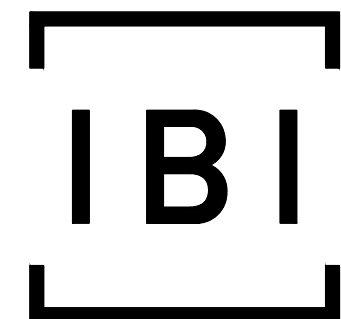


CROWN POINTE CROWN POINTE Co-TENANCY



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

Wildman

GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By wildmange at 12:55 pm, May 23, 2022

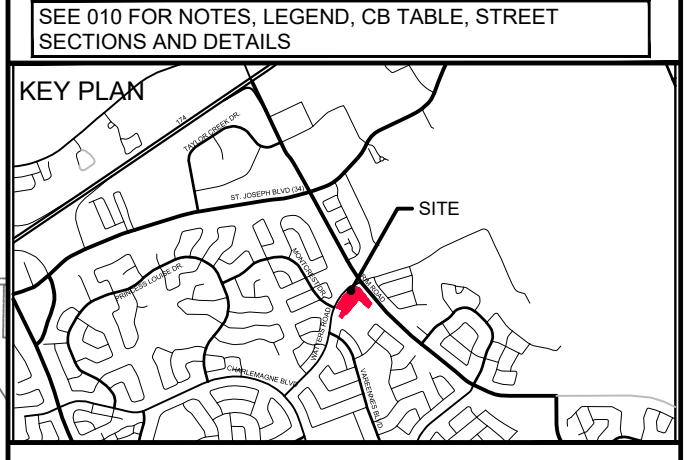
CLIENT
CROWN POINTE Co-TENANCY

C/O
TAGGART REALTY MANAGEMENT
225 METCALFE STREET, OTTAWA, ON
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED TO SOBEYS	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
6	ISSUED FOR CONSTRUCTION	2022-05-04
7	CP3-IB-C001	2022-05-16



CONSULTANTS

WATERMAIN 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	
0+034.00	SERVICE	87.54	85.14	
C	0+000.00	TEE	87.85	85.45
0+002.20	VB	87.88	85.48	
0+007.76	22.5° BEND	87.84	85.44	
0+076.37	VB	88.07	85.67	
0+078.37	TEE	87.94	85.54	
D	0+000.00	TEE	86.50	84.10
0+010.50	DMA CHAMBER AND VALVE	87.24	84.84	
0+023.18	HYDRANT TEE	87.36	84.96	
0+091.94	TEE	87.94	85.54	
E	0+000.00	TEE	87.84	85.44
0+002.20	VB	87.87	85.47	
0+012.31	45° BEND	88.06	85.66	
0+038.14	45° BEND	87.88	85.48	
0+042.50	HYDRANT TEE	87.89	85.49	
0+048.42	VB	87.89	85.49	
0+049.13	45° BEND	87.88	85.48	
0+053.55	45° BEND	88.07	85.67	
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	

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	87.80	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	87.89	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	87.77	SE85.773		SW84.802		1200mmØ OPSD-701.010
MH108	87.43	NW84.589		SE84.569		1200mmØ OPSD-701.010
XSTMH1	87.81	NE86.016				

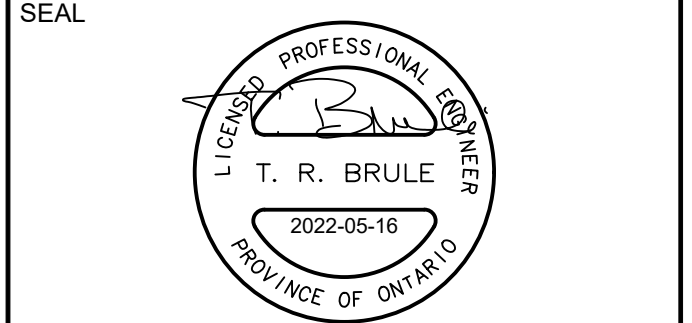
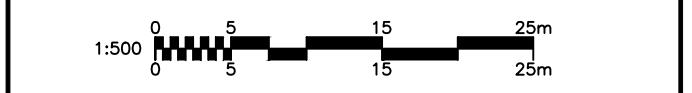
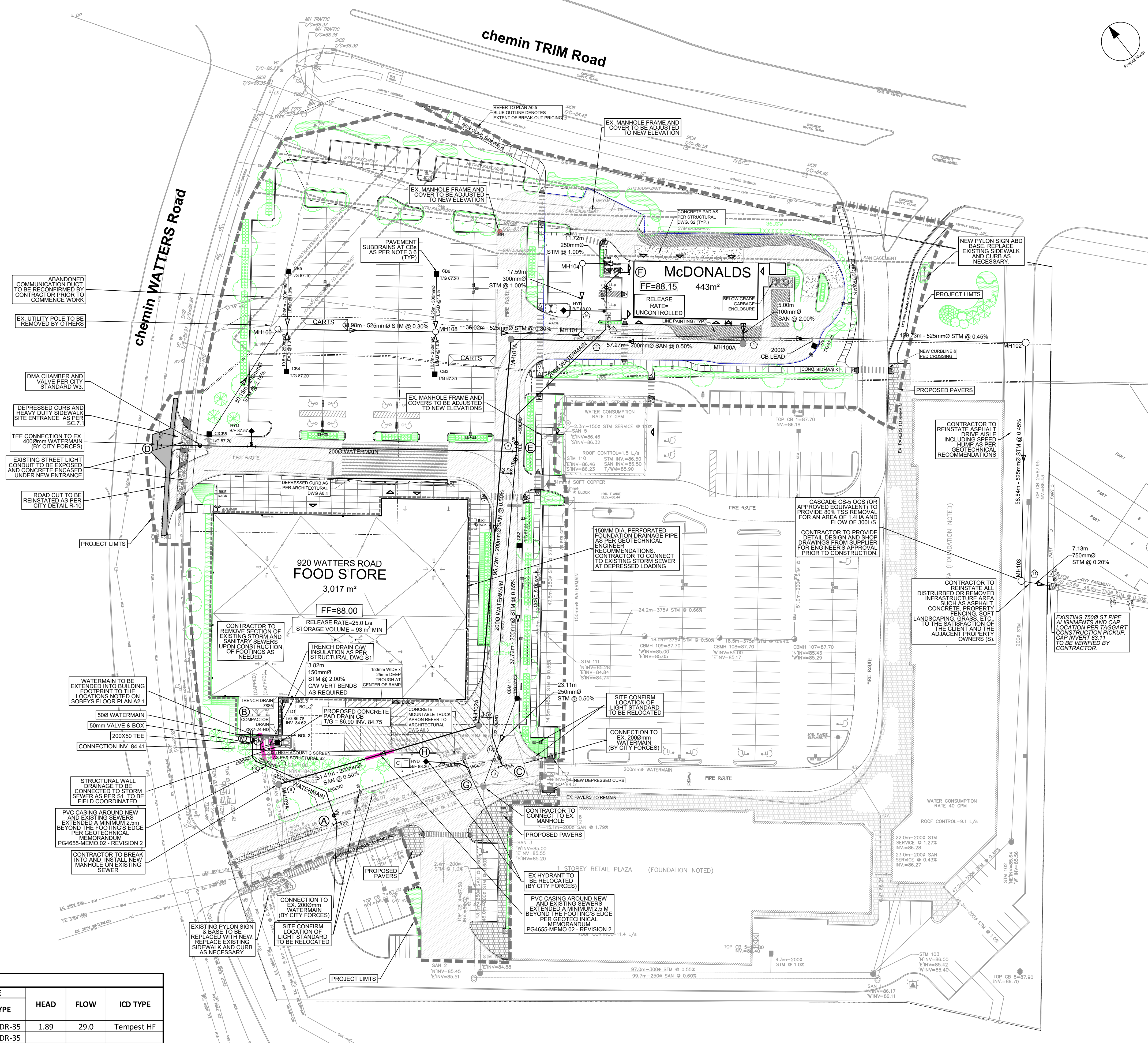
CROSSING SCHEDULE

