SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

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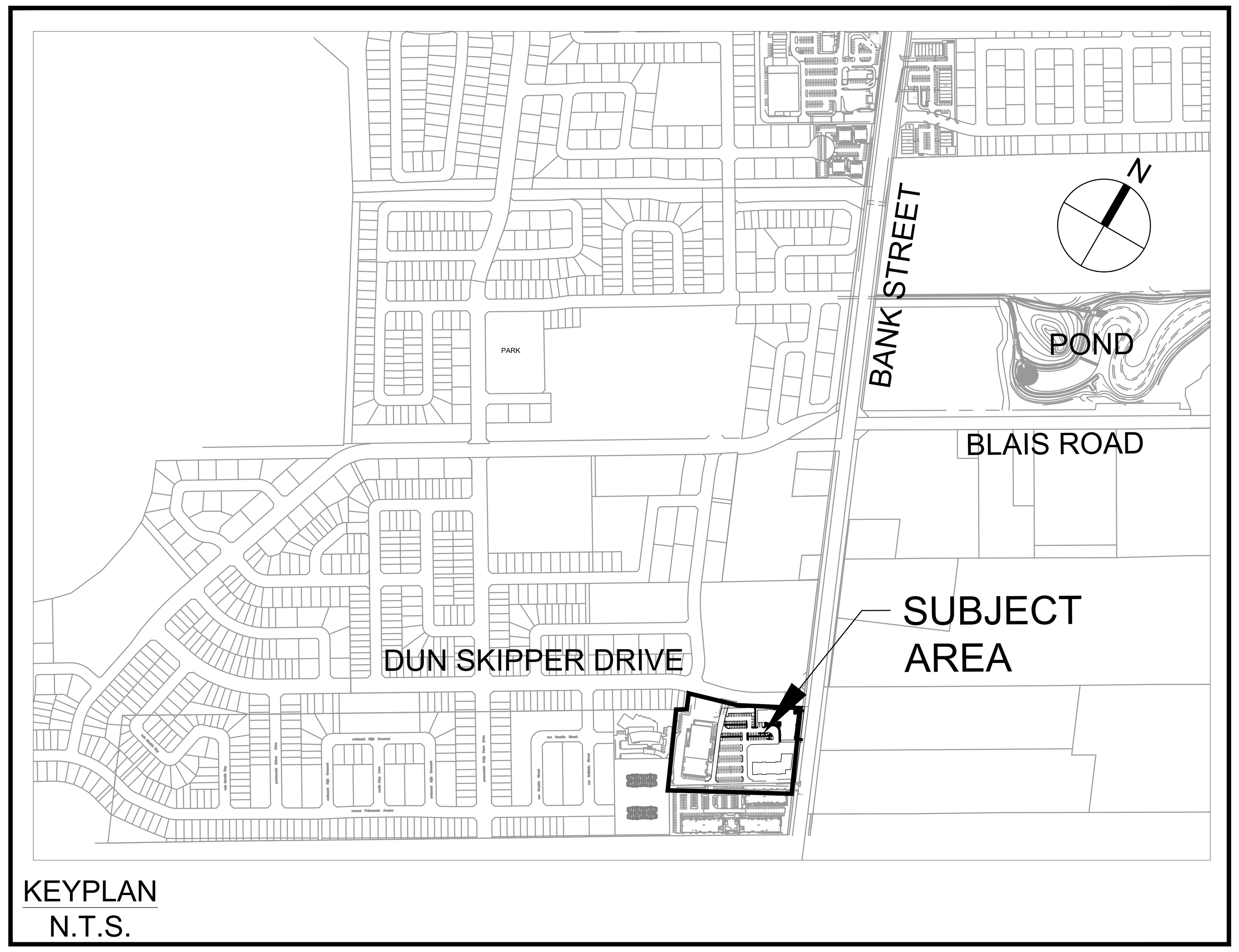

