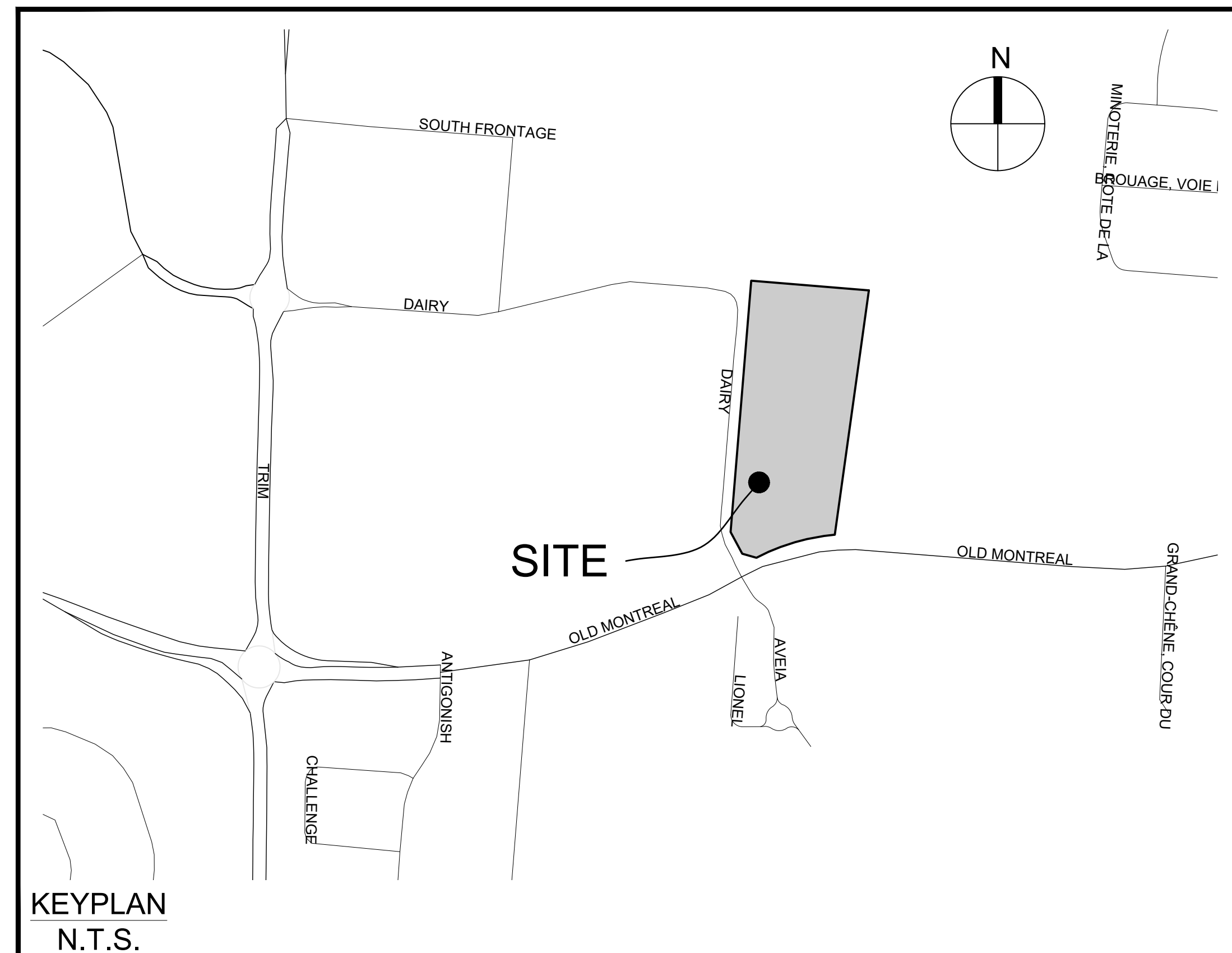


1015 DAIRY DRIVE

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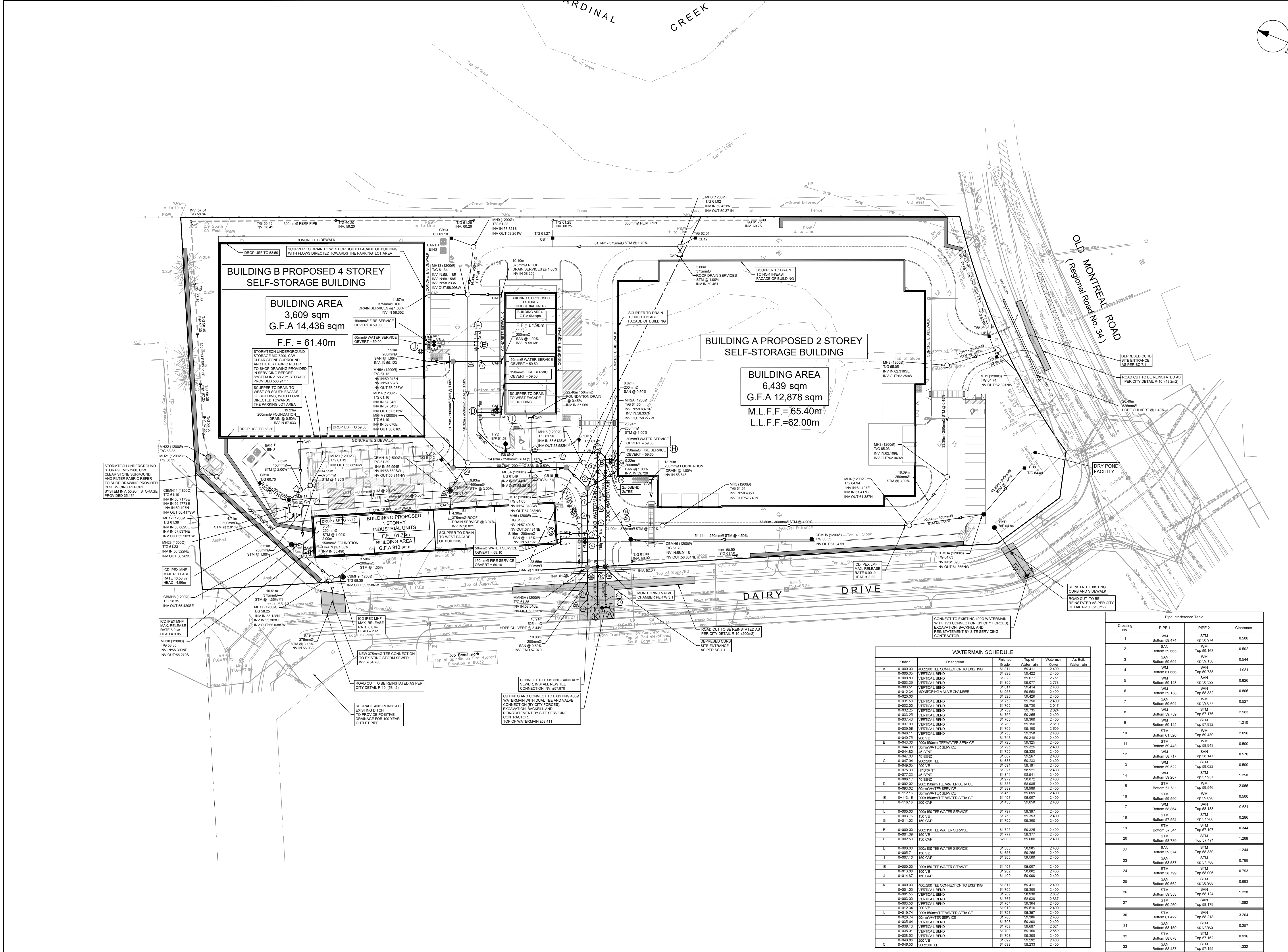
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Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER
C-001	GENERAL PLAN
C-010	NOTES DETAILS CB DATA
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	EROSION AND SEDIMENT CONTROL PLAN

CITY OF OTTAWA

CONTRACT NO. 142817



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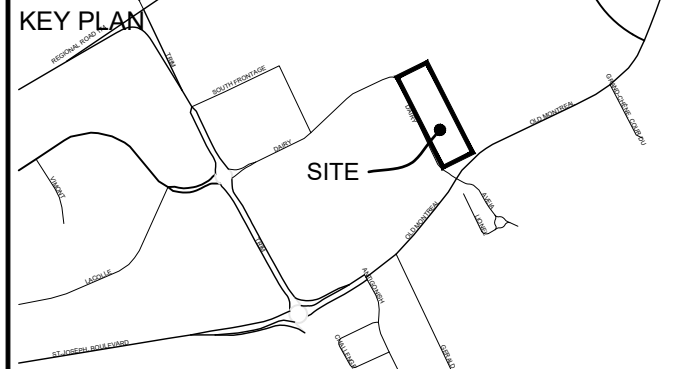
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ISSUES

