320 BREN MAUR

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KEYPLAN
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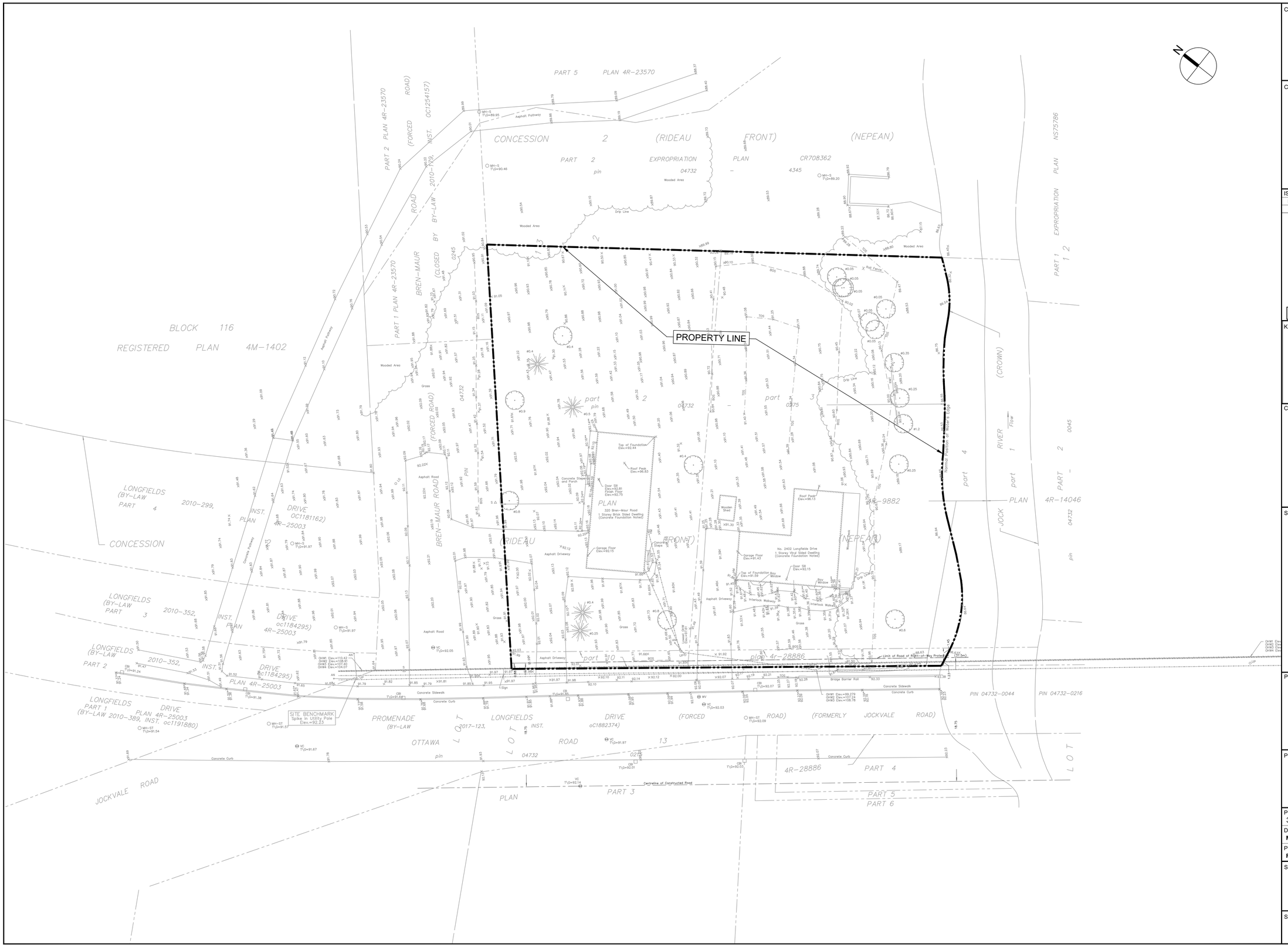
Sheet List Table	
Sheet Number	Sheet Title
--	_Cover
C-000	EXISTING CONDITIONS PLAN
C-010	NOTES AND LEGEND
C-020	REMOVALS PLAN
C-001	SERVICING PLAN
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	EROSION AND SEDIMENTATION CONTROL PLAN

uniform
URBAN DEVELOPMENTS

CONTRACT NO. 30277358

SUBMISSION 1 ISSUED FOR SPA 2025-10-23
CITY FILE No. D07-##### CITY PLAN No.#####



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UNIFORM URBAN DEVELOPMENTS

117 CENTREPOINTE DRIVE, SUITE 300, OTTAWA

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ISSUES

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1	SUBMISSION 1 ISSUED FOR SPA	2025-10-23

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS

KEY PLAN

CONSULTANTS

1:250 0 2.5 5 7.5 12.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
L.D. G. Yannoulopoulos
2025-10-23
PROVINCE OF ONTARIO

PRIME CONSULTANT

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PROJECT

320 BREN MAUR

PROJECT NO: 30277358	
DRAWN BY: **M.M.**	CHECKED BY: **R.M.**
PROJECT MGR: **R.M.**	APPROVED BY: **D.G.Y.**

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER	ISSUE
C-000	1

SCALE CHECK 1 in 10mm

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D07-XX-XX-XXXX

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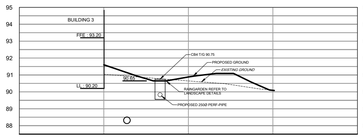

