

#### GENERAL NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.



**KEY PLAN**  
NTS

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#### REVISION TABLE

REV.	DESCRIPTION	DRAWN APP'D. DATE
0	PRELIMINARY DESIGN	DL JS OCT 17, 2025
1	1st REVISION AS PER COMMENT	DL JS OCT 24, 2025
2	2nd REVISION AS PER COMMENT	DL JS OCT 29, 2025

#### ISSUE TABLE

TO	FOR	DATE
SUNCOR	FOR REVIEW	22 OCT '25
SUNCOR	FOR REVIEW	24 OCT '25
SUNCOR	FOR REVIEW	30 OCT '25
CITY	FOR SPA	17 DEC '25

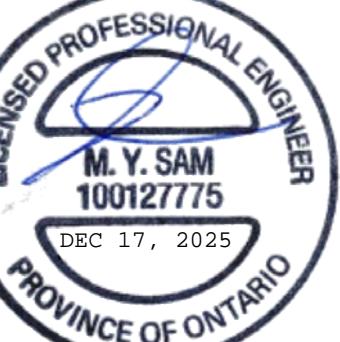
#### LEGEND

EXISTING ELEVATION  
EXISTING CATCHBASIN  
EXISTING MANHOLE  
PROPOSED SLOPE  
FLUSH WITH FINISH GRADE  
ABOVE FINISH GRADE  
PROPOSED ELEVATION  
MATCH EXIST. ELEVATION  
PROP. ELE. (CURB TOP)  
PROP. ELE. (CURB BOTTOM)  
NEW CATCHBASIN  
NEW C.B./M.H.  
NEW MANHOLE  
PROPERTY LINE  
RIDGE LINE  
OVERLAND FLOW  
SURFACE PONDING AREA  
EX. EASEMENT

#### METRIC

ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.. CONTRACTOR TO CHECK, VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.

#### SEAL



#### NOTES

BEARINGS AND MTM GRID, DERIVED BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83 (CSRS) (2010.0)

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999907

ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF OTTAWA BENCH MARK 00119883075, HAVING PUBLISHED ELEVATION OF 90.612 METRES

#### CONSULTANT



J + B ENGINEERING INC.

1000 CENTURION DR.

SUITE 200, 11TH FLOOR, SW

MARSHAM, ON L3R 5N8

416 229 2336

403 355 2295



PETRO-CANADA

A Suncor Energy Business

DRAWING TITLE:

#### GRADING PLAN

#### EX. INFORMATION NOTES

INFORMATION REGARDING EXISTING STORM, SANITARY AND WATER EXTRACTED FROM PROJECT PART OF LOT 6 CONCESSION 2 DWG #24-10-007-04, DATED 2024-02-26 BY J.D. BARNEs LTD AND FROM PROJECT 101048-0 DWG #101048-GP, DATED APRIL 2002 BY NOVATECH ENGINEERING CONSULTANTS LTD.

#### PROJECT:

4000 RIVERSIDE DRIVE

@ HUNT CLUB DRIVE

OTTAWA, ON

#### CAD INFO.:

DRAWN BY: SHEET SIZE: D (559 x 864)

