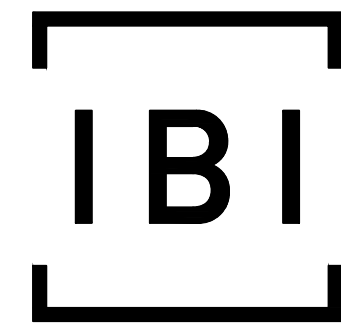
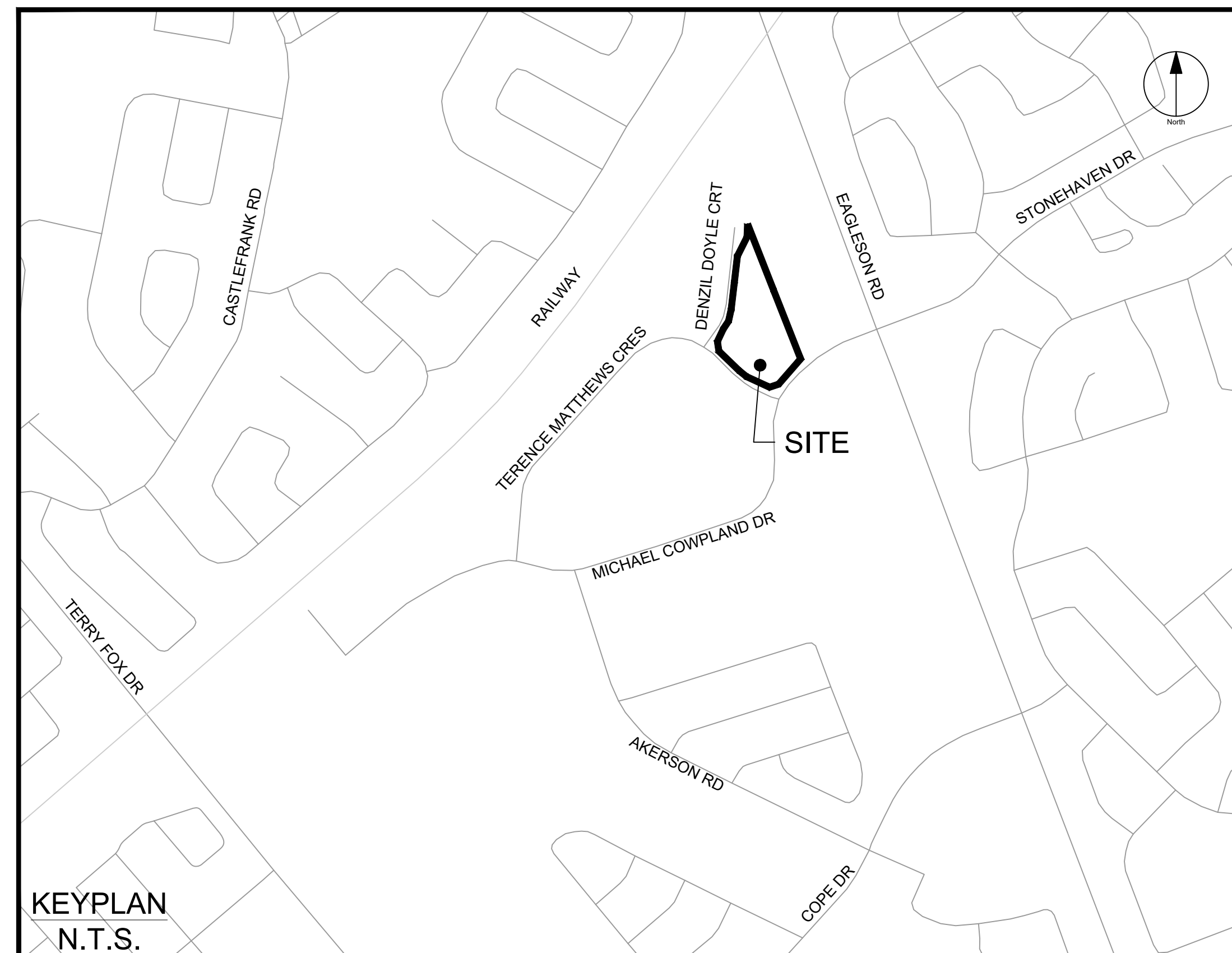


PROPOSED SELF STORAGE DEVELOPMENT HUNTINGTON PROPERTIES



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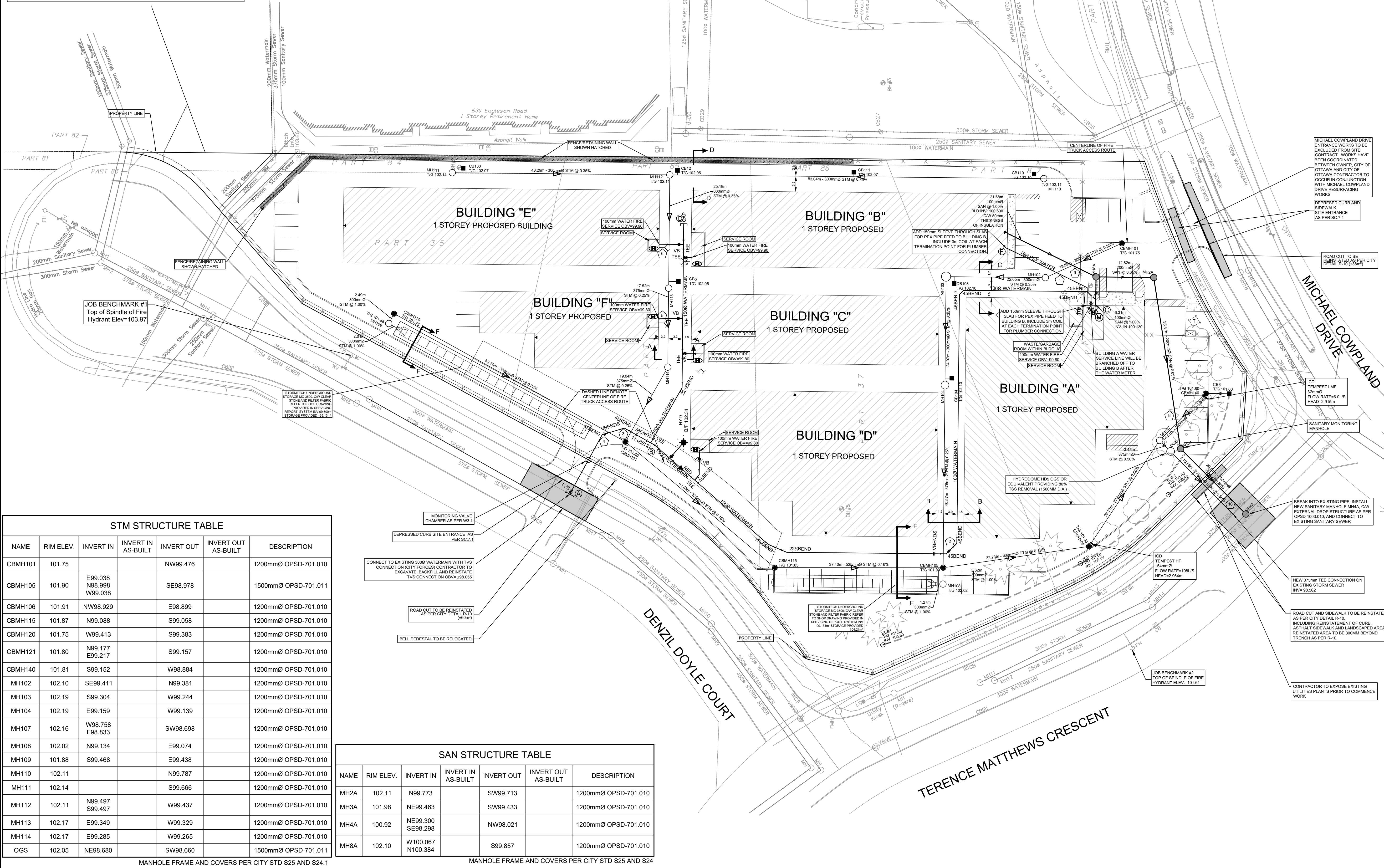
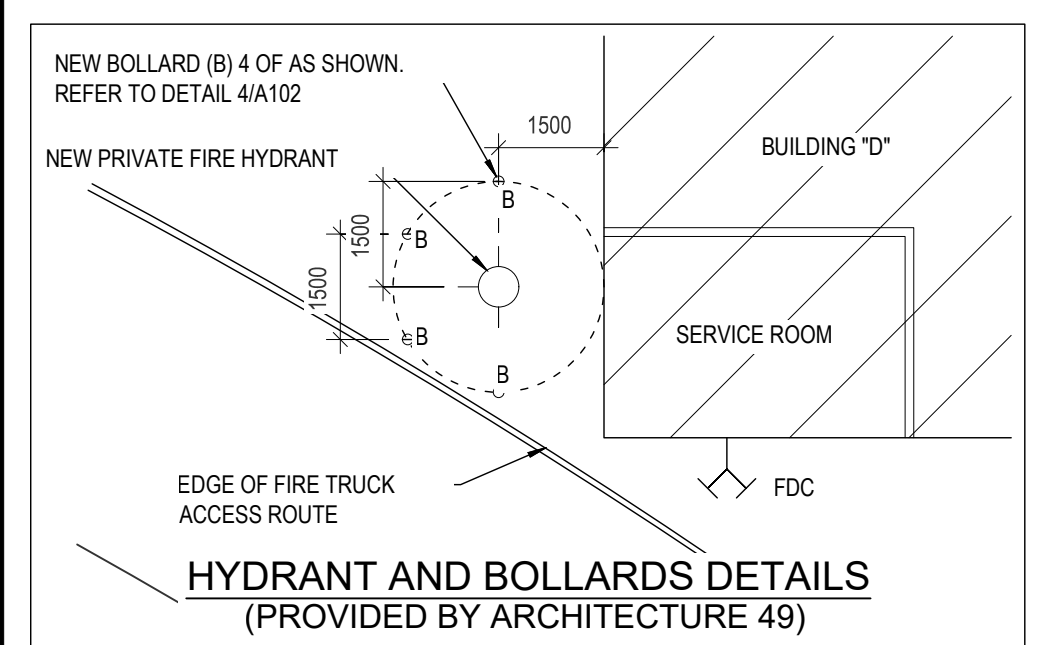


