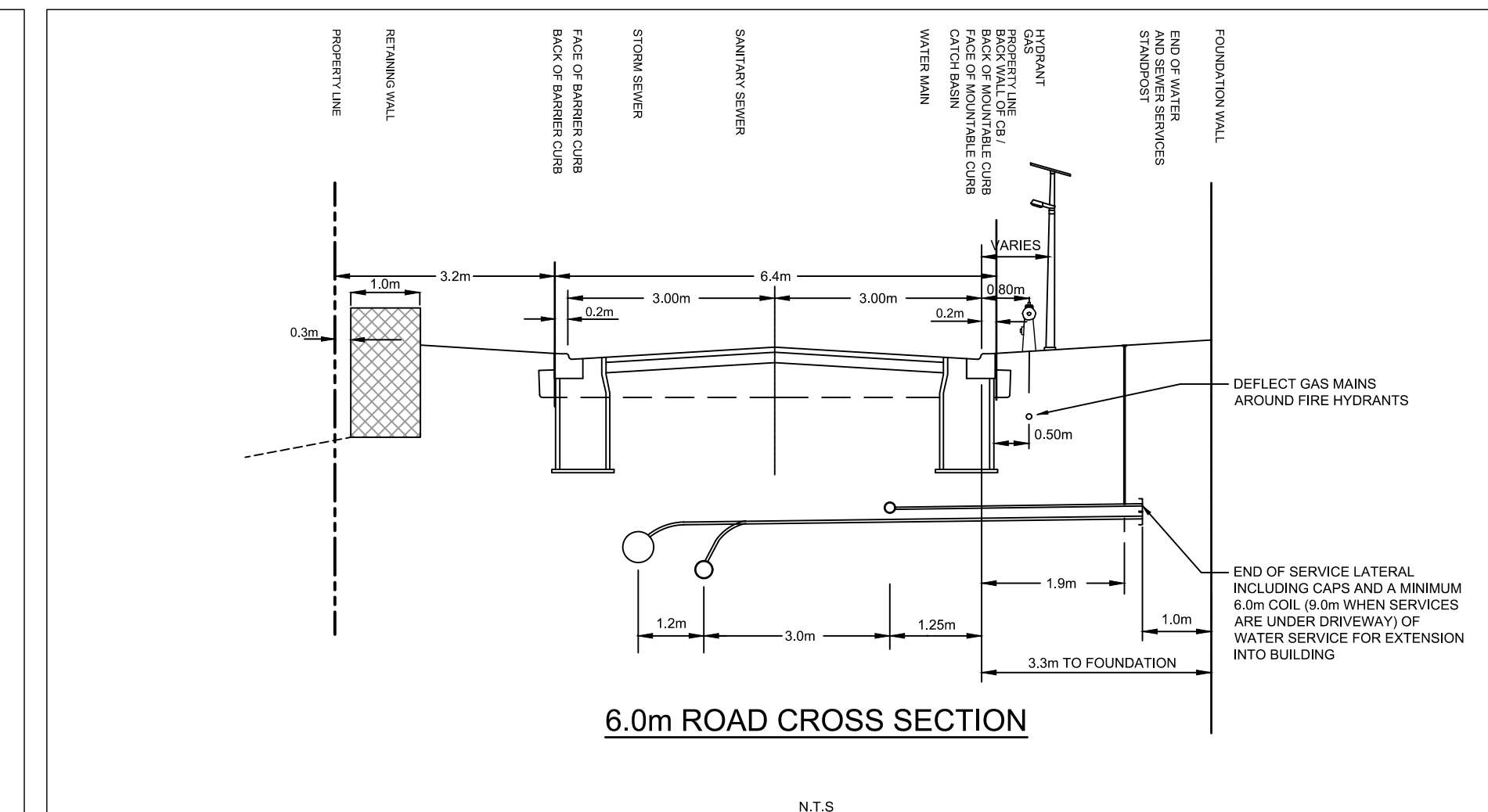
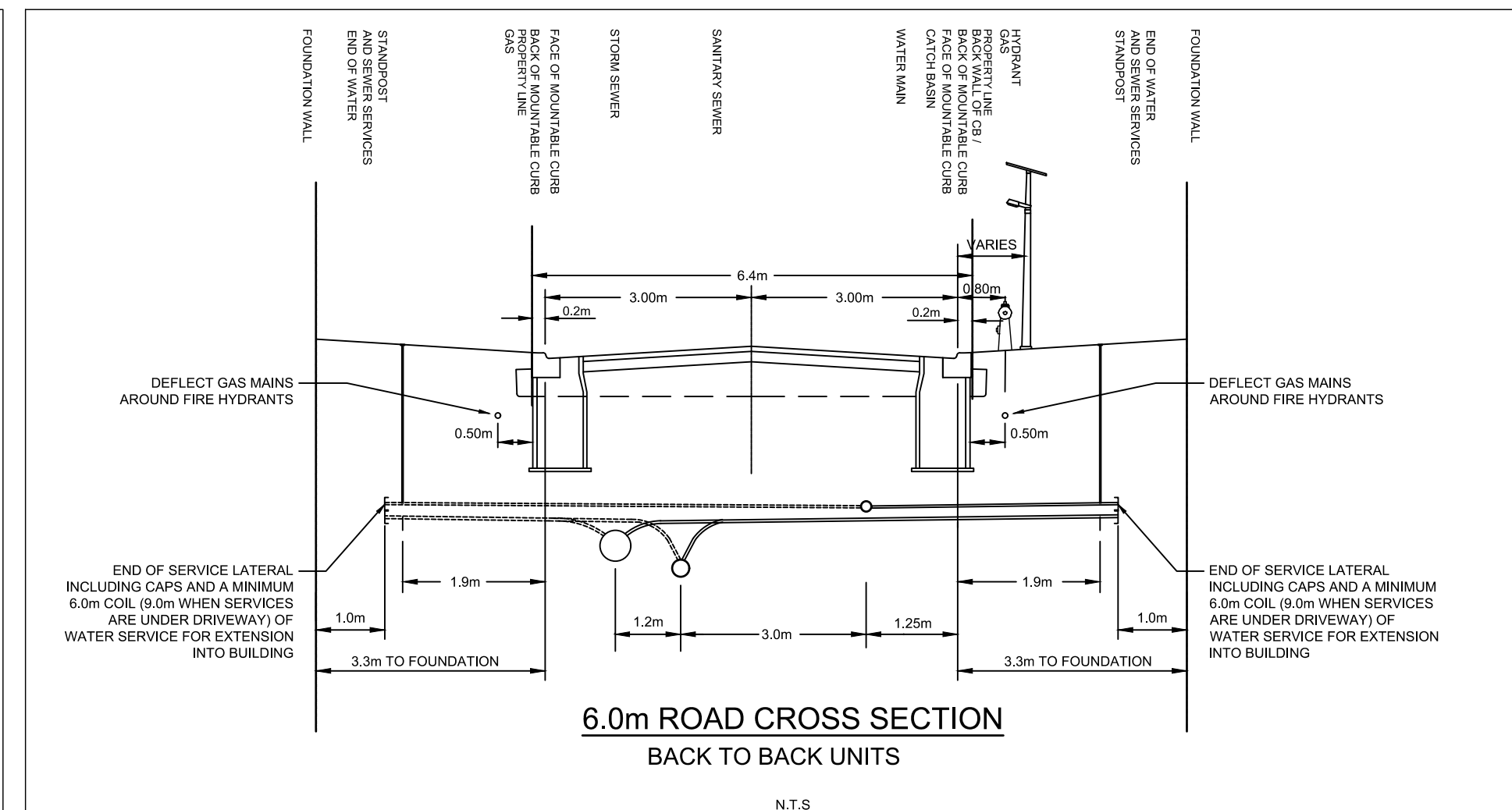
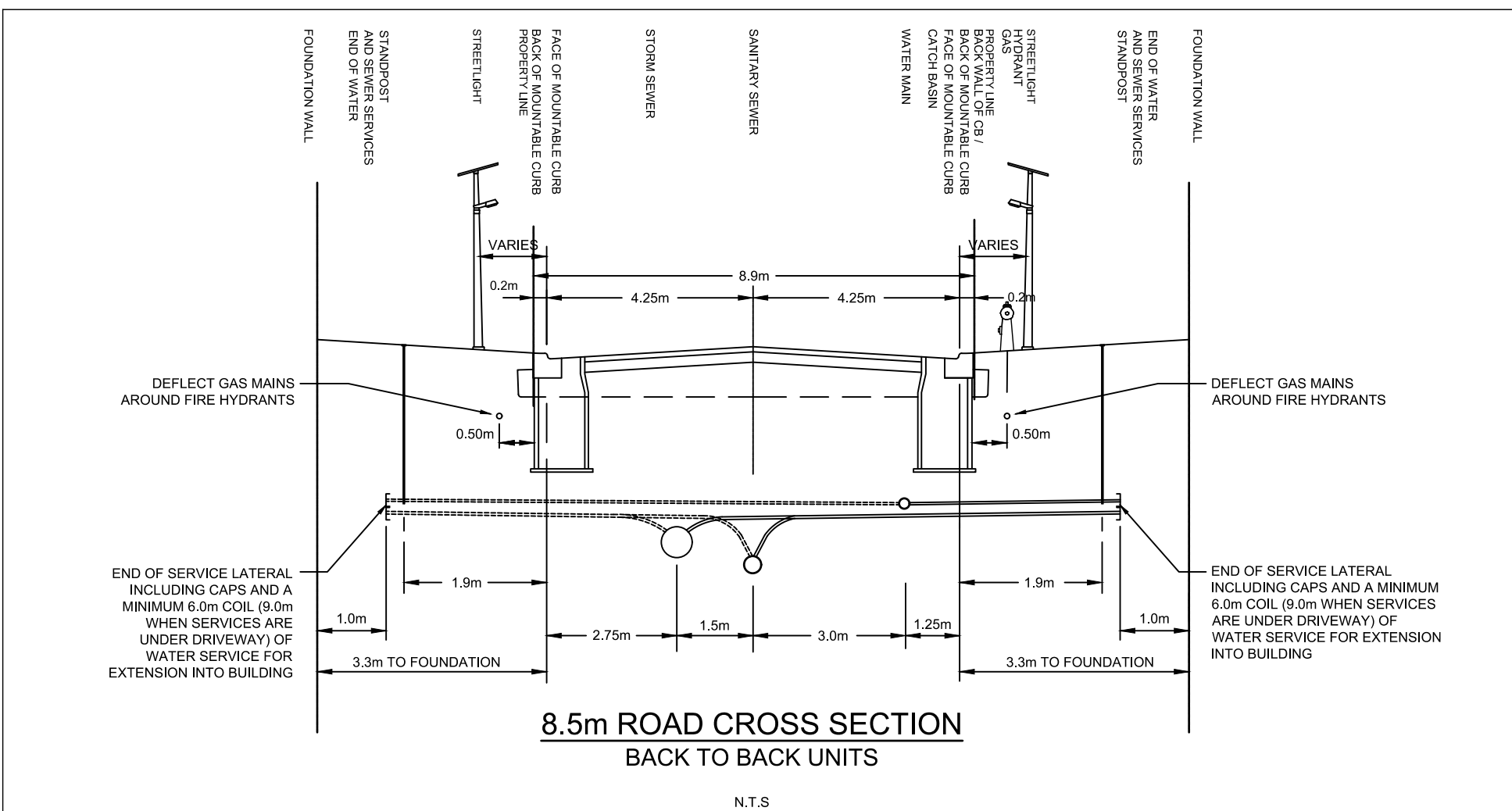


PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185
DRAWN BY:
M.M.
PROJECT MGR:
R.M.
CHECKED BY:
R.M./D.Y.
APPROVED BY:
R.M./D.Y.

