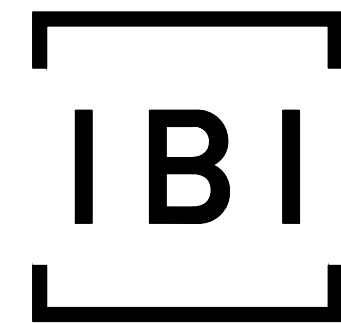
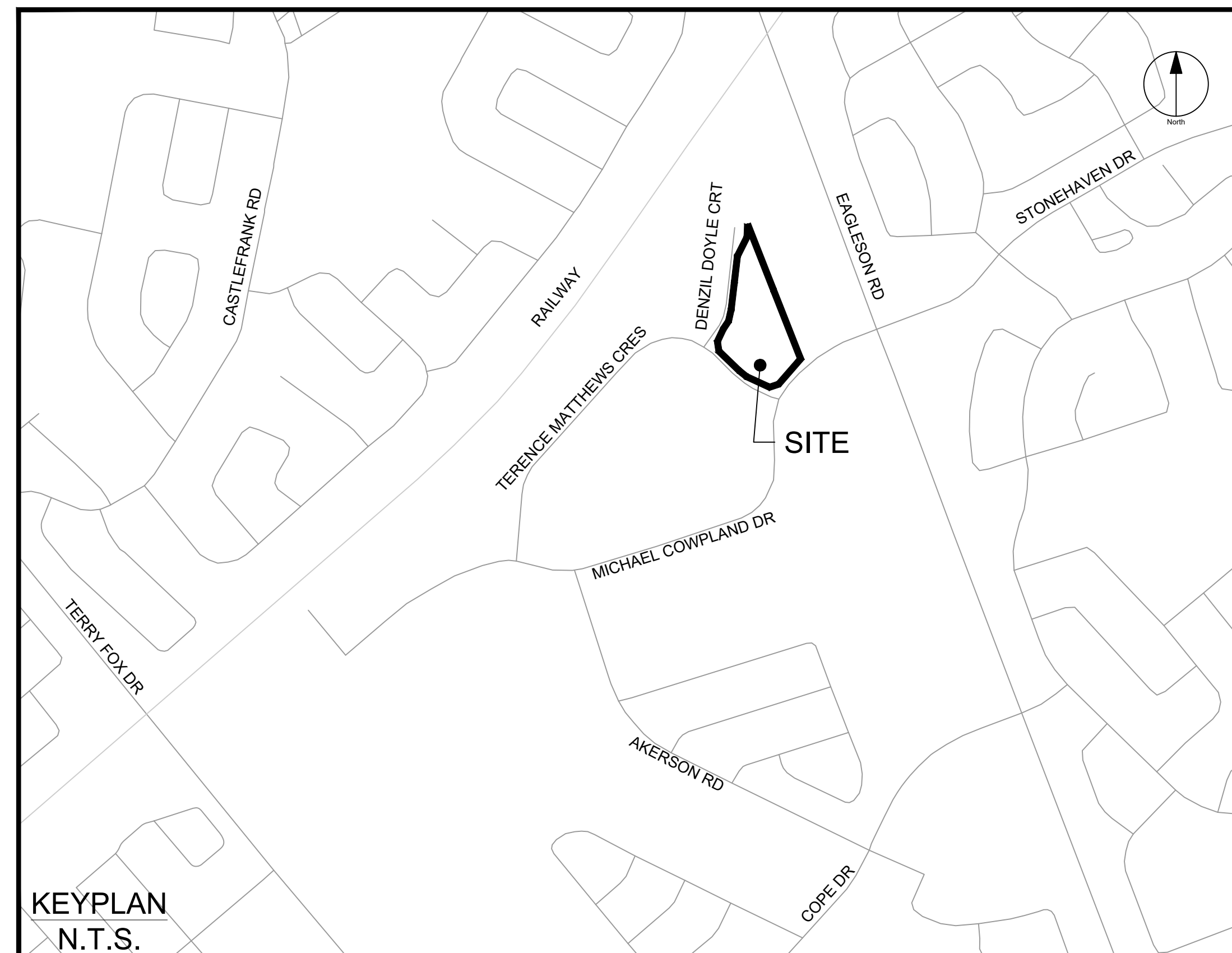


PROPOSED SELF STORAGE DEVELOPMENT HUNTINGTON PROPERTIES



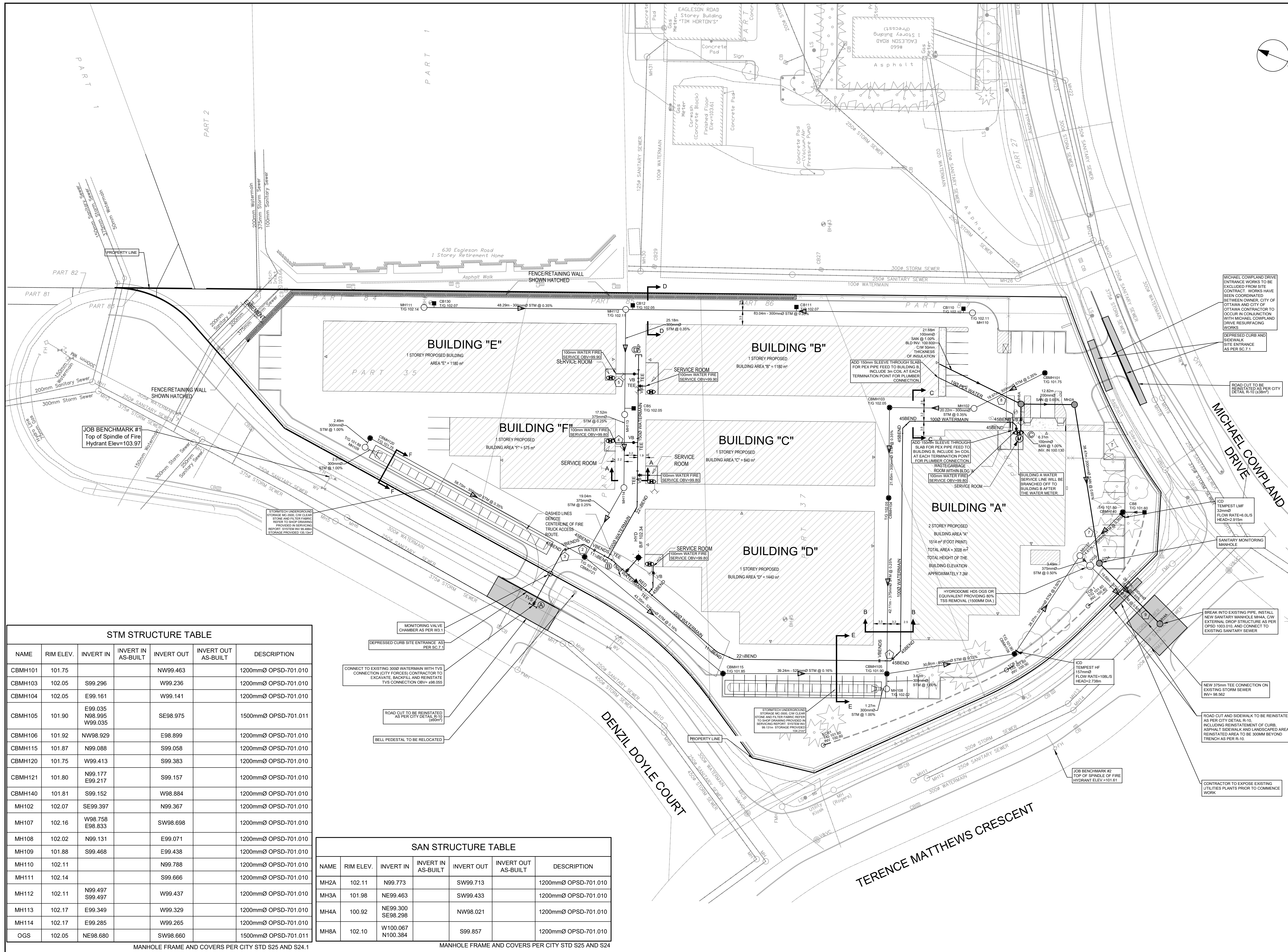
IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
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**75 MICHAEL COWPLAND
CITY OF OTTAWA**

CONTRACT NO. 135470

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



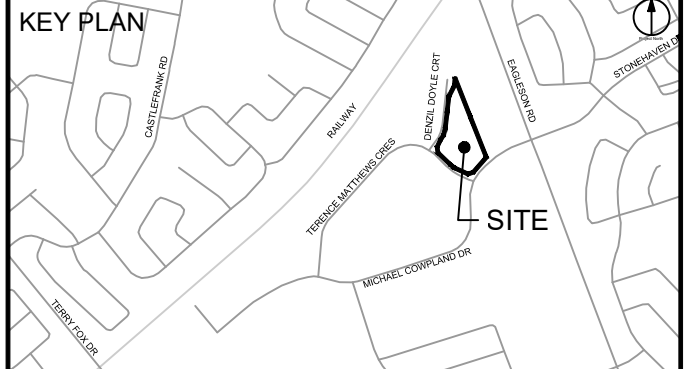
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ISSUES

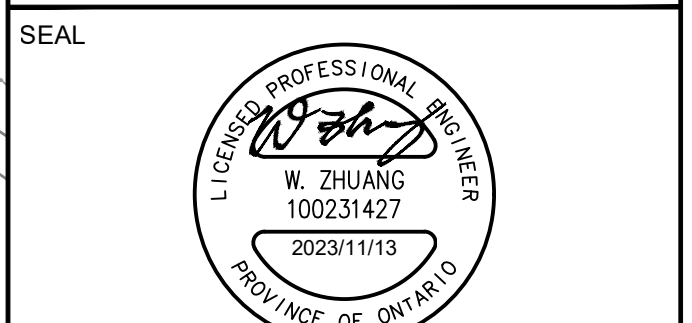
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6	REVISED PER CITY COMMENTS	2023-11-13

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 Vollebek Ltd.
 Geotech:
 Paterson Group



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	102.05	S99.296		W99.236		1200mmØ OPSD-701.010
CBMH104	102.05	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	102.16	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	102.11			N99.788		1200mmØ OPSD-701.010
MH111	102.14			S99.666		1200mmØ OPSD-701.010
MH112	102.11	N99.497 S99.497		W99.437		1200mmØ OPSD-701.010
MH113	102.17	E99.349		W99.329		1200mmØ OPSD-701.010
MH114	102.17	E99.285		W99.265		1200mmØ OPSD-701.010
OGS	102.05	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	102.11	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	102.10	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.
 PROJECT MGR:
 R.M.

