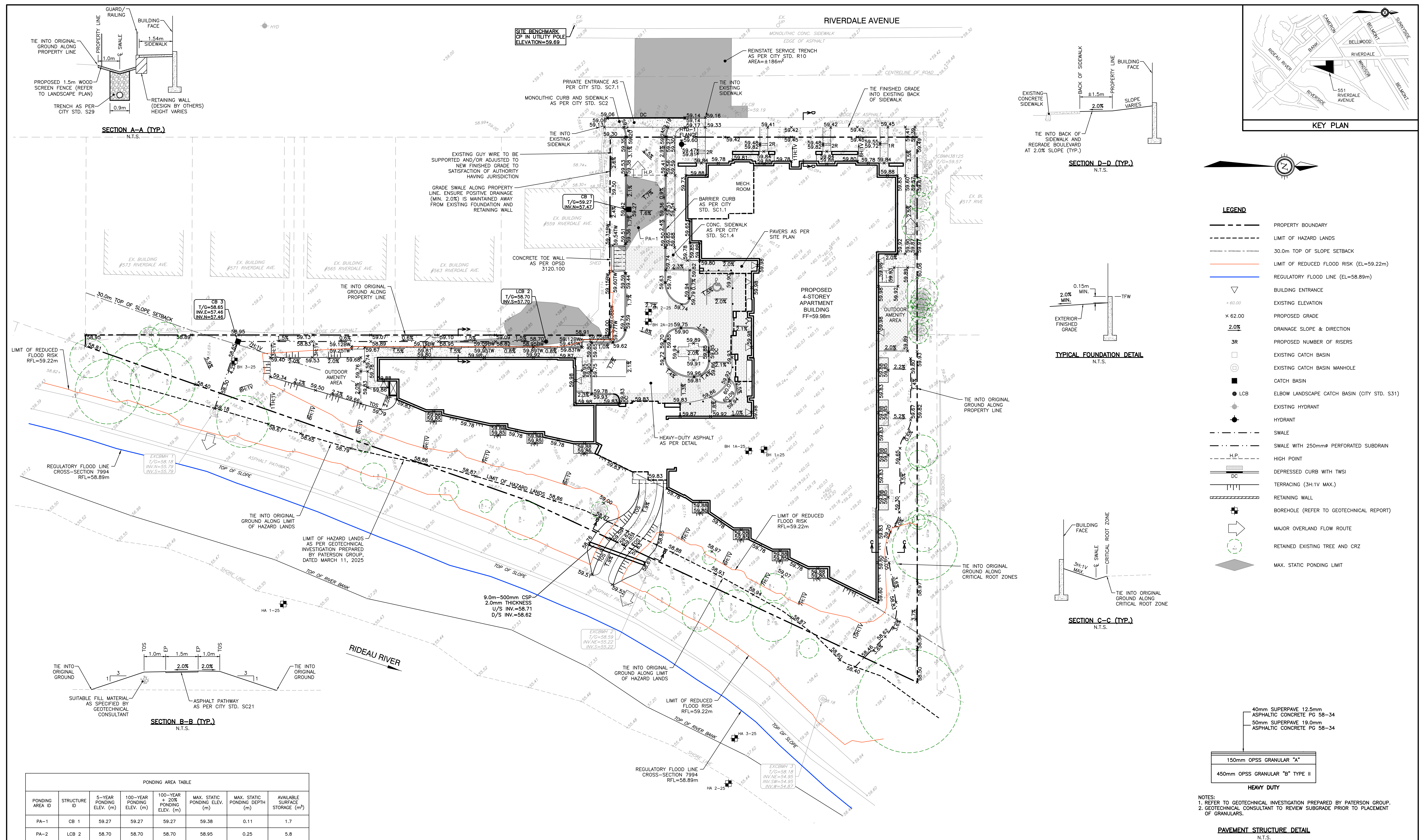




PONDING AREA TABLE							
PONDING AREA ID	STRUCTURE ID	5-YEAR PONDING ELEV. (m)	100-YEAR PONDING ELEV. (m)	100-YEAR + 20% PONDING ELEV. (m)	MAX. STATIC PONDING ELEV. (m)	MAX. STATIC PONDING DEPTH (m)	AVAILABLE SURFACE STORAGE (m³)
PA-1	CB 1	59.27	59.27	59.27	59.38	0.11	1.7
PA-2	LCB 2	58.70	58.70	58.70	58.95	0.25	5.8

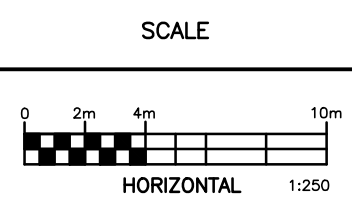
NOTES:
1. NO SURFACE PONDING WILL OCCUR FOR UP TO AND INCLUDING THE 100-YEAR + 20% DESIGN EVENT.

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 1 CONCESSION C (RIDEAU FORT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025, BEARINGS ARE DERIVED FROM THE 1983 CANADIAN NATIONAL TRIPANGULAR NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL), ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928/1983 DATUM (MONUMENT No. Ott. 118 INDEX No. 230)

