

CLIENT
Urbandale Corporation

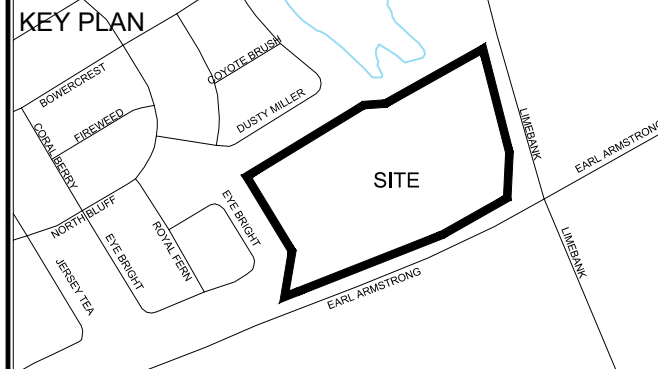
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ISSUES

| No. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | SUBMISSION 1 FOR CITY REVIEW | 2023-12-13 |
| 2 | ISSUED FOR COORDINATION | 2023-12-13 |
| 3 | REVISED AS PER CITY COMMENTS | 2024-01-08 |
| 4 | ISSUED FOR TENDER | 2023-04-27 |
| 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

NOT FOR CONSTRUCTION



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group

Structural Engineers:
Cleland Jardine Engineering Ltd

Planning:
Fotenn

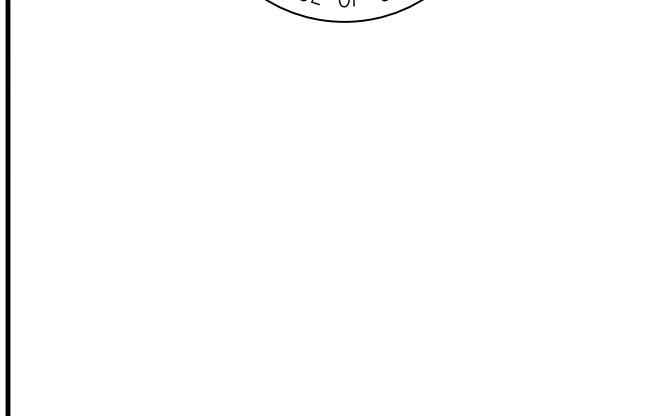
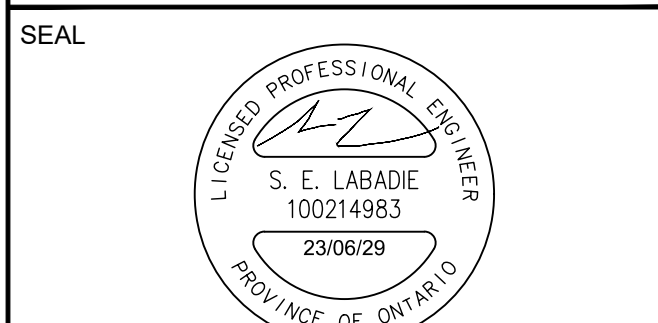
Landscape Architect:
CSW Landscape Architects Ltd

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

CHECKED BY:
TRB

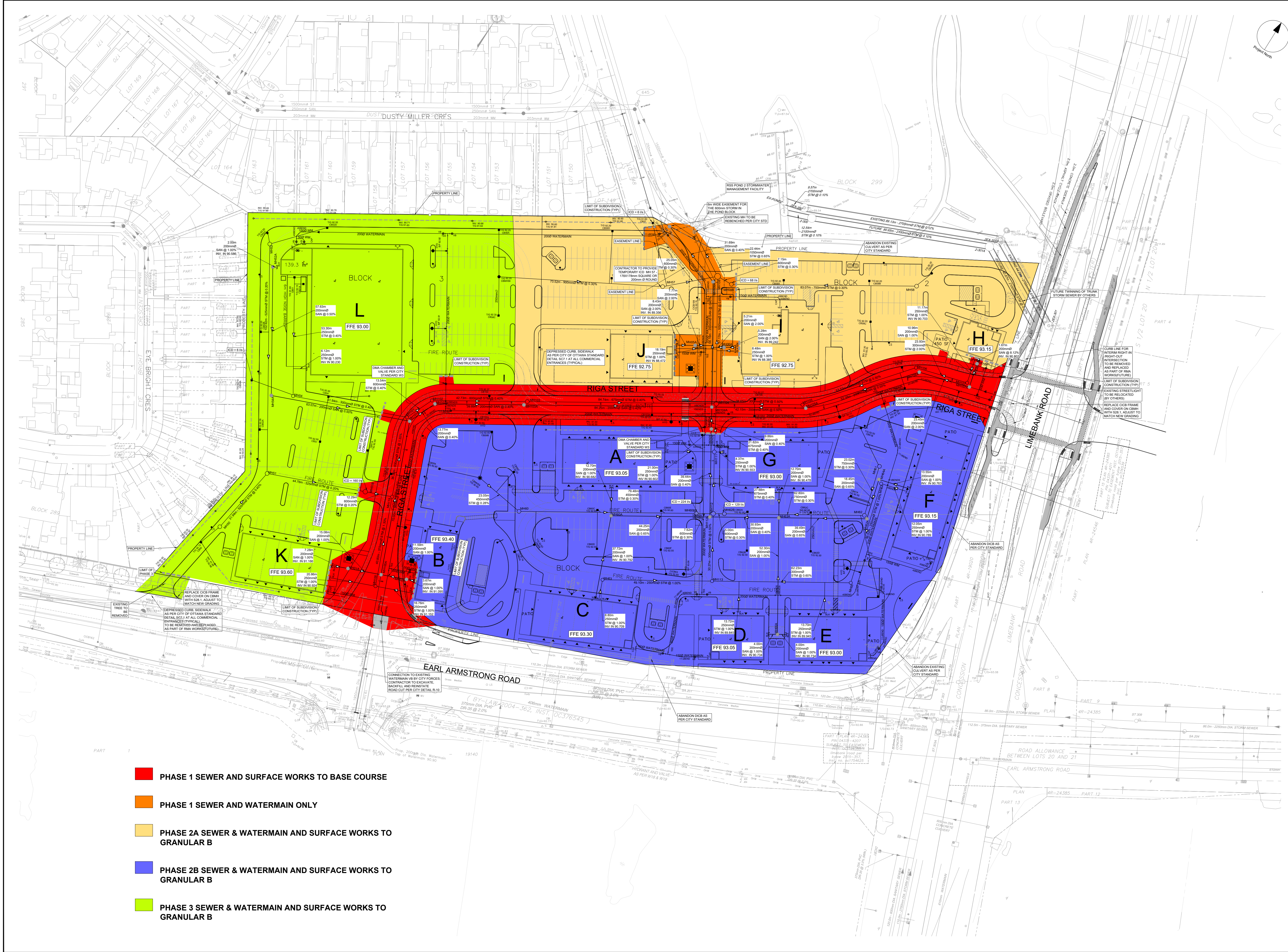
APPROVED BY:
TRB

SHEET TITLE
GENERAL PLAN

SHEET NUMBER
001

ISSUE
1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
Scale Check
File Location: \\137404_Earl_Armstrong_Plan_Production\7_03_Design\04_Civil\Sheet\001_GENERAL PLAN.dwg Last Saved: June 29, 2023, by: Ehanie Plotter: Friday, June 30, 2023 2:43:57 PM by: Eric Henrie



- PHASE 1 SEWER AND SURFACE WORKS TO BASE COURSE
- PHASE 1 SEWER AND WATERMAIN ONLY
- PHASE 2A SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B
- PHASE 2B SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B
- PHASE 3 SEWER & WATERMAIN AND SURFACE WORKS TO GRANULAR B

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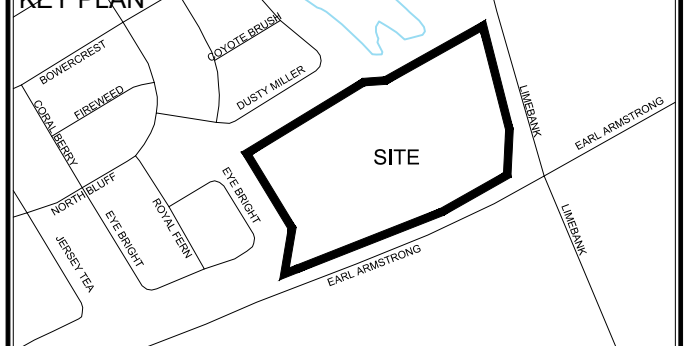
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| 1 | SUBMISSION 1 FOR CITY REVIEW | 2023-12-12 |
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011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET SECTIONS AND DETAILS



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PROJECT MGR:
 SEL

CHECKED BY:
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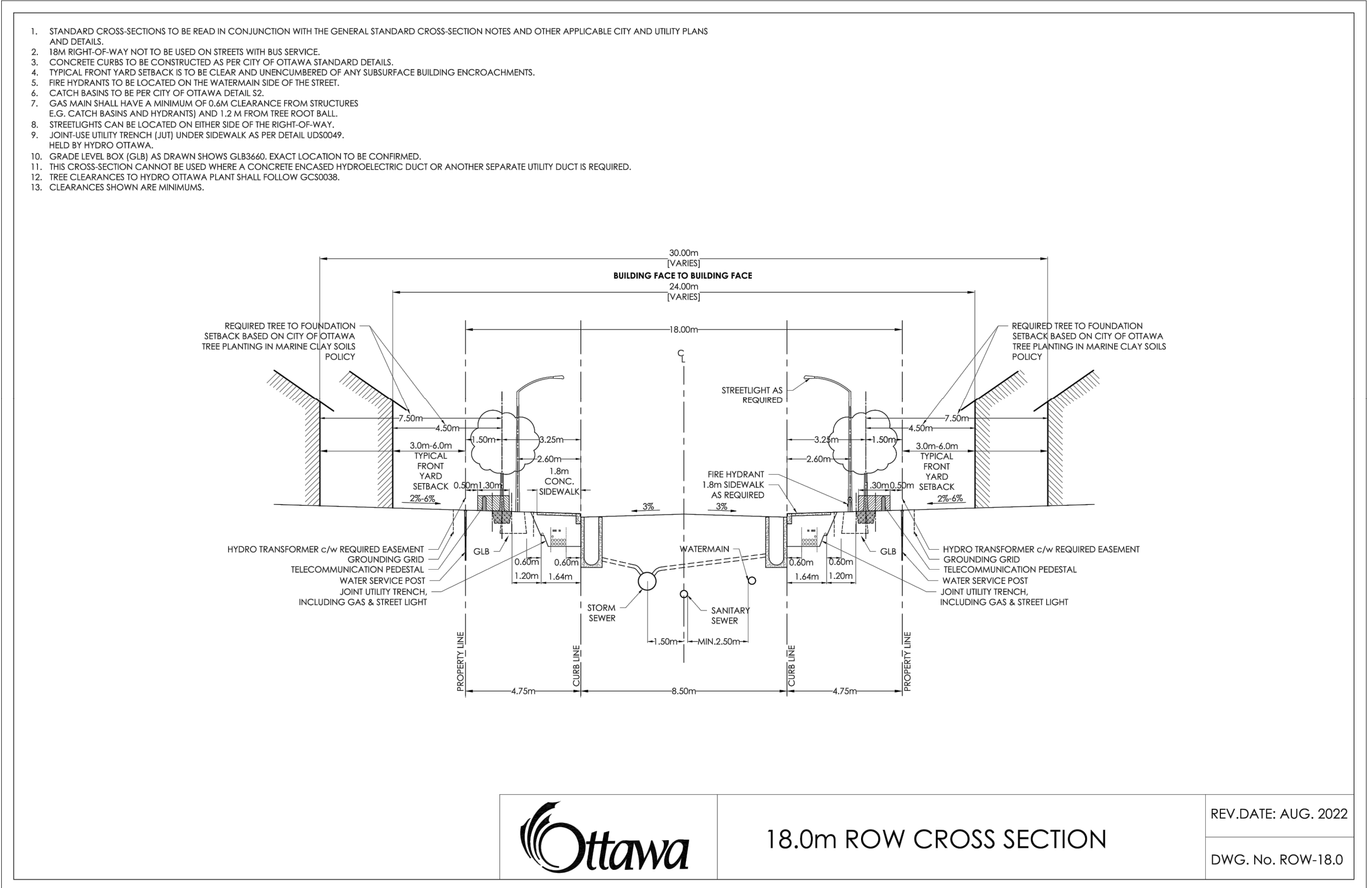
APPROVED BY:
 TRB

