

AURELE STREET - EXISTING RESIDENTIAL

QUEENSWAY REGIONAL 174
KINGS HIGHWAY NO. 17

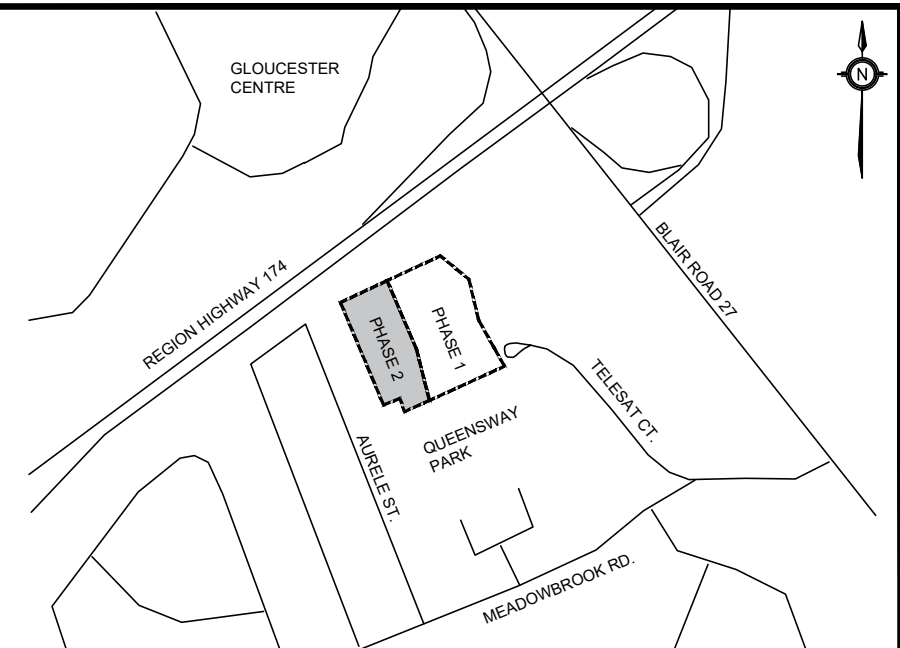
1600 JAMES
NAISMITH DRIVE
EX. PHASE 1

GENERAL NOTES:

1. 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.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. 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.
4. 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.
5. 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 CONTRACTORS EXPENSE.
6. 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.
7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSS, AND MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
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.

SITE GRADING:

1. 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.
2. 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.
3. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
4. 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.
5. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.
6. TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
7. ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
8. 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.
9. 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.
10. TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3M/1V TRANSITIONS AS PER DETAIL ON DRAWING D1.
11. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- x 200.00 0.5% MH 1A
- x 200.00 0.5% EX MH 1A
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT BETWEEN PHASE 1 AND PHASE 2
- LIMIT OF BUILDING STRUCTURE
- LIMIT OF UNDERGROUND STRUCTURE
- ▶ BUILDING ENTRANCE
- x 200.00 PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- CB / DCB / AD / TD
- ⊕ HYDRANT / SIAMESE / METER CHAMBER
- ⊗ VALVE BOX / VALVE CHAMBER
- TOEWALL

HORIZONTAL DATUM: PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CNR6 30W), NAD 83 (ORIGINAL)

VERTICAL DATUM: ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928) 1979 AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21, 2021

BEARING: BEARINGS ARE GIVEN DERIVED FROM CANADIAN NETWORK GPS OBSERVATIONS ON NO. 1 HORIZONTAL CONTROL MONUMENTS 19773035 AND 19889191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 NAD83E 126.5544 19889191 NAD83E 26.5826244

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING

SURVEY: STANTEC, 220909

NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF

NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
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 UNTIL 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.



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

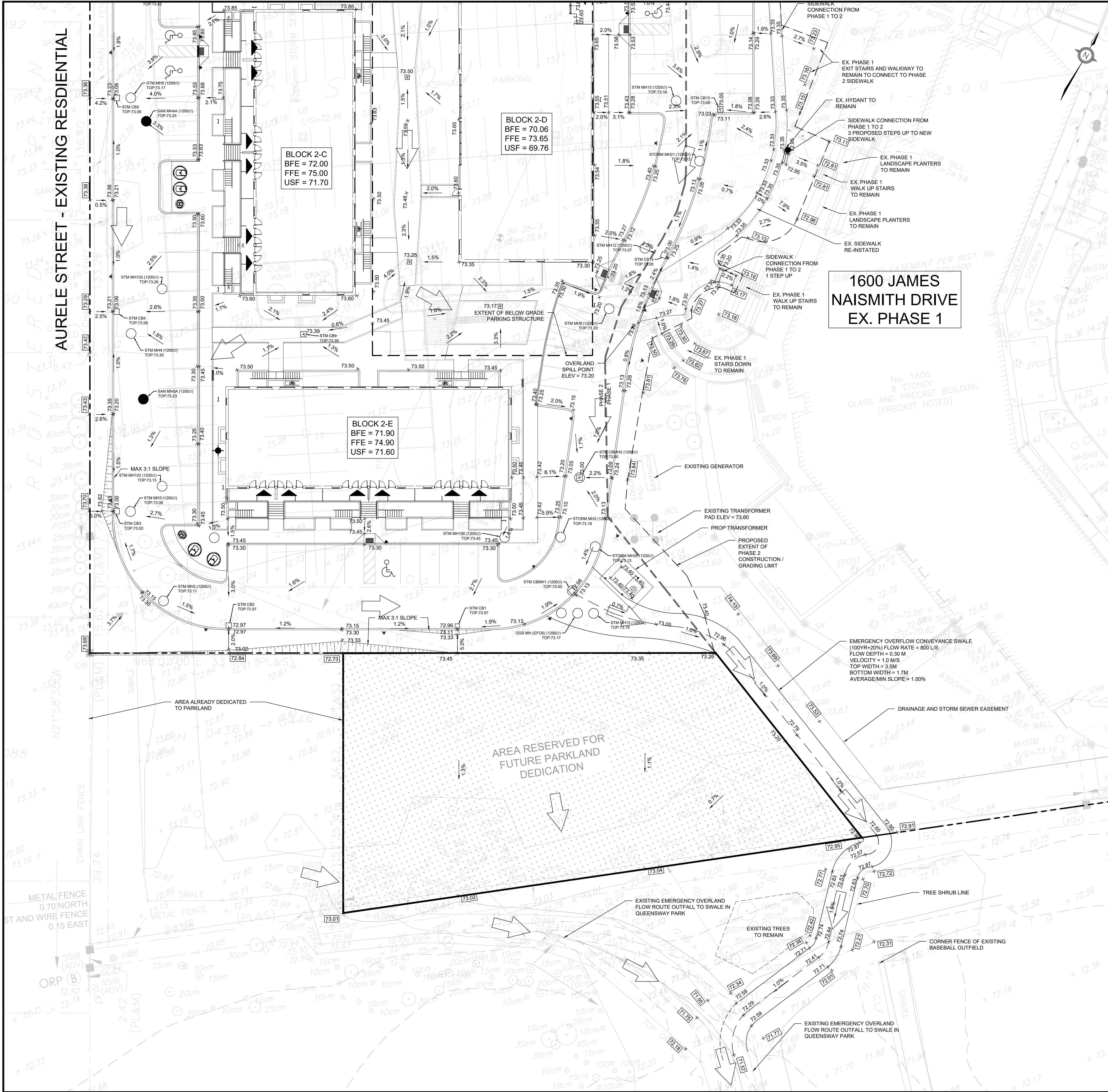


CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

GRADING PLAN

SCALE: 1:250	PROJECT # 24062
DATE: JANUARY 2026	DRAWING #
DRAWN BY: TF	G1
DESIGNED BY: TF	
CHECKED BY: TF	

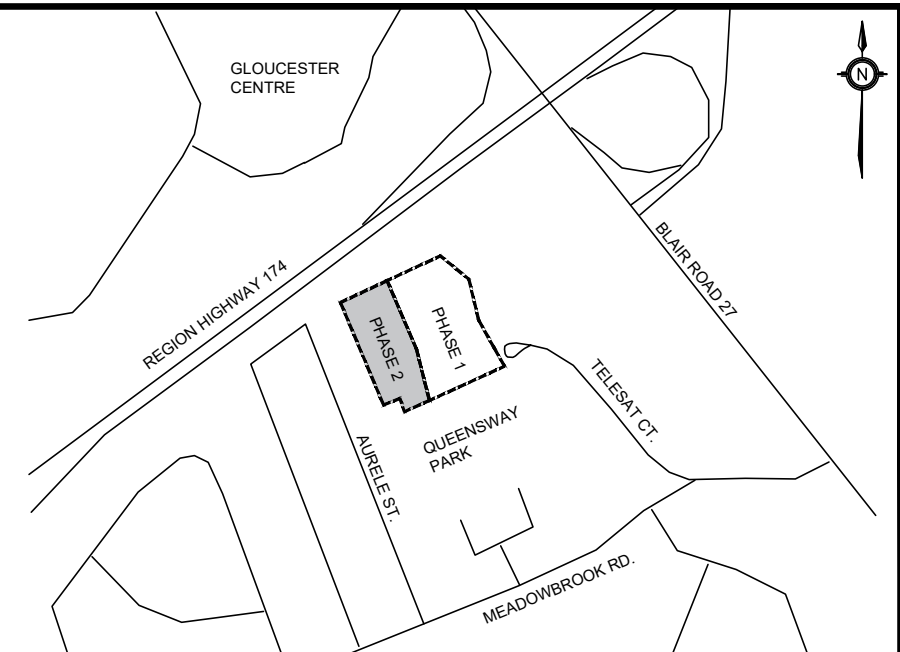


GENERAL NOTES:

- 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 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 THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
- 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 WATERMAINS 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 3M: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 SIGNED AND SEALED BY A LICENSED 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 SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- PROPOSED ITEMS
- EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF PHASE 2 CONSTRUCTION
- LIMIT BETWEEN PHASE 1 AND PHASE 2
- LIMIT OF BUILDING STRUCTURE
- LIMIT OF UNDERGROUND STRUCTURE
- BUILDING ENTRANCE
- PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
- CB / DCB / AD / TD
- HYDRANT / SIAMESE / METER CHAMBER
- VALVE BOX / VALVE CHAMBER
- TOEWALL

HORIZONTAL DATUM:		PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CNR6 30W), NAD 83 (ORIGINAL)	
VERTICAL DATUM:		ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928) 1979 AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21, 2021	
BEARING:		BEARINGS ARE GRS. DERIVED FROM CANADIAN NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 19773035 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19773035 N202000.00 E 2.32859144 19880191 N2003366.26 E 388265.34	
SITE PLAN:		KWA SITE DEVELOPMENT CONSULTING	
SURVEY:		STANTEC, 220909	
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF
NO	ISSUE	DATE	BY

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 INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

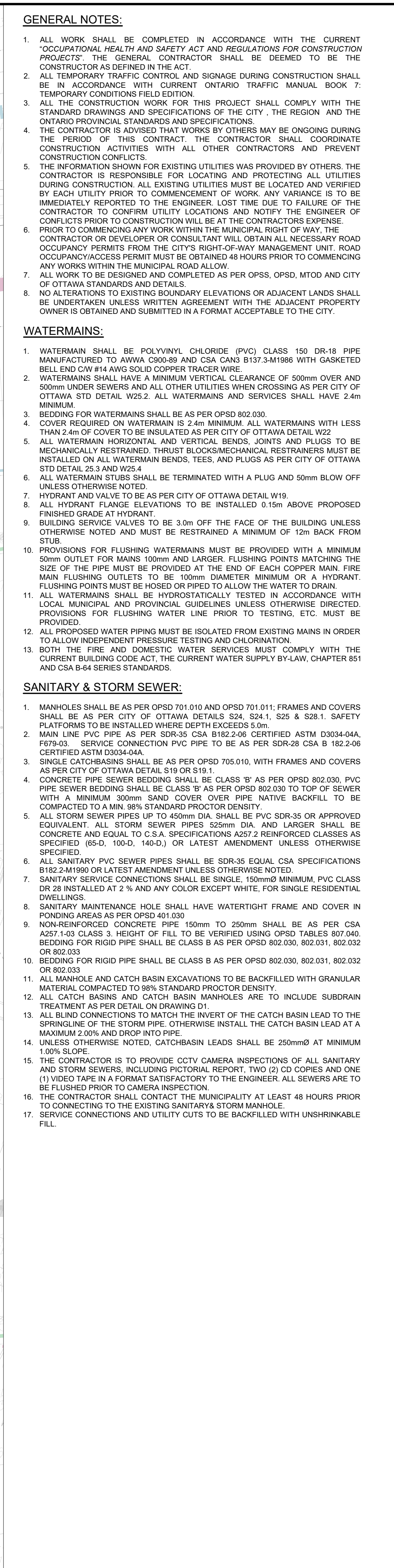


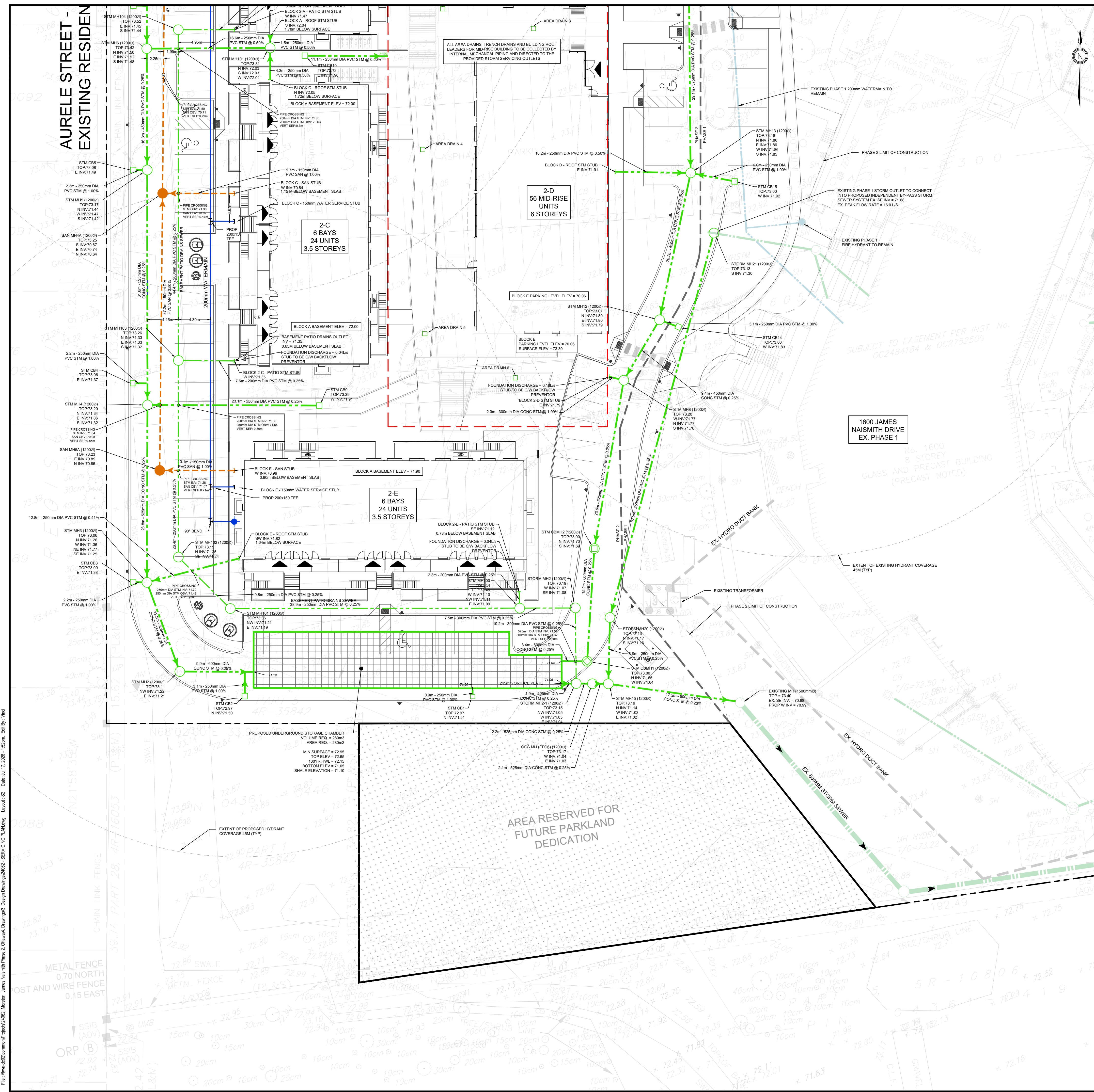
CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

GRADING PLAN

SCALE:	1:250	PROJECT #	24062
DATE:	JANUARY 2026	DRAWING #	G2
DRAWN BY:	TF		
DESIGNED BY:	TF		
CHECKED BY:	TF		

File: \\uak-022\common\Brisarlet\21062_Mixtion James_Misrith_Dress_2_Ottawa\4_Pressures\3_Nashon Post\ms\21062 - SED\WCN\GB\IN_Aus
 Layout: SI Date: 14 Jul 2006 - 1:52pm File Bin: Junc\





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 OR 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 WORK WITHIN THE MUNICIPAL ROAD ALLOW.
- ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSD, OPSD, MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
- 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.

WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CANS B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 500mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER CITY OF OTTAWA STD DETAIL W25.2. ALL WATERMAINS AND SERVICES SHALL HAVE 2.4m MINIMUM.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM. ALL WATERMAINS WITH LESS THAN 2.4m OF COVER TO BE INSULATED AS PER CITY OF OTTAWA DETAIL W22.
- ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER CITY OF OTTAWA STD DETAIL 25.3 AND W25.4.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- 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.
- PROVISIONS FOR FLUSHING WATERMAINS 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.
- ALL WATERMAINS 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.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- 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 & STORM SEWER:

- MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011; FRAMES AND COVERS SHALL BE AS PER CITY OF OTTAWA DETAILS S24, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F69-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
- SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 OR S19.1.
- CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 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.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 500mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.
- NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
- ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
- ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD AT THE SPRINGLINE OF THE STORM PIPE, OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
- UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
- 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.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING SANITARY STORM MANHOLE.
- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.

KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

	PROPOSED ITEMS
	EXISTING ITEMS
	LIMIT OF PROPERTY LINE
	LIMIT OF PHASE 2 CONSTRUCTION
	LIMIT BETWEEN PHASE 1 AND PHASE 2
	LIMIT OF BUILDING STRUCTURE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. WATERMAIN
	EXTENT OF PARKING STRUCTURE
	SAN. MH. / PIPE STUB. / PIPE OUTLET
	ST. MH. / CBMH. / DCGMH. / OGS
	CATCHBASIN / MANHOLE / METER CHAMBER
	VALVE BOX / VALVE CHAMBER
	WAT. BENDS: 11.25' / 22.5' / 45' / 90'
	WAT. TEE / CROSS / REDUCER

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CM76 30W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1988) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC/GEOMATICS LTD. DATED DECEMBER 21, 2021.
BEARING:	BEARINGS ARE DERIVED FROM CANADIAN NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 1977035 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 1977035 N202060.62 E 53.688504 19880191 N203386.26 E 388625.34
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING
SURVEY:	STANTEC, 220909

2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF
NO.	ISSUE	DATE	BY

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

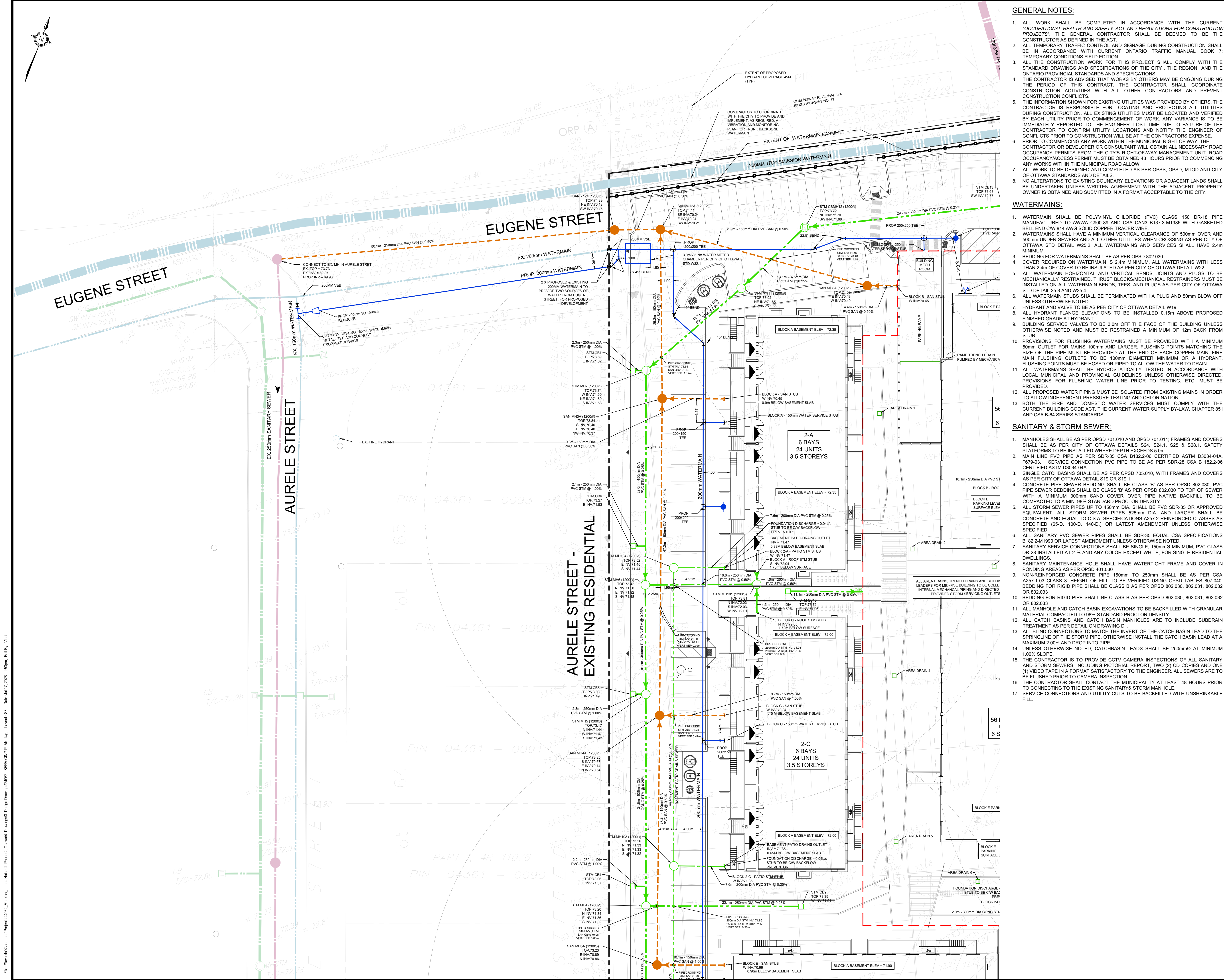
KWA SITE DEVELOPMENT CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SERVICING PLAN
SOUTH HALF OF SITE

SCALE:	1:250	PROJECT #	24062
DATE:	JANUARY 2026	DRAWING #	S2
DRAWN BY:	TF		
DESIGNED BY:	TF		
CHECKED BY:	TF		

SPC# D07-12-26-0016 / PLAN #19435



GENERAL NOTES:

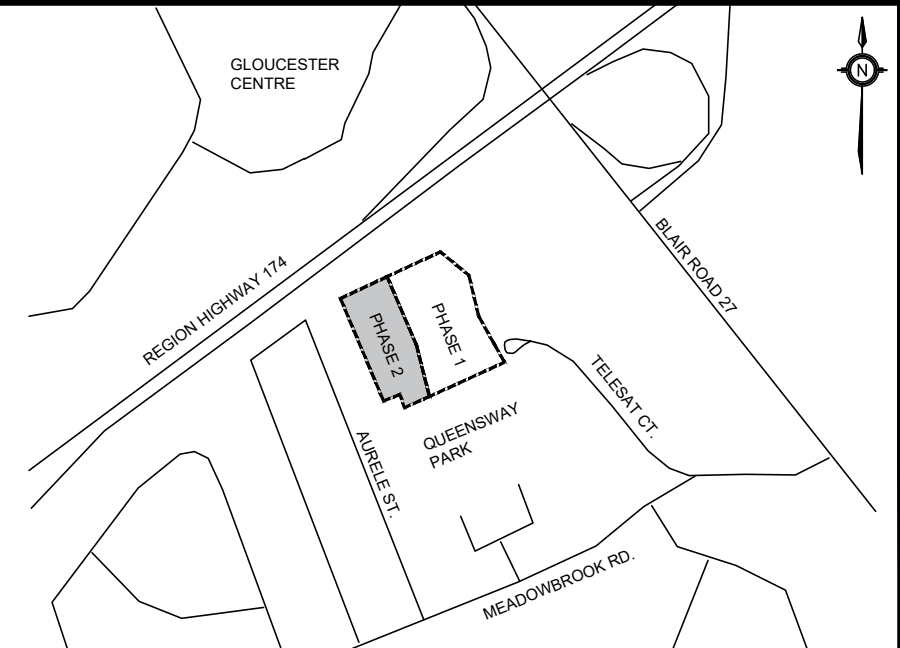
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. 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.
4. 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.
5. 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 CONTRACTORS EXPENSE.
6. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, MTD AND CITY OF OTTAWA STANDARDS AND DETAILS.
8. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND COMPLETED IN A FORMAT ACCEPTABLE TO THE CITY.

WATERMAINS:

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CANS B137.3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 500mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER CITY OF OTTAWA STD DETAIL W25.2. ALL WATERMAINS AND SERVICES SHALL HAVE 2.4m MINIMUM.
3. BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
4. COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM. ALL WATERMAINS WITH LESS THAN 2.4m OF COVER TO BE INSULATED AS PER CITY OF OTTAWA DETAIL W22.
5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER CITY OF OTTAWA STD DETAIL W25.3 AND W25.4.
6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
7. HYDRANT AND VALVE TO BE AS PER CITY OF OTTAWA DETAIL W19.
8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
9. 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.
10. PROVISIONS FOR FLUSHING WATERMAINS 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.
11. ALL WATERMAINS 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.
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
13. 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 & STORM SEWER:

1. MANHOLES SHALL BE AS PER OPSD 701.010 AND OPSD 701.011; FRAMES AND COVERS SHALL BE AS PER CITY OF OTTAWA DETAILS S24, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F69-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182.2-06 CERTIFIED ASTM D3034-04A.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OTTAWA DETAIL S19 OR S19.1.
4. CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030. PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 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.
5. ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 500mm DIA. AND LARGER SHALL BE CONCRETE AND EQUAL TO C.S.A. SPECIFICATIONS A257.2 REINFORCED CLASSES AS SPECIFIED (65-D, 100-D, 140-D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030.
9. NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
10. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033.
11. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
12. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.
13. 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.
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.
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.



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND	
	PROPOSED ITEMS
	EXISTING ITEMS
	LIMIT OF PROPERTY LINE
	LIMIT OF PHASE 2 CONSTRUCTION
	LIMIT BETWEEN PHASE 1 AND PHASE 2
	LIMIT OF BUILDING STRUCTURE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. WATERMAIN
	EXTENT OF PARKING STRUCTURE
	SAN MH / PIPE STUB / PIPE OUTLET
	STM MH / CBMH / DCMBH / OGS
	CATCHBASIN / MANHOLE / METER CHAMBER
	VALVE BOX / VALVE CHAMBER
	WAT BENDS: 11.25' / 22.5' / 45' / 90'
	WAT TEE / CROSS / REDUCER

HORIZONTAL DATUM:		PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 5, CM76 30W), NAD 83 (ORIGINAL)	
VERTICAL DATUM:		ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1988) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21, 2021.	
BEARING:		BEARINGS ARE GRS, DERIVED FROM CANMET VRS NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 19773035 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 5, NAD 83 (ORIGINAL). 19773035 N 02005524 E 5 32585544 19880191 N 00335824 E 6 38824534	
SITE PLAN:		KWA SITE DEVELOPMENT CONSULTING	
SURVEY:		STANTEC, 220909	
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF
NO.	ISSUE	DATE	BY

NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
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 UNTIL 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.



