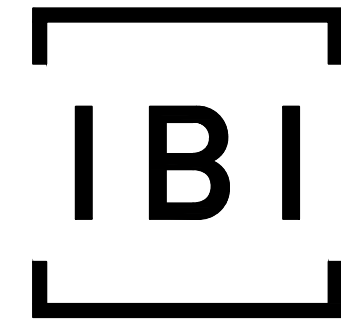
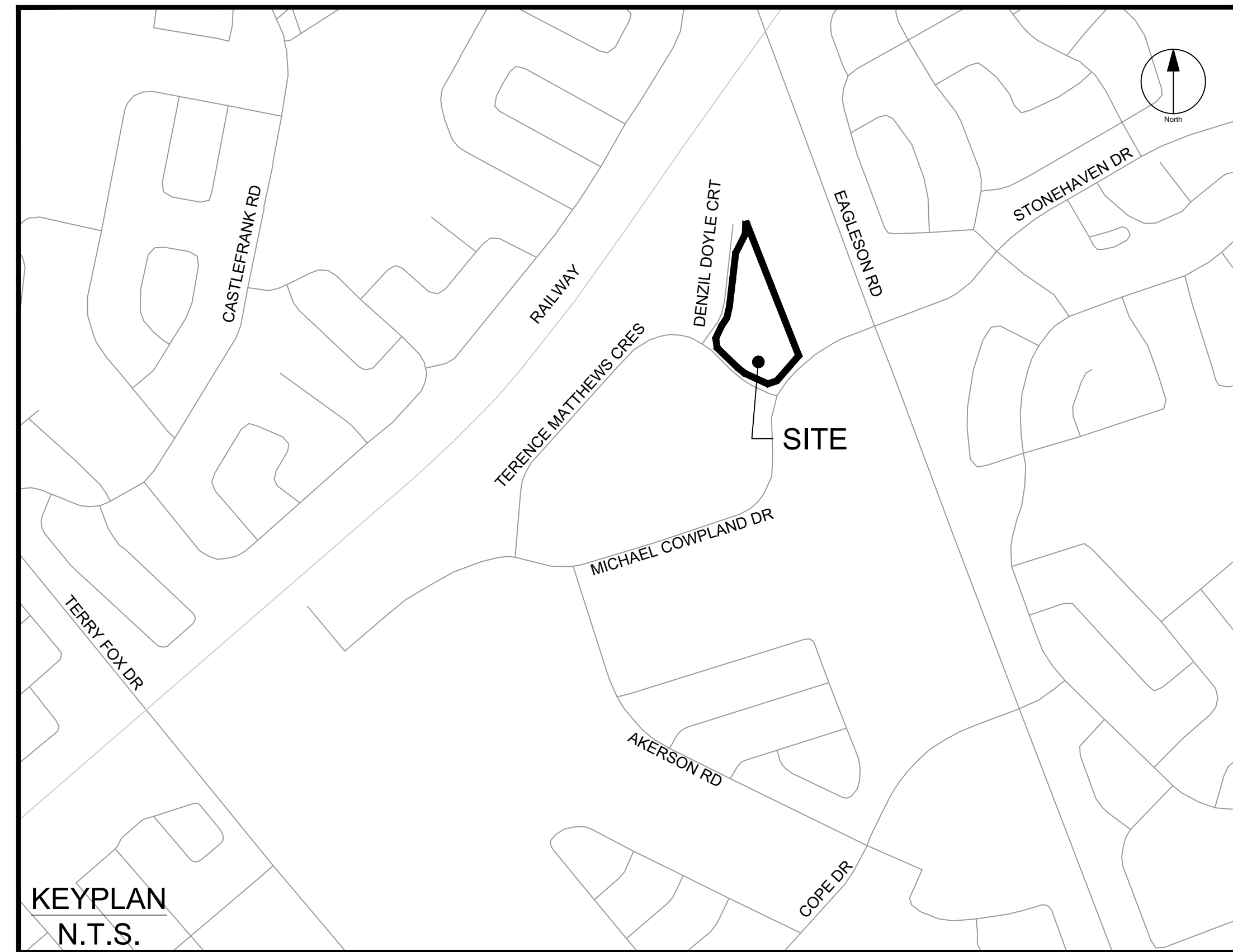


# PROPOSED SELF STORAGE DEVELOPMENT HUNTINGTON PROPERTIES



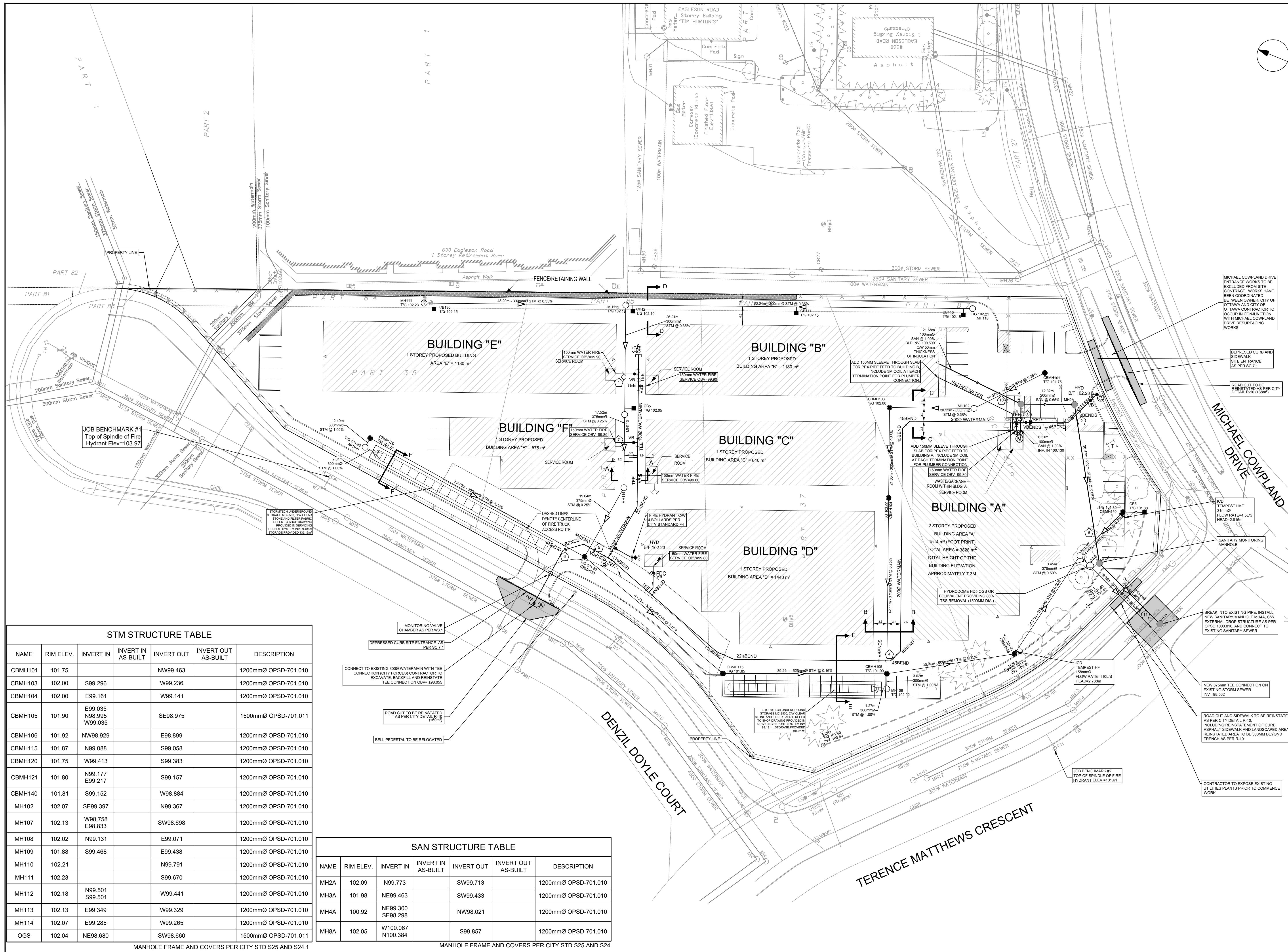
**IBI GROUP**  
400 – 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com



Sheet List Table	
Sheet Number	Sheet Title
C-001	GENERAL PLAN OF SERVICES
C-010	DETAILS AND NOTES
C-200	GRADING PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	SEDIMENT - EROSION PLAN

**75 MICHAEL COWPLAND  
CITY OF OTTAWA**

**CONTRACT NO. 135470**



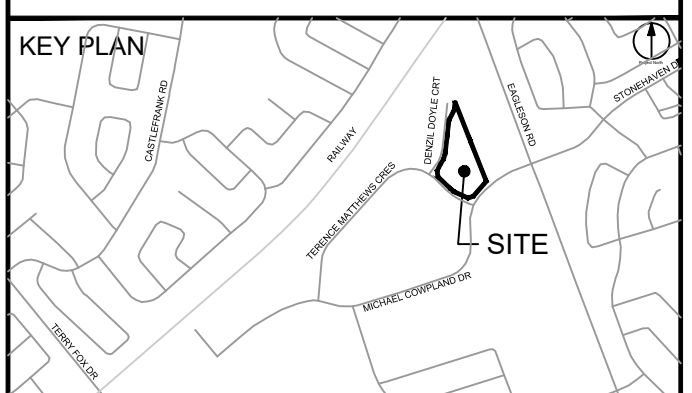
CLIENT  
**HUNTINGTON PROPERTIES**

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 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 CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



CONSULTANTS

Project Coordinator:  
 Huntington Properties  
 Architect:  
 A49 Architecture  
 Landscape:  
 Fobem  
 Mechanical & Electrical:  
 Goodkey & Woodmark & Associates Limited  
 Surveyor:  
 Annis O'Sullivan Vollebakk Ltd.  
 Geotech:  
 Paterson Group

SEAL

BREAK INTO EXISTING PIPE. INSTALL NEW SANITARY MANHOLE MHA, CWV EXTERNAL DROP STRUCTURE AS PER OPSD 1003.010, AND CONNECT TO EXISTING SANITARY SEWER

NEW 375mm TEE CONNECTION ON EXISTING STORM SEWER INV=98.862

ROAD CUT AND SIDEWALK TO BE REINSTATED AS PER CITY DETAIL R-10, INCLUDING REINSTATEMENT OF CURB, ASPHALT SIDEWALK AND LANDSCAPED AREA. REINSTATED AREA TO BE 300mm BEYOND TRENCH AS PER R-10.

