

NOTES FOR CONSTRUCTION DRAWINGS
LANSDOWNE PARK – RA RSC PROPERTY

GENERAL

SITE DEVELOPMENT AND ASSOCIATED EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RISK MANAGEMENT MEASURES IDENTIFIED ON DRAWINGS RM01 THROUGH RM07 AS PROVIDED IN THE SOIL MANAGEMENT PLAN, CERTIFICATE OF PROPERTY USE 0371–8TYQM7, LANSDOWNE PARK – URBAN PARK (ZONE C), 945 BANK STREET, OTTAWA, ONTARIO, DATED JUNE 2025.

THE RISK MANAGEMENT MEASURES DESIGNATED IN THE RISK MANAGEMENT PLAN TO BE IMPLEMENTED AT THE RA RSC PROPERTY ARE AS FOLLOWS:

ALL EARTHWORKS AND SOIL HANDLING TO BE CARRIED OUT IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN DATED JUNE 2025 AS REVISED, AND AS DIRECTED BY THE ENVIRONMENTAL CONSULTANT.

EASTERN LANDFILL

- CONTAMINANTS IN SOIL WITHIN THE LIMITS OF THE EASTERN LANDFILL SHALL BE MANAGED IN–SITU BY COVERING THE IMPACTED SOIL WITH A NON–WOVEN GEOTEXTILE TO BE OVERLAIN WITH A COMBINATION OF:
1) A SOFT SOIL CAP CONSISTING OF CLEAN FILL AND VEGETATED SURFACING; AND/OR 2) A HARD CAP CONSISTING OF CLEAN FILL AND VARIOUS PAVEMENT STRUCTURES; ALL IN ACCORDANCE WITH THE SITE DESIGN DRAWINGS.
- CONTAMINATED SOIL AT THE SOUTH END OF THE EASTERN LANDFILL SHALL BE REMOVED AND SOIL DISPOSED AT AN APPROVED OFF–SITE FACILITY OR REPURPOSED AS PER REQUIREMNTS SET FORTH IN THE CPU, SITE CHARACTERIZATION RPEORT AND SOIL MANAGEMENT PLAN.

TWELVE–OUNCE NON–WOVEN GEOTEXTILE (LAYFIELD ENVIRONMENTAL SYSTEMS LP.12, APPROVED EQUIVALENT) SHALL BE PLACED ON THE PREPARED SURFACE. THE NON–WOVEN GEOTEXTILE SHALL EXTEND A MINIMUM OF 5 METRES BEYOND THE LIMITS OF SOIL IMPACT AS SHOWN IN DRAWING RM01. THE GEOTEXTILE SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS UNDER THE SUPERVISION OF A SUITABLY QUALIFIED PROFESSIONAL.

THE NON–WOVEN GEOTEXTILE SHALL BE OVERLAIN WITH A COMBINATION OF A CLEAN SOIL (SOIL MEETING TABLE 3 SITE CONDITION STANDARDS IN A NON–POTABLE GROUND WATER CONDITION – RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY USE) AND/OR A HARD SURFACE CAP. THE THICKNESS OF THE SOFT SOIL OR HARD CAP OVERLYING THE NON–WOVEN GEOTEXTILE SHALL BE IN ACCORDANCE WITH THE DETAILS PROVIDED ON RM05. WHERE NO DETAILS EXIST THE FOLLOWING SHALL APPLY: 1) MINIMUM 500MM COVER BENEATH THE GREAT LAWN; 2) MINIMUM 1000MM COVER UNDER ALL OTHER SOFT LANDSCAPED AREAS; AND 3) MINIMUM 1500MM COVER BENEATH THE HEIRLOOM ORCHARD, ALL INCLUSIVE OF TOPSOIL AND/OR SURFACE TREATMENT FEATURES. IF SUB–EXCAVATION IS REQUIRED AND APPROVED BY THE ENGINEER, NON–WOVEN GEOTEXTILE MAY BE PLACED AT THE BASE OF THE SUB–EXCAVATION.

EAST BERM

- THE 1 METRE CLEAN SOIL CAP SHALL BE REMOVED AND SOIL DISPOSED AT AN APPROVED OFF–SITE FACILITY OR REPURPOSED AS PER REQUIREMNTS SET FORTH IN THE CPU, SITE CHARACTERIZATION RPEORT AND SOIL MANAGEMENT PLAN.
- CONTAMINATED SOIL CONTAINED IN THE EAST BERM SHALL BE REMOVED WITHIN THE LIMITS SHOWN ON DRAWING RM04 (1) FOR END DISPOSAL AT AN APPROVED OFF–SITE FACILITY. THE REMAINING PORTION OF THE EAST BERM SHALL BE CAPPED AS PER REQUIREMENTS SET FORTH IN THE CPU.

REMAINING KNOWN OR SUSPECTED IMPACTED SOIL SHALL BE CONTOURED TO AN ELEVATION OF AT LEAST 1 METRE LESS THAN THE FINAL DESIGN ELEVATION OF THE BERM AS PER DRAWINGS RM05 AND RM06. IMPACTED SOIL CONTAINED WITHIN THE BERM SHALL BE COVERED BY EIGHT OR TWELVE–OUNCE NON–WOVEN GEOTEXTILE FABRIC (LAYFIELD ENVIRONMENTAL SYSTEMS. LP.8 OR LP.12, OR SIMILAR) AS DETERMINED BY THE ENGINEER BASED ON FIELD CONDITIONS. THE BOTTOM AND OVERLYING GEOTEXTILES SHALL BE SECURED AT THE TOE OF THE BERM BY PLACING IN AN ANCHOR TRENCH MEASURING 0.5m WIDE BY 0.5m DEEP AS SHOWN ON DRAWINGS RM03 AND RM05. THE GEOTEXTILE SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS UNDER THE SUPERVISION OF THE SITE ENGINEER.

THE GEOTEXTILE CONTAINING THE IMPACTED SOIL SHALL BE COVERED WITH NOT LESS THAN 1 METRE OF CLEAN FILL (TABLE 3 SITE CONDITION STANDARDS IN A NON–POTABLE GROUND WATER CONDITION – RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY USE) INCLUSIVE OF A LAYER OF TOPSOIL SUFFICIENT TO SUPPORT LANDSCAPING NEEDS. AS–BUILT SURVEYS SHALL BE MADE TO RECORD THE FINAL ELEVATIONS OF THE CONTAMINATED SOIL AND THE FINAL GRADES FOR THE BERM AND TO ENSURE THAT A MINIMUM OF 1 METRE OF CLEAN FILL IS PLACED ABOVE THE IMPACTED SOIL.

INSTALLATION OF NON–WOVEN GEOTEXTILE

THE NON–WOVEN GEOTEXTILE SHALL BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS UNDER THE SUPERVISION OF A SUITABLY QUALIFIED PROFESSIONAL. ALL SEAMS ARE TO BE OVERLAPPED A MINIMUM OF 450 MILLIMETRES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ANY DAMAGE TO THE NON–WOVEN GEOTEXTILE INCURRED SUBSEQUENT TO PLACEMENT SHALL BE REPAIRED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND SUBJECT TO APPROVAL OF THE ENGINEER.

WHERE FEATURES ARE TO BE CONSTRUCTED THAT PENETRATE THE NON–WOVEN GEOTEXTILE SUCH AS FOUNDATIONS FOR LIGHT STANDARDS, PLAYGROUND EQUIPMENT, ETC. THE NON–WOVEN GEOTEXTILE SHALL BE EXTENDED VERTICALLY AGAINST THE PENETRATING OBJECT OVER A DISTANCE OF 300 MILLIMETRES AND HELD IN PLACE WITH CLEAN SOIL PLACED ON TOP OF THE NON–WOVEN GEOTEXTILE AGAINST THE PENETRATING OBJECT. CONSTRUCTION DETAILS OF LANDSCAPING FEATURES PLANNED FOR THE RA RSC PROPERTY ARE SHOWN ON DRAWING RM05.

SUBSURFACE UTILITIES

IN AREAS WHERE UTILITY CONDUITS ARE TO BE INSTALLED THROUGH OR BENEATH THE AREAS OF IMPACTED SOIL INCLUDING THE EASTERN LANDFILL, MCLEROY BUILDING AND EAST BERM THE UTILITY CONDUITS SHALL BE PLACED IN UTILITY TRENCHES AND SEALED WITH CLAY AT THE TRANSITION FROM AREAS OF IMPACTED TO NON–IMPACTED SOILS. THE CLAY SEALS SHALL BE A MINIMUM OF 100 CENTIMETRES (CM) THICK AND SHALL EXTEND FROM THE BASE OF THE UTILITY TRENCH TO THE SUB–BASE AS SHOWN ON DRAWING RM05.

SUBSURFACE UTILITY CONDUITS WITHIN OR BENEATH AREAS OF IMPACTED SOIL SHALL BE CONSTRUCTED USING CONCRETE OR PVC MATERIALS. GASKETS USED TO CONNECT CONDUCT PIPE SECTIONS WITHIN THE AREA OF IMPACT SHALL BE COMPOSED OF CHEMICALLY RESISTANT MATERIALS, SUCH AS NITRILE OR FLUOROCARBON GASKETS, AS APPROVED BY THE ENGINEER.

LANDSCAPING

ONLY PLANT SPECIES WITH SHALLOW ROOT SYSTEMS SHALL BE PERMITTED WITHIN 5 M OF ANY AREAS WHERE RISK MANAGEMENT MEASURES (I.E. SOIL CAPPING OR BERM CONTAINMENT) ARE IMPLEMENTED. SUFFICIENT SOIL DEPTH SHALL BE PLACED AROUND THE ROOTING ZONES SUCH THAT THE ROOTS OF THE MATURE TREES DO NOT HAVE THE POTENTIAL FOR PENETRATING THE UNDERLYING NON–WOVEN GEOTEXTILE. AT A MINIMUM, TREES SHALL BE PLANTED ON COMPACTED SOIL TO PREVENT DOWNWARD GROWTH OF ROOTMASS. PLANTING DETAILS FOR TREES ARE SHOWN ON DRAWING RM05.

METHODS FOR ESTABLISHING GROWTH OF SURFACE VEGETATION ON THE SURFACE OF COVERED AREAS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS.

DRAWINGS AND RECORDINGS

ALL RISK MANAGEMENT MEASURES IMPLEMENTED AT THE SITE SHALL BE RECORDED ON AS–BUILT DRAWINGS.

