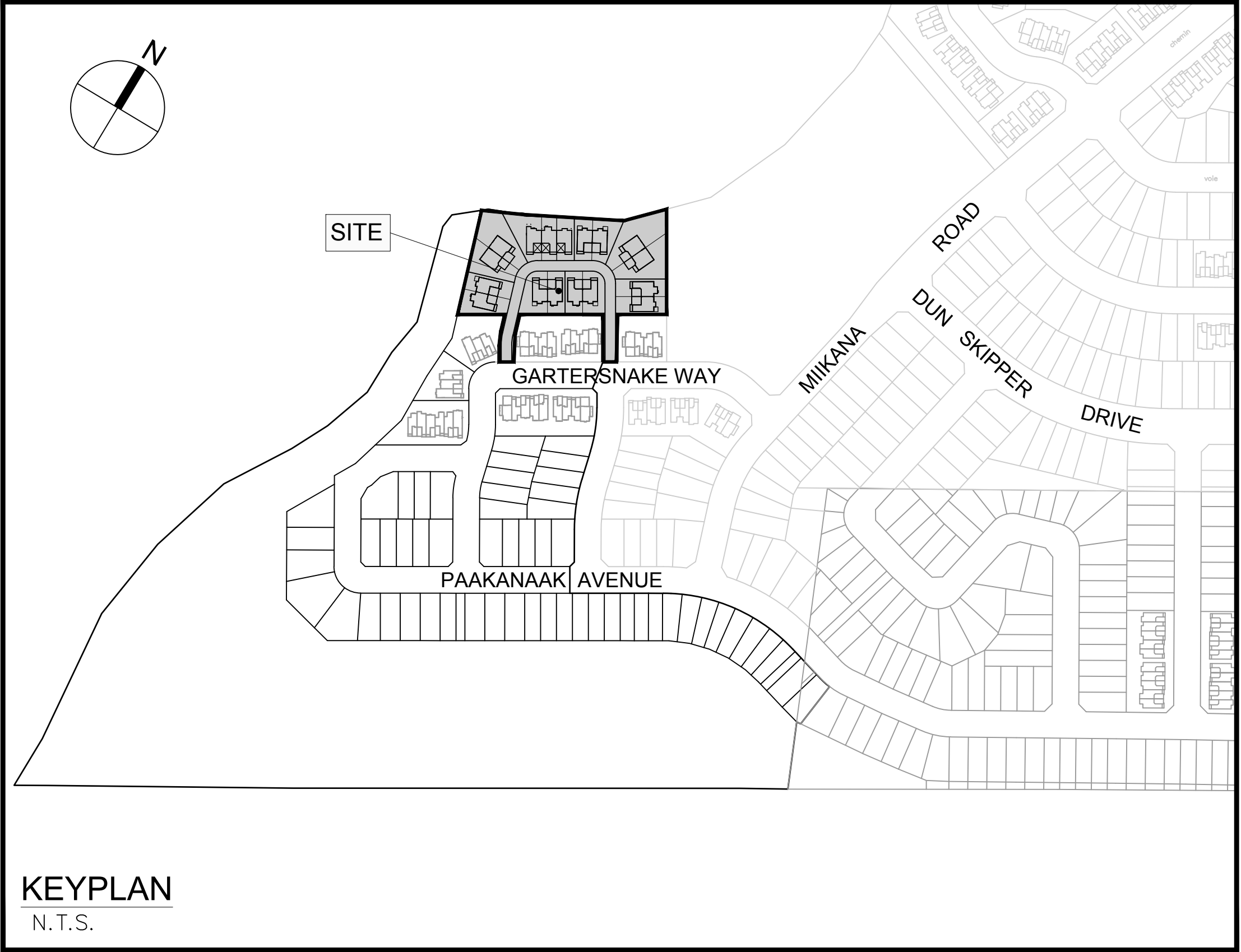
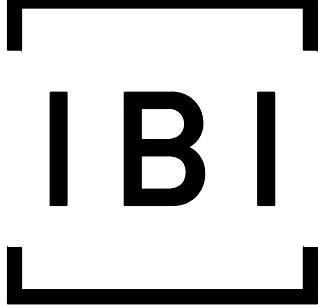




# BLOCK 60



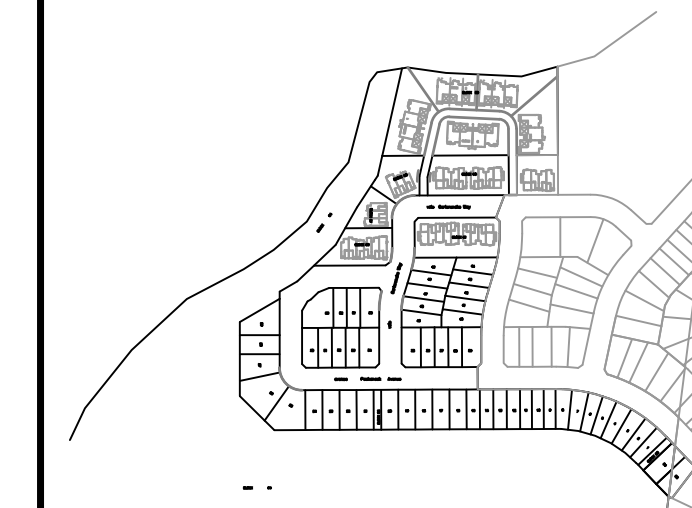
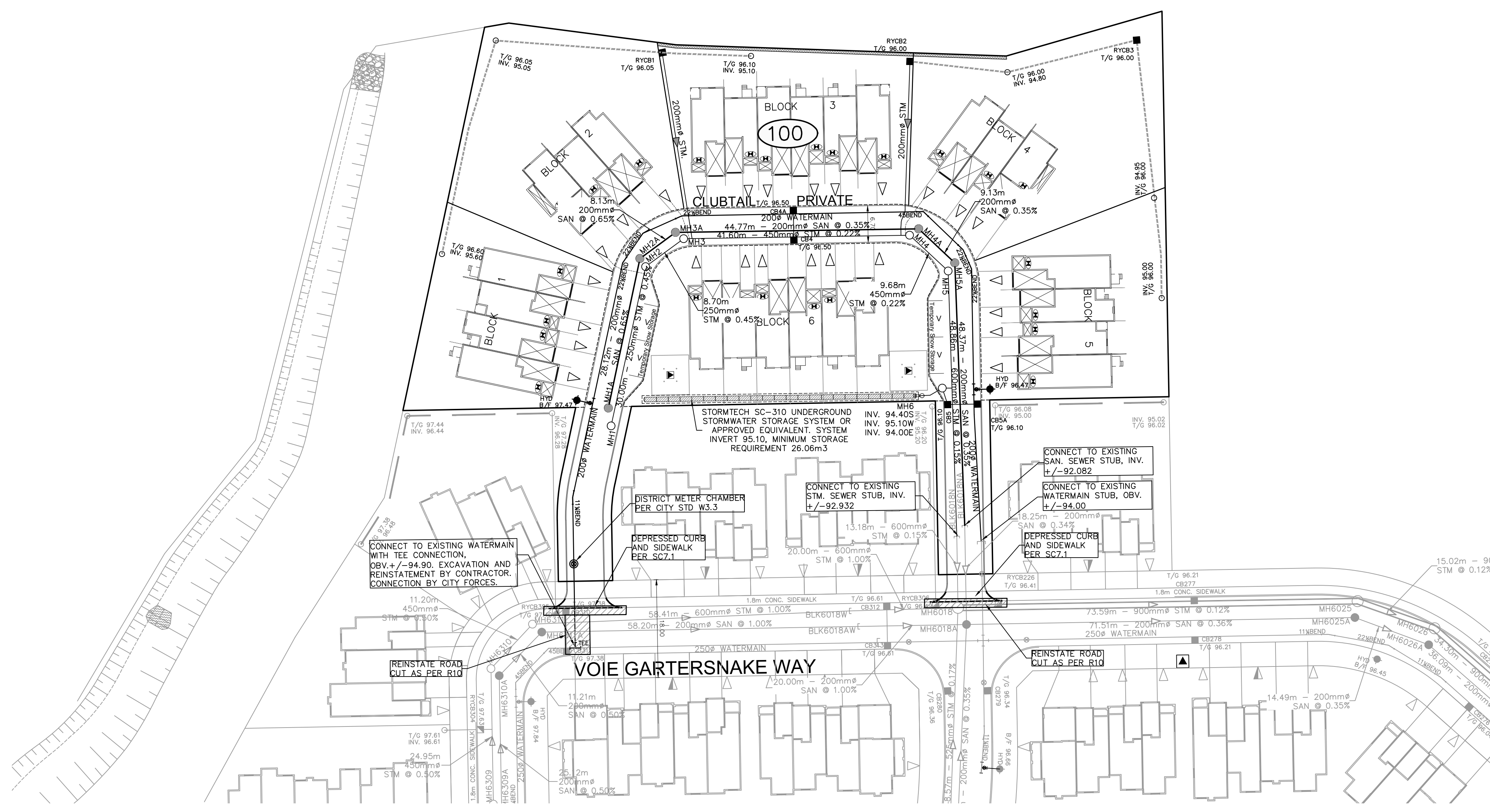
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Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES LEGENDS & ROAD DATA
011	CROSS SECTIONS & ROAD SECTION
100	Block 60
200	GRADING PLAN
400	SANITARY DRAINAGE
500	STORM DRAINAGE
600	PONDING PLAN
900	SEDIMENT & EROSION



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

# LEITRIM SOUTH HOLDINGS INC.

CITY OF OTTAWA  
 CONTRACT NO. 125506

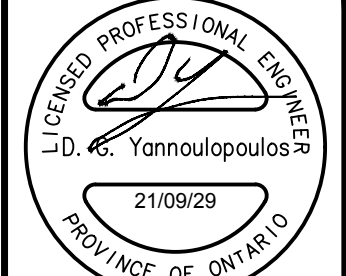


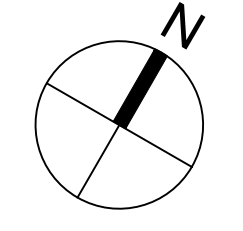
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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-29
3	ISSUED FOR TENDER	D.G.Y.	2021-09-16
2	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-24
1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date

**LEITRIM SOUTH HOLDINGS INC.**

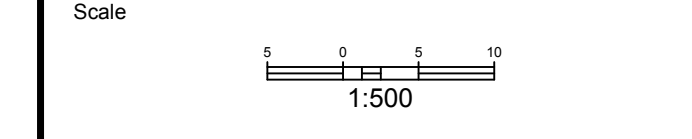
**IBI GROUP**  
 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title  
  
