Report
Project: 30339828-5.1.1.01

RSS TOWNCENTER BLOCK 2 - 2604 JESSIE CHENEVERT WALK SERVICING BRIEF

Prepared for Urbandale Corporation
by ARCADIS

October 2026

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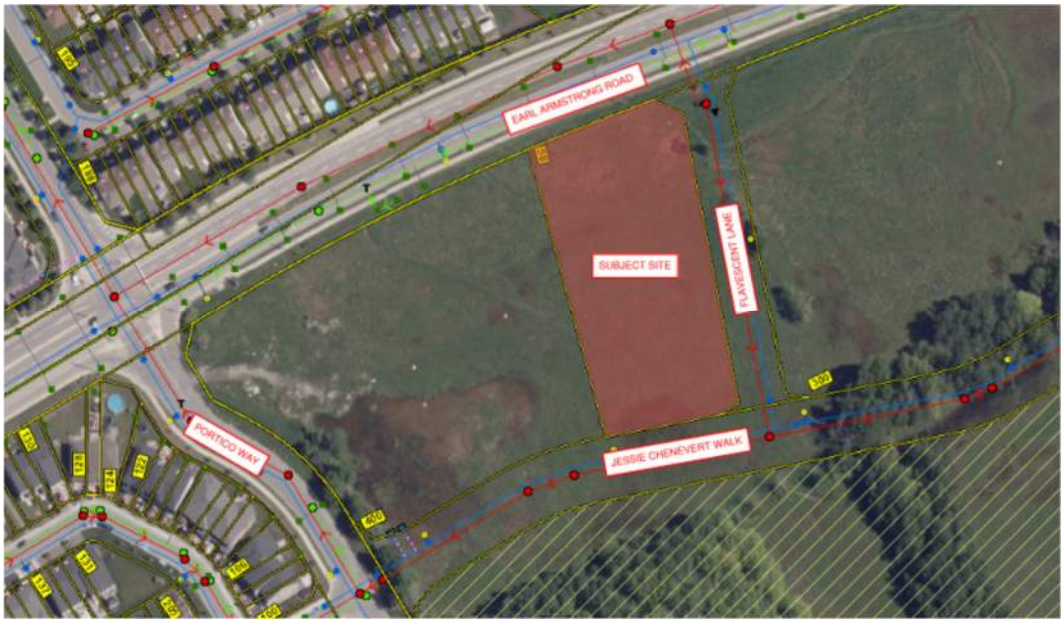
1 INTRODUCTION

Arcadis Professional Services (Canada) Inc. (formerly IBI Group) has been retained by Urbandale Corporation to provide professional engineering services for the proposed residential development located at 2604 Jessie Chenevert Walk. The subject site is approximately 0.8 ha and consists of 2-storey and 3-storey stacked condo blocks adding up to a total of 67 units. Refer to key plan on **Figure 1.1** for Site location.

Figure 1.1 Site Location



The proposed site is located near the South-East intersection of Earl Armstrong Road and Portico Way. This site forms part of Block 1 of the Riverside South Town Center Phase 7A project that spans between Portico Way to the west, Limebank Road to the east, Earl Armstrong Road to the north, and the future BRT corridor to the south. The site itself is bounded by Flavescent Street to the east, Earl Armstrong Road to the north, Jessie Chenevert Walk to the south, and Extendicare Riverside to the west. Vehicle access to the site will be provided from Portico Way and Jessie Chenevert Walk. Pedestrian access is provided from Jessie Chenevert Walk.

1.1 Guidelines and Standards

This evaluation takes into consideration the City of Ottawa Sewer Design Guidelines (OSDG) (October 2012), and the February 2014 Technical Bulletin ISDTB-2014-01, the September 2016 Technical Bulletin PIEDTB-2016-01, the June 2018 Technical Bulletin ISTB-2018-04, October 2019 Technical Bulletin 2019-01, and the July Technical Bulletin 2019-02.

It also considers the City of Ottawa Water Distribution Design Guidelines (OWDDG), and the 2010 Technical Bulletin 2010-02, the 2014 Technical Bulletin 2014-02, the 2018 Technical Bulletin 2018-02 and the 2020 Technical Bulletin 2020-02.

All specifications are as per current City of Ottawa standards and specifications, and Province of Ontario (OPSS/D) standards, specifications and drawings.

1.2 Pre-Consultation Meeting

The City of Ottawa hosted a pre-consultation meeting on May 11, 2026. Notes of the meeting are provided in **Appendix A**. There were no major engineering concerns flagged in this meeting.

1.3 Geotechnical Concerns

A geotechnical report entitled “Geotechnical Investigation – Proposed Residential Development – 50 Flavescent Lance – Ottawa, Ontario – PG8045-1” dated July 10, 2026 by Paterson Group Inc. was prepared for the subject site.

The objective of the investigation report include:

- Determination of the subsoil and groundwater conditions;
- Provision of geotechnical recommendations pertaining to the design and development of the subject site including construction considerations.

Among other items, the report comments on the following:

- Site grading;
- Foundation design;
- Pavement structure;
- Grad Raise Restrictions;
- Groundwater control;

The report will conclude if the subject site is considered suitable geotechnically for the proposed development.

2 WATER DISTRIBUTION

2.1 Existing Conditions

2604 Jessie Chenevert Walk will be serviced with potable water from the City of Ottawa's existing watermains. There is an existing 200mm watermain in Jessie Chenevert Walk to the South, 200mm watermain in Flavescent Lane to the East and a 400mm Watermain in Earl Armstrong Road to the North.

2.2 Design Criteria

2.2.1 Water Demands

The proposed development consists of 2-storey and 3-storey stacked condo blocks. In order to calculate water demand rates, the per unit population density and consumption rates are taken from Tables 4.1 and 4.2 of the Ottawa Design Guidelines – Water Distribution were used and are summarized as follows:

- Residential Average Day Demand 280 L/cap/day
- Peak Daily Demand 2.5 x avg. day
- Peak Hour Demand 2.2 x avg. day

A water demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- Average Day 0.59 l/s
- Maximum Day 1.47 l/s
- Peak Hour 3.22 l/s

2.2.2 System Pressures

The 2010 City of Ottawa Water Distribution Guidelines states that the preferred practice for the design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in the guidelines are as follows:

Minimum Pressure	Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi).
Fire Flow	During the period of maximum day demand, the system pressure shall not be less than 150 kPa (21 psi) during a fire flow event.

Maximum Pressure	Maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code the maximum pressure should not exceed 552 kPa (80 psi) in occupied areas. Pressure reduction controls may be required for buildings when it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rate

The Fire Underwriters Survey was used to determine the fireflow for the site. The calculations result in a fire flow of 14,000 L/min (233.34 L/s) based on wood frame construction. A copy of the FUS calculation is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided hydraulic boundary conditions at the connection locations off Jessie Chenevert Walk. A copy of the boundary condition received May 13, 2026, is included in **Appendix B** and is summarized as follows:

	CONNECTION 1 EXISTING ZONE	CONNECTION 1 SUC ZONE	CONNECTION 2 - EXISTING ZONE	CONNECTION 2 SUC ZONE
Max HGL (Basic Day)	131.1 m	147.0 m	131.1 m	147.0 m
Peak Hour	124.2 m	144.5 m	124.2 m	144.5 m
Max Day + Fire (14,000 l/min Fire Flow)	111.1 m	129.0 m	111.2 m	129.1 m

2.3 Proposed Water Plan

The site will be serviced by two connections to the existing 200 mm watermain on Jessie Chenevert Walk, separated by a valve box for redundancy. There are five hydrants surrounding the site. Boundary conditions were received for both Pre- and Post-SUC Pressure Zone Reconfigurations. Since the Existing Pre-SUC conditions for fireflow and peak hour are more restrictive and the post-SUC condition for Max HGL is more restrictive, it will be this data set considered for the proposed design.

Due to setback limitations for this site, services fronting Flavescent Lane are unable to be grouped into one single outlet (not enough clearance between the building and property line). Due to the number of roadcuts this will require, an asphalt overlay will be required for the full length of impacted road per C-001 General Plan of Services (Appendix A).

A computer model has been created for the subject site using the InfoWater Pro program with ArcGIS 3.5.5. The model includes the hydraulic boundary condition Jessie Chenevert Walk. The hydraulic model was run under basic day, maximum day with fire flows and under peak hour conditions, watermains are sized to provide sufficient pressure and to deliver the required fire flow. Proposed watermains on site are a mix of 150mm and 50mm diameter in order to provide the required pressures. Results of the hydraulic analysis for the site is included in **Appendix B** and is summarized as follows:

SCENARIO	Existing Conditions Pressure (kPa)	SUC Reconfiguration Pressure (kPa)
Basic Day (Max HGL) Pressure (kPa)		532.07 to 534.07 kPa
Peak Hour Pressure (kPa)	307.99 to 310.63 kPa	
Maximum Day plus Fire Flow Design Fire Flow of 14,000 l/min @ 150 kPa (kPa)	955.85 l/s	

A comparison of the results and design criteria is summarized as follows:

Maximum Pressure	Under Basic Day no nodes have pressure that exceeds 552 kPa (80 psi), therefore no pressure reducing control is required for the buildings.
Minimum Pressure	The lowest minimum pressure during peak hour conditions is 307.99 kPa which exceeds the minimum 276 kPa (40 psi) requirement.
Fire Flow	The minimum design fireflow under maximum day conditions with minimum system pressure of 150 kPa (21psi) is 955.85 l/s which exceeds the requirement of 233.33 l/s.

3 WASTEWATER

3.1 Existing Conditions

There is an existing 250mm sanitary sewer in Jessie Chenevert Walk to the South, 250mm sanitary sewer in Flavescent Lane to the East and a 600mm sanitary sewer in Earl Armstrong Road to the North.

3.2 Proposed Sewers

All on-site sewers have been designed to City of Ottawa design criteria which include but are not limited to the below listed criteria. Due to setback limitations for this site, services fronting Flavescent Lane are unable to be grouped into one single outlet (not enough clearance between the building and property line). Due to the number of roadcuts this will require, an asphalt overlay will be required for the full length of impacted road per C-001 General Plan of Services (**Appendix A**).

The detailed sanitary sewer design sheet which is included in **Appendix C** illustrates the population densities and sewers which provide the necessary outlets. The design wastewater criteria for this analysis area:

3.2.1 Design Flow:

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Residential 280 l/cap/day
- Infiltration allowance 0.33 l/s/ha
- Velocities 0.60 m/s min. to 3.0 m/s max.

4 SITE STORMWATER MANAGEMENT

4.1 Existing Conditions

The subject site is currently undeveloped with no known stormwater management control measures. Stormwater currently flows overland to the existing road-side ditch on Earl Armstrong Road.

An existing 1350mm storm sewer is located in Jessie Chenevert Walk to the South, a 975mm storm sewer in Flavescent Lane to the East and a 1050mm storm sewer in Earl Armstrong Road to the North.

4.2 Design Criteria

The stormwater system for the subject site was designed following the principles of dual drainage, making accommodations for both major and minor flow.

Some of the key criteria include the following:

- Design Storm — 1:2-year return (Ottawa)
- Rational Method Sewer Sizing
- Initial Time of Concentration — 10 minutes
- Runoff Coefficients
  - Softscape Areas — C = 0.20
  - Hardscape Areas — C = 0.90
- Pipe Velocities — 0.80 m/s to 3.0 m/s
- Minimum Pipe Size — 250 mm diameter

4.3 Stormwater Management

The subject site is identified on the City of Ottawa's official Plan (OP) Schedule C15, classified as lands within the urban boundary and is subject to development. This site is designed to have minimal impact on adjacent properties grading, drainage, access, circulation, and privacy. This will be achieved by means of Water Quantity Controls.

Stormwater for the subject site ultimately discharges to the Riverside South Pond 2 facility, therefore no quality control is required. This was noted by the City during the Pre-Consultation meeting.

4.3.1 Water Quantity Control

Per the Arcadis Design Brief Report Riverside South Town Center Phase 7A, the 2.43Ha block the subject site is situated on will be limited to a maximum minor system release rate of 478.80 L/s during a 100-year storm (see excerpt of design brief and storm drainage plan in **Appendix D**). The 0.8 Ha subject site will be restricted proportionally. This will be achieved through a combination of inlet control devices (ICD's), and surface storage where possible.

Surface flows in excess of the 100 year storm event will be directed to Jessie Chenevert Walk, Flavescent Lane and road-side ditch in Earl Armstrong Road. The surface flows and ponding allocated to this site plan are shown in the ponding plan located in **Appendix D** and grading plan located in **Appendix E**.

Along the perimeter of the site, the opportunity to capture and store runoff is limited due to grading constraints and building geometry. These areas will discharge uncontrolled to Earl Armstrong Road and Flavescent Lane. These areas are located at the perimeter of the site where it is necessary to tie into public boulevards and the half of the stacked condo blocks facing Flavescent Lane due to the building geometry.

Based on the proposed site plan, the total uncontrolled area has been calculated to be 0.24 Ha. The runoff calculations for these uncontrolled areas have been calculated and provided in **Appendix D**. For the detailed storm drainage area plan for the site, refer to Drawing 500 in **Appendix D**.

Using the restrictions set by the RSSTC 7A design brief, based on a 2-Year design return period for a runoff coefficient of 0.85, a time of concentration of 10 minutes, and for an area of 0.80 Ha, the restricted flowrate for the subject site can be determined as:

$\mathbf{Q_{restricted}}$ = **2.78** x $\mathbf{C_{2yr}}$ x $\mathbf{i_{2yr}}$ x **A** where:

C = Design runoff coefficient

$\mathbf{i_{100yr}}$ = Intensity of 2-year storm event (mm/hr)
= $732.951 \times (T_c + 6.199)^{0.810}$ =76.81 mm/hr; where T_c = 10 minutes

A = Uncontrolled Area

Therefore, the restricted release rate can be determined as:

$\mathbf{Q_{restricted}}$ = **2.78** x $\mathbf{C_{100yr}}$ x $\mathbf{i_{100yr}}$ x **A**
= 2.78 x (0.85) x 76.81 x 0.80
= 145.19 L/s

Based on a 1:100-year event, the flow from the 0.25 Ha uncontrolled areas can be determined as:

$\mathbf{Q_{uncontrolled}}$ = **2.78** x $\mathbf{C_{100yr}}$ x $\mathbf{i_{100yr}}$ x **A** where:
C = Average runoff coefficient (100-year C-value, max 1.00)
$\mathbf{i_{100yr}}$ = Intensity of 100-year storm event (mm/hr)
= $1735.688 \times (T_c + 6.014)^{0.820}$ =178.56 mm/hr; where T_c = 10 minutes
A = Uncontrolled Area

Therefore, the uncontrolled release rate can be determined as:

$\mathbf{Q_{uncontrolled1}}$ = **2.78** x $\mathbf{C_{100yr}}$ x $\mathbf{i_{100yr}}$ x **A**
= 2.78 x (0.66*1.25) x 178.56 x 0.23
= 94.19 L/s

The Maximum allowable release rate from the site can be determined by subtracting the Uncontrolled release rate from the minor system restricted flow rate.

$Q_{max} = Q_{restricted} - Q_{uncontrolled}$

Q_{max} = 145.19 L/s – 94.19 L/s

Q_{max} = 51.00 L/s

Therefore, the total restricted flow rate through the minor system will be the design flow rate of **46.9 L/s**. This will be achieved using Inlet Control Devices. A summary of the ICD's, their corresponding storage requirements, storage availability, and associated drainage areas has been provided below.

Drainage Area	ICD Restricted Flow (L/s)	100 Year Storage Required (m3)	2 Yr Storage Required (m3)	Storage Provided
CBMH1	27.50	94.26	19.01	186.88
CBMH2	23.50	106.86	18.99	171.31
TOTAL	**51.00**	**201.12**	**38.00**	**358.19**

Detailed stormwater management calculations for the 2-year event, 100-year event, and stress test (100-year plus 20%) event can be found in **Appendix D**.