SHEET TITLE
 PHASING PLAN

SHEET NUMBER
 PH

ISSUE
 1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
 File Location: \\137404_Earl_Armstrong\7.03_Design\7.03_Phasings\PH PHASING PLAN.dwg
 Last Saved: May 30, 2023, by: Ehanne
 Plotted: Friday, June 30, 2023 2:45:06 PM by: Eric Henne



Ottawa 18.0m ROW CROSS SECTION
 REV. DATE: AUG. 2022
 DWG. No. ROW-18.0

- 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 STANDARDS@CITYOFOTTAWA.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 (mm) | TYPE | 100yr Dynamic HEAD | RESTRICTED FLOW (l/s) | ICD TYPE | | ORIFICE SIZE CIRCULAR (mm dia.) |
| | | | | | INLET | OUTLET | | | | | | | |
| Public Road CBs | | | | | | | | | | | | | |
| CB100 | MH119 | OPSD 705.010 | S19 | 92.47 | | 91.07 | 200 | PVC DR35 | 1.460 | 27.00 | IPEX MHF | 102 | |
| CB100A | MH119 | OPSD 705.010 | S19 | 92.47 | | 91.07 | 200 | PVC DR35 | 1.460 | 27.00 | IPEX MHF | 102 | |
| CB102 | MH102 | OPSD 705.010 | S19 | 92.37 | | 90.97 | 200 | PVC DR35 | 1.390 | 17.00 | IPEX MHF | 83 | |
| CB102A | MH102 | OPSD 705.010 | S19 | 92.37 | | 90.97 | 200 | PVC DR35 | 1.390 | 17.00 | IPEX MHF | 83 | |
| CB103 | MH103 | OPSD 705.010 | S19 | 92.22 | | 90.82 | 200 | PVC DR35 | 1.430 | 17.00 | IPEX MHF | 83 | |
| CB103A | MH103 | OPSD 705.010 | S19 | 92.22 | | 90.82 | 200 | PVC DR35 | 1.430 | 17.00 | IPEX MHF | 83 | |
| CB105 | MH105 | OPSD 705.010 | S19 | 92.27 | | 90.87 | 200 | PVC DR35 | 1.390 | 17.00 | IPEX MHF | 83 | |
| CB105A | MH105 | OPSD 705.010 | S19 | 92.27 | | 90.87 | 200 | PVC DR35 | 1.390 | 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 | |
| Private Site Plan CBs | | | | | | | | | | | | | |
| CB01 | MH54 | OPSD 705.010 | S19 | 91.80 | | 89.79 | 200 | PVC DR35 | | | | | |
| CB01A | MH54 | OPSD 705.010 | S19 | 92.15 | | 90.75 | 200 | PVC DR35 | | | | | |
| CB50 | MH50 | OPSD 705.010 | S19 | 93.12 | | 91.72 | 200 | PVC DR35 | | | | | |
| CB51 | MH51 | OPSD 705.010 | S19 | 92.50 | | 91.10 | 200 | PVC DR35 | | | | | |
| CB51A | MH51 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB52A | MH52 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB52B | MH52 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB52C | MH52 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB54 | MH51 | OPSD 705.010 | S19 | 92.50 | | 91.10 | 200 | PVC DR35 | | | | | |
| CB54A | MH54 | OPSD 705.010 | S19 | 92.10 | | 90.70 | 200 | PVC DR35 | 1.45 | 6.00 | IPEX LMF | 75 | |
| CB56A | MH56 | OPSD 705.010 | S19 | 92.20 | | 90.80 | 200 | PVC DR35 | | | | | |
| CB56B | MH56 | OPSD 705.010 | S19 | 92.20 | | 90.80 | 200 | PVC DR35 | | | | | |
| CB56C | MH56 | OPSD 705.010 | S19 | 92.20 | | 90.80 | 200 | PVC DR35 | | | | | |
| CB56D | MH56 | OPSD 705.010 | S19 | 92.20 | | 90.80 | 200 | PVC DR35 | | | | | |
| CB56E | MH56 | OPSD 705.010 | S19 | 92.10 | | 90.70 | 200 | PVC DR35 | | | | | |
| CB57 | MH57 | OPSD 705.010 | S19 | 91.60 | | 90.20 | 200 | PVC DR35 | 1.44 | 6.00 | IPEX LMF | 75 | |
| CB58A | MH58 | OPSD 705.010 | S19 | 92.20 | | 90.80 | 200 | PVC DR35 | | | | | |
| CB58B | MH58 | OPSD 705.010 | S19 | 92.17 | | 90.77 | 200 | PVC DR35 | | | | | |
| CB58C | MH58 | OPSD 705.010 | S19 | 92.15 | | 90.75 | 200 | PVC DR35 | | | | | |
| CB58D | MH58 | OPSD 705.010 | S19 | 92.35 | | 90.95 | 200 | PVC DR35 | | | | | |
| CB59A | CBMH59 | OPSD 705.010 | S19 | 92.60 | | 91.20 | 200 | PVC DR35 | | | | | |
| CB59B | CBMH59 | OPSD 705.010 | S19 | 92.60 | | 91.20 | 200 | PVC DR35 | | | | | |
| CB59C | CBMH59 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB60A | MH60 | OPSD 705.010 | S19 | 92.74 | | 91.34 | 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 | 92.60 | | 91.20 | 200 | PVC DR35 | | | | | |
| CB60F | MH60 | OPSD 705.010 | S19 | 92.60 | | 91.20 | 200 | PVC DR35 | | | | | |
| CB61A | MH61 | OPSD 705.010 | S19 | 92.45 | | 91.05 | 200 | PVC DR35 | | | | | |
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| CB62B | MH62 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB62C | MH62 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CB62D | MH62 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| CICB63 | MH60 | OPSD 705.010 | S19 | 92.80 | | 91.40 | 200 | PVC DR35 | | | | | |
| CICB111 | MH111 | OPSD 705.010 | S19 | 92.55 | | 91.15 | 200 | PVC DR35 | | | | | |
| MH51B | MH51B | OPSD 701.011 | S24.1 & S25 | | | | | | 2.98 | 160.00 | CUSTOM | 211 | |
| MH57 | MH57 | OPSD 701.011 | S24.1 & S25 | | | | | | 4.12 | 252.00 | CUSTOM | 244 | |
| MH58B | MH58B | OPSD 701.011 | S24.1 & S25 | | | | | | 2.83 | 68.00 | CUSTOM | 138 | |
| MH60B | MH60B | OPSD 701.011 | S24.1 & S25 | | | | | | 3.49 | 129.00 | CUSTOM | 182 | |
| MH62B | MH62B | OPSD 701.011 | S24.1 & S25 | | | | | | 3.35 | 224.00 | CUSTOM | 242 | |
| See Structures Table | | | | | | | | | | | | | |

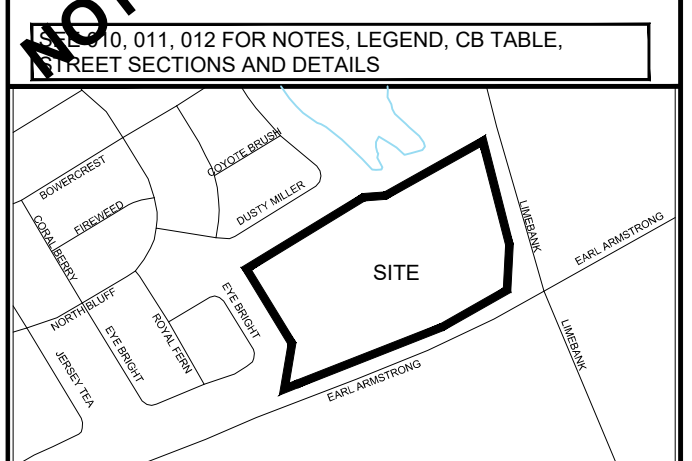
Revised: 2023-06-29



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| 1 | SUBMISSION 1 FOR CITY REVIEW | 2023-12-06 |
| 2 | ISSUED FOR COORDINATION | 2023-12-06 |
| 3 | REVISED AS PER CITY COMMENTS | 2023-04-27 |
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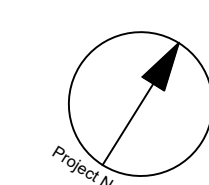
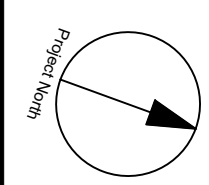
PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL
CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
 STREET SECTIONS AND CB DATA TABLE

SHEET NUMBER 011 **ISSUE** 1

CITY FILE No. D07-12-22-0169 D07-16-22-0010
 File Location: \\137404_Earl_Armstrong_Production\03_Design\03_Civil\Sheet011_STREET SECTIONS_CB DATA.dwg Last Saved: June 30, 2023 2:47:43 PM by Eric Henne
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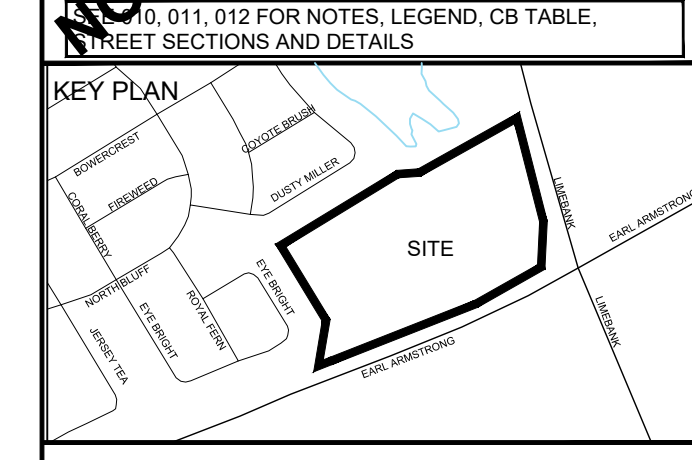


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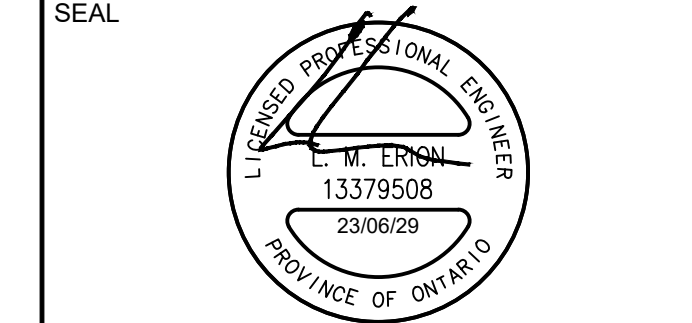
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SEAL