**75 MICHAEL COWPLAND
CITY OF OTTAWA**

CONTRACT NO. 135470

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



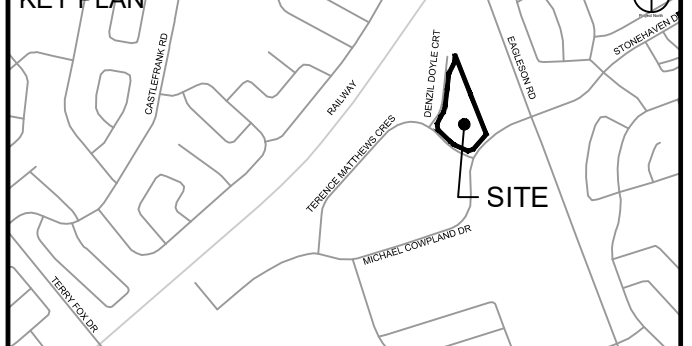
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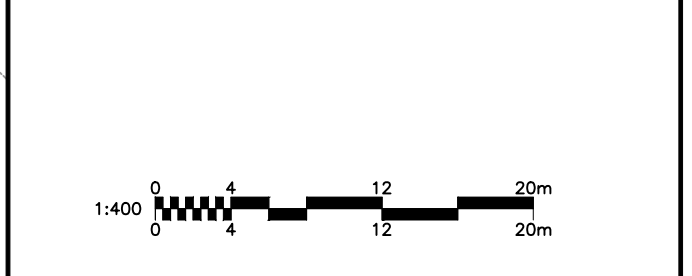
No.	DESCRIPTION	DATE
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7	REVISED PER CITY COMMENTS	2023-12-20

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



CONSULTANTS

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



SEAL

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH101	101.75			NW99.476		1200mmØ OPSD-701.010
CBMH105	101.90	E99.038 N98.998 W99.038		SE98.978		1500mmØ OPSD-701.011
CBMH106	101.91	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	102.10	SE99.411		N99.381		1200mmØ OPSD-701.010
MH103	102.19	S99.304		W99.244		1200mmØ OPSD-701.010
MH104	102.19	E99.159		W99.139		1200mmØ OPSD-701.010
MH107	102.16	W98.758 E98.833		SW98.698		1200mmØ OPSD-701.010
MH108	102.02	N99.134		E99.074		1200mmØ OPSD-701.010
MH109	101.88	S99.468		E99.438		1200mmØ OPSD-701.010
MH110	102.11			N99.787		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

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
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001

ISSUE
6

CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
 Pinned: Wednesday, December 20, 2023 12:02:12 PM by Eric Henne
 Last Saved: December 20, 2023, by ehennie
 File Location: \\1135470_R0_Deniz_Doyle_Court_Production\03_Design\04_Civil\Sheet\C-001_GENERAL PLAN SERVICES.dwg

GENERAL LEGEND

Table with 2 columns: Symbol/Line Style and Description. Includes LIMIT OF CONSTRUCTION, PHASING LINE, BARRIER CURB, MOUNTABLE CURB, DEPRESSED BARRIER CURB, CONCRETE SIDEWALK, ASPHALT SIDEWALK / PATHWAY, and BUS STOP CONCRETE / ASPHALT.

SERVICING LEGEND

Table with 2 columns: Symbol and Description. Includes SANITARY MANHOLE (MH118A), WATERTIGHT SANITARY MANHOLE, SANITARY SEWER (MH109), STORM MANHOLE (MH116), STORM SEWER - LESS THAN 900Ø, STORM SEWER - 900Ø AND GREATER, WATERMAIN, STREET CATCHBASIN C/W TOP OF GRATE, CURB INLET CATCHBASIN C/W GUTTER GRADE, DOUBLE CATCHBASIN C/W TOP OF GRATE, DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE, DITCH INLET MANHOLE C/W TOP OF GRATE, CATCHBASIN MANHOLE C/W TOP OF GRATE, REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE, REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT, REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT, REAR YARD "CUSTOM ANGLED" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT, REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT, PERFORATED REAR YARD SUBDRAIN, CSP CULVERT C/W DIAMETER, WATERMAIN TEE CONNECTION, TAPPING VALVE SLEEVE, VALVE AND VALVE BOX, VALVE AND VALVE CHAMBER, PARK VALVE CHAMBER C/W SERVICE POST, FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION, WATERMAIN REDUCER, VERTICAL BEND LOCATION, SIAMENSE CONNECTION (IF REQUIRED), METER (IF REQUIRED), REMOTE METER (IF REQUIRED), WATERMAIN IDENTIFICATION (IF REQUIRED), PIPE CROSSING IDENTIFICATION (IF REQUIRED), SINGLE SERVICE LOCATION, DOUBLE SERVICE LOCATION, INFERRER REFUSAL (SEE GEOTECHNICAL REPORT), 100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE, UNDERSIDE OF FOOTING ELEVATION, CLAY SEAL IN SEWER / WATERMAIN TRENCH, and PRESSURE REDUCING VALVE.

FAIRHALL, MOFFATT & WOODLAND LIMITED LEGEND

Table with 2 columns: Symbol and Description. Includes CB (CATCH BASIN), MH (MANHOLE), BMH (BELL MANHOLE), WMH (WATER MANHOLE), HMBH (HYDRO MANHOLE), TMH (TRAFFIC MANHOLE), THH (TRAFFIC OPTIC MANHOLE), 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), TB (TOLL BOX), GUY WIRE AND ANCHOR, BOLLARD, SIGN, CONIFEROUS TREE, DECIDUOUS TREE, WATERMAIN, OVERHEAD UTILITY WIRES, UNDERGROUND HYDRO, UNDERGROUND BELL, GAS MAIN, STORM SEWER, SANITARY SEWER, CURB, UNDERGROUND ROGERS CABLE, and FIBRE OPTICS.

Pipe Interference Table with columns: Crossing No., PIPE 1, PIPE 2, and Clearance. Lists crossings 1 through 10 with details on pipe types and clearances.

Watermain Schedule Table with columns: Station, Description, Finished Grade, Top of Watermain, and As Built Watermain. Lists watermain segments A through F with their respective details.

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 STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN 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 FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG3798-2 REV2 DATED NOV 23, 2022 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, VOLLEBEK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY A&A 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 WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AS PER CITY GUIDELINES. ALL WATERMANS 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 CONTROL 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 ESTABLISHED 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:
- WATERMANS TO BE PVC DR19
- SANITARY SEWER TO BE PVC DR35
- PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
- STORM SEWERS 300MM DIAMETER AND LESSER TO BE PVC DR35
- STORM SEWERS 400MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
21. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND RENOVATE.
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 AND W35, 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 OUTLETING 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 CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
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 PCS9VMM AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
33. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED 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 PERFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
38. ALL CURBS SHALL BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC1.1. TYPICAL BARRIER CURB HEIGHT SHALL BE 150MM UNLESS NOTED OTHERWISE.

ROADWAY STRUCTURE:

Table defining CAR ONLY PARKING AREAS (600mm) and COLLECTOR ROAD (600mm) with material specifications for different pipe diameters (40mm, 50mm, 150mm, 300mm).