There will be no surface ponding for the 2-year storm event per the rational method calculations, noting that a minimum concentration time of 10 min was considered for 2-year ponding. A 0.3m freeboard from downstream high points/maximum ponding elevations to first floor building openings is maintained in all scenarios including emergency overflow conditions.

The emergency overland flow route, for flows greater than a 100-year storm event or in the event that stormwater infrastructure becomes blocked, is directed to the right-of-ways surrounding the subject site, not towards the private lands to the west. Refer to Drawing C-200 Grading-Ponding Plan in **Appendix E** for the emergency overland flow route.

Refer to geotechnical report for information regarding foundation drainage. Foundation drainage systems are to be independent and connected to the storm service downstream of any stormwater management control device.

5 SEDIMENT AND EROSION CONTROL PLAN

5.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These will include:

- groundwater in trench will be pumped into a filter mechanism prior to release to the environment;
- bulkhead barriers will be installed at the nearest downstream manhole in each sewer which connects to an existing downstream sewer;
- seepage barriers will be constructed in any temporary drainage ditches; and
- silt sacks will remain on open surface structure such as manholes and catchbasins until these structures are commissioned and put into use.

5.2 Trench Dewatering

During construction of municipal services, any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed including sediment removal and disposal and material replacement as needed.

5.3 Bulkhead Barriers

At the first manhole constructed immediately upstream of an existing sewer, a ½ diameter bulkhead will be constructed over the lower half of the outletting sewer. This bulkhead will trap any sediment carrying flows, thus preventing any construction –related contamination of existing sewers. The bulkheads will be inspected and maintained including periodic sediment removal as needed.

5.4 Seepage Barriers

These barriers will consist of both the Light Duty Straw Bale Barrier as per OPSD 219.100 or the Light Duty Silt Fence Barrier as per OPSD 219.110 and will be installed in accordance with the sediment and erosion control drawing. The barriers are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

5.5 Surface Structure Filters

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. However, until the surrounding surface has been completed these structures will be covered to prevent sediment from entering the minor storm sewer system. Until rear yards are sodded or until streets are asphalted and curbed, all catchbasins and manholes will be equipped with geotextile filter socks. These will stay in place and be maintained during construction and build until it is appropriate to remove them.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa. The proposed development is also in general conformance with the recommendations made by the Riverside South Town Center Phase 7A Design Brief.

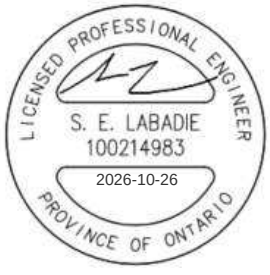
There is a reliable water supply available adjacent to the proposed development; a wastewater outlet is available adjacent to the site and local storm sewers have been installed adjacent to the site.

6.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the construction stage of the subject site.

Report prepared by:

ARCADIS



Samantha E. Labadie, P. Eng
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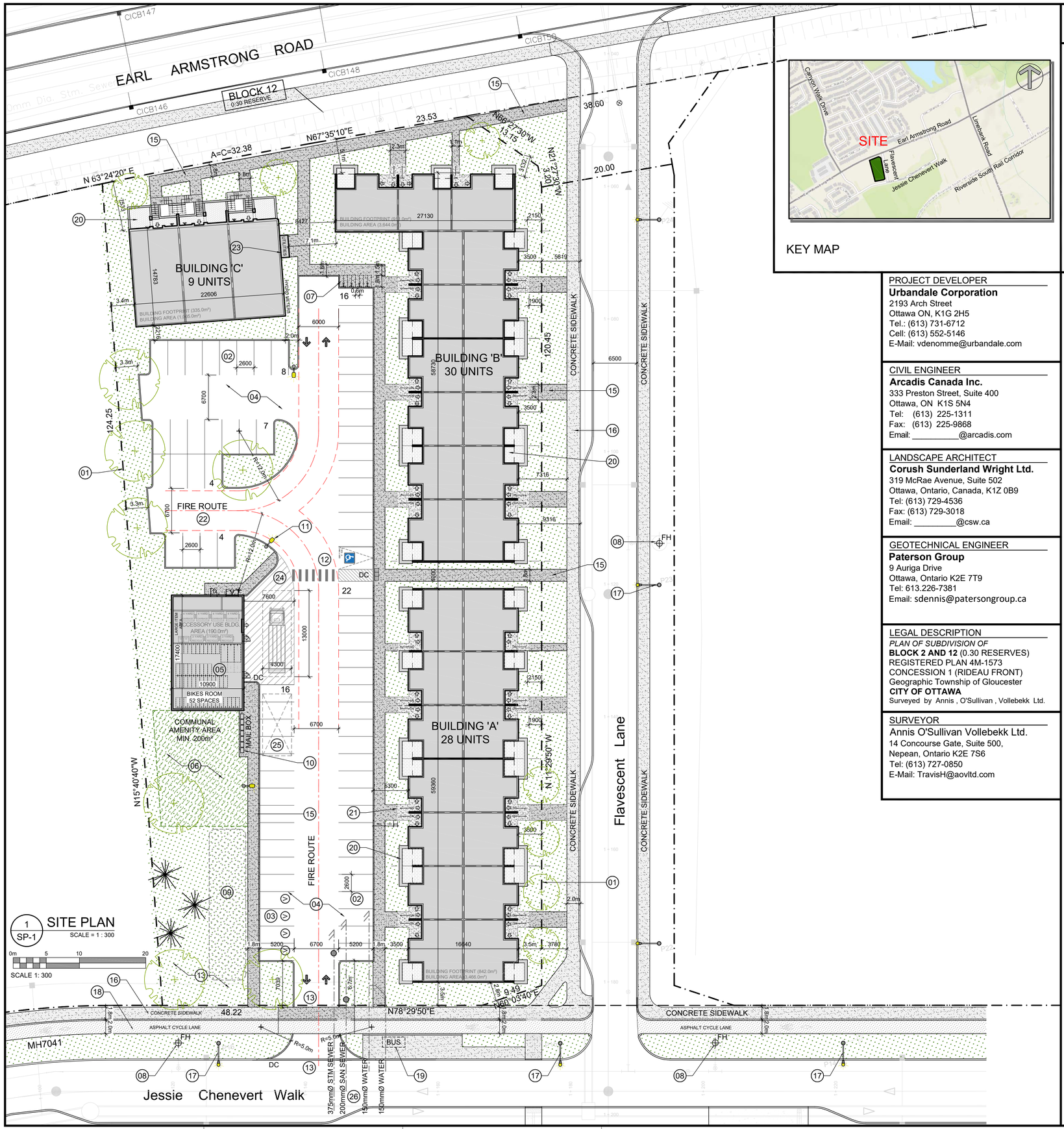
Appendix A



1 SP-1 SITE PLAN
SCALE = 1 : 300
0m 5 10 20
SCALE 1: 300

KEY MAP

PROJECT INFORMATION

Zoning By-law 2026-50 — H2D [2952] — SITE AREA 0.8 ha. — 7,999.4 m² / 86,105 ft²

ZONING	REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: TOWNHOUSE	H2D [2952]	H2D [2952]
BUILDING HEIGHT	MIN. 3 STOREYS / MAX. ±57m (19 STOREYS)	9.7m & 12.47m (3 STOREYS)
FRONT YARD SETBACK:	Min. 0.0m / Max. 3.5m	3.5m
CORNER YARD SETBACK:	Min. 0.0m / Max. 3.5m	3.5m
INTERIOR YARD SETBACK:	0.0m	3.4m
REAR YARD SETBACK	0.0m	5.1m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	2.0m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	7.1m
ACCESSORY USE BUILDING (MAX. SIZE AND HEIGHT)	200.0m² / 4.5m	198.0m² / 3.2m
AMENITY AREA - TOTAL 6.0m² PER UNIT (67 Units)	402.0m²	720.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	201.0m²	220.0m²
VEHICLE PARKING: RESIDENTIAL (NO MINIMUM / MAX. = 1.5 PER UNIT)	Max. 101	73
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 24 UNITS	4	4
BICYCLE PARKING - LONG TERM - 0.75 PER UNIT	51	52
BICYCLE PARKING - SHORT TERM - 2 + 1 PER 20 UNITS	6	6
BICYCLE PARKING: 5% OF PROVIDED, INCLUSIVE SPACES (UNDER APPEAL)	WITHIN TOTAL 3	WITHIN TOTAL 3
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	6.9m
MINIMUM WIDTH OF LANDSCAPED AREA - NOT ABUTTING A STREET	1.5m	3.3m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	41.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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LEGAL DESCRIPTION
PLAN OF SUBDIVISION OF
BLOCK 2 AND 12 (0.30 RESERVES)
REGISTERED PLAN 4M-1573
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

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Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
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DRAWING NOTES

1. PROPERTY LINE
2. PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
3. VISITOR PARKING SPACE: NOTED WITH SIGNAGE
4. ASPHALT DRIVING SURFACE
5. ACCESSORY USE BUILDING: GARBAGE / BIKE PARKING / ELECTRICAL EQUIPMENT
6. EXTERIOR COMMUNAL AMENITY AREA
7. BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
8. EXISTING FIRE HYDRANT
9. SEASONAL SNOW STORAGE
10. CANADA POST MAIL BOXES ON CONCRETE SURFACE
11. LIGHT POLE: LOCATION TO BE CONFIRMED BE ELEC
12. 1.8m WIDE CONCRETE CROSSWALK PAINTED WITH TWSI
13. DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
14. SOFT LANDSCAPED AREA, SEE LANDSCAPING
15. 1.8m WIDE CONCRETE WALK, SEE PLAN
16. EXISTING CITY SIDEWALK, WIDTH VARIES
17. EXISTING STREET LIGHT POLE
18. EXISTING 2.0m WIDE CYCLE TRACK
19. CITY BUS STOP AND SHELTER
20. PRIVATE SUNKEN TERRACES / BALCONIES ABOVE
21. RAISED ENTRY WITH STAIRS
22. 6.0m WIDE FIRE ROUTE
23. WATER METER ENCLOSER
24. PAINTED LINES AT LOADING AREA
25. BELOW GRADE STORM WATER TANK: SEE CIVIL
26. PROPOSED SERVICE LINES

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- BIKE RACK / BIKE PARKING SPOT (0.6 x 1.8m)
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE 2.6m x 5.2m
- VISITOR PARKING SPACE 2.6m x 5.2m

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	3,617.2 m² / 38,935 ft²
PROPOSED BUILDING 'B'	3,439.2 m² / 37,019 ft²
PROPOSED BUILDING 'C'	1,256.0 m² / 13,520 ft²
TOTAL PROPOSED AREA	8,312.4 m² / 89,474 ft²
ACCESSORY USE BUILDING	190.0 m² / 2,045 ft²

UNIT STATISTICS

2 BEDROOM UNIT	67

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	NOT REQUIRED	0
VISITOR	0.1 PER UNIT AFTER 24	4
TOTAL		4

PROVIDED

RESIDENCE	1.1 PER UNIT	73
VISITOR		4
TOTAL		77

BICYCLE PARKING

REQUIRED

LONG-TERM	0.75 PER UNIT (67 UNITS)	51
SHORT-TERM	2 + 1.0 PER 20 UNITS	6
TOTAL		57
INCLUSIVE	5% OF TOTAL	3

PROVIDED

LONG-TERM	INTERIOR: ACCESSORY USE BLDG.	51
SHORT-TERM	EXTERIOR	6
TOTAL		57
INCLUSIVE	INTERIOR: ACCESSORY USE BLDG.	3

WASTE COLLECTION

GUIDELINES (REQUIRED)

GARBAGE	- 0.231 YARDS³ / UNIT	15.5 YARDS³
RECYCLING (GMP)	- 0.018 YARDS³ / UNIT	1.2 YARDS³
RECYCLING (FIBRE)	- 0.062 YARDS³ / UNIT	4.2 YARDS³
ORGANICS	- 240L CONTAINER / 50 UNITS	1.3 x 240L

PROVIDED

GARBAGE	4 - 4 YARD CONTAINERS
RECYCLING (GMP)	1 - 3 YARD CONTAINERS
RECYCLING (FIBRE)	2 - 3 YARD CONTAINERS
ORGANICS	2 - 240L CONTAINER
LARGE ITEM GARBAGE	5 m²

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE

6.0 m² PER UNIT=	402.0 m²
50% COMMUNAL AMENITY AREA =	201.0 m²

PROVIDED AMENITY SPACE

PRIVATE BALCONY / PATIOS =	500.0 m²
COMMUNAL EXTERIOR AREA =	220.0 m²
TOTAL =	820.0 m²

SITE COVERAGE

BUILDING FOOTPRINT =	29.4%	2,350.8 m²
DRIVING SURFACE =	28.6%	2,286.9 m²
LANDSCAPE AREA =	42.0%	3,361.7 m²
TOTAL =	100.0%	7,999.4 m²
HARD SURFACE WALK AREA =	7.3%	584.0 m²
SOFT LANDSCAPE AREA =	34.7%	2,777.7 m²
LANDSCAPE BUFFER @ PARKING LOT =	41.0%	936.0 m²

No.	DESCRIPTION	DATE
7		
6		
5	ISSUED FOR ROUND 1 OWNER REVIEW	2026 09 24
4	ISSUED FOR SPC APPLICATION	2026 07 12
3	ISSUED FOR SPC APP. COORDINATION	2026 07 07
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 06 02
1	ISSUED FOR PRELIMINARY REVIEW	2026 05 15

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KEVIN M. REID — LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: URBANDALE CONSTRUCTION LIMITED — 2193 ARCH STREET, OTTAWA — *"There's Comfort in Higher Standards"*

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
50 Flavescent Lane
PH 7 BLOCK 2 RIVERSIDE SOUTH
STACKED BACK - BACK TOWNHOMES
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
R.V.	RV
SCALE: 1:300	SHEET No.: SP-1
PROJECT No.: 2604	

D07-12-26-0083

PAPER SIZE: A1 | PLOT DATE: Thursday, September 24, 2026 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2026\2604 - Flavescent Lane\01 Design Development\01 Site Plan\2604 Jessie Chenevert Walk SP-1 Site Plan 2026 09 22.dwg | #19494

File No.: PC2026-0073

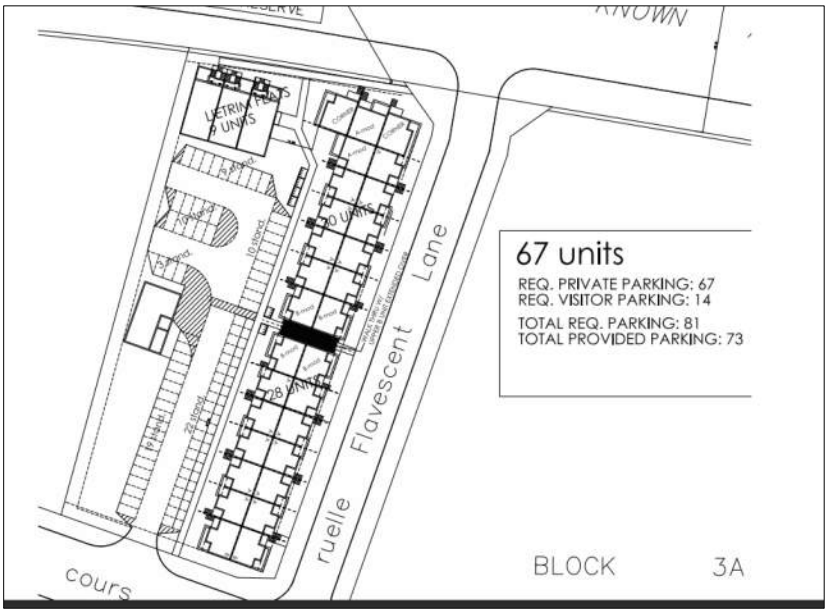
June 2, 2026

Vincent Denomme
Urbandale Corporation
Via email: vdenomme@urbandale.com

Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 50 Flavescent Lane

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on May 11, 2026.

