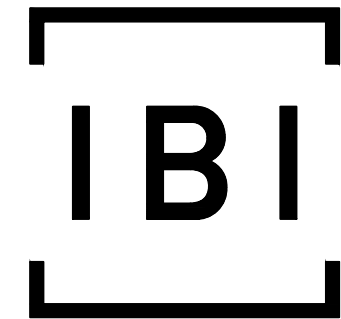


CROWN POINTE CROWN POINTE Co-TENANCY



IBI GROUP
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Sheet List Table	
Sheet Number	Sheet Title
-	000 COVER
C-001	GENERAL PLAN OF SERVICES
C-010	DETAILS AND NOTES
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-900	EROSION AND SEDIMENT CONTROL PLAN

900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

CONTRACT NO. 136063

REVISED PER CITY COMMENTS AND NEW SITE PLAN 2022-04-19
DESIGN CHECK
FILE LOCATION: J:\136063_Crown_Pointe7_0_Production\7_03_Design\04_Civil\Sheet\COVER.dwg
LAST SAVED: April 19, 2022, by ddere
PLOTTED: Tuesday, April 19, 2022 5:01:22 PM by Denise Dore

CITY FILE No. D07-12-21-0183

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C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, ON
K2P 1P9

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED TO SOBEY'S	2021-10-21
2	ISSUED FOR SPA	2021-10-28
3	REVISED PER CITY COMMENTS	2022-02-03
4	ISSUED FOR TENDER	2022-03-01
5	REVISED PER CITY COMMENTS AND NEW SITE PLAN	2022-04-19

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



CONSULTANTS

WATERMAIN SCHEDULE

Station	Description	Finished	Top of	As Built
A 0+00.00	TEE	87.64	85.24	
0+00.07	VB	87.63	85.23	
0+00.35	45° BEND	87.68	85.48	
0+027.10	22.5° BEND	88.12	85.72	
0+028.41	45° BEND	88.13	85.73	
0+032.14	TEE 200x50	86.97	84.57	
0+034.00	SERVICE	87.54	85.14	
C 0+00.00	TEE	87.85	85.45	
0+002.20	VB	87.88	85.48	
0+007.76	22.5° BEND	87.94	85.44	
0+076.37	VB	88.07	85.67	
E 0+078.37	TEE	87.94	85.54	
D 0+00.00	TVS	86.50	84.10	
0+003.16	HYDRANT TEE	87.36	84.96	
E 0+091.94	TEE	87.94	85.54	
E 0+000.00	TEE	87.94	85.54	
0+002.00	VB	87.87	85.57	
0+012.31	45° BEND	88.08	85.68	
0+038.14	45° BEND	87.88	85.48	
0+042.60	HYDRANT TEE	87.89	85.49	
0+048.42	VB	87.89	85.49	
0+048.13	45° BEND	87.88	85.48	
0+053.55	45° BEND	88.07	85.67	
F 0+057.13	SERVICE	88.14	85.74	
G 0+000.00	45° BEND	87.79	85.39	
0+002.37	22.5° BEND	87.86	85.46	
H 0+010.74	HYDRANT	88.07	85.67	

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH100A	87.85	NE85.830		NW84.807		1200mmØ OPSD-701.010
MH101A	87.67	SE84.521		SW84.461		1200mmØ OPSD-701.010
MH102A	87.81	NE83.982		W83.922		1200mmØ OPSD-701.010
MH103A	87.98	E83.665				1200mmØ OPSD-701.010

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH1	87.66	NE86.182		SW86.132		1200mmØ OPSD-701.010
MH100	87.34	W85.150		SE84.706		1200mmØ OPSD-701.010
MH101	87.86	NE84.626	NW84.461	SE84.411		1200mmØ OPSD-701.010
MH102	87.90	NW83.917		SW83.857		1500mmØ OPSD-701.011
MH103	88.13	NE83.592		SE83.124		Cascade CS-5 OGS UNIT
MH104	87.82	SE85.773		SW84.802		1200mmØ OPSD-701.010
MH108	87.43	NW84.589		SE84.569		1200mmØ OPSD-701.010
XSTMH	87.81	NE86.016				

