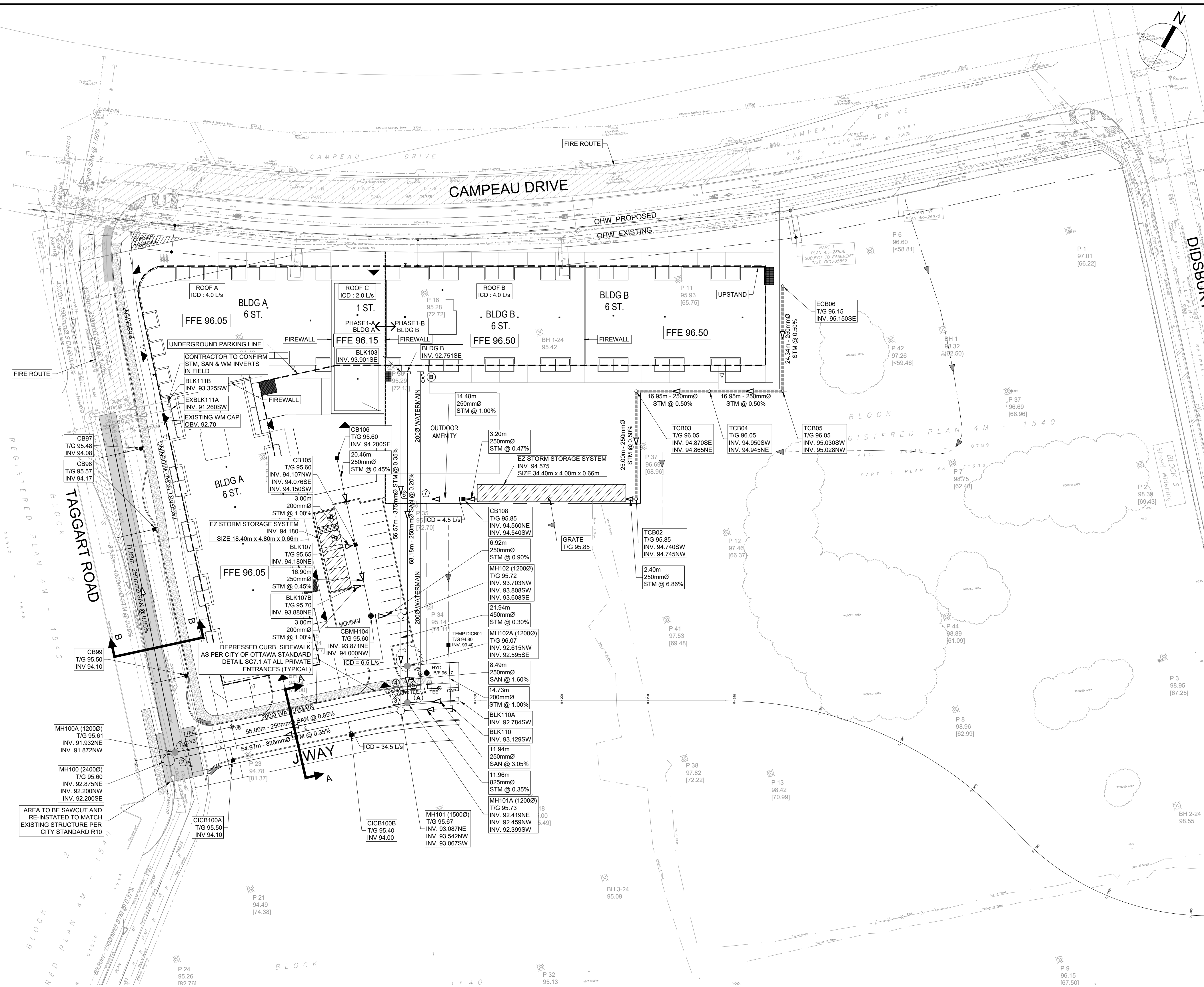


WATERMAIN SCHEDULE				
Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+000.00 TEE	95.870	93.270	
	0+003.59 VB	95.830	93.430	
B	0+073.53 BLDG B	96.460	94.060	

Date: 2025-07-18

CROSSING SCHEDULE				
1	200 mm ø W/M	0.620 m	CLEARANCE OVER	250 mm ø SAN
2	200 mm ø W/M	0.515 m	CLEARANCE UNDER	825 mm ø STM
3	375 mm ø STM	0.820 m	CLEARANCE UNDER	250 mm ø SAN
4	375 mm ø STM	0.340 m	CLEARANCE OVER	200 mm ø W/M
5	200 mm ø W/M	0.250 m	CLEARANCE OVER	250 mm ø SAN
6	250 mm ø STM	1.430 m	CLEARANCE OVER	250 mm ø SAN
7	250 mm ø STM	0.830 m	CLEARANCE OVER	200 mm ø W/M



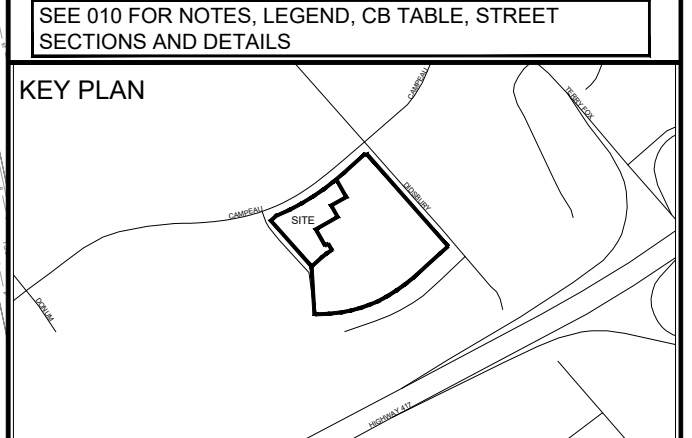
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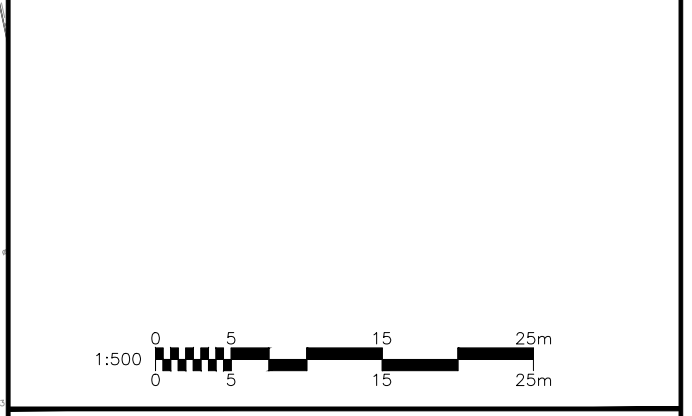
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2025-07-18
2	SUBMISSION 2 FOR CITY REVIEW	2025-10-03
3	SUBMISSION 3 FOR CITY REVIEW	2026-03-13

