

203mm WATERMAIN GRADE TABLE

STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
0+000	104.81	102.41	2.40	203mm OFF 203mm TEE
0+006.3	104.87	102.47	2.40	VALVE & VALVE BOX
0+010	104.93	102.53	2.40	TOP OF WATERMAIN
0+020	105.07	102.67	2.40	TOP OF WATERMAIN
0+024	105.02	102.62	2.40	102mm OFF 203mm TEE
0+026.3	105.00	102.60	2.40	45° HORIZONTAL BEND
0+030	104.96	102.56	2.40	TOP OF WATERMAIN
0+040	104.85	102.45	2.40	TOP OF WATERMAIN
0+043.1	105.05	102.53	2.52	HYDRANT TEE
0+050	104.99	102.59	2.40	TOP OF WATERMAIN
0+060	104.96	102.56	2.40	TOP OF WATERMAIN
0+065.4	104.90	102.50	2.40	102mm OFF 203mm TEE
0+070	104.86	102.46	2.40	TOP OF WATERMAIN
0+080	104.78	102.38	2.40	TOP OF WATERMAIN
0+090	104.81	102.41	2.40	TOP OF WATERMAIN
0+100	104.92	102.52	2.40	TOP OF WATERMAIN
0+101.3	104.93	102.53	2.40	102mm OFF 203mm TEE
0+103.6	105.15	102.63	2.52	HYDRANT TEE
0+105.6	105.13	102.63	2.50	203mm TO 102mm REDUCER
0+110.5	105.03	102.63	2.40	102mm OFF 102mm TEE

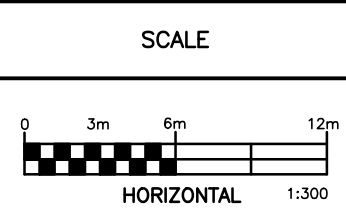
102mm WATERMAIN GRADE TABLE - BUILDING B

STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
1+000	105.02	102.62	2.40	102mm OFF 203mm TEE
1+001	105.04	102.64	2.40	VALVE AND VALVE BOX
1+003.4	105.08	102.68	2.40	45° HORIZONTAL BEND
1+010	105.10	102.70	2.40	TOP OF WATERMAIN
1+020	105.19	102.79	2.40	TOP OF WATERMAIN
1+027.7	105.25	102.85	2.40	45° HORIZONTAL BEND
1+028.7	105.26	102.86	2.40	45° HORIZONTAL BEND
1+029.4	105.29	102.89	2.40	CAP

NOT FOR CONSTRUCTION

NOTES
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 PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY BLOCKS 1 AND 14 REGISTERED PLAN 4M-1566 CITY OF OTTAWA, STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS. ELEVATIONS SHOWN ARE GEODETIC (CGVD-1928/1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT; OTTAWA ELEVATION=95.230.

NO.	REVISION DESCRIPTION	DATE	BY
3	REVISED PER COMMENTS	07/03/24	BLM
2	REVISED PER COMMENTS	16/11/23	BLM
1	ISSUED FOR SITE PLAN APPLICATION	19/06/23	BLM



Robinson
Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcli.com

DESIGN	BLM
CHECKED	CC
DRAWN	BLM
CHECKED	CC
APPROVED	BLM

3095 PALLADIUM GP INC.
3095 PALLADIUM DRIVE
CITY OF OTTAWA

SERVICING PLAN

PROJECT No.	23021
SURVEY	STANTEC
DATED	MARCH 2024
DWG. No.	23021-S1

CROSSING TABLE

CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	EX STORM	102.40	0.30
	SANITARY	102.10	
2	STORM	102.96	0.51
	WATER	102.45	
3	STORM	102.95	0.66
	SANITARY	102.29	
4	STORM	103.55	1.24
	SANITARY	102.31	
5	STORM	103.57	1.01
	WATER	102.56	
6	SANITARY	102.86	0.30
	WATER	102.56	
7	WATER	102.70	0.30
	SANITARY	102.40	
8	STORM	102.65	0.26
	SANITARY	102.39	
9	STORM	102.66	0.30
	WATER	102.36	
10	STORM	103.28	1.34
	WATER	101.94	
11	SANITARY	103.02	0.50
	WATER	102.52	
12	STORM	103.25	0.71
	SANITARY	102.54	
13	WATER	102.88	0.30
	SANITARY	102.58	
14	STORM	103.12	0.42
	WATER	102.70	
15	STORM	103.26	0.60
	SANITARY	102.66	
16	STORM	103.20	0.85
	WATER	102.35	
17	STORM	103.18	0.71
	SANITARY	102.47	
18	STORM	102.19	0.50
	WATER	101.69	

INLET CONTROL DEVICE (ICD) TABLE

STRUCTURE	100-YR HEAD (m)	100-YR OUTFLOW (L/s)	ORIFICE DIAMETER (mm)	ORIFICE TYPE
CB 1	1.58	21.0	88.7	CIRCULAR, SLIDE
CB 2	1.55	30.0	106.5	CIRCULAR, SLIDE
CB 3	1.63	30.0	105.2	CIRCULAR, SLIDE

102mm WATERMAIN GRADE TABLE - BUILDING F

STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
2+000	104.90	102.50	2.40	102mm OFF 203mm TEE
2+001	104.91	102.51	2.40	VALVE AND VALVE BOX
2+01.6	104.92	102.52	2.40	45° VERTICAL BEND
2+01.9	104.92	102.80	2.12	45° VERTICAL BEND
2+04.1	105.15	102.80	2.35	45° VERTICAL BEND
2+04.5	105.15	102.36	2.79	45° VERTICAL BEND
2+008	104.97	102.36	2.61	SEWER CROSSING
2+020	105.09	102.69	2.40	TOP OF WATERMAIN
2+025.4	105.24	102.84	2.40	CAP

102mm WATERMAIN GRADE TABLE - BUILDING E

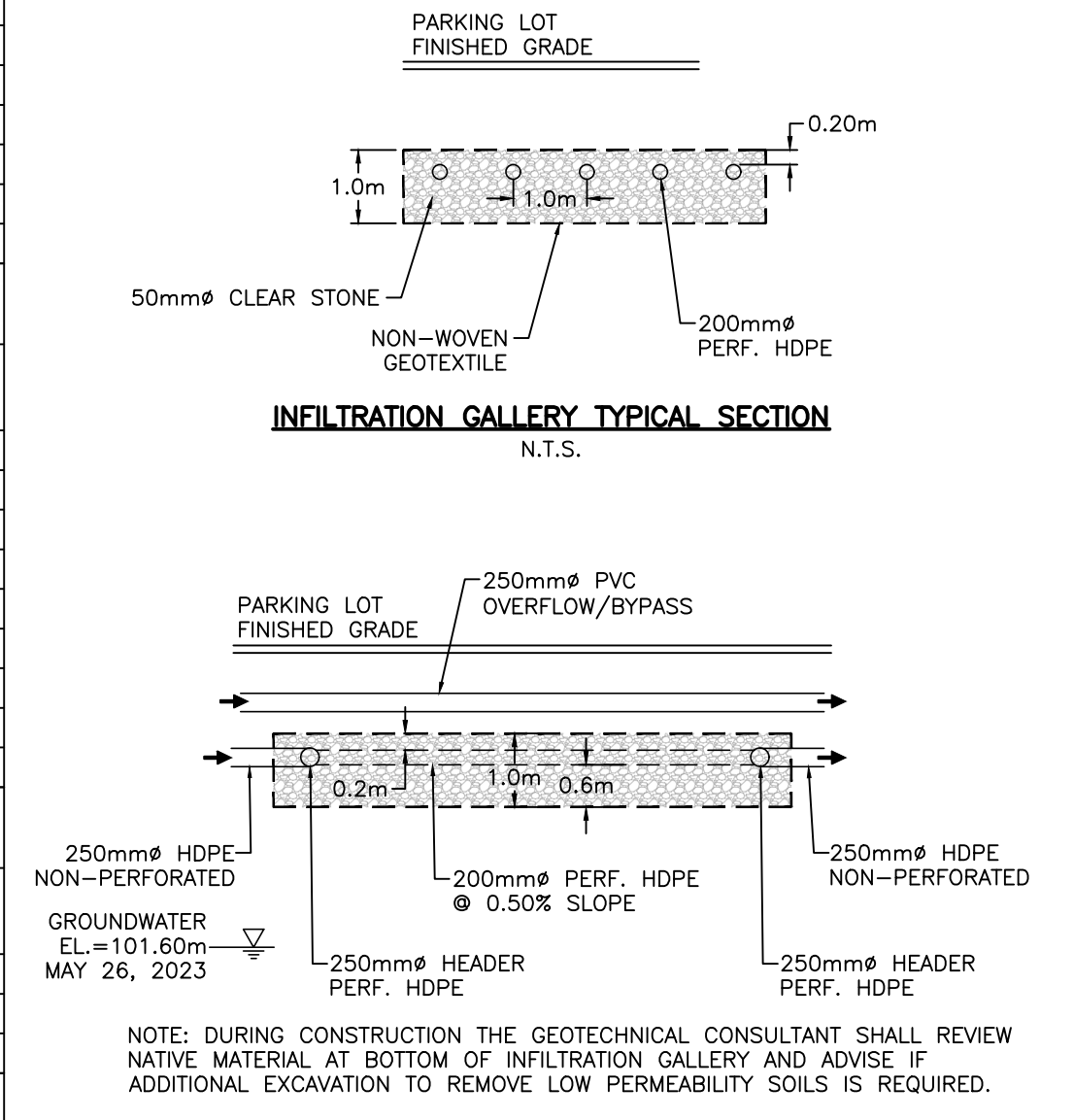
STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
3+000	105.03	102.63	2.40	102mm OFF 102mm TEE
3+001	105.03	102.63	2.40	VALVE AND VALVE BOX
3+001.6	105.03	102.63	2.40	45° VERTICAL BEND
3+001.9	105.03	102.98	2.05	45° VERTICAL BEND
3+004.1	105.07	102.98	2.08	45° VERTICAL BEND
3+004.4	105.07	102.70	2.37	45° VERTICAL BEND
3+008.3	105.14	102.70	2.44	SEWER CROSSING
3+020	105.11	102.71	2.40	TOP OF WATERMAIN
3+025.4	105.24	102.84	2.40	CAP

102mm WATERMAIN GRADE TABLE - BUILDING D

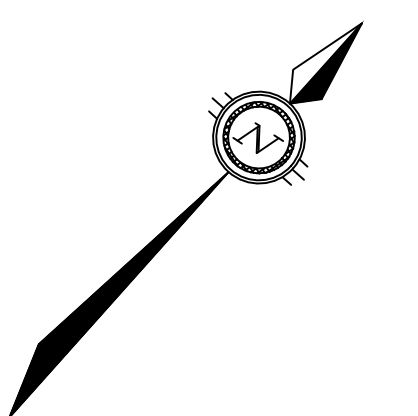
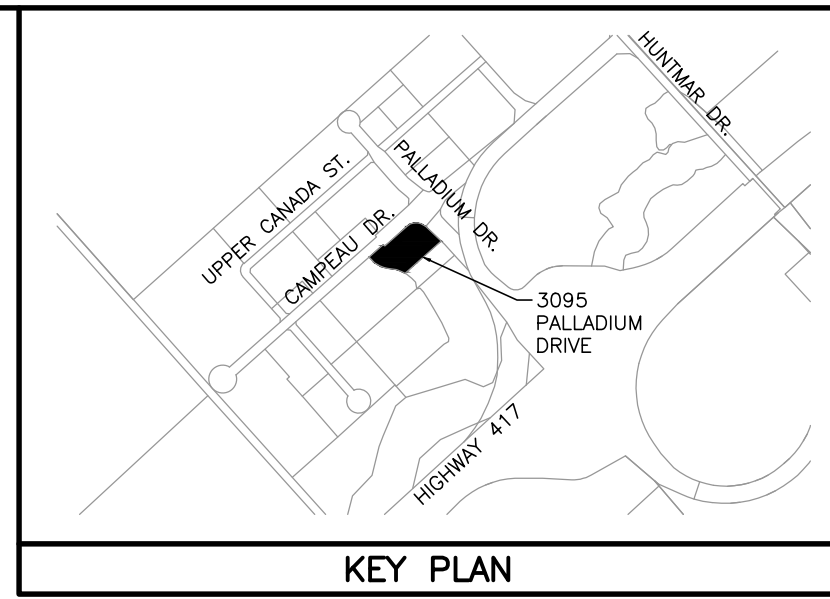
STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
4+000	105.03	102.63	2.40	102mm OFF 102mm TEE
4+001	105.03	102.63	2.40	VALVE & VALVE BOX
4+012.4	105.15	102.75	2.40	CAP

