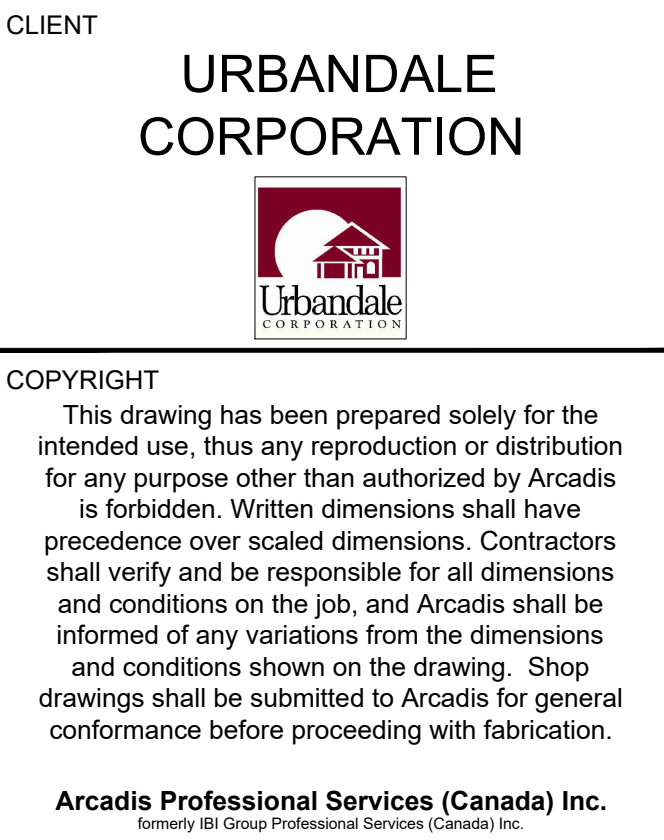
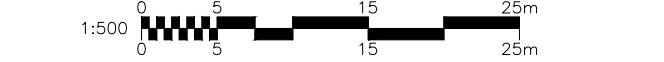
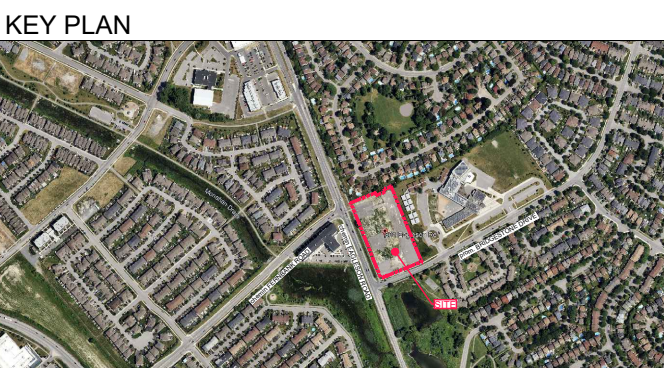


CITY SUBMISSION No. 3 - 2025-08-29
CITY FILE No. D07-12-25-0014 CITY PLAN No. 19247



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
4	CITY SUBMISSION No. 3	2025-08-29



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	ISSUE
C-000	4

SCALE CHECK	File Location: C:\DARoot\Jobs\863e6a7049c41e637ebaf0152ec9417adardsheets\C-000 EXISTING CONDITIONS.dwg Last Saved: August 28, 2025, by dored5754; Plotted: Thursday, August 28, 2025 4:08:12 PM by acseuler
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CITY PLAN No.19247

CITY FILE No. D07-12-25-0014

INSULATION LEGEND:

