

GRADIENTWIND

ENGINEERS & SCIENTISTS

October 5, 2020

Hugo Lalonde
Director, Land Development
Caivan Greenbank North Inc.
2934 Baseline Road, Suite 302
Ottawa, ON
K2H 1B2

Dear Mr. Lalonde:

Re: Addendum Letter 2
3713 Borrisokane Road, Ottawa
Gradient Wind File #19-228-Addendum Letter 2

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Caivan Greenbank North Inc. to undertake a stationary noise assessment for the proposed industrial development at 3713 Borrisokane Road in Ottawa, Ontario (GW19-228-Stationary Noise R1 dated December 16, 2019). This addendum letter is to address recent site grading changes reflected in drawings provided by Caivan Communities in September of 2020 (see attached). These changes include primarily minor grading changes to the earthen berm on the east side of the site that provides blockage to the residential properties from storage yard activities.

Gradient Wind has performed additional modeling to ensure there is no increase in noise levels at nearby noise-sensitive receptors. Results of the modeling indicate that noise levels at all receptors remain below the ENCG criteria. As such, the conclusions and recommendations of the original study are unchanged.

GRADIENTWIND

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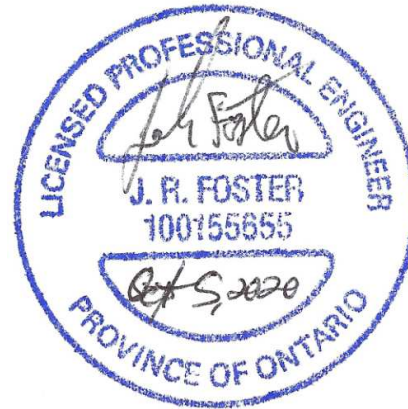
Should you have any questions, or wish to discuss our findings further, please call us (613) 836-0934 or contact us by e-mail at joshua.foster@gradientwind.com. In the interim, we thank you for the opportunity to be of service.

Sincerely,

Gradient Wind Engineering Inc.