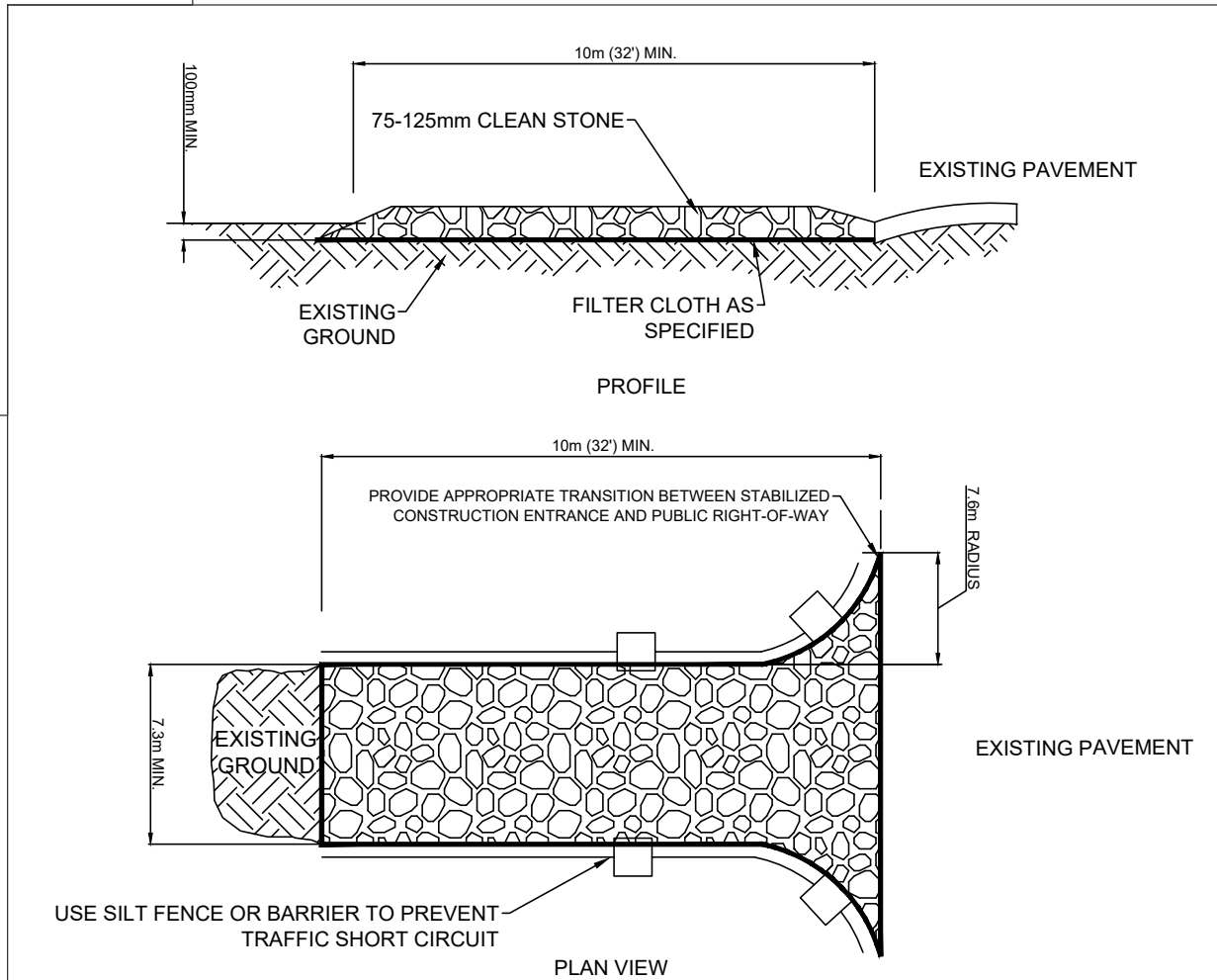
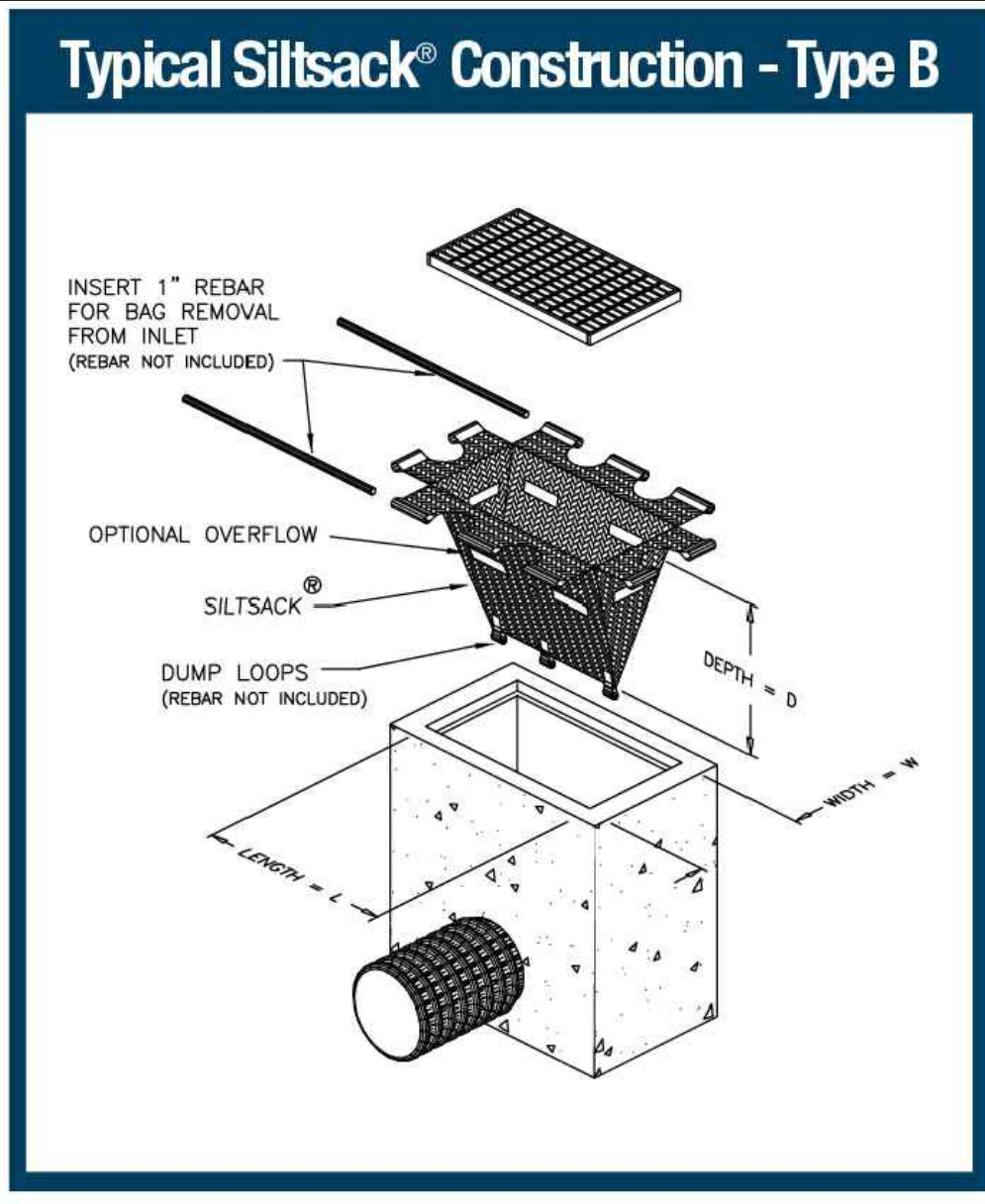
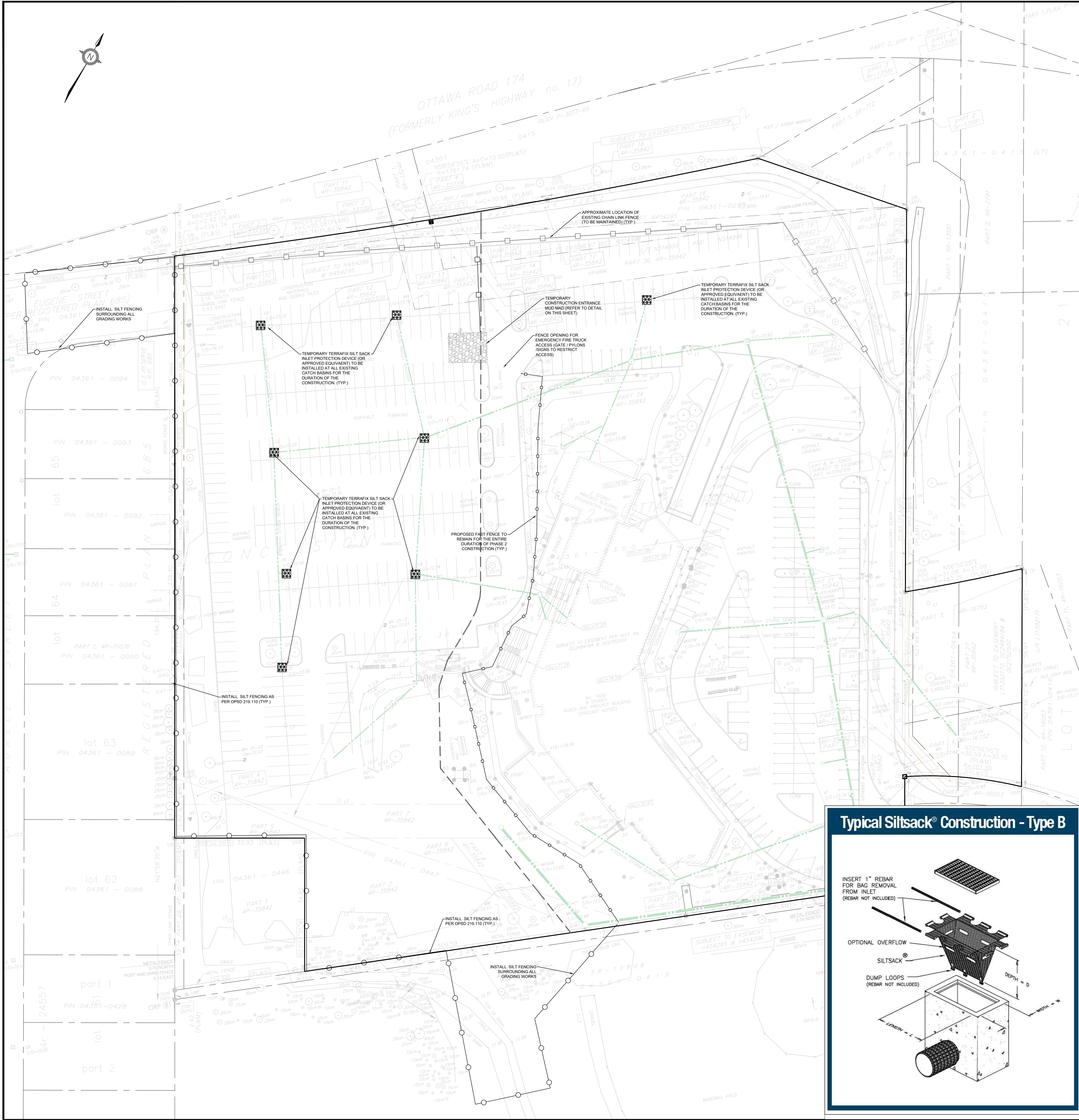
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9



CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2
SERVICING PLAN
WEST CONNECTIONS TO EUGENE AND AURELE STREET

SCALE: 1:250	PROJECT # 24062
DATE: JANUARY 2026	DRAWING #
DRAWN BY: TF	S3
DESIGNED BY: TF	
CHECKED BY: TF	



- ### CONSTRUCTION SPECIFICATIONS
- STONE - USE COARSE AGGREGATE (75mm - 125mm STONE).
 - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 10m.
 - THICKNESS - NOT LESS THAN 200mm.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT PAVED ROAD SURFACES MUST BE REMOVED IMMEDIATELY.

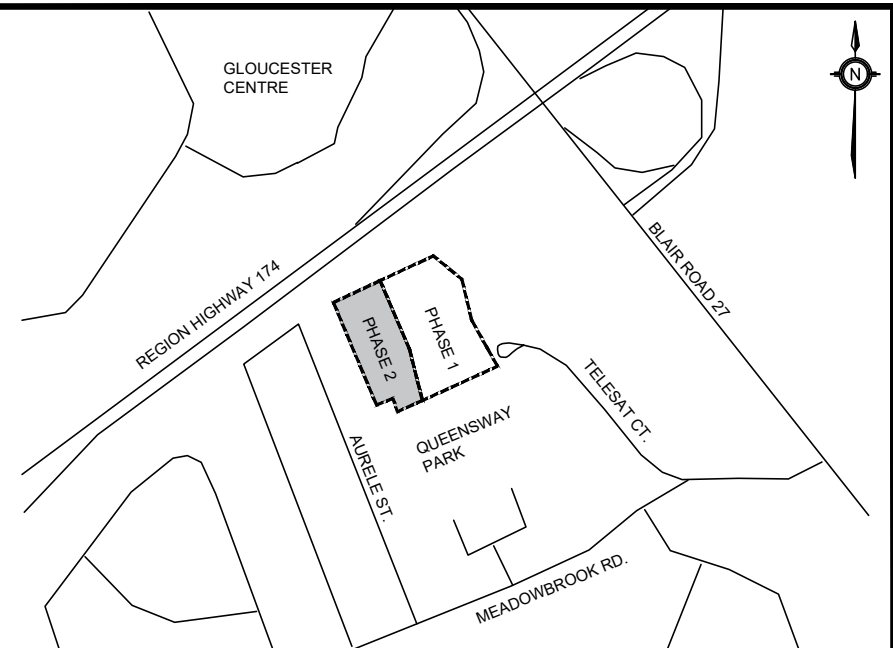
CONSTRUCTION ENTRANCE OR EXIT ("MUD MAT")

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 SHALL 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 OPS, OPSD, AND MTOD.
- 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.

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK, MAINTAINED THROUGHOUT CONSTRUCTION, AND ONLY REMOVED UPON STABILIZATION OF THE DISTURBED AREAS.
- SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS WITH A MINIMUM FREQUENCY OF:
 - ON A WEEKLY BASIS
 - BEFORE AND AFTER EVERY RAINFALL EVENT (>12mm)
 - AFTER SIGNIFICANT SNOWMELT EVENTS
 - MONTHLY DURING INACTIVE PERIODS (> 30 DAYS), AND
 - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS.
- REPAIRS TO ESC MEASURES MUST BE COMPLETED IN A TIMELY MANNER TO PREVENT SEDIMENT MIGRATION.
- ADDITIONAL MATERIALS SUCH AS CLEAR STONE (12mm OR GREATER), FILTER FABRIC, PUMPS, HOSES AND SILT SOCKS TO BE KEPT ON-SITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
- ALL DISTURBED AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN THIRTY (30) DAYS ARE TO BE STABILIZED WITH THE EXCEPTION OF THE PREGRADED AREAS WHERE DRAINAGE IS COLLECTED IN AN APPROPRIATE EROSION CONTROL SYSTEM (IE POND, SEDIMENT BASIN).
- ENGINEERED CHANGES TO THE ESC MEASURES MAY BE NEEDED AS SITE CONDITIONS CHANGE THROUGHOUT THE CONSTRUCTION PROCESS. THESE UPDATES MUST REFLECT BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT CONTROL AND EROSION ON-SITE AND SHOULD BE COMPLETED BASED ON DIRECTION FROM THE SITE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY AN ENGINEER THROUGHOUT THE CONSTRUCTION PROCESS.
- THE SITE TRAILER IS TO BE LOCATED IN A LOCATION DESCRIBED BY THE ENGINEER, OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.
- REFUELING IS TO TAKE PLACE ONLY WITHIN DESIGNATED AREAS AND SHALL BE A MINIMUM OF THIRTY METRES FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
- SILT CLEANUP EQUIPMENT SUCH AS ABSORPTIVE MEDIA IS TO BE MAINTAINED ON-SITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (EG. ROAD OCCUPANCY PERMIT, ACCESS PERMIT, ETC).
- SPILLED OR TRACKED MATERIALS FROM THE CONTRACTOR'S HAULING VEHICLES ON ROADS WILL BE CLEANED UP AND THE SITE WILL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORKING DAY. THE CONTRACTOR WILL ARRANGE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIAL AND RUBBISH IN A MANNER THAT COMPLIES WITH ALL LAWS AND REGULATIONS.
- SECONDARY CONTAINMENT IS REQUIRED FOR ALL STATIONARY NON-SELF-PROPELLED PETROLEUM FILLED EQUIPMENT (IE PUMPS, GENERATORS, ETC).
- THE CONTRACTOR WILL KEEP THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS, SURPLUS FILL, TOPSOIL AND ALL DEBRIS SUCH AS BOULDERS, BROKEN ASPHALT, BROKEN CONCRETE OR UNSUITABLE EARTH MATERIALS.
- PROVIDE TERRAFILX SILT SACK (OR APPROVED EQUIVALENT) ON ANY EXISTING CATCH BASINS WITHIN THE INFLUENCE OF THE CONSTRUCTION AREA. PROVIDE GRAVEL DROP-INLET PROTECTION DURING EXISTING ACTIVITIES ON ALL NEW INLETS CONSTRUCTED AS PART OF THIS DEVELOPMENT UNTIL THE DRAINAGE AREA IS STABILIZED/PAVED.
- SEDIMENT TO BE REMOVED FROM THE SEDIMENT BASINS BEFORE IT IS 25% FULL AND FROM SILT FENCE BEFORE IT IS 30% FULL.
- ALL STOCKPILE AREAS LEFT EXPOSED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH APPROPRIATE NON-INVASIVE SPECIES. WINTER CONTINGENCY MEASURES SHALL BE IMPLEMENTED AS EROSION CONTROL FOR APPROPRIATE STABILIZATION OUTSIDE THE GROWING SEASON.
- GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ON SITE DURING CONSTRUCTION AND MONITORED ON A DAILY BASIS. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - APPROPRIATE STORAGE AND DISPOSAL OF CONSTRUCTION MATERIALS.
 - APPROPRIATE STORAGE AND DISPOSAL OF GARBAGE AND DEBRIS.
 - APPROPRIATE DISPOSAL OF CONCRETE WASTE TO AN APPROVED DISPOSAL FACILITY, AND
 - SECONDARY CONTAINMENT OF PETROLEUM-BASED PRODUCTS (JERRY CANS, OIL, ETC.).



KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

- EXISTING CHAIN LINK FENCE
- PROPOSED HOARDING FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE MUD MAT
- TERRAFILX SILT SACK INLET PROTECTION
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 9, CN 83 30W), NAD 83 (ORIGINAL)		
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1988) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC GEOMATICS LTD. DATED DECEMBER 21, 2021		
BEARING:	BEARINGS ARE DERIVED FROM CANMET WGS NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 1977335 AND 19889191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL), 1977335 N 200002.61 E 338895.94 19889191 N 2003862.26 E 388265.34		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING		
SURVEY:	STANTEC, 220909		
2	SITE PLAN APPROVAL - SUBMISSION 2	JULY 2026	TF
1	SITE PLAN APPROVAL - SUBMISSION 1	FEB 2026	TF
NO.	ISSUE	DATE	BY

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 INC.
2455 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

