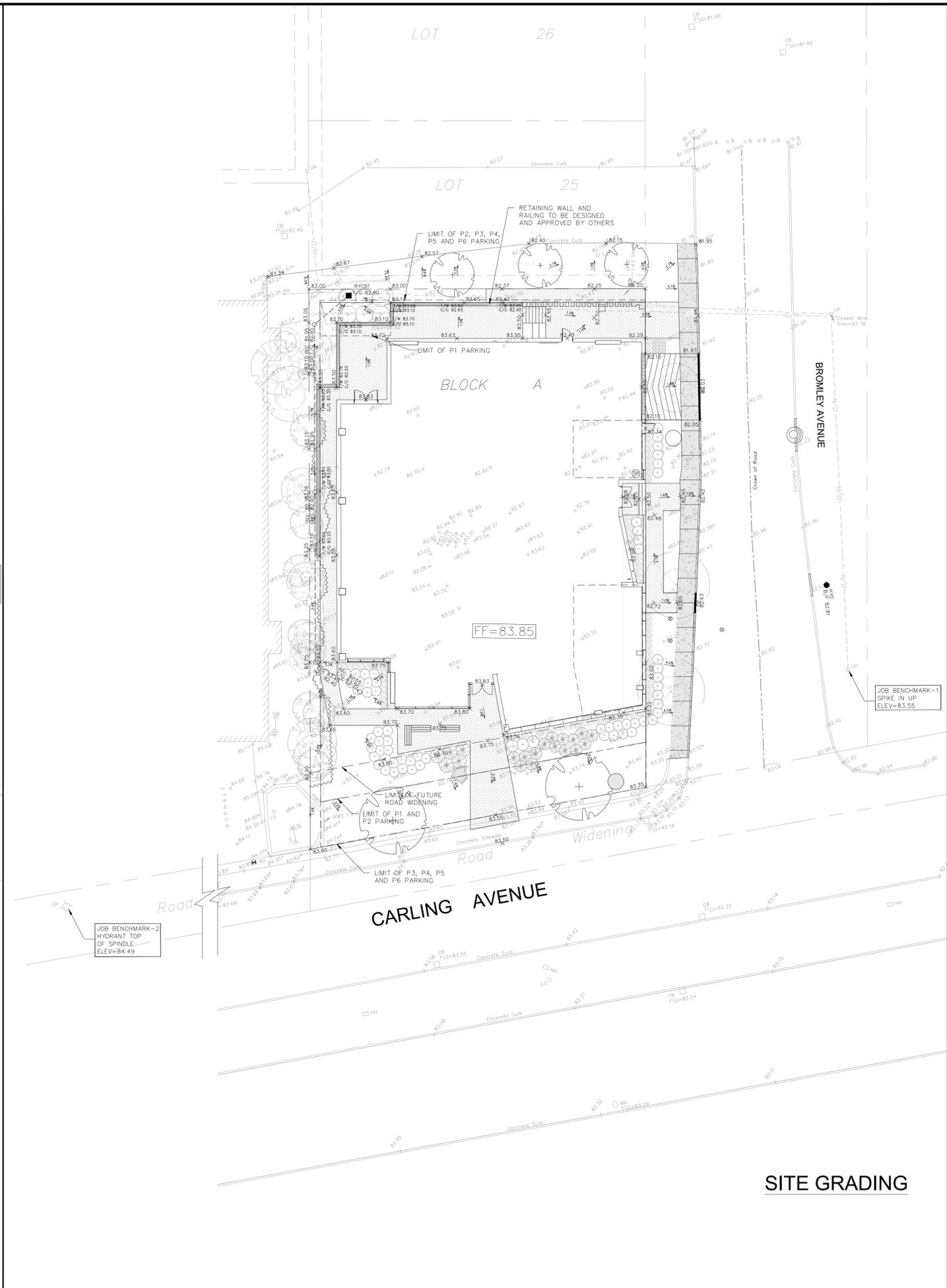


**SITE SERVICING**



**SITE GRADING**

SEE C-10, FOR NOTES, LEGEND, CB TABLE, AND DETAILS

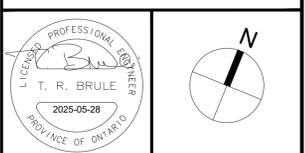


No.	REVISIONS	By	Date
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4	REVISED PER ARCHITECT COORDINATION	T.R.B.	2025-05-28
3	REVISED AS PER NEW SITE PLAN	T.R.B.	2025-01-10
2	REVISED AS PER CITY COMMENTS	T.R.B.	2020-11-20
1	ISSUED FOR SPA	T.R.B.	2020-04-15

