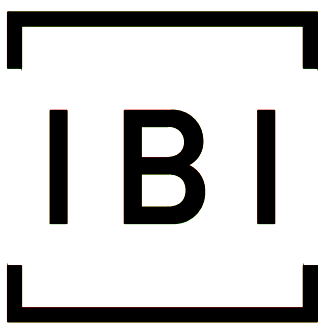
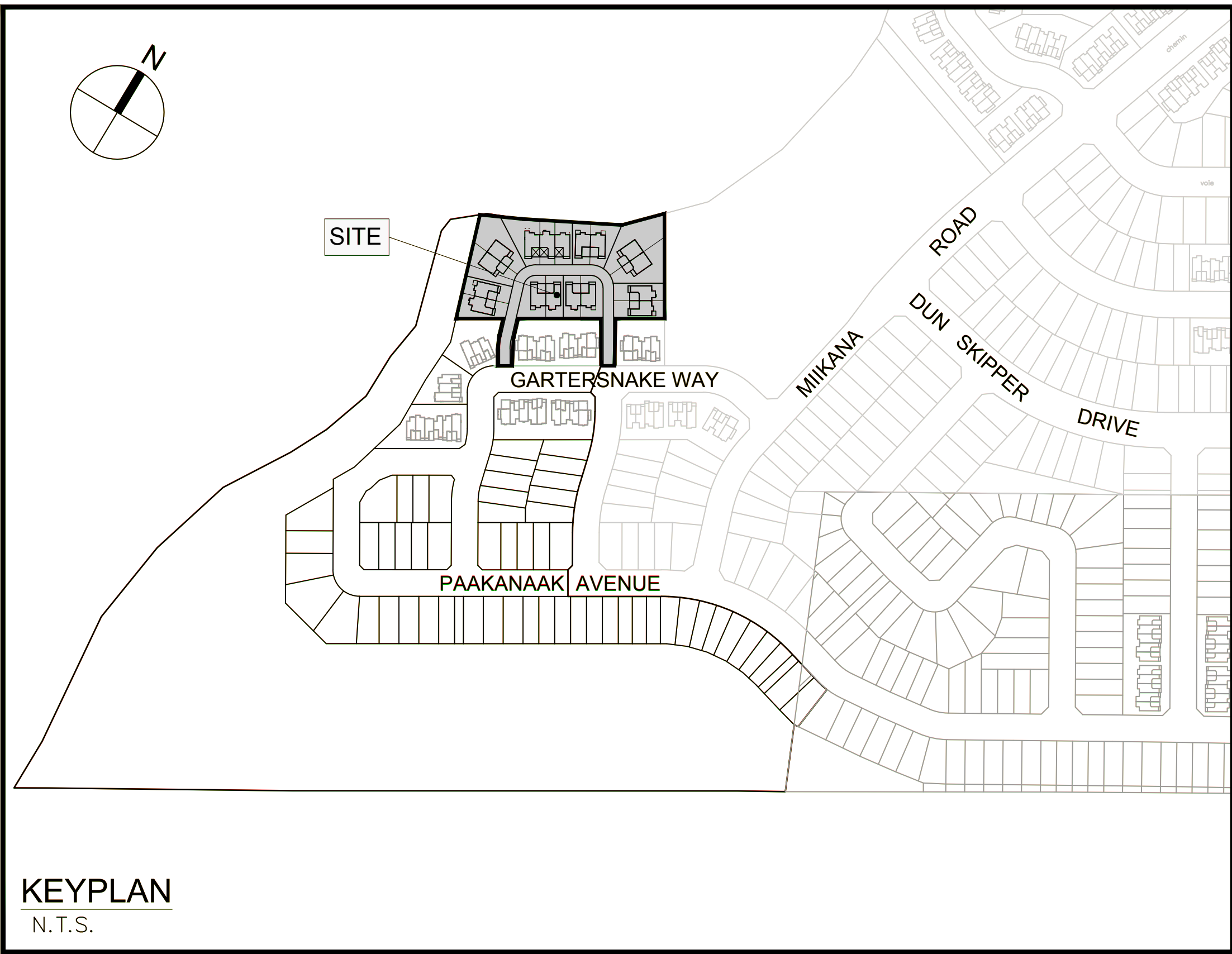




BLOCK 60

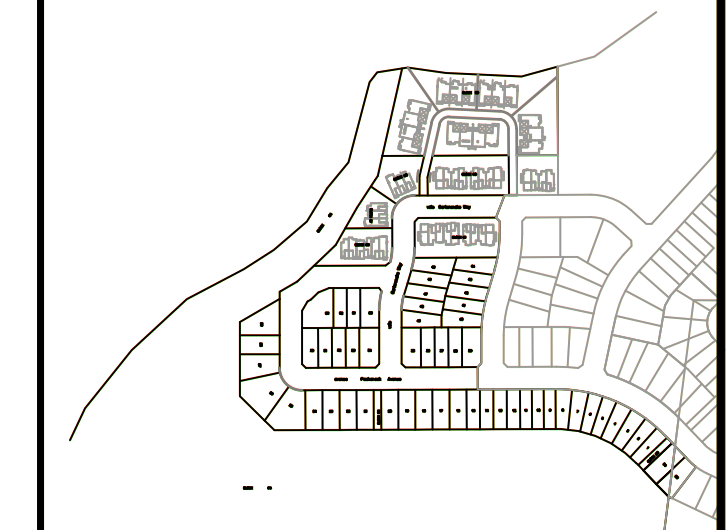
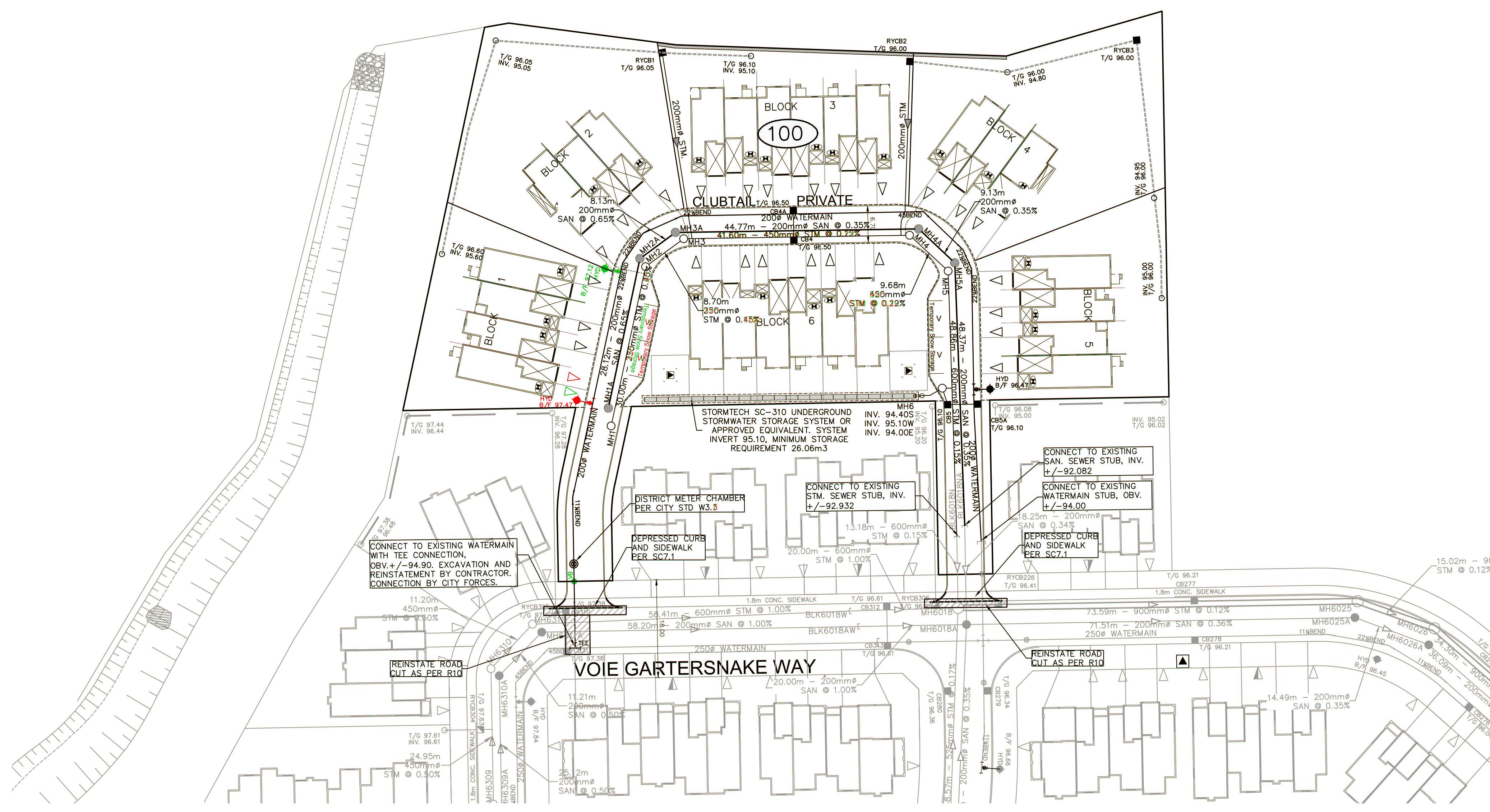


IBI GROUP
 400 – 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 tel 613 225 1311 fax 613 225 9868
 ibigroup.com

Drawing List Table		
Drawing Number	Sheet Number	Drawing Title
001	000	GENERAL POWER
001	001	GENERAL PLAN
010	010	NOTES LEGEND & DATA
011	011	CROSS SECTIONS & ROAD SECTION
100	100	Block 60
200	200	GRADING PLAN
400	400	STORM DRAINAGE
500	500	SANITARY DRAINAGE
600	600	STORM DRAINAGE
600	900	PONDING PLAN
900		SEDIMENT & EROSION

LEITRIM SOUTH HOLDINGS INC.

**CITY OF OTTAWA
 CONTRACT NO. 125506**



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4	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.29
3	ISSUED FOR TENDER	D.G.Y.	2021.09.16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021.05.13
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 tel 613 225 1311 fax 613 225 9868
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Project Title