102mm WATERMAIN GRADE TABLE - BUILDING C

STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
5+000	104.93	102.53	2.40	102mm OFF 203mm TEE
5+001	104.93	102.53	2.40	VALVE & VALVE BOX
5+012	105.05	102.65	2.40	CAP

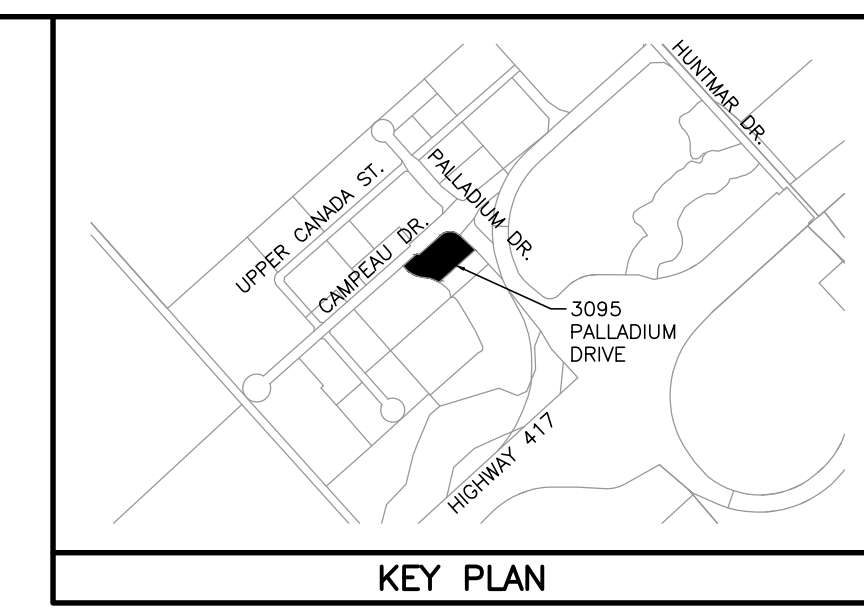
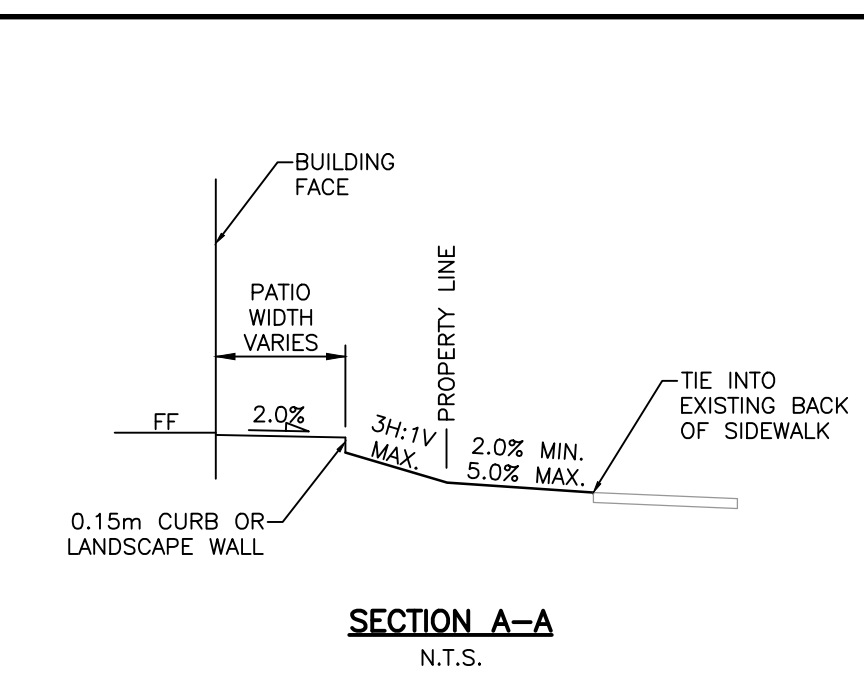
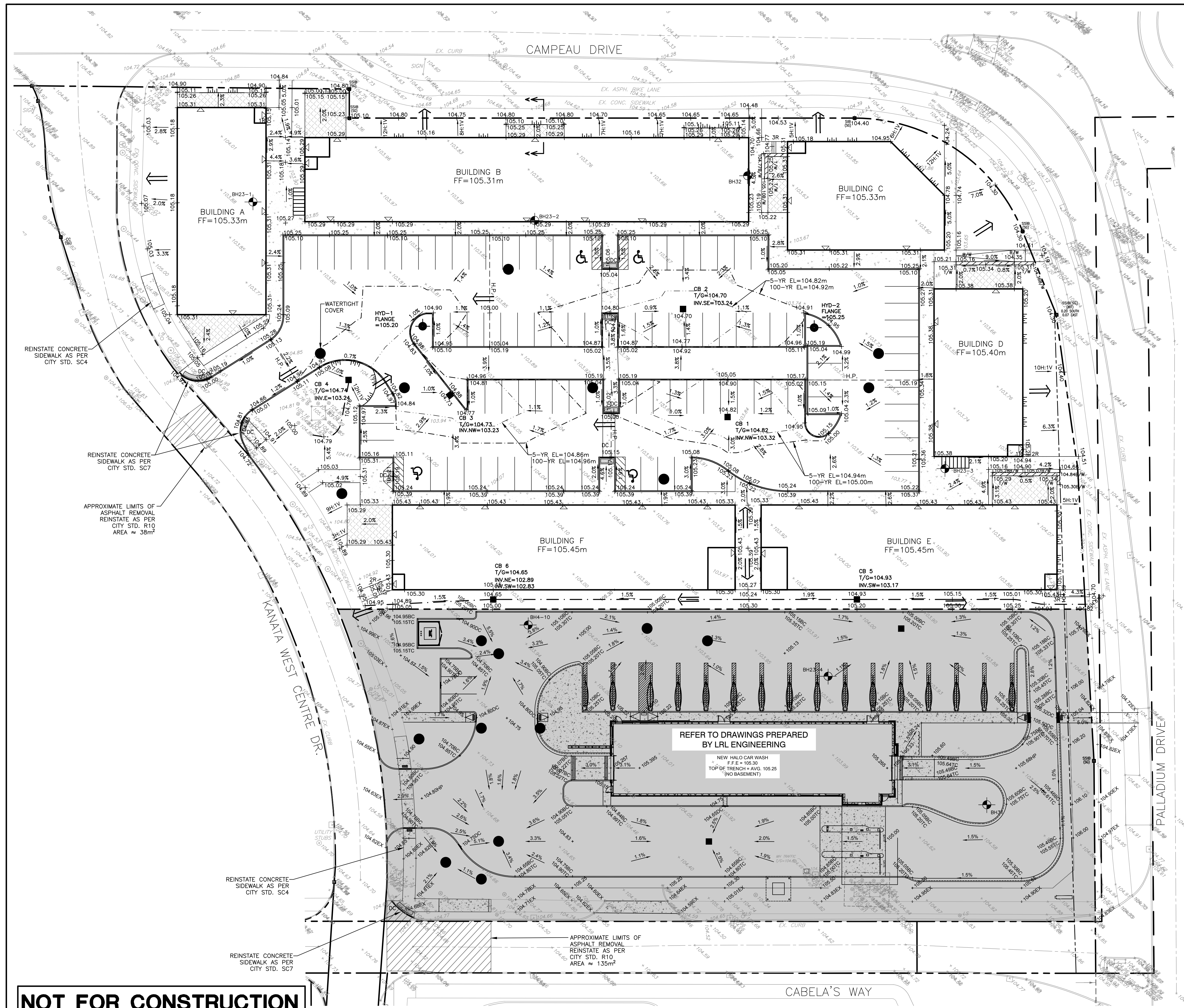


NOTE: DURING CONSTRUCTION THE GEOTECHNICAL CONSULTANT SHALL REVIEW NATIVE MATERIAL AT BOTTOM OF INFILTRATION GALLERY AND ADVISE IF ADDITIONAL EXCAVATION TO REMOVE LOW PERMEABILITY SOILS IS REQUIRED.



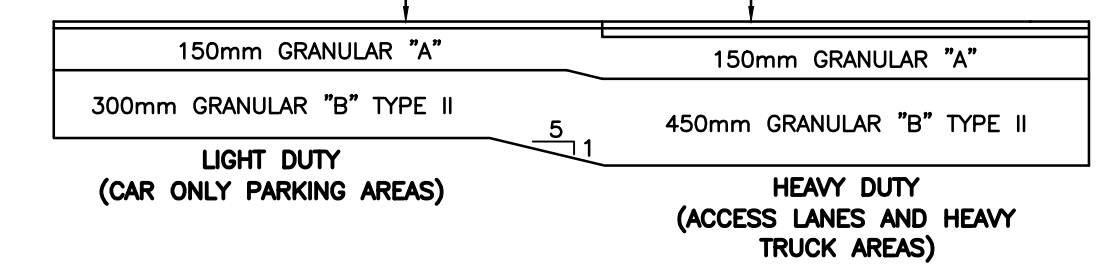
- LEGEND
- PROPERTY BOUNDARY
 - - - ROAD WIDENING
 - EXISTING HYDRANT
 - EXISTING CATCH BASIN
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER & MANHOLE
 - EXISTING TREE
 - HYDRANT
 - WATERMAIN
 - V&VB VALVE & VALVE BOX
 - SP CURB STOP & SERVICE POST
 - PRV PRESSURE REDUCING VALVE
 - CATCH BASIN
 - SANITARY SEWER & MANHOLE (WATERTIGHT COVER)
 - STORM SEWER & MANHOLE
 - ▽ ENTRANCE
 - CROSSING NUMBER
 - 50mm INSULATION AND THICKNESS AS PER S35
 - BOREHOLE

FILE No. D02-02-23-0058/D07-12-23-0092



- LEGEND**
- PROPERTY BOUNDARY
 - - - 100-YEAR PONDING LIMIT
 - - - 5-YEAR PONDING LIMIT
 - - - SWALE
 - - - H.P. HIGH POINT
 - - - DC DEPRESSED CURB WITH TWS
 - - - RETAINING WALL
 - - - TERRACING (3H:1V MAX.)
 - - - EXISTING ELEVATION
 - X 105.00 PROPOSED GRADE
 - 2.0% DRAINAGE SLOPE & DIRECTION
 - EXISTING HYDRANT
 - EXISTING CATCH BASIN
 - EXISTING TREE
 - HYDRANT
 - CATCH BASIN
 - STORM/SANITARY MANHOLE
 - ▽ ENTRANCE
 - ➔ MAJOR OVERLAND FLOW ROUTE
 - ⊙ BOREHOLE

- 50mm SUPERPAVE 12.5mm ASPHALTIC CONCRETE PG 58-34
- 40mm SUPERPAVE 12.5mm ASPHALTIC CONCRETE PG 58-34
- 60mm SUPERPAVE 19.0mm ASPHALTIC CONCRETE PG 58-34



NOTE: REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY GEMTEC.