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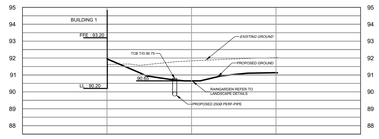

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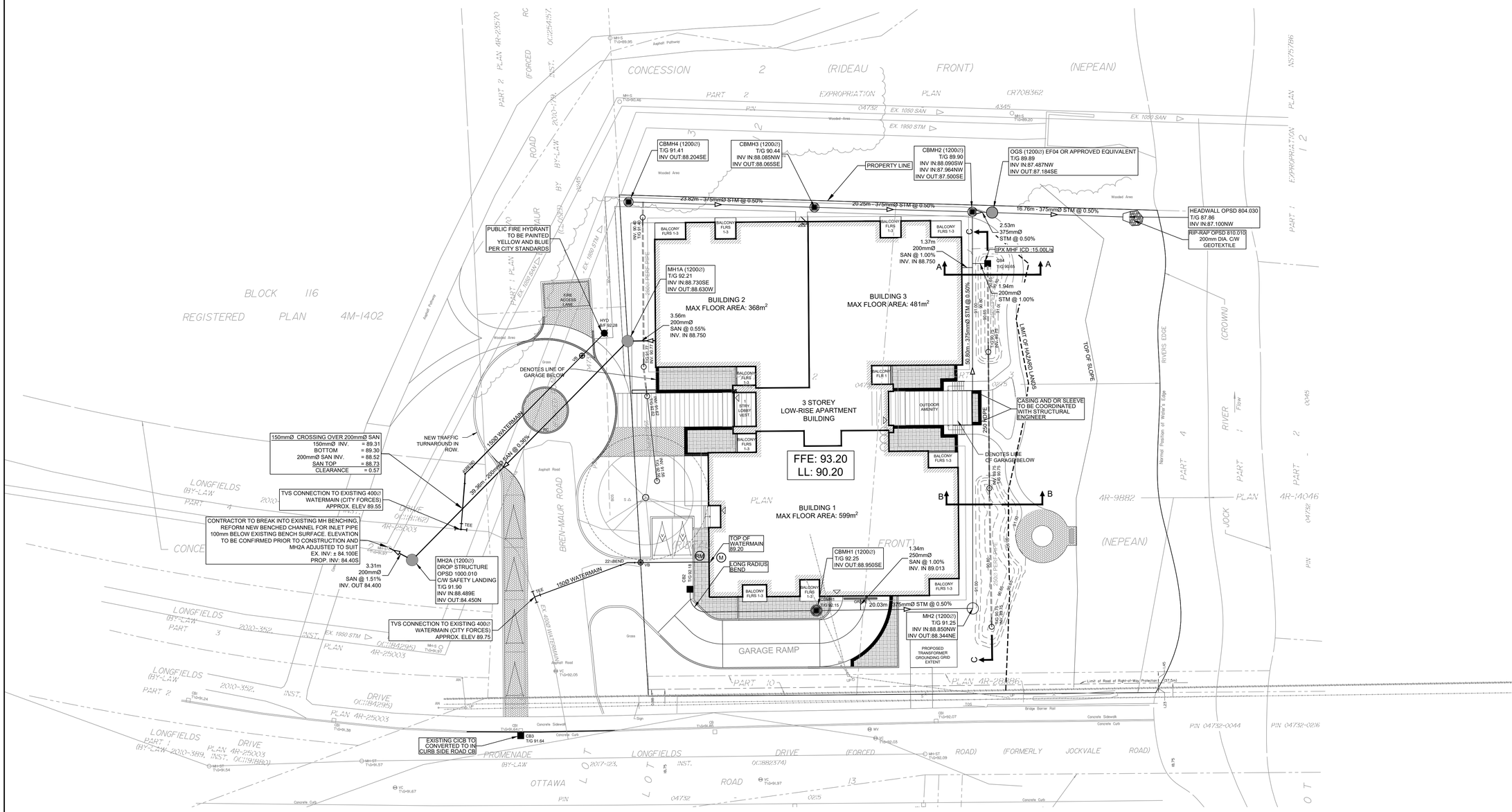

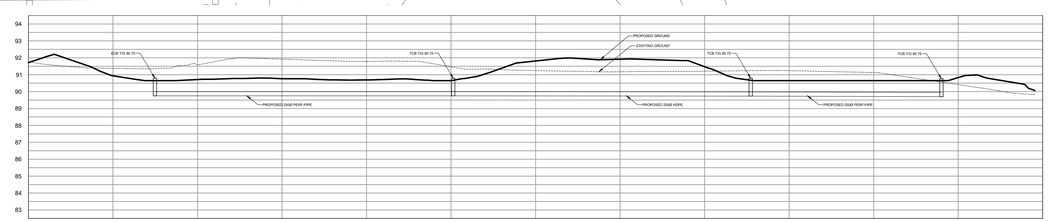

SECTION C-C
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CLIENT

UNIFORM URBAN DEVELOPMENTS

117 CENTREPOINTE DRIVE, SUITE 300,
OTTAWA

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PROJECT

320 BREN MAUR

PROJECT NO: 30277358	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

SERVICING PLAN

SHEET NUMBER	ISSUE
C-001	1

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D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX

GENERAL LEGEND

Symbol	Description
	LIMIT OF CONSTRUCTION
	PHASING LINE
	BARRIER CURB
	MOUNTABLE CURB
	DEPRESSED BARRIER CURB
CONCRETE SIDEWALK	CONCRETE SIDEWALK
	TACTILE WALKING SURFACE INDICATOR
ASPHALT SIDEWALK	ASPHALT SIDEWALK / PATHWAY
BUS	BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

Symbol	Description
MH118A	SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
MH109 MH118	STORM MANHOLE
825mmØ STM	STORM SEWER - LESS THAN 900Ø
900mmØ STM	STORM SEWER - 900Ø AND GREATER
200Ø WATERMAIN	WATERMAIN
CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRATE
CICB101 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
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
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)
A	WATERMAIN IDENTIFICATION (IF REQUIRED)
1	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	SINGLE SERVICE LOCATION
	DOUBLE SERVICE LOCATION
*	SINGLE SERVICE LOCATION (REQUIRES FOUNDATION SLEEVE)
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
DS	DOWNSPOUT C/W SPLASHPAD

A.O.V. Notes & Legend

	Denotes	
MH-ST	"	Maintenance Hole (Storm Sewer)
MH-S	"	Maintenance Hole (Sanitary)
VC	"	Valve Chamber (Watermain)
	"	Overhead Wires
UP	"	Utility Pole
AN	"	Anchor
LS	"	Light Standard
CB	"	Catch Basin
CBI	"	Catch Basin Inlet
DI	"	Ditch Inlet
WV	"	Water Valve
T/G	"	Top of Grate
GM	"	Gas Meter
HM	"	Hydro Meter
S	"	Sign
CLF	"	Chain Link Fence
RWT	"	Timber Retaining Wall
RWC	"	Concrete Block Retaining Wall
TOS	"	Top of Slope
BOS	"	Bottom of Slope
MB	"	Mail Box
AC	"	Air Conditioner
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00*	"	Top of Concrete Curb Elevation
+ 65.00**	"	Top of Retaining Wall
	"	Deciduous Tree
	"	Coniferous Tree

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 APPLY.
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 WORKMANSHIP.
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
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 OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
12. UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
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 SURVEYOR.

NOTES :

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2. THE POSITION OF UNDERGROUND AND ABOVE GROUND 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. 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 PG7253-1 PREPARED BY PATERSON GROUP.

   LOCAL ROAD - PARKING AREAS: (500 mm)

40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
300mm	- OPSS GRANULAR "B" TYPE II

   LOCAL ROAD - FIRE ROUTE: (695 mm)

40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
450mm	- OPSS GRANULAR "B" TYPE II

9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN PREPARED BY AOV. ELEVATIONS GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM NATIONAL CAPITAL COMMISSION MONUMENT NO.01919680071 HAVING AN ELEVATION OF 99.724 METRES
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY HOBIN ARCHITECTURE.
11. FOR NOISE ATTENUATION PLAN REFER TO THE NOISE REPORT PREPARED BY GRADIENT WIND.
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 ESTABLISHED 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
    FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
21. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
22. 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.
23. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
24. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
25. 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.
26. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
27. 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.
28. 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.
29. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
30. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
31. THE 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).
32. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
33. 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.
34. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
35. 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.
36. 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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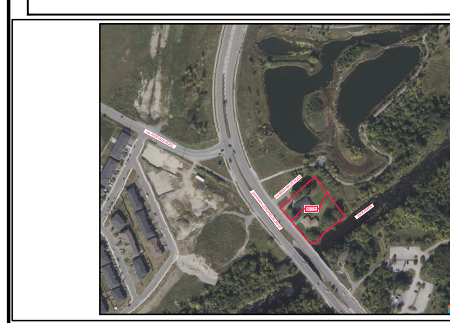

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PROJECT MGR: **R.M.**	APPROVED BY: **D.G.Y.**

