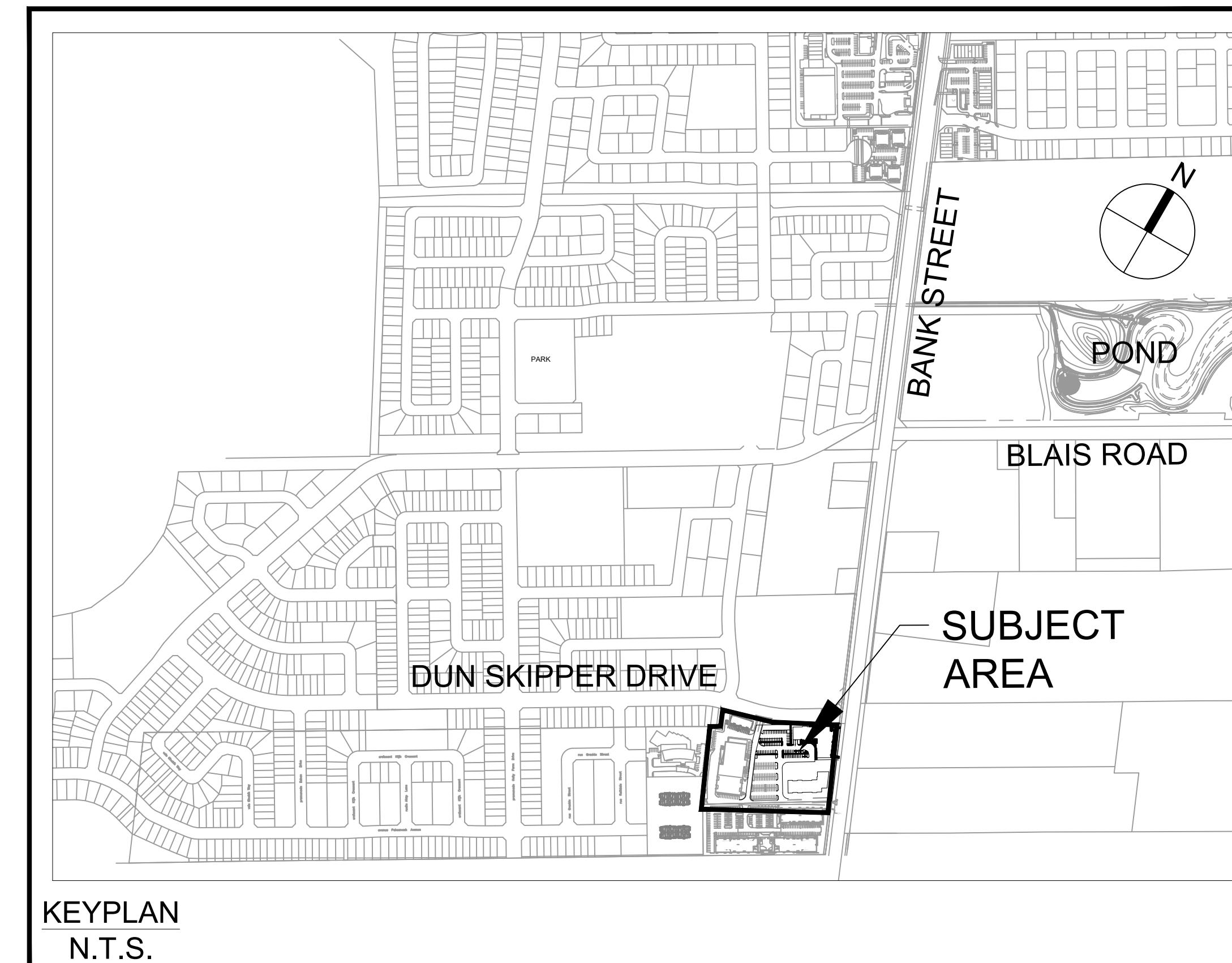


SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

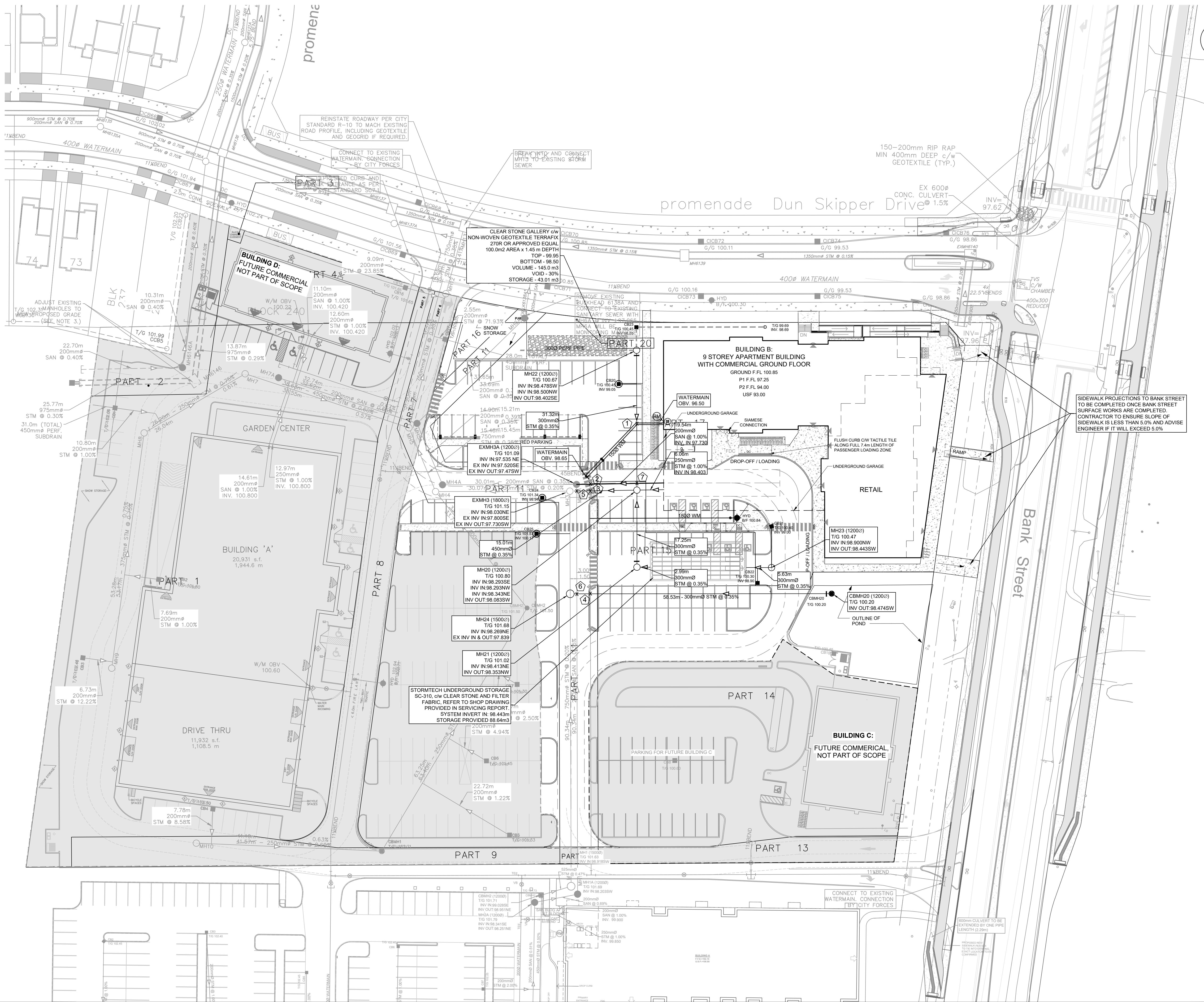


333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com



Sheet List Table	
Sheet Number	Sheet Title
	Cover
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES & LEGEND
C-200	GRADING PLAN