**pathways**  
 at FINDLAY CREEK  
 BLOCK 60

  
 Y. Yannouloupoulos  
 21/09/29  
 PROVINCE OF ONTARIO



Drawing Title  
**GENERAL PLAN OF SERVICES**

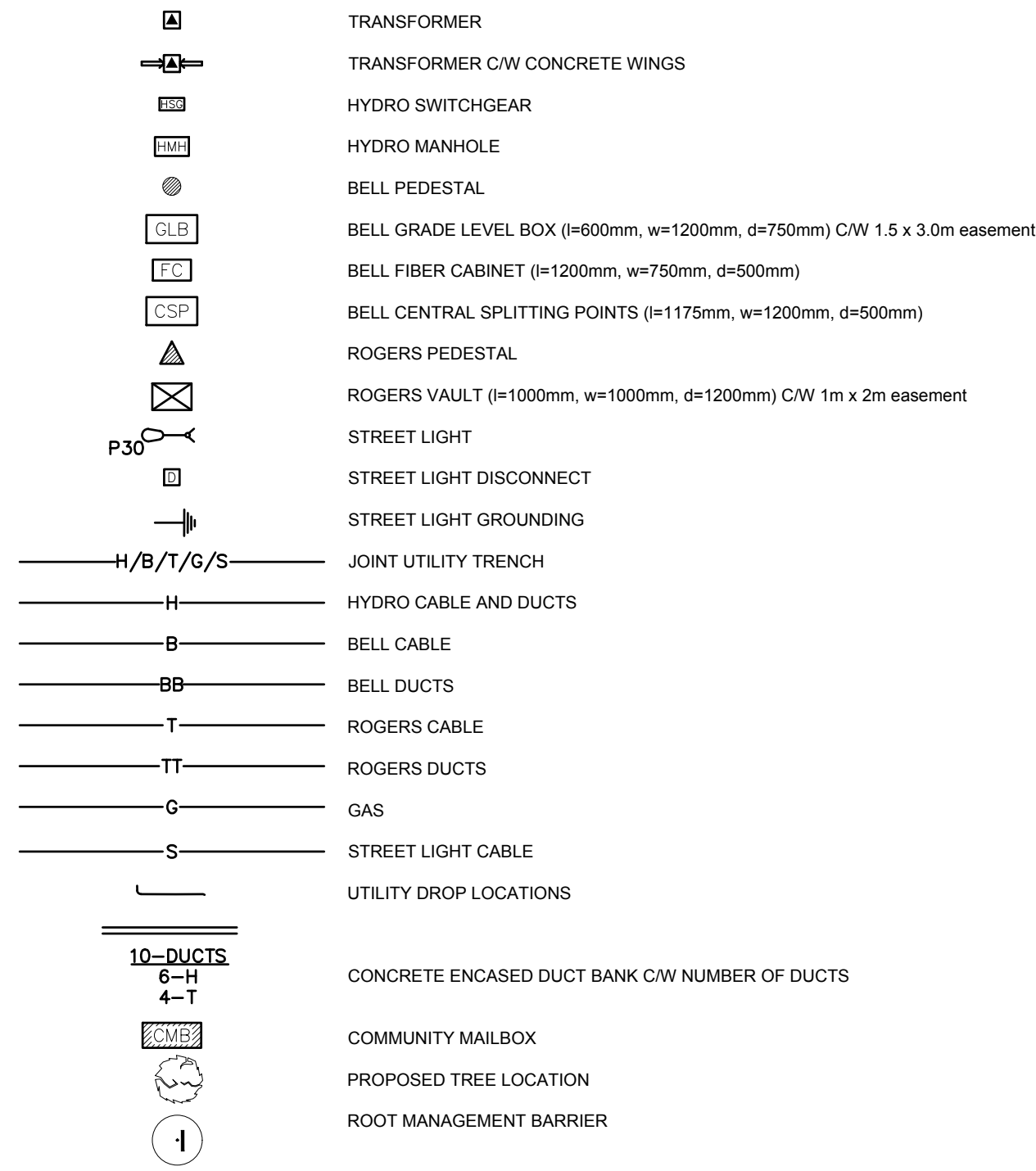


Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	001

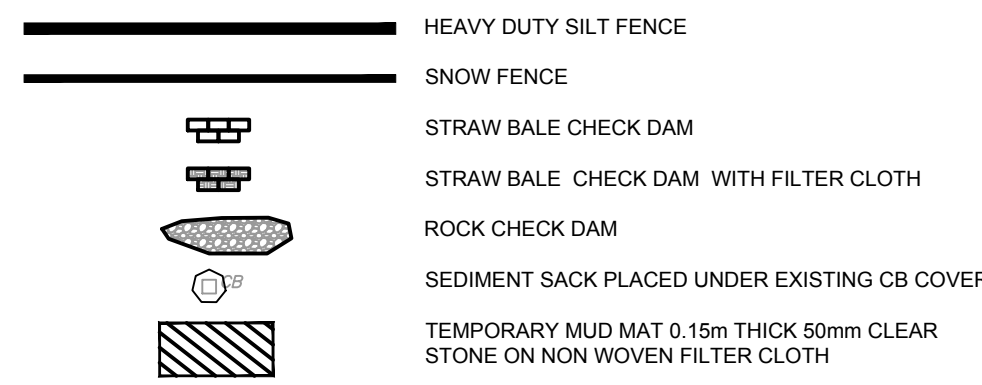
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D07-12-21-0070  
 #18475