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3	SUBMISSION NO. 3 FOR CITY REVIEW	2024-10-04
4		
5		
6		

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



Pipe Interference Table

Crossing No.	PIPE 1	PIPE 2	Clearance
1	WM Bottom 59.474	STM Top 58.974	0.500
2	SAN Bottom 59.265	WM Top 59.100	0.502
3	SAN Bottom 59.694	WM Top 59.150	0.544
4	WM Bottom 61.686	WM Top 59.735	1.931
5	WM Bottom 59.548	SAN Top 58.322	0.826
6	WM Bottom 59.138	SAN Top 58.332	0.806
7	Bottom 59.604	WM Top 59.077	0.527
8	WM Bottom 59.769	STM Top 58.176	2.583
9	WM Bottom 59.142	STM Top 57.932	1.210
10	STM Bottom 61.526	WM Top 59.430	2.096
11	STM Bottom 59.443	WM Top 59.943	0.500
12	WM Bottom 58.717	SAN Top 58.147	0.570
13	Bottom 59.522	STM Top 59.022	0.500
14	WM Bottom 59.207	STM Top 58.927	1.200
15	STM Bottom 61.811	WM Top 59.546	2.065
16	Bottom 59.590	STM Top 59.090	0.500
17	WM Bottom 58.864	SAN Top 58.163	0.681
18	STM Bottom 57.562	STM Top 57.266	0.286
19	Bottom 57.541	STM Top 57.197	0.344
20	STM Bottom 58.739	STM Top 57.471	1.268
21	Bottom 59.574	STM Top 58.330	1.244
22	Bottom 58.587	Top 57.788	0.799
23	STM Bottom 58.799	Top 58.006	0.793
24	SAN Bottom 59.662	STM Top 58.968	0.693
25	Bottom 59.353	Top 58.124	1.228
26	Bottom 59.260	Top 58.179	1.082
27	STM Bottom 61.422	SAN Top 58.218	3.204
28	Bottom 58.159	STM Top 57.902	0.257
29	STM Bottom 58.078	STM Top 57.162	0.916
30	SAN Bottom 58.487	STM Top 57.155	1.332

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PROJECT
1015 DAIRY DRIVE
1015 DAIRY DRIVE

PROJECT NO: 142817
DRAWN BY: M.M./A.B.
PROJECT MGR: R.M.
CHECKED BY: R.M./D.Y.
APPROVED BY: D.Y.

SHEET TITLE
GENERAL PLAN OF SERVICES

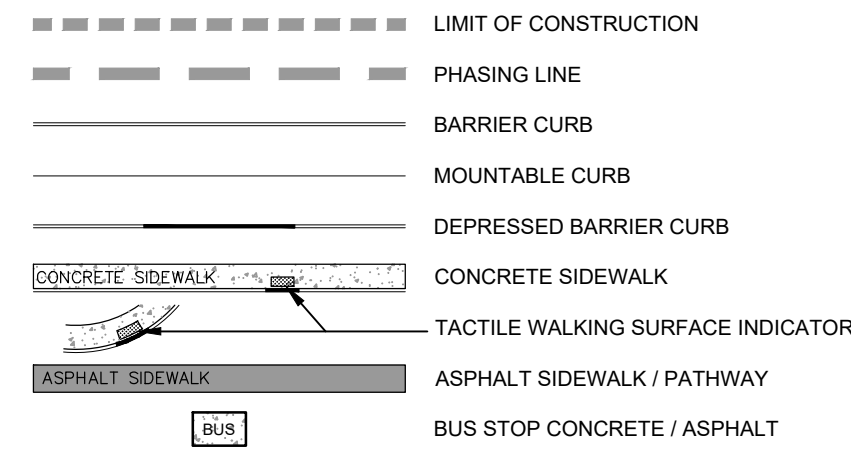
SHEET NUMBER C-001 **ISSUE** 3

WATERMAN SCHEDULE

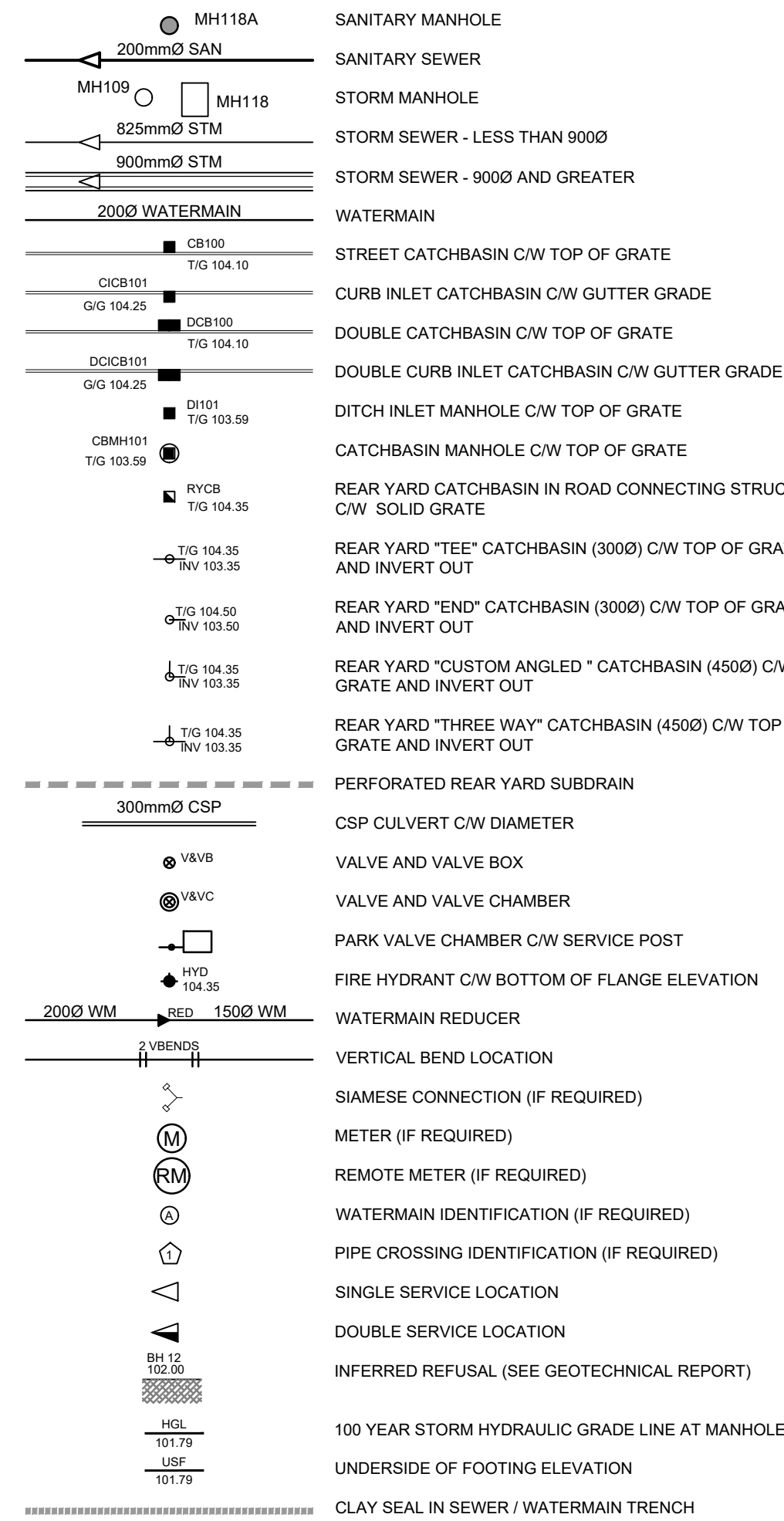
Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	400x200 TEE CONNECTION TO EXISTING	81.811	59.411	2.400	
4000.30	VERTICAL BEND	81.822	59.422	2.400	
4000.33	VERTICAL BEND	81.828	59.077	2.751	
4000.36	VERTICAL BEND	81.867	59.077	2.715	
4003.51	VERTICAL BEND	81.814	59.414	2.400	
4003.52	MONITORING VALVE CHAMBER	81.858	59.077	2.400	
4003.53	VERTICAL BEND	81.828	59.428	2.400	
4003.54	VERTICAL BEND	81.790	59.350	2.400	
4003.55	VERTICAL BEND	81.792	59.185	2.017	
4003.26	VERTICAL BEND	81.759	59.135	2.024	
4003.36	VERTICAL BEND	81.765	59.360	2.400	
4003.37	VERTICAL BEND	81.760	59.360	2.400	
4003.38	VERTICAL BEND	81.760	59.160	2.610	
4003.56	VERTICAL BEND	81.759	59.160	2.606	
4004.11	VERTICAL BEND	81.758	59.358	2.400	
4004.30	300x150mm TEE WATER SERVICE	81.748	59.248	2.400	
B	4004.30	300x150mm TEE WATER SERVICE	81.725	59.325	2.400
4004.30	300x150mm TEE WATER SERVICE	81.725	59.325	2.400	
4004.30	45 BEND	81.725	59.325	2.400	
4004.30	45 BEND	81.687	59.287	2.400	
4004.34	400x200 TEE	81.811	59.235	2.400	
4004.35	300 V/B	81.891	59.191	2.400	
4004.36	HYDRANT	81.821	59.221	2.400	
4007.33	45 BEND	81.334	58.541	2.400	
4008.11	45 BEND	81.072	58.872	2.400	
4002.30	400x150mm TEE WATER SERVICE	81.355	58.985	2.400	
4003.02	50mm WATER SERVICE	81.389	58.989	2.400	
4011.16	50mm WATER SERVICE	81.489	58.959	2.400	
4011.16	300x150mm TEE WATER SERVICE	81.487	59.087	2.400	
4012.16	300 V/B	81.455	59.055	2.400	
L	4000.30	300x150 TEE WATER SERVICE	81.797	59.397	2.400
4003.16	150 V/B	81.753	59.353	2.400	
4011.03	150 G/P	81.750	59.350	2.400	
B	4000.30	300x150 TEE WATER SERVICE	81.725	59.325	2.400
4001.36	150 V/B	81.719	59.319	2.400	
4002.53	150 G/P	82.000	59.000	2.400	
D	4000.30	300x150 TEE WATER SERVICE	81.355	58.985	2.400
4005.71	150 V/B	81.888	59.288	2.400	
4007.10	150 G/P	81.000	59.000	2.400	
E	4000.30	300x150 TEE WATER SERVICE	81.487	59.087	2.400
4011.38	150 V/B	81.202	58.802	2.400	
4014.87	150 G/P	81.400	59.000	2.400	
K	4000.30	400x200 TEE CONNECTION TO EXISTING	81.811	59.411	2.400
4001.36	VERTICAL BEND	81.795	59.395	2.400	
4001.56	VERTICAL BEND	81.785	58.530	2.833	
4002.30	VERTICAL BEND	81.767	58.950	2.837	
4003.50	VERTICAL BEND	81.764	59.364	2.400	
4012.34	300 V/B	81.910	59.910	2.400	
4016.14	300x150mm TEE WATER SERVICE	81.797	59.397	2.400	
4000.74	50mm WATER SERVICE	81.788	59.388	2.400	
4003.54	VERTICAL BEND	81.708	58.950	2.400	
4003.13	VERTICAL BEND	81.708	59.687	2.021	
4003.02	VERTICAL BEND	81.707	59.107	2.259	
4003.52	VERTICAL BEND	81.705	59.305	2.400	
4004.86	300 V/B	81.892	59.292	2.400	
4004.90	300x200 TEE	81.893	59.293	2.400	

