



re: Grading & Site Servicing Plan Review
Proposed Development
2300 Bank Street - Ottawa, Ontario
to: Trinity – Mr. Robert Wells – rwells@trinity-group.com
date: April 14, 2026
file: PG7467-MEMO.01

Further to your request, Paterson Group (Paterson) prepared this memo to document our Grading Plan Review for the proposed development to be located at the subject site. This memo should be read in conjunction with the current Geotechnical Investigation Report (No. PG7467-1 Revision 1 dated December 18, 2025).

In summary, Section 5.3 of this report provides a permissible grade restriction (PGR) of **1.0 m** for grading at the subject site.

Available Information

During the preparation of this memo, Paterson reviewed the following documents prepared by D.B. Gray Engineering Inc.:

- Site Servicing Plan – Drawing No. C-1, Revision 3 dated April 9, 2026.
- Grading Plan and Erosion & Sediment Control Plan – Drawing No. C-3, Revision 3 dated April 9, 2026.

Grading Plan Review

Based on our review of the Grading Plan, the proposed grading at the subject site does not exceed the permissible grade raise restriction of **1.0 m**. Therefore, the proposed grading is acceptable, from a geotechnical perspective.

Site Servicing Plan Review

Many of the existing and proposed servicing pipes do not have sufficient soil cover of 2.1 m over the obverts of the pipes. Therefore, insulation of these pipes is recommended, which is illustrated on the attached drawing C-1.





We trust that this information satisfies your immediate requirements.

Best Regards,

Paterson Group Inc.

Scott S. Dennis, P.Eng.

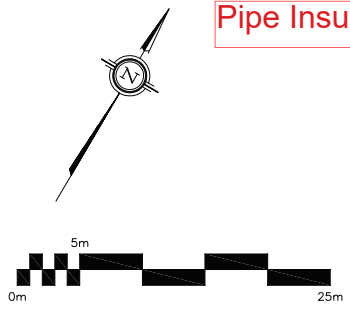


Attachments:

- Pipe Insulation Recommendations



Pipe Insulation Recommendations



REMOVE EXISTING LID, FRAME, ADJUSTMENT RINGS AND TOP RISER. INSTALL NEW CONCRETE RISER AND ADJUSTMENT RINGS AS NECESSARY TO ACHIEVE TOP ELEVATION OF 86.72. RE-INSTALL LID AND FRAME. CONNECT PROPOSED STORM SEWER TO EXISTING 150 PVC ST. CORE DRILL NEW OPENING INTO MANHOLE. MAKE WATER TIGHT. MAKE NEW CONNECTIONS WATER TIGHT. MAINTAIN STRUCTURAL INTEGRITY OF MANHOLE.

25 mm thickness of SM rigid insulation located otop and extending 300 mm beyond the edge of pipe.

50 mm thickness of SM rigid insulation located otop and extending 600 mm beyond the edge of pipe.

50 mm thickness of SM rigid insulation located otop and extending 600 mm beyond the edge of pipe.

LEGEND

- FFL FIRST FLOOR ELEVATION
- PROPERTY LINE
- CB CATCH BASIN
- CI CURB INLET CATCH BASIN
- MH STORM MANHOLE
- CB/MH CATCH BASIN/MANHOLE
- MH SANITARY MANHOLE
- VC VALVE CHAMBER
- FH FIRE HYDRANT
- CS CURB STOP & STANDPOST
- VB VALVE & VALVE BOX
- WATER METER
- RM REMOTE WATER METER
- SAN SANITARY SEWER
- ST STORM SEWER
- WS/WM WATER SERVICE/WATERMAIN
- SPL SPRINGLINE OF PIPE
- INV INVERT OF PIPE
- EXISTING GRADE ELEVATION

