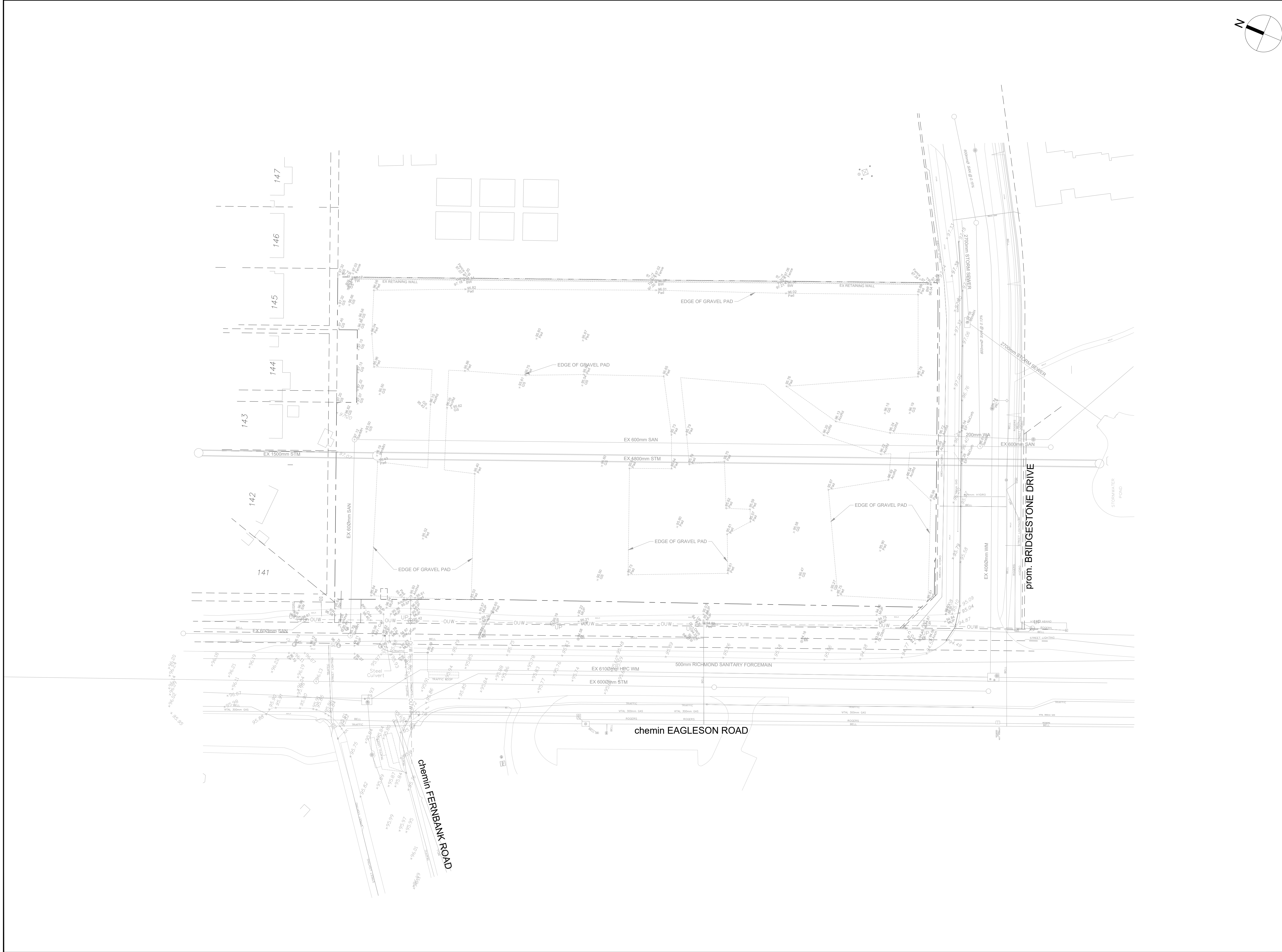


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Arcadis Professional Services (Canada) Inc.
formerly (B) Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN



CONSULTANTS

SEAL



PRIME CONSULTANT



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

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY:
D.D.