 BLOCK 60

Drawing Title
GENERAL PLAN OF SERVICES

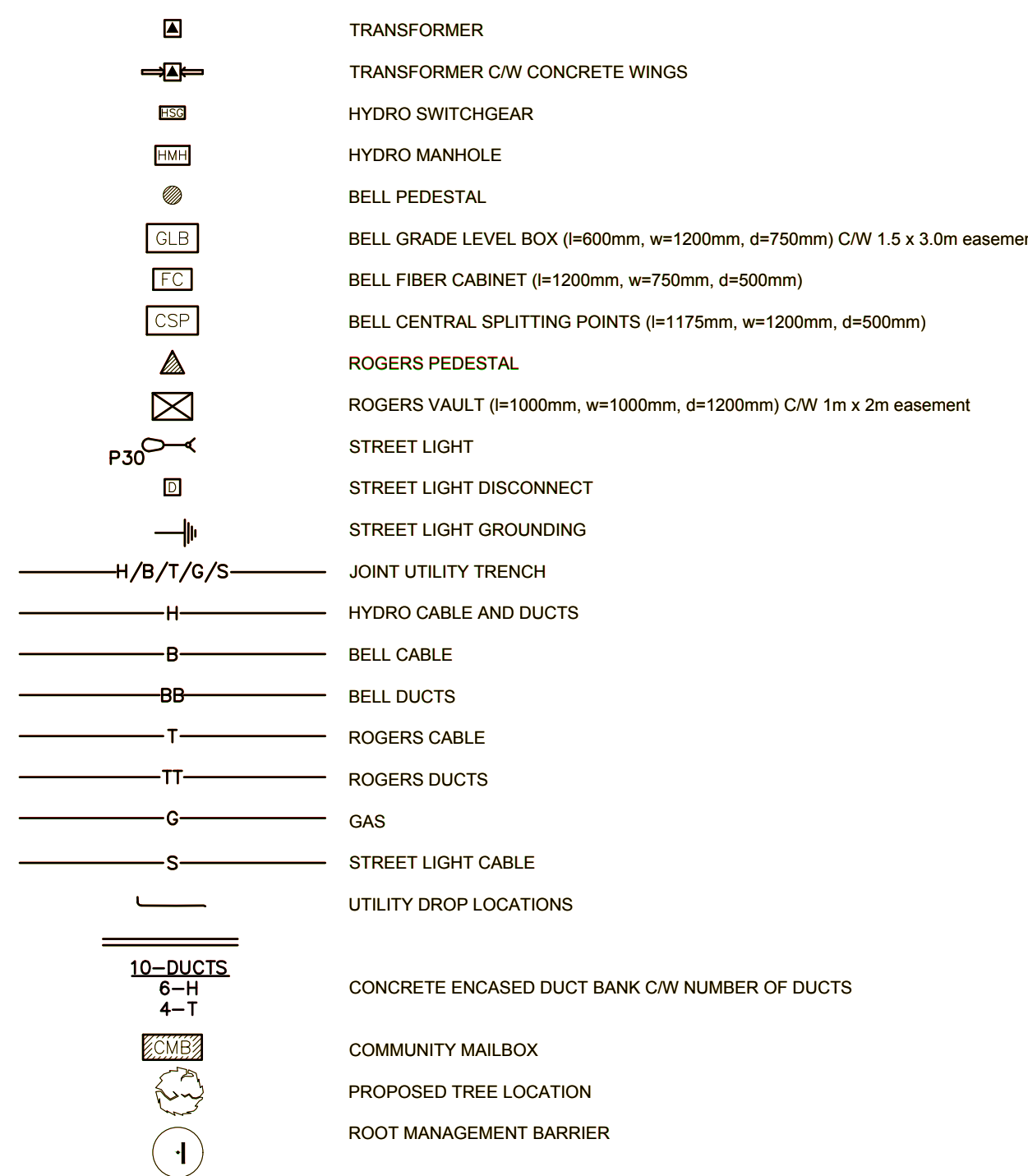
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Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	001

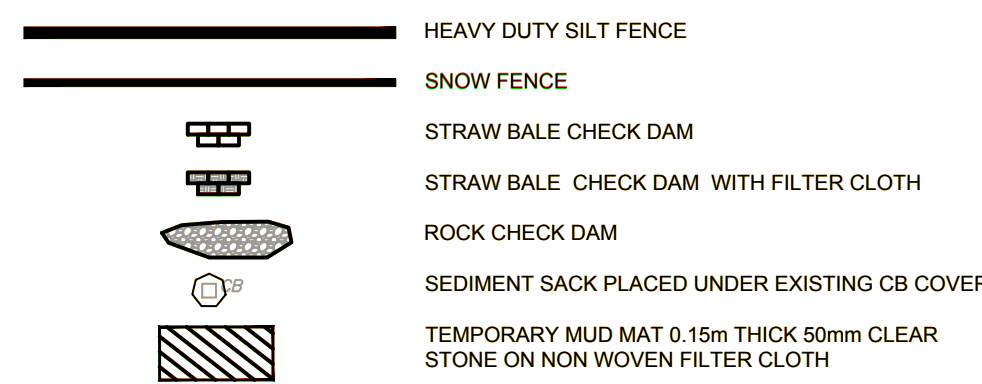
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D07-12-21-0070 #18475

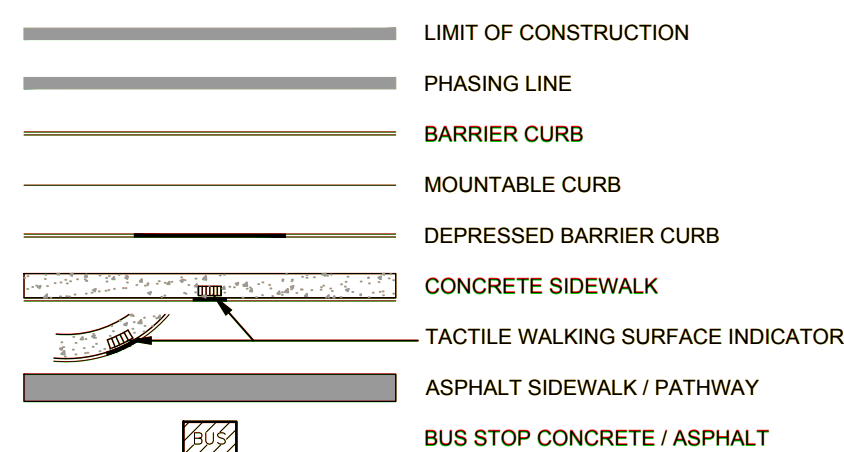
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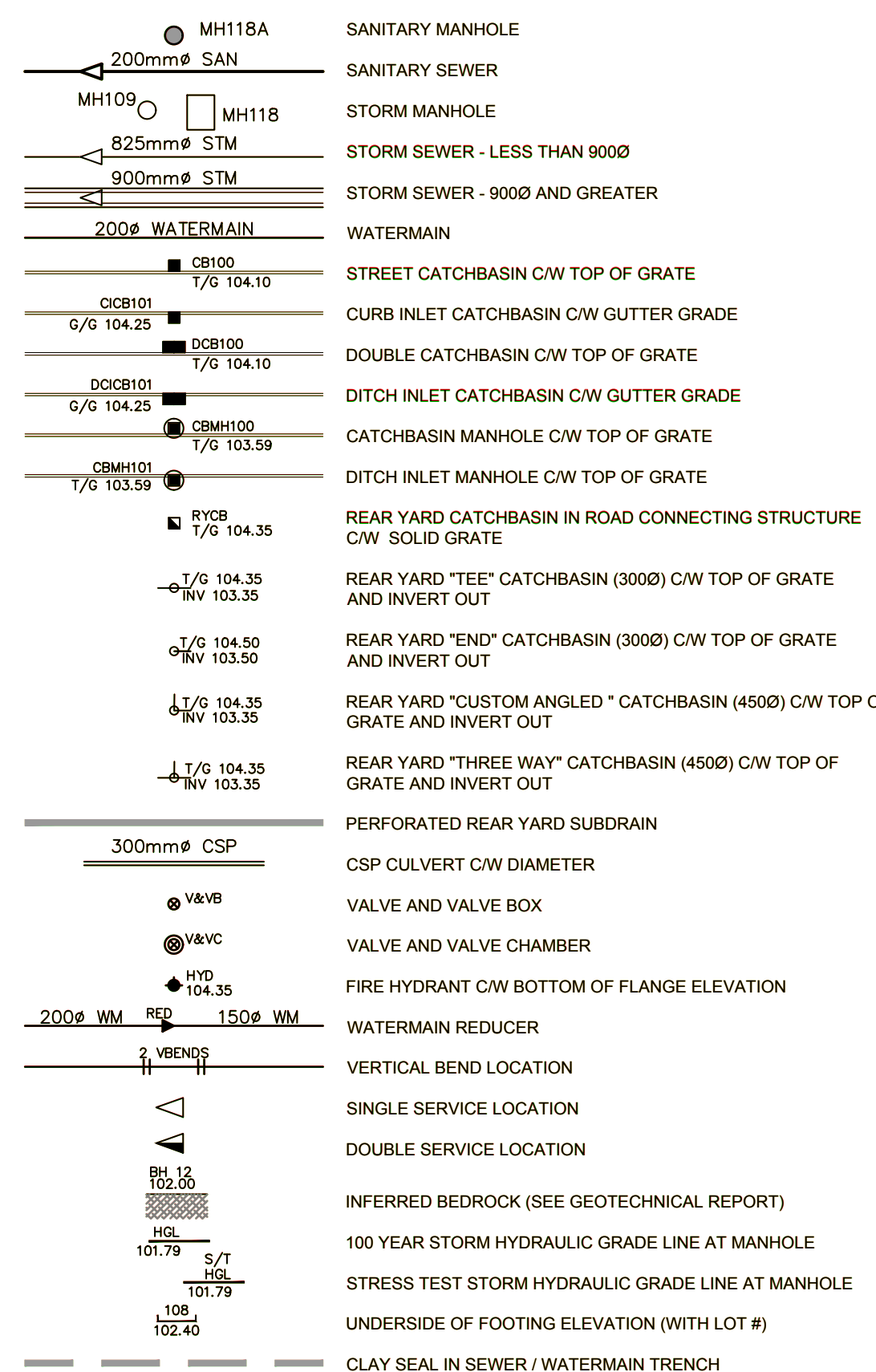
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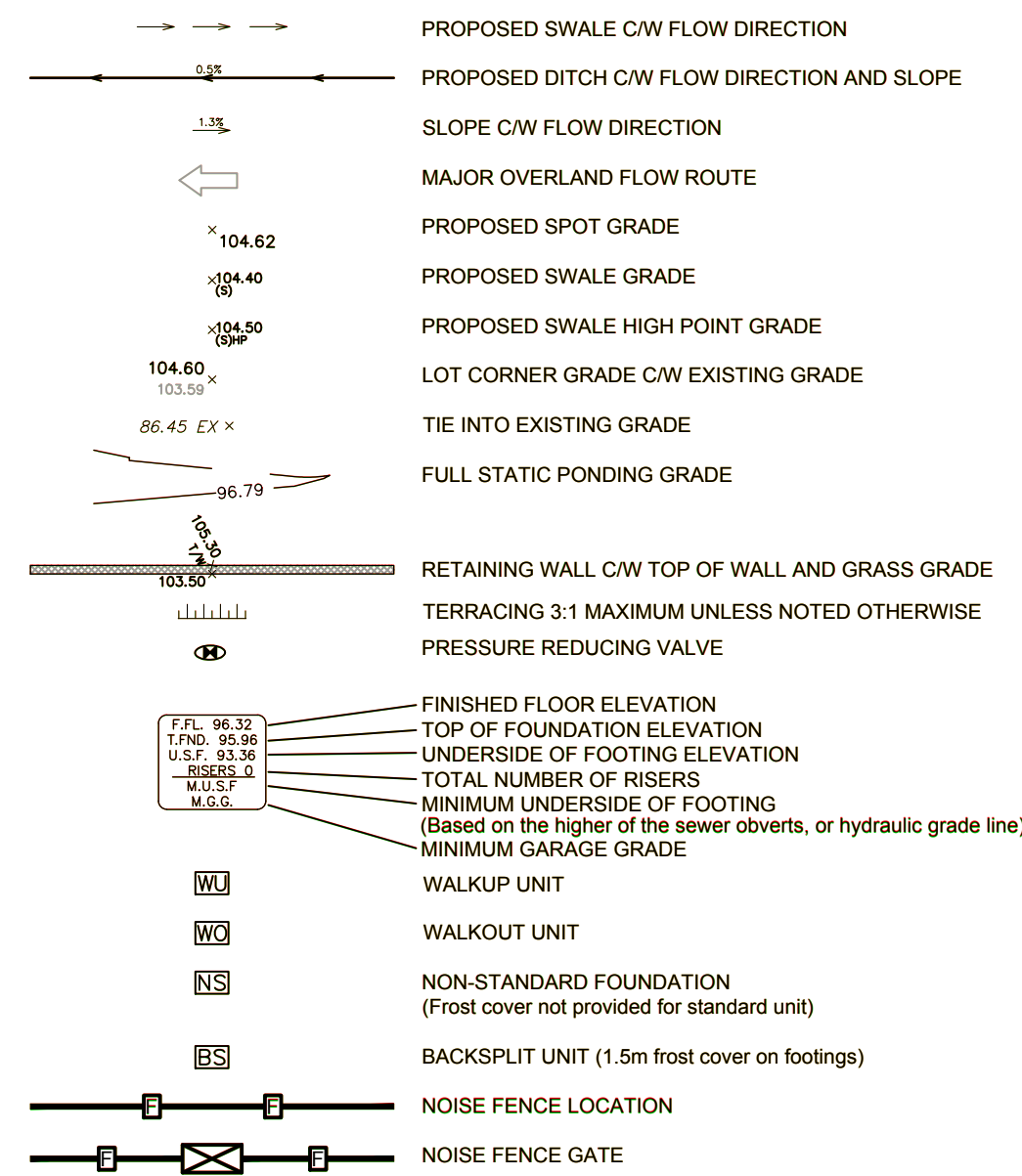
GENERAL LEGEND