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C-200	GRADING PLAN
C-201	INTERIM GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
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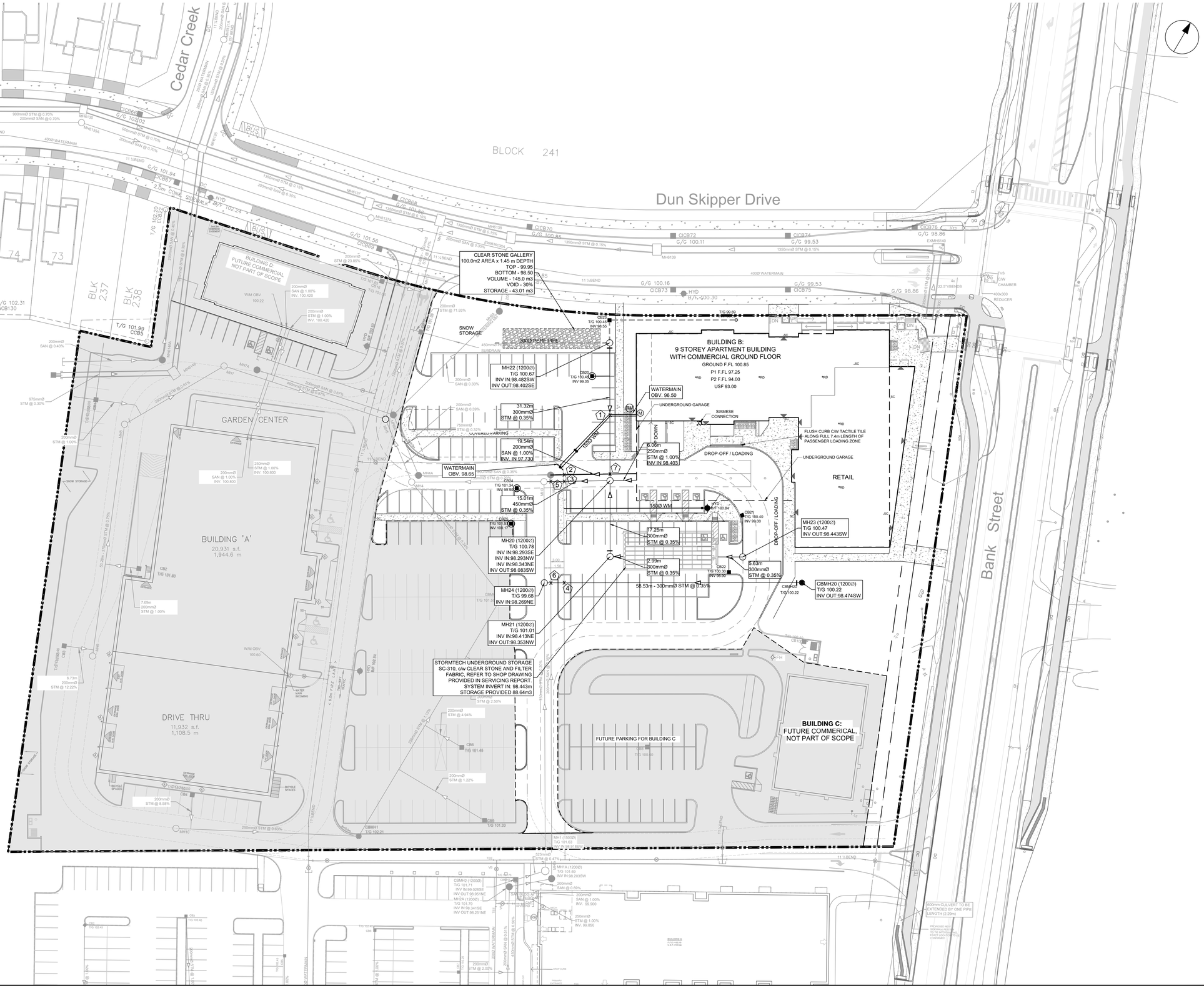
C-900	SEDIMENT AND EROSION CONTROL PLAN

SUBMISSION NO. 2 FOR CITY REVIEW 2025-02-18
CITY FILE No. D07-12-24-0169 CITY PLAN No. 19213

CONTRACT NO. 148290



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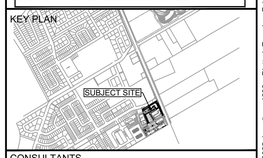
Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3		
4		

KEY PLAN



CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

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PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290	
DRAWN BY: **M.M.**	CHECKED BY: **D.G.Y.**
PROJECT MGR: **R.M.**	APPROVED BY: **A.Z.**

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER	ISSUE
C-001	2

SCALE CHECK 1 in 19213

File Location: C:\DARoot\Jobs\341\ra651979\a4d62a0f\37de10d0df0f\sets\filesIb.7b\90247-15a4-4e64-8244-be3a39d671e\Project Files\7.03_Design\04_Civil\Sheets\C-001 SITEPLAN SERVICING.dwg Last Saved: February 18, 2025, by mlirem4926 Plotted: Tuesday, February 18, 2025 9:19:38 PM by acesuser

D07-12-24-0169

GENERAL LEGEND

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK / PATHWAY
- BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

- MH118A — SANITARY MANHOLE
- 200mmØ SAN — SANITARY SEWER
- MH109 / MH118 — STORM MANHOLE
- 825mmØ STM — STORM SEWER - LESS THAN 900Ø
- 900mmØ STM — STORM SEWER - 900Ø AND GREATER
- 200Ø WATERMAIN — WATERMAIN
- CB100, T/G 104.10 — STREET CATCHBASIN C/W TOP OF GRATE
- CICB101, G/G 104.25 — CURB INLET CATCHBASIN C/W GUTTER GRADE
- DCB100, T/G 104.10 — DOUBLE CATCHBASIN C/W TOP OF GRATE
- DCICB101, G/G 104.25 — DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
- DI101, T/G 103.59 — DITCH INLET MANHOLE C/W TOP OF GRATE
- CBMH101, T/G 103.59 — CATCHBASIN MANHOLE C/W TOP OF GRATE
- RYCB, T/G 104.35 — REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- T/G 104.35, INV 103.35 — REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.50, INV 103.50 — REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- 300mmØ CSP — CSP CULVERT C/W DIAMETER
- V&VB — VALVE AND VALVE BOX
- V&VC — VALVE AND VALVE CHAMBER
- PARK VALVE CHAMBER C/W SERVICE POST
- HYD 104.35 — FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
- 200Ø WM — RED — 150Ø WM — WATERMAIN REDUCER
- 2 VBENDS — VERTICAL BEND LOCATION
- SIAMESE CONNECTION (IF REQUIRED)
- M — METER (IF REQUIRED)
- RM — REMOTE METER (IF REQUIRED)
- A — WATERMAIN IDENTIFICATION (IF REQUIRED)
- PIPE CROSSING IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- BH 19, 102.00 — INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
- HGL 101.79 — 100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
- USF 101.79 — UNDERSIDE OF FOOTING ELEVATION
- CLAY SEAL IN SEWER / WATERMAIN TRENCH
- CB100, T/G 104.10 — CATCHBASIN COMPLETE WITH INLET CONTROL DEVICE
- SC — SCUPPER DRAIN
- RD — ROOF DRAIN

UTILITY NOTES :

1. 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.
2. 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.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
5. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
6. 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.
7. 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 THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED 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.
8. CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
9. HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION
10. 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.
11. 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 THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS 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.
12. UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
13. STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
14. 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	PIPE 2	Clearance
1	STM Bottom 98.336	WTR 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	TYPE	100yr Dynamic HEAD	RESTRICTED FLOW	ICD TYPE	ORIFICE SIZE
					INLET	OUTLET	(mm)			(l/s)		DIAMOND (mm)
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	100.22		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 :

1. 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.
2. THE POSITION OF UNDERGROUND AND ABOVE GROUND 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.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
5. 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.
6. 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.
7. 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.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG2934-1 PREPARED BY PATERSON GROUP.

