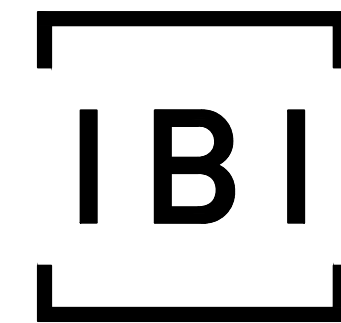
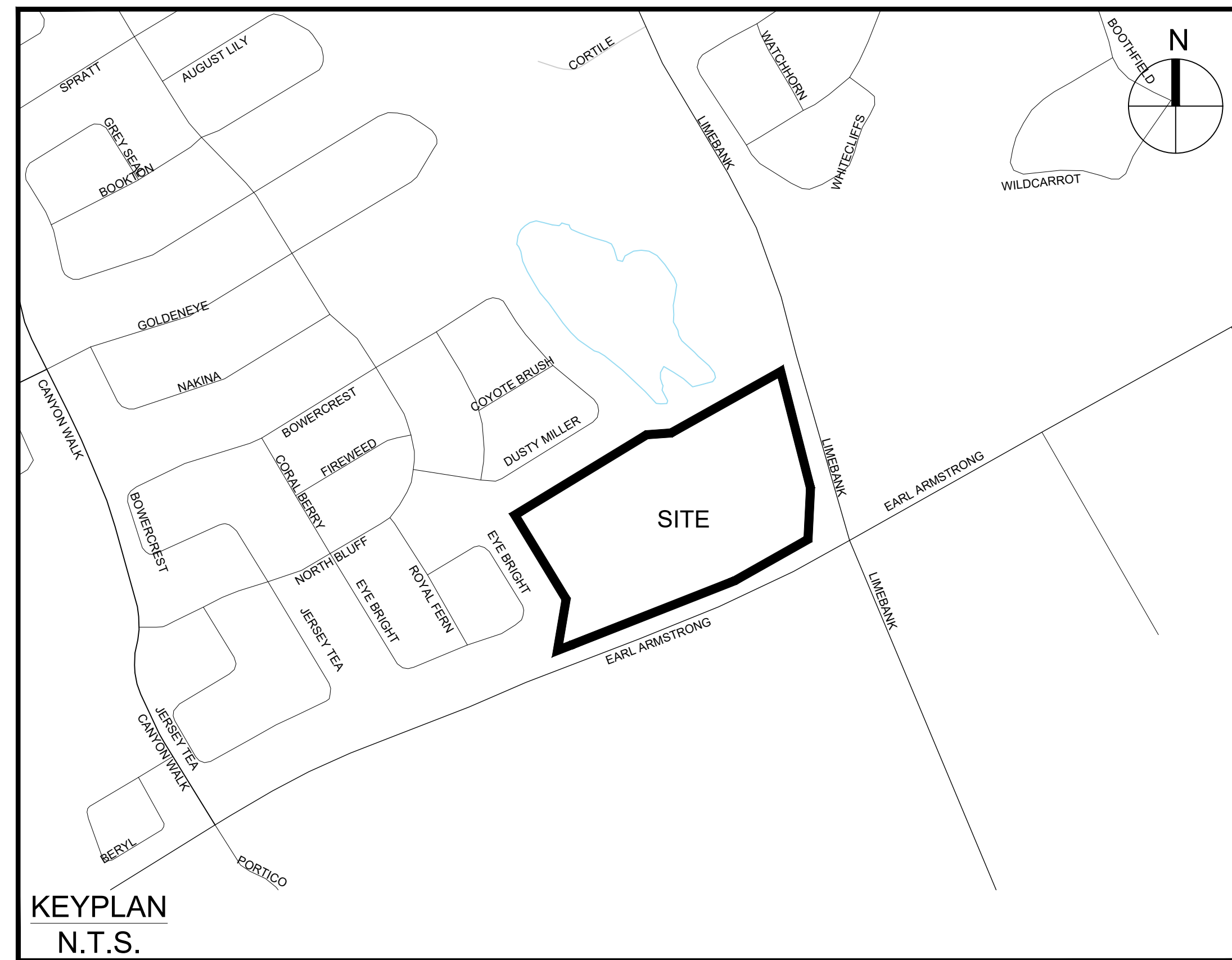


# 1515 EARL ARMSTRONG PLAZA



**IBI GROUP**  
 500 – 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 tel 613 225 1311 fax 613 225 9868  
 ibigroup.com

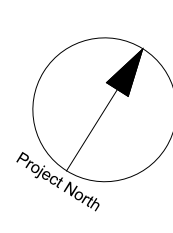
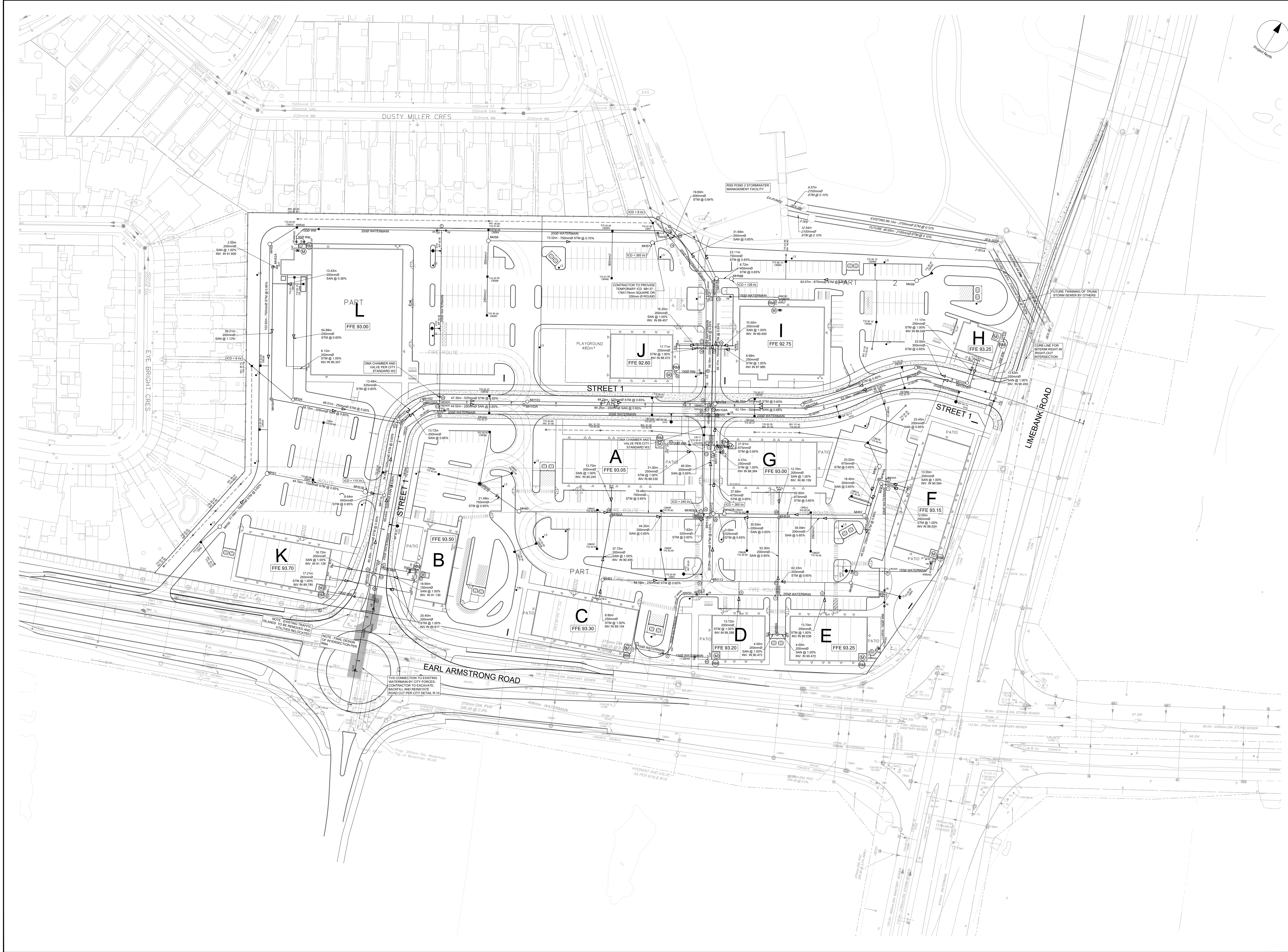


Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES-LEGEND
011	STREET SECTIONS - CB DATA
100	STREET 1
101	STREET 1 & PART 2
200	GRADING PLAN
400	SANITARY TRIBUTARY AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	SEDIMENT - EROSION PLAN



**CONTRACT NO. 137404**



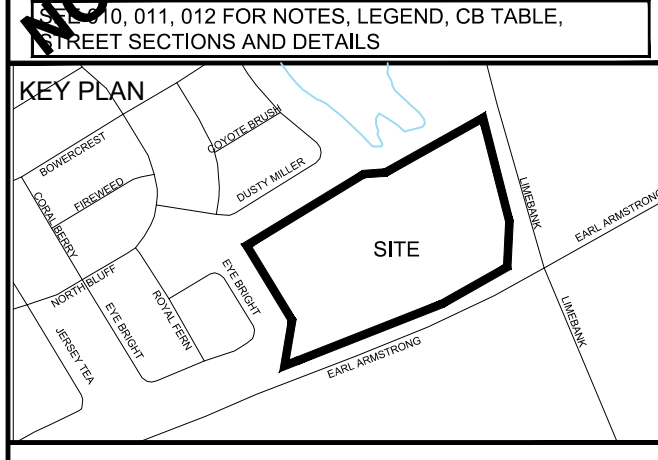


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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

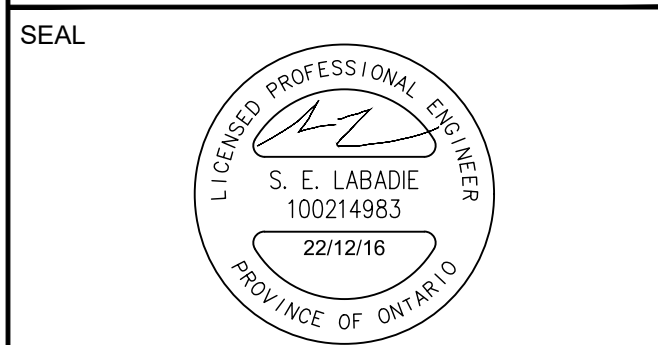
Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering



**SCALE**

**IBI GROUP**  
 Suite 500 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
 ibigroup.com

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 SEL

**CHECKED BY:**  
 TRB

**APPROVED BY:**  
 TRB

**SHEET TITLE**  
 GENERAL PLAN

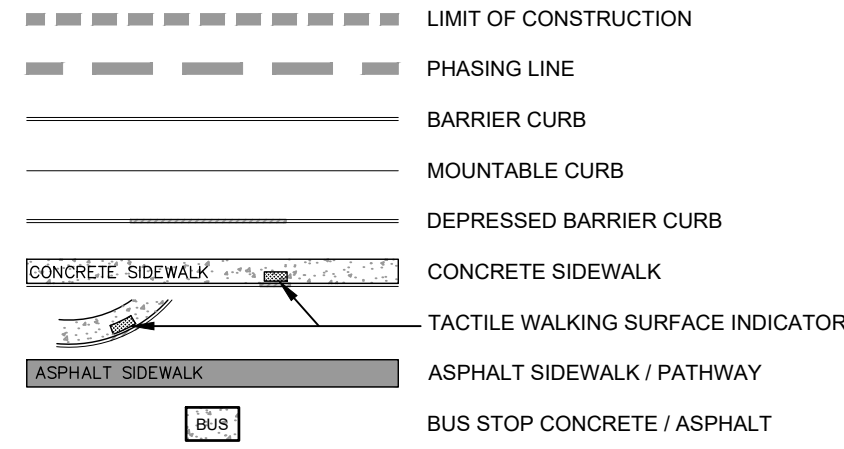
**SHEET NUMBER**  
 001

**ISSUE**  
 1

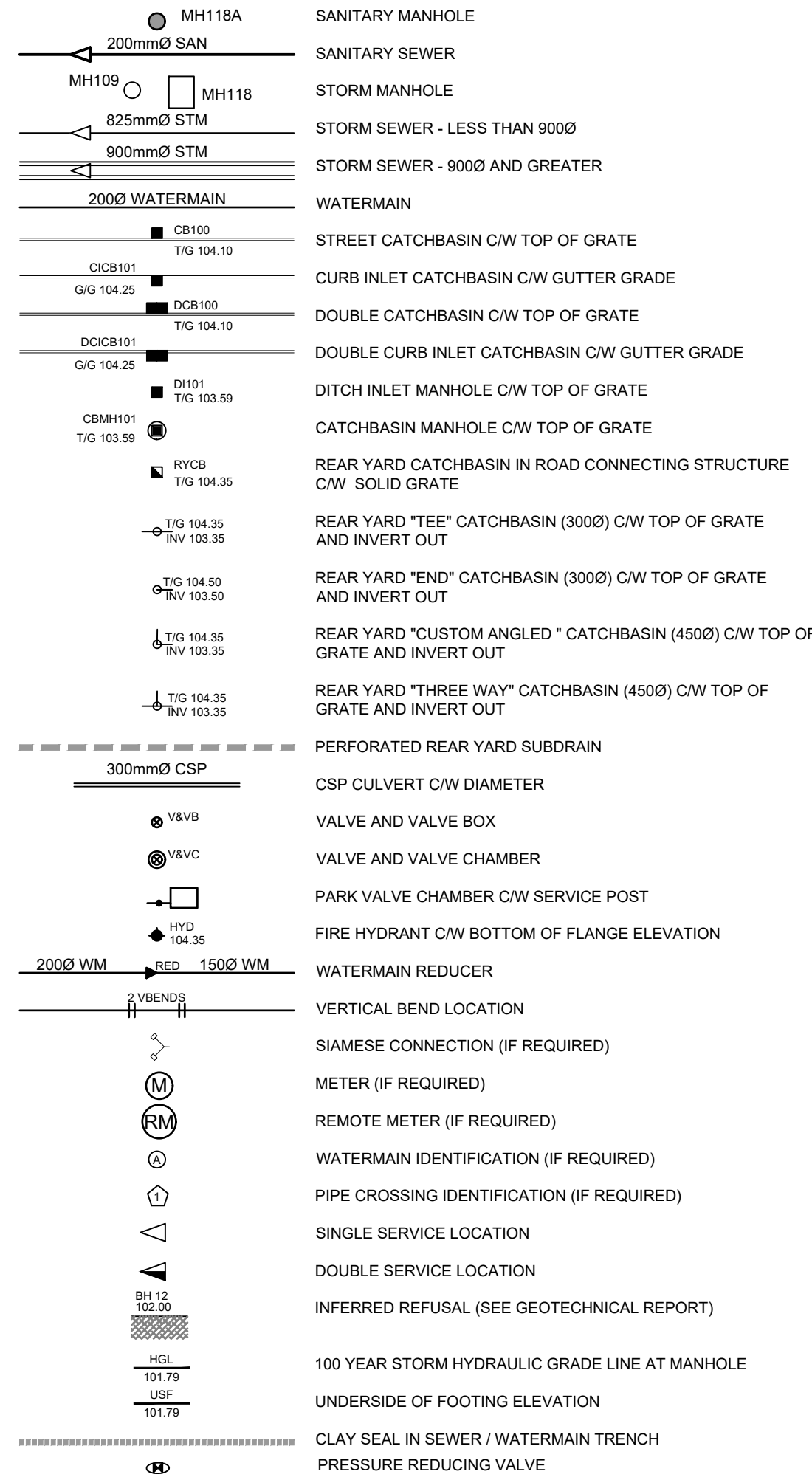
CITY FILE No. D07-XX-XX-XXXX  
 SCALE CHECK  
 File Location: \\137404\_Earl\_Armstrong\7.03\_Design\04\_Civil\Sheets\001\_GENERAL PLAN.dwg Last Saved: December 16, 2022, by: Ehenne. Plotted: Friday, December 16, 2022, 3:24:24 PM by: Eric Henne



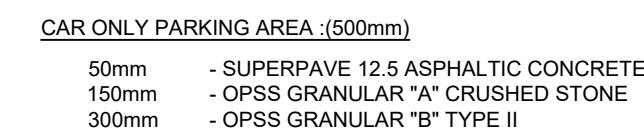
**GENERAL LEGEND**



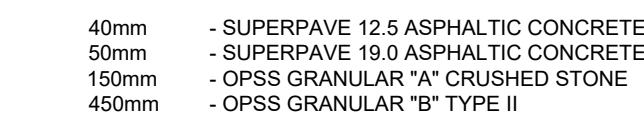
**SERVICING LEGEND**



**ROADWAY STRUCTURE:**



**STREET NO. 1 ACCESS LANES AND HEAVY TRUCK PARKING AREA (600mm)**



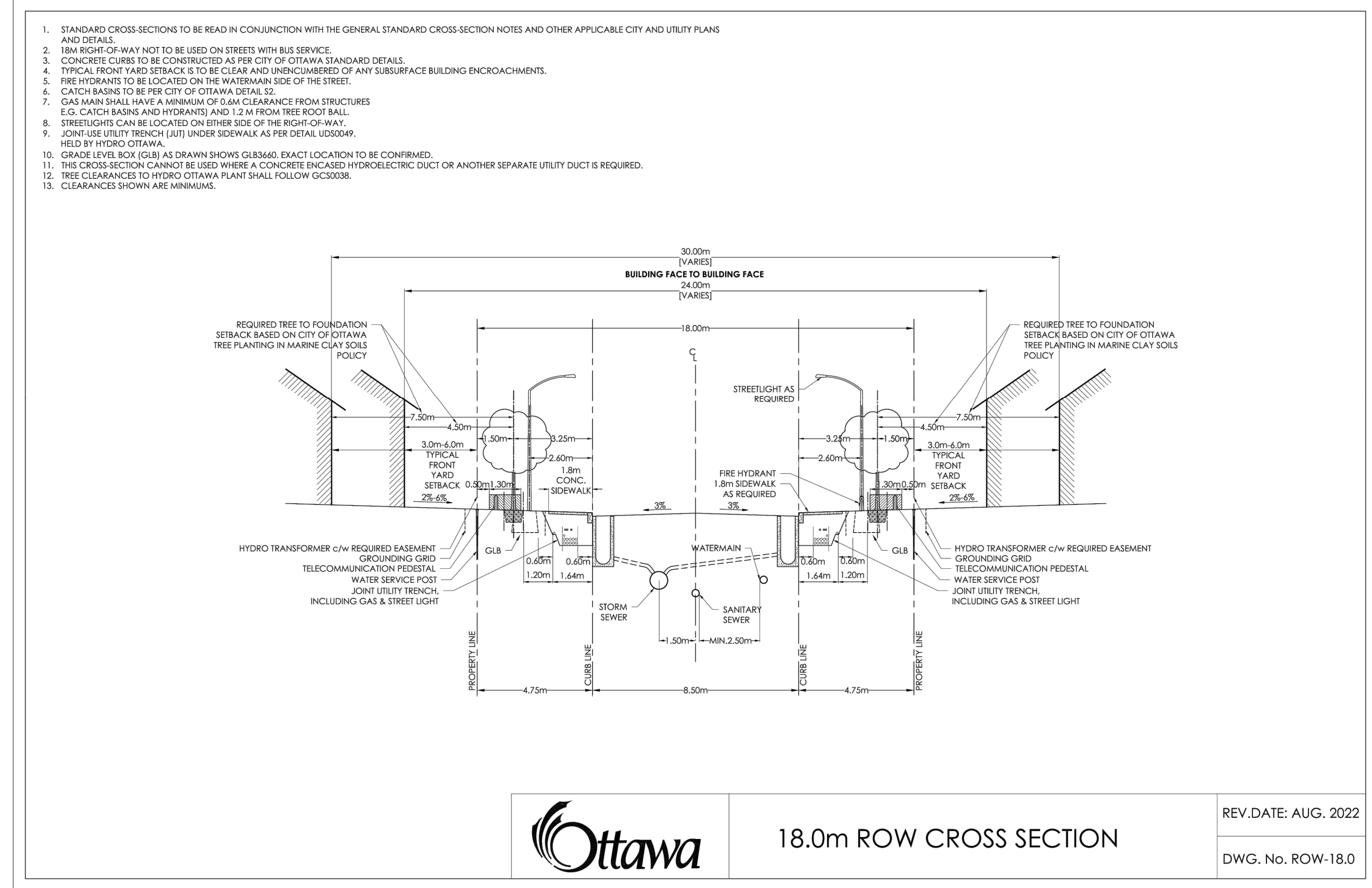
STM STRUCTURE TABLE						
NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
CBMH59	92.45			E89.081		15000 OPSD 701.011
EXMH5T	91.44	SE87.164 SW87.314				24000 OPSD 701.061
MH50	93.33		N89.852			15000 OPSD 701.011
MH51	92.79	NW88.570 S88.645		E89.495		15000 OPSD 701.011
MH51B	92.79	W89.204		E89.204		15000 OPSD 701.011
MH52	92.67			SE90.239		15000 OPSD 701.011
MH54	92.62	NW89.434		E89.434		12000 OPSD 701.010
MH56	92.16	SE91.675		NE87.954		15000 OPSD 701.011
MH57	92.16	SW87.439		NE87.439		15000 OPSD 701.011
MH58	92.45			SW88.198		15000 OPSD 701.011
MH58B	92.42	NE87.658		SW87.658		15000 OPSD 701.011
MH60	92.72	W88.941		NE88.791		15000 OPSD 701.011
MH60B	92.69	SW88.274		NE88.274		15000 OPSD 701.011
MH61	92.61			S88.965		15000 OPSD 701.011
MH62	92.69	N88.815		SW88.665		15000 OPSD 701.011
MH62B	92.72	NE88.257		SW88.257		15000 OPSD 701.011
MH63	92.93	S89.016		NE89.016		12000 OPSD 701.010
MH64	92.65	E89.403		S89.403		12000 OPSD 701.010
MH65	92.83	N89.101		SW89.101		12000 OPSD 701.010
MH100	93.23	W89.613 E89.613		N89.488		12000 OPSD 701.010
MH101	92.65	S88.847 W89.122		N88.847		12000 OPSD 701.010
MH102	92.60	S88.760		NE88.760		12000 OPSD 701.010
MH103	92.60	SW88.452		NE88.452		12000 OPSD 701.010
MH104	92.45	SW87.904 NE88.129 SE87.754		NW87.679		15000 OPSD 701.011
MH105	92.53	NE88.384		SW88.384		12000 OPSD 701.010
MH106	92.46	E88.732		SW88.732		12000 OPSD 701.010
MH107	93.04	N88.937		W88.887		12000 OPSD 701.010
MH108	92.39	SE87.314 NE87.614		NW87.314		Eccentric Cylinder Metric
MH111	92.61	SW88.320 NE88.320 SE87.895		NW87.895		12000 OPSD 701.010
MH112	92.73	SE88.500 NE88.225 SW88.225		NW88.075		15000 OPSD 701.011
MH113	92.85	NE88.697 SW88.697		NW88.697		12000 OPSD 701.010
MH119	92.69	W89.148 S89.223		N89.073		12000 OPSD 701.010

SAN STRUCTURE TABLE						
NAME	RIM ELEV.	INVERT IN	INVERT IN AS-BUILT	INVERT OUT	INVERT OUT AS-BUILT	DESCRIPTION
EXMHSAN	91.76	E88.769				12000 OPSD 701.010
MH52A	92.73	NE91.580		SE91.520		12000 OPSD 701.010
MH54A	92.60	NW90.851		E90.821		12000 OPSD 701.010
MH60A	92.70	S90.118 NW90.118		NE90.058		12000 OPSD 701.010
MH62A	92.71	N90.278		SW90.248		12000 OPSD 701.010
MH63A	92.69	NE89.992 SE90.032		SW89.972		12000 OPSD 701.010
MH64A	92.63	E90.458		S90.398		12000 OPSD 701.010
MH66A	93.12	SW90.432 NE90.432		NW90.372		12000 OPSD 701.010
MH100A	93.20	W90.941 E90.941		N90.881		12000 OPSD 701.010
MH101A	92.71	S90.436 W90.436		N90.406		12000 OPSD 701.010
MH102A	92.65	S90.317		NE90.287		12000 OPSD 701.010
MH103A	92.65	SW89.998		NE89.978		12000 OPSD 701.010
MH104A	92.50	SW89.430 NE89.430 SE89.390		NW89.370		12000 OPSD 701.010
MH105A	92.58	NE89.734		SW89.704		12000 OPSD 701.010
MH106A	92.55	E90.111		SW90.081		12000 OPSD 701.010
MH107A	93.12	N90.323		W90.263		12000 OPSD 701.010
MH108A	92.36	SE89.005		W88.975		12000 OPSD 701.010
MH112A	92.72	SW89.770 NE89.770		NW89.710		12000 OPSD 701.010

Pipe Interference Table				
Crossing No.	PIPE 1	PIPE 2	Clearance	
1	WM Bottom 90.097	STM Top 89.683	0.415	
2	WM Bottom 90.484	WM Top 89.985	0.500	
3	WM Bottom 89.957	STM Top 89.707	0.250	
4	WM Bottom 89.994	STM Top 88.652	1.341	
5	WM Bottom 90.283	STM Top 89.395	0.888	
6	WM Bottom 90.305	STM Top 89.219	1.086	
7	WM Bottom 90.714	STM Top 90.464	0.250	
8	WM Bottom 90.314	STM Top 89.469	0.845	
9	WM Bottom 90.259	STM Top 88.963	1.276	
10	WM Bottom 90.246	STM Top 89.996	0.250	
11	WM Bottom 90.245	STM Top 88.795	1.450	
12	WM Bottom 89.888	STM Top 88.522	1.266	
13	WM Bottom 89.738	STM Top 89.254	0.484	
14	WM Bottom 89.770	STM Top 88.225	1.545	
15	WM Bottom 89.906	STM Top 89.656	0.251	
16	WM Bottom 89.827	STM Top 88.548	1.279	
17	WM Bottom 89.780	STM Top 89.531	0.250	
18	WM Bottom 89.793	STM Top 88.198	1.595	
19	WM Bottom 89.432	STM Top 88.002	1.431	
20	WM Bottom 89.978	STM Top 89.322	0.656	
21	SAN Bottom 90.238	WM Top 89.738	0.500	
22	WM Bottom 89.790	STM Top 88.561	1.230	
23	WM Bottom 89.866	SAN Top 89.816	0.250	
24	SAN Bottom 90.965	WM Top 90.465	0.500	
25	WM Bottom 90.574	STM Top 89.916	0.659	
26	SAN Bottom 89.774	STM Top 88.767	1.007	
27	SAN Bottom 90.213	STM Top 89.147	1.066	
28	SAN Bottom 90.040	STM Top 89.957	1.083	
29	SAN Bottom 90.127	STM Top 89.063	1.064	
30	SAN Bottom 89.303	STM Top 88.368	0.936	
31	SAN Bottom 90.440	STM Top 89.471	0.969	
32	SAN Bottom 90.950	STM Top 89.903	1.047	
33	SAN Bottom 89.695	STM Top 88.775	0.919	
34	SAN Bottom 89.515	STM Top 88.592	0.922	
35	SAN Bottom 89.434	STM Top 88.541	0.893	
36	SAN Bottom 88.809	STM Top 87.981	0.829	
37	SAN Bottom 89.195	STM Top 88.168	1.027	
38	SAN Bottom 89.354	STM Top 88.328	0.826	