SERVICING LEGEND

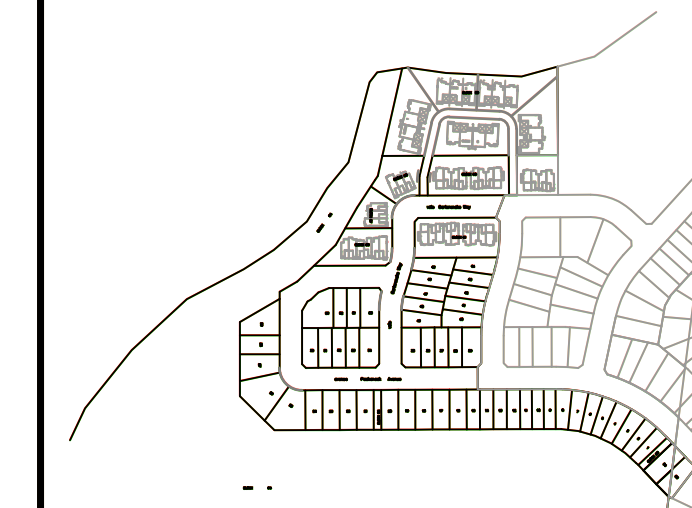


GRADING LEGEND



NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPMENT REMER AND IDONE LANDS OTTAWA, ONTARIO REPORT # 20142688-1148, DATED JANUARY 2021, PREPARED BY GOLDER ASSOCIATES.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLBEKK LTD BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- 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.
- 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.
- REFER TO DRAWING 031 FOR ROADWAY CROSS SECTIONS.
- 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 PLACED AND MAINTAINED IN EXISTING AND CONSTRUCTED ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED (IF APPLICABLE).
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&B 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.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ALL LEADS FOR STREET C&B AND C&B'S CONNECTED TO MAIN SHALL BE AS PER THE CB DATA TABLE @ MIN 2% SLOPE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY IBI GROUP FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPSO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- ALL UTILITY BOXES (I.E. PEDESTALS, TRANSFORMERS, ETS) ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OTTAWA'S "GUIDELINES FOR UTILITY PEDESTALS WITHIN THE ROAD RIGHT OF WAY".
- ANY WATERMAIN WITH LESS THAN 2.4M COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER OBC REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.



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4	REVISED PER CITY COMMENTS	D.G.Y. 2021.08.28	
3	ISSUED FOR TENDER	D.G.Y. 2021.09.16	
2	REVISED PER CITY COMMENTS	D.G.Y. 2021.08.24	
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y. 2021.06.13	
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

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

Project Title: **pathways**
 LE FRANKLIN ST
 BLOCK 60

Professional Engineer:

NOTES LEGEND CB DATA

Scale: _____

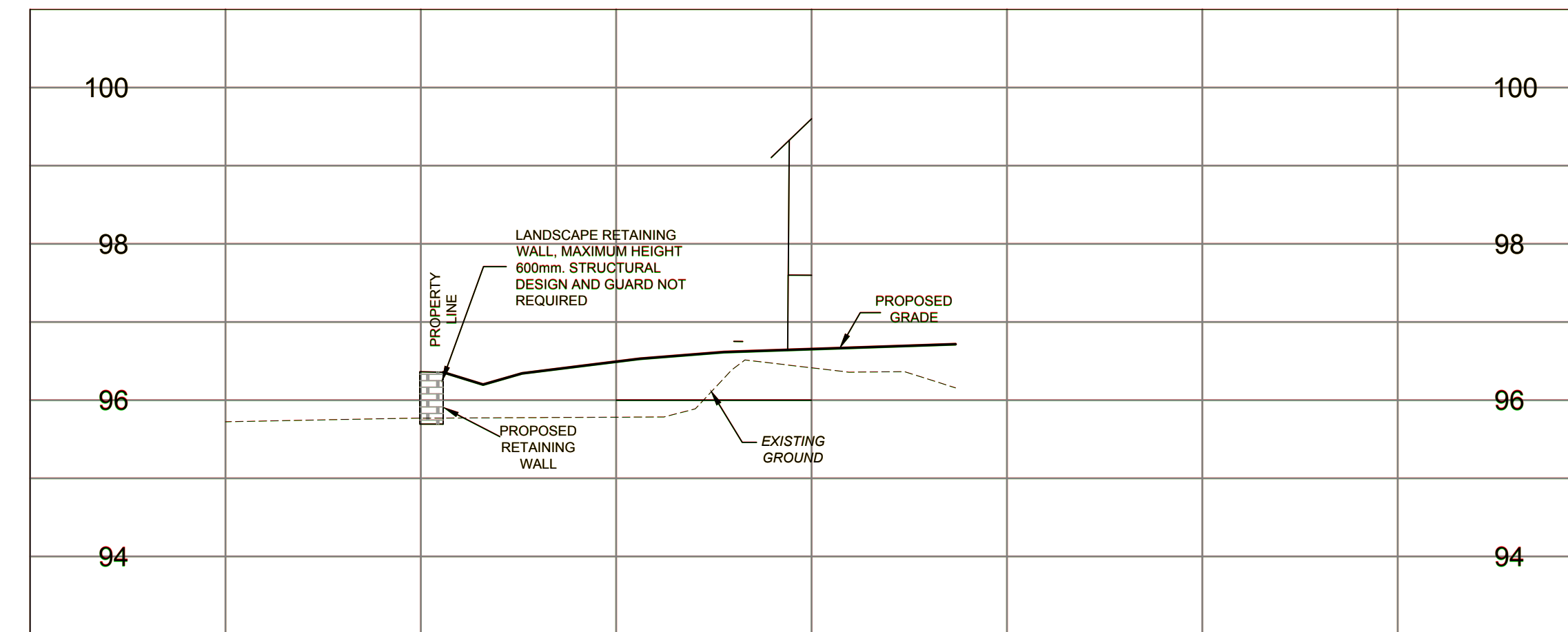
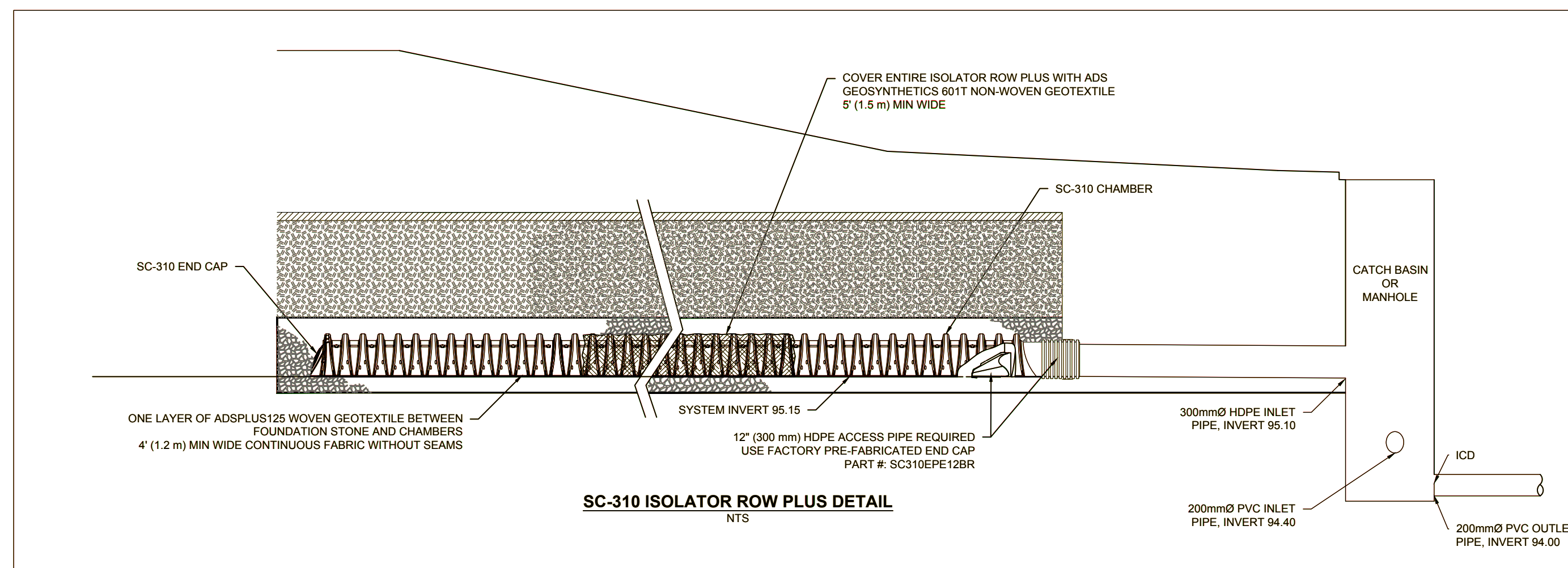
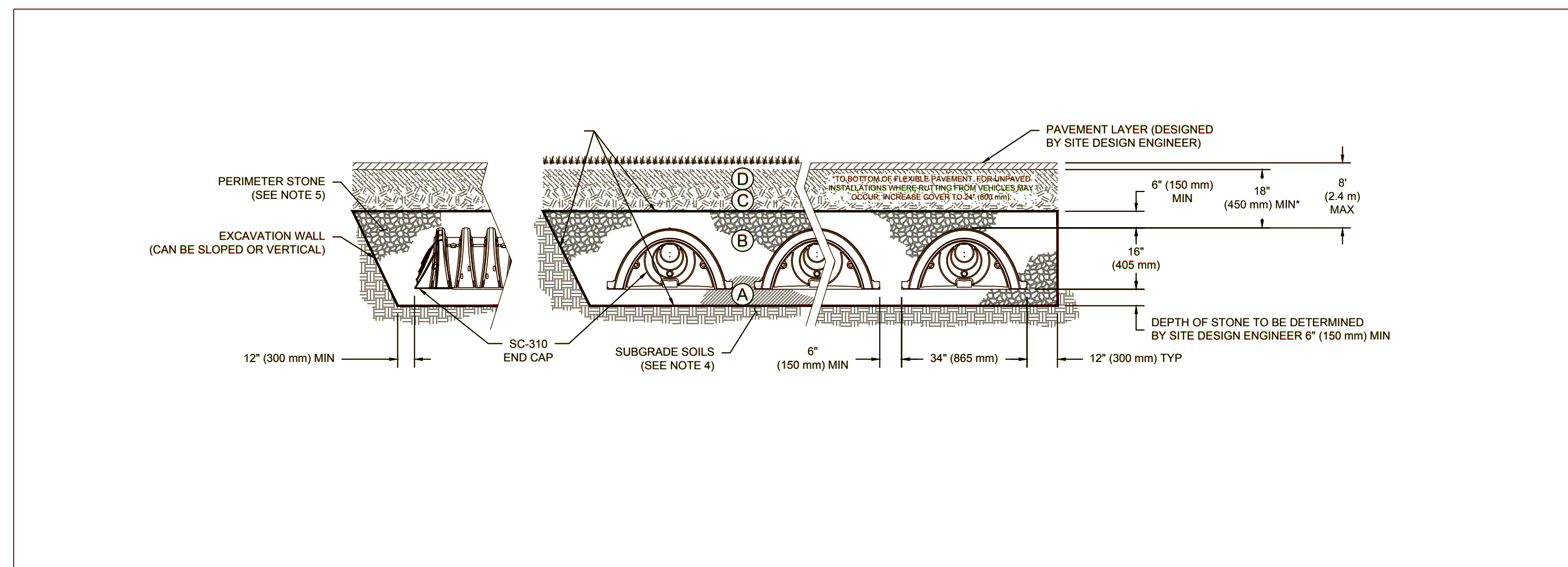
Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	010

