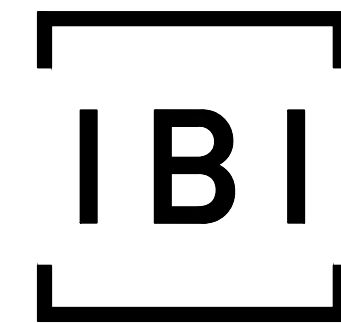
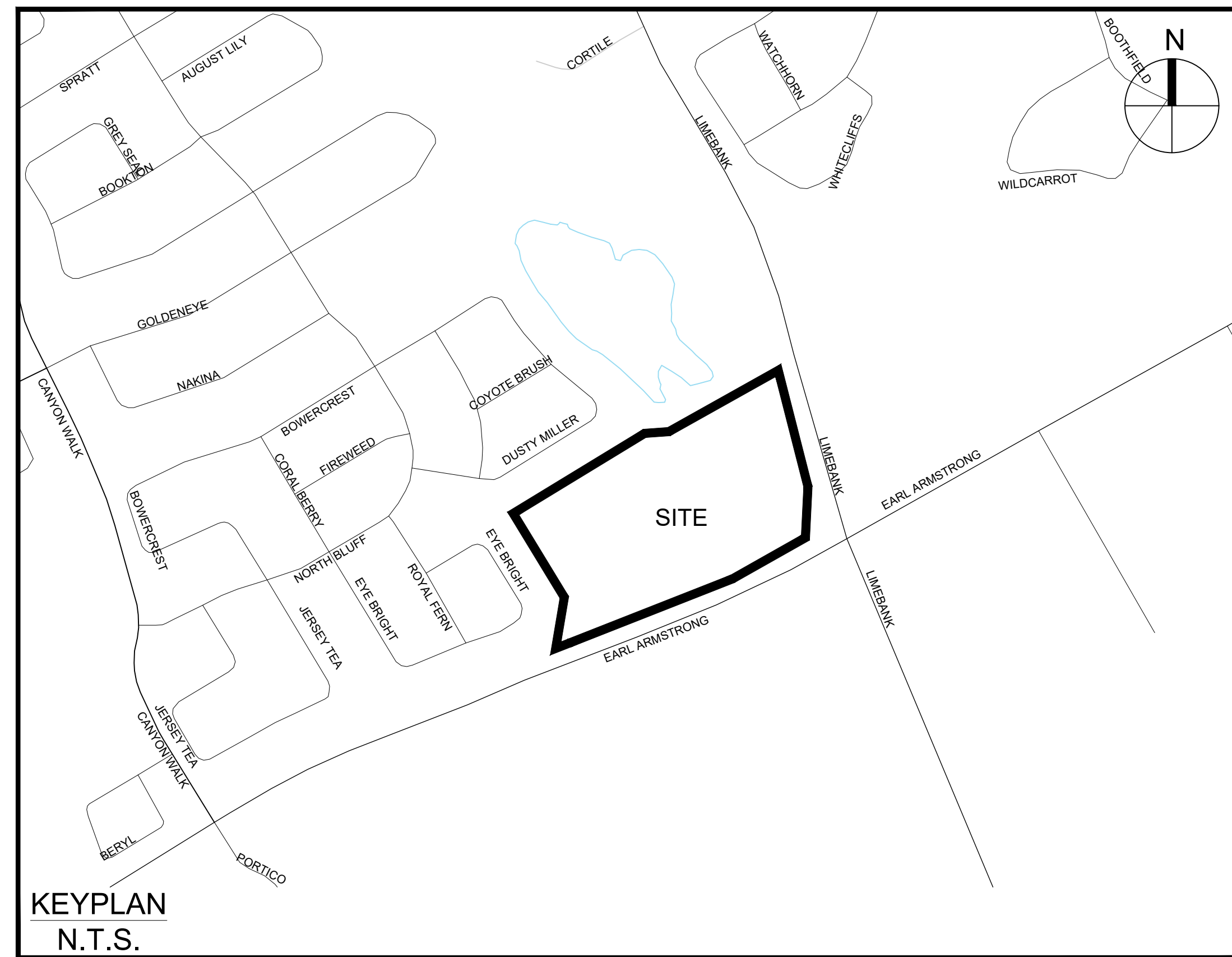


1515 EARL ARMSTRONG PLAZA



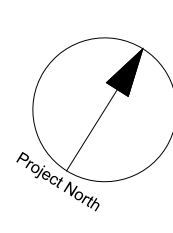
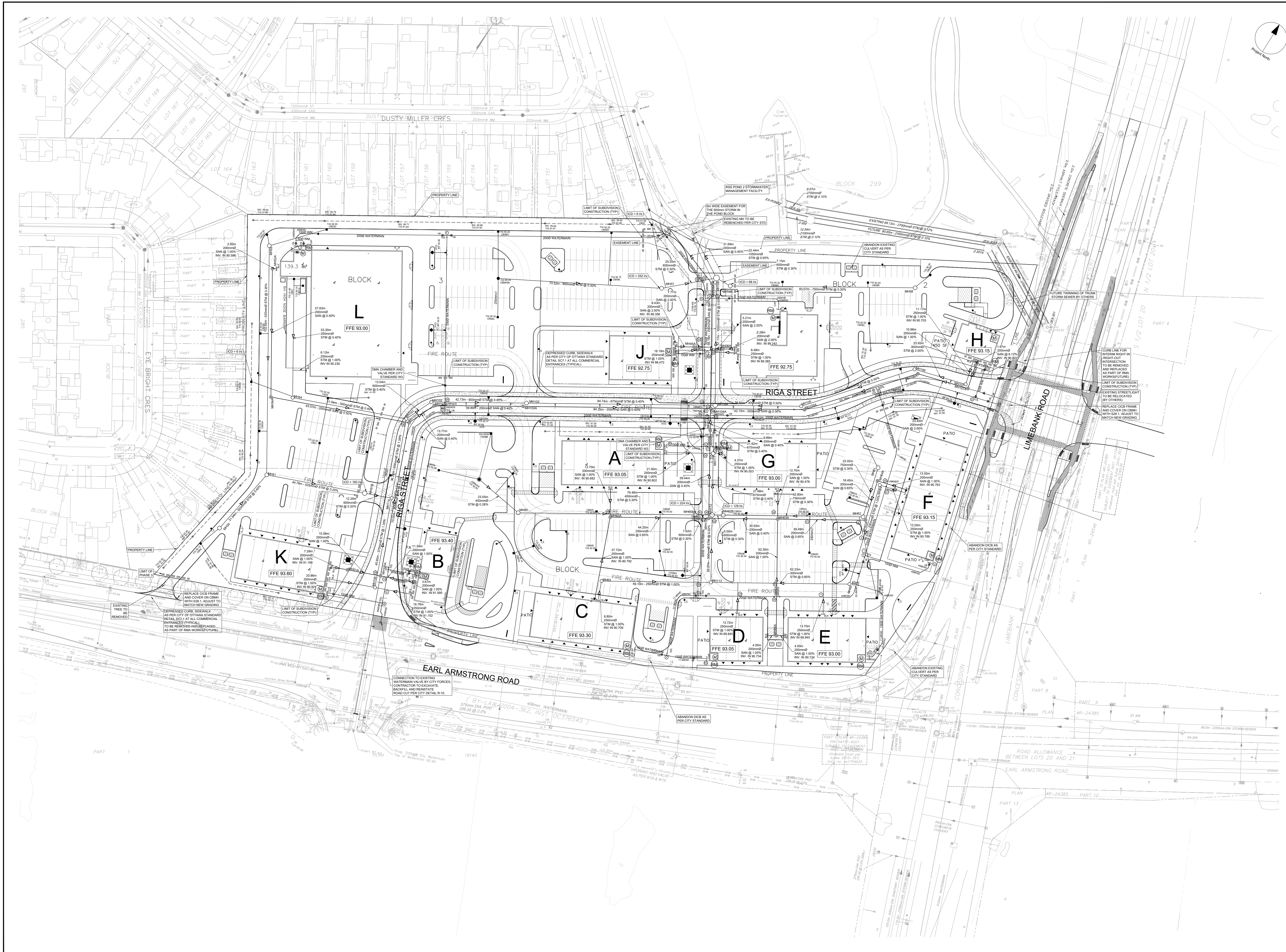
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Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES-LEGEND
011	STREET SECTIONS - CB DATA
100	STREET 1
101	STREET 1 & PART 2
200	GRADING PLAN
400	SANITARY TRIBUTARY AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	SEDIMENT - EROSION PLAN



CONTRACT NO. 137404



CLIENT
Urbandale Corporation

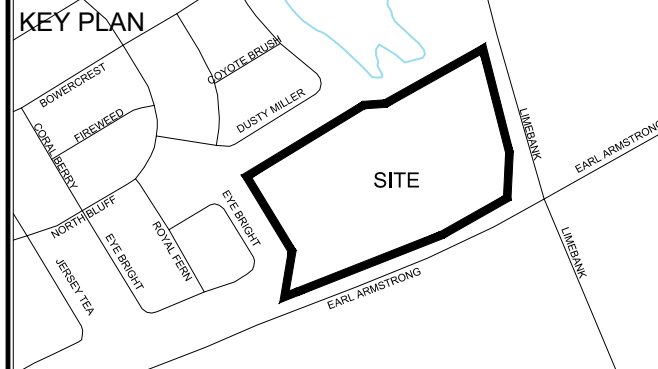
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No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-13
2	ISSUED FOR COORDINATION	2023-12-13
3	REVISED AS PER CITY COMMENTS	2024-01-08
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

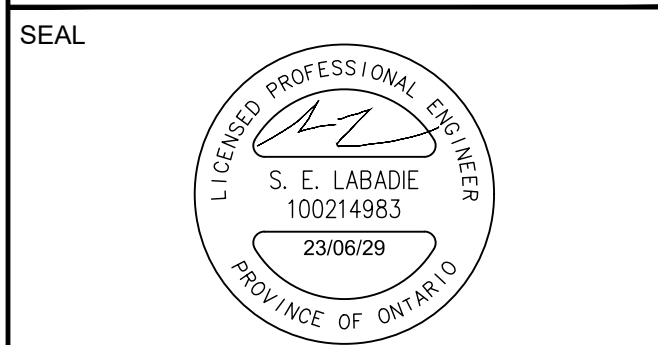
Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering



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PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

PROJECT MGR:
SEL

CHECKED BY:
TRB

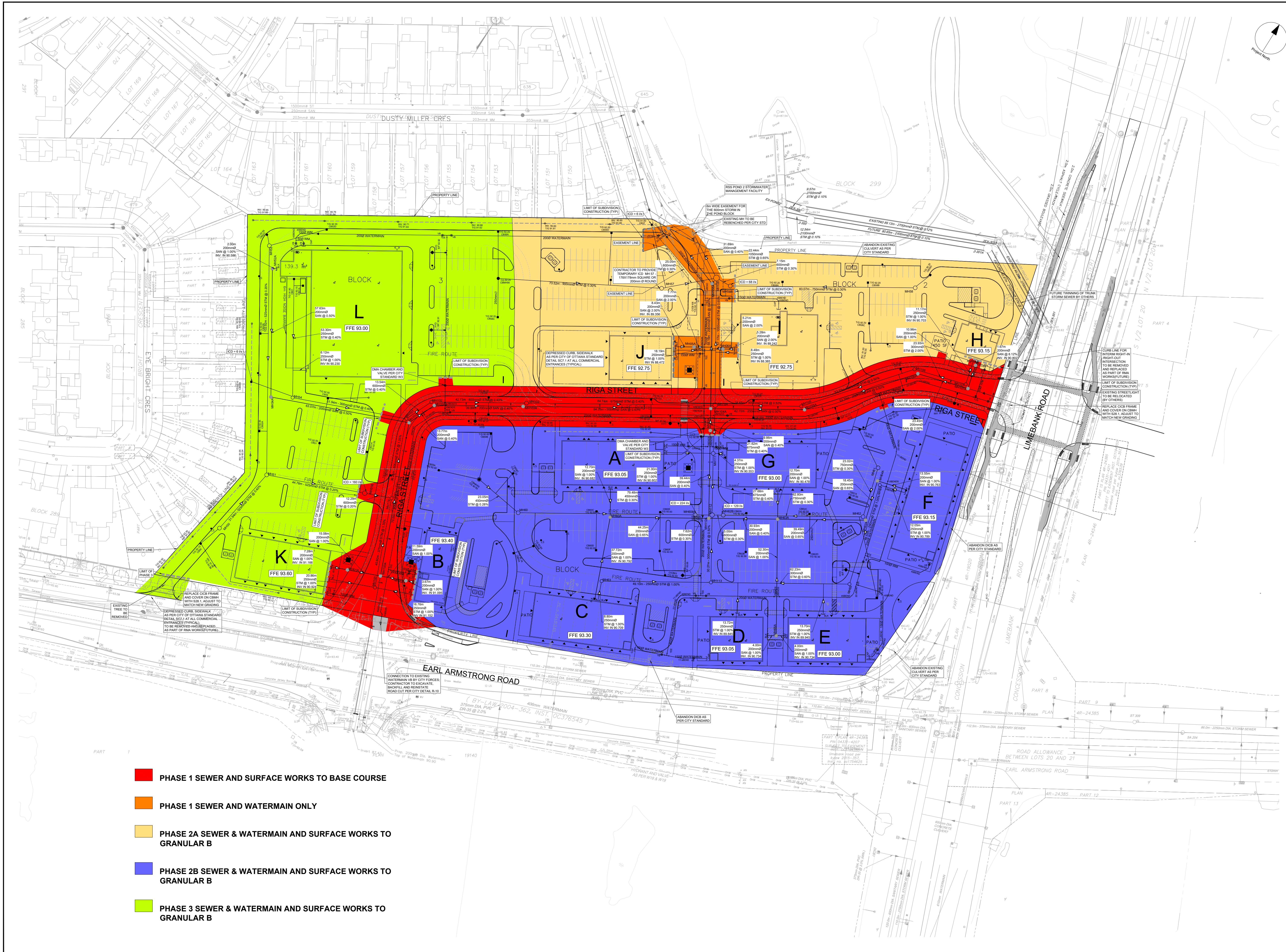
APPROVED BY:
TRB

SHEET TITLE
GENERAL PLAN

SHEET NUMBER
001

ISSUE
1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
Last Saved: June 29, 2023, by: Denise Plotter, Friday, June 30, 2023 2:43:57 PM by: Eric Henrie



- PHASE 1 SEWER AND SURFACE WORKS TO BASE COURSE
- PHASE 1 SEWER AND WATERMAIN ONLY
- PHASE 2A SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B
- PHASE 2B SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B
- PHASE 3 SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B

CLIENT

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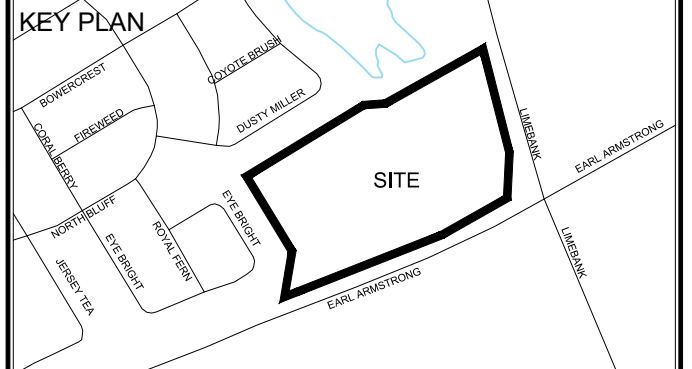
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No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-12
2	ISSUED FOR COORDINATION	2023-12-12
3	REVISED AS PER CITY COMMENTS	2024-01-08
4	ISSUED FOR TENDER	2024-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
 Urbandale Corporation

Architect:
 Dredge Leahy Architecture Inc.