SHEET TITLE
STREET SECTIONS

SHEET NUMBER
011
ISSUE
2

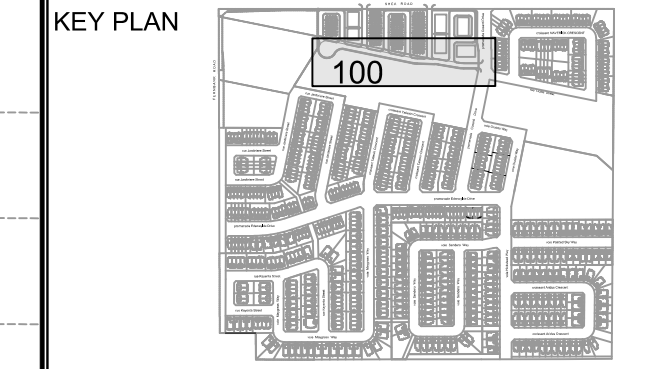


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Ploled: Thursday, June 27, 2024, 10:13:50 AM by Marian Milne

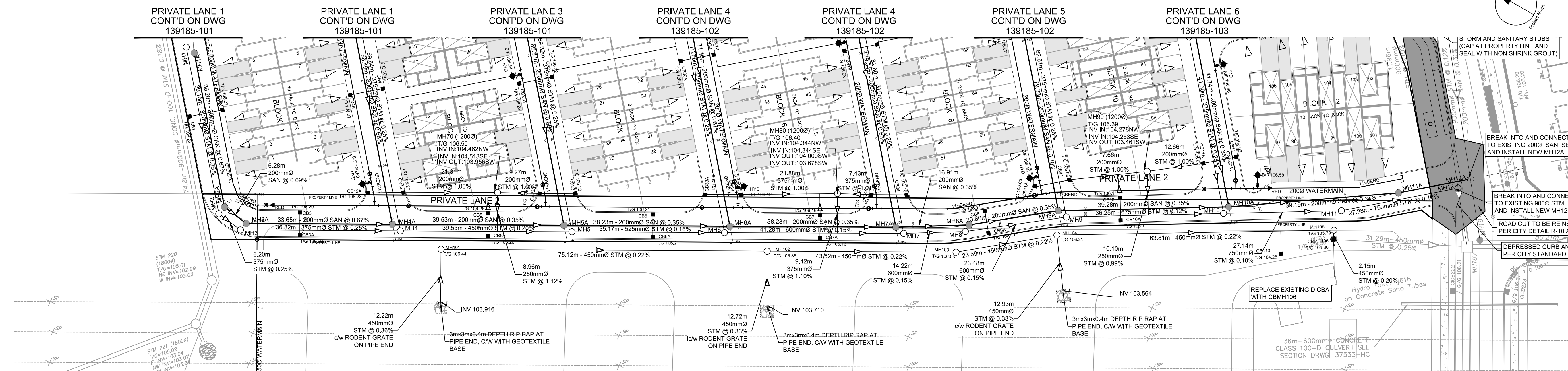
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	7		
	8		

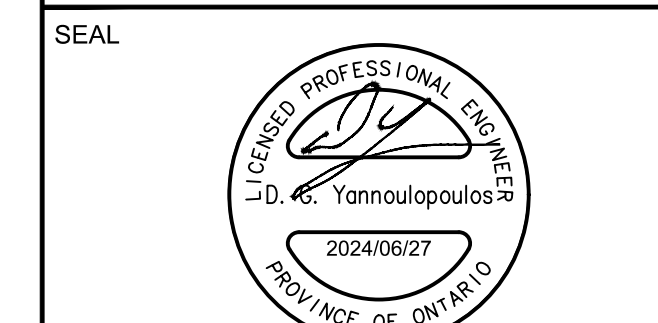
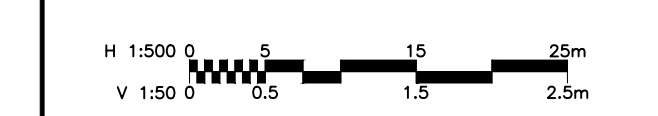
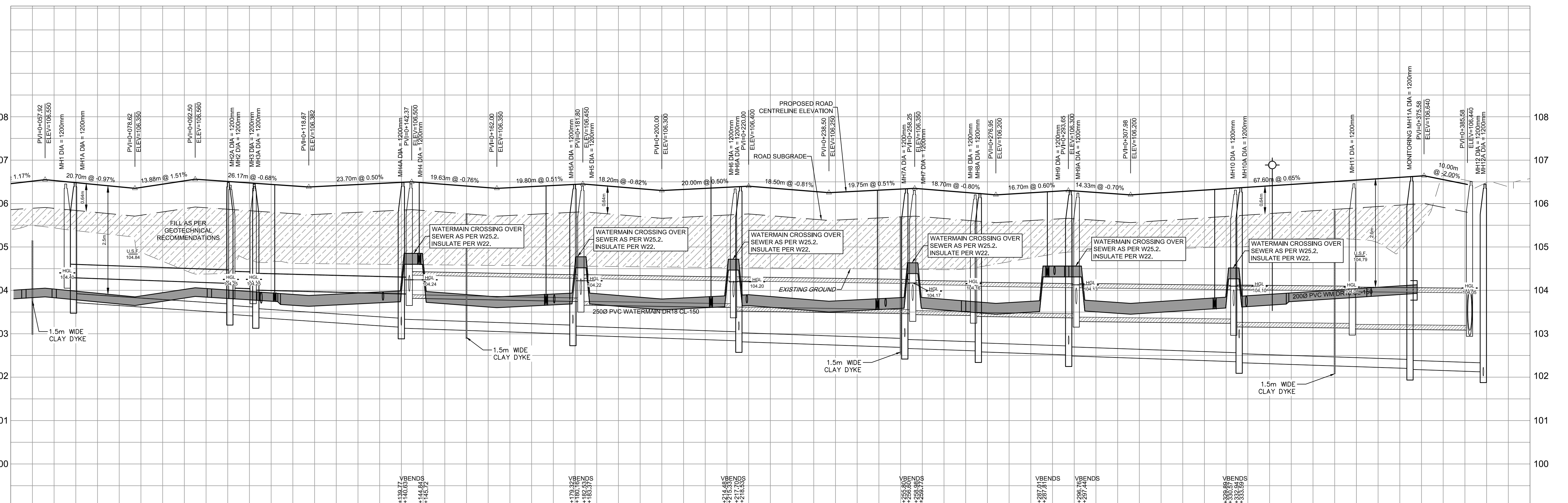
SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



WATERMAIN CONT'D ON DWG
139185-104



PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185
DRAWN BY:
M.M.
PROJECT MGR:
R.M.
CHECKED BY:
R.M./D.Y.
APPROVED BY:
R.M./D.Y.

SHEET TITLE
PRIVATE LANE 2

SHEET NUMBER	ISSUE
100	2

ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
106.550 106.530	104.004 104.030	104.300SW 104.300SW	103.723SW 103.723SW	0+053.04-4 BEND	106.560 106.559	104.060 104.009	104.055S 104.055S	103.451S 103.451S	0+060
106.362 106.369	103.882 103.889	103.377SE 103.377SE	103.077SE 103.077SE	0+100	106.488 106.488	103.887 103.887	103.133NE 103.133NE	102.845NE 102.845NE	0+110
106.365 106.350	103.865 103.850	103.377SE 103.377SE	103.077SE 103.077SE	0+120	106.441 106.450	103.874 103.874	103.133NE 103.133NE	102.845NE 102.845NE	0+140
106.400	103.800	103.377SE 103.377SE	103.077SE 103.077SE	0+160	106.400	103.800	103.377SE 103.377SE	103.077SE 103.077SE	0+180
106.250 106.258	103.750 103.758	103.377SE 103.377SE	103.077SE 103.077SE	0+200	106.336 106.336	103.718 103.718	103.377SE 103.377SE	103.077SE 103.077SE	0+220
106.200 106.218	103.700 103.718	103.377SE 103.377SE	103.077SE 103.077SE	0+240	106.300 106.256	103.699 103.699	103.377SE 103.377SE	103.077SE 103.077SE	0+260
106.300 106.256	103.700 103.756	103.377SE 103.377SE	103.077SE 103.077SE	0+280	106.200 106.200	103.700 103.700	103.377SE 103.377SE	103.077SE 103.077SE	0+300
106.408 106.408	103.804 103.804	103.377SE 103.377SE	103.077SE 103.077SE	0+320	106.408 106.408	103.804 103.804	103.377SE 103.377SE	103.077SE 103.077SE	0+340
106.559 106.559	104.039 104.130	103.377SE 103.377SE	103.077SE 103.077SE	0+360	106.552 106.552	104.039 104.039	103.377SE 103.377SE	103.077SE 103.077SE	0+380

