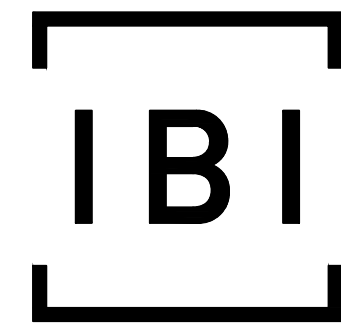
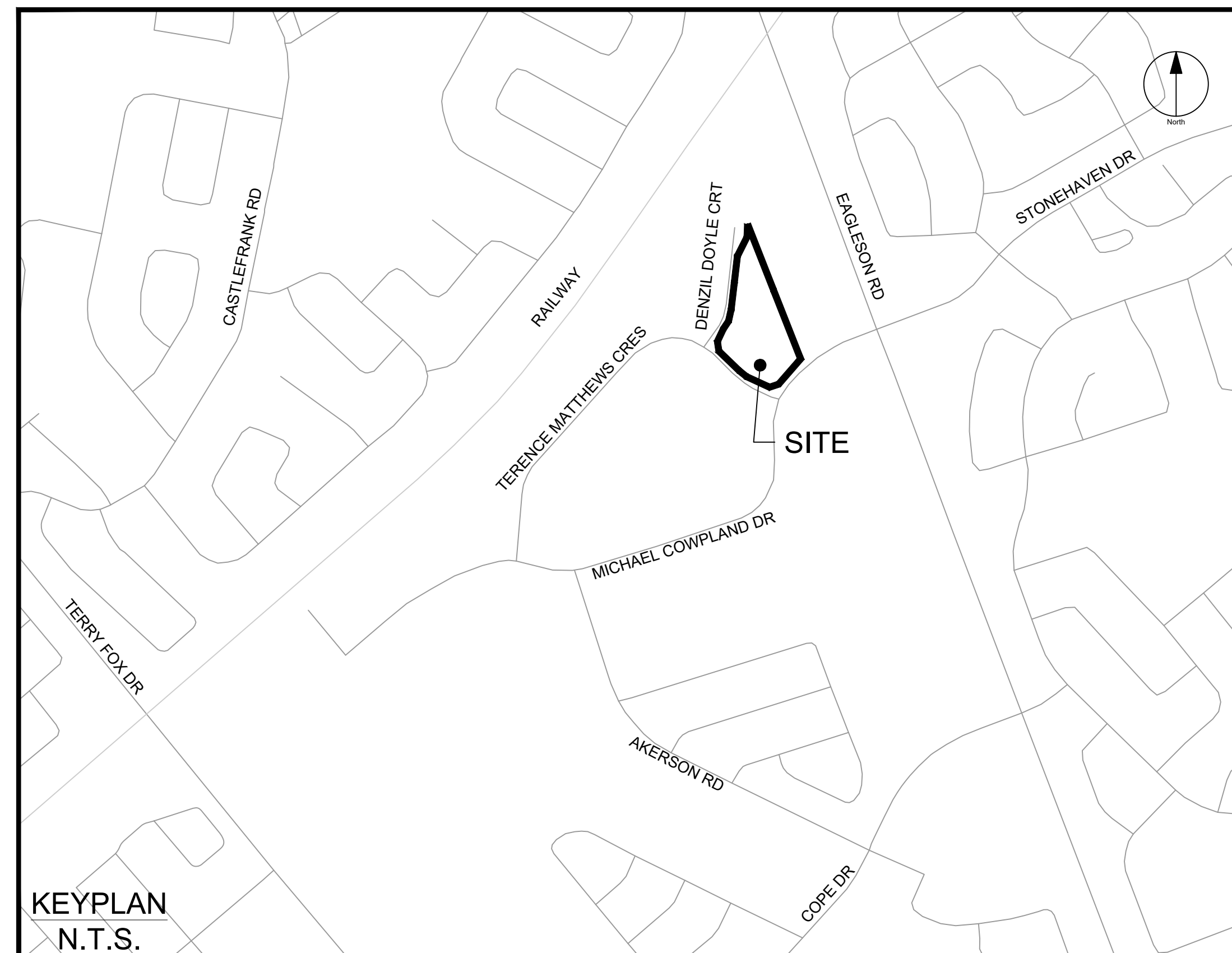


# PROPOSED SELF STORAGE DEVELOPMENT HUNTINGTON PROPERTIES



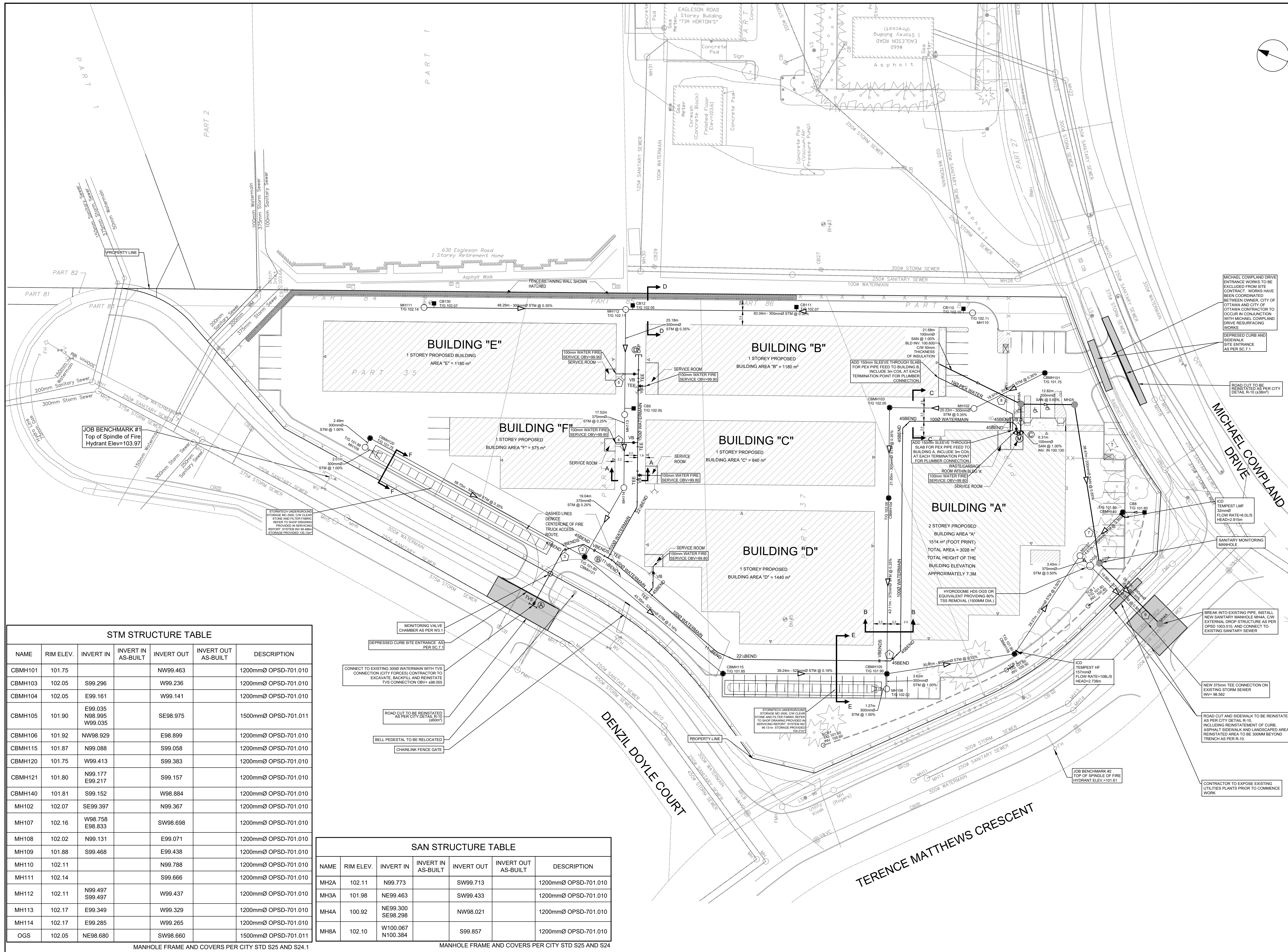
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400 – 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com



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

**75 MICHAEL COWPLAND  
CITY OF OTTAWA**

**CONTRACT NO. 135470**



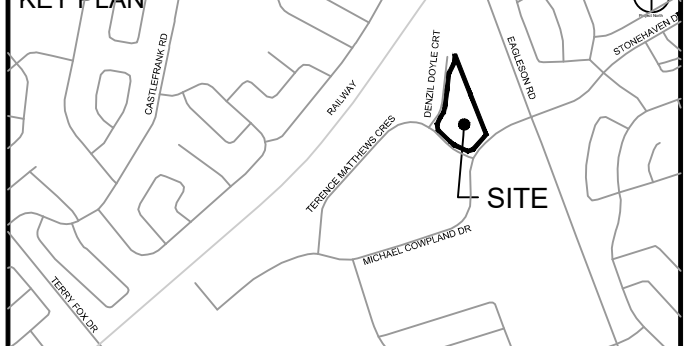
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3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19
5	REVISED PER CITY COMMENTS	2023-09-22

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



CONSULTANTS  
 Project Coordinator:  
 Huntington Properties  
 Architect:  
 A49 Architecture  
 Landscape:  
 Fohm  
 Mechanical & Electrical:  
 Goodkey & Electrical; Associates Limited  
 Surveyor:  
 Annis O'Sullivan Vollebek Ltd.  
 Geotech:  
 Paterson Group



PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
 75 MICHAEL COWLAND

PROJECT NO:  
 135470  
 DRAWN BY:  
 S.L. / D.D.  
 PROJECT MGR:  
 R.M.