CHECKED BY:

PROJECT MGR:

APPROVED BY:
S.E.L.

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C-000

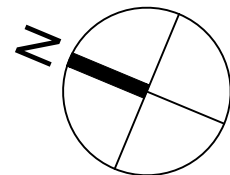
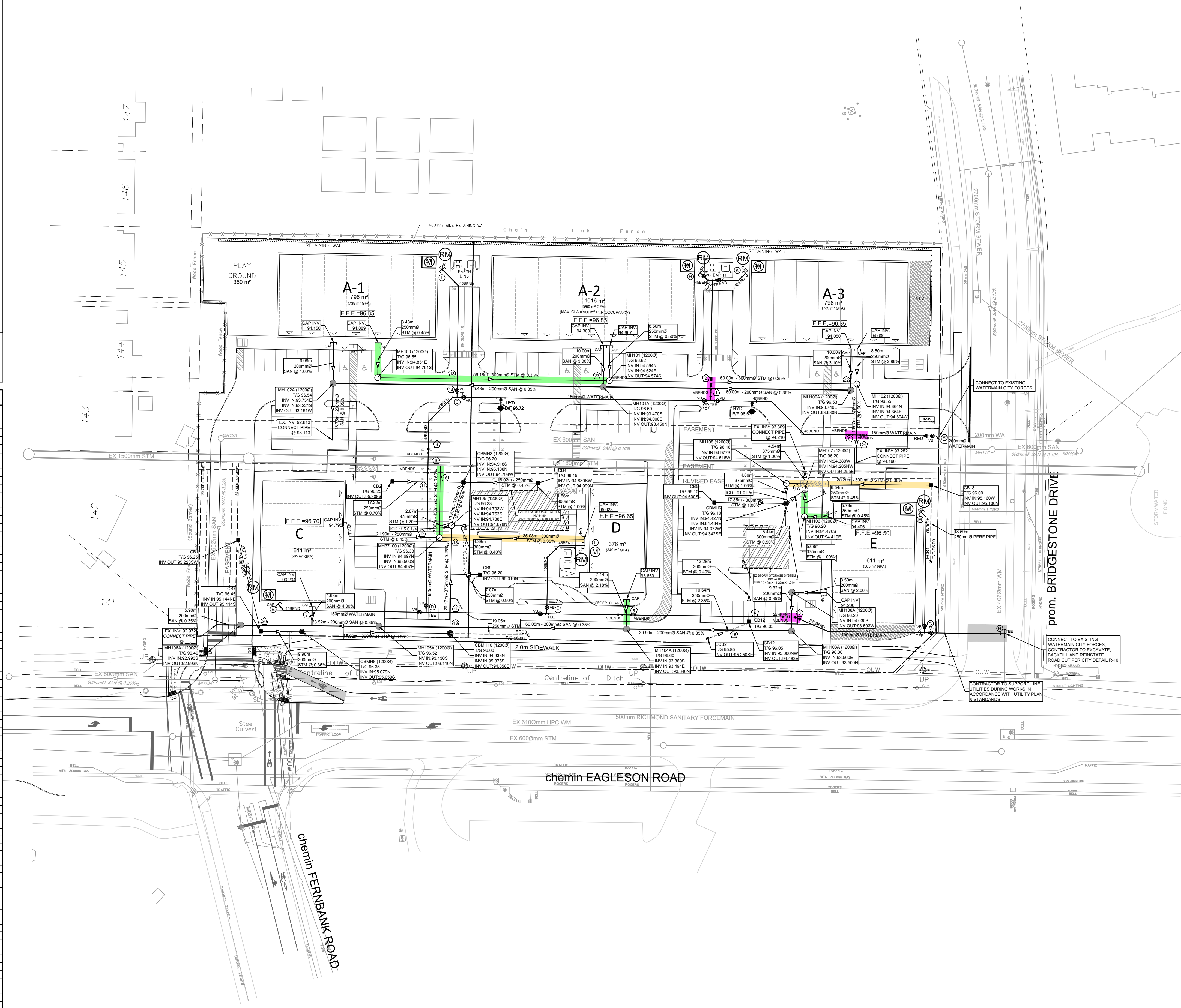
ISSUE

