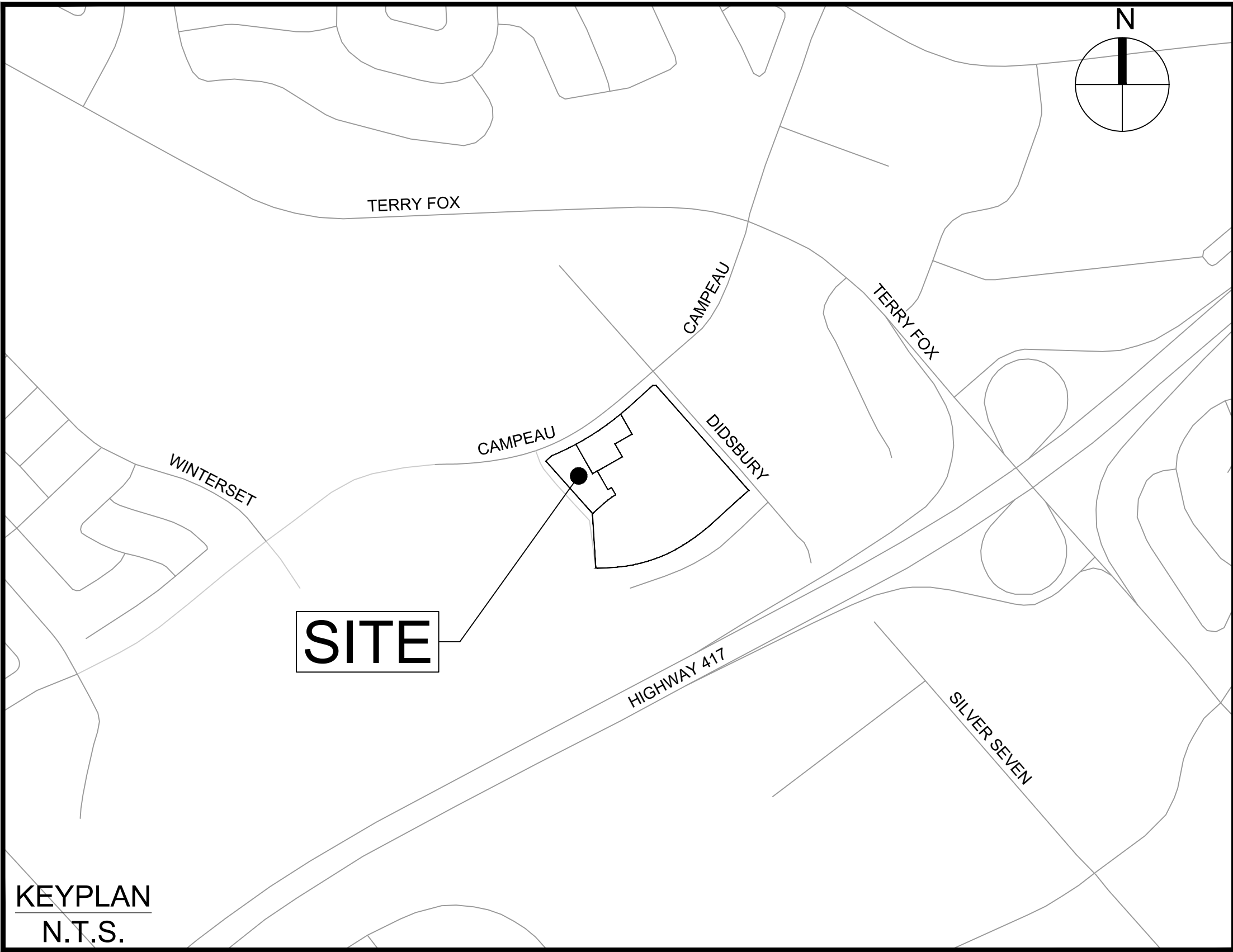


8201 CAMPEAU DRIVE



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Drawing List Table	
Sheet Number	Sheet Title
000	COVER
001	GENERAL PLAN OF SERVICES
010	NOTES & LEGEND
100	J WAY
200	GRADING PLAN
400	SANITARY DRAINAGE AREA PLAN
500	STORM DRAINAGE AREA PLAN
900	SEDIMENT - EROSION PLAN

CONTRACT NO. 30282806

WATERMAIN SCHEDULE					
	Station	Description	Finished Grade	Top of Watermain	As Built Watermain
A	0+000.00	TEE	95.870	93.270	
	0+003.59	V/B	95.830	93.430	
B	0+073.53	BLDG B	96.460	94.060	

Date 2025-07-18

CROSSING SCHEDULE

1	200 mm ø W/M	0.620 m	CLEARANCE OVER	250 mm ø SAN
2	200 mm ø W/M	0.500 m	CLEARANCE OVER	825 mm ø STM
3	375 mm ø STM	0.900 m	CLEARANCE OVER	250 mm ø SAN
4	375 mm ø STM	0.430 m	CLEARANCE OVER	200 mm ø W/M
5	200 mm ø W/M	0.270 m	CLEARANCE OVER	250 mm ø SAN
6	250 mm ø STM	1.240 m	CLEARANCE OVER	250 mm ø SAN
7	250 mm ø STM	0.830 m	CLEARANCE OVER	200 mm ø W/M
8	250 mm ø STM	1.670 m	CLEARANCE OVER	250 mm ø SAN
9	250 mm ø STM	0.700 m	CLEARANCE OVER	200 mm ø W/M