WATERMAIN SCHEDULE					
Station	Description	Finished Grade	Top of Watermain	As Built Watermain	
A 0+000.00	TEE	93.405	91.005		
0+009.26	VB	93.445	91.045		
B 0+021.72	CAP	93.520	91.120		
C 0+000.00	TEE	93.067	90.667		
0+011.39	50 TEE CONNECTION	93.011	90.611		
0+013.00	VB	93.291	90.891		
0+015.91	CAP	93.461	91.061		
D 0+000.00	TEE	92.549	90.149		
E 0+001.65	V BEND	92.599	90.199		
0+001.90	V BEND	92.606	90.206		
0+004.10	V BEND	92.606	90.206		
0+004.35	V BEND	92.599	90.199		
0+006.25	DMA CHAMBER	92.542	90.142		
0+036.83	HYD	92.628	90.228		
0+071.65	HYD	92.628	90.228		
0+060.76	TEE	92.599	90.199		
F 0+000.00	TEE	92.169	89.769		
I 0+001.25	45 BEND	92.015	89.615		
0+003.55	VB	91.987	89.587		
0+098.51	VB	92.547	90.147		
F 0+100.51	TEE	92.599	90.199		
0+102.49	VB	92.651	90.251		
0+162.35	45 BEND	92.541	90.141		
0+166.84	45 BEND	92.600	90.200		
0+168.09	50 TEE CONNECTION	92.600	90.200		
0+169.44	VB	92.654	90.254		
J 0+170.69	CAP	92.676	90.276		
K 0+000.00	TEE	92.286	89.886		
0+010.86	VB	92.527	90.127		
0+032.08	45 BEND	92.407	90.007		
0+033.50	45 BEND	92.423	90.023		
0+035.06	CAP	92.597	90.197		
L 0+000.00	TEE	92.468	90.068		
0+022.00	VB	92.410	90.010		
N 0+013.22	CAP	92.573	90.173		
O 0+000.00	TEE	93.021	90.621		
0+013.69		93.101	90.701		
0+026.74	45 BEND	92.938	90.538		
0+028.27	45 BEND	92.933	90.533		
P 0+029.52	CAP	93.040	90.640		
G 0+000.00	CROSS	92.392	89.992		
0+006.00	DMA CHAMBER	92.480	90.080		
0+074.09	CROSS	92.472	90.072		
0+044.95	V BEND	92.710	90.310		
0+045.20	V BEND	92.711	90.311		
0+047.40	V BEND	92.711	90.311		
0+047.65	V BEND	92.711	90.311		
0+072.09	HYD	92.841	90.441		
Q 0+081.10	TEE	92.922	90.522		
R 0+000.00	TEE	92.405	90.005		
0+005.74	VB	92.620	90.220		
0+039.46	22 1/2 BEND	92.467	90.067		
0+039.47	V BEND	92.683	90.283		
0+039.72	V BEND	92.686	90.286		
0+041.92	V BEND	92.706	90.306		
0+042.17	V BEND	92.708	90.308		
T 0+081.11	CROSS	93.008	90.608		
0+089.66	VB	92.982	90.582		
0+092.46	TEE	92.982	90.582		
0+096.74	VB	93.047	90.647		
0+111.79	11 1/4 BEND	93.966	90.566		
0+112.98	22 1/2 BEND	93.071	90.671		
0+116.44	VB	93.120	90.720		
0+119.16	11 1/4 BEND	93.110	90.710		
0+120.41	45 BEND	93.107	90.707		
S 0+121.78	CAP	93.113	90.713		
T 0+000.00	CROSS	93.008	90.608		
0+018.14	45 BEND	92.915	90.515		
0+020.94	22 1/2 BEND	92.925	90.525		
0+022.76	VB	92.945	90.545		
U 0+023.66	CAP	92.954	90.554		
V 0+000.00	CROSS	92.472			





**NOTES:**

- THE STANDARD ROW CROSS SECTIONS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATIONS TO THE STANDARD ROW CROSS SECTIONS ARE SUBJECT TO THE INFRASTRUCTURE SERVICES DEVIATION PROCESS. CONTACT THE STANDARDS UNIT AT STANDARDS@OTTAWA.CA FOR MORE INFORMATION.
- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS, GUIDELINES, AND POLICES, INCLUDING COORDINATED UTILITY PLANS, GRADING PLANS AND LOCAL AREA PLANS. REFER ALSO TO UTILITY PARTNER STANDARD PLANT LOCATIONS.
- ALL CROSS SECTIONS MAY BE SUBJECT TO SUBSEQUENT TRAFFIC CALMING MEASURES, TO BE DETERMINED THROUGH PLAN OF SUBDIVISION OR SEPARATE TRANSPORTATION STUDIES. TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL-DE-SACS AND CORNER LOTS, REGARDLESS OF ROADWAY GEOMETRY.
- WATERMANS, WATER SERVICES, AND ASSOCIATED APPURTENANCES SHALL BE CONSTRUCTED PER THE WATER DESIGN GUIDELINES.
- WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF ROW, WHERE POSSIBLE.
- SEWERS AND SEWER SERVICES SHALL BE CONSTRUCTED PER THE SEWER DESIGN GUIDELINES.
- IN-ROAD CATCH BASINS SHALL ONLY BE USED ON RESIDENTIAL ROADS WITHOUT BUS TRAFFIC OR AS OTHERWISE DIRECTED BY THE SEWER DESIGN GUIDELINES.
- BARRIER CURB SHALL BE USED ON ALL RESIDENTIAL ROADS WITH SINGLE FAMILY DWELLINGS. MOUNTABLE CURB MAY ONLY BE USED FOR AREAS WITH FREQUENT CURB-CUTS, SUCH AS TOWNHOME DEVELOPMENTS, WITH APPROVAL FROM THE CITY.
- WATER AND SEWER SERVICES SHALL BE LAID AS PER CITY STANDARD DETAIL DRAWINGS, THE COORDINATED UTILITY PLAN, AND IN COORDINATION WITH ALL OTHER ELEMENTS IN THE ROW. WHERE LOCATING WATER AND SEWER SERVICES UNDERNEATH LANDSCAPED AREAS WOULD PREVENT THE PLANTING OF A TREE, THEY MAY BE RUN UNDERNEATH THE DRIVEWAY OR OTHER HARDSCAPED AREAS.
- MINIMUM 1.5 M CLEARANCE, AT-GRADE, TO BE MAINTAINED AROUND WATER SERVICE POST FROM TREE, TRANSFORMER, UTILITY PEDESTAL, TRAFFIC POLE, AND STREETLIGHT.
- UTILITY PEDESTALS ARE TO BE GROUPED TOGETHER WITH THE HYDROELECTRIC TRANSFORMER, OR ON THE HOUSE SIDE OF THE UTILITY TRENCH.
- STREETLIGHT CABLE SHALL BE LOCATED IN JOINT USE TRENCH (JUT), WHERE NO JUT EXISTS, ENSURE CLEARANCES TO TREE, HYDRANTS, AND WATER SERVICE POST.
- TRAFFIC SIGNAL CABLE SHALL BE LOCATED IN THE JUT OR AT THE SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
- TRAFFIC COMMUNICATIONS CABLE SHALL BE LOCATED IN THE JUT OR IN A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
- THE PREFERRED LOCATION FOR TRAFFIC HANDHOLES IS IN HARD SURFACES. WHEN HANDHOLES ARE PLACED IN THE BOULEVARD, A CONCRETE COLLAR SHALL BE PROVIDED.
- THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
- TREE PLACEMENT, NUMBER, AND SPECIES SHALL BE PER CITY POLICY, THE LANDSCAPE PLAN, COORDINATED-UTILITY-PLAN, AND THE DEVELOPMENT AGREEMENTS.
- THE HYDRO TRANSFORMER BASE SHALL BE LOCATED A MINIMUM OF 2.0 M FROM THE DRIVEWAY EDGE.

**Ottawa** TITLE: STANDARD NOTES ROAD ALLOWANCE  
 DATE: MAR 2009  
 REV: SEPT 2022  
 DWG No: ROW-NOTES

**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 (mm)	TYPE	100yr Dynamic HEAD	RESTRICTED FLOW (l/s)	ICD TYPE		ORIFICE SIZE
					INLET	OUTLET							CIRCULAR (mm dia.)
<b>Public Road CBs</b>													
CB100	MH119	OPSD 705.010	S19	92.47		91.07	200	PVC DR35	1.450	23.00	IPEX MHF	94	
CB100A	MH119	OPSD 705.010	S19	92.47		91.07	200	PVC DR35	1.450	23.00	IPEX MHF	94	
CB102	MH102	OPSD 705.010	S19	92.37		90.97	200	PVC DR35	1.360	17.00	IPEX MHF	83	
CB102A	MH102	OPSD 705.010	S19	92.37		90.97	200	PVC DR35	1.360	17.00	IPEX MHF	83	
CB103	MH103	OPSD 705.010	S19	92.22		90.82	200	PVC DR35	1.420	17.00	IPEX MHF	83	
CB103A	MH103	OPSD 705.010	S19	92.22		90.82	200	PVC DR35	1.420	17.00	IPEX MHF	83	
CB105	MH105	OPSD 705.010	S19	92.27		90.87	200	PVC DR35	1.380	17.00	IPEX MHF	83	
CB105A	MH105	OPSD 705.010	S19	92.27		90.87	200	PVC DR35	1.380	17.00	IPEX MHF	83	
CB106	MH106	OPSD 705.010	S19	92.30		90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
CB106A	MH106	OPSD 705.010	S19	92.30		90.90	200	PVC DR35	1.450	18.00	IPEX MHF	83	
<b>Private Site Plan CBs</b>													
CB01	MH54	OPSD 705.010	S19	91.80		89.79	200	PVC DR35					
CB50	MH50	OPSD 705.010	S19	93.37		91.97	200	PVC DR35					
CB51	MH51	OPSD 705.010	S19	92.75		91.35	200	PVC DR35					
CB52A	MH52	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB52B	MH52	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB52C	MH52	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB54	MH51	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB54B	MH54	OPSD 705.010	S19	91.70		90.30	200	PVC DR35	1.65	6.00	IPEX LMF		
CB56A	MH56	OPSD 705.010	S19	92.05		90.65	200	PVC DR35					
CB56B	MH56	OPSD 705.010	S19	92.05		90.65	200	PVC DR35					
CB56C	MH56	OPSD 705.010	S19	92.05		90.65	200	PVC DR35					
CB56D	MH56	OPSD 705.010	S19	92.05		90.65	200	PVC DR35					
CB56E	MH56	OPSD 705.010	S19	91.85		90.45	200	PVC DR35					
CB57	MH57	OPSD 705.010	S19	91.60		90.20	200	PVC DR35	1.65	8.00	IPEX MHF		
CB58A	MH58	OPSD 705.010	S19	92.15		90.75	200	PVC DR35					
CB58B	MH58	OPSD 705.010	S19	92.15		90.75	200	PVC DR35					
CB58C	MH58	OPSD 705.010	S19	92.10		90.70	200	PVC DR35					
CB58D	MH58	OPSD 705.010	S19	92.45		91.05	200	PVC DR35					
CB59A	CBMH59	OPSD 705.010	S19	92.45		91.05	200	PVC DR35					
CB59B	CBMH59	OPSD 705.010	S19	92.40		91.00	200	PVC DR35					
CB59C	CBMH59	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB60A	MH60	OPSD 705.010	S19	92.84		91.44	200	PVC DR35					
CB60B	MH60	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB60C	MH60	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB60D	MH60	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB60E	MH60	OPSD 705.010	S19	92.65		91.25	200	PVC DR35					
CB60F	MH60	OPSD 705.010	S19	92.65		91.25	200	PVC DR35					
CB61A	MH61	OPSD 705.010	S19	92.45		91.05	200	PVC DR35					
CB61B	MH61	OPSD 705.010	S19	92.40		91.00	200	PVC DR35					
CB62A	MH62	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB62B	MH62	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB62C	MH62	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB62D	MH62	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB63	MH60	OPSD 705.010	S19	92.80		91.40	200	PVC DR35					
CB64	MH65	OPSD 705.010	S19	92.80		91.40	200	PVC DR35					
CB111	MH111	OPSD 705.010	S19	92.41		91.01	200	PVC DR35					

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**IBI Group Professional Services (Canada) Inc.**  
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**NOT FOR CONSTRUCTION**

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

PLEASE CONFIRM KEYPLAN BOX

**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation  
 Architect:  
 Dredge Leahy Architecture Inc.  
 Civil Engineers:  
 IBI Group  
 Structural Engineers  
 Cleland Jardine Engineering Ltd  
 Planning:  
 Fotenn  
 Landscape Architect:  
 CSW Landscape Architects Ltd  
 Surveyor:  
 Annis O'Sullivan Vollebakk Ltd  
 Geotechnical:  
 Paterson and Associates  
 Electrical:  
 JRP Engineering  
 Mechanical:  
 JRP Engineering