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

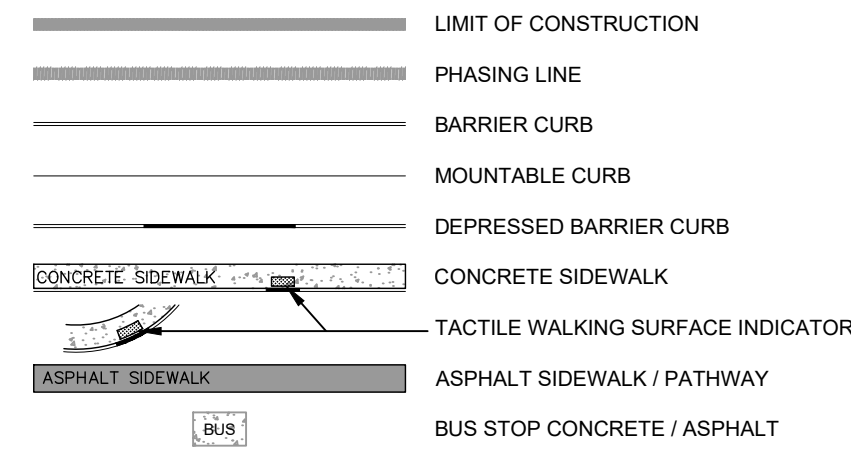
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GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001

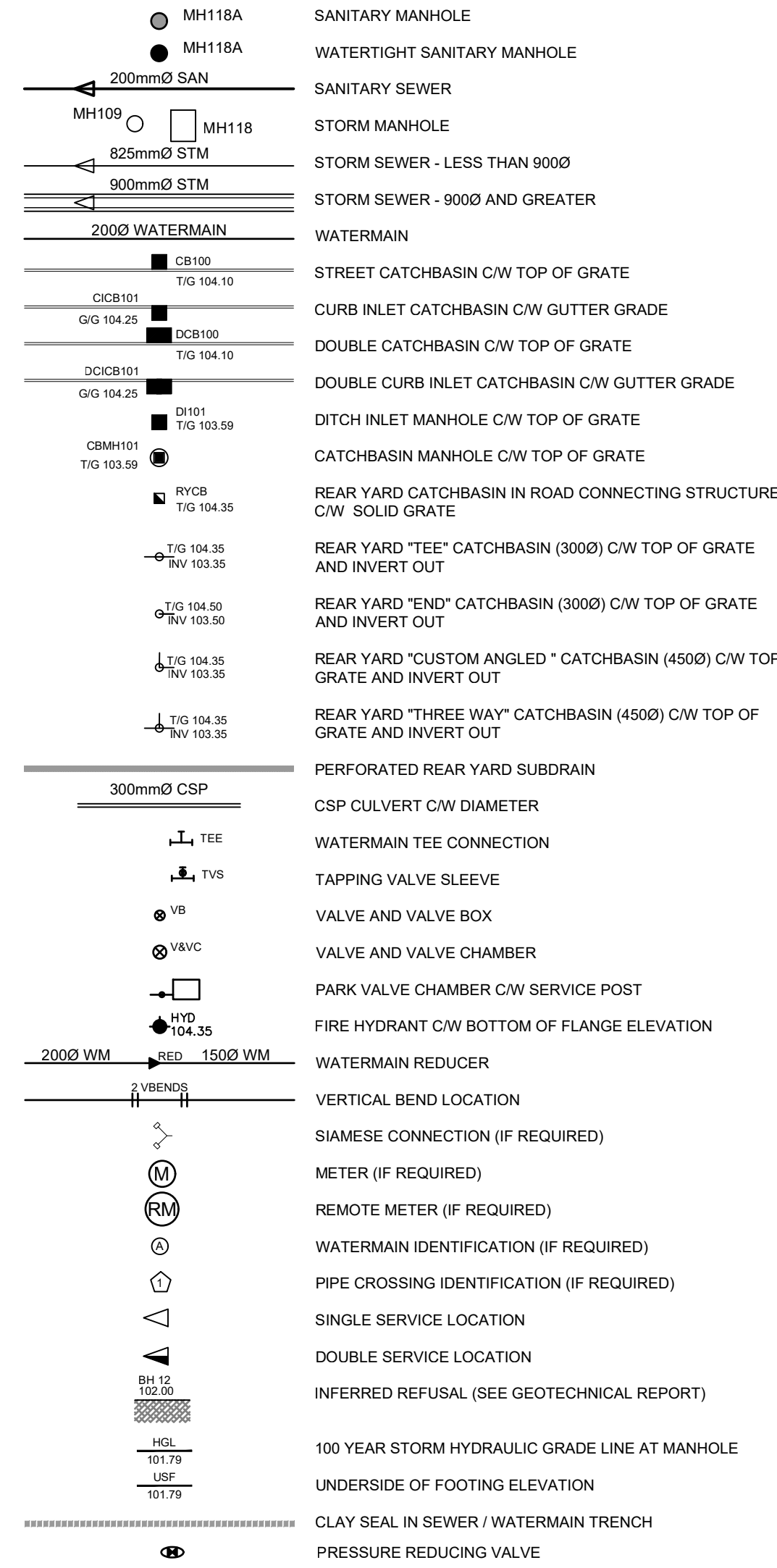
ISSUE
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CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
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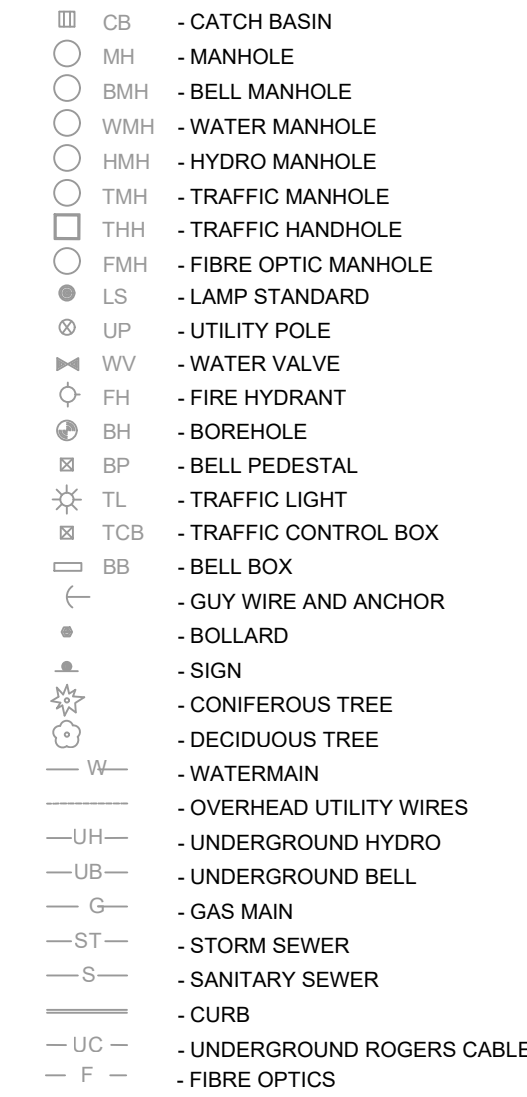
GENERAL LEGEND