CONTRACTOR TO EXPOSE EXISTING UTILITIES PLANTS PRIOR TO COMMENCE WORK

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH101	101.75			NW99.463		1200mmØ OPSD-701.010
CBMH103	102.00	S99.296		W99.236		1200mmØ OPSD-701.010
CBMH104	102.00	E99.161		W99.141		1200mmØ OPSD-701.010
CBMH105	101.90	E99.035 N98.995 W99.035		SE98.975		1500mmØ OPSD-701.011
CBMH106	101.92	NW98.929		E98.899		1200mmØ OPSD-701.010
CBMH115	101.87	N99.088		S99.058		1200mmØ OPSD-701.010
CBMH120	101.75	W99.413		S99.383		1200mmØ OPSD-701.010
CBMH121	101.80	N99.177 E99.217		S99.157		1200mmØ OPSD-701.010
CBMH140	101.81	S99.152		W98.884		1200mmØ OPSD-701.010
MH102	102.07	SE99.397		N99.367		1200mmØ OPSD-701.010
MH107	102.13	W98.758 E98.833		SW98.698		1200mmØ OPSD-701.010
MH108	102.02	N99.131		E99.071		1200mmØ OPSD-701.010
MH109	101.88	S99.468		E99.438		1200mmØ OPSD-701.010
MH110	102.21			N99.791		1200mmØ OPSD-701.010
MH111	102.23			S99.670		1200mmØ OPSD-701.010
MH112	102.18	N99.501 S99.501		W99.441		1200mmØ OPSD-701.010
MH113	102.13	E99.349		W99.329		1200mmØ OPSD-701.010
MH114	102.07	E99.285		W99.265		1200mmØ OPSD-701.010
OGS	102.04	NE98.680		SW98.660		1500mmØ OPSD-701.011

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24.1

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH2A	102.09	N99.773		SW99.713		1200mmØ OPSD-701.010
MH3A	101.98	NE99.463		SW99.433		1200mmØ OPSD-701.010
MH4A	100.92	NE99.300 SE98.298		NW98.021		1200mmØ OPSD-701.010
MH8A	102.05	W100.067 N100.384		S99.857		1200mmØ OPSD-701.010

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24

PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
 75 MICHAEL COWPLAND

PROJECT NO:  
 135470

DRAWN BY:  
 S.L. / D.D.

CHECKED BY:  
 T.R.B.

PROJECT MGR:  
 R.M.

APPROVED BY:  
 T.R.B.

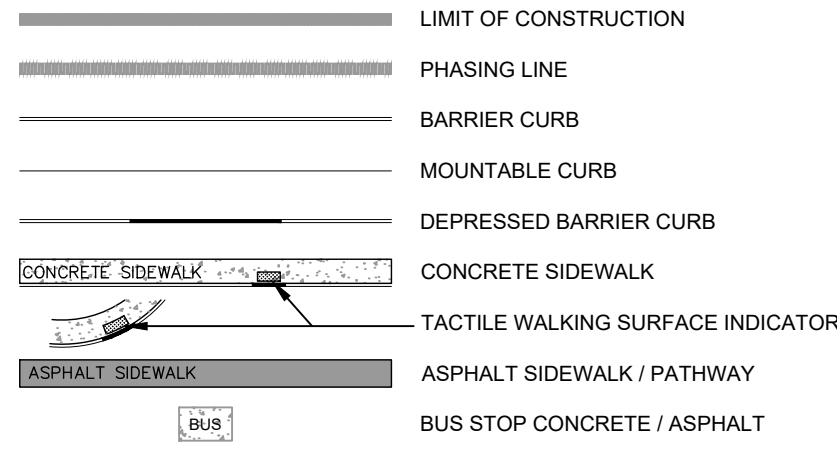
SHEET TITLE  
**GENERAL PLAN OF SERVICES**

SHEET NUMBER  
**C-001**

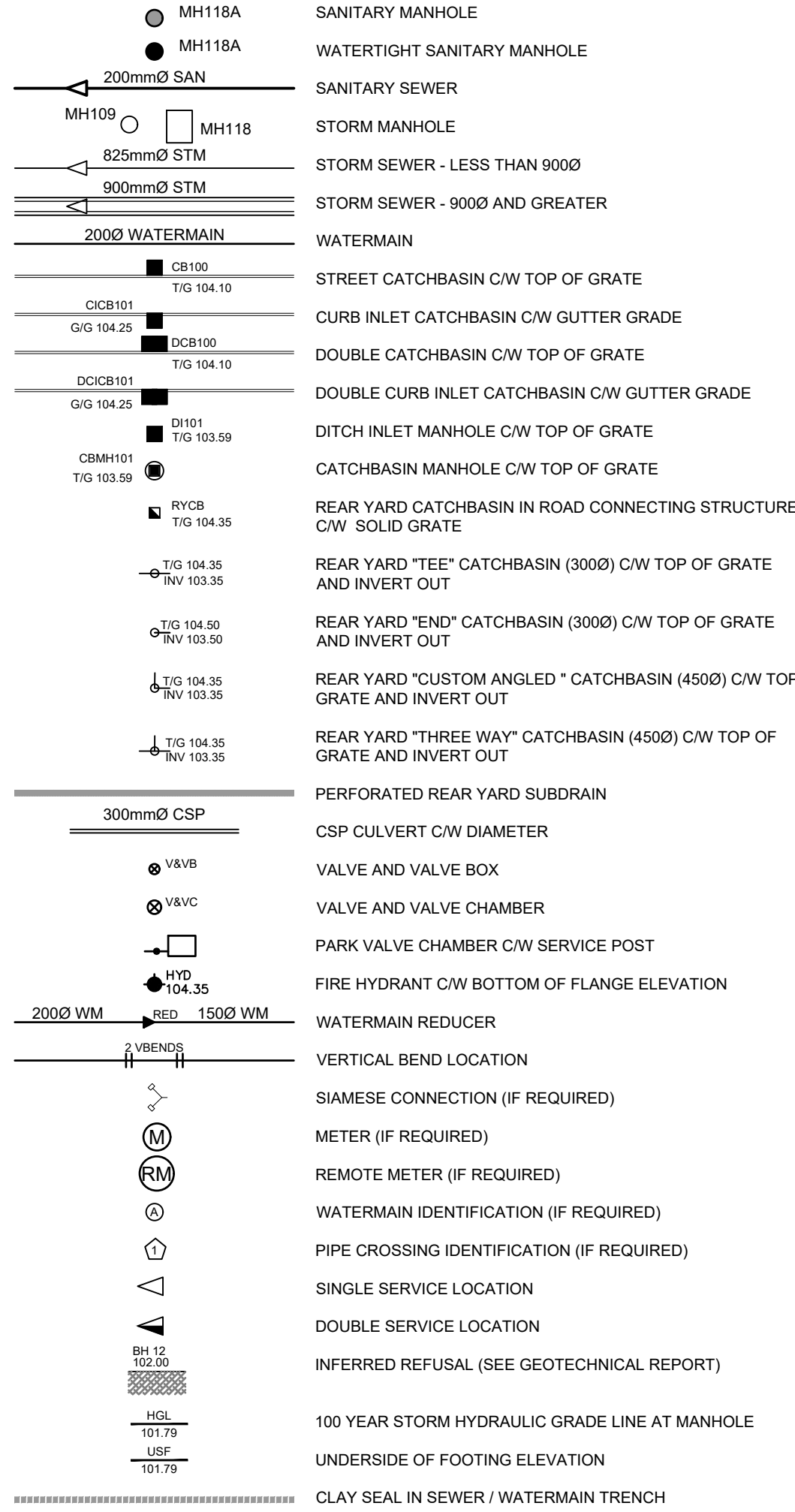
ISSUE  
**4**

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 Last Saved: July 18, 2023, by Ehenie  
 Plotter: Wednesday, July 19, 2023 2:42:08 PM by Eric Thorne

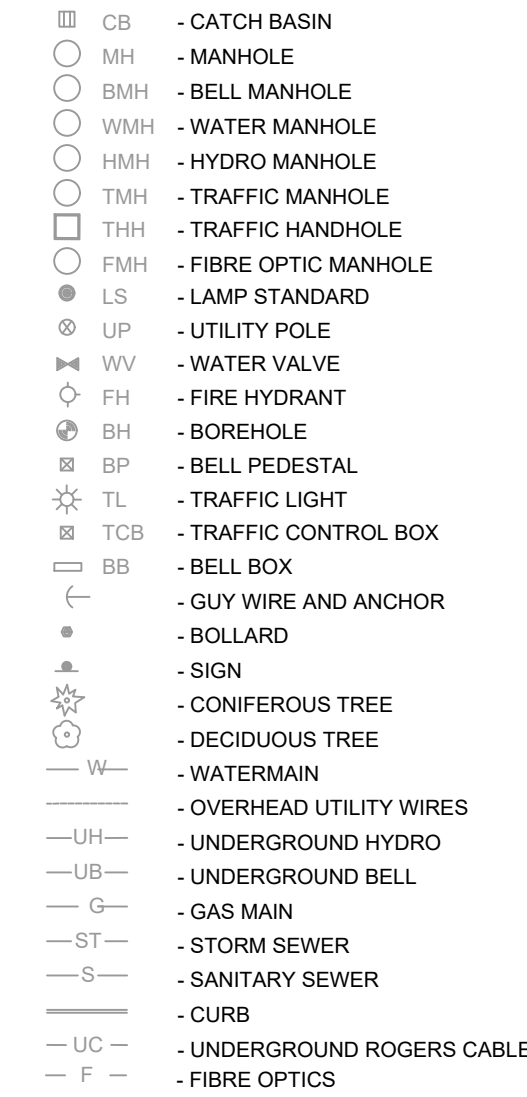
**GENERAL LEGEND**



**SERVICING LEGEND**



**FAIRHALL, MOFFATT & WOODLAND LIMITED LEGEND**



Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 99.313	WM Top 98.813	0.500
2	SAN Bottom 99.691	WM Top 99.191	0.501
3	STM Bottom 100.108	WM Top 99.606	0.502
4	STM Bottom 98.970	WM Top 98.470	0.500
5	STM Bottom 99.148	WM Top 98.648	0.500
6	STM Bottom 99.122	WM Top 98.622	0.500
7	STM Bottom 99.236	WM Top 98.736	0.500
8	SAN Bottom 99.494	STM Top 99.221	0.273
10	SAN Bottom 100.431	STM Top 99.793	0.638
11	SAN Bottom 99.307	STM Top 99.010	0.296

Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A 0+000.00	TVS	+102.024	+99.05	
0+008.67	MON CHAMBER	102.08	99.68	
0+015.05	45 BEND	101.90	99.50	
0+015.52	V BEND	101.88	99.48	
0+015.77	V BEND	101.87	99.62	
0+020.18	45 BEND	101.87	99.64	
0+023.03	V BEND	101.86	99.65	
0+023.28	V BEND	101.87	99.47	
B 0+026.88	TEE	101.95	99.55	
0+027.88	11 BEND	101.97	99.57	
0+039.72	BLD D SERVICE TEE	102.05	99.65	
0+061.70	11 BEND	101.96	99.56	
0+065.80	22 BEND	102.04	99.64	
0+100.48	V BEND	102.05	99.65	
0+100.73	V BEND	102.04	99.47	
0+103.26	45 BEND	101.97	98.47	
0+103.88	V BEND	102.00	99.47	
0+104.14	V BEND	102.01	99.61	
0+106.59	45 BEND	102.11	99.71	
0+160.00	45 BEND	102.15	99.75	
0+162.39	45 BEND	102.12	99.72	
0+187.80	V BEND	102.33	99.93	
0+187.85	V BEND	102.32	99.61	
0+187.90	BLD A SERVICE TEE	102.32	99.61	
0+190.05	V BEND	102.31	99.61	
0+190.30	V BEND	102.31	99.91	
0+191.99	RED	102.30	99.90	
0+200.22	45 BEND	102.19	99.79	
0+201.63	V BEND	102.17	99.77	
0+201.88	V BEND	102.16	99.19	
0+204.08	V BEND	102.13	99.19	
0+204.33	V BEND	102.13	99.73	
0+207.81	VB	102.08	99.68	
C 0+209.97	HYDRANT	102.13	99.73	
B 0+000.00	TEE	101.95	99.55	
0+022.85	HYDRANT TEE	101.99	99.59	
0+014.08	22 S BEND	102.12	99.72	
0+021.66	BLD C SERVICE TEE	102.15	99.75	
0+029.46	BLD F SERVICE TEE	102.17	99.77	
0+043.01	BLD E SERVICE TEE	102.23	99.83	
0+045.88	BLD B SERVICE TEE	102.27	99.87	
D 0+050.50	CAP	102.27	99.87	

**NOTES :**

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN IN THE STANDARD DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- WHERE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3788-2 REV DATED AUG.9 2021 PREPARED BY PATERSON GROUP.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY A49 ARCHITECTURE.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL. IF NATIVE MATERIAL IS DESIGN AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AS PER CITY GUIDELINES. ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- REFER TO DRAWING C-011 FOR CROSS SECTIONS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- ALL PIPE, CURVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:  
- WATERMANS TO BE PVC DR18  
- SANITARY SEWER TO BE PVC DR35  
- PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE  
- STORM SEWERS 300MM DIAMETER AND LESS TO BE PVC DR35  
- STORM SEWERS 400MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4M AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, OR 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600MM SLUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SLUMP.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 3.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING PCSWMM AND THE 100 YEAR CHICAGO STORM EVENT (CH10010).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- ALL CURBS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC1.1. TYPICAL BARRIER CURB HEIGHT SHALL BE 150MM UNLESS NOTED OTHERWISE.

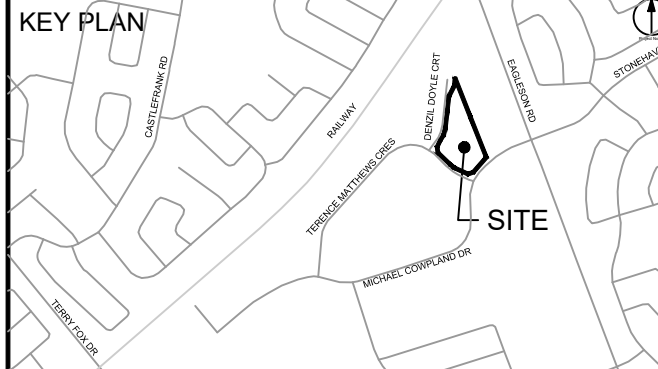
CLIENT  
**HUNTINGTON PROPERTIES**  
Huntington PROPERTIES

**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 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.

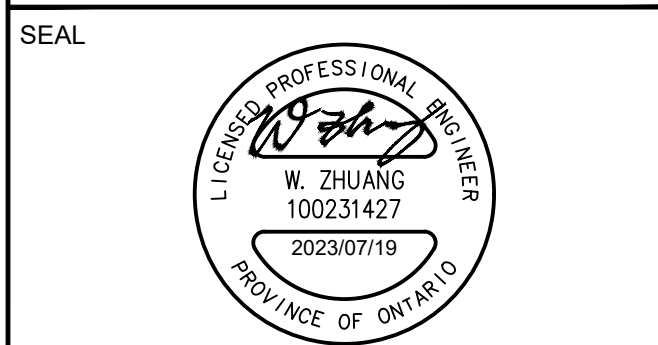
No.	DESCRIPTION	DATE
1	ISSUED FOR CITY REVIEW	2022-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



**CONSULTANTS**

Project Coordinator:  
Huntington Properties  
Architect:  
A49 Architecture  
Landscape:  
Fotom  
Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited  
Surveyor:  
Annis O'Sullivan Vollebck Ltd.  
Geotech:  
Paterson Group



**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**  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

PROJECT NO:  
135470

DRAWN BY:  
S.L. / D.D.  
PROJECT MGR:  
R.M.

CHECKED BY:  
T.R.B.  
APPROVED BY:  
T.R.B.

