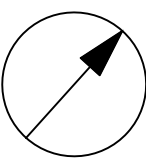


CITY FILE No. D07-12-24-0148 CITY PLAN No. 19264

WATERMAIN SCHEDULE						
	Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00	MONITORING CHAMBER	98.597	96.197	2.400	
	0+006.00	-	98.585	96.186	2.400	
	0+007.00	-	98.560	95.974	2.586	
	0+008.00	-	98.555	95.878	2.677	
B	0+009.04	200x150 TEE WATER SERVICE	98.550	96.150	2.400	
	0+020.00	-	98.630	96.230	2.400	
	0+030.50	-	98.511	95.309	3.202	
	0+032.000	-	98.522	96.122	2.400	
C	0+036.44	200x200 TEE	98.416	96.016	2.400	
	0+038.05	200x150 REDUCER	98.369	95.969	2.400	
	0+041.23	45 BEND	98.262	95.862	2.400	
	0+045.70	HYDRANT VALVE	98.101	95.701	2.400	
D	0+051.68	HYDRANT	98.170	95.770	2.400	
B	0+000.00	200x150mm TEE WATER SERVICE	98.550	96.150	2.400	
	0+002.46	150 VB	98.484	96.084	2.400	
E	0+009.81	150 CAP	99.000	96.600	2.400	
C	0+000.00	200x200 TEE	98.416	96.016	2.400	
	0+003.50	50mm WATER SERVICE	98.365	95.965	2.400	
F	0+007.50	200 CAP	98.354	95.954	2.400	

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	STM Bottom 96.174	WTR Top 95.674	0.500
2	SAN Bottom 96.178	WTR Top 95.678	0.500
3	STM Bottom 95.809	WTR Top 95.309	0.500
4	STM Bottom 96.144	SAN Top 94.165	1.978
5	STM Bottom 95.804	SAN Top 94.414	1.390
6	STM Bottom 96.763	WTR Top 96.146	0.617
7	STM Bottom 96.718	STM Top 96.409	0.309
8	STM Bottom 96.732	SAN Top 94.219	2.513

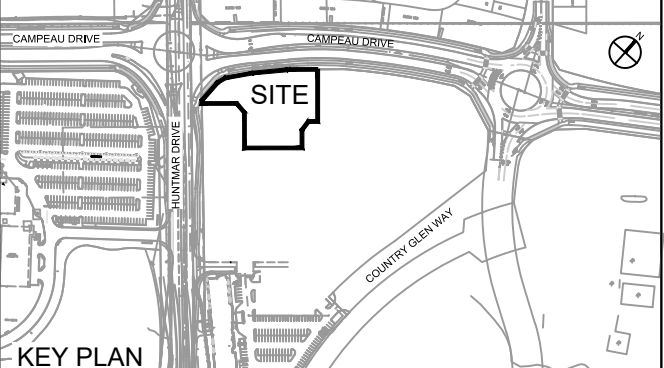


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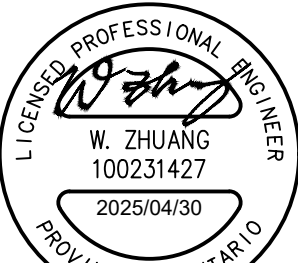
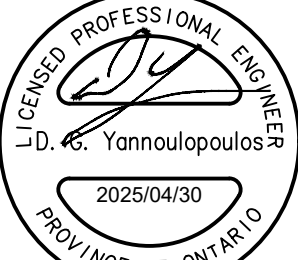
No.	DESCRIPTION	DATE
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3	REVISED AS PER CITY COMMENTS	2025-03-07
4	REVISED AS PER CITY COMMENTS	2025-04-16
5	REVISED AS PER CITY AND MVCA COMMENTS	2025-04-30

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



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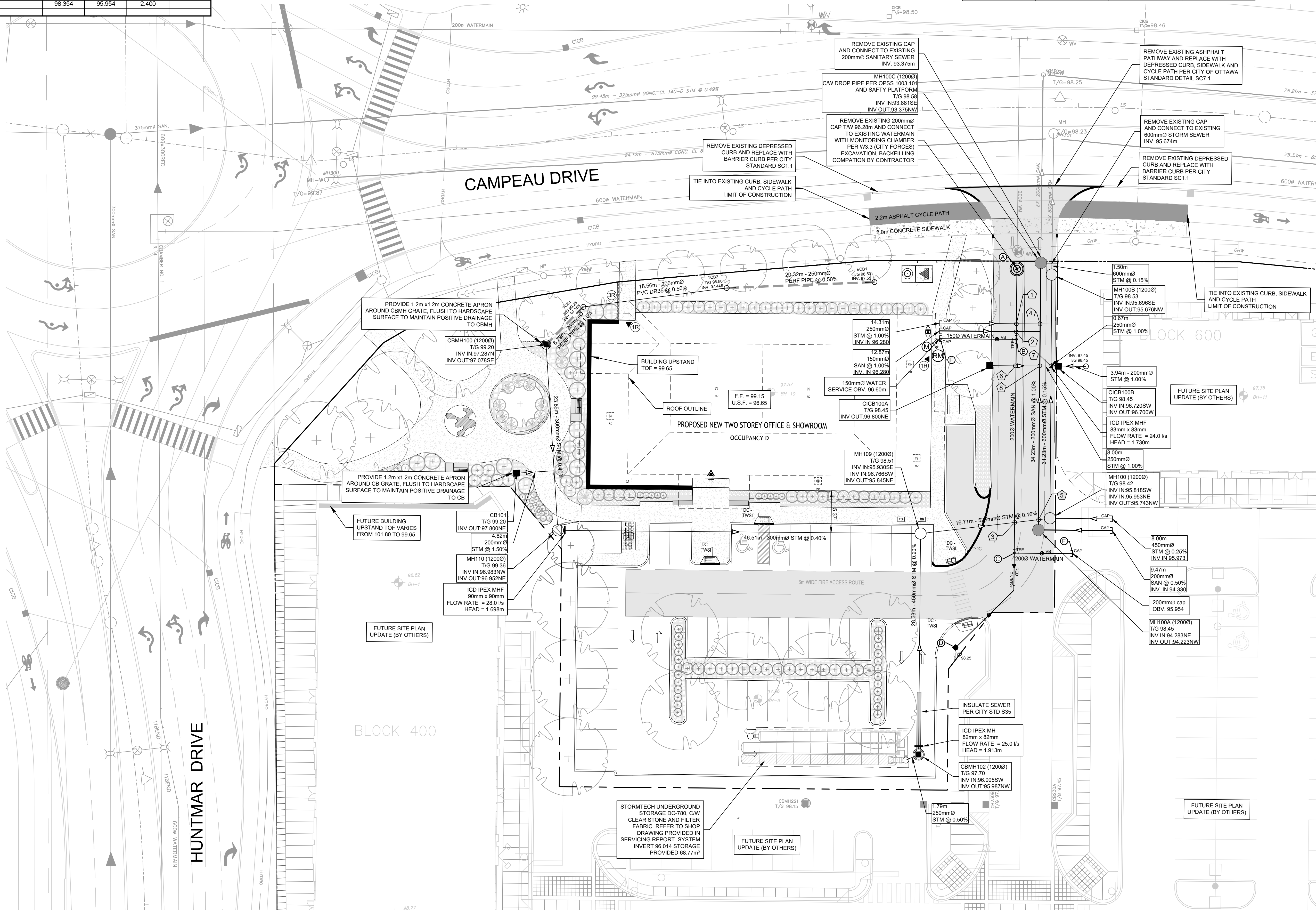
PROJECT
MINTO DESIGN CENTRE
370 HUNTMAR DRIVE

