

July 10, 2026

File: 103752.002 - Rev1

To: 1600 James Naismith LP, 1460 The Queensway, Suite M264, Toronto, Ontario

From: Matthew Rainville, C.E.T.

**Re: Geotechnical Review of Servicing and Grading Plans
Proposed Development, 1600 James Naismith Drive, Ottawa, Ontario**

At your request, GEMTEC has reviewed the plans that have been provided to our firm to confirm that the applicable information provided on the plans complies with the recommendations provided in our report 'Geotechnical Investigation, Proposed Residential Development, 1600 James Naismith Drive, Ottawa, Ontario', dated February 13, 2026.

Specifically, the following plans (prepared by KWA Site Development Consultants Inc.) have been reviewed, and these are attached to this document:

- Drawings No. S1, S2, and S3 – Servicing Plan, dated July 2026;
- Drawings No. G1 and G2 – Grading Plan, dated July 2026;
- Drawings No. D1 and D2 –Details, dated July 2026; and,
- Drawing No. PP1 – Service Connection Profile, dated July 2026

Based on our review of the noted plans, it is considered that the information provided on the plans, to which the geotechnical recommendations provided in GEMTEC's noted report are relevant, is in conformance with those recommendations.

We trust this memorandum and its attachments provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

A handwritten signature in black ink, appearing to read 'M. Rainville', with a stylized, flowing script.

Matthew Rainville, C.E.T.
Senior Geotechnical Technologist

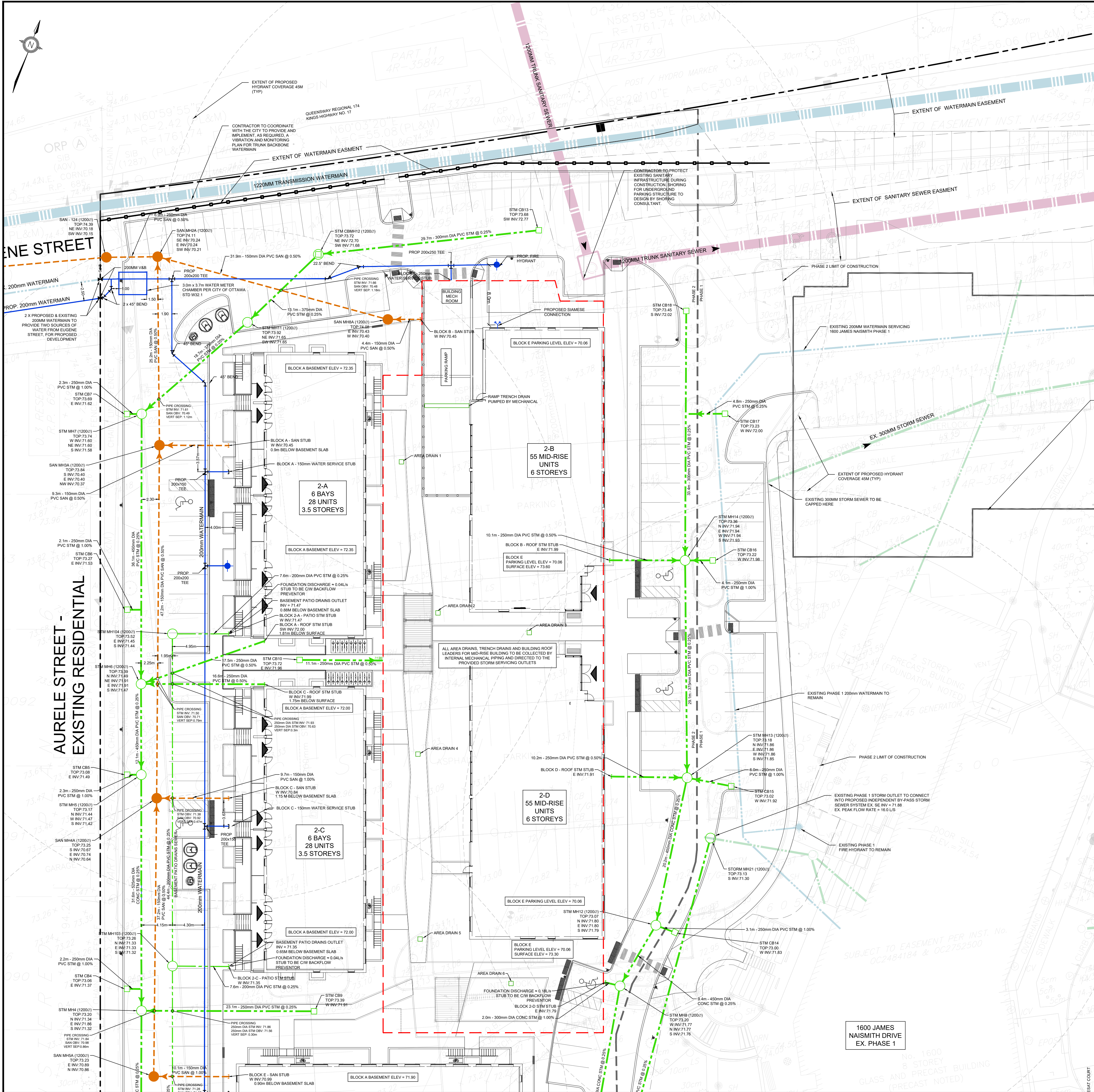
Enclosures

1. Copies of reviewed plans

N:\Projects\103700\103752.002\02_Project Management\City Ottawa Comments\103752.002_MEM02_Design Plans Rev_2026-07-10_Rev1.docx

REFER TO S3 FOR CONTINUATION

File: \\www-4202-common-proj\proj\24062_Monro_James_Naismith_Drive_LP_24062_Servicing_Plan.dwg, Layout: S1 Date: Jul 10, 2026 7:45am, Edit By: KWA



REFER TO S2 FOR CONTINUATION

GENERAL NOTES:

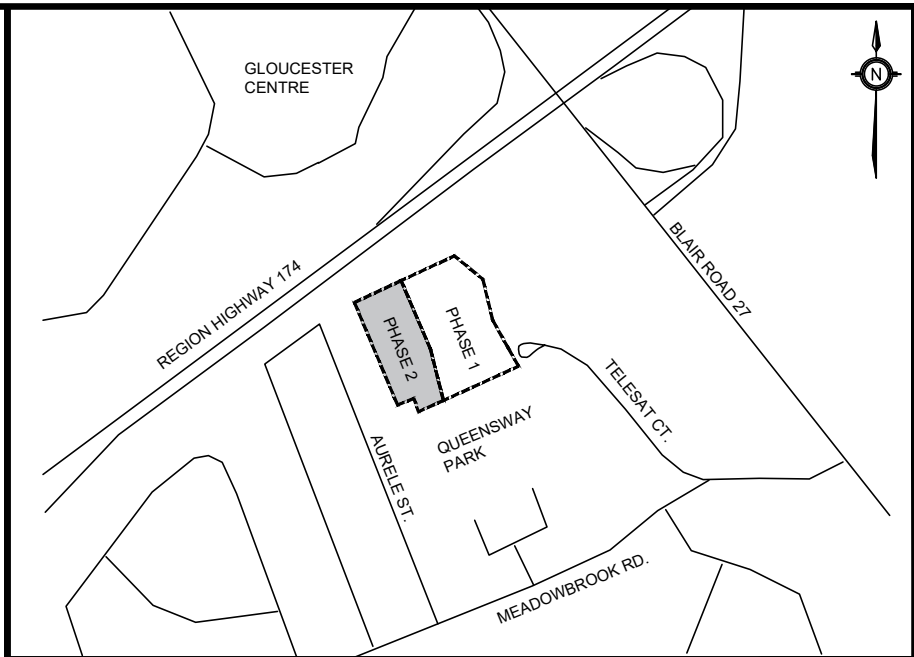
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- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
- ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
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- 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/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 OPSD, OPSD, MTDQ 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 W25.3 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 FLOOD 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 B51 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, 150mm MINIMUM, PVC CLASS DR 26 INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 801.030.
- 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 TUNED 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
	STM. 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 (NTM, ZONE 9, CMTS 30W), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1985) 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 19770335 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL). 19770335 NAD83(83) E 330015.44 19880191 NAD83(83) E 330015.44
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

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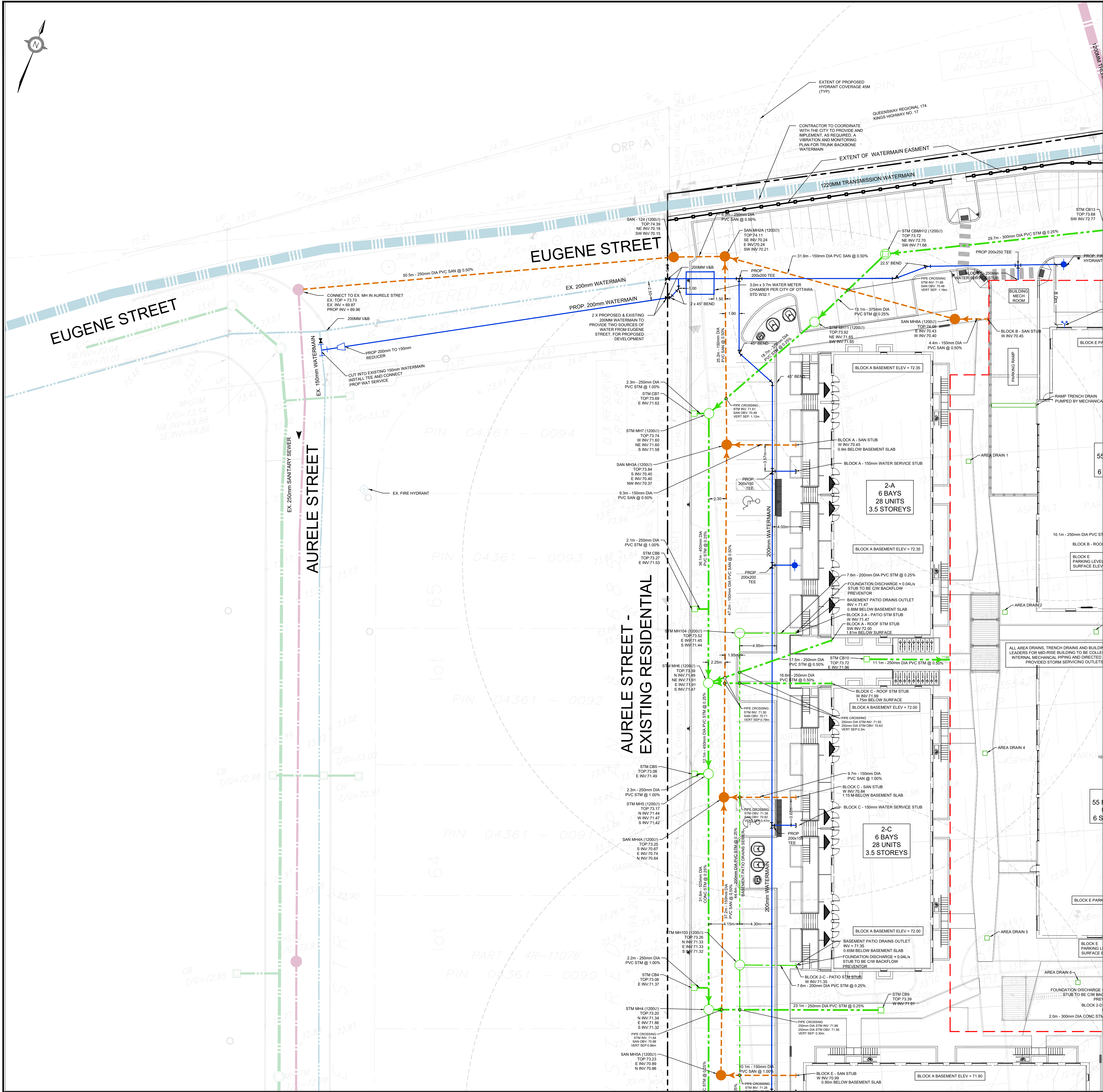
KWA SITE DEVELOPMENT
CONSULTING INC.
2455 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

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

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SERVICING PLAN

SCALE: 1:250	PROJECT # 24062
DATE: JANUARY 2026	DRAWING #
DRAWN BY: TF	S1
DESIGNED BY: TF	
CHECKED BY: TF	



GENERAL NOTES:

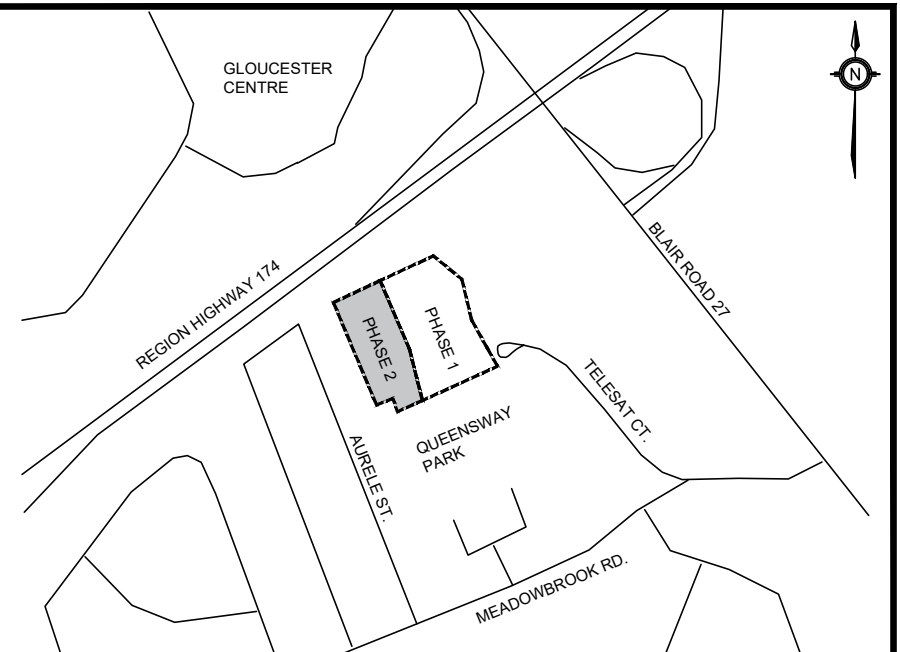
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KEY PLAN
N.T.S.