Proposal:



- PUD, 67 units in B2B stacked units
- Units fronting Earl Armstrong Rd and Flavescent Lane
- Access off Jessie Chenevert
- Surface parking: 73 combined for residents and visitors (reduced from the required number of 81)
- Submitting late June
- Want to break ground this year

Pre-Consultation Preliminary Assessment

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to planningcirculations@ottawa.ca. **Please copy the file lead and other team members.**

2. In your subsequent pre-consultation or application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

1. Policies and provisions OP, Secondary Plan

    a. Official Plan: Suburban Transect/Hub: low-rise are permitted along minor corridors, such as Earl Armstrong. Buildings are to edge and define streets and the public realm.

    b. Secondary Plan: The site is greater than 400m from transit, which allows a min 2-storey devt. This proposal complies.

2. Zoning Information:

    a. provide all dimensions on site plan to ensure compliance with the PUD provisions, setbacks, landscaping, parking space size, garbage container sizes;
    b. provide elevations with dimensions and show entrances and glazing with dimensions
    c. Will it be on City waste collection? The City no longer collects recycling materials as per Provincial changes.
    d. How will the reduced amount of parking be dealt with? Minor Variance or Minor Zoning Amendment?
    e. Ensure both zoning by-laws (2008-250 and 2026-50) are reviewed to ensure compliance and/or needed relief.

3. Ensure ample greenspace and useable amenity spaces are provided. Use native plants when possible and do not use invasives.

4. Discuss proposal with local Councillor.

Urban Design

1. The site is within a design priority area, a high quality of design is expected. The project does not meet the threshold for attendance at URDP.

2. The New Neighbourhood design guidelines apply and should be addressed in the design of the site.

3. The City is in the process of updating our Low Rise Residential Infill guidelines, while not an infill site, please review direction on facing distances for Low Rise buildings in a Planned Unit Development.

4. A diagram is provided below to illustrate comments.

5. Provide additional building frontage on Jessie Chenevert, this is an important gateway street into the heart of Riverside South. Site access would be preferred on Flavescent.

6. Please provide tree planting and soft landscaping along Earl Armstrong.

7. Please provide individual front doors with direct access to the sidewalks on public streets. If direct connection to the sidewalk on Earl Armstrong is not feasible due to the ditch, please provide a parallel walkway connection.

8. The back of house functions of the proposed retirement home to the west are proposed along the interior side lot line, please provide landscaping along this lot line to break up hard surface and buffer noise.



Access from Flavescent.

Walkway block into the site provided from Flavescent and Jessie Chenevert

Parking internal to the site



Access from Flavescent.

Walkway block into the site provided from Flavescent and Jessie Chenevert

Parking internal to the site

Feel free to contact Lisa Stern, Urban Design, for follow-up questions.

Engineering

1. The Stormwater Management Criteria, for the subject site, is to be based on the following:
   a. The quantity control criteria (100-year post-development to 2-year pre-development). Please refer to the Riverside South Community Infrastructure Servicing Study Update Phase 1 Mosquito Creek Study Area dated August 18, 2023 by Stantec and the Riverside South Phase 7A subdivision design brief dated April 2025.
   b. A calculated time of concentration (cannot be less than 10 minutes).

2. Flows to the storm sewer in excess of the 2-year storm release rate, up to and including the 100-year storm event, must be detained on site.
3. Storm sewer outlets should not be submerged.
4. Quality control criteria is not required for this site since it discharges to Riverside South Pond 2 facility.
5. Ponding:
    a. Permissible ponding of 350mm for the 100-year storm event. No spilling to adjacent sites.
    b. At the 100-year ponding elevation, all drainage must be spilled to the Right-of-Way.
    c. 100-year spill elevation must be 300mm lower than any building opening or ramp.
    d. Demonstrate that the stress test spill elevation (100-year +20% event) does not spill onto any permanent structures.

6. Deep Services (Storm, Sanitary and/or Water Supply)
    a. Services should be off Jessie Chenevert. Services should ideally be grouped in a common trench to minimize the number of road cuts. It is understood, townhomes fronting Flavescent have a maximum setback of 3m which limits the ability for private servicing. Coordination with the subdivision landscape plan is required to not affect public tree planting.
    b. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).
    c. Sewer connections to be made above the springline of the sewermain as per:

i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
ii. Std Dwg S11 (For rigid main sewers) – lateral must be less that 50% the diameter of the sewermain,
iii. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not available; lateral must be less that 50% the diameter of the sewermain,
iv. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.

7. Water
    a. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:

i. Location of service
ii. Type of development

iii. The amount of fire flow required (per OBC or FUS).
iv. Average daily demand: ___ l/s.
v. Maximum daily demand: ___l/s.
vi. Maximum hourly daily demand: ___ l/s.

8. Grading - the site will have to be raised to provide positive drainage towards the right of way. Currently the road around the site is higher than site elevation. The grade raise will need to be reviewed by a geotechnical engineer and a memo will be required stating the final grading plan is acceptable.
9. The Phase 1 and if required, Phase 2 Environmental Site Assessments will be required.
10. Sensitive Marine Clay: Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines.

Feel free to contact Bruce Bramah, Project Manager, for follow-up questions.

Noise

1. A noise study will be required to ensure proper building materials are used to mitigate traffic (and other) noise.

Feel free to contact Tracey Scaramozzino for follow-up questions.

Transportation

1. A Transportation Impact Assessment (TIA) is not required.

2. Complete and submit the Transportation Demand Management Measures Checklist and the Transportation Demand Management Supportive Development Design and Infrastructure Checklist in support of the application.

3. As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.).

4. On site plan:

    a. Ensure site access meets the City's Access Bylaw and the associated Access Design Requirements.

    b. For an access on Flavescent Lane, provide corner clearance of 30m from Earl Armstrong or 15m from Jessie Chenevert Walk.

    c. Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.

d. Sidewalks are required along Flavescent Lane and Jessie Chenevert Walk frontages (these are to be constructed through plan of subdivision. Sidewalks must be continuous across access as per City Specification SC7.1.

e. Turning movement diagrams required for all accesses showing the largest vehicle to access/egress the site.

f. Turning movement diagrams required for internal movements (loading areas, garbage).

g. Show all curb radii measurements; ensure that all curb radii are reduced as much as possible and fall within TAC guidelines (Figure 8.5.1).

h. Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)

5. The site is within proximity of Earl Armstrong, a Surface Transportation Noise Study is required.

Feel free to contact Josiane Gervais, Transportation Project Manager, for follow-up questions.

Environment

1. There are no natural heritage features, species-at-risk, or surface water features on or near the subject property that would trigger the need for an Environmental Impact Statement (EIS).

   An EIS is not required as part of this application.

2. The City has strong policies for tree planting to help meet the urban forest canopy goals, as well as to reduce the impacts of climate change and the urban heat island effect. The applicant is encouraged to find space for additional tree plantings wherever possible. Please note that the City prefers that all plantings be of native and non-invasive species.

Feel free to contact Mark Elliott, Environmental Planner, for follow-up questions.

Forestry

1. Comments not yet received; however, a reasonable number of trees are expected, of a larger caliper with ample soil volume.

2. Additional comments/clarifications will be provided during the review of the application by Hayley.

Feel free to contact Hayley.Murray@ottawa.ca, Forester, for follow-up questions.

Parkland

1. Parkland conveyance, as per Parkland Dedication By-law No. 2022-280, was provided as part of the previous Plan of Subdivision approval. The density of this proposal, does not create an additional dedication.

Feel free to contact lorraine.stevens@ottawa.ca, Parks Planner, for follow-up questions.

Community issues

1. This file is not yet public and no community comments have been received.

Submission Requirements and Fees

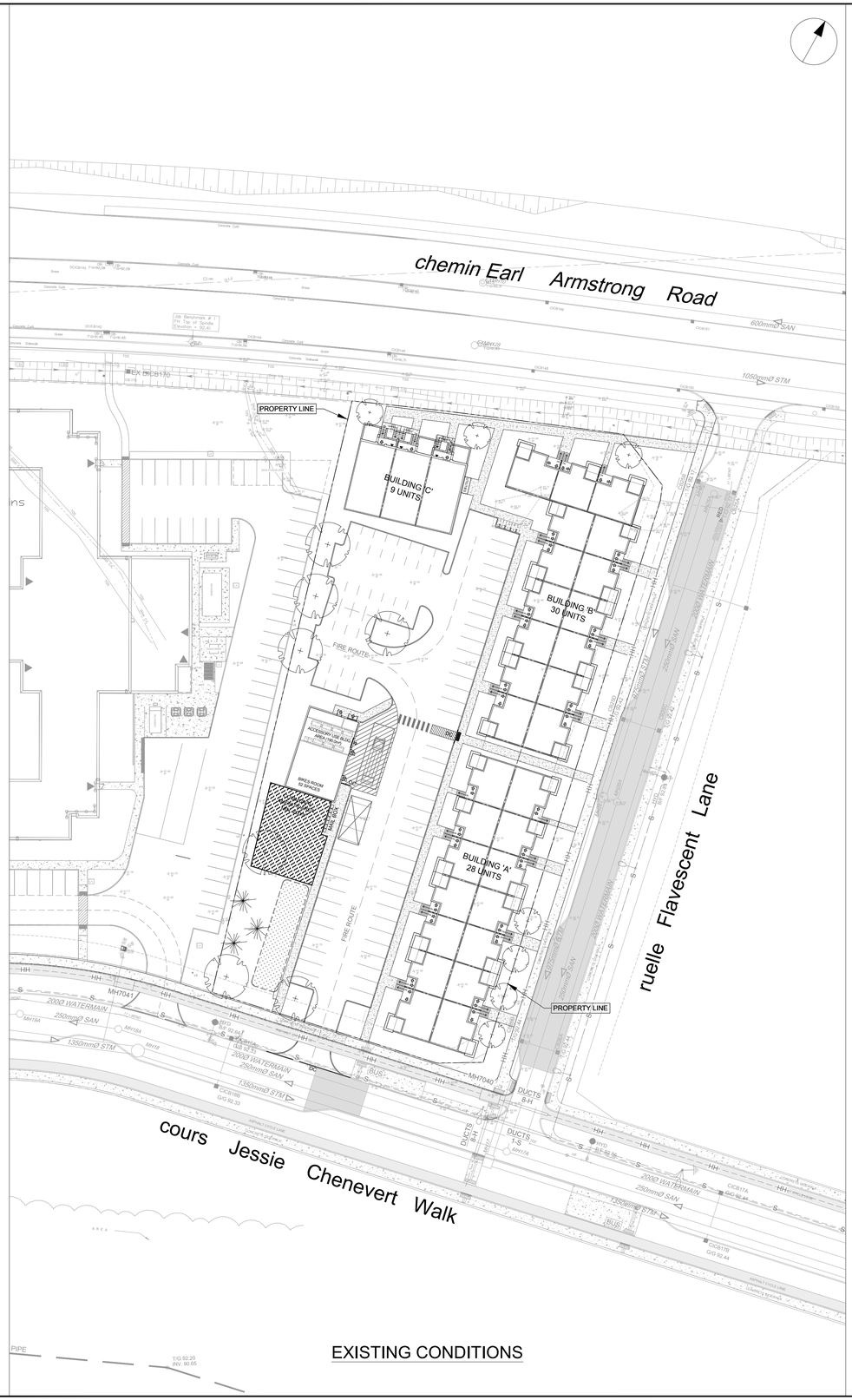
1. This will be a site plan control application and possible minor zoning or minor variance to deal with the parking rate.
    a. Additional information regarding fees related to planning applications can be found here.
2. The attached **Study and Plan Identification List** outlines the information and material that has been identified as either required (R) or advised (A) as part of a future complete application submission.
    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.
3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

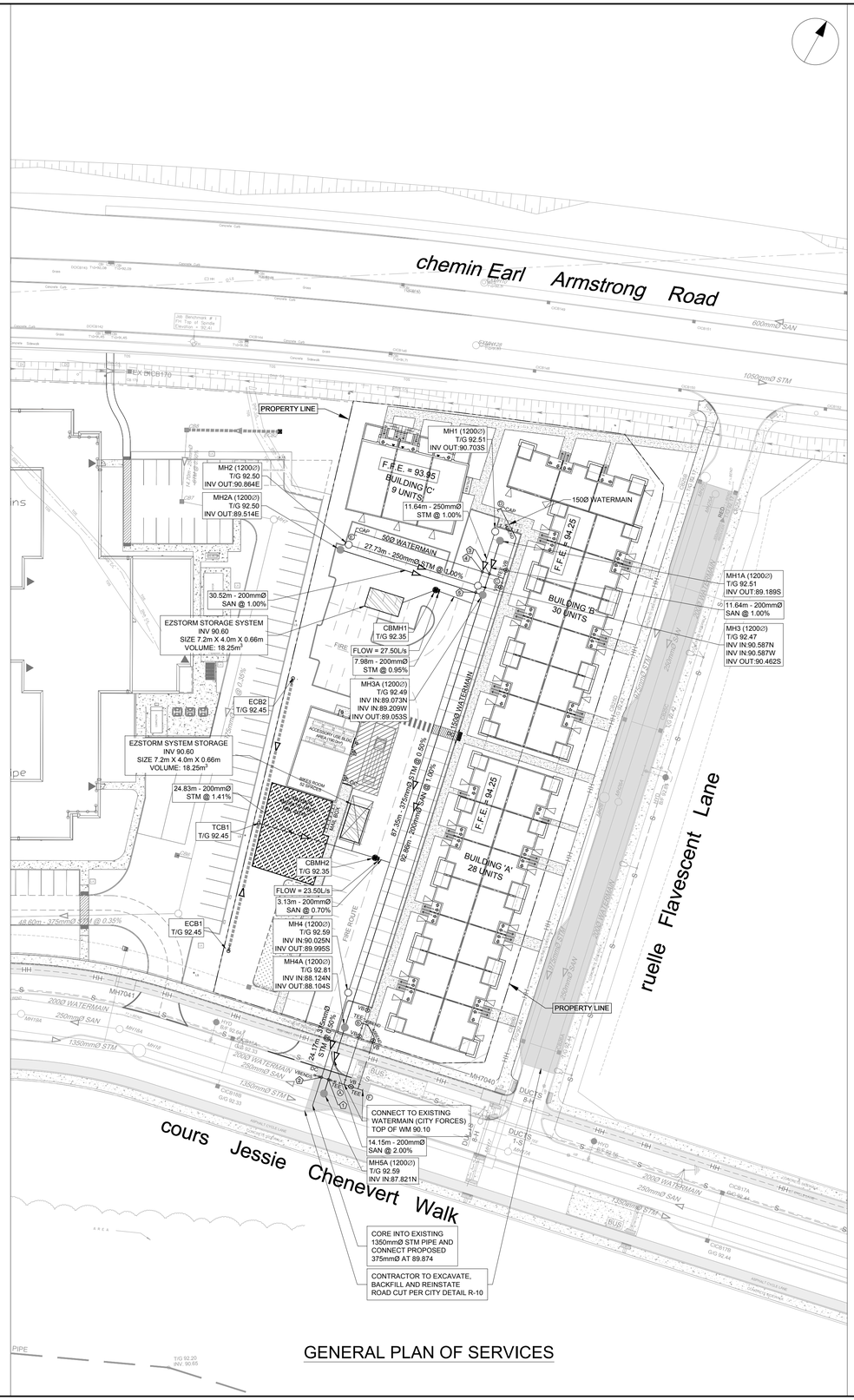


Yours Truly,
Tracey Scaramozzino

c.c. Lisa Stern, Urban Design
Bruce Bramah, Infrastructure Project Manager
Josiane Gervais, Transportation Project Manager
Mark Elliott, Environmental Planner
Hayley Murray, Planning Forester
Lorraine Stevens, Parks Planner



EXISTING CONDITIONS



GENERAL PLAN OF SERVICES

CLIENT

Urbandale CORPORATION

2193 Arch Street, Ottawa, ON
K1G 2H5

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-09-30
3	SUBMISSION FOR SPA	2026-11-03
4	-	-

NOT FOR CONSTRUCTION

SEE SHT 10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN



1:500 0 5 10 15 25m

CONSULTANTS

SEAL



PROJECT
2604 JESSIE CHENEVERT WALK

PROJECT NO:
30339828

DRAWN BY:	CHECKED BY:
C.C./D.D.	T.R.B.
PROJECT MGR:	APPROVED BY:
S.E.L.	S.E.L.