PROJECT NO:
147391
DRAWN BY:
D.P.S.
CHECKED BY:
D.G.Y.

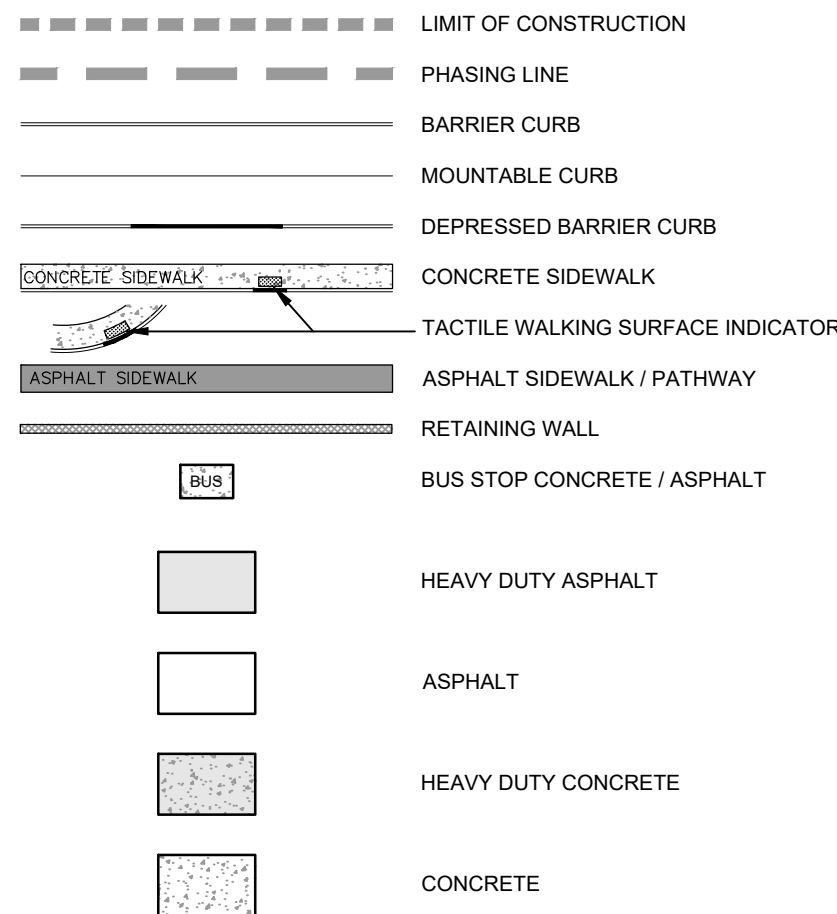
PROJECT MGR:
R.M.
APPROVED BY:
R.M.

