

951 GLADSTONE AVENUE AND 145 LORETTA AVENUE NORTH MIXED-USE

OTTAWA, ONTARIO



KEY PLAN
N.T.S

CIVIL DRAWING LIST

- C0.1 NOTES
- C0.2 GENERAL ARRANGEMENT PLAN - PHASE 1
- C0.3 GENERAL ARRANGEMENT PLAN - PHASE 2
- C0.4 HYDRANT COVERAGE
- R1.0 REMOVALS PLAN - PHASE 1
- C1.1 GRADING PLAN - PHASE 1
- C1.2 GRADING PLAN - PHASE 2
- C1.3 SERVICING PLAN - PHASE 1
- C1.4 SERVICING PLAN - PHASE 2
- C1.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
- C1.6 DETAILS
- C1.7 SERVICING PROFILES



CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

ISSUED FOR REVIEW

DATE: SEPTEMBER 2024

EXISTING LEGEND:

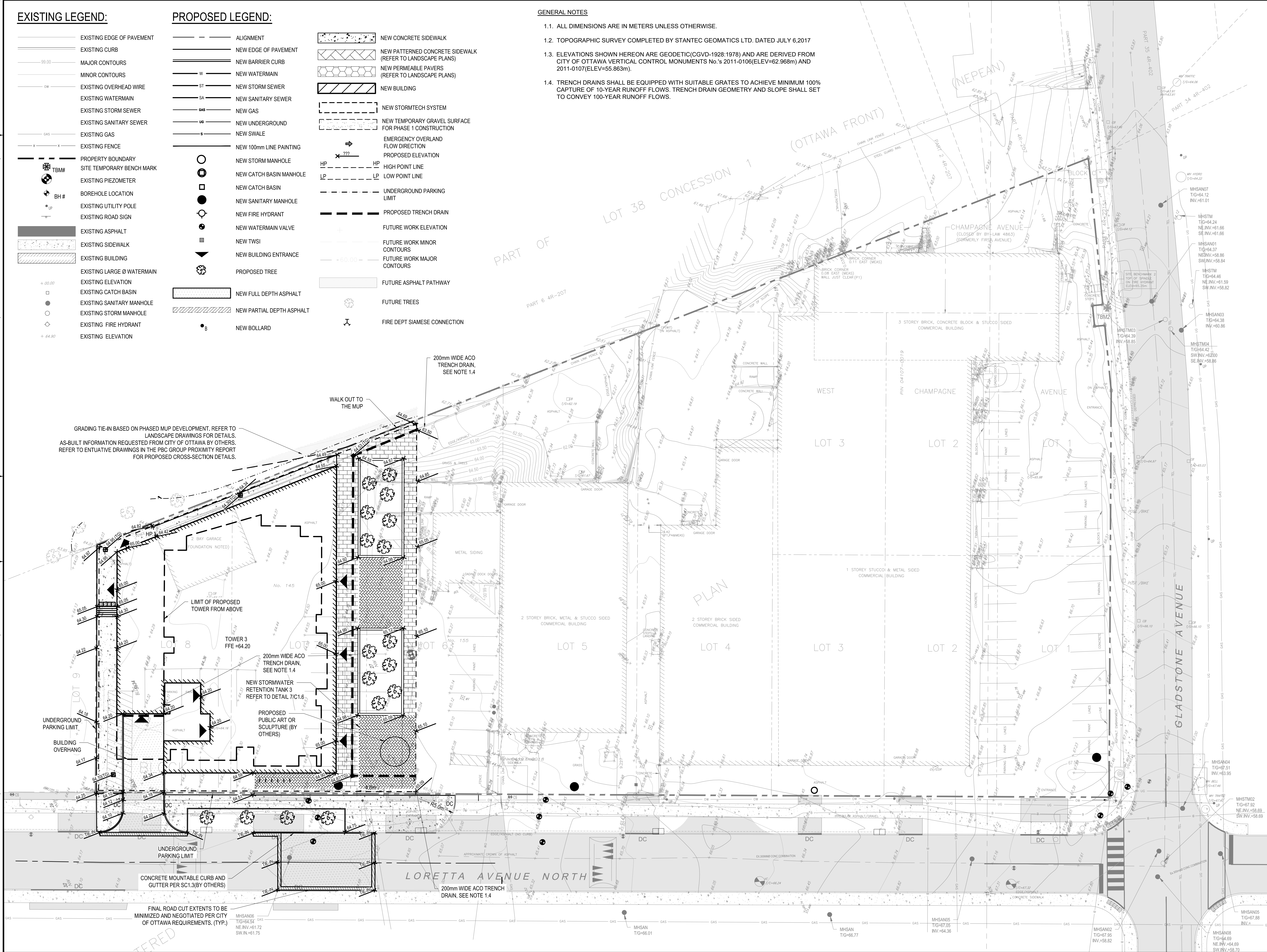
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
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- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

PROPOSED LEGEND:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- NEW WATERMAIN
- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- GAS — NEW GAS
- UG — NEW UNDERGROUND
- S — NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- NEW FULL DEPTH ASPHALT
- NEW PARTIAL DEPTH ASPHALT
- NEW BOLLARD
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- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
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- NEW STORMTECH SYSTEM
- NEW TEMPORARY GRAVEL SURFACE FOR PHASE 1 CONSTRUCTION
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- PROPOSED ELEVATION
- HP — HIGH POINT LINE
- LP — LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMSE CONNECTION

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. s 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



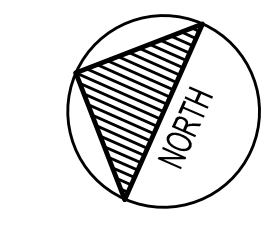
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SEAL:



CLIENT:



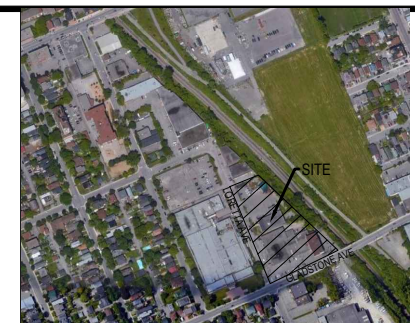
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1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:	DATE:
20M-0141-00	FEBRUARY 2021
ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:250	
DESIGNED BY:	JDMF
DRAWN BY:	JT/STR
CHECKED BY:	MF
DISCIPLINE:	CIVIL

TITLE:
GRADING PLAN - PHASE 1

SHEET NUMBER:	ISSUE:	REV #
C1.1	ISSUED FOR REVIEW	0
SHEET #	DATE OF	
6	2024-08-30	

EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- 99.00 MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SUB DRAIN
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- EXISTING UNDERGROUND HYDO
- EXISTING TELE LINE
- EXISTING BELL CABLE
- PROPERTY BOUNDARY
- ⊕ TBM# SITE TEMPORARY BENCH MARK
- ⊕ BH# BOREHOLE LOCATION
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING ROAD SIGN
- ▨ EXISTING ASPHALT
- ▨ EXISTING SIDEWALK
- ▨ EXISTING BUILDING
- EXISTING ELEVATION
- EXISTING CATCH BASIN
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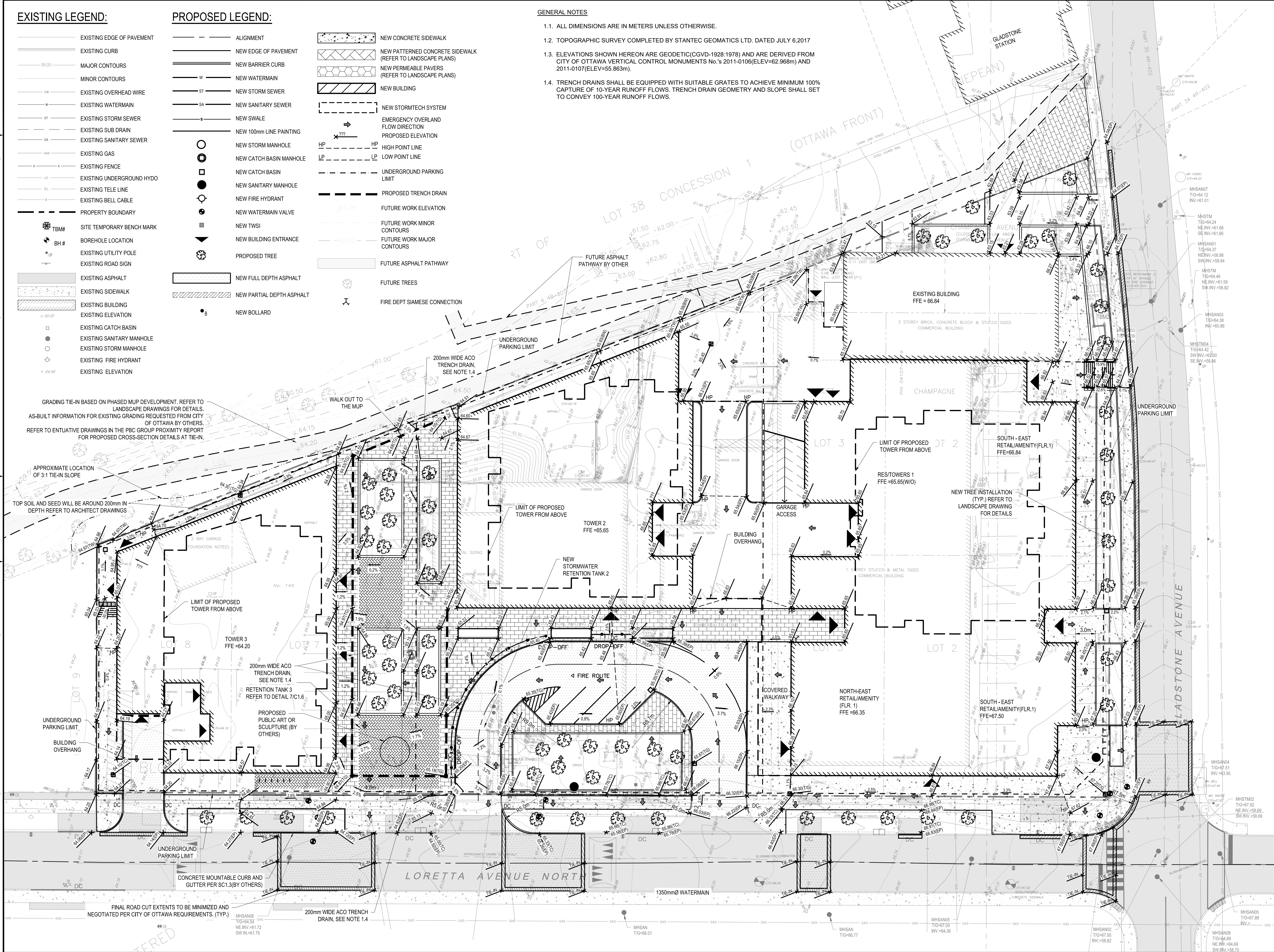
PROPOSED LEGEND:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- S NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- ▭ NEW BUILDING ENTRANCE
- PROPOSED TREE
- ▭ NEW FULL DEPTH ASPHALT
- ▨ NEW PARTIAL DEPTH ASPHALT
- NEW BOLLARD

- ▨ NEW CONCRETE SIDEWALK
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SEAL:

CLIENT:

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PROJECT NO:

20M-01441-00

ORIGINAL SCALE:

1:250

DESIGNED BY:

JDMF

DRAWN BY:

JT/STR

CHECKED BY:

MF

DISCIPLINE:

CIVIL

TITLE:

GRADING PLAN - PHASE 2

SHEET NUMBER:

C1.2

SHEET #:

7 OF 12

ISSUE:

ISSUED FOR REVIEW

DATE OF: 2024-08-30

REV #:

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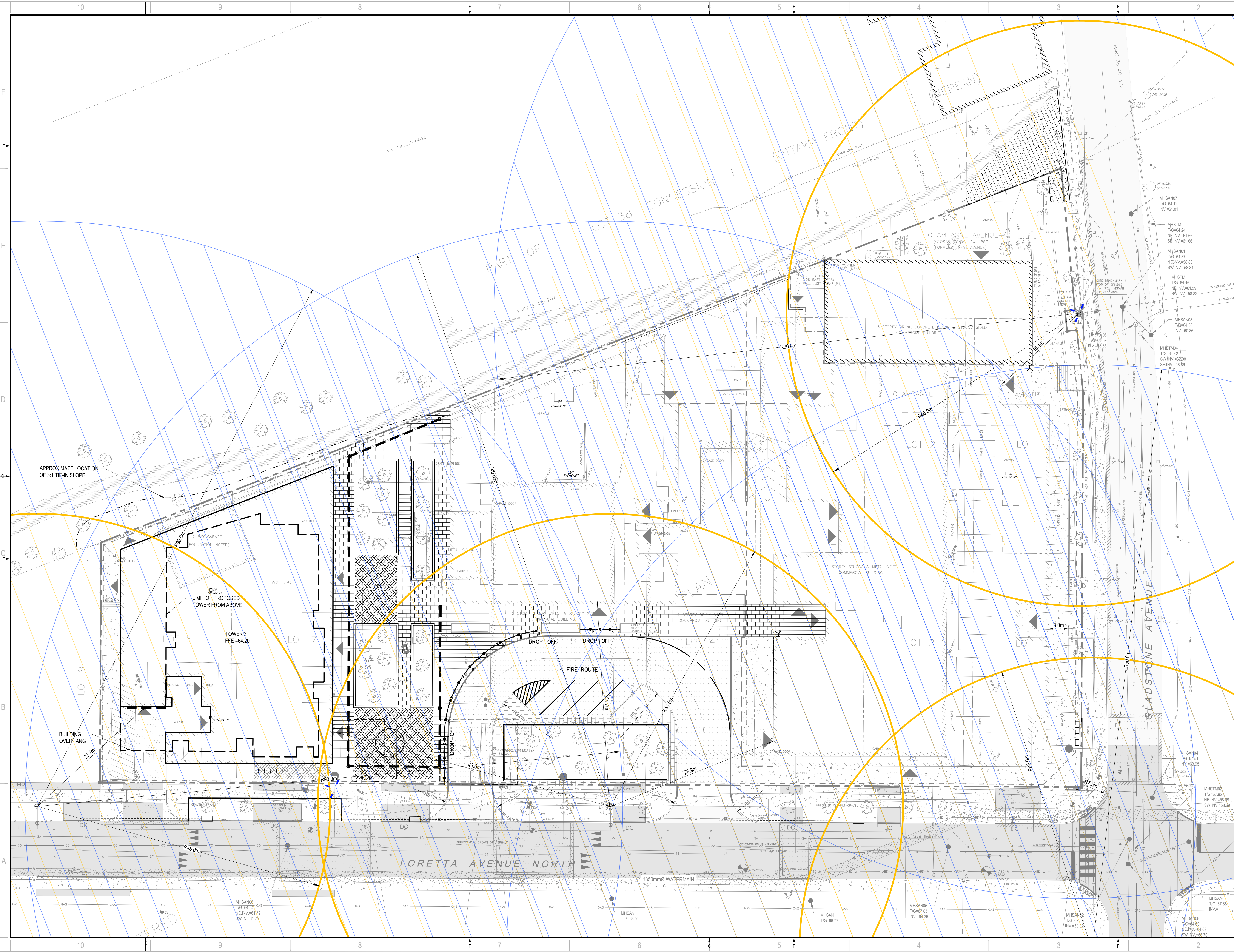
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25mm

DATE OF: 2024-08-30

REV #:

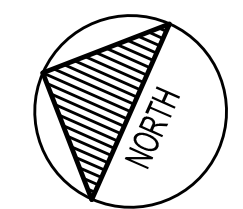
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DESIGNED BY:	JDM/F		
DRAWN BY:	JT/STR		
CHECKED BY:	MF		
DISCIPLINE:	CIVIL		

TITLE:	HYDRANT COVERAGE		
SHEET NUMBER:	C0.4		
SHEET #:	4	OF	12
ISSUE:	ISSUED FOR REVIEW	REV #:	0
DATE OF:	2024-08-30		

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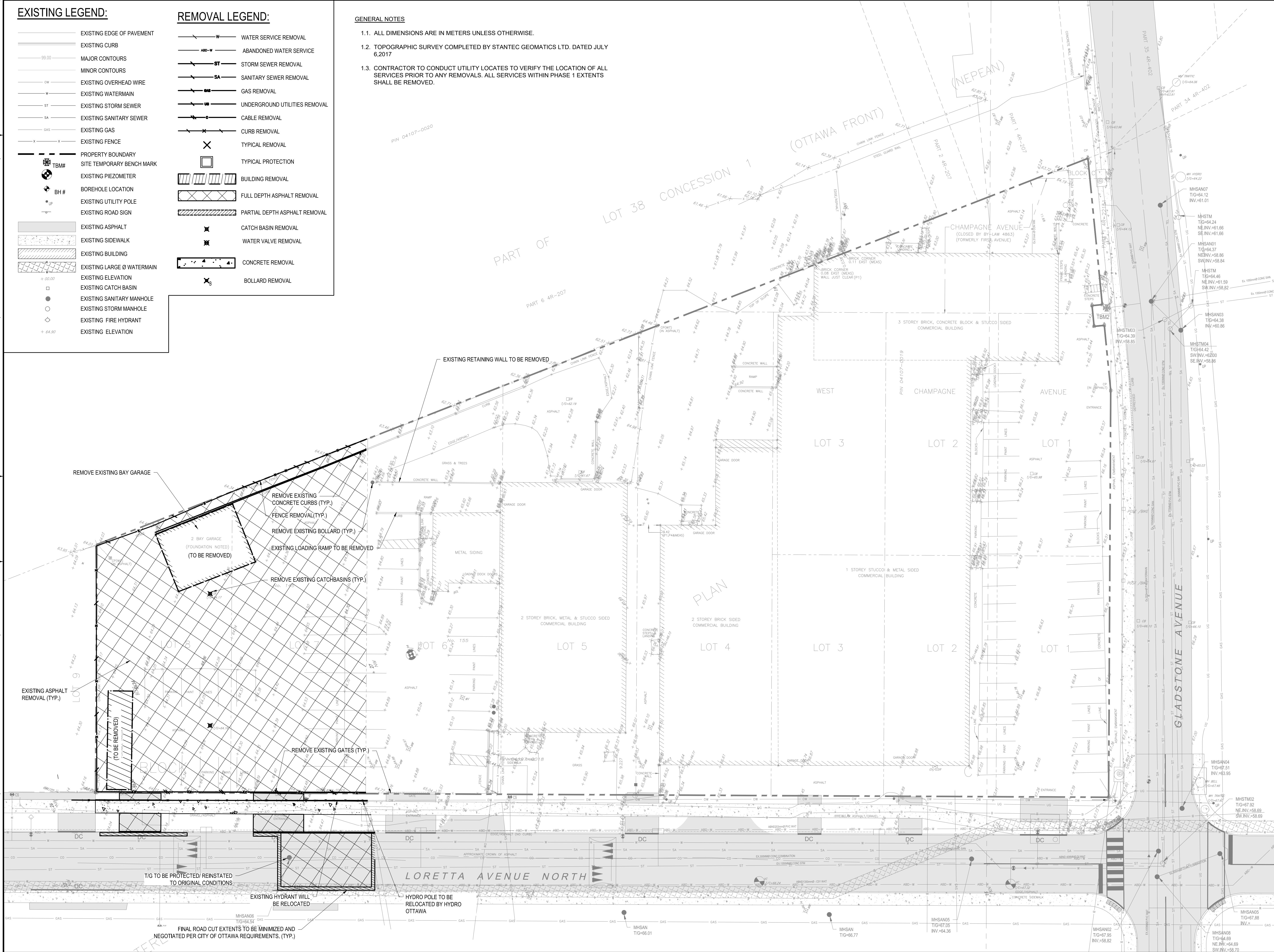
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- EXISTING STORM MANHOLE
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- EXISTING ELEVATION

REMOVAL LEGEND:

- W WATER SERVICE REMOVAL
- ABØ-W ABANDONED WATER SERVICE
- ST STORM SEWER REMOVAL
- SA SANITARY SEWER REMOVAL
- GAS GAS REMOVAL
- U UNDERGROUND UTILITIES REMOVAL
- C CABLE REMOVAL
- CURB CURB REMOVAL
- X TYPICAL REMOVAL
- TYPICAL PROTECTION
- BUILDING REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- PARTIAL DEPTH ASPHALT REMOVAL
- CATCH BASIN REMOVAL
- WATER VALVE REMOVAL
- CONCRETE REMOVAL
- BOLLARD REMOVAL

GENERAL NOTES

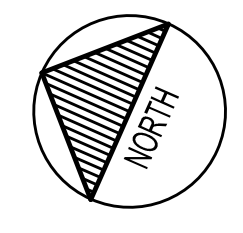
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- 1.3. CONTRACTOR TO CONDUCT UTILITY LOCATES TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO ANY REMOVALS. ALL SERVICES WITHIN PHASE 1 EXTENTS SHALL BE REMOVED.



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JDMF	JT/STR
CHECKED BY:	DISCIPLINE:
MF	CIVIL

TITLE:	SHEET NUMBER:	ISSUE:	REV #
REMOVALS PLAN - PHASE 1	R1.0	ISSUED FOR REVIEW	0
	5 OF 12	DATE OF: 2024-08-30	

M:\2024\20M-01441-00 - Gladstone, Trillium, Mixed-Use & Residential\14.02 Drawings\01_Civil\01_Production\20M-01441-00 Removals Plan - Phase 1.dwg Sep 27, 2024 4:44am BT (michael.bowen)

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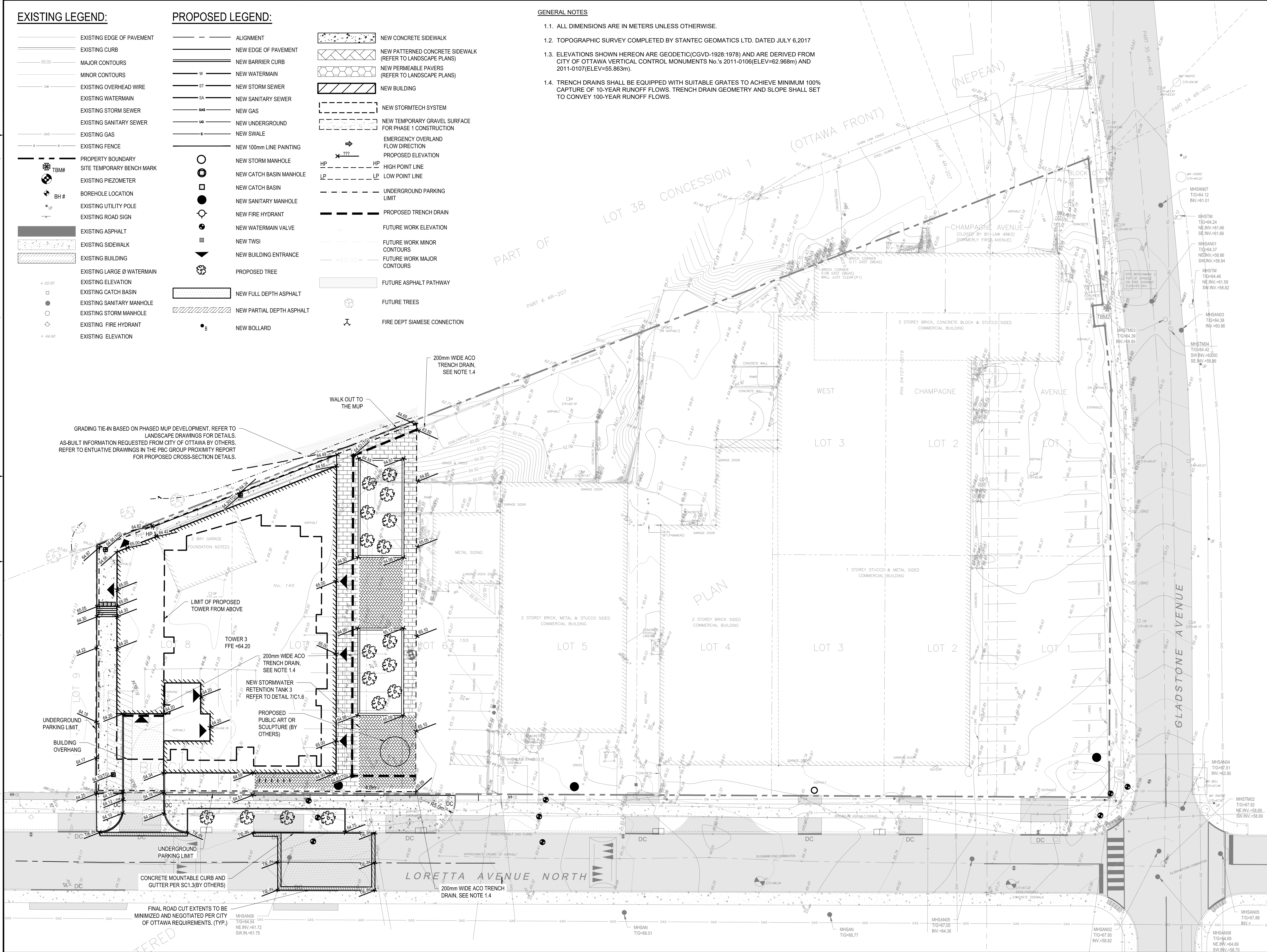
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- ⊕ TBM# SITE TEMPORARY BENCH MARK
- ⊕ BH# BOREHOLE LOCATION
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING ROAD SIGN
- ▨ EXISTING ASPHALT
- ▨ EXISTING SIDEWALK
- ▨ EXISTING BUILDING
- ▨ EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