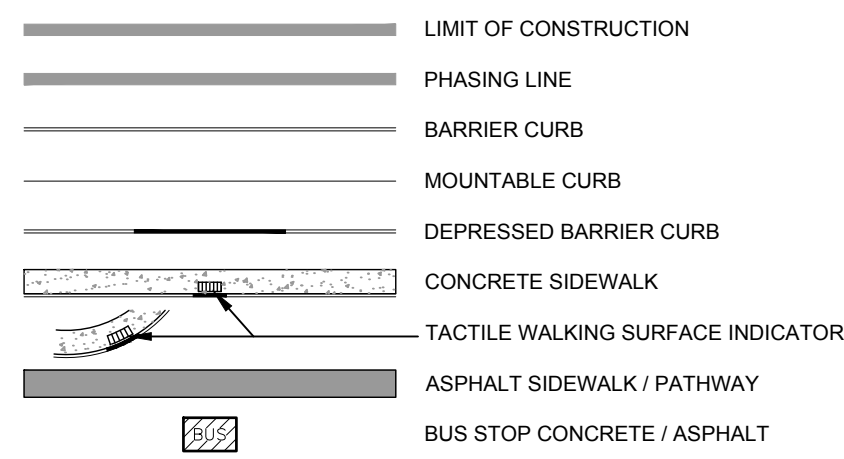
**UTILITY LEGEND**



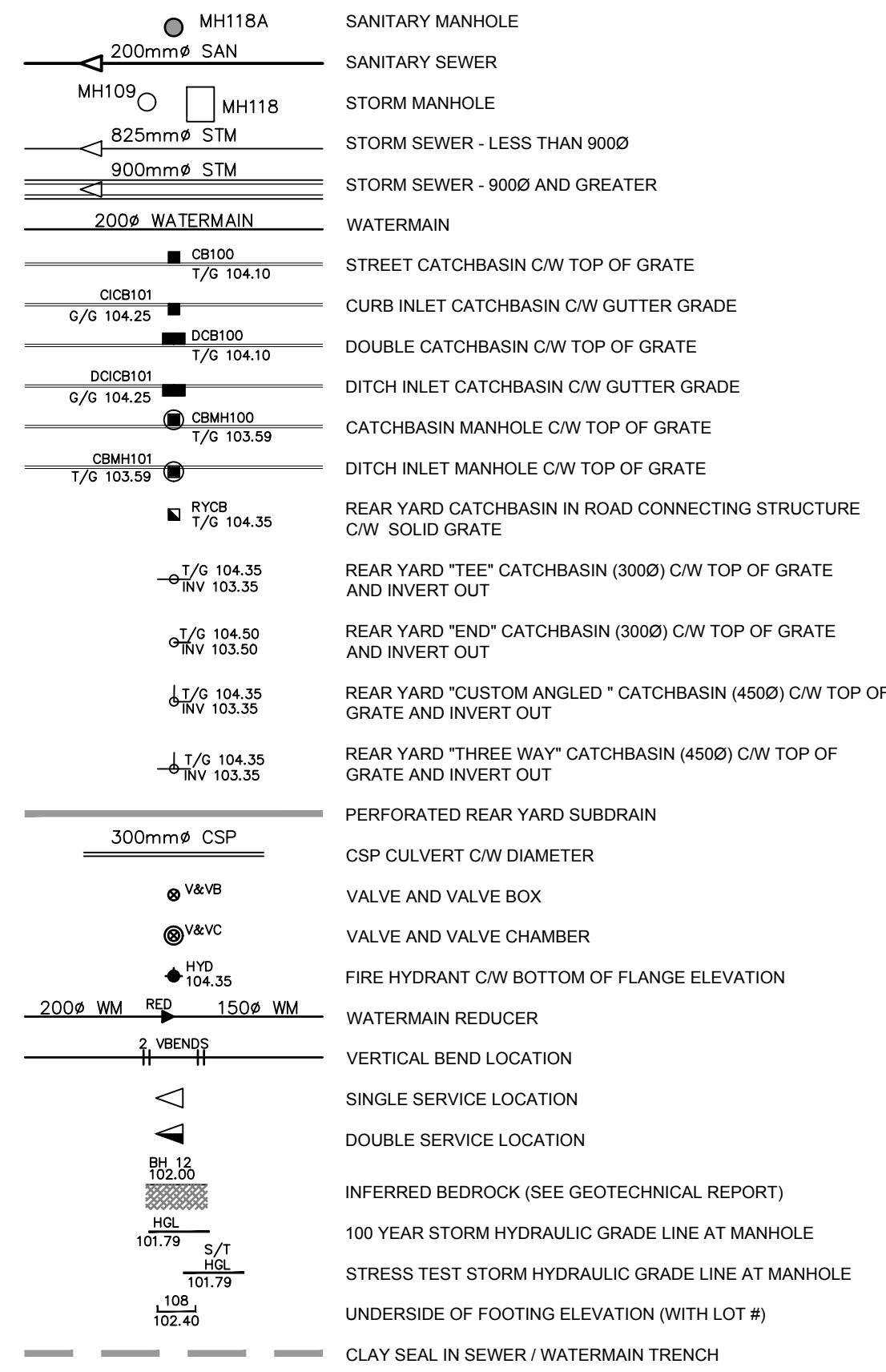
**SEDIMENT EROSION LEGEND**



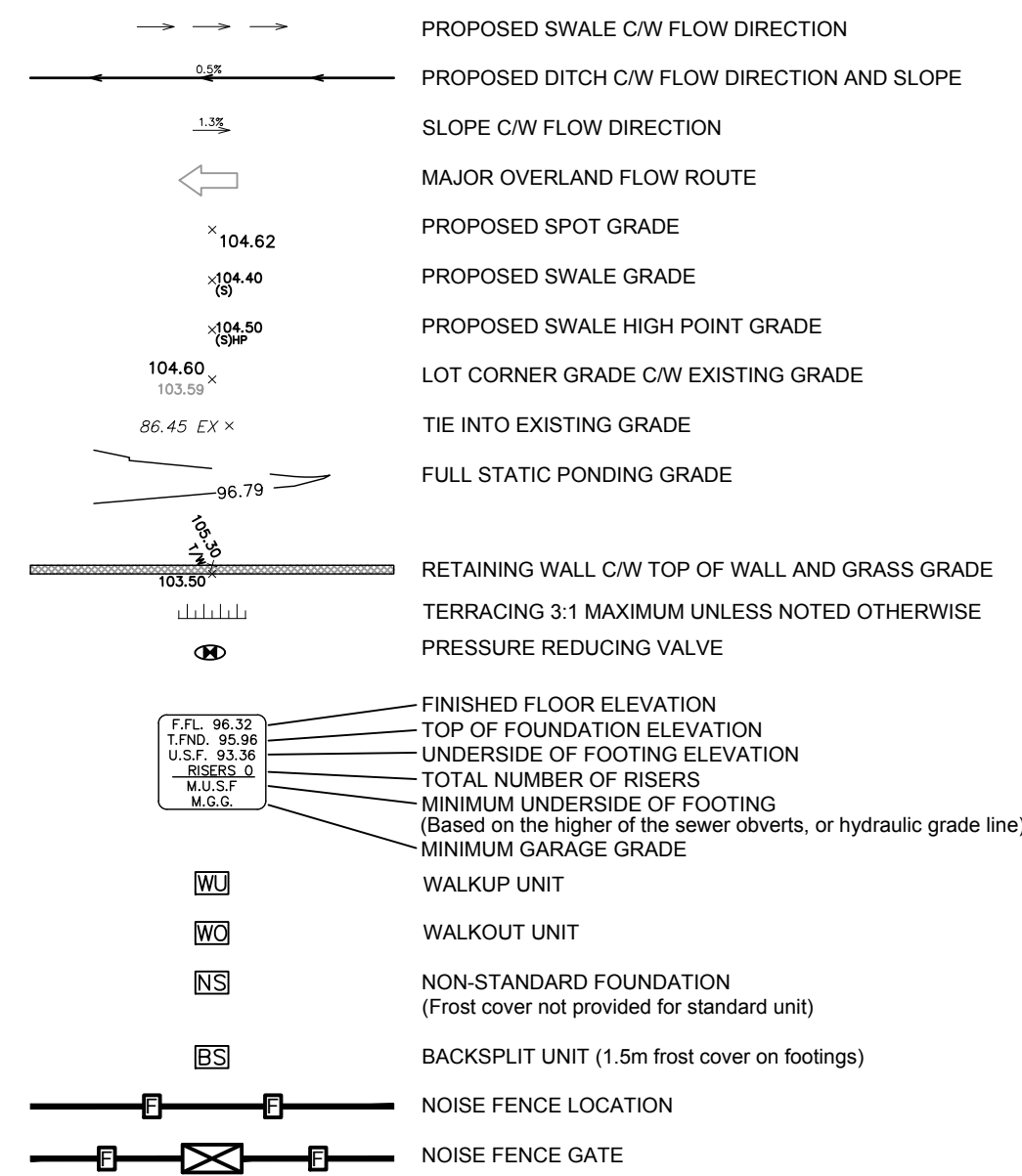
**GENERAL LEGEND**



**SERVICING LEGEND**

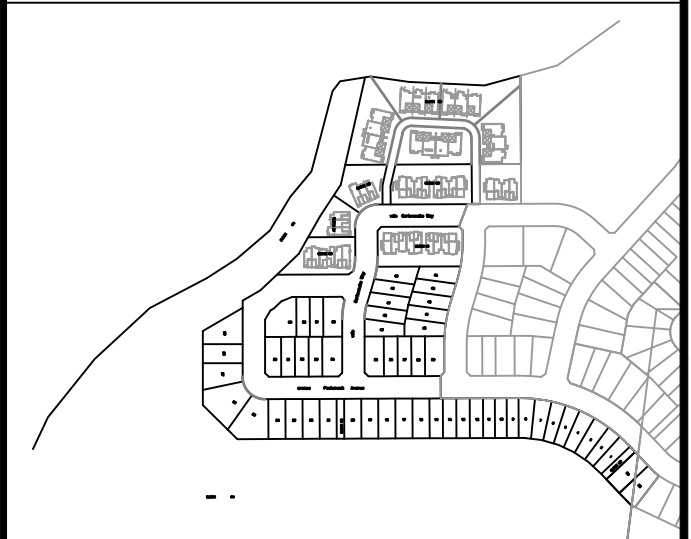


**GRADING LEGEND**



**NOTES :**

1. 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.
2. 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 SHOW ON THESE DRAWINGS.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION PROPOSED RESIDENTIAL DEVELOPMENT REMER AND EDNE LANDS OTTAWA, ONTARIO REPORT # 20142688-1148, DATED JANUARY 2021, PREPARED BY GOLDER ASSOCIATES.
4. 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.
5. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSD SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
6. 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.
7. REFER TO DRAWING 031 FOR ROADWAY CROSS SECTIONS.
8. 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.
9. 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).
10. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&S 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.
11. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
12. ALL LEADS FOR STREET C&S AND DIC&S CONNECTED TO MAIN SHALL BE AS PER THE CB DATA TABLE @ MIN 2% SLOPE. ALL LEADS FOR RYCBs CONNECTED TO MAIN SHALL BE 200mm Ø PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
13. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
14. 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.
15. 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 CONTRACTOR'S RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
16. 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".
17. ANY WATERMAIN WITH LESS THAN 2.4M COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
18. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER OBC REQUIREMENTS.
19. 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. 2021-09-29
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  
[ibigroup.com](http://ibigroup.com)

Project Title

**NOTES LEGEND CB DATA**

Scale

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

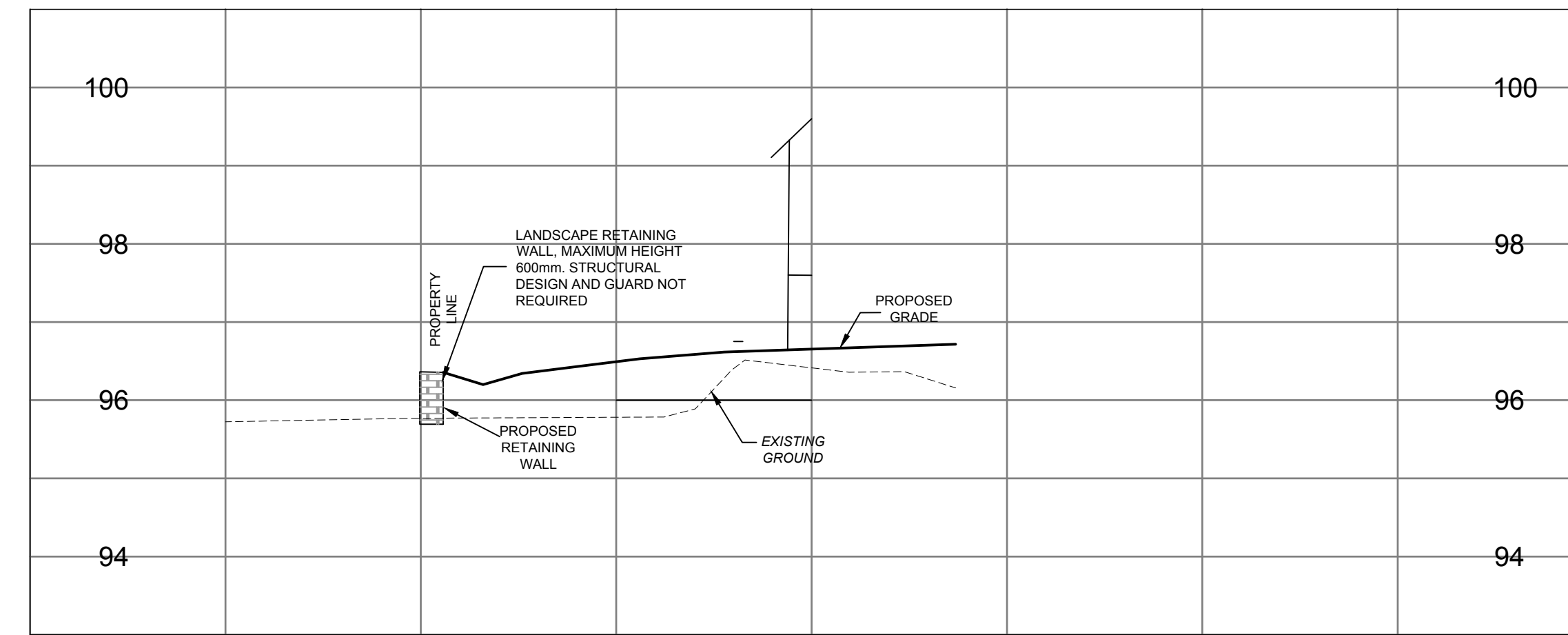
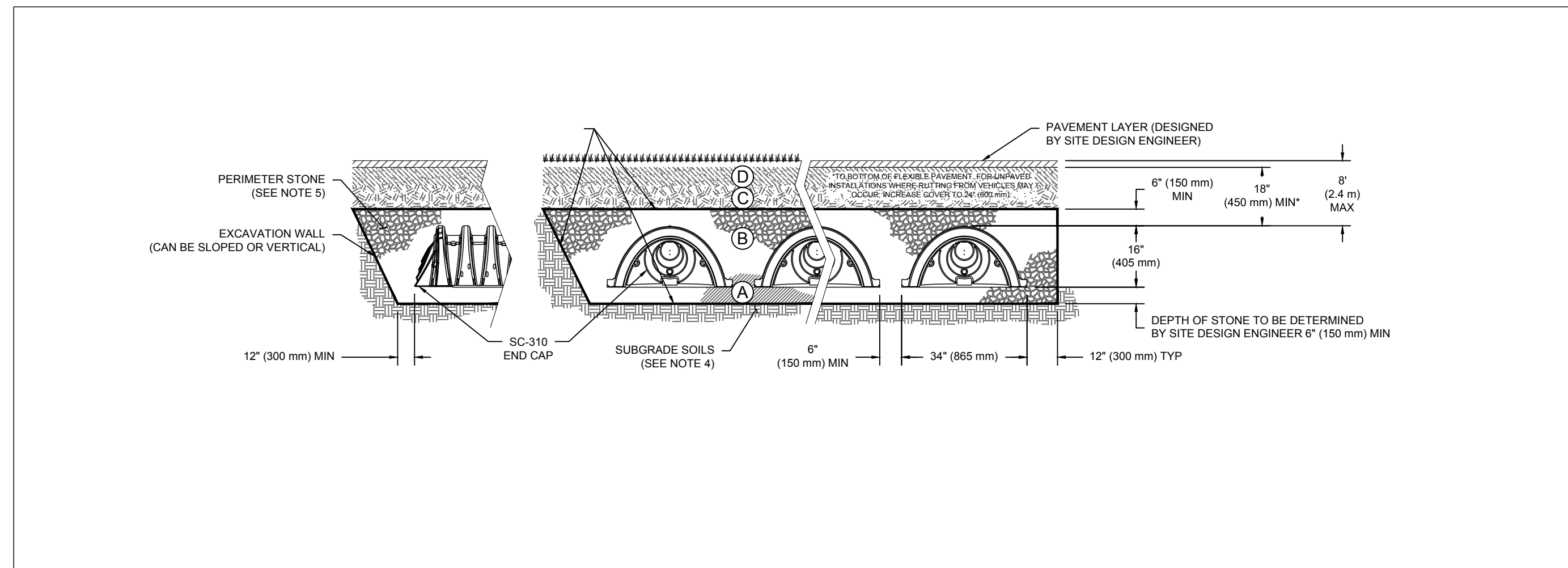
**ROADWAY STRUCTURE:**

LOCAL ROAD (615mm)	
40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
400mm	- OPSS GRANULAR "B" TYPE II