DRAWING SCALE: 1:250

PETRO-CANADA

250272

CONSULTANT: —

#### PLOT SCALE:

1:1

#### PLOT DATE:

—

#### PLOT CONFIGURATION:

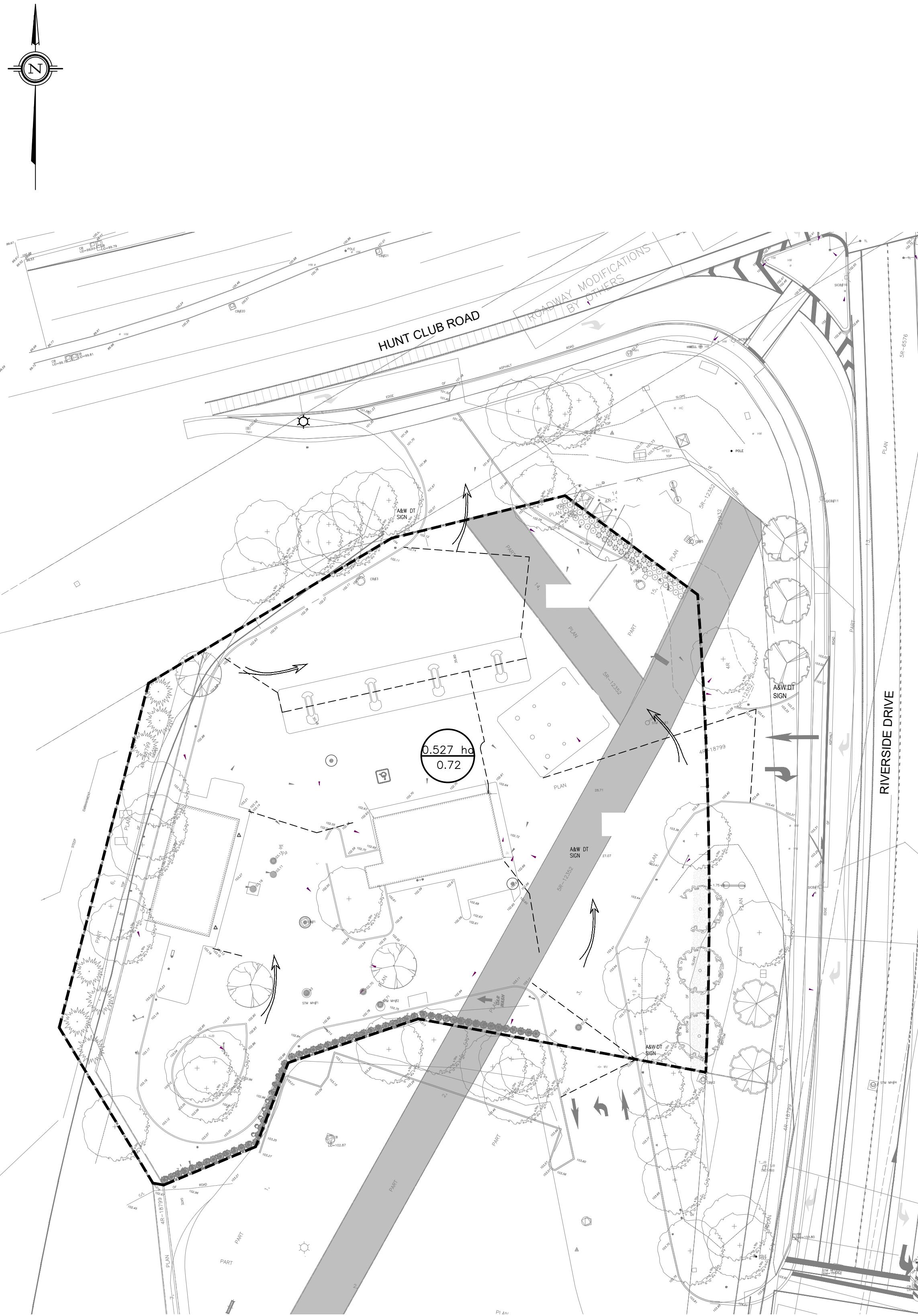
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STD No./OUTLET No. 35197

Sheet No. P300

#### REVISION TABLE

REV.	DESCRIPTION	DRAWN APP'D. DATE
3	REVISED AS PER SITE PLAN	DL JS DEC 17, 2025



CONTROLLED SUB-CATCHMENTS= (DRAIN CATCHMENT A+B+C+D+E+F+G+H+I)	sq.m. 10.67
UNCONTROLLED SUB-CATCHMENTS=	sq.m. 5.75
EXISTING CONTROLLED FLOW RATE= (VIA EX.165mm ORIFICE)	cu.m/s. 0.2177
PROPOSED CONTROLLED FLOW RATE=	cu.m/s. 0.2159

EXISTING STORAGE VOLUME (100 YEAR EVENT)		PROPOSED STORAGE VOLUME (100 YEAR EVENT)	
CATCH BASINS AND MANHOLES	cu.m. 18.05	CATCH BASINS AND MANHOLES	cu.m. 33.94
UNDERGROUND CONDUIT	cu.m. 16.31	UNDERGROUND CONDUIT	cu.m. 20.62
SURFACE PONDING VOLUME	cu.m. 24.05	SURFACE PONDING VOLUME	cu.m. 16.82
TOTAL REQUIRED	cu.m. 57.10	TOTAL REQUIRED	cu.m. 55.21
TOTAL PROVIDED	cu.m. 58.41	TOTAL PROVIDED	cu.m. 71.38



