

LEGEND

- PROPERTY BOUNDARY
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING TREE
- HYDRANT
- WATERMAIN
- VALVE & VALVE BOX
- CURB STOP & SERVICE POST
- CATCH BASIN
- CATCH BASIN MANHOLE
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- SKULE
- BUILDING ENTRANCE
- ROOF DRAIN DOWNSPOUT
- FIRE DEPARTMENT CONNECTION
- CROSSING NUMBER

203mm WATERMAIN GRADE TABLE

STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
0+000	81.76	79.37	2.40	203X296mm TEE TO EXISTING
0+019.5	82.02	79.62	2.40	VALVE & VALVE BOX
0+020.8-0+023.8	81.98-82.11	79.58-79.71	2.40	VALVE CHAMBER
0+083.2	82.63	80.23	2.40	22.5' HORIZONTAL BEND
0+94.5	82.82	80.42	2.40	22.5' HORIZONTAL BEND
0+110.9	82.71	80.31	2.40	45' HORIZONTAL BEND
0+115.9	82.78	80.38	2.40	45' HORIZONTAL BEND
0+118.0	82.79	80.39	2.40	155X203mm HYDRANT TEE
0+174.4	82.87	80.47	2.40	155X203mm HYDRANT TEE
0+213.0	82.76	80.36	2.40	155X203mm HYDRANT TEE
0+226.7	82.86	80.46	2.40	22.5' HORIZONTAL BEND
0+230.5	82.88	80.48	2.40	22.5' HORIZONTAL BEND
0+236.8	82.88	80.48	2.40	22.5' HORIZONTAL BEND
0+240.4	82.89	80.49	2.40	22.5' HORIZONTAL BEND
0+253.2	82.80	80.40	2.40	52X203mm SERVICE TEE
0+266.0	82.75	80.35	2.40	52X203mm SERVICE TEE
0+267.9	82.74	80.34	2.40	155X203mm HYDRANT TEE
0+287.8	82.88	80.48	2.40	VALVE & VALVE BOX
0+289.7	82.91	80.51	2.40	22.5' HORIZONTAL BEND
0+292.0	82.88	80.48	2.40	22.5' HORIZONTAL BEND
0+295.0	82.85	80.45	2.40	52X203mm SERVICE TEE
0+297.6	82.82	80.42	2.60	22.5' HORIZONTAL BEND
0+304.0	82.67	80.27	2.40	22.5' HORIZONTAL BEND
0+326.9	82.95	80.40	2.55	155X203mm HYDRANT TEE
0+334.9	82.93	80.53	2.40	52X203mm SERVICE TEE
0+337.4	82.91	80.51	2.40	52X203mm SERVICE TEE
0+350.8	82.75	80.57	2.18	22.5' HORIZONTAL BEND
0+354.5	82.84	80.57	2.27	22.5' HORIZONTAL BEND
0+357.1	82.91	80.51	2.40	155X203mm HYDRANT TEE
0+362.3	83.00	80.60	2.40	22.5' HORIZONTAL BEND
0+365.7	82.98	80.58	2.40	22.5' HORIZONTAL BEND
0+367.6	82.95	80.55	2.40	52X203mm SERVICE TEE
0+395.1	82.96	80.56	2.40	VALVE & VALVE BOX
0+410.2	82.98	80.58	2.40	45' HORIZONTAL BEND
0+412.1	82.93	80.53	2.40	155X203mm HYDRANT TEE
0+510.4	82.82	80.42	2.40	155X203mm HYDRANT TEE
0+511.8	82.83	80.43	2.40	155X203mm SERVICE TEE
0+514.1	82.81	80.41	2.40	52X203mm SERVICE TEE
0+519.0	82.77	80.37	2.40	22.5' HORIZONTAL BEND
0+522.8	82.88	80.48	2.40	22.5' HORIZONTAL BEND
0+654.0-0+657.0	82.10-82.01	79.70-79.61	2.40	VALVE CHAMBER
0+658.1	82.02	79.62	2.40	VALVE & VALVE BOX
0+660.6	81.98	79.58	2.40	22.5' HORIZONTAL BEND
0+668.8	81.78	79.38	2.40	22.5' HORIZONTAL BEND
0+677.9	81.74	79.34	2.40	203X296mm TEE TO EXISTING

CROSSING TABLE

CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	WATER	79.51	3.06
	EX SAN	76.45	
2	WATER	79.48	3.03
	EX SAN	76.45	
3	EX STORM	79.70	0.25
	WATER	79.95	
4	EX STORM	79.23	2.74
	SANITARY	76.49	
5	EX STORM	80.02	0.25
	STORM	79.77	
6	SANITARY	81.15	2.39
	WATER	78.76	
7	EX STORM	80.67	0.25
	SANITARY	80.42	
8	EX STORM	80.60	0.18
	SAN. LAT.	80.89	
9	EX STORM	80.42	0.47
	SANITARY	80.62	
10	WATER	80.87	0.25
	WATER LAT.	80.67	
11	EX STORM	80.42	0.25
	WATER	80.57	
12	EX STORM	80.32	0.25
	STORM	81.07	
13	WATER	81.07	0.50
	STORM	80.57	
14	SANITARY	80.98	0.70
	WATER	80.28	
15	WATER	80.47	0.25
	SANITARY	80.22	
16	STORM	80.96	1.07
	SANITARY	79.89	
17	STORM	80.78	0.64
	WATER	80.14	
18	STORM	80.77	0.50
	WATER	80.27	
19	STORM	81.04	1.37
	SANITARY	79.67	
20	STORM	81.09	1.64
	SANITARY	79.45	
21	STORM	81.11	0.66
	WATER	80.45	
22	WATER	80.44	1.11
	SANITARY	79.33	

NOTES

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PROPERTY BOUNDARIES AND TOPOGRAPHIC SURVEY ARE FROM "TOPOGRAPHIC SKETCH OF PART OF LOTS 2 & 3 CONCESSION 3 (RIDEAU FRONT) STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS, DATED MAY 17, 2023

NO.	REVISION DESCRIPTION	DATE	BY
5	REISSUED FOR SPA	30/07/24	SM
5	REVISED FOR SITE PLAN	16/07/24	BM
4	REISSUED FOR SPA	11/06/24	SM
3	REISSUED FOR SPA	27/03/24	SM
2	ISSUED FOR SPA	23/11/23	CC
1	ISSUED FOR SPA	21/08/23	CC

