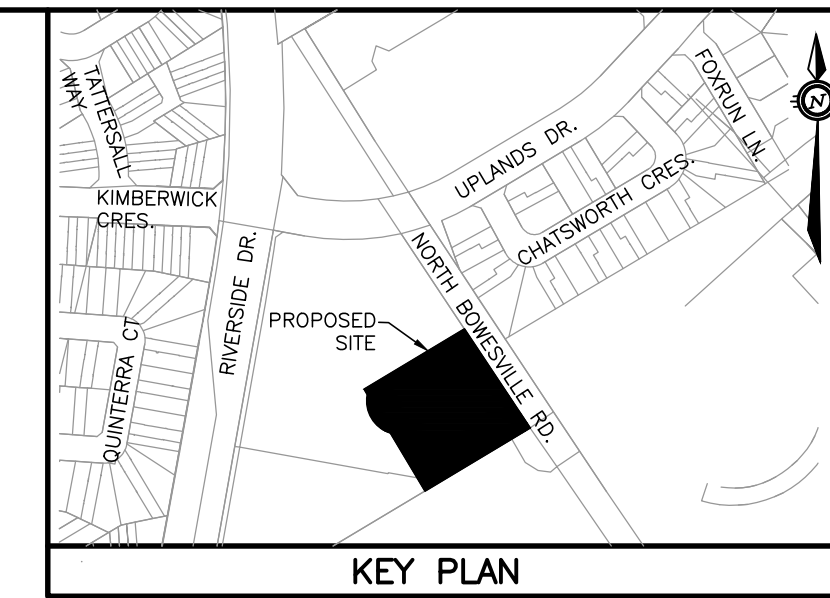
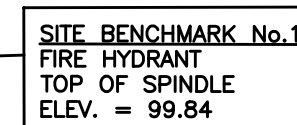




	PROPERTY BOUNDARY
	EXISTING ELEVATION
	EXISTING WATERMAN
	EXISTING VALVE & VALVE BOX
	EXISTING HYDRANT
	EXISTING SANITARY SEWER & MAINTENANCE HOLE
	EXISTING STORM SEWER & MAINTENANCE HOLE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITIES
	EXISTING HYDRO TRANSFORMER
	EXISTING NATURAL GAS
	REMOVALS



REMOVALS IN ROW FOR
PROP. DRIVEWAY. SEE
DWG. G1. (TYP.)

ROAD REMOVALS FOR
SERVICE INSTALLATIONS.
SEE DWG. S1. REINSTATE
PER CITY STD. R10 (TYP.

REMOVALS IN ROW FOR
PROP. DRIVEWAY. SEE
DWG. G1. (TYP.)

SITE BENCHMARK No.2
FIRE HYDRANT
TOP OF SPINDLE
ELEV. = 101.00

EXISTING BUILDING AND
SURROUNDING INTERLOCK TO
BE REMOVED.

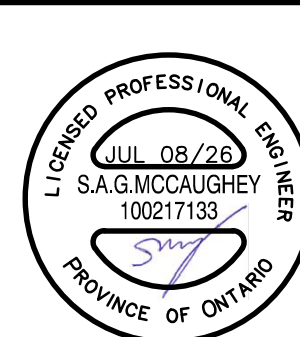
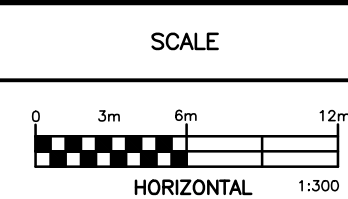
SALVAGE EX. CB FOR
—RELOCATION. REFER TO
DWG. S1.

ABANDON EX. SAN.
SERVICE LATERAL
PER CITY STD. S11.4

REMOVE STORM AND CBs
— WITHIN EXTENTS OF PROP
BUILDING (TYP.)

THE POSITION OF ALL LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLANNING SURVEY OF PART OF A 1/4 SECTION 2 (RIGID) TOWNSHIP 46 NORTH, RANGE 10 WEST, COUNTY OF CLATSOP, OREGON, 1963, BY THE CLATSOP COUNTY SURVEYOR, CLATSOP COUNTY, OREGON, FILED MAP NO. 1026. BEARINGS ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC (GVD28) AND ARE DERIVED FROM

1	ISSUED FOR SPA	08/07/26	SM	
NO.	REVISION DESCRIPTION	DATE	RY	



Robinson
Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rcii.com

DESIGN	SM
CHECKED	BM
DRAWN	M
CHECKED	SM
APPROVED	CO

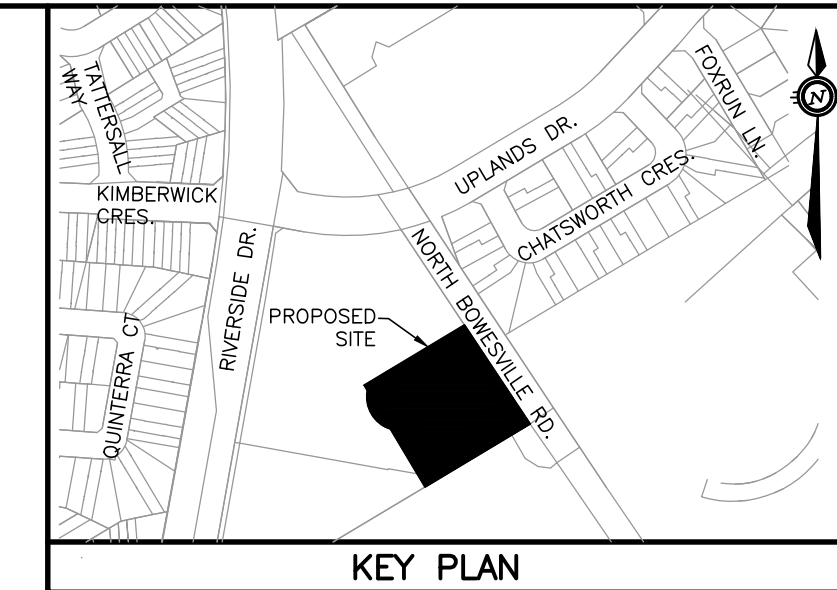
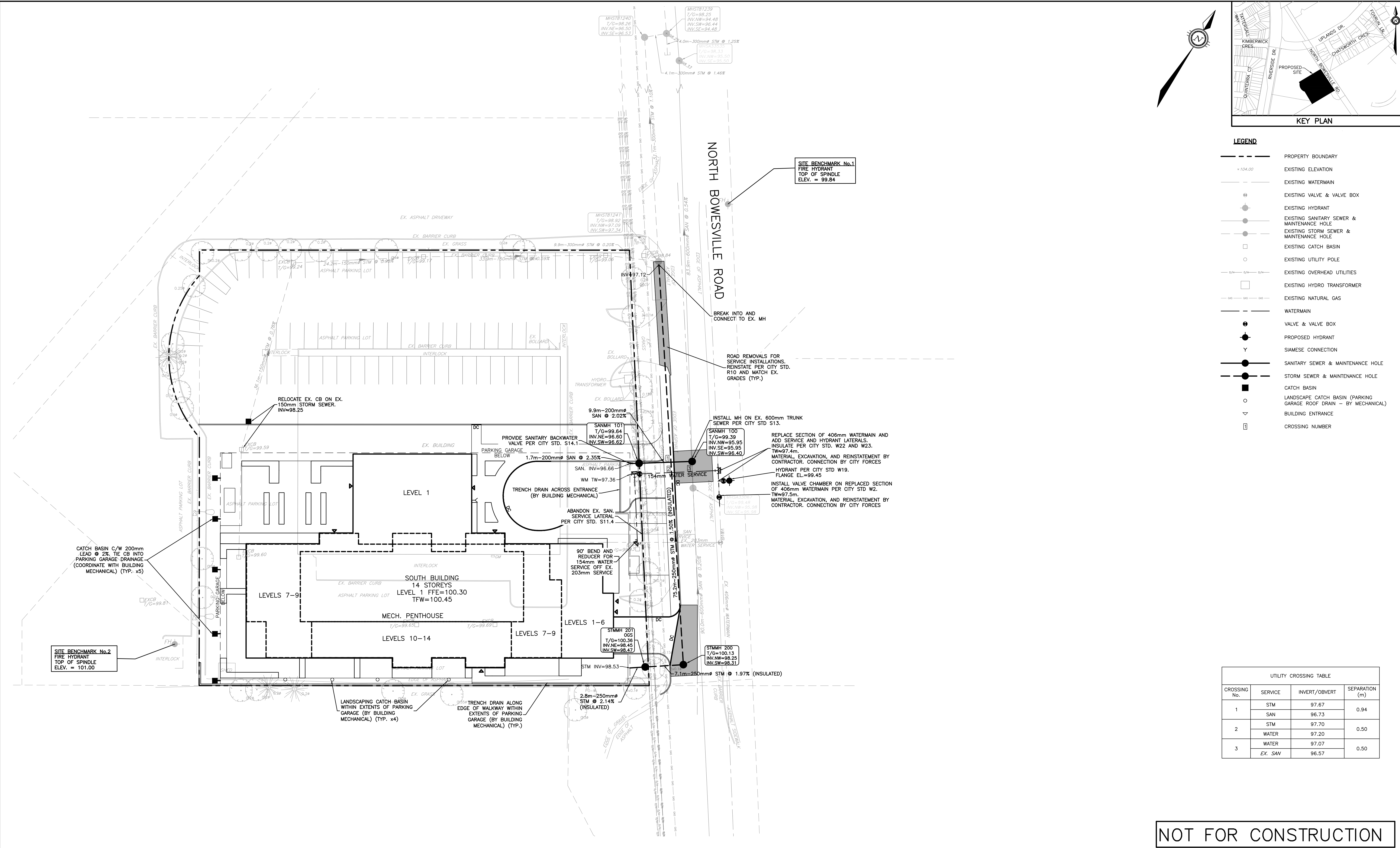
JENNINGS REAL ESTATE