Civil Engineers:
 IBI Group

Structural Engineers:
 Cleland Jardine Engineering Ltd

Planning:
 Fotenn

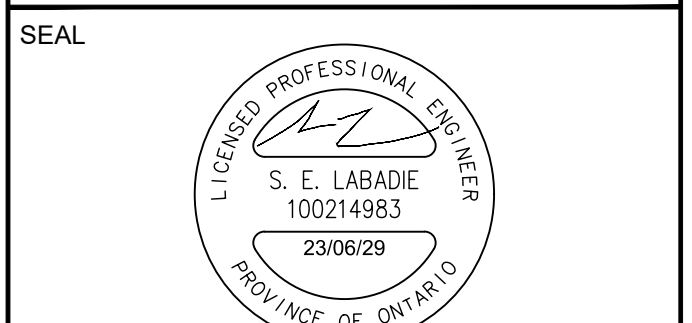
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PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO:
 137404

DRAWN BY:
 EH

PROJECT MGR:
 SEL

CHECKED BY:
 TRB

APPROVED BY:
 TRB

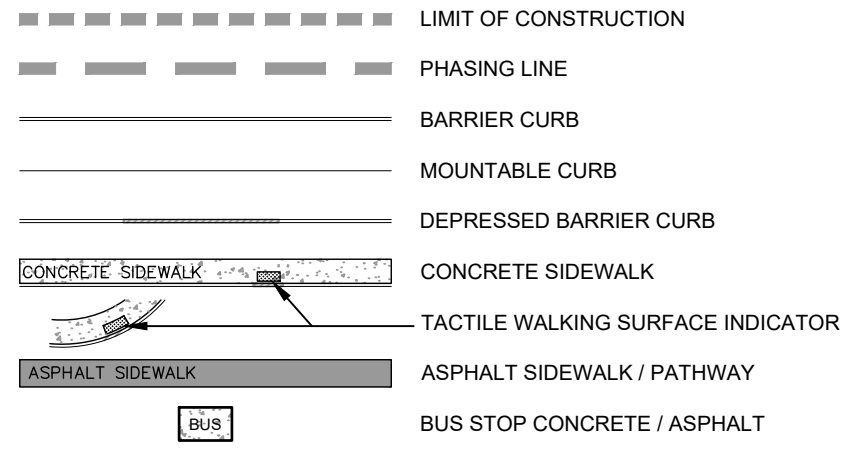
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 PHASING PLAN

SHEET NUMBER
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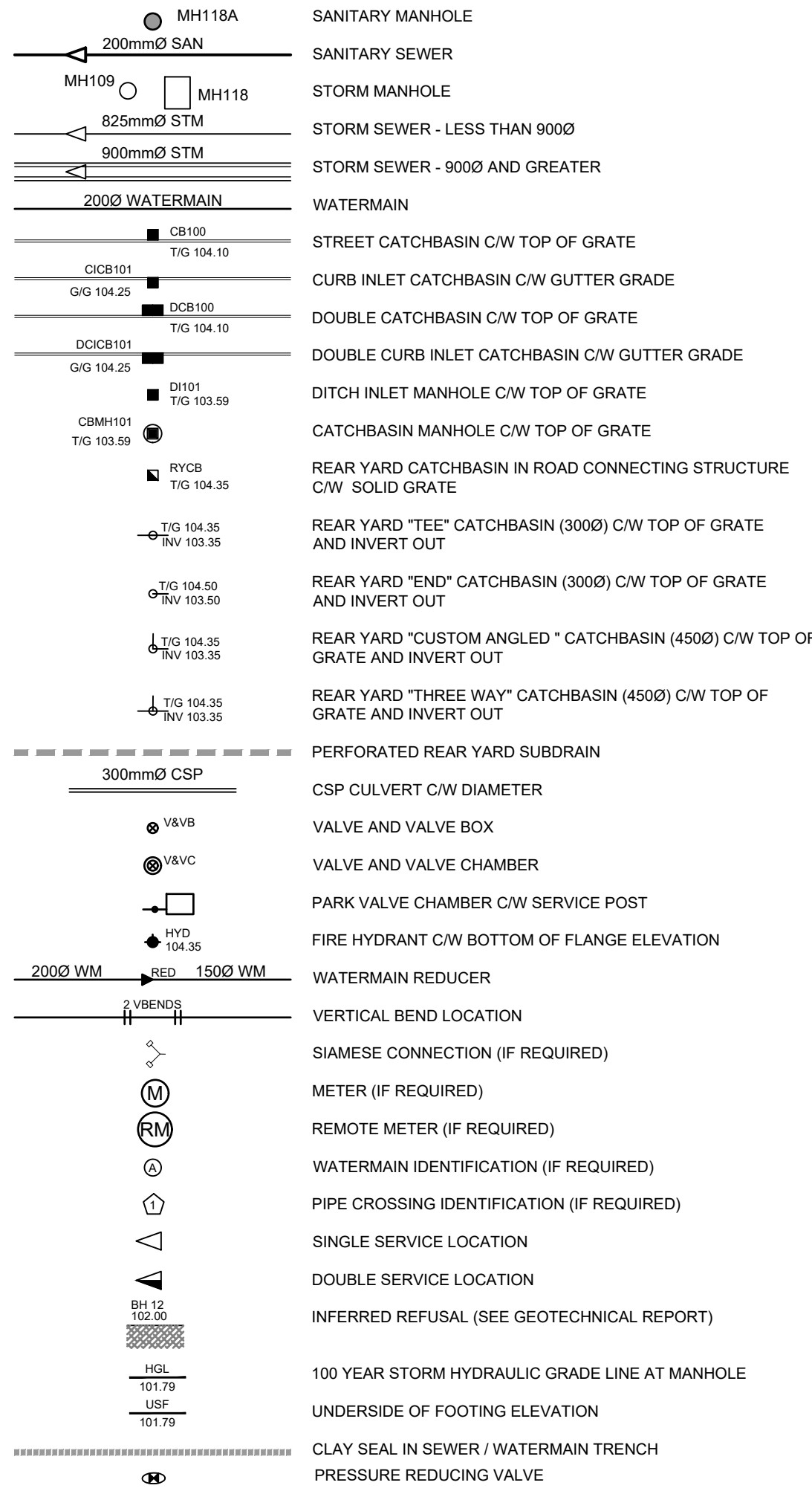
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CITY FILE No. D07-12-22-0169 D07-16-22-0010
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 Last Saved: May 30, 2023, by: Ehanne
 Plotted: Friday, June 30, 2023 2:45:06 PM by: Eric Henne

GENERAL LEGEND



SERVICING LEGEND



ROADWAY STRUCTURE:

CAR ONLY PARKING AREA : (500mm)
50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
300mm - OPSS GRANULAR "B" TYPE II

STREET NO. 1 ACCESS LANES AND HEAVY TRUCK PARKING AREA : (600mm)
40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm - OPSS GRANULAR "A" CRUSHED STONE
450mm - OPSS GRANULAR "B" TYPE II

STM STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

SAN STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

Roof Drain Schedule table with columns: Building ID, Restricted Flowrate (L/s), 100-Year Storage Volume (m3).

Pipe Interference Table with columns: Crossing No., PIPE 1, PIPE 2, Clearance.

WATERMAIN SCHEDULE table with columns: Station, Description, Finished Grade, Top of Watermain, As Built Watermain.

NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/OPS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS...



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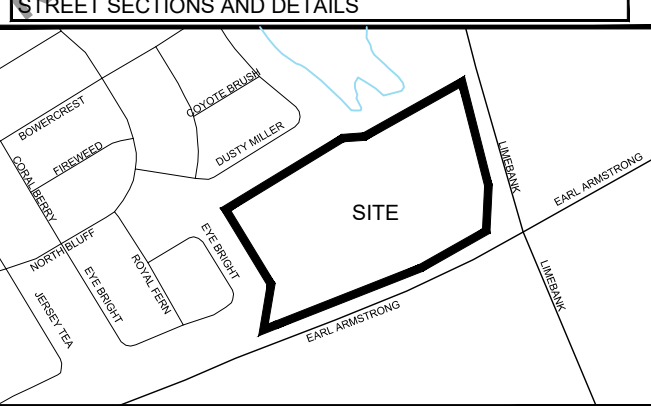
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ISSUES

Table with columns: No., DESCRIPTION, DATE. Lists revision history.

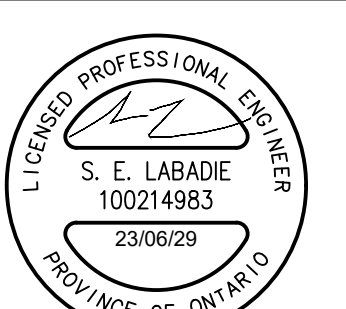
SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant: Urbandale Corporation
Architect: Dredge Leahy Architecture Inc.
Civil Engineers: IBI Group
Structural Engineers: Jeanclard Jelinek Engineering Ltd
Planning: Fotenn
Landscape Architect: CSW Landscape Architects Ltd

