

**NOKIA Ottawa** 

570 March Rd, Kanata Ottawa ON K2K 2T6 **BLOCK 6 AND** PART OF BLOCK 1 REGISTERED PLAN 4M-642 PART OF LOTS 8 AND 9 **CONCESSION 4** 

Tel 214.273.1500 5005 Greenville Ave Dallas TX 75206 Annis, O'Sullivan Vollebekk Ltd. Planning Consultant Novatech G.Winters@novatech-eng.com Civil Engineering Novatech F.thauvette@novatech-eng.com Architectural Site Planning

Gensler Barry\_hand@gensler.com Electrical Engineering Andre.drouin@smithandandersen.com Smith and Andersen Mechanical Engineering Study Smith and Andersen Elaine.guenette@smithandandersen.com Geotechnical Engineering Karl.roechner@ghd.com Landscape Planning Corush@csw.ca Structural Engineering Jcarriere@aar.ca Noise Report

Gradiant Wind Joshua.foster@gradientwind.com Transportation Planners Stantec Angelo.renon@stantec.com

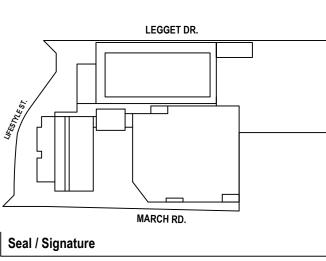
△ Date Description ISSUED FOR SITE PLAN CONTROL APPROVAL SEP 12/24 REVISED PER CITY COMMENTS NOV 15/24 REVISED PER CITY COMMENTS FEB 07/25

> Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6

> > (613) 254-5867

www.novatech-eng.com

Website





Nokia Ottawa Campus

Project Number

027.7946.000 Description

GRADING AND EROSION AND SEDIMENT CONTROL PLAN

C200

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### <u>LEGEND</u> DRAINAGE AREA LIMITS PRE-DEVELOPMENT AREA ID

PRE-DEVELOPMENT DRAINAGE AREA (ha) 1:5 YEAR WEIGHTED RUNOFF COEFICIENT

EXISTING CONCRETE CURB EXISTING VALVE & VALVE BOX

EXISTING SERVICE POST

EXISTING HYDRANT EXISTING CATCHBASIN EXISTING CATCHBASIN MH EXISTING UTILITY POLE

C/W GUY WIRES

#### **GENERAL NOTES:**

- 1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS. 2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS
- 3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION. O'SULLIVAN AND VOLEBEKK LTD, SIGNED AND DATED FEBRUARY 20, 2022.

LIMITS OF DRAINAGE AREA "PRE-A" DO NOT REFLECT THE DRAINAGE AREAS SHOWN ON THE PREVIOUSLY APPROVED STORM DRAINAGE AREA PLAN (98066-STM) DUE TO THE RECENT SEVERANCE OF THE 600 MARCH ROAD PROPERTY AND CONSTRUCTION OF THE NOKIA PARKING LOT NORTH OF THE SUBJECT SITE..

TG=80.62 EX. 45.0m - 200mmØ STM @ 0.50%

- 4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- 5. COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL

RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED.

