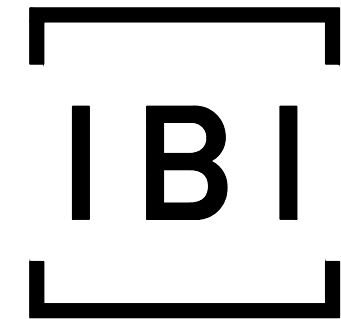


CROWN POINTE CROWN POINTE Co-TENANCY



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



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
--	EXISTING CONDITIONS
--	REMOVALS PLAN

900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

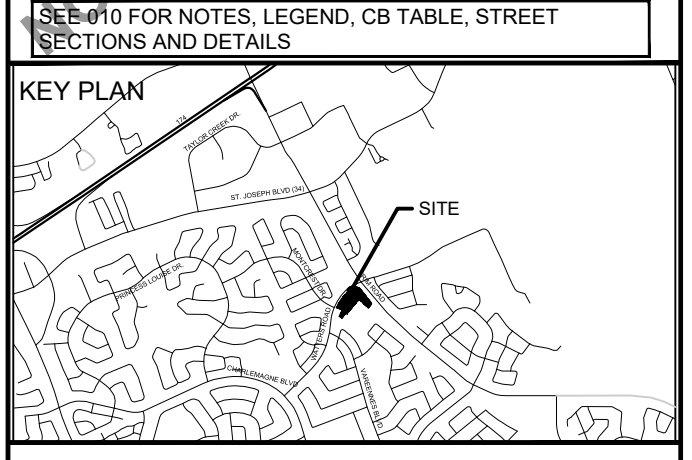
CONTRACT NO. 163063

REVISED PER CITY COMMENTS 2022-02-03
 CITY FILE No. D07-12-21-0183
 File Location: J:\136063_Crown_Pointe7_0_Production\7_03_Design\04_Civil\Sheets\COVER.dwg
 Last Saved: January 27, 2022, by ddre
 Plotter: Thursday, February 3, 2022 3:51:28 PM by Dennis Dore

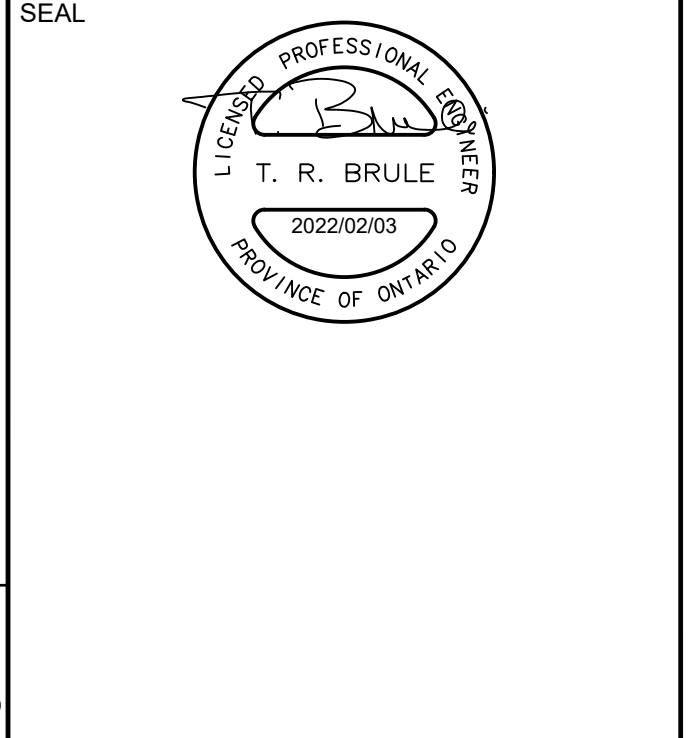
PAVEMENT STRUCTURE **
CAR ONLY PARKING AREAS:
50mm WEAR COURSE - HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE 150mm BASE - OPSS GRANULAR GRANULAR "A" CRUSHED STONE 300mm SUBBASE - OPSS GRANULAR "B" TYPE II SUBGRADE - IN SITU SOIL, OR OPSS GRANULAR "B" TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL
HEAVY 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

CLIENT
CROWN POINTE Co-TENANCY
C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, On K2P 1P9
COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conference before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc. is a member of the IBI Group of companies.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-20
2	REVISED PER CITY COMMENTS	2022-02-04



SECTION FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS
CONSULTANTS
SEAL



PROJECT	
CROWN POINTE 900 WATTERS ROAD CROWN POINTE COMMERCIAL PHASE 3	
PROJECT NO: 163063	CHECKED BY: J.B.
DRAWN BY: D.D.	APPROVED BY: T.R.B.
PROJECT MGR: T.R.B.	
SHEET TITLE DETAILS AND NOTES	
SHEET NUMBER C-010	ISSUE 2

DRAWING NOTES

1.0 GENERAL

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- NOT TO SCALE DRAWINGS.
- CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
- USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
- FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
- REFER TO SITE PLAN BY ARCHITECTS HOBBIN ARCHITECTURE INCORPORATED.
- 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 OIL FENCE BARRIER AS REQUIRED.
- ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM TRIM ROAD.
- FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION REPORT No. PG4655-1 BY PATERSON GROUP.
- 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.
- 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.
- 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.
- 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 QUAMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- 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.
- 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.
- ALL DISTURBED BOULEVARDS TO BE REINSTATED WITH 500 ON 100mm TOPSOIL.
- UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.
- 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.
- BACKWATER VALVES, PER CITY STANDARDS S14, S14.1 AND S14.2 RE TO BE INSTALLED FOR ALL STORM AND SANITARY SERVICE CONNECTIONS.