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 SAN 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	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
CB88	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 Z886		86.73		84.620	200	PVC DR-35			
PAD DRAIN CB	Zurn Z886-24-HD	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: 2022-05-04



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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
7

CITY FILE No. D07-12-21-0183
CITY PLAN No. 18633

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

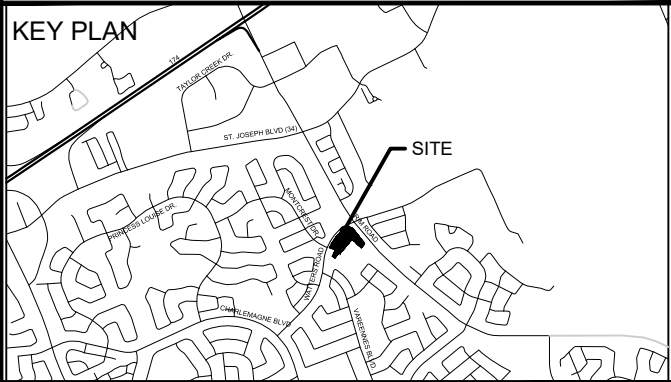
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No.	DESCRIPTION	DATE
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2	REVISED PER CITY COMMENTS	2022-02-03
3	ISSUED FOR TENDER	2022-03-01
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5	ISSUED FOR CONSTRUCTION	2022-05-04
6	CPS-IB-C01	2022-05-16

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.
- 1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR TENDER".
- 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, FOR TOPOGRAPHICAL SURVEY PLEASE REFER TO SURVEY PERFORMED BY STANTEC GEOMATICS LTD. DATED SEPTEMBER 27th, 2018. VERTICAL DATUM WAS DERIVED FROM THE CANNET VRS NETWORK MONUMENT, OTTAWA, ELEVATION 95.230
- 1.8 REFER TO SITE PLAN BY ARCHITECTS HOBBIN 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. 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 HAULLED 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 SOO 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 VALVES, PER CITY STANDARDS S14, S14.1 AND S14.2 ARE 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 OPSD 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