1	ISSUED FOR REVIEW		29/07/26	BLM
NO.	REVISION	DESCRIPTION	DATE	BY



Robinson
Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rcii.com

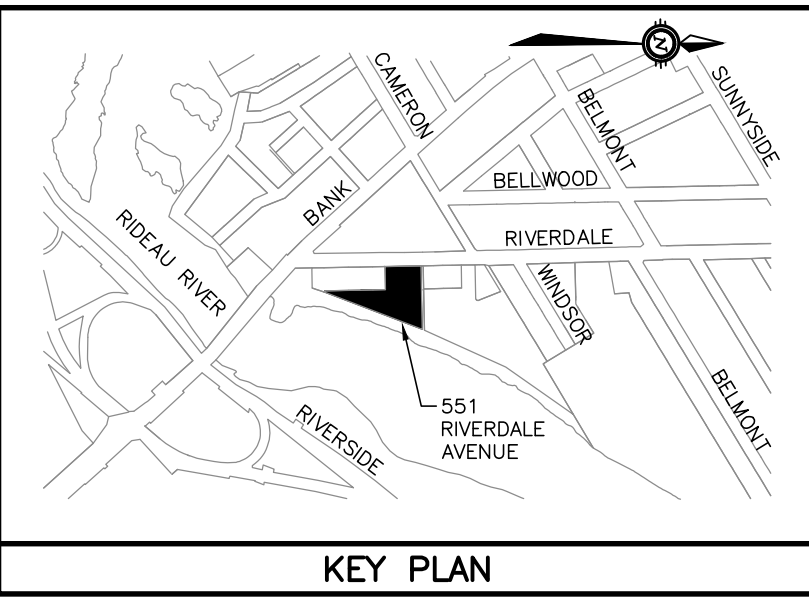
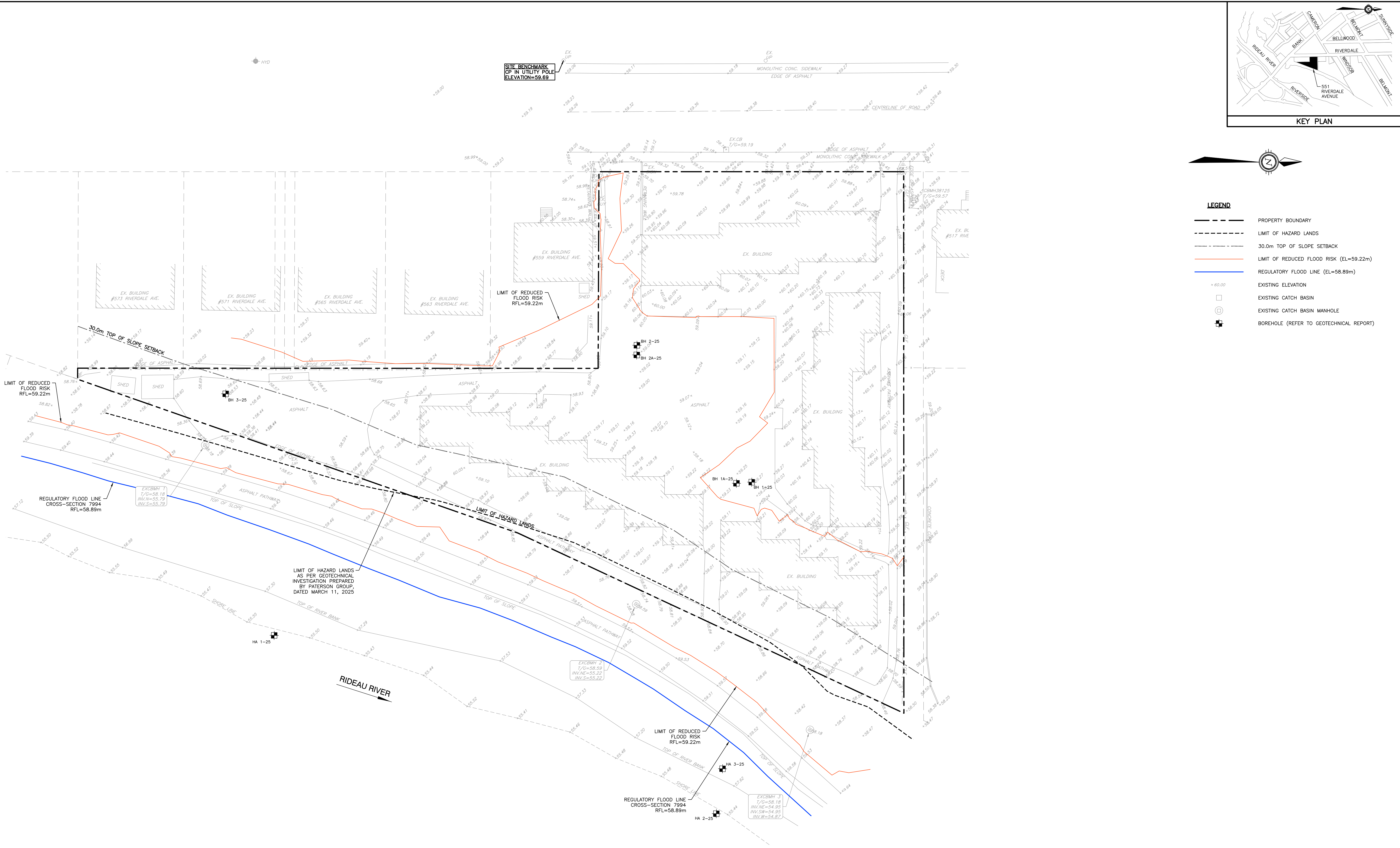
DESIGN	BLM
CHECKED	SM
DRAWN	BLM
CHECKED	SM
APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