C-201	INTERIM GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-501	INTERIM STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-601	INTERIM PONDING PLAN
C-900	SEDIMENT AND EROSION CONTROL PLAN

CONTRACT NO. 148290



2668867 Ontario Inc

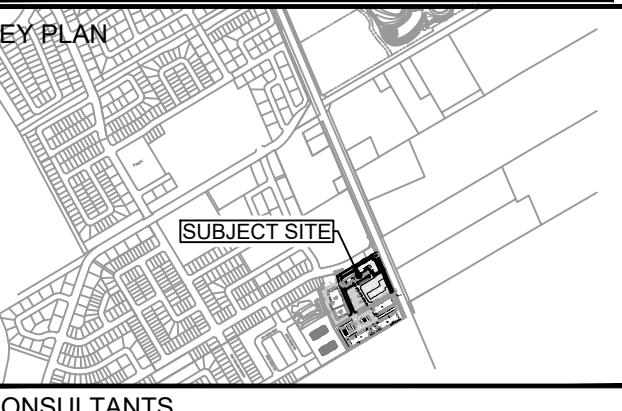
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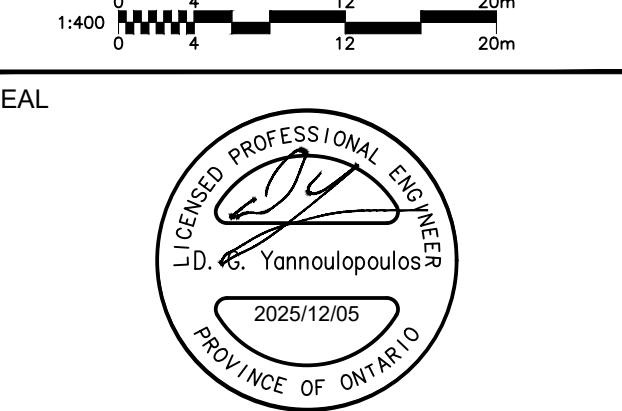
Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