CHECKED BY:  
 T.R.B.  
 APPROVED BY:  
 T.R.B.

SHEET TITLE  
**GENERAL PLAN OF SERVICES**

SHEET NUMBER  
**C-001**  
 ISSUE  
**5**

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH101	101.75			NW99.463		1200mmØ OPSD-701.010
CBMH103	102.05	S99.296		W99.236		1200mmØ OPSD-701.010
CBMH104	102.05	E99.161		W99.141		1200mmØ OPSD-701.010
CBMH105	101.90	E99.035 N98.995 W99.035		SE98.975		1500mmØ OPSD-701.011
CBMH106	101.92	NW98.929		E98.899		1200mmØ OPSD-701.010
CBMH115	101.87	N99.088		S99.058		1200mmØ OPSD-701.010
CBMH120	101.75	W99.413		S99.383		1200mmØ OPSD-701.010
CBMH121	101.80	N99.177 E99.217		S99.157		1200mmØ OPSD-701.010
CBMH140	101.81	S99.152		W98.884		1200mmØ OPSD-701.010
MH102	102.07	SE99.397		N99.367		1200mmØ OPSD-701.010
MH107	102.16	W98.758 E98.833		SW98.698		1200mmØ OPSD-701.010
MH108	102.02	N99.131		E99.071		1200mmØ OPSD-701.010
MH109	101.88	S99.468		E99.438		1200mmØ OPSD-701.010
MH110	102.11			N99.788		1200mmØ OPSD-701.010
MH111	102.14			S99.666		1200mmØ OPSD-701.010
MH112	102.11	N99.497 S99.497		W99.437		1200mmØ OPSD-701.010
MH113	102.17	E99.349		W99.329		1200mmØ OPSD-701.010
MH114	102.17	E99.285		W99.265		1200mmØ OPSD-701.010
OGS	102.05	NE98.680		SW98.660		1500mmØ OPSD-701.011