3

INSULATION LEGEND:	
	50mm INSULATION
	100mm INSULATION
	INSULATE PER GEOTECHNICAL RECOMMENDATIONS

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	WTR Bottom 94.021	SAN Top 93.768	0.253
2	STM Bottom 94.479	WTR Top 93.979	0.500
3	WTR Bottom 94.028	SAN Top 93.778	0.250
4	STM Bottom 94.386	WTR Top 93.828	0.557
5	WTR Bottom 94.025	SAN Top 93.775	0.250
6	STM Bottom 94.769	WTR Top 93.979	0.790
7	WTR Bottom 93.958	SAN Top 93.401	0.558
8	STM Bottom 94.160	WTR Top 93.621	0.539
9	WTR Bottom 93.828	SAN Top 93.546	0.282
10	ex-stm Bottom 93.314	WTR Top 92.814	0.500
11	WTR Bottom 95.240	WTR Top 93.959	1.282
12	STM Bottom 94.703	WTR Top 93.956	0.746
13	STM Bottom 94.714	WTR Top 94.029	0.685
14	WTR Bottom 93.851	Top 93.533	0.319
15	STM Bottom 95.137	SAN Top 93.654	1.483
16	STM Bottom 95.219	STM Top 94.963	0.257
17	STM Bottom 94.984	STM Top 94.692	0.292
18	STM Bottom 95.501	STM Top 95.251	0.250
19	STM Bottom 94.778	SAN Top 93.397	1.382
20	STM Bottom 95.079	SAN Top 93.215	1.864
21	STM Bottom 94.142	Top 93.712	0.430
22	STM Bottom 94.361	Top 93.993	0.368
23	STM Bottom 94.591	Top 94.251	0.339