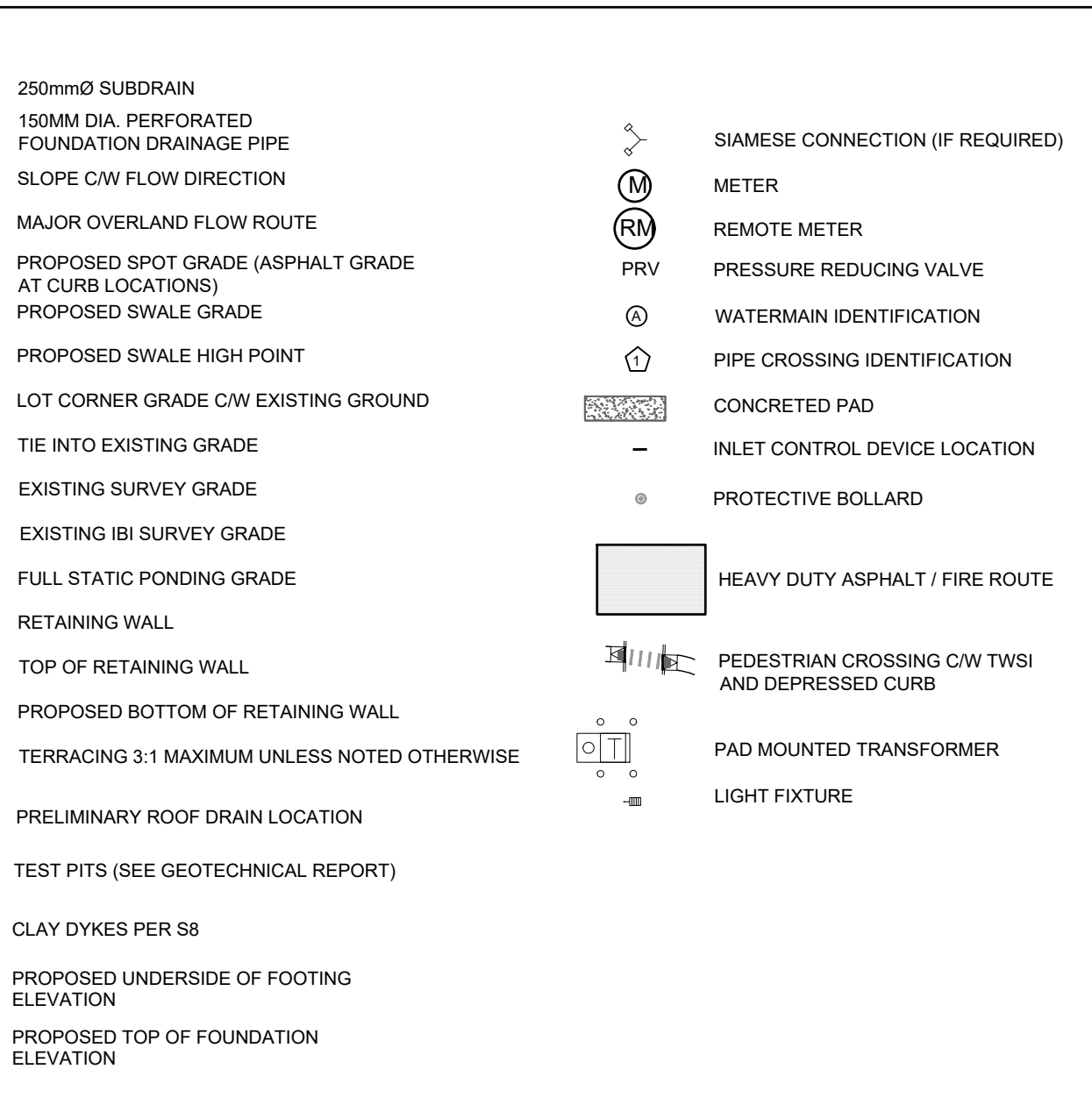
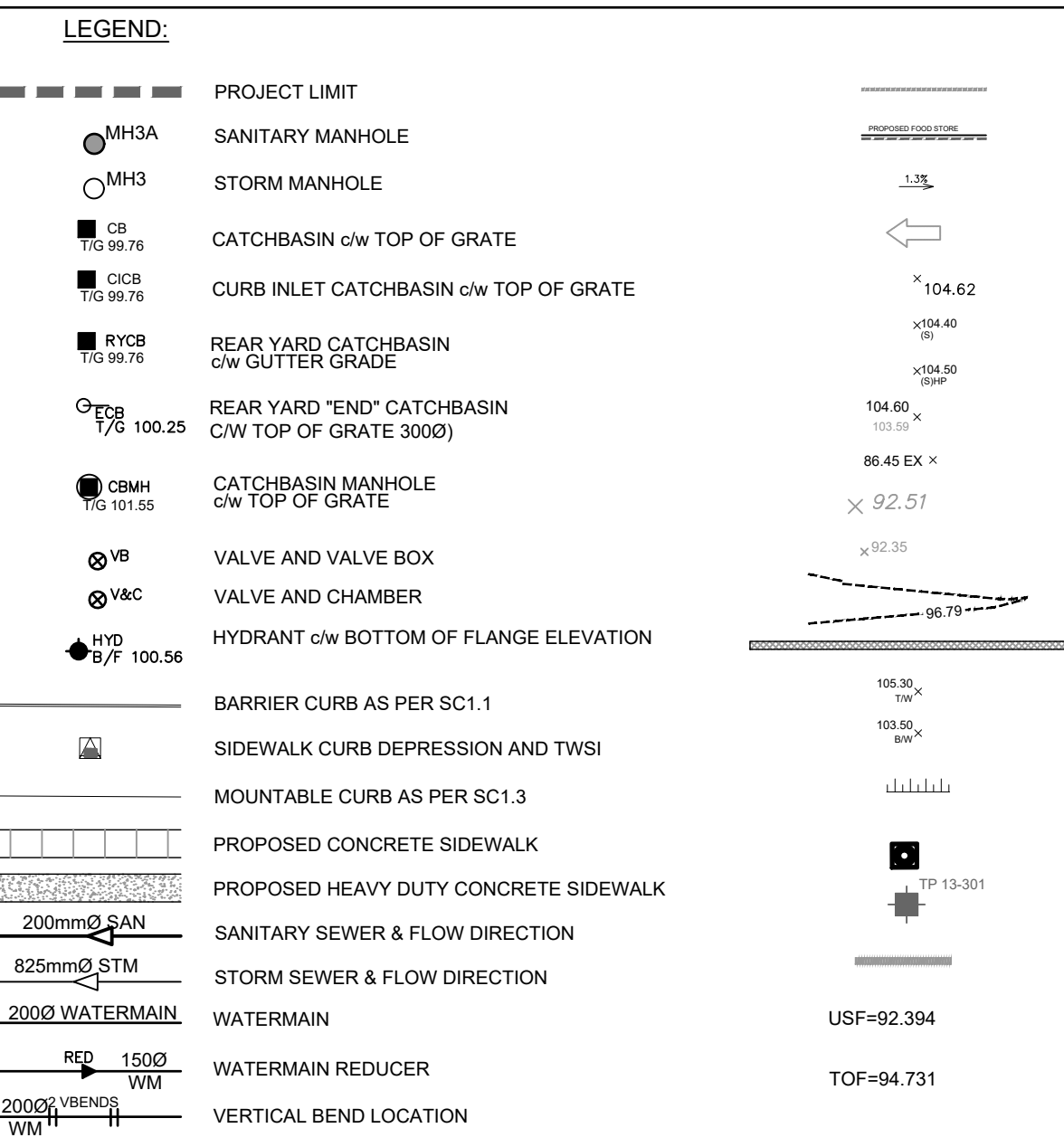
- 3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE: 375mmØ AND SMALLER - PVC DR 35 450mmØ AND LARGER - 100-D REINFORCED CONCRETE. UNLESS NOTED OTHERWISE
- 3.2 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 CBMH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24.1, FRAMES TO BE PER CITY OF OTTAWA STD. S25.
- 3.5 STORM MAINTENANCE HOLES TO BE OPSD. SIZE AS SPECIFIED, TAPER TOP.
- 3.6 ALL CATCH BASINS TO BE AS PER OPSD 705.010, FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S18.1
- 3.7 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 CURB.
- 3.8 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.
- 3.9 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.
- 3.10 CONTRACTOR TO PROVIDE PEKEMPEST MFM ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