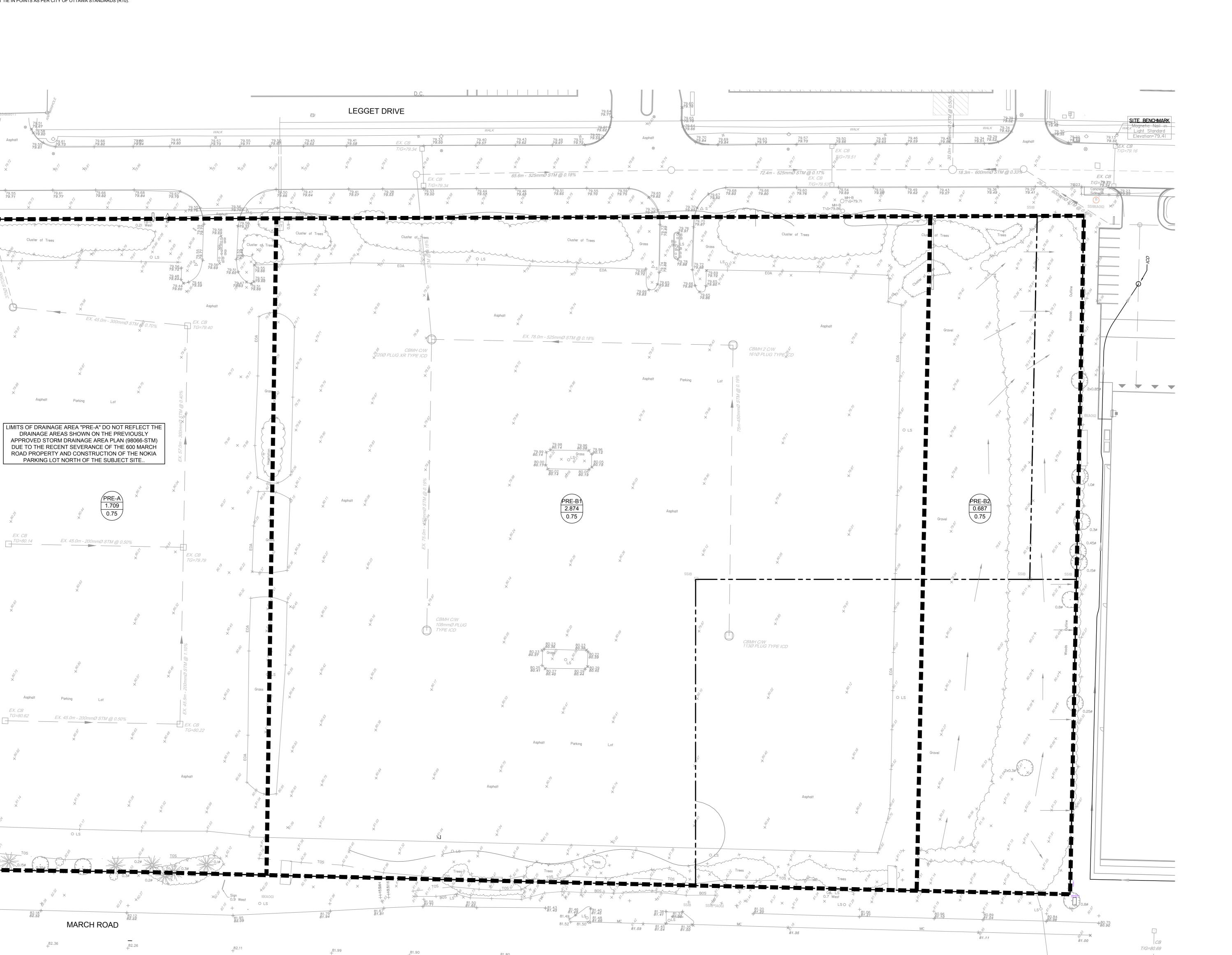
6. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER. 7. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY

ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE

- DISPOSED OF AT A LICENSED LANDFILL FACILITY. 8. ALL ELEVATIONS ARE GEODETIC.
- 8. REFER TO GEOTECHNICAL REPORT (No. PG12646241-RPT-2, DATED FEBRUARY 7, 2025) FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- 9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- 10. REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2023-082) PREPARED BY
- 11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). 12. PROVIDE LINE/PARKING PAINTING.

#### **BENCHMARK NOTES:**

- 1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.
- 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- 3. BENCHMARKS WERE PROVIDED ON THE TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 6 AND PART OF BLOCK 1 REGISTERED PLAN 4M-642 AND PART OF LOTS 8 AND 9 CONCESSION 4, GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA, SURVEYED BY ANNIS,



**NOKIA Ottawa** 



Gensler

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**Surveryor** Annis, O'Sullivan Vollebekk Ltd. Planning Consultant Novatech G.Winters@novatech-eng.com Civil Engineering
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**Electrical Engineering** 

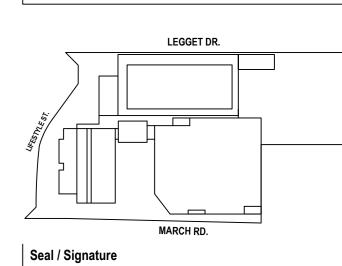
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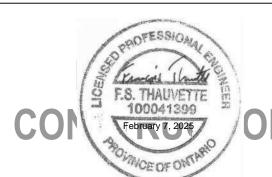
AAR Jcarriere@aar.ca Noise Report Gradiant Wind Joshua.foster@gradientwind.com Transportation Planners Stantec Angelo.renon@stantec.com

