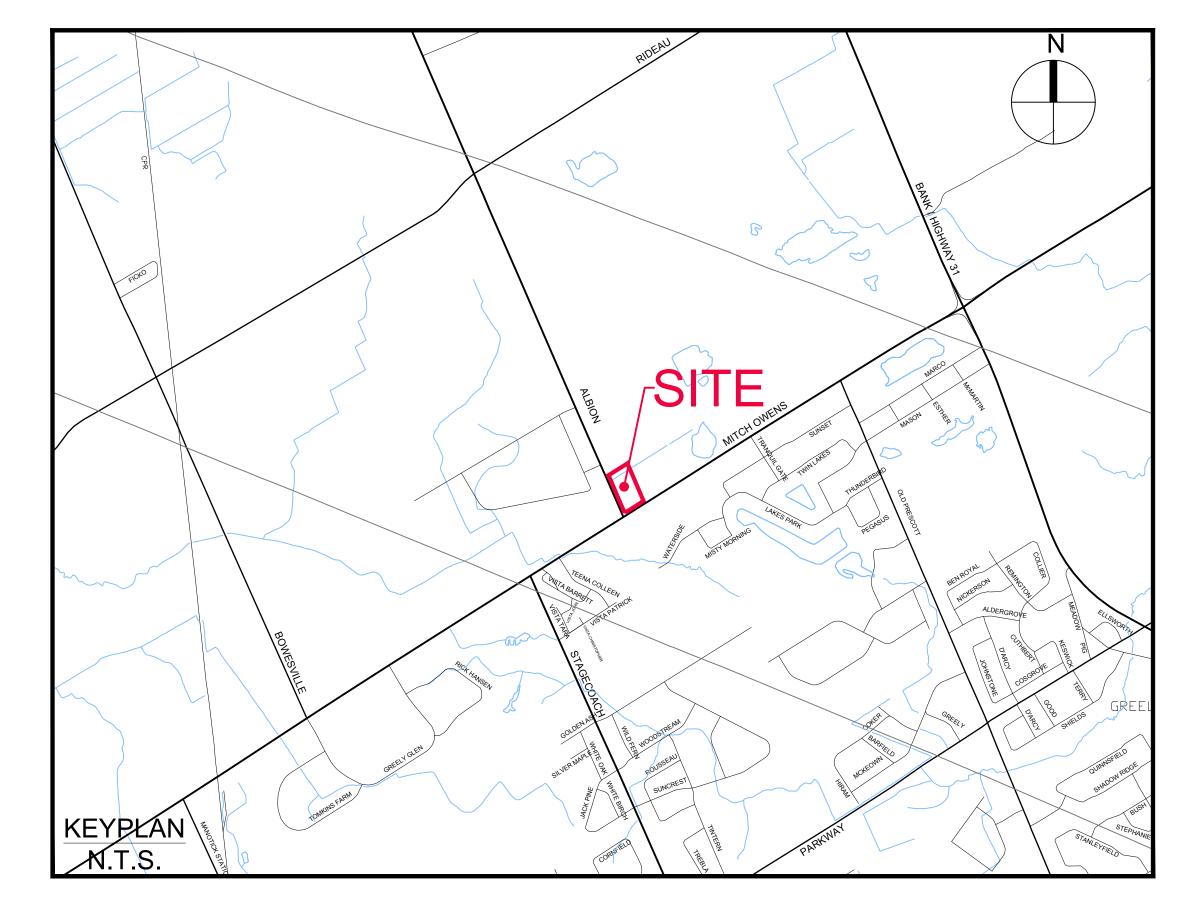
W.O. STINSON 5545 ALBION ROAD





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Sheet List Table

GENERAL PLAN OF SERVICES

NOTES, LEGEND & CB DATA TABLE

STORM DRAINAGE AREA PLAN

PONDING PLAN

SEDIMENT & EROSION CONTROL PLAN

Sheet Number

C-001

C-500

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CONTRACT NO. 143219



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ISSUE	ES .	
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2023-11-24
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-03-20
3	ADDED TANK SECTIONS	2024-07-25
4	REVISED PER NEW SITE PLAN	2025-02-03
5	REVISED PER CITY COMMENTS	2025-04-08
6	REVISED PER CITY COMMENTS	2025-05-29
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SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS

KEY PLAN



1:500 5 15



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PROJECT

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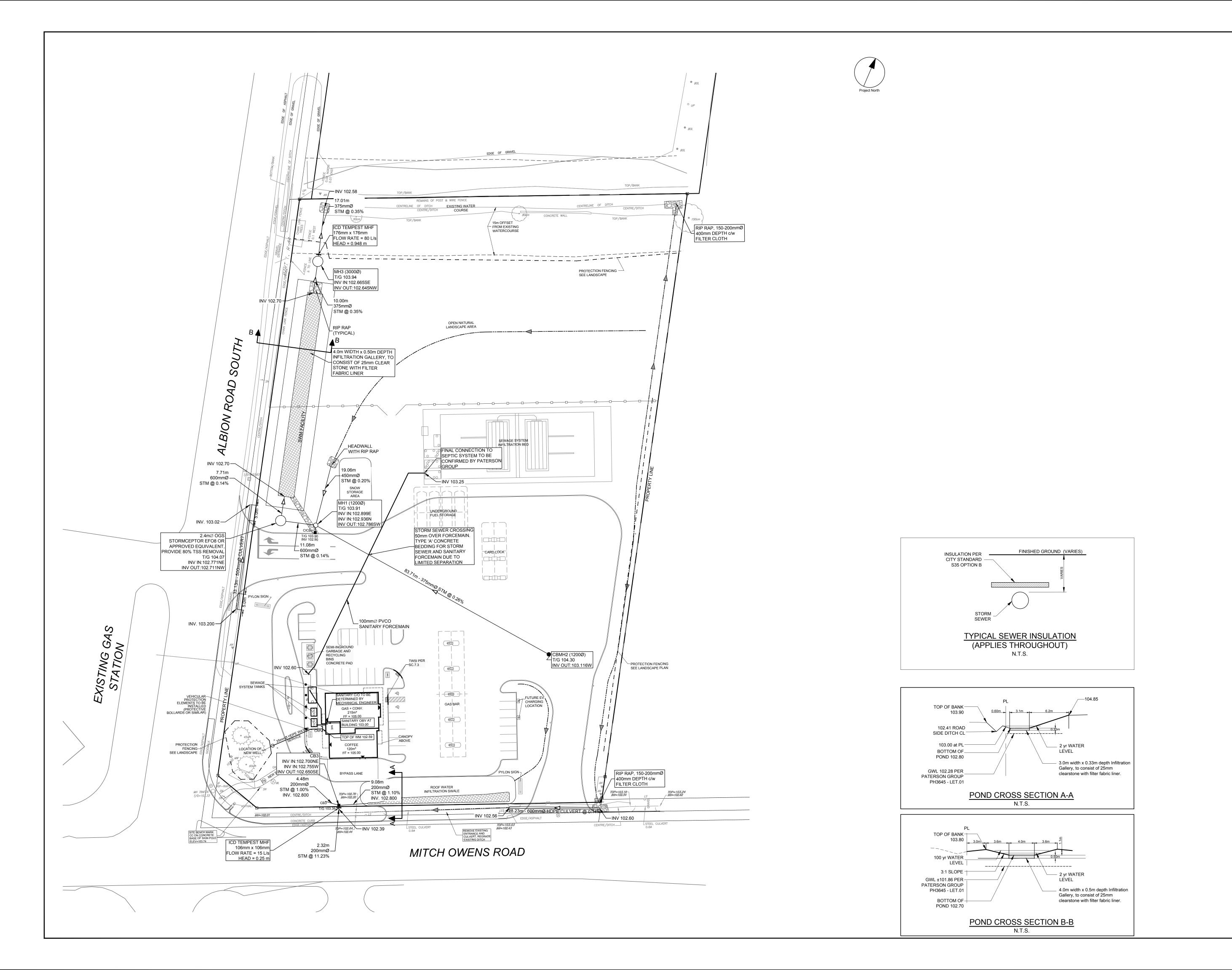
PROJECT NO: 143219
DRAWN BY:
D.D. / M.M.

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

SHEET TITLE

REMOVALS

SHEET NUMBER C-REM



C-001

6

GENERAL PLAN OF SERVICES

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APPROVED BY:

R.M./D.G.Y.

D.G.Y.

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tel 613 225 1311

PROJECT

PROJECT NO: 143219

PROJECT MGR:

SHEET TITLE

DRAWN BY:

D.D. / M.M.