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. 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 WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS 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 PRODFROLLING, 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 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.
- 5.6 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A 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.



APPROVED
 By wildmange at 12:55 pm, May 23, 2022

G. Wildman

GERALDINE WILDMAN
 ACTING MANAGER, DEVELOPMENT REVIEW EAST
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

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PROJECT
 CROWN POINTE
 900 WATTERS ROAD
 CROWN POINTE COMMERCIAL
 PHASE 3

PROJECT NO: 136063

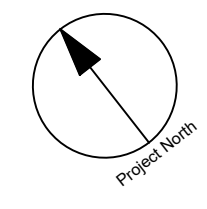
DRAWN BY: D.D. **CHECKED BY:** J.B.

PROJECT MGR: T.R.B. **APPROVED BY:** [Signature]

SHEET TITLE
 DETAILS AND NOTES

SHEET NUMBER **ISSUE**

C-010 **6**



CLIENT
CROWN POINTE Co-TENANCY

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

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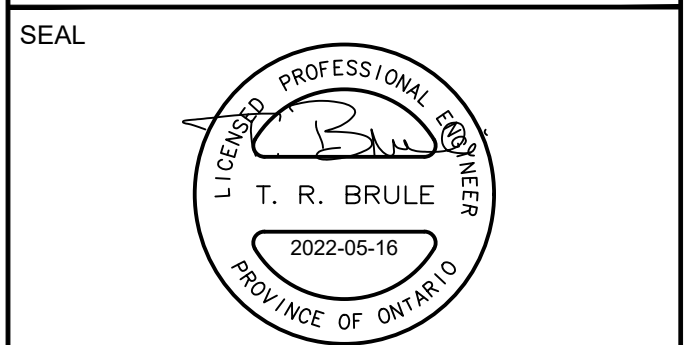
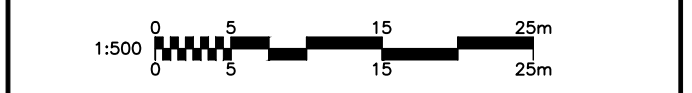
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No.	DESCRIPTION	DATE
1	ISSUED TO SOBEY'S	2021-10-21
2	ISSUED FOR SPA	2021-10-28
3	REVISED PER CITY COMMENTS	2022-02-03
4	ISSUED FOR TENDER	2022-03-01
5	REVISED PER CITY COMMENTS AND NEW SITE PLAN	2022-04-19
6	ISSUED FOR CONSTRUCTION	2022-05-04
7	CP3-IB-C001	2022-05-16

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



CONSULTANTS



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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
ibi@group.com

PROJECT
CROWN POINTE
900 WATERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:
136063