SCALE

HORIZONTAL 1:400

Robinson Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 692-6060 rcli.com

DESIGN	SM
CHECKED	BM
DRAWN	BM
CHECKED	BM
APPROVED	CC

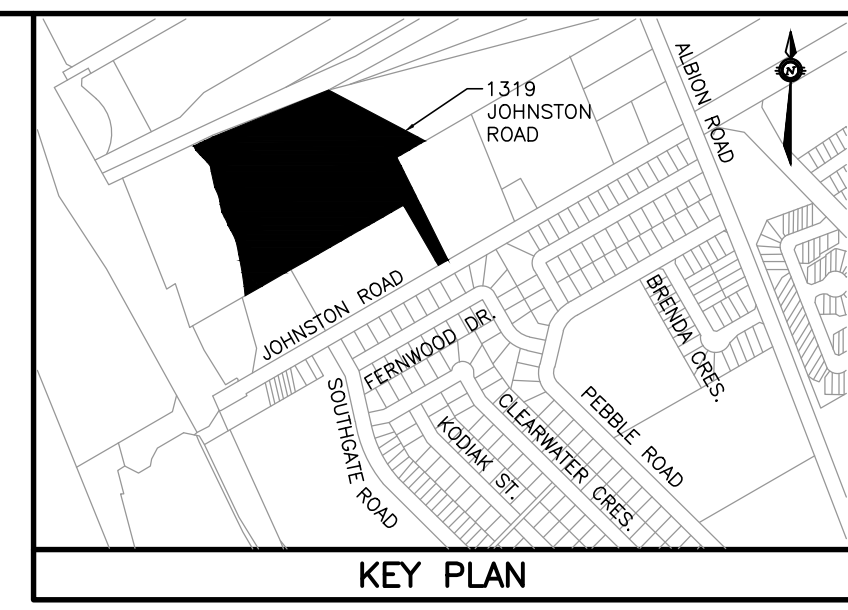
2079 ARTISTIC PLACE GP INC.

1319 JOHNSTON ROAD
CITY OF OTTAWA

NOT FOR CONSTRUCTION

SERVICING PLAN

PROJECT No. 23034
SURVEY STANTEC
DATE JUL 2024
DWS No. 23034-S1



40mm SUPERPAVE 12.5mm LEVEL B	50mm SUPERPAVE 12.5mm LEVEL D
50mm SUPERPAVE 19.0mm LEVEL B	75mm SUPERPAVE 19.0mm LEVEL D
150mm GRANULAR "A" TYPE II	150mm GRANULAR "A" TYPE II
300mm GRANULAR "B" TYPE II	450mm GRANULAR "B" TYPE II

NOTE: REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY GEITEC DATED JULY 2023

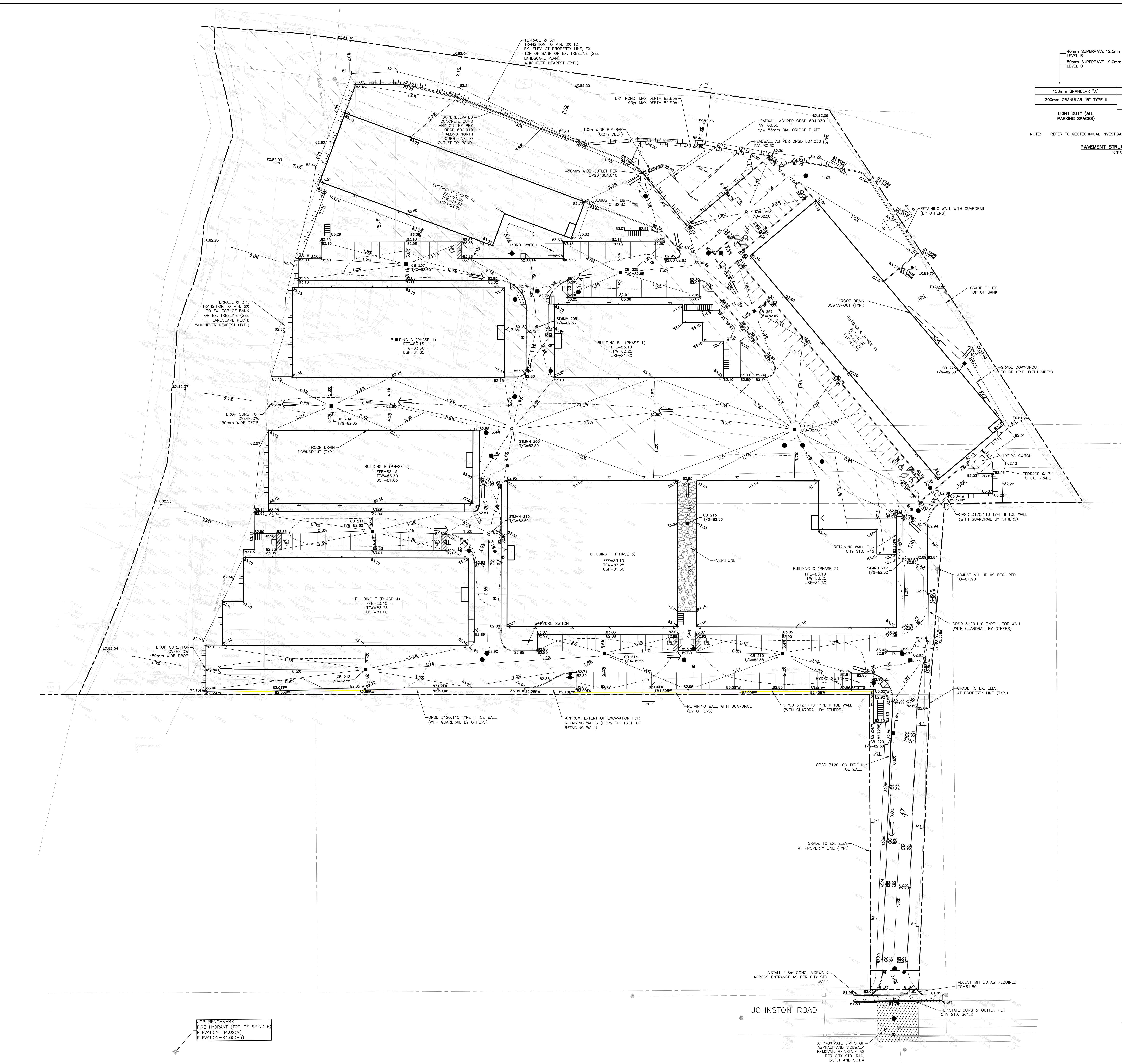
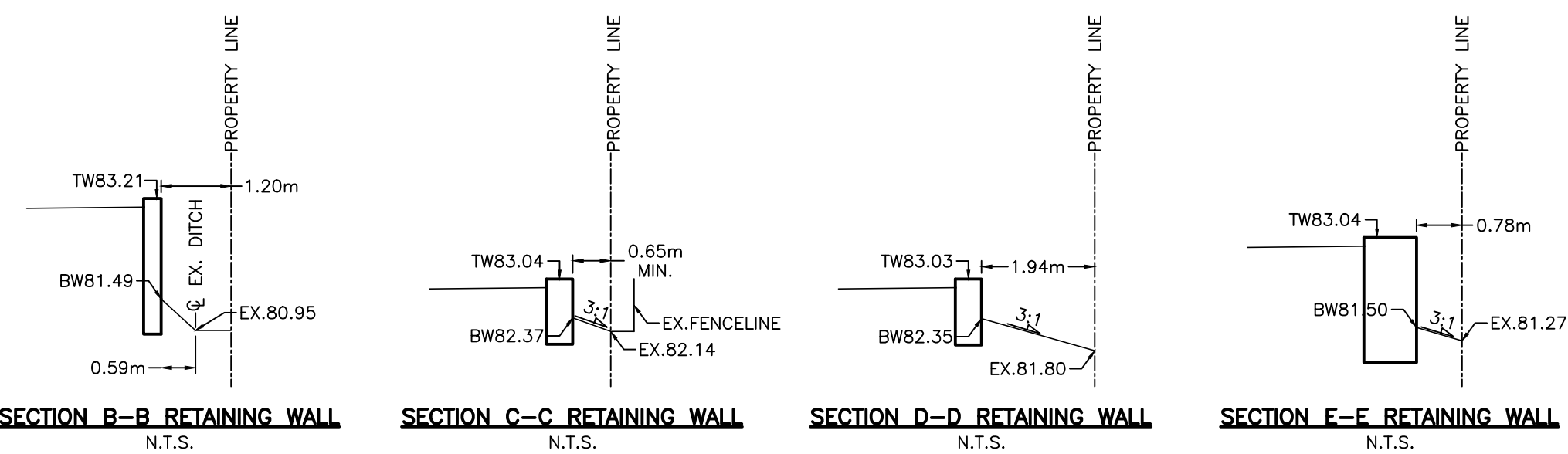
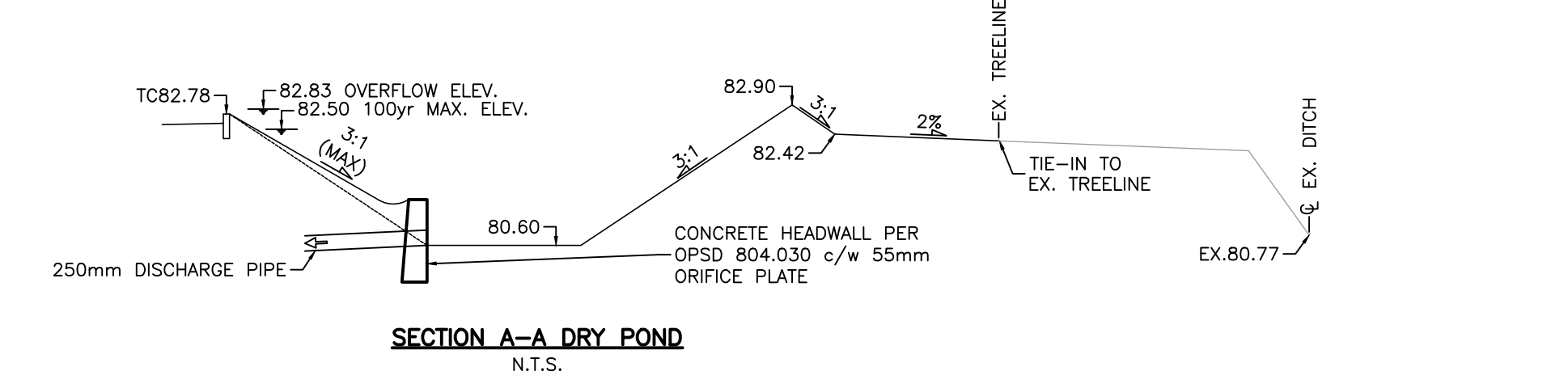
PAVEMENT STRUCTURE DETAIL
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- 100-YEAR PONDING LIMIT
- EXISTING ELEVATION
- PROPOSED GRADE
- DRAINAGE SLOPE & DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- TERRACING (3H:1V MAX.)
- SWALE
- DEPRESSED CURB
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING TREE
- HYDRANT
- CATCH BASIN
- CATCH BASIN MANHOLE
- STORM/SANITARY MANHOLE
- BUILDING ENTRANCE
- ROOF DRAIN DOWNSPOUT
- FIRE DEPARTMENT CONNECTION