SHEET TITLE
NOTES & LEGEND

SHEET NUMBER	ISSUE
C-010	1

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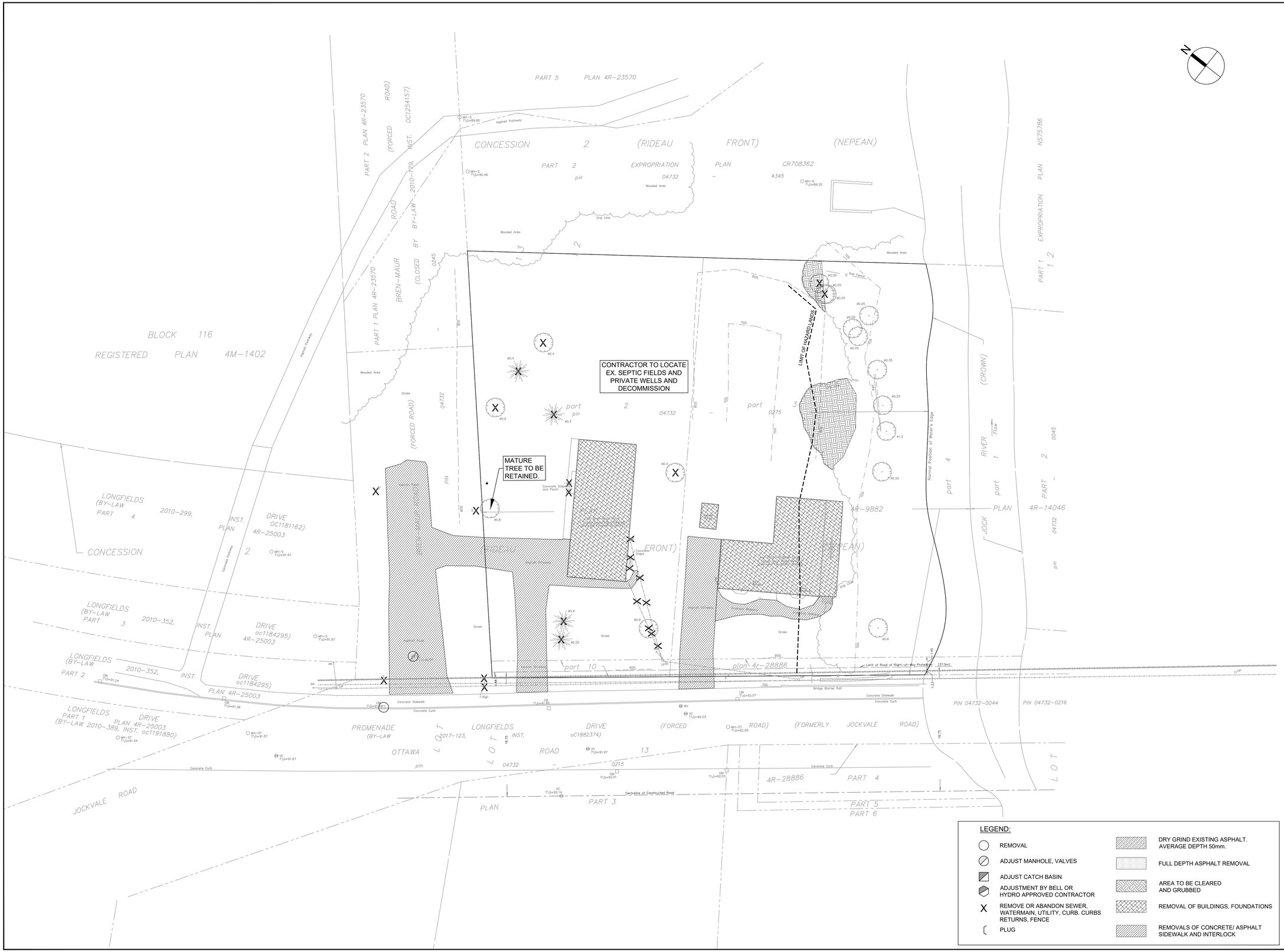

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1:250 0 2.5 7.5 12.5m

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L.I.D. #2 Yannoulopoulos
2025-10-23
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www.arcadis.com