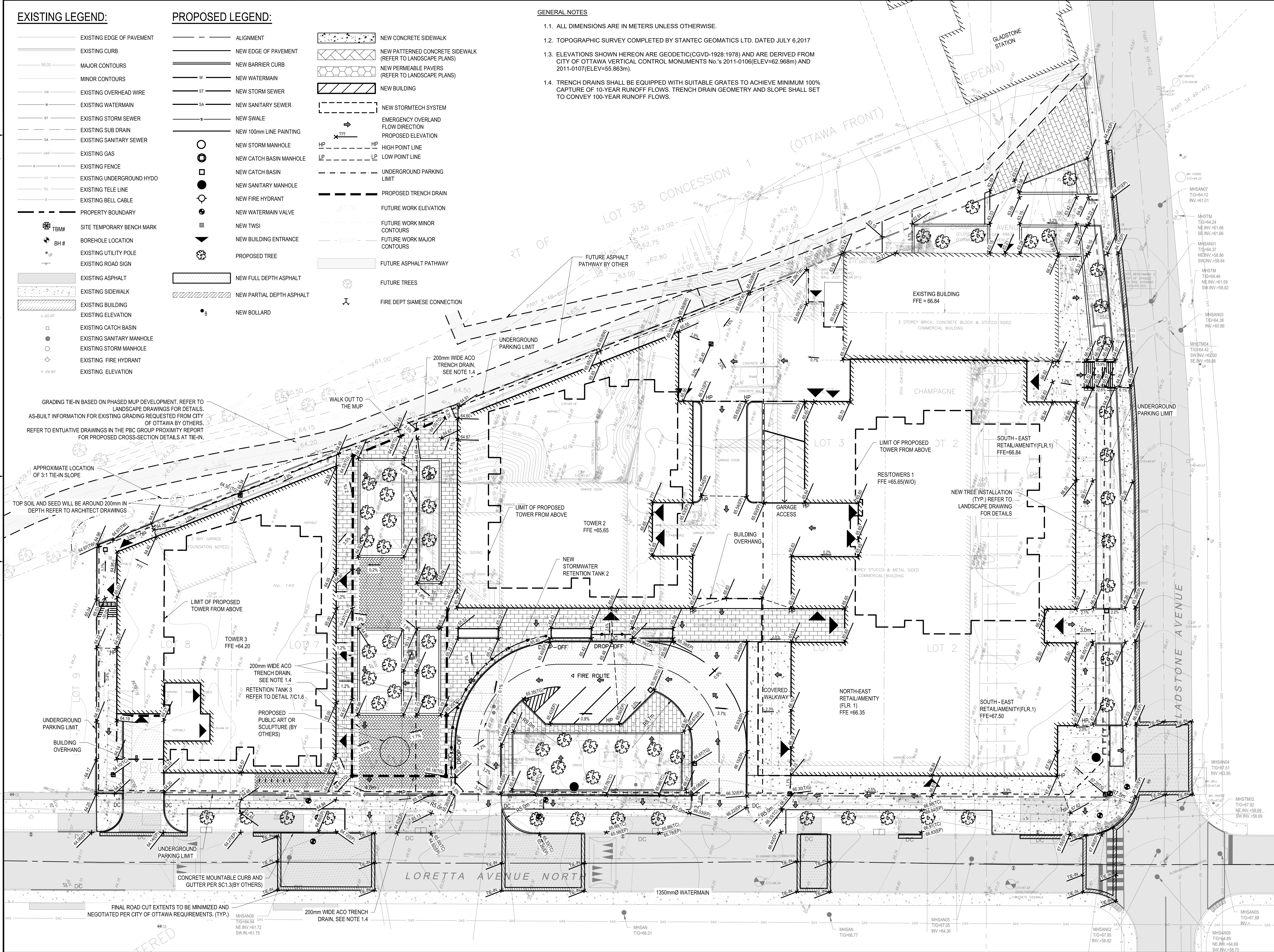
PROPOSED LEGEND:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W NEW WATERMAIN
- ST NEW STORM SEWER
- SA NEW SANITARY SEWER
- S NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- ▨ NEW FULL DEPTH ASPHALT
- ▨ NEW PARTIAL DEPTH ASPHALT
- NEW BOLLARD

- ▨ NEW CONCRETE SIDEWALK
- ▨ NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- ▨ NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- ▨ NEW BUILDING
- NEW STORMTECH SYSTEM
- EMERGENCY OVERLAND FLOW DIRECTION
- PROPOSED ELEVATION
- HP HIGH POINT LINE
- LP LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- ▨ FUTURE ASPHALT PATHWAY
- ⊕ FUTURE TREES
- ⊕ FIRE DEPT SIAMESE CONNECTION

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF OTTAWA VERTICAL CONTROL MONUMENTS No. s 2011-0106 (ELEV=62.968m) AND 2011-0107 (ELEV=55.863m).
- 1.4. TRENCH DRAINS SHALL BE EQUIPPED WITH SUITABLE GRATES TO ACHIEVE MINIMUM 100% CAPTURE OF 10-YEAR RUNOFF FLOWS. TRENCH DRAIN GEOMETRY AND SLOPE SHALL SET TO CONVEY 100-YEAR RUNOFF FLOWS.



124 GARDINER ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:

SEAL:

CLIENT:

CLV GROUP
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

CLIENT REF. #

PROJECT:

**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**

KEY PLAN:

DISCLAIMER:

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ISSUED FOR - REVISION	NO.	DATE	DESCRIPTION
ISSUED FOR REVIEW	8	2024-08-30	ISSUED FOR REVIEW
ISSUED FOR REVIEW	7	2024-08-08	ISSUED FOR REVIEW
ISSUED FOR REVIEW	6	2024-05-17	ISSUED FOR REVIEW
RE-ISSUED FOR SITE PLAN CONTROL	5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
RE-ISSUED FOR SITE PLAN CONTROL	4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
RE-ISSUED FOR SITE PLAN CONTROL	3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
RE-ISSUED FOR SITE PLAN CONTROL	2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
ISSUED FOR SITE PLAN CONTROL	1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO.	DATE	DESCRIPTION
20M-01441-00	FEBRUARY 2021	
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY:	JDMF	
DRAWN BY:	JT/STR	
CHECKED BY:	MF	
DISCIPLINE:	CIVIL	
TITLE:	GRADING PLAN - PHASE 2	

SHEET NUMBER:	ISSUE:	REV #
C1.2	ISSUED FOR REVIEW	0
SHEET #	DATE OF	
7 OF 12	2024-08-30	

M:\2024\20M-01441-00 - Gladstone, Trillium Mixed-Use & Residential\4.02 Drawings\01_Civil\01_Production\20M-01441-00 Grading Plan - Phase 2.dwg, Sep 27, 2024 9:58am BY: (nashat.bowen)

PIPE DATA Proposed Storm							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tank 2 @ PL	ST2 Elbow	61.735	61.648	250 mm	8.7 m	1.00%	3.37
ST2 Elbow	ST2	61.648	59.597	250 mm	2.1 m	96.29%	3.42
Tank 3 @ PL	ST3 Elbow	60.161	60.055	250 mm	10.6 m	1.00%	4.28
ST3 Elbow	ST3	60.055	59.549	250 mm	0.5 m	99.19%	4.43

PIPE DATA Proposed Sanitary							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tower 3	SA3	59.441	59.275	300 mm	8.3 m	2.00%	4.94

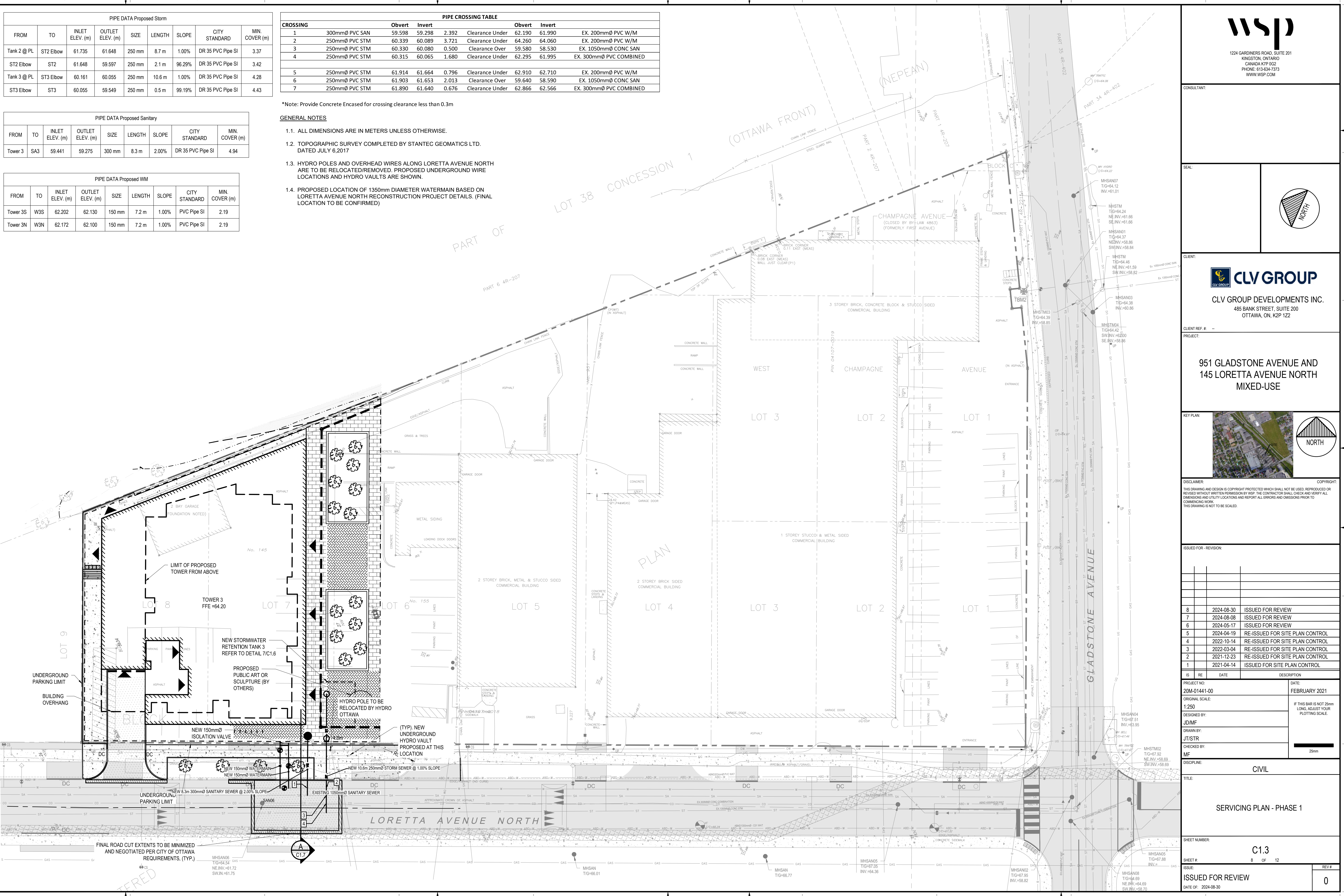
PIPE DATA Proposed WM							
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	MIN. COVER (m)
Tower 3S	W3S	62.202	62.130	150 mm	7.2 m	1.00%	2.19
Tower 3N	W3N	62.172	62.100	150 mm	7.2 m	1.00%	2.19

PIPE CROSSING TABLE								
CROSSING	Obvert			Invert			Clearance	EX.
	Obvert	Invert	Slope	Obvert	Invert	Slope		
1	300mmØ PVC SAN	59.598	59.298	2.392	Clearance Under	62.190	61.990	EX. 200mmØ PVC W/M
2	250mmØ PVC STM	60.339	60.089	3.721	Clearance Under	64.260	64.060	EX. 200mmØ PVC W/M
3	250mmØ PVC STM	60.330	60.080	0.500	Clearance Over	59.580	58.530	EX. 1050mmØ CONC SAN
4	250mmØ PVC STM	60.315	60.065	1.680	Clearance Under	62.295	61.995	EX. 300mmØ PVC COMBINED
5	250mmØ PVC STM	61.914	61.664	0.796	Clearance Under	62.910	62.710	EX. 200mmØ PVC W/M
6	250mmØ PVC STM	61.903	61.653	2.013	Clearance Over	59.640	58.590	EX. 1050mmØ CONC SAN
7	250mmØ PVC STM	61.890	61.640	0.676	Clearance Under	62.866	62.566	EX. 300mmØ PVC COMBINED

*Note: Provide Concrete Encased for crossing clearance less than 0.3m

GENERAL NOTES

- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE.
- 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
- 1.3. HYDRO POLES AND OVERHEAD WIRES ALONG LORETTA AVENUE NORTH ARE TO BE RELOCATED/REMOVED. PROPOSED UNDERGROUND WIRE LOCATIONS AND HYDRO VAULTS ARE SHOWN.
- 1.4. PROPOSED LOCATION OF 1350mm DIAMETER WATERMAIN BASED ON LORETTA AVENUE NORTH RECONSTRUCTION PROJECT DETAILS. (FINAL LOCATION TO BE CONFIRMED)



1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:
SEAL:
CLIENT:
PROJECT:
CLIENT REF #:
PROJECT:



CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE



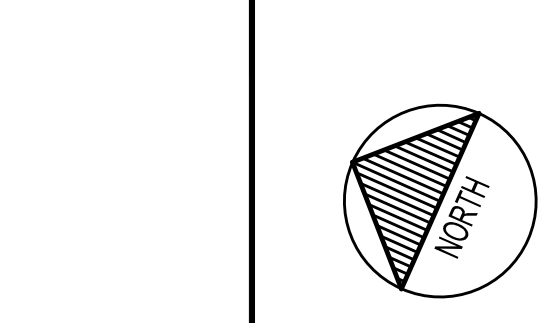
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	2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
	1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

