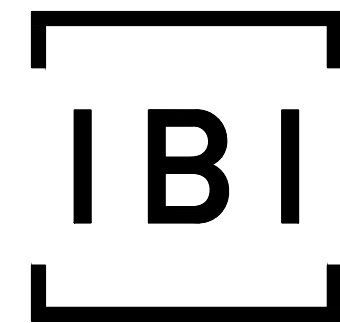
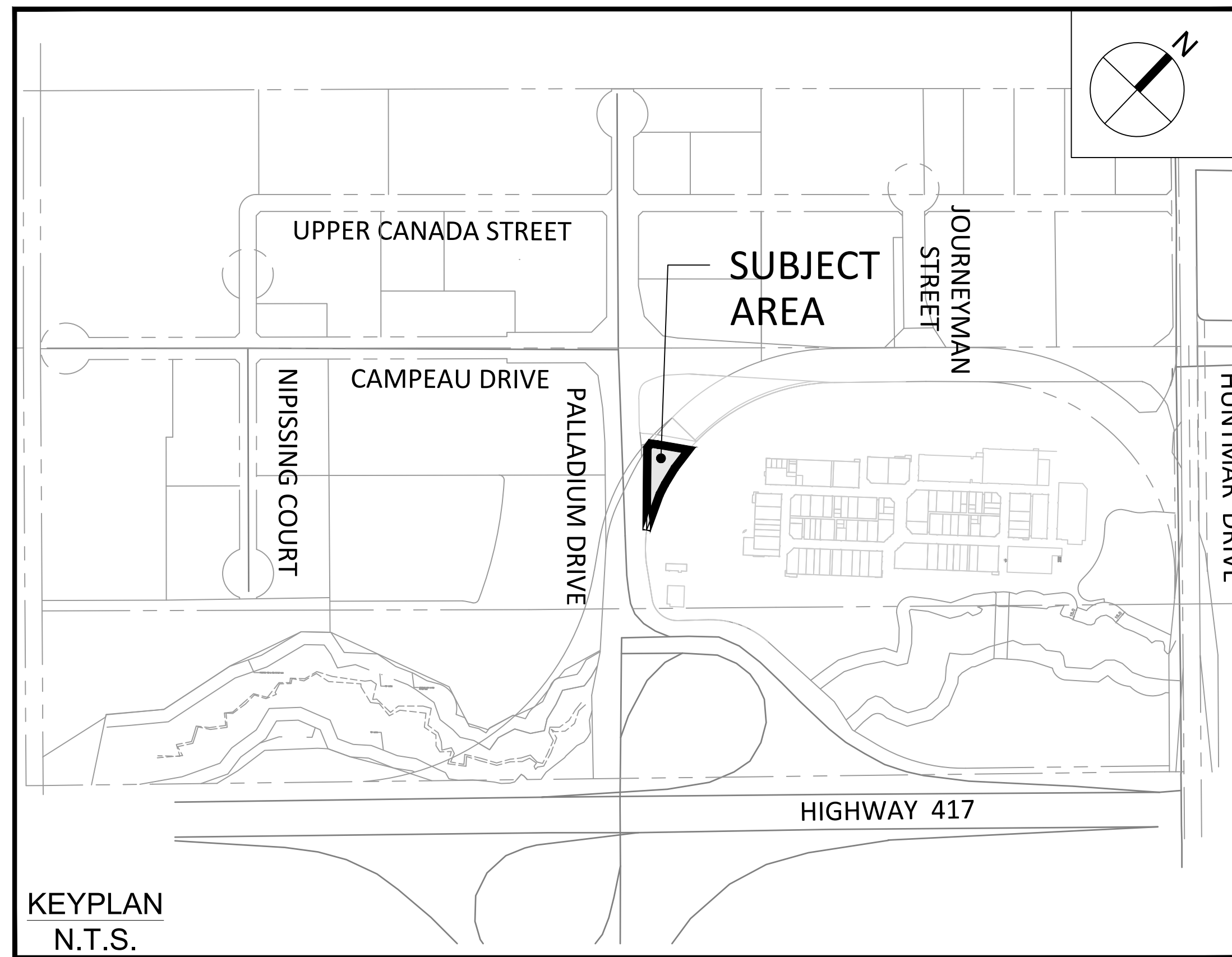


# BUILDING 17 CHICK-FIL-A RIOCAN REIT



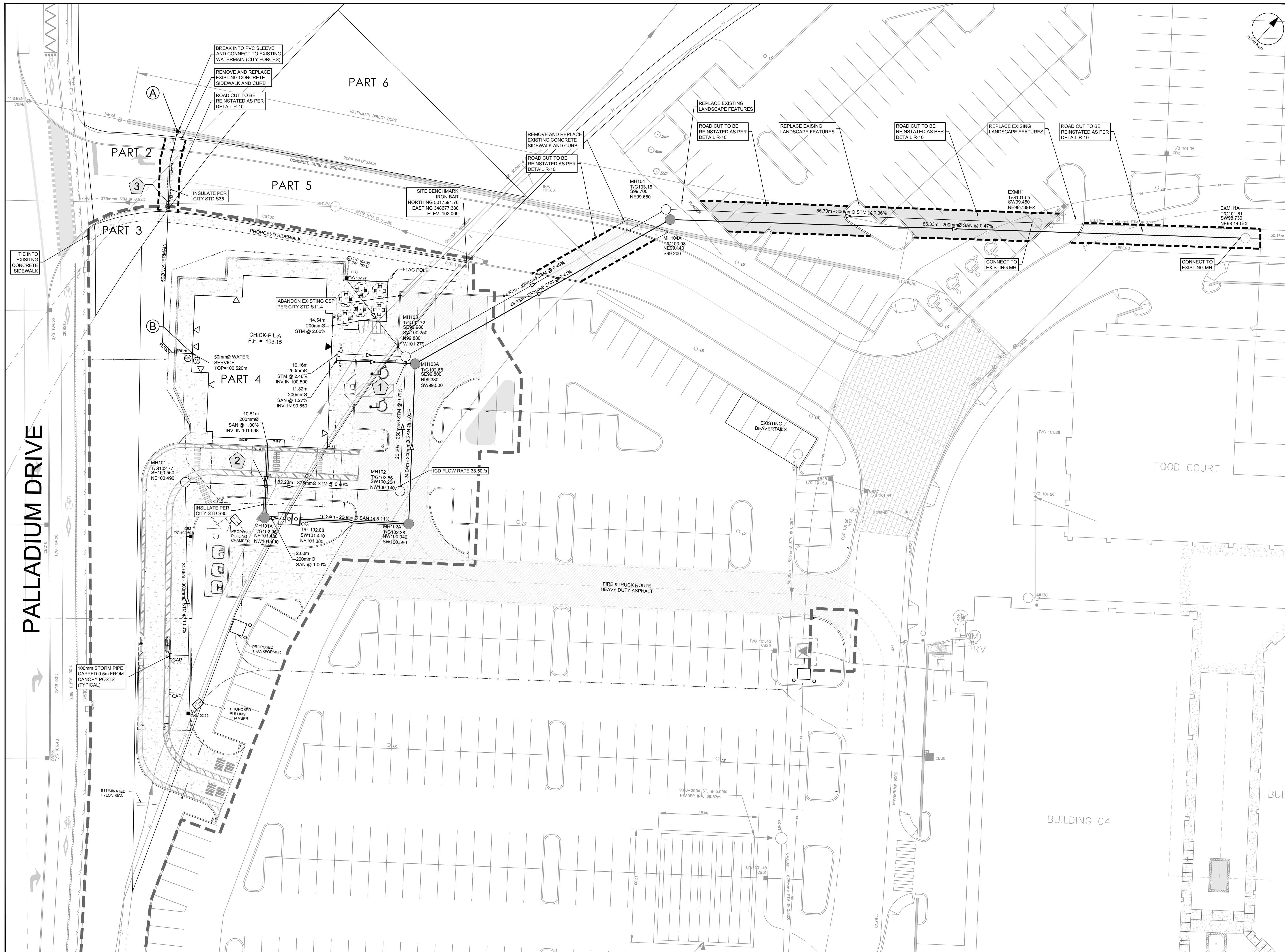
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Ottawa ON K1S 5N4 Canada  
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Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover
C-001	SITE SERVICING PLAN
C-010	GENERAL NOTES LEGEND AND CB DATA TABLE
C-200	SITE GRADING PLAN
C-500	STORM DRAINAGE AREA PLAN
C-900	EROSION AND SEDIMENTATION CONTROL PLAN