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
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- STM. MH / CBMH / DCBMH / OGS
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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

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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	



- 1 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT
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- 3 PROJECTS. THE CONTRACTOR SHALL BE DEEMED TO BE AWARE OF THE
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- 18 PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND IDENTIFIED
- 19 BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE
- 20 IMMEDIATELY REPORTED TO THE ENGINEER LOST TIME DUE TO FAILURE OF THE
- 21 CONTRACTOR TO OBTAIN OR VERIFY UTILITIES PRIOR TO CONSTRUCTION.
- 22 CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- 23 PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE
- 24 CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF OTTAWA'S
- 25 OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD
- 26 OCCUPANCY/ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING
- 27 ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
- 28 ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ADJACENT
- 29 PROPERTY AND THE CITY OF OTTAWA STANDARDS AND DETAILS.
- 30 NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL
- 31 BE MADE. ANY ALTERATIONS SHALL BE SUBMITTED WITH THE ADJACENT
- 32 PROPERTY OWNER'S CONSENT. ANY ALTERATIONS SHALL BE SUBMITTED TO THE
- 33 OWNER IS OBTAINED AND SUBMITTED IN A FORM ACCEPTABLE TO THE CITY.

ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOIL 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 THE REQUIRED PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.

THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.

THE CATCHBASIN CURB SHALL HAVE A LENGTH OF 3.0m EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYERS AS PER DETAIL ON DRAWING D1.

THE CATCHBASIN CURB SHALL 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, BUT 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 CONSTRUCTED SHALL BE SUBJECT TO INSPECTIONS BY THE CITY ENGINEER. 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. JOINTS 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 TO THE TOP OF THE SUBGRADE SHALL BE CONSTRUCTED AS PER DETAIL ON DRAWING D1.

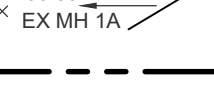
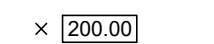
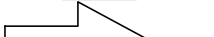
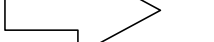
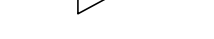
EMBANKMENTS TO BE SLOPED AT MAX 3:1, UNLESS OTHERWISE SPECIFIED.

ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNERS' ARCHITECTURAL ENGINEERING CONSULTANTS DRAWING. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPSS 1712.

AS-CONSTRUCTED RETAINING WALL DRAWINGS: THE 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 BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

AS-CONSTRUCTED ELECTRICAL: PROVIDE TO THE ENGINEER 1 (ONE) SET OF AS-CONSTRUCTED SITE SERVING, GRADING, AND SITE ELECTRICAL DRAWINGS.

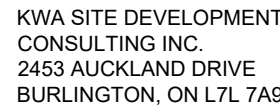


	PROPOSED ITEMS
	EXISTING ITEMS
	LIMIT OF PHASE 2 CONSTRUCTION
	LIMIT BETWEEN PHASE 1 AND PHASE 2
	LIMIT OF BUILDING STRUCTURE
	LIMIT OF UNDERGROUND STRUCTURE
	BUILDING ENTRANCE
	PROP ELEVATION TO MATCH EXISTING
	EMERGENCY OVERLAND FLOW ROUTE
	SANITARY MH
	STM MH / CBMH / DCBMH / OGS
	CB / DCB / AD /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

HORIZONTAL DATUM:	PROJECTION: MODIFIED TRANSVERSE MERCATOR (MTM, ZONE 6, CAT# 30V), NAD 83 (ORIGINAL)
VERTICAL DATUM:	ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928: 1978) AND ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON A PLAN BY STANTEC
BEARING:	BEARINGS ARE GRIS, DERIVED FROM CANNETN RIVER NETWORK GPS OBSERVATIONS, ON NODS HORIZONTAL CONTROL MONUMENTS 1973305 AND 19690191, CENTRAL MONUMENT, 76.30 WEST LONGITUDE MTM ZONE 6, NAD 83 (ORIGINAL): 1973305 UTM500005.42 E 334848.04 19690191 N 5035564.26 E 380004.94
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.

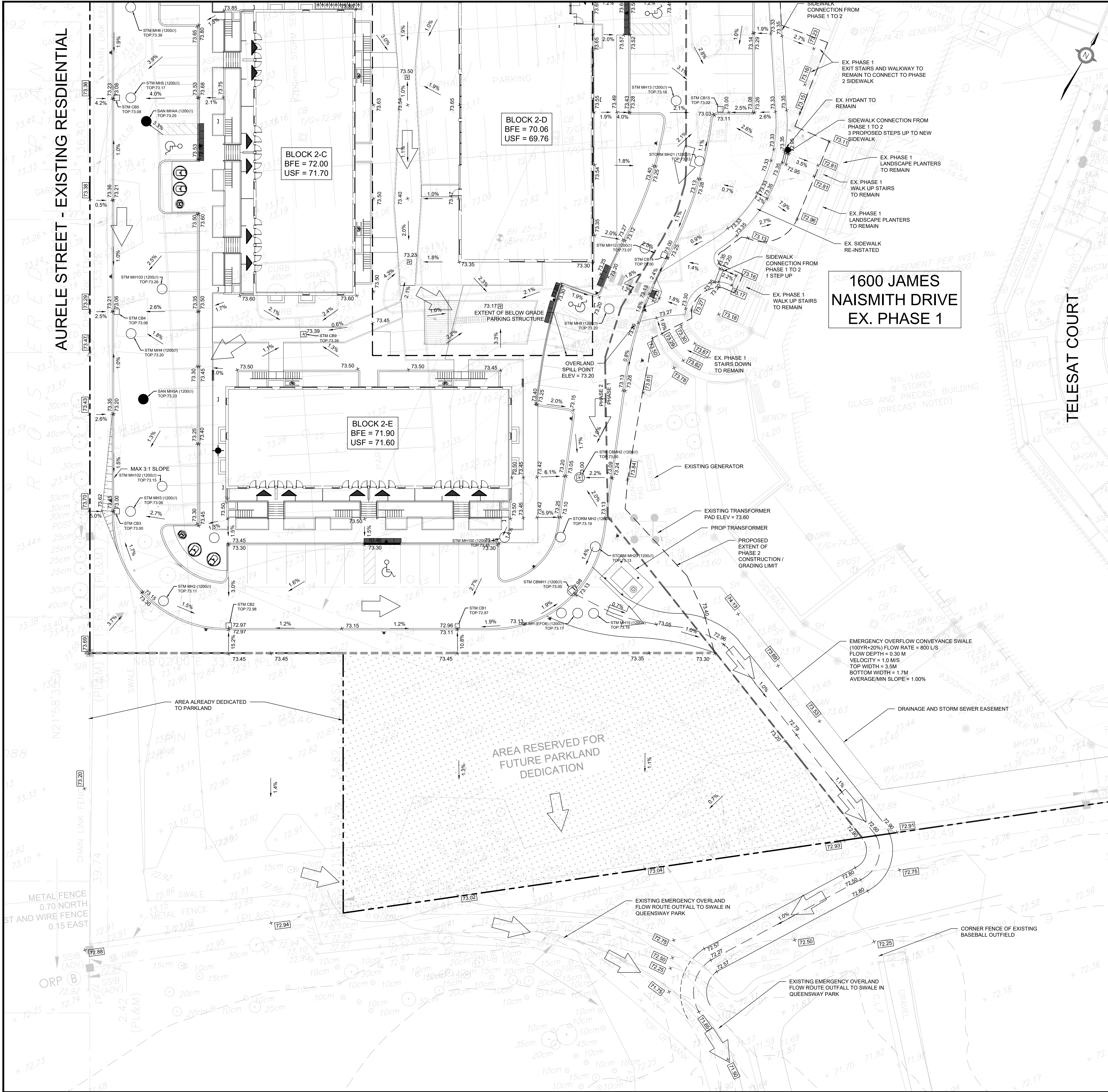


CLIENT:

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

1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SCALE: 1:250	5m	PROJECT # 24062
DATE: JANUARY 2026		
DRAWN BY: TF		DRAWING # G1
DESIGNED BY: TF		
CHECKED BY: TF		

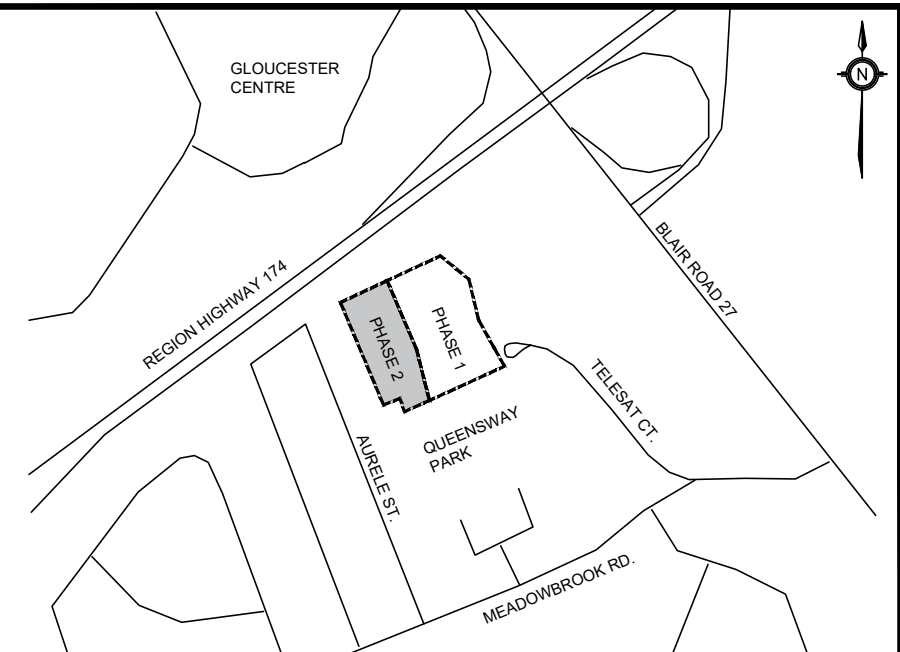


GENERAL NOTES:

- 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 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 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 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 CAN-NET VRS NETWORK GPS OBSERVATIONS ON NOV. 1997/2000. NAD 83 (ORIGINAL). 1977/2000 NAD 83 (ORIGINAL). 1988/1991 NAD 83 (ORIGINAL). 1988/1991 NAD 83 (ORIGINAL).	
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.