IS	RE	DATE	DESCRIPTION

PROJECT NO: 20M-01441-00
ORIGINAL SCALE: 1:250
DESIGNED BY: JDMF
DRAWN BY: JT/STR
CHECKED BY: MF
DISCIPLINE: CIVIL
TITLE: SERVICING PLAN - PHASE 1
SHEET NUMBER: C1.3
SHEET # 8 OF 12
ISSUE: ISSUED FOR REVIEW
DATE: 2024-08-30

CONSULTANT:
 SEAL:
 CLIENT:



CLV GROUP
 CLV GROUP DEVELOPMENTS INC.
 485 BANK STREET, SUITE 200
 OTTAWA, ON, K2P 1Z2

CLIENT REF #:
 PROJECT:

**951 GLADSTONE AVENUE AND
 145 LORETTA AVENUE NORTH
 MIXED-USE**



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1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:
 20M-01441-00

DATE:
 FEBRUARY 2021

ORIGINAL SCALE:
 1:250

DESIGNED BY:
 JDM/F

DRAWN BY:
 JTS/STR

CHECKED BY:
 MF

DISCIPLINE:
 CIVIL

TITLE:
 SERVICING PLAN - PHASE 2

SHEET NUMBER:
 C1.4

SHEET #:
 9 OF 12

ISSUE:
 ISSUED FOR REVIEW

DATE OF:
 2024-08-30

REV #:
 0

PIPE CROSSING TABLE

CROSSING		Obvert		Invert				
1	300mmØ PVC SAN	59.598	59.298	2.392	Clearance Under	62.190	61.990	EX. 200mmØ PVC W/M
2	250mmØ PVC STM	60.339	60.089	3.721	Clearance Under	64.260	64.060	EX. 200mmØ PVC W/M
3	250mmØ PVC STM	60.330	60.080	0.500	Clearance Over	59.580	58.530	EX. 1050mmØ CONC SAN
4	250mmØ PVC STM	60.315	60.065	1.680	Clearance Under	62.295	61.995	EX. 300mmØ PVC COMBINED
5	250mmØ PVC STM	61.914	61.664	0.796	Clearance Under	62.910	62.710	EX. 200mmØ PVC W/M
6	250mmØ PVC STM	61.903	61.653	2.013	Clearance Over	59.640	58.590	EX. 1050mmØ CONC SAN
7	250mmØ PVC STM	61.890	61.640	0.676	Clearance Under	62.866	62.566	EX. 300mmØ PVC COMBINED
8	300mmØ PVC SAN	59.682	59.382	3.248	Clearance Under	63.130	62.930	EX. 200mmØ PVC W/M
9	250mmØ PVC STM	60.509	60.259	3.271	Clearance Under	63.980	63.780	EX. 200mmØ PVC W/M
10	250mmØ PVC STM	60.500	60.250	0.500	Clearance Over	59.750	58.700	EX. 1050mmØ CONC SAN
11	250mmØ PVC STM	60.486	60.236	3.132	Clearance Under	63.918	63.618	EX. 300mmØ PVC COMBINED
12	150mmØ PVC W/M	64.770	64.620	4.770	Clearance Over	59.850	57.800	EX. 1050mmØ CONC SAN
13	150mmØ PVC W/M	64.760	64.610	4.590	Clearance Over	60.020	58.970	EX. 1350mmØ CONC STM
14	300mmØ PVC SAN	59.902	59.602	4.618	Clearance Under	64.720	64.520	EX. 200mmØ PVC W/M

*Note: Provide Concrete Encased for crossing clearance less than 0.3m

- GENERAL NOTES**
- 1.1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - 1.2. TOPOGRAPHIC SURVEY COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 6, 2017
 - 1.3. HYDRO POLES AND OVERHEAD WIRES ALONG LORETTA AVENUE NORTH ARE TO BE RELOCATED/REMOVED. PROPOSED UNDERGROUND WIRE LOCATIONS AND HYDRO VAULTS ARE SHOWN.
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PIPE DATA Proposed Storm

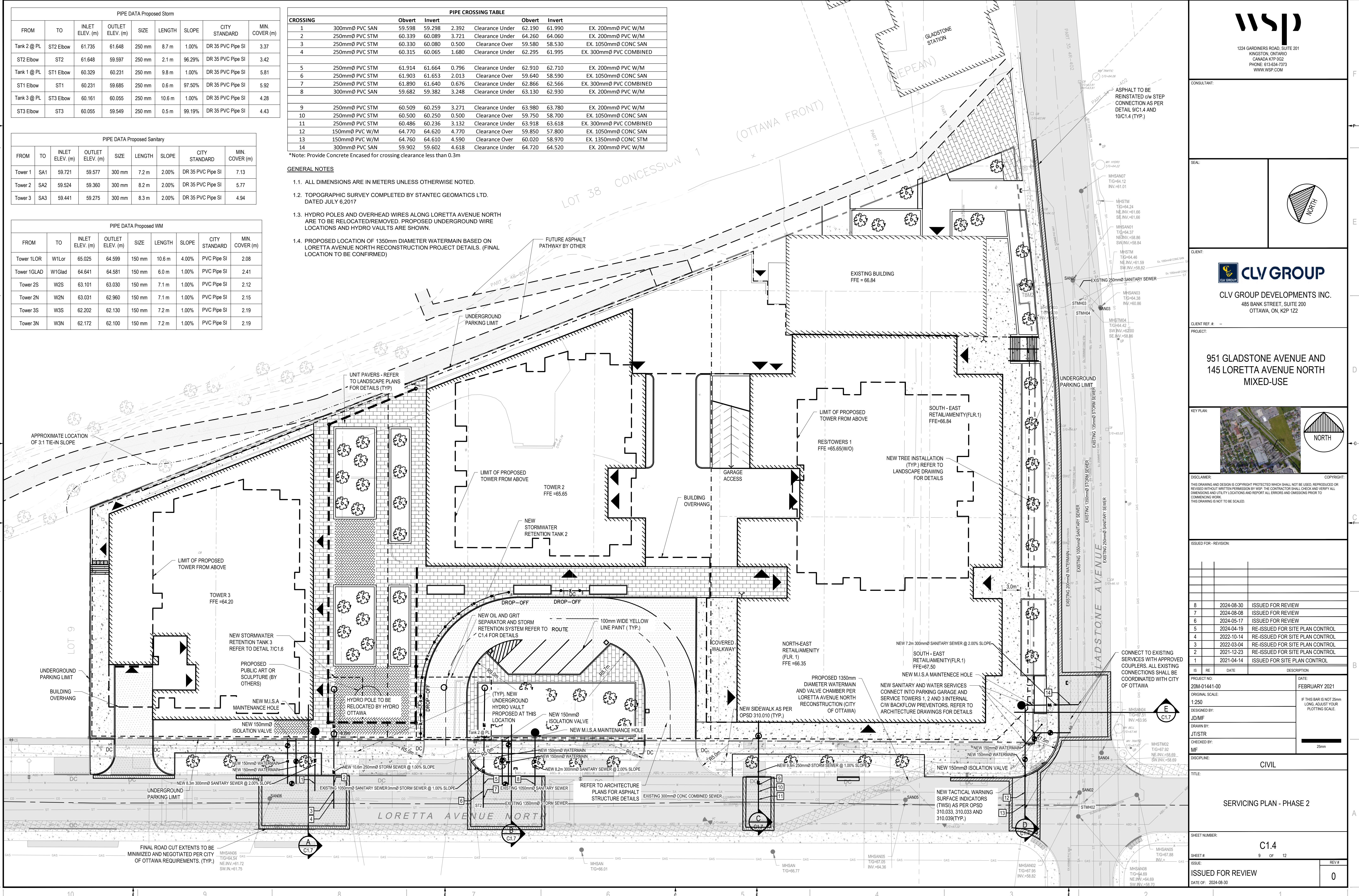
FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN. COVER (m)
Tank 2 @ PL	ST2 Elbow	61.735	61.648	250 mm	8.7 m	1.00%	DR 35 PVC Pipe SI	3.37
ST2 Elbow	ST2	61.648	59.597	250 mm	2.1 m	96.29%	DR 35 PVC Pipe SI	3.42
Tank 1 @ PL	ST1 Elbow	60.329	60.231	250 mm	9.8 m	1.00%	DR 35 PVC Pipe SI	5.81
ST1 Elbow	ST1	60.231	59.685	250 mm	0.6 m	97.50%	DR 35 PVC Pipe SI	5.92
Tank 3 @ PL	ST3 Elbow	60.161	60.055	250 mm	10.6 m	1.00%	DR 35 PVC Pipe SI	4.28
ST3 Elbow	ST3	60.055	59.549	250 mm	0.5 m	99.19%	DR 35 PVC Pipe SI	4.43

PIPE DATA Proposed Sanitary

FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN. COVER (m)
Tower 1	SA1	59.721	59.577	300 mm	7.2 m	2.00%	DR 35 PVC Pipe SI	7.13
Tower 2	SA2	59.524	59.360	300 mm	8.2 m	2.00%	DR 35 PVC Pipe SI	5.77
Tower 3	SA3	59.441	59.275	300 mm	8.3 m	2.00%	DR 35 PVC Pipe SI	4.94

PIPE DATA Proposed WM

FROM	TO	INLET ELEV. (m)	OUTLET ELEV. (m)	SIZE	LENGTH	SLOPE	CITY STANDARD	MIN. COVER (m)
Tower 1LOR	W1Lor	65.025	64.599	150 mm	10.6 m	4.00%	PVC Pipe SI	2.08
Tower 1GLAD	W1Glad	64.641	64.581	150 mm	6.0 m	1.00%	PVC Pipe SI	2.41
Tower 2S	W2S	63.101	63.030	150 mm	7.1 m	1.00%	PVC Pipe SI	2.12
Tower 2N	W2N	63.031	62.960	150 mm	7.1 m	1.00%	PVC Pipe SI	2.15
Tower 3S	W3S	62.202	62.130	150 mm	7.2 m	1.00%	PVC Pipe SI	2.19
Tower 3N	W3N	62.172	62.100	150 mm	7.2 m	1.00%	PVC Pipe SI	2.19



M:\2020\20M-01441-00 - Gladstone, Trillium, Mixed Use & Residential\4.0 - Drawings\01_Civil\01_Production\20M-01441-00_Servicing Plan - Phase 2.dwg, Sep 27, 2024, 9:52am BY: (michael.towers)

EXISTING LEGEND:

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING OVERHEAD WIRE
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING FENCE
- PROPERTY BOUNDARY
- SITE TEMPORARY BENCH MARK
- EXISTING PIEZOMETER
- BOREHOLE LOCATION
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING LARGE Ø WATERMAIN
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELEVATION

PROPOSED LEGEND:

- ALIGNMENT
- NEW EDGE OF PAVEMENT
- NEW BARRIER CURB
- W — NEW WATERMAIN
- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- GAS — NEW GAS
- US — NEW UNDERGROUND
- S — NEW SWALE
- NEW 100mm LINE PAINTING
- NEW STORM MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW CATCH BASIN
- NEW SANITARY MANHOLE
- NEW FIRE HYDRANT
- NEW WATERMAIN VALVE
- NEW TWSI
- NEW BUILDING ENTRANCE
- PROPOSED TREE
- NEW FULL DEPTH ASPHALT
- NEW PARTIAL DEPTH ASPHALT
- NEW BOLLARD