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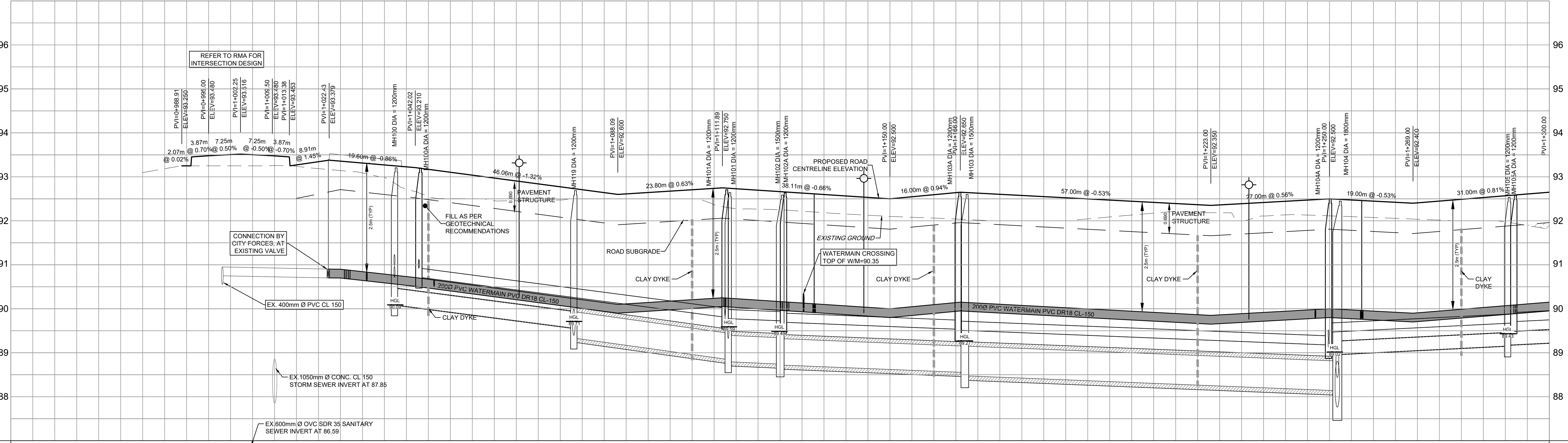
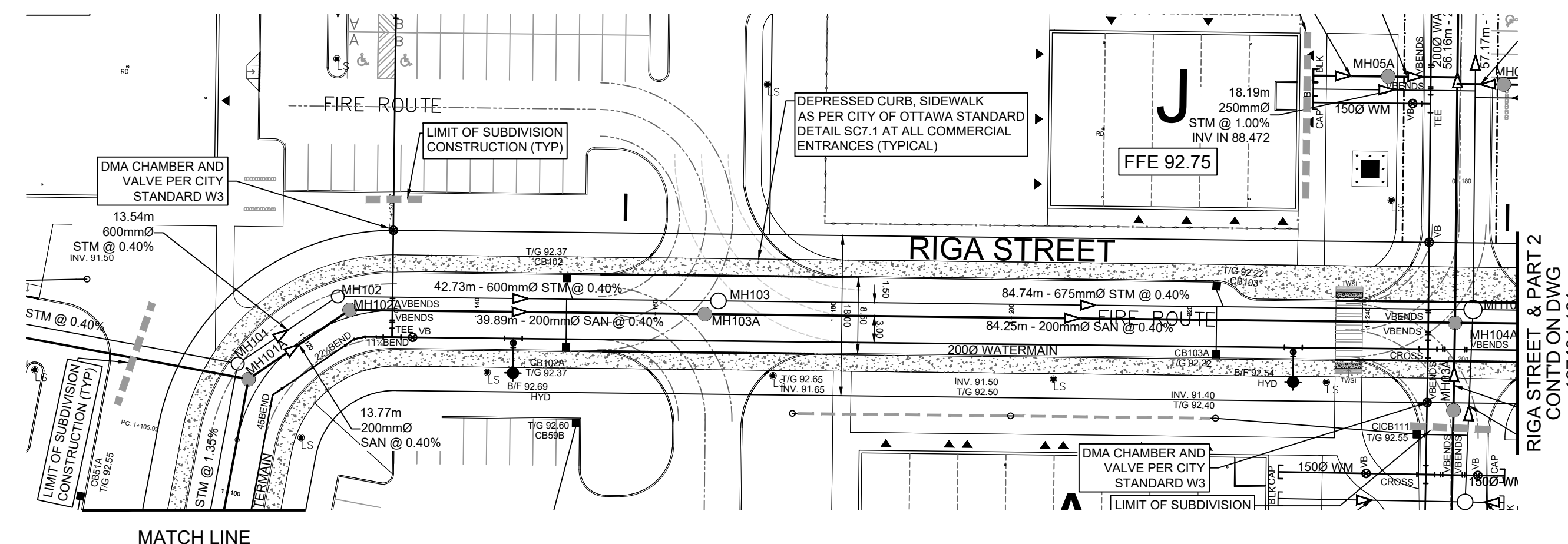
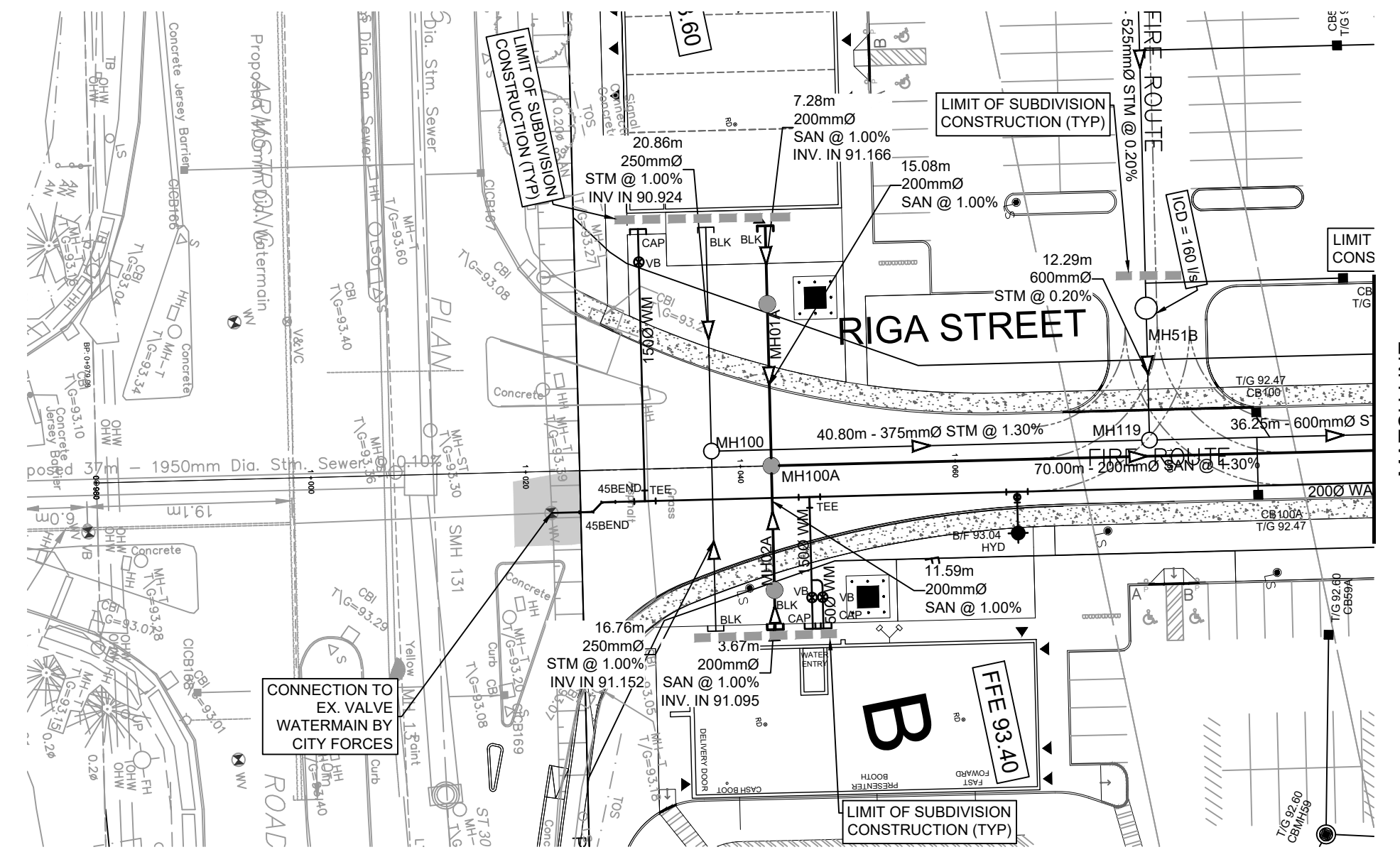
APPROVED BY:
TRB