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

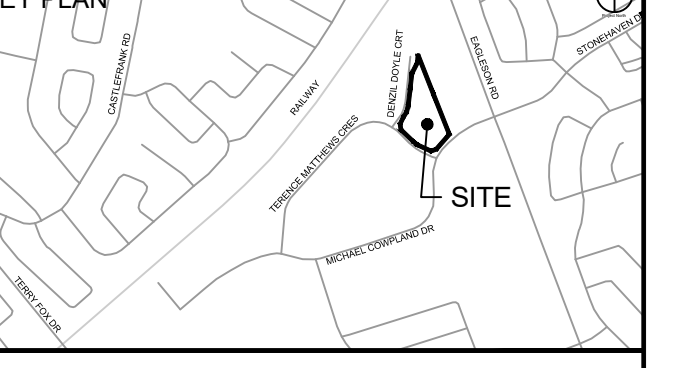
Main data table with columns: STRUCTURE ID, STORM AREA ID, STRUCTURE, FRAME & COVER, ELEVATION (TOP OF GRATE, INLET, OUTLET), OUTLET PIPE (DIAMETER, TYPE), INLET CONTROL DEVICE (100yr Dynamic HEAD, RESTRICTED FLOW, ICD TYPE), ORIFICE SIZE (CIRCULAR, mm dia.), and COMMENTS. Lists structures CB5 through CBMH140 with their respective specifications.

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ISSUES table with columns: No., DESCRIPTION, and DATE. Lists 7 issues related to city review comments and technical reports.

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



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

SEAL: Professional Engineer seal for W. ZHUANG, License No. 100231427, dated 2023/12/20, Province of Ontario.