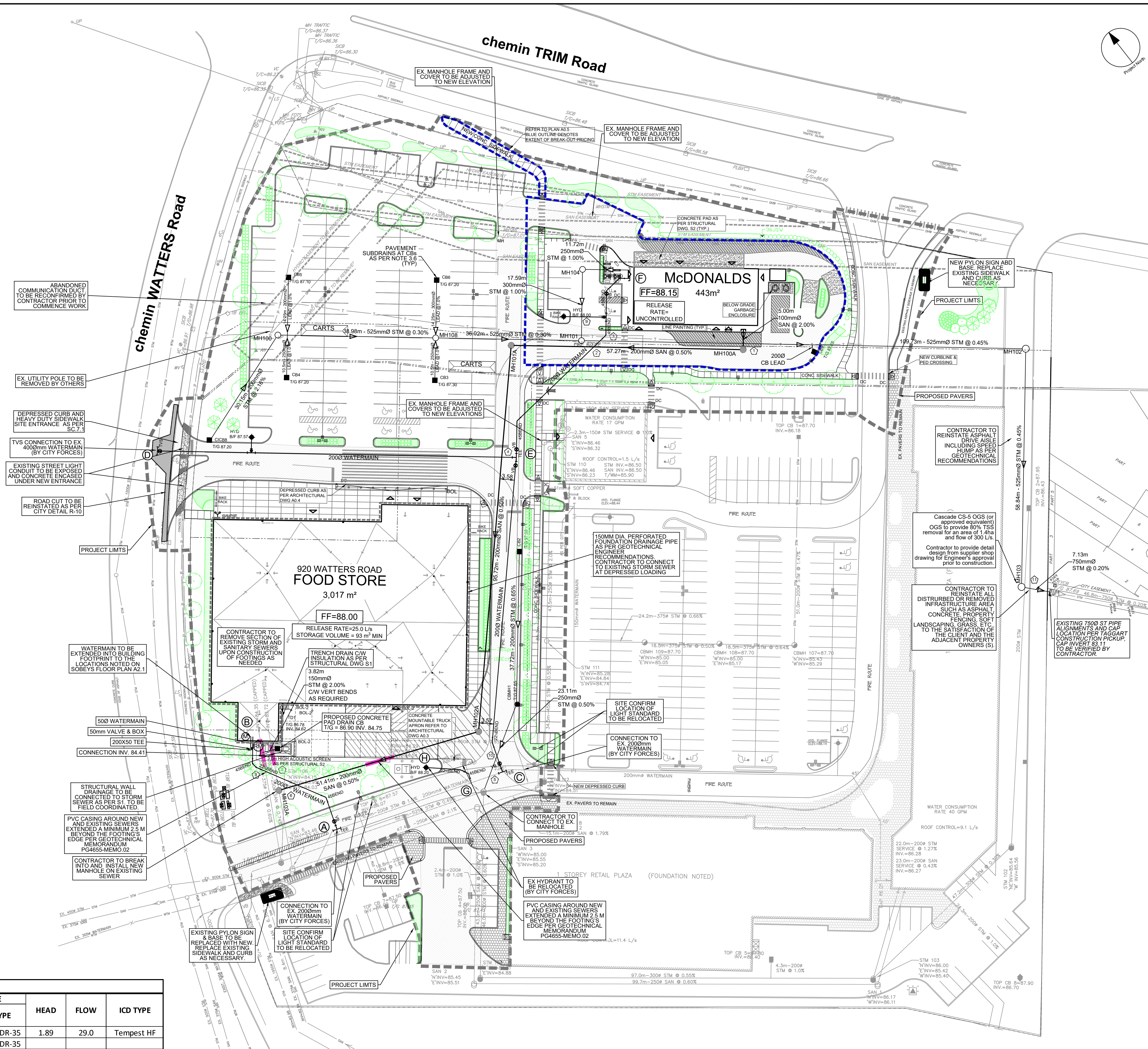
CROSSING SCHEDULE

200mmØ SAN 1.05m CLEARANCE OVER 525mmØ STM
200mmØ SAN 0.50m CLEARANCE UNDER 200mmØ WM
200mmØ WM 0.27m CLEARANCE OVER 525mmØ STM
200mmØ WM 0.700m CLEARANCE UNDER 200mmØ WM
250mmØ STM 0.500m CLEARANCE OVER 200mmØ WM
200mmØ WM 1.50m CLEARANCE OVER 200mmØ SAN
200mmØ SAN 1.55m CLEARANCE UNDER 200mmØ WM
375mmØ STM 0.700m CLEARANCE UNDER 200mmØ WM
150mmØ WM 0.350m CLEARANCE OVER 300mmØ STM
200mmØ WM 0.620m CLEARANCE UNDER 250mmØ STM
EX 200Ø LEAD 2.0m CLEARANCE OVER 750mmØ STM

CATCH BASIN DATA TABLE

STRUCTURE ID	STRUCTURE	COVER	ELEVATION		OUTLET PIPE		HEAD	FLOW	ICD TYPE	
			TOP OF GRATE	INVERT	DIAMETER (mm)	TYPE				
CBMH1	OPSD 701.010	S19	87.65	86.182	86.132	250	PVC DR-35	1.89	29.0	Tempest HF
CB2	OPSD 705.010	S19	87.65		86.427	200	PVC DR-35			
CB3	OPSD 705.010	S19	87.30		85.525	250	PVC DR-35	1.65	55.0	Tempest HF
CB4	OPSD 705.010	S19	87.20		85.425	250	PVC DR-35	1.65	45.0	Tempest HF
CB5	OPSD 705.010	S19	87.10		85.350	200	PVC DR-35	1.65	25.0	Tempest HF
CB6	OPSD 705.010	S19	87.20		85.400	300	PVC DR-35	1.65	100.0	Tempest HF
CB8	OPSD 705.010	S19	87.20		85.450	200	PVC DR-35	1.65	20.0	Tempest HF
CB9	OPSD 705.010	S19	87.65		85.900	200	PVC DR-35	1.65	30.0	Tempest HF
TD1	Zurn 23		86.73		84.620	200	PVC DR-35			
PAD DRAIN CB	OPSD 705.010	S19	86.90		84.750	150	PVC DR-35	*NO SUMP IN CB, CONNECT TO STM		

Bold font indicates CB's with ICD's
Revision: 2022-04-18



SEAL
L. T. R. BRULE
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
2022-04-19

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PROJECT
CROWN POINTE
900 WATERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:
136063
DRAWN BY:
D.D.
PROJECT MGR:
T.R.B.