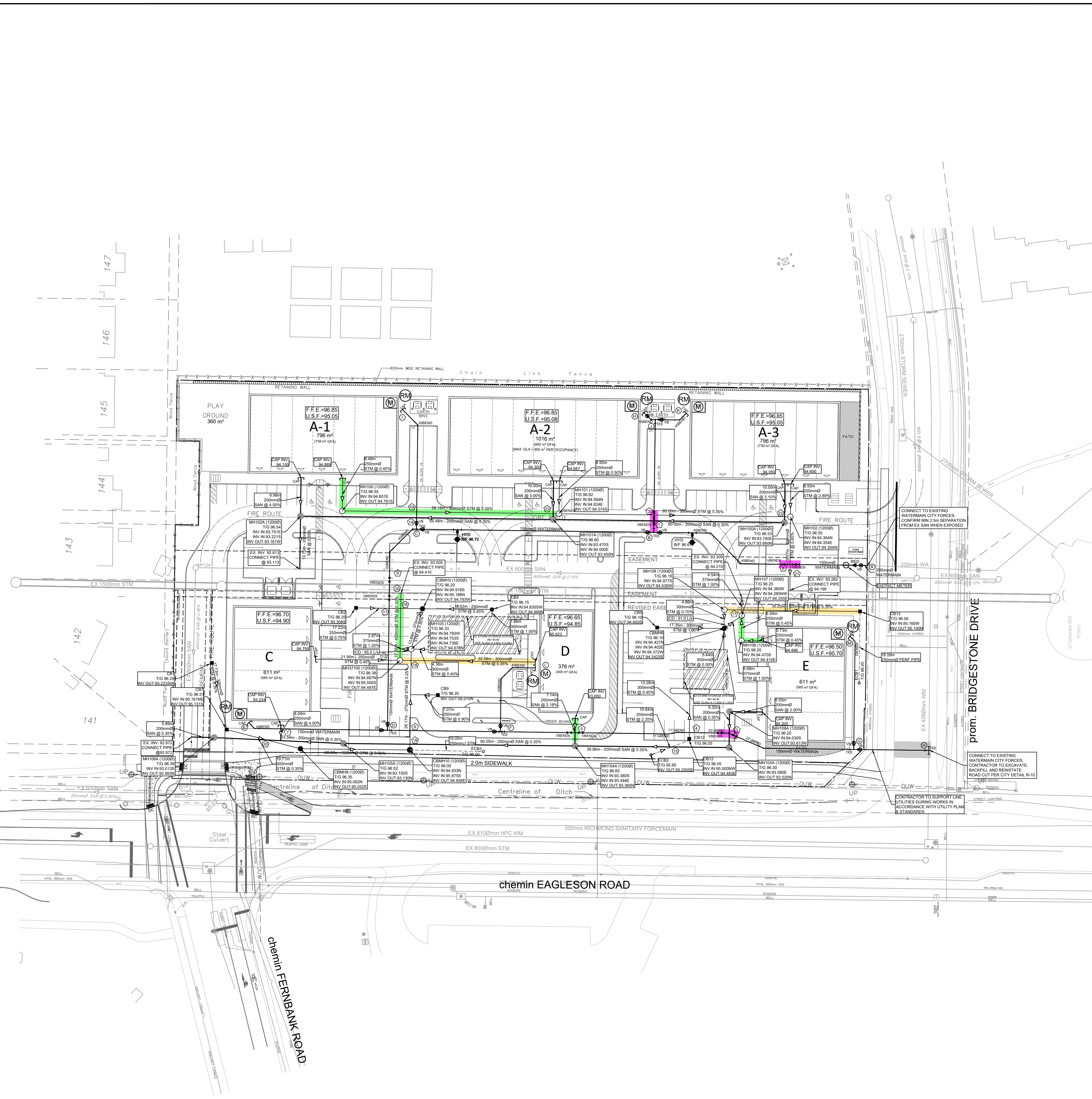
50mm INSULATION

100mm INSULATION

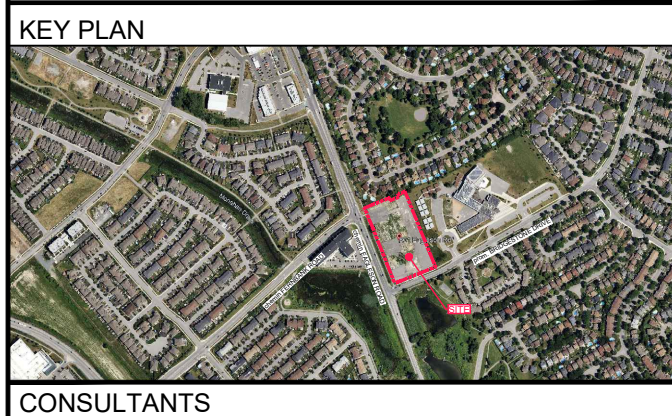
INSULATE PER GEOTECHNICAL RECOMMENDATIONS

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 94.050	SAN Top 93.799	0.250
4	STM Bottom 94.386	WTR Top 93.628	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 92.614	0.500
11	STM 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 93.029	0.685
14	WTR Bottom 93.851	SAN 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 95.024	SAN Top 93.267	1.757
21	STM Bottom 94.142	SAN Top 93.712	0.430
22	STM Bottom 94.361	SAN Top 93.993	0.368
23	STM Bottom 94.591	SAN Top 94.251	0.339