SEAL



PROJECT: 1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404

DRAWN BY: EH

CHECKED BY: TRB

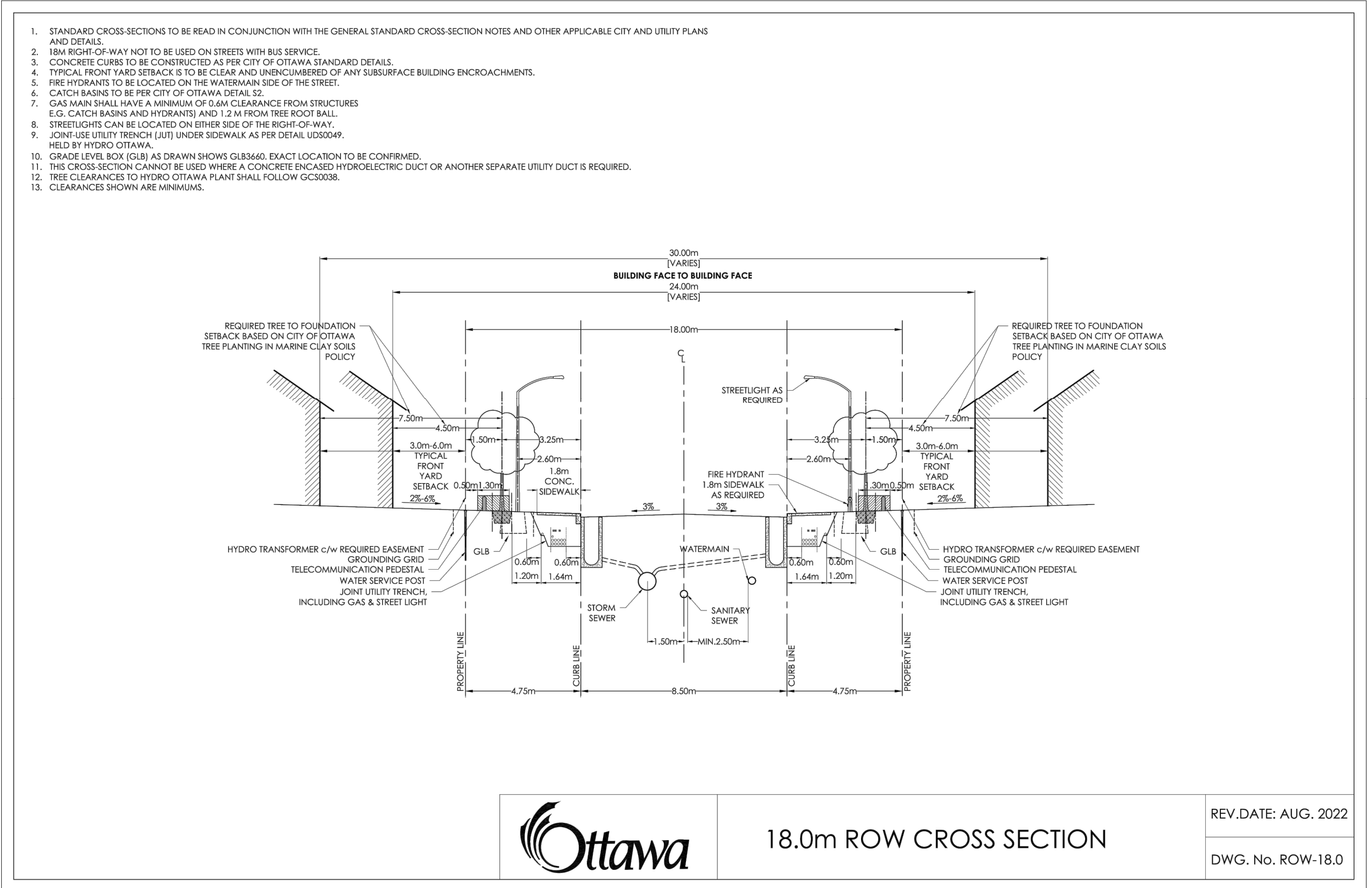
PROJECT MGR: SEL

APPROVED BY: TRB

SHEET TITLE: GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER: 010

ISSUE: 1



Ottawa 18.0m ROW CROSS SECTION
 REV. DATE: AUG. 2022
 DWG. No. ROW-18.0

- NOTES:**
- THE STANDARD ROW CROSS SECTIONS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATIONS TO THE STANDARD ROW CROSS SECTIONS ARE SUBJECT TO THE INFRASTRUCTURE SERVICES DEVIATION PROCESS. CONTACT THE STANDARDS UNIT AT STANDARDS@CITY.OTTAWA.CA FOR MORE INFORMATION.
 - ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS, GUIDELINES, AND POLICES, INCLUDING COORDINATED UTILITY PLANS, GRADING PLANS AND LOCAL AREA PLANS. REFER ALSO TO UTILITY PARTNER STANDARD PLANT LOCATIONS.
 - ALL CROSS SECTIONS MAY BE SUBJECT TO SUBSEQUENT TRAFFIC CALMING MEASURES, TO BE DETERMINED THROUGH PLAN OF SUBDIVISION OR SEPARATE TRANSPORTATION STUDIES.
 - TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL-DE-SACS AND CORNER LOTS, REGARDLESS OF ROADWAY GEOMETRY.
 - WATERMANS, WATER SERVICES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED PER THE WATER DESIGN GUIDELINES.
 - WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF ROW, WHERE POSSIBLE.
 - SEWERS AND SEWER SERVICES SHALL BE CONSTRUCTED PER THE SEWER DESIGN GUIDELINES.
 - IN-ROAD CATCH BASINS SHALL ONLY BE USED ON RESIDENTIAL ROADS WITHOUT BUS TRAFFIC OR AS OTHERWISE DIRECTED BY THE SEWER DESIGN GUIDELINES.
 - BARRIER CURB SHALL BE USED ON ALL RESIDENTIAL ROADS WITH SINGLE FAMILY DWELLINGS. MOUNTABLE CURB MAY ONLY BE USED FOR AREAS WITH FREQUENT CURB-CUTS, SUCH AS TOWNHOME DEVELOPMENTS, WITH APPROVAL FROM THE CITY.
 - WATER AND SEWER SERVICES SHALL BE LAID AS PER CITY STANDARD DETAIL DRAWINGS, THE COORDINATED UTILITY PLAN, AND IN COORDINATION WITH ALL OTHER ELEMENTS IN THE ROW.
 - WHERE LOCATING WATER AND SEWER SERVICES UNDERNEATH LANDSCAPED AREAS WOULD PREVENT THE PLANTING OF A TREE, THEY MAY BE RUN UNDERNEATH THE DRIVEWAY OR OTHER HARDSCAPED AREAS.
 - MINIMUM 1.5 M CLEARANCE, AT-GRADE, TO BE MAINTAINED AROUND WATER SERVICE POST FROM TREE, TRANSFORMER, UTILITY PEDESTAL, TRAFFIC POLE, AND STREETLIGHT.
 - UTILITY PEDESTALS ARE TO BE GROUPED TOGETHER WITH THE HYDROELECTRIC TRANSFORMER, OR ON THE HOUSE SIDE OF THE UTILITY TRENCH.
 - STREETLIGHT CABLE SHALL BE LOCATED IN JOINT USE TRENCH (JUT), WHERE NO JUT EXISTS, ENSURE CLEARANCES TO TREE, HYDRANTS, AND WATER SERVICE POST.
 - TRAFFIC SIGNAL CABLE SHALL BE LOCATED IN THE JUT OR AT THE SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
 - TRAFFIC COMMUNICATIONS CABLE SHALL BE LOCATED IN THE JUT OR IN A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
 - THE PREFERRED LOCATION FOR TRAFFIC HANDHOLES IS IN HARD SURFACES. WHEN HANDHOLES ARE PLACED IN THE BOULEVARD, A CONCRETE COLLAR SHALL BE PROVIDED.
 - THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
 - TREE PLACEMENT, NUMBER, AND SPECIES SHALL BE PER CITY POLICY, THE LANDSCAPE PLAN, COORDINATED-UTILITY-PLAN, AND THE DEVELOPMENT AGREEMENTS.
 - THE HYDRO TRANSFORMER BASE SHALL BE LOCATED A MINIMUM OF 2.0 M FROM THE DRIVEWAY EDGE.

Ottawa TITLE: STANDARD NOTES ROAD ALLOWANCE
 DATE: MAR 2009
 REV: SEPT 2022
 DWG No: ROW-NOTES

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE				COMMENTS
				TOP OF GRATE	INVERT	DIAMETER (mm)	TYPE	100yr Dynamic HEAD	RESTRICTED FLOW (l/s)	ICD TYPE	ORIFICE SIZE CIRCULAR (mm dia.)	
Public Road CBs												
CB100	MH119	OPSD 705.010	S19	92.47	91.07	200	PVC DR35	1.460	27.00	IPEX MHF	102	
CB100A	MH119	OPSD 705.010	S19	92.47	91.07	200	PVC DR35	1.460	27.00	IPEX MHF	102	
CB102	MH102	OPSD 705.010	S19	92.37	90.97	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB102A	MH102	OPSD 705.010	S19	92.37	90.97	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB103	MH103	OPSD 705.010	S19	92.22	90.82	200	PVC DR35	1.430	17.00	IPEX MHF	83	
CB103A	MH103	OPSD 705.010	S19	92.22	90.82	200	PVC DR35	1.430	17.00	IPEX MHF	83	
CB105	MH105	OPSD 705.010	S19	92.27	90.87	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB105A	MH105	OPSD 705.010	S19	92.27	90.87	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB106	MH106	OPSD 705.010	S19	92.30	90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
CB106A	MH106	OPSD 705.010	S19	92.30	90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
Private Site Plan CBs												
CB01	MH54	OPSD 705.010	S19	91.80	89.79	200	PVC DR35					
CB01A	MH54	OPSD 705.010	S19	92.15	90.75	200	PVC DR35					
CB50	MH50	OPSD 705.010	S19	93.12	91.72	200	PVC DR35					
CB51	MH51	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB51A	MH51	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB52A	MH52	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB52B	MH52	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB52C	MH52	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB54	MH51	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB54A	MH54	OPSD 705.010	S19	92.10	90.70	200	PVC DR35	1.45	6.00	IPEX LMF	75	
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CB56C	MH56	OPSD 705.010	S19	92.20	90.80	200	PVC DR35					
CB56D	MH56	OPSD 705.010	S19	92.20	90.80	200	PVC DR35					
CB56E	MH56	OPSD 705.010	S19	92.10	90.70	200	PVC DR35					
CB57	MH57	OPSD 705.010	S19	91.60	90.20	200	PVC DR35	1.44	6.00	IPEX LMF	75	
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CB58B	MH58	OPSD 705.010	S19	92.17	90.77	200	PVC DR35					
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CB62D	MH62	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CICB63	MH60	OPSD 705.010	S19	92.80	91.40	200	PVC DR35					
CICB111	MH111	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
MH51B	MH51B	OPSD 701.011	S24.1 & S25					2.98	160.00	CUSTOM	211	
MH57	MH57	OPSD 701.011	S24.1 & S25					4.12	252.00	CUSTOM	244	
MH58B	MH58B	OPSD 701.011	S24.1 & S25					2.83	68.00	CUSTOM	138	
MH60B	MH60B	OPSD 701.011	S24.1 & S25					3.49	129.00	CUSTOM	182	
MH62B	MH62B	OPSD 701.011	S24.1 & S25					3.35	224.00	CUSTOM	242	

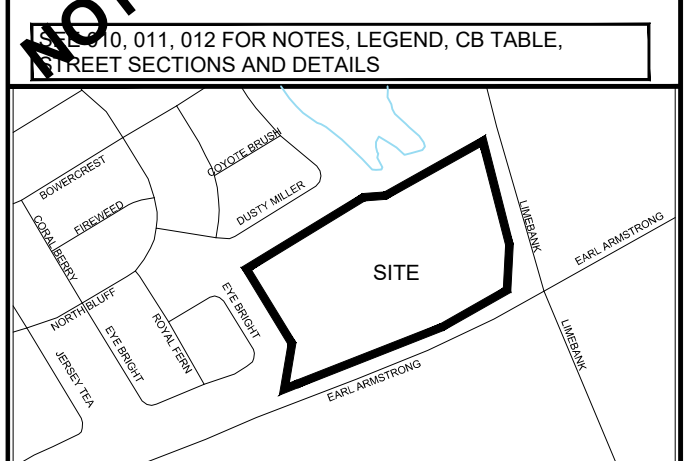
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-06
2	ISSUED FOR COORDINATION	2023-01-06
3	REVISED AS PER CITY COMMENTS	2023-04-27
4	ISSUED FOR TENDER	2023-06-13
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29



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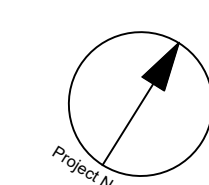
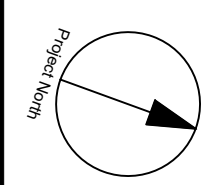
PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL
CHECKED BY: TRB
APPROVED BY: TRB

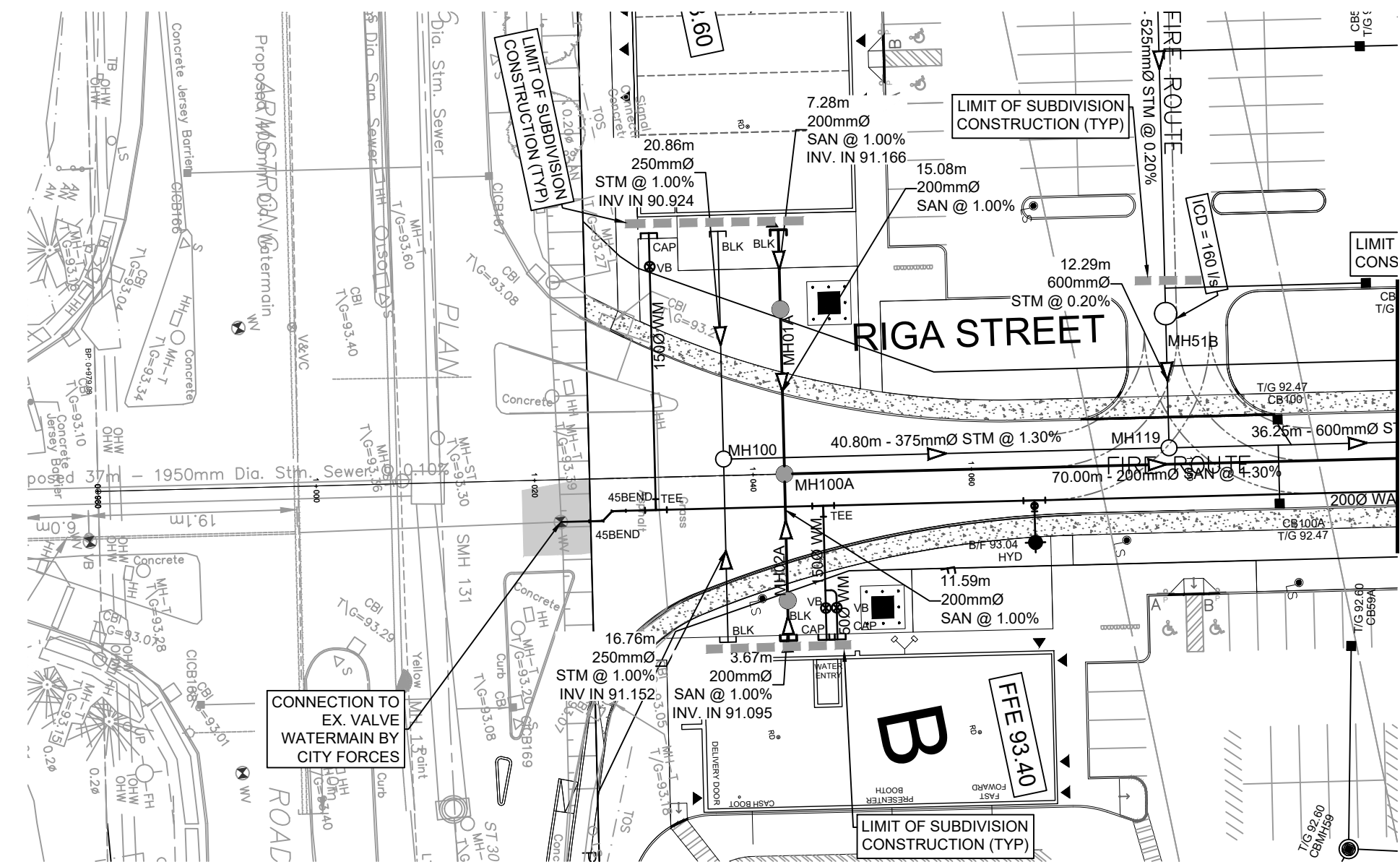
SHEET TITLE
 STREET SECTIONS AND CB DATA TABLE