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24.1

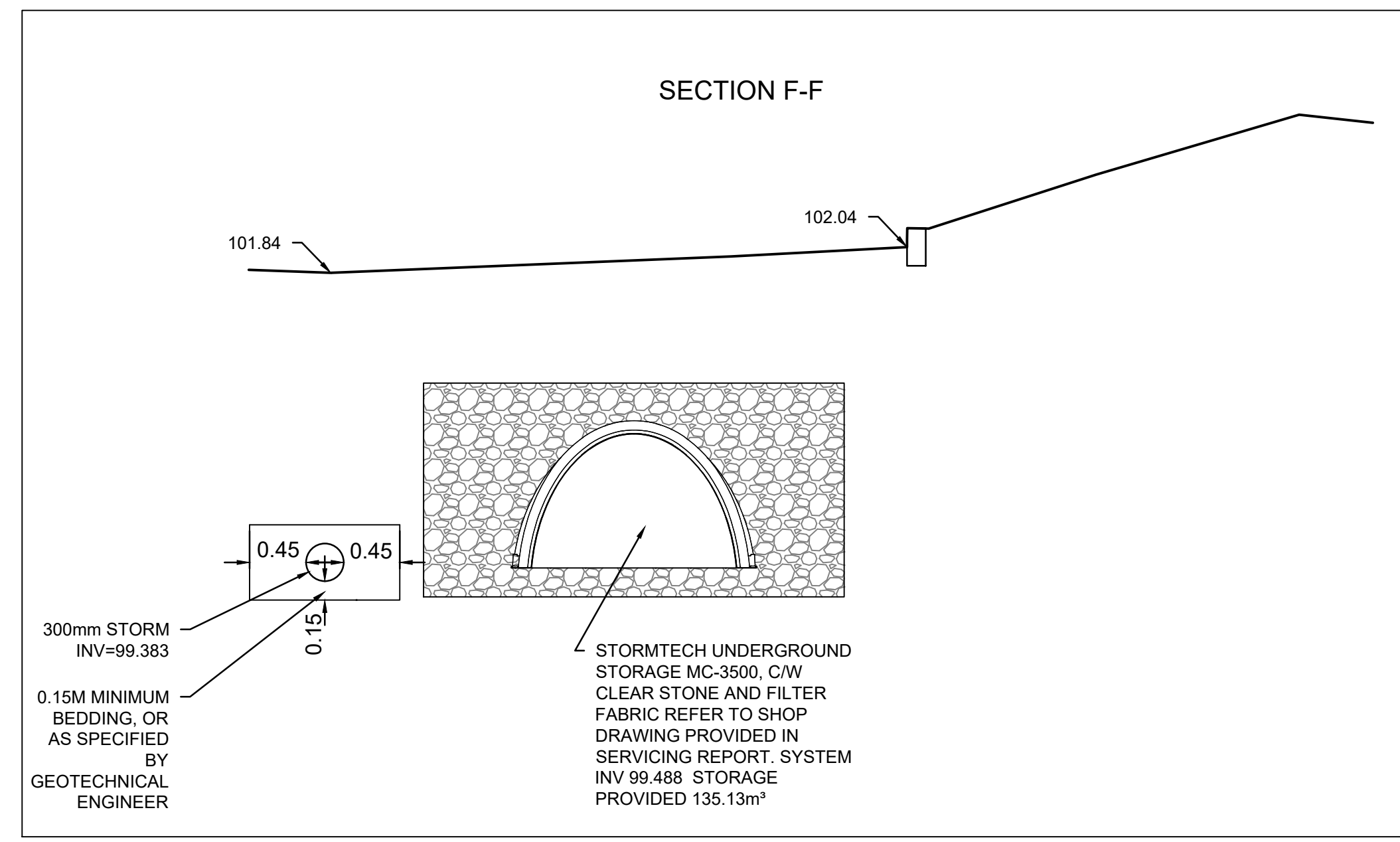
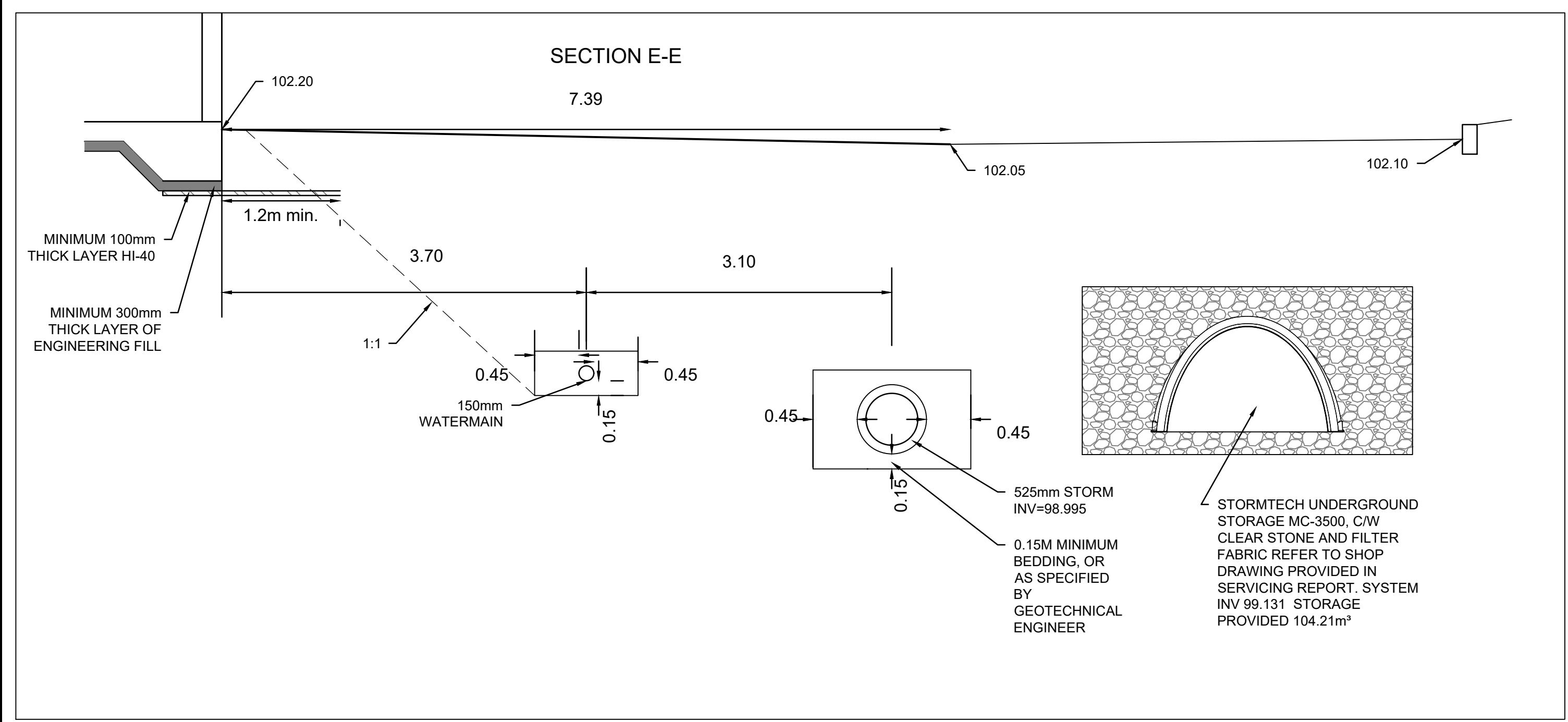
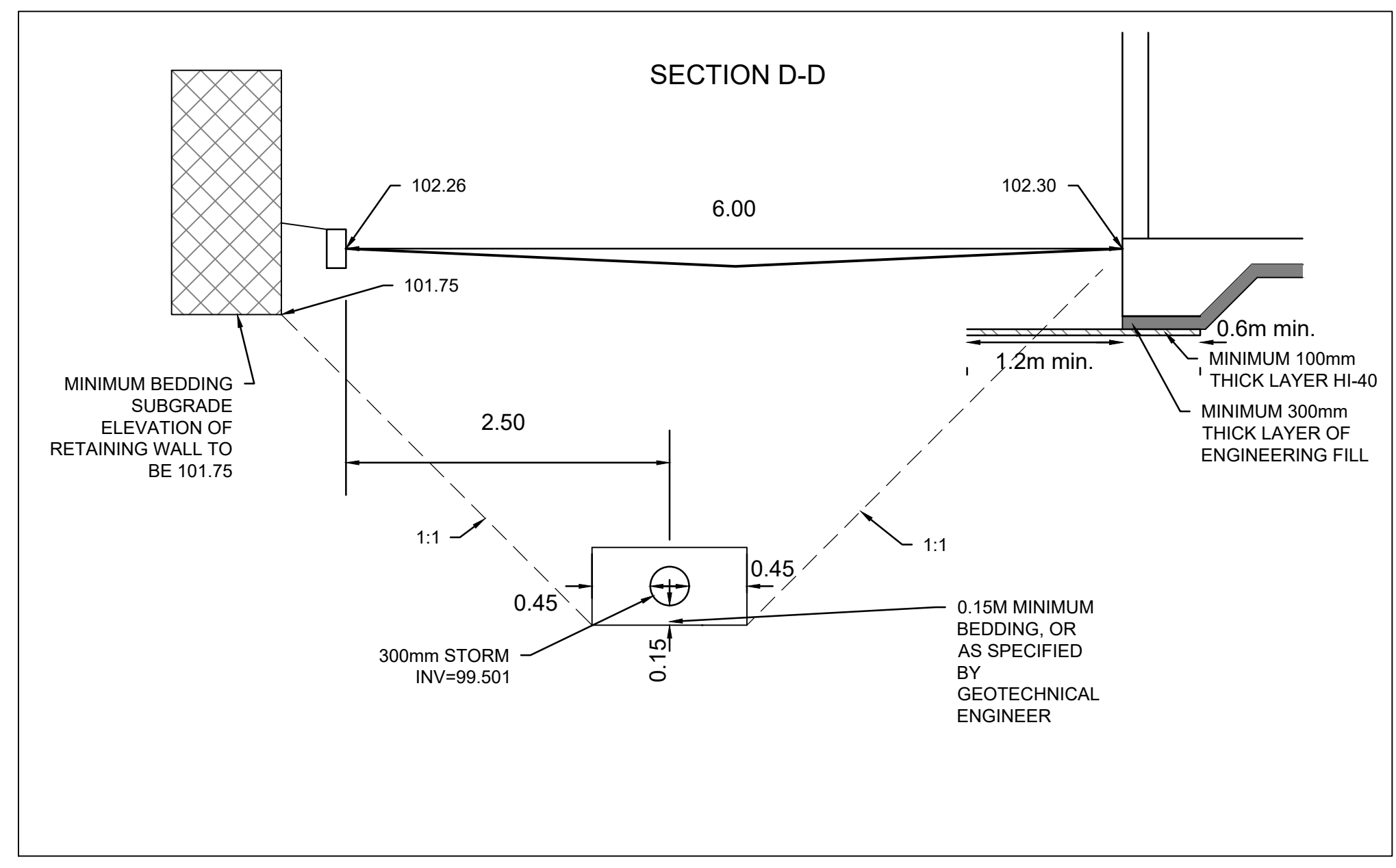
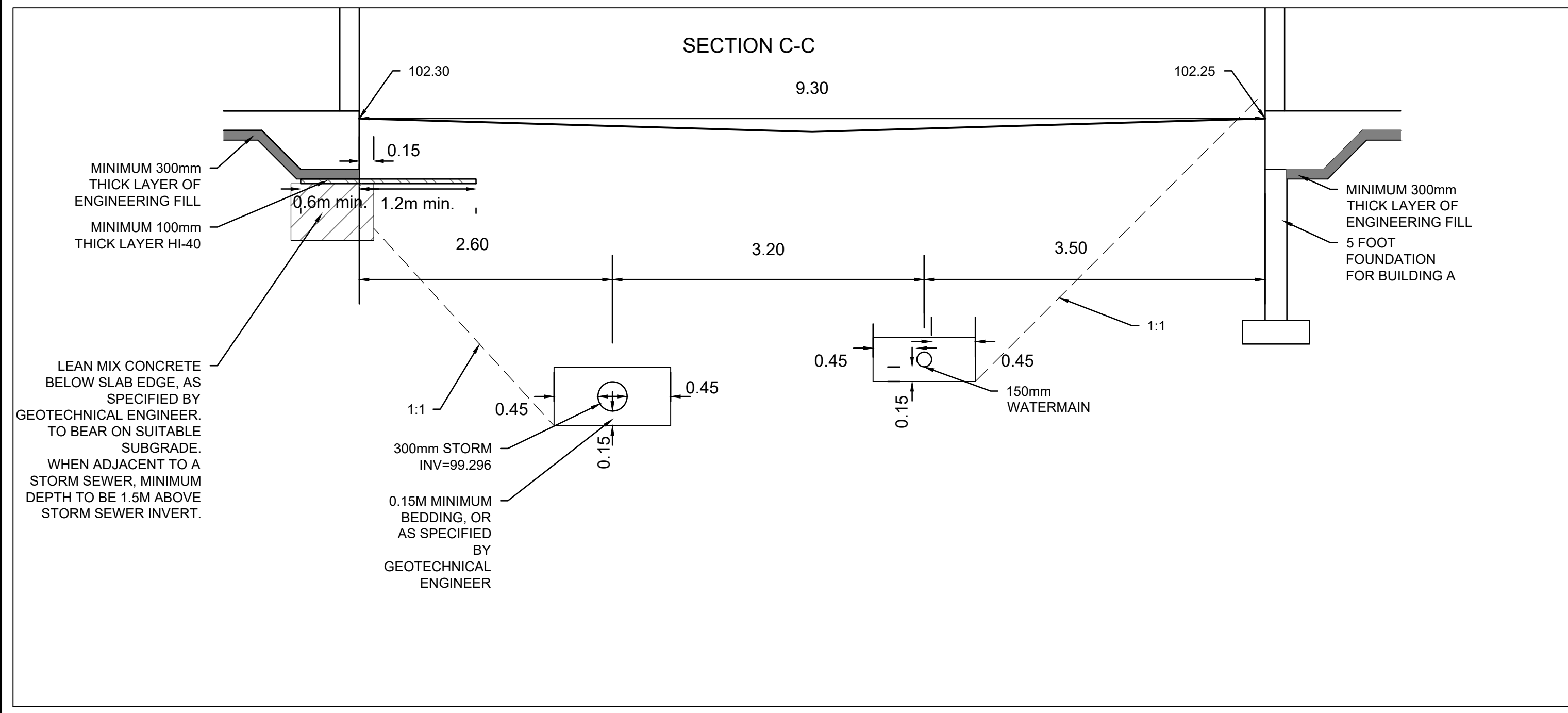
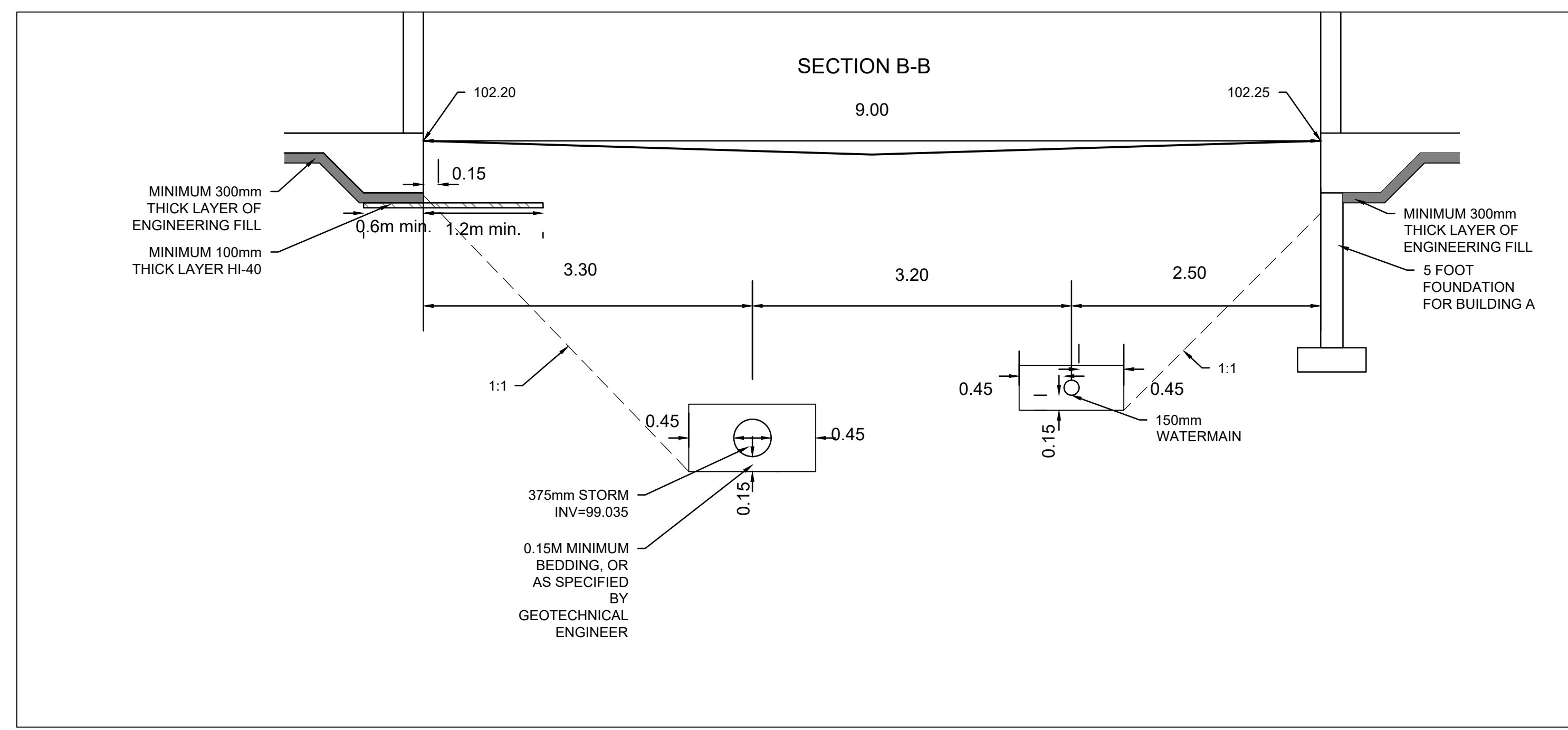
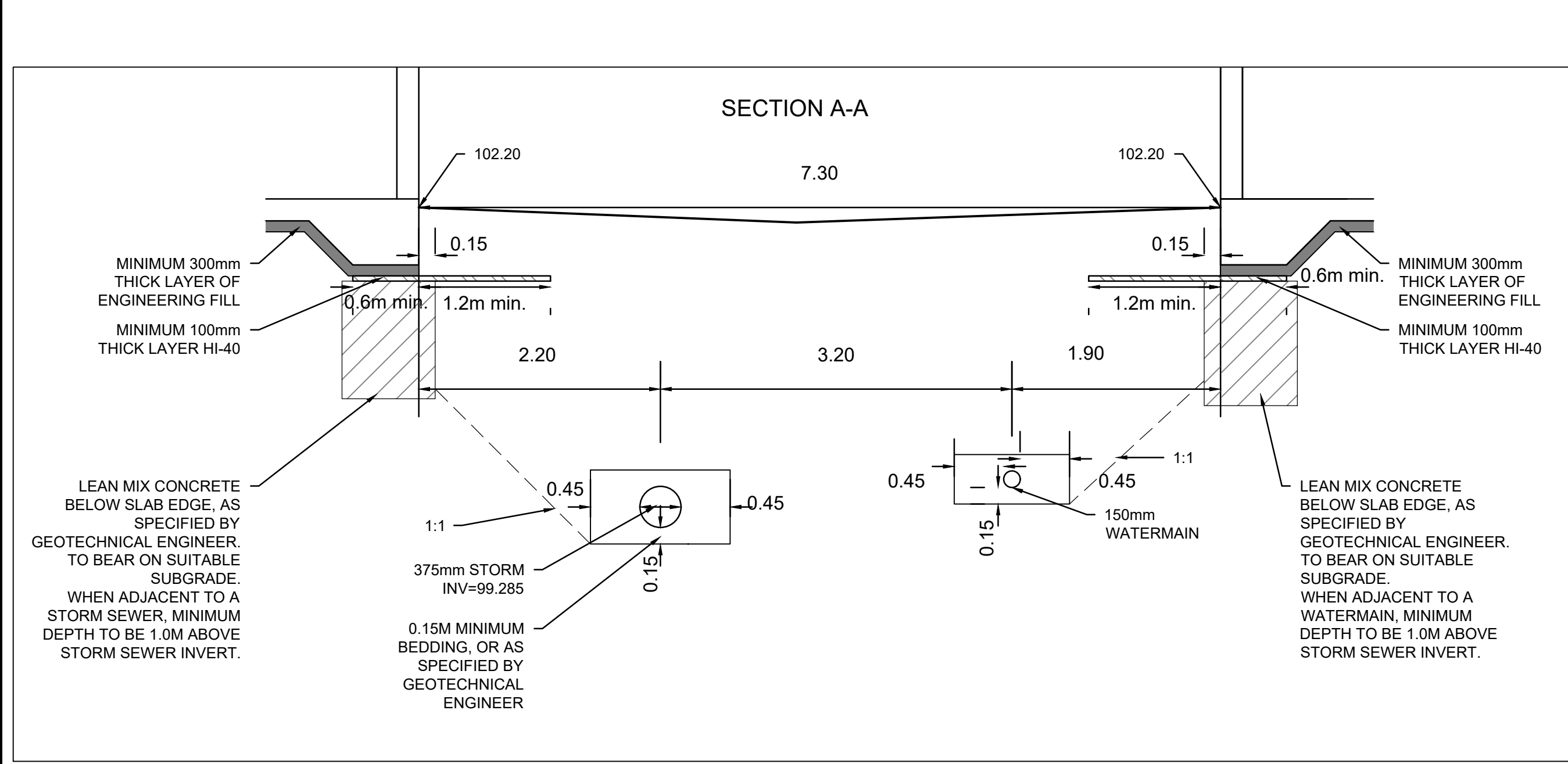
SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
MH2A	102.11	N99.773		SW99.713		1200mmØ OPSD-701.010
MH3A	101.98	NE99.463		SW99.433		1200mmØ OPSD-701.010
MH4A	100.92	NE99.300 SE98.298		NW98.021		1200mmØ OPSD-701.010
MH8A	102.10	W100.067 N100.384		S99.857		1200mmØ OPSD-701.010