## 333 HUNTMAR DRIVE CITY OF OTTAWA

CONTRACT NO. 141991

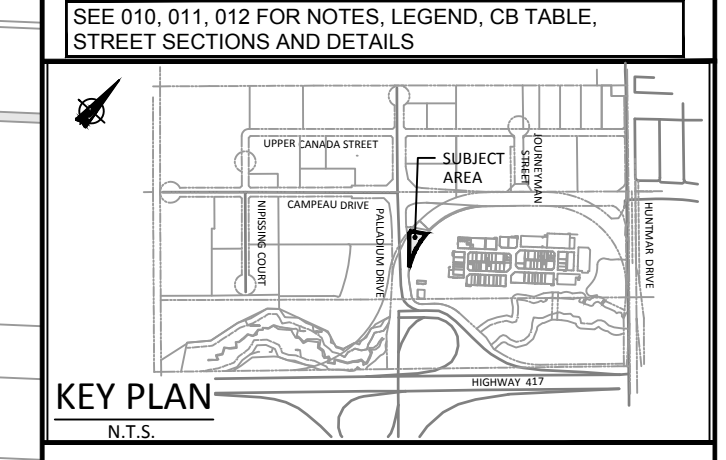


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**RIOCAN REIT**  
 RIOCAN YONGE EGLINTON CENTER, 2300 YONGE ST, SUITE 500

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2	ISSUED FOR SPA	2023-03-15
3	REVISED PER CLIENT COMMENTS	2023-04-24
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5	REVISED PER CITY COMMENTS	2023-05-31
6	REVISED PER CITY COMMENTS	2023-07-18
7		
8		
9		
10		



CONSULTANTS

SCALE  
 1:250  
 0 2.5 5 7.5 12.5m

SEAL

LICENCED PROFESSIONAL ENGINEER  
 S. E. LABADIE  
 100214983  
 2023/07/18  
 PROVINCE OF ONTARIO

**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5M4 Canada  
 tel 613 225 5111 fax 613 225 5866  
 ibigroup.com

PROJECT  
**BUILDING 17 CHICK-FIL-A**  
 333 HUNTMAR DRIVE

PROJECT NO:  
 141991

DRAWN BY:  
 D.P.S.

PROJECT MGR:  
 S.E.L.

CHECKED BY:  
 J.I.M.

APPROVED BY:  
 S.E.L.