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

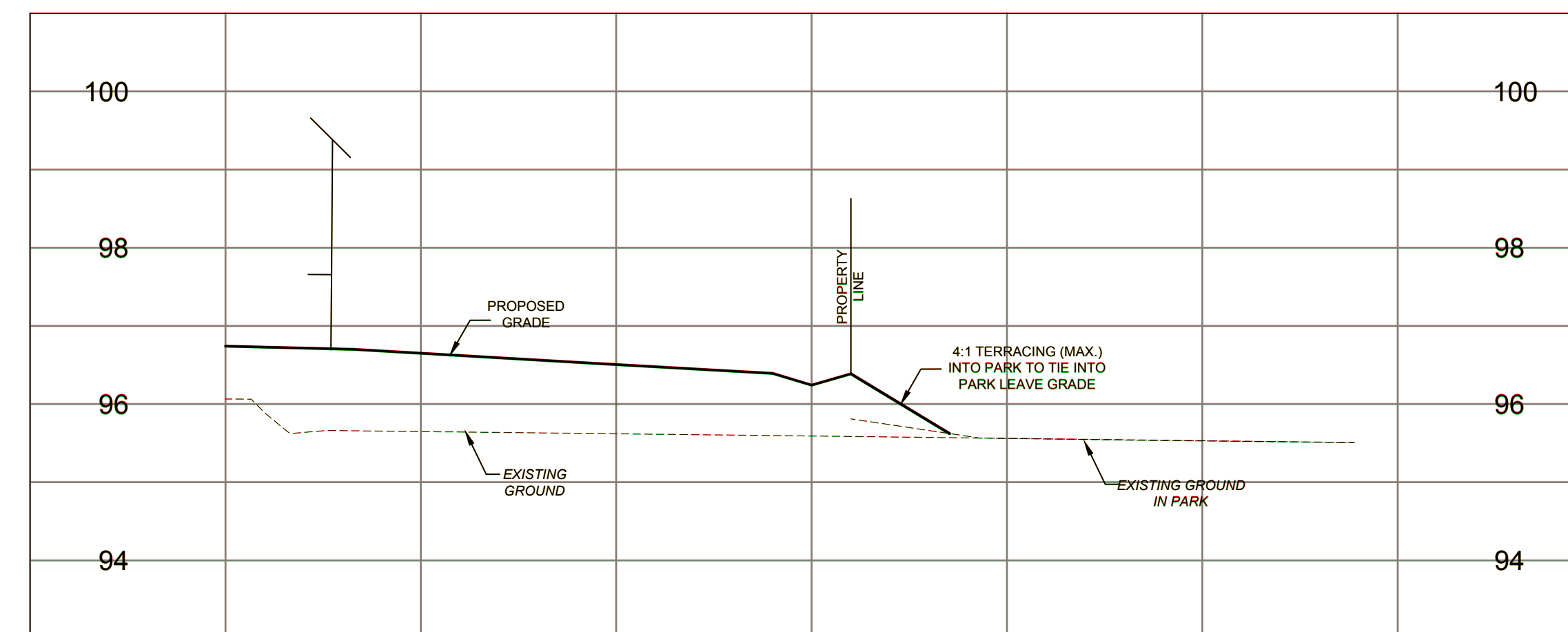
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				TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE	100yr HEAD	RESTRICTED FLOW (l/s)		ICD TYPE
					INLET	OUTLET						
CB4	S3	OPSD 705 010	S19	96.50	95.10	200	PVC DR35	1.500	45.00	IPEX HF		
CB4A	S3	OPSD 705 010	S19	96.50	95.10	200	PVC DR35	1.500	45.00	IPEX HF		
CB5	S5	OPSD 705 010	S19	96.10	94.65	94.60	200	PVC DR35			Controlled @ MH5	
CB5A	S5	OPSD 705 010	S19	96.10	94.70	94.70	200	PVC DR35			Controlled @ MH5	
RYCB1	R3	OPSD 705 010	S19	96.05	94.40	200	PVC DR35	1.550	35.00	IPEX HF		
RYCB2	R4	OPSD 705 010	S19	96.00	94.33	200	PVC DR35	1.570	35.00	IPEX HF		
RYCB3		OPSD 705 010	S19	96.00	94.90	94.85	250	HDPE				
MH6	S5	OPSD 701 010	S24 & S25	96.13	94.50E 95.10W 94.50S	94.00E	200	PVC DR35	2.300	24.00	IPEX MHF	c/w solid cover
									184.00			

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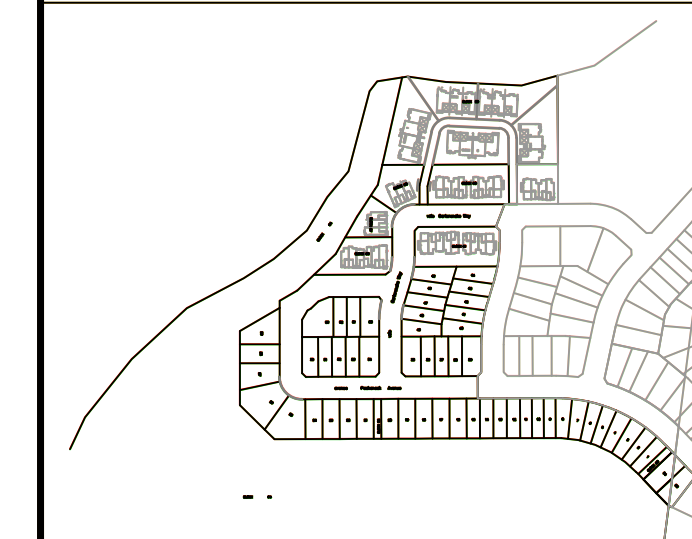
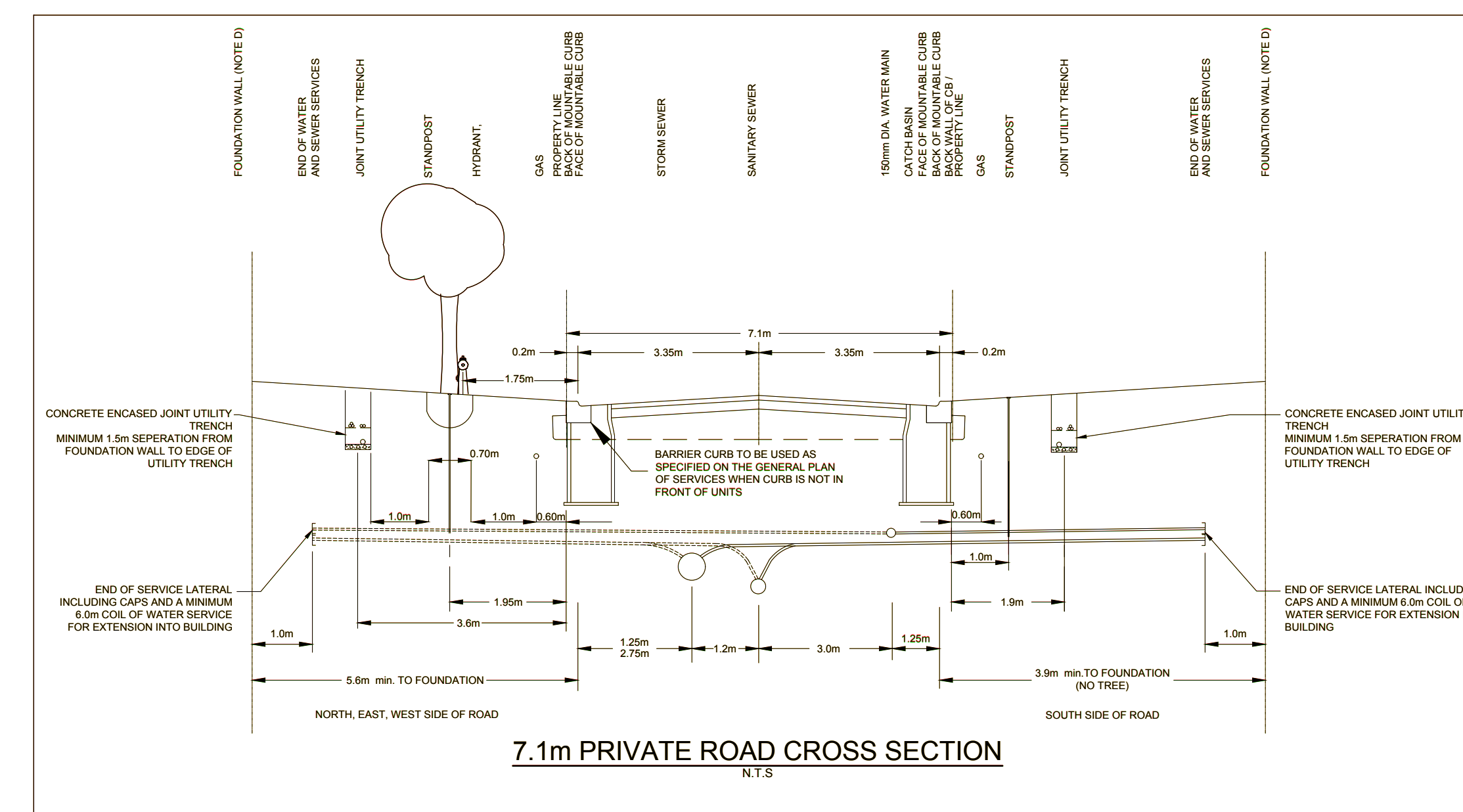
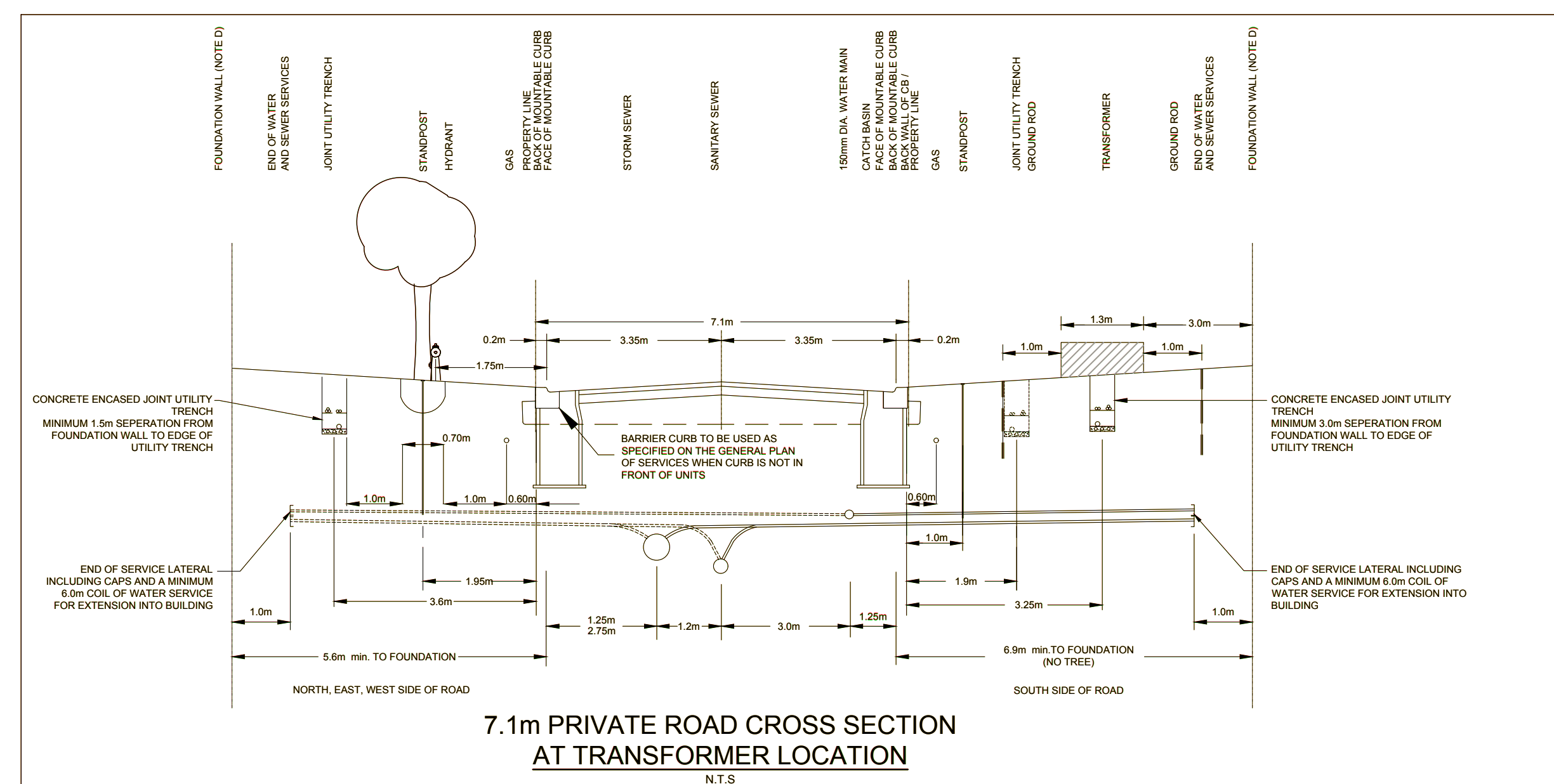
D07-12-21-0070



