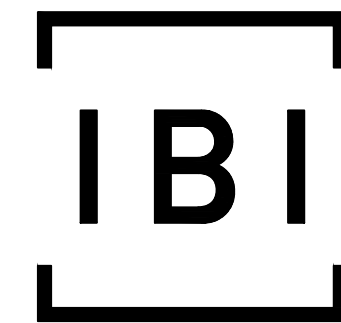
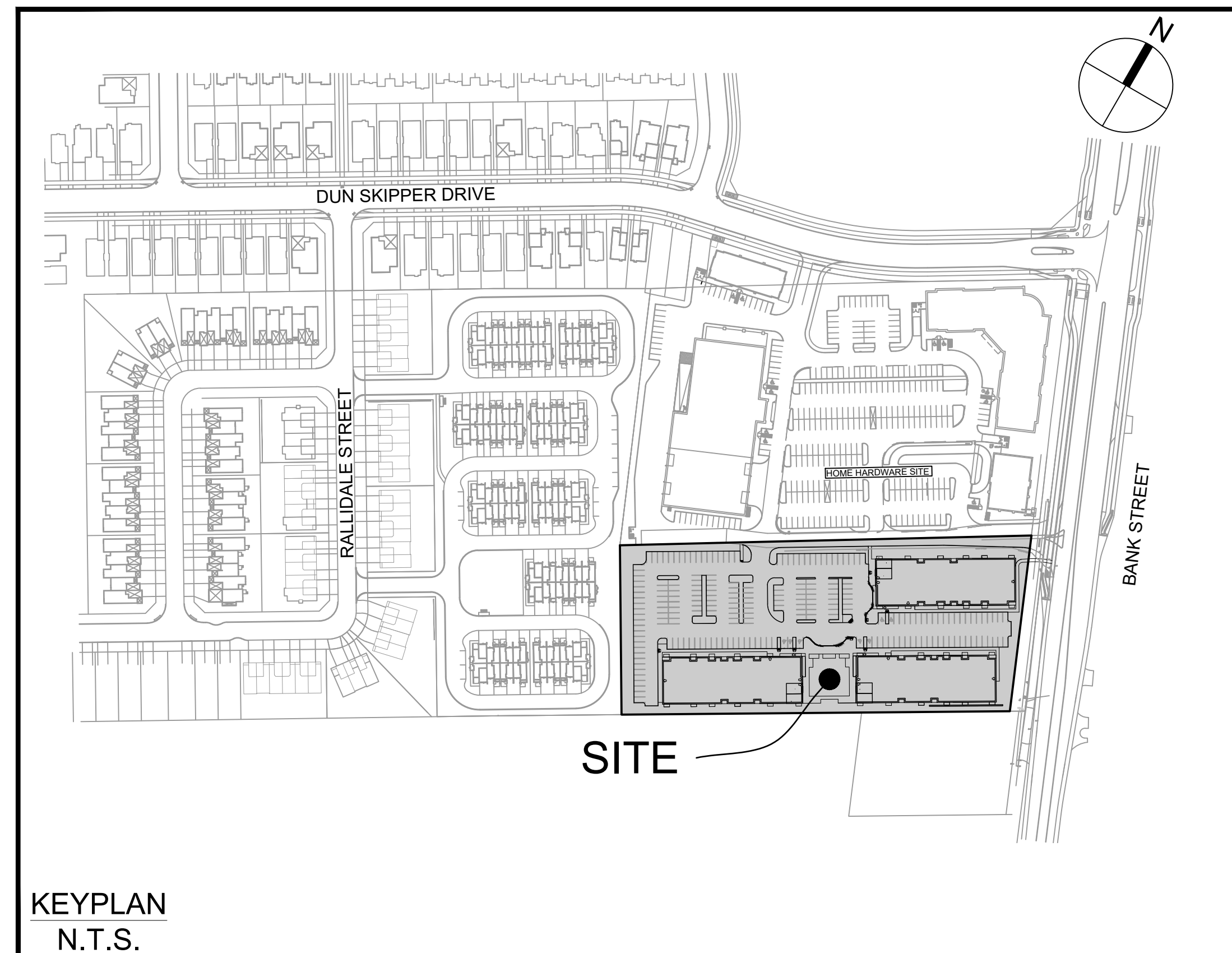


4840 BANK STREET

PATHWAYS SOUTH REGIONAL GROUP



IBI GROUP
 400 – 333 Preston Street
 Ottawa ON K1S 5N4 Canada
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Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover
C-001	GENERAL PLAN OF SERVICES
C-010	NOTES LEGEND CB DATA
C-200	SITE GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	SEDIMENT AND EROSION CONTROL PLAN

CITY OF OTTAWA

CONTRACT NO. 137175

DRAWING NOTES

1.0 GENERAL

- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 1.2 DO NOT SCALE DRAWINGS.
- 1.3 CONTRACTOR TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
- 1.4 USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
- 1.5 ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- 1.6 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS.
- 1.7 FOR LEGAL SURVEY INFORMATION REFER TO REGISTERED PLAN.
- 1.8 REFER TO SITE PLAN BY CHAMBERLAIN ARCHITECT SERVICES LIMITED.
- 1.9 CONTRACTOR TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION THE MEASURES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. SHOULD ANY ADDITIONAL MEASURES BE REQUIRED TO ADDRESS FIELD CONDITIONS THEY SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE CITY OF OTTAWA. SUCH ADDITIONAL MEASURES MAY INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF FILTER CLOTHS ACROSS MANHOLE AND CATCHBASIN LIDS TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE AND INSTALLATION AND MAINTENANCE OF A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- 1.10 ALL IRON WORK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR ADJUSTMENTS AS DETERMINED BY THE ENGINEER.
- 1.11 ALL CONCRETE CURBS AND SIDEWALKS TO CONFORM TO CITY STANDARDS SC1.1 AND SC1.4. ALL ON-SITE CURBS TO BE BARRIERS TYPE, WITH DEPRESSIONS AS NOTED.
- 1.12 ALL CONCRETE SHALL BE "NORMAL PORTLAND CEMENT" IN ACCORDANCE WITH O.P.S.S. 1350 AND SHALL ACHIEVE A MINIMUM STRENGTH OF 30MPa AT 28 DAYS.
- 1.13 ALL CONSTRUCTION TRAFFIC TO ACCESS SITE FROM BANK STREET.
- 1.14 FOR GEOTECHNICAL REPORT SEE GEOTECHNICAL INVESTIGATION PROPOSED MULTI-STORY BUILDINGS DONE SOUTH APARTMENTS 4840 BANK STREET, OTTAWA, ON, REPORT NO. P06255 BY PATERSON GROUP DATED MAY 20, 2022.
- 1.15 CONTRACTOR TO PROTECT EXISTING INFRASTRUCTURE AND PROPERTY SUCH AS TREES, PARKING METERS, SIDEWALKS, CURBS, ASPHALT, AND STREET SIGNS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO PAY THE COST TO REINSTATE OR REPLACE ANY DAMAGED INFRASTRUCTURE OR PROPERTY TO THE SATISFACTION OF THE CITY.
- 1.16 THE POSITION OF POLE LINES, CONDUITS, WATERMAIN, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM ITSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, SHALL PROTECT ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- 1.17 CONTRACTOR TO SUPPLY SUITABLE ALL MATERIAL WHERE REQUIRED TO ROUGH GRADE THE SITE. ALL IMPORTED FILL MATERIAL TO BE CERTIFIED AS ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.
- 1.18 CONTRACTOR TO Haul EXCESS MATERIAL OFFSITE AS NECESSARY TO GRADE SITE TO MEET THE PROPOSED GRADES. ALL EXCESS MATERIAL TO BE HAILED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- 1.19 FILL MATERIAL WITHIN THE PARKING LOT AND BUILDING PAD AREAS, AND SUPPORTING BUILDING FOUNDATIONS SHALL BE COMPACTED TO 98% STANDARD MODIFIED PROCTOR DENSITY AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 1.20 ALL COMPACTION METHODS TO BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO INCLUDE BUT NOT BE LIMITED TO THE THICKNESS OF LIFTS, AND COMPACTION EQUIPMENT USED.
- 1.21 ALL DISTURBED BOULEVARDS TO BE REINSTITATED WITH 800 ON 100mm TOPSOIL.
- 1.22 UTILITY DUCTS TO BE INSTALLED PRIOR TO ROAD BASE CONSTRUCTION.
- 1.23 CLAY DIKES TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS OR AS APPROVED AND DIRECTED BY THE GEOTECHNICAL ENGINEER. ALL IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- 1.24 ALL UTILITY BOXES (i.e. PEDESTALS, TRANSFORMERS, ETC) 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".
- 1.25 FOR SITE BENCH MARK SEE SURVEY BY ANNIS O'SULLIVAN, VOLLEBEKK LTD. JOB NO. 20749-22 REGIONAL B.L.K. 004 4841933 1 DL.

2.0 SANITARY

- 2.1 ALL SANITARY SEWER MAINS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ONLY FACTORY FITTINGS TO BE USED. SEWER TO BE INSTALLED AS PER OPSD 1005.01. SANITARY SEWER MATERIALS TO BE: 200mmØ AND SMALLER - PVC DR 35
- 2.2 ALL SANITARY MAINTENANCE HOLES TO BE 1.2m DIAMETER AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, FRAME AND COVER, DROP PIPES AND LANDINGS WHERE NEEDED.
- 2.3 SANITARY MANHOLE COVERS TO BE CITY OF OTTAWA STD. 325 (MOD. OPSD. 401.020). SANITARY MANHOLE COVER TO BE CLOSED COVER TYPE, AS PER CITY STANDARD S24.
- 2.4 SANITARY SEWER LEAKAGE TEST AND CCTV INSPECTION SHALL BE COMPLETED AS PER CITY SPECIFICATIONS PRIOR TO INSTALLATION OF BASE COURSE ASPHALT.
- 2.5 ANY SANITARY SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- 2.6 CONNECTION TO THE EXISTING SANITARY SEWER TO BE INCLUDED IN THE COST FOR SANITARY SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARDS.