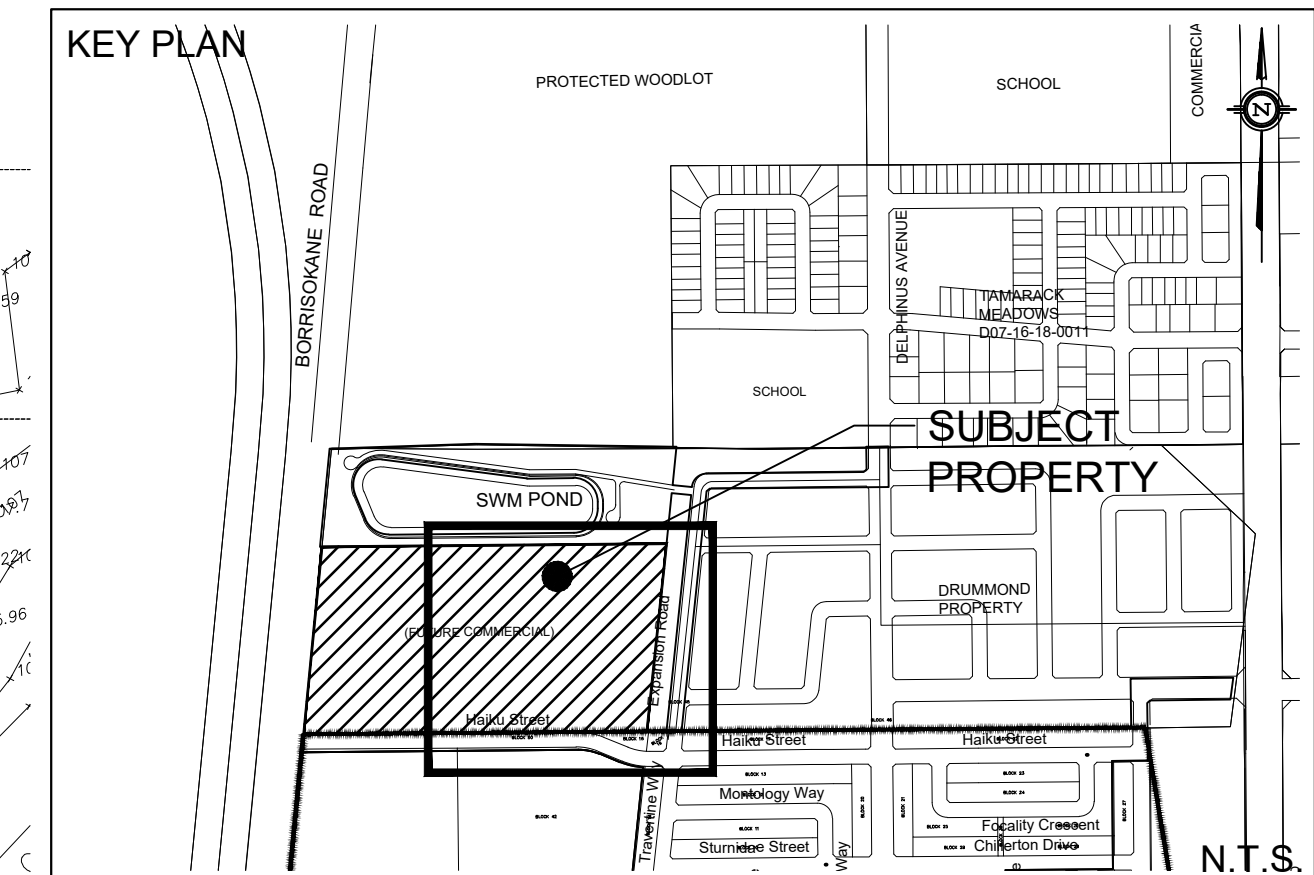
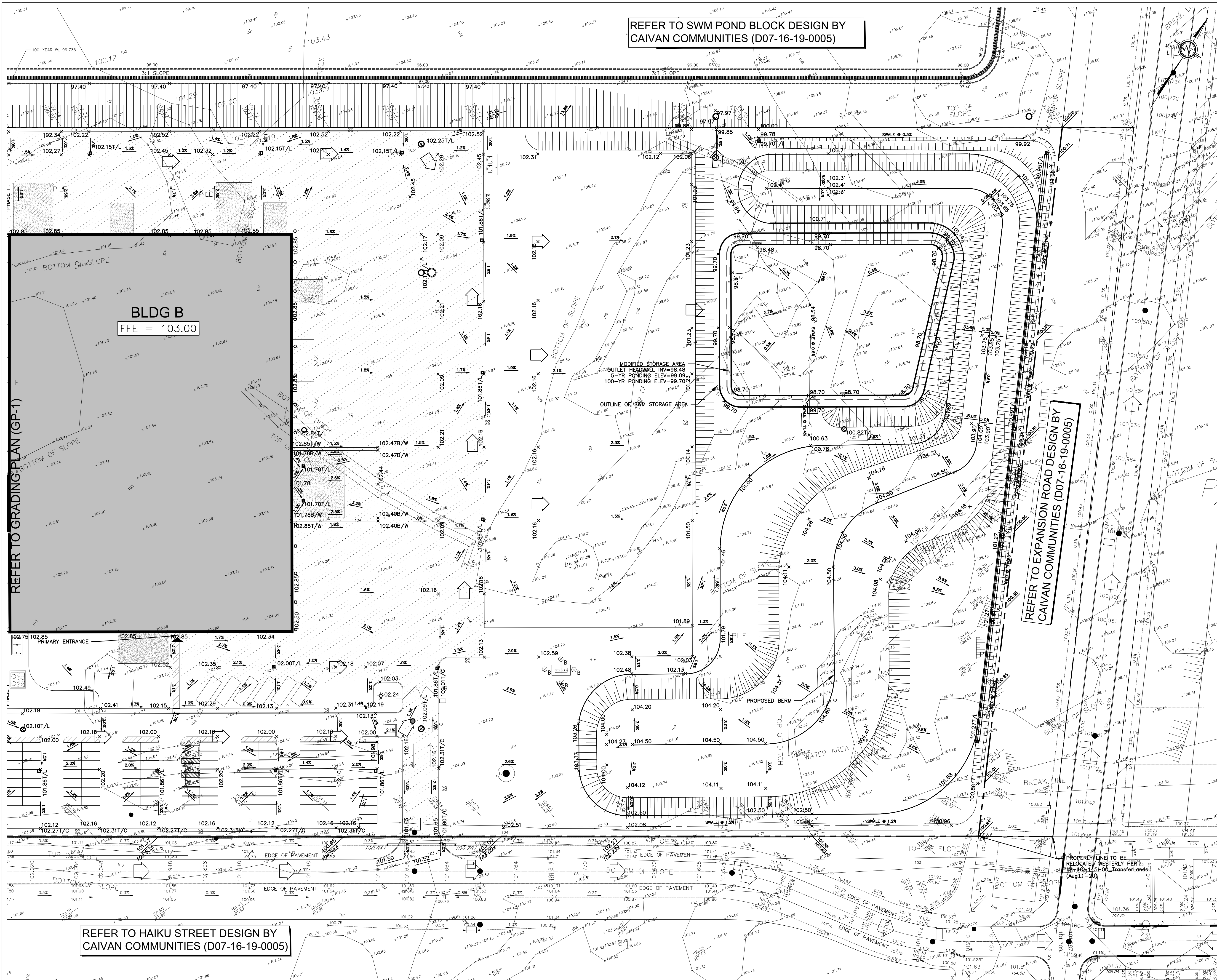