BEST MANAGEMENT PRACTICES

- CONTRACTOR TO PROVIDE SOIL MANAGEMENT PLAN (BEST MANAGEMENT PRACTICES) DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN.
- EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUN–OFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:
- LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 - REVEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE.
 - MINIMIZE AREA TO BE CLEARED AND GRUBBED.
 - PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
 - INSTALL FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND ON ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUN–OFF FROM THE SITE.
 - A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF ALL AND ANY STOCKPILES OF MATERIAL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
 - A VISUAL INSPECTION SHALL BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OFF SITE AS PER THE REQUIREMENTS OF THE CONTRACT.
 - SEDIMENT CONTROL BARRIERS MAY ONLY BE REMOVED TEMPORARILY WITH APPROVAL OF CONTRACT ADMINISTRATOR TO ACCOMMODATE CONSTRUCTION OPERATIONS. ALL AFFECTED BARRIERS MUST BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A SIGNIFICANT RAINFALL EVENT ANTICIPATED (>10mm) UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT THE EXISTING STORM AND SANITARY SEWER SYSTEMS.
 - NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAY.
 - CONTRACTOR SHALL REMOVE SEDIMENT CONTROL MEASURES WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE(S) IS NO LONGER REQUIRED. NO CONTROL MEASURES SHALL BE PERMANENTLY REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
 - THE CONTRACTOR SHALL PERIODICALLY, OR WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENTS AS REQUIRED.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO THE WATERCOURSE. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.

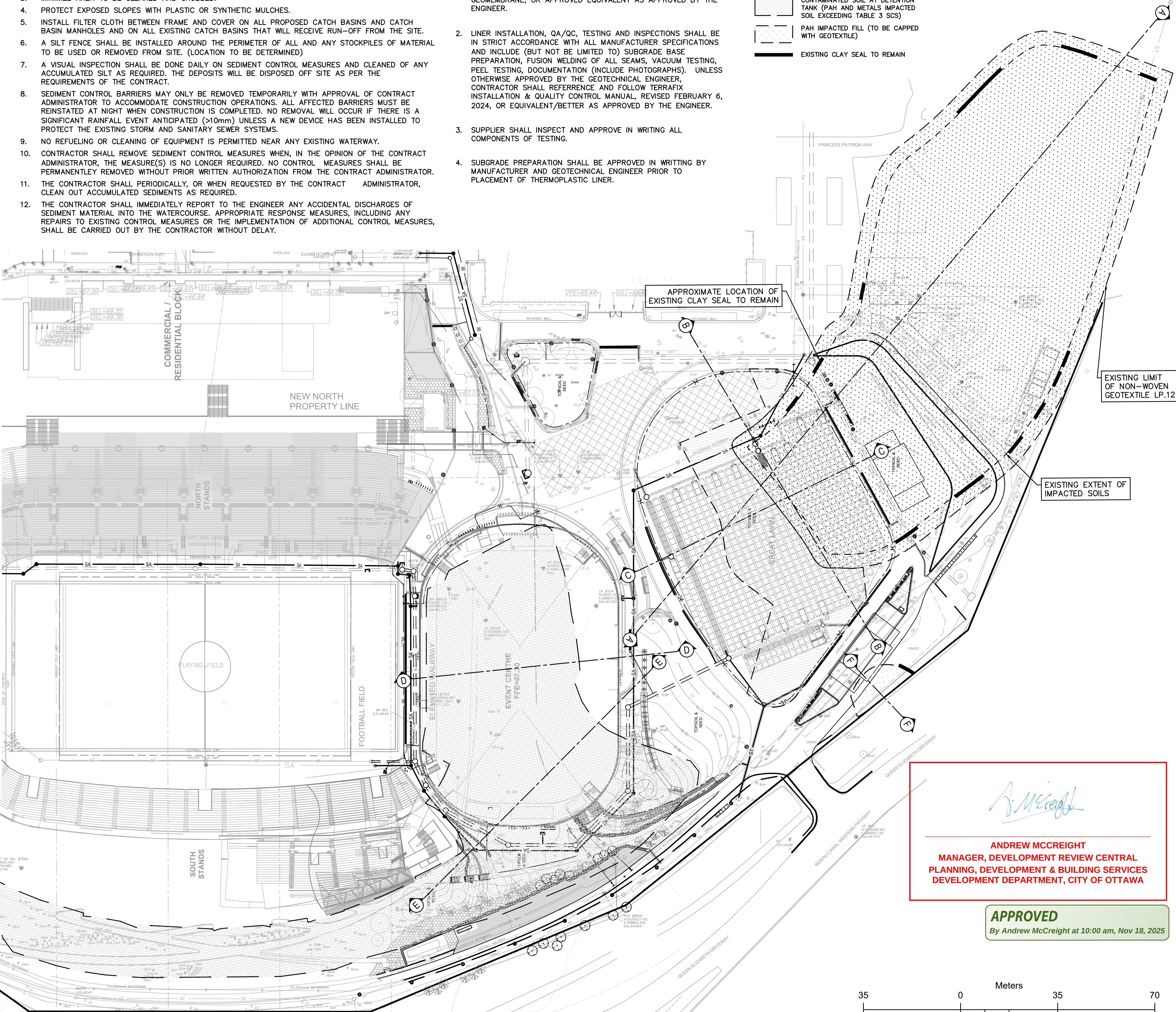
STORM WATER MANAGEMENT STRUCTURE

- CHAMBERS SHALL BE STORMTECH MC–3500, OR APPROVED EQUIVALENT AS APPROVED BY THE ENGINEER. REFER TO ADS CHAMBER DRAWINGS, PROJECT S426399 FOR DETAILS, WHICH INCLUDE REQUIRED QA/QC, TESTING AND INSPECTION REQUIREMENTS WHICH SHALL BE FOLLOWED BY THE CONTRACTOR.

THERMOPLASTIC LINER

- THERMOPLASTIC LINER UNDERLYING STORM WATER CHAMBERS SHALL BE TERRAFIX ENVIRONMENTAL TECHNOLOGY INC. 40 MIL LLDPE GEOMEMBRANE, OR APPROVED EQUIVALENT AS APPROVED BY THE ENGINEER.
- LINER INSTALLATION, QA/QC, TESTING AND INSPECTIONS SHALL BE IN STRICT ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS AND INCLUDE (BUT NOT BE LIMITED TO) SUBGRADE BASE PREPARATION, FUSION WELDING OF ALL SEAMS, VACUUM TESTING, PEEL TESTING, DOCUMENTATION (INCLUDE PHOTOGRAPHS). UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER, CONTRACTOR SHALL REFERENCE AND FOLLOW TERRAFIX INSTALLATION & QUALITY CONTROL MANUAL, REVISED FEBRUARY 6, 2024, OR EQUIVALENT/BETTER AS APPROVED BY THE ENGINEER.
- SUPPLIER SHALL INSPECT AND APPROVE IN WRITING ALL COMPONENTS OF TESTING.
- SUBGRADE PREPARATION SHALL BE APPROVED IN WRITING BY MANUFACTURER AND GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THERMOPLASTIC LINER.

- LEGEND:
- PROPOSED STORM SEWER AND MAINTENANCE HOLE
 - PROPOSED SANITARY SEWER AND MAINTENANCE HOLE
 - PROPOSED WATERMAIN
 - EXISTING LIMIT NON–WOVEN GEOTEXTILE LP.12
 - EXISTING FILL WITH PAH, METALS AND PHC–F3 IMPACTED FILL ASSOCIATED WITH EASTERN LANDFILL (U–27) AND SHALLOW FILL CONTAINING COAL COMBUSTION WASTE (TO BE CAPPED WITH GEOTEXTILE)
 - EXISTING EARTH BERM WITH PAH AND METALS IMPACTED FILL/ SOIL FROM GENERIC RSC PROPERTY.
 - CONTAMINATED SOIL AT DETENTION TANK (PAH AND METALS IMPACTED SOIL EXCEEDING TABLE 3 SCS)
 - PAH IMPACTED FILL (TO BE CAPPED WITH GEOTEXTILE)
 - EXISTING CLAY SEAL TO REMAIN



Andrew McCreight

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:00 am, Nov 18, 2025



wsp

1931 ROBERTSON ROAD BUILDING A AND B.
OTTAWA, ONTARIO K2H 5B7
(613) 592-9600

ENVIRONMENTAL MANAGEMENT

wsp

2011 QUEENSVIEW DR.
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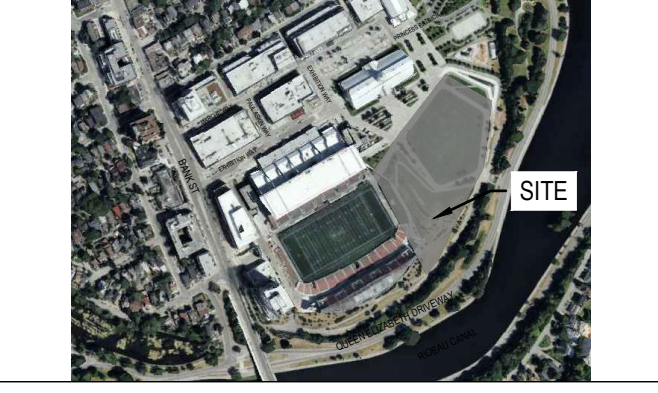
CIVIL ENGINEER

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
4	REVISED PER CITY COMMENTS	2025-06-20
3	ISSUED FOR PERMIT	2025-06-16
2	ISSUED FOR 10% CD FOR TENDER	2025-06-12
1	ISSUED FOR RISK MANAGEMENT PLAN	2025-06-04