The image shows the top half of a document. At the top left, the word "CLIENT" is printed in a bold, sans-serif font. To its right, the company name "URBANDALE CORPORATION" is displayed in a large, bold, serif font. Below the company name is a square logo with a maroon background. The logo features a white silhouette of a house with a chimney and a large, stylized white 'U' that partially encloses the house. Below the illustration, the word "Urbandale" is written in a white serif font, with "EST. 1982" in a smaller font underneath. A horizontal line separates the header from the main body of the document. Below this line, the word "COPYRIGHT" is printed in a bold, sans-serif font. The main body of the document contains a single paragraph of text in a serif font, which is indented from the left margin. The text describes the copyright and usage rights for the drawings, stating that they are for the client's use only and that the contractor is responsible for all dimensions and conditions on the job.



SEAL



A circular professional engineer seal for the State of Maryland. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF MARYLAND" at the bottom. In the center, there is a signature, the name "S. E. LABADIE", the license number "100214983", and the expiration date "2025-08-29".

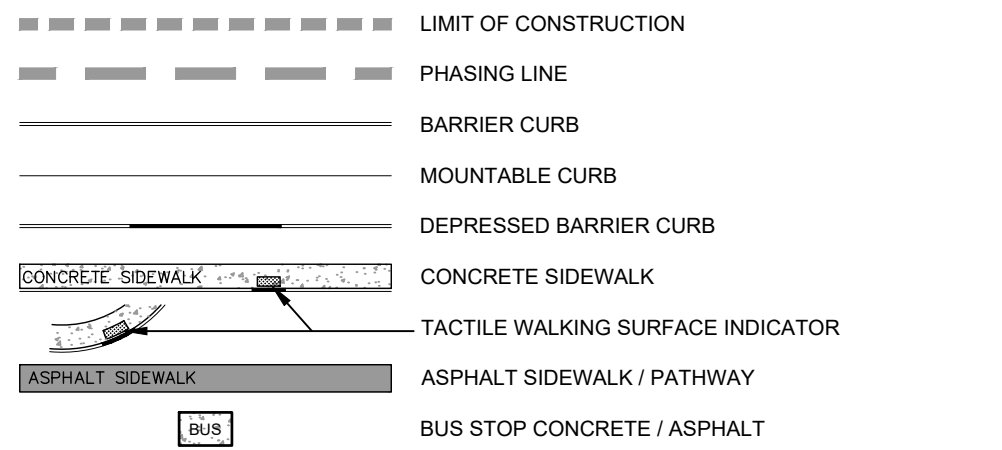
PRIME CONSULTANT

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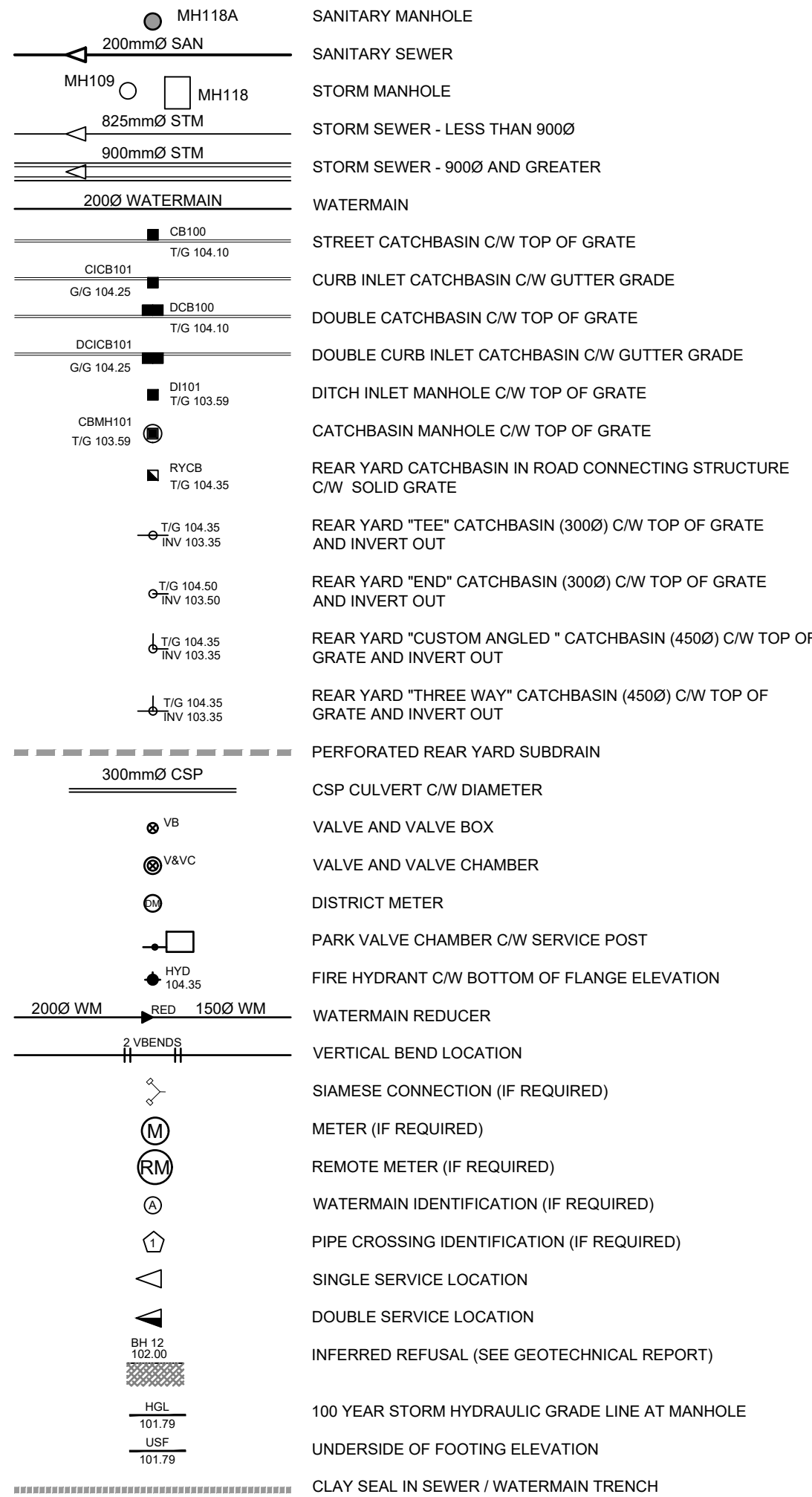
333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
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PROJECT	
COMMERCIAL SITE	
801 EAGLESON ROAD	
PROJECT NO: 148792	
DRAWN BY: D.D.	CHECKED BY: M.P.
PROJECT MGR: T.R.B.	APPROVED BY: S.E.L.
SHEET TITLE	
GENERAL PLAN OF SERVICES	
SHEET NUMBER	ISSUE
C-001	4

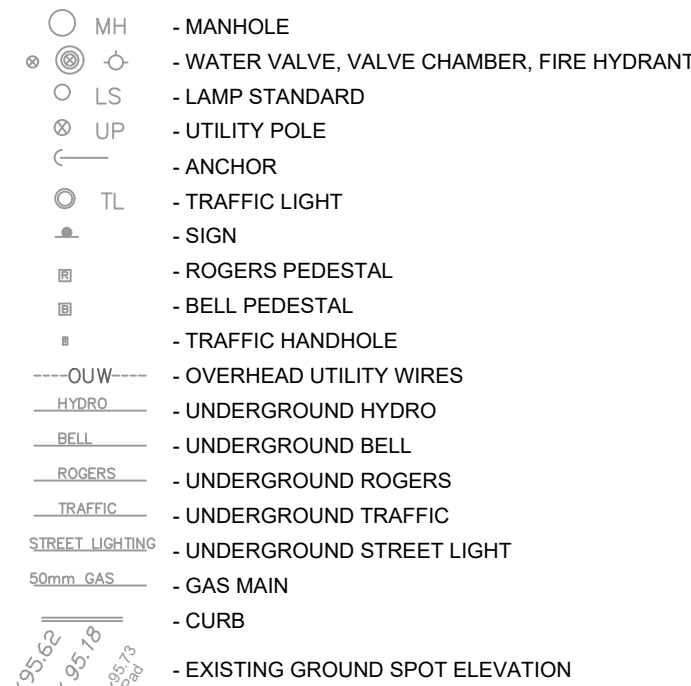
GENERAL LEGEND



SERVICING LEGEND



TOPO - SURVEY LEGEND



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 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 **PG2574-1 DATED JUNE, 2025** PREPARED BY **PREPARED BY PATERSON**.
- Table 3 - Recommended Pavement Structure - Car Only Parking Areas

