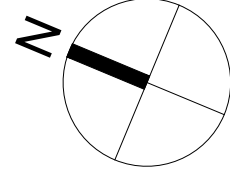
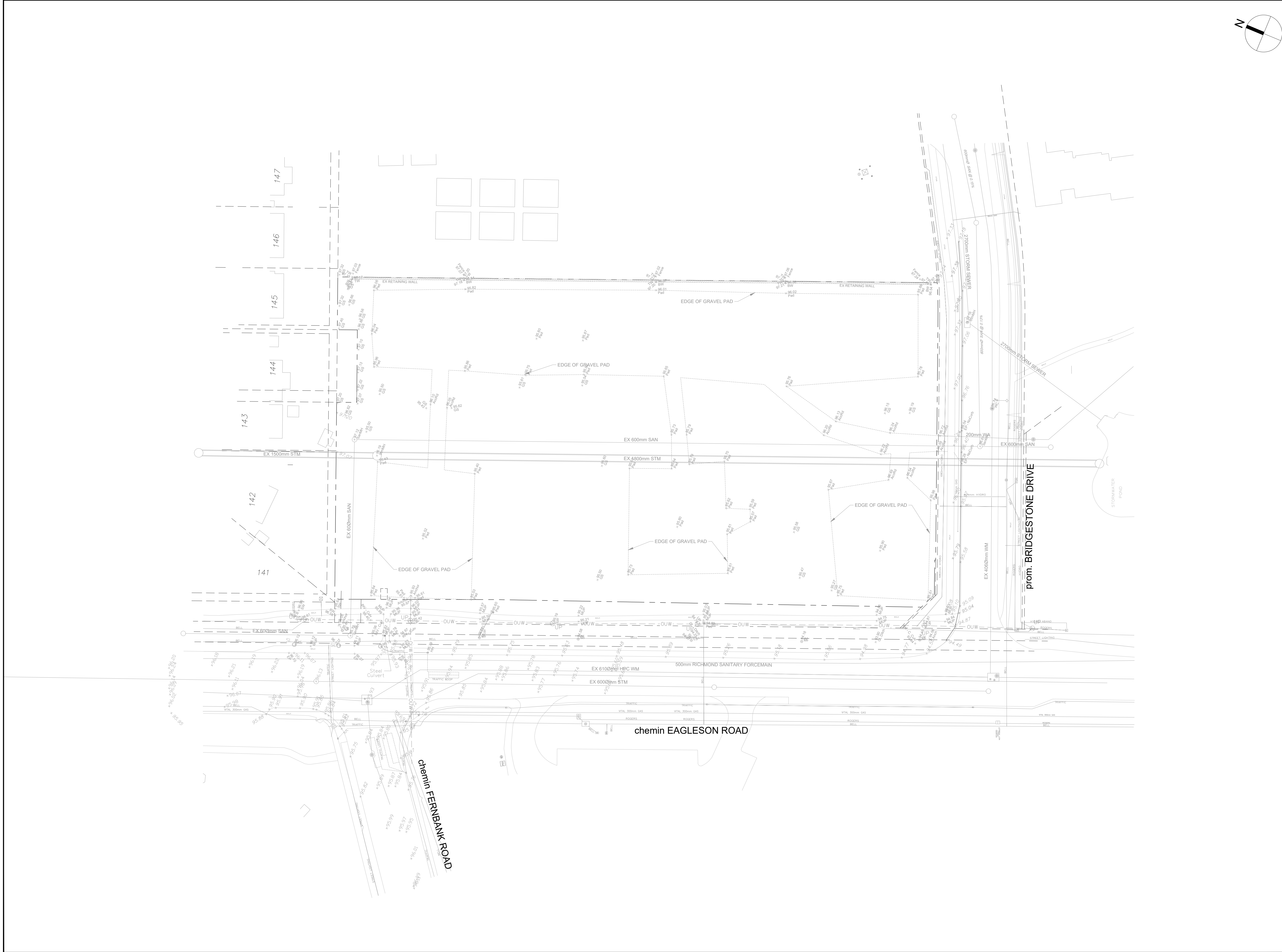


CITY SUBMISSION No. 2 - 2025-07-09

CITY FILE No. D07-12-25-0014 CITY PLAN No. 19247



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Arcadis Professional Services (Canada) Inc.
formerly (B) Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09



SEAL



PRIME CONSULTANT



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY: D.D.	CHECKED BY:
PROJECT MGR:	APPROVED BY: S.E.L.