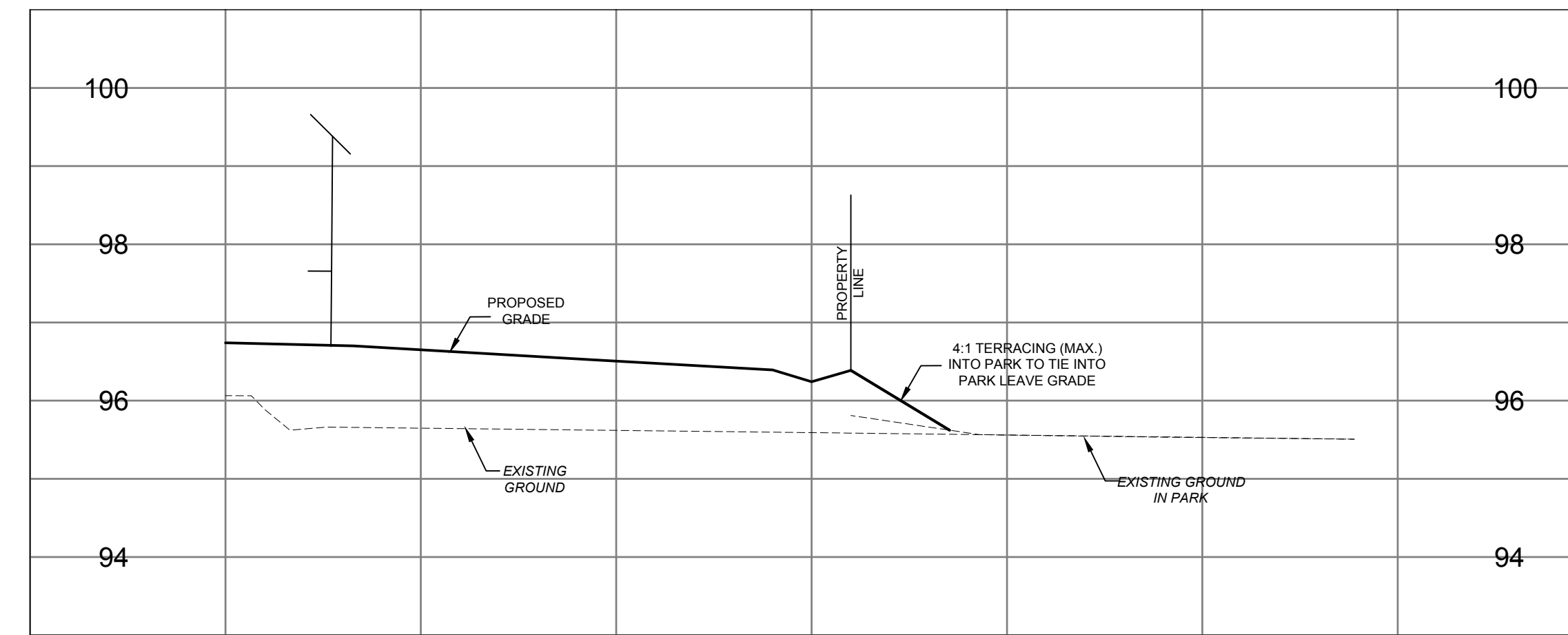
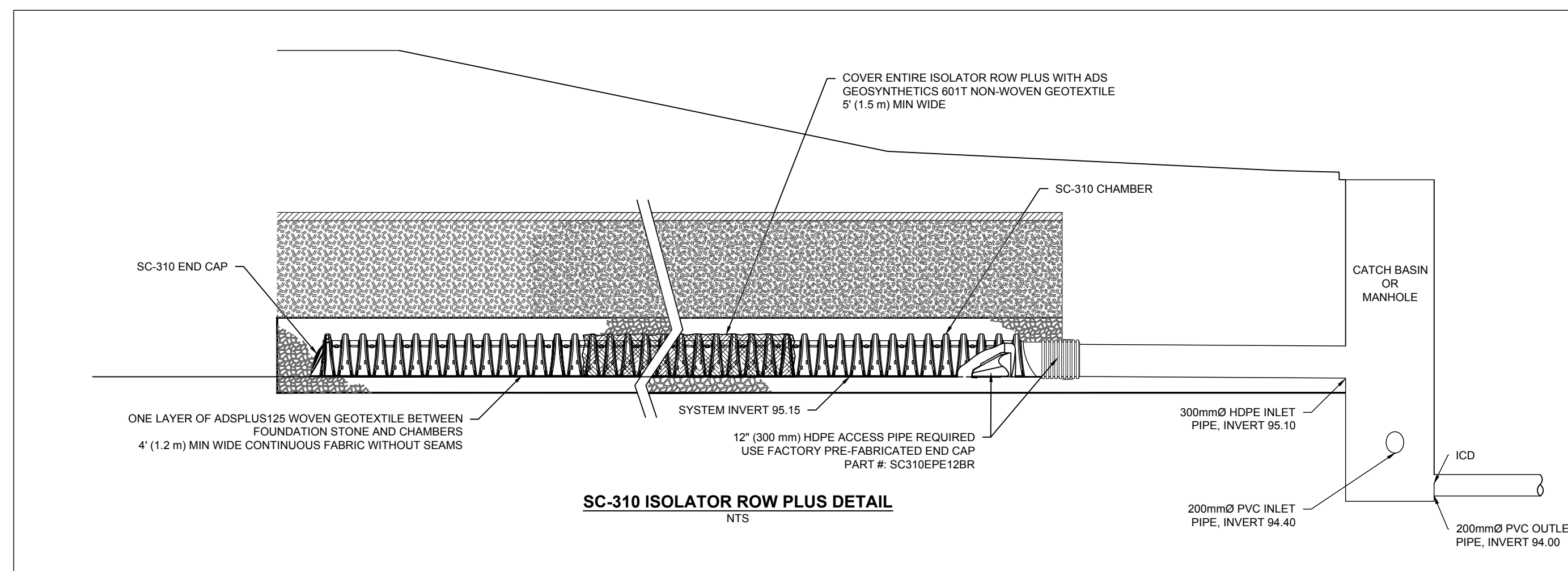
**CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA**

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE				COMMENTS
				TOP OF GRATE	INVERT	DIAMETER	TYPE	100yr HEAD	RESTRICTED FLOW (l/s)	ICD TYPE		
					INLET	OUTLET	(mm)					
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	94.90	200	PVC DR35			Controlled @ MH5	
CB5A	S5	OPSD 705 010	S19	96.10		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	

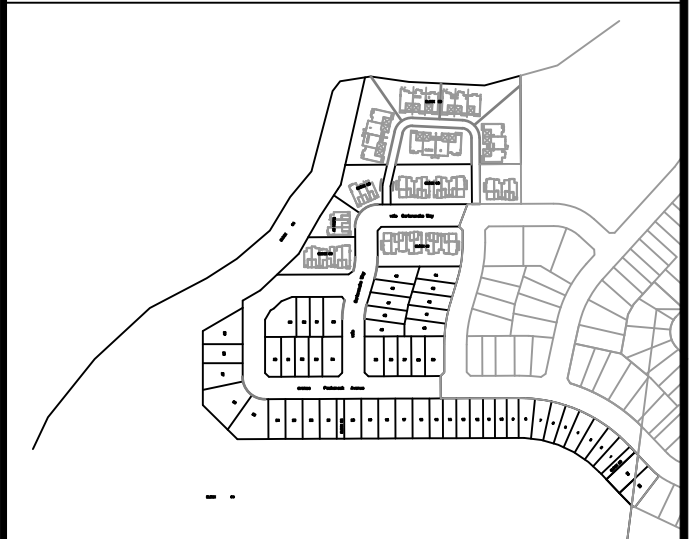
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SECTION A-A