Thickness (mm)	Material Description
50	Wear Course - H-3 or Superpave 12.5 Asphaltic Concrete
100	BASE - CPSS Concrete A Crushed Stone
200	SUBBASE - CPSS Concrete B Type II

SUBGRADE - Either F6, in situ soil or CPSS Concrete B Type I or II material placed over in situ soil or F6.
- Table 4 - Recommended Pavement Structure - Access Lanes and Heavy Truck Parking/Loading Areas

Thickness (mm)	Material Description
40	Wear Course - H-3 or Superpave 12.5 Asphaltic Concrete
50	Binder Course - H-4 or Superpave 10.5 Asphaltic Concrete
100	BASE - CPSS Concrete A Crushed Stone
400	SUBBASE - CPSS Concrete B Type II

SUBGRADE - Either F6, in situ soil or CPSS Concrete B Type I or II material placed over in situ soil or F6.
- Table 5 - Recommended Flexible Pavement Structure - Access Roadways and Truck Traffic Areas

Thickness (mm)	Material Description
40	Wear Course - H-3 or Superpave 12.5 Asphaltic Concrete
50	Wear Course - H-3 or Superpave 10.5 Asphaltic Concrete
100	BASE - CPSS Concrete A Crushed Stone
400	SUBBASE - CPSS Concrete B Type II

SUBGRADE - Either F6, in situ soil or CPSS Concrete B Type I or II material placed over in situ soil or F6.

ADDITIONALLY, PER PATERSON MEMO 02 REV 1 DATED MARCH 24, 2022 FOR AREA OVER EXISTING SHALLOW TRUNK SEWER

- OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER. **SEE PATERSON MEMO 01 DATED SEPT 2, 2018.**
- 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 IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
 - 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.
 - 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, IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
 - 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 CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
 - PRESSURE REDUCING VALVES WILL BE REQUIRED FOR ALL BUILDINGS (BY OTHERS)
 - OFFSET BETWEEN THE EXISTING WATERMAIN STUB (A) AND EXISTING SANITARY SEWER WILL BE CONFIRMED AT THE TIME OF CONSTRUCTION. IF THE DISTANCE MEASURED FROM BARREL TO BARREL IS LESS THAN 2.5M, THE EXISTING WATERMAIN STUB IS TO BE MOVED TO RESPECT THIS CLEARANCE

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formerly B1 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
4	CITY SUBMISSION No. 3	2025-08-29

KEY PLAN



CONSULTANTS

SEAL



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

NOTES & LEGEND

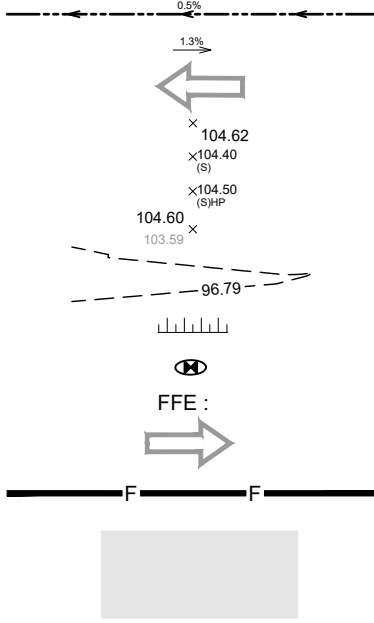
SHEET NUMBER

C-010

ISSUE

4

GRADING LEGEND



The diagram illustrates various grading symbols and their corresponding elevations. At the top, a horizontal line with arrows at both ends is labeled '162'. Below it, a dashed line with arrows pointing left is labeled '135'. To the right of this, a solid line with an arrow pointing right is labeled 'x104.62'. Below that, a dashed line with arrows pointing left is labeled 'x104.50 (H)' and '104.60 (H)'. Further down, a dashed line with arrows pointing left is labeled '103.90'. Below that, a dashed line with arrows pointing left is labeled '99.79'. In the center, there is a symbol for a 'FEE' (Finished Floor Elevation) consisting of a rectangle with a circle inside, labeled 'FEE'. Below this, a solid line with arrows pointing right is labeled 'F'. At the bottom, there is a grey rectangle representing a 'HEAVY DUTY ROADWAY'.