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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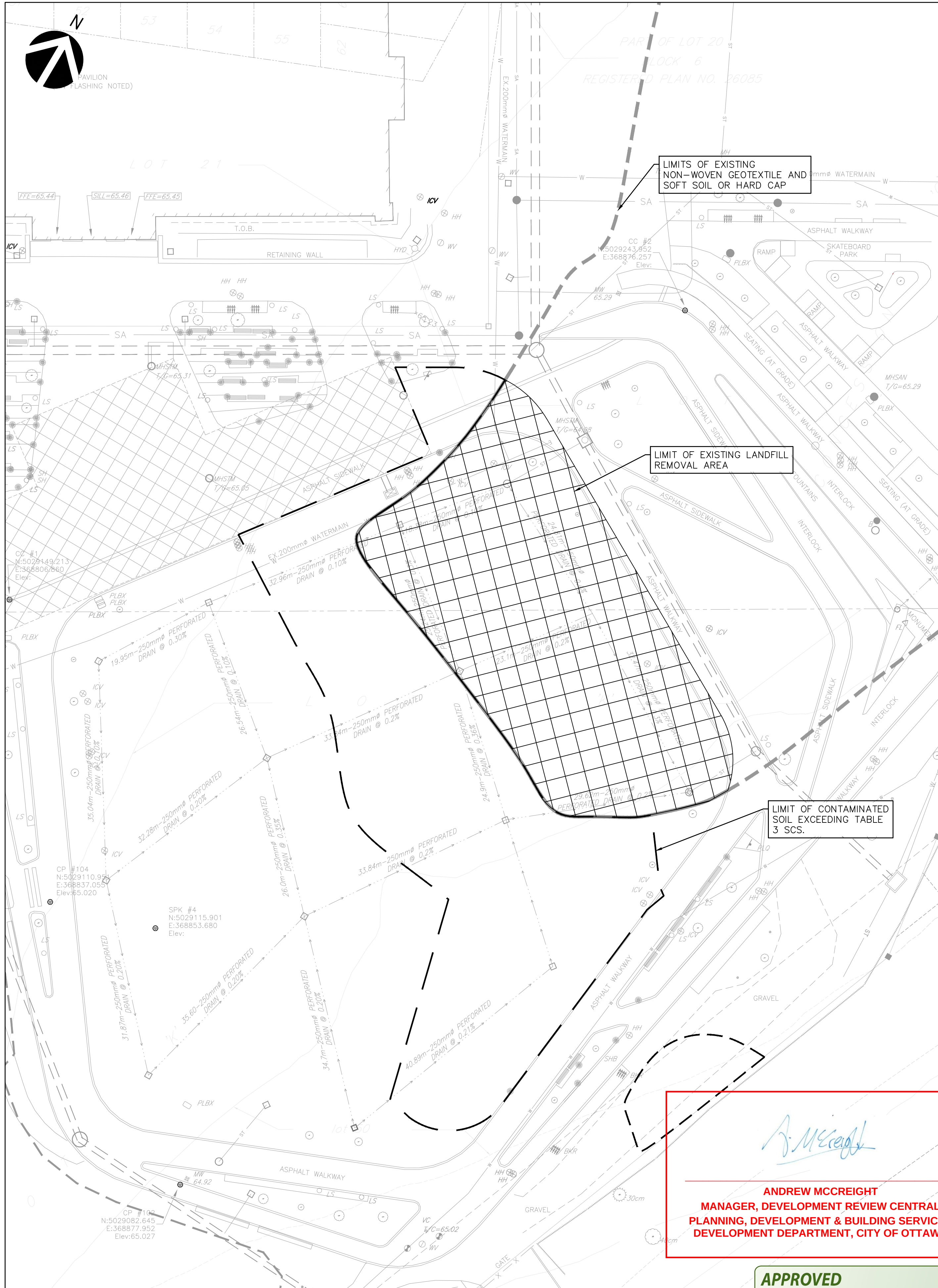
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DATE 2025/06/20
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LANSDOWNE EVENT CENTRE
945 & 1015 BANK STREET

DWG. TITLE
**LANSDOWNE 2.0
RISK MANAGEMENT PLAN
ZONE C**

SCALE 1:750
PROJ. NO. CA0033920.1056
DWG. NO. **RM01**

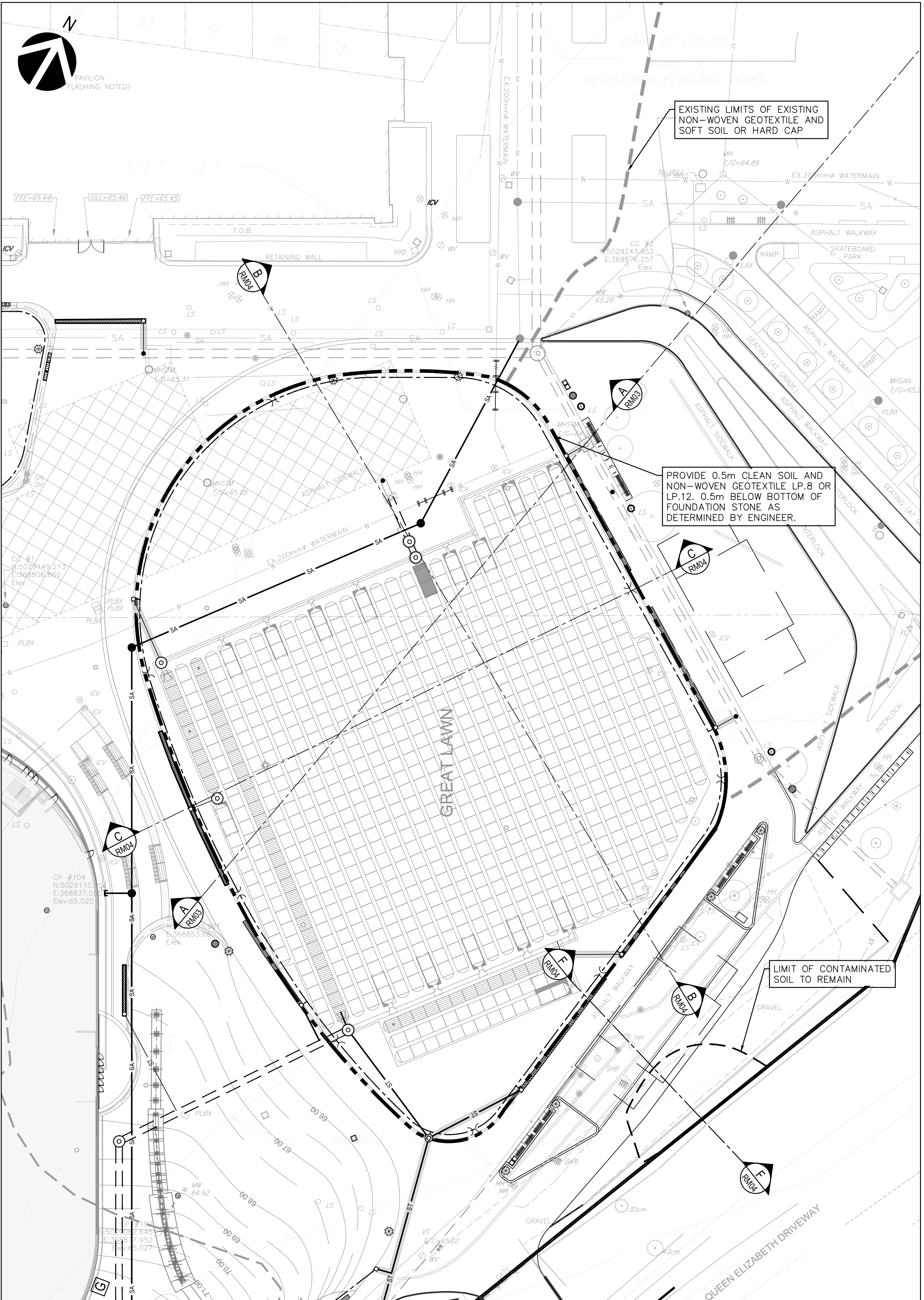
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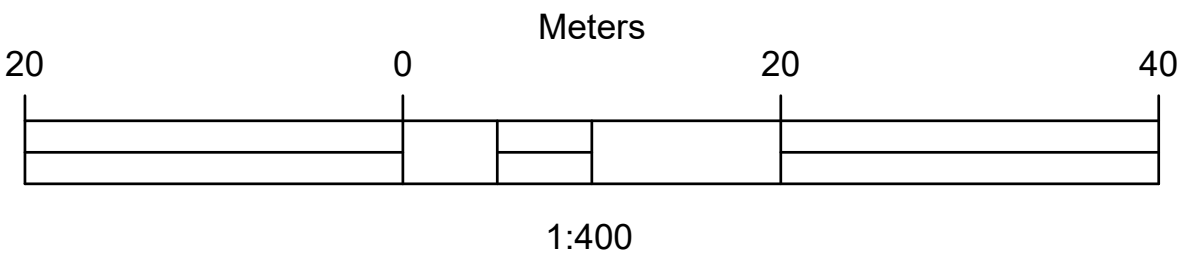
1 EXISTING LANDILL AND CONTAMINATED SOIL REMOVAL
SCALE: 1:400

APPROVED
By Andrew McCreight at 10:00 am, Nov 18, 2025

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2 PROPOSED CONDITION FOR GREAT LAWN AREA
SCALE: 1:400

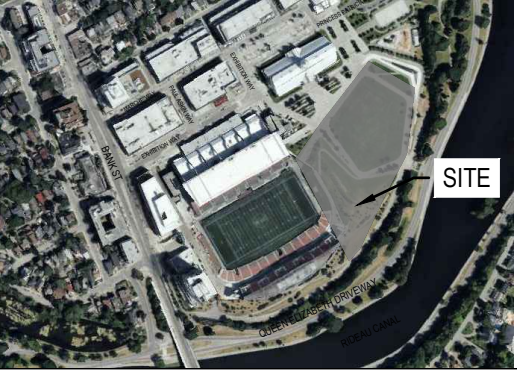


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NO.	DESCRIPTION	DATE
4	REVISED PER CITY COMMENTS	2025-08-20
3	ISSUED FOR PERMIT	2025-08-16
2	ISSUED FOR 100% CD FOR TENDER	2025-06-12
1	ISSUED FOR RISK MANAGEMENT PLAN	2025-05-20

