PROPOSED SELF STORAGE DEVELOPMENT

HUNTINGTON PROPERTIES

IBI GROUP
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Ottawa ON K1S 5N4 Canada
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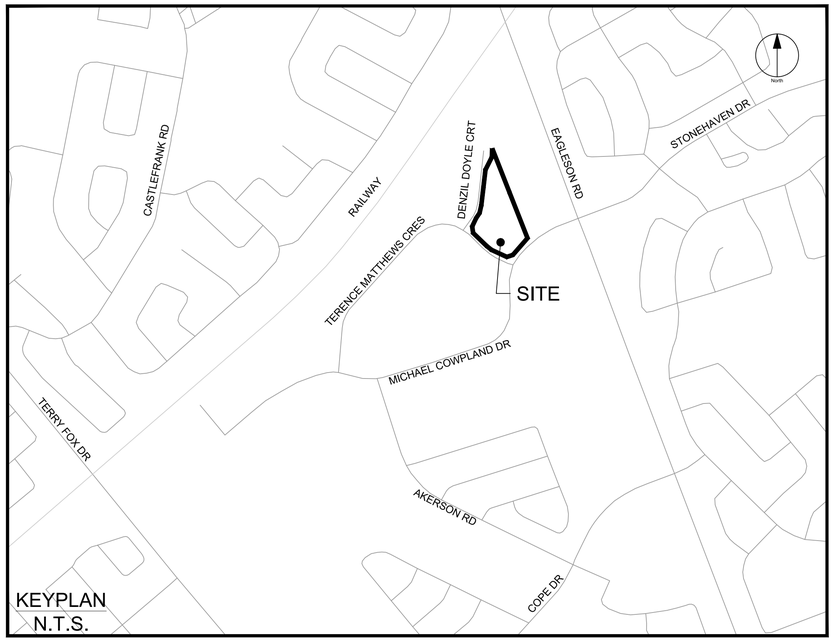


Sheet List Table	
Sheet Number	Sheet Title
C-001	GENERAL PLAN OF SERVICES
C-010	DETAILS AND NOTES
C-011	CROSS SECTIONS
C-200	GRADING PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	SEDIMENT - EROSION PLAN

