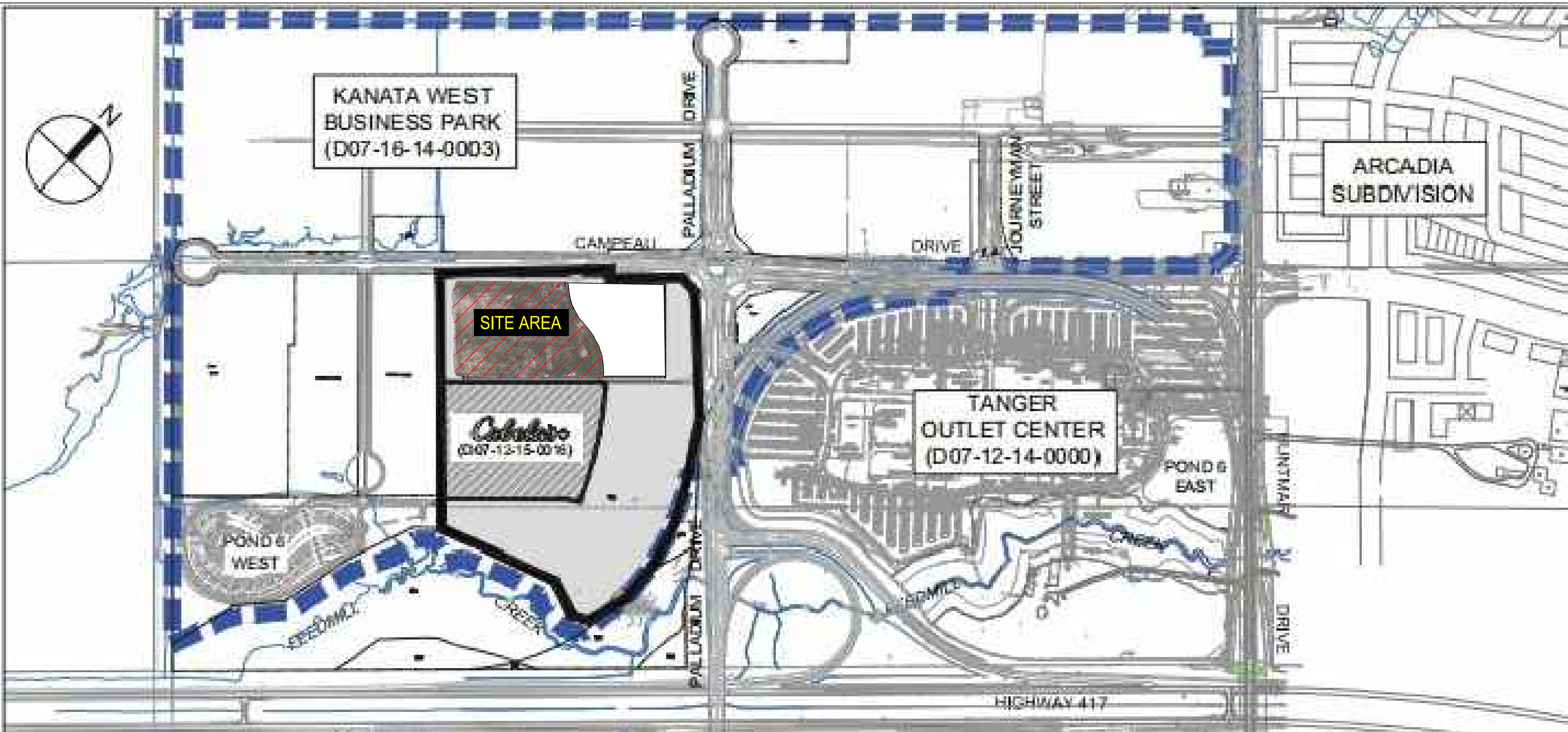


PROPOSED COMMERCIAL DEVELOPMENT – 3075 PALLADIUM DRIVE

CITY OF OTTAWA
COVER SHEET

DRAWING LIST

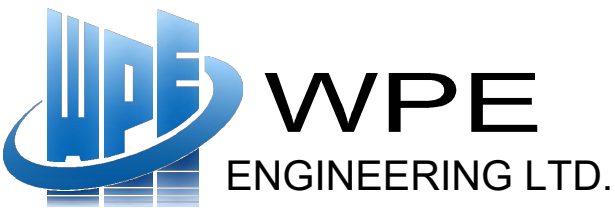
DRAWING NO.	DESCRIPTION
C-00	COVER SHEET
C-01	SITE GRADING PLAN
C-02	INTERIM GRADING PLAN
C-03	SITE SERVICING PLAN
C-04	EROSION AND SEDIMENT CONTROL PLAN
C-05	EXISTING CONDITIONS AND REMOVAL PLAN
C-06	NOTES & DETAILS
C-07	DETAILS
C-08	TRAFFIC MANAGEMENT PLAN CAMPEAU DRIVE PHASE-1
C-09	TRAFFIC MANAGEMENT PLAN CAMPEAU DRIVE PHASE-2
C-10	TRAFFIC MANAGEMENT PLAN CABELA'S WAY
C-11	TRAFFIC MANAGEMENT PLAN PRIVATE ACCESS,CABELA'S WAY AND KANATA WEST CENTER DRIVE



OWNER
1000514608 ONTARIO INC.

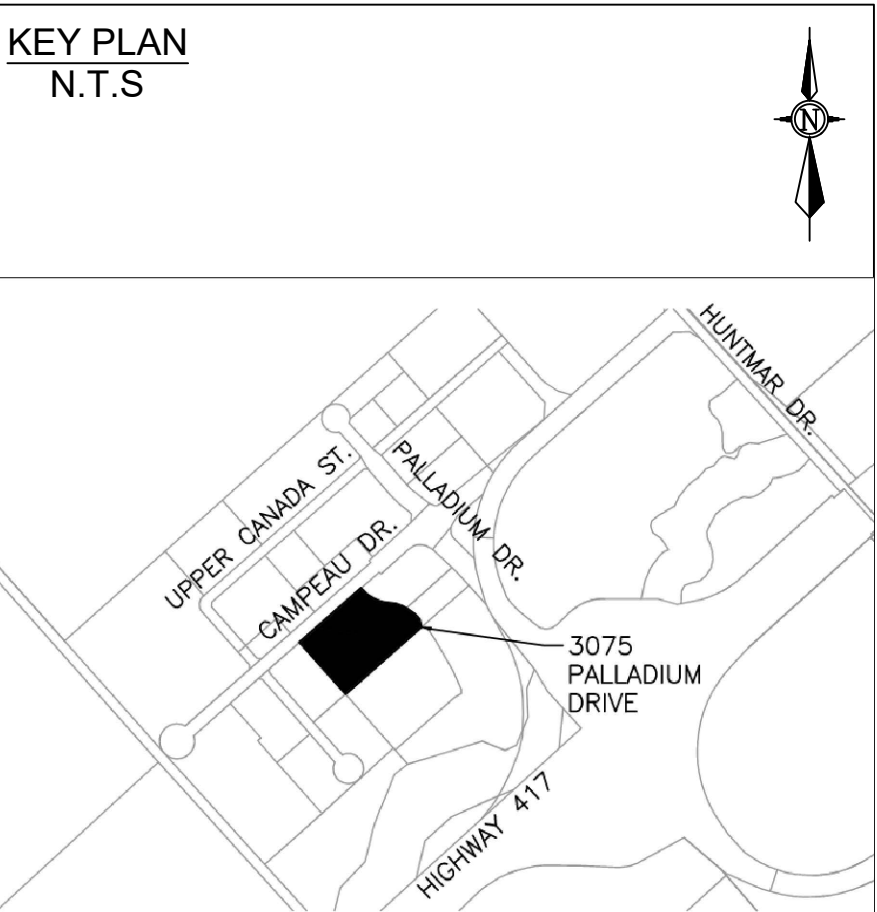
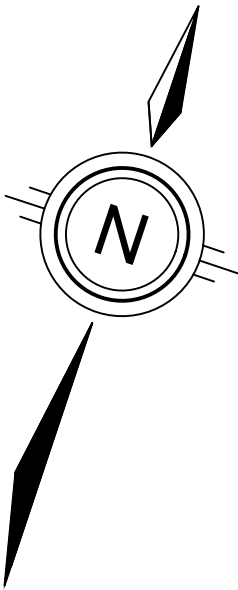


CONSULTING ENGINEER
WPE ENGINEERING LIMITED
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VAUGHAN, ON. L4K 1Z8
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MDU@WPEENGINEERING.COM



ISSUE FOR REVIEW
JUNE 2024 CITY_FILE_# PC2024-0078

SUBMISSIONS			
No.	DESCRIPTION	DATE	BY
0	ISSUED FOR SPA	2024-07-15	MD
1	REVISED AS PER CITY COMMENTS	2024-09-27	MD
2	REVISED AS PER CITY COMMENTS	2024-12-18	MD
3	REVISED AS PER CITY COMMENTS	2025-01-30	MD
4			
5			
6			
7			
DESIGNED BY: P.T. CHECKED BY: M.D.			



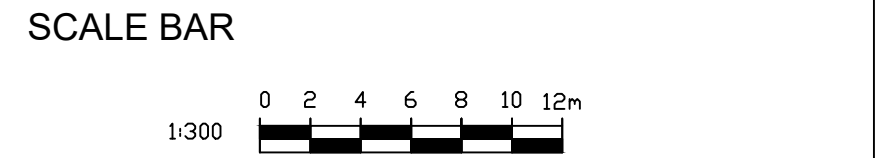
No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
3	REVISED COMMENTS	2024-12-18	MD
2	REVISED COMMENTS	2024-09-27	MD
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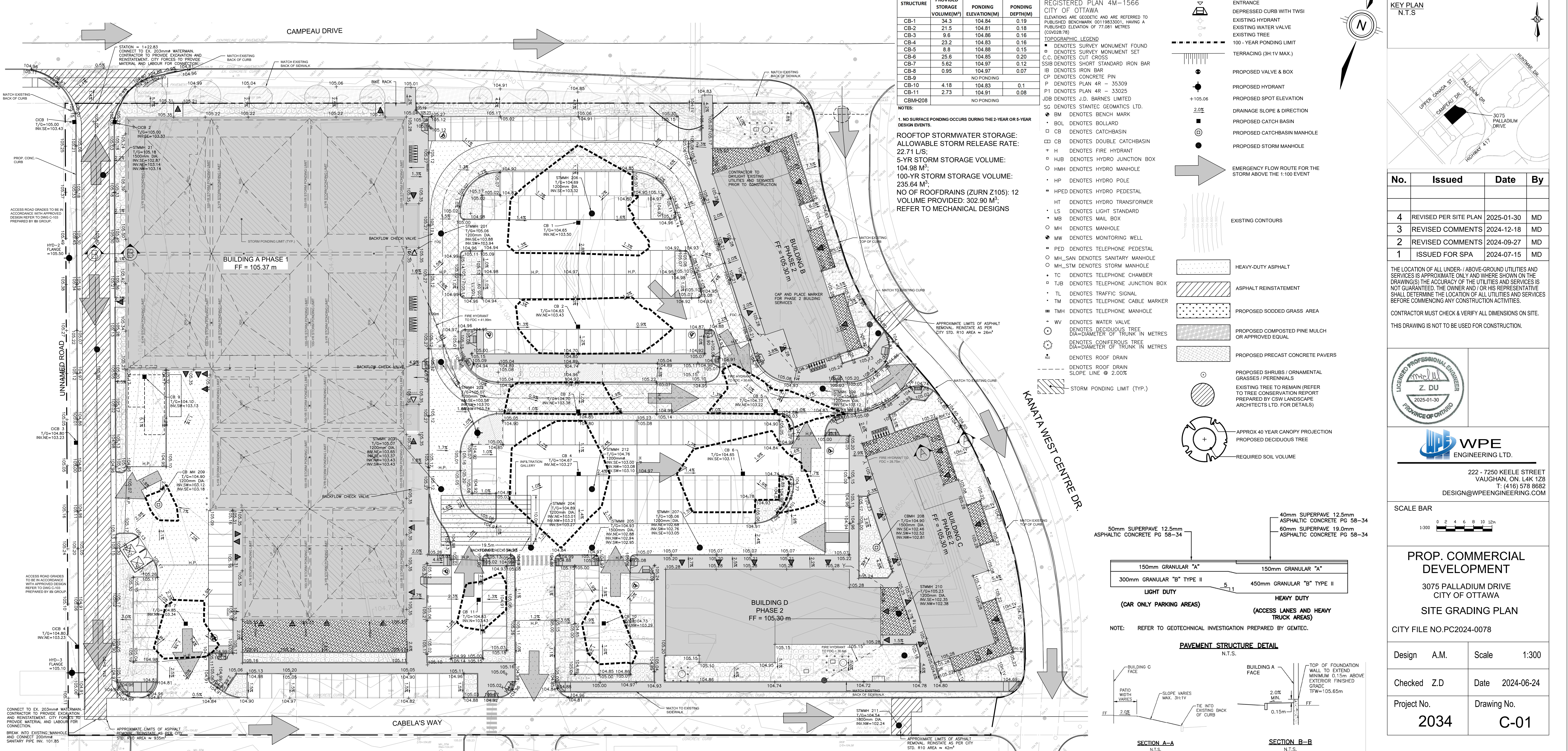


PROP. COMMERCIAL
DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
COVER SHEET

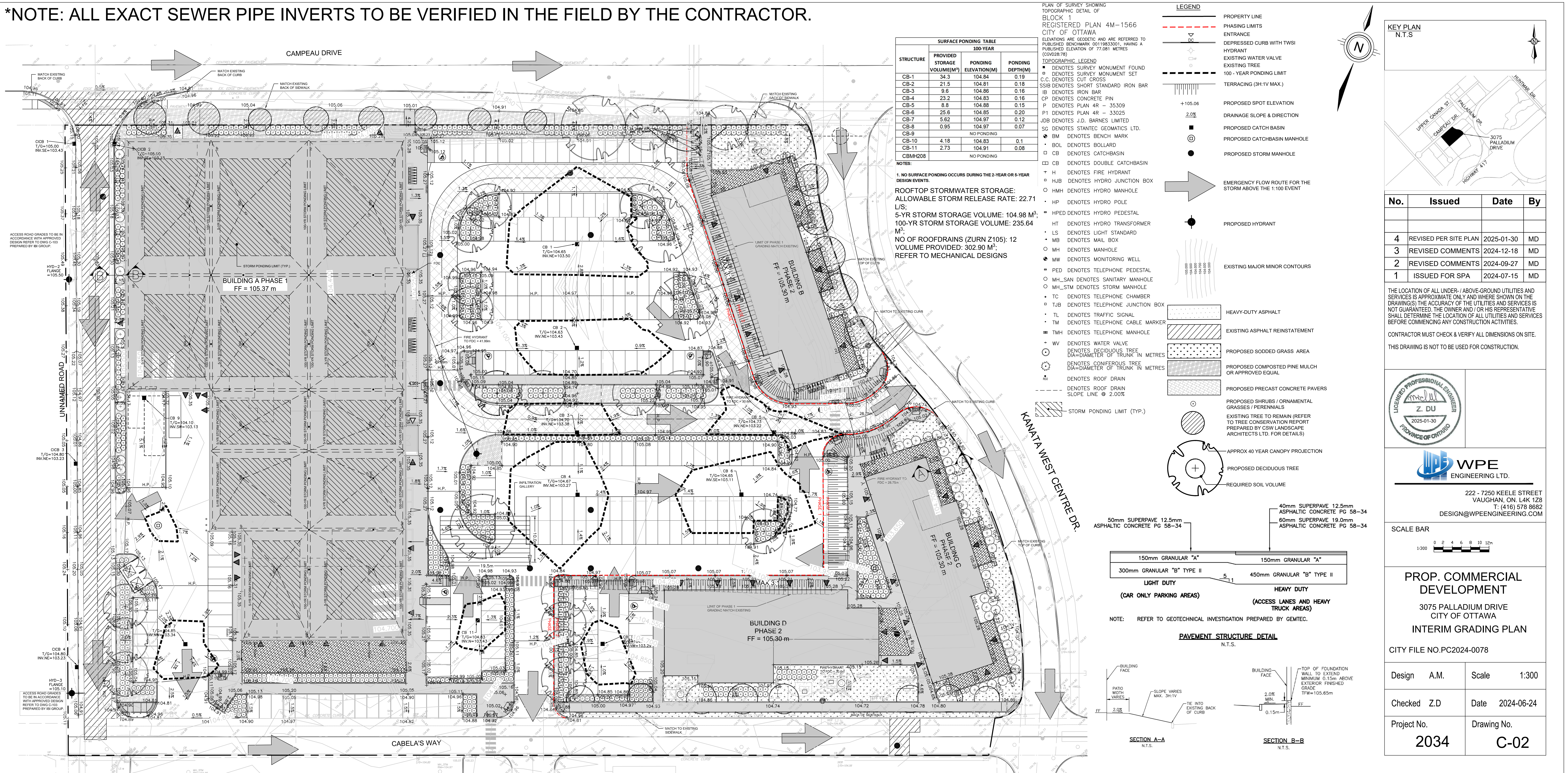
CITY FILE NO.PC2024-0078

Design	FT	Scale	NTS
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-00

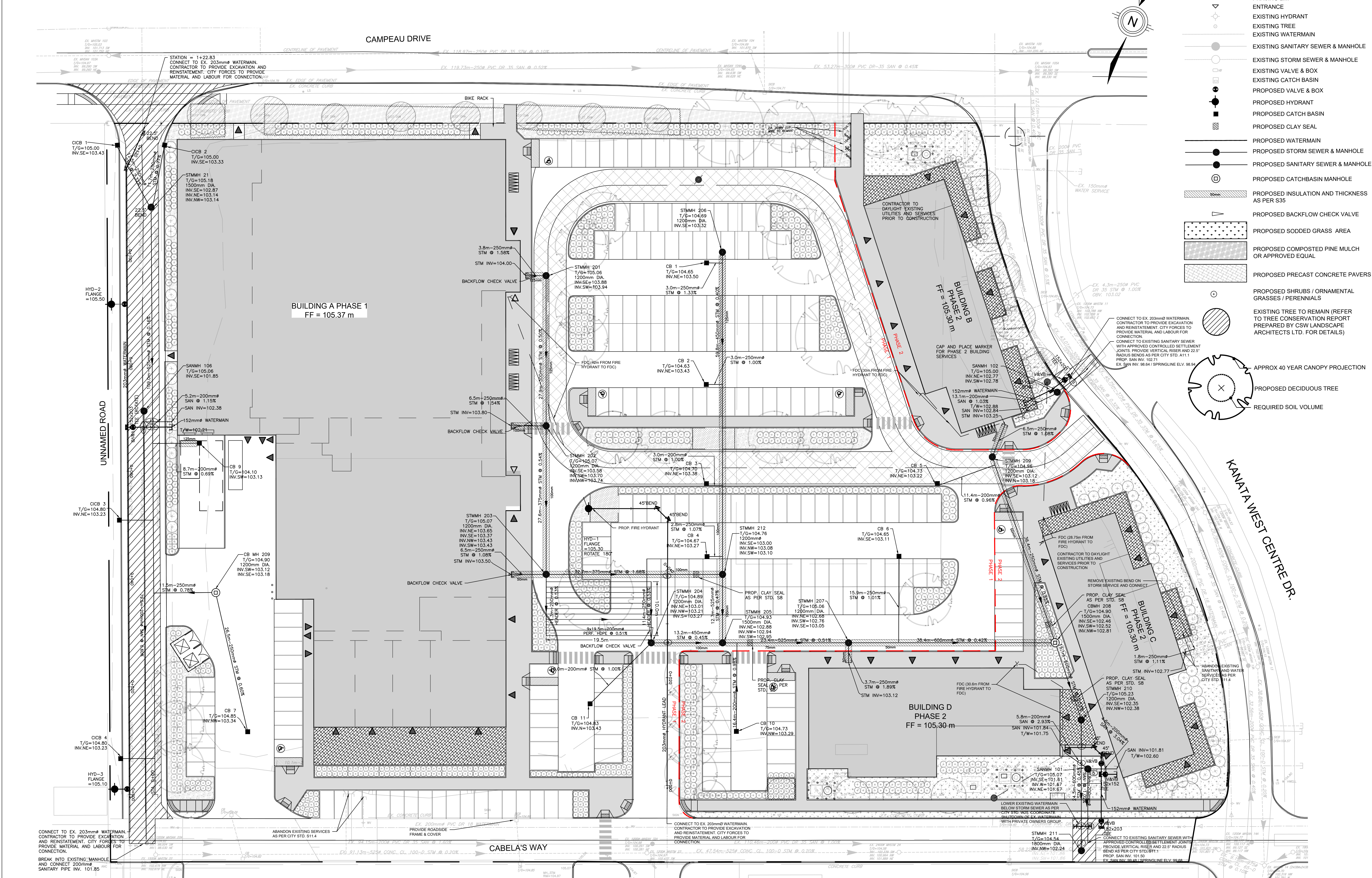
*NOTE: ALL EXACT SEWER PIPE INVERTS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.