REVISIONS/ ISSUES

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DATE	2025/06/20
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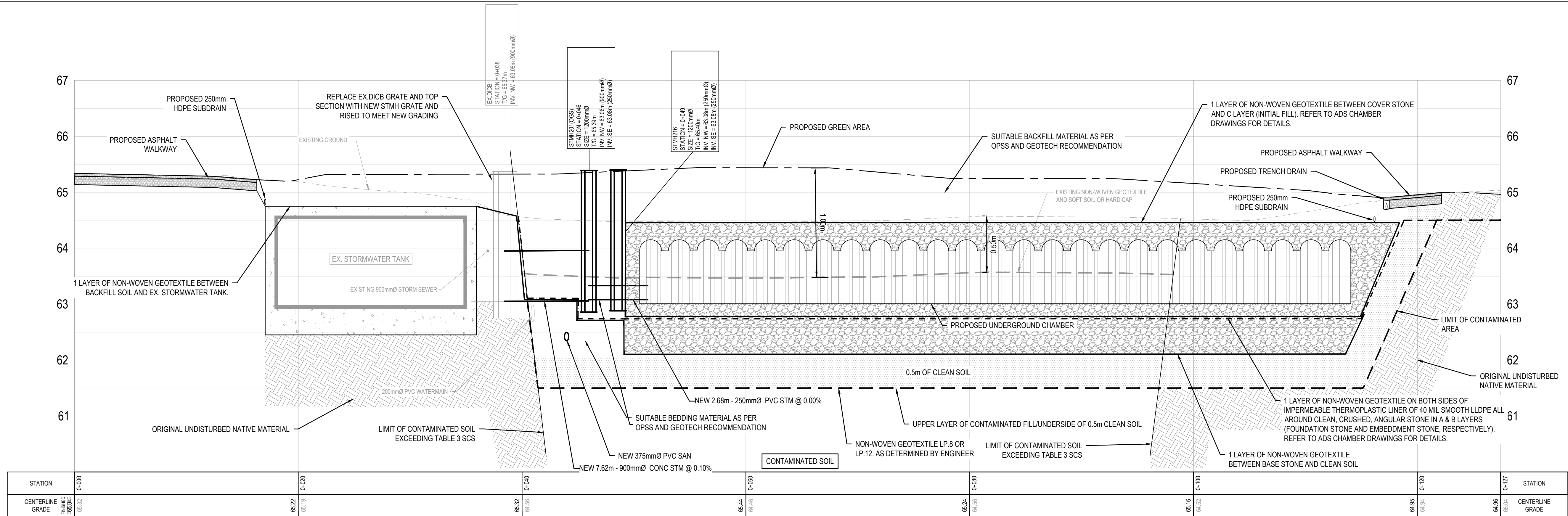
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SCALE	1:400
PROJ. NO.	CA0033920.1056
DWG. NO.	RM02





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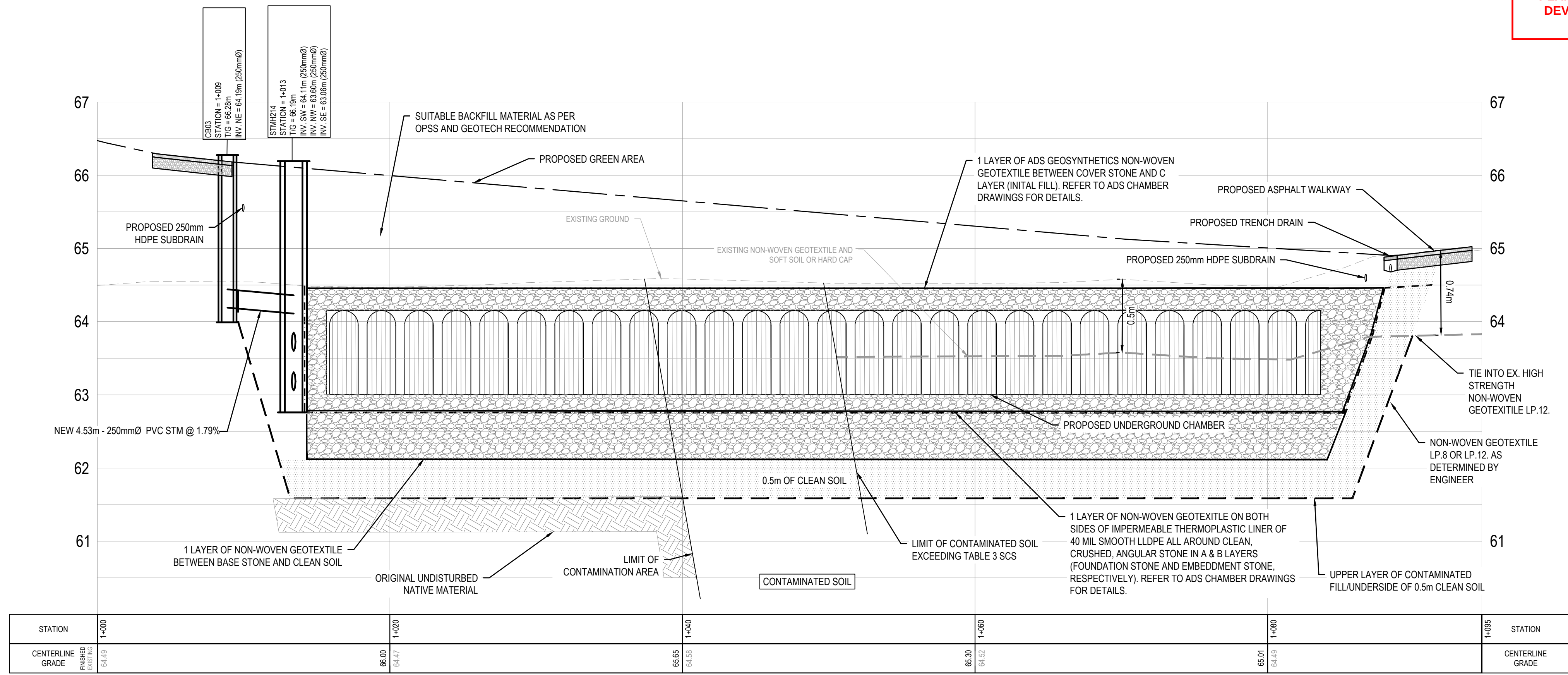
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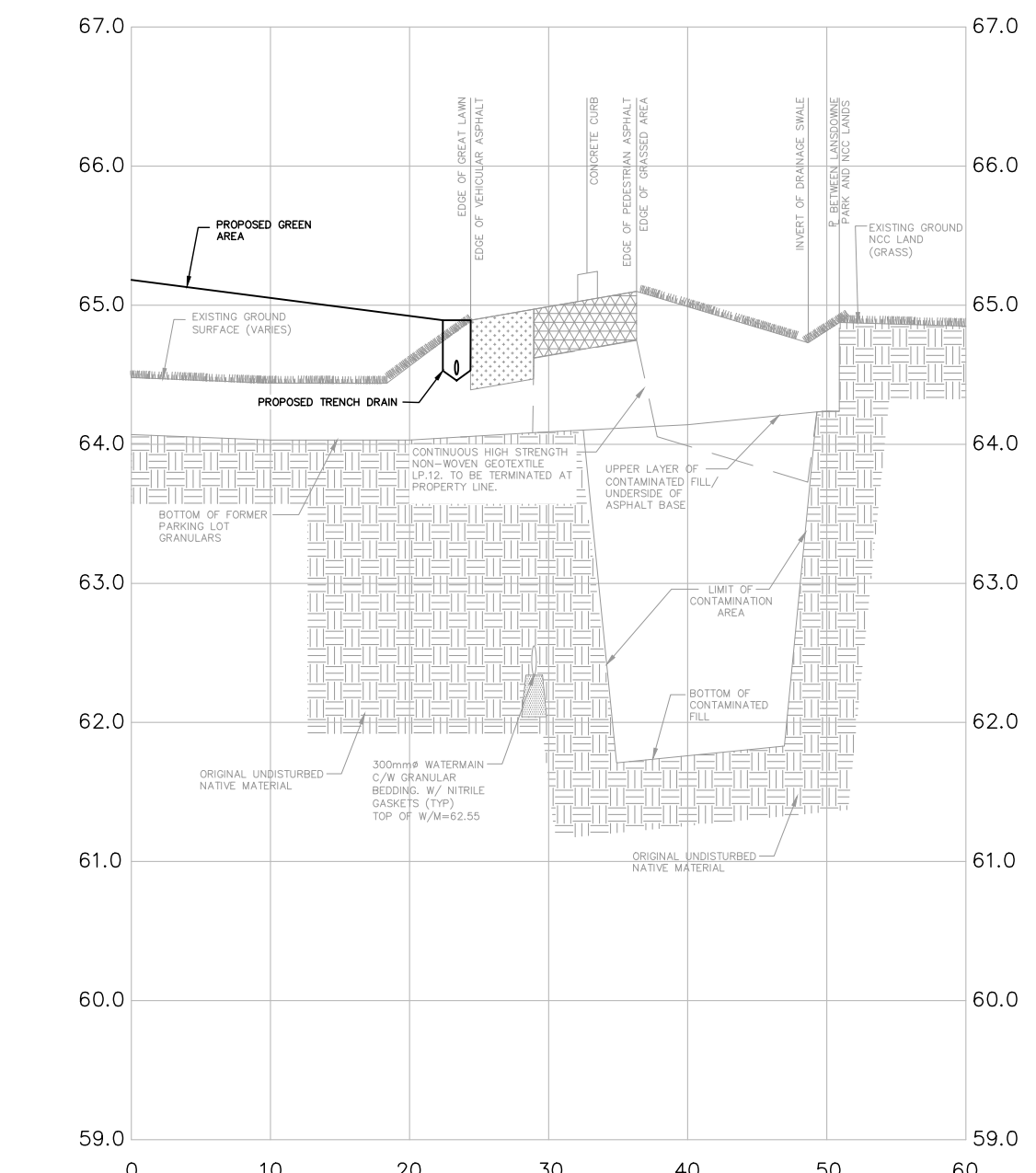
B UNDERGROUND CHAMBER CROSS SECTION B
SCALE: H 1:200, V 1:40

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C UNDERGROUND CHAMBER CROSS SECTION C
SCALE: H 1:200, V 1:40



F CONTAMINATION ZONE FOR McElroy SITE CROSS SECTION F
SCALE: H 1:300, V 1:30

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4	REVISED PER CITY COMMENTS	2025-08-20
3	ISSUED FOR PERMIT	2025-08-16
2	ISSUED FOR 100% CD FOR TENDER	2025-08-12
1	ISSUED FOR RISK MANAGEMENT PLAN	2025-05-20