60 DENZEL DOYLE COURT
CITY OF OTTAWA

CONTRACT NO. 135470

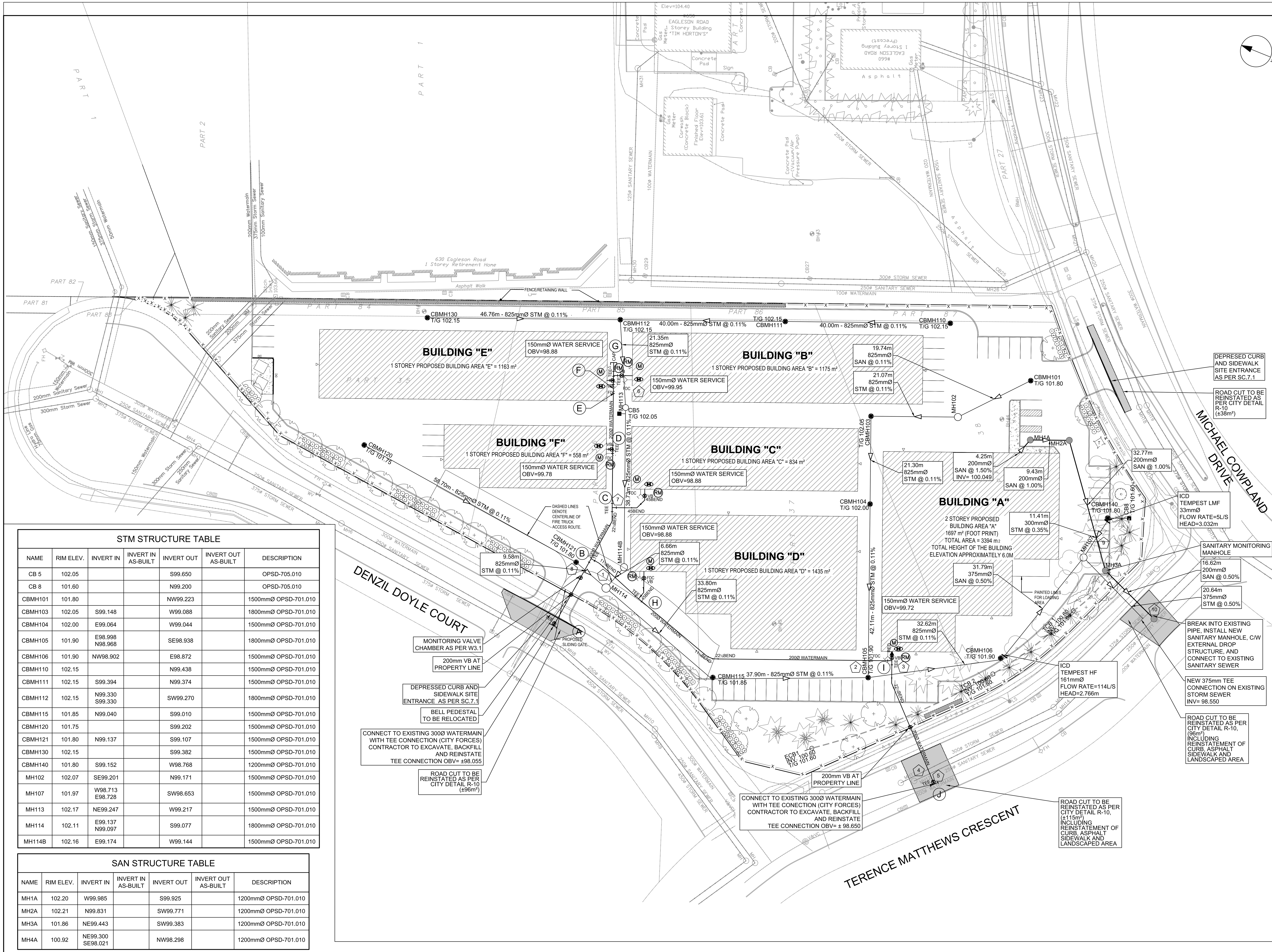
CITY PLAN No. xxxxx

ISSUED FOR CITY REVIEW 2021-12-09

CITY FILE No. D07-XX-XX-XXXX

SCALE CHECK 10cm

File Location: J\135470_60_Denzil_Dr\7.0_Production\7.03_Design\04_Civil\Sheets_Cover.dwg Last Saved: December 9, 2022, by stefan geisser Plotted: Friday, December 9, 2022 2:38:06 PM by Stefan Geisser



STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CB 5	102.05			S99.650		OPSD-705.010
CB 8	101.60			N99.200		OPSD-705.010
CBMH101	101.80			NW99.223		1500mmØ OPSD-701.010
CBMH103	102.05	S99.148		W99.088		1800mmØ OPSD-701.010
CBMH104	102.00	E99.064		W99.044		1500mmØ OPSD-701.010
CBMH105	101.90	E98.998 N98.968		SE98.938		1800mmØ OPSD-701.010
CBMH106	101.90	NW98.902		E98.872		1500mmØ OPSD-701.010
CBMH110	102.15			N99.438		1500mmØ OPSD-701.010
CBMH111	102.15	S99.394		N99.374		1500mmØ OPSD-701.010
CBMH112	102.15	N99.330 S99.330		SW99.270		1800mmØ OPSD-701.010
CBMH115	101.85	N99.040		S99.010		1500mmØ OPSD-701.010
CBMH120	101.75			S99.202		1500mmØ OPSD-701.010
CBMH121	101.80	N99.137		S99.107		1500mmØ OPSD-701.010
CBMH130	102.15			S99.382		1500mmØ OPSD-701.010
CBMH140	101.80	S99.152		W98.768		1200mmØ OPSD-701.010
MH102	102.07	SE99.201		N99.171		1500mmØ OPSD-701.010
MH107	101.97	W98.713 E98.728		SW98.653		1500mmØ OPSD-701.010
MH113	102.17	NE99.247		W99.217		1500mmØ OPSD-701.010
MH114	102.11	E99.137 N99.097		S99.077		1800mmØ OPSD-701.010
MH114B	102.16	E99.174		W99.144		1500mmØ OPSD-701.010

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH1A	102.20	W99.985		S99.925		1200mmØ OPSD-701.010
MH2A	102.21	N99.831		SW99.771		1200mmØ OPSD-701.010
MH3A	101.86	NE99.443		SW99.383		1200mmØ OPSD-701.010
MH4A	100.92	NE99.300 SE98.021		NW98.298		1200mmØ OPSD-701.010

CLIENT

HUNTINGTON PROPERTIES

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR CITY REVIEW	2022-12-09

NOT FOR CONSTRUCTION

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

KEY PLAN

SITE

CONSULTANTS

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotenn
Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited
Surveyor:
Annis O'Sullivan Vollebekk Ltd.

Geotech:
Paterson Group

1:400 0 4 12 20m

SEAL

LICENSED PROFESSIONAL ENGINEER
T. R. BRULE
2022-12-09
PROVINCE OF ONTARIO

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PROJECT

PROPOSED SELF STORAGE DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO: 135470	
DRAWN BY: **S.L. / D.D.**	CHECKED BY: **T.R.B.**
PROJECT MGR: **R.M.**	APPROVED BY: **T.R.B.**

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER C-001

ISSUE 1

CITY PLAN No. XXXXX

File Location: J:\135470_60_Denzil_Do\7.0_Production\7.03_Design\04_Civil\Sheets\C-001_GENERAL PLAN SERVICES.dwg Last Saved: December 9, 2022, by stefan.geisser Plotted: Friday, December 9, 2022 2:38:21 PM by Stefan Geisser

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CITY FILE No. D07-XX-XX-XXXX

GENERAL LEGEND

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK — CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK — 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
- D100, 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)
- P — PIPE CROSSING IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- BH 12, 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