ISSUES		
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SEE 010 FOR NOTES, LEGEND AND DETAILS



ONSULTANTS



CRIME CONSULTANT

PROJECT

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO.
148290

DRAWN BY: **M M** CHECKED BY: **D G Y**

PROJECT MGR: APPROVED BY:

R.M. A.Z.

GENERAL PLAN OF SERVICES

GENERAL PLAN OF SERVICES

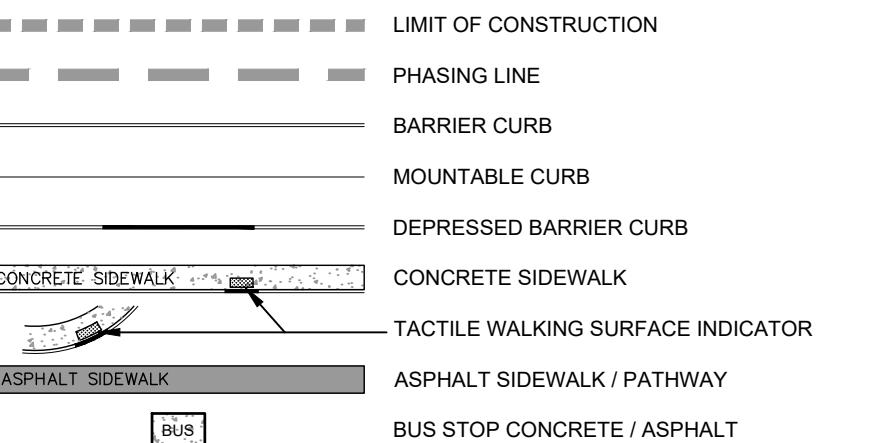
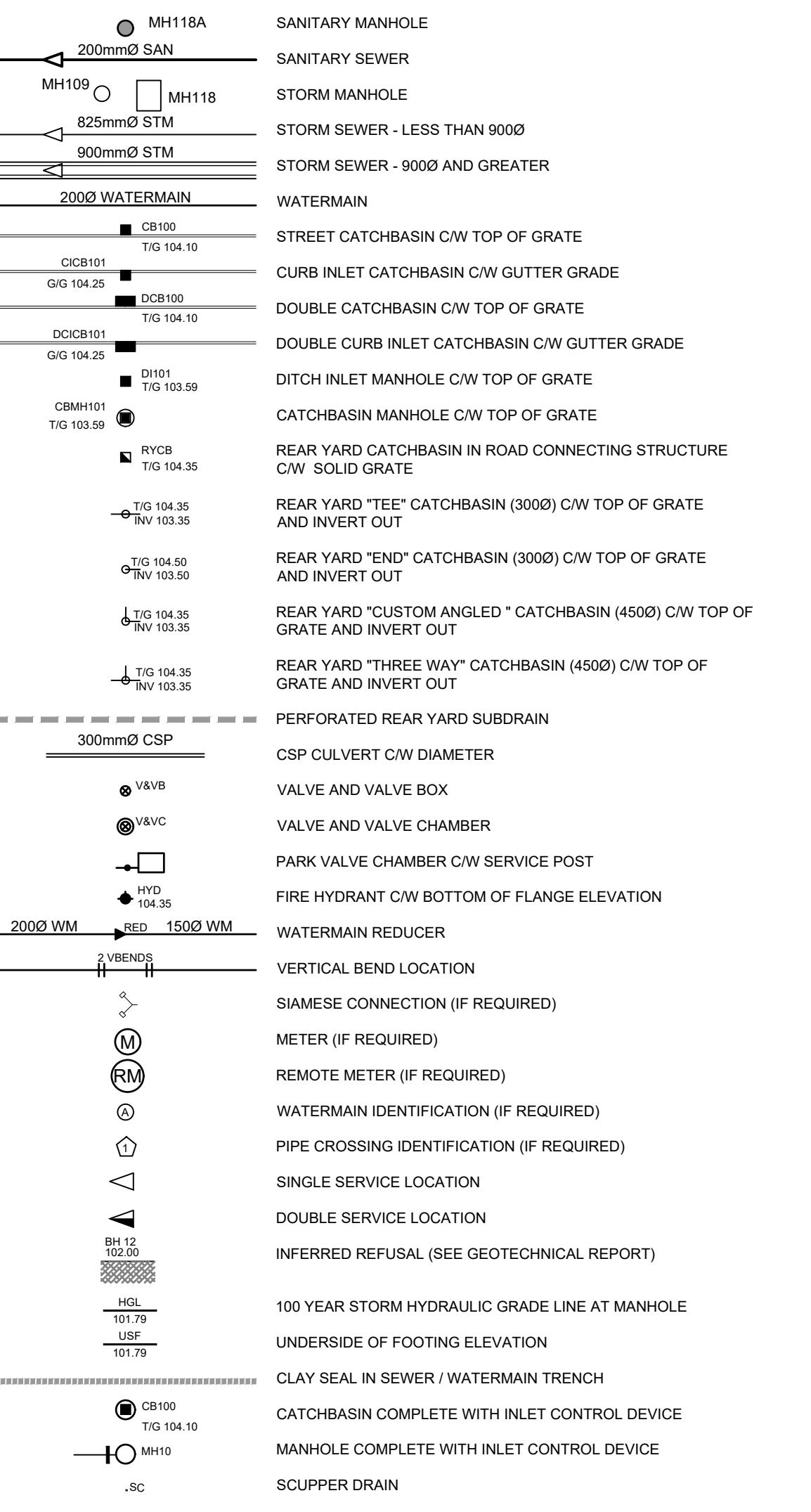
HEFT NUMBER | ISSUE