MANHOLE FRAME AND COVERS PER CITY STD S25 AND S24

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 Last Saved: September 22, 2023, 10:55:18 AM by Eric Henne  
 Pinned: Friday, September 22, 2023, 10:55:18 AM by Eric Henne





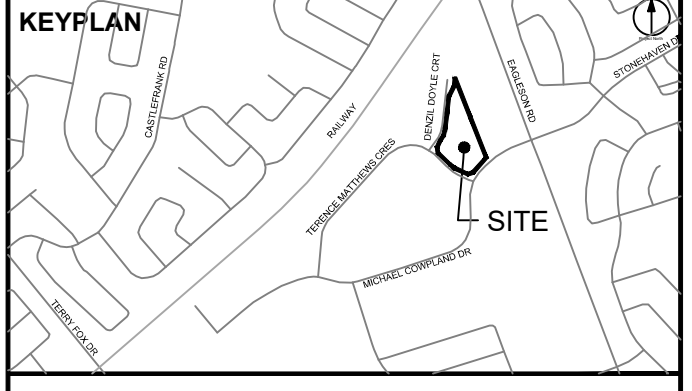
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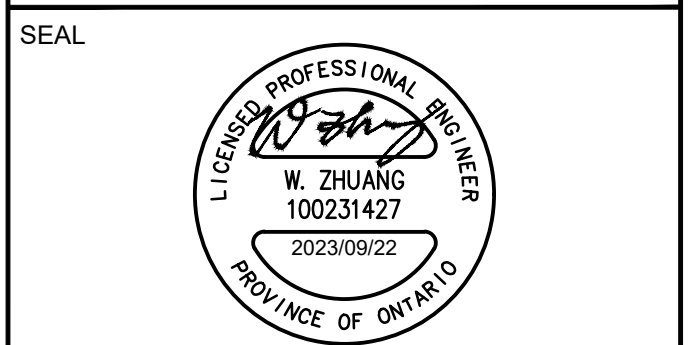
ISSUES

No.	DESCRIPTION	DATE
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5	REVISED PER CITY COMMENTS	2023-09-22

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



CONSULTANTS  
Project Coordinator:  
Huntington Properties  
Architect:  
A49 Architecture  
Landscape:  
Fotem  
Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited  
Surveyor:  
Annis O'Sullivan Vollebakk Ltd.  
Geotech:  
Paterson Group



IBI GROUP  
400 - 333 Preston Street  
Ottawa ON K1S 5M4 Canada  
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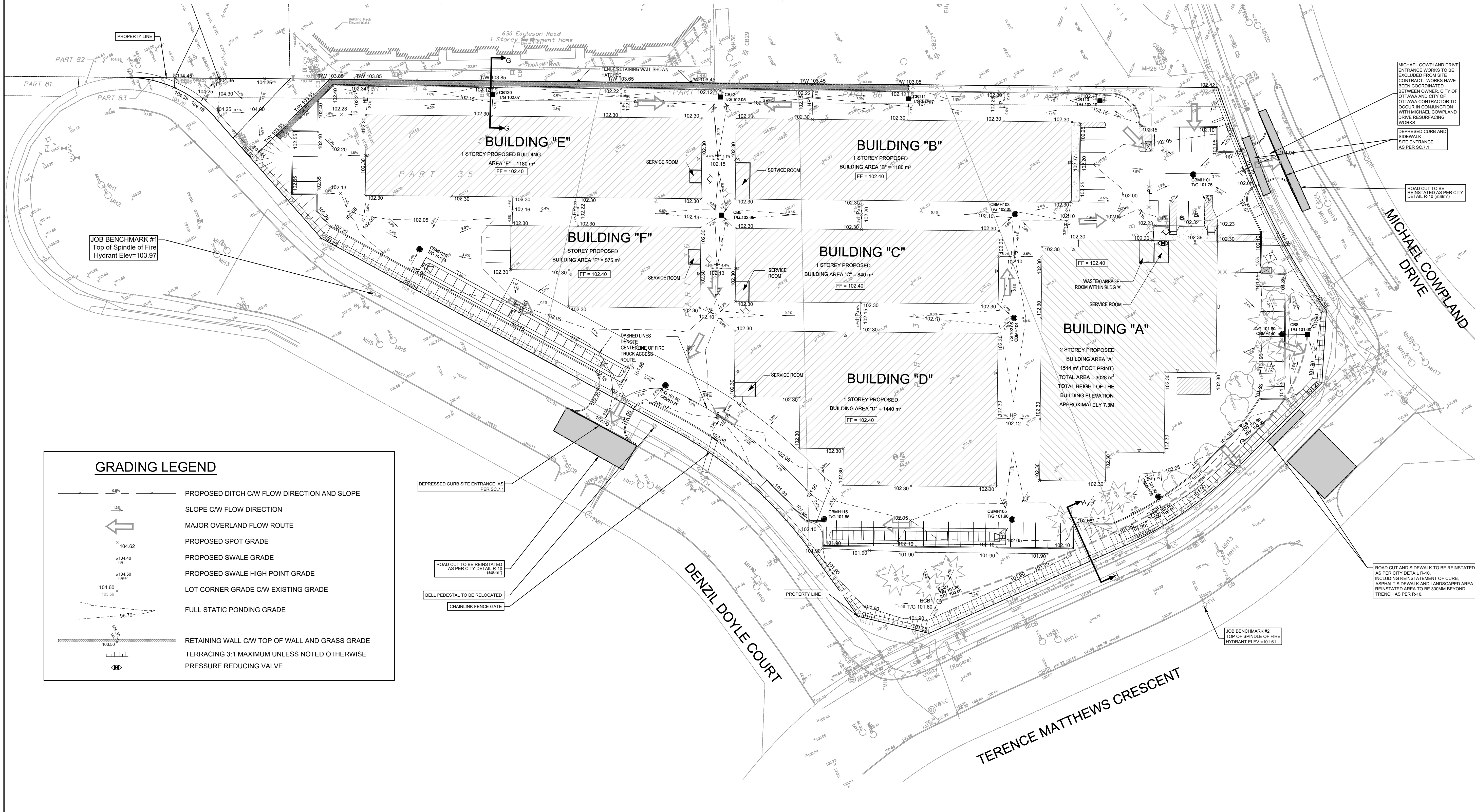
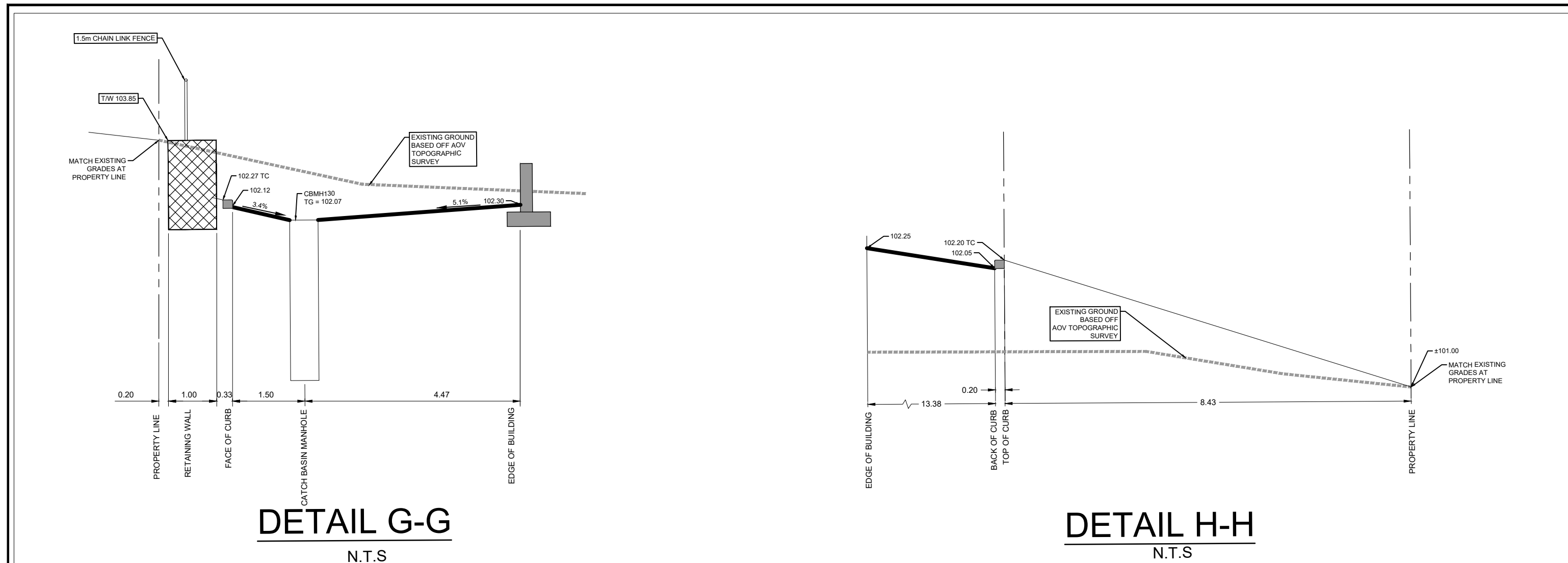
PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