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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 ARCADIS 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 CONTRACTOR'S 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 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 PG6498-1 PREPARED BY PATERSON GROUP.
 - DRIVE ISLE, FIRE ROUTE AND HEAVY DUTY AREAS: (600mm)
 - 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm - OPSS GRANULAR "A" CRUSHED STONE
 - 450mm - OPSS GRANULAR "B" TYPE II
 - CAR ONLY PARKING AREA: (600mm)
 - 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 150mm - OPSS GRANULAR "A" CRUSHED STONE
 - 300mm - 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 ANNIS O'SULLIVAN VOLLEBERG LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ESPOSTO ARCHITECTS.
- 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 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.
- 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:
 - WATERMAINS TO BE PVC DR18
 - 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.
- ANY CONNECTIONS TO EXISTING WATERMAINS 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 CATCHBASIN 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 CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

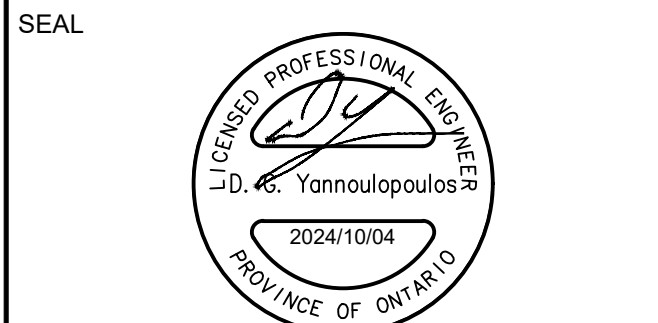
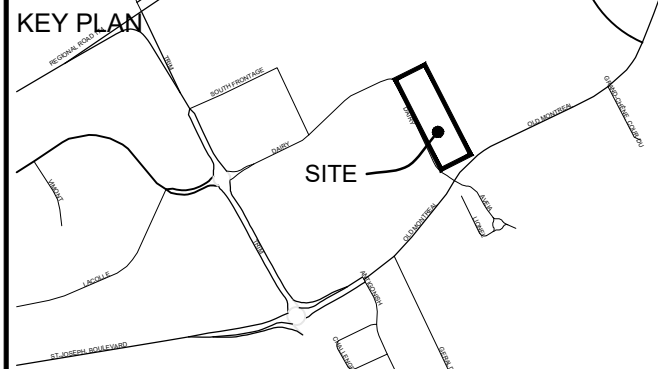
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SEE 010, FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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PROJECT
1015 DAIRY DRIVE