SHEET TITLE

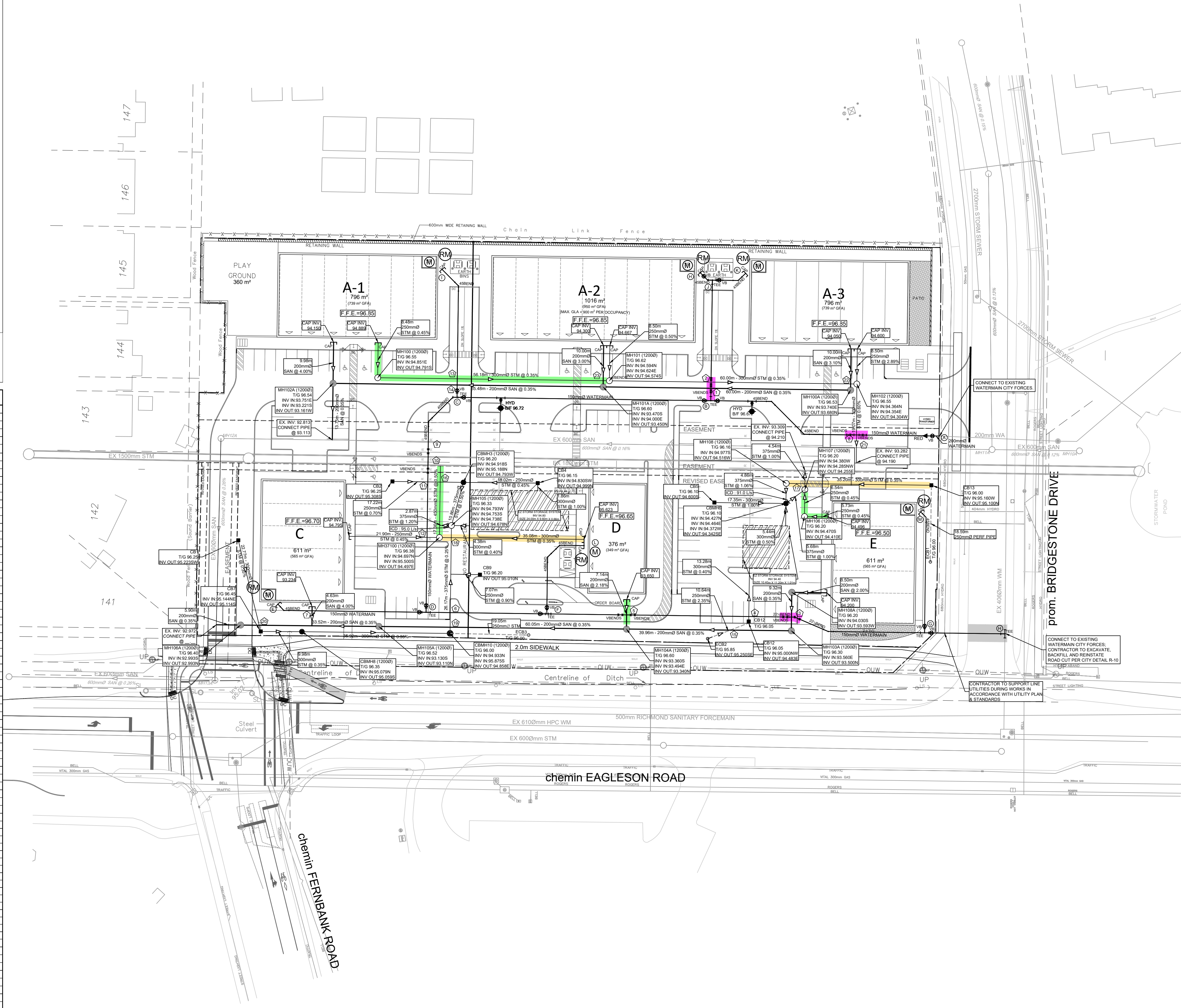
EXISTING CONDITIONS

SHEET NUMBER	ISSUE
C-000	3

INSULATION LEGEND:	
	50mm INSULATION
	100mm INSULATION
	INSULATE PER GEOTECHNICAL RECOMMENDATIONS

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	WTR Bottom 94.021	SAN Top 93.768	0.253
2	STM Bottom 94.479	WTR Top 93.979	0.500
3	WTR Bottom 94.028	SAN Top 93.778	0.250
4	STM Bottom 94.386	WTR Top 93.828	0.557
5	WTR Bottom 94.025	SAN Top 93.775	0.250
6	STM Bottom 94.769	WTR Top 93.979	0.790
7	WTR Bottom 93.958	SAN Top 93.401	0.558
8	STM Bottom 94.160	WTR Top 93.621	0.539
9	WTR Bottom 93.828	SAN Top 93.546	0.282
10	ex-stm Bottom 93.314	WTR Top 92.814	0.500
11	WTR Bottom 95.240	WTR Top 93.959	1.282
12	STM Bottom 94.703	WTR Top 93.956	0.746
13	STM Bottom 94.714	WTR Top 94.029	0.685
14	WTR Bottom 93.851	Top 93.533	0.319
15	STM Bottom 95.137	SAN Top 93.654	1.483
16	STM Bottom 95.219	STM Top 94.963	0.257
17	STM Bottom 94.984	STM Top 94.692	0.292
18	STM Bottom 95.501	STM Top 95.251	0.250
19	STM Bottom 94.778	SAN Top 93.397	1.382
20	STM Bottom 95.079	SAN Top 93.215	1.864
21	STM Bottom 94.142	Top 93.712	0.430
22	STM Bottom 94.361	Top 93.993	0.368
23	STM Bottom 94.591	Top 94.251	0.339

WATERMAIN SCHEDULE				
Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+000.00 CONNECTION	96.788	94.210	
	0+001.65 VB	96.557	94.157	
	0+003.88 200x150 REDUCER	96.535	94.129	
	0+010.04 V BEND	96.554	93.950	
	0+019.04 V BEND	96.360	93.621	
	0+021.04 V BEND	96.371	93.621	
	0+022.04 V BEND	96.378	93.980	
	0+032.75 45 BEND	96.450	94.050	
	0+043.96 45 BEND	96.446	94.046	
	0+057.03 VE	96.433	94.033	
B	0+058.69 BLDG A-2, A-3 TEE	96.432	94.032	
	0+109.59 HYD TEE	96.495	94.095	
C	0+120.23 BLDG A-1 TEE	96.448	94.050	
	0+121.23 45 BEND	96.446	94.049	
	0+129.53 45 BEND	96.458	94.058	
	0+136.28 V BEND	96.433	95.662	
	0+137.28 V BEND	96.429	95.930	
	0+140.98 V BEND	96.413	95.930	
	0+141.96 V BEND	96.409	95.942	
D	0+175.83 TEE	96.291	93.891	
E	0+000.00 BUILDING C CAP	96.576	94.176	
	0+001.04 VB	96.575	94.177	
	0+002.09 45 BEND	96.578	94.178	
	0+023.17 V BEND	96.584	94.180	
	0+024.17 V BEND	96.574	93.427	
	0+026.17 V BEND	96.553	93.427	
	0+027.17 V BEND	96.395	94.000	
	0+030.57 TEE	96.291	93.891	
	0+064.85 V BEND	96.283	93.880	
	0+065.85 V BEND	96.289	93.177	
	0+067.85 V BEND	96.301	93.177	
	0+068.85 V BEND	96.307	93.949	
F	0+083.78 BLDG E TEE	96.375	93.975	
	0+087.62 22.5 BEND	96.330	93.930	
	0+094.23 22.5 BEND	96.290	93.890	
	0+096.20 22.5 BEND	96.269	93.869	
	0+102.58 V BEND	96.361	93.951	
	0+103.17 V BEND	96.356	93.917	
	0+105.17 V BEND	96.182	93.917	
	0+106.17 V BEND	96.165	93.780	
	0+124.15 V BEND	96.143	93.786	
	0+125.15 V BEND	96.160	93.543	
	0+126.94 V BEND	96.191	93.543	
	0+127.17 22.5 BEND	96.194	93.543	
	0+128.19 V BEND	96.354	93.950	
	0+135.79 22.5 BEND	96.400	94.000	
G	0+159.13 BLDG E TEE	96.085	93.685	
	0+178.96 VB	96.079	92.680	
H	0+178.61 TEE		92.610	
I	0+000.00 BUILDING A-1 CAP	96.674	94.274	
	0+001.21 VB	96.643	94.258	
	0+003.65 45 BEND	96.601	94.201	
	0+006.01 45 BEND	96.550	94.150	
C	0+032.68 BLDG A-1 TEE	96.448	94.050	
B	0+000.00 BLDG A-2, A-3 TEE	96.432	96.432	
	0+026.68 TEE	96.550	94.150	
J	0+029.23 TEE	96.631	94.231	
H	0+000.00 BUILDING A-2 CAP	96.654	94.254	
	0+001.21 VB	96.643	94.243	
	0+002.51 45 BEND	96.631	94.231	
J	0+003.67 TEE	96.631	94.231	
	0+003.33 VB	96.615	94.249	
	0+009.92 45 BEND	96.700	94.300	
K	0+012.43 BUILDING A-3 CAP	96.710	94.310	
F	0+000.00 BUILDING D TEE	96.375	93.975	
	0+002.87 TEE	96.550	94.150	
L	0+003.70 BUILDING D CAP	96.550	94.150	
G	0+000.00 BLDG E TEE	96.085	93.685	
	0+001.65 VB	96.063	93.663	
	0+028.03 45 BEND	96.220	93.820	
M	0+029.85 BUILDING E CAP	96.272	93.872	



