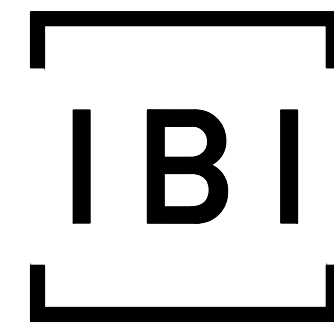
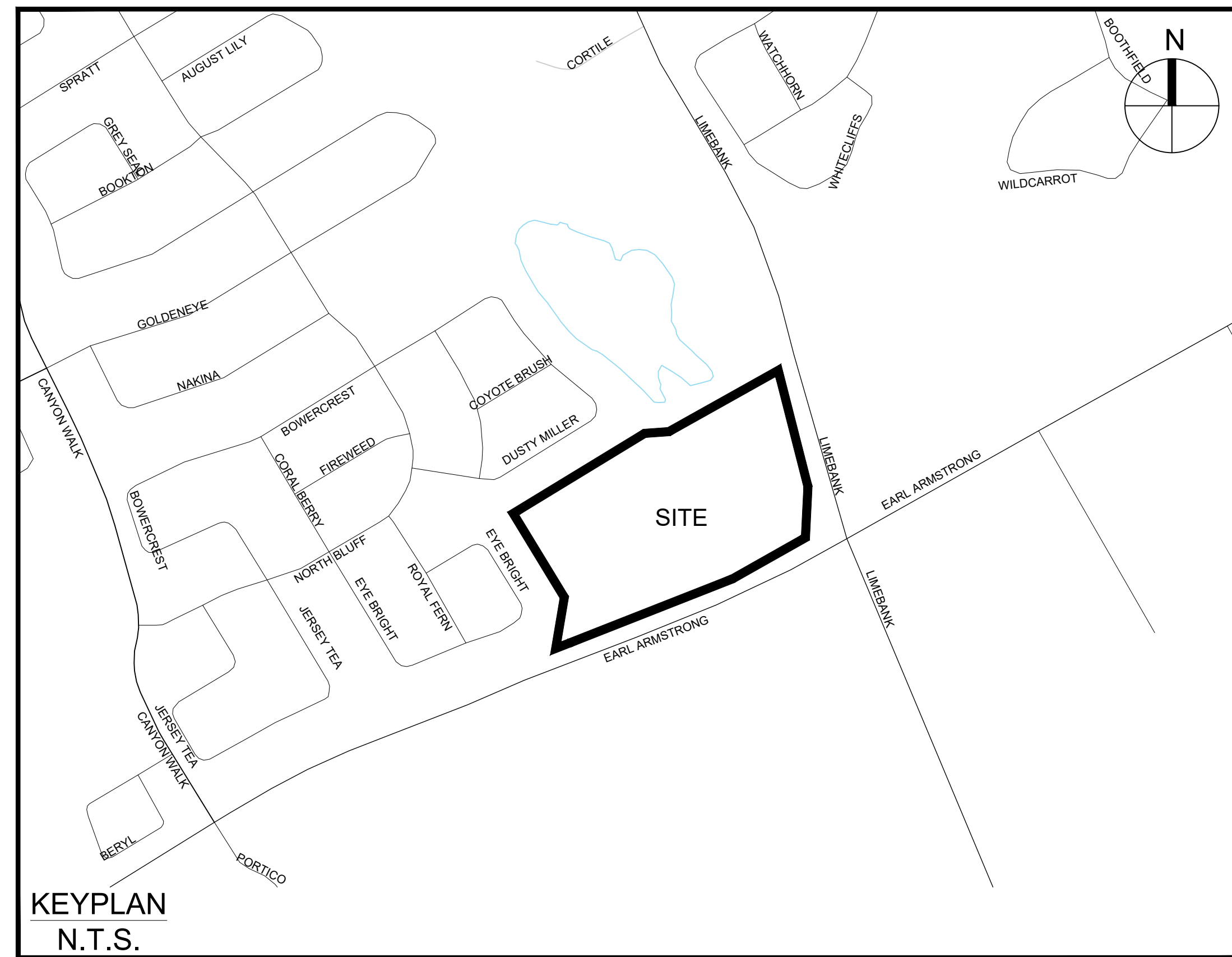


# 1515 EARL ARMSTRONG PLAZA



**IBI GROUP**  
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Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
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Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES-LEGEND
011	STREET SECTIONS - CB DATA
100	STREET 1
101	STREET 1 & PART 2
200	GRADING PLAN
400	SANITARY TRIBUTARY AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	SEDIMENT - EROSION PLAN

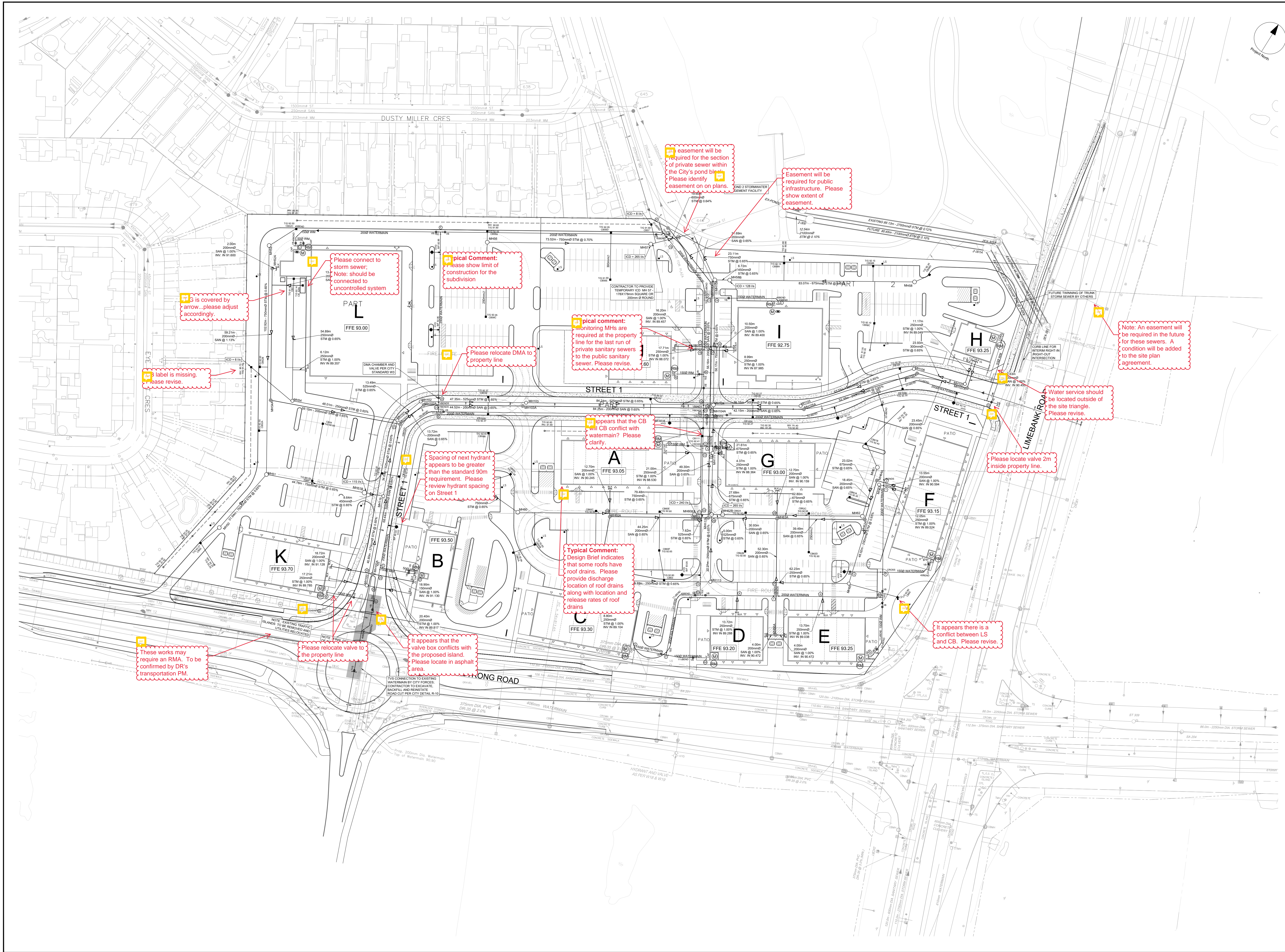


CONTRACT NO. 137404

These drawings will be used for both Subdivision and Site plan. Therefore, use the following numbers for both the subdivision and site plan.  
D07-12-22-0169  
D07-16-22-0010  
Plan Number: 18900

J:\137404\_Earl\_Armstrong\7.2\_Preliminary\7.2\_Develop\04\_Civil\04a\04a\_001.dwg Printed At: 12/16/2022 3:31 PM Last Saved By: PDR/BC Last Saved At: Dec. 16, 22 14:02 Plot Size: 14.000 Plot Style: ----- Plot Scale: 1:1

SUBMISSION 1 CITY REVIEW 2022-12-16  
CITY FILE No. D07-#### CITY PLAN No.####



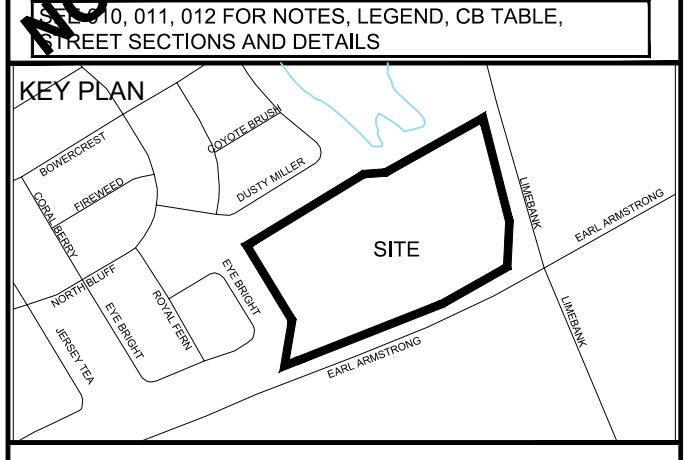
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering

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**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 SEL