SHEET TITLE
SITE SERVICING PLAN

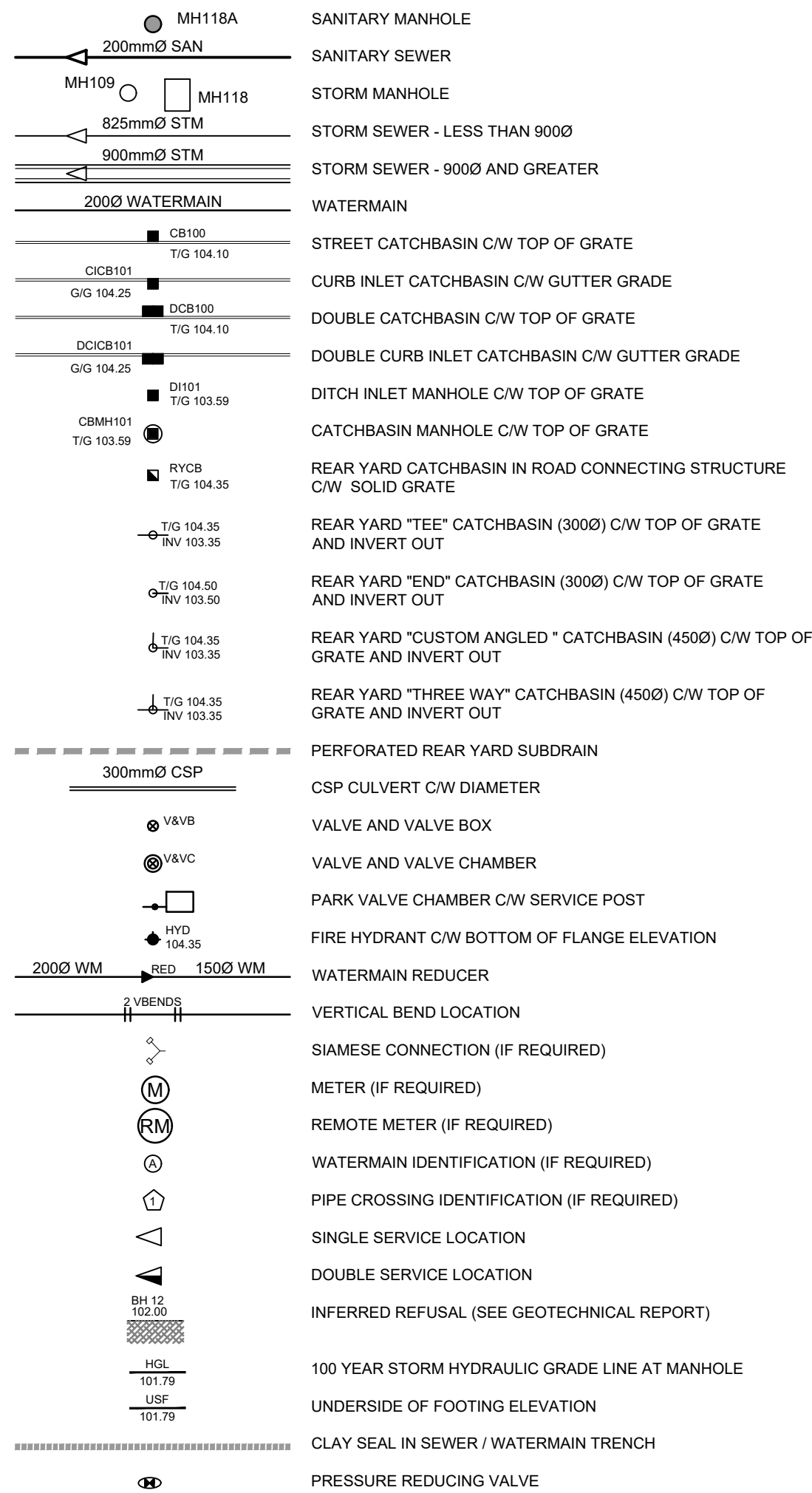
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ISSUE
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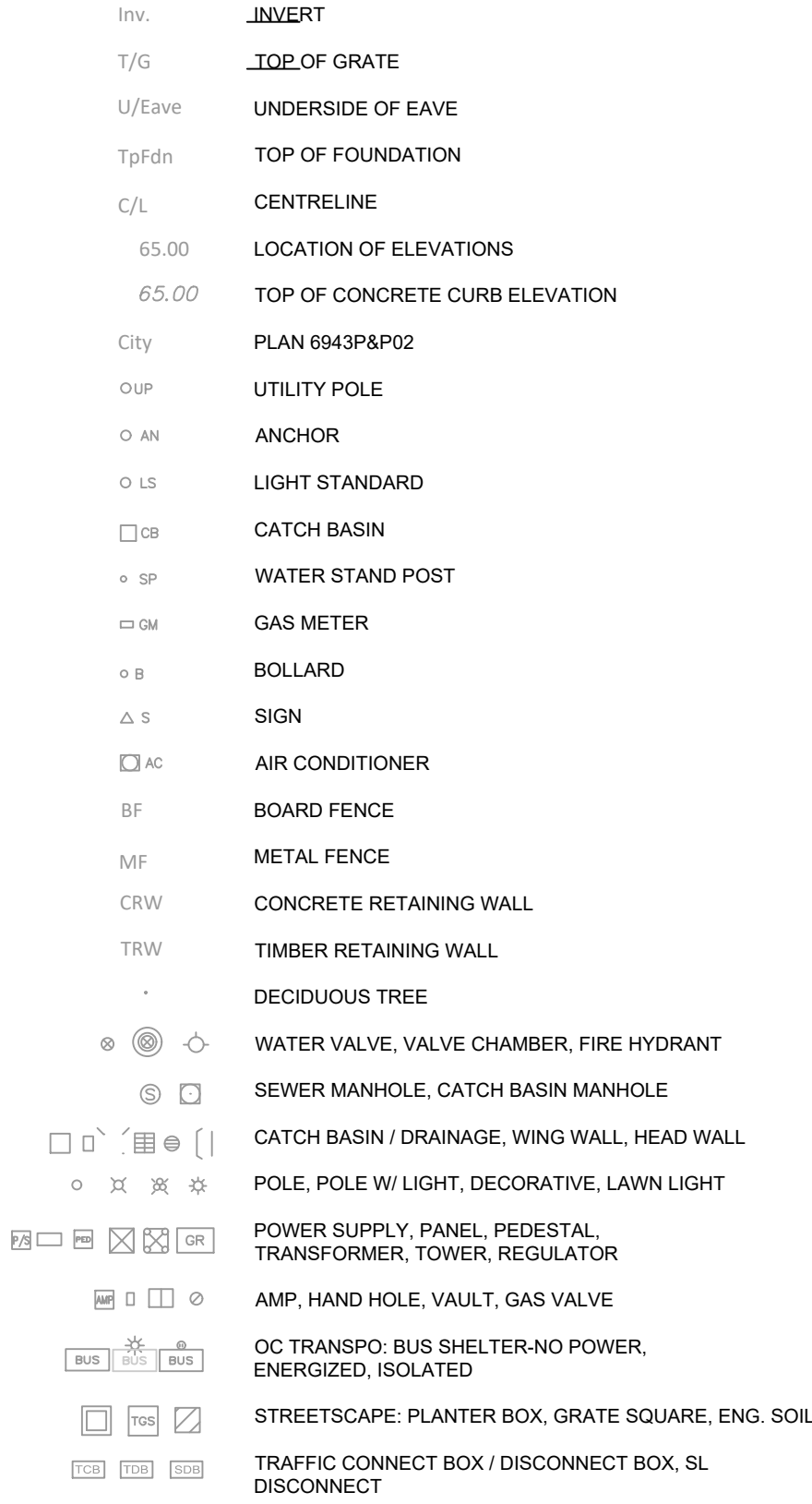
GENERAL LEGEND