SHEET TITLE  
**DETAILS AND NOTES**

SHEET NUMBER  
**C-010**

ISSUE  
**4**

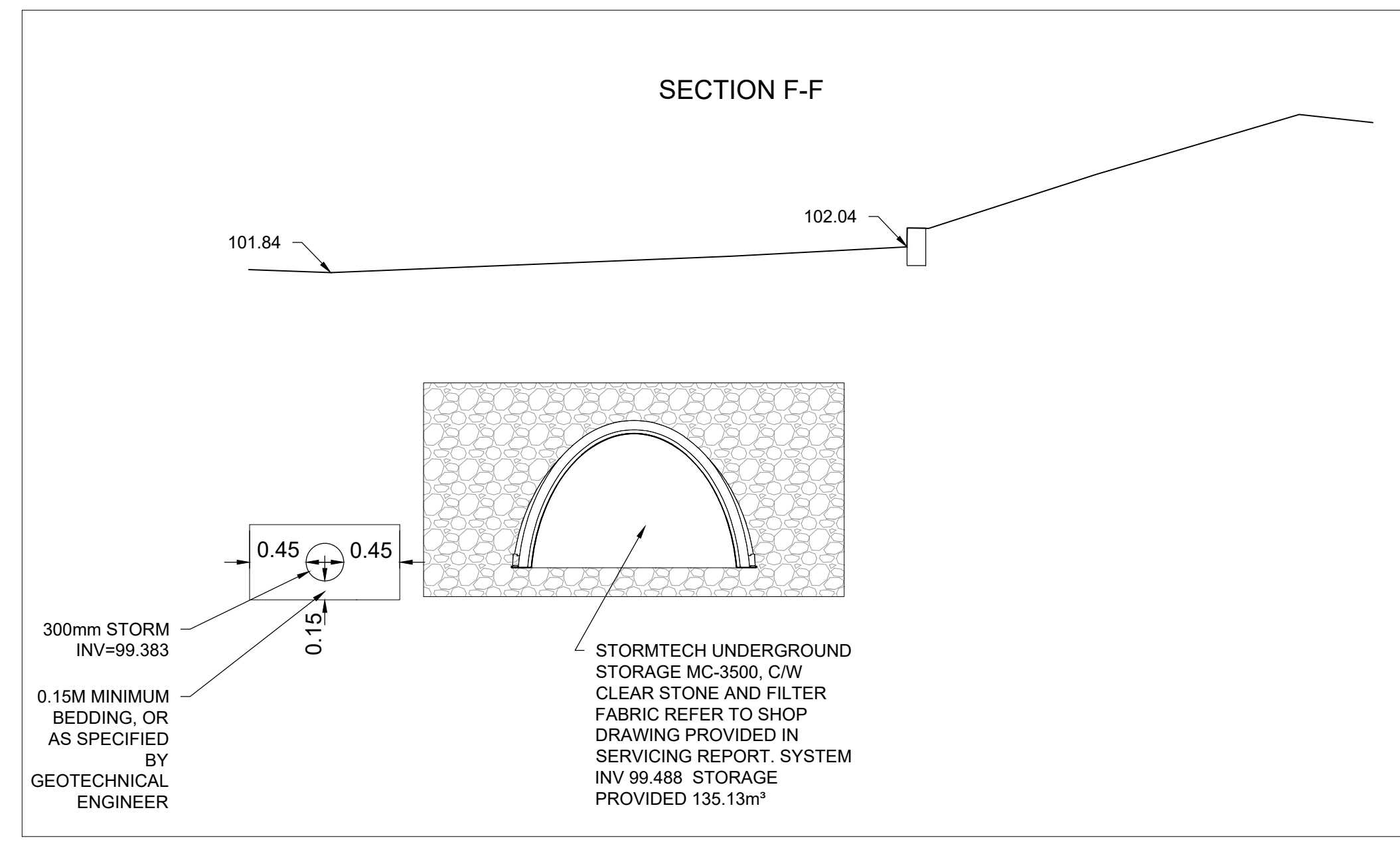
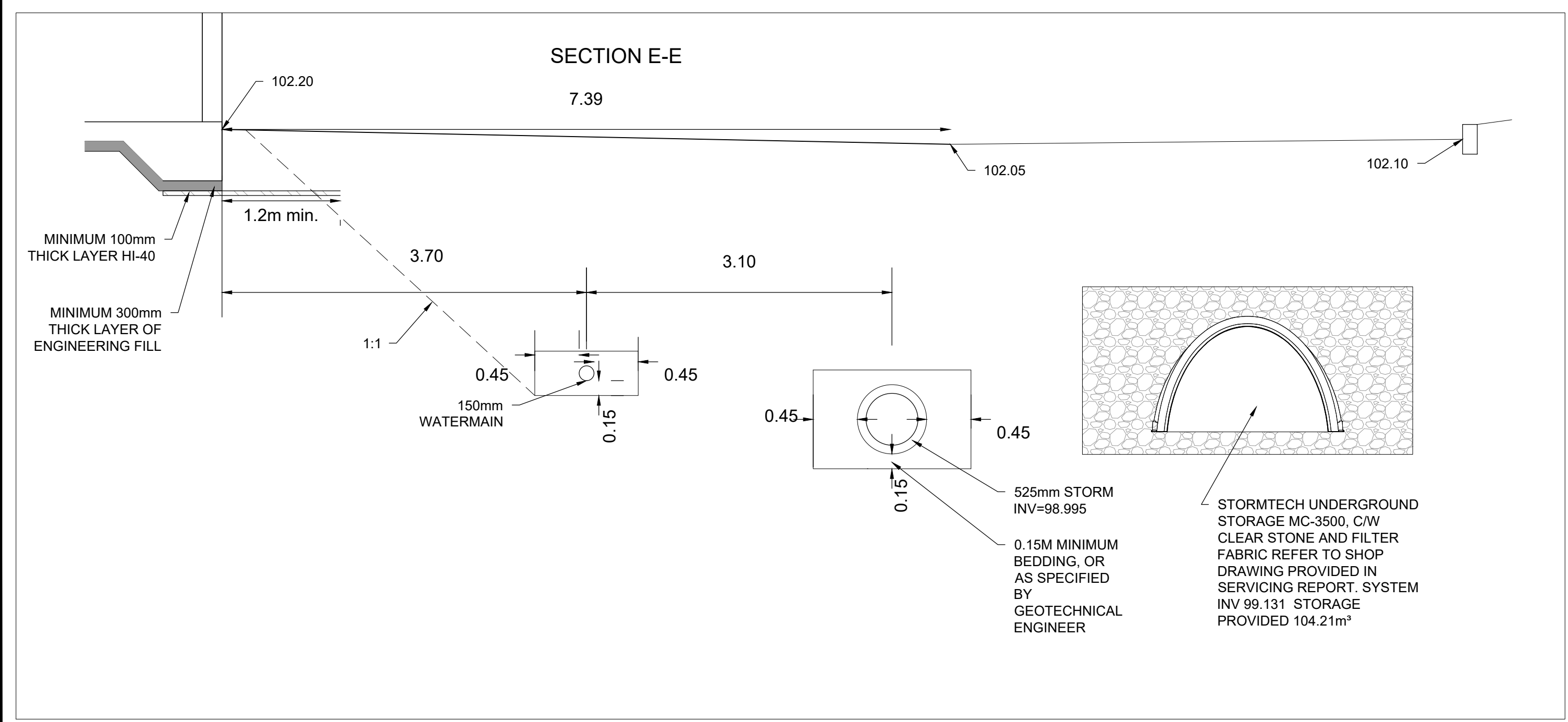
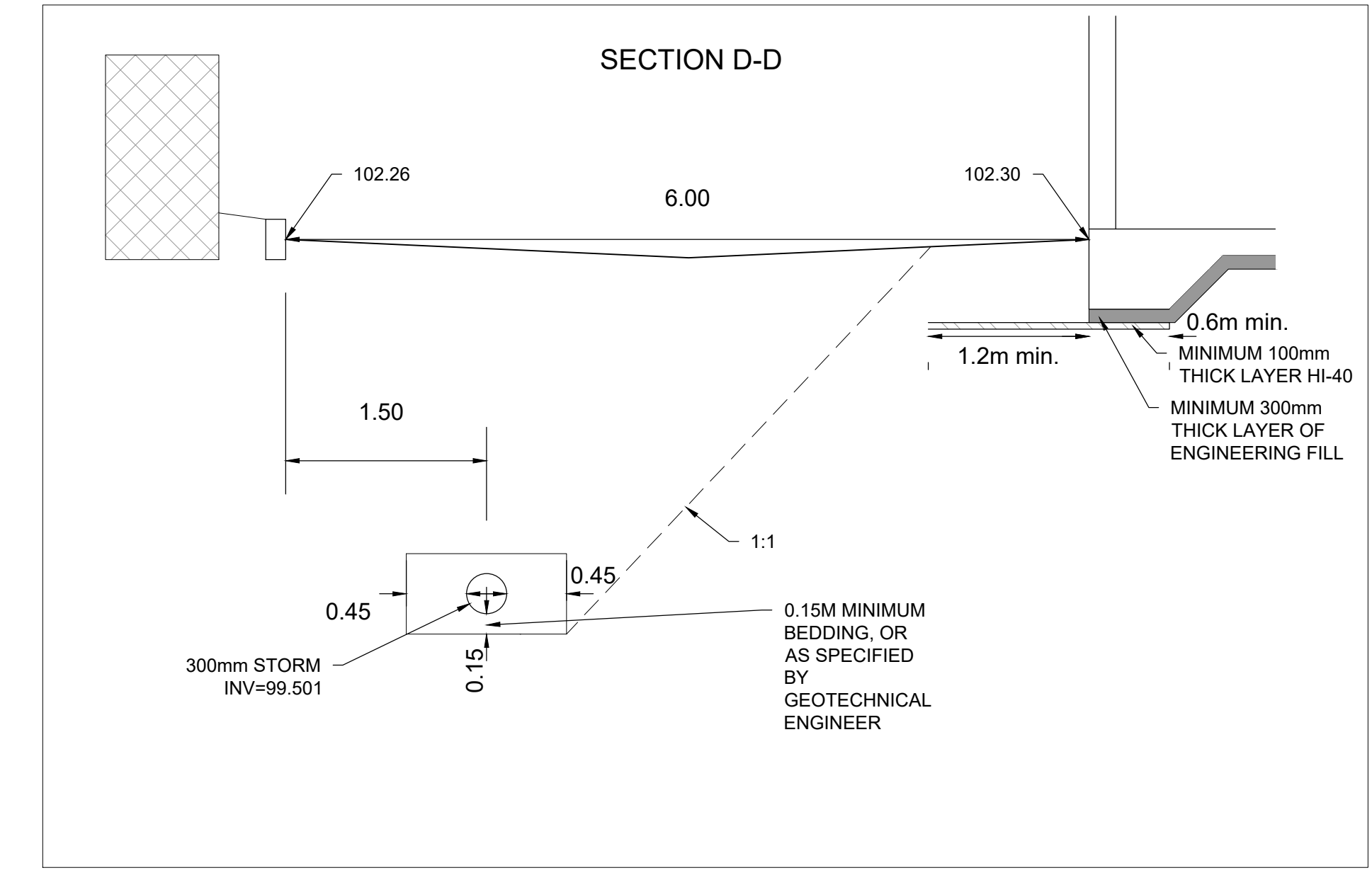
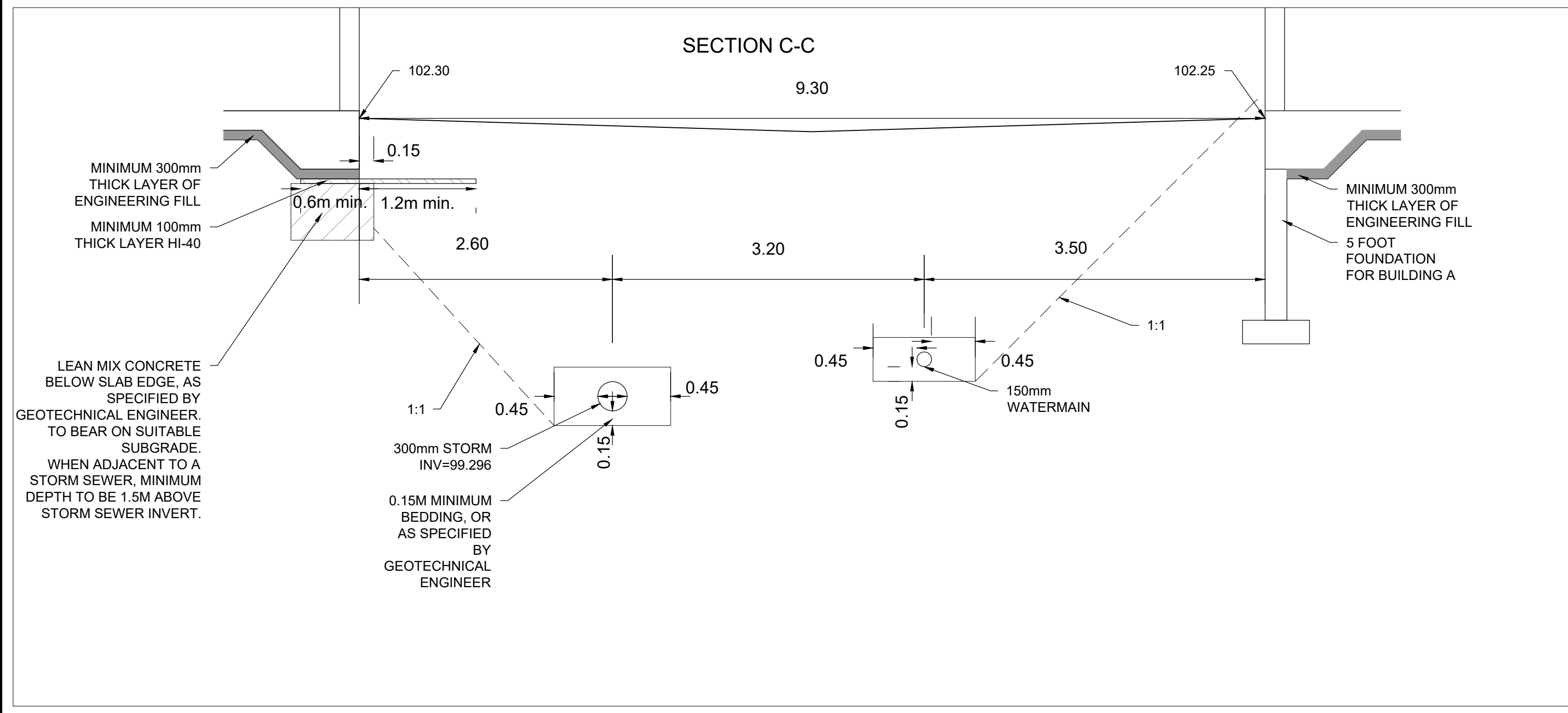
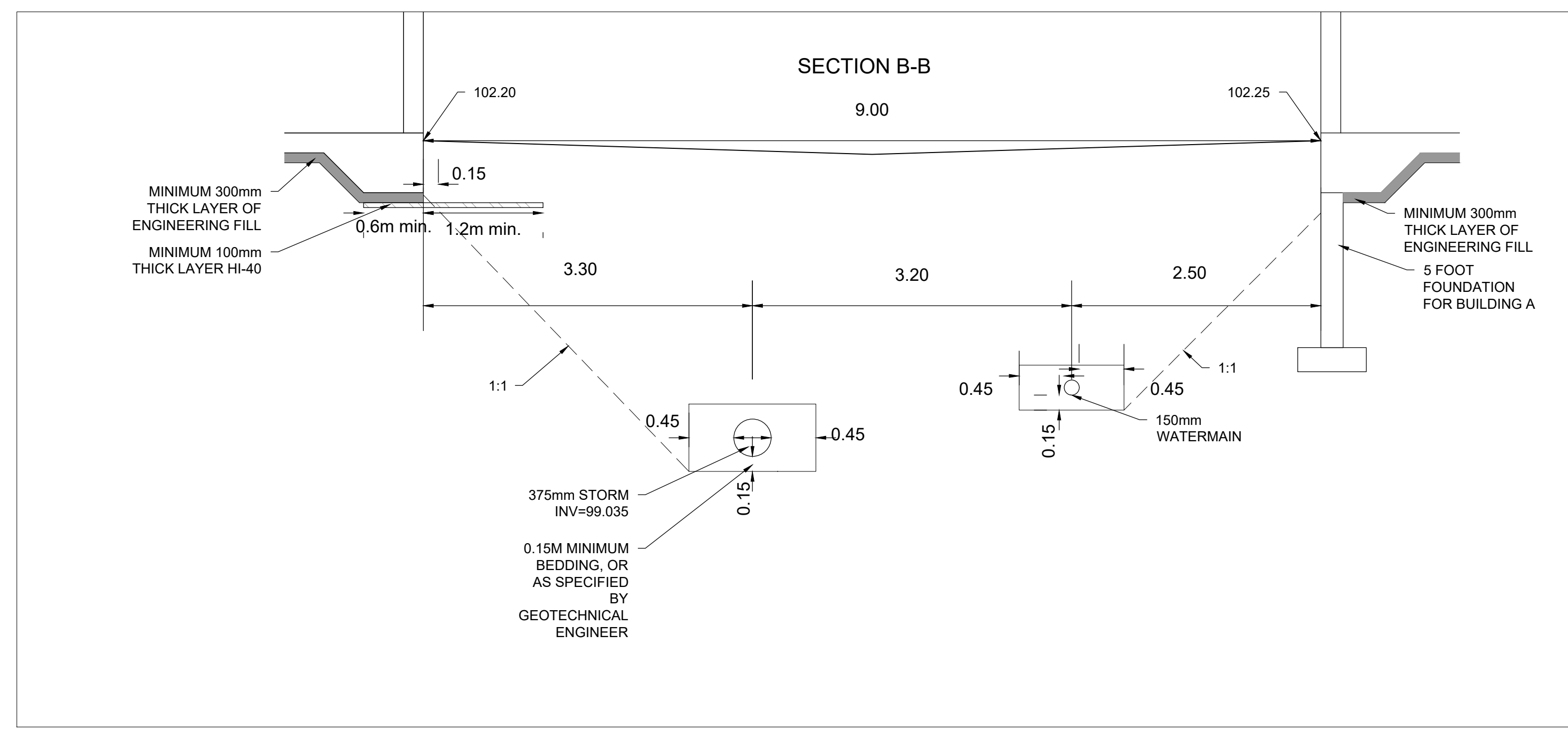
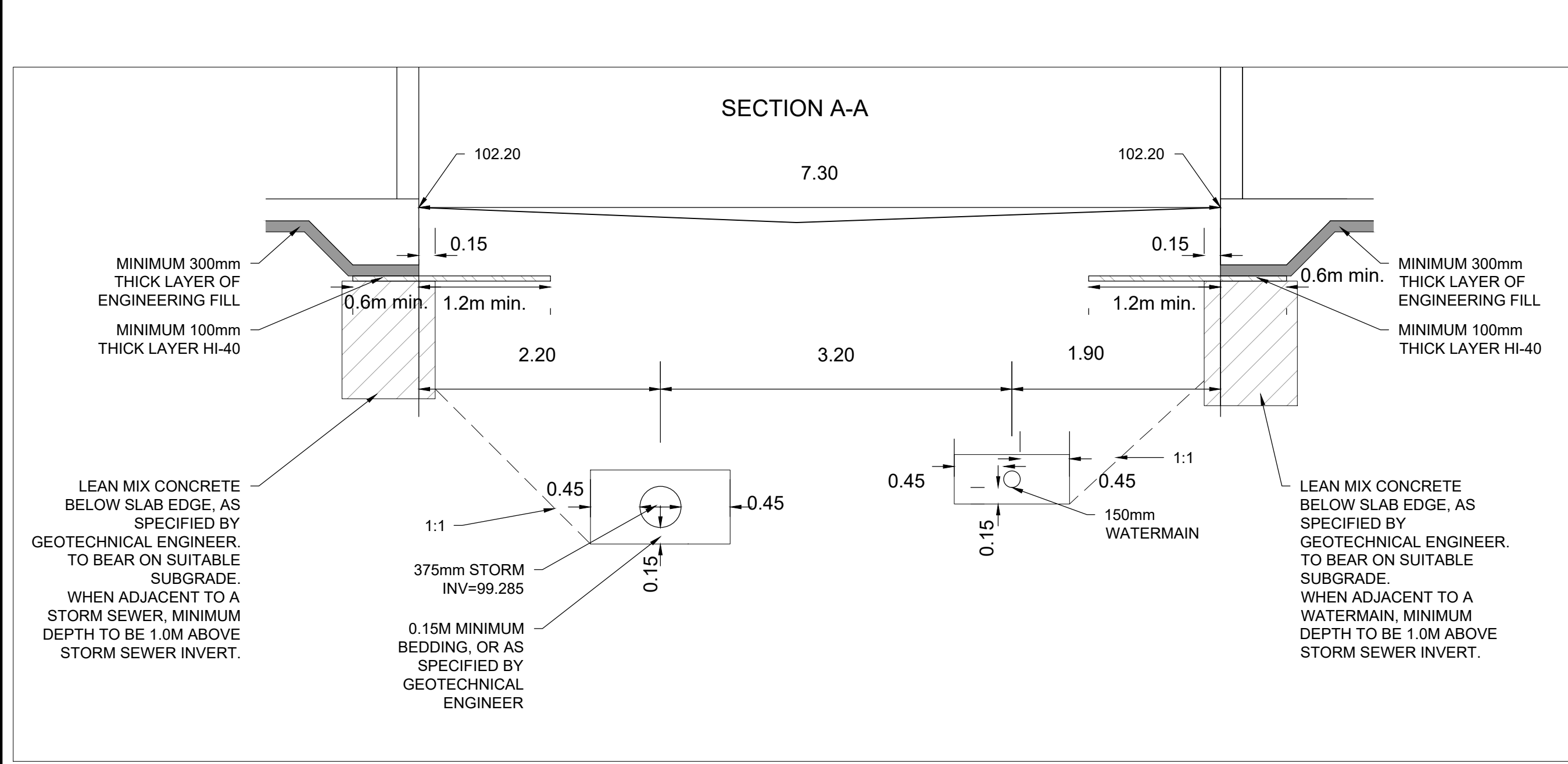
**CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA**