**CHECKED BY:**  
 TRB

**APPROVED BY:**  
 TRB

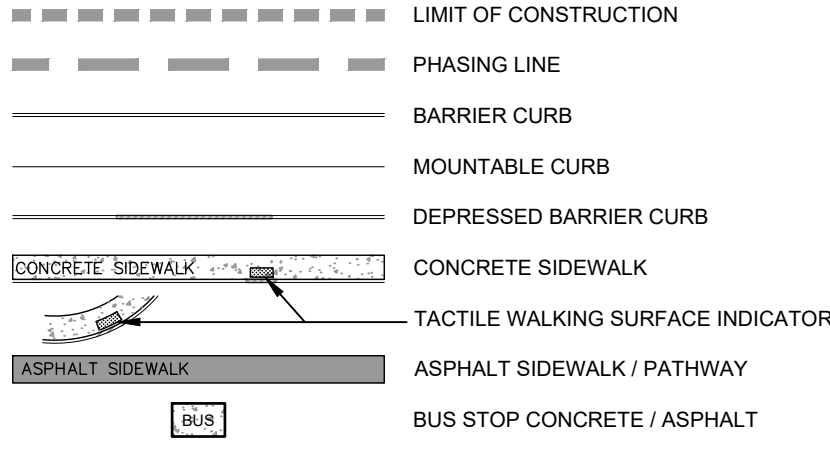
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**SHEET NUMBER**  
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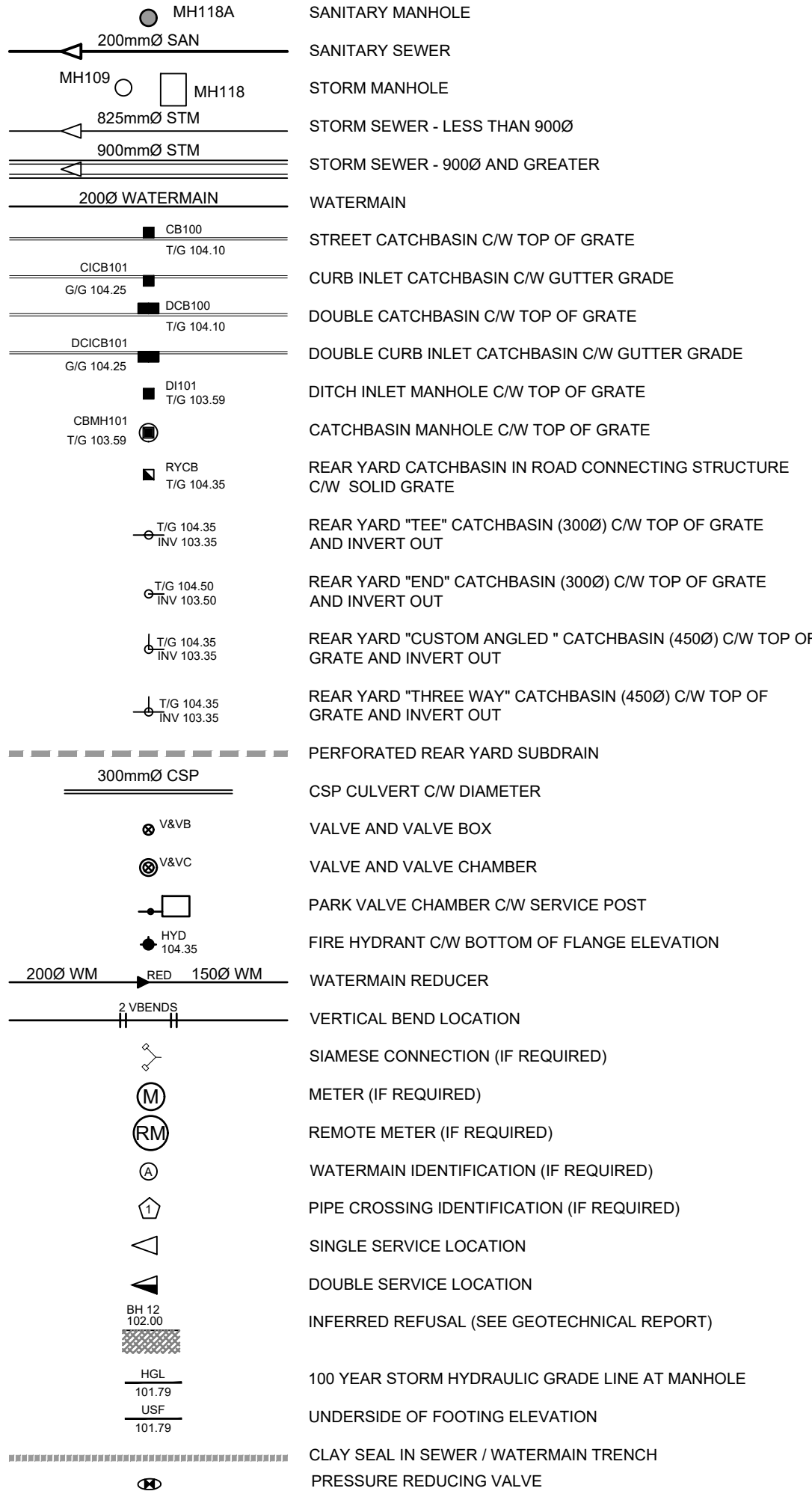
**ISSUE**  
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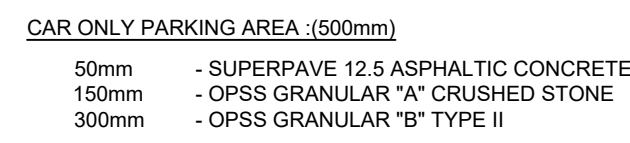
GENERAL LEGEND



SERVICING LEGEND



ROADWAY STRUCTURE:



STM STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

SAN STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

Pipe Interference Table with columns: Crossing No., PIPE 1, PIPE 2, Clearance.

WATERMAIN SCHEDULE table with columns: Station, Description, Finished Grade, Top of Watermain, As Built Watermain.

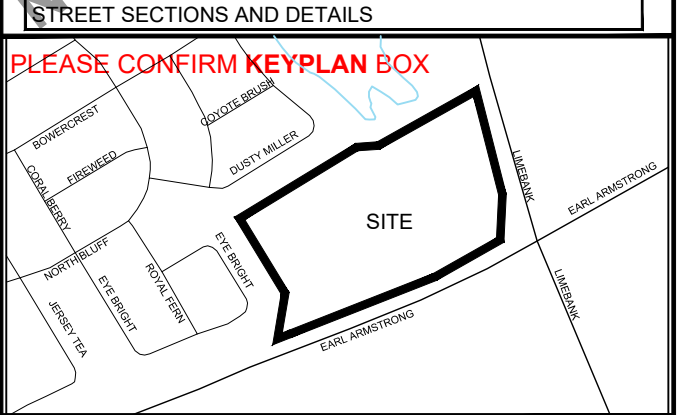
NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPS 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...



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ISSUES table with columns: No., DESCRIPTION, DATE.



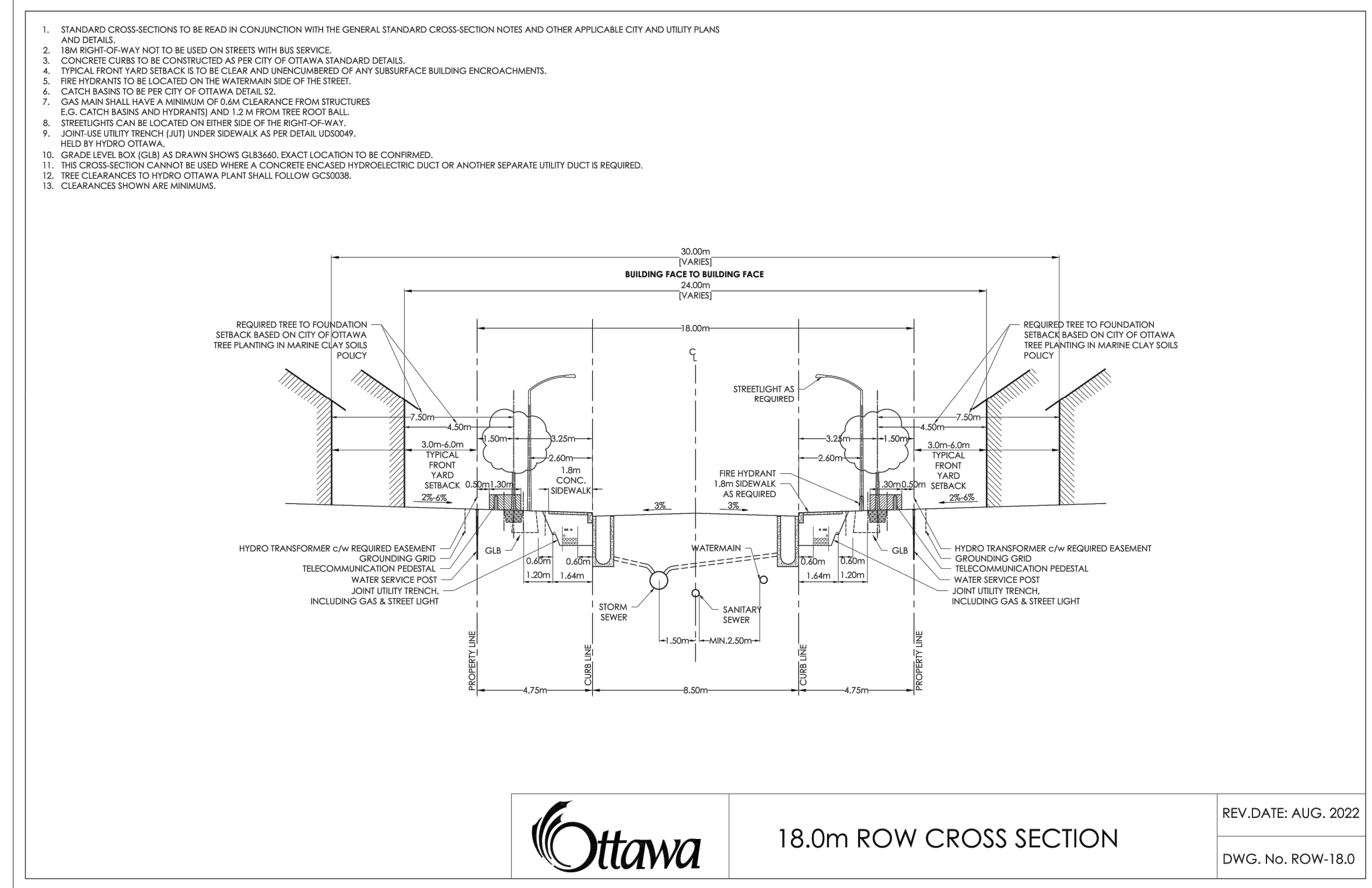
CONSULTANTS
Owner / Applicant: Urbandale Corporation
Architect: Dredge Leahy Architecture Inc.

