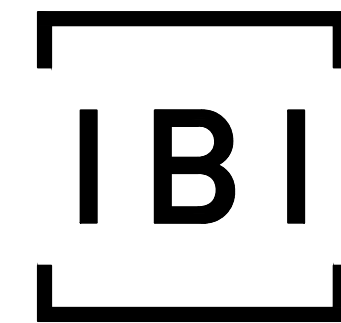
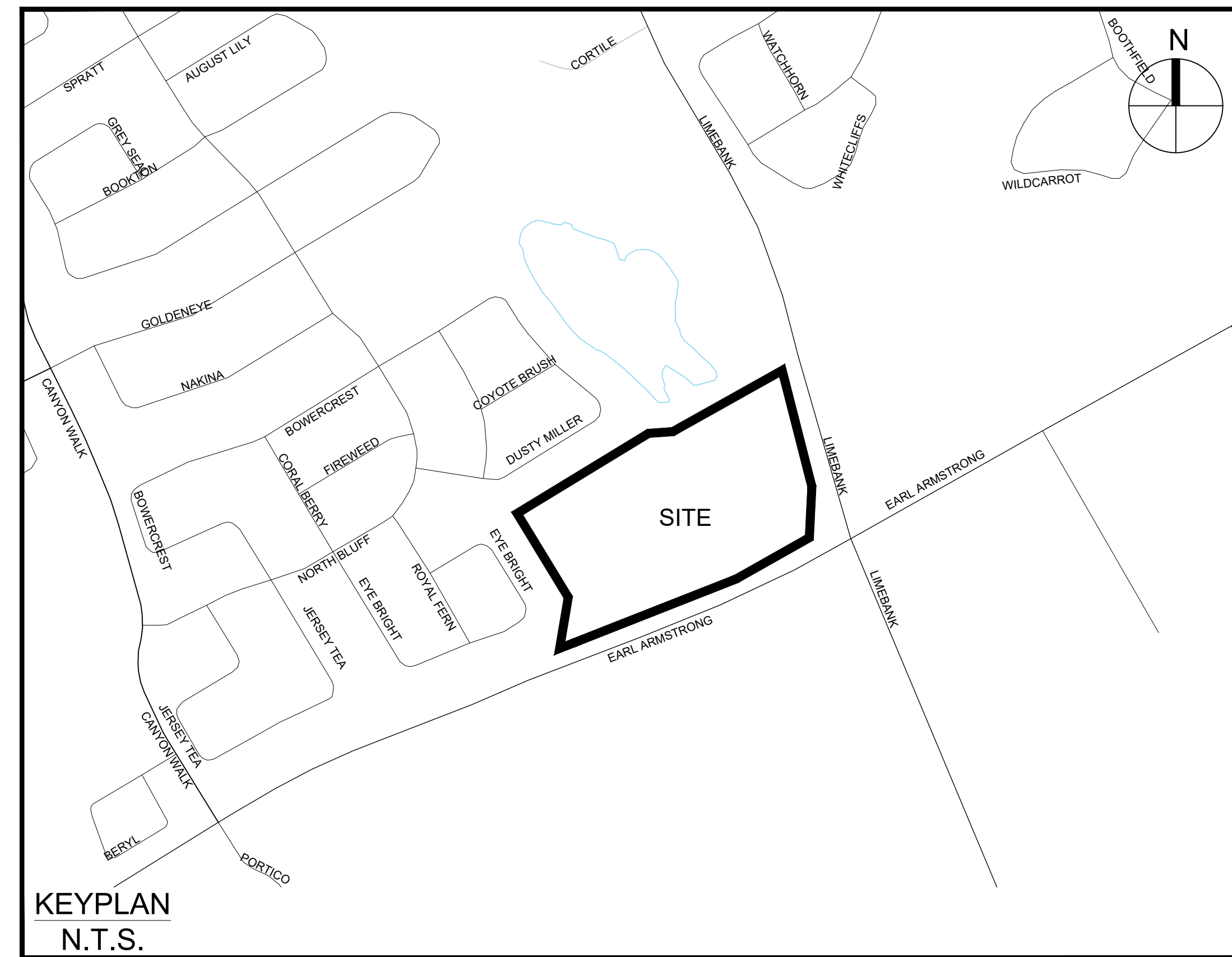


# 1515 EARL ARMSTRONG PLAZA



**IBI GROUP**  
500 – 333 Preston Street  
Ottawa ON K1S 5N4 Canada  
tel 613 225 1311 fax 613 225 9868  
[ibigroup.com](http://ibigroup.com)

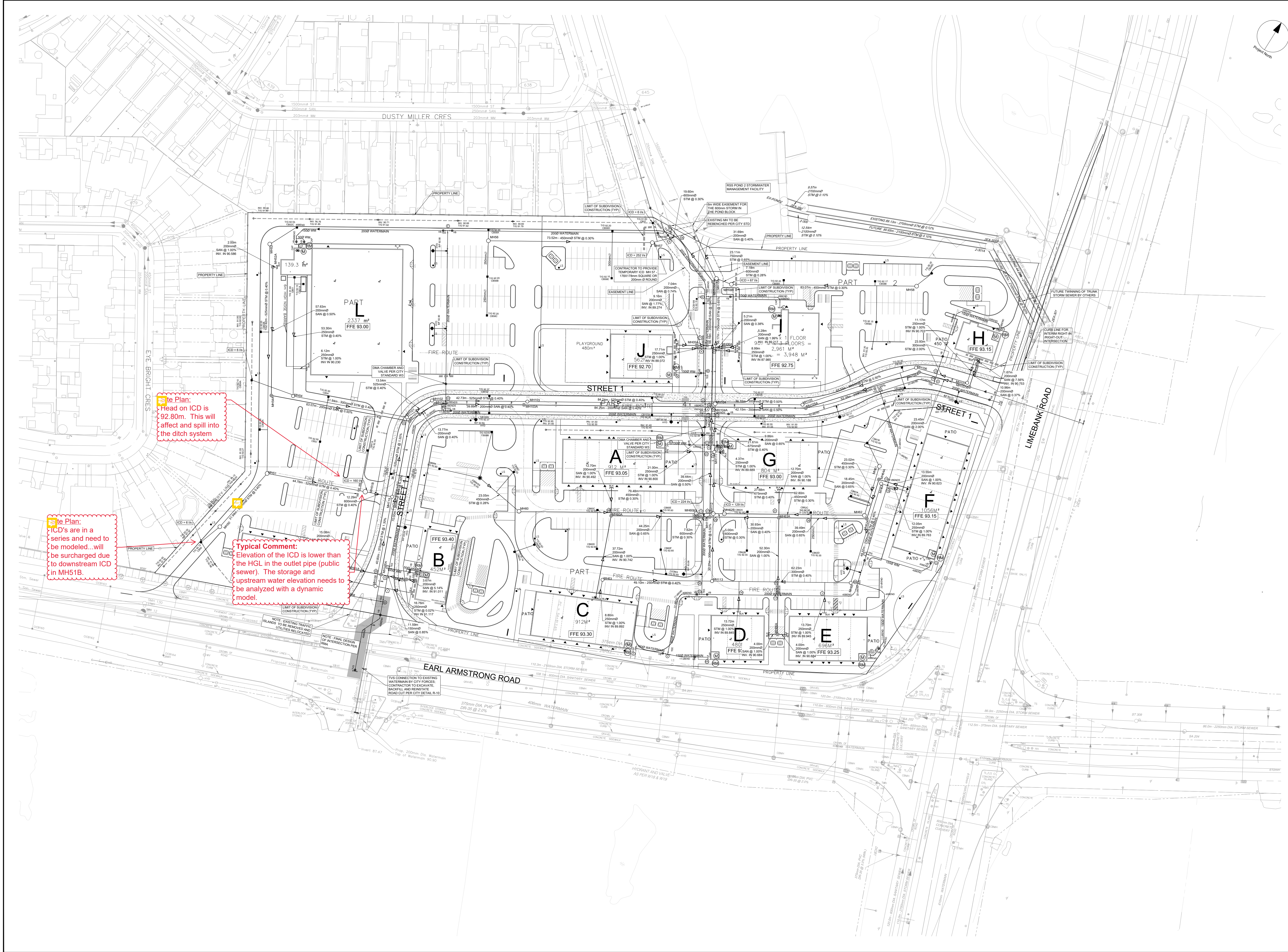


Sheet List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN
010	NOTES-LEGEND
011	STREET SECTIONS - CB DATA
100	STREET 1
101	STREET 1 & PART 2
200	GRADING PLAN
400	SANITARY TRIBUTARY AREA PLAN
500	STORM DRAINAGE AREA PLAN
600	PONDING PLAN
900	SEDIMENT - EROSION PLAN



**CONTRACT NO. 137404**





Site Plan:  
Head on ICD is 92.80m. This will affect and spill into the ditch system

Site Plan:  
ICD's are in a series and need to be modeled... will be surcharged due to downstream ICD in MH51B.

Typical Comment:  
Elevation of the ICD is lower than the HGL in the outlet pipe (public sewer). The storage and upstream water elevation needs to be analyzed with a dynamic model.

CLIENT

URBANDALE CORPORATION

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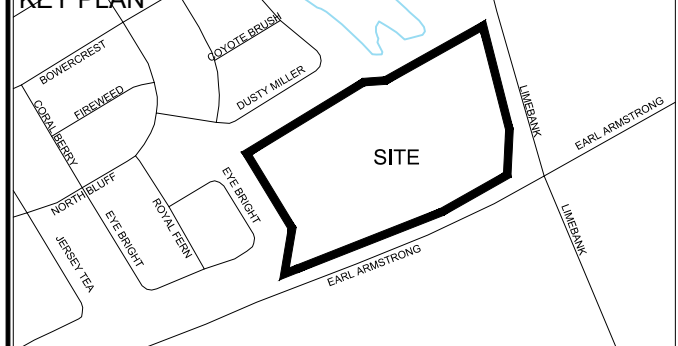
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-12
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-20

NOT FOR CONSTRUCTION

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



CONSULTANTS

Owner / Applicant:  
Urbandale Corporation

Architect:  
Dredge Leahy Architecture Inc.