   LOCAL ROAD: (690mm)
   40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   450mm - OPSS GRANULAR "B" TYPE II

   CAR ONLY PARKING AREA : (500mm)
   50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   300mm - OPSS GRANULAR "B" TYPE II
9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. BENCHMARK BASED ON CAN--NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ALEXANDER WILSON ARCHITECT INC.
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
12. 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.
13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
18. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
19. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS;
    -WATERMAINS 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 AS PER OPSD 807.010 OR 807.030, OR HIGHER
    FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
20. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
21. 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.
22. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
23. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
24. 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.
25. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
26. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S 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.
27. 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.
28. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
29. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
30. 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).
31. THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING RATIONAL METHOD AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
32. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
33. 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.

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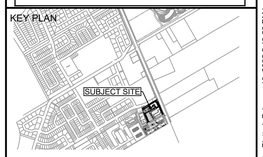
SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN



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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290

DRAWN BY:	CHECKED BY:
M.M.	**R.M.**
PROJECT MGR: **R.M.**	APPROVED BY: **A.Z.**

SHEET TITLE
NOTES & LEGEND

SHEET NUMBER C-010 | ISSUE 1

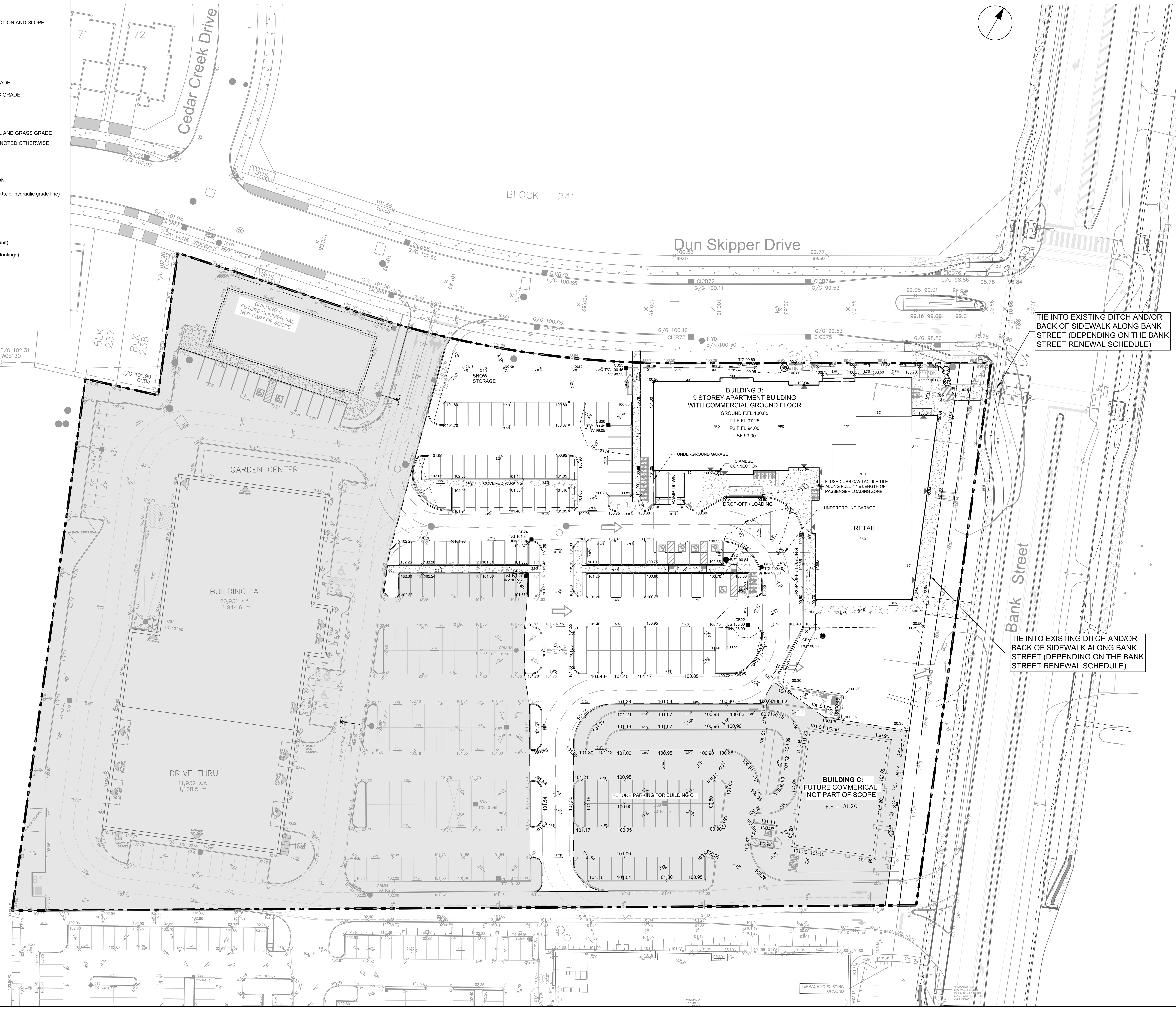
SCALE CHECK 1:1mm | If not 19213

D07-12-24-0169

File Location: C:\Users\zhuangz7667\DC\ACCDocs\Arcadis ACC US\ACA.00148290-155 Dun Skipper\Project Files\7.03_Design\04_Civil\Sheets\C-010 NOTES AND LEGEND.dwg Last Saved: February 18, 2025, by zhuangz7667 Plotted: February 19, 2025 5:12:52 PM by Zhuang, Amy