SEAL
IBI GROUP
Professional Engineer
S. E. LABADIE
100214983
22/12/16
PROVINCE OF ONTARIO

PROJECT
1515 EARL ARMSTRONG PLAZA
PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL

PROJECT TITLE
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER
010
ISSUE
1



**NOTES:**

- THE STANDARD ROW CROSS SECTIONS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATIONS TO THE STANDARD ROW CROSS SECTIONS ARE SUBJECT TO THE INFRASTRUCTURE SERVICES DEVIATION PROCESS. CONTACT THE STANDARDS UNIT AT STANDARDSSECTION@OTTAWA.CA FOR MORE INFORMATION.
- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS, GUIDELINES, AND POLICES, INCLUDING COORDINATED UTILITY PLANS, GRADING PLANS AND LOCAL AREA PLANS. REFER ALSO TO UTILITY PARTNER STANDARD PLANT LOCATIONS.
- ALL CROSS SECTIONS MAY BE SUBJECT TO SUBSEQUENT TRAFFIC CALMING MEASURES, TO BE DETERMINED THROUGH PLAN OF SUBDIVISION OR SEPARATE TRANSPORTATION STUDIES. TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL-DE-SACS AND CORNER LOTS, REGARDLESS OF ROADWAY GEOMETRY.
- WATERMANS, WATER SERVICES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED PER THE WATER DESIGN GUIDELINES.
- WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF ROW, WHERE POSSIBLE.
- SEWERS AND SEWER SERVICES SHALL BE CONSTRUCTED PER THE SEWER DESIGN GUIDELINES.
- IN-ROAD CATCH BASINS SHALL ONLY BE USED ON RESIDENTIAL ROADS WITHOUT BUS TRAFFIC OR AS OTHERWISE DIRECTED BY THE SEWER DESIGN GUIDELINES.
- BARRIER CURB SHALL BE USED ON ALL RESIDENTIAL ROADS WITH SINGLE FAMILY DWELLINGS. MOUNTABLE CURB MAY ONLY BE USED FOR AREAS WITH FREQUENT CURB-CUTS, SUCH AS TOWNHOME DEVELOPMENTS, WITH APPROVAL FROM THE CITY.
- WATER AND SEWER SERVICES SHALL BE LAID AS PER CITY STANDARD DETAIL DRAWINGS, THE COORDINATED UTILITY PLAN, AND IN COORDINATION WITH ALL OTHER ELEMENTS IN THE ROW. WHERE LOCATING WATER AND SEWER SERVICES UNDERNEATH LANDSCAPED AREAS WOULD PREVENT THE PLANTING OF A TREE, THEY MAY BE RUN UNDERNEATH THE DRIVEWAY OR OTHER HARDSCAPED AREAS.
- MINIMUM 1.5 M CLEARANCE, AT-GRADE, TO BE MAINTAINED AROUND WATER SERVICE POST FROM TREE, TRANSFORMER, UTILITY PEDESTAL, TRAFFIC POLE, AND STREETLIGHT.
- UTILITY PEDESTALS ARE TO BE GROUPED TOGETHER WITH THE HYDROELECTRIC TRANSFORMER, OR ON THE HOUSE SIDE OF THE UTILITY TRENCH.
- STREETLIGHT CABLE SHALL BE LOCATED IN JOINT USE TRENCH (JUT), WHERE NO JUT EXISTS, ENSURE CLEARANCES TO TREE, HYDRANTS, AND WATER SERVICE POST.
- TRAFFIC SIGNAL CABLE SHALL BE LOCATED IN THE JUT OR AT THE SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
- TRAFFIC COMMUNICATIONS CABLE SHALL BE LOCATED IN THE JUT OR IN A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
- THE PREFERRED LOCATION FOR TRAFFIC HANDHOLES IS IN HARD SURFACES. WHEN HANDHOLES ARE PLACED IN THE BOULEVARD, A CONCRETE COLLAR SHALL BE PROVIDED.
- THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
- TREE PLACEMENT, NUMBER, AND SPECIES SHALL BE PER CITY POLICY, THE LANDSCAPE PLAN, COORDINATED-UTILITY-PLAN, AND THE DEVELOPMENT AGREEMENTS.
- THE HYDRO TRANSFORMER BASE SHALL BE LOCATED A MINIMUM OF 2.0 M FROM THE DRIVEWAY EDGE.

**Ottawa** TITLE: STANDARD NOTES ROAD ALLOWANCE DATE: MAR 2009  
 REV: SEPT 2022  
 DWG No: ROW-NOTES

**CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA**

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE			COMMENTS	
				TOP OF GRATE	INVERT	DIAMETER	TYPE	100yr Dynamic HEAD	RESTRICTED FLOW (l/s)	ICD TYPE		ORIFICE SIZE
												INLET
<b>Public Road CBs</b>												
CB100	MH119	OPSD 705.010	S19	92.47	91.07	200	PVC DR35	1.450	23.00	IPEX MHF	94	
CB100A	MH119	OPSD 705.010	S19	92.47	91.07	200	PVC DR35	1.450	23.00	IPEX MHF	94	
CB102	MH102	OPSD 705.010	S19	92.37	90.97	200	PVC DR35	1.360	17.00	IPEX MHF	83	
CB102A	MH102	OPSD 705.010	S19	92.37	90.97	200	PVC DR35	1.360	17.00	IPEX MHF	83	
CB103	MH103	OPSD 705.010	S19	92.22	90.82	200	PVC DR35	1.420	17.00	IPEX MHF	83	
CB103A	MH103	OPSD 705.010	S19	92.22	90.82	200	PVC DR35	1.420	17.00	IPEX MHF	83	
CB105	MH105	OPSD 705.010	S19	92.27	90.87	200	PVC DR35	1.380	17.00	IPEX MHF	83	
CB105A	MH105	OPSD 705.010	S19	92.27	90.87	200	PVC DR35	1.380	17.00	IPEX MHF	83	
CB106	MH106	OPSD 705.010	S19	92.30	90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
CB106A	MH106	OPSD 705.010	S19	92.30	90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
<b>Private Site Plan CBs</b>												
CB01	MH54	OPSD 705.010	S19	91.80	89.79	200	PVC DR35					
CB50	MH50	OPSD 705.010	S19	93.37	91.97	200	PVC DR35					
CB51	MH51	OPSD 705.010	S19	92.75	91.35	200	PVC DR35					
CB52A	MH52	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB52B	MH52	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB52C	MH52	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB54	MH51	OPSD 705.010	S19	92.50	91.10	200	PVC DR35					
CB54B	MH54	OPSD 705.010	S19	91.70	90.30	200	PVC DR35	1.65	6.00	IPEX LMF		
CB56A	MH56	OPSD 705.010	S19	92.05	90.65	200	PVC DR35					
CB56B	MH56	OPSD 705.010	S19	92.05	90.65	200	PVC DR35					
CB56C	MH56	OPSD 705.010	S19	92.05	90.65	200	PVC DR35					
CB56D	MH56	OPSD 705.010	S19	92.05	90.65	200	PVC DR35					
CB56E	MH56	OPSD 705.010	S19	91.85	90.45	200	PVC DR35					
CB57	MH57	OPSD 705.010	S19	91.60	90.20	200	PVC DR35	1.65	8.00	IPEX MHF		
CB58A	MH58	OPSD 705.010	S19	92.15	90.75	200	PVC DR35					
CB58B	MH58	OPSD 705.010	S19	92.15	90.75	200	PVC DR35					
CB58C	MH58	OPSD 705.010	S19	92.10	90.70	200	PVC DR35					
CB58D	MH58	OPSD 705.010	S19	92.45	91.05	200	PVC DR35					
CB59A	CBMH59	OPSD 705.010	S19	92.45	91.05	200	PVC DR35					
CB59B	CBMH59	OPSD 705.010	S19	92.40	91.00	200	PVC DR35					
CB59C	CBMH59	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB60A	MH60	OPSD 705.010	S19	92.84	91.44	200	PVC DR35					
CB60B	MH60	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB60C	MH60	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB60D	MH60	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB60E	MH60	OPSD 705.010	S19	92.65	91.25	200	PVC DR35					
CB60F	MH60	OPSD 705.010	S19	92.65	91.25	200	PVC DR35					
CB61A	MH61	OPSD 705.010	S19	92.45	91.05	200	PVC DR35					
CB61B	MH61	OPSD 705.010	S19	92.40	91.00	200	PVC DR35					
CB62A	MH62	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB62B	MH62	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB62C	MH62	OPSD 705.010	S19	92.55	91.15	200	PVC DR35					
CB62D	MH62	OPSD 705.010	S19	92.60	91.20	200	PVC DR35					
CB63	MH60	OPSD 705.010	S19	92.80	91.40	200	PVC DR35					
CB64	MH65	OPSD 705.010	S19	92.80	91.40	200	PVC DR35					
CB111	MH111	OPSD 705.010	S19	92.41	91.01	200	PVC DR35					

Please provide a table for private MHs with ICDs

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1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**NOT FOR CONSTRUCTION**

0.011, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

PLEASE CONFIRM KEYPLAN BOX

**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group  
 Structural Engineers  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering

**SEAL**

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 SEL

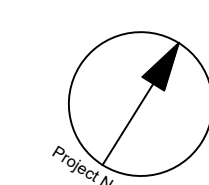
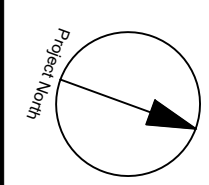
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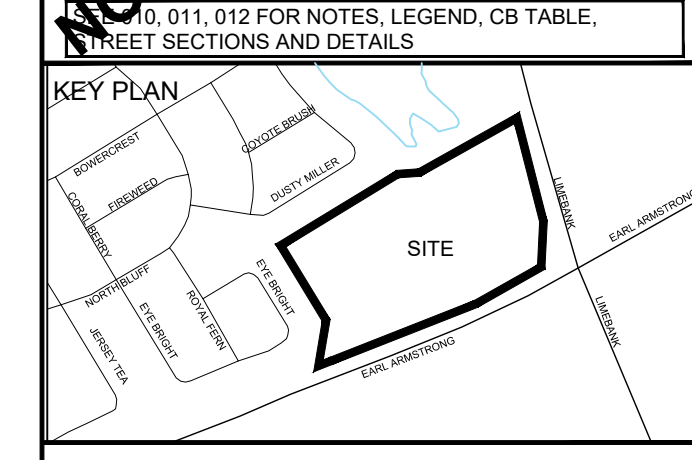


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IBI Group

Structural Engineers:  
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Planning:  
Fotenn

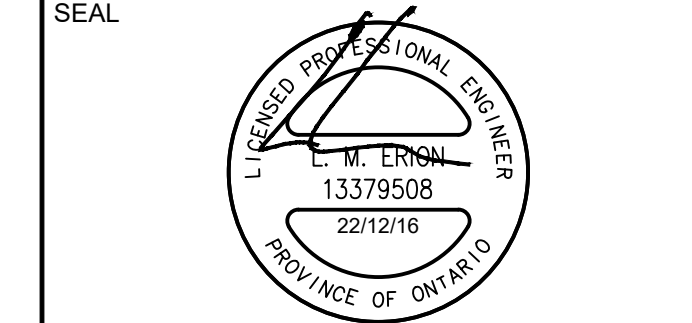
Landscape Architect:  
CSW Landscape Architects Ltd

Surveyor:  
Annis O'Sullivan Vollebek Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
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**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