2.0 SANITARY

- 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. SANITARY SEWER MATERIALS TO BE: 250mmØ AND SMALLER - PVC DR 35
- 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.
- 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.
- SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
- 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.
- 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

- 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
- 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.
- 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.
- STORM MAINTENANCE HOLES TO BE OPSS, SIZE AS SPECIFIED, TAPER TOP.
- ALL CATCH BASINS TO BE AS PER OPSD 705.010. FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S15.1.
- 3m 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED ALL CBS, 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 CBS.
- 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.
- 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.
- CONTRACTOR TO PROVIDE PRE-TEMPERED MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

4.0 WATER

- ALL WATERMANS 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.
- THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL AS PER OPSD 1103.01 AND 1103.02.
- CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
- TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARDS.
- ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARDS.
- ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS.
- ANY WATERMAN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- 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.
- CONNECTION TO EXISTING WATERMAN TO BE INCLUDED IN THE COST FOR THE WATERMAN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.
- ALL WATERMAIN CROSSINGS TO BE COMPLETED AS PER CITY OF OTTAWA STANDARDS W25 AND W25.2

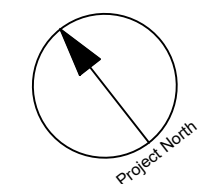
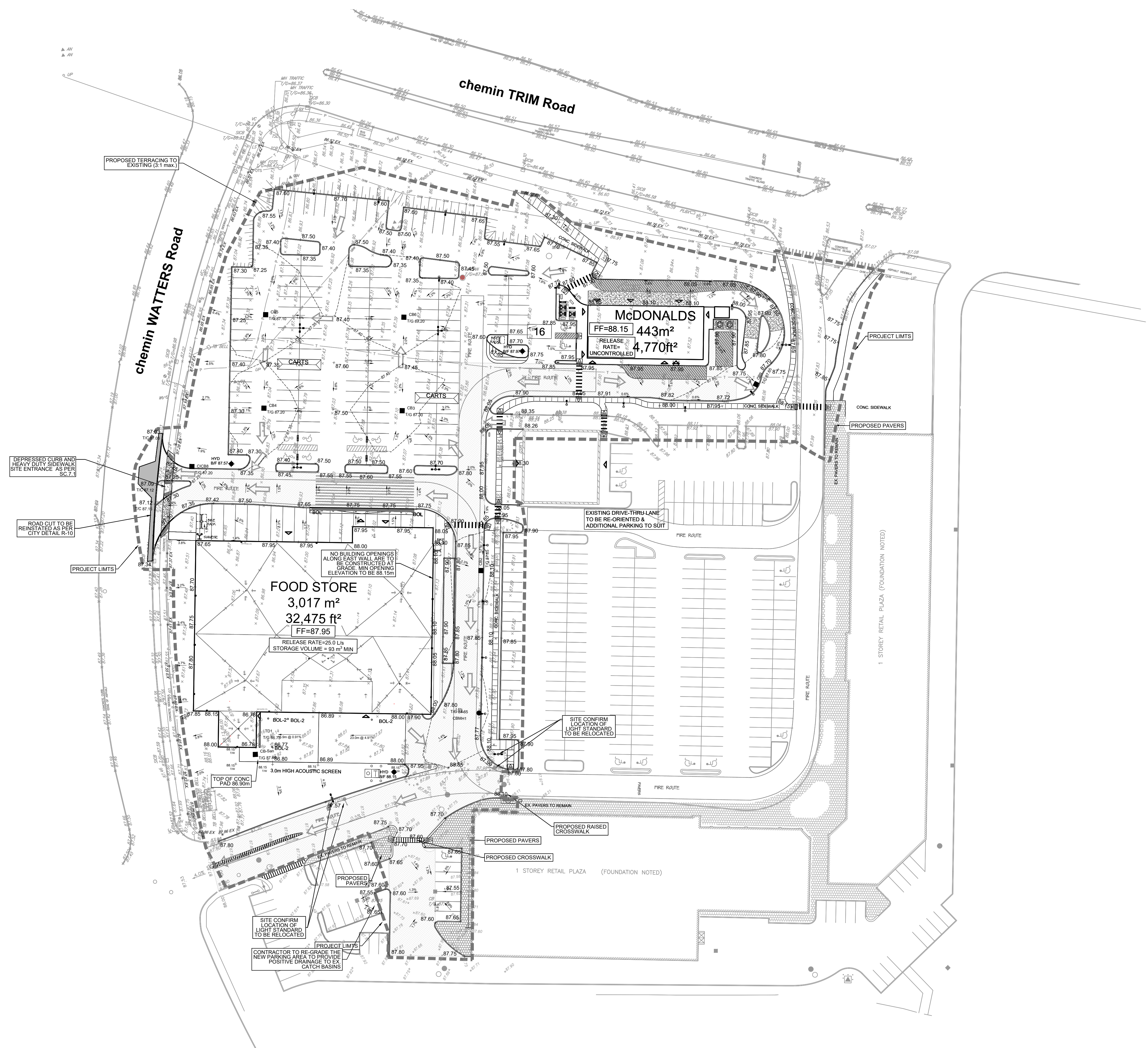
5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-18.
- 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.
- CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL 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.
- GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
- ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
- 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.