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

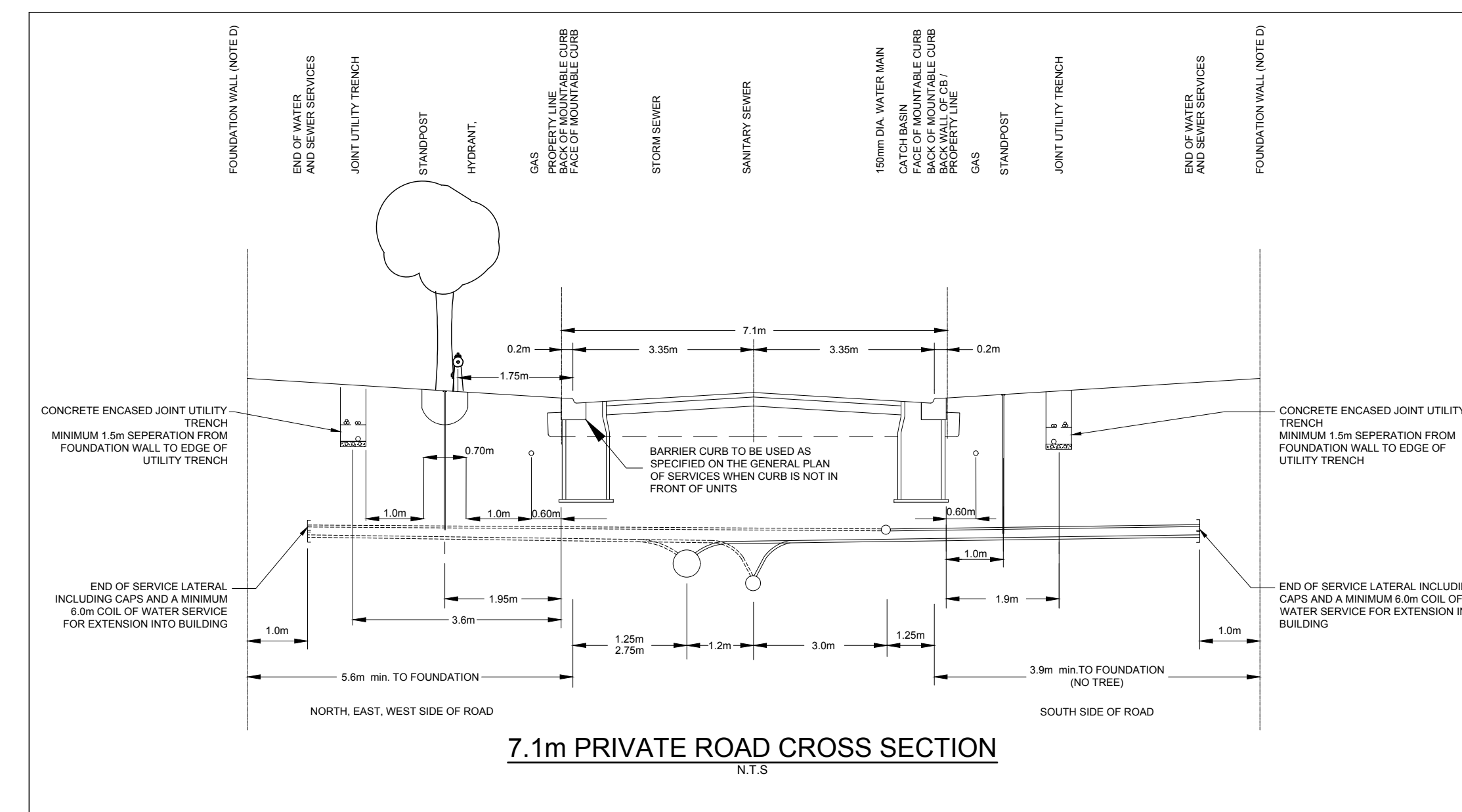
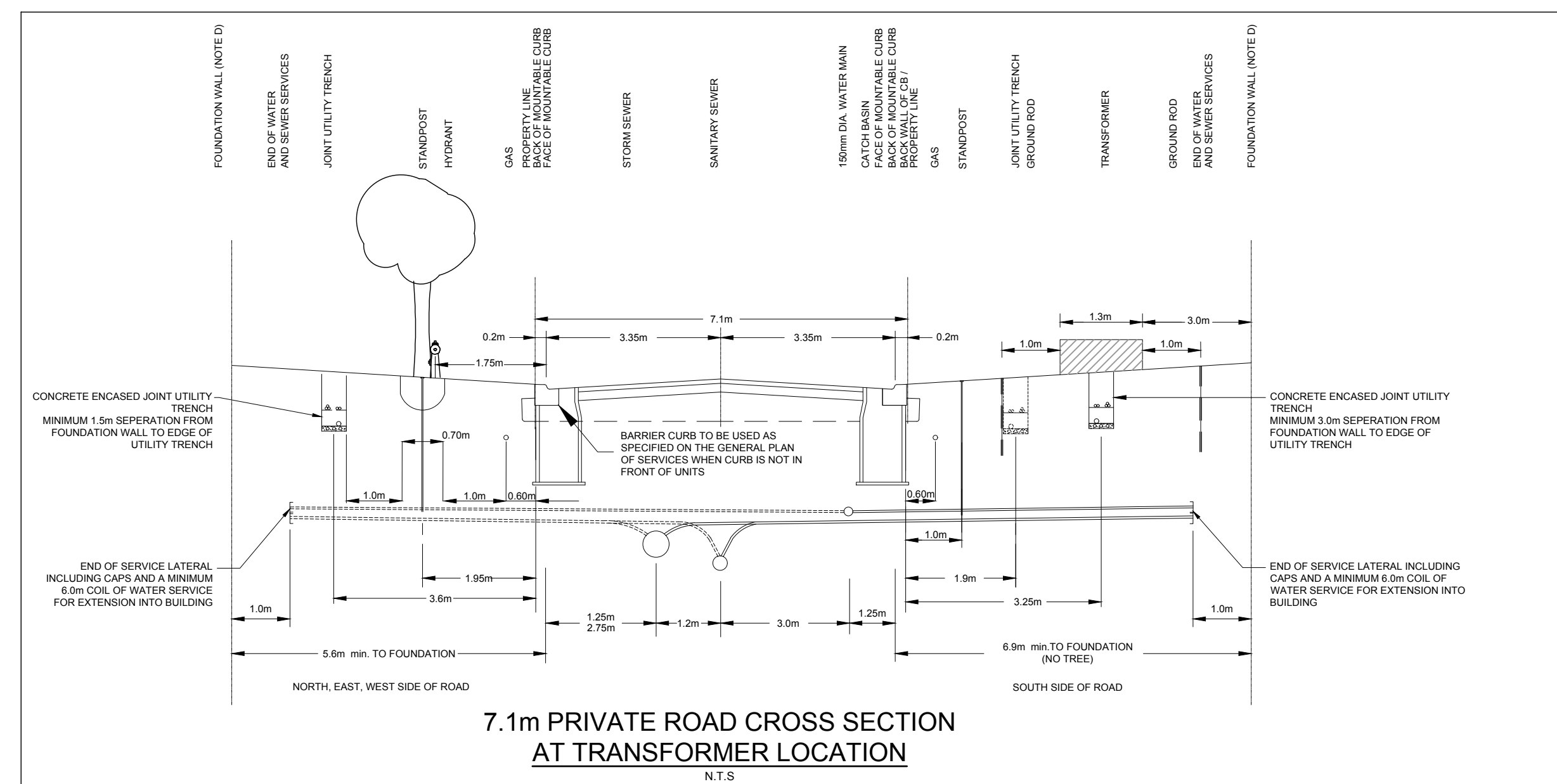
Project Title  
**pathways**  
at FINDLAY CREEK  
BLOCK 60

CELESTINE PROFESSIONAL ENGINEERING  
D. Yannouloupoulos  
21/09/29  
PROVINCE OF ONTARIO

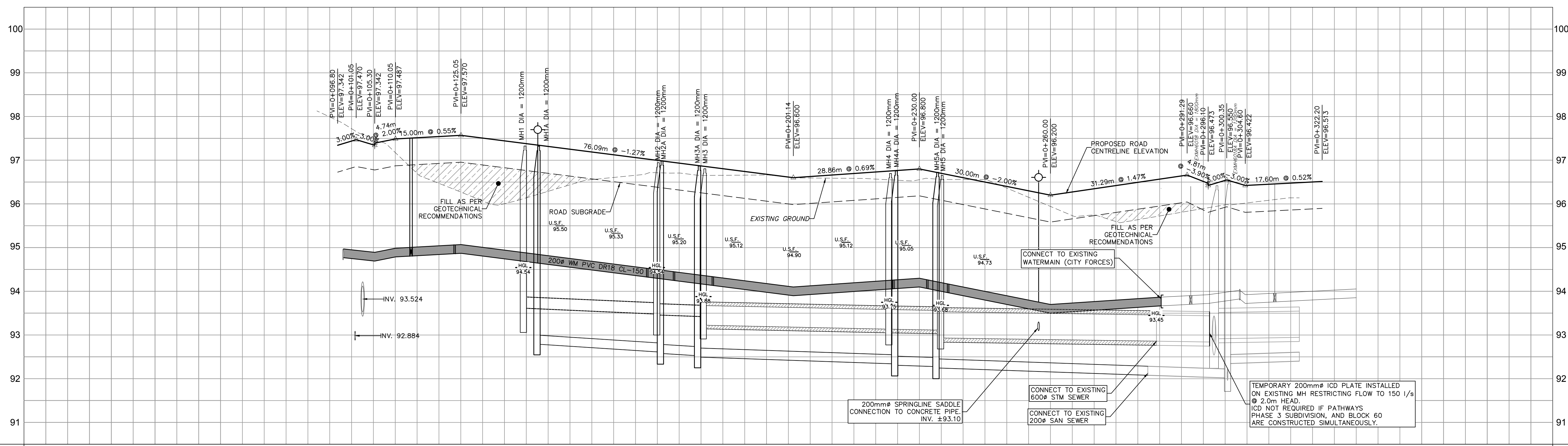
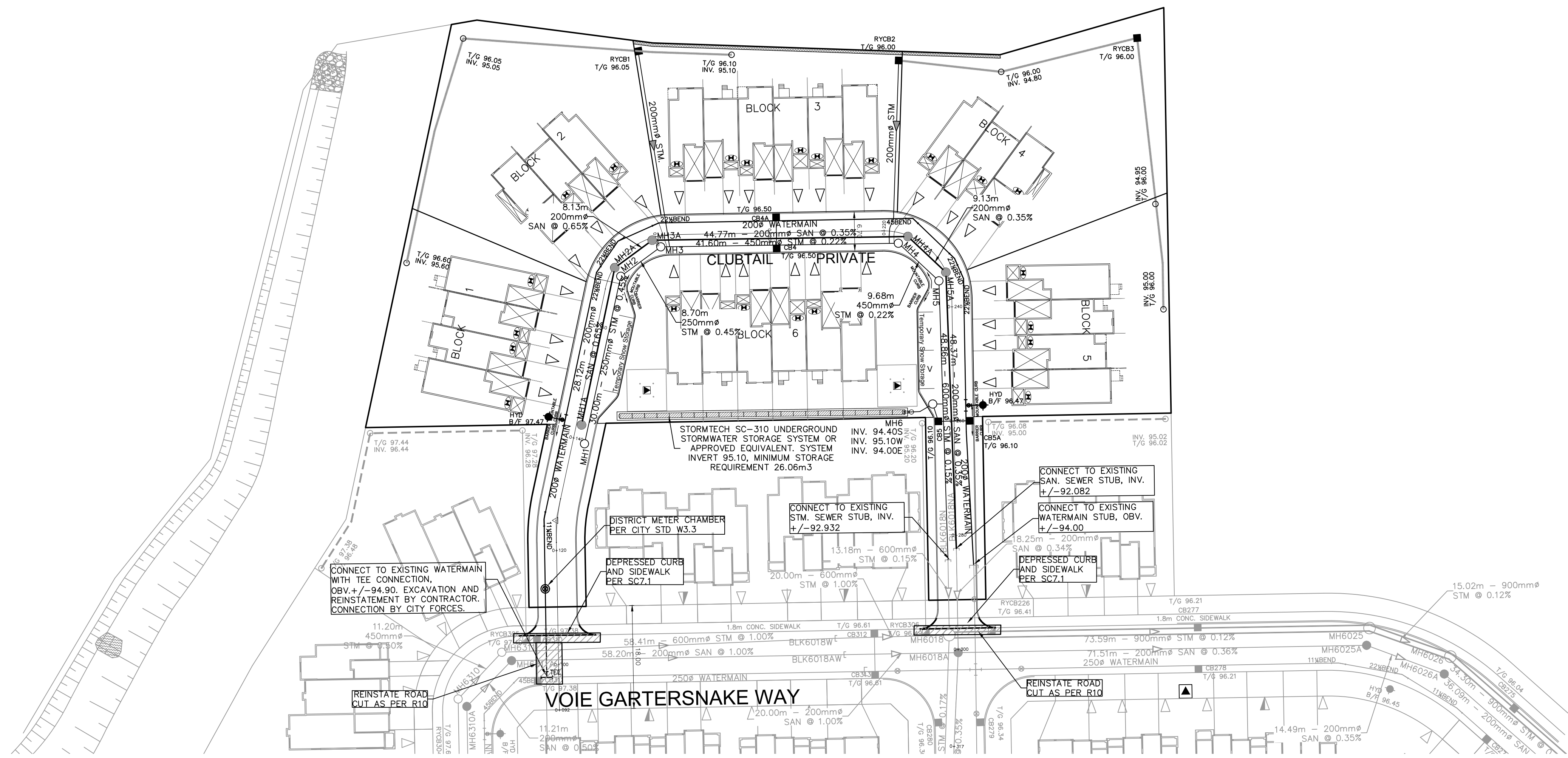
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Scale