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

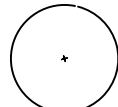
PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION

OVERLAND FLOW ARROWS

NOISE BARRIER LOCATION

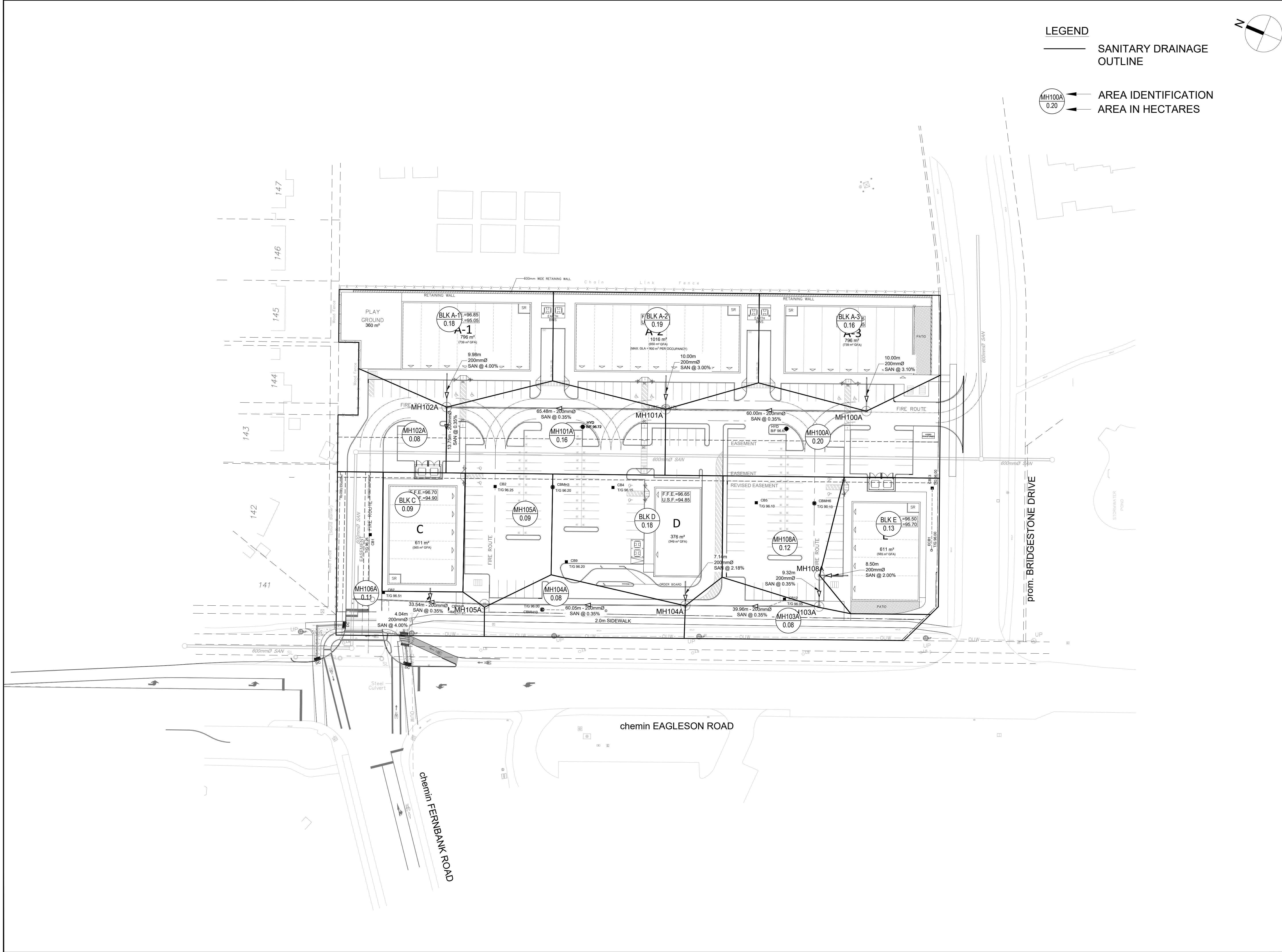
HEAVY DUTY ROADWAY (16458m²)



DECIDUOUS TREE



CONIFEROUS TREE

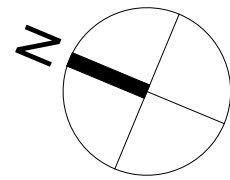


LEGEND

SANITARY DRAINAGE
OUTLINE

MH100A
0.20

AREA IDENTIFICATION
AREA IN HECTARES



CLIENT

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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