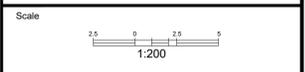


**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title  
**1995 CARLING AVENUE**



Drawing Title  
**SITE SERVICING AND GRADING**

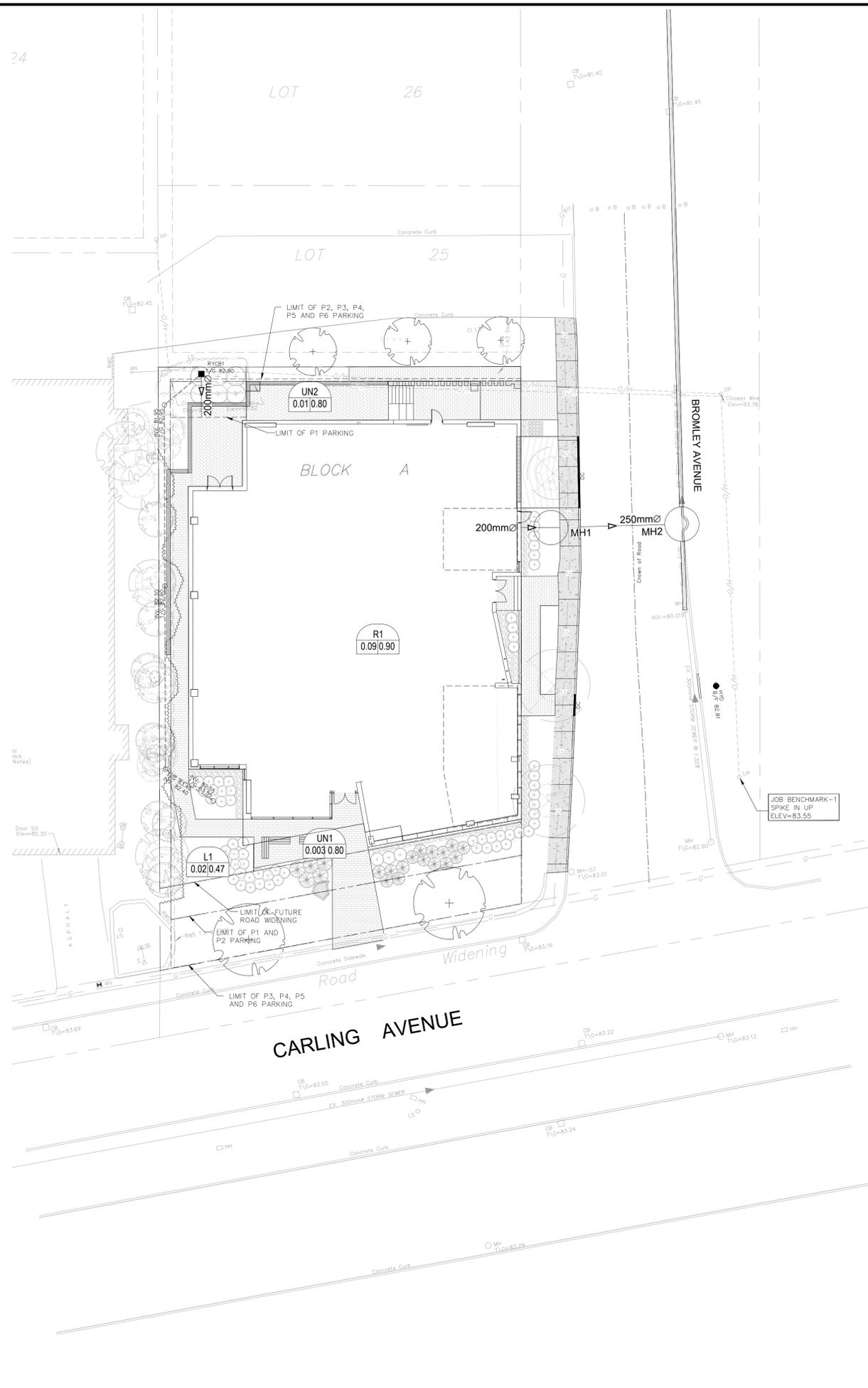


Design	J.B.	Date	APRIL 2020
Drawn	D.P.S./J.B.	Checked	T.R.B.
Project No.	124829	Drawing No.	C-001