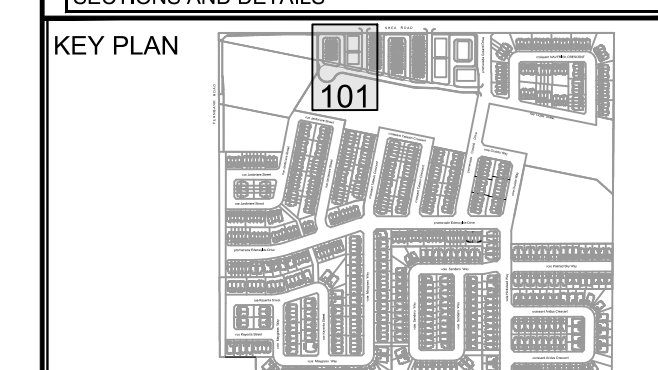
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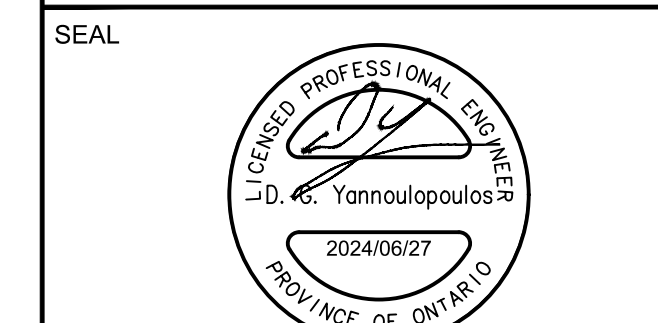
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
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3		
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8		

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



CONSULTANTS



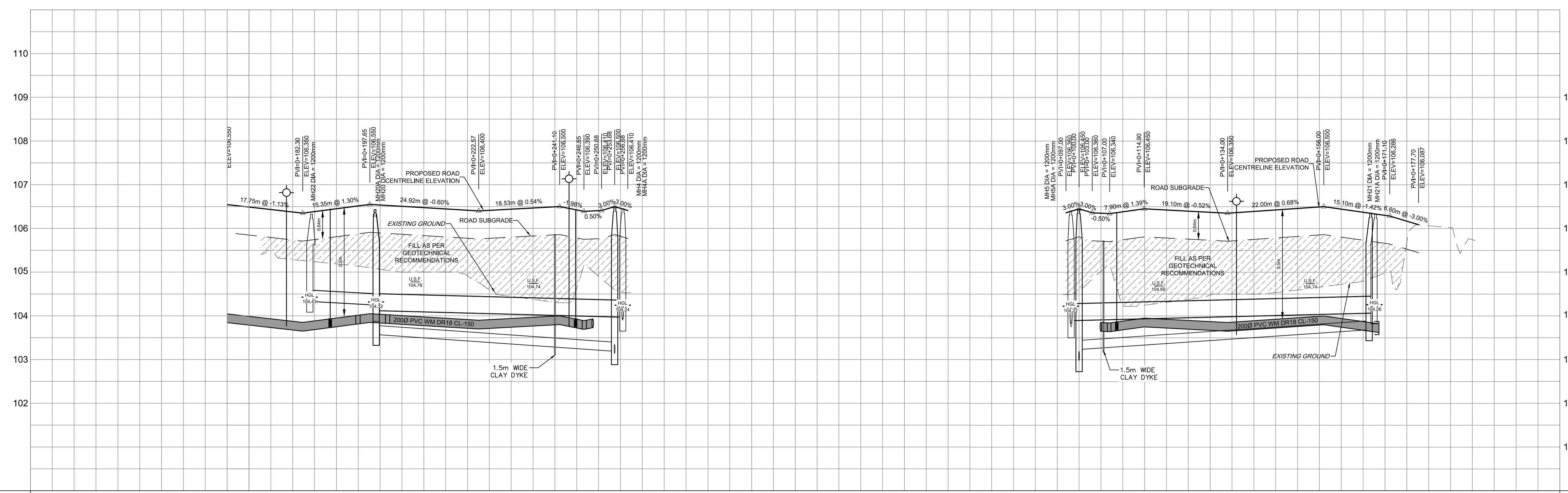
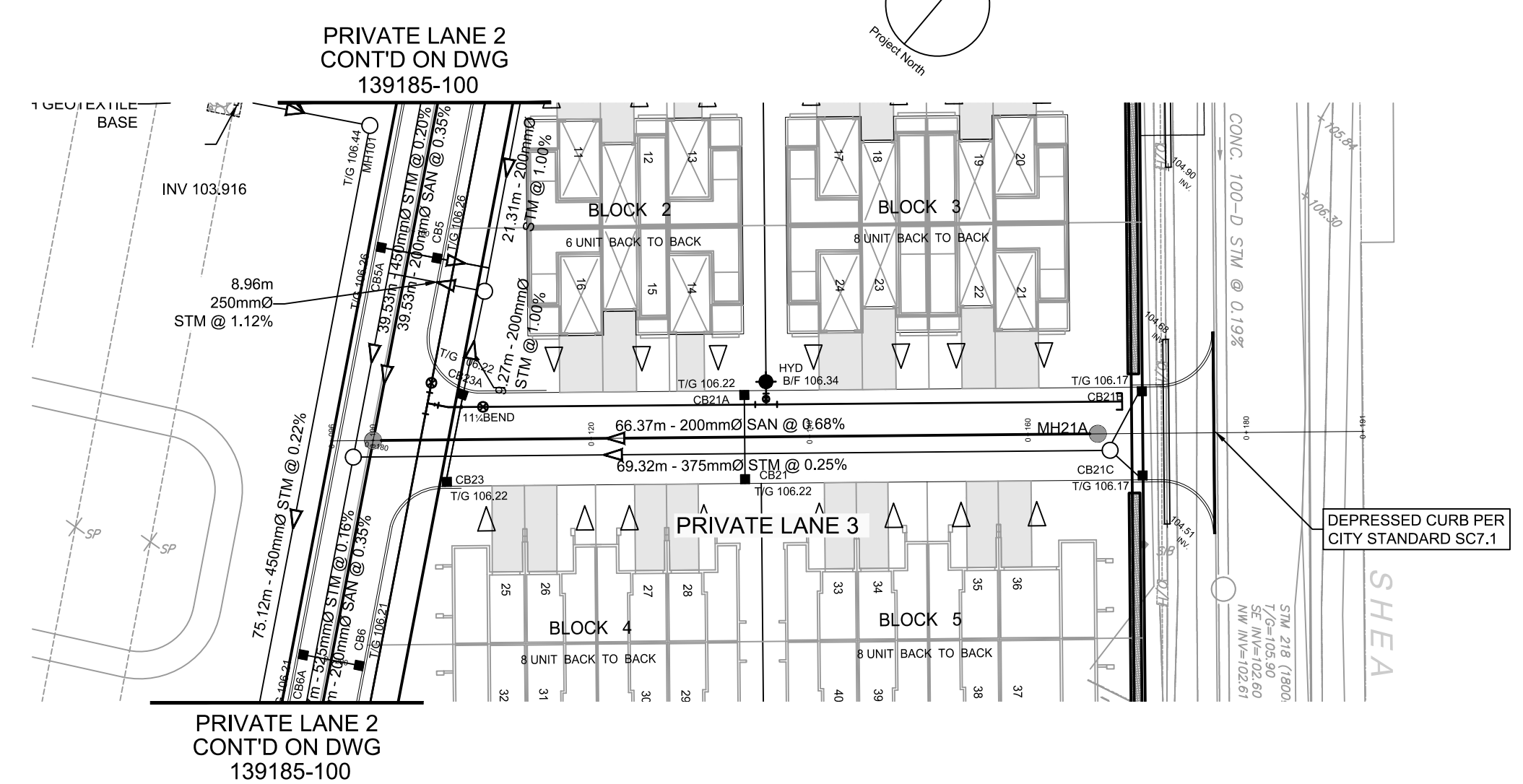
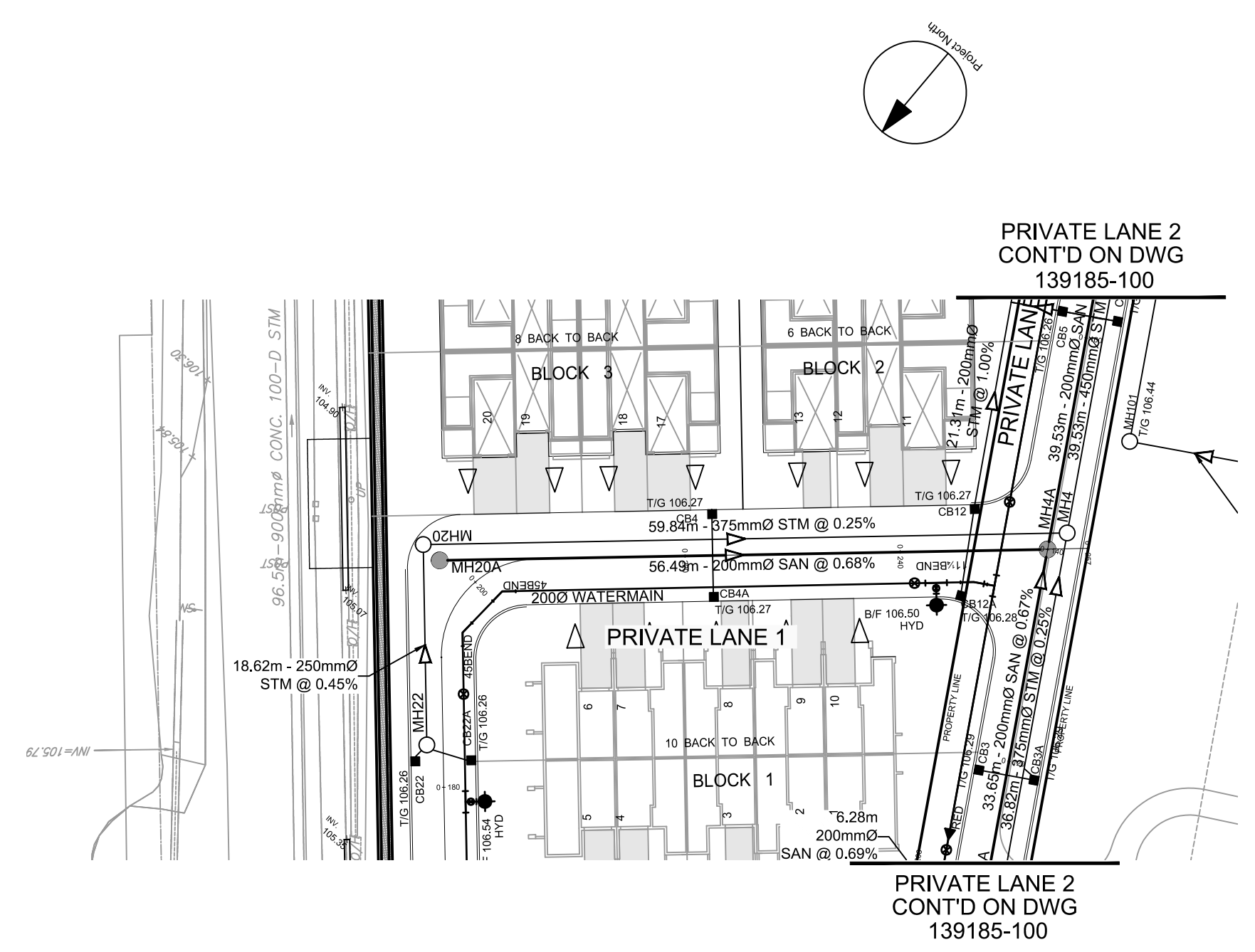
IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