ITEM NUMBER **6 001** ISSUE **6**

C=001 8

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SCALE CHECK File Location: C:\Users\siurnad3150\DC\ACCDocs\Arcadis ACC USIACA-00148290-155 Dun Skipper\Project Files\7.03 Design\04 Civil\Sheets\C-001 SITEPLAN SERVICING.dwg Last Saved: August 14, 2025, by siurnad3150 Plotted: December 5, 2025 2:00:32 PM by Siurna, Don

GENERAL LEGENDSERVICING LEGENDUTILITY 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 ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE 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.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY ARCADIS FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THESE DRAWINGS. THIS DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY. AFTER REVIEW OF THE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE TO FURTHER REVIEW AND REVIEW THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION.
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY, THE CONTRACTOR PLACEMENT IS TO BE AGREED WITH BELL AND ROGERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

Pipe Interference Table			
Crossing No.	PIPE 1		Clearance
	STM	WTR	
1	Bottom 98.336	Top 97.820	0.516
2	WTR Bottom 98.752	SAN Top 97.771	0.981
3	WTR Bottom 98.759	STM Top 98.509	0.250
4	WTR Bottom 98.874	STM Top 98.594	0.280
5	STM Bottom 98.022	SAN Top 97.731	0.291
6	STM Bottom 98.265	SAN Top 97.809	0.456
7	STM Bottom 98.289	SAN Top 97.876	0.413

STORM STRUCTURE TABLE - PHASE 2

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE			
				TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE	100yr Dynamic HEAD (l/s)	RESTRICT ED FLOW (l/s)	ICD TYPE
					INLET	OUTLET					
CB20	CB20	OPSD 705.010	S19	100.45	99.05	200	PVC DR35	1.600	15.00	Tempest MHF	67 x 67
CB21	MH21	OPSD 705.010	S19	100.40	99.00	200	PVC DR35	1.450			
CB22	MH21	OPSD 705.010	S19	100.30	98.90	200	PVC DR35	1.550			
CB23	MH22	OPSD 705.010	S19	100.45	99.05	200	PVC DR35	1.460			
CB24	CB24	OPSD 705.010	S19	101.34	99.94	200	PVC DR35	1.300	15.00	Tempest MHF	70 x 70
CB25	CB25	OPSD 705.010	S19	101.57	100.17	200	PVC DR35	1.400	6.00	Tempest Vortex	44 x 44
CBMH20	CBMH20	OPSD 701.010	S25 & S28.1	100.20	98.274	300	PVC DR35	2.076	15.00	Tempest MHF	64 x 64
MH21	MH21	OPSD 701.010	S25 & S24.1	101.01	98.373	300	PVC DR35	2.027	33.00	Tempest MHF	93 x 93
MH22	MH22	OPSD 701.010	S25 & S24.1	100.67	98.422	300	PVC DR35	2.178	6.00	Tempest Vortex	39 x 39

Bold font indicates CB's with ICD's

90.00

NOTES :

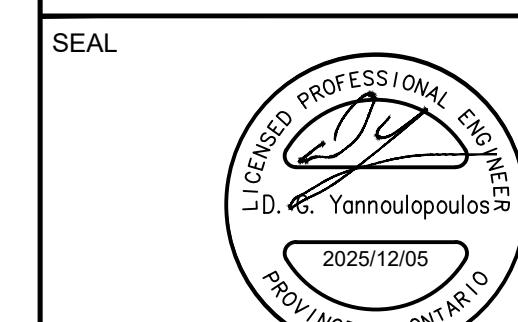
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- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE 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 PG2934-1 PREPARED BY PATERSON GROUP.