3.0 STORM

- 3.1 ALL STORM SEWERS TO BE CSA CERTIFIED, BELL AND SPIGOT TYPE. ALL STORM SEWERS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE: 375mmØ AND SMALLER - PVC DR 35
- 3.2 ALL STORM MAINTENANCE HOLES TO BE SIZED IN ACCORDANCE WITH THE PLANS AND AS PER CITY OF OTTAWA STANDARDS COMPLETE WITH BENCHING, RUNGS, AND FRAME AND COVER.

- 3.3 STORM MH COVERS TO BE OPEN TYPE, AS PER CITY STANDARD S24. FRAMES TO BE PER CITY OF OTTAWA STD. S25. CONTRACTOR TO INSTALL FILTER FABRIC UNDER STORM MH COVER UNTIL SODDING IS COMPLETE.
- 3.4 STORM MAINTENANCE HOLES TO BE OPSD. SIZE AS SPECIFIED, TAPER TOP.
- 3.5 ALL CATCH BASINS TO BE AS PER OPSD 705.010. FRAME & FISH TYPE GRATE AS PER CITY OF OTTAWA STD. S19.1.
- 3.6 150mm DIAMETER SOCK-WRAPPED PERFORATED PVC SUBDRAINS TO BE INSTALLED AT THE LIMIT OF THE HEAVY DUTY ROAD STRUCTURE WHERE IT MEETS THE LIGHT DUTY ROAD STRUCTURE AND AT ALL CB'S IN HEAVY DUTY ROADS AS IDENTIFIED ON PLAN. SUBDRAINS TO DISCHARGE TO CB'S AS SHOWN.
- 3.7 ANY STORM SEWER WITH LESS THAN 2.0m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- 3.8 CONNECTION TO THE EXISTING STORM SEWER TO BE INCLUDED IN THE COST FOR STORM SEWER INSTALLATION. THIS INCLUDES REINSTATEMENT OF ROAD CUT TO CITY STANDARDS.
- 3.9 CONTRACTOR TO PROVIDE IPEX TEMPEST MHP ICDS SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICDS.

4.0 WATER

- 4.1 ALL WATERMANS TO BE PVC DR 18, WITH MINIMUM COVER OF 2.4m AND INSTALLED PER CITY OF OTTAWA STANDARDS W17. ALL DOMESTIC WATER SERVICES ARE TO BE 200mmØ.
- 4.2 THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, TEES, AND CAPS ALL TO CITY STANDARDS W25.3 AND W25.4.
- 4.3 CONTRACTOR TO CONDUCT PRESSURE AND LEAKAGE TESTING OF ALL WATERMANS AND DISINFECT AND CHLORINATE ALL WATERMANS TO THE SATISFACTION OF M.O.E. AND THE CITY OF OTTAWA.
- 4.4 TRACER WIRE TO BE INSTALLED ALONG THE FULL LENGTH OF WATERMAIN AND ATTACHED TO EACH MAIN STOP AS PER CITY OF OTTAWA STANDARD W36.
- 4.5 ALL COMPONENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE CATHODICALLY PROTECTED AS PER CITY OF OTTAWA STANDARD W46.
- 4.6 ALL VALVES & VALVE BOXES AND CHAMBERS, HYDRANTS, AND HYDRANT VALVES AND ASSEMBLIES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W19 & W24.
- 4.7 ANY WATERMAIN WITH LESS THAN 2.4m COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.

- 4.8 CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE WATER PERMIT FROM THE CITY OF OTTAWA AND PAYMENT OF ANY FEES ASSOCIATED WITH SECURING THE WATER PERMIT. OWNER IS RESPONSIBLE FOR REIMBURSING THE CONTRACTOR FOR THE ACTUAL COST OF ACQUIRING THE WATER PERMIT.
- 4.9 CONNECTION TO EXISTING WATERMAIN TO BE INCLUDED IN THE COST FOR THE WATERMAIN INSTALLATION. THIS COST INCLUDES REINSTATEMENT OF ROAD CUTS TO CITY STANDARD R10.

5.0 PARKING LOT AND WORK IN PUBLIC RIGHTS OF WAY

- 5.1 CONTRACTOR TO REINSTATE ROAD CUTS PER CITY OF OTTAWA STANDARD R-10.
- 5.2 THE CONTRACTOR SHALL PREPARE A TRAFFIC MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF OTTAWA. CONTRACTOR TO MAINTAIN TRAFFIC FLOW DURING THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE OF ROAD CUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVISION OF FLAGMEN, DETOURS AS NECESSARY, BARRICADES AND SIGNS TO THE FULL SATISFACTION OF THE ENGINEER AND ROAD AUTHORITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 5.3 CONTRACTOR TO PREPARE SUBGRADE, INCLUDING PROOFROLLING, TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF PLACEMENT OF GRANULAR B MATERIAL.
- 5.4 FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT REQUIREMENTS.
- 5.5 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR B MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR B MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- 5.6 GRANULAR A MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR B PLACEMENT.
- 5.7 CONTRACTOR TO SUPPLY, PLACE AND COMPACT GRANULAR A MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF GRANULAR A MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- 5.8 ASPHALT MATERIAL TO BE PLACED ONLY UPON APPROVAL BY THE GEOTECHNICAL ENGINEER OF GRANULAR A PLACEMENT.
- 5.9 CONTRACTOR TO SUPPLY, PLACE AND COMPACT ASPHALT MATERIAL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR TO PROVIDE ENGINEER WITH SAMPLES OF ASPHALT MATERIAL FOR TESTING AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER THAT THE MATERIAL MEETS THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
- 5.10 CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING LINE AND GRADE IN ACCORDANCE WITH THE PLANS, AND FOR PROVIDING THE ENGINEER WITH VERIFICATION PRIOR TO PLACEMENT.
- 5.11 DITCHES DISTURBED DURING CULVERT INSTALLATION AND GRADING OPERATIONS ARE TO BE REINSTITATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.
- 5.13 ALL EXCESS MATERIAL TO BE HAILED OFFSITE AND DISPOSED OF AT AN APPROVED DUMP SITE. SHOULD THE CONTRACTOR DISCOVER ANY HAZARDOUS MATERIAL, CONTRACTOR IS TO NOTIFY ENGINEER, ENGINEER TO DETERMINE APPROPRIATE DISPOSAL METHOD/LOCATION.
- 5.14 PAVEMENT STRUCTURE (MATERIAL TYPES AND THICKNESSES) FOR HEAVY DUTY AND LIGHT DUTY AREAS TO BE AS SPECIFIED IN THE GEOTECHNICAL REPORT AND SHOWN ON THE PLANS.

CATCHBASIN DATA TABLE										
STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION		OUTLET PIPE		INLET CONTROL DEVICE		
				TOP OF GRATE	INVERT	DIAMETER (mm)	TYPE	HEAD (m)	FLOW (l/s)	ICD TYPE
CB1	MH5A	OPSD 705.010	S19	102.50	101.10	200	PVC DR35	1.650	12.00	IPEX MHF
CB2	MH5	OPSD 705.010	S19	102.45	101.05	200	PVC DR35	1.650	6.00	IPEX LMF
CB3	MH3	OPSD 705.010	S19	102.40	101.00	200	PVC DR35	1.650	6.00	IPEX LMF
CB4	MH3A	OPSD 705.010	S19	102.45	100.77	200	PVC DR35	1.650	8.00	IPEX MHF
CB5	MH3B	OPSD 705.010	S19	102.45	101.05	200	PVC DR35	1.650	6.00	IPEX LMF
CB6	MH3C	OPSD 705.010	S19	102.40	101.00	200	PVC DR35	1.650	6.00	IPEX LMF
CB7	CBMH2	OPSD 705.010	S19	102.25	100.85	200	PVC DR35	1.650	12.00	IPEX MHF
CB8	MH3D	OPSD 705.010	S19	101.60	100.10	300	PVC DR35	1.650	65.00	IPEX MHF
CB10	MH4	OPSD 705.010	S19	101.50	100.10	200	PVC DR35	1.650	25.00	IPEX MHF
RYCB1	RYCB1	OPSD 705.010	S19	101.70	100.30	200	PVC DR35	1.400	6.00	IPEX LMF

WATERMAIN SCHEDULE				
Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+000.00 TEE	101.700	99.300	
	0+002.00 VB	101.830	99.430	
C	0+009.85 TEE	101.940	99.540	
	0+033.47 45° BEND	102.070	99.670	
	0+039.30 45° BEND	102.070	99.670	
D	0+040.02 TEE	102.080	99.680	
	0+044.20 HYDRANT	102.250	99.850	
	0+048.75 VB	102.440	100.040	
E	0+058.28 TEE	102.670	100.270	
	0+077.76 45° BEND	102.680	100.280	
	0+080.59 45° BEND	102.660	100.260	
B	0+113.70 EX CAP	102.580	100.180	
C	0+000 TEE	101.940	99.940	
	0+001.5 VB	101.870	99.870	
	0+008.6 BLDG A	102.150	99.750	
D	0+000 TEE	102.080	99.680	
	0+001.5 VB	102.090	99.690	
	0+032.38 45° BEND	102.450	100.050	
	0+033.79 45° BEND	102.460	100.060	
	0+034.80 BLDG B	102.450	100.050	
E	0+000 TEE	102.670	100.270	
	0+001.5 VB	102.700	100.300	
	0+033.79 45° BEND	102.500	100.400	
	0+033.79 45° BEND	102.500	100.400	
	0+036.10 BLDG C	103.000	100.800	

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 99.631	SAN Top 99.421	0.210
2	SAN Bottom 100.409	STM Top 100.252	0.157
3	STM Bottom 100.743	SAN Top 100.505	0.238
4	STM Bottom 100.853	SAN Top 100.576	0.277
5	STM Bottom 100.732	SAN Top 98.888	1.844
6	STM Bottom 99.230	SAN Top 99.039	0.191

PAVEMENT STRUCTURE:

- LIGHT WEIGHT AREAS:**
- 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 150mm - OPS5 GRANULAR "A" CRUSHED STONE
 - 300mm - OPS5 GRANULAR "B" TYPE II
- HEAVY DUTY AREAS:**
- 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm - OPS5 GRANULAR "A" CRUSHED STONE
 - 450mm - OPS5 GRANULAR "B" TYPE II

CLIENT

PATHWAYS SOUTH REGIONAL INC.

