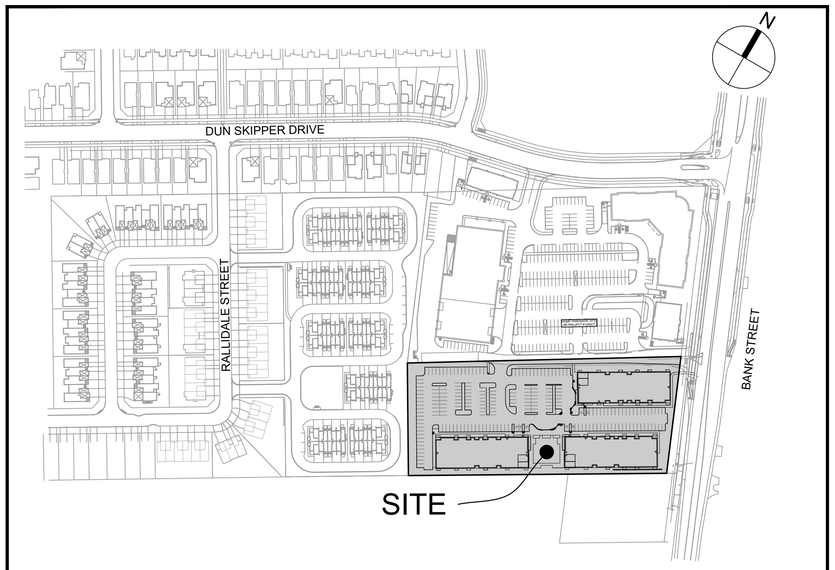
4840 BANK STREET

PATHWAYS SOUTH REGIONAL GROUP

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



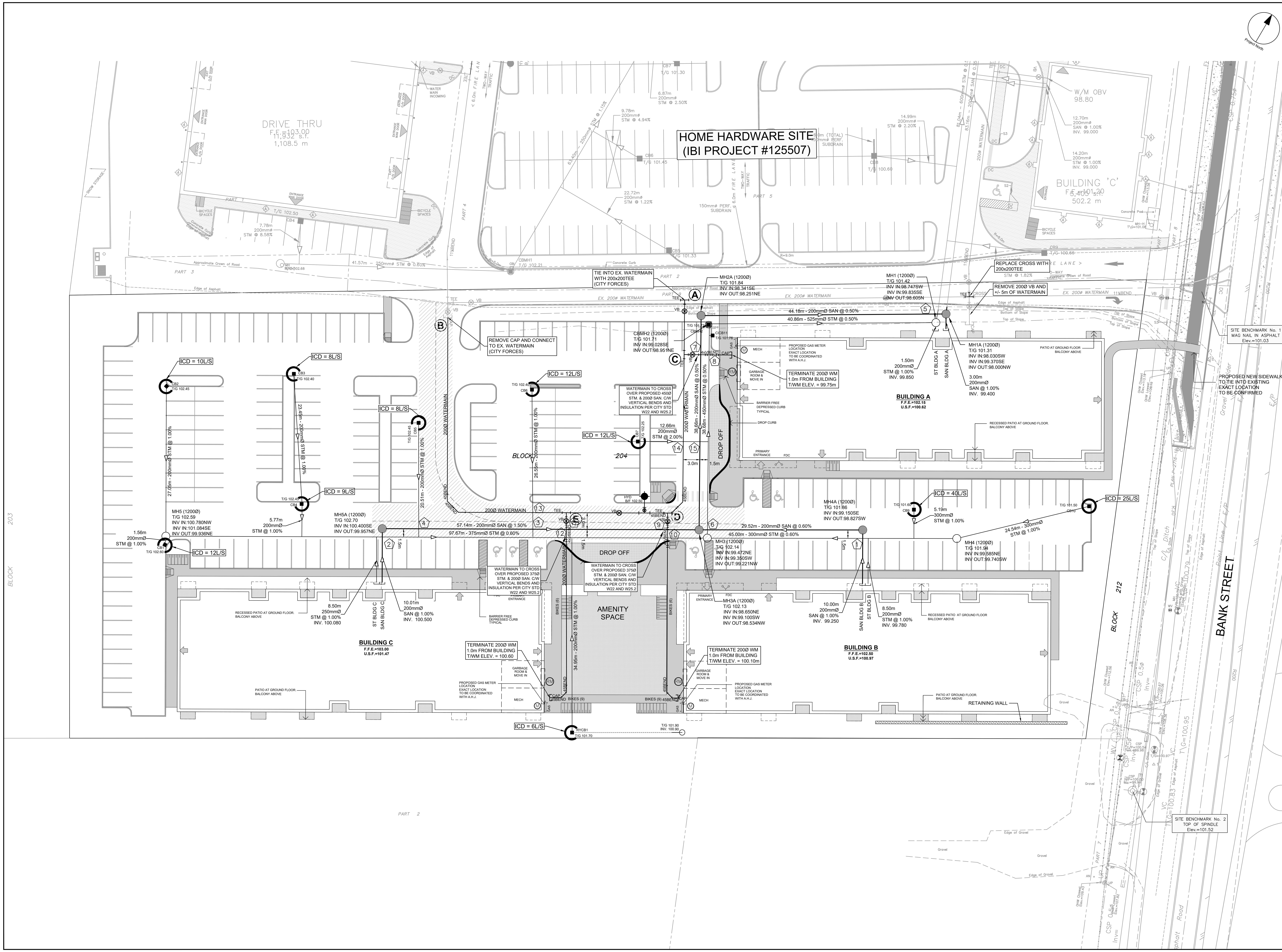
KEYPLAN
N.T.S.

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

SUBMISSION NO. 2 FOR CITY REVIEW 2022-08-26
CITY FILE No. D07-12-22-0097 CITY PLAN No.####



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	SUBMISSION NO. 2 FOR CITY REVIEW	2022-08-26
3		
4		
5		
6		
7		
8		

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

KEY PLAN
N.T.S.

CONSULTANTS

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2022-08-26
PROVINCE OF ONTARIO

IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
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PROJECT
4840 BANK STREET

PROJECT NO:
137175

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

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
C-001

ISSUE
2

SCALE CHECK
1 in
10mm

CITY FILE No. D07-12-22-0097

File Location: J:\137175_Pathways_Sou\7.0_Production\7.03_Design\04_Civil\Sheets\C-001 GENERAL PLAN OF SERVICES.dwg Last Saved: August 25, 2022, by stefan.geisser Plotted: Friday, August 26, 2022 2:45:42 PM by Stefan Geisser

CITY PLAN No. xxxxx

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.

1.09 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 ONSITE CURBS TO BE BARRIER 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-STOREY BUILDINGS IDONE SOUTH APARTMENTS 4840 BANK STREET, OTTAWA, ON, REPORT No. PG6255 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 FILL 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 HAULED 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.

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 REINSTATED WITH SOD 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 BLK 204 4M-1653 T DI.

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 OSPD 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. S25 (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 MANUFACTURER’S INSTRUCTIONS. ONLY FACTORY FITTINGS TO BE USED. STORM SEWER MATERIALS TO BE : 375mmØ AND SMALLER - PVC DR 35
450mmØ AND LARGER - 100-D REINFORCED CONCRETE.