Michael Lafortune, C.E.T.
Environmental Scientist



Joshua Foster, P.Eng.
Principal

Gradient Wind File #19-228-Addendum Letter 2



LEGEND

---	PROPERTY LINE	[Pattern]	PROPOSED HEAVY DUTY ASPHALT
---	PROPOSED SWALE	○	PROPOSED STORM MANHOLE
---	PROPOSED PERFORATED SUBDRAIN	●	PROPOSED SANITARY MANHOLE
---	EXISTING SPOT ELEVATION	□	PROPOSED CATCH BASIN
---	PROPOSED SPOT ELEVATION	○	PROPOSED CB 'T' OR CB 'L'
---	PROPOSED TOP OF CURB ELEVATION	○	PROPOSED FIRE HYDRANT
---	PROPOSED BOTTOM OF WALL ELEVATION	→	EMERGENCY FLOW ROUTE
---	PROPOSED TOP OF WALL ELEVATION	[Pattern]	CONCRETE PAD
---	PROPOSED TOP OF LID ELEVATION	---	5-YR WATER LEVEL
---	EXISTING GRADE AND DIRECTION		
---	PROPOSED GRADE AND DIRECTION		
---	PROPOSED 3:1 TERRACING		
---	PROPOSED/EXISTING SPOT ELEVATION		

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
 PROJ. NO. 18-10-145-00
 DATED JULY 10, 2019

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY FIGURR COLLECTIF D'ARCHITECTES
 PROJ. NO. 19-1134
 DATED AUGUST 28, 2020

GEO TECHNICAL STUDY
 GEO TECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
 PROJ. NO. PG5155-1
 DATED FEBRUARY 10, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
 SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
 DATED SEPTEMBER 2020

BENCH MARK
 LOCATION: CONCRETE ROAD BRIDGE OVER JOCK RIVER (N45°15'39", W75°44'06")
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MUNICIPALITY BENCHMARK NO. 001196403710 HAVING A PUBLISHED ELEVATION OF 91.724 METERS