SECTION A-A



SECTION B-B

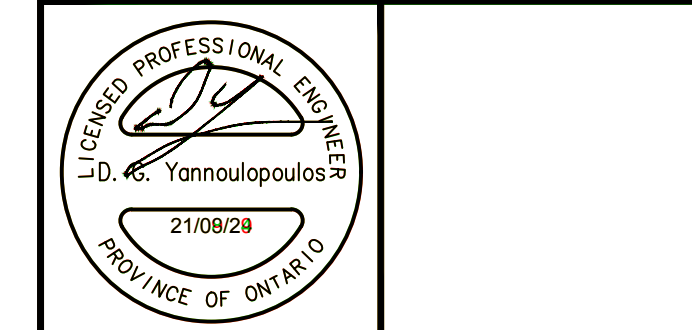


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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-29
3	ISSUED FOR TENDER	D.G.Y.	2021-09-16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

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

Project Title
pathways
BLOCK 60



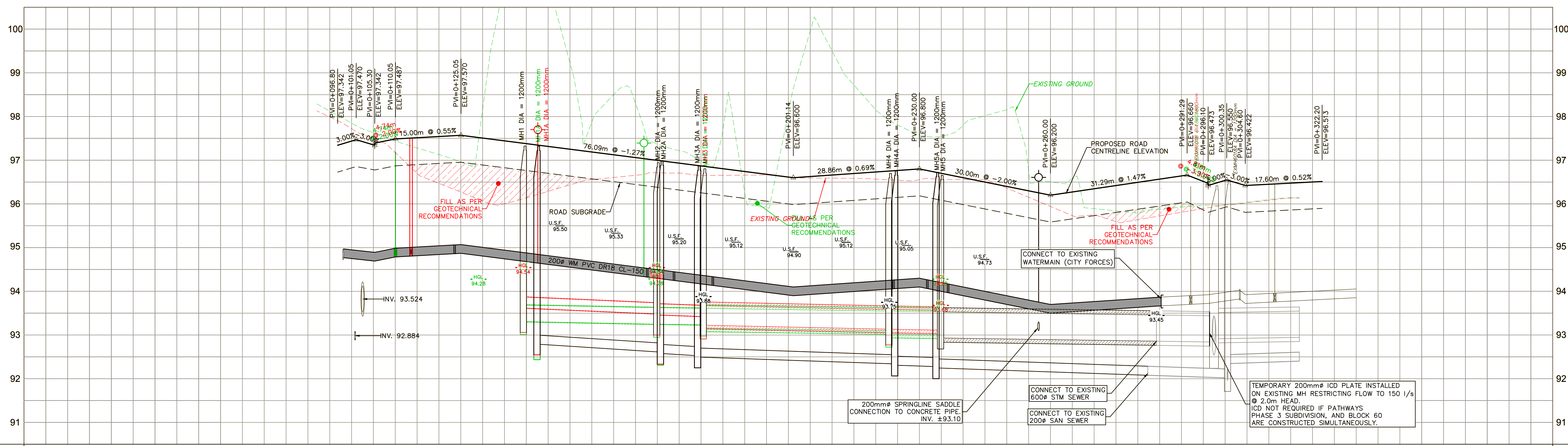
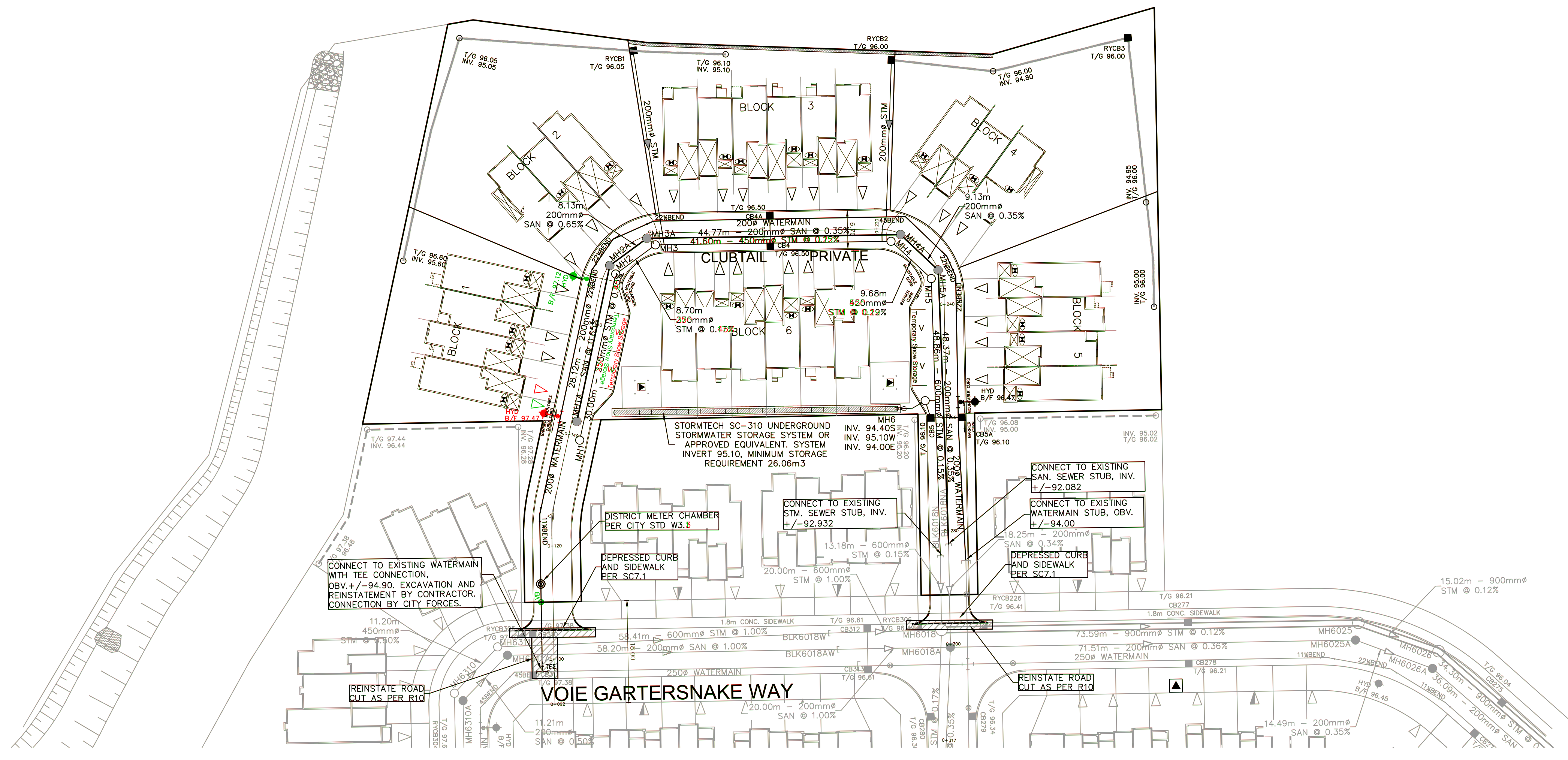
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CROSS SECTIONS & ROAD SECTION

Scale

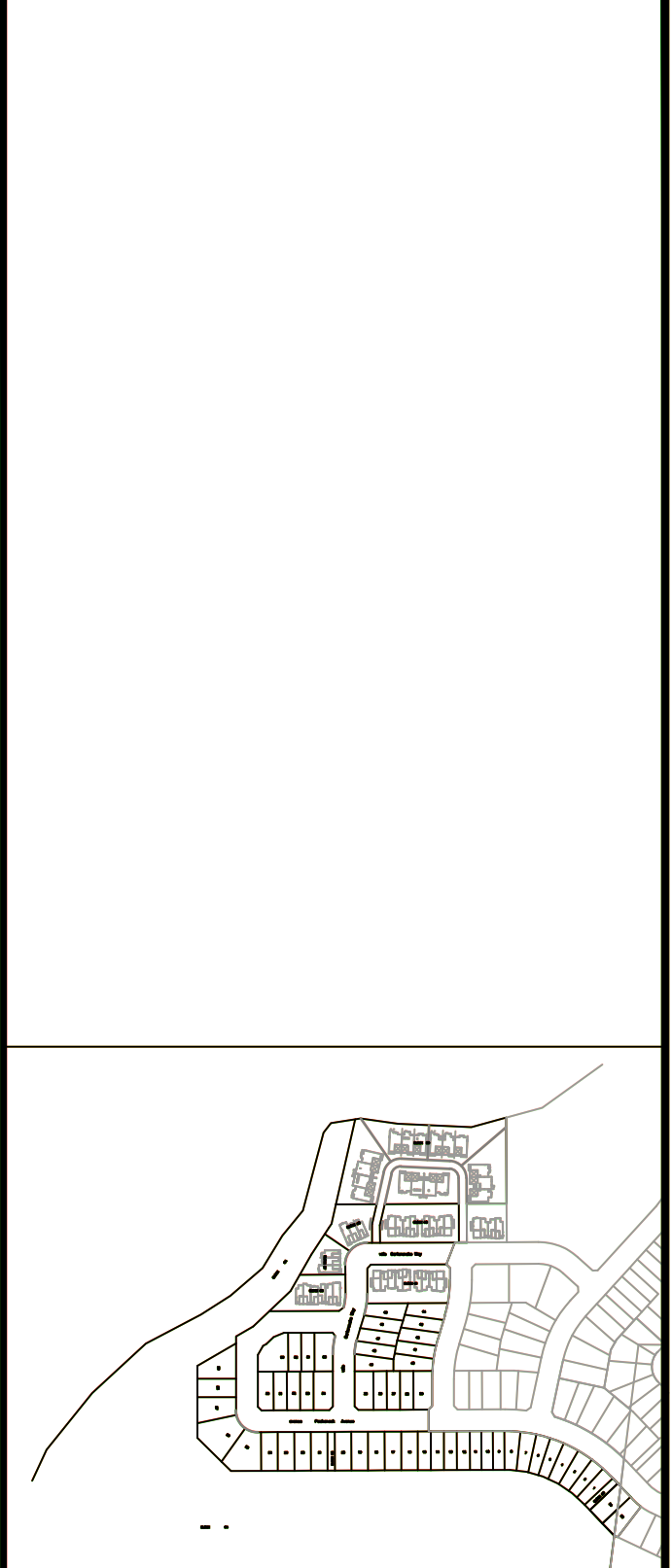
Design R.M. Date OCTOBER 2020

Drawn M.M. Checked K.H.

Project No. 125506 Drawing No. 011



ROAD GRADE	97.342 97.438 97.392 97.487 97.542 97.570 97.379 97.124 96.870 96.600 96.731 96.800 96.600 96.500 96.494 96.660 96.423 96.668 96.422 96.502 96.513	ROAD GRADE
TOP OF WATERMAIN	94.970 94.950 94.892 94.987 95.042 95.070 94.879 94.624 94.370 94.100 94.231 94.300 94.100 93.700 93.833 93.868 93.630 93.630 93.630 93.630 93.630	TOP OF WATERMAIN
STM SEWER INVERT		STM SEWER INVERT
SAN SEWER INVERT		SAN SEWER INVERT
STATION	0+080 0+097.800 TEE 0+100 0+110.050 VB 0+113.250 CHAMBER 0+120 0+123.603 11BEND 0+140 0+142.650 0+160 0+167.300 HYD 0+168.723 22BEND 0+173.822 22BEND 0+180 0+182.711 0+200 0+220 0+224.050 0+224.050 0+231.868 0+236.581 0+240 0+257.291 0+260 0+280 0+285.250 EXCAP 0+300 0+320	STATION



No.	REVISIONS	By	Date
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4	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.28
3	ISSUED FOR TENDER	D.G.Y.	2021.09.16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021.05.13

LEITRIM SOUTH HOLDINGS INC.

