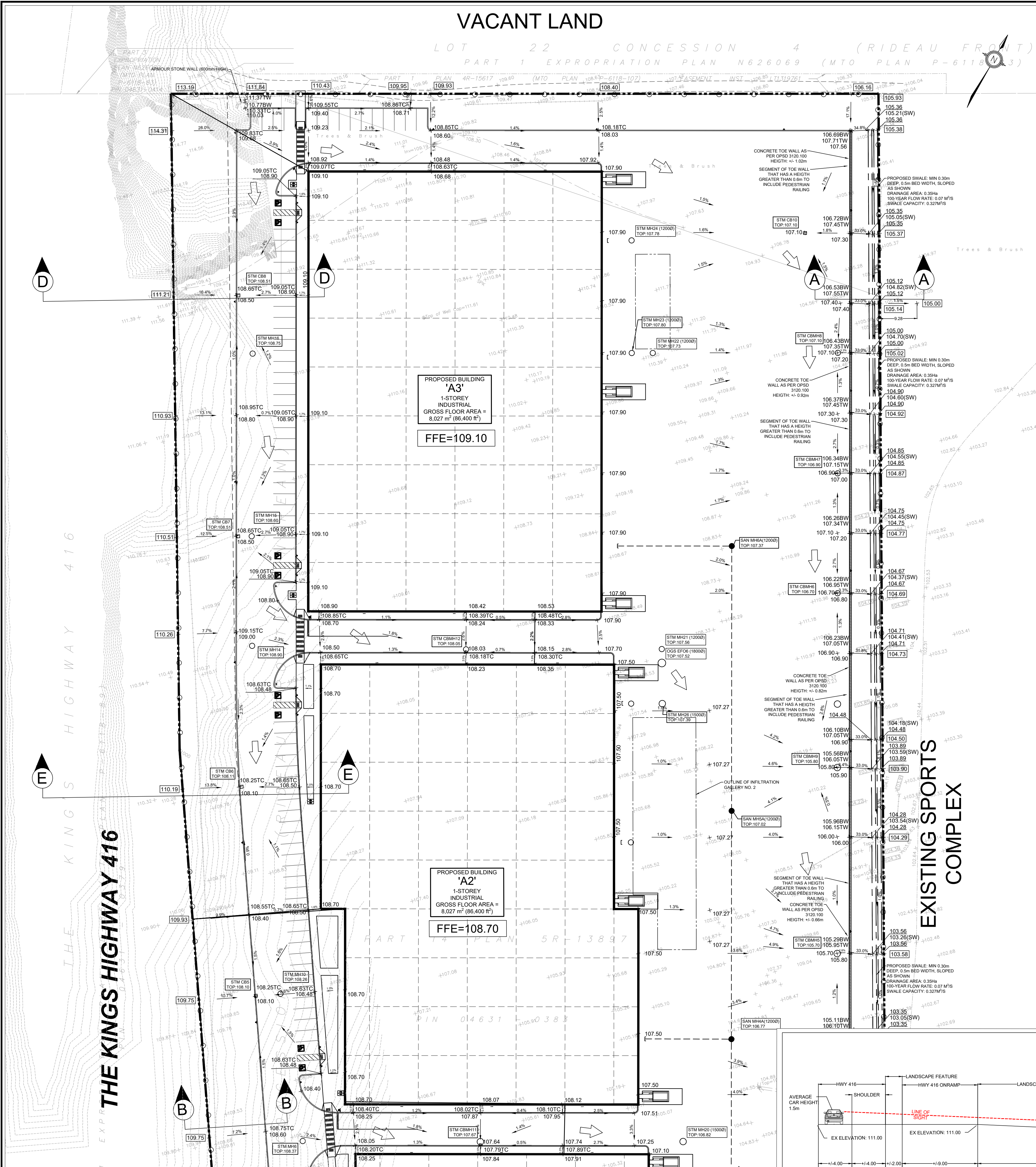


VACANT LAND

LOT 22 CONCESSION 4 (RIDEAU FRONT)
PART 1 EXPROPRIATION PLAN N626069 (MTO PLAN P-6114/13)

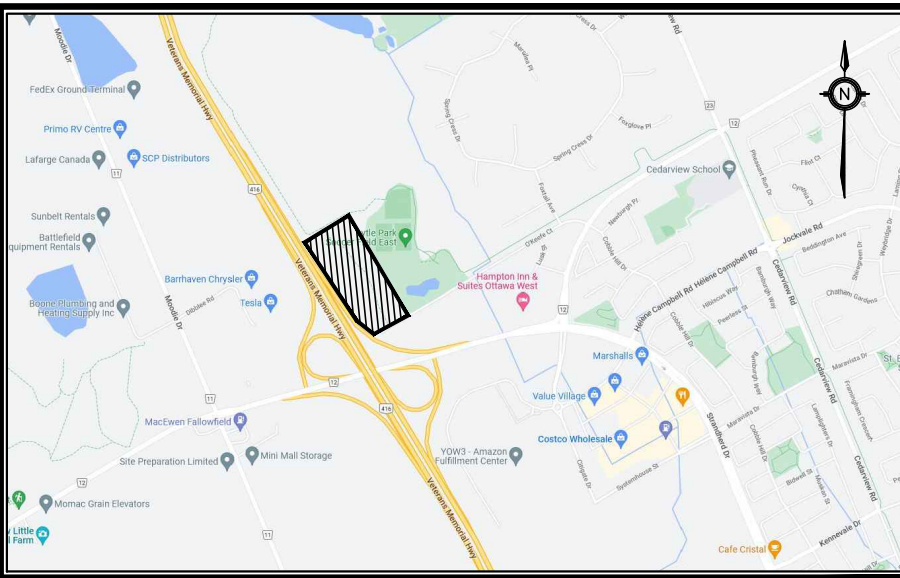
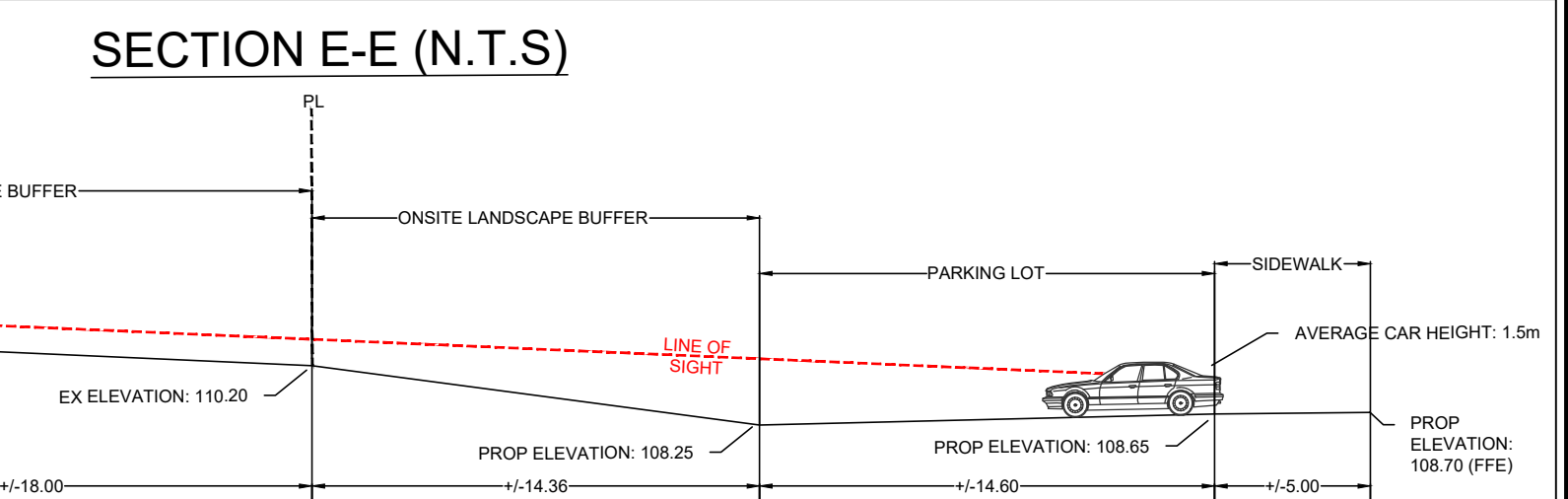
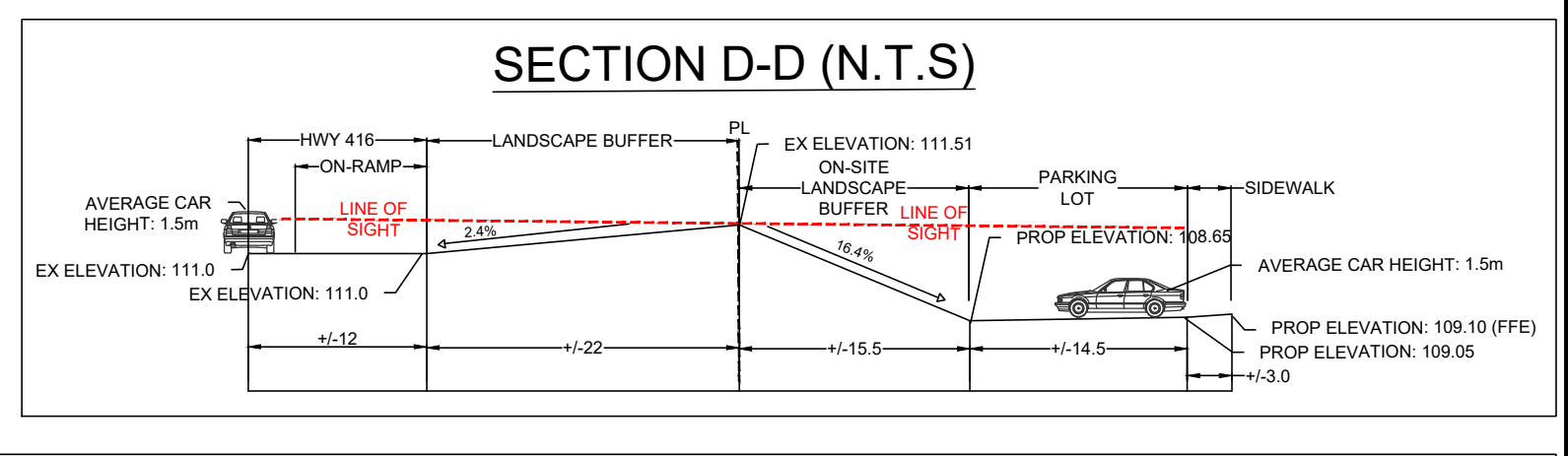
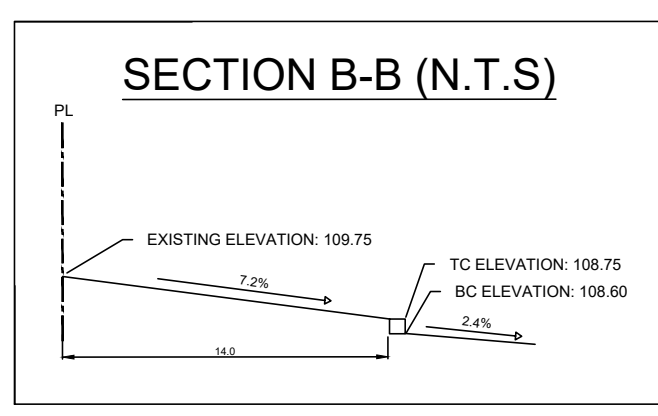
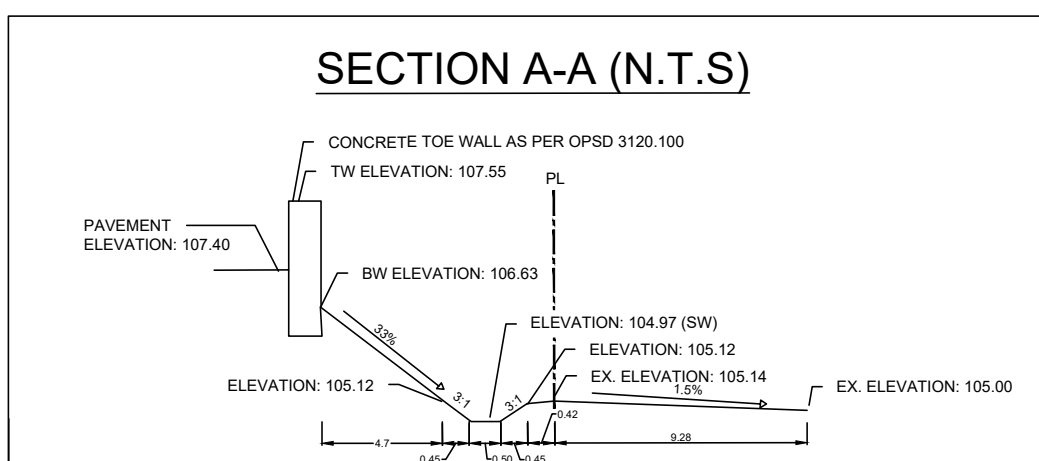


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- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSS, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT. PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
- ALL BARRIER CURBS WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED. TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
- TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
- EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 1712.
- WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR THE RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

LEGEND	
	PROPOSED ITEMS
	EXISTING ITEMS
	LIMIT OF PROPERTY LINE
	LIMIT OF BUILDING STRUCTURE
	PROP ELEVATION TO MATCH EXISTING
	EMERGENCY OVERLAND FLOW ROUTE
	SANITARY MH
	STM MH / CBMH / DCB
	CB / DCB
	HYDRANT / SIAMESE
	VALVE BOX

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/08	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.

NOT FOR CONSTRUCTION

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

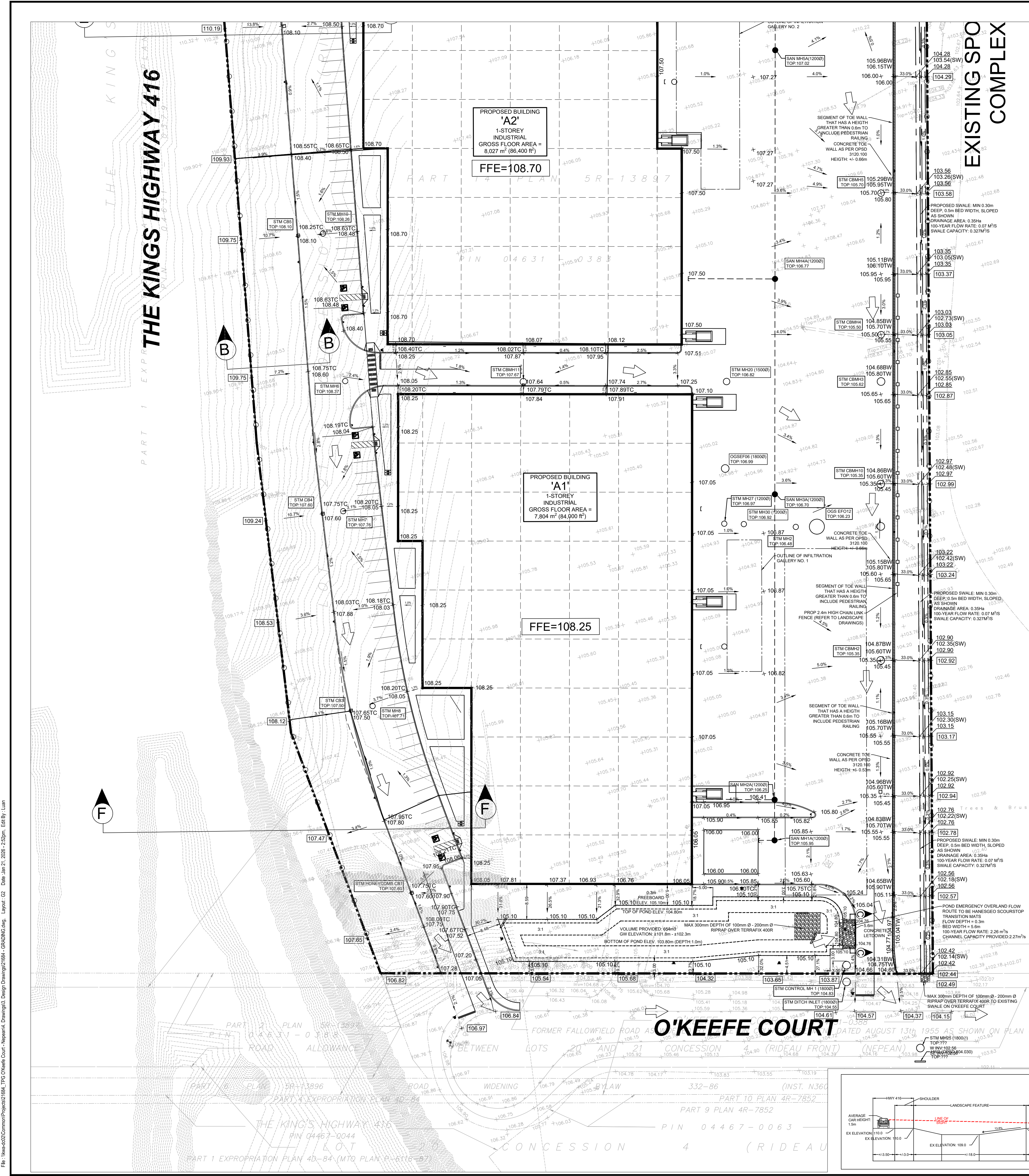
KWA
SITE DEVELOPMENT CONSULTING
2453 AUCKLAND DRIVE BURLINGTON, ON L7L 7A9

PROFESSIONAL ENGINEER
T. FAIR
100176144
JAN 21, 2025
PROVINCE OF ONTARIO

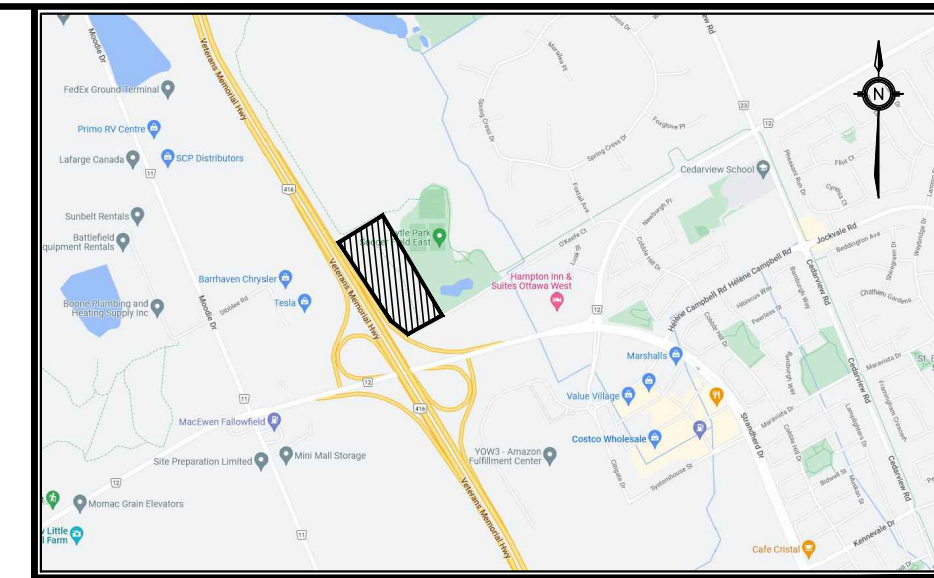
THE PROPERTIES GROUP

THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

GRADING PLAN	
SCALE: 1:500	PROJECT # 21684
DATE: JANUARY 2025	DRAWING #
DRAWN BY: T.G.	G1
DESIGNED BY: T.G.	
CHECKED BY: T.F.	