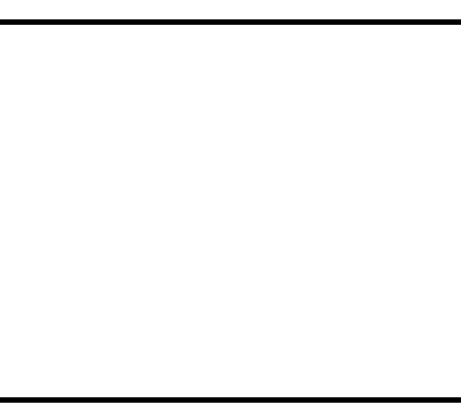
SURFACE STORAGE VOLUME SUMMARY

STRUCTURE	100-YEAR				DISCHARGE FLOW RATE (L/s)
	PROVIDED STORAGE VOLUME (m³)	PONDING ELEVATION (m)	PONDING DEPTH (m)	REQUIRED STORAGE VOLUME (m³)	
STMMH216	138	82.80	0.30	-	-
STMMH203	91.2	82.80	0.30	-	-
CB204	6.4	82.80	0.25	-	-
STMMH205	8.9	82.80	0.27	-	-
CB207	13.7	82.80	0.25	-	-
CB208	12.0	82.80	0.25	-	-
STMH210	18.2	82.78	0.18	-	-
CB211	23.3	82.80	0.20	-	-
CB213	40.5	82.80	0.25	-	-
CB214	39.2	82.80	0.25	-	-
CB215	N/A	82.80	0.00	-	-
STMMH217	28.1	82.80	0.30	-	-
CB219	43.3	82.80	0.22	-	-
CB220	46.6	82.80	0.30	-	-
TOTAL (MAIN SITE)	1577	82.80	0.30 (MAX.)	1573	91.1
POND	541	82.50	1.90	-	-
TOTAL (POND SITE)	541	82.50	1.90 (MAX.)	527	8.7



NOTES
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NO.	REVISION DESCRIPTION	DATE	BY
6	REVISED PER SITE PLAN	06/08/24	SM
5	REVISED PER SITE PLAN	16/07/24	BM
4	REISSUED FOR SPA	11/06/24	SM
3	REISSUED FOR SPA	27/03/24	SM
2	ISSUED FOR SPA	23/11/23	CC
1	ISSUED FOR SPA	21/08/23	CC
NO.	REVISION DESCRIPTION	DATE	BY