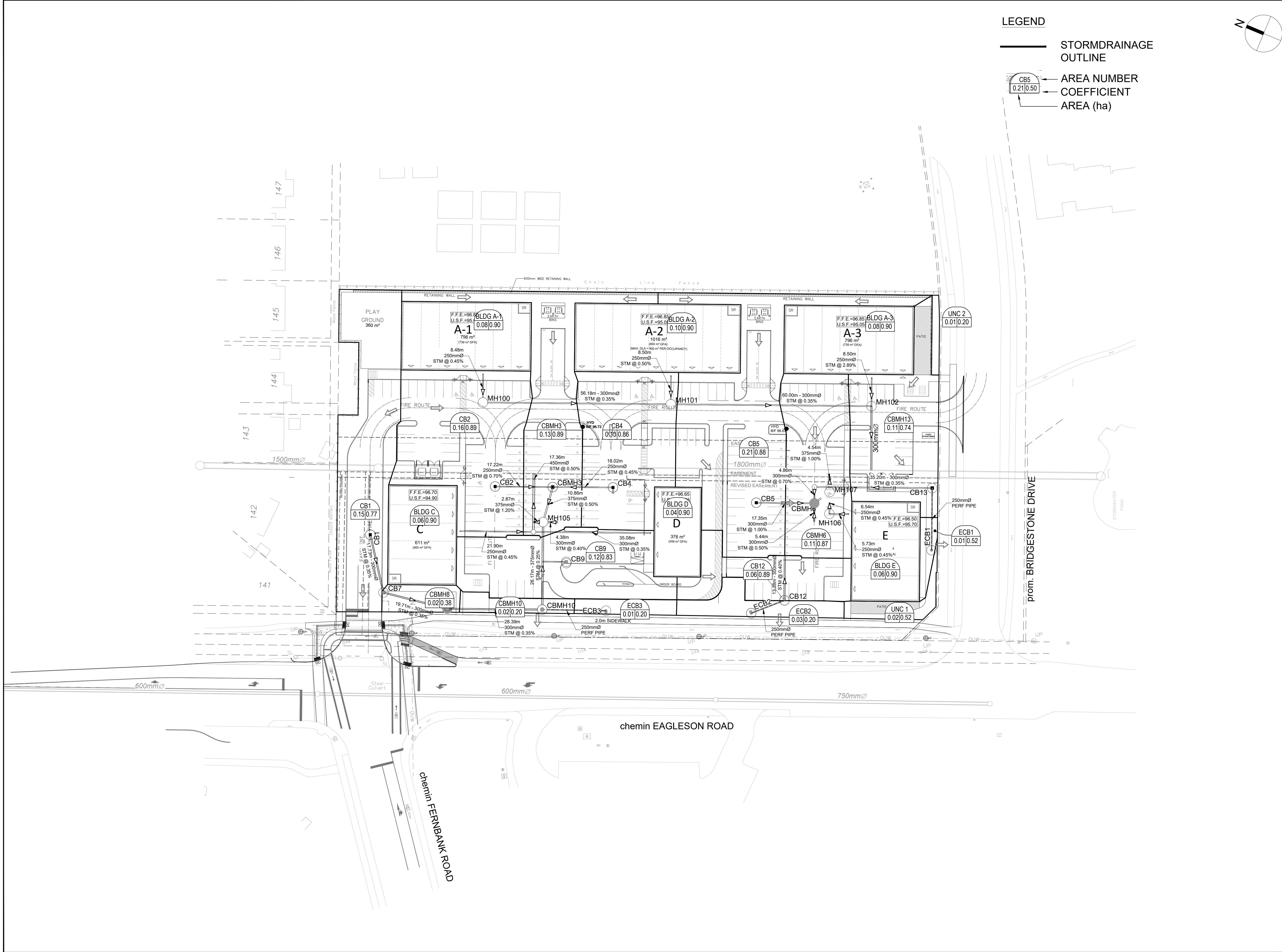
SANITARY DRAINAGE
AREA PLAN

SHEET NUMBER

C-400

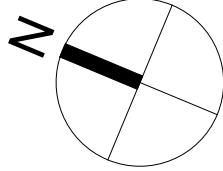
ISSUE

4



LEGEND

- STORMDRAINAGE OUTLINE
- AREA NUMBER
- COEFFICIENT
- AREA (ha)