CHECKED BY:
J.B.
APPROVED BY:

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001
ISSUE
5

CITY FILE No. D07-12-21-0183
Scale Check
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Printed: Tuesday, April 19, 2022 5:01:44 PM by Denis Dore

PAVEMENT STRUCTURE **

CAR ONLY PARKING AREAS:

50mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULAR/GRANULAR "A" CRUSHED STONE
300mm SUBBASE - OPSS GRANULAR "B" TYPE II
SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II
MATERIAL PLACED OVER IN SITU SOIL

HEAVY TRUCK PARKING AREAS AND ACCESS LANES:

40mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm BINDER COURSE - HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm BASE COURSE - OPSS GRANULAR "A" CRUSHED STONE
400mm SUBBASE - OPSS GRANULAR "B" TYPE II
SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II
MATERIAL PLACED OVER IN SITU SOIL

** REFER TO GEOTECHNICAL REPORT BY PARERSON GROUP PG4655-1

CLIENT

CROWN POINTE Co-TENANCY
C/O
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225 METCALFE STREET, OTTAWA, ON
K2P 1P9

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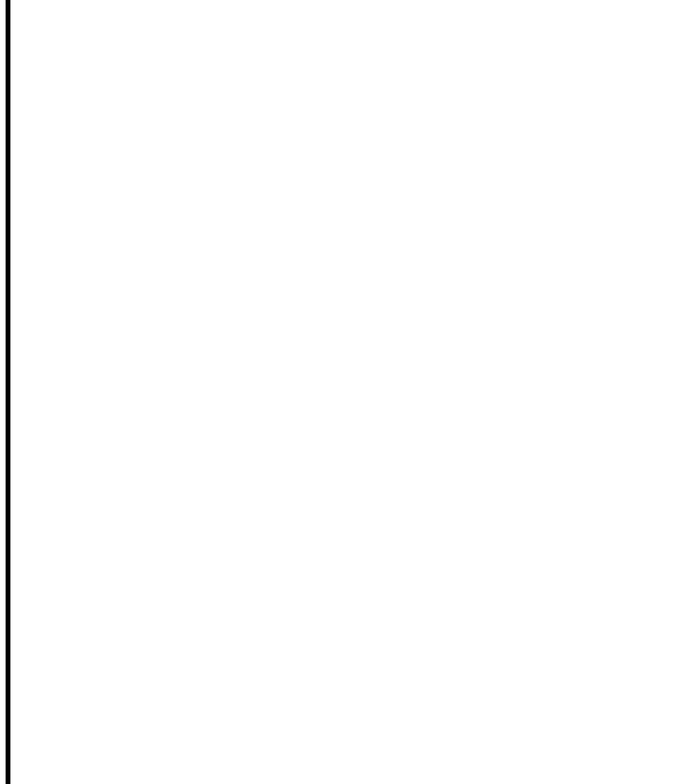
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Table with 3 columns: No., DESCRIPTION, DATE. Contains revision history for issued drawings.

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



CONSULTANTS



SEAL

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
1.2 DO NOT SCALE DRAWINGS.
1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
... (Notes 1.1-1.17) ...

2.0 SANITARY

- 2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01.
2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS.
... (Notes 2.1-2.6) ...

3.0 STORM

- 3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3.2 ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, AND FRAME AND COVER.
... (Notes 3.1-3.10) ...

4.0 WATER

- 4.1 ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS.
4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.
... (Notes 4.1-4.10) ...

5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
5.2 THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA.
... (Notes 5.1-5.5) ...

LEGEND:

Legend symbols and descriptions for project limits, manholes, catchbasins, valves, hydrants, retaining walls, and various utility features.

STANTEC GEOMATICS LTD. LEGEND

Legend symbols and descriptions for anchors, boreholes, bollards, catch basins, ditches, manholes, valves, drains, electrical outlets, flood lights, gas valves, hydro transformers, hand wells, junction boxes, mailboxes, maintenance holes, pedestals, pressure reducing valves, watermain identification, pipe crossing identification, concreted pads, inlet control device locations, protective bollards, heavy duty asphalt, fire routes, pedestrian crossings, pad mounted transformers, light fixtures, observation wells, siamese connections, signs, tables, terminal boxes, traffic control boxes, test pits, and traffic signal lights.