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

SHEET TITLE  
**CROSS SECTIONS**

SHEET NUMBER  
**C-011**  
ISSUE  
**5**

CITY PLAN NO. 18885  
CITY FILE NO. D07-12-22-0174  
File Location: \\1135470\_00\_Design\04\_Civil\Sheets\C011\_CROSS SECTIONS.dwg  
Last Saved: September 22, 2023, 10:46:07 AM by Eric Henne  
Plotted: Friday, September 22, 2023, 10:46:07 AM by Eric Henne



**GRADING LEGEND**

- 0.5% → PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- 1.2% → SLOPE C/W FLOW DIRECTION
- ← MAJOR OVERLAND FLOW ROUTE
- × 104.62 PROPOSED SPOT GRADE
- 104.40 PROPOSED SWALE GRADE
- 104.50 PROPOSED SWALE HIGH POINT GRADE
- 104.60 LOT CORNER GRADE C/W EXISTING GRADE
- 103.50 FULL STATIC PONDING GRADE
- 96.79 — RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- ▨ TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- ▨ PRESSURE REDUCING VALVE

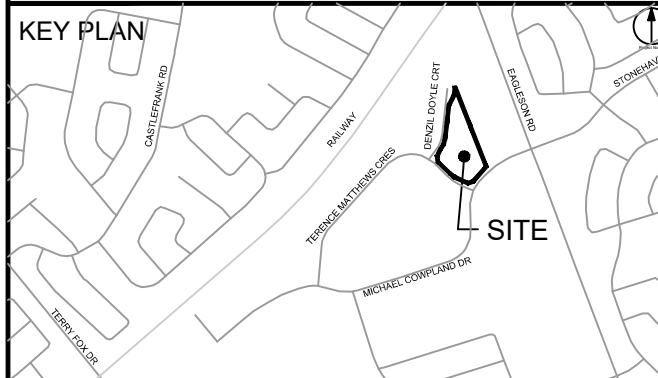
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

Project Coordinator:  
Huntington Properties

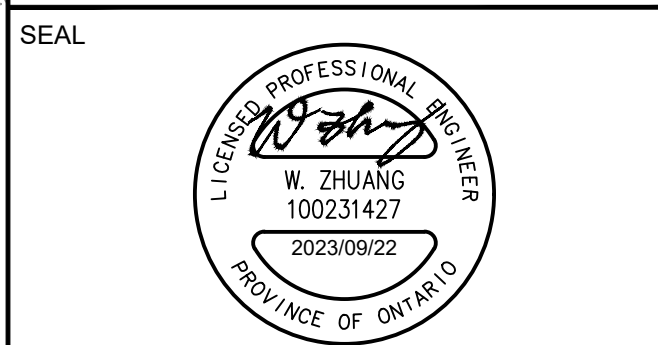
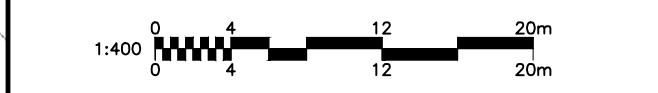
Architect:  
A49 Architecture

Landscapes:  
Fotem

Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited

Surveyor:  
Annis O'Sullivan Vollebakk Ltd.

Geotech:  
Paterson Group



**IBI GROUP**  
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ibigroup.com

PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

PROJECT NO:  
135470

DRAWN BY:  
S.L. / D.D.

PROJECT MGR:  
R.M.

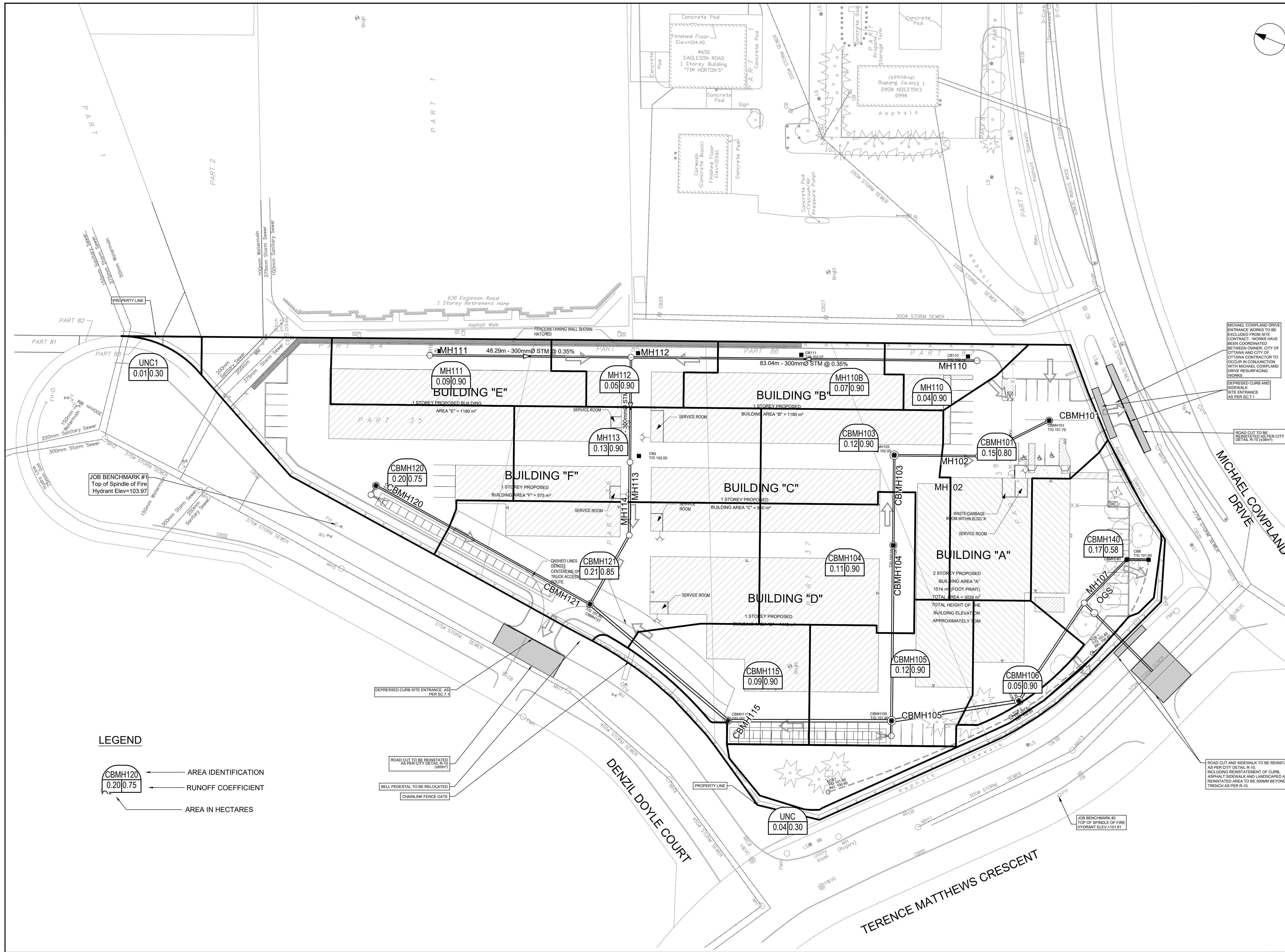
CHECKED BY:  
T.R.B.

APPROVED BY:  
T.R.B.

SHEET TITLE  
**GRADING PLAN**

SHEET NUMBER  
**C-200**

ISSUE  
**5**



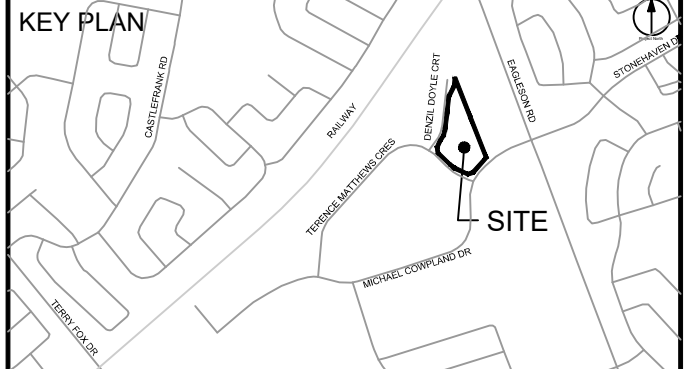
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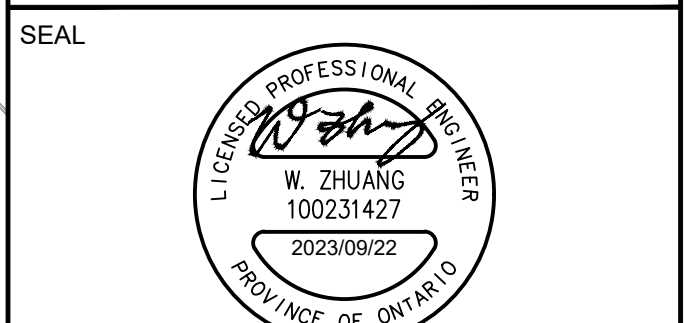
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5	REVISED PER CITY COMMENTS	2023-09-22

