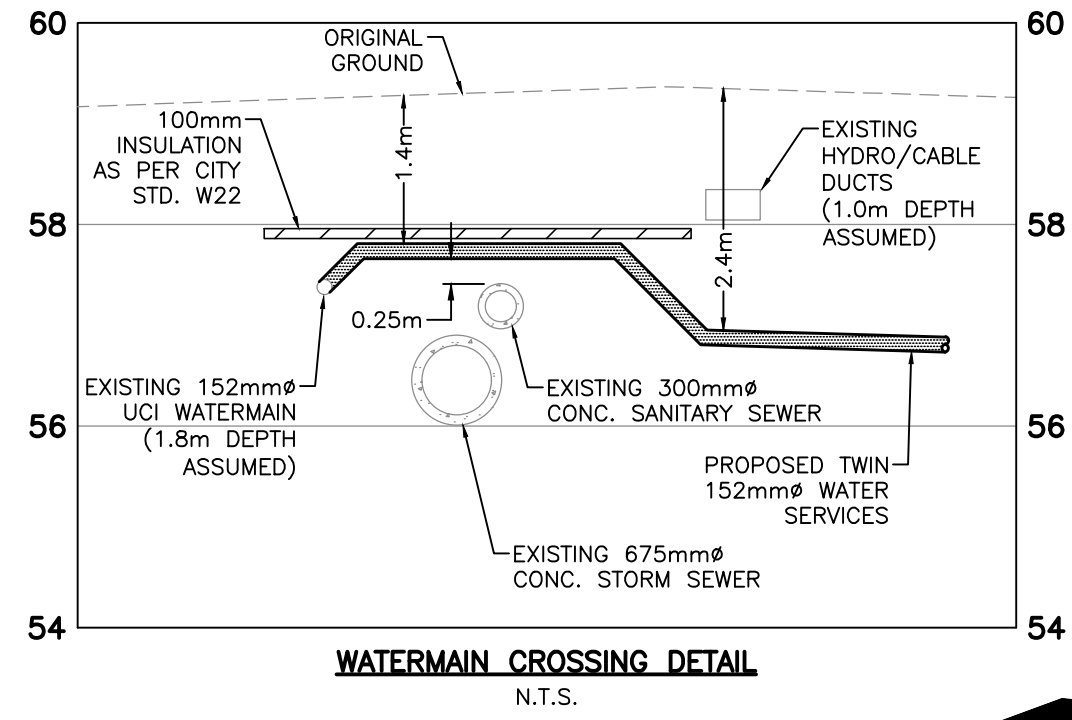
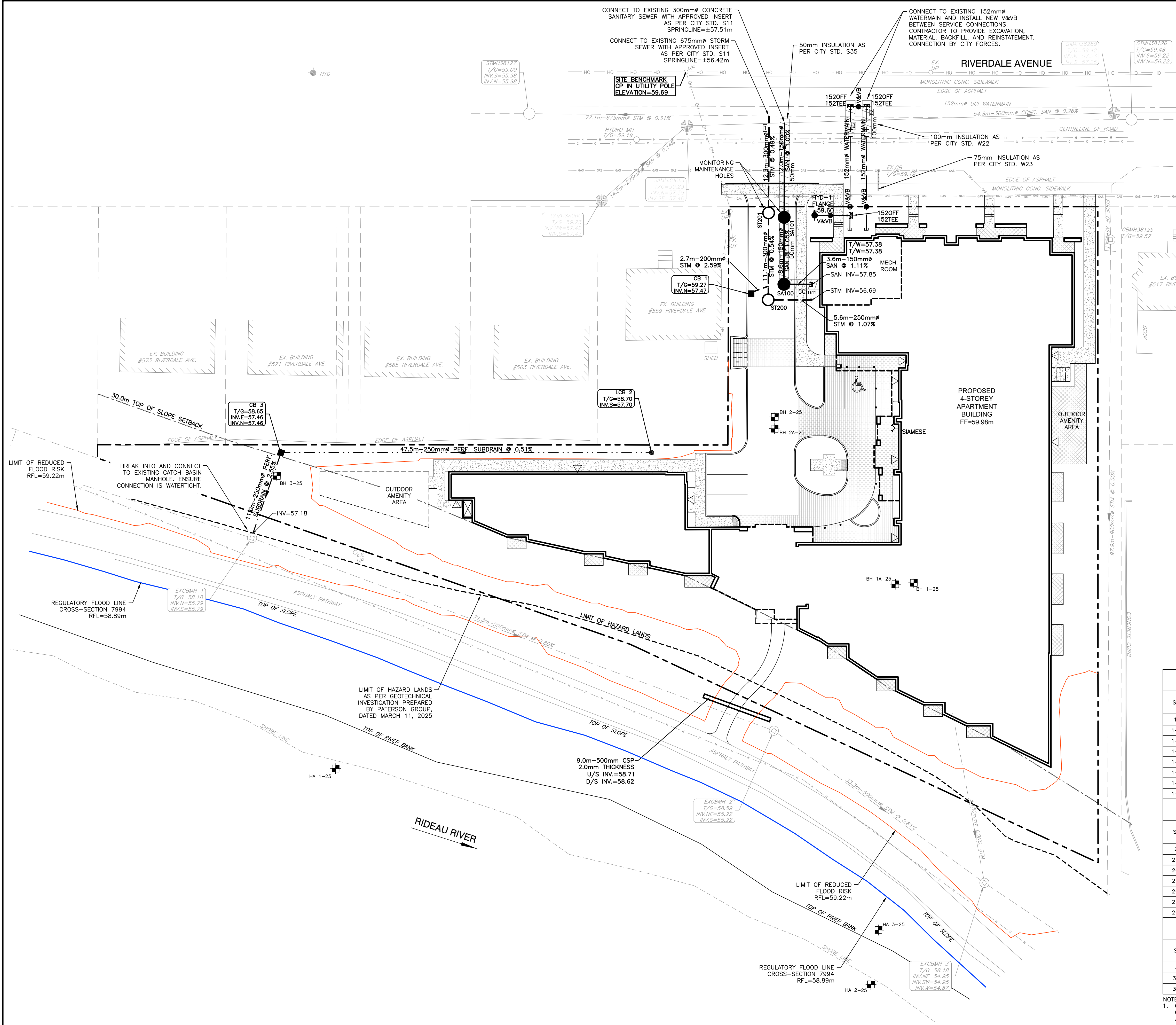




INLET CONTROL DEVICE (ICD) TABLE	
STRUCTURE	ORIFICE TYPE
CB 1	TEMPEST HF WITH NO FLOW RESTRICTION

CROSSING TABLE			
CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	SANITARY	57.29	0.56
	STORM	56.73	
2	WATER	57.66	0.76
	STORM	56.90	
3	WATER	57.66	0.25 ¹
	SANITARY	57.41	