WATERMAIN SCHEDULE				
Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+000.00 CONNECTION	96.788	94.210	
	0+001.65 VB	96.557	94.157	
	0+003.88 200x150 REDUCER	96.535	94.129	
	0+010.04 V BEND	96.554	93.950	
	0+019.04 V BEND	96.360	93.621	
	0+021.04 V BEND	96.371	93.621	
	0+022.04 V BEND	96.378	93.980	
	0+032.75 45 BEND	96.450	94.050	
	0+043.96 45 BEND	96.446	94.046	
	0+057.03 VE	96.433	94.033	
B	0+058.69 BLDG A-2, A-3 TEE	96.432	94.032	
	0+109.59 HYD TEE	96.495	94.095	
C	0+120.23 BLDG A-1 TEE	96.448	94.050	
	0+121.23 45 BEND	96.446	94.049	
	0+129.53 45 BEND	96.458	94.058	
	0+136.28 V BEND	96.433	95.662	
	0+137.28 V BEND	96.429	95.930	
	0+140.98 V BEND	96.413	95.930	
	0+141.96 V BEND	96.409	95.942	
D	0+175.83 TEE	96.291	93.891	
E	0+000.00 BUILDING C CAP	96.576	94.176	
	0+001.04 VB	96.575	94.177	
	0+002.09 45 BEND	96.578	94.178	
	0+023.17 V BEND	96.584	94.180	
	0+024.17 V BEND	96.574	93.427	
	0+026.17 V BEND	96.553	93.427	
	0+027.17 V BEND	96.395	94.000	
	0+030.57 TEE	96.291	93.891	
	0+064.85 V BEND	96.283	93.880	
	0+065.85 V BEND	96.289	93.177	
	0+067.85 V BEND	96.301	93.177	
	0+068.85 V BEND	96.307	93.949	
F	0+083.78 BLDG E TEE	96.375	93.975	
	0+087.62 22.5 BEND	96.330	93.930	
	0+094.23 22.5 BEND	96.290	93.890	
	0+096.20 22.5 BEND	96.269	93.869	
	0+102.58 V BEND	96.361	93.951	
	0+103.17 V BEND	96.356	93.917	
	0+105.17 V BEND	96.182	93.917	
	0+106.17 V BEND	96.165	93.780	
	0+124.15 V BEND	96.143	93.786	
	0+125.15 V BEND	96.160	93.543	
	0+126.94 V BEND	96.191	93.543	
	0+127.17 22.5 BEND	96.194	93.543	
	0+128.19 V BEND	96.354	93.950	
	0+135.79 22.5 BEND	96.400	94.000	
	0+159.13 BLDG E TEE	96.085	93.685	
	0+178.96 VB	96.079	92.680	
H	0+178.61 TEE		92.610	
I	0+000.00 BUILDING A-1 CAP	96.674	94.274	
	0+001.21 VB	96.643	94.258	
	0+003.65 45 BEND	96.601	94.201	
	0+006.01 VB	96.550	94.150	
C	0+032.68 BLDG A-1 TEE	96.448	94.050	
B	0+000.00 BLDG A-2, A-3 TEE	96.432	96.432	
	0+026.68 TEE	96.550	94.150	
J	0+029.23 TEE	96.631	94.231	
H	0+000.00 BUILDING A-2 CAP	96.654	94.254	
	0+001.21 VB	96.643	94.243	
	0+002.51 45 BEND	96.631	94.231	
J	0+003.67 TEE	96.631	94.231	
	0+003.33 VB	96.615	94.249	
	0+009.92 45 BEND	96.700	94.300	
K	0+012.43 BUILDING A-3 CAP	96.710	94.310	
F	0+000.00 BUILDING D TEE	96.375	93.975	
	0+002.87 TEE	96.550	94.150	
L	0+003.70 BUILDING D CAP	96.550	94.150	
G	0+000.00 BLDG E TEE	96.085	93.685	
	0+001.65 VB	96.063	93.663	
	0+028.03 45 BEND	96.220	93.820	
M	0+029.85 BUILDING E CAP	96.272	93.872	



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Arcadis Professional Services (Canada) Inc.
Formerly B Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN

CONSULTANTS

PRIME CONSULTANT

ARCADIS

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

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:

148792

DRAWN BY:

D.D.

CHECKED BY:

M.P.

PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

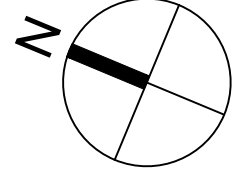
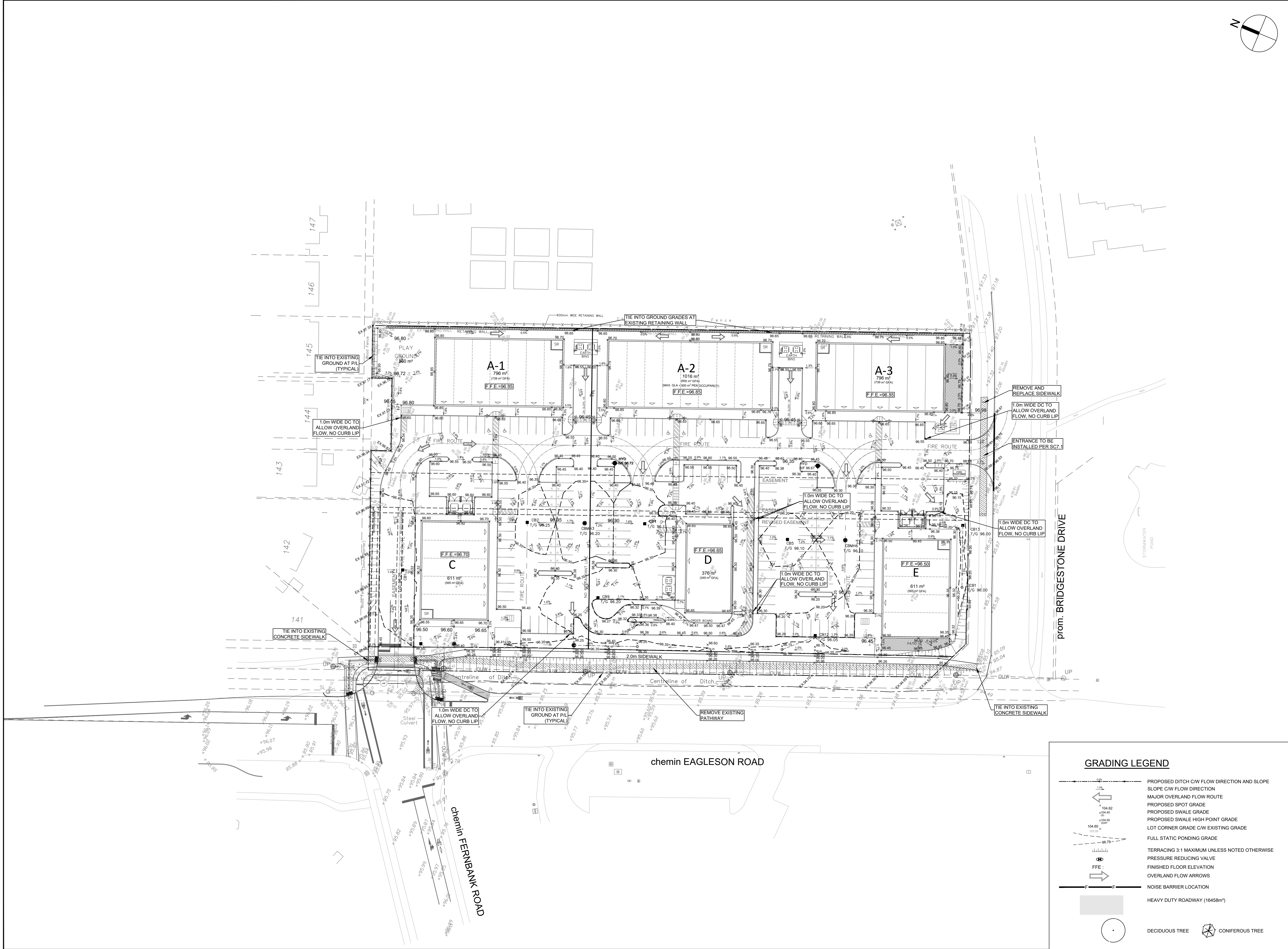
GENERAL PLAN OF SERVICES

SHEET NUMBER

C-001

ISSUE

3



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Formerly B Group Professional Services (Canada) Inc.

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KEY PLAN

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PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