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 MHF ICD'S SHOP DRAWINGS, OR EQUIVALENT, FOR ENGINEERS REVIEW PRIOR TO ORDERING ICD'S.

4.0 WATER

4.1 ALL WATERMAINS 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 WATERMAINS AND DISINFECT AND CHLORINATE ALL WATERMAINS 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 W40.

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 GEOETCHNICAL 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 GEOETCHNICAL 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 REINSTATED TO THEIR ORIGINAL CONDITION AND FLOWLINE GRADES.

5.13 ALL EXCESS MATERIAL TO BE HAULED 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
					INLET	OUTLET					
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	10.00	IPEX MHF
CB3	MH3	OPSD 705.010	S19	102.40		101.00	200	PVC DR35	1.650	8.00	IPEX MHF
CB4	MH3A	OPSD 705.010	S19	102.45	100.77	100.75	200	PVC DR35	1.650	9.00	IPEX MHF
CB5	MH3B	OPSD 705.010	S19	102.45		101.05	200	PVC DR35	1.650	8.00	IPEX MHF
CB6	MH3C	OPSD 705.010	S19	102.40		101.00	200	PVC DR35	1.650	12.00	IPEX MHF
CB7	CBMH2	OPSD 705.010	S19	102.25		100.85	200	PVC DR35	1.650	12.00	IPEX MHF
CB9	MH3D	OPSD 705.010	S19	101.60		100.10	300	PVC DR35	1.650	40.00	IPEX MHF
CB10	MH4	OPSD 705.010	S19	101.50		100.10	300	PVC DR35	1.650	25.00	IPEX MHF
CICB11	MH1	OPSD 705.010	S19	101.72		100.32	200	PVC DR35	1.650		
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 Waterain	As Built Waterain
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+025.66	STM CROSSING	101.970	99.570	
	0+036.47	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+064.50	STM CROSSING	102.620	100.220	
	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	99.540	
	0+001.5	VB	101.870	99.470	
	0+002.80	V BEND	101.802	99.402	
	0+003.20	SAN CROSSING	101.790	100.065	
	0+003.90	STM CROSSING	101.810	100.065	
	0+004.00	V BEND	101.784	100.065	
	0+005.00	V BEND	101.830	100.065	
	0+006.00	V BEND	101.859	99.459	
	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+002.00	V BEND	102.091	99.691	
	0+002.75	V BEND	102.097	100.300	
	0+003.14	SAN CROSSING	102.100	100.300	
	0+004.25	STM CROSSING	102.110	100.300	
	0+005.00	V BEND	102.165	100.300	
	0+006.00	V BEND	102.227	99.827	
	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+002.00	V BEND	102.702	100.100	

Pipe Interference Table

Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 99.631	SAN Top 99.371	0.260
2	SAN Bottom 100.409	STM Top 100.088	0.321
3	STM Bottom 100.743	SAN Top 99.756	0.987
4	STM Bottom 100.853	SAN Top 100.065	0.788
5	STM Bottom 98.502	SAN Top 98.274	0.258
6	STM Bottom 99.130	SAN Top 98.965	0.265
7	WTR Bottom 99.660	SAN Top 98.582	1.077
8	WTR Bottom 99.839	STM Top 99.589	0.250
9	WTR Bottom 100.074	SAN Top 99.392	0.682
10	WTR Bottom 100.074	STM Top 99.779	0.295
11	WTR Bottom 100.184	SAN Top 99.665	0.519
12	WTR Bottom 100.184	STM Top 99.889	0.295
13	STM Bottom 100.773	WTR Top 100.270	0.553
14	STM Bottom 100.680	WTR Top 99.600	1.110
15	STM Bottom 100.620	SAN Top 98.661	1.959

LEGEND:

Symbol	Description
MH3A	EXISTING SANITARY MANHOLE
MH3	EXISTING STORM MANHOLE
CB T/G 99.76	EXISTING STREET CATCHBASIN
CICB G/G 99.76	EXISTING CURB INLET CATCHBASIN
V&VB	EXISTING VALVE AND VALVE BOX
V&C	EXISTING VALVE AND CHAMBER
HYD B/F 100.56	EXISTING HYDRANT
	EXISTING BARRIER CURB
D.C.	EXISTING DEPRESSED BARRIER CURB
	EXISTING CONCRETE SIDEWALK
	SIAMESE CONNECTION (IF REQUIRED)
M	METER
RM	REMOTE METER
PRV	PRESSURE REDUCING VALVE
1	PIPE CROSSING IDENTIFICATION
	HEAVY DUTY ASPHALT / FIRE ROUTE
	PROPERTY LINE
MH3A	SANITARY MANHOLE
MH3	STORM MANHOLE
CB T/G 99.76	CATCHBASIN c/w TOP OF GRATE
RYCB T/G 99.76	REAR YARD CATCHBASIN c/w GUTTER GRADE
ECB T/G 100.25	REAR YARD "END" CATCHBASIN C/W TOP OF GRATE 300Ø)
CBMH T/G 101.55	CATCHBASIN MANHOLE c/w TOP OF GRATE
V&VB	VALVE AND VALVE BOX
V&C	VALVE AND CHAMBER
HYD B/F 100.56	HYDRANT c/w BOTTOM OF FLANGE ELEVATION
D.C.	DEPRESSED BARRIER CURB AS PER SC1.1
	BARRIER CURB AND GUTTER AS PER SC1.2
	MOUNTABLE CURB AS PER SC1.3
	PROPOSED CONCRETE SIDEWALK
200mmø SAN	SANITARY SEWER & FLOW DIRECTION
825mmø STM	STORM SEWER & FLOW DIRECTION
200ø WATERMAIN	WATERMAIN
	PROPOSED SWALE C/W FLOW DIRECTION
0.5%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
1.3%	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
×104.62	PROPOSED SPOT GRADE
×104.40 (S)	PROPOSED SWALE GRADE
×104.50 (S)HP	PROPOSED SWALE HIGH POINT
104.60 103.59 ×	LOT CORNER GRADE C/W EXISTING GROUND
86.45 EX ×	TIE INTO EXISTING GRADE
96.79	FULL STATIC PONDING GRADE
	RETAINING WALL
105.30 T/W ×	TOP OF RETAINING WALL
103.50 B/W ×	PROPOSED BOTTOM OF RETAINING WALL
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
F.F.E.=106.30	PROPOSED BUILDING FINISHED FLOOR ELEVATION
U.S.F.=104.30	PROPOSED UNDERSIDE OF FOOTING ELEVATION

PAVEMENT STRUCTURE:

LIGHT WEIGHT AREAS:

- 50mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm - OPSS GRANULAR "A" CRUSHED STONE
- 300mm - OPSS GRANULAR "B" TYPE II

HEAVY DUTY AREAS

- 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm - OPSS GRANULAR "A" CRUSHED STONE
- 450mm - OPSS GRANULAR "B" TYPE II

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PATHWAYS SOUTH REGIONAL INC.