**DRAWN BY:**  
EH

**CHECKED BY:**  
TRB

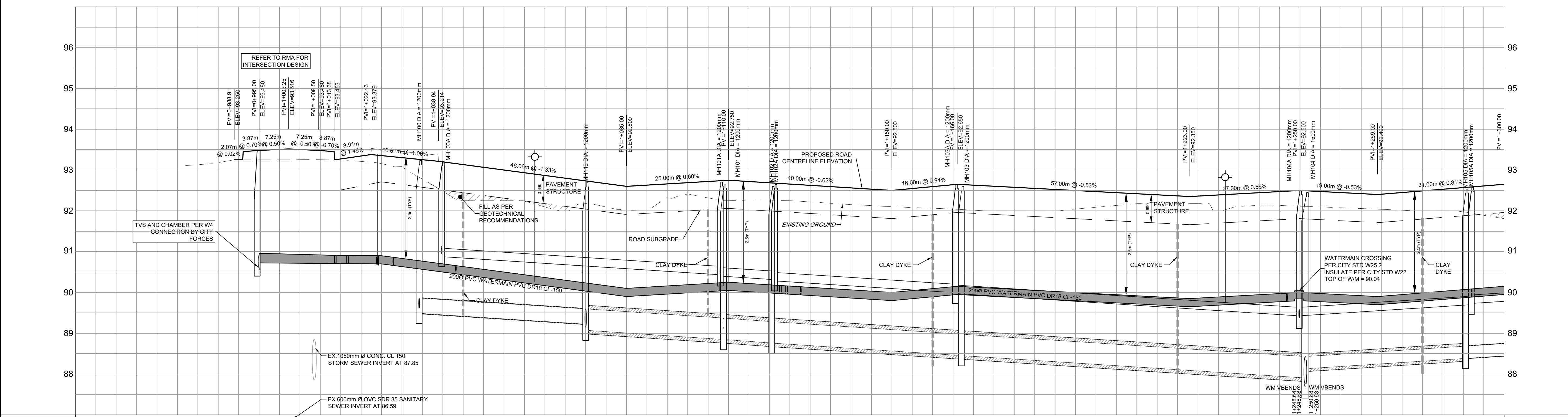
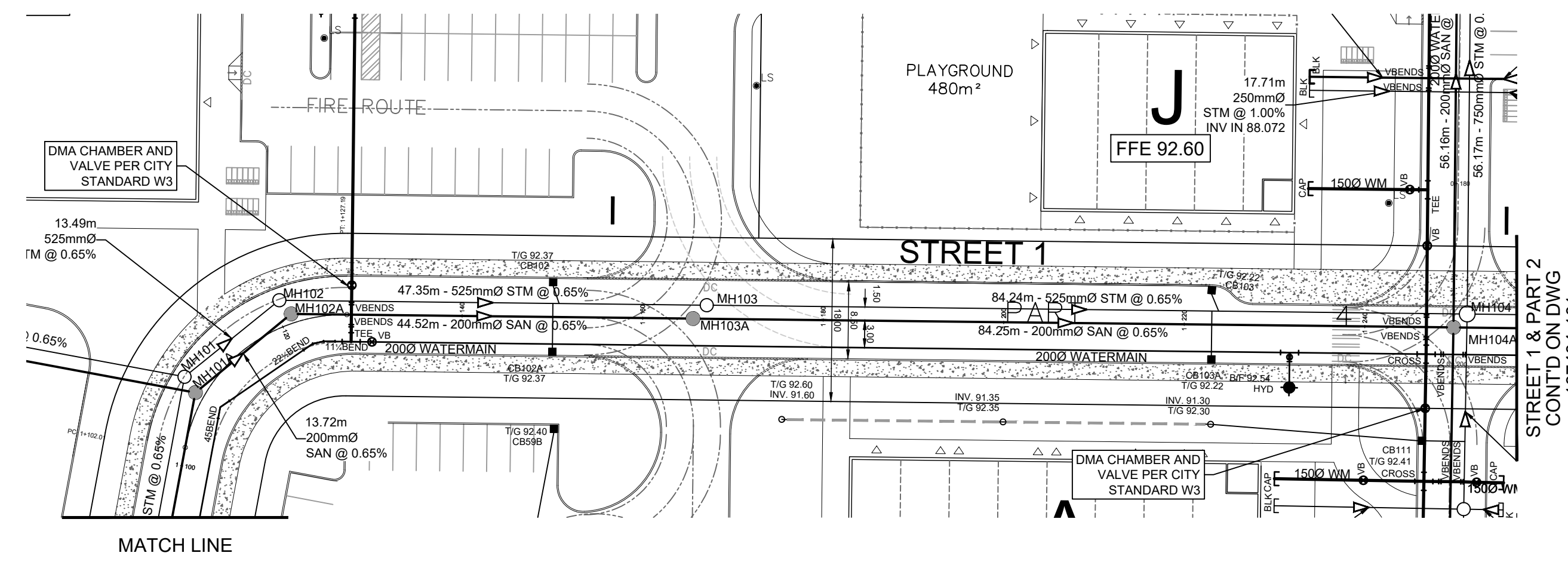
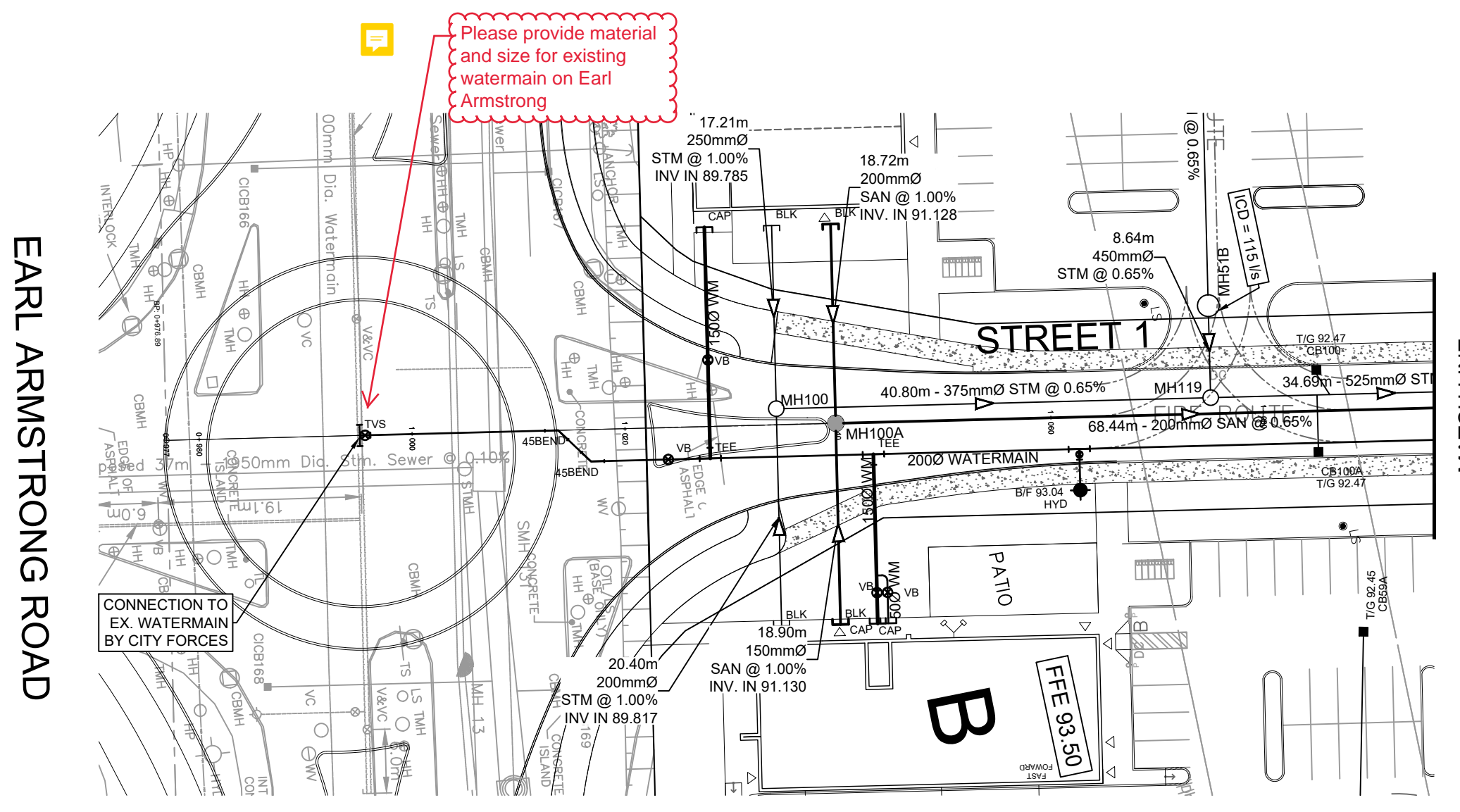
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SEL

**APPROVED BY:**  
TRB

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STREET 1

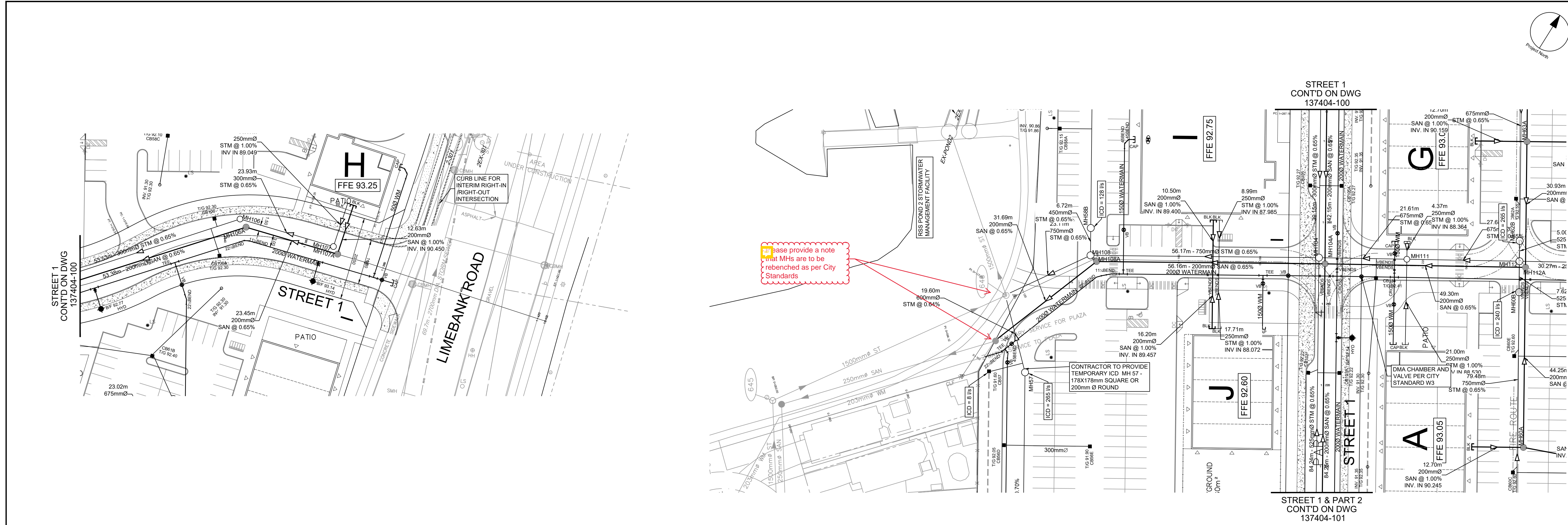
**SHEET NUMBER**  
100

**ISSUE**  
1



STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT
0+960	93.250	90.860		
0+980	93.250	90.860		
0+985.045 TVS	93.480	90.846		
1+000	93.625	90.800	87.850	86.590
1+015.680 45BEND	93.453	90.800		
1+015.680 45BEND	93.344	90.804		
1+020	93.379	90.801		
1+023.945 VB	93.379	90.801		
1+027.863 TEE	93.379	90.801		
1+040	93.379	90.801		
1+043.210 TEE	93.379	90.801		
1+060	92.933	90.833		
1+062.500 HYD	92.933	90.833		
1+080	92.667	90.167		
1+100	92.600	90.100		
1+107.889 45BEND	92.600	90.100		
1+107.889 45BEND	92.750	90.250		
1+120	92.688	90.188		
1+127.118 22BEND	92.688	90.188		
1+127.118 22BEND	92.688	90.188		
1+140	92.962	90.062		
1+160	92.504	90.094		
1+180	92.576	90.076		
1+200	92.471	89.971		
1+220	92.366	89.866		
1+240	92.444	89.944		
1+246.788 225SW	92.500	89.900		
1+246.788 225SW	92.500	89.900		
1+260	92.447	89.947		
1+280	92.400	89.900		
1+292.159 22BEND	92.489	89.989		
1+300	92.450	90.050		