CLIENT

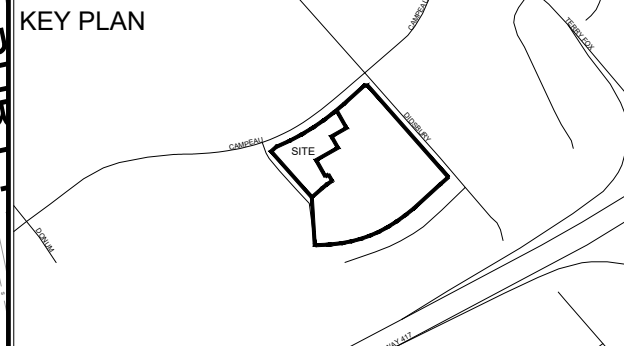
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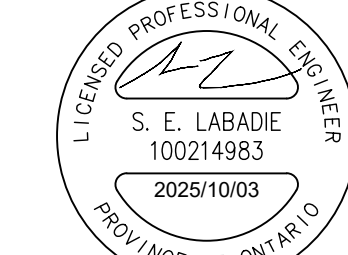
ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2025-07-18
2	SUBMISSION 2 FOR CITY REVIEW	2025-10-03

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



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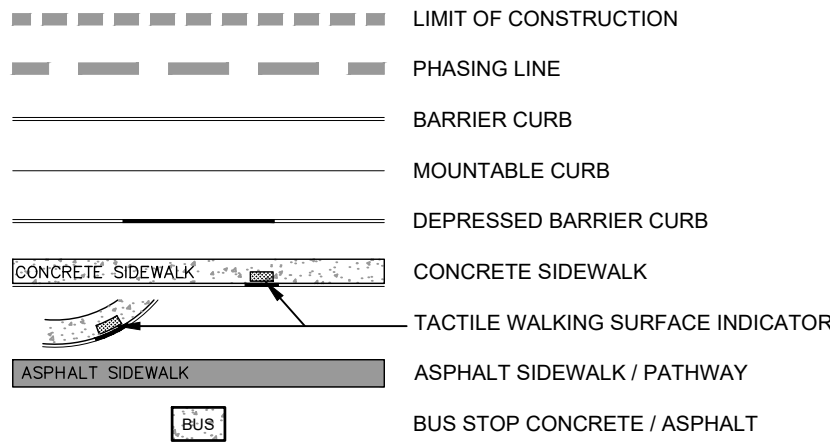
PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806
DRAWN BY:
C.C.
CHECKED BY:
T.B.
PROJECT MGR:
S.L.
APPROVED BY:
S.L.

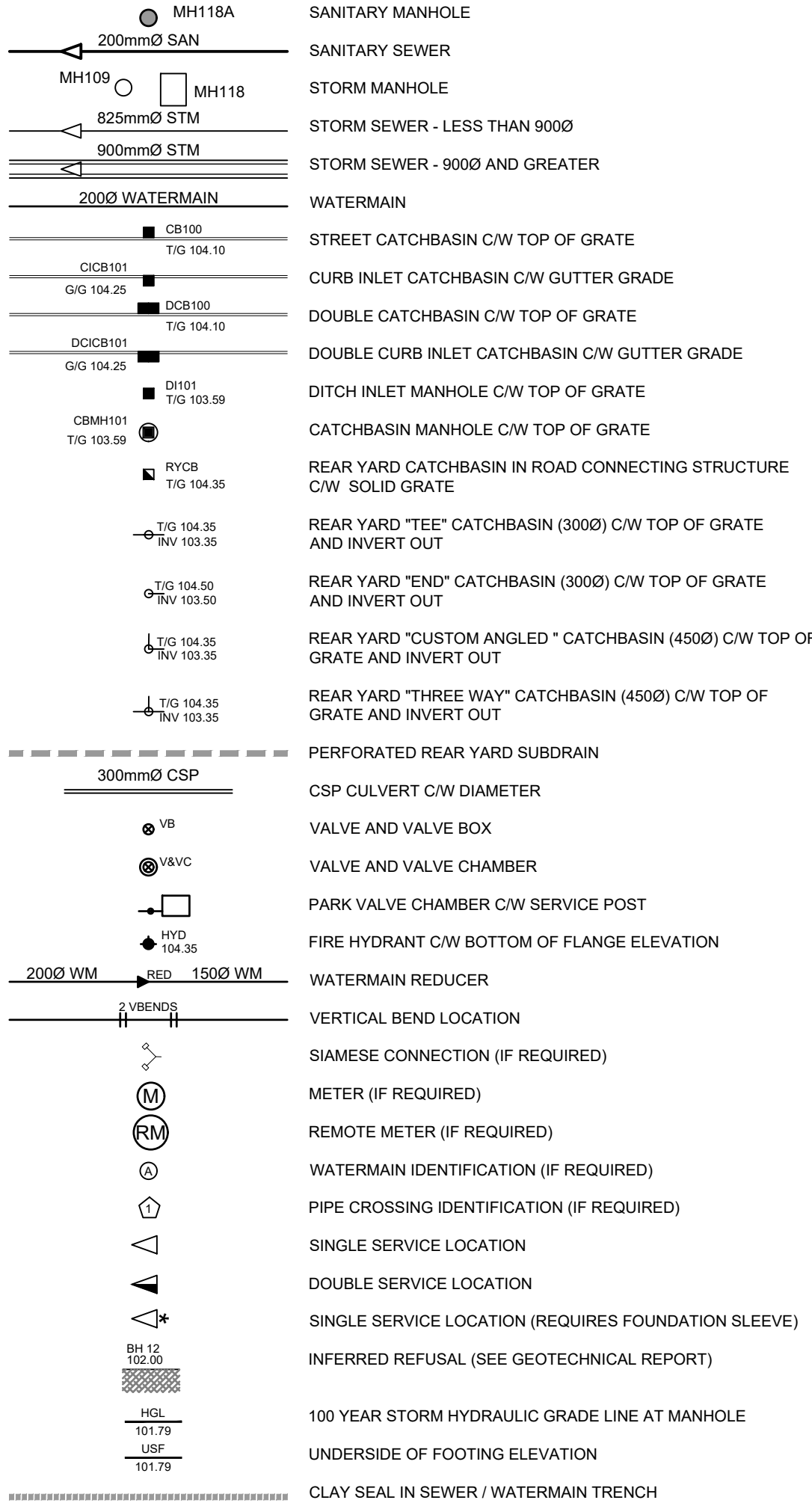
SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER
001
ISSUE
2