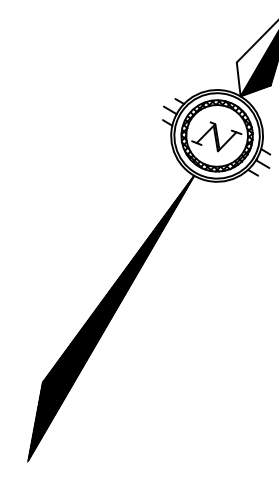
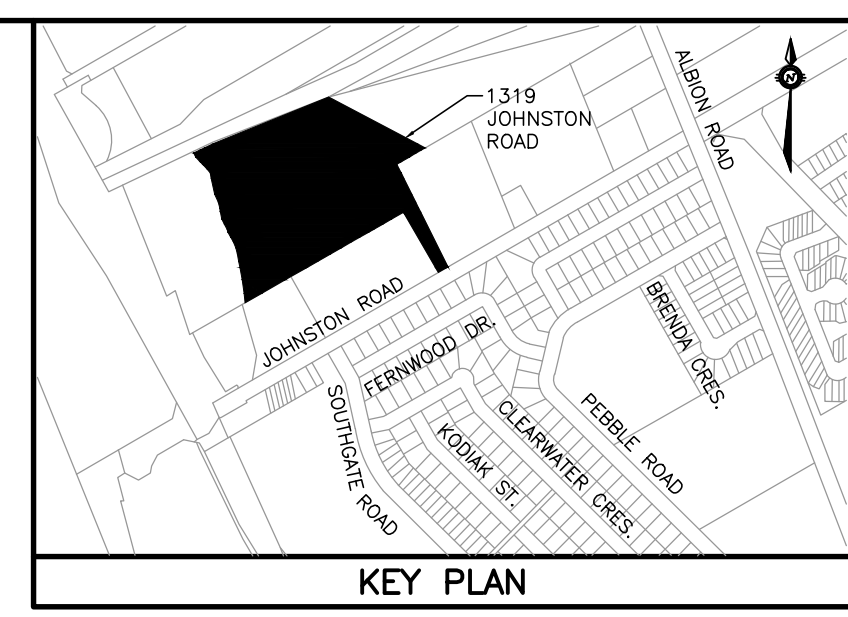
Robinson Land Development
350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcli.com