SERVICING LEGEND



FAIRHALL, MOFFATT & WOODLAND LIMITED LEGEND



Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 98.967	WM Top 98.467	0.500
2	STM Bottom 99.148	WM Top 98.648	0.500
3	STM Bottom 99.122	WM Top 98.622	0.500
4	WM Bottom 100.671	STM Top 99.763	0.908
5	WM Bottom 100.253	STM Top 99.753	0.500
6	SAN Bottom 99.494	STM Top 99.221	0.273
7	SAN Bottom 100.431	STM Top 99.793	0.638
8	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	±98.06	
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	98.62	
0+020.18	45 BEND	101.88	98.64	
0+023.03	V BEND	101.88	98.65	
0+023.28	V BEND	101.88	99.48	
0+028.88	TEE	101.95	99.55	
0+027.88	11 BEND	101.99	99.59	
0+032.32	HYDRANT TEE	102.08	99.68	
0+036.21	RED 150 TO 100	102.10	99.70	
0+039.72	BLD D SERVICE TEE	102.06	99.66	
0+061.70	11 BEND	101.99	99.59	
0+065.80	22 BEND	102.09	99.69	
0+100.48	V BEND	102.10	99.70	
0+100.73	V BEND	102.09	98.47	
0+103.26	45 BEND	101.98	98.47	
0+103.88	V BEND	102.01	98.47	
0+104.14	V BEND	102.02	99.62	
0+108.59	45 BEND	102.13	99.73	
0+160.00	45 BEND	102.20	99.80	
0+162.39	45 BEND	102.17	99.77	
0+187.02	45 BEND	102.41	100.01	
0+188.26	45 BEND	102.44	99.61	
0+188.96	VB	102.44	99.61	
0+189.38	CAP	102.32	99.61	
B 0+000.00	TEE	101.95	99.55	
0+014.08	22.5 BEND	102.21	99.81	
0+021.66	BLD C SERVICE TEE	102.21	99.81	
0+029.46	BLD F SERVICE TEE	102.22	99.82	
0+043.01	BLD E SERVICE TEE	102.20	99.80	
0+045.88	BLD B SERVICE TEE	102.23	99.83	
D 0+050.50	CAP	102.23	99.83	

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 ON THE CONTRACT 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.
- 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 REV2 DATED NOV 23, 2022 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, VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY A&B 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 DEFICIENT 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 ESTABLISH 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 400MM DIAMETER AND GREATER 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 AND W35, OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
- 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 5.0M 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 PCS9MM 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 PERFORMANCE 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.

ROADWAY STRUCTURE:

- CAR ONLY PARKING AREAS:(600mm)
- 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

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	102.05	100.650	200	PVC DR35	1.650					
CB110	MH110	OPSD 705.010	S19	102.10	100.700	200	PVC DR35	1.650					
CB111	MH110B	OPSD 705.010	S19	102.07	100.670	200	PVC DR35	1.650					
CB130	MH111	OPSD 705.010	S19	102.07	100.670	200	PVC DR35	1.650					
CBMH101	CBMH101	OPSD 701.010	S28.1	101.75	99.463	300	PVC DR35	2.437					
CBMH103	CBMH103	OPSD 701.010	S28.1	102.05	99.296	300	PVC DR35	2.964					
CBMH104	CBMH104	OPSD 701.010	S28.1	102.05	99.161	375	PVC DR35	3.096					
CBMH105	CBMH105	OPSD 701.010	S28.1	101.90	99.035	600	PVC DR35	3.225					
CBMH106	CBMH106	OPSD 701.010	S28.1	101.90	98.929	375	PVC DR35	3.189	108.00	CUSTOM IPEX HF	157		
CBMH115	CBMH115	OPSD 701.010	S28.1	101.85	99.088	525	PVC DR35	3.054					
CBMH120	CBMH120	OPSD 701.010	S28.1	101.75	99.413	300	PVC DR35	2.517					
CBMH121	CBMH121	OPSD 701.010	S28.1	101.80	99.217	525	PVC DR35	2.906					
CBMH140	CBMH140	OPSD 701.010	S28.1	101.80	99.152	300	PVC DR35	3.066	6.00	CUSTOM IPEX LMF	32		

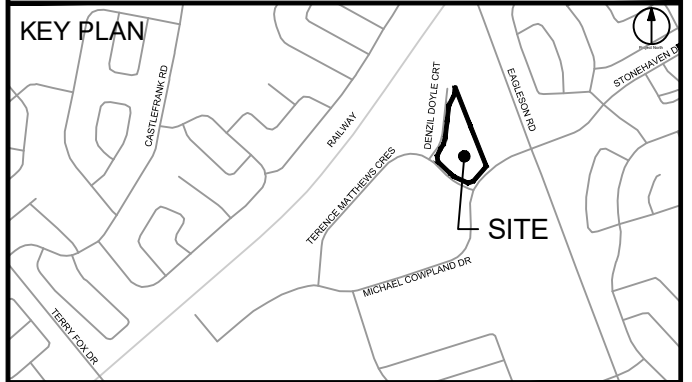
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

Landscapes:
Fotbim

Mechanical & Electrical:
Goodkey, Woodmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebek Ltd.

Geotech:
Paterson Group

SEAL

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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.