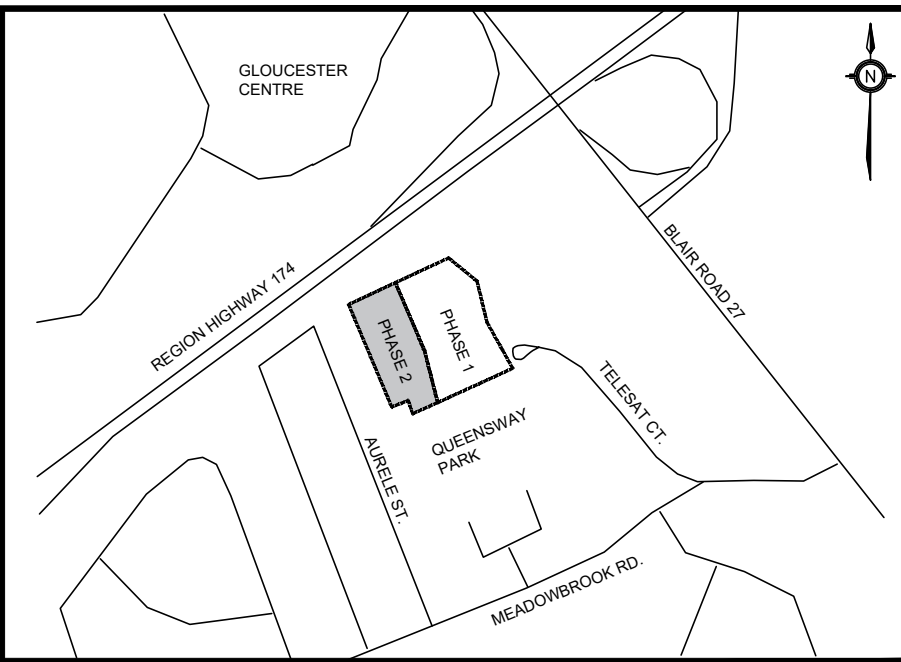
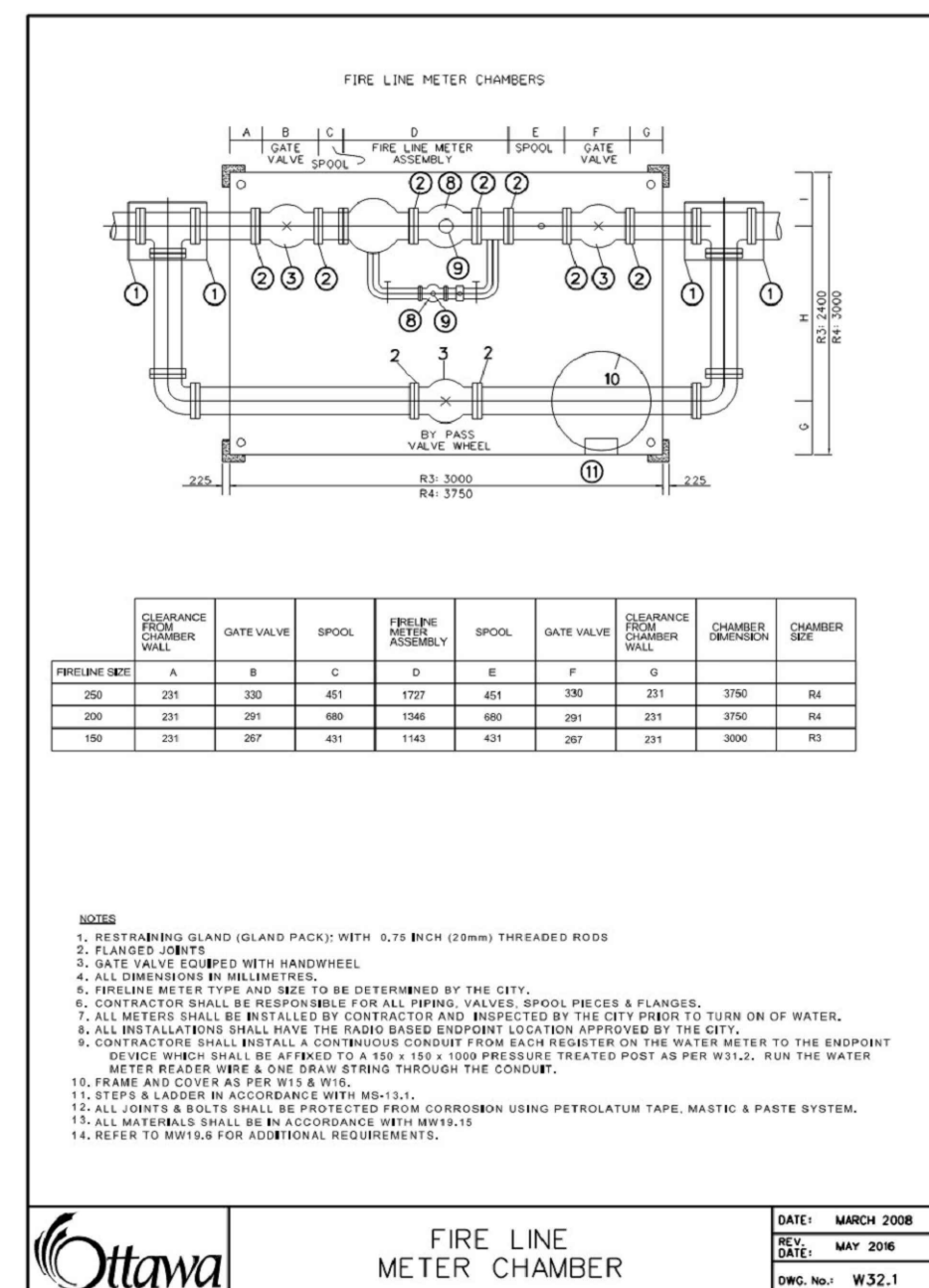
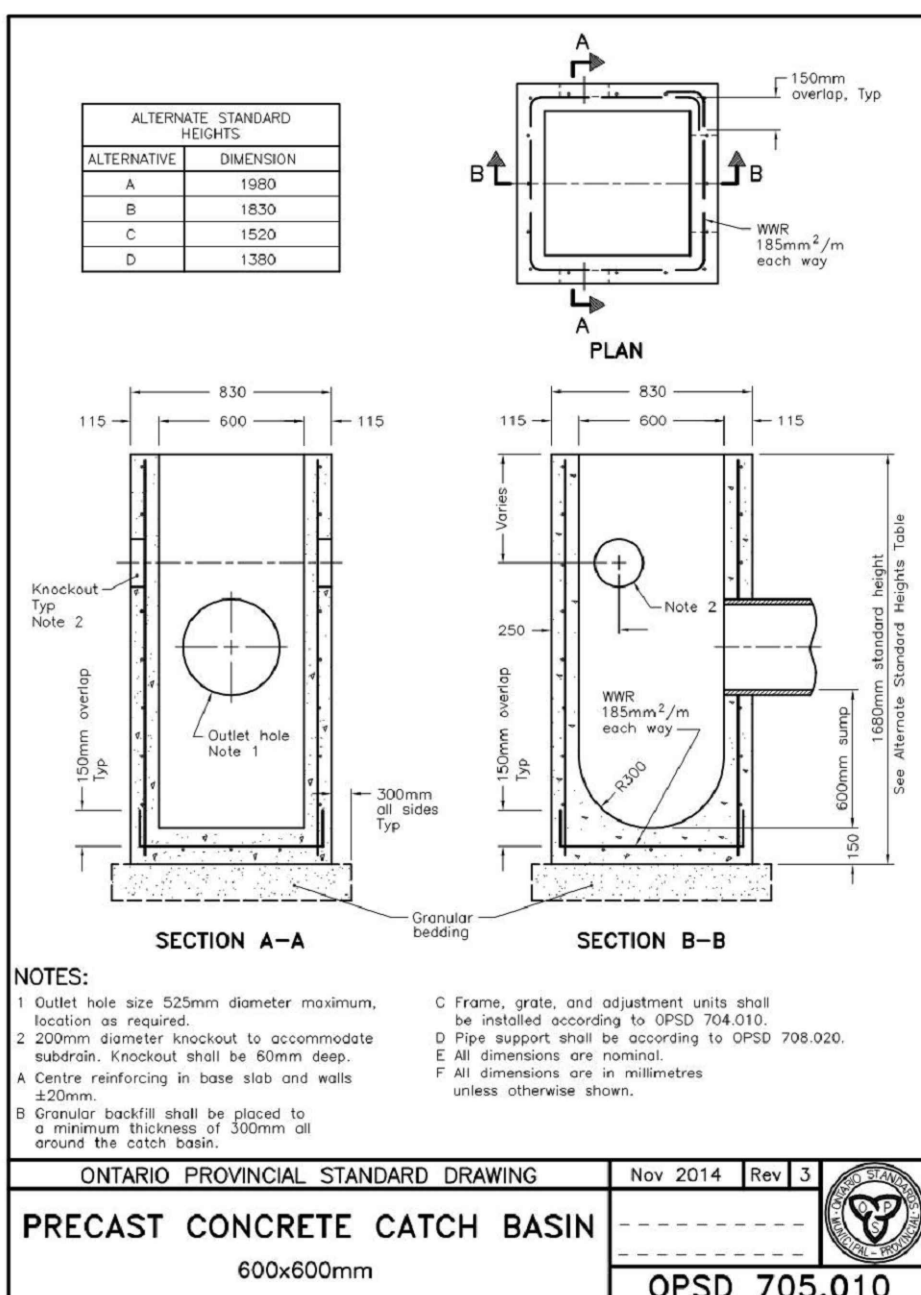
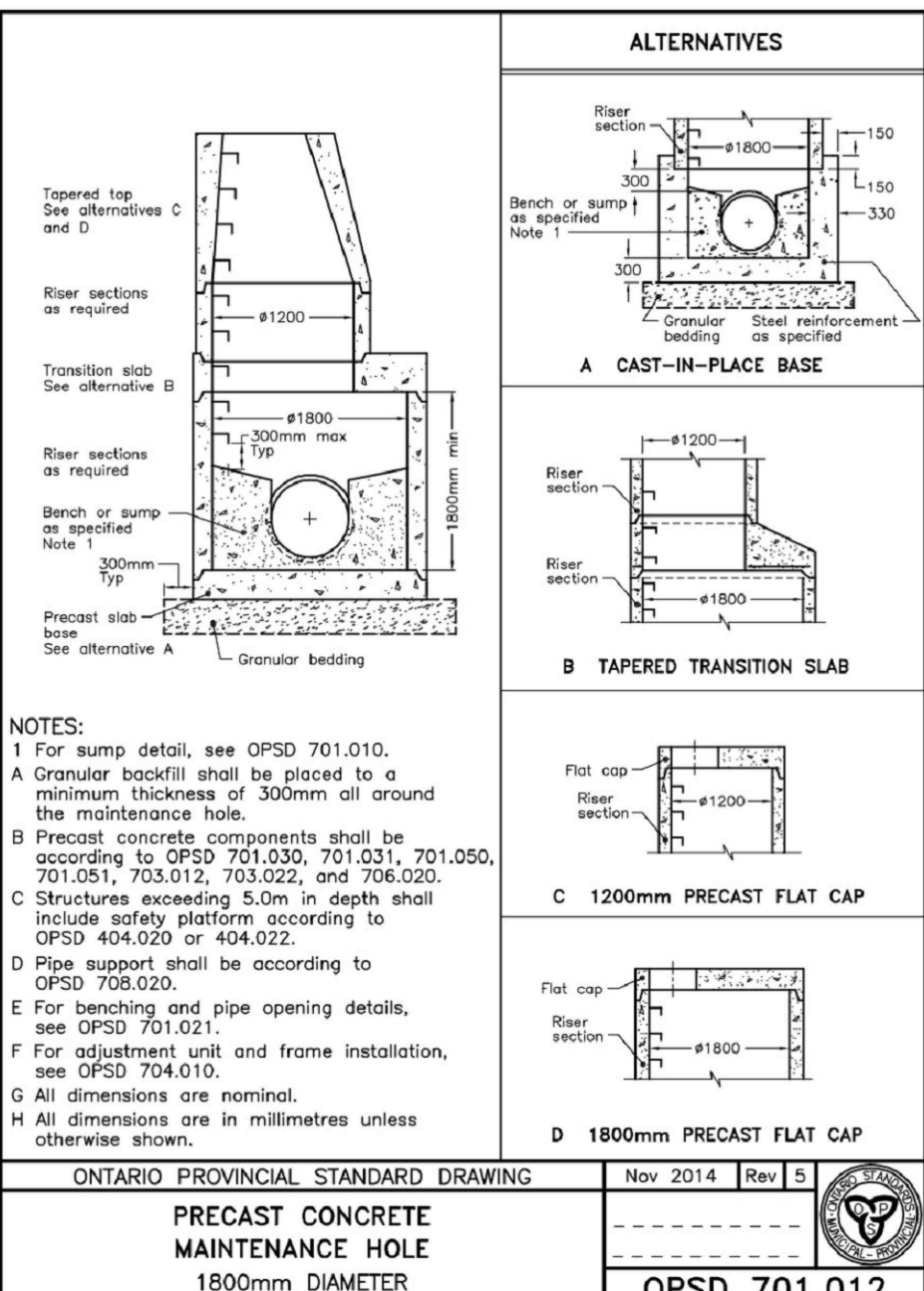