3750 NORTH BOWESVILLE ROAD

EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.	26052
SURVEY	AOV
DATED	JULY 2026
DWG. No:	26052-XR1

NOT FOR CONSTRUCTION



LEGEND	
	PROPERTY BOUNDARY
	EXISTING ELEVATION
	EXISTING WATERMAIN
	EXISTING VALVE & VALVE BOX
	EXISTING HYDRANT
	EXISTING SANITARY SEWER & MAINTENANCE HOLE
	EXISTING STORM SEWER & MAINTENANCE HOLE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITIES
	EXISTING HYDRO TRANSFORMER
	EXISTING NATURAL GAS
	WATERMAIN
	VALVE & VALVE BOX
	PROPOSED HYDRANT
	SIAMESE CONNECTION
	SANITARY SEWER & MAINTENANCE HOLE
	STORM SEWER & MAINTENANCE HOLE
	CATCH BASIN
	LANDSCAPE CATCH BASIN (PARKING GARAGE ROOF DRAIN - BY MECHANICAL)
	BUILDING ENTRANCE
	CROSSING NUMBER

UTILITY CROSSING TABLE			
CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	STM	97.67	0.94
	SAN	96.73	
2	STM	97.70	0.50
	WATER	97.20	
3	WATER	97.07	0.50
	EX. SAN	96.57	

NOT FOR CONSTRUCTION

NOTES

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PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 17, 2026. BEARINGS ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC (CGVD28) AND ARE DERIVED FROM FROM VERTICAL BENCHMARK No. G-109, ELEVATION 102.504

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	08/07/26	SM

SCALE

0 3m 6m 12m

HORIZONTAL 1:300

LICENCED PROFESSIONAL ENGINEER

JUL 08/26

S.A.G. MCCAUGHEY

100217133

PROVINCE OF ONTARIO

Robinson

Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rcii.com

DESIGN SM

CHECKED BM

DRAWN NI

CHECKED SM

APPROVED CC

JENNINGS REAL ESTATE

3750 NORTH BOWESVILLE ROAD

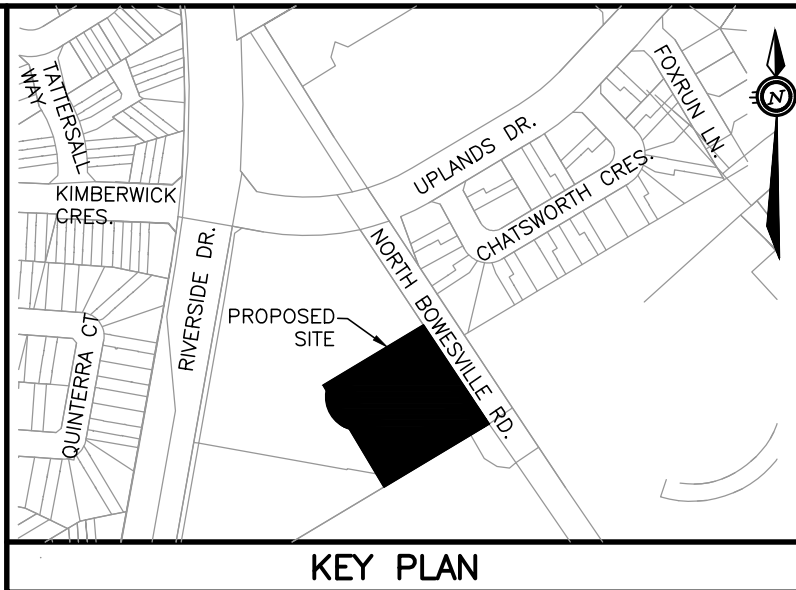
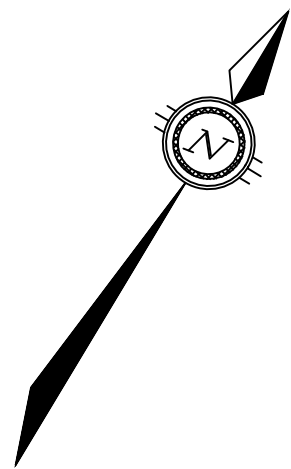
SERVICING PLAN

