CROWN POINTE
CORWN POINTE Co-TENANCY

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--	REMOVALS PLAN

IBI GROUP
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900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

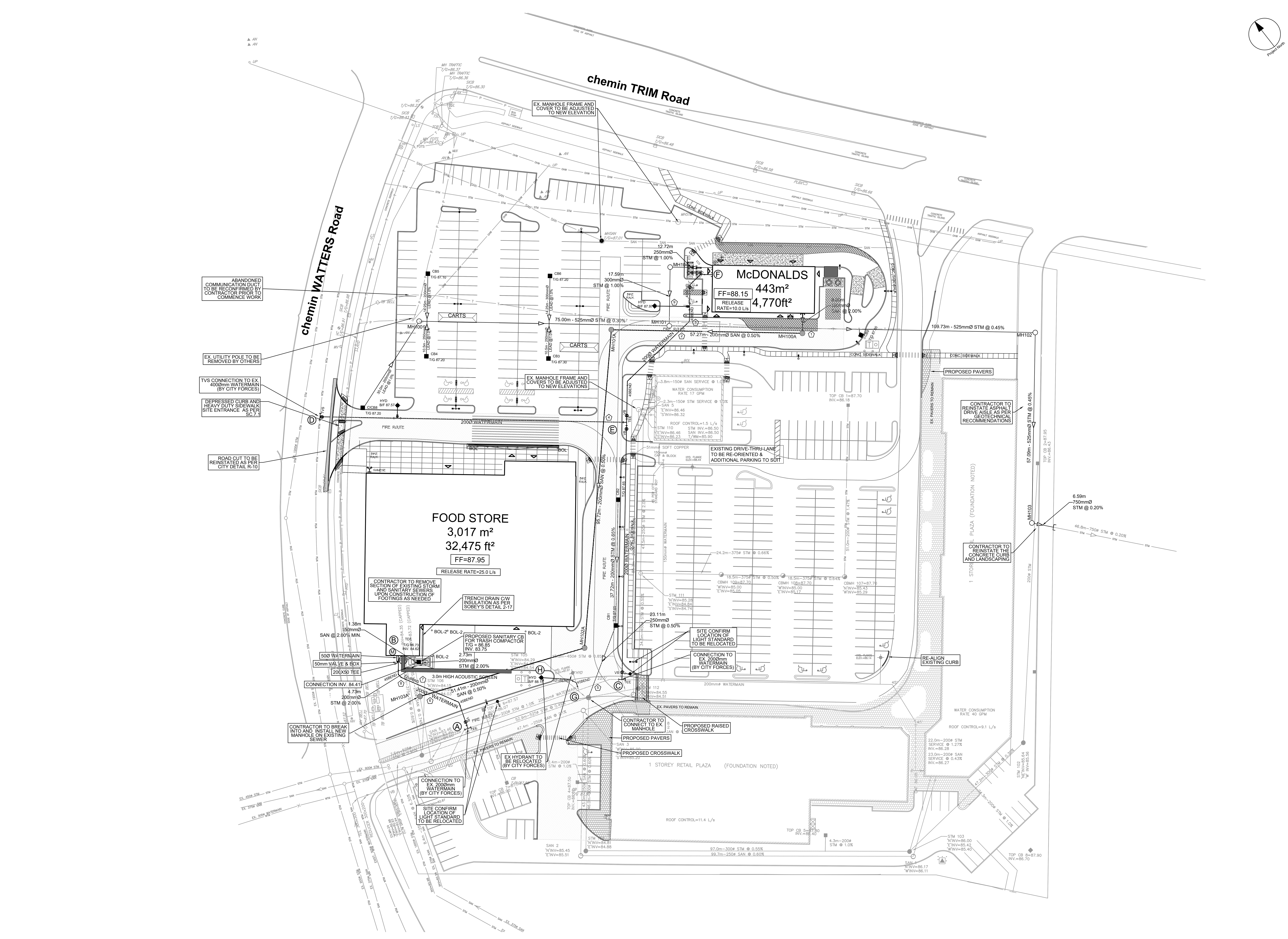
CONTRACT NO. 163063

ISSUED FOR SPA 2021-10-28

CITY PLAN No.____

CITY FILE No. D07-__-__-____

SCALE CHECK 10mm
File Location: J:\163063_Crown_Pointe\7.0_Production\7.03_Design\04_Civil\Sheets\COVER.dwg Last Saved: October 28, 2021 by d6dore Plotted: Thursday, October 28, 2021 4:38:52 PM by Denis Dore



CLIENT

CROWN POINTE Co-TENANCY

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

NOT FOR CONSTRUCTION

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

KEY PLAN

CONSULTANTS

1:500

SEAL

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2021/10/28
PROVINCE OF ONTARIO

IBI GROUP
Suite 400 – 333 Preston Street
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PROJECT

CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:	
163063	
DRAWN BY: D.D.	CHECKED BY: J.B.
PROJECT MGR: T.R.B.	APPROVED BY: ----

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER	ISSUE
C-001	2

SCALE CHECK 10mm

CITY FILE No. D07-XX-XX-XXXX

File Location: J:\136063_Crown_Pointe\7.0_Production\7.03_Design\04_Civil\Sheets\C-001 GENERAL PLAN OF SERVICES.dwg Last Saved: October 28, 2021, by ddore Plotted: Thursday, October 28, 2021 4:39:07 PM by Denis Dore

CITY PLAN No. xxxxx

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.

1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".

1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.

1.7 FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.

1.8 REFER TO SITE PLAN BY ARCHITETCS HOBIN ARCHITECTURE INCORPORATED.

1.9 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.). DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF SEDIMENT CAPTURE FILTER SOCKS WITHIN MANHOLES AND CATCHBASINS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.

1.10 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.

1.11 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO O.P.S. AND CONSTRUCTED TO CITY STANDARDS. ALL ONSITE CURBS TO BE BARRIER TYPE, WITH DEPRESSIONS AS NOTED.

1.12 ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.

1.13 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM TRIM ROAD.

1.14 FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION REPORT No. PG4655-1 BY PATERSON GROUP.

1.15 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, PARKING METERS, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.