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.)
					INLET	OUTLET							
CB5	MH113	OPSD 705.010	S19	102.05		100.650	200	PVC DR35	1.650				
CB8	CBMH140	OPSD 705.010	S19	101.60		100.200	200	PVC DR35	1.650				
CB12	MH112	OPSD 705.010	S19	102.10		100.700	200	PVC DR35	1.650				
CB110	MH110	OPSD 705.010	S19	102.15		100.750	200	PVC DR35	1.650				
CB111	MH110B	OPSD 705.010	S19	102.15		100.750	200	PVC DR35	1.650				
CB130	MH111	OPSD 705.010	S19	102.15		100.750	200	PVC DR35	1.650				
CBMH101	CBMH101	OPSD 701.010	S28.1	101.75		99.247	825	PVC DR35	2.916				
CBMH103	CBMH103	OPSD 701.010	S28.1	102.00	99.174	99.114	825	PVC DR35	3.298				
CBMH104	CBMH104	OPSD 701.010	S28.1	102.00	99.090	99.070	825	PVC DR35	3.343				
CBMH105	CBMH105	OPSD 701.010	S28.1	101.90	98.984	98.964	825	PVC DR35	3.349				
CBMH106	CBMH106	OPSD 701.010	S28.1	101.90	98.930	98.900	825	PVC DR35	3.413	110.00	CUSTOM IPEX HF	158	
CBMH115	CBMH115	OPSD 701.010	S28.1	101.85	99.057	99.027	825	PVC DR35	3.235				
CBMH120	CBMH120	OPSD 701.010	S28.1	101.75		99.190	825	PVC DR35	2.973				
CBMH121	CBMH121	OPSD 701.010	S28.1	101.80	99.125	99.105	825	PVC DR35	3.107				
CBMH140	CBMH140	OPSD 701.010	S28.1	101.80		98.885	300	PVC DR35	3.065	4.50	CUSTOM IPEX LMF	31	

**ROADWAY STRUCTURE:**

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

COLLECTOR ROAD: (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



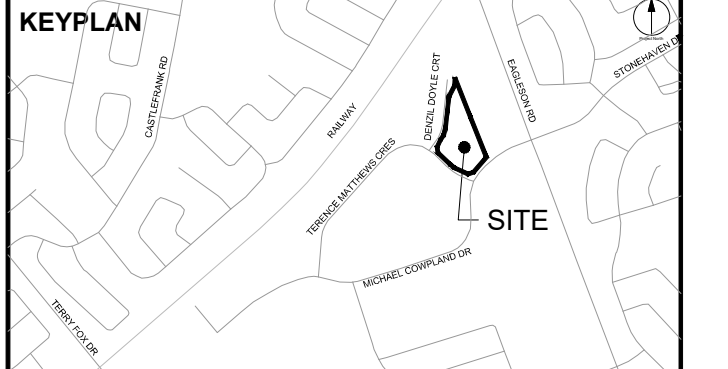
CLIENT  
**HUNTINGTON PROPERTIES**  
Huntington PROPERTIES