PROJECT

320 BREN MAUR

PROJECT NO: 30277358	
DRAWN BY: **M.M.**	CHECKED BY: **R.M.**
PROJECT MGR: **R.M.**	APPROVED BY: **D.G.Y.**

SHEET TITLE

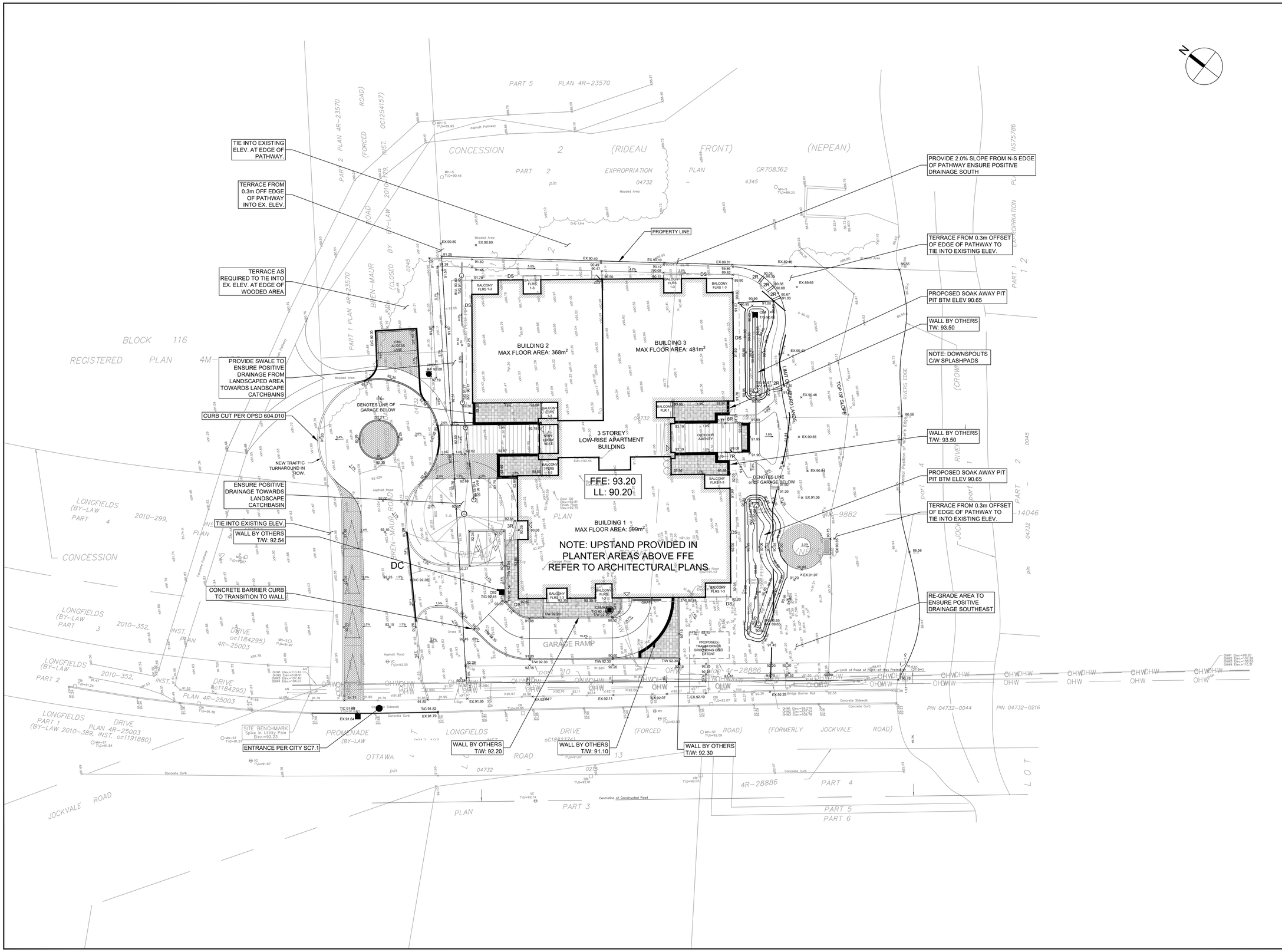
REMOVALS PLAN

SHEET NUMBER	ISSUE
C-020	1

File Location: C:\DARcot\Jobs\9ae93dbc7ed7443789d0c4ad448eee0e\1wdsk\files\b.51707ba1-1cd8-4b30-a7bc-0b5d1974f4c8\Project Files\10_WIP\04_CIVIL\Sheets\020_REMOVALS PLAN.dwg Last Saved: October 22, 2025, by donei5754 Plotted: Wednesday, October 22, 2025 8:43:11 PM by acesuser

D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX



CLIENT

UNIFORM URBAN DEVELOPMENTS

117 CENTREPOINTE DRIVE, SUITE 300, OTTAWA

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formerly IBI Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-10-23

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS

KEY PLAN

CONSULTANTS

1:250 0 2.5 7.5 12.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
L.D. G. Yannoulopoulos
2025-10-23
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

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Ottawa ON K1S 5N4 Canada
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PROJECT