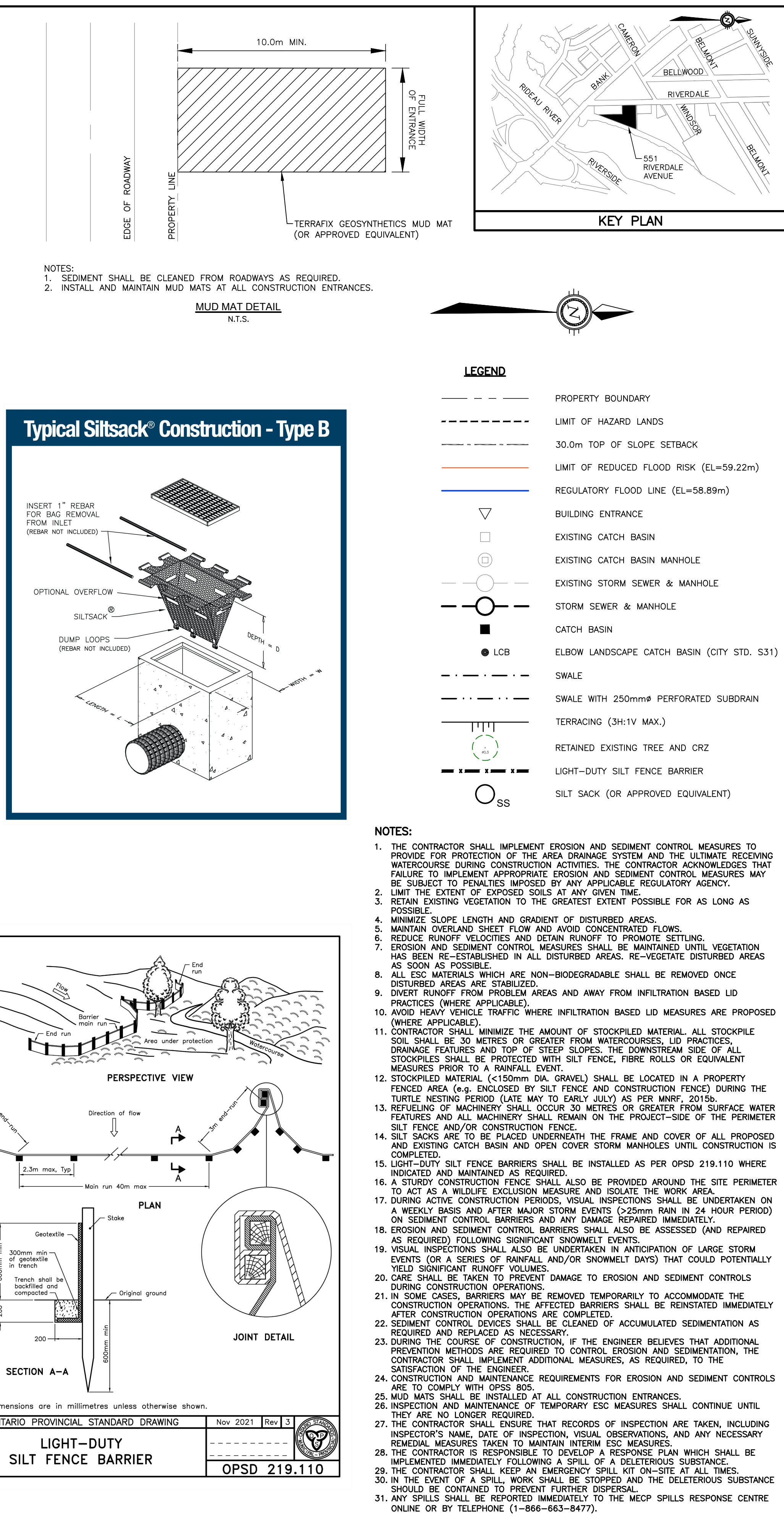
GRADING PLAN

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No:	25042-GR1



- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF HAZARD LANDS
 - 30.0m TOP OF SLOPE SETBACK
 - LIMIT OF REDUCED FLOOD RISK (EL=59.22m)
 - REGULATORY FLOOD LINE (EL=58.89m)
 - EXISTING ELEVATION
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN MANHOLE
 - BOREHOLE (REFER TO GEOTECHNICAL REPORT)

NOTES THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M, CONCESSION C (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025. BEARINGS ARE DERIVED FROM THE CAN-NET REAL TIME NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928-1978 DATUM (MONUMENT No. Dtl. 118 INDEX No. 230)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

[illegible]

GENERAL NOTES:

- 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.
- 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.
- ALL DIMENSIONS 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.
- DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.
- 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.
- 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.
- ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSS, IS EXCEEDED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP DATED MARCH 11, 2025.
- 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.
- DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- MOVEMENT OF MATERIAL ON AND/OR OFF SITE SHALL BE IN ACCORDANCE WITH ONTARIO EXCESS SOIL REGULATION O. REG. 406/19.
- THE CONTRACTOR SHALL COMPLETE A CCTV INSPECTION OF ALL NEW SANITARY AND STORM SEWERS. A COPY OF THE VIDEO INSPECTION SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW.
- THE CONTRACTOR SHALL COMPLETE PRELIM AND POST CONSTRUCTION CCTV INSPECTION OF ALL EXISTING MUNICIPAL SEWERS WHERE CONNECTIONS WILL OCCUR.

STORM SEWERS:

- 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).
- 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 AS PER THE GEOTECHNICAL INVESTIGATION.
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1.
- CATCH BASIN MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S28.1.
- 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 OPSS 701.021.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED 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 THEIR OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSS 701.010 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS SHALL BE 600mm X 600mm AS PER OPSS 705.010 UNLESS OTHERWISE NOTED.

SANITARY SEWERS:

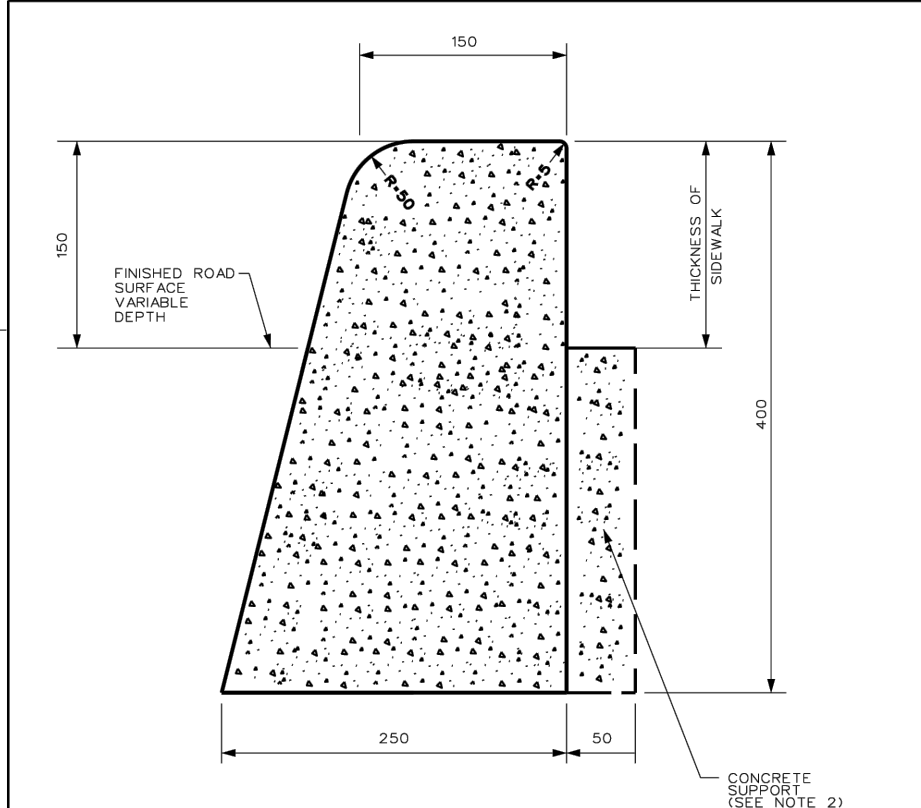
- ALL SANITARY SEWERS 200mm IN DIAMETER (OR GREATER) SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- ALL SANITARY SERVICES UNDER 200mm IN DIAMETER SHALL BE PVC SDR 28, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- ALL SANITARY SEWERS/SERVICES WITH LESS THAN 2.5m HORIZONTAL SEPARATION TO WATERMAINS SHALL BE CONSTRUCTED USING SEWER PIPE IN ACCORDANCE WITH OPSS 1841, WITH JOINTS CAPABLE OF 345 kPa MINIMUM, CONFORMING TO PSM Pvc, CSA B182.2/CSA 182.7 OR CSA B137.3 OR AWWA 302.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
- ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.
- SANITARY SEWER MANHOLES SHALL BE BENCHING AS PER OPSS 701.021.
- FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, GREEK SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
- CONTRACTOR SHALL PERFORM EXFILTRATION TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR ALL SANITARY SEWERS IN ACCORDANCE WITH OPSS 410.