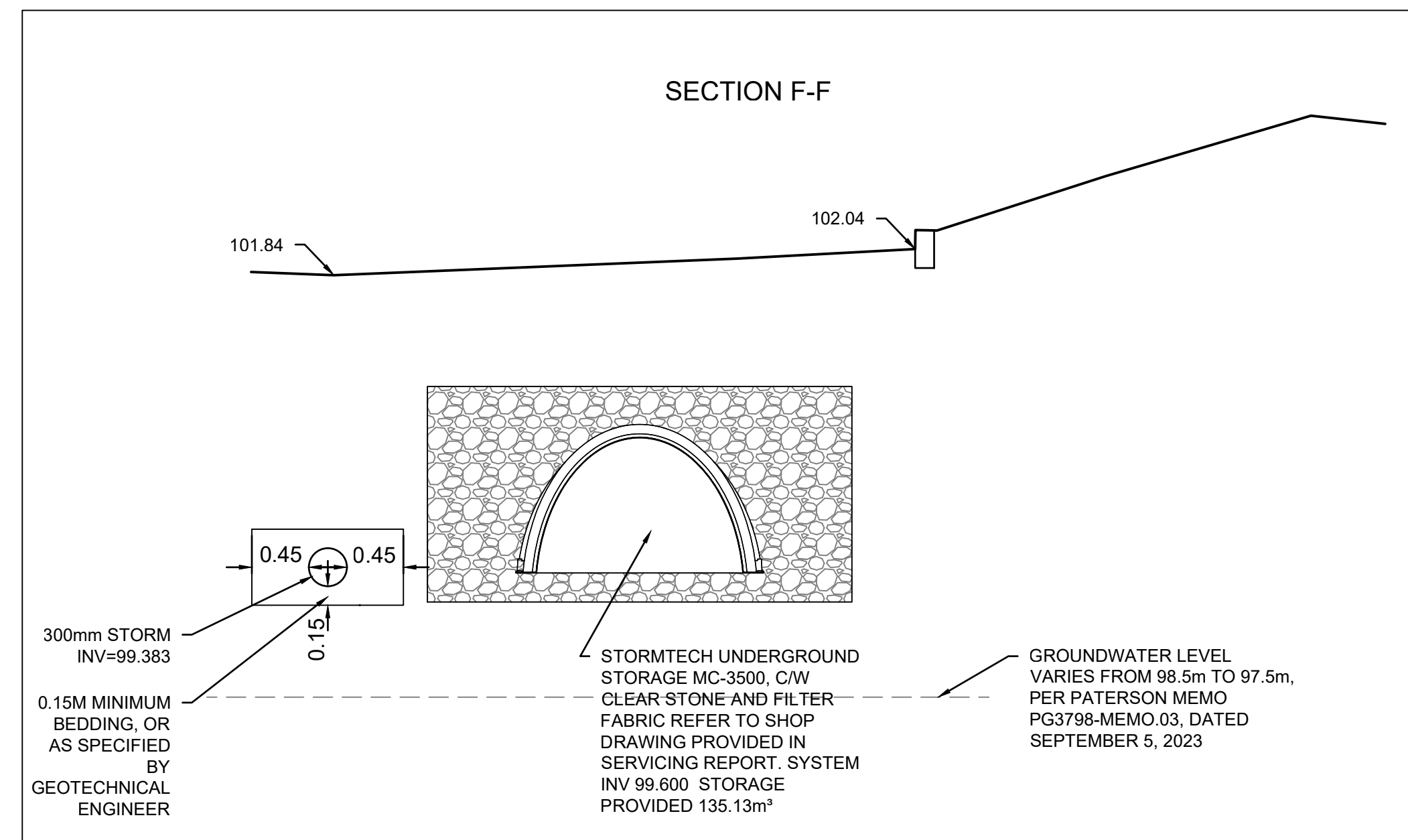
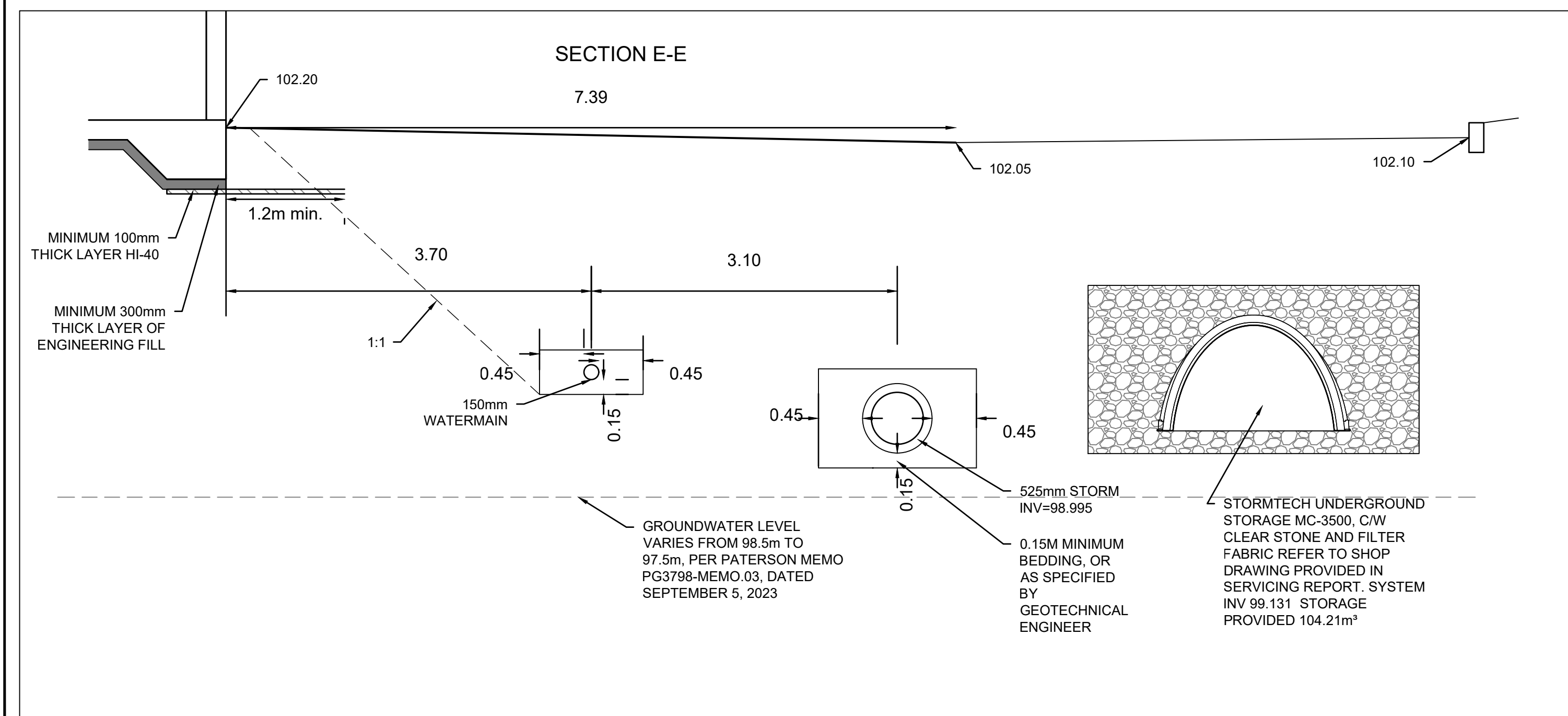
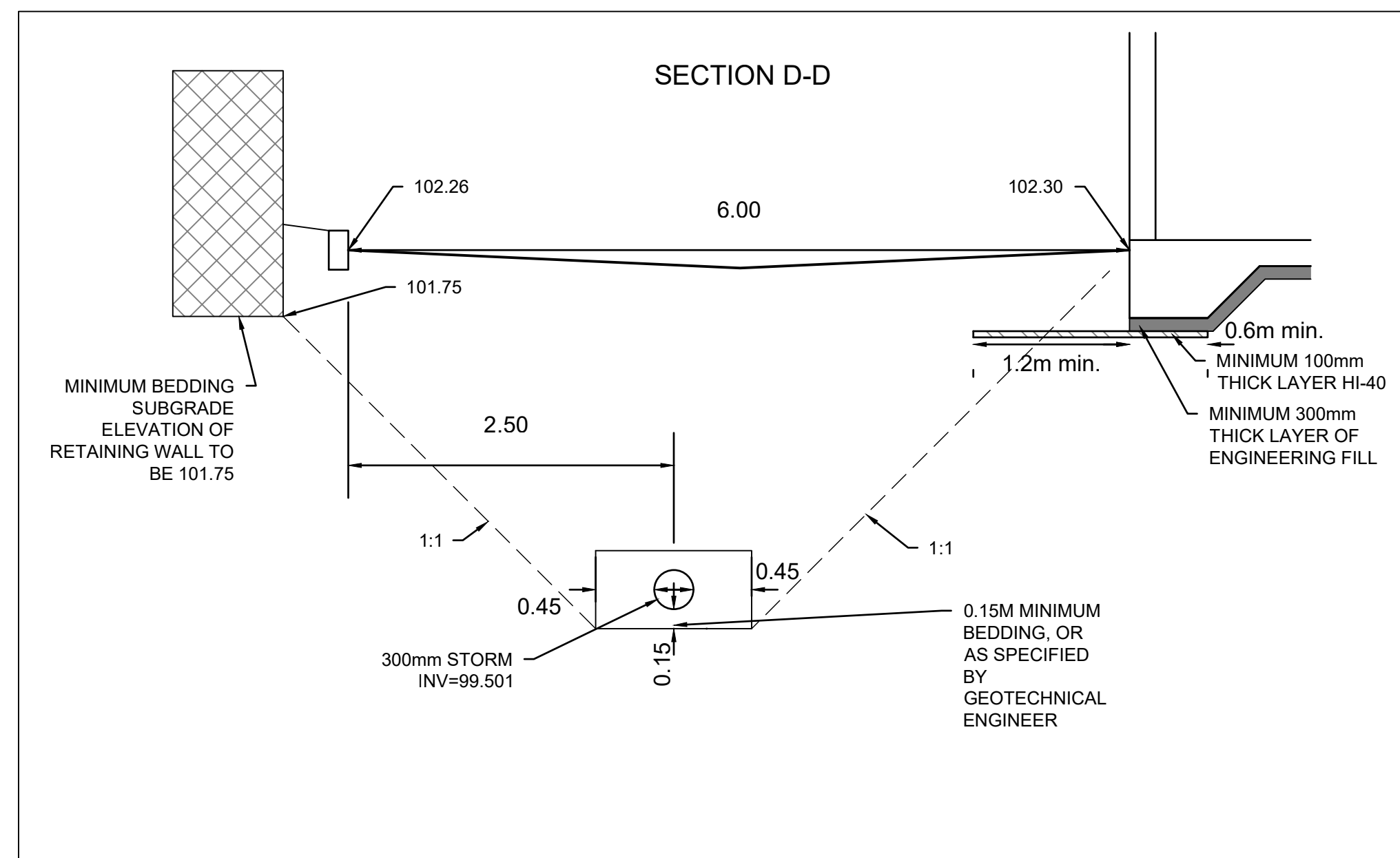
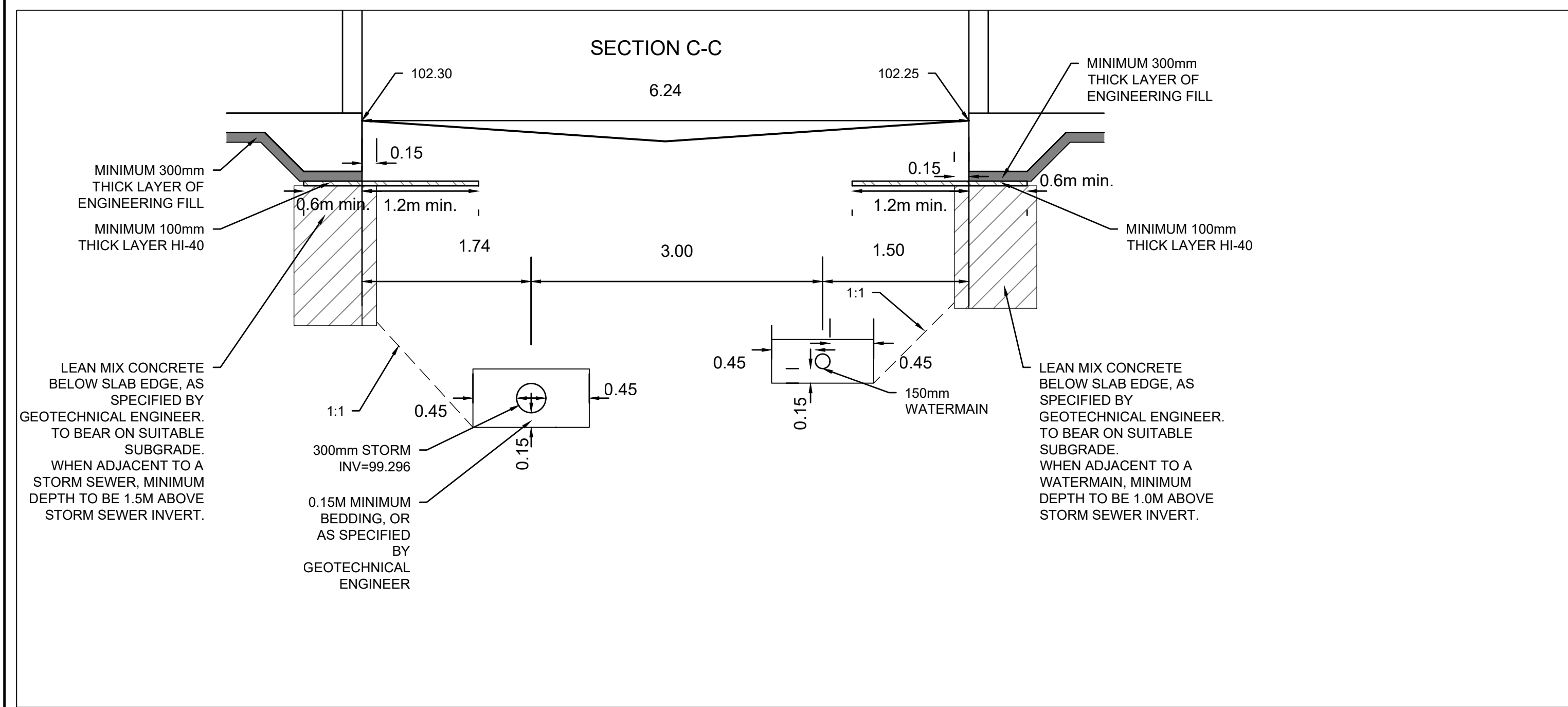