No.	BY	YYMM.DD	DESCRIPTION
9	A.J.G.	20.09.24	ISSUED FOR MUNICIPAL REVIEW
8	A.J.G.	20.09.21	ISSUED FOR MUNICIPAL REVIEW
7	A.J.G.	20.07.17	ISSUED FOR MUNICIPAL REVIEW
6	A.J.G.	20.07.09	ISSUED FOR MUNICIPAL REVIEW
5	A.J.G.	20.06.24	ISSUED FOR MUNICIPAL REVIEW
4	A.J.G.	20.06.12	ISSUED FOR MUNICIPAL REVIEW
3	A.J.G.	20.05.28	ISSUED FOR MUNICIPAL REVIEW
2	A.J.G.	20.04.24	ISSUED FOR MUNICIPAL REVIEW
1	A.J.T.	20.01.15	ISSUED FOR MUNICIPAL REVIEW

PROJECT No. 19-1134

GRADING PLAN
3713 BORRISOKANE ROAD © DSEL

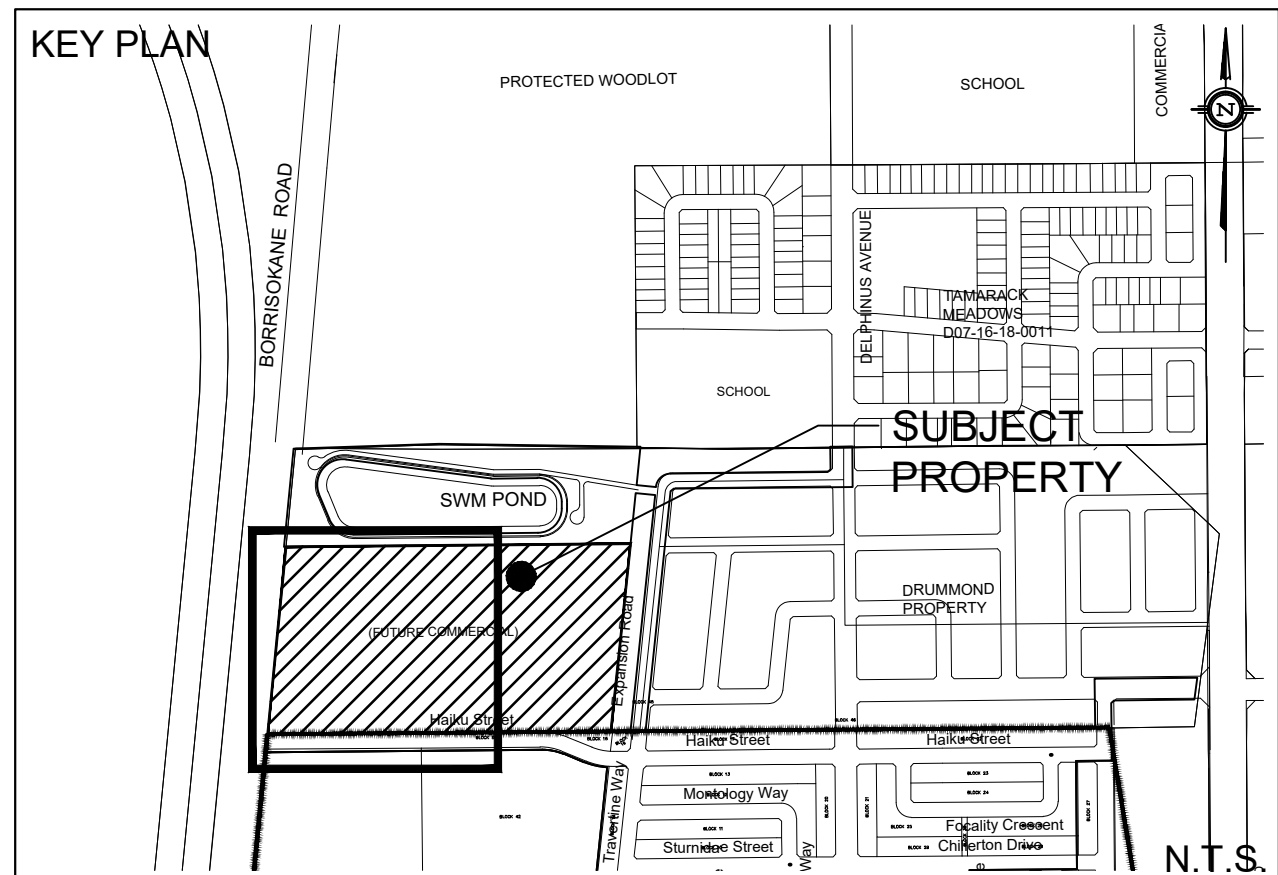
CAIVAN GREENBANK NORTH INC. 2934 Baseline Road, Suite 302
 Ottawa, Ontario, K2H 1B2
 Tel. (613) 518-1864