DESIGN	SM
CHECKED	BM
DRAWN	BM
CHECKED	BM
APPROVED	CC

2079 ARTISTIC PLACE GP INC.
1319 JOHNSTON ROAD
CITY OF OTTAWA

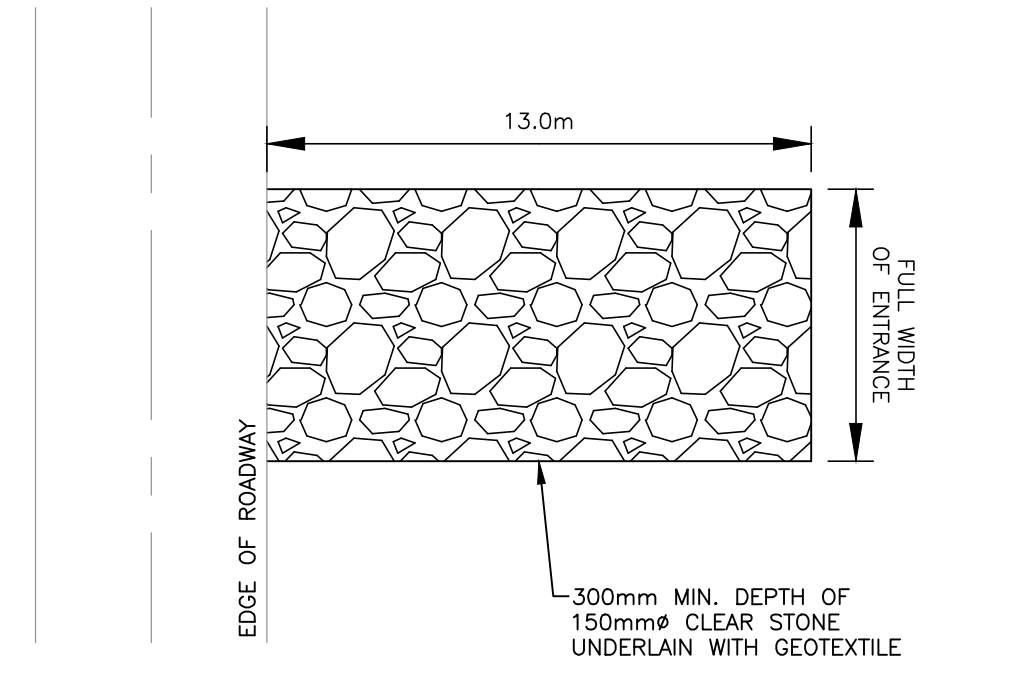
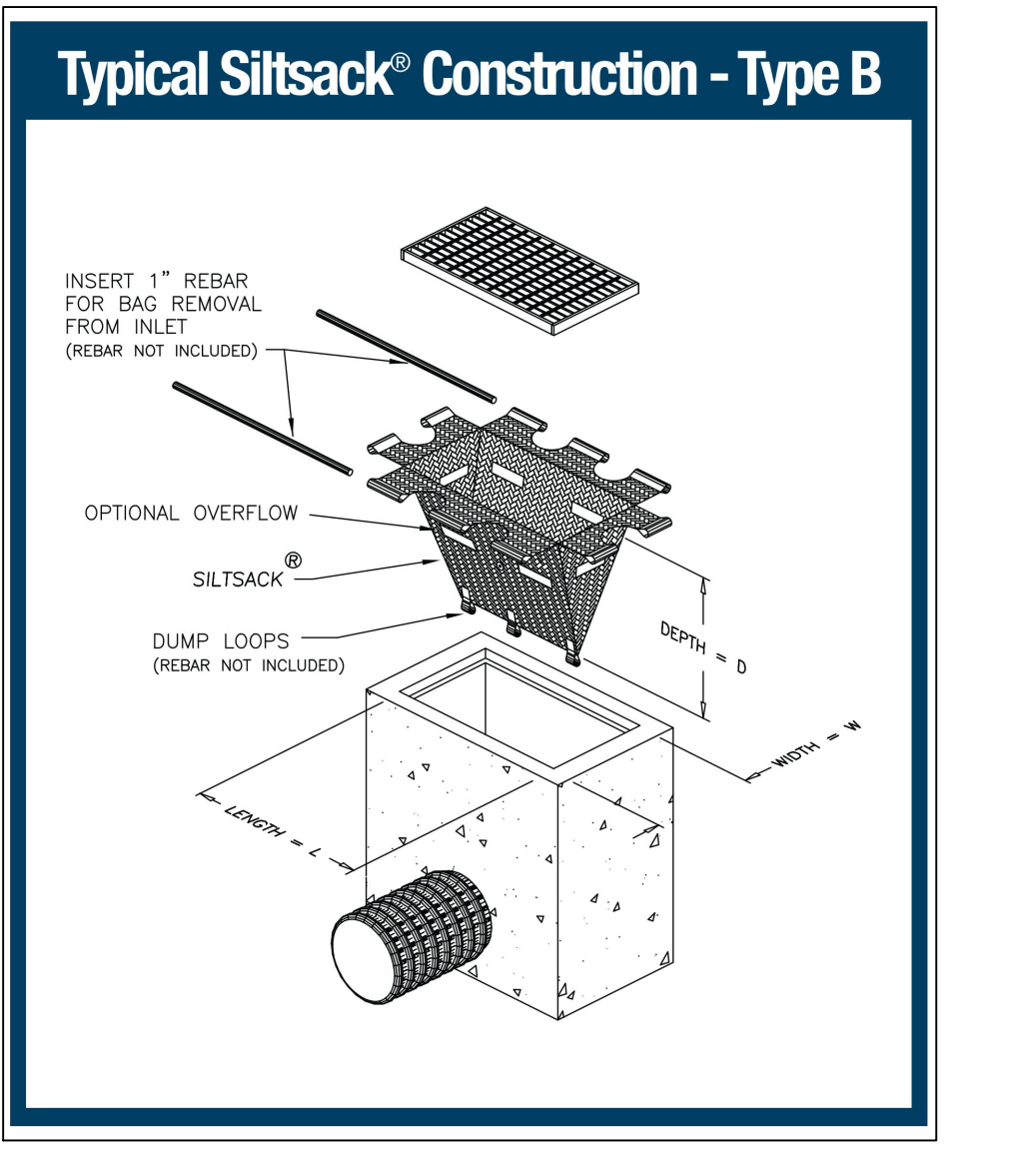
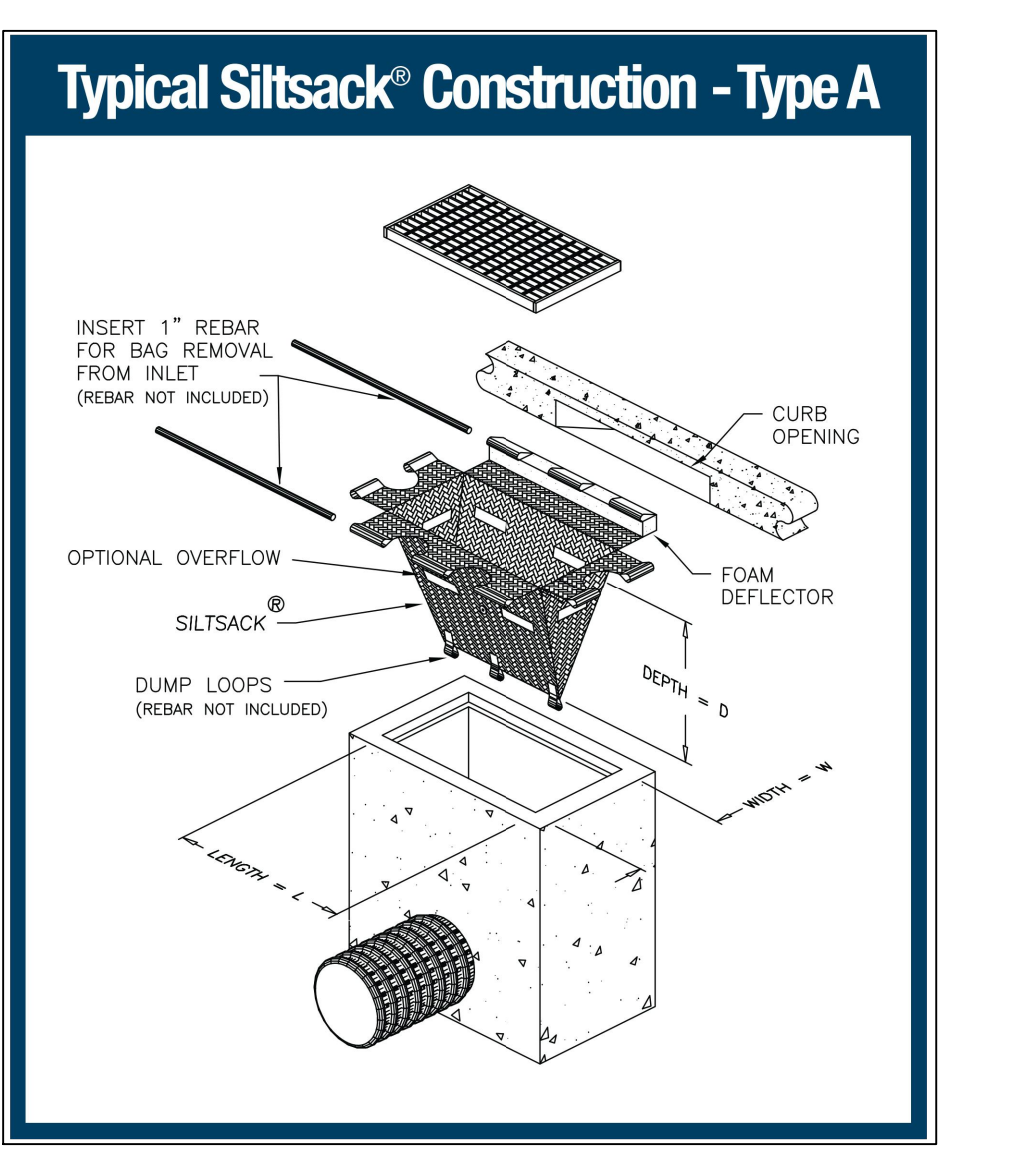
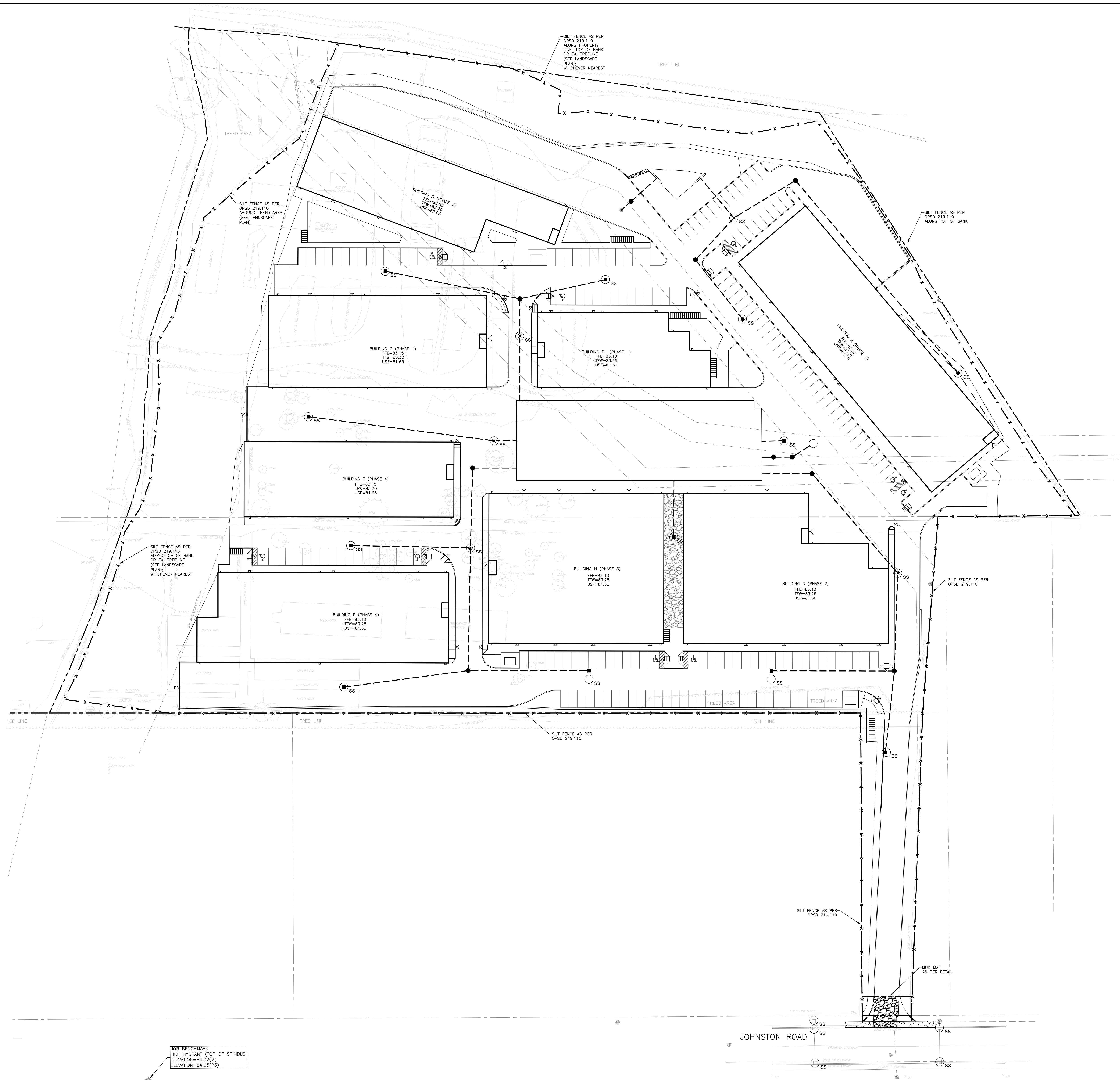
GRADING PLAN