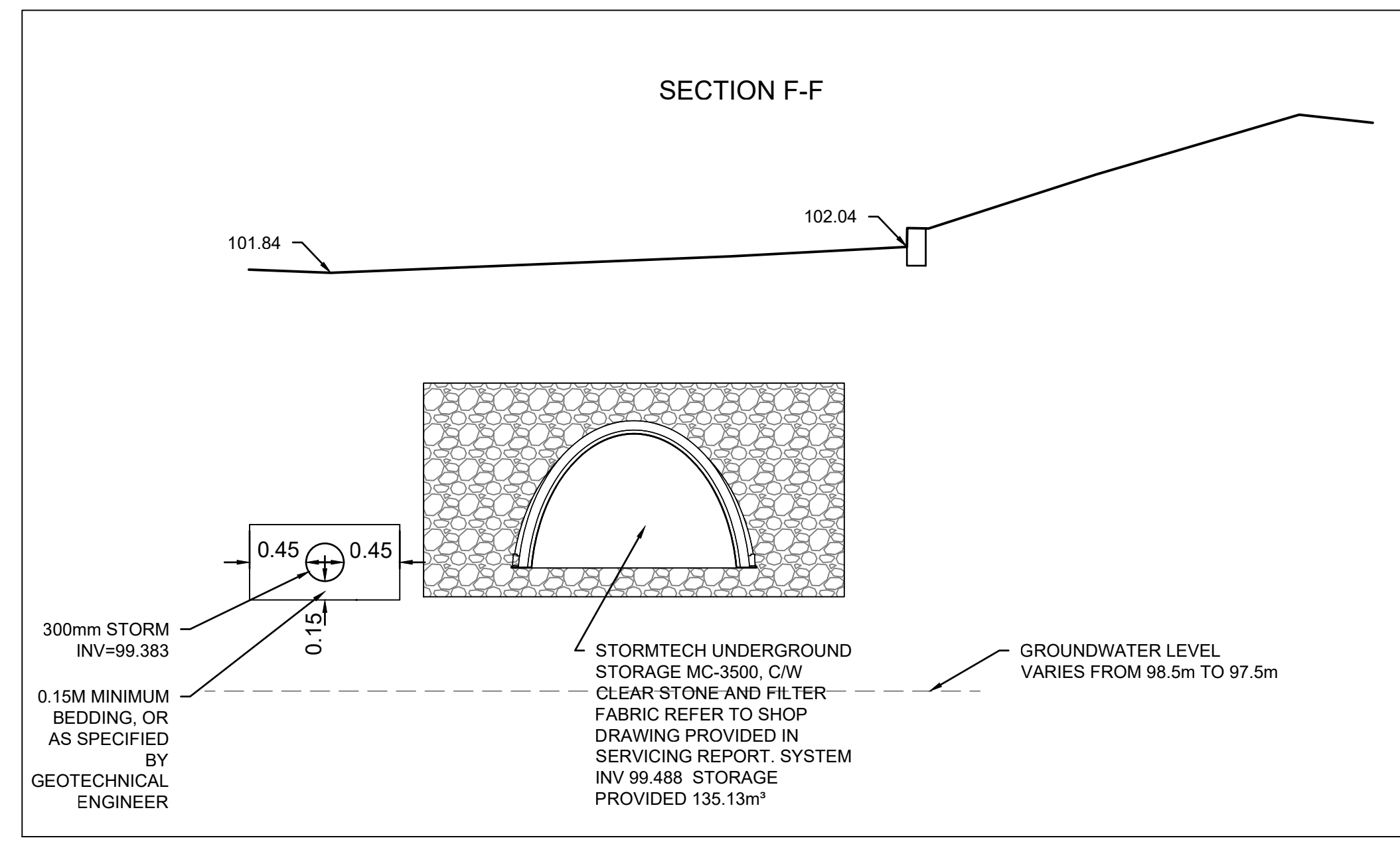
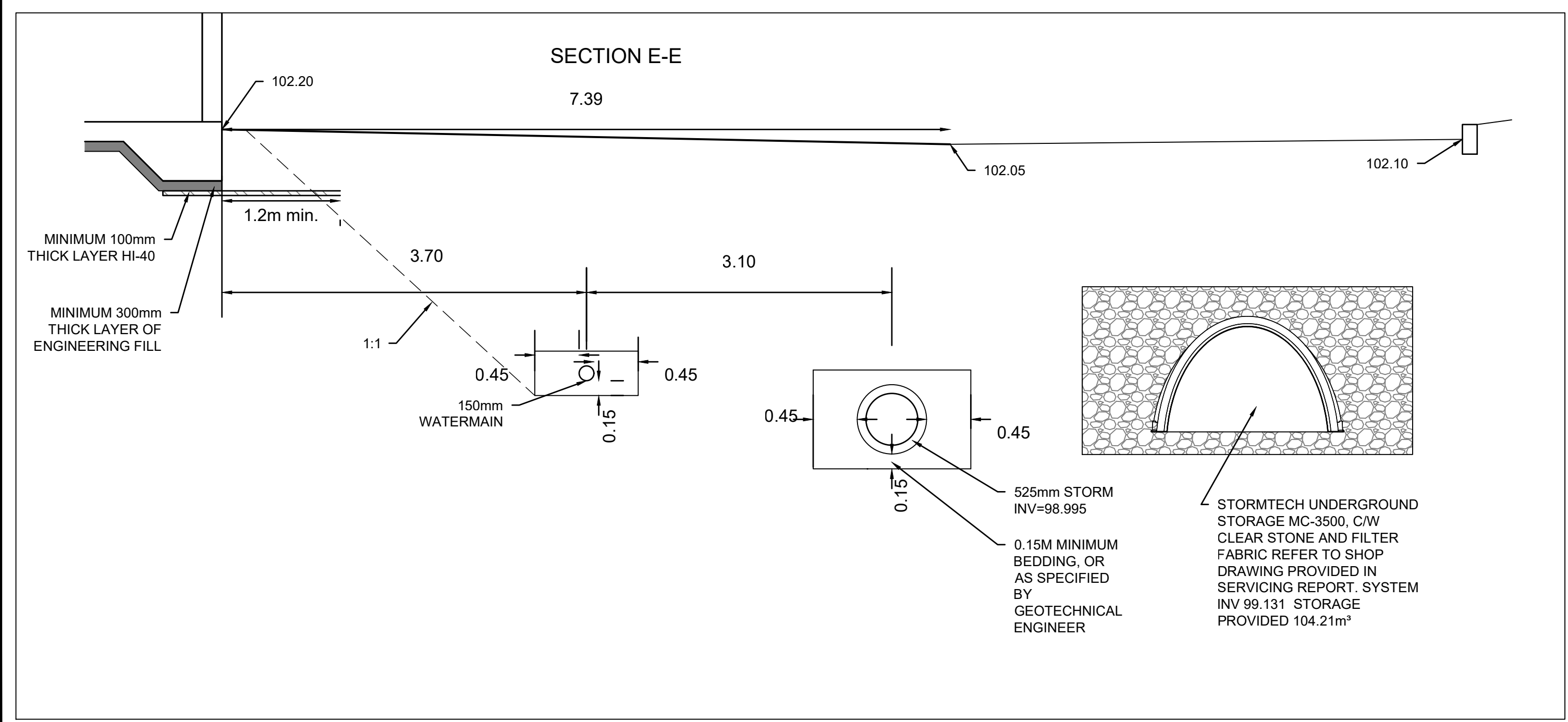
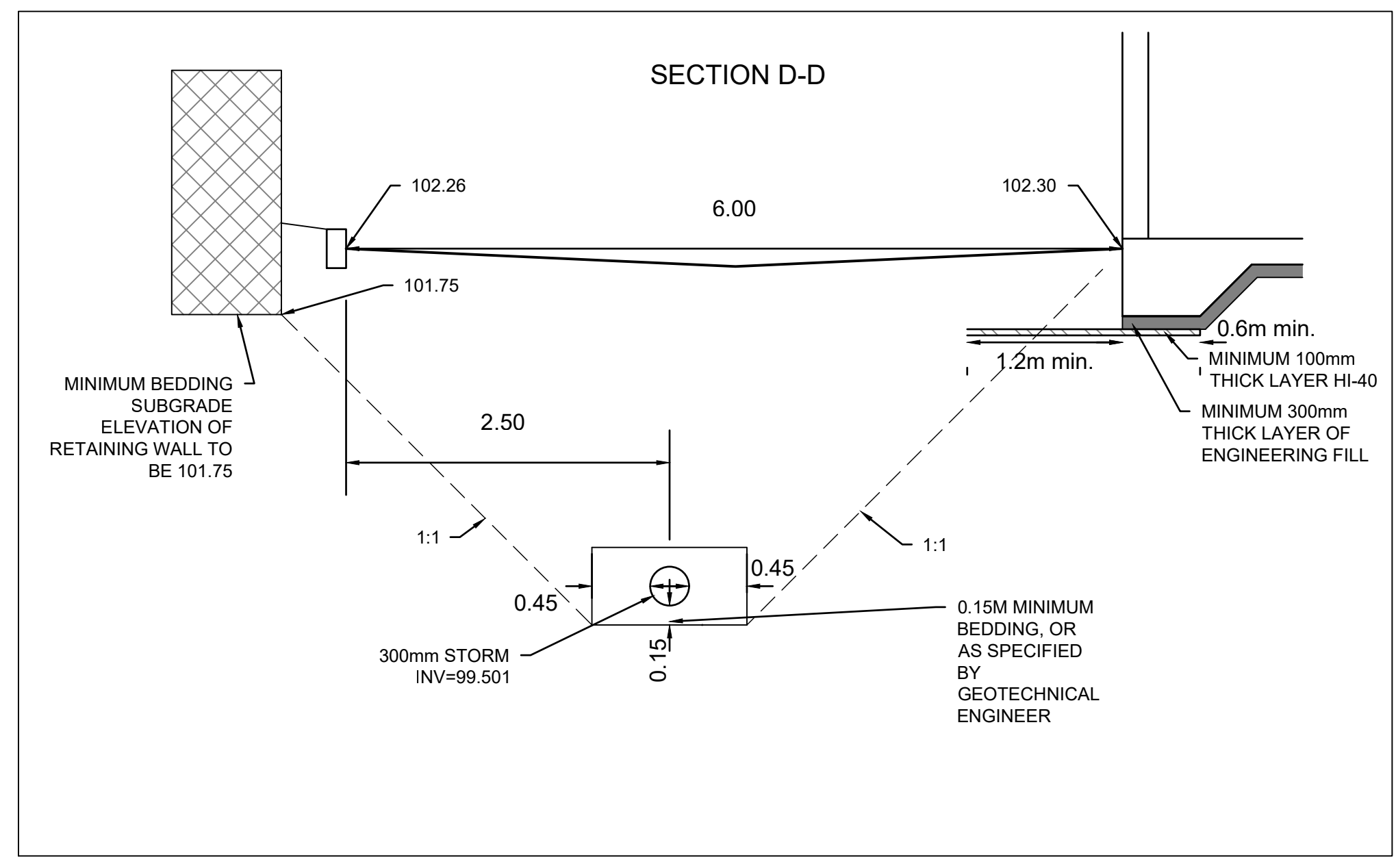
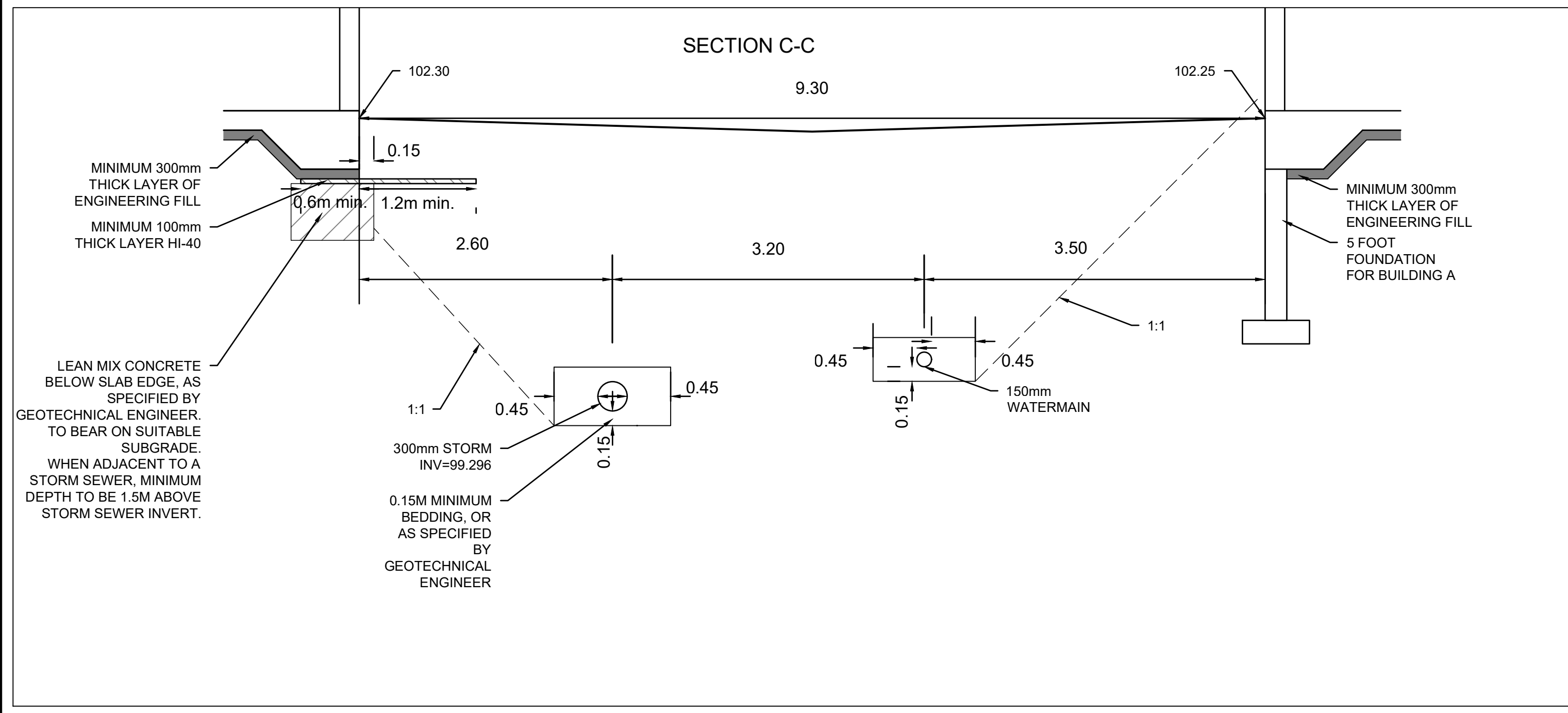
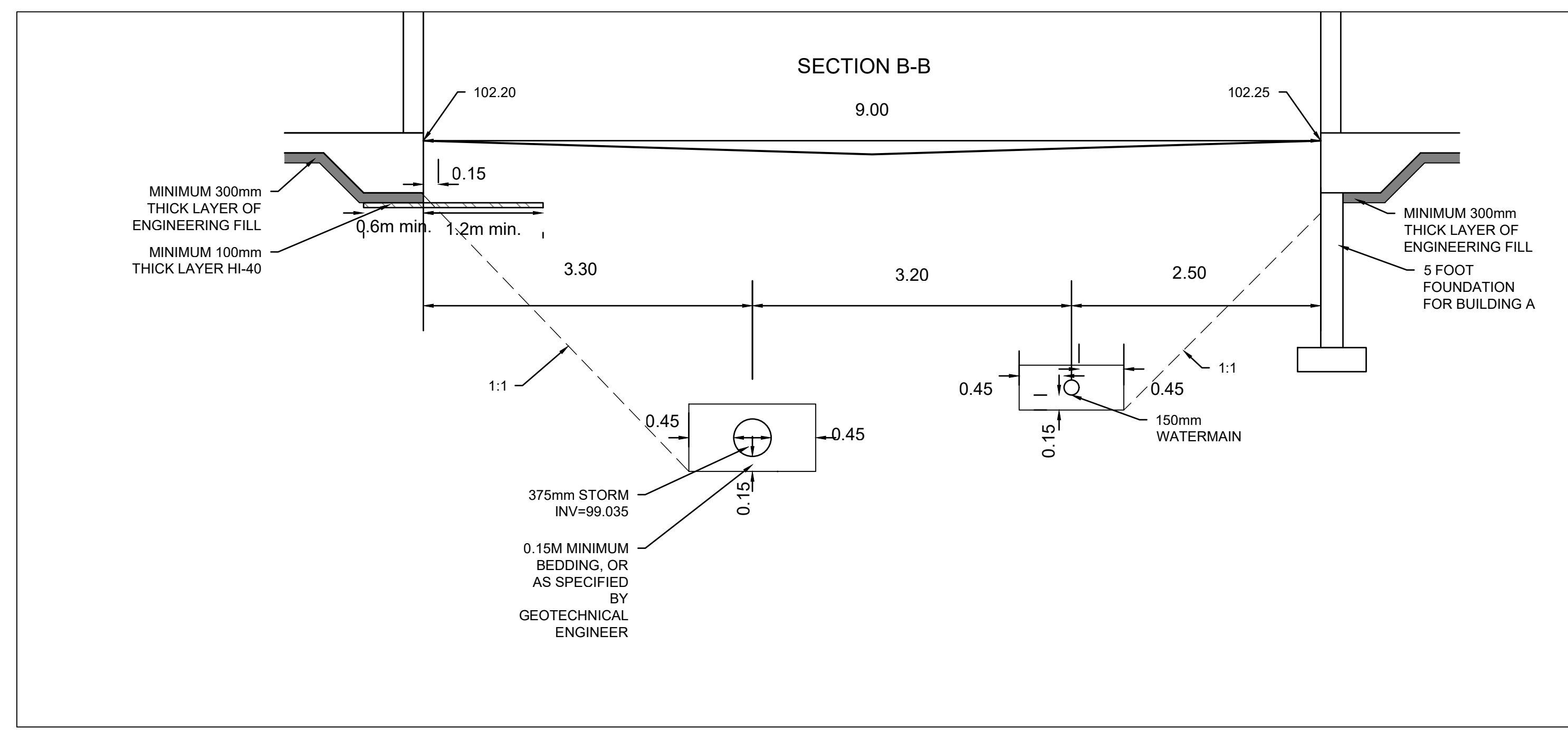
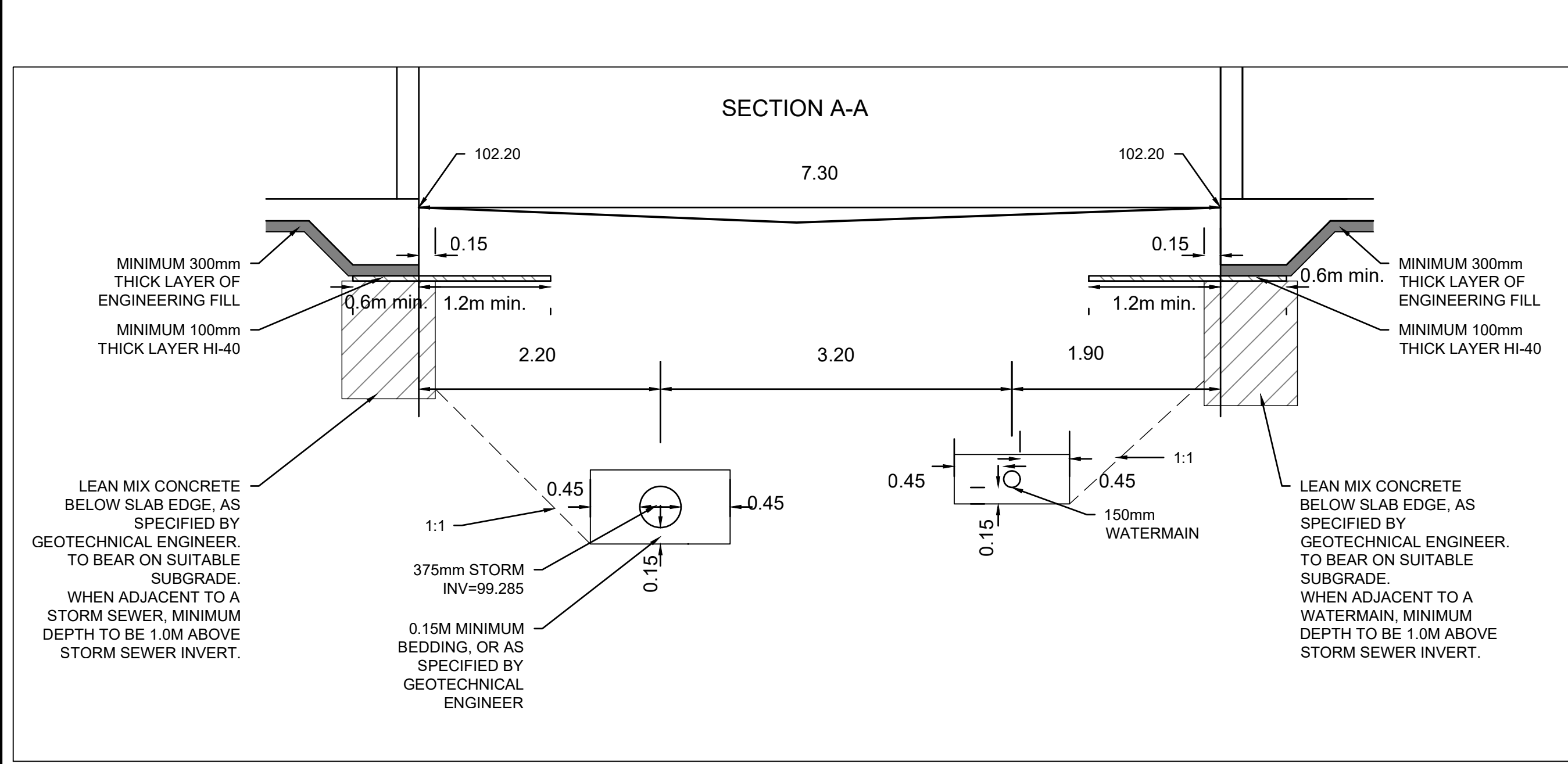
APPROVED BY:
T.R.B.