△ Date NOV 15/24 ISSUED FOR SITE PLAN CONTROL APPROVAL REVISED PER CITY COMMENTS FEB 07/25

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Project Name Nokia Ottawa Campus

Project Number

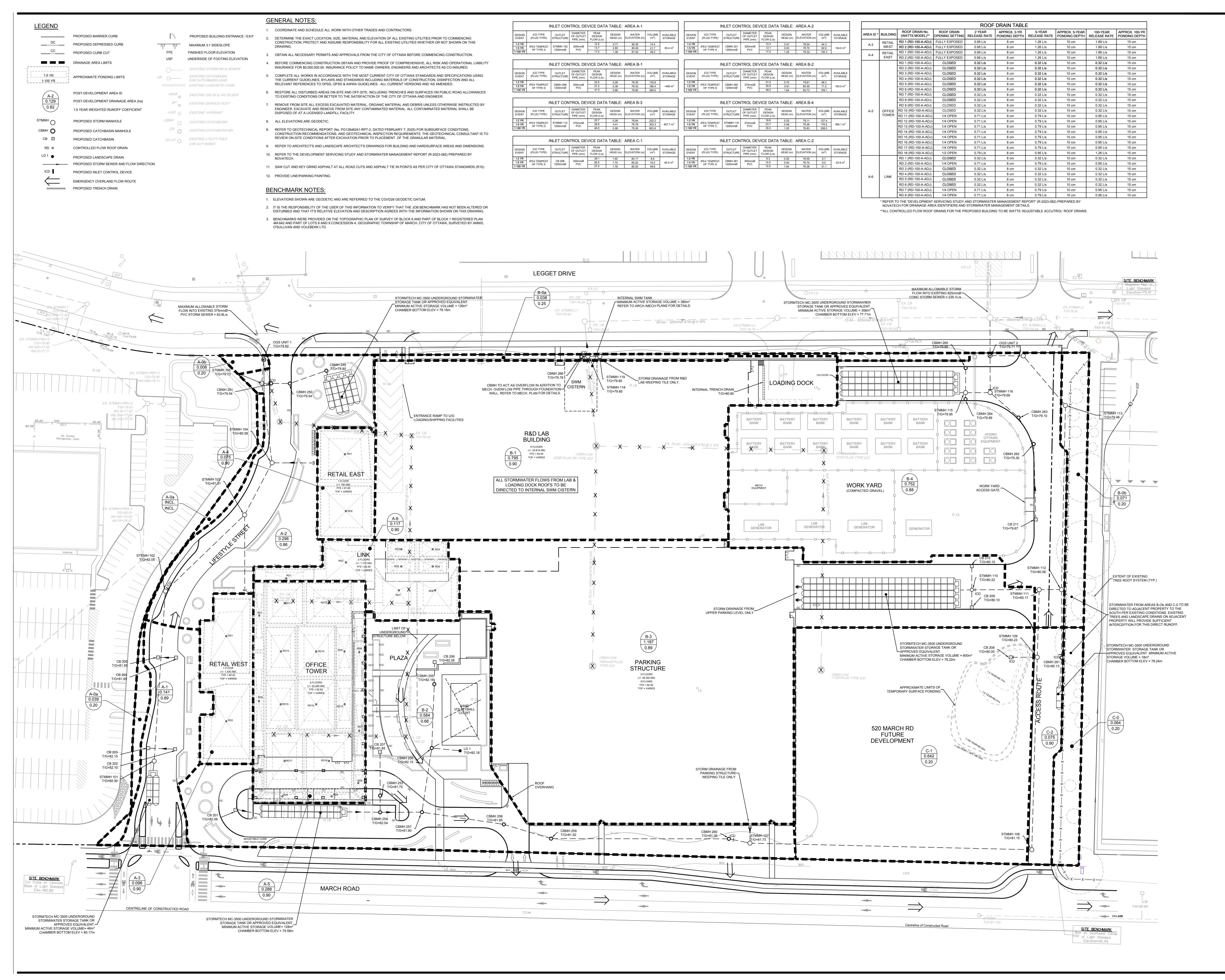
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PRE-DEVELOPMENT STORM DRAINAGE PLAN