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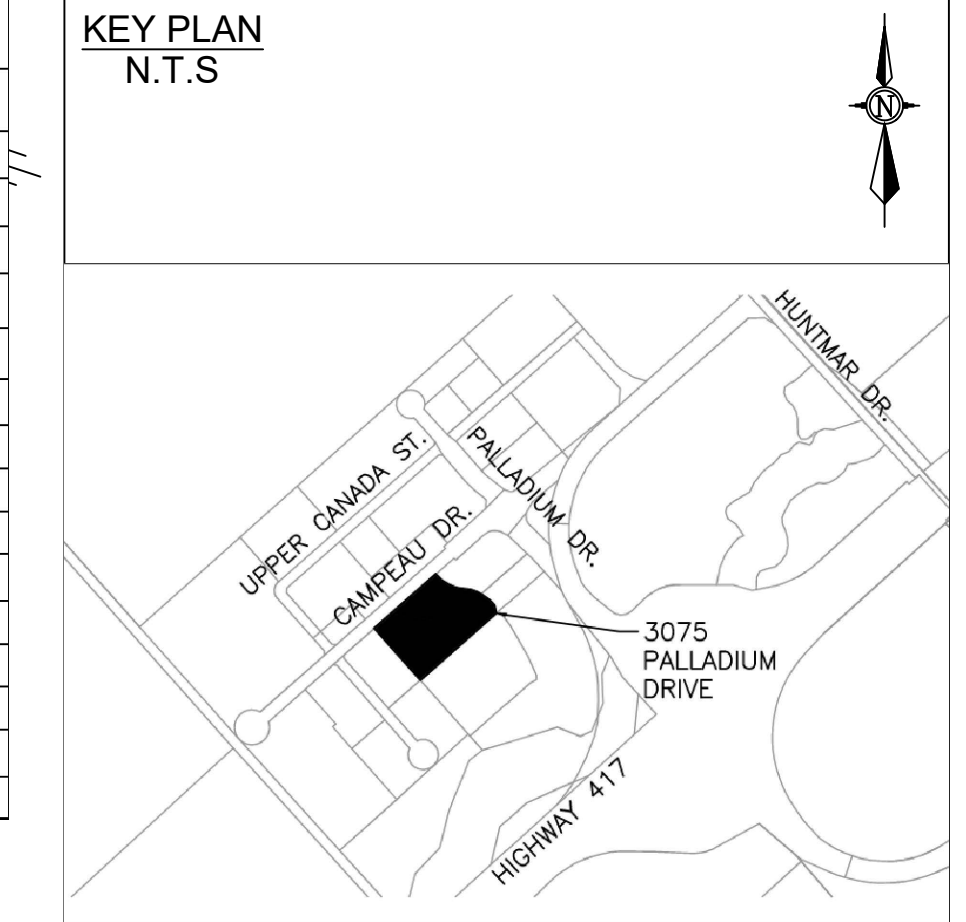
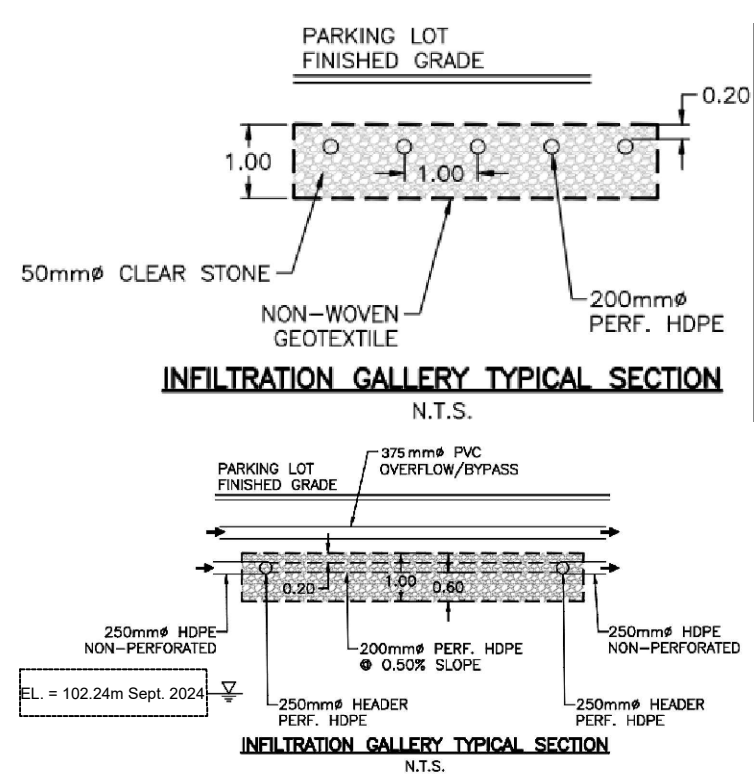
ACCESS ROAD WATERMAIN				
STATION	FINISHED GRADE(m)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.88	102.48	2.4	CONNECT TO EXISTING
0+001	104.87	102.47	2.4	HYDRANT
0+006.6	104.82	102.42	2.4	TOP OF WATERMAIN
0+020	104.97	102.57	2.4	TOP OF WATERMAIN
0+027.9	105.07	102.67	2.4	TOP OF WATERMAIN
0+040	104.94	102.54	2.4	TOP OF WATERMAIN
0+050.9	104.83	102.43	2.4	TOP OF WATERMAIN
0+060	104.91	102.51	2.4	TOP OF WATERMAIN
0+068.1	105.00	102.6	2.4	152 OFF 203 TEE
0+080	105.14	102.74	2.4	TOP OF WATERMAIN
0+091	105.28	102.88	2.4	HYDRANT
0+095.4	105.33	102.93	2.4	TOP OF WATERMAIN
0+100	105.27	102.87	2.4	TOP OF WATERMAIN
0+116.2	105.07	102.67	2.4	22.5' BEND
0+120	105.02	102.62	2.4	TOP OF WATERMAIN
0+123.5	105.00	102.67	2.4	22.5' BEND (EXISTING)

CROSSING TABLE			
CROSSING NO.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	SANITARY	102.73	0.3
	EX WATER	102.43	
2	STORM	102.15	2.61
	EX SAN	99.54	
3	STORM	102.16	0.5
	EX WATER	101.66	
4	EX WATER	102.57	0.53
	SANITARY	101.7	
5	WATER	102.45	0.53
	SANITARY	101.92	
6	STORM	102.21	0.27
	SANITARY	101.94	
7	STORM	102.73	0.5
	WATER	101.73	
8	STORM	102.92	0.5
	WATER	102.42	
9	STORM	103.27	0.92
	WATER	102.35	
10	STORM	102.71	0.5
	WATER	102.21	
11	STORM	102.72	0.18
	SANITARY	102.54	
12	WATER	102.45	0.42
	SANITARY	102.03	

BUILDING C-D WATER SERVICE				
STATION	FINISHED GRADE(m)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.59	102.19	2.4	152 OFF 203 TEE
0+001	104.56	102.16	2.4	VALVE & VALVE BOX
0+009.7	104.99	102.59	2.4	152 OFF 203 TEE
0+11.7	105.1	102.7	2.4	VALVE & VALVE BOX
0+013.3	105.17	102.77	2.4	45°BEND (ROTATE)
0+015.2	105.19	102.25	2.94	45°BEND (ROTATE)
0+020.3	105.28	101.75	3.53	CAP

INLET CONTROL DEVICE (ICD) TABLE				
STRUCTURE	100-YR HEAD(M)	100-YR OUTFLOW(L/S)	ORFICE DIAMETER (MM)	ORFICE TYPE
CB-1	1.21	65.3	167.1	CIRCULAR, SLIDE
CB-2	1.25	43.2	134.9	CIRCULAR, SLIDE
CB-3	1.38	21.3	92.4	CIRCULAR, SLIDE
CB-4	1.43	42.4	129.2	CIRCULAR, SLIDE
CB-5	1.56	21.0	89.1	CIRCULAR, SLIDE
CB-6	1.61	42.7	125.9	CIRCULAR, SLIDE
CB-8	1.72	49.0	132.6	CIRCULAR, SLIDE
CB-10	1.44	20.7	90.2	CIRCULAR, SLIDE
CB-11	1.38	20.6	90.9	CIRCULAR, SLIDE
CICB-2	1.64	13.0		TEMPEST UHF
CICB-3	1.44	23.5		TEMPEST HF
CICB-4	1.44	15.6		TEMPEST HF

203mmØ HYDRANT LEAD				
STATION	FINISHED GRADE(M)	TOP OF WATER(M)	COVER DEPTH(M)	COMMENTS
0+000	104.92	102.52	2.4	CONNECT TO EXISTING
0+010	105.02	102.62	2.4	TOP OF WATERMAIN
0+020	104.93	102.42	2.51	TOP OF WATERMAIN
0+030	104.83	102.42	2.41	TOP OF WATERMAIN
0+039.8	104.75	102.35	2.4	45°BEND
0+042.6	104.77	102.37	2.4	46°BEND
0+057.9	105.15	102.75	2.4	HYDRANT

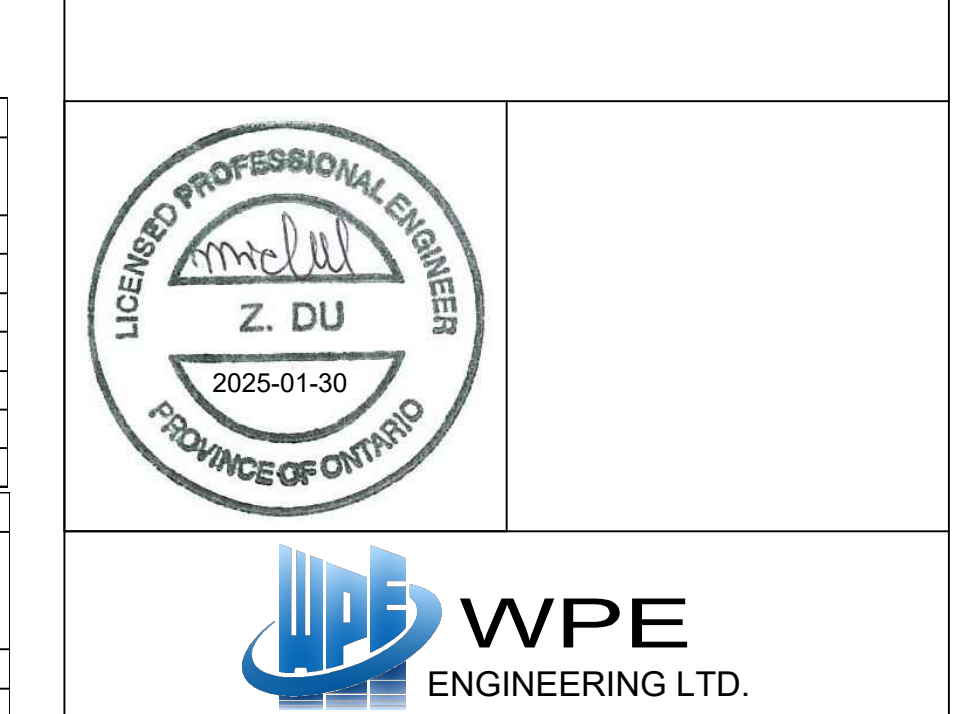


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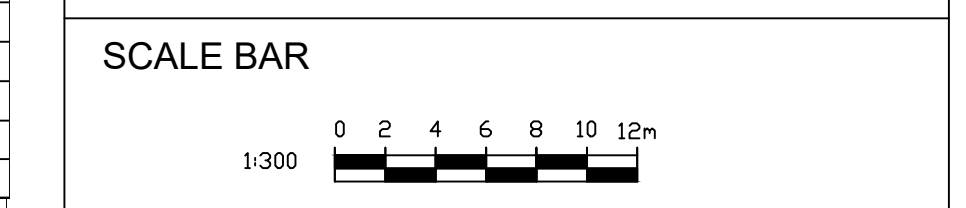
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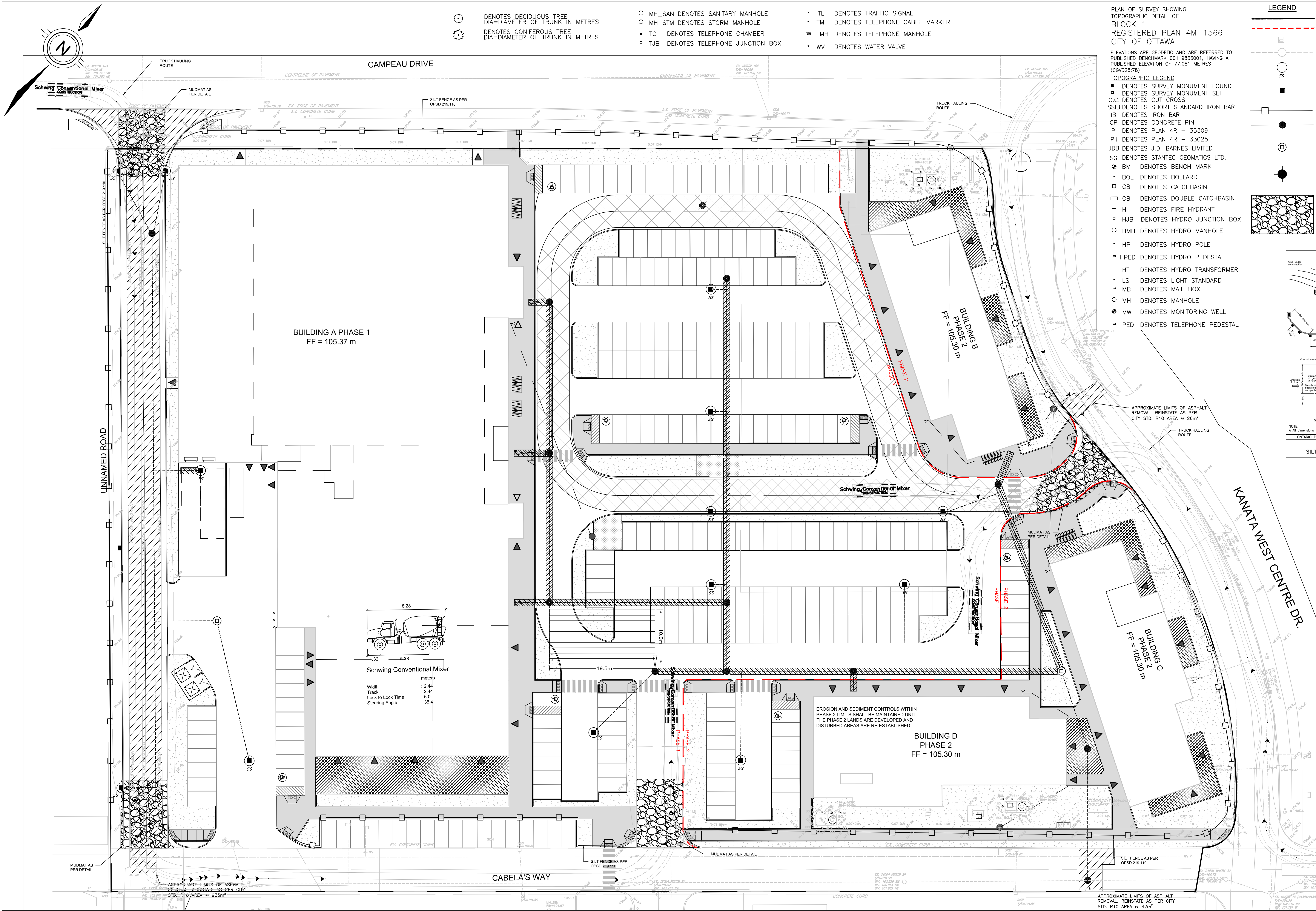
**PROP. COMMERCIAL
DEVELOPMENT**

**3075 PALLADIUM DRIVE
CITY OF OTTAWA**

SITE SERVICING PLAN

CITY FILE NO.PC2024-0078

Design	A.M.	Scale	1:300
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-03

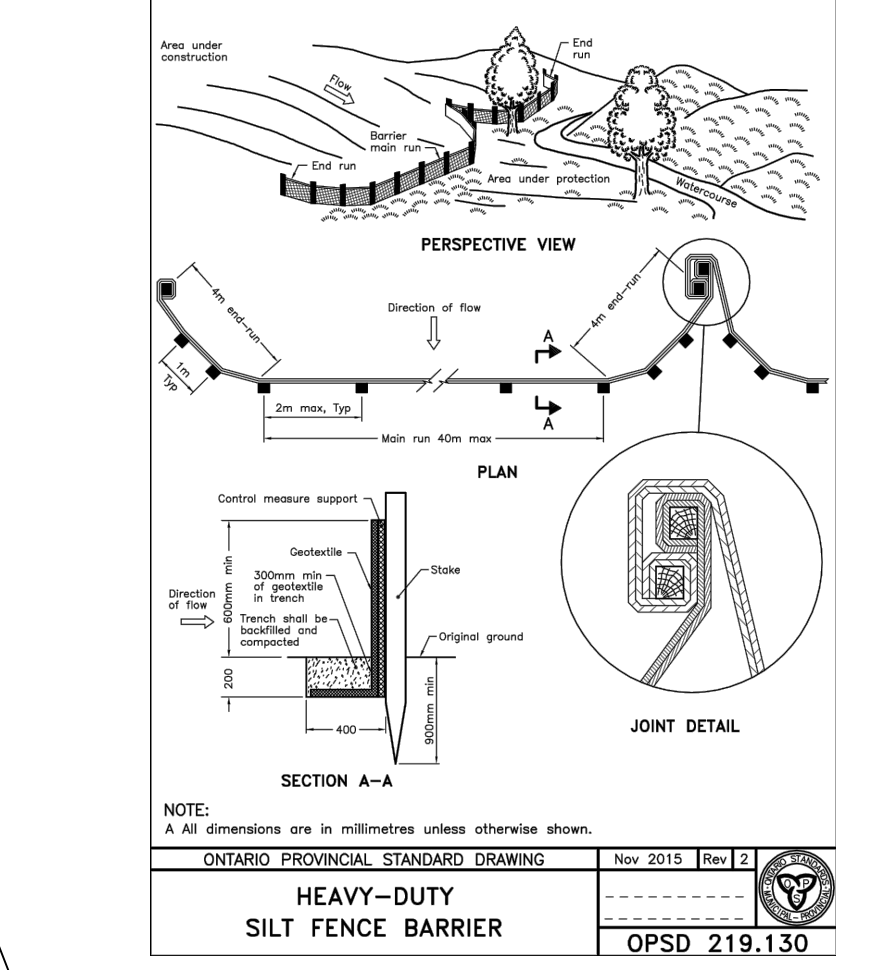


PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
BLOCK 1
REGISTERED PLAN 4M-1566
CITY OF OTTAWA

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO
PUBLISHED BENCHMARK 00119833001, HAVING A
PUBLISHED ELEVATION OF 77.081 METRES
(CGVD28/78)

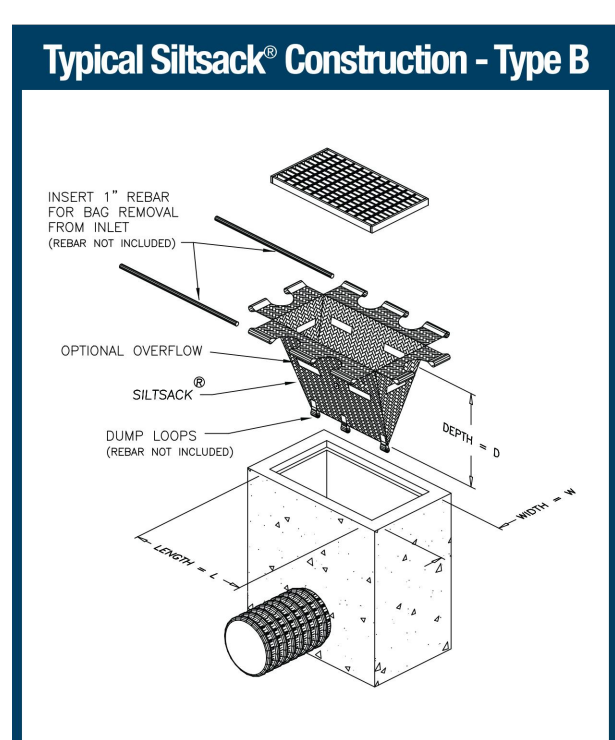
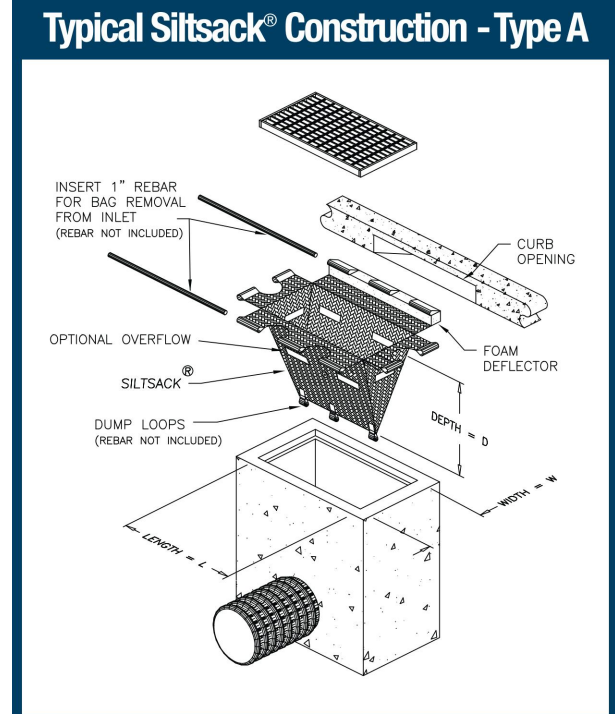
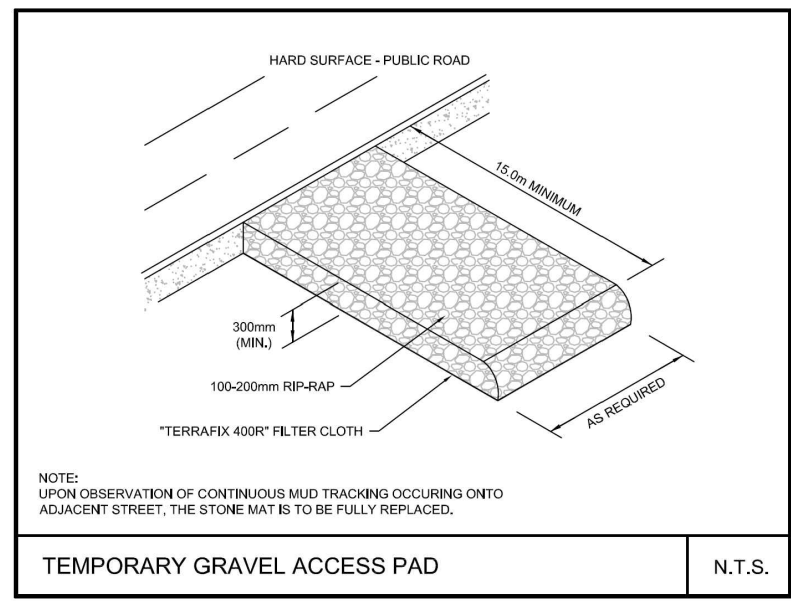
- TOPOGRAPHIC LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - C.C. DENOTES CUT GROSS
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - P DENOTES PLAN 4R - 35309
 - P1 DENOTES PLAN 4R - 33025
 - JDB DENOTES J.D. BARNES LIMITED
 - SG DENOTES STANTEC GEOMATICS LTD.
 - BM DENOTES BENCH MARK
 - BOL DENOTES BOLLARD
 - CB DENOTES CATCHBASIN
 - CB DENOTES DOUBLE CATCHBASIN
 - + H DENOTES FIRE HYDRANT
 - HJB DENOTES HYDRO JUNCTION BOX
 - HHM DENOTES HYDRO MANHOLE
 - HP DENOTES HYDRO POLE
 - HPED DENOTES HYDRO PEDESTAL
 - HT DENOTES HYDRO TRANSFORMER
 - LS DENOTES LIGHT STANDARD
 - MB DENOTES MAIL BOX
 - MH DENOTES MANHOLE
 - MW DENOTES MONITORING WELL
 - PED DENOTES TELEPHONE PEDESTAL
 - MH_SAN DENOTES SANITARY MANHOLE
 - MH_STM DENOTES STORM MANHOLE
 - TC DENOTES TELEPHONE CHAMBER
 - TJB DENOTES TELEPHONE JUNCTION BOX
 - TL DENOTES TRAFFIC SIGNAL
 - TM DENOTES TELEPHONE CABLE MARKER
 - TMH DENOTES TELEPHONE MANHOLE
 - WV DENOTES WATER VALVE

- LEGEND**
- PROPERTY LINE
 - - - PHASING LIMIT
 - - - EXISTING CATCHBASIN
 - - - EXISTING STORM SEWER & MANHOLE
 - - - SILT SACK (OR APPROVED EQUIVALENT). SEE DETAILS ON DWG. 23027-N1
 - - - PROPOSED CATCH BASIN
 - - - PROPOSED SILT FENCE
 - - - PROPOSED STORM SEWER & MANHOLE
 - - - PROPOSED CATCHBASIN MANHOLE
 - - - PROPOSED HYDRANT
 - - - PROPOSED MUDMAT



NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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.
- LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
- STOCKPILE SOIL AWAY (15 METERS OR GREATER) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES.
- SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER
- A SILT FENCE BARRIER SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
- INSTALL MUD MATS AT ALL CONSTRUCTION ENTRANCES.
- DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOW MELT EVENTS.
- VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOW MELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
- CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS
- IN SOME CASES, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATED IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED AS REQUIRED AS THE SITE BECOMES DEVELOPED.
- SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
- DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
- CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSS. 805



KEY PLAN
N.T.S.