1.16 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

1.17 CONTRACTOR TO SUPPLY SUITABLE FILL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.

1.18 CONTRACTOR TO HAUL EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAULED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER. ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.

1.19 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

1.20 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.

1.21 ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH SOD ON 100mm TOPSOIL.

1.22 UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.

1.23 CLAY DIKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

1.24 BACKWATER VALES, PER CITY STANDARDS S14, S14.1 AND S14.2 RE TO BE INSTALLED FOR ALL STORM AND SANITARY SERVICE CONNECTIONS.

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 OSPD 1005.01. SANITARY SEWER MATERIALS TO BE:
250mmØ AND SMALLER - PVC DR 35

2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.

2.3 SANITARY MANHOLE COVERS TO BE CITY OF OTTAWA STD. S25 (MOD. OPSD. 401.020). SANITARY MANHOLE COVER TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.

2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.

2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

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. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE : 375mmØ AND SMALLER - PVC DR 35
450mmØ AND LARGER - 100-D REINFORCED CONCRETE. UNLESS NOTED OTHERWISE

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.

3.3 STORM MH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24.1, FRAMES TO BE PER CITY OF OTTAWA STD. S25. CONTRACTOR TO INSTALL FILTER FABRIC UNDER STORM MH COVER UNTIL SODDING IS COMPLETE.

3.4 STORM MAINTENANCE HOLES TO BE OPSD, SIZE AS SPECIFIED, TAPER TOP.

3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010, FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19.1.

3.6 3m 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED ALL CB'S. TO EXTEND PARALLEL TO CURB IN CBS ADJACENT TO CURB AND IN 4 DIRECTIONS FOR CBS IN CENTER OF PARKING LOT. SUBDRAINS TO DISCHARGE TO CB'S.

3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUT TO CITY STANDARDS.

3.9 CONTRACTOR TO PROVIDE IPEX-TEMPEST MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

4.0 WATER

4.1 ALL WATERMAINS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS. ALL DOMESTIC WATER SERVICES ARE TO BE 200mmØ, UNLESS NOTES OTHERWISE.

4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.

4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMAINS AND DISINFECT AND CHLORINATE ALL WATERMAINS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.

4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.

4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.

4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.

4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

4.8 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.

4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

4.10 ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2

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. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRICADES AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

5.3 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.

5.4 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.

5.5 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOETCHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

5.6 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.

5.7 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.

5.8 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.

5.9 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.

5.10 PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

CROSSING SCHEDULE

1	200mmØ SAN 1.05m CLEARANCE OVER 525mmØ STM
2	200mmØ SAN 0.38m CLEARANCE UNDER 200mmØ WM
3	200mmØ WM 0.75m CLEARANCE OVER 525mmØ STM
4	200mmØ SAN 0.700m CLEARANCE UNDER 150mmØ WM
5	250mmØ STM 0.250m CLEARANCE OVER 200mmØ WM
6	200mmØ WM 1.05m CLEARANCE OVER 200mmØ SAN
7	200mmØ SAN 1.55m CLEARANCE UNDER 200mmØ WM
8	375mmØ STM 0.700m CLEARANCE UNDER 200mmØ WM
9	150mmØ WM 0.250m CLEARANCE OVER 300mmØ STM

PAVEMENT STRUCTURE **

CAR ONLY PARKING AREAS:

50mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm BASE - OPSS GRANULARGRANULAR "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

CATCH BASIN DATA TABLE

STRUCTURE ID	STRUCTURE	COVER	ELEVATION			OUTLET PIPE		HEAD	FLOW	ICD TYPE
			TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE			
				INLET	OUTLET					
CB1	OPSD 705.010	S19	**87.65**	85.816	85.766	250	PVC DR-35	2.26	29.0	Tempest HF
CB2	OPSD 705.010	S19	**87.65**		86.061	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 Z3		**86.73**		84.620	200	PVC DR-35			
SAN CB	OPSD 705.010	S19	**86.85**		84.750	200	PVC DR-35	*NO SUMP IN CB, CONNECT TO SAN		

Bold font indicates CB's with ICD's

Revision: 2021-10-28

WATERAIN SCHEDULE

	Station	Description	Finished	Top of	As Built
A	0+000.00	TEE	87.64	85.24	
	0+002.07	VB	87.63	85.23	
	0+008.35	45° BEND	87.88	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	
B	0+034.00	SERVICE	87.54	85.14	
C	0+000.00	TEE	87.90	85.50	
	0+002.20	VB	87.86	85.46	
	0+075.14	VB	88.16	85.76	
E	0+077.14	TEE	88.15	85.75	
D	0+000.00	TVS	86.50	84.10	
	0+023.18	HYDANT TEE	87.36	84.96	
E	0+091.94	TEE	88.15	85.75	
E	0+000.00	TEE	88.15	85.75	
	0+002.00	VB	88.15	85.75	
	0+012.31	45° BEND	88.22	85.82	
	0+038.14	45° BEND	87.88	85.48	
	0+042.60	HYDANT TEE	87.89	85.49	
	0+048.42	VB	87.89	85.49	
	0+049.13	45° BEND	87.89	85.49	
	0+053.55	45° BEND	88.08	85.68	
F	0+057.13	SERVICE	88.15	85.75	
G	0+000.00	45° BEND	87.79	85.39	
	0+002.37	22.5° BEND	87.86	85.46	
H	0+010.74	HYDANT	88.07	85.67	

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
*MH100A	87.84	NE85.830		NW84.807		1200mmØ OPSD-701.010
MH101A	87.67	SE84.521		SW84.461		1200mmØ OPSD-701.010
MH102A	87.79	NE83.982		W83.922		1200mmØ OPSD-701.010
MH103A	87.98	E83.665				1200mmØ OPSD-701.010