Civil Engineers:  
IBI Group  
Structural Engineers  
Cleveland 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

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

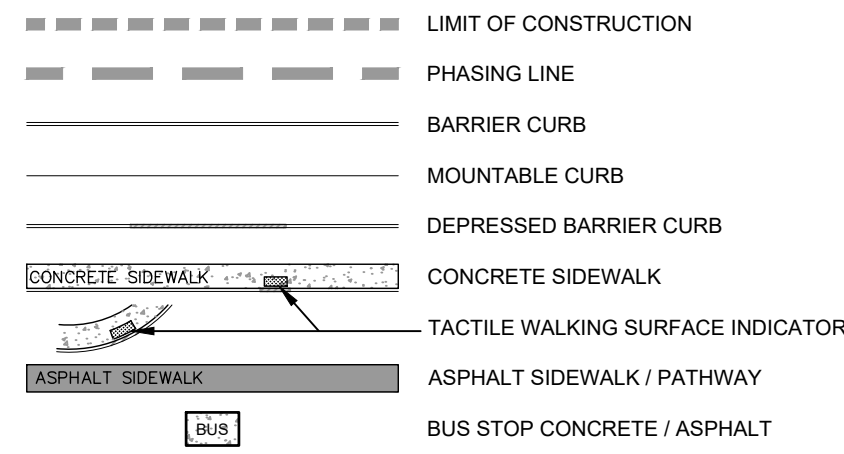
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ISSUE  
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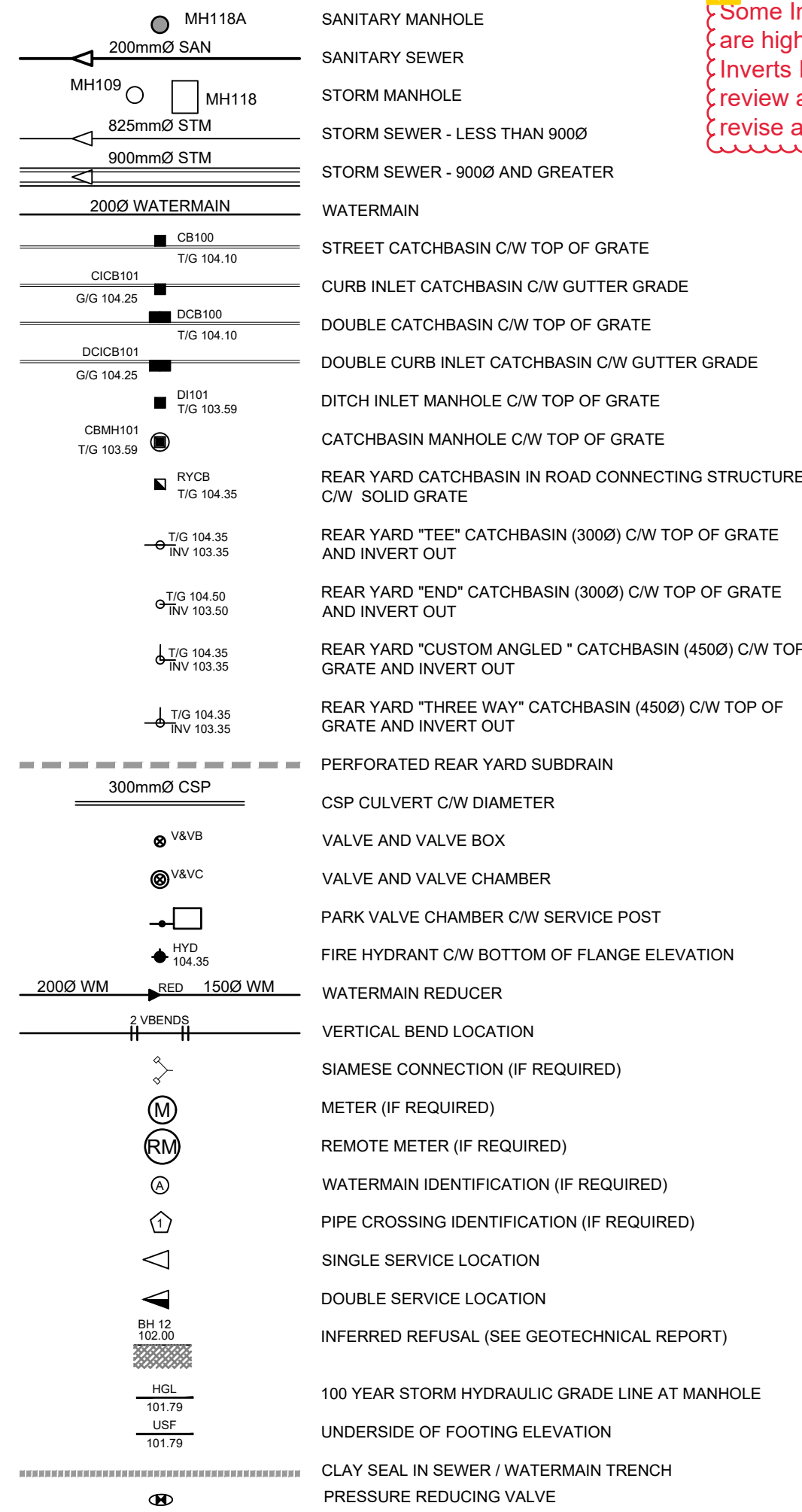
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Last Saved: April 6, 2023, by Elenne Potted: Thursday, April 6, 2023 2:44:42 PM by Eric Henne



GENERAL LEGEND



SERVICING LEGEND



Typical Comment: Some Inverts Out are higher than Inverts In. Please review all and revise accordingly.

STM STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

SAN STRUCTURE TABLE with columns: NAME, RIM ELEV., INVERT IN, INVERT IN AS-BUILT, INVERT OUT, INVERT OUT AS-BUILT, DESCRIPTION.

Pipe Interference Table with columns: Crossing No., PIPE 1, PIPE 2, Clearance.

WATERMAIN SCHEDULE with columns: Station, Description, Finished Grade, Top of Watermain, As Built Watermain.

ROADWAY STRUCTURE:

CAR ONLY PARKING AREA : (500mm) 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE 150mm - OPSS GRANULAR "A" CRUSHED STONE 300mm - OPSS GRANULAR "B" TYPE II

STREET NO. 1 ACCESS LANES AND HEAVY TRUCK PARKING AREA : (600mm) 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE 150mm - OPSS GRANULAR "A" CRUSHED STONE 450mm - OPSS GRANULAR "B" TYPE II

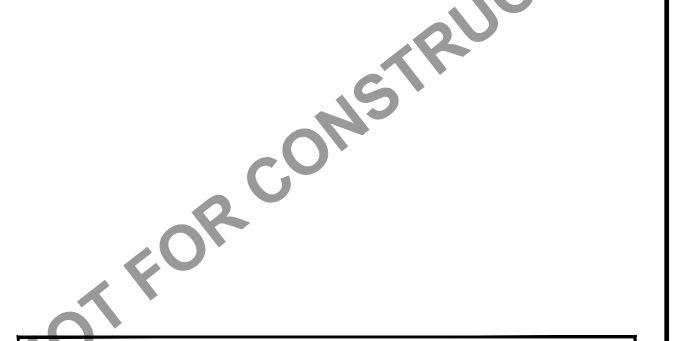
NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/OPS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE UTILITIES AND STRUCTURES IS NOT GUARANTEED.



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ISSUES table with columns: No., DESCRIPTION, DATE

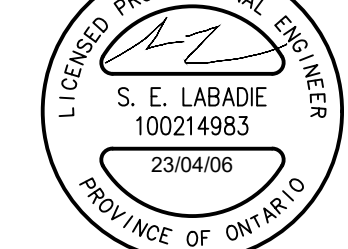


Site 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

CONSULTANTS

Owner / Applicant: Urbandale Corporation
Architect: Dredge Leahy Architecture Inc.
IBI Group: Structural Engineers, Landscape Architect, Surveyor, Geotechnical, Electrical, Mechanical.

SEAL



PROJECT
1515 EARL ARMSTRONG PLAZA

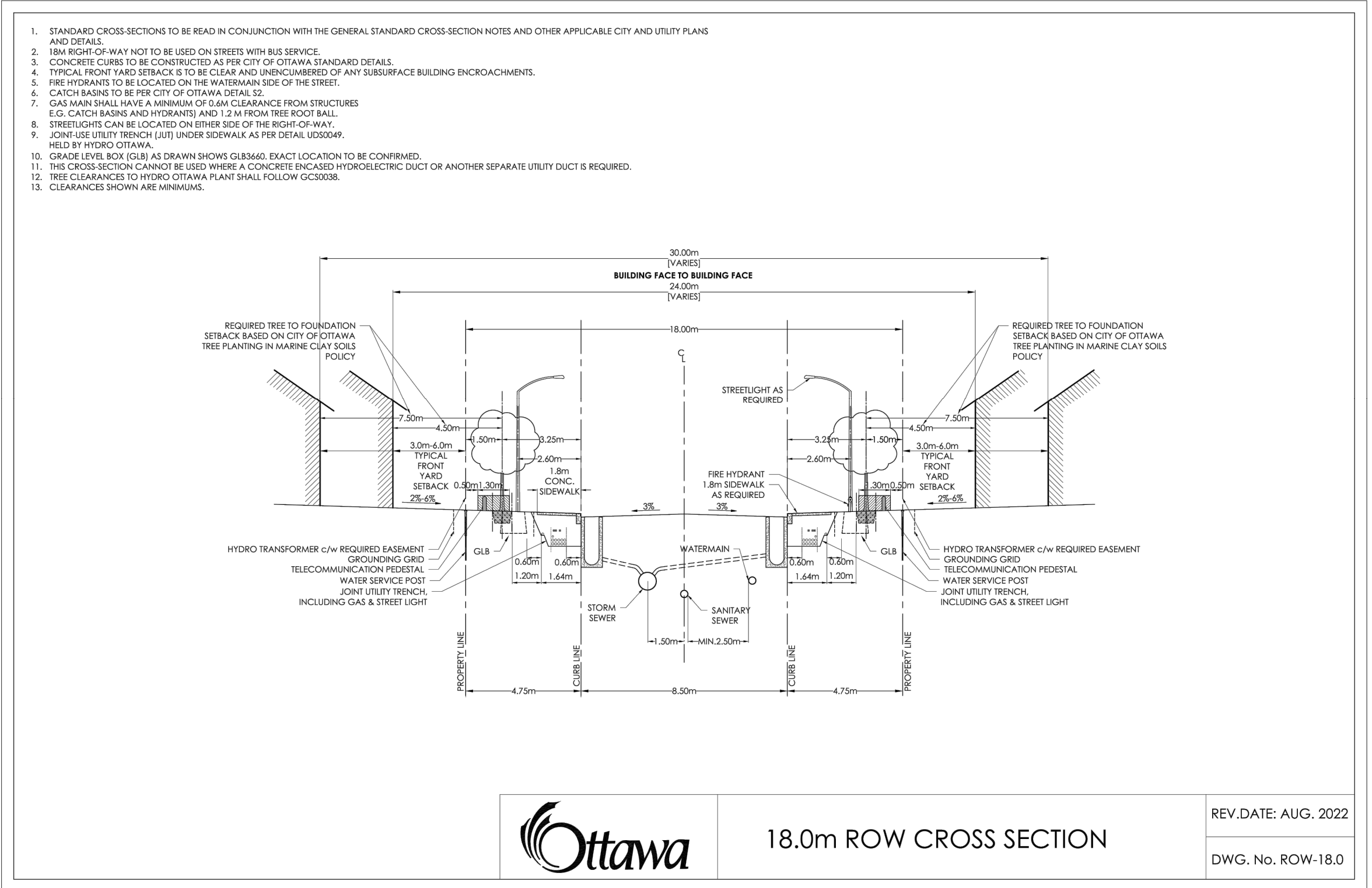
PROJECT NO: 137404

DRAWN BY: EH CHECKED BY: TRB
PROJECT MGR: SEL APPROVED BY: TRB

SHEET TITLE
GENERAL NOTES, LEGEND AND CB DATA TABLE

SHEET NUMBER 010 ISSUE 1





**Ottawa** 18.0m ROW CROSS SECTION REV. DATE: AUG. 2022 DWG. No. ROW-18.0

- 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 STANDARDSSECTION@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

Site Plan:  
Please provide roof drain schedule with maximum flow, ponding depth and storage.

Site Plan:  
What does the asterisk imply?  
Please clarify.