PROJECT No. 23034
SURVEY STANTEC
DATE: AUG 2024
DWG No. 23034-GR1

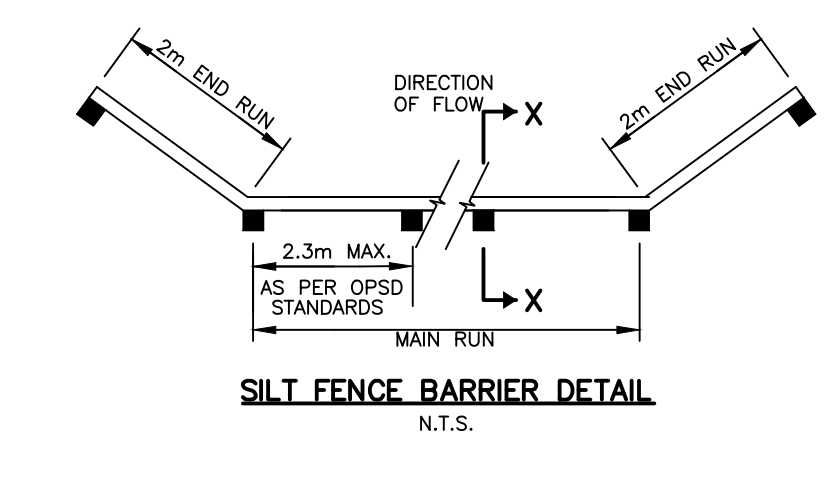
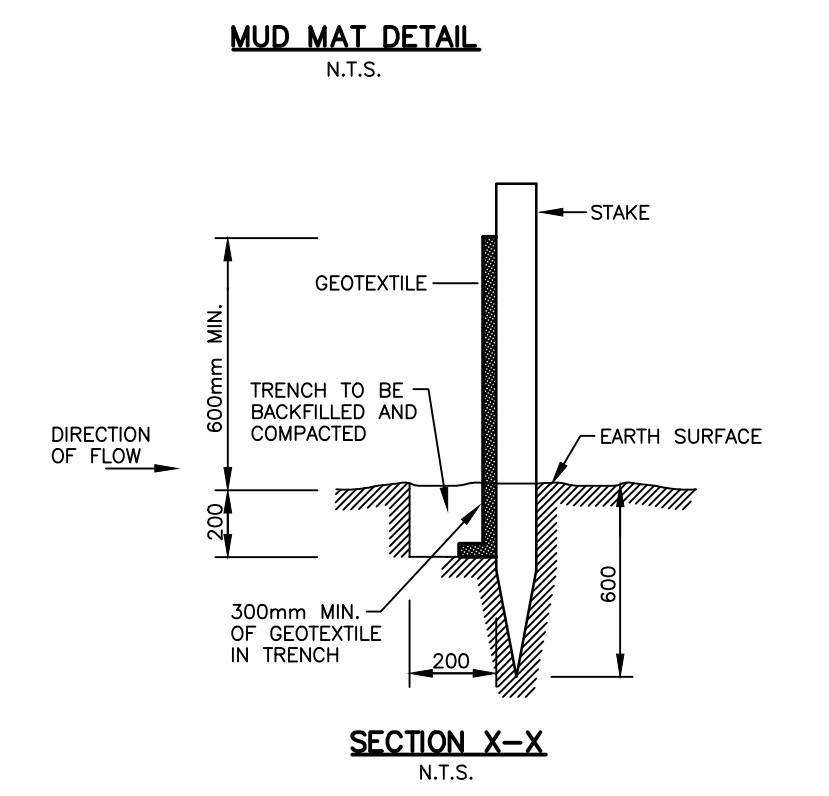


LEGEND

- PROPERTY BOUNDARY
- EXISTING CATCH BASIN
- CATCH BASIN
- x- SILT FENCE
- SS SILT SACK (OR APPROVED EQUIVALENT)



- NOTES:**
- MUD MAT TO BE UNDERLAIN WITH A GEOTEXTILE FABRIC.
 - SEDIMENT SHALL BE CLEANED FROM ROADWAYS AS REQUIRED.
 - STORM INLETS IN CLOSE VICINITY TO MUD MAT SHALL BE PROTECTED WITH INLET CONTROL MEASURES.



- 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. VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
 - STORMWATER SHALL NOT BE ALLOWED TO RUN OFF OR GRAVELLY 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 STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
 - 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 (2.5mm 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 SNOWMELT EVENTS.
 - VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
 - CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING AND SUBSURFACE UTILITIES DURING CONSTRUCTION OPERATIONS.
 - SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIODS. 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 RECOVERS.
 - 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 OPSD 805.

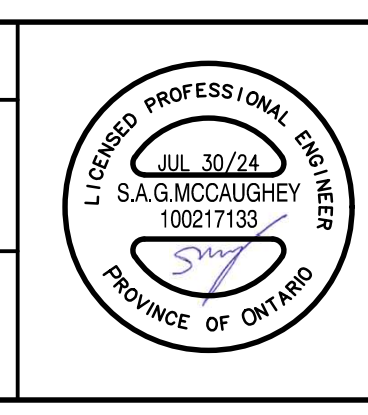
NOTES

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JOB BENCHMARK
FIRE HYDRANT (TOP OF SPINDLE)
ELEVATION=84.02(M)
ELEVATION=84.05(C-3)

NO.	REVISION DESCRIPTION	DATE	BY
4	REISSUED FOR SPA	30/07/24	SM
3	REISSUED FOR SPA	27/03/24	SM
2	ISSUED FOR SPA	23/11/23	CC
1	ISSUED FOR SPA	21/08/23	CC



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350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcli.com