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 - ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
 - NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
- SITE GRADING:**
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KEY PLAN
ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

LEGEND

200.00 0.5%	PROPOSED ITEMS
MH 1A	EXISTING ITEMS
200.00 0.5%	LIMIT OF PROPERTY LINE
EX MH 1A	LIMIT OF BUILDING STRUCTURE
	PROP ELEVATION TO MATCH EXISTING
	EMERGENCY OVERLAND FLOW ROUTE
	SANITARY MH
	STM MH / C/BMH / DCB/MH
	CB / DCB
	HYDRANT / SIAMISE
	VALVE BOX

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

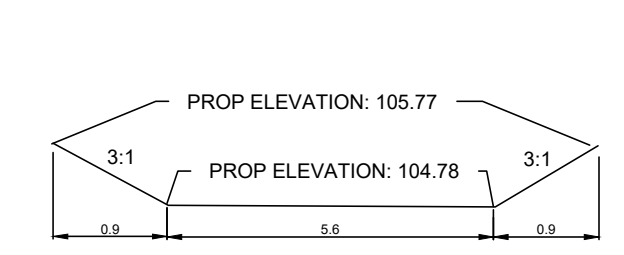
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EAST SWALE SIZING CALCULATION

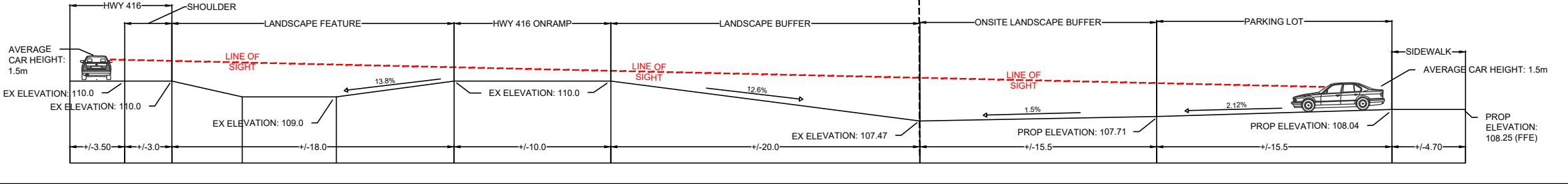
Target Flow Rate (Optional): **0.07** m³/s

Parameter	Value	Units
Flow depth	0.3	m
Side slope Ratio	3:1	H:V
Bed width	0.5	m
Top width	2.3	m
Area	0.420	m ²
Wetted Perimeter	2.397	m
Slope	0.2	%
Mannings 'n'	0.018	
Channel Capacity	0.327	m ³ /s
Flow Velocity	0.778	m/s

SECTION C-C (N.T.S)



SECTION F-F (N.T.S)



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THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

GRADING PLAN

SCALE: 1:500

PROJECT # **21684**

DATE: JANUARY 2025

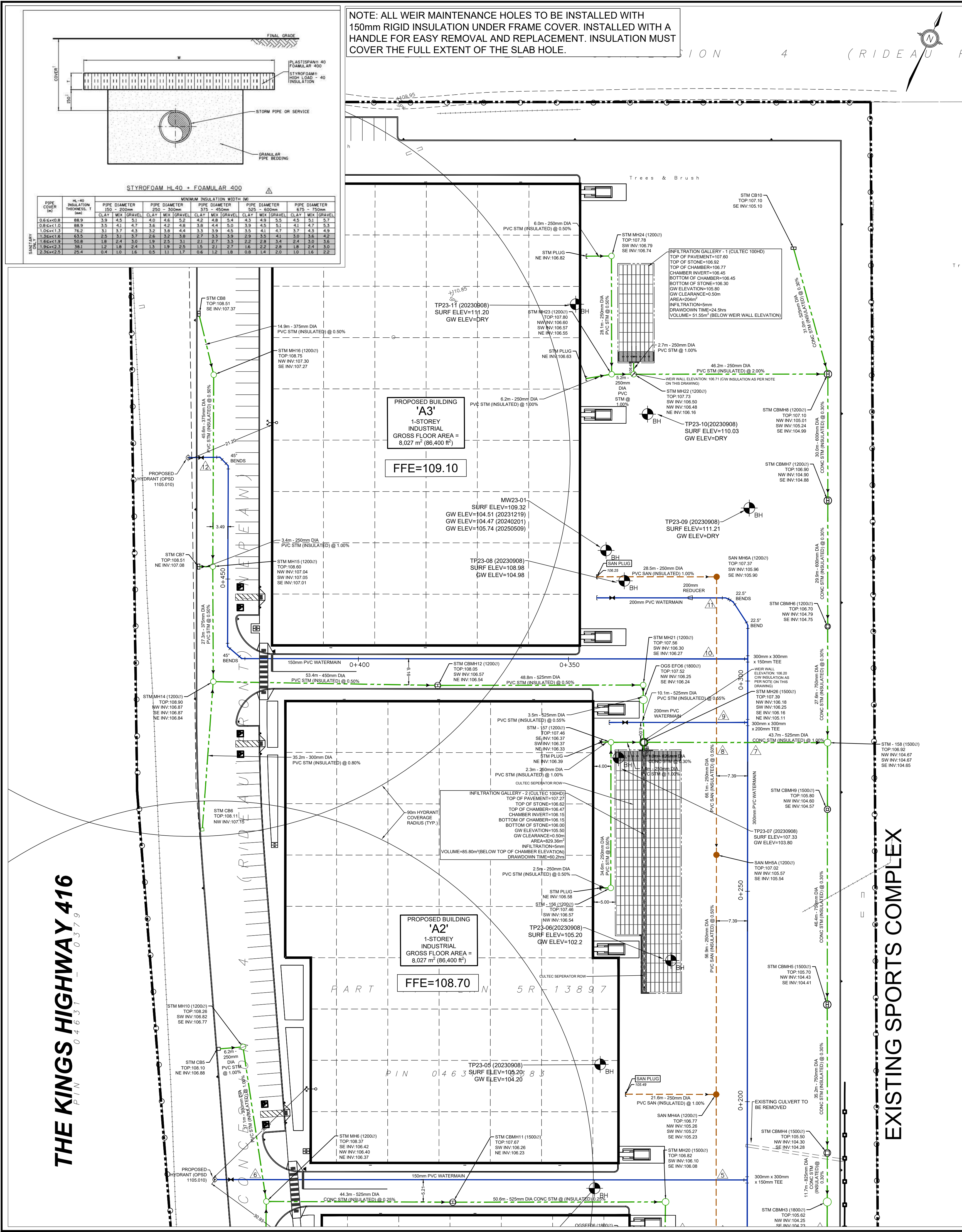
DRAWN BY: T.G.

DESIGNED BY: T.G.

CHECKED BY: T.F.

DRAWING # **G2**

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NOTE: ALL WEIR MAINTENANCE HOLES TO BE INSTALLED WITH 150mm RIGID INSULATION UNDER FRAME COVER. INSTALLED WITH A HANDLE FOR EASY REMOVAL AND REPLACEMENT. INSULATION MUST COVER THE FULL EXTENT OF THE SLAB HOLE.

GENERAL NOTES:

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7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSSD, AND MTD.
8. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

WATERMANS:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND ALL CSAs C137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
3. BEDDING FOR WATERMANS SHALL BE AS PER OPSS 802.030.
4. COVER REQUIRED ON WATERMAIN IS 2.40m MINIMUM.
5. ALL WATERMAIN MANHOLES AND VERTICAL CONNECTIONS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD W15.
8. ALL VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
9. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4M.
10. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
11. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISH GRADE AT HYDRANT.
12. BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUB.
13. THRUST BLOCK AND RESTRAINT AS PER CITY OF OTTAWA STD. W25.3 AND W25.4, W25.5 AND W25.6.
14. PROVISIONS FOR FLUSHING WATERMANS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE PIPE MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
15. ALL WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
16. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
17. BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.

SANITARY SEWER:

1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, PE "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25, BENDING UNLESS OTHERWISE NOTED.
4. ALL SANITARY LATERALS TO BE PVC SDR 28, PE "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MM X 100MM WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED.
5. SEWER BEDDING AS PER CITY STANDARD S6 & S7. GRANULAR 'A' BEDDING TO BE INCREASED TO 300MM WHERE SEWERS ARE BELOW THE GROUNDWATER TABLE.
6. SANITARY SEWER MANHOLES SHALL BE BENCHMARKED AS PER OPSS 701.021. SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25. SAFETY PLATFORMS SHALL BE AS PER OPSS 404.02. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSS 1003.01.
7. THE CONTRACTOR SHALL CONDUCT INFILTRATION/EXFILTRATION (AS PER CURRENT OPSS) TESTING ON ALL NEWLY INSTALLED SANITARY SEWERS. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWER INSTALLATION AND VIEWED BY THE ENGINEER.
8. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1 CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSS 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSS 802.030 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
9. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSS 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
10. ALL SANITARY BUILDING DRAINS TO BE EQUIPPED WITH SANITARY BACKWATER VALVES INSTALLED PER CITY OF OTTAWA STANDARD DRAWING S14.1.
11. MINIMUM SOIL COVER TO BE 2.1M TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSS 514.010.
12. SANITARY MAINTENANCE HOLE SHALL HAVE WATER TIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSS 401.030.
13. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 802.030, 802.031, 802.032 OR 802.033.
14. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
15. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
16. THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY & STORM MANHOLE.
17. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

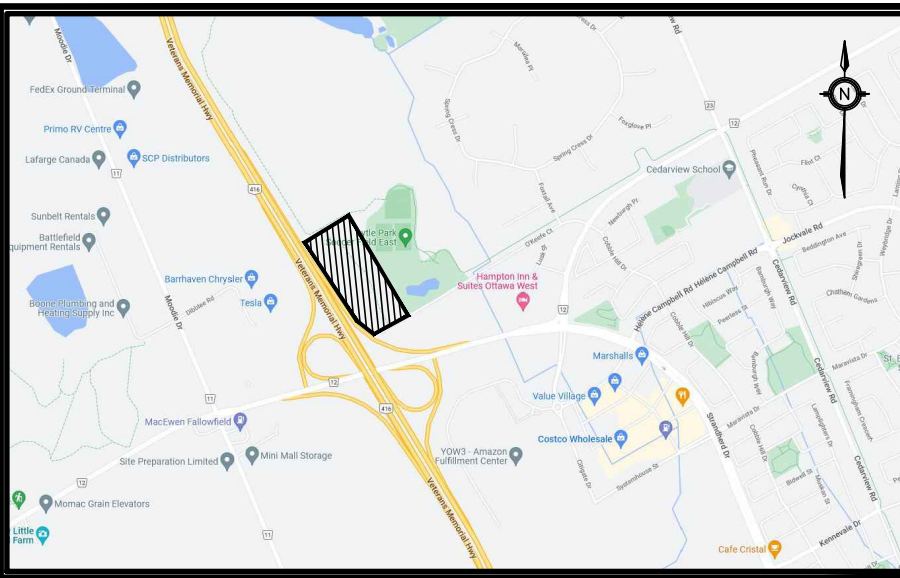
STORM SEWER:

1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
3. ALL MAIN STORM SEWERS SHALL BE PVC SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSS 802.010 AND 802.013. RIGID STORM PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSS 802.030. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMD.
5. STORM SEWER TO BE INSULATED, AS INDICATED, AS PER DETAIL ON THIS DRAWING.
6. SEWER BEDDING AS PER CITY STANDARD S6 & S7.
7. ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50MM X 100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED GREEN.
8. ALL SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY STANDARD S11 & S11.1.
9. MINIMUM SOIL COVER TO BE 2.1M TO PROTECT SEWERS FROM FROST DAMAGE. IN AREAS WHERE ADEQUATE FROST COVER CANNOT BE ACHIEVED, EQUIVALENT THERMAL INSULATION TO BE INSTALLED AS PER OPSS 514.010.
10. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES PER CITY OF OTTAWA STD. S14.
11. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1 AND S25. CBM LIDS SHALL BE AS PER CITY OF OTTAWA STD. S19.
12. SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSS 404.02.
13. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSS 1003.01.
14. SINGLE AND DOUBLE CATCHBASINS SHALL BE 200MM AND 250MM (MN) RESPECTIVELY, 1.0% SLOPE (MIN) UNLESS OTHERWISE NOTED.
15. ALL CATCHBASINS AND CATCHBASIN MANHOLES SHALL HAVE SUMPS WITH 300MM DEPTH, UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURBS WORKS.
17. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
18. NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSS TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 802.030, 802.031, 802.032 OR 802.033.
19. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
20. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
21. ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
22. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mm @ MINIMUM 1.00% SLOPE.
23. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.
24. THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY & STORM MANHOLE.
25. SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

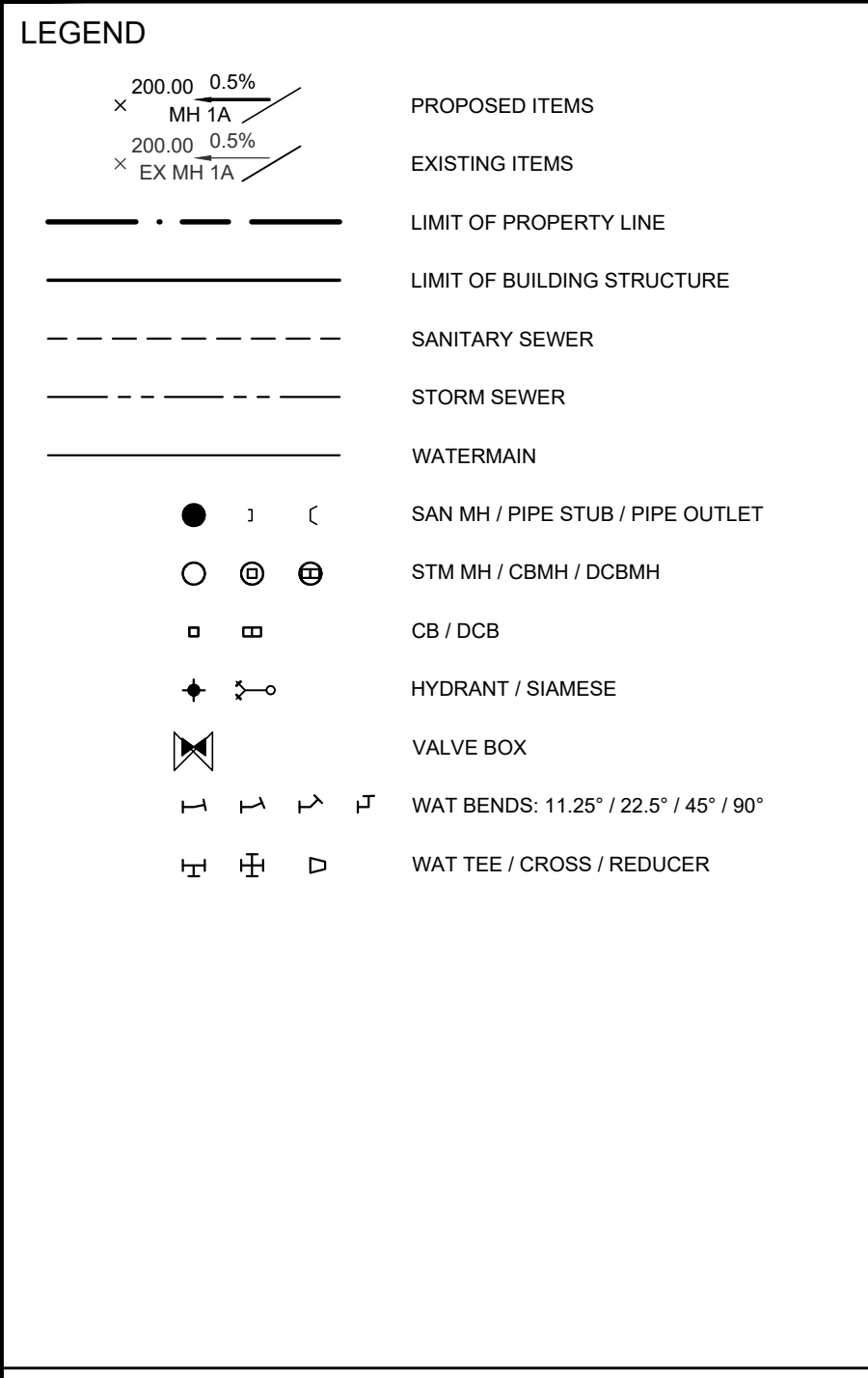
PIPE CROSSING TABLE

STM INVERT=105.24 SAN INVERT=105.1 VERTICAL SEPARATION=0.10m (CONC ENCASED)	STM INVERT=104.85 WATERMAIN OVERT=104.35 VERTICAL SEPARATION=0.50m	STM INVERT=107.17 WATERMAIN OVERT=106.15 VERTICAL SEPARATION=1.02m
STM INVERT=104.20 WATERMAIN OVERT=103.49 VERTICAL SEPARATION=0.71m	SAN INVERT=105.70 STM OVERT=105.35 VERTICAL SEPARATION=0.35m (CONC ENCASED)	SAN INVERT=105.73 WATERMAIN OVERT=105.29 VERTICAL SEPARATION=0.44m
SAN INVERT=105.06 SURF ELEV=104.56* VERTICAL SEPARATION=0.50m	SAN INVERT=105.80 WATERMAIN OVERT=105.28 VERTICAL SEPARATION=0.52m	SAN INVERT=105.80 WATERMAIN OVERT=105.28 VERTICAL SEPARATION=0.52m
STM INVERT=105.32 WATERMAIN OVERT=104.82* VERTICAL SEPARATION=0.50m	SAN INVERT=105.13 WATERMAIN OVERT=104.62* VERTICAL SEPARATION=0.50m	WATERMAIN INVERT=106.44 STM OVERT=105.84 VERTICAL SEPARATION=0.60m

FROM - TO (STATION #)	PIPE SIZE (mm)	PIPE MATERIAL	TOP OF PIPE ELEVATION (m)	GROUND ELEVATION (m)	DEPTH OF COVER (m)	FITTINGS
STA 0+000 - 0+050	300	CLASS 150 PVC SDR-18	102.91	104.31	2.40	N/A
STA 0+050 - 0+100	300	CLASS 150 PVC SDR-18	102.36	104.76	2.40	N/A
STA 0+100 - 0+150	300	CLASS 150 PVC SDR-18	102.04	104.44	2.40	22.5° BENDS @ STA 0+038
STA 0+150 - 0+200	300	CLASS 150 PVC SDR-18	103.84	106.24	2.40	300mm x 300mm x 200mm TEE @ STA 0+169 & 0+182
STA 0+200 - 0+250	300	CLASS 150 PVC SDR-18	104.08	106.48	2.40	N/A
STA 0+250 - 0+300	300	CLASS 150 PVC SDR-18	104.11	106.51	2.40	300mm x 300mm x 150mm TEE @ STA 0+290
STA 0+300 - 0+350	150/300	CLASS 150 PVC SDR-18	104.92	107.32	2.40	300mm x 300mm x 150mm TEE @ STA 0+305
STA 0+350 - 0+400	150	CLASS 150 PVC SDR-18	105.84	108.24	2.40	N/A
STA 0+400 - 0+450	150	CLASS 150 PVC SDR-18	106.44	108.84	2.40	45° BEND @ STA 0+431



KEY PLAN
ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA



BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/08	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.