SHEET TITLE  
**SITE SERVICING PLAN**

SHEET NUMBER  
**C-001**

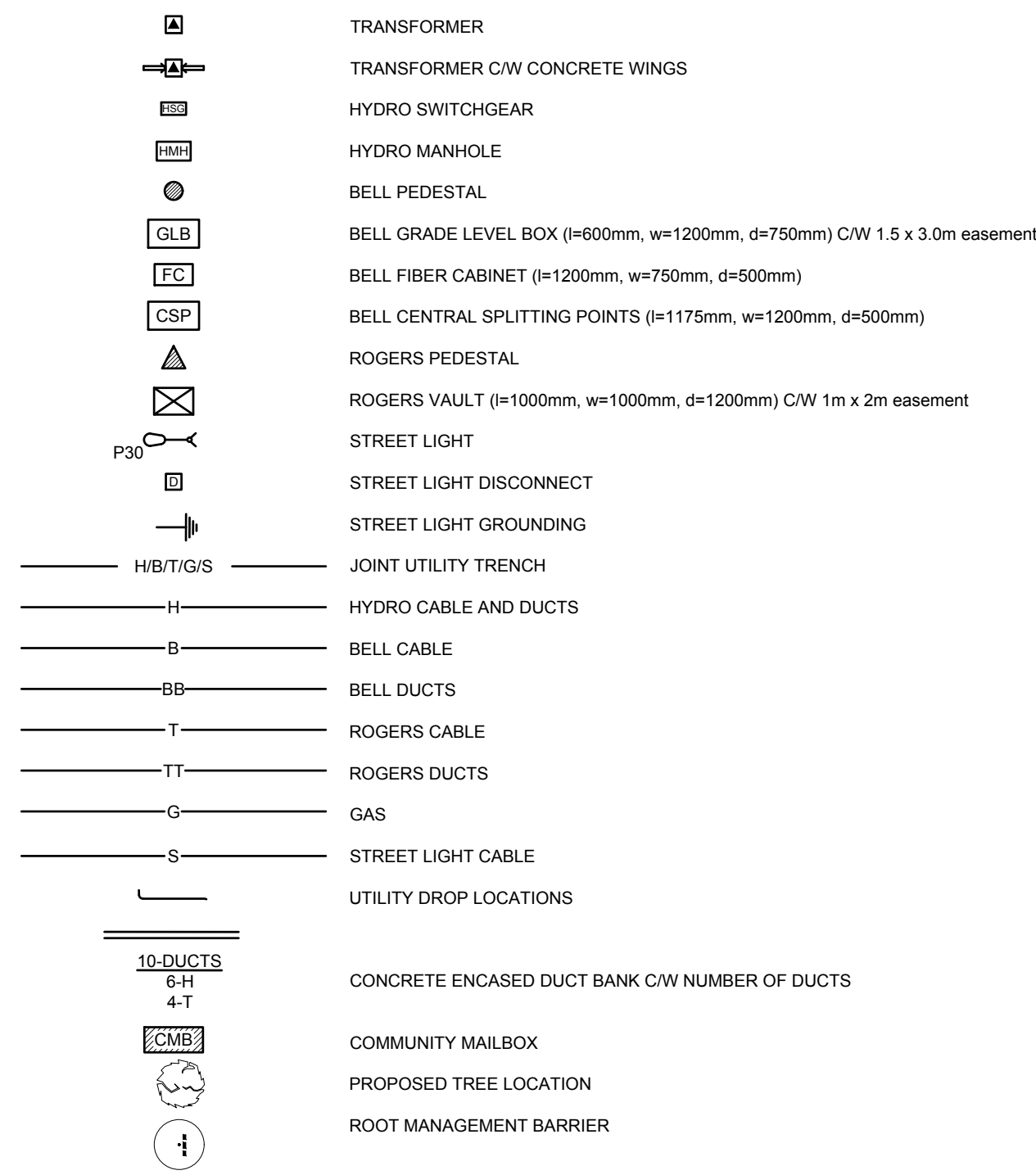
ISSUE  
**6**

CITY PLAN No. xxxxx

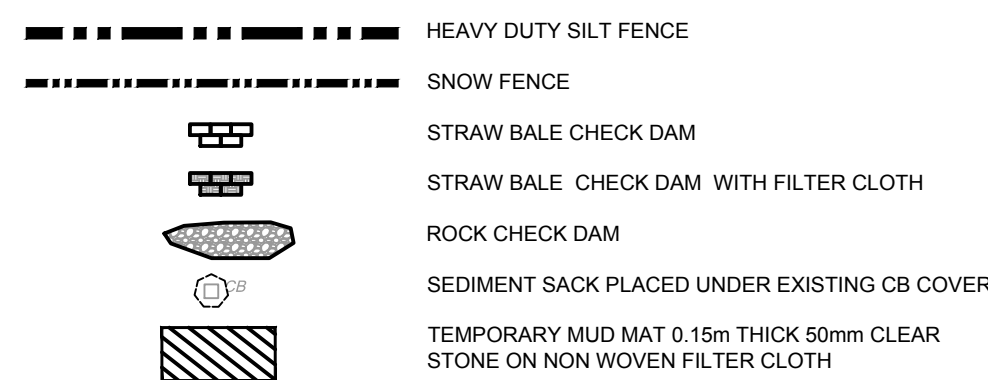
PALLADIUM DRIVE

CITY FILE No. D07-12-23-0030  
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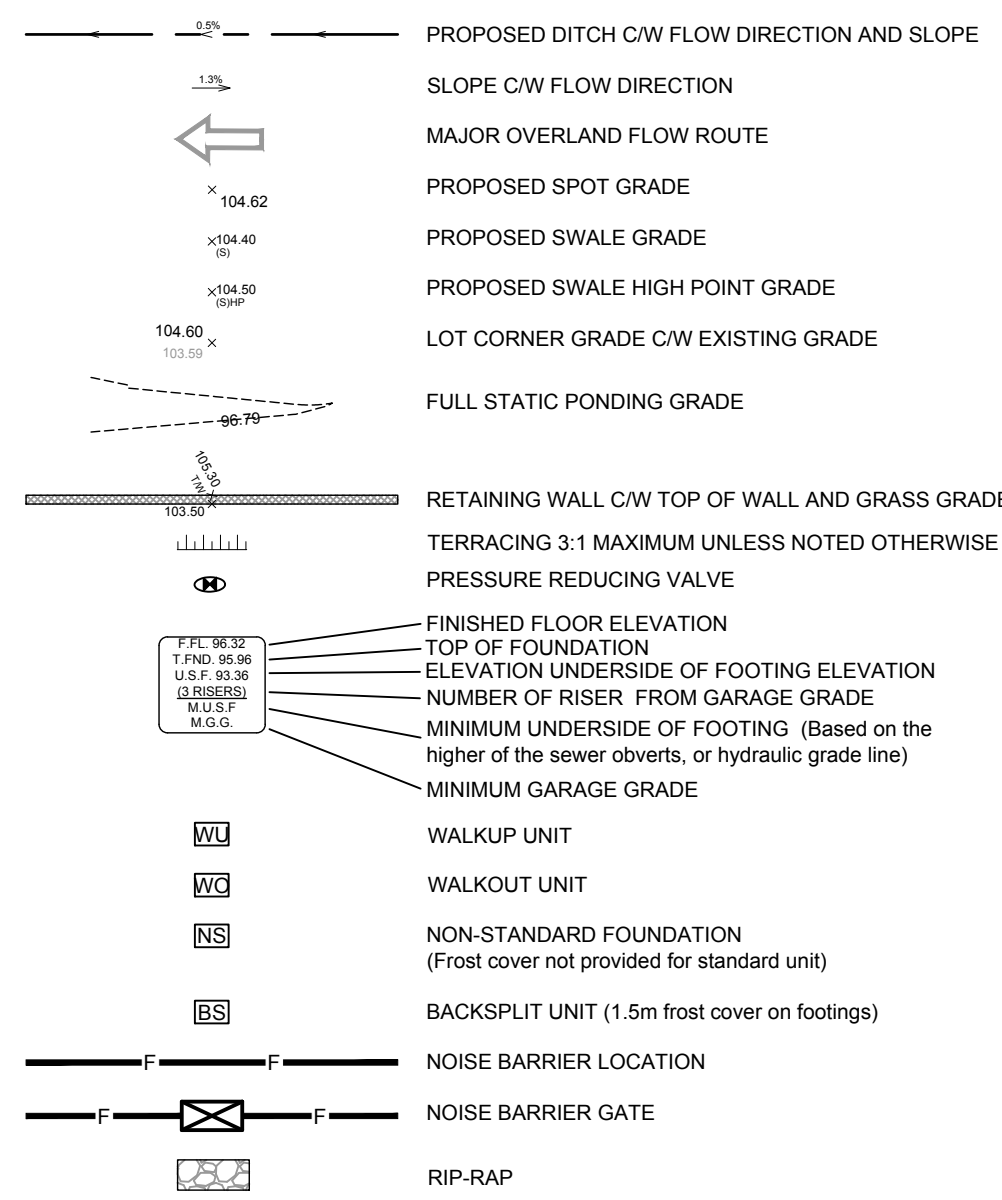
**UTILITY LEGEND**