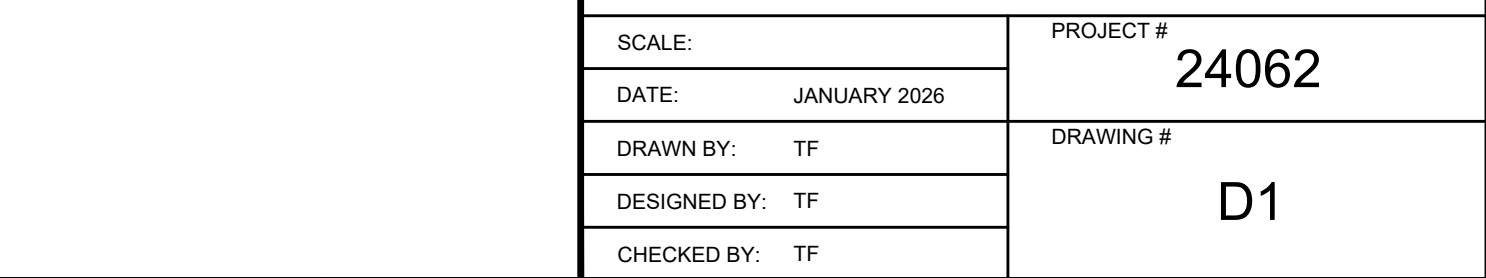
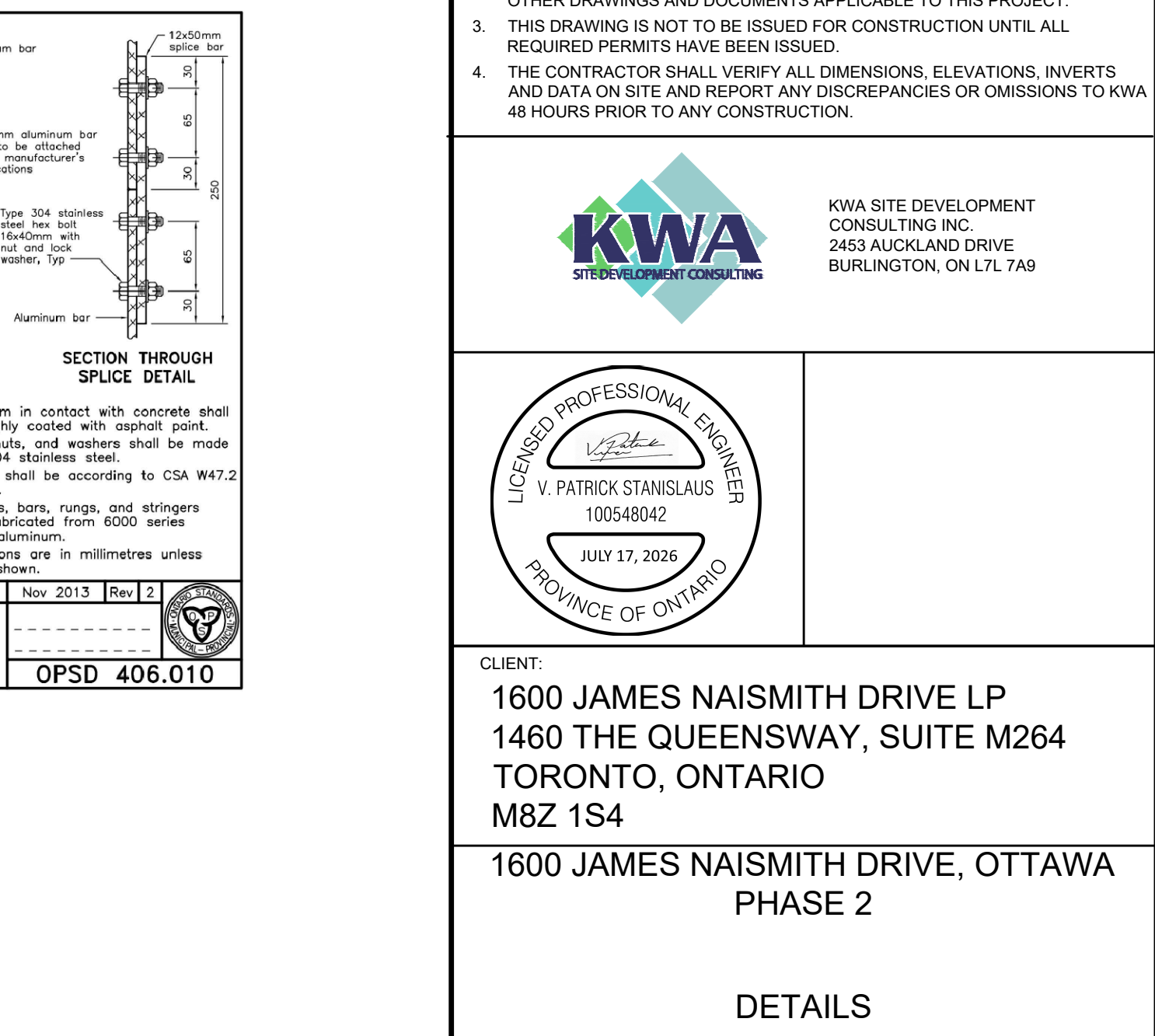
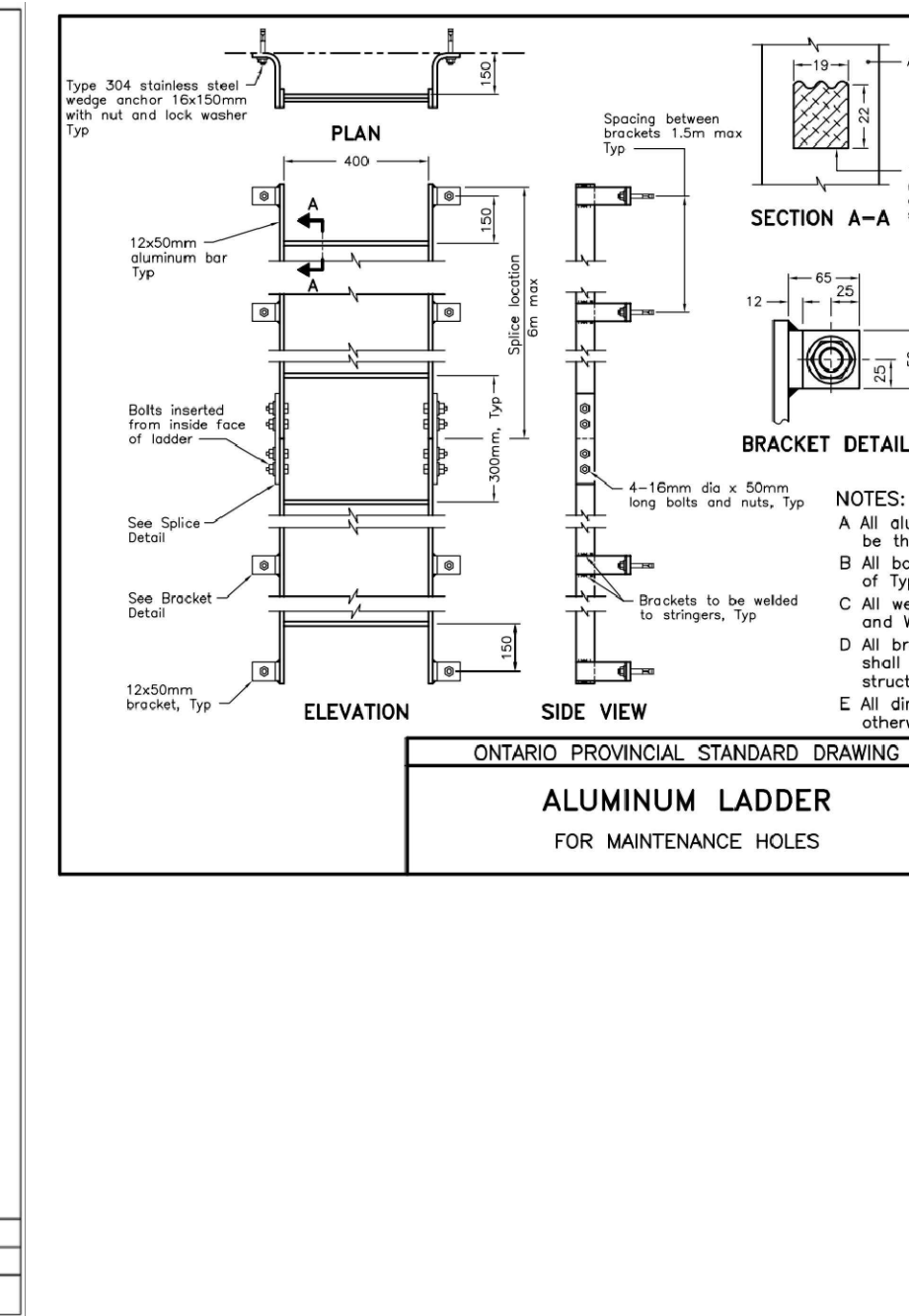
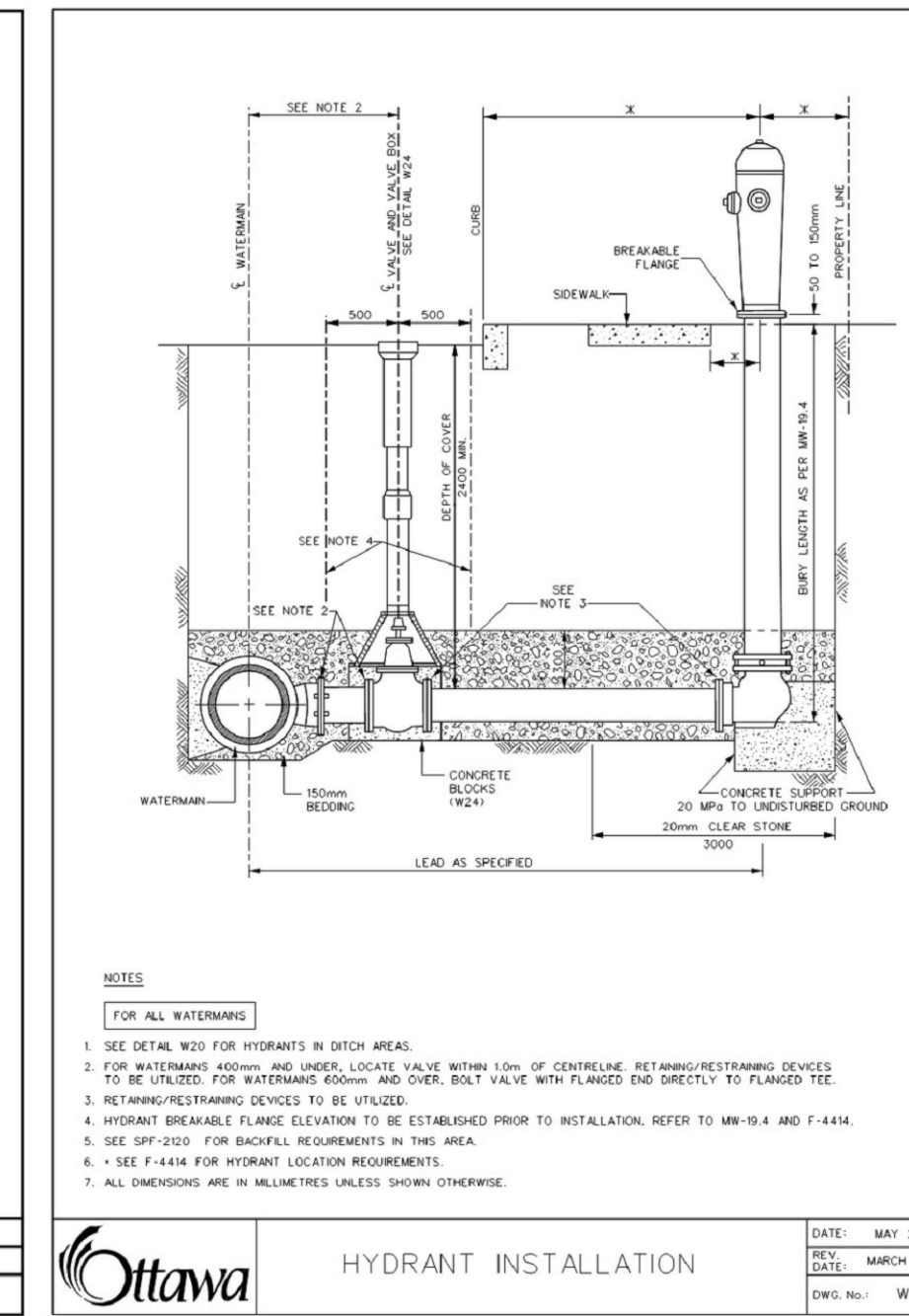
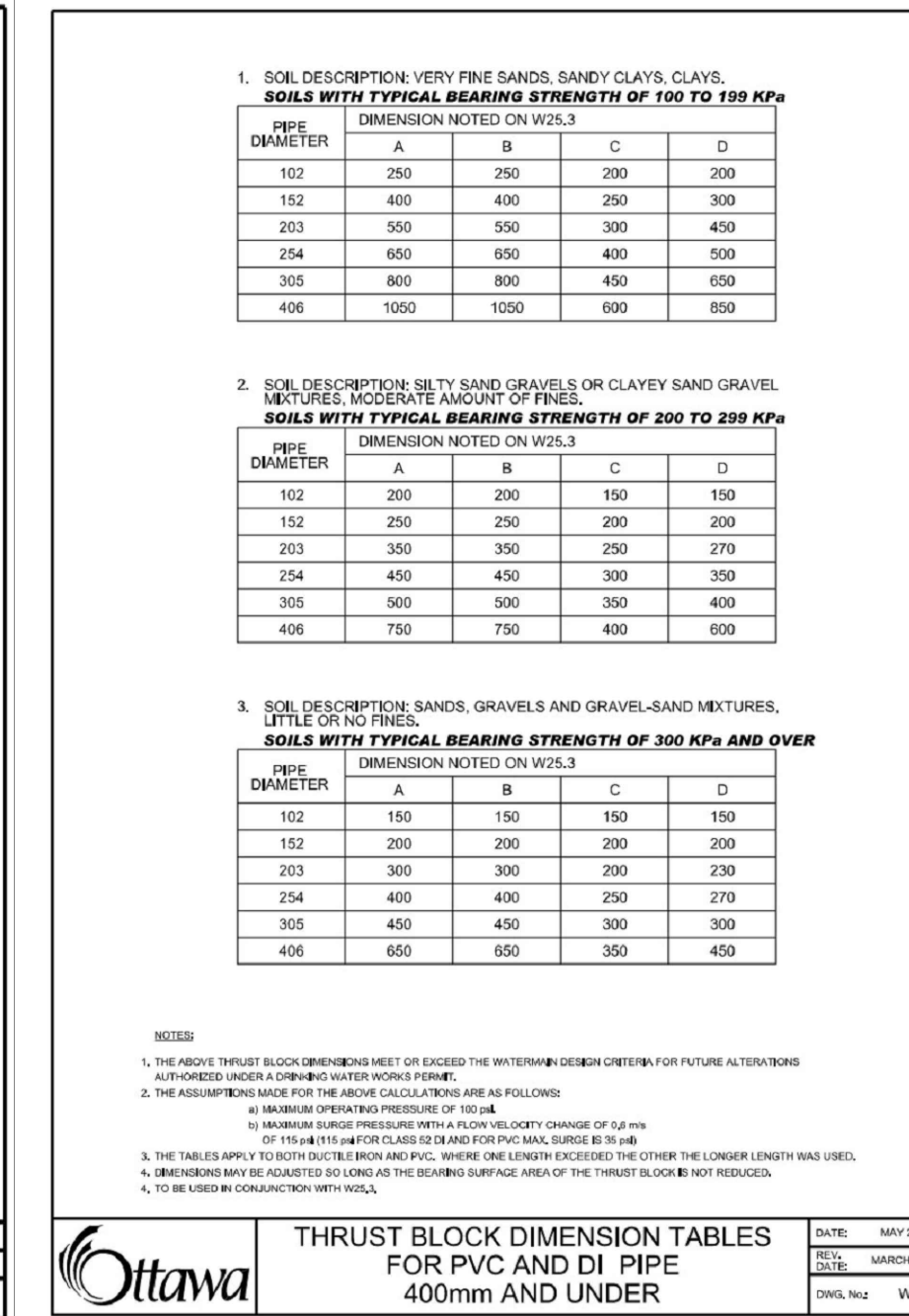
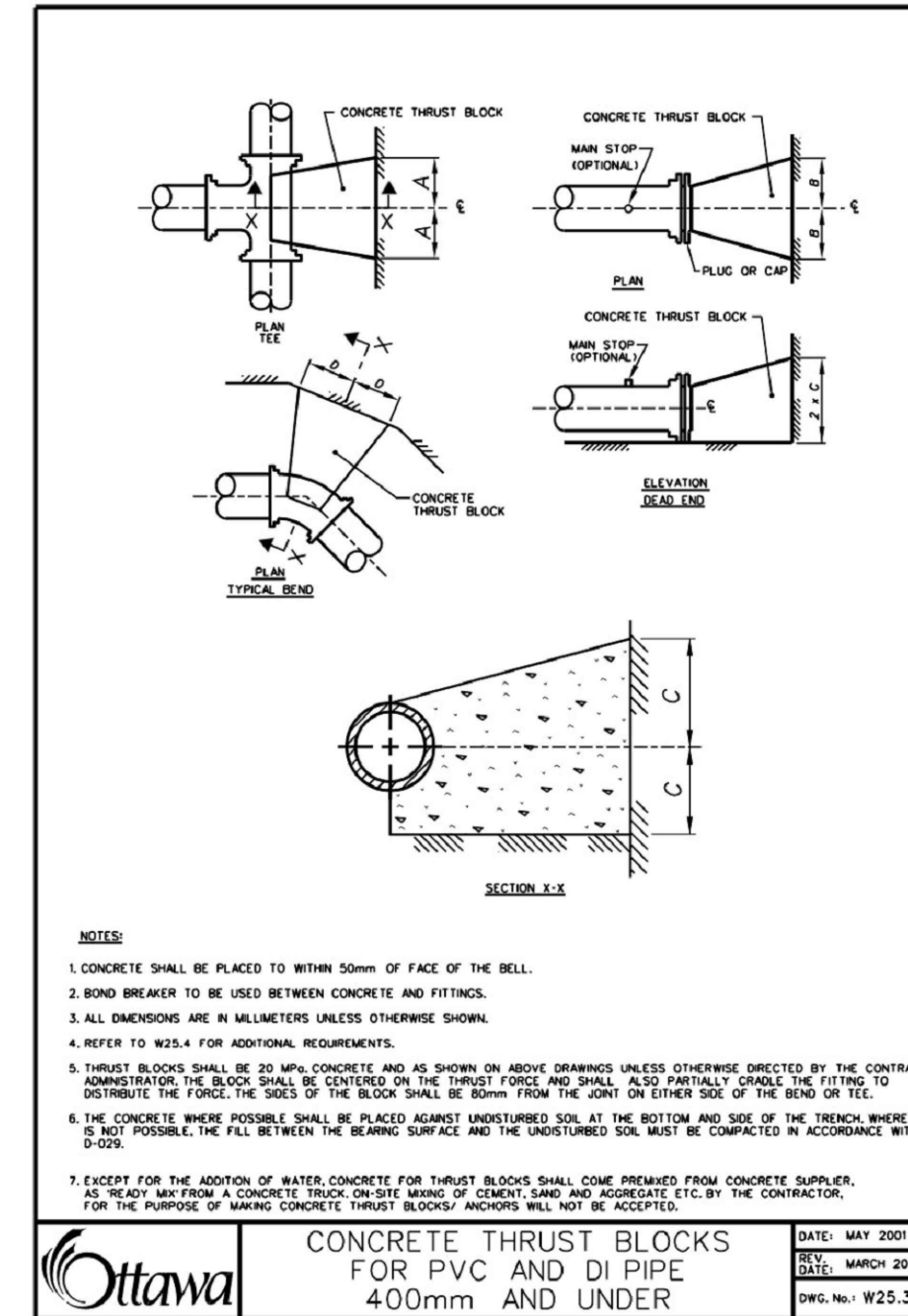
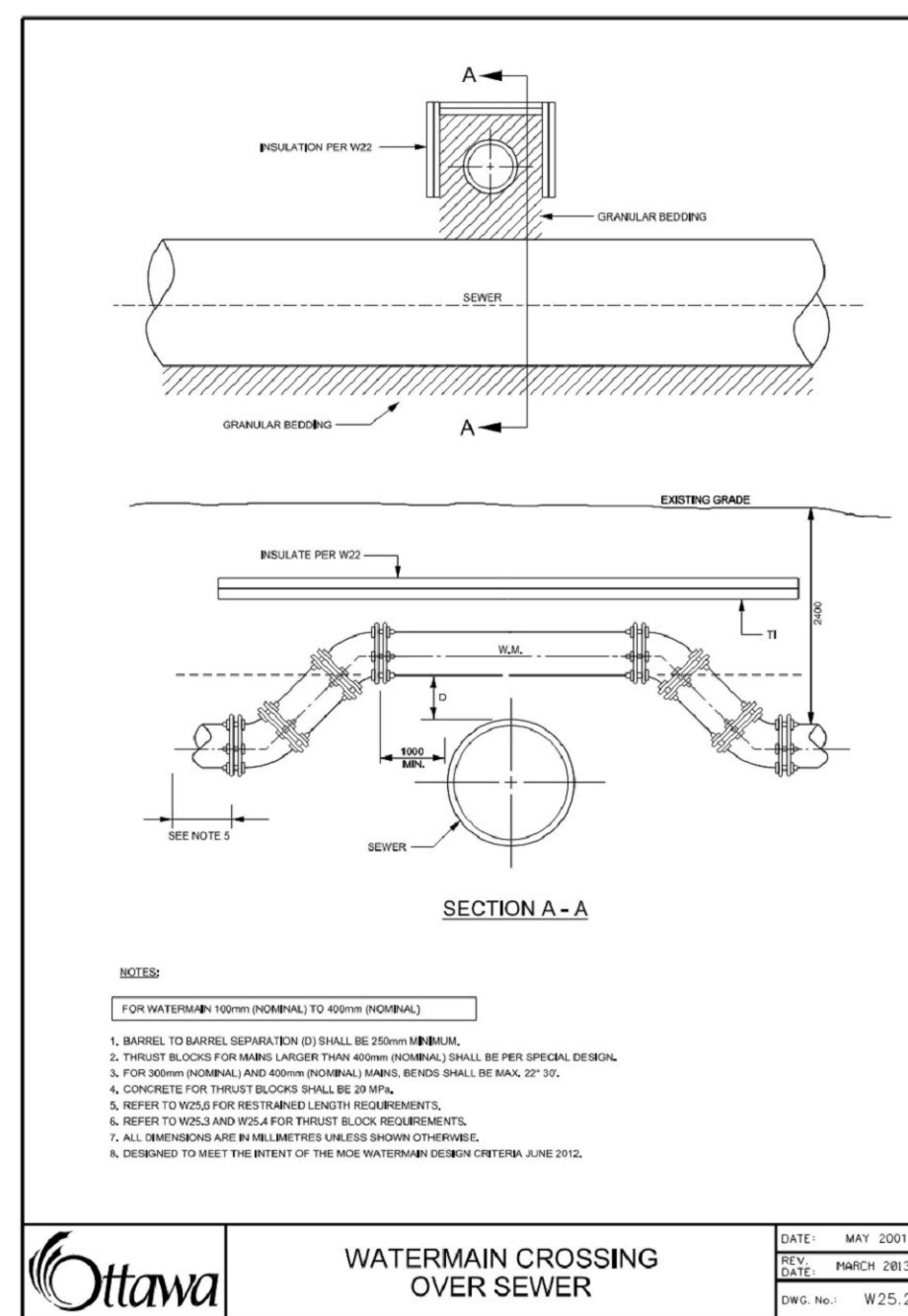