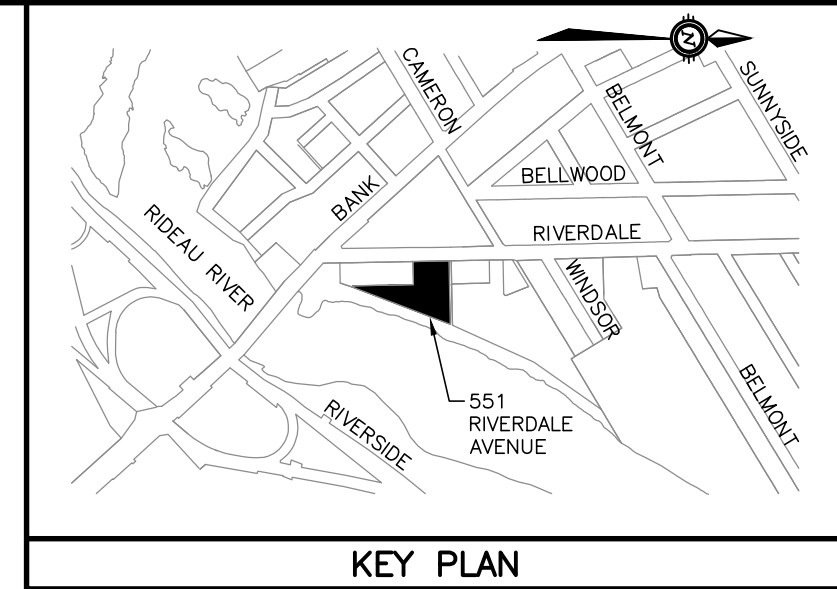
NOTES:
1. MINIMUM SEPARATION REDUCED TO 250mm TO MAXIMIZE COVER DEPTH OVER WATER SERVICES.

152mm WATERMAIN GRADE TABLE - SERVICE 1				
STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
1+000.0	59.25	±57.45	1.80	152 OFF 152 TEE (ROTATE AT 45°)
1+000.3	59.25	57.81	1.44	45° VERTICAL BEND
1+001.3	59.29	57.81	1.48	STORM CROSSING
1+002.9	59.35	57.81	1.54	45° VERTICAL BEND
1+003.8	59.35	56.95	2.40	45° VERTICAL BEND
1+012.8	59.42	57.02	2.40	VALVE & VALVE BOX
1+013.9	59.45	57.05	2.40	152 OFF 152 TEE
1+015.8	59.78	57.38	2.40	CAP

152mm WATERMAIN GRADE TABLE - SERVICE 2				
STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
2+000.0	59.25	±57.45	1.80	152 OFF 152 TEE (ROTATE AT 45°)
2+000.3	59.25	57.81	1.44	45° VERTICAL BEND
2+001.3	59.29	57.81	1.48	STORM CROSSING
2+002.9	59.35	57.81	1.54	45° VERTICAL BEND
2+003.8	59.35	56.95	2.40	45° VERTICAL BEND
2+012.8	59.42	57.02	2.40	VALVE & VALVE BOX
2+015.8	59.78	57.38	2.40	CAP

152mm WATERMAIN GRADE TABLE - HYDRANT LEAD				
STATION	FINISHED GRADE (m)	TOP OF WATER (m)	COVER DEPTH (m)	COMMENTS
3+000.0	59.45	57.05	2.40	152 OFF 152 TEE
3+002.5	59.40	57.00	2.40	VALVE & VALVE BOX
3+004.5	59.47	57.07	2.40	HYDRANT

NOTES:
1. CONNECTIONS TO LIVE WATERMAINS TO BE COMPLETED BY CITY FORCES. CONTRACTOR TO PROVIDE EXCAVATION, MATERIAL, BACKFILL, REINSTATEMENT AND ASSISTANCE AS REQUIRED.



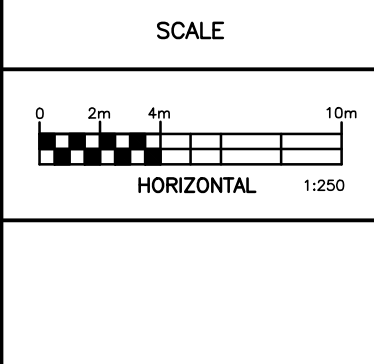
- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF HAZARD LANDS
 - 30.0m TOP OF SLOPE SETBACK
 - LIMIT OF REDUCED FLOOD RISK (EL=59.22m)
 - REGULATORY FLOOD LINE (EL=58.89m)
 - BUILDING ENTRANCE
 - EXISTING GAS
 - EXISTING HYDRO
 - EXISTING CABLE
 - EXISTING OVERHEAD UTILITIES
 - EXISTING HYDRANT
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN MANHOLE
 - EXISTING WATERMAIN
 - EXISTING VALVE & VALVE BOX
 - EXISTING SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER & MANHOLE
 - HYDRANT
 - WATERMAIN
 - VALVE & VALVE BOX
 - SIAMSESE CONNECTION
 - SANITARY SEWER & MANHOLE (WATERTIGHT COVER)
 - STORM SEWER & MANHOLE
 - CATCH BASIN
 - TEE LANDSCAPE CATCH BASIN (CITY STD. S30)
 - ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
 - CROSSING NUMBER
 - INSULATION & THICKNESS (CITY STD. W22/S35)
 - SWALE WITH 250mm PERFORATED SUBDRAIN
 - BOREHOLE (REFER TO GEOTECHNICAL REPORT)

SANITARY STRUCTURE TABLE				
STRUCTURE ID	DIMENSIONS (mm)	FRAME	T/G ELEV	INVERT
SA101	1200	S24	59.27	E=57.66 W=57.63
SA100	1200	S24	59.35	N=57.81 W=57.75

STORM STRUCTURE TABLE				
STRUCTURE ID	DIMENSIONS (mm)	FRAME	T/G ELEV	INVERT
CB 1	600x600	S19	59.27	N=57.47
CB 3	600x600	S19	58.65	N=57.46 E=57.46
LCB 2	300	S31	58.70	S=57.70
ST200	1200	S24.1	59.33	W=56.57 N=56.63
ST201	1200	S24.1	59.24	E=56.51 W=56.48

NOTES
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PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M, CONCESSION C (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025, BEARINGS ARE DERIVED FROM THE CAN-NET REAL TIME NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928/1978 DATUM (MONUMENT No. 01, 118 INDEX No. 230)