WATER SUPPLY:

- ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE AS PER THE GEOTECHNICAL INVESTIGATION.
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF REQUIRED.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
- WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W26.6.
- THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STD. W22 WHERE DEPTH OF COVER IS LESS THAN 2.4m.
- INSULATION SHALL BE PROVIDED AS PER CITY OF OTTAWA STD. W23 WHERE SEPARATION TO OPEN STRUCTURES IS LESS THAN 2.4m.
- WATERMAINS CROSSING ABOVE SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2. MINIMUM BARREL TO BARREL SEPARATION SHALL BE 500mm.
- WATERMAINS CROSSING BELOW SEWERS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.
- MINIMUM BARREL TO BARREL SEPARATION SHALL BE 500mm.
- CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE EXCAVATION, MATERIAL, BACKFILL AND ASSISTANCE AS REQUIRED.
- 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:

- CONCRETE BARRIER CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 WHERE INDICATED.
- ALL BARRIER CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC3 WHERE INDICATED.
- MONOLITHIC CURB AND SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC2 WHERE INDICATED.
- TWIS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.3.
- ANY PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULARS FOR ROADS/DRIVEWAYS SHALL BE COMPACTED TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT. PROVIDE STEP KEY IN ACCORDANCE WITH CITY OF OTTAWA STD. R10.
- PAVEMENT STRUCTURE DETAILS AS PER THE GEOTECHNICAL INVESTIGATION.
- GEOTECHNICAL CONSULTANT SHALL REVIEW SUBGRADE PRIOR TO PLACEMENT OF GRANULAR SUB-BASE.

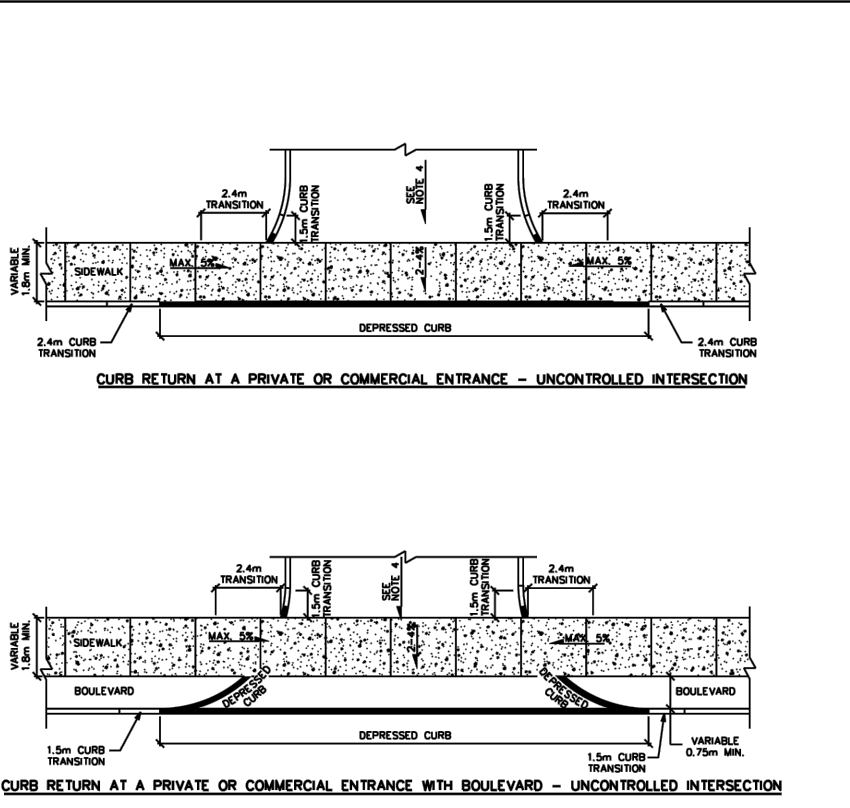


CONCRETE BARRIER CURB

NOTES:

- THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
- CONCRETE SUPPORT IS REQUIRED WHERE BUILT ADJACENT TO THE SIDEWALK.
- CONCRETE SHALL BE PLACED AT THE END OF THE EXTRUSION.
- EXPANSION AND CONTRACTION JOINTS AS PER SC2.
- DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 10mm.