LEGEND:	
MH3A TIG 99.76	SANITARY MANHOLE
MH3 TIG 99.76	STORM MANHOLE
CB TIG 99.76	CATCHBASIN c/w TOP OF GRATE
CCB TIG 99.76	CURB INLET CATCHBASIN c/w TOP OF GRATE
RYCB TIG 99.76	REAR YARD CATCHBASIN c/w GUTTER GRADE
RYCB TIG 100.25	REAR YARD "END" CATCHBASIN c/w TOP OF GRATE (3000)
CBMH TIG 101.55	CATCHBASIN MANHOLE c/w TOP OF GRATE
VB TIG 101.55	VALVE AND VALVE BOX
v&c	VALVE AND CHAMBER
HYD TIG 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
—	825mmØ STM
—	SANITARY SEWER & FLOW DIRECTION
—	2000 WATERMAIN
—	WATERMAIN
—	RED 150Ø WM
—	WATERMAIN REDUCER
—	2000Ø VBENDS WM
—	VERTICAL BEND LOCATION
—	250mmØ SUBDRAIN
—	SLOPE C/W FLOW DIRECTION
—	MAJOR OVERLAND FLOW ROUTE
—	PROPOSED SPOT GRADE (ASPHALT GRADE AT CURB LOCATIONS)
—	PROPOSED SWALE GRADE
—	PROPOSED SWALE HIGH POINT
—	LOT CORNER GRADE C/W EXISTING GROUND
—	TIE INTO EXISTING GRADE
—	EXISTING SURVEY GRADE
—	EXISTING IBI SURVEY GRADE
—	FULL STATIC PONDING GRADE
—	RETAINING WALL
—	TOP OF RETAINING WALL
—	PROPOSED BOTTOM OF RETAINING WALL
—	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
—	PRELIMINARY ROOF DRAIN LOCATION
—	TEST PITS (SEE GEOTECHNICAL REPORT)
—	CLAY DYKES PER S8
—	PROPOSED UNDERSIDE OF FOOTING ELEVATION
—	PROPOSED TOP OF FOUNDATION ELEVATION

STANTEC GEOMATICS LTD. LEGEND	
—	SIAMSESE CONNECTION (IF REQUIRED)
—	METER
—	REMOTE METER
—	PRV
—	WATERMAIN IDENTIFICATION
—	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
—	PRIMARY DUCT BANK
—	SECONDARY POWER
—	EXISTING UTILITIES
—	EXISTING DUCT BANK
—	ANCHOR BOREHOLE
—	BOLLARD
—	CATCH BASIN
—	DOUBLE CB
—	DITCH CB
—	CB MANHOLE
—	DOUBLE CB MANHOLE
—	SIDE INLET CB
—	VALVE CURB STOP
—	DRAIN
—	EPICST
—	FLAG POLE
—	FLOOD LIGHT
—	GC
—	GARBAGE CAN
—	POLE GUYWIRE
—	GAS VALVE
—	LIGHT STANDARD HYDRO
—	HYDRO METER
—	HYDRO TRANSFORMER
—	HAND WELL
—	FIRE HYDRANT
—	JUNCTION BOX
—	MAILBOX
—	MAINTENANCE HOLE UNIDENTIFIED
—	MAINTENANCE HOLE BELL
—	MAINTENANCE HOLE FIBRE OPTIC
—	MAINTENANCE HOLE HYDRO
—	MAINTENANCE HOLE INVERT
—	MAINTENANCE HOLE SANITARY
—	MAINTENANCE HOLE STORM
—	MAINTENANCE HOLE TRAFFIC
—	MONITORING WELL
—	LIGHT STANDARD ORNAMENTAL
—	OBSERVATION WELL
—	SIAMSESE CONNECTION
—	SIGN
—	TABLE
—	TERMINAL BOX - BELL
—	TERMINAL BOX - CABLE
—	TRAFFIC CONTROL BOX
—	TEST PIT
—	TRAFFIC SIGNAL LIGHT
—	MARKER BELL UNDERGROUND
—	MARKER CABLE UNDERGROUND
—	MARKER GAS UNDERGROUND
—	MARKER OIL UNDERGROUND
—	UTILITY POLE
—	VALVE BOX
—	VALVE CHAMBER
—	WATER VALVE
—	TREE STUMP
—	TREE CONIFEROUS
—	TREE DECIDUOUS
—	- OVERHEAD UTILITY WIRES
—	- UNDERGROUND HYDRO
—	- UNDERGROUND BELL
—	- GAS MAIN
—	- STORM SEWER
—	- SANITARY SEWER
—	- CURB