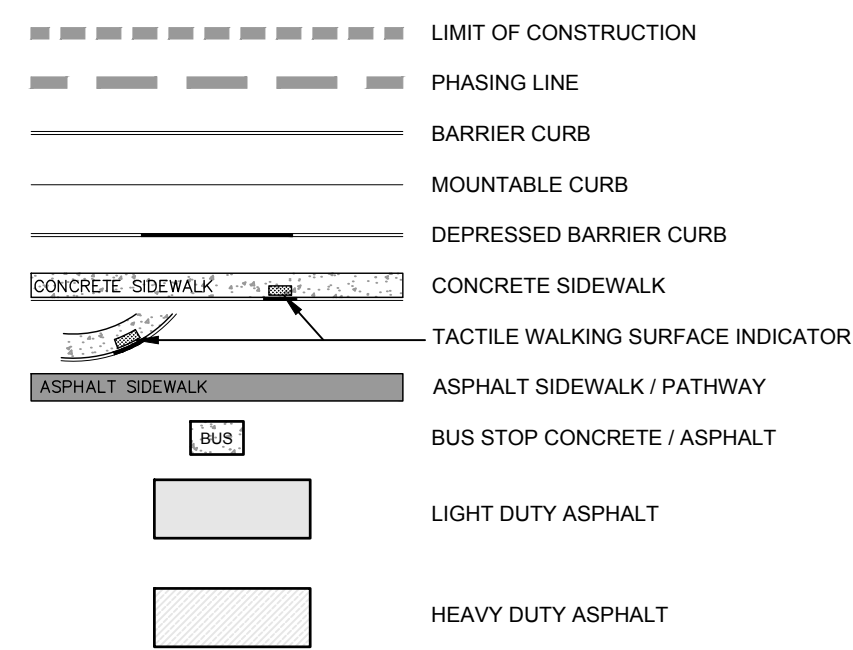
**SEDIMENT EROSION LEGEND**



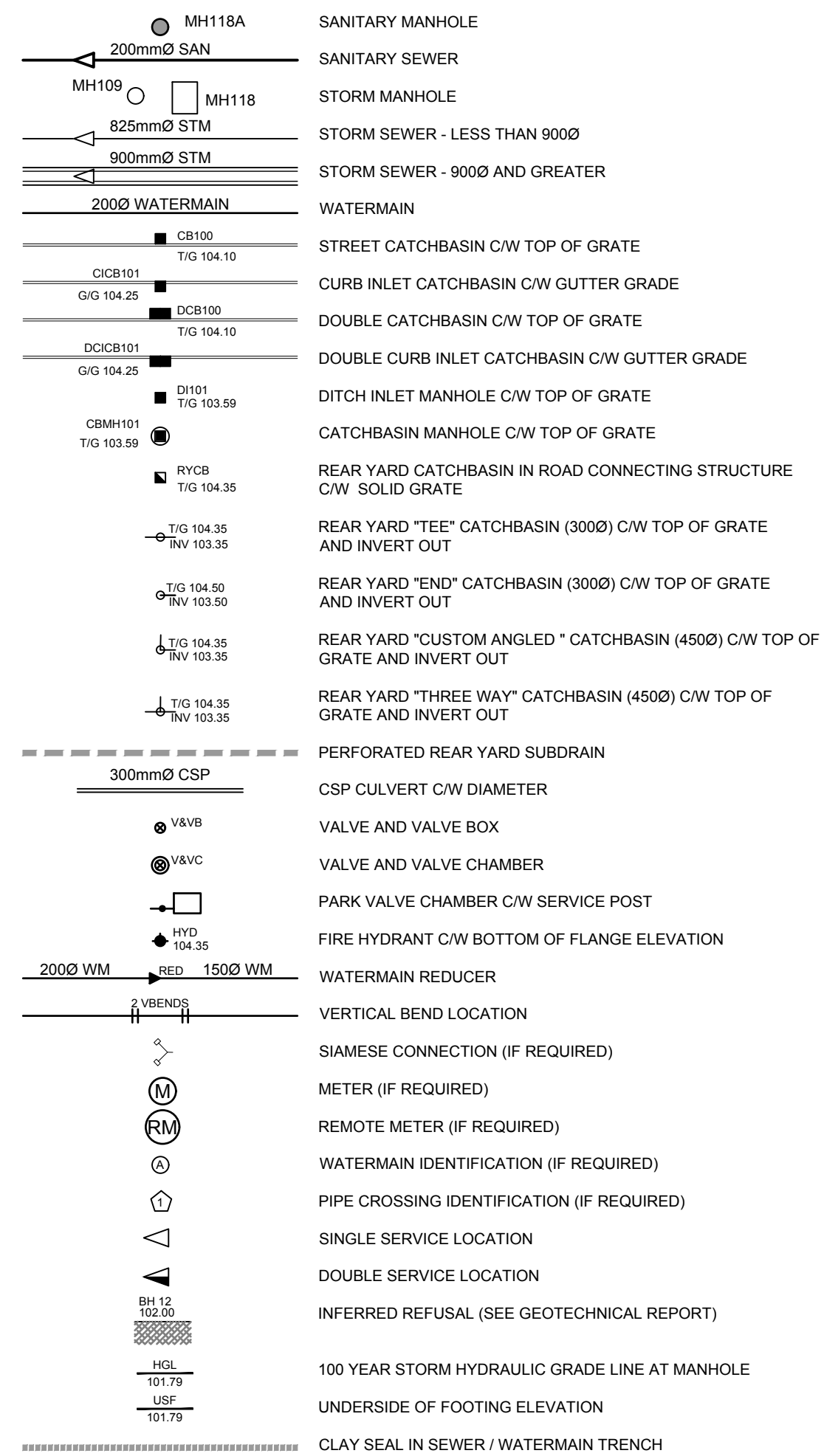
**GRADING LEGEND**



**GENERAL LEGEND**



**SERVICING LEGEND**



**CROSSING SCHEDULE**

1	250mmØ STORM SEWER OVER 200mm SANITARY SEWER - CLEARANCE 0.255m (INSULATION REQUIRED)
2	200mmØ SANITARY SEWER OVER 375mmØ STORM SEWER - CLEARANCE 0.785m
3	375mmØ STORM SEWER UNDER 50mmØ WATER SERVICE - CLEARANCE 0.250m (INSULATION REQUIRED)