C300

SITE BENCHMARK
Bolt on Southwest Corne
(THH of Light Standard
Elevation=81.45

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## Gensler

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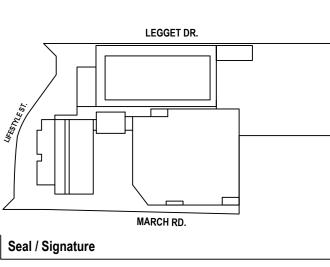
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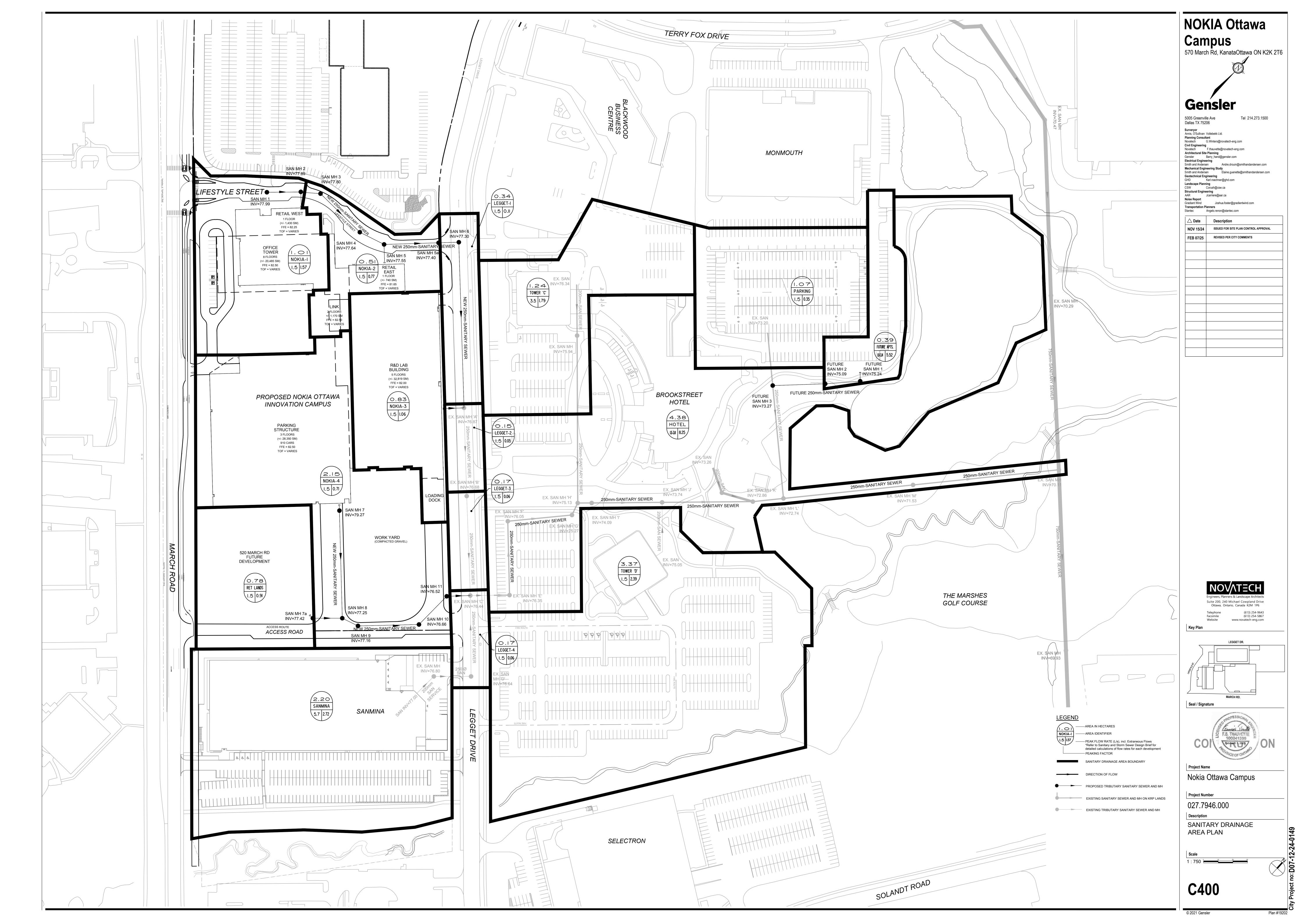
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