CITY FILE No. D07-12-21-0183
Last Saved: February 3, 2022, 3:51:59 PM by Denis Dore
Plotted: Thursday, February 3, 2022, 3:51:59 PM by Denis Dore
Scale Check
File Location: \\1138063_Crown_Pointe7_0_Production\7_03_Design\04_Civil\Sheets\C-010 DETAILS AND NOTES.dwg
User: jib



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

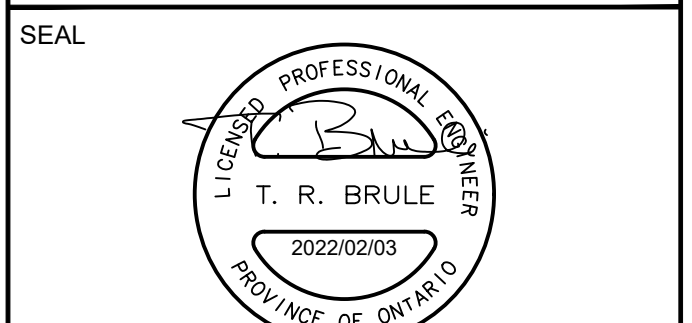
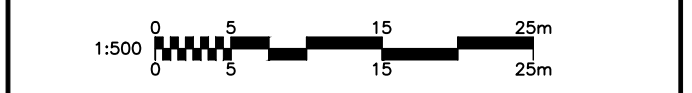
COPYRIGHT
 This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be relieved of any liability from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
 is a member of the IBI Group of companies.

No.	DESCRIPTION	DATE
1	ISSUED TO SOBEY'S	2021-10-21
2	ISSUED FOR SPA	2021-03-03
3	REVISED PER CITY COMMENTS	2022-02-03

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



CONSULTANTS



IBI GROUP
 Suite 400 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
 ibigroup.com

PROJECT
CROWN POINTE
 900 WATERS ROAD
 CROWN POINTE COMMERCIAL
 PHASE 3

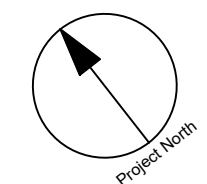
PROJECT NO:
 163063
 DRAWN BY:
 D.D.
 PROJECT MGR:
 T.R.B.

CHECKED BY:
 J.B.
 APPROVED BY:

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200
 ISSUE
3

CITY FILE No. D07-12-21-0183
 File Location: \\1138063_Crown_Pointe\7_0_Production\7_03_Design\04_Civil\Sheet\C-200 GRADING PLAN.dwg Last Saved: February 3, 2022 3:52:16 PM by Diane Dore
 SCALE CHECK



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

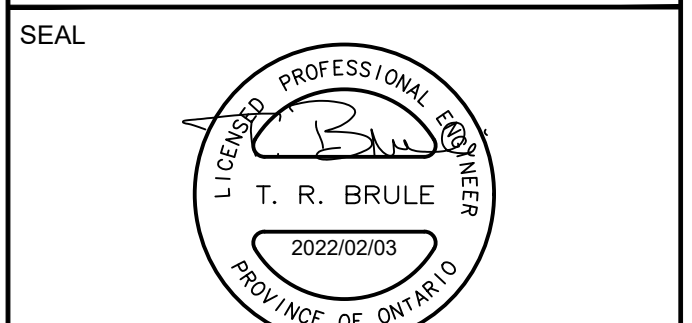
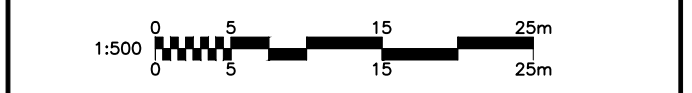
COPYRIGHT
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general concurrence before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES	No.	DESCRIPTION	DATE
	1	ISSUED FOR SPA	2021-10-20
	2	REVISED PER CITY COMMENTS	2022-02-03