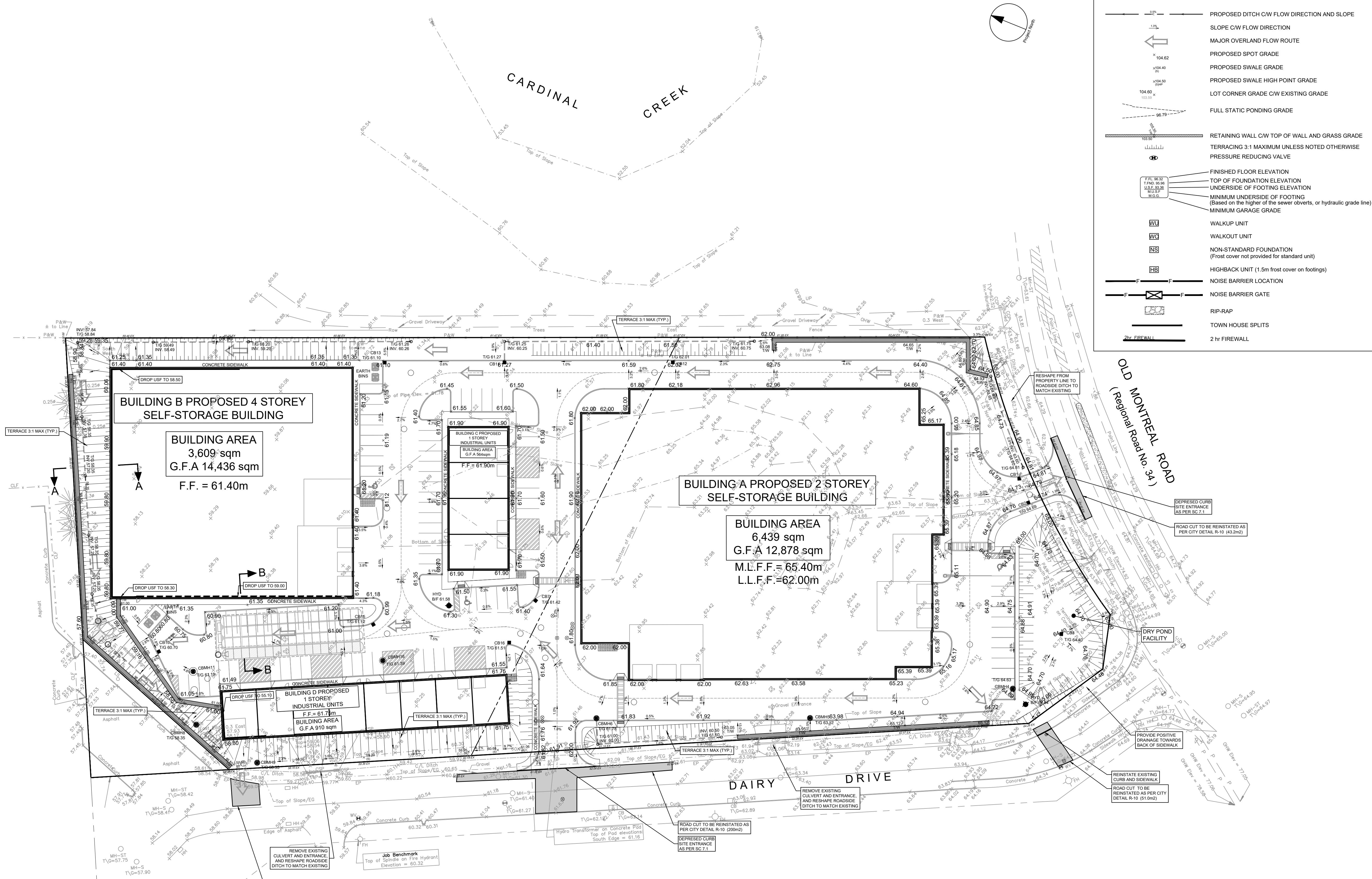
1015 DAIRY DRIVE

PROJECT NO:
142817

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

SHEET TITLE
NOTES DETAILS CB DATA TABLE

SHEET NUMBER C-010	ISSUE 3
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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
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer covers, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (First 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
- 2 hr FIRE WALL

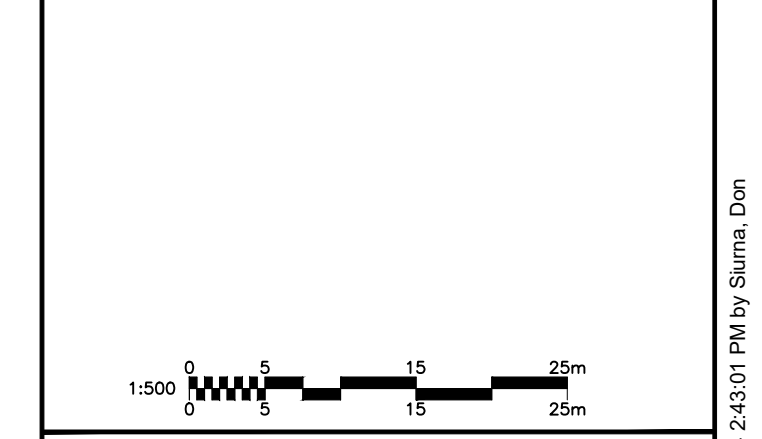
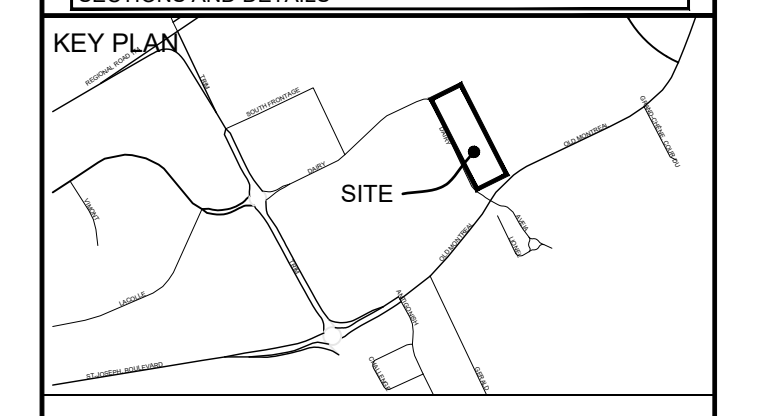
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6		

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



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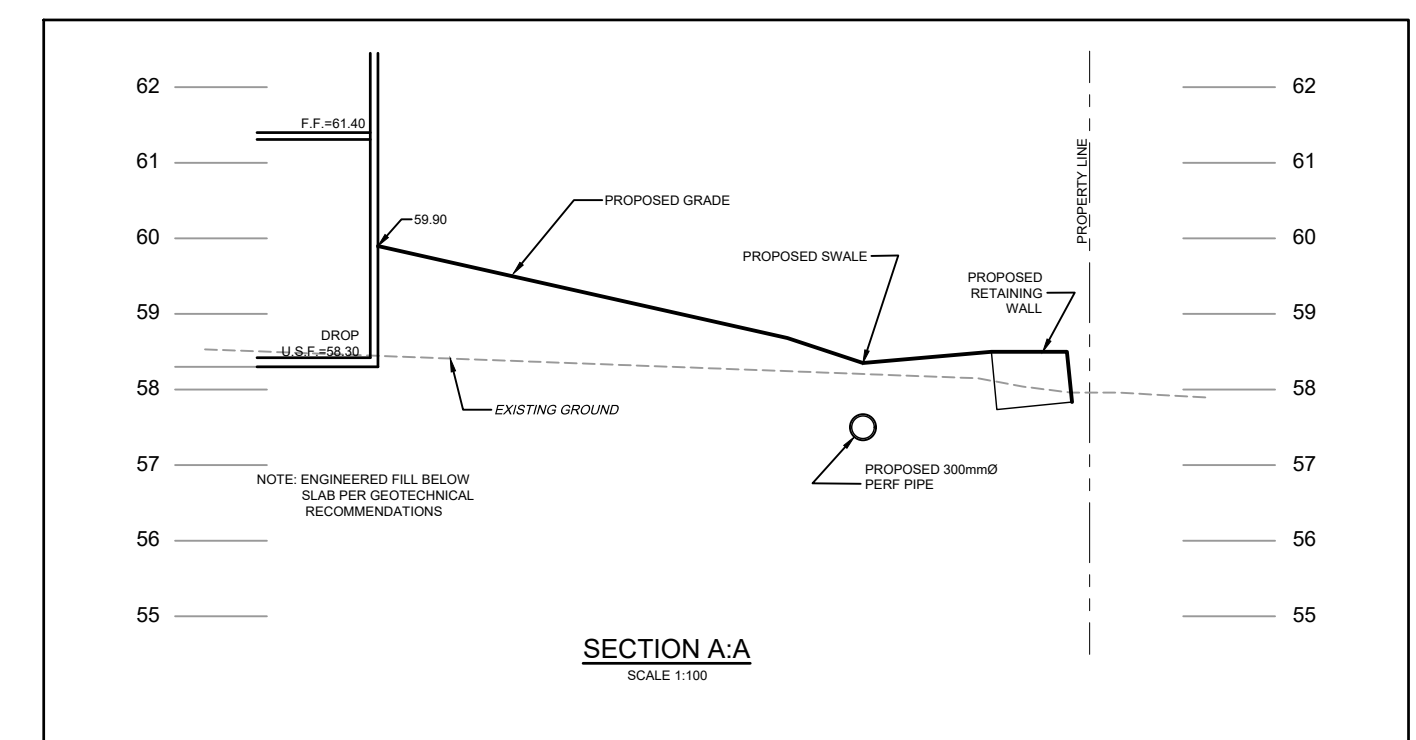
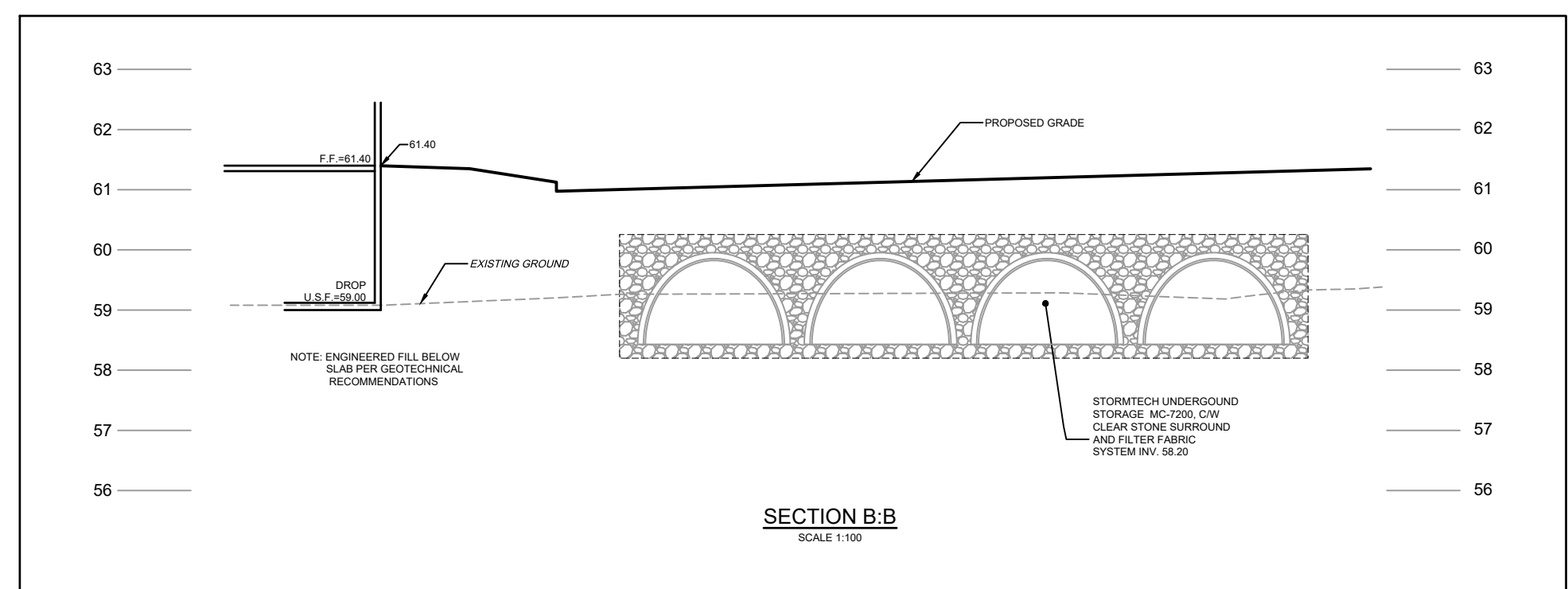
PROJECT
1015 DAIRY DRIVE