**WATERMAIN SCHEDULE**

Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00				
	0+004.70	104.50	101.69	2.81	
	0+010.94	104.42	102.02	2.40	
	0+011.57	104.43	102.25	2.15	
	0+020	104.39	101.59	2.40	
	0+031.81	103.41	101.01	2.40	
	0+033.95	103.16	100.76	2.40	
	0+036.98	103.05	100.65	2.40	
B	0+036.98	102.92	100.52	2.40	

INSULATE PER W22

REVISED 2023-05-31

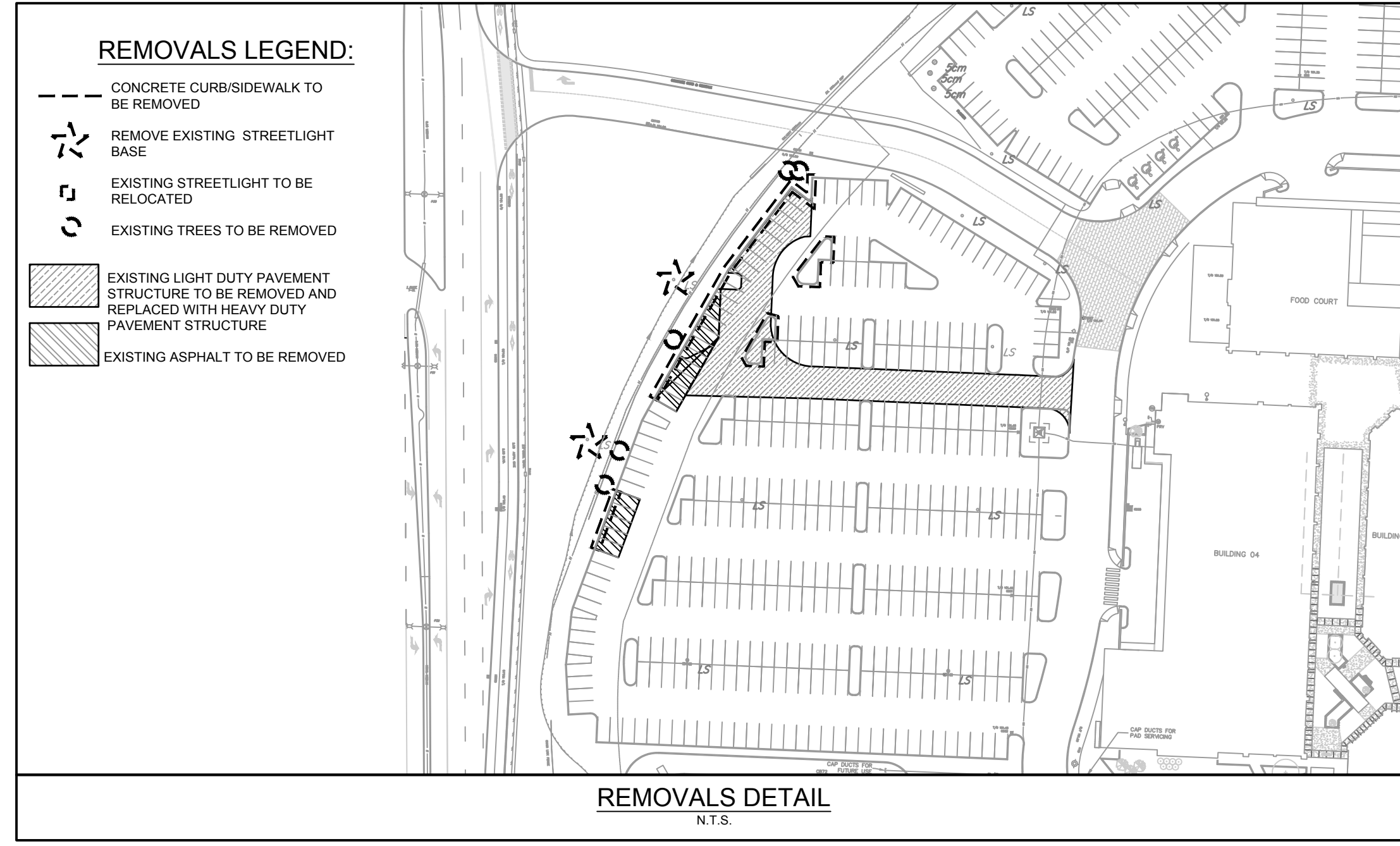
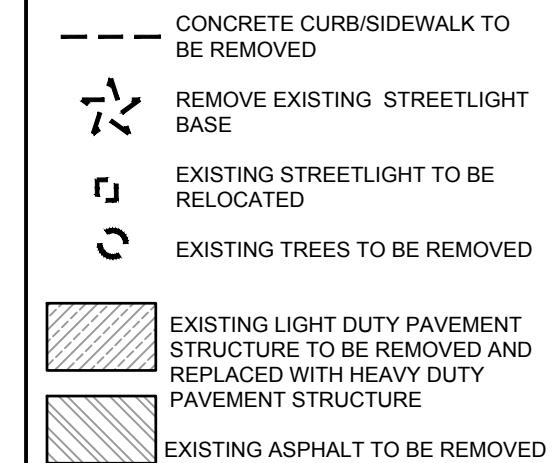
**NOTES :**

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/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 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.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG6571-1 DATED MARCH 5, 2023 PREPARED BY PATERSON GROUP.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC GEOMATICS LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY TURNER FLEISCHER ARCHITECTS INC. 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.
- 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.
- 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 375MM DIAMETER AND LESS TO BE PVC DR35  
-STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE CLASS 65-0
- 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 STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MM PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MM PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- 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).
- PRESSURE REDUCING VALVE MAY BE REQUIRED INSIDE BUILDING. BUILDING CONTRACTOR TO REFER TO MECHANICAL ENGINEERING DRAWINGS.
- EXISTING SEWER RUNS EXM1A - EXM2A AND EXM11 - EXM12, TO BE CCTV'D PRE-CONSTRUCTION.