SHEET TITLE
RIGA STREET

SHEET NUMBER
100

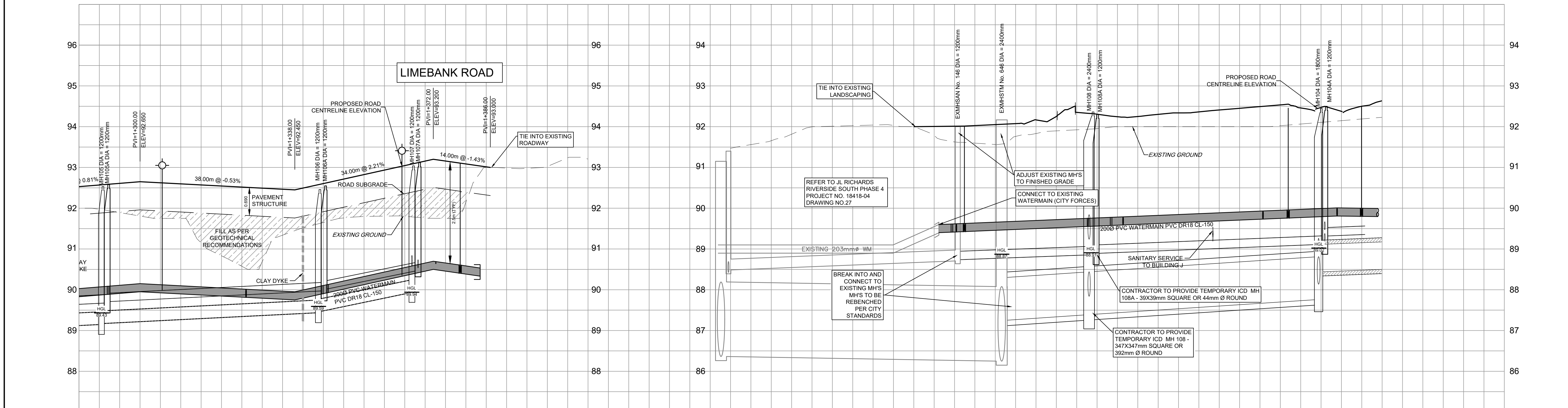
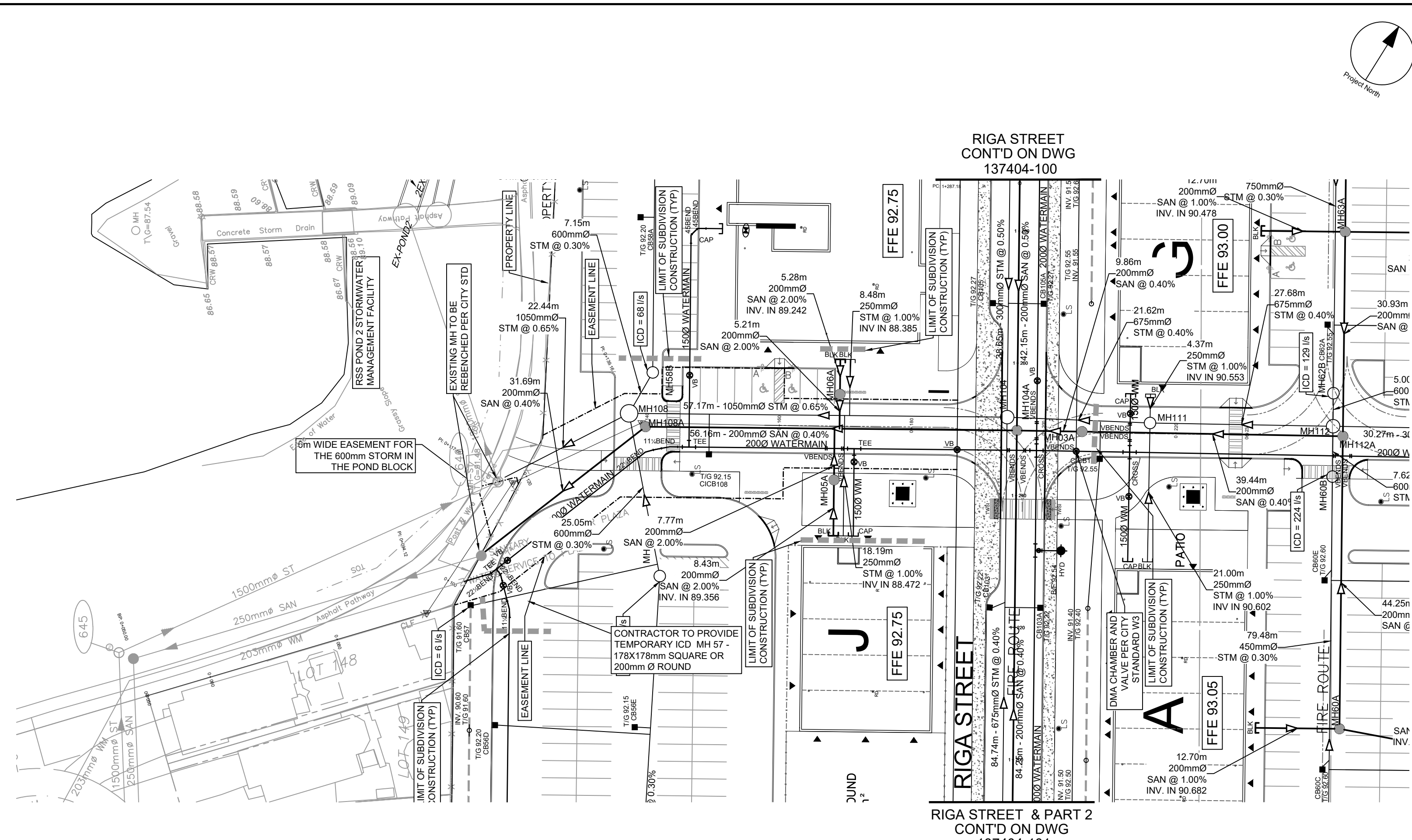
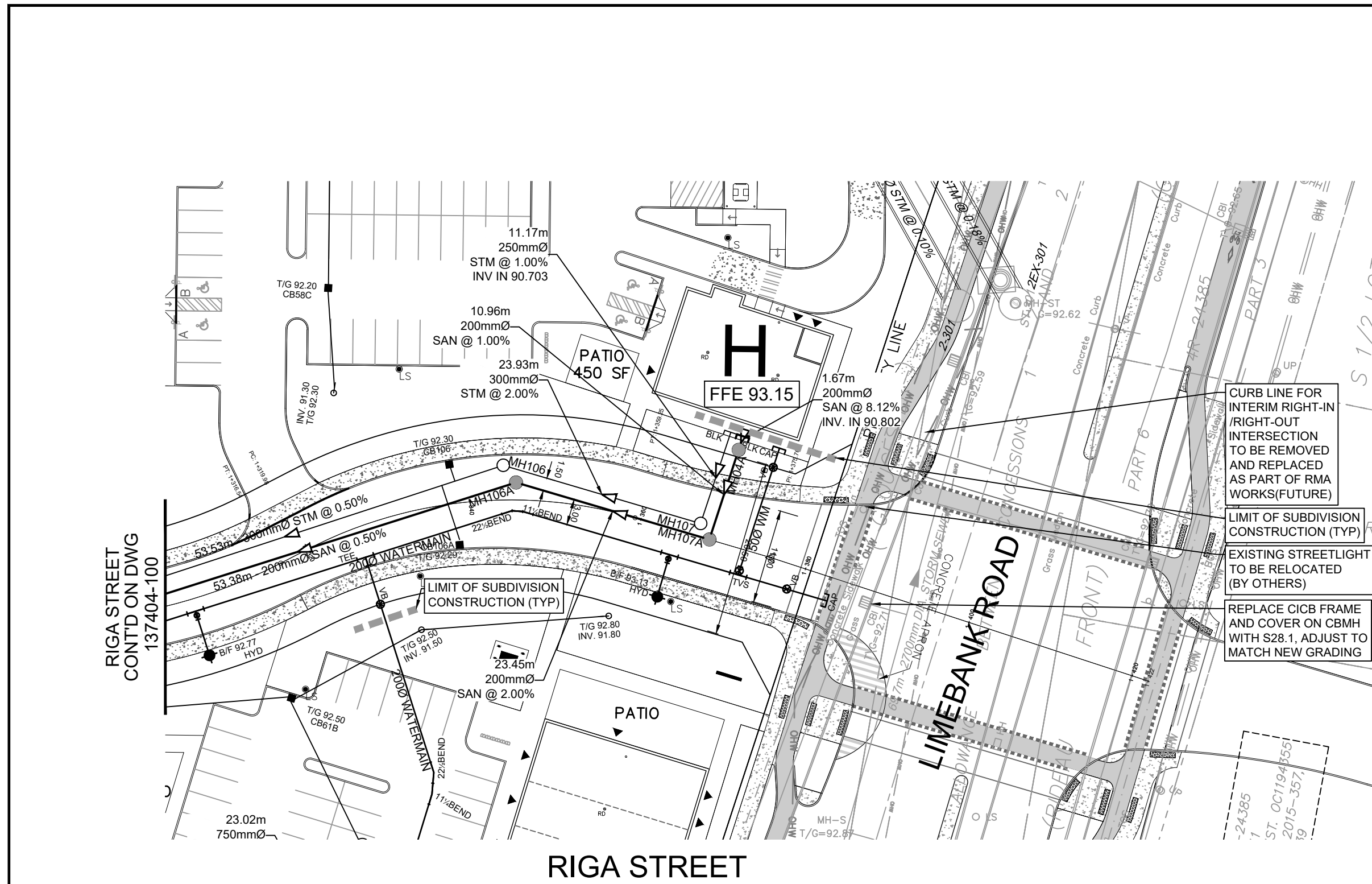
ISSUE
1

EARL ARMSTRONG ROAD



| ROAD GRADE | TOP OF WATERMAIN | STM SEWER INVERT | SAN SEWER INVERT | STATION | ROAD GRADE | TOP OF WATERMAIN | STM SEWER INVERT | SAN SEWER INVERT | STATION |
|------------|------------------|------------------|------------------|---------|------------|------------------|------------------|------------------|---------|
| 93.250 | | | | 0+960 | 92.576 | | | | 1+000 |
| 93.480 | | | | 0+980 | 93.379 | | | | 1+020 |
| 93.453 | 90.802 | | | 1+020 | 93.227 | 90.782 | | | 1+040 |
| 93.480 | 90.802 | | | 1+040 | 93.227 | 90.782 | | | 1+060 |
| 93.480 | 90.802 | | | 1+060 | 93.227 | 90.782 | | | 1+080 |
| 93.480 | 90.802 | | | 1+080 | 93.227 | 90.782 | | | 1+100 |
| 93.480 | 90.802 | | | 1+100 | 93.227 | 90.782 | | | 1+120 |
| 93.480 | 90.802 | | | 1+120 | 93.227 | 90.782 | | | 1+140 |
| 93.480 | 90.802 | | | 1+140 | 93.227 | 90.782 | | | 1+160 |
| 93.480 | 90.802 | | | 1+160 | 93.227 | 90.782 | | | 1+180 |
| 93.480 | 90.802 | | | 1+180 | 93.227 | 90.782 | | | 1+200 |
| 93.480 | 90.802 | | | 1+200 | 93.227 | 90.782 | | | 1+220 |
| 93.480 | 90.802 | | | 1+220 | 93.227 | 90.782 | | | 1+240 |
| 93.480 | 90.802 | | | 1+240 | 93.227 | 90.782 | | | 1+260 |
| 93.480 | 90.802 | | | 1+260 | 93.227 | 90.782 | | | 1+280 |
| 93.480 | 90.802 | | | 1+280 | 93.227 | 90.782 | | | 1+300 |

CITY FILE No. D07-12-22-0169 D07-16-22-0010



| 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 | 88.155SW 88.173NE | 88.683SW 88.711NE | 1+300 | 92.445 | 90.045 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.545 | 90.121 | 53.53m - 300mmØ PVC DR-35 STM @ 0.50% | 53.38m - 200mmØ PVC DR-35 SAN @ 0.50% | 1+305 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.456 | 90.045 | 23.93m 300mmØ PVC DR-35 STM @ 2.00% | 23.45m 200mmØ PVC DR-35 SAN @ 2.00% | 1+360 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.456 | 90.013 | 39.8m - 150mmØ ST CONC. CL 100-D @ 0.18% | 54.8m - 250mmØ SAN PVC DR-35 @ 0.36% | 0+100 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.456 | 90.013 | 22.44m 1050mmØ CONC. CL 100-D STM @ 0.65% | 57.17m - 1050mmØ CONC. CL 100-D STM @ 0.65% | 0+120 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.456 | 90.013 | 56.16m - 200mmØ PVC DR-35 SAN @ 0.40% | 56.16m - 200mmØ PVC DR-35 SAN @ 0.40% | 0+160 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |
| 92.456 | 90.013 | 21.62m 675mmØ CONC. CL 100-D STM @ 0.40% | 9.86m 200mmØ PVC DR-35 SAN @ 0.40% | 0+200 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+340 | 92.456 | 90.013 | 88.442SW 88.462NE | 88.950 88.964 | 1+380 | 92.442 | 90.007 | 88.442SW 88.462NE | 88.950 88.964 | 1+420 |

CLIENT

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ISSUES

| No. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | SUBMISSION 1 FOR CITY REVIEW | 2022-12-15 |
| 2 | ISSUED FOR COORDINATION | 2023-01-05 |
| 3 | REVISED AS PER CITY COMMENTS | 2023-04-27 |
| 4 | ISSUED FOR TENDER | 2023-04-27 |
| 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

NOT FOR CONSTRUCTION

011.012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

KEY PLAN

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

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

CHECKED BY:
TRB

PROJECT MGR:
SEL

APPROVED BY:
TRB

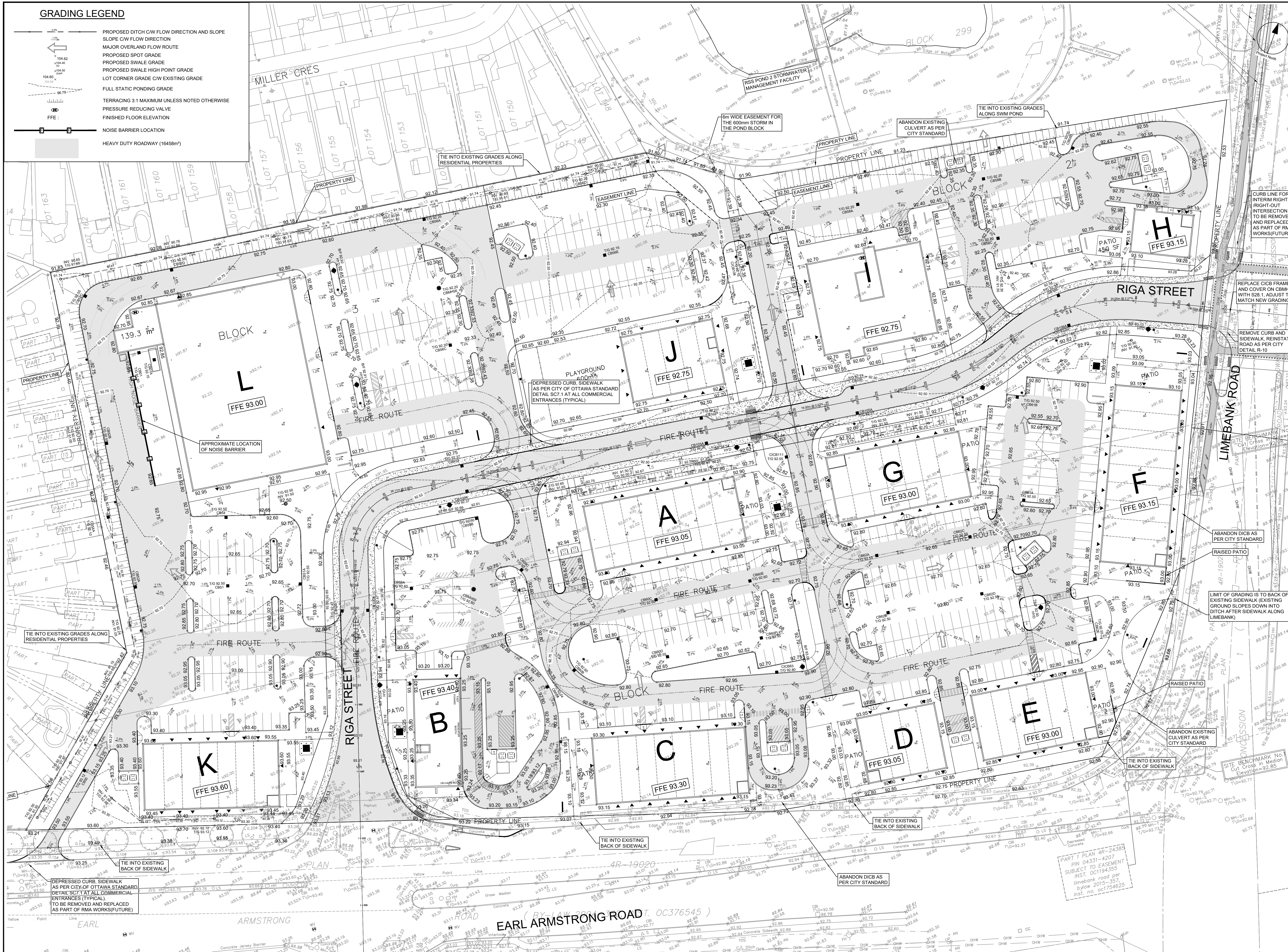
SHEET TITLE
RIGA STREET & PART 2

SHEET NUMBER
101

ISSUE
1

CITY PLAN No. 18900

CITY FILE No. D07-12-22-0169 D07-16-22-0010



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)