NO.	REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW		29/07/26	BLM



Robinson
Land Development

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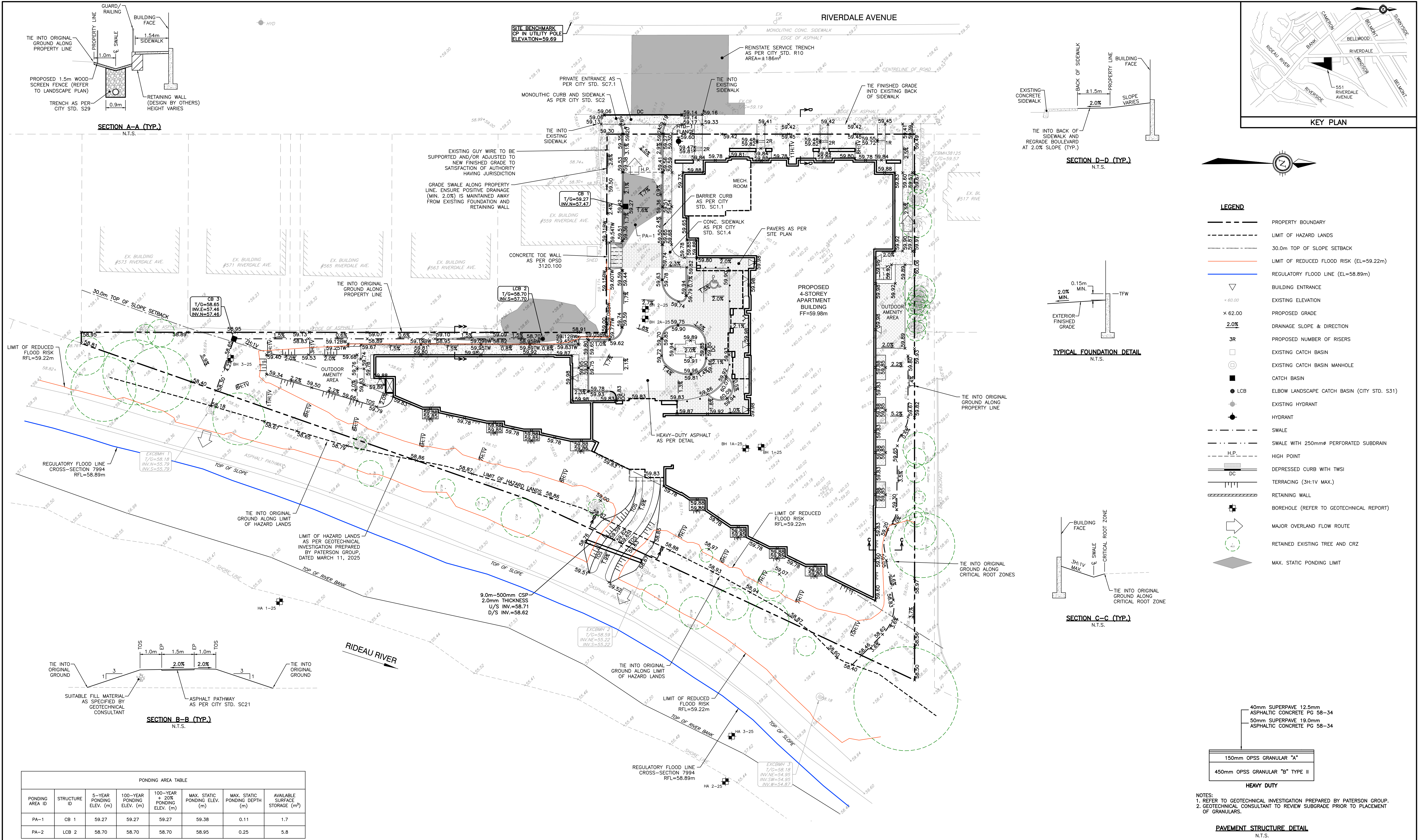
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CHECKED	SM
APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

SERVICINIG PLAN

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-S1



NOTES

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SCALE

0 2m 4m 10m

HORIZONTAL 1:250

1 ISSUED FOR REVIEW 29/07/26 BLM

NO. REVISION DESCRIPTION DATE BY

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DESIGN

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CHECKED SM

DRAWN BLM

CHECKED SM

APPROVED BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE OTTAWA, ON

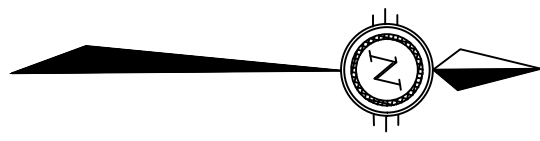
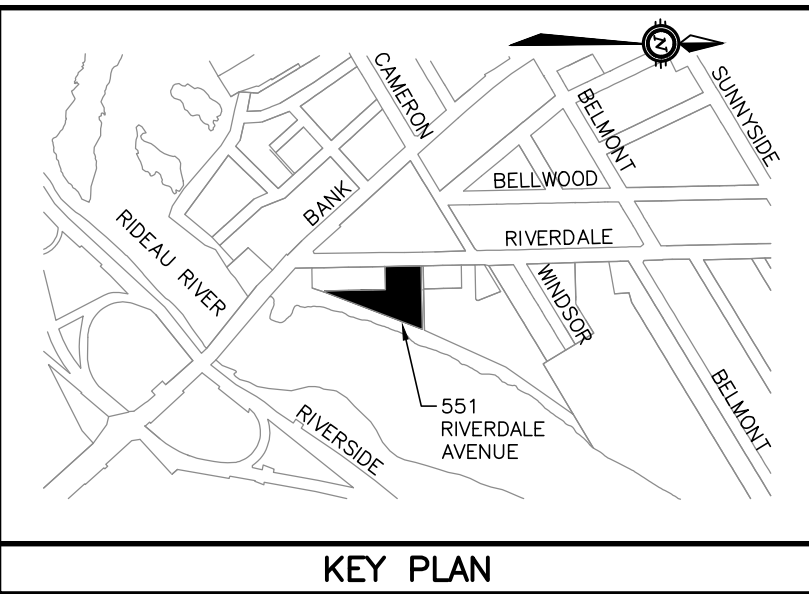
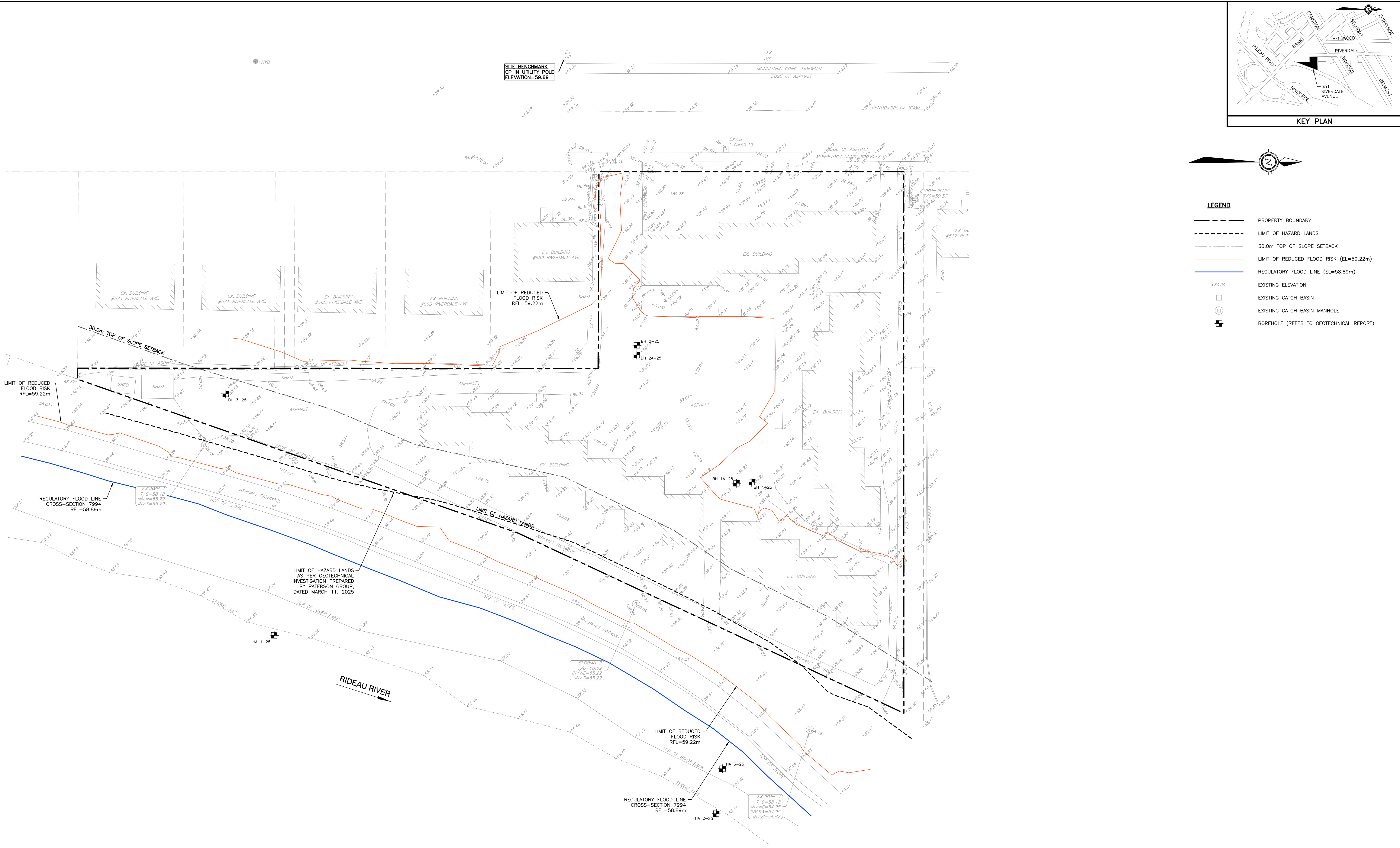
GRADING PLAN

