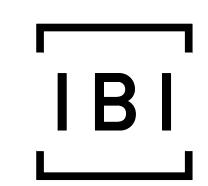
SOUTH KEYS MALL 2200 BANK STREET





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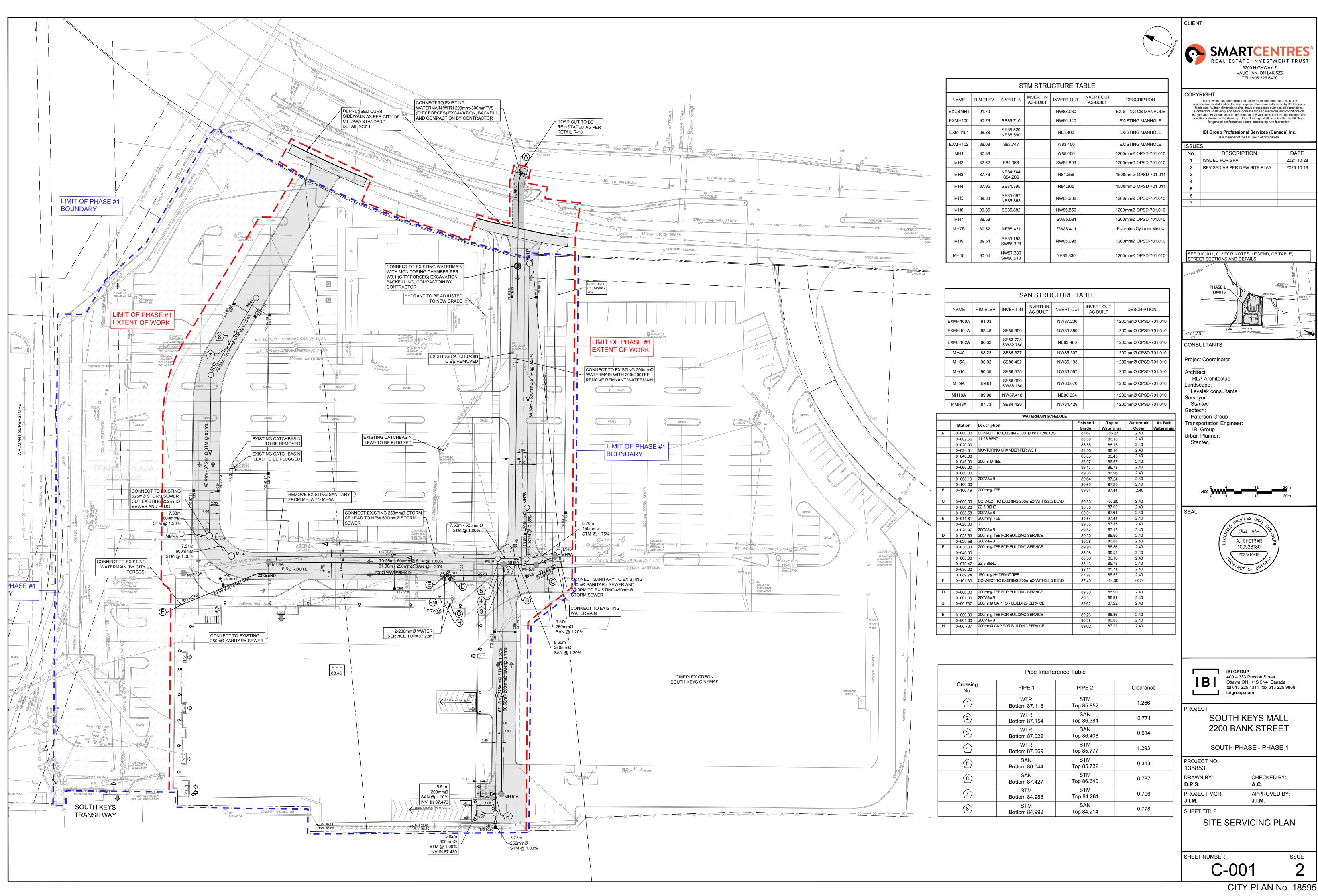
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SITE SITE	ALBION ROAD BRIDLE PATH DRIVE
TRANSITWAY	MAC STREET
AIRPORT PARKWAY PLANTE DRIVE N.T.S.	

Sheet List Table				
Sheet Number	Sheet Title	Sheet Description		
C-000	Cover			
C-001	SITE SERVICING PLAN			
C-010	GENERAL NOTES, LEGEND AND CB DATA TABLE			
C-200	GRADING AND DRAINAGE PLAN			
C-400	SANITARY DRAINAGE AREA PLAN			
C-401	SANITARY DRAINAGE AREA PLAN MASTER PLAN			
C-500	STORM DRAINAGE AREA PLAN			
C-600	SITE PONDING PLAN			
C-900	EROSION AND SEDIMENTATION CONTROL PLAN			