PAVEMENT STRUCTURE DETAIL
N.T.S.

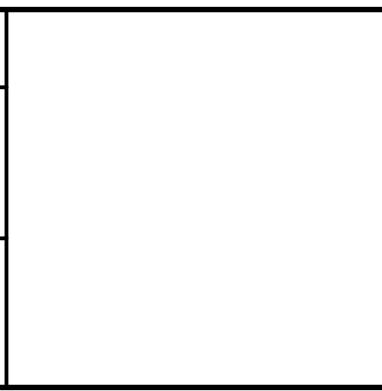
STRUCTURE	SURFACE STORAGE VOLUME SUMMARY								
	PROVIDED STORAGE VOLUME (m³)	2-YEAR PONDING ELEVATION (m)	2-YEAR PONDING DEPTH (m)	5-YEAR PONDING ELEVATION (m)	5-YEAR PONDING DEPTH (m)	100-YEAR PONDING ELEVATION (m)	100-YEAR PONDING DEPTH (m)		
CB 1	N/A	N/A	0.0	5.8	104.94	0.12	17.7	105.00	0.18
CB 2	N/A	N/A	0.0	5.8	104.82	0.12	29.4	104.92	0.22
CB 3	N/A	N/A	0.0	6.6	104.86	0.13	34.0	104.96	0.23
CB 4	N/A	N/A	0.0	N/A	N/A	0.0	N/A	N/A	0.0
CB 5	N/A	N/A	0.0	N/A	N/A	0.0	N/A	N/A	0.0
CB 6	N/A	N/A	0.0	N/A	N/A	0.0	N/A	N/A	0.0

NOTES:
1. N/A INDICATES THAT NO SURFACE PONDING WILL OCCUR.

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1	ISSUED FOR SITE PLAN APPLICATION	19/06/23	BLM



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Ottawa, ON K2V 1A8
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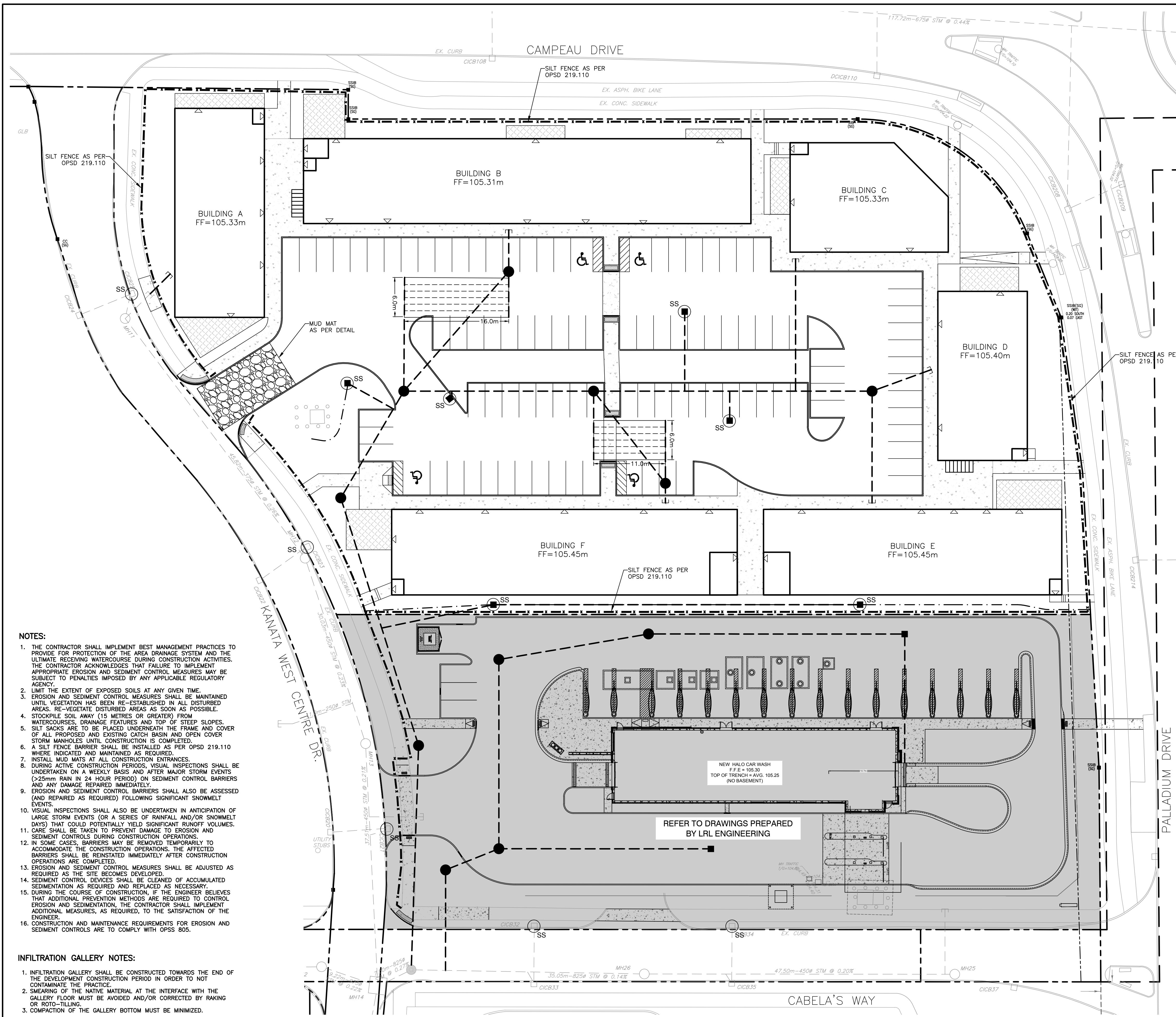
DESIGN	BLM
CHECKED	CC
DRAWN	BLM
CHECKED	CC
APPROVED	BLM