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



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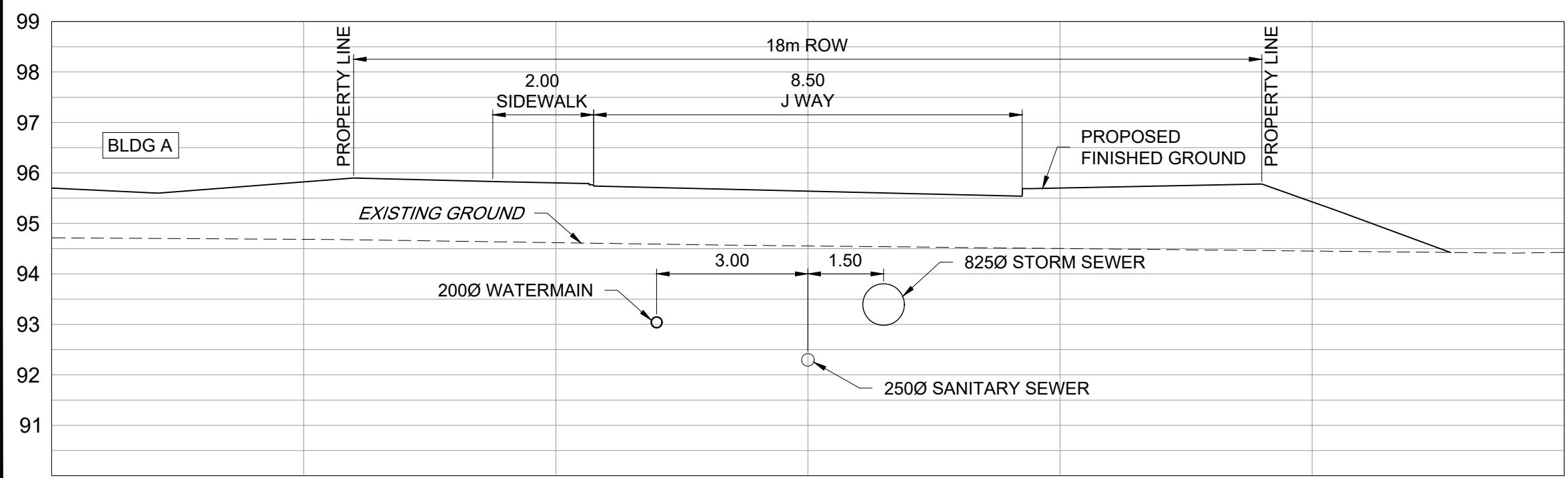
PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806