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2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNLESS ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

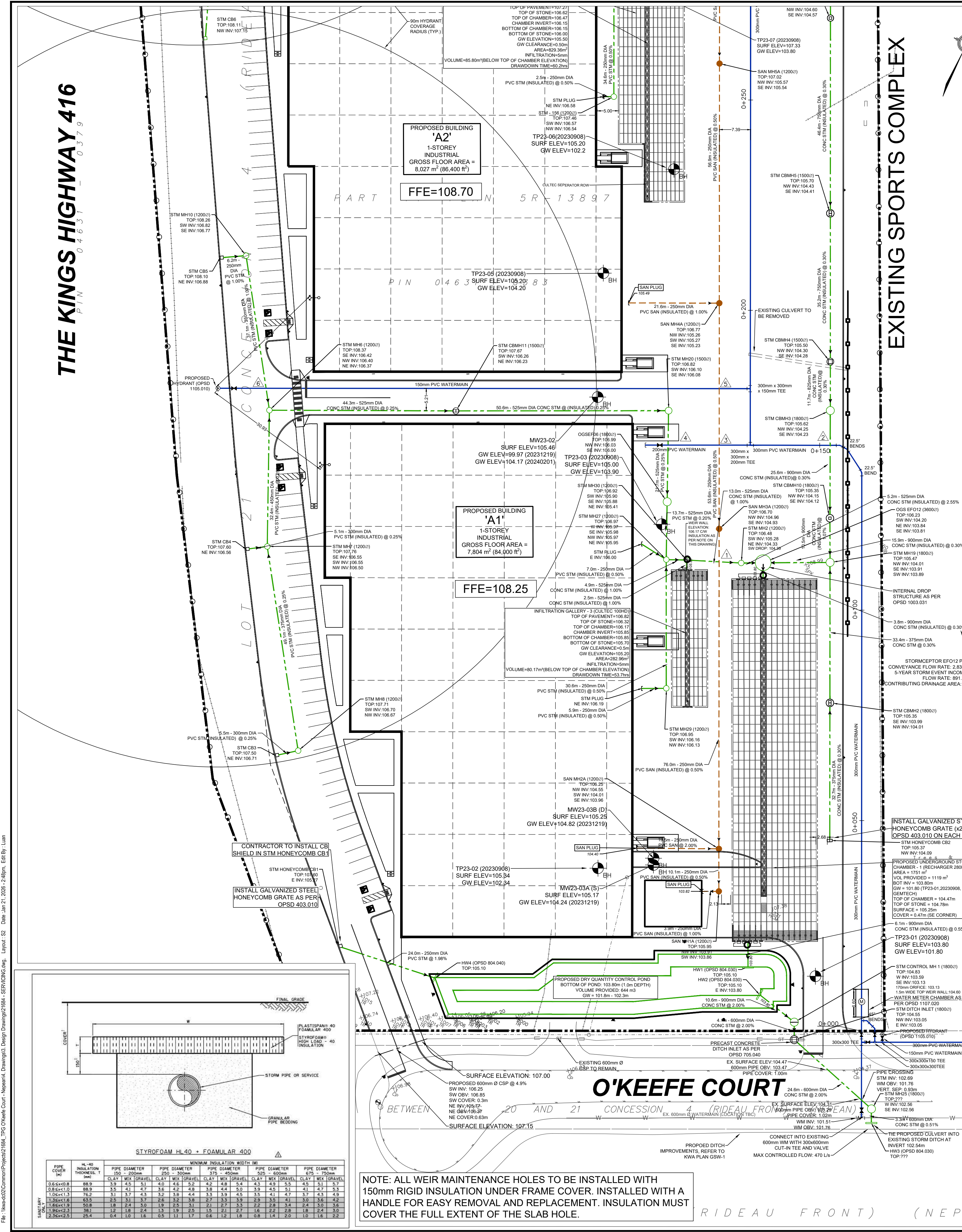
SERVICING PLAN

SCALE: 1:500	PROJECT # 21684
DATE: JANUARY 2025	DRAWING #
DRAWN BY: T.G.	S1
DESIGNED BY: T.G.	
CHECKED BY: T.F.	

THE KINGS HIGHWAY 416

EXISTING SPORTS COMPLEX

THE KINGS HIGHWAY 416



GENERAL NOTES:

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'...

WATERMAINS:

- 1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137-311986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE...

SANITARY SEWER:

- 1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS)...

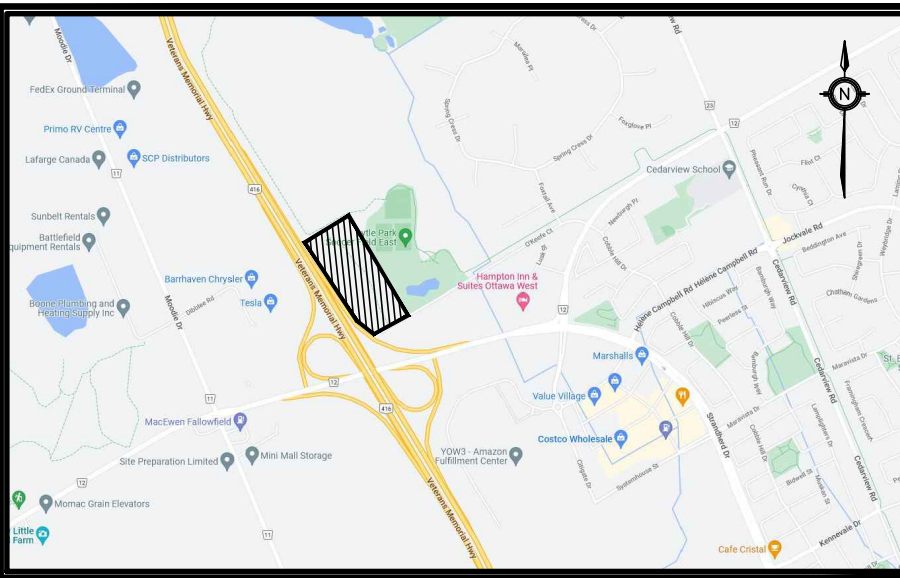
STORM SEWER:

- 1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS)...

PIPE CROSSING TABLE

Table with columns: FROM - TO (STATION #), PIPE SIZE (mm), PIPE MATERIAL, TOP OF PIPE ELEVATION (m), GROUND ELEVATION (m), DEPTH OF COVER (m), FITTINGS

Table with columns: FROM - TO (STATION #), PIPE SIZE (mm), PIPE MATERIAL, TOP OF PIPE ELEVATION (m), GROUND ELEVATION (m), DEPTH OF COVER (m), FITTINGS



ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

LEGEND

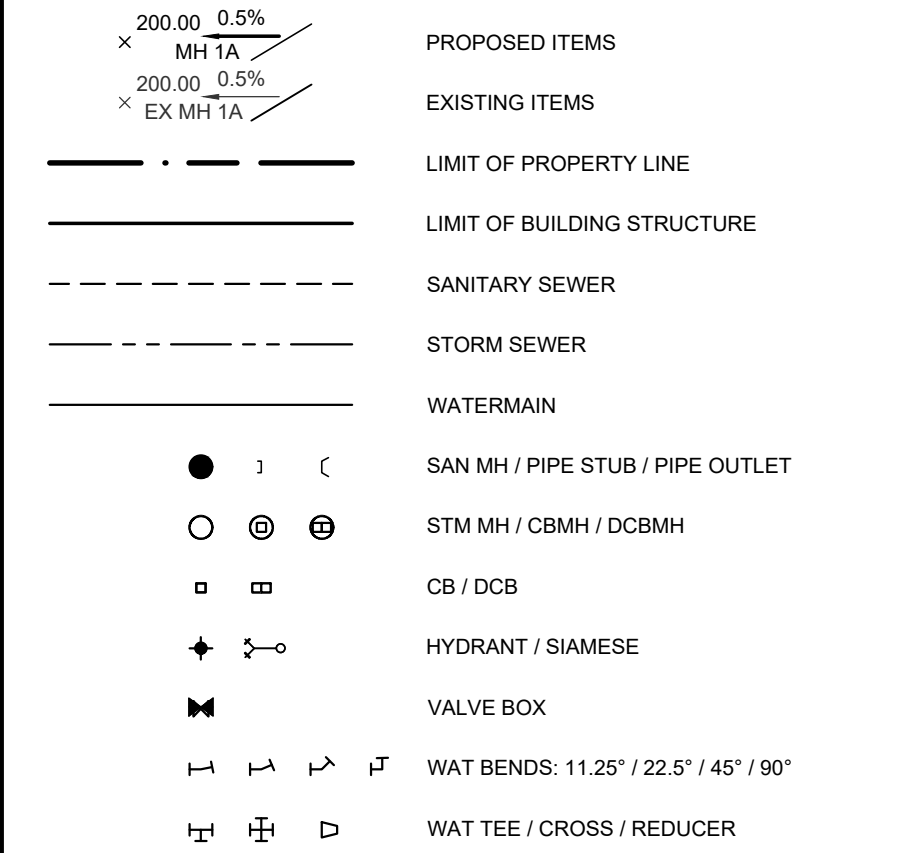


Table with columns: BENCHMARK, SITE PLAN, SURVEY, and a grid for approval dates and signatures.

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THE PROPERTIES GROUP O'KEEFE COURT (NEPEAN)