SHEET NUMBER 011 **ISSUE** 1

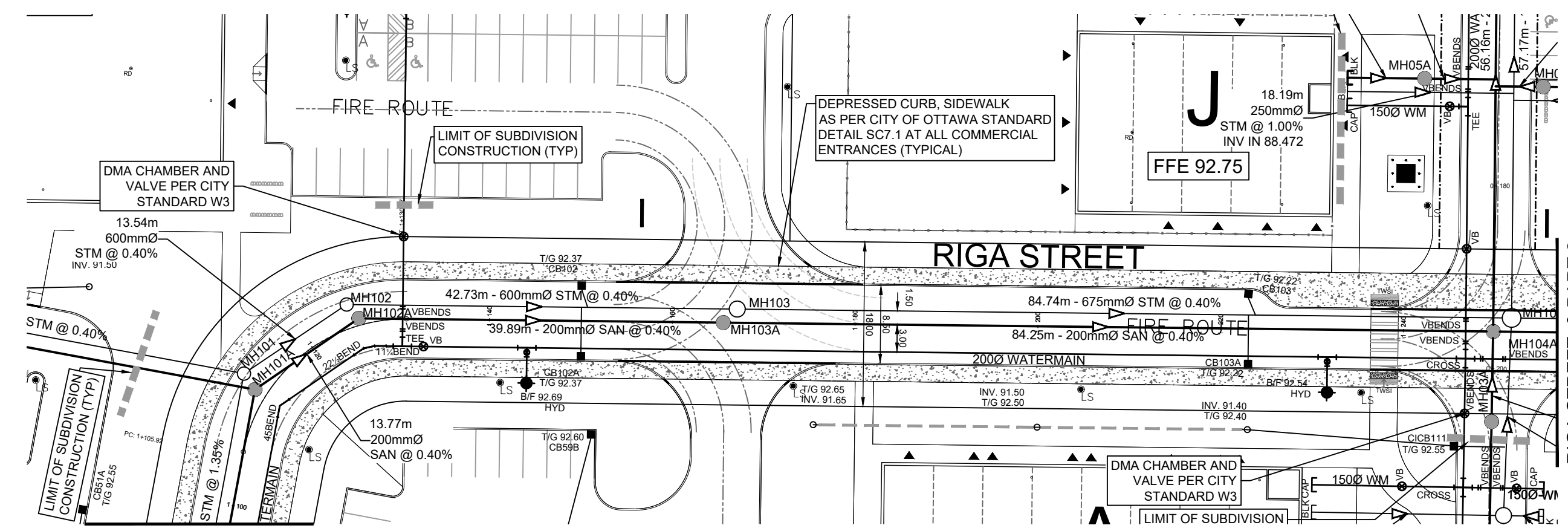
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 SCALE CHECK



EARL ARMSTRONG ROAD



MATCH LINE



MATCH LINE

RIGA STREET & PART 2
CONSTRUCTION DWG
137404-101

CLIENT

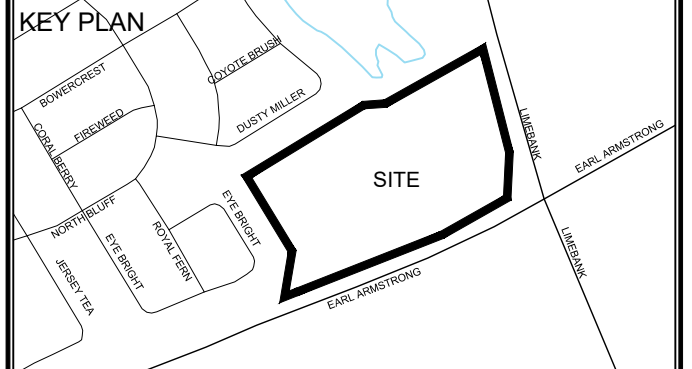
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14
2	ISSUED FOR COORDINATION	2023-01-05
3	REVISED AS PER CITY COMMENTS	2023-04-27
4	ISSUED FOR TENDER	2023-06-13
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

0.011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering

SEAL

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
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

CHECKED BY:
TRB

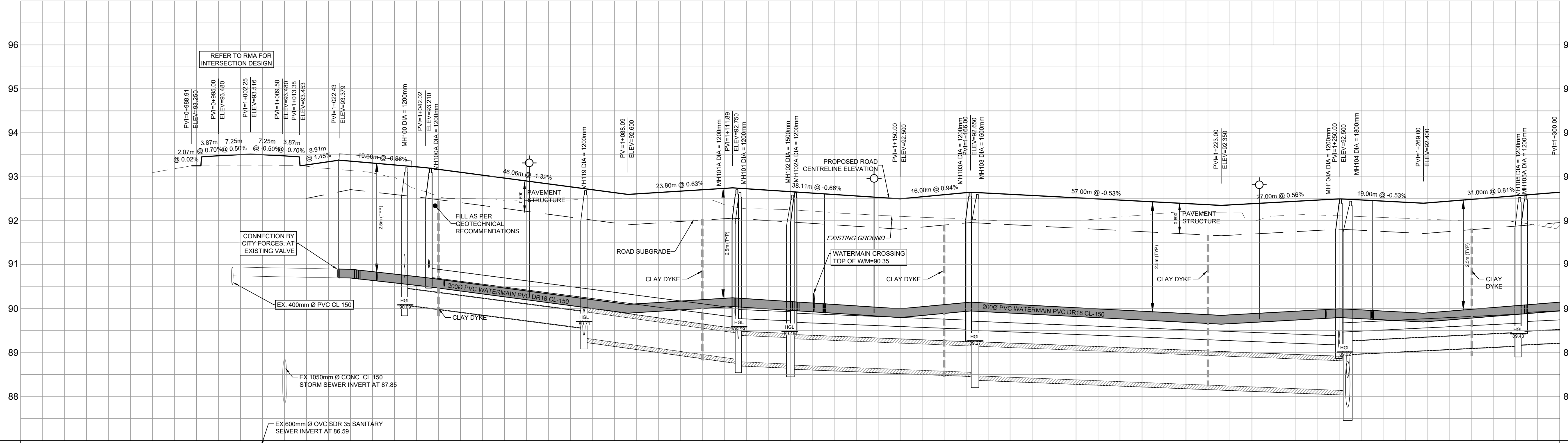
PROJECT MGR:
SEL

APPROVED BY:
TRB

SHEET TITLE
RIGA STREET

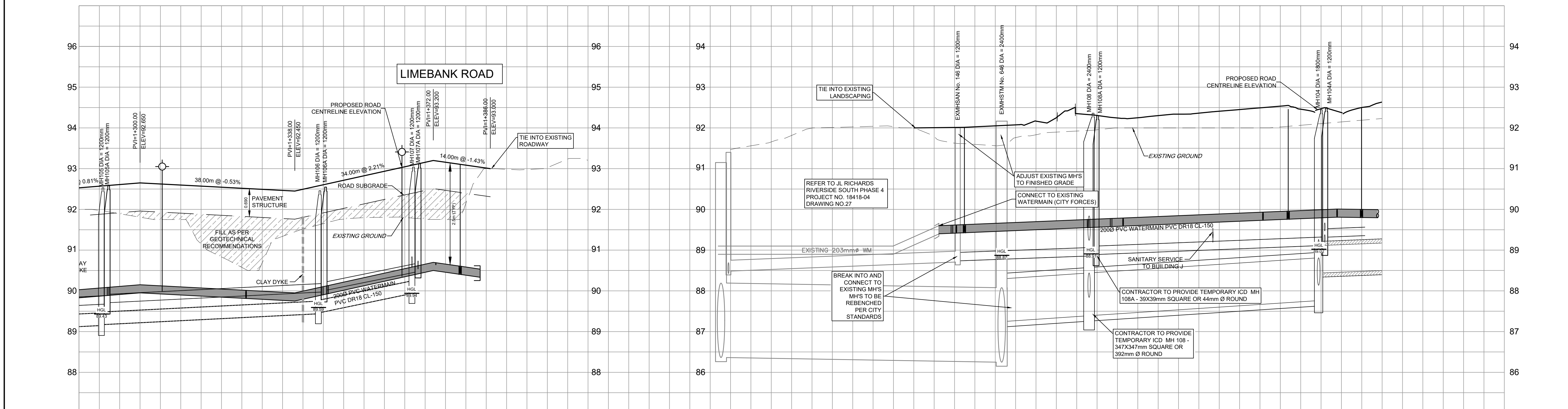
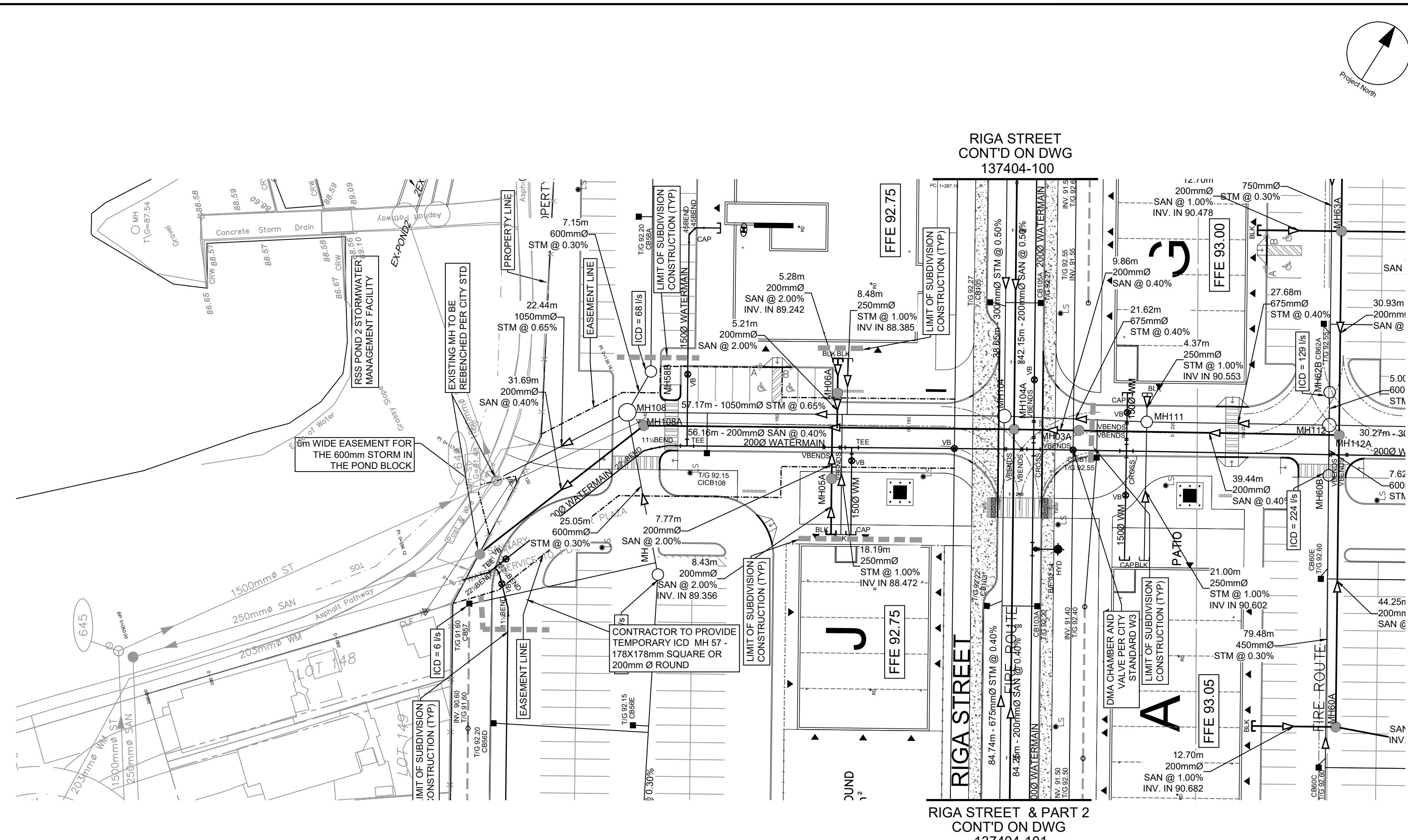
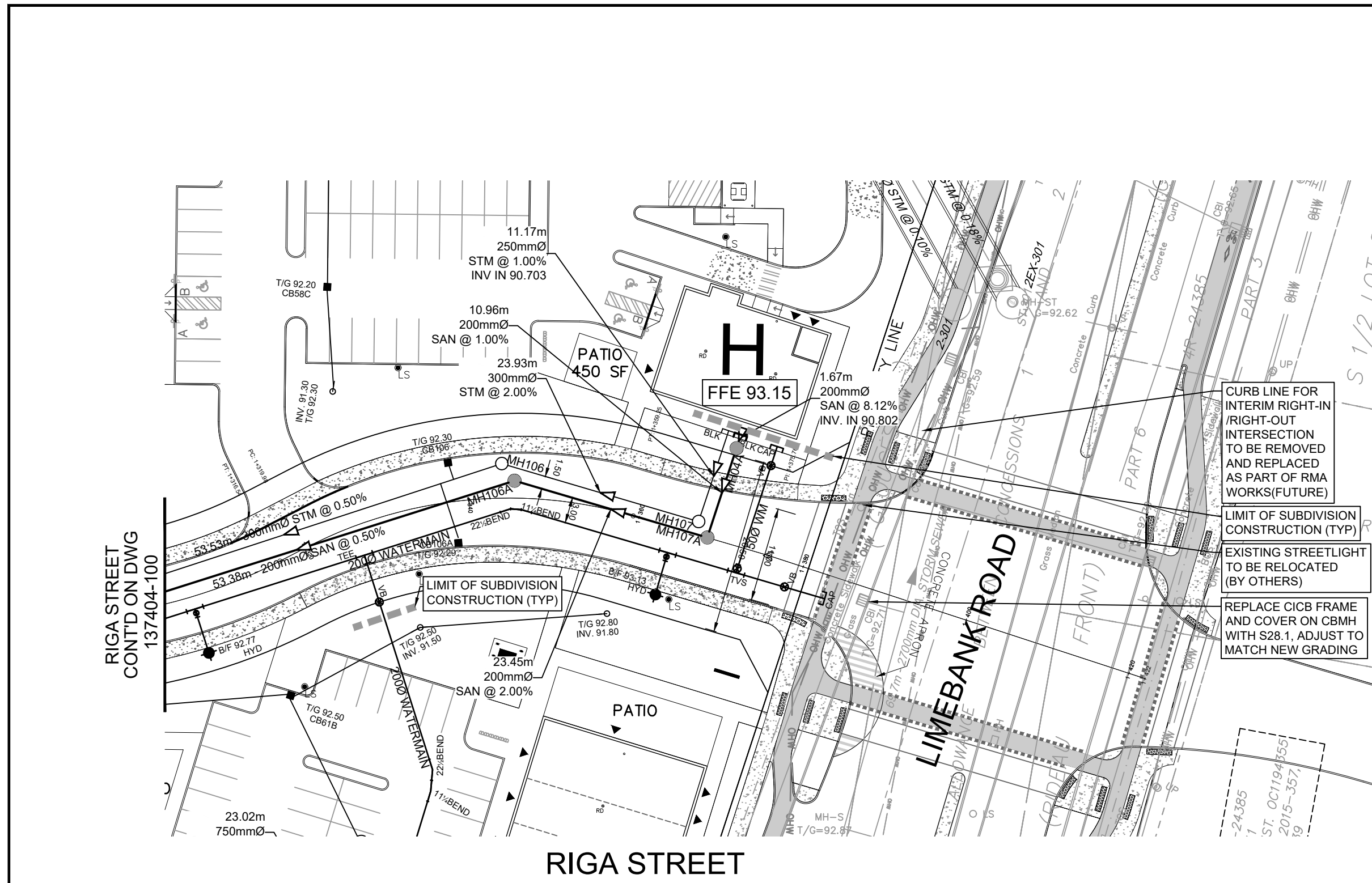
SHEET NUMBER
100