PROJECT NO:
142817

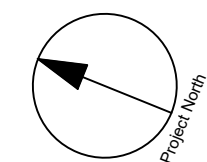
DRAWN BY: M.M./A.B.	CHECKED BY: R.M./D.Y.
PROJECT MGR: R.M.	APPROVED BY: D.Y.

SHEET TITLE
GRADING PLAN

SHEET NUMBER C-200	ISSUE 3
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File Location: \\1142817_1015_Dairy_Dr_0_Production\03_Design\04_Civil\Sheets\C-200 GRADING.dwg Last Saved: October 4, 2024, by slumad3159 Plotted: October 4, 2024, 2:43:01 PM by slumad, Don
 1"=XXXX
 D07-12-13-0249



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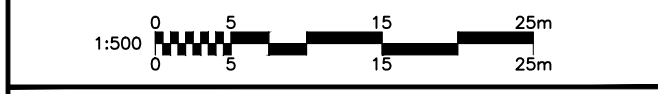
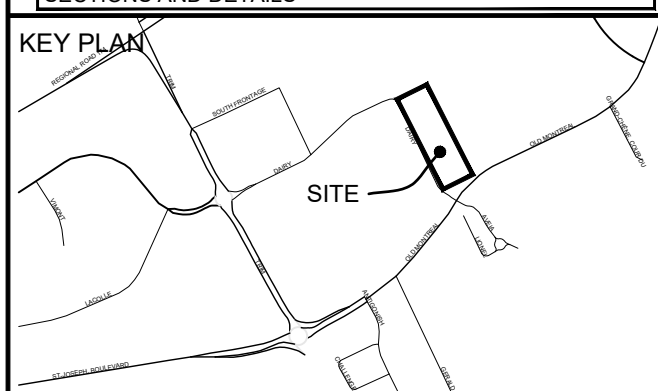
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2024-02-14
2	SUBMISSION NO. 2 FOR CITY REVIEW	2024-06-27
3	SUBMISSION NO. 3 FOR CITY REVIEW	2024-10-04
4		
5		
6		

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



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PROJECT
1015 DAIRY DRIVE
1015 DAIRY DRIVE

PROJECT NO:
142817

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

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

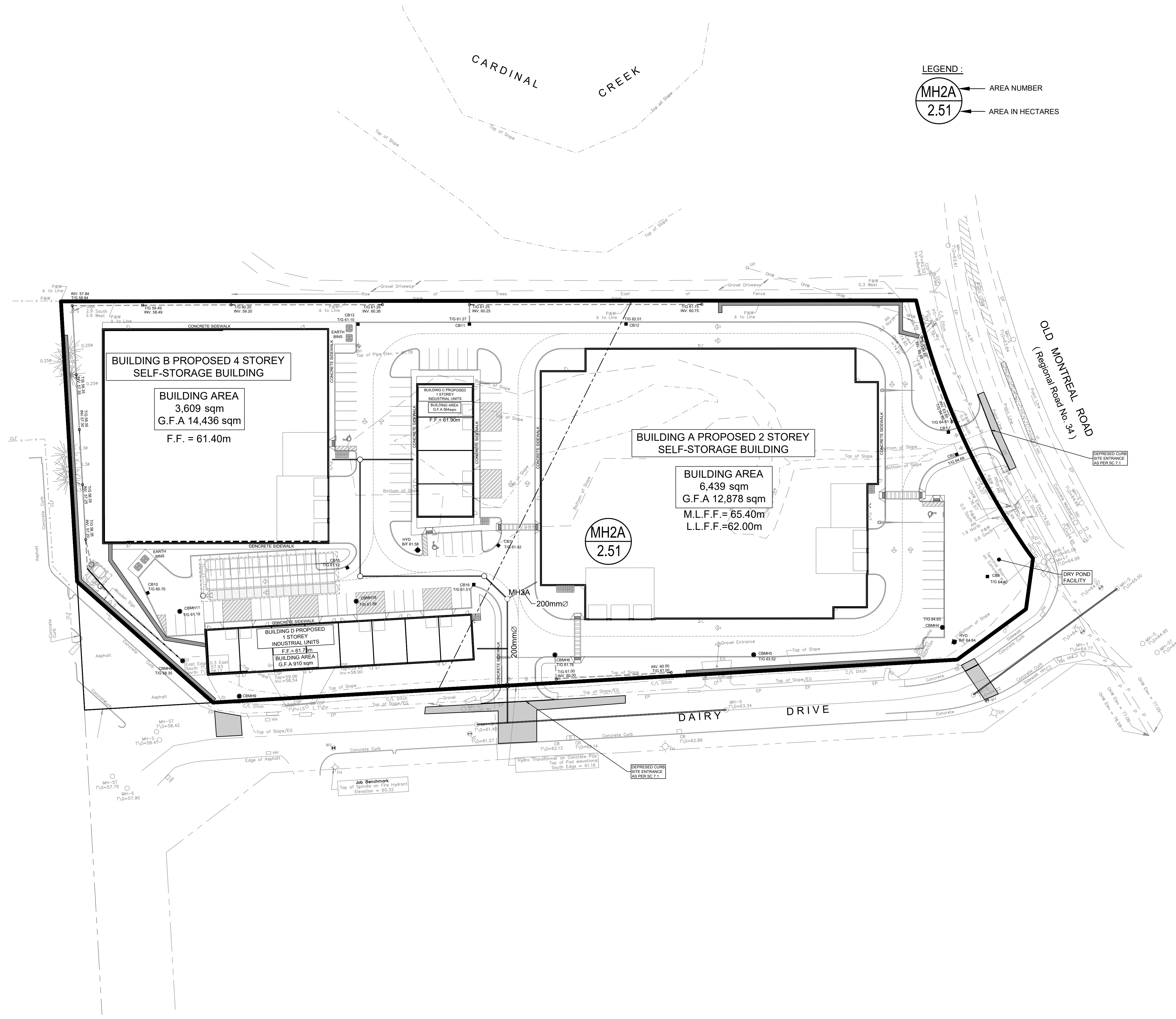
SHEET NUMBER C-400	ISSUE 3
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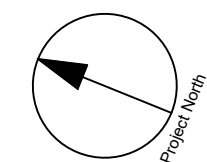
MH2A
2.51