KEY PLAN  
NTS

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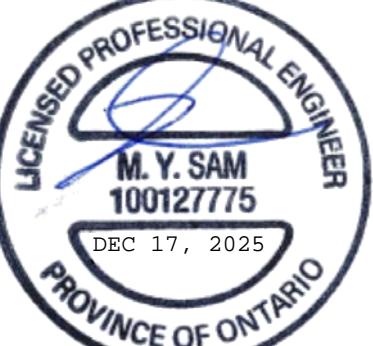
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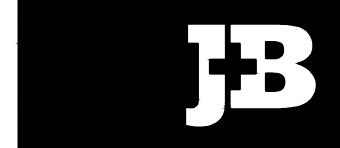
METRIC

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SEAL



CONSULTANT



J + B ENGINEERING INC.

10012775  
DEC 17, 2025

PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER

M. Y. SAM

10012775

DEC 17, 2025

PETRO-CANADA

A Suncor Energy Business

DRAWING TITLE:

PRE VS POST DRAINAGE PLAN

PROJECT:

4000 RIVERSIDE DRIVE  
@ HUNT CLUB DRIVE  
OTTAWA, ON

CAD INFO.:

DRAWN BY: SHEET SIZE: D (559 x 864)

DRAWING SCALE: 1:400 PETRO-CANADA 250272

CONSULTANT: —

DATE DRAWN: 2025-07-30 PLOT SCALE: 1:1

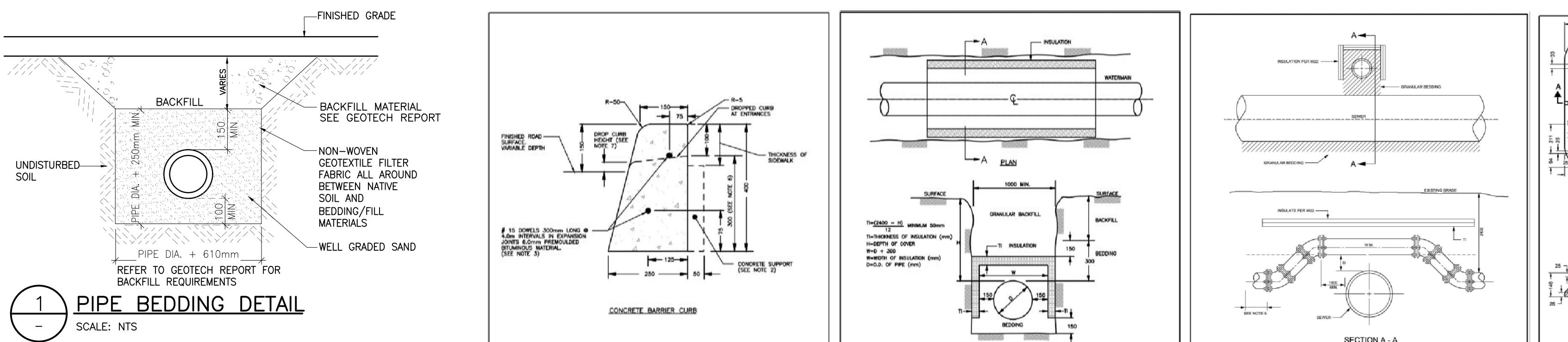
CHECKED BY: PLOT DATE: —

APPROVED BY: JS PLOT CONFIGURATION: —

STD No./OUTLET No. SHEET No. 35197 P303

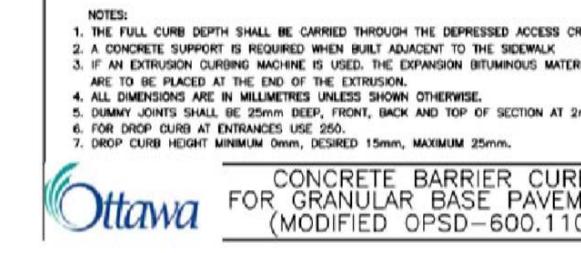
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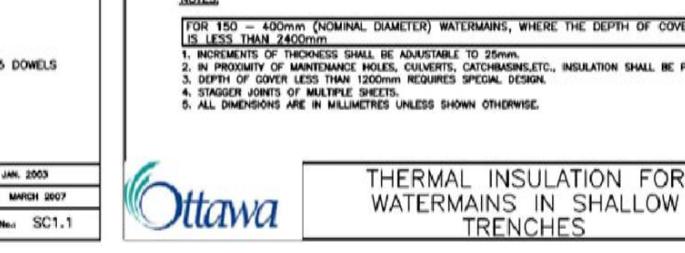


### 1 PIPE BEDDING DETAIL

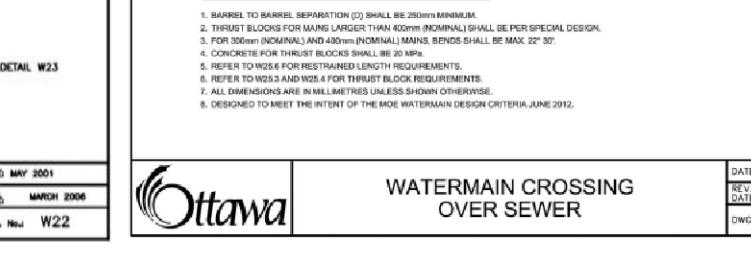
SCALE: NTS



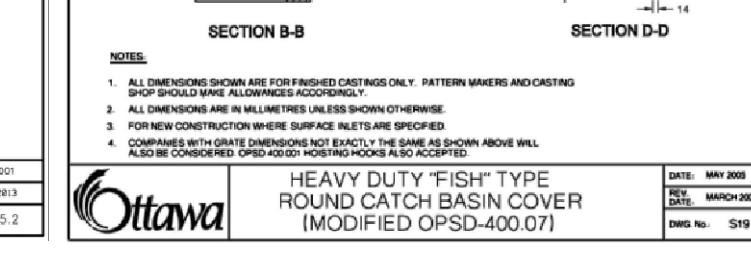
CONCRETE BARRIER CURB  
FOR GRANULAR BASE PAVEMENT  
(MODIFIED OPSD-600.110)