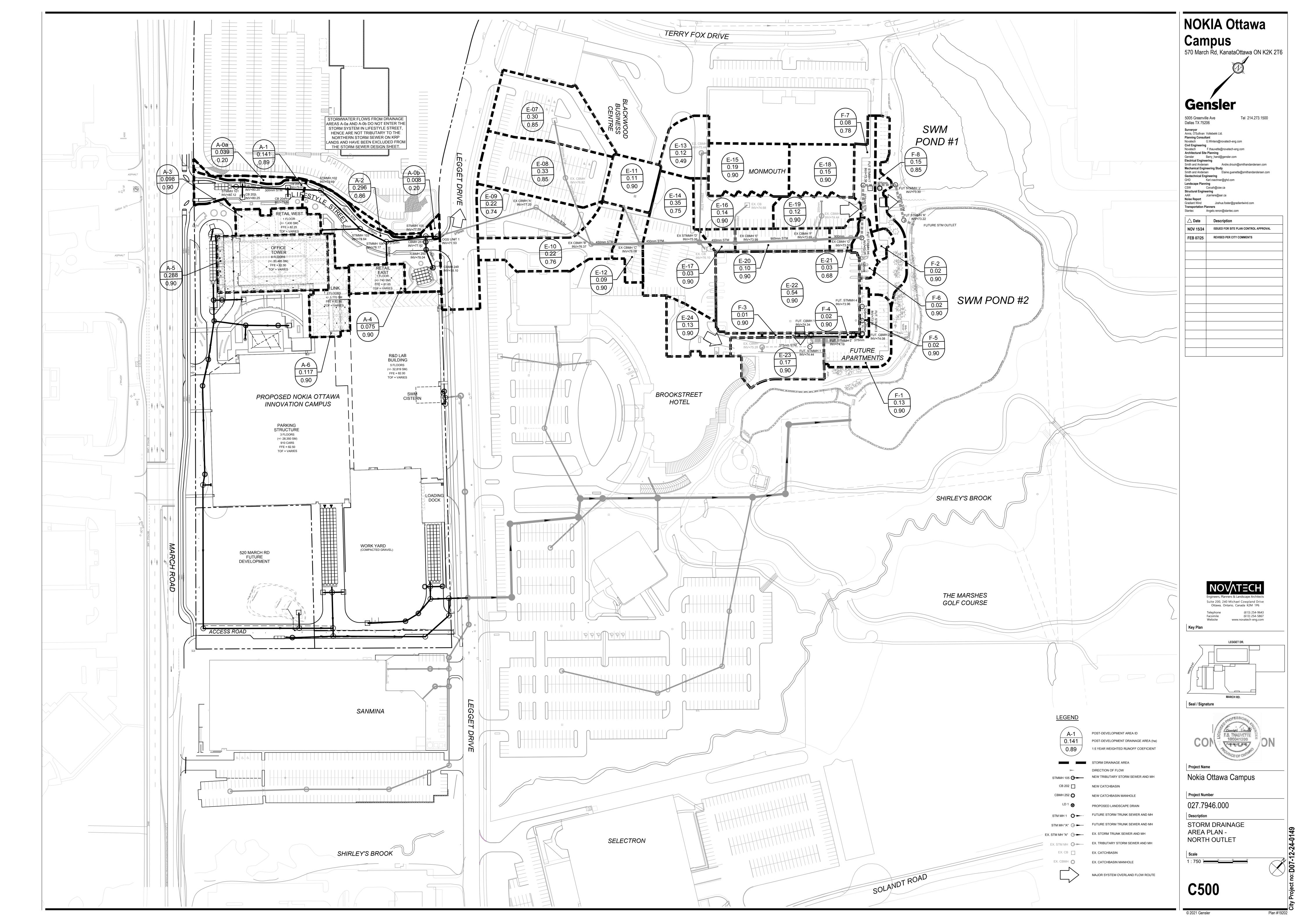
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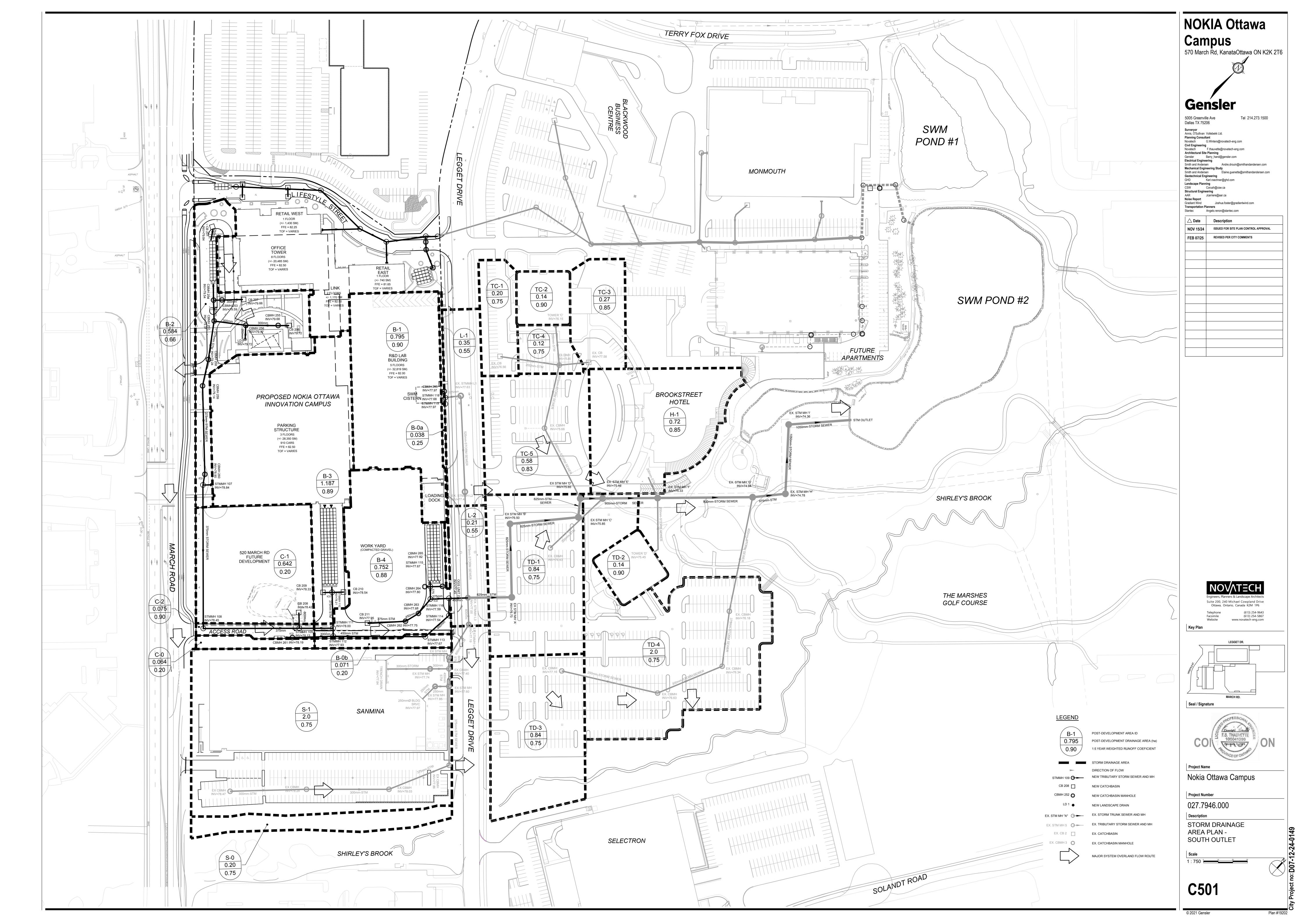
Description POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