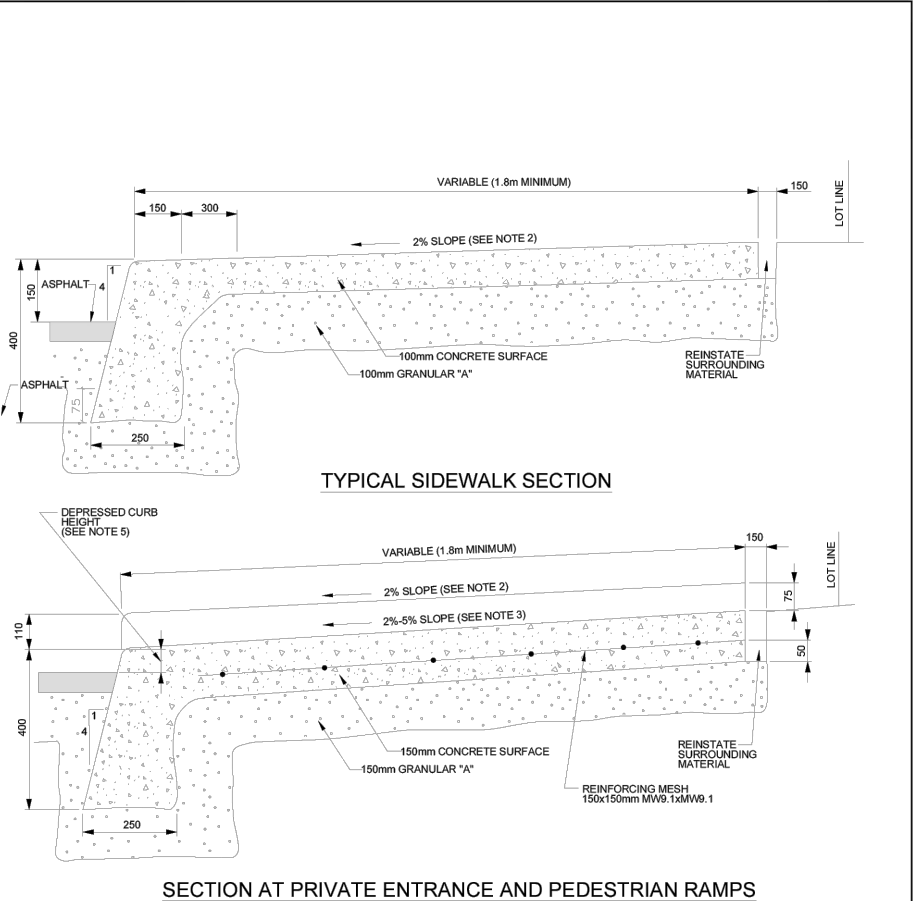
Ottawa	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD 600.110)	DATE: JAN 2003 REV: JANUARY 2026 DWG No.: SC1.1
---------------	---	---



NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SHOWN OTHERWISE.
- CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
- SIDEWALK DETAILS SEE SC2 AND SC3.
- MAXIMUM SLOPE: SLOPE OF 2% TO 2.5% MAXIMUM 6%.
- EXPANSION AND CONTRACTION JOINTS AS PER SC2.
- UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

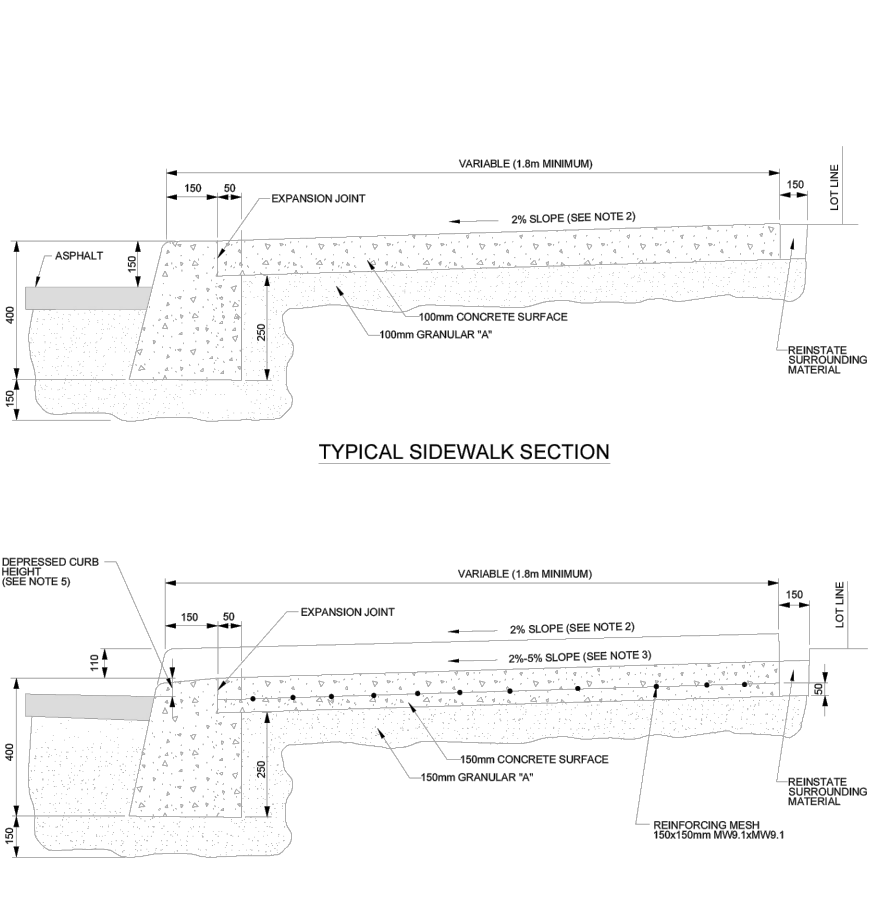
Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE: MARCH 2007 REV: MARCH 2021 DWG No.: SC7.1
---------------	---	---



NOTES:

- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
- FOR CURB RAMP, SLOPE OF 2% TO 2.5% MAXIMUM 6%.
- EXPANSION AND CONTRACTION JOINTS AS PER SC2.
- DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 10mm.