SHEET TITLE
EXISTING CONDITIONS - GENERAL PAN OF SERVICES

SHEET NUMBER	ISSUE
C-001	3

SCALE CHECK 1" | 1mm

PLAN # 19494

FILE # D07-12-26-0083

File Location: C:\Users\vaghela\d462303\DCA\CCDocs\Arcadis ACC Lib\ACA_30339828-2604 Jessie Chenevert Walk\Project Files\10_WIP\04_Civil\Sheets\C-001 SITE PLAN SERVICING.dwg Last Saved: October 23, 2026, by vaghelad4623 Plotted: November 3, 2026 2:19:22 PM by Vaghela, Devdatsinh

Appendix B

WATERMAIN DEMAND CALCULATION SHEET

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
arcadis.com

WATERMAIN DEMAND CALCULATION SHEET
RSS Town Centre Blk2 | Urbandale
x.6.0 | Rev #1 | 2026-05-01
Prepared By: SEL | Checked By: DV

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	Singele Family	Town	Apartment	POPULATION	INDUST. (ha)	COMM. (m2)	INSTIT. (ha)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
Block 2		67		180.9				0.59		0.59	1.47		1.47	3.22		3.22	14,000

POPULATION DENSITY

Single Family	3.4	persons/unit
Townhouse/Semi	2.7	persons/unit
Apartment	1.4	persons/unit

WATER DEMAND RATES

Residential	280	l/cap/day
Commercial Shopping Center	2,500	L/(1000m2)/day
Institutional	75	L/cap/day

PEAKING FACTORS

Maximum Daily		
Residential	2.5	x avg. day
Institutional	1.5	x avg. day
Maximum Hourly		
Residential	2.2	x avg. day
Institutional	1.8	x avg. day

FIRE DEMANDS

Single Family
Semi Detached & Townhouse
Medium Density 14,000 l/min

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Ottawa, Ontario K1S 5N4 Canada
arcadis.com

FIRE UNDERWRITERS SURVEY
RSS Town Centre Blk2 | Urbandale
x-6.0 | Rev #1 | 2026-05-01
Prepared By: SL | Checked By: TB

STEP	Contents	Description		Adjustment Factor		Result	
1	**Building A, Compartment 1** 3-storey residential **Total Effective Floor Area**	Area per Floor	515	Floors	3	1545 **1545**	m2 m2
2	**Type of Construction**	**Type V** Wood Frame **Type III** Ordinary Construction **Type II** Noncombustible Construction **Type I** Fire Resistive Construction	1.5 1.0 0.8 0.6	Type V Wood Frame	1.5		
3	**Required Fire Flow**	RFF = 220C√A, rounded to nearest 1000 L/min				**13000**	L/min
4	**Occupancy and Contents**	Noncombustible Contents Limited Conbustible Contents Combustible Contents Free Burning Contents Rapid Burning Contents	-25% -15% 0% 15% 25%	Limited Conbustible Contents	-15%	-1950	L/min
	Fire Flow					**11050**	L/min
5	**Automatic Sprinkler Protection**	Automatic Sprinkler Conforming to NFPA 13 Standard Water Supply for both the system and Fire Department Hose Lines Fully Supervised System	-30% -10% -10%	No No No		0	L/min
	Total Sprinkler Adjustment					**0**	L/min
6	**Exposure Adjustment**	Based on **Table 6** Exposure Adjustement Charges for Subject Building					
	North	Firewall		With unprotected opening	10%	1105	L/min
	South	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	East	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	West	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	Total Exposure Adjustment					**1105**	L/min
7	**Total Required Fire Flow**					**12155**	L/min
		Rounded to Nearest 1000 L/min				**12000**	L/min
						200	L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

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FIRE UNDERWRITERS SURVEY
RSS Town Centre Blk2 | Urbandale
x-6.0 | Rev #1 | 2026-05-01
Prepared By: SL | Checked By: TB

STEP	Contents	Description		Adjustment Factor		Result	
1	**Building A, Compartment 2** 3-storey residential **Total Effective Floor Area**	Area per Floor	455	Floors	3	1365 **1365**	m2 m2
2	**Type of Construction**	**Type V** Wood Frame **Type III** Ordinary Construction **Type II** Noncombustible Construction **Type I** Fire Resistive Construction	1.5 1.0 0.8 0.6	Type V Wood Frame	1.5		
3	**Required Fire Flow**	RFF = 220C√A, rounded to nearest 1000 L/min				**12000**	L/min
4	**Occupancy and Contents**	Noncombustible Contents Limited Conbustible Contents Combustible Contents Free Burning Contents Rapid Burning Contents	-25% -15% 0% 15% 25%	Limited Conbustible Contents	-15%	-1800	L/min
	Fire Flow					**10200**	L/min
5	**Automatic Sprinkler Protection**	Automatic Sprinkler Conforming to NFPA 13 Standard Water Supply for both the system and Fire Department Hose Lines Fully Supervised System	-30% -10% -10%	No No No		0	L/min
	Total Sprinkler Adjustment					**0**	L/min
6	**Exposure Adjustment**	Based on **Table 6** Exposure Adjustement Charges for Subject Building					
	North	Firewall		With unprotected opening	10%	1020	L/min
	South	Firewall		With unprotected opening	10%	1020	L/min
	East	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	West	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	Total Exposure Adjustment					**2040**	L/min
7	**Total Required Fire Flow**					**12240**	L/min
		Rounded to Nearest 1000 L/min				**12000**	L/min
						200	L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

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FIRE UNDERWRITERS SURVEY
RSS Town Centre Blk2 | Urbandale
x-6.0 | Rev #1 | 2026-05-01
Prepared By: SL | Checked By: TB

STEP	Contents	Description		Adjustment Factor		Result	
1	**Building A, Compartment 3** 3-storey residential **Total Effective Floor Area**	Area per Floor	525	Floors	3	1575 **1575**	m2 m2
2	**Type of Construction**	**Type V** Wood Frame **Type III** Ordinary Construction **Type II** Noncombustible Construction **Type I** Fire Resistive Construction	1.5 1.0 0.8 0.6	Type V Wood Frame	1.5		
3	**Required Fire Flow**	RFF = 220C√A, rounded to nearest 1000 L/min				**13000**	L/min
4	**Occupancy and Contents**	Noncombustible Contents Limited Conbustible Contents Combustible Contents Free Burning Contents Rapid Burning Contents	-25% -15% 0% 15% 25%	Limited Conbustible Contents	-15%	-1950	L/min
	Fire Flow					**11050**	L/min
5	**Automatic Sprinkler Protection**	Automatic Sprinkler Conforming to NFPA 13 Standard Water Supply for both the system and Fire Department Hose Lines Fully Supervised System	-30% -10% -10%	No No No		0	L/min
	Total Sprinkler Adjustment					**0**	L/min
6	**Exposure Adjustment**	Based on **Table 6** Exposure Adjustement Charges for Subject Building					
	North	Firewall		With unprotected opening	10%	1105	L/min
	South	Firewall		With unprotected opening	10%	1105	L/min
	East	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	West	Separation (m) Length X Height Factor (m.storeys) Construction Type	18.1 29.3 Type V	With unprotected opening	11%	1216	L/min
	Total Exposure Adjustment					**3426**	L/min
7	**Total Required Fire Flow**					**14476**	L/min
		Rounded to Nearest 1000 L/min				**14000**	L/min
						233	L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

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arcadis.com

FIRE UNDERWRITERS SURVEY
RSS Town Centre Blk2 | Urbandale
x-6.0 | Rev #1 | 2026-05-01
Prepared By: SL | Checked By: TB

STEP	Contents	Description		Adjustment Factor		Result	
1	**Building A, Compartment 4** 3-storey residential **Total Effective Floor Area**	Area per Floor	525	Floors	3	1575 **1575**	m2 m2
2	**Type of Construction**	**Type V** Wood Frame **Type III** Ordinary Construction **Type II** Noncombustible Construction **Type I** Fire Resistive Construction	1.5 1.0 0.8 0.6	Type V Wood Frame	1.5		
3	**Required Fire Flow**	RFF = 220C√A, rounded to nearest 1000 L/min				**13000**	L/min
4	**Occupancy and Contents**	Noncombustible Contents Limited Conbustible Contents Combustible Contents Free Burning Contents Rapid Burning Contents	-25% -15% 0% 15% 25%	Limited Conbustible Contents	-15%	-1950	L/min
	Fire Flow					**11050**	L/min
5	**Automatic Sprinkler Protection**	Automatic Sprinkler Conforming to NFPA 13 Standard Water Supply for both the system and Fire Department Hose Lines Fully Supervised System	-30% -10% -10%	No No No		0	L/min
	Total Sprinkler Adjustment					**0**	L/min
6	**Exposure Adjustment**	Based on **Table 6** Exposure Adjustement Charges for Subject Building					
	North	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	South	Firewall		With unprotected opening	10%	1105	L/min
	East	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	West	Separation (m) Length X Height Factor (m.storeys) Construction Type	7.1 29.3 Type V	With unprotected opening	16%	1768	L/min
	Total Exposure Adjustment					**2873**	L/min
7	**Total Required Fire Flow**					**13923**	L/min
		Rounded to Nearest 1000 L/min				**14000**	L/min
						233	L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
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Ottawa, Ontario K1S 5N4 Canada
arcadis.com

FIRE UNDERWRITERS SURVEY
RSS Town Centre Blk2 | Urbandale
x-6.0 | Rev #1 | 2026-05-01
Prepared By: SL | Checked By: TB

STEP	Contents	Description		Adjustment Factor		Result	
1	**Building B** 2-storey residential	Area per Floor	330	Floors	2	660	m2
	Total Effective Floor Area					**660**	m2
2	**Type of Construction**	**Type V** Wood Frame **Type III** Ordinary Construction **Type II** Noncombustible Construction **Type I** Fire Resistive Construction	1.5 1.0 0.8 0.6	Type V Wood Frame	1.5		
3	**Required Fire Flow**	RFF = 220C√A, rounded to nearest 1000 L/min				**8000**	L/min
4	**Occupancy and Contents**	Noncombustible Contents Limited Conbustible Contents Combustible Contents Free Burning Contents Rapid Burning Contents	-25% -15% 0% 15% 25%	Limited Conbustible Contents	-15%	-1200	L/min
	Fire Flow					**6800**	L/min
5	**Automatic Sprinkler Protection**	Automatic Sprinkler Conforming to NFPA 13 Standard Water Supply for both the system and Fire Department Hose Lines Fully Supervised System	-30% -10% -10%	No No No		0	L/min
	Total Sprinkler Adjustment					**0**	L/min
6	**Exposure Adjustment**	Based on **Table 6** Exposure Adjustement Charges for Subject Building					
	North	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	South	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	East	Separation (m) Length X Height Factor (m.storeys) Construction Type	7.1 25.2 Type V	With unprotected opening	16%	1088	L/min
	West	Separation (m) Length X Height Factor (m.storeys) Construction Type	>30		0%	0	L/min
	Total Exposure Adjustment					**1088**	L/min
7	**Total Required Fire Flow**					**7888**	L/min
		Rounded to Nearest 1000 L/min				**8000**	L/min
						133	L/s

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

Boundary Conditions
50 Flavescent Lane – 2026

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	35.4	0.59
Maximum Daily Demand	88.2	1.47
Peak Hour	193.2	3.22
Fire Flow Demand #1	14,000.0	233.33

Location



Results

Existing Conditions
Connection 1 - Jessie Chenevert Walk

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	131.1	55.7
Peak Hour	124.2	46.0
Max Day plus Fire Flow #1	111.1	27.4

[1] Ground Elevation = 91.9 m

Connection 2 - Jessie Chenevert Walk

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	131.1	55.8
Peak Hour	124.2	46.0
Max Day plus Fire Flow #1	111.2	27.6

[1] Ground Elevation = 91.8 m

SUC
Connection 1 - Jessie Chenevert Walk

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	147.0	78.4
Peak Hour	144.5	74.9
Max Day plus Fire Flow #1	129.0	52.8

[1] Ground Elevation = 91.9 m

Connection 2 - Jessie Chenevert Walk

Demand Scenario	Head (m)	Pressure[1] (psi)
Maximum HGL	147.0	78.4
Peak Hour	144.5	74.9
Max Day plus Fire Flow #1	129.1	53.0

[1] Ground Elevation = 91.8 m

Disclaimer

The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.

Average Day

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J10	0.00	92.50	147.00	534.06
2	☐	J12	0.07	92.70	147.00	532.10
3	☐	J14	0.09	92.65	147.00	532.58
4	☐	J16	0.07	92.50	147.00	534.05
5	☐	J18	0.04	92.60	147.00	533.07
6	☐	J20	0.08	92.70	147.00	532.07
7	☐	J22	0.00	92.50	147.00	534.06

Max Day + Fireflow

		ID	Capacity Assessment	Total Demand (L/s)	Hydrant Available Flow (L/s)	Critical Node ID for Design Run	Critical Node Pressure at Available Flow (kPa)	Critical Node Pressure at Fire Demand (kPa)	Critical Pressure for Design Run (kPa)	Hydrant Design Flow (L/s)	Hydrant Pressure at Design Flow (kPa)	Critical Node Pressure at Design Flow (kPa)
1	☐	J10	PASS	233.33	956.01	J10	149.96	179.94	149.96	955.85	149.97	149.97
2	☐	J22	PASS	233.33	969.56	J22	149.96	180.79	149.96	969.41	149.97	149.97

Peak Hours

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J10	0.00	92.50	124.20	310.63
2	☐	J12	0.39	92.70	124.20	308.67
3	☐	J14	0.48	92.65	124.19	309.09
4	☐	J16	0.39	92.50	124.19	310.55
5	☐	J18	0.19	92.60	124.19	309.57
6	☐	J20	0.43	92.70	124.13	307.99
7	☐	J22	0.00	92.50	124.20	310.63

Test Report Print Title

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/k-m)	Status	Flow Reversal Count
1		P11	J10	J12	13.06	155.00	100.00	0.99	0.05	0.00	0.05	Open	0
2		P13	J12	J14	62.08	155.00	100.00	1.49	0.08	0.01	0.11	Open	0
3		P15	J14	J16	33.36	155.00	100.00	1.01	0.05	0.00	0.05	Open	0
4		P17	J16	J18	15.52	155.00	100.00	0.19	0.01	0.00	0.00	Open	0
5		P19	J16	J20	22.84	50.00	100.00	0.43	0.22	0.06	2.67	Open	0
6		P21	J22	J12	15.91	155.00	100.00	0.89	0.05	0.00	0.04	Open	0
7		P23	CONN1	J10	1.00	204.00	110.00	0.99	0.03	0.00	0.01	Open	0
8		P25	CONN2	J22	1.00	204.00	110.00	0.89	0.03	0.00	0.01	Open	0



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Appendix C

ARCADIS
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SANITARY SEWER DESIGN SHEET