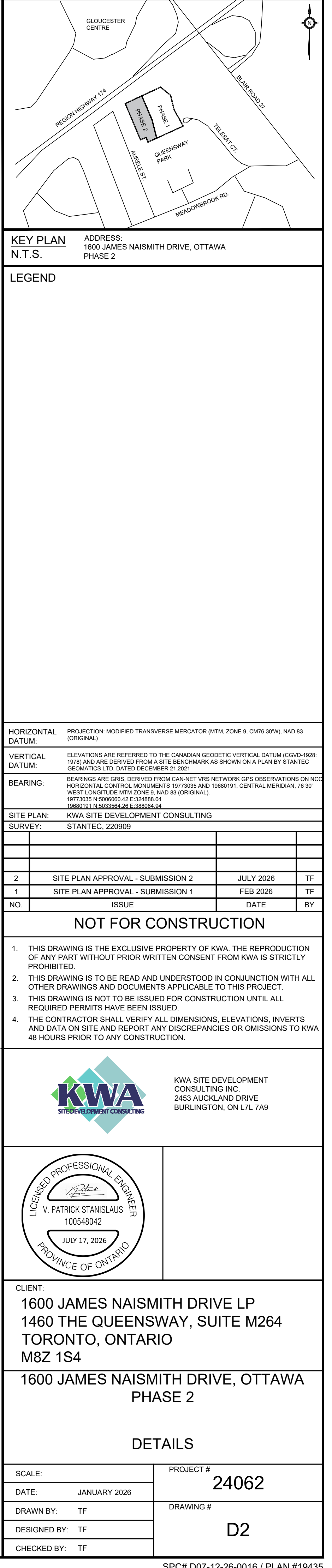
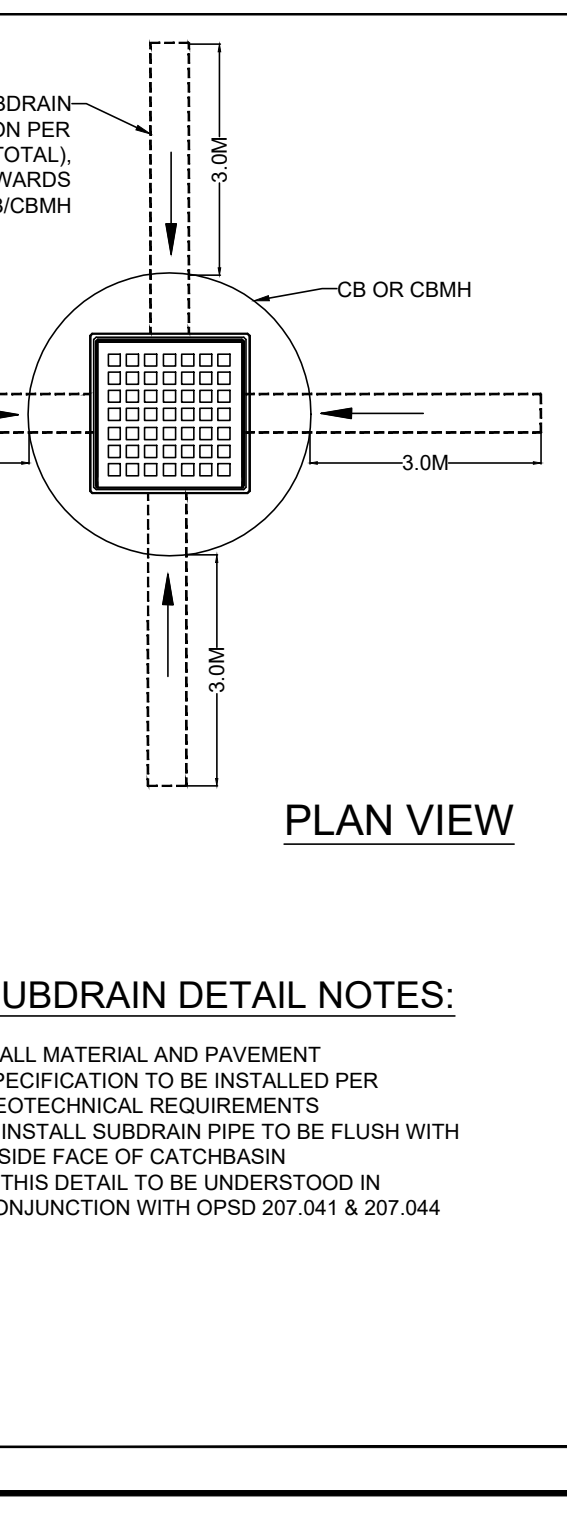
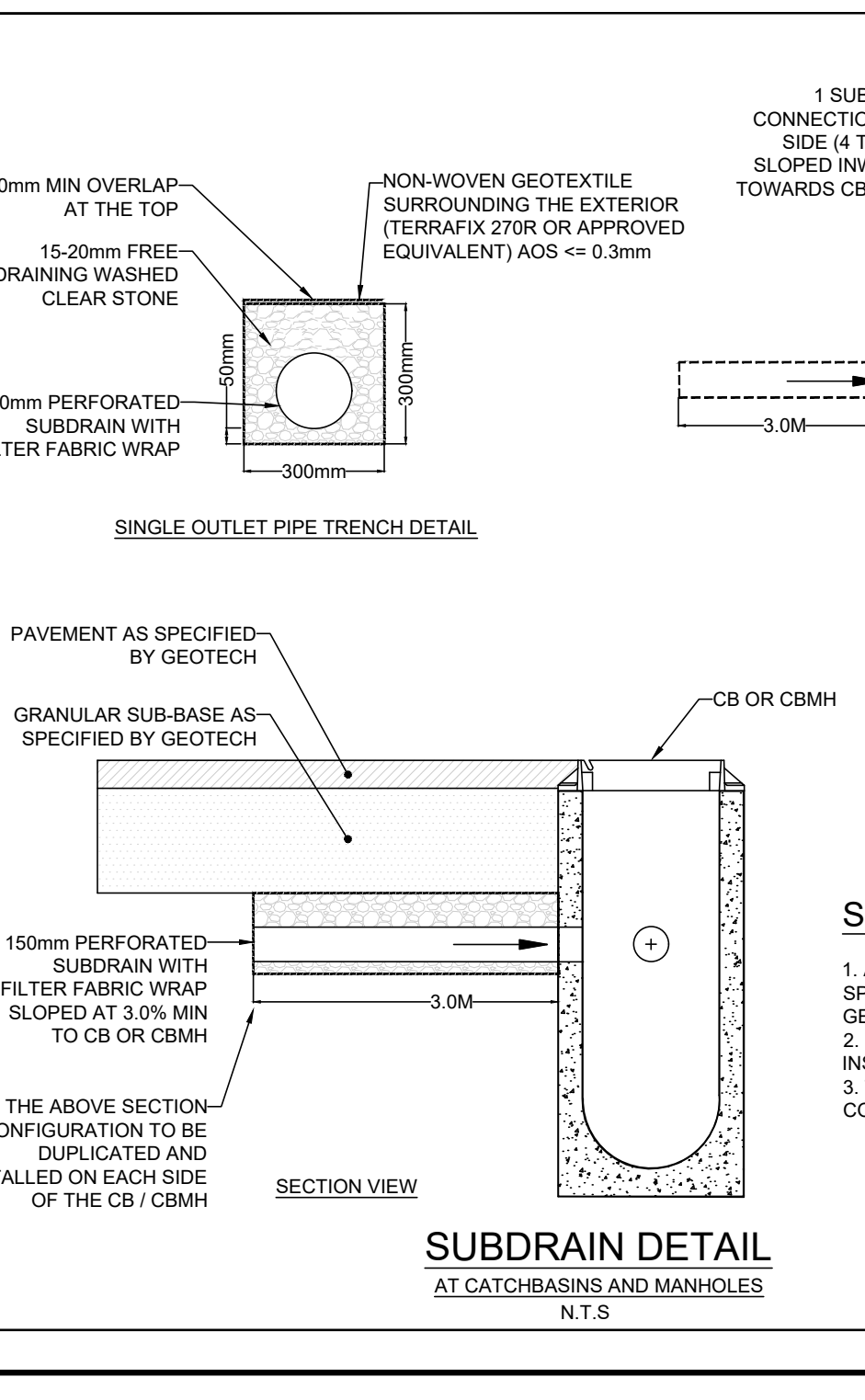
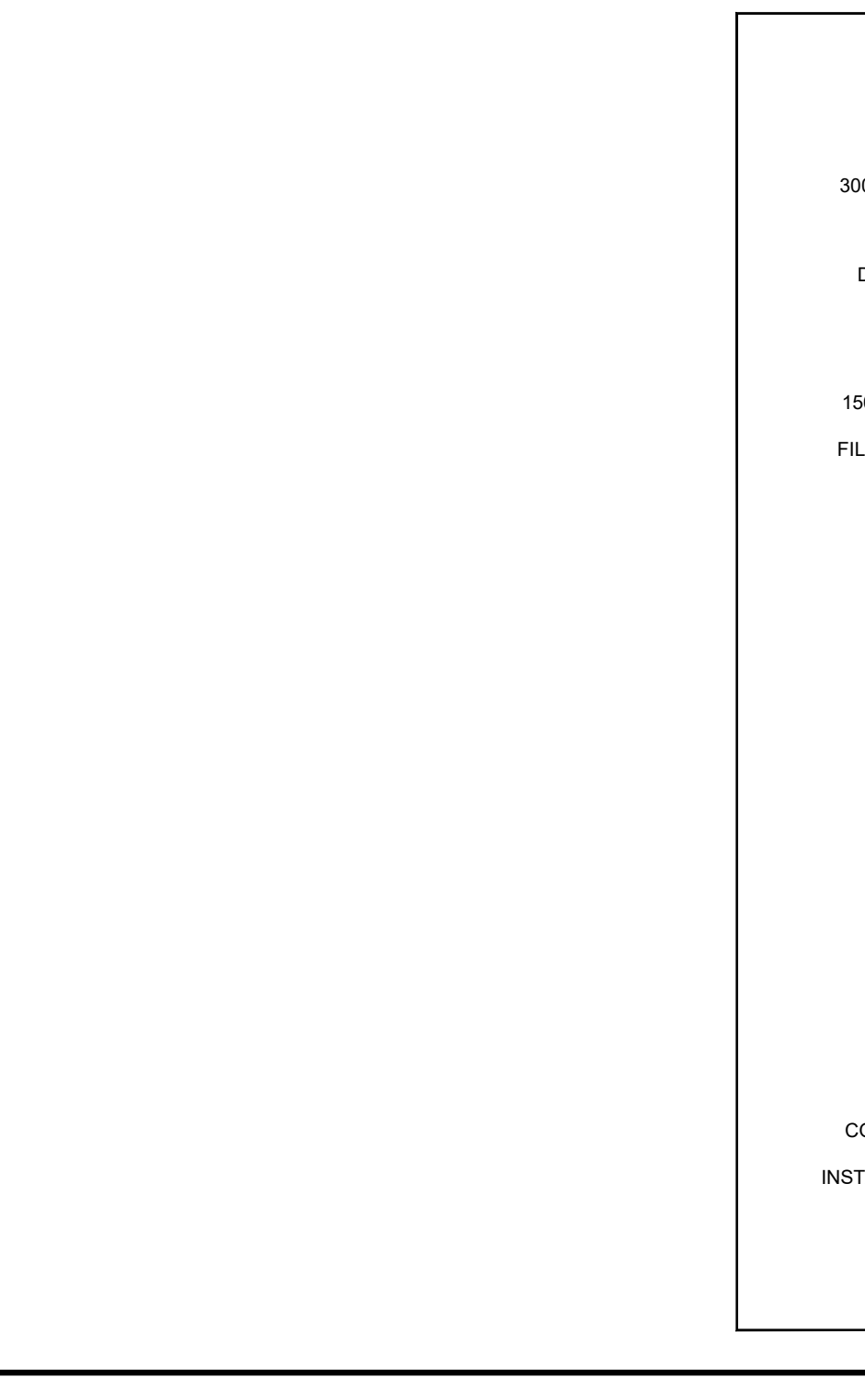
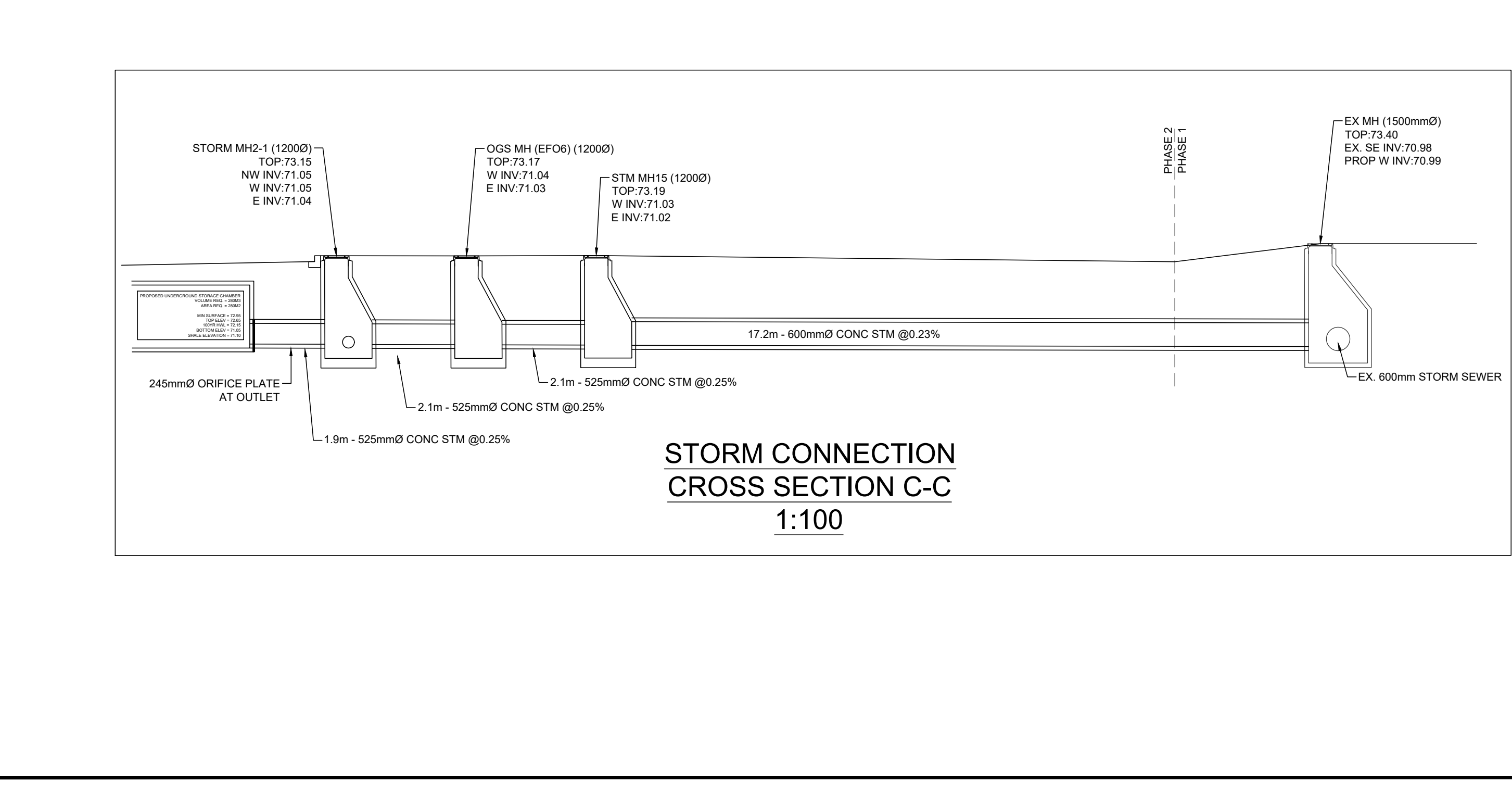