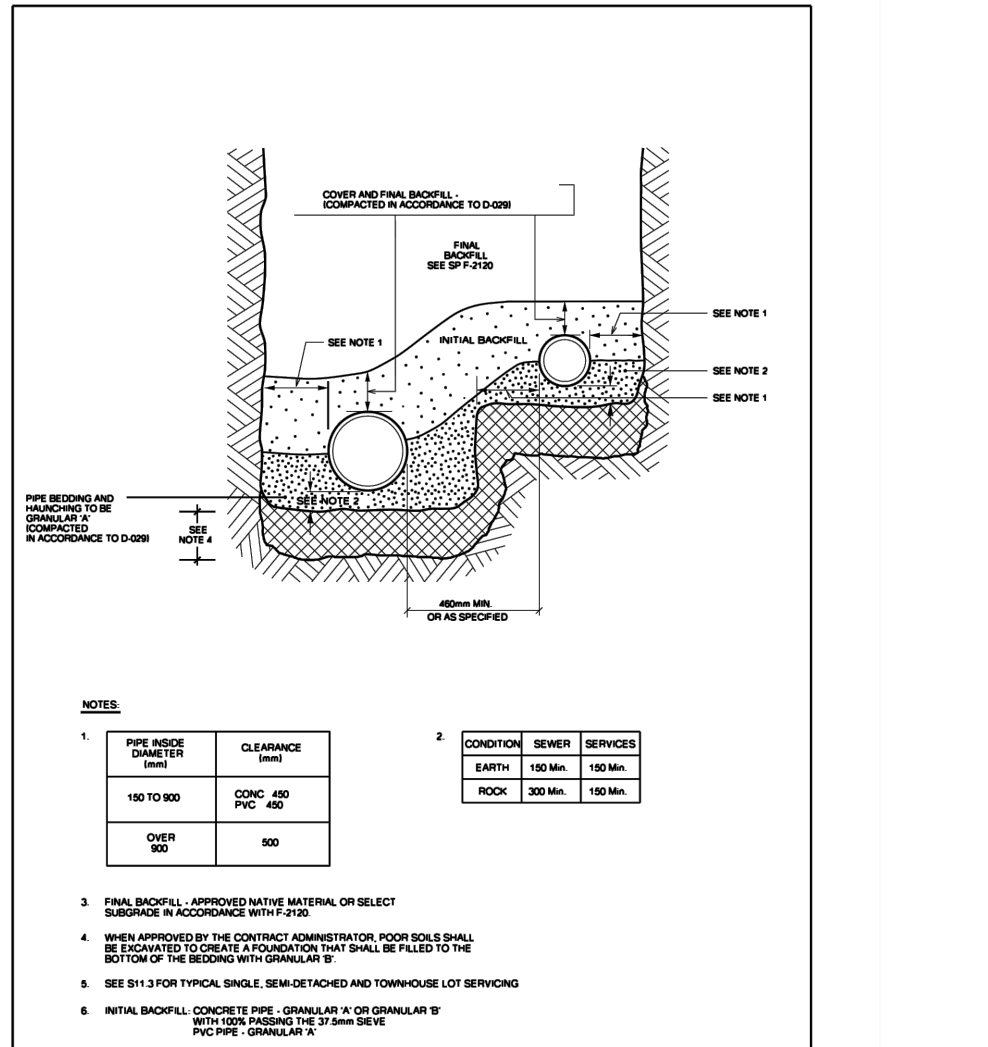
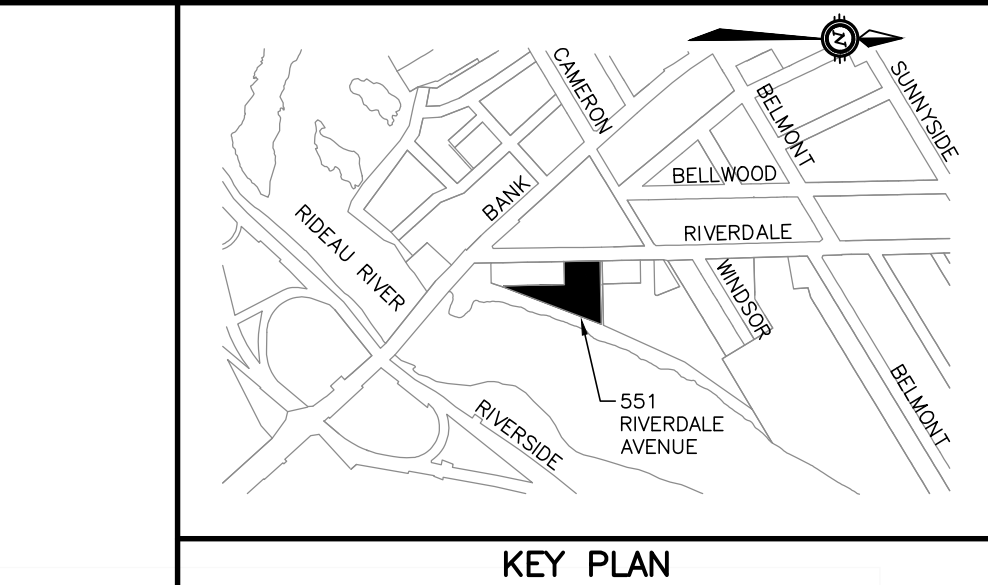
Ottawa	MONOLITHIC CONCRETE CURB AND SIDEWALK	DATE: MAY 2001 REV: JUNE 2026 DWG No.: SC2
---------------	--	--



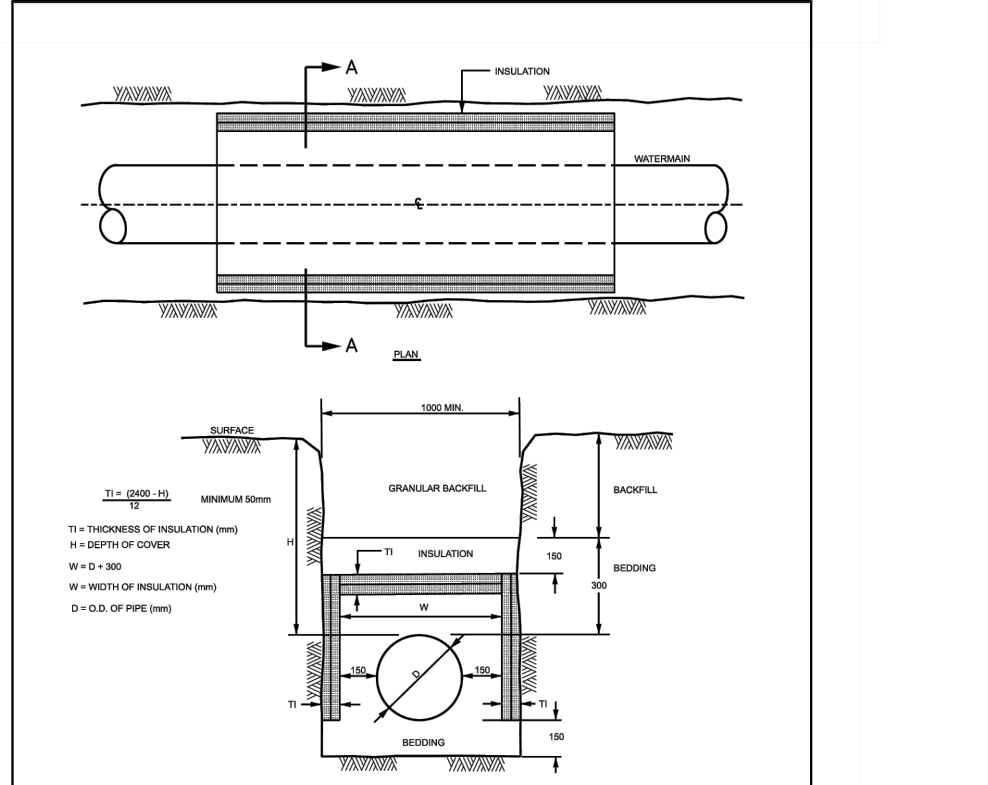
NOTES:

- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
- FOR CURB RAMP, SLOPE OF 2% TO 2.5% MAXIMUM 6%.
- EXPANSION AND CONTRACTION JOINTS AS PER SC2.
- DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 10mm.