*MH101A IS TO HAVE 200Ø DROP PIPE

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
BULK	88.18			NW85.900		McDonald's STM
MH100	87.34			SE84.576		1200mmØ OPSD-701.010
MH101	87.84	NE84.626 NW84.351		SE84.351		1200mmØ OPSD-701.010
MH102	87.83	NW83.857		SW83.857		1200mmØ OPSD-701.010
MH103	87.93	NE83.600		SE83.353		1200mmØ OPSD-701.010
MH104	87.74	SE85.773		SW84.802		1200mmØ OPSD-701.010
XSTMMH	88.22	NE85.650				

LEGEND:

- MH3A SANITARY MANHOLE
- MH3 STORM MANHOLE
- CB T/G 99.76 CATCHBASIN c/w TOP OF GRATE
- CICB T/G 99.76 CURB INLET CATCHBASIN c/w TOP OF GRATE
- RYCB T/G 99.76 REAR YARD CATCHBASIN c/w GUTTER GRADE
- ECB T/G 100.25 REAR YARD "END" CATCHBASIN C/W TOP OF GRATE 300Ø)
- CBMH T/G 101.55 CATCHBASIN MANHOLE c/w TOP OF GRATE
- VB VALVE AND VALVE BOX
- V&C VALVE AND CHAMBER
- HYD B/F 100.56 HYDRANT c/w BOTTOM OF FLANGE ELEVATION
- BARRIER CURB AS PER SC1.1
- MOUNTABLE CURB AS PER SC1.3
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE SIDEWALK
- 200mmØ SAN SANITARY SEWER & FLOW DIRECTION
- 825mmØ STM STORM SEWER & FLOW DIRECTION
- 200Ø WATERMAIN WATERMAIN
- RED 150Ø WM WATERMAIN REDUCER
- 200Ø WM 2 VBENDS VERTICAL BEND LOCATION
- 250mmØ SUBDRAIN
- 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
- 104.60 103.59 LOT CORNER GRADE C/W EXISTING GROUND
- 86.45 EX TIE INTO EXISTING GRADE
- 92.51 EXISTING SURVEY GRADE
- 92.35 EG EXISTING IBI SURVEY GRADE
- 96.79 FULL STATIC PONDING GRADE
- RETAINING WALL
- 105.30 T/W TOP OF RETAINING WALL
- 103.50 B/W PROPOSED BOTTOM OF RETAINING WALL
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRELIMINARY ROOF DRAIN LOCATION
- TP 13-301 TEST PITS (SEE GEOTECHNICAL REPORT)
- CLAY DYKES PER S8
- USF=92.394 PROPOSED UNDERSIDE OF FOOTING ELEVATION
- TOF=94.731 PROPOSED TOP OF FOUNDATION ELEVATION
- SIAMESE CONNECTION (IF REQUIRED)
- M METER
- RM REMOTE METER
- PRV PRESSURE REDUCING VALVE
- A WATERMAIN IDENTIFICATION
- 1 PIPE CROSSING IDENTIFICATION
- CONCRETED PAD
- INLET CONTROL DEVICE LOCATION
- PROTECTIVE BOLLARD
- HEAVY DUTY ASPHALT / FIRE ROUTE
- PEDESTRIAN CROSSING C/W TWSI AND DEPRESSED CURB
- PAD MOUNTED TRANSFORMER
- LIGHT FIXTURE
- PRIMARY DUCT BANK
- SECONDARY POWER
- H/B/T/G EXISTING UTILITIES
- EXISTING DUCT BANK

STANTEC GEOMATICS LTD. LEGEND

AN	ANCHOR
BH	BOREHOLE
BOL	BOLLARD
CB	CATCH BASIN
DCB	DOUBLE CB
DICB	DITCH CB
CBMH	CB MANHOLE
DCBMH	DOUBLE CB MANHOLE
CBSI	SIDE INLET CB
CSV	VALVE CURB STOP
DRN	DRAIN
EPOST	ELECTRICAL OUTLET
FP	FLAG POLE
FL	FLOOD LIGHT
GC	GARBAGE CAN
GP	POLE GUYWIRE
GV	GAS VALVE
HLS	LIGHT STANDARD HYDRO
HM	HYDRO METER
HTN	HYDRO TRANSFORMER
HW	HAND WELL
HYD	FIRE HYDRANT
JBX	JUNCTION BOX
MB	MAILBOX
MH	MAINTENANCE HOLE UNIDENTIFIED
MHBELL	MAINTENANCE HOLE BELL
MHF	MAINTENANCE HOLE FIBRE OPTIC
MHH	MAINTENANCE HOLE HYDRO
MHI	MAINTENANCE HOLE INVERT
MHSAN	MAINTENANCE HOLE SANITARY
MHSTM	MAINTENANCE HOLE STORM
MHT	MAINTENANCE HOLE TRAFFIC
MW	MONITORING WELL
OLP	LIGHT STANDARD ORNAMENTAL
OW	OBSERVATION WELL
SIA	SIAMESE CONNECTION
SN	SIGN
TBL	TABLE
TB BELL	TERMINAL BOX - BELL
TB CATV	TERMINAL BOX - CABLE
TCB	TRAFFIC CONTROL BOX
TPIT	TEST PIT
TSL	TRAFFIC SIGNAL LIGHT
UMB	MARKER BELL UNDERGROUND
UMC	MARKER CABLE UNDERGROUND
UMG	MARKER GAS UNDERGROUND
UMO	MARKER OIL UNDERGROUND
UP	UTILITY POLE
VB	VALVE BOX
VC	VALVE CHAMBER
WV	WATER VALVE
	TREE STUMP
	TREE CONIFEROUS
	TREE DECIDUOUS
OHW	- OVERHEAD UTILITY WIRES
P	- UNDERGROUND HYDRO
T	- UNDERGROUND BELL
G	- GAS MAIN
ST	- STORM SEWER
SAN	- SANITARY SEWER
	- CURB

CLIENT
CROWN POINTE Co-TENANCY
C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, On
K2P 1P9

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-28

NOT FOR CONSTRUCTION

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

KEY PLAN

CONSULTANTS

SEAL

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2021/10/28
PROVINCE OF ONTARIO

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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: 163063	
DRAWN BY: D.D.	CHECKED BY: J.B.
PROJECT MGR: T.R.B.	APPROVED BY: ----