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

Project Title
pathways
BLOCK 60

Professional Engineer
Yannoulopoulos
21/09/20
PROVINCE OF ONTARIO

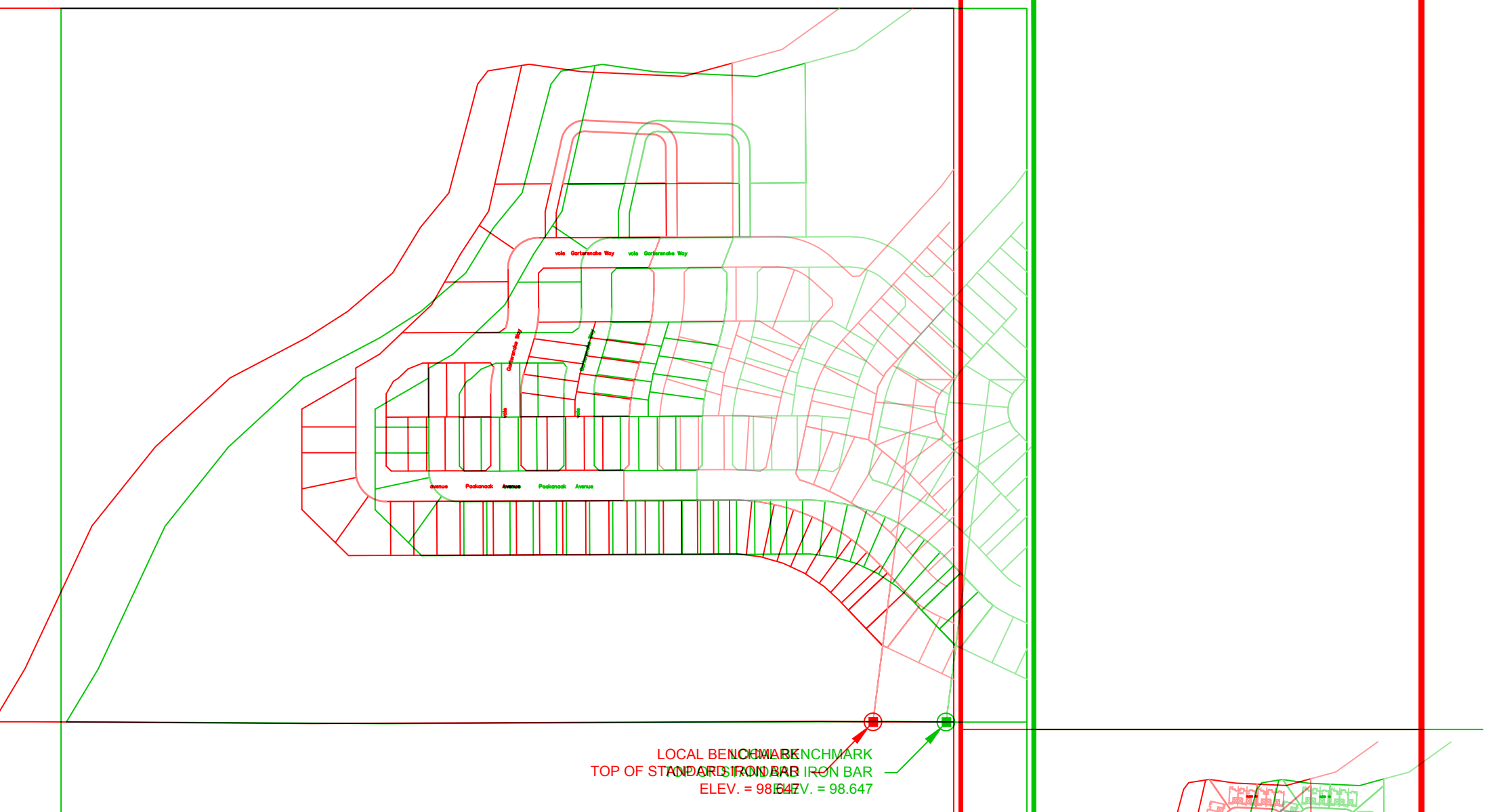
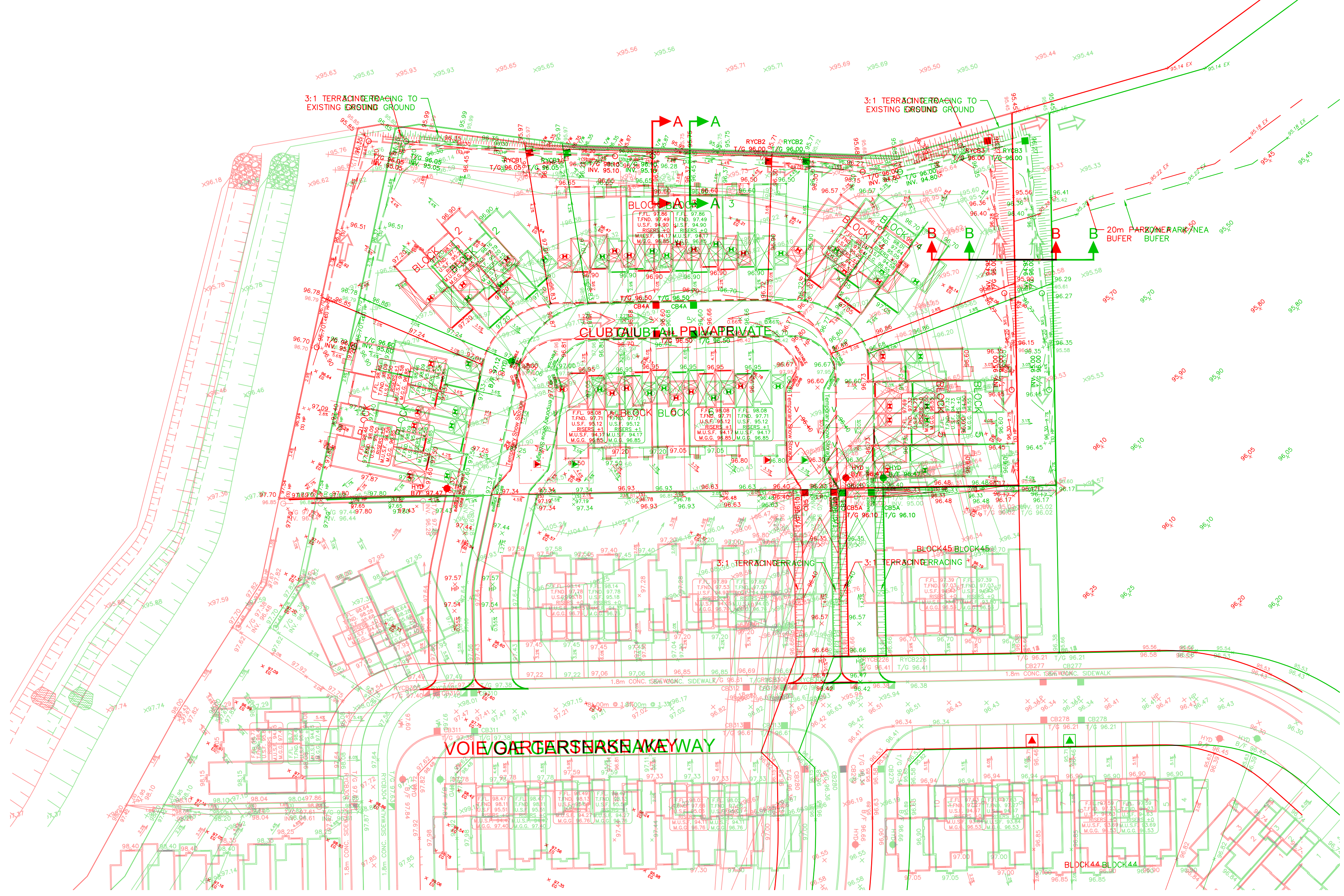
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BLOCK 60
CLUBTAIL PRIVATE

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HORIZ. 1:500
VERT. 1:50

Design R.M. Date OCTOBER 2020
Drawn M.M. Checked K.H.

Project No. 125506 Drawing No. 100

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4	4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-24		
3	3	ISSUED FOR TENDER	D.G.Y.	2021-08-14		
2	2	REVISED PER PROVIDED COMMENTS	D.G.Y.	2021-08-24		
1	1	SUBMISSION FOR SPECIFIC REGULATORY REVIEW		2021-05-13		
No.	No.	REVISIONS	By	Check	Date	

LEITH AND SOUTHWORTH HOLDINGS INC.

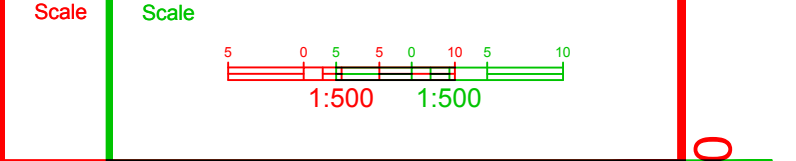
IBIGROUP GROUP
 409 - 33 Street, Suite 200, Edmonton, Alberta T6A 1M3
 Tel: 780-442-8888 | Fax: 780-442-8899
 info@ibigroup.com