AREA NUMBER

AREA IN HECTARES



File Location: \\1142817_1015_Dairy_Dr_0_Production\7_03_Design\04_Civil\Sheets\C-400 SANITARY DRAINAGE AREA PLAN.dwg Last Saved: June 27, 2024, by slaura Printed: October 4, 2024 2:44:02 PM by Slaura, Don
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 D07-12-13-0249



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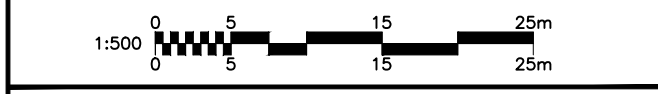
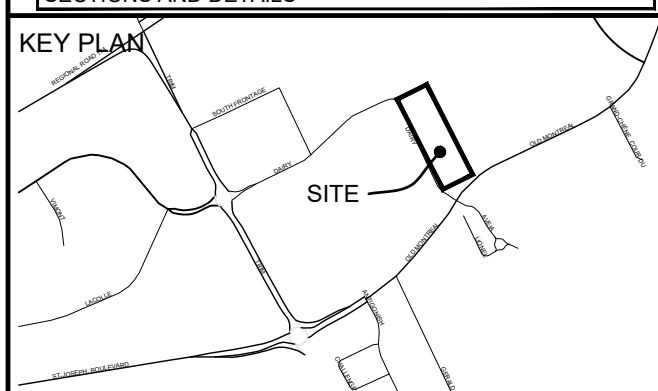
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ISSUES

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1	SUBMISSION NO. 1 FOR CITY REVIEW	2024-02-14
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3	SUBMISSION NO. 3 FOR CITY REVIEW	2024-10-04
4		
5		
6		

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PROJECT
1015 DAIRY DRIVE
1015 DAIRY DRIVE

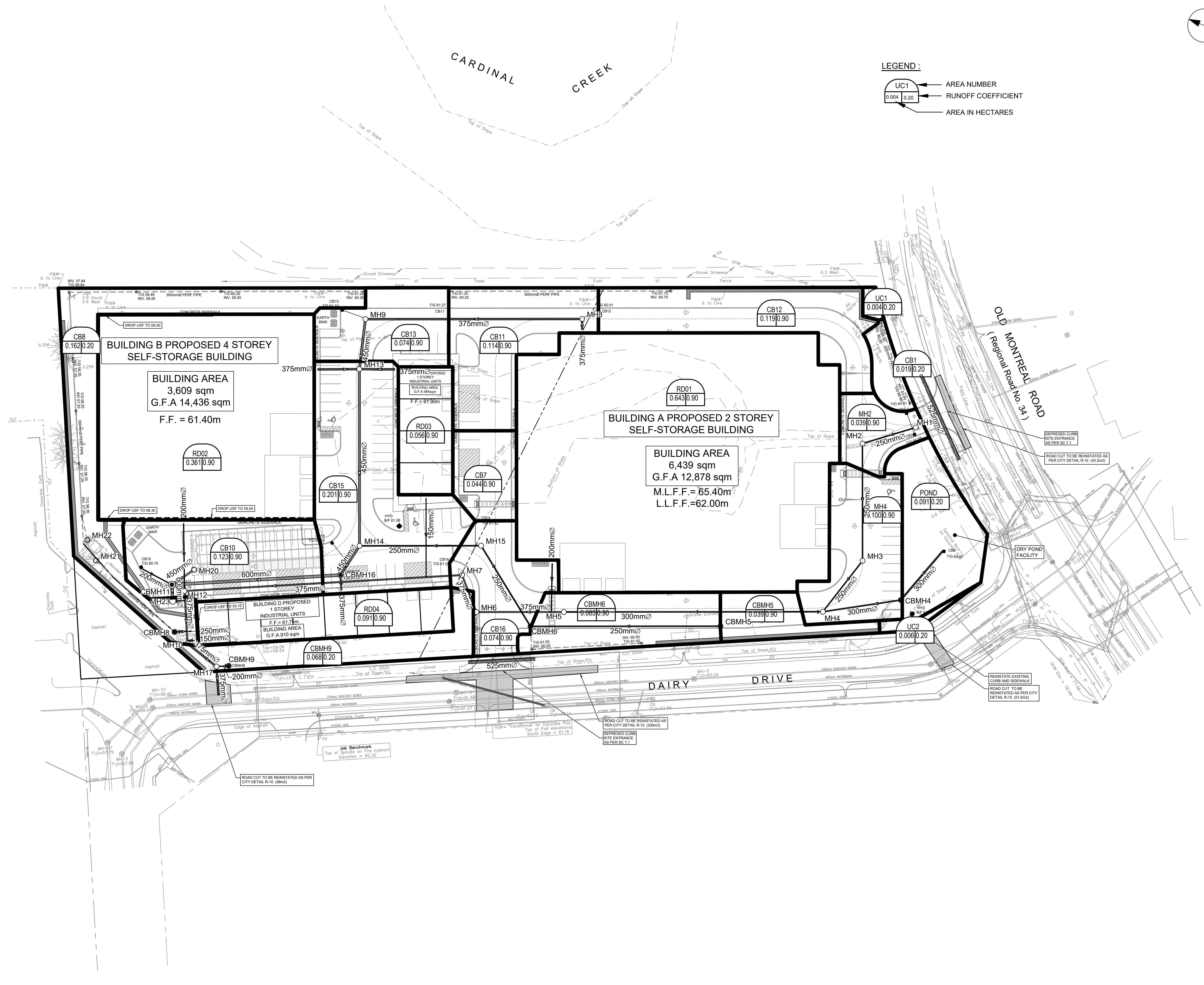
PROJECT NO:
142817
DRAWN BY:
M.M./A.B.
PROJECT MGR:
R.M.
CHECKED BY:
R.M./D.Y.
APPROVED BY:
D.Y.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500
ISSUE
3

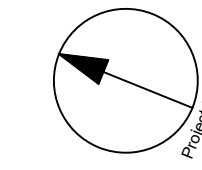
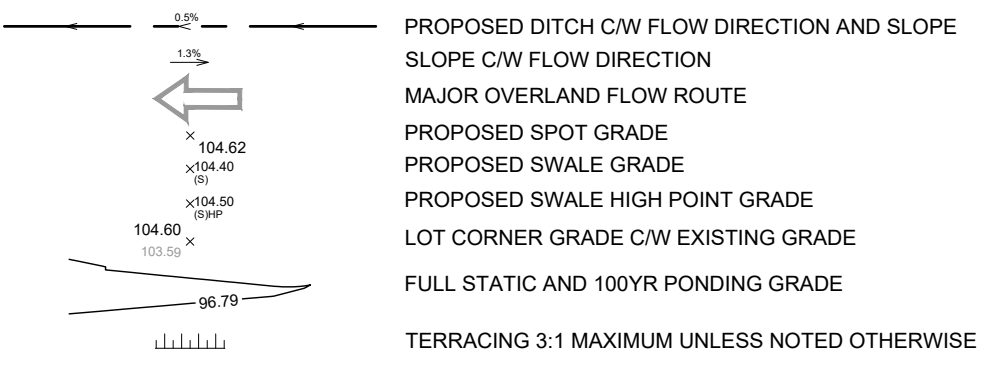
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UC1 → AREA NUMBER
0.004 0.20 → RUNOFF COEFFICIENT
→ AREA IN HECTARES



File Location: \\1142817_1015_Dairy_DY_0_Production\03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: October 4, 2024 2:45:09 PM by Surma, Don
SCALE CHECK
1"=100'
XXXXX

PONDING LEGEND



CARDINAL CREEK

**OLD MONTREAL ROAD
(Regional Road No. 34)**

DAIRY DRIVE

**BUILDING B PROPOSED 4 STOREY
SELF-STORAGE BUILDING**
BUILDING AREA
3,609 sqm
G.F.A 14,436 sqm
F.F. = 61.40m

**BUILDING C PROPOSED
1 STOREY
INDUSTRIAL UNITS**
BUILDING AREA
C.F.A 99sqm
F.F. = 61.90m

**BUILDING A PROPOSED 2 STOREY
SELF-STORAGE BUILDING**
BUILDING AREA
6,439 sqm
G.F.A 12,878 sqm
M.L.F.F. = 65.40m
L.L.F.F. = 62.00m

**BUILDING D PROPOSED
1 STOREY
INDUSTRIAL UNITS**
BUILDING AREA
G.F.A 910 sqm
F.F. = 61.7m

POND ID	
TOP OF GRADE (m)	60.70
STATIC DEPTH (m)	0.30
STATIC VOLUME (m ³)	29.54
5% VOLUME (m ³)	60.70
100% VOLUME (m ³)	61.02
100% +20 VOLUME (m ³)	61.08