**SEAL**

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 SEL

**CHECKED BY:**  
 TRB

**APPROVED BY:**  
 TRB

**SHEET TITLE**  
 STREET SECTIONS AND CB DATA TABLE

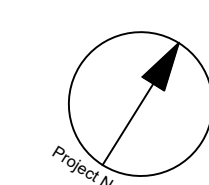
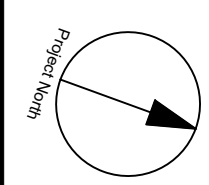
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 011

**ISSUE**  
 1

**CITY FILE No. D07-xx-xx-xxxx**

**CITY PLAN No. xxxxx**



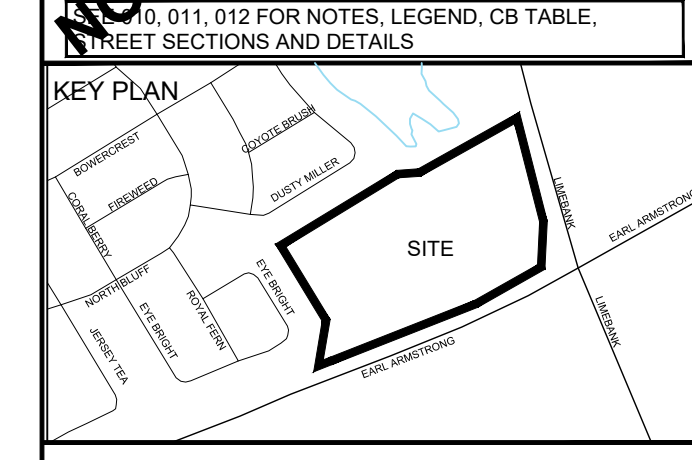


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1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



**CONSULTANTS**

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group

Structural Engineers:  
Cleland Jardine Engineering Ltd

Planning:  
Fotenn

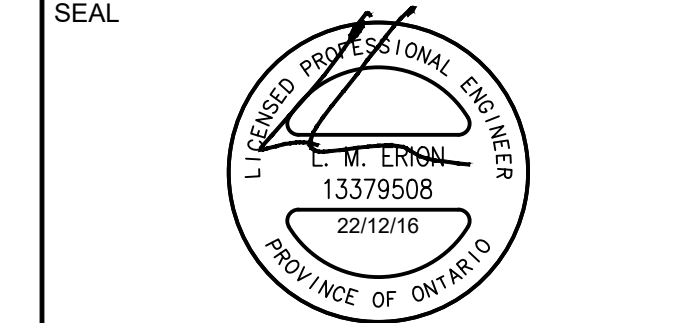
Landscape Architect:  
CSW Landscape Architects Ltd

Surveyor:  
Annis O'Sullivan Vollebek Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering



**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**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

**DRAWN BY:**  
EH

**CHECKED BY:**  
TRB

**PROJECT MGR:**  
SEL

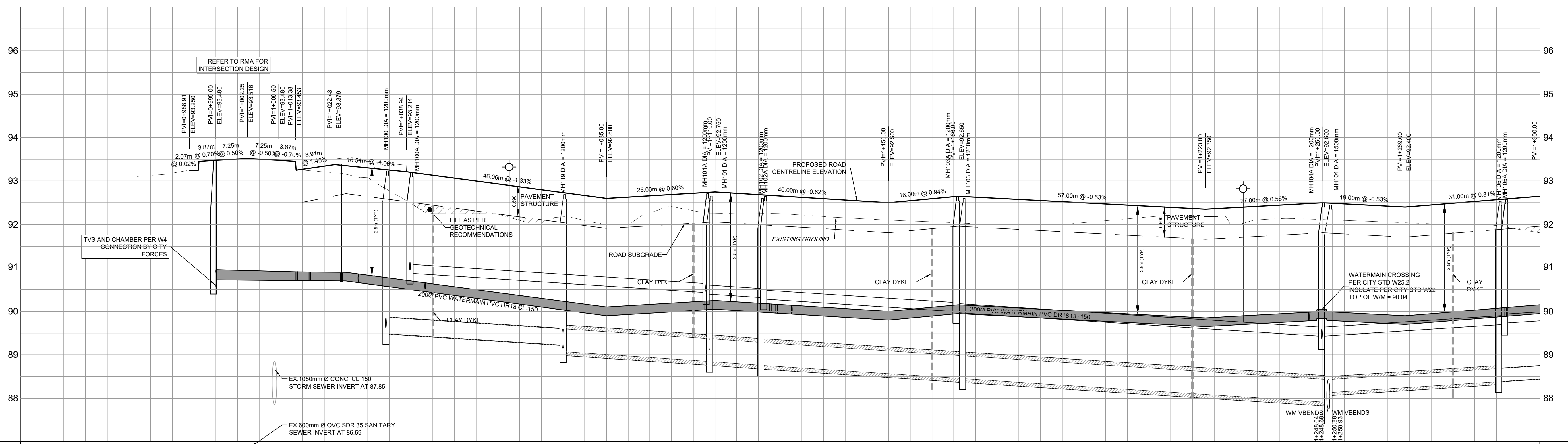
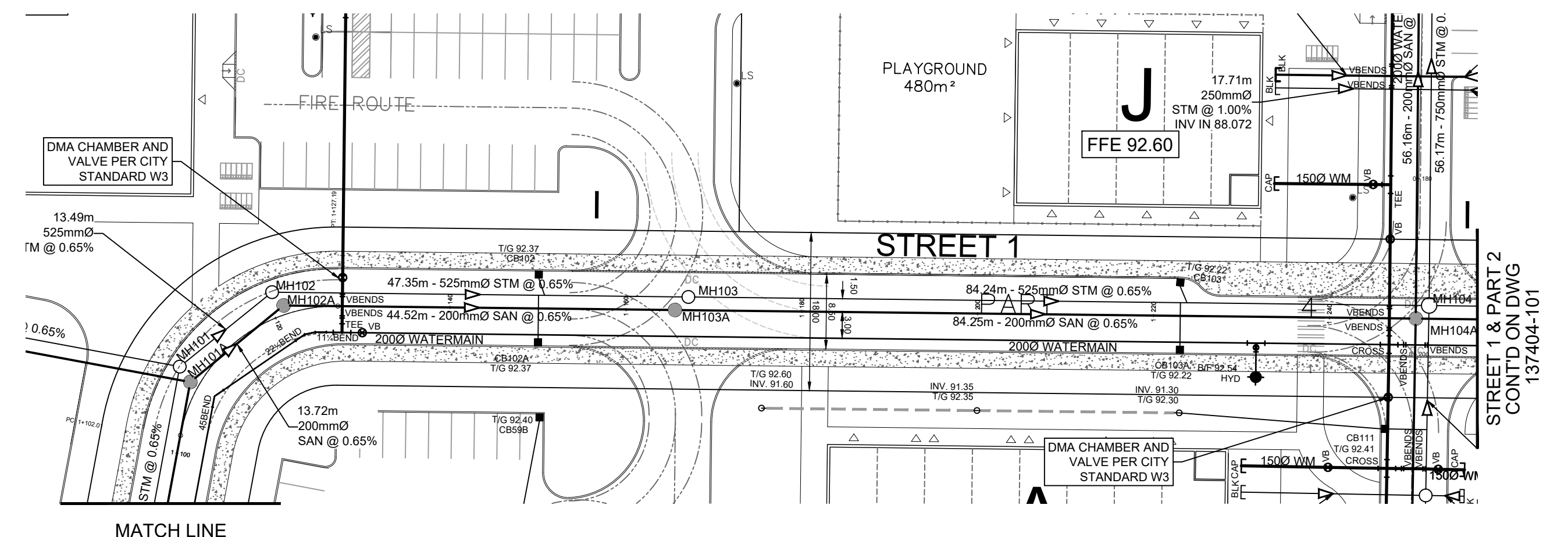
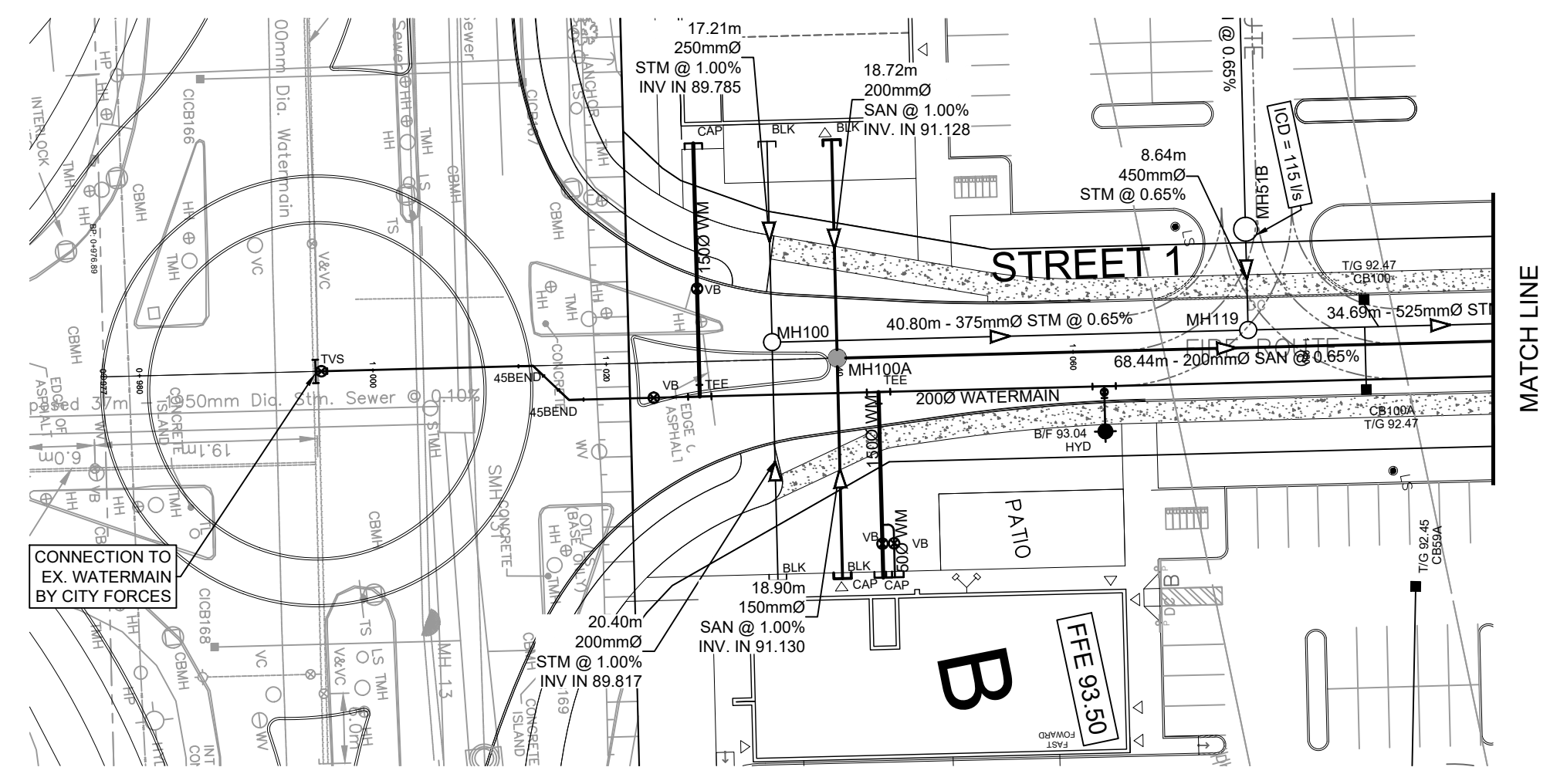
**APPROVED BY:**  
TRB