2604 Jessie Chenevert
RSS PH7 Block 2
City of Ottawa

LOCATION				RESIDENTIAL										ICI AREAS								INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN						
				AREA w/ Units	UNIT TYPES				AREA w/o Units	POPULATION		RES PEAK FACTOR	PEAK FLOW	AREA (Ha)						ICI PEAK FACTOR	PEAK FLOW	AREA (Ha)		FLOW				CAPACITY	LENGTH	DIA	SLOPE	VELOCITY	AVAILABLE CAPACITY	
STREET	AREA ID	FROM MH	TO MH	(Ha)	1 BDRM	2 BDRM	3 BDRM		(Ha)	IND	CUM		(L/s)	INSTITUTIONAL IND	INSTITUTIONAL CUM	COMMERCIAL IND	COMMERCIAL CUM	INDUSTRIAL IND	INDUSTRIAL CUM		(L/s)	IND	CUM	(L/s)	IND	CUM	(L/s)	(L/s)	(m)	(mm)	(%)	(full) (m/s)	L/s	(%)
Extendicare																																	
SITE PLAN		MH2A	MH3A	0.10						0.0	0.0	3.80	0.00	0.00	0.00		0.00		0.00	1.00	0.00	0.10	0.10	0.03		0.00	0.03	34.22	104.50	200	1.00	1.055	34.18	99.90%
		MH1A	MH3A	0.09						0.0	0.0	3.80	0.00	0.00	0.00		0.00		0.00	1.00	0.00	0.09	0.09	0.03		0.00	0.03	34.22	104.50	200	1.00	1.055	34.19	99.91%
		MH3A	MH4A	0.46						0.0	0.0	3.80	0.00	0.00	0.00		0.00		0.00	1.00	0.00	0.46	0.65	0.21		0.00	0.21	34.22	104.50	200	1.00	1.055	34.00	99.37%
		MHA4	MH5A							0.0	0.0	3.80	0.00	0.00	0.00		0.00		0.00	1.00	0.00	0.00	0.65	0.21		0.00	0.21	48.39	104.50	200	2.00	1.492	48.18	99.56%

Design Parameters:

Residential			ICI Areas			
1 BDRM	1.4	p/p/u				
2BDRM	2.1	p/p/u	INST	28,000	L/Ha/day	
3BDRM	3.1	p/p/u	COM	28,000	L/Ha/day	
3+BDRM		p/p/u	IND	35,000	L/Ha/day	MOE Chart
Other	60	p/p/Ha		17000	L/Ha/day	

Notes:
1. Mannings coefficient (n) = 0.013
2. Demand (per capita): 280 L/day 200 L/day
3. Infiltration allowance: 0.33 L/s/Ha
4. Residential Peaking Factor:
   Harmon Formula = 1+(14/(4+(P/1000)^0.5))0.8
   where K = 0.8 Correction Factor
5. Commercial and Institutional Peak Factors based on total area, 1.5 if greater than 20%, otherwise 1.0

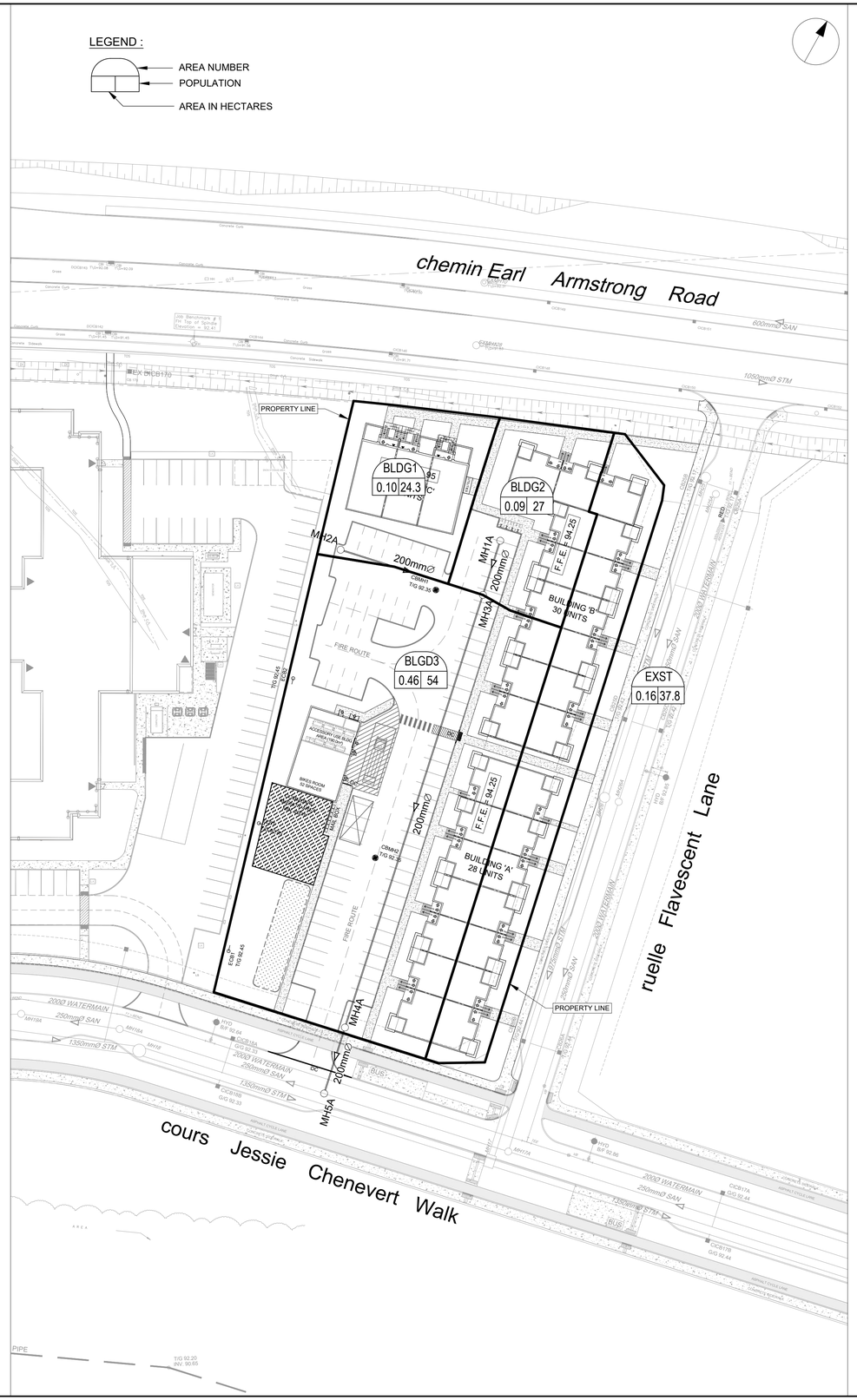
Designed: DV
Checked: SEL
Dwg. Reference: 30339838-400

No.	Revision	Date
1	Submission for SPA	2026-06-30
2	Submission for SPA	2026-10-23

File Reference: 30339838.00
Date: 2026-10-23
Sheet No: 1 of 1

LEGEND :

AREA NUMBER
POPULATION
AREA IN HECTARES



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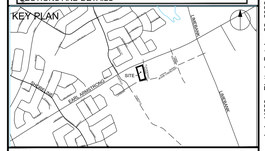
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-06-30
3	SUBMISSION FOR SPA	2026-10-23
4	-	-

NOT FOR CONSTRUCTION

SEE 1/10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN



CONSULTANTS

1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/10/23
PROVINCE OF ONTARIO

PROJECT
2604 JESSIE CHENEVERT WALK

PROJECT NO: 30339828	
DRAWN BY: **C.C./D.D.**	CHECKED BY: **T.R.B.**
PROJECT MGR: **S.E.L.**	APPROVED BY: **S.E.L.**

SHEET TITLE
SANITARY DRAINAGE PLAN

SHEET NUMBER	ISSUE
C-400	3

SCALE CHECK 1:500

PLAN # 19494

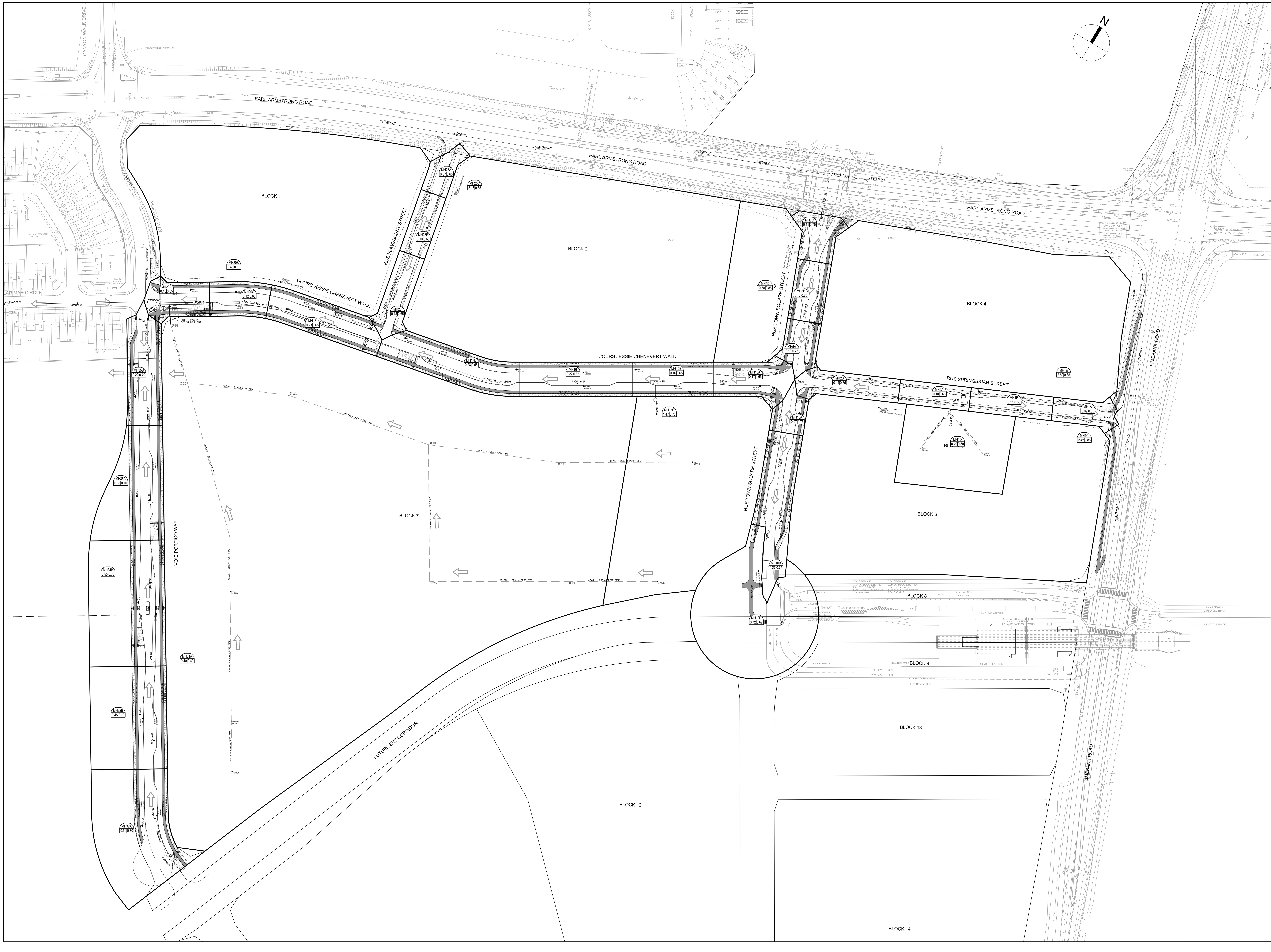
FILE # D07-12-26-0083

File Location: C:\Users\vaghela\d4623\DOCACCDocs\Arcadis ACC US\ACA-30339828-2604 Jessie Chenevert Walk\Project Files\10_WIP\04_CIVIL\Sheets\C-400 SANITARY DRAINAGE PLAN.dwg Last Saved: October 22, 2026 by vaghelad4623 Plotted: October 22, 2026 2:22:58 PM by Vaghela, Devdatsinh

Appendix D

DRAINAGE AREA ID	CONTINUOUS/ SAG	ROAD TYPE	MINOR SYSTEM DESIGN TARGET (BASED ON ROAD TYPE)		100 YEAR CAPTURED FLOW (L/S) (3 HOUR CHICAGO STORM)	ICD ORIFICE SIZE (MM DIA.) (TWO ICDs PER DRAINAGE AREA)	
			MINOR SYSTEM DESIGN STORM	GENERATED FLOW ON INDIVIDUAL SEGMENT SIMULATED (L/S)			
S2B-Ph7A	Sag	26mROW-9.4mAsphalt	5	26.9	33.7	83	83
S32A-Ph7A	Sag	26mROW-9.4mAsphalt	5	127.0	141.6	178	152
S32B-Ph7A	Sag	26mROW-9.4mAsphalt	5	102.8	119.3	152	152
S20C-Ph7A	Sag	26mROW-9.4mAsphalt	5	21.8	33.8	83	83
S34B-Ph7A	Sag	26mROW-9.4mAsphalt	5	125.6	143.4	178	152
S35A-Ph7A	Sag	26mROW-9.4mAsphalt	5	82.8	134.0	178	152
S35B-Ph7A	Sag	26mROW-9.4mAsphalt	5	50.1	51.6	102	102
S5A-Ph7A	Sag	26mROW-12mAsphalt	2	16.2	33.5	83	83
S5B-Ph7A	Sag	26mROW-12mAsphalt	2	20.0	34.4	83	83
S5C-Ph7A	Sag	26mROW-12mAsphalt	2	18.3	42.4	94	94
Development Blocks							
B20B-Ph7A	Block	Rear Yard	2	478.8	479.0	n/a	
B25C-Ph7A	Block	Rear Yard	2	621.7	622.0	n/a	
B1C-Ph7A	Block	Rear Yard	2	476.2	477.0	n/a	
B1D-Ph7A	Block	Rear Yard	2	15.4	16.0	n/a	
B1E-Ph7A	Block	Rear Yard	2	492.6	493.0	n/a	
B15C-Ph7A	Block	Rear Yard	2	113.0	113.0	n/a	
B34A-Ph7A	Block	Rear Yard	2	578.7	579.0	n/a	
B5D-Ph7A	Block	Rear Yard	2	114.6	115.0	n/a	
EXT-Ph7A	External	External	100	307.4	307	n/a	

The available on-site storage and the results of the PCSWMM evaluation for Town Center Phase 7A are presented in **Table 4-**. The ponding plan is presented on **Drawing 144320-200** to **Drawing 144320-202.**



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Riverside South

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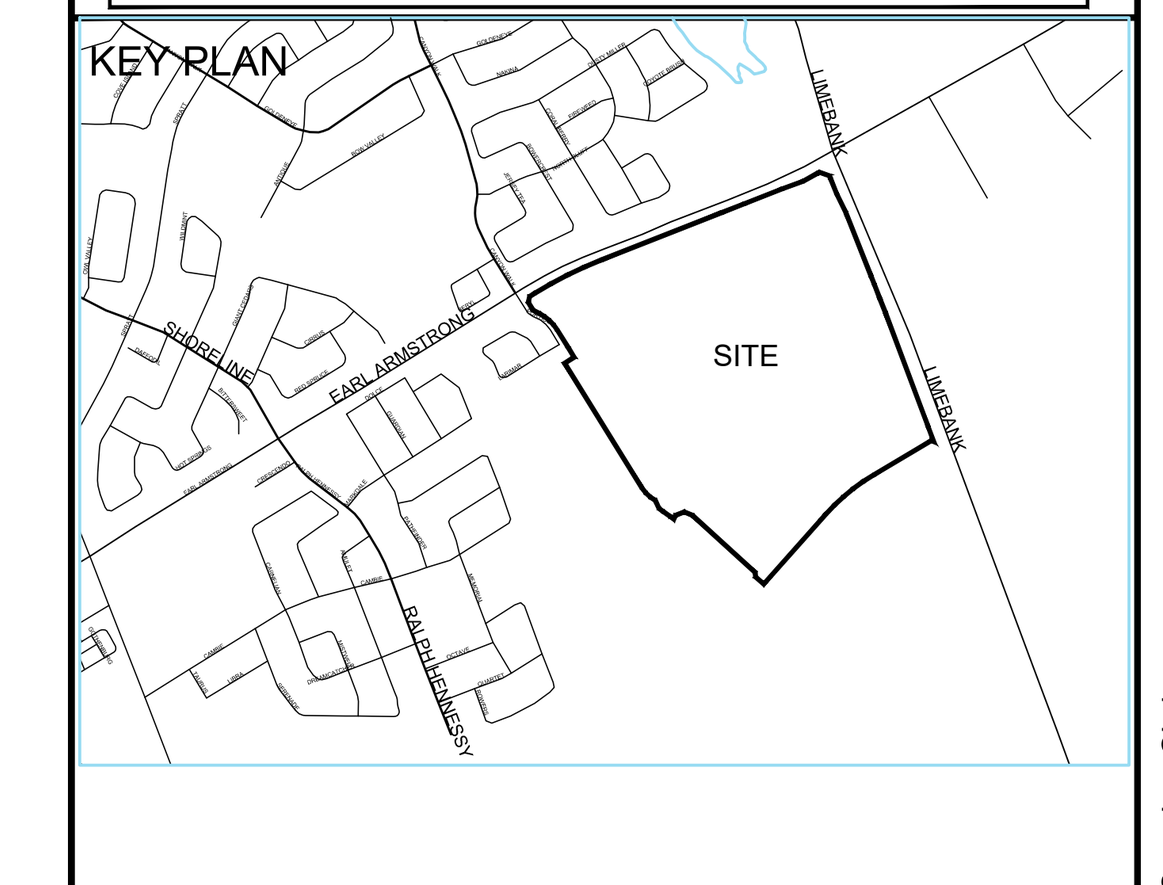
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 FOR CITY REVIEW	2024-07-19
2	SUBMISSION 2 FOR CITY REVIEW	2024-10-29
3	SUBMISSION 3 FOR CITY REVIEW	2025-01-17

SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN



1:1250 0 12.5 37.5 62.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
L. M. ERION
13379508
2025/01/17
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

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Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

RSS TOWN CENTER
980 EARL ARMSTRONG & 4700 LIMEBANK ROAD
PHASE 7A

PROJECT NO:
144320

DRAWN BY:	CHECKED BY:
C.C	L.E.
PROJECT MGR:	APPROVED BY:
L.E.	L.E.

SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER 500

ISSUE 3

File Location: J:\144320_Riverside\7.0_Production\7.03_Design\04_Civil\Sheets\500 STORM DRAINAGE AREA PLAN.dwg Last Saved: October 29, 2024, by dored5754 Plotted: January 20, 2025 2:50:54 PM by Cormier, Chris

D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX

ARCADIS
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Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
arcadis.com

STORM SEWER DESIGN SHEET

2604 Jessie Chenevert
RSS PH7 Block 2
City of Ottawa

LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW													SEWER DATA								
STREET	AREA ID	FROM	TO	C= 0.20	C= 0.28	C= 0.32	C= 0.35	C= 0.50	C= 0.60	C= 0.61	C= 0.78	C= 0.84	C= 0.90	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW IND	FIXED FLOW CUM	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm) DIA	PIPE SIZE (mm) W	PIPE SIZE (mm) H	SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr) (L/s)	AVAIL CAP (2yr) (%)
Block 2																																					
		MH2	MH3											0.00	0.00	10.00	0.38	10.38	76.81	104.19	122.14	178.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.04	27.73	250			1.00	1.224	62.04	100.00%
		MH1	MH3											0.00	0.00	10.00	0.16	10.16	76.81	104.19	122.14	178.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.04	11.64	250			1.00	1.224	62.04	100.00%
		MH3	MH4		0.08						0.26	0.22		1.14	1.14	10.38	1.28	11.66	75.39	102.24	119.84	175.18	85.92	116.53	136.60	199.67	0.00	0.00	85.92	129.34	87.35	375			0.50	1.134	43.41	33.57%
		MH4	Exst											0.00	1.14	11.66	0.36	12.02	70.97	96.17	112.69	164.68	80.89	109.61	128.45	187.70	0.00	0.00	80.89	129.34	24.17	375			0.50	1.134	48.45	37.46%

Definitions:
Q = 2.78CiA, where:
Q = Peak Flow in Litres per Second (L/s)
A = Area in Hectares (Ha)
i = Rainfall intensity in millimeters per hour (mm/hr)
[i = 732.951 / (TC+6.199)^0.810] 2 YEAR
[i = 998.071 / (TC+6.053)^0.814] 5 YEAR
[i = 1174.184 / (TC+6.014)^0.816] 10 YEAR
[i = 1735.688 / (TC+6.014)^0.820] 100 YEAR

Notes:
1. Mannings coefficient (n) = 0.013

Designed: DV

Checked: SEL

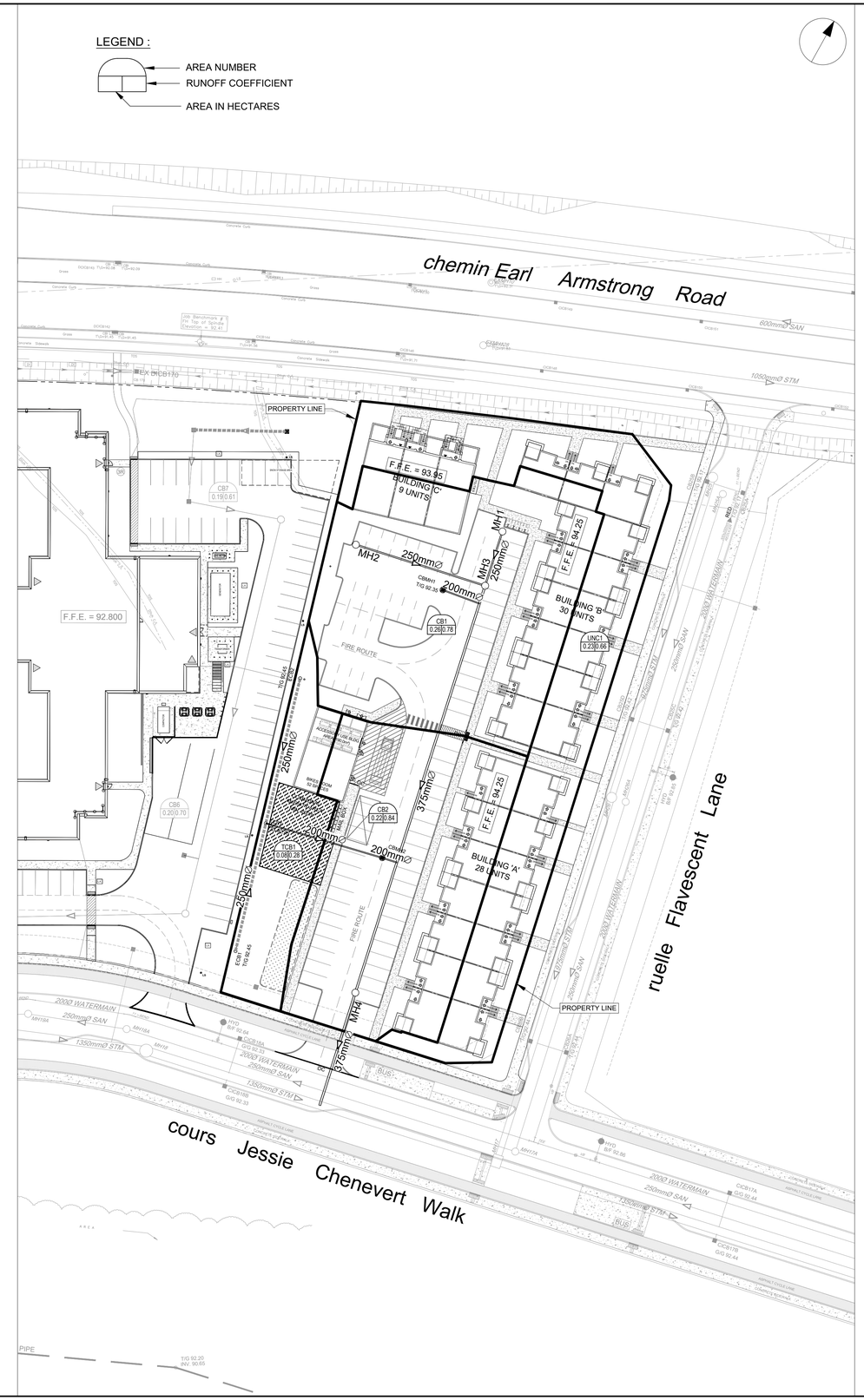
Dwg. Reference: 30339839-500

No.	Revision	Date
1	Submission for SPA	2026-06-30
2	Submission for SPA	2026-10-30

File Reference: 30339838.00

Date: 2026-10-30

Sheet No: 1 of 1



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K1G 2H5

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-06-30
3	SUBMISSION FOR SPA	2026-10-23
4	-	-

NOT FOR CONSTRUCTION

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

KEY PLAN



CONSULTANTS

1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/10/23
PROVINCE OF ONTARIO

PROJECT
2604 JESSIE CHENEVERT WALK

PROJECT NO:
30339828

DRAWN BY:	CHECKED BY:
C.C./D.D.	T.R.B.
PROJECT MGR:	APPROVED BY:
S.E.L.	S.E.L.

SHEET TITLE
STORM DRAINAGE PLAN

SHEET NUMBER
C-500

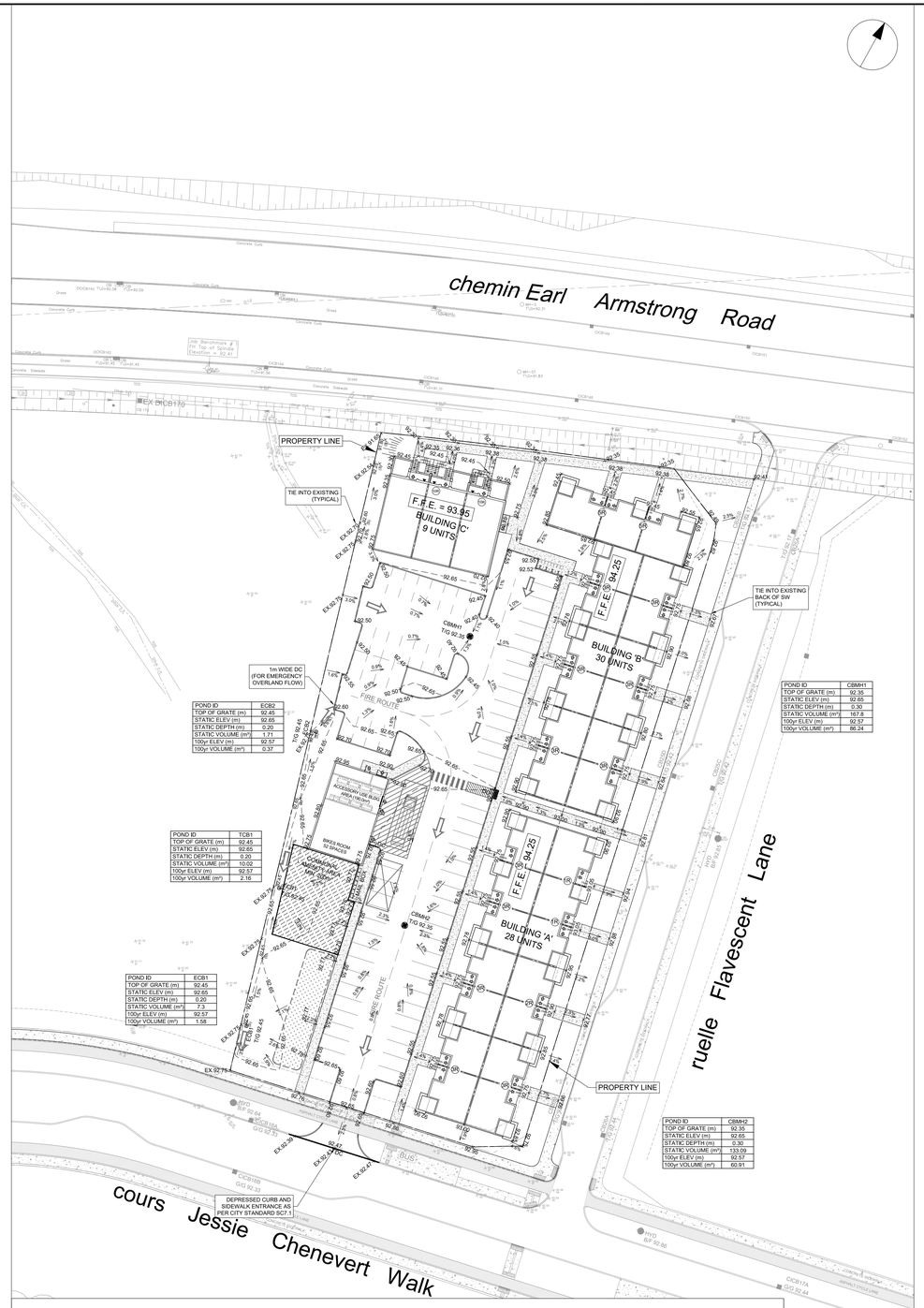
ISSUE
3

File Location: C:\Users\vaghelad4623\DC\ACCDocs\Arcadis ACC US\ACA-30339828-2604 Jessie Chenevert Walk\Project Files\10_WIP\04_CIVIL\Sheets\C-500 STORM DRAINAGE PLAN.dwg Last Saved: October 22, 2026, by vaghelad4623 Plotted: October 22, 2026 2:23:55 PM by Vaghela, Devdatsinh

SCALE CHECK 1 in. 10mm

PLAN # 19494

FILE # D07-12-26-0083



POND ID	ECB2
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	1.71
100yr ELEV (m)	92.57
100yr VOLUME (m³)	0.37

POND ID	CBMH1
TOP OF GRATE (m)	92.35
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	167.8
100yr ELEV (m)	92.57
100yr VOLUME (m³)	86.24

POND ID	TCB1
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	10.02
100yr ELEV (m)	92.57
100yr VOLUME (m³)	2.16

POND ID	ECB1
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	7.3
100yr ELEV (m)	92.57
100yr VOLUME (m³)	1.58

POND ID	CBMH2
TOP OF GRATE (m)	92.35
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	133.09
100yr ELEV (m)	92.57
100yr VOLUME (m³)	60.91

GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- NUMBER OF RISERS
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- NUMBER OF RISERS / STEPS
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2 hr FIREWALL

CLIENT

Urbandale CORPORATION

2193 Arch Street, Ottawa, ON
K1G 2H5

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-06-30
3	SUBMISSION FOR SPA	2026-10-23
4	-	-

NOT FOR CONSTRUCTION

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

KEY PLAN



CONSULTANTS

1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/10/23
PROVINCE OF ONTARIO

PROJECT

2604 JESSIE CHENEVERT WALK

PROJECT NO:
30339828

DRAWN BY:	CHECKED BY:
C.C./D.D.	T.R.B.
PROJECT MGR:	APPROVED BY:
S.E.L.	S.E.L.