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



CONSULTANTS



IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
ibigroup.com

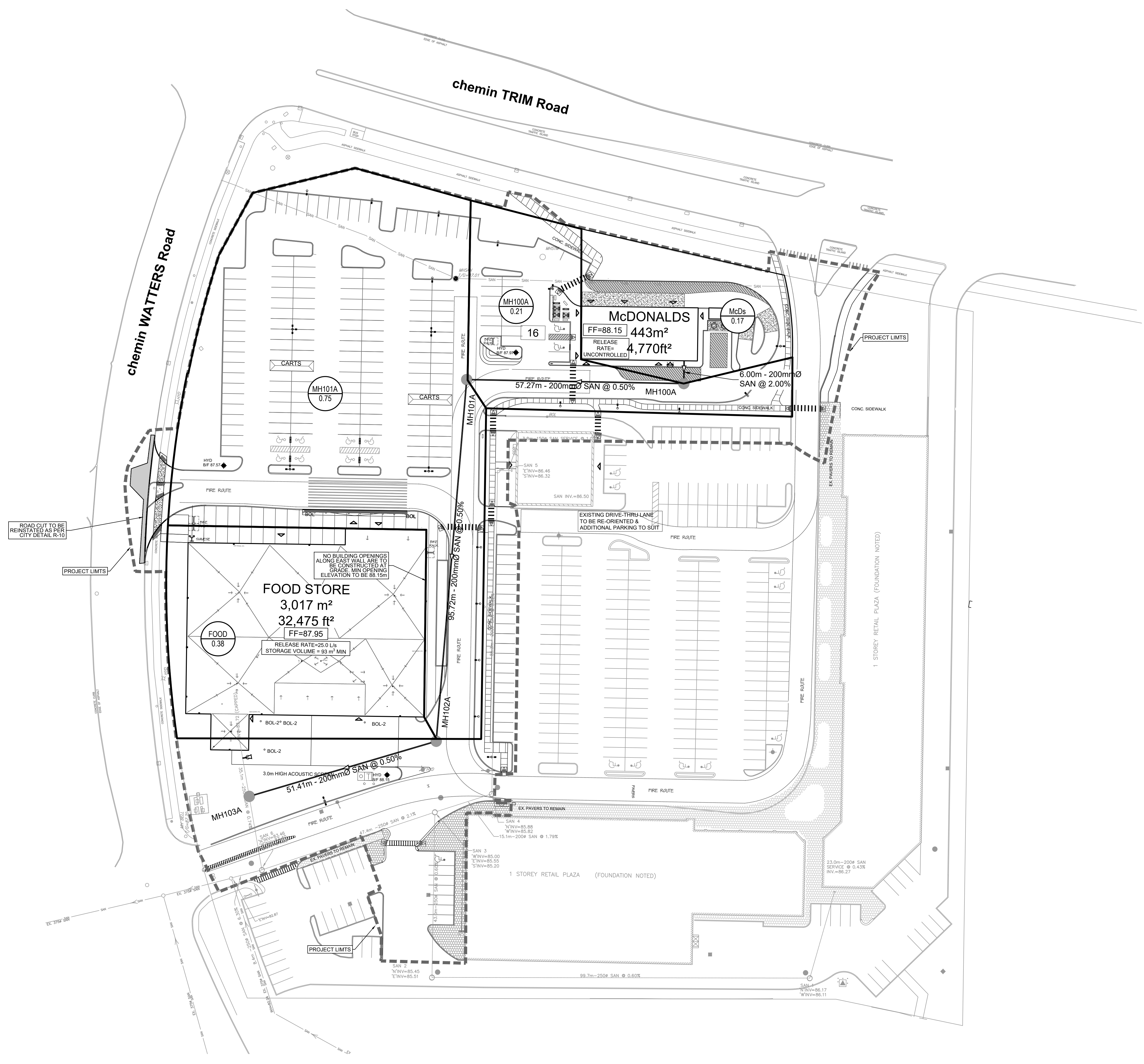
PROJECT
CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:
163063
DRAWN BY:
D.D.
PROJECT MGR:
T.R.B.

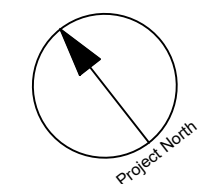
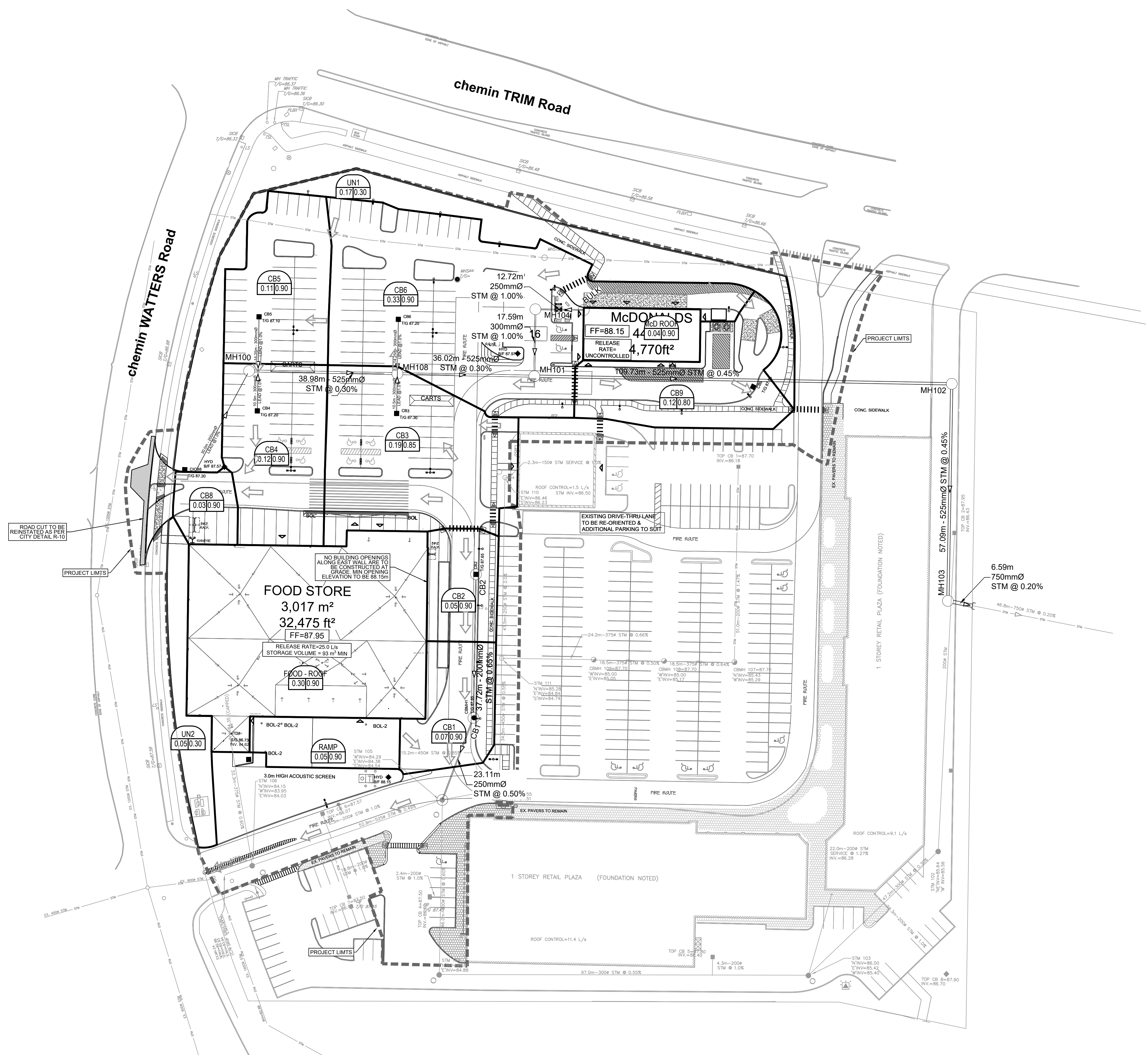
CHECKED BY:
J.B.
APPROVED BY:

SHEET TITLE
SANITARY DRAINAGE AREA
PLAN

SHEET NUMBER
C-400
ISSUE
2



CITY FILE No. D07-12-21-0183
Last Saved: October 28, 2021, by dore. Plotter: Thursday, February 3, 2022 3:52:29 PM by Denis Dore



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

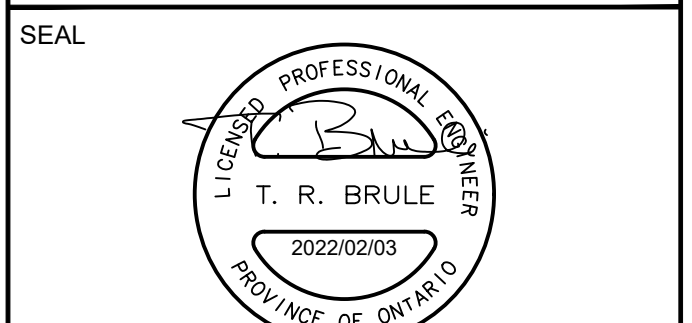
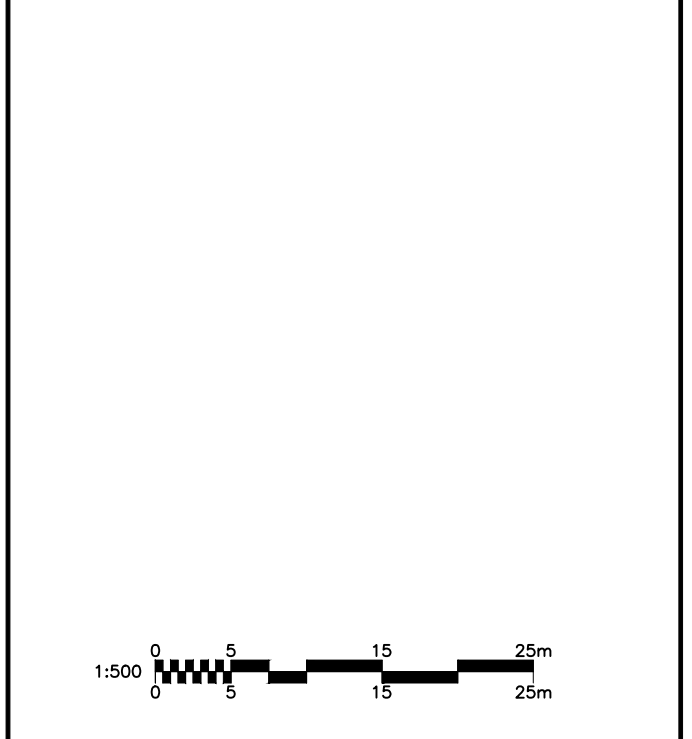
COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. When dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be relieved of any liability from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conference before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-20
2	REVISED PER CITY COMMENTS	2022-02-01