Site Plan:  
Please provide opening size

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 CIRCULAR (mm dia.)
					INLET	OUTLET							
<b>Public Road CBs</b>													
CB100	MH119	OPSD 705.010	S19	92.47		91.07	200	PVC DR35	1.460	27.00	IPEX MHF	102	
CB100A	MH119	OPSD 705.010	S19	92.47		91.07	200	PVC DR35	1.460	27.00	IPEX MHF	102	
CB102	MH102	OPSD 705.010	S19	92.37		90.97	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB102A	MH102	OPSD 705.010	S19	92.37		90.97	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB103	MH103	OPSD 705.010	S19	92.22		90.82	200	PVC DR35	1.430	17.00	IPEX MHF	83	
CB103A	MH103	OPSD 705.010	S19	92.22		90.82	200	PVC DR35	1.430	17.00	IPEX MHF	83	
CB105	MH105	OPSD 705.010	S19	92.27		90.87	200	PVC DR35	1.390	17.00	IPEX MHF	83	
CB105A	MH105	OPSD 705.010	S19	92.27		90.87	200	PVC DR35	1.390	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					
CB01A	MH54	OPSD 705.010	S19	92.15		90.75	200	PVC DR35					
CB50	MH50	OPSD 705.010	S19	93.12		91.72	200	PVC DR35					
CB51	MH51	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB51A	MH51	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB52A	MH52	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB52B	MH52	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB52C	MH52	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB54	MH51	OPSD 705.010	S19	92.50		91.10	200	PVC DR35					
CB54A	MH54	OPSD 705.010	S19	92.10		90.70	200	PVC DR35	1.65	6.00	IPEX LMF		
CB56A	MH56	OPSD 705.010	S19	92.20		90.80	200	PVC DR35					
CB56B	MH56	OPSD 705.010	S19	92.20		90.80	200	PVC DR35					
CB56C	MH56	OPSD 705.010	S19	92.20		90.80	200	PVC DR35					
CB56D	MH56	OPSD 705.010	S19	92.20		90.80	200	PVC DR35					
CB56E	MH56	OPSD 705.010	S19	92.10		90.70	200	PVC DR35					
CB57	MH57	OPSD 705.010	S19	91.60		90.20	200	PVC DR35	1.65	6.00	IPEX LMF		
CB58A	MH58	OPSD 705.010	S19	92.20		90.80	200	PVC DR35					
CB58B	MH58	OPSD 705.010	S19	92.17		90.77	200	PVC DR35					
CB58C	MH58	OPSD 705.010	S19	92.15		90.75	200	PVC DR35					
CB58D	MH58	OPSD 705.010	S19	92.35		90.95	200	PVC DR35					
CB59A	CBMH59	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB59B	CBMH59	OPSD 705.010	S19	92.60		91.20	200	PVC DR35					
CB59C	CBMH59	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB60A	MH60	OPSD 705.010	S19	92.74		91.34	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	92.60		91.20	200	PVC DR35					
CB60F	MH60	OPSD 705.010	S19	92.60		91.20	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	92.55		91.15	200	PVC DR35					
CB62C	MH62	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB62D	MH62	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
CB63	MH60	OPSD 705.010	S19	92.80		91.40	200	PVC DR35					
CB111	MH111	OPSD 705.010	S19	92.55		91.15	200	PVC DR35					
MH51B*	MH51*	OPSD 701.011	S24.1 & S25						3.24	160.00	CUSTOM		
MH57*	MH57*	OPSD 701.011	S24.1 & S25						3.08	252.00	CUSTOM		
MH58B*	MH58B*	OPSD 701.011	S24.1 & S25						2.54	67.00	CUSTOM		
MH60B*	MH60B*	OPSD 701.011	S24.1 & S25						4.02	129.00	CUSTOM		
MH62B*	MH62B*	OPSD 701.011	S24.1 & S25						3.98	224.00	CUSTOM		
See Structures Table													

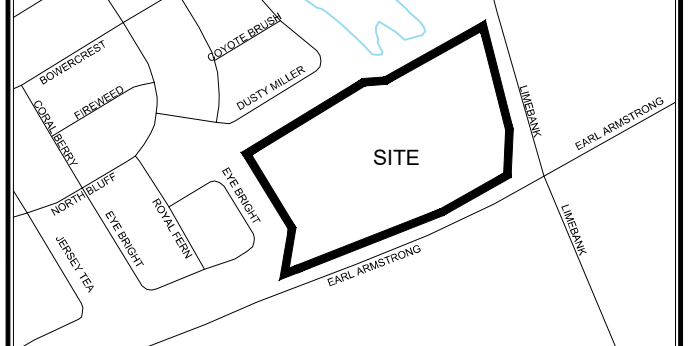


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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-01
2	ISSUED FOR COORDINATION	2023-01-01
3	REVISED AS PER CITY COMMENTS	2023-01-05

**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  
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**IBI GROUP**  
400 - 333 Preston Street  
Ottawa ON K1S 5M4 Canada  
tel 613 225 1311 fax 613 225 9868  
ibigroup.com

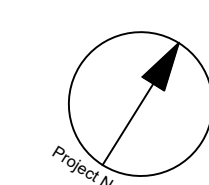
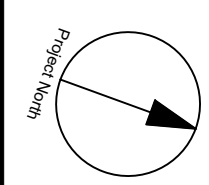
**PROJECT**  
1515 EARL ARMSTRONG PLAZA

**PROJECT NO:** 137404  
**DRAWN BY:** EH  
**PROJECT MGR:** SEL  
**CHECKED BY:** TRB  
**APPROVED BY:** TRB

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

**SHEET NUMBER** 011 **ISSUE** 1





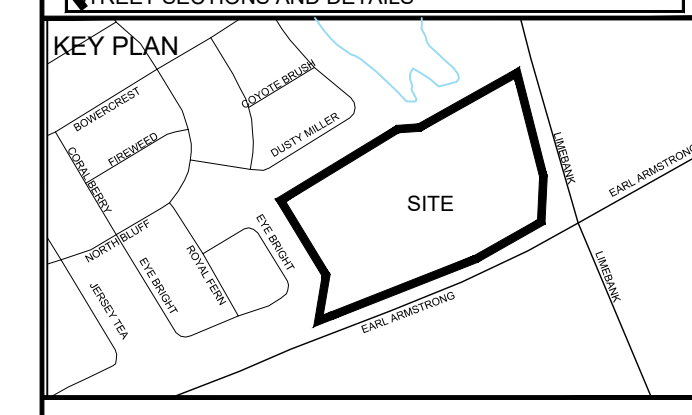
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ISSUES	No.	DESCRIPTION	DATE
	1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16
	2	ISSUED FOR COORDINATION	2023-01-10
	3	REVISED AS PER CITY COMMENTS	2023-01-20

**NOT FOR CONSTRUCTION**

0.011, 0.12 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

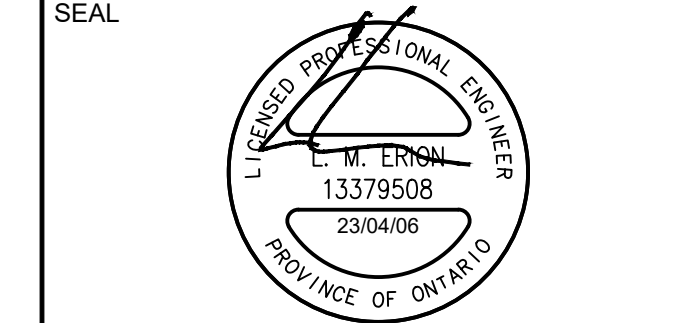
Landscape Architect:  
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Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering



**SEAL**

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

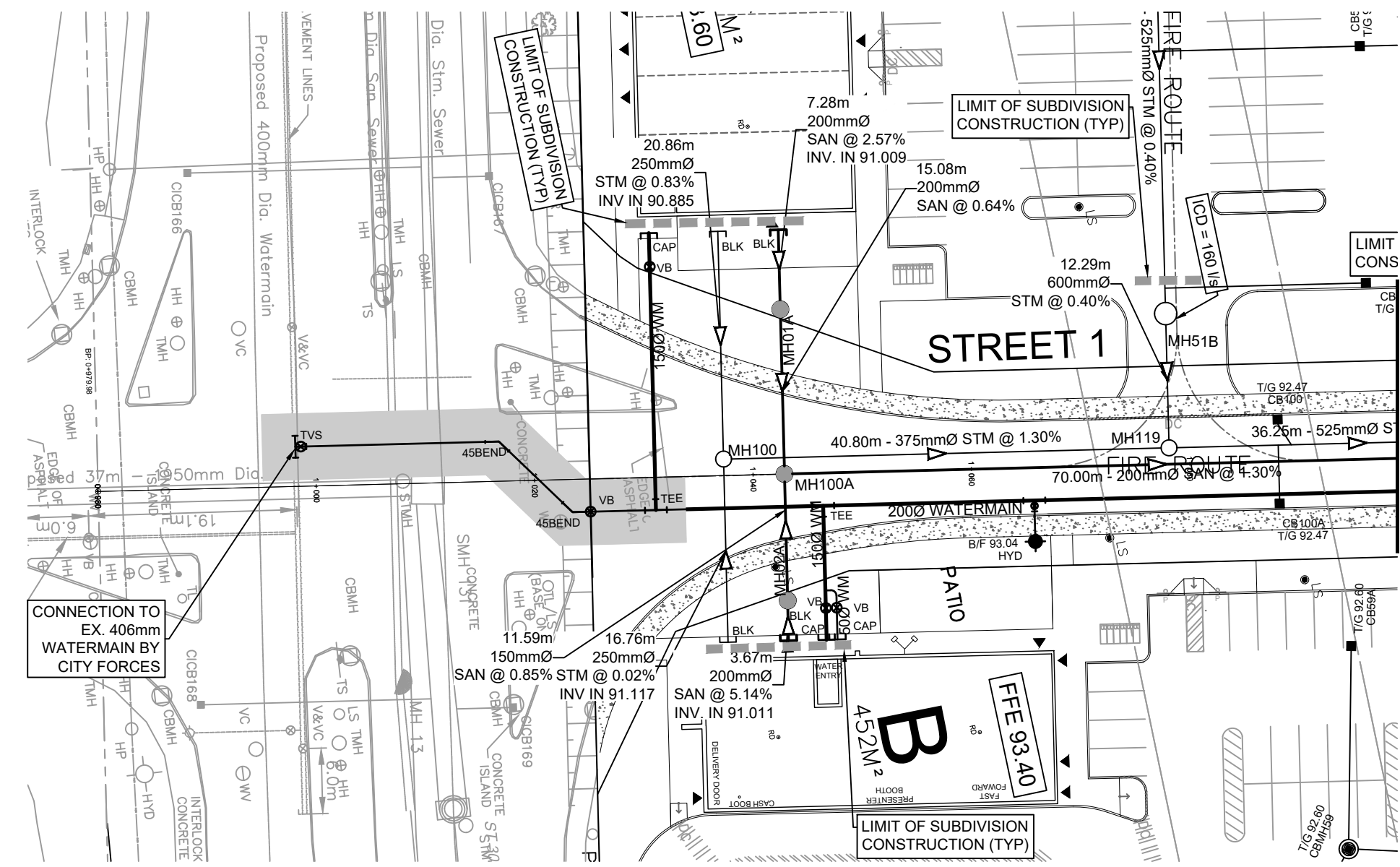
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STREET 1