GENERAL LEGEND



SERVICING 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 SHOW 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 PG6934-1 PREPARED BY PATERSON GROUP.

ACCESS LANES AND HEAVY LOADING AREA: (540mm)

40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
300mm	- OPSS GRANULAR "B" TYPE II
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY FARLEY, SMITH & DENIS SURVEYING Ltd. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY ARCADIS
- 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.
- 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 CATCHBASINS AND CURB INLET CATCHBASINS 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 IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS)
- 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.

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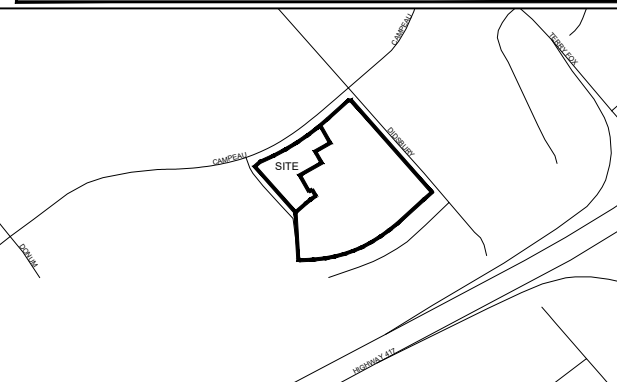
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PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806

DRAWN BY:
C.C.

CHECKED BY:
T.B.

PROJECT MGR:
S.L.

APPROVED BY:
S.L.

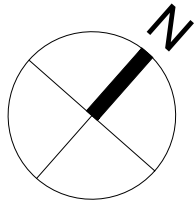
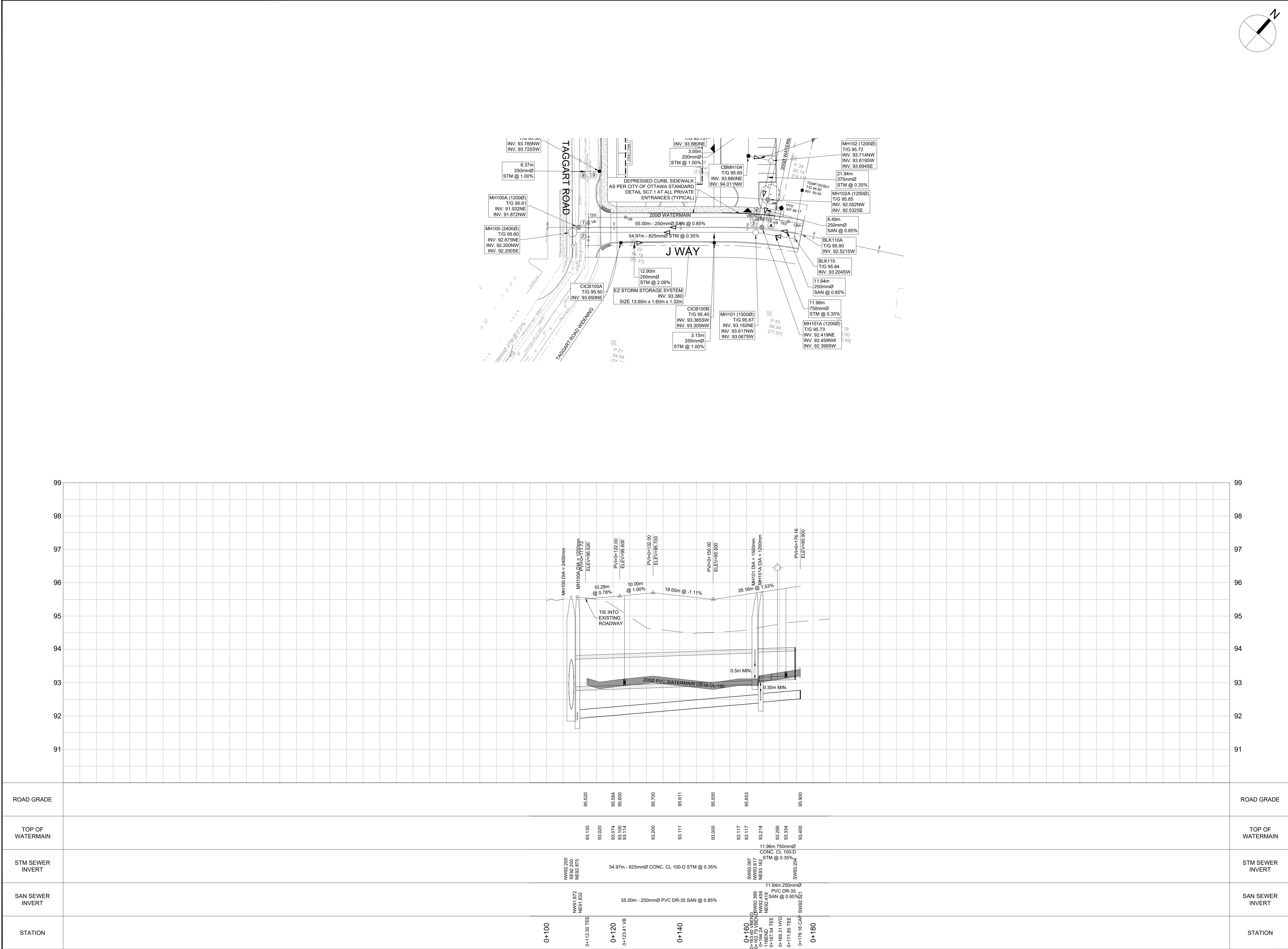
SHEET TITLE
NOTES & LEGEND