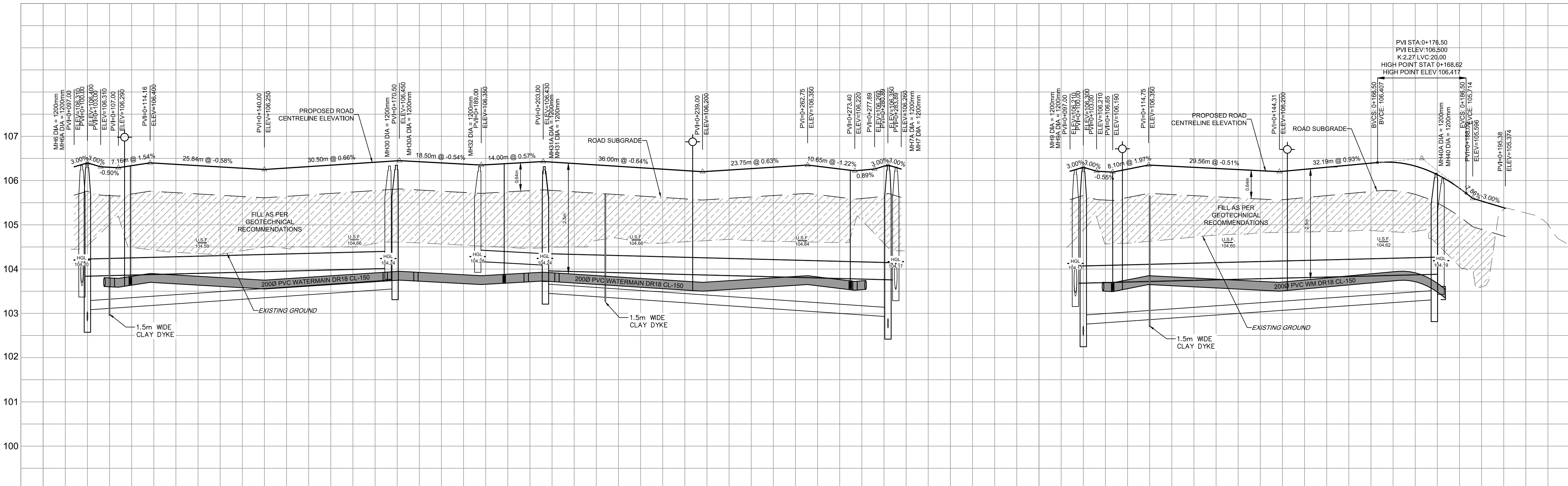
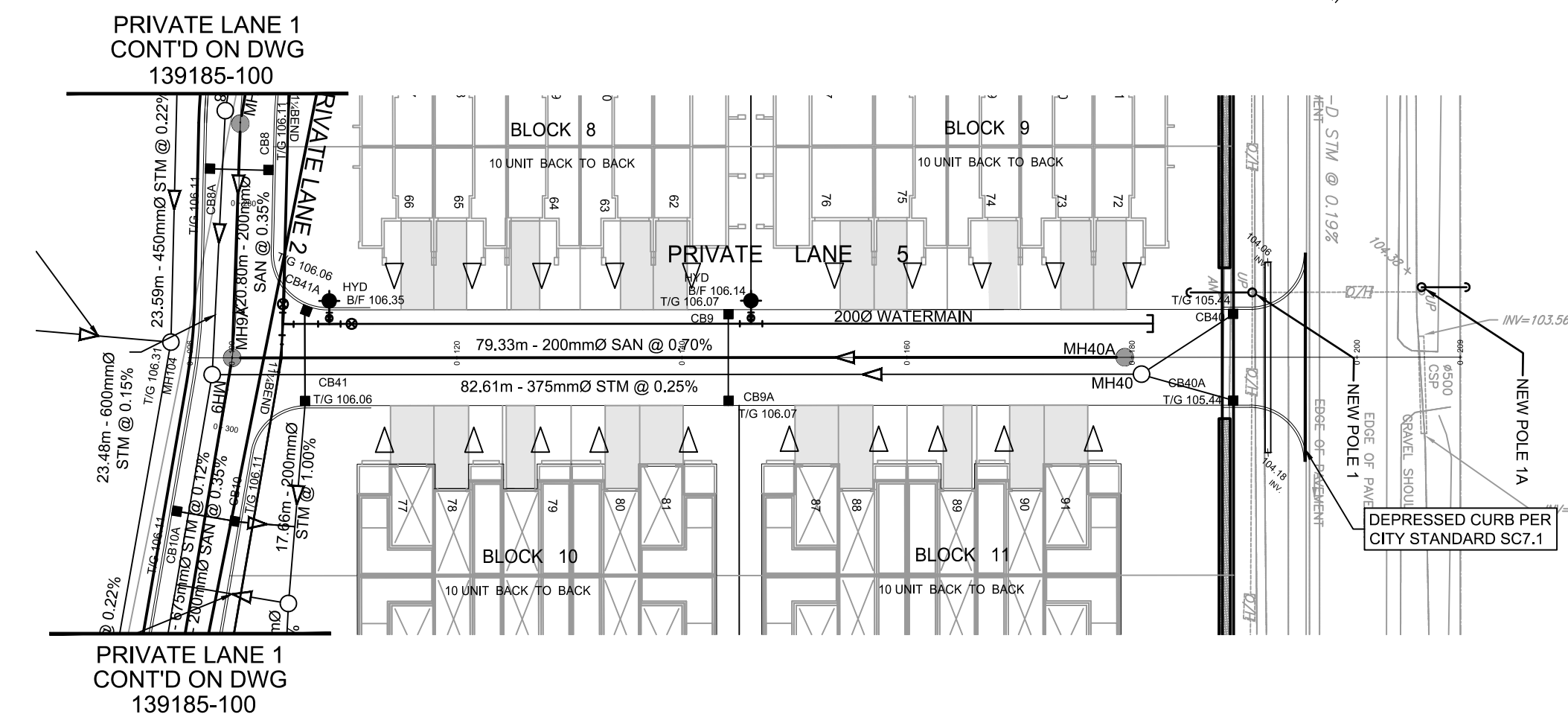
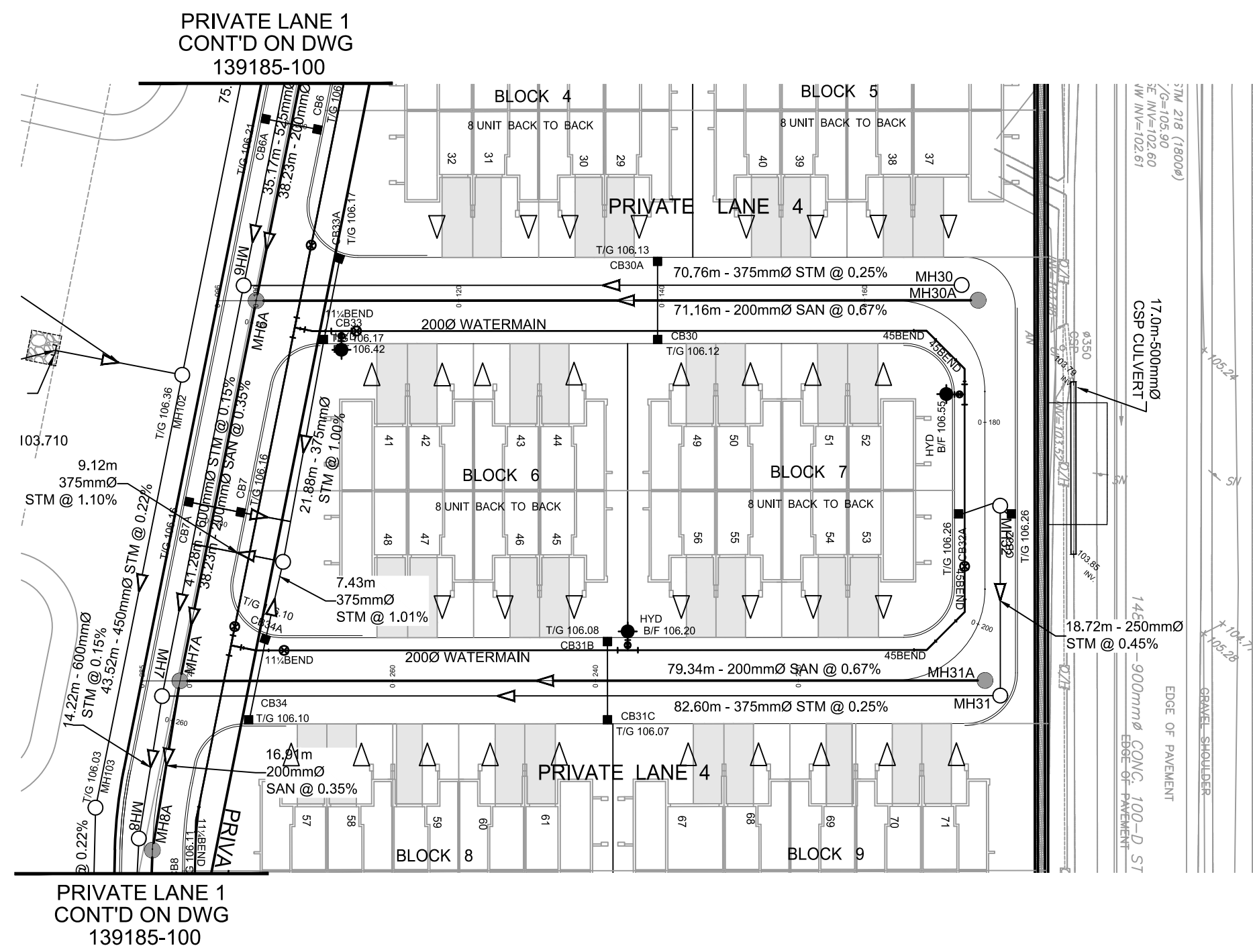
PROJECT NO:
139185
DRAWN BY:
M.M. CHECKED BY:
R.M./D.Y.
PROJECT MGR:
R.M. APPROVED BY:
R.M./D.Y.