CLIENT

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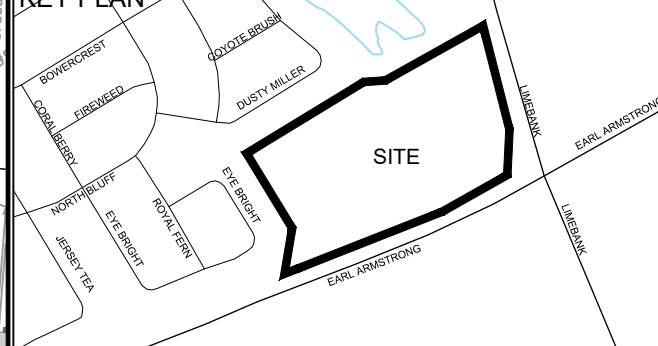
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ISSUES

| No. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | SUBMISSION 1 FOR CITY REVIEW | 2022-12-12 |
| 2 | ISSUED FOR COORDINATION | 2023-01-06 |
| 3 | REVISED AS PER CITY COMMENTS | 2023-04-27 |
| 4 | ISSUED FOR TENDER | 2023-04-27 |
| 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

NOT FOR CONSTRUCTION

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

SEAL

IBI GROUP
 Suite 500 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 Tel: 613 225 1311 | 613 241 3300 Fax: 613 225 9868
 ibigroup.com

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

PROJECT MGR:
SEL

CHECKED BY:
TRB

APPROVED BY:
TRB

SHEET TITLE
GRADING PLAN

SHEET NUMBER
200

ISSUE
1

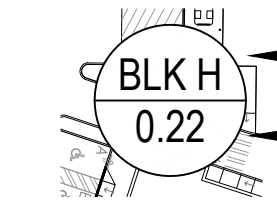
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EARL ARMSTRONG ROAD (BY-LAW 0C376545)

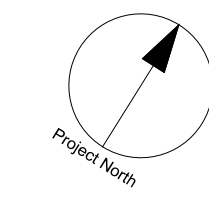
PART 1 PLAN 4R-24388
 PIN 04331-4207
 SUBJECT TO EASEMENT
 INST. OC1194355
 bylaw 2015-357,
 inst. no. oc1754625

LEGEND

SANITARY TRIBUTARY
OUTLINE



AREA IDENTIFICATION
AREA IN HECTARES



CLIENT

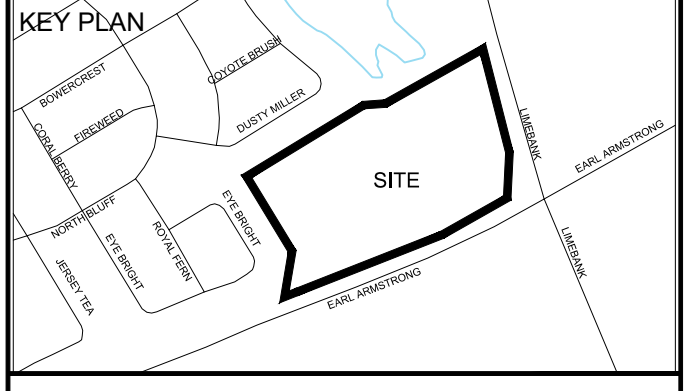
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ISSUES

| No. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | SUBMISSION 1 FOR CITY REVIEW | 2022-12-15 |
| 2 | ISSUED FOR COORDINATION | 2023-01-05 |
| 3 | REVISED AS PER CITY COMMENTS | 2023-01-26 |
| 4 | ISSUED FOR TENDER | 2023-04-27 |
| 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

NOT FOR CONSTRUCTION



CONSULTANTS

Owner / Applicant:
Urbandale Corporation

Architect:
Dredge Leahy Architecture Inc.

Civil Engineers:
IBI Group
Structural Engineers
Cleland Jardine Engineering Ltd

Planning:
Fotenn

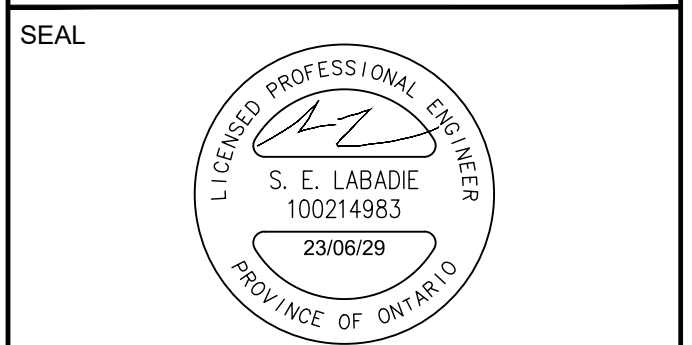
Landscape Architect:
CSW Landscape Architects Ltd

Surveyor:
Annis O'Sullivan Vollebakk Ltd

Geotechnical:
Paterson and Associates

Electrical:
JRP Engineering

Mechanical:
JRP Engineering



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Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
ibigroup.com

PROJECT
1515 EARL ARMSTRONG
PLAZA

PROJECT NO:
137404

DRAWN BY:
EH

PROJECT MGR:
SEL

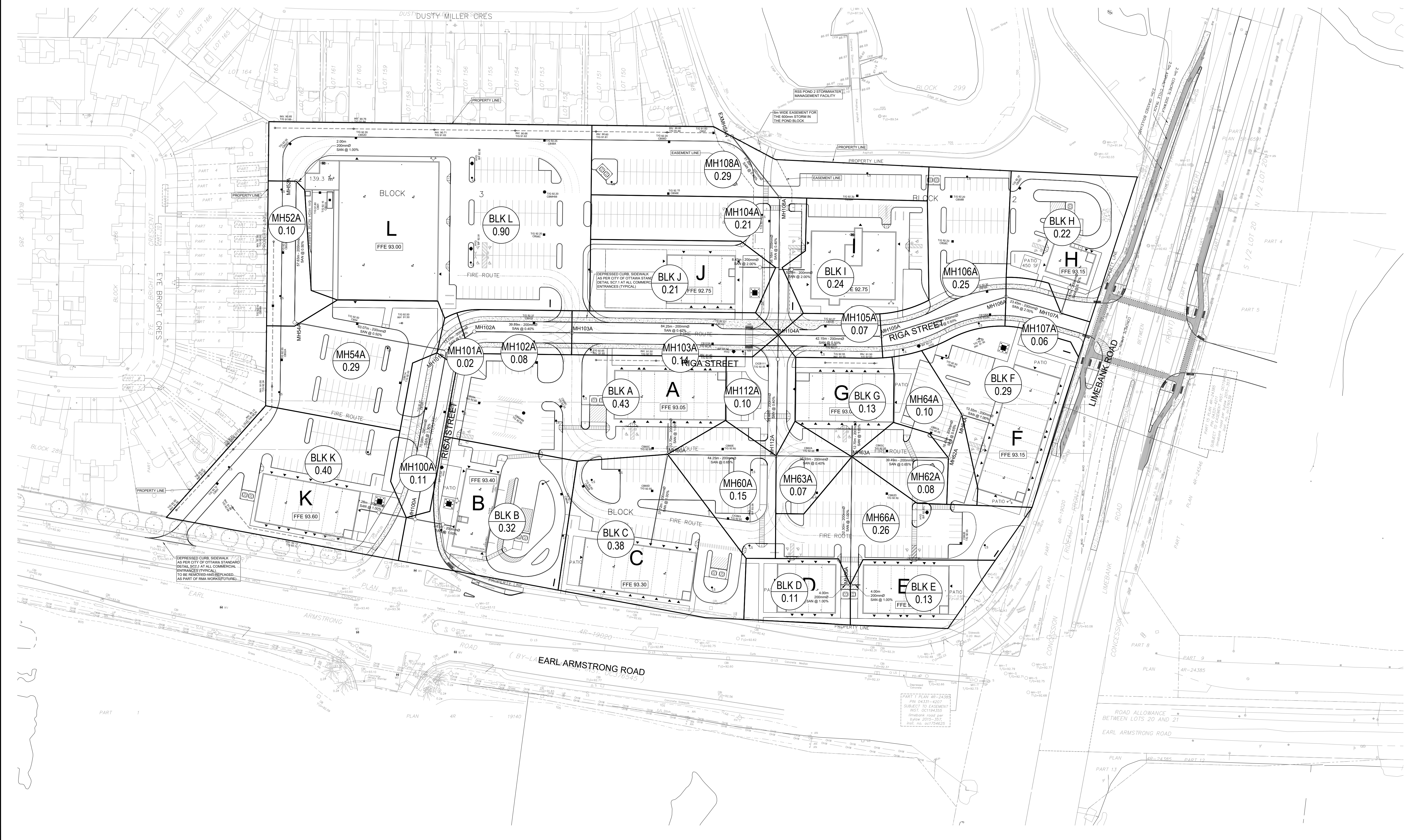
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APPROVED BY:
TRB