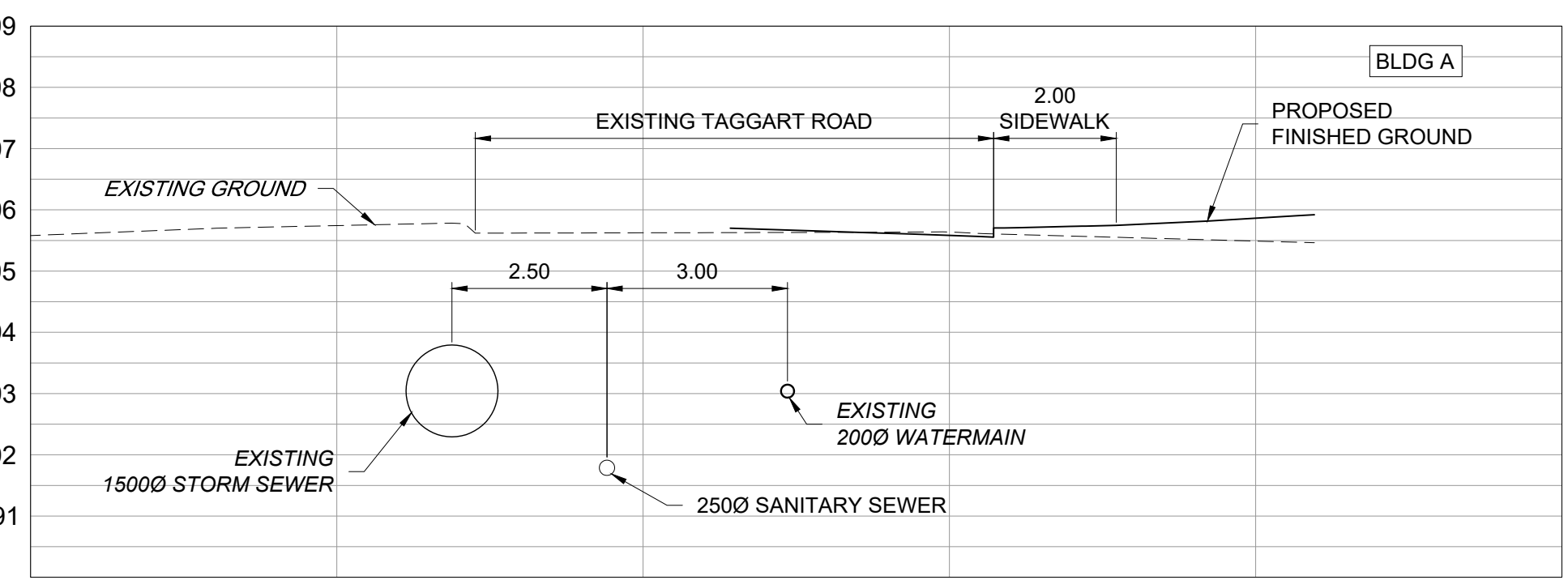
DRAWN BY: C.C.	CHECKED BY: T.B.
PROJECT MGR: S.L.	APPROVED BY: S.L.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER 001	ISSUE 3
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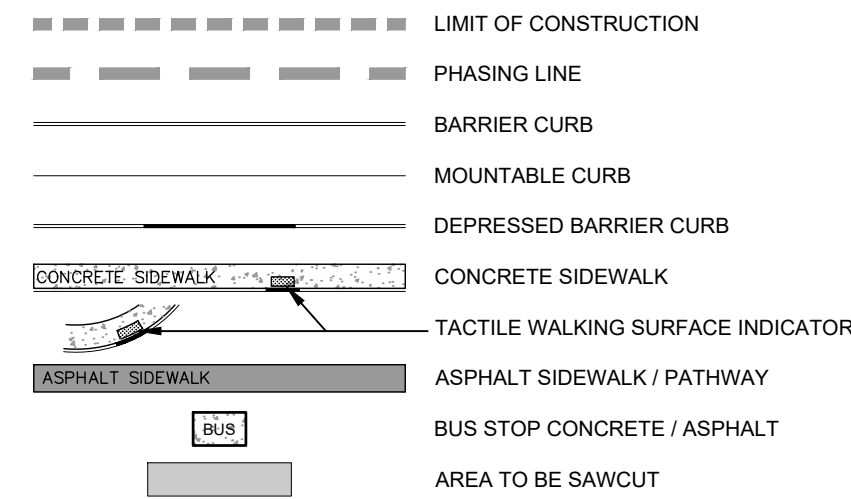
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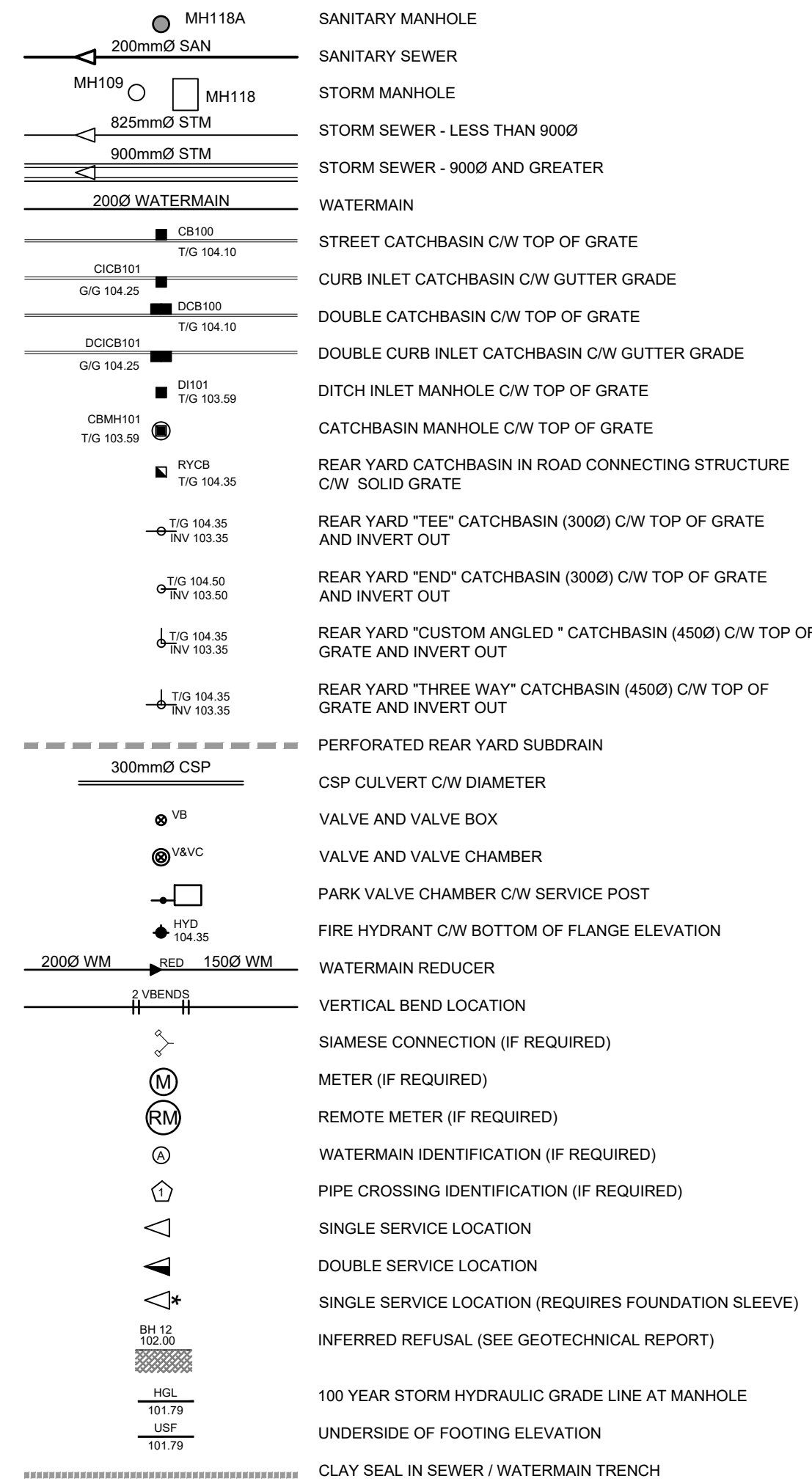
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GENERAL LEGEND



SERVICING LEGEND



NOTES :

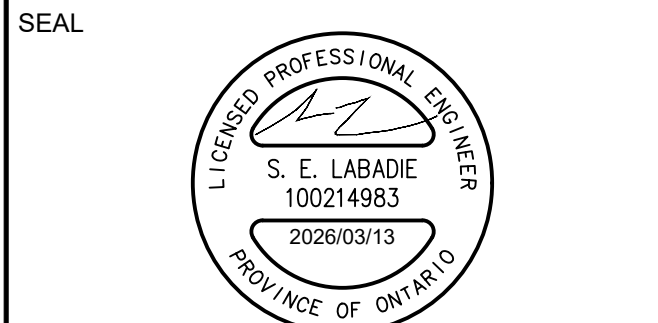
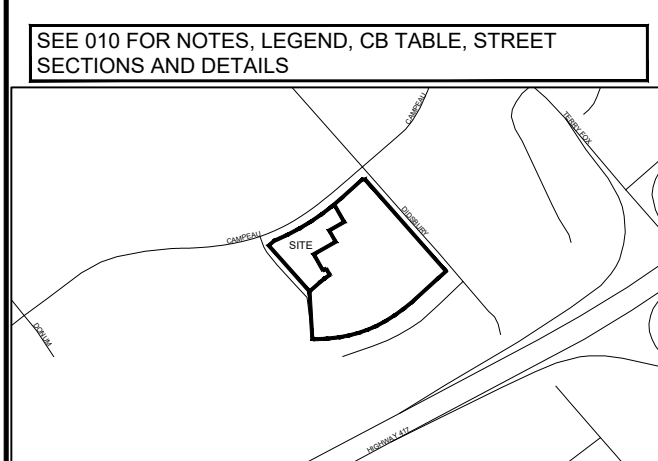
- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER, THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG6934-1 PREPARED BY PATERSON GROUP.
 - ACCESS LANES AND HEAVY LOADING AREA: (540mm)
 - 40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm - OPSS GRANULAR "A" CRUSHED STONE
 - 300mm - OPSS GRANULAR "B" TYPE II
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FARLEY SMITH & DENIS SURVEYING Ltd. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ARCADIS
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERMANS TO BE PVC DR18
 - SANITARY SEWER TO BE PVC DR35
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
 - STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS)
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2025-07-18
2	SUBMISSION 2 FOR CITY REVIEW	2025-10-03
3	SUBMISSION 3 FOR CITY REVIEW	2026-03-13