SHEET NUMBER

010

ISSUE

2



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KEY PLAN

CONSULTANTS

H 1:500 0 5 10 15 20m

V 1:50 0 0.5 1 1.5 2.5m

SEAL

PROJECT

8201 CAMPEAU DRIVE

PROJECT NO:

30282806

DRAWN BY:

C.C.

CHECKED BY:

T.B.

PROJECT MGR:

S.L.

APPROVED BY:

S.L.

SHEET TITLE

J WAY

SHEET NUMBER

100

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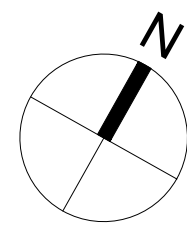
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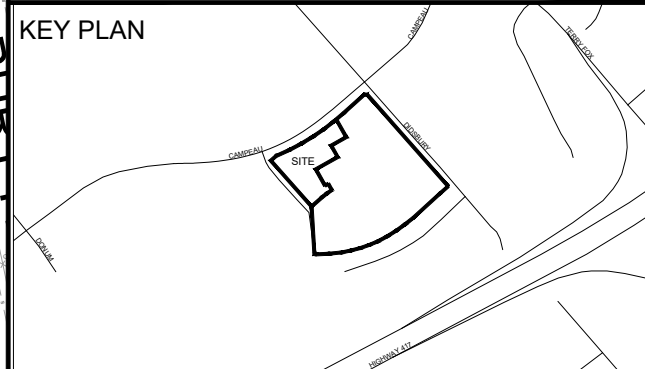
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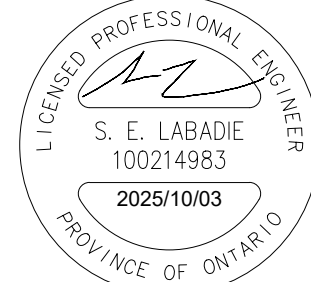
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PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806

DRAWN BY
C.C.

CHECKED BY:
T.B.

PROJECT M
S.L.

APPROVED BY
S.L.