SHEET TITLE
DETAILS AND NOTES

SHEET NUMBER
C-010

ISSUE
6

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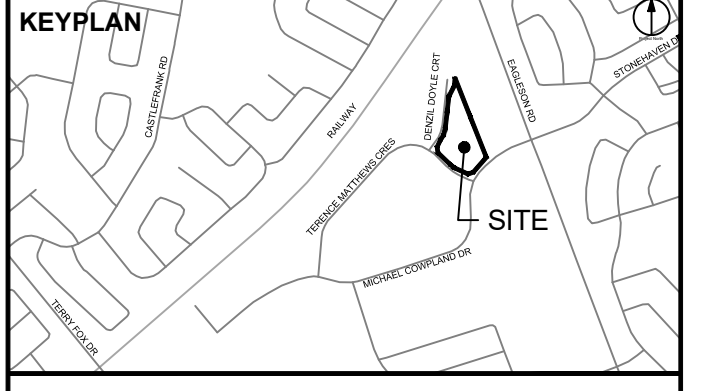
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5	REVISED PER CITY COMMENTS	2023-09-22
6	REVISED PER CITY COMMENTS	2023-11-13

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 Vollebakk Ltd.

Geotech:
Paterson Group



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PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO:
135470

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

CHECKED BY:
T.R.B.