PROJECT
8201 CAMPEAU DRIVE

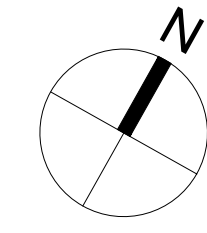
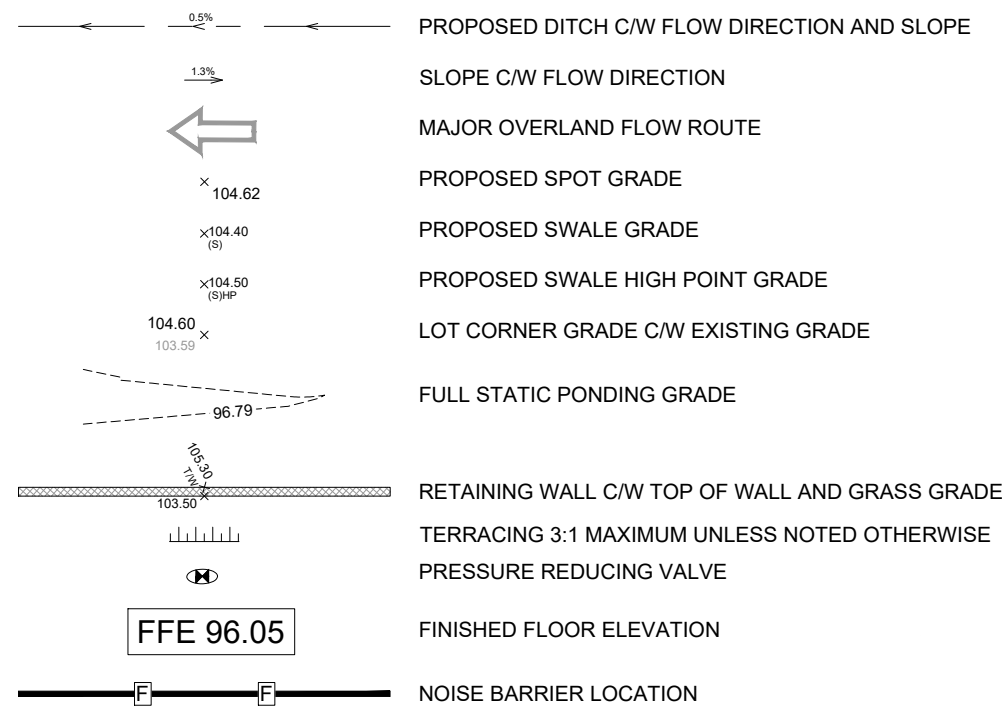
PROJECT NO:
30282806

DRAWN BY: C.C.	CHECKED BY: T.B.
PROJECT MGR: S.L.	APPROVED BY: S.L.

SHEET TITLE
NOTES & LEGEND

SHEET NUMBER 010	ISSUE 3
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GRADING LEGEND



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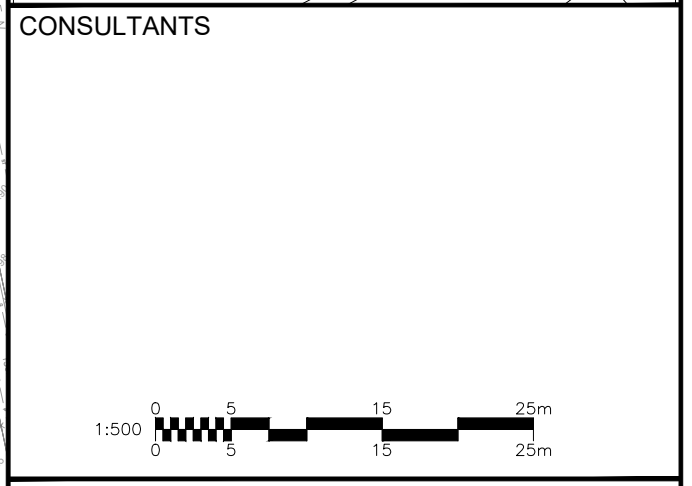
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3	SUBMISSION 3 FOR CITY REVIEW	2026-03-13

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

KEY PLAN

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PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806

DRAWN BY:
C.C.

PROJECT MGR:
S.L.

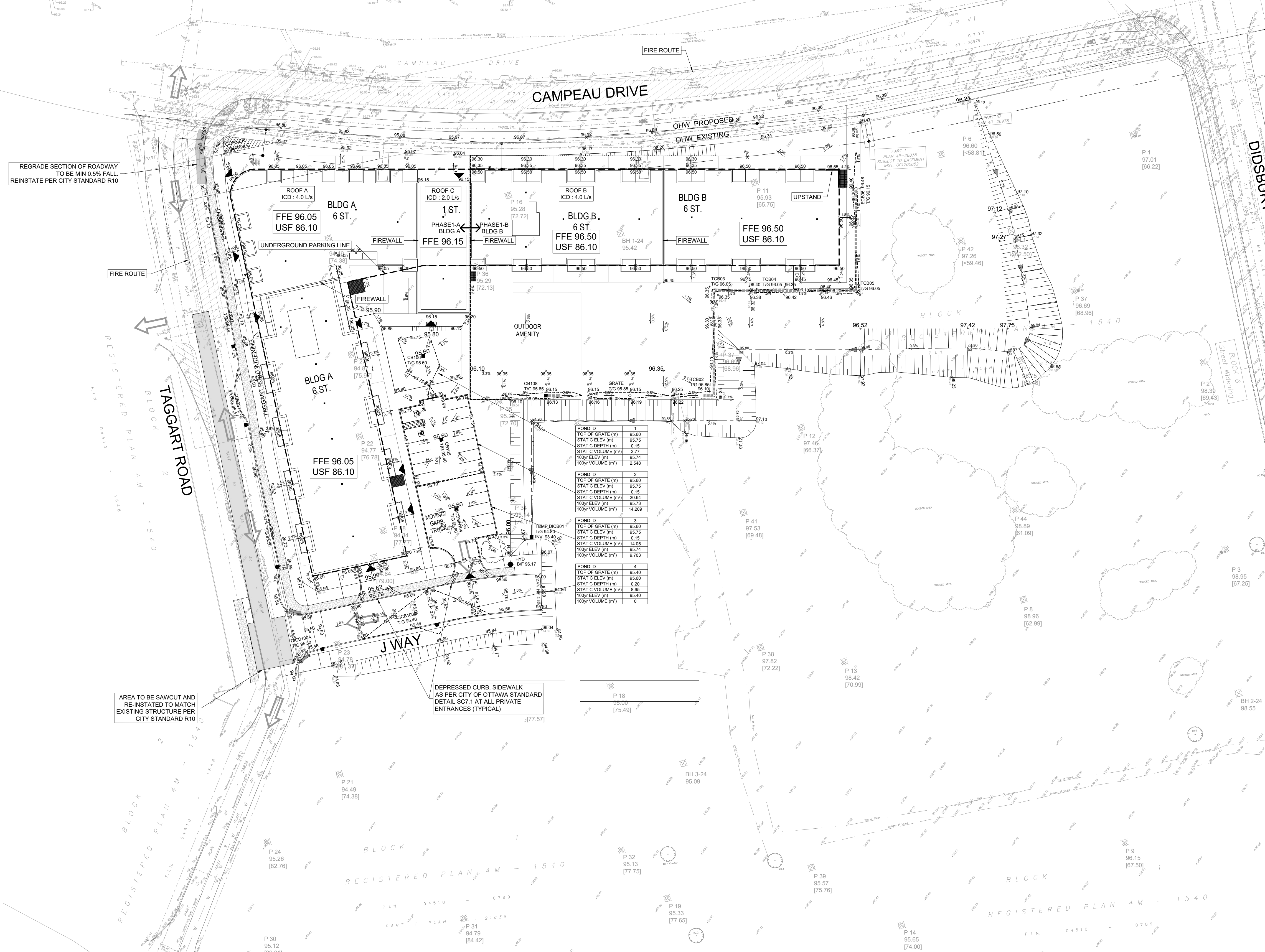
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SHEET TITLE
GRADING PLAN