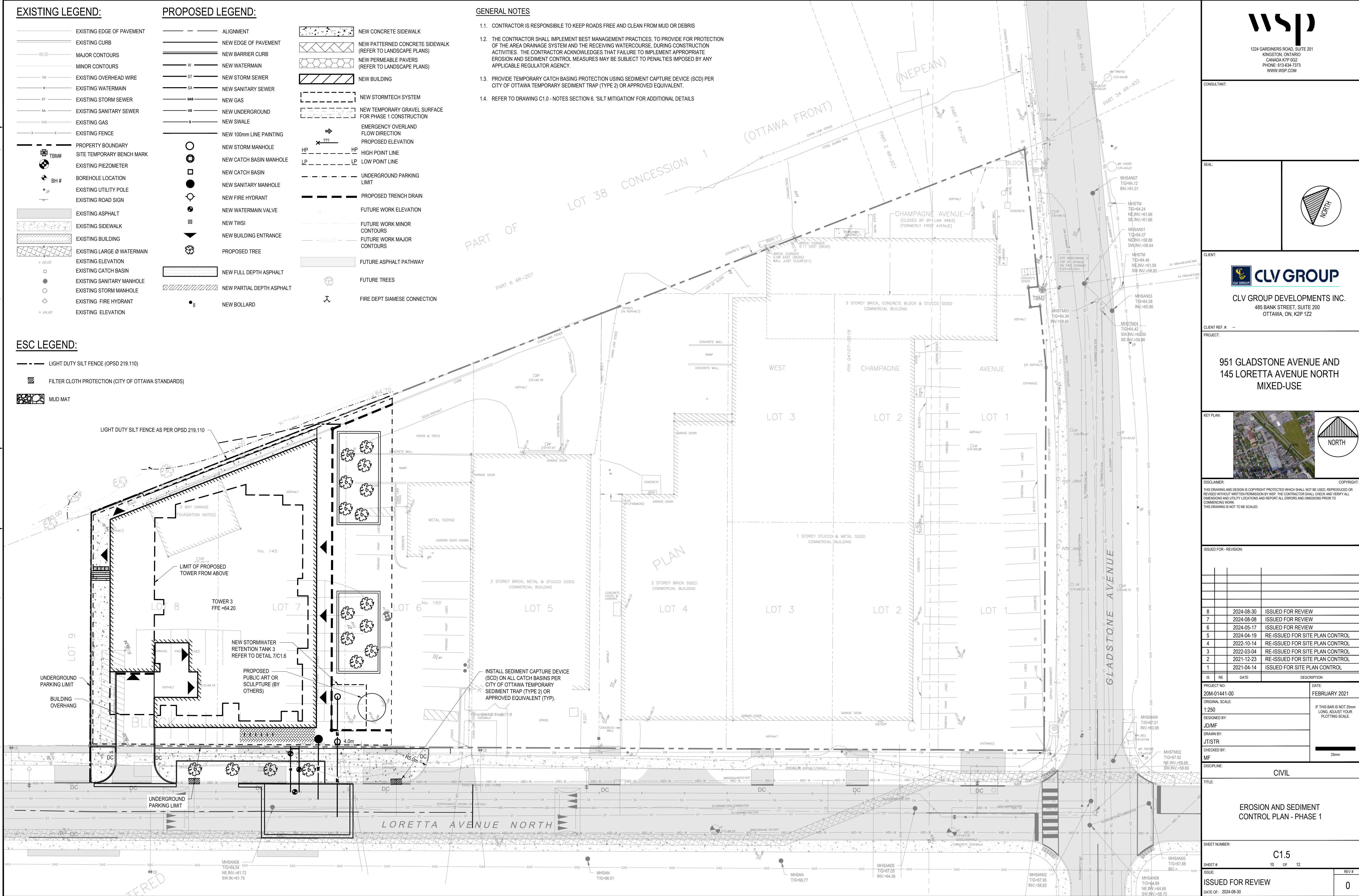
- NEW CONCRETE SIDEWALK
- NEW PATTERNED CONCRETE SIDEWALK (REFER TO LANDSCAPE PLANS)
- NEW PERMEABLE PAVERS (REFER TO LANDSCAPE PLANS)
- NEW BUILDING
- NEW STORMTECH SYSTEM
- NEW TEMPORARY GRAVEL SURFACE FOR PHASE 1 CONSTRUCTION
- EMERGENCY OVERLAND FLOW DIRECTION
- PROPOSED ELEVATION
- HP — HIGH POINT LINE
- LP — LOW POINT LINE
- UNDERGROUND PARKING LIMIT
- PROPOSED TRENCH DRAIN
- FUTURE WORK ELEVATION
- FUTURE WORK MINOR CONTOURS
- FUTURE WORK MAJOR CONTOURS
- FUTURE ASPHALT PATHWAY
- FUTURE TREES
- FIRE DEPT SIAMESE CONNECTION

GENERAL NOTES

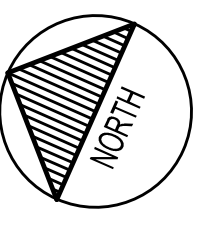
- 1.1. CONTRACTOR IS RESPONSIBLE TO KEEP ROADS FREE AND CLEAN FROM MUD OR DEBRIS
- 1.2. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATOR AGENCY.
- 1.3. PROVIDE TEMPORARY CATCH BASING PROTECTION USING SEDIMENT CAPTURE DEVICE (SCD) PER CITY OF OTTAWA TEMPORARY SEDIMENT TRAP (TYPE 2) OR APPROVED EQUIVALENT.
- 1.4. REFER TO DRAWING C1.0 - NOTES SECTION 6: 'SILT MITIGATION' FOR ADDITIONAL DETAILS

ESC LEGEND:

- LIGHT DUTY SILT FENCE (OPSD 219.110)
- FILTER CLOTH PROTECTION (CITY OF OTTAWA STANDARDS)
- MUD MAT



CONSULTANT:
SEAL:



CLIENT:
CLV GROUP
CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

CLIENT REF. # --
PROJECT:
**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**



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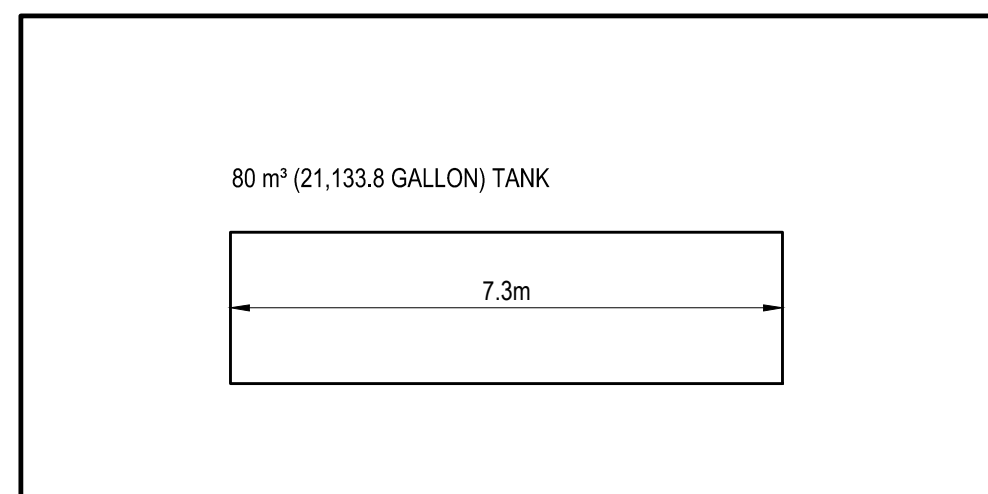
ISSUED FOR - REVISION

NO.	DATE	DESCRIPTION
8	2024-08-30	ISSUED FOR REVIEW
7	2024-08-08	ISSUED FOR REVIEW
6	2024-05-17	ISSUED FOR REVIEW
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

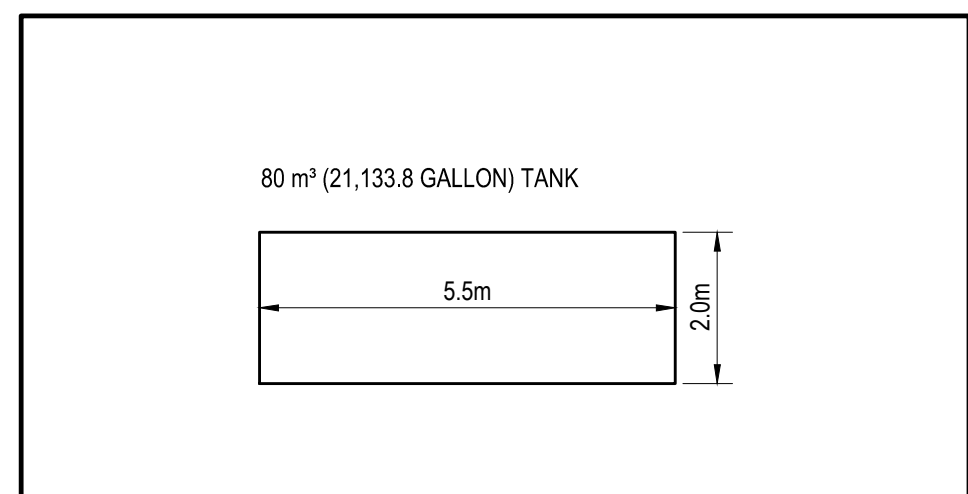
IS	RE	DATE	DESCRIPTION

PROJECT NO: 20M-01441-00	DATE: FEBRUARY 2021
ORIGINAL SCALE: 1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: JDMF	
DRAWN BY: JIT/STR	
CHECKED BY: MF	
DISCIPLINE: CIVIL	
TITLE: EROSION AND SEDIMENT CONTROL PLAN - PHASE 1	
SHEET NUMBER: C1.5	
SHEET #: 10 OF 12	
ISSUE: ISSUED FOR REVIEW	REV #: 0
DATE OF: 2024-08-30	

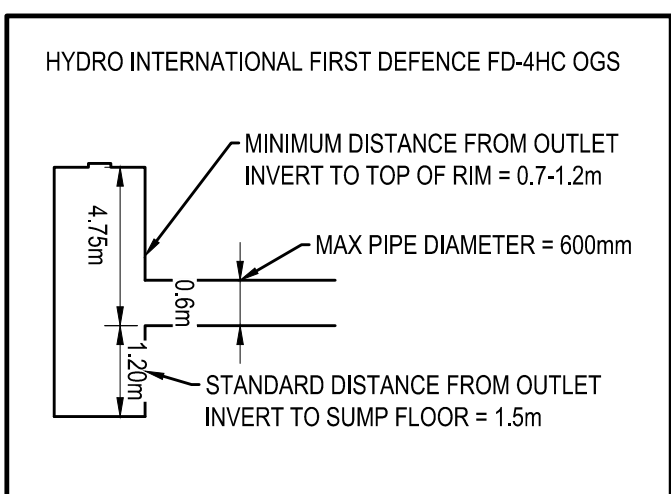
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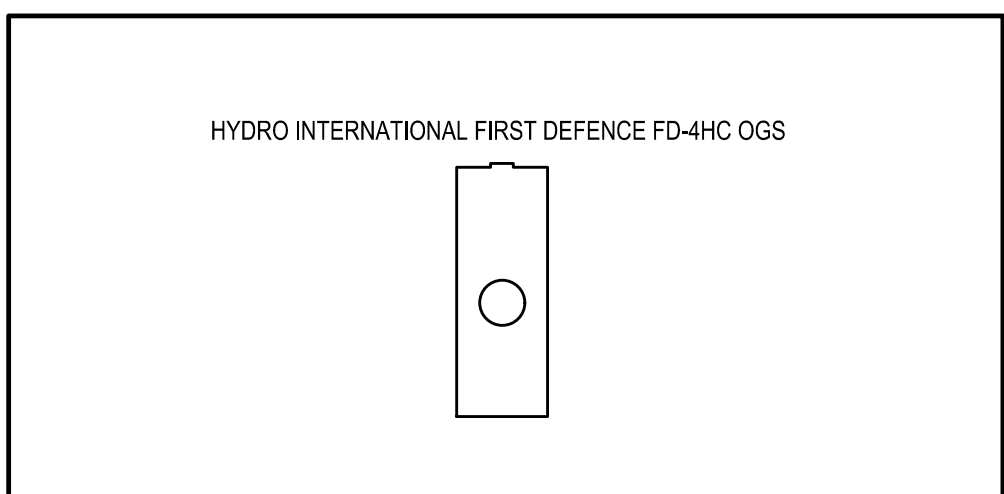
1 PHASE 1 STORMWATER TANK 3 LENGTH
SCALE: 1:100



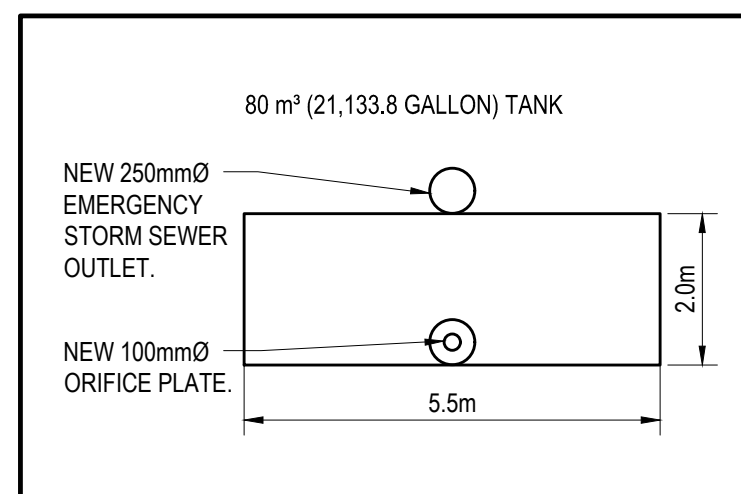
2 PHASE 1 STORMWATER TANK 3 WIDTH
SCALE: 1:100



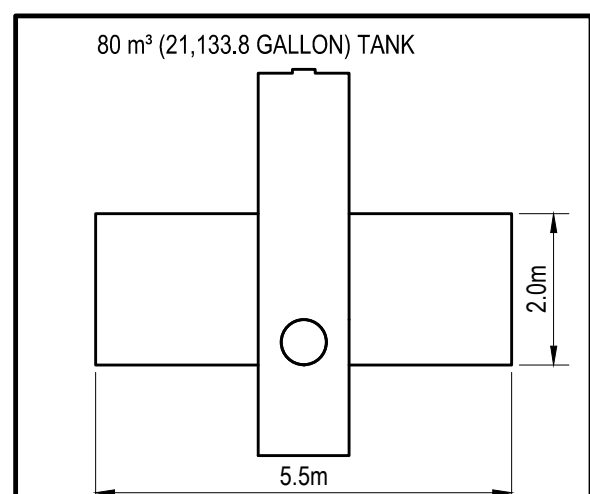
3 OIL/ GRIT SEPARATOR
SCALE: N.T.S.