3095 PALLADIUM GP INC.
3095 PALLADIUM DRIVE
CITY OF OTTAWA

GRADING PLAN

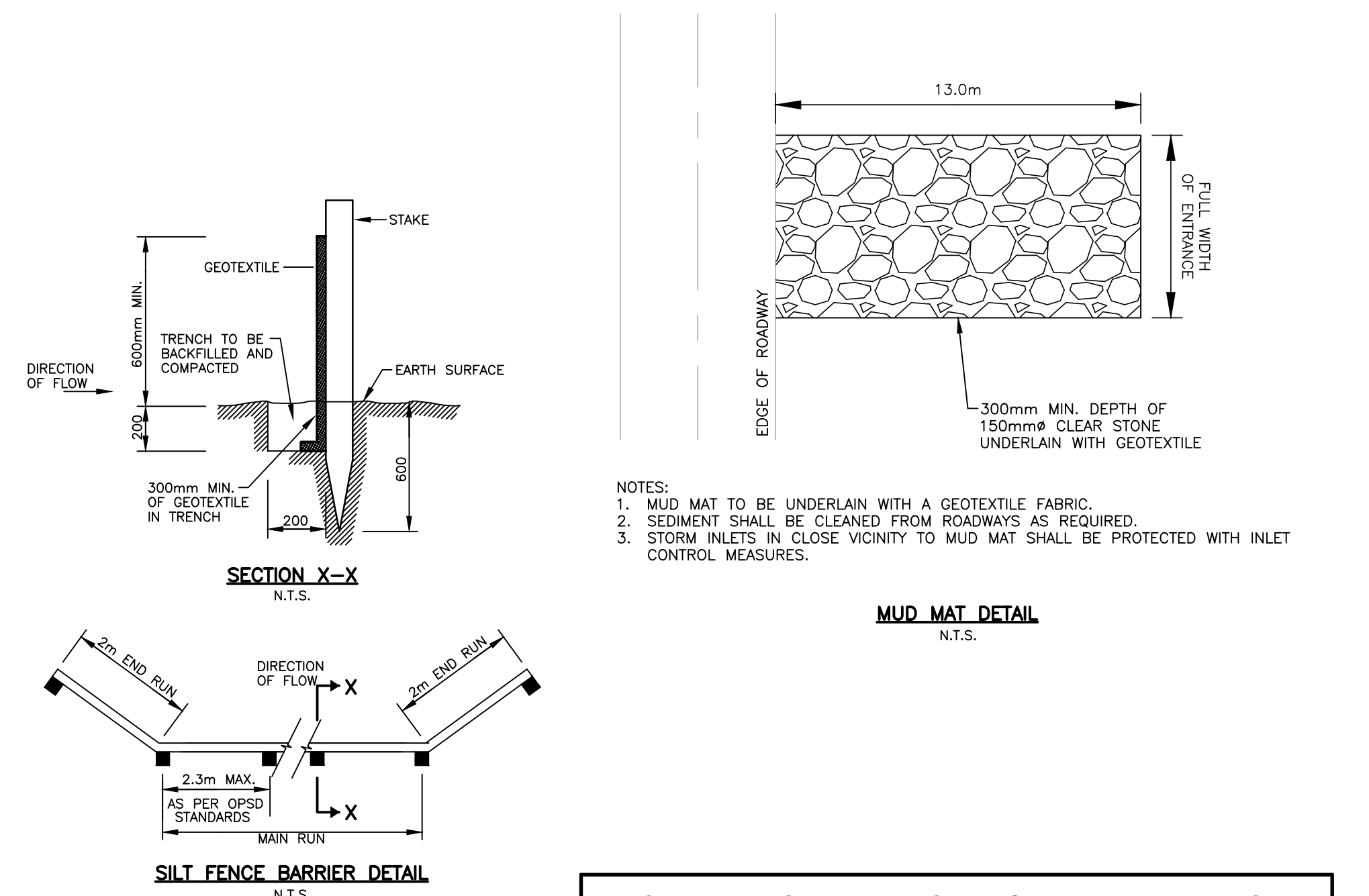
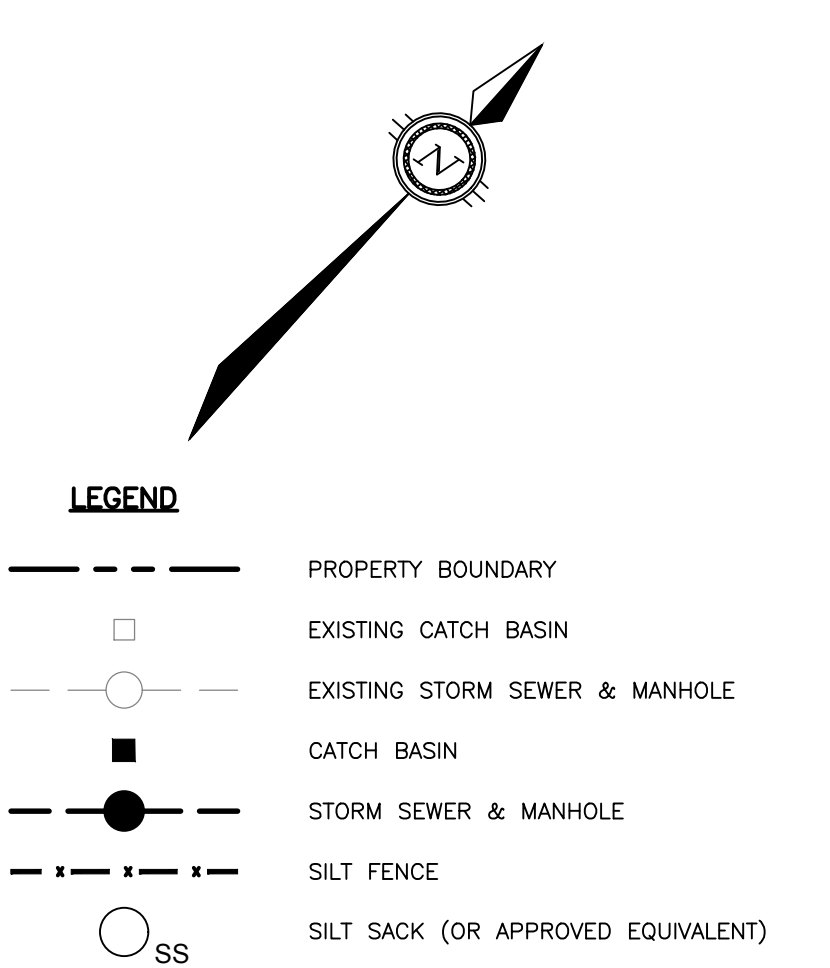
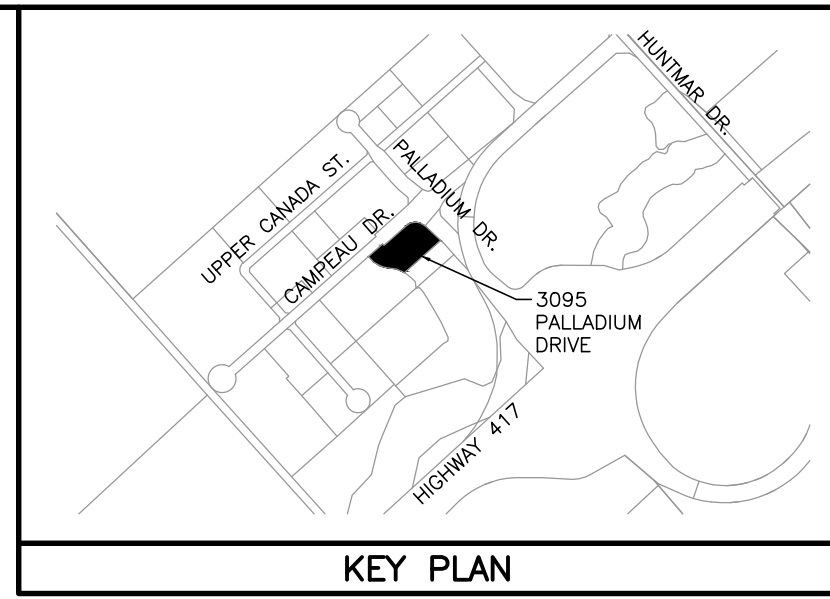
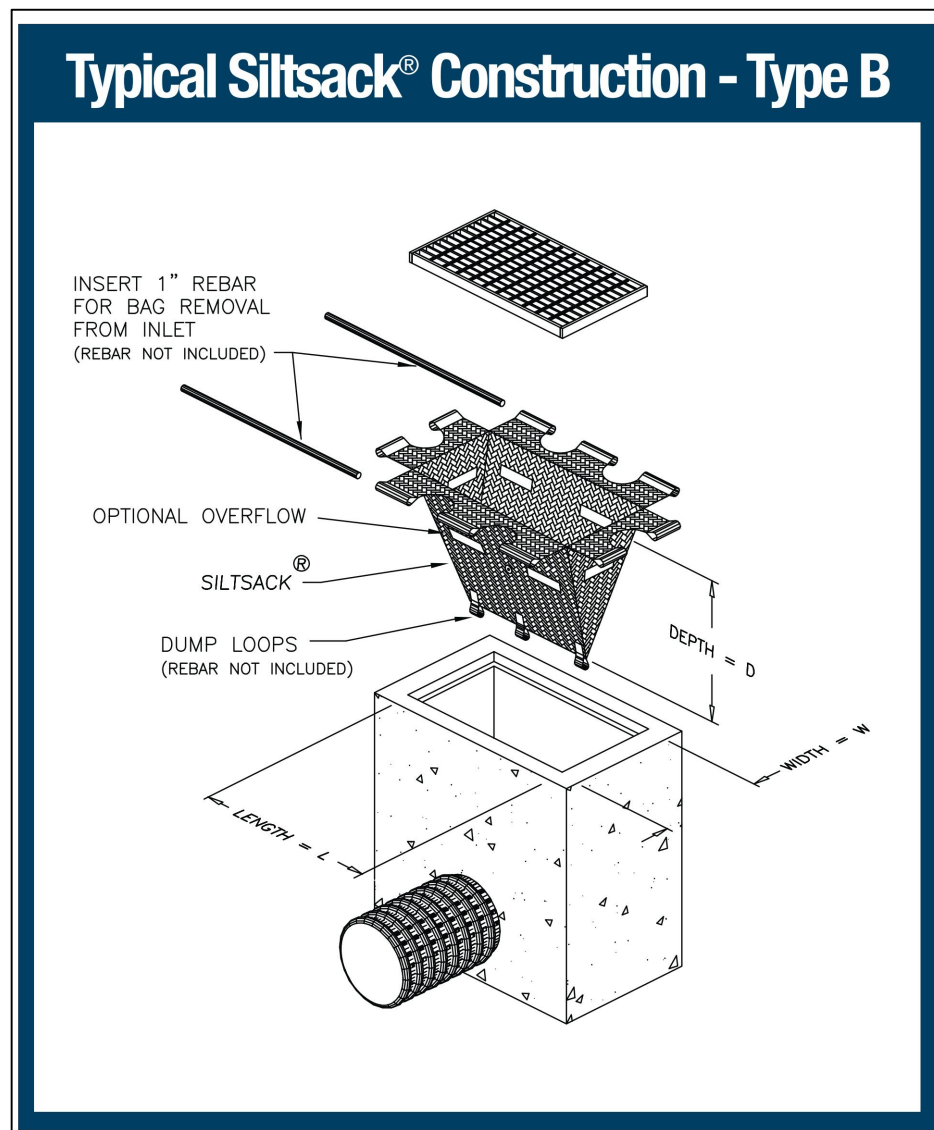
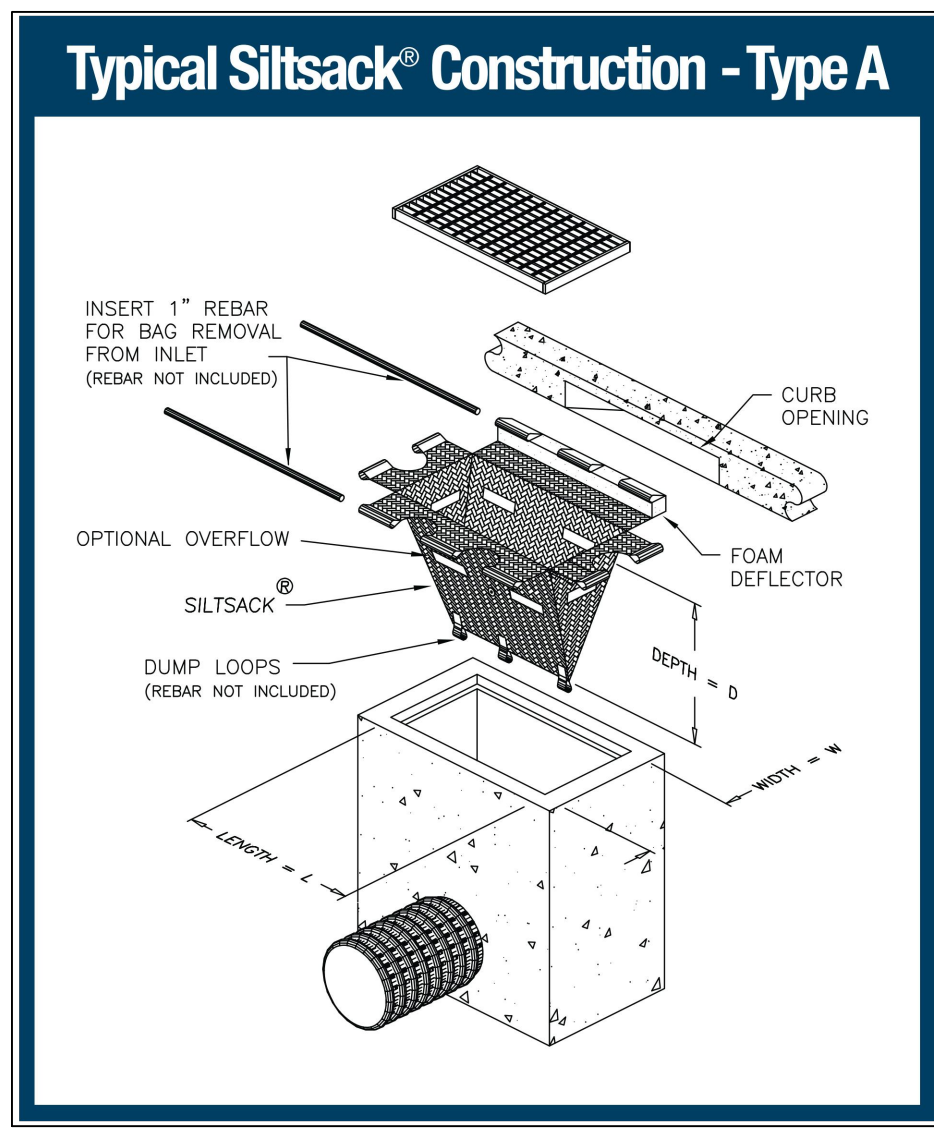
PROJECT No.	23021
SURVEY	STANTEC
DATED	MARCH 2024
DWG. No.	23021-GR1

FILE No. D02-02-23-0058/D07-12-23-0092



- NOTES:**
1. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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.
 2. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
 4. STOCKPILE SOIL AWAY (15 METRES OR GREATER) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES.
 5. SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
 6. A SILT FENCE BARRIER SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
 7. INSTALL MUD MATS AT ALL CONSTRUCTION ENTRANCES.
 8. DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
 9. EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOWMELT EVENTS.
 10. VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
 11. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS.
 12. IN SOME CASES, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTITATED IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
 13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED AS REQUIRED AS THE SITE BECOMES DEVELOPED.
 14. SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
 15. DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
 16. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPS 805.

- INFILTRATION GALLERY NOTES:**
1. INFILTRATION GALLERY SHALL BE CONSTRUCTED TOWARDS THE END OF THE DEVELOPMENT CONSTRUCTION PERIOD IN ORDER TO NOT CONTAMINATE THE PRACTICE.
 2. SMEARING OF THE NATIVE MATERIAL AT THE INTERFACE WITH THE GALLERY FLOOR MUST BE AVOIDED AND/OR CORRECTED BY RAKING OR ROTO-TILLING.
 3. COMPACTION OF THE GALLERY BOTTOM MUST BE MINIMIZED.