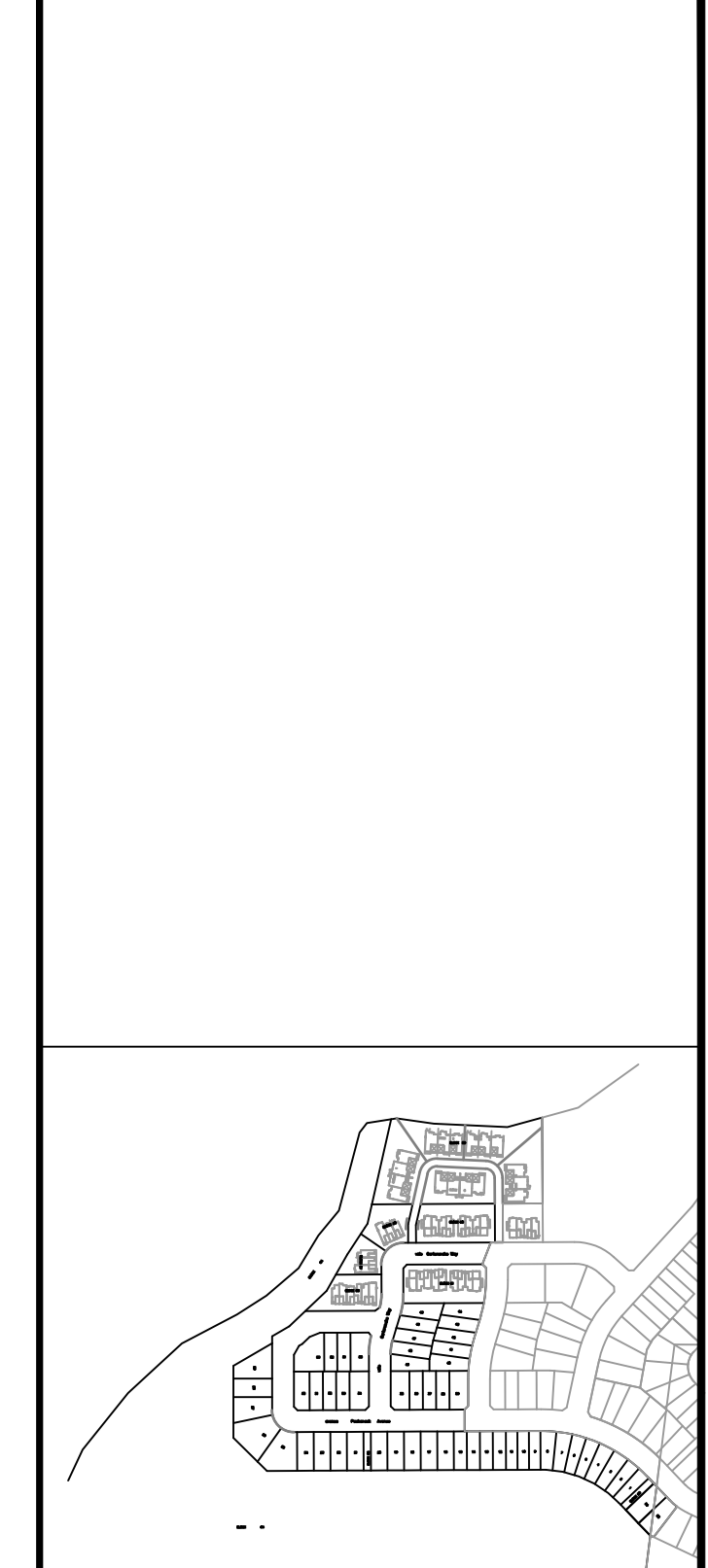
Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	011



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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-29
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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**  
at FINDLAY CREEK  
BLOCK 60

Professional Engineer  
Yannoulopoulos  
21/09/20  
PROVINCE OF ONTARIO

**BLOCK 60**  
**CLUBTAIL PRIVATE**

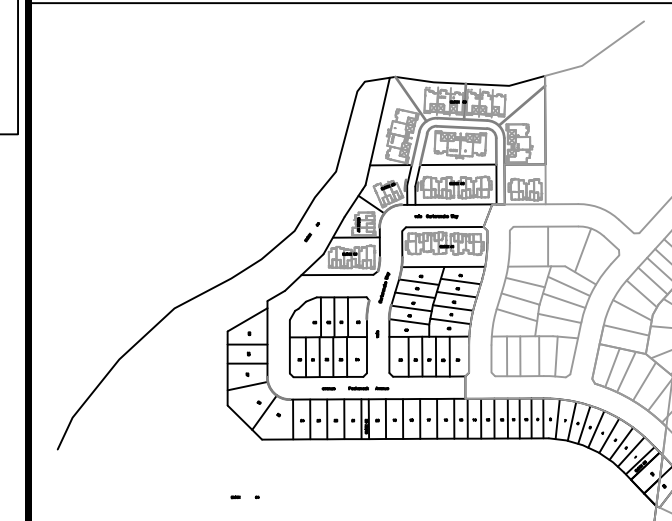
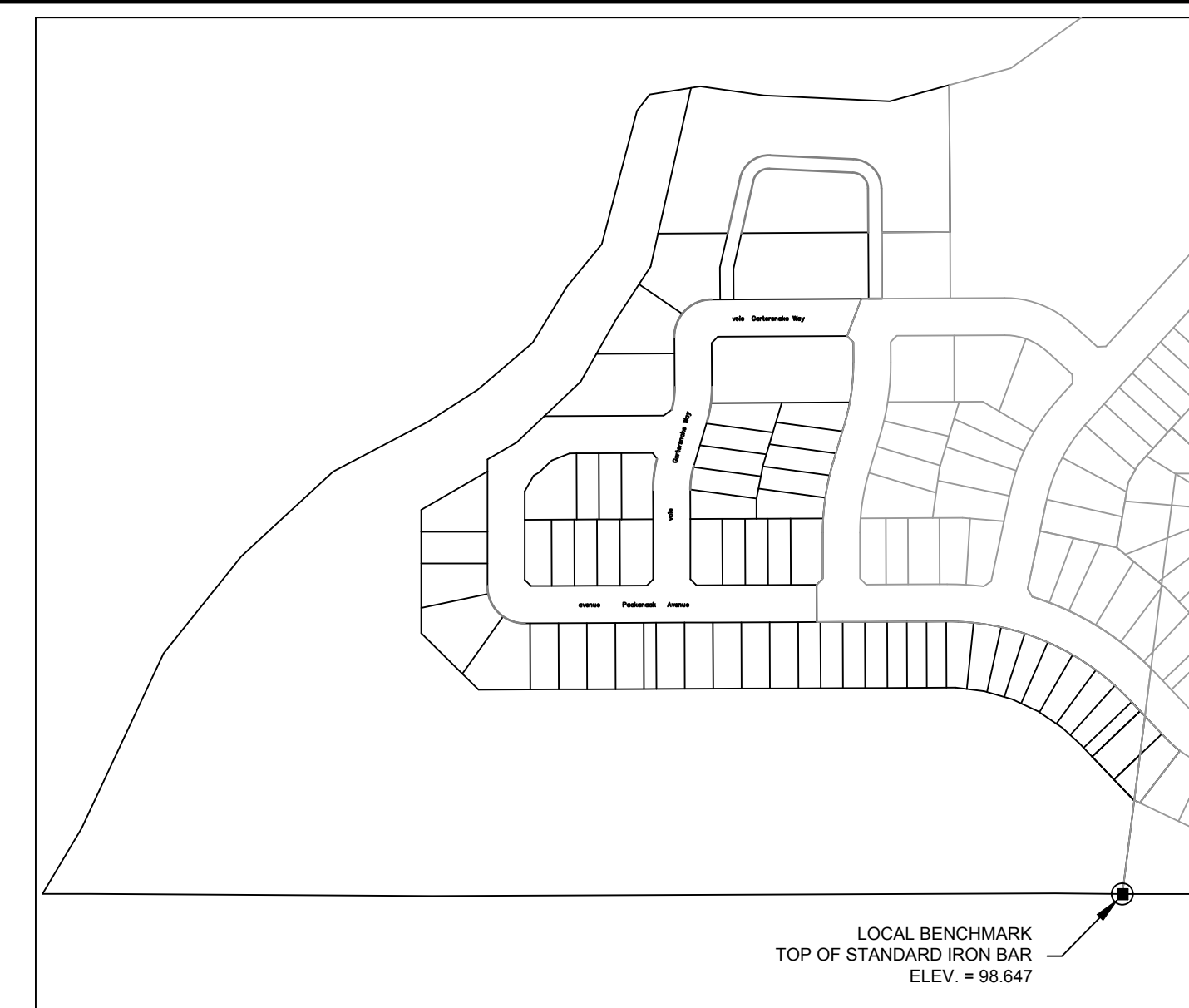
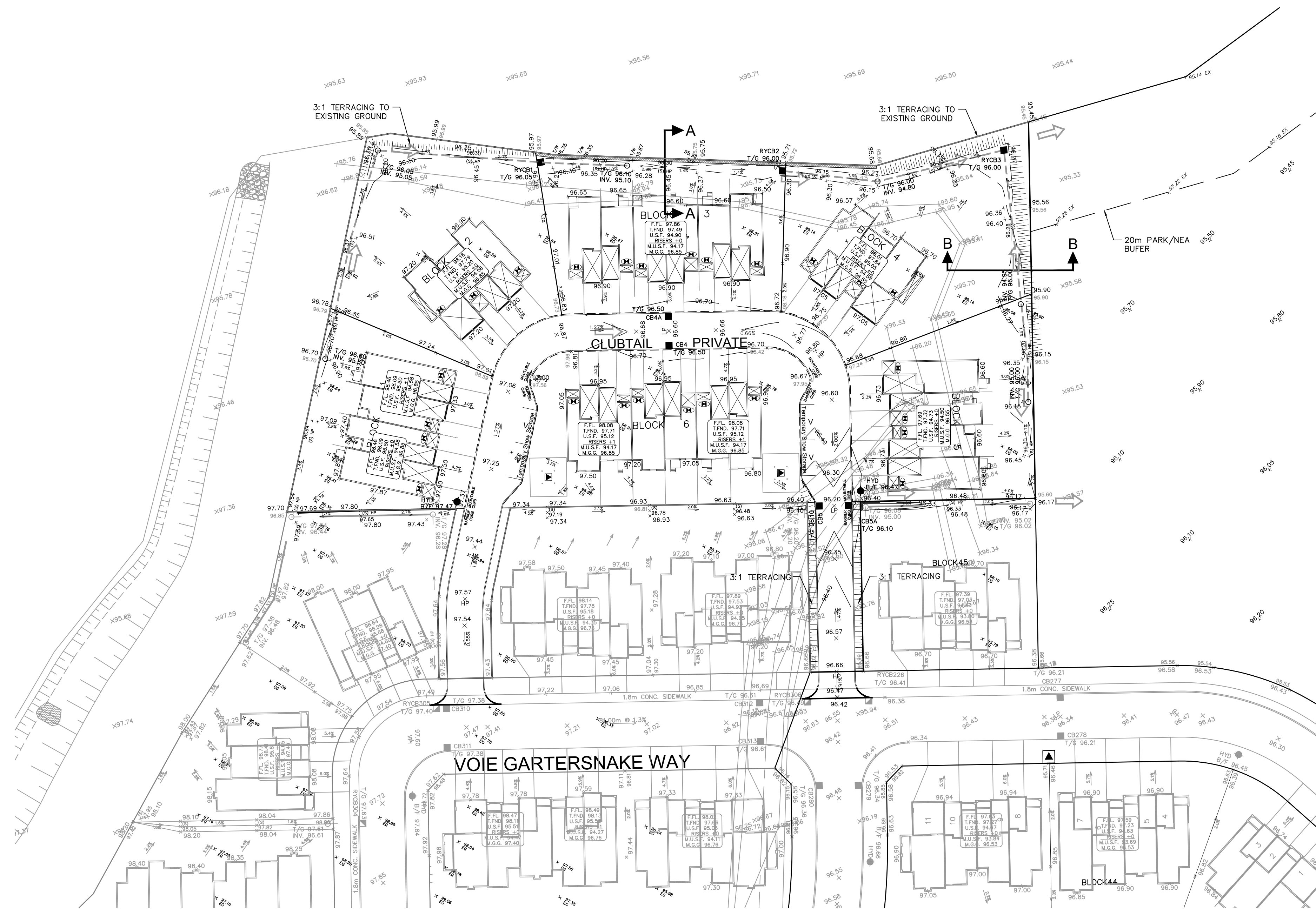
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HORIZ. 1:500  
VERT. 1:50