The diagram illustrates the components of a bus stop shelter cross-section. From top to bottom, the elements are:

- LIMIT OF CONSTRUCTION**: Indicated by a dashed line at the top.
- PHASING LINE**: A solid line below the limit of construction.
- BARRIER CURB**: A horizontal line representing the curb.
- MOUNTABLE CURB**: A horizontal line below the barrier curb.
- DEPRESSED BARRIER CURB**: A horizontal line below the mountable curb.
- CONCRETE SIDEWALK**: A shaded rectangular area representing the sidewalk.
- CONCRETE SIDEWALK**: A label pointing to the sidewalk area.
- TACTILE WALKING SURFACE INDICATOR**: A textured rectangular area on the sidewalk, indicated by an arrow.
- ASPHALT SIDEWALK**: A shaded rectangular area below the concrete sidewalk.
- ASPHALT SIDEWALK / PATHWAY**: A label pointing to the asphalt area.
- BUS STOP CONCRETE / ASPHALT**: A shaded rectangular area at the bottom, containing a **BUS** stop sign.

	MH118A	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	STORM MANHOLE
	MH118	
	825mmØ STM	STORM SEWER - LESS THAN 900Ø
	900mmØ STM	STORM SEWER - 900Ø AND GREATER
	200Ø WATERMAIN	WATERMAIN
	CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRADE
	CIB101 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRADE
	DCIB101 G/G 104.25	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	DIO11 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRADE
	CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRADE
	RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SLOID GRADE
	T/G 104.35 N/V 103.35	REAR YARD "TEE" CATCHBASIN (3000Ø) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.50 N/V 103.50	REAR YARD "END" CATCHBASIN (3000Ø) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.35 N/V 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (4500Ø) C/W TOP OF GRADE AND INVERT OUT
	T/G 104.35 N/V 103.35	REAR YARD "THREE WAY" CATCHBASIN (4500Ø) C/W TOP OF GRADE AND INVERT OUT
	300mmØ CSP	PERFORATED REAR YARD SUBDRAIN
		CSP CULVERT C/W DIAMETER
	VB	VALVE AND VALVE BOX
	V/B/C	VALVE AND VALVE CHAMBER
	PVC	PARK VALVE CHAMBER C/W SERVICE POST
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	200Ø WM RED 150Ø WM	WATERMAIN REDUCER
	V BENDS	VERTICAL BEND LOCATION
		SIAMESE CONNECTION (IF REQUIRED)
	(M)	METER (IF REQUIRED)
	(RM)	REMOTE METER (IF REQUIRED)
	(A)	WATERMAIN IDENTIFICATION (IF REQUIRED)
	(X)	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
		SINGLE SERVICE LOCATION
		DOUBLE SERVICE LOCATION
	BH 12 102.00	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	HGL	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	FOOTING	UNDERSIDE OF FOOTING ELEVATION
	SEAL SYMBOL	CLAY SEAL IN SEWER / WATERMAIN TRENCH

○ MH	- MANHOLE
⊗	- WATER VALVE, VALVE CHAMBER, FIRE HYDRANT
⊙ LS	- LAMP STANDARD
⊙ LP	- UTILITY POLE
—	- ANCHOR
○ TL	- TRAFFIC LIGHT
—	- SIGN
■	- ROGERS PEDESTAL
■	- BELL PEDESTAL
■	- TRAFFIC HANDHOLE
---OUW---	- OVERHEAD UTILITY WIRES
—HYDRO	- UNDERGROUND HYDRO
—BELL	- UNDERGROUND BELL
—ROGERS	- UNDERGROUND ROGERS
—TRAFFIC	- UNDERGROUND TRAFFIC
STREET LIGHTING	- UNDERGROUND STREET LIGHT
50mm GAS	- GAS MAIN
—	- CURB
95.62' 99.18' 100.00'	- EXISTING GROUND SPOT ELEVATION

ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSPDOPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.

2. THE POSITION OF UNDERGROUND AND ABOVE GROUND 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. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
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 SHOW ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE MTO 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 AND 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.

PAGES 7 FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG 62574-1 DATED OCT 18, 2024 PREPARED BY PREPARED BY PATERSON.

Table 3 - Recommended Permitted Structure - Car Only Parking Areas	
Thickness (mm)	Material Description
50	Wear Course – 14.0 kg Supabase / 12 Asphaltic Concrete
150	BASE – CPMG Concrete As Crushed Stone
150	SUBGRADE – CPMG Concrete As Crushed Stone
Subgrade: Check in plan if existing or new subgrade placed over in situ soil per 10.1	

Table 4 - Recommended Permitted Structure - Access Lanes and Heavy Truck Parking/Landfill Areas	
Thickness (mm)	Material Description
50	Wear Course – 14.0 kg Supabase / 12 Asphaltic Concrete
150	BASE – CPMG Concrete As Crushed Stone
150	SUBGRADE – CPMG Concrete As Crushed Stone
Subgrade: Check in plan if existing or new subgrade placed over in situ soil per 10.1	

8. FOR GEOTECHNICAL INFORMATION, REFER TO SITE PLAN PREPARED BY DL ARCHITECT Inc.
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 ERASE BORROW OR IMPORTED OPT 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 WATERMAIN GRADING, 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. 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.
15. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN SOIL, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSPD TRENCH WIDTH BE EXCEEDED.
17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
18. SHOULD JAIL SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
19. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 -WATERMAINS TO BE PVC DR18
 -SANITARY SEWER TO BE PVC DR35
 -PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 -STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
 -STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, GLASS AS PER OPSPD 807.01(1) AND 807.01(2)
 -FOR FALLON SEWERS, REFER TO CITY STANDARD S35.
20. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
21. 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

Thickness (mm)	Material Description
40	Wear Course – HL-3 or Superpave 12.5 Asphaltic Concrete
50	Wear Course – HL-8 or Superpave 19 Asphaltic Concrete
150	BASE – OPSS Granular A Crushed Stone
480	SUBBASE – OPSS Granular B Type II
100	SM Rigid Insulation (or equivalent)

SUBGRADE – Either FB, in-situ soil, or OPSS Granular B Type I or II material placed over in-situ soil or ref. sub.