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KEY PLAN

CONSULTANTS

1:500

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PROJECT

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PROJECT NO:
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DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

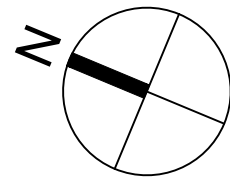
STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

4



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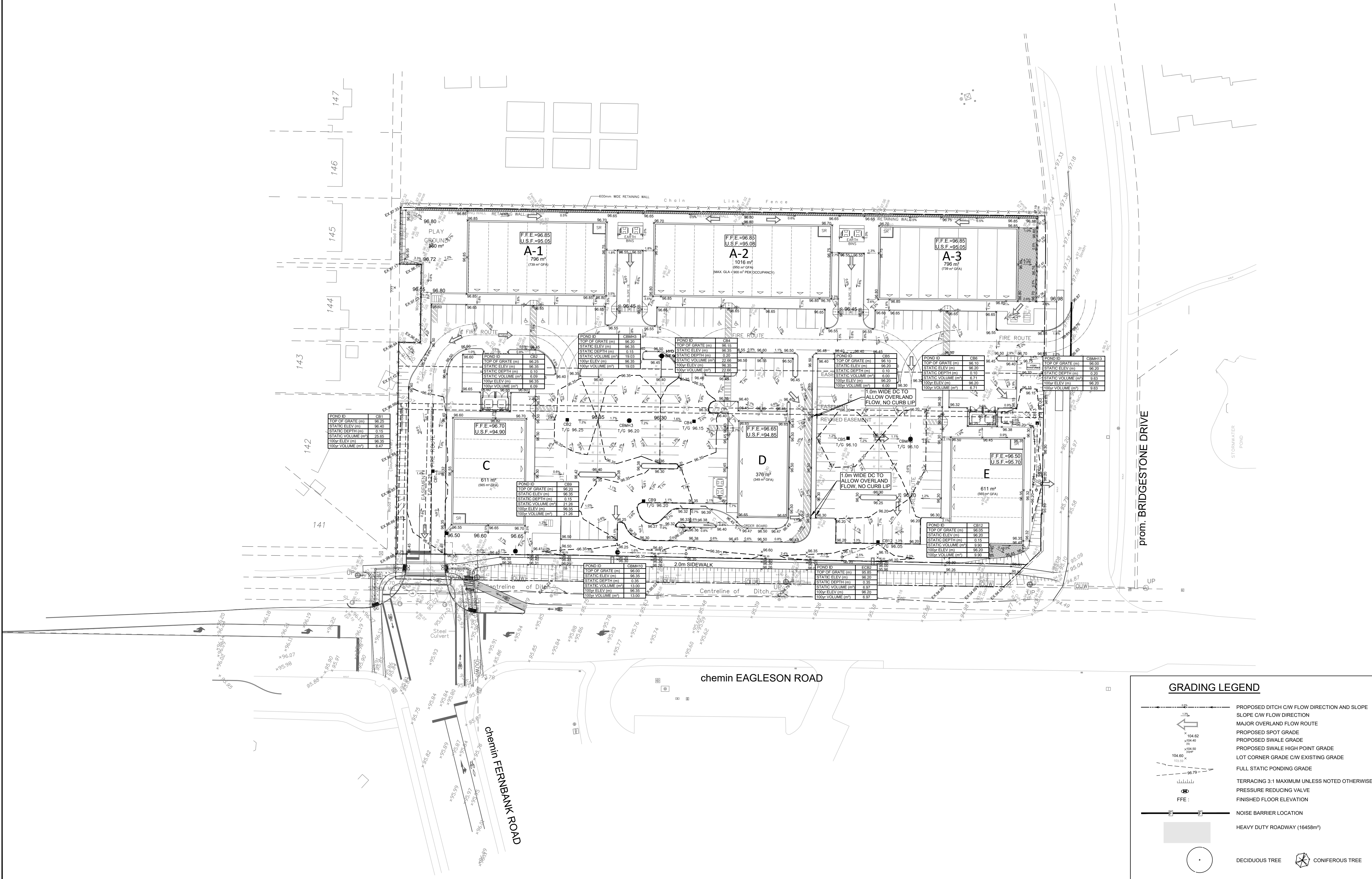
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ISSUES

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KEY PLAN

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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

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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

PONDING PLAN

SHEET NUMBER

C-600

ISSUE

4