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

Project No.	125506	Drawing No.	100
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D07-12-21-0070

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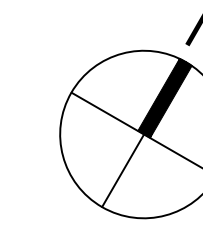
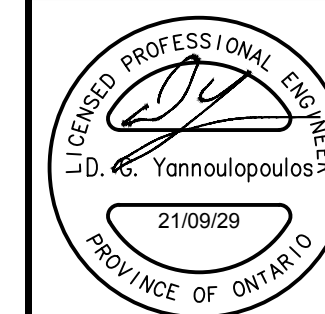


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1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date


**LEITRIM SOUTH HOLDINGS INC.**

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

Project Title  
  
**pathways**  
 at FINDLAY CREEK  
 BLOCK 60



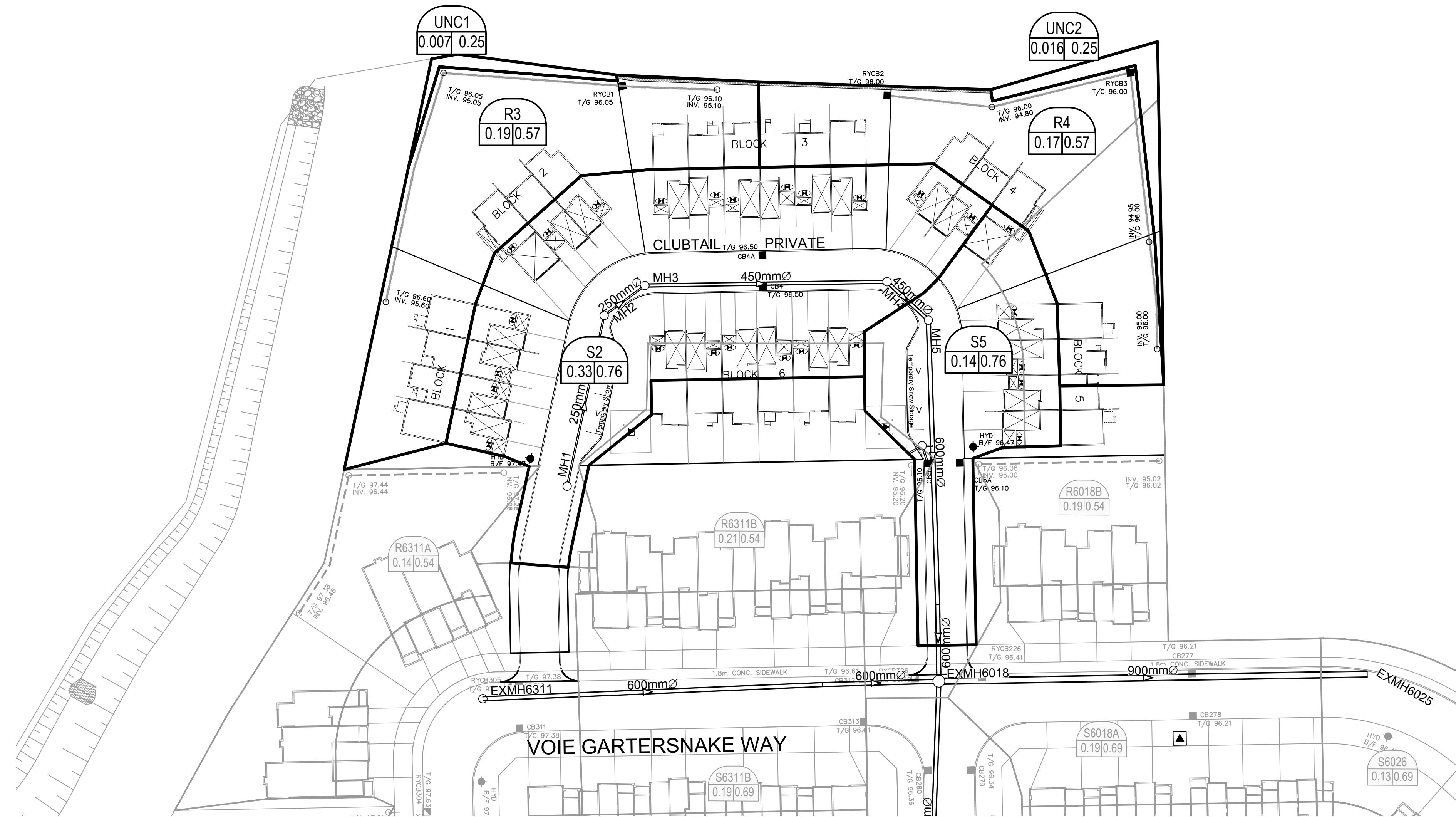
Drawing Title  
**GRADING PLAN**

Scale  
  
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Design	R.M.	Date	OCTOBER 2020
Drawn	M.M.	Checked	K.H.
Project No.	125506	Drawing No.	200

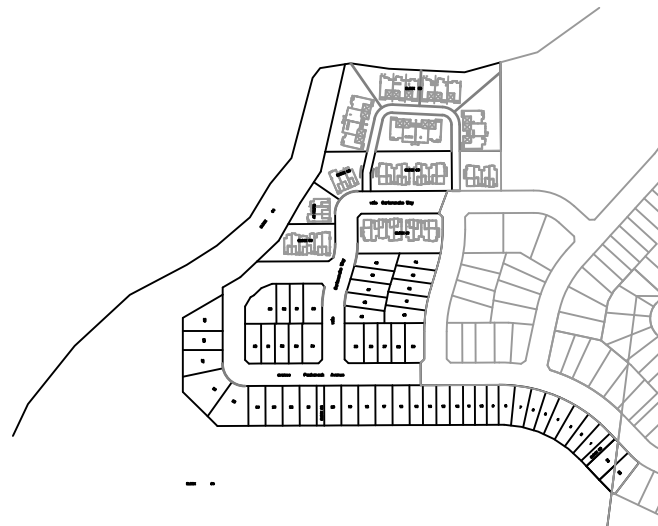


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**LEGEND :**

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4	REVISED PER CITY COMMENTS	D.G.Y.	2021-08-29
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No.	REVISIONS	By	Date

**LEITRIM SOUTH HOLDINGS INC.**

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 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title

**pathways**  
 at FINDLAY CREEK  
 BLOCK 60

Drawing Title

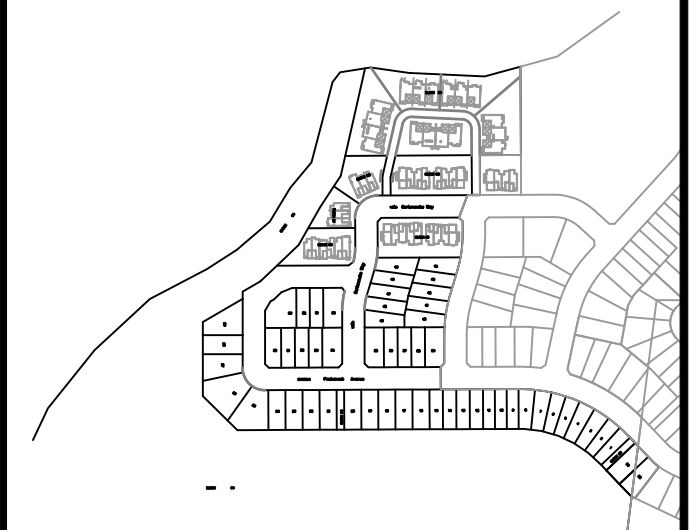
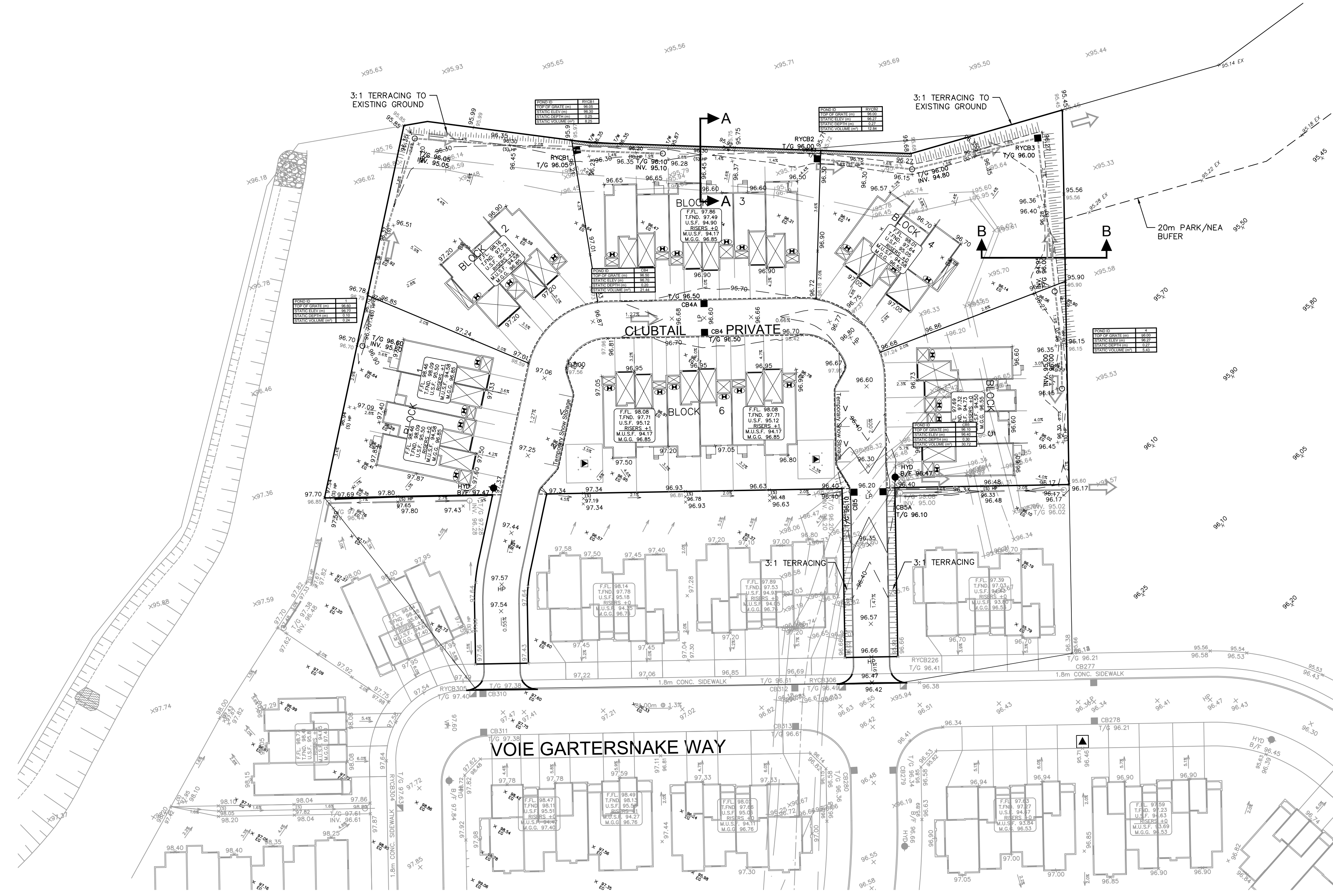
**STORM DRAINAGE AREA PLAN**