PROJECT No. 25042

SURVEY FSD

DATED JULY 2026

DWG No. 25042-GR1



LEGEND

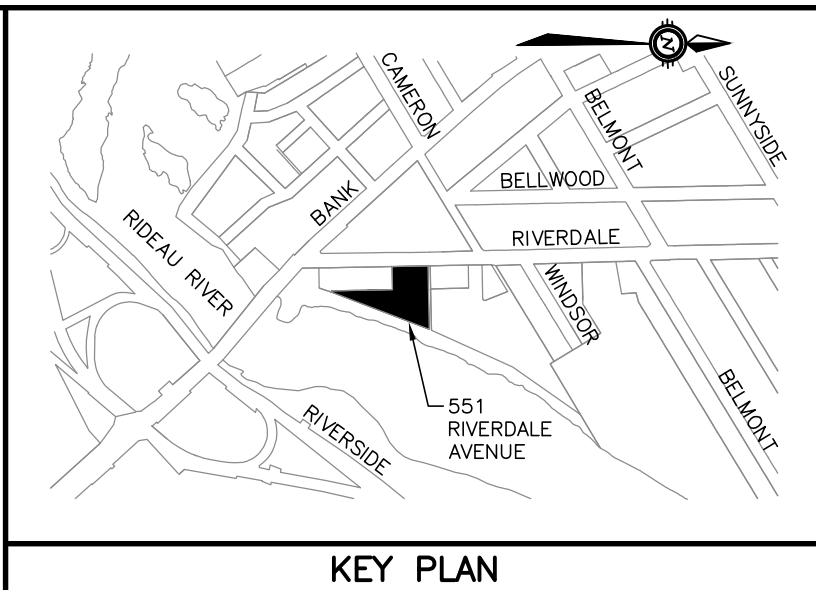
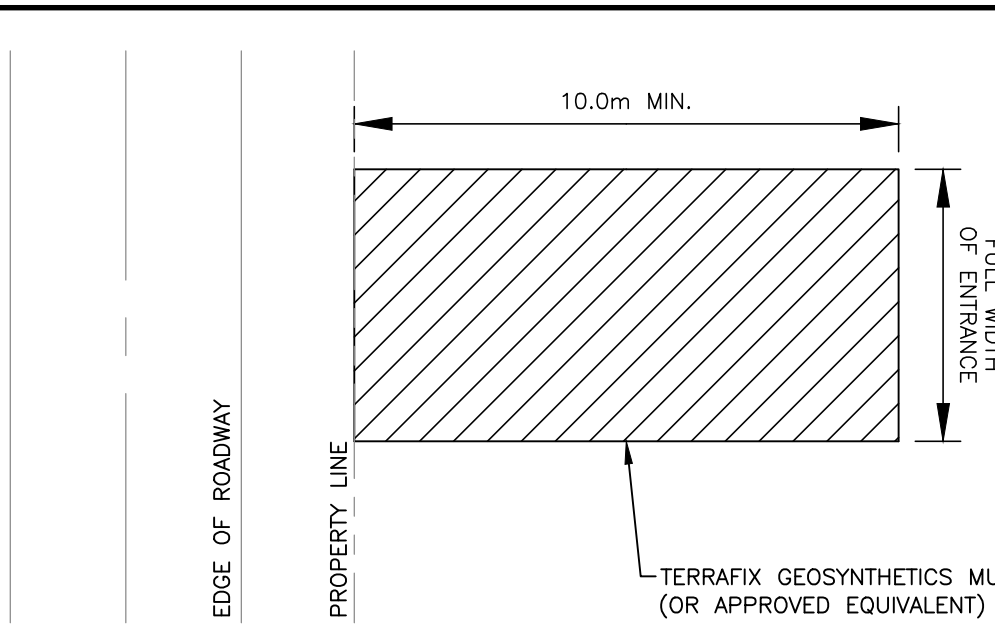
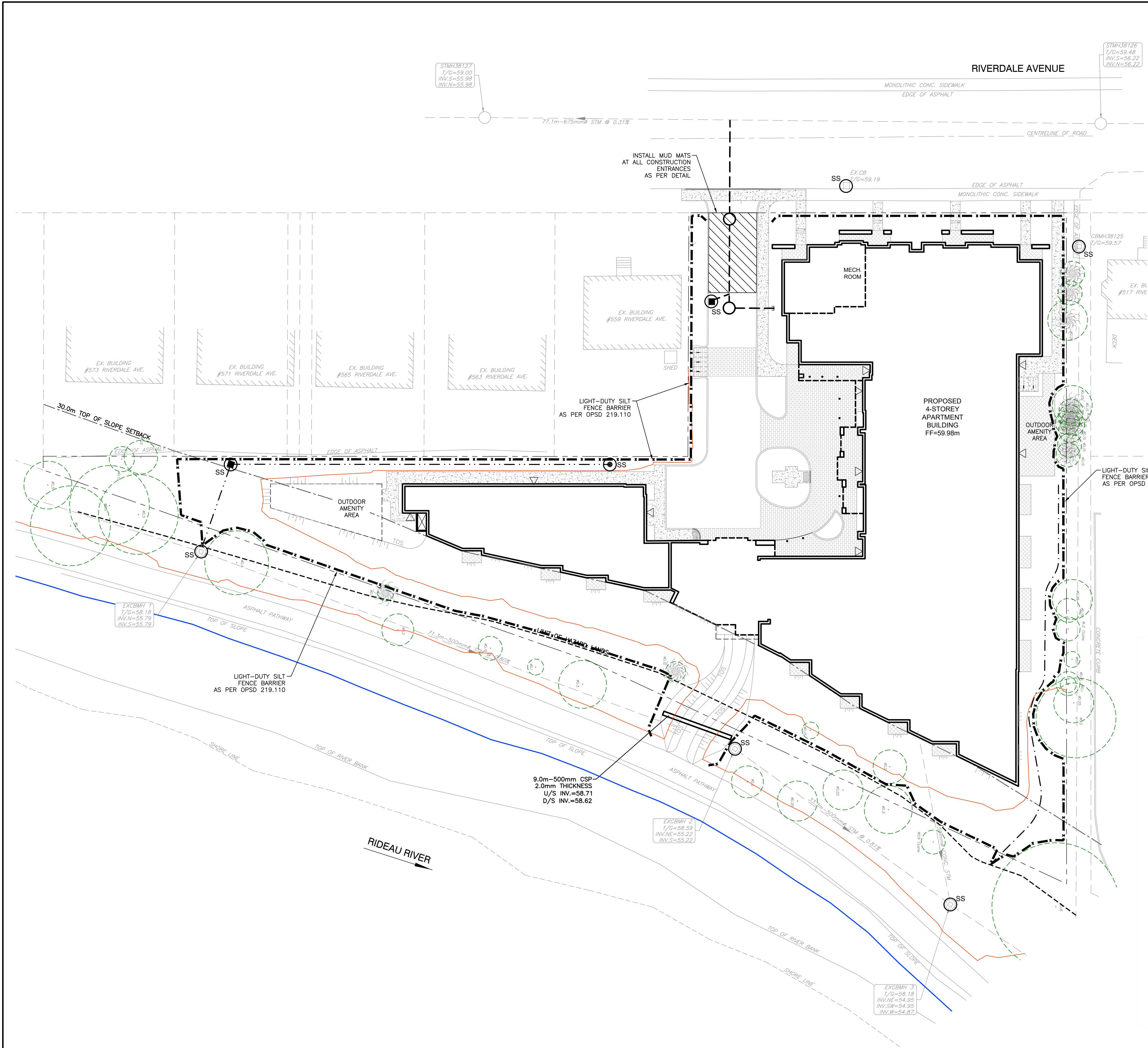
- PROPERTY BOUNDARY
- LIMIT OF HAZARD LANDS
- 30.0m TOP OF SLOPE SETBACK
- LIMIT OF REDUCED FLOOD RISK (EL=59.22m)
- REGULATORY FLOOD LINE (EL=58.89m)
- EXISTING ELEVATION
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN MANHOLE
- BOREHOLE (REFER TO GEOTECHNICAL REPORT)