Ottawa	CONCRETE BARRIER CURB WITH SIDEWALK	DATE: JAN 2003 REV: JULY 2025 DWG No.: SC1.4
---------------	--	--



Ottawa	COMBINED TRENCH (SEWERS & SEWER SERVICES)	DATE: MAY 2007 REV: JANUARY 2026 DWG No.: S7
---------------	--	--



Ottawa	THERMAL INSULATION FOR WATERMAINS	DATE: MAY 2009 REV: JANUARY 2026 DWG No.: W22
---------------	--	---

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS 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, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M, CONCESSION C (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025, BEARINGS ARE DERIVED FROM THE CAN-NET REAL TIME NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928-1978 DATUM (MONUMENT No. DTL 118 INDEX No. 230)

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	29/07/26	BLM

SCALE	DATE	BY
0 2m 4m 10m HORIZONTAL 1:250	Nov 2010	Rev 2
OPSD 3120.100		



Robinson
Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rccl.com

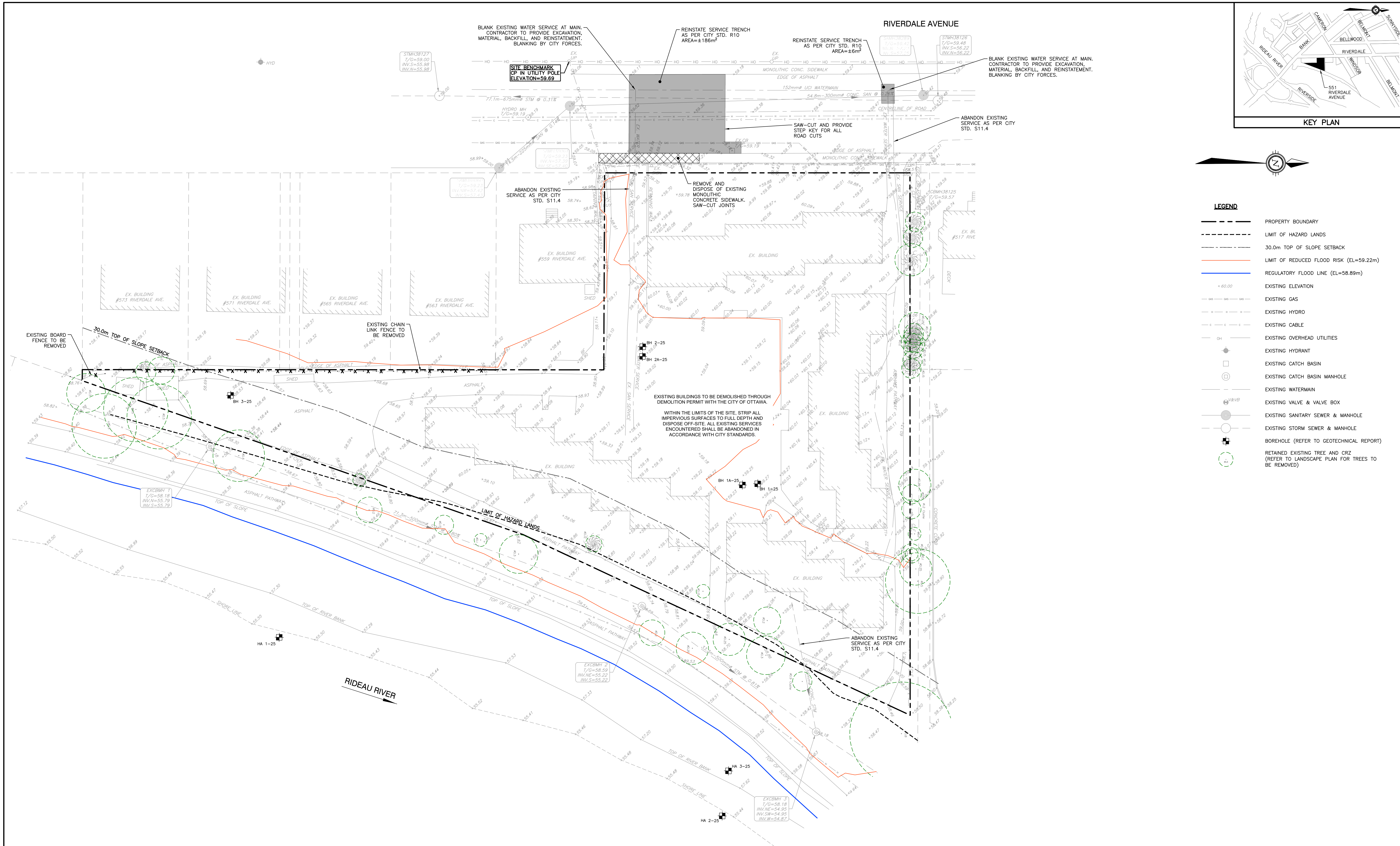
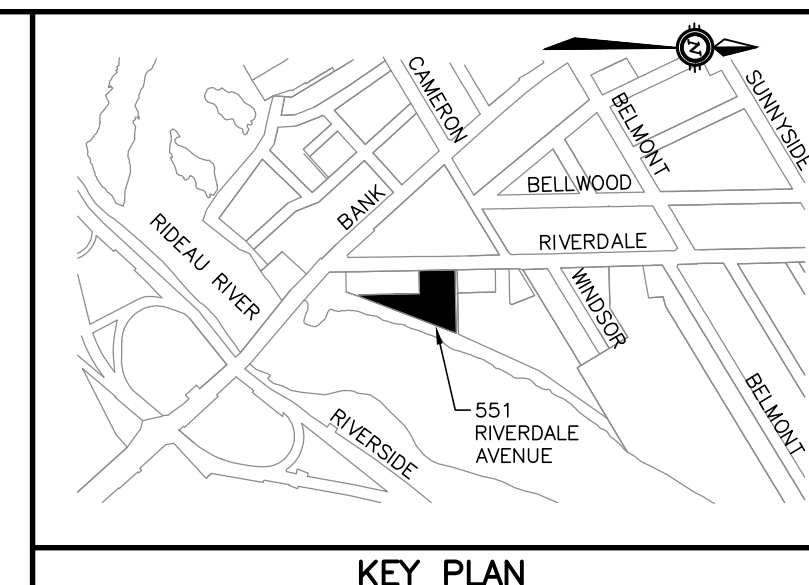
DESIGN	BLM
CHECKED	SM
DRAWN	BLM
CHECKED	SM
APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