ISSUE
1



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
93.250				0+960	92.576				1+000
93.480				0+980	93.379				1+020
93.453	90.802			1+020	93.344	90.802			1+040
93.480	90.782			1+040	93.379	90.782			1+060
92.972	90.472			1+060	92.972	90.472			1+080
92.707	90.207			1+080	92.707	90.207			1+100
92.675	90.175			1+100	92.675	90.175			1+120
92.750	90.250			1+120	92.750	90.250			1+140
92.697	90.197			1+140	92.697	90.197			1+160
92.596	90.096			1+160	92.596	90.096			1+180
92.500	90.000			1+180	92.500	90.000			1+200
92.594	90.094			1+200	92.594	90.094			1+220
92.650	90.150			1+220	92.650	90.150			1+240
92.576	90.076			1+240	92.576	90.076			1+260
92.471	89.971			1+260	92.471	89.971			1+280
92.366	89.866			1+280	92.366	89.866			1+300
92.350	89.850			1+300	92.350	89.850			1+320
92.444	89.944			1+320	92.444	89.944			1+340
92.500	90.000			1+340	92.500	90.000			1+360
92.447	89.947			1+360	92.447	89.947			1+380
92.400	89.900			1+380	92.400	89.900			1+400
92.489	89.989			1+400	92.489	89.989			1+420

CITY FILE No. D07-12-22-0169 D07-16-22-0010
Scale: 1:500
Date: 2023-06-29
Project: 1515 EARL ARMSTRONG PLAZA
Sheet: RIGA STREET



ROAD GRADE	92.650	92.645	92.450	92.454	92.935	93.200	93.086	93.000	92.000	92.006	92.096	92.316	92.306	92.247	92.345	92.338	92.442	92.536	92.482	92.499	92.516	92.517	92.603	92.613	ROAD GRADE
TOP OF WATERMAIN	90.087	90.150	90.121	90.045	90.013	89.950	89.994	90.009	89.994	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	89.988	TOP OF WATERMAIN
STM SEWER INVERT	88.155SW 88.173NE	53.53m - 300mmØ PVC DR-35 STM @ 0.50%	88.442SW 88.402E	23.93m 300mmØ PVC DR-35 STM @ 2.00%	89.941W 90.591N	89.941W 90.591N	89.941W 90.591N	89.941W 90.591N	39.8m - 150mmØ ST CONC. CL 100-D @ 0.18%	88.660 88.660 88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	88.660	STM SEWER INVERT
SAN SEWER INVERT	88.681SW 88.711NE	53.38m - 200mmØ PVC DR-35 SAN @ 0.50%	88.442SW 88.402E	23.45m 200mmØ PVC DR-35 SAN @ 2.00%	89.941W 90.591N	89.941W 90.591N	89.941W 90.591N	89.941W 90.591N	54.8m - 250mmØ SAN PVC DR-35 @ 0.36%	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	87.300NW 88.240SE 87.300SE	SAN SEWER INVERT
STATION	1+252.152/228BND	1+300	1+305.439/HYO	1+320	1+326.034/TEE	1+340	1+346.027/228BND 1+346.027/118BND	1+360	1+364.319/HYO	1+372.628/TVS	1+380	1+385.056/CAP	1+400	0+060	0+080	0+100	0+120	0+140	0+160	0+180	0+200	0+220	0+240	STATION	

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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-15
2	ISSUED FOR COORDINATION	2023-01-05
3	REVISED AS PER CITY COMMENTS	2023-04-27
4	ISSUED FOR TENDER	2023-04-13
5	REVISED AS PER CITY COMMENTS	2023-06-17
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

0.011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering

Scale: H 1:500, V 1:50.0

SEAL

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

CHECKED BY:
TRB

PROJECT MGR:
SEL

APPROVED BY:
TRB

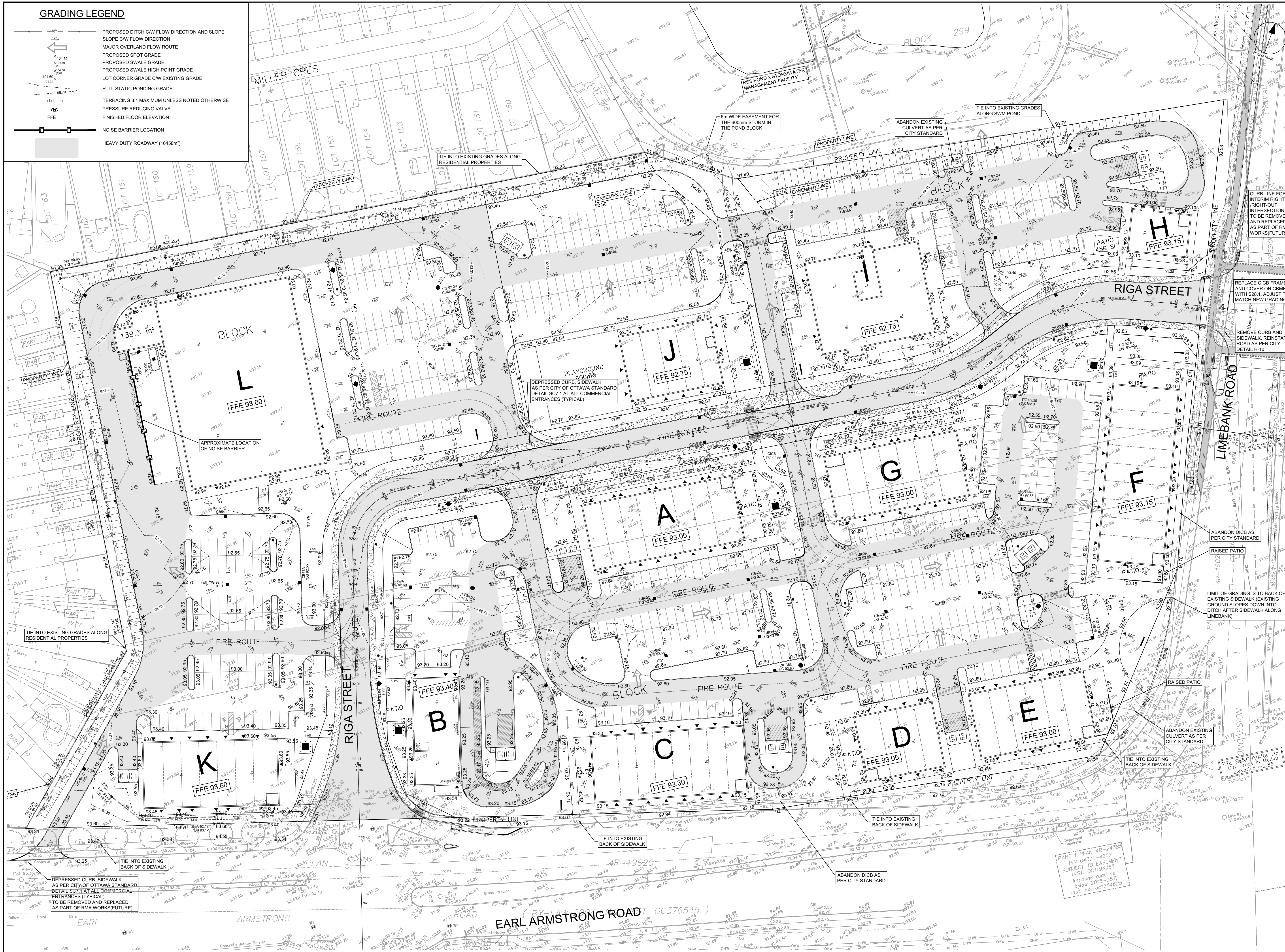
SHEET TITLE
RIGA STREET & PART 2

SHEET NUMBER
101

ISSUE
1

CITY PLAN No. 18900

File Location: \\137404_Ear_Armstr07.dwg
 Project: 1515 Earl Armstrong Plaza
 Date: 2023-06-29
 Drawn By: Eric Henne
 Checked By: TRB
 Project Mgr: Stefan Gaiser
 Approved By: TRB
 Issue: 1
 City Plan No. 18900



GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- NOISE BARRIER LOCATION
- HEAVY DUTY ROADWAY (16458m²)

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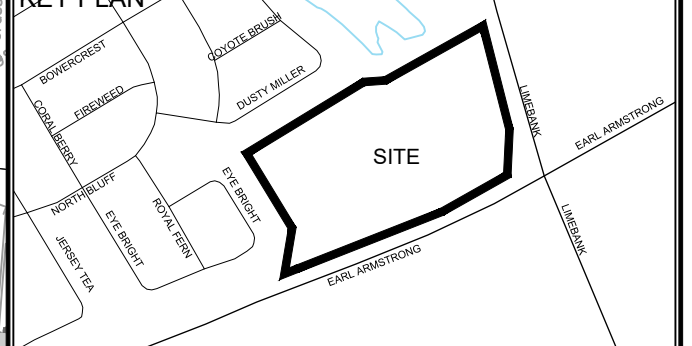
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-12
2	ISSUED FOR COORDINATION	2023-01-06
3	REVISED AS PER CITY COMMENTS	2023-04-27
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



- CONSULTANTS**
- Owner / Applicant: Urbandale Corporation
 - Architect: Dredge Leahy Architecture Inc.
 - Civil Engineers: IBI Group
 - Structural Engineers: Cleland Jardine Engineering Ltd
 - Planning: Fotenn
 - Landscape Architect: CSW Landscape Architects Ltd
 - Surveyor: Annis O'Sullivan Vollebakk Ltd
 - Geotechnical: Paterson and Associates
 - Electrical: JRP Engineering
 - Mechanical: JRP Engineering

SEAL

PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO.: 137404

DRAWN BY: EH

PROJECT MGR: SEL

SHEET TITLE: GRADING PLAN

CHECKED BY: TRB

APPROVED BY: TRB

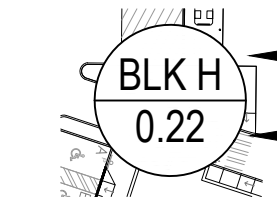
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ISSUE: 1

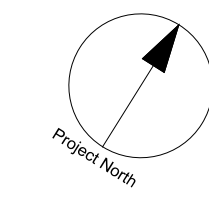
CITY FILE No. D07-12-22-0169 D07-16-22-0010

LEGEND

SANITARY TRIBUTARY
OUTLINE



AREA IDENTIFICATION
AREA IN HECTARES



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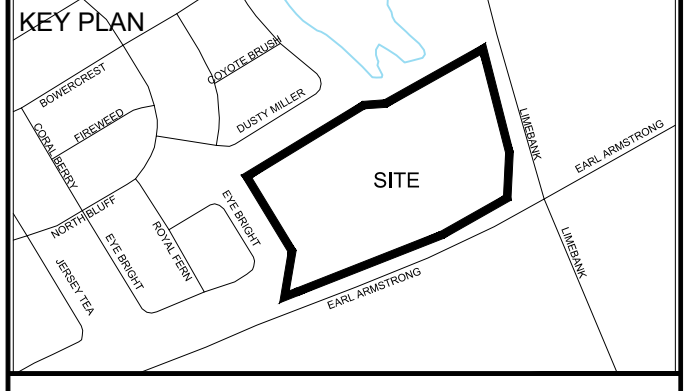
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-13
2	ISSUED FOR COORDINATION	2023-12-13
3	REVISED AS PER CITY COMMENTS	2024-01-05
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group
Structural Engineers
Cleland Jardine Engineering Ltd

Planning:
Fotenn

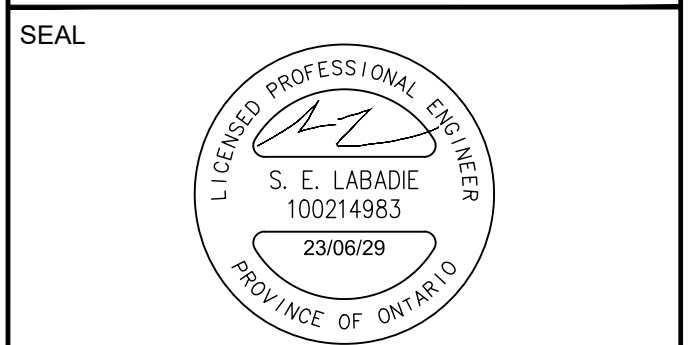
Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering



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ibigroup.com

PROJECT
1515 EARL ARMSTRONG
PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