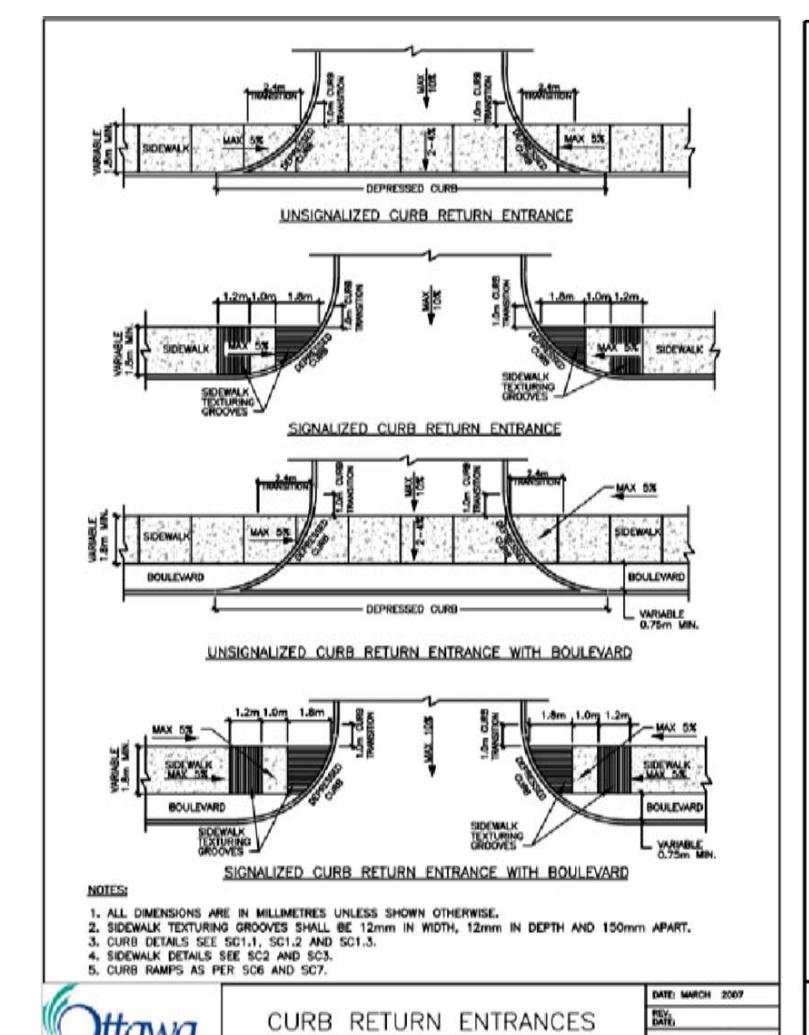
OTTAWA  
THERMAL INSULATION FOR  
WATERMAIN IN SHALLOW  
TRENCHES



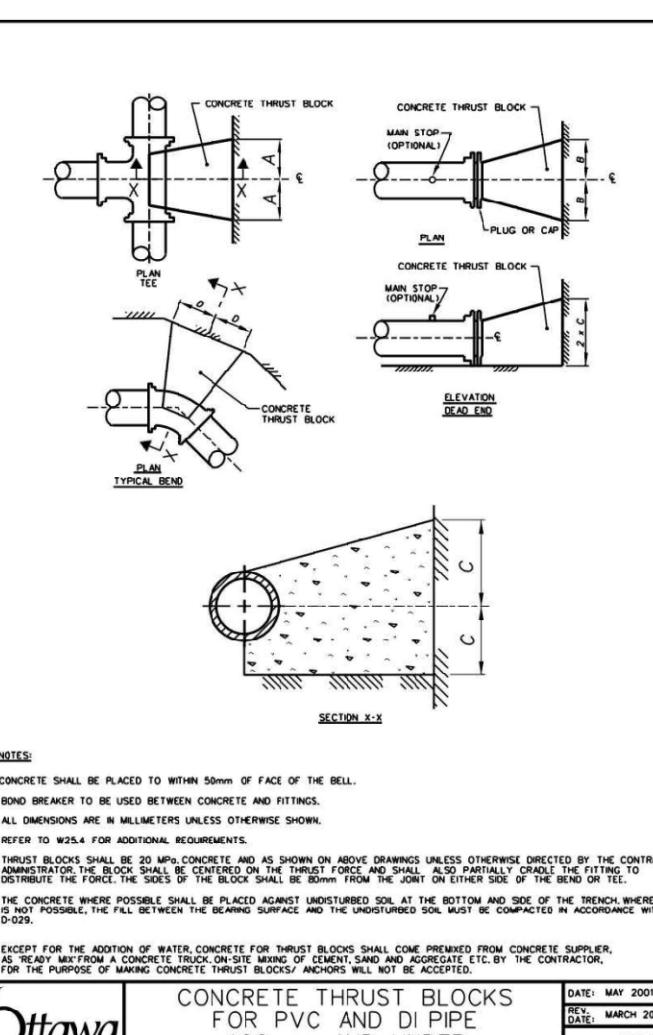
OTTAWA  
WATERMAIN CROSSING  
OVER SEWER