J:\124829\_1995Carling\1995Carling\7.00\_Production\7.00\_Layout\7.00\_001.dwg Layout Name: C-001 Plot Style: AIA\_STANDARD-HULL.CTB Plot Scale: 1:25.4 Printed At: 5/28/2025 3:12 PM Last Saved By: SHIRAZI3150 Last Saved At: May, 28, 2025

CITY PLAN No. #18140  
CITY FILE No. D07-12-20-0044

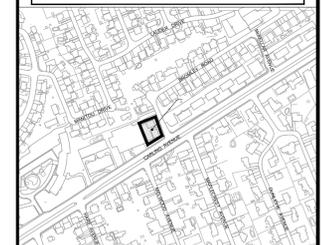
J:\124829\_1995000\7.0\_Production\7.0\_Layout\7.0\_000.ctb Plot Name: C-000 Plot Size: AIA STANDARD-FULLCTB Plot Scale: 1:20.4 Plotted At: 5/28/2025 4:00 PM Last Saved By: SURINA23100 Last Saved At: Jun 16, 2025



**LEGEND :**

- WH → AREA NUMBER
- 1.01 | 0.0 → RUNOFF COEFFICIENT
- AREA IN HECTARES
- DRAINAGE AREA LIMITS
- - - EXISTING DRAINAGE AREA LIMITS

SEE C-010, FOR NOTES, LEGEND, CB TABLE, AND DETAILS



14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4	REVISED PER ARCHITECT COORDINATION	T.R.B.	2025-05-28
3	REVISED AS PER NEW SITE PLAN	T.R.B.	2025-01-10
2	REVISED AS PER CITY COMMENTS	T.R.B.	2020-11-20
1	ISSUED FOR SPA	T.R.B.	2020-04-15
No.	REVISIONS	By	Date