SHEET TITLE
DETAILS AND NOTES

SHEET NUMBER C-010
ISSUE 1

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CITY FILE No. D07-xx-xx-xxxx

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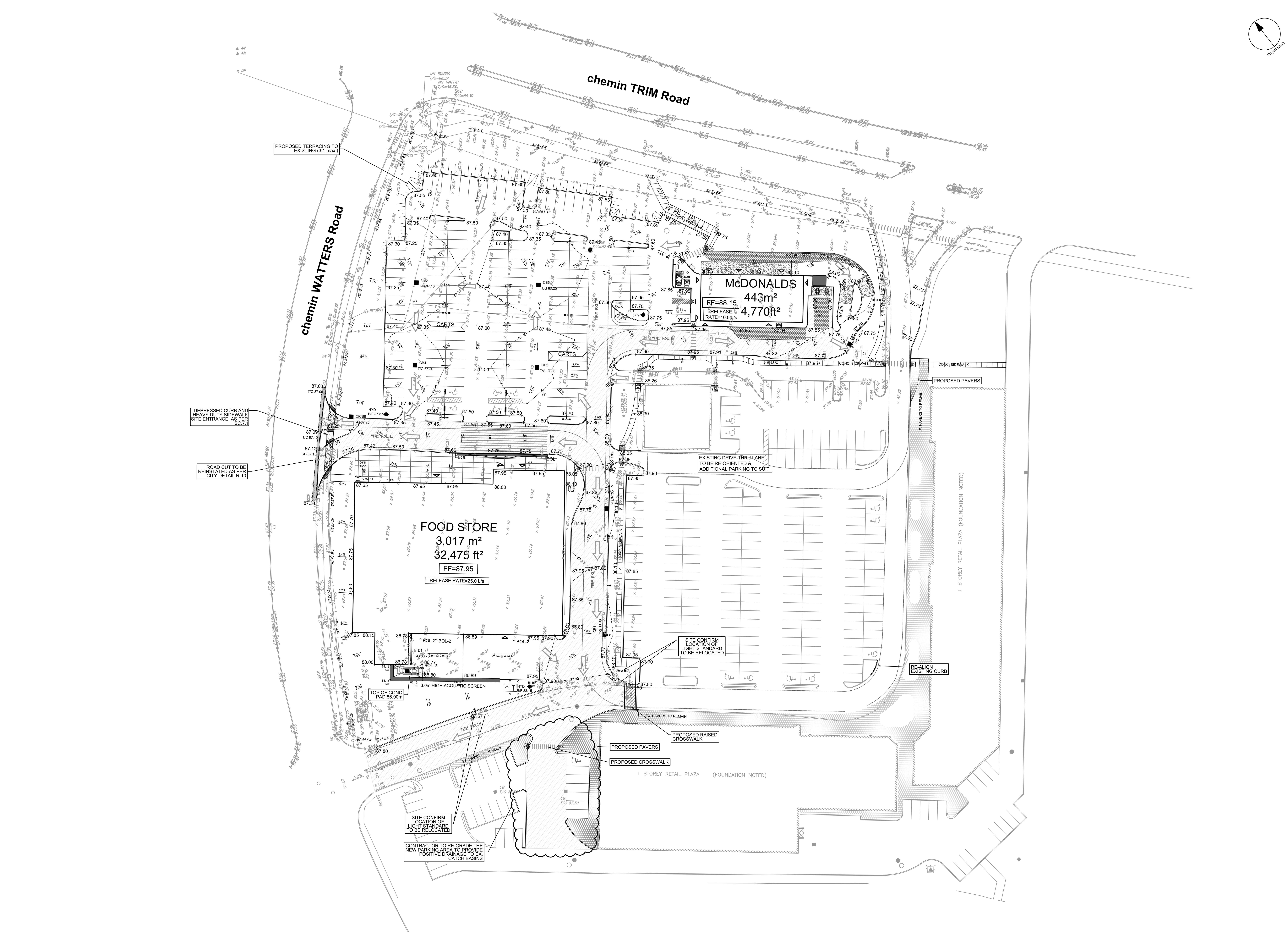

chemin TRIM Road
chemin WATTERS Road
Project North
PROPOSED TERRACING TO EXISTING (3:1 max.)
McDONALDS
443m²
4,770ft²
FF=88.15
RELEASE RATE=10.0 L/s
CARTS
FOOD STORE
3,017 m²
32,475 ft²
FF=87.95
RELEASE RATE=25.0 L/s
DEPRESSED CURB AND HEAVY DUTY SIDEWALK SITE ENTRANCE AS PER SC7.1
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10
EXISTING DRIVE-THRU LANE TO BE RE-ORIENTED & ADDITIONAL PARKING TO SUIT
PROPOSED PAVERS
EX. PAVERS TO REMAIN
1 STOREY RETAIL PLAZA (FOUNDATION NOTED)
SITE CONFIRM LOCATION OF LIGHT STANDARD TO BE RELOCATED
RE-ALIGN EXISTING CURB
3.0m HIGH ACOUSTIC SCREEN
TOP OF CONC PAD 86.90m
PROPOSED RAISED CROSSWALK
PROPOSED CROSSWALK
CONTRACTOR TO RE-GRADE THE NEW PARKING AREA TO PROVIDE POSITIVE DRAINAGE TO EX CATCH BASINS
NOT FOR CONSTRUCTION

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CROWN POINTE Co-TENANCY

C/O
TAGGART REALTY MANAGEMENT

225 METCALFE STREET, OTTAWA, On
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1	ISSUED TO SOBEY'S	2021-10-21
2	ISSUED FOR SPA	2021-10-28