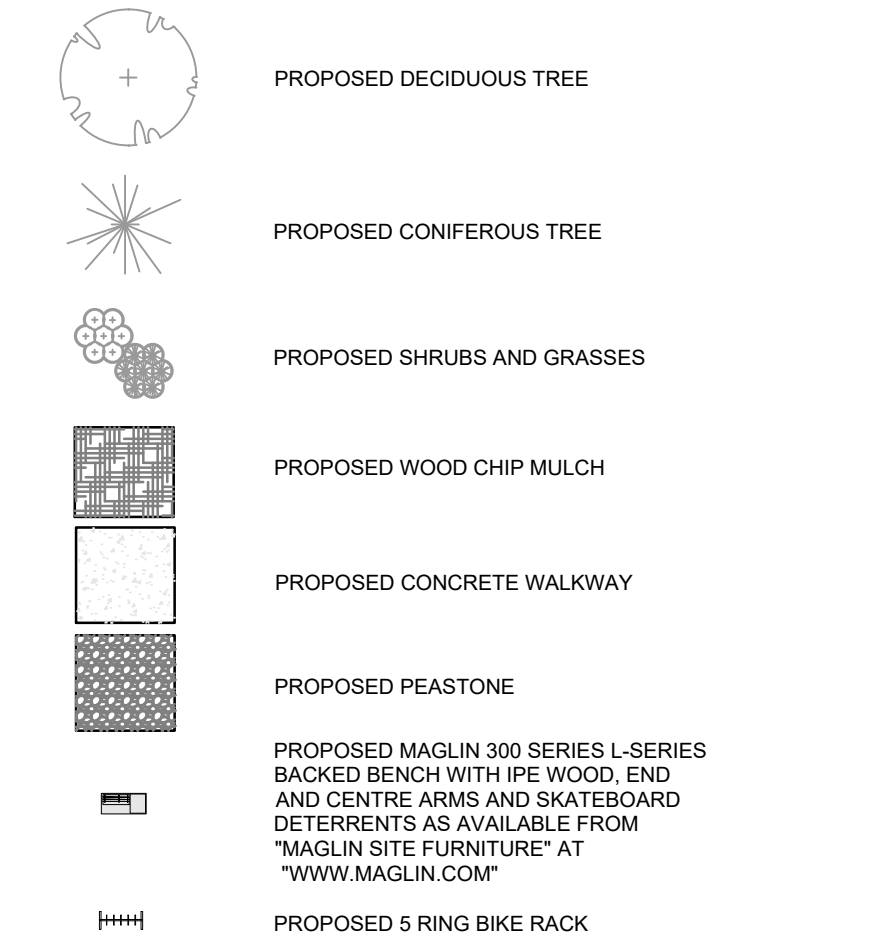
SERVICING LEGEND



EXISTING LEGEND



LANDSCAPE LEGEND



NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT GEOTECHNICAL INVESTIGATION PROPOSED COMMERCIAL DEVELOPMENT 370 HUNTMAR DRIVE, OTTAWA ONTARIO, P33945-1R, JUNE 28, 2014 PREPARED BY PATERSON GROUP INC.

HEAVY TRUCK PARKING AREAS AND ACCESS LANES: (690mm)
40mm - WEAR COURSE - SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm - BINDER COURSE - SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm - BASE - OPSS GRANULAR A* CRUSHED STONE
450mm - SUBBASE - OPSS GRANULAR B* TYPE II
SUBGRADE - EITHER IN SITU SOIL, FILL OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL

CAR ONLY PARKING AREA - (600mm)
50mm - WEAR COURSE - SUPERPAVE 12.5 ASPHALTIC CONCRETE
150mm - BASE - OPSS GRANULAR A* CRUSHED STONE
400mm - SUBBASE - OPSS GRANULAR B* TYPE II
SUBGRADE - EITHER IN SITU SOIL, FILL OR OPSS GRANULAR B TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC GEOMATICS LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY DCA A GROUP OF ARCHITECTS, 201-1339 WELLINGTON ST. W, OTTAWA ONTARIO.
- FOR NOISE ATTENUATION PLAN REFER TO _____ PREPARED BY _____
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- REFER TO DRAWING _____ FOR ROADWAY CROSS SECTIONS (IF APPLICABLE).
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMAINS TO BE PVC DR18
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING _____ AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- WHERE APPLICABLE, SPECIAL DETAILED GRADING MAY BE REQUIRED AT TREE LOCATIONS TO PROMOTE DRAINAGE TO THE TREE ROOT ZONE, REFER TO DETAILS BY THE LANDSCAPE ARCHITECT. SUCH GRADING SHALL NOT INTERFERE WITH THE POSITIVE DRAINAGE OF OTHER SOFTSCAPE AREAS TO ITS DESIGNATED OUTLET. FOR TREE SOIL VOLUMES, SPECIES AND MINIMUM TREE SETBACK, REFER TO LANDSCAPE PLAN.

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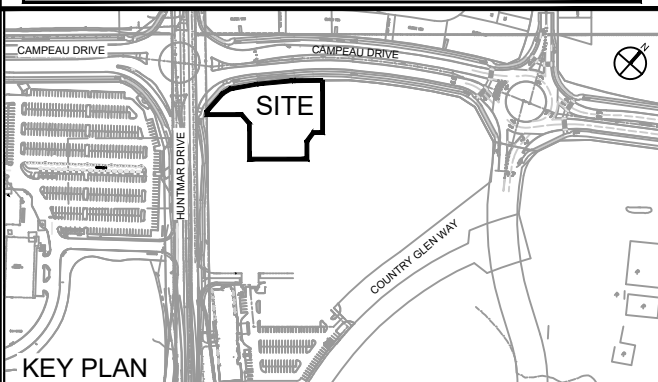
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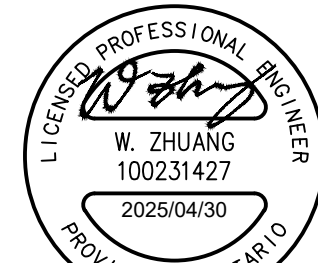
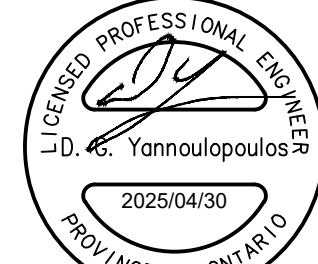
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PROJECT

MINTO DESIGN CENTRE
370 HUNTMAR DRIVE

PROJECT NO:
147391

DRAWN BY:
D.P.S.

CHECKED BY:
D.G.Y.

PROJECT MGR:
R.M.

APPROVED BY:
R.M.