FAIRHALL, MOFFATT & WOODLAND LIMITED LEGEND

- CB - CATCH BASIN
- MH - MANHOLE
- BMH - BELL MANHOLE
- WMH - WATER MANHOLE
- HMH - HYDRO MANHOLE
- TMH - TRAFFIC MANHOLE
- THH - TRAFFIC HANDHOLE
- FMH - FIBRE OPTIC MANHOLE
- LS - LAMP STANDARD
- UP - UTILITY POLE
- WV - WATER VALVE
- FH - FIRE HYDRANT
- BH - BOREHOLE
- BP - BELL PEDESTAL
- TL - TRAFFIC LIGHT
- TCB - TRAFFIC CONTROL BOX
- BB - BELL BOX
- - GUY WIRE AND ANCHOR
- - BOLLARD
- - SIGN
- - CONIFEROUS TREE
- - DECIDUOUS TREE
- —W— - WATERMAIN
- - OVERHEAD UTILITY WIRES
- —UH— - UNDERGROUND HYDRO
- —UB— - UNDERGROUND BELL
- —G— - GAS MAIN
- —ST— - STORM SEWER
- —S— - SANITARY SEWER
- - CURB
- —UC— - UNDERGROUND ROGERS CABLE
- —F— - FIBRE OPTICS

Pipe Interference Table

Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 99.027	WTR Top 99.649	0.622
2	STM Bottom 98.889	WTR Top 99.562	0.674
3	STM Bottom 98.818	WTR Top 99.621	0.804
4	STM Bottom 98.728	WTR Top 98.229	0.500
5	SAN Bottom 98.423	WTR Top 97.923	0.500
6	STM Bottom 99.141	WTR Top 99.867	0.726
7	STM Bottom 99.076	WTR Top 99.694	0.618
8	STM Bottom 98.990	WTR Top 99.519	0.528
9	SAN Bottom 99.519	STM Top 99.118	0.401
10	SAN Bottom 99.304	STM Top 99.021	0.283

WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Waterain	As Built Waterain
A	0+000.00	TEE	101.90	98.06	
	0+008.75	200mm VB	102.05	99.65	
	0+013.43	MON CHAMBER	101.99	99.59	
	0+015.51	STM CROSSING	101.92	99.52	
B	0+018.71	TEE	101.92	99.52	
	0+029.12	22 BEND	102.00	99.60	
C	0+032.44	TEE	102.00	99.60	
D	0+046.58	TEE	102.18	99.78	
E	0+063.28	TEE	102.28	99.88	
F	0+064.48	TEE	102.29	99.89	
G	0+067.62	CAP	102.29	99.89	
B	0+000.00	TEE	101.92	99.52	
	0+002.19	11BEND	101.97	99.57	
	0+007.55	STM CROSSING	102.05	99.65	
H	0+015.10	TEE	102.04	99.64	
	0+037.08	11 BEND	101.96	99.56	
	0+038.33	22 BEND	101.99	99.59	
	0+050.00		102.16	99.76	
	0+065.00		102.15	99.75	
	0+075.78	STM CROSSING	101.96	99.56	
I	0+081.70	TEE	102.12	99.72	
	0+085.00	STM CROSSING	102.02	99.62	
	0+087.13	22BEND	101.96	99.56	
	0+098.73	200mm VB	101.16	98.76	
	0+110.00	STM CROSSING	100.65	98.22	
	0+111.27	SAN CROSSING	100.66	97.83	
J	0+113.72	TEE	100.67	98.65	
F	0+000.00	TEE	102.29	99.89	
	0+001.95	VB	102.24	99.84	
	0+002.60	STM CROSSING	102.27	99.87	
	0+003.63	REDUCER	102.31	99.91	
BLDGB	0+004.55	BLDGB	102.35	99.95	
E	0+000.00	TEE	101.28	98.88	
	0+000.28	VB	102.29	98.88	
	0+000.61	REDUCER	102.30	98.88	
BLDGE	0+001.50	BLDGE	102.33	98.88	
D	0+000.00	TEE	102.18	99.78	
	0+000.30	VB	102.19	99.78	
	0+000.61	REDUCER	102.20	99.78	
BLDGF	0+001.50	BLDGF	102.23	99.78	
C	0+000.00	TEE	102.00	99.60	
	0+003.13	STM CROSSING	102.10	99.70	
	0+005.97	45 BEND	102.11	99.71	
	0+008.63	45BEND	102.05	99.65	
	0+009.69	VB	102.12	99.72	
	0+010.36	REDUCER	102.16	99.76	
BLDGC	0+011.30	BLDGC	102.20	99.80	
H	0+000.00	TEE	102.04	99.64	
	0+001.95	45BEND	102.09	99.69	
	0+005.41	VB	102.17	99.77	
	0+006.10	REDUCER	102.19	99.79	
BLDGD	0+007.08	BLDGD	102.21	99.81	
I	0+000.00	TEE	102.12	99.72	
	0+000.70	VB	102.15	99.72	
	0+001.30	REDUCER	102.17	99.72	
BLDGA	0+002.24	BLDGA	102.22	99.72	