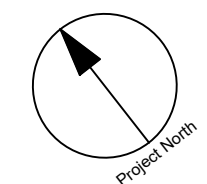
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Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO: 136063
DRAWN BY: D.D. CHECKED BY: J.B.
PROJECT MGR: T.R.B. APPROVED BY: [Signature]

SHEET TITLE
DETAILS AND NOTES

SHEET NUMBER C-010 ISSUE 4



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CROWN POINTE Co-TENANCY

C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, ON
K2P 1P9

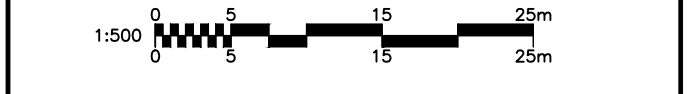
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SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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PROJECT
CROWN POINTE
900 WATERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

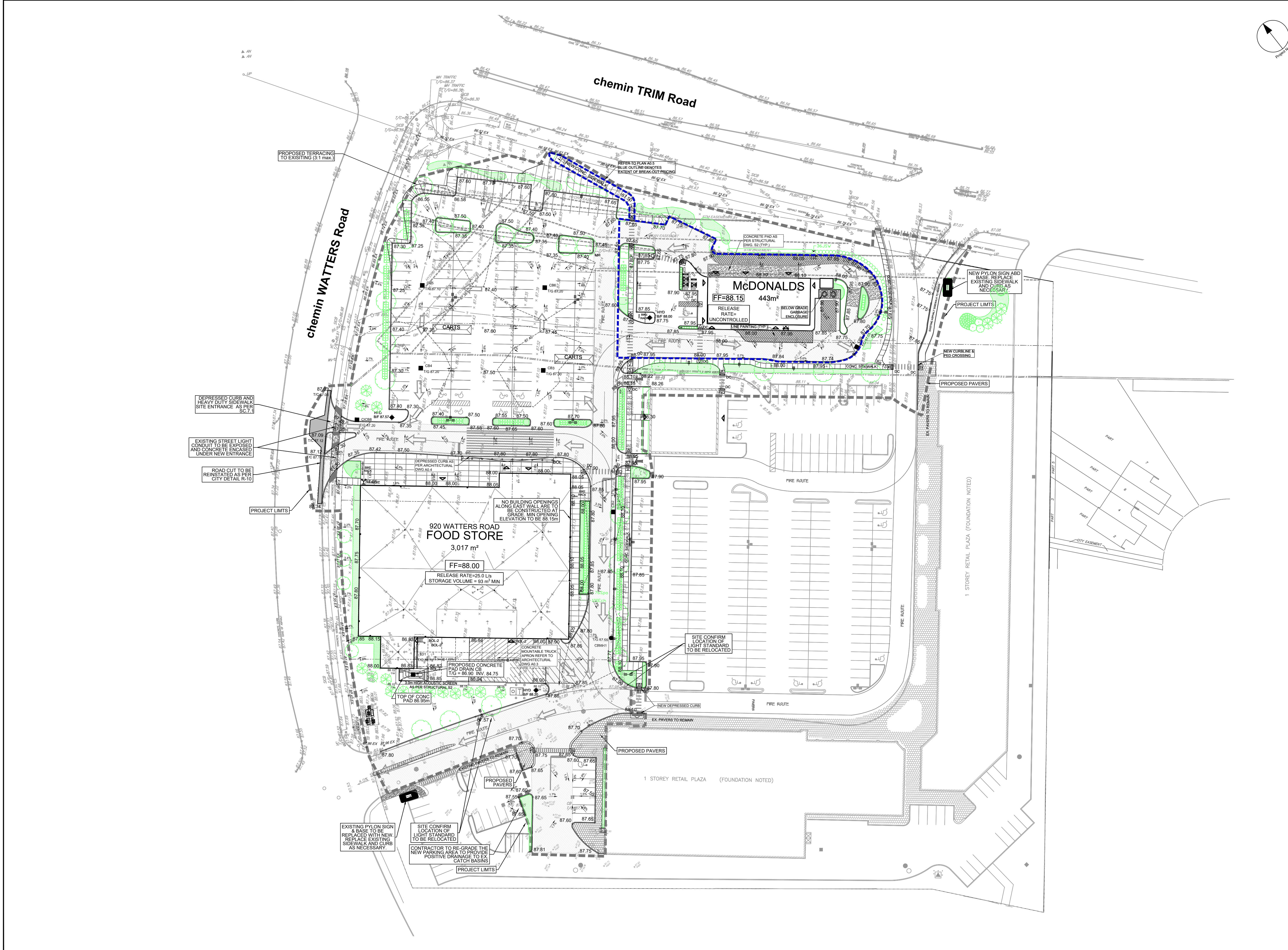
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DRAWN BY:
D.D.
PROJECT MGR:
T.R.B.