PROJECT MGR:
SEL

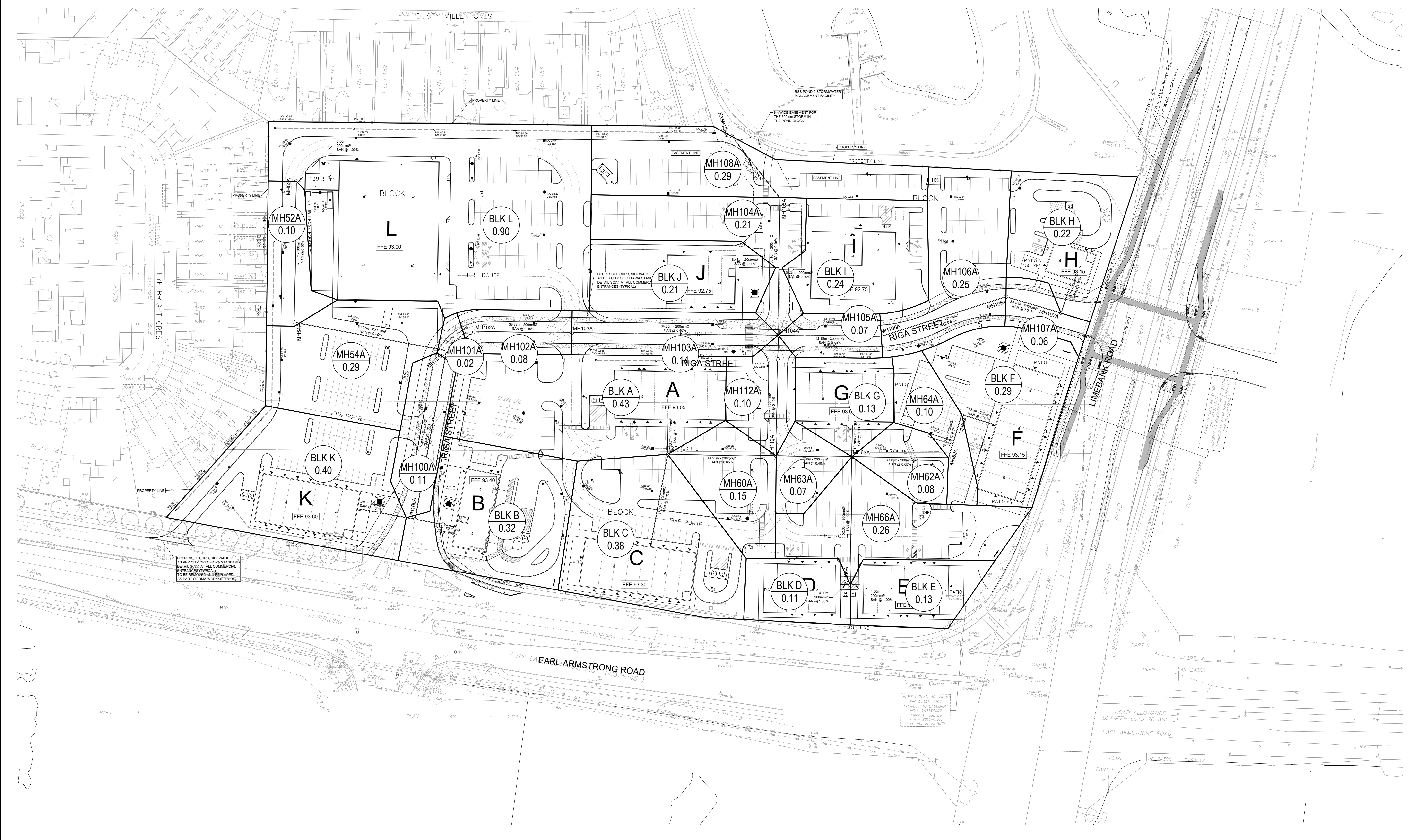
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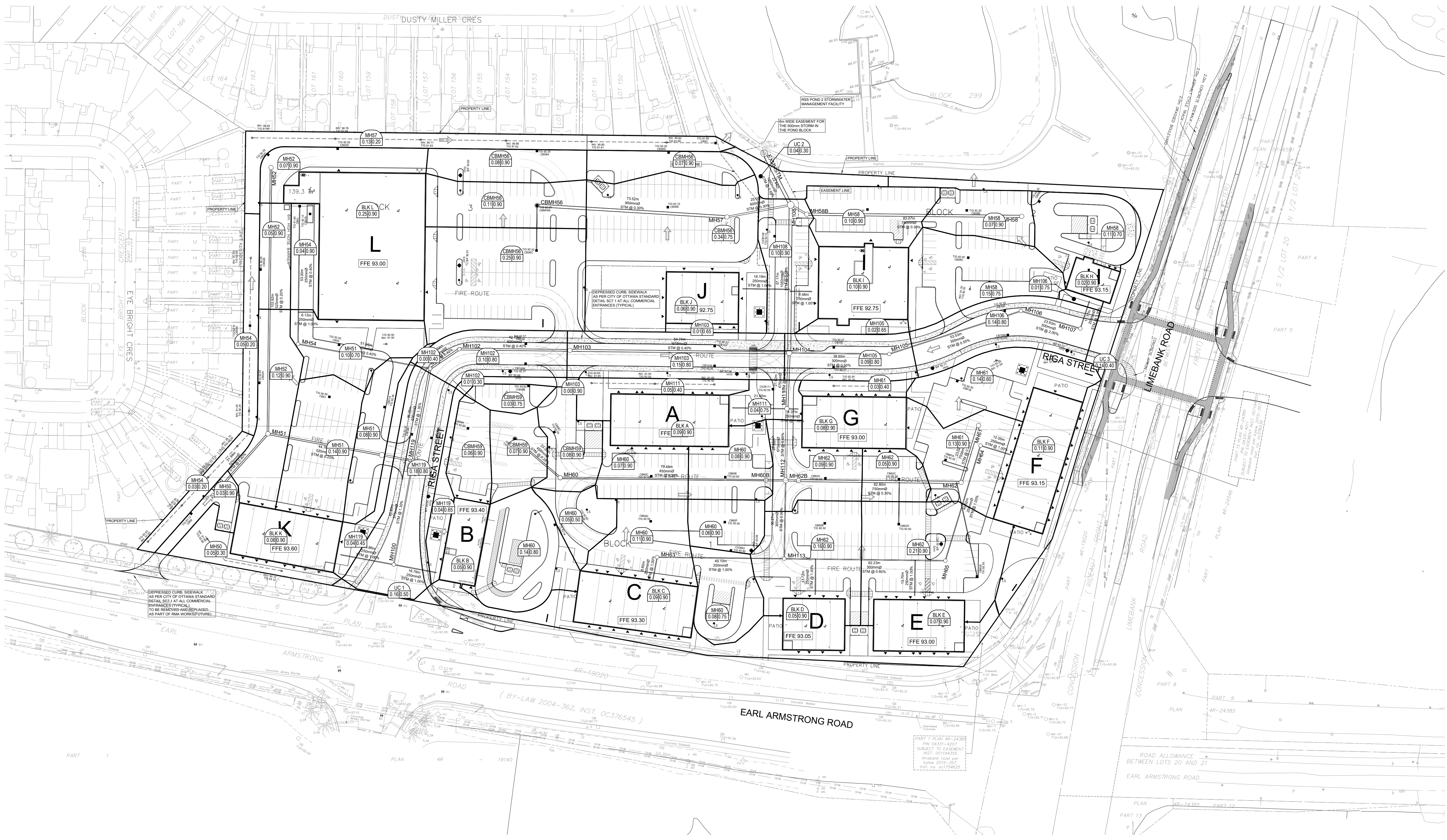
SHEET TITLE
SANITARY TRIBUTARY AREA
PLAN

SHEET NUMBER
400

ISSUE
1

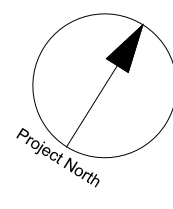


CITY FILE No. D07-12-22-0169 D07-16-22-0010



LEGEND

- STORM TRIBUTARY OUTLINE
- OUTLINE
- MH56 0.100/0.90 AREA NUMBER
COEFFICIENT
AREA (ha)



CLIENT

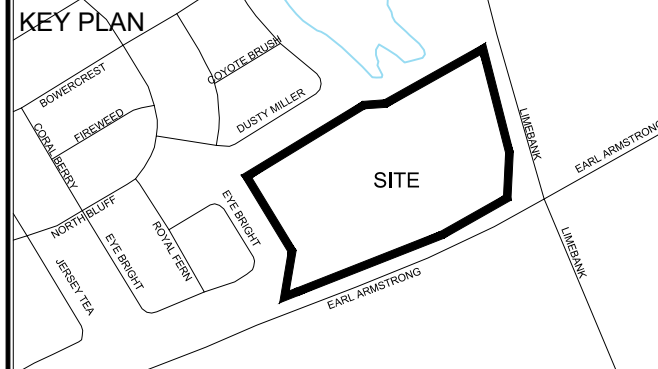
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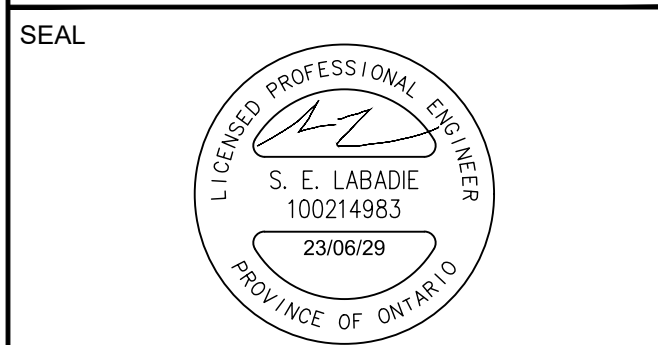
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No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14
2	ISSUED FOR COORDINATION	2023-01-05
3	REVISED AS PER CITY COMMENTS	2023-01-26
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



- CONSULTANTS**
- Owner / Applicant: Urbandale Corporation
 - Architect: Dredge Leahy Architecture Inc.
 - Civil Engineers: IBI Group
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 - Landscape Architect: CSW Landscape Architects Ltd
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 - Mechanical: JRP Engineering



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 Ottawa ON K1S 5N4 Canada
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
 ibigroup.com

PROJECT
 1515 EARL ARMSTRONG PLAZA

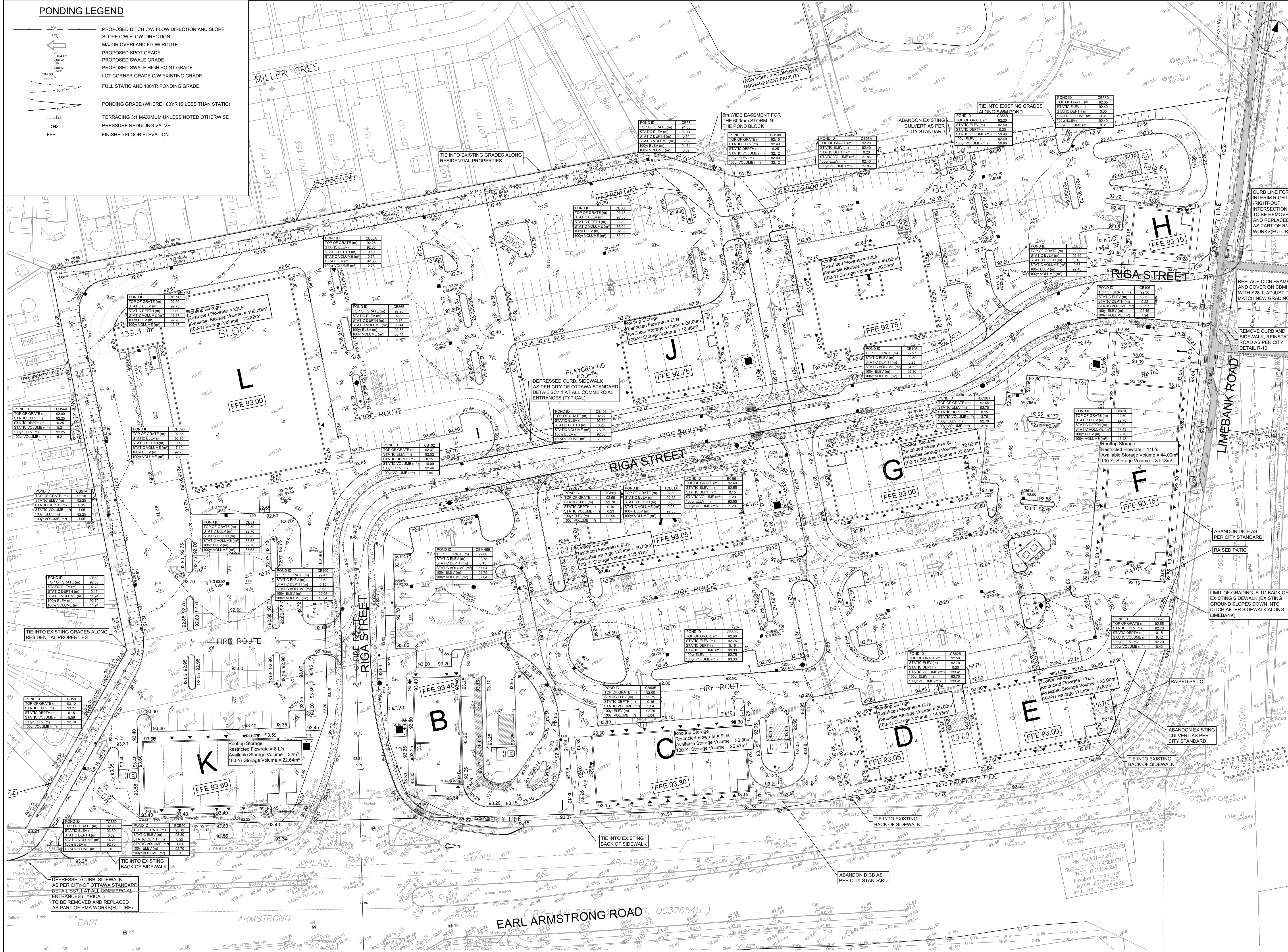
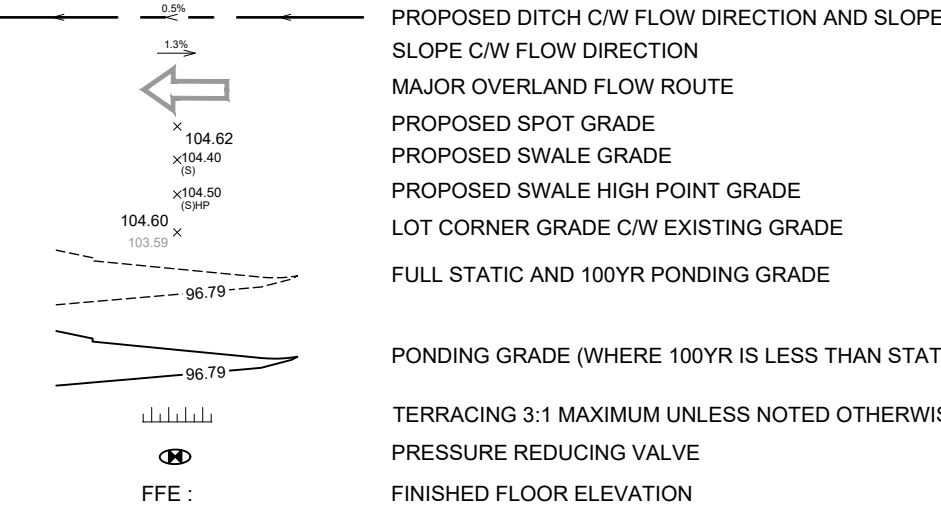
PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL
CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
 STORM DRAINAGE AREA PLAN