1737 WOODWARD DRIVE, OTTAWA, ON

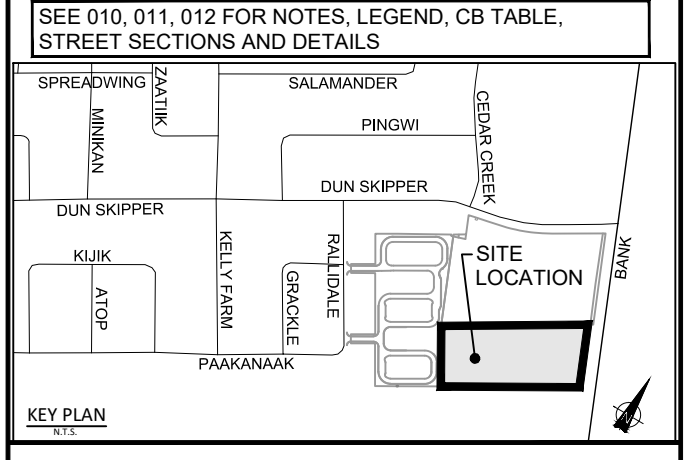
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
2		
3		
4		
5		
6		
7		
8		



CONSULTANTS

SEAL

PROJECT

4840 BANK STREET

PROJECT NO: 137175

DRAWN BY: M.M.

PROJECT MGR: D.C.

CHECKED BY: S.E.L.

APPROVED BY: J.I.M.

SHEET TITLE

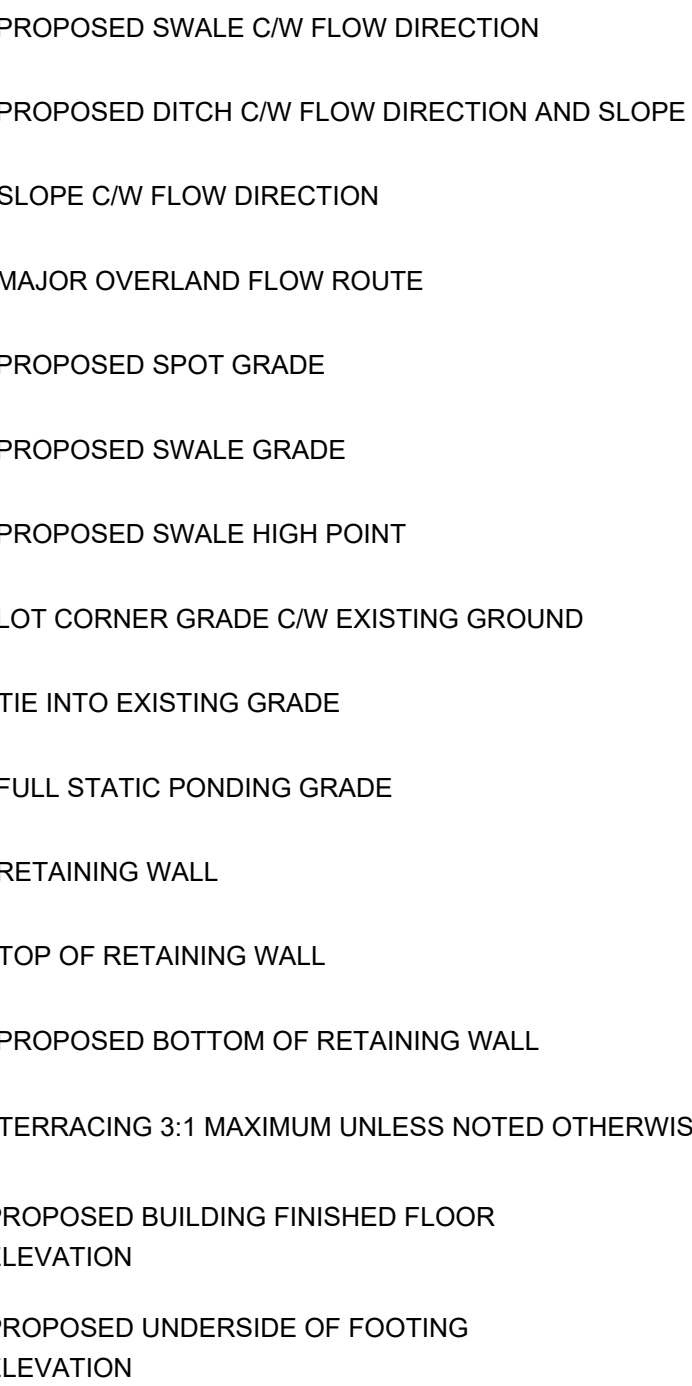
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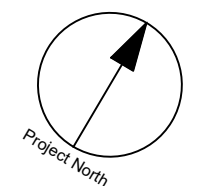
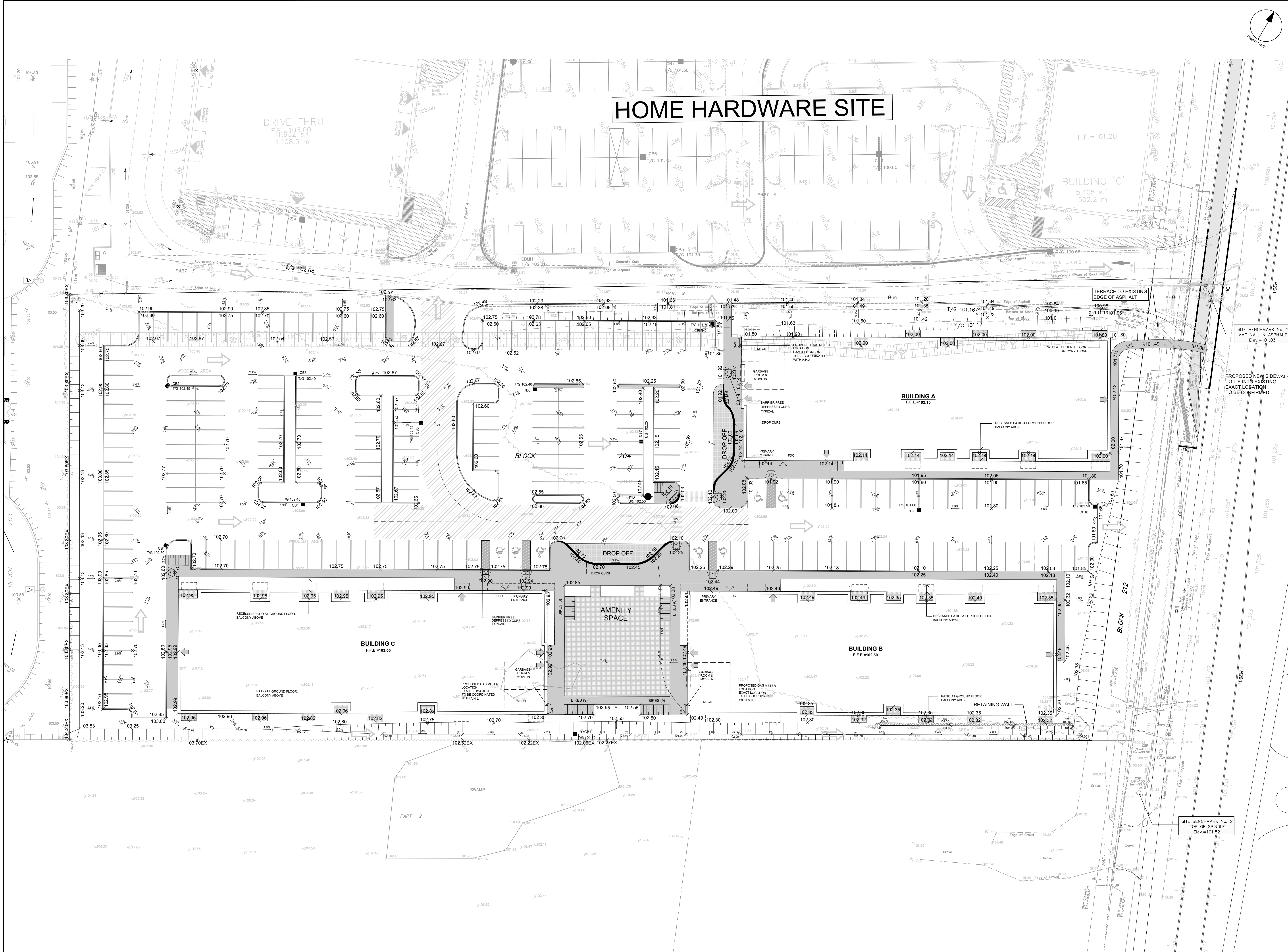
SHEET NUMBER **C-010**

ISSUE **1**

LEGEND:

	MH3A	EXISTING SANITARY MANHOLE		MH3A	SANITARY MANHOLE
	MH3	EXISTING STORM MANHOLE		MH3	STORM MANHOLE
	CB T/G 99.76	EXISTING STREET CATCHBASIN		CB T/G 99.76	CATCHBASIN c/w TOP OF GRATE
	ICB G/G 99.76	EXISTING CURB INLET CATCHBASIN		RYCB T/G 99.76	REAR YARD CATCHBASIN c/w GUTTER GRADE
	V&VB	EXISTING VALVE AND VALVE BOX		ECB T/G 100.25	REAR YARD "END" CATCHBASIN c/w TOP OF GRATE 300Ø
	V&C	EXISTING VALVE AND CHAMBER		CBMH T/G 101.55	CATCHBASIN MANHOLE c/w TOP OF GRATE
	HYD B/F 100.56	EXISTING HYDRANT		V&VB	VALVE AND VALVE BOX
		EXISTING BARRIER CURB		V&C	VALVE AND CHAMBER
	D.C.	EXISTING DEPRESSED BARRIER CURB		HYD B/F 100.56	HYDRANT c/w BOTTOM OF FLANGE ELEVATION
		EXISTING CONCRETE SIDEWALK		D.C.	DEPRESSED BARRIER CURB AS PER SC1.1
		SIAMESE CONNECTION (IF REQUIRED)			BARRIER CURB AND GUTTER AS PER SC1.2
	(M)	METER			MOUNTABLE CURB AS PER SC1.3
	(RM)	REMOTE METER			PROPOSED CONCRETE SIDEWALK
	PRV	PRESSURE REDUCING VALVE		200mmØ SAN	SANITARY SEWER & FLOW DIRECTION
	1	PIPE CROSSING IDENTIFICATION		825mmØ STM	STORM SEWER & FLOW DIRECTION
		HEAVY DUTY ASPHALT / FIRE ROUTE		200Ø WATERMAIN	WATERMAIN
		PROPERTY LINE			





CLIENT
**PATHWAYS SOUTH
 REGIONAL GROUP**

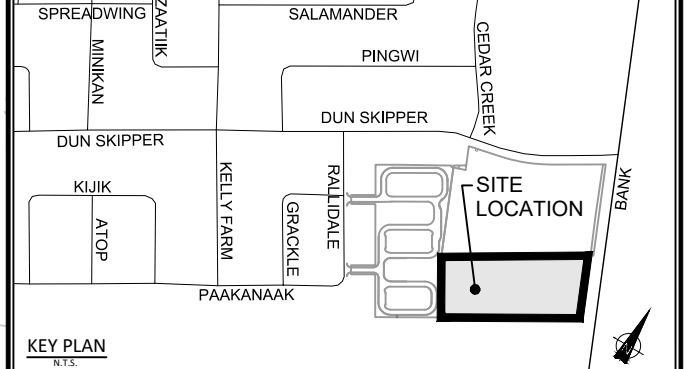
1737 WOODWARD DRIVE, OTTAWA, ON

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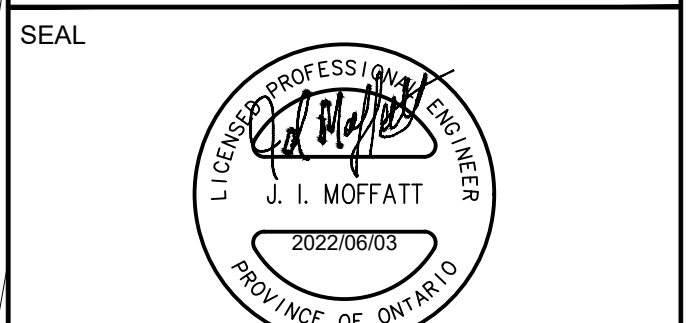
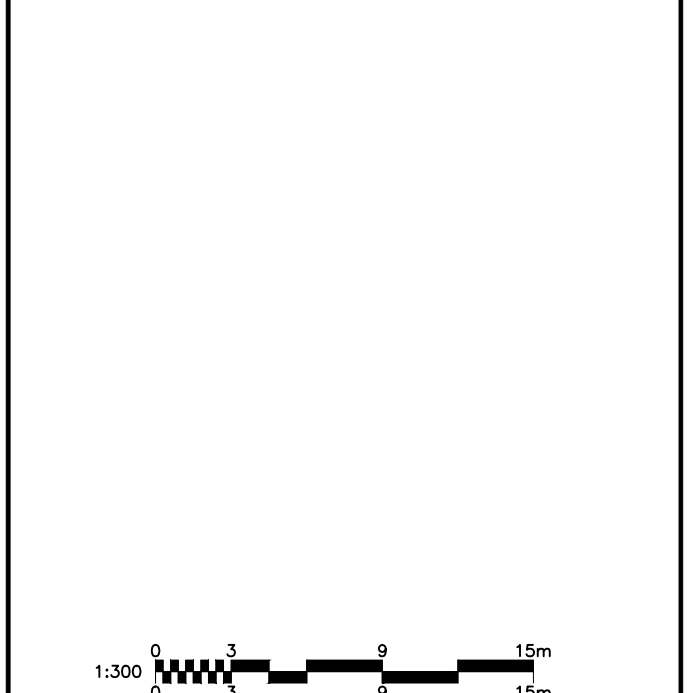
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ISSUES	No.	DESCRIPTION	DATE
	1	ISSUED FOR CLIENT REVIEW	2022-05-19
	2	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
	3		
	4		
	5		
	6		
	7		
	8		

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



PROJECT
4840 BANK STREET

PROJECT NO:
137175

DRAWN BY:
M.M.

CHECKED BY:
S.E.L.

PROJECT MGR:
D.C.

APPROVED BY:
J.I.M.

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C-200

ISSUE
1

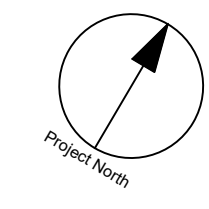
CITY PLAN No. xxxxx

CITY FILE No. D07-xx-xx-xxxx
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 File Location: \\137175_Pathways_South\7_0_Production\03_Design\04_Civil\Sheets\C-200 SITE GRADING PLAN.dwg Last Saved: June 3, 2022, by rmmine Plotted: Friday, June 3, 2022 10:45:13 AM by Marlene Milne

LEGEND :

MH1A
0.32 | 108

AREA NUMBER
POPULATION
AREA IN HECTARES



CLIENT
PATHWAYS SOUTH REGIONAL INC.

1737 WOODWARD DRIVE, OTTAWA, ON

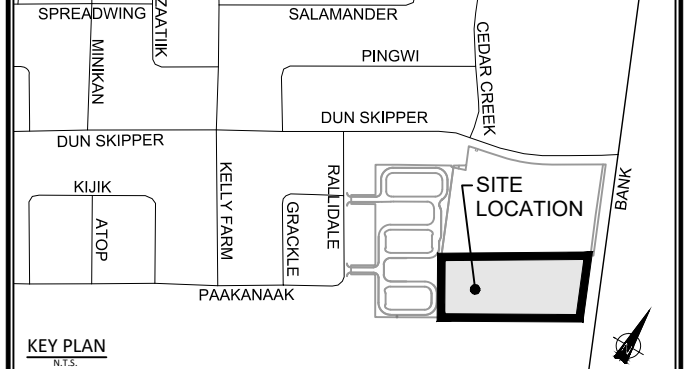
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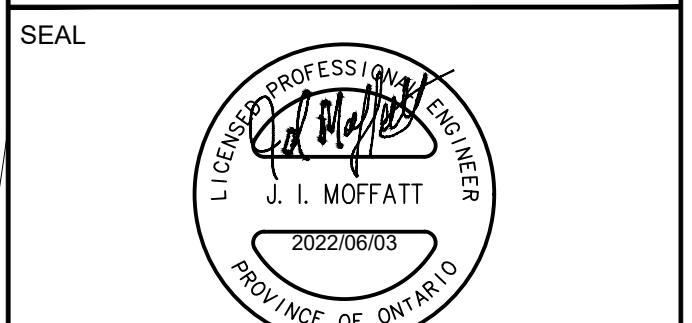
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
2		
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5M4 Canada
tel 613 225-1311 fax 613 225-5868
ibigroup.com