COPYRIGHT  
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. IBI Group 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 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 CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



CONSULTANTS  
Project Coordinator:  
Huntington Properties  
Architect:  
A49 Architecture  
Landscape:  
Fotem  
Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited  
Surveyor:  
Annis O'Sullivan Vollebek Ltd.  
Geotech:  
Paterson Group



**IBI GROUP**  
400 - 333 Preston Street  
Ottawa ON K1S 5M4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

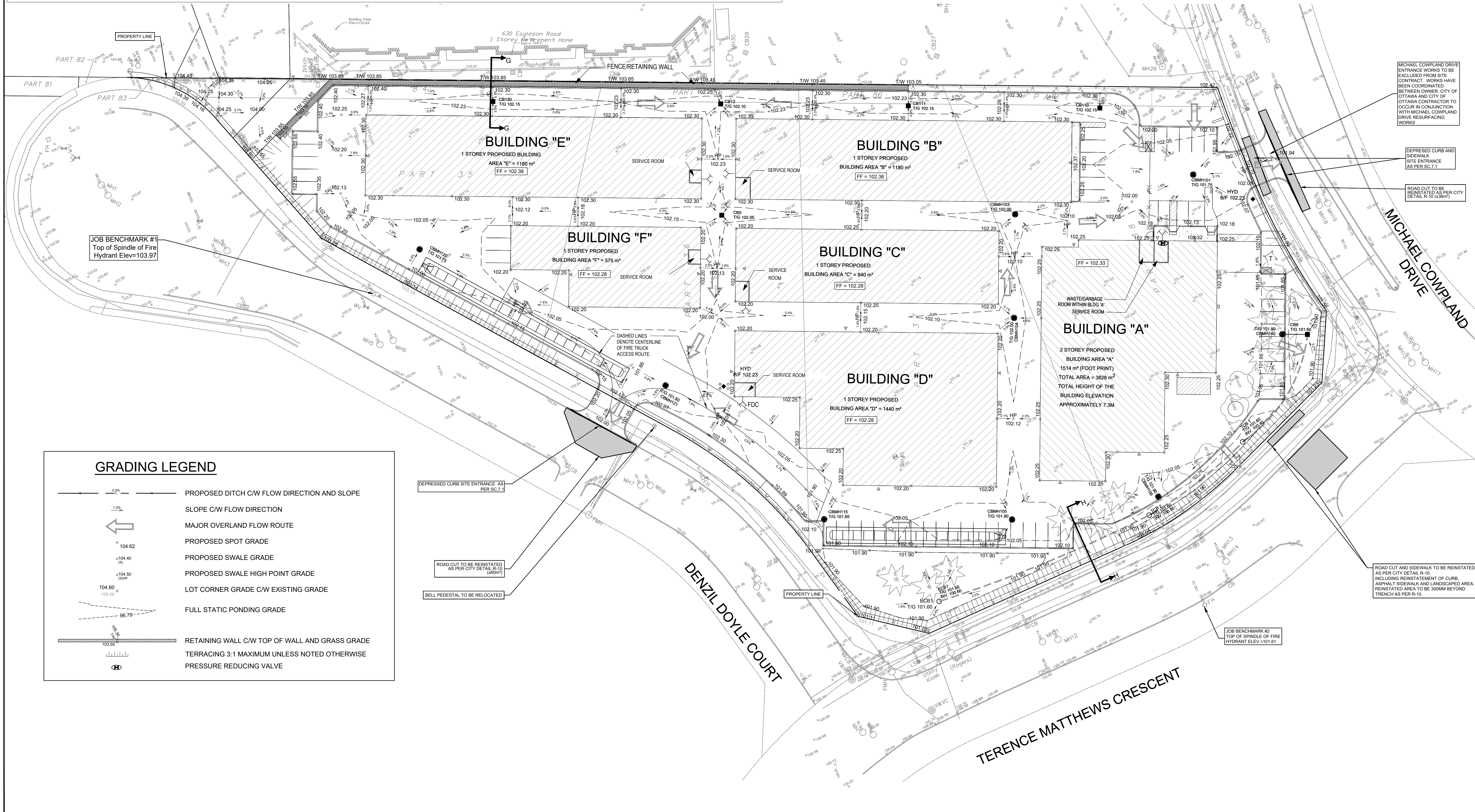
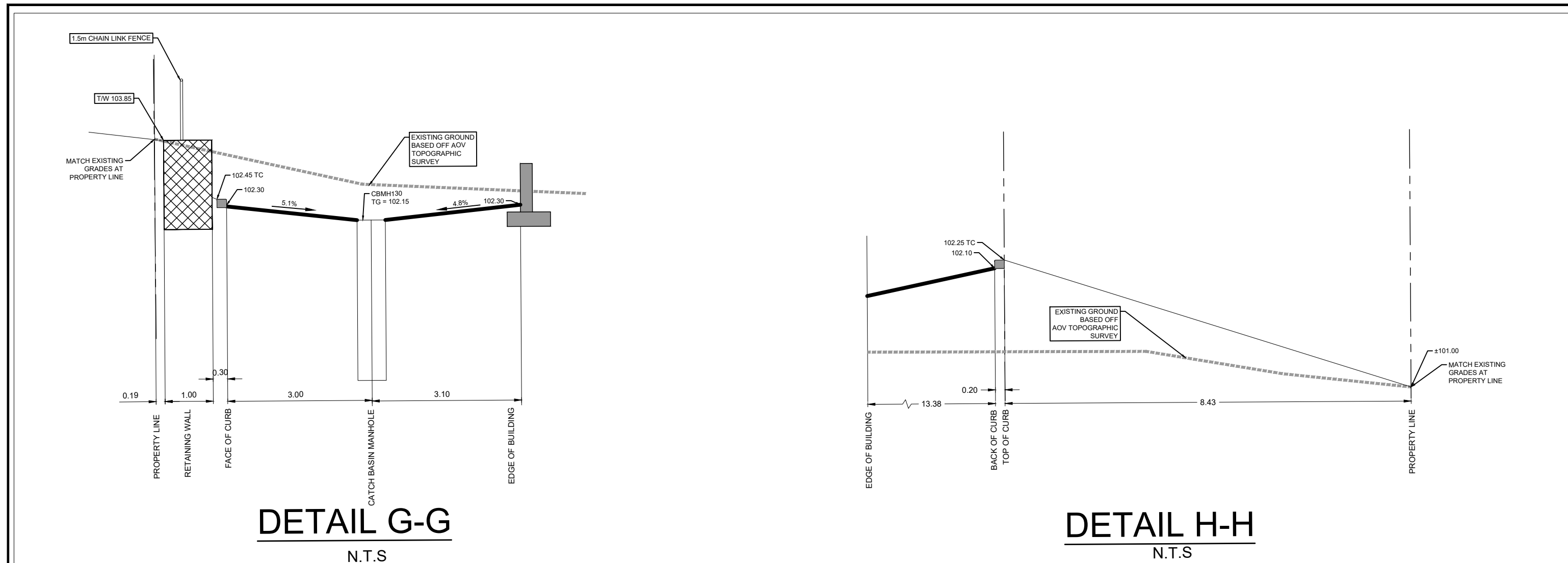
PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

PROJECT NO:  
135470  
DRAWN BY:  
S.L. / D.D.  
PROJECT MGR:  
CHECKED BY:  
T.R.B.  
APPROVED BY:  
T.R.B.

SHEET TITLE  
**CROSS SECTIONS**

SHEET NUMBER  
**C-011**  
ISSUE  
**4**

CITY PLAN NO. 18885  
CITY FILE NO. D07-12-22-0174  
File Location: \\1135470\_00\_Production\7\_03\_Design\04\_Civil\Sheet\C011\_CROSS SECTIONS.dwg Last Saved: July 18, 2023, by Ehenne Printed: Wednesday, July 19, 2023 2:42:59 PM by Eric Henne



**CLIENT**  
HUNTINGTON PROPERTIES  
**Huntington PROPERTIES**

**COPYRIGHT**  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than that 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 informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation 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 CITY REVIEW	2022-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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

**KEY PLAN**

**CONSULTANTS**

Project Coordinator:  
Huntington Properties  
Architect:  
A49 Architecture  
Landscape:  
Fotem  
Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited  
Surveyor:  
Annis O'Sullivan Vollebek Ltd.  
Geotech:  
Paterson Group

**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**  
PROPOSED SELF STORAGE DEVELOPMENT  
75 MICHAEL COWPLAND

PROJECT NO:  
135470

DRAWN BY:  
S.L. / D.D.

PROJECT MGR:  
R.M.

CHECKED BY:  
T.R.B.

APPROVED BY:  
T.R.B.