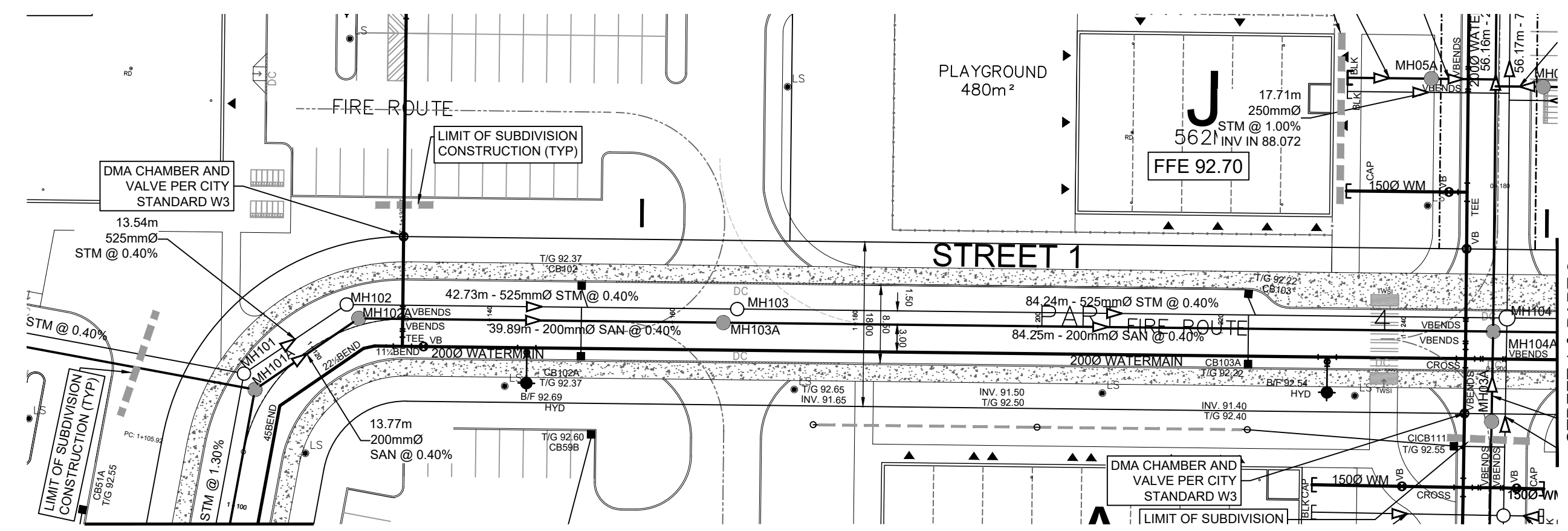
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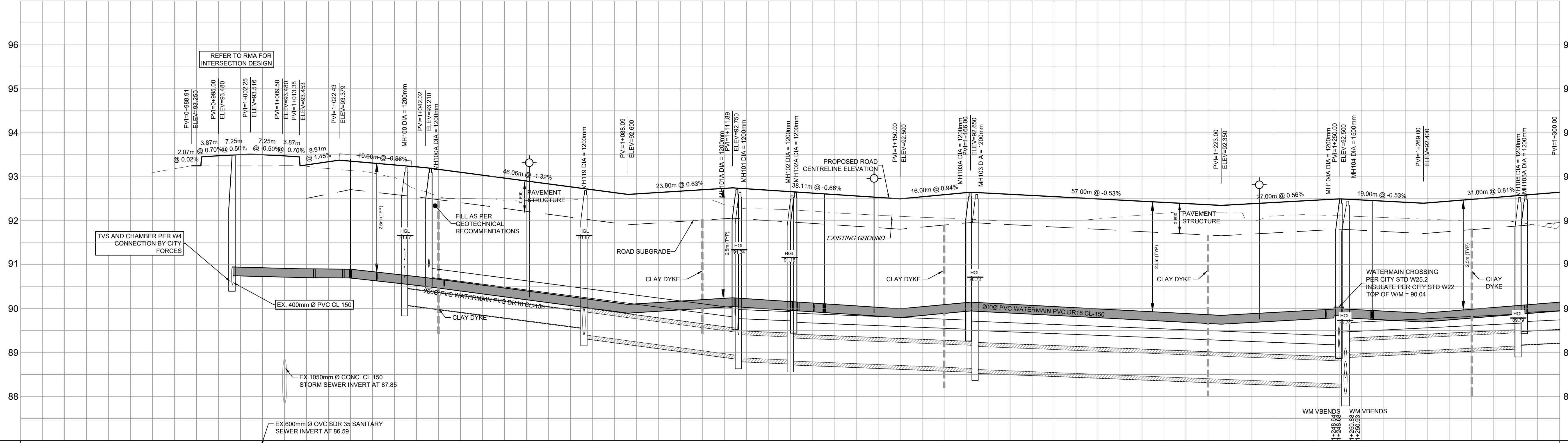
EARL ARMSTRONG ROAD



MATCH LINE



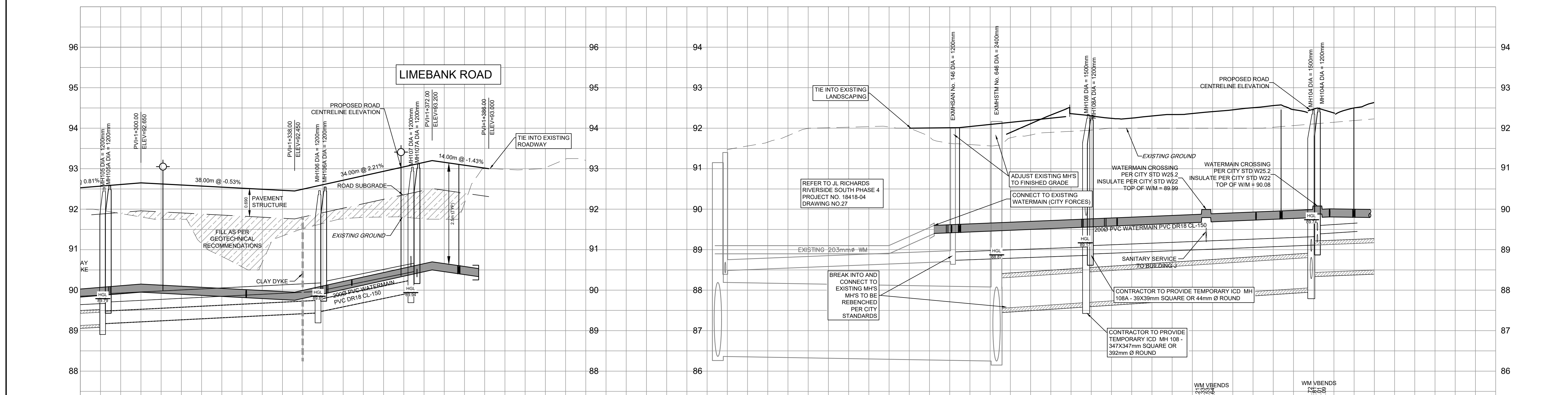
MATCH LINE



STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION	ROAD GRADE	TOP OF WATERMAIN	STM SEWER INVERT	SAN SEWER INVERT	STATION
0+960	93.250	90.822			1+240	92.444	88.882	88.294	88.155	1+240
0+980	93.480	90.846			1+260	92.400	88.947	88.171	88.171	1+260
0+990	93.565	90.860			1+280	92.489	88.989	88.155	88.155	1+280
1+000	93.576	90.866	87.850	86.590	1+300	92.576	89.076	88.155	88.155	1+300
1+010	93.480	90.909			1+320	92.471	89.171	88.155	88.155	1+320
1+020	93.453	90.908			1+340	92.366	89.266	88.155	88.155	1+340
1+030	93.344	90.904			1+360	92.350	89.350	88.155	88.155	1+360
1+040	93.379	90.901			1+380	92.444	89.444	88.155	88.155	1+380
1+050	93.227	90.782			1+400	92.500	89.500	88.155	88.155	1+400
1+060	93.210	90.710			1+420	92.500	89.500	88.155	88.155	1+420
1+080	92.972	90.207			1+440	92.596	89.096	88.155	88.155	1+440
1+100	92.707	90.100			1+460	92.500	89.000	88.155	88.155	1+460
1+120	92.675	90.175			1+480	92.594	89.094	88.155	88.155	1+480
1+140	92.750	90.250			1+500	92.660	89.160	88.155	88.155	1+500
1+160	92.697	90.197			1+520	92.576	89.076	88.155	88.155	1+520
1+180	92.596	90.096			1+540	92.471	89.171	88.155	88.155	1+540
1+200	92.500	90.000			1+560	92.366	89.266	88.155	88.155	1+560
1+220	92.594	90.094			1+580	92.350	89.350	88.155	88.155	1+580
1+240	92.660	90.160			1+600	92.444	89.444	88.155	88.155	1+600
1+260	92.500	90.000			1+620	92.500	89.500	88.155	88.155	1+620
1+280	92.471	89.171			1+640	92.400	89.400	88.155	88.155	1+640
1+300	92.366	89.266			1+660	92.489	89.489	88.155	88.155	1+660
1+320	92.350	89.350			1+680	92.489	89.489	88.155	88.155	1+680
1+340	92.444	89.444			1+700	92.489	89.489	88.155	88.155	1+700
1+360	92.500	89.500			1+720	92.489	89.489	88.155	88.155	1+720
1+380	92.596	89.096			1+740	92.489	89.489	88.155	88.155	1+740
1+400	92.500	89.000			1+760	92.489	89.489	88.155	88.155	1+760
1+420	92.594	89.094			1+780	92.489	89.489	88.155	88.155	1+780
1+440	92.660	89.160			1+800	92.489	89.489	88.155	88.155	1+800
1+460	92.576	89.076			1+820	92.489	89.489	88.155	88.155	1+820
1+480	92.471	89.171			1+840	92.489	89.489	88.155	88.155	1+840
1+500	92.366	89.266			1+860	92.489	89.489	88.155	88.155	1+860
1+520	92.350	89.350			1+880	92.489	89.489	88.155	88.155	1+880
1+540	92.444	89.444			1+900	92.489	89.489	88.155	88.155	1+900
1+560	92.500	89.500			1+920	92.489	89.489	88.155	88.155	1+920
1+580	92.596	89.096			1+940	92.489	89.489	88.155	88.155	1+940
1+600	92.500	89.000			1+960	92.489	89.489	88.155	88.155	1+960
1+620	92.594	89.094			1+980	92.489	89.489	88.155	88.155	1+980
1+640	92.660	89.160			2+000	92.489	89.489	88.155	88.155	2+000
1+660	92.576	89.076								
1+680	92.471	89.171								
1+700	92.366	89.266								
1+720	92.350	89.350								
1+740	92.444	89.444								
1+760	92.500	89.500								
1+780	92.596	89.096								
1+800	92.500	89.000								
1+820	92.594	89.094								
1+840	92.660	89.160								
1+860	92.576	89.076								
1+880	92.471	89.171								
1+900	92.366	89.266								
1+920	92.350	89.350								
1+940	92.444	89.444								
1+960	92.500	89.500								
1+980	92.596	89.096								
2+000	92.500	89.000								

CITY FILE No. D07-12-22-0169 D07-16-22-0010





ROAD GRADE	92.650	92.645	92.450	92.404	92.935	93.200	93.086	93.000	92.000	92.006	92.288	92.304	92.317	92.338	92.345	92.506	92.461	92.368	92.517	ROAD GRADE																
TOP OF WATERMAIN	90.087	90.150	90.121	90.045	90.013	89.690	89.694	90.027	90.262	90.435	90.530	90.700	90.608	90.685	90.676	90.534	90.10	89.600	89.618	89.626	89.679	89.759	89.762	89.777	89.769	89.846	89.876	89.893	89.888	89.898	89.899	89.898	89.898	90.000	89.995	TOP OF WATERMAIN
STM SEWER INVERT	0%	53.53m - 300mm PVC DR-35 STM @ 0.50%	88.955SW 88.715NE	88.443SW 88.405E	23.93m 300mm PVC DR-35 STM @ 2.00%	89.441W 90.561N	39.8m - 150mm ST CONC. 100-D @ 0.18%	54.8m - 250mm SAN PVC DR-35 @ 0.36%	31.69m - 200mm PVC DR-35 SAN @ 0.40%	23.11m 750mm CONC. CL 100-D STM @ 0.65%	56.17m - 750mm CONC. CL 100-D STM @ 0.65%	21.61m 675mm PVC DR-35 STM @ 0.40%	9.86m 200mm PVC DR-35 SAN @ 0.65%	STM SEWER INVERT																						
SAN SEWER INVERT	1-262.152Z/BEND	1+300	1+305.438HYD	1+320	1+326.034TEE	1+340	1+346.027Z/BEND	1+350	1+352.447TEE	1+360	1+364.319HYD	1+370	1+376.029Z/BEND	1+380	1+385.508CAP	1+400	0+060	0+080	0+100	0+107.396	0+110.309HYD	0+116.440	0+121.736Z/BEND	0+126.822HYD	0+131.908	0+137.994Z/BEND	0+143.080	0+148.166	0+153.252	0+158.338	0+163.424	0+168.510	0+173.596	0+178.682	0+183.768	SAN SEWER INVERT
STATION	1+262.152	1+300	1+305.438	1+320	1+326.034	1+340	1+346.027	1+350	1+352.447	1+360	1+364.319	1+370	1+376.029	1+380	1+385.508	1+400	0+060	0+080	0+100	0+107.396	0+110.309	0+116.440	0+121.736	0+126.822	0+131.908	0+137.994	0+143.080	0+148.166	0+153.252	0+158.338	0+163.424	0+168.510	0+173.596	0+178.682	0+183.768	STATION