GRADING LEGEND

(0.5%)	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
(1.3%)	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
× 104.62	PROPOSED SPOT GRADE
×104.40 (S)	PROPOSED SWALE GRADE
×104.50 (S)HP	PROPOSED SWALE HIGH POINT GRADE
104.60 × 103.59	LOT CORNER GRADE C/W EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
105.30 T/W 103.50	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
F.FL. 96.32	FINISHED FLOOR ELEVATION
T.FND. 95.96	TOP OF FOUNDATION ELEVATION
U.S.F. 93.36	UNDERSIDE OF FOOTING ELEVATION
M.U.S.F	MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
M.G.G.	MINIMUM GARAGE GRADE
WU	WALKUP UNIT
WO	WALKOUT UNIT
NS	NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
HB	HIGHBACK UNIT (1.5m frost cover on footings)
—F—F—	NOISE BARRIER LOCATION
—F—⊠—F—	NOISE BARRIER GATE
	RIP-RAP
	TOWN HOUSE SPLITS
2hr FIREWALL	2 hr FIREWALL



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SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN

CONSULTANTS

1:400 0 4 12 20m

SEAL

LICENSED PROFESSIONAL ENGINEER
W. ZHUANG
100231427
2025/02/18
PROVINCE OF ONTARIO

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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290	
DRAWN BY: **M.M.**	CHECKED BY: **D.G.Y.**
PROJECT MGR: **R.M.**	APPROVED BY: **A.Z.**

SHEET TITLE
GRADING PLAN

SHEET NUMBER	ISSUE
C-200	1

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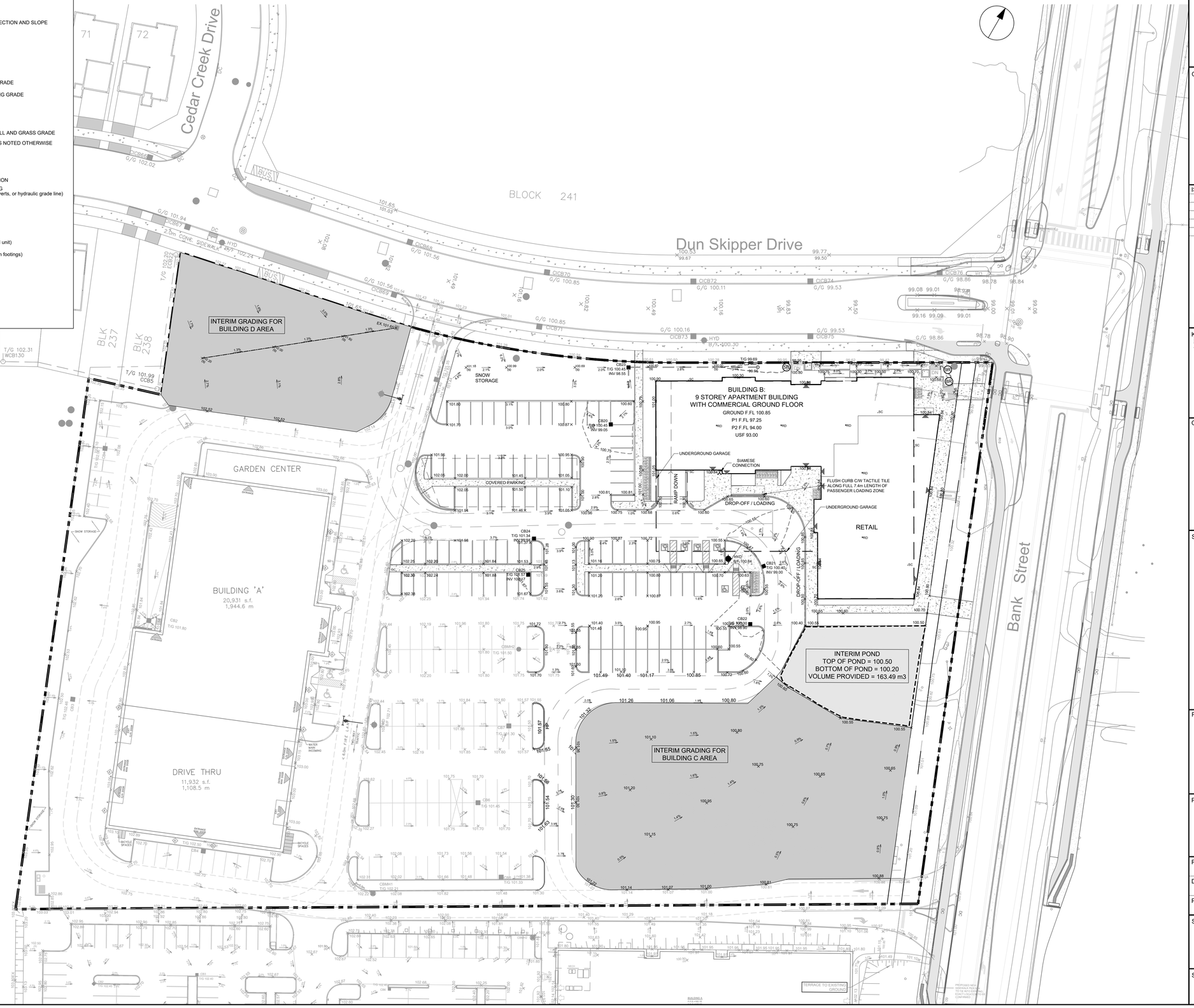
D07-12-24-0169