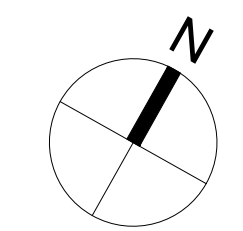
SHEET NUMBER
200

ISSUE
3



PONDING DATA

POND ID	TOP OF GRATE (m)	STATIC ELEV (m)	STATIC DEPTH (m)	STATIC VOLUME (m³)	100yr ELEV (m)	100yr VOLUME (m³)
1	95.60	95.75	0.15	3.77	95.74	2.548
2	95.60	95.75	0.15	21.64	95.73	14.209
3	94.96	95.75	0.79	14.09	95.74	9.703
4	95.40	95.60	0.20	8.95	95.40	0



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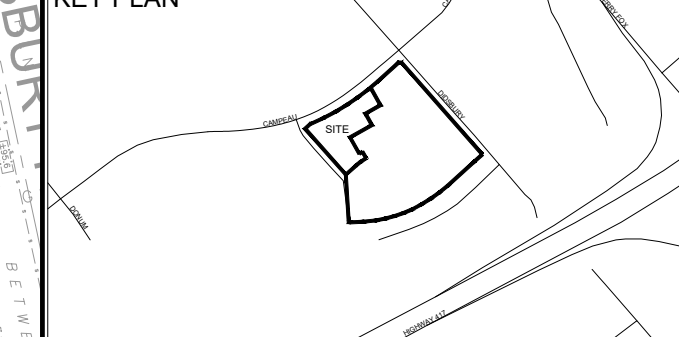
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ISSUES

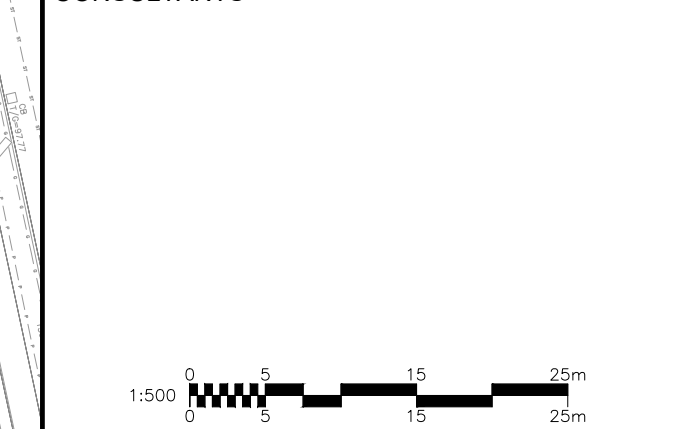
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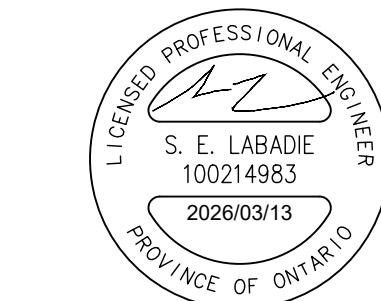
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PROJECT

8201 CAMPEAU DRIVE

PROJECT NO:
30282806

DRAWN BY:
C.C.

CHECKED BY:
T.B.

PROJECT MGR:
S.L.

APPROVED BY:
S.L.