SHEET TITLE
PRIVATE LANE 1 & 3

SHEET NUMBER
101 ISSUE
2



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
106.376 106.350	103.916 103.850	104.334SE 18.62m 250mmØ PVC DR-35 STM @ 0.45%	103.974HYD	0+178.674 0+180	106.415 106.400	103.915 103.900	59.84m - 375mmØ PVC DR-35 STM @ 0.25%	103.974NE 103.935NW 103.901SE	0+220
106.550 106.536	104.050 104.036	104.250NW 104.125SW	103.576SW	0+200	106.410 106.400	103.890 103.879	56.49m - 200mmØ PVC DR-35 SAN @ 0.68%	103.974NE 103.935NW 103.901SE	0+240
106.450 106.443	103.860 103.840	103.974NE 103.935NW 103.901SE	103.576SW	0+260	106.423 106.410	103.890 103.879	66.37m - 200mmØ PVC DR-35 SAN @ 0.68%	103.974NE 103.935NW 103.901SE	0+260
106.360 106.340	103.860 103.840	103.974NE 103.935NW 103.901SE	103.576SW	0+100	106.391 106.381	103.881 103.871	69.32m - 375mmØ PVC DR-35 STM @ 0.25%	103.974NE 103.935NW 103.901SE	0+120
106.450 106.443	103.860 103.840	103.974NE 103.935NW 103.901SE	103.576SW	0+140	106.500 106.487	104.000 103.983	104.072SW	103.974NE 103.935NW 103.901SE	0+160
106.286 106.087	103.821 103.807	104.072SW	103.576SW	0+180					



ROAD GRADE	106.310 106.400 106.310 106.290 106.400 106.366 106.250 106.381 106.450 106.399 106.350 106.413 106.430 106.321 106.208 106.333 106.350 106.220 106.290 106.353 106.260	106.210 106.300 106.210 106.190 106.350 106.323 106.222 106.200 106.346 106.407 106.417 106.353 106.132 106.714 106.596 106.374	ROAD GRADE (OTTAWA, ON)
TOP OF WATERMAIN	103.806 103.790 103.890 103.866 103.750 103.881 103.950 103.899 103.850 103.813 103.930 103.821 103.708 103.833 103.850 103.720 103.742 103.823 103.701 103.690 103.850 103.823 103.722 103.700 103.846 103.853 103.881 103.842 103.714 106.596 106.374	103.881 103.866 103.890 103.850 103.813 103.930 103.821 103.708 103.833 103.850 103.720 103.742 103.823 103.701 103.690 103.850 103.823 103.722 103.700 103.846 103.853 103.881 103.842 103.714 106.596 106.374	TOP OF WATERMAIN
STM SEWER INVERT	103.617SE 103.692NW 103.842NE 70.76m - 375mmØ PVC DR-35 STM @ 0.25% 104.015SW 104.176SE 18.72m 250mmØ PVC DR-35 STM @ 0.45% 104.052NW 103.975SW 82.60m - 375mmØ PVC DR-35 STM @ 0.25% 103.941E 103.941E 103.556NW 103.596SE 82.61m - 375mmØ PVC DR-35 STM @ 0.25%	103.617SE 103.692NW 103.842NE 70.76m - 375mmØ PVC DR-35 STM @ 0.25% 104.015SW 104.176SE 18.72m 250mmØ PVC DR-35 STM @ 0.45% 104.052NW 103.975SW 82.60m - 375mmØ PVC DR-35 STM @ 0.25% 103.941E 103.941E 103.556NW 103.596SE 82.61m - 375mmØ PVC DR-35 STM @ 0.25%	STM SEWER INVERT
SAN SEWER INVERT	102.222SE 103.692NW 103.842NE 71.16m - 200mmØ PVC DR-35 SAN @ 0.67% 103.556SW 79.34m - 200mmØ PVC DR-35 SAN @ 0.67% 102.222SE 103.692NW 103.842NE 79.33m - 200mmØ PVC DR-35 SAN @ 0.70%	102.222SE 103.692NW 103.842NE 71.16m - 200mmØ PVC DR-35 SAN @ 0.67% 103.556SW 79.34m - 200mmØ PVC DR-35 SAN @ 0.67% 102.222SE 103.692NW 103.842NE 79.33m - 200mmØ PVC DR-35 SAN @ 0.70%	SAN SEWER INVERT
STATION	0+100 0+120 0+140 0+160 0+180 0+200 0+220 0+240 0+260 0+280 0+100 0+120 0+140 0+160 0+180 0+200	0+100 0+120 0+140 0+160 0+180 0+200 0+220 0+240 0+260 0+280 0+100 0+120 0+140 0+160 0+180 0+200	STATION

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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
3		
4		
5		
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7		
8		

SEE 010, 011 FOR NOTES, LEGEND, C8 TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

SCALE
H 1:500.0
V 1:50.0

SEAL

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

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

PROJECT MGR:
R.M.

APPROVED BY:
R.M./D.Y.

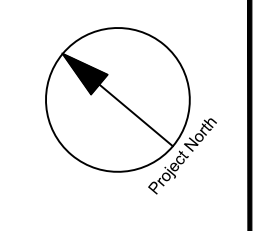
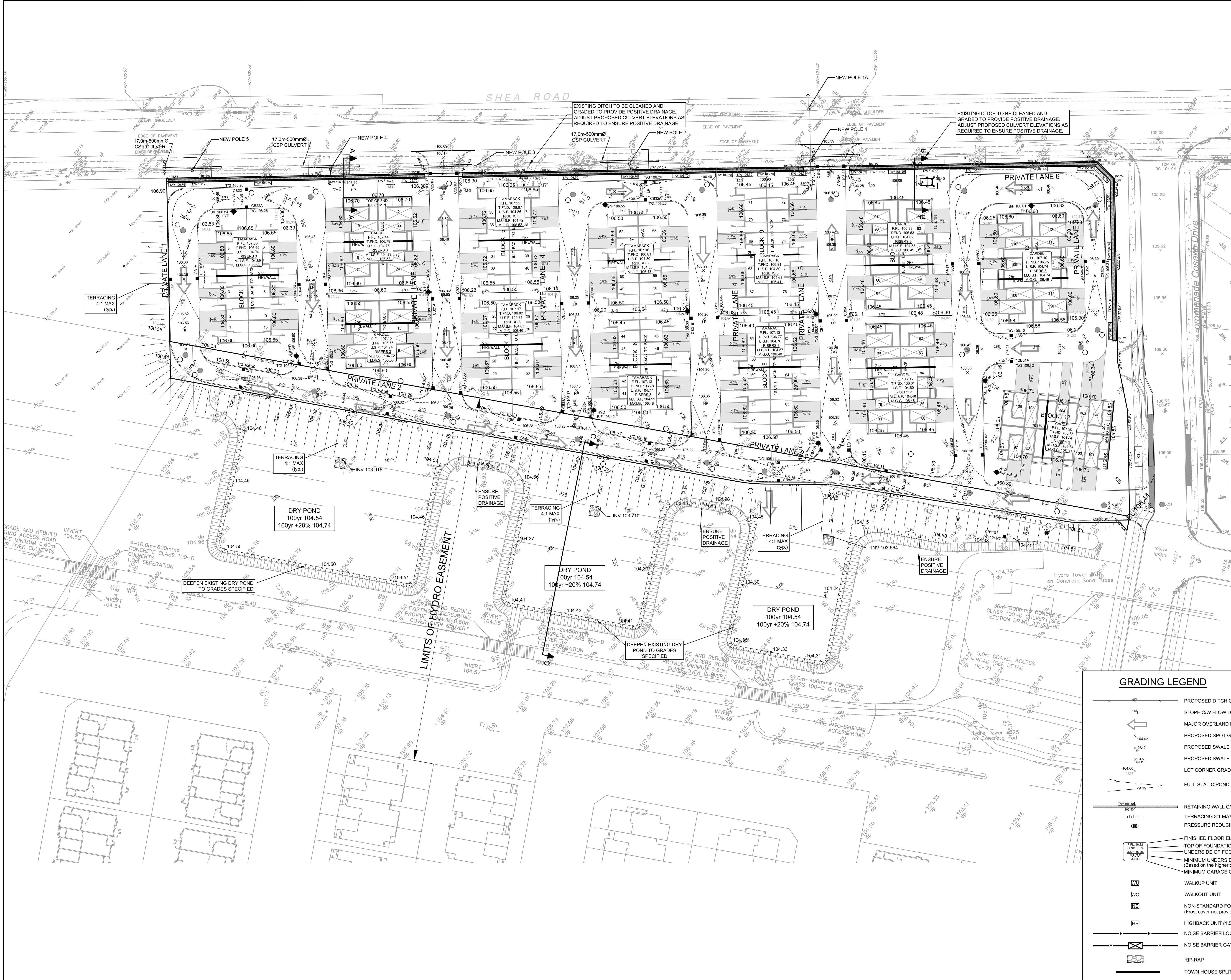
SHEET TITLE
PRIVATE LANE 4 & 5