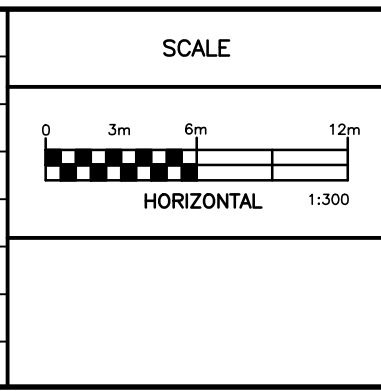
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(613) 592-6060 roii.com

DESIGN	BLM
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APPROVED	BLM

3095 PALLADIUM GP INC.
3095 PALLADIUM DRIVE
CITY OF OTTAWA

EROSION AND SEDIMENT
CONTROL PLAN

PROJECT No.	23021
SURVEY	STANTEC
DATED	MARCH 2024
DWG. No.	23021-ESC1
PLAN No.	19021

FILE No. D02-02-23-00568/D07-12-23-0092

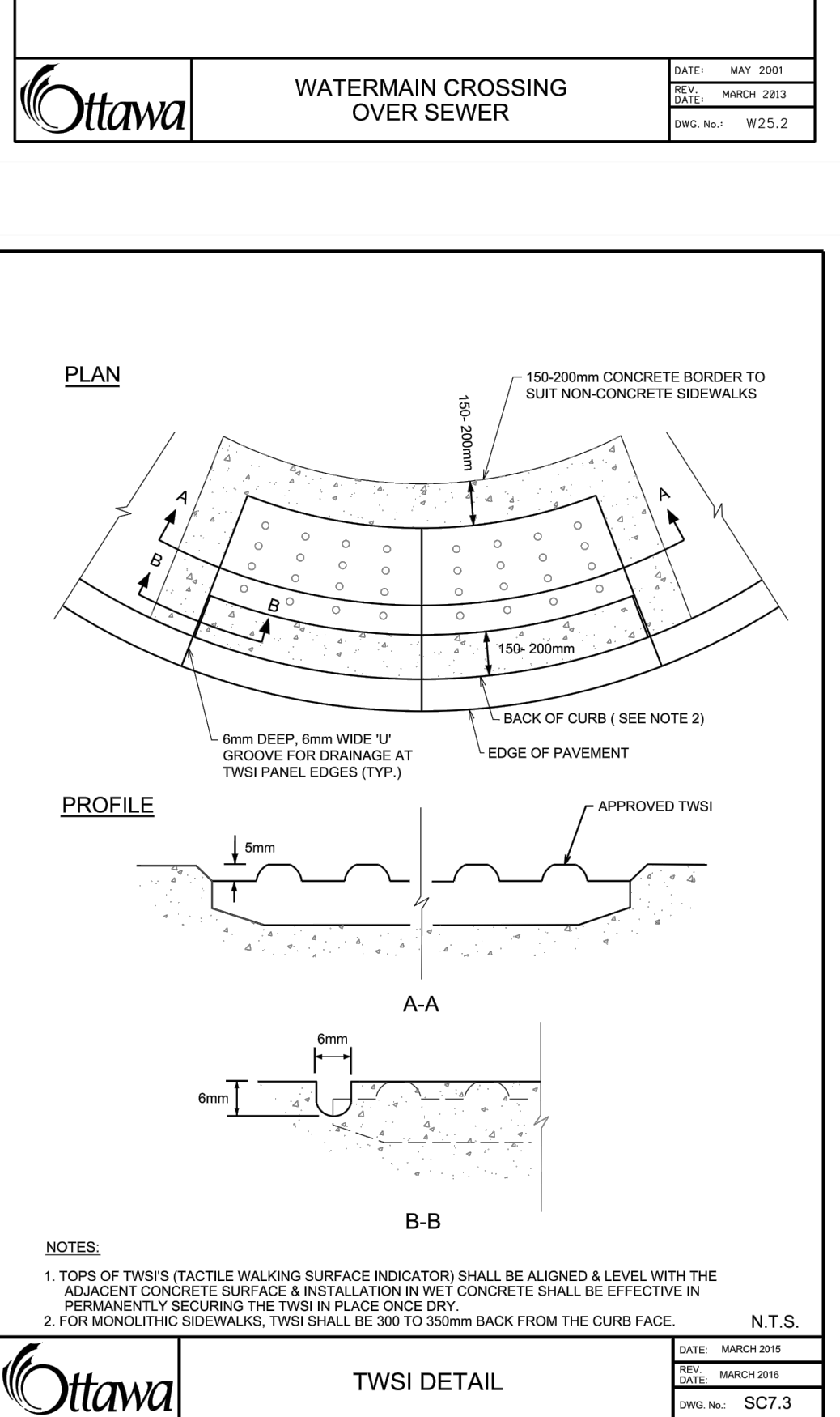
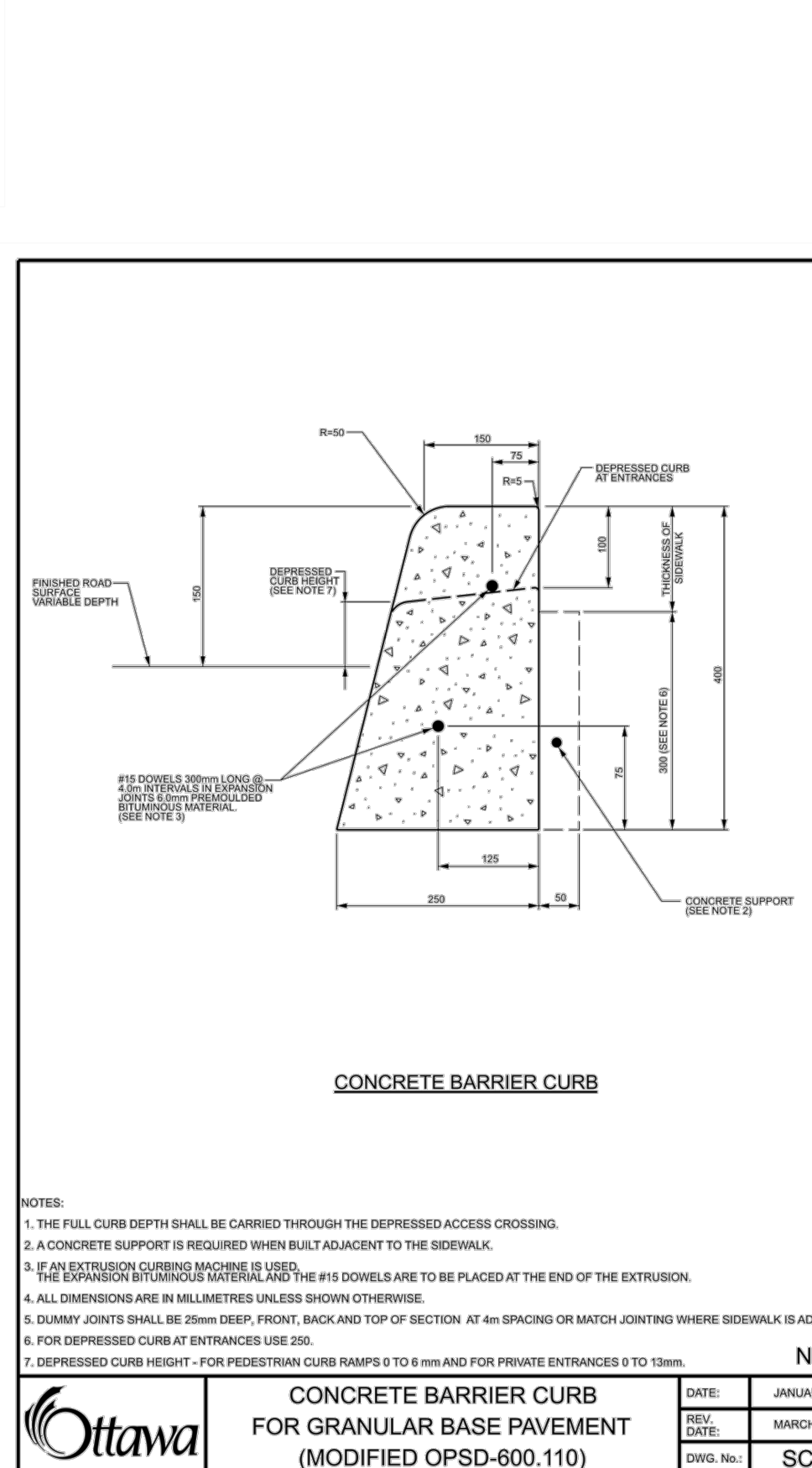
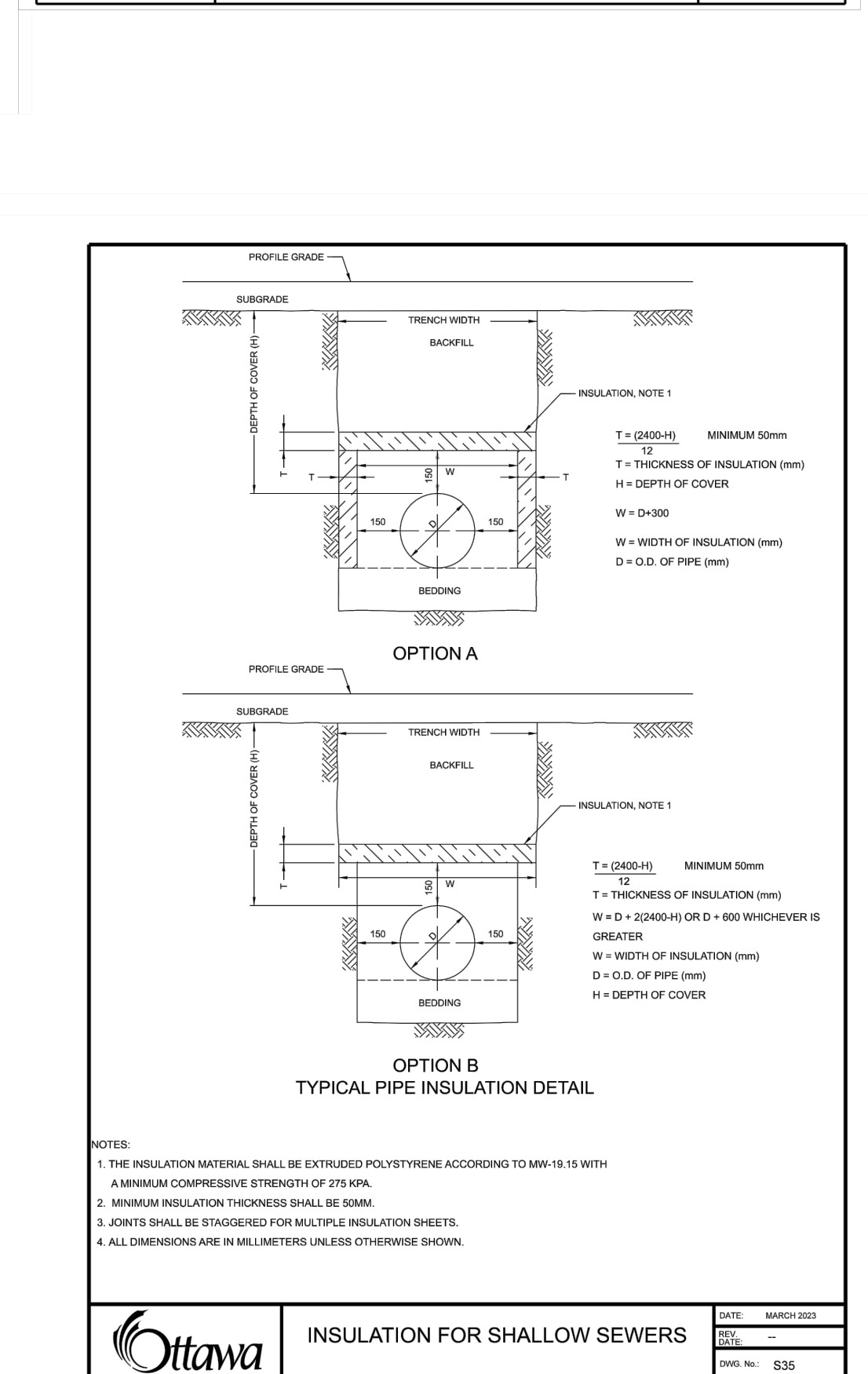
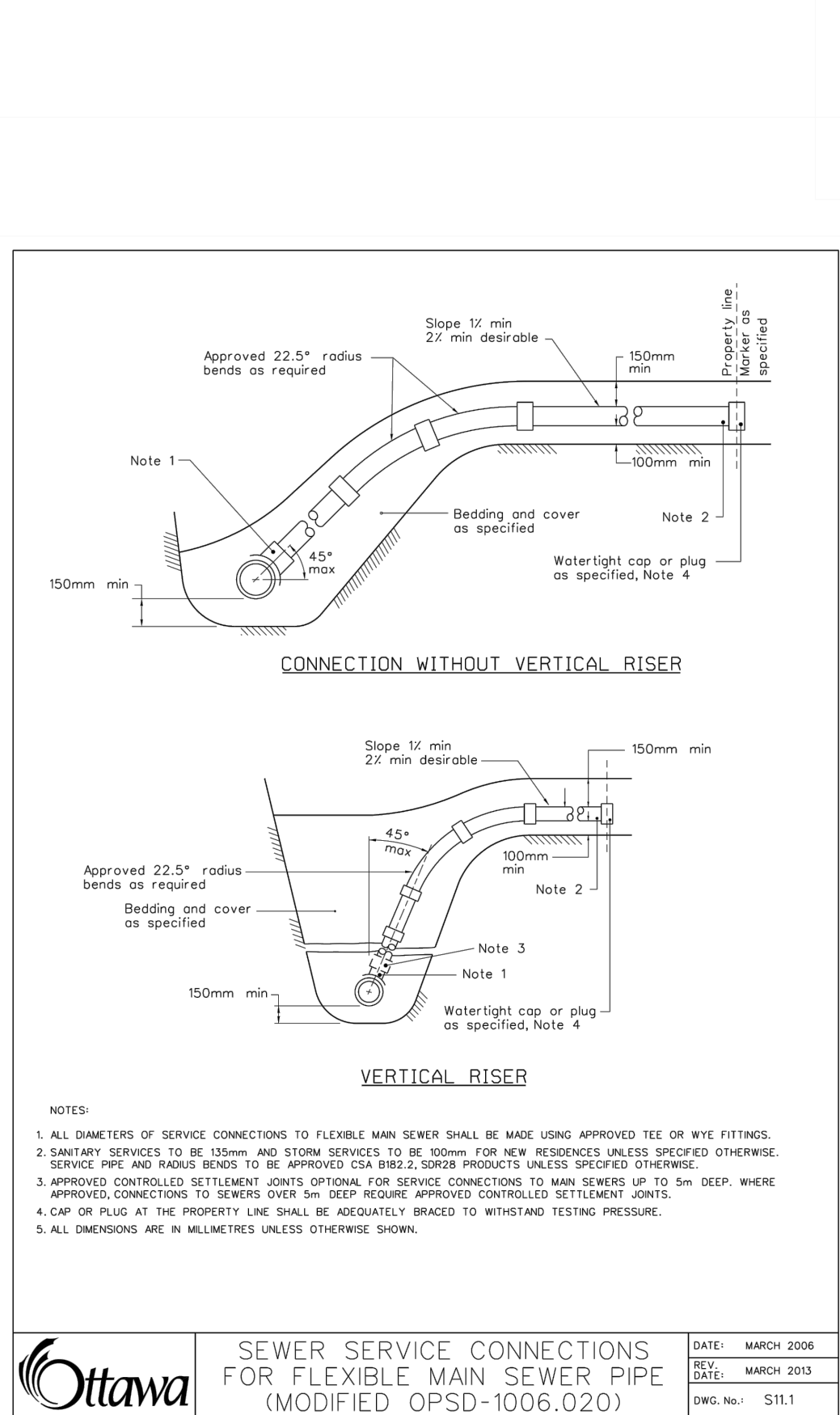
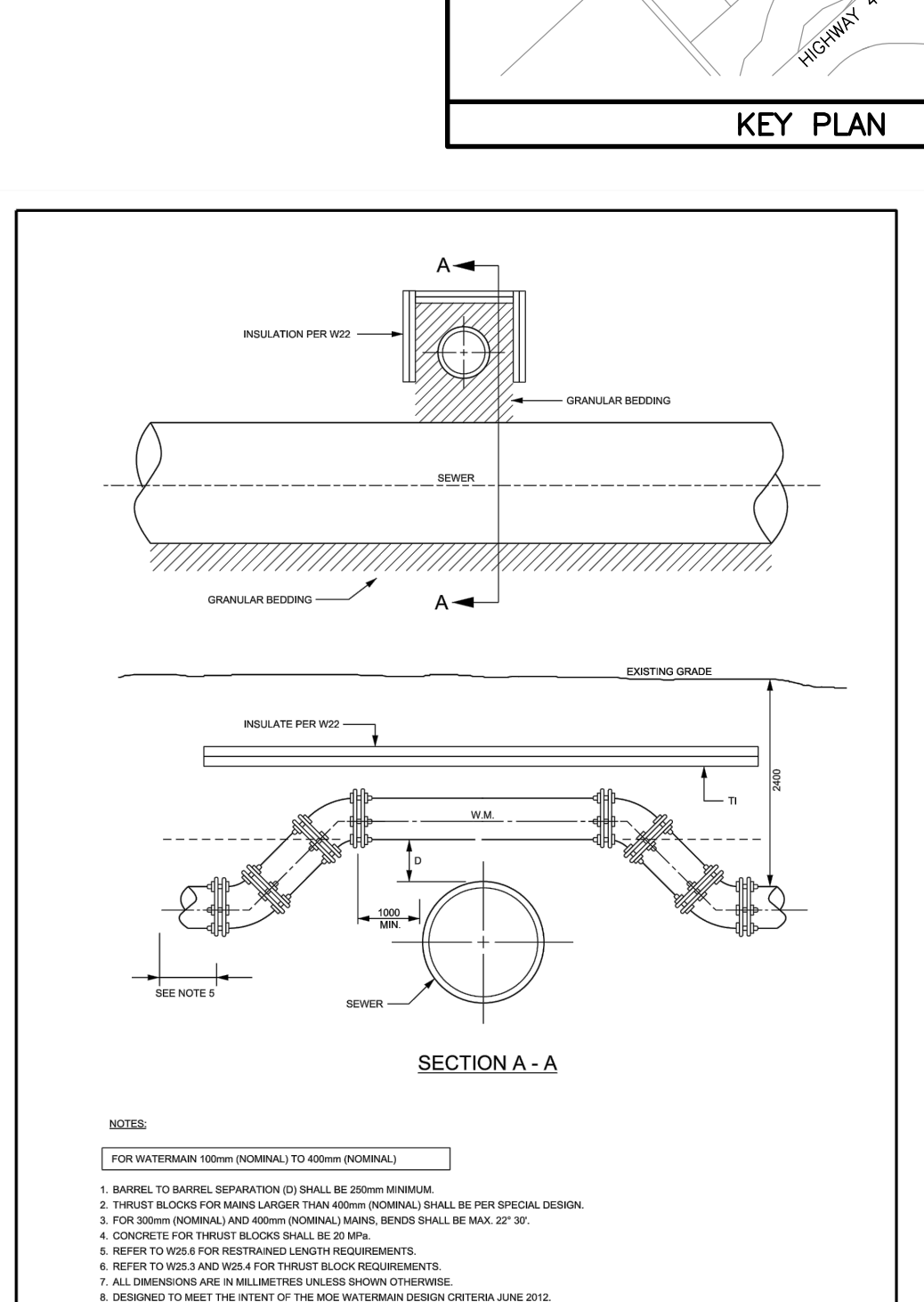
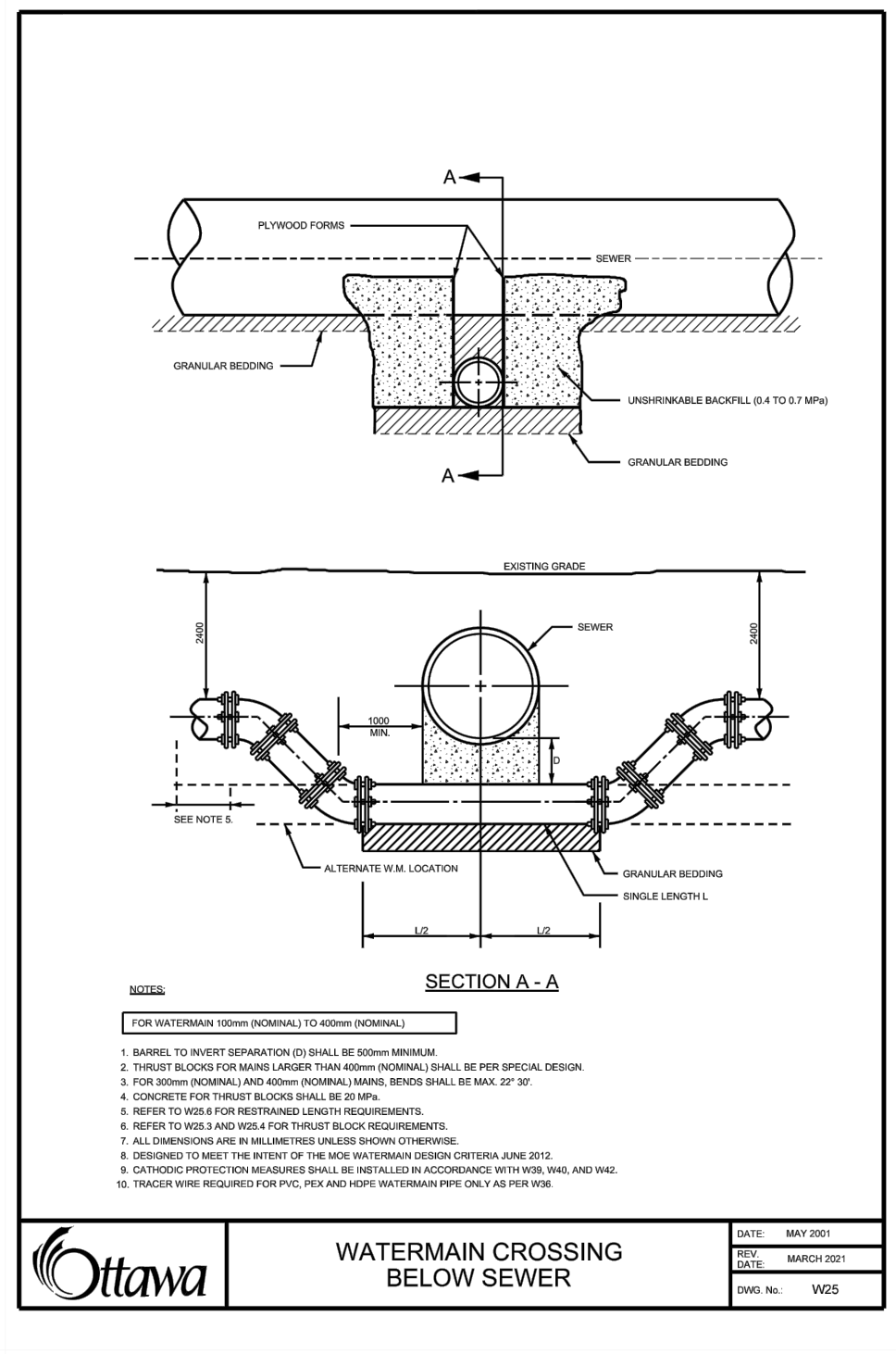
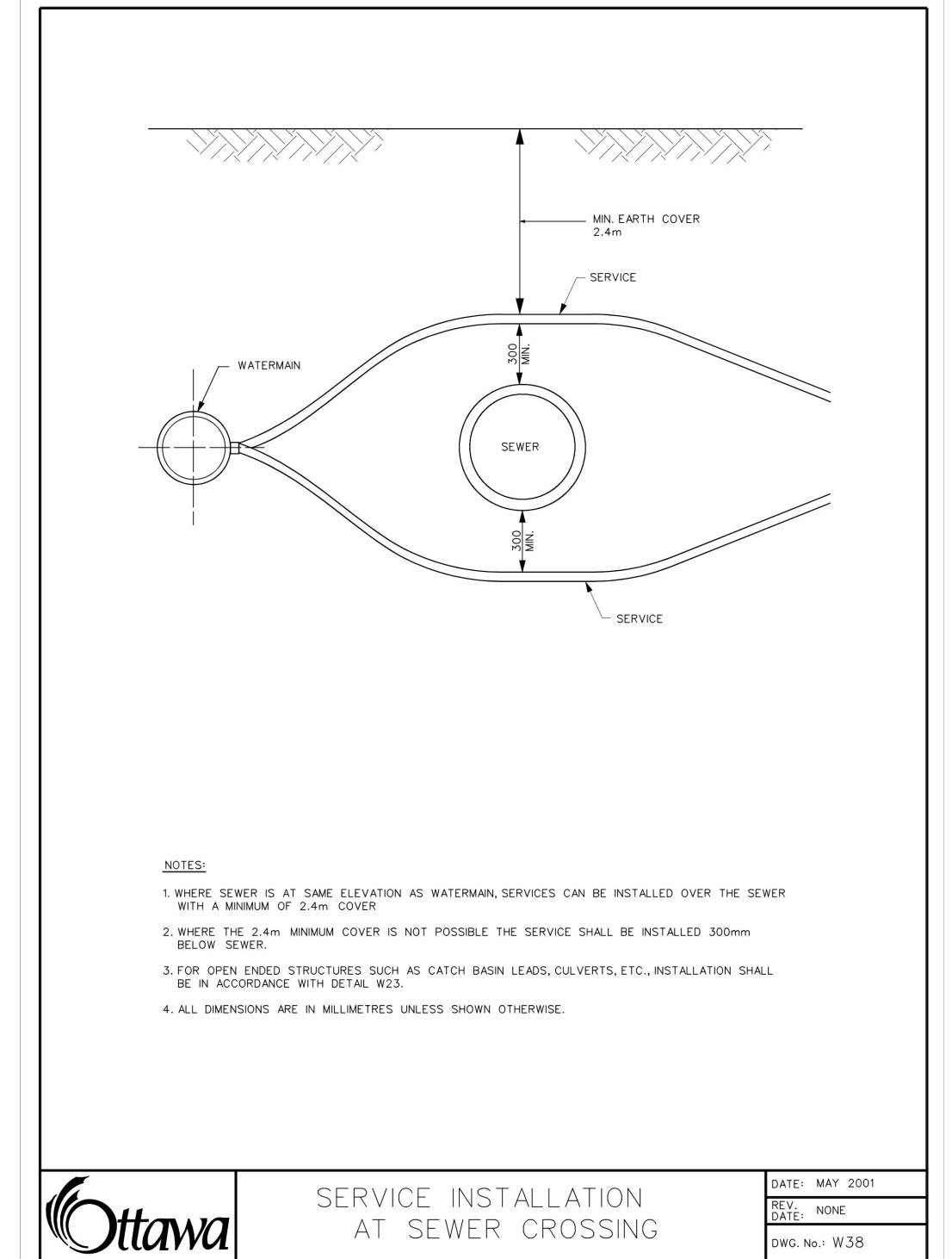
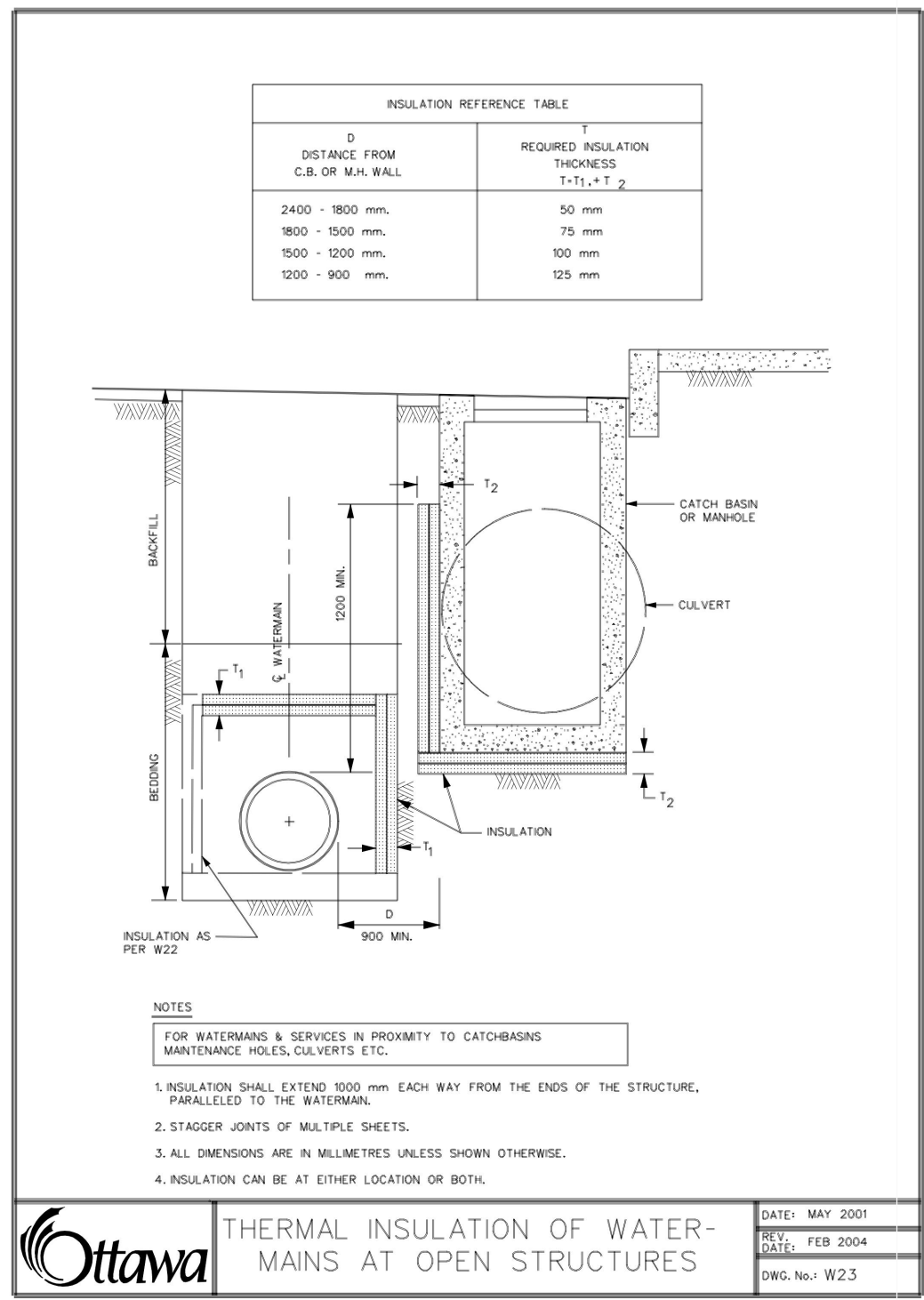
- GENERAL NOTES:**
1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
 2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
 3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
 4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.
 5. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 6. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
 8. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
 9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
 12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH THE CITY OF OTTAWA PRIOR TO AND TREE CUTTING.
 13. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY GEC, DATED JUNE 2023.
 14. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
 15. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
 16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
 17. CLAY SEALS SHALL BE INSTALLED WITHIN SEWER TRENCHES IN ACCORDANCE WITH CITY STANDARD S8.