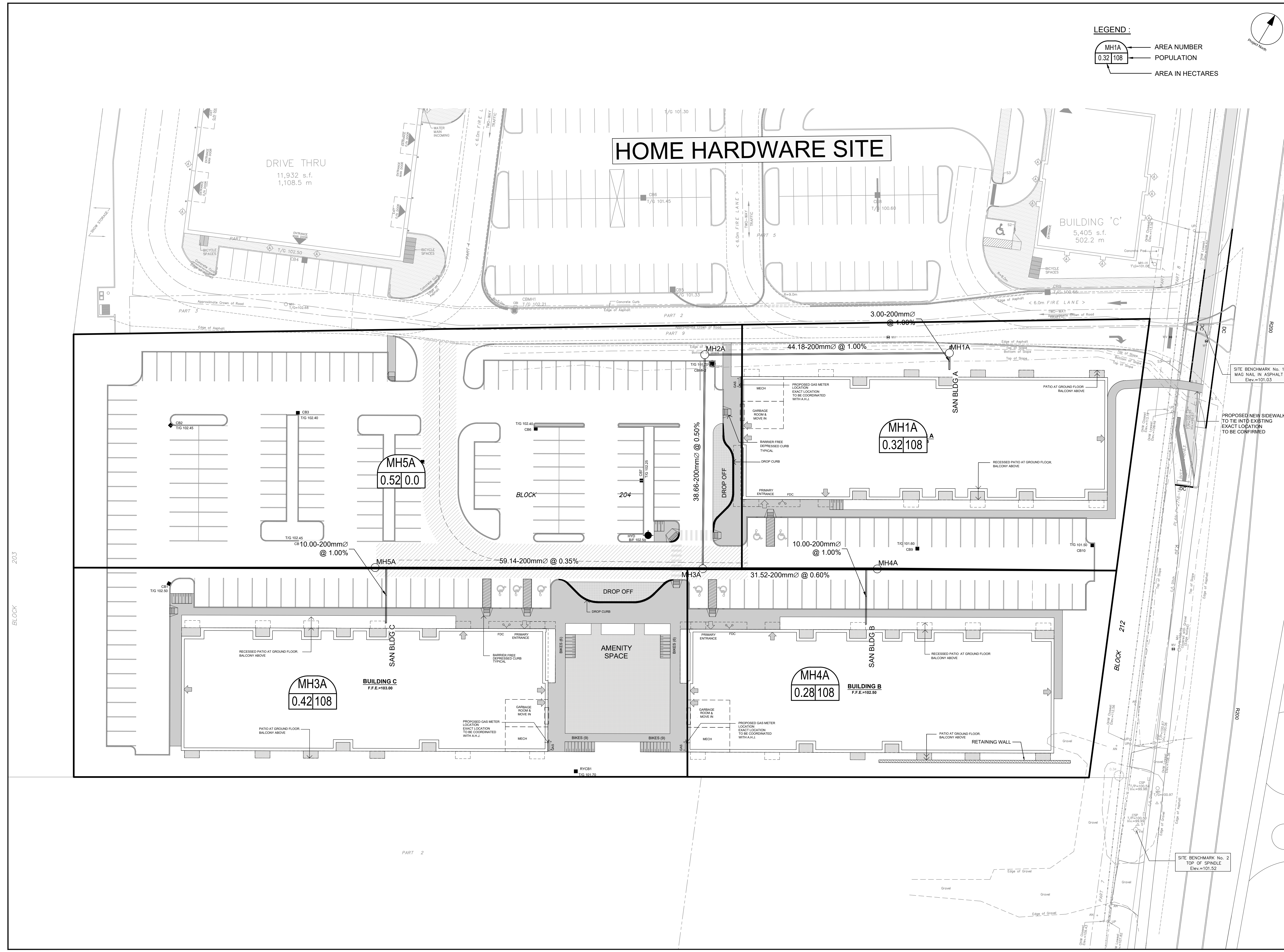
PROJECT
4840 BANK STREET

PROJECT NO: 137175
DRAWN BY: M.M.
PROJECT MGR: D.C.**CHECKED BY:** S.E.L.
APPROVED BY: J.I.M.

SHEET TITLE
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER C-400 **ISSUE** 1

CITY PLAN No. xxxxx

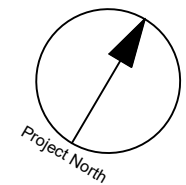


CITY FILE No. D07-xx-xx-xxxx
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File Location: J:\137175_Pathways_South\0_Design\04_Civil\Sheets\C-400_SAN_DRAINAGE_AREA_PLAN.dwg Last Saved: June 2, 2022, by rmmine Plotted: Friday, June 3, 2022 10:45:26 AM by Mstian Mine

LEGEND :

MH1
0.16 | 0.88

AREA NUMBER
RUNOFF COEFFICIENT
AREA IN HECTARES



CLIENT
PATHWAYS SOUTH REGIONAL INC.
1737 WOODWARD DRIVE, OTTAWA, ON

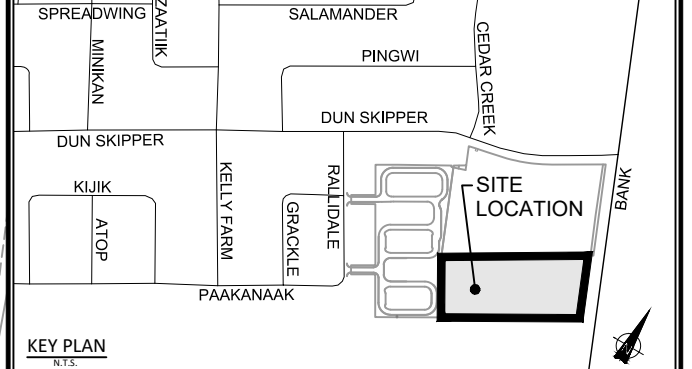
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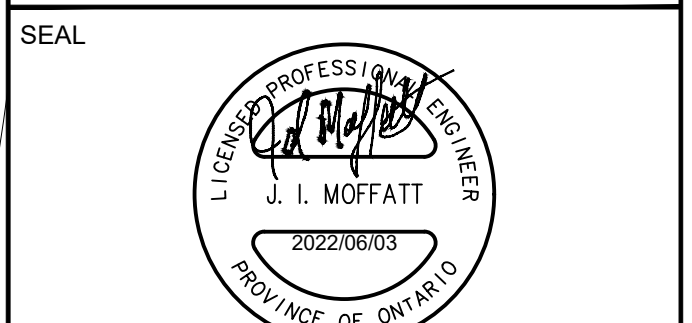
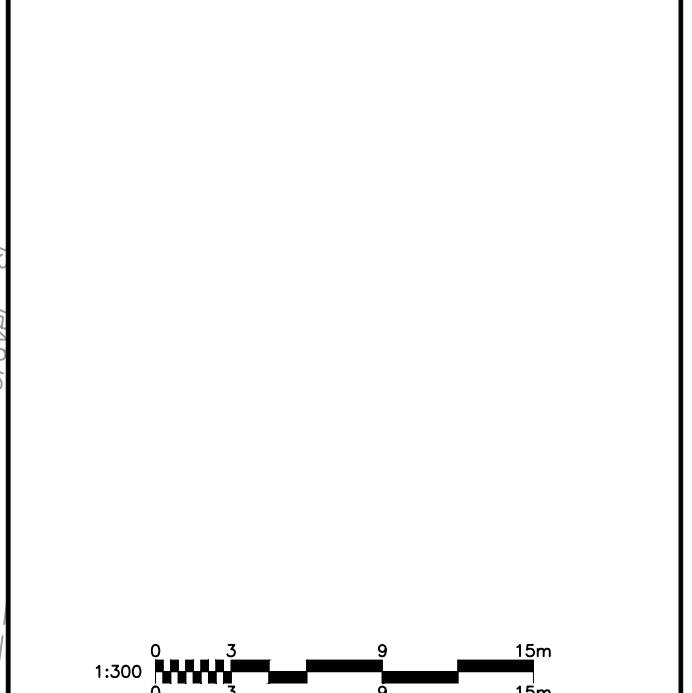
ISSUES

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PROJECT
4840 BANK STREET

PROJECT NO:
137175

DRAWN BY:
M.M.

CHECKED BY:
S.E.L.

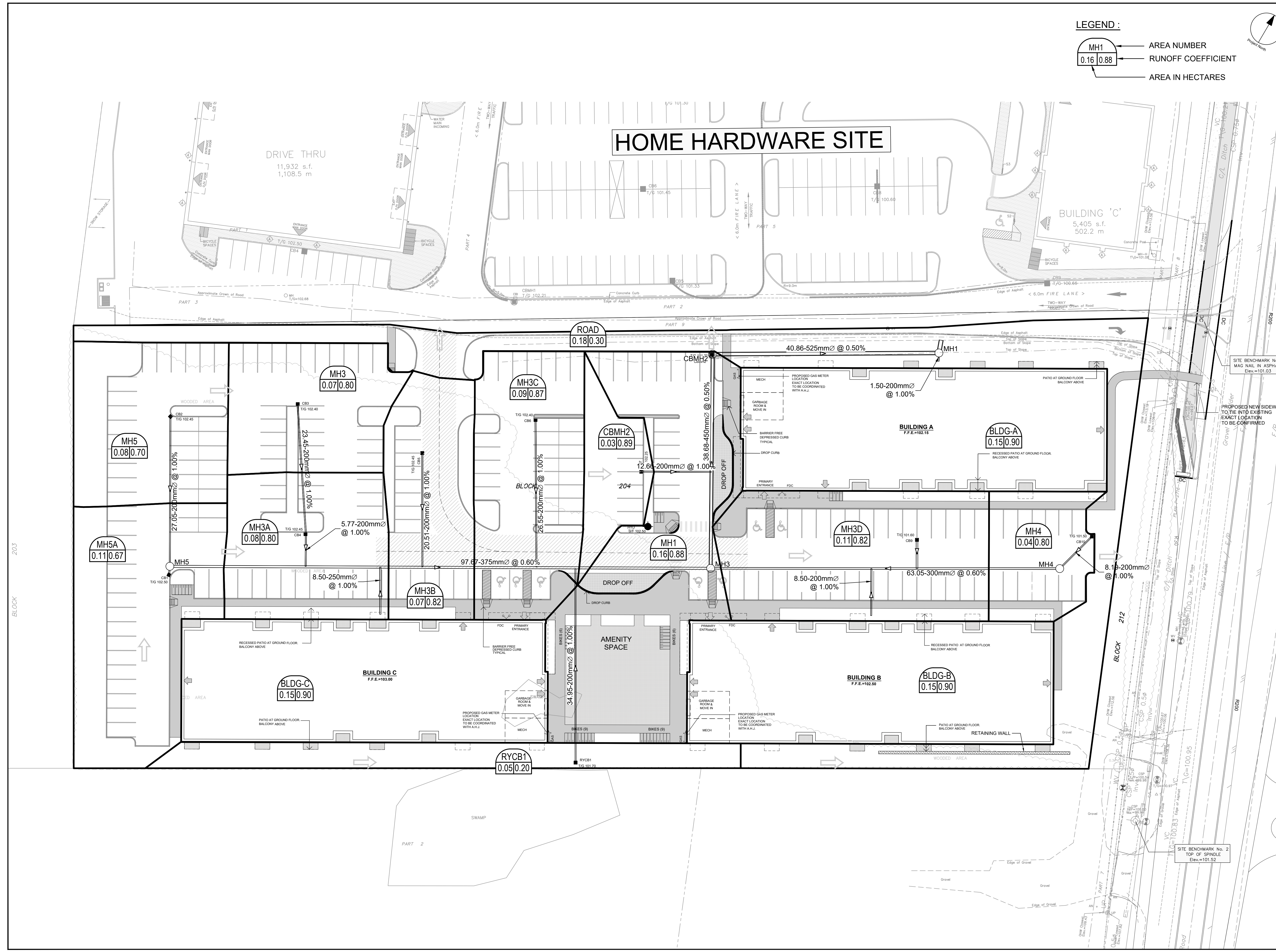
PROJECT MGR:
D.C.