Thickness (mm)	Material Description
50	Wear Course - HL-3 or Superpave 12.5 Asphaltic Concrete
150	BASE - OPSS Gravel or A Crushed Stone
300	SUBGRADE - OPSS Geogrid B Type II
SUBGRADE - Either fill, in situ soil or OPSS Geogrid B Type I or II (reverts) placed over in situ soil or fill.	

Thickness (mm)	Material Description
40	Wear Course - HL-3 or Superpave 12.5 Asphalt Concrete
50	Binder Course - HL-8 or Superpave 19.0 Asphalt Concrete
150	BASE - GPSS Granular A Crushed Stone
450	SUBBASE - GPSS Granular B Type II

Thickness (mm)	Material Description
40	Wear Course – HL-3 or Superpave 12.5 Asphaltic Concrete
50	Wear Course – HL-8 or Superpave 19 Asphaltic Concrete
150	BASE – OPSS Granular A Crushed Stone
480	SUBBASE – OPSS Granular B Type II
100	SM Rigid Insulation (or equivalent)

SUBGRADE – Either FB, in-situ soil, or OPSS Granular B Type I or II material placed over in-situ soil or ref. sub.

- OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER. **SEE PATERSON MEMO D10 DATED SEPTE 27, 2018.**
22. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mm LEAD UNLESS OTHERWISE SPECIFIED.
23. ALL STUBBED SEWERS SHALL BE PUMP-FABRICATED CAPS INSTALLED.
24. ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm SHALL HAVE A 300mm SUMP.
25. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
26. ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mm/PD DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RVCB'S CONNECTED TO MAIN SHALL BE 200mm/PD DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
27. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBSIDENCES INSTALLED LONGITUDINALLY PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBSIDENCES INSTALLED ORTHOGONALLY.
28. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
29. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
30. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
31. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
32. 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.
33. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
34. 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.
35. UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
36. PRESSURE REDUCING VALVES WILL BE REQUIRED FOR ALL BUILDINGS (B

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Arcadis Professional Services (Canada) Inc.
formerly IBI Group Professional Services (Canada) Inc.

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2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

SEAL



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Ottawa ON K1S 5N4 Canada
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COMMERCIAL SITE

801 EAGLESON ROAD

DRAWN BY:

D.D.

PROJECT MGMT
ERP

I.R.B.

SHEET TITLE

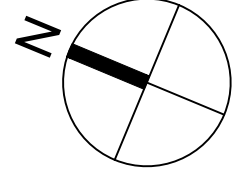
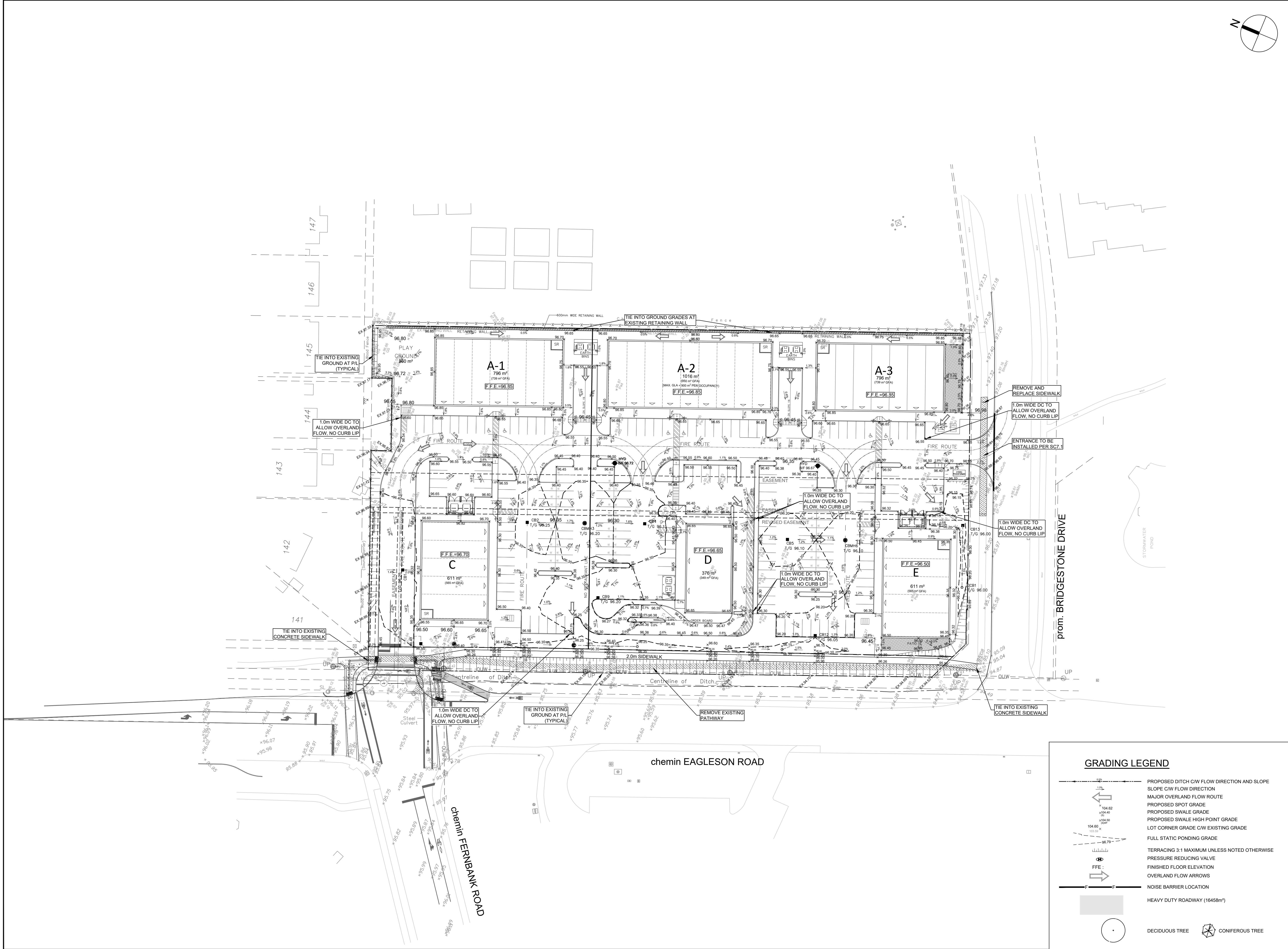
NOTES & LEGEND

SHEET NUMBER

ISSUE

C-010

3



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KEY PLAN

CONSULTANTS

SEAL

PRIME CONSULTANT

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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:
148792

DRAWN BY:
D.D.