- STORM SEWERS:**
1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
 2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
 4. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1.
 5. STORM SEWER MANHOLES SERVING SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
 6. THE STORM SEWER CLASSES HAVE BEEN DESIGNATED BASED ON BEDDING CONDITIONS SHOWN ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
 7. ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.
 8. ALL CATCH BASINS SHALL BE 600mm X 600mm AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.

- SANITARY SEWERS:**
1. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
 2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
 4. SANITARY MANHOLE FRAME AND COVERS SHALL BE WATERTIGHT AS PER CITY OF OTTAWA STD. S24.
 5. SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
 6. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
 7. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
 8. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPS 410 AND OPS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
 9. IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S11, SANITARY SERVICE CONNECTION REQUIRES APPROVED CONTROLLED SETTLEMENT JOINT.

- WATER SUPPLY:**
1. ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
 2. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
 3. ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
 4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
 5. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF REQUIRED.
 6. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
 7. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
 8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
 9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
 10. DIRECT CONTACT SHALL PROVIDE TEMPORARY CAPS, PLUGS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
 11. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
 12. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY STD. W25.2. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER AS PER CITY STD. W25.
 13. CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT.
 14. SWABBING, DISINFECTION AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF OTTAWA STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

- ROADWORK SPECIFICATIONS:**
1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
 2. ALL BARRIER CURBS TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
 3. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.4.
 4. TWSIs SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.3.
 5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPS 310.
 6. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
 7. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
 8. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
 9. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300mm LIFTS.
 10. PEDESTRIAN CURB RAMP WITH BOULEVARD SHALL BE ACCORDANCE WITH CITY OF OTTAWA STD. SC7.
 11. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
 12. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS.



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NO.	REVISION DESCRIPTION	DATE	BY
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2	REVISED PER COMMENTS	16/11/23	BLM
1	ISSUED FOR SITE PLAN APPLICATION	19/06/23	BLM