320 BREN MAUR

PROJECT NO: 30277358	
DRAWN BY: **M.M.**	CHECKED BY: **R.M.**
PROJECT MGR: **R.M.**	APPROVED BY: **D.G.Y.**

SHEET TITLE

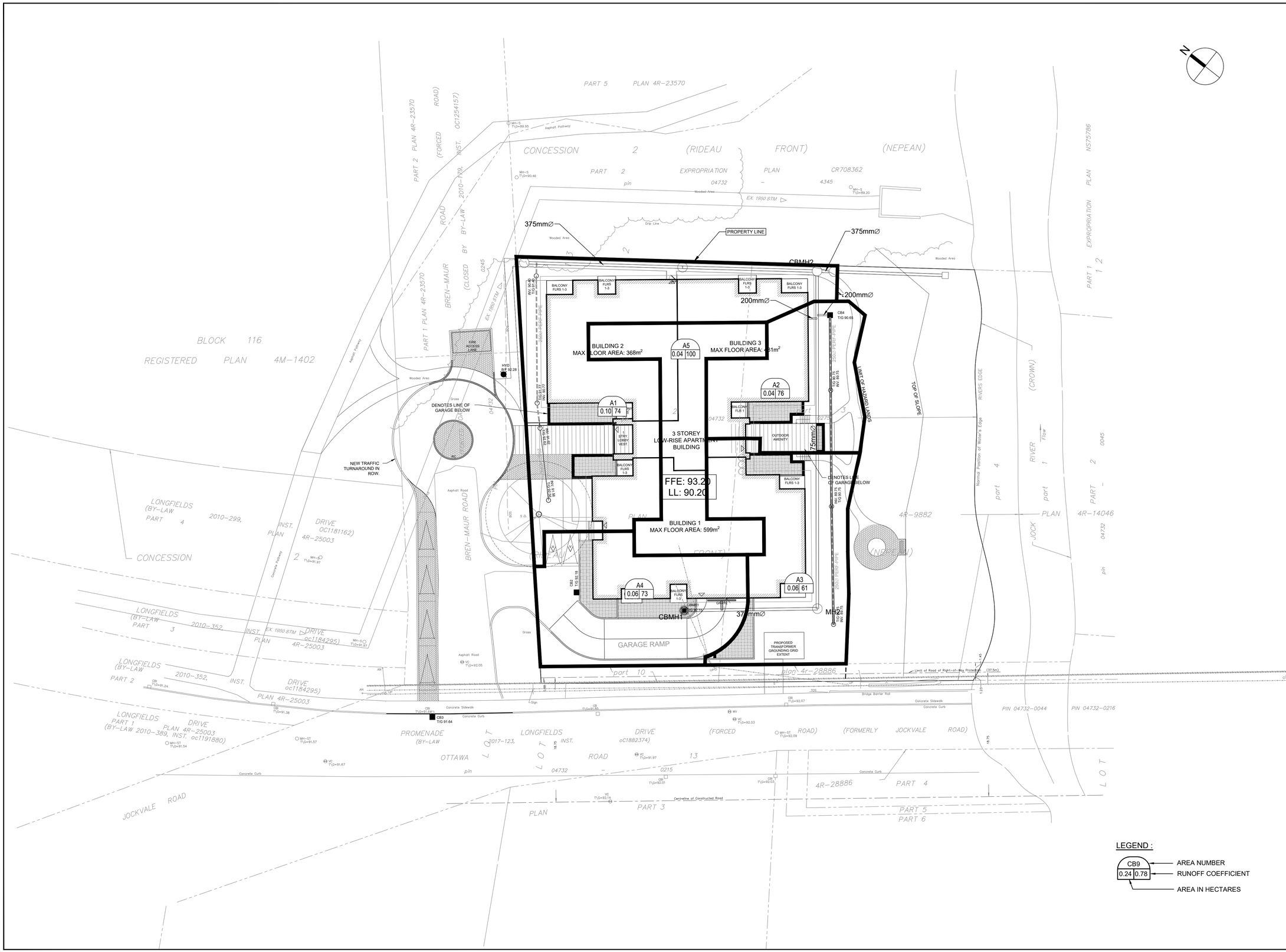
GRADING PLAN

SHEET NUMBER	ISSUE
C-200	1

File Location: C:\DARoot\Jobs\9ae83d5c7e5714379a9c4ad448eee0e1\tasks\files\b51f07ca1-1d6B-4b30-a7ac-0D61f67445\Project Files\10_WIP\04_CIVIL\Sheets\200_GRADING PLAN.dwg Last Saved: October 22, 2025, by dorcel5754 Plotted: Wednesday, October 22, 2025 9:43:19 PM by acessuser

D07-XX-XX-XXXX

SCALE CHECK 1 in XXXXX 10mm



LEGEND :

CB9 — AREA NUMBER
0.24 | 0.78 — RUNOFF COEFFICIENT
AREA IN HECTARES

CLIENT

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117 CENTREPOINTE DRIVE, SUITE 300, OTTAWA

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1:250 0 2.5 7.5 12.5m

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LICENSED PROFESSIONAL ENGINEER
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PROJECT

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PROJECT NO: 30277358	
DRAWN BY: **M.M.**	CHECKED BY: **R.M.**
PROJECT MGR: **R.M.**	APPROVED BY: **D.G.Y.**

SHEET TITLE

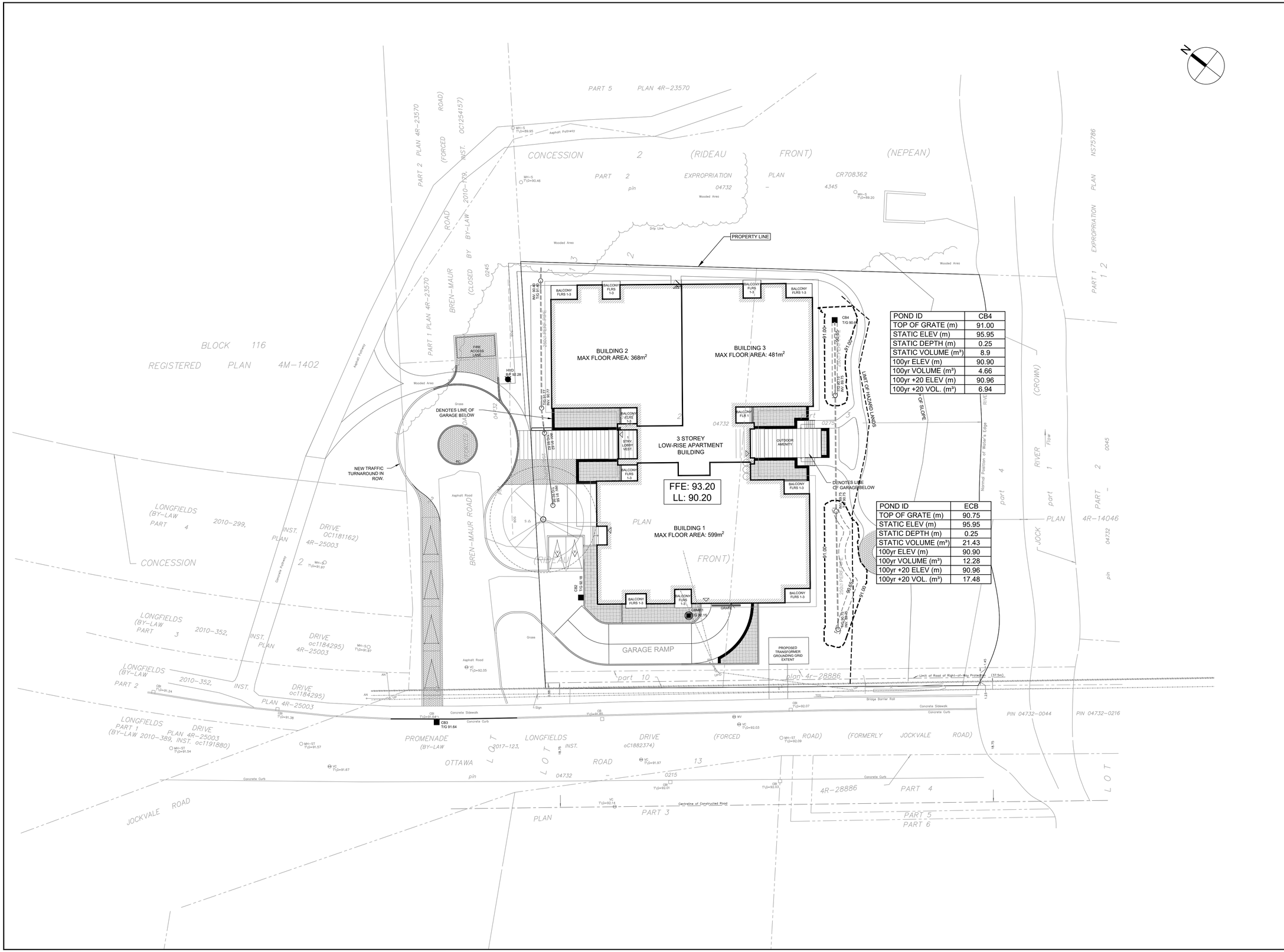
STORM DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-500	1