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SCALE CHECK  
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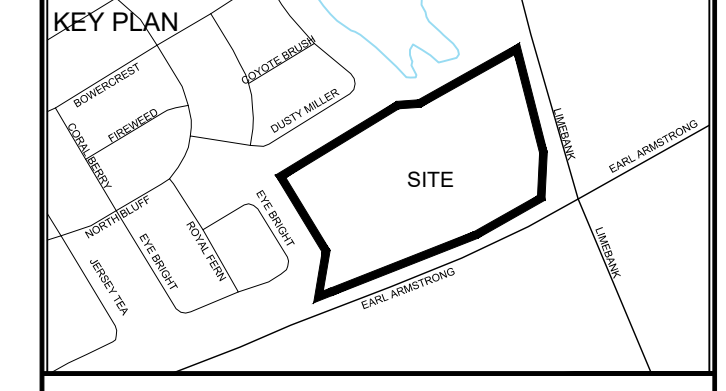
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0.011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group

Structural Engineers:  
Cleland Jardine Engineering Ltd

Planning:  
Fotenn

Landscape Architect:  
CSW Landscape Architects Ltd

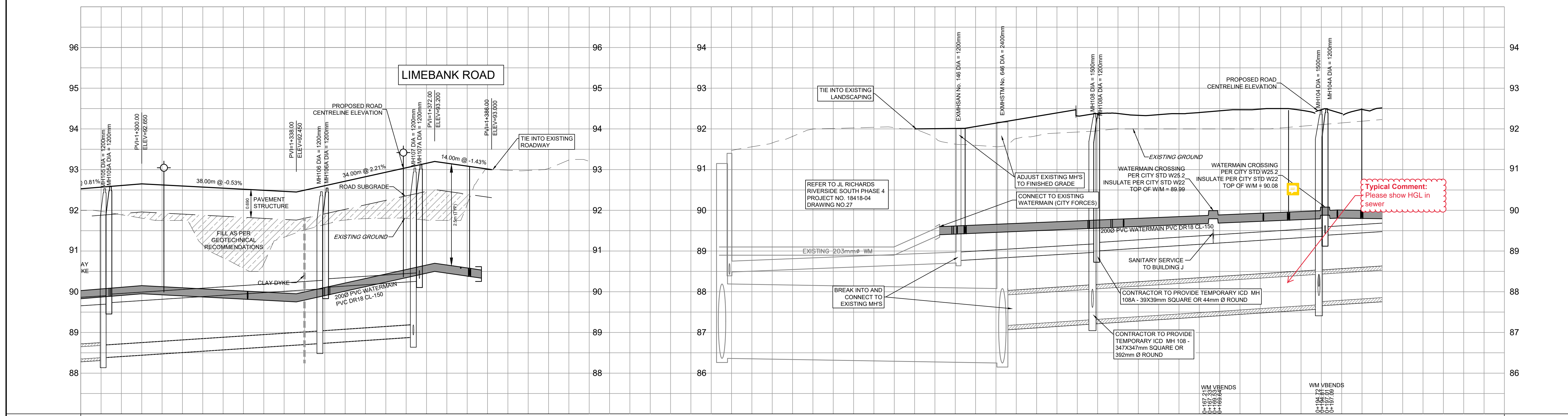
Surveyor:  
Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering

Scale:  
H 1:500  
V 1:50.0



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
92.650	90.087	88.38NE	89.70SW	1+300	92.454	90.045	88.0013	89.439HYD	1+320
92.454	90.150	88.38NE	89.70SW	1+340	92.404	90.013	88.12SW	89.439HYD	1+360
92.404	90.121	88.38NE	89.70SW	1+400	92.395	90.013	88.12SW	89.439HYD	1+440
92.395	90.045	88.38NE	89.70SW	1+480	92.320	90.013	88.12SW	89.439HYD	1+520
92.320	90.013	88.38NE	89.70SW	1+600	92.200	90.013	88.12SW	89.439HYD	1+680
92.200	90.013	88.38NE	89.70SW	1+760	92.086	90.013	88.12SW	89.439HYD	1+840
92.086	90.013	88.38NE	89.70SW	1+920	92.000	90.013	88.12SW	89.439HYD	1+980
92.000	90.013	88.38NE	89.70SW	2+000	92.006	90.013	88.12SW	89.439HYD	2+060
92.006	90.013	88.38NE	89.70SW	2+120	92.224	90.013	88.12SW	89.439HYD	2+180
92.224	90.013	88.38NE	89.70SW	2+240	92.468	90.013	88.12SW	89.439HYD	2+300
92.468	90.013	88.38NE	89.70SW	2+360	92.376	90.013	88.12SW	89.439HYD	2+420
92.376	90.013	88.38NE	89.70SW	2+480	92.351	90.013	88.12SW	89.439HYD	2+540
92.351	90.013	88.38NE	89.70SW	2+600	92.371	90.013	88.12SW	89.439HYD	2+660
92.371	90.013	88.38NE	89.70SW	2+720	92.429	90.013	88.12SW	89.439HYD	2+780
92.429	90.013	88.38NE	89.70SW	2+840	92.487	90.013	88.12SW	89.439HYD	2+900
92.487	90.013	88.38NE	89.70SW	2+960	92.500	90.013	88.12SW	89.439HYD	3+020
92.500	90.013	88.38NE	89.70SW	3+080	92.434	90.013	88.12SW	89.439HYD	3+140
92.434	90.013	88.38NE	89.70SW	3+200	92.326	90.013	88.12SW	89.439HYD	3+260
92.326	90.013	88.38NE	89.70SW	3+320	92.000	90.013	88.12SW	89.439HYD	3+380
92.000	90.013	88.38NE	89.70SW	3+440	92.000	90.013	88.12SW	89.439HYD	3+500

SEAL

PROJECT

1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404

DRAWN BY: EH

CHECKED BY: TRB

PROJECT MGR: SEL

APPROVED BY: TRB

SHEET TITLE

STREET 1 & PART 2

SHEET NUMBER	ISSUE
101	1

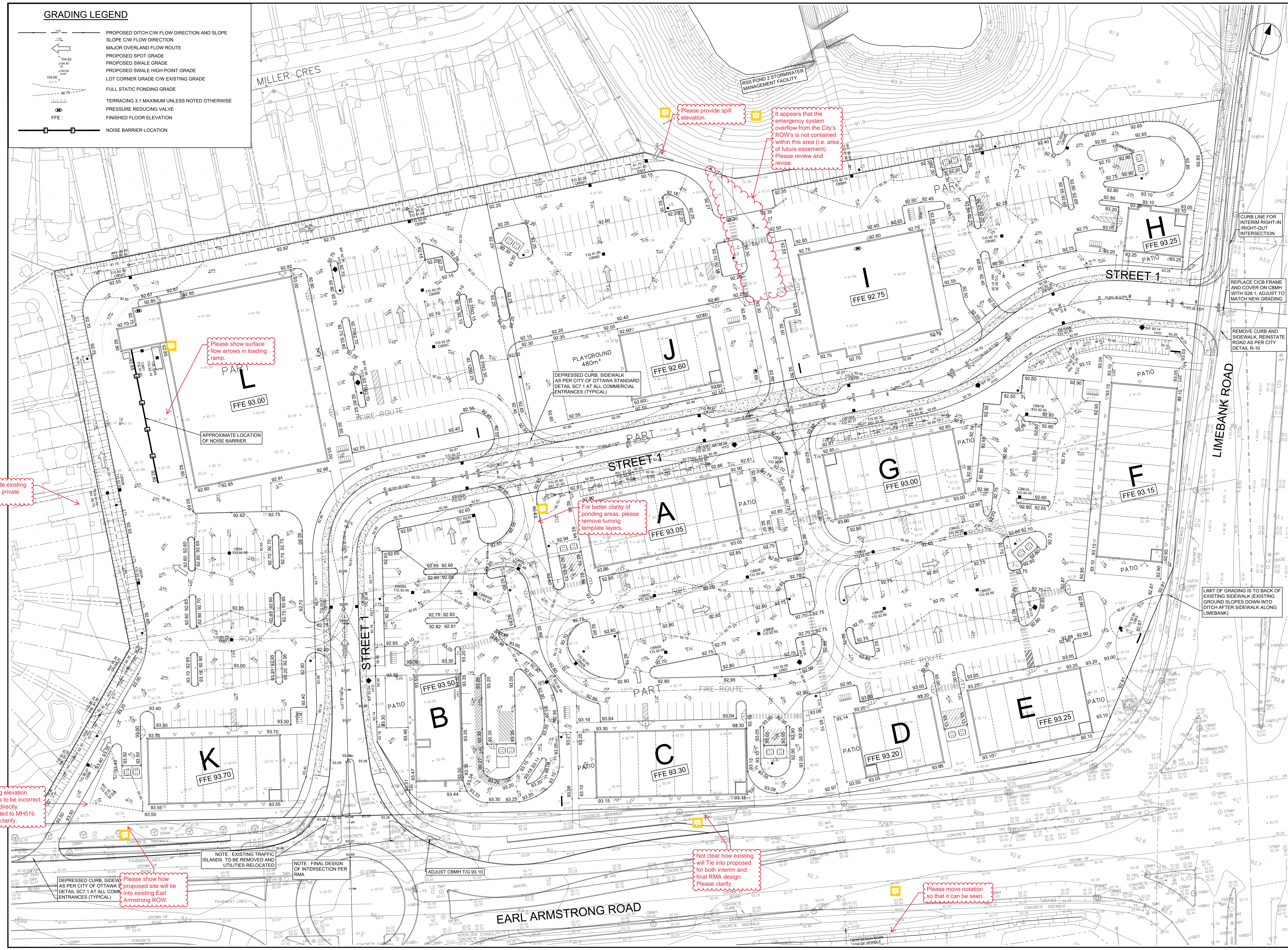
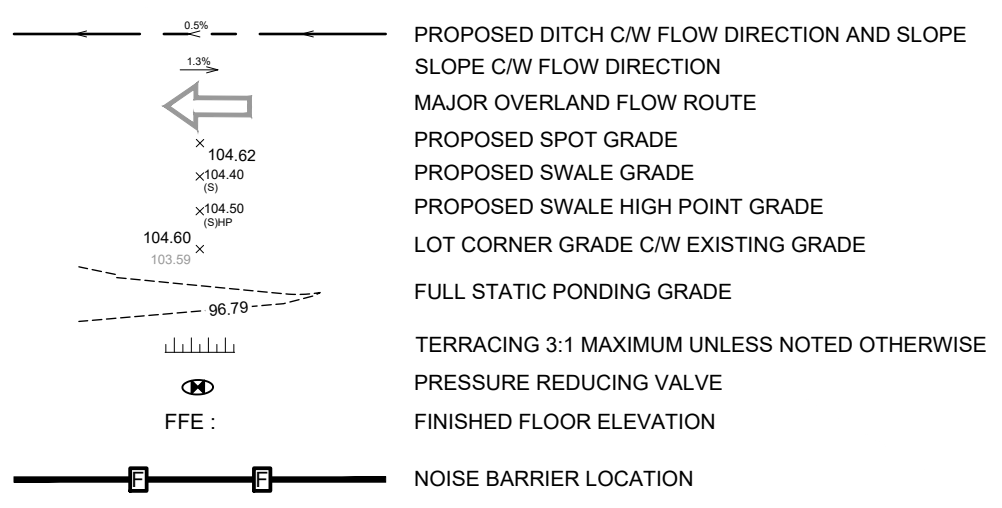
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City Plan No. xxxxx

File Location: \\137404\_Earl\_Armstrong\7.03\_Design\04\_Civil\Sheet101\STREET 1 & PART 2.dwg Last Saved: December 16, 2022, 3:30:26 PM by Eric Henne

SCALE CHECK

**GRADING LEGEND**



Please show surface flow arrows in loading ramp.