DSEL
 david schaeffer engineering ltd
 SMART SUBDIVISIONS™

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 Stittsville, Ontario, K2S 1E9
 Tel. (613) 836-0856
 Fax. (613) 836-7183
 www.DSEL.ca

DRAWN BY: A.J.G.	CHECKED BY: R.D.F.	DRAWING NO. GP-2	SHEET NO. 3 of 7
DESIGNED BY: B.N.C.	CHECKED BY: S.J.P.		
SCALE: 1:500	DATE: DECEMBER 2019		

REFER TO SWM POND BLOCK DESIGN BY CAIVAN COMMUNITIES (D07-16-19-0005)



LEGEND table with 2 columns: Symbol and Description. Includes symbols for PROPERTY LINE, PROPOSED SWALE, PROPOSED PERFORATED SUBDRAIN, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, PROPOSED TOP OF CURB ELEVATION, PROPOSED BOTTOM OF WALL ELEVATION, PROPOSED TOP OF WALL ELEVATION, PROPOSED TOP OF LID ELEVATION, EXISTING GRADE AND DIRECTION, PROPOSED GRADE AND DIRECTION, PROPOSED 3:1 TERRACING, PROPOSED/EXISTING SPOT ELEVATION, PROPOSED HEAVY DUTY ASPHALT, PROPOSED STORM MANHOLE, PROPOSED SANITARY MANHOLE, PROPOSED CATCH BASIN, PROPOSED CB 'T' OR CB 'L', PROPOSED FIRE HYDRANT, EMERGENCY FLOW ROUTE, CONCRETE PAD, and 5-YR WATER LEVEL.

VETERANS MEMORIAL HIGHWAY 416

BORRISOKANE ROAD

BLDG A
FFE = 103.00

BLDG B
FFE = 103.00

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
PROJ. NO. 18-10-145-00
DATED JULY 10, 2019

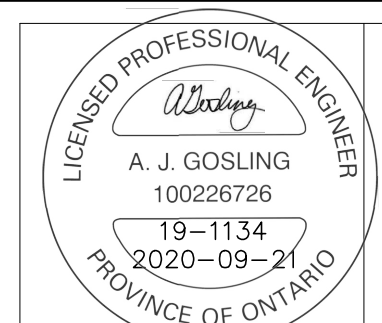
SITE PLAN INFORMATION
SITE PLAN PROVIDED BY FIGURR COLLECTIF D'ARCHITECTES
PROJ. NO. 19-1134
DATED AUGUST 28, 2020

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY PATERSON GROUP
PROJ. NO. PG155-1
DATED FEBRUARY 10, 2020

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
DATED SEPTEMBER 2020

BENCH MARK
LOCATION: CONCRETE ROAD BRIDGE OVER JOCK RIVER (N45°15'39" W75°44'06")
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Table with 4 columns: No., BY, DATE, DESCRIPTION. Lists 9 items related to municipal review.



PROJECT No. 19-1134

GRADING PLAN
3713 BORRISOKANE ROAD

CAIVAN GREENBANK NORTH INC. 2934 Baseline Road, Suite 302
Ottawa, Ontario, K2H 1B2
Tel. (613) 518-1864



120 Ibr Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

Table with 4 columns: DRAWN BY, DESIGNED BY, SCALE, CHECKED BY, DATE, R.D.F., S.J.P., DRAWING NO., SHEET NO. Values include A.J.G., B.N.C., 1:500, R.D.F., S.J.P., GP-1, 2 of 7.

REFER TO HAIKU STREET DESIGN BY CAIVAN COMMUNITIES (D07-16-19-0005)