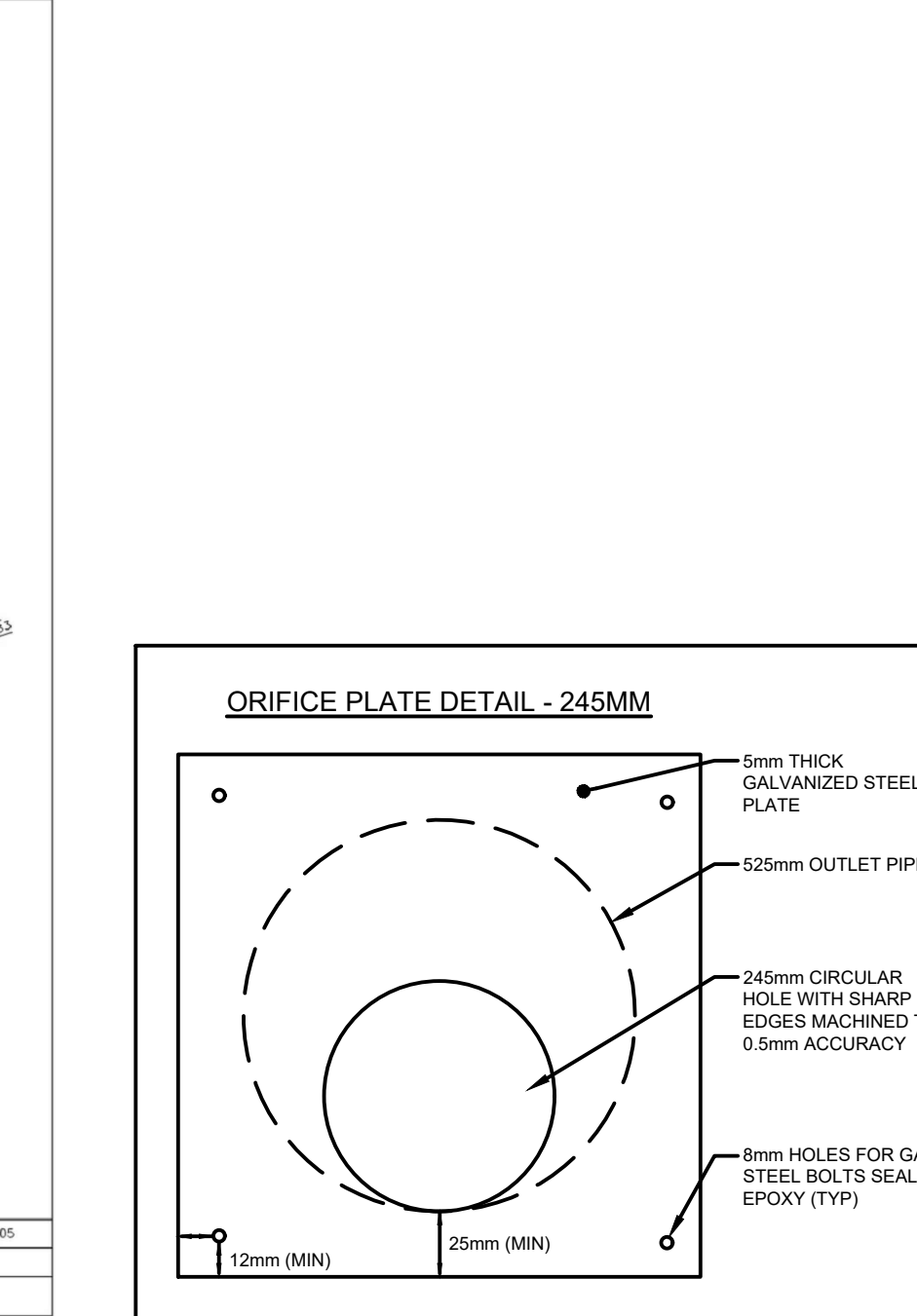
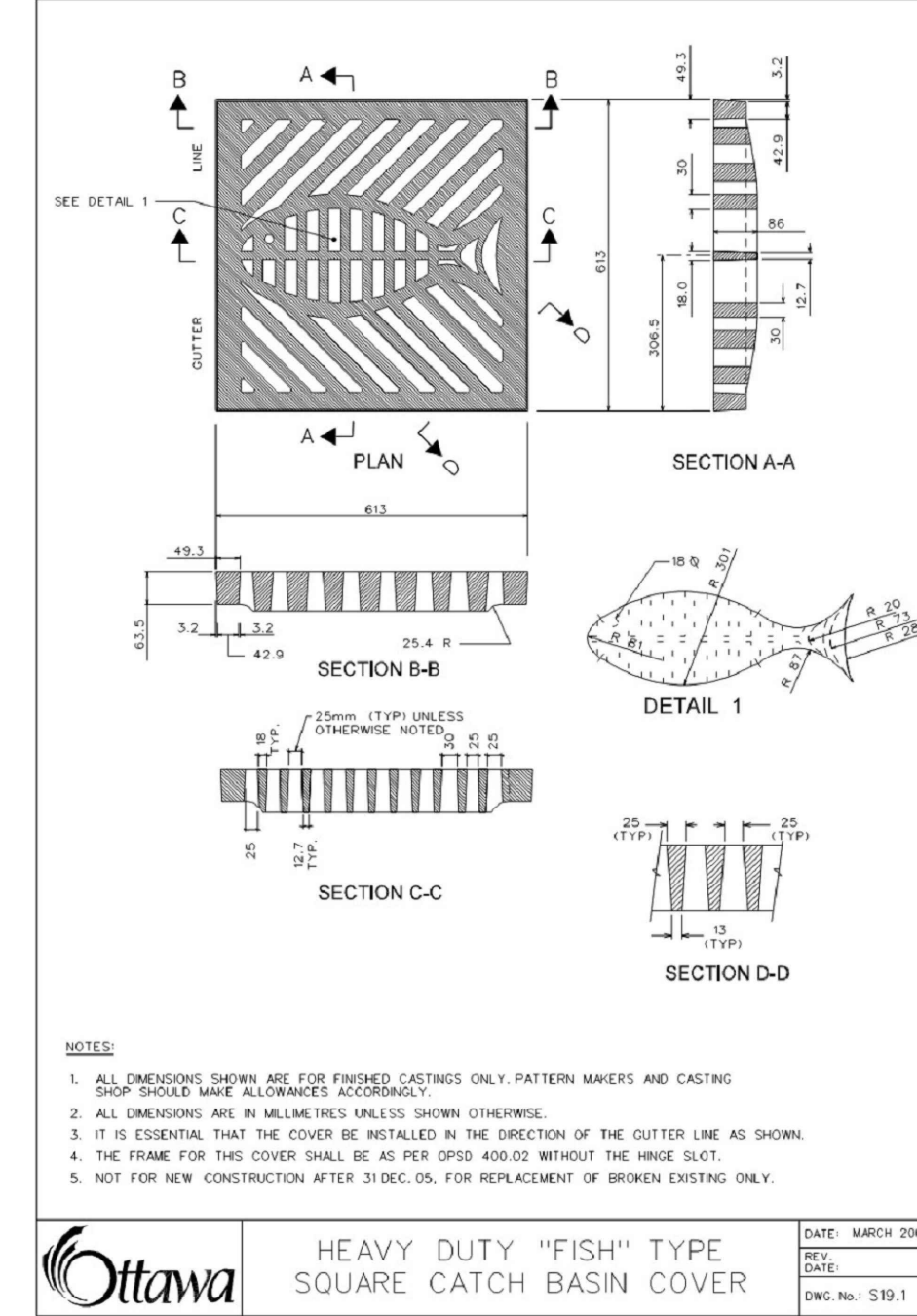
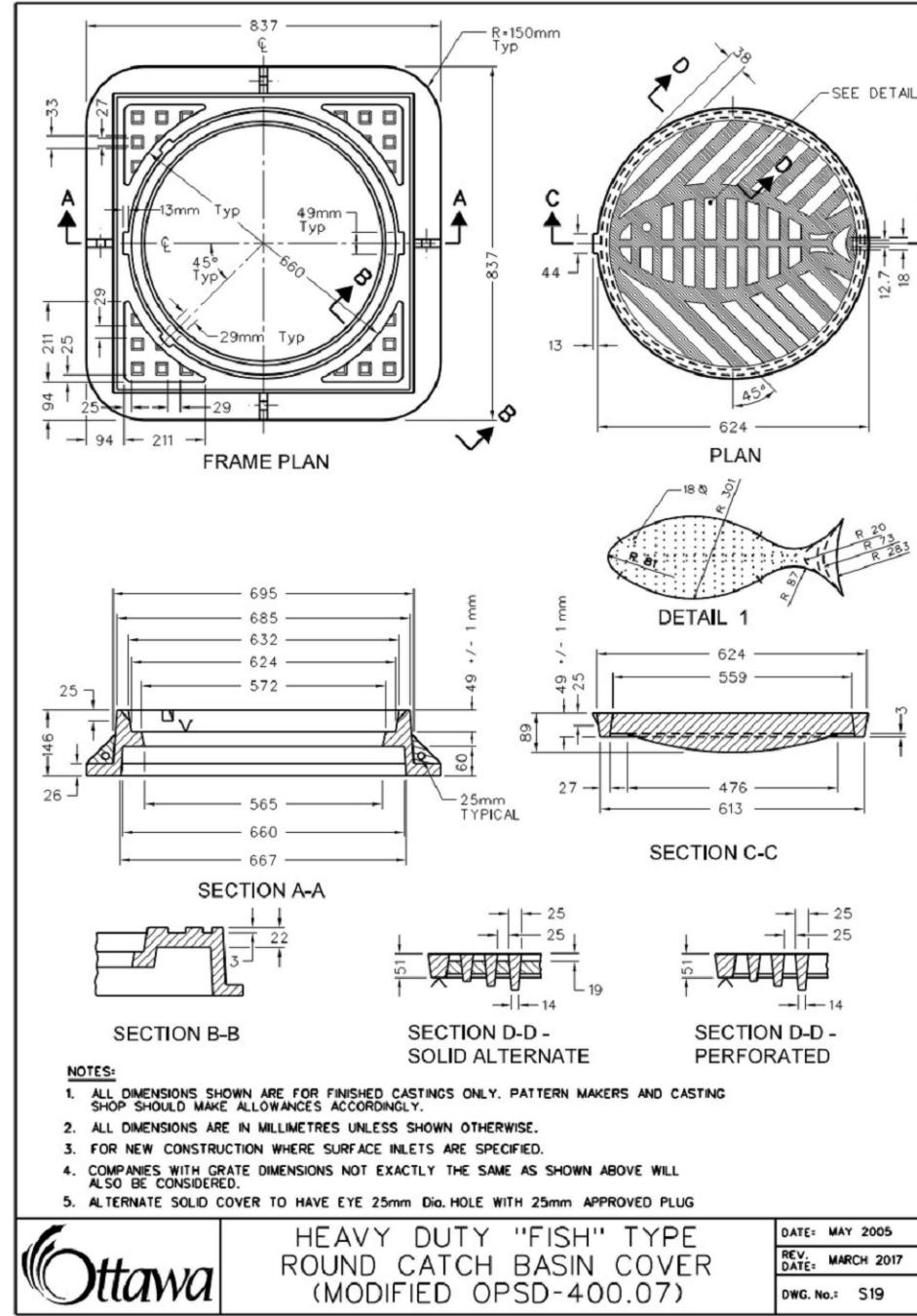
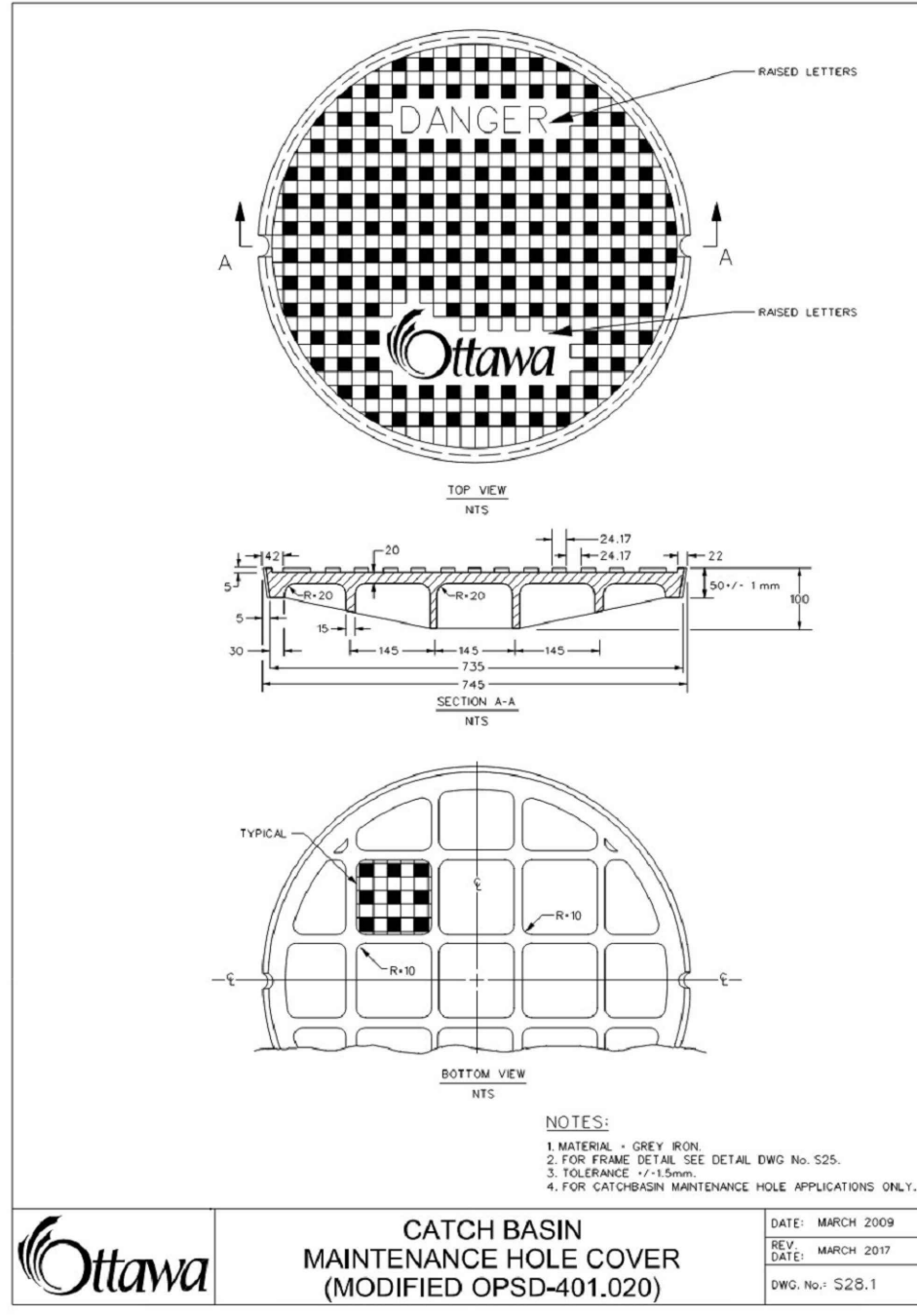
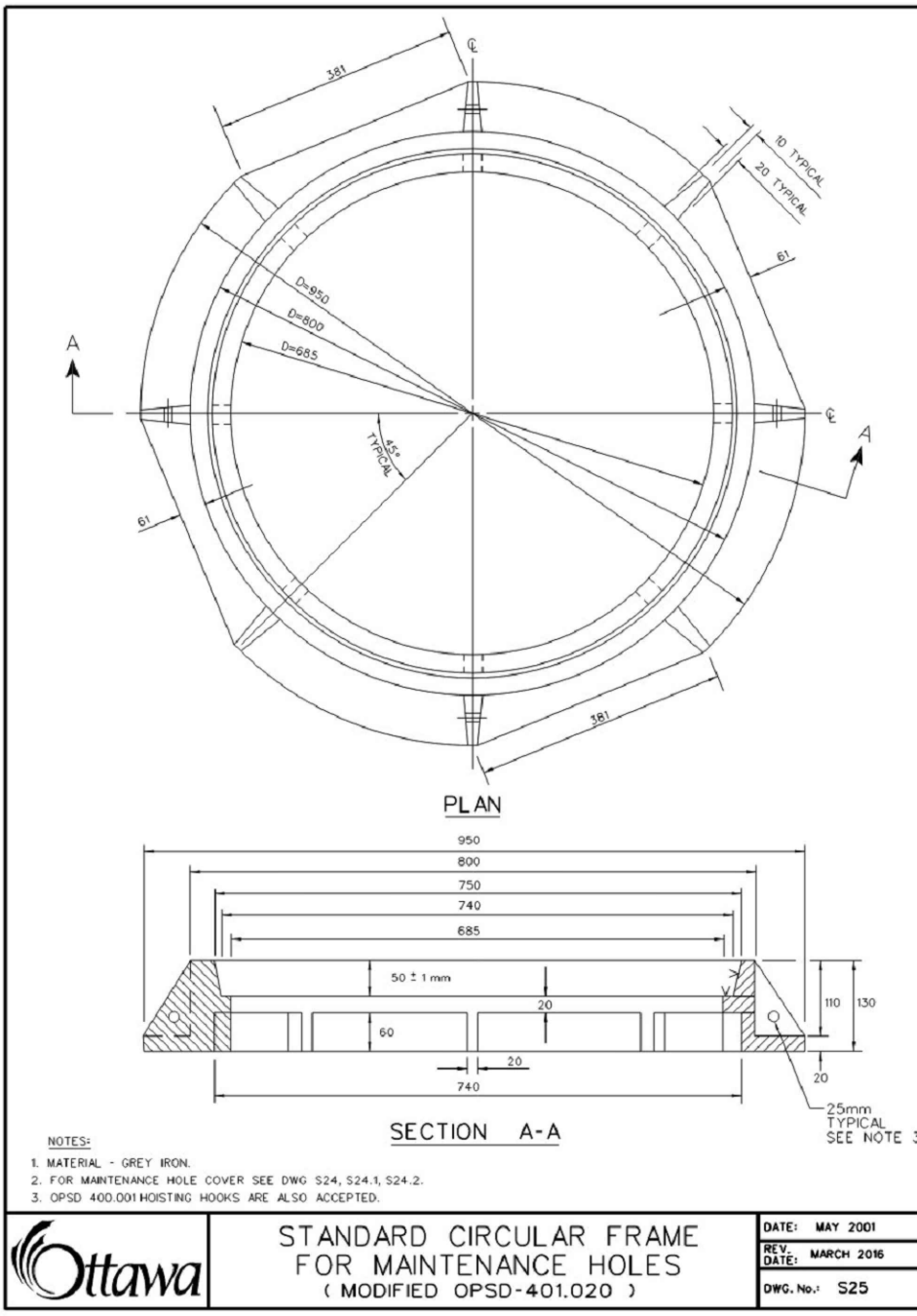
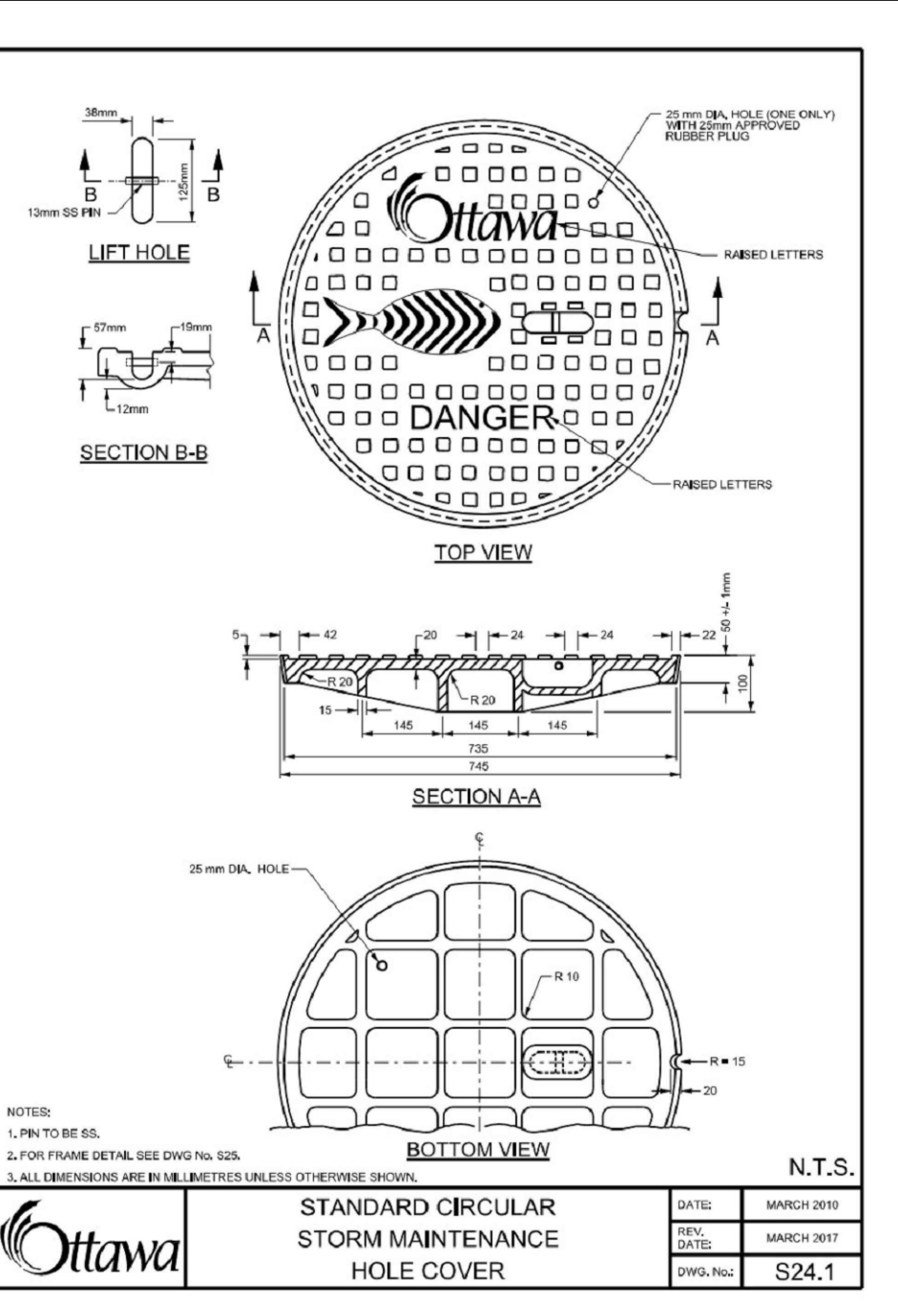