SHEET TITLE	GRADING PLAN
-------------	--------------

SHEET NUMBER

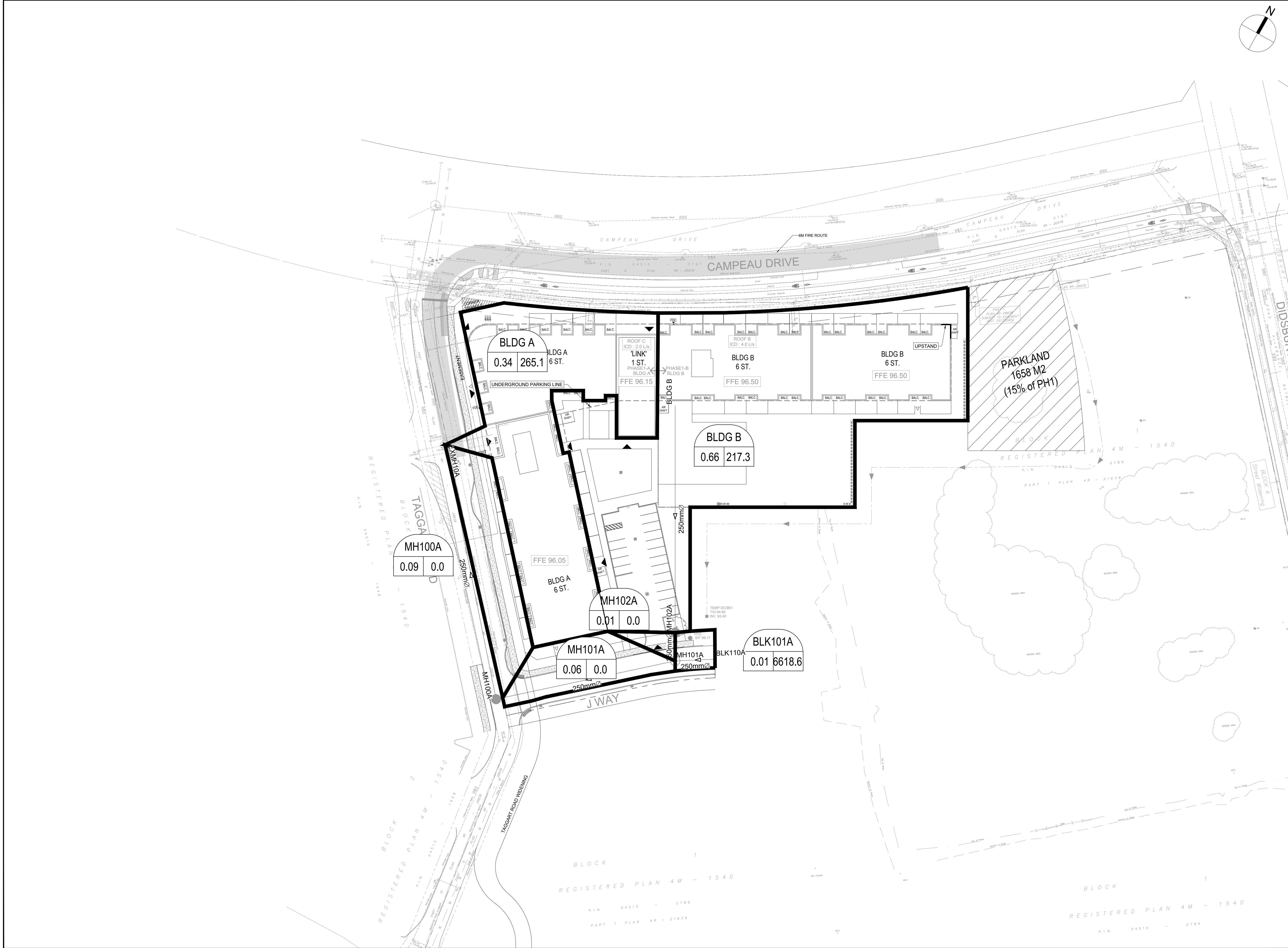
200

ISSU

2

SCALE CHECK: 1 in = 10mm

Location: C:\Users\petipam64
D07-XX-XX-XXXX



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KEY PLAN

CONSULTANTS

1:500

SEAL

LICENSÉ PROFESSIONNEL INGÉNIEUR
S. E. LABADIE
100214983
2025/10/03
PROVINCE OF ONTARIO

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PROJECT

8201 CAMPEAU DRIVE

PROJECT NO:

30282806

DRAWN BY:

C.C.

CHECKED BY:

T.B.

PROJECT MGR:

S.L.

APPROVED BY:

S.L.

SHEET TITLE

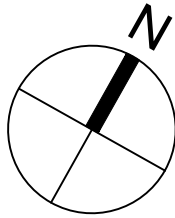
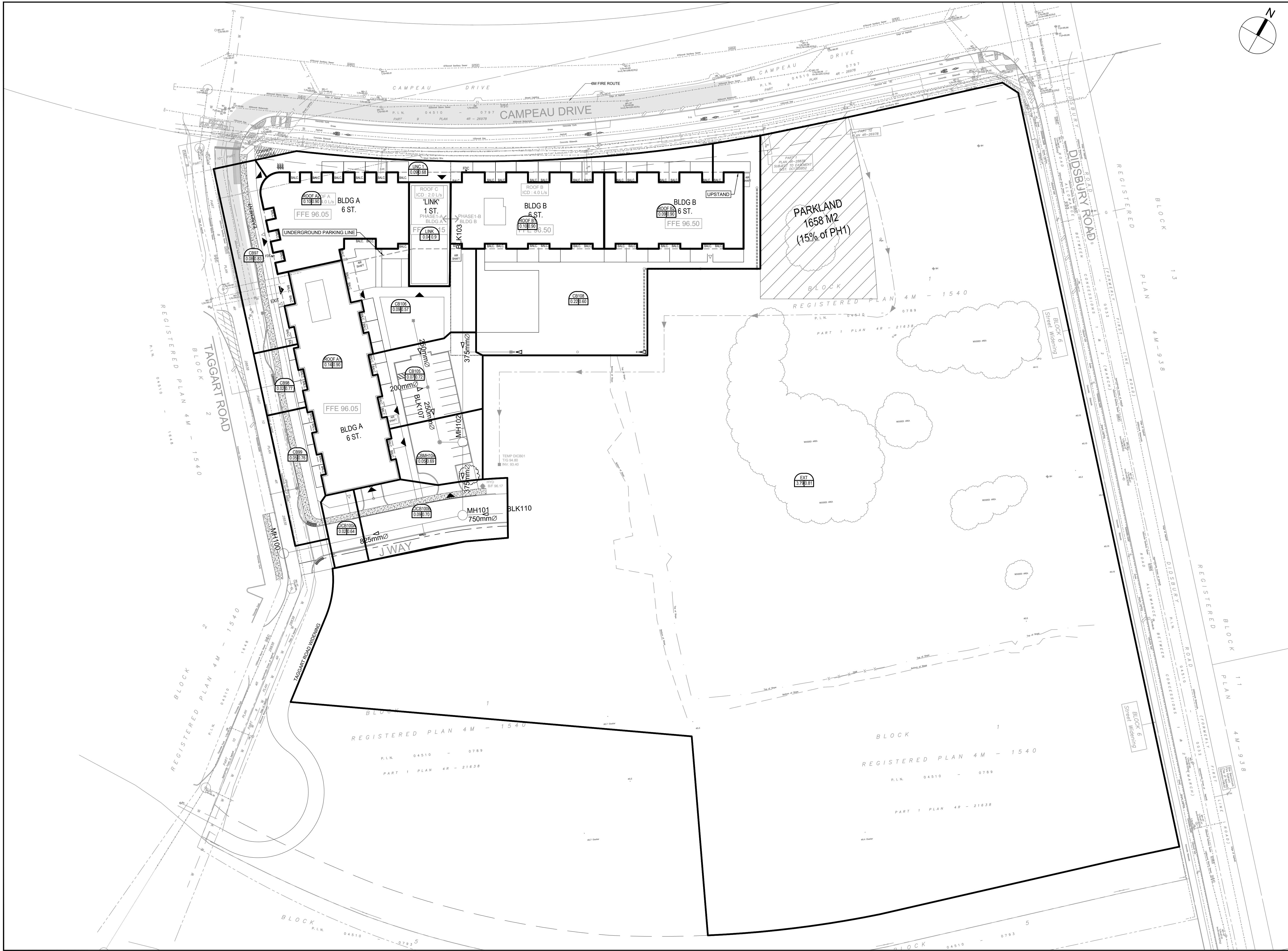
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER

400

ISSUE

2



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KEY PLAN

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1:500
0 5 10 15 20m

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PROJECT

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PROJECT NO:

30282806

DRAWN BY:

C.C.

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PROJECT MGR:

S.L.

APPROVED BY:

S.L.

SHEET TITLE

STORM DRAINAGE AREA PLAN

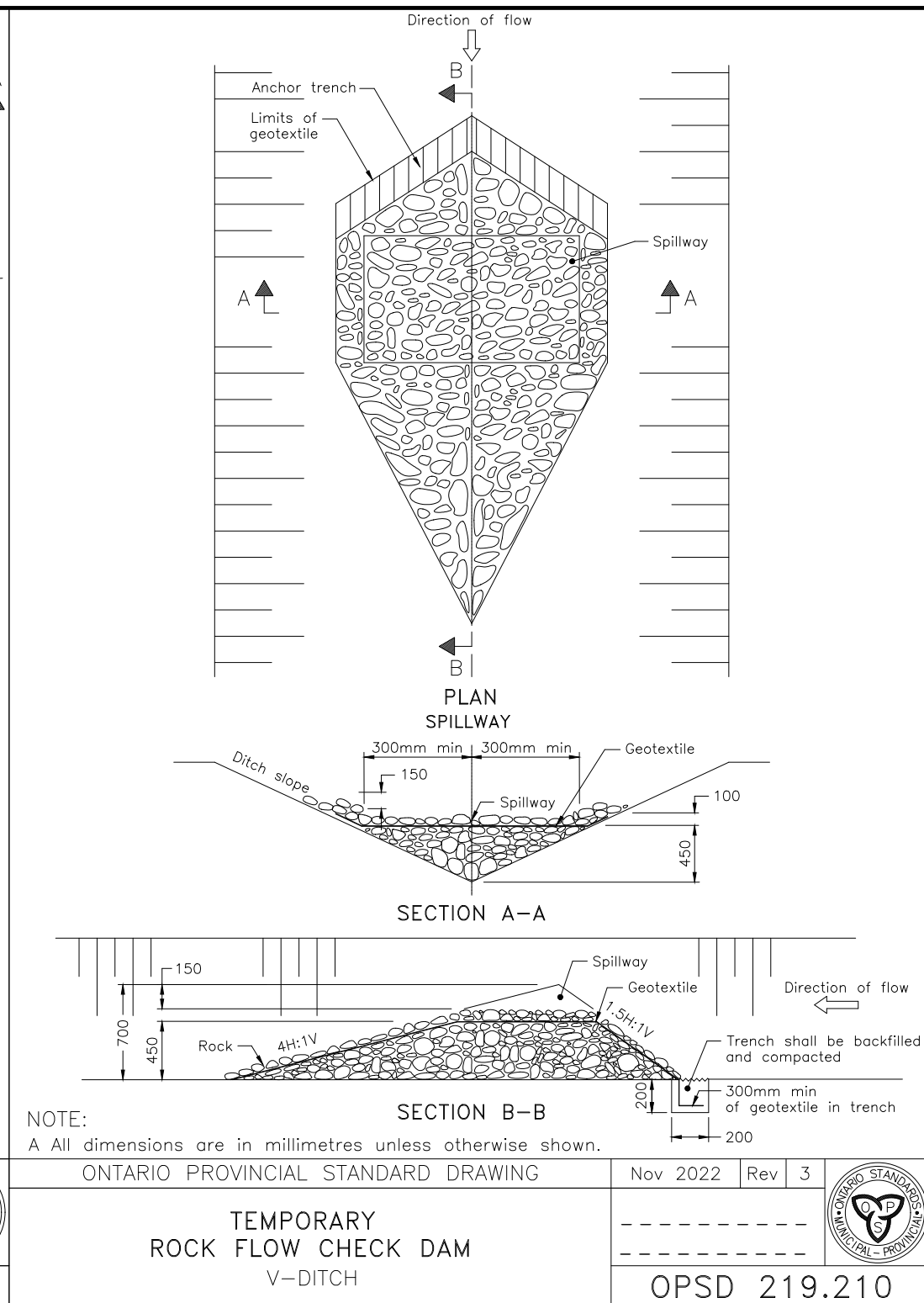
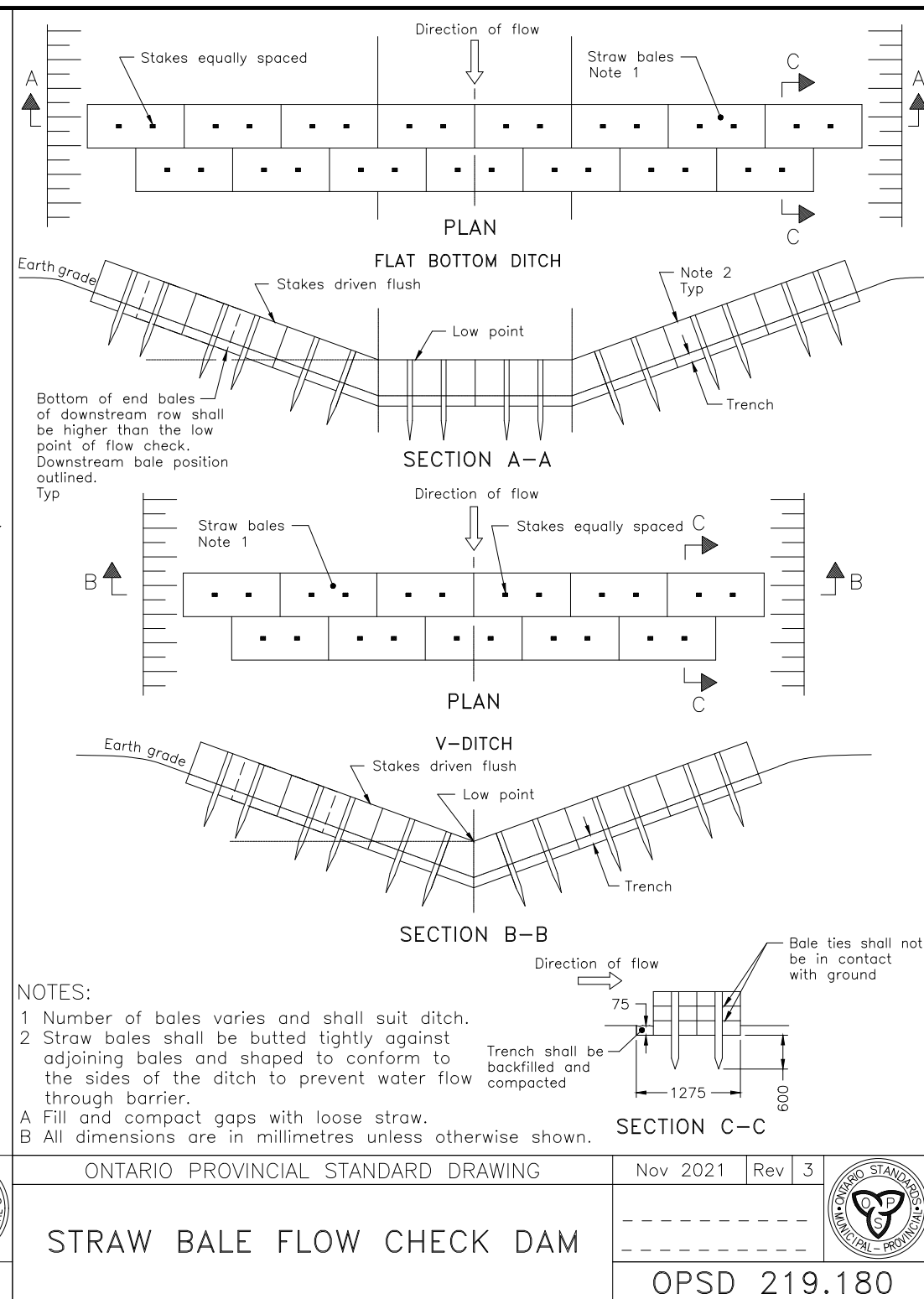
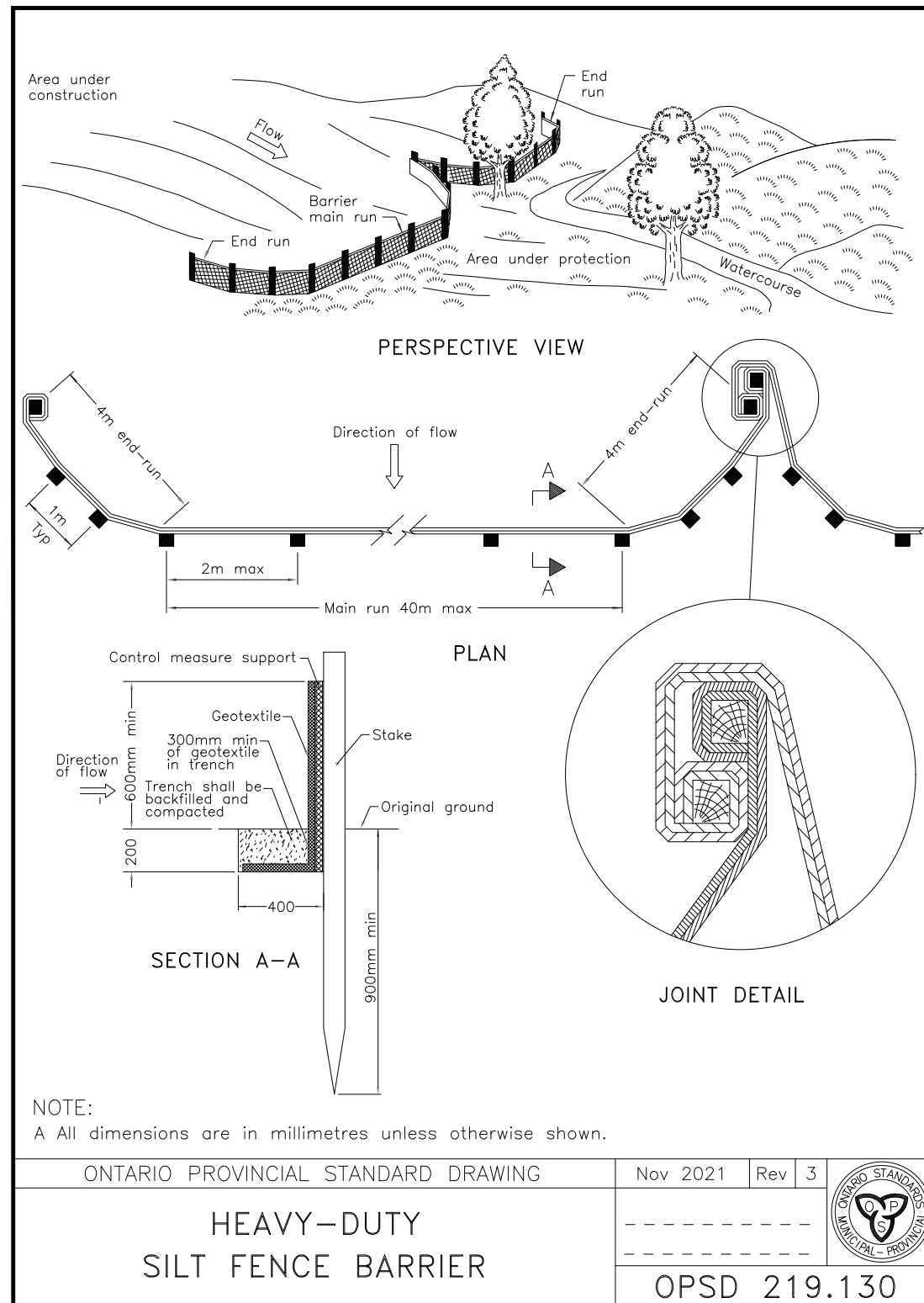
SHEET NUMBER