File Location: C:\DARoot\Jobs\9ad63dc7e7f4437fafdc4ad448eee0e1\tasks\files\b.51f07ba1-1d68-4b30-a7ac-0bfd16f7445\Project Files\10_VIP\04_CIVIL\Sheets\500_STORM DRAINAGE AREA PLAN.dwg Last Saved: October 22, 2025, by dorex5754 Plotted: Wednesday, October 22, 2025 8:43:21 PM by xcessuser

D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX



POND ID	CB4
TOP OF GRATE (m)	91.00
STATIC ELEV (m)	95.95
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	8.9
100yr ELEV (m)	90.90
100yr VOLUME (m³)	4.66
100yr +20 ELEV (m)	90.96
100yr +20 VOL. (m³)	6.94

POND ID	ECB
TOP OF GRATE (m)	90.75
STATIC ELEV (m)	95.95
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	21.43
100yr ELEV (m)	90.90
100yr VOLUME (m³)	12.28
100yr +20 ELEV (m)	90.96
100yr +20 VOL. (m³)	17.48

CLIENT

UNIFORM URBAN DEVELOPMENTS

117 CENTREPOINTE DRIVE, SUITE 300, OTTAWA

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KEY PLAN

CONSULTANTS

1:250 0 2.5 7.5 12.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
L.D. de Yannoulopoulos
2025-10-23
PROVINCE OF ONTARIO