CHECKED BY:
M.P.

PROJECT MGR:
T.R.B.

APPROVED BY:
S.E.L.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C-200

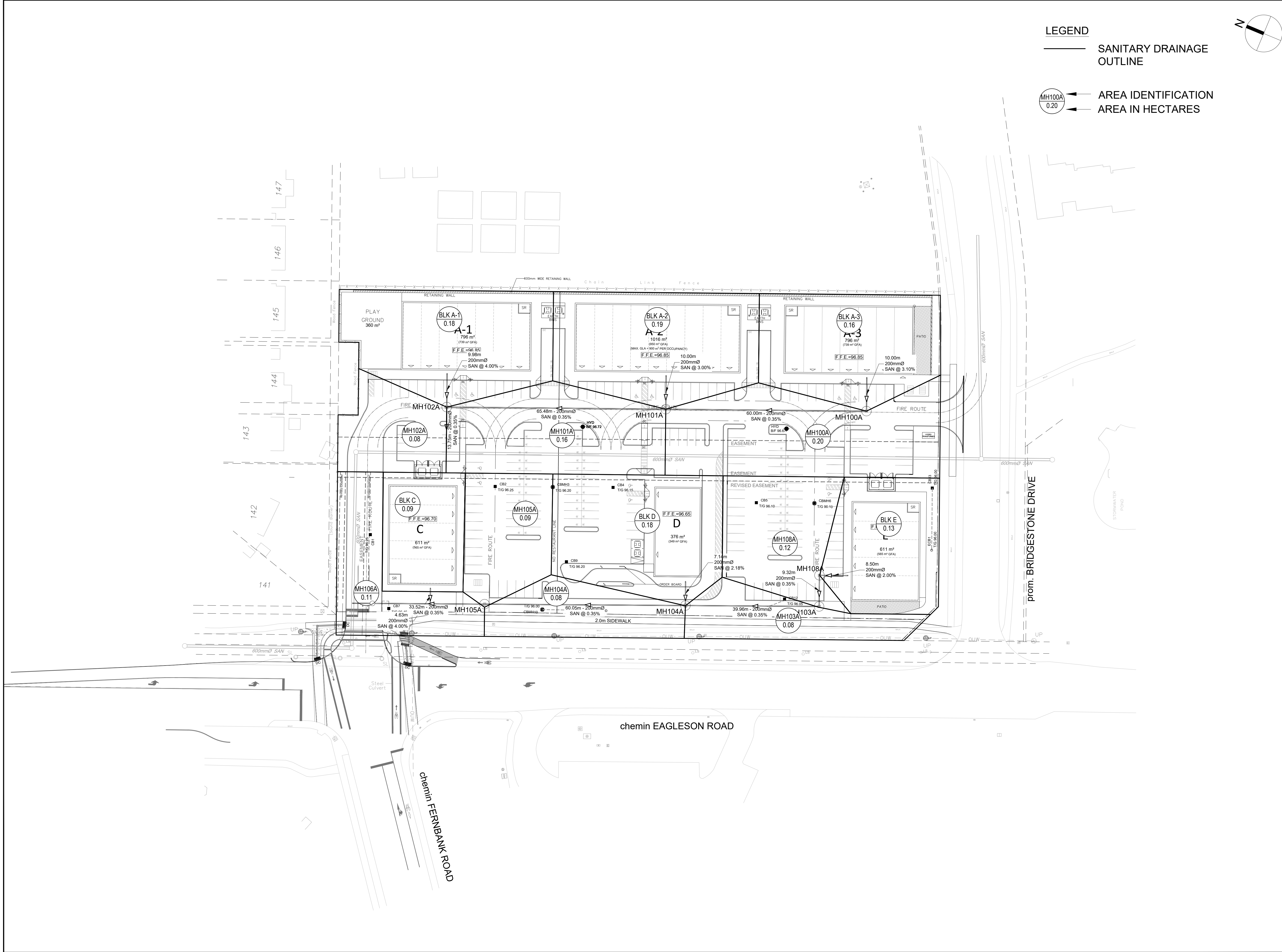
ISSUE

3

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
OVERLAND FLOW ARROWS
NOISE BARRIER LOCATION
HEAVY DUTY ROADWAY (16458m)
DECIDUOUS TREE
CONIFEROUS TREE

CITY PLAN No. 19247
CITY FILE No. D07-12-25-0014
Plotter: July 9, 2025 2:44:56 PM by Dore Denis
Last Saved: July 9, 2025 2:44:56 PM by Dore Denis
File Location: C:\Users\denis754\Documents\Project Files\7 03_Design\04-Civil\Sheets\C200 GRADING PLAN.dwg



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2024-12-19
2	CITY SUBMISSION No. 1	2025-01-22
3	CITY SUBMISSION No. 2	2025-07-09

KEY PLAN



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PROJECT

COMMERCIAL SITE

801 EAGLESON ROAD

PROJECT NO:

148792

DRAWN BY:

D.D.

CHECKED BY:

M.P.

PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

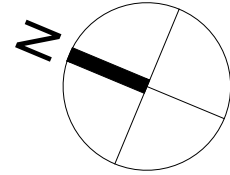
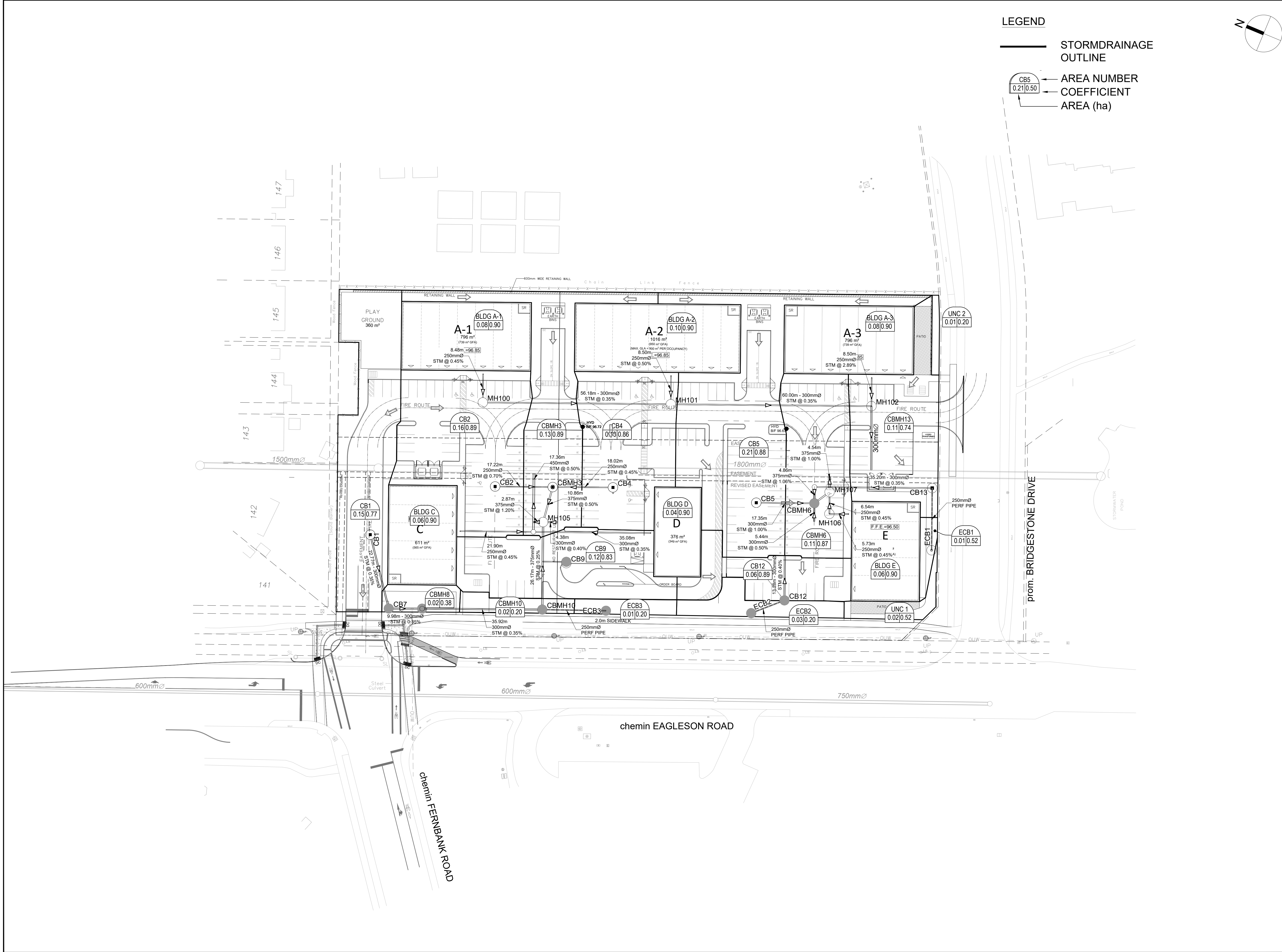
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER

C-400

ISSUE

3



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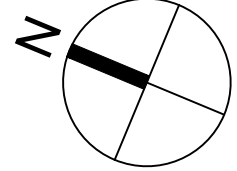
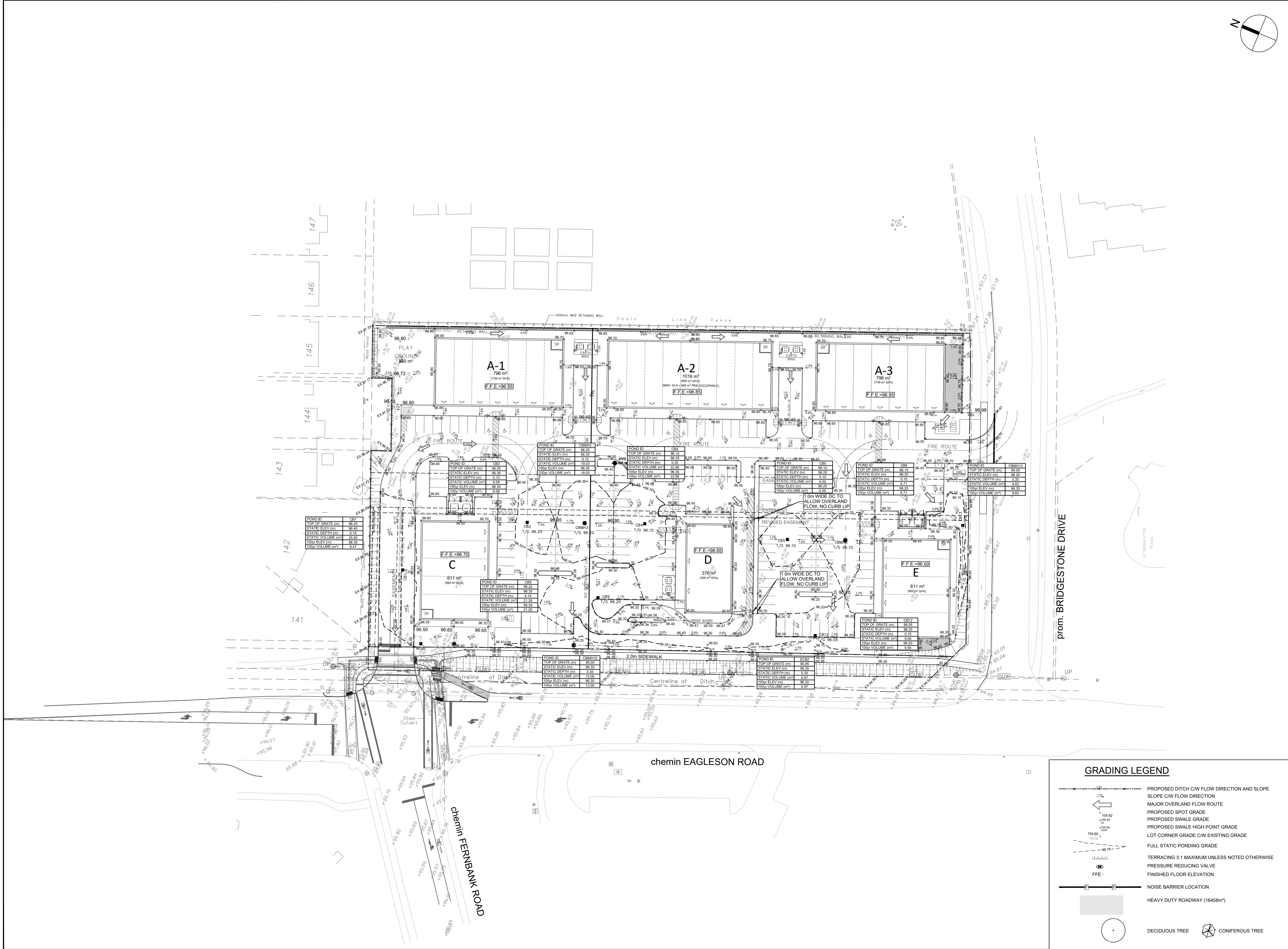
STORM DRAINAGE AREA PLAN

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C-500

ISSUE

3



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PROJECT MGR:
T.R.B.