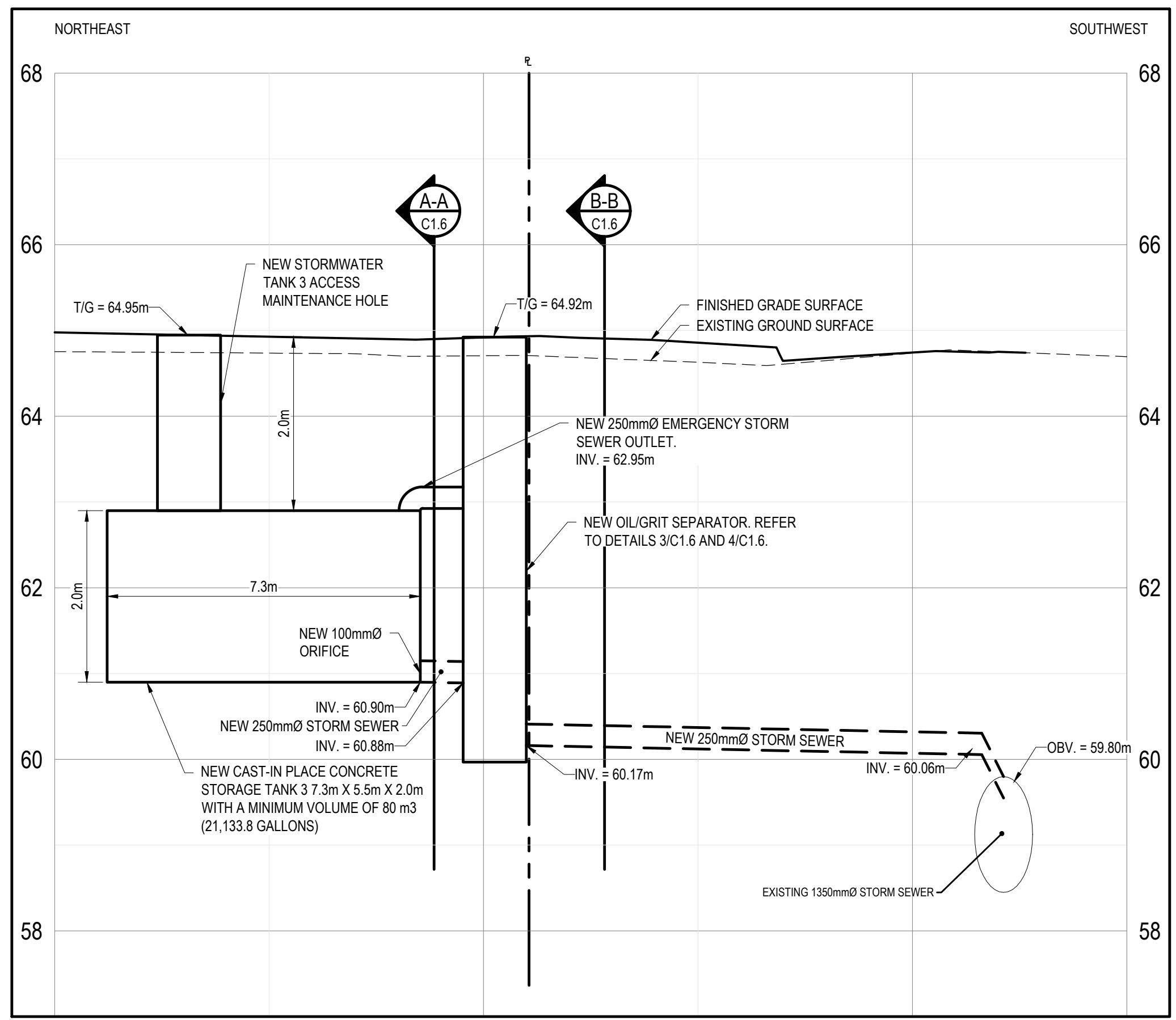
4 OIL/ GRIT SEPARATOR CROSS SECTION
SCALE: N.T.S.



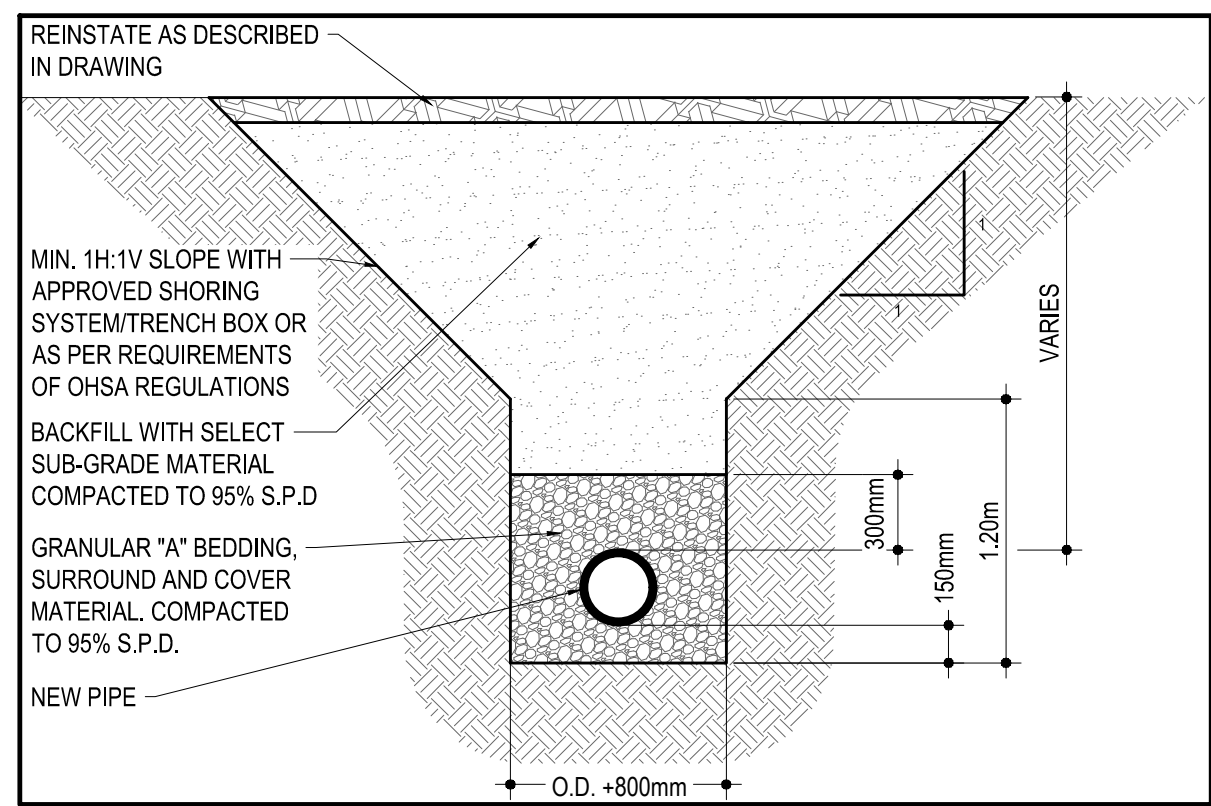
5 A-A CROSS SECTION
SCALE: N.T.S.



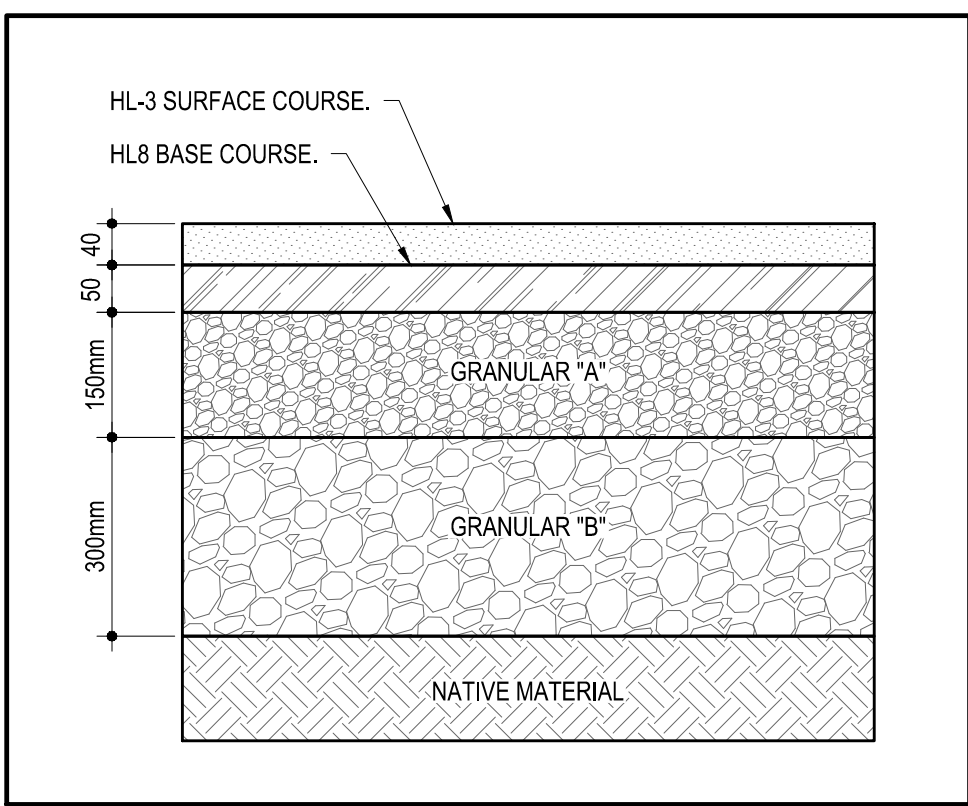
6 B-B CROSS SECTION
SCALE: N.T.S.