SCALE CHECK 1 in 10mm

19213

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
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WU — WALKUP UNIT
- WO — WALKOUT UNIT
- NS — NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HB — HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2hr FIREWALL — 2 hr FIREWALL



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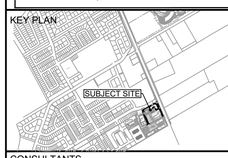
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3		
4		

SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN



CONSULTANTS

1:400 0 4 12 20m

SEAL

PRIME CONSULTANT

ARCADIS

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Ottawa ON K1S 5N4 Canada
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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

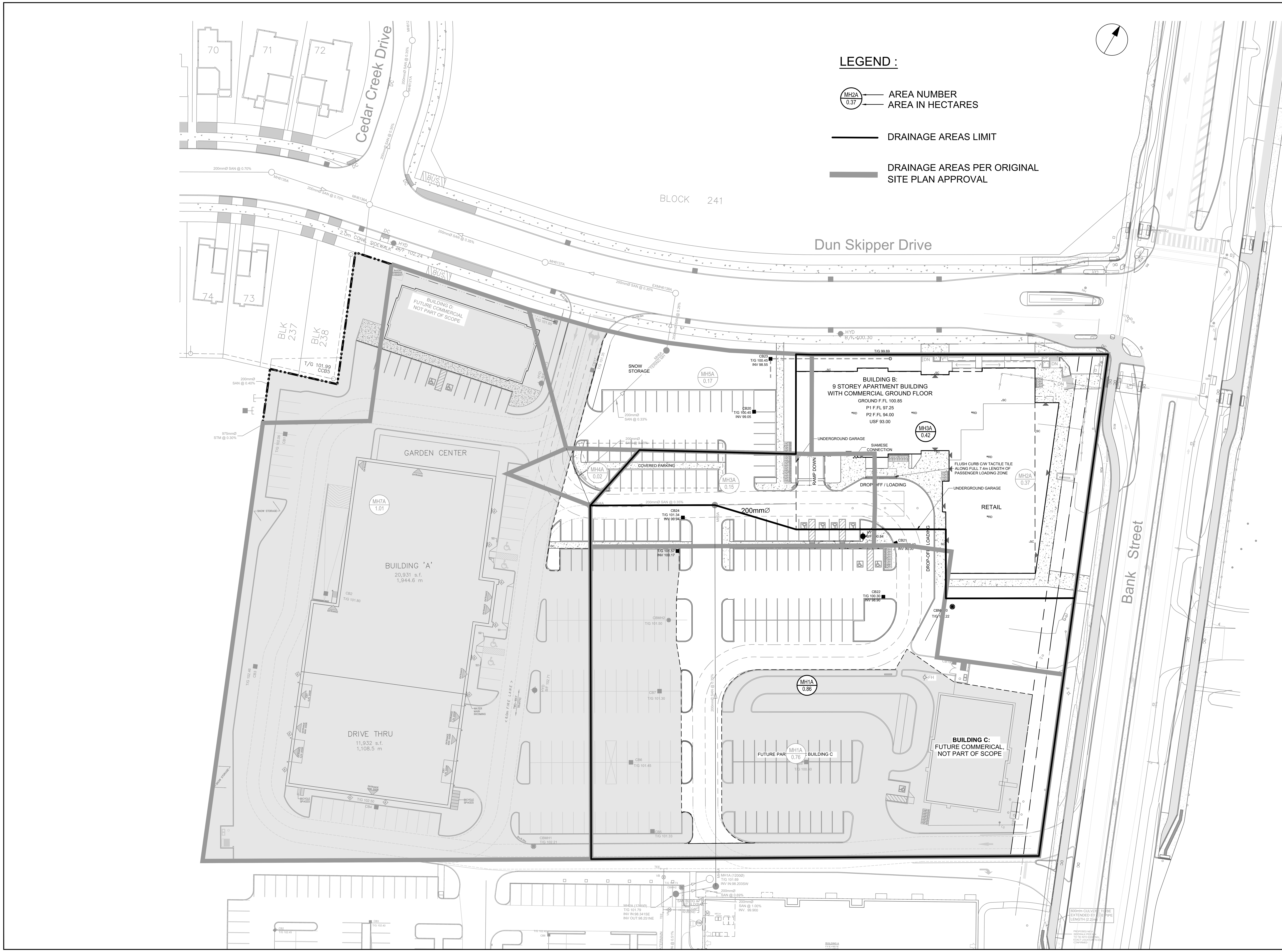
INTERIM GRADING PLAN

SHEET NUMBER	ISSUE
C-201	1

SCALE CHECK 1 in 19213 1mm

D07-12-24-0169

File Location: C:\Users\zhuangw7697\DCACCDocs\Arcadis ACC US\ACA-00148290-155 Dun Skipper\Project Files\7 09_Design\04_Civil\Sheets\C-201 INTERIM GRADING PLAN.dwg Last Saved: February 18, 2025, by millnerm4926 Plotted: February 18, 2025 4:58:09 PM by Zhuang, Amy



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3		
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KEY PLAN

SUBJECT SITE

CONSULTANTS

1:400 0 4 12 20m

SEAL

LICENSED PROFESSIONAL ENGINEER
W. ZHUANG
100231427
2025/02/18
PROVINCE OF ONTARIO

PRIME CONSULTANT

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www.arcadis.com

PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290

DRAWN BY:	CHECKED BY:
M.M.	R.M.
PROJECT MGR:	APPROVED BY:
R.M.	A.Z.

SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-400	1

D07-12-24-0169

19213

Plotted: Tuesday, February 18, 2025 9:19:59 PM by acesuser

LEGEND :

CB21 | 0.12 | 0.90
- AREA NUMBER
- RUNOFF COEFFICIENT
- AREA IN HECTARES

DRAINAGE AREAS LIMIT

DRAINAGE AREAS PER ORIGINAL SITE PLAN APPROVAL

Cedar Creek Drive

Dun Skipper Drive

Bank Street

BLOCK 241

BUILDING 'A'
20,931 s.f.
1,944.6 m

DRIVE THRU
11,932 s.f.
1,108.5 m

GARDEN CENTER

BUILDING B:
9 STOREY APARTMENT BUILDING
WITH COMMERCIAL GROUND FLOOR
GROUND F.FL 100.85
P1 F.FL 97.25
P2 F.FL 94.00
USF 93.00

BUILDING C:
FUTURE COMMERICAL,
NOT PART OF SCOPE

BUILDING D:
FUTURE COMMERCIAL
NOT PART OF SCOPE

SNOW STORAGE

COVERED PARKING

UNDERGROUND GARAGE

SIAMESE CONNECTION

RAMP DOWN

DROP-OFF / LOADING

FLUSH CURB C/W TACTILE TILE ALONG FULL 7.4m LENGTH OF PASSENGER LOADING ZONE

RETAIL

FUTURE PARKING FOR BUILDING C

CB20 | 0.12 | 0.90
CBMH3B | 0.09 | 0.75
CBMH3 | 0.02 | 0.60
MH22 | 0.06 | 0.25
MH11 | 0.16 | 0.30
UNRES | 0.04 | 0.90
ROOF B | 0.19 | 0.90
MH2A | 0.22 | 0.90
MH3 | 0.12 | 0.90
CB24 | 0.10 | 0.90
MH20 | 450mmØ | 250mmØ
MH4 | 0.15 | 0.90
MH21 | 0.24 | 0.90
CB25 | 0.02 | 0.90
MH2BB | 0.06 | 0.90
MH24
CBMH2 | 0.08 | 0.90
MH1E | 0.03 | 0.90
CBMH20 | 0.10 | 0.30
MH1D | 0.11 | 0.90
MH1D | 0.13 | 0.90
MH1C | 0.05 | 0.90
MH1B | 0.17 | 0.90
MH1A | 0.15 | 0.90
CBMH1C | 0.08 | 0.90
CBMH1B | 0.07 | 0.90
CBMH1A | 0.06 | 0.90
MH9B | 0.02 | 0.90
MH7A | 0.30 | 0.90
MH9 | 0.12 | 0.75
MH10A | 0.03 | 0.90
MH10B | 0.08 | 0.90
MH8 | 0.17 | 0.75
MH7 | 0.05 | 0.90
MH5B | 0.01 | 0.30
MH5A | 0.09 | 0.90
MH6136 | 0.01 | 0.50

DRAINAGE TO INTERIM CBMH20

AREA @ C=0.30 = 0.10 ha
AREA @ C=0.90 = 0.21 ha
AREA @ C=0.40 = 0.27 ha

AVERAGE C= 0.56
TOTAL AREA = 0.58 ha

100 yr VOLUME REQUIRED = 158.01 m3
VOLUME PROVIDED = 163.49 m3

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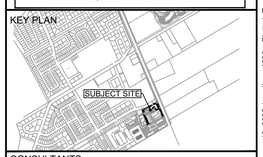
SEE 010 FOR NOTES, LEGEND AND DETAILS

KEY PLAN



CONSULTANTS

1:400 (0, 4, 12, 20m)

SEAL

PRIME CONSULTANT
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Ottawa ON K1S 5N4 Canada
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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
STORM DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-500	1

SCALE CHECK: 1 in 10mm

19213

D07-12-24-0169

File Location: C:\DARoot\Jobs\341\ra6519790a4d92a0f37de10e00df0\ad/sfiles\b.7b1f90247-15a4-4e64-8244-be0a3d9b671e\Project Files\7.03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: February 18, 2025, by mlinem4926 Plotted: Tuesday, February 18, 2025 9:20:09 PM by acesuser