No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
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SCALE BAR
1:300
0 2 4 6 8 10 12m

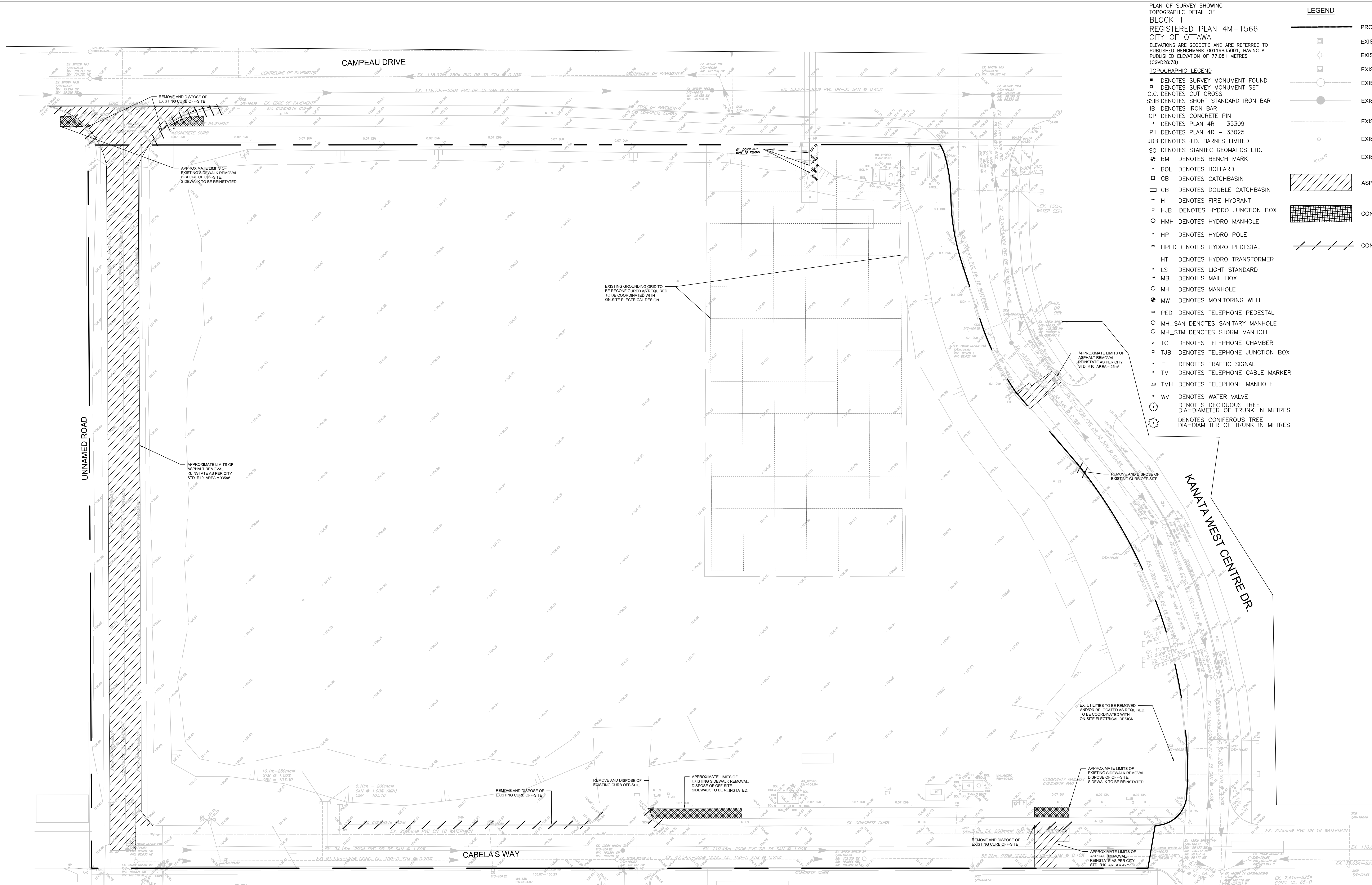
PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

EROSION & SEDIMENT CONTROL PLAN

CITY FILE NO. PC2024-0078

Design	A.M.	Scale	1:300
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-04



KEY PLAN

N.T.S



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SCALE BAR



PROP. COMMERCIAL
DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA
EXISTING CONDITIONS
AND REMOVALS PLAN
CITY FILE NO.PC2024-0078

Design	A.M.	Scale	1:300
Checked	Z.D	Date	2024-06-24
Project No.	Drawing No.		
2034	C-05		

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 AND ELEVATION 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.
- RELOCATION OF EXISTING SEWERS AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNAGE MUST BE CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (LATEST AMENDMENT).
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
- ALL NECESSARY CLEARING AND GRABBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH THE CITY OF OTTAWA PRIOR TO AND TREE CUTTING.
- REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY YURI MENDEZ ENGINEERING DATED JUNE 2023.
- THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATION 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.
- CLAY SEALS SHALL BE INSTALLED AT A HORIZONTAL SPACING OF NO MORE THAN 100 METERS AS PER GEOTECHNICAL REPORT RECOMMENDATIONS.

STORM SEWERS:

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.3 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.3 (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 THE CITY OF OTTAWA STD. S6 AND S7 CLASS "B" UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- 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.
- SUMP FOR STORM SEWERS 900MM SHALL BE CONSTRUCTED WITH A 300MM SUMP-FOR STORM SEWER 900MM AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
- THE STORM SEWER CLASS 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 HIS 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 OPSD 701.010 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS SHALL BE 600MM X 600MM AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.

SANITARY SEWERS:

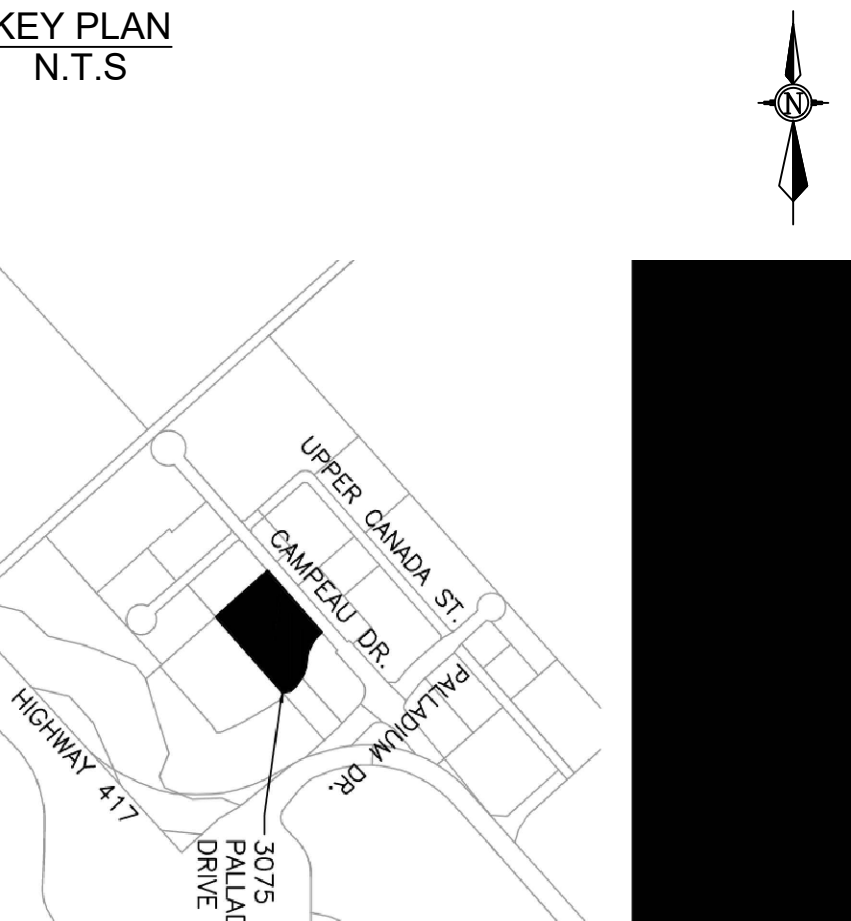
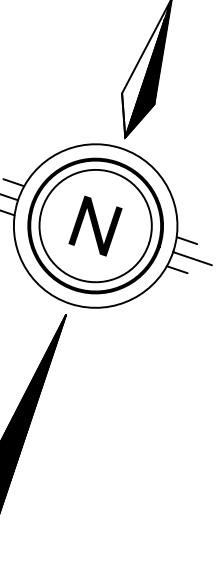
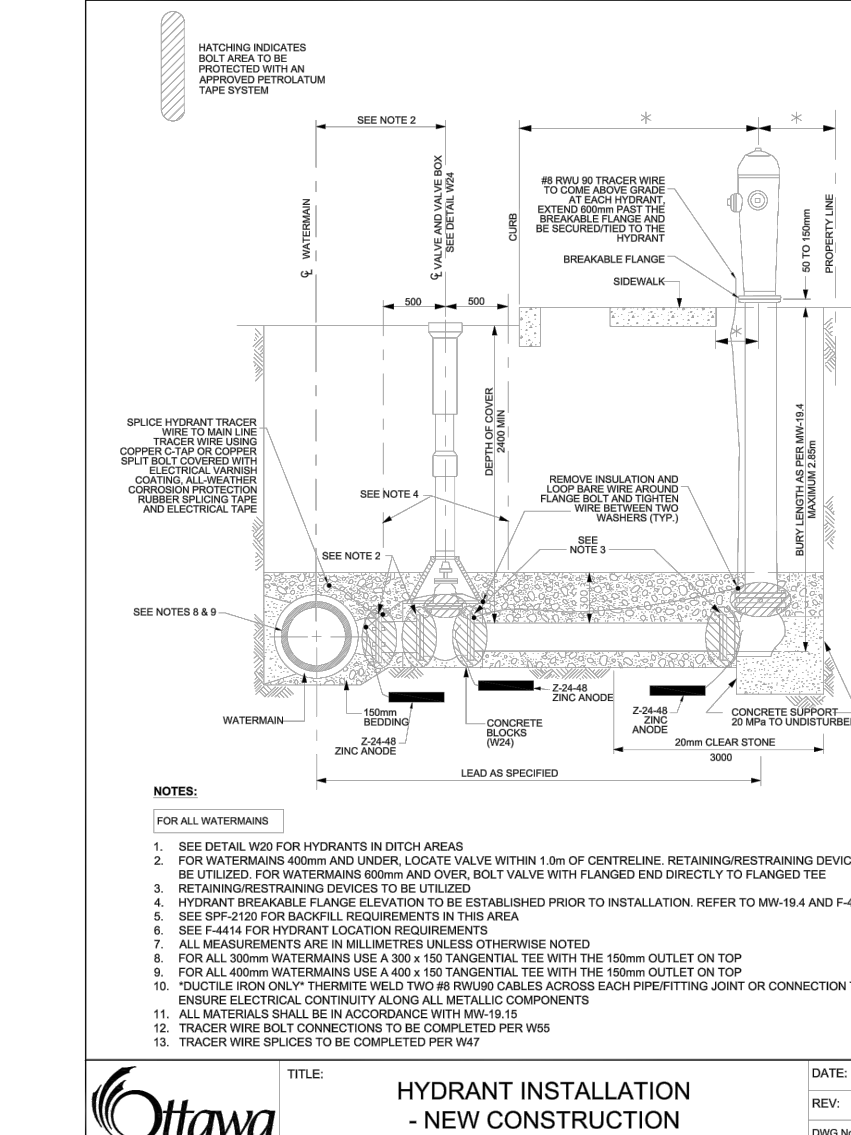
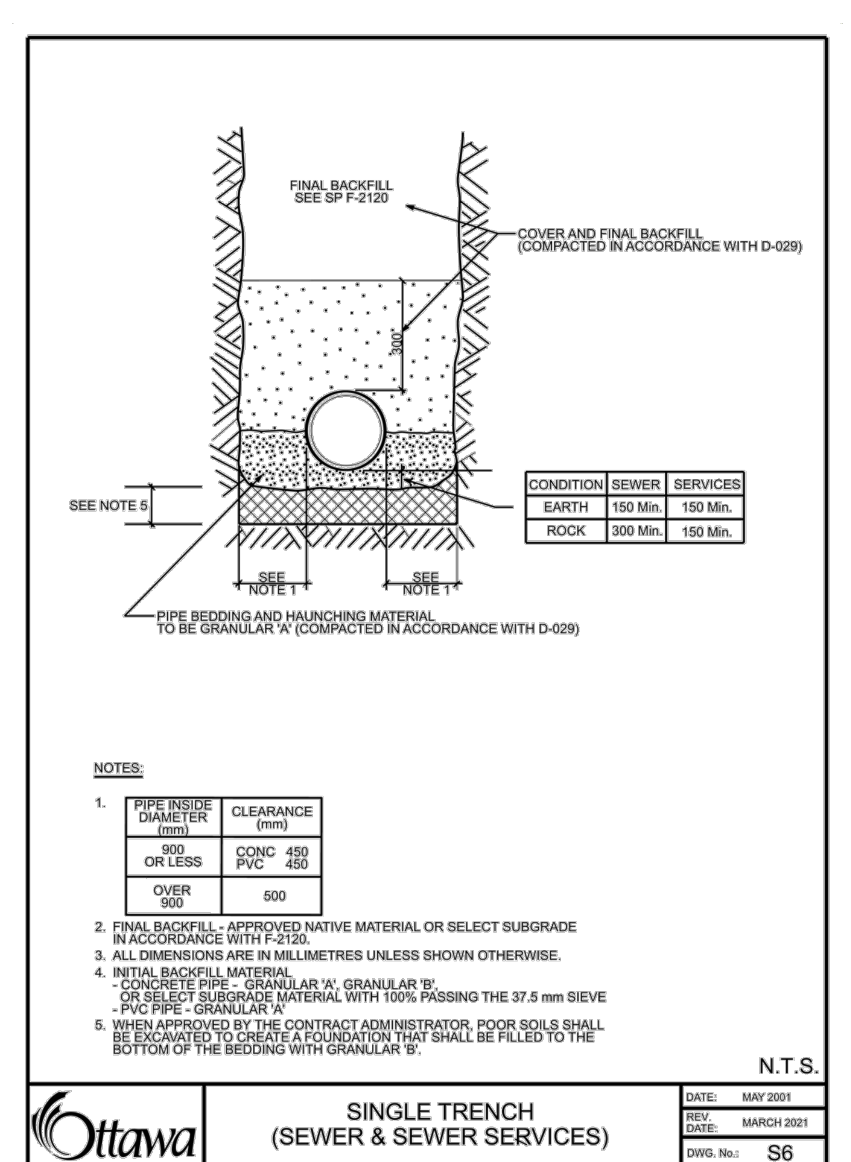
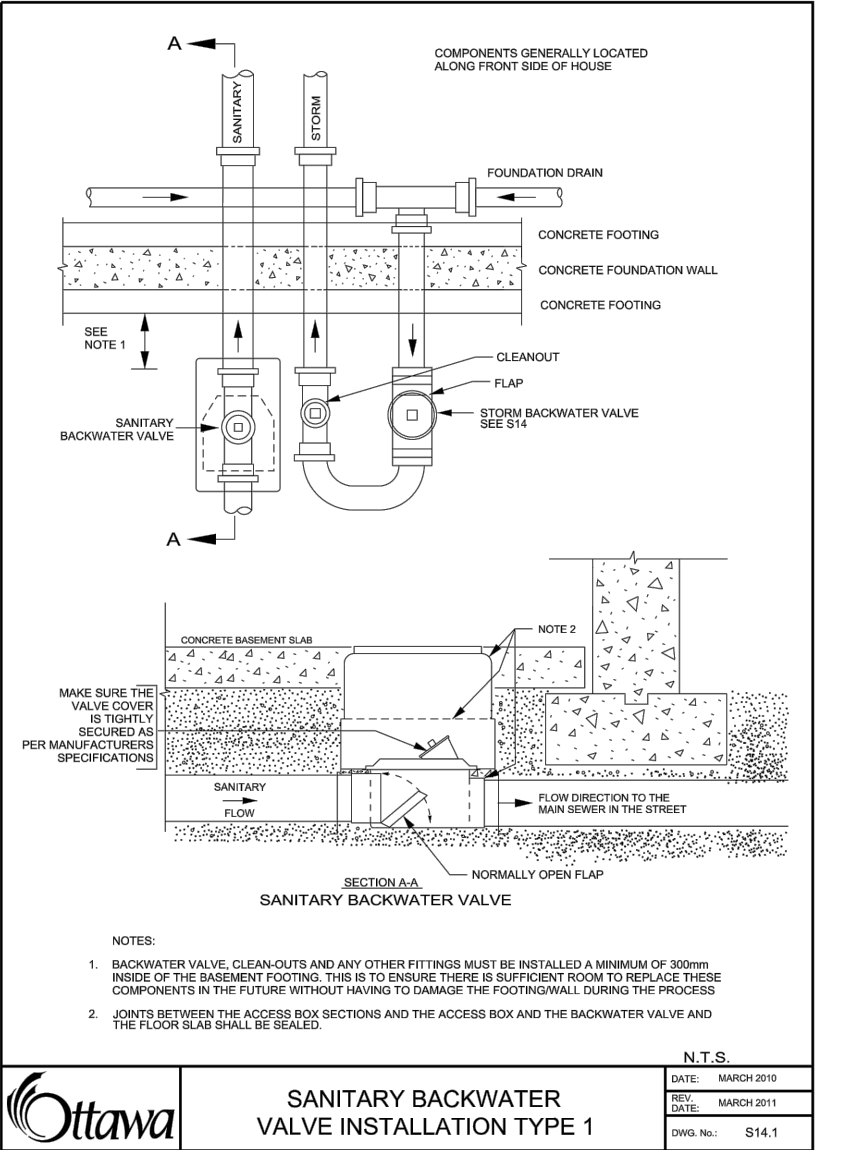
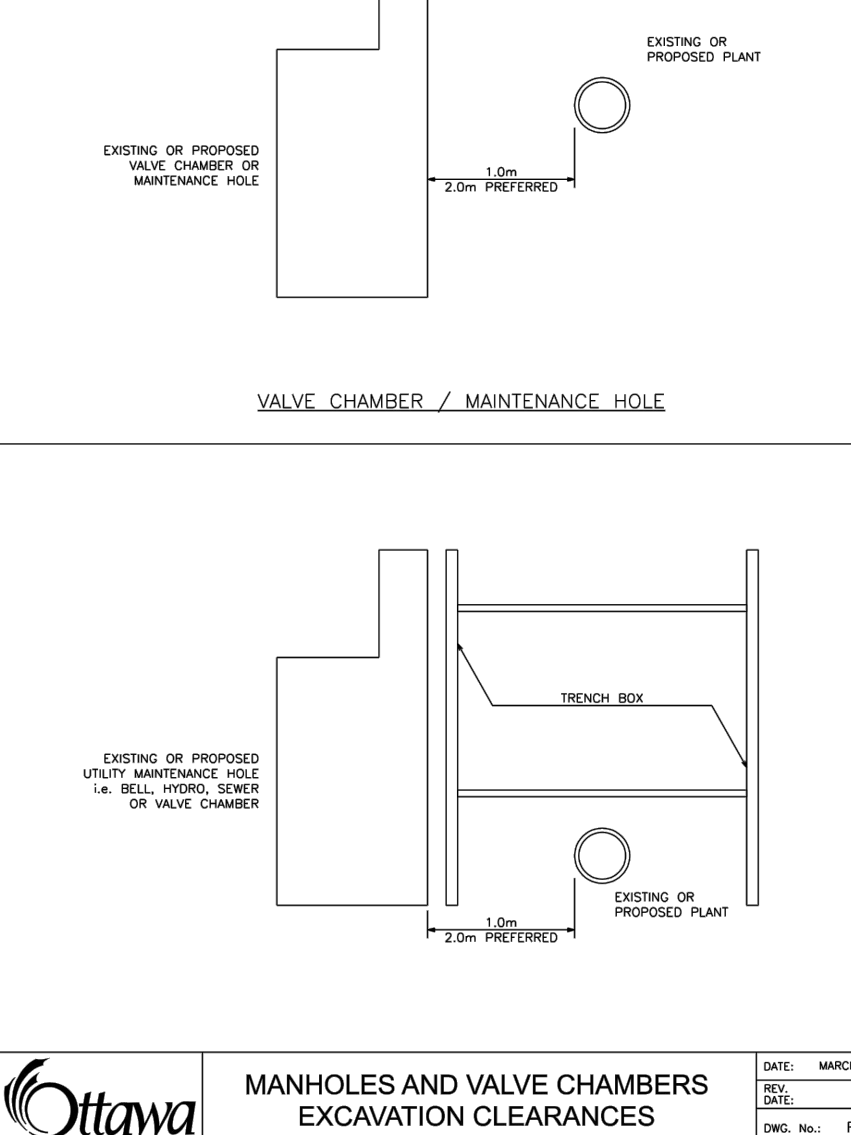
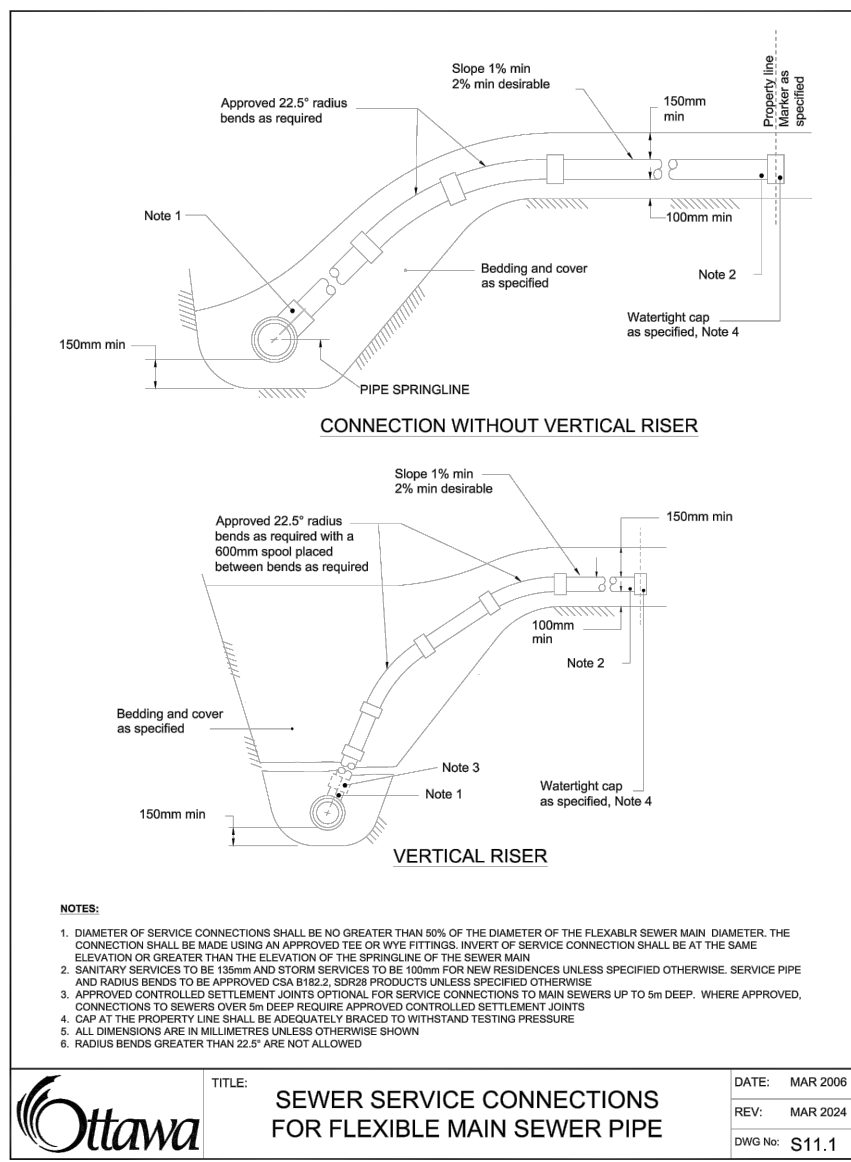
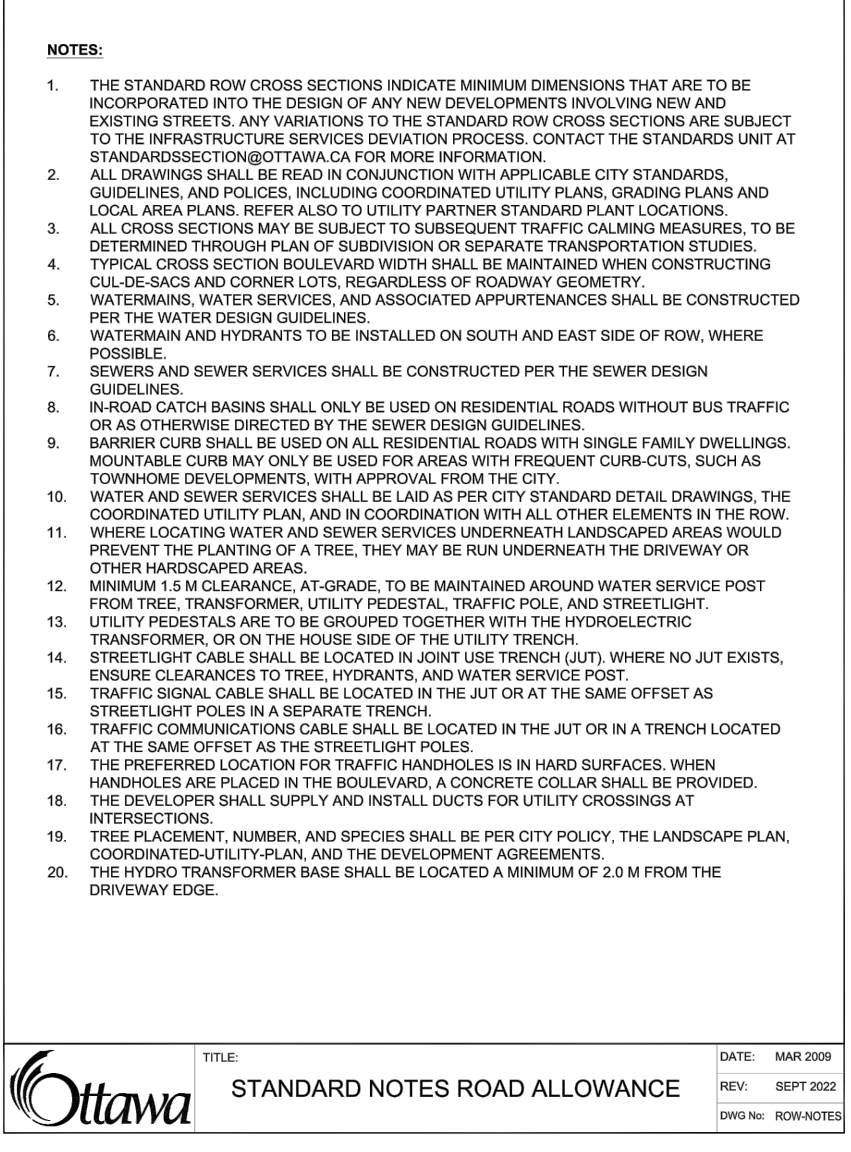
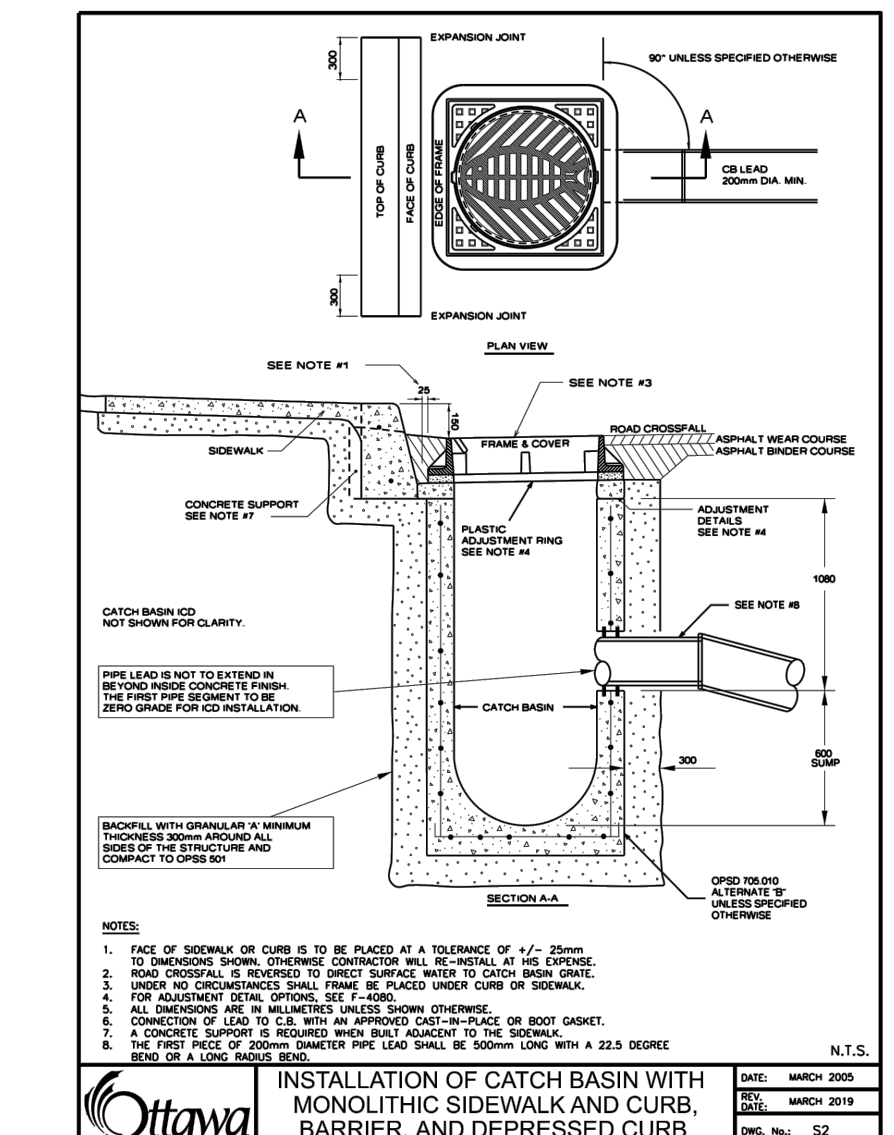
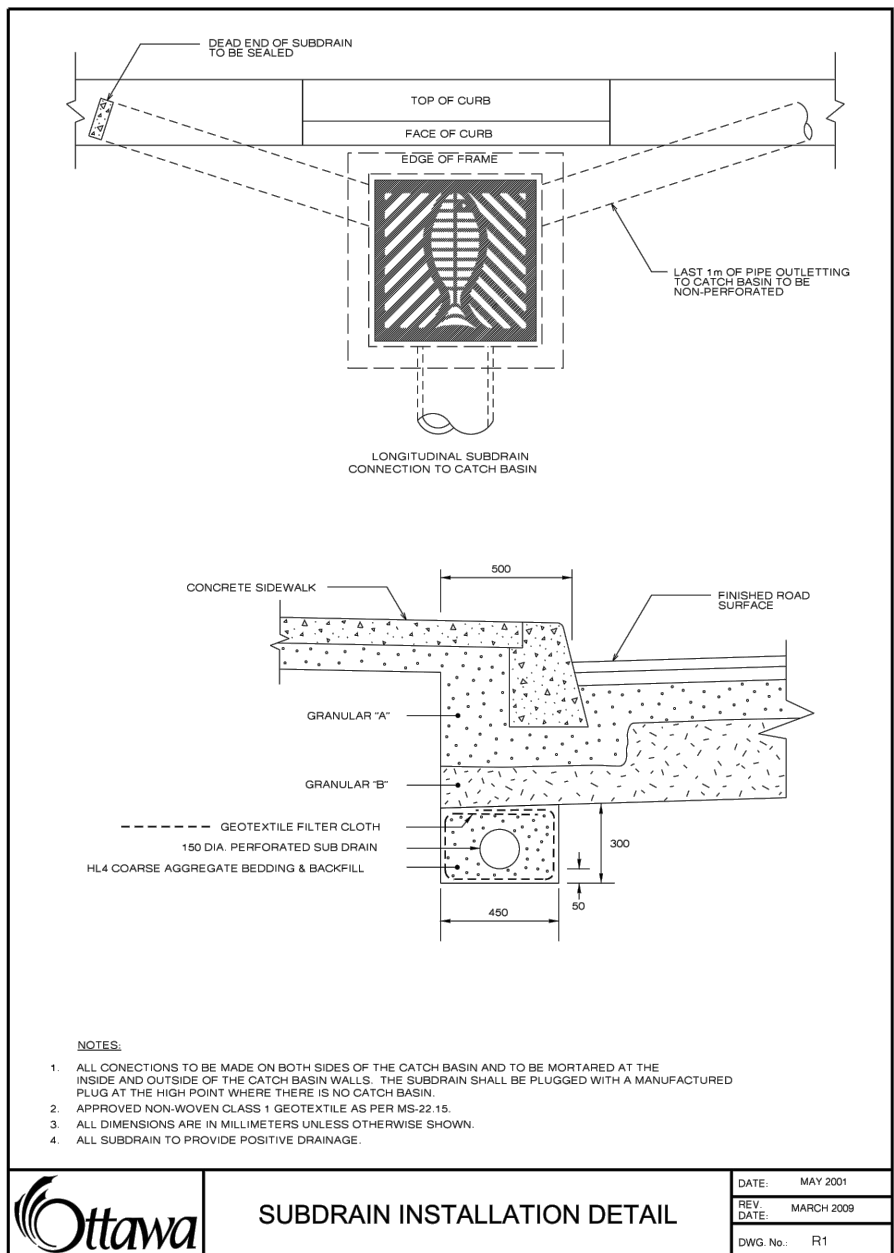
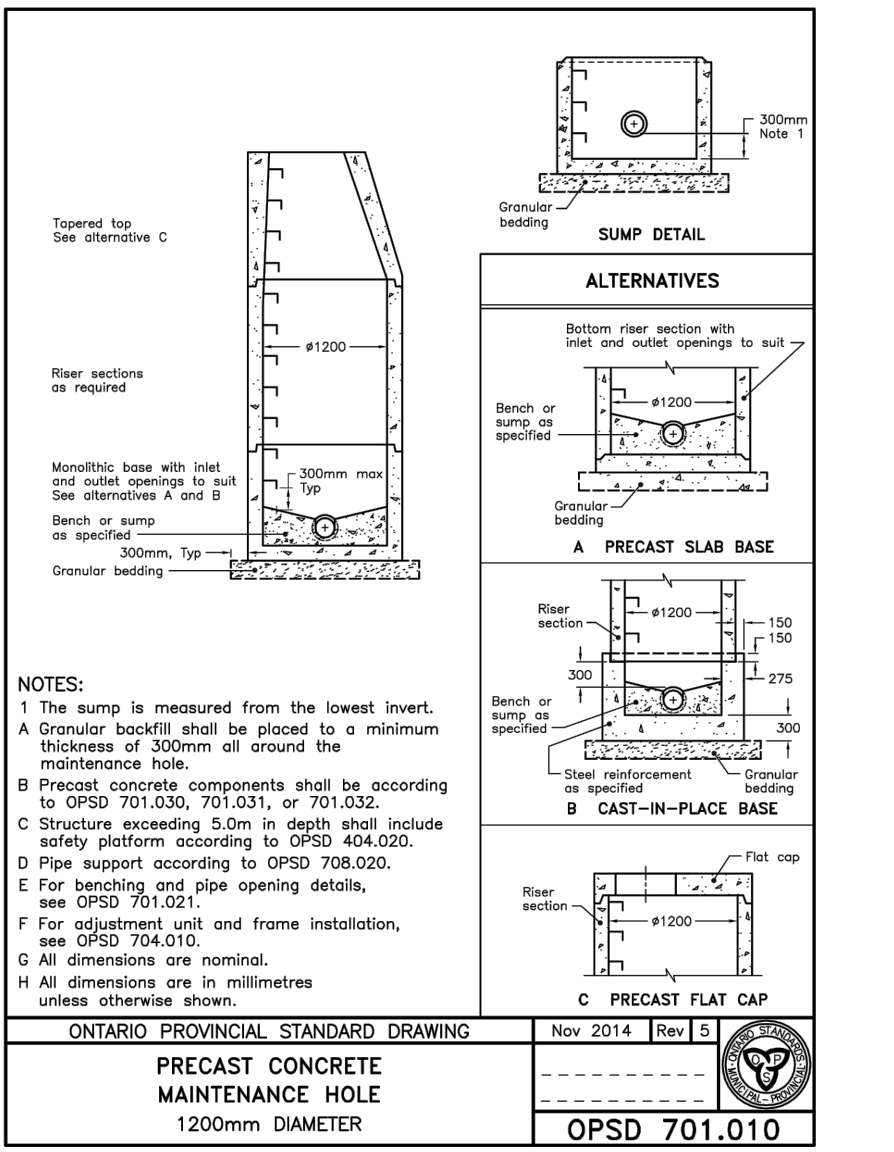
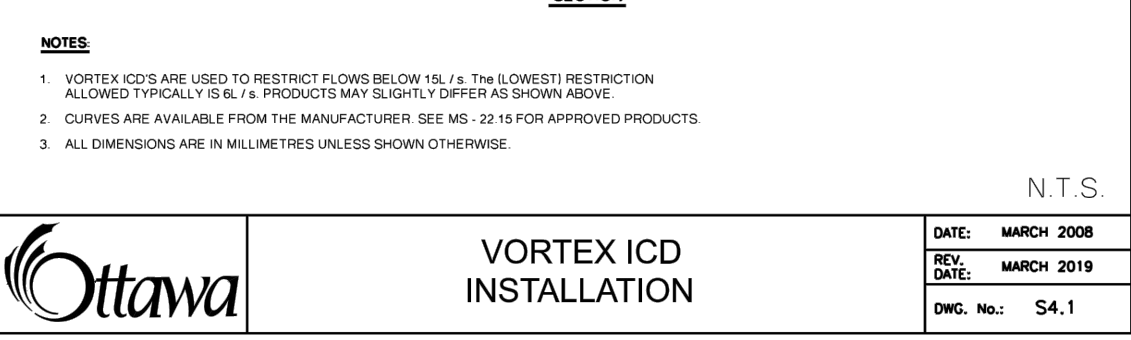
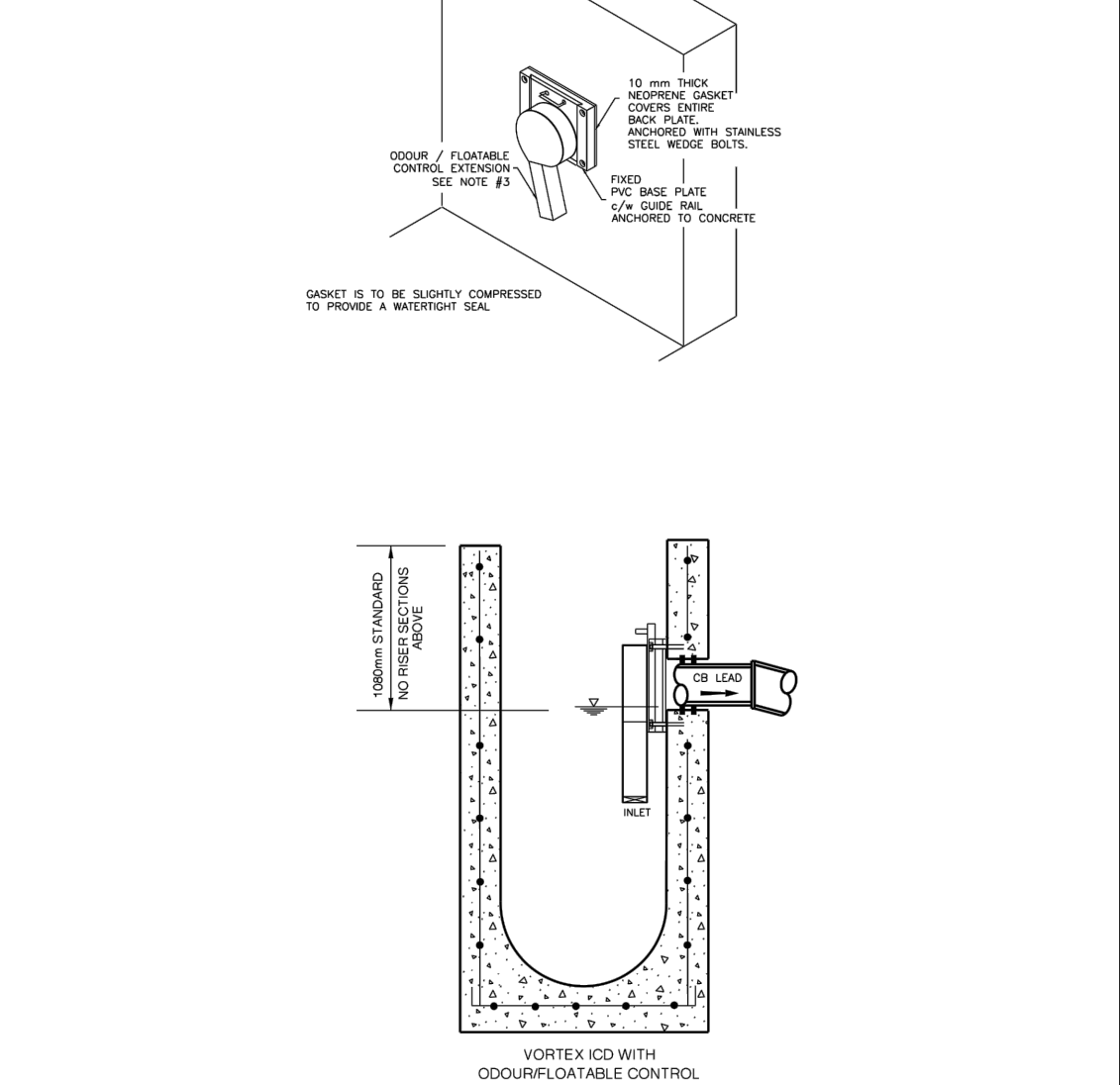
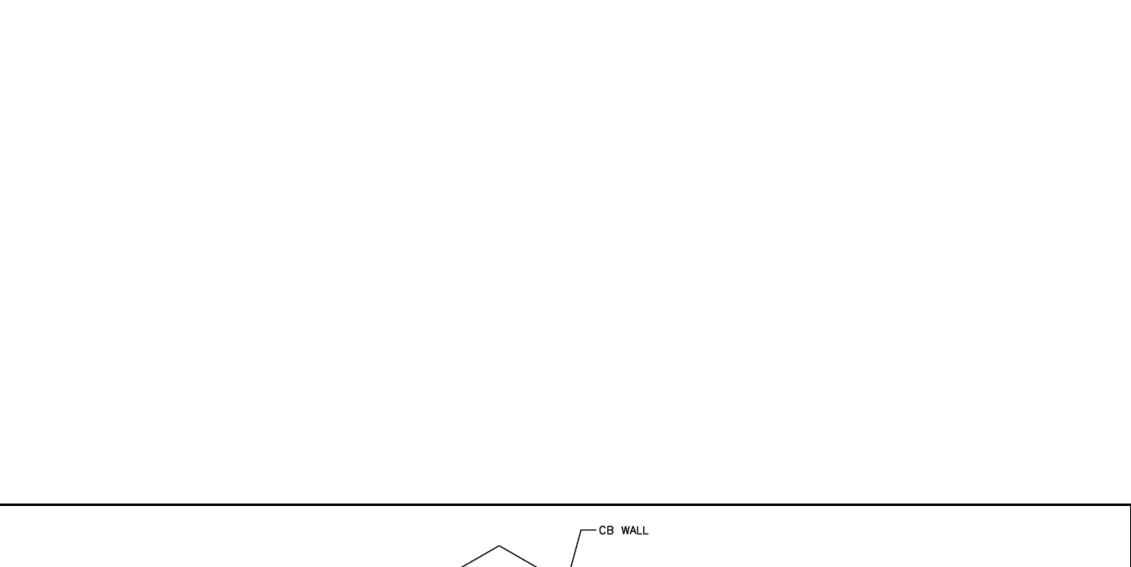
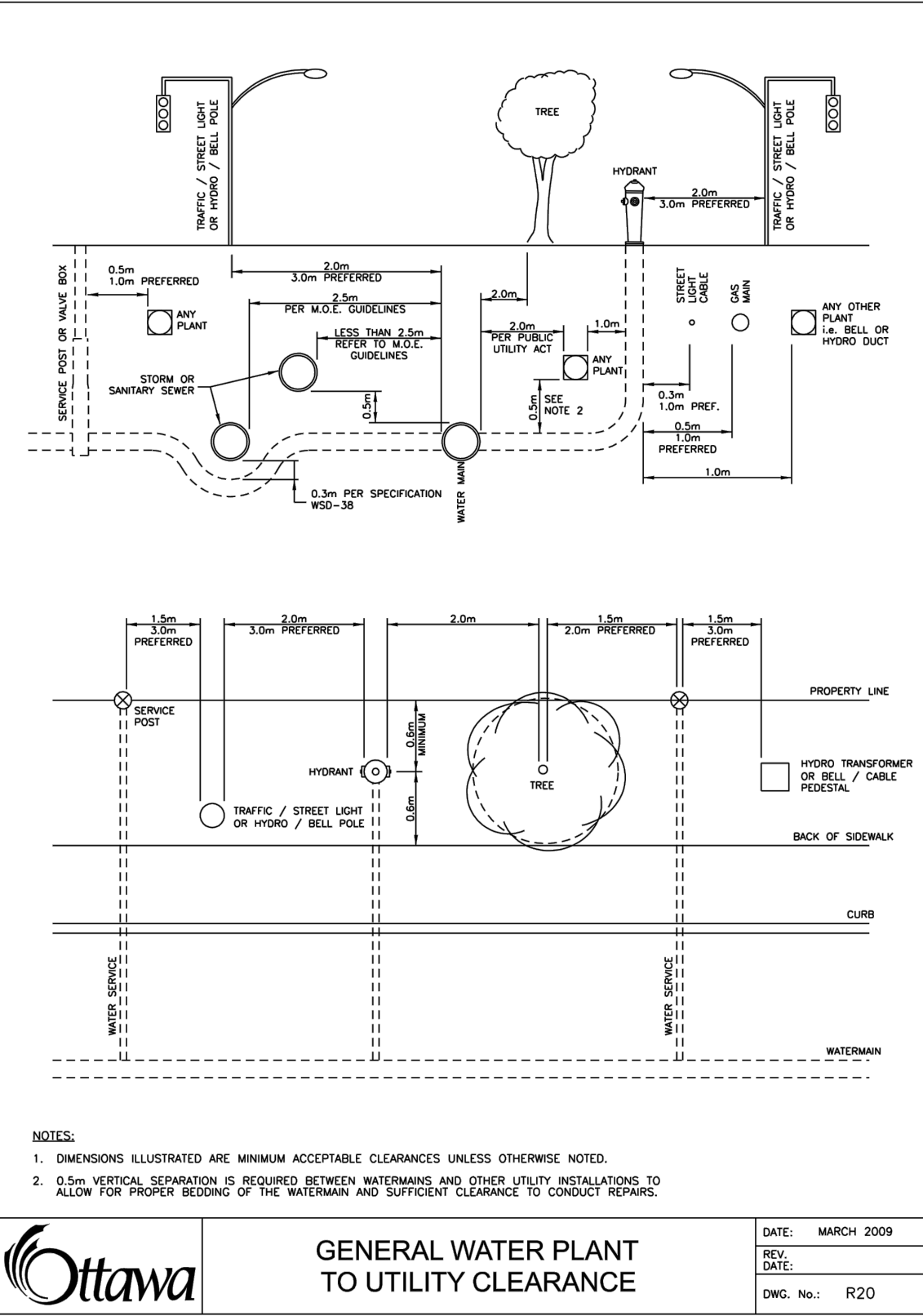
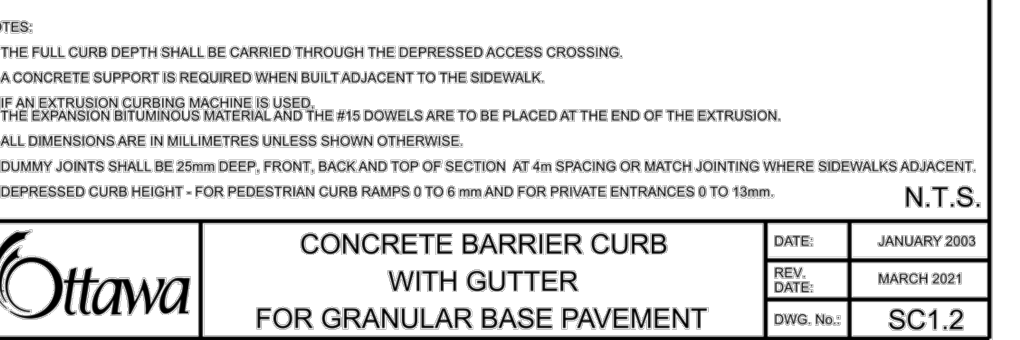
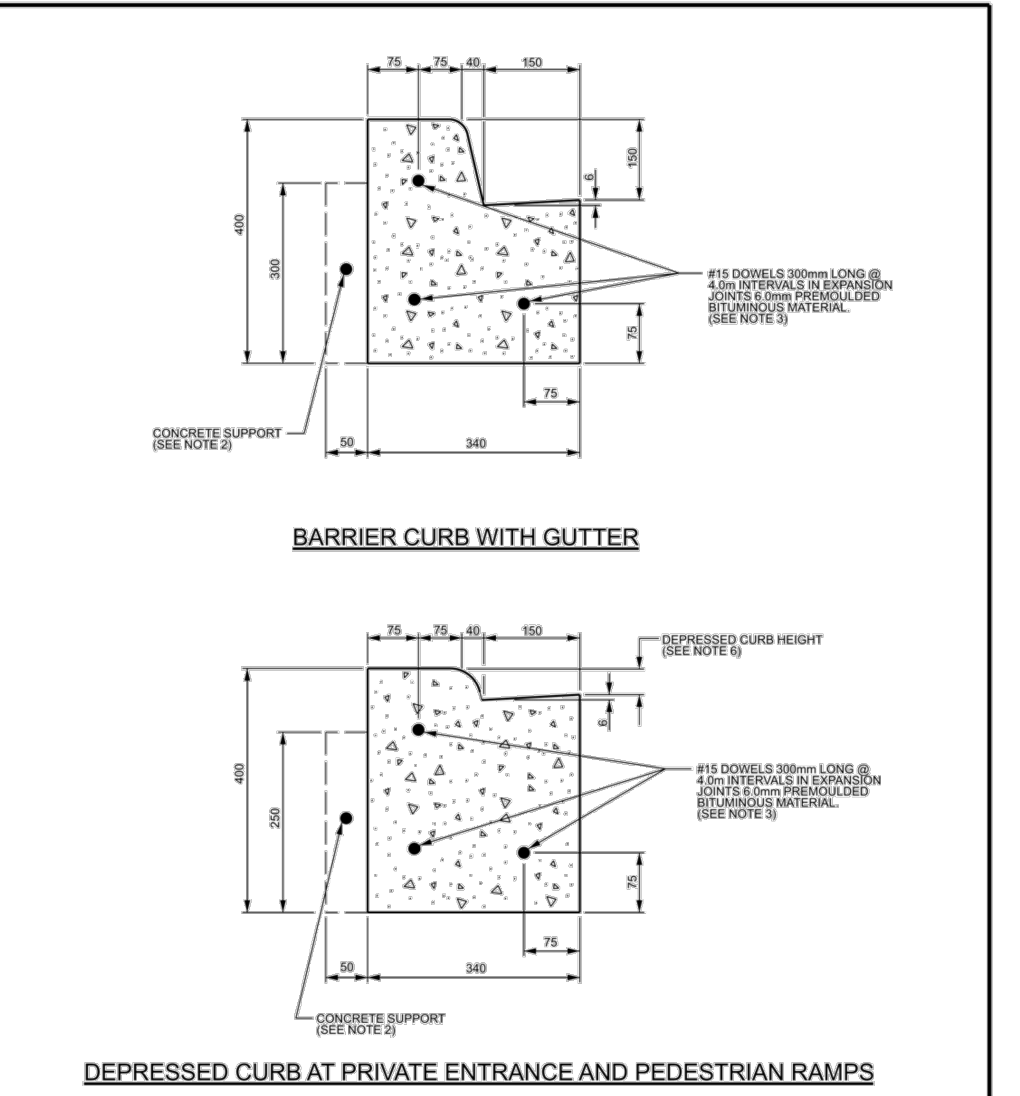
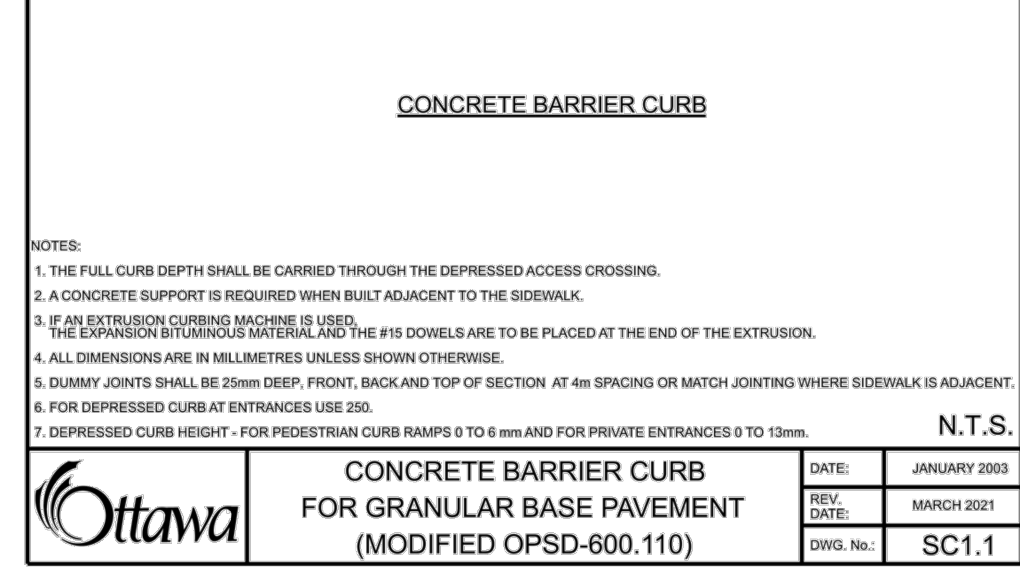
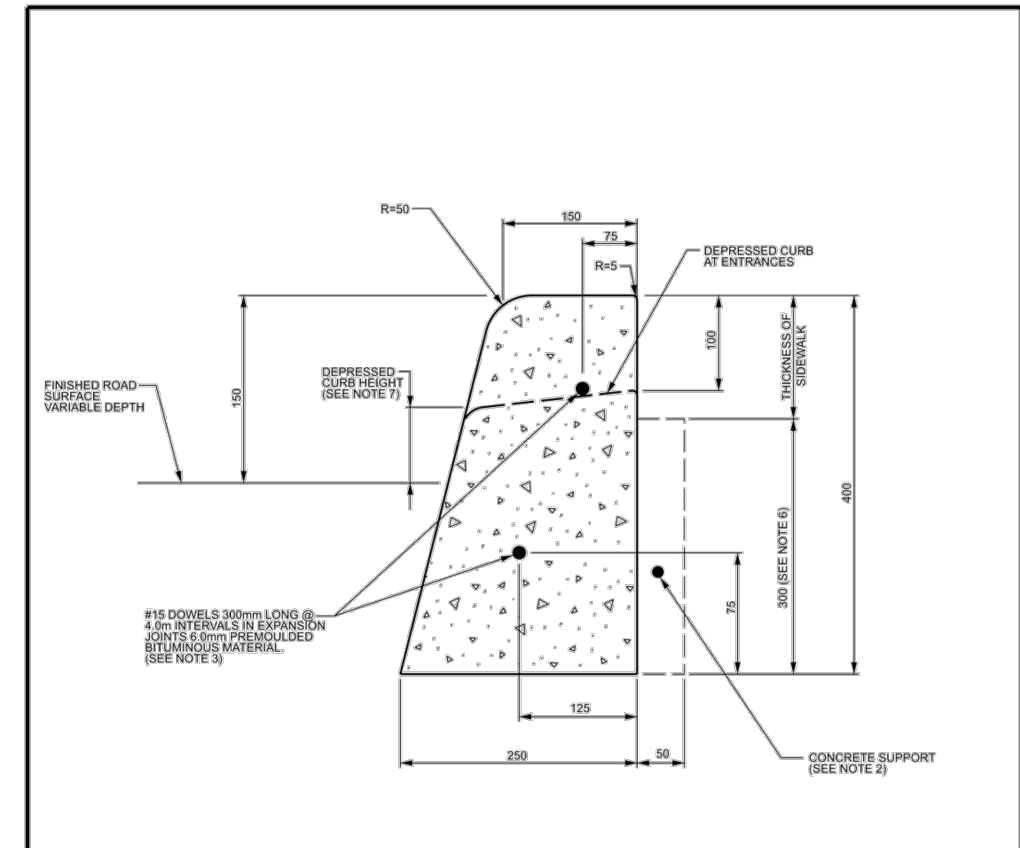
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
- ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- SANITARY MANHOLE FRAME AND COVERS SHALL BE WATER TIGHT AS PER CITY OF OTTAWA STD. S24.1
- SANITARY SEWER MANHOLES SHALL BE BENCHMARKED AS PER OPSD 701.021.
- SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
- FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUND WATER TABLE AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS OR A SIMILAR PRODUCT SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
- WATERMAIN IN FILL AREAS TO CONTRACTOR SHALL PERFORM LEAKAGE TESTING IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSD 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S11, SANITARY SERVICE CONNECTION REQUIRES APPROVED CONTROLLED SETTLEMENT JOINT.