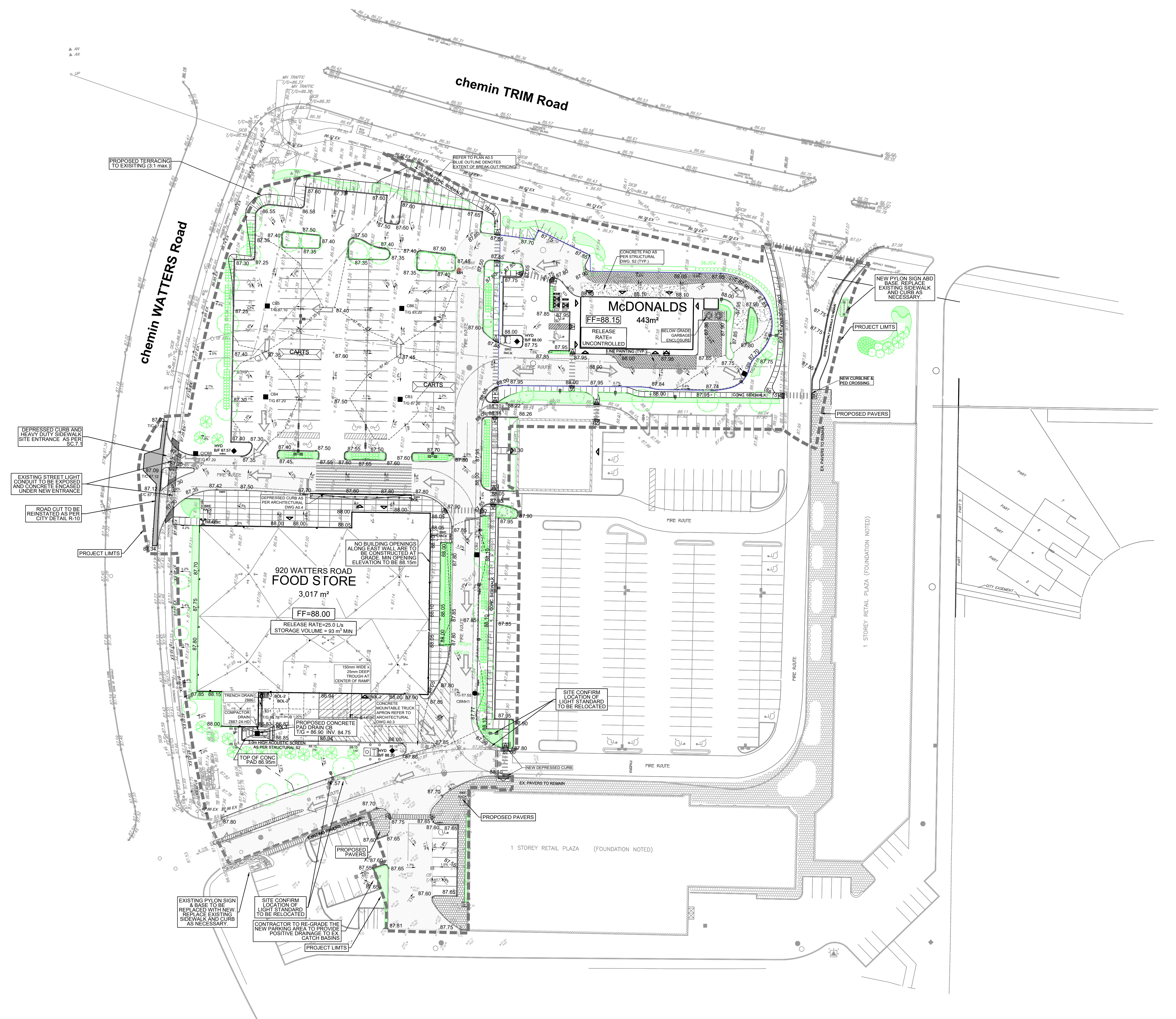
DRAWN BY: D.D.
PROJECT MGR: T.R.B.

CHECKED BY: J.B.
APPROVED BY: [Signature]

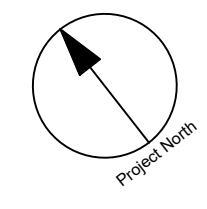
SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200

ISSUE
7



CITY FILE No. D07-12-21-0183
SCALE CHECK
Last Saved: May 16, 2022, by: ddbre - Plotted: Monday, May 16, 2022, 2:18 PM by: Denis Dore



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

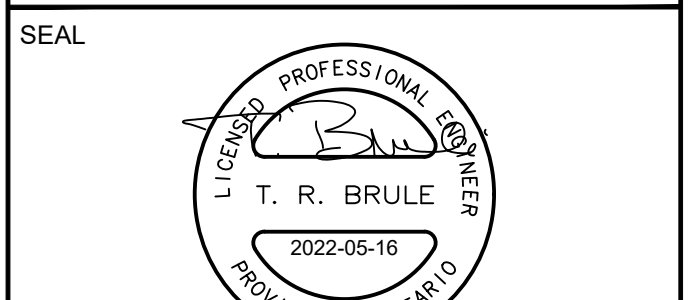
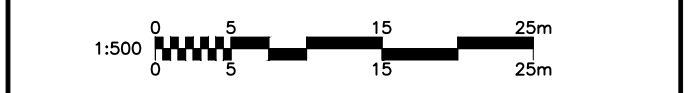
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PROJECT
CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

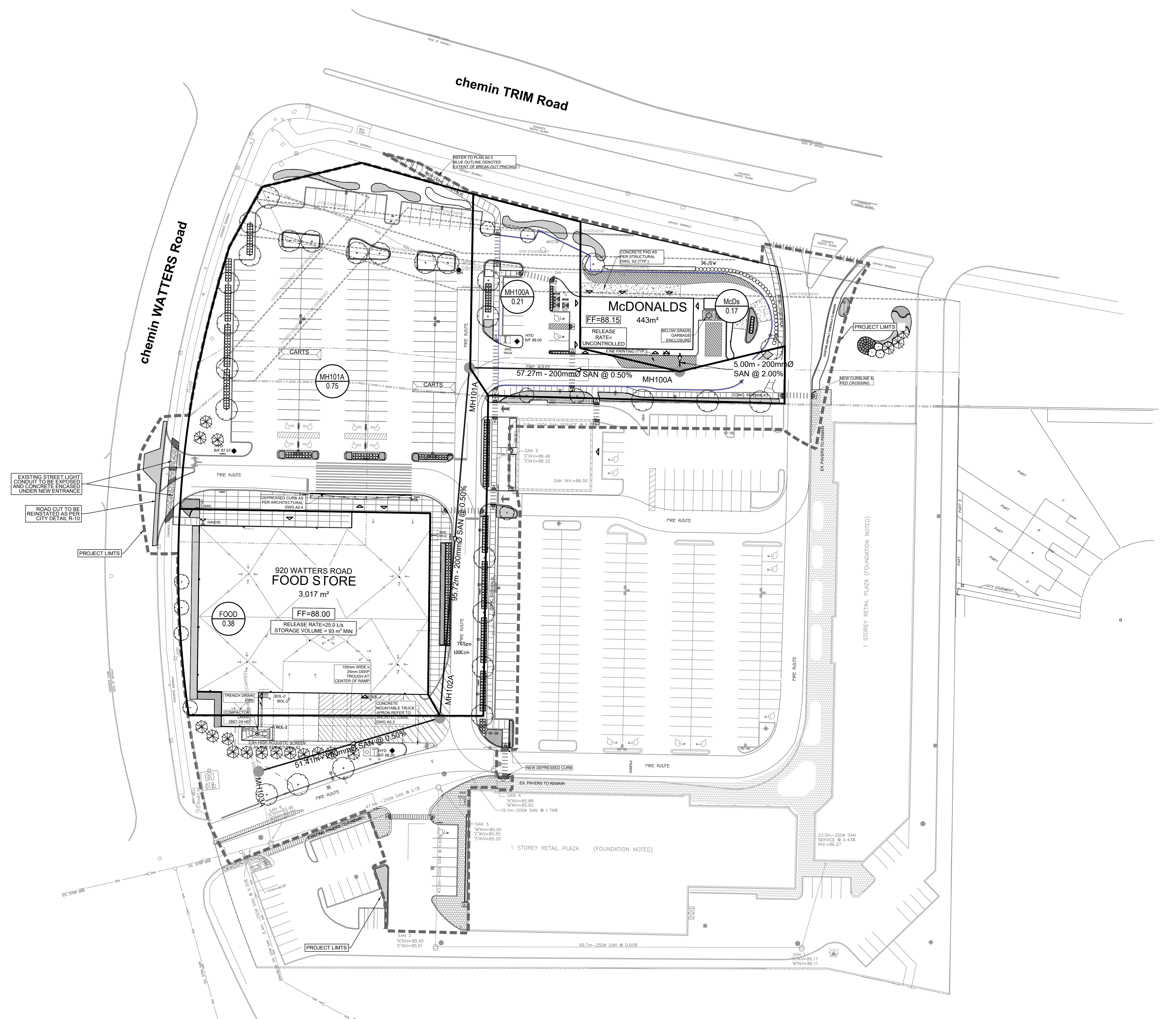
PROJECT NO:
136063
DRAWN BY: D.D.
PROJECT MGR: T.R.B.