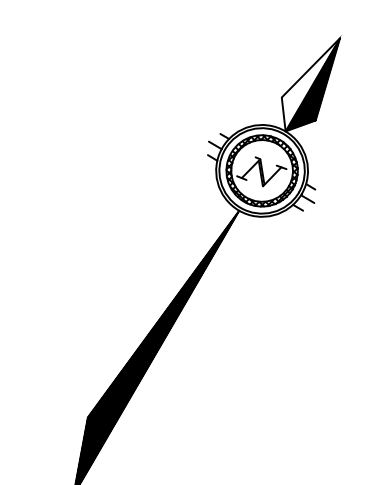
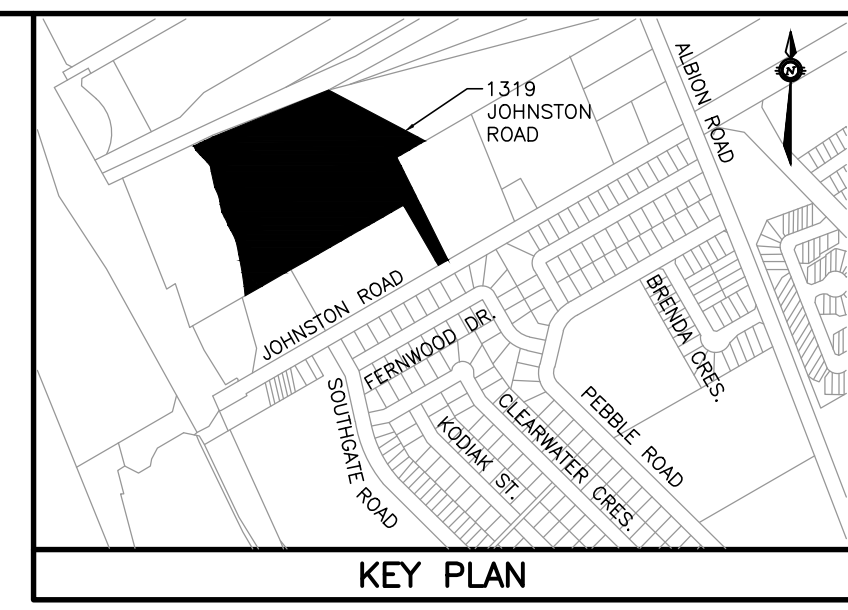
DESIGN	SM
CHECKED	BM
DRAWN	BM
CHECKED	BM
APPROVED	CC

NOT FOR CONSTRUCTION

PROJECT No. 23034
SURVEY STANTEC
DATE: JUL 2024
DWS No. 23034-ESC1

EROSION AND SEDIMENT CONTROL PLAN

2079 ARTISTIC PLACE GP INC.
1319 JOHNSTON ROAD
CITY OF OTTAWA



LEGEND

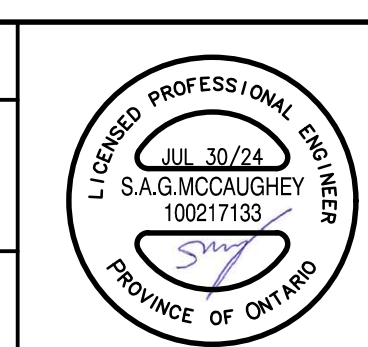
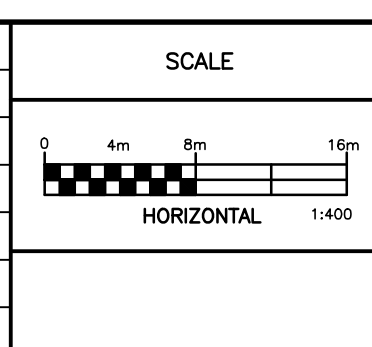
	PROPERTY BOUNDARY
	EXISTING ELEVATION
	EXISTING HYDRANT
	EXISTING CATCH BASIN
	EXISTING MAINTENANCE HOLE
	EXISTING TREE



JOB BENCHMARK
FIRE HYDRANT (TOP OF SPINDLE)
ELEVATION=84.02(M)
ELEVATION=84.05(C-3)

NOTES
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NO.	REVISION DESCRIPTION	DATE	BY
4	REISSUED FOR SPA	30/07/24	SM
3	REISSUED FOR SPA	27/03/24	SM
2	ISSUED FOR SPA	23/11/23	CC
1	ISSUED FOR SPA	14/08/23	CC



APPROXIMATE LIMITS OF ASPHALT AND SIDEWALK REMOVAL. RESTATE AS PER CITY STD. R10, SCL1.1 AND SCL1.4

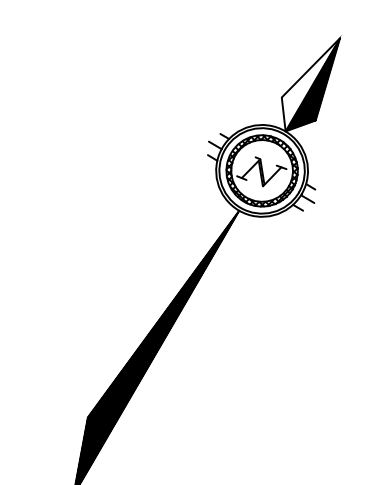
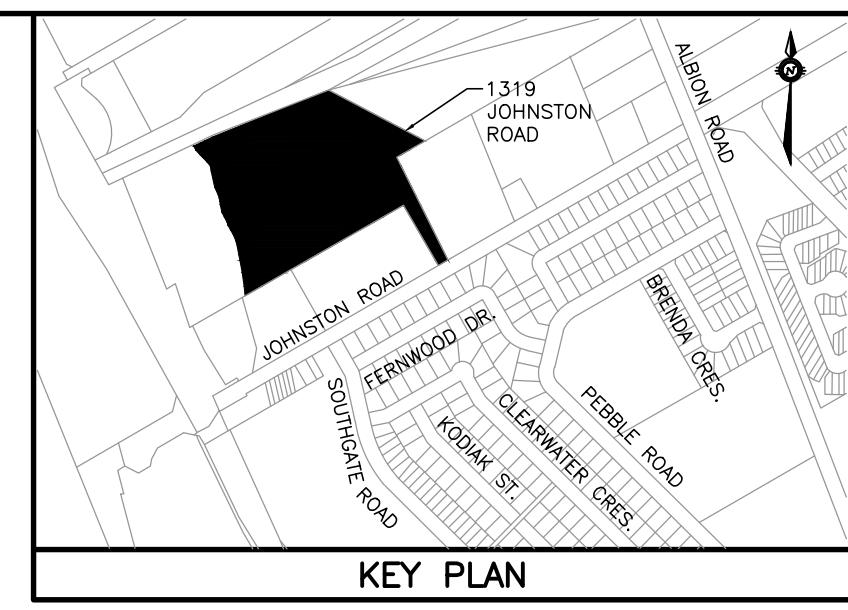
Robinson Land Development
350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcli.com