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 URBANDALE CORPORATION

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ISSUES	No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-16	
2	ISSUED FOR COORDINATION	2023-03-10	
3	REVISED AS PER CITY COMMENTS	2023-03-10	

NOT FOR CONSTRUCTION

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

KEY PLAN

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

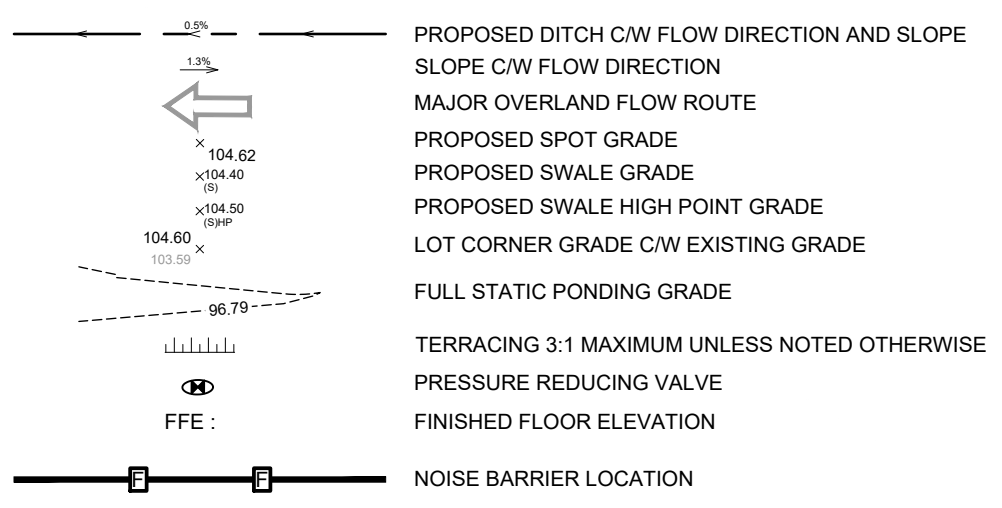
SHEET TITLE  
 STREET 1 & PART 2

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

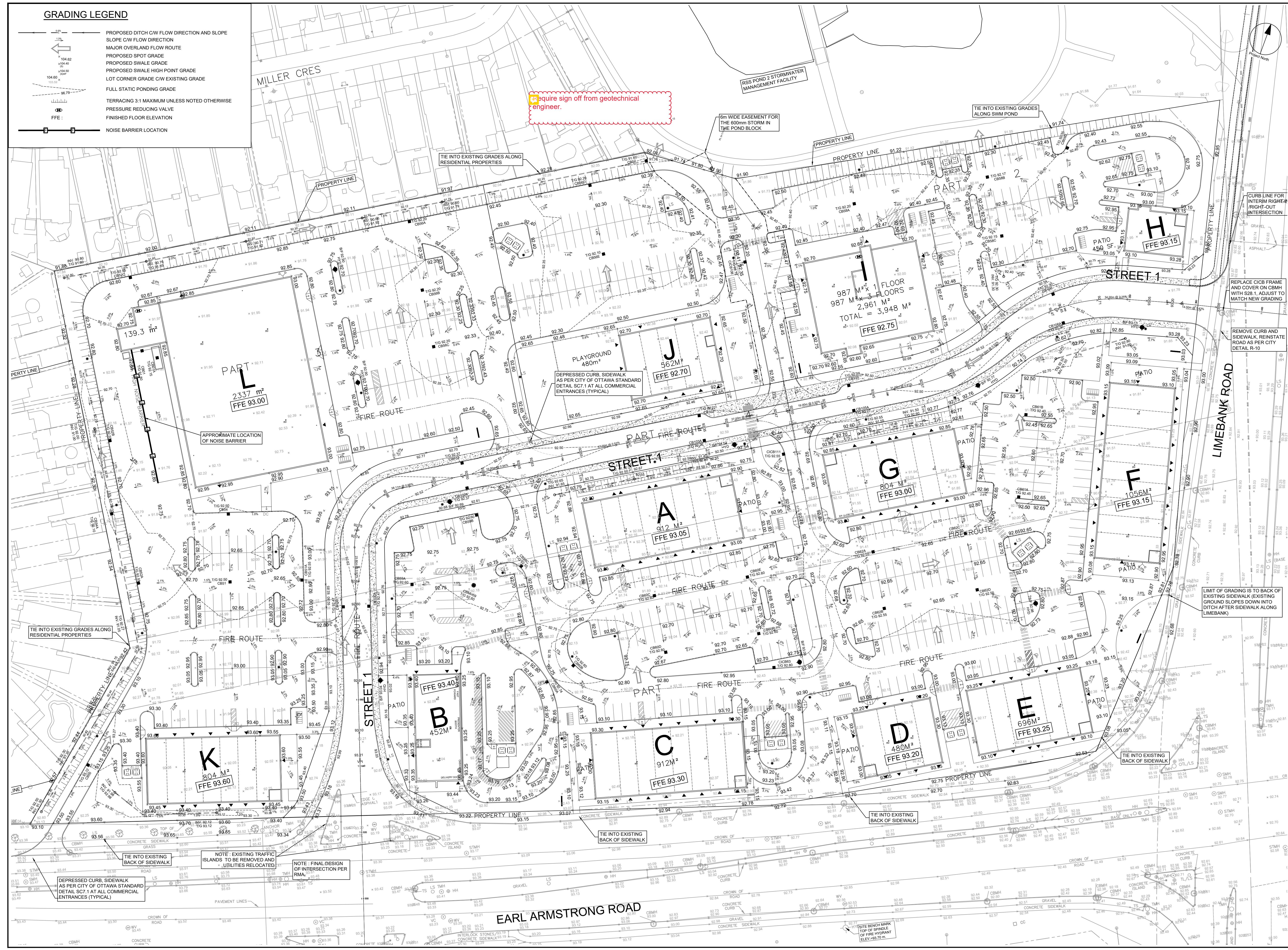
PROJECT	1515 EARL ARMSTRONG PLAZA	
PROJECT NO:	137404	
DRAWN BY:	EH	
CHECKED BY:	TRB	
PROJECT MGR:	SEL	
APPROVED BY:	TRB	
SHEET TITLE	STREET 1 & PART 2	
SHEET NUMBER	101	ISSUE
		1



**GRADING LEGEND**



Require sign off from geotechnical engineer.



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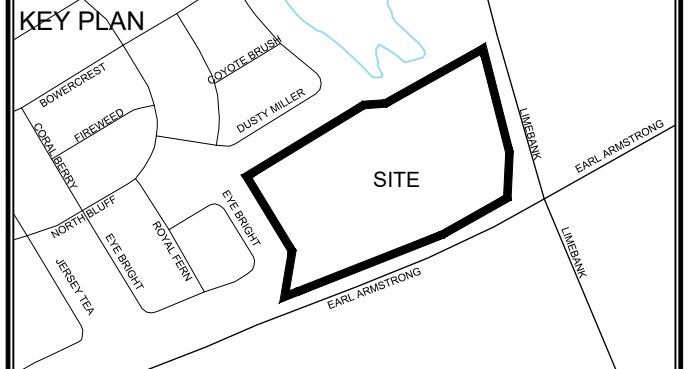
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-12
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-10

NOT FOR CONSTRUCTION

011, 012 FOR NOTES, LEGEND, CB TABLE, SHEET 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

SEAL

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

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 Ottawa ON K1S 5N4 Canada  
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 ibigroup.com

PROJECT  
**1515 EARL ARMSTRONG PLAZA**

PROJECT NO:  
**137404**

DRAWN BY:  
**EH**

CHECKED BY:  
**TRB**

PROJECT MGR:  
**SEL**

APPROVED BY:  
**TRB**

SHEET TITLE  
**GRADING PLAN**

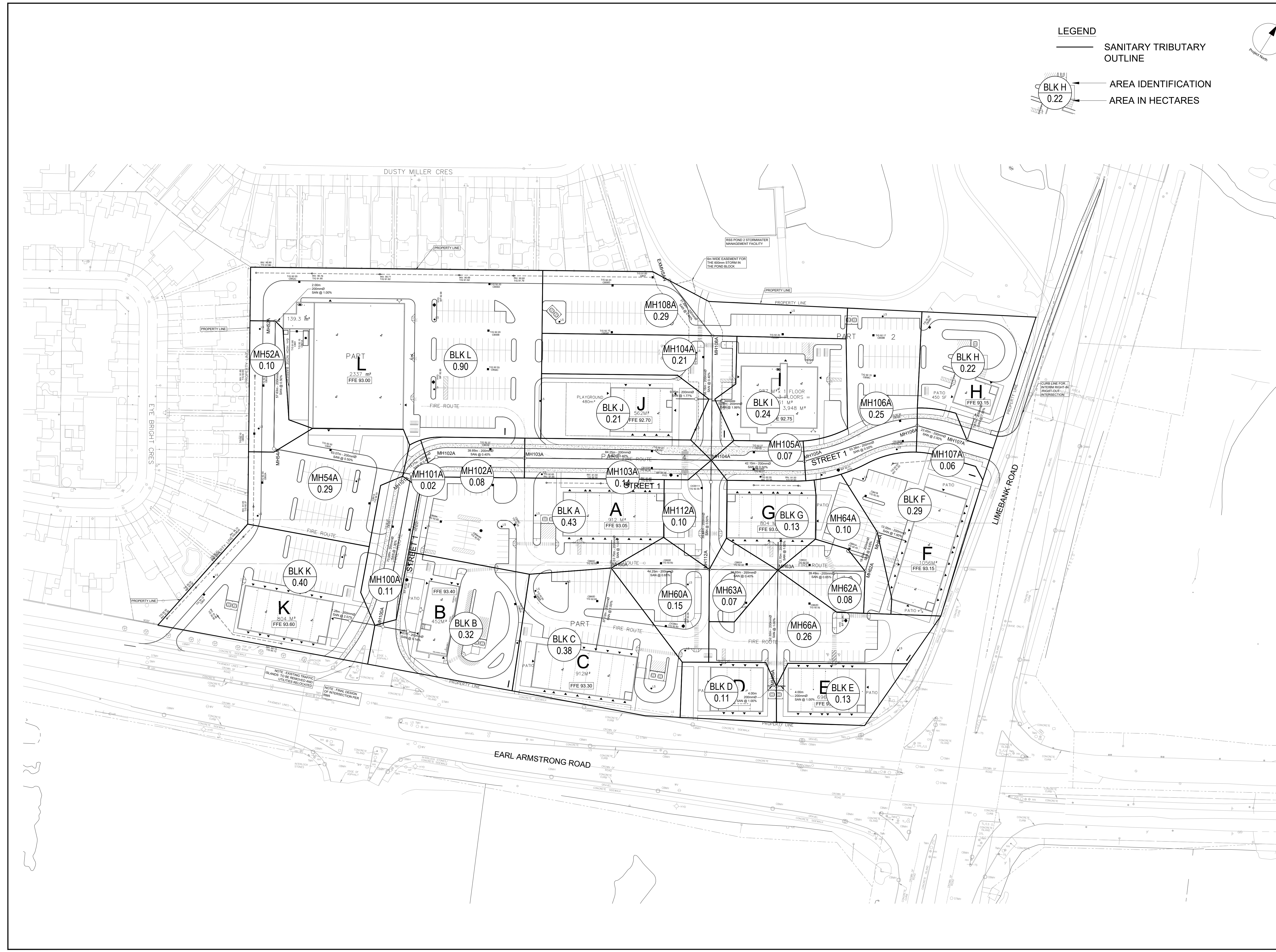
SHEET NUMBER  
**200**

ISSUE  
**1**

CITY PLAN No. 18900

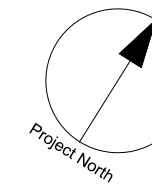
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 Ploated: Thursday, April 6, 2023, 2:38:34 PM by Eric-Henri