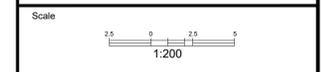


**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title  
**1995 CARLING AVENUE**

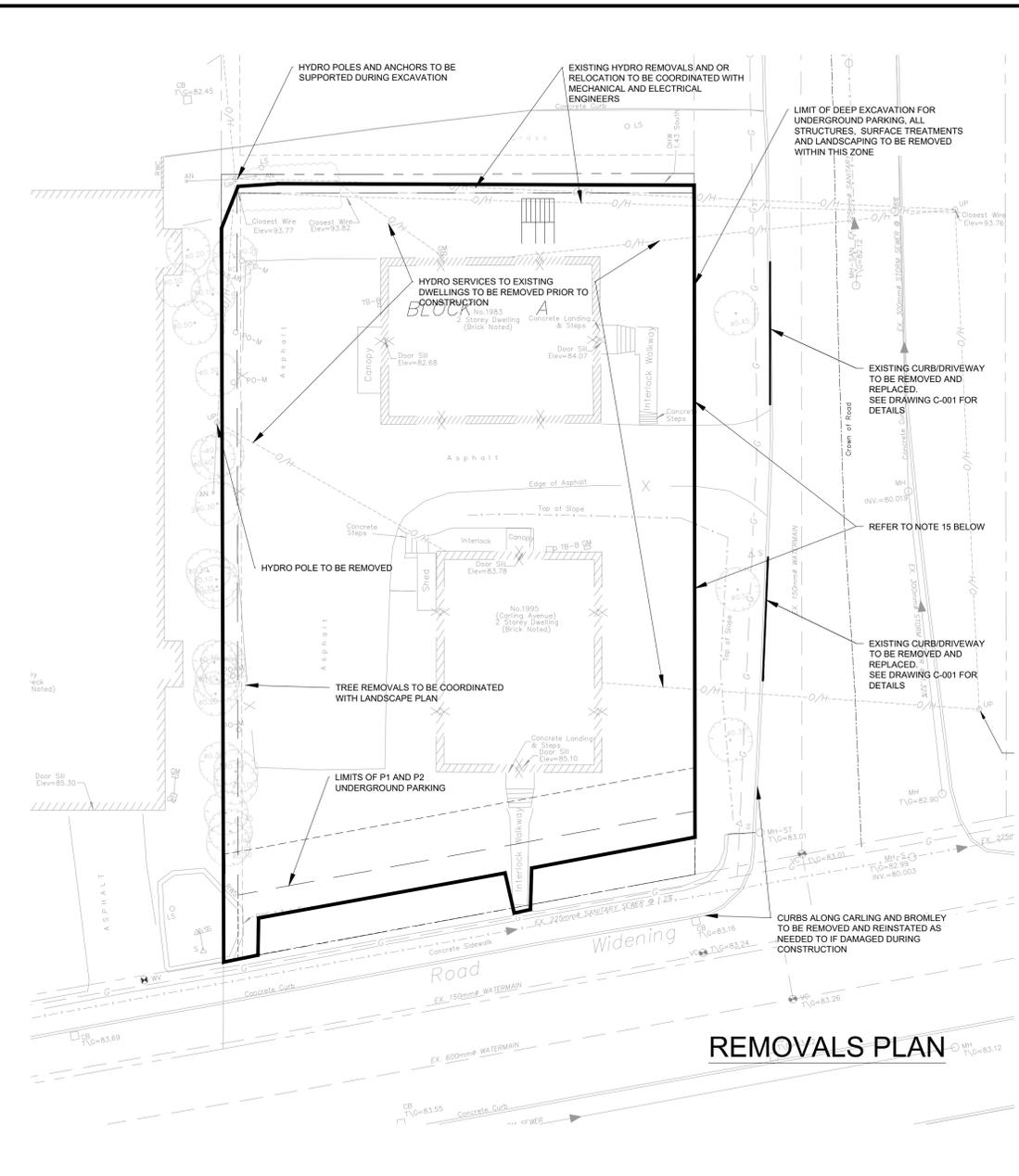
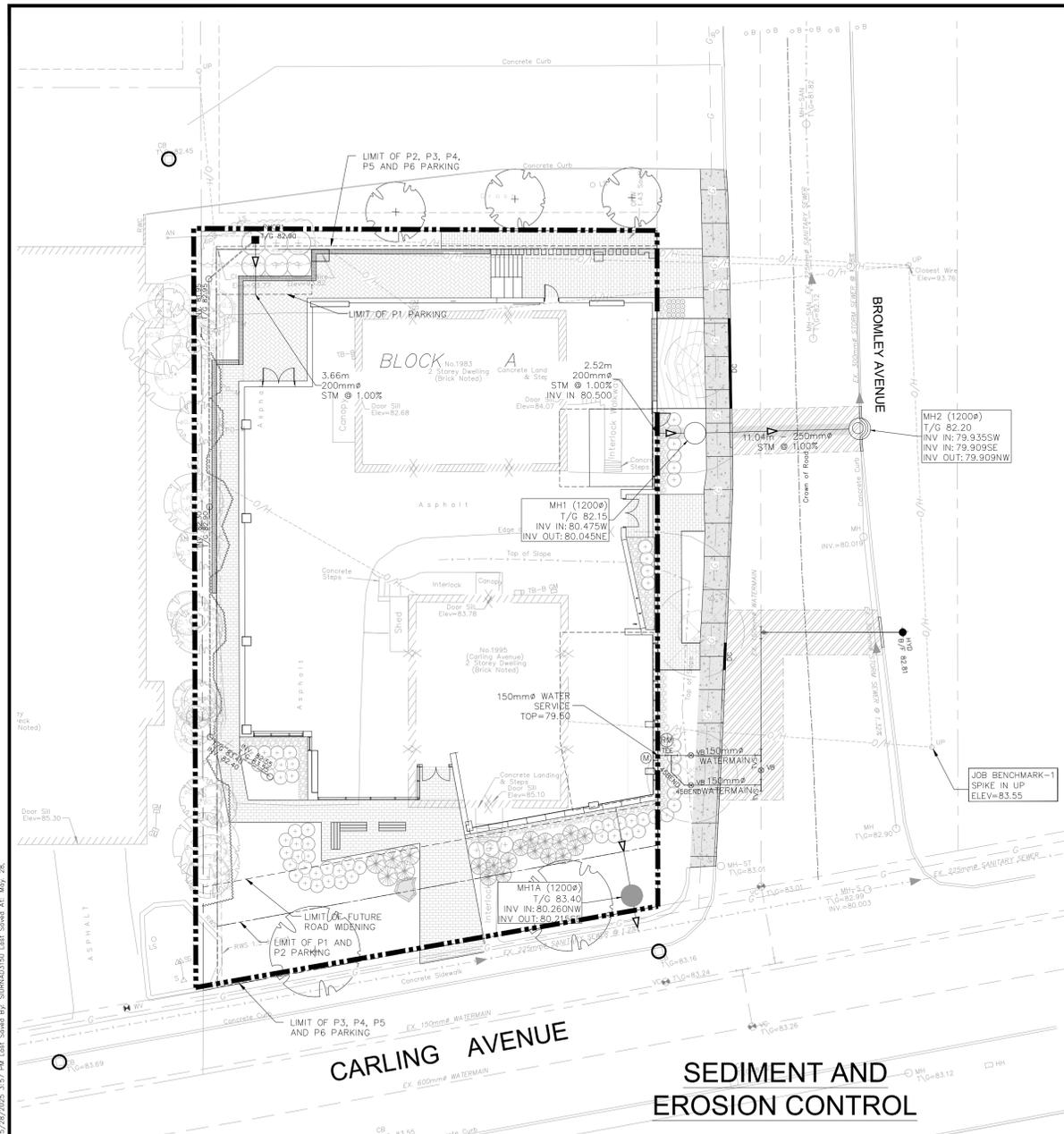
Professional Engineer  
**T. R. BRULE**  
 2025-05-28  
 PROVINCE OF ONTARIO