CHECKED BY:
J.B.
APPROVED BY:

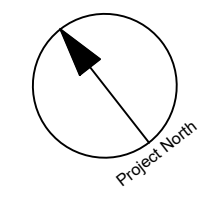
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GRADING PLAN

SHEET NUMBER
C-200
ISSUE
5

CITY PLAN No. 18633



CITY FILE No. D07-12-21-0183
Last Saved: April 19, 2022, by: ddore
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C/O
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225 METCALFE STREET, OTTAWA, On
K2P 1P9

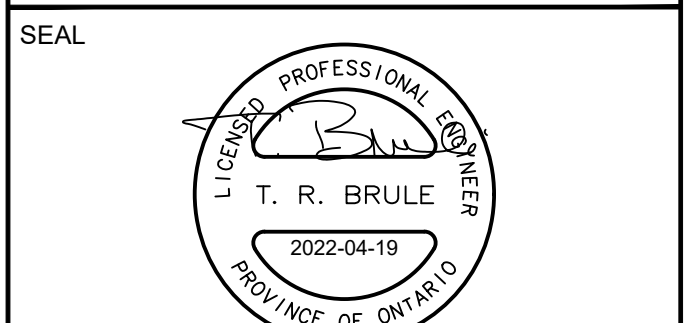
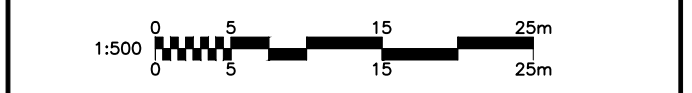
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900 WATTERS ROAD
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PHASE 3

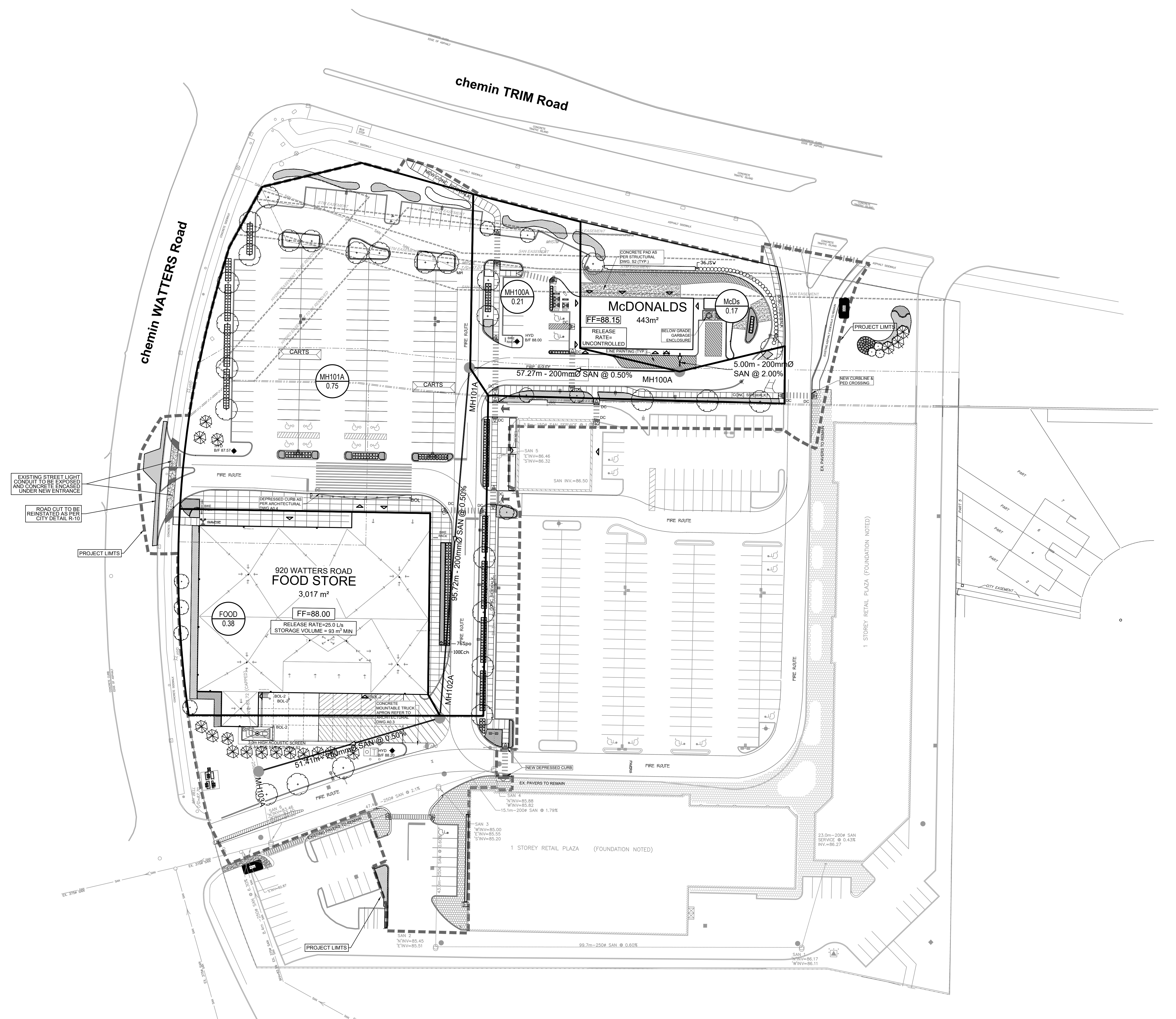
PROJECT NO:
136063
DRAWN BY: D.D.
PROJECT MGR: T.R.B.