SHEET NUMBER 500 **ISSUE** 1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
 File Location: \\137404_Earl_Armstrong\A_Production\7_03_Design\04_Civil\Sheets\500 STORM DRAINAGE AREA PLAN.dwg Last Saved: May 30, 2023, 2:54:43 PM by Eric Henne

PONDING LEGEND



CLIENT
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-13
2	ISSUED FOR COORDINATION	2023-12-13
3	REVISED AS PER CITY COMMENTS	2024-01-06
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

KEY PLAN
 SITE

CONSULTANTS
 Owner / Applicant: Urbandale Corporation
 Architect: Dredge Leahy Architecture Inc.
 Civil Engineers: IBI Group
 Structural Engineers: IBI Group
 Planning: JRP Engineering
 Landscape Architect: CSW Landscape Architects Ltd
 Surveyor: Annis O'Sullivan Vollebakk Ltd
 Geotechnical: Paterson and Associates
 Electrical: JRP Engineering
 Mechanical: JRP Engineering

SCALE
 1:500
 15 10 5 25m

SEAL
 S. E. LABADIE
 100214983
 23/06/29
 PROVINCE OF ONTARIO

PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL

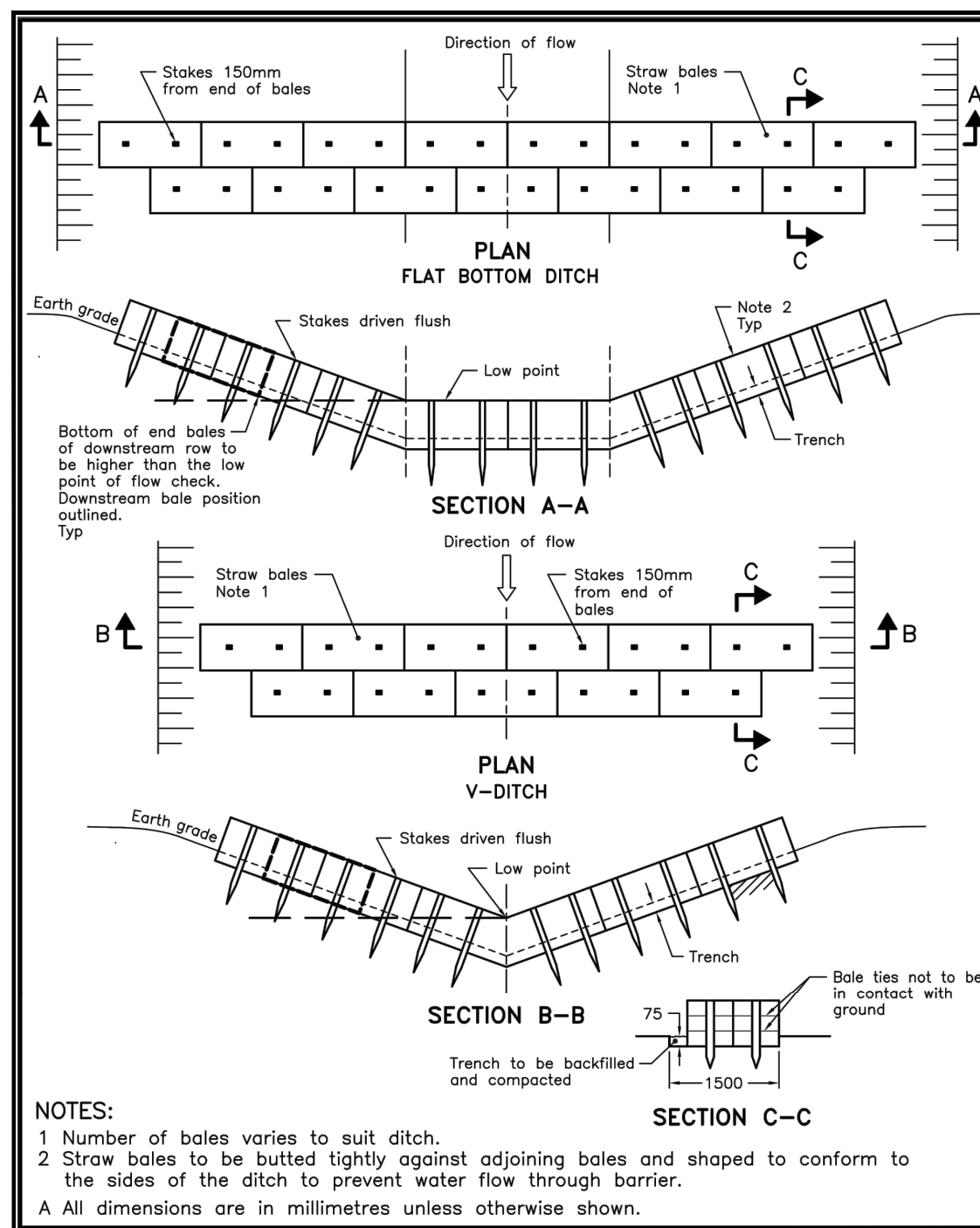
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SHEET TITLE
 PONDING PLAN

SHEET NUMBER 600 **ISSUE** 1

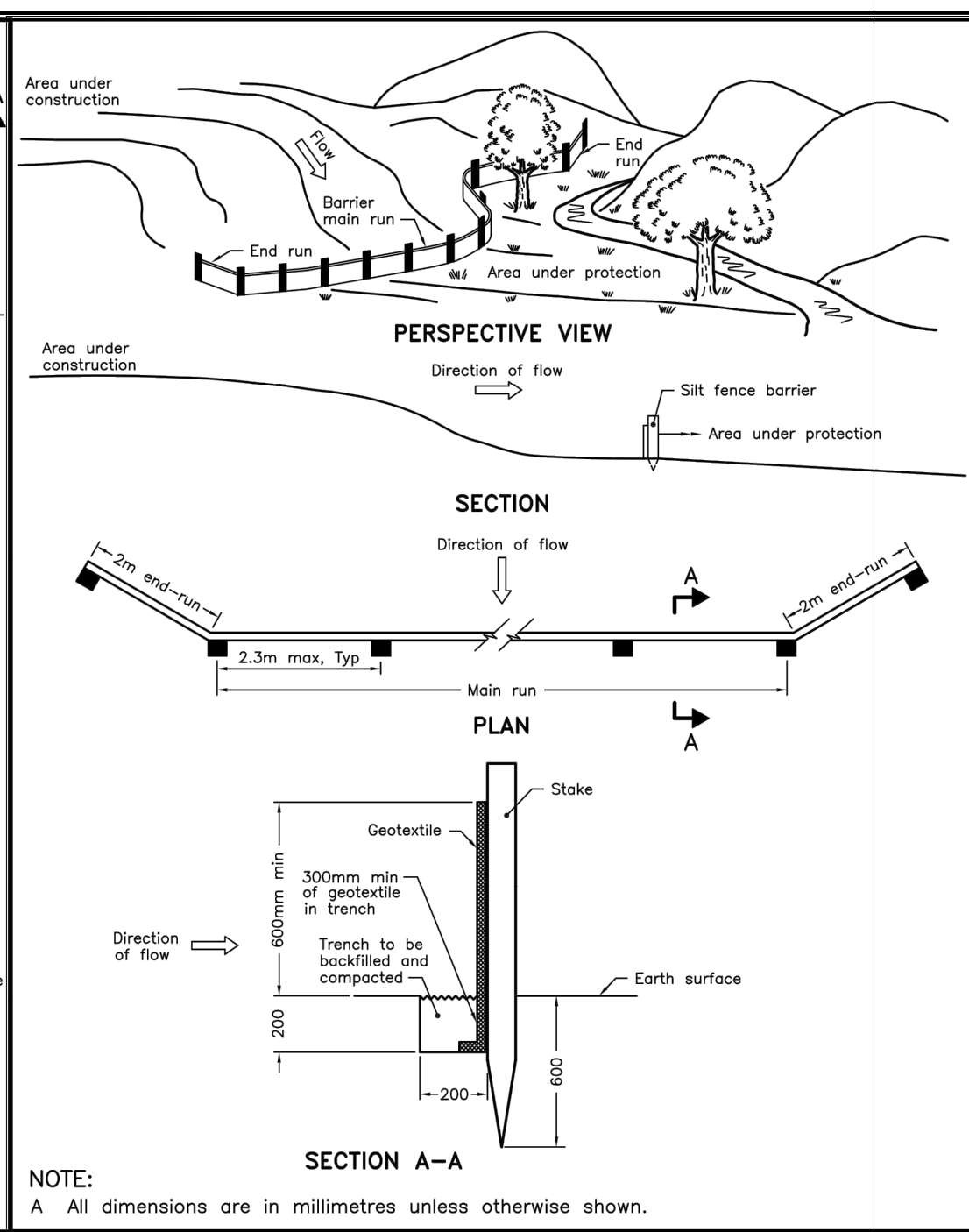
CITY PLAN No. 18900

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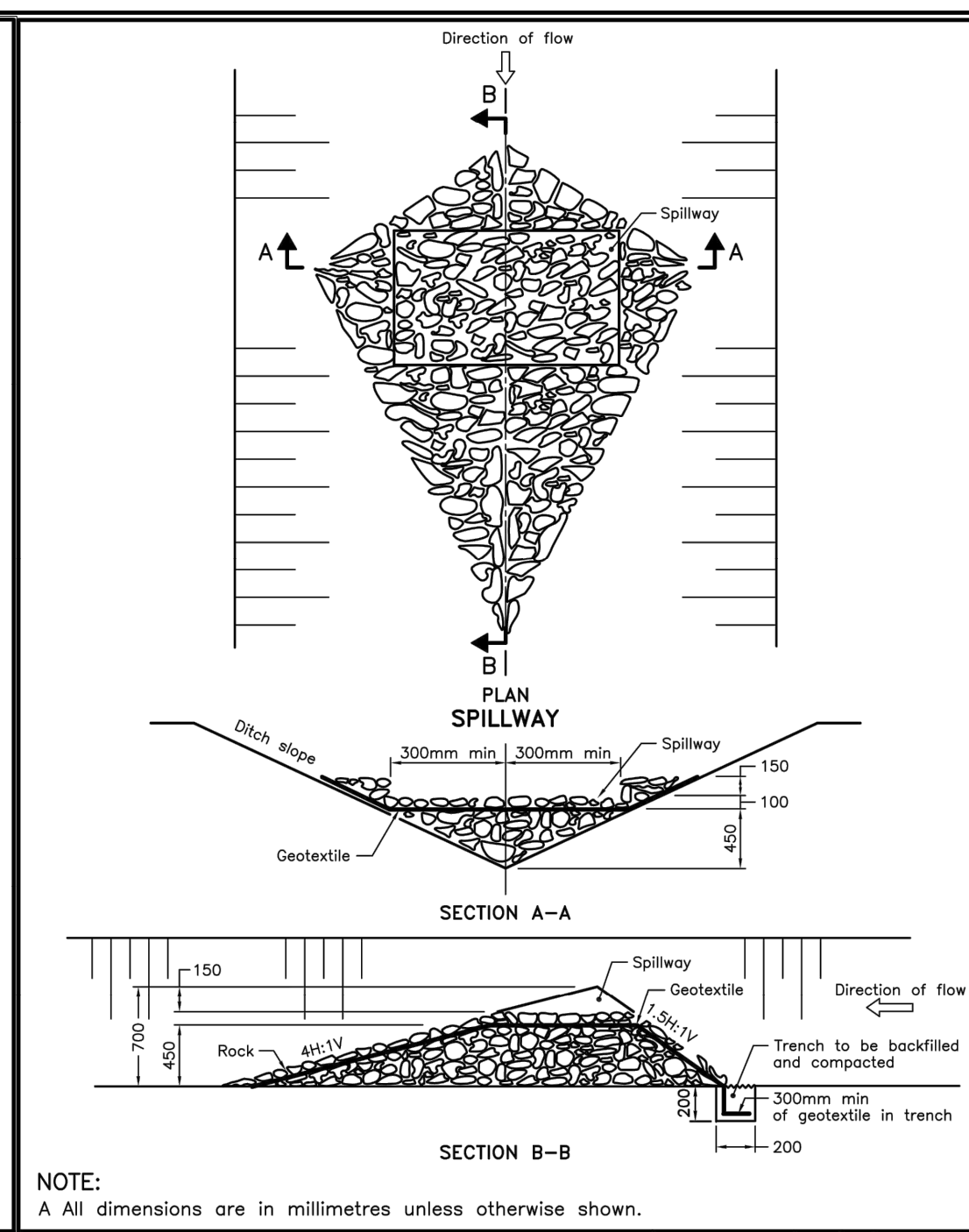
NOTES:
 1 Number of bales varies to suit ditch.
 2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
 A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
STRAW BALE FLOW CHECK DAM		
	OPSD 219.180	



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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
LIGHT-DUTY SILT FENCE BARRIER		
	OPSD 219.110	



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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
ROCK FLOW CHECK DAM V-DITCH		
	OPSD 219.210	

- NOTES:**
- 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.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C/Bs 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.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 - 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.