KEY PLAN

No.	DATE	REVISION
3	APR 9-26	RE-ISSUED FOR APPROVAL
2	DEC 17-25	ISSUED FOR APPROVAL
1	DEC 15-25	ISSUED FOR COORDINATION

D. B. GRAY ENGINEERING INC.
 700 Long Point Circle
 Ottawa, Ontario

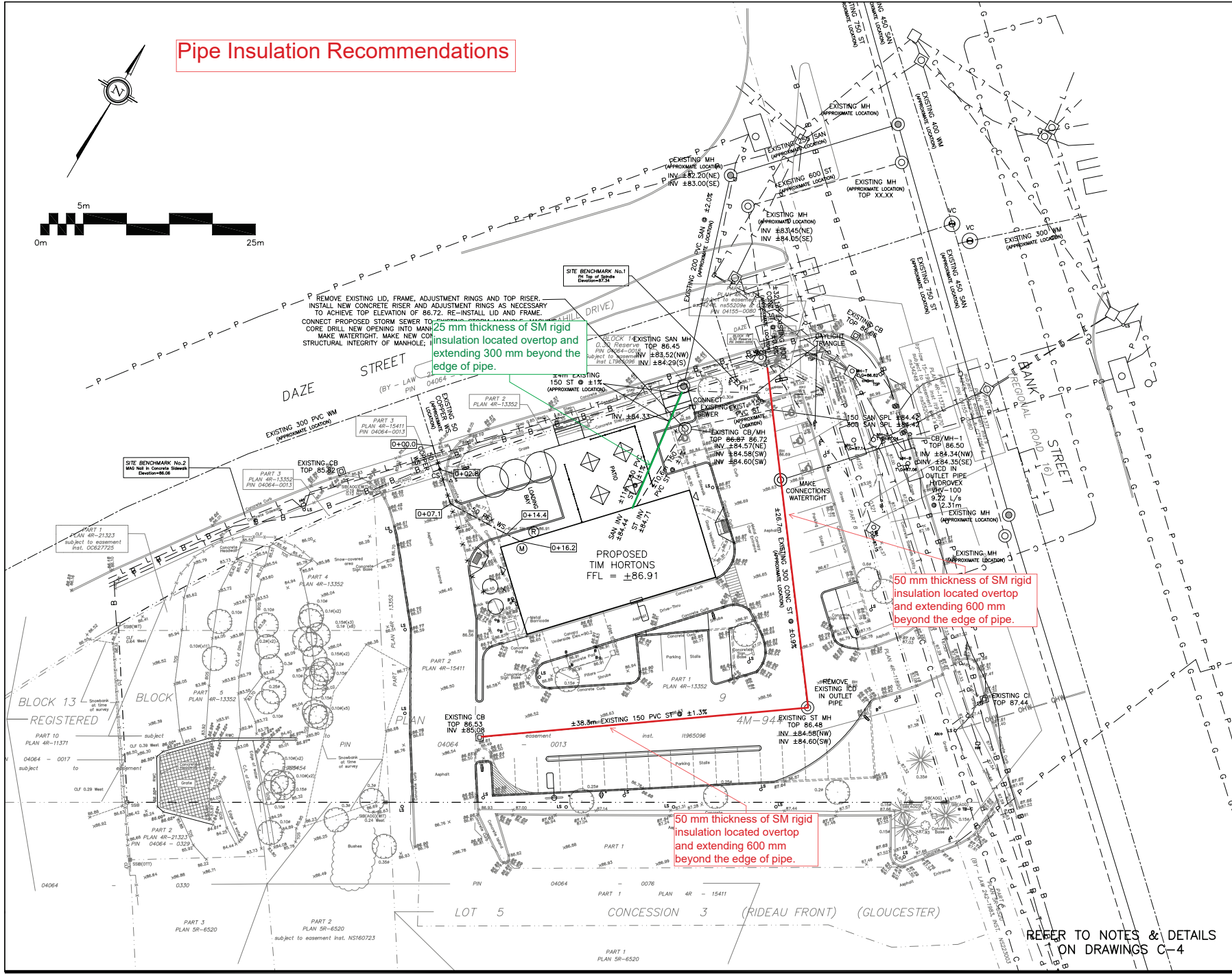
Project: **PROPOSED TIM HORTONS
2300 BANK STREET
OTTAWA, ONTARIO**

Drawing Title: **SITE SERVICING PLAN**

Engineer's Seal: **D.B. GRAY**
 17016502
 APR 9-26
 NOT VALID UNLESS SIGNED & DATED

Drawn: **D.B.G.**
 H. Scale: 1:200
 V. Scale: 1:200
 Date: DEC 15-25
 Job No.: 25001

Drawing No.: **C-1**
 of 6



REFER TO NOTES & DETAILS ON DRAWINGS C-4

Plan #19430 File No. D07-12-25-0171