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

KEY PLAN

SITE

CONSULTANTS

1:500 0 5 15 25m

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LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2021/10/28
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CROWN POINTE COMMERCIAL
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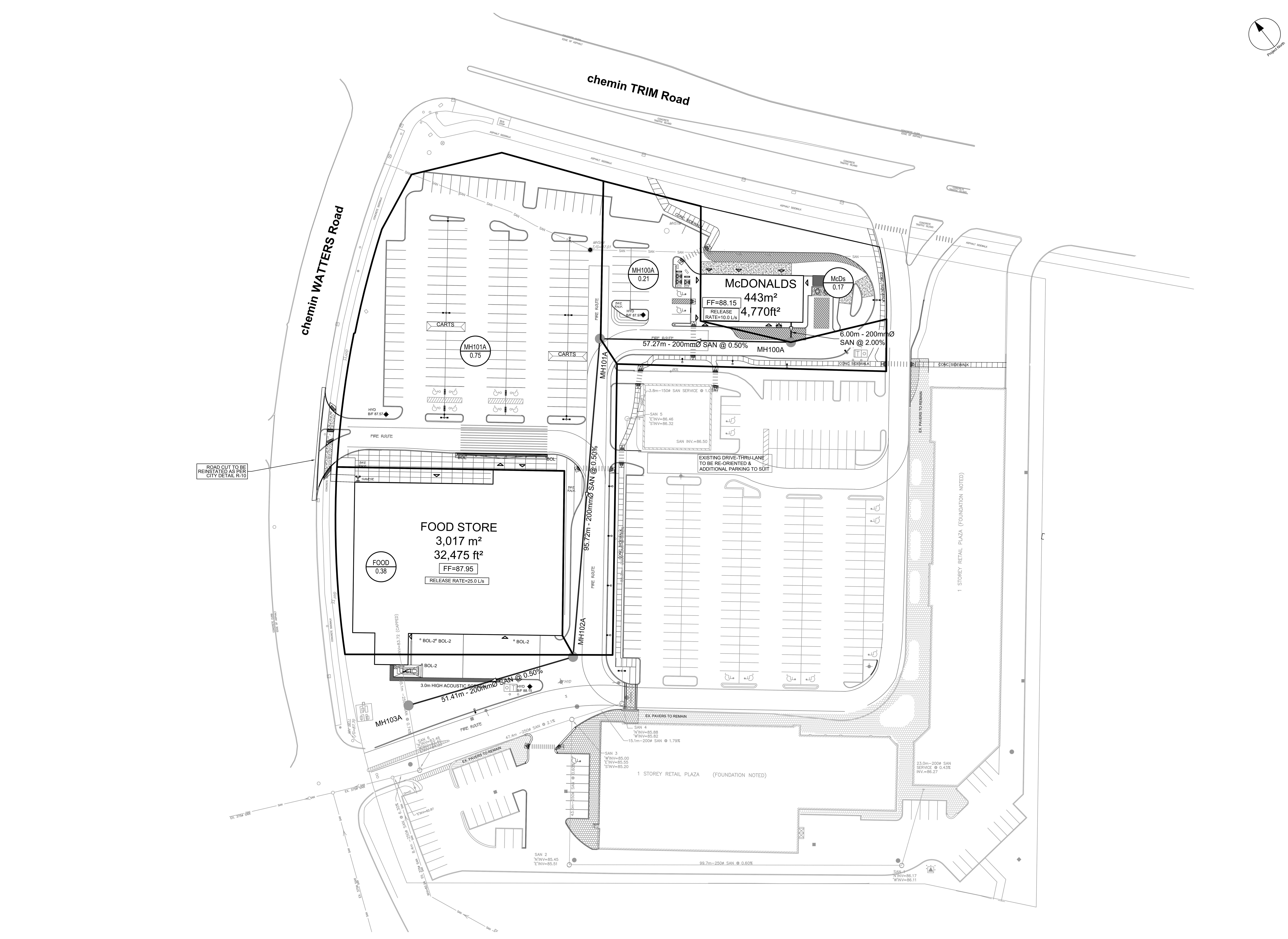
SHEET TITLE

GRADING PLAN

SHEET NUMBER	ISSUE
C-200	2

CITY FILE No. D07-xx-xx-xxxx

CITY PLAN No. xxxxx



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-28

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KEY PLAN

CONSULTANTS

1:500

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CROWN POINTE COMMERCIAL
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PROJECT NO:	
163063	
DRAWN BY: D.D.	CHECKED BY: J.B.
PROJECT MGR: T.R.B.	APPROVED BY: ----

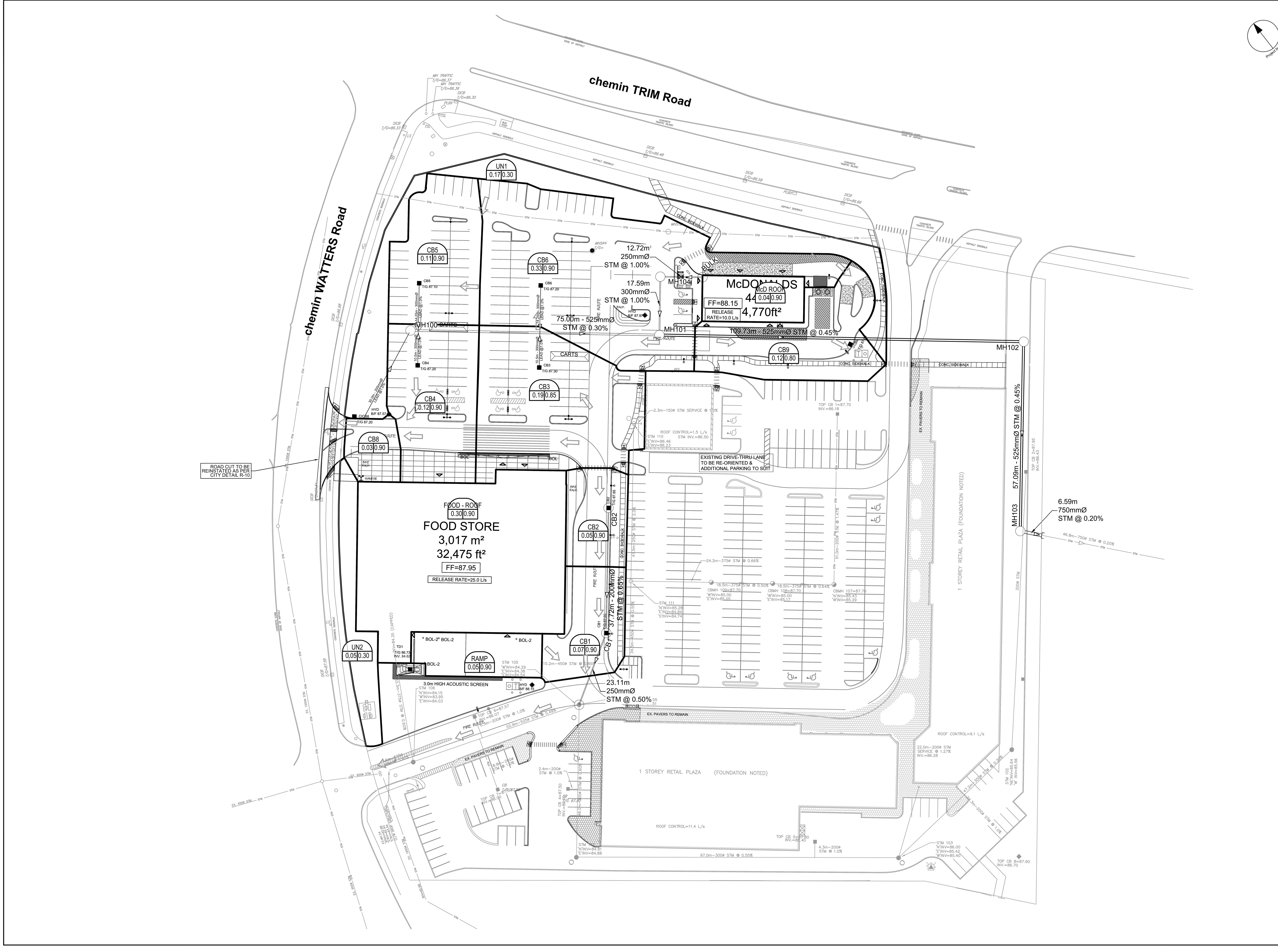
SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-400	1