SHEET TITLE

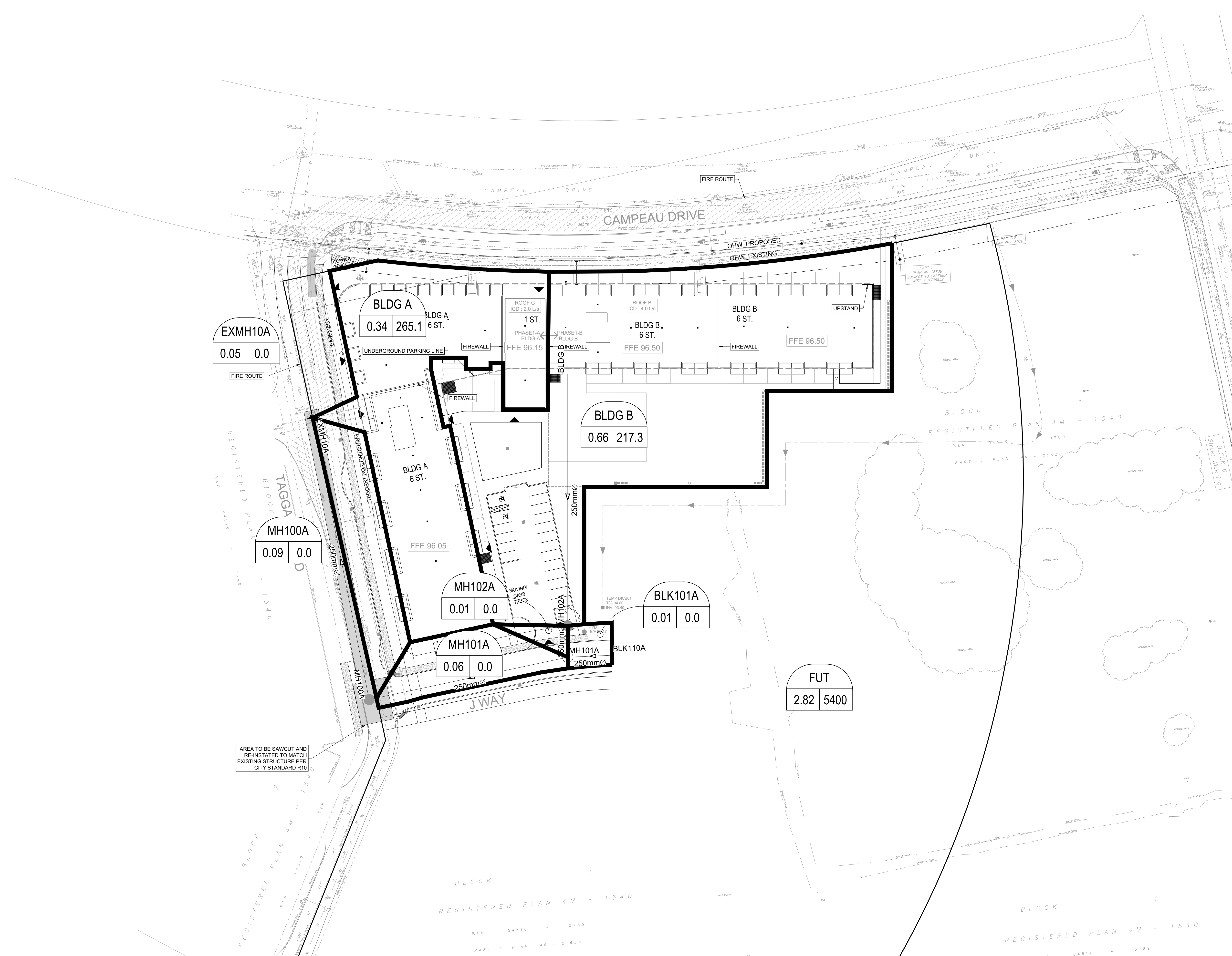
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER

400

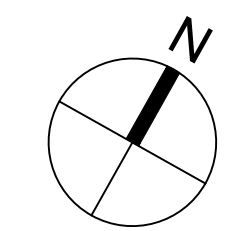
ISSUE

3



AREA TO BE SAWCUT AND RE-INSTATED TO MATCH EXISTING STRUCTURE PER CITY STANDARD R10

Plot: March 13, 2026 3:58:17 PM by Anderson Pelipas, Matt
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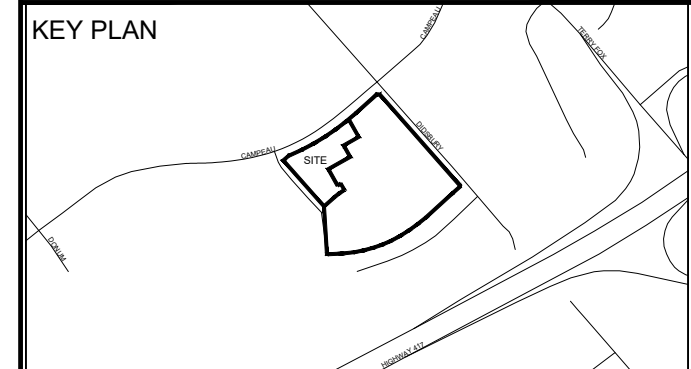
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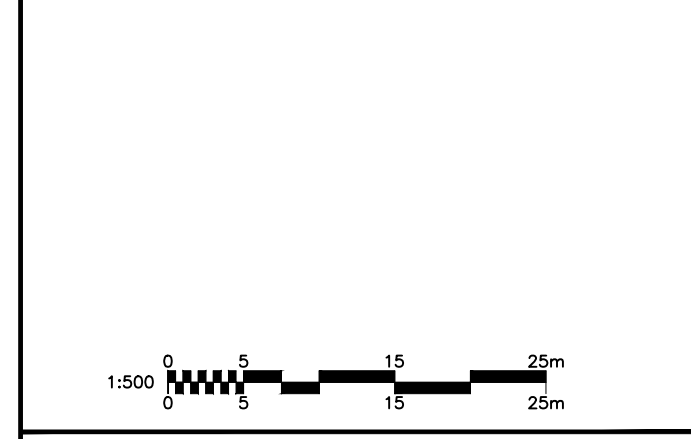
ISSUES