WATER SUPPLY:

- ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMAIN TRENCH AND BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO OR RWU 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 IN 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 W25.6.
- TRUST 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.
- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER AS PER CITY STD. W2.2. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER AS PER CITY STD. W25.
- CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT.
- 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:

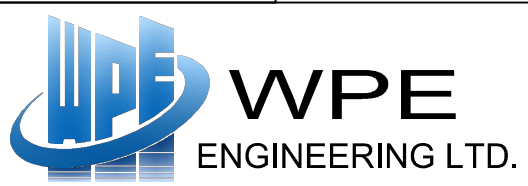
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
- ALL BARRIER CURB TO BE 150MM ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.4
- TWIS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC7.3.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 OPS8 310.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- ASPHALT WEAR COURSES SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
- SUB-EXCAVATE SOFT AREA AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300MM LIFTS.
- PEDESTRIAN CURB RAMP WITH BOULEVARD SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FROM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
- PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS.



No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
3	REVISED COMMENTS	2024-12-18	MD
2	REVISED COMMENTS	2024-09-27	MD
1	ISSUED FOR SPA	2024-07-15	MD

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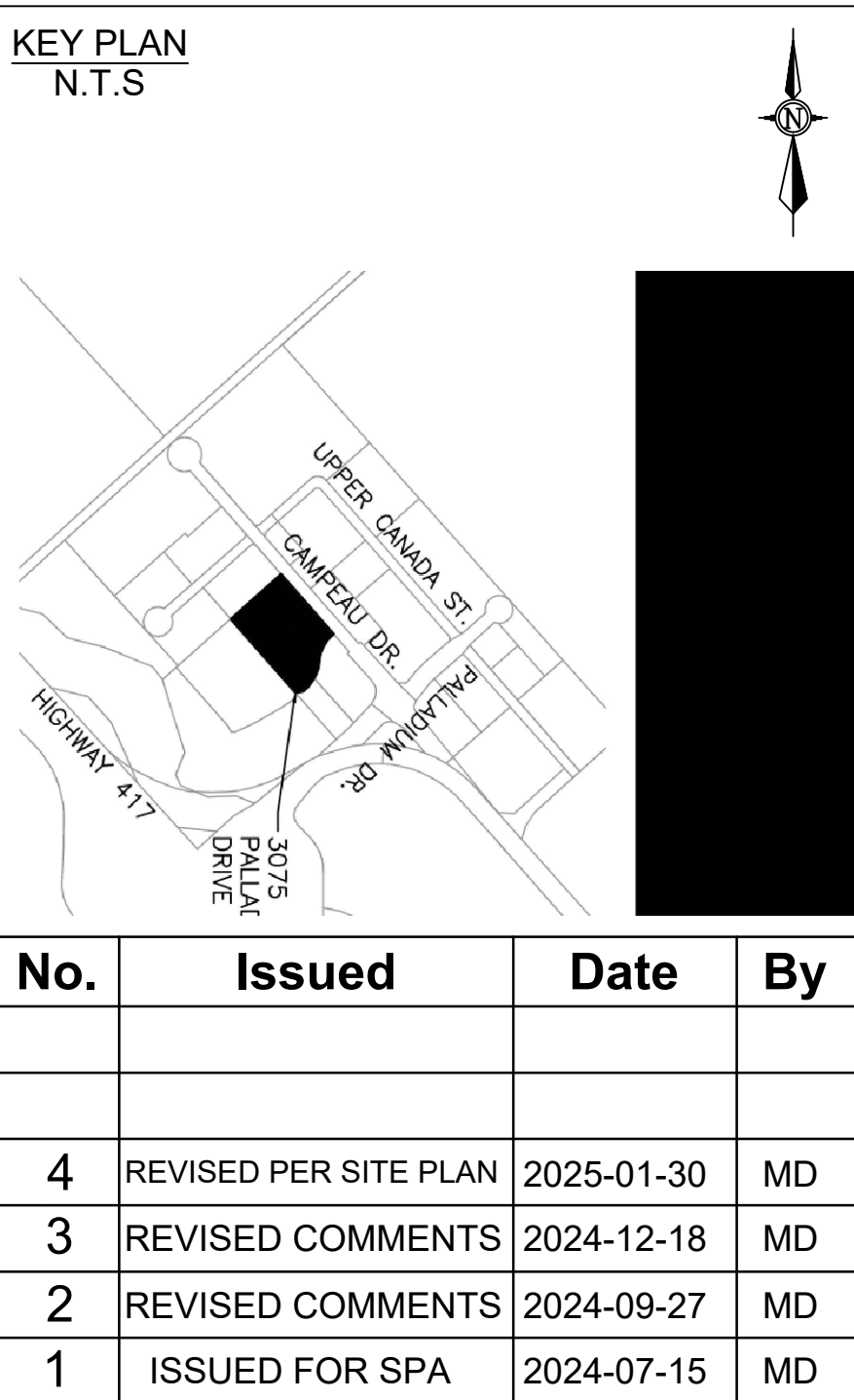
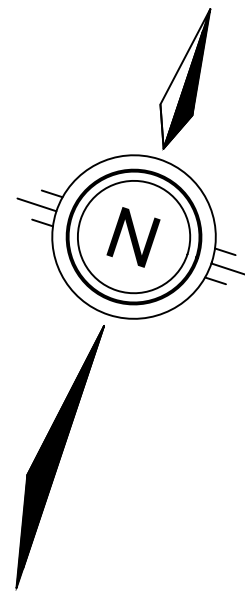
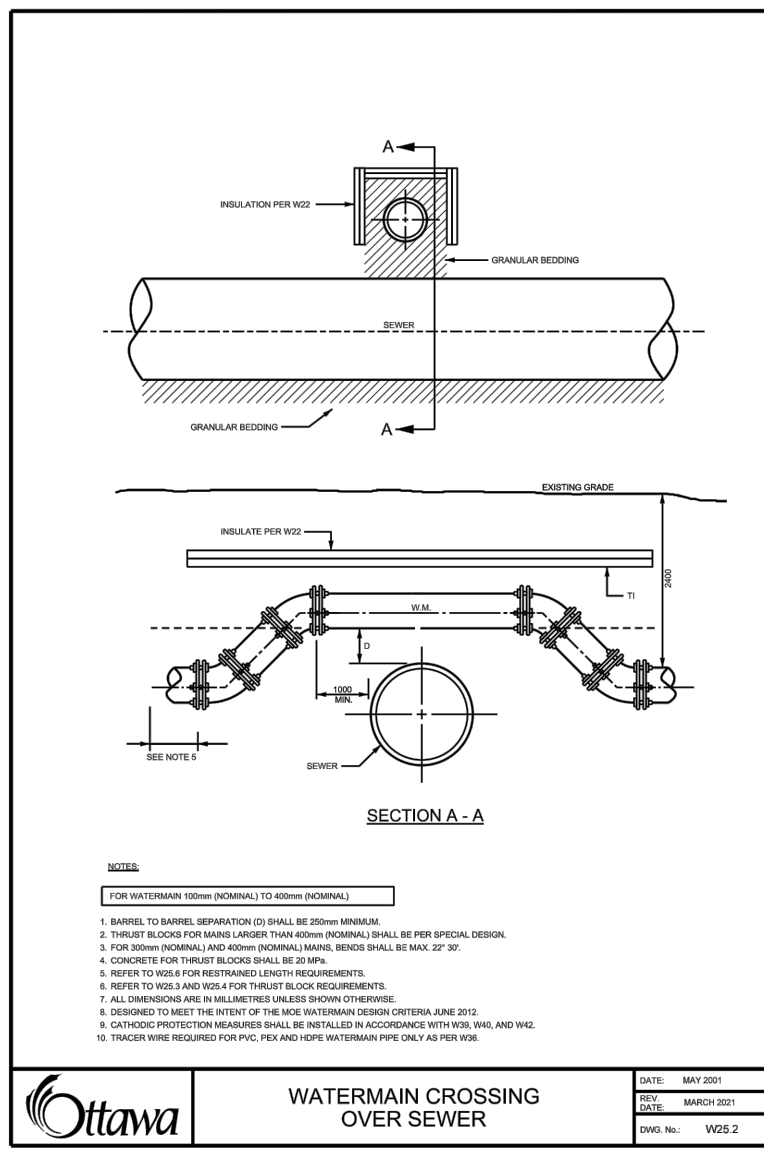
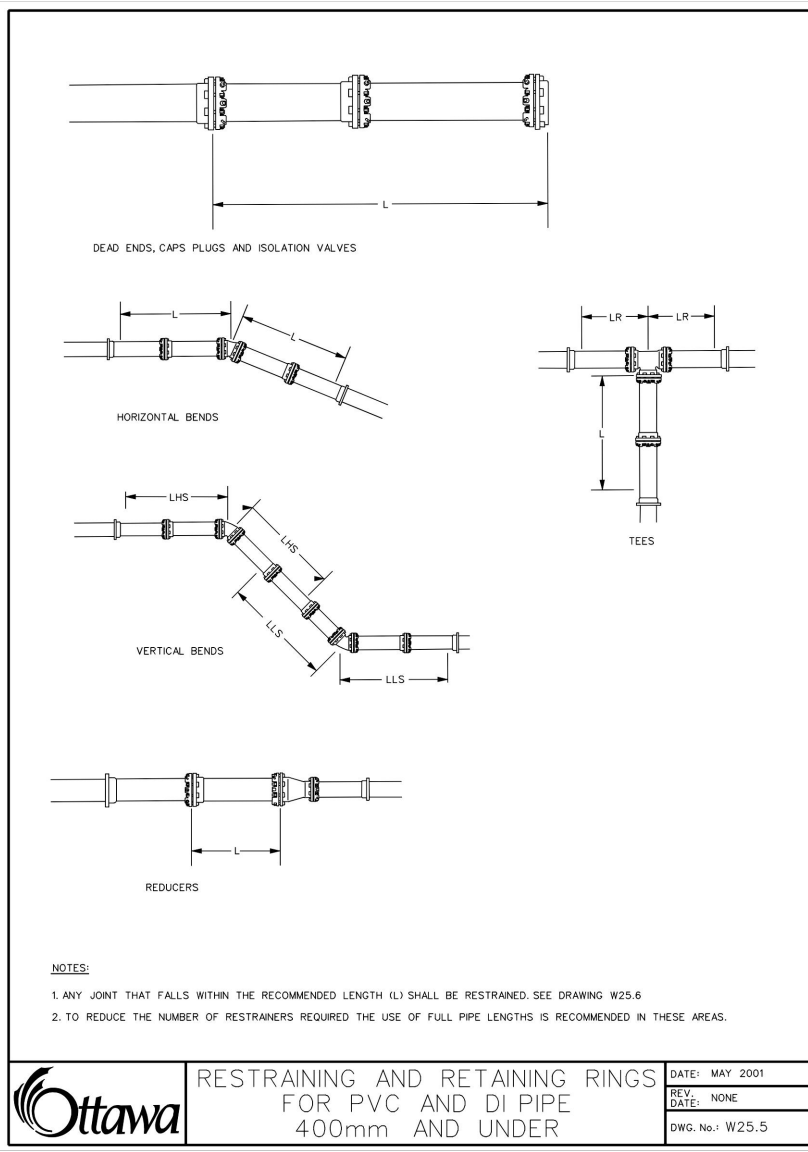
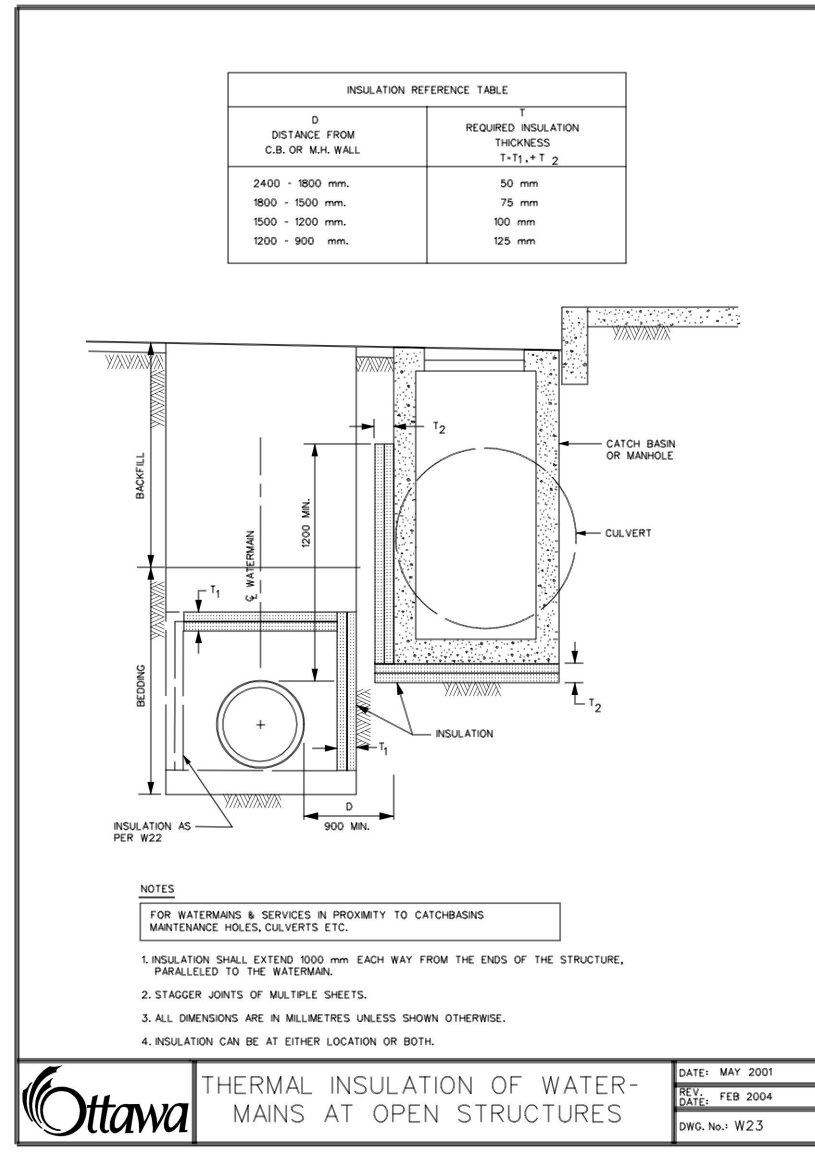
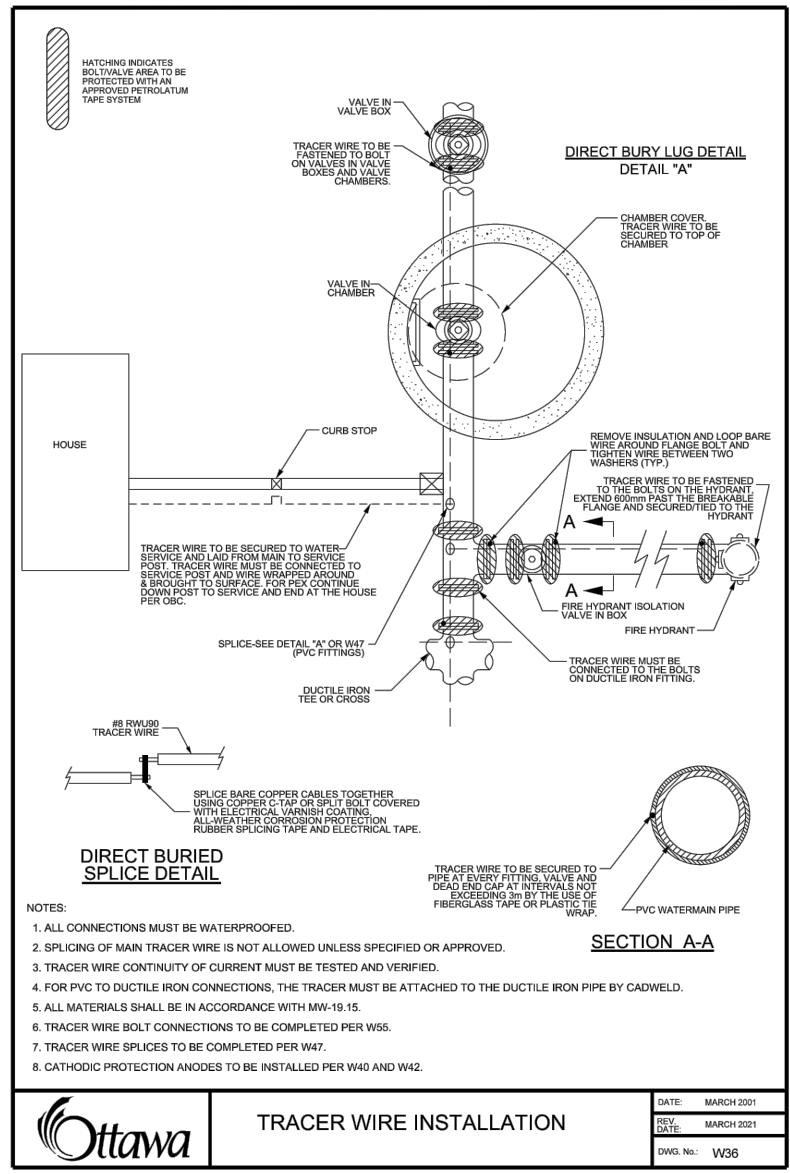
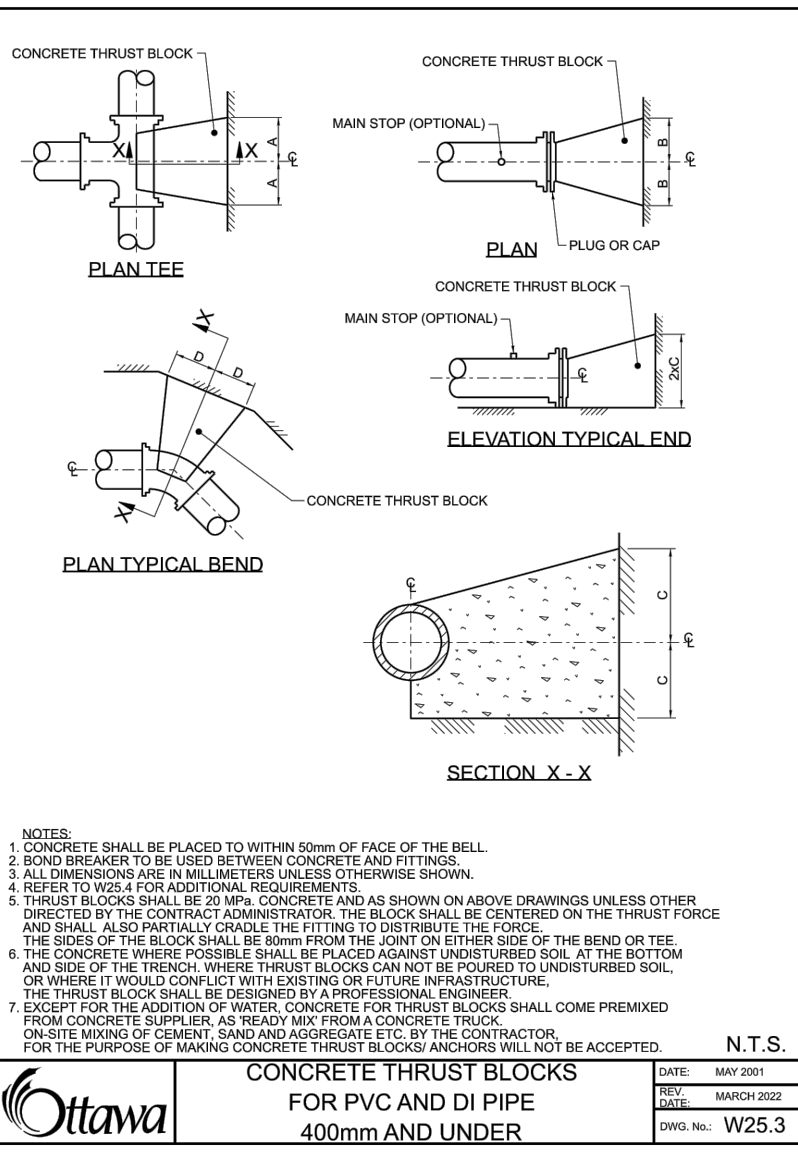
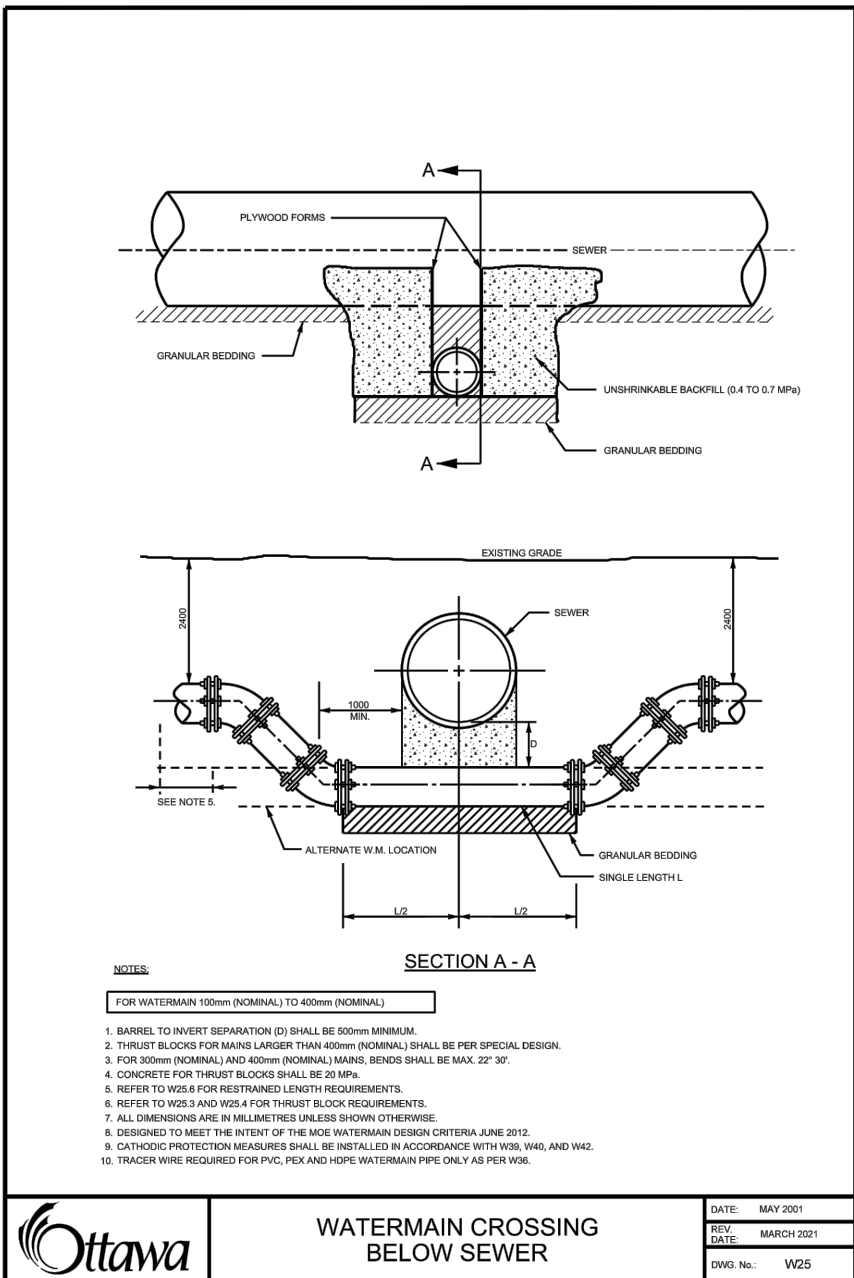
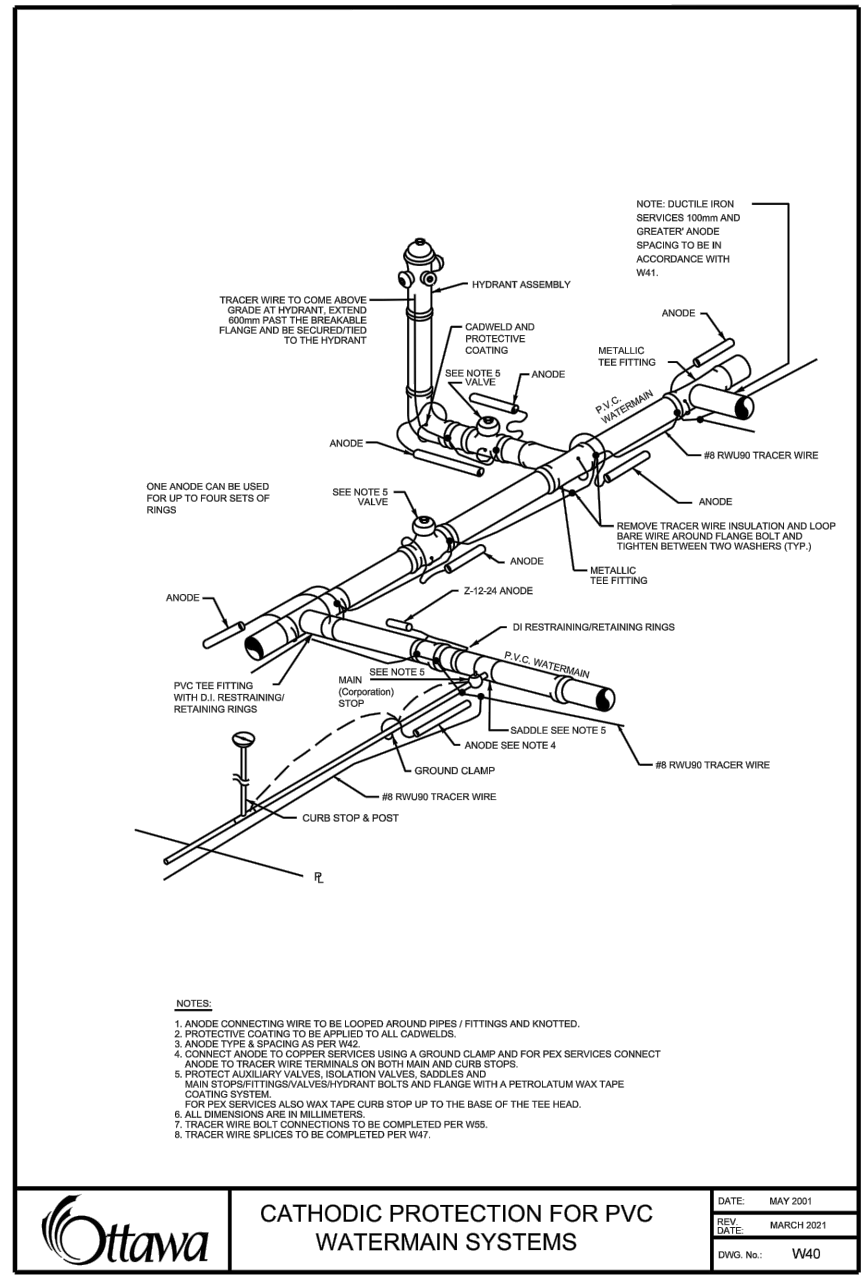
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PROP. COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE
CITY OF OTTAWA
NOTES & DETAILS

CITY FILE NO. PC2024-0078

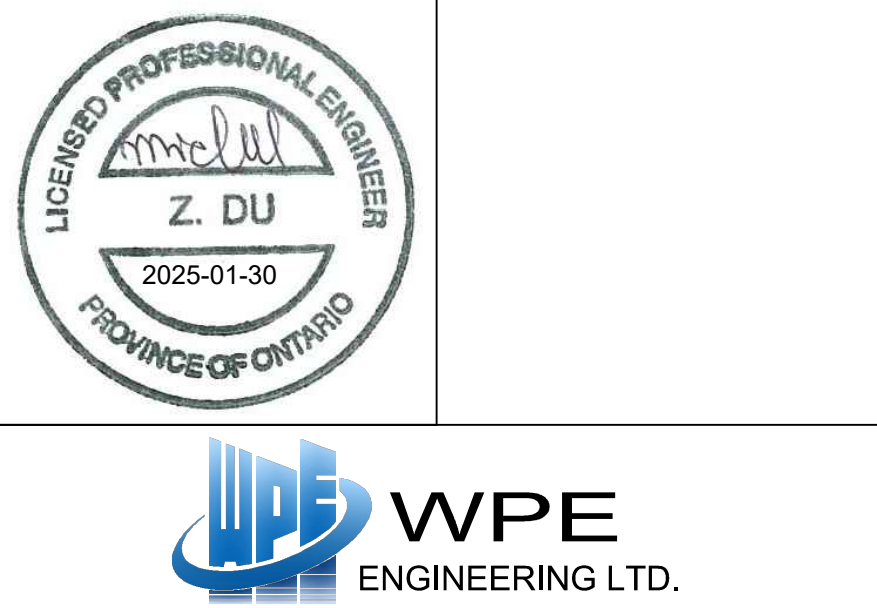
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Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-06