APPROVED BY:
J.I.M.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500

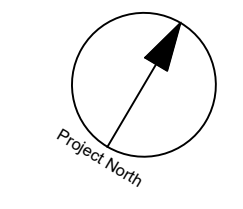
ISSUE
1



BLOCK 203

CITY FILE No. D07-XX-XXXX
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CITY PLAN No. xxxxx



CLIENT
**PATHWAYS SOUTH
REGIONAL GROUP**

1737 WOODWARD DRIVE, OTTAWA, ON

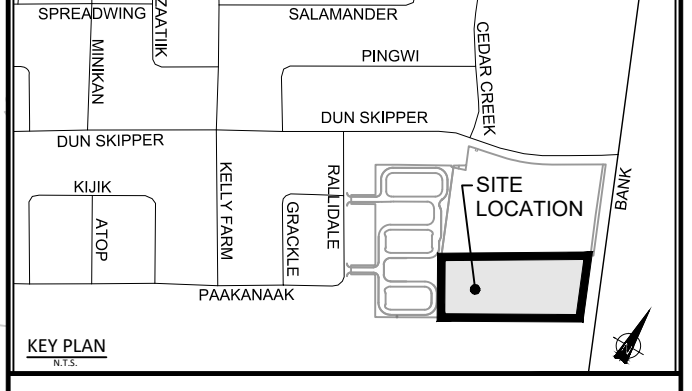
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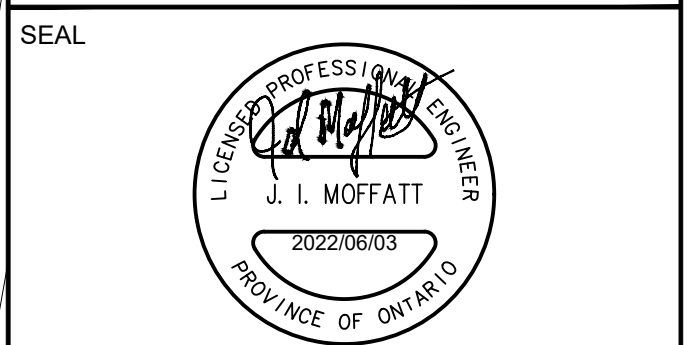
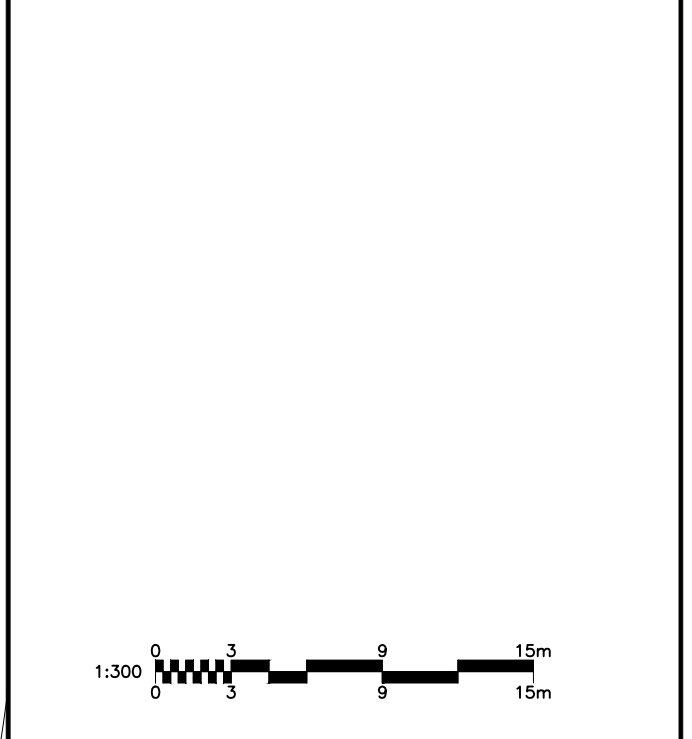
ISSUES

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PROJECT
4840 BANK STREET

PROJECT NO:
137175

DRAWN BY:
M.M.

CHECKED BY:
S.E.L.

PROJECT MGR:
D.C.

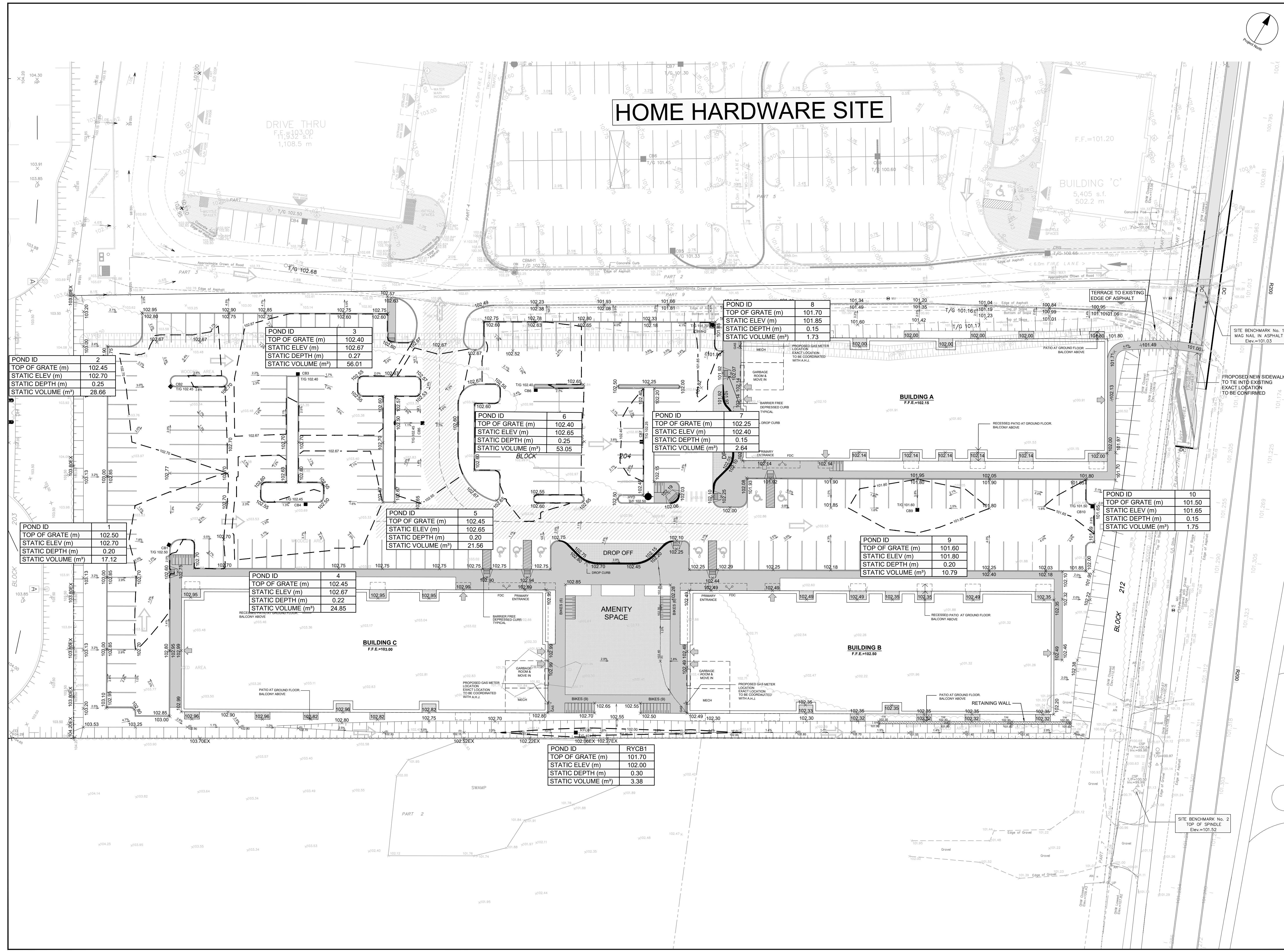
APPROVED BY:
J.I.M.