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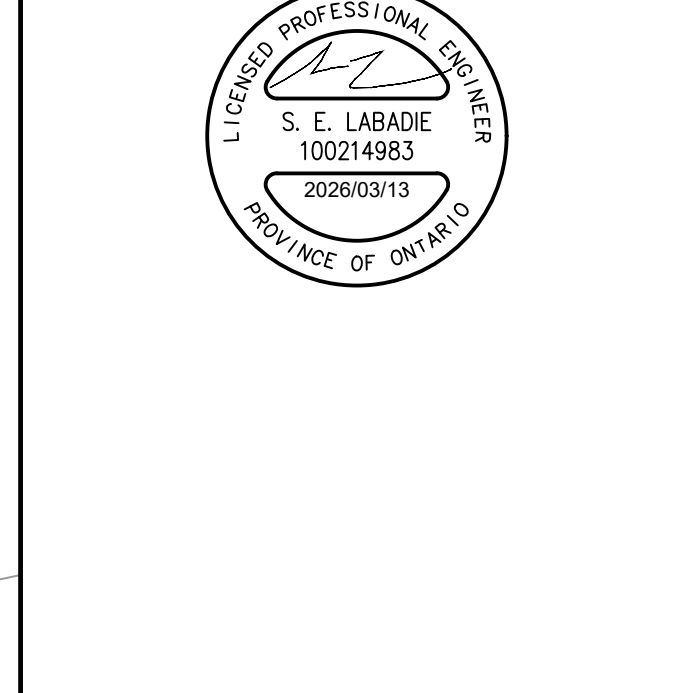
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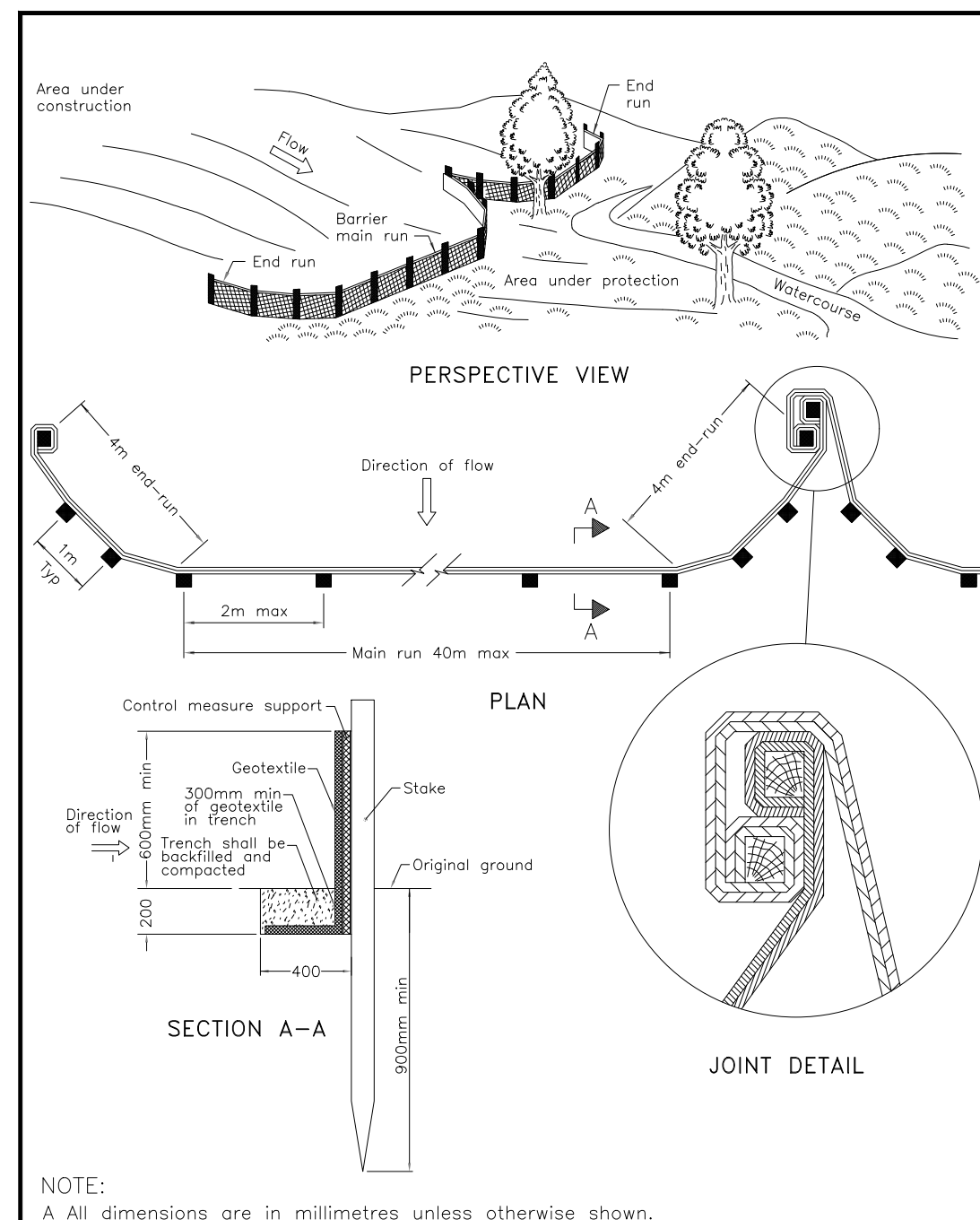
PROJECT NO:
 30282806

DRAWN BY: C.C.	CHECKED BY: T.B.
PROJECT MGR: S.L.	APPROVED BY: S.L.