SHEET TITLE

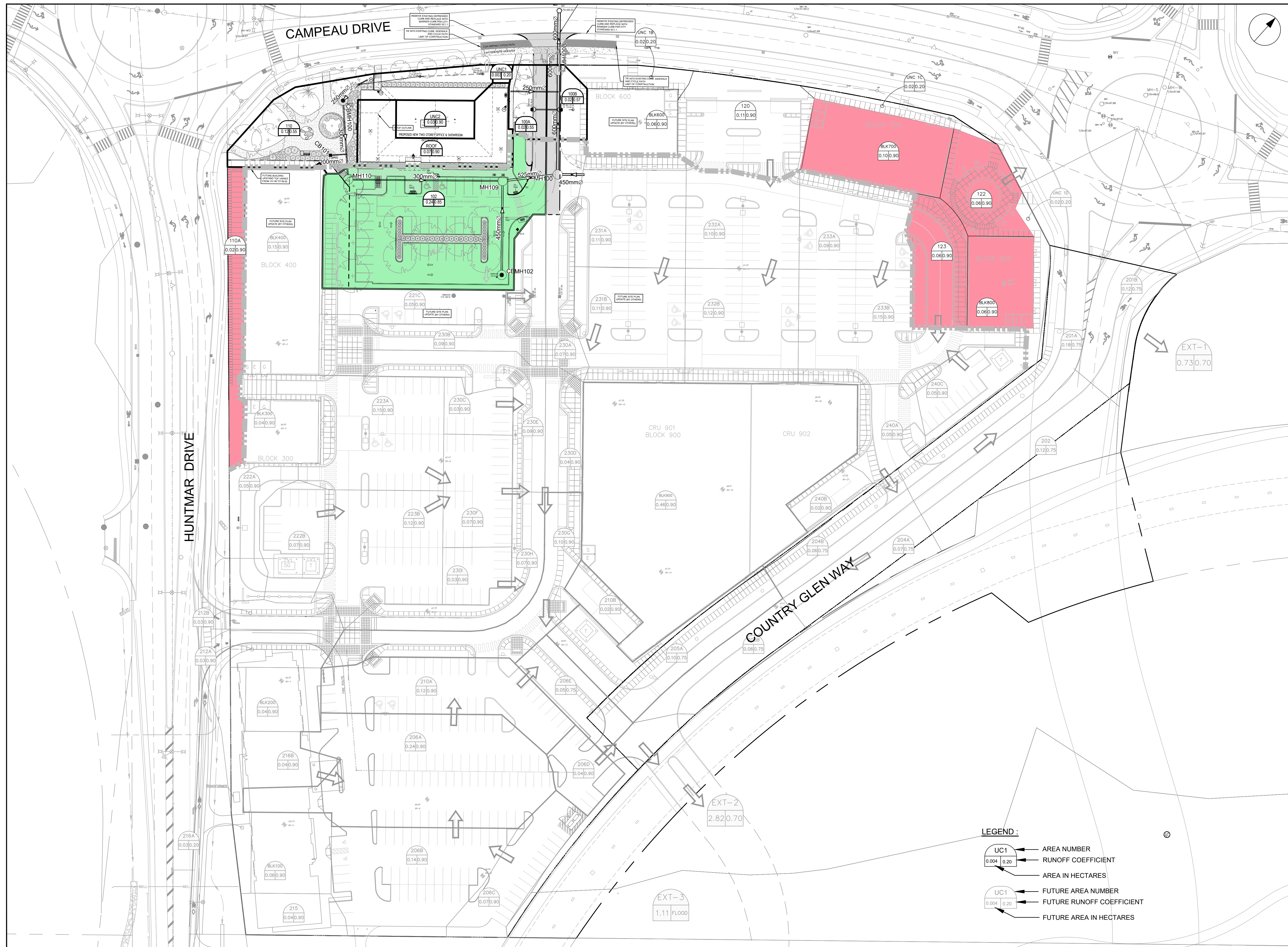
NOTES & LEGEND

SHEET NUMBER

C-010

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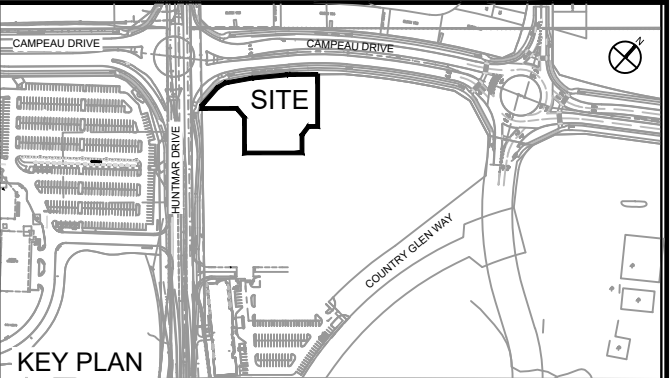
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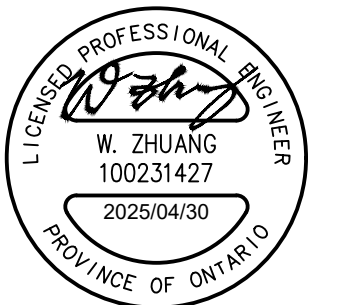
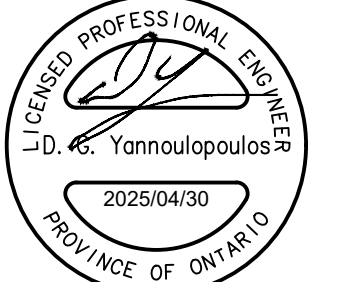
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STREET SECTIONS AND DETAILS



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PROJECT
MINTO DESIGN CENTRE
370 HUNTMAR DRIVE

PROJECT NO:
147391

DRAWN BY:
D.P.S.

CHECKED BY:
D.G.Y.

PROJECT MGR:
R.M.