APPROXIMATE LOCATION OF NOISE BARRIER

Please provide existing grades along private properties

Please provide spill elevation.

It appears that the emergency system overflow from the City's ROW's is not contained within this area (i.e. area of future easement). Please review and revise.

For better clarity of ponding areas, please remove turning template layers.

Spilling elevation appears to be incorrect as it is directly connected to MH51b. Please clarify.

Please show how proposed site will tie into existing Earle Armstrong ROW

Not clear how existing will tie into proposed for both interim and final RMA design. Please clarify.

Please move notation so that it can be seen.

CLIENT

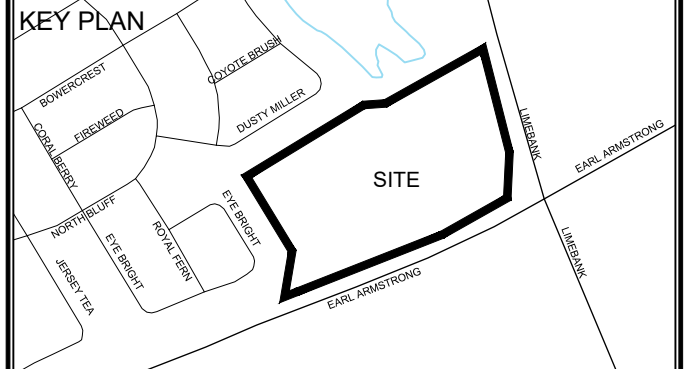
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14

011.012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



**CONSULTANTS**

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group

Structural Engineers:  
Cleland Jardine Engineering Ltd

Planning:  
Fotenn

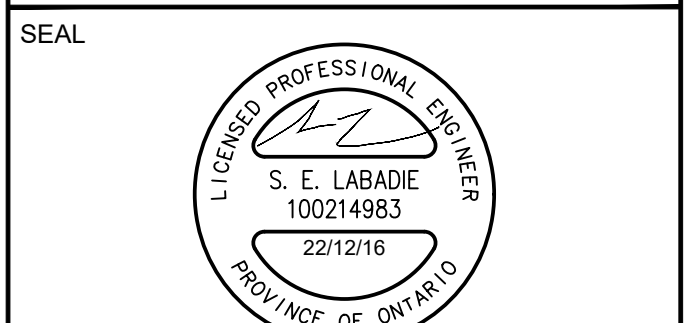
Landscape Architect:  
CSW Landscape Architects Ltd

Surveyor:  
Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering



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Ottawa ON K1S 5N4 Canada  
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**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

**DRAWN BY:**  
EH

**PROJECT MGR:**  
SEL

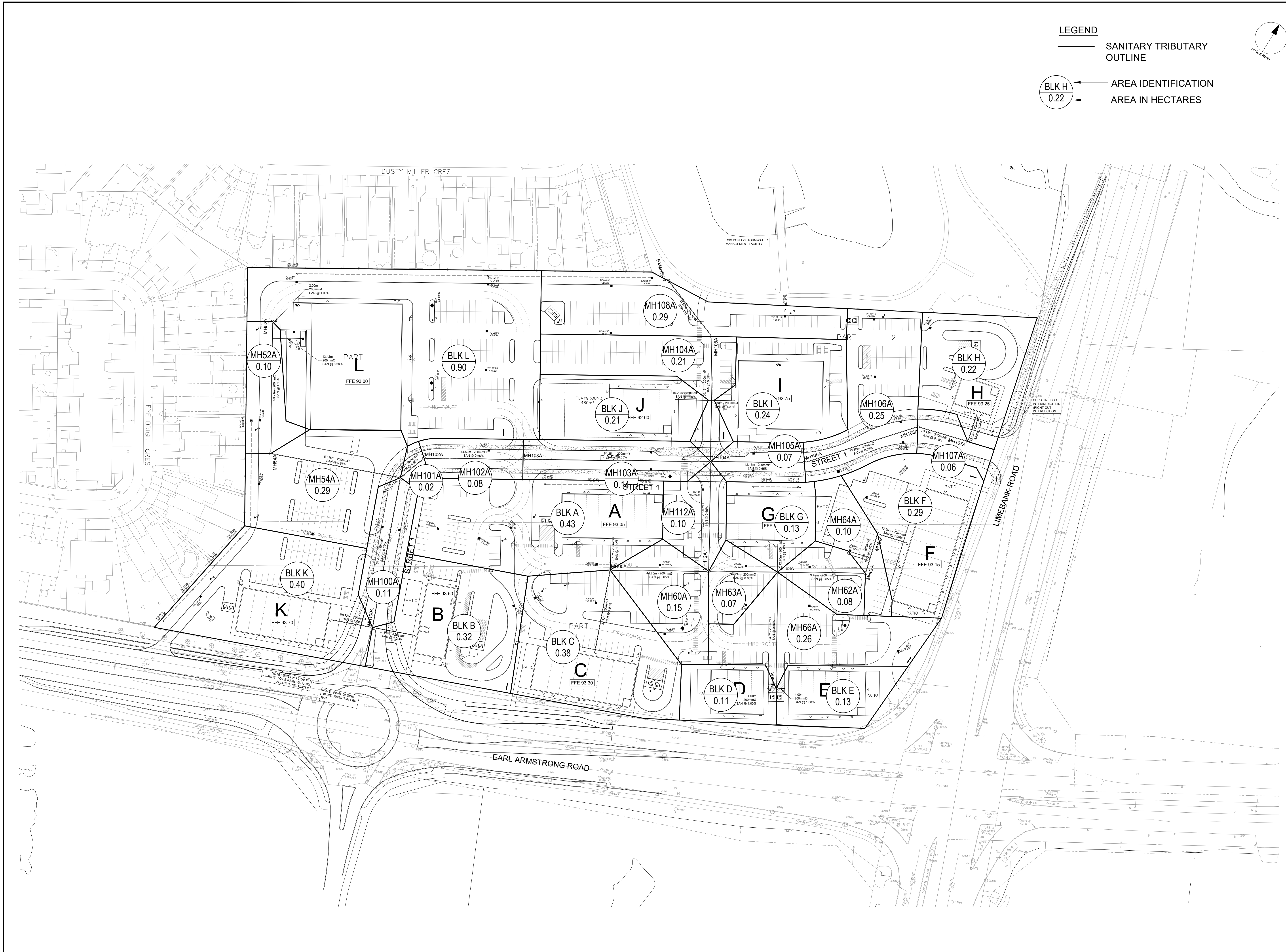
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TRB

**APPROVED BY:**  
TRB

**SHEET TITLE**  
GRADING PLAN

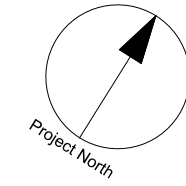
**SHEET NUMBER**  
200

**ISSUE**  
1



**LEGEND**  
 — SANITARY TRIBUTARY OUTLINE

BLK H  
0.22  
 — AREA IDENTIFICATION  
 — AREA IN HECTARES



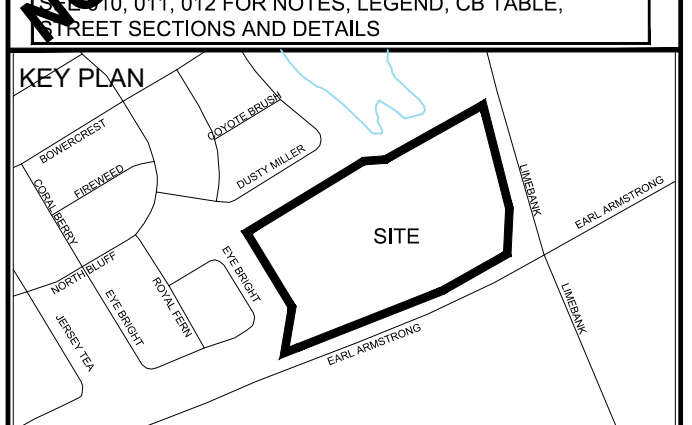
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

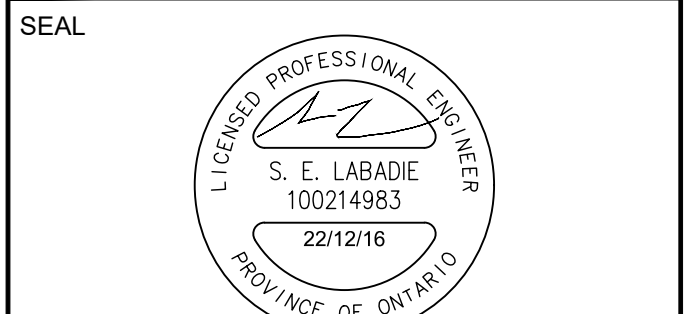
Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering



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**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

PROJECT NO:  
137404

DRAWN BY:  
EH

PROJECT MGR:  
SEL

CHECKED BY:  
TRB

APPROVED BY:  
TRB

**SHEET TITLE**  
 SANITARY TRIBUTARY AREA PLAN

SHEET NUMBER  
400

ISSUE  
1

CITY FILE No. D07-xx-xx-xxxx





**LEGEND**

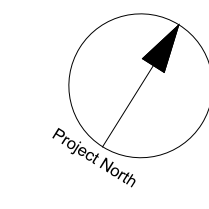
— STORM TRIBUTARY OUTLINE

— OUTLINE

— AREA NUMBER

— COEFFICIENT

— AREA (ha)



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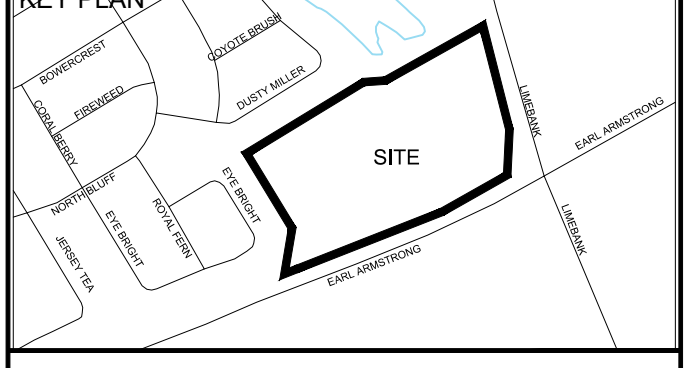
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**NOT FOR CONSTRUCTION**

0.011, 0.012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



**CONSULTANTS**

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group

Structural Engineers:  
Cleland Jardine Engineering Ltd

Planning:  
Fotenn

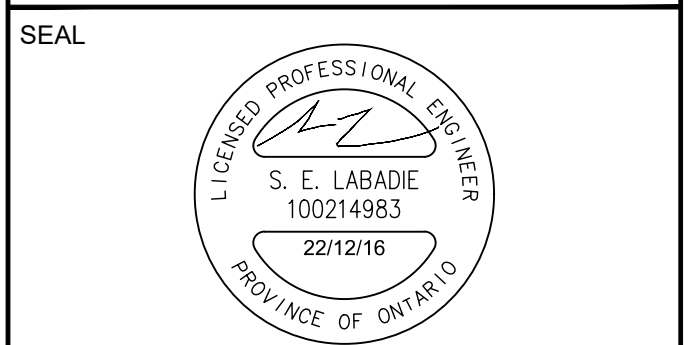
Landscape Architect:  
CSW Landscape Architects Ltd

Surveyor:  
Annis O'Sullivan Vollebek Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering



NOTE: EXISTING TRAFFIC ISLANDS TO BE REMOVED AND STRIPES RELOCATED.