SHEET TITLE

GRADING - PONDING PLAN

SHEET NUMBER	ISSUE
C-200	3

File Location: C:\Users\vaghelad4623\DC\ACCDocs\Arcadis ACC US\ACA-30339828-2604 Jessie Chenevert Walk\Project Files\10_WIP\04_CIVIL\Sheets\C-200 GRADING PLAN.dwg Last Saved: October 22, 2026, by vaghelad4623 Plotted: October 22, 2026 2:22:18 PM by Vaghela, Devdatsinh

SCALE CHECK 1 in 10mm

PLAN # 19494

FILE # D07-12-26-0083

ARCADIS
500-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
arcadis.com

Formulas and Descriptions

i_{2yr} = 1:2 year Intensity = $732.951 / (T_c+6.199)^{0.810}$
i_{5yr} = 1:5 year Intensity = $998.071 / (T_c+6.053)^{0.814}$
i_{100yr} = 1:100 year Intensity = $1735.688 / (T_c+6.014)^{0.820}$
T_c = Time of Concentration (min)
C = Average Runoff Coefficient
A = Area (Ha)
Q = Flow = 2.78CiA (L/s)

Maximum Allowable Release Rate

Restricted Flowrate (to reflect 5-yr storm under existing conditions)

Per Design Brief Phase 7A 908 Earl Armstrong Road & 4700 Limebank Road, Riverside South, prepared by Arcadis, dated April 2025

Design Return Period =	2-Year Event	
i_{2yr} =	76.81	
Runoff Coefficient for HD/MD Block =	0.85	
Tc =	10	min
A =	0.8	Ha

$Q_{restricted}$ = 145.19 L/s

Uncontrolled Release ($Q_{uncontrolled} = 2.78*C*i_{100yr}*A_{uncontrolled}$) ***for 100-yr storm event***

UNC1

C_{100} =	0.83	*(0.66 increased 25% for 100 year)*
T_c =	10	min
i_{100yr} =	178.56	mm/hr
$A_{uncontrolled}$ =	0.23	Ha

Q_{unc} = 94.19 L/s

Total Uncontrolled

$Q_{uncontrolled}$ = 94.19 L/s

Maximum Allowable Release Rate ($Q_{max\ allowable} = Q_{restricted} - Q_{uncontrolled}$)

$Q_{max\ allowable}$ = 51.00 L/s

MODIFIED RATIONAL METHOD (100-Year, 5-Year & 2-Year Ponding)

Drainage Area	***CBMH1***								
Area (Ha)	0.26	Restricted Flow ICD $_{Actual}$ (L/s)=	27.50						
C =	0.98	Restricted Flow $Q_{r\ for\ swm\ calc}$ (L/s)=	13.75	50% reduction if sub-surface storage					
100-Year Ponding						**100-Year +20% Ponding**			
T_c Variable (min)	***i_{100yr} (mm/hour)***	***Peak Flow Q_p =2.78xCi $_{100yr}$ A (L/s)***	***Q_r (L/s)***	***Q_p-Q_r (L/s)***	***Volume 100yr (m^3)***	***100YRQ_p 20% (L/s)***	***Qp - Qr (L/s)***	***Volume 100+20 (m^3)***	
35	82.58	58.20	13.75	44.45	93.34				
40	75.15	52.96	13.75	39.21	94.10				
45	69.05	48.66	13.75	34.91	**94.26**	58.39	44.64	**120.54**	
50	63.95	45.07	13.75	31.32	93.96				
55	59.62	42.02	13.75	28.27	93.29				

Storage (m^3)					100+20		
Overflow	**Required**	**Surface**	**Sub-surface**	**Balance**	**Overflow**	**Required**	**Balance**
0.00	94.26	167.80	19.08	0.00	0.00	120.54	0.00
		convert to flow with peak Tc (L/s)		0.00	convert to flow with peak Tc (L/s)		0.00

overflows to: CB2

75.18

Drainage Area	***CBMH1***		
Area (Ha)	0.26		
C =	0.78	Restricted Flow Q_r (L/s)=	13.75
2-Year Ponding			
T_c Variable (min)	***i_{2yr} (mm/hour)***	***Peak Flow Q_p =2.78xCi $_{2yr}$ A (L/s)***	***Q_r (L/s)***	***Q_p-Q_r (L/s)***	***Volume 2yr (m^3)***
14	64.23	36.21	13.75	22.46	18.87
15	61.77	34.82	13.75	21.07	18.97
16	59.50	33.55	13.75	19.80	**19.01**
17	57.42	32.37	13.75	18.62	18.99
18	55.49	31.28	13.75	17.53	18.94

Storage (m^3)				
Overflow	**Required**	**Surface**	**Sub-surface**	**Balance**
0.00	19.01	167.80	19.08	0.00

overflows to: CB2

Drainage Area	***CBMH2***	*CB2,TCB1*							
Area (Ha)	0.30	Restricted Flow ICD $_{Actual}$ (L/s)=	23.50						
C =	0.89	Restricted Flow $Q_{r\ for\ swm\ calc}$ (L/s)=	11.75	50% reduction if sub-surface storage					
100-Year Ponding						**100-Year +20% Ponding**			
T_c Variable (min)	***i_{100yr} (mm/hour)***	***Peak Flow Q_p =2.78xCi $_{100yr}$ A (L/s)***	***Q_r (L/s)***	***Q_p-Q_r (L/s)***	***Volume 100yr (m^3)***	***100YRQ_p 20% (L/s)***	***Qp - Qr (L/s)***	***Volume 100+20 (m^3)***	
45	69.05	51.11	11.75	39.36	106.27				
50	63.95	47.34	11.75	35.59	106.76				
55	59.62	44.13	11.75	32.38	**106.86**	52.96	41.21	**135.99**	
60	55.89	41.37	11.75	29.62	106.64				
65	52.65	38.97	11.75	27.22	106.15				

Storage (m^3)					100+20		
Overflow	**Required**	**Surface**	**Sub-surface**	**Balance**	**Overflow**	**Required**	**Balance**
0.00	106.86	148.30	23.01	0.00	0.00	135.99	0.00
		convert to flow with peak Tc (L/s)		0.00	convert to flow with peak Tc (L/s)		0.00

overflows to: Offsite

Drainage Area	***CBMH2***		
Area (Ha)	0.30		
C =	0.71	Restricted Flow Q_r (L/s)=	11.75
2-Year Ponding			
T_c Variable (min)	***i_{2yr} (mm/hour)***	***Peak Flow Q_p =2.78xCi $_{2yr}$ A (L/s)***	***Q_r (L/s)***	***Q_p-Q_r (L/s)***	***Volume 2yr (m^3)***
18	55.49	32.86	11.75	21.11	22.80
19	53.70	31.80	11.75	20.05	22.85
20	52.03	30.81	11.75	19.06	**22.87**
21	50.48	29.89	11.75	18.14	22.86
22	49.02	29.03	11.75	17.28	22.81

Storage (m^3)				
Overflow	**Required**	**Surface**	**Sub-surface**	**Balance**
0.00	22.87	148.30	23.01	0.00

overflows to: Offsite

Stormwater Management Summary Table				
Drainage Area	**ICD Restricted Flow (L/s)**	**100 Year Storage Required (m3)**	**2 Yr Storage Required (m3)**	**Storage Provided**
CBMH1	27.50	94.26	19.01	186.88
CBMH2	23.50	106.86	18.99	171.31
TOTAL	**51.00**	**201.12**	**38.00**	**358.19**

Max Allowable: **51.00 L/s**

RUNOFF COEFFICIENT CALCULATION SHEET

INDIVIDUAL

CB1	Area (m^2)	C
Softscape	455	0.20
Hardscape	2105	0.90
Total	2560	**0.78**

CB2	Area (m^2)	C
Softscape	190	0.20
Hardscape	1998	0.90
Total	2188	**0.84**

TCB1	Area (m^2)	C
Softscape	719	0.20
Hardscape	89	0.90
Total	808	**0.28**

UNC1	Area (m^2)	C
Softscape	834	0.20
Hardscape	1598	0.90
Total	2432	**0.66**

COMBINED

CB2 DA	Area (m^2)	C
CB2	2188	0.84
TCB1	808	0.28
Total	2996	**0.69**

IBI GROUP
400-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT: RSS BLK 2
DATE: 2026-10-23
FILE: 30339828.5.1.1
REV #: 2
DESIGNED BY: SEL

UNDERGROUND STORAGE CALCULATIONS

Pipe Storage					*CB1*
From	**To**	**Length**	**Diameter**	**X-sec Area**	**Volume**
STORAGE	CB1	6.80	250	0.049	0.33
				Total	0.33

Structure Storage						*CB1*
	Base	**Top**	**Height**	**diameter**	**X-sec Area**	**Volume**
CB1	90.76	92.15	1.39	600	0.360	0.50
EZ STORM STORAGE STRUCTURE (SEE DETAIL SHEET)						18.25
					Total	18.75

TOTAL	**CB1**	**19.08**

Pipe Storage					*CB2*
From	**To**	**Length**	**Diameter**	**X-sec Area**	**Volume**
250mm SUBDRAIN		56.00	250	0.049	2.75
TCB1	CB2	24.83	250	0.049	1.22
STORAGE	TCB1-CB1	2.00	250	0.049	0.10
				Total	4.07

Structure Storage						*CB2*
	Base	**Top**	**Height**	**diameter**	**X-sec Area**	**Volume**
CB2	90.95	92.35	1.40	600	0.360	0.50
TCB1	91.35	92.45	1.10	250	0.063	0.07
ECB1	91.45	92.45	1.00	250	0.063	0.06
ECB2	91.45	92.45	1.00	250	0.063	0.06
EZ STORM STORAGE STRUCTURE (SEE DETAIL SHEET)						18.25
					Total	18.95

TOTAL	**CB2**	**23.01**

EZstorm system overview

Project details :

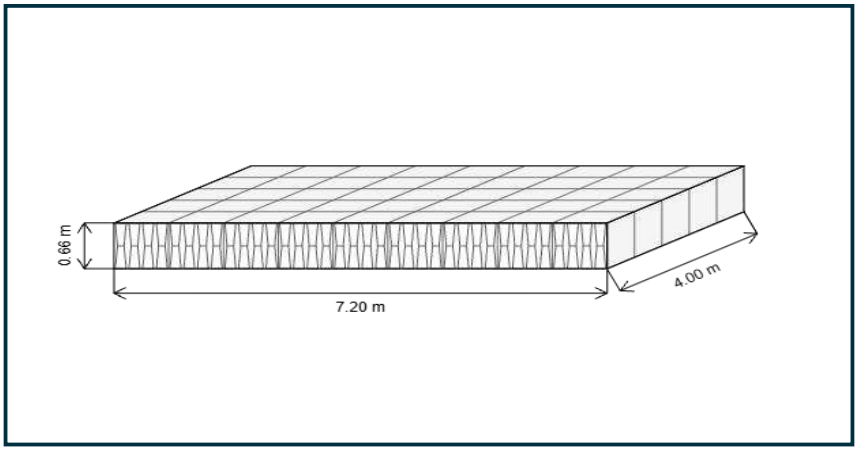
Project description :	Project description :
Date :	10/21/2026
Location :	null, null

Client details :

Contact:	
E-mail :	

EZstorm configuration	
EZstorm application	Infiltration
Load type	H25/H20
Height	0.66 m
Length	7.20 m
Width	4.00 m
EZstorm storage volume	18.25 m³
Total storage volume	18.25 m³

Fill materiel	
Fill materiel	3/4" granular fill / Sand
Storage in stone	No
Stone porosity	-
Stone above system	-
Perimeter stone	-
Stone below system	-
Storage in stone	-

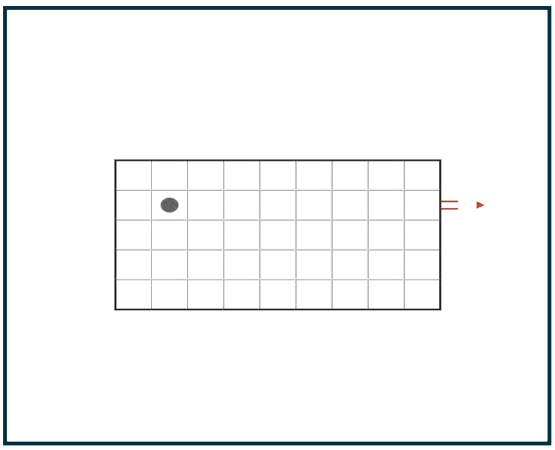


Summary

Total storage volume provided :	18.25 m³
EZstorm storage volume	18.25 m³
Storage in stone	-
Stone quantity (fill) required for this project :	15.18 m³

EZstorm system accessories

- Inlet
- Inlet with HDS
- Outlet
- Inspection port
- Pretreatment row
- EZaccess manhole

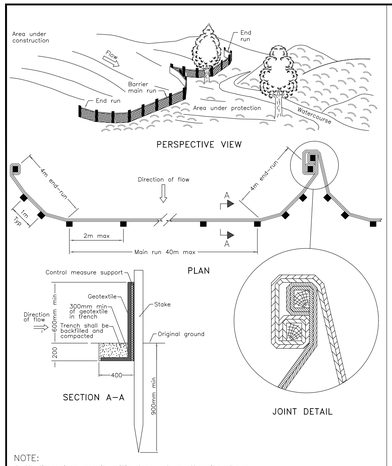


Material list

EZstorm material list	Qty
 EZstorm half blocs	0
 EZstorm lateral side grid	28
 EZstorm access chimney (frame and cover included)	1
 EZaccess (frame and cover included)	0
 Geotextile surface area required	86.86
 Geomembrane surface area required	0.00

450 373-8262
info@nextinfras.com

Appendix E

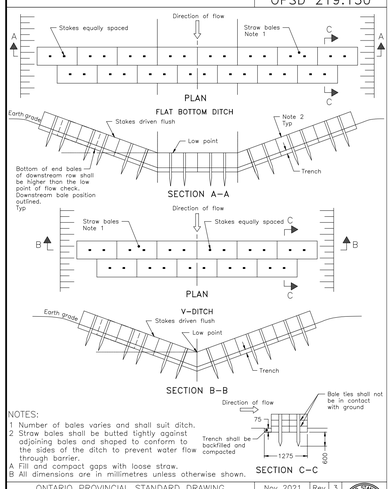


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 3

HEAVY–DUTY
SILT FENCE BARRIER

OPSD 219.130

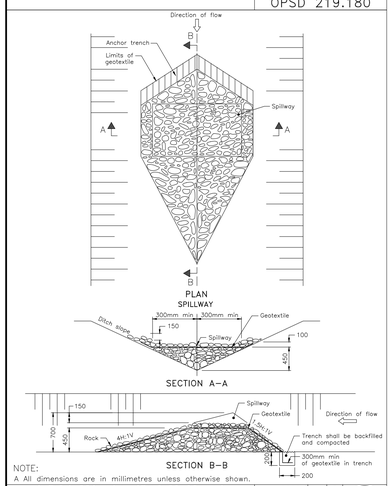


NOTES:
1 Number of bales varies and shall suit ditch.
2 Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A Fill and compact gaps with loose straw.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2021 | Rev 3