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 STRUCUTRES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARENTEED. 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 DESCREPENCIES 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 FUTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3798-2 REV1 DATED AUG.9 2021 PREPARED BY PATERSON GROUP.
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 A49 ARCHITECTURE
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. REFER TO DRAWING C-011 FOR CROSS SECTIONS.
15. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTRAL 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 ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
16. 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.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
18. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
19. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
20. 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
21. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
22. 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.
23. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
24. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
25. 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.
26. ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
27. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S CONNECTED TO MAIN SHALL BE 200MM Ø PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MM Ø PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
28. 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.
29. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
30. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
31. 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).
32. THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING PCSWMM AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
33. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INPSECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
34. 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.
35. ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
36. 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.
37. UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

ROADWAY STRUCTURE:

CAR ONLY PARKING AREAS:(500mm)

- 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm - OPSS GRANULAR "A" CRUSHED STONE
- 300mm - OPSS GRANULAR "B" TYPE II

COLLECTOR 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

CLIENT

HUNTINGTON PROPERTIES

IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

ISSUES

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1	ISSUED FOR CITY REVIEW	2022-12-09

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KEY PLAN

CONSULTANTS

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotenn
Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited
Surveyor:
Annis O'Sullivan Vollebekk Ltd.

Geotech:
Paterson Group

SEAL

LICENCED PROFESSIONAL ENGINEER
T. R. BRULE
2022-12-09
PROVINCE OF ONTARIO

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ibigroup.com

PROJECT
PROPOSED SELF STORAGE DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO: 135470

DRAWN BY:	CHECKED BY:
S.L. / D.D.	T.R.B.
PROJECT MGR:	APPROVED BY:
R.M.	T.R.B.

SHEET TITLE
DETAILS AND NOTES

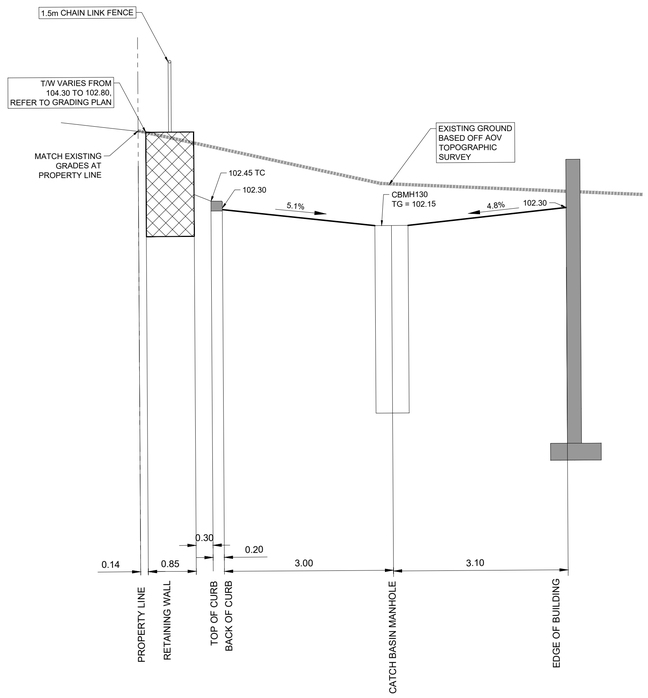
SHEET NUMBER	ISSUE
C-010	1

CITY PLAN No. XXXXX

CITY FILE No. D07-XX-XX-XXXX

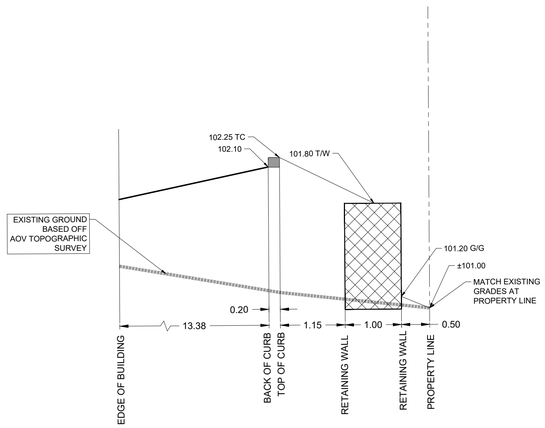
SCALE CHECK

File Location: J:\135470_60_Denzel_Dr\7.0_Production\7.03_Design\04_Civil\Sheets\C-010 DETAILS AND NOTES.dwg Last Saved: December 9, 2022 by stefan.gresser Plotted: Friday, December 9, 2022 2:38:32 PM by Stefan Gresser



DETAIL A-A

N.T.S



DETAIL B-B

N.T.S

CLIENT

HUNTINGTON PROPERTIES

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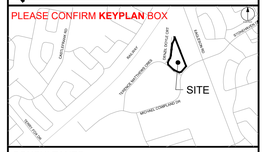
SEE DWG 011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS

PLEASE CONFIRM **KEYPLAN** BOX



CONSULTANTS

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotenn
Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited
Surveyor:
Annis O'Sullivan Vollebekk Ltd.