500

ISSUE

2

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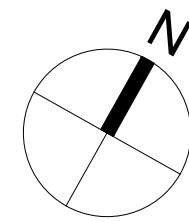


NOTES:

- 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.
- 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.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET C/S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- 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.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- FILTER CLOTH PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



CLIENT

8201 CAMPEAU DRIVE INC.

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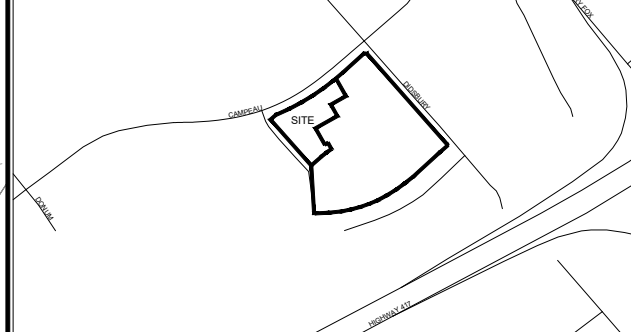
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ISSUES

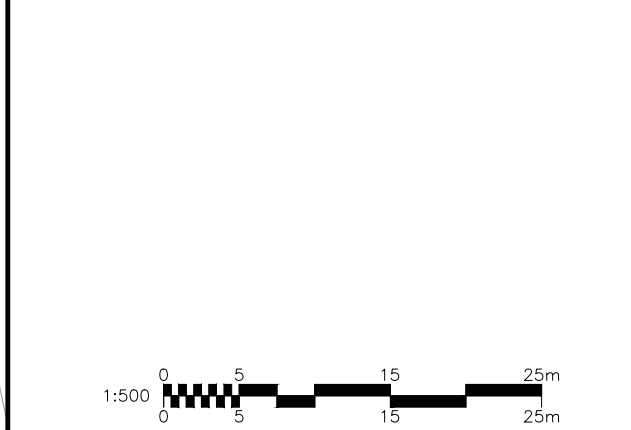
No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2025-07-18
2	SUBMISSION 2 FOR CITY REVIEW	2025-10-03

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

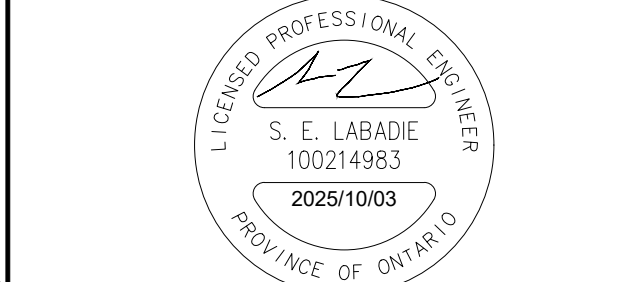
KEY PLAN



CONSULTANTS



SEAL



ARCADIS

333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
8201 CAMPEAU DRIVE

PROJECT NO:
30282806

DRAWN BY:
C.C.

PROJECT MGR:
S.L.

CHECKED BY:
T.B.

APPROVED BY:
S.L.

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER
900

ISSUE
2