SHEET TITLE	File Location
STORM DRAINAGE AREA PLAN	

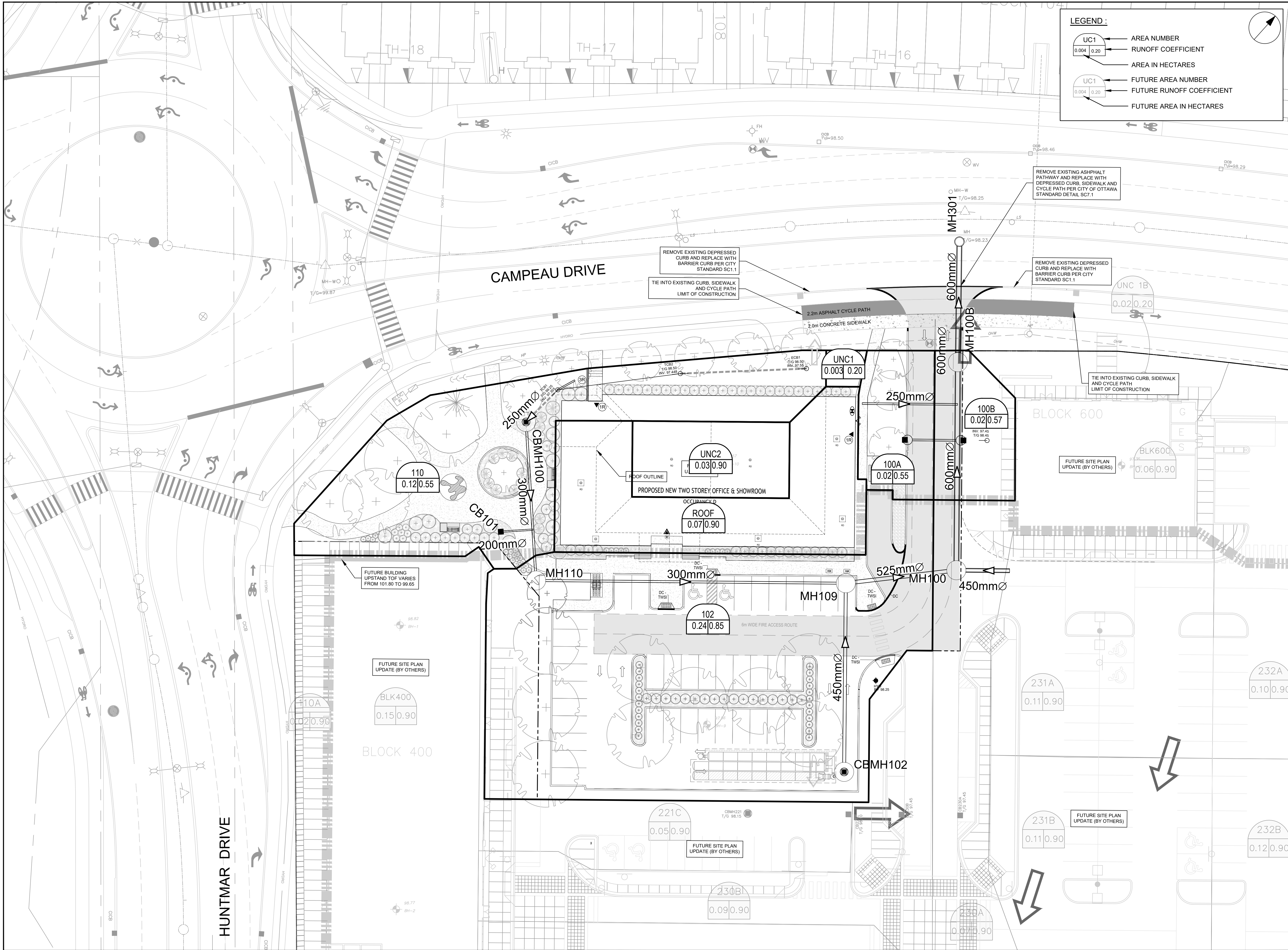
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1 in 10mm
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1:250 0 2.5 7.5 12.5m

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PROJECT

MINTO DESIGN CENTRE
370 HUNTMAR DRIVE

PROJECT NO:
147391

DRAWN BY:
D.P.S.

PROJECT MGR:
R.M.

CHECKED BY:
D.G.Y.

APPROVED BY:
R.M.