CITY FILE No. D07-xx-xx-xxxx

CITY PLAN No. xxxxx



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K2P 1P9

ISSUES

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KEY PLAN

SITE

CONSULTANTS

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LICENSED PROFESSIONAL ENGINEER
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PROJECT

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900 WATTERS ROAD
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PHASE 3

PROJECT NO:
163063

DRAWN BY:	CHECKED BY:
D.D.	**J.B.**
PROJECT MGR:	APPROVED BY:
T.R.B.	**----**

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

ISSUE
1

SCALE CHECK 1 in 10mm

CITY FILE No. D07-xx-xx-xxxx

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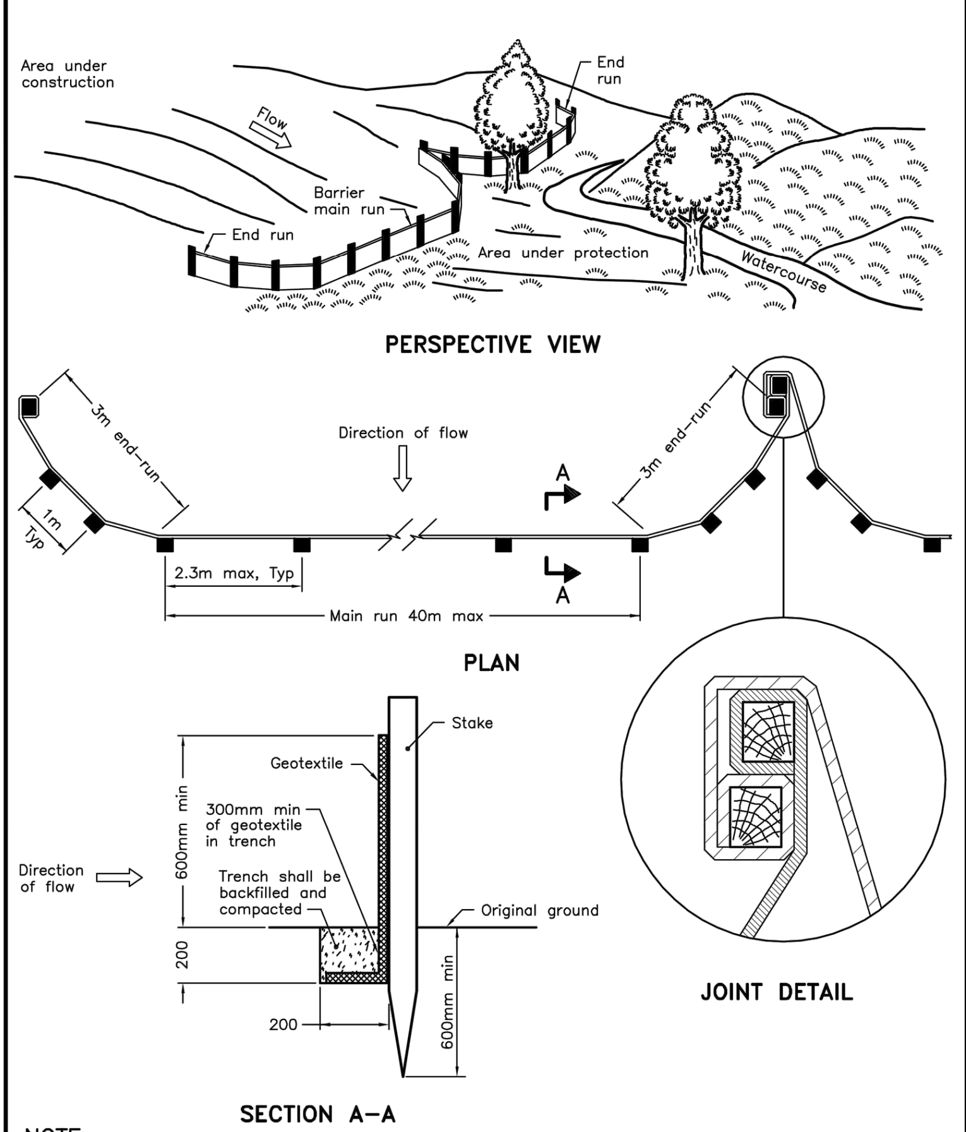
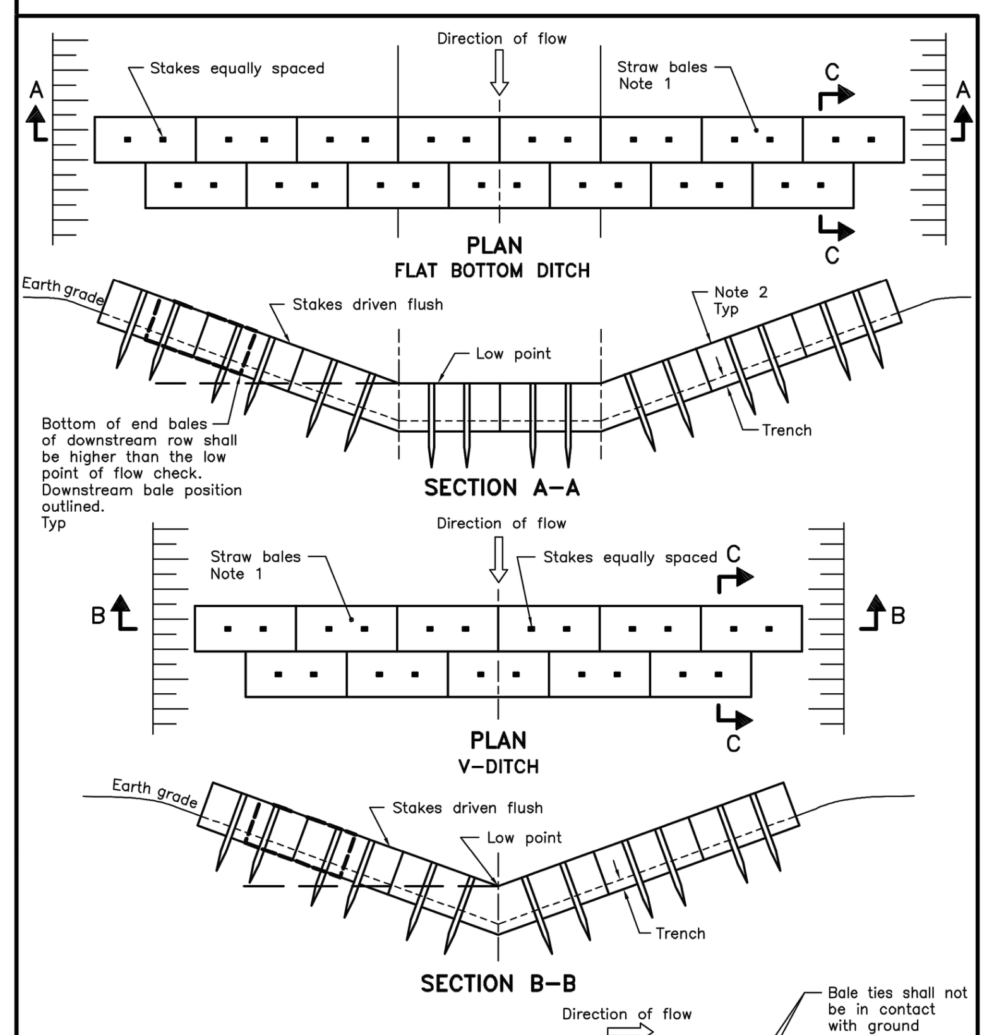