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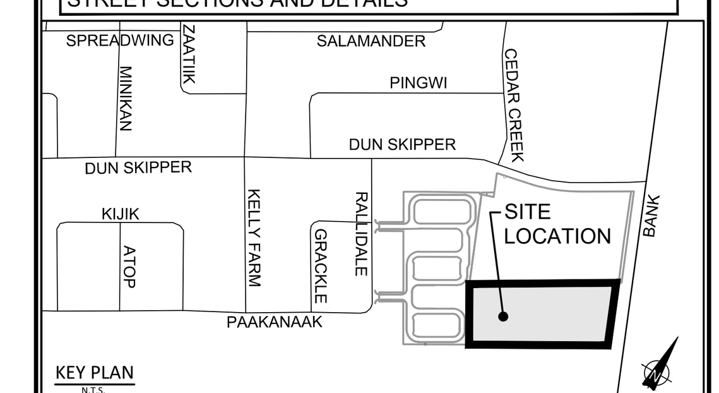

KEY PLAN
N.T.S.

CONSULTANTS

SEAL

LICENSED PROFESSIONAL ENGINEER
J. I. MOFFATT
2022-08-26
PROVINCE OF ONTARIO

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ibigroup.com

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

NOTES LEGEND CB DATA

SHEET NUMBER: C-010 ISSUE: 2

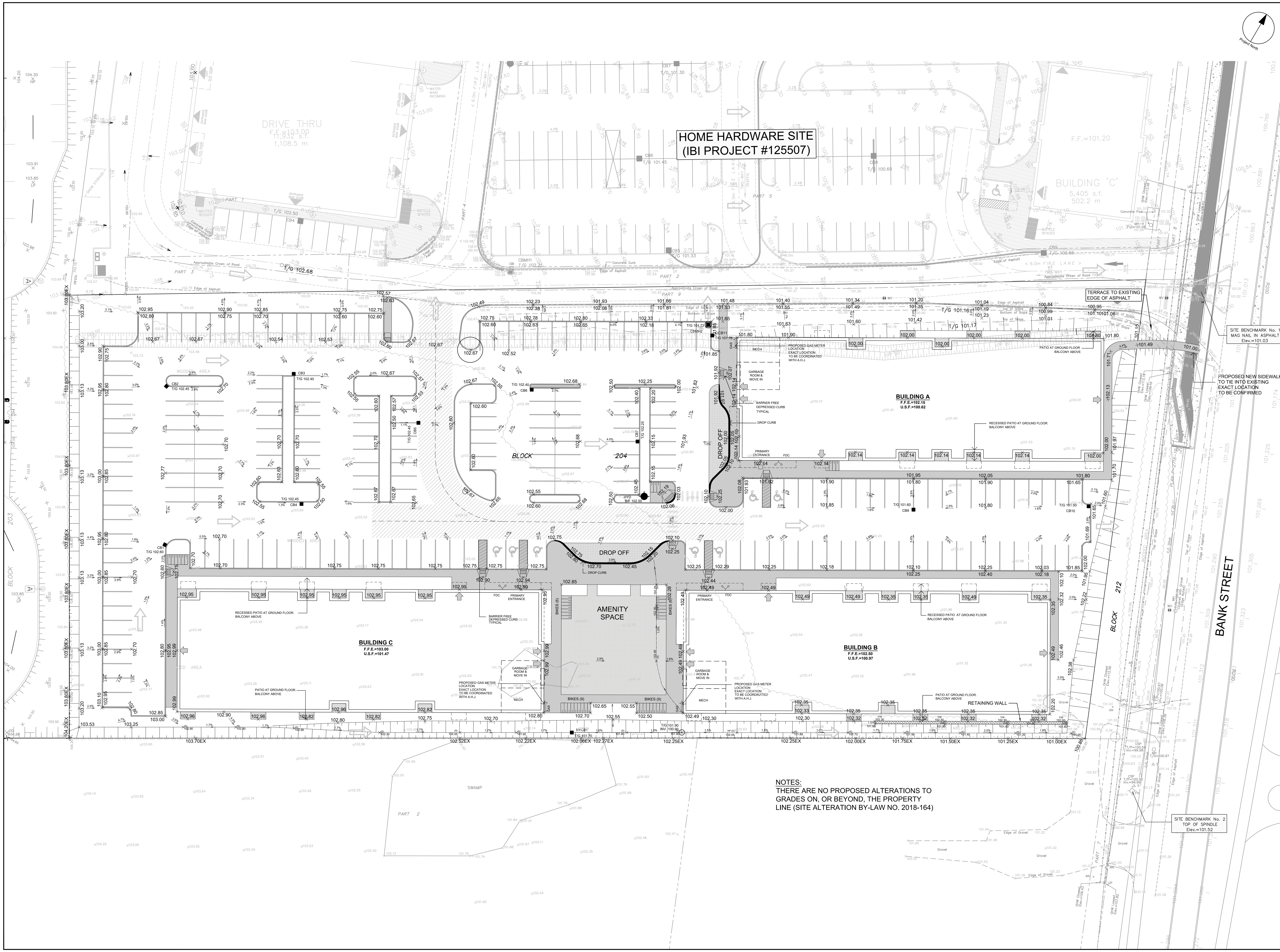
CITY PLAN No. xxxxx

CITY FILE No. D07-12-22-0097

SCALE CHECK 1 in 10mm

File Location: J:\137175_Pathways_Sou\7.0_Production\7.03_Design\04_Civil\Sheets\C-010 NOTES LEGEND CB DATA.dwg Last Saved: August 25, 2022, by stefan.geisser Plotted: Friday, August 26, 2022 2:45:52 PM by Stefan Geisser

Plotted At: 8/26/2022 2:45 PM Last Saved By: stefan.geisser Last Saved At: Aug.



CLIENT

PATHWAYS SOUTH
REGIONAL GROUP

1737 WOODWARD DRIVE, OTTAWA, ON

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	2022-05-19
2	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
3	SUBMISSION NO. 2 FOR CITY REVIEW	2022-08-26
4		
5		
6		
7		
8		

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

KEY PLAN

CONSULTANTS

SEAL

J. I. MOFFATT
2022/08/26
PROVINCE OF ONTARIO

IBI GROUP
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Ottawa ON K1S 5N4 Canada
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ibigroup.com

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.