POND ID	
BOTTOM DRY POND (m)	64.40
STATIC ELEVATION (m)	64.50
STATIC DEPTH (m)	0.65
STATIC VOLUME (m ³)	104.50
5% VOLUME (m ³)	64.74
100% VOLUME (m ³)	64.87
100% +20 VOLUME (m ³)	64.76
100% +20 VOLUME (m ³)	62.03

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ISSUES		
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3	SUBMISSION NO. 3 FOR CITY REVIEW	2024-10-04
4		
5		
6		

KEY PLAN

SCALE
1:500

SEAL

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PROJECT
1015 DAIRY DRIVE
1015 DAIRY DRIVE

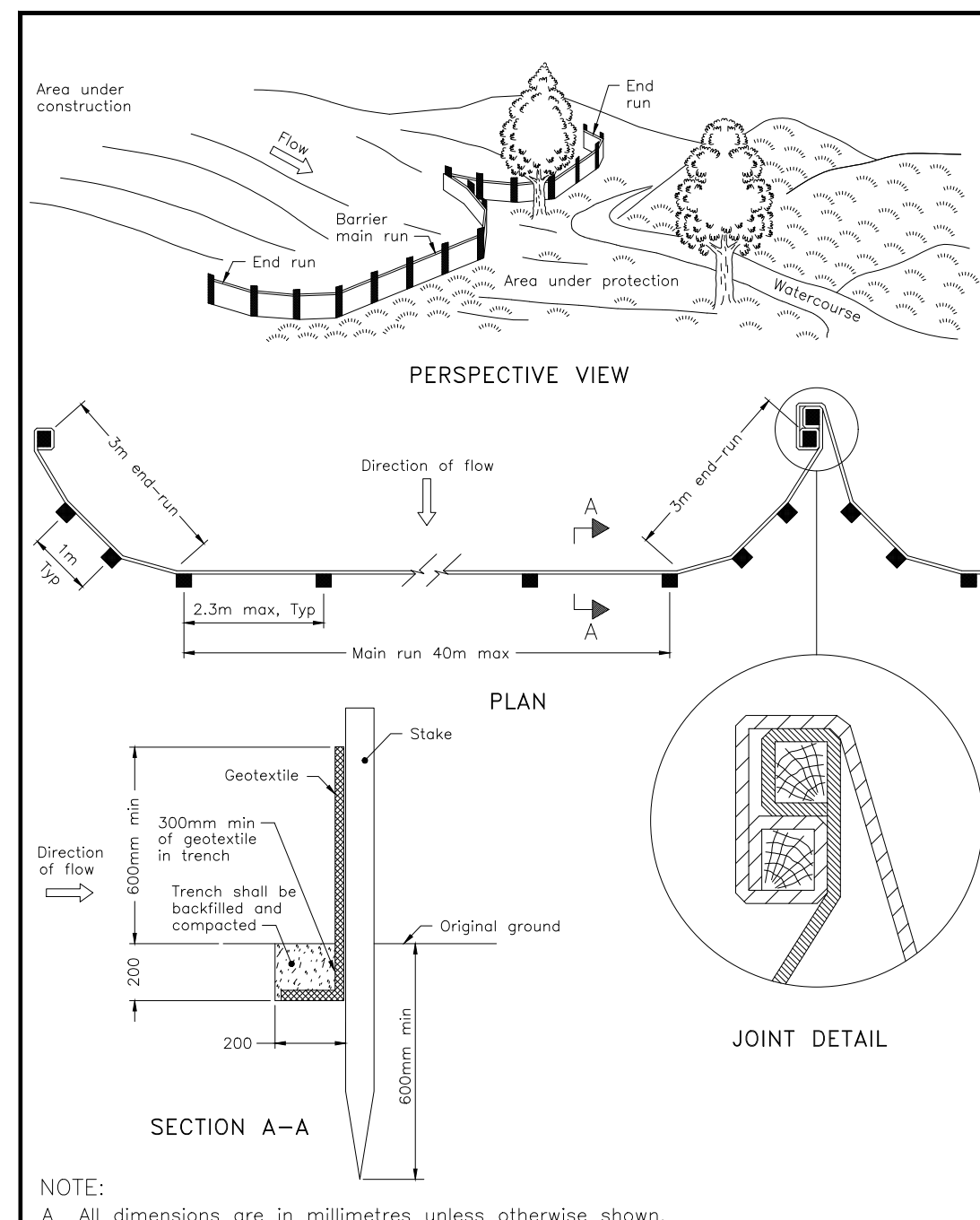
PROJECT NO:
142817

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

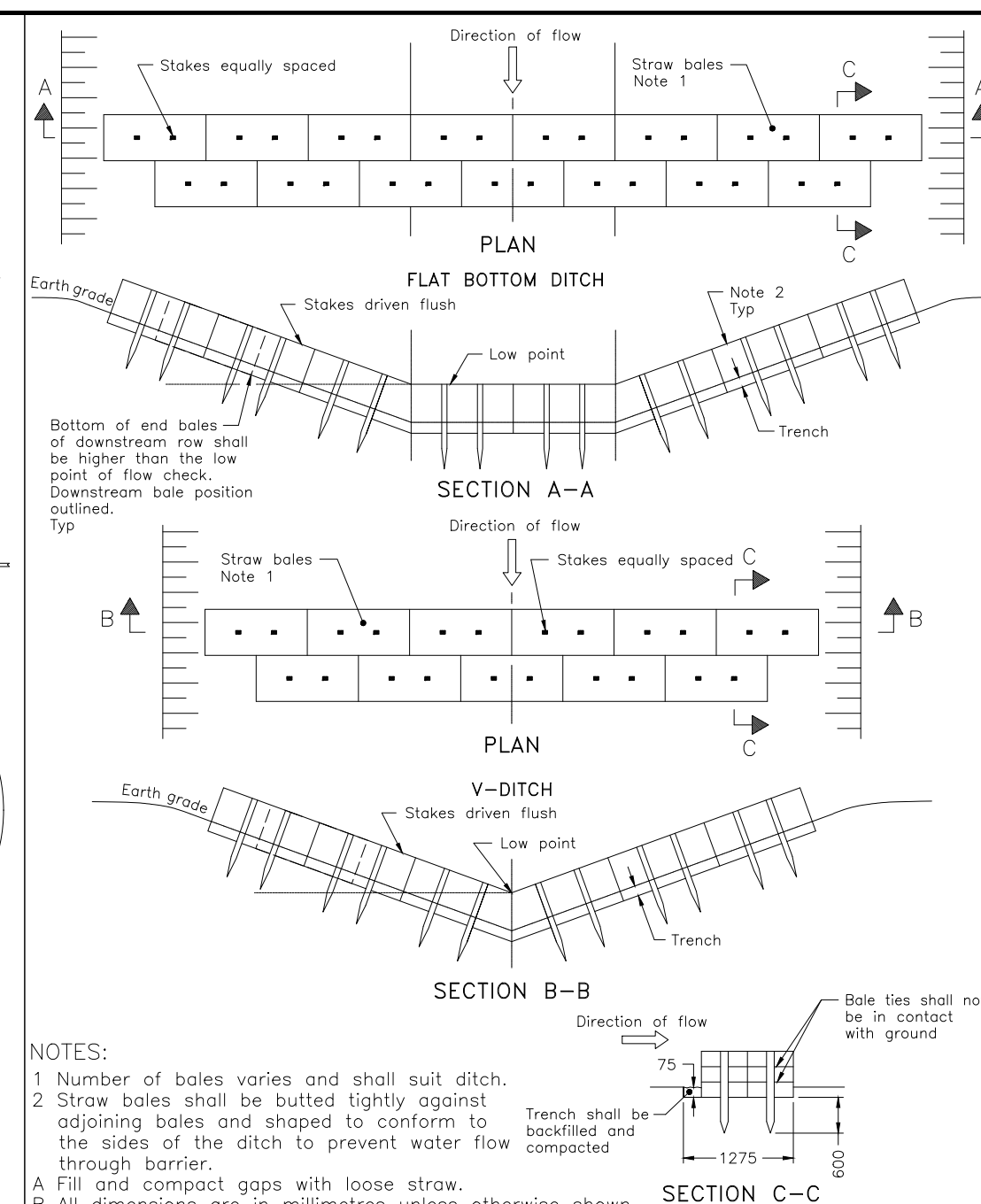
SHEET TITLE
PONDING PLAN

SHEET NUMBER C-600	ISSUE 3
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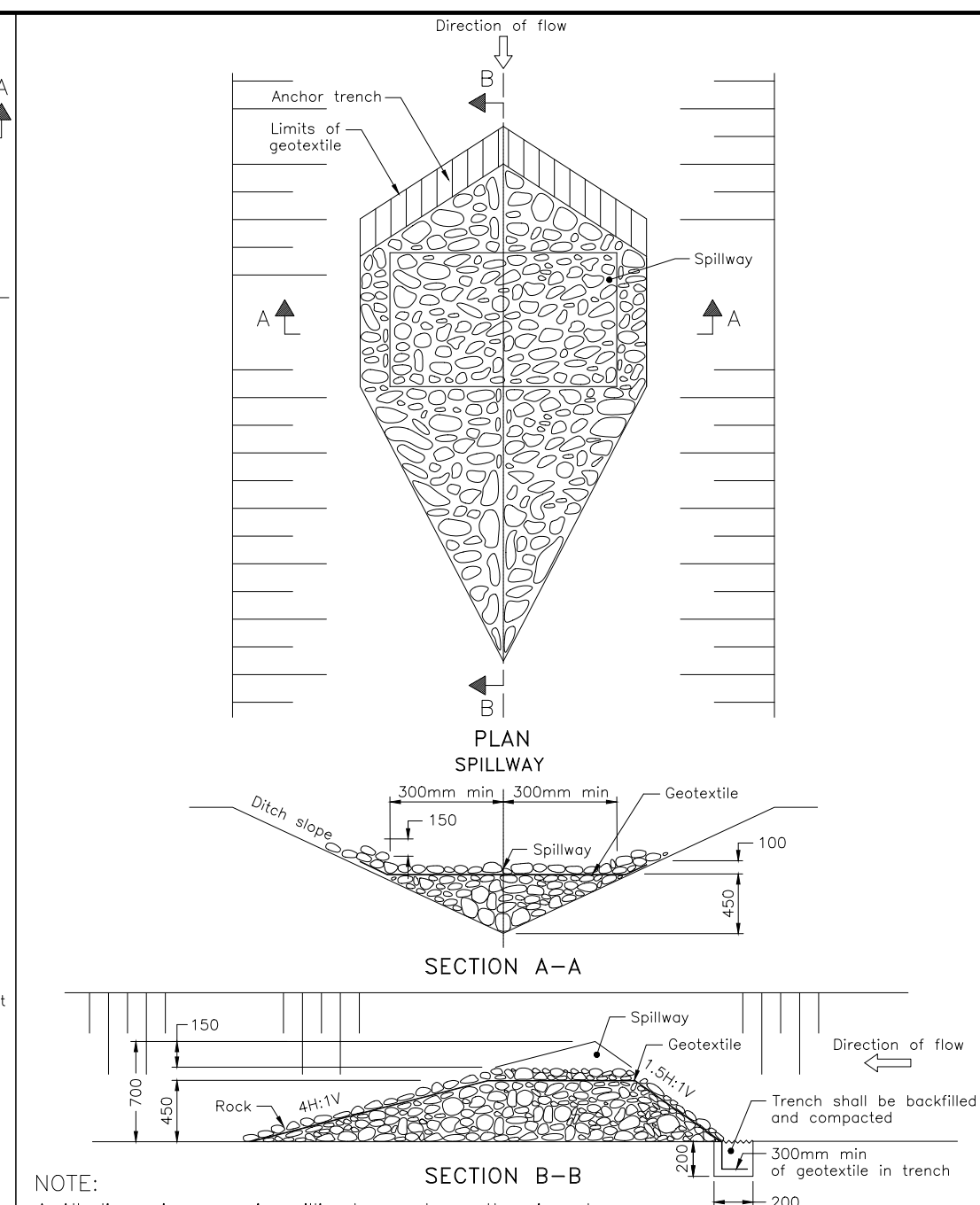
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Scale: 1:m XXXXX



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
LIGHT-DUTY SILT FENCE BARRIER
 OPSD 219.110



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
 OPSD 219.180



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3
TEMPORARY ROCK FLOW CHECK DAM V-DITCH
 OPSD 219.210

- NOTES:**