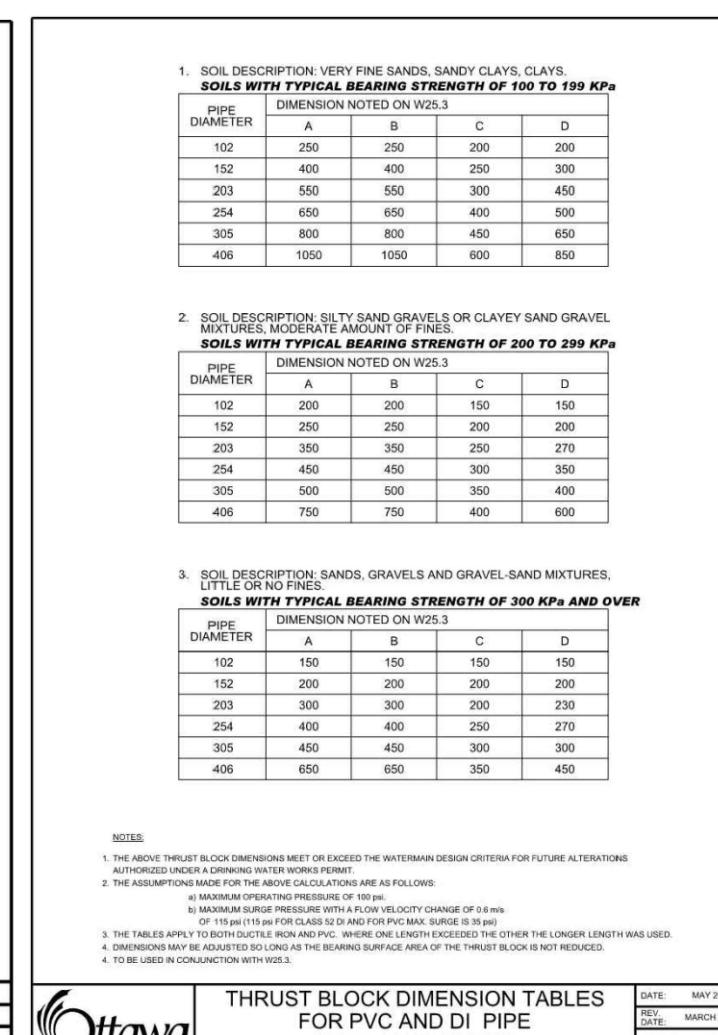
OTTAWA  
HEAVY DUTY 'FISH' TYPE  
ROUND CATCH BASIN COVER  
(MODIFIED OPSD-400.07)