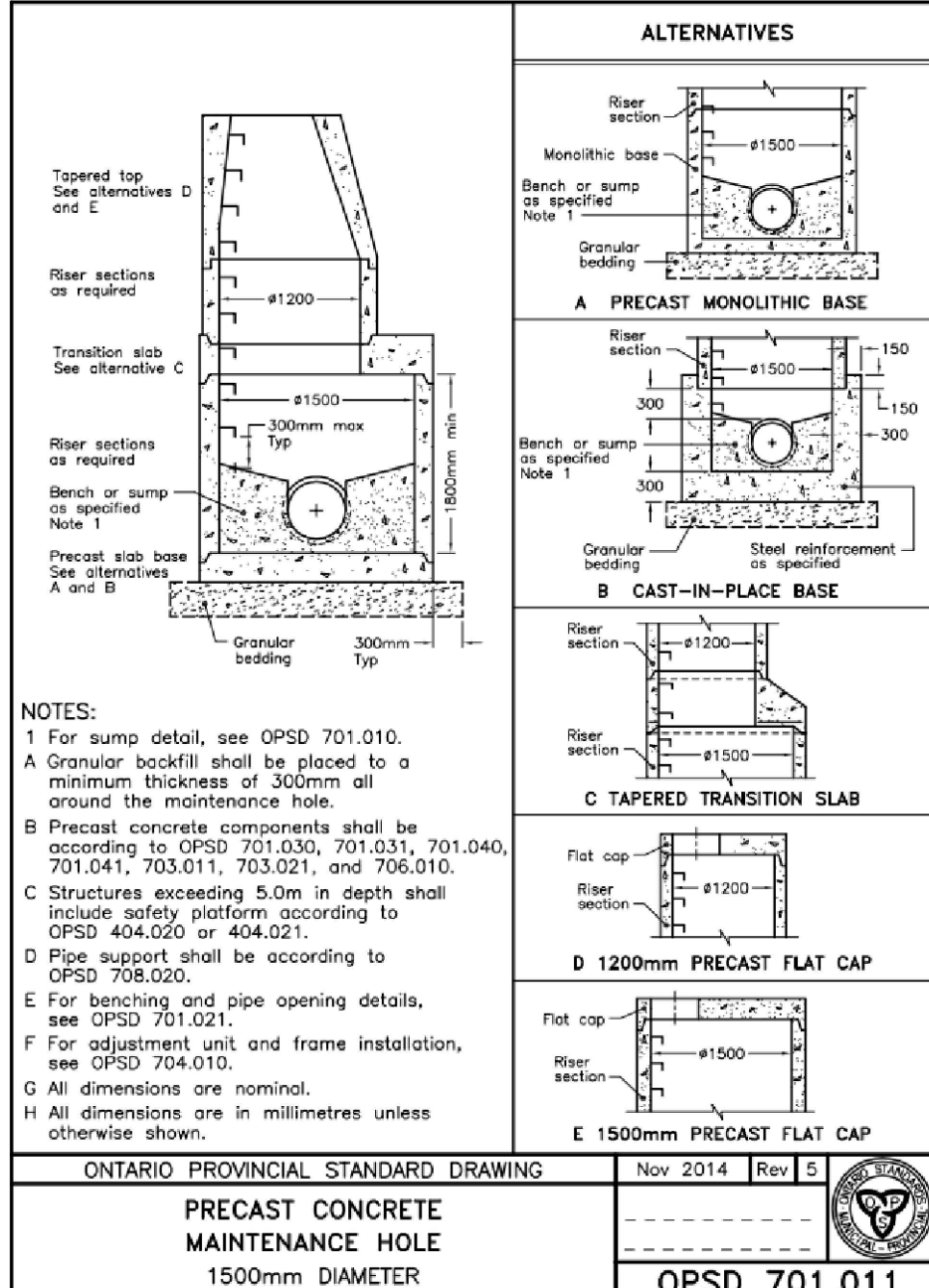
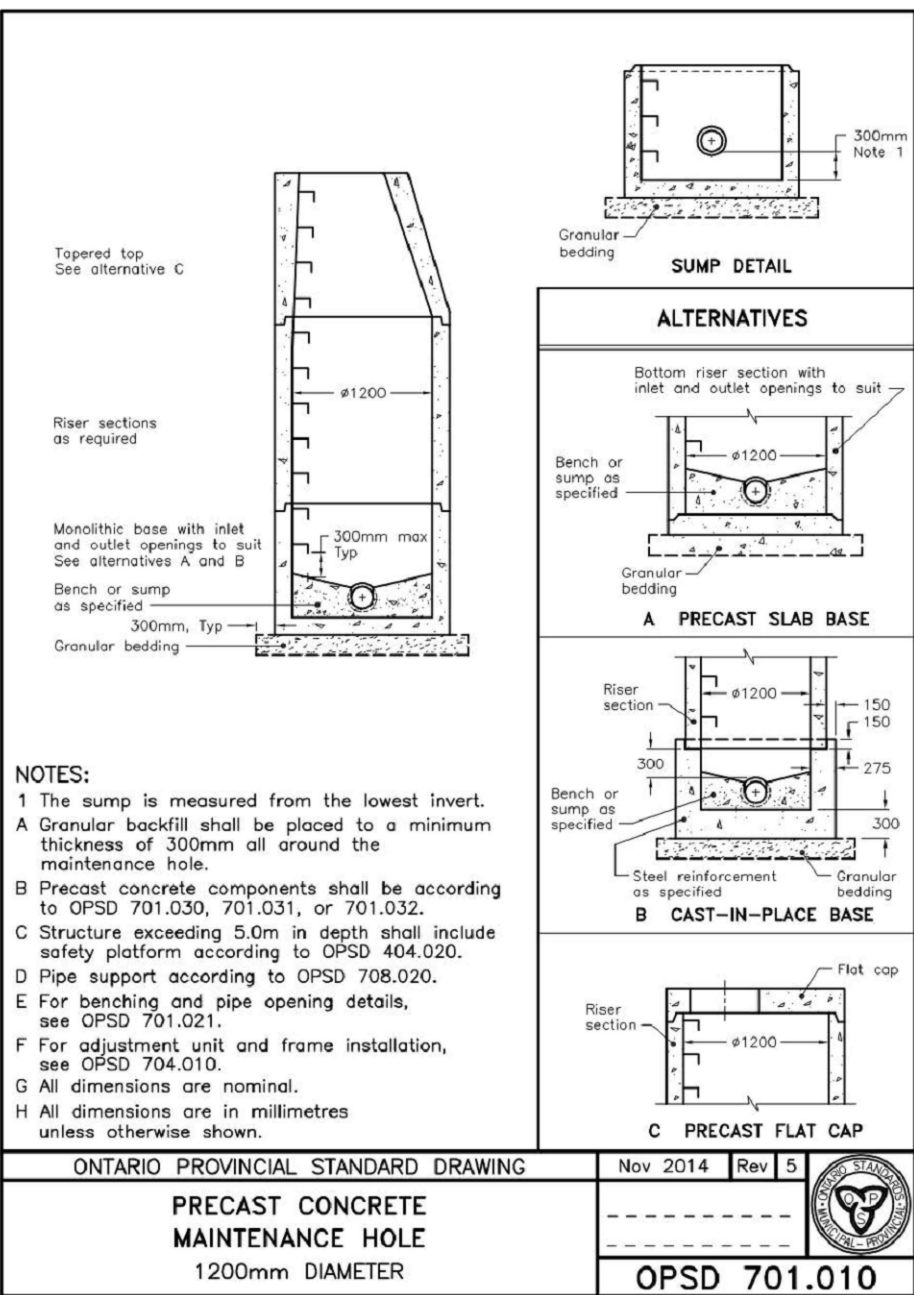
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