PROJECT No. 26052

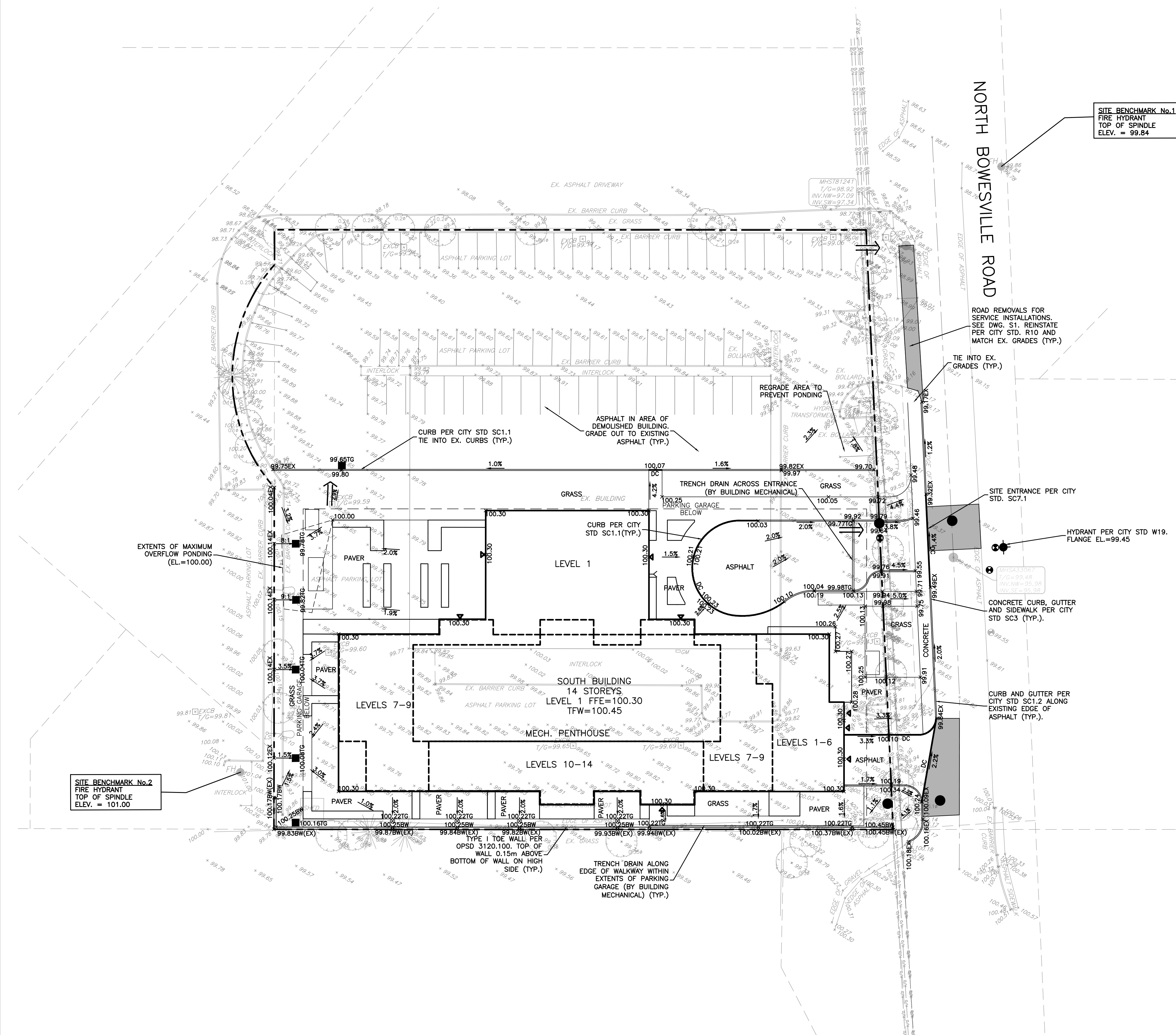
SURVEY AOV

DATED JULY 2026

DWG. No. 26052-S1



- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING ELEVATION
 - EXISTING WATERMAIN
 - ⊕ EXISTING VALVE & VALVE BOX
 - EXISTING HYDRANT
 - EXISTING MAINTENANCE HOLE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING HYDRO TRANSFORMER
 - × 99.00 PROPOSED GRADE
 - 2.0% DRAINAGE SLOPE & DIRECTION
 - ⊕ VALVE & VALVE BOX
 - PROPOSED HYDRANT
 - Y SIAMESE CONNECTION
 - MAINTENANCE HOLE
 - CATCH BASIN
 - LANDSCAPE CATCH BASIN (PARKING GARAGE ROOF DRAIN - BY MECHANICAL)
 - MAXIMUM OVERFLOW PONDING
 - ⇒ MAJOR OVERLAND FLOW ROUTE
 - ▽ BUILDING ENTRANCE



NOT FOR CONSTRUCTION

NOTES THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 17, 2026. BEARINGS ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC (CGVD28) AND ARE DERIVED FROM FROM VERTICAL BENCHMARK No. G-109; ELEVATION 102.504			SCALE 0 3m 6m 12m HORIZONTAL 1:300		PROFESSIONAL ENGINEER JUL 08/26 S.A.G. MCCAUGHEY 100211133 PROVINCE OF ONTARIO		Robinson Land Development		2936 Baseline Road, Suite 200, Ottawa, ON K2H 1B3 (613) 592-6060 rcii.com		DESIGN SM CHECKED BM DRAWN NI CHECKED SM APPROVED CC	JENNINGS REAL ESTATE	GRADING PLAN	PROJECT No. 26052
1 ISSUED FOR SPA			08/07/26		SM							3750 NORTH BOWESVILLE ROAD		SURVEY AOV
NO. REVISION DESCRIPTION			DATE		BY									DATED JULY 2026
														DWG. No. 26052-GR1

GENERAL NOTES:

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT. CONTRACTOR TO PROVIDE AS CONSTRUCTED SURVEY TO VERIFY WORKS ARE COMPLETED IN ACCORDANCE WITH THE DESIGN.
5. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS TO PROPOSED GRADES WHERE NOTED, AND EXISTING GRADES OTHERWISE.
6. CONTRACTOR SHALL ADJUST FINAL GRADE OF EXISTING MAINTENANCE HOLES, VALVE BOXES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
7. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
8. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
10. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
11. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
12. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
14. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REFER TO LANDSCAPE PLANS FOR ANY TREE CUTTING.
15. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY XXX, DATED XXX.
16. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR Dewatering, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
17. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
18. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO MANAGE EXCESS SOIL IN ACCORDANCE WITH ONTARIO REGULATION 406/19.

STORM SEWERS:

1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
2. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
3. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND STD. S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY GEOTECHNICAL REPORT.
4. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
5. ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.
6. ALL CATCH BASINS SHALL BE 600mm X 600mm AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.
7. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1 AND S25. CBMH COVER AS PER CITY OF OTTAWA STD. S28.1.
8. CB FRAME PER OPSD 400.020 AND COVER PER CITY OF OTTAWA STD. 19.1.
9. STORM SEWER MANHOLES SERVING SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
10. STORM SERVICE CONNECTION REQUIRES APPROVED CONTROLLED SETTLEMENT JOINT IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S11 AND S11.1.
11. FOUNDATION DRAINS TO BE INSTALLED WITH BACKWATER VALVES PER CITY OF OTTAWA STD. S14.
12. SEWERS WITH LESS THAN 2m COVER SHALL BE INSULATED PER CITY OF OTTAWA STD. S35.

SANITARY SEWERS:

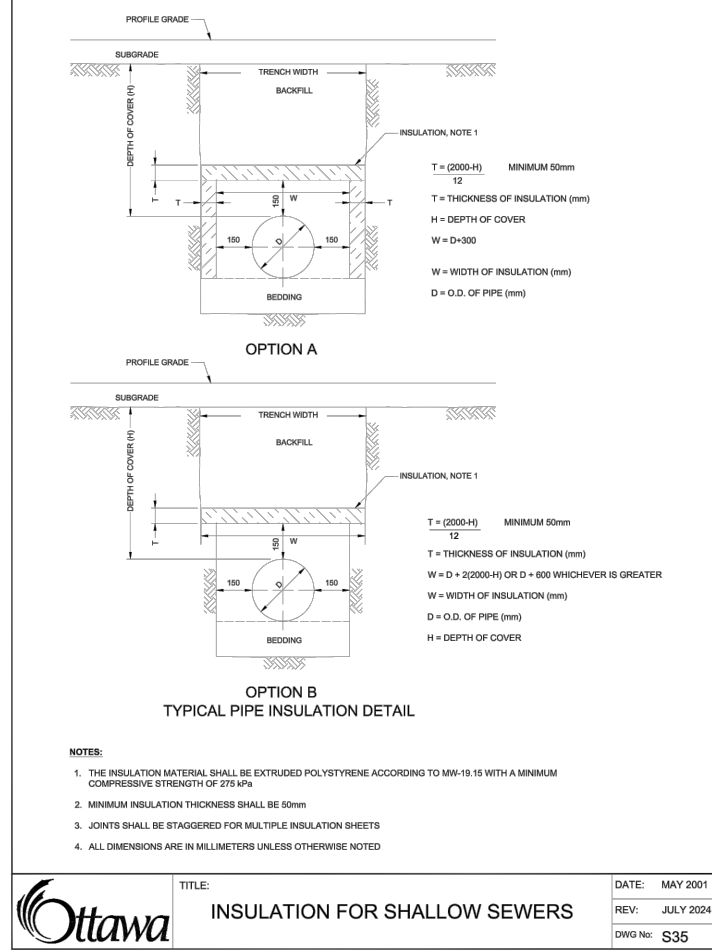
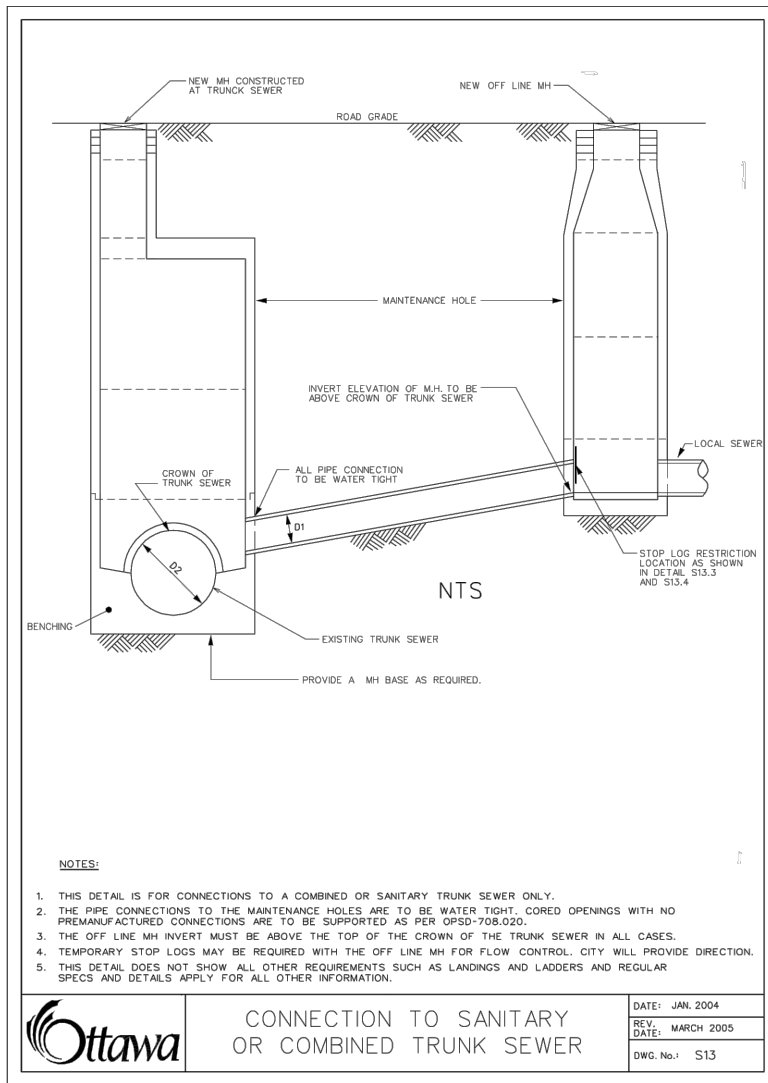
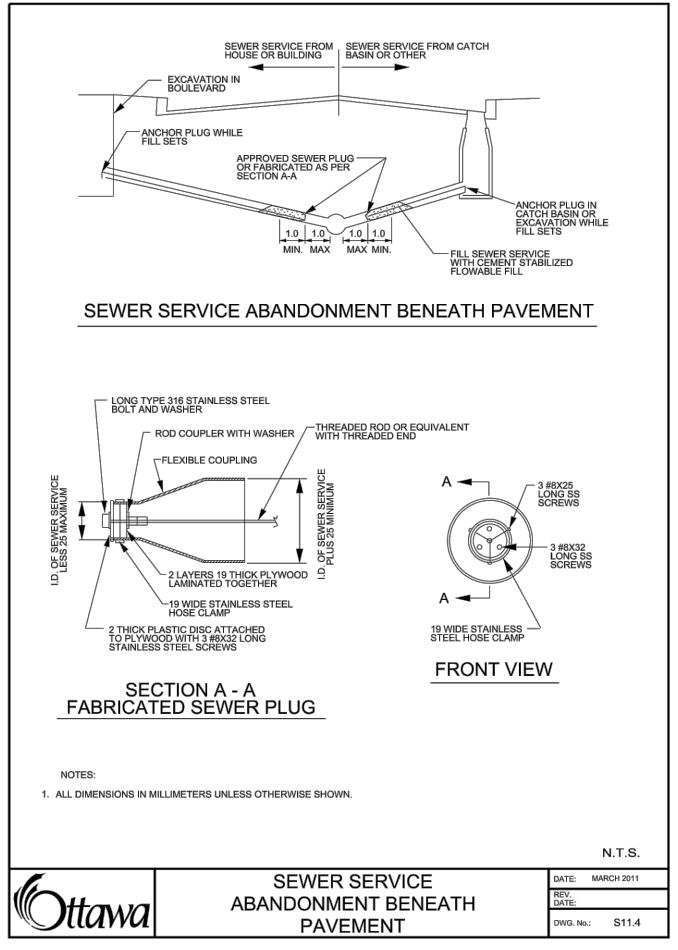
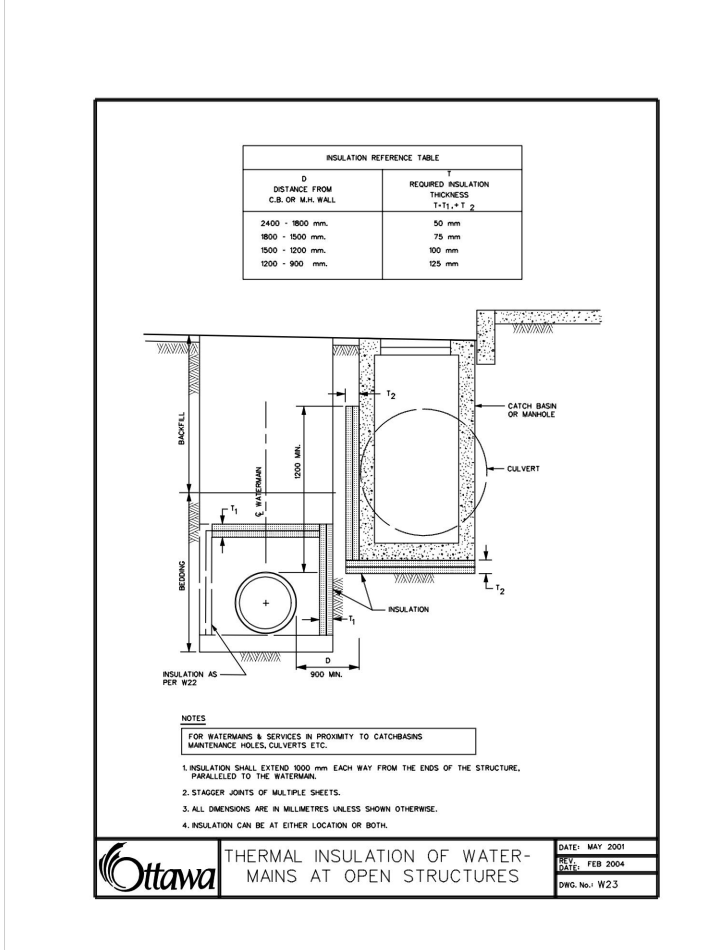
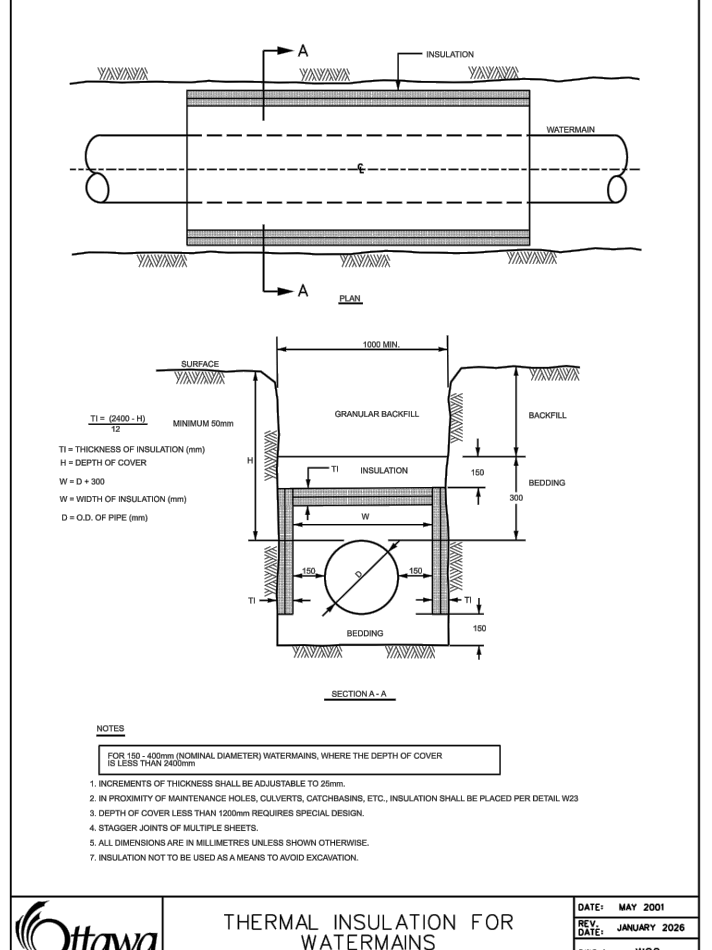
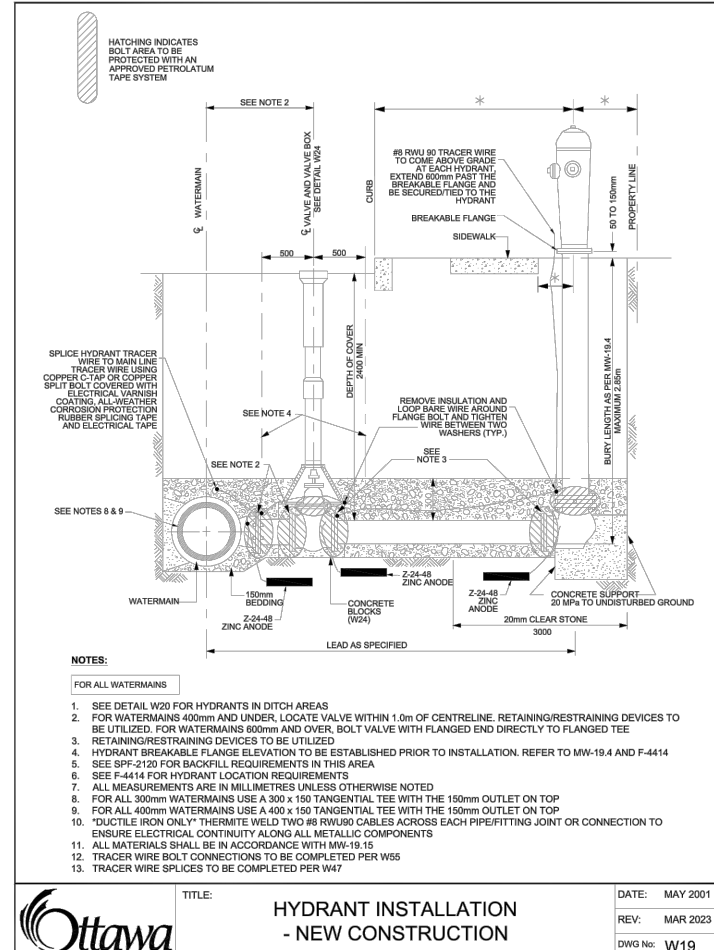
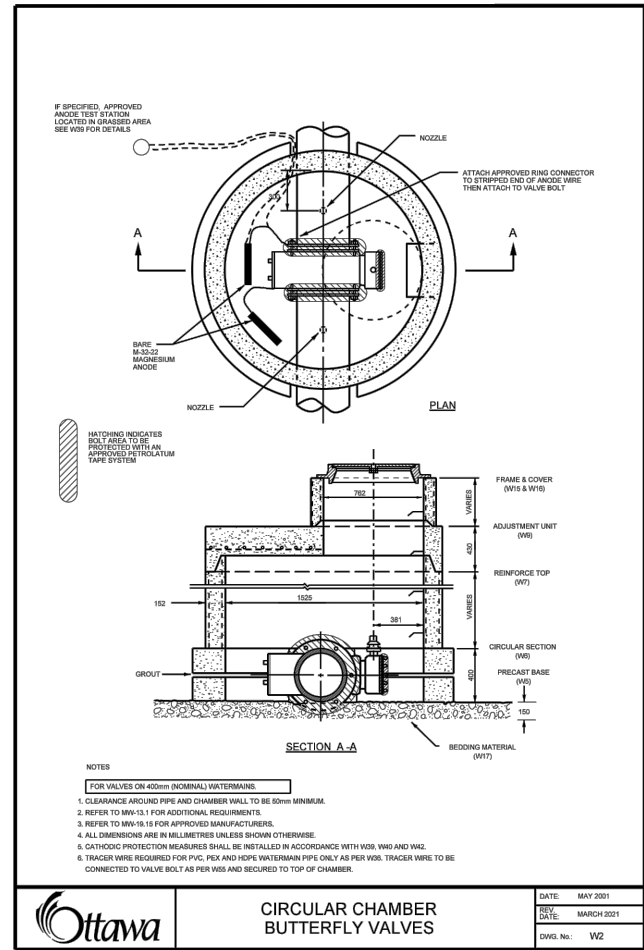
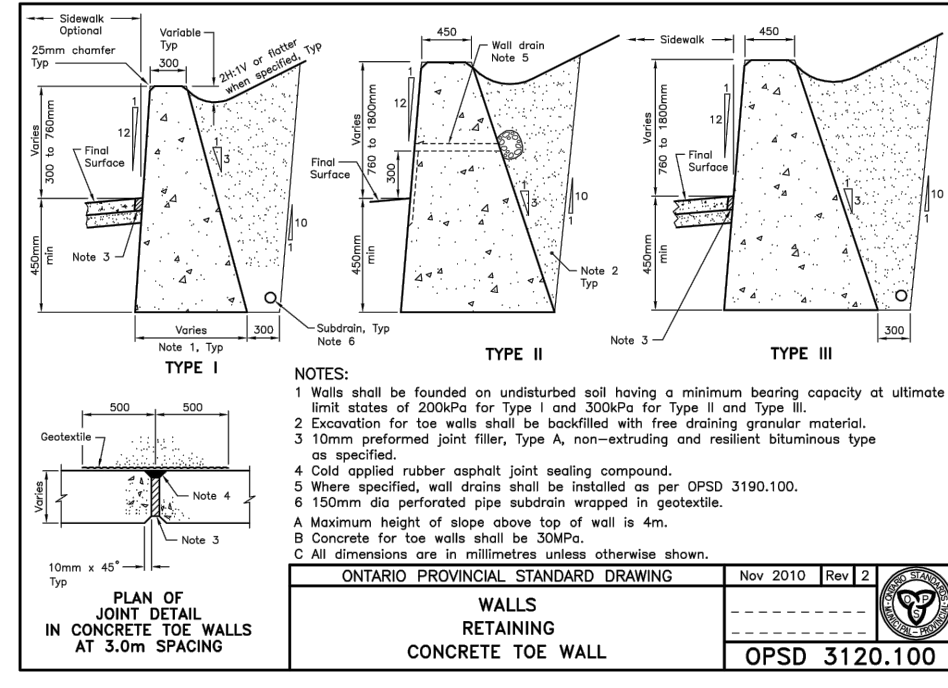
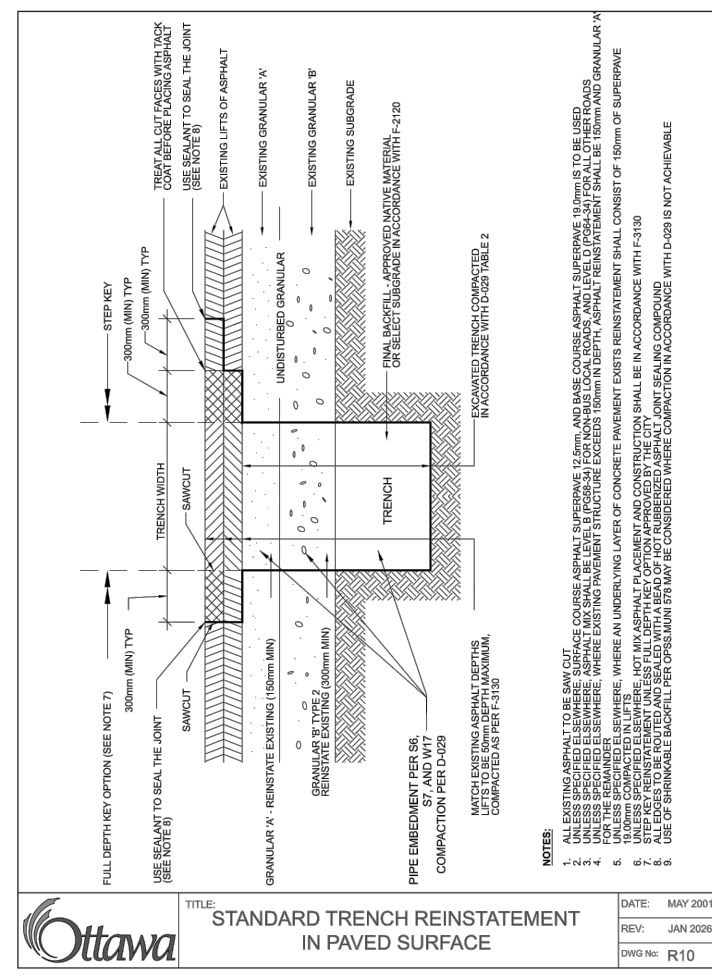
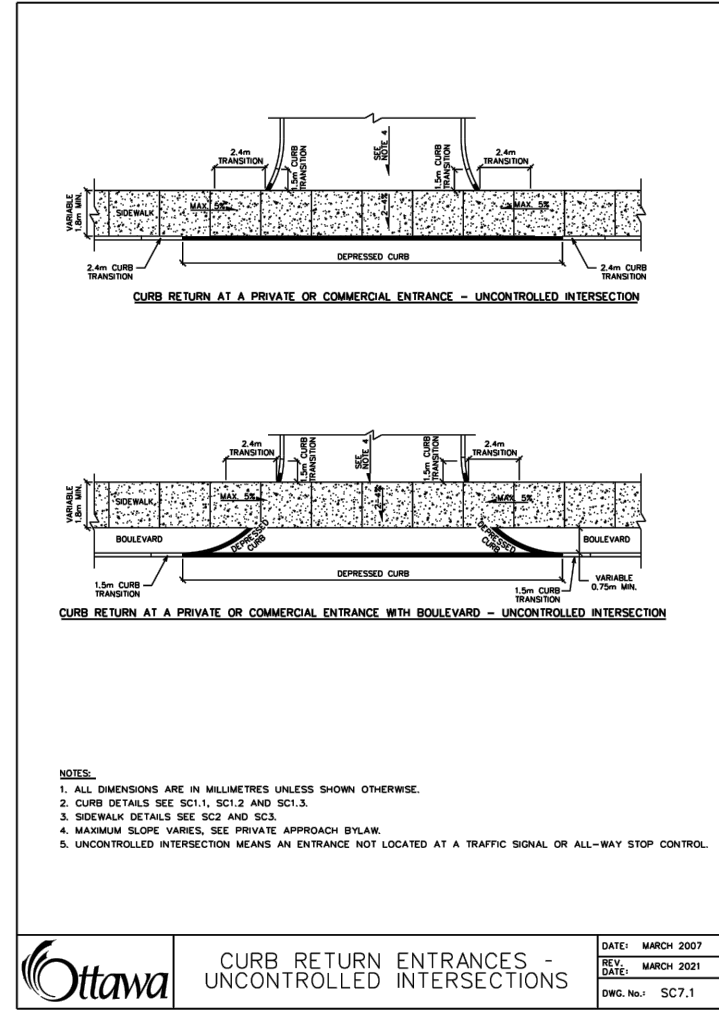
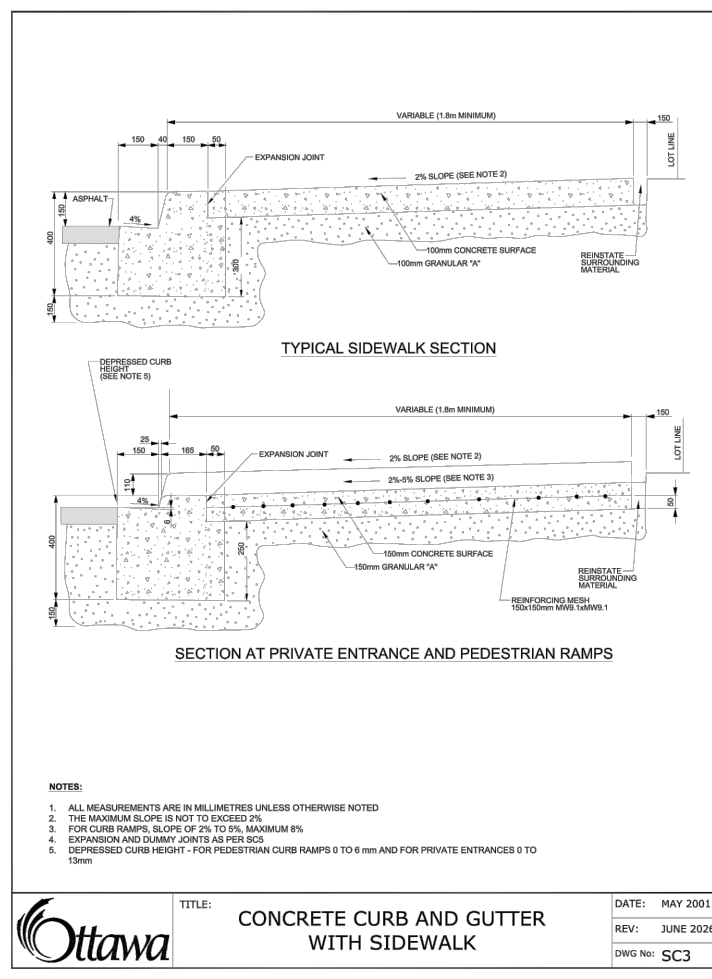
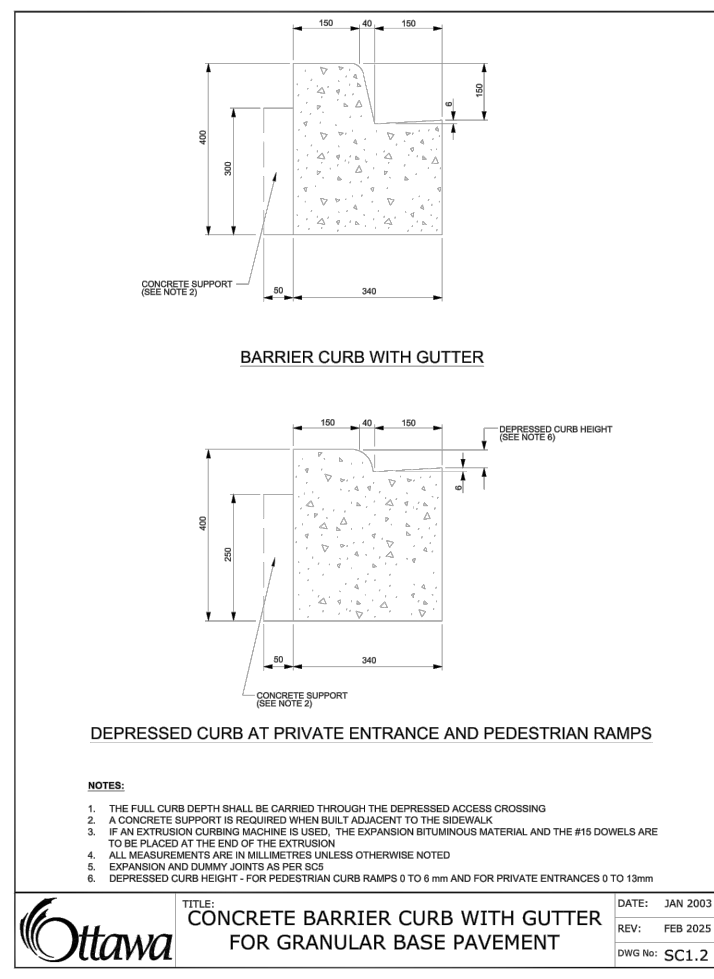
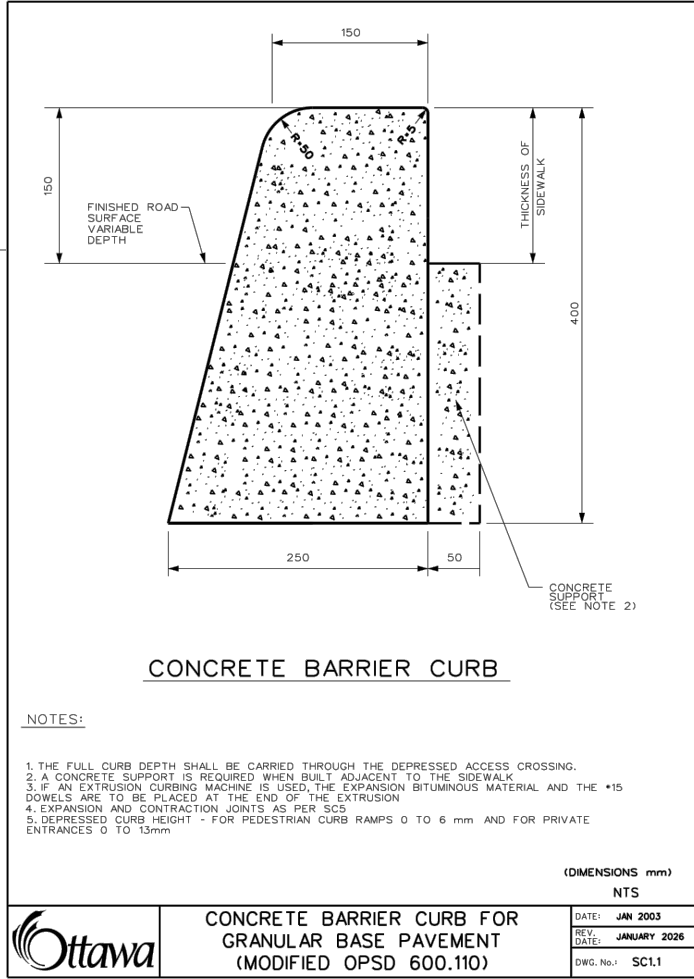
1. ALL SANITARY SEWERS SHALL BE PVC SDR 35 AND SERVICE LATERALS SHALL BE PVC SDR 28, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
2. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND STD. S7 CLASS 'B' BEDDING UNLESS OTHERWISE NOTED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY GEOTECHNICAL REPORT.
3. ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES PER CITY OF OTTAWA STD. S11.1.
4. SANITARY MANHOLE FRAME AND COVERS SHALL BE WATERTIGHT AS PER CITY OF OTTAWA STD. S24 AND S25.
5. SANITARY SEWER MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 AND BENCHED AS PER OPSD 701.021.
6. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
7. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CREEK SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
8. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
9. IN ACCORDANCE WITH CITY OF OTTAWA STANDARD S11, SANITARY SERVICE CONNECTION REQUIRES APPROVED CONTROLLED SETTLEMENT JOINT.
10. SEWERS AND LATERALS WITH LESS THAN 2m COVER SHALL BE INSULATED PER CITY OF OTTAWA STD. S35.