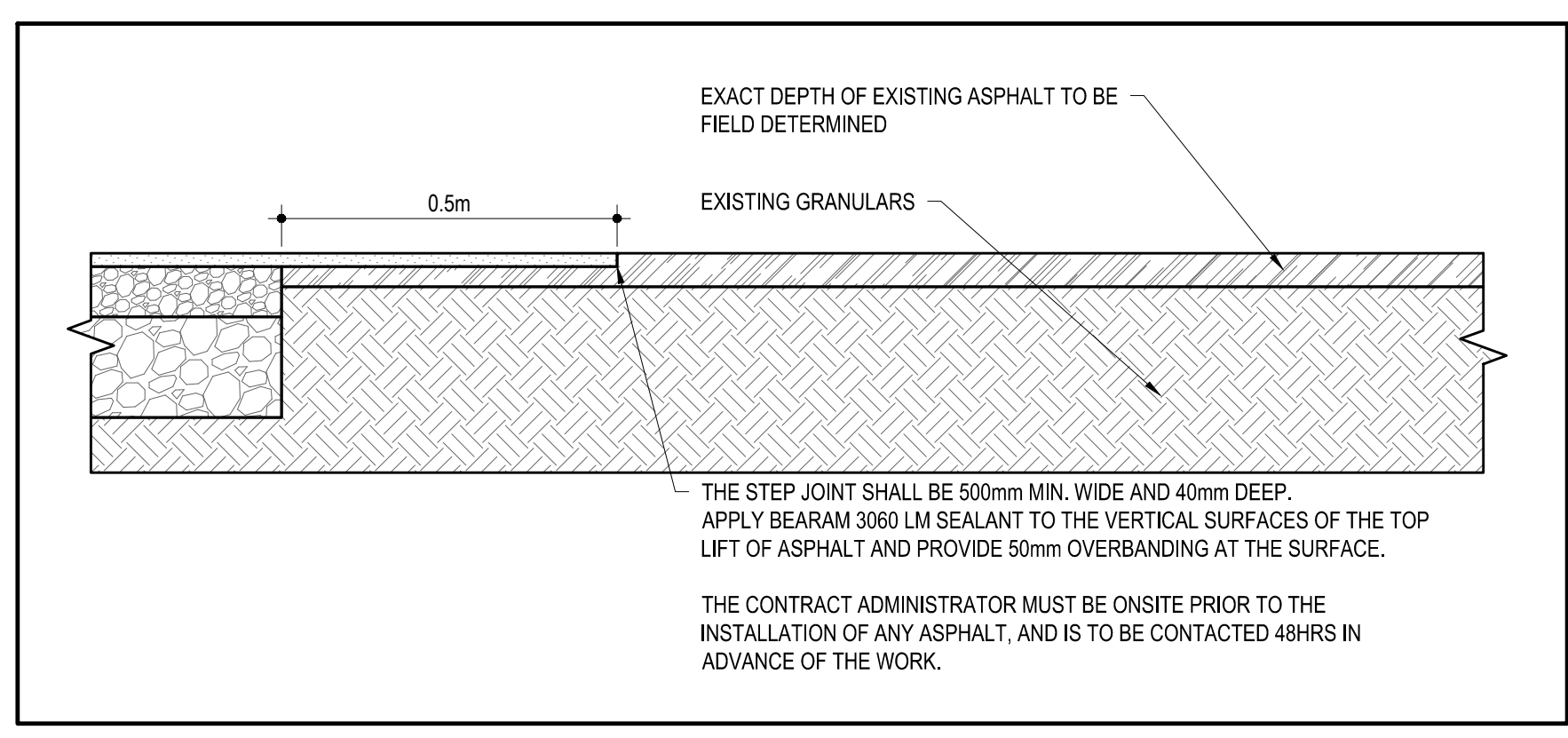
7 PHASE 1 STORMWATER SYSTEM PROFILE VIEW (TANK 3)
SCALE: 1:100



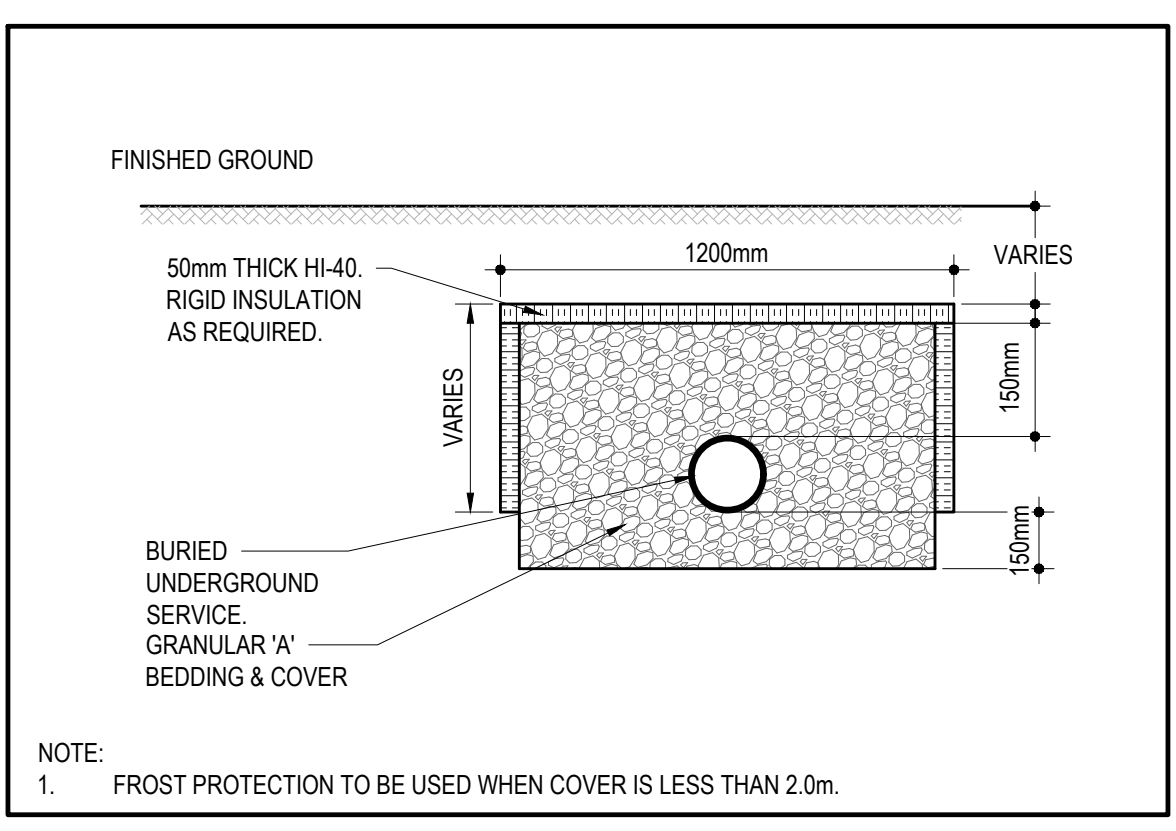
8 TYPICAL TRENCH DESIGN
SCALE: N.T.S.



9 ASPHALT STRUCTURE DETAIL
SCALE: N.T.S.



10 TYPICAL STEP CONNECTION DETAIL TO EXISTING ASPHALT
SCALE: N.T.S.



11 TYPICAL FROST PROTECTION DETAIL - TYPE 'A'
SCALE: N.T.S.

TEMPORARY BENCH MARKS

T.B.M. #	ELEVATION (m)	DESCRIPTION
1	65.38	TOP OF SPINDLE ON FIRE HYDRANT
2	65.35	TOP OF SPINDLE ON FIRE HYDRANT

1224 GARDINERS ROAD, SUITE 201
KINGSTON, ONTARIO
CANADA K7P 0G2
PHONE: 613-634-7373
WWW.WSP.COM

CONSULTANT:

CLIENT:

CLV GROUP DEVELOPMENTS INC.
485 BANK STREET, SUITE 200
OTTAWA, ON, K2P 1Z2

CLIENT REF. # : --
PROJECT:

**951 GLADSTONE AVENUE AND
145 LORETTA AVENUE NORTH
MIXED-USE**

KEY PLAN:

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ISSUED FOR - REVISION	DATE	DESCRIPTION
8	2024-08-30	ISSUED FOR REVIEW
7	2024-08-08	ISSUED FOR REVIEW
6	2024-05-17	ISSUED FOR REVIEW
5	2024-04-19	RE-ISSUED FOR SITE PLAN CONTROL
4	2022-10-14	RE-ISSUED FOR SITE PLAN CONTROL
3	2022-03-04	RE-ISSUED FOR SITE PLAN CONTROL
2	2021-12-23	RE-ISSUED FOR SITE PLAN CONTROL
1	2021-04-14	ISSUED FOR SITE PLAN CONTROL

PROJECT NO:	DATE:
20M-01441-00	FEBRUARY 2021

ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:250	

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DISCIPLINE:
JDMF	JT/STR	MF	CIVIL

TITLE:

DETAILS

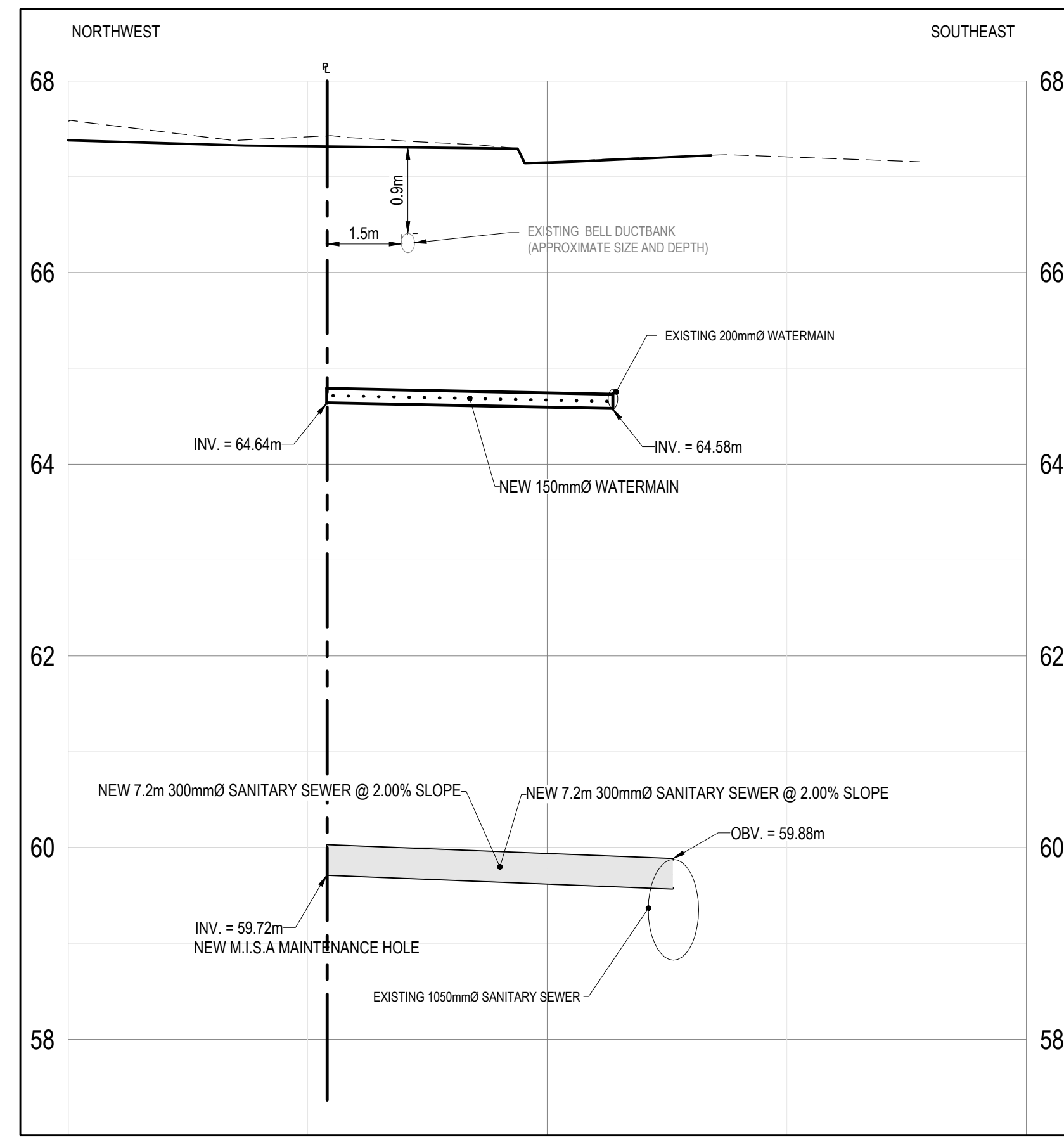
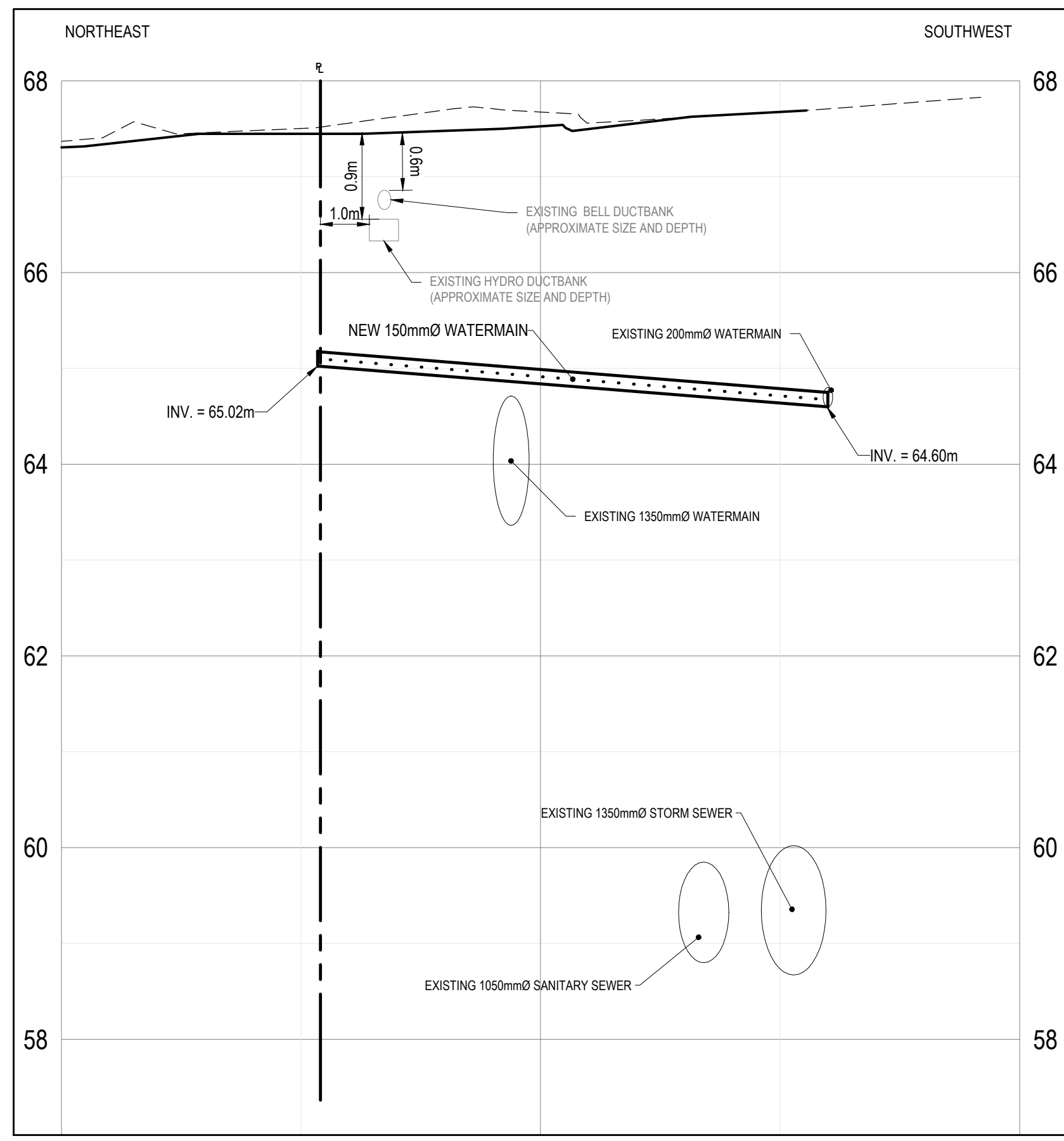
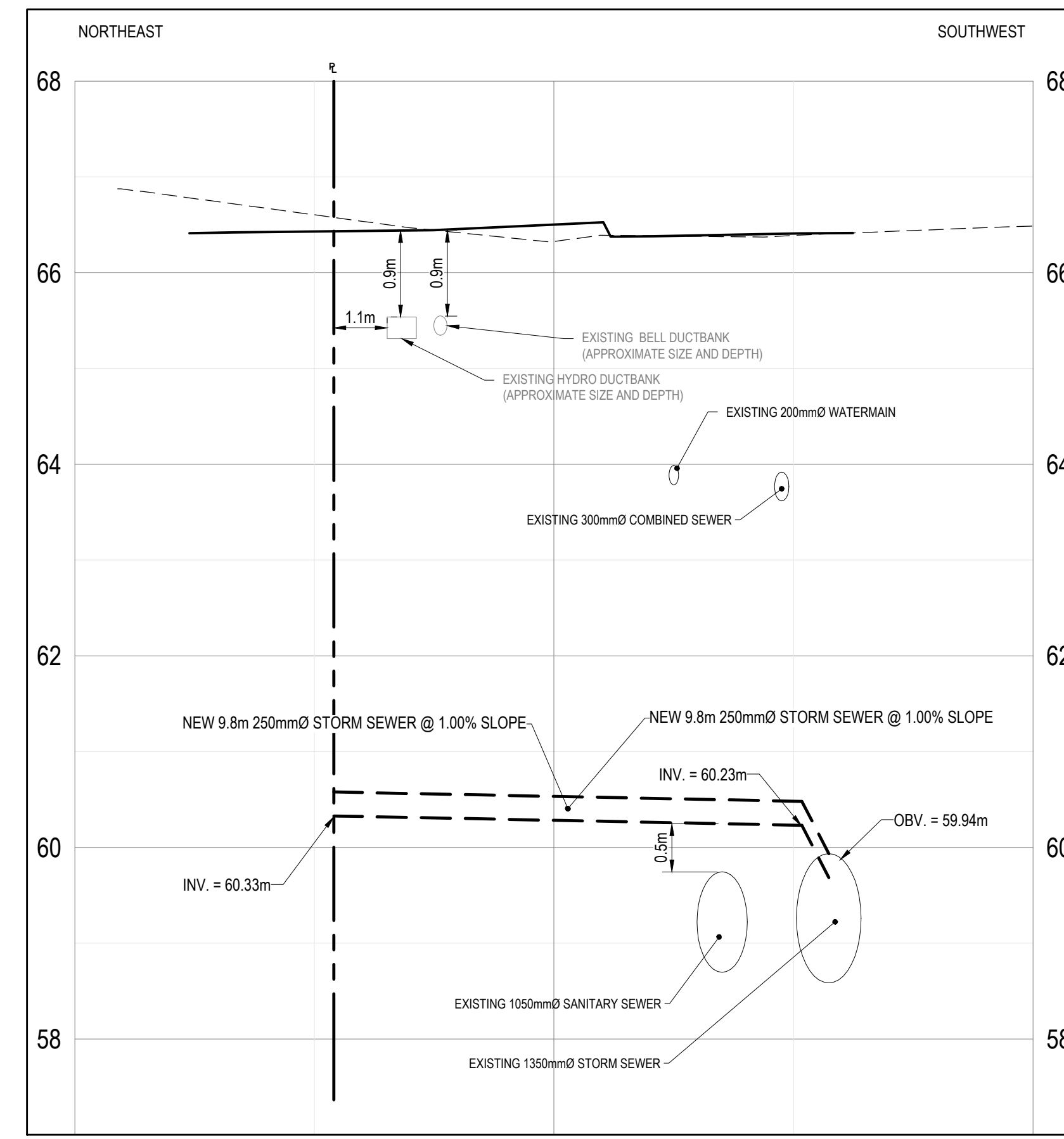
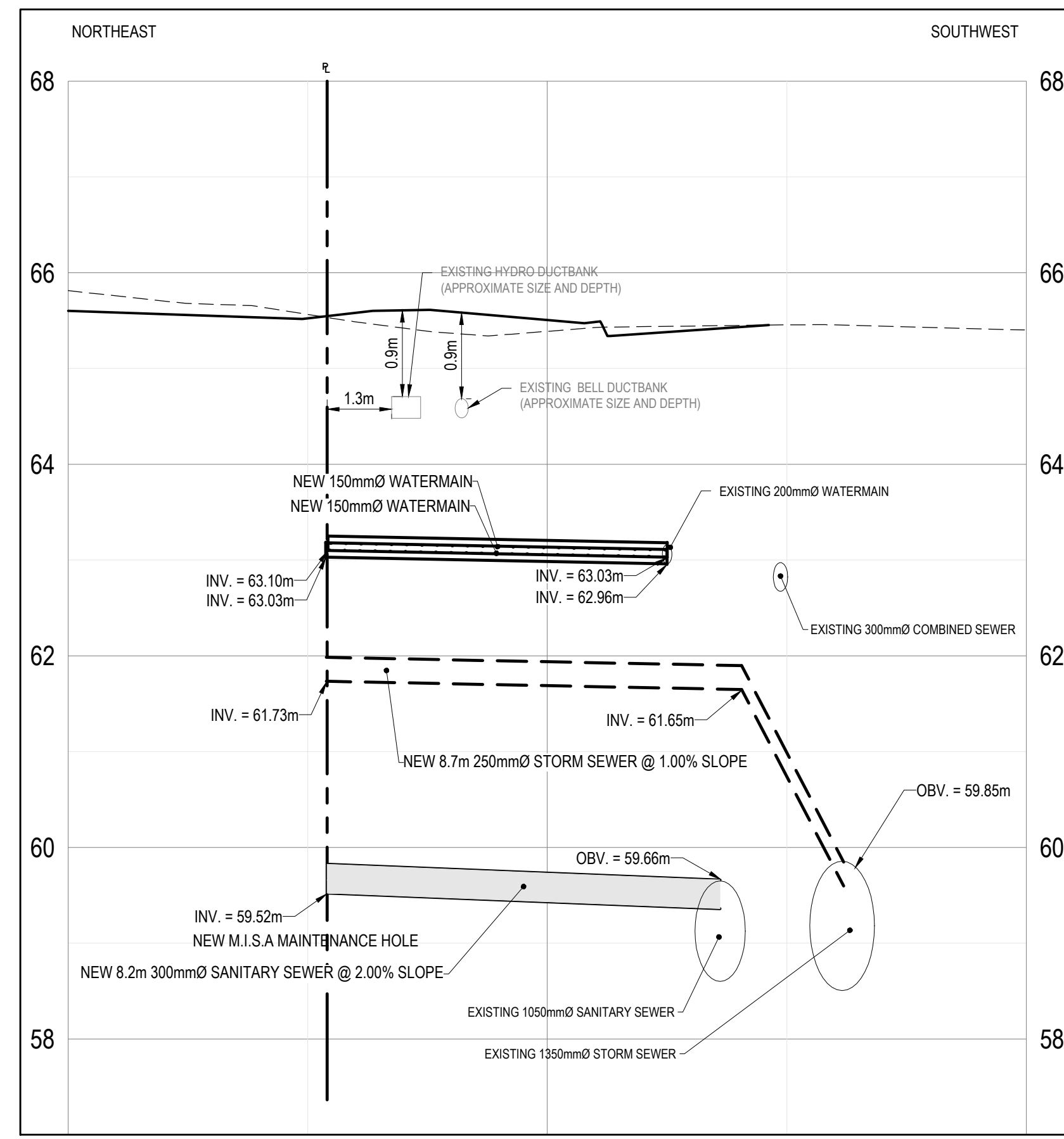
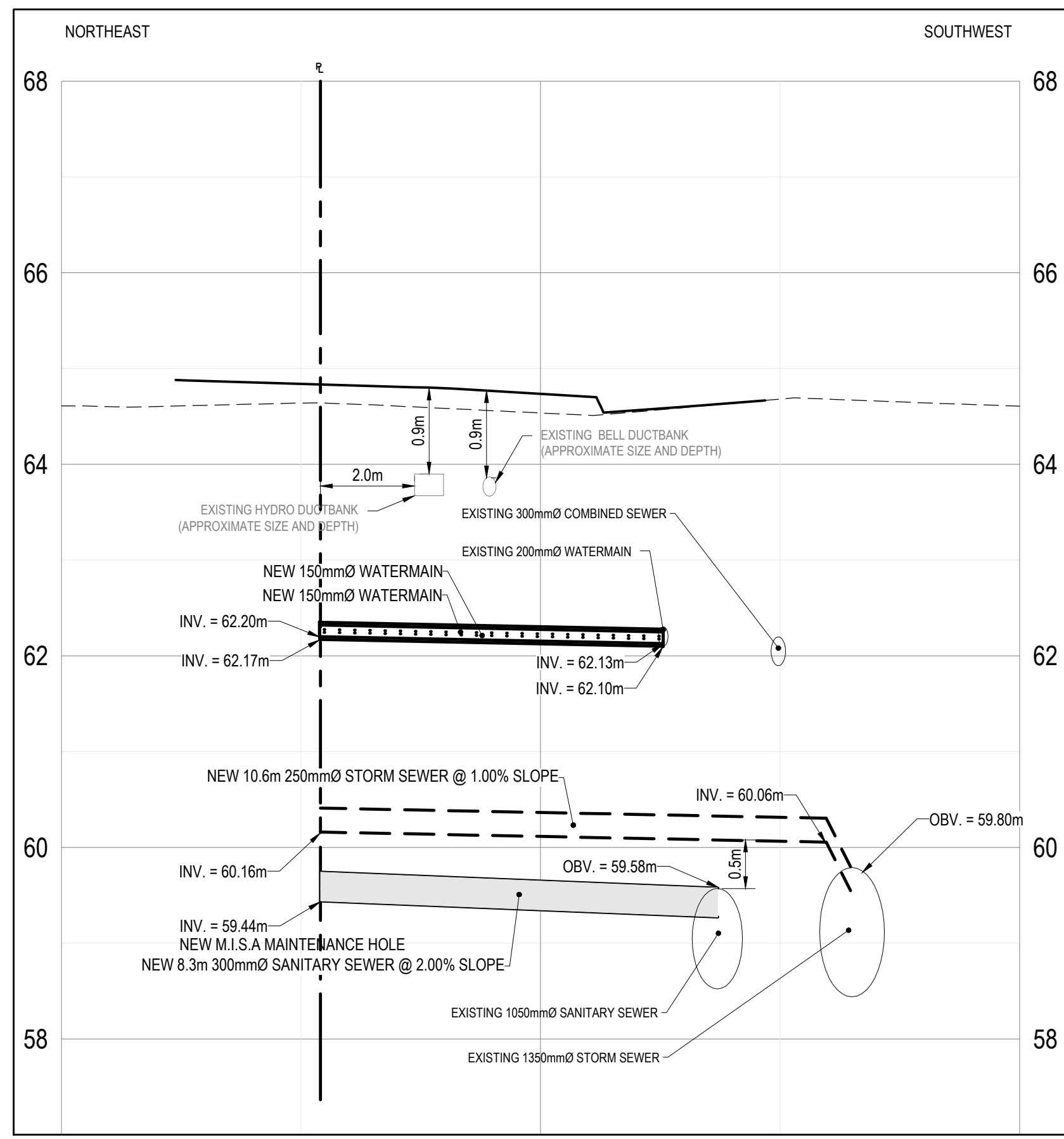
SHEET NUMBER:

C1.6

SHEET #	11 OF 12	REV #
ISSUE:		0

ISSUED FOR REVIEW
DATE OF: 2024-08-30

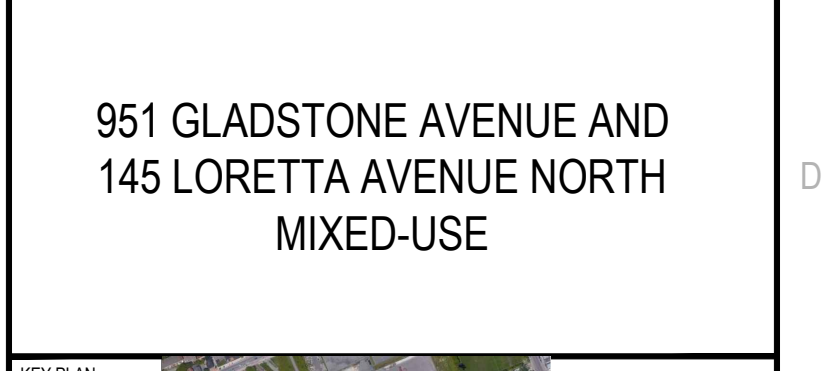
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CONSULTANT:
 SEAL:

CLIENT:
CLV GROUP
 CLV GROUP DEVELOPMENTS INC.
 485 BANK STREET, SUITE 200
 OTTAWA, ON, K2P 1Z2

CLIENT REF. # --
 PROJECT:
**951 GLADSTONE AVENUE AND
 145 LORETTA AVENUE NORTH
 MIXED-USE**



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PROJECT NO:	20M-01441-00	DATE:	FEBRUARY 2021
ORIGINAL SCALE:	1:250	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DESIGNED BY:	JDMF		
DRAWN BY:	JT/STR		
CHECKED BY:	MF		
DISCIPLINE:	CIVIL		
TITLE:	SERVICING PROFILES		
SHEET NUMBER:	C1.7		
SHEET #:	12	OF	12
ISSUE:	ISSUED FOR REVIEW		REV #
DATE OF:	2024-08-30		0

M:\2020\20M-01441-00 - Gladstone, Trillium, Ahead Base & Residential\4.07 - Test & Plan Services\4.02 - Drawings\01 - Production\20M-01441-00 - Servicing Profiles.dwg Sep 27, 2024 9:58am by (michael.kovacs)