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

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

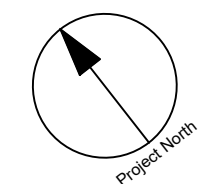
SHEET NUMBER
C-400

ISSUE
4



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
Last Saved: May 16, 2022, 4:47:28 PM by: Diane Dore
Plotted: Monday, May 16, 2022, 4:47:28 PM by: Diane Dore



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225 METCALFE STREET, OTTAWA, ON
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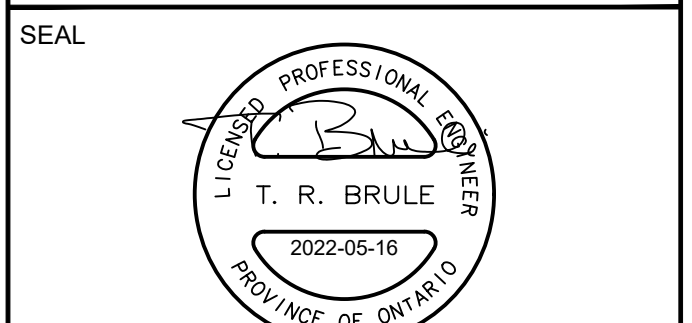
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ISSUES		
No.	DESCRIPTION	DATE
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PROJECT
CROWN POINTE
900 WATTERS ROAD
CROWN POINTE COMMERCIAL
PHASE 3

PROJECT NO:
136063

DRAWN BY:
D.D.

CHECKED BY:
J.B.

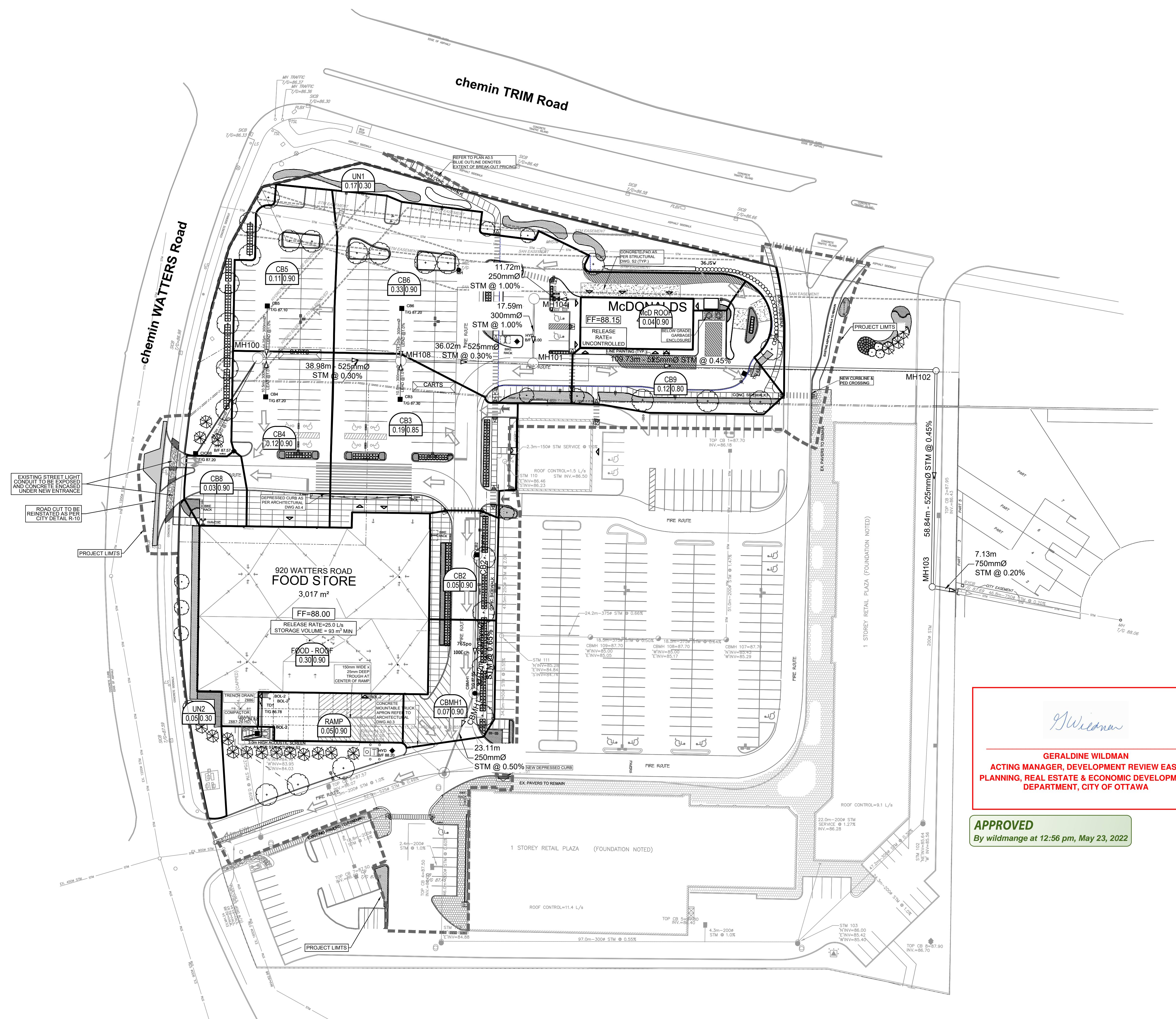
PROJECT MGR:
T.R.B.