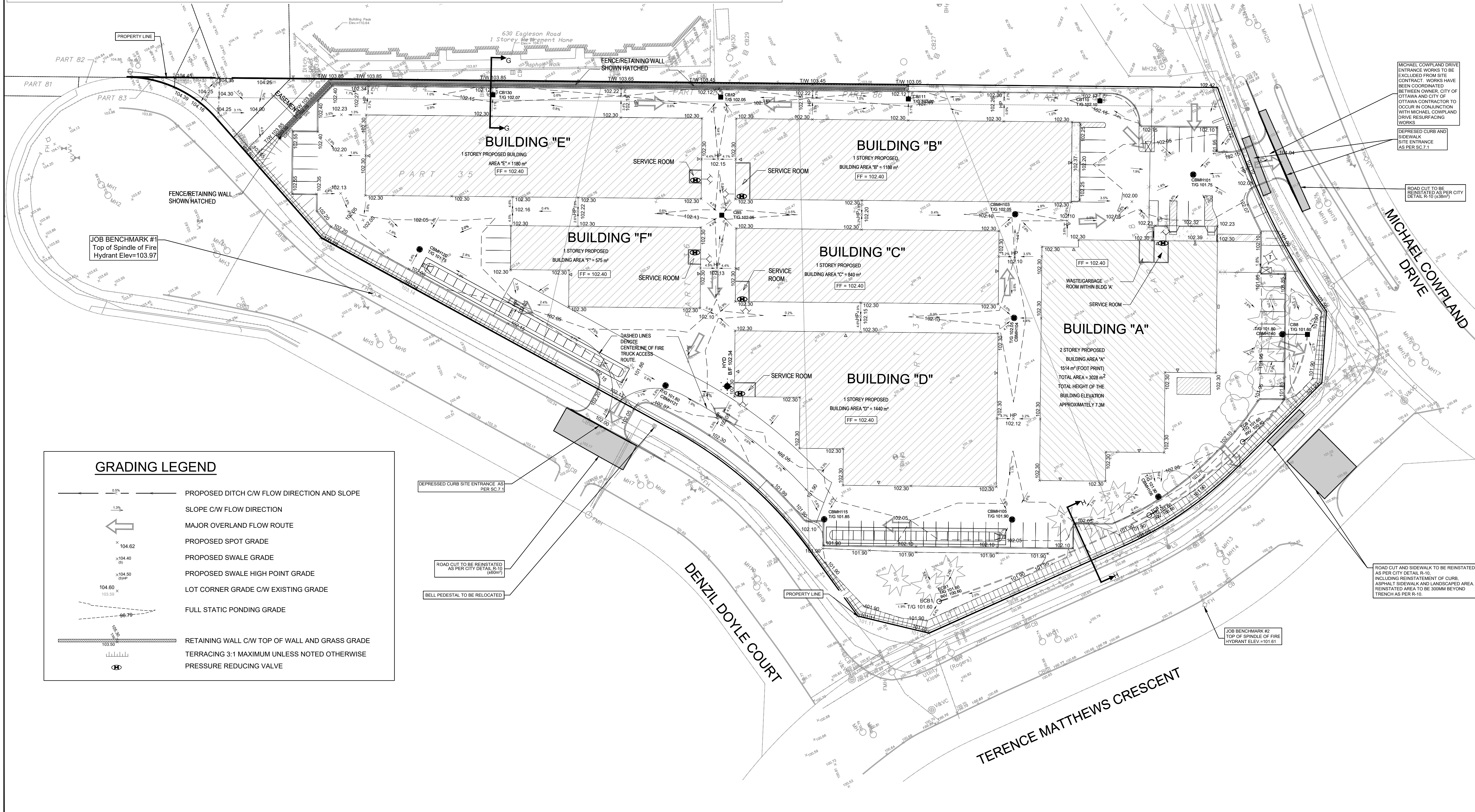
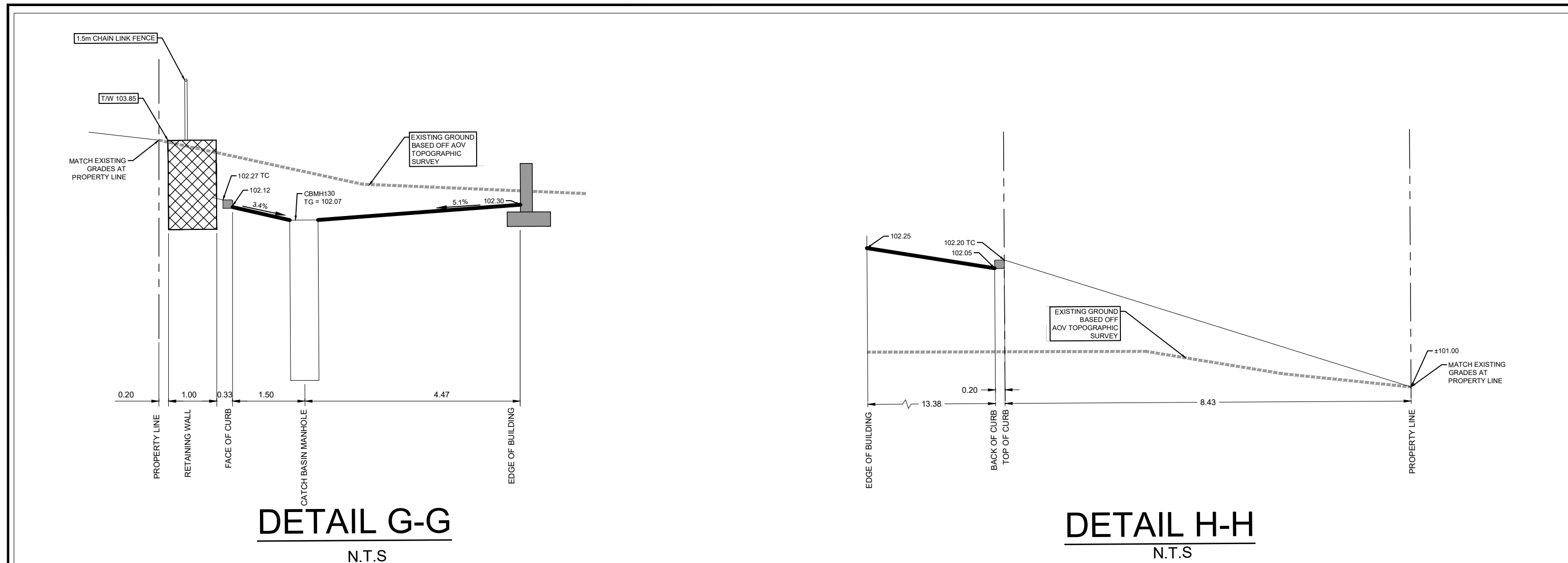
PROJECT MGR:
APPROVED BY:
T.R.B.

SHEET TITLE
CROSS SECTIONS

SHEET NUMBER
C-011

ISSUE
6

CITY PLAN NO. 18885
CITY FILE NO. D07-12-22-0174
File Location: \\1135470_00_Dev\Drawings\03_Design\04_Civil\Sheets\C011_CROSS SECTIONS.dwg
Last Saved: November 13, 2023, by Ebernie
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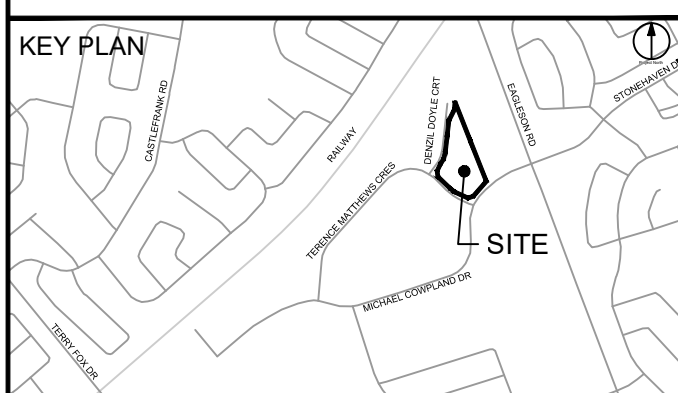
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ISSUES

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
5	REVISED PER CITY COMMENTS	2023-09-22
6	REVISED PER CITY COMMENTS	2023-11-13

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 Vollebakk Ltd.

Geotech:
Paterson Group

SEAL

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.