SOUTH PHASE - PHASE 1

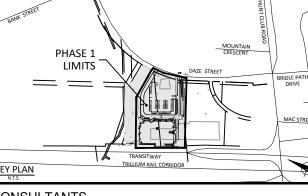
CONTRACT NO. 135853



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ISSUES						
No.	DESCRIPTION	DATE				
1	ISSUED FOR SPA	2021-10-28				
2	REVISED AS PER NEW SITE PLAN	2023-10-19				
3						
4						
5						
6						
7						



D07-12-21-0182

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UTILITY LEGEND

	TRANSFORMER
	TRANSFORMER C/W CONCRETE WINGS
HSG	HYDRO SWITCHGEAR
НМН	HYDRO MANHOLE
©	BELL PEDESTAL
GLB	BELL GRADE LEVEL BOX (I=600mm, w=1200mm, d=750mm) C/W 1.5 x 3.0m easement
FC	BELL FIBER CABINET (I=1200mm, w=750mm, d=500mm)
CSP	BELL CENTRAL SPLITTING POINTS (I=1175mm, w=1200mm, d=500mm)
	ROGERS PEDESTAL
\boxtimes	ROGERS VAULT (I=1000mm, w=1000mm, d=1200mm) C/W 1m x 2m easement
P30 ←	STREET LIGHT
D	STREET LIGHT DISCONNECT
 ⊩	STREET LIGHT GROUNDING
——————————————————————————————————————	JOINT UTILITY TRENCH
Н	HYDRO CABLE AND DUCTS
В	BELL CABLE
BB	BELL DUCTS
T	ROGERS CABLE
TT	ROGERS DUCTS
G	GAS
s	STREET LIGHT CABLE
	UTILITY DROP LOCATIONS
<u>10-DUCTS</u> 6-H 4-T	CONCRETE ENCASED DUCT BANK C/W NUMBER OF DUCTS
CMB	COMMUNITY MAILBOX

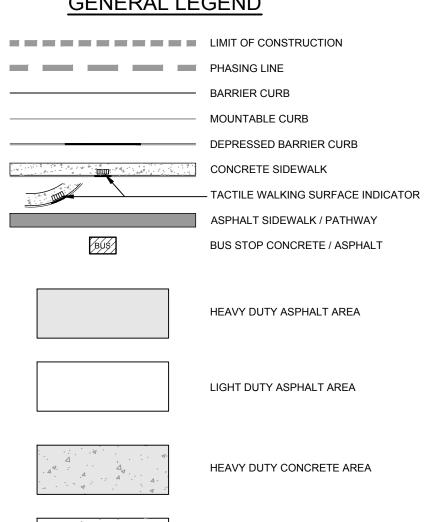
SEDIMENT EROSION LEGEND

PROPOSED TREE LOCATION

ROOT MANAGEMENT BARRIER

<u> </u>	<u></u>
	HEAVY DUTY SILT FENCE
	SNOW FENCE
₩	STRAW BALE CHECK DAM
Man 2005 Sing man	STRAW BALE CHECK DAM WITH FILTER CLOTH
	ROCK CHECK DAM
	SEDIMENT SACK PLACED UNDER EXISTING CB COVER
	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

GENERAL LEGEND



LIGHT DUTY CONCRETE AREA

SERVICING LEGEND

MH118A	SANITARY MANHOLE
MMH8A	QANITARY MONITORING MANHOLE
200mmØ SAN	SANITARY SEWER
MH109	STORM MANHOLE
MMH8 O	STORM MONITORING 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	DITCH INLET CATCHBASIN C/W GUTTER GRADE
G/G 104.25 CBMH100 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
1/G 103.59 □ RYCB	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE
T/G 104.35	C/W SOLID GRATE
T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
GT/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
LT/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 NV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
200mm@ CCD	PERFORATED REAR YARD SUBDRAIN
300mmØ CSP	CSP CULVERT C/W DIAMETER
⊗ V&VB	VALVE AND VALVE BOX
⊚ V&VC	VALVE AND VALVE CHAMBER
◆ HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
RED	WATERMAIN REDUCER
200Ø WM 2 VBENDS 150Ø WM	VERTICAL BEND LOCATION
\triangleleft	SINGLE SERVICE LOCATION
←	DOUBLE SERVICE LOCATION
BH 12 102.00	INFERRED BEDROCK (SEE GEOTECHNICAL REPORT)
101.79 S/T	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
HGL 101.79	STRESS TEST STORM HYDRAULIC GRADE LINE AT MANHOLE
108 102.40	UNDERSIDE OF FOOTING ELEVATION (WITH LOT #)
*************	CLAY SEAL IN SEWER / WATERMAIN TRENCH
lacktriangle	WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
RM	REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
\triangle	SIAMESE CONNECTION (SEE MECH. DRWG. FOR EXACT LOCATION)
GRADING LE	<u>GEND</u>