LEGEND  
 — SANITARY TRIBUTARY OUTLINE

— AREA IDENTIFICATION  
 — AREA IN HECTARES



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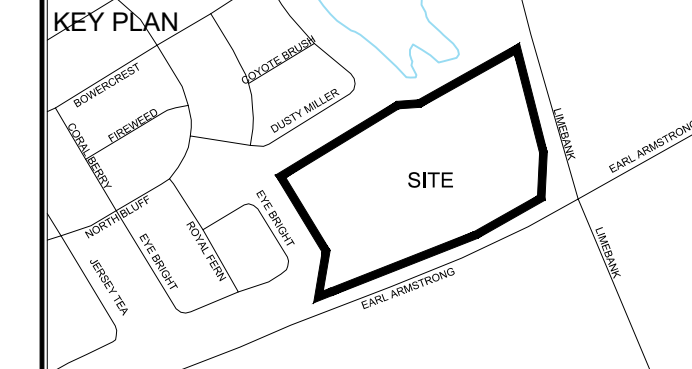
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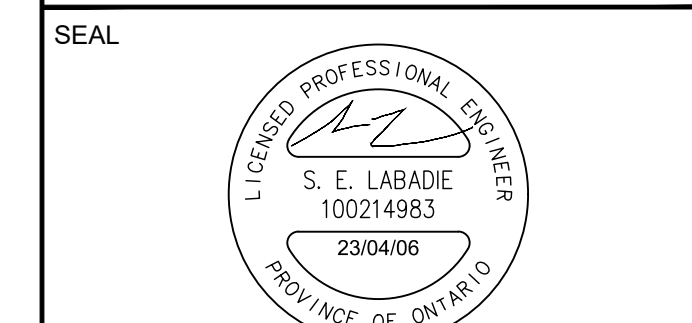
ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-10
2	ISSUED FOR COORDINATION	2023-04-06
3	REVISED AS PER CITY COMMENTS	2023-04-06

**NOT FOR CONSTRUCTION**

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



- CONSULTANTS
- Owner / Applicant:  
 Urbandale Corporation
- Architect:  
 Drede Leamy 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



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 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**

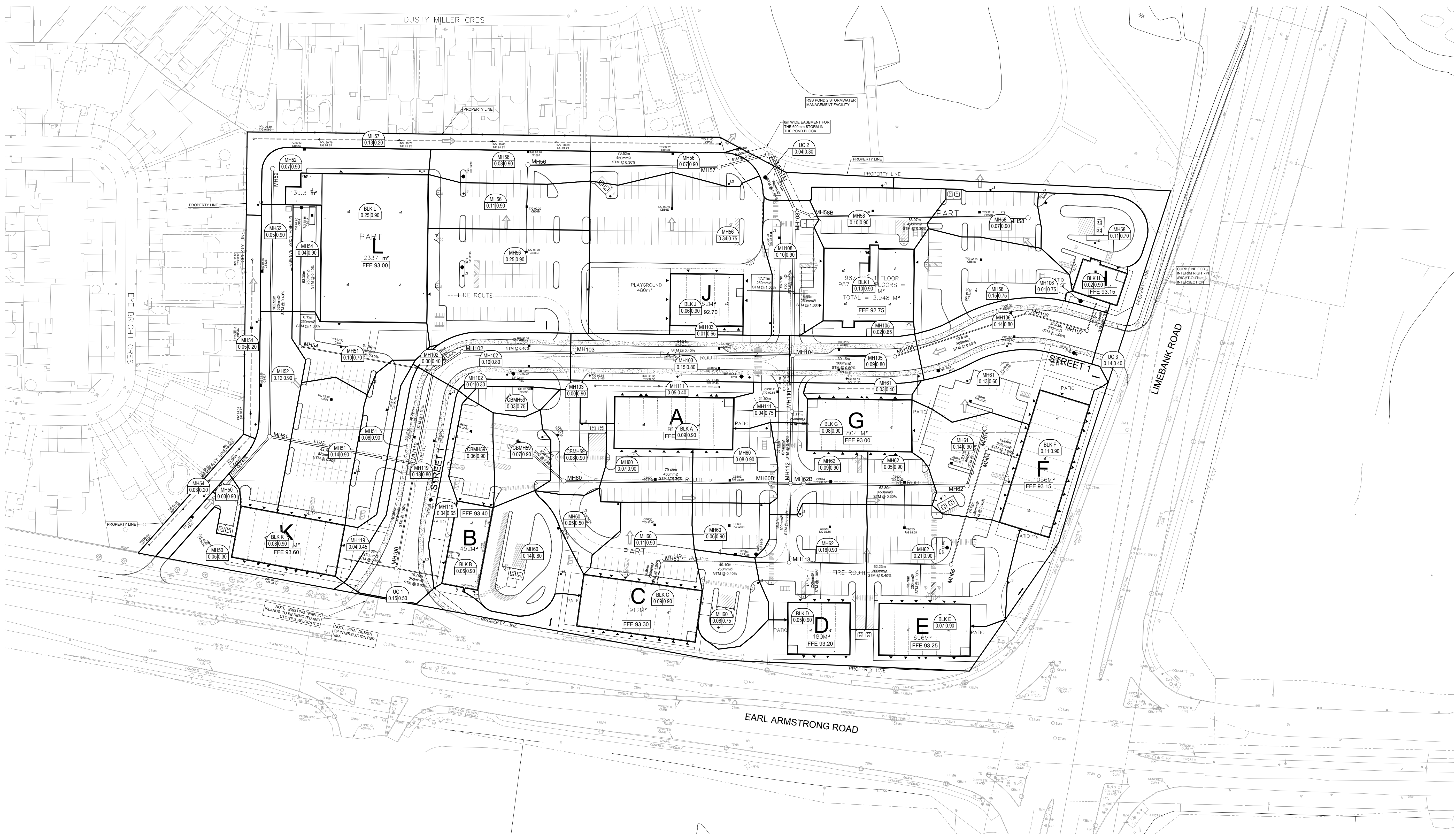
SHEET TITLE  
**SANITARY TRIBUTARY AREA PLAN**

SHEET NUMBER  
**400**

ISSUE  
**1**

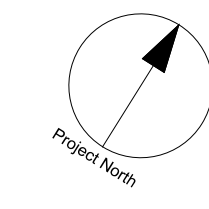
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 Printed: Thursday, April 6, 2023, 2:37:18 PM by Eric Henne





**LEGEND**

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



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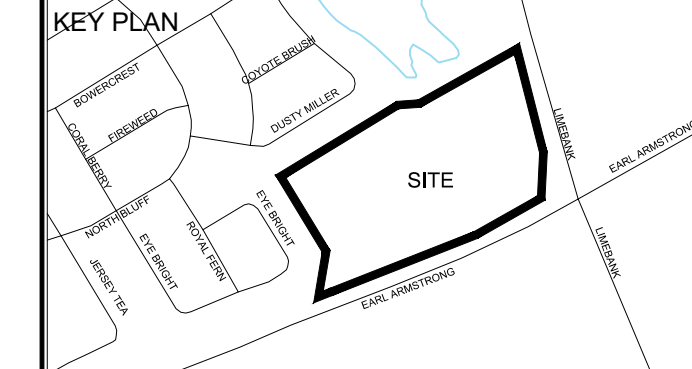
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-10

**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

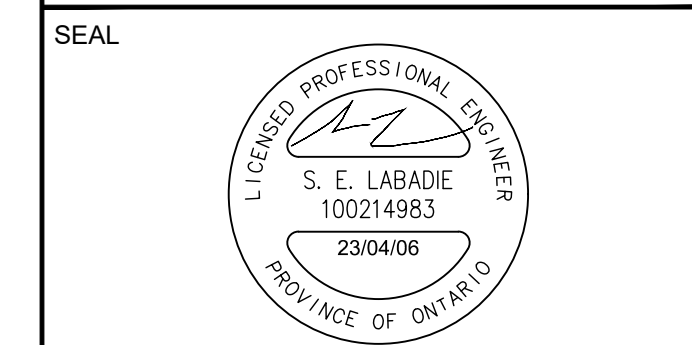
Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebek Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering



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**PROJECT**  
 1515 EARL ARMSTRONG PLAZA

**PROJECT NO:**  
 137404

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

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

**SHEET TITLE**  
 STORM DRAINAGE AREA PLAN

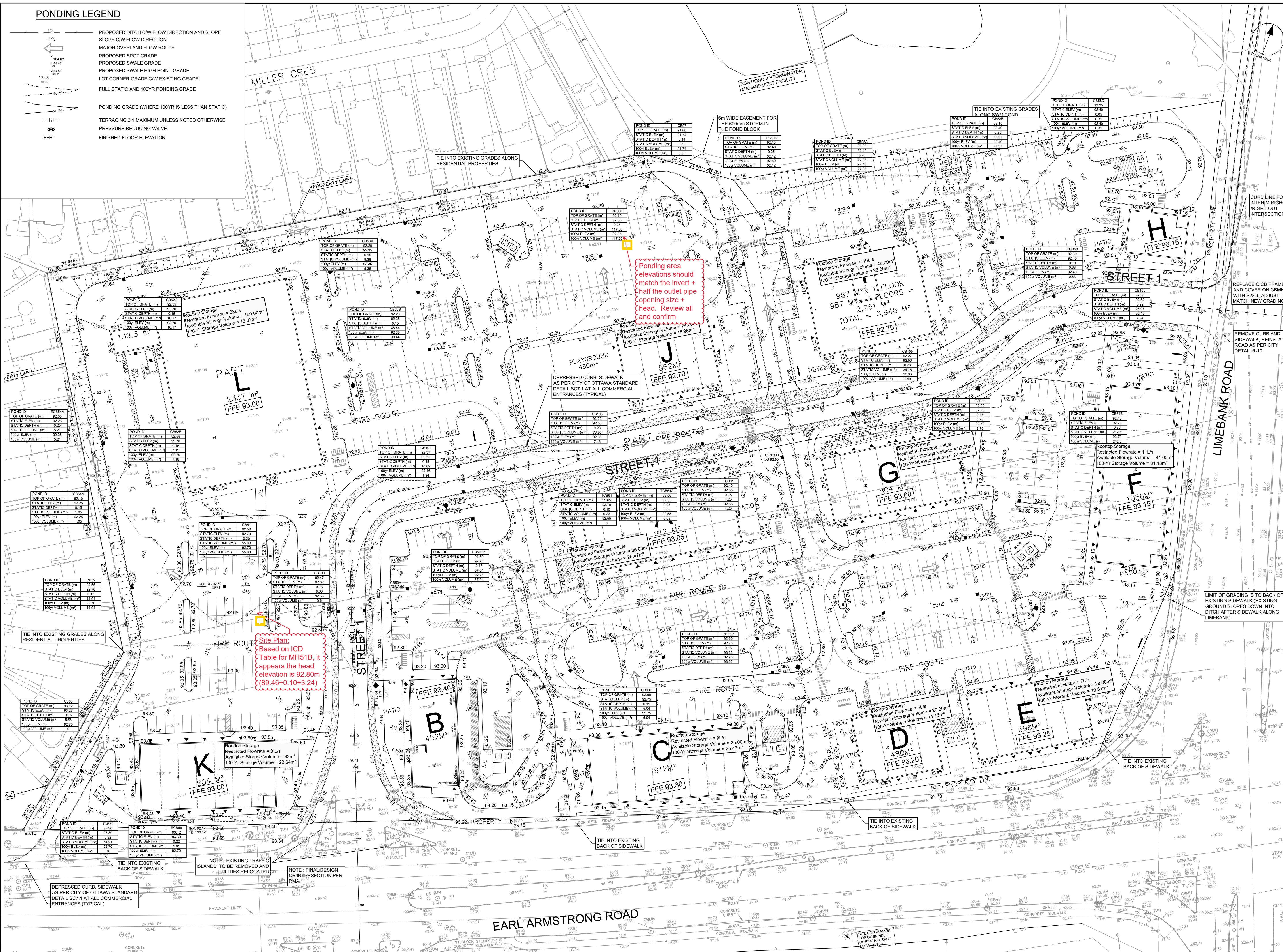
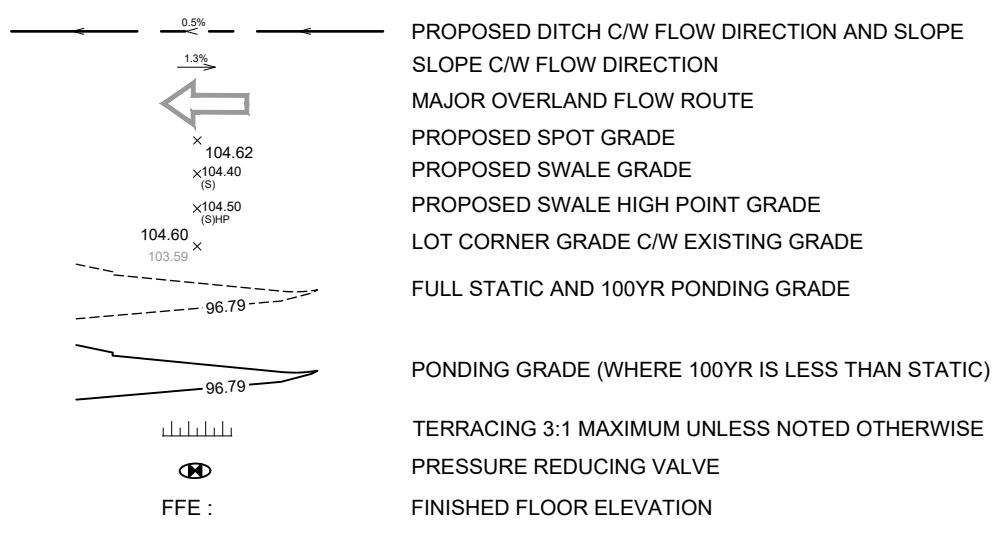
**SHEET NUMBER**  
 500