**SHEET TITLE**  
GRADING PLAN

**SHEET NUMBER**  
C-200

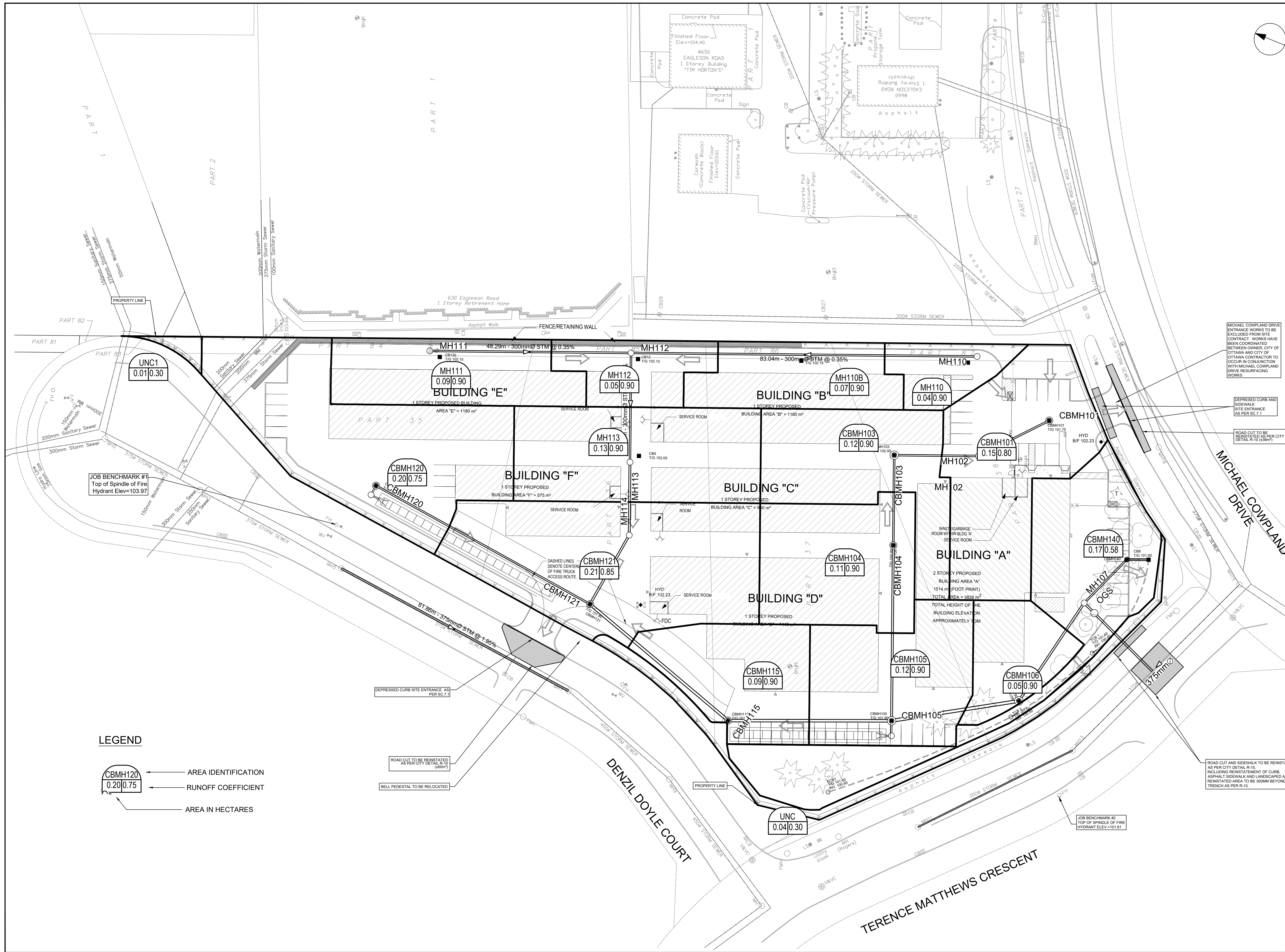
**ISSUE**  
4

Scale: 1:400

Scale: 1:400

Scale: 1:400

CITY PLAN NO. 18885  
CITY FILE NO. D07-12-22-0174  
Printed: Wednesday, July 19, 2023 2:43:41 PM by Eric Henrie



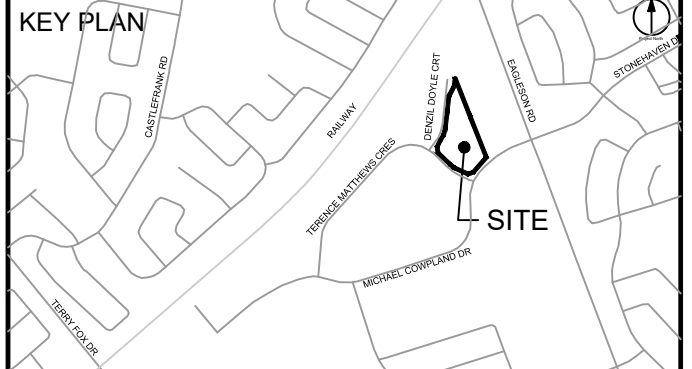
CLIENT  
**HUNTINGTON PROPERTIES**

COPYRIGHT  
 This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than that 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 informed of any variations 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 CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



CONSULTANTS  
 Project Coordinator:  
 Huntington Properties  
 Architect:  
 A49 Architecture  
 Landscape:  
 Fohm  
 Mechanical & Electrical:  
 Goodkey, Weedmark & Associates Limited  
 Surveyor:  
 Annis O'Sullivan Vollebakk Ltd.  
 Geotech:  
 Paterson Group

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  
**PROPOSED SELF STORAGE DEVELOPMENT**  
 75 MICHAEL COWPLAND

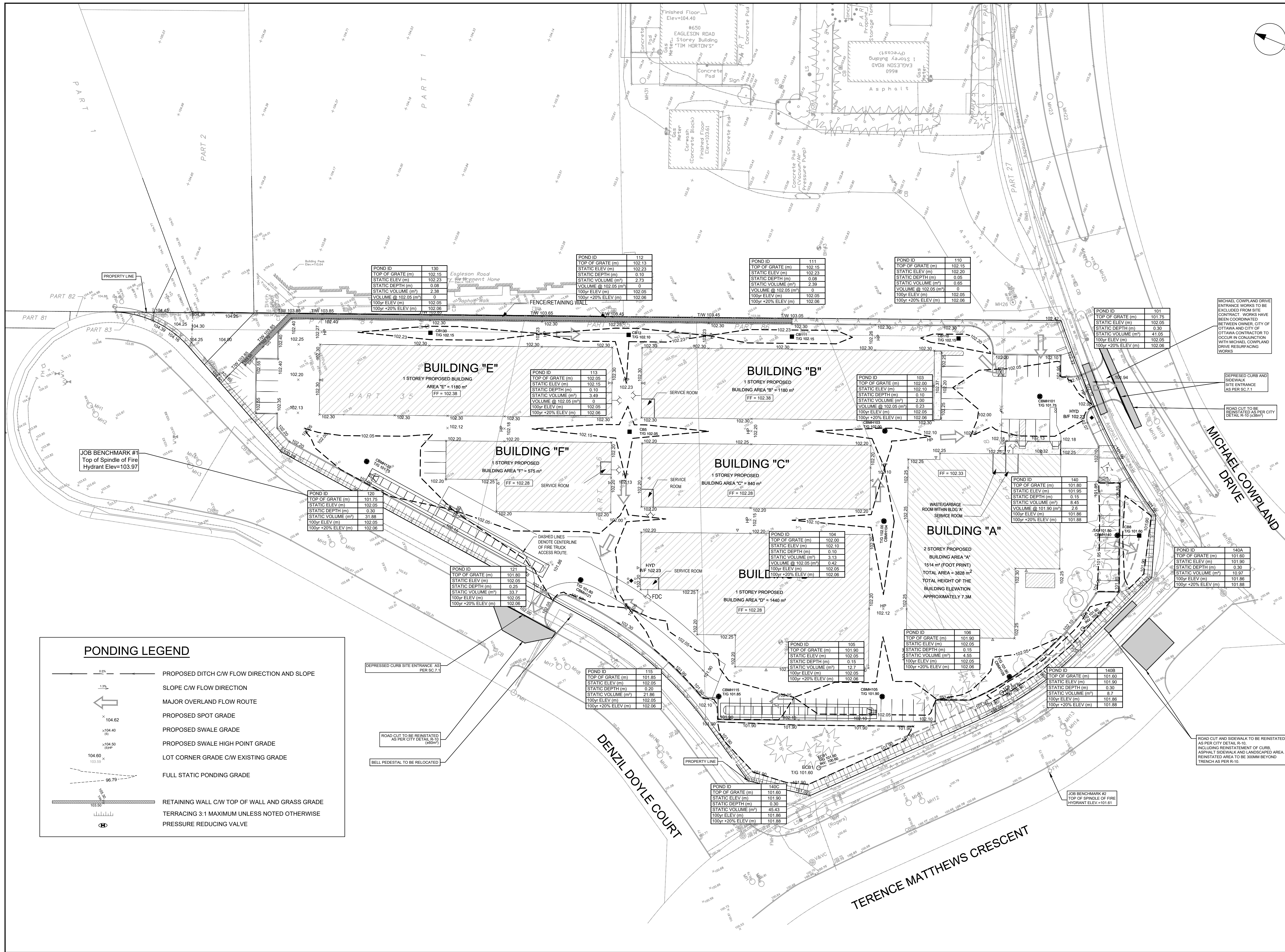
PROJECT NO:  
 135470  
 DRAWN BY:  
 S.L. / D.D.  
 PROJECT MGR:  
 R.M.

CHECKED BY:  
 T.R.B.  
 APPROVED BY:  
 T.R.B.

SHEET TITLE  
**STORM DRAINAGE AREA PLAN**

SHEET NUMBER  
**C-500**  
 ISSUE  
**4**

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 File Location: J:\135470\_Plan\_Denzil\_Doyle\_Court\Production\03\_Design\04\_Civil\Sheets\C-500\_STORM DRAINAGE AREA PLAN.dwg Last Saved: July 18, 2023, by: Ehenne Plotted: Wednesday, July 19, 2023 2:44:17 PM by: Eric Henne



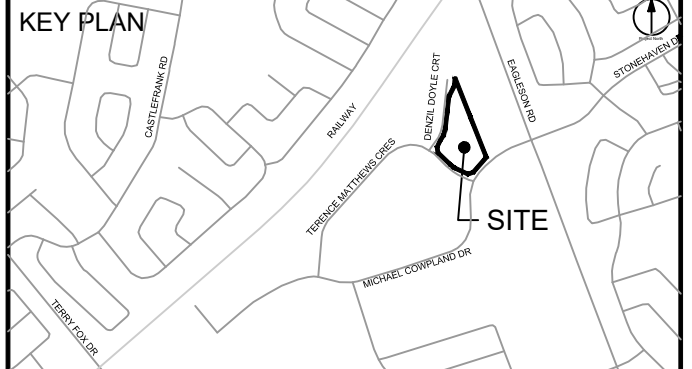
CLIENT  
**HUNTINGTON PROPERTIES**

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 informed of any variations 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 CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



CONSULTANTS

Project Coordinator:  
 Huntington Properties

Architect:  
 A49 Architecture

Landscapes:  
 Fobem

Mechanical & Electrical:  
 Goodkey, Weedmark & Associates Limited

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd.

Geotech:  
 Paterson Group

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  
**PROPOSED SELF STORAGE DEVELOPMENT**

75 MICHAEL COWPLAND

PROJECT NO:  
 135470

DRAWN BY:  
 S.L. / D.D.