\rightarrow \rightarrow \rightarrow	PROPOSED SWALE C/W FLOW DIRECTION
	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
1.3%	SLOPE C/W FLOW DIRECTION
<->□	MAJOR OVERLAND FLOW ROUTE
× 104.62	PROPOSED SPOT GRADE
×104.40 (S)	PROPOSED SWALE GRADE
×104.50 (S)HP	PROPOSED SWALE HIGH POINT GRADE
104.60 103.59 ×	LOT CORNER GRADE C/W EXISTING GRADE
86.45 EX ×	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
 (8)	
103.50	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
بالليليان	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRV	PRESSURE REDUCING VALVE
F.FL. 96.32 T.FND. 95.96 U.S.F. 93.36 RISERS 0 M.U.S.F M.G.G.	FINISHED FLOOR ELEVATION TOP OF FOUNDATION ELEVATION UNDERSIDE OF FOOTING ELEVATION NUMBER OF ADDITIONAL RISERS MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line) MINIMUM GARAGE GRADE
(M.R.G. 107.10	MINIMUM GRASS GRADE
WU	WALKUP UNIT
WO	WALKOUT UNIT
NS	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
BS	BACKSPLIT UNIT (1.5m frost cover on footings)
FF	NOISE FENCE LOCATION
— F — E——	NOISE FENCE GATE

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 CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
- 3. FOR GEOTECHNICAL INFORMATION REFER TO REPORT NO. PG5242-1 REVISION 2 DATED SEPT. 13, 2021, - GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STOREY BUILDING -PHASE 1, 2210 BANK STREET OTTAWA, ONTARIO PREPARED BY PATERSON GROUP.

5.8 Pavement Structure

Car only parking areas, heavy truck parking areas and access lanes are anticipated at this site. The proposed flexible pavement structures are presented in Tables 6 and 7.

Material Description
Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
BASE - OPSS Granular A Crushed Stone
SUBBASE - OPSS Granular B Type II
itu soil, or OPSS Granular B Type I or II material placed over in situ

Access Lanes, Ramp and Heavy Truck Parking Areas				
Thickness (mm)	Material Description			
40	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete			
50	Binder Course - HL-8 or Superpave 19.0 Asphaltic Concrete			
150	BASE - OPSS Granular A Crushed Stone			
450	SUBBASE - OPSS Granular B Type II			

Report: PG5242-1 Revision 2 September 13, 2021

- 4. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC GEOMATICS BENCHMARK BASED ON CAN--NET VIRTUAL REFERENCE SYSTEM NETWORK.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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
- 9. STRAW BALE SEDIMENT TRAPS TO BE PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROADSIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
- 10. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs 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.
- 11. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 13.ANY WATERMAIN WITH LESS THAN 2.4M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- 14. ALL LEADS FOR STREET CB'S TO AND CICB'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.
- 15. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER CITY STANDARDS S14, S14.1 AND S14.2.
- 16. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 17. 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.
- 18. ALL UTILITY BOXES (I.E. PEDESTALS, TRANSFORMERS, ETS) ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA'S "GUIDELINES FOR UTILITY PEDESTALS WITHIN THE ROAD RIGHT OF WAY"
- 19. 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
- 20. ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2.

CATCH BASIN DATA TABLE										
		ELEVATION			OUTLET PIPE					
STRUCTURE	STRUCTURE	COVER	TOP OF	INV	/ERT	DIAMETER	─────────────────────────────────────	TYPE HEAD	FLOW	ICD TYPE
ID			GRATE	INLET	OUTLET	(mm)		IYPE		
CB1	OPSD 705.010	S19	87.24		85.790	200	PVC DR-35	1.65	13.0	Tempest HF
CB2	OPSD 705.010	S19	87.24		85.790	200	PVC DR-35	1.65	13.0	Tempest HF
CB3	OPSD 705.010	S19	87.34		85.850	200	PVC DR-35	1.65	15.0	Tempest HF
CB4	OPSD 705.010	S19	87.34		85.850	200	PVC DR-35	1.65	15.0	Tempest HF
CB5	OPSD 705.010	S19	88.81		87.060	200	PVC DR-35	1.65	6.0	Tempest Vortex
CB6	OPSD 705.010	S19	88.76		87.130	200	PVC DR-35	1.65	6.0	Tempest Vortex
CB7	OPSD 705.010	S19	89.55		87.950	200	PVC DR-35	1.65	17.5	Tempest HF
CB8	OPSD 705.010	S19	89.55		87.950	200	PVC DR-35	1.65	17.5	Tempest HF
CB9	OPSD 705.010	S19	88.43		86.680	200	PVC DR-35	1.65	22.5	Tempest HF
CB10	OPSD 705.010	S19	88.43		86.680	200	PVC DR-35	1.65	22.5	Tempest HF
CB11	OPSD 705.010	S19	87.30		85.700	200	PVC DR-35	1.65	6.0	Tempest Vortex
CB12	OPSD 705.010	S19	87.17		85.890	200	PVC DR-35	1.65	10.0	Tempest Vortex
CB13	OPSD 705.010	S19	90.03		88.530	200	PVC DR-35			
CB14	OPSD 705.010	S19	90.03		88.530	200	PVC DR-35			
EXCB	OPSD 705.010	S19	88.40		86.870	200	PVC DR-35	1.65	10.0	Tempest Vortex
EXCB	OPSD 705.010	S19	88.48		86.880	200	PVC DR-35	1.65	12.0	Tempest Vortex