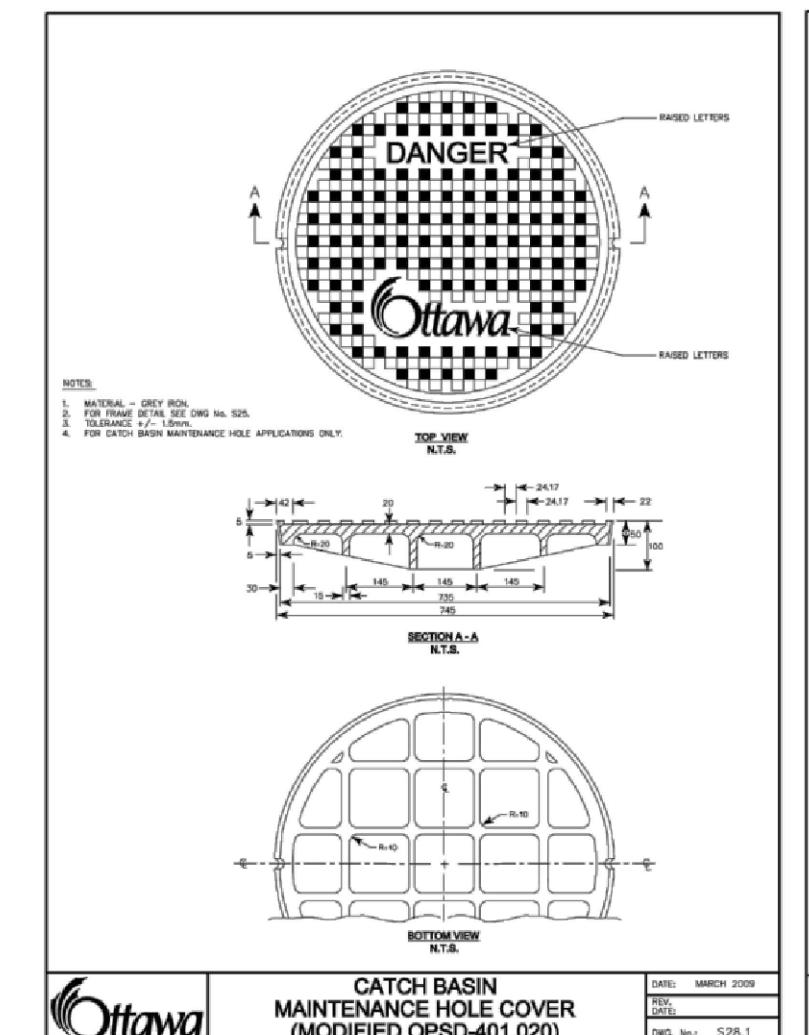
OTTAWA  
CURB RETURN ENTRANCES



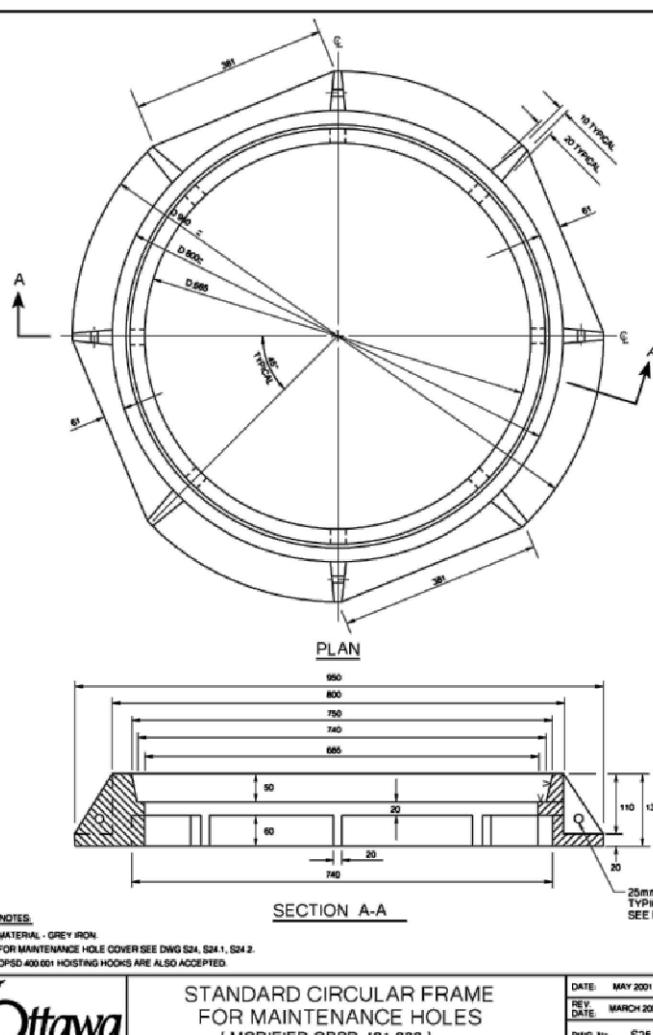
OTTAWA  
CONCRETE THRUST BLOCKS  
FOR PVC AND DI PIPE  
400mm AND UNDER