STRAW BALE FLOW CHECK DAM

OPSD 219.180



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2022 | Rev 3

TEMPORARY
ROCK FLOW CHECK DAM
V–DITCH

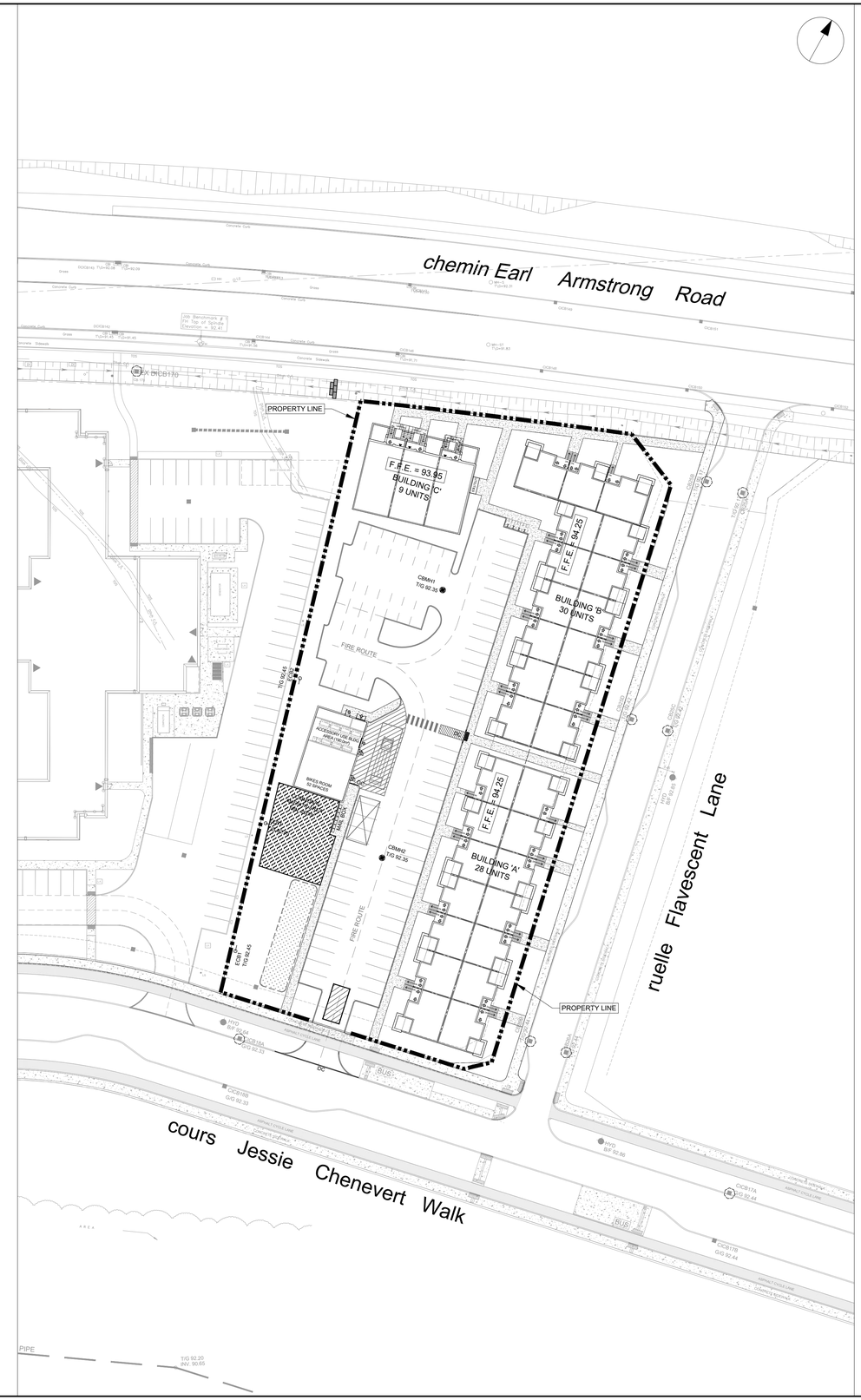
OPSD 219.210

NOTES:

1. 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.
2. 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.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET CB'S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATHCBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
5. 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.
6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. 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 (7.00m x 15.0m)


chemin Earl Armstrong Road
ruelle Flavescent Lane
cours Jessie Chenevert Walk
PROPERTY LINE
PROPERTY LINE
F.F.E. = 93.95
BUILDING 'C'
9 UNITS
F.F.E. 94.25
BUILDING 'B'
30 UNITS
F.F.E. 94.25
BUILDING 'A'
28 UNITS
FIRE ROUTE
FIRE ROUTE
CBMH1
T/G 92.35
CBMH2
T/G 92.35
EX DICB170
EX CBMH
T/G 92.45
INV 90.65
ACCESSIBLE LOAD AREA
SWM FACILITY
WEST ROOF 92.90
EAST ROOF 92.90
WEST ROOF 92.90
EAST ROOF 92.90
HYD
BF 92.64
CICB188
G/G 92.33
CICB179
G/G 92.44
CICB179
G/G 92.44
CICB177
G/G 92.44
CICB177A
G/G 92.44
HYD
BF 92.66
BUS
BUS
AREA
PIPE
T/G 92.20
INV. 90.65
DC
DC
DC

GENERAL LEGEND

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK / PATHWAY
- BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

- MH118A — SANITARY MANHOLE
- 200mmØ SAN — SANITARY SEWER
- MH109 / MH118 — STORM MANHOLE
- 825mmØ STM — STORM SEWER - LESS THAN 900Ø
- 900mmØ STM — STORM SEWER - 900Ø AND GREATER
- 200Ø WATERMAIN — WATERMAIN
- CB100, T/G 104.10 — STREET CATCHBASIN C/W TOP OF GRATE
- CICB101, G/G 104.25 — CURB INLET CATCHBASIN C/W GUTTER GRADE
- DCB100, T/G 104.10 — DOUBLE CATCHBASIN C/W TOP OF GRATE
- DCICB101, G/G 104.25 — DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
- DI101, T/G 103.59 — DITCH INLET MANHOLE C/W TOP OF GRATE
- CBMH101, T/G 103.59 — CATCHBASIN MANHOLE C/W TOP OF GRATE
- RYCB, T/G 104.35 — REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- T/G 104.35, INV 103.35 — REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.50, INV 103.00 — REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- T/G 104.35, INV 103.35 — REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- 300mmØ CSP — CSP CULVERT C/W DIAMETER
- VB — VALVE AND VALVE BOX
- V&VC — VALVE AND VALVE CHAMBER
- PARK VALVE CHAMBER C/W SERVICE POST
- HYD, 104.35 — FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
- 200Ø WM — RED — 150Ø WM — WATERMAIN REDUCER
- 2 VBENDS — VERTICAL BEND LOCATION
- SIAMESE CONNECTION (IF REQUIRED)
- M — METER (IF REQUIRED)
- RM — REMOTE METER (IF REQUIRED)
- A — WATERMAIN IDENTIFICATION (IF REQUIRED)
- 1 — PIPE CROSSING IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- SINGLE SERVICE LOCATION (REQUIRES FOUNDATION SLEEVE)
- BH 12, 102.00 — INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
- HGL, 101.79 — 100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
- USF, 101.79 — UNDERSIDE OF FOOTING ELEVATION
- CLAY SEAL IN SEWER / WATERMAIN TRENCH

AOV LEGEND

MH–ST	"	Maintenance Hole (Storm Sewer)	FH	"	Fire Hydrant
MH–S	"	Maintenance Hole (Sanitary)	WV	"	Water Valve
MH–T	"	Maintenance Hole (Traffic)	HH	"	Handhole
MH–H	"	Maintenance Hole (Hydro)	Ø	"	Diameter
VC	"	Valve Chamber (Watermain)	+ 65.00	"	Location of Elevations
	"	Overhead Wires	+ 65.00*	"	Top of Concrete Curb Elevation
UP	"	Utility Pole	C/L	"	Centreline
AN	"	Anchor		"	Property Line
HT	"	Hydro Transformer Mounted on Utility Pole		"	Proposed Property Line per Draft Plan of Subdivision Concept Plan March 26, 2024.
LS	"	Light Standard	TOS	"	Top of Slope
CB	"	Catch Basin	BOS	"	Bottom of Slope
CBI	"	Catch Basin Inlet	TSL	"	Traffic Light
DI	"	Ditch Inlet			

WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+000.00	CONNECT TO EXISTING 200Ø WM	92.518	90.118	2.400	*90.10*
	0+004.02		92.600	90.200	2.400	
	0+009.95	PROPERTY LINE	92.850	90.450	2.400	
	0+010.36	VB	92.840	90.440	2.400	
B	0+013.06	150x150 TEE	92.800	90.400	2.400	
	0+015.93	VB	92.760	90.360	2.400	
	0+024.02		92.540	90.140	2.400	
	0+034.02		92.530	90.130	2.400	
	0+044.02		92.530	90.130	2.400	
	0+054.02		92.530	90.130	2.400	
	0+064.02		92.540	90.140	2.400	
	0+074.02		92.630	90.230	2.400	
	0+084.02		92.570	90.170	2.400	
	0+094.02		92.540	90.140	2.400	
	0+104.02		92.540	90.140	2.400	
	0+106.61	VB	92.540	90.140	2.400	
C	0+108.50	150x150 TEE	92.540	90.140	2.400	
	0+110.26	VB	92.540	90.140	2.400	
	0+114.02		92.540	90.140	2.400	
	0+117.14	45 BEND	92.550	90.150	2.400	
D	0+124.02	CAP	92.700	90.300	2.400	
B	0+000.00	150x150 TEE	92.800	90.400	2.400	
	0+001.02	VB	92.810	90.410	2.400	
	0+003.84	45 BEND	92.890	90.490	2.400	
	0+004.54	45 BEND	92.880	90.480	2.400	
	0+004.95	PROPERTY LINE	92.870	90.470	2.400	
F	0+014.91	CONNECT TO EXISTING 200Ø WM	92.540	90.140	2.400	*90.10*
C	0+000.00	CAP	92.490	90.090	2.400	
	0+010.00		92.450	90.050	2.400	
	0+019.00		92.430	90.030	2.400	
	0+030.00		92.510	90.110	2.400	
E	0+031.76	150x150 TEE	92.540	90.140	2.400	

REVISED 2026-06-29

Pipe Interference Table

Crossing No.	PIPE 1	PIPE 2	Clearance
1	WTR: Bottom 90.79	SAN: Top 88.99	2.70
2	WTR: Bottom 90.79	STM Top 90.29	0.50
3	SAN: Bottom 89.11	WTR Top 87.90	1.31
4	STM Bottom 90.81	WTR Top 87.81	2.90
5	STM Bottom 90.44	SAN: Top 89.43	1.01

NOTES :

1. 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.
2. 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.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOW ON THESE DRAWINGS.
5. 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.
6. 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.
7. 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.
8. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY RLA ARCHITECTURE.
9. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
10. 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.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
15. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
16. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
17. 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.
18. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
19. 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.
20. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
21. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
22. 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.
23. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
24. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S 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.
25. 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.
26. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
27. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
28. 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).
29. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
30. 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.

CLIENT

Urbandale CORPORATION

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K1G 2H5

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-06-30
3	SUBMISSION FOR SPA	2026-10-23
4	-	-

NOT FOR CONSTRUCTION

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

KEY PLAN



CONSULTANTS

SEAL

LICENCED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/10/23
PROVINCE OF ONTARIO

PROJECT
2604 JESSIE CHENEVERT WALK
50 rte. FLAVENSCENT LANE

PROJECT NO: 30339828	
DRAWN BY: **C.C./D.D.**	CHECKED BY: **T.R.B.**
PROJECT MGR: **S.E.L.**	APPROVED BY: **S.E.L.**

SHEET TITLE
NOTES AND LEGEND

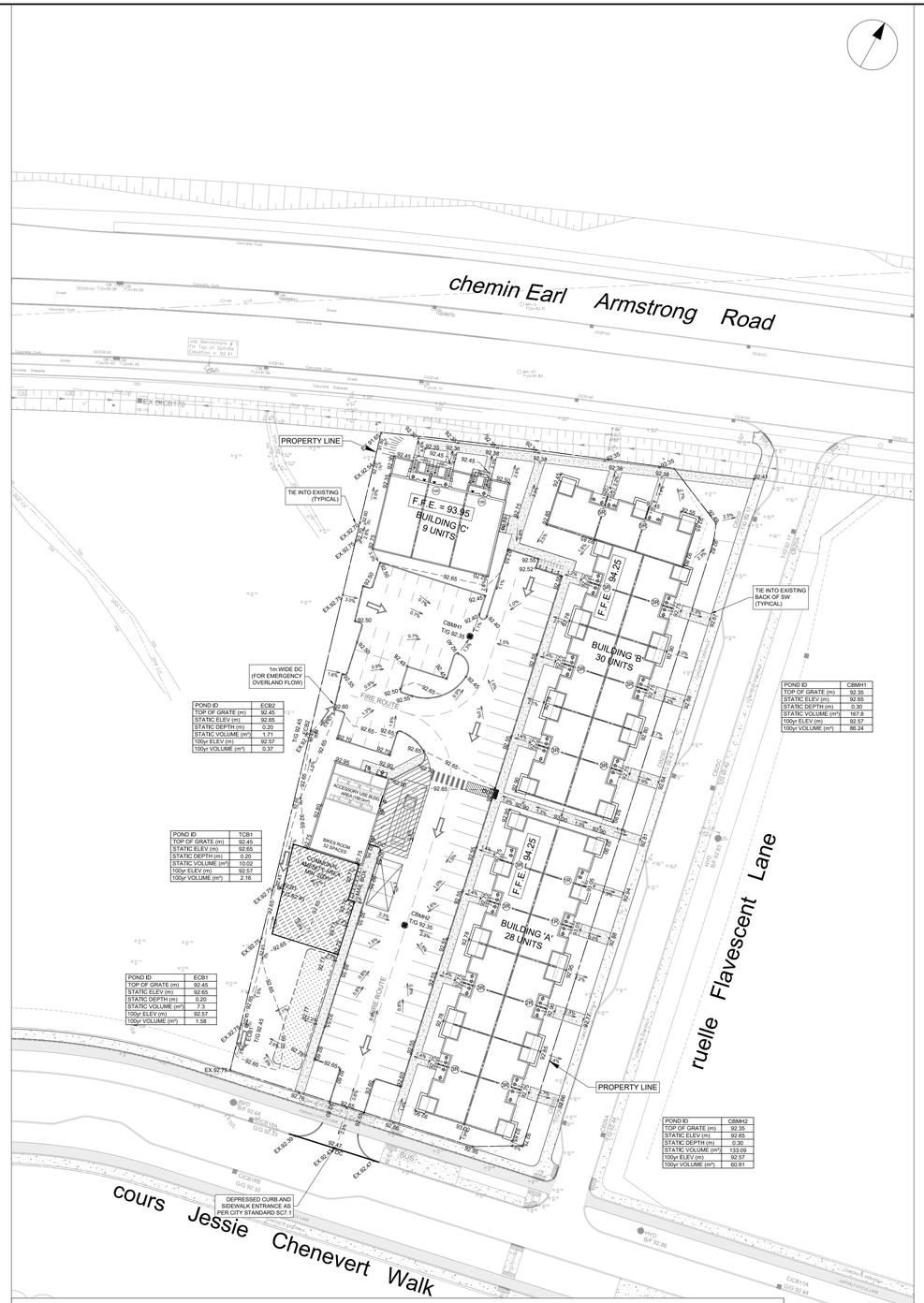
SHEET NUMBER	ISSUE
C-010	3

SCALE CHECK: 1mm

PLAN # 19494

FILE # D07-12-26-0083

File Location: C:\Users\vaghela\d4623\DCA\CCDocs\Arcadis ACC Lib\ACA-30339828-2604 Jessie Chenevert Walk\Project Files\10_WIP\04_Civil\Sheets\C-010 NOTES-LEGEND.dwg Last Saved: June 29, 2026, by henriee6006 Plotted: October 22, 2026 2:21:42 PM by Vaghela, Devdatsinh



POND ID	ECB2
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	1.71
100yr ELEV (m)	92.57
100yr VOLUME (m³)	0.37

POND ID	CBMH1
TOP OF GRATE (m)	92.35
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	167.8
100yr ELEV (m)	92.57
100yr VOLUME (m³)	86.24

POND ID	TCB1
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	10.02
100yr ELEV (m)	92.57
100yr VOLUME (m³)	2.16

POND ID	ECB1
TOP OF GRATE (m)	92.45
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	7.3
100yr ELEV (m)	92.57
100yr VOLUME (m³)	1.58

POND ID	CBMH2
TOP OF GRATE (m)	92.35
STATIC ELEV (m)	92.65
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	133.09
100yr ELEV (m)	92.57
100yr VOLUME (m³)	60.91

GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- NUMBER OF RISERS
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- NUMBER OF RISERS / STEPS
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2 hr FIREWALL

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4	-	-

NOT FOR CONSTRUCTION

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

KEY PLAN



CONSULTANTS

1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/10/23
PROVINCE OF ONTARIO

PROJECT

2604 JESSIE CHENEVERT WALK

PROJECT NO:
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DRAWN BY:	CHECKED BY:
C.C./D.D.	T.R.B.
PROJECT MGR:	APPROVED BY:
S.E.L.	S.E.L.

SHEET TITLE

GRADING - PONDING PLAN

SHEET NUMBER	ISSUE
C-200	3

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SCALE CHECK 1 in 10mm

PLAN # 19494

FILE # D07-12-26-0083