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

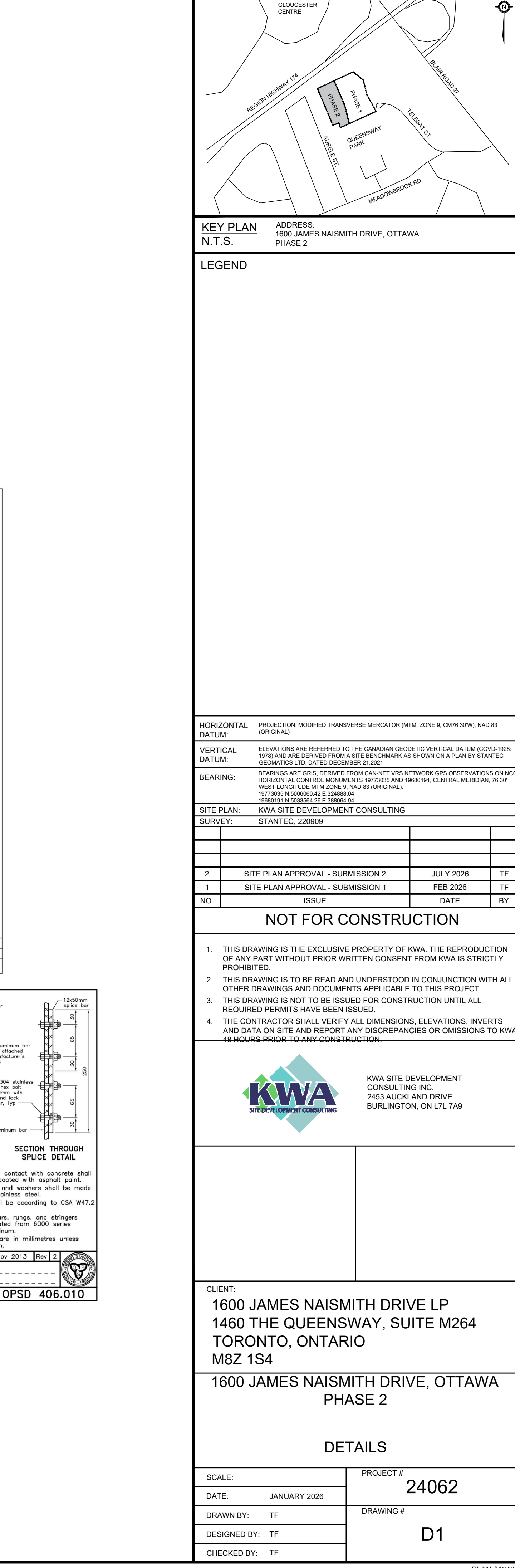
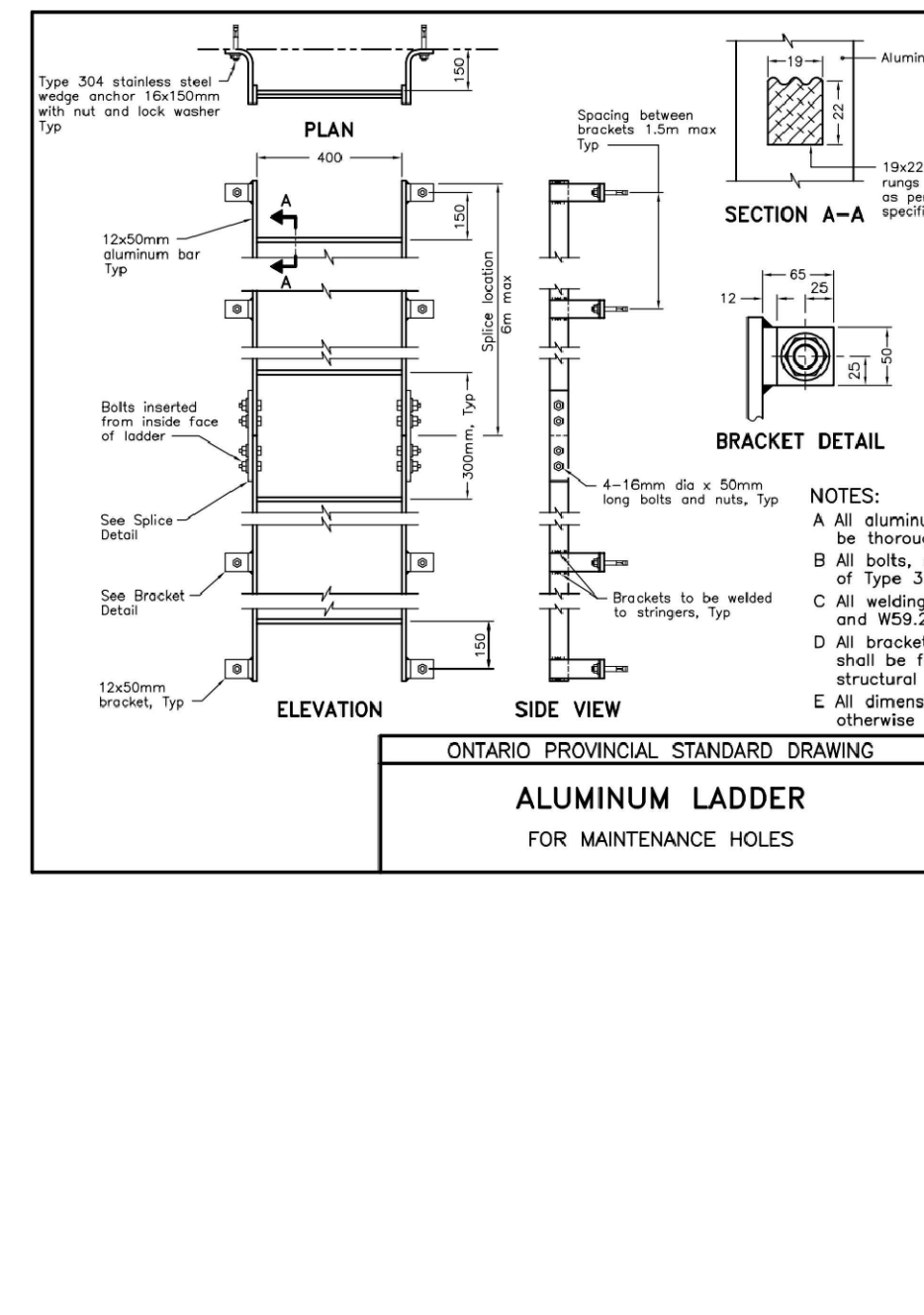
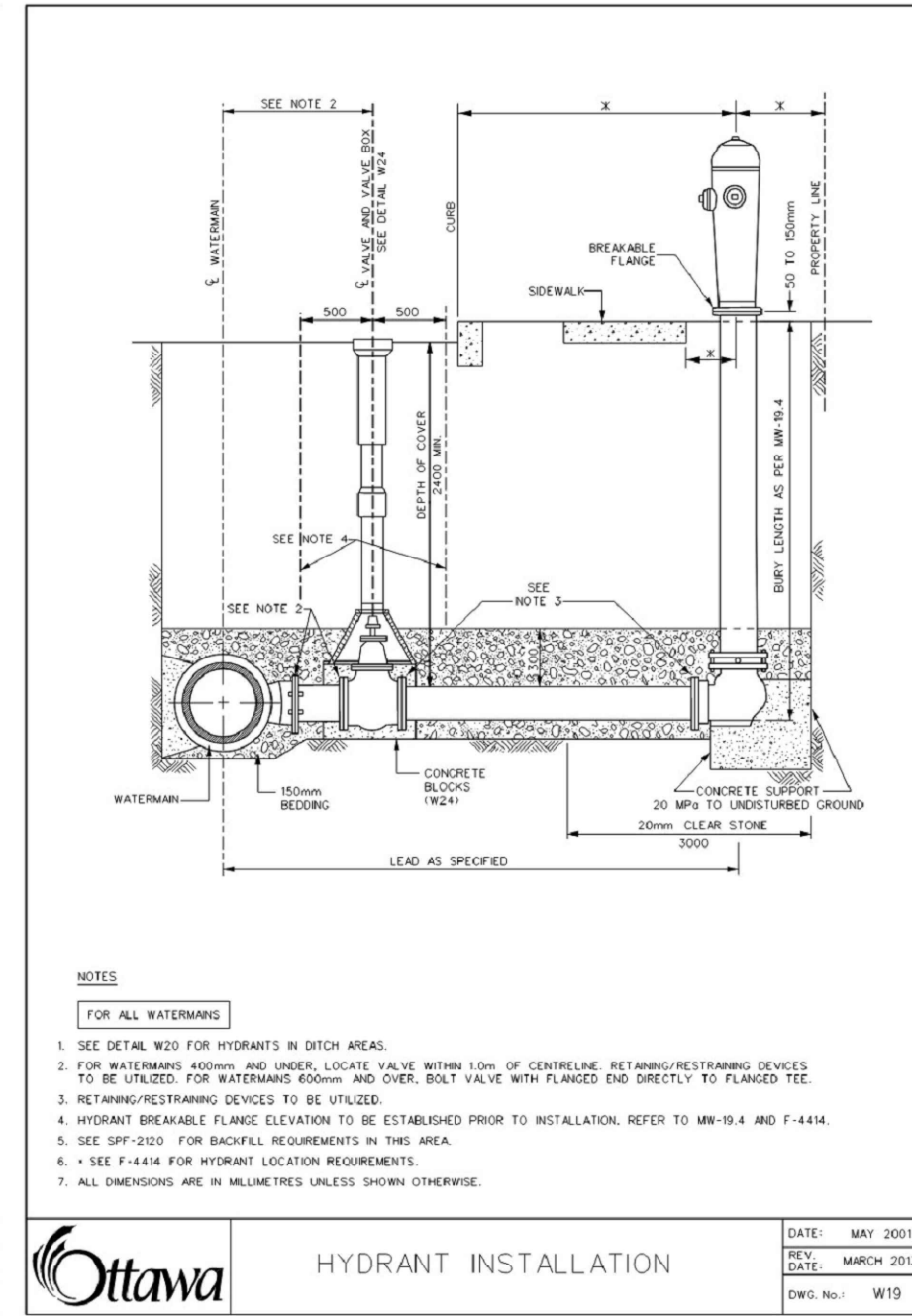