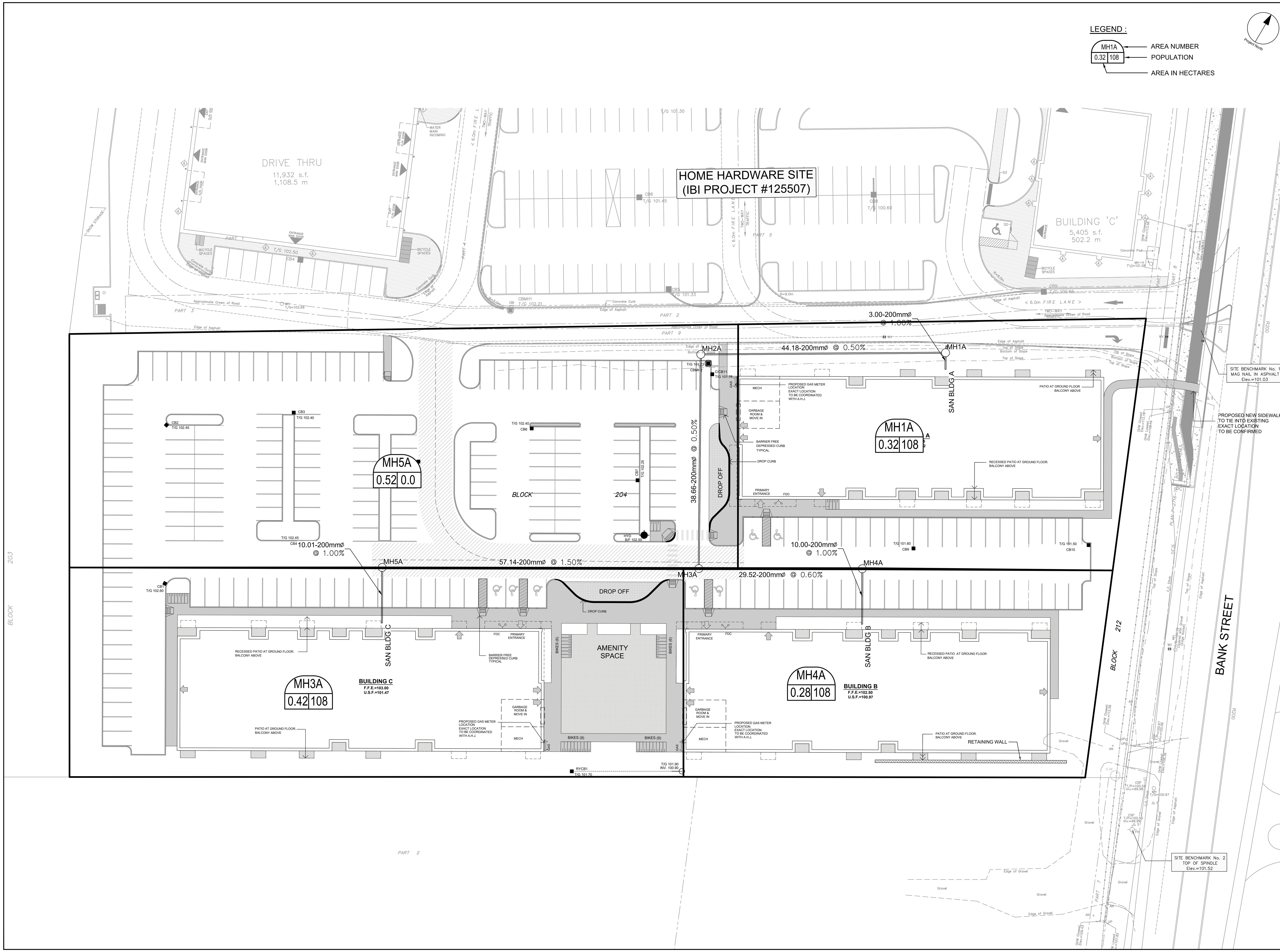
SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER	ISSUE
C-200	3

CITY FILE No. D07-12-22-0097

CITY PLAN No. xxxxx



CLIENT

PATHWAYS SOUTH REGIONAL INC.

1737 WOODWARD DRIVE, OTTAWA, ON

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
2	SUBMISSION NO. 2 FOR CITY REVIEW	2022-08-26
3		
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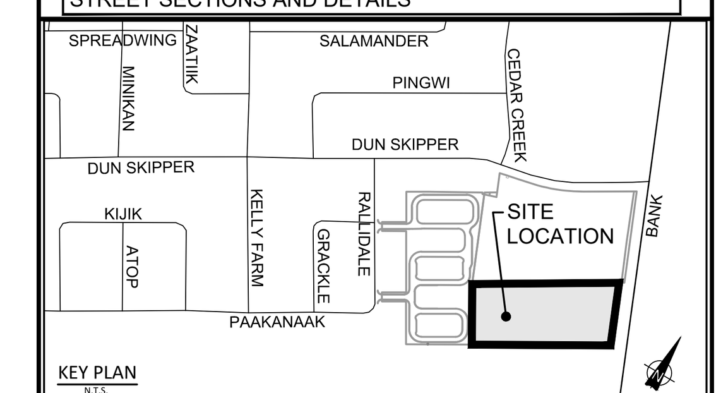

CONSULTANTS

1:300

SEAL

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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.

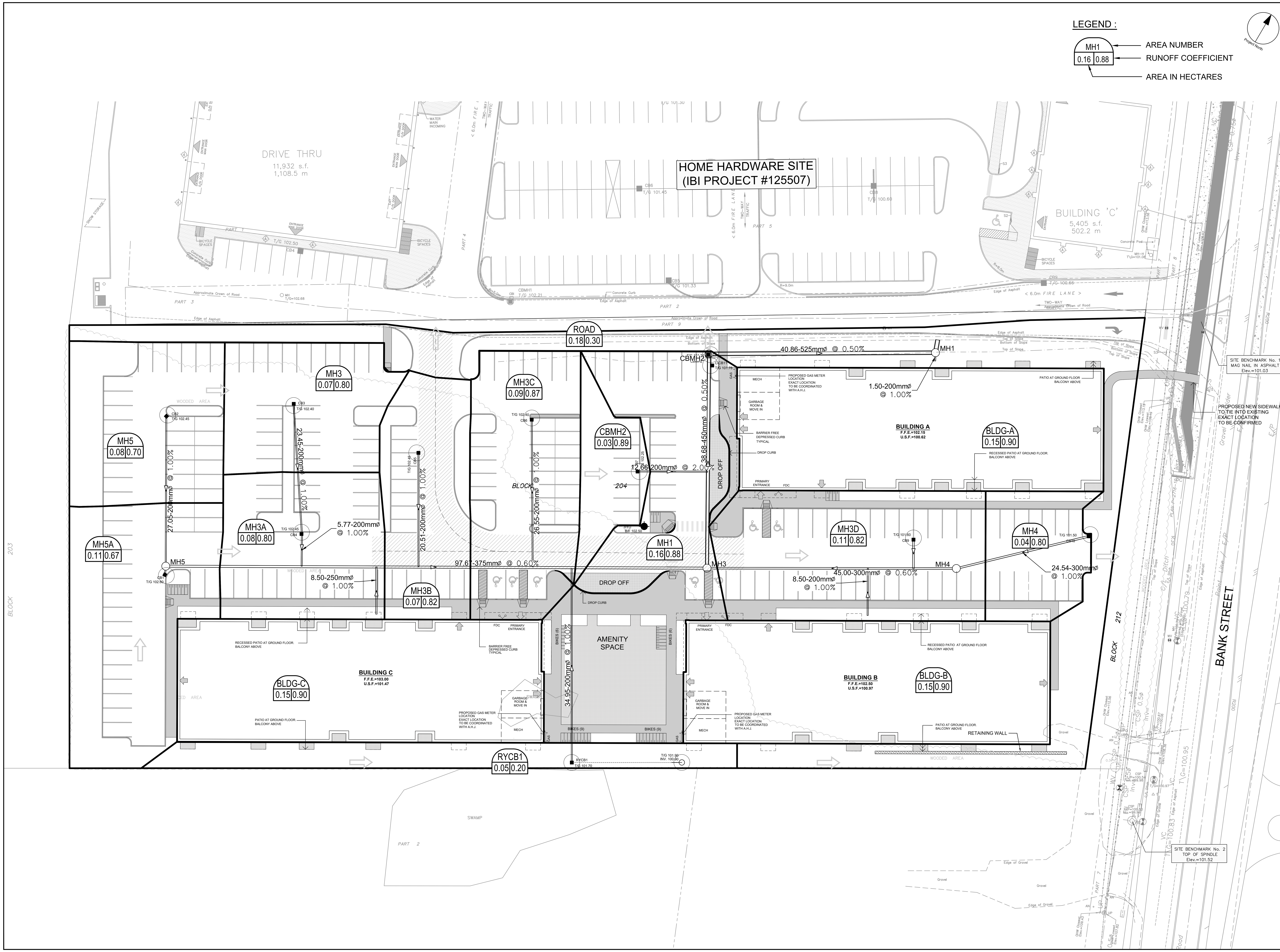
SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-400	2