SHEET NUMBER
102

ISSUE
2

CITY PLAN No. 19029

CITY FILE No. D07-12-23-0032
Scale Check
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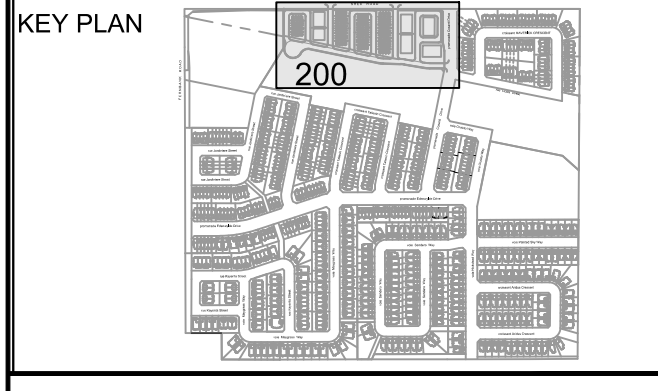
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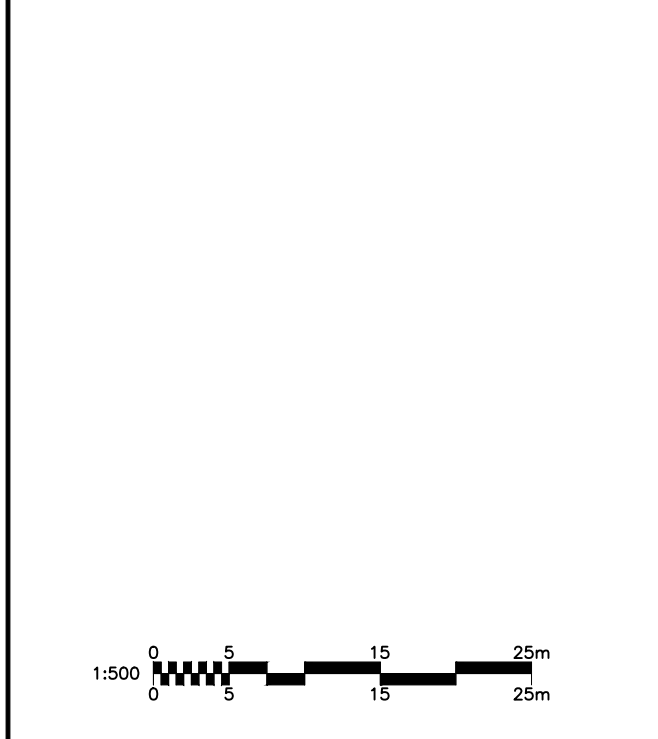
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SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



SEAL

GRADING LEGEND	
	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED SPOT 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
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	MINIMUM UNDERSIDE OF FOOTING
	MINIMUM GARAGE GRADE
	WALKUP UNIT
	WALKOUT UNIT
	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
	HIGHBACK UNIT (1.5m frost cover on footings)
	NOISE BARRIER LOCATION
	NOISE BARRIER GATE
	RIP-RAP
	TOWN HOUSE SPLITS

IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5M4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

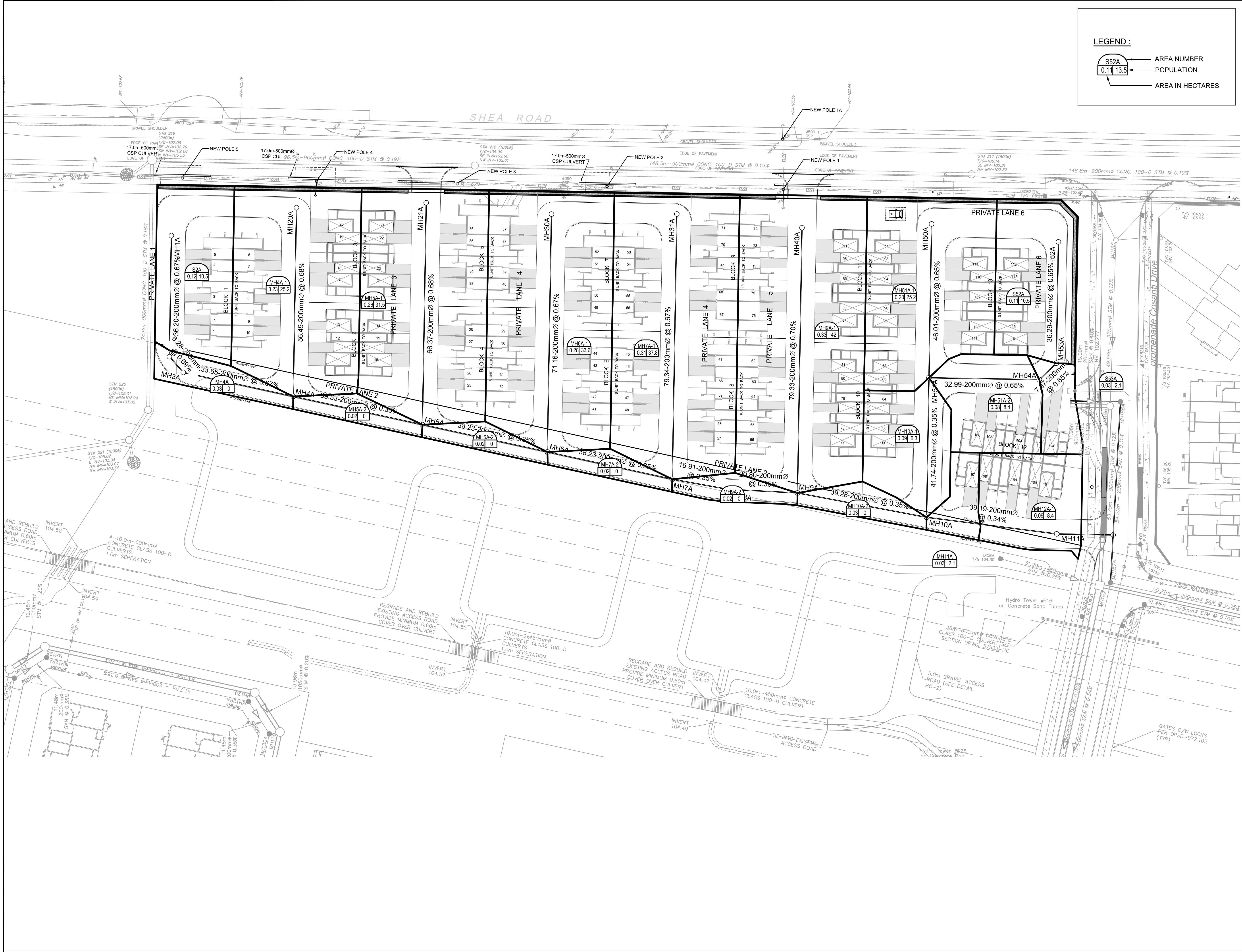
PROJECT NO:
139185

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

PROJECT MGR:
R.M. APPROVED BY:
R.M./D.Y.

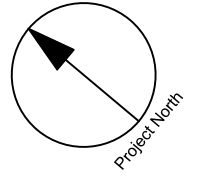
SHEET TITLE
GRADING PLAN

SHEET NUMBER
200 ISSUE
2



LEGEND :

- SS2A
0.11 13.5 AREA NUMBER
- POPULATION
- AREA IN HECTARES



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

KEY PLAN

CONSULTANTS

SEAL

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

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

PROJECT MGR:
R.M.

APPROVED BY:
R.M./D.Y.

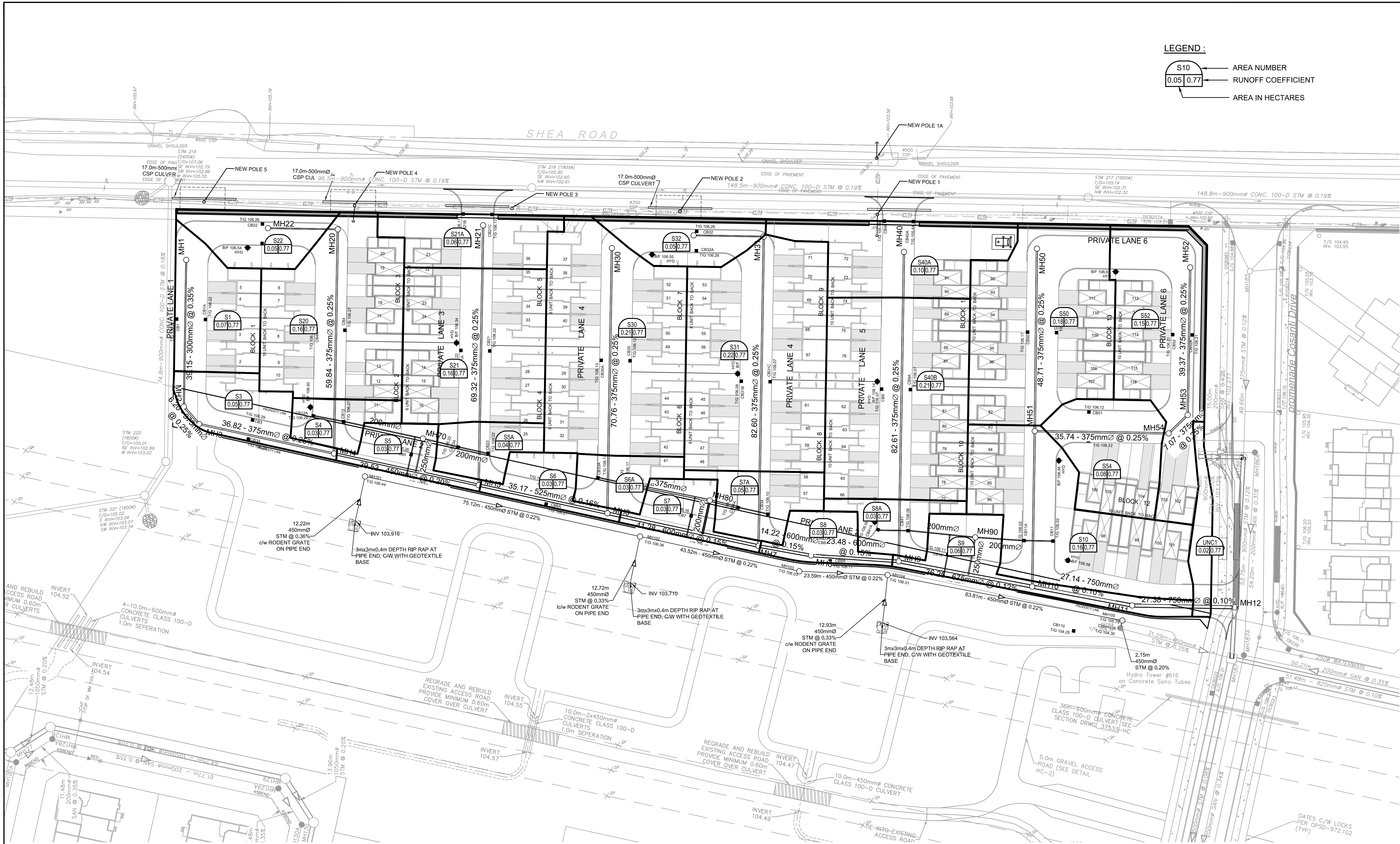
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SANITARY DRAINAGE AREA PLAN