WATER SUPPLY:

1. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
2. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY GEOTECHNICAL REPORT.
3. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
5. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF REQUIRED.
6. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
7. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
10. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
11. INSULATION BETWEEN WATERMAIN AND OPEN STRUCTURES IN ACCORDANCE WITH CITY OF OTTAWA STD. W23 WHERE CLEARANCE IS LESS THAN 2.4m.
12. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER IS 0.5m, AS PER CITY STD. W25.2. FOR CROSSING UNDER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER AS PER CITY STD. W25.
13. CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES, CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
11. SWABBING, DISINFECTION, AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF OTTAWA STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

ROADWORK SPECIFICATIONS:

1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB) OR SC1.2 (CURB & GUTTER) AS NOTED. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
2. ALL BARRIER CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC3 WITH CONSTRUCTION JOINTS PER SC5.
4. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSS 310.
5. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
6. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR "B" COMPACTED TO 95% SPMD IN MAXIMUM 300mm LIFTS.
8. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
9. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL INVESTIGATION REPORT BY XXX, DATED XXX.



NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 17, 2026. BEARINGS ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC (CGVD28) AND ARE DERIVED FROM FROM VERTICAL BENCHMARK No.G-109; ELEVATION 102.504

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SPA	08/07/26	SM

SCALE



Robinson
Land Development

2936 Baseline Road,
Suite 200, Ottawa, ON
K2H 1B3
(613) 592-6060 rcii.com

DESIGN

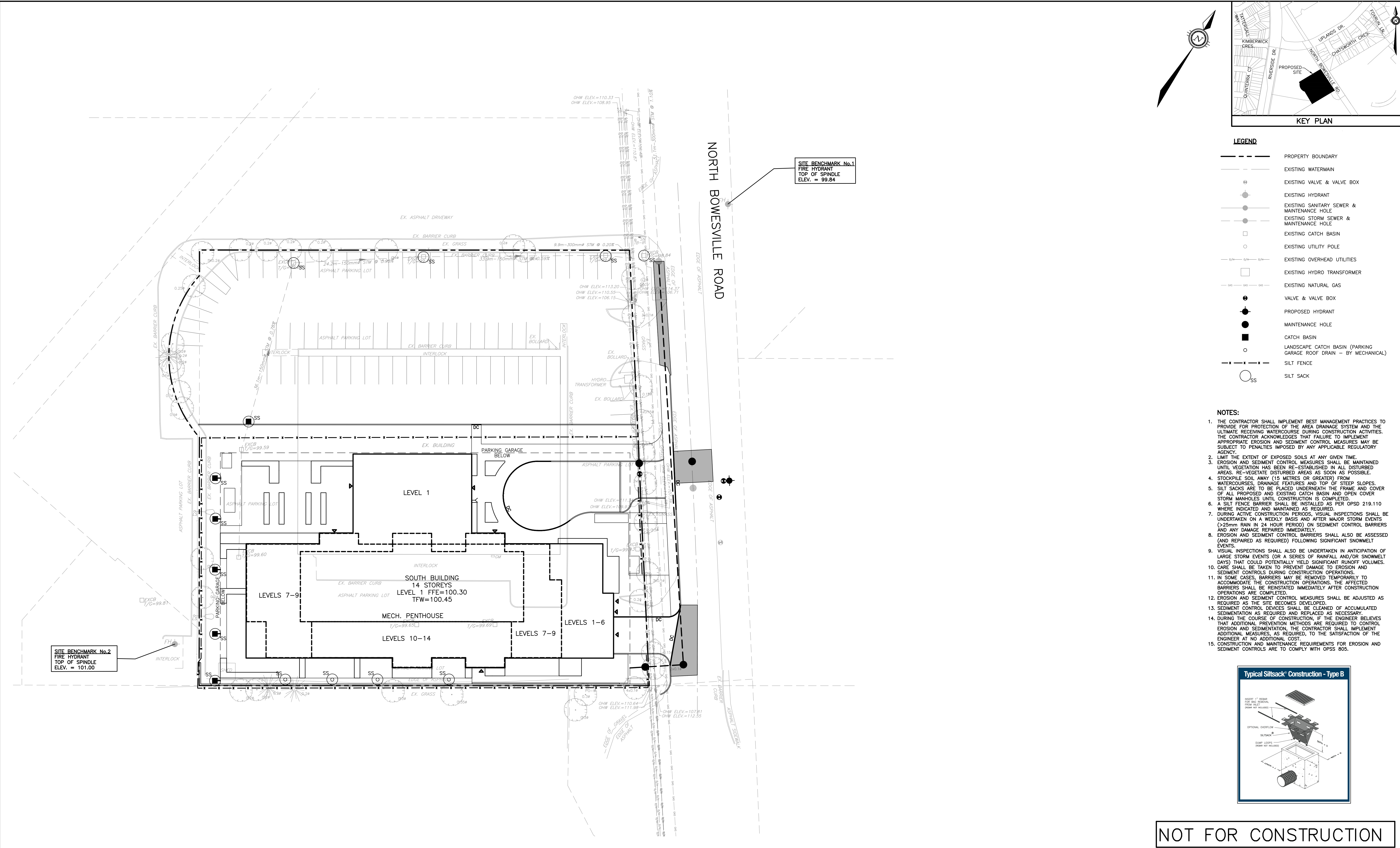
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CC