NOTES

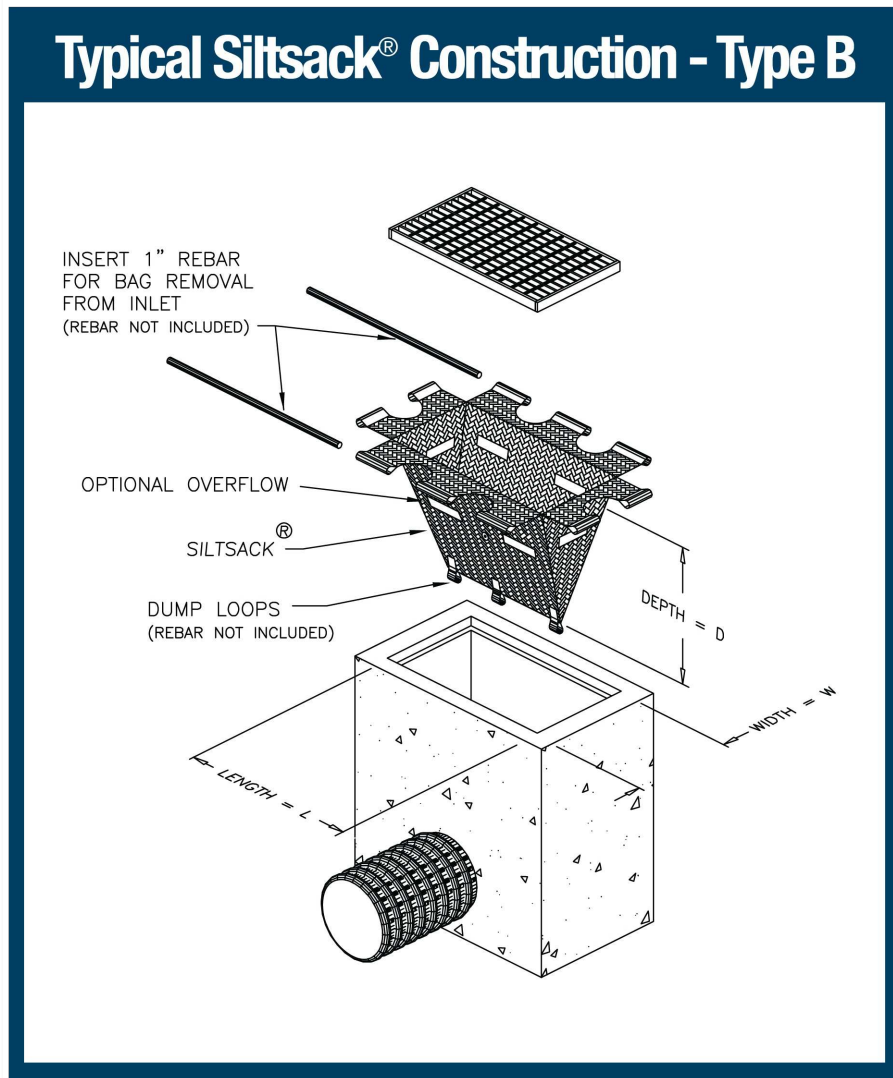
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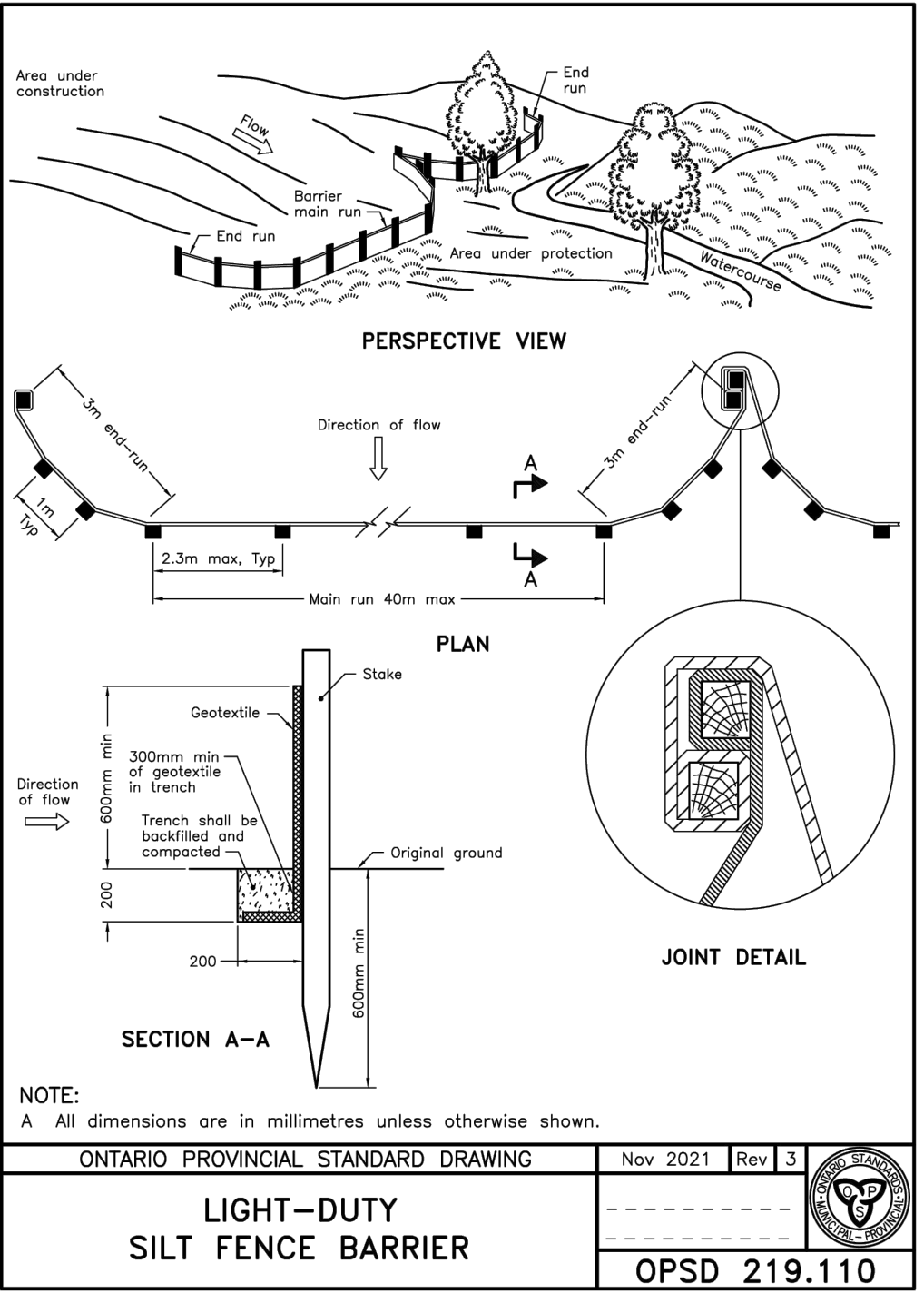