**PAVEMENT STRUCTURE:**

- LIGHT DUTY:**
- 40mm - SUPERPAVE 12.5-FC2 ASPHALTIC CONCRETE
  - 150mm - OPSS GRANULAR "A" CRUSHED STONE
  - 400mm - OPSS GRANULAR "B" TYPE II CRUSHED STONE
- SUBGRADE - EITHER FILL, INSITU SILTY CLAY OR SAND/CRUSHED STONE MATERIAL PLACED OVER IN SITU SOIL.**
- HEAVY DUTY:**
- 40mm - SUPERPAVE 12.5-FC2 ASPHALTIC CONCRETE
  - 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
  - 150mm - OPSS GRANULAR "A" CRUSHED STONE
  - 450mm - OPSS GRANULAR "B" TYPE II CRUSHED STONE
- SUBGRADE - EITHER FILL, INSITU SILTY CLAY OR SAND/CRUSHED STONE MATERIAL PLACED OVER IN SITU SOIL.**

**REMOVALS LEGEND:**



**REMOVALS DETAIL**  
N.T.S.

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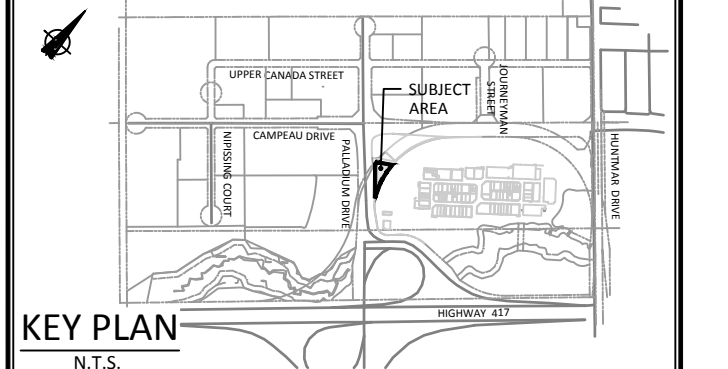
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6	REVISED PER CITY COMMENTS	2023-07-18
7		
8		
9		
10		

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



**KEY PLAN**  
N.T.S.

**CONSULTANTS**

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

SEAL  
LICENSED PROFESSIONAL ENGINEER  
S. E. LABADIE  
100214983  
2023/07/18  
PROVINCE OF ONTARIO

PROJECT  
**CHICK-FIL-A**  
333 HUNTMAR DRIVE

PROJECT NO:  
141991

DRAWN BY:  
D.P.S.

CHECKED BY:  
J.I.M.

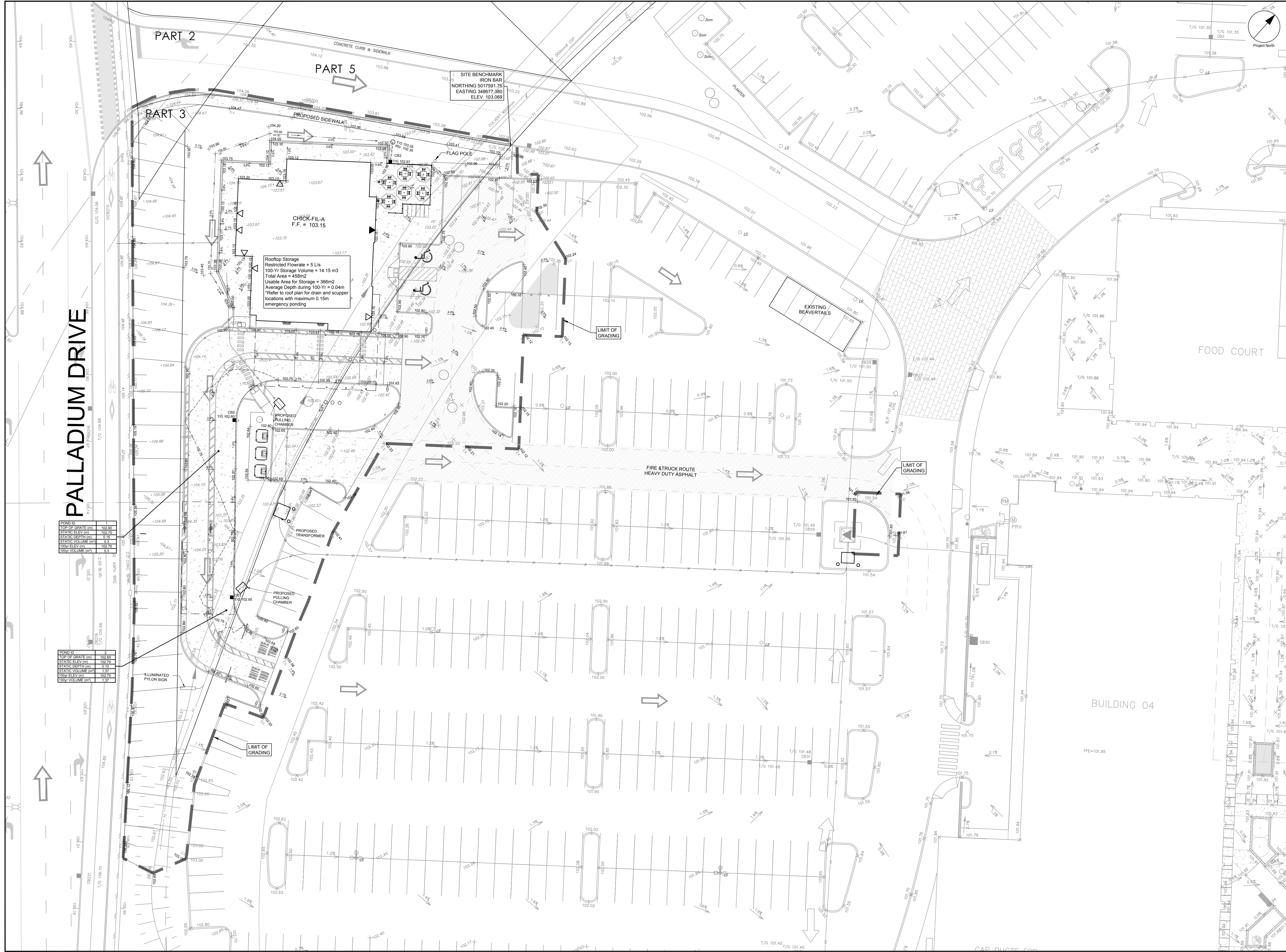
PROJECT MGR:  
S.E.L.

APPROVED BY:  
S.E.L.