JENNINGS REAL ESTATE

3750 NORTH BOWESVILLE ROAD

NOTES AND DETAILS PLAN

PROJECT No.	26052
SURVEY	AOV
DATED	JULY 2026
DWG. No.	26052-N1



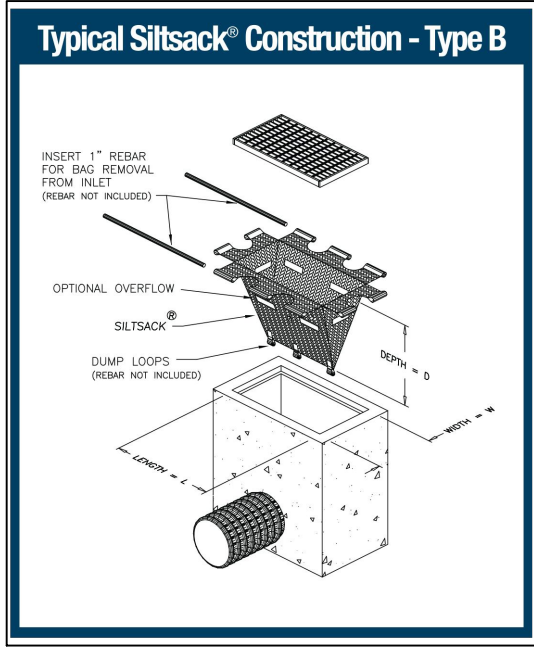
NOT FOR CONSTRUCTION

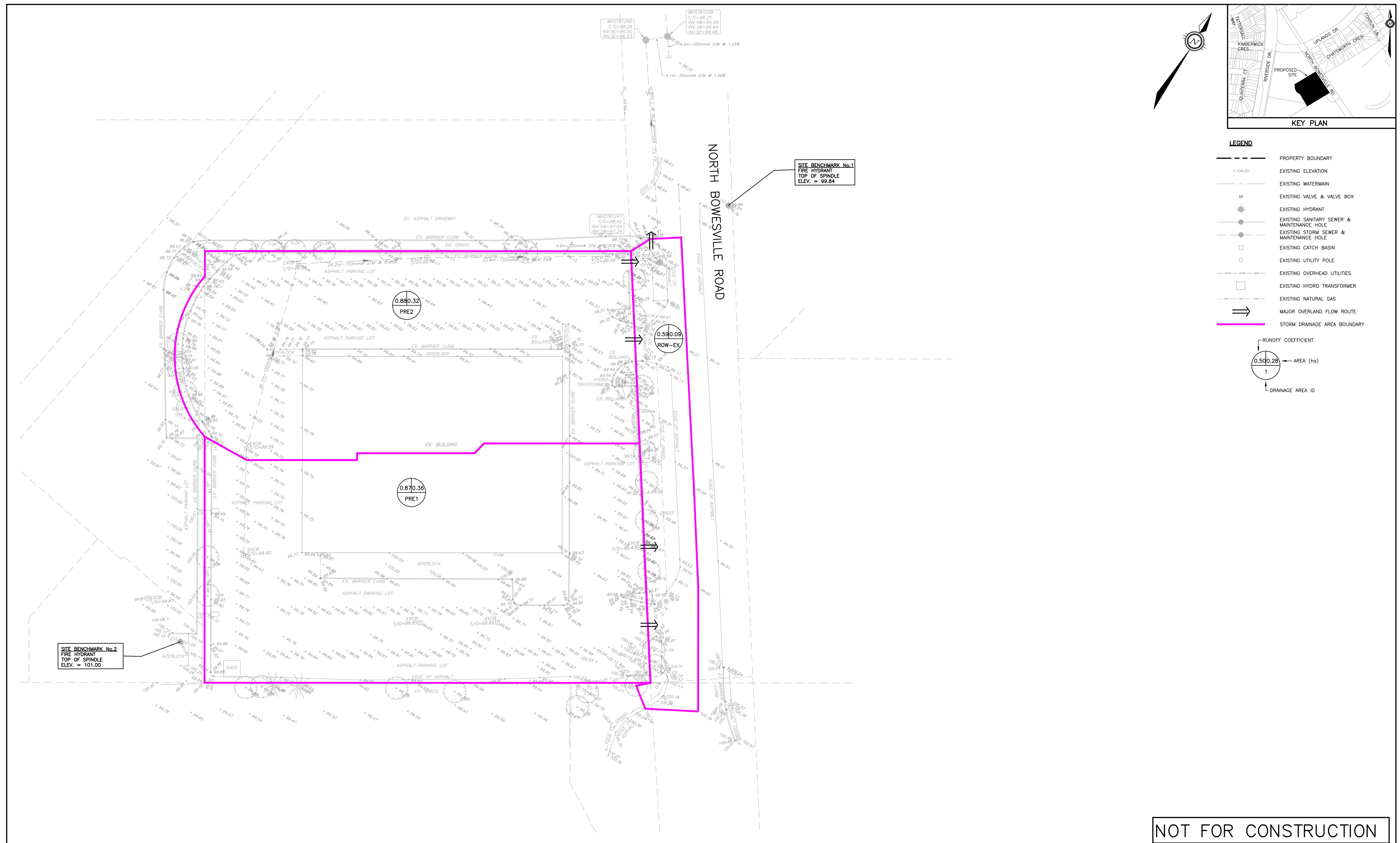
NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED APRIL 17, 2026. BEARINGS ARE DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC (CGVD28) AND ARE DERIVED FROM FROM VERTICAL BENCHMARK No.G-109, ELEVATION 102.504

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NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL UTILITY LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND
AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT
DRAWINGS. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL
STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION
OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
PROPERTY BOUNDARIES HAVE BEEN DERIVED FROM THE TOPOGRAPHIC PLAN OF SURVEY
DATED MAY 17, 2026 BY MCMILLAN & COMPANY INC., 1800 RIVERVIEW AVENUE, SUITE 100,
CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED APRIL 17, 2026.
BEARINGS ARE DERIVED FROM CAN-NET 1966 REAL TIME NETWORK GPS OBSERVATIONS, MTM
ZONES 18N3 AND 18N4, UTM COORDINATES (Easting = 500000m, Northing = 4900000m) AND ARE DERIVED FROM
VERTICAL BENCHMARK N.G.-100; ELEVATION 102.504.

1	ISSUED FOR SPA		08/07/26	SM
NO.	REVISION	DESCRIPTION	DATE	BY

SCALE

HORIZONTAL 1:300



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DESIGN	SM
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APPROVED	CG

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PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

PROJECT No.	26052
SURVEY	AOV
DATED	JULY 2026
DWG. No:	26052-STM1