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SHEET TITLE

PONDING PLAN

SHEET NUMBER

C-600

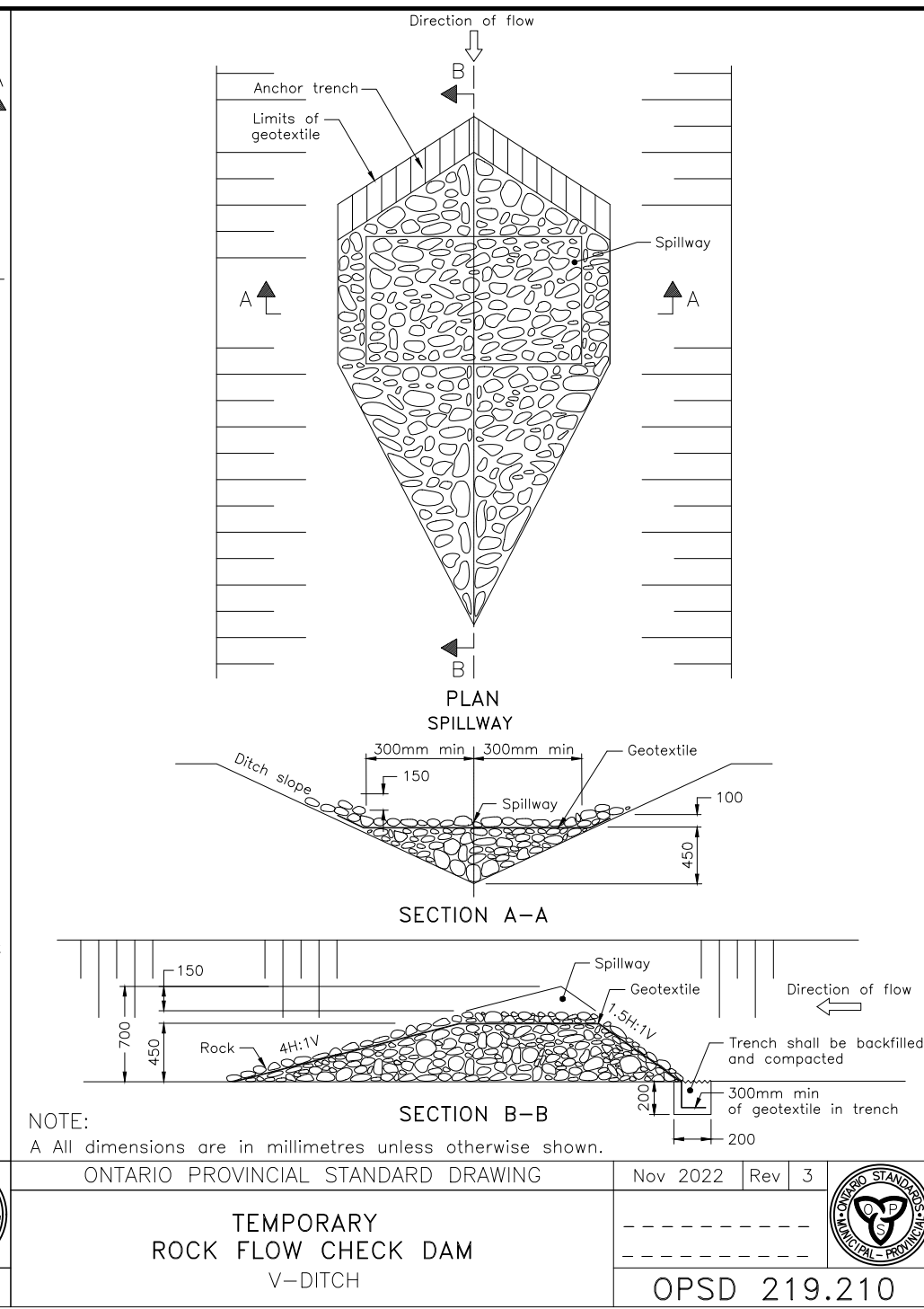
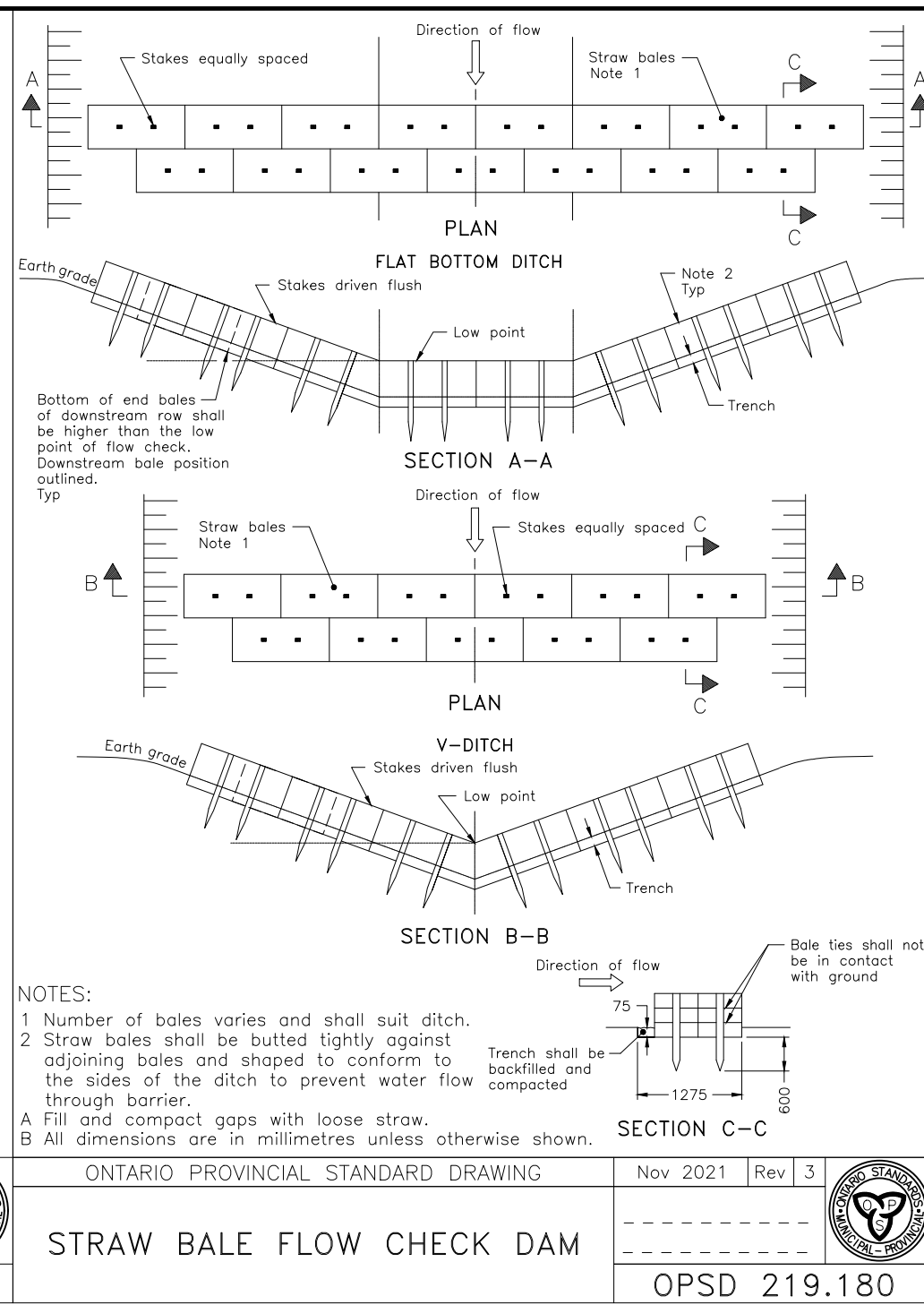
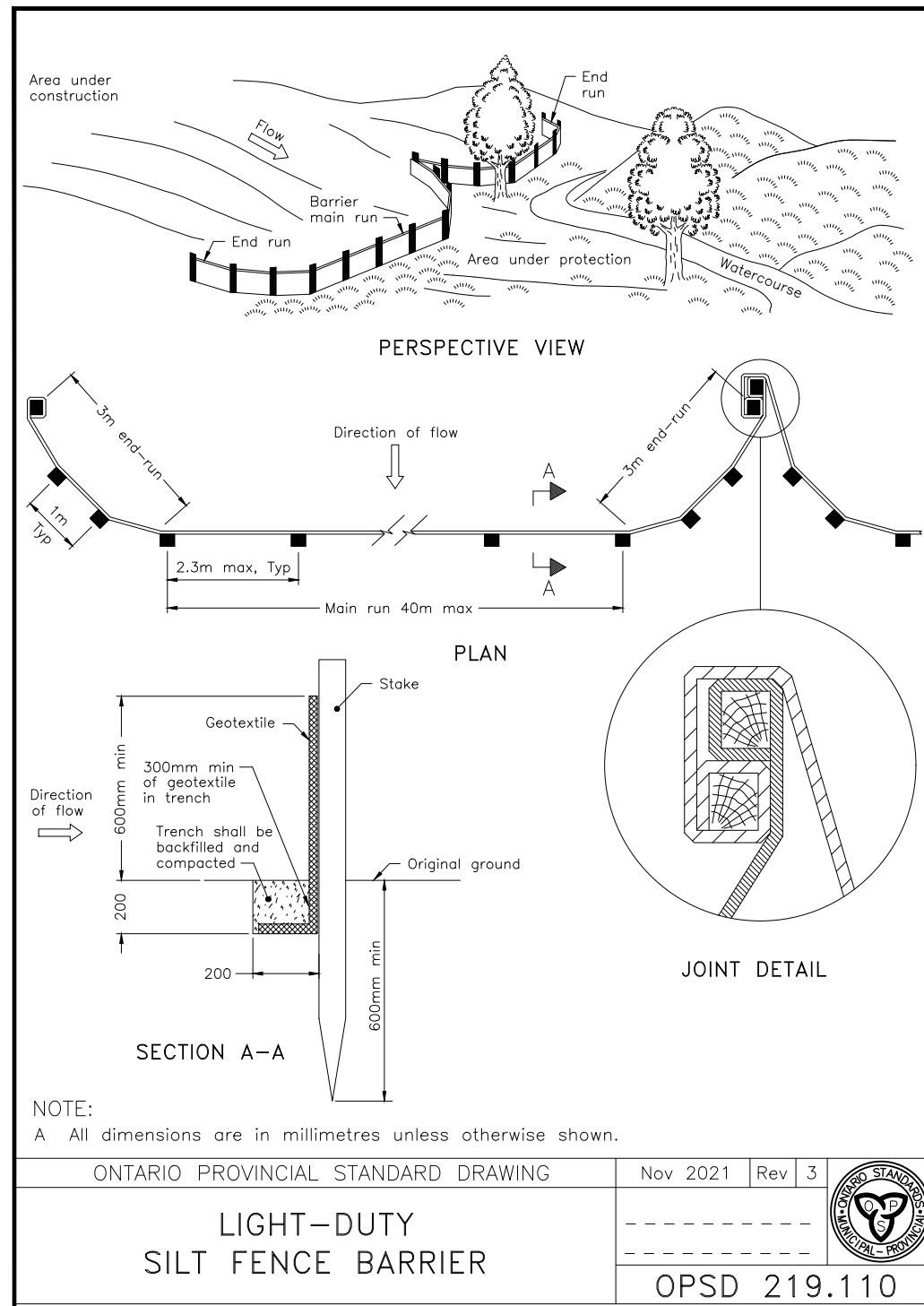
ISSUE

3

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)

DECIDUOUS TREE
CONIFEROUS TREE

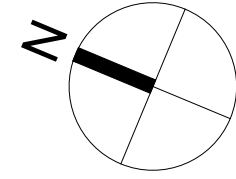


NOTES:

1. 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.
2. 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.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. 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.
5. 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.
6. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
8. 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 500mm CLEAR STONE ON NON WOVEN FILTER CLOTH



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ISSUES

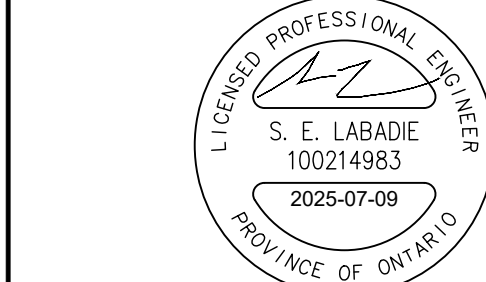
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PROJECT MGR:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

SEDIMENTATION AND
EROSION CONTROL PLAN

SHEET NUMBER

C-900

ISSUE

3

