



**re: Grading & Site Servicing Plan Review**  
**Proposed Development**  
**2300 Bank Street - Ottawa, Ontario**  
**to: Trinity – Mr. Robert Wells – [rwells@trinity-group.com](mailto:rwells@trinity-group.com)**  
**date: April 14, 2026**  
**file: PG7467-MEMO.01**

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Further to your request, Paterson Group (Paterson) prepared this memo to document our Grading Plan Review for the proposed development to be located at the subject site. This memo should be read in conjunction with the current Geotechnical Investigation Report (No. PG7467-1 Revision 1 dated December 18, 2025).

In summary, Section 5.3 of this report provides a permissible grade restriction (PGR) of **1.0 m** for grading at the subject site.

### **Available Information**

During the preparation of this memo, Paterson reviewed the following documents prepared by D.B. Gray Engineering Inc.:

- Site Servicing Plan – Drawing No. C-1, Revision 3 dated April 9, 2026.
- Grading Plan and Erosion & Sediment Control Plan – Drawing No. C-3, Revision 3 dated April 9, 2026.

### **Grading Plan Review**

Based on our review of the Grading Plan, the proposed grading at the subject site does not exceed the permissible grade raise restriction of **1.0 m**. Therefore, the proposed grading is acceptable, from a geotechnical perspective.

### **Site Servicing Plan Review**

Many of the existing and proposed servicing pipes do not have sufficient soil cover of 2.1 m over the obverts of the pipes. Therefore, insulation of these pipes is recommended, which is illustrated on the attached drawing C-1.





We trust that this information satisfies your immediate requirements.

Best Regards,

**Paterson Group Inc.**

Scott S. Dennis, P.Eng.

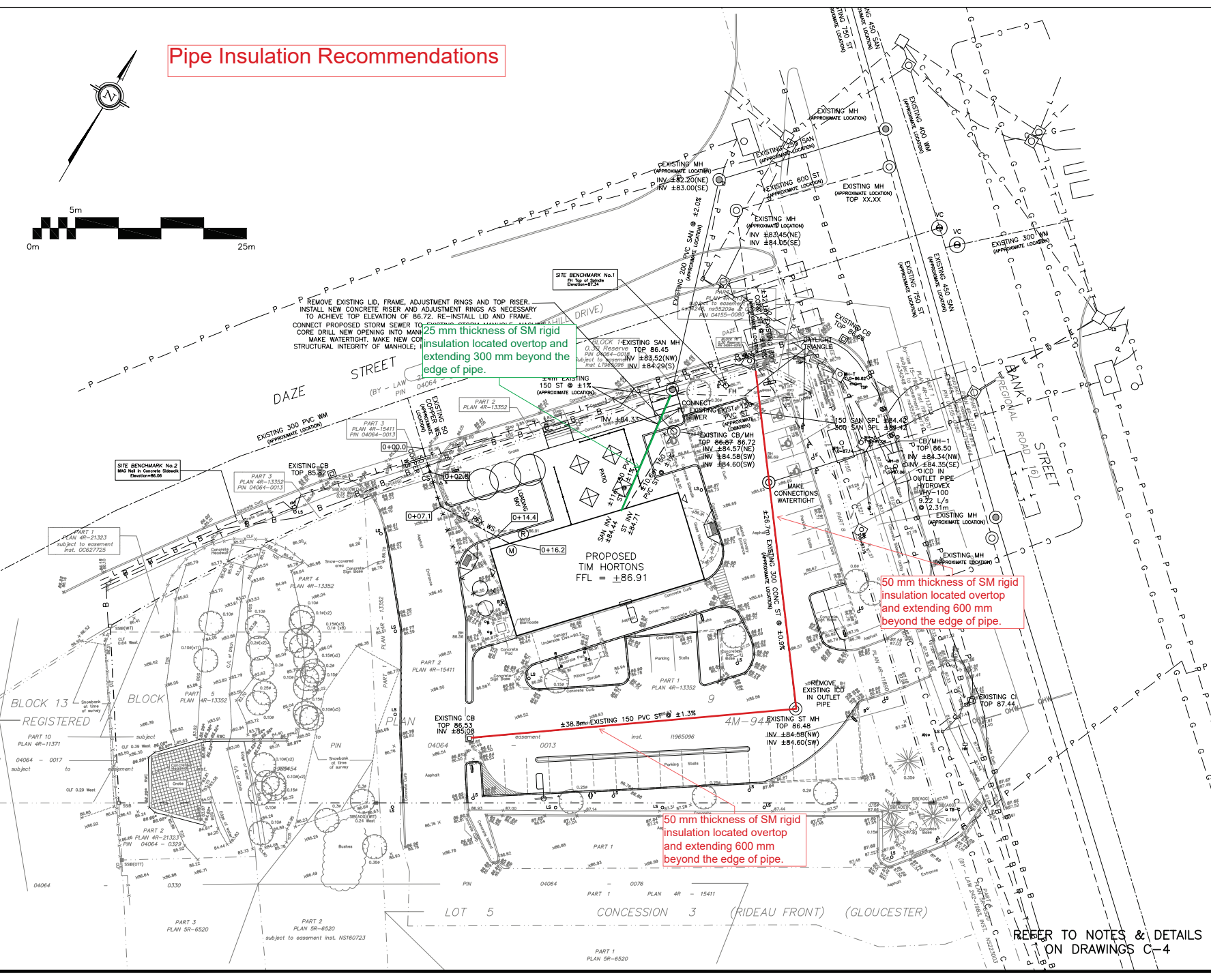
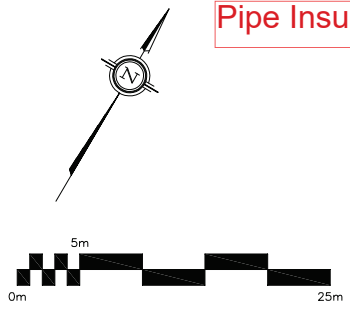