REVISIONS/ ISSUES

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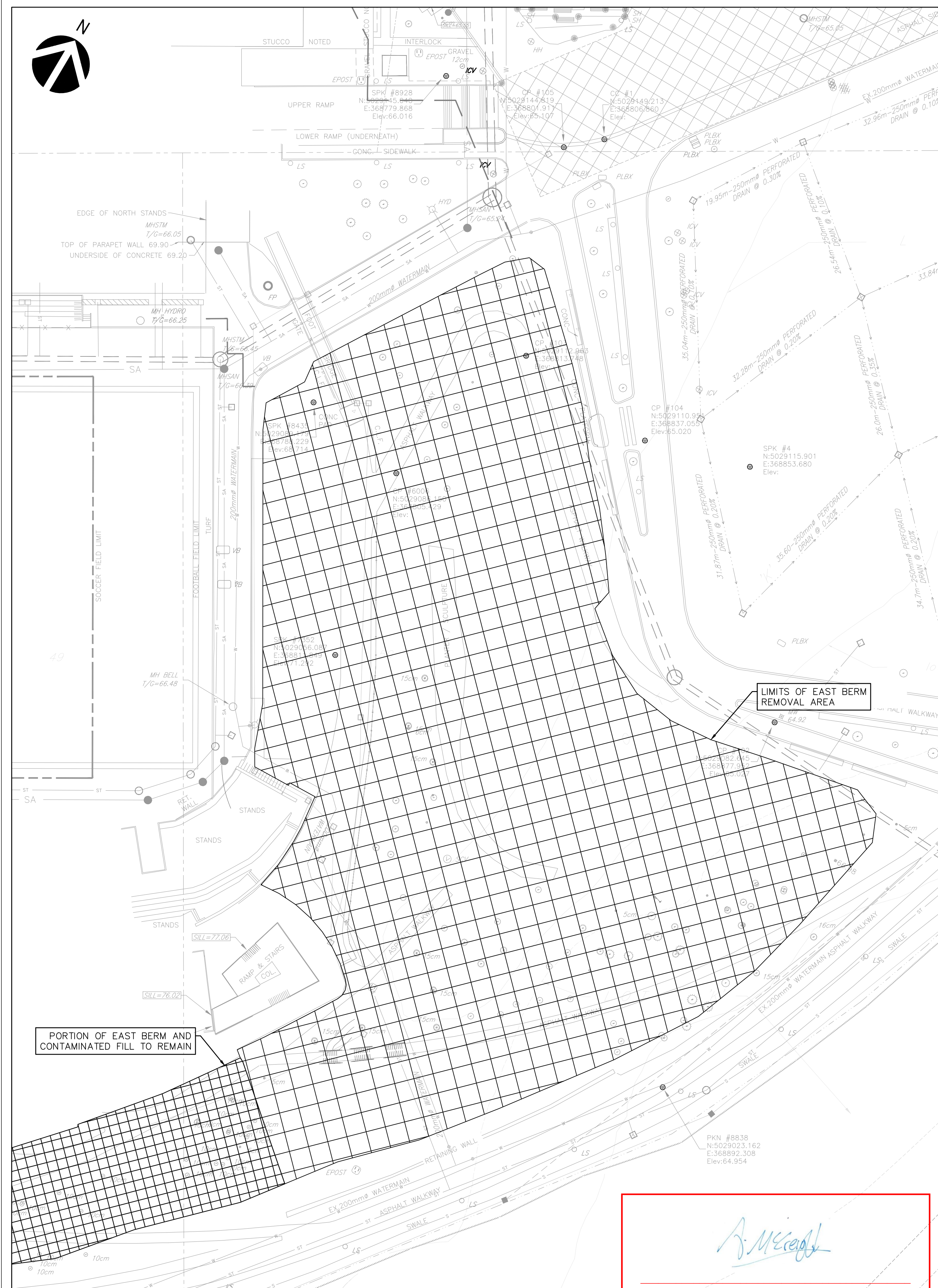


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LANDSOWNE EVENT CENTRE
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DWG. TITLE LANDSOWNE 2.0 RISK MANAGEMENT PLAN SECTIONS B & C

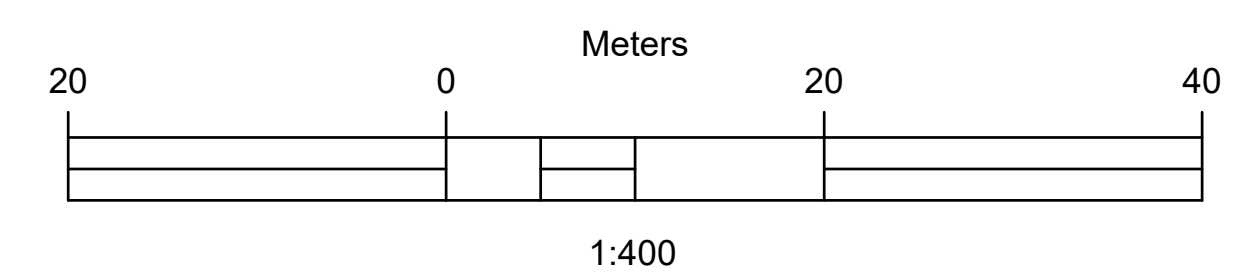
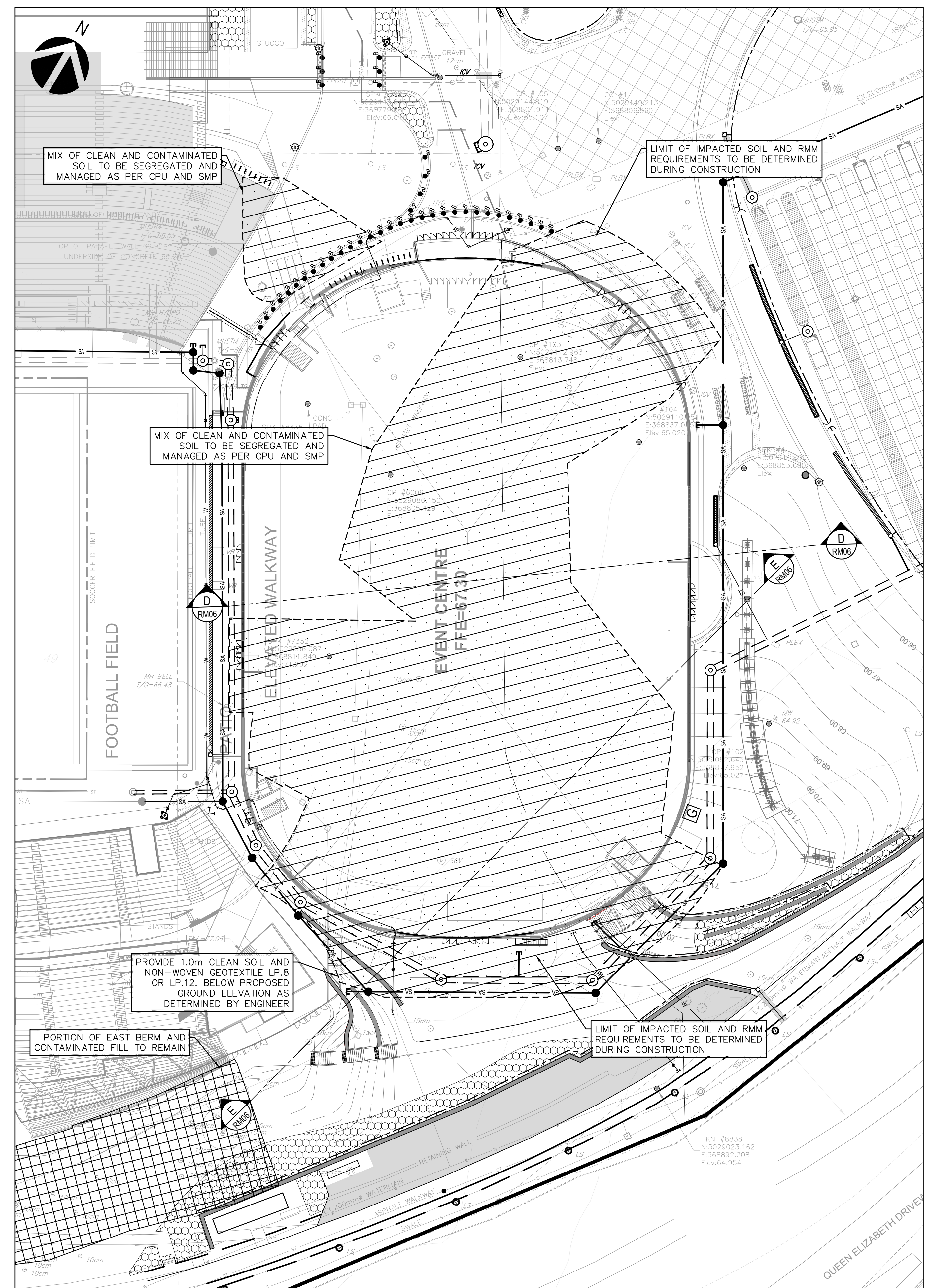
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PROJ. NO. CA0033920.1056