CHECKED BY:  
 T.R.B.

PROJECT MGR:  
 R.M.

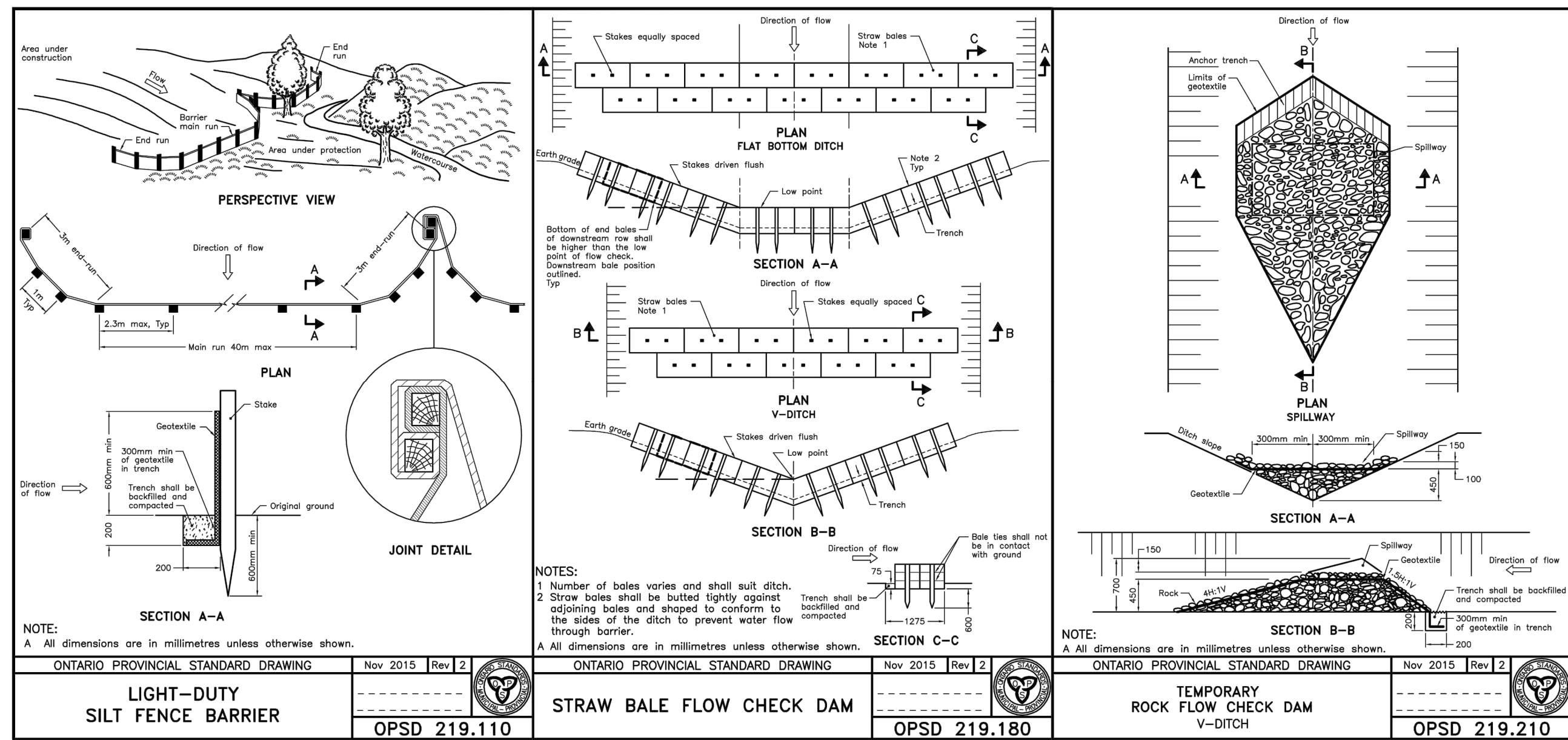
APPROVED BY:  
 T.R.B.

SHEET TITLE  
**PONDING PLAN**

SHEET NUMBER  
**C-600**

ISSUE  
**4**

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 File Location: \\135470\_Production\IBI\_Design\04\_Civil\Sheet\C600\_Ponding Plan.dwg Last Saved: July 18, 2023, 2:44:56 PM by Eric Henrie  
 Printed: Wednesday, July 19, 2023, 2:44:56 PM by Eric Henrie

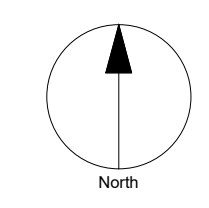


**NOTES:**

- 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.
  - 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 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.
  - 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**  
**HUNTINGTON PROPERTIES**  
**Huntington PROPERTIES**

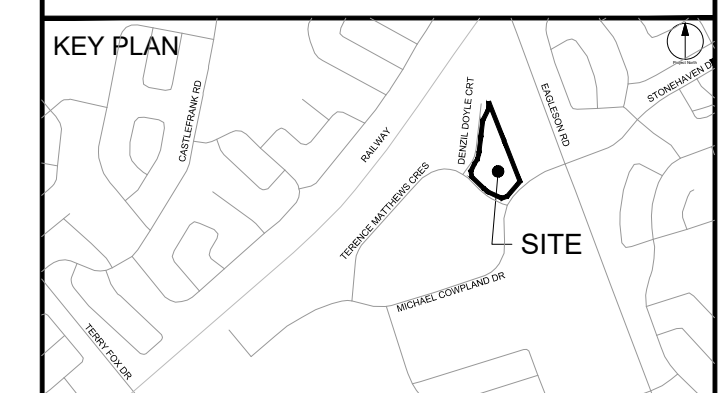
**COPYRIGHT**  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation 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 CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19

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



**LEGEND**

Project Coordinator:  
Huntington Properties

Architect:  
A49 Architecture

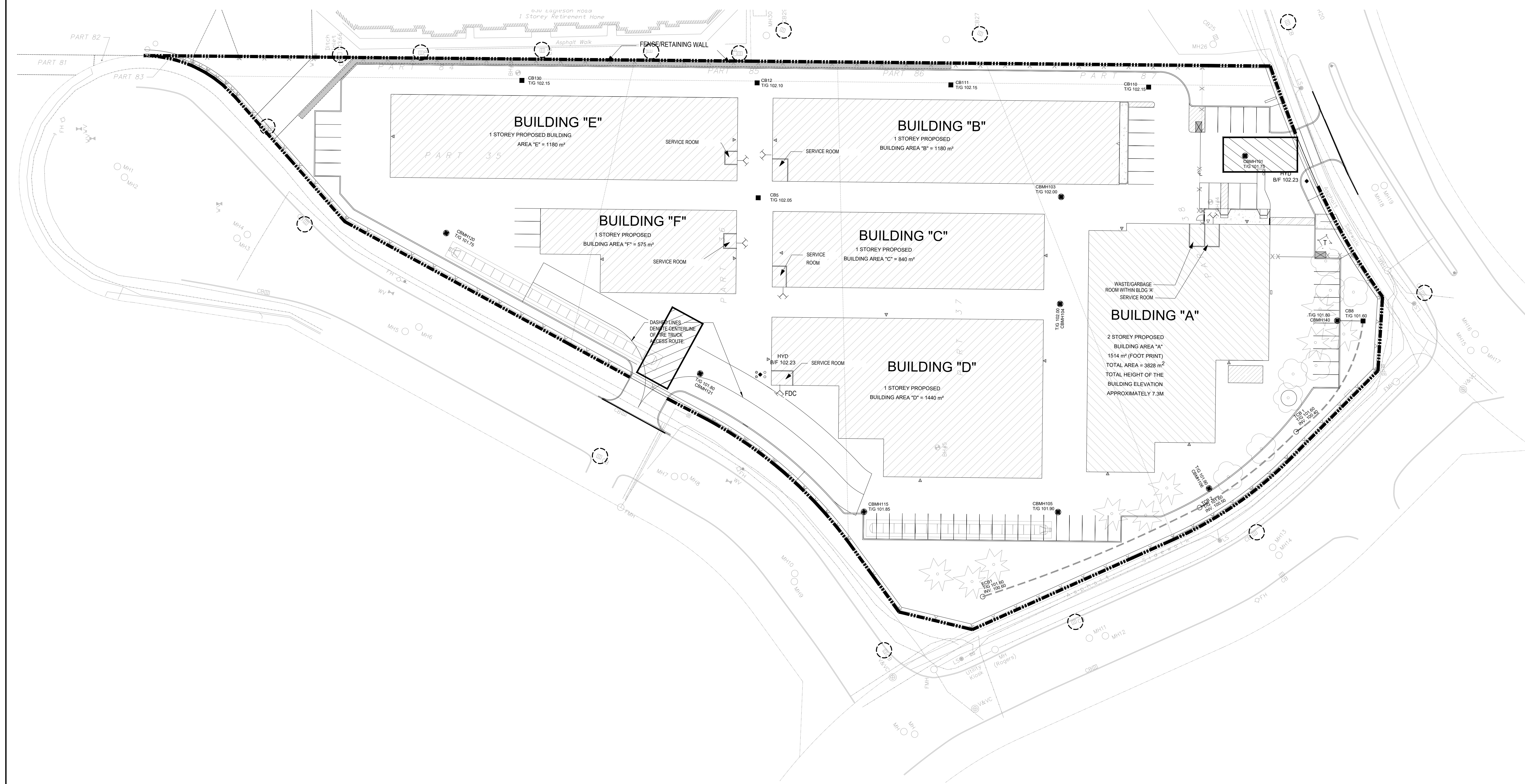
Landscape:  
Fotem

Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited

Surveyor:  
Annis O'Sullivan Vollebakk Ltd.

Geotech:  
Paterson Group

**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**  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

**PROJECT NO:**  
135470

**DRAWN BY:**  
S.L. / D.D.

**CHECKED BY:**  
T.R.B.

**PROJECT MGR:**  
R.M.

**APPROVED BY:**  
T.R.B.

**SHEET TITLE**  
SEDIMENT - EROSION PLAN

**SHEET NUMBER**  
C-900

**ISSUE**  
4

CITY PLAN NO. 18885  
CITY FILE NO. D07-12-22-0174  
Last Saved: July 16, 2023, by Ehemie  
Plot: Wednesday, July 19, 2023 2:42:28 PM by Eric Henne