Scale

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



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1	SUBMISSION No.1 FOR CITY REVIEW	D.G.Y.	2021-05-13
No.	REVISIONS	By	Date

**LEITRIM SOUTH HOLDINGS INC.**

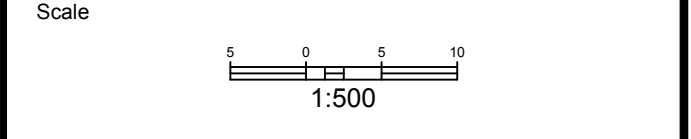
**IBI** IBI GROUP  
 400 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

Project Title

**pathways**  
 at FINDLAY CREEK  
 BLOCK 60

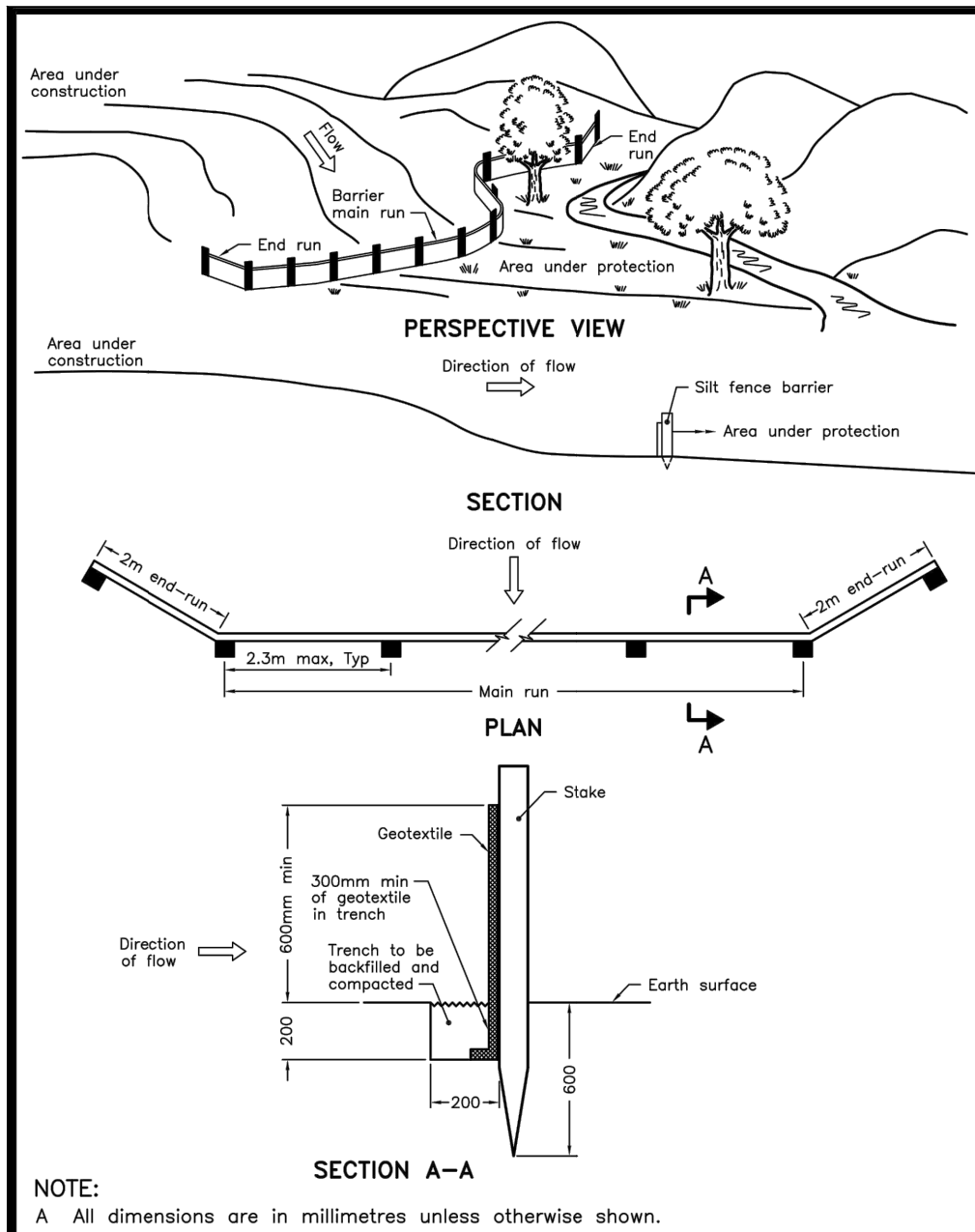
Drawing Title

**PONDING PLAN**



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

D07-12-21-0070

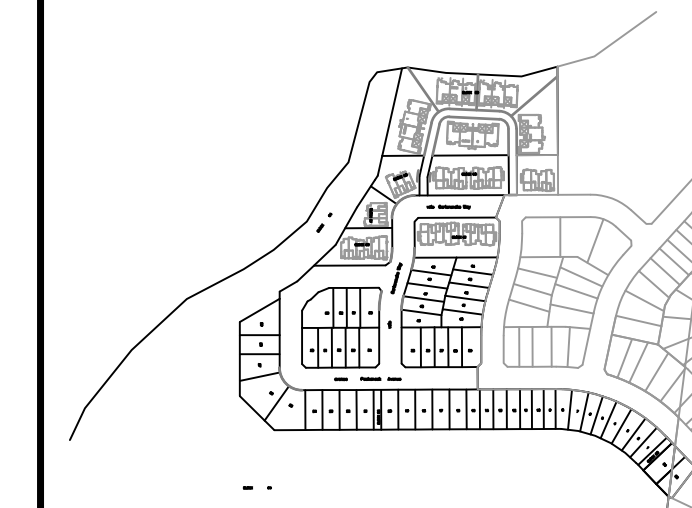
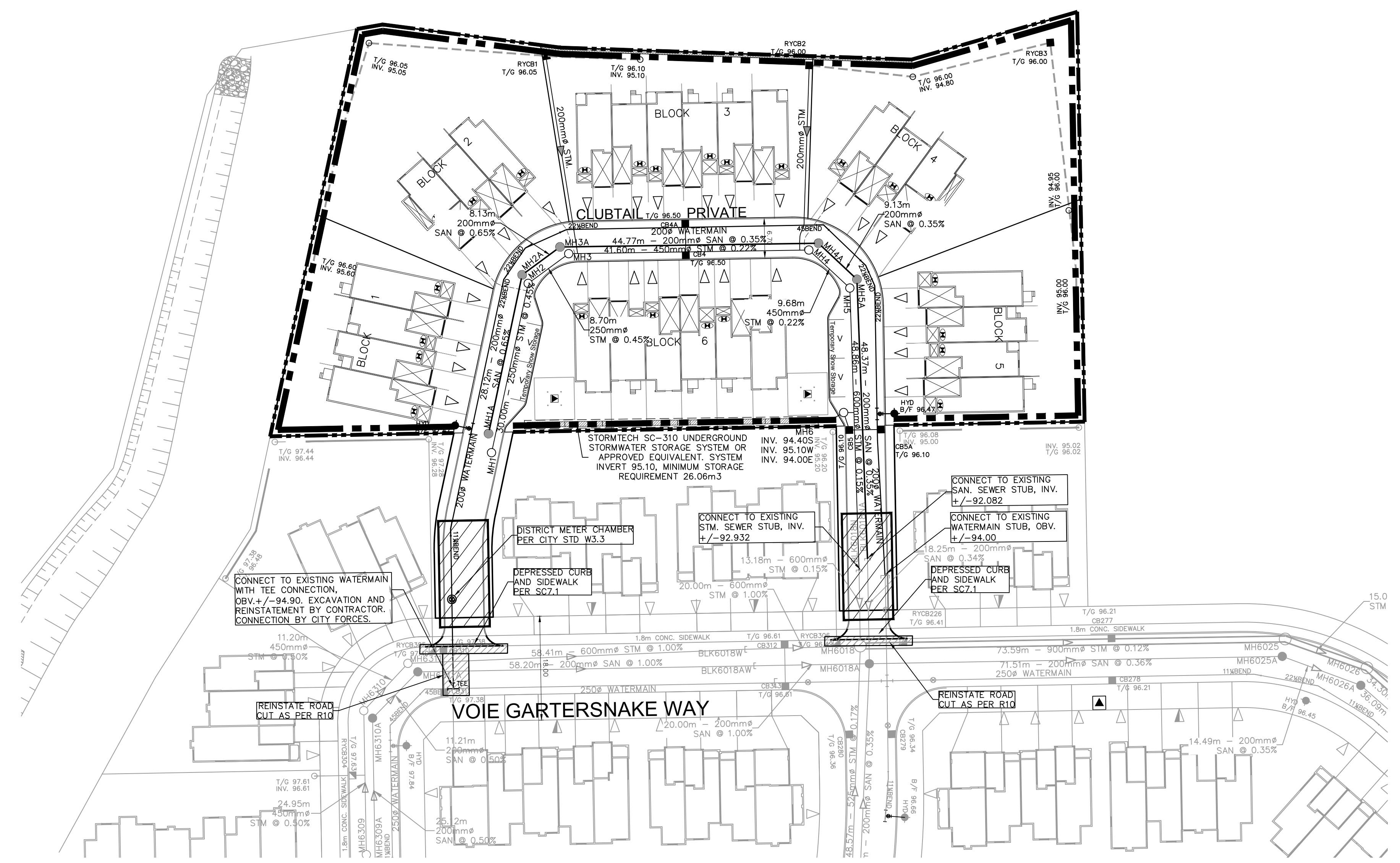


NOTE:  
A All dimensions are in millimetres unless otherwise shown.

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

- 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/S 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.
  - 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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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.**

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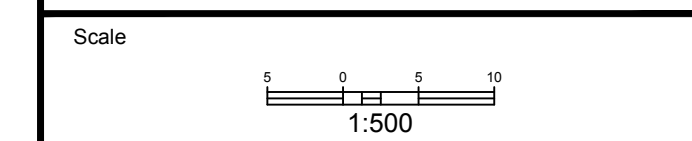
Project Title

**pathways**  
at FINDLAY CREEK  
BLOCK 60

CELESTINE PROFESSIONAL ENGINEERING  
D. Yannouloupolos  
21/09/29  
PROVINCE OF ONTARIO

Drawing Title

**SEDIMENT & EROSION CONTROL PLAN**



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

A:\25506\_Pathways\070\_Production\703\_Design\04\_CAD\Sheet\900-SEDIMENT & EROSION.dwg Layout Name: 900\_Plot\_Spec\_AIA\_STANDARD-FULL.CTB Plot Scale: 1:254 Printed At: 2021-09-29 10:59:29 Last Saved By: mmlm Last Saved At: 2021-09-27