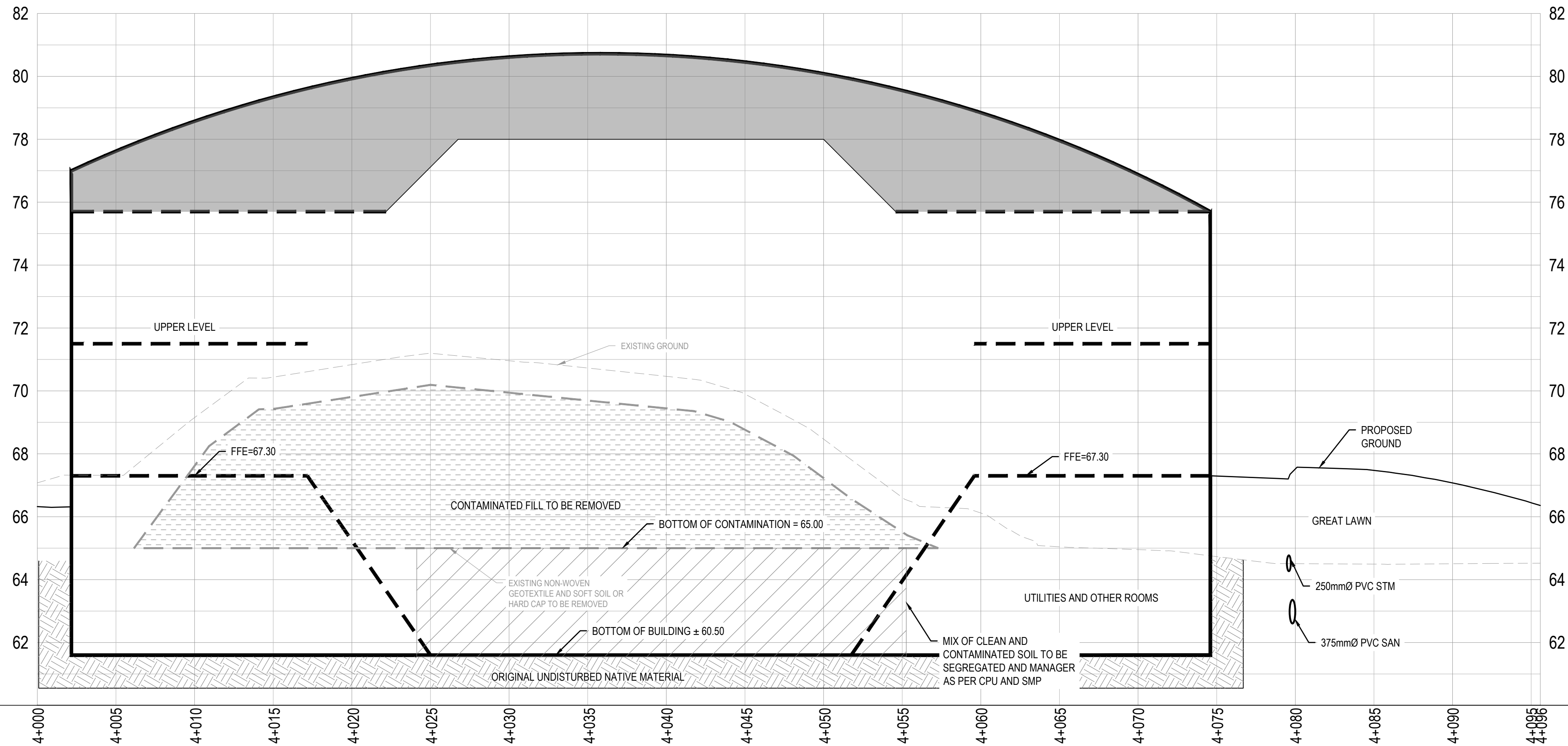


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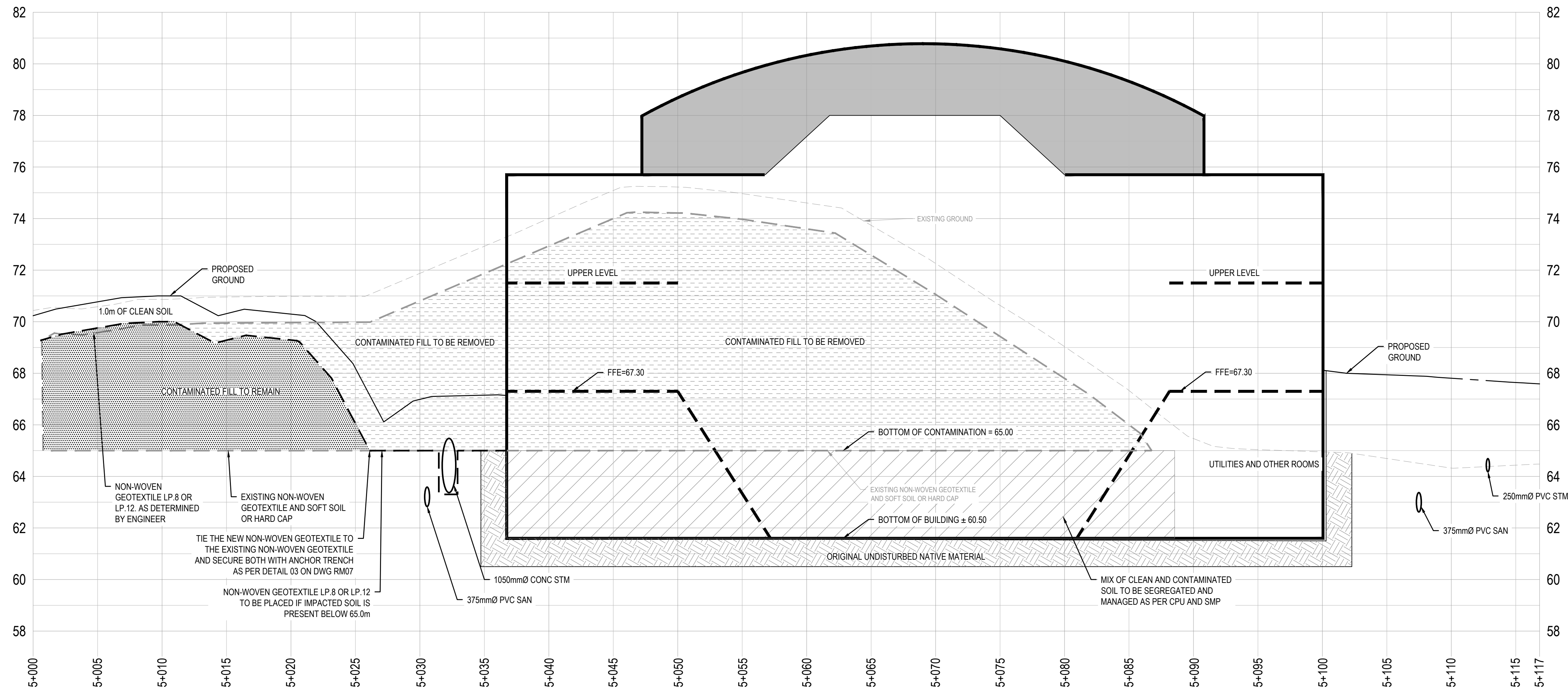
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D EVENT CENTRE CROSS SECTION D
SCALE: H 1:200, V 1:100



E EVENT CENTRE CROSS SECTION E
SCALE: H 1:200, V 1:100

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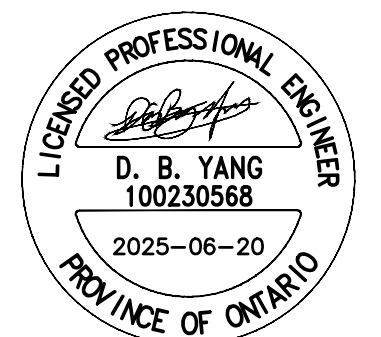
By Andrew McCreight at 10:00 am, Nov 18, 2025

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4	REVISED PER CITY COMMENTS	2025-08-20
3	ISSUED FOR PERMIT	2025-08-16
2	ISSUED FOR 100% CD FOR TENDER	2025-06-12
1	ISSUED FOR RISK MANAGEMENT PLAN	2025-05-20