NOTES & DETAILS

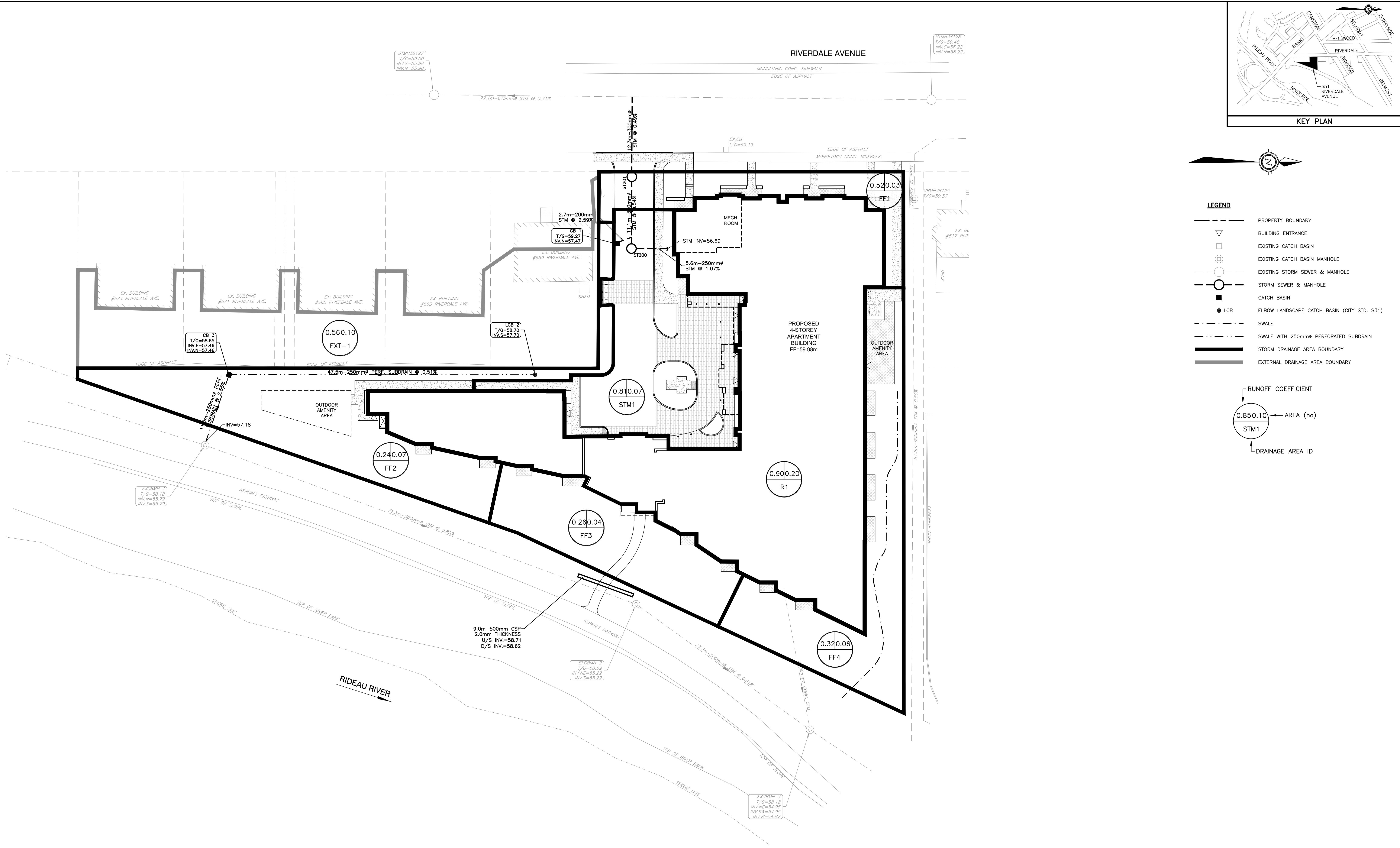
PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-N1



NOTES

THE POSITION OF ALL LITTLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND STRUCTURES. THE CONTRACTOR'S LIABILITY FOR DAMAGE TO UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAT OF SURVEY OF PART OF SECTION 36, T4N, R12E, S10W, LOCATED IN THE PUBLIC LANDS OF THE STATE OF IOWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025. BEARINGS ARE DERIVED FROM THE CAN-NEAT 1984 DATUM AND ARE REFERRED TO THE CENTRAL MERIDIAN OF TIME ZONE 9. ELEVATIONS ARE DERIVED FROM THE MEAN SEA LEVEL DATUM REFERRED TO THE CVD-1928/1978 DATUM (MONUMENT NO. 01, 118 INDEX NO. 230)



NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M, CONCESSION C (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025. BEARINGS ARE DERIVED FROM THE CAN-NET REAL TIME NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928-1978 DATUM (MONUMENT No. 011. INDEX No. 230)

NO.	REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW		29/07/26	BLM

SCALE

0 2m 4m 10m

HORIZONTAL 1:250

PROFESSIONAL ENGINEER

100199554

29 July 26

PROVINCE OF ONTARIO

Robinson

Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rcii.com

DESIGN	BLM
CHECKED	SM
DRAWN	BLM
CHECKED	SM
APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

STORM DRAINAGE AREA PLAN

25042-STM1

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-STM1