Drawing Title  
**STORM DRAINAGE AREA PLAN**



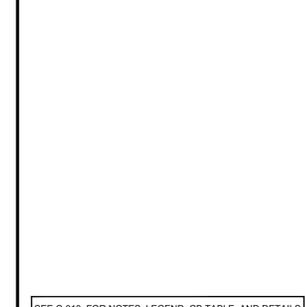
Design	J.B.	Date	APRIL 2020
Drawn	D.P.S./J.B.	Checked	T.R.B.
Project No.	124829	Drawing No.	C-500

CITY PLAN No. #18140  
 CITY FILE No. D07-12-20-0044



**LEGEND:**

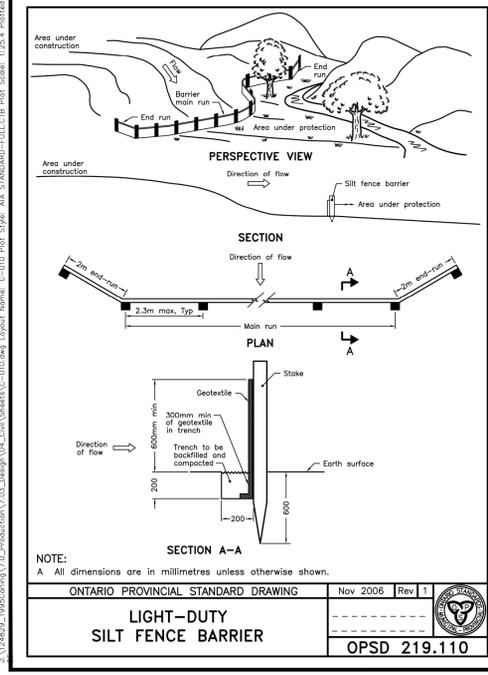
	LIGHT DUTY SILT FENCE AS PER OPSD-219.110
	SILT SACK PLACED UNDER EXISTING CB COVER



SEE C-010, FOR NOTES, LEGEND, CB TABLE, AND DETAILS

14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4	REVISED PER ARCHITECT COORDINATION	T.R.B.	2025-05-28
3	REVISED AS PER NEW SITE PLAN	T.R.B.	2025-01-10
2	REVISED AS PER CITY COMMENTS	T.R.B.	2020-11-20
1	ISSUED FOR SPA	T.R.B.	2020-04-15
No.	REVISIONS	By	Date

<b>CLARIDGE HOMES</b>			
<b>IBI GROUP</b> 400 - 333 Preston Street Ottawa ON K1S 5N4 Canada tel 613 225 1311 fax 613 225 9868 ibigroup.com			
Project Title			
<b>1995 CARLING AVENUE</b>			
Drawing Title			
<b>LEGEND, NOTES, REMOVALS, AND EROSION CONTROL PLAN</b>			
Scale			
Design	J.B.	Date	APRIL 2020
Drawn	D.P.S./J.B.	Checked	T.R.B.
Project No.	124829	Drawing No.	C-010



**NOTES:**

- SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- 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 RYCB 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.