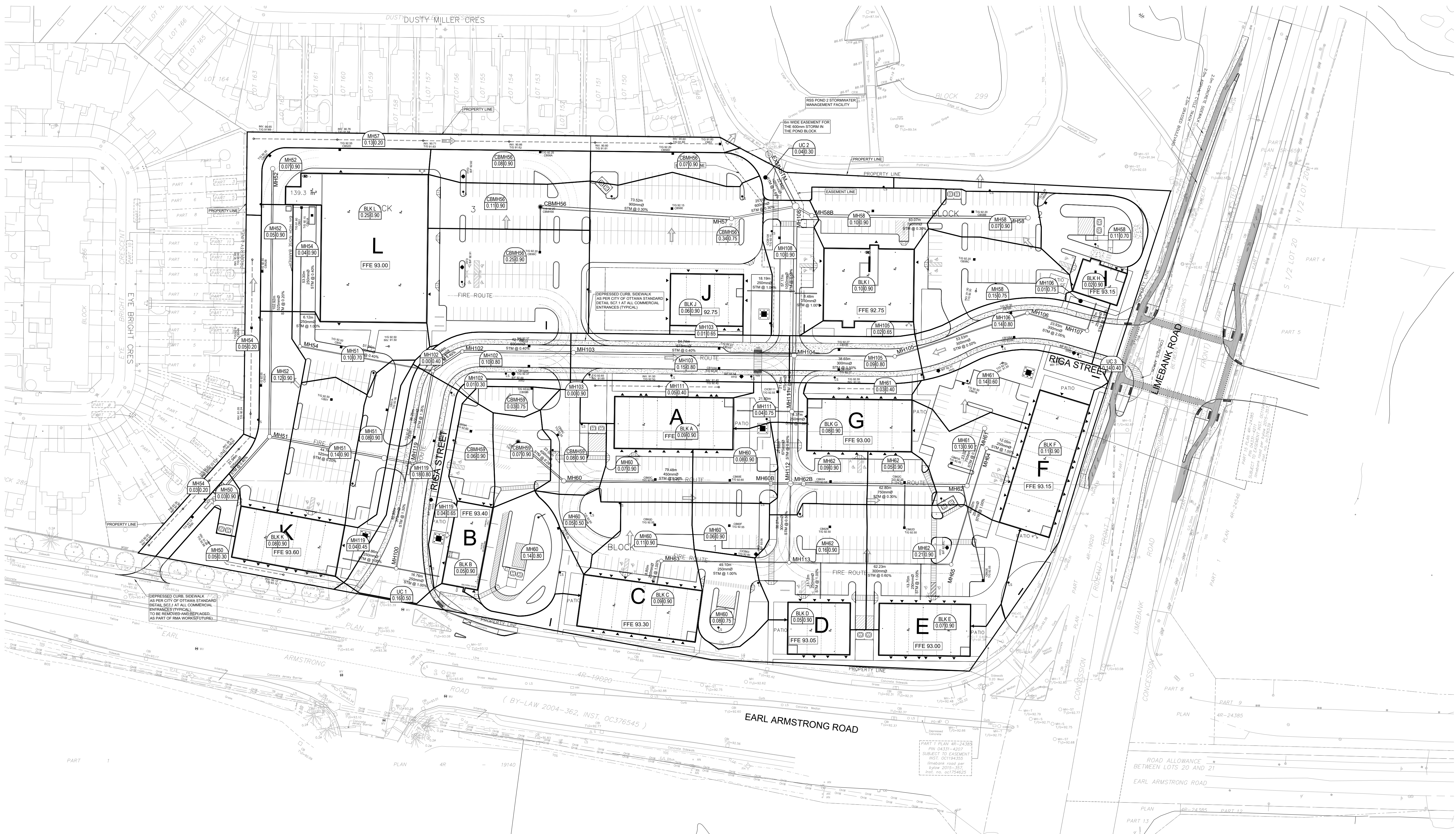
SHEET TITLE
SANITARY TRIBUTARY AREA
PLAN

SHEET NUMBER
400

ISSUE
1



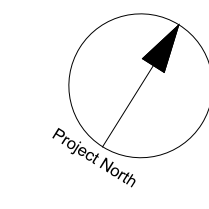
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LEGEND

— STORM TRIBUTARY OUTLINE

○ AREA NUMBER
○ COEFFICIENT
○ AREA (ha)



CLIENT

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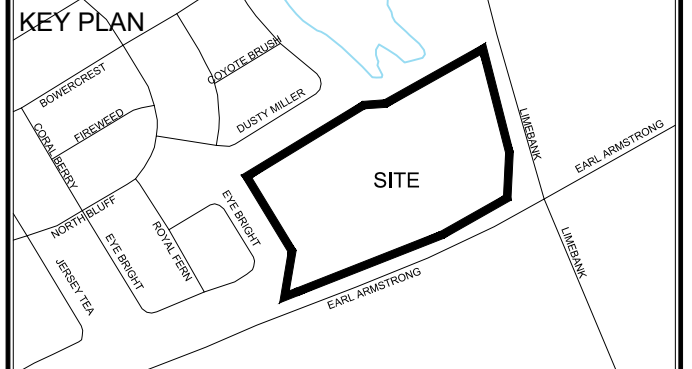
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ISSUES

| No. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | SUBMISSION 1 FOR CITY REVIEW | 2022-12-14 |
| 2 | ISSUED FOR COORDINATION | 2023-01-05 |
| 3 | REVISED AS PER CITY COMMENTS | 2023-01-26 |
| 4 | ISSUED FOR TENDER | 2023-04-27 |
| 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

SEE 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:
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Mechanical:
JRP Engineering

SEAL

IBI GROUP
Suite 500 - 333 Preston Street
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ibigroup.com

PROJECT
1515 EARL ARMSTRONG PLAZA

PROJECT NO:
137404

DRAWN BY: EH
PROJECT MGR: SEL

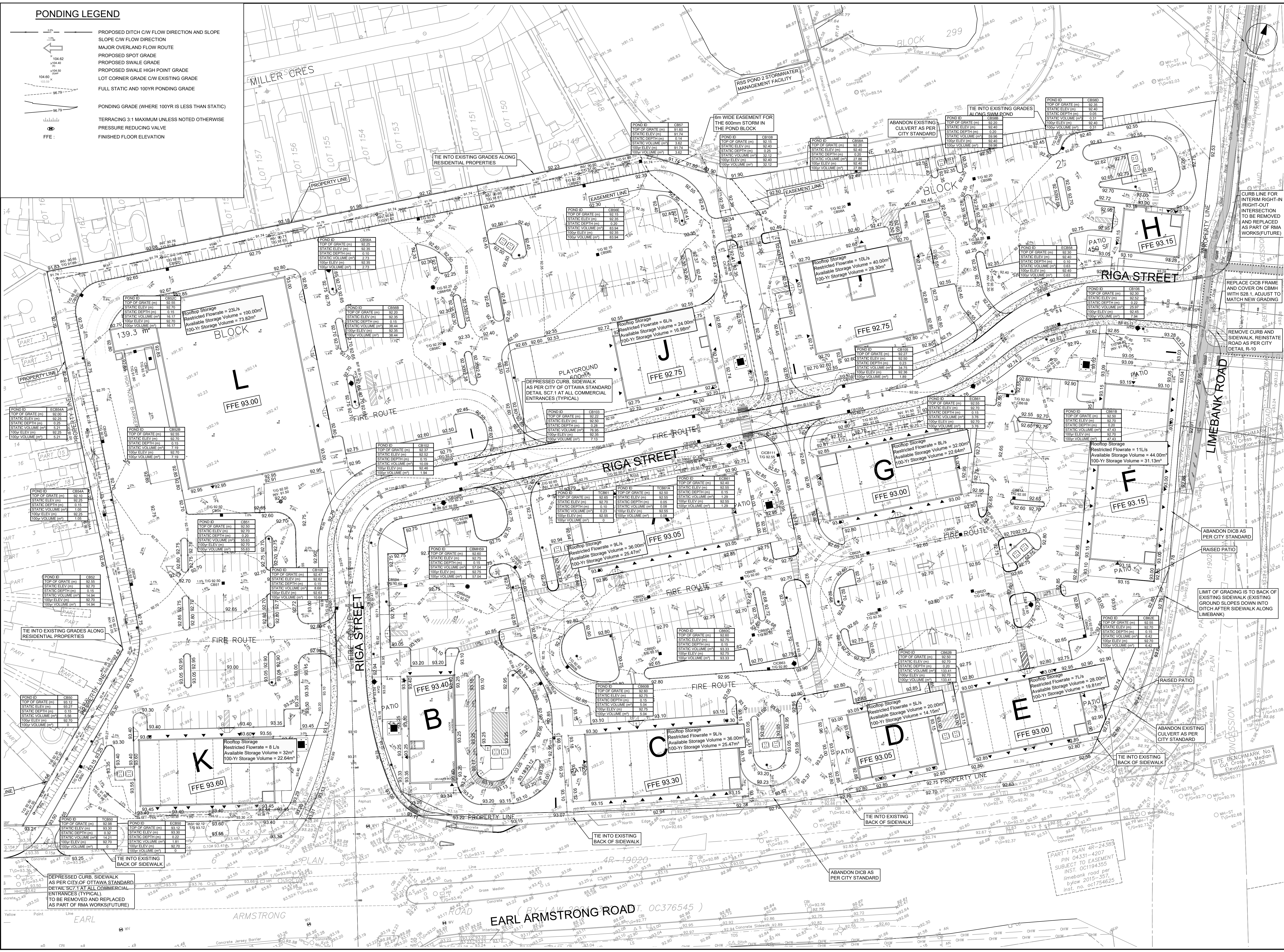
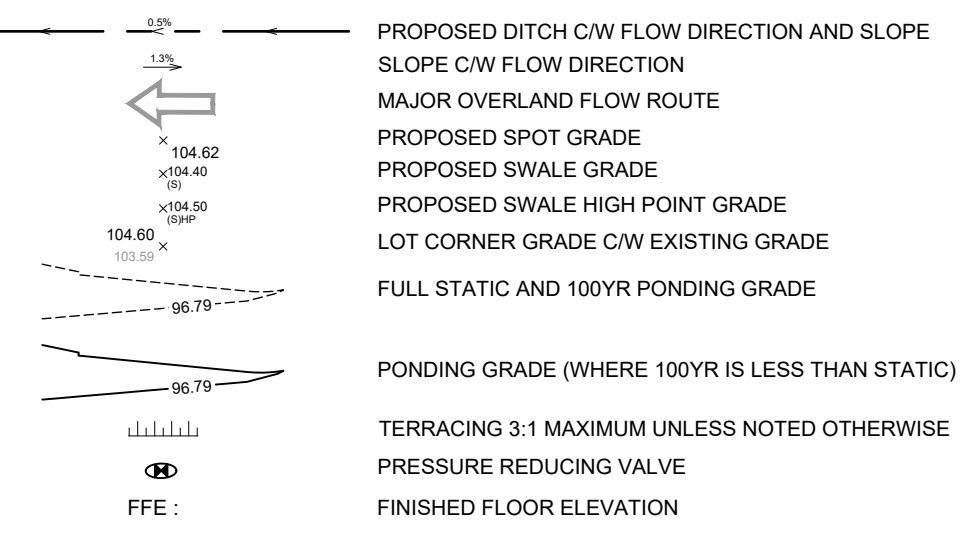
CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER 500 **ISSUE** 1

CITY FILE No. D07-12-22-0169 D07-16-22-0010

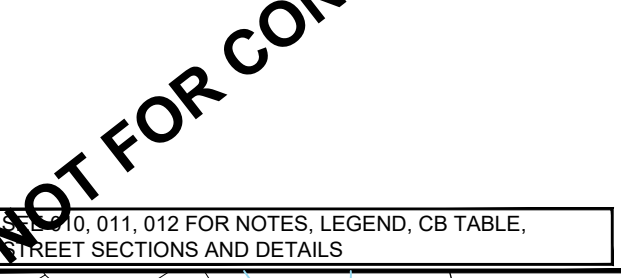
PONDING LEGEND



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ISSUES table with columns: No., DESCRIPTION, DATE. Includes items like 'SUBMISSION 1 FOR CITY REVIEW' and 'REVISED AS PER CITY COMMENTS'.



CONSULTANTS: Owner / Applicant: Urbandale Corporation; Architect: Dredge Leahy Architecture Inc.; Civil Engineers: IBI Group; Structural Engineers: Cleland Jardine Engineering Ltd; Planning: Potenn; Landscape Architect: CSW Landscape Architects Ltd; Surveyor: Annis O'Sullivan Vollebakk Ltd; Geotechnical: Paterson and Associates; Electrical: JRP Engineering; Mechanical: JRP Engineering.



SEAL: **S. E. LABADIE**, License No. 100214983, Professional Engineer, Province of Ontario.