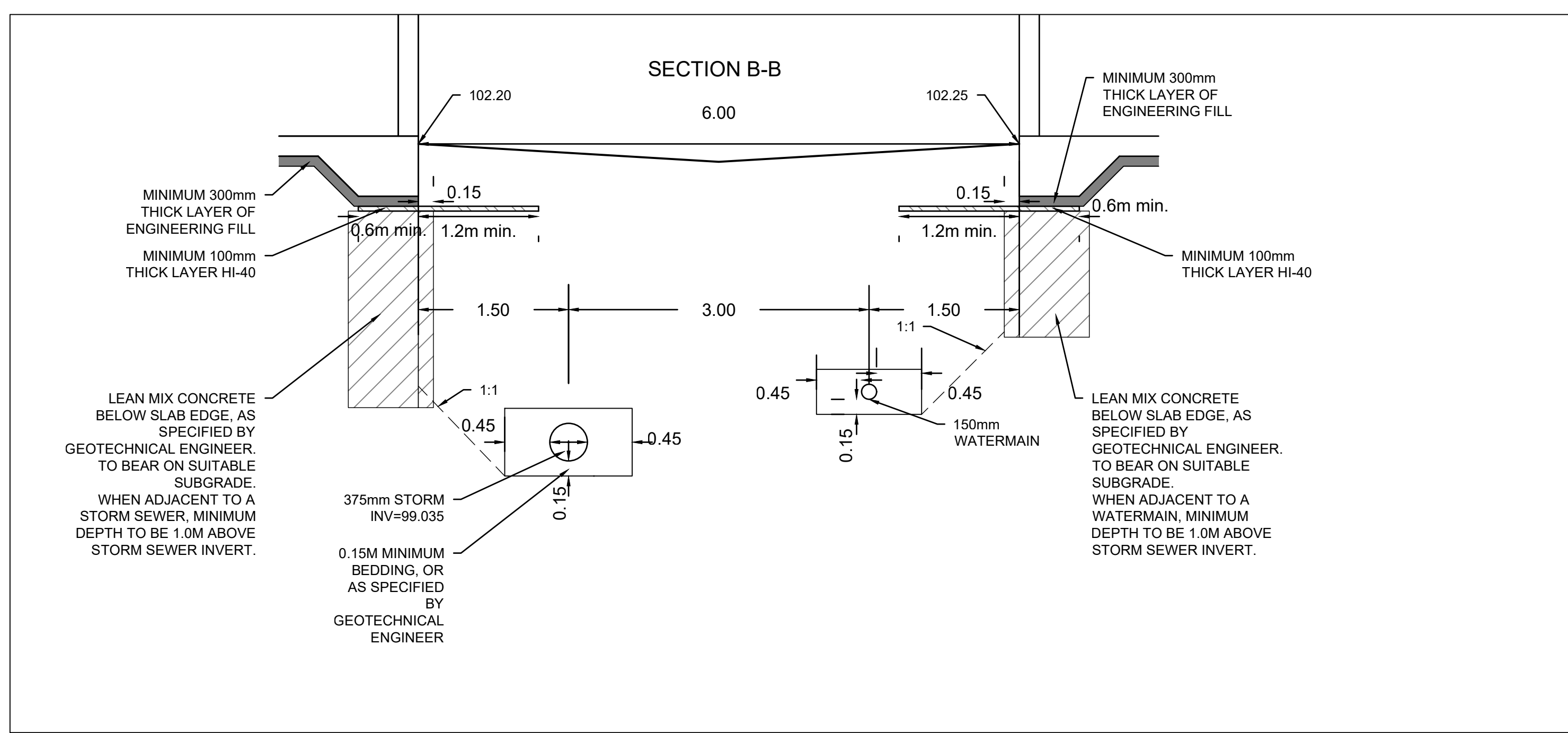
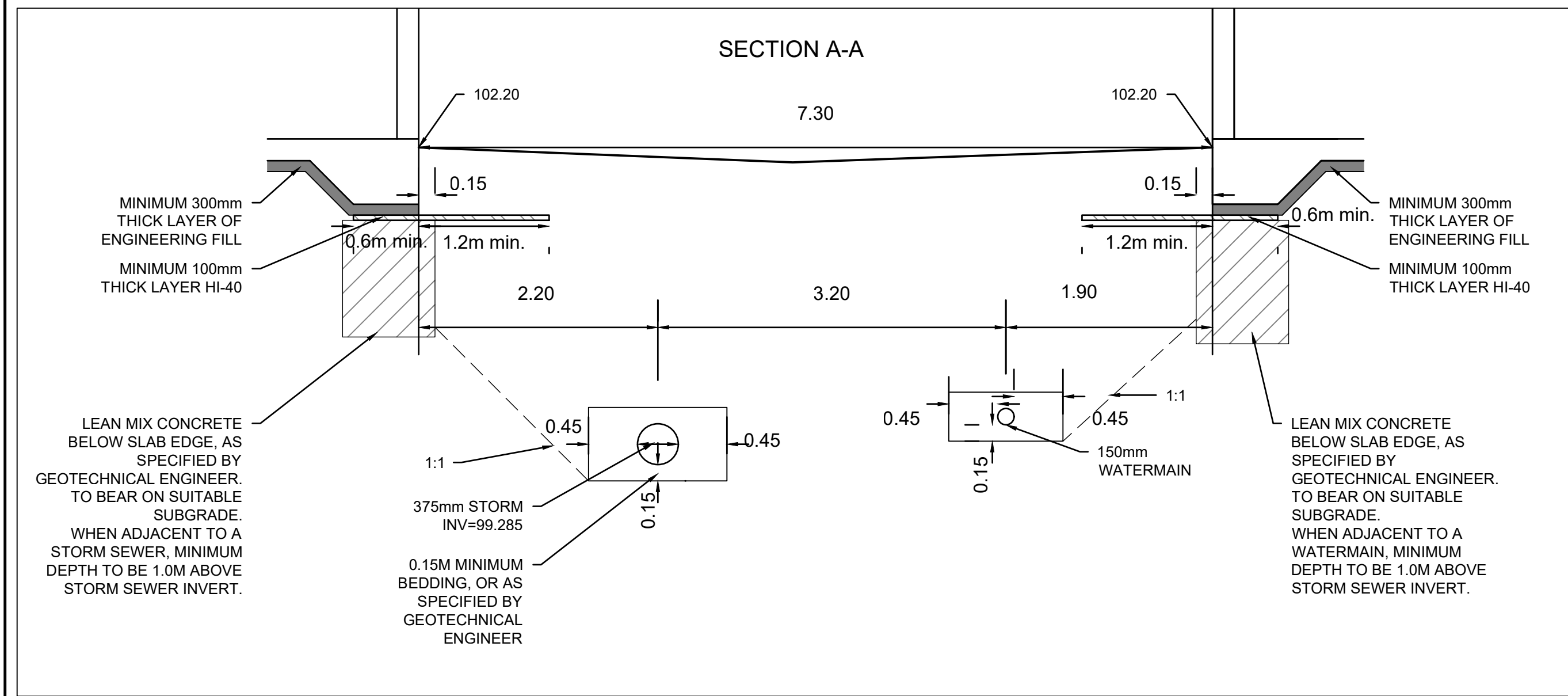
IBI GROUP logo and contact information: Suite 400 - 333 Preston Street, Ottawa, ON K1S 5N4, Canada.