NOTE: FINAL DESIGN OF INTERSECTION PER AREA.

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**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

**DRAWN BY:** EH

**PROJECT MGR:** SEL

**CHECKED BY:** TRB

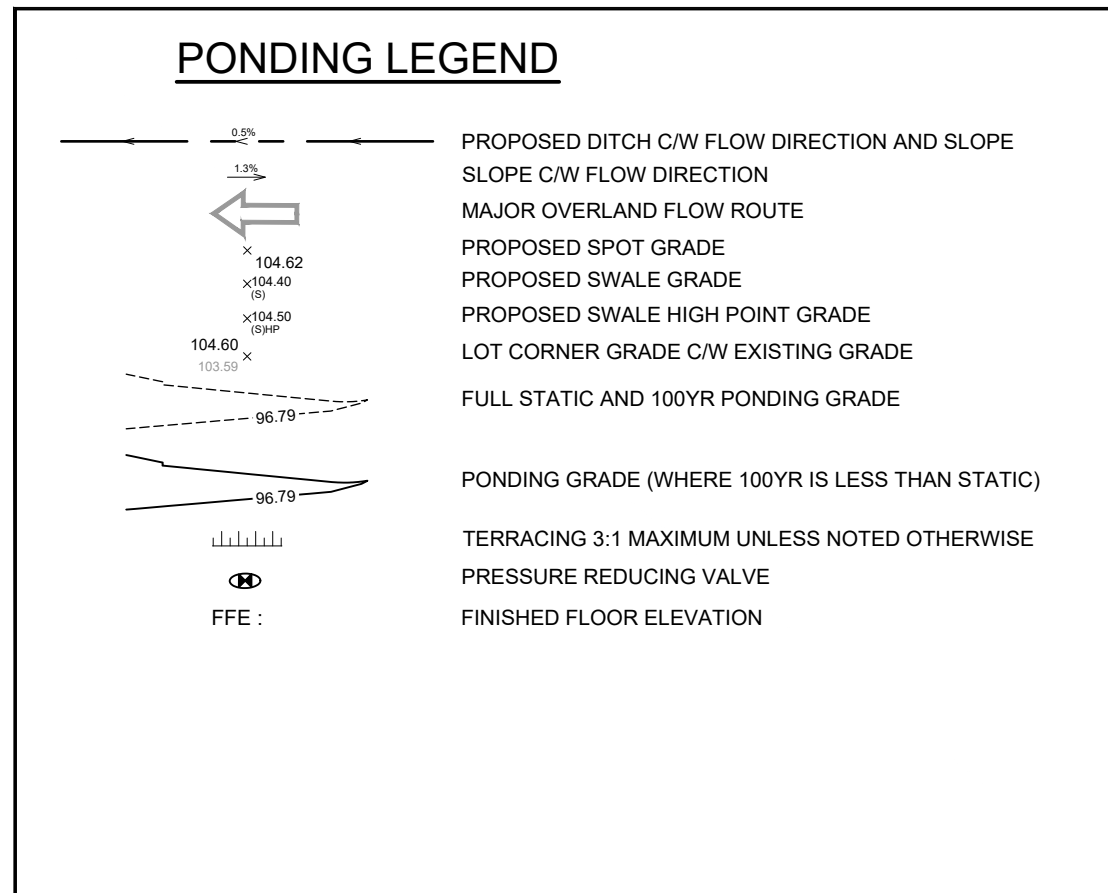
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**SHEET TITLE**  
STORM DRAINAGE AREA PLAN

**SHEET NUMBER**  
500

**ISSUE**  
1

CITY FILE No. D07-XX-XX-XXXX



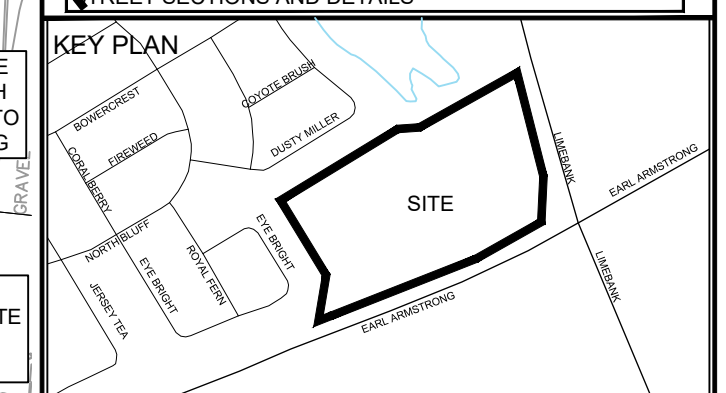
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Jeland Jarvine Engineering Ltd

Planning:  
 Fottens

Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering

**SEAL**

LICENCED PROFESSIONAL ENGINEER  
 S. E. LABADIE  
 100214983  
 22/12/16  
 PROVINCE OF ONTARIO

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:** EH

**PROJECT MGR:** SEL

**SHEET TITLE:** PONDING PLAN

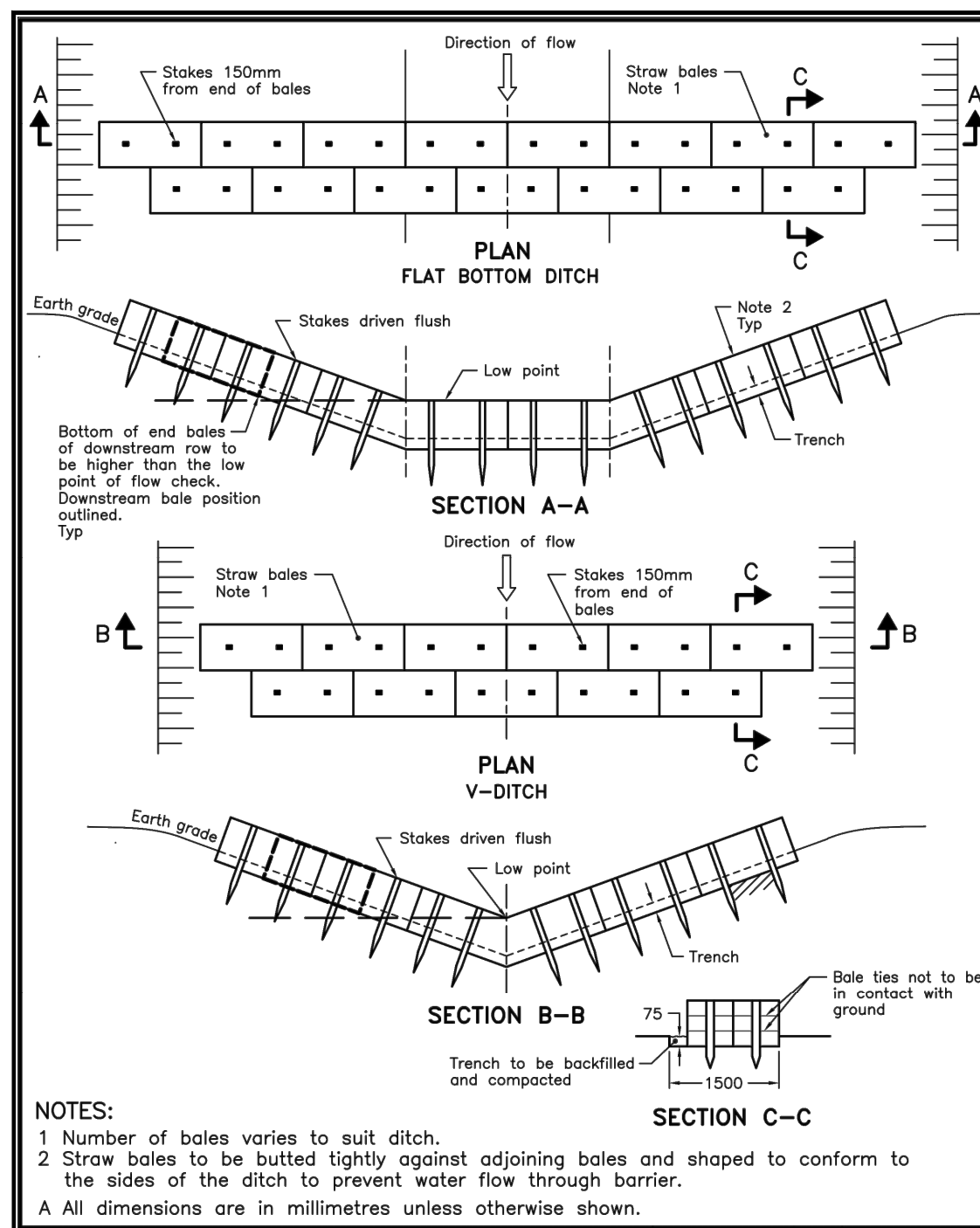
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**ISSUE:** 1