Bold font indicates CB's with ICD's

Revision: 2023-10-19

3200 HIGHWAY 7

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VAUGHAN, ON L4K 5Z6 TEL: 905 326 6400

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-28
2	REVISED AS PER NEW SITE PLAN	2023-10-19
3		
4		
5		
6		
7		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS PHASE 1 LIMITS

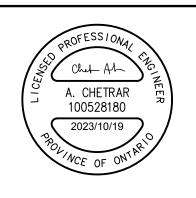
CONSULTANTS

Project Coordinator Architect: RLA Architectue

Landscape: Levstek consultants Surveyor: Stantec Geotech: Paterson Group

Transportation Engineer: IBI Group Urban Planner: Stantec

SEAL



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PROJECT

SOUTH KEYS MALL 2200 BANK STREET

SOUTH PHASE - PHASE 1

PROJECT NO: 135853		SouthKeyPhs1
DRAWN BY: D.P.S.	CHECKED BY: A.C.	J:/135853_So
PROJECT MGR: J.I.M.	APPROVED BY: J.I.M.	
SHEET TITLE		Location:
GENE		

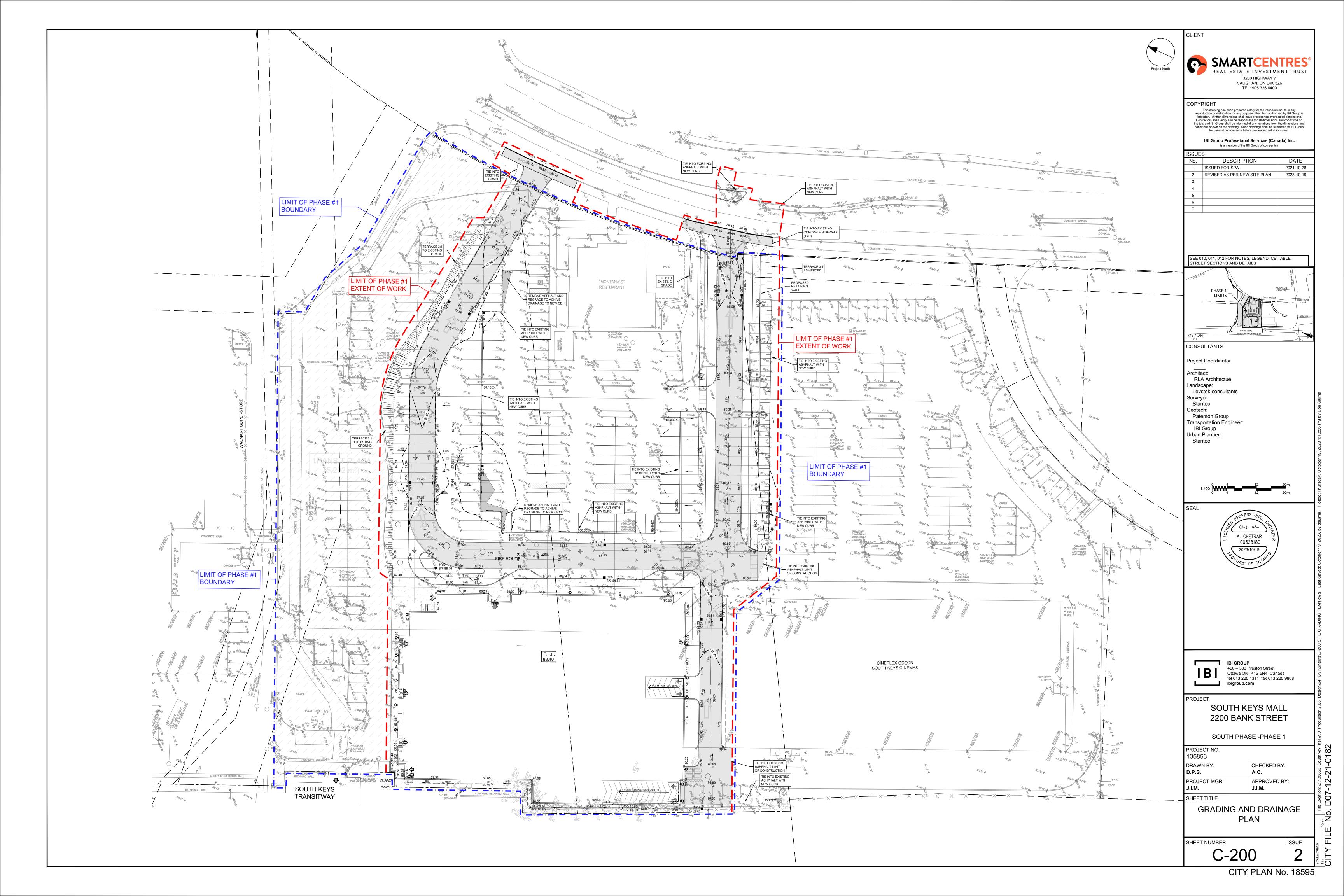
GENERAL NOTES, LEGEND AND CB DATA TABLE

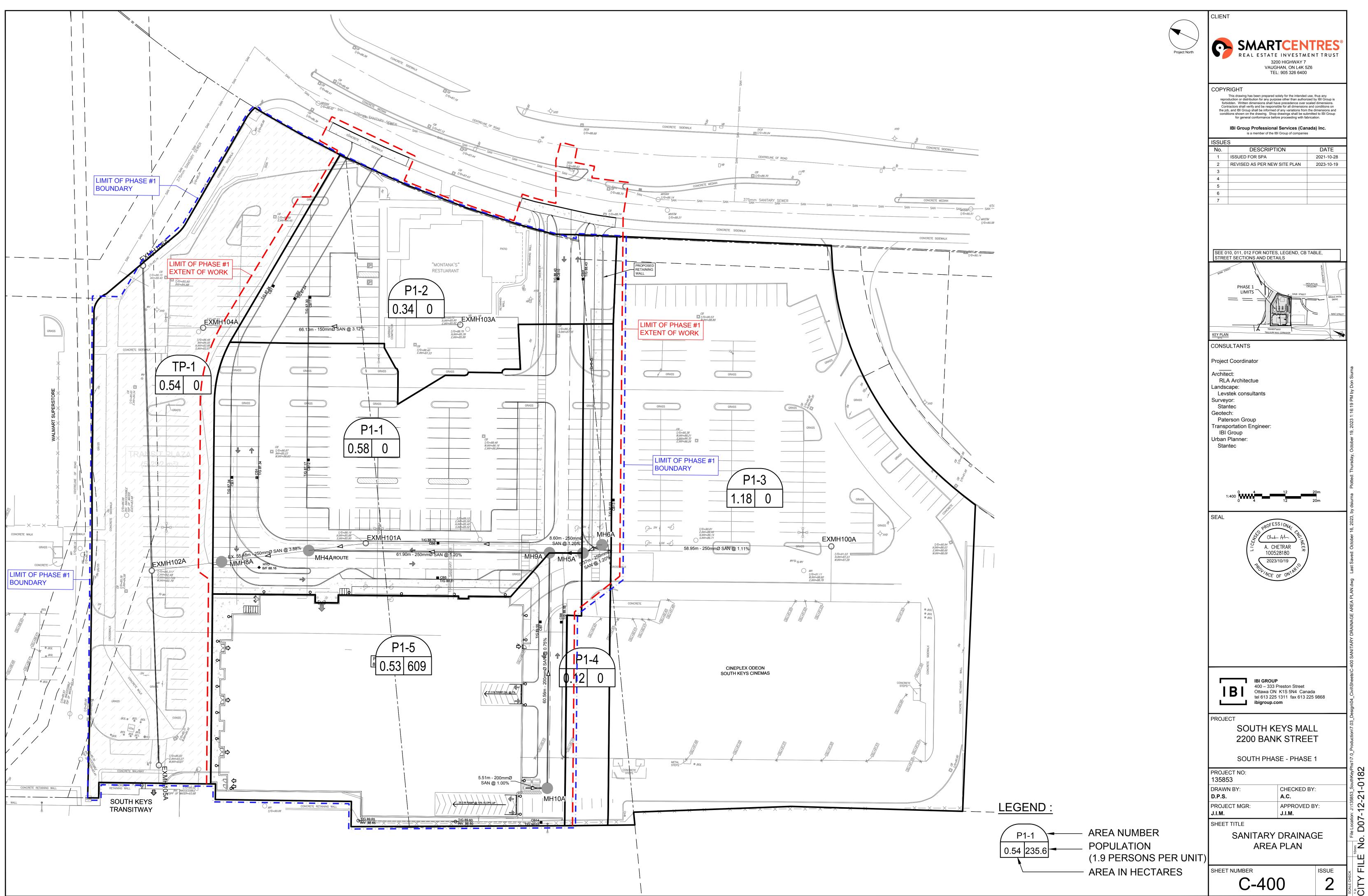
SHEET NUMBER

CITY PLAN No. 18595

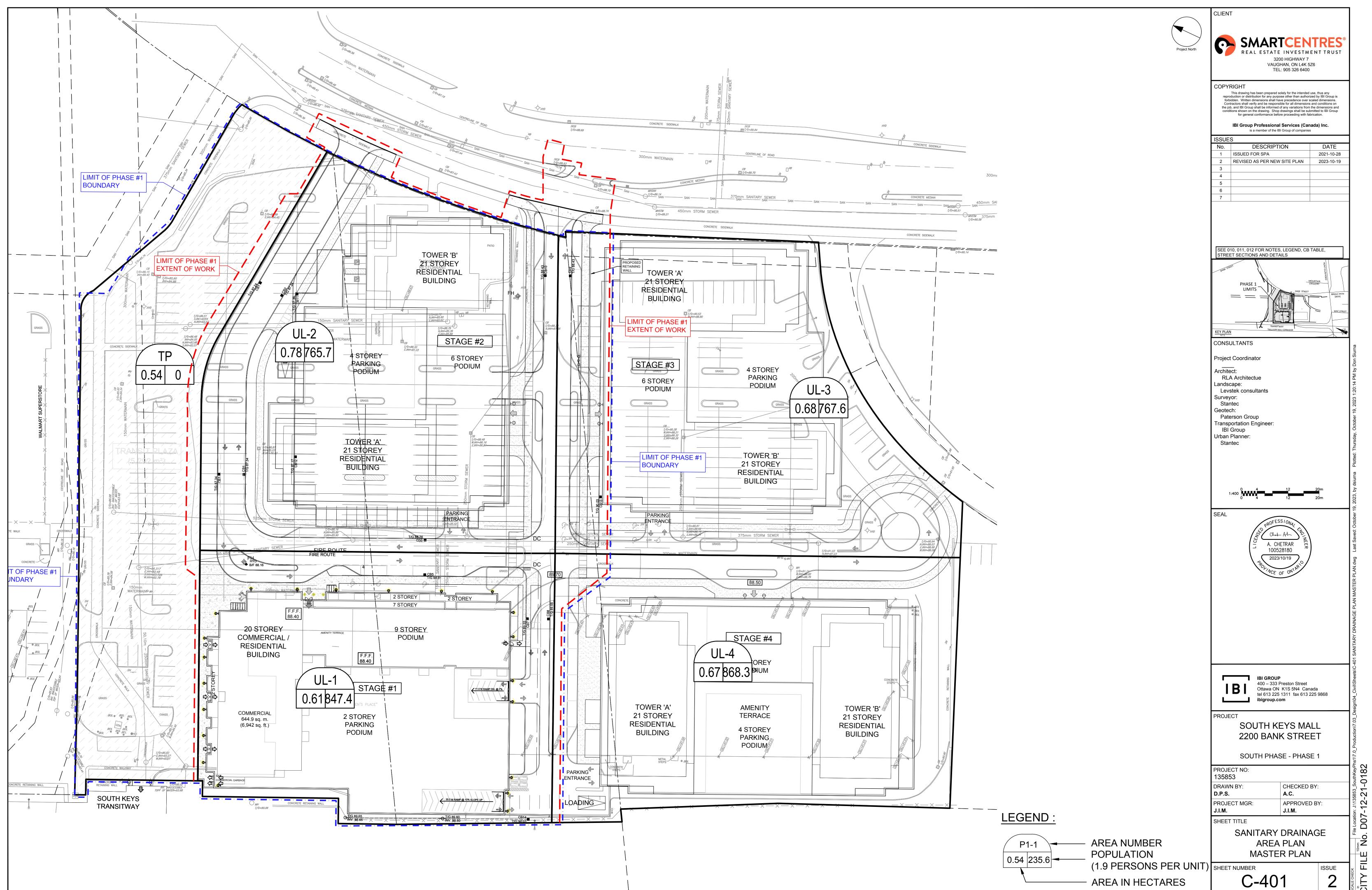
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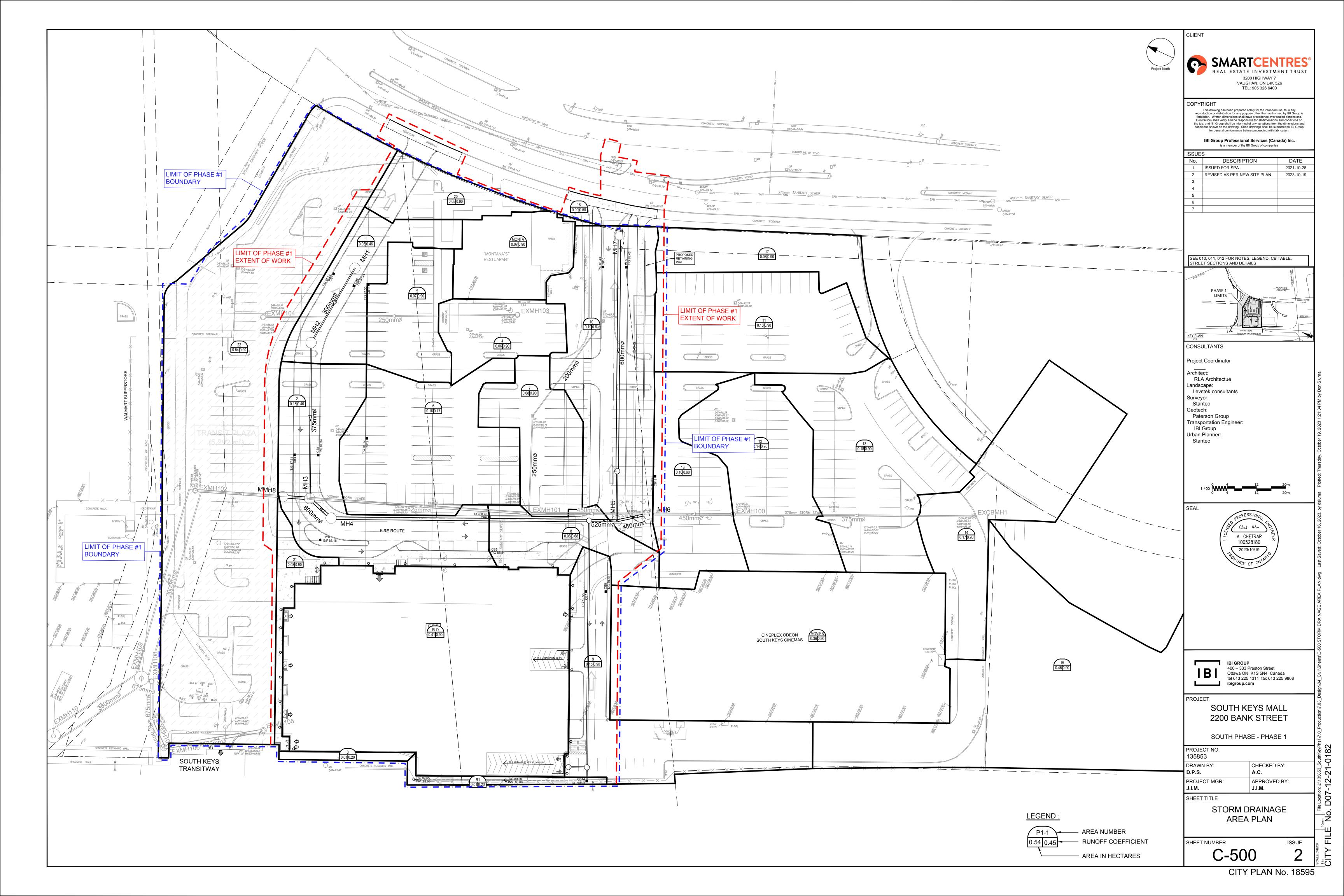