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DESCRIPTION

SUBMISSION NO.1 FOR CITY REVIEW

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS

3 ADDED TANK SECTIONS

KEY PLAN

SEAL

4 REVISED PER NEW SITE PLAN

5 REVISED PER CITY COMMENTS

6 REVISED PER CITY COMMENTS

2 SUBMISSION NO.2 FOR CITY REVIEW 2024-03-20

2023-11-24

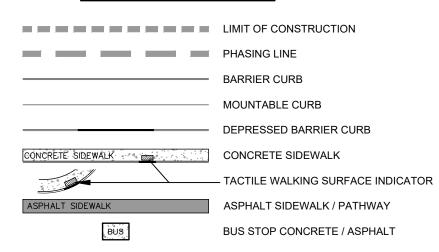
2024-07-25

2025-02-03

2025-04-08

2025-05-29

GENERAL LEGEND



SERVICING LEGEND

0211110111012	
MH118A 200mmØ SAN	SANITARY MANHOLE
MH109	SANITARY SEWER
O MH118	STORM MANHOLE
825mmØ STM 900mmØ STM	STORM SEWER - LESS THAN 900Ø
900111110 31111	STORM SEWER - 900Ø AND GREATER
200Ø WATERMAIN	WATERMAIN
CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRATE
G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
■ DI101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
O T/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	PERFORATED REAR YARD SUBDRAIN
300mmØ CSP	CSP CULVERT C/W DIAMETER
⊗ V&VB	VALVE AND VALVE BOX
⊗ V&VC	VALVE AND VALVE CHAMBER
→ □	PARK VALVE CHAMBER C/W SERVICE POST
◆ HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200Ø WM RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
\$	SIAMESE CONNECTION (IF REQUIRED)
(M)	METER (IF REQUIRED)
(RM)	REMOTE METER (IF REQUIRED)
RM (a)	WATERMAIN IDENTIFICATION (IF REQUIRED)
1	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
\triangleleft	SINGLE SERVICE LOCATION
\triangleleft	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
USF 101.79	UNDERSIDE OF FOOTING ELEVATION
*************	CLAY SEAL IN SEWER / WATERMAIN TRENCH

UTILITY NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT
- 2. 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.
- 3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
- 5. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 6. 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
- 7. THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- 8. CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- 9. HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION

OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.

- 10. 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.
- 11. 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
- 12. UTILITY EASEMENTS ARE TO BE STAKED ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE
- 13. STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- 14. 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

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- 3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG5485-1 PREPARED BY PATERSON
- 9. 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.
- 10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY HOBIN ARCHITECTURE INC.
- 11. FOR GEOMETRIC ROAD DESIGN DRAWINGS REFER TO PG5485-1 PREPARED BY PATERSON GROUP.
- 12. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- 18. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- 19. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- 20. 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
- 21. 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. 22. ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- 23. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- 24. 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.
- 25. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- 26. 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).
- 27. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 28. 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. 29. ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL
- 30. 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.
- 31. 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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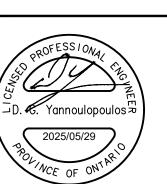
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KEY PLAN