SHEET TITLE

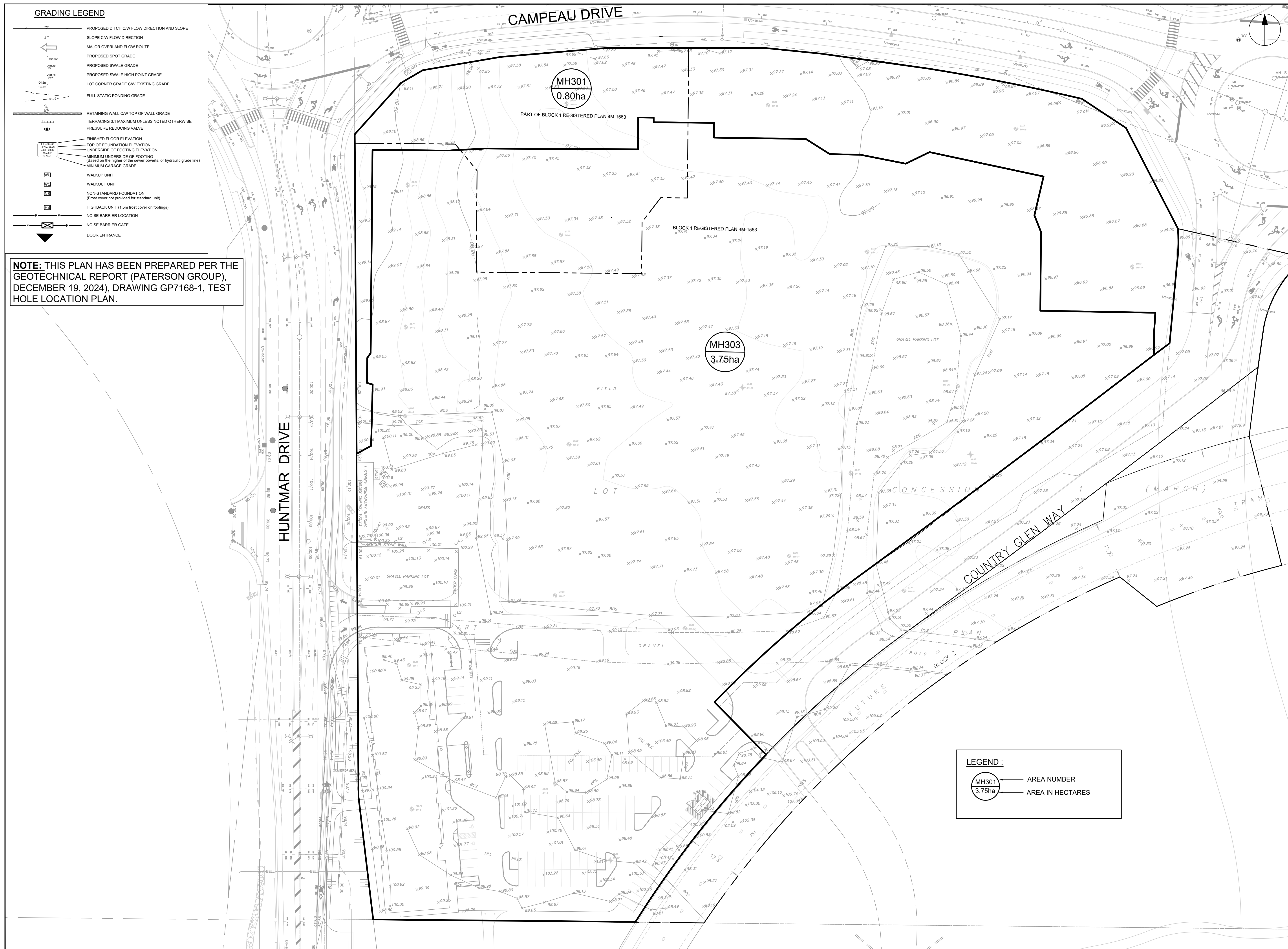
DESIGN CENTRE
STORM DRAINAGE
AREA PLAN


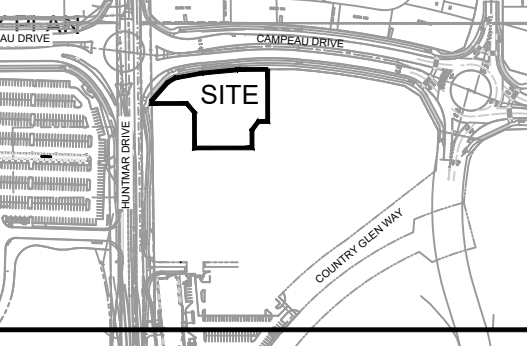

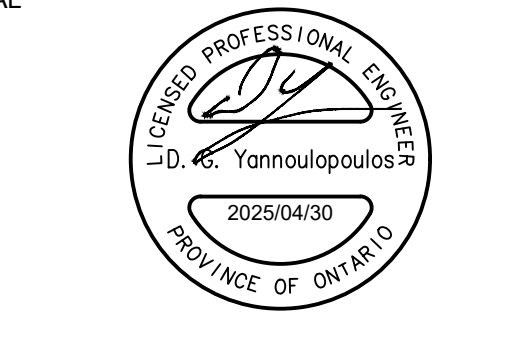
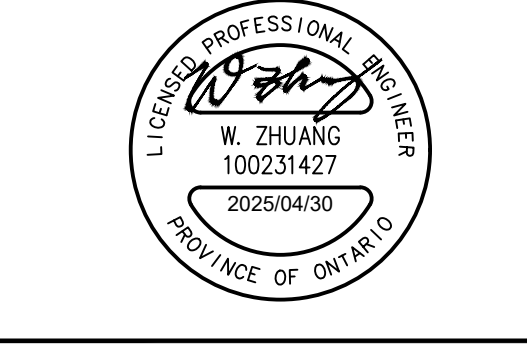

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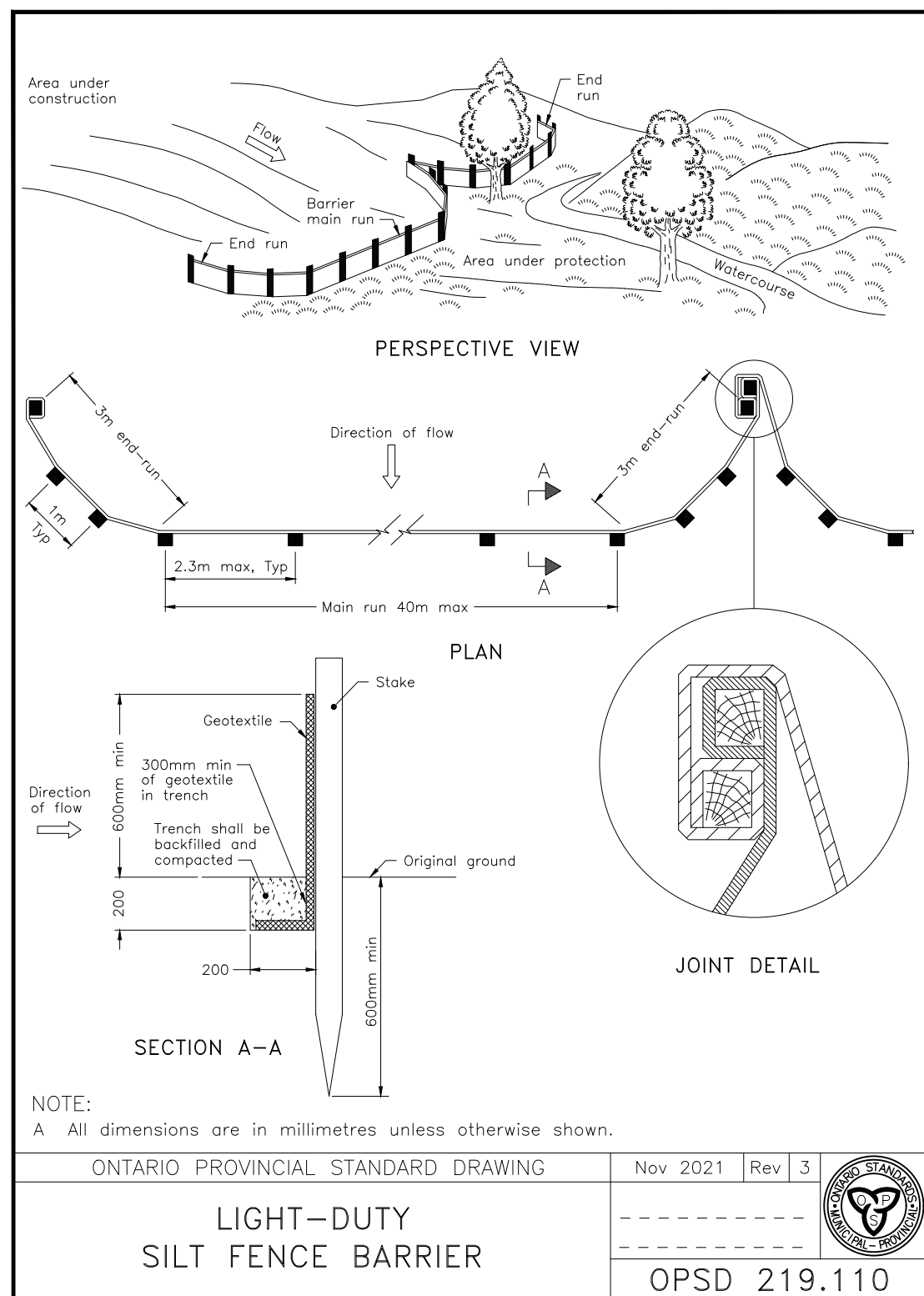
C-501