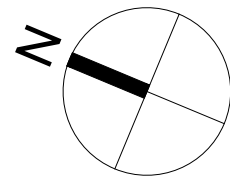
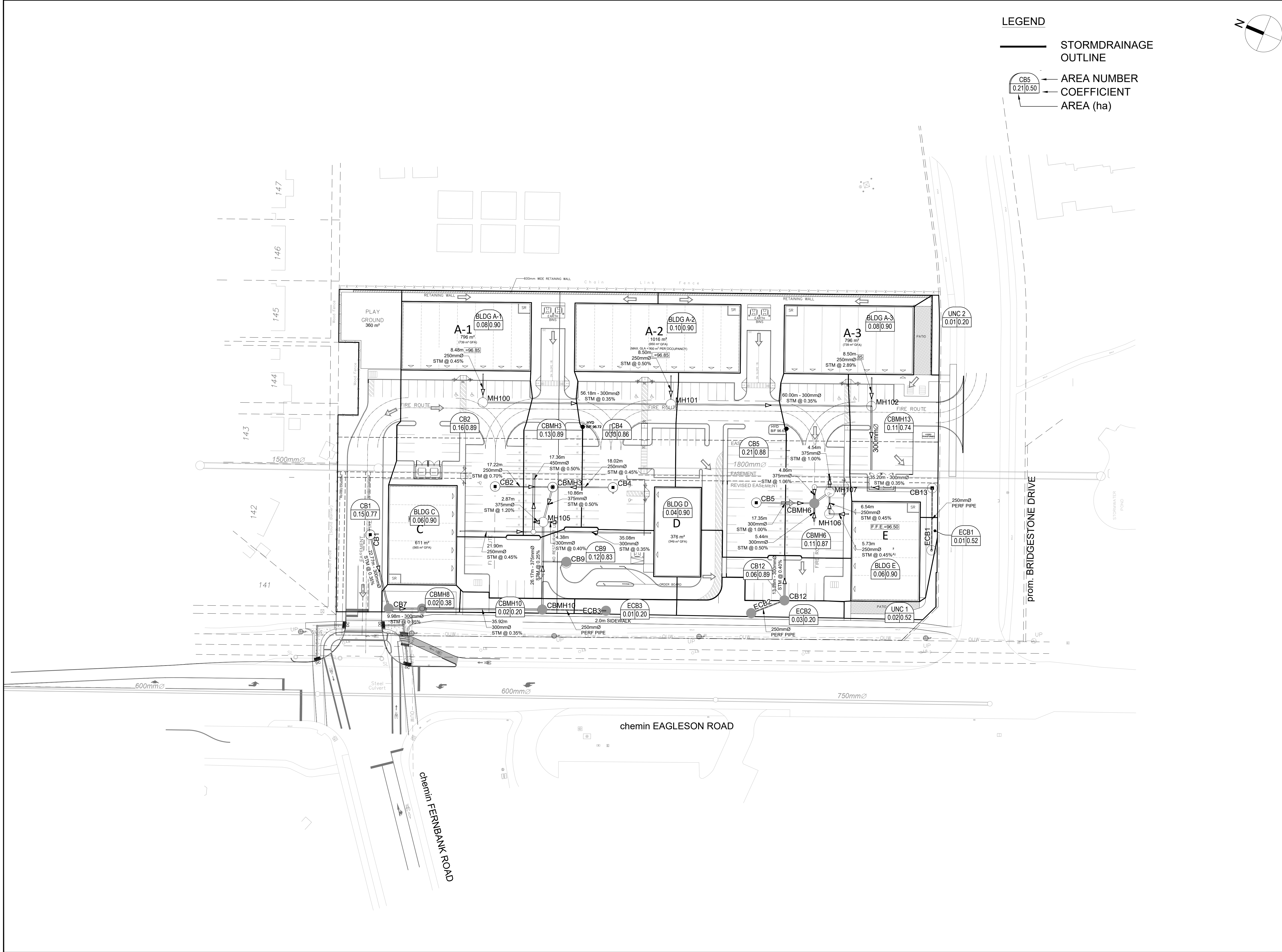
C-200

ISSUE

3

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
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRESSURE REDUCING VALVE
FINISHED FLOOR ELEVATION
OVERLAND FLOW ARROWS
NOISE BARRIER LOCATION
HEAVY DUTY ROADWAY (16458m)
DECIDUOUS TREE
CONIFEROUS TREE



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Formerly (B) Group Professional Services (Canada) Inc.

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KEY PLAN

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PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:

148792

DRAWN BY:

D.D.

CHECKED BY:

M.P.

PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

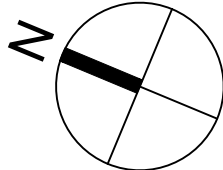
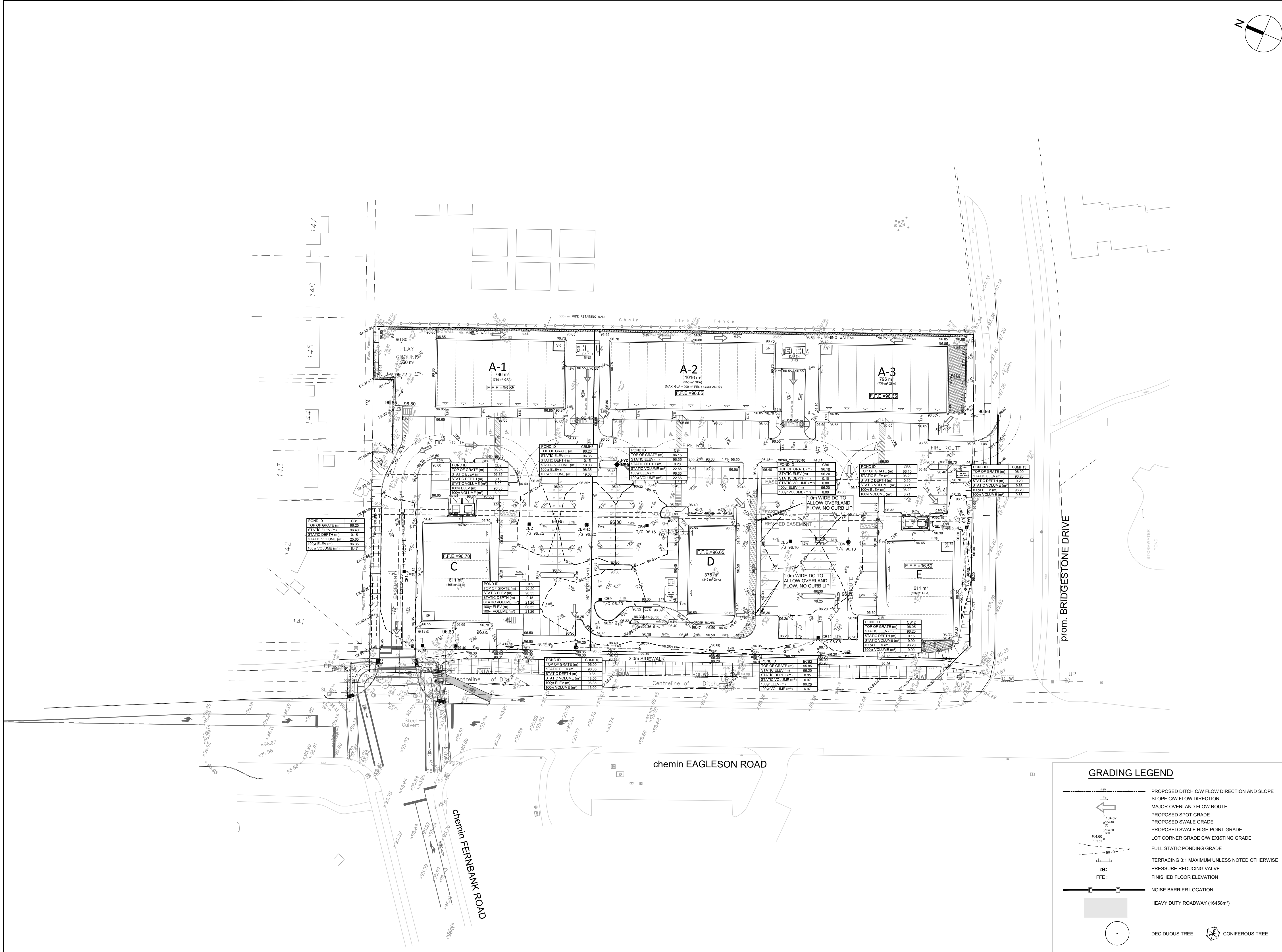
STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

3



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Arcadis Professional Services (Canada) Inc.
Formerly IB Group Professional Services (Canada) Inc.

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KEY PLAN

CONSULTANTS

1:500

SEAL

PRIME CONSULTANT

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www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

PONDING PLAN

SHEET NUMBER

C-600

ISSUE

3

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
TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
PRESSURE REDUCING VALVE
FINISHED FLOOR ELEVATION
NOISE BARRIER LOCATION
HEAVY DUTY ROADWAY (16458m²)

DECIDUOUS TREE
CONIFEROUS TREE