**ISSUE**  
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CITY FILE No. D07-12-22-0169 D07-16-22-0010



**PONDING LEGEND**



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**URBANDALE CORPORATION**

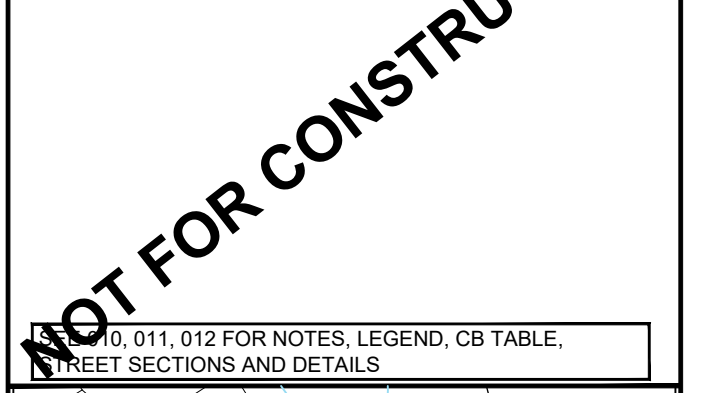
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-12
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-20



**CONSULTANTS**

Owner / Applicant:  
 Urbandale Corporation

Architect:  
 Dredge Leahy Architecture Inc.

Civil Engineers:  
 IBI Group

Structural Engineers:  
 Jardine Engineering Ltd

Planning:  
 Fottenn

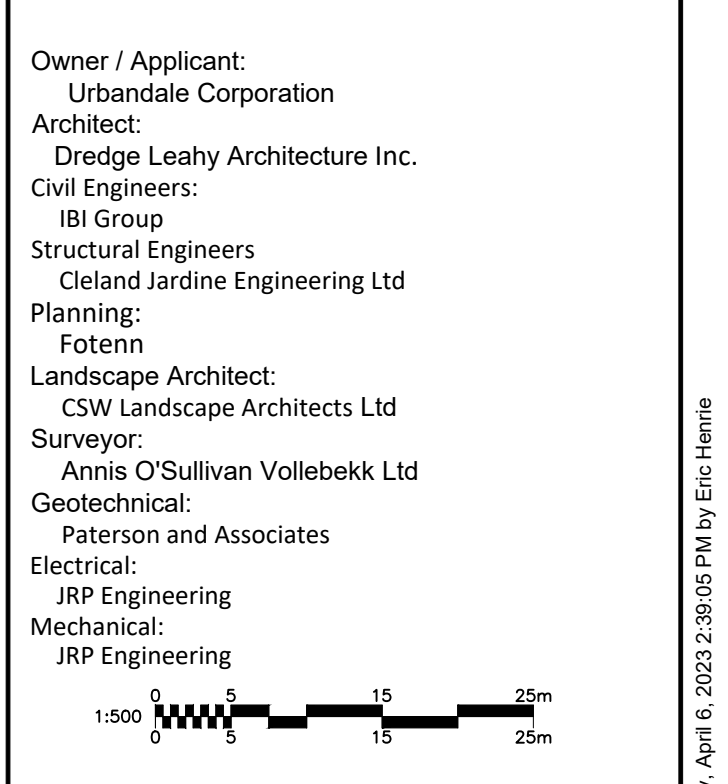
Landscape Architect:  
 CSW Landscape Architects Ltd

Surveyor:  
 Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
 Paterson and Associates

Electrical:  
 JRP Engineering

Mechanical:  
 JRP Engineering



**PROJECT**

**1515 EARL ARMSTRONG PLAZA**

**PROJECT NO:**  
 137404

**DRAWN BY:**  
 EH

**CHECKED BY:**  
 TRB

**PROJECT MGR:**  
 SEL

**APPROVED BY:**  
 TRB

**SHEET TITLE**

**PONDING PLAN**

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

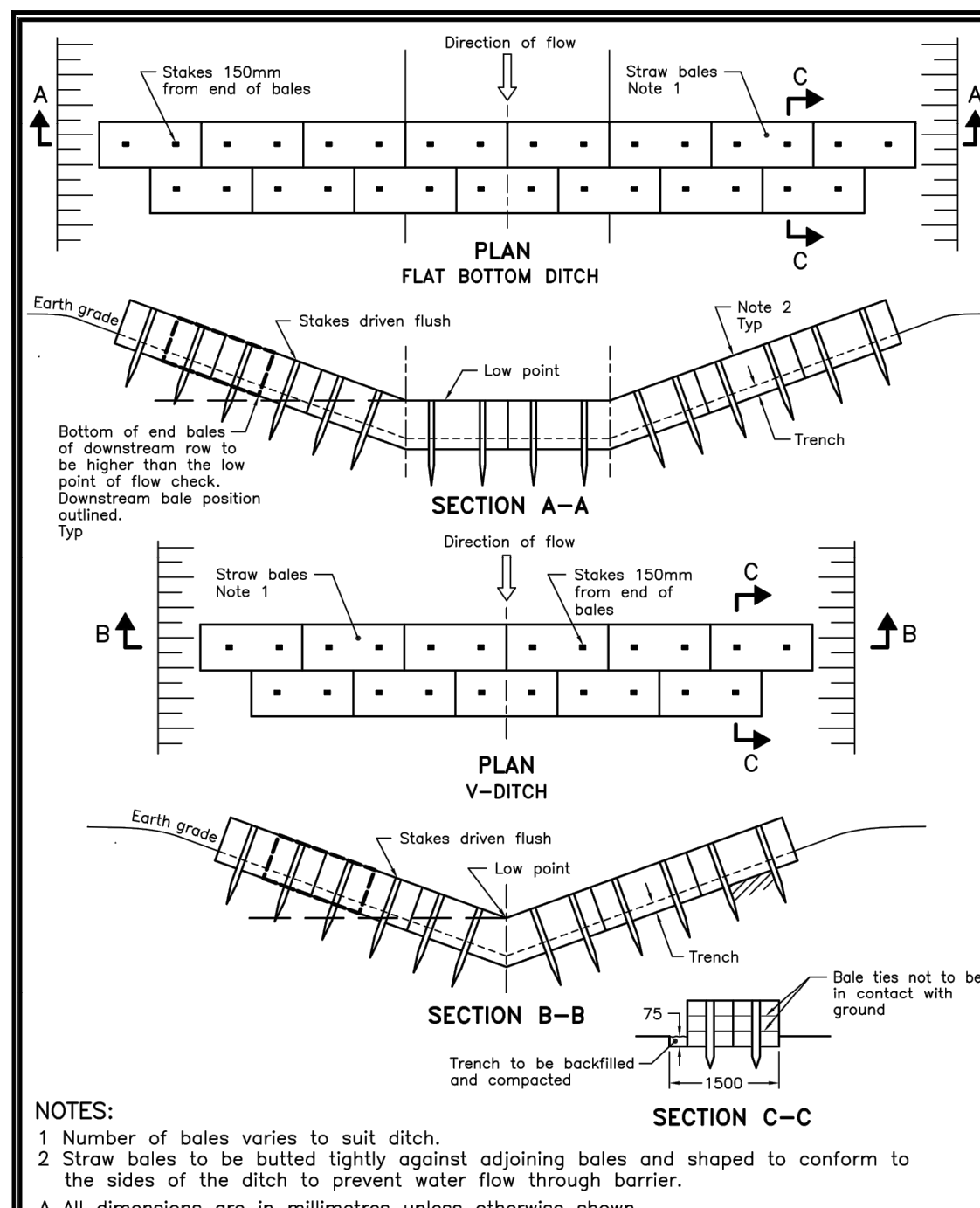
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**ISSUE**  
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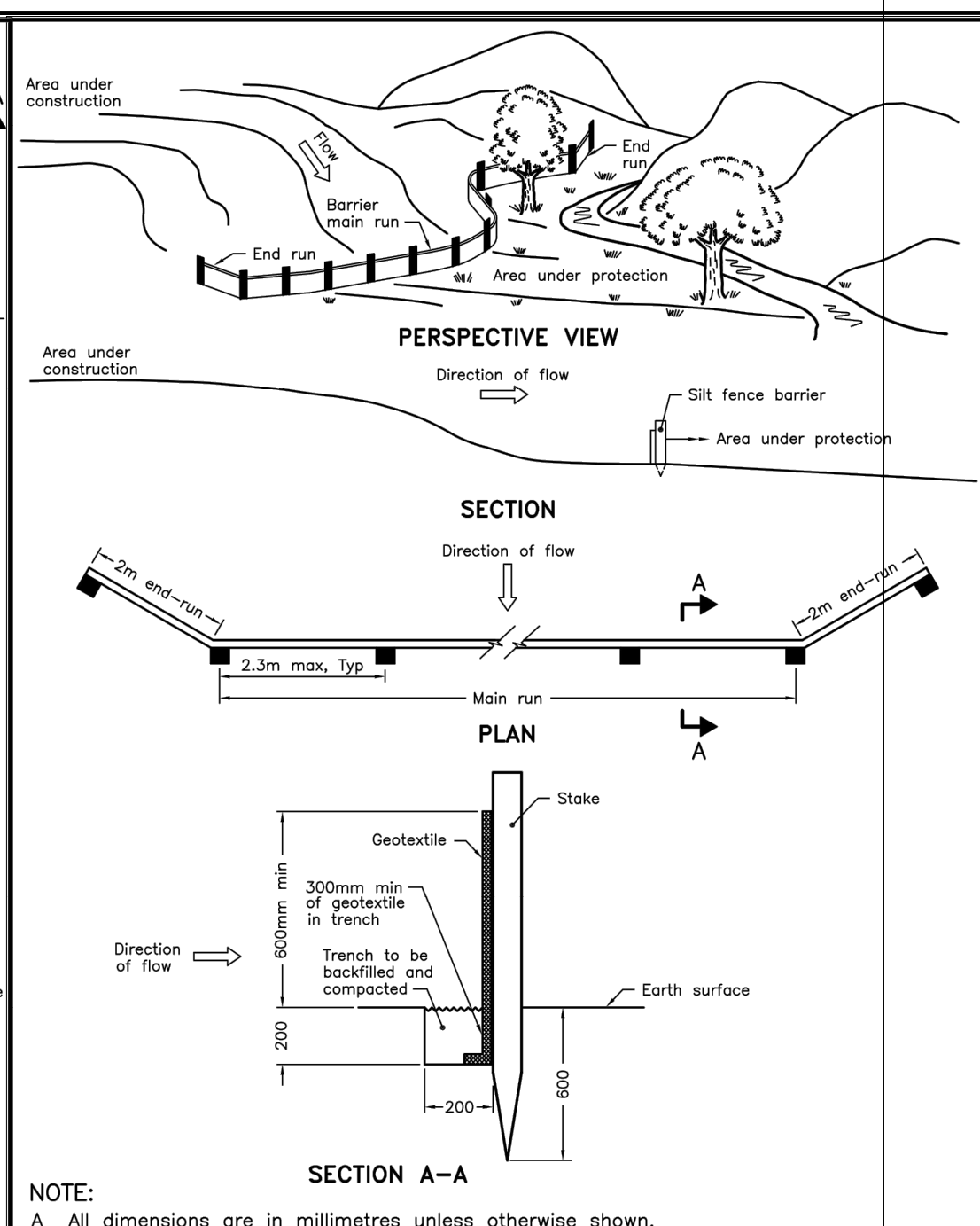
**CITY PLAN No. 18900**