Geotech:
Paterson Group

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2022-12-09
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PROJECT

PROPOSED SELF STORAGE DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO: 135470

DRAWN BY:	CHECKED BY:
S.L. / D.D.	**T.R.B.**
PROJECT MGR:	APPROVED BY:
	T.R.B.

SHEET TITLE

CROSS SECTIONS

SHEET NUMBER	ISSUE
C-011	1

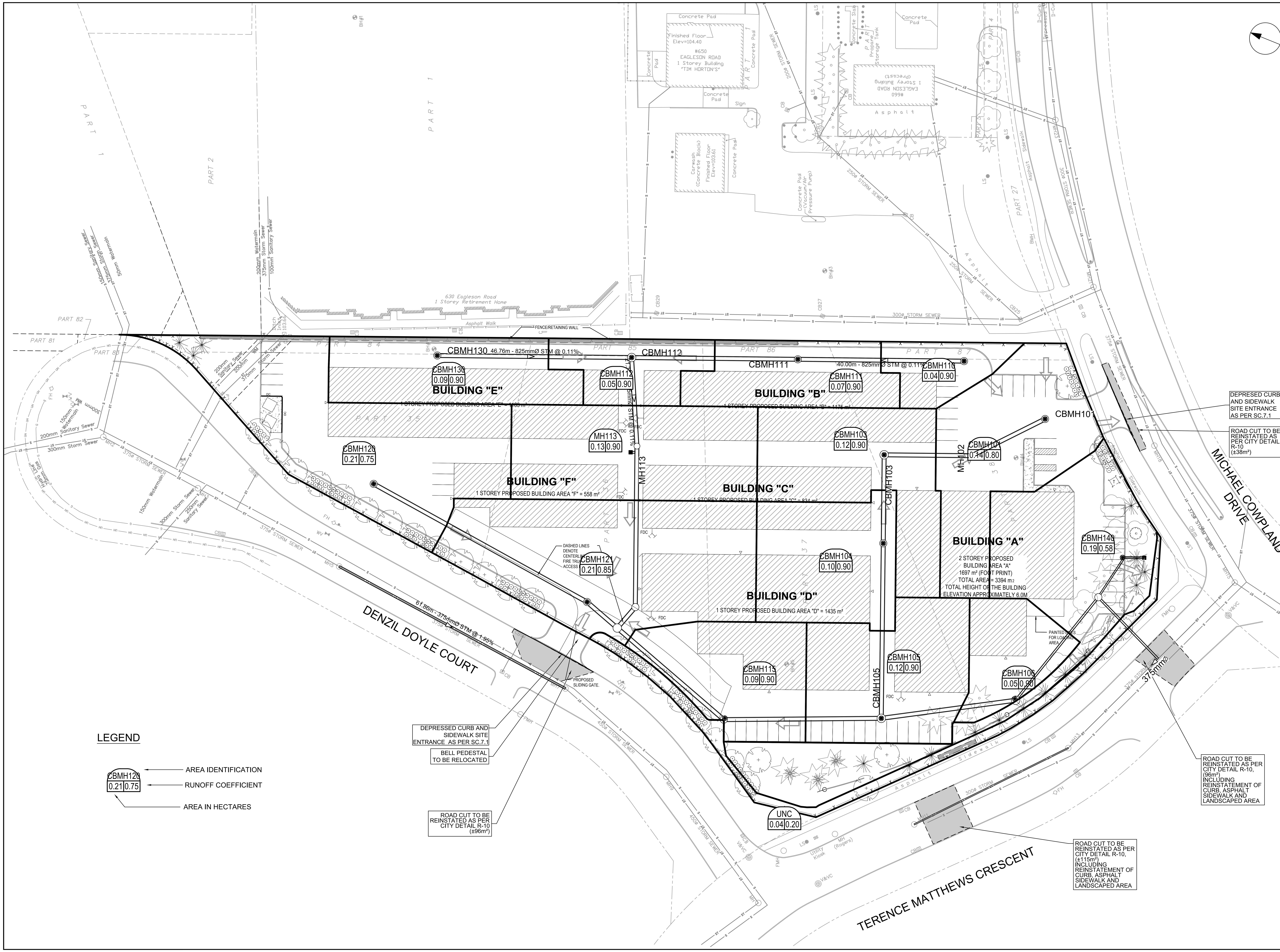
SCALE CHECK

CITY FILE No. D07-XX-XX-XXXX

CITY PLAN No. XXXXX

File Location: J:\135470_60_Denzil_Dr\7.0_Production\7.03_Design\04_Civil\Sheets\C-011 CROSS SECTIONS.dwg Last Saved: December 9, 2022, by stefan geisser Plotted: Friday, December 9, 2022 2:38:45 PM by Stefan Geisser