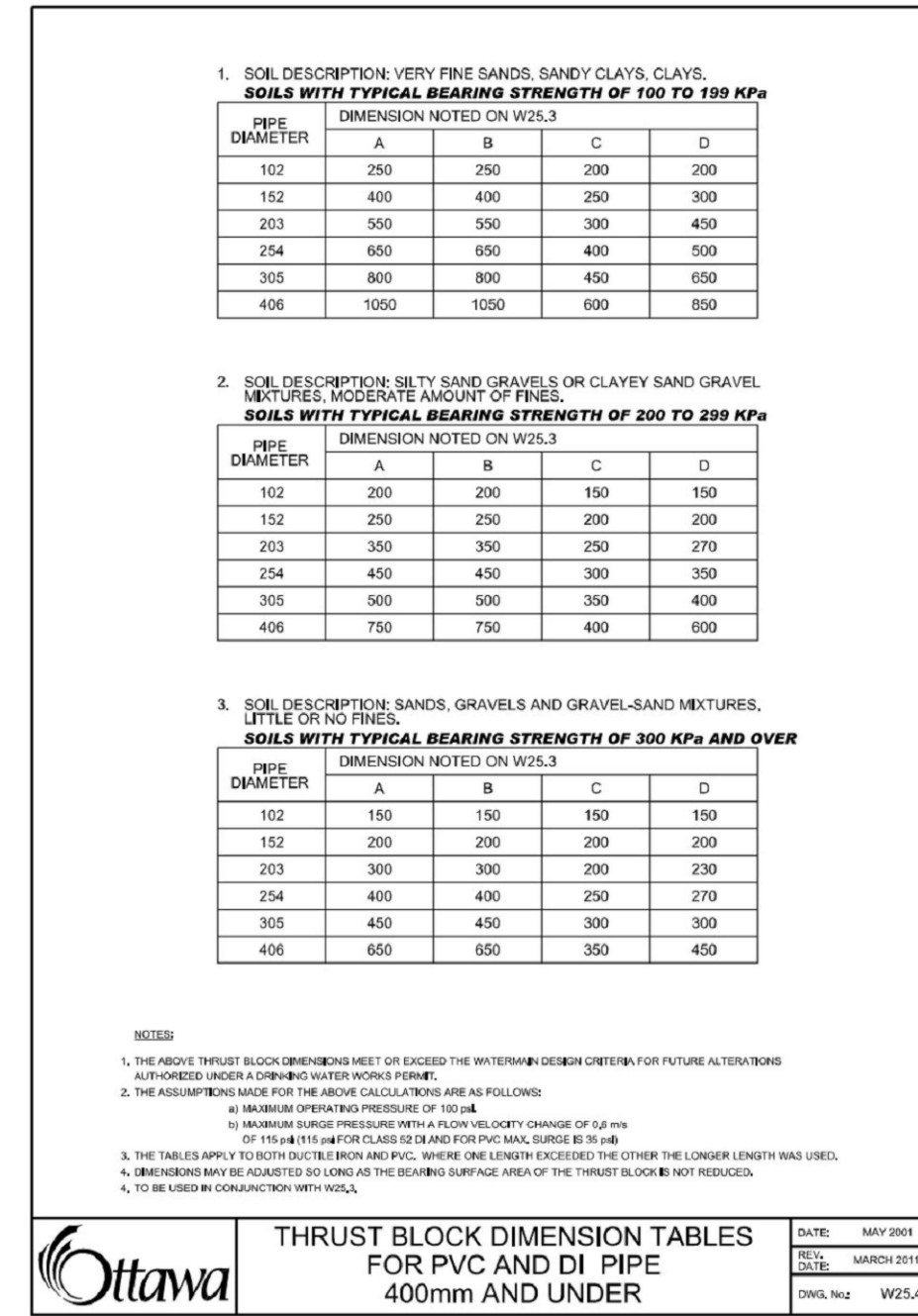
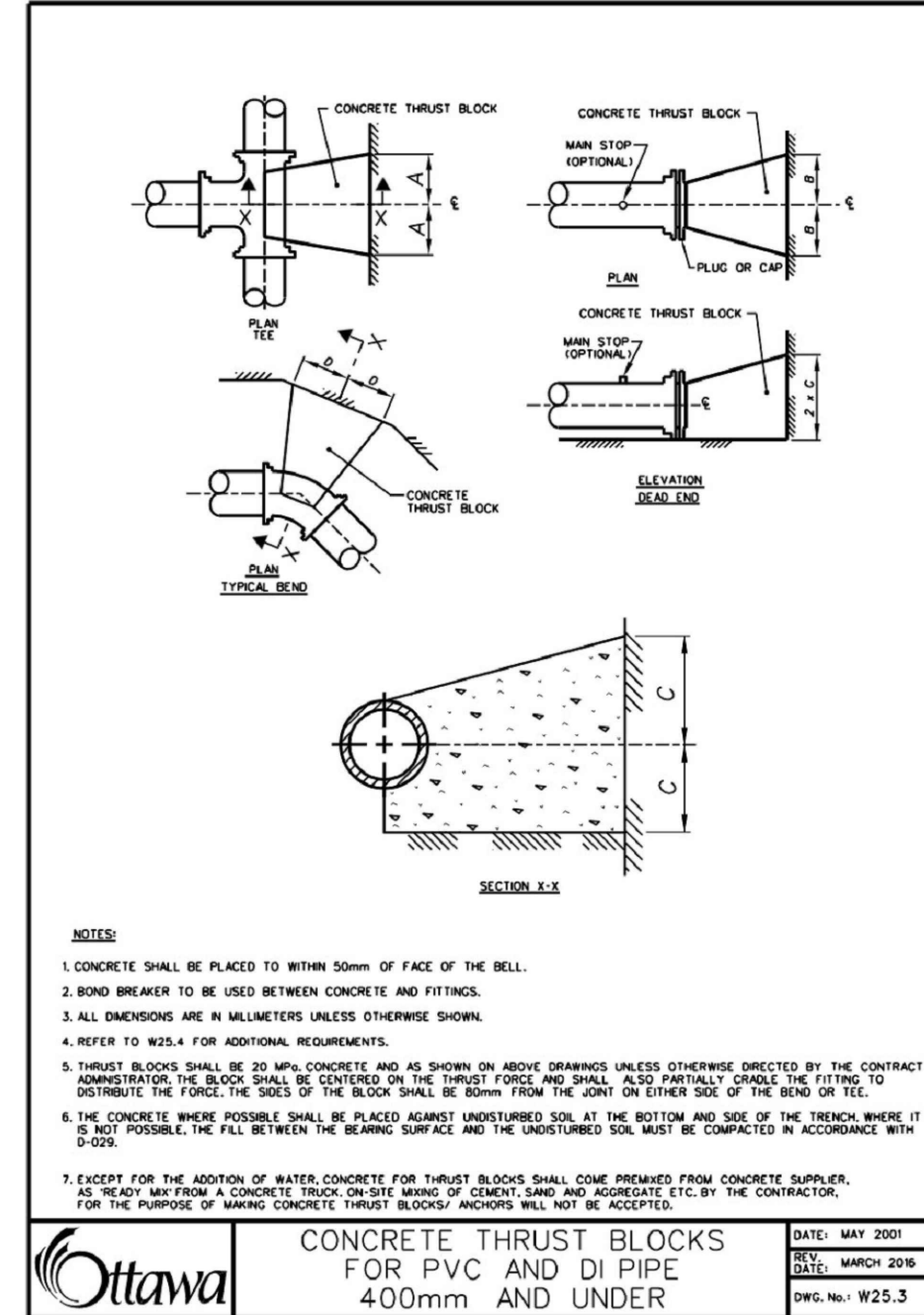
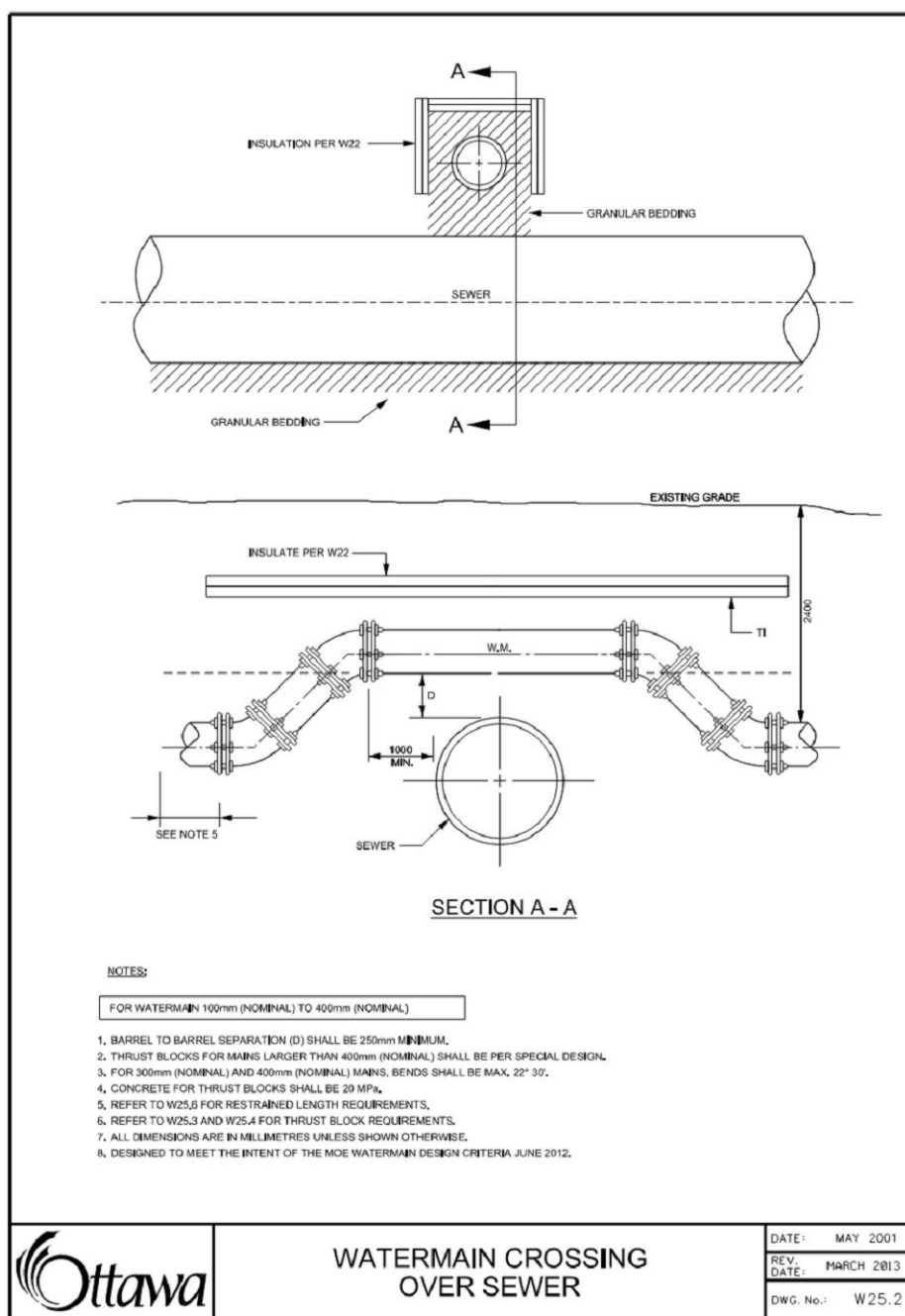
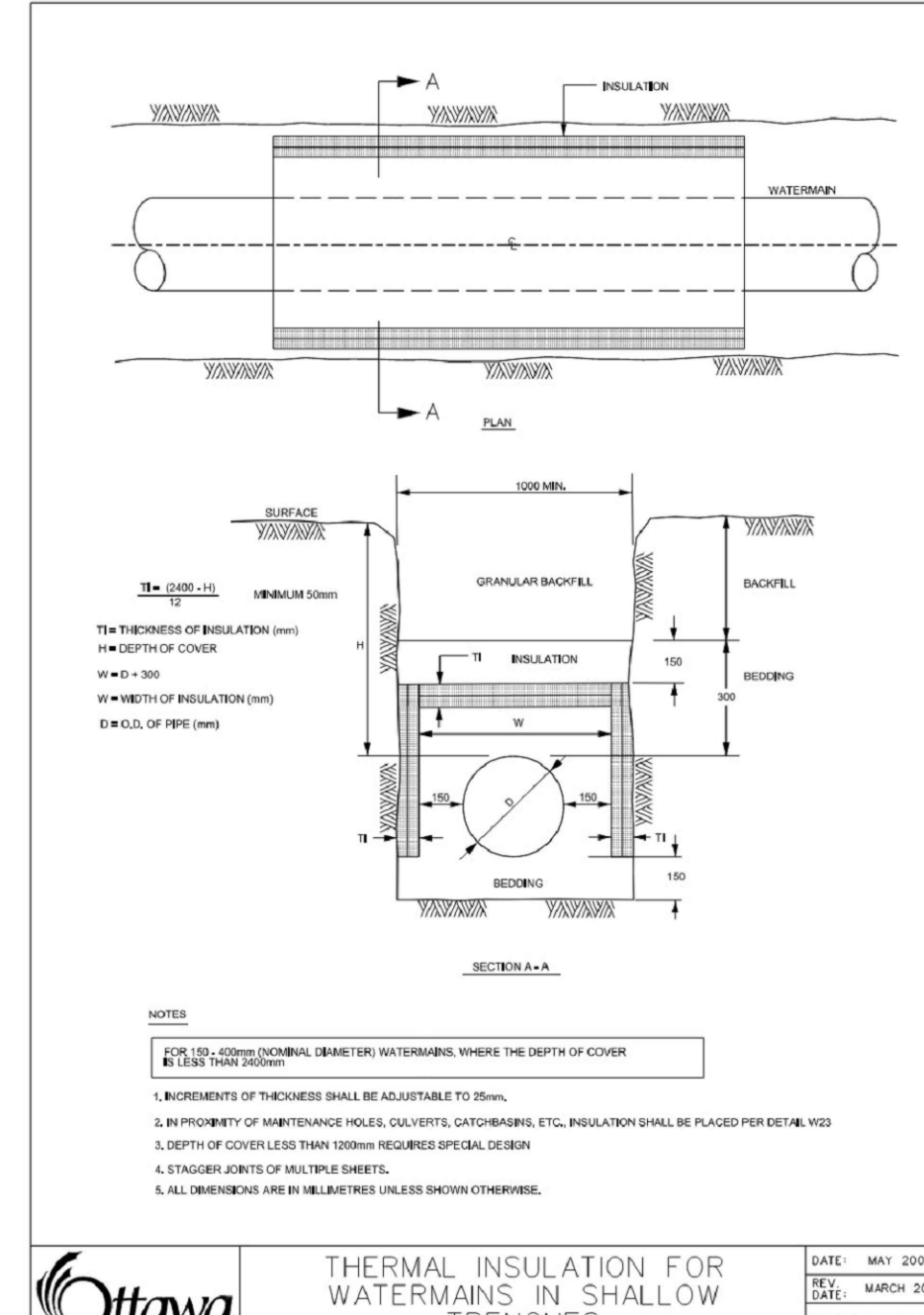
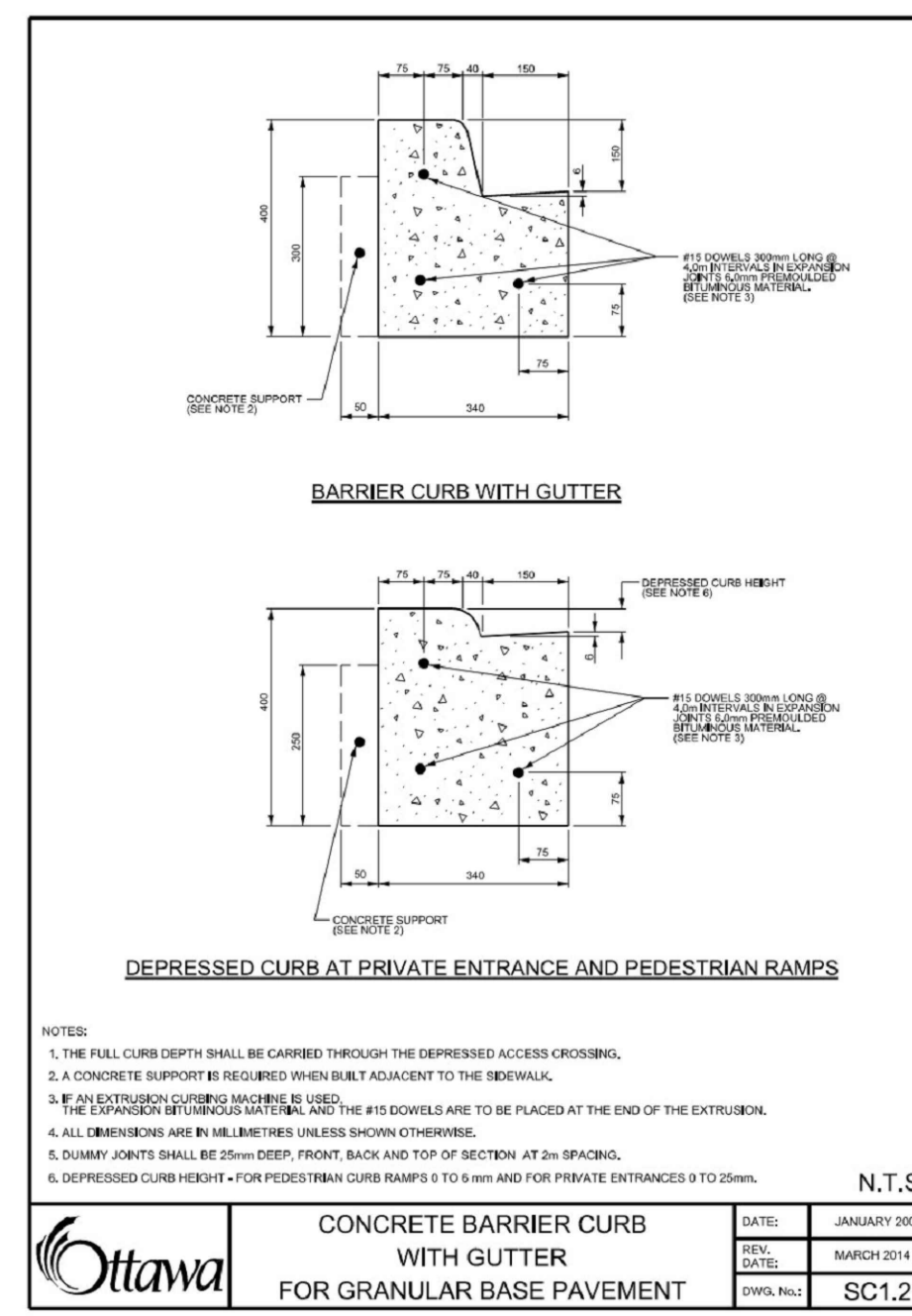