C301

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#### LEGEND SAN MH 1 PROPOSED SANITARY MANHOLE AND SEWER CBMH 250 🔘 PROPOSED CATCHBASIN MANHOLE PROPOSED STORM MANHOLE AND SEWER CB 200 🔲 PROPOSED LANDSCAPE DRAIN THERMAL INSULATION FOR SHALLOW SEWERS

PROPOSED WATERMAIN / WATER SERVICE PROPOSED HYDRANT AND VALVE PROPOSED VALVE BOX VC ⊗ PROPOSED VALVE CHAMBER PROPOSED REDUCER PROPOSED BARRIER CURB (PER SC1.1)

ICD

PROPOSED DEPRESSED CURB (PER SC1.1) PROPOSED CURB CUT PROPOSED INLET CONTROL DEVICE

6.3m-300mmØ STM @ 0.35% -

'Q TR=78.90±

PROPOSED ELEVATION

TOP OF WM ELEVATION

STORM SEWER

INVERTS

SANITARY

SEWER INVERTS

**EXISTING** ELEVATION R

CHAINAGE 8

· 600mn9Ø WM · ·

1+020.30\_/ T/WM =77.17

STMMH 105

T/G=79.73

INV.NE=77.59

INV.SE=77.86

INV.SW=77.62

mØ STM @ 2.00%

# PROPOSED BUILDING ENTRANCE EXISTING CONCRETE CURB

EXISTING SANITARY MANHOLE EXISTING CATCHBASIN MANHOLE EXISTING STORM MANHOLE EXISTING CATCHBASIN EXISTING HYDRANT & VALVE

EXISTING TREES / VEGETATION EX UP \_\_\_\_\_\_ EXISTING UTILITY POLE C/W GUY WIRES EXISTING FENCE

#### REMOVALS FULL ASPHALT OVERLAY PER CITY STANDARD R10

ONE TRAVEL LANE TO BE MAINTAINED AT ALL TIMES

ONE TRAVEL LANE TO BE MAINTAINED AT ALL TIMES

INV.NE=77.40 / INV.NW=78.10 INV.SW=77.42 INV.SW=78.15

INV.SE+78.05

ON LEGGET DRIVE DURING CONSTRUCTION. ALL TRAVEL LANES TO BE MAINTAINED DURING NON-WORKING HOURS. PEDESTRIAN ACCESS TO BE

MAINTAINED AT ALL TIMES, PEDESTRIAN DETOURS

TR=78.60± 

113.20m - 250mmØ PVC DR 35 SAN @ 0.35%

#### **BENCHMARK NOTES:**

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PROVIDE FULL ROAD WIDTH ASPHALT OVERLAY, INCLUDING INTERSECTION OF LEGGET & PRIVATE FENTRANCES, PER CITY OF OTTAWA DETAIL R10. REFER TO AMENDED ROAD ACTIVITY BY-LAW 2003-445.

PROTECT AND MAINTAIN EXISTING LIGHT

THE LEGGET DRIVE ROW.

STANDARDS AND INFRASTRUCTURE IN

T/G=79.80

INV.NE=77.68 —

CBMH 266

T/G=79.78 \_\_\_

INV.NW=77.96

INV.SE=77.96

INV.SE=77.97

INV.SW=78.02

STM INI\/ =78 03 🔟

TR=78.20±

2.2m-300mmØ STM @ 0.50% —

1.0m-450mmØ STM @ 1.00%—//

LEGGET DRIVE U ( ) \ ( ) \ ( ) \ ( )

EX. SANMH 'B'