BUILDING "E"
1 STOREY PROPOSED BUILDING AREA "E" = 1163 m²
BUILDING "B"
1 STOREY PROPOSED BUILDING AREA "B" = 1175 m²
BUILDING "F"
1 STOREY PROPOSED BUILDING AREA "F" = 558 m²
BUILDING "C"
1 STOREY PROPOSED BUILDING AREA "C" = 834 m²
BUILDING "D"
1 STOREY PROPOSED BUILDING AREA "D" = 1435 m²
BUILDING "A"
BUILDING AREA "A"
1697 m² (FOOT PRINT)
TOTAL AREA = 3394 m²
TOTAL HEIGHT OF THE BUILDING
ELEVATION APPROXIMATELY 6.0M
PAINTED LINES FOR LOADING AREA
DASHED LINES DENOTE CENTERLINE OF FIRE TRUCK ACCESS ROUTE.
PROPOSED SLIDING GATE.
DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1
BELL PEDESTAL TO BE RELOCATED
DEPRESED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1
FENCE/RETAINING WALL
630 Eagleson Road
1 Storey Retirement Home
Asphalt Walk
#650 EAGLESON ROAD
Storey Building
"TIM HORTON'S"
#660 EAGLESON ROAD
1 Storey Building
(Precast)
Concrete Pad
Asphalt
PART 1
PART 2
PART 81
PART 82
PART 83
PART 84
PART 85
PART 86
PART 87
PART 27
DENZIL DOYLE COURT
TERENCE MATTHEWS CRESCENT
MICHAEL COWPLAND DRIVE
FDC



BUILDING "A"
2 STOREY PROPOSED BUILDING AREA "A"
1697 m² (FOOT PRINT)
TOTAL AREA = 3394 m2
TOTAL HEIGHT OF THE BUILDING ELEVATION APPROXIMATELY 6.0M
BUILDING "B"
BUILDING "C"
BUILDING "D"
1 STOREY PROPOSED BUILDING AREA "D" = 1435 m²
BUILDING "E"
BUILDING "F"
1 STOREY PROPOSED BUILDING AREA "F" = 558 m²
CBMH130 0.09 0.90
CBMH112 0.05 0.90
CBMH111 0.07 0.90
CBMH110 0.04 0.90
MH113 0.13 0.90
CBMH103 0.12 0.90
CBMH101 0.14 0.80
CBMH120 0.21 0.75
CBMH121 0.21 0.85
CBMH104 0.10 0.90
CBMH140 0.19 0.58
CBMH115 0.09 0.90
CBMH105 0.12 0.90
CBMH106 0.05 0.90
UNC 0.04 0.20
46.76m - 825mmØ STM @ 0.11%
40.00m - 825mmØ STM @ 0.11%
61.86m - 375mmØ STM @ 1.95%
375mmØ
MH113
MH102
CBMH103
CBMH105
DENZIL DOYLE COURT
TERENCE MATTHEWS CRESCENT
MICHAEL COWPLAND DRIVE
630 Eagleson Road 1 Storey Retirement Home
#650 EAGLESON ROAD 1 Storey Building "TIM HORTON'S"
#660 EAGLESON ROAD 1 Storey Building (Precast)
FENCE/RETAINING WALL
DASHED LINES DENOTE CENTERLINE OF FIRE TRUCK ACCESS
DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (±38m²)
DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1
BELL PEDESTAL TO BE RELOCATED
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (±96m²)
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10, (96m²) INCLUDING REINSTATEMENT OF CURB, ASPHALT SIDEWALK AND LANDSCAPED AREA
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10, (±115m²) INCLUDING REINSTATEMENT OF CURB, ASPHALT SIDEWALK AND LANDSCAPED AREA
PROPOSED SLIDING GATE.
LEGEND
CBMH120 0.21 0.75
AREA IDENTIFICATION
RUNOFF COEFFICIENT
AREA IN HECTARES
North

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ISSUES

No.	DESCRIPTION	DATE
####	ISSUED FOR CITY REVIEW	2022-12-09

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

KEY PLAN

SITE

CONSULTANTS

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotenn
Mechanical & Electrical:
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Surveyor:
Annis O'Sullivan Vollebekk Ltd.

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PROJECT

PROPOSED SELF STORAGE DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO:	
135470	
DRAWN BY: S.L. / D.D.	CHECKED BY: T.R.B.
PROJECT MGR: R.M.	APPROVED BY: T.R.B.