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PROJECT

320 BREN MAUR

PROJECT NO:
30277358

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

SHEET TITLE

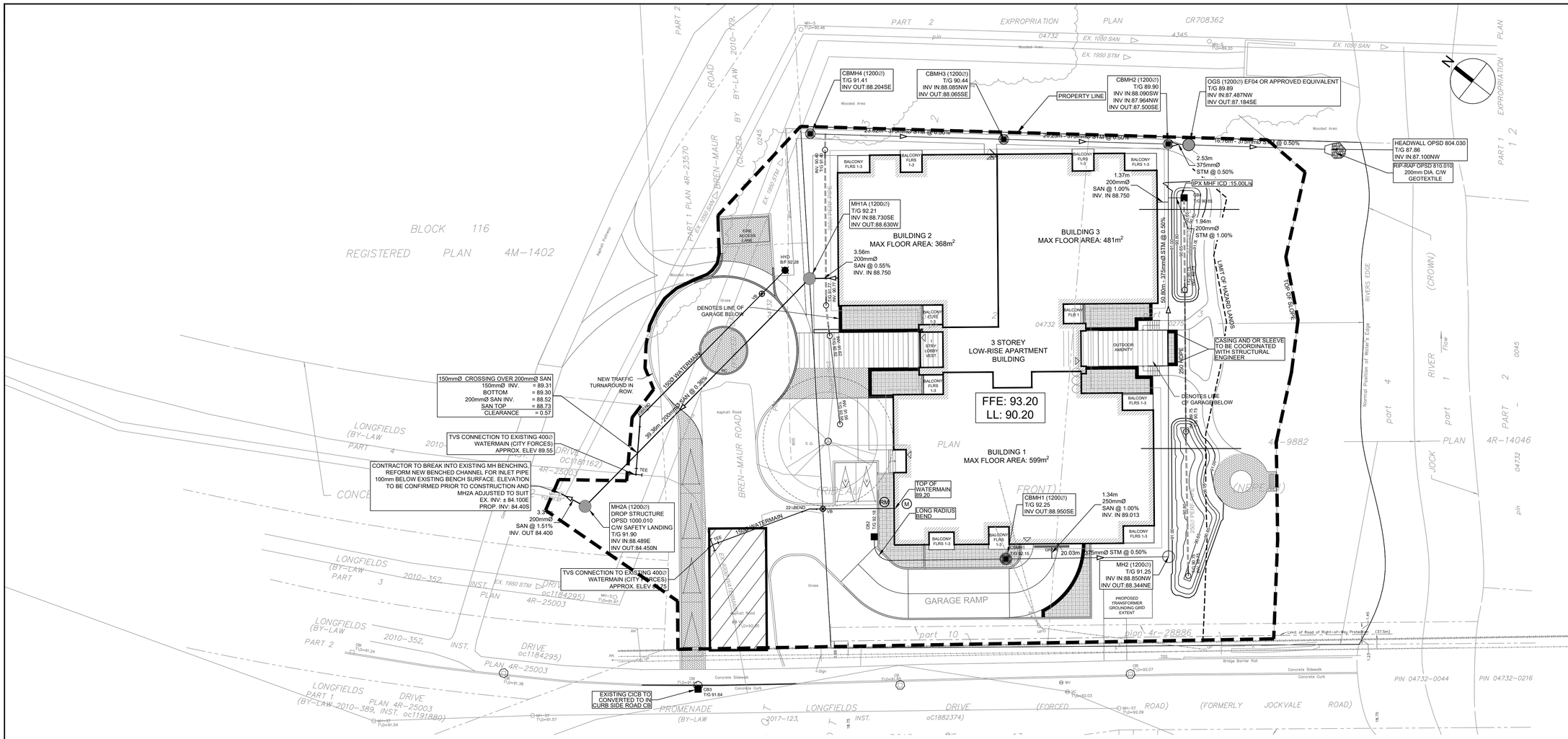
PONDING PLAN

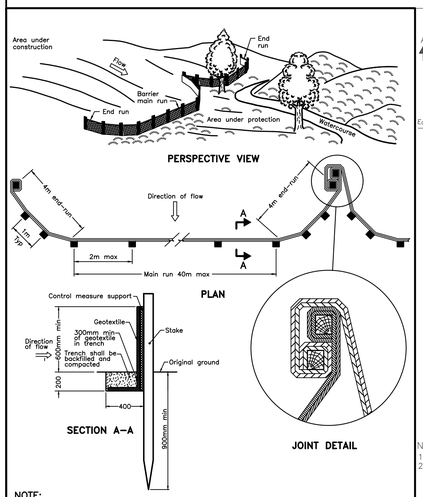
SHEET NUMBER	ISSUE
C-600	1

File Location: C:\DATA\Jobs\9ae83dbc7ed7443278d9c4ad448eea0e\1ardsk\files\b.51707ha1-1d58-4b30-a7ec-0bfd16744fc9\Project Files\10_WIP\04_CIVIL\Sheets\600_PONDING PLAN.dwg Last Saved: October 22, 2025, by dorea55754 Plotted: Wednesday, October 22, 2025 8:43:24 PM by acesiaser

D07-XX-XX-XXXX

SCALE CHECK 1 in 100mm XXXXX



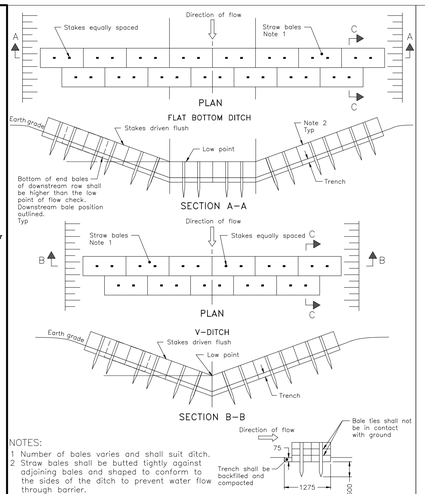


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 3

HEAVY-DUTY SILT FENCE BARRIER

OPSD 219.130

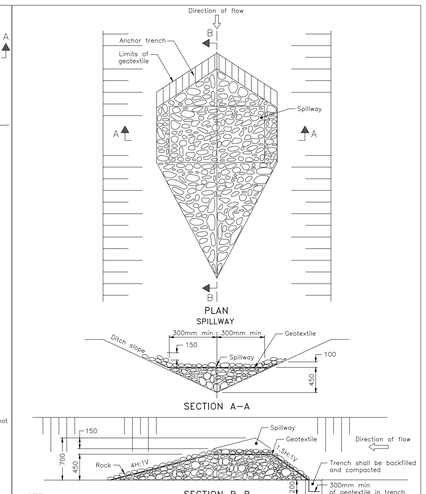


NOTES:
1 Number of bales varies and shall suit ditch.
2 Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A Fill and compact gaps with loose straw.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 3

STRAW BALE FLOW CHECK DAM

OPSD 219.180



NOTE:
A All dimensions are in millimetres unless otherwise shown.

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. FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET CB'S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATHCBASINS 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. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.
8. CONTRACTOR TO MONITOR AND REMOVE ANY TRANSPORTED DEBRIS ON JOCKVALE ROAD TO THE SATISFACTION OF THE ENGINEER AND CITY

LEGEND:

- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- FILTER CLOTH PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

CLIENT

UNIFORM URBAN DEVELOPMENTS

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

SHEET TITLE

EROSION AND SEDIMENTATION CONTROL PLAN

SHEET NUMBER	ISSUE
C-900	1

File Location: C:\Users\robineau972\DC\ACCDocs\Arcadis ACC CA\ACA-30277358-320 BREN MAUR\Project Files\10_WIP\04_CIV\LSheets\900_EROSION AND SEDIMENTATION CONTROL PLAN.dwg Last Saved: October 22, 2025, by dcred7754 Plotted: October 23, 2025 8:15:13 AM by Robineau, Ryan

D07-XX-XX-XXXX

SCALE CHECK 50mm 1 in XXXXX