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: DETAILS AND NOTES. SHEET NUMBER: C-010. ISSUE: 6.

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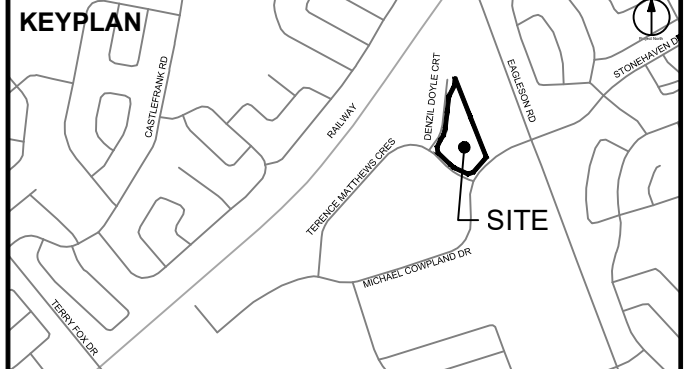
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CONSULTANTS

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

Landscape:
Fotem

Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebakk Ltd.

Geotech:
Paterson Group



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PROJECT
PROPOSED SELF STORAGE DEVELOPMENT
75 MICHAEL COWPLAND

PROJECT NO:
135470

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

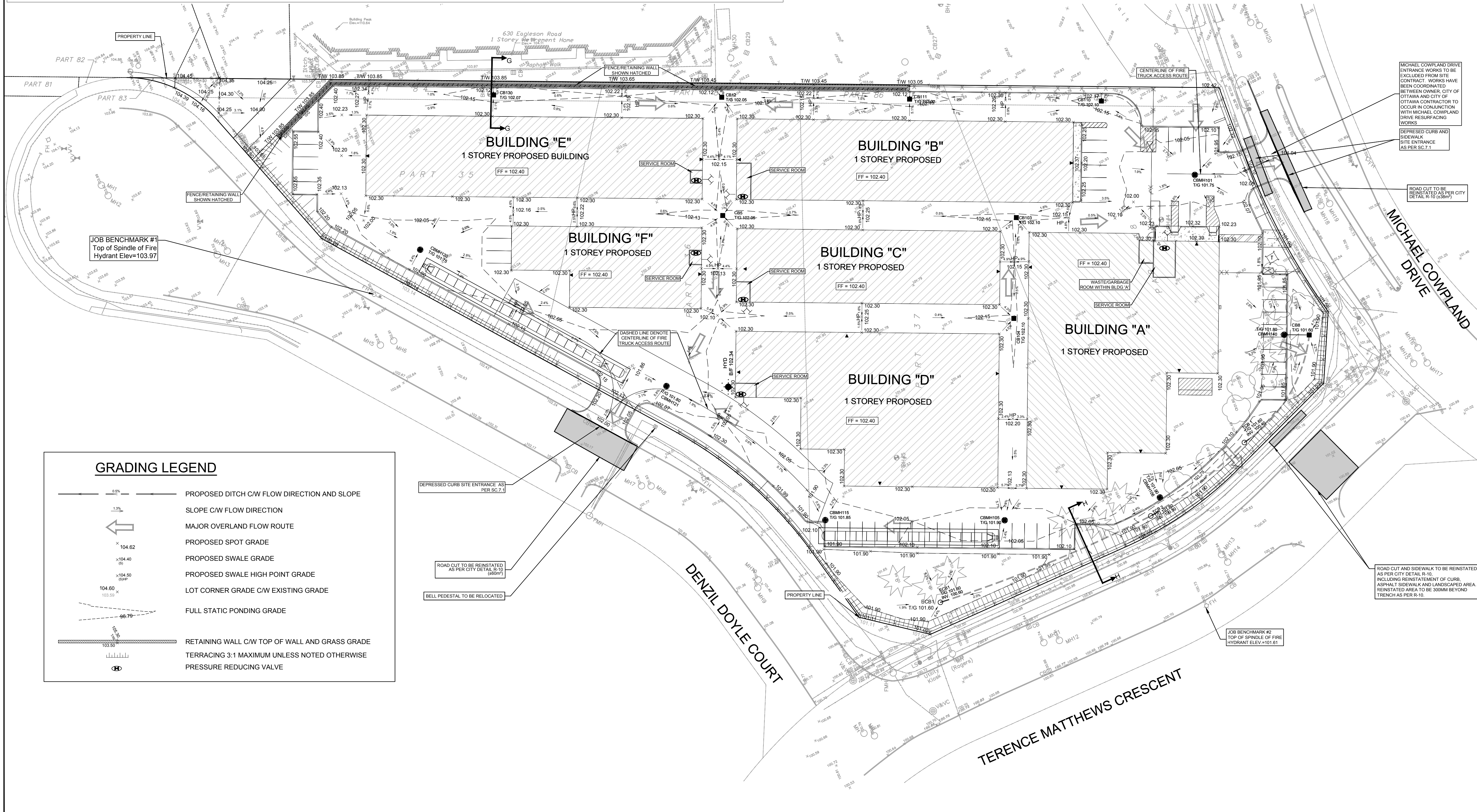
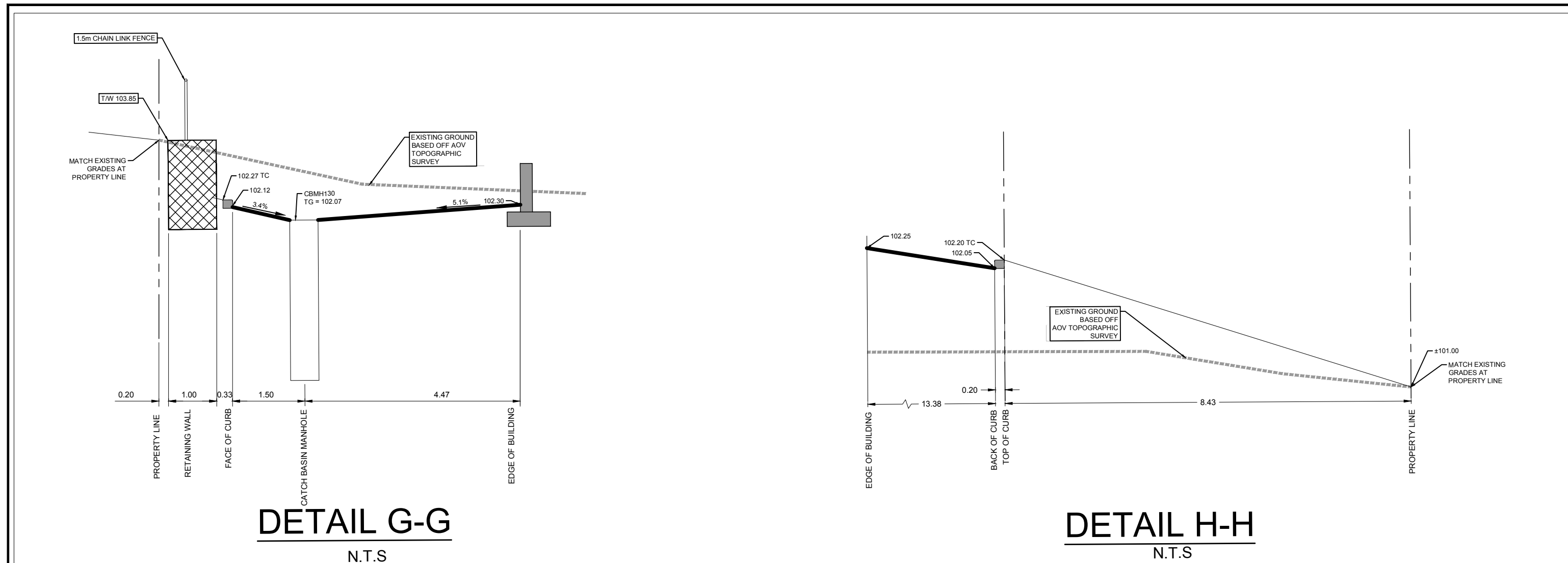
CHECKED BY:
T.R.B.

PROJECT MGR:
APPROVED BY:
T.R.B.

CROSS SECTIONS

SHEET NUMBER
C-011

ISSUE
6



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KEY PLAN

CONSULTANTS

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

SEAL

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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.

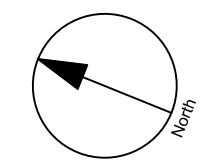
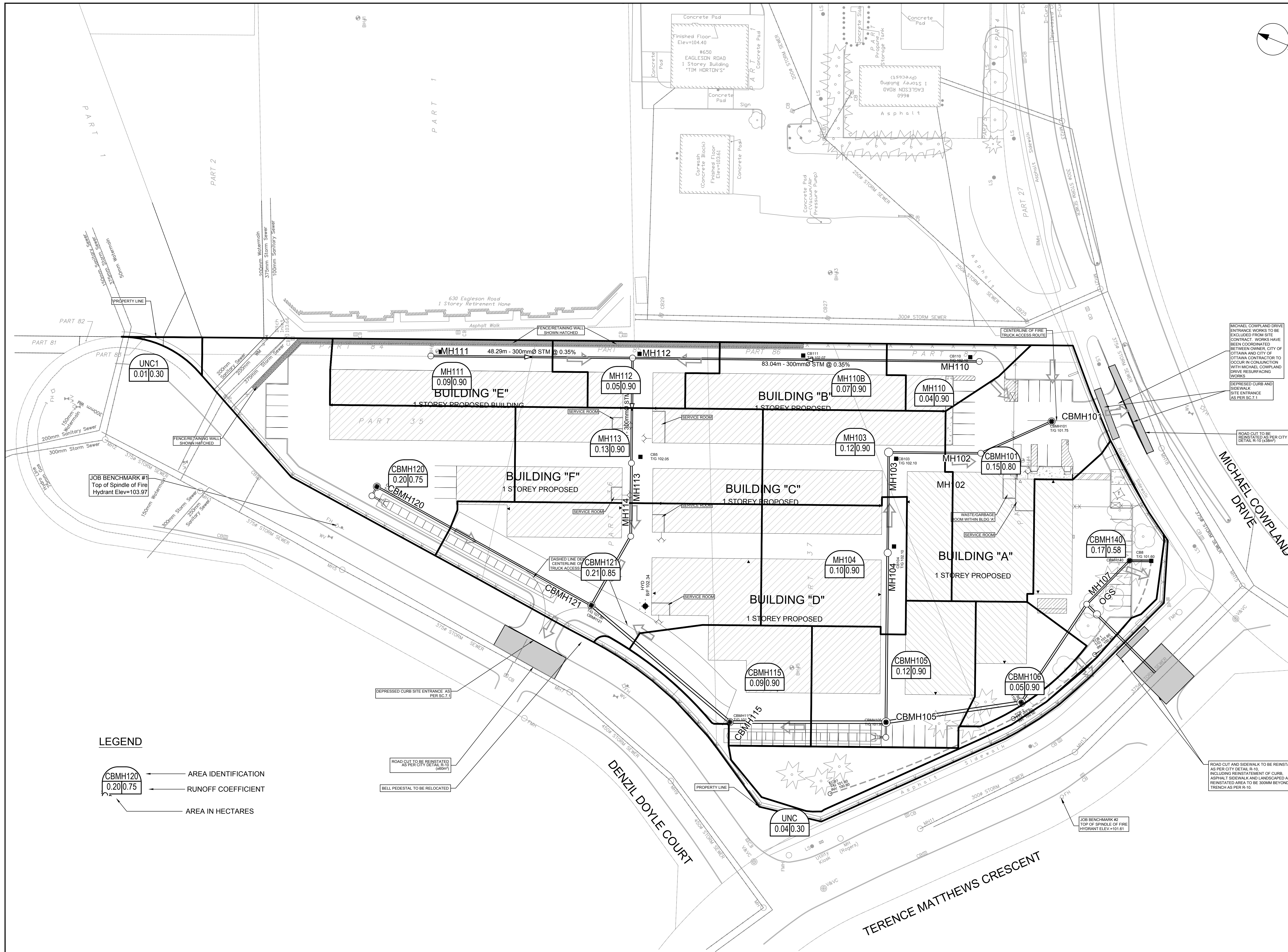
APPROVED BY:
T.R.B.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200