CHECKED BY: J.B.
APPROVED BY: ----

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

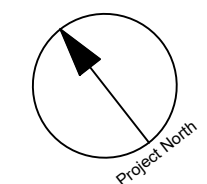
SHEET NUMBER
C-400

ISSUE
3



EXISTING STREET LIGHT CONDUIT TO BE EXPOSED AND CONCRETE ENCASED UNDER NEW ENTRANCE
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10

CITY FILE No. D07-12-21-0183
SCALE CHECK
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CROWN POINTE Co-TENANCY
C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, ON
K2P 1P9

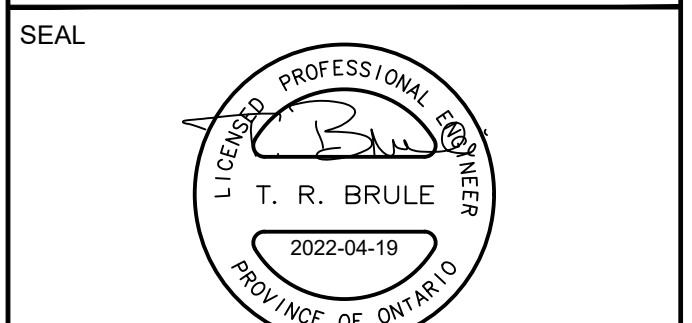
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SEE #10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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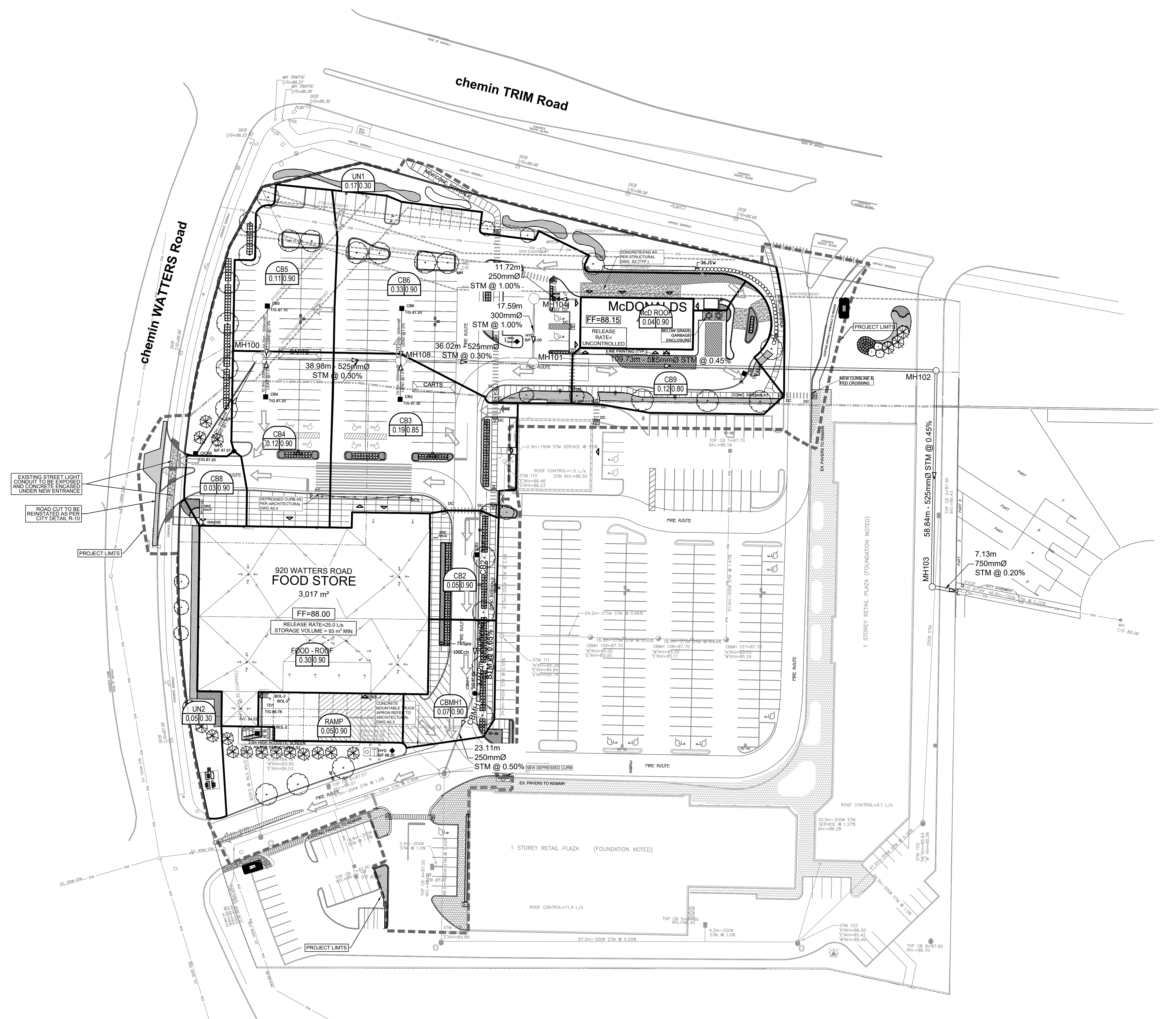
PROJECT NO:
136063
DRAWN BY:
D.D.
PROJECT MGR:
T.R.B.