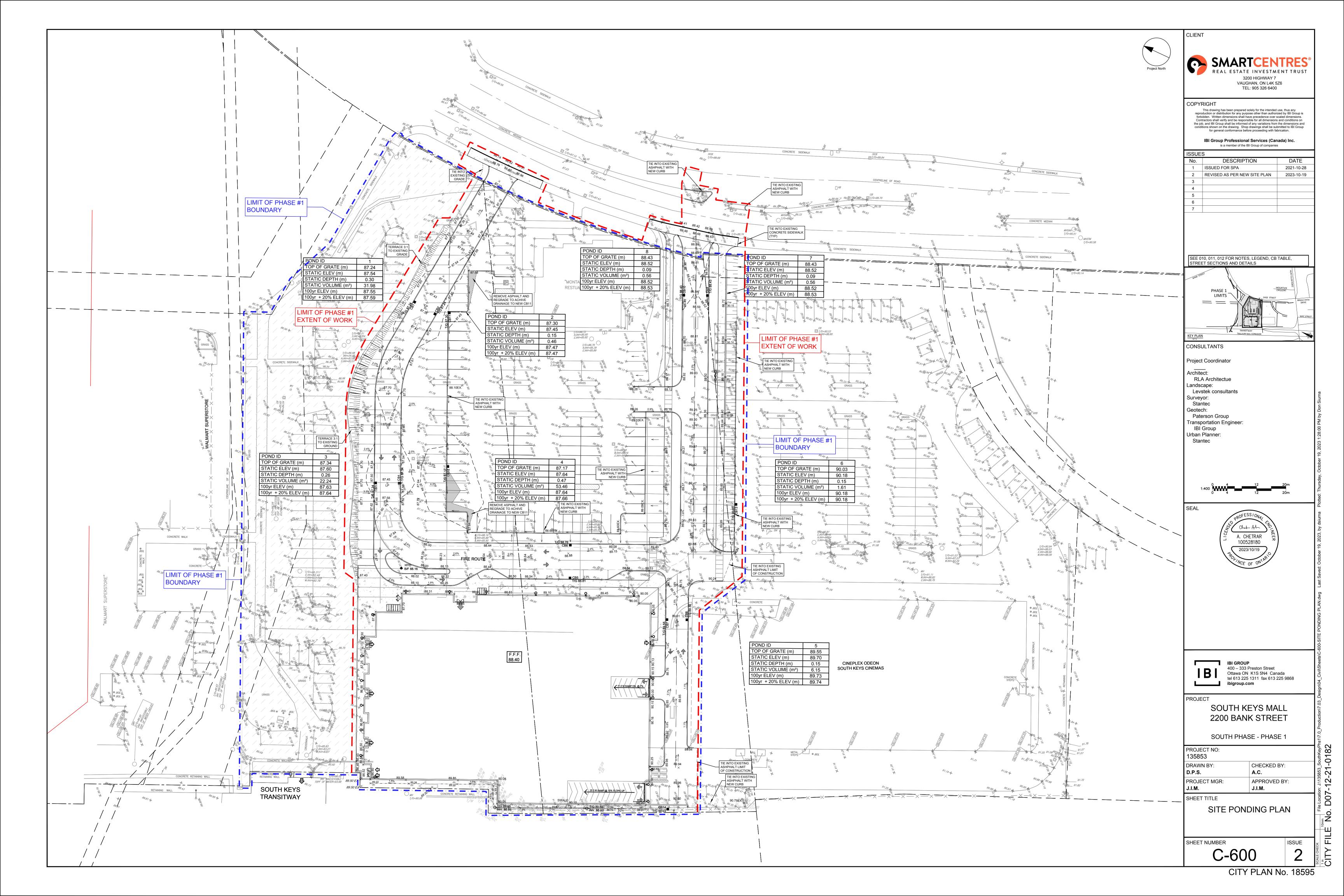


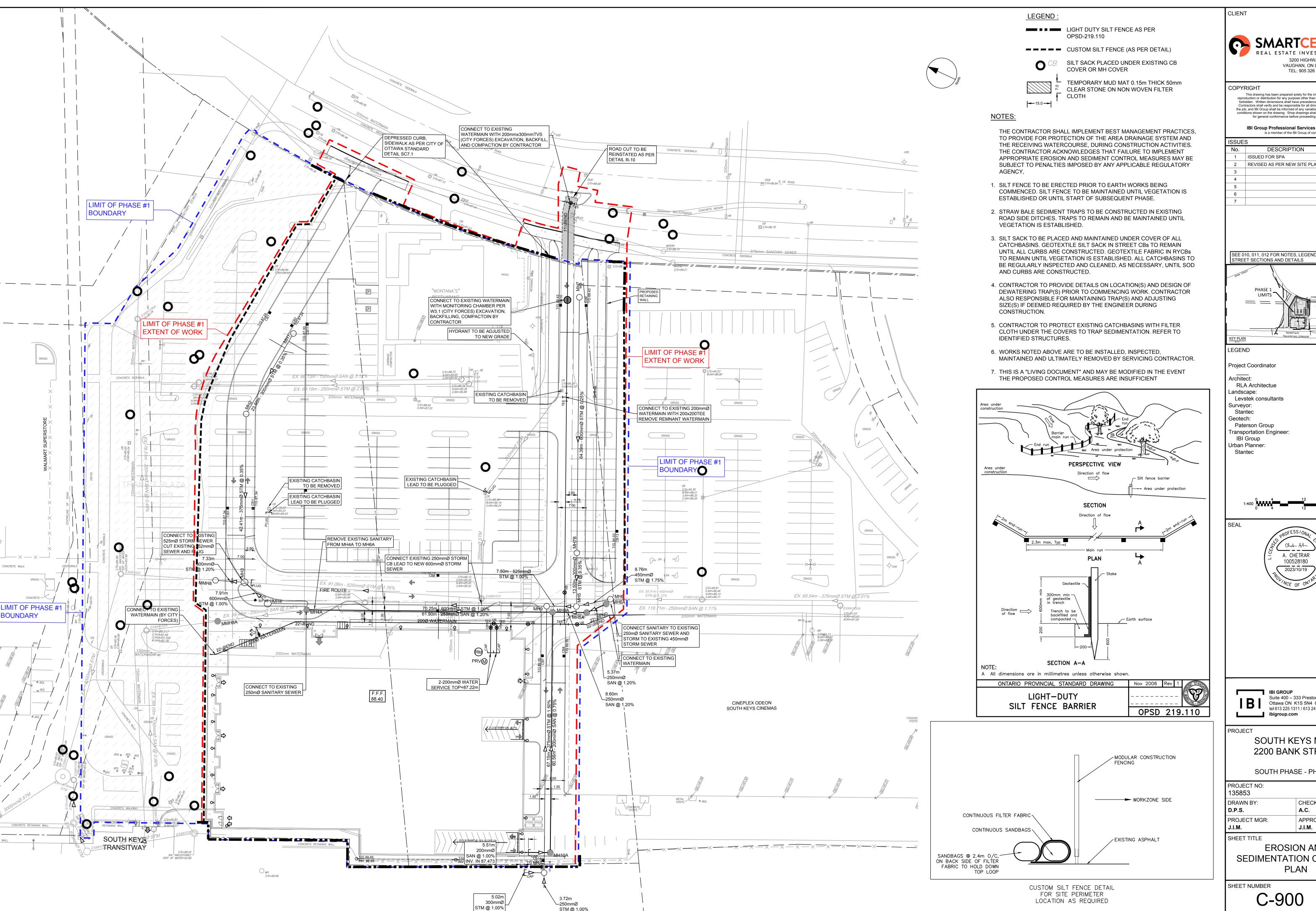
CITY PLAN No. 18595



CITY PLAN No. 18595







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Suite 400 – 333 Preston Street Ottawa ON K1S 5N4 Canada tel 613 225 1311 / 613 241 3300 fax 613 225 9868

SOUTH KEYS MALL 2200 BANK STREET

SOUTH PHASE - PHASE 1

CHECKED BY: APPROVED BY:

EROSION AND SEDIMENTATION CONTROL

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