**SHEET TITLE**  
STREET 1

**SHEET NUMBER**  
100

**ISSUE**  
1

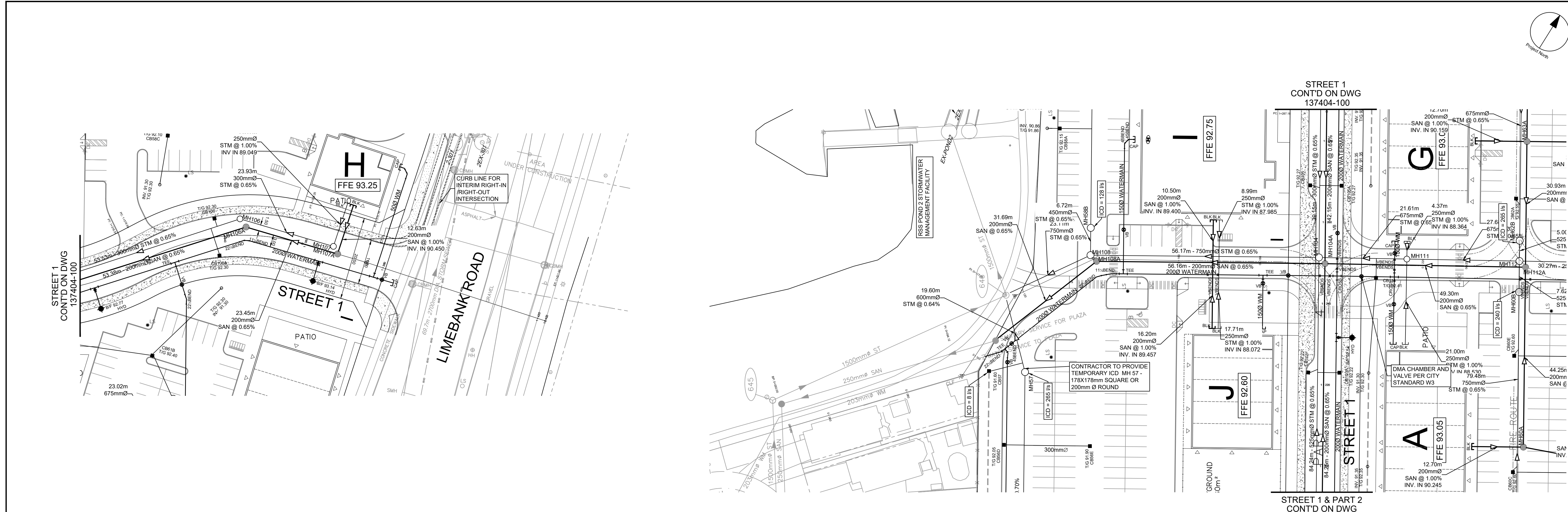
EARL ARMSTRONG ROAD



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
93.250	90.860	87.850		0+960	92.576	90.076	84.24m - 525mmØ CONC. CL 100-D STM @ 0.65%		1+180
93.250	90.860	87.850		0+980	92.471	89.971			1+200
93.480	90.846	87.850		1+000	92.366	89.866			1+220
93.453	90.809	87.850		1+020	92.350	89.850			1+240
93.379	90.804	87.850		1+040	92.444	89.944			1+260
93.344	90.801	87.850		1+060	92.500	89.900			1+280
93.316	90.801	87.850		1+100	92.447	89.847			1+300
93.250	90.801	87.850		1+140	92.400	89.800			1+340
93.250	90.801	87.850		1+180	92.489	89.889			1+380
93.250	90.801	87.850		1+220	92.489	89.889			1+420
93.250	90.801	87.850		1+260	92.489	89.889			1+460
93.250	90.801	87.850		1+300	92.489	89.889			1+500
93.250	90.801	87.850		1+340	92.489	89.889			1+540
93.250	90.801	87.850		1+380	92.489	89.889			1+580
93.250	90.801	87.850		1+420	92.489	89.889			1+620
93.250	90.801	87.850		1+460	92.489	89.889			1+660
93.250	90.801	87.850		1+500	92.489	89.889			1+700
93.250	90.801	87.850		1+540	92.489	89.889			1+740
93.250	90.801	87.850		1+580	92.489	89.889			1+780
93.250	90.801	87.850		1+620	92.489	89.889			1+820
93.250	90.801	87.850		1+660	92.489	89.889			1+860
93.250	90.801	87.850		1+700	92.489	89.889			1+900
93.250	90.801	87.850		1+740	92.489	89.889			1+940
93.250	90.801	87.850		1+780	92.489	89.889			1+980
93.250	90.801	87.850		1+820	92.489	89.889			2+000

CITY FILE No. D07-xx-xx-xxxx  
SCALE CHECK  
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CLIENT

URBANDALE CORPORATION

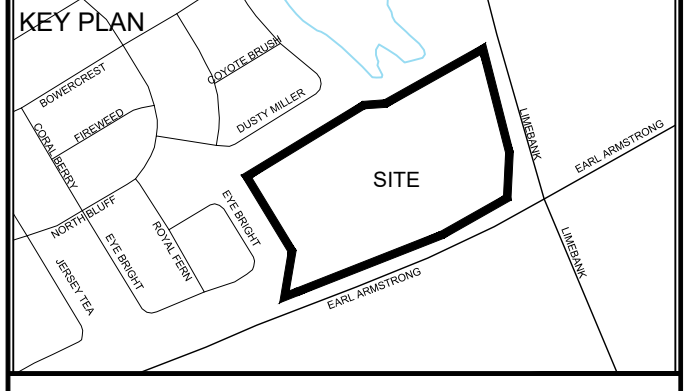
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



- CONSULTANTS
- Owner / Applicant: Urbandale Corporation
  - Architect: Dredge Leahy Architecture Inc.
  - Civil Engineers: IBI Group
  - Structural Engineers: Cleland Jardine Engineering Ltd
  - Planning: Fotenn
  - Landscape Architect: CSW Landscape Architects Ltd
  - Surveyor: Annis O'Sullivan Vollebakk Ltd
  - Geotechnical: Paterson and Associates
  - Electrical: JRP Engineering
  - Mechanical: JRP Engineering

SEAL

PROJECT

**1515 EARL ARMSTRONG PLAZA**

PROJECT NO: 137404

DRAWN BY: EH

CHECKED BY: TRB

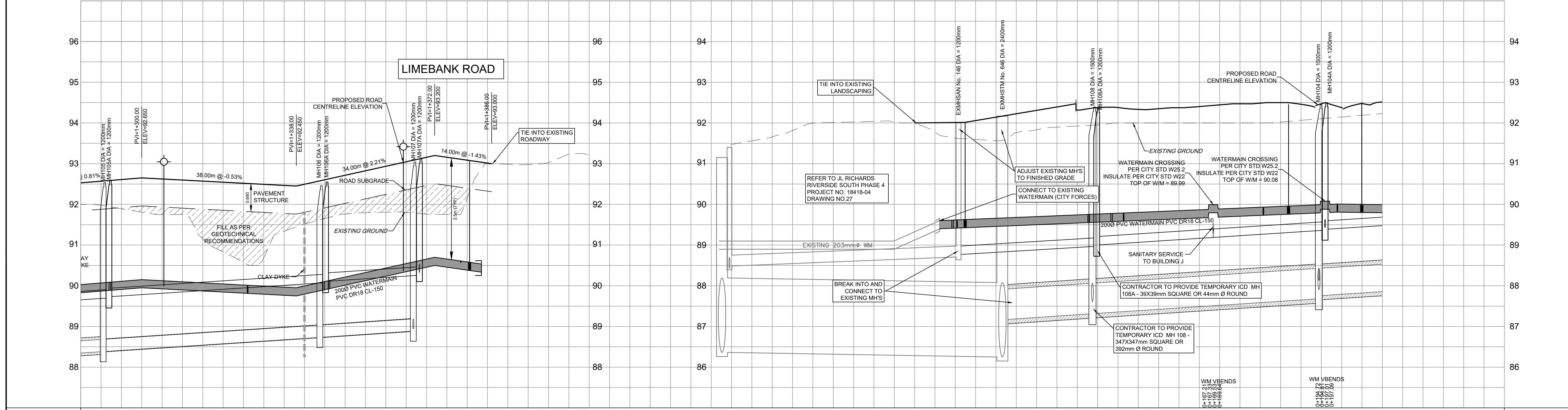
PROJECT MGR: SEL

APPROVED BY: TRB

SHEET TITLE

**STREET 1 & PART 2**

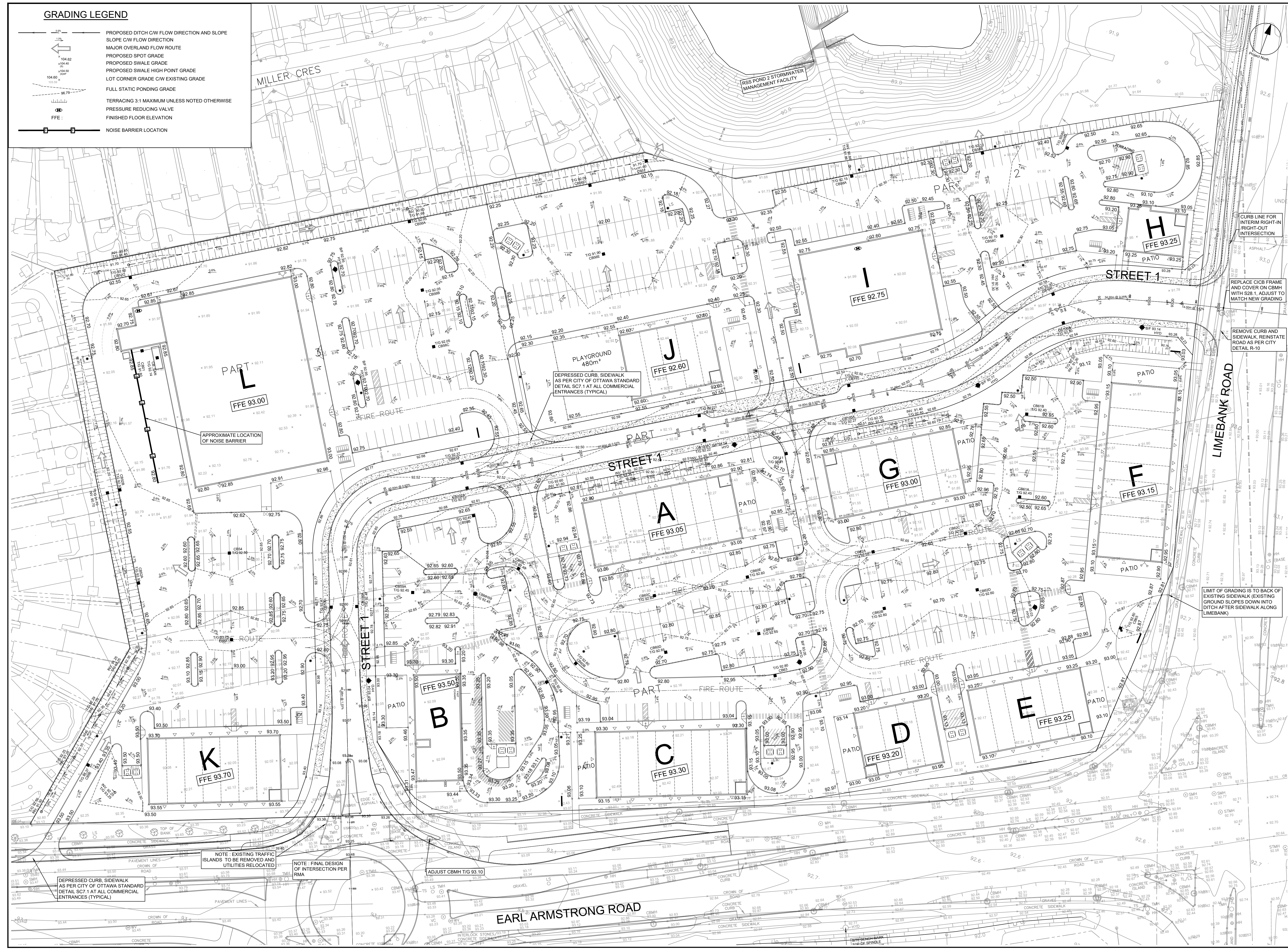
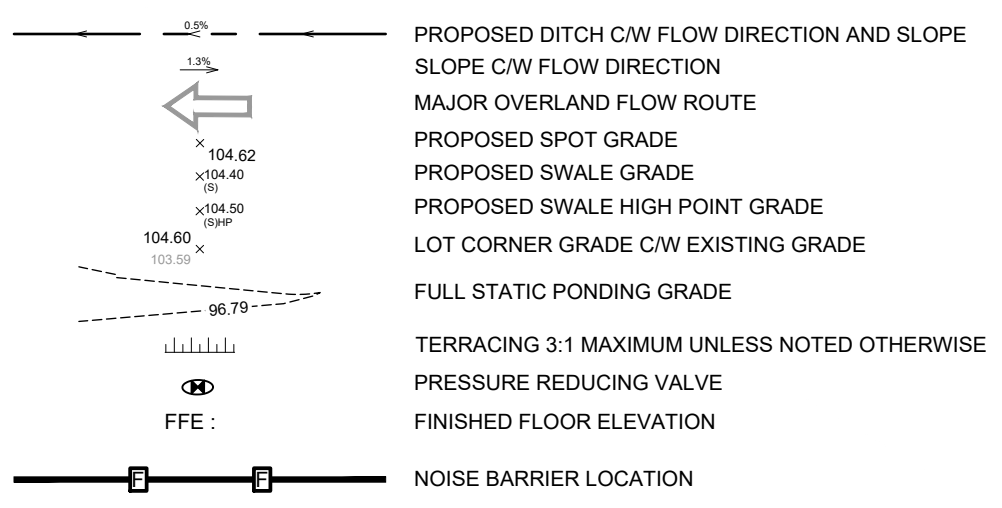
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101	1



ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
92.650	90.087	88.38NE	89.70SW	1+300	92.45	90.045	88.0013	89.439HYD	1+320
92.45	90.150	88.38NE	89.70SW	1+340	92.45	90.013	88.0013	89.439HYD	1+360
92.45	90.150	88.38NE	89.70SW	1+400	92.45	90.013	88.0013	89.439HYD	1+440
92.45	90.150	88.38NE	89.70SW	1+480	92.45	90.013	88.0013	89.439HYD	1+520
92.45	90.150	88.38NE	89.70SW	1+560	92.45	90.013	88.0013	89.439HYD	1+600
92.45	90.150	88.38NE	89.70SW	1+640	92.45	90.013	88.0013	89.439HYD	1+680
92.45	90.150	88.38NE	89.70SW	1+720	92.45	90.013	88.0013	89.439HYD	1+760
92.45	90.150	88.38NE	89.70SW	1+800	92.45	90.013	88.0013	89.439HYD	1+840
92.45	90.150	88.38NE	89.70SW	1+880	92.45	90.013	88.0013	89.439HYD	1+920
92.45	90.150	88.38NE	89.70SW	1+960	92.45	90.013	88.0013	89.439HYD	2+000
92.45	90.150	88.38NE	89.70SW	2+040	92.45	90.013	88.0013	89.439HYD	2+080
92.45	90.150	88.38NE	89.70SW	2+120	92.45	90.013	88.0013	89.439HYD	2+160
92.45	90.150	88.38NE	89.70SW	2+200	92.45	90.013	88.0013	89.439HYD	2+240
92.45	90.150	88.38NE	89.70SW	2+280	92.45	90.013	88.0013	89.439HYD	2+320
92.45	90.150	88.38NE	89.70SW	2+360	92.45	90.013	88.0013	89.439HYD	2+400
92.45	90.150	88.38NE	89.70SW	2+440	92.45	90.013	88.0013	89.439HYD	2+480
92.45	90.150	88.38NE	89.70SW	2+520	92.45	90.013	88.0013	89.439HYD	2+560
92.45	90.150	88.38NE	89.70SW	2+600	92.45	90.013	88.0013	89.439HYD	2+640
92.45	90.150	88.38NE	89.70SW	2+680	92.45	90.013	88.0013	89.439HYD	2+720
92.45	90.150	88.38NE	89.70SW	2+760	92.45	90.013	88.0013	89.439HYD	2+800
92.45	90.150	88.38NE	89.70SW	2+840	92.45	90.013	88.0013	89.439HYD	2+880
92.45	90.150	88.38NE	89.70SW	2+920	92.45	90.013	88.0013	89.439HYD	2+960
92.45	90.150	88.38NE	89.70SW	3+000	92.45	90.013	88.0013	89.439HYD	3+040
92.45	90.150	88.38NE	89.70SW	3+080	92.45	90.013	88.0013	89.439HYD	3+120
92.45	90.150	88.38NE	89.70SW	3+200	92.45	90.013	88.0013	89.439HYD	3+240
92.45	90.150	88.38NE	89.70SW	3+280	92.45	90.013	88.0013	89.439HYD	3+320
92.45	90.150	88.38NE	89.70SW	3+400	92.45	90.013	88.0013	89.439HYD	3+440
92.45	90.150	88.38NE	89.70SW	3+480	92.45	90.013	88.0013	89.439HYD	3+520
92.45	90.150	88.38NE	89.70SW	3+600	92.45	90.013	88.0013	89.439HYD	3+640
92.45	90.150	88.38NE	89.70SW	3+720	92.45	90.013	88.0013	89.439HYD	3+760
92.45	90.150	88.38NE	89.70SW	3+840	92.45	90.013	88.0013	89.439HYD	3+880
92.45	90.150	88.38NE	89.70SW	3+920	92.45	90.013	88.0013	89.439HYD	3+960
92.45	90.150	88.38NE	89.70SW	4+000	92.45	90.013	88.0013	89.439HYD	4+040
92.45	90.150	88.38NE	89.70SW	4+080	92.45	90.013	88.0013	89.439HYD	4+120
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92.45	90.150	88.38NE	89.70SW	4+600	92.45	90.013	88.0013	89.439HYD	4+640
92.45	90.150	88.38NE	89.70SW	4+720	92.45	90.013	88.0013	89.439HYD	4+760
92.45	90.150	88.38NE	89.70SW	4+840	92.45	90.013	88.0013	89.439HYD	4+880
92.45	90.150	88.38NE	89.70SW	4+920	92.45	90.013	88.0013	89.439HYD	4+960
92.45	90.150	88.38NE	89.70SW	5+000	92.45	90.013	88.0013	89.439HYD	5+040
92.45	90.150	88.38NE	89.70SW	5+080	92.45	90.013	88.0013	89.439HYD	5+120
92.45	90.150	88.38NE	89.70SW	5+200	92.45	90.013	88.0013	89.439HYD	5+240
92.45	90.150	88.38NE	89.70SW	5+280	92.45	90.013	88.0013	89.439HYD	5+320
92.45	90.150	88.38NE	89.70SW	5+400	92.45	90.013	88.0013	89.439HYD	5+440
92.45	90.150	88.38NE	89.70SW	5+480	92.45	90.013	88.0013	89.439HYD	5+520
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92.45	90.150	88.38NE	89.70SW	6+200	92.45	90.013	88.0013	89.439HYD	6+240
92.45	90.150	88.38NE	89.70SW	6+280	92.45	90.013	88.0013	89.439HYD	6+320
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92.45	90.150	88.38NE	89.70SW	6+720	92.45	90.013	88.0013	89.439HYD	6+760
92.45	90.150	88.38NE	89.70SW	6+840	92.45	90.013	88.0013	89.439HYD	6+880
92.45	90.150	88.38NE	89.70SW	6+920	92.45	90.013	88.0013	89.439HYD	6+960
92.45	90.150	88.38NE	89.70SW	7+000	92.45	90.013	88.0013	89.439HYD	7+040
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92.45	90.150	88.38NE	89.70SW	7+200	92.45	90.013	88.0013	89.439HYD	7+240
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92.45	90.150	88.38NE	89.70SW	7+400	92.45	90.013	88.0013	89.439HYD	7+440
92.45	90.150	88.38NE	89.70SW	7+480	92.45	90.013	88.0013	89.439HYD	7+520
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92.45	90.150	88.38NE	89.70SW	7+720	92.45	90.013	88.0013	89.439HYD	7+760
92.45	90.150	88.38NE	89.70SW	7+840	92.45	90.013	88.0013	89.439HYD	7+880
92.45	90.150	88.38NE	89.70SW	7+920	92.45	90.013	88.0013	89.439HYD	7+960
92.45	90.150	88.38NE	89.70SW	8+000	92.45	90.013	88.0013	89.439HYD	8+040
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92.45	90.150	88.38NE	89.70SW	8+200	92.45	90.013	88.0013	89.439HYD	8+240
92.45	90.150	88.38NE	89.70SW	8+280	92.45	90.013	88.0013	89.439HYD	8+320
92.45	90.150	88.38NE	89.70SW	8+400	92.45	90.013	88.0013	89.439HYD	8+440
92.45	90.150	88.38NE	89.70SW	8+480	92.45	90.013	88.0013	89.439HYD	8+520
92.45	90.150	88.38NE	89.70SW	8+600	92.45	90.013	88.0013	89.439HYD	8+640
92.45	90.150	88.38NE	89.70SW	8+720	92.45	90.013	88.0013	89.439HYD	8+760
92.45	90.150	88.38NE	89.70SW	8+840	92.45	90.013	88.0013	89.439HYD	8+880
92.45	90.150	88.38NE	89.70SW	8+920	92.45	90.013	88.0013	89.439HYD	8+960
92.45	90.150	88.38NE	89.70SW	9+000	92.45	90.013	88.0013	89.439HYD	9+040



**GRADING LEGEND**



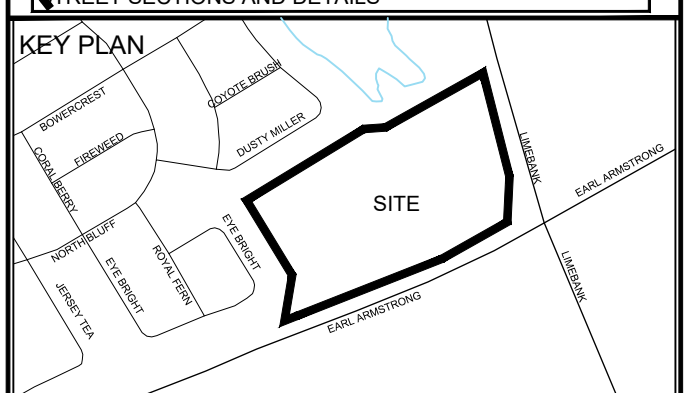
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Drede Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering

**SEAL**

**LIMIT OF GRADING IS TO BACK OF EXISTING SIDEWALK (EXISTING GROUND SLOPES DOWN INTO DITCH AFTER SIDEWALK ALONG LIMEBANK)**

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO.:**  
 137404

**DRAWN BY:**  
 EH

**CHECKED BY:**  
 TRB

**PROJECT MGR:**  
 SEL

**APPROVED BY:**  
 TRB

**SHEET TITLE**  
 GRADING PLAN



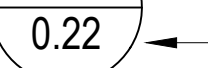
**SHEET NUMBER**  
 200

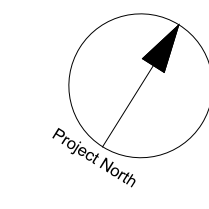
**ISSUE**  
 1

CITY FILE No. D07-XX-XXXX



LEGEND

-  SANITARY TRIBUTARY OUTLINE
-  AREA IDENTIFICATION
-  AREA IN HECTARES



CLIENT



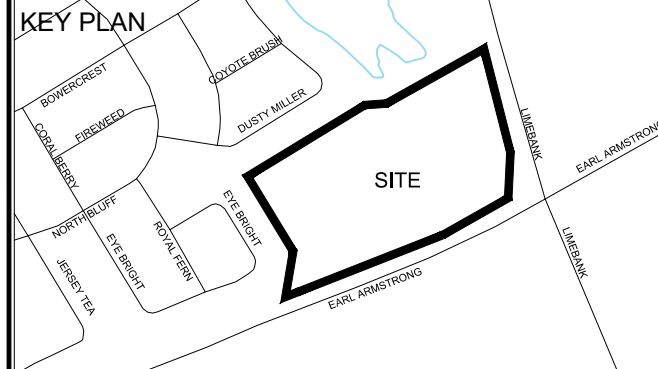
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16


**KEY PLAN**



**NOT FOR CONSTRUCTION**

- CONSULTANTS**
- Owner / Applicant:  
Urbandale Corporation
  - Architect:  
Dredge Leahy Architecture Inc.
  - Civil Engineers:  
IBI Group
  - Structural Engineers:  
Cleland Jardine Engineering Ltd
  - Planning:  
Fotenn
  - Landscape Architect:  
CSW Landscape Architects Ltd
  - Surveyor:  
Annis O'Sullivan Vollebakk Ltd
  - Geotechnical:  
Paterson and Associates
  - Electrical:  
JRP Engineering
  - Mechanical:  
JRP Engineering

**SEAL**



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 Ottawa ON K1S 5N4 Canada  
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
 ibigroup.com

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

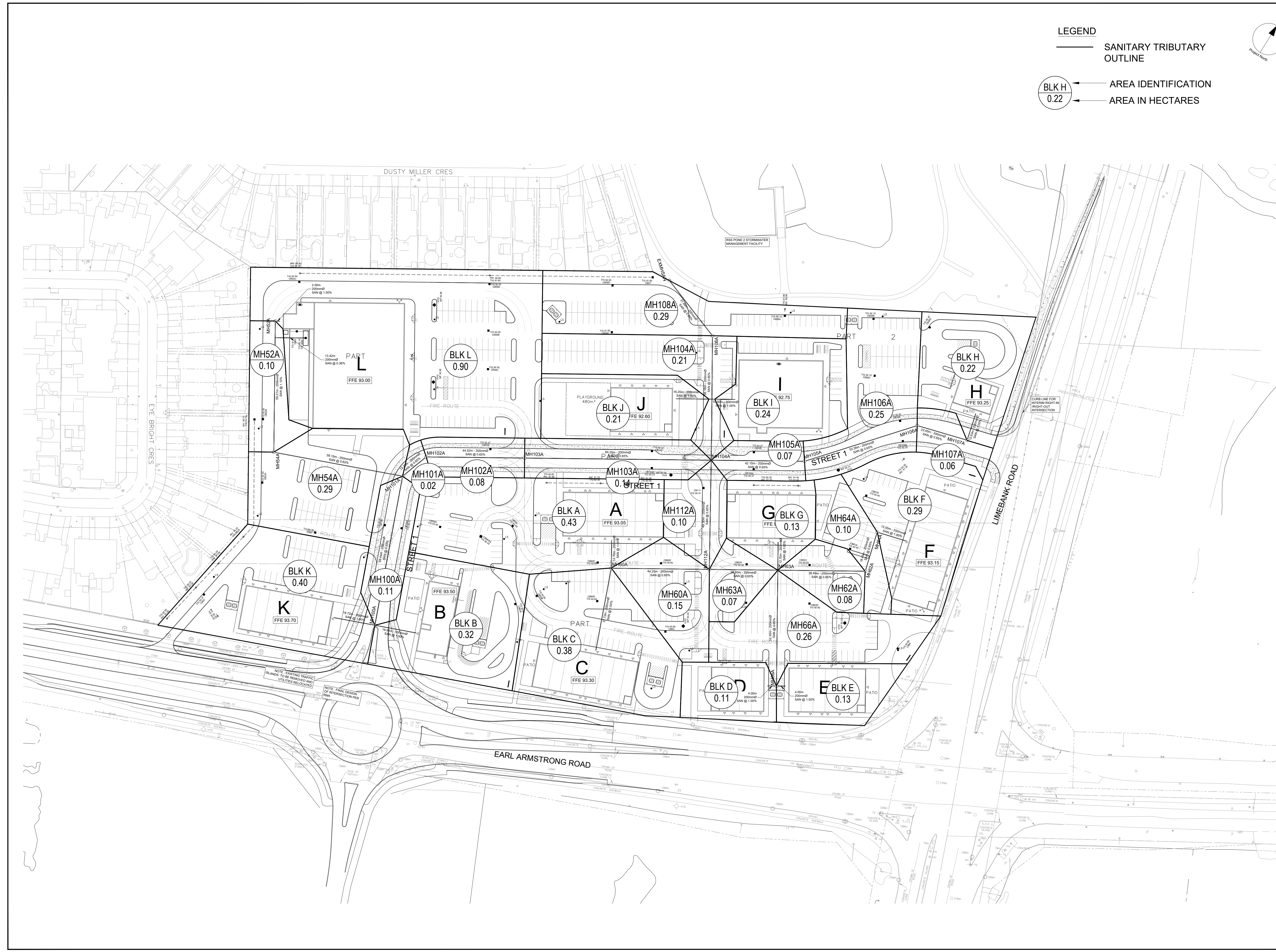
**PROJECT NO:**  
137404

**DRAWN BY:** EH      **CHECKED BY:** TRB

**PROJECT MGR:** SEL      **APPROVED BY:** TRB

**SHEET TITLE**  
 SANITARY TRIBUTARY AREA PLAN

**SHEET NUMBER**      **ISSUE**  
 400      1



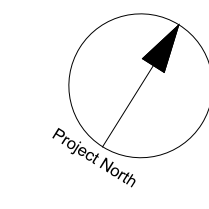
CITY FILE No. D07-XX-XX-XXXX





**LEGEND**

- STORM TRIBUTARY OUTLINE
- OUTLINE
- AREA NUMBER
- COEFFICIENT
- AREA (ha)