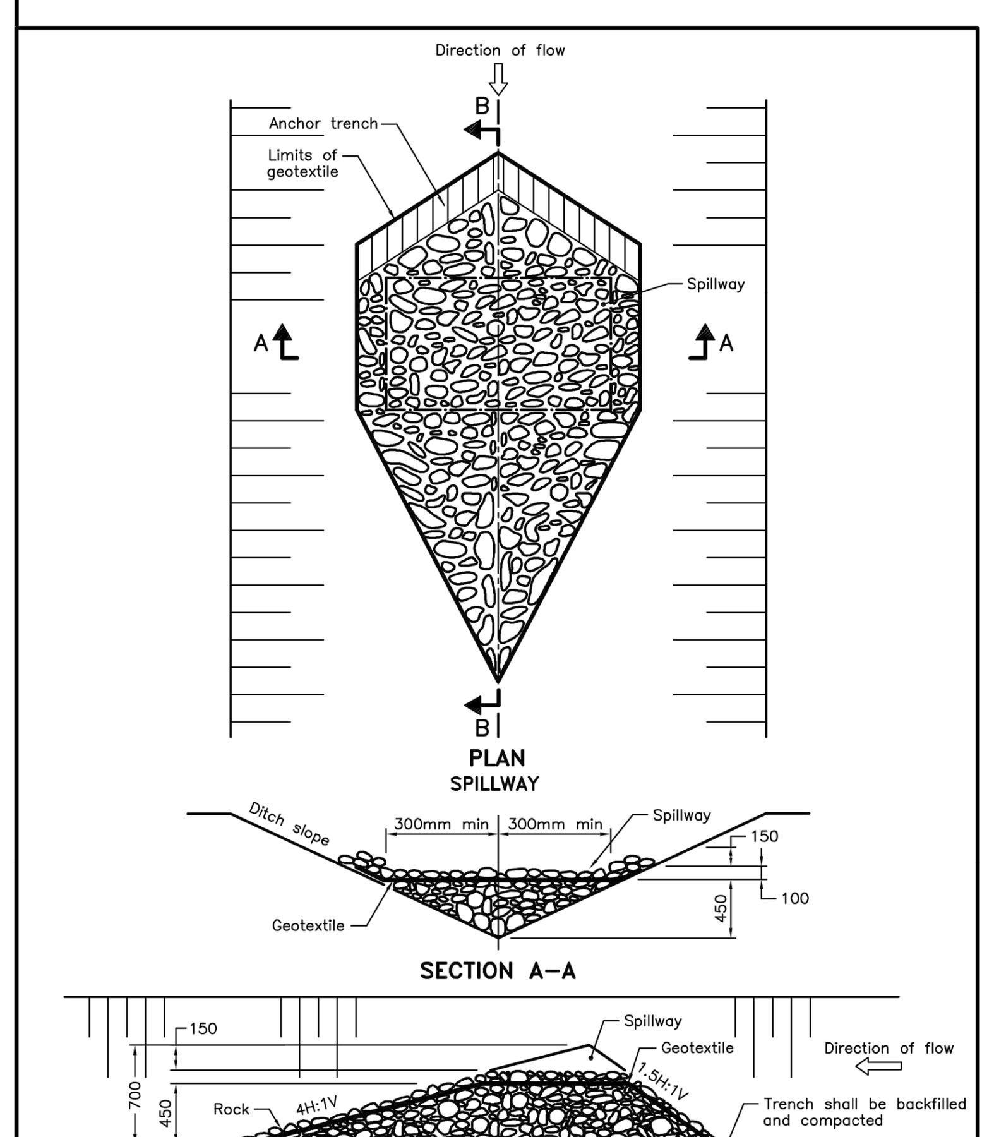
NOTE:
A All dimensions are in millimetres unless otherwise shown.