SHEET TITLE

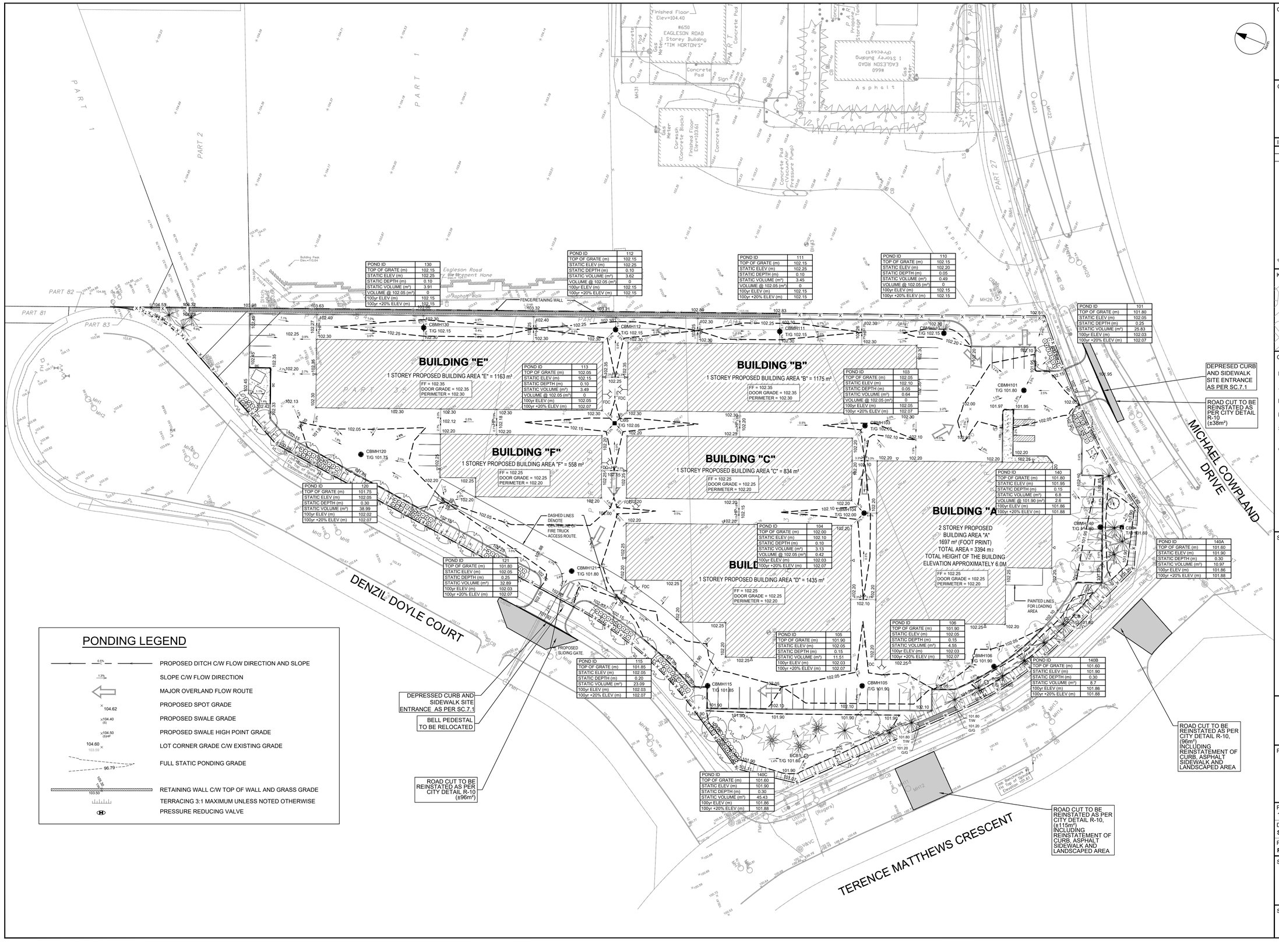
STORM DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-500	1

CITY PLAN No. XXXXX

CITY FILE No. D07-XX-XX-XXXX

Last Saved: December 9, 2022, by stefan.geisser Plotted: Friday, December 9, 2022 2:39:15 PM by Stefan Geisser



POND ID	130
TOP OF GRATE (m)	102.15
STATIC ELEV (m)	102.25
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	3.91
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.15
100yr +20% ELEV (m)	102.15

POND ID	112
TOP OF GRATE (m)	102.15
STATIC ELEV (m)	102.25
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	3.62
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.15
100yr +20% ELEV (m)	102.15

POND ID	111
TOP OF GRATE (m)	102.15
STATIC ELEV (m)	102.25
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	3.45
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.15
100yr +20% ELEV (m)	102.15

POND ID	110
TOP OF GRATE (m)	102.15
STATIC ELEV (m)	102.20
STATIC DEPTH (m)	0.05
STATIC VOLUME (m³)	0.49
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.15
100yr +20% ELEV (m)	102.15

POND ID	101
TOP OF GRATE (m)	101.80
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	25.83
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	113
TOP OF GRATE (m)	102.05
STATIC ELEV (m)	102.15
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	3.49
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.05
100yr +20% ELEV (m)	102.07

POND ID	103
TOP OF GRATE (m)	102.05
STATIC ELEV (m)	102.10
STATIC DEPTH (m)	0.05
STATIC VOLUME (m³)	0.64
VOLUME @ 102.05 (m³)	0
100yr ELEV (m)	102.05
100yr +20% ELEV (m)	102.07

POND ID	120
TOP OF GRATE (m)	101.75
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	38.99
100yr ELEV (m)	102.02
100yr +20% ELEV (m)	102.07

POND ID	140
TOP OF GRATE (m)	101.80
STATIC ELEV (m)	101.95
STATIC DEPTH (m)	0.15
STATIC VOLUME (m³)	6.8
VOLUME @ 101.90 (m³)	2.6
100yr ELEV (m)	101.86
100yr +20% ELEV (m)	101.88