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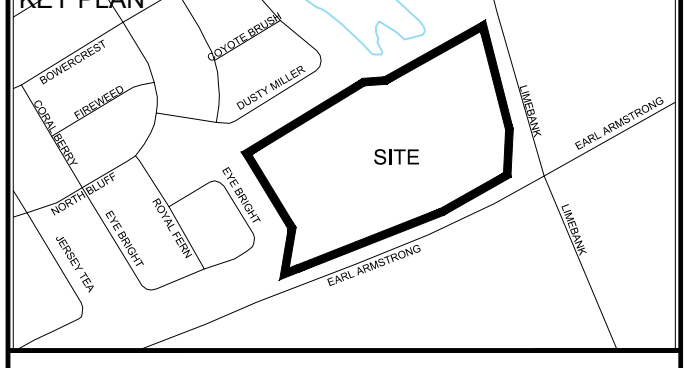
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**NOT FOR CONSTRUCTION**

0.011, 0.012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Cleland Jardine Engineering Ltd

Planning:  
 Fotenn

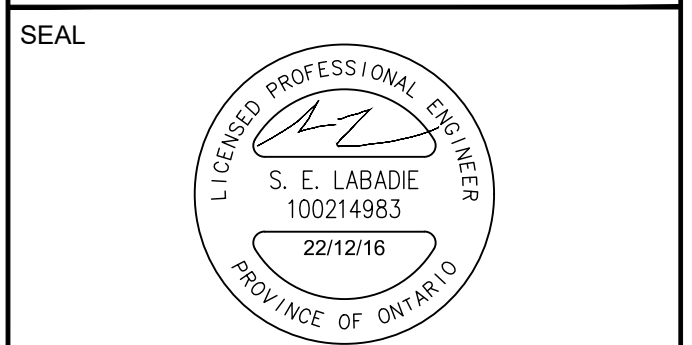
Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebek Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering



NOTE: EXISTING TRAFFIC ISLANDS TO BE REMOVED AND STRIPES RELOCATED.

NOTE: FINAL DESIGN OF INTERSECTION PER AREA.

**IBI GROUP**  
 Suite 500 - 333 Preston Street  
 Ottawa ON K1S 5N4 Canada  
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
 ibigroup.com

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:** EH

**PROJECT MGR:** SEL

**CHECKED BY:** TRB

**APPROVED BY:** TRB

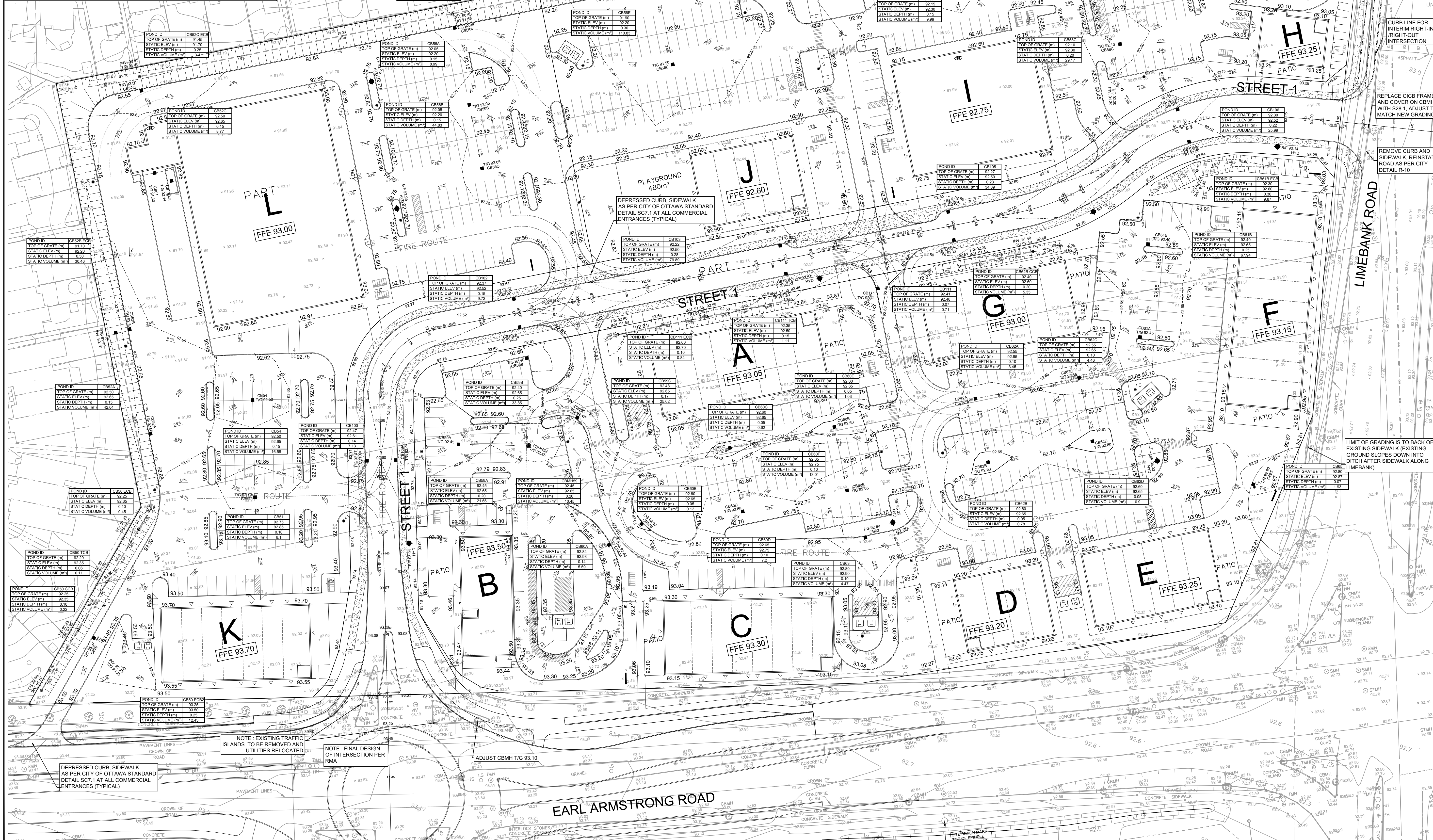
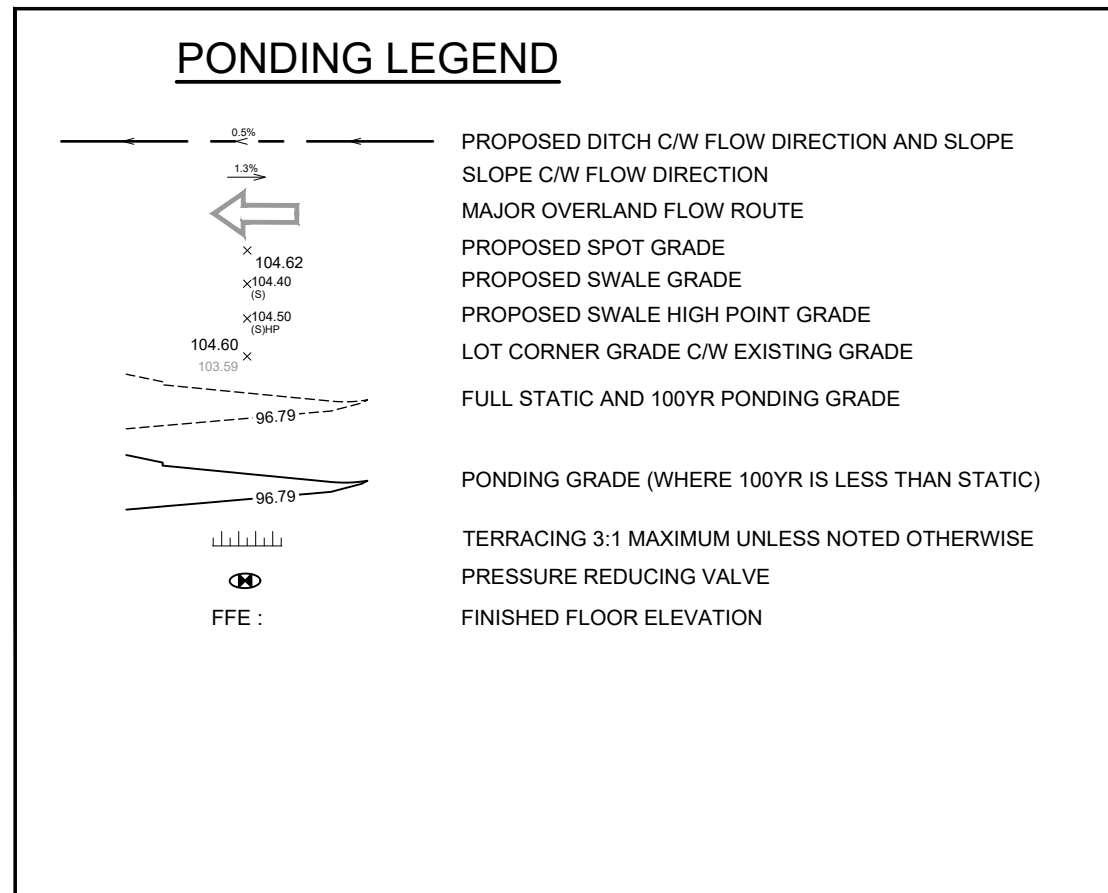
**SHEET TITLE**  
 STORM DRAINAGE AREA PLAN

**SHEET NUMBER**  
 500

**ISSUE**  
 1

CITY FILE No. D07-XX-XX-XXXX





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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**KEY PLAN**

**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Jardine Engineering Ltd

Planning:  
 Fottens

Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering

**SEAL**

LICENCED PROFESSIONAL ENGINEER  
 S. E. LABADIE  
 100214983  
 22/12/16  
 PROVINCE OF ONTARIO

**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**PROJECT MGR:**  
 SEL

**CHECKED BY:**  
 TRB

**APPROVED BY:**  
 TRB

**SHEET TITLE**  
 PONDING PLAN

**IBI GROUP**  
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 Ottawa ON K1S 5N4 Canada  
 Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
 ibigroup.com

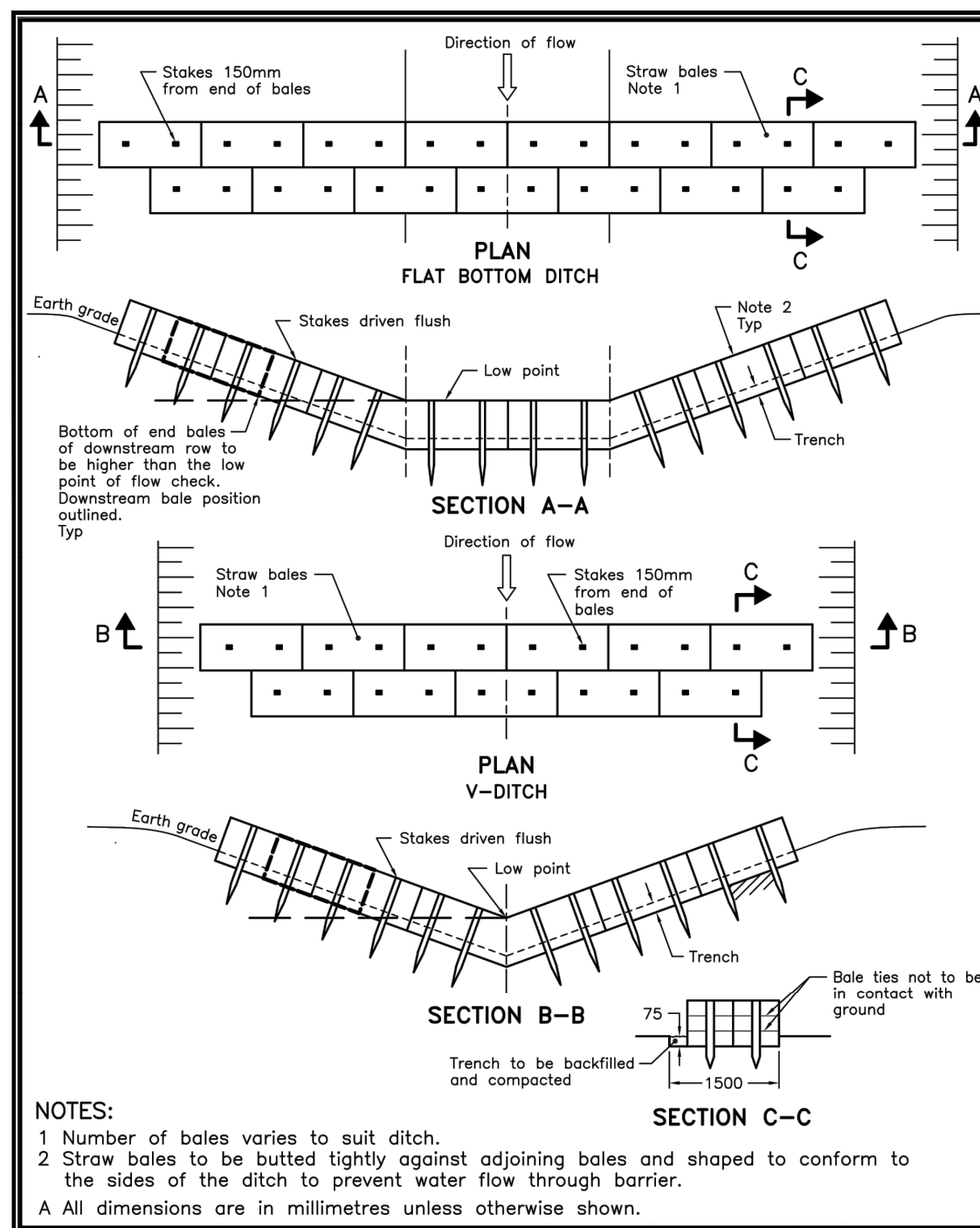
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**ISSUE**  
 1