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



CONSULTANTS  
 Project Coordinator:  
 Huntington Properties  
 Architect:  
 A49 Architecture  
 Landscape:  
 Folem  
 Mechanical & Electrical:  
 Goodkey, Weedmark & Associates Limited  
 Surveyor:  
 Annis O'Sullivan Vollebakk Ltd.  
 Geotech:  
 Paterson Group



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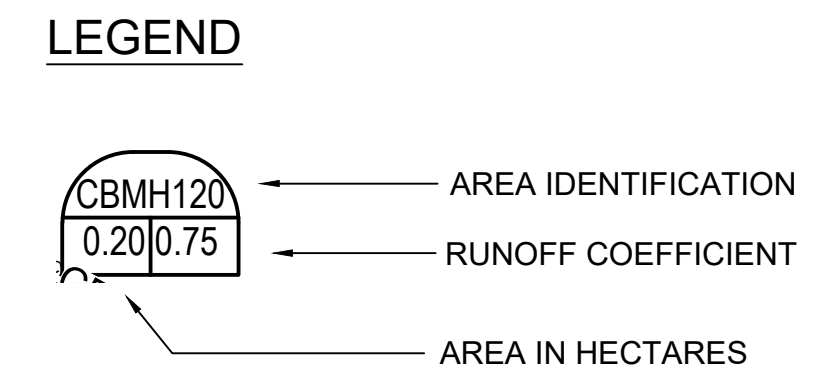
IBI GROUP  
 Suite 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
 ibigroup.com

PROJECT  
**PROPOSED SELF STORAGE DEVELOPMENT**  
 75 MICHAEL COWPLAND

PROJECT NO:  
 135470  
 DRAWN BY:  
 S.L. / D.D.  
 PROJECT MGR:  
 R.M.

CHECKED BY:  
 T.R.B.  
 APPROVED BY:  
 T.R.B.

SHEET TITLE  
**STORM DRAINAGE AREA PLAN**  
 SHEET NUMBER  
**C-500**  
 ISSUE  
**5**



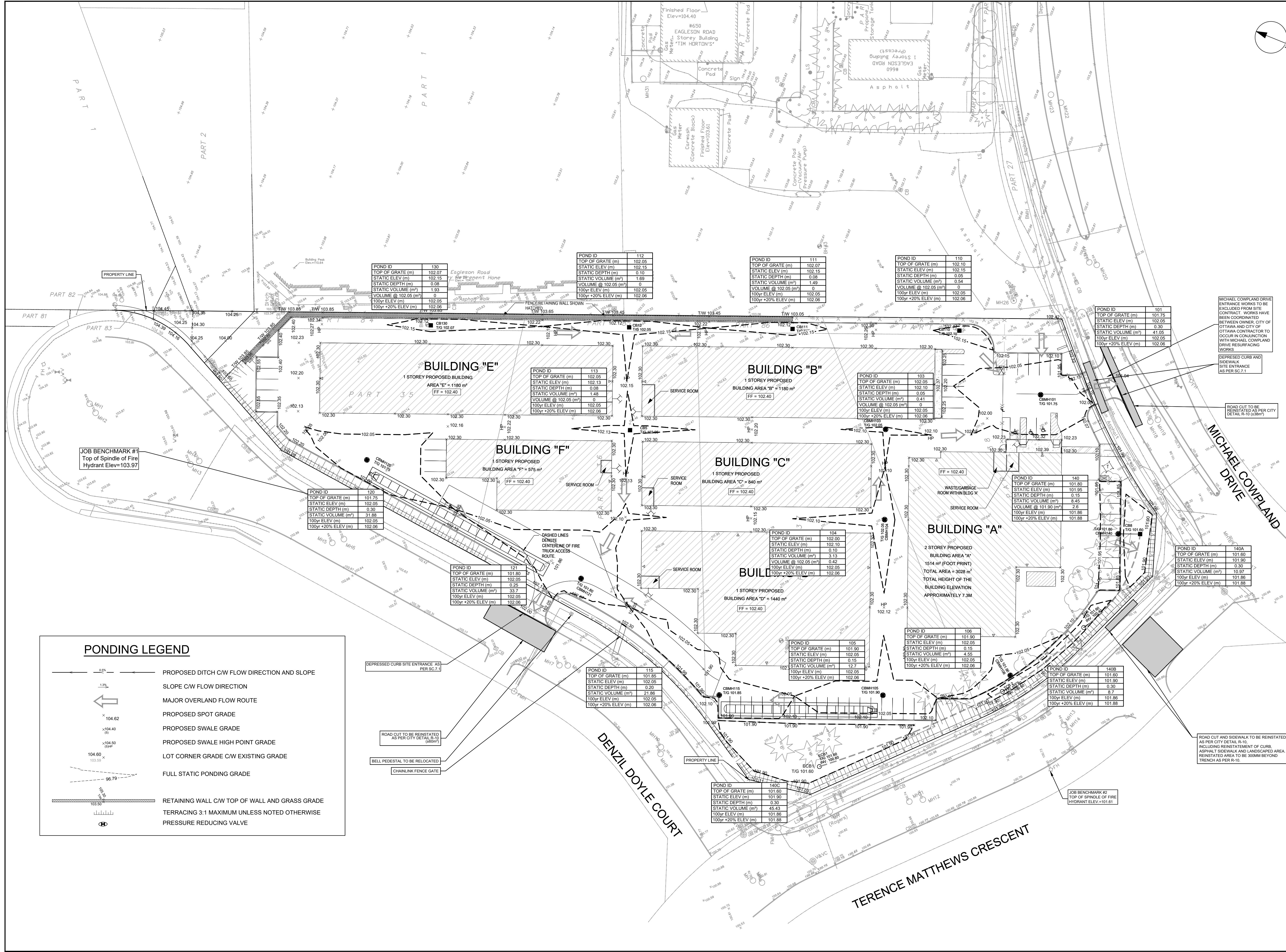
ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (450m)  
 BELL PEDESTAL TO BE RELOCATED  
 CHAINLINK FENCE GATE

MICHAEL COWPLAND DRIVE ENTRANCE WORKS TO BE EXCLUDED FROM SITE CONTRACT. WORKS HAVE BEEN COORDINATED BETWEEN OWNER, CITY OF OTTAWA AND CITY OF OTTAWA CONTRACTOR TO OCCUR IN CONJUNCTION WITH MICHAEL COWPLAND DRIVE RESURFACING WORKS.  
 DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (138m)

ROAD CUT AND SIDEWALK TO BE REINSTATED AS PER CITY DETAIL R-10, INCLUDING REINSTATEMENT OF CURB, ASPHALT SIDEWALK AND LANDSCAPED AREA REINSTATED AREA TO BE 300MM BEYOND TRENCH AS PER R-10.

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 Design: J135470\_00\_Denzil\_Doyle\_Court\_Plan.dwg  
 Production: J135470\_00\_Denzil\_Doyle\_Court\_Plan.dwg  
 Date: September 22, 2023, 10:57:16 AM by Eric Henne



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

**KEY PLAN**

**CONSULTANTS**

Project Coordinator:  
Huntington Properties

Architect:  
A49 Architecture

Landscapes:  
Fotem

Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited

Surveyor:  
Annis O'Sullivan Vollebakk Ltd.

Geotech:  
Paterson Group

**SEAL**

**PROJECT**  
**PROPOSED SELF STORAGE DEVELOPMENT**  
 75 MICHAEL COWPLAND

PROJECT NO:  
135470

DRAWN BY:  
S.L. / D.D.

CHECKED BY:  
T.R.B.

PROJECT MGR:  
R.M.