SHEET NUMBER
400

ISSUE
2

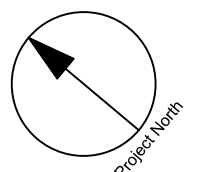
CITY PLAN No. 19029

CITY FILE No. D07-12-23-0032



LEGEND:

- S10 → AREA NUMBER
- 0.05 0.77 → RUNOFF COEFFICIENT
- AREA IN HECTARES



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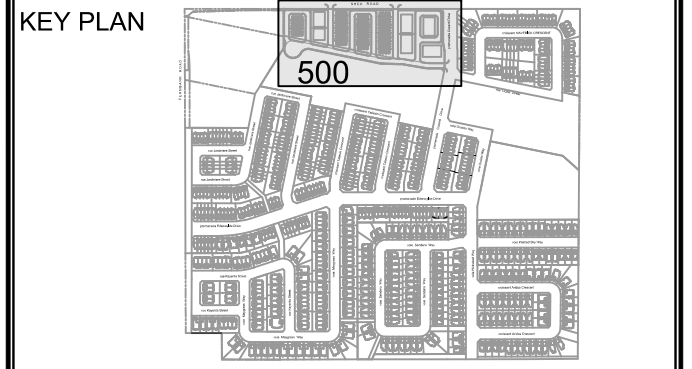
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
3		
4		
5		
6		
7		
8		

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



CONSULTANTS

SEAL

1:500

IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5M4 Canada
tel 613 225 5111 fax 613 225 5868
ibigroup.com

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY: M.M. **CHECKED BY:** R.M./D.Y.

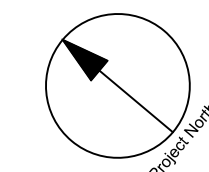
PROJECT MGR: R.M. **APPROVED BY:** R.M./D.Y.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER **ISSUE**

500 **2**

CITY FILE No. D07-12-23-0032 CITY PLAN No. 19029 File Location: \\1139185_1650_Shea_Roi7_0_Production7_02_Design\04_Civil\Shea\500-STORM DRAINAGE AREA PLAN.dwg Last Saved: June 27, 2024, 10:26:02 AM by Marianne Milne Plotted: Thursday, June 27, 2024, 10:26:02 AM by Marianne Milne



CLIENT
**DAVIDSON SHEA
 PROPERTY INC.**

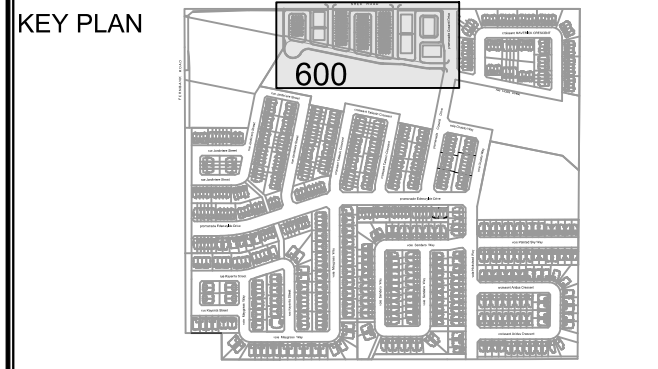
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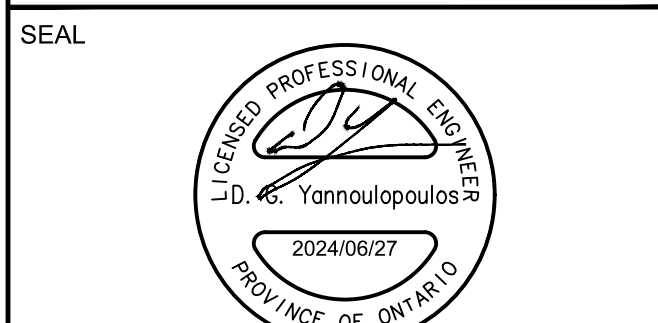
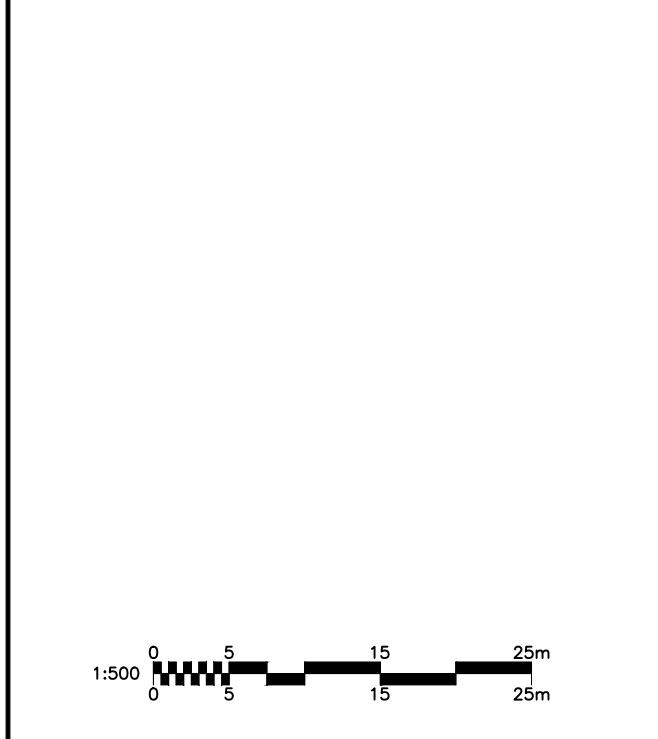
ISSUES

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



CONSULTANTS



PONDING LEGEND

	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED SPOT 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
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer oververts, or hydraulic grade line)
	MINIMUM GARAGE GRADE
	WALKUP UNIT
	WALKOUT UNIT
	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
	HIGHBACK UNIT (1.5m frost cover on footings)
	NOISE BARRIER LOCATION
	NOISE BARRIER GATE
	RIP-RAP
	TOWN HOUSE SPLITS

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 Ottawa ON K1S 5M4 Canada
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 ibigroup.com

PROJECT
1650 SHEA ROAD
 (OTTAWA, ON)

PROJECT NO:
139185

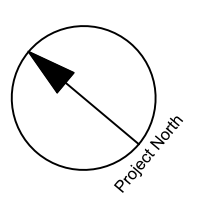
DRAWN BY:
M.M. CHECKED BY:
R.M./D.Y.

PROJECT MGR:
R.M. APPROVED BY:
R.M./D.Y.

SHEET TITLE
PONDING PLAN

SHEET NUMBER
600 ISSUE
2

CITY FILE No. D07-12-23-0032
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 SCALE CHECK