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
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
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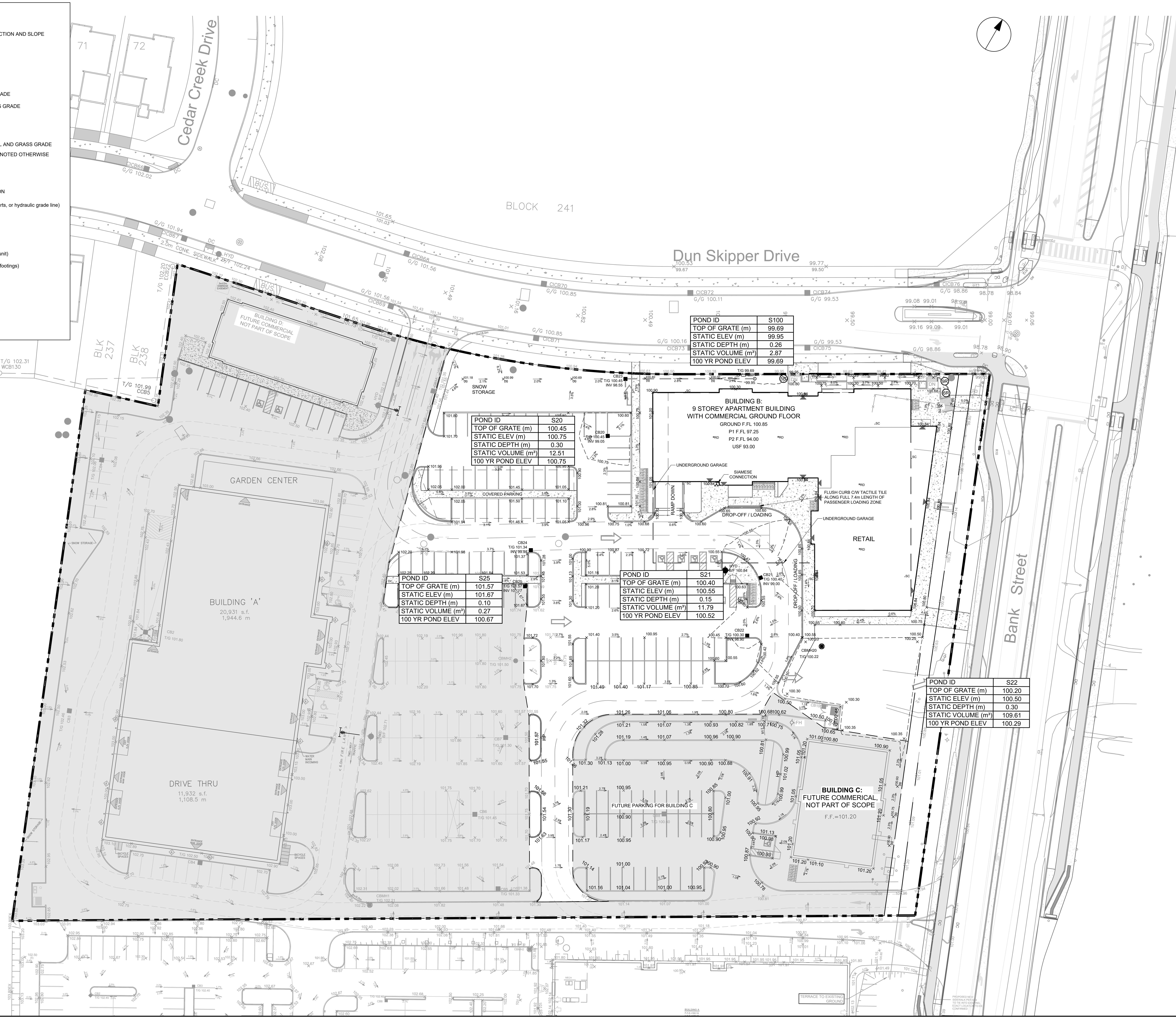
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2 hr FIREWALL



POND ID	S100
TOP OF GRATE (m)	99.69
STATIC ELEV (m)	99.95
STATIC DEPTH (m)	0.26
STATIC VOLUME (m³)	2.87
100 YR POND ELEV	99.69

POND ID	S20
TOP OF GRATE (m)	100.45
STATIC ELEV (m)	100.75
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	12.51
100 YR POND ELEV	100.75

POND ID	S25
TOP OF GRATE (m)	101.57
STATIC ELEV (m)	101.67
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	0.27
100 YR POND ELEV	100.67

POND ID	S21
TOP OF GRATE (m)	100.40
STATIC ELEV (m)	100.55
STATIC DEPTH (m)	0.15
STATIC VOLUME (m³)	11.79
100 YR POND ELEV	100.52

POND ID	S22
TOP OF GRATE (m)	100.20
STATIC ELEV (m)	100.50
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	109.61
100 YR POND ELEV	100.29

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KEY PLAN
SUBJECT SITE

CONSULTANTS

1:400 0 4 12 20m

SEAL
LICENSED PROFESSIONAL ENGINEER
W. ZHUANG
100231427
2025/02/18
PROVINCE OF ONTARIO

PRIME CONSULTANT
ARCADIS

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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
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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
PONDING PLAN

SHEET NUMBER	ISSUE
C-600	1

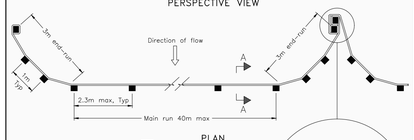
SCALE CHECK 1 in 10mm

19213

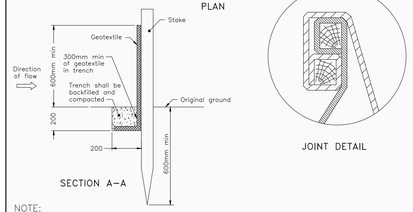
D07-12-24-0169

File Location: C:\DARoot\Jobs\341ca65197ba4c62a0f37de13e50dfb0\adskfiles\b.7bf90247-15a4-4e64-8244-beb3a59b671e\Project Files\7.03_Design\04_Civil\Sheets\C-600 PONDING PLAN.dwg Last Saved: February 18, 2025, by milnem4626 Plotted: Tuesday, February 18, 2025 9:20:24 PM by acesuser