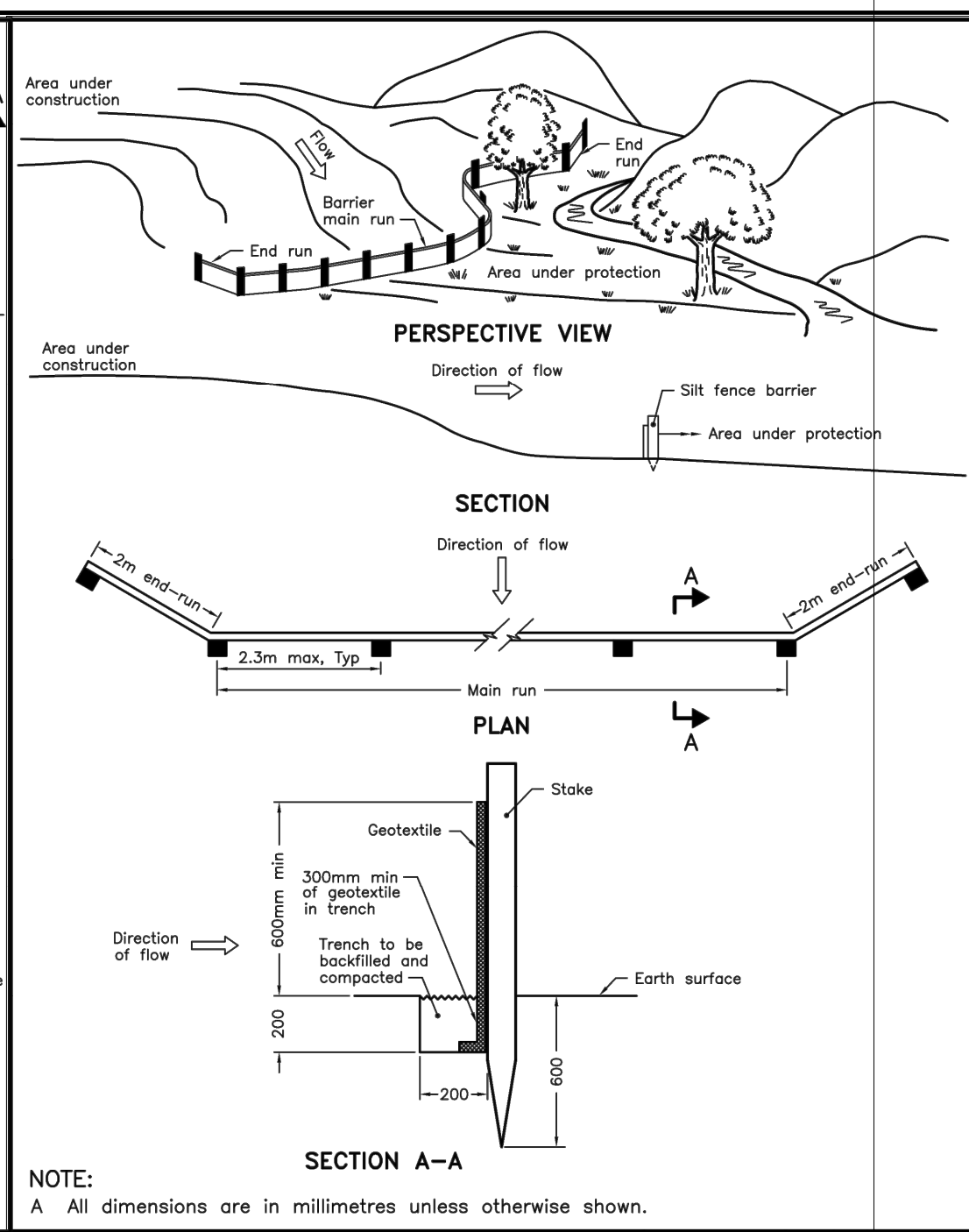
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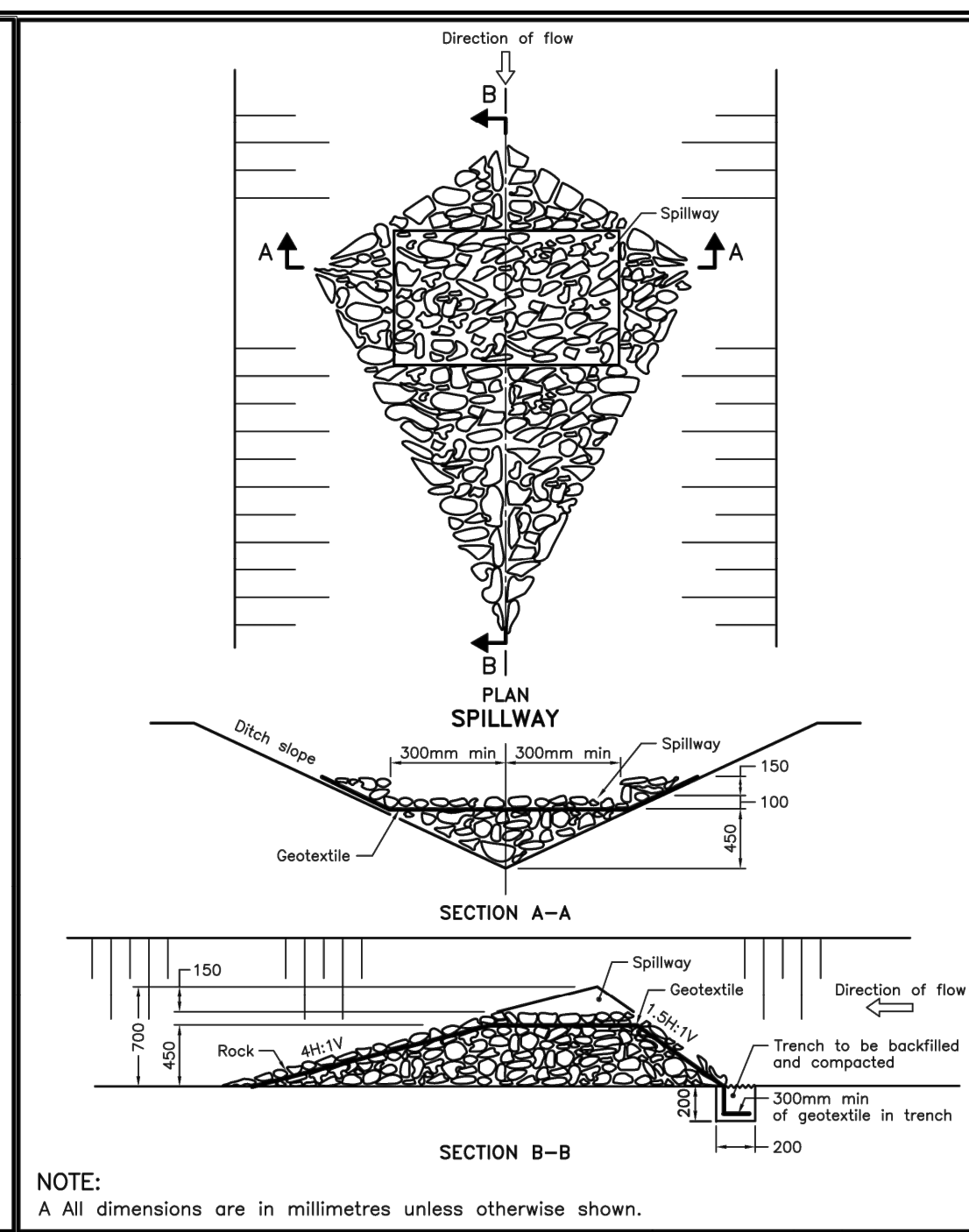
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ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>STRAW BALE FLOW CHECK DAM</b>			<b>OPSD 219.180</b>



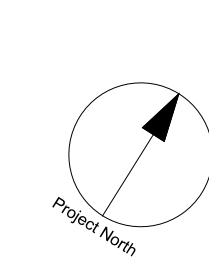
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>LIGHT-DUTY SILT FENCE BARRIER</b>			<b>OPSD 219.110</b>



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>ROCK FLOW CHECK DAM V-DITCH</b>			<b>OPSD 219.210</b>

- 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.
  - 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.
  - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
  - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C/Bs 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.
  - 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.
  - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
  - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
  - 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



**CLIENT**

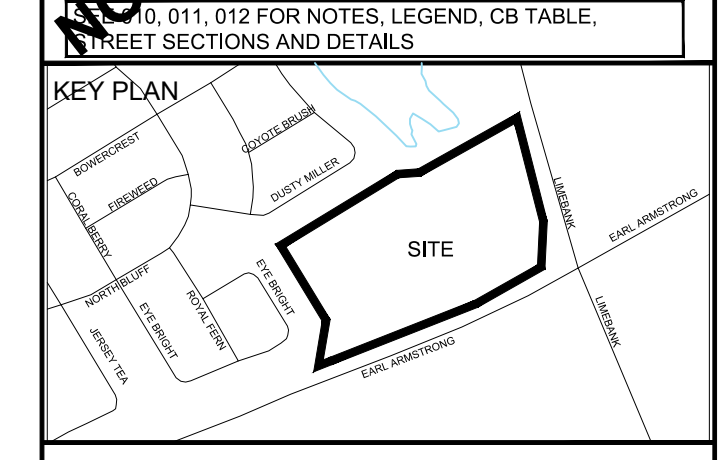
**URBANDALE CORPORATION**

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Architect:  
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Structural Engineers:  
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**SEAL**

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ibigroup.com

**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

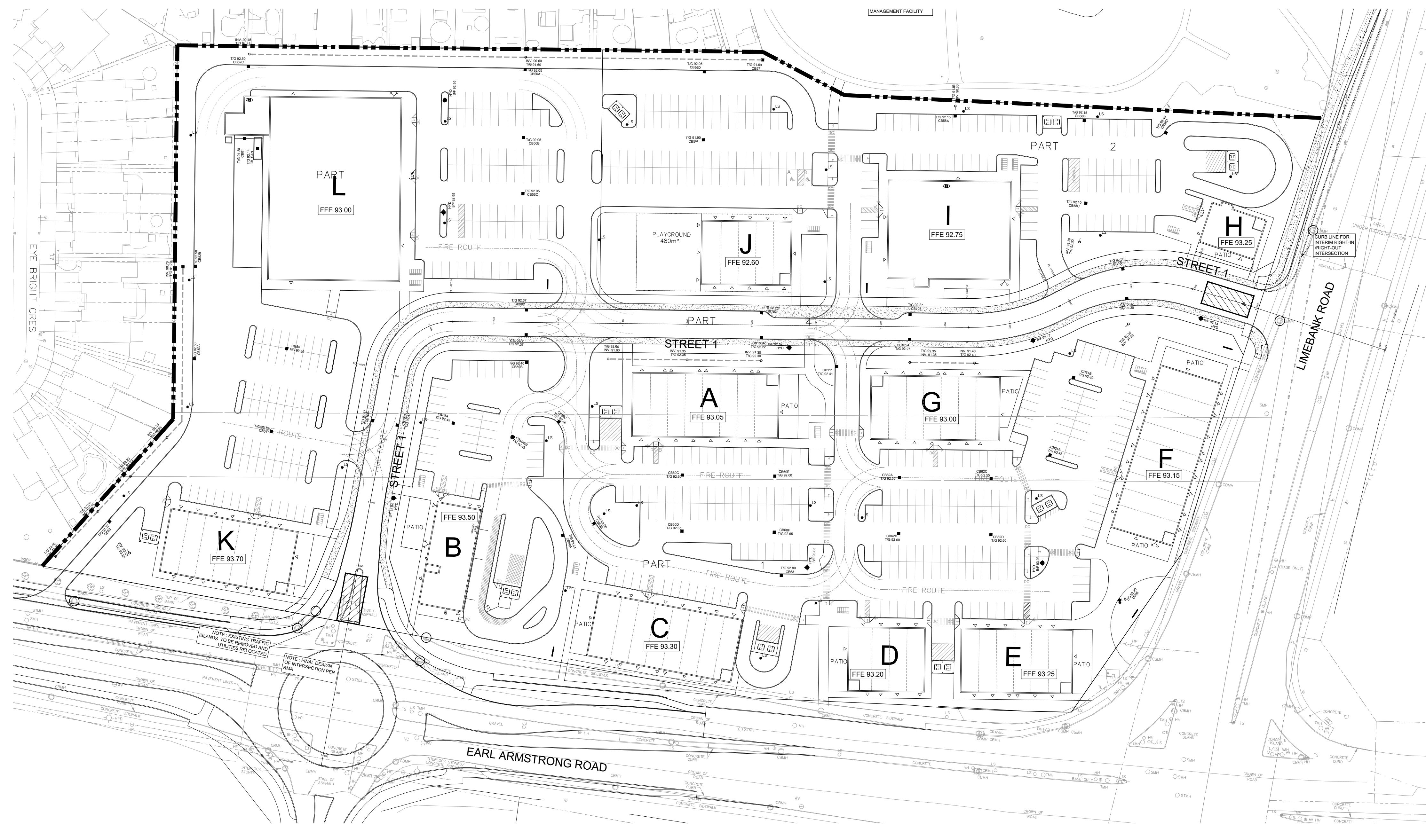
**DRAWN BY:**  
EH

**PROJECT MGR:**  
SEL

**SHEET TITLE**  
SEDIMENT - EROSION PLAN

**SHEET NUMBER**  
900

**ISSUE**  
1



CITY FILE No. D07-xx-xx-xxxx  
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