DESIGN	SM
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	CC

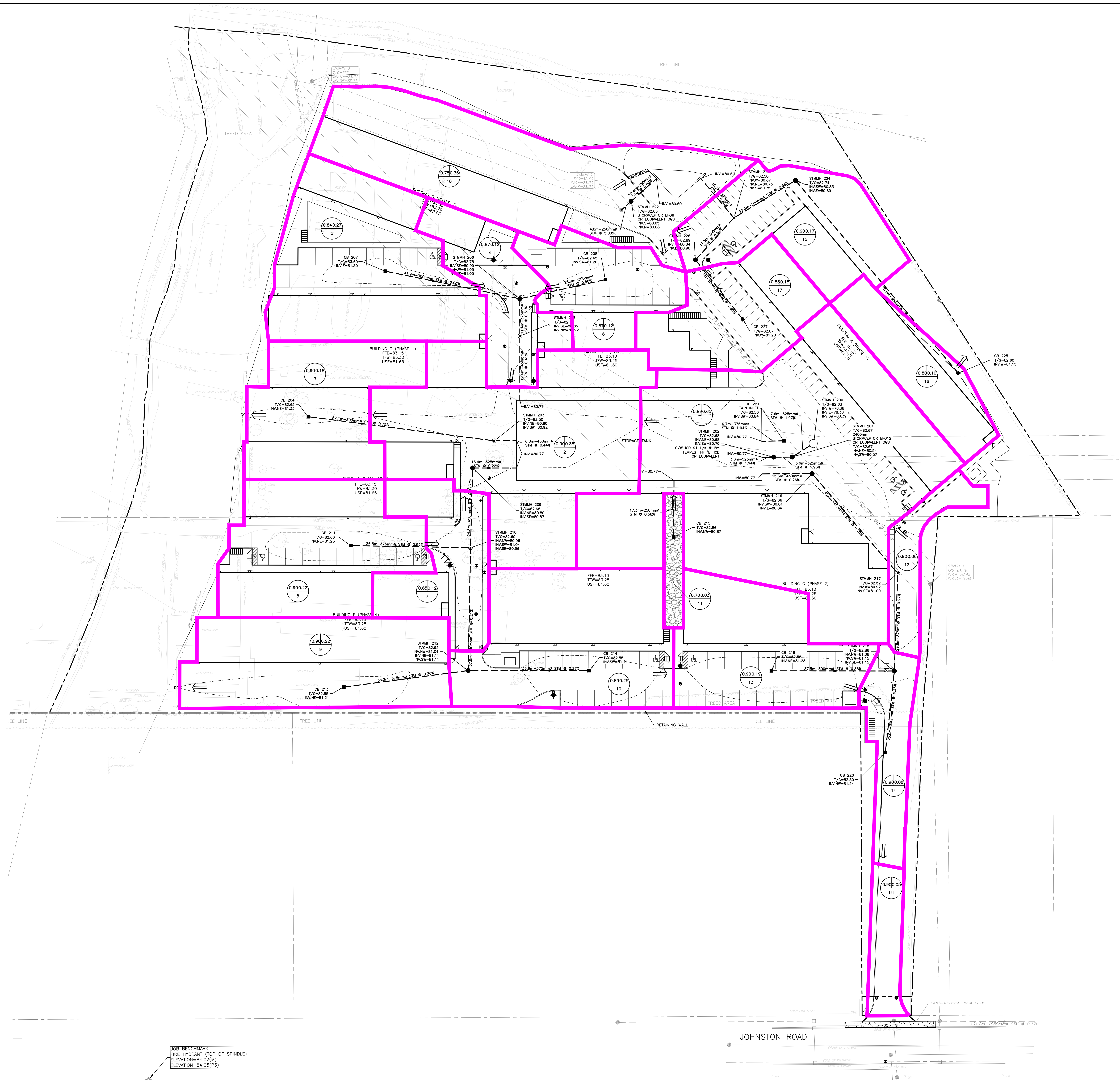
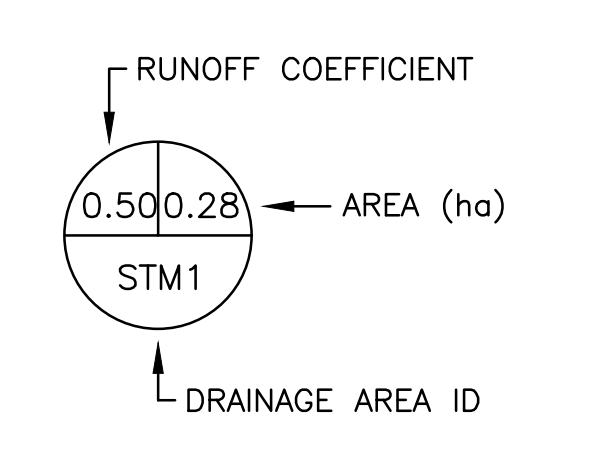
2079 ARTISTIC PLACE GP INC.
1319 JOHNSTON ROAD
CITY OF OTTAWA

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.	23034
SURVEY	STANTEC
DATED	JUL 2024
DWG. No.	23034-R1



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING CATCH BASIN
 - EXISTING STORM SEWER & MANHOLE
 - CATCH BASIN
 - CATCH BASIN MANHOLE
 - STORM SEWER & MANHOLE
 - STORM DRAINAGE AREA BOUNDARY
 - ⇒ MAJOR OVERLAND FLOW ROUTE
 - 100-YEAR PONDING LIMIT



STRUCTURE	100-YEAR			REQUIRED STORAGE VOLUME (m³)	DISCHARGE FLOW RATE (L/s)
	PROVIDED STORAGE VOLUME (m³)	PONDING ELEVATION (m)	PONDING DEPTH (m)		
STMMH216	138	82.80	0.30	--	--
STMMH203	91.2	82.80	0.30	--	--
CB204	6.4	82.80	0.25	--	--
STMMH205	8.9	82.80	0.27	--	--
CB207	13.7	82.80	0.25	--	--
CB208	12.0	82.80	0.25	--	--
STMH210	18.2	82.78	0.18	--	--
CB211	23.3	82.80	0.20	--	--
CB213	40.5	82.80	0.25	--	--
CB214	39.2	82.80	0.25	--	--
CB215	N/A	82.80	0.00	--	--
STMMH217	28.1	82.80	0.30	--	--
CB219	43.3	82.80	0.22	--	--
CB220	46.6	82.80	0.30	--	--
TOTAL (MAIN SITE)	1577	82.80	0.30 (MAX.)	1573	91.1
POND	541	82.50	1.90	--	--
TOTAL (POND SITE)	541	82.50	1.90 (MAX.)	527	8.7

JOB BENCHMARK
FIRE HYDRANT (TOP OF SPINDLE)
ELEVATION=84.02(M)
ELEVATION=84.05(C-3)

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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 AND TOPOGRAPHIC SURVEY ARE FROM "TOPOGRAPHIC SKETCH OF PART OF LOTS 2 & 3 CONCESSION 3 (RIDEAU FRONT) STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS, DATED MAY 17, 2023

NO.	REVISION DESCRIPTION	DATE	BY
4	REISSUED FOR SPA	30/07/24	SM
3	REISSUED FOR SPA	27/03/24	SM
2	ISSUED FOR SPA	23/11/23	CC
1	ISSUED FOR SPA	21/08/23	CC



Robinson Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcli.com

DESIGN	SM
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	CC

2079 ARTISTIC PLACE GP INC.
1319 JOHNSTON ROAD
CITY OF OTTAWA

STORM AREA DRAINAGE PLAN

PROJECT No. 23034
SURVEY STANTEC
DATED JUL 2024
DWG. No. 23034-STMM1

NOT FOR CONSTRUCTION