PERSPECTIVE VIEW



PLAN

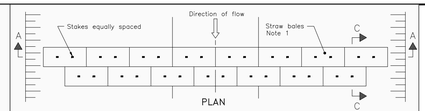


SECTION A–A

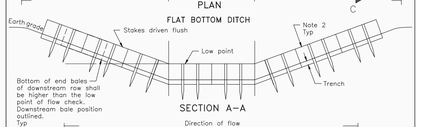
JOINT DETAIL

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

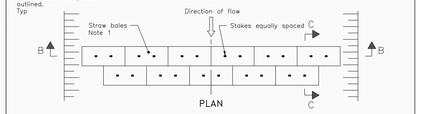
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	3
LIGHT–DUTY SILT FENCE BARRIER		OPSD 219.110	



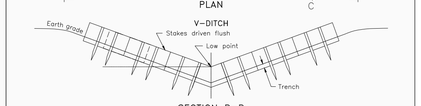
PLAN



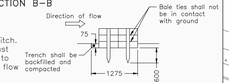
SECTION A–A



PLAN



SECTION B–B



SECTION C–C

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

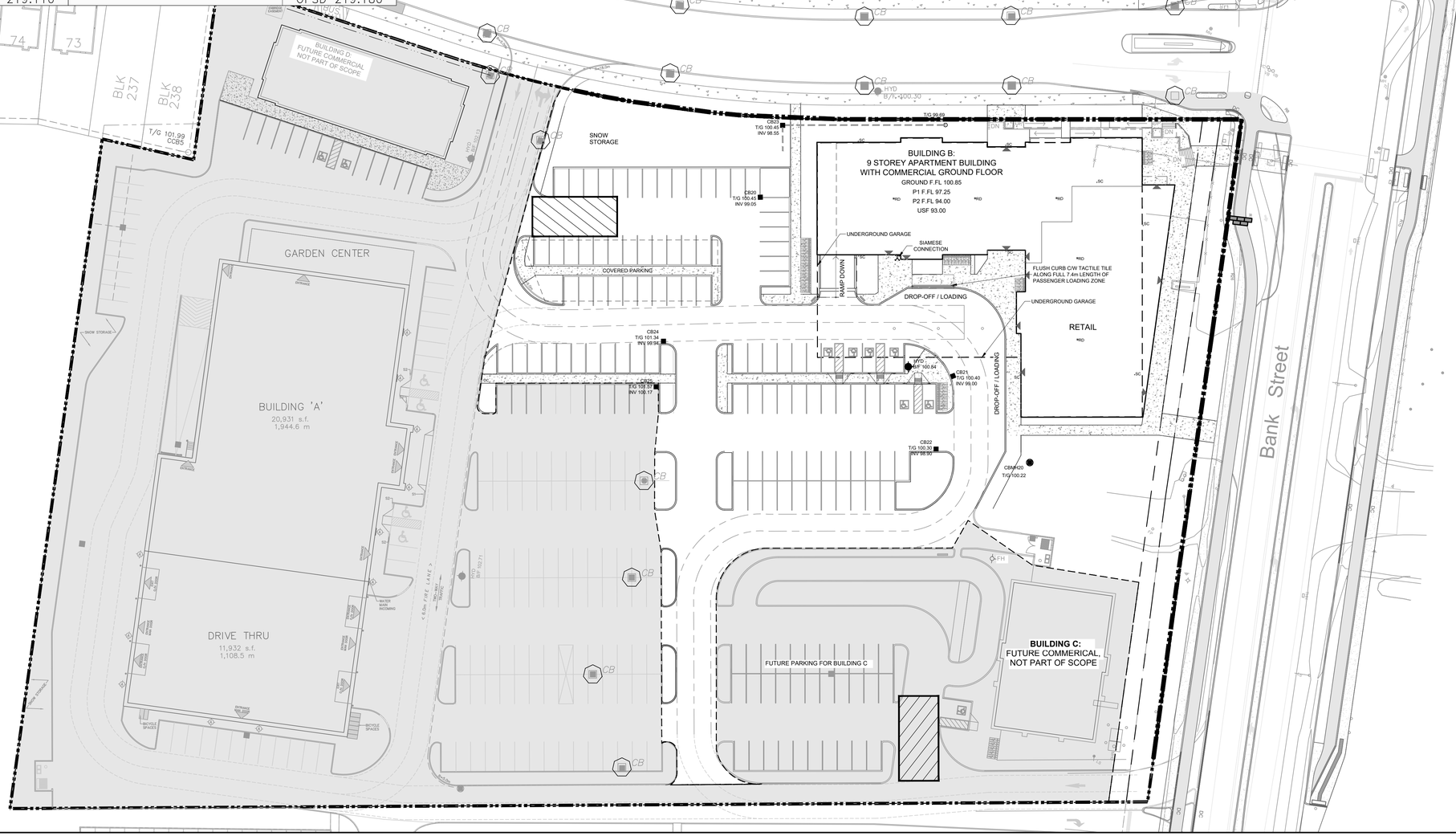
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	3
STRAW BALE FLOW CHECK DAM		OPSD 219.180	

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 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.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. 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.
5. 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.
6. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
8. 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



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1:400 0 4 12 20m

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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
SEDIMENT AND EROSION CONTROL PLAN

SHEET NUMBER	ISSUE
C-900	1

SCALE CHECK 1 in 10mm
19213
D07-12-24-0169

File Location: C:\DAR\out\Jobs\341\cd61978a4d52ad597de13a50dfb0\ads4fileitb 7fd902471-15a4-4e64-8244-beb3a59fd971e\Project Files\7 03_Design\04_Civil\Sheets\C-900 SEDIMENT AND EROSION CONTROL PLAN.dwg Last Saved: February 18, 2025, by mlimen4926 Plotted: Tuesday, February 18, 2025 9:20:15 PM by acesuser