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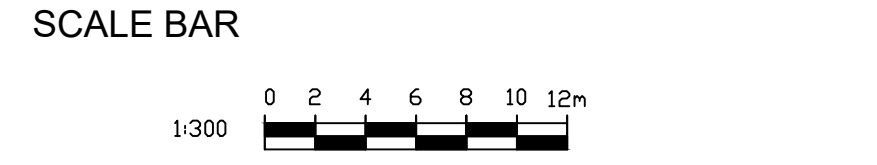
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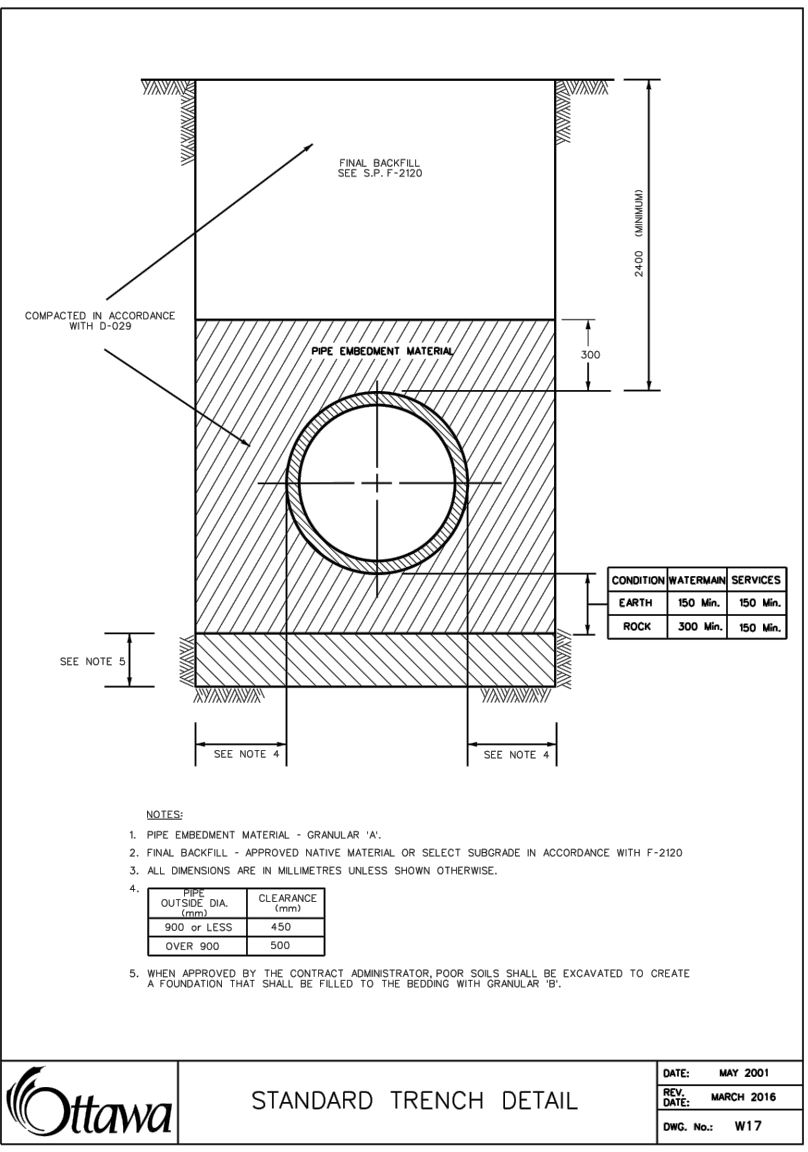
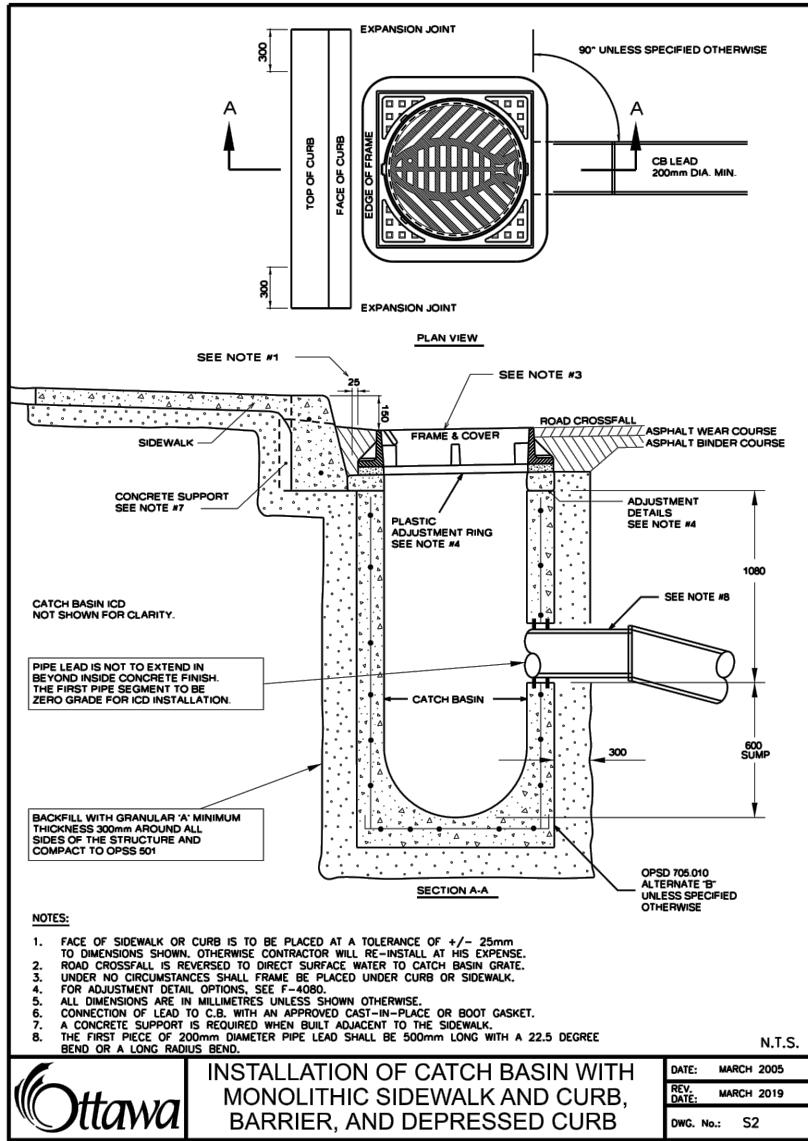
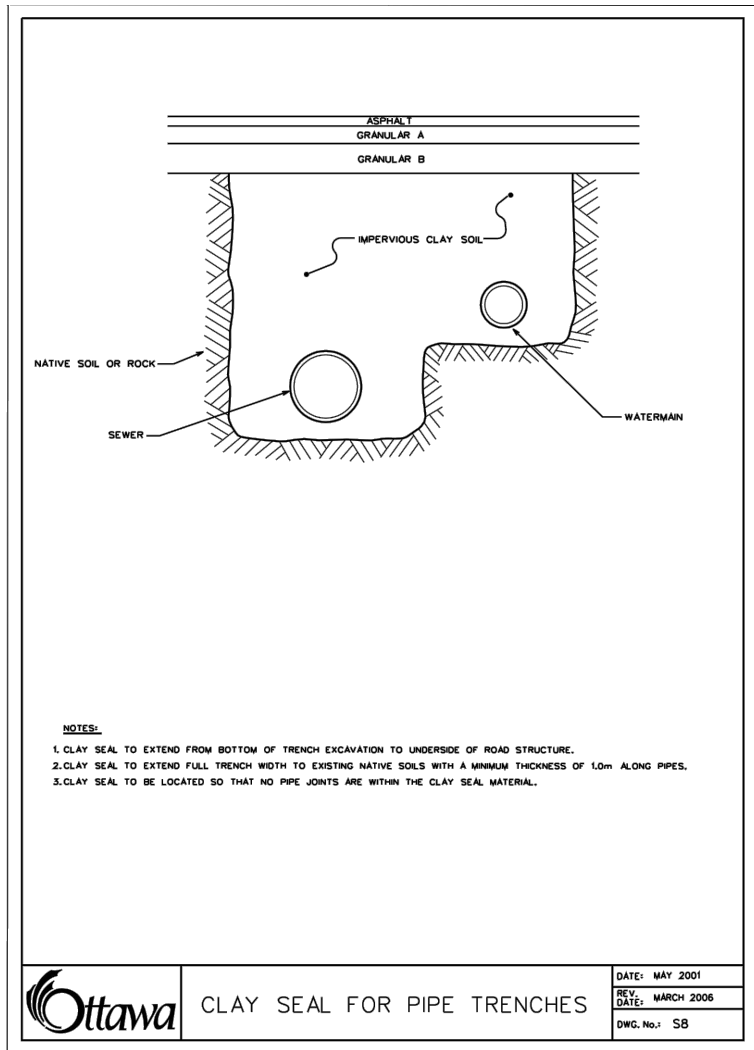
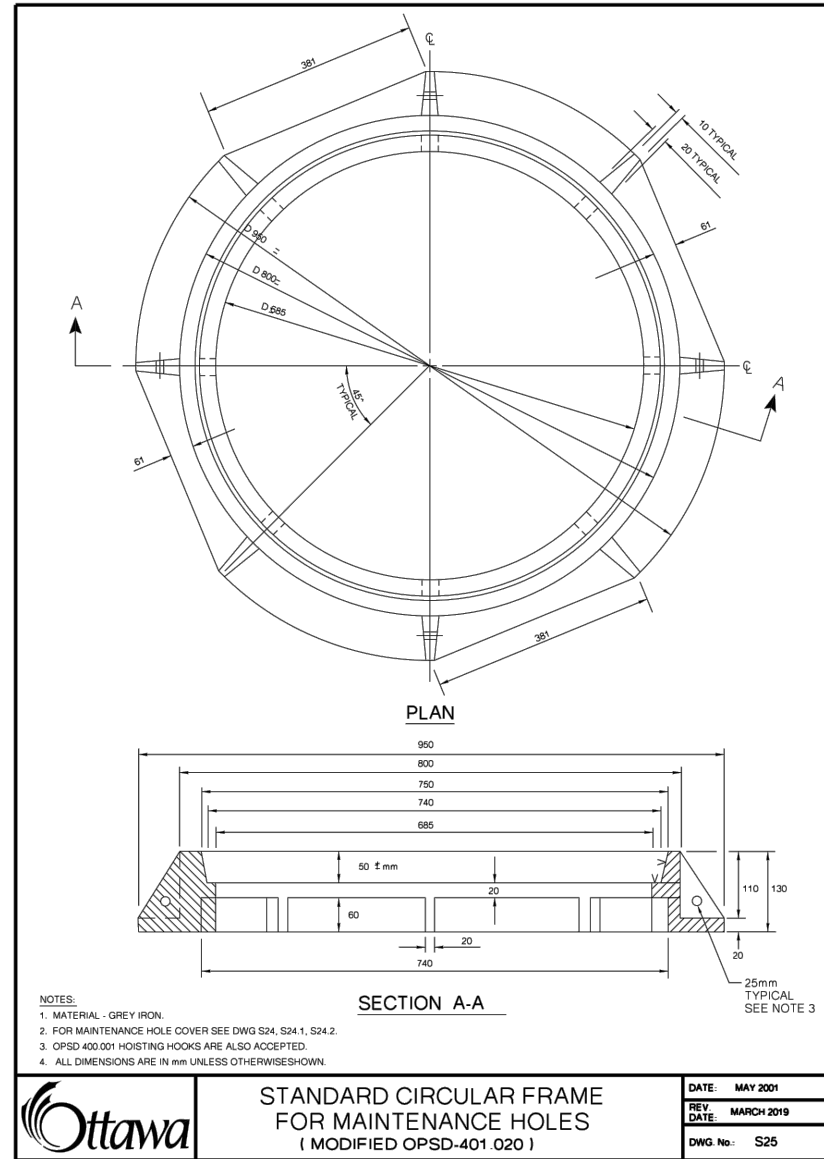
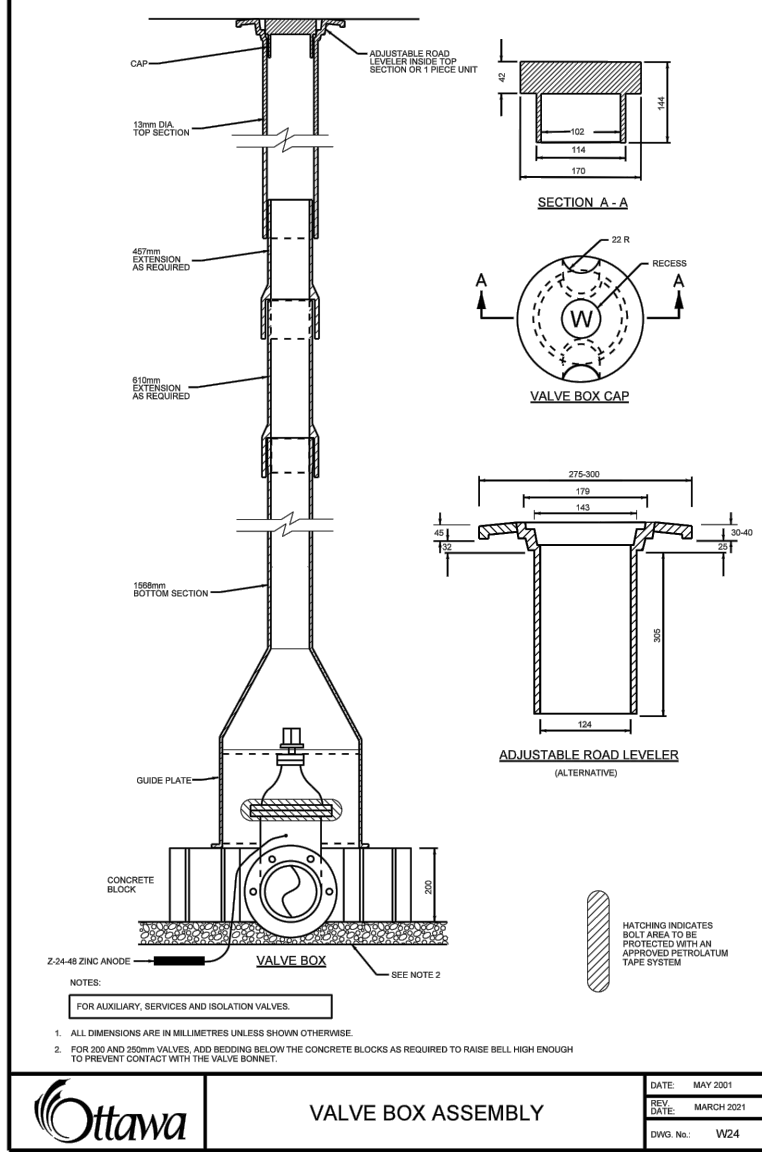
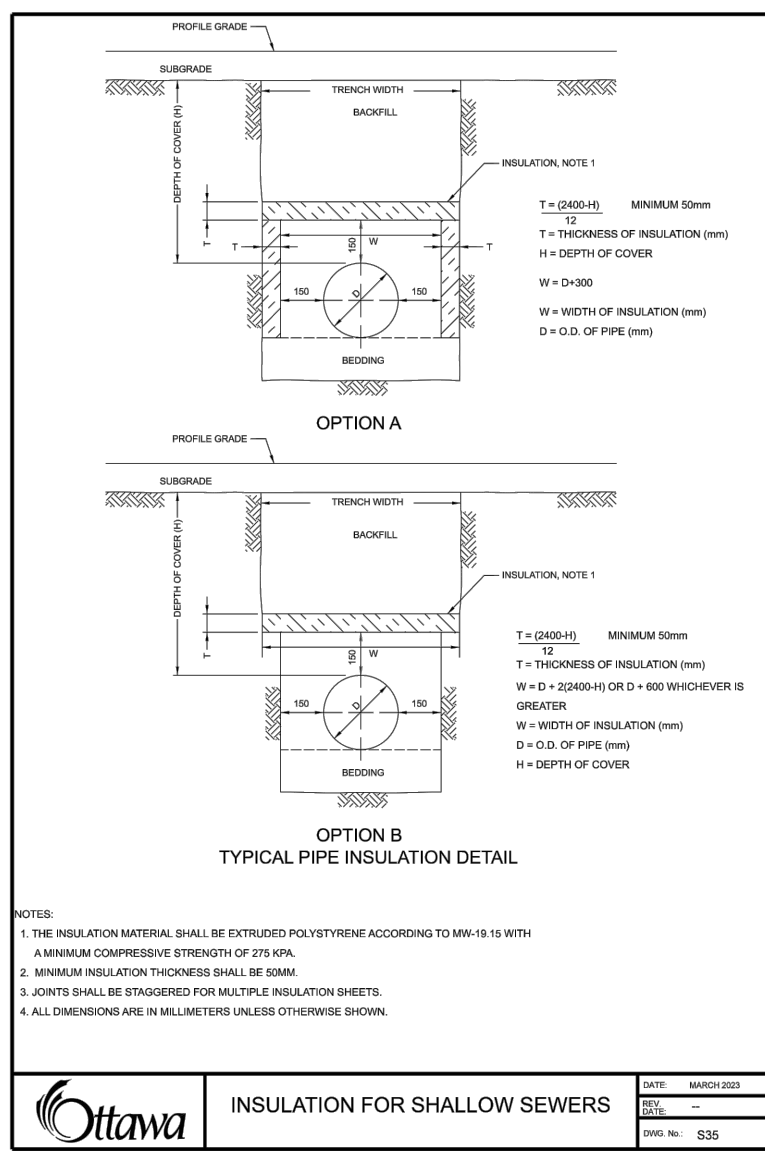
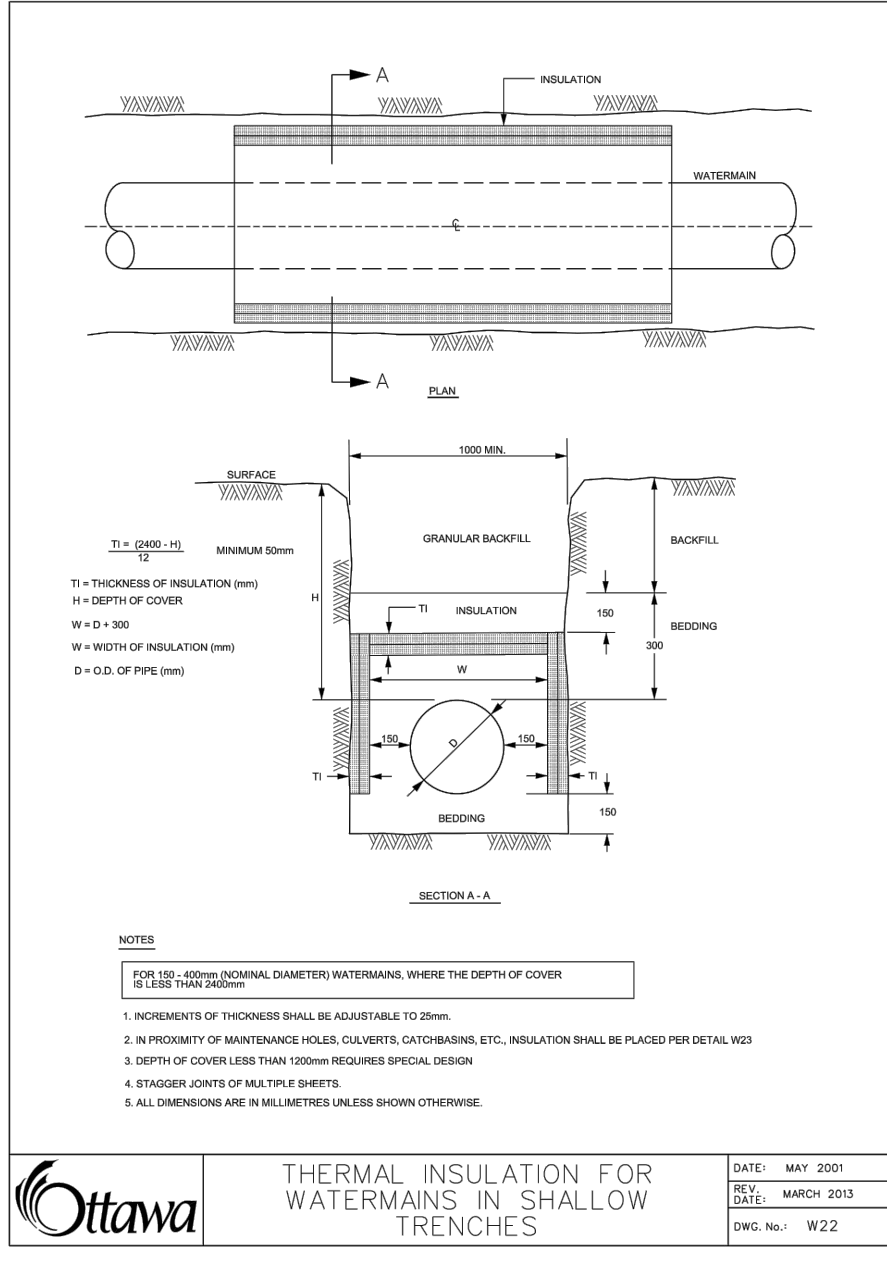
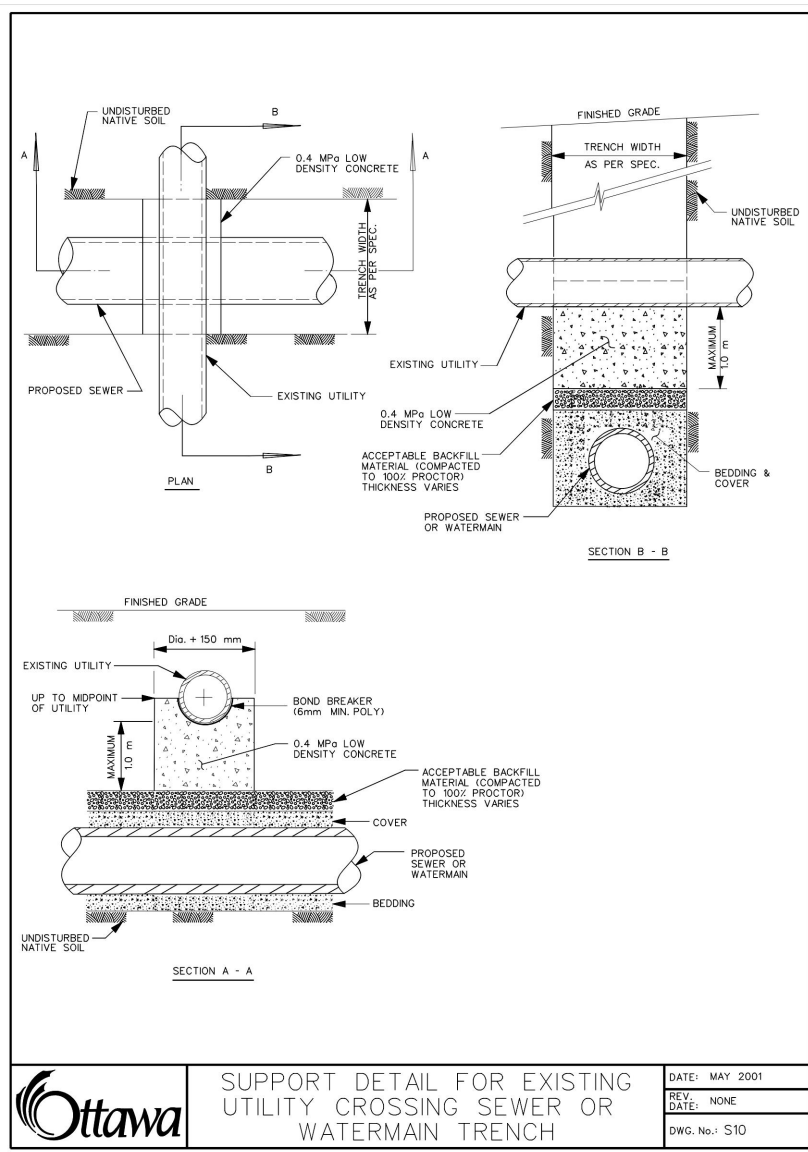