SHEET TITLE
PONDING PLAN

SHEET NUMBER
C-600

ISSUE
1

CITY PLAN No. xxxxx



HOME HARDWARE SITE

DRIVE THRU
F.F. = 103.00
1,108.5 m

BUILDING 'C'
5,405 s.f.
502.2 m

BUILDING A
F.F.E.=102.15

BUILDING B
F.F.E.=102.50

BUILDING C
F.F.E.=103.00

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
2	102.45	102.70	0.25	28.66

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
3	102.40	102.67	0.27	56.01

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
6	102.40	102.65	0.25	53.05

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
7	102.40	102.40	0.15	2.64

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
10	101.50	101.65	0.15	1.75

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
1	102.50	102.70	0.20	17.12

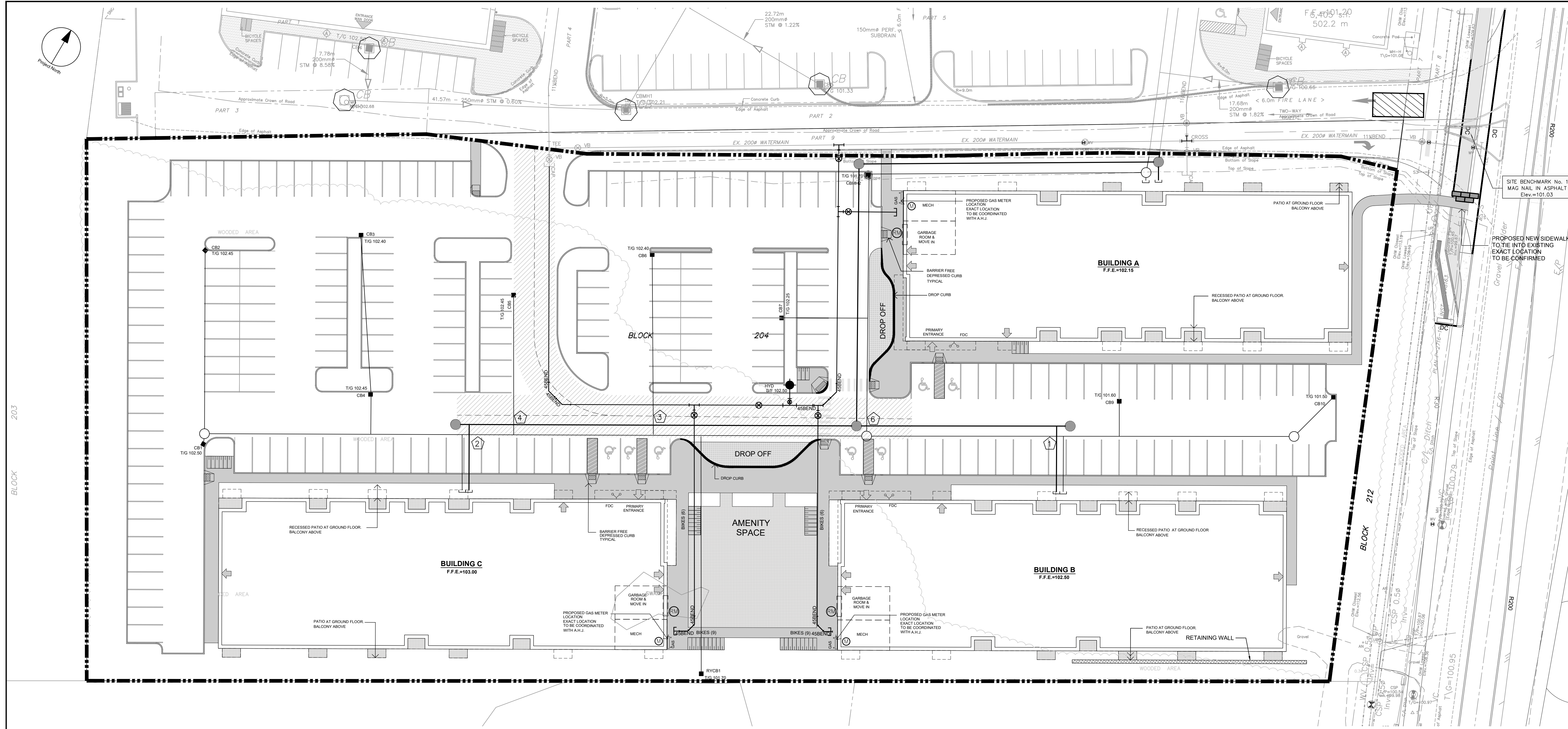
POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
5	102.45	102.65	0.20	21.56

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
9	101.60	101.80	0.20	10.79

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)
4	102.45	102.67	0.22	24.85

POND ID	TOP OF GRATE (m)	RYCB1
RYCB1	101.70	102.00
	0.30	3.38

CITY FILE No. D07-xx-xx-xxxx
Last Saved: June 2, 2022, by rmlaine
Ploated: Friday, June 3, 2022 10:45:53 AM by Marian Milne