Project Title

pathways
 at FINDLAY CREEK
 BLOCK 43-45

Drawing Title

GRADING PLAN



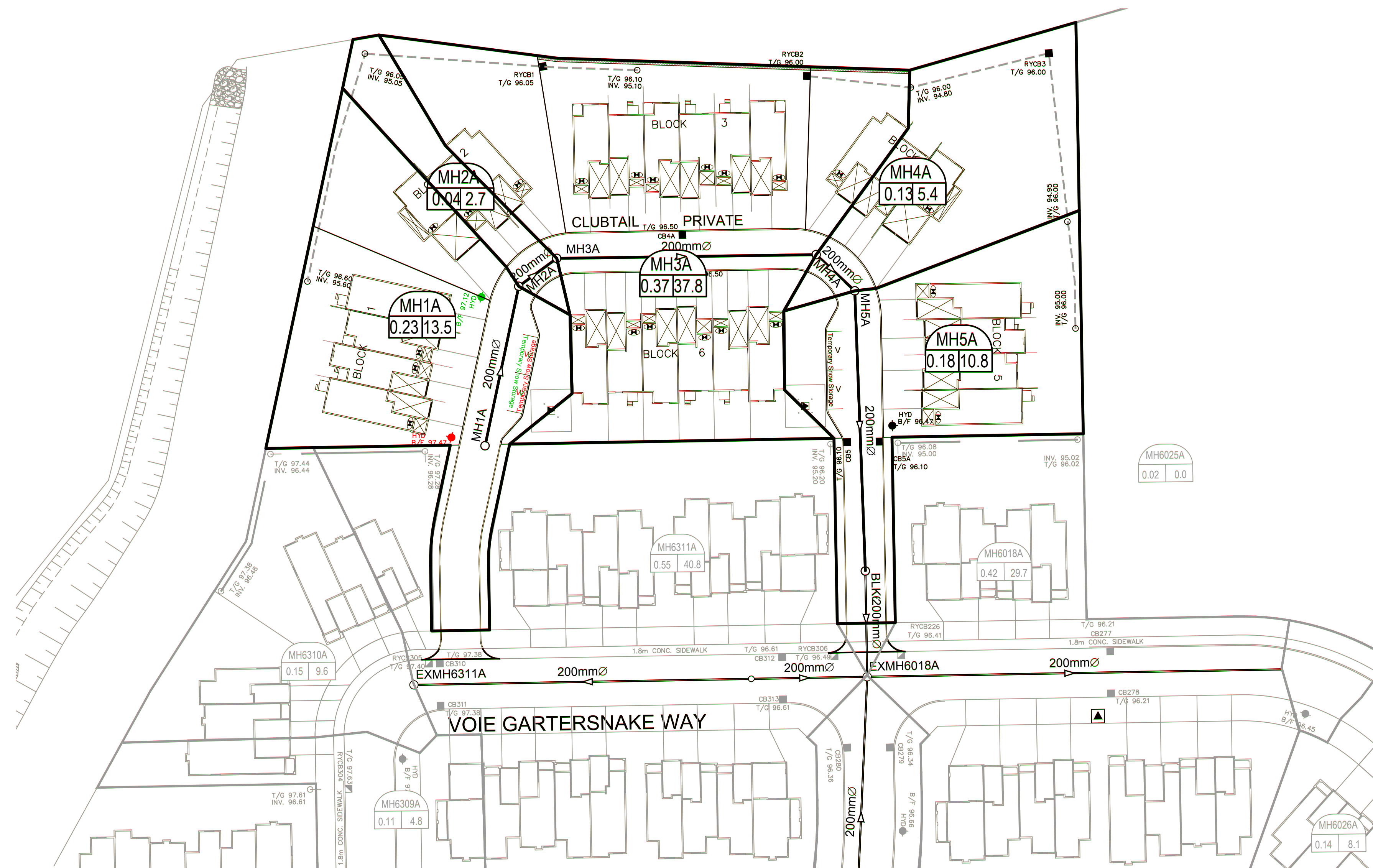
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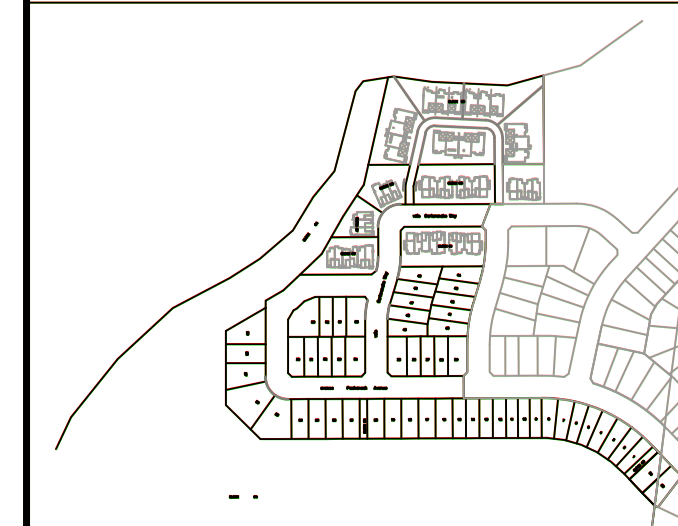
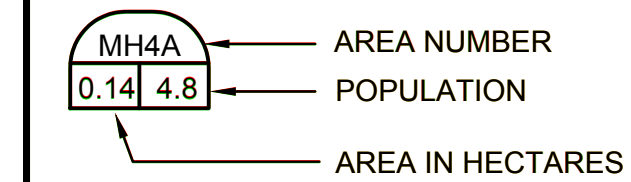
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LEGEND :



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4	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.29
3	ISSUED FOR TENDER	D.G.Y.	2021.08.18
2	REVISED PER CITY COMMENTS	D.G.Y.	2021.08.24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021.05.13
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

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

Project Title
pathways
OF FRESH WATER
BLOCK 60

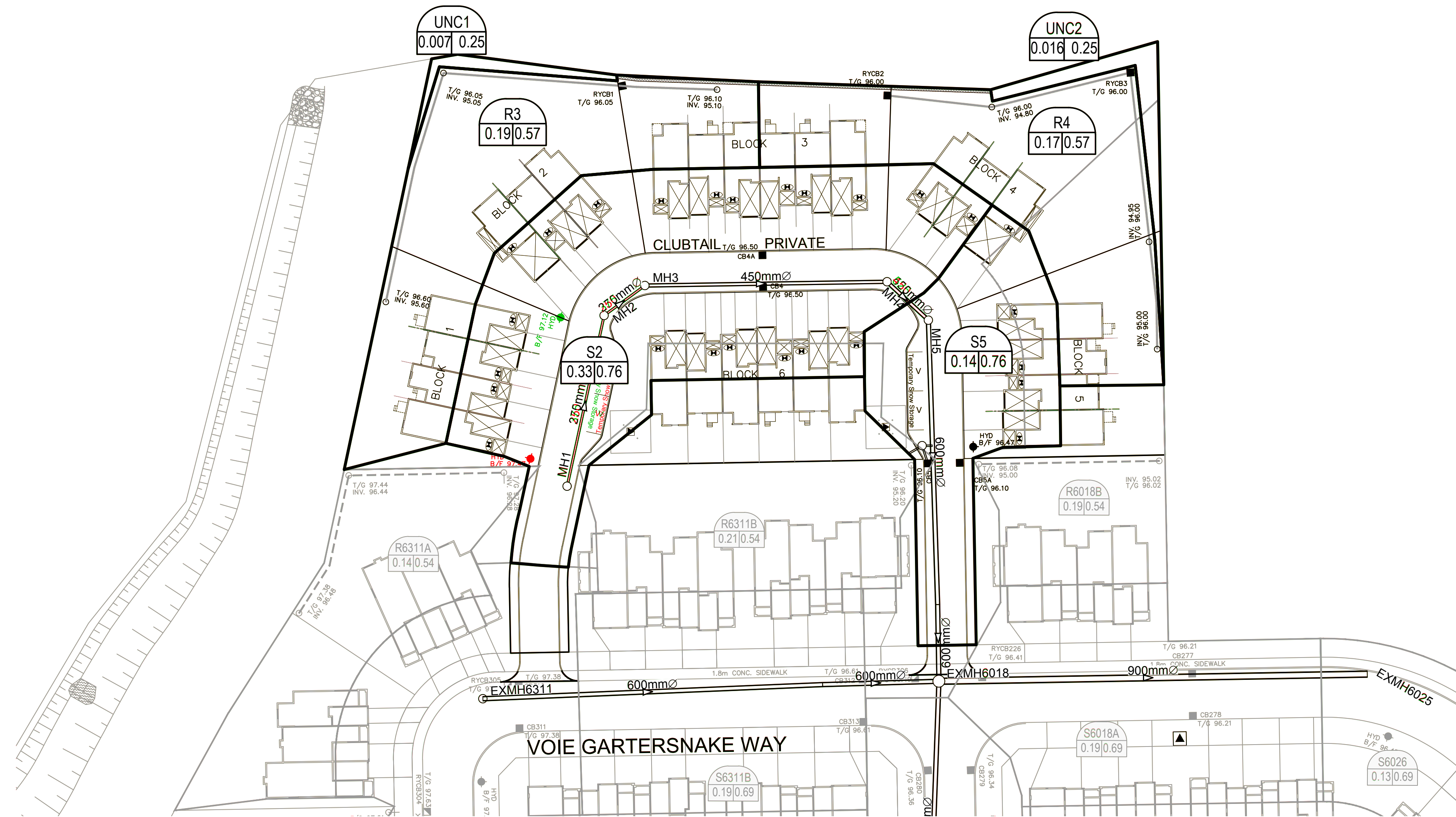
Professional Engineer Seal: Y. Yannouloupoulos, License No. 21109/29, Province of Ontario
North Arrow

Drawing Title
SANITARY DRAINAGE AREA PLAN

Scale
1:500

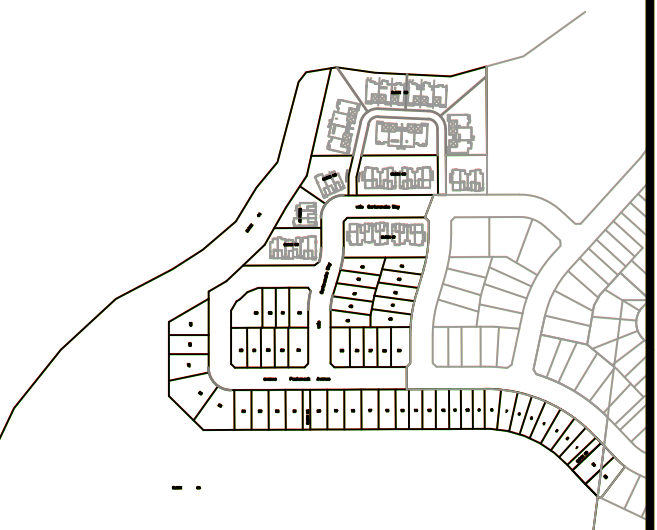
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Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	400

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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-28
3	ISSUED FOR TENDER	D.G.Y.	2021-09-16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

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

Project Title

pathways
 OF FIRE & LIFE SAFETY

BLOCK 60

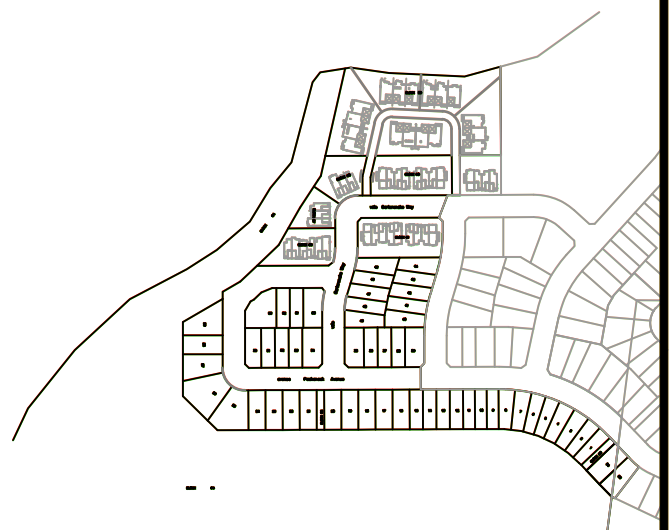
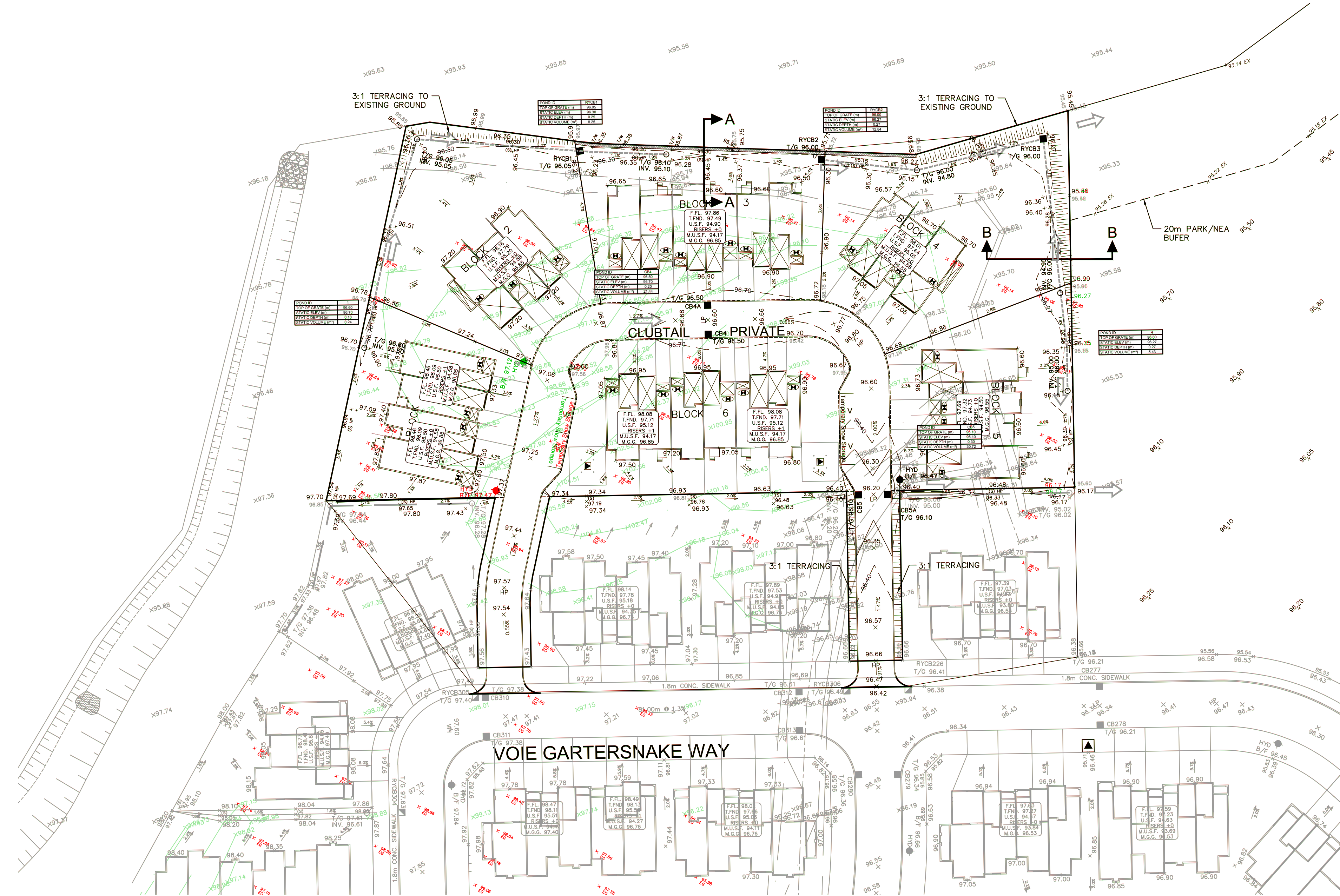
Drawing Title