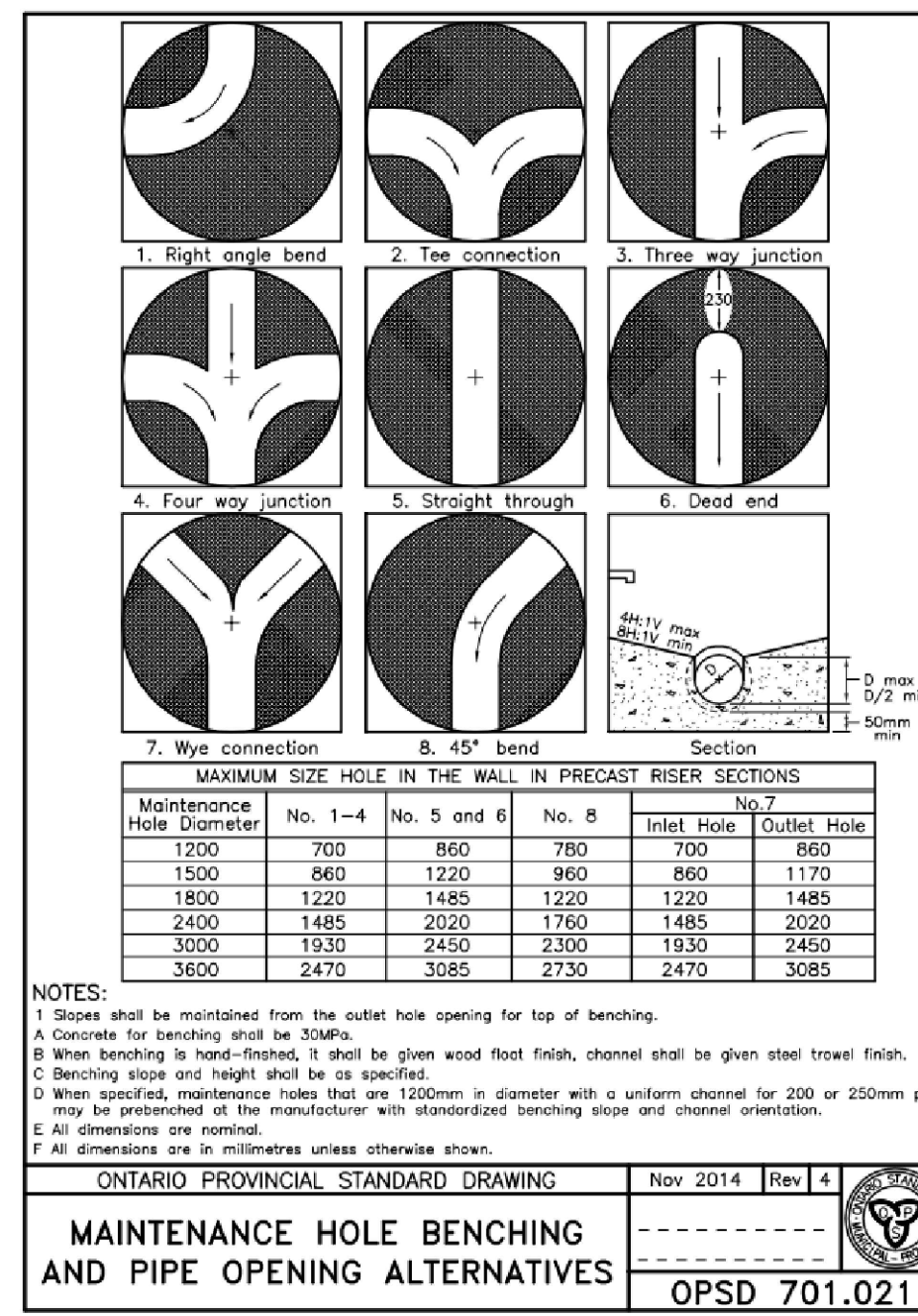
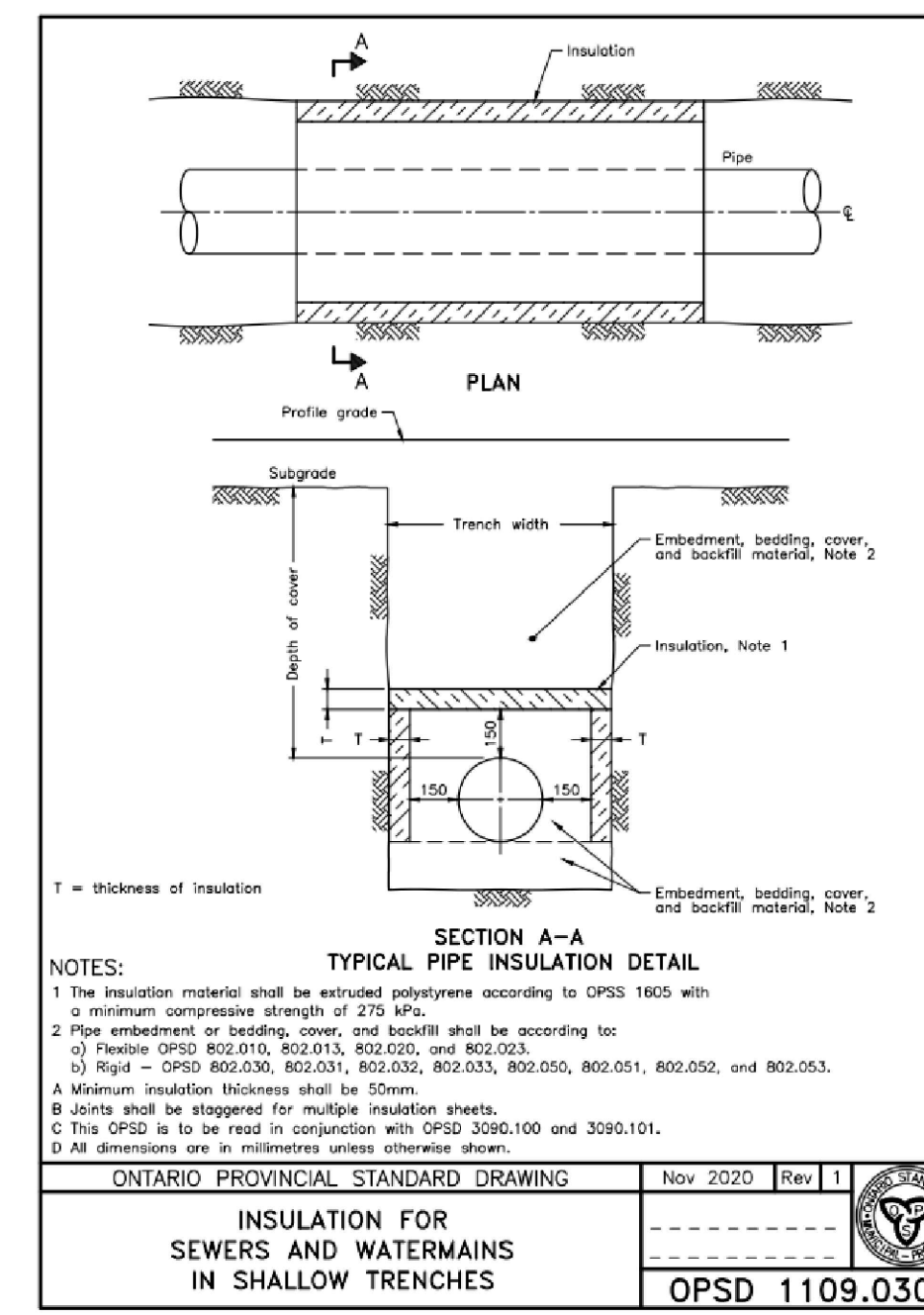
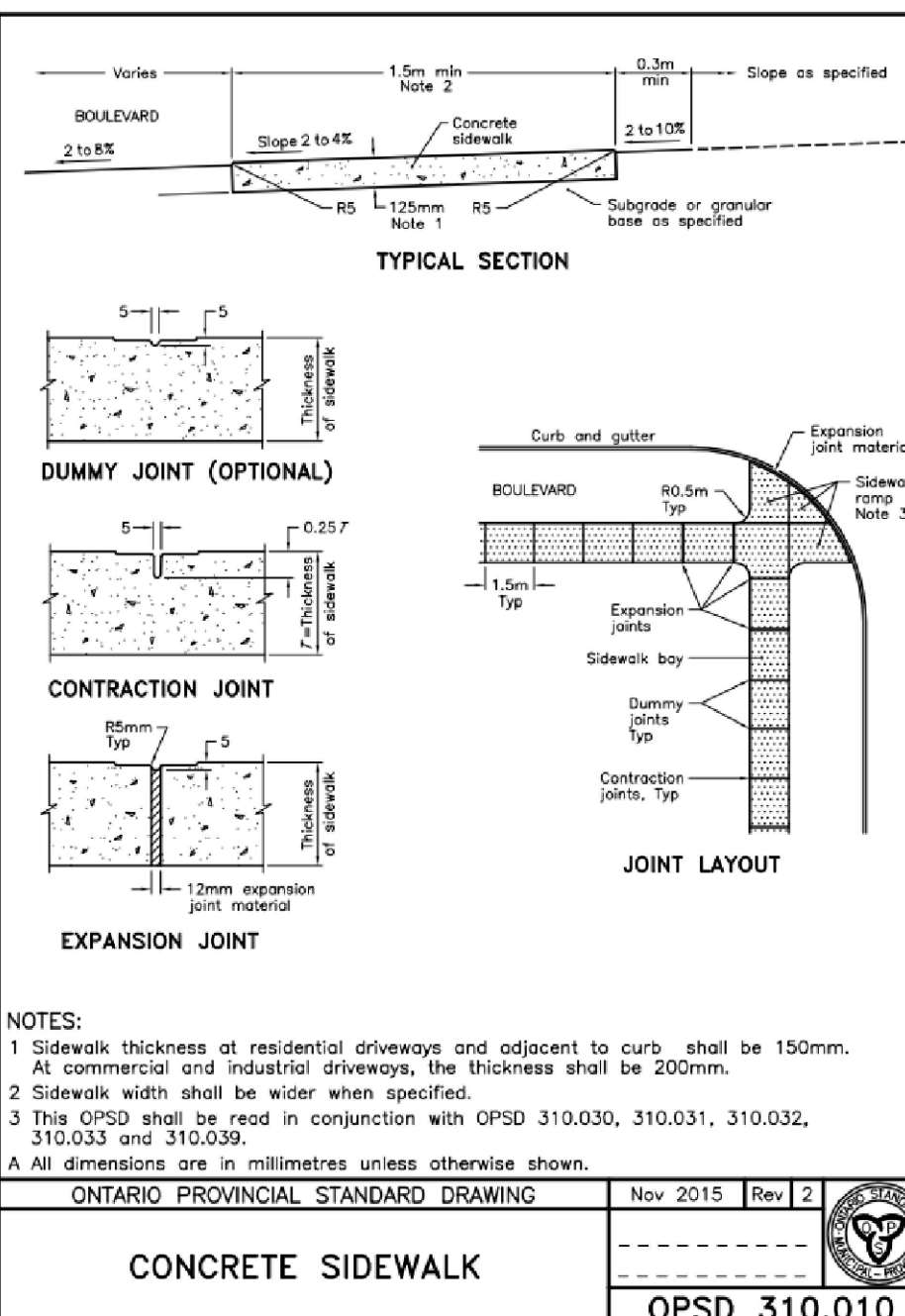
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