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PROJECT

W.O. STINSON 5545 ALBION ROAD

ALBION & MITCH OWENS

ROJECT MGR: . M .	APPROVED BY: D.G.Y.
RAWN BY: .D. / M.M.	CHECKED BY: R.M./D.G.Y.
ROJECT NO: 43219	

NOTES, LEGEND & CB DATA **TABLE**

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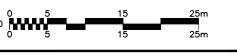
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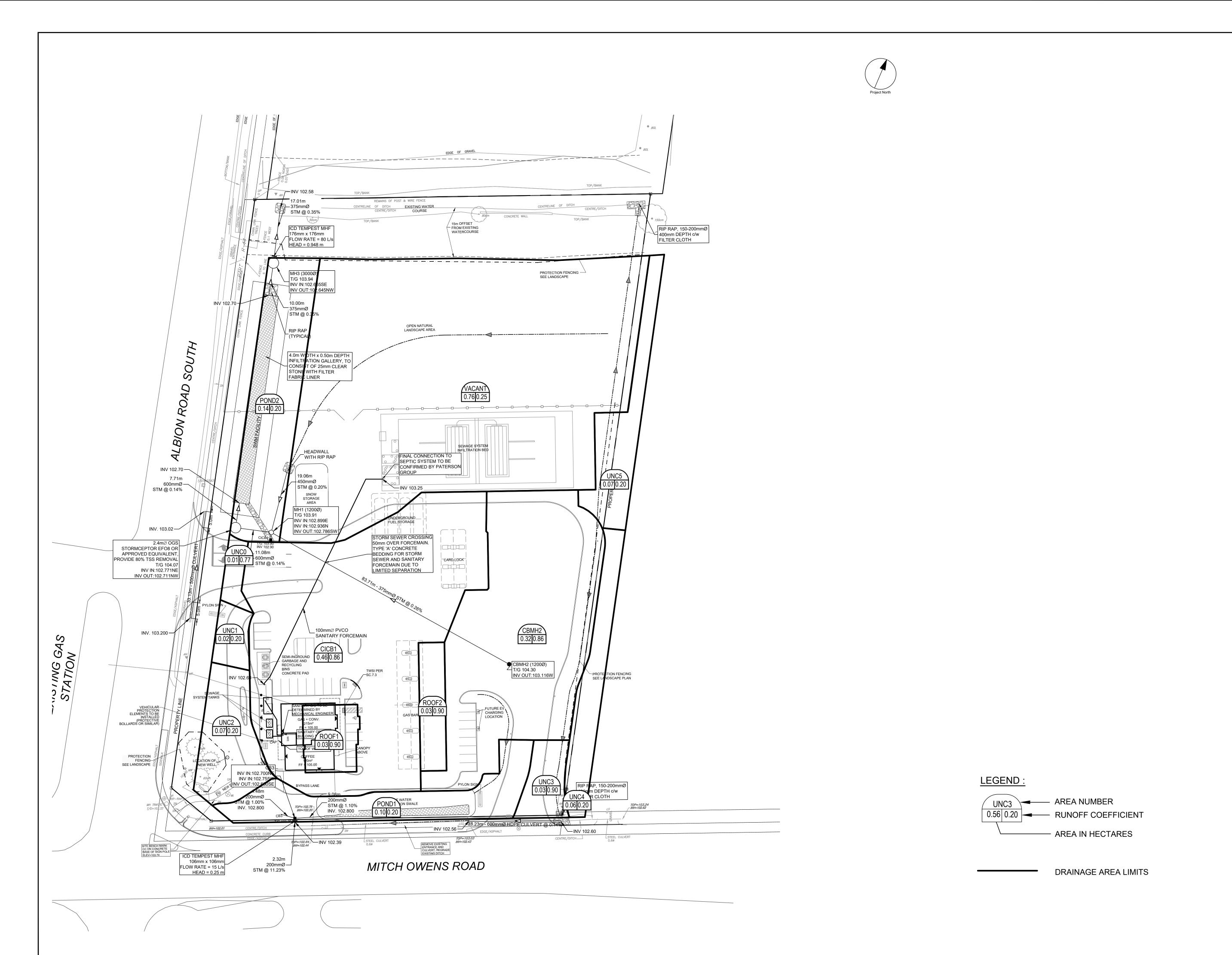
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143219
DRAWN BY:

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

GRADING PLAN

SHEET NUMBER C-200





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SEAL





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PROJECT

W.O. STINSON 5545 ALBION ROAD

ALBION & MITCH OWENS

OUEET TITLE	_
R.M.	D.G.Y.
PROJECT MGR:	APPROVED BY:
D.D. / M.M.	R.M./D.G.Y.
DRAWN BY:	CHECKED BY:
PROJECT NO: 143219	

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

6

SCALE CHECK | File Location: J:/143219_WO_S



MITCH OWENS ROAD

EXISTING GAS STATION

LEGEND:

Grass Area Grass

Asphalt/Concrete

Gravel Area

OVERALL SITE AREA = 2.10 ha

North Outlet (Albion Road)

Grass Area = 506 m2 Grass C = 0.25 Asphalt/Concrete = 1194 m2 Asphalt/Concrete C = 0.90 Gravel Area = 15867 m2 Gravel C = 0.80 Average C = <u>0.79</u>

South Outlet (Mitch Owens Road)

Grass Area = 1513 m2 Grass C = 0.25 Asphalt/Concrete = 1876 m2 Asphalt/Concrete C = 0.90 Gravel Area = 0 m2 Gravel C = 0.80 Average C = 0.59

LEGEND :

— AREA NUMBER 0.34 0.61 RUNOFF COEFFICIENT - AREA IN HECTARES

DRAINAGE AREA LIMITS



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W.O. STINSON 5545 ALBION ROAD

ALBION & MITCH OWENS

PROJECT NO: 143219	
DRAWN BY: D.D. / M.M.	CHECKED BY: R.M./D.G.Y.
PROJECT MGR: R.M.	APPROVED BY: D.G.Y.

PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

SHEET NUMBER C-501



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ALBION & MITCH OWENS

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

EXTERNAL STORM DRAINAGE

SHEET NUMBER

ISSUE C-502 6



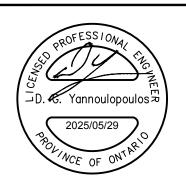
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ALBION & MITCH OWENS

DRAWN BY:

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

SHEET TITLE PONDING PLAN

C-600

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