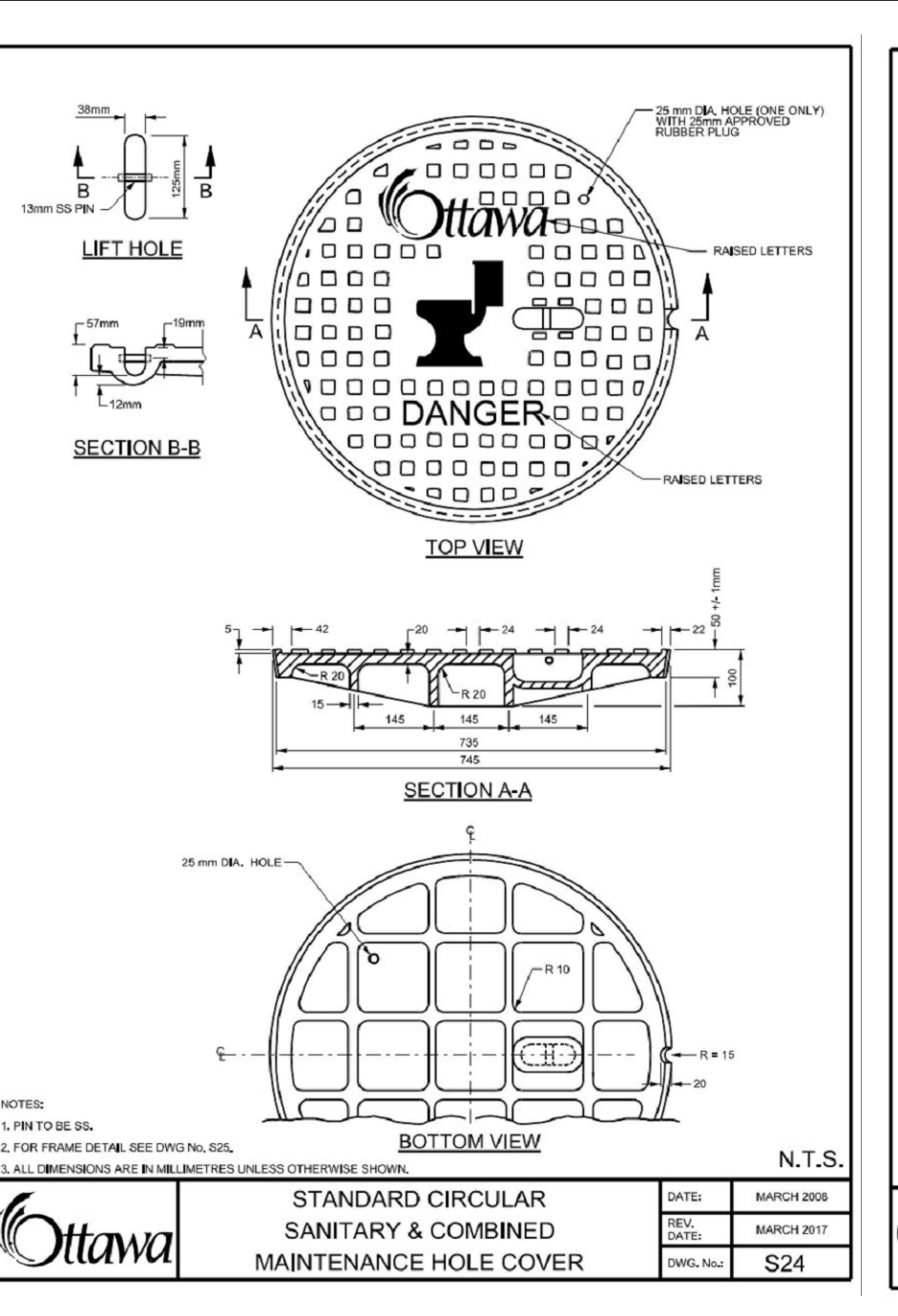
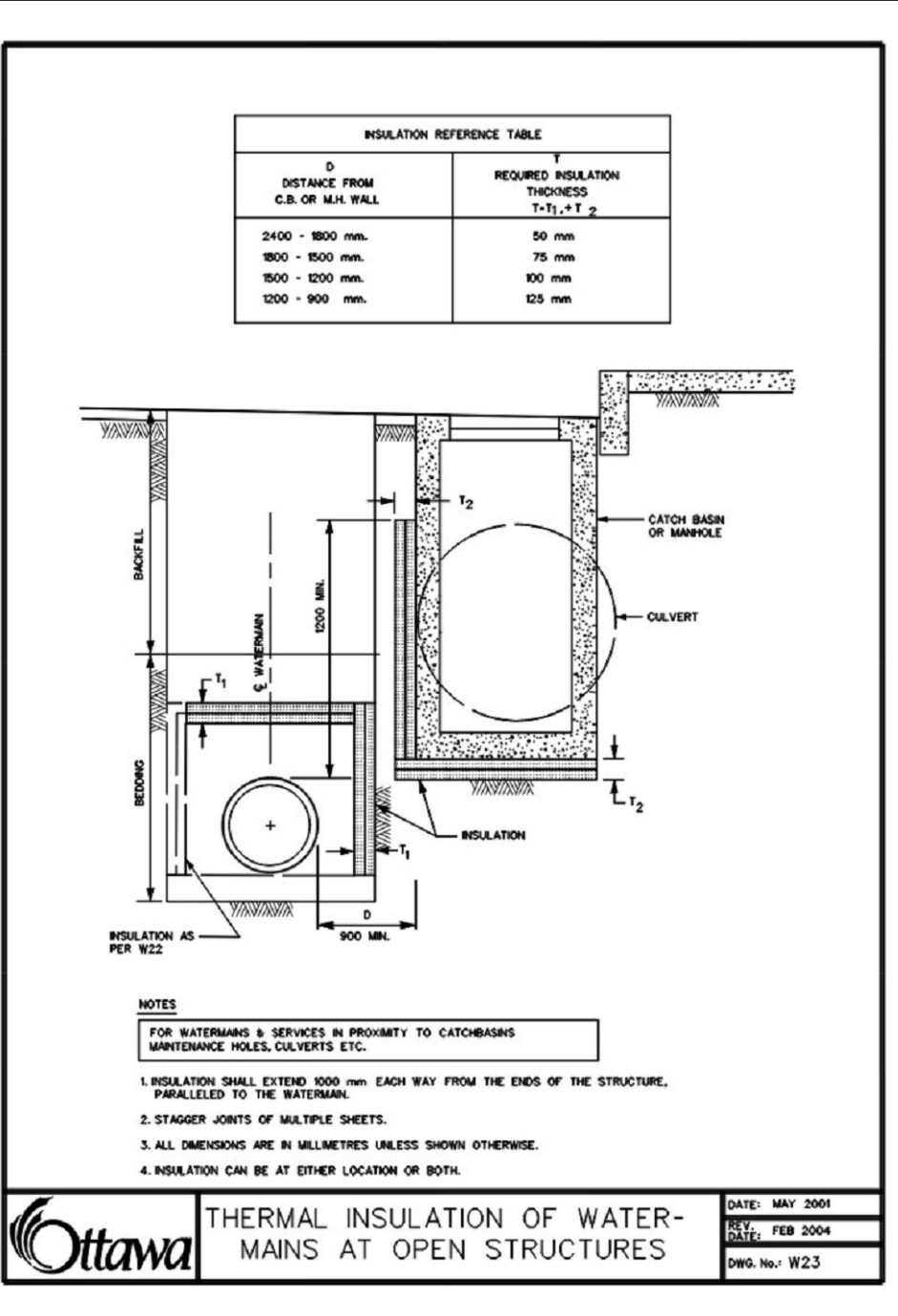
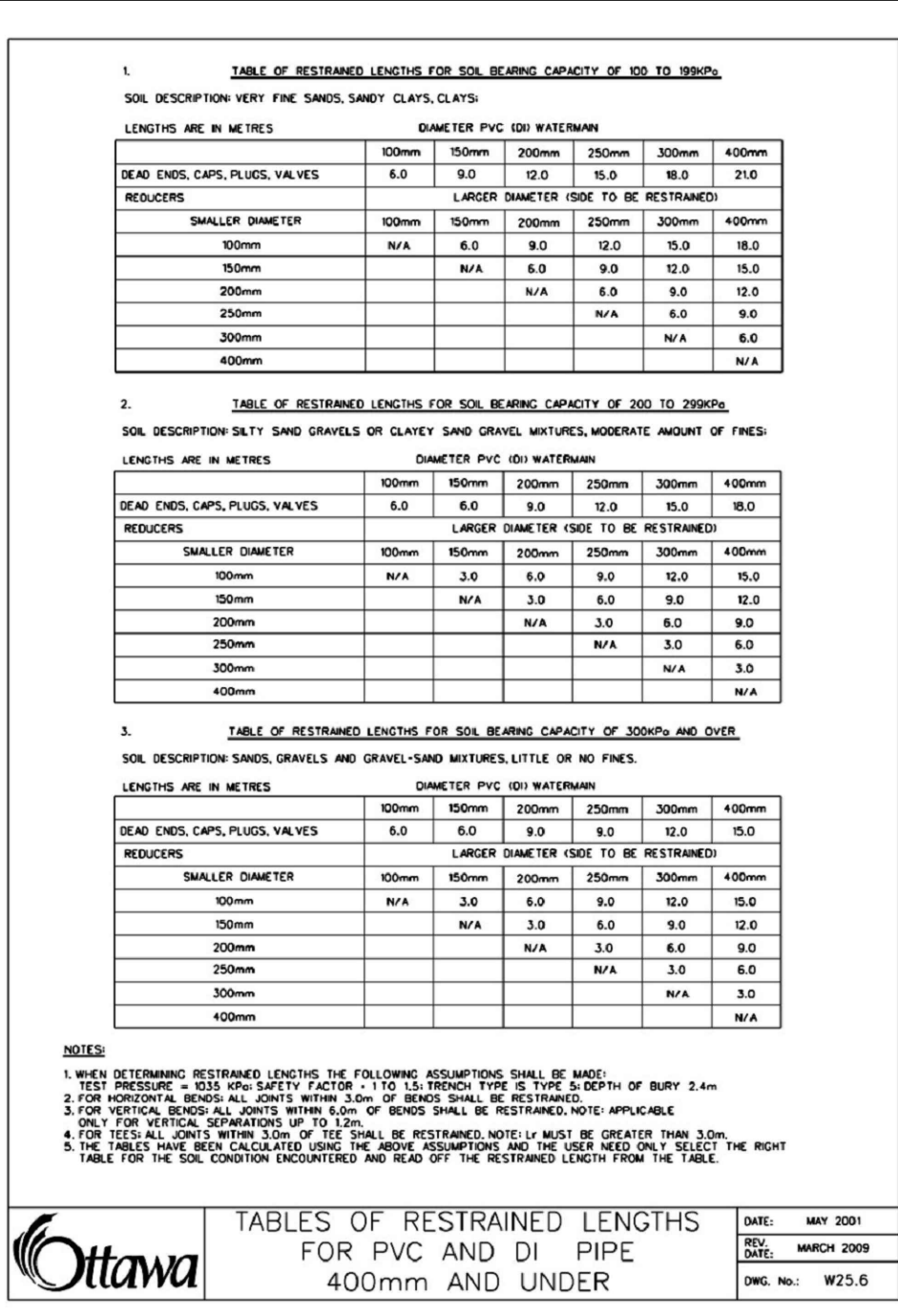
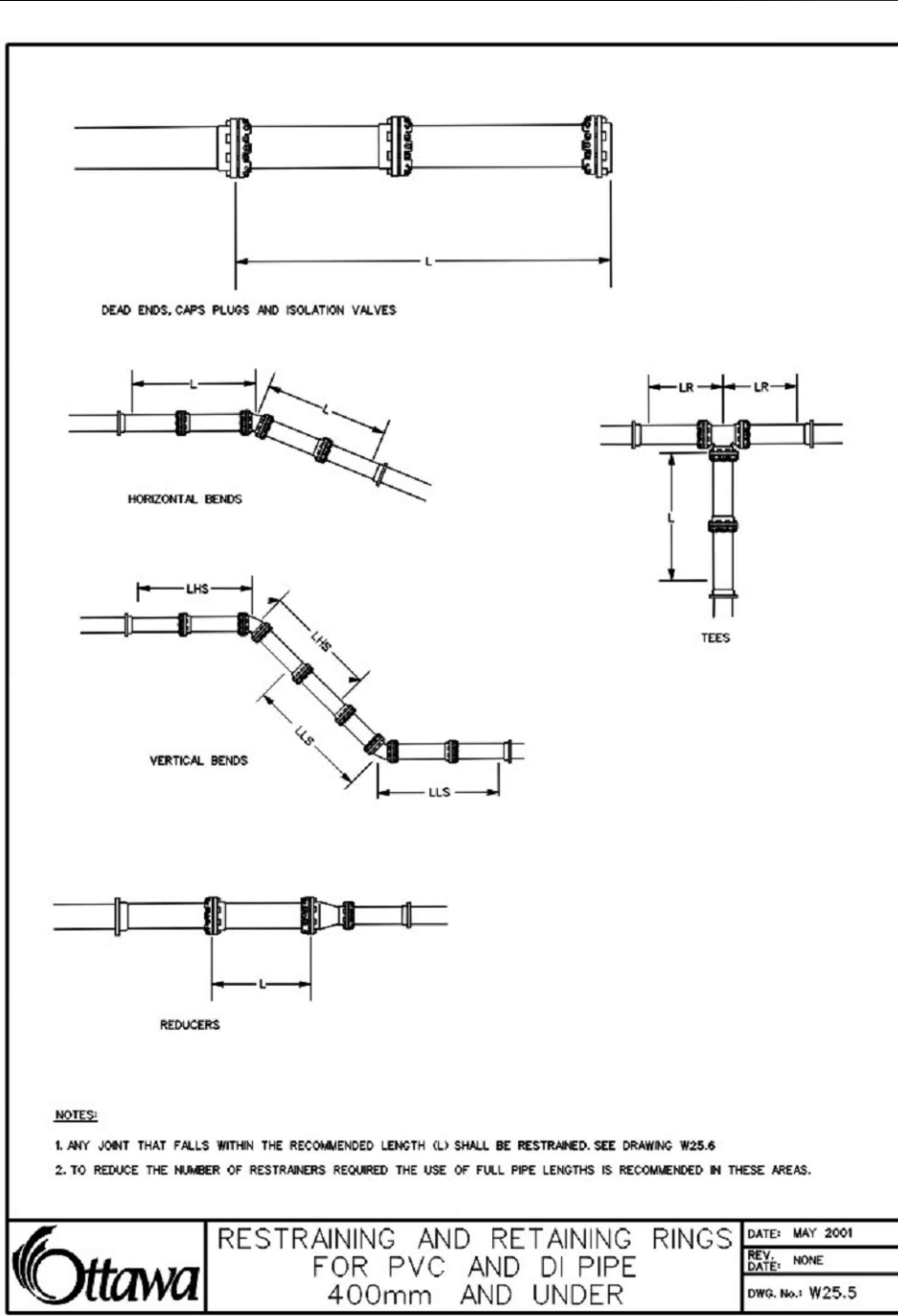
CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