CHECKED BY:
J.B.
APPROVED BY:

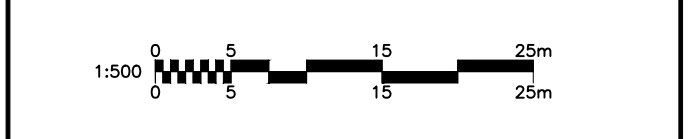
SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

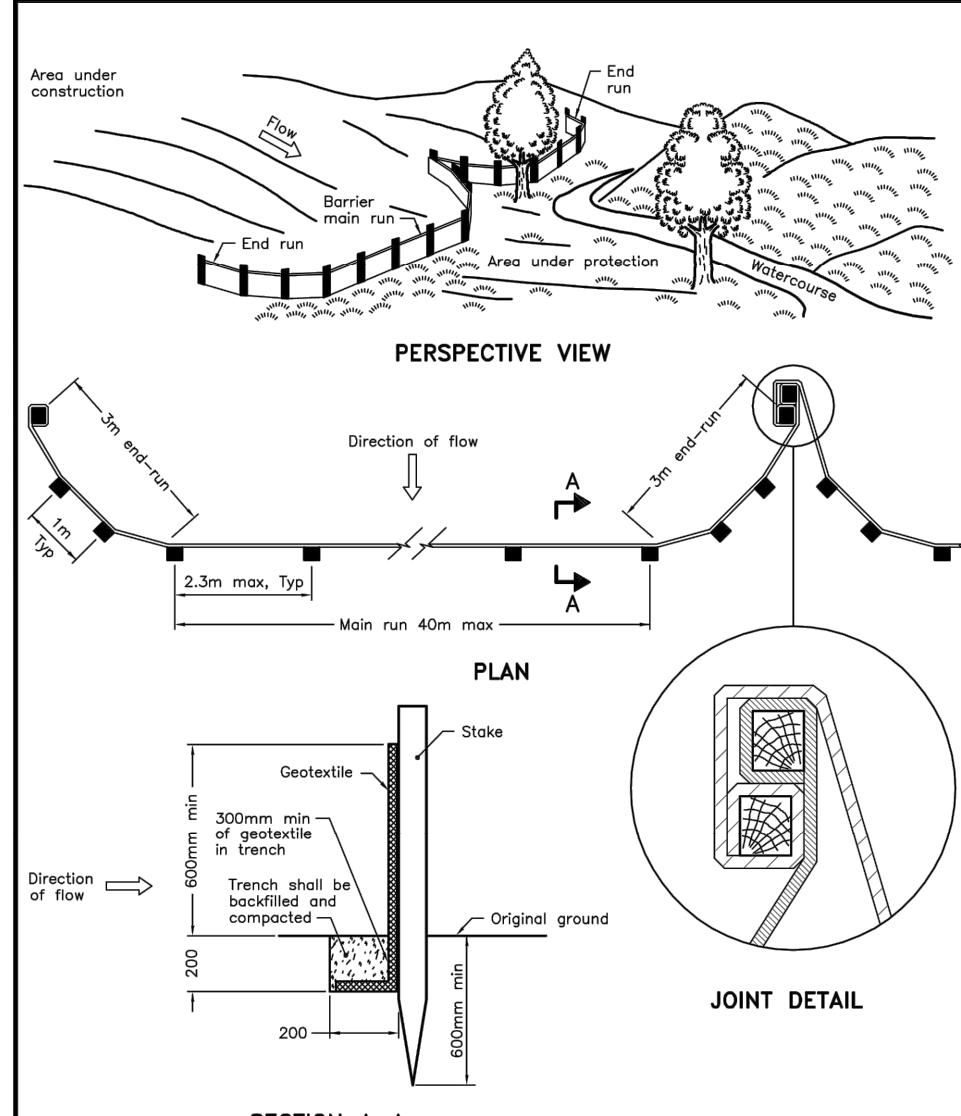
ISSUE
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EXISTING STREET LIGHT CONDUIT TO BE EXPOSED AND CONCRETE ENCASED UNDER NEW ENTRANCE
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10