ISSUE

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ISSUES		
No.	DESCRIPTION	DATE
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2		
3		
4		
5		
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PROJECT NO: 147391		
DRAWN BY: D.P.S.		CHECKED BY: D.G.Y.
PROJECT MGR: R.M.		APPROVED BY: R.M.
SHEET TITLE		
PRE-DEVELOPMENT DRAINAGE PLAN		
SHEET NUMBER		ISSUE
C-502		1

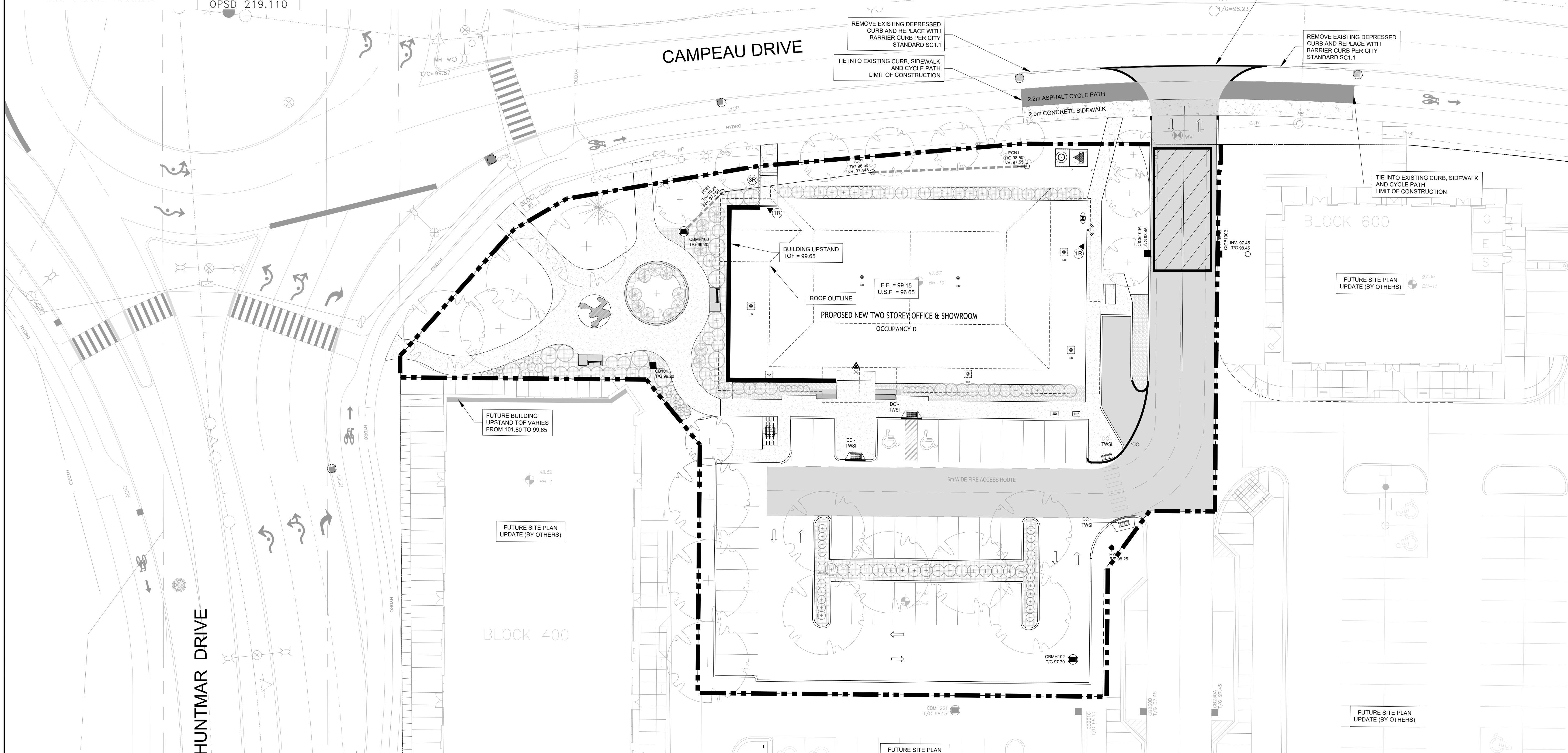


NOTES:

1. 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 REGULATORY AGENCY.
2. SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
5. CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
6. CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
7. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
8. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SILT SACK PLACED UNDER EXISTING CB COVER
- ▨ TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH
- 15.0



CLIENT



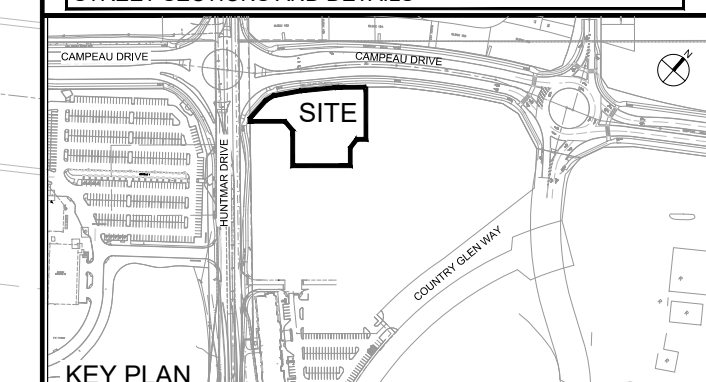
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Arcadis Professional Services (Canada) Inc.
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO. 1 FOR CITY REVIEW	2024-11-13
2	REVISED AS PER CITY COMMENTS	2025-01-23
3	REVISED AS PER CITY COMMENTS	2025-03-07
4	REVISED AS PER CITY COMMENTS	2025-04-16
5	REVISED AS PER CITY AND MVCA COMMENTS	2025-04-30

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS

SEAL



PRIME CONSULTANT

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PROJECT

MINTO DESIGN CENTRE
370 HUNTMAR DRIVE

PROJECT NO:
147391

DRAWN BY:
D.P.S.

PROJECT MGR:
R.M.

CHECKED BY:
D.G.Y.

APPROVED BY:
R.M.

SHEET TITLE

SEDIMENT - EROSION PLAN

SHEET NUMBER

C-900

ISSUE

5