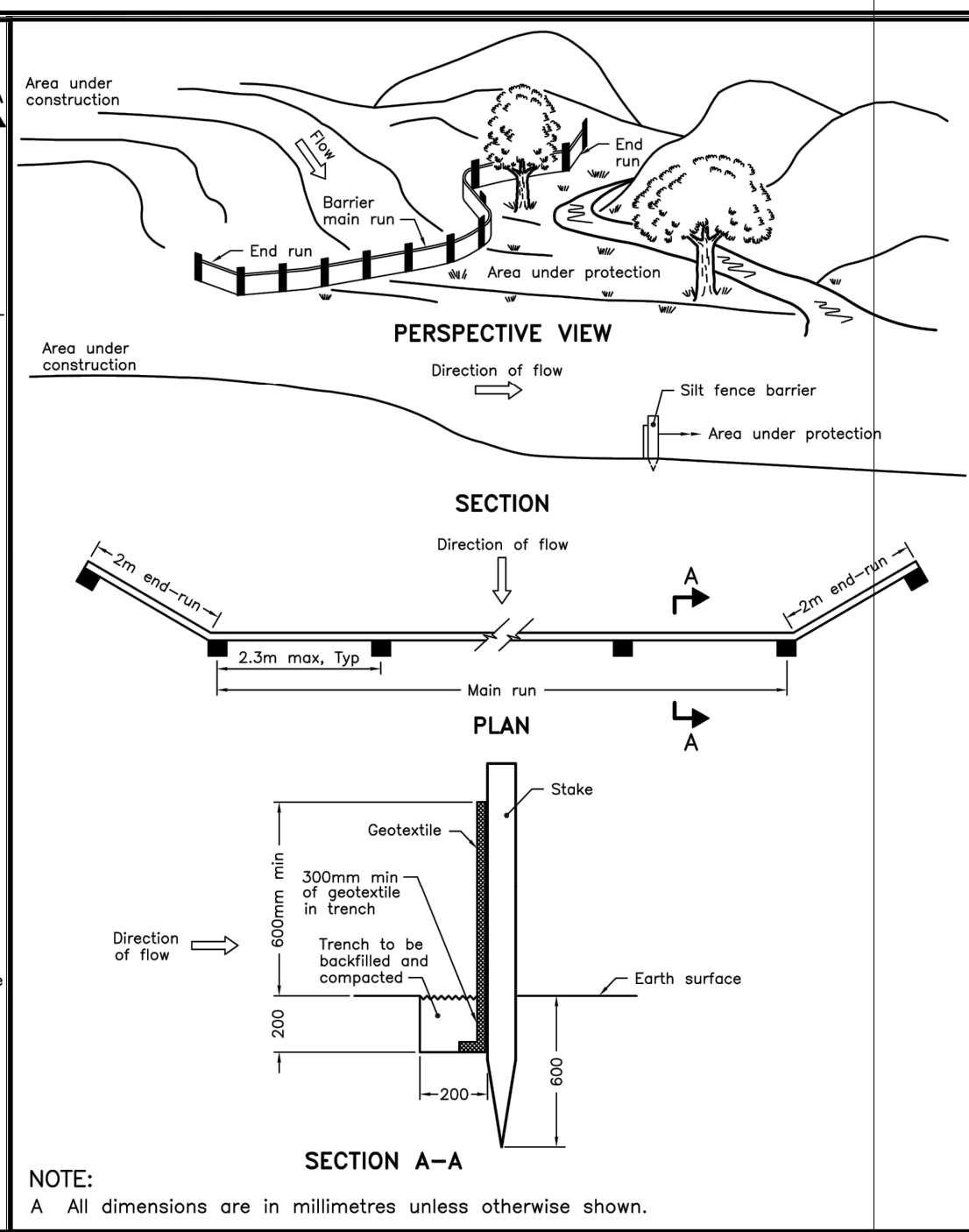
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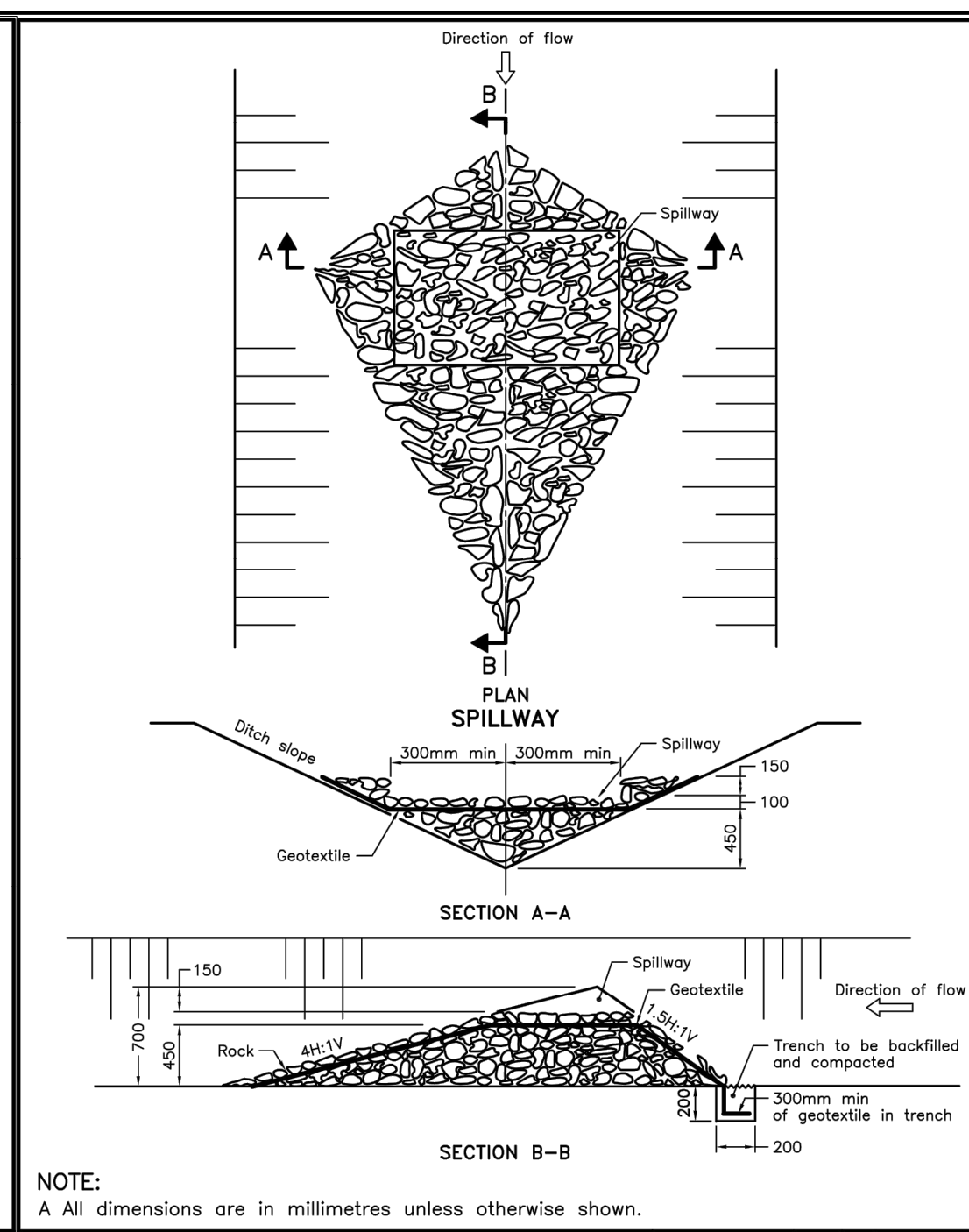




**STRAW BALE FLOW CHECK DAM**  
OPSD 219.180



**LIGHT-DUTY SILT FENCE BARRIER**  
OPSD 219.110



**ROCK FLOW CHECK DAM V-DITCH**  
OPSD 219.210

- 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 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.
  - 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

**CLIENT**

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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16

**KEY PLAN**

SEE 011.012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS.

**CONSULTANTS**

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group

Structural Engineers:  
Cleland Jardine Engineering Ltd

Planning:  
Fotenn

Landscape Architect:  
CSW Landscape Architects Ltd

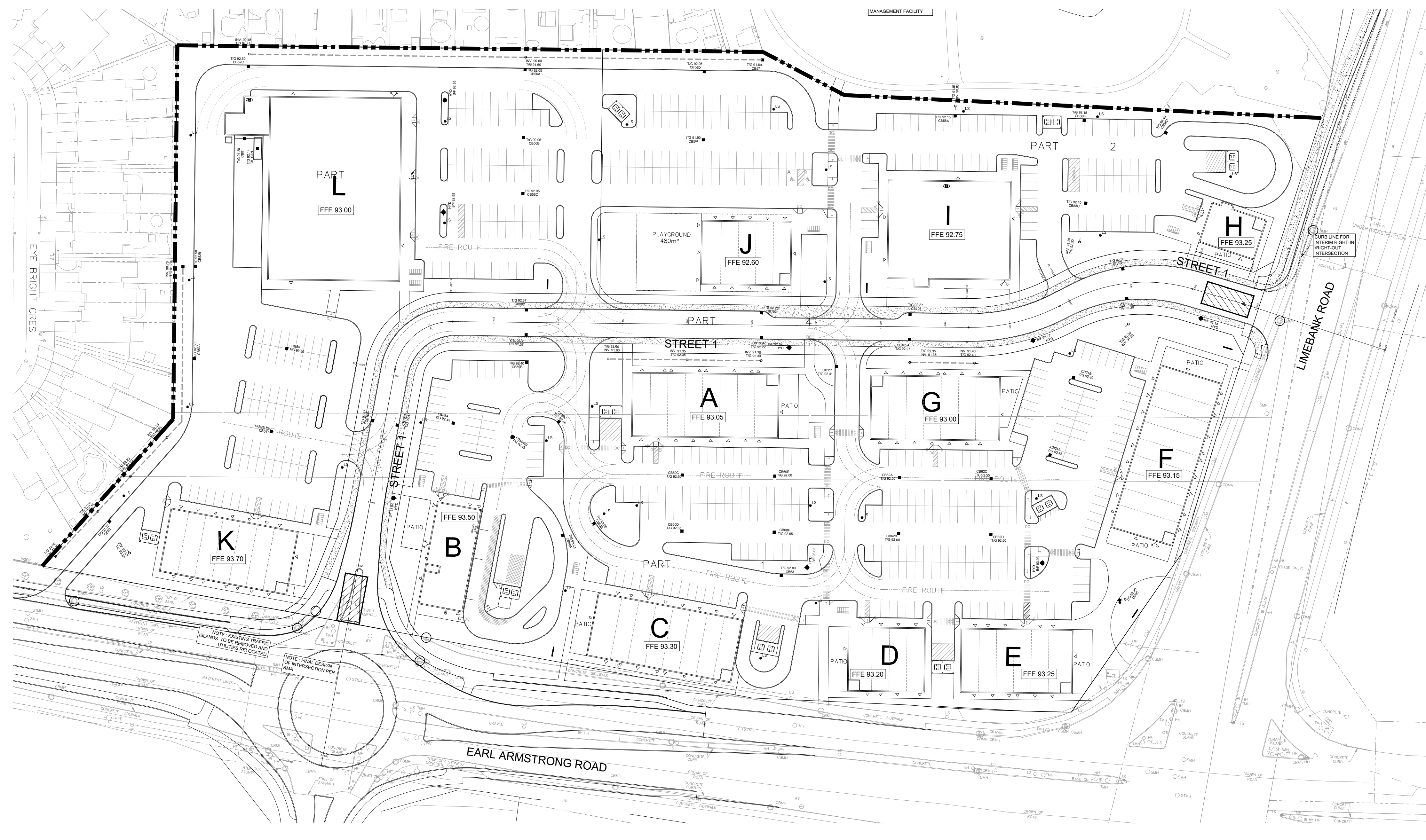
Surveyor:  
Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering

Scale: 1:750



**SEAL**

**IBI GROUP**  
Suite 500 - 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
Tel: 613 225 1311 / 613 241 3300 Fax: 613 225 9868  
ibigroup.com

**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
137404

**DRAWN BY:**  
EH

**CHECKED BY:**  
TRB

**PROJECT MGR:**  
SEL

**APPROVED BY:**  
TRB

**SHEET TITLE**  
SEDIMENT - EROSION PLAN

**SHEET NUMBER**  
900

**ISSUE**  
1

CITY FILE No. D07-XX-XX-XXXX  
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