ISSUE
6

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Photo: Wednesday, December 20, 2023 2:18:55 PM by Eric Henne
CITY PLAN NO. 18885
CITY FILE NO. D07-12-22-0174



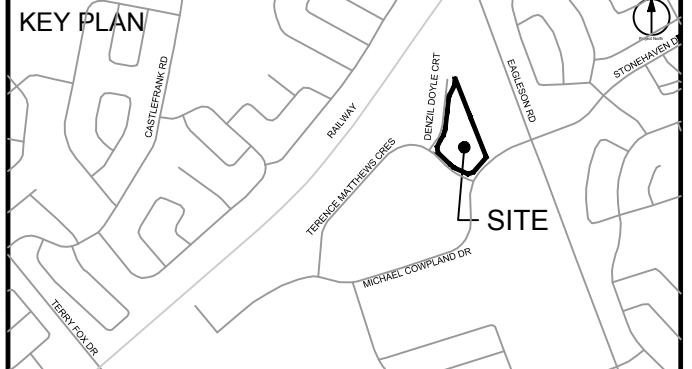
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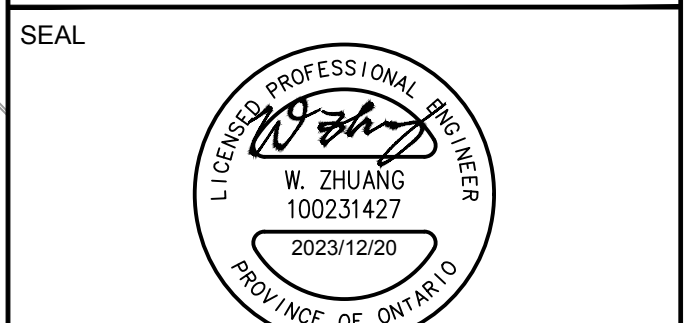
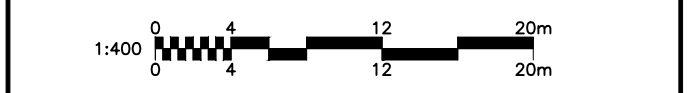
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR CITY REVIEW	2023-12-09
2	REVISED PER CITY COMMENTS	2023-03-09
3	REVISED PER CITY COMMENTS	2023-07-07
4	REVISED PER CITY COMMENTS	2023-07-19
5	REVISED PER CITY COMMENTS	2023-09-22
6	REVISED PER CITY COMMENTS	2023-11-13
7	REVISED PER CITY COMMENTS	2023-12-20

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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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
6

LEGEND

	AREA IDENTIFICATION
	RUNOFF COEFFICIENT
	AREA IN HECTARES

- ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (650M)
- BELL PEDESTAL TO BE RELOCATED

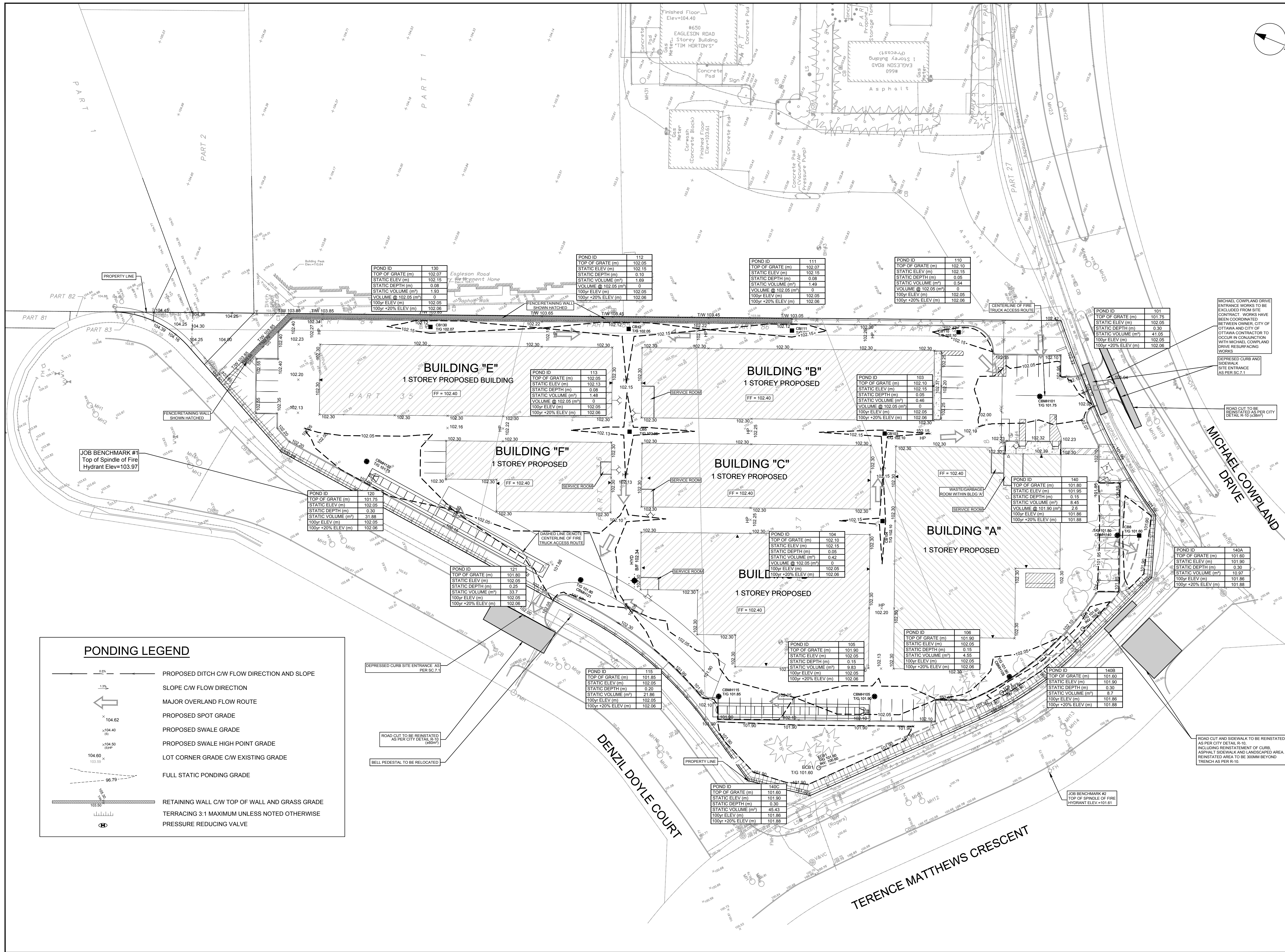
MICHAEL COWPLAND DRIVE ENTRANCE WORKS TO BE EXCLUDED FROM SITE CONTRACT. WORKS HAVE BEEN COORDINATED BETWEEN OWNER, CITY OF OTTAWA AND CITY OF OTTAWA CONTRACTOR TO OCCUR IN CONJUNCTION WITH MICHAEL COWPLAND DRIVE RESURFACING WORKS.

DEPRESSED CURB AND SIDEWALK SITE ENTRANCE AS PER SC.7.1

ROAD CUT TO BE REINSTATED AS PER CITY DETAIL R-10 (650M)

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

CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
 File Location: J:\135470_Production\03_Design\04_Civil\Sheets\C-500_STORM DRAINAGE AREA PLAN.dwg Last Saved: December 20, 2023, 2:55:23 PM by: Eric Henne
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7	REVISED PER CITY COMMENTS	2023-12-20