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



CONSULTANTS



PROJECT
CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

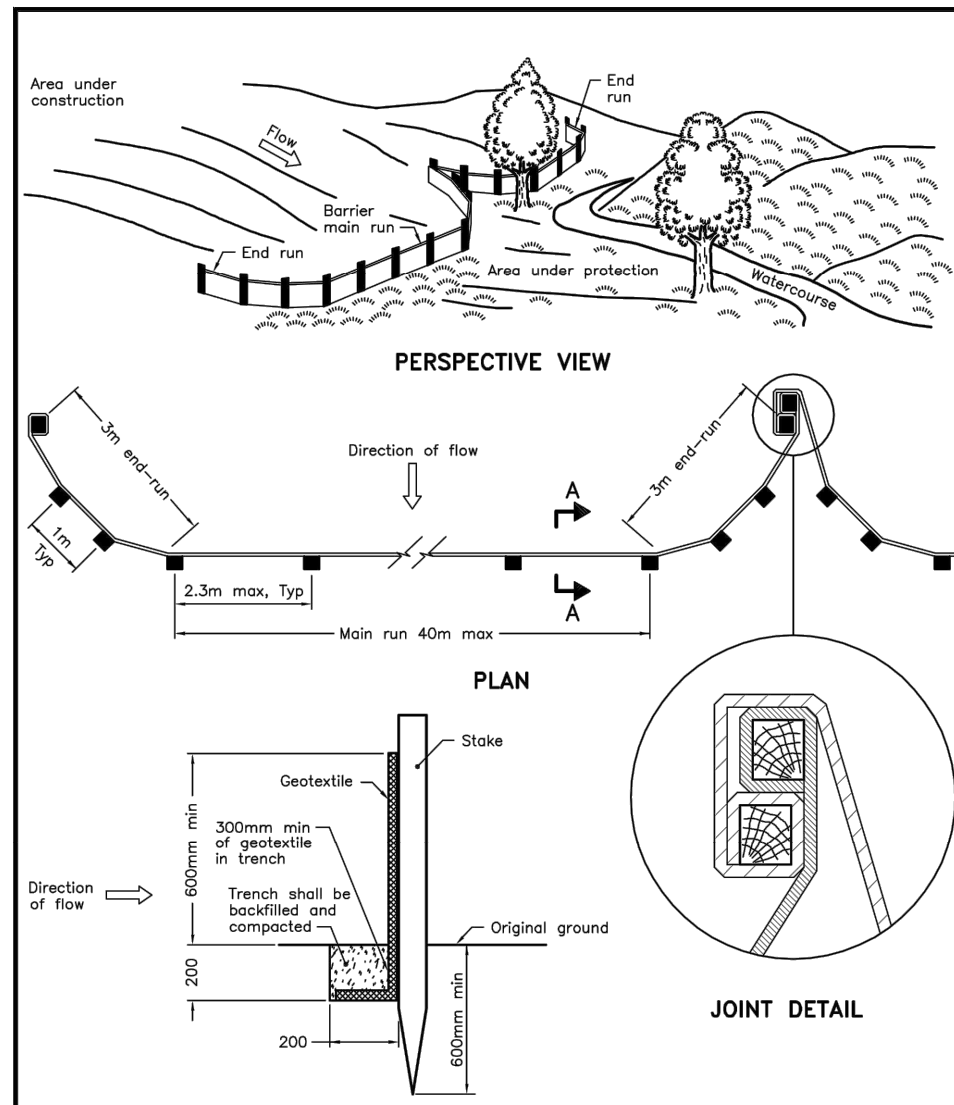
PROJECT NO:
163063
DRAWN BY:
D.D.
PROJECT MGR:
T.R.B.

CHECKED BY:
J.B.
APPROVED BY:

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500
ISSUE
2

CITY FILE No. D07-12-21-0183
SCALE CHECK
File Location: J:\138663_Crown_Pointe\7_0_Production\7_03_Design\04_Civil\Sheet\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: October 28, 2021, by dore Printed: Thursday, February 3, 2022 3:52:44 PM by Denis Dore