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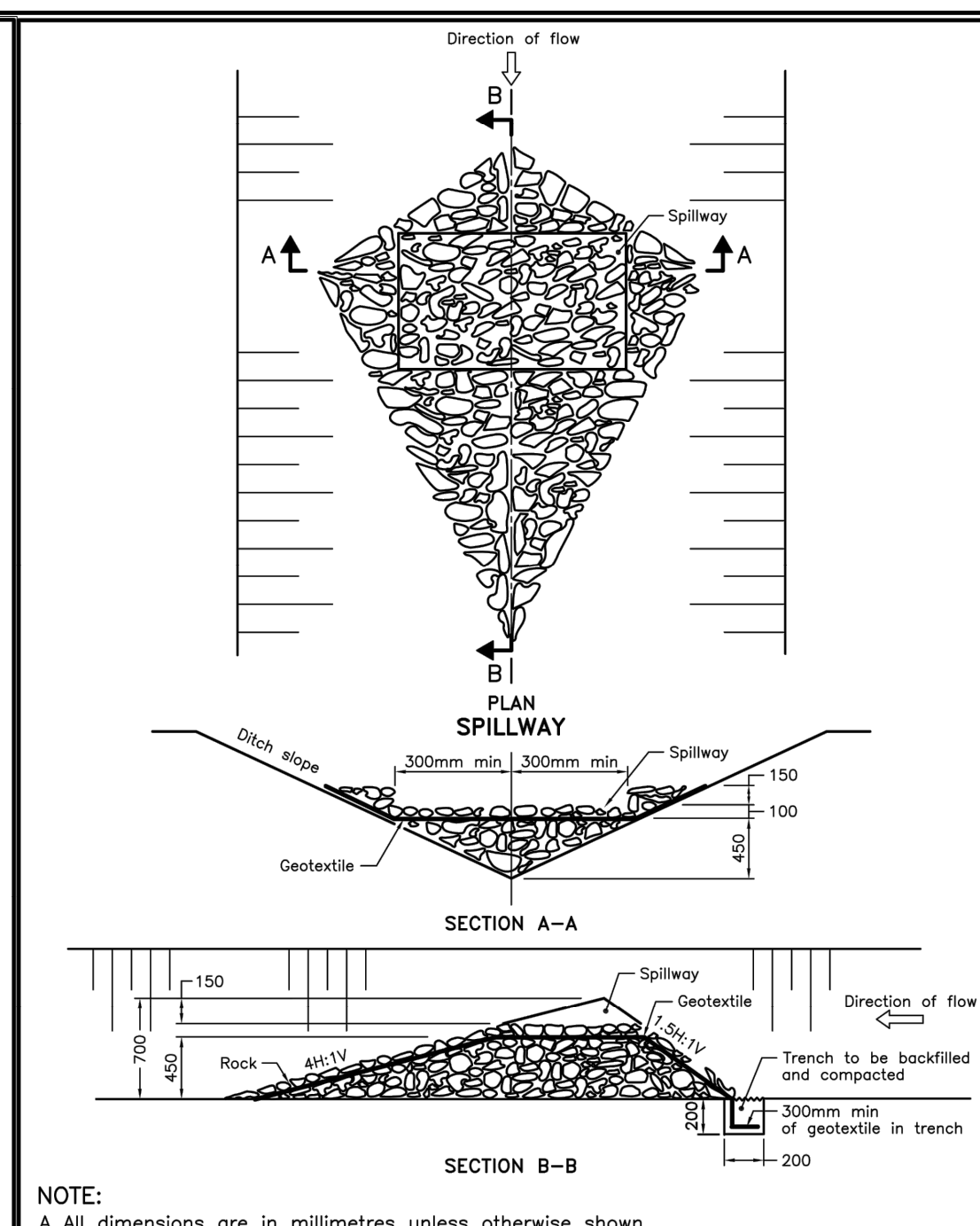




ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>STRAW BALE FLOW CHECK DAM</b>			<b>OPSD 219.180</b>



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



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1	
<b>ROCK FLOW CHECK DAM V-DITCH</b>			<b>OPSD 219.210</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/Bs 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**

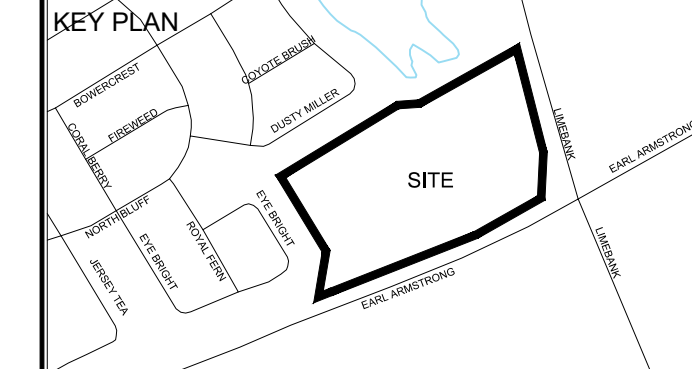
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**ISSUES**

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2022-12-14
2	ISSUED FOR COORDINATION	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-01-20

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

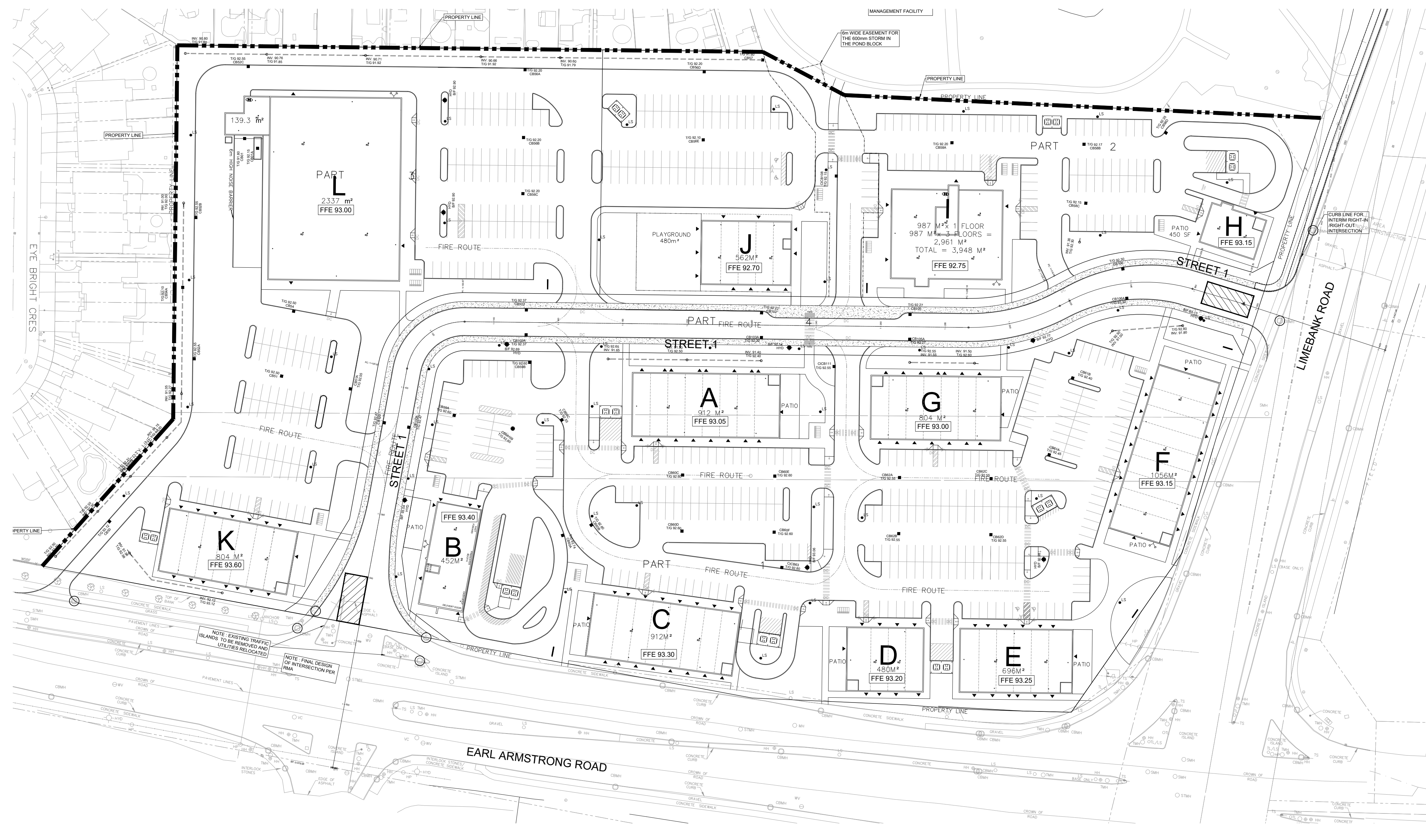
Landscape Architect:  
CSW Landscape Architects Ltd

Surveyor:  
Annis O'Sullivan Vollebakk Ltd

Geotechnical:  
Paterson and Associates

Electrical:  
JRP Engineering

Mechanical:  
JRP Engineering



**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. D07-12-22-00169 D07-16-22-0010  
SCALE CHECK  
File Location: \\137404\_Earl\_Armstrong\7.03\_Design\05\_Civil\Sheets\900 SEDIMENT - EROSION PLAN.dwg Last Saved: April 6, 2023, 2:39:43 PM by Eric Henrie