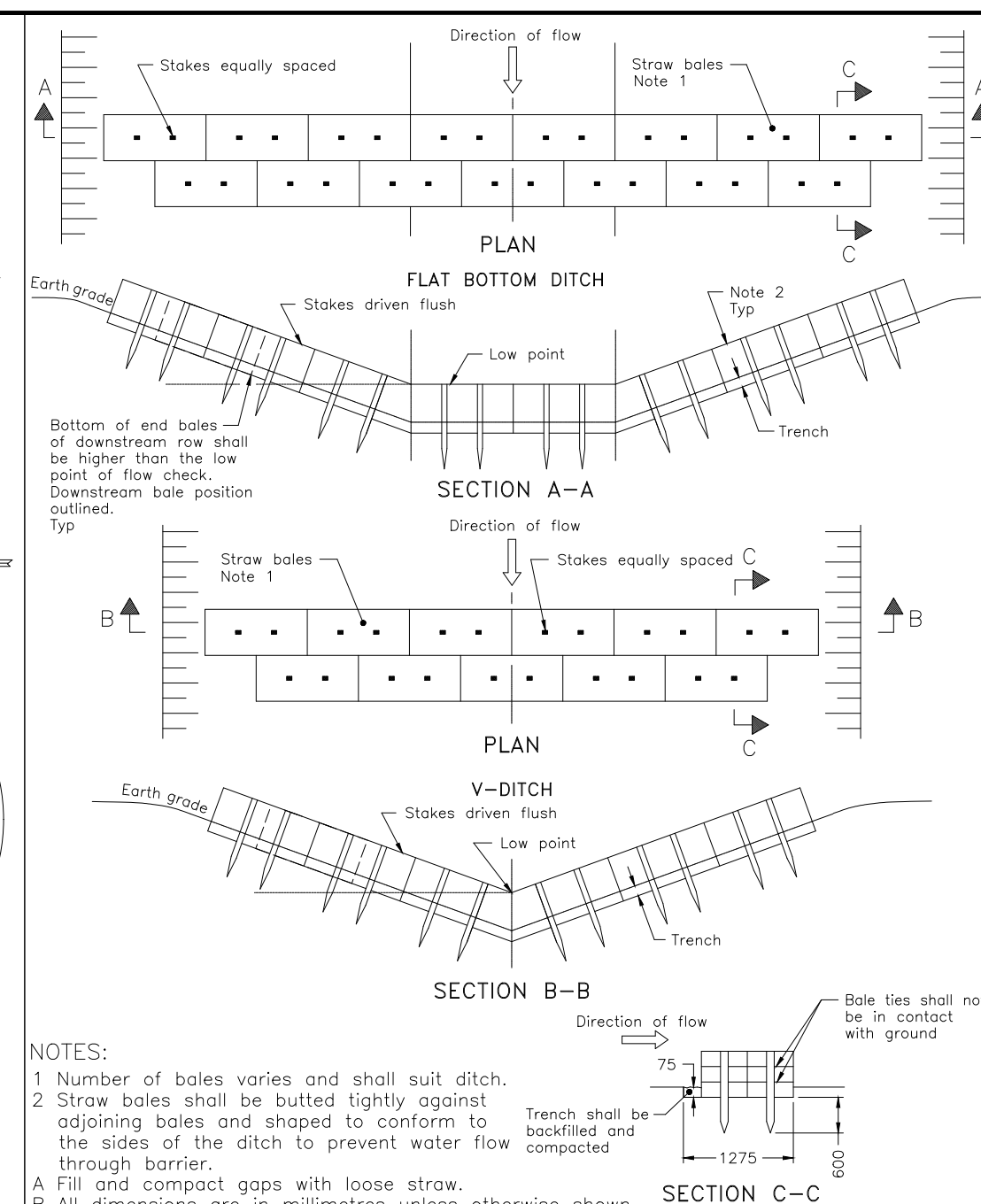
SHEET TITLE
 STORM DRAINAGE AREA PLAN

SHEET NUMBER 500	ISSUE 3
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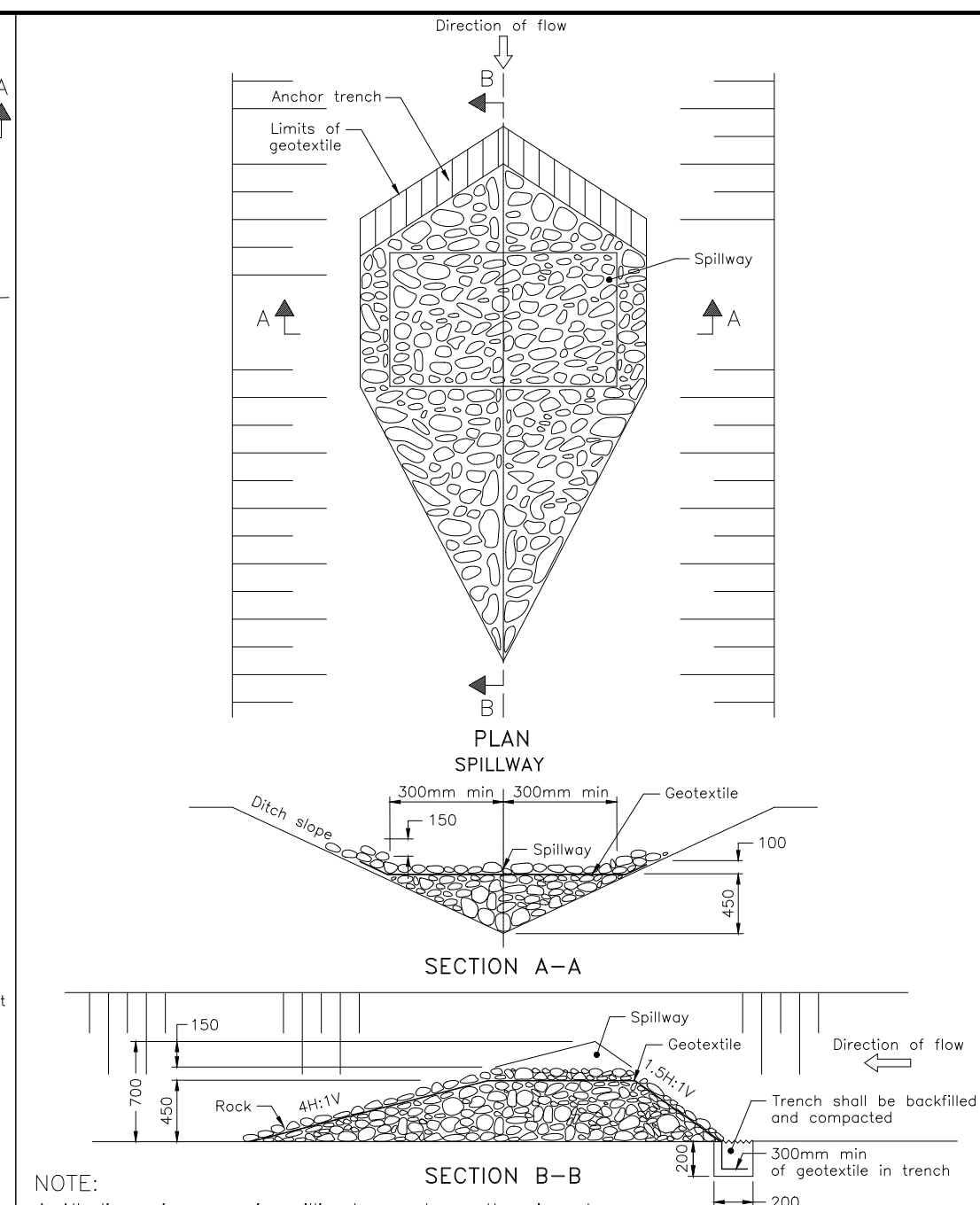
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ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
HEAVY-DUTY SILT FENCE BARRIER
 OPSD 219.130



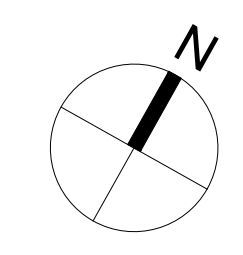
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
 OPSD 219.180



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3
TEMPORARY ROCK FLOW CHECK DAM V-DITCH
 OPSD 219.210

- NOTES:**
- 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.
 - SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE INSPECTED DAILY AND 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.
 - FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET C/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

- LEGEND:**
- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSD-219.180
 - ROCK CHECK DAM AS PER OPSD-219.210
 - FILTER CLOTH PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



CLIENT
8201 CAMPEAU DRIVE INC.

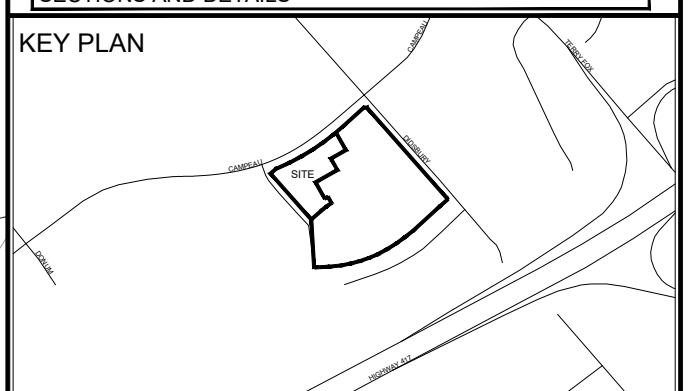
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Arcadis Professional Services (Canada) Inc.
 formerly B3 Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2025-07-18
2	SUBMISSION 2 FOR CITY REVIEW	2025-10-03
3	SUBMISSION 3 FOR CITY REVIEW	2026-03-13

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



CONSULTANTS

1:500

SEAL

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 www.arcadis.com

PROJECT
8201 CAMPEAU DRIVE

PROJECT NO: 30282806
DRAWN BY: C.C.
PROJECT MGR: S.L.
SCALE CHECK: S.L.

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER 900 **ISSUE** 2