CITY FILE No. D07-12-22-0097

CITY PLAN No. xxxxx



LEGEND :
MH1
0.16 0.88
AREA NUMBER
RUNOFF COEFFICIENT
AREA IN HECTARES
Project North
HOME HARDWARE SITE
(IBI PROJECT #125507)
DRIVE THRU
11,932 s.f.
1,108.5 m
BUILDING 'C'
5,405 s.f.
502.2 m
ROAD
0.18 0.30
MH3
0.07 0.80
MH3C
0.09 0.87
CBMH2
0.03 0.89
MH5
0.08 0.70
MH3A
0.08 0.80
MH5A
0.11 0.67
MH3B
0.07 0.82
MH1
0.16 0.88
MH3D
0.11 0.82
MH4
0.04 0.80
BLDG-A
0.15 0.90
BLDG-B
0.15 0.90
BLDG-C
0.15 0.90
RYCB1
0.05 0.20
40.86-525mmØ @ 0.50%
1.50-200mmØ @ 1.00%
38.68-450mmØ @ 0.50%
12.66-200mmØ @ 2.00%
23.45-200mmØ @ 1.00%
27.05-200mmØ @ 1.00%
20.51-200mmØ @ 1.00%
26.55-200mmØ @ 1.00%
5.77-200mmØ @ 1.00%
97.61-375mmØ @ 0.60%
8.50-250mmØ @ 1.00%
8.50-200mmØ @ 1.00%
45.00-300mmØ @ 0.60%
24.54-300mmØ @ 1.00%
34.95-200mmØ @ 1.00%
BUILDING A
F.F.E.=102.15
U.S.F.=100.62
BUILDING B
F.F.E.=102.50
U.S.F.=100.97
BUILDING C
F.F.E.=103.00
U.S.F.=101.47
AMENITY SPACE
DROP OFF
BANK STREET
BLOCK 212
BLOCK 203
BLOCK 204
SWAMP
RETAINING WALL
SITE BENCHMARK No. 1
MAG NAIL IN ASPHALT
Elev.=101.03
SITE BENCHMARK No. 2
TOP OF SPINDLE
Elev.=101.52
PROPOSED NEW SIDEWALK TO TIE INTO EXISTING
EXACT LOCATION TO BE CONFIRMED

CLIENT

PATHWAYS SOUTH REGIONAL INC.

1737 WOODWARD DRIVE, OTTAWA, ON

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2022-06-03
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KEY PLAN

CONSULTANTS

1:300

SEAL

J. I. MOFFATT
2022-08-26
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

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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.

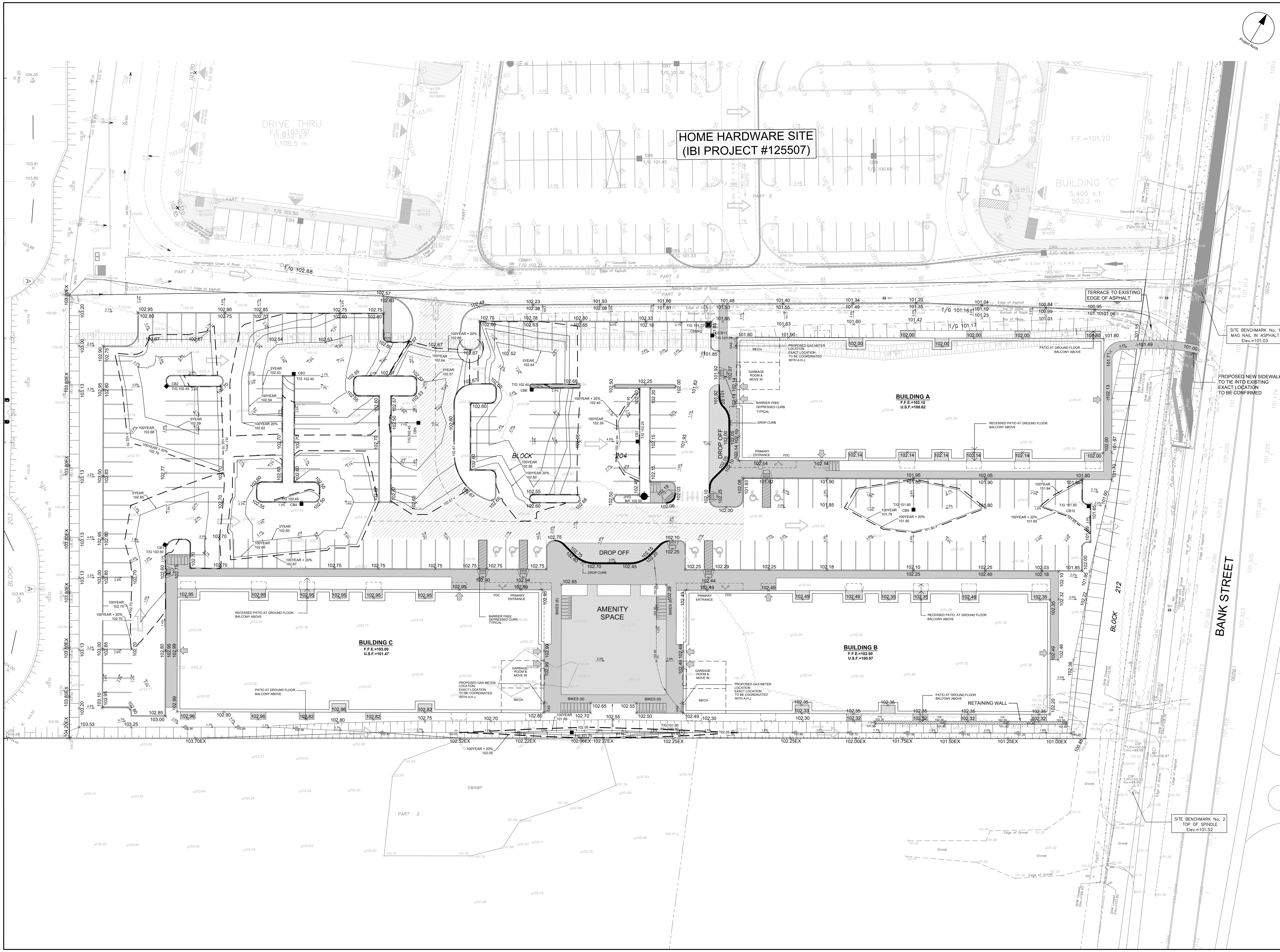
SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER C-500 | ISSUE 2