POND ID	104
TOP OF GRATE (m)	102.00
STATIC ELEV (m)	102.10
STATIC DEPTH (m)	0.10
STATIC VOLUME (m³)	3.13
VOLUME @ 102.05 (m³)	0.42
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	140A
TOP OF GRATE (m)	101.60
STATIC ELEV (m)	101.90
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	10.97
100yr ELEV (m)	101.86
100yr +20% ELEV (m)	101.88

POND ID	121
TOP OF GRATE (m)	101.80
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	32.89
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	106
TOP OF GRATE (m)	101.90
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.15
STATIC VOLUME (m³)	4.55
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	105
TOP OF GRATE (m)	101.90
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.15
STATIC VOLUME (m³)	11.51
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	140B
TOP OF GRATE (m)	101.60
STATIC ELEV (m)	101.90
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	8.7
100yr ELEV (m)	101.86
100yr +20% ELEV (m)	101.88

POND ID	115
TOP OF GRATE (m)	101.85
STATIC ELEV (m)	102.05
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	23.09
100yr ELEV (m)	102.03
100yr +20% ELEV (m)	102.07

POND ID	140C
TOP OF GRATE (m)	101.60
STATIC ELEV (m)	101.90
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	45.43
100yr ELEV (m)	101.86
100yr +20% ELEV (m)	101.88

PONDING 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

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ISSUES

No.	DESCRIPTION	DATE
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KEY PLAN

CONSULTANTS

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
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Fotenn
Mechanical & Electrical:
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2022-12-09

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PROJECT

PROPOSED SELF STORAGE DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO:
135470

DRAWN BY:	CHECKED BY:
S.L. / D.D.	**T.R.B.**
PROJECT MGR:	APPROVED BY:
R.M.	**T.R.B.**

SHEET TITLE

PONDING PLAN

SHEET NUMBER
C-600

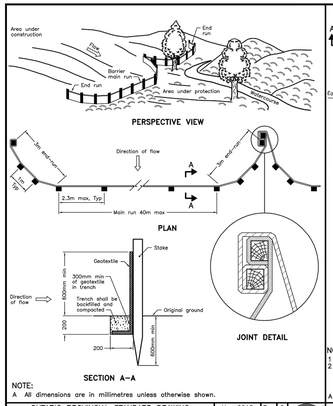
ISSUE
1

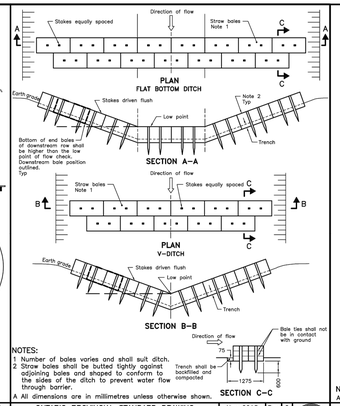
CITY PLAN No. XXXXX

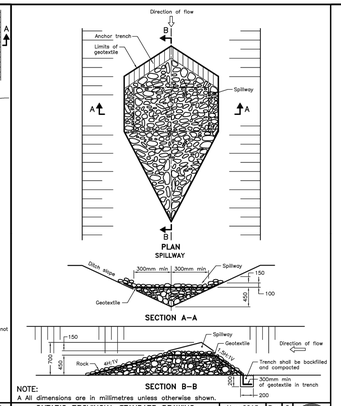
CITY FILE No. D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm

File Location: J:\135470_60_Denzil_Do\7.0_Production\7.03_Design\04_Civil\Sheets\C-600_PONDING PLAN.dwg Last Saved: December 9, 2022 by stefan.geisser Plotted: Friday, December 9, 2022 2:39:33 PM by Stefan Geisser







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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT–DUTY SILT FENCE BARRIER		**OPSD 219.110**

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 All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
STRAW BALE FLOW CHECK DAM		**OPSD 219.180**

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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
TEMPORARY ROCK FLOW CHECK DAM V–DITCH		**OPSD 219.210**

NOTES:

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,

1. 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.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
3. 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.
4. 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.
5. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. 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
▥ CB	SILT SACK PLACED UNDER EXISTING CB COVER
▨ 15.0 × 7.0	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

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KEY PLAN

LEGEND

Project Coordinator:
Huntington Properties
Architect:
A49 Architecture
Landscape:
Fotenn
Mechanical & Electrical:
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Surveyor:
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PROJECT

PROPOSED SELF STORAGE
DEVELOPMENT

60 DENZEL DOYLE COURT

PROJECT NO: 135470	
DRAWN BY: **S.L. / D.D.**	CHECKED BY: **T.R.B.**
PROJECT MGR: **R.M.**	APPROVED BY: **T.R.B.**

SHEET TITLE

SEDIMENT - EROSION PLAN

SHEET NUMBER	ISSUE
C-900	1

SCALE CHECK 1 in 10mm

CITY FILE No. D07-XX-XX-XXXX

CITY PLAN No. XXXXX

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