APPROVED BY:

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

ISSUE
4



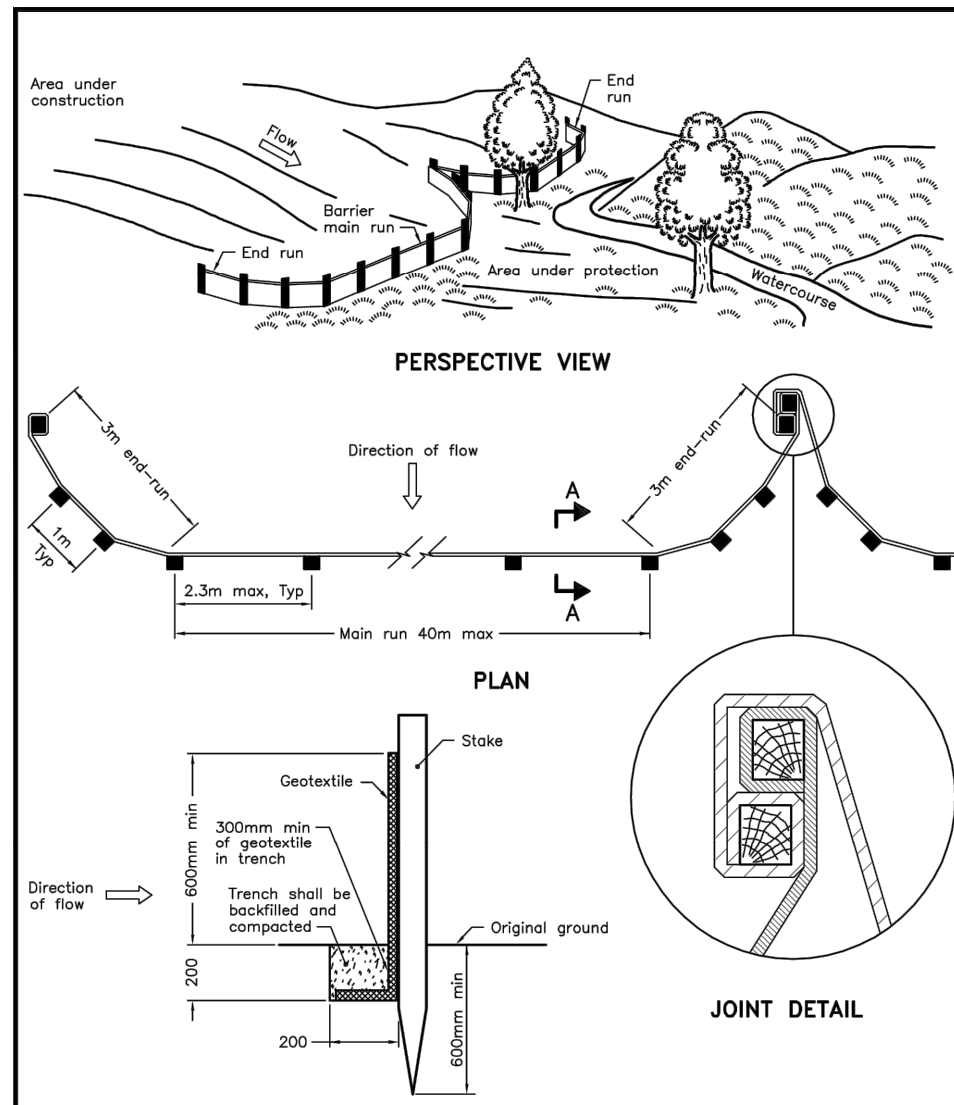
G. Wildman

GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By wildmange at 12:56 pm, May 23, 2022