CITY FILE No. D07-12-21-0183
Scale Check
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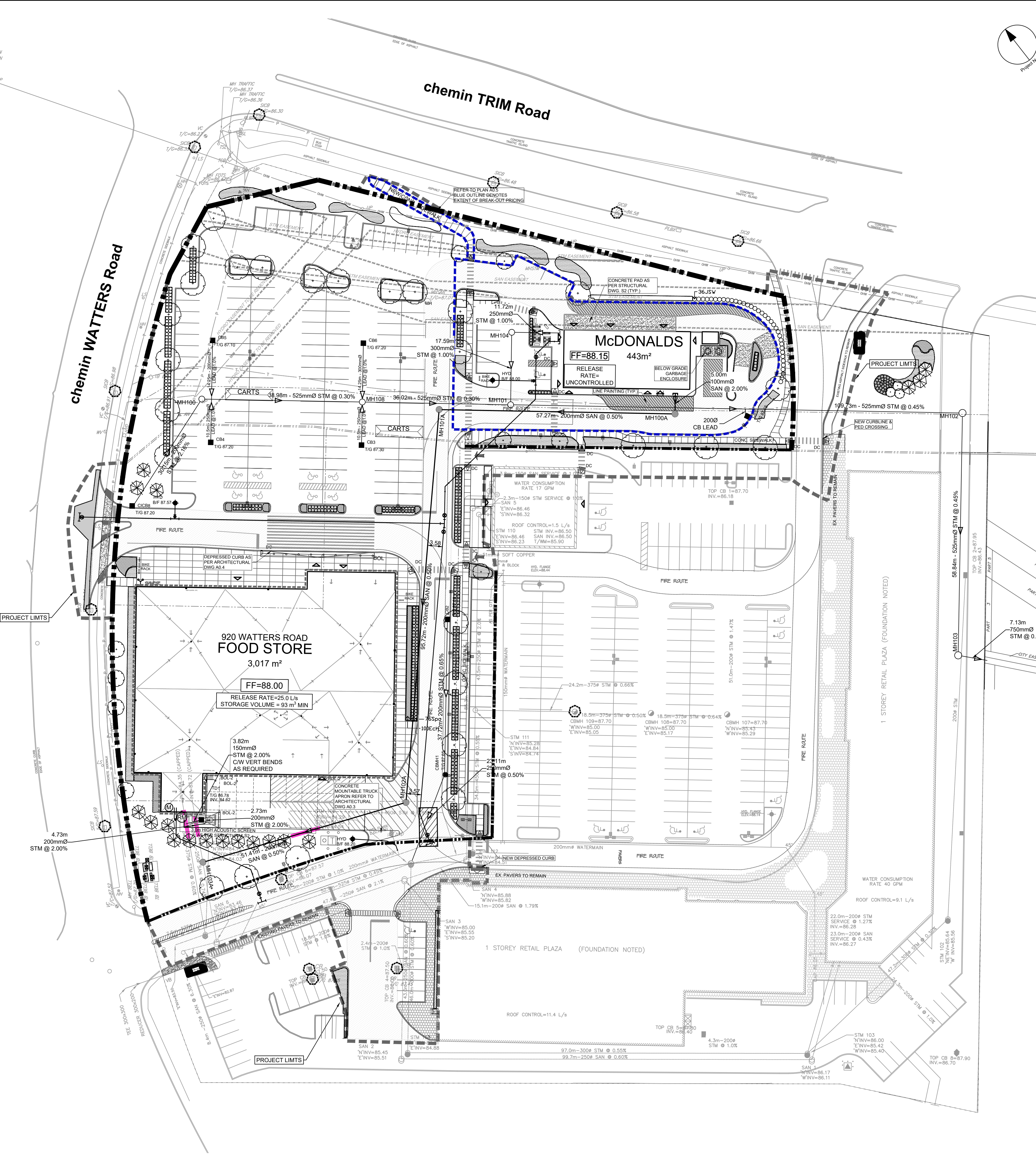


NOTE:
A. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER	OPSD 219.110	

- NOTES:**
- 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.
 - 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.
 - 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.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT
 - SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.

- LEGEND:**
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
 - SNOW FENCE (ASPHALT AREAS)
 - 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



CLIENT
CROWN POINTE Co-TENANCY

C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, On
K2P 1P9

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ISSUES

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2	REVISED PER CITY COMMENTS	2022-02-03
3	ISSUED FOR TENDER	2022-03-01
4	REVISED PER CITY COMMENTS AND NEW SITE PLAN	2022-04-19

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

KEY PLAN

CONSULTANTS

SEAL

PROJECT

CROWN POINTE
900 WATERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:
136063

DRAWN BY:
D.D.

CHECKED BY:
J.B.

PROJECT MGR:
T.R.B.

APPROVED BY:

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C-900

ISSUE
4

CITY FILE No. D07-12-21-0183
SCALE CHECK
File Location: \\1138063_Crown_Pointe\7_0_Production\7_03_Design\04_Civil\Sheets\C-900_EROSION AND SEDIMENT CONTROL PLAN.dwg Last Saved: March 1, 2022 2:03:05 PM by Denis Dore
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