NOTES:
1. SEDIMENT SHALL BE CLEANED FROM ROADWAYS AS REQUIRED.
2. INSTALL AND MAINTAIN MUD MATS AT ALL CONSTRUCTION ENTRANCES.



- LEGEND**
- PROPERTY BOUNDARY
 - LIMIT OF HAZARD LANDS
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 - LIMIT OF REDUCED FLOOD RISK (EL=59.22m)
 - REGULATORY FLOOD LINE (EL=58.89m)
 - BUILDING ENTRANCE
 - EXISTING CATCH BASIN
 - EXISTING CATCH BASIN MANHOLE
 - EXISTING STORM SEWER & MANHOLE
 - STORM SEWER & MANHOLE
 - CATCH BASIN
 - ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
 - SWALE
 - SWALE WITH 250mmØ PERFORATED SUBDRAIN
 - TERRACING (3H:1V MAX.)
 - RETAINED EXISTING TREE AND CRZ
 - LIGHT-DUTY SILT FENCE BARRIER
 - SILT SACK (OR APPROVED EQUIVALENT)

- NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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.
 - LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 - RETAIN EXISTING VEGETATION TO THE GREATEST EXTENT POSSIBLE FOR AS LONG AS POSSIBLE.
 - MINIMIZE SLOPE LENGTH AND GRADIENT OF DISTURBED AREAS.
 - MAINTAIN OVERLAND SHEET FLOW AND AVOID CONCENTRATED FLOWS.
 - REDUCE RUNOFF VELOCITIES AND DETAIN RUNOFF TO PROMOTE SETTLING.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
 - ALL ESC MATERIALS WHICH ARE NON-BIODEGRADABLE SHALL BE REMOVED ONCE DISTURBED AREAS ARE STABILIZED.
 - DIVERT RUNOFF FROM PROBLEM AREAS AND AWAY FROM INFILTRATION BASED LID PRACTICES (WHERE APPLICABLE).
 - AVOID HEAVY VEHICLE TRAFFIC WHERE INFILTRATION BASED LID MEASURES ARE PROPOSED (WHERE APPLICABLE).
 - CONTRACTOR SHALL MINIMIZE THE AMOUNT OF STOCKPILED MATERIAL. ALL STOCKPILE SOIL SHALL BE 30 METRES OR GREATER FROM WATERCOURSES, LID PRACTICES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES. THE DOWNSTREAM SIDE OF ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCE, FIBRE ROLLS OR EQUIVALENT MEASURES PRIOR TO A RAINFALL EVENT.
 - STOCKPILED MATERIAL (<150mm DIA. GRAVEL) SHALL BE LOCATED IN A PROPERTY FENCED AREA (e.g. ENCLOSED BY SILT FENCE AND CONSTRUCTION FENCE) DURING THE TURTLE NESTING PERIOD (LATE MAY TO EARLY JULY) AS PER MNRF, 2015b.
 - REFUELLING OF MACHINERY SHALL OCCUR 30 METRES OR GREATER FROM SURFACE WATER FEATURES AND ALL MACHINERY SHALL REMAIN ON THE PROJECT-SIDE OF THE PERIMETER SILT FENCE AND/OR CONSTRUCTION FENCE.
 - SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
 - LIGHT-DUTY SILT FENCE BARRIERS SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
 - A STURDY CONSTRUCTION FENCE SHALL ALSO BE PROVIDED AROUND THE SITE PERIMETER TO ACT AS A WILDLIFE EXCLUSION MEASURE AND ISOLATE THE WORK AREA.
 - DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
 - EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOWMELT EVENTS.
 - VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
 - CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS.
 - IN SOME CASES, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATE IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
 - SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
 - DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
 - CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSD 805.
 - MUD MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
 - INSPECTION AND MAINTENANCE OF TEMPORARY ESC MEASURES SHALL CONTINUE UNTIL THEY ARE NO LONGER REQUIRED.
 - THE CONTRACTOR SHALL ENSURE THAT RECORDS OF INSPECTION ARE TAKEN, INCLUDING INSPECTOR'S NAME, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND ANY NECESSARY REMEDIAL MEASURES TAKEN TO MAINTAIN INTERIM ESC MEASURES.
 - THE CONTRACTOR IS RESPONSIBLE TO DEVELOP A RESPONSE PLAN WHICH SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING A SPILL OF A DELETERIOUS SUBSTANCE.
 - THE CONTRACTOR SHALL KEEP AN EMERGENCY SPILL KIT ON-SITE AT ALL TIMES.
 - IN THE EVENT OF A SPILL, WORK SHALL BE STOPPED AND THE DELETERIOUS SUBSTANCE SHOULD BE CONTAINED TO PREVENT FURTHER DISPERSAL.
 - ANY SPILLS SHALL BE REPORTED IMMEDIATELY TO THE MECF SPILLS RESPONSE CENTRE ONLINE OR BY TELEPHONE (1-866-663-8477).