PROJECT: **1515 EARL ARMSTRONG PLAZA**

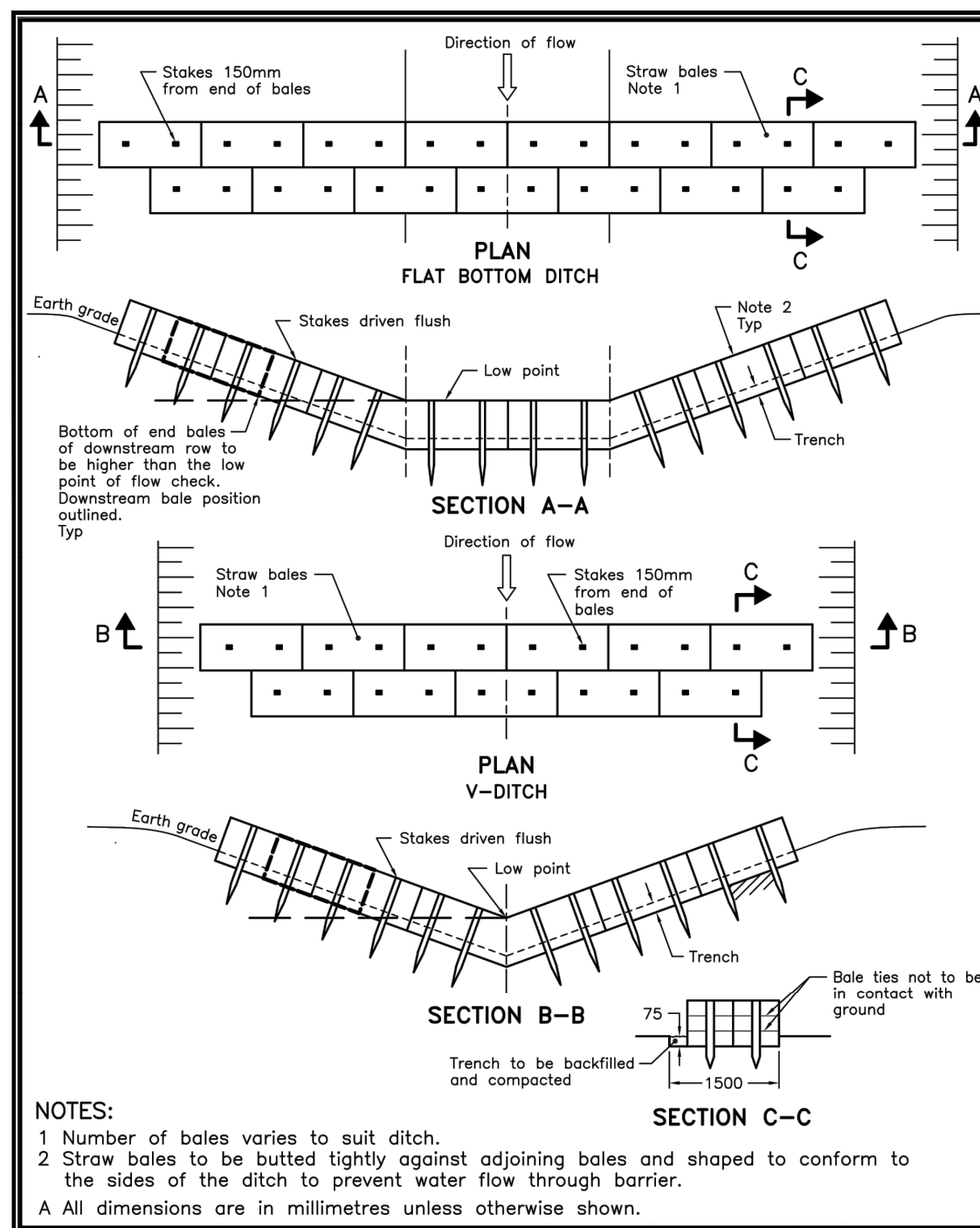
PROJECT NO: **137404**

DRAWN BY: **EH**, PROJECT MGR: **SEL**, SHEET TITLE: **PONDING PLAN**

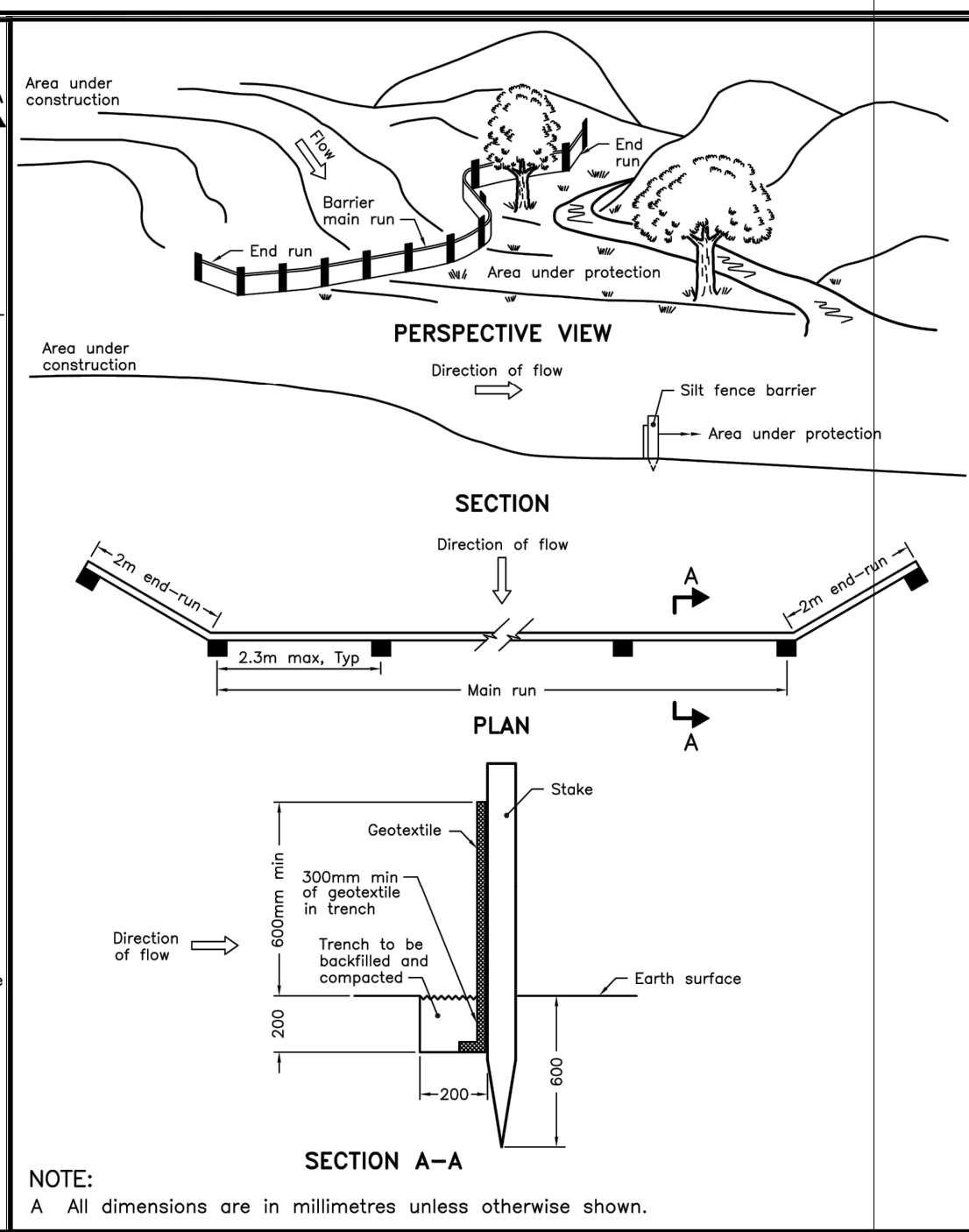
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NOT FOR CONSTRUCTION

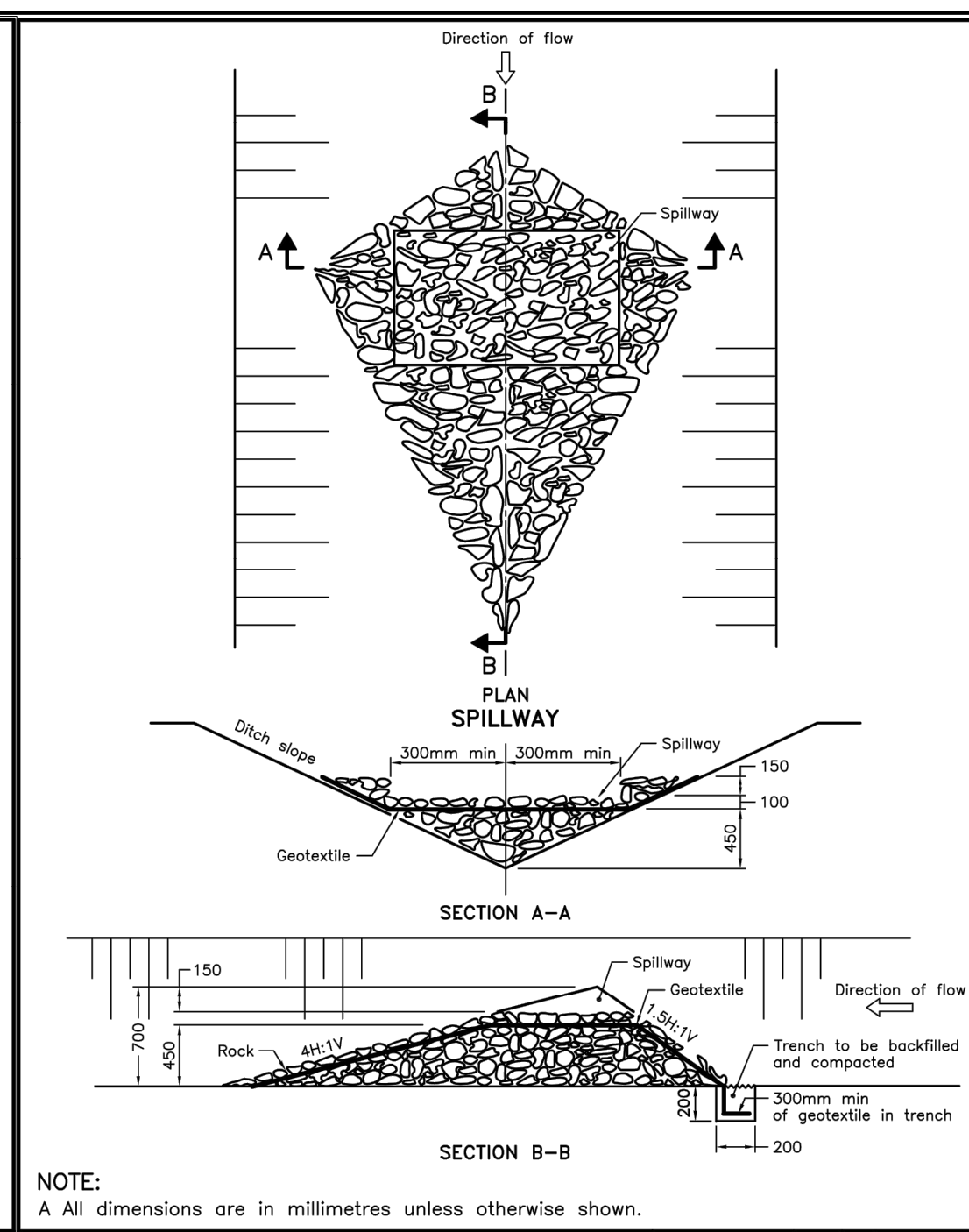
CITY FILE No. D07-12-22-0169 D07-16-22-0010



STRAW BALE FLOW CHECK DAM
OPSD 219.180



LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



ROCK FLOW CHECK DAM V-DITCH
OPSD 219.210

- NOTES:**
- 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

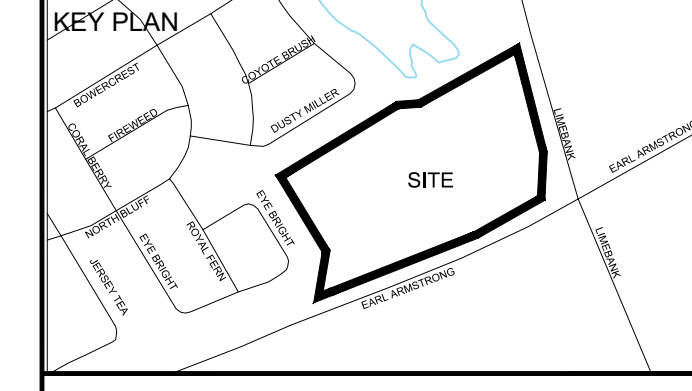
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| ISSUES | No. | DESCRIPTION | DATE |
|--------|-----|------------------------------|------------|
| | 1 | SUBMISSION 1 FOR CITY REVIEW | 2023-12-16 |
| | 2 | ISSUED FOR COORDINATION | 2023-12-16 |
| | 3 | REVISED AS PER CITY COMMENTS | 2023-12-16 |
| | 4 | ISSUED FOR TENDER | 2023-04-27 |
| | 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| | 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