EXISTING STREET LIGHT CONDUIT TO BE EXPOSED AND CONCRETE ENCASED UNDER NEW ENTRANCE

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10

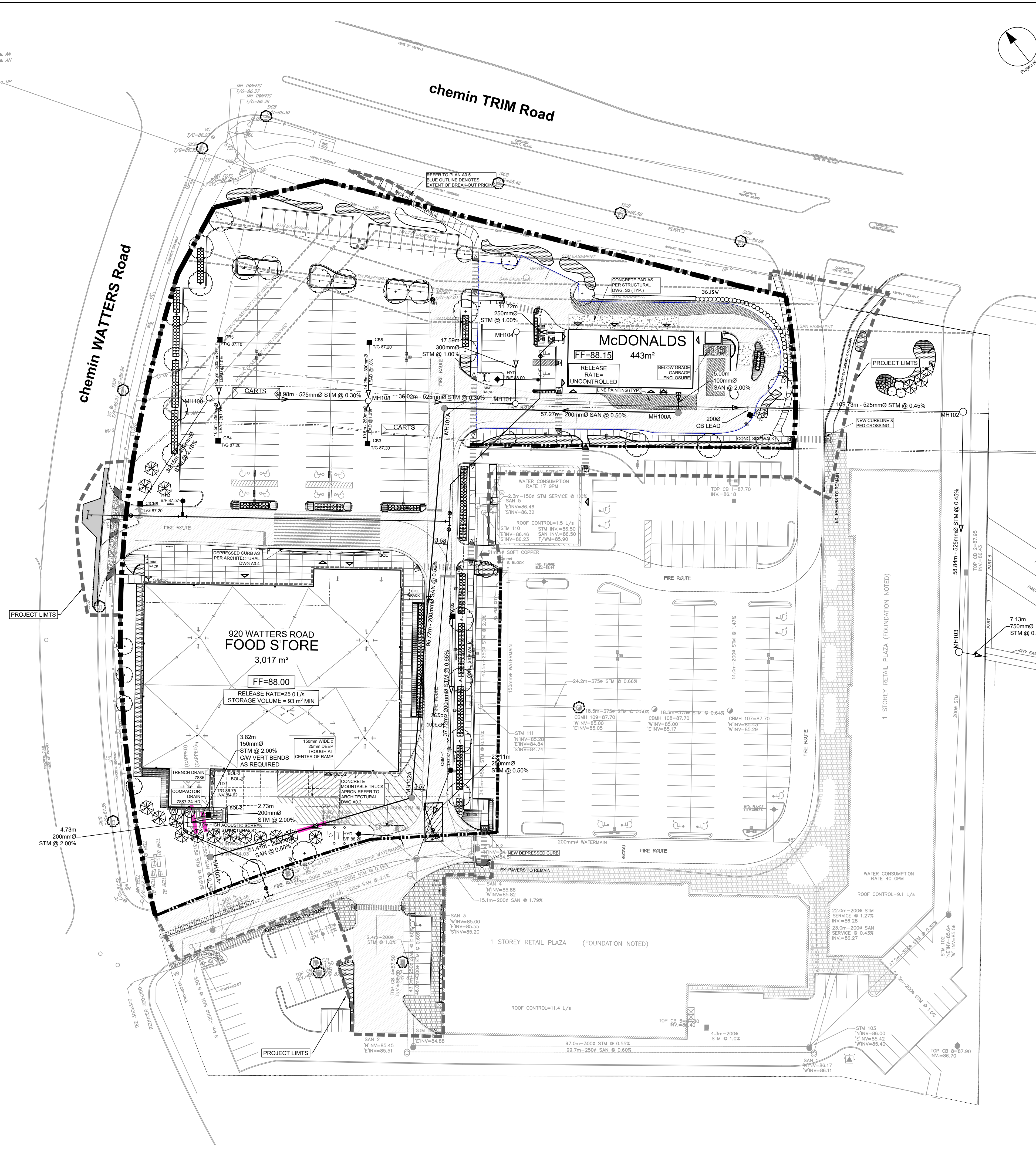


NOTE:
A. All dimensions are in millimetres unless otherwise shown.

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-10 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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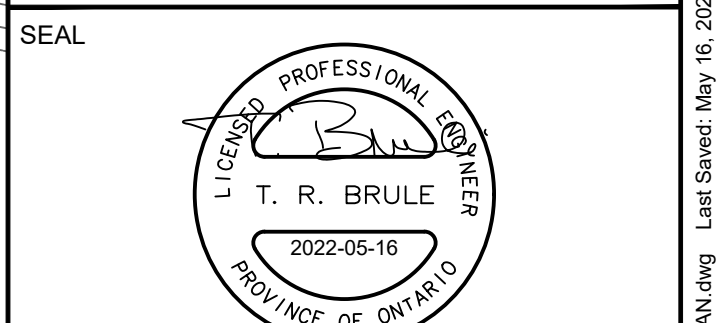
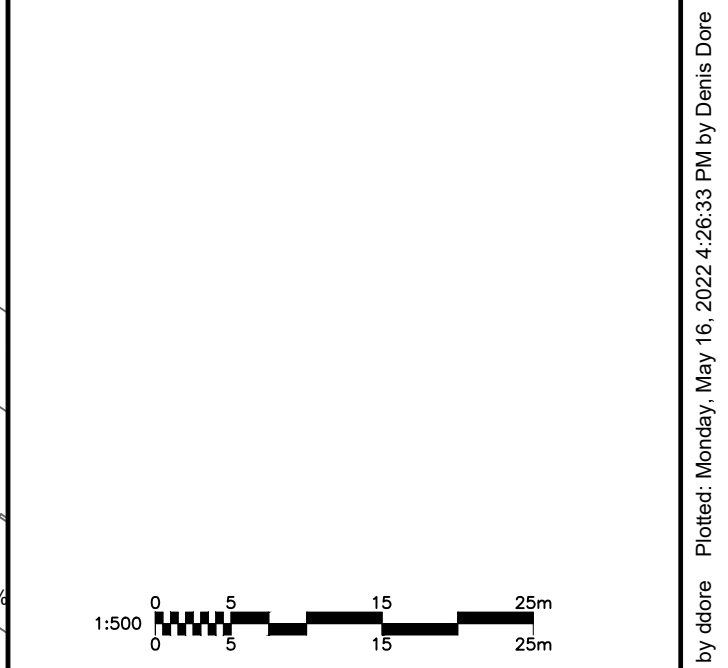
ISSUES

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APPROVED
By wildmange at 12:56 pm, May 23, 2022

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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:** [Signature]

SHEET TITLE
EROSION AND SEDIMENT
CONTROL PLAN

SHEET NUMBER **C-900** **ISSUE** **6**