STORM DRAINAGE AREA PLAN

Scale

Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	500


D07-12-21-0070




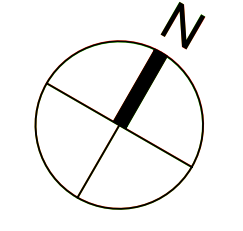
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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-28
3	ISSUED FOR TENDER	D.G.Y.	2021-09-16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

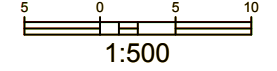
IBI GROUP
 400 - 333 Preston Street
 Ottawa ON K1S 5N4 Canada
 tel 613 225 1311 fax 613 225 9868
 ibigroup.com

Project Title

 BLOCK 60





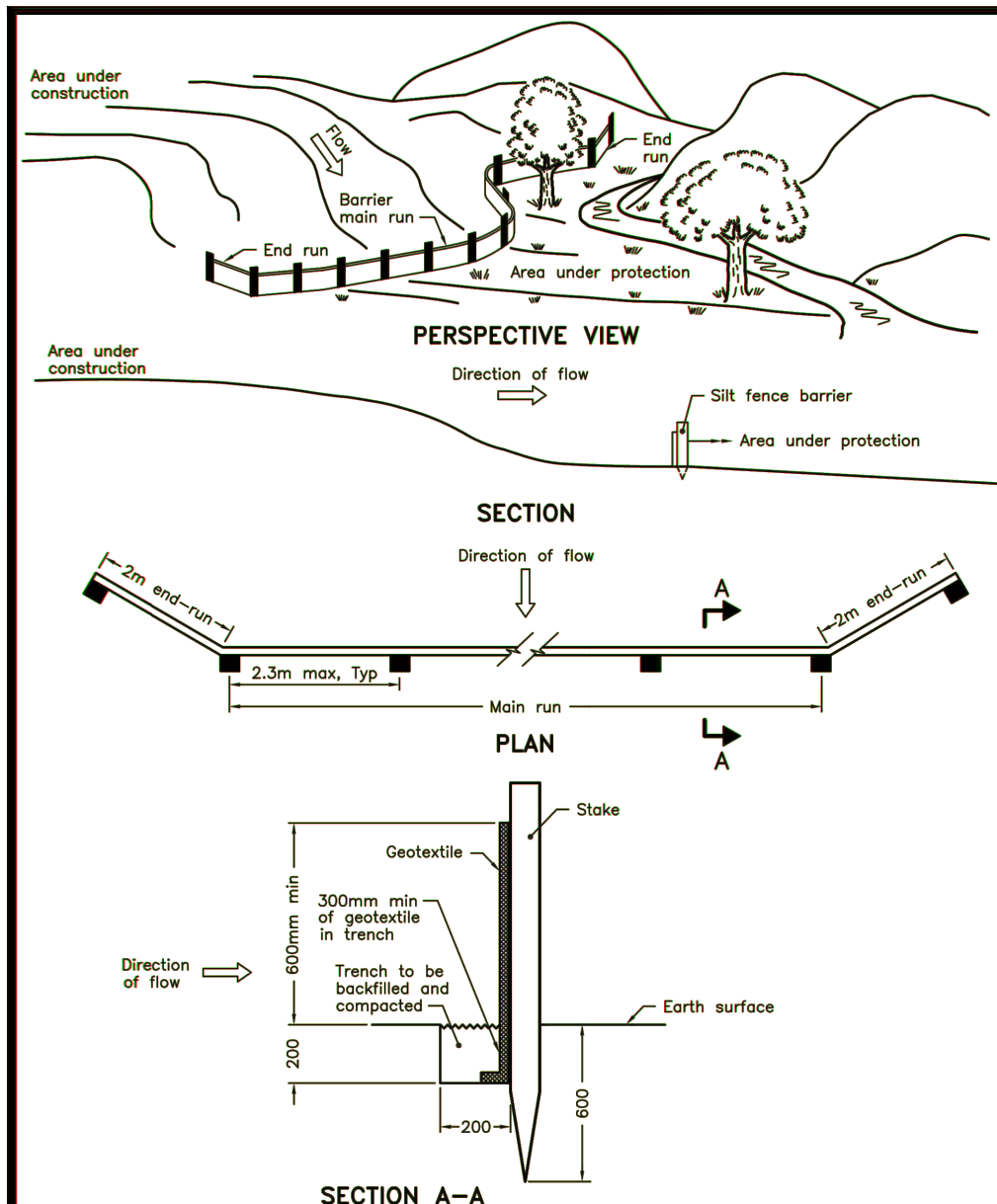
Drawing Title
PONDING PLAN

Scale

 1:500

Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	600

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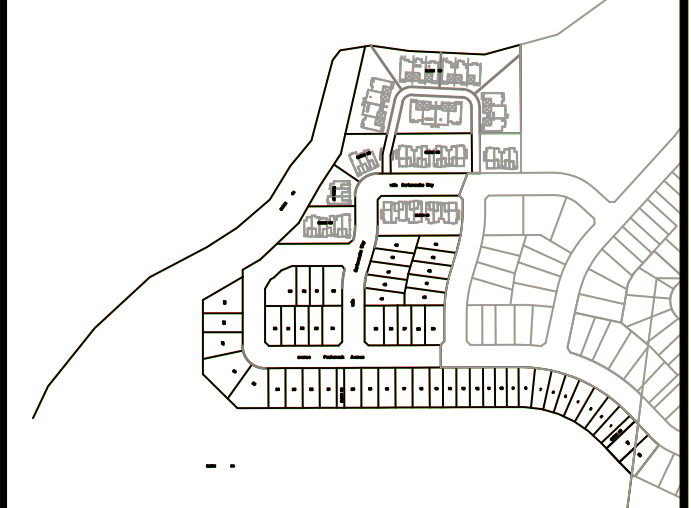
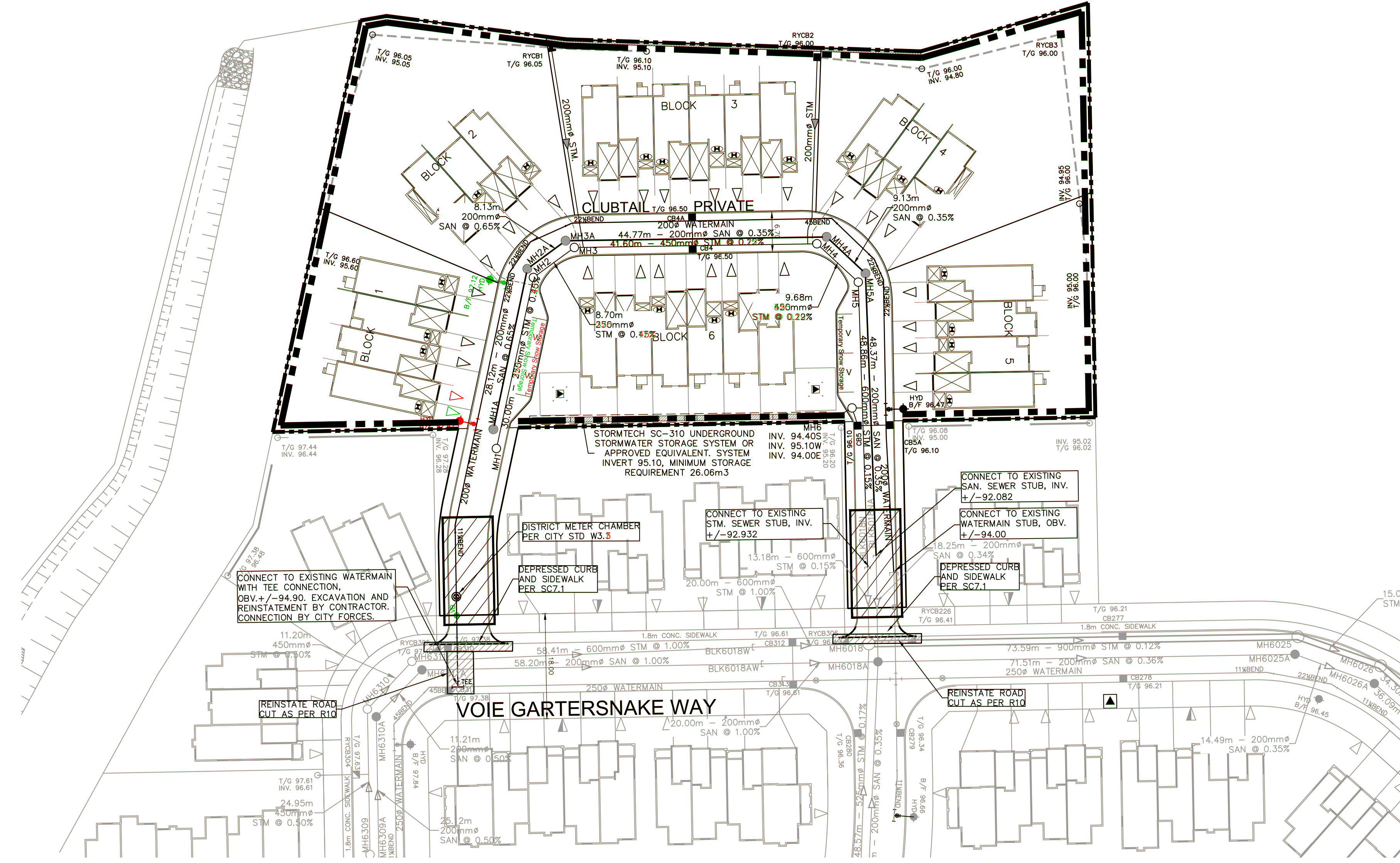


NOTE:
A All dimensions are in millimetres unless otherwise shown.

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

- 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.
 1. 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.
 2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 3. 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.
 4. 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.
 5. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 6. 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

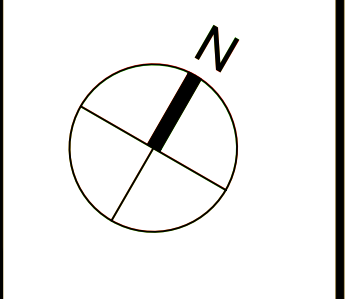
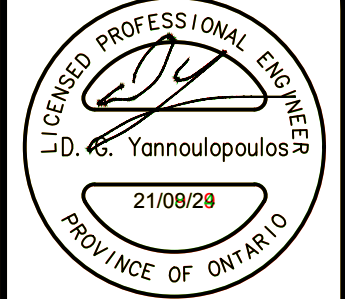


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No.	REVISIONS	By	Date

LEITRIM SOUTH HOLDINGS INC.

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400 - 333 Preston Street
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tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title
pathways
OF FINE LIVING
BLOCK 60



Drawing Title
SEDIMENT & EROSION CONTROL PLAN

Scale
1:500

Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	900

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