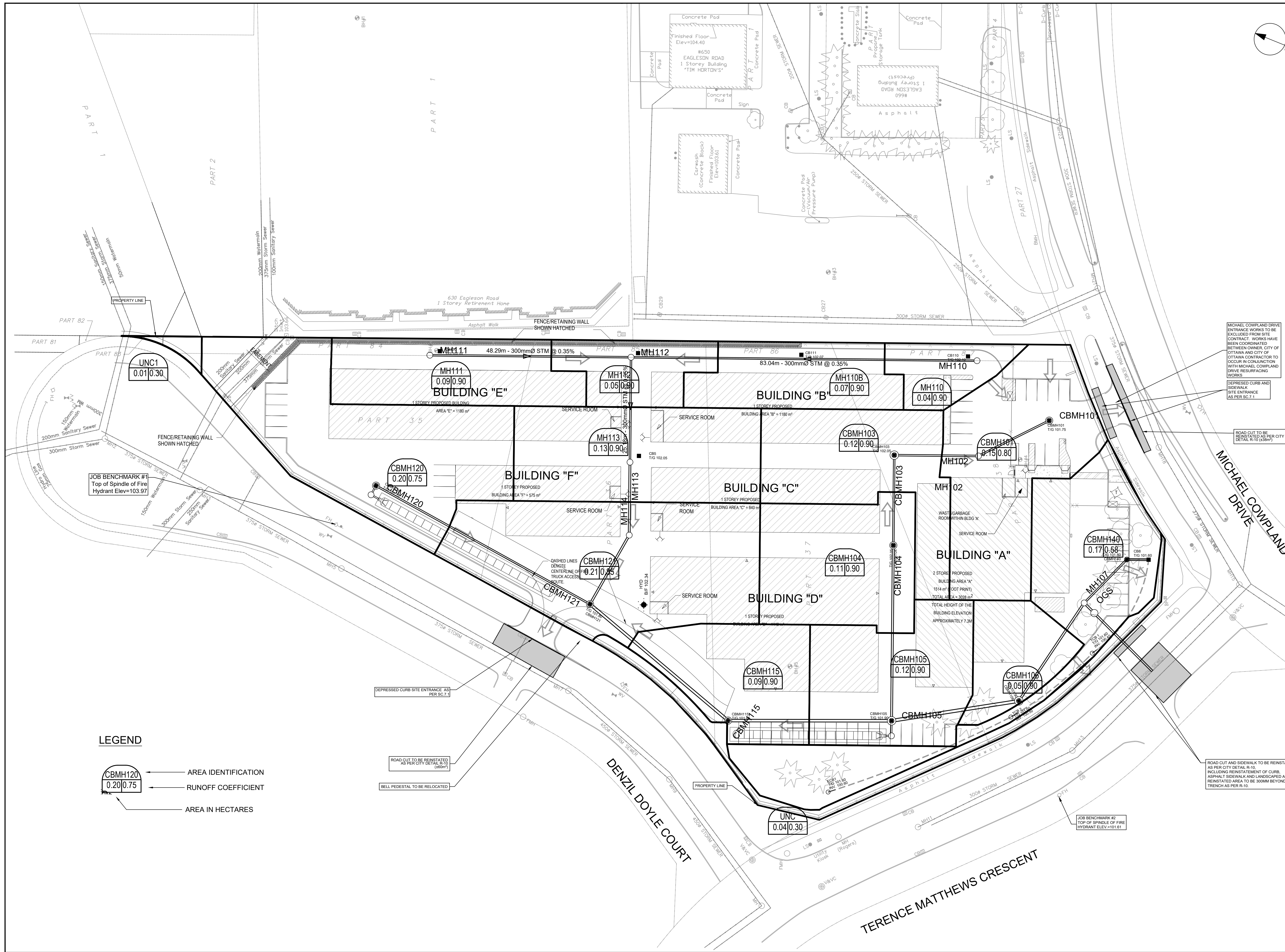
APPROVED BY:
T.R.B.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200

ISSUE
6

CITY PLAN NO. 18885
CITY FILE NO. D07-12-22-0174
Last Saved: September 21, 2023, by Ehenne
Printed: Tuesday, November 14, 2023 11:07:25 AM by Eric Henne



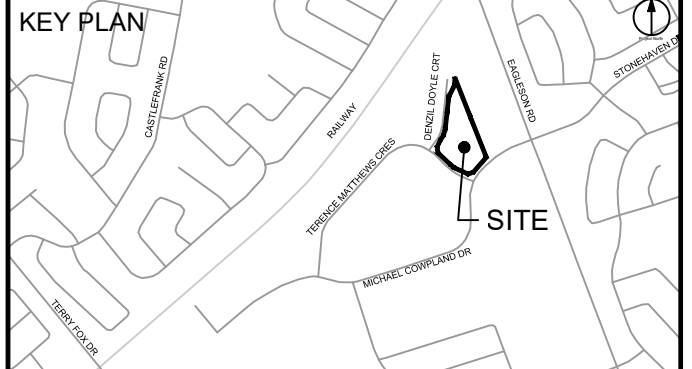
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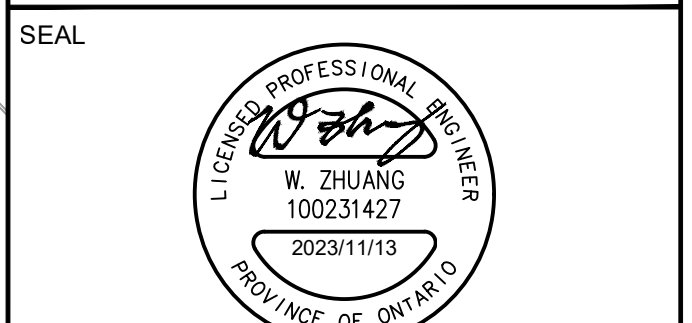
ISSUES

No.	DESCRIPTION	DATE
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6	REVISED PER CITY COMMENTS	2023-11-13

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



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

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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
6

LEGEND

 AREA IDENTIFICATION
 RUNOFF COEFFICIENT
 AREA IN HECTARES

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (450M)
 BELL PEDESTAL TO BE RELOCATED

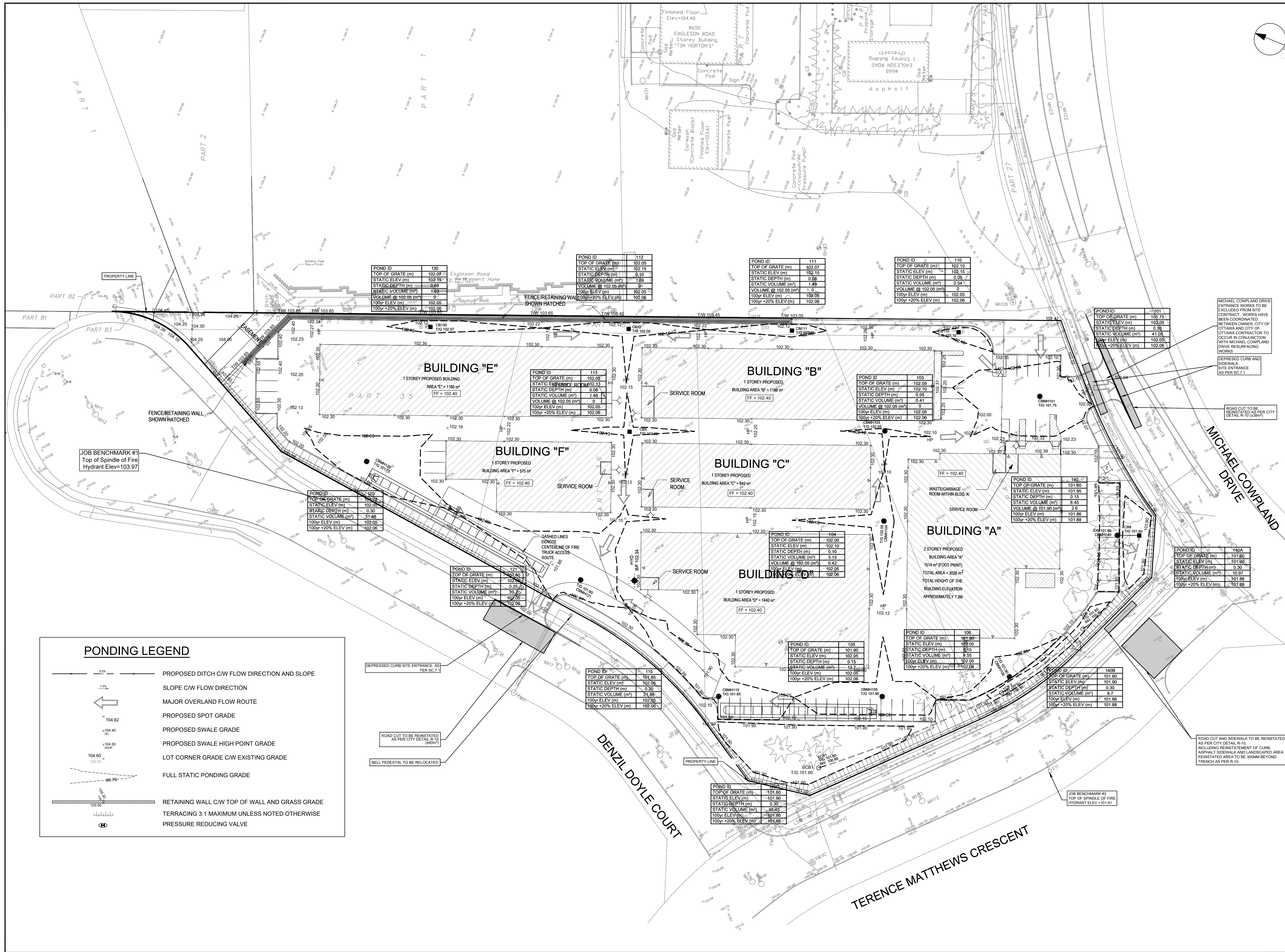
MICHAEL COWPLAND DRIVE ENTRANCE WORKS TO BE EXCLUDED FROM SITE CONTRACT. WORKS HAVE BEEN COORDINATED BETWEEN OWNER, CITY OF OTTAWA AND CITY OF OTTAWA CONTRACTOR TO OCCUR IN CONJUNCTION WITH MICHAEL COWPLAND DRIVE RESURFACING WORKS.
 DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SEC.7.1

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (450M)

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (450M)

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

CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
 Design: J135470_00_Drainage/03_Design/04_Civil/Sheet/C-500_STORM DRAINAGE AREA PLAN.dwg
 Last Saved: September 22, 2023, by Emeric
 Plotted: Tuesday, November 14, 2023 11:57:59 AM by Eric Henne



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

KEY PLAN

CONSULTANTS

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

Landscapes:
Fotem

Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebakk Ltd.