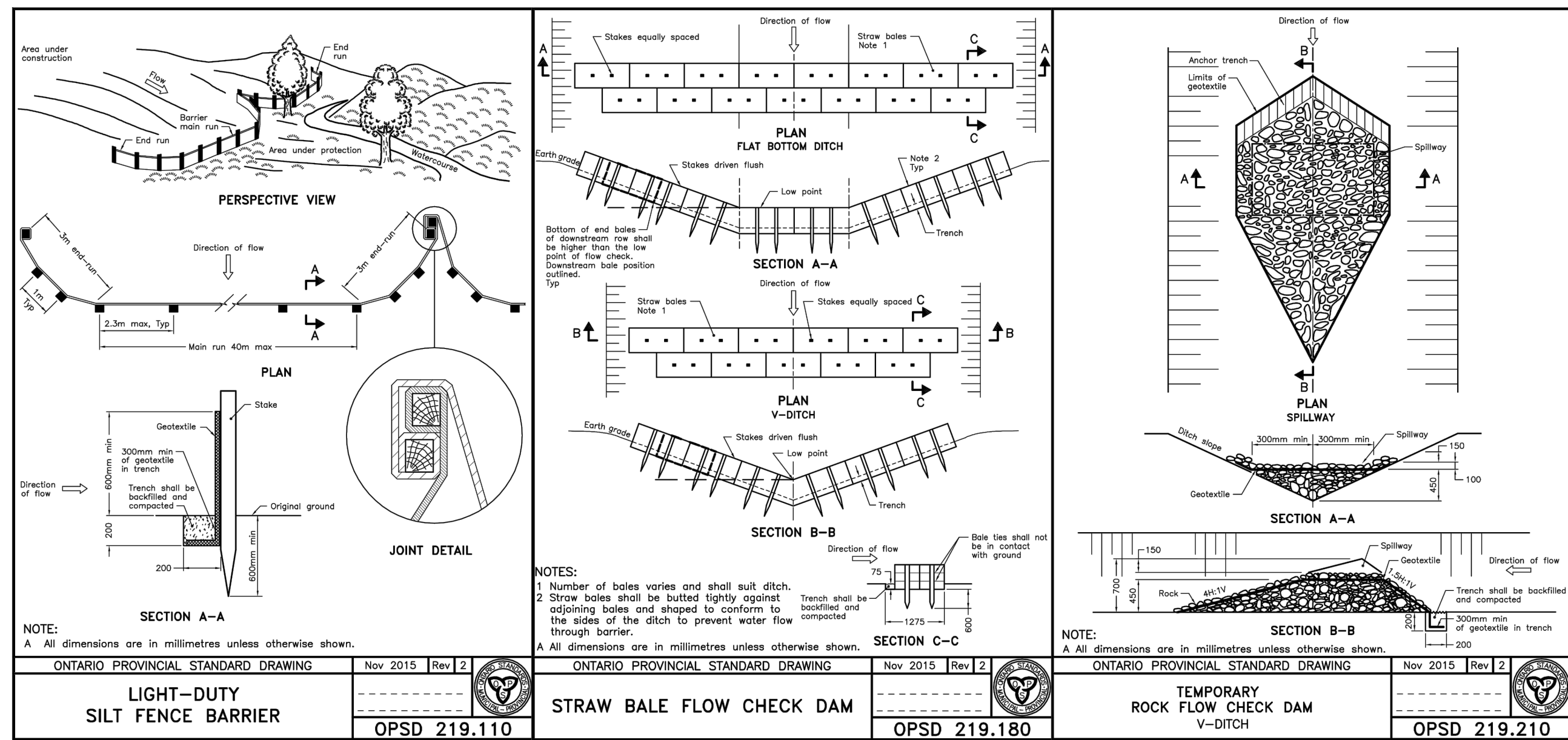
APPROVED BY:  
T.R.B.

**SHEET TITLE**  
**PONDING PLAN**

SHEET NUMBER  
**C-600**

ISSUE  
**5**

CITY PLAN NO. 18885  
 CITY FILE NO. D07-12-22-0174  
 File Location: \\135470\_01\_Production\03\_Design\04\_Civil\Sheet\C-600\_Ponding Plan.dwg Last Saved: September 22, 2023 10:57:52 AM by Eric Henne  
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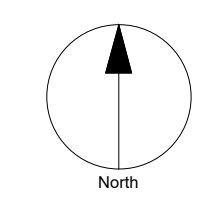


**NOTES:**

- 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 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.
  - 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



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**HUNTINGTON PROPERTIES**  
**Huntington PROPERTIES**

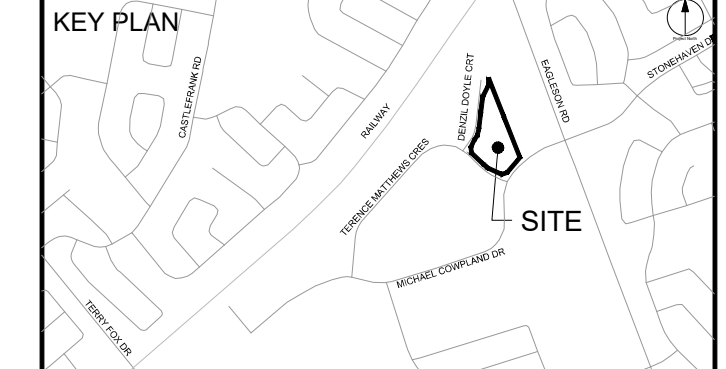
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5	REVISED PER CITY COMMENTS	2023-09-22

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**LEGEND**

Project Coordinator:  
Huntington Properties

Architect:  
A49 Architecture

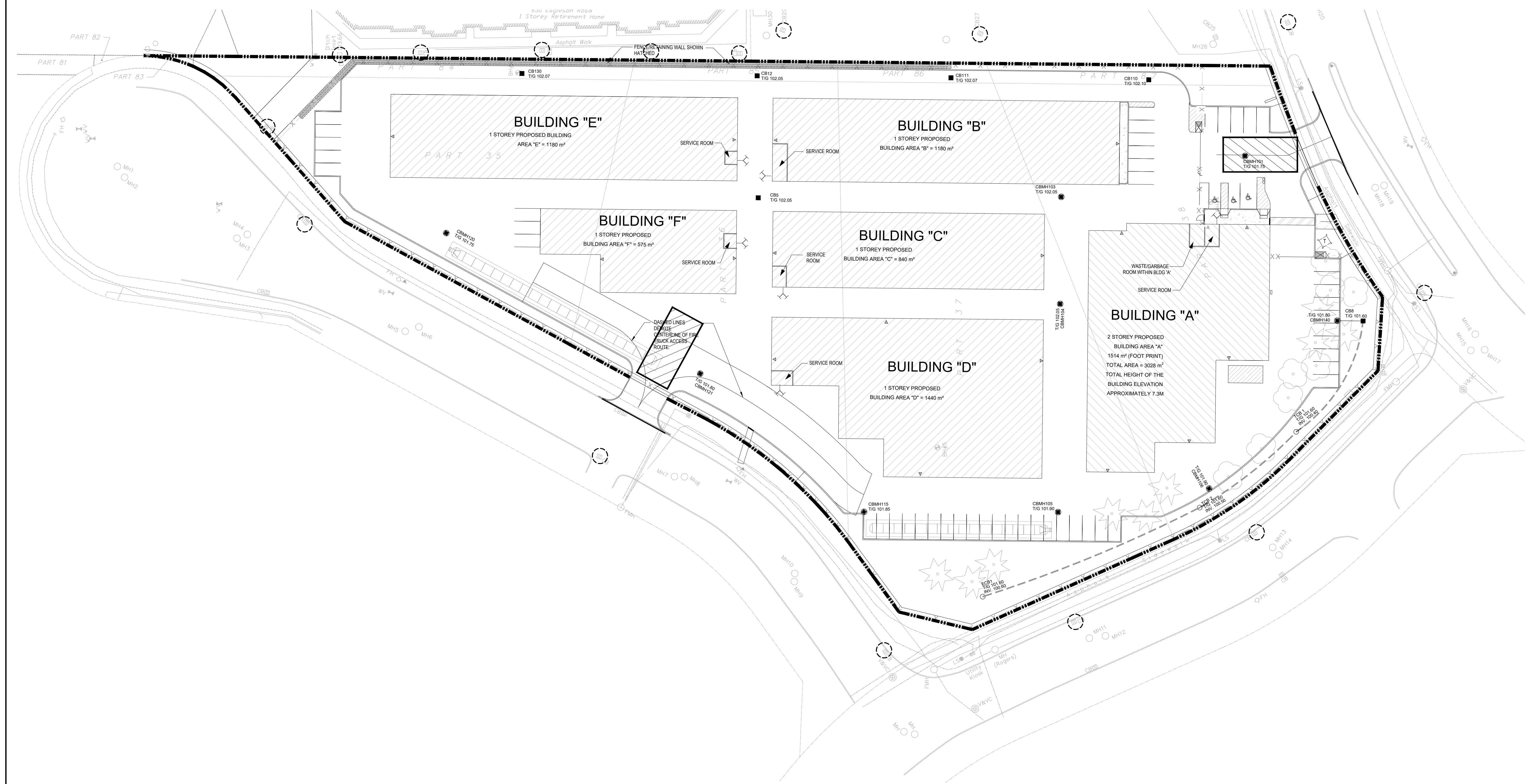
Landscape:  
Fotem

Mechanical & Electrical:  
Goodkey, Weedmark & Associates Limited

Surveyor:  
Annis O'Sullivan Vollebakk Ltd.

Geotech:  
Paterson Group

**SEAL**



**IBI GROUP**  
Suite 400 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 / 613 241 3300 fax 613 225 9868  
ibigroup.com

**PROJECT**  
**PROPOSED SELF STORAGE DEVELOPMENT**  
75 MICHAEL COWPLAND

**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** **C-900** **ISSUE** **5**

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