REVISIONS/ ISSUES

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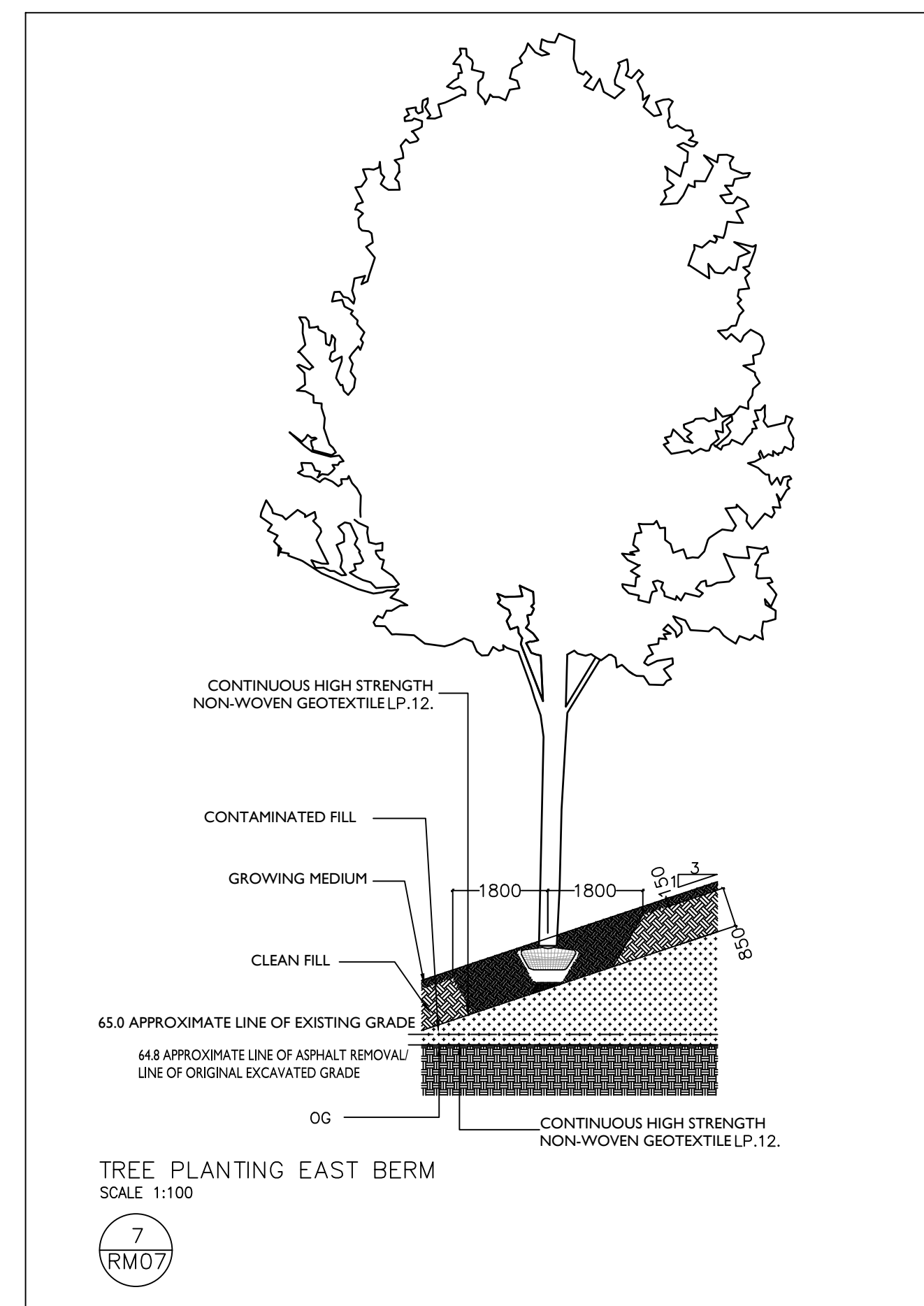
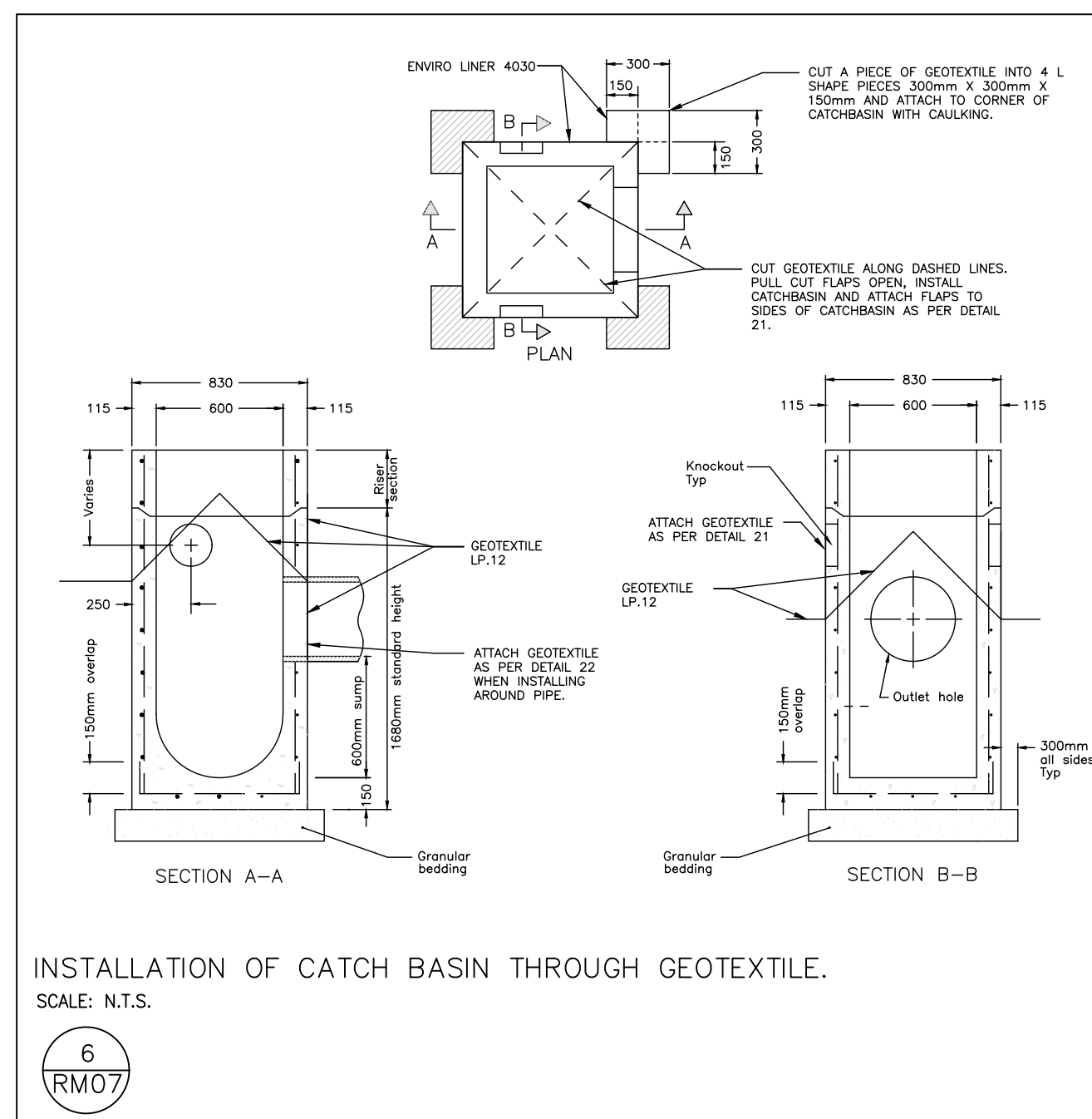
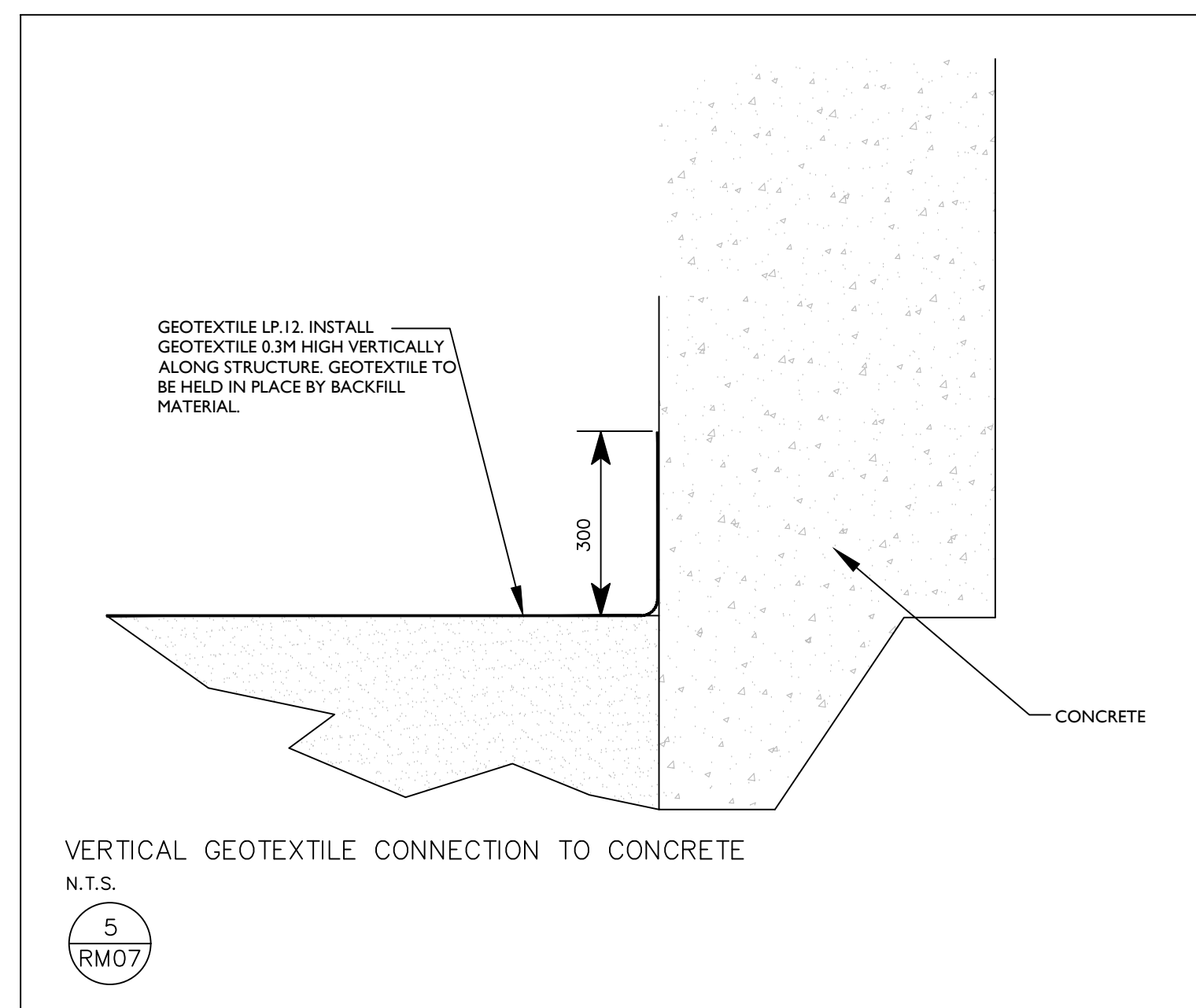
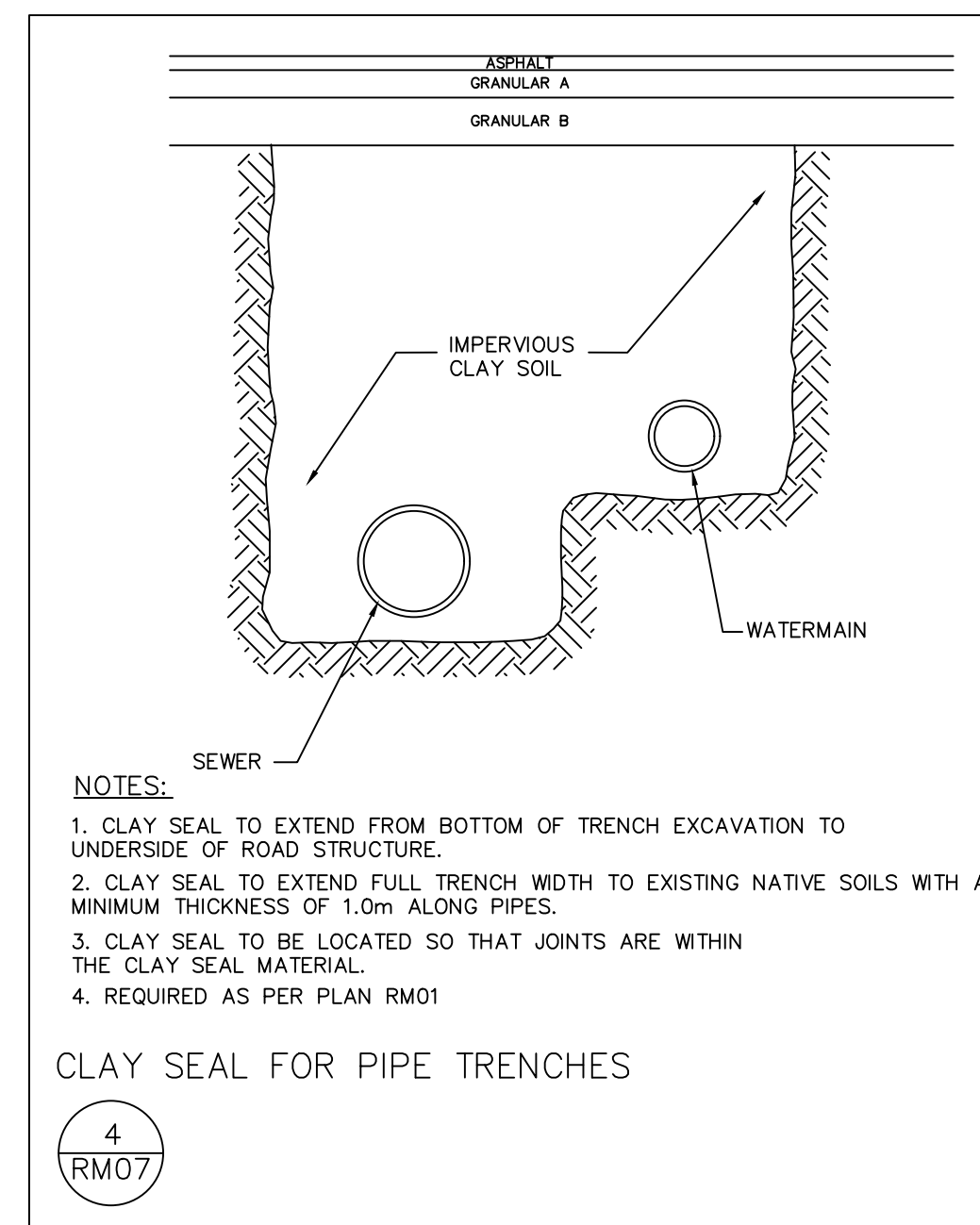
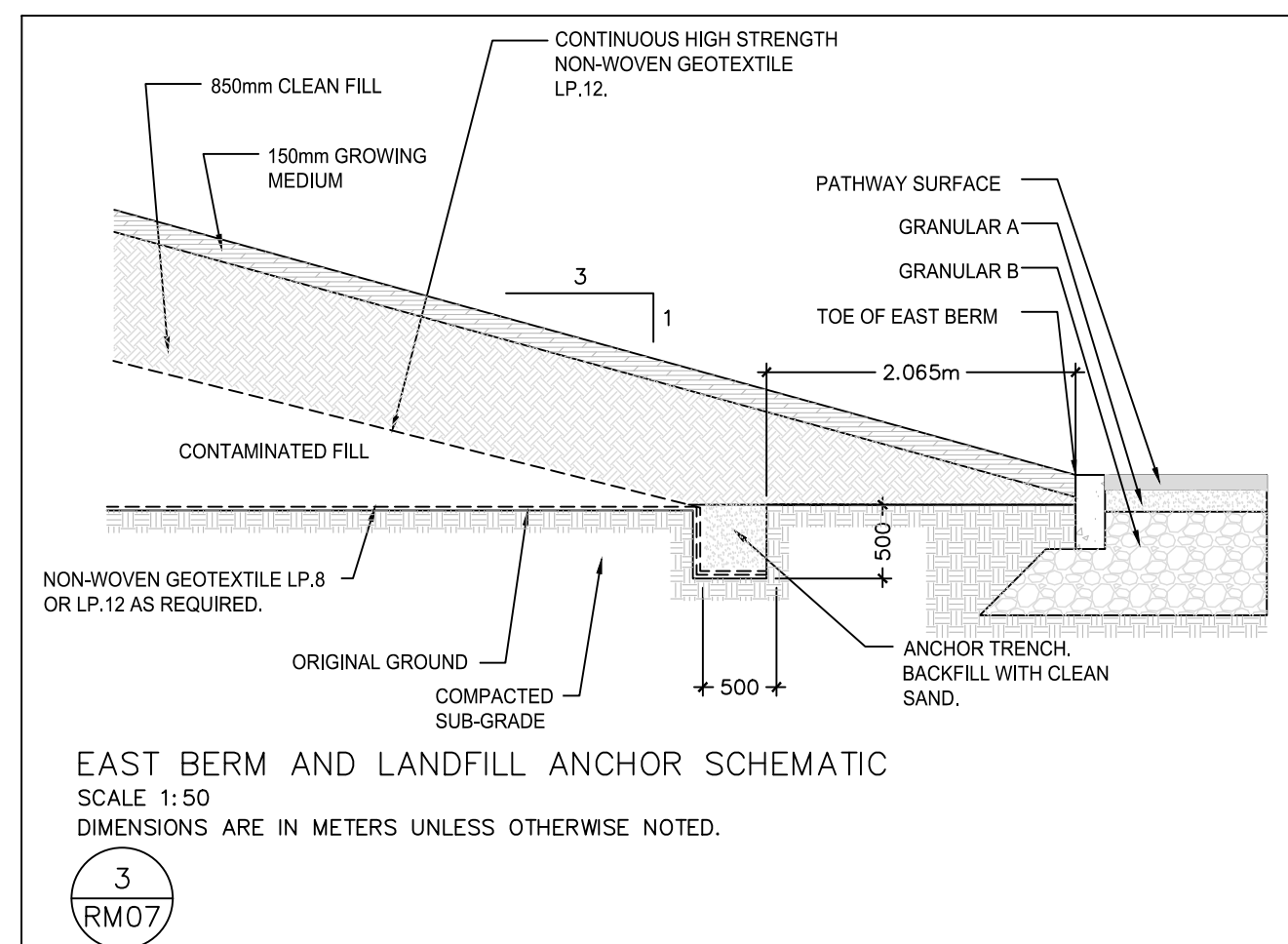
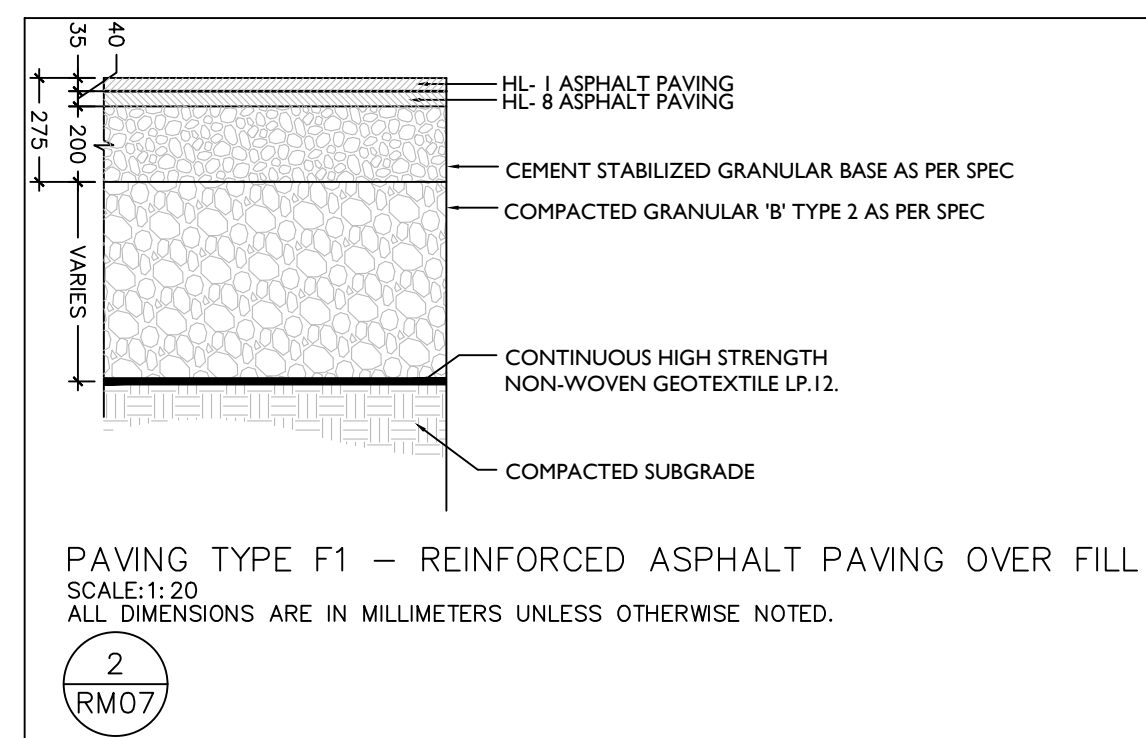
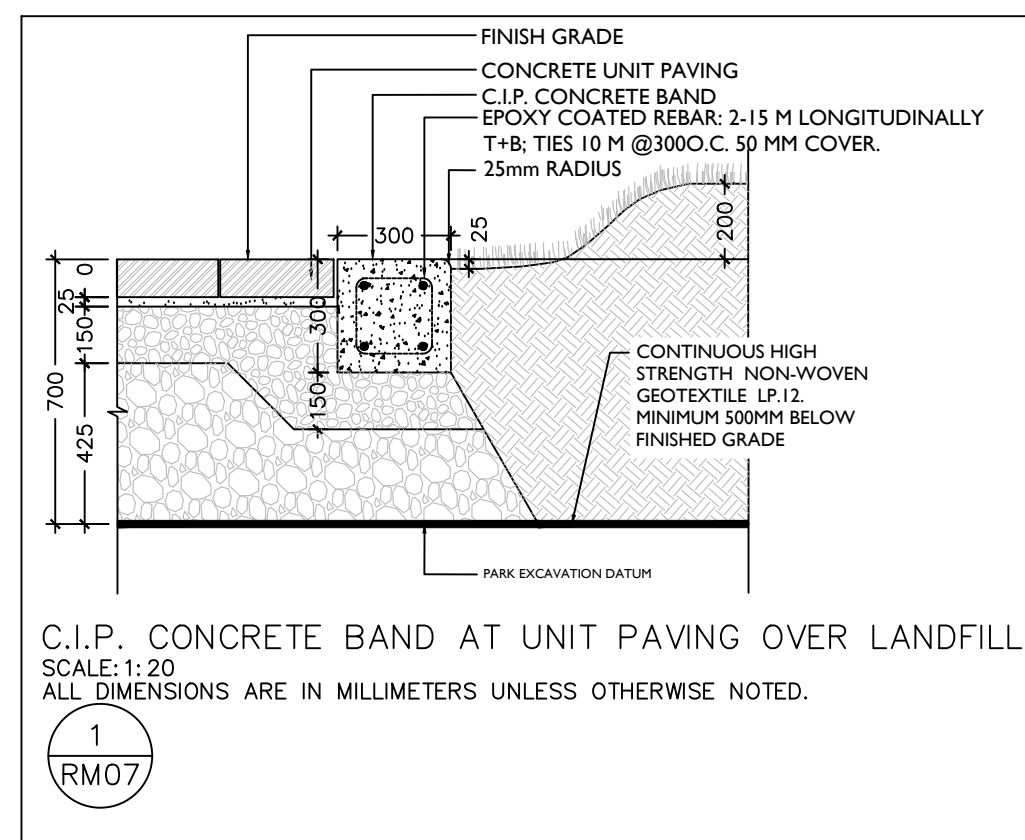


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LANDSDOWNE EVENT CENTRE
945 & 1015 BANK STREET

DWG. TITLE **LANDSDOWNE 2.0
RISK MANAGEMENT PLAN
CROSS SECTIONS D & E**

SCALE 1:200
PROJ. NO. CA0033920.1056
DWG. NO. **RM06**



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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

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