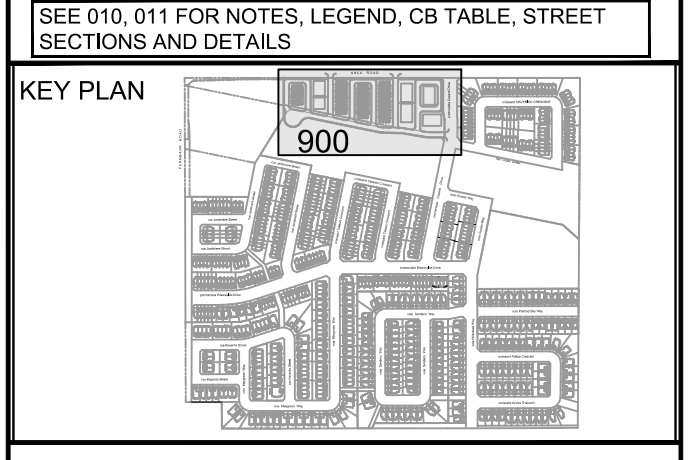


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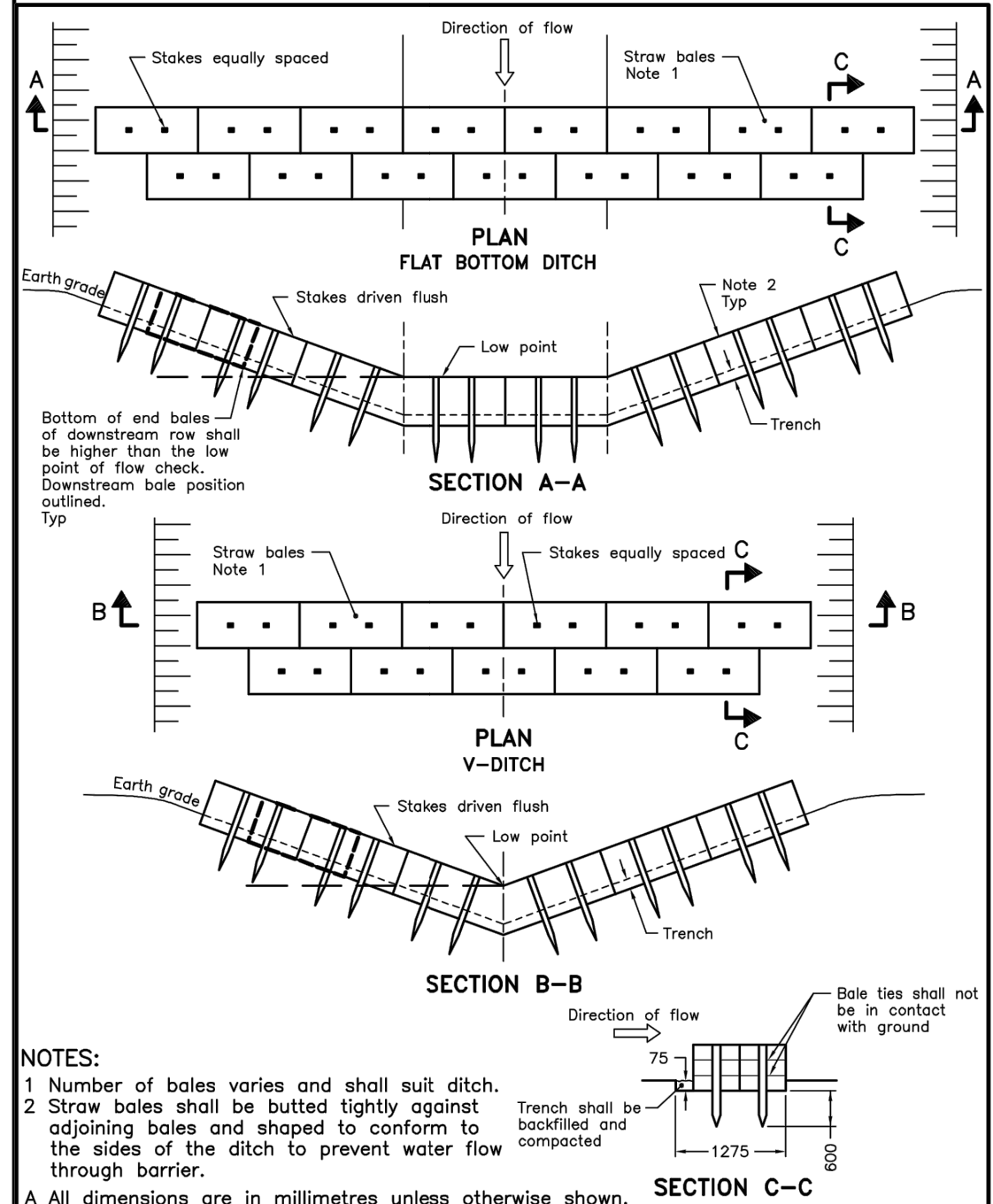
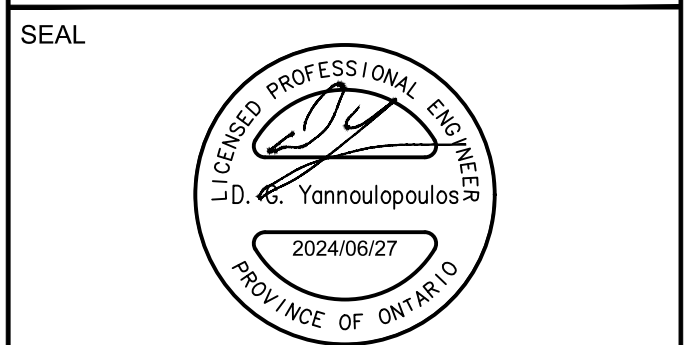
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ISSUES	No.	DESCRIPTION	DATE
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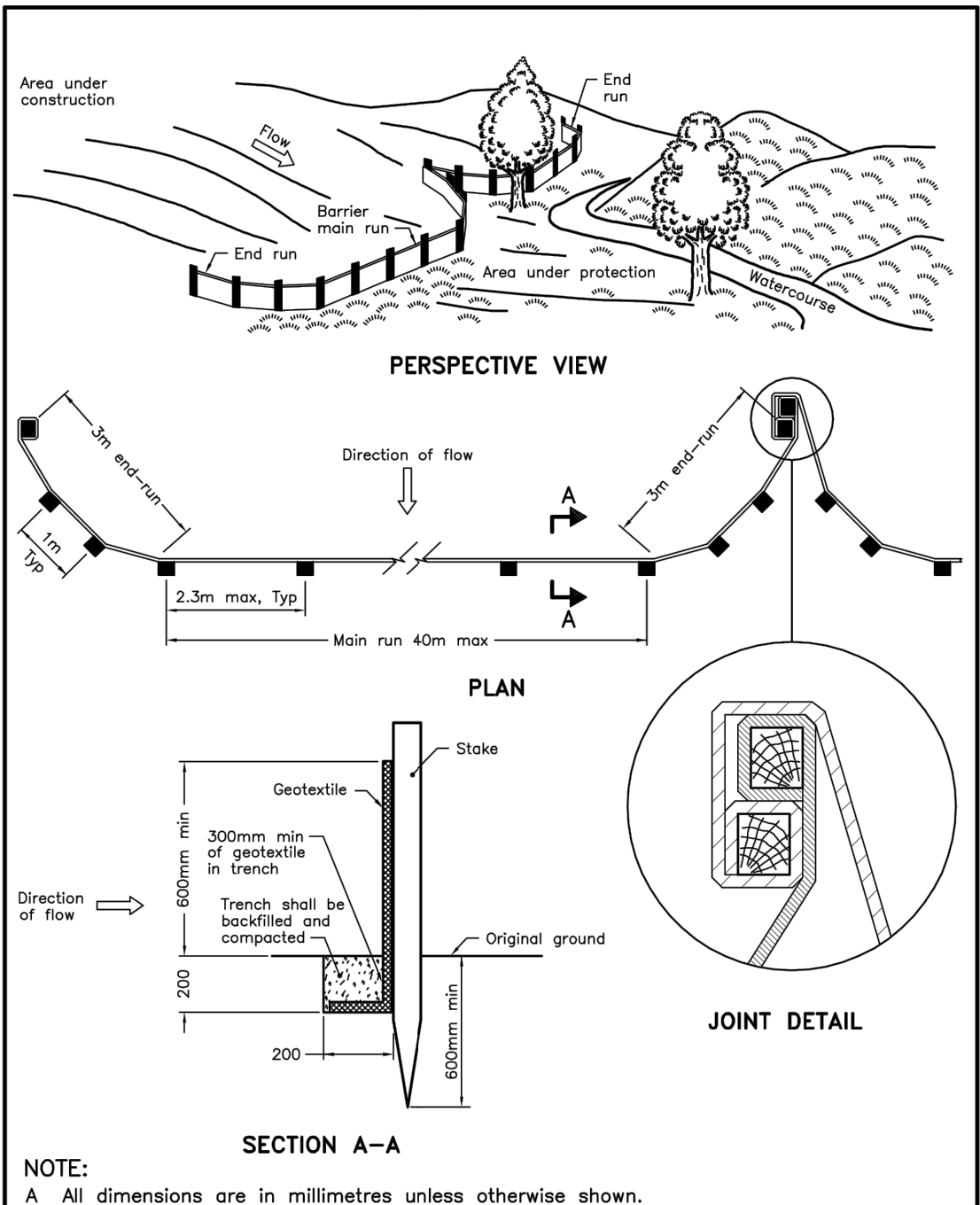


CONSULTANTS

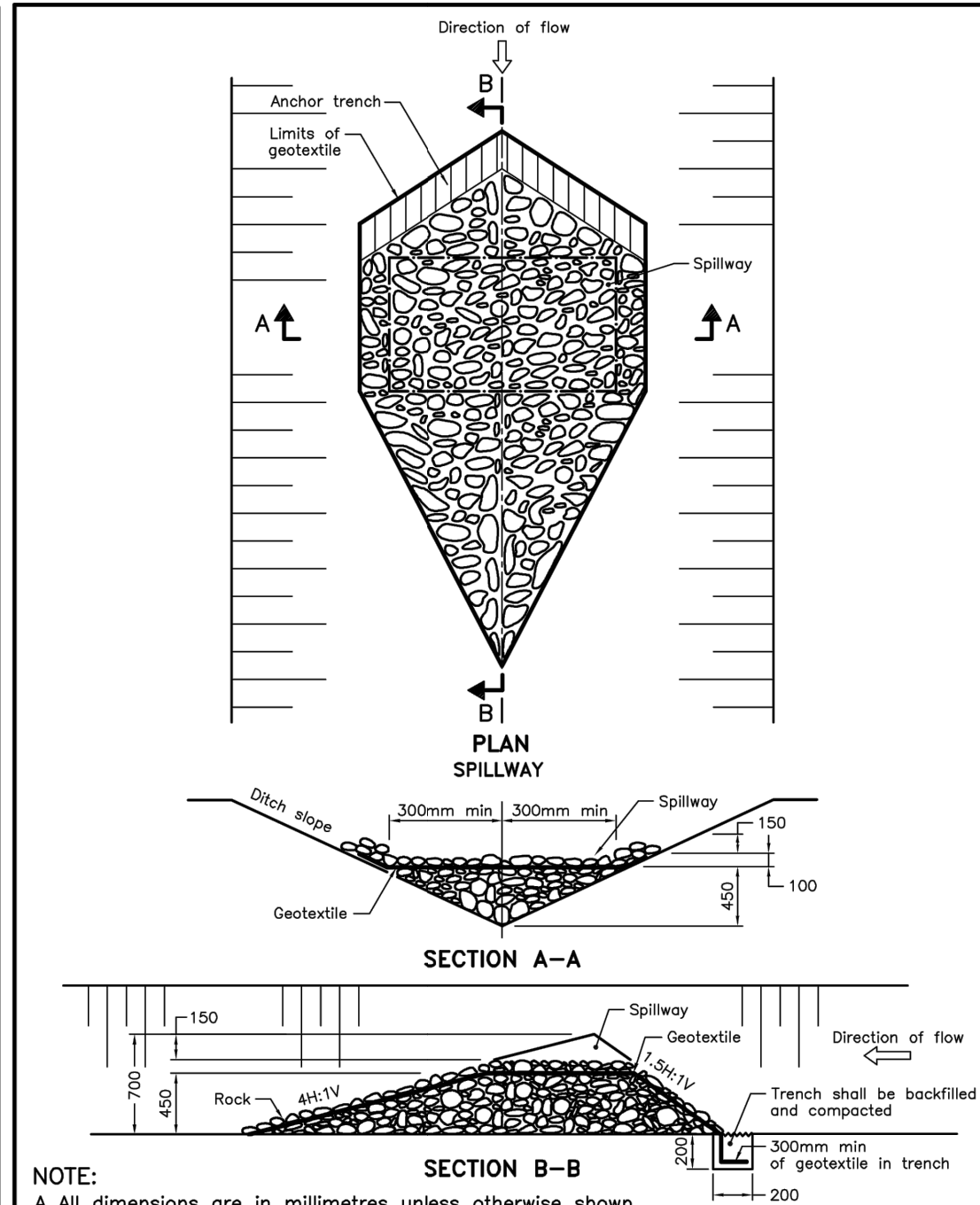
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ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
STRAW BALE FLOW CHECK DAM
OPSD 219.180



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
LIGHT-DUTY SILTS FENCE BARRIER
OPSD 219.110



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
TEMPORARY ROCK FLOW CHECK DAM V-DITCH
OPSD 219.210

- 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 C/Bs 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 SERVING CONTRACTOR.
 - 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
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



PROJECT
1650 SHEAR ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

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

APPROVED BY:
R.M./D.Y.

SHEET TITLE
SEDIMENT AND EROSION CONTROL PLAN

SHEET NUMBER
900

ISSUE
2

CITY FILE No. D07-12-23-0032
Scale Check
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