SCALE	

DATE	BY	CHK.	APP.
MARCH 2024			
MARCH 2023			
MAY 2022			



Robinson Land Development

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APPROVED	BLM

3095 PALLADIUM GP INC.

3095 PALLADIUM DRIVE
CITY OF OTTAWA

PROJECT No. 23021

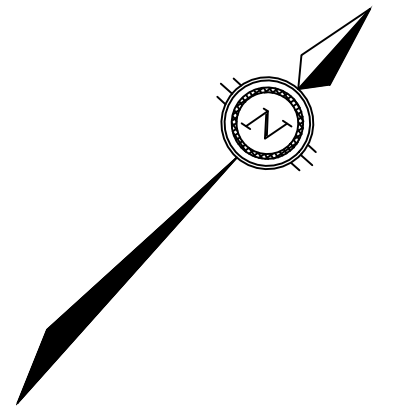
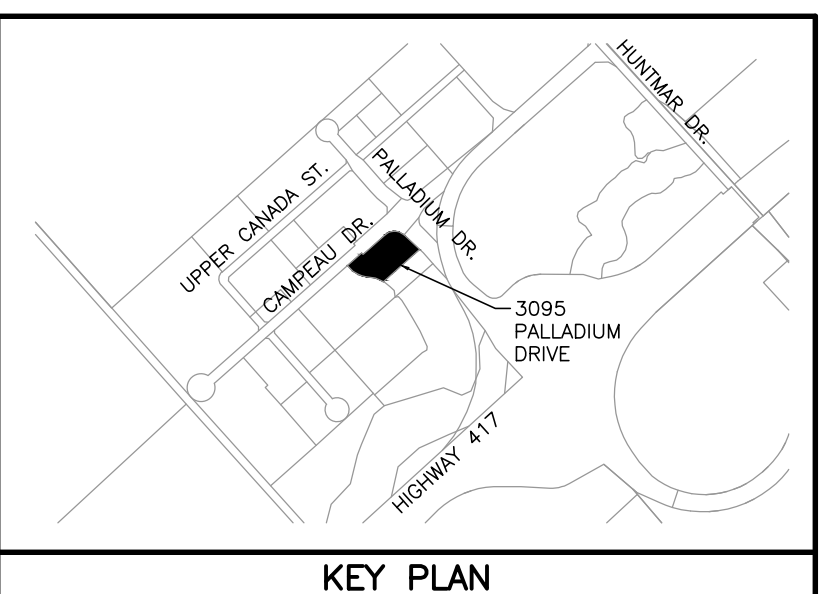
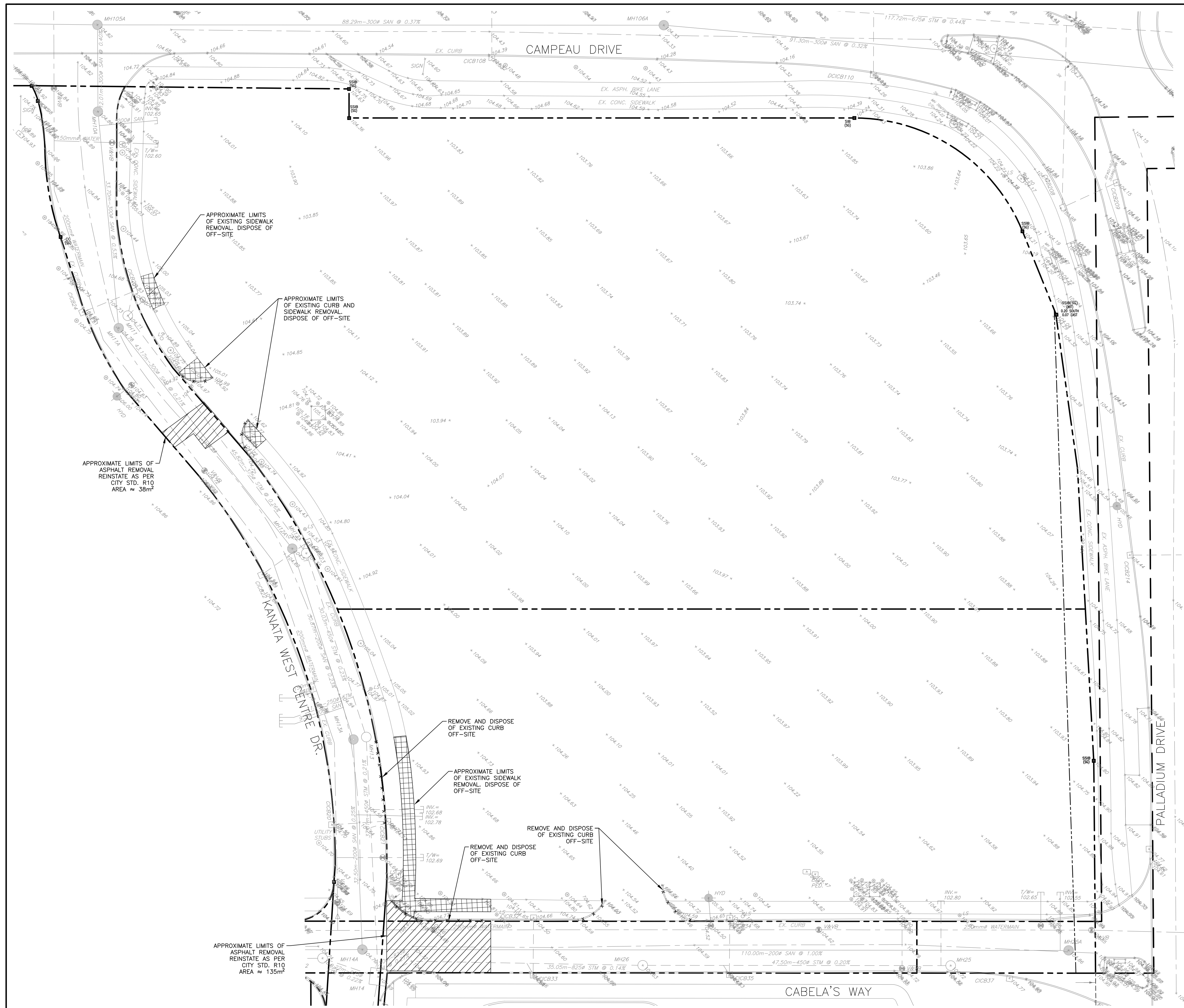
SURVEY STANTEC

DATED MARCH 2024

DWG. No. 23021-N1

NOT FOR CONSTRUCTION

FILE No. D02-02-23-00568/D07-12-23-0092



LEGEND

- PROPERTY BOUNDARY
- EXISTING ELEVATION
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING TREE
- ASPHALT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CONCRETE CURB REMOVAL

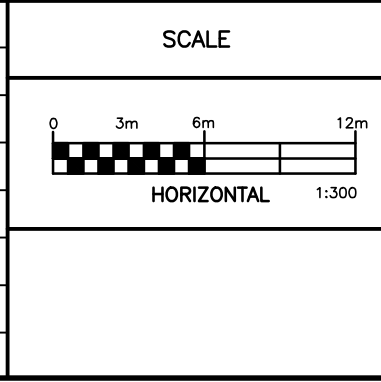
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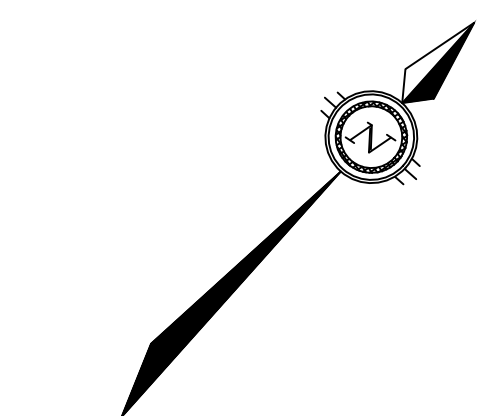
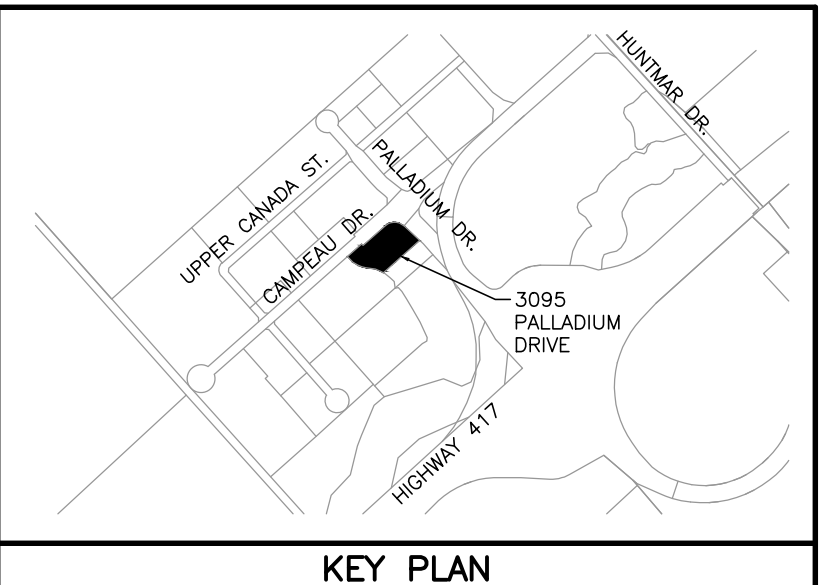
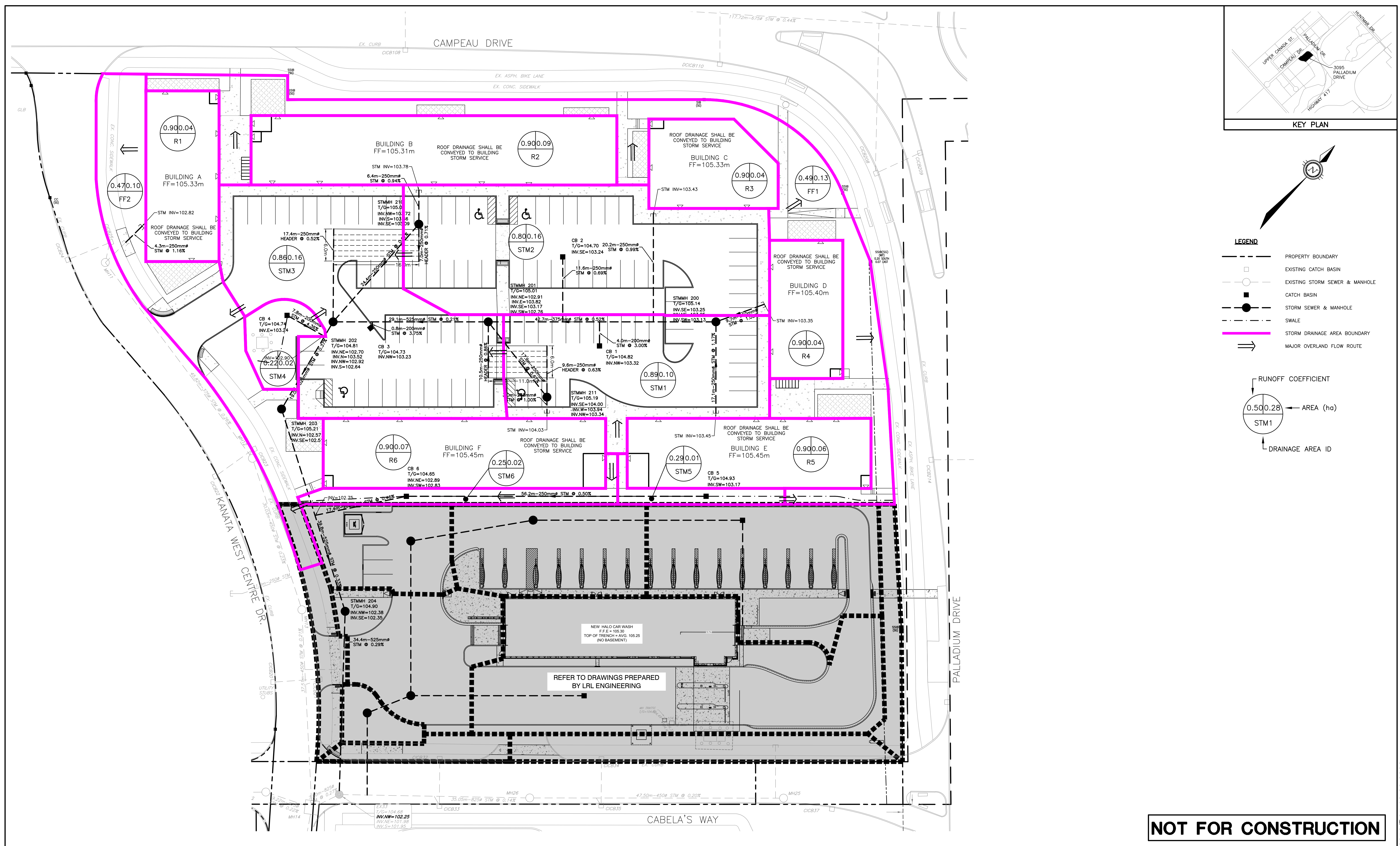
3095 PALLADIUM GP INC.

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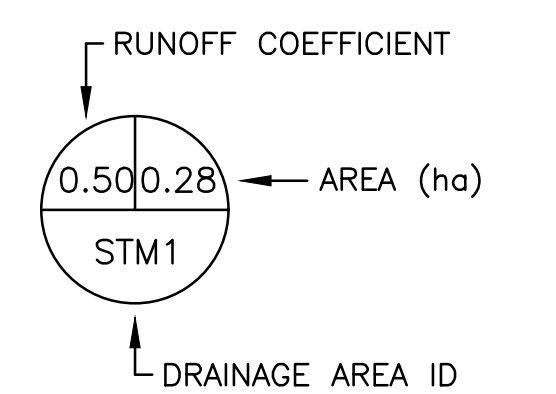
**EXISTING CONDITIONS
AND REMOVALS PLAN**

PROJECT No.	23021
SURVEY	STANTEC
DATED	MARCH 2024
DWG. No.	23021-R1

FILE No. D02-02-23-0058/D07-12-23-0092



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING CATCH BASIN
 - - - EXISTING STORM SEWER & MANHOLE
 - CATCH BASIN
 - STORM SEWER & MANHOLE
 - - - SWALE
 - STORM DRAINAGE AREA BOUNDARY
 - ⇒ MAJOR OVERLAND FLOW ROUTE



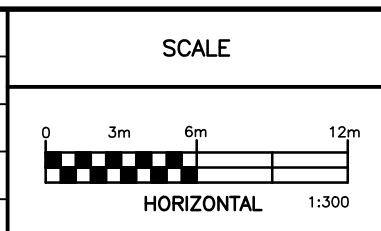
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STORM DRAINAGE AREA PLAN

PROJECT No.	23021
SURVEY	STANTEC
DATED	MARCH 2024
DWG. No.	23021-STM1

FILE No. D02-02-23-0058/D07-12-23-0092