SHEET TITLE  
**GENERAL NOTES LEGEND AND CB DATA TABLE**

SHEET NUMBER  
**C-010**

ISSUE  
**6**



PALLADIUM DRIVE

FOUND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m <sup>3</sup> )	ROOF ELEV (m)	100-YR VOLUME (m <sup>3</sup> )
1	102.60	102.75	0.15	0.3	102.75	0.3
2	102.65	102.75	0.10	0.3	102.75	0.3

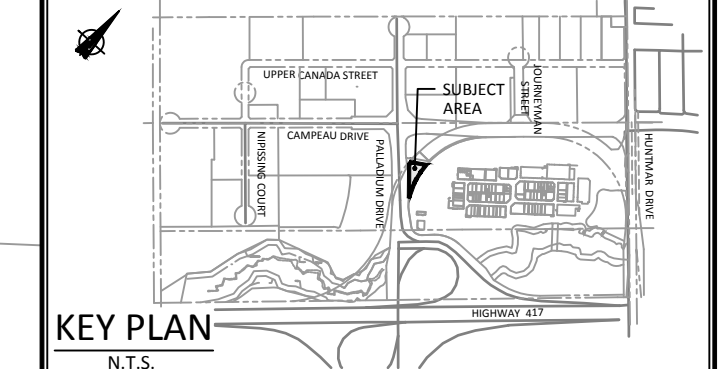
FOUND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m <sup>3</sup> )	ROOF ELEV (m)	100-YR VOLUME (m <sup>3</sup> )
1	102.85	102.75	0.10	1.37	102.75	1.37
2	102.85	102.75	0.10	1.37	102.75	1.37

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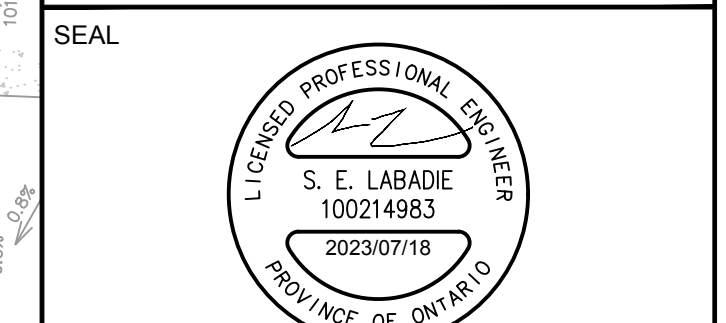
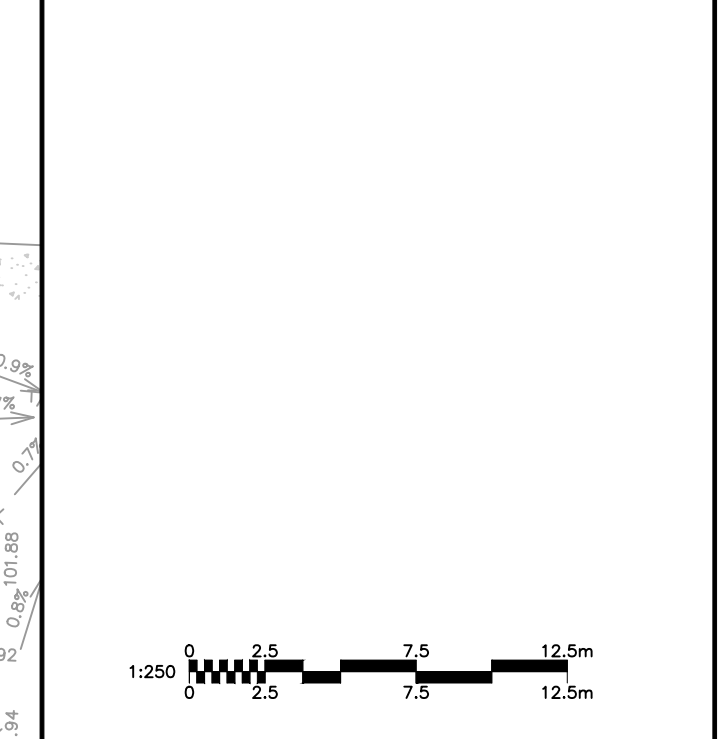
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8	8		
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



**IBI** GROUP  
 400 - 333 Preston Street  
 Ottawa ON K1S 9M4 Canada  
 tel 613 225-1311 fax 613 225-5866  
 ibigroup.com

PROJECT  
**BUILDING 17 CHICK-FIL-A**  
 333 HUNTMAR DRIVE

PROJECT NO:  
**141991**  
 DRAWN BY:  
**D.P.S.**  
 PROJECT MGR:  
**S.E.L.**  
 SHEET TITLE  
**SITE GRADING PLAN**

CHECKED BY:  
**J.I.M.**  
 APPROVED BY:  
**S.E.L.**

SHEET NUMBER  
**C-200**  
 ISSUE  
**6**

CITY PLAN No. xxxxx

CITY FILE No. D07-12-23-0030  
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**LEGEND :**

	AREA NUMBER
	RUNOFF COEFFICIENT
	AREA IN HECTARES
	EXISTING AREA NUMBER
	EXISTING AREA IN HECTARES
	EXISTING RUNOFF COEFFICIENT
	EXISTING AREA IN HECTARES
	EXISTING RUN OFF COEFFICIENT
	ESTIMATED TIME OF CONCENTRATION IN MINUTES
	PRODUCT OF AREA AND RUNOFF COEFFICIENT
	DRAINAGE AREA LIMITS
	EXISTING DRAINAGE AREA LIMITS
	EXISTING EMERGENCY OVERLAND FLOW

**CLIENT**  
**RIOCAN REIT**  
 RIOCAN YONGE EGLINTON CENTER, 2300 YONGE ST, SUITE 500

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	10		

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

**KEY PLAN**  
 N.T.S.

**CONSULTANTS**

1:500  
 0 5 10 15 20m

**SEAL**

**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5M4 Canada  
 tel 613 225 1311 fax 613 225 5868  
 ibigroup.com

**PROJECT**  
**BUILDING 17**  
**CHICK-FIL-A**  
 333 HUNTMAR DRIVE

**PROJECT NO:**  
 141991

**DRAWN BY:**  
 D.P.S.

**CHECKED BY:**  
 S.L.B.

**PROJECT MGR:**  
 S.L.B.

**APPROVED BY:**  
 J.I.M.

**SHEET TITLE**  
**STORM DRAINAGE AREA PLAN**

**SHEET NUMBER**  
**C-500**

**ISSUE**  
**6**

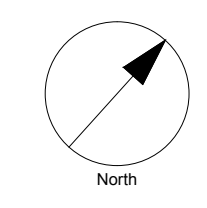
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 Last Saved: July 18, 2023, 10:28:27 AM by Don Stuma  
 Plotter: Tuesday, July 18, 2023, 10:28:27 AM by Don Stuma  
 CITY FILE No. D07-12-23-0030

**LEGEND:**

- NOTES:**
1. 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.
  2. 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 RVCs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
  3. 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.
  4. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
  5. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
  6. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT

- LIGHT DUTY SILT FENCE AS PER OPSPD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSPD-219.180
- ◇ ROCK CHECK DAM AS PER OPSPD-219.210
- CB SILT SACK PLACED UNDER EXISTING CB COVER
- 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



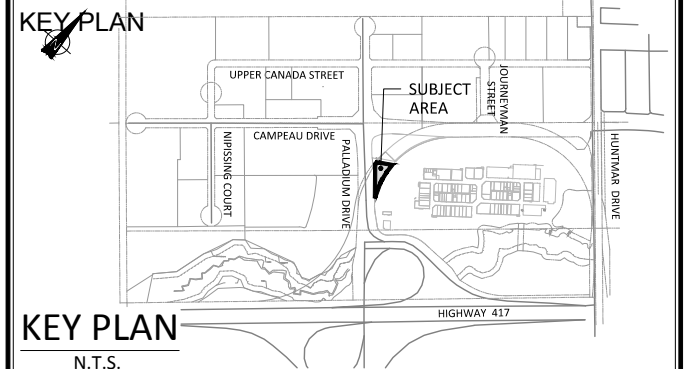
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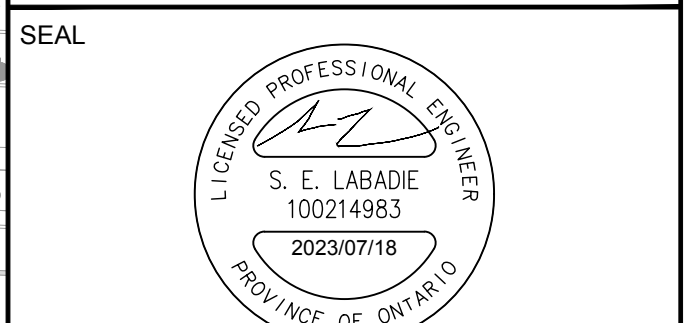
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



**LEGEND**

- LIGHT DUTY SILT FENCE AS PER OPSPD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSPD-219.180
- ◇ ROCK CHECK DAM AS PER OPSPD-219.210
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- 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



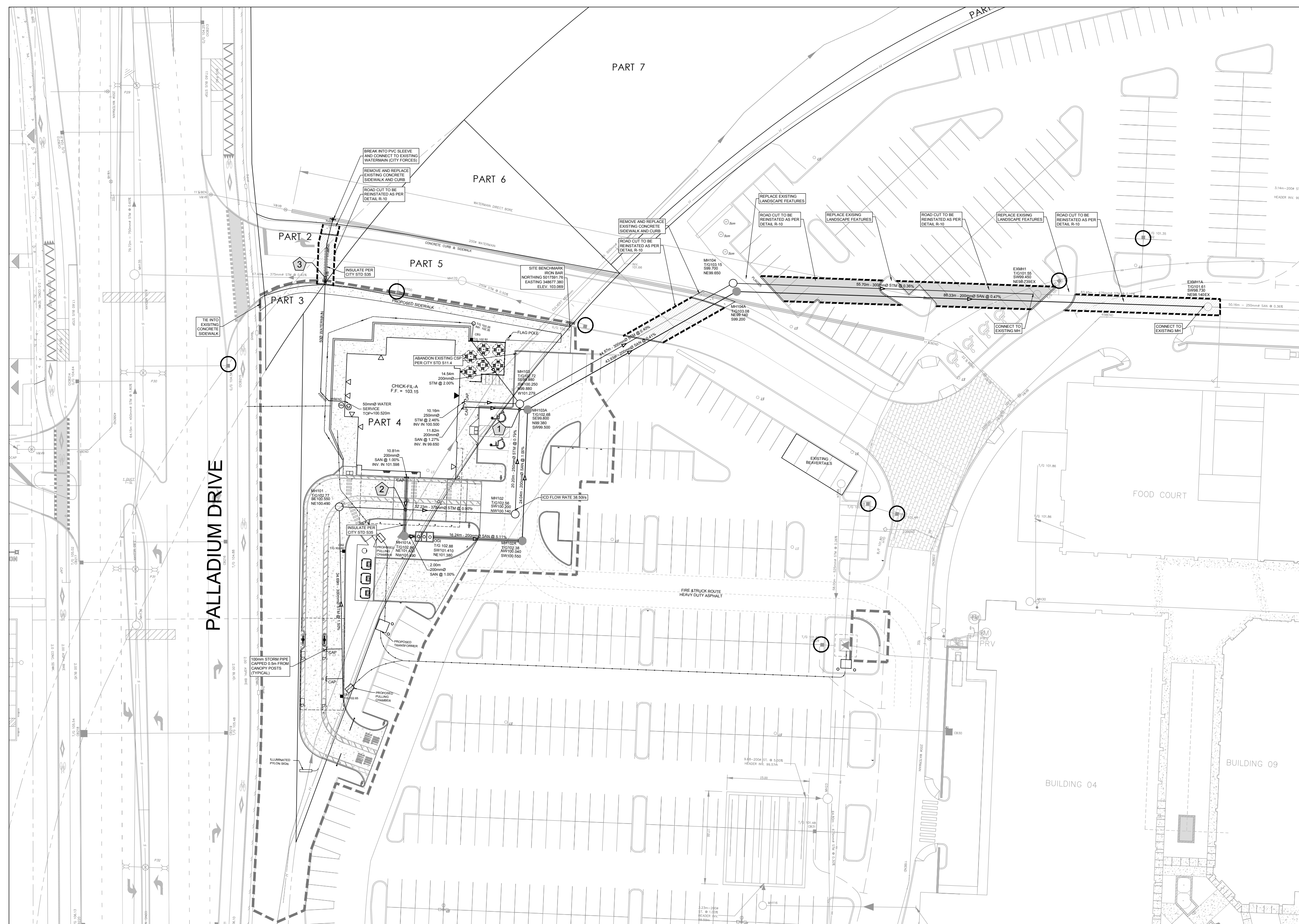
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 Ottawa, ON K1S 5N4 Canada  
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**PROJECT**  
**BUILDING 17**  
**CHICK-FIL-A**  
 333 HUNTMAR DRIVE

**PROJECT NO:** 141991  
**DRAWN BY:** D.P.S.  
**PROJECT MGR:** S.E.L.  
**CHECKED BY:** J.I.M.  
**APPROVED BY:** S.E.L.

**SHEET TITLE**  
**EROSION AND SEDIMENTATION CONTROL PLAN**

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



File Location: J:\141991\_Chick-Fil-A\_T0\_Production\03\_Design\04\_Civil\Sheet\C-900 SEDIMENT - EROSION PLAN.dwg  
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