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KEY PLAN

SUBJECT SITE



PRIME CONSULTANT

ARCADIS

333 Preston Street - Suite 500
Ottawa ON K1N 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:

148290

DRAWN BY: M.M.

CHECKED BY: R.M.

PROJECT MGR: R.M.

APPROVED BY: A.Z.

SHEET TITLE

NOTES & LEGEND

SHEET NUMBER

C-010

ISSUE

6

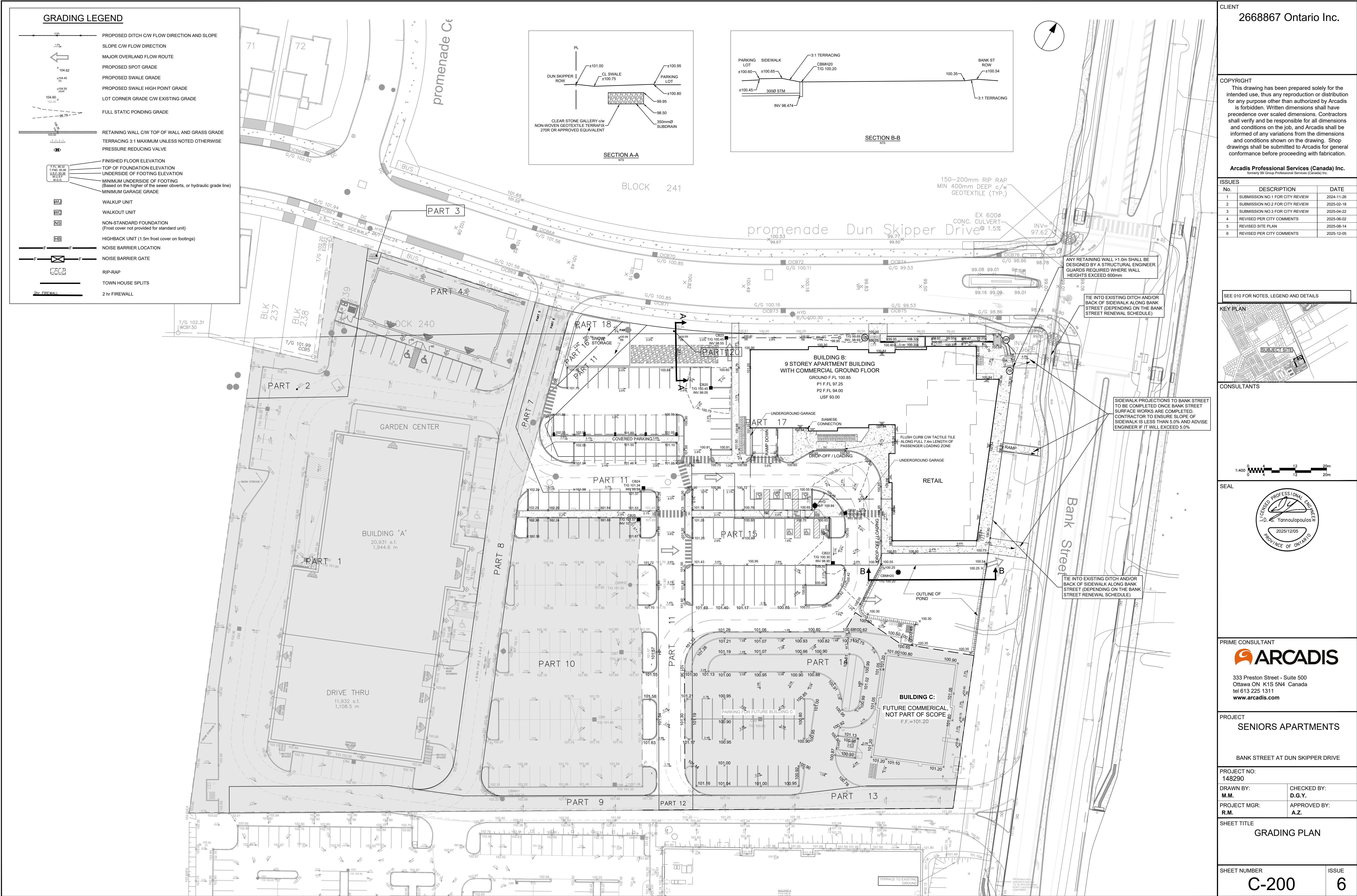
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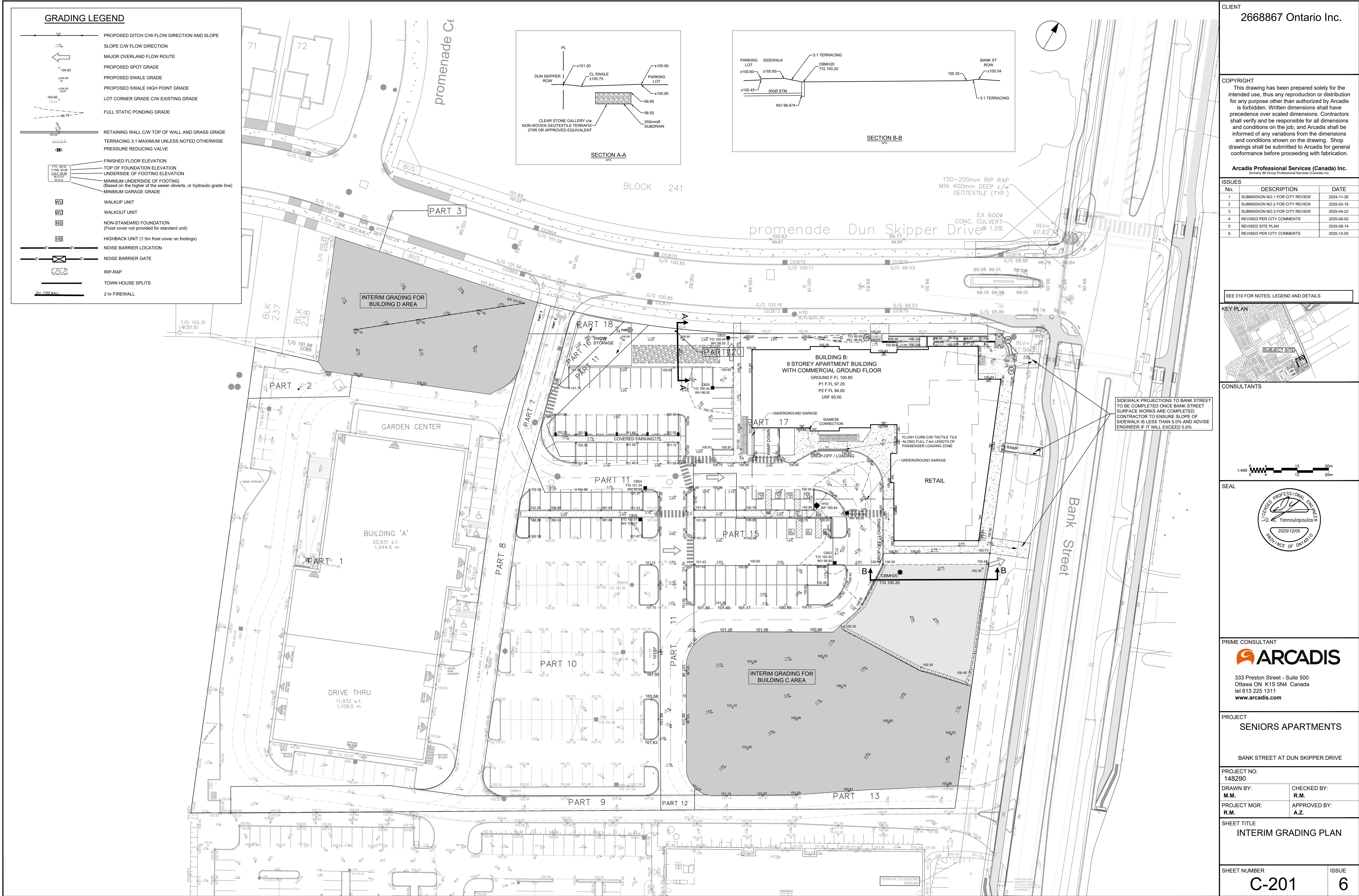
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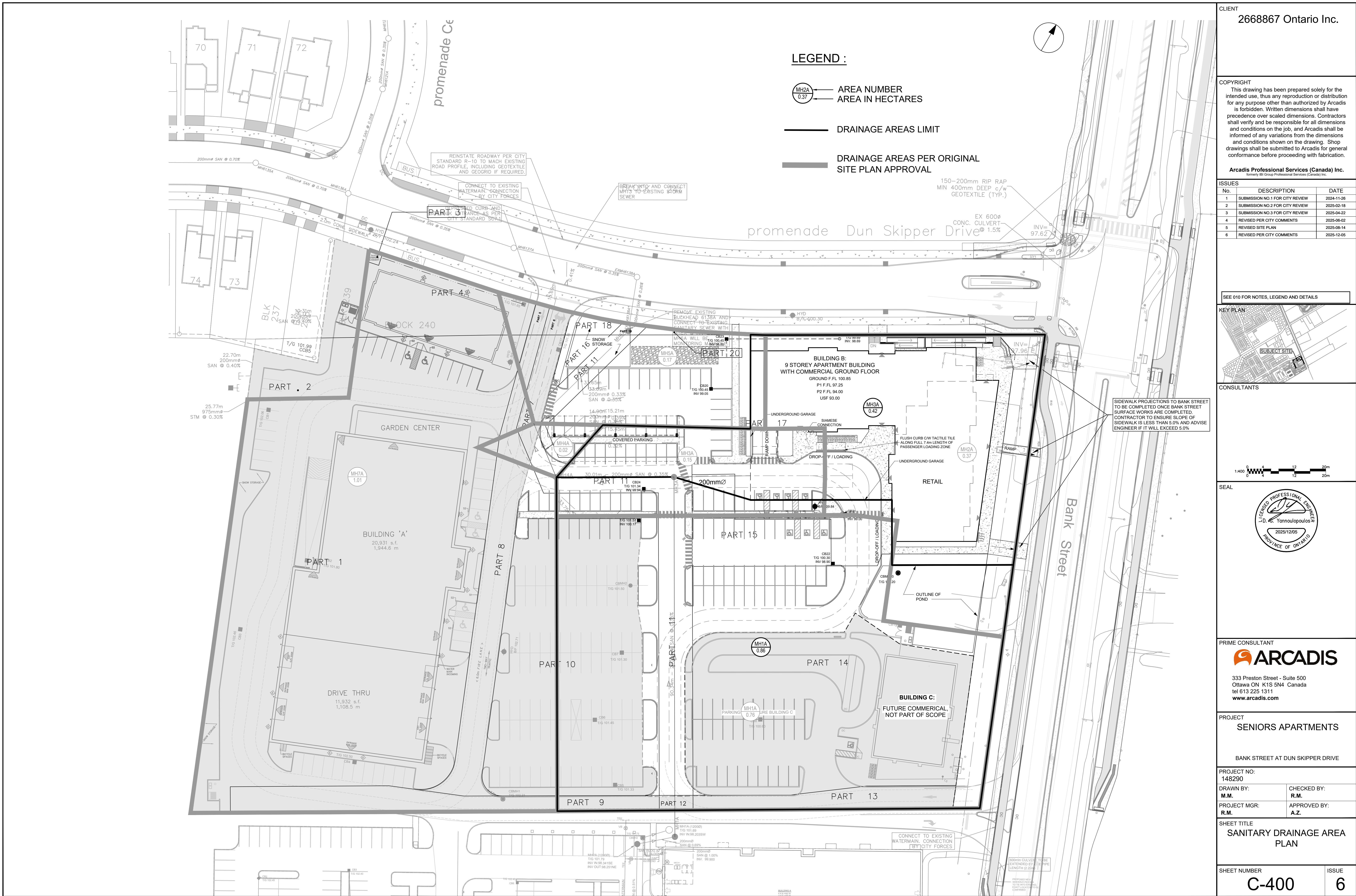