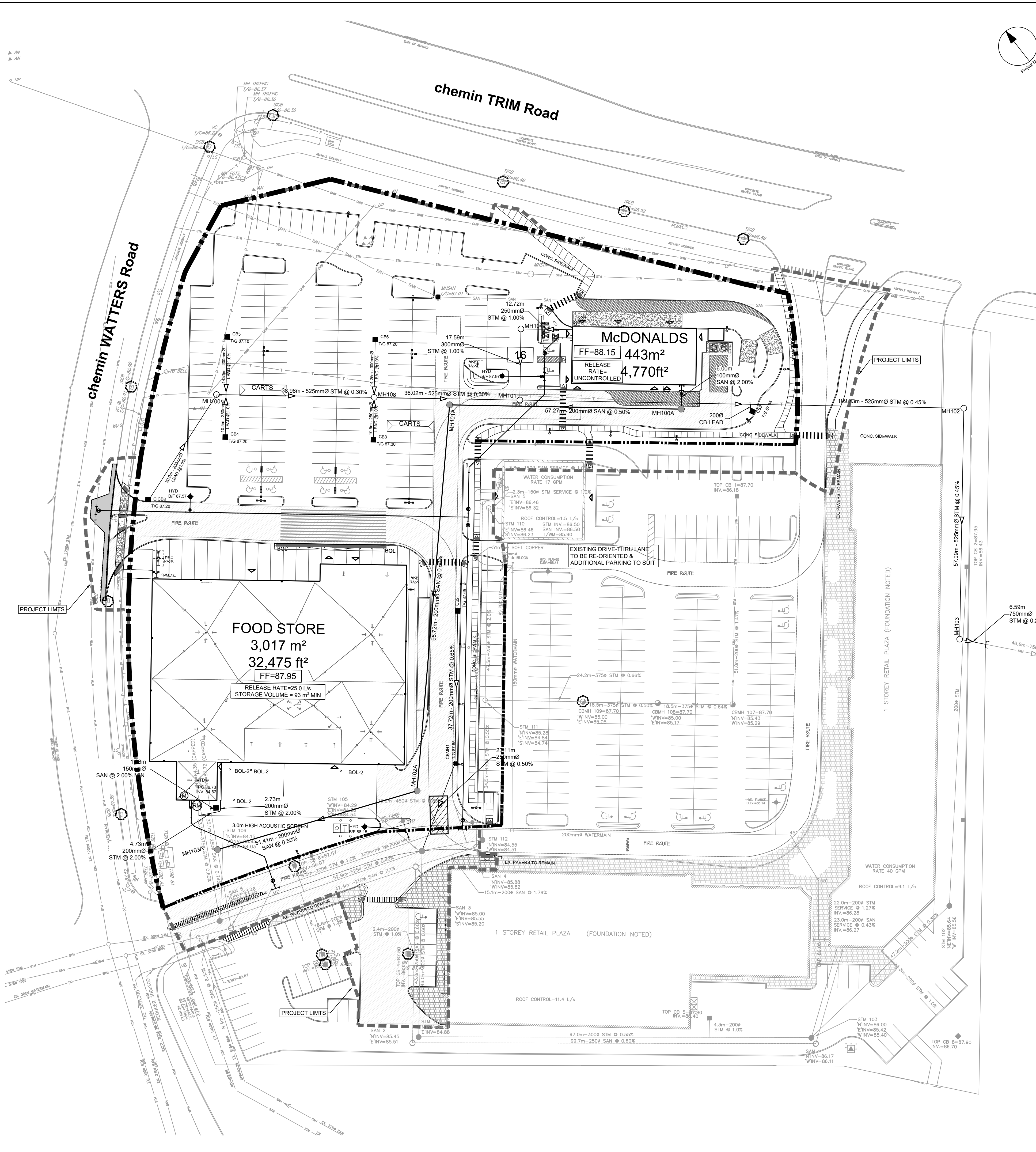
NOTE:
A. All dimensions are in millimetres unless otherwise shown.

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.
 1. 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.
 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 (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

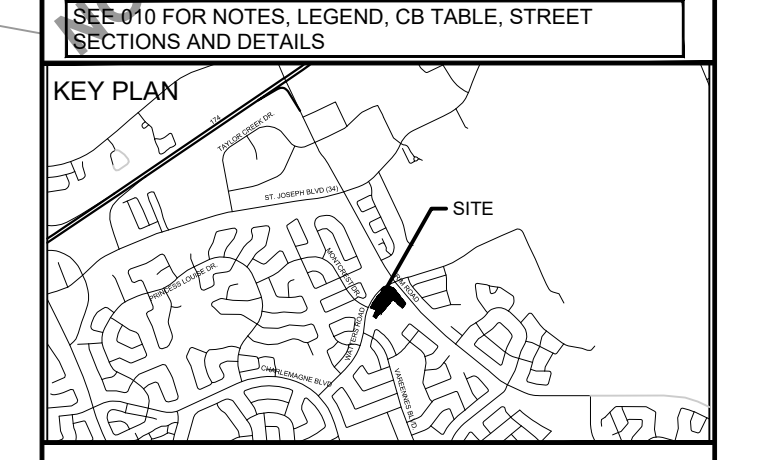
C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, On
K2P 1P9

COPYRIGHT
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be relieved of any liability from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies.

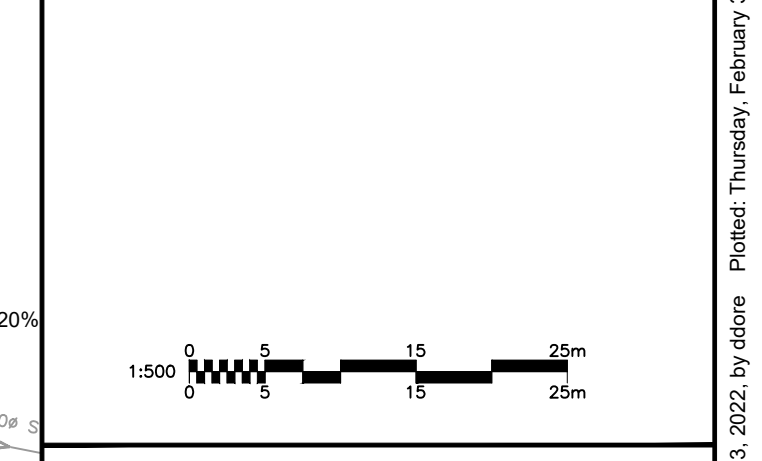
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2021-10-20
2	REVISED PER CITY COMMENTS	2022-02-03



CONSULTANTS

IBI GROUP
Suite 400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
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.

PROJECT MGR:
T.R.B.

CHECKED BY:
J.B.

APPROVED BY:

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C-900

ISSUE
2

CITY PLAN No. 18633

CITY FILE No. D07-12-21-0183
File Location: \\1138063_Crown_Pointe\7_0_Production\7_03_Design\04_Civil\Sheet\C-900_EROSION AND SEDIMENT CONTROL PLAN.dwg Last Saved: Thursday, February 3, 2022 3:52:09 PM by Denis Dore