Geotech:
Paterson Group

SEAL

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.

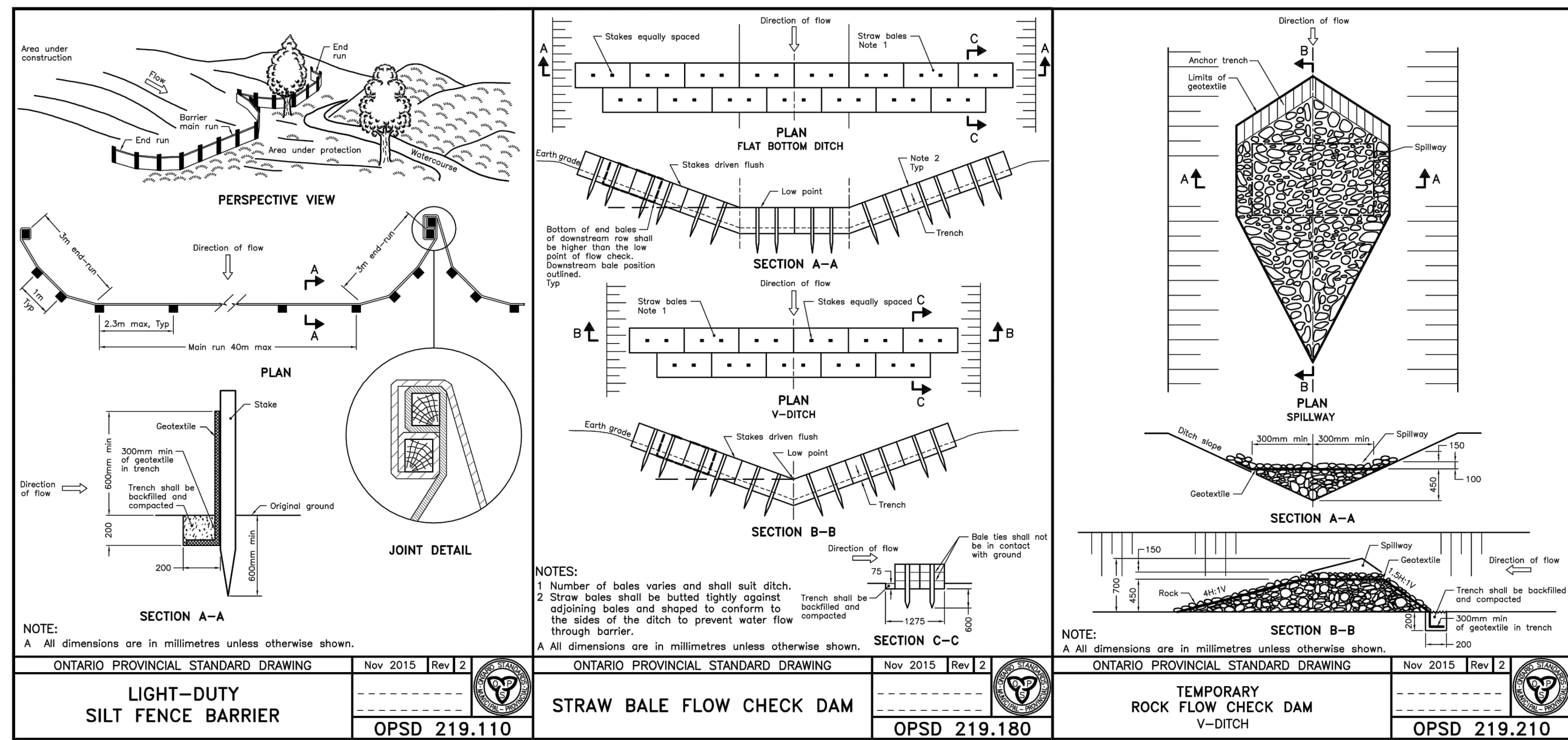
APPROVED BY:
T.R.B.

SHEET TITLE
PONDING PLAN

SHEET NUMBER
C-600

ISSUE
6

CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
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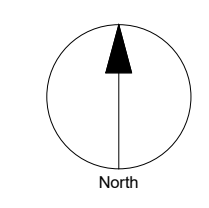


NOTES:

- 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.
- SILTS FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILTS 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/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN R/CBS 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 SILTS 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



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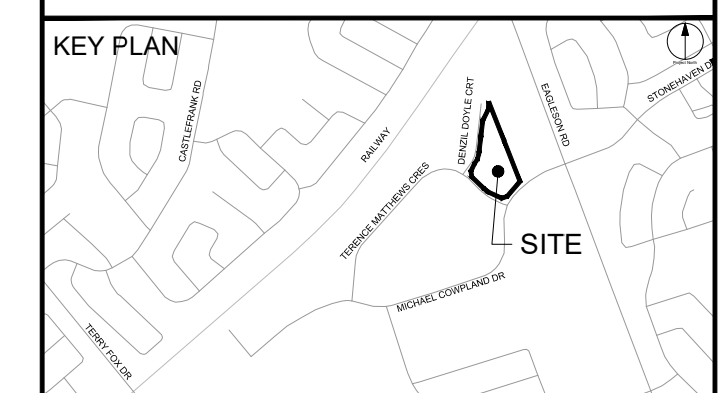
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



LEGEND

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

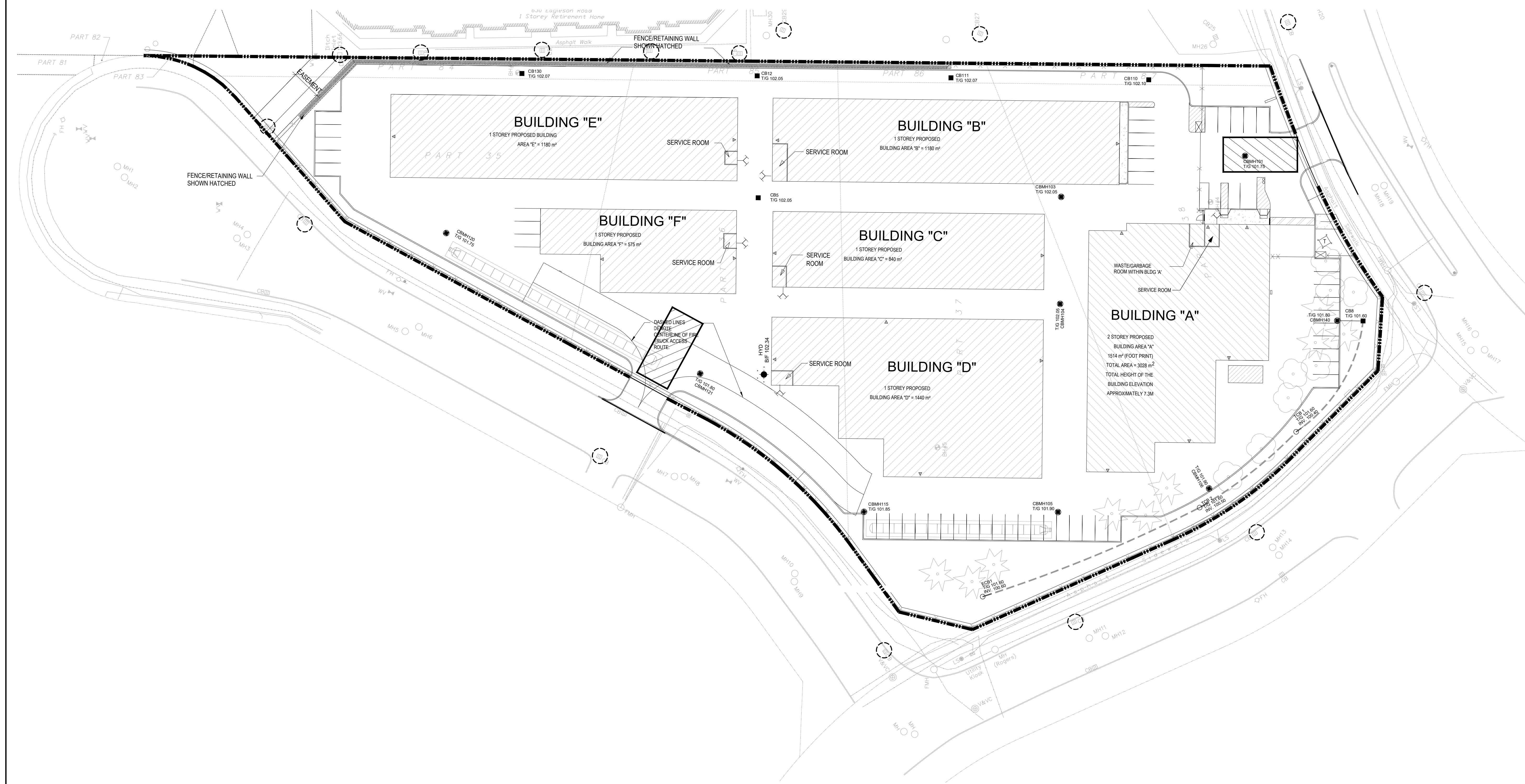
Landscape:
Fotem

Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebakk Ltd.

Geotech:
Paterson Group

SEAL



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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

6