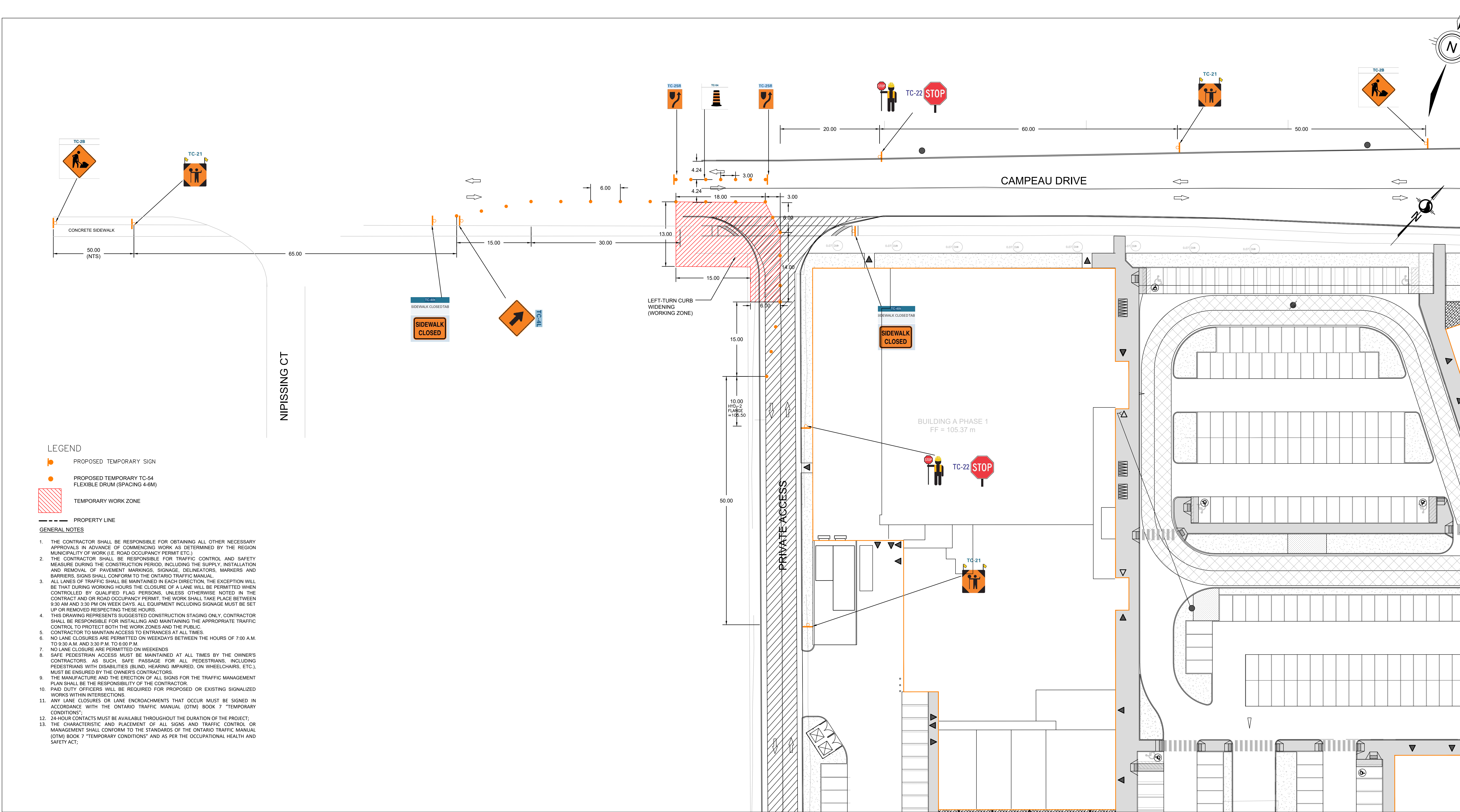
PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA
DETAILS

CITY FILE NO. PC2024-0078

Design	F.T.	Scale	N.T.S.
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-07



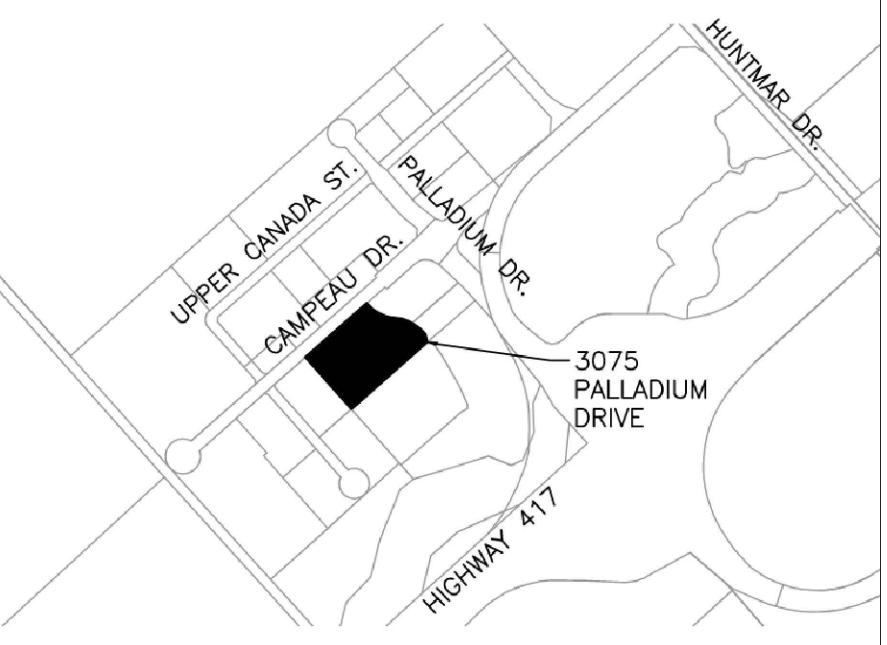


LEGEND

- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

- GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.)
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
 - ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION. THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT. THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 5:30 PM ON WEEK DAYS. ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
 - THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
 - CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
 - NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
 - NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
 - SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNERS CONTRACTORS. AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNERS CONTRACTORS.
 - THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
 - ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS".
 - 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT.
 - THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;

KEY PLAN
N.T.S.



No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
3	REVISED COMMENTS	2024-12-18	MD
2	REVISED COMMENTS	2024-09-27	MD
1	ISSUED FOR SPA	2024-07-15	MD

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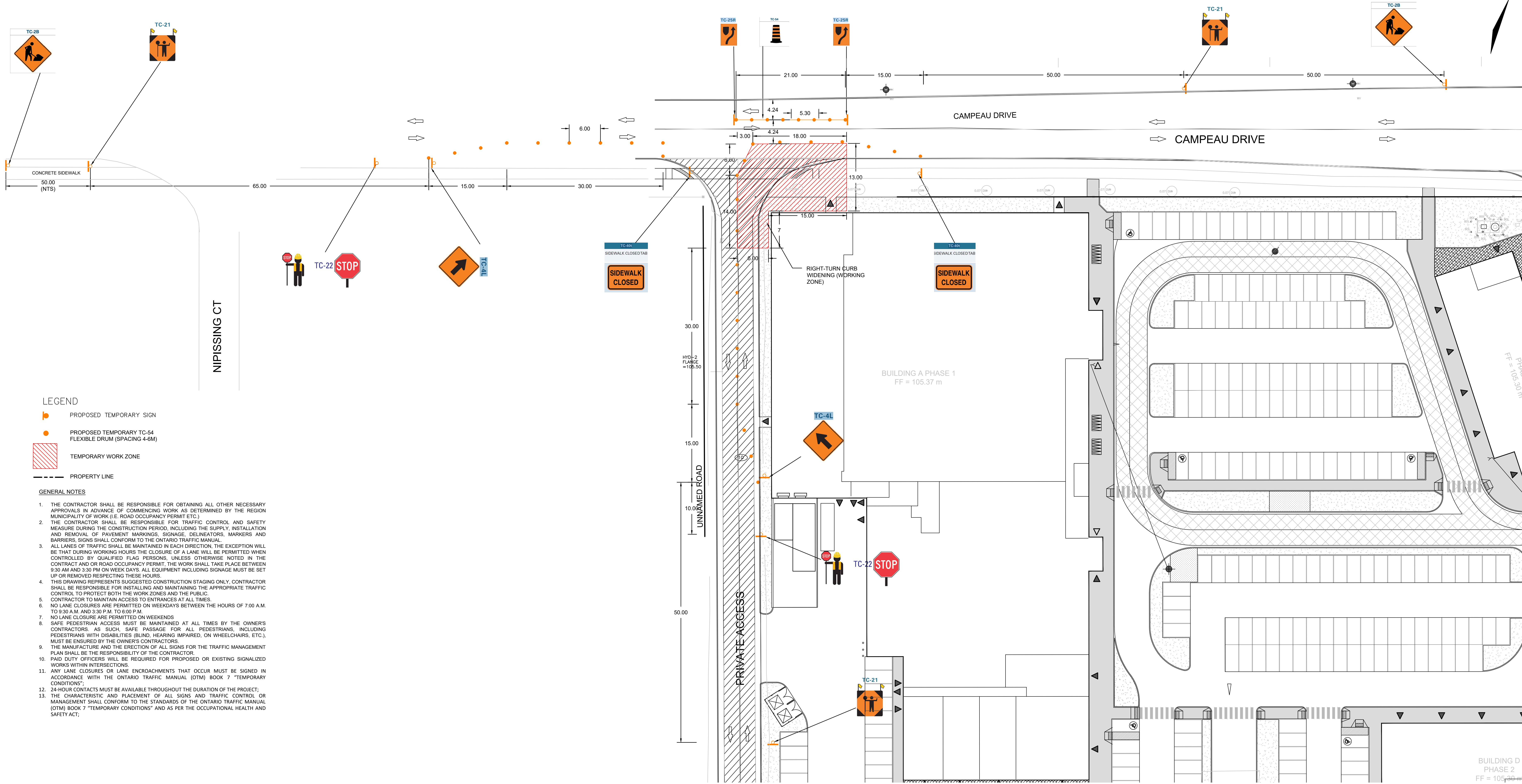
SCALE BAR



**PROP. COMMERCIAL
DEVELOPMENT**

3075 PALLADIUM DRIVE
CITY OF OTTAWA
TRAFFIC MANAGEMENT
PLAN - CAMPEAU DRIVE PHASE-1
CITY FILE NO.PC2024-0078

Design	C.Y.	Scale	1:300
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-08



No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
3	REVISED COMMENTS	2024-12-18	MD
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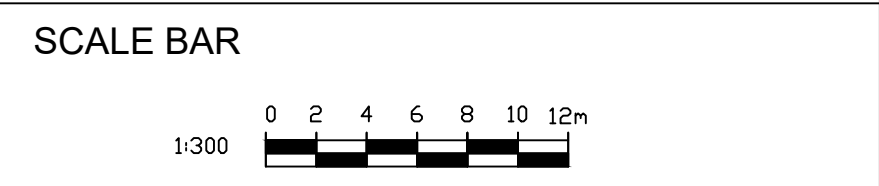
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PROP. COMMERCIAL DEVELOPMENT

3075 PALLADIUM DRIVE
CITY OF OTTAWA

TRAFFIC MANAGEMENT
PLAN - CAMPEAU DRIVE PHASE-2
CITY FILE NO. PC2024-0078

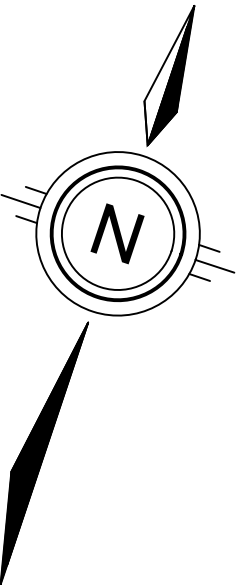
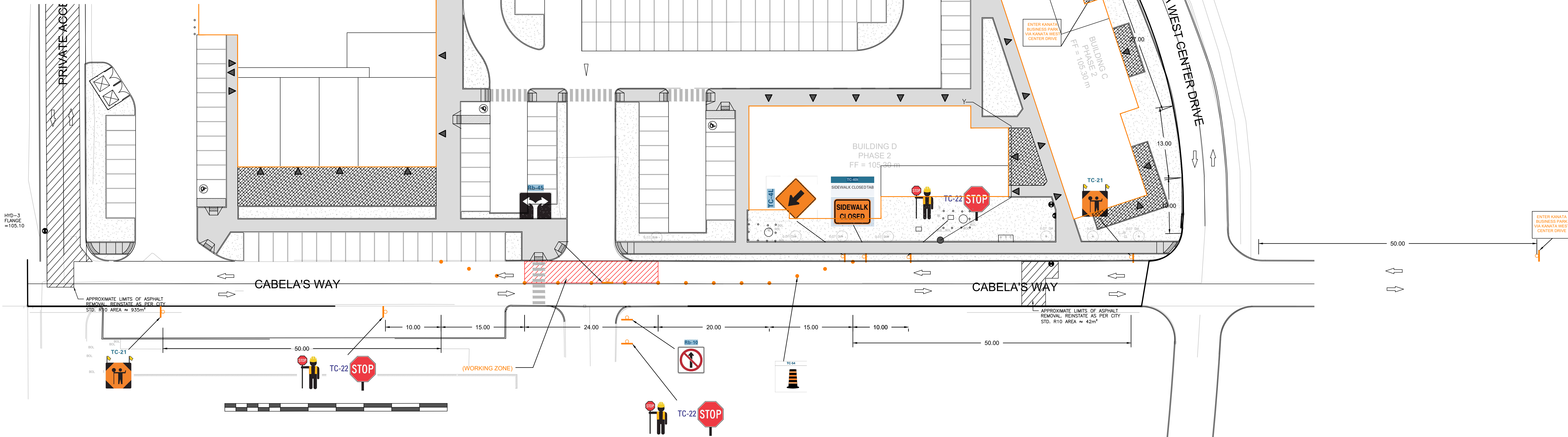
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Project No.	2034	Drawing No.	C-09

LEGEND

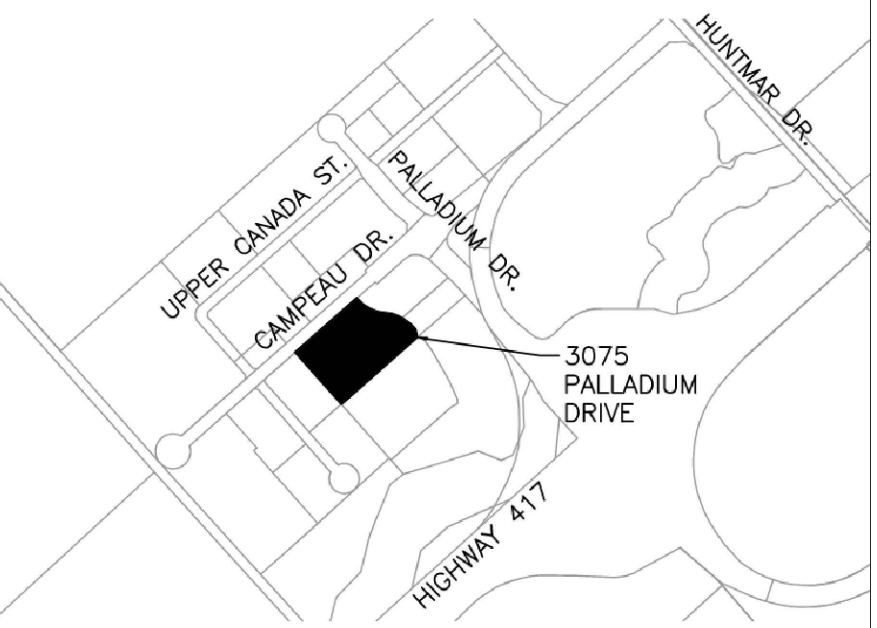
- PROPOSED TEMPORARY SIGN
- PROPOSED TEMPORARY TC-54 FLEXIBLE DRUM (SPACING 4-6M)
- TEMPORARY WORK ZONE
- PROPERTY LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY APPROVALS IN ADVANCE OF COMMENCING WORK AS DETERMINED BY THE REGION MUNICIPALITY OF WORK (I.E. ROAD OCCUPANCY PERMIT ETC.)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURE DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF PAVEMENT MARKINGS, SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
3. ALL LANES OF TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION. THE EXCEPTION WILL BE THAT DURING WORKING HOURS THE CLOSURE OF A LANE WILL BE PERMITTED WHEN CONTROLLED BY QUALIFIED FLAG PERSONS, UNLESS OTHERWISE NOTED IN THE CONTRACT AND OR ROAD OCCUPANCY PERMIT. THE WORK SHALL TAKE PLACE BETWEEN 9:30 AM AND 3:30 PM ON WEEK DAYS. ALL EQUIPMENT INCLUDING SIGNAGE MUST BE SET UP OR REMOVED RESPECTING THESE HOURS.
4. THIS DRAWING REPRESENTS SUGGESTED CONSTRUCTION STAGING ONLY, CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE APPROPRIATE TRAFFIC CONTROL TO PROTECT BOTH THE WORK ZONES AND THE PUBLIC.
5. CONTRACTOR TO MAINTAIN ACCESS TO ENTRANCES AT ALL TIMES.
6. NO LANE CLOSURES ARE PERMITTED ON WEEKDAYS BETWEEN THE HOURS OF 7:00 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:00 P.M.
7. NO LANE CLOSURE ARE PERMITTED ON WEEKENDS
8. SAFE PEDESTRIAN ACCESS MUST BE MAINTAINED AT ALL TIMES BY THE OWNER'S CONTRACTORS AS SUCH, SAFE PASSAGE FOR ALL PEDESTRIANS, INCLUDING PEDESTRIANS WITH DISABILITIES (BLIND, HEARING IMPAIRED, ON WHEELCHAIRS, ETC.), MUST BE ENSURED BY THE OWNER'S CONTRACTORS.
9. THE MANUFACTURE AND THE ERECTION OF ALL SIGNS FOR THE TRAFFIC MANAGEMENT PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. PAID DUTY OFFICERS WILL BE REQUIRED FOR PROPOSED OR EXISTING SIGNALIZED WORKS WITHIN INTERSECTIONS.
11. ANY LANE CLOSURES OR LANE ENCROACHMENTS THAT OCCUR MUST BE SIGNED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS".
12. 24-HOUR CONTACTS MUST BE AVAILABLE THROUGHOUT THE DURATION OF THE PROJECT.
13. THE CHARACTERISTIC AND PLACEMENT OF ALL SIGNS AND TRAFFIC CONTROL OR MANAGEMENT SHALL CONFORM TO THE STANDARDS OF THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 "TEMPORARY CONDITIONS" AND AS PER THE OCCUPATIONAL HEALTH AND SAFETY ACT;



KEY PLAN
N.T.S.



No.	Issued	Date	By
4	REVISED PER SITE PLAN	2025-01-30	MD
3	REVISED COMMENTS	2024-12-18	MD
2	REVISED COMMENTS	2024-09-27	MD
1	ISSUED FOR SPA	2024-07-15	MD

THE LOCATION OF ALL UNDER-/ ABOVE-GROUND UTILITIES AND SERVICES IS APPROXIMATE ONLY AND WHERE SHOWN ON THE DRAWING(S) THE ACCURACY OF THE UTILITIES AND SERVICES IS NOT GUARANTEED. THE OWNER AND / OR HIS REPRESENTATIVE SHALL DETERMINE THE LOCATION OF ALL UTILITIES AND SERVICES BEFORE COMMENCING ANY CONSTRUCTION ACTIVITIES.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.



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SCALE BAR



**PROP. COMMERCIAL
DEVELOPMENT**

3075 PALLADIUM DRIVE
CITY OF OTTAWA
TRAFFIC MANAGEMENT
PLAN - CABELA'S WAY
CITY FILE NO.PC2024-0078

Design	C.Y.	Scale	1:300
Checked	Z.D	Date	2024-06-24
Project No.	2034	Drawing No.	C-10