Attachments:

- Pipe Insulation Recommendations



# Pipe Insulation Recommendations



### LEGEND

- FFL FIRST FLOOR ELEVATION
- PROPERTY LINE
- CB CATCH BASIN
- CI CURB INLET CATCH BASIN
- MH STORM MANHOLE
- CB/MH CATCH BASIN/MANHOLE
- MH SANITARY MANHOLE
- VC VALVE CHAMBER
- FH FIRE HYDRANT
- CS CURB STOP & STANDPOST
- VB VALVE & VALVE BOX
- W WATER METER
- RM REMOTE WATER METER
- SAN SANITARY SEWER
- ST STORM SEWER
- WS/WM WATER SERVICE/WATERMAIN
- SPL SPRINGLINE OF PIPE
- INV INVERT OF PIPE
- EXISTING GRADE ELEVATION



No.	DATE	REVISION
3	APR 9-26	RE-ISSUED FOR APPROVAL
2	DEC 17-25	ISSUED FOR APPROVAL
1	DEC 15-25	ISSUED FOR COORDINATION

**D. B. GRAY ENGINEERING INC.**  
 700 Long Point Circle  
 Ottawa, Ontario

Project  
**PROPOSED TIM HORTONS  
 2300 BANK STREET  
 OTTAWA, ONTARIO**

Drawing Title  
**SITE SERVICING PLAN**

Engineer's Seal  
  
 Drawn: D.B.G.  
 H. Scale: 1:200  
 V. Scale:  
 Date: DEC 15-25  
 Job No.: 25001

NOT VALID UNLESS SIGNED & DATED

Drawing No.  
**C-1  
 of 6**

REFER TO NOTES & DETAILS  
 ON DRAWINGS C-4

Plan #19430 File No. D07-12-25-0171