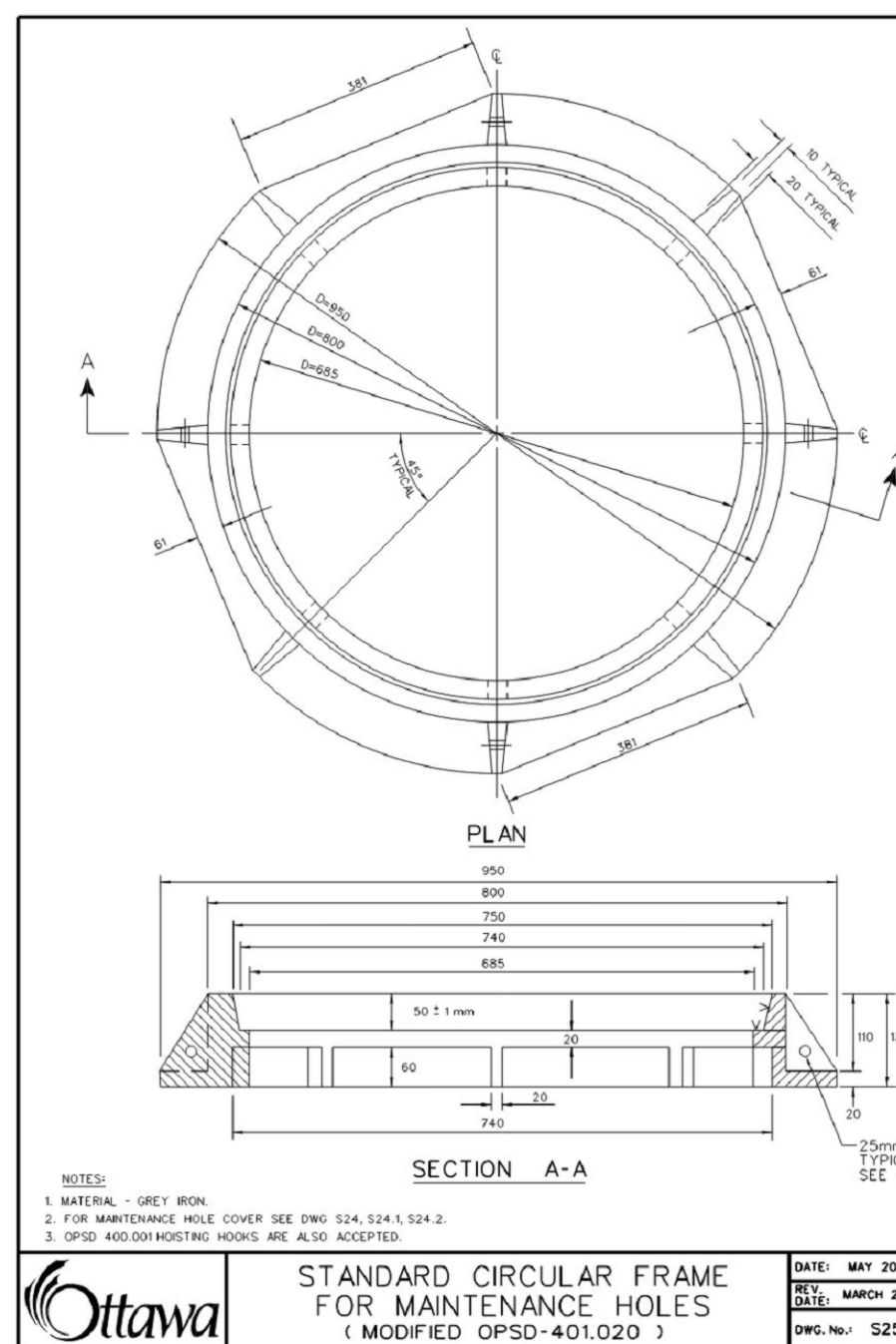
GRADING PLAN

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



LEGEND





TOP VIEW

RAISED LETTERS

SECTION A-A

BOTTOM VIEW

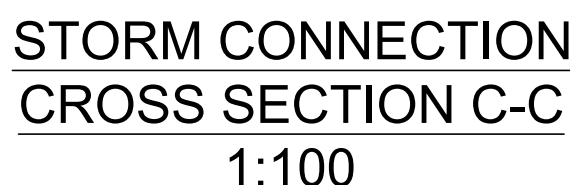
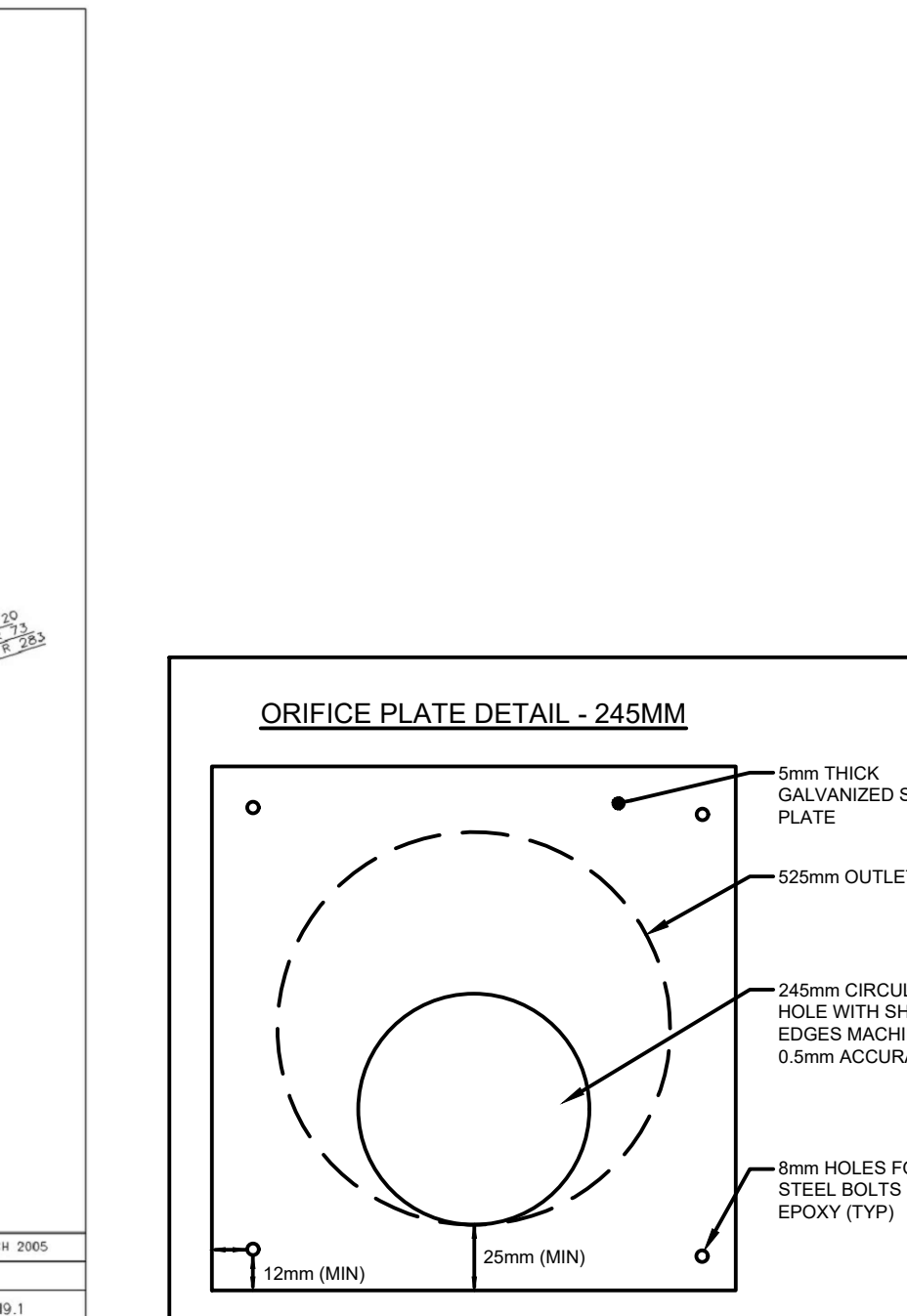
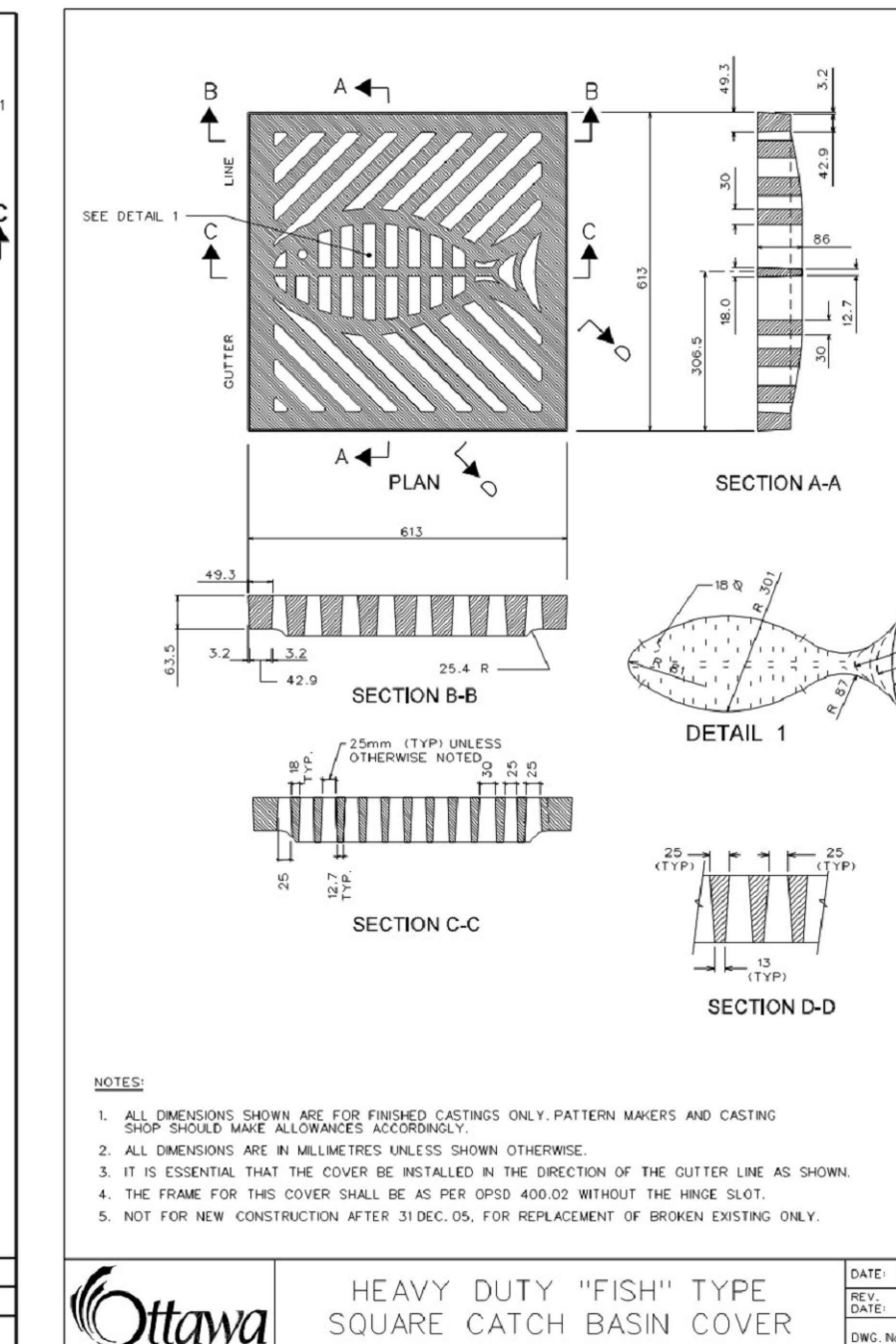
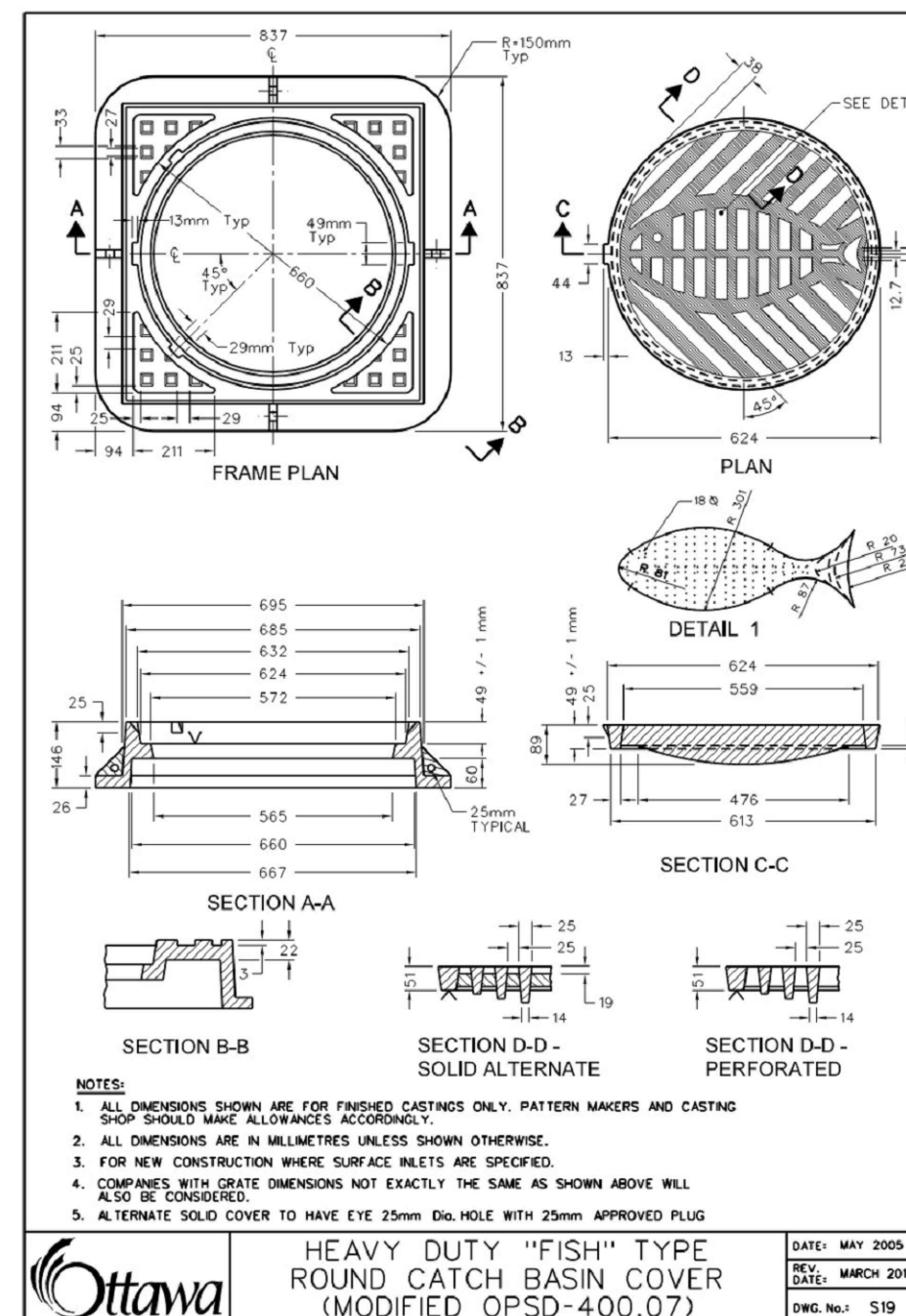
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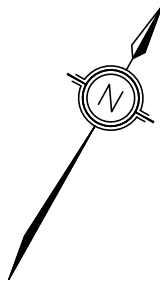