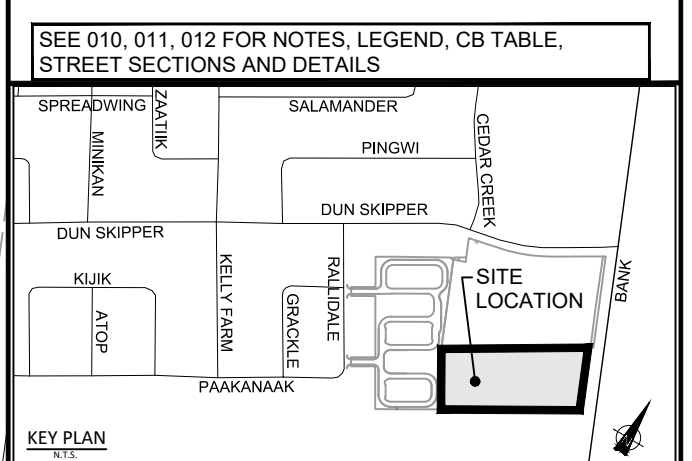


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PATHWAYS SOUTH REGIONAL INC.
 1737 WOODWARD DRIVE, OTTAWA, ON

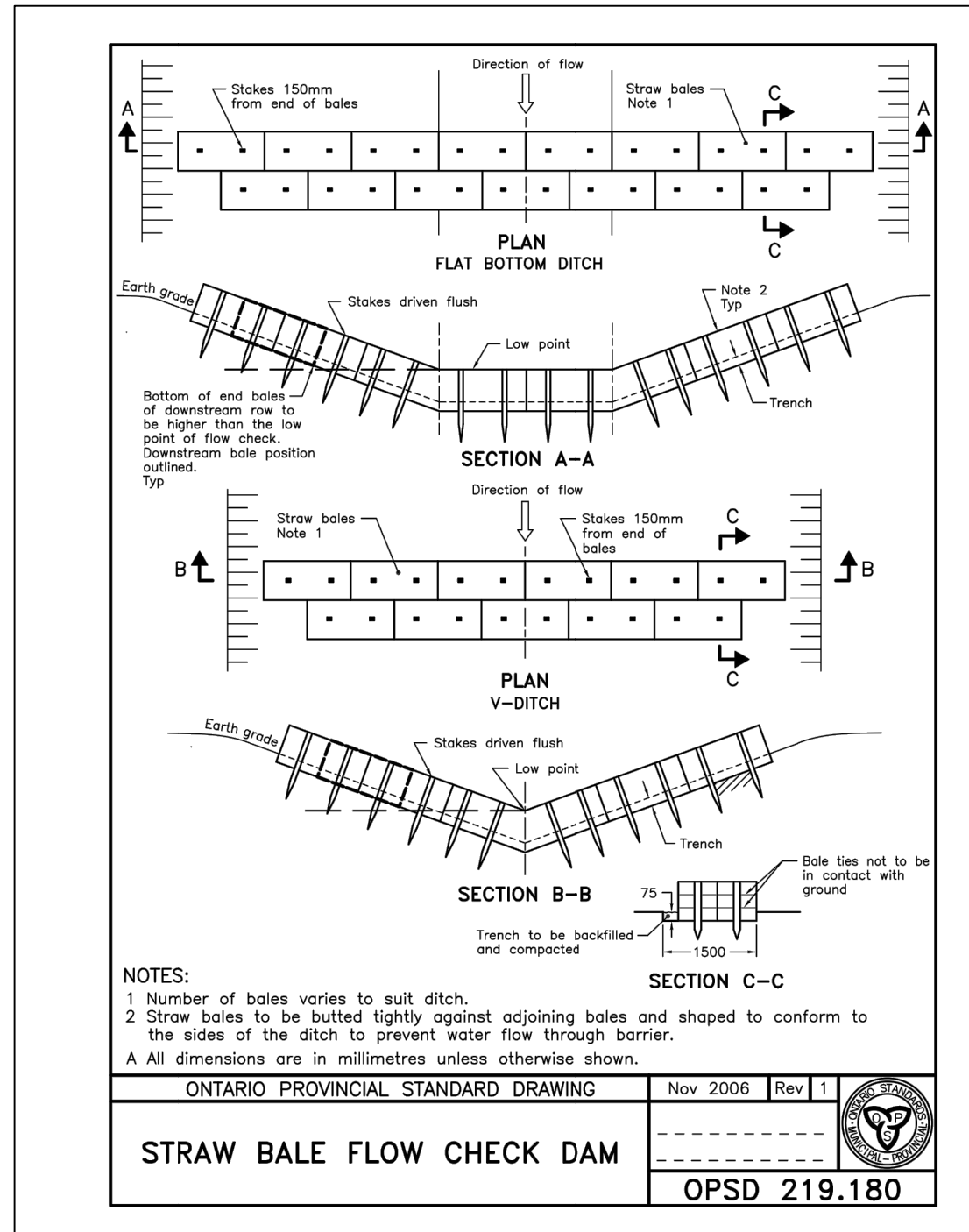
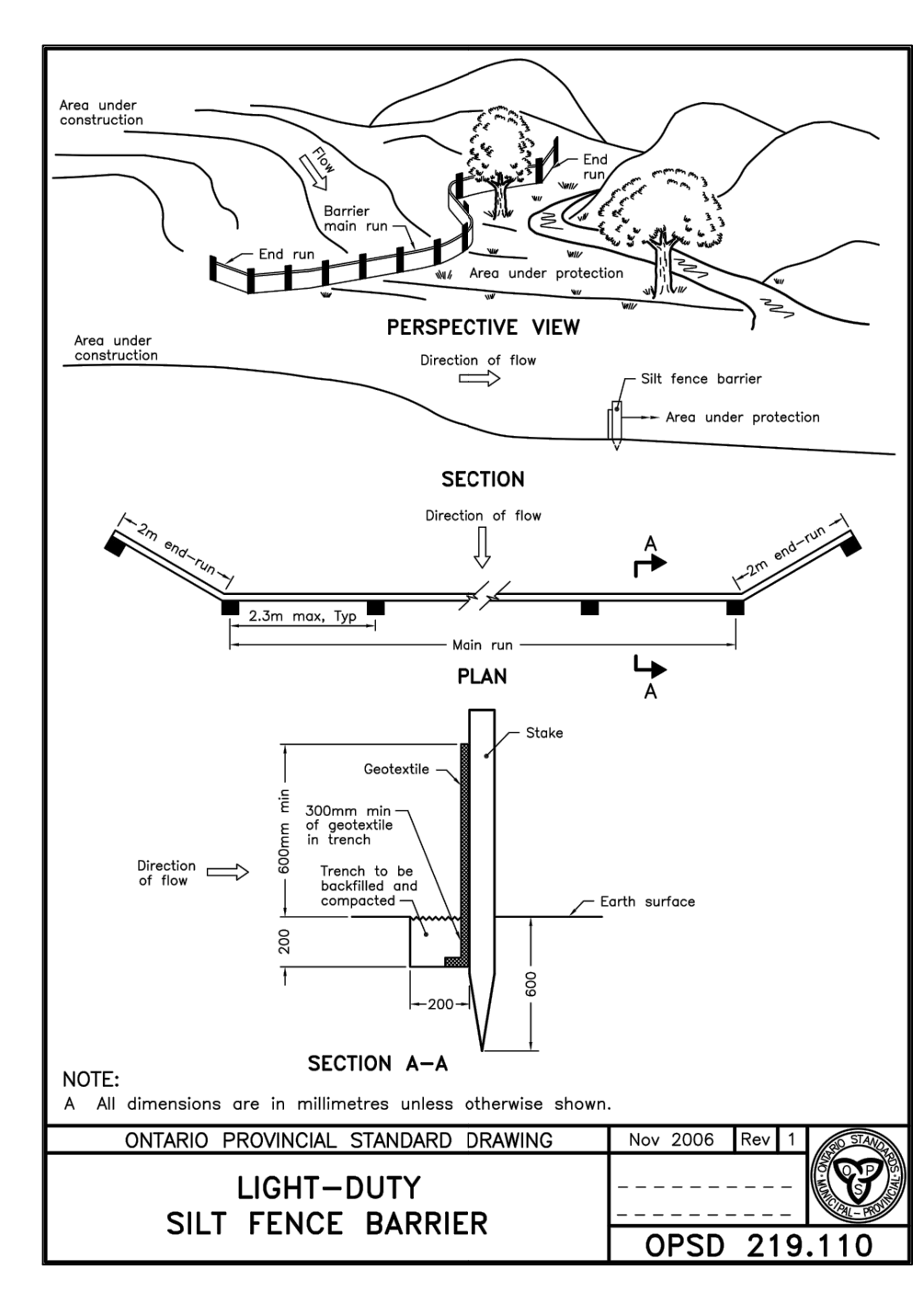
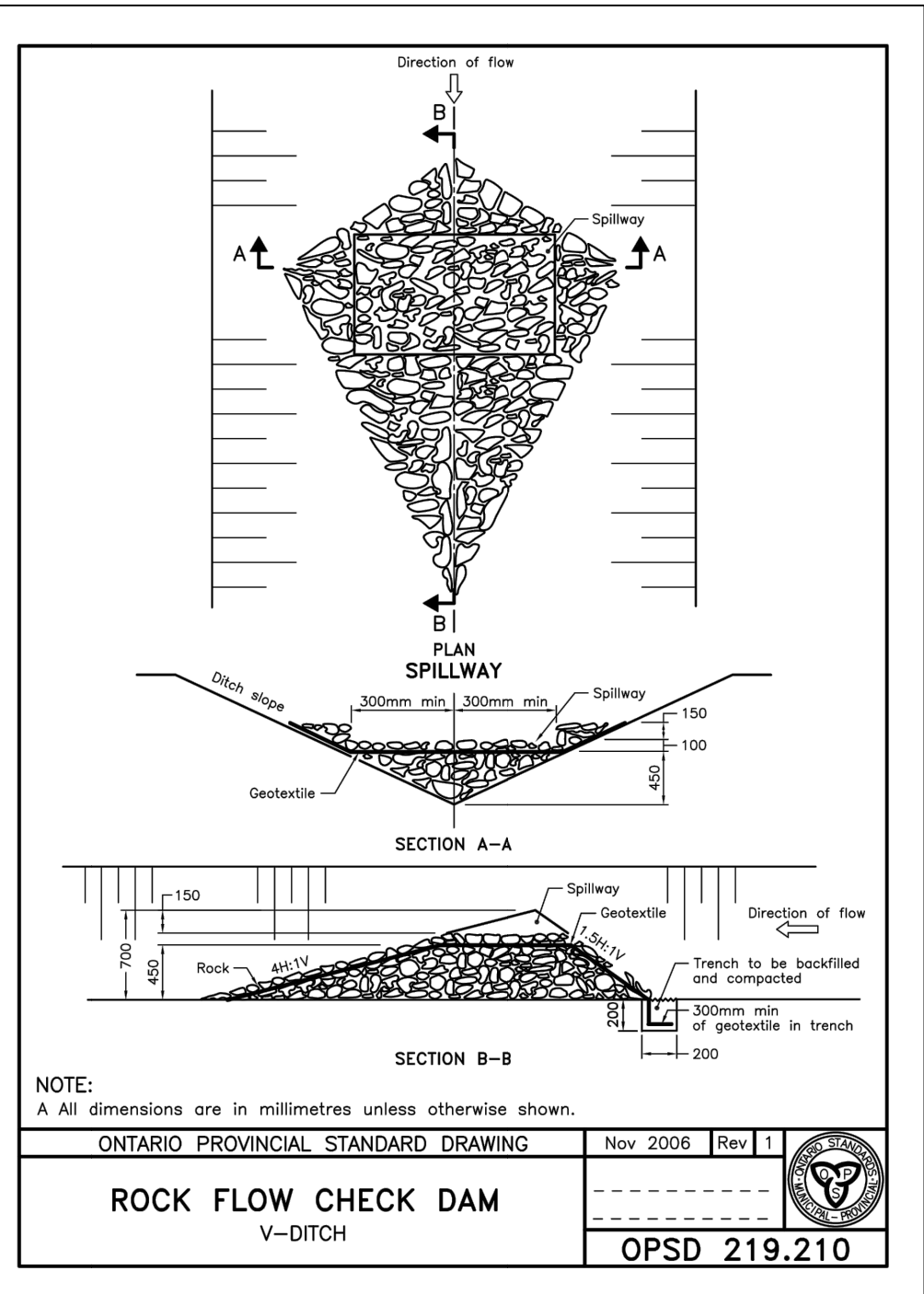
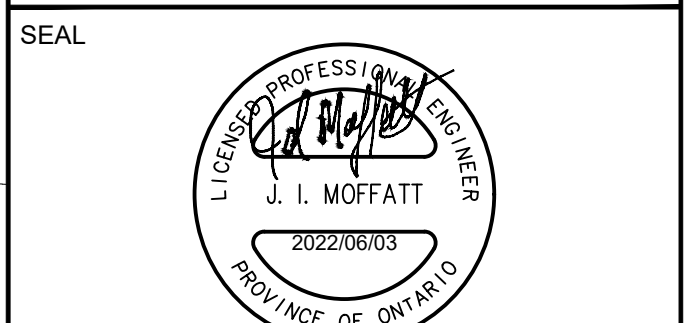
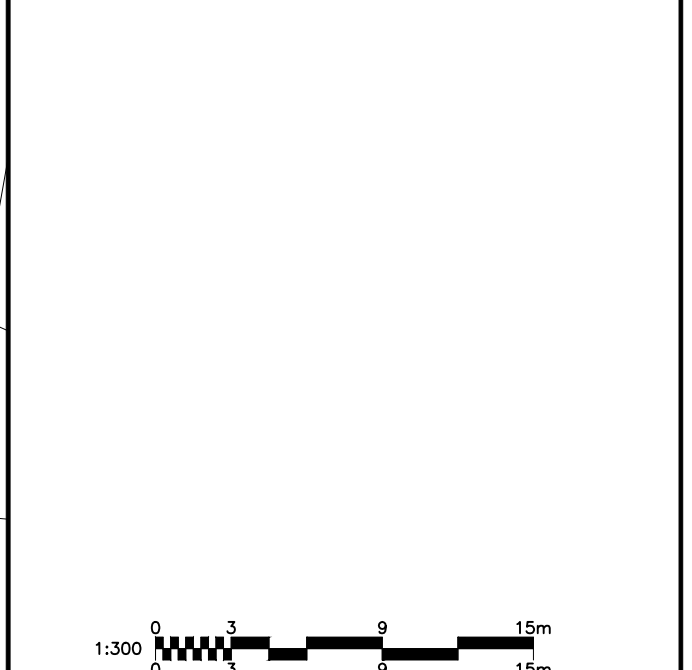
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- NOTES:**
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. 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 RYCB TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.
 - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE 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.



PROJECT
4840 BANK STREET

PROJECT NO:
137175

DRAWN BY: **M.M.** CHECKED BY: **S.E.L.**
 PROJECT MGR: **D.C.** APPROVED BY: **J.I.M.**

SHEET TITLE
SEDIMENT AND EROSION CONTROL PLAN

SHEET NUMBER **C-900** ISSUE **1**

CITY FILE No. D07-XX-XX-XXXX