- 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

CLIENT

URBANDALE CORPORATION

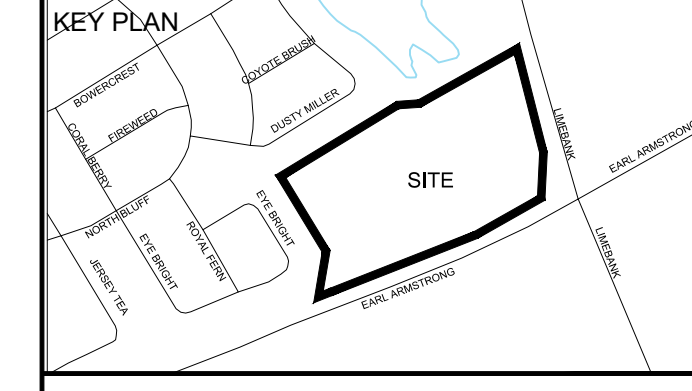
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ISSUES	No.	DESCRIPTION	DATE
	1	SUBMISSION 1 FOR CITY REVIEW	2023-12-16
	2	ISSUED FOR COORDINATION	2023-12-16
	3	REVISED AS PER CITY COMMENTS	2023-12-16
	4	ISSUED FOR TENDER	2023-04-27
	5	REVISED AS PER CITY COMMENTS	2023-06-13
	6	REVISED PER NEW SITE PLAN	2023-06-29

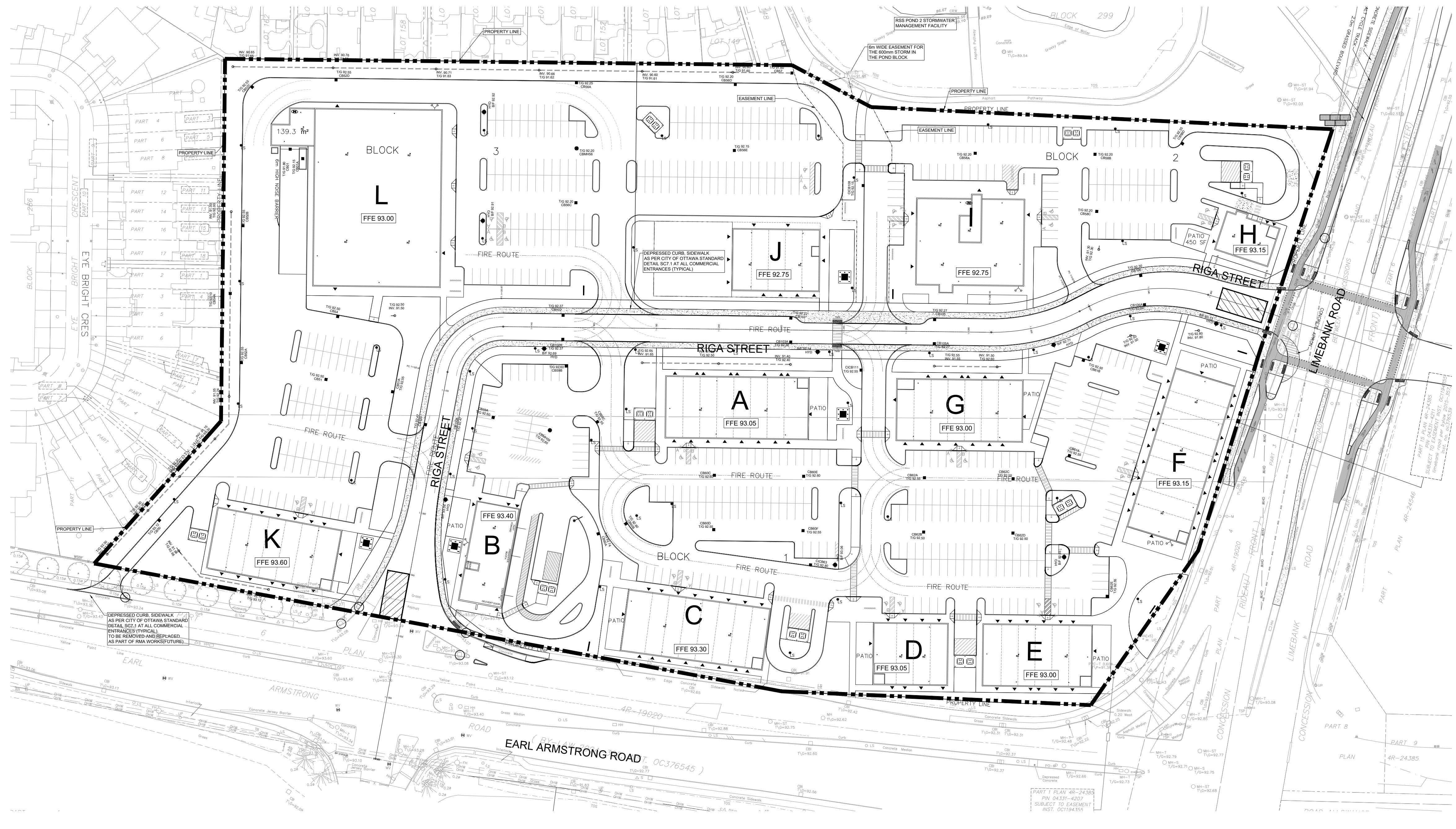
NOT FOR CONSTRUCTION

011.012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



- CONSULTANTS**
- Owner / Applicant:
 Urbandale Corporation
- Architect:
 Dredge Leahy Architecture Inc.
- Civil Engineers:
 IBI Group
- Structural Engineers:
 Cleland Jardine Engineering Ltd
- Planning:
 Fotenn
- Landscape Architect:
 CSW Landscape Architects Ltd
- Surveyor:
 Annis O'Sullivan Vollebakk Ltd
- Geotechnical:
 Paterson and Associates
- Electrical:
 JRP Engineering
- Mechanical:
 JRP Engineering

SEAL



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PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO:
 137404

DRAWN BY:
 EH

PROJECT MGR:
 SEL

CHECKED BY:
 TRB

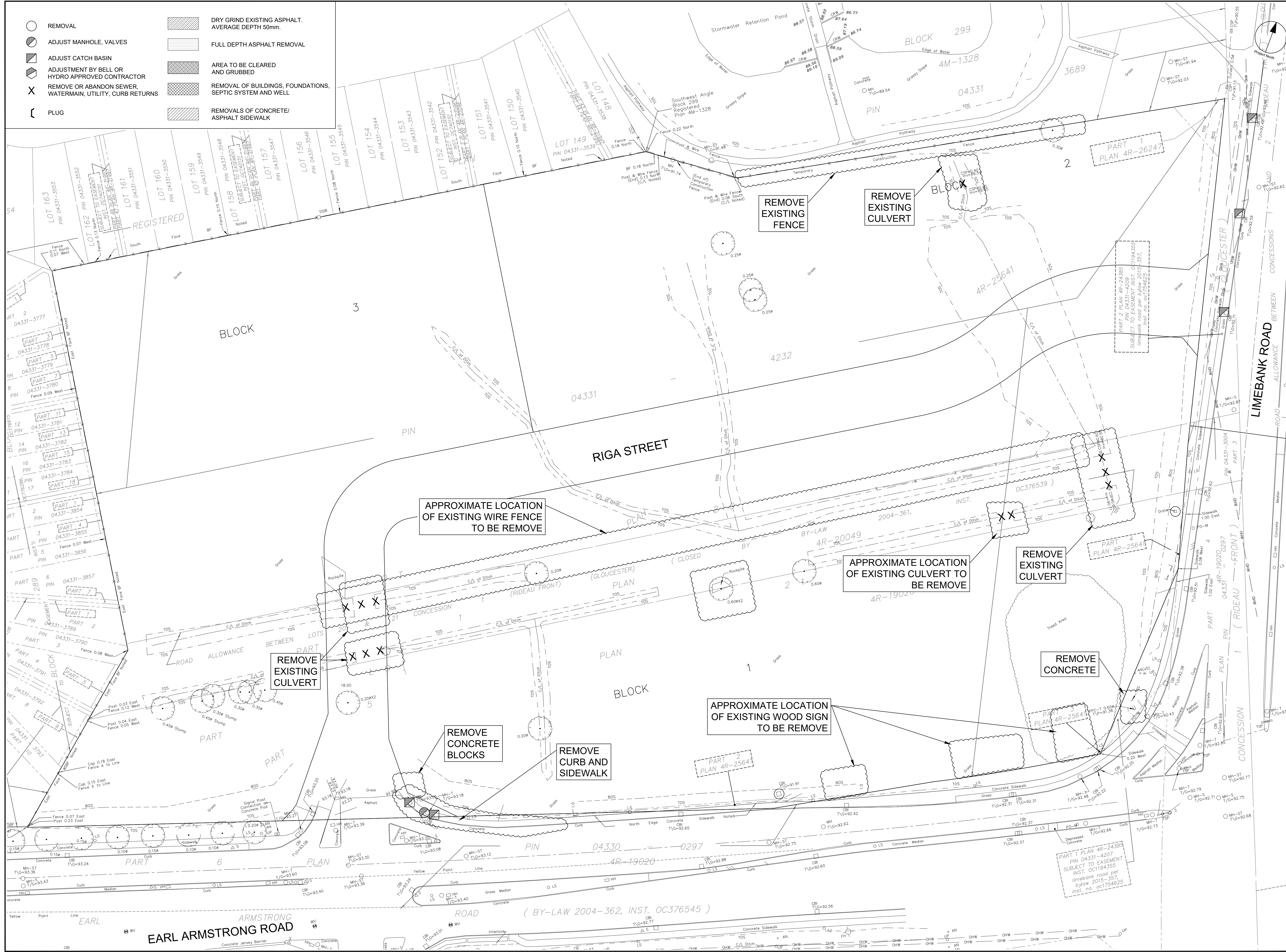
APPROVED BY:
 TRB

SHEET TITLE
 SEDIMENT - EROSION PLAN

SHEET NUMBER
 900

ISSUE
 1

CITY FILE No. D07-12-22-00169 D07-16-22-0010
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 File Location: \\137404_Earl_Armstrong\7.03_Design\03_Civil\Sheets\900 SEDIMENT - EROSION PLAN.dwg
 Last Saved: May 30, 2023 2:56:45 PM by Eric Henne
 Plotted: Friday, June 30, 2023 2:56:45 PM by Eric Henne



- REMOVAL
- ADJUST MANHOLE, VALVES
- ▣ ADJUST CATCH BASIN
- ▣ ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR
- X REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS
- ┌ PLUG
- ▨ DRY GRIND EXISTING ASPHALT, AVERAGE DEPTH 50mm.
- ▨ FULL DEPTH ASPHALT REMOVAL
- ▨ AREA TO BE CLEARED AND GRUBBED
- ▨ REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
- ▨ REMOVALS OF CONCRETE/ ASPHALT SIDEWALK



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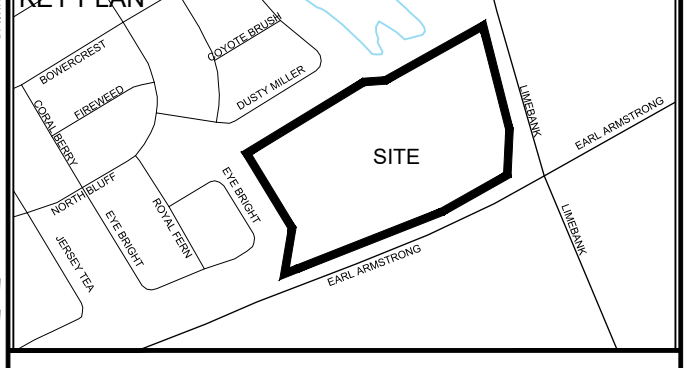
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2023-12-13
2	ISSUED FOR COORDINATION	2023-12-13
3	REVISED AS PER CITY COMMENTS	2024-01-08
4	ISSUED FOR TENDER	2023-04-27
5	REVISED AS PER CITY COMMENTS	2023-06-13
6	REVISED PER NEW SITE PLAN	2023-06-29

NOT FOR CONSTRUCTION

SEE 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:
 Urbandale Corporation

Architect:
 Drede Leahy Architecture Inc.

Civil Engineers:
 IBI Group

Structural Engineers:
 Cleland Jardine Engineering Ltd

Planning:
 Fotenn

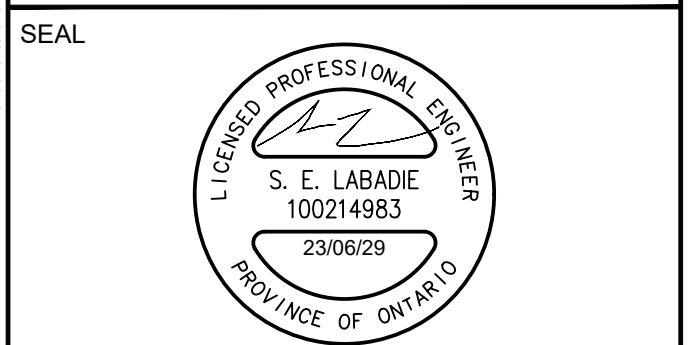
Landscape Architect:
 CSW Landscape Architects Ltd

Surveyor:
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:
 Paterson and Associates

Electrical:
 JRP Engineering

Mechanical:
 JRP Engineering



PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO.:
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DRAWN BY:
 EH

CHECKED BY:
 TRB

PROJECT MGR:
 SEL

APPROVED BY:
 TRB

SHEET TITLE
 REMOVAL PLAN

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CITY PLAN No. 18900

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