T/G=79.76

INV.SW=76.97±

TR=78.10±

65.60m - 525mmØ STM

@ 0.18%

60.16m - 250mmØ SAN

@ 0.30%

250mmØ SAN

T/WM =76.33

13.8m-200mmØ SAN @ 1.00%

SAN INV.=77.14

STMMH 119

INV.NW=77.97

INV.SW=78.02

STM INV.=78.03

- STORMIDRAINAGE FROM

└─4.1m-300mmØ STM @ 0.35%

R&D LAB WEEPING TILE ONLY

65.6m - 525mmØ STM @ 0.18%

INV.SW=77.55

T/G=79.69

TR=77.55±

250mmØ SAN

1+209.48 T/WM =76.27

72.39m - 525mmØ STM

@ 0.17%

68.00m - 250mmØ SAN

@ 0.29%

600mmØ STM

1+285.95\_\_/ T/WM =75.95

26.23m - 600mmØ STM

@ 0.46%

55.06m - 250mmØ SAN

@ 0.33%

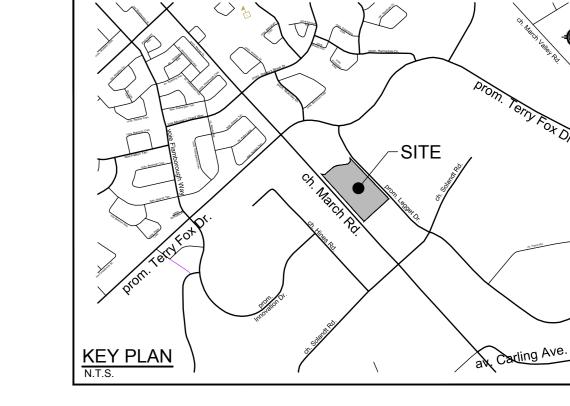
T/WM =76.07

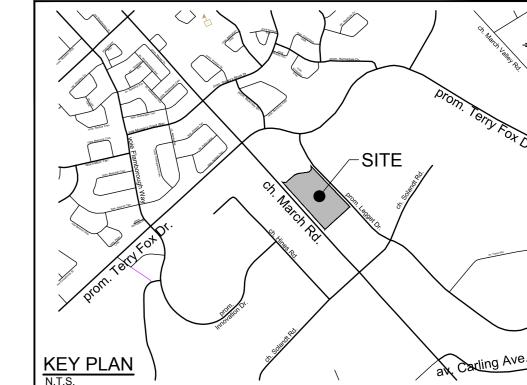
@ 0.33%

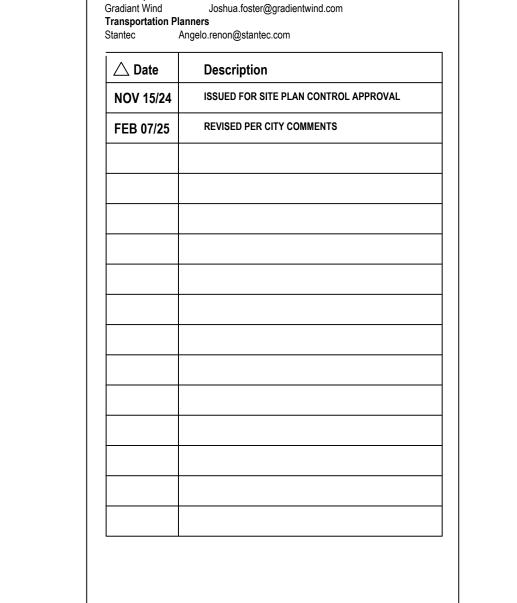
250mmØ SAN

DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING. 3. BENCHMARKS WERE PROVIDED ON THE TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 6 AND PART OF BLOCK 1 REGISTERED PLAN 4M-642 AND PART OF LOTS 8 AND 9 CONCESSION 4, GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN AND

VOLEBEKK LTD, SIGNED AND DATED FEBRUARY 20, 2022.







**NOKIA Ottawa** 

**BLOCK 6 AND** 

PART OF BLOCK 1

**CONCESSION 4** 

**REGISTERED PLAN 4M-642** 

Gensler

PART OF LOTS 8 AND 9

5005 Greenville Ave

Annis, O'Sullivan Vollebekk Ltd. Planning Consultant

Architectural Site Planning

Electrical Engineering

Smith and Andersen Mechanical Engineering Study

Geotechnical Engineering

Landscape Planning

Noise Report

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Dallas TX 75206

Surveryor

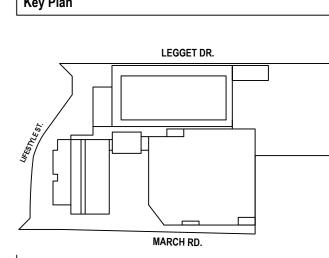
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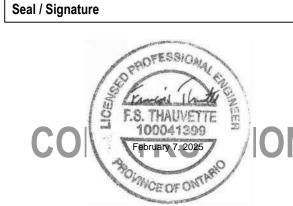
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Smith and Andersen Elaine.guenette@smithandandersen.com







Nokia Ottawa Campus

Project Number

027.7946.000

Description PLAN AND PROFILE LEGGET DRIVE STATION 1+000 TO 1+310