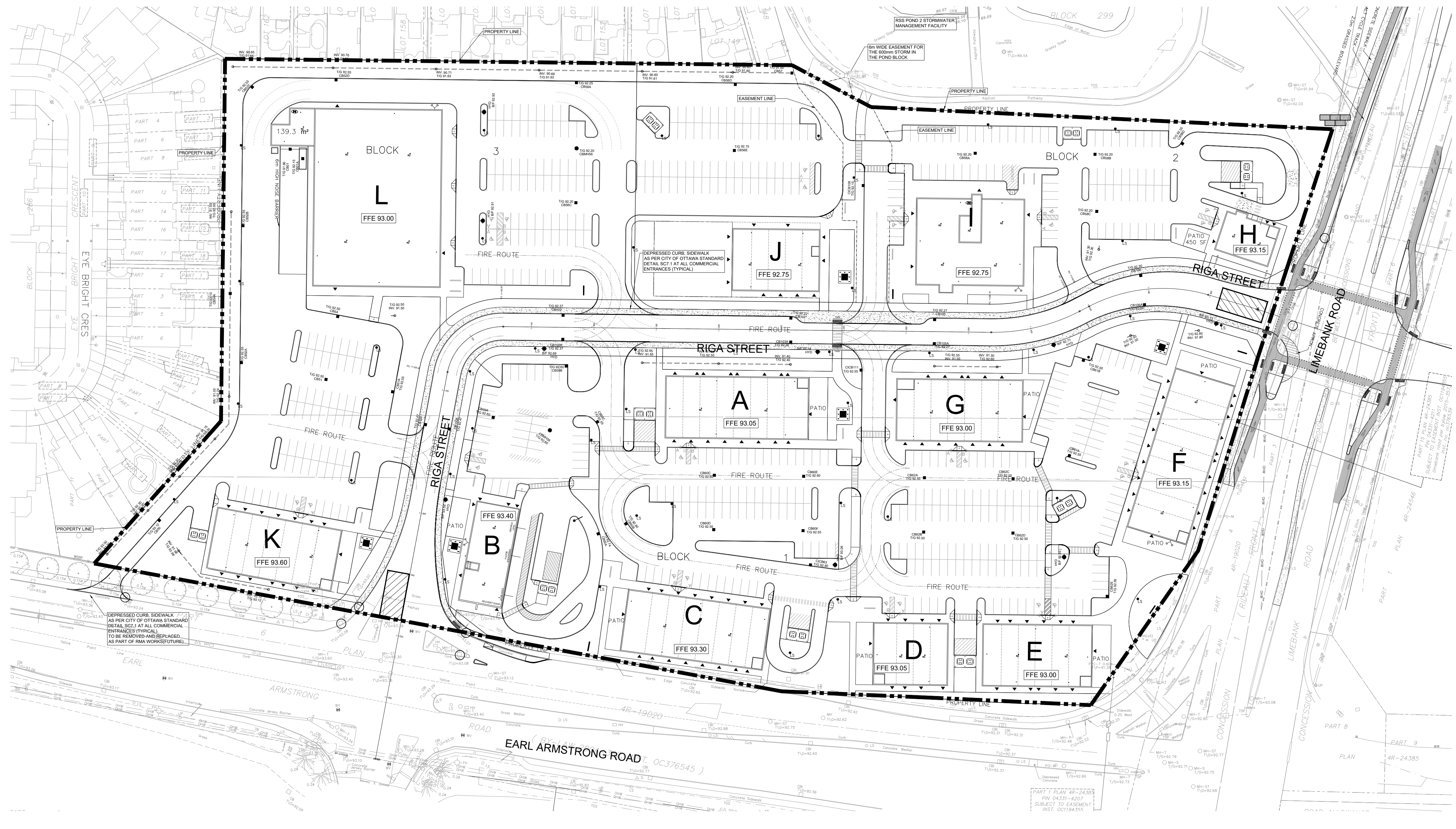
NOT FOR CONSTRUCTION

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

SEAL



IBI GROUP
 Suite 500 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868
 ibigroup.com

PROJECT
 1515 EARL ARMSTRONG PLAZA

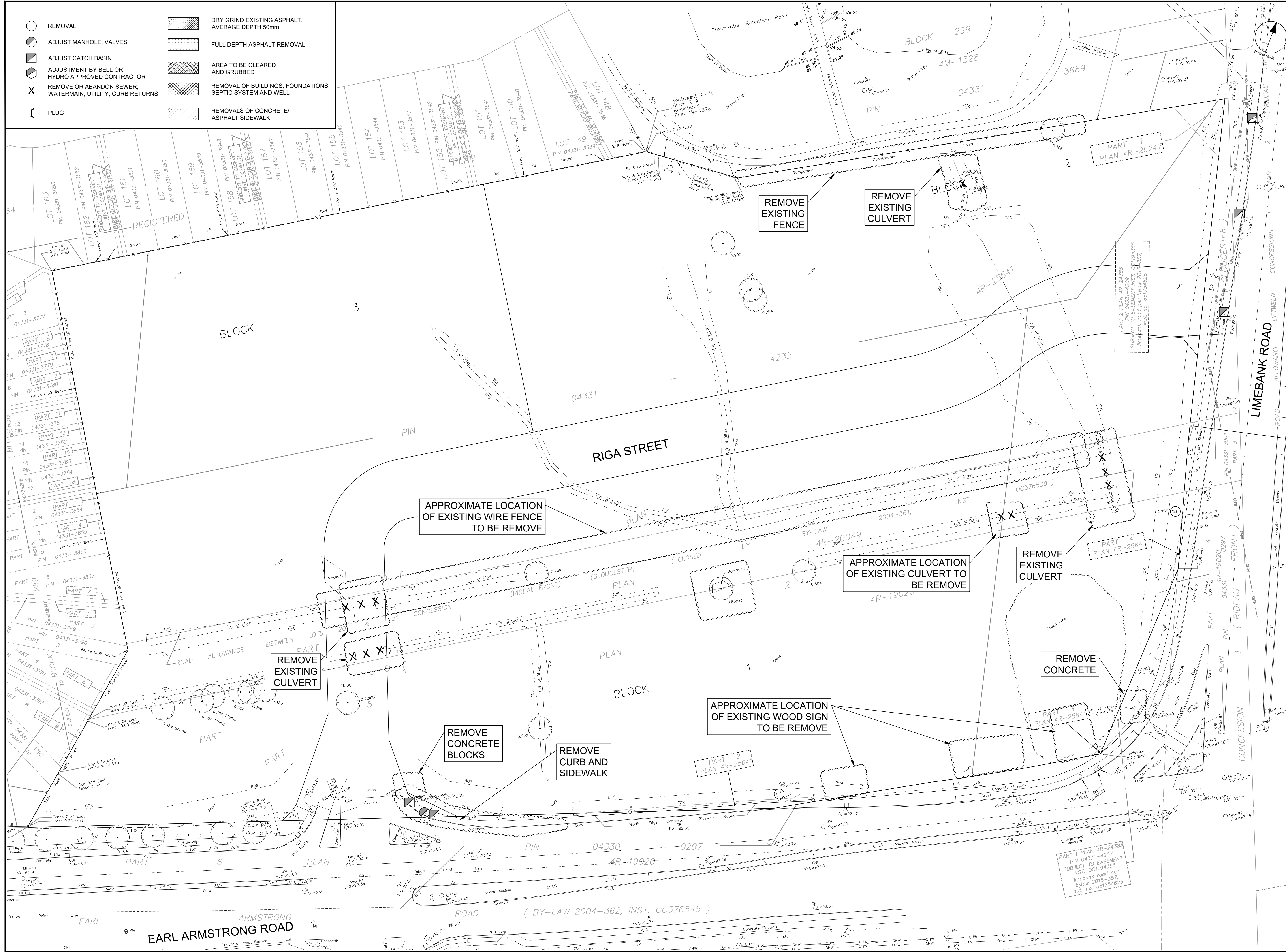
PROJECT NO: 137404
DRAWN BY: EH
PROJECT MGR: SEL

CHECKED BY: TRB
APPROVED BY: TRB

SHEET TITLE
 SEDIMENT - EROSION PLAN

SHEET NUMBER 900 **ISSUE** 1

CITY FILE No. D07-12-22-00169 D07-16-22-0010
 File Location: \\137404_Earl_Armstrong\7.03_Design\03_Civil\Sheets\900 SEDIMENT - EROSION PLAN.dwg
 Last Saved: May 30, 2023, 2:56:45 PM by Eric Henne
 Plotted: Friday, June 30, 2023, 2:56:45 PM by Eric Henne



- REMOVE
- ADJUST MANHOLE, VALVES
- ▣ ADJUST CATCH BASIN
- ▣ ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR
- ✕ REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS
- ┌ PLUG
- ▨ DRY GRIND EXISTING ASPHALT, AVERAGE DEPTH 50mm.
- ▨ FULL DEPTH ASPHALT REMOVAL
- ▨ AREA TO BE CLEARED AND GRUBBED
- ▨ REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
- ▨ REMOVALS OF CONCRETE/ ASPHALT SIDEWALK



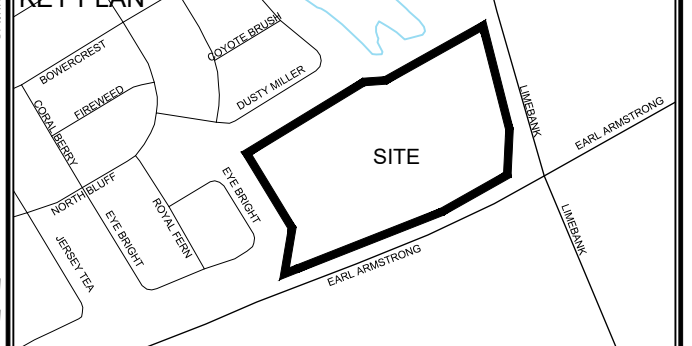
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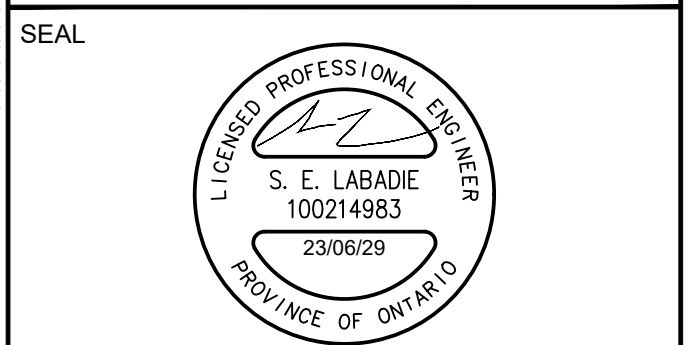
| ISSUES | No. | DESCRIPTION | DATE |
|--------|-----|------------------------------|------------|
| | 1 | SUBMISSION 1 FOR CITY REVIEW | 2023-12-13 |
| | 2 | ISSUED FOR COORDINATION | 2023-12-13 |
| | 3 | REVISED AS PER CITY COMMENTS | 2024-01-08 |
| | 4 | ISSUED FOR TENDER | 2023-04-27 |
| | 5 | REVISED AS PER CITY COMMENTS | 2023-06-13 |
| | 6 | REVISED PER NEW SITE PLAN | 2023-06-29 |

NOT FOR CONSTRUCTION

SEE 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



PROJECT
 1515 EARL ARMSTRONG PLAZA

PROJECT NO.:
 137404

DRAWN BY:
 EH

CHECKED BY:
 TRB

PROJECT MGR:
 SEL

APPROVED BY:
 TRB

SHEET TITLE
 REMOVAL PLAN

SHEET NUMBER
 R

ISSUE
 1

CITY FILE No. D07-12-22-00169 D07-16-22-0010
 File Location: \\137404_Earl_Armstrong_03_Design\04_Civil\Sheet\REMOVAL PLAN.dwg Last Saved: June 12, 2023, by: Ehenne Plotted: Friday, June 30, 2023 2:57:13 PM by: Eric Henne