**LEGEND**

	PROPERTY LINE		EXISTING TRAFFIC SIGN
	FUTURE WIDENING		EXISTING CATCH BASIN
	FINISHED FLOOR ELEVATION		PROPOSED AREA DRAIN
	PROPOSED DEPRESSED CURB		EXISTING COMBINED MANHOLE
	WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)		EXISTING COMBINED SEWER
	REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)		PROPOSED STORM SEWER
	SIAMESE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)		EXISTING WATERMAIN
	PROPOSED GAS SERVICE		PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND HYDRO		PROPOSED WATERMAIN
	EXISTING OVERHEAD HYDRO		PROPOSED VALVE AND VALVE BOX
	EXISTING HYDRO MANHOLE		PROPOSED VALVE AND VALVE CHAMBER
	EXISTING HYDRO AND LIGHT POLE		EXISTING FIRE HYDRANT
	EXISTING GAS MAIN		EXISTING SIGN
	EXISTING BELL		EXISTING WATER VALVE
	EXISTING BELL MANHOLE		EXISTING WATER SERVICE STANDPOST
	EXISTING TRAFFIC MANHOLE		EXISTING VALVE BOX
	EXISTING TRAFFIC LIGHT		PROPOSED LIMITS OF UNDERGROUND PARKING
	PROPOSED RETAINING WALL		

**STM STRUCTURE TABLE**

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH1	82.15	W80.475		NE80.045		1200mm $\phi$ OPSD-701.010
MH2	82.20	SW79.935		NW79.909		1200mm $\phi$ OPSD-701.010
RYCB1	82.90			S81.450		OPSD-705.010

**SAN STRUCTURE TABLE**

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MHA	83.40	NW80.260		SE80.215		1200mm $\phi$ OPSD-701.010

- NOTES:**
- ALL WORKS TO BE COMPLETED AS PER CURRENT CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
  - SEWER LATERALS TO BE PVC DR 35.
  - WATER SERVICES TO BE PVC DR 18 CL150, MINIMUM COVER OF 2.4m FOR WATER SERVICE IS REQUIRED, USE THERMAL INSULATION AS PER CITY STANDARDS WHEN COVER IS LESS THAN 2.4m.
  - ALL SERVICE LATERAL AND SURFACE RESTORATION WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
  - FULL PORT BACKWATER VALVE IS REQUIRED ON BOTH THE SANITARY AND STORM SERVICE CONNECTIONS.
  - WATER SERVICE CHLORINATION AND TESTING TO BE COMPLETED BY CITY FORCES.
  - PROPOSED BUILDING INFORMATION TAKEN FROM EVOO ARCHITECTS DRAWINGS.
  - AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE IMPLEMENTED ON THIS SITE. AS A MINIMUM THAT PLAN WILL INCLUDE A LIGHT DUTY SILT FENCE BARRIER TO OPSD STANDARD 219.110 SURROUNDING THE SITE WHERE PRACTICAL AND SILT SACKS FITTED UNDER EXISTING STREET CATCH BASINS.
  - ALL SHOWN UTILITIES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR, ANY DISCREPANCIES ARE TO BE REPORTED TO IBI GROUP PRIOR TO CONTRACTOR MOBILIZING TO SITE.
  - CONTRACTOR RESPONSIBLE TO SUPPORT EXISTING UTILITIES THAT MAY BE AFFECTED DURING CONSTRUCTION.
  - EXISTING CURBS AND SIDEWALKS ARE TO BE REMOVED AND REPLACED AS NOTED ON THE DRAWINGS.
  - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCIES.
  - BEARINGS SHOWN HEREON AND ELEVATIONS ARE INDICATED ON THE LOT SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DECEMBER 24, 2019.
  - FOR GEOTECHNICAL INFORMATION SEE REPORT PG5211-1 BY PATERSON GROUP
  - CLAY SEAL TO BE INSTALLED IN SERVICE TRENCHES BETWEEN CONNECTION POINT AND CAP.
  - THE EXISTING BUILDING SERVICES ARE TO BE FIELD LOCATED AND ELEVATIONS ARE TO BE DECOMMISSIONED AS PER CURRENT CITY STANDARDS. THE WATER SERVICES ARE TO BE BLANKED AT THE WATERMAIN BY CITY FORCES AS PART OF THE WATER PERMIT. EXISTING SEWERS ARE TO BE CAPPED AT THE PROPERTY LINE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY'S SEWER OPERATIONS STAFF.

CITY PLAN No. #18140  
CITY FILE No. D07-12-20-0044