NOTES

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SCALE	
	HORIZONTAL 1:250



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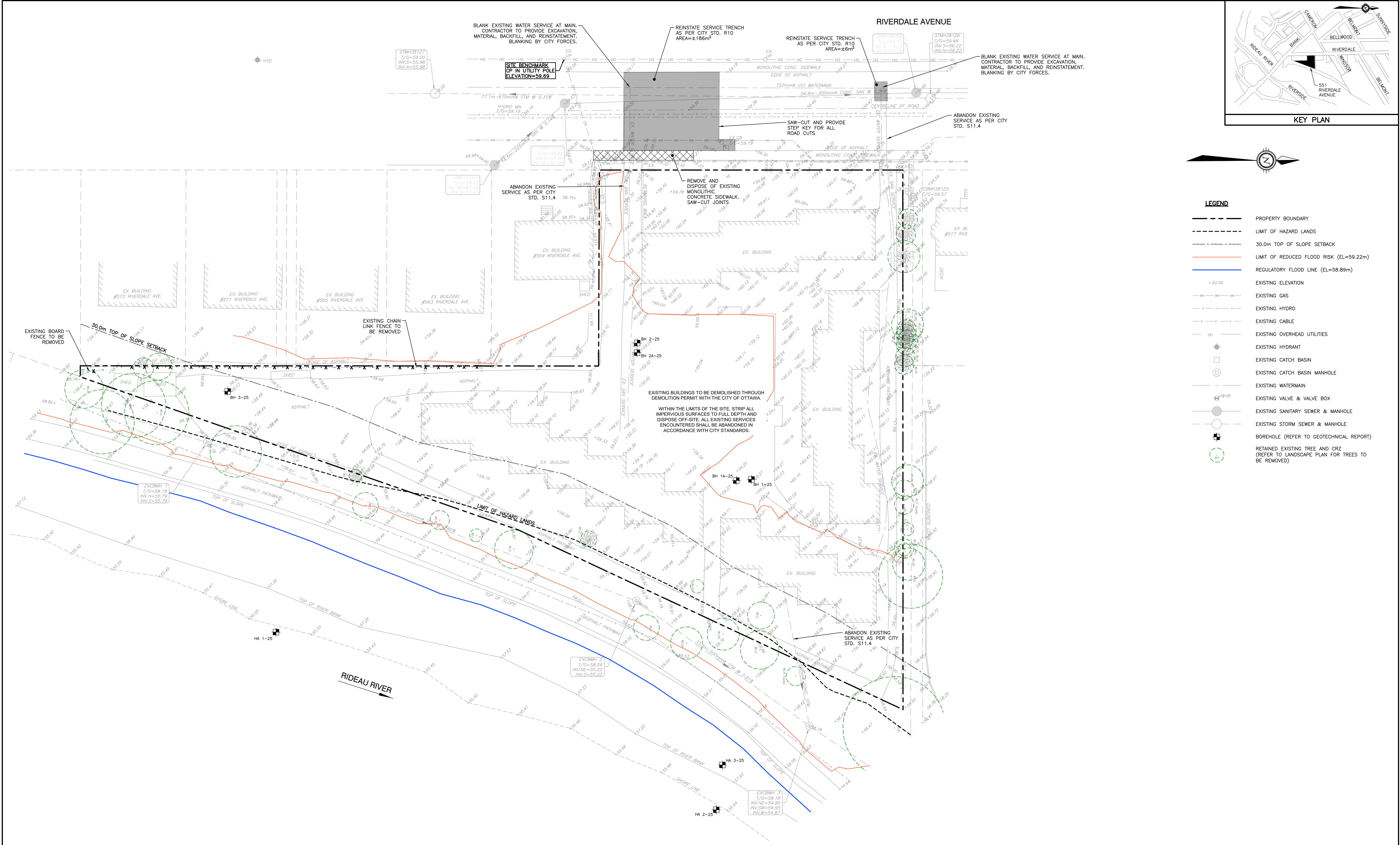
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APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

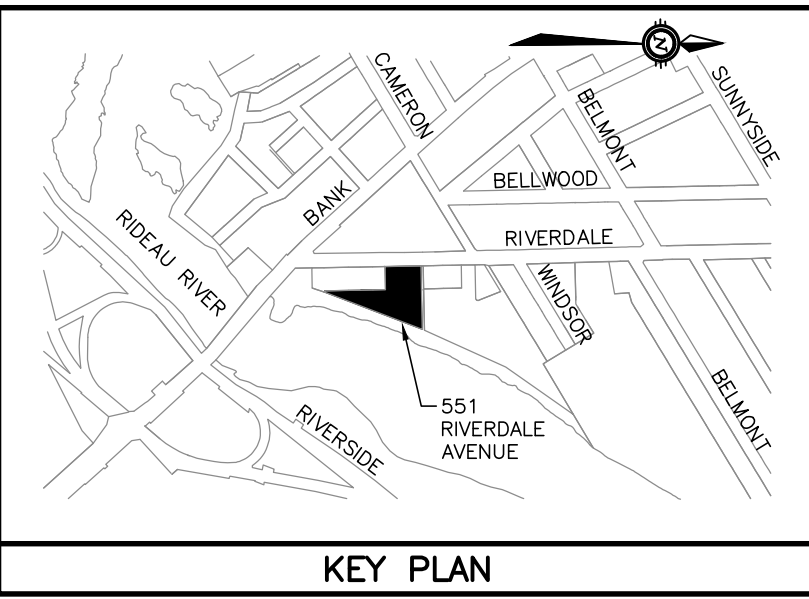
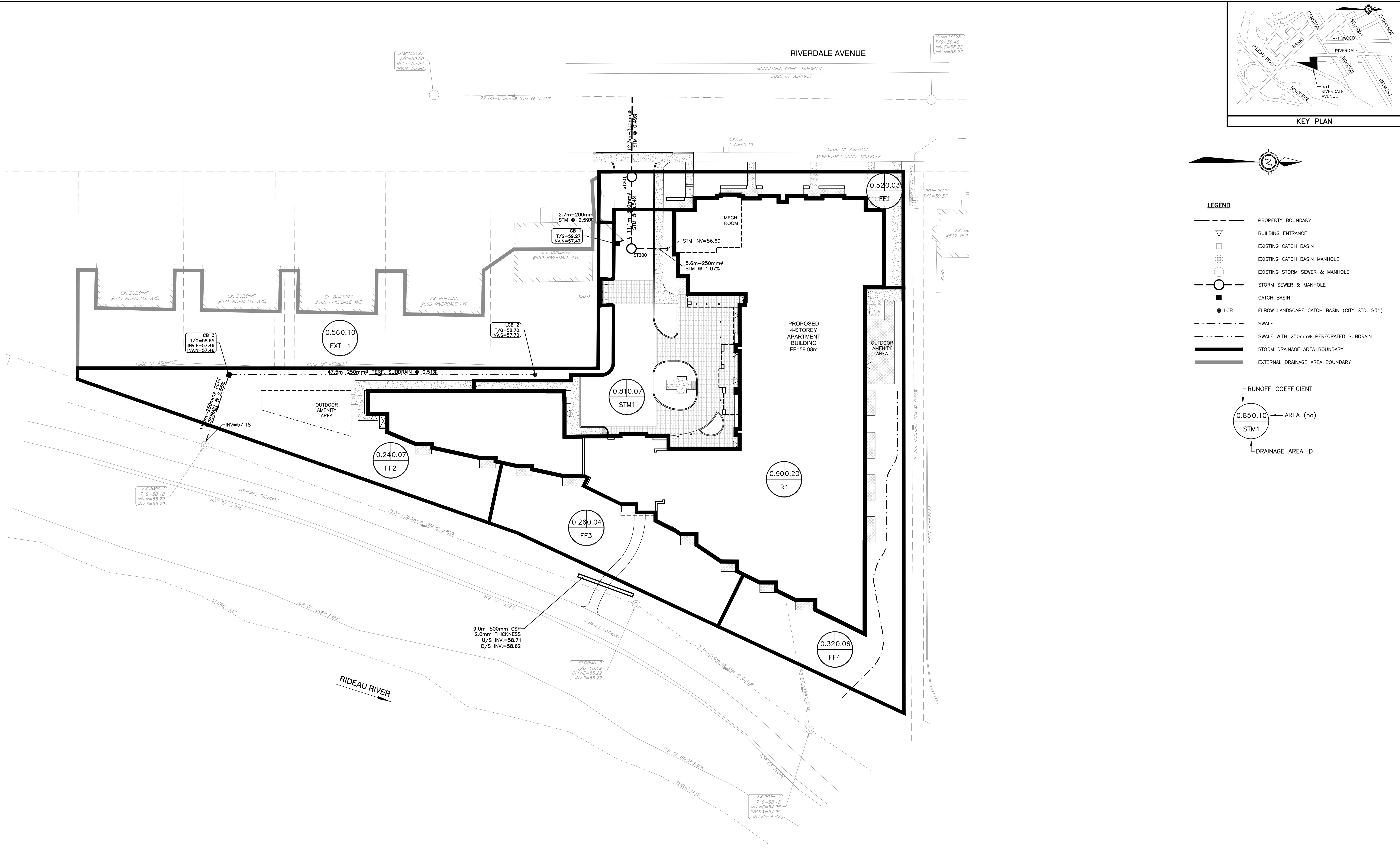
551 RIVERDALE AVENUE
OTTAWA, ON