1. 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.
 2. 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.
 3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 4. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&S 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.
 5. 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.
 6. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 8. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT

LEGEND:

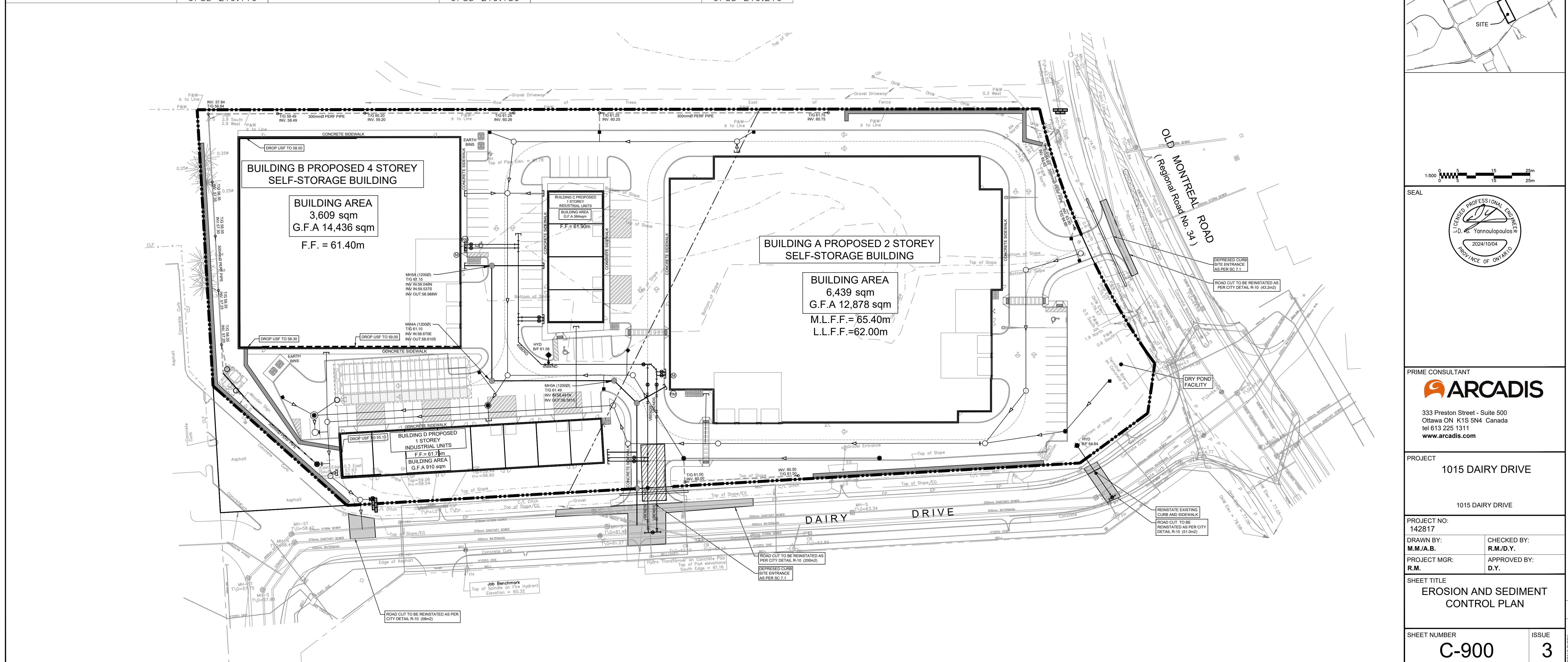
	LIGHT DUTY SILT FENCE AS PER OPSD-219.110
	SNOW FENCE
	STRAW BALE CHECK DAM AS PER OPSD-219.180
	ROCK CHECK DAM AS PER OPSD-219.210
	SILT SACK PLACED UNDER EXISTING CB COVER
	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

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	4		
	5		
	6		



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

KEY PLAN

SCALE

SEAL

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PROJECT
1015 DAIRY DRIVE
 1015 DAIRY DRIVE

PROJECT NO:
142817

DRAWN BY:
M.M./A.B.

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

PROJECT MGR:
R.M.

APPROVED BY:
D.Y.

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C-900

ISSUE
3