SERVICING PLAN

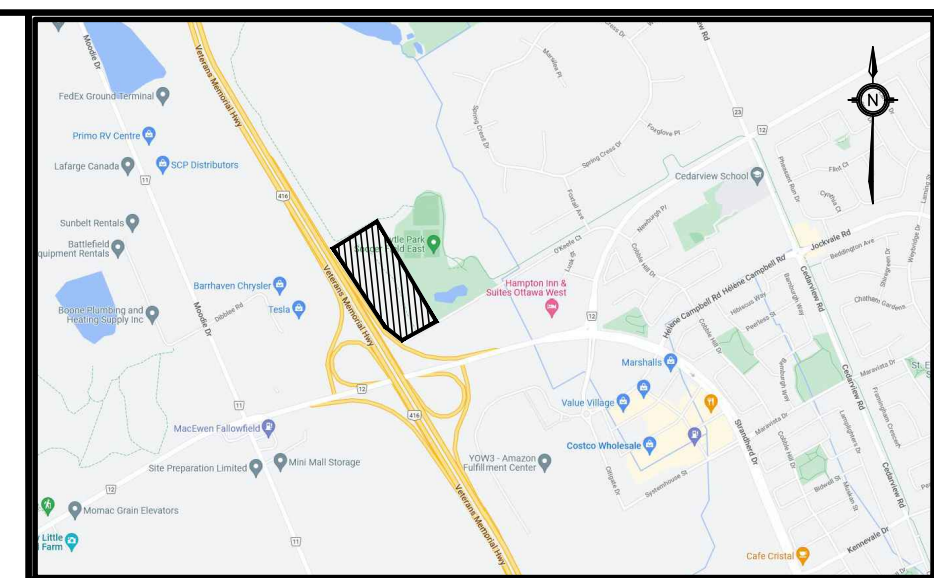
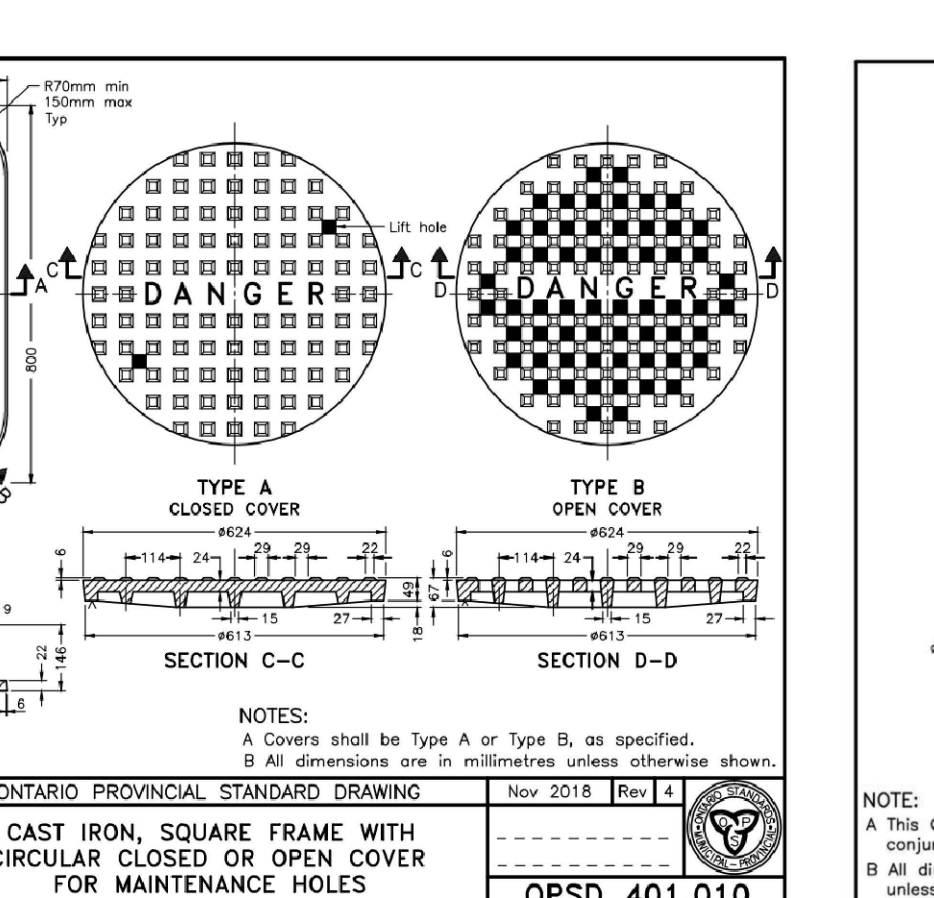
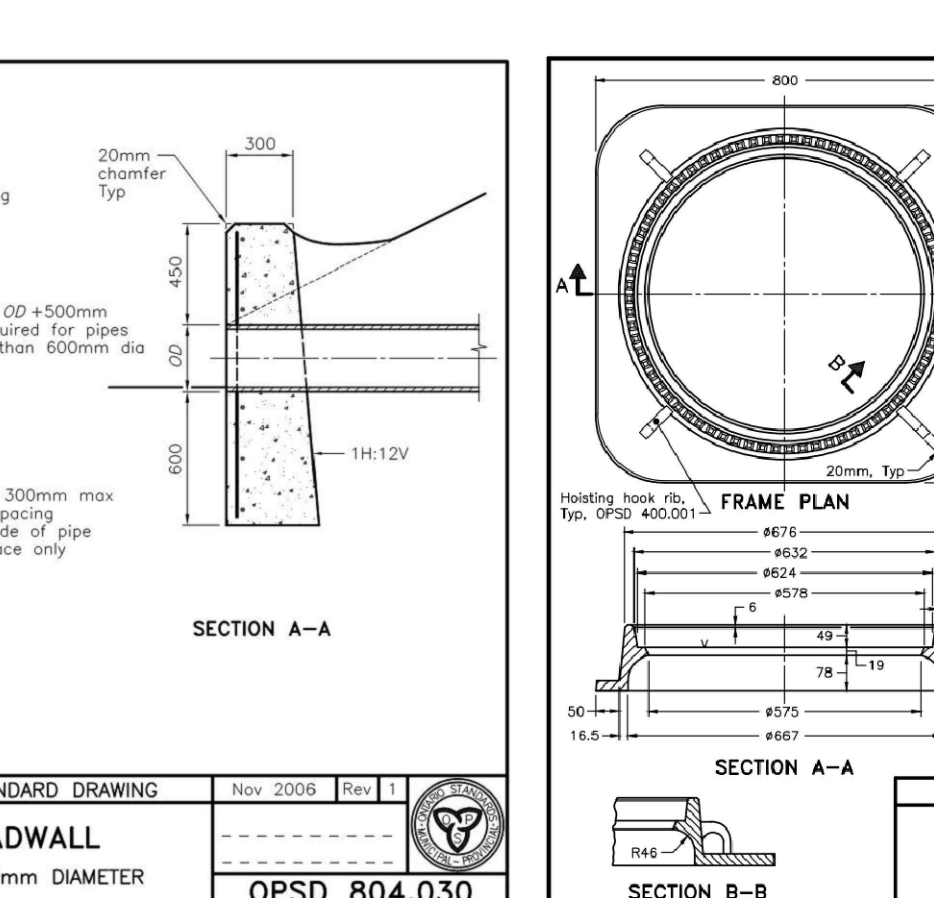
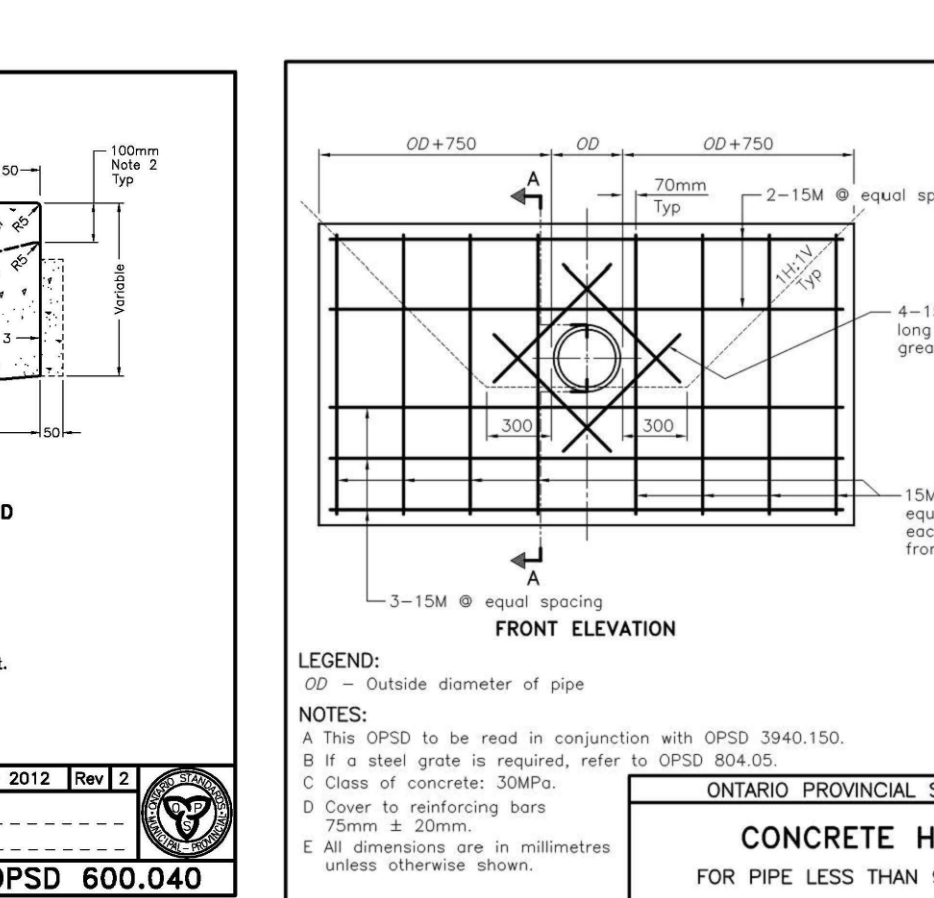
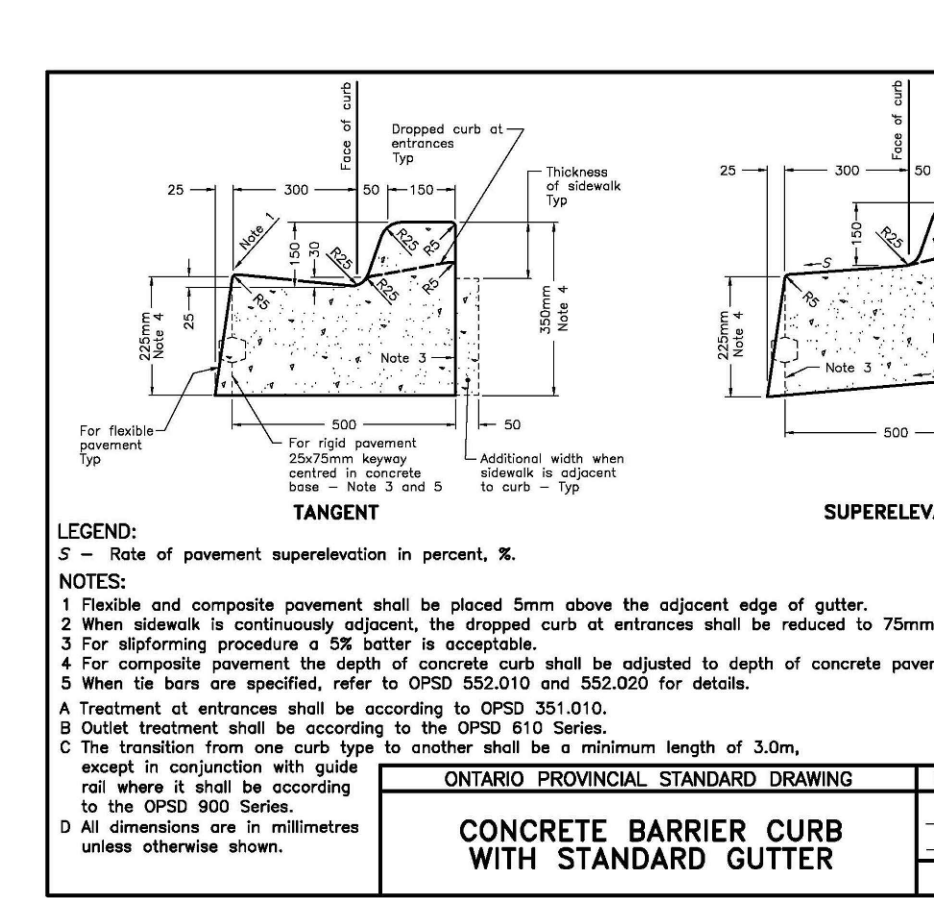
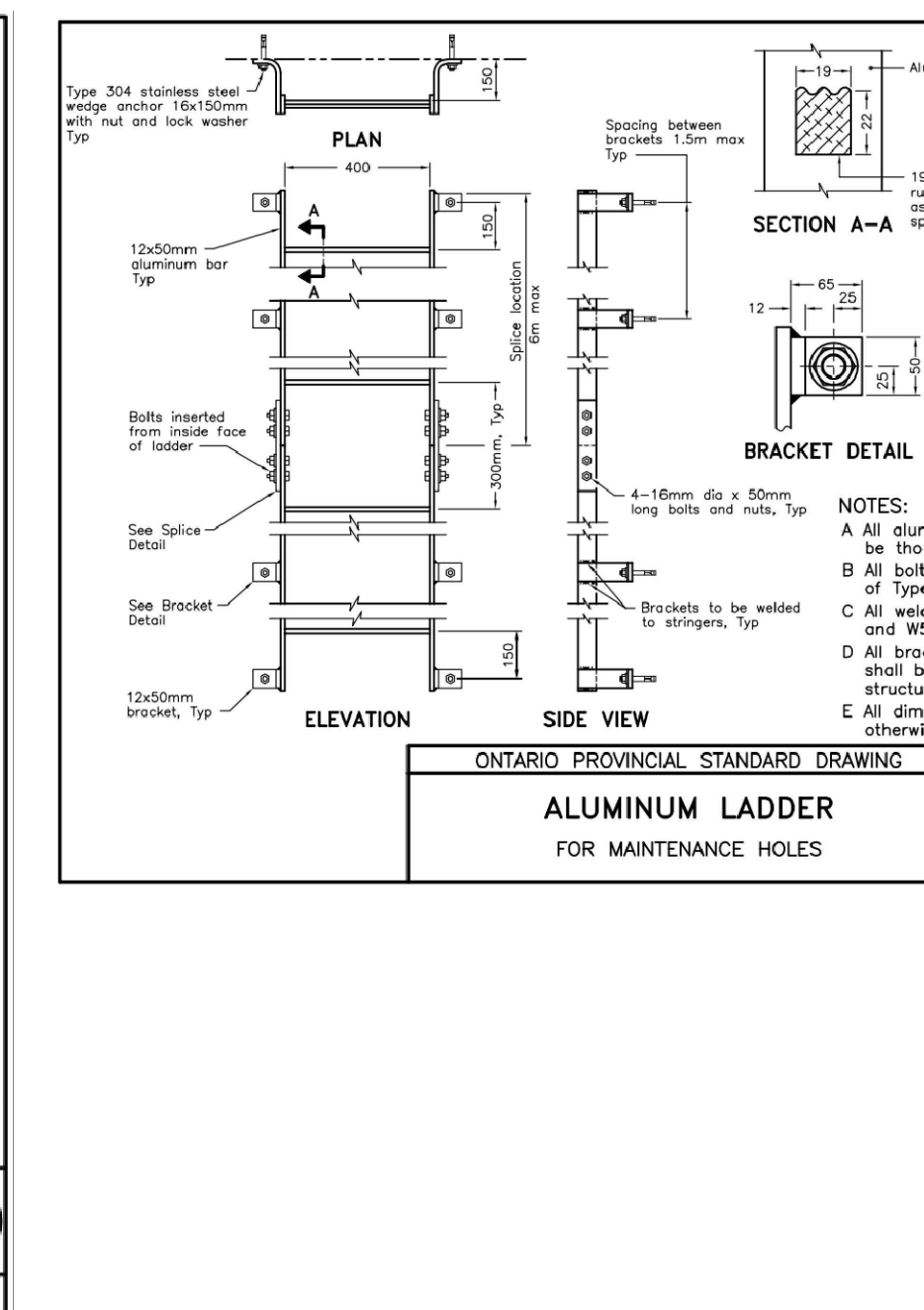
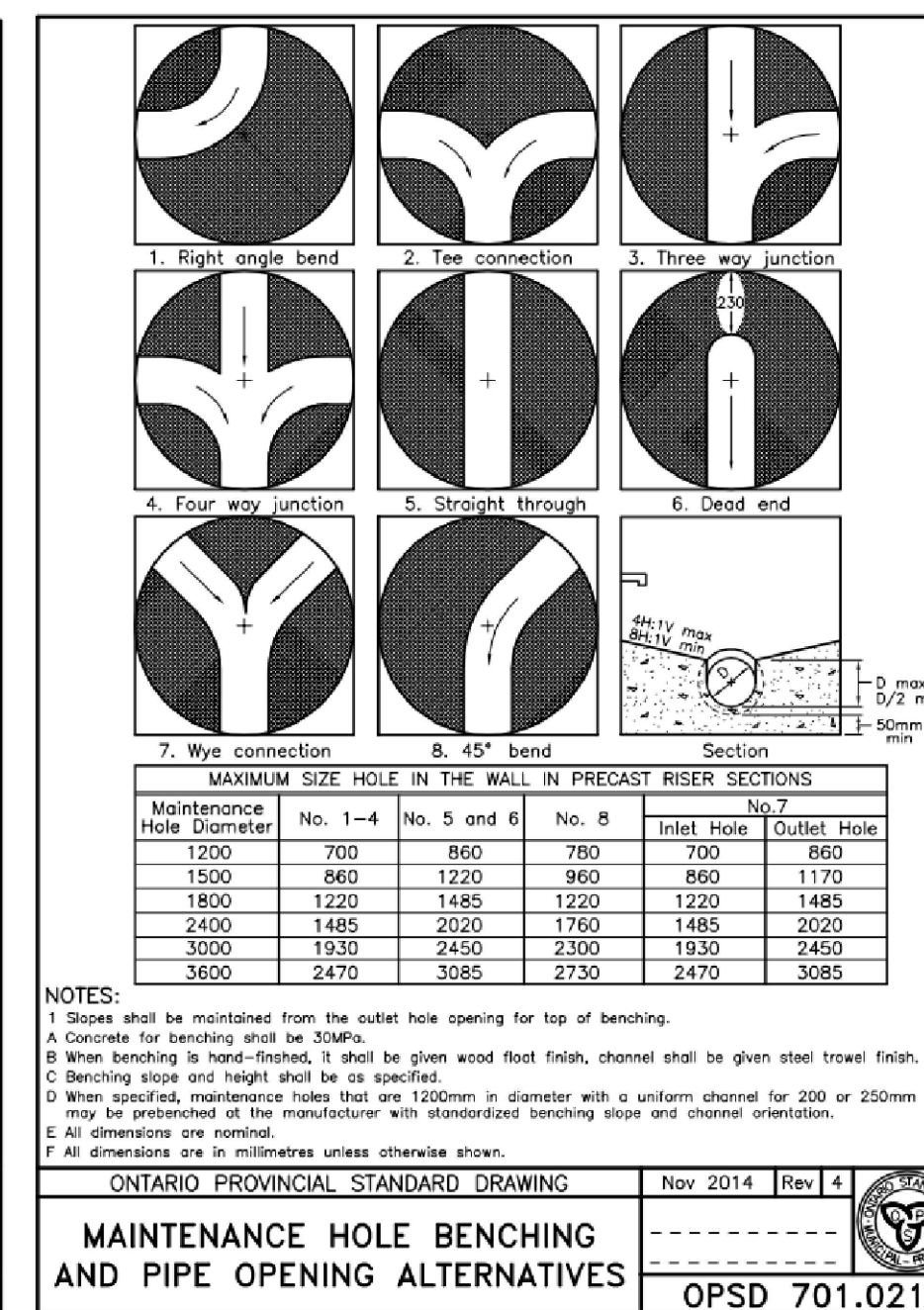
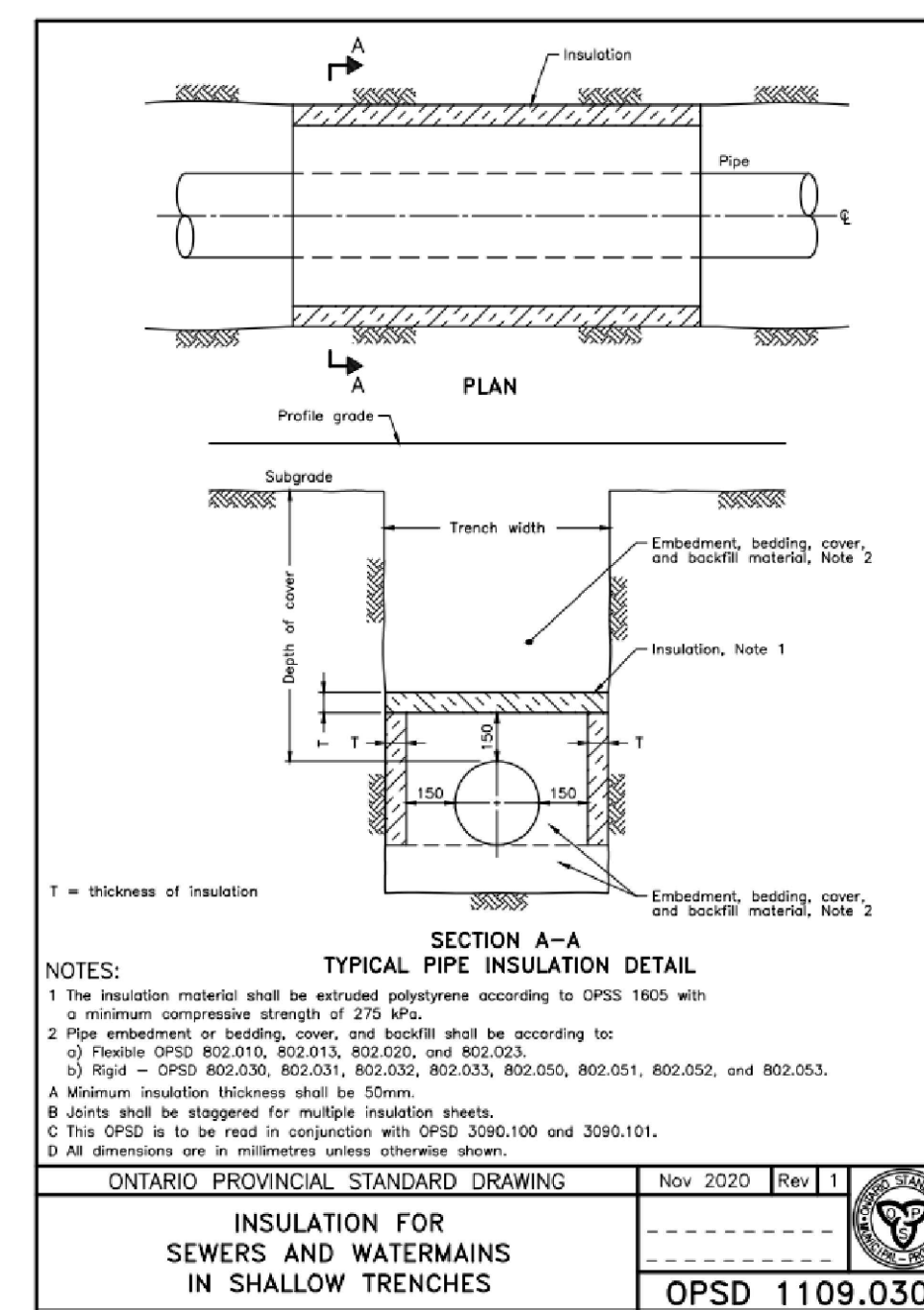
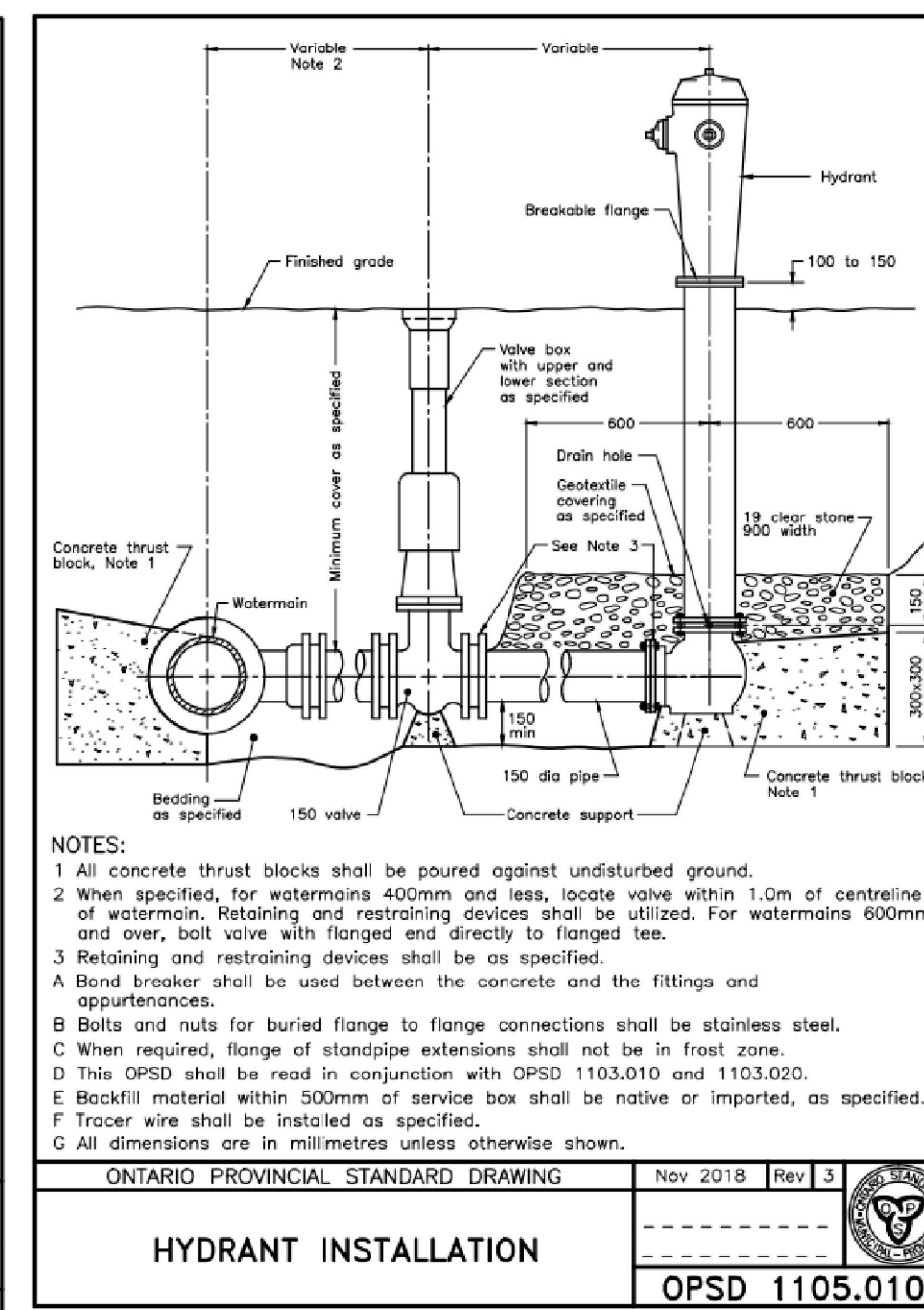
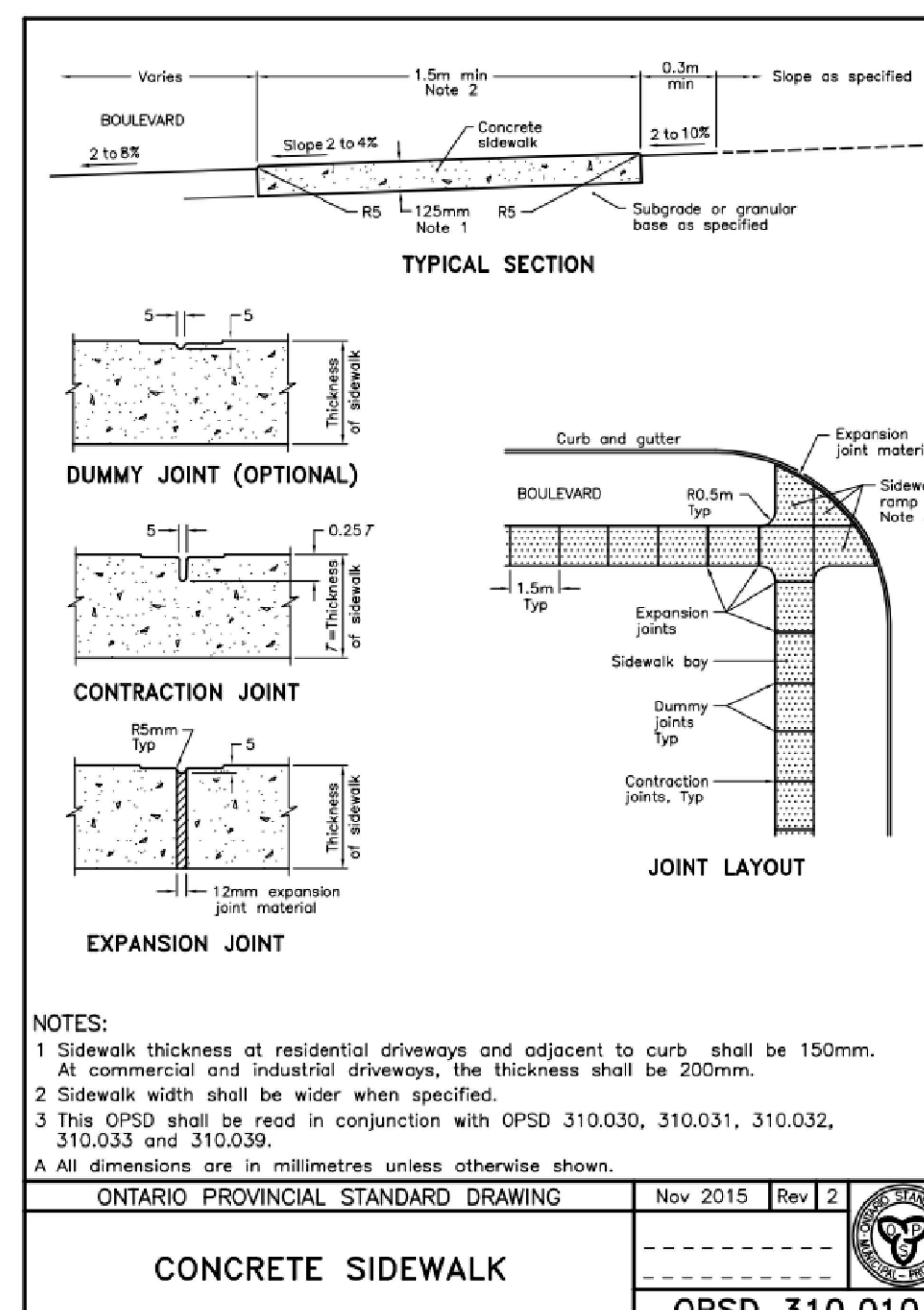
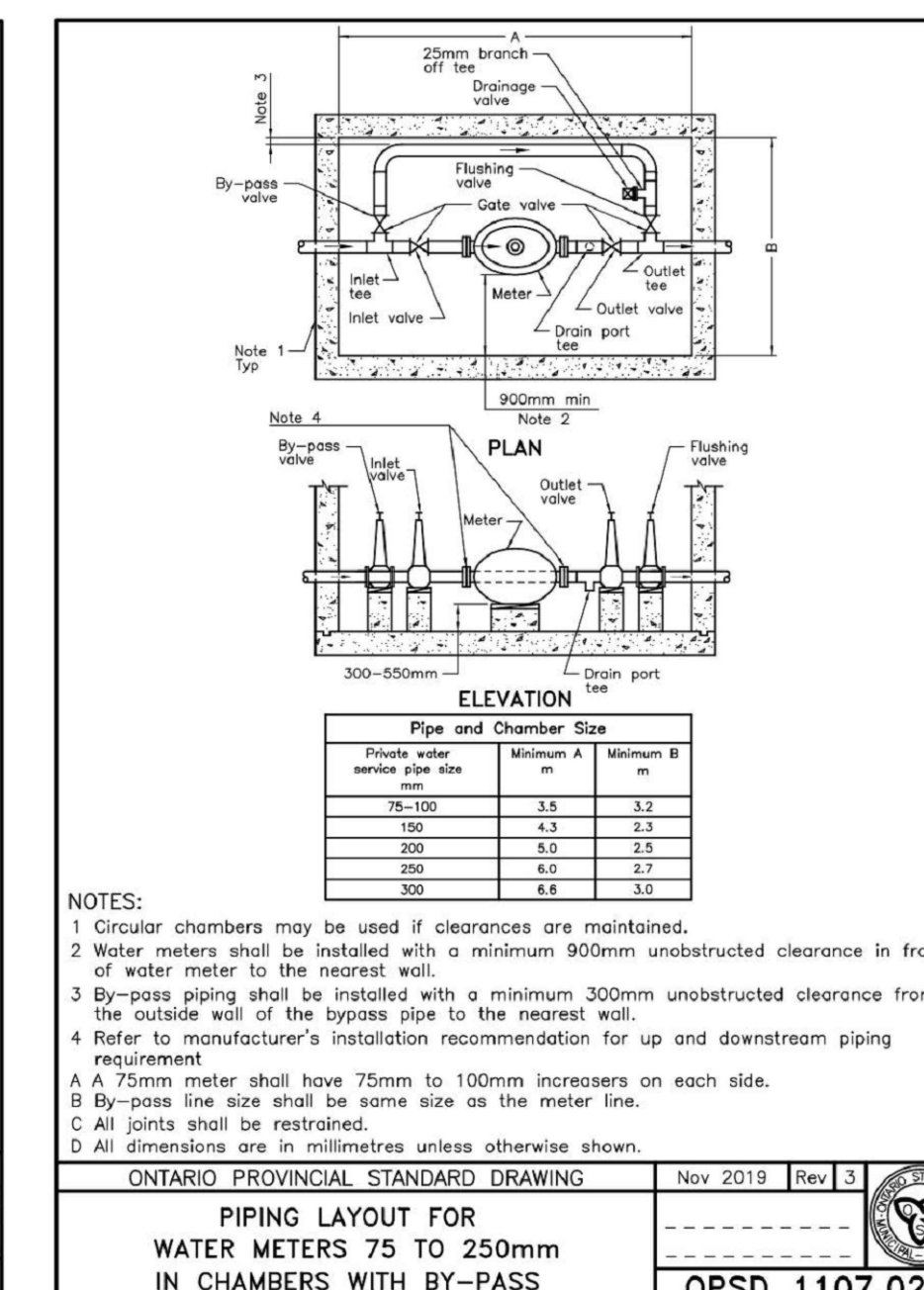
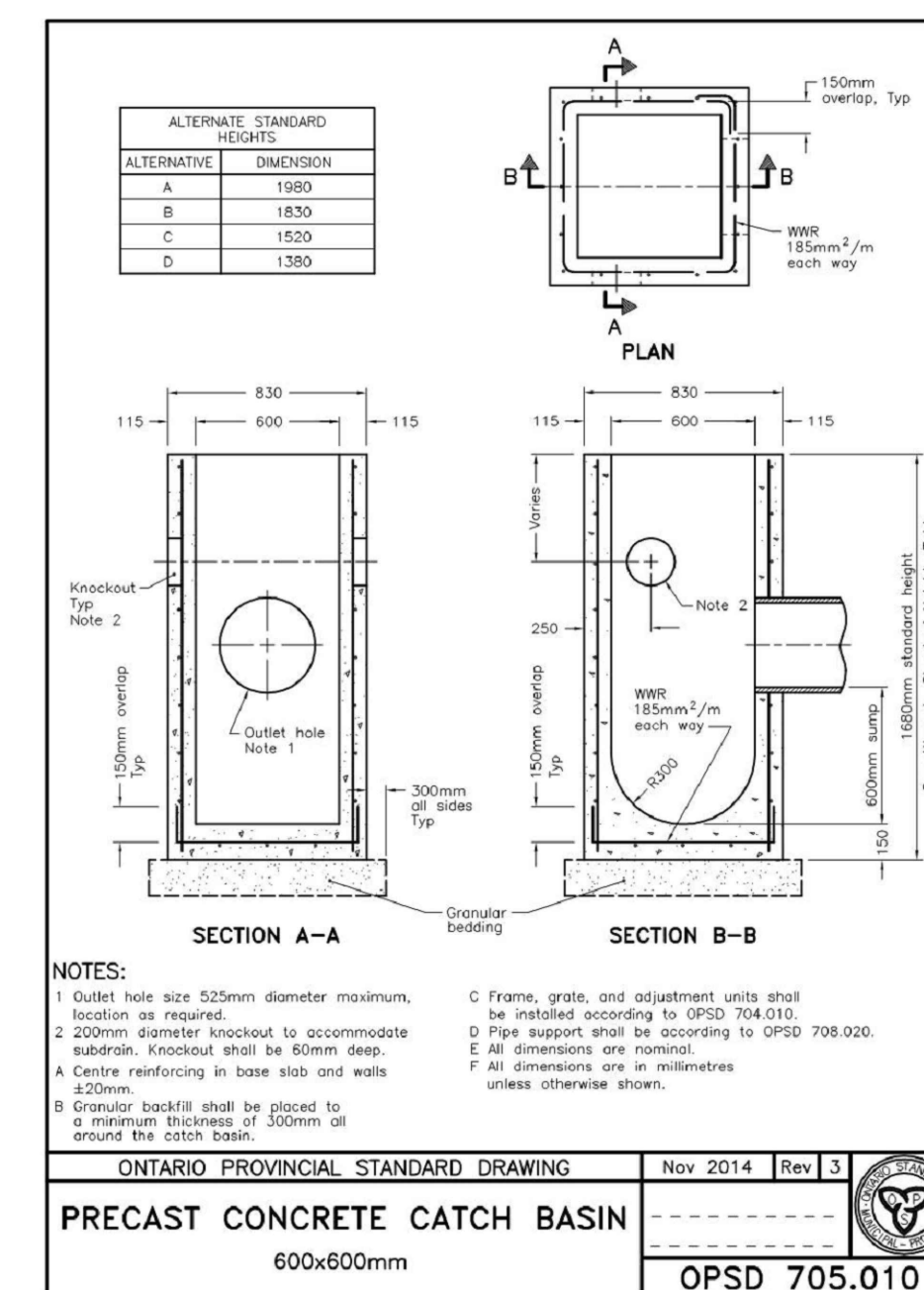
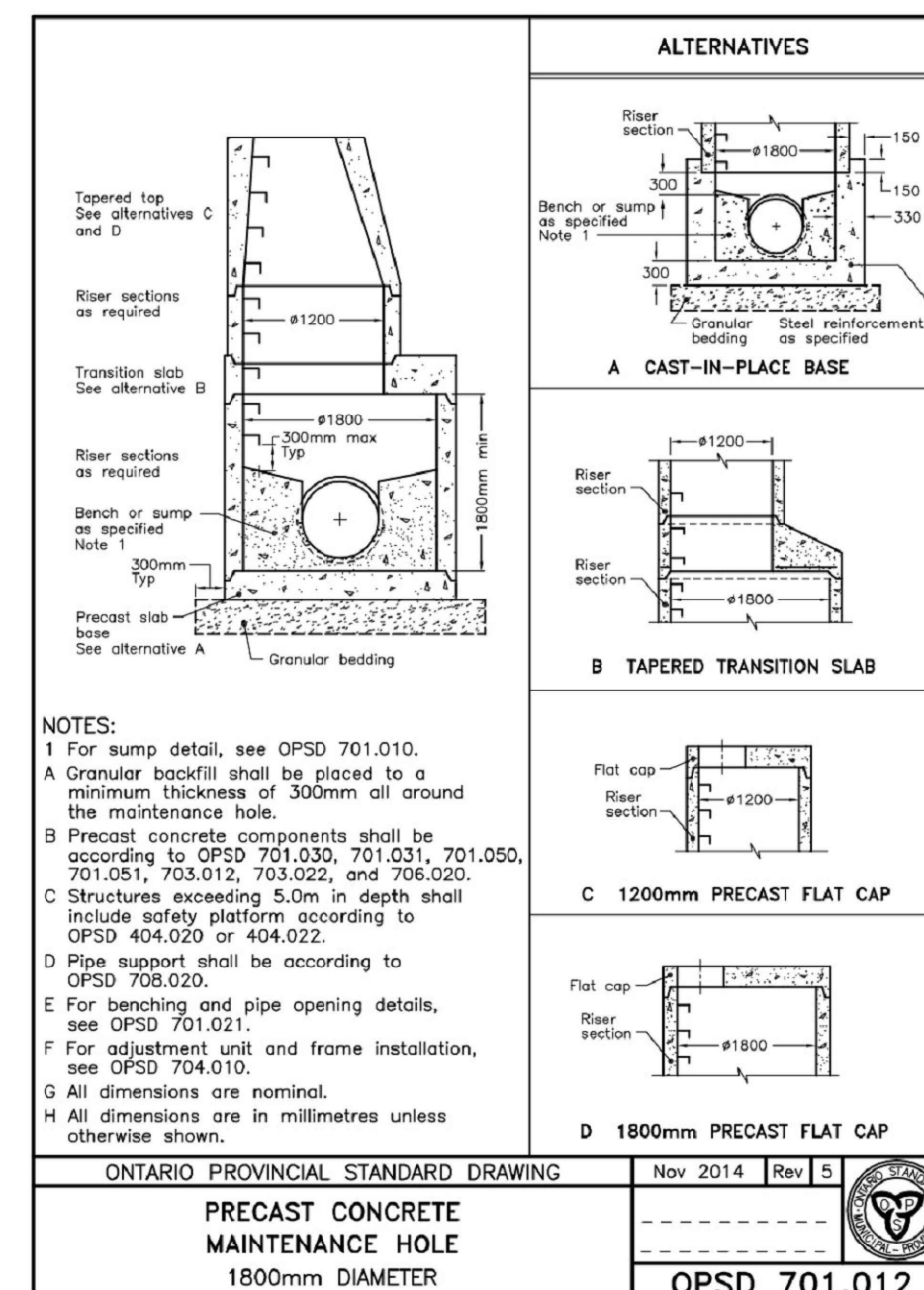
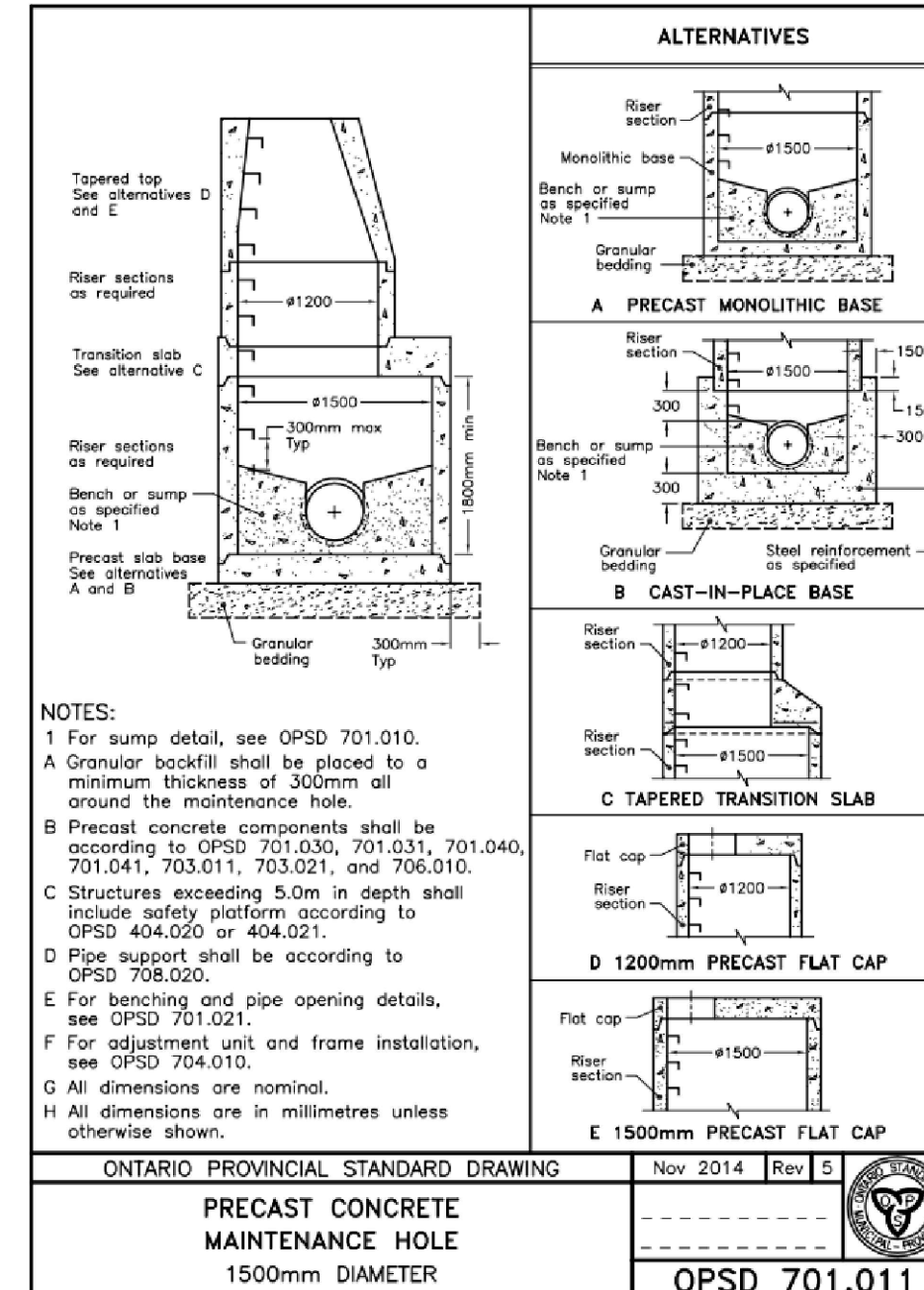
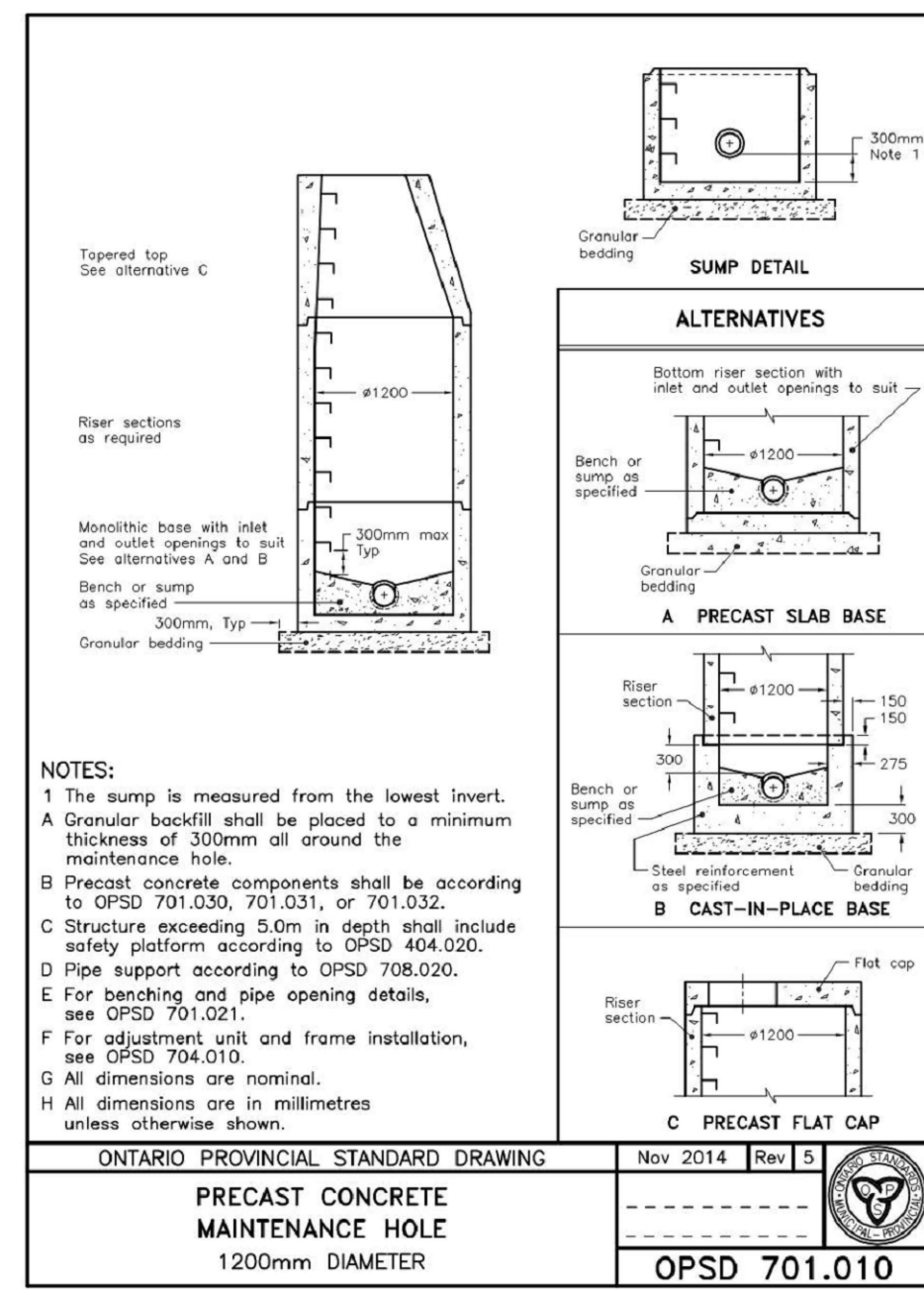
Table with columns: SCALE, PROJECT #, DATE, DRAWING #, DESIGNED BY, CHECKED BY.

NOTE: ALL WEIR MAINTENANCE HOLES TO BE INSTALLED WITH 150mm RIGID INSULATION UNDER FRAME COVER. INSTALLED WITH A HANDLE FOR EASY REMOVAL AND REPLACEMENT. INSULATION MUST COVER THE FULL EXTENT OF THE SLAB HOLE.

O'KEEFE COURT

RIDEAU FRONT (NEPEAN)

File: \\na02\Common\p021884_P02\Drawings\21884-SE\DWG\DWG_Layout_S2_Dwg_2025-01-21.dwg, Date: Jan 21, 2025, 2:56pm, Etl: By: Lum



ADDRESS:
 PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

LEGEND

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25		
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23		
3	SITE PLAN APPROVAL - SUBMISSION 2	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.
NO.	ISSUE	DATE	BY

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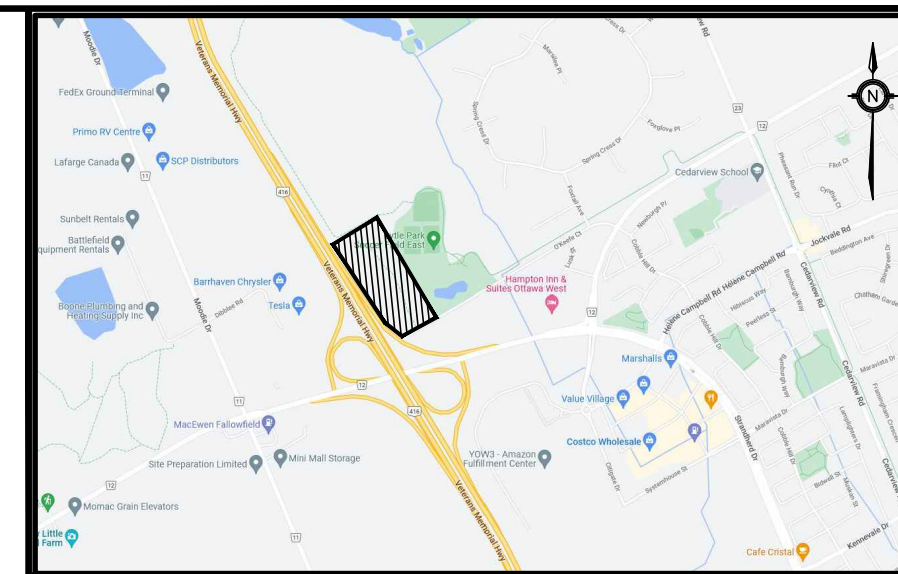


THE PROPERTIES GROUP

THE PROPERTIES GROUP
 O'KEEFE COURT (NEPEAN)

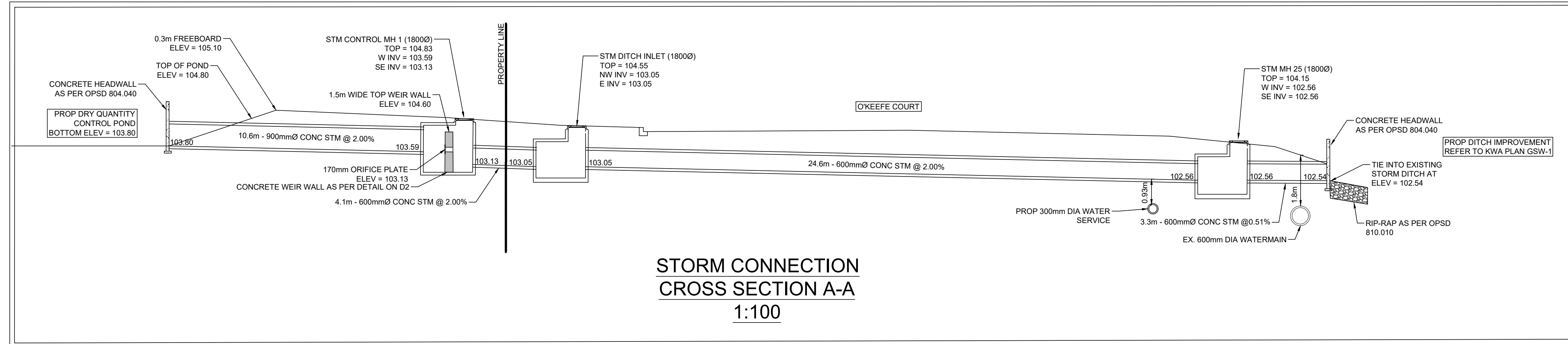
DETAILS

SCALE:	PROJECT #
DATE: JANUARY 2025	21684
DRAWN BY: T.G.	DRAWING #
DESIGNED BY: T.G.	D1
CHECKED BY: T.F.	

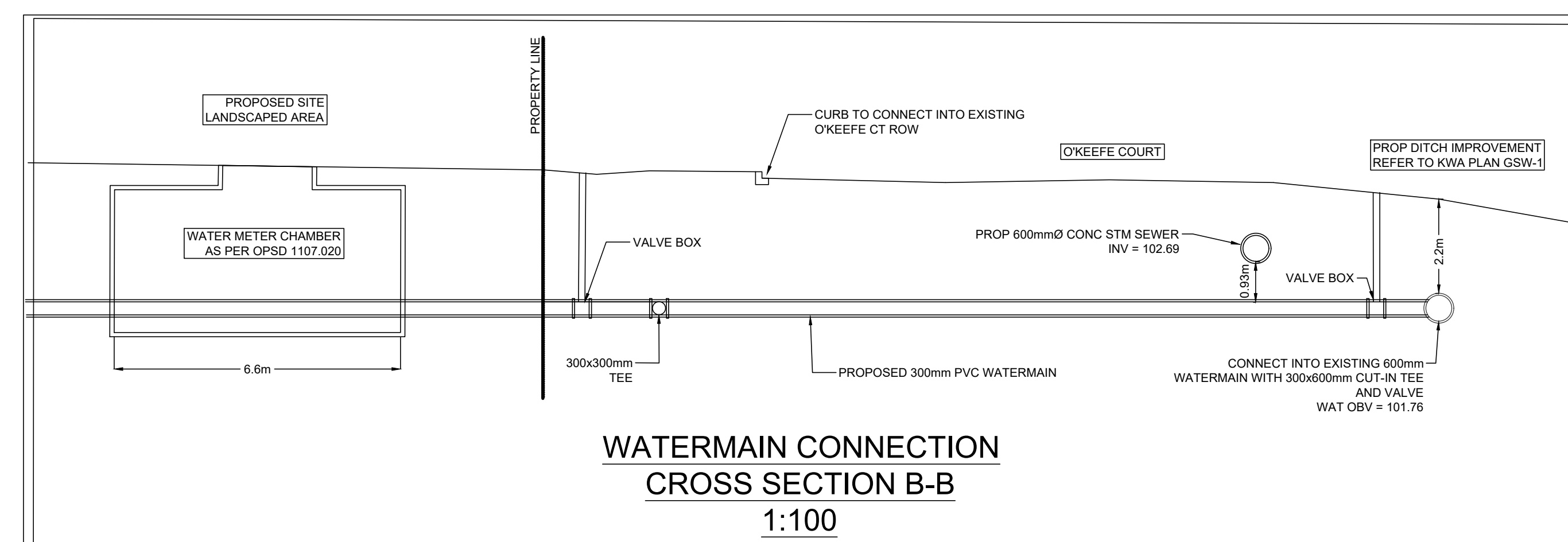


KEY PLAN
N.T.S.

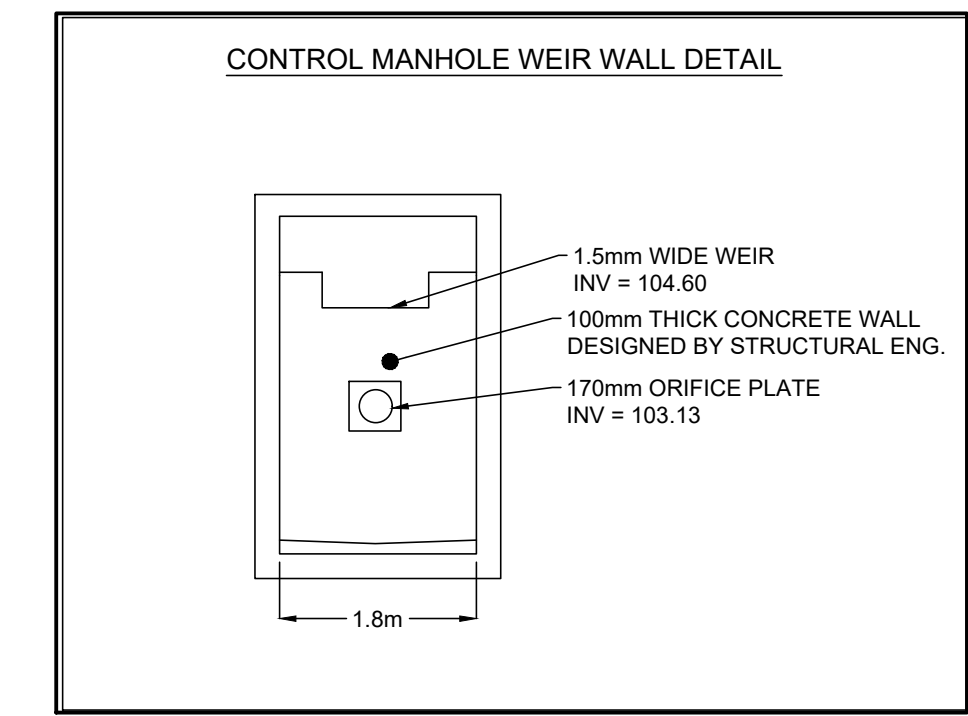
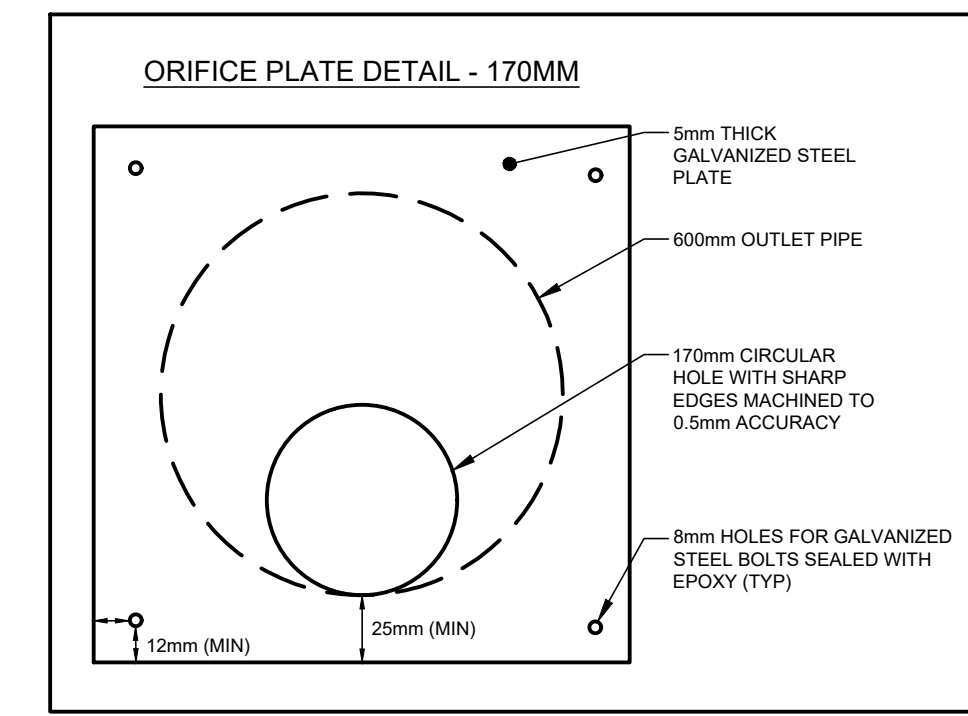
ADDRESS:
PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA



**STORM CONNECTION
CROSS SECTION A-A
1:100**



**WATERMAIN CONNECTION
CROSS SECTION B-B
1:100**



LEGEND

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBECK LTD., 2008/01/23

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06	T.F.
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- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

DETAILS

SCALE:	PROJECT #
DATE: JANUARY 2025	21684
DRAWN BY: T.G.	DRAWING #
DESIGNED BY: T.G.	D3
CHECKED BY: T.F.	

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GENERAL NOTES:

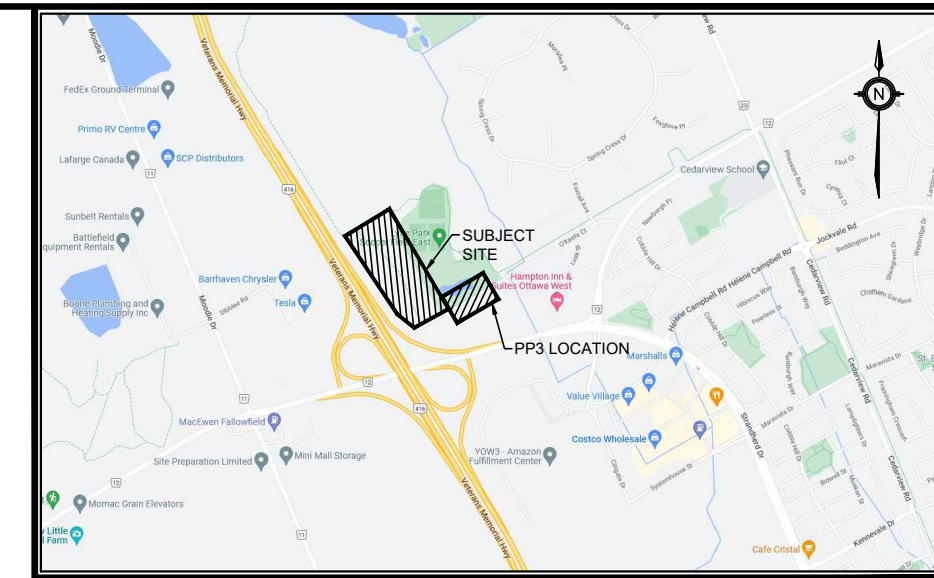
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

- MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

WATERMANS:

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL COMPLY WITH THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWJ TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.
- WATER SERVICES SHALL BE MARKED WITH A "50MM X 100MM" EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
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- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25 FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
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- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.



KEY PLAN ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
N.T.S. GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

LEGEND

	SA	EXISTING SANITARY SEWER
	W	EXISTING WATERMAIN
	GAS	EXISTING GAS MAIN
		EXISTING VALVE BOX
		PROPOSED WATERMAIN
		PROPOSED VALVE BOX
		PROPOSED HYDRANT
		PROPOSED STORM SEWER

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/08	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/08/09	T.F.

NOT FOR CONSTRUCTION

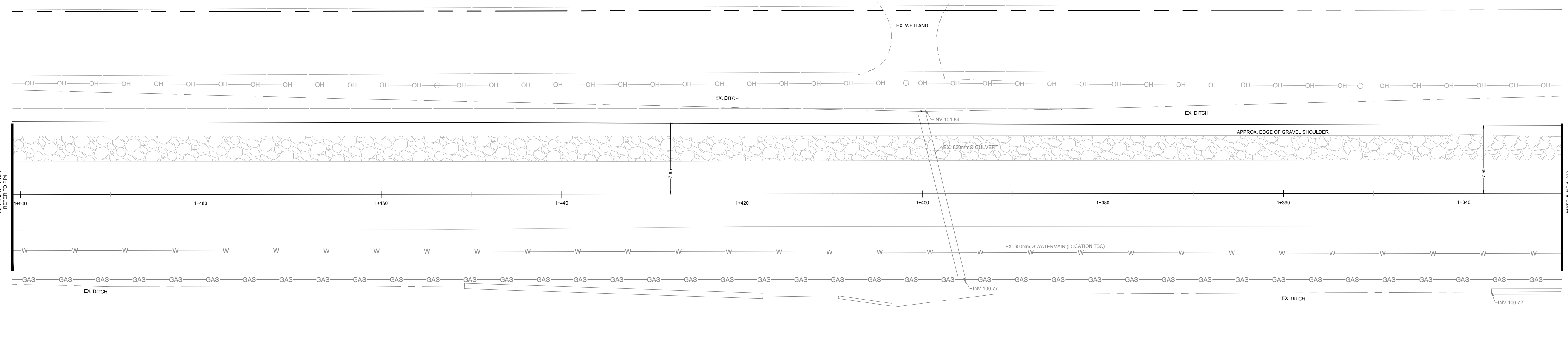
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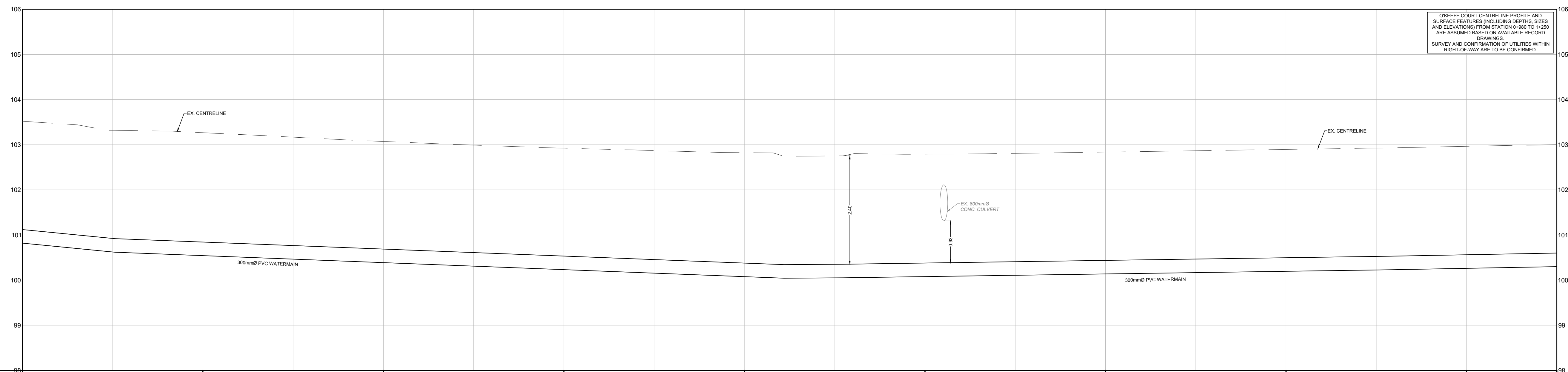
THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

WATERMAIN EXTENSION

SCALE: HORIZONTAL 1:250 VERTICAL 1:50	PROJECT # 21684
DATE: JANUARY 2025	DRAWING #
DRAWN BY: T.G.	PP3
DESIGNED BY: T.G.	
CHECKED BY: T.F.	



O'KEEFE COURT



STATION	FG ELEV	EG ELEV	TOP OF WATERMAIN	PROPOSED SANITARY SEWER DATA	PROPOSED STORM SEWER DATA
1+500					
1+480		103.27	100.84		
1+460		103.07	100.69		
1+440		102.92	100.53		
1+420		102.82	100.38		
1+400		102.79	100.38		
1+380		102.84	100.44		
1+360		102.90	100.50		
1+340		102.96	100.56		
1+330		102.96	100.56		

File: \\www402\COMMON\ppl\ppl21684_1\Drawings\1_DWG_O'Keefe Court - Nepean.dwg, Layout: PPS3, Date: Jan 21, 2025, 2:55pm, Edit By: Luan

GENERAL NOTES:

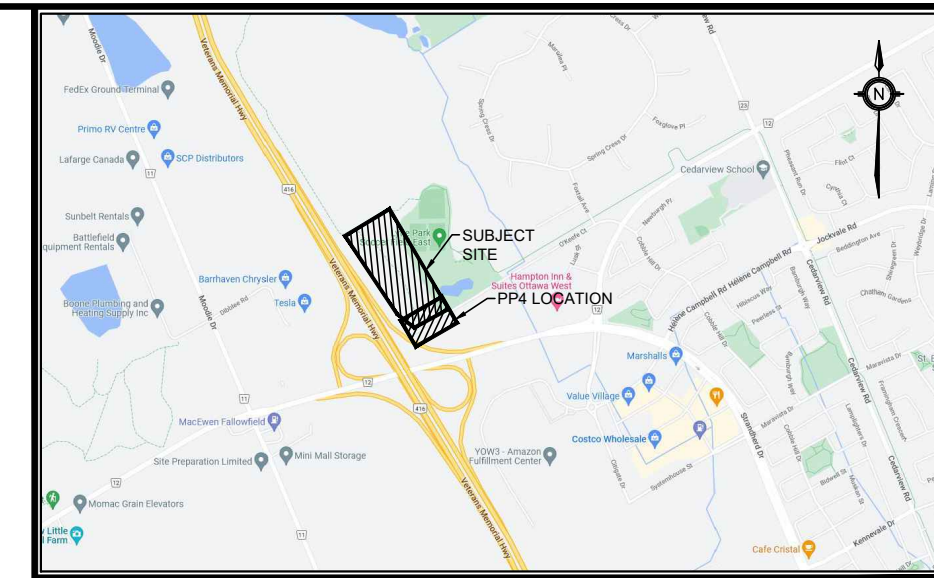
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- WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
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KEY PLAN ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
N.T.S. GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

LEGEND

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SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

NO.	ISSUE	DATE	BY
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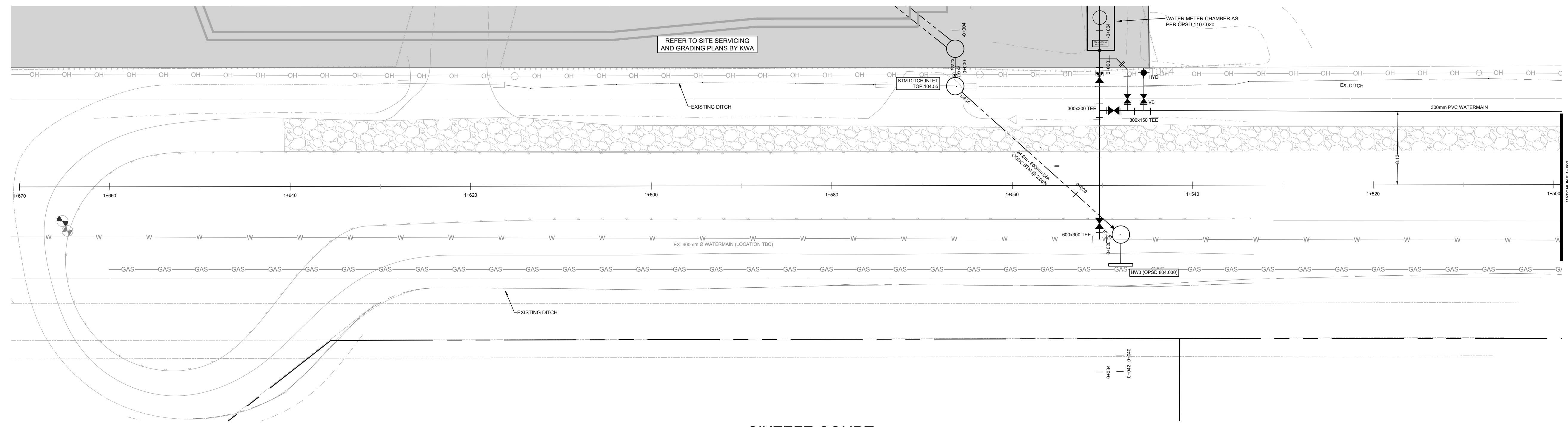
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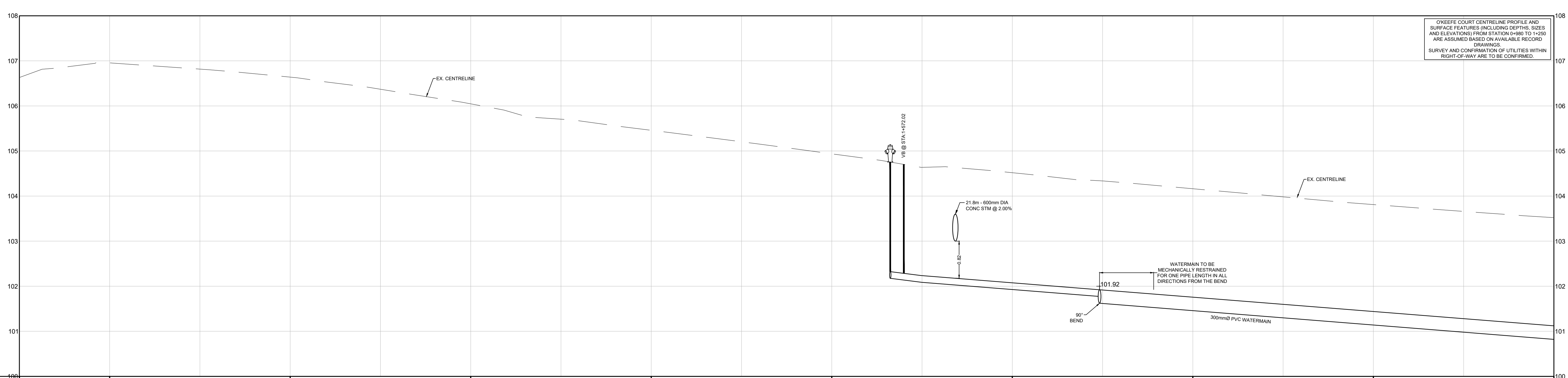
THE PROPERTIES GROUP
 O'KEEFE COURT (NEPEAN)

WATERMAIN EXTENSION

SCALE: HORIZONTAL 1:250 VERTICAL 1:50	PROJECT # 21684
DATE: JANUARY 2025	DRAWING #
DRAWN BY: T.G.	PP4
DESIGNED BY: T.G.	
CHECKED BY: T.F.	



O'KEEFE COURT



File: \\na02\comm\proj\p021684 - Watermain.dwg, Layer: P04 Date: Jan 21, 2025, 2:55pm, Edit By: Luan

EG ELEV EG ELEV	106.96 106.96	106.64 106.64	106.05 106.05	105.46 105.46	104.94 104.94	104.52 104.52	104.16 104.16	103.81 103.81	100
TOP OF WATERMAIN						102.08	101.76	101.44	101.12
PROPOSED SANITARY SEWER DATA									
PROPOSED STORM SEWER DATA									

GENERAL NOTES:

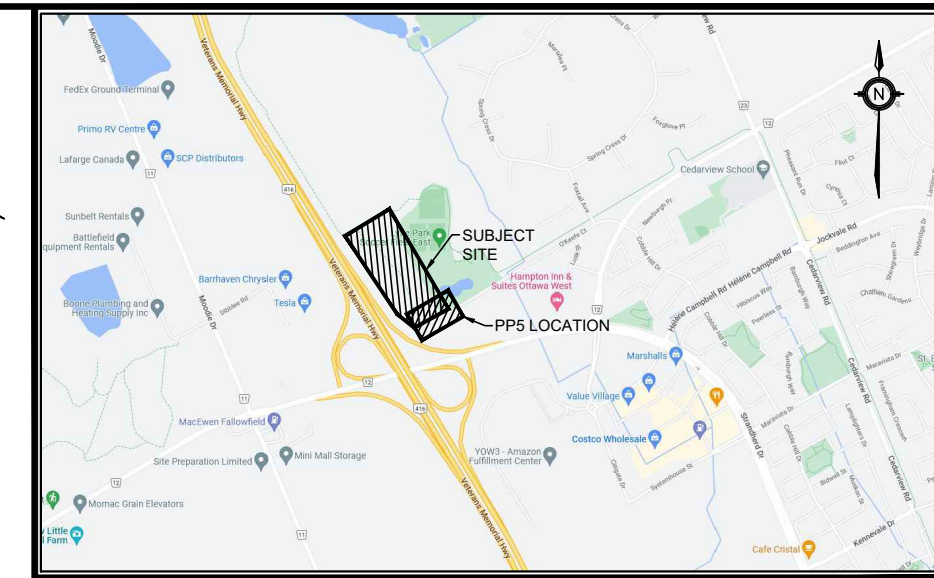
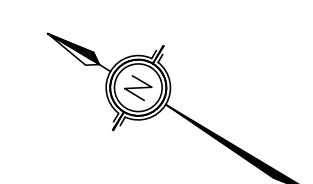
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KEY PLAN ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
N.T.S. GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA

LEGEND

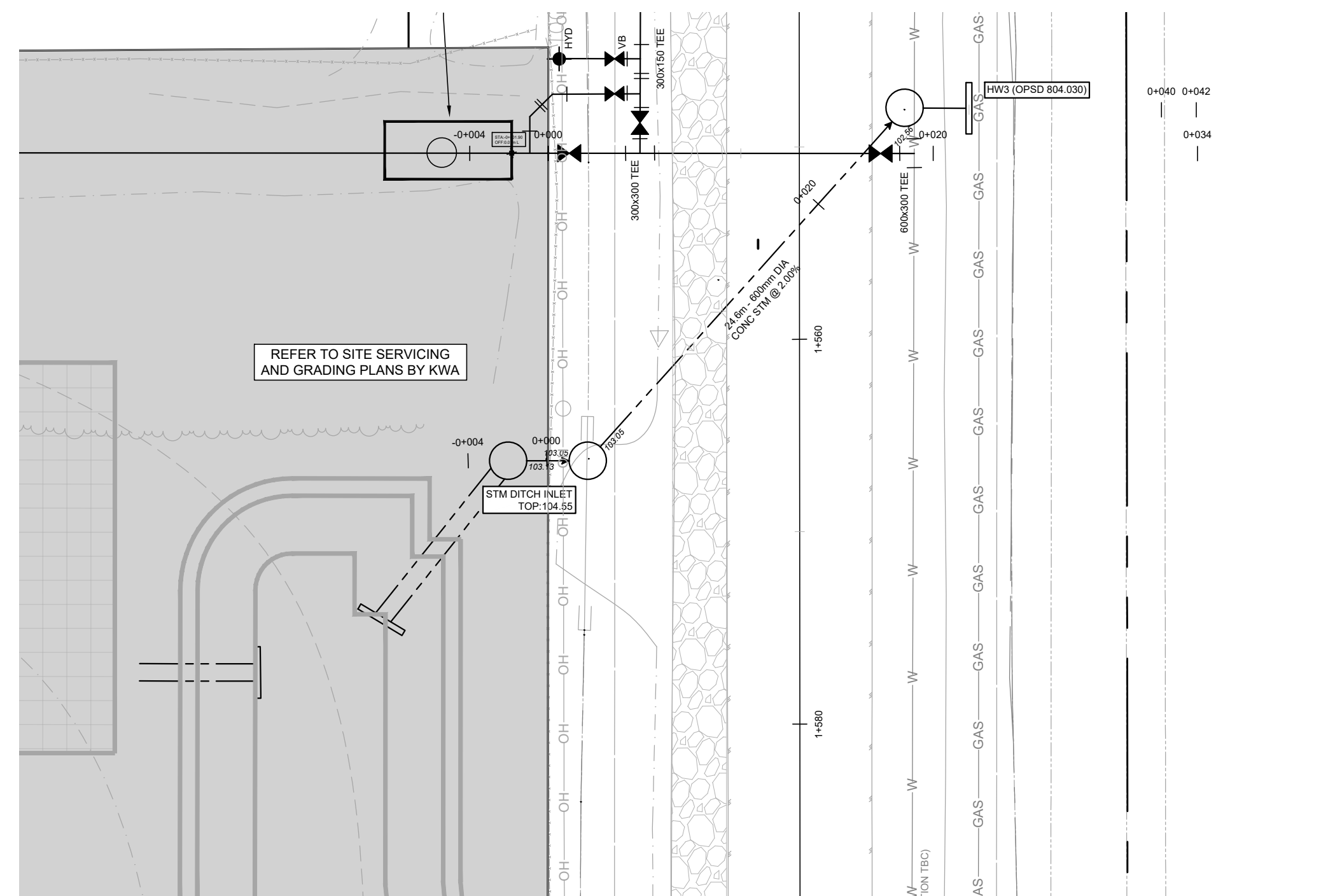
	EXISTING SANITARY SEWER
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BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM

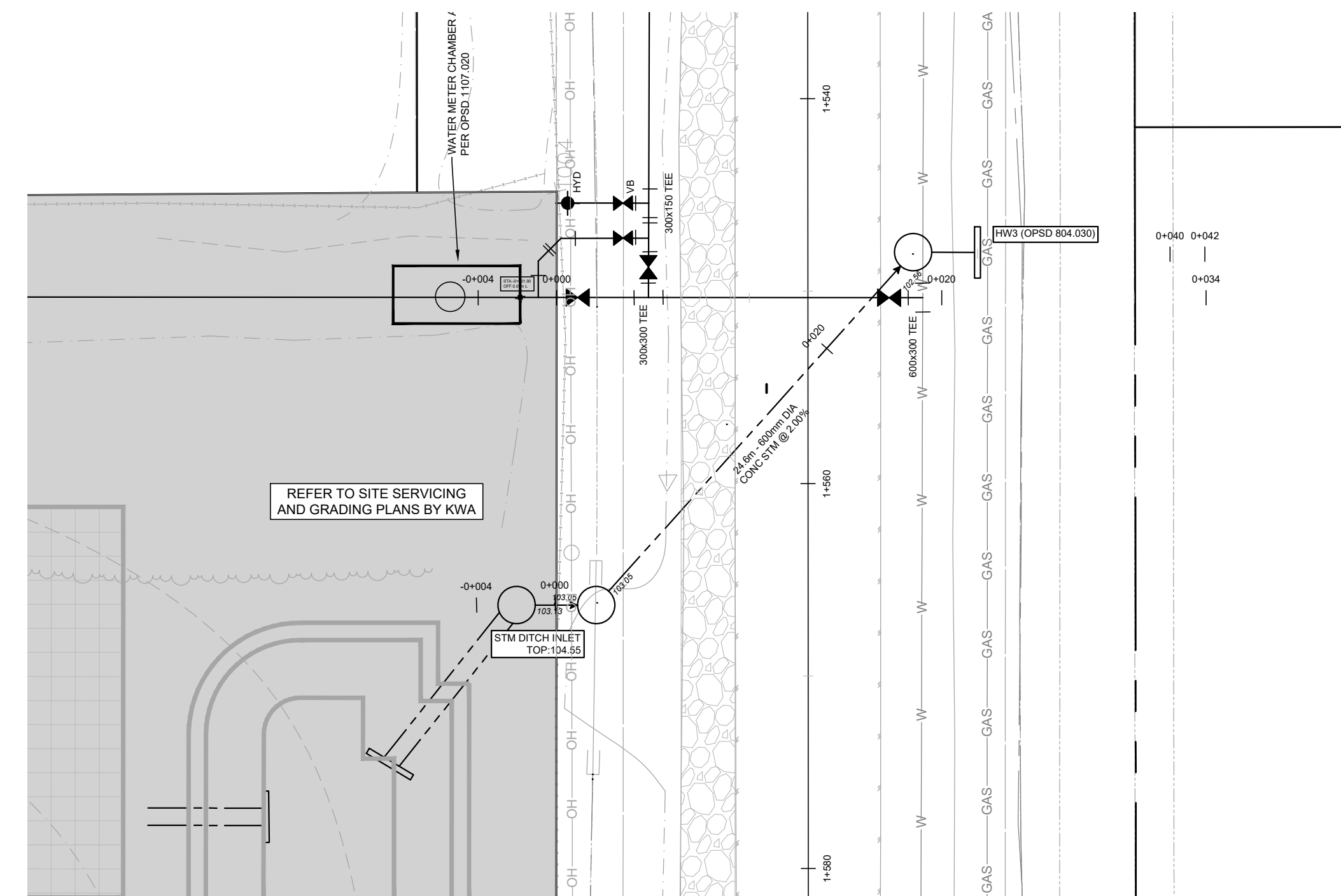
SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

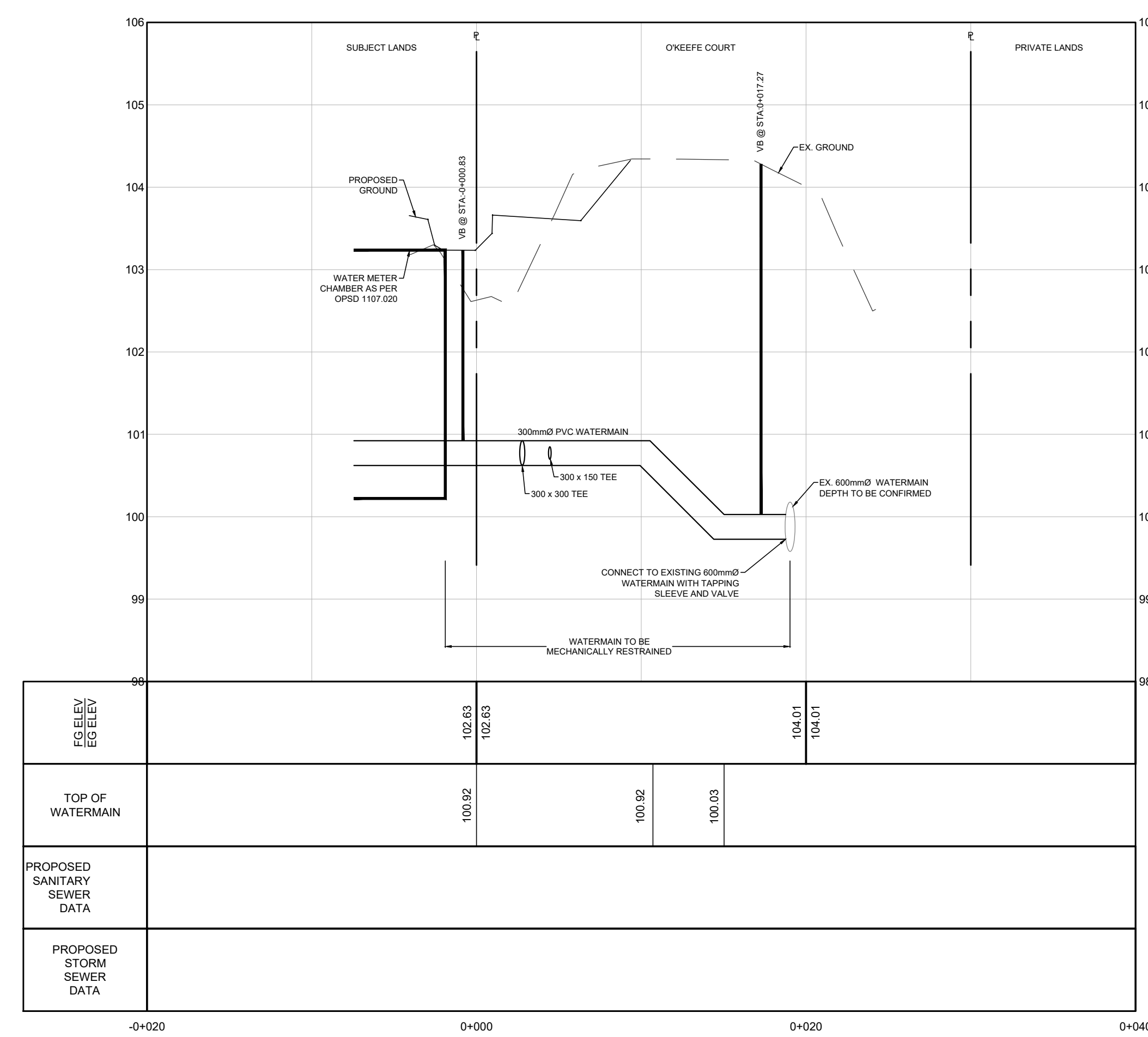
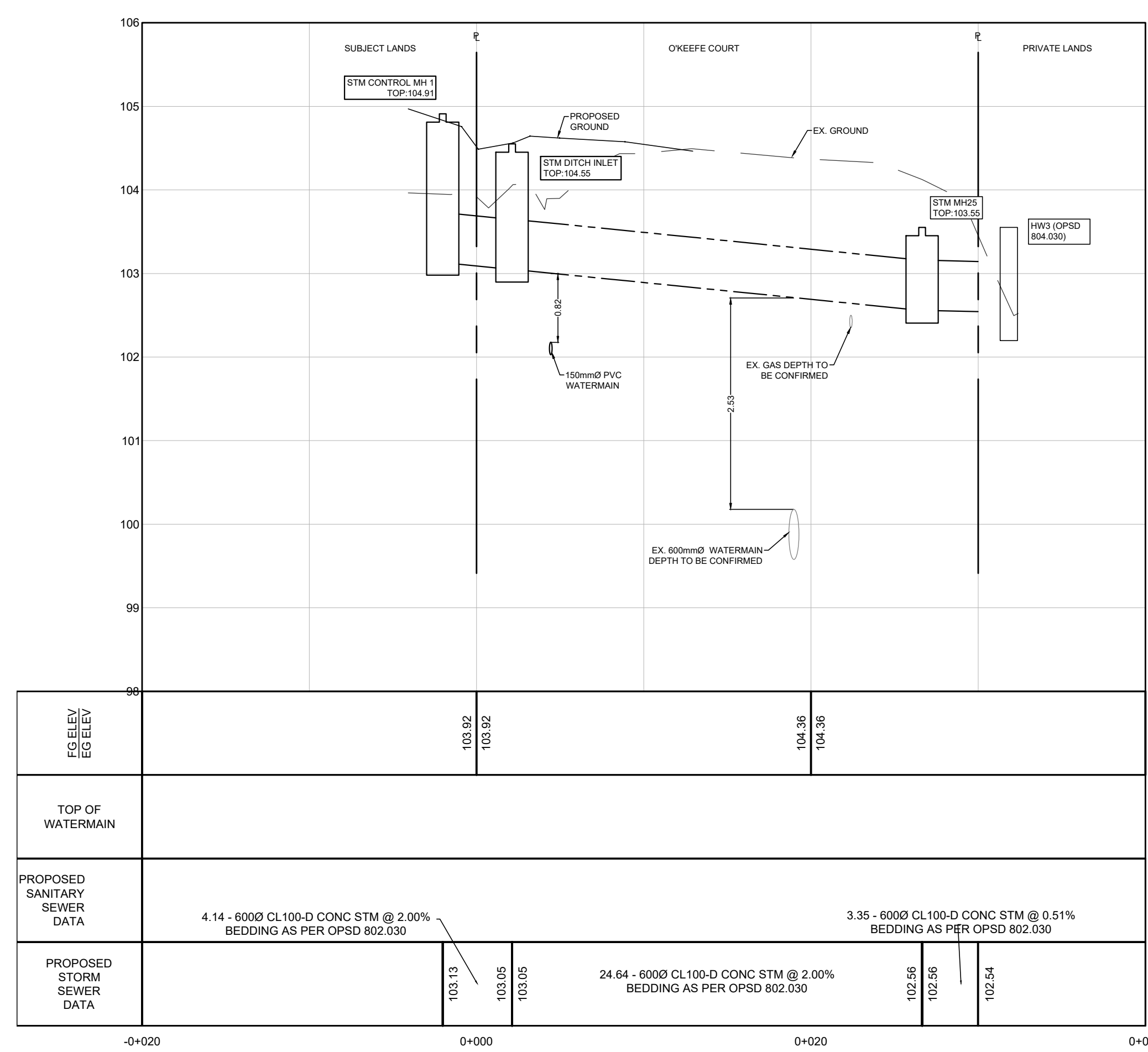
NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
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O'KEEFE COURT STORM SEWER OUTLET



O'KEEFE COURT 600mm WATERMAIN CONNECTION



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THE PROPERTIES GROUP
 O'KEEFE COURT (NEPEAN)

WATERMAIN EXTENSION

SCALE: HORIZONTAL 1:250
 VERTICAL 1:50

PROJECT # 21684

DATE: JANUARY 2025

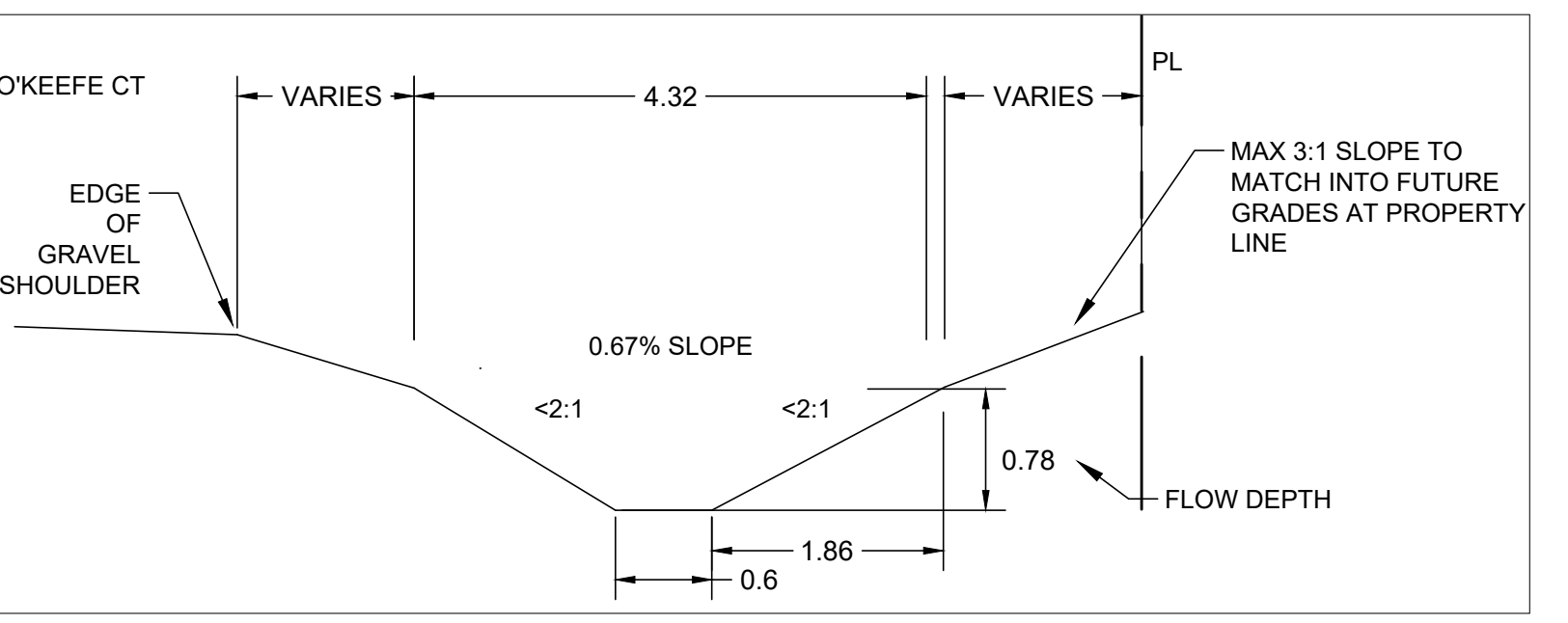
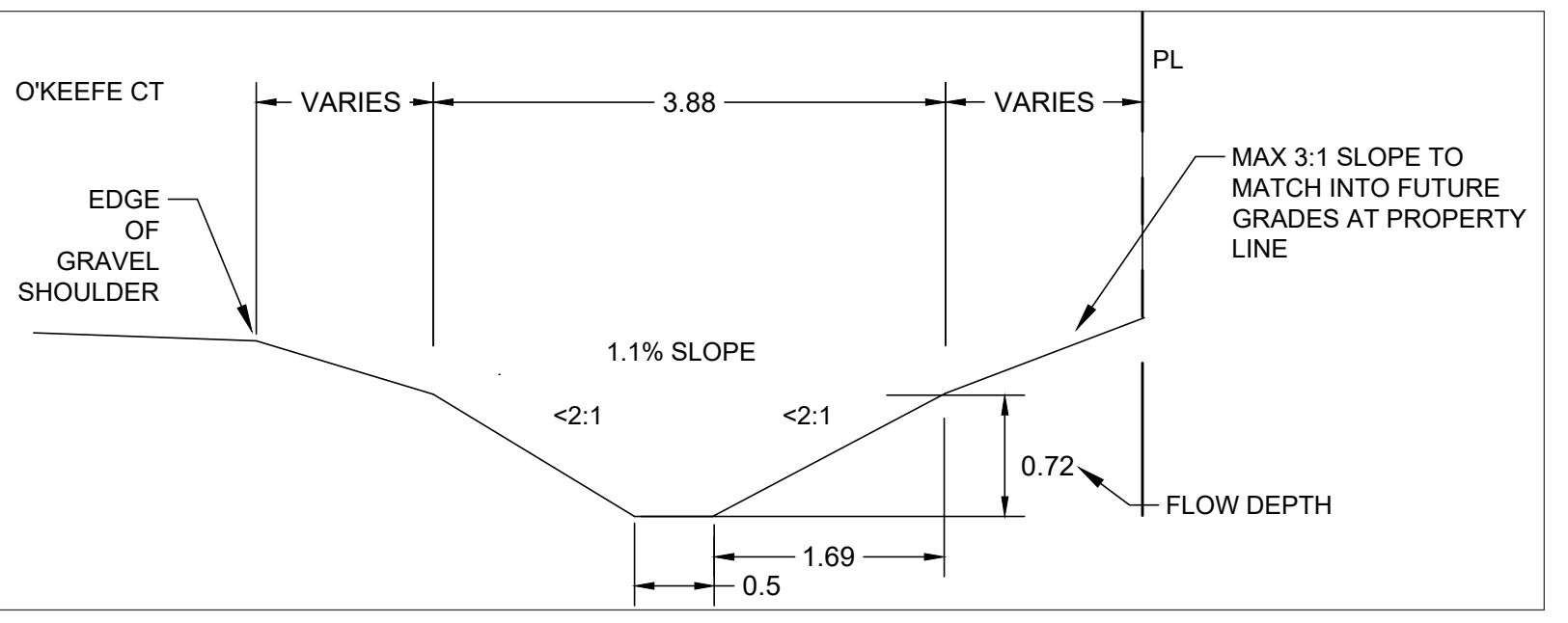
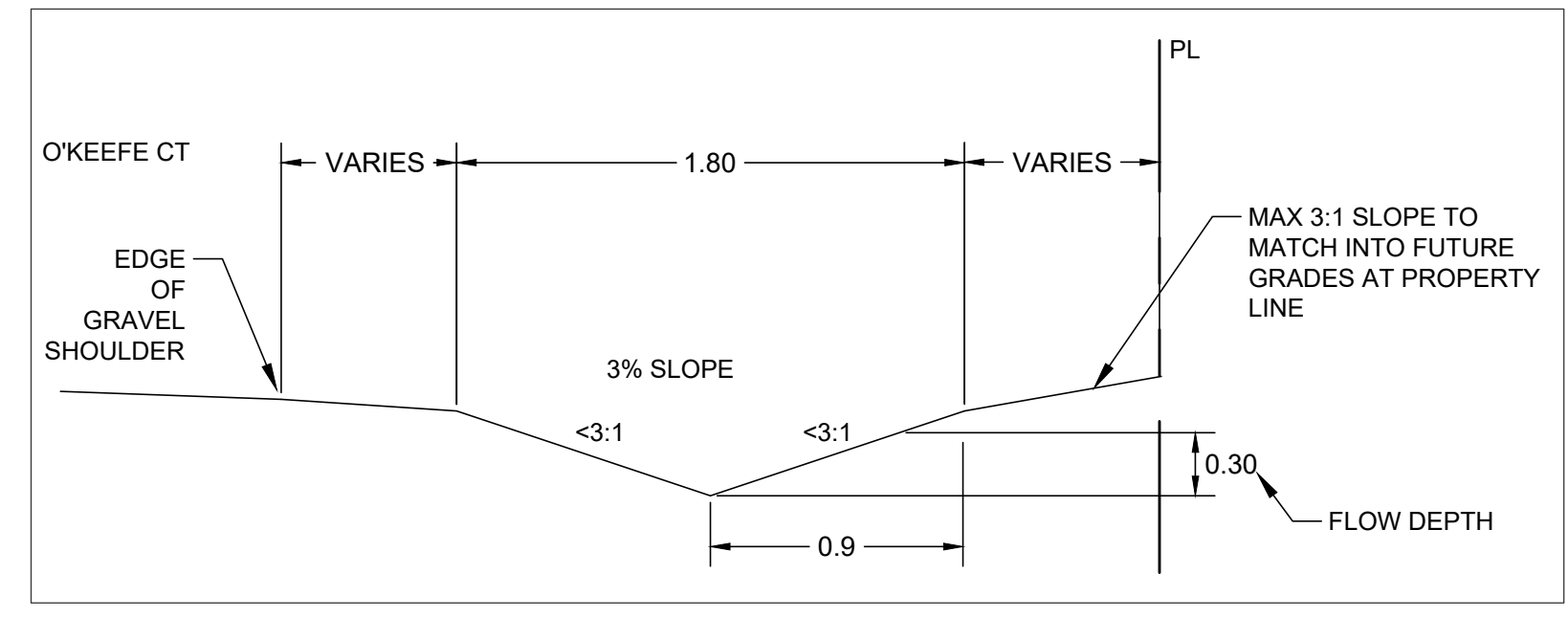
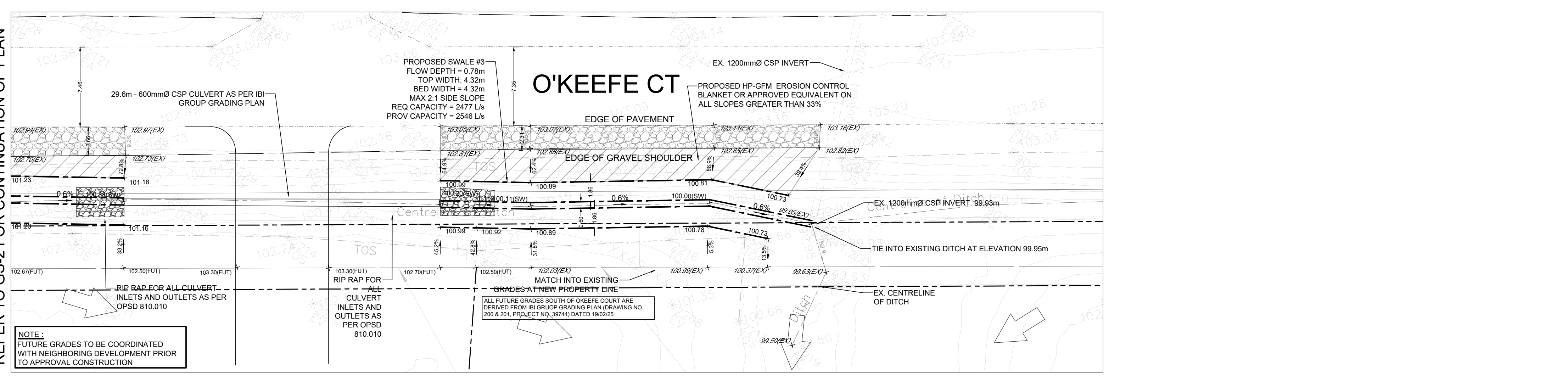
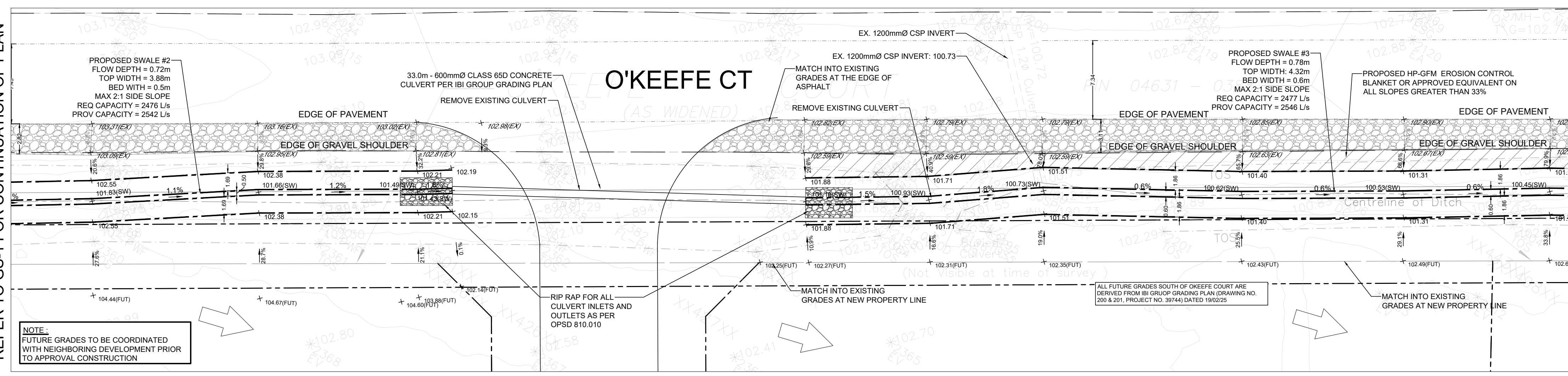
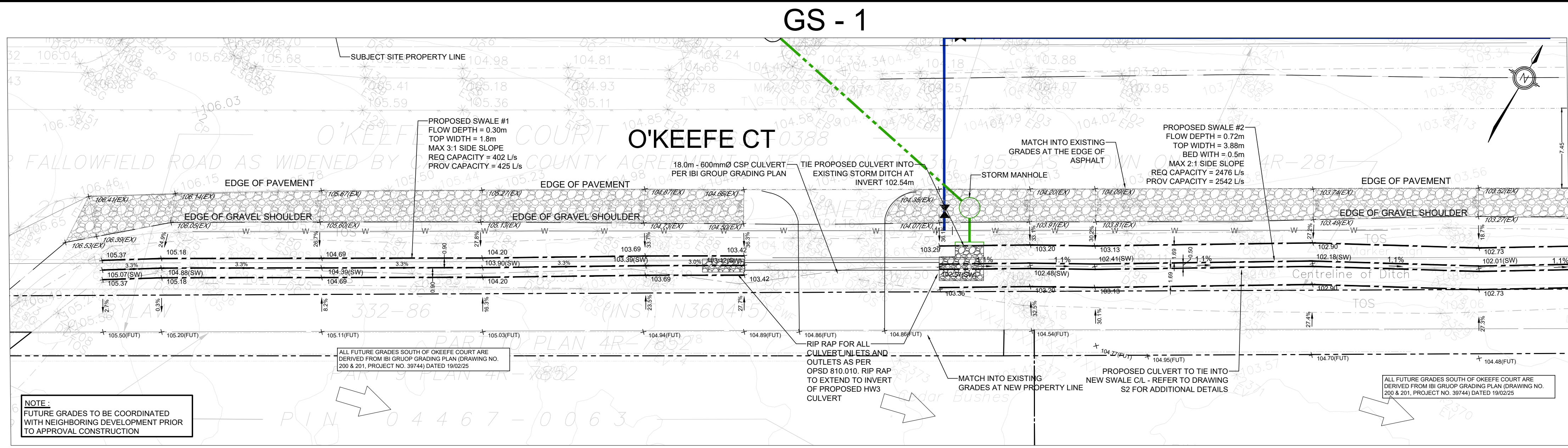
DRAWN BY: T.G.

DESIGNED BY: T.G.

CHECKED BY: T.F.

DRAWING # PP5

File: \\na0202\comm\ppg\21684_PPG_O'Keefe Court - Nepean.dwg, Layout: PPS Date: Jan 21, 2025, 2:59pm, Edit By: Lum



REFER TO GS-2 FOR CONTINUATION OF PLAN

REFER TO GS-3 FOR CONTINUATION OF PLAN

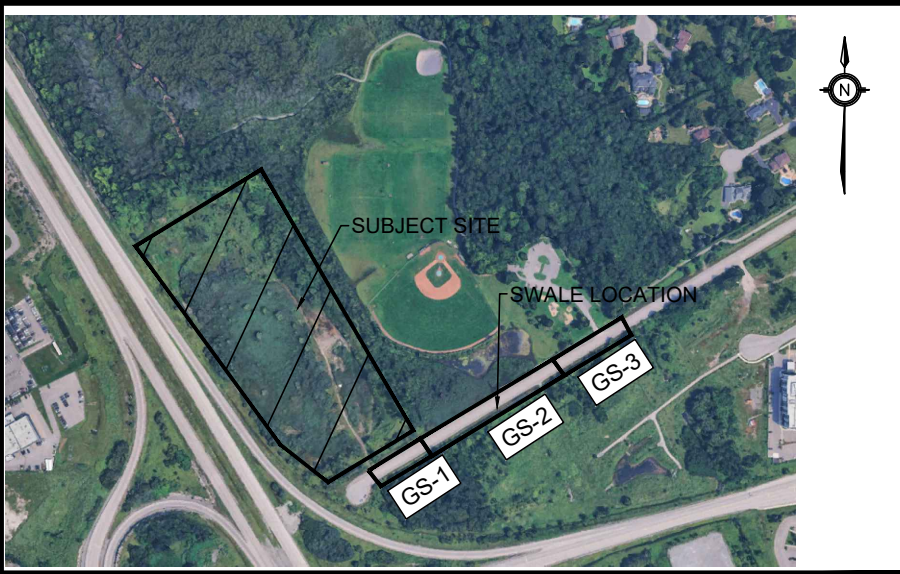
REFER TO GS-2 FOR CONTINUATION OF PLAN

GENERAL NOTES:

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION, AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD.
- NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

SITE GRADING:

- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOD ON MIN 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.
- THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
- PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
- ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
- TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
- ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
- STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
- TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
- EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANTS' DRAWINGS, LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 1712.
- WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR THE RETAINING WALL (INCLUDE RAILINGS IF APPLICABLE) TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.



LEGEND

- 200.00 0.5% x MH 1A / 200.00 0.5% x EX MH 1A: PROPOSED ITEMS
- 200.00 0.5% x MH 1A: EXISTING ITEMS
- : LIMIT OF PROPERTY LINE
- : PROP SWALE
- >: DIRECTION OF DRAINAGE

NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/08	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/08/09	T.F.

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

NOT FOR CONSTRUCTION

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THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

O'KEEFE SWALE

SCALE: 1:250 5m PROJECT # 21684

DATE: JANUARY 2025 DRAWING #

DRAWN BY: T.G. DRAWING #

DESIGNED BY: T.G. DRAWING #

CHECKED BY: T.F. DRAWING #

GSW-1