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



NOTES:
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 All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
STRAW BALE FLOW CHECK DAM	OPSD 219.180	



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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
TEMPORARY ROCK FLOW CHECK DAM V-DITCH	OPSD 219.210	

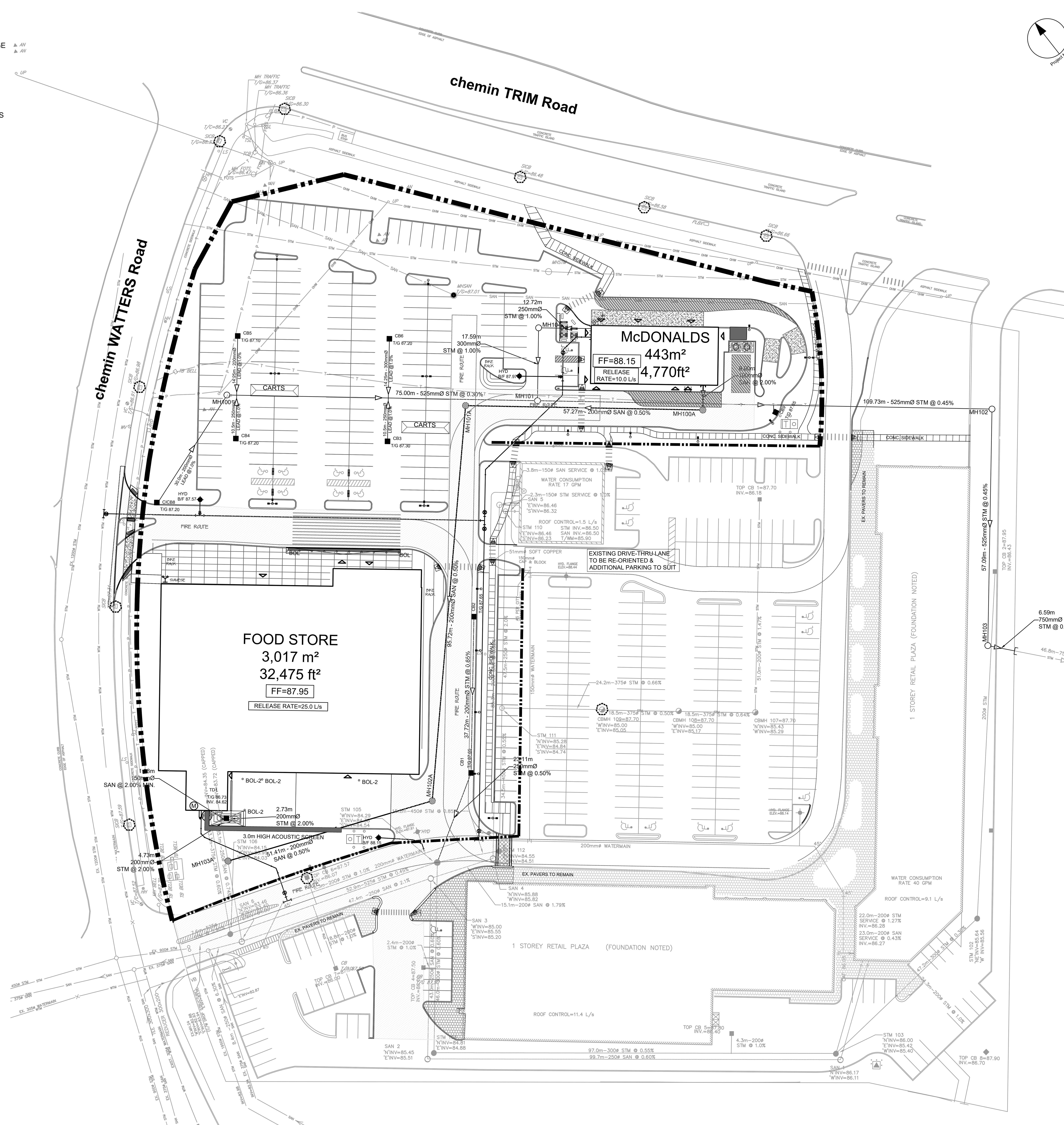
NOTES:

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,

1. 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.
2. 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.
3. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
4. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT
5. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.

LEGEND :

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- 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 (7.5 × 15.0)



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

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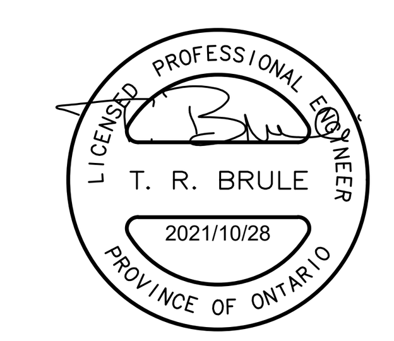
KEY PLAN

CONSULTANTS

1:500 0 5 15 25m

SEAL



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PHASE 3

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PROJECT MGR: T.R.B.	APPROVED BY: ----

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER	ISSUE
C-900	1

CITY FILE No. D07-xx-xx-xxxx

CITY PLAN No. xxxxx

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