EROSION AND SEDIMENT
CONTROL PLAN

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-ESC1



NOTES THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M, CONCESSION C (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025. BEARINGS ARE DERIVED FROM THE CAN-NET REAL TIME NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL). ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD-1928:1978 DATUM (MONUMENT No. 0tt. 118 INDEX No. 230)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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LEGEND

- PROPERTY BOUNDARY
- BUILDING ENTRANCE
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN MANHOLE
- EXISTING STORM SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN
- ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
- SWALE
- SWALE WITH 250mm $\varnothing$ PERFORATED SUBDRAIN
- STORM DRAINAGE AREA BOUNDARY
- EXTERNAL DRAINAGE AREA BOUNDARY

RUNOFF COEFFICIENT

0.85 0.10
STM1

AREA (ha)
DRAINAGE AREA ID

NOTES

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NO.	REVISION	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW		29/07/26	BLM

SCALE

0 2m 4m 10m

HORIZONTAL 1:250

29 JUL 26

PROVINCE OF ONTARIO

Robinson

Land Development

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

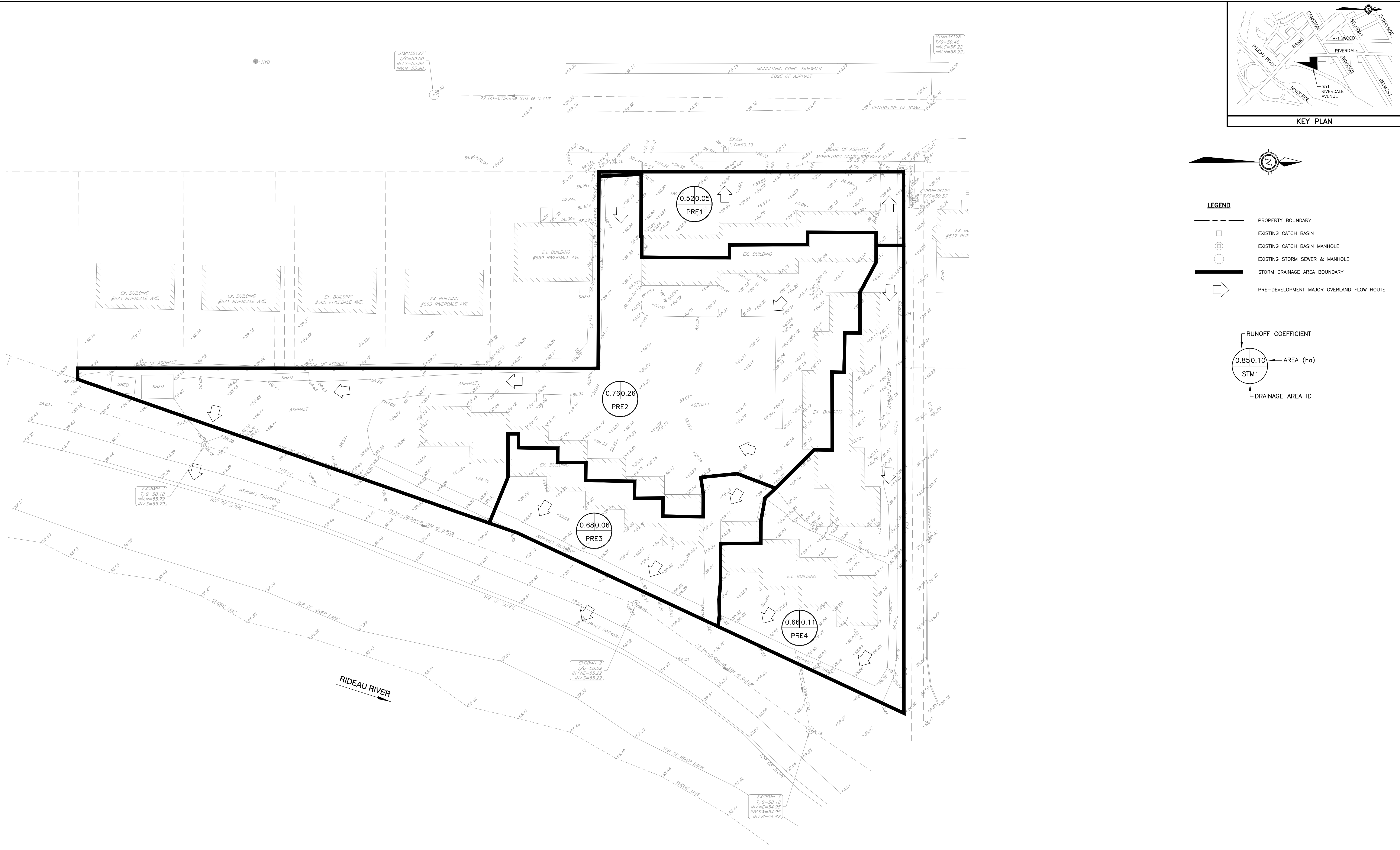
DESIGN	BLM
CHECKED	SM
DRAWN	BLM
CHECKED	SM
APPROVED	BLM

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-STM1

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

STORM DRAINAGE AREA PLAN



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SCALE	
1	ISSUED FOR REVIEW
29/07/26	BLM
NO.	REVISION DESCRIPTION DATE BY

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

DESIGN	BLM
CHECKED	SM
DRAWN	BLM
CHECKED	SM
APPROVED	BLM

JSS RIVERDALE HOLDINGS INC.

551 RIVERDALE AVENUE
OTTAWA, ON

PRE-DEVELOPMENT
DRAINAGE AREA PLAN

25042-PRE1

PROJECT No.	25042
SURVEY	FSD
DATED	JULY 2026
DWG. No.	25042-PRE1