CITY FILE No. D07-12-22-0097

CITY PLAN No. xxxxx



CLIENT

PATHWAYS SOUTH REGIONAL GROUP

1737 WOODWARD DRIVE, OTTAWA, ON

ISSUES

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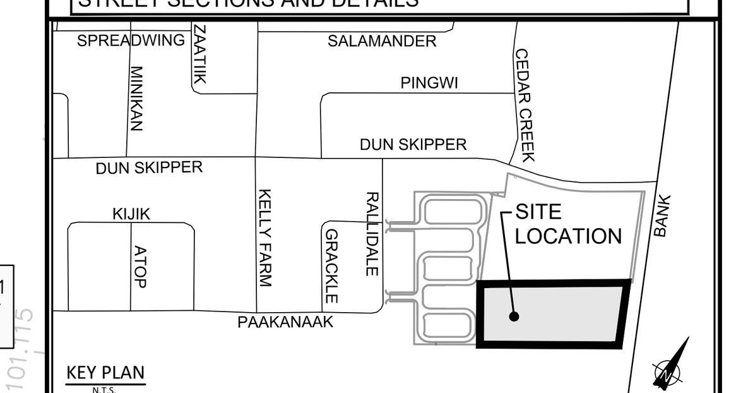
SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



KEY PLAN

CONSULTANTS

1:300

SEAL

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ibigroup.com

PROJECT

4840 BANK STREET

PROJECT NO:
137175

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

SHEET TITLE

PONDING PLAN

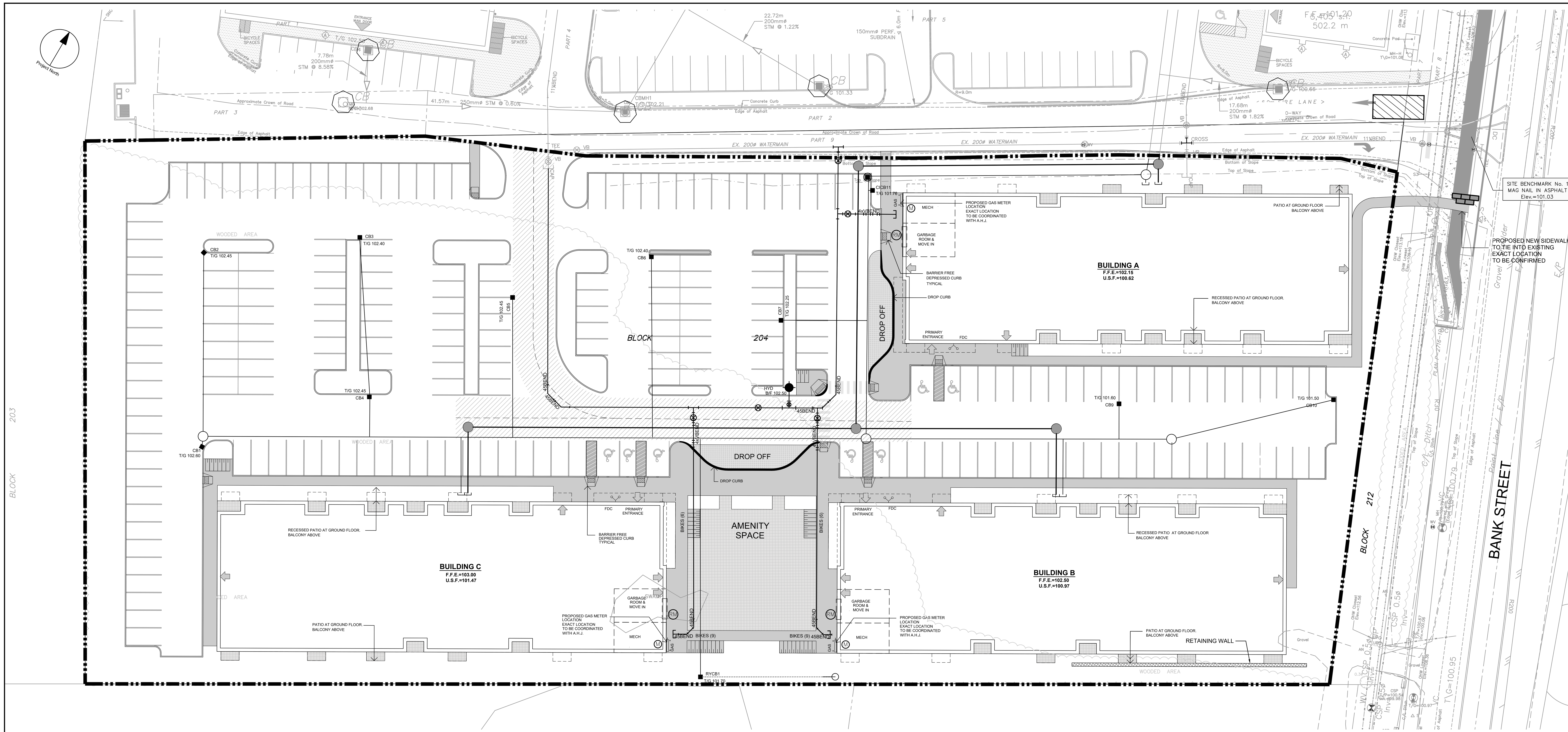
SHEET NUMBER C-600 — ISSUE 2

CITY PLAN No. xxxxx

SCALE CHECK 1 in 10mm

CITY FILE No. D07-12-22-0097

File Location: J:\137175_Pathways_Sou\7.0_Production\7.03_Design\04_Civil\Sheets\C-600 PONDING PLAN.dwg



BUILDING A
F.F.E.=102.15
U.S.F.=100.62
BUILDING B
F.F.E.=102.50
U.S.F.=100.97
BUILDING C
F.F.E.=103.00
U.S.F.=101.47
AMENITY SPACE
DROP OFF
BLOCK 204
BLOCK 212
BLOCK 203
BANK STREET
SITE BENCHMARK No. 1
MAG NAIL IN ASPHALT
Elev.=101.03
PROPOSED NEW SIDEWALK TO TIE INTO EXISTING EXACT LOCATION TO BE CONFIRMED
RETAINING WALL
Project North

CLIENT

PATHWAYS SOUTH REGIONAL INC.