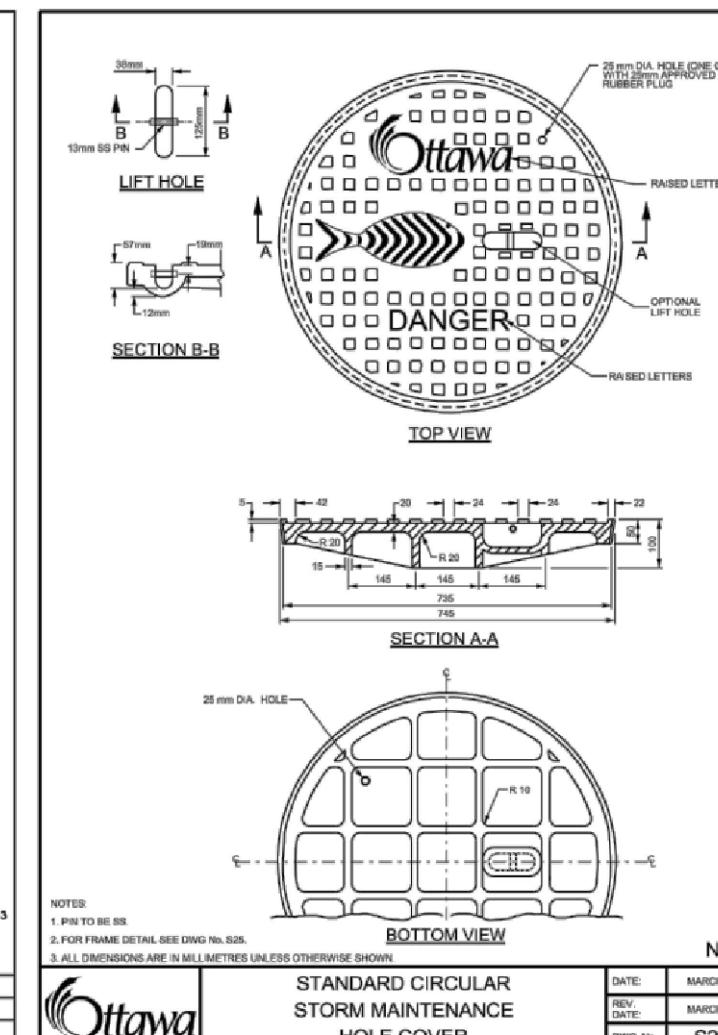
OTTAWA  
THRUST BLOCK DIMENSION TABLES  
FOR PVC AND DI PIPE  
400mm AND UNDER



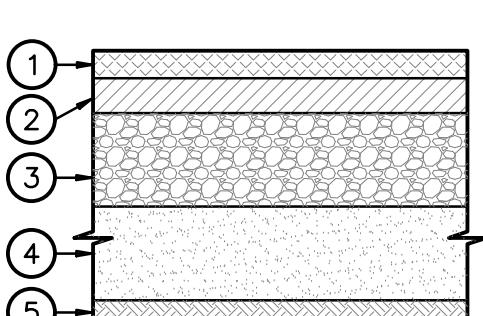
OTTAWA  
CATCH BASIN  
MAINTENANCE HOLE COVER  
(MODIFIED OPSD-401.020)



OTTAWA  
STANDARD CIRCULAR  
STORM MAINTENANCE  
HOLE COVER



OTTAWA  
PAVING SCHEDULE



2 TYP. SECTION THROUGH PAVEMENT

SCALE: NTS

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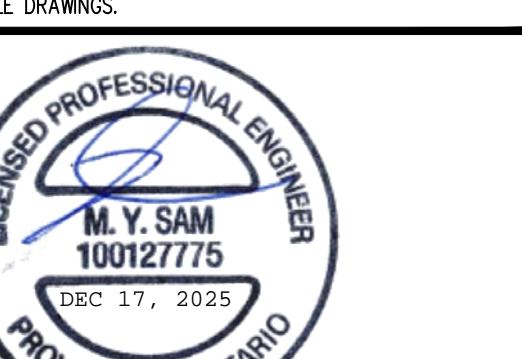
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### CONSULTANT



DRAWING TITLE:

### NOTES AND DETAILS

#### GRADING AND SERVICES NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT WHERE APPLICABLE.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- CONTROL MANHOLES ARE TO BE BENCHED TO THE INVERTS.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- STANDARD DRAWINGS OF THE CITY CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
- ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER CITY'S REQUIREMENTS.
- MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
- CONSTRUCT PAVEMENT AS SPECIFIED. SEE PAVEMENT STRUCTURE DETAILS 1/P-304.
- ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB TO CITY STANDARDS. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
- ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.
- THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
- THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A "ROAD CUT PERMIT" FROM THE CITY BEFORE COMMENCING ANY WORK ON THE CITY'S ROAD ALLOWANCE.
- WHEN THE DEPTH OF THE COVER OVER THE PROP, SANITARY OR STORM SEWERS IS LESS THAN 2.0m SEWER LINES ARE TO BE INSULATED. THE INSULATION TO BE STYROFOAM BRAND H.I. TYPE IV OR EQUAL.

PROJECT:

4000 RIVERSIDE DRIVE  
@ HUNT CLUB DRIVE  
OTTAWA, ON

CAD INFO.:

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CONSULTANT:	PETRO-CANADA 250272
PLOT SCALE:	1:1
PLOT DATE:	
PLOT CONFIGURATION:	
STD No./OUTLET No.	SHEET No. 35197
PLOT CONFIGURATION:	P304