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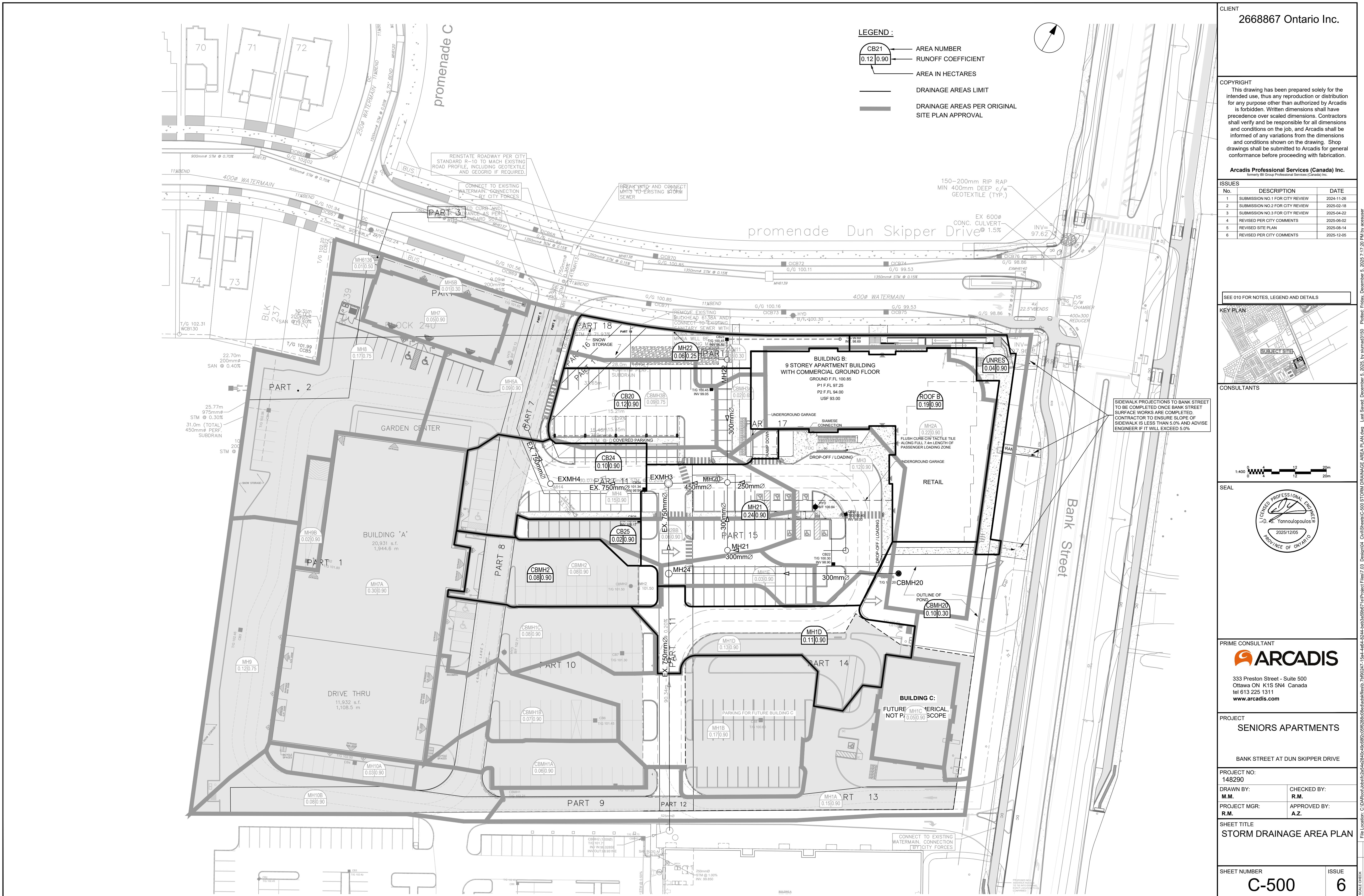
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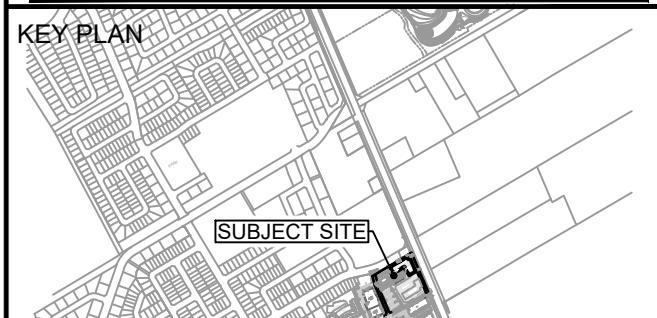




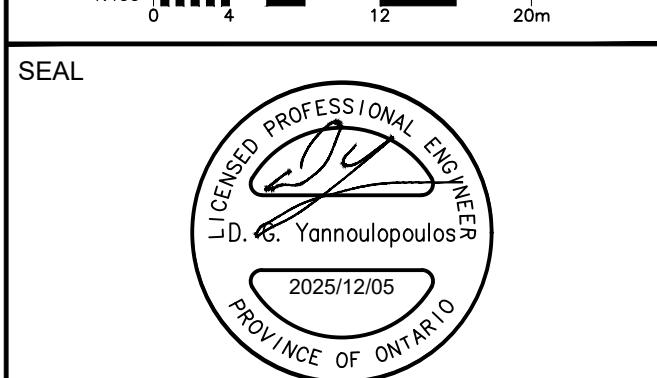


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SENIORS APARTMENTS

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PROJECT NO: 148290
 DRAWN BY: M.M. CHECKED BY: R.M.
 PROJECT MGR: APPROVED BY: R.M. A.Z.

SHEET TITLE
INTERIM STORM DRAINAGE AREA PLAN
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SHEET NUMBER
C-501 ISSUE
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