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

SCALE

 1:400

SEAL

 W. ZHUANG
 100231427
 2023/12/20
 PROVINCE OF ONTARIO

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

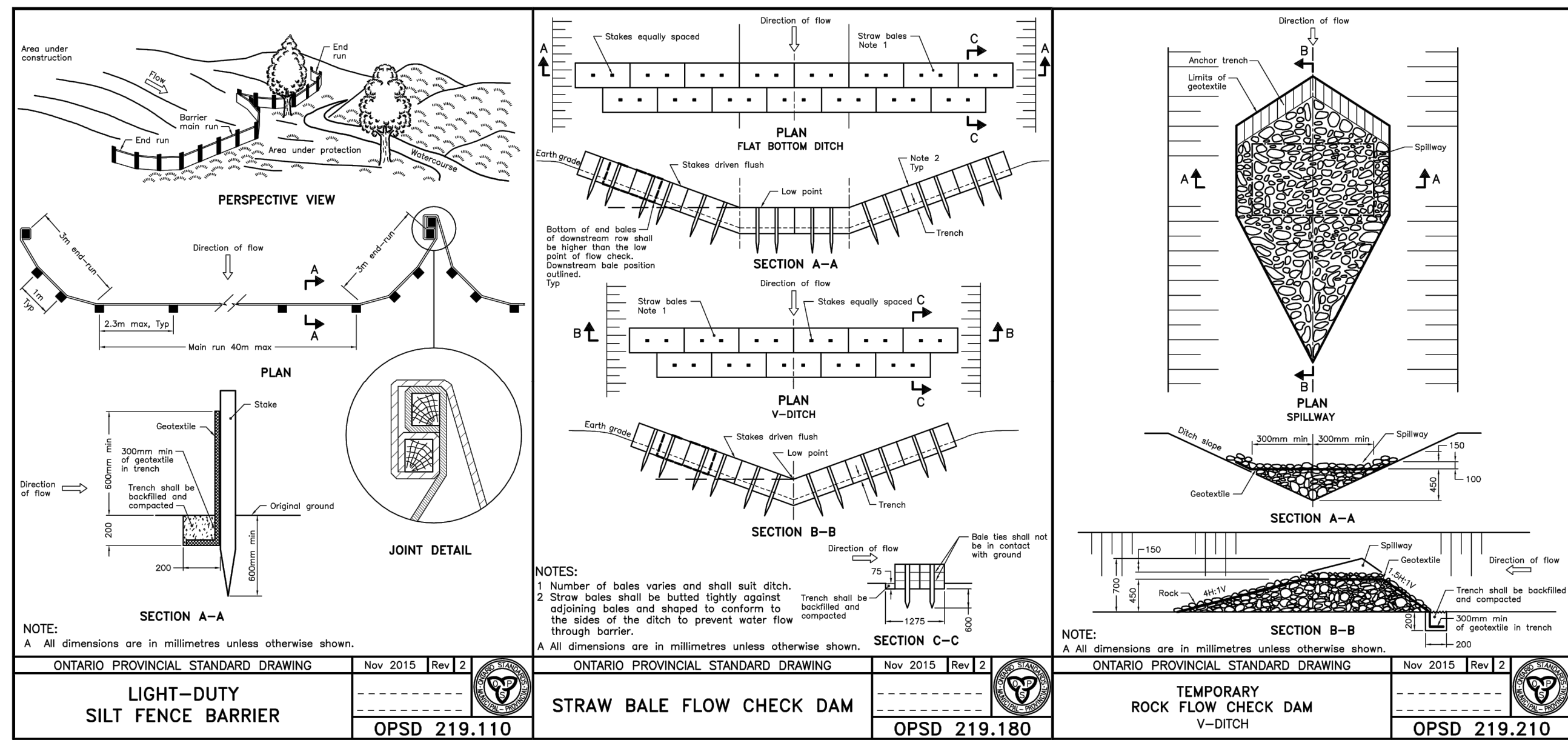
SHEET NUMBER
C-600

ISSUE
6

CITY PLAN NO. 18885

CITY FILE NO. D07-12-22-0174

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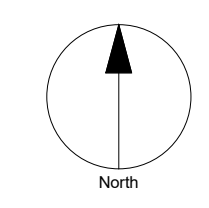


NOTES:

- 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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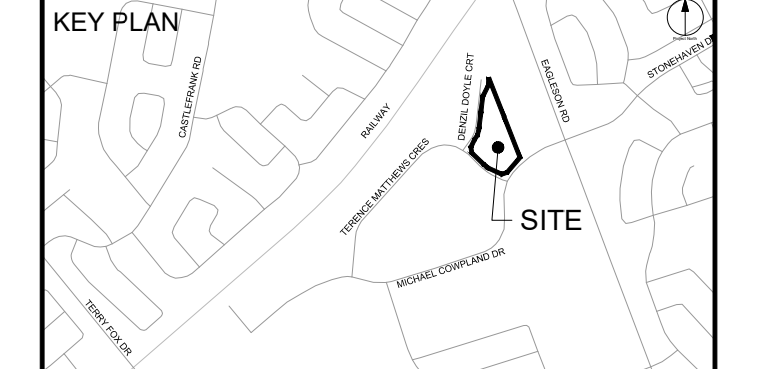
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LEGEND

Project Coordinator:
Huntington Properties

Architect:
A49 Architecture

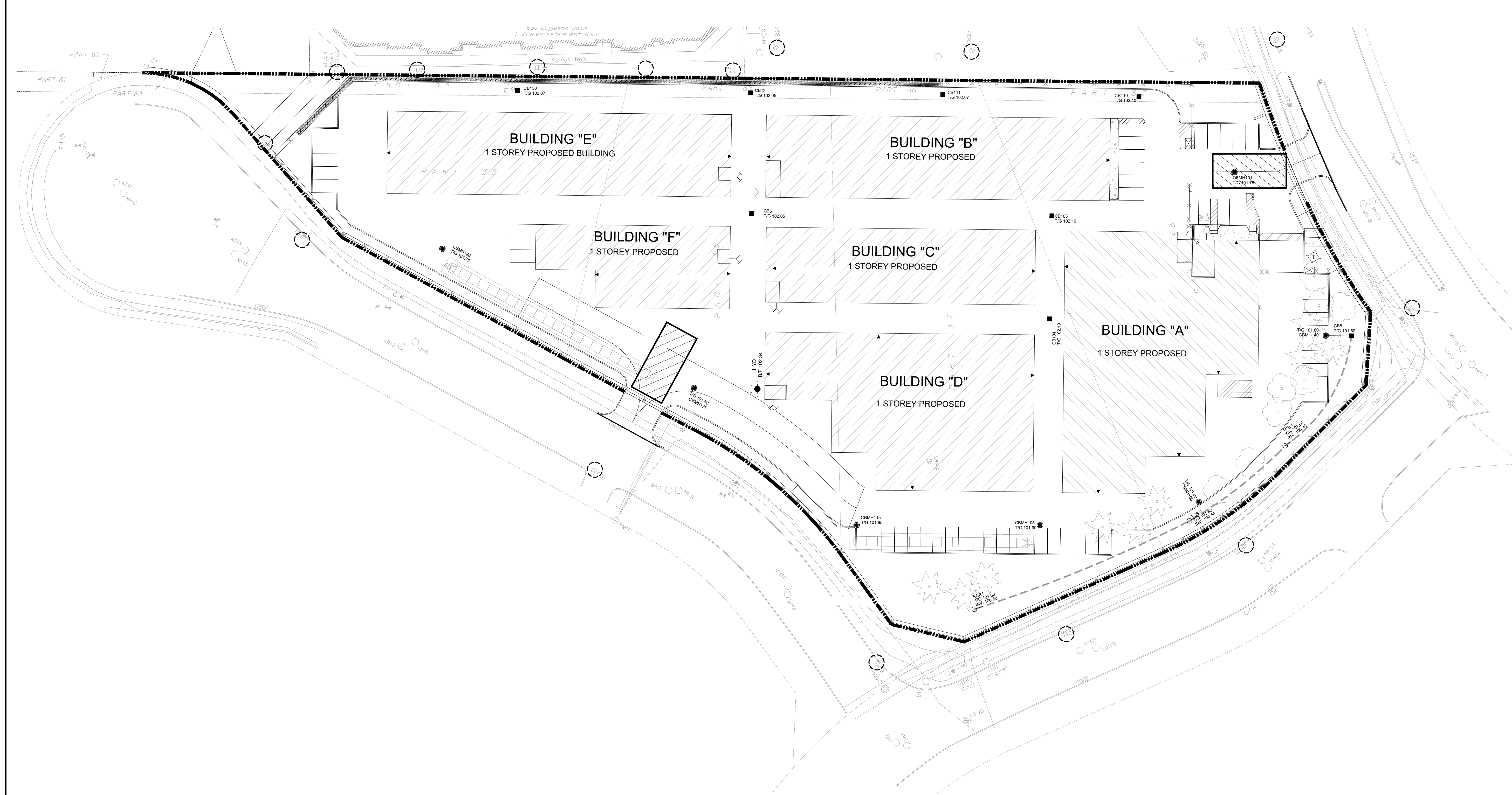
Landscaper:
Fotem

Mechanical & Electrical:
Goodkey, Weedmark & Associates Limited

Surveyor:
Annis O'Sullivan Vollebakk Ltd.

Geotech:
Paterson Group

SEAL



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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 **ISSUE**
C-900 **6**

CITY PLAN NO. 18885
 CITY FILE NO. D07-12-22-0174
 EROSION PLAN
 W. ZHUANG
 100231427
 2023/12/20
 PROVINCE OF ONTARIO
 LAST SAVED: SEPTEMBER 20, 2023, BY: EHERNE
 PLOTTED: WEDNESDAY, DECEMBER 20, 2023, 12:05:25 PM BY: ERIC HENNE