1737 WOODWARD DRIVE, OTTAWA, ON

ISSUES

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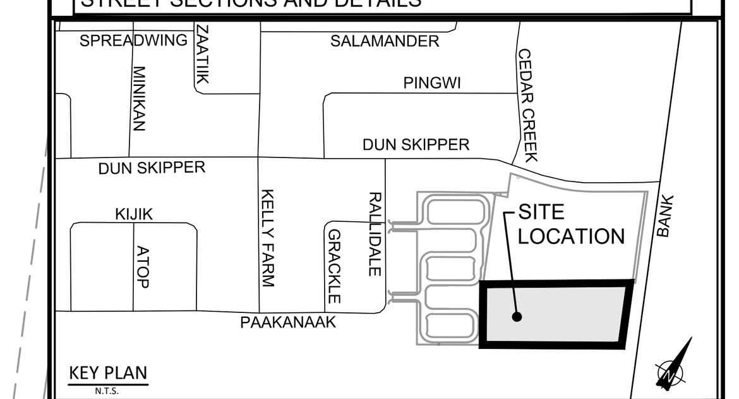
SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

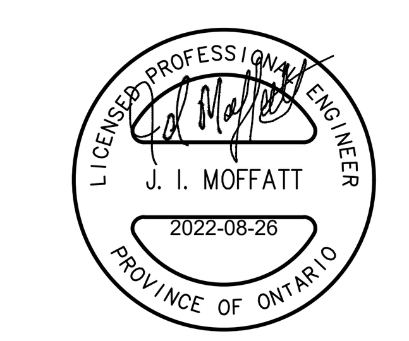


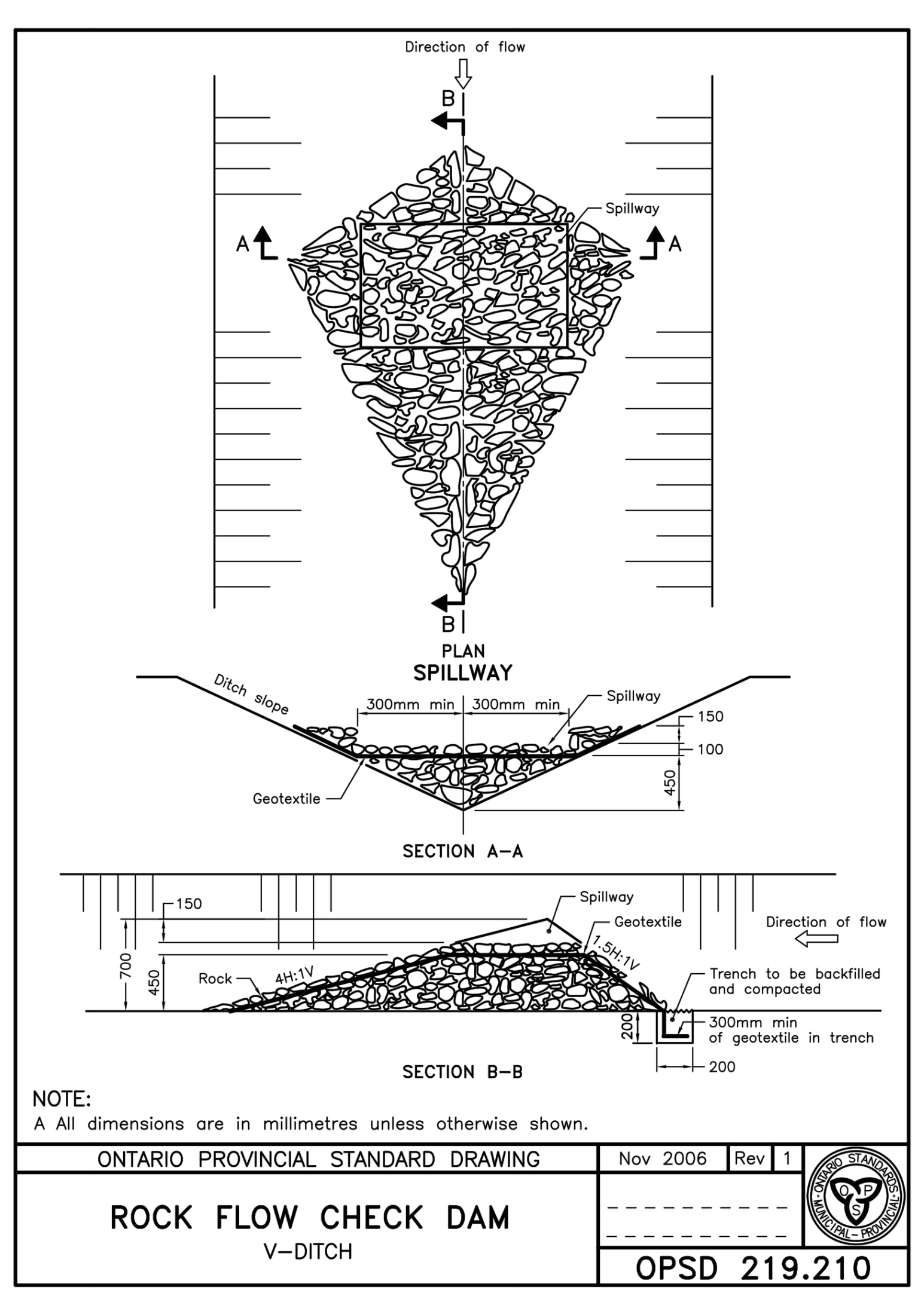
KEY PLAN

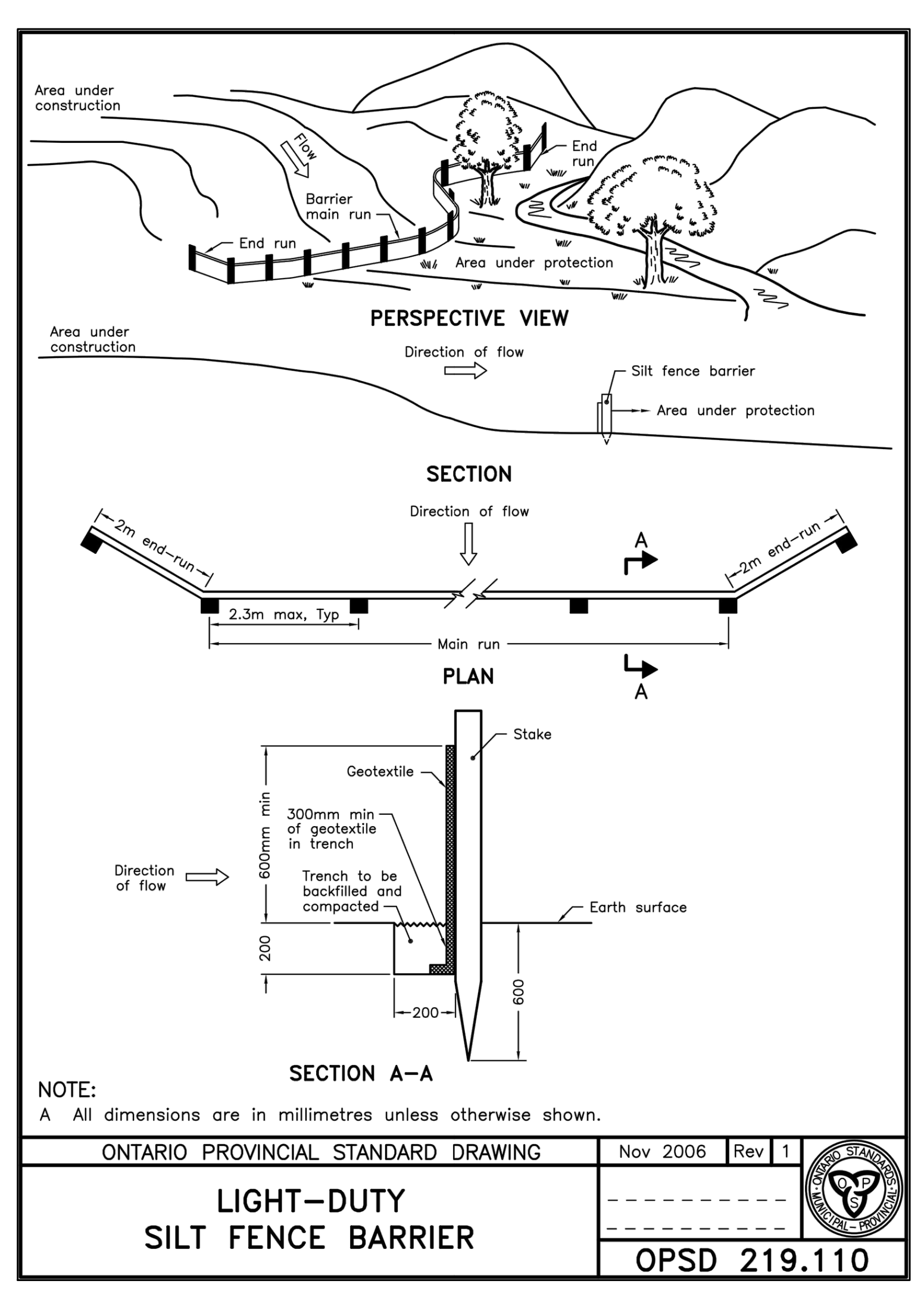
CONSULTANTS

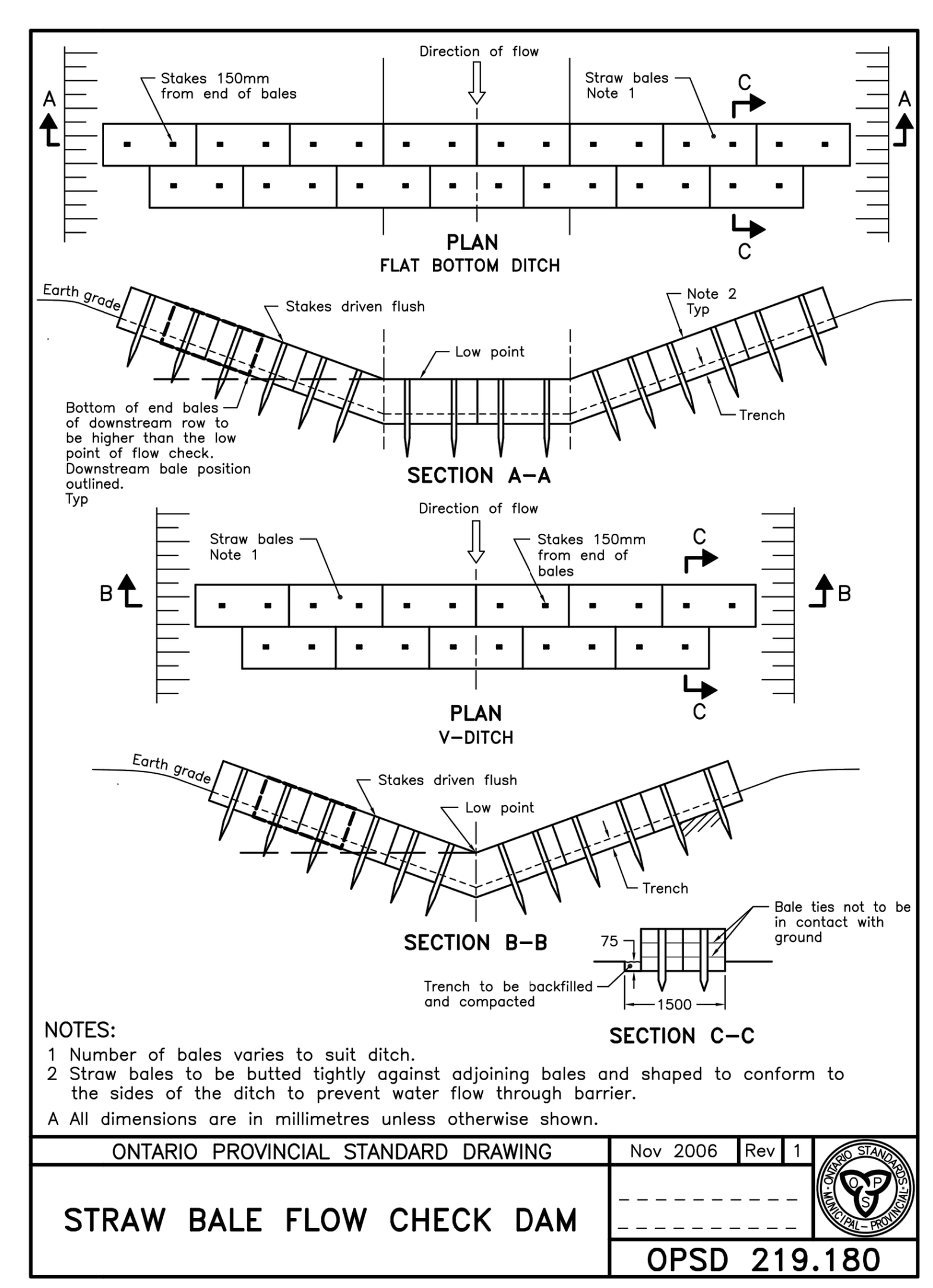
1:300

SEAL









PLAN
FLAT BOTTOM DITCH
SECTION A–A
PLAN
V–DITCH
SECTION B–B
SECTION C–C
NOTES:
1 Number of bales varies to suit ditch.
2 Straw bales to be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2006
STRAW BALE FLOW CHECK DAM
OPSD 219.180

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 (15.0 × 7.0)

NOTES:

1. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
3. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
4. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
5. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.
6. 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.

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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

SEDIMENT AND EROSION CONTROL PLAN

SHEET NUMBER C-900 | ISSUE 2

SCALE CHECK 1 in 10mm

CITY FILE No. D07-12-22-0097

CITY PLAN No. xxxxx

File Location: J:\137175_Pathways_Sou\7.0_Production\7.03_Design\04_Civil\Sheets\C-900 SEDIMENT AND EROSION.dwg Last Saved: August 24, 2022 by ddoire Plotted: Friday, August 26, 2022 2:47:27 PM by Stefan Geisser