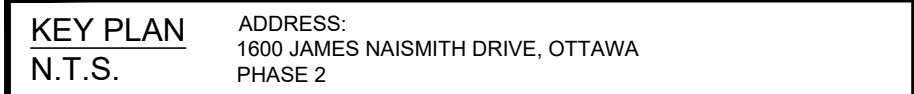
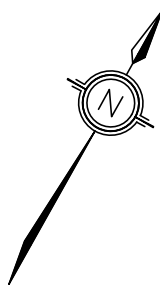
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

EROSION AND SEDIMENT CONTROL / CONSTRUCTION MANAGEMENT PLAN

SCALE: 1:500	PROJECT # 24062
DATE: JANUARY 2026	DRAWING #
DRAWN BY: TF	ESC/CMP
DESIGNED BY: TF	
CHECKED BY: TF	







1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE CONTRACTOR SHALL BE DEEMED TO BE THE RESPONSIBLE PARTY FOR THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF OTTAWA. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF OTTAWA WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
5. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE 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 UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 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.
7. THE CONTRACTOR SHALL BE REQUIRED TO PER SPSS, OPSS, MTPD AND CITY OF OTTAWA STANDARDS AND DETAILS.
8. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE ALLOWED. ANY CHANGES TO THE EXISTING BOUNDARY ELEVATIONS OR ADJACENT OWNER IS OBTAINED AND SUBMITTED IN A FORM ACCEPTABLE TO THE CITY.

1. WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 50 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA C943 B137.3-1986 WITH GASKETED ENDS.

2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 500mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING AS PER CITY OF OTTAWA STD DETAIL W25.2. ALL WATERMAINS AND SERVICES SHALL HAVE 2.4m MINIMUM COVER.

3. BEDDING FOR WATERMAINS SHALL BE AS PER OSPD 802.030.

4. COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM. ALL WATERMAINS WITH LESS THAN 2.4m COVER SHALL BE AS PER CITY OF OTTAWA DETAIL W22.

5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER CITY OF OTTAWA DETAIL W22.

6. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF, UNLESS OTHERWISE NOTED.

7. HYDRANT AND VALVE ELEVATIONS AS PER CITY OF OTTAWA DETAIL W19.

8. ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.

9. ALL HYDRANT VALVES SHALL BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12m BACK FROM STUBS.

10. PROVISIONS FOR FLUSHING WATERMAINS 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. ALL FLUSHING OUTLETS TO BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED.

11. PROVISIONS FOR FLUSHING WATER MAIN LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.

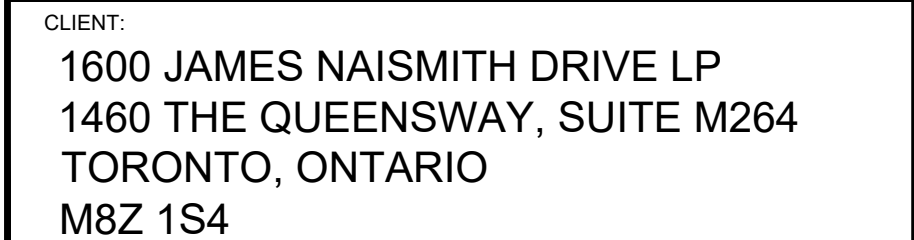
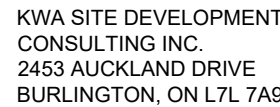
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.

13. ALL WATERMAIN AND SERVICE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.

1. MANHOLES SHALL BE AS PER OPSTD 701.010 AND OPSTD 701.011; FRAMES AND COVERS SHALL BE AS PER CITY OF OAKDALE DETAILS S24, S24.1, S25 & S28.1. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 5.0m.
2. ALL STORM SEWER PIPES SHALL BE 150mm Ø UNLESS OTHERWISE NOTED. CERTIFIED ASST D3034-04A, F679-03. SERVICE CONNECTION PIPE PIPE TO BE AS PER SDR-38 CLASS B 182 & 206 CERTIFIED ASST D3034-04A.
3. SINGLE CATCHBASINS SHALL BE AS PER OPSTD 705.010, WITH FRAMES AND COVERS AS PER CITY OF OAKDALE DETAIL S19 OR S19.1.
4. CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSTD 802.030, PIPE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSTD 802.030 TO TOP OF SEWER WITH A MINIMUM 100mm OF BEDDING. SEWER NATIVE BACKFILL TO BE COMPACTED TO A MINIMUM STANDARD PROCTURE DENSITY.
5. ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PIPE SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 525mm DIA. AND LARGER SHALL BE PIPE SDR-35 OR APPROVED EQUIVALENT. ALL 525mm AND LARGER PIPES TO BE REINFORCED CONCRETE CLASS 'A' SPECIFIED (65D, 100D, 140D) OR LATEST AMENDMENT UNLESS OTHERWISE SPECIFIED.
6. ALL SANITARY PIPE SEWER PIPES SHALL BE SDR-35 EQUAL CLASS A SPECIFICATIONS UNLESS OTHERWISE NOTED OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PIPE CLASS DR 28 INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR RESIDENTIAL DWELLINGS.
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSTD 401.030

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM_ZONE_9, 507633W), NAD 83 (ORIGINAL)						
VERTICAL DATUM:	ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC DATUM BY (CGVD-93). TIDE GAUGES ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A FLATMAP DATED: 05/04/2015						
BEARING:	BEARINGS ARE GRG. DERIVED FROM CANNETT RIVER NETWORK GPS OBSERVATIONS ON 9/30/2017 AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A FLATMAP DATED: 05/04/2015 NORTH ARROW POINT: 100° 00' 00" W WEST LONGITUDE MTM_ZONE_9: NAD 83 (ORIGINAL) UTM_ZONE_9: 507633W UTM_ZONE_9: 507633W UTM_ZONE_9: 507633W						
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING						
SURVEY:	STANTEC, 220909						
2	SITE PLAN APPROVAL - SUBMISSION 2			JULY 2026	TF		
1	SITE PLAN APPROVAL - SUBMISSION 1			FEB 2026	TF		
NO.	ISSUE			DATE	BY		

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
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 UNTIL 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.



SCALE:	H SCALE - 1:250 V SCALE - 1:50	PROJECT # 24062
DATE:	JANUARY 2026	
DRAWN BY:	TF	DRAWING # PP1
DESIGNED BY:	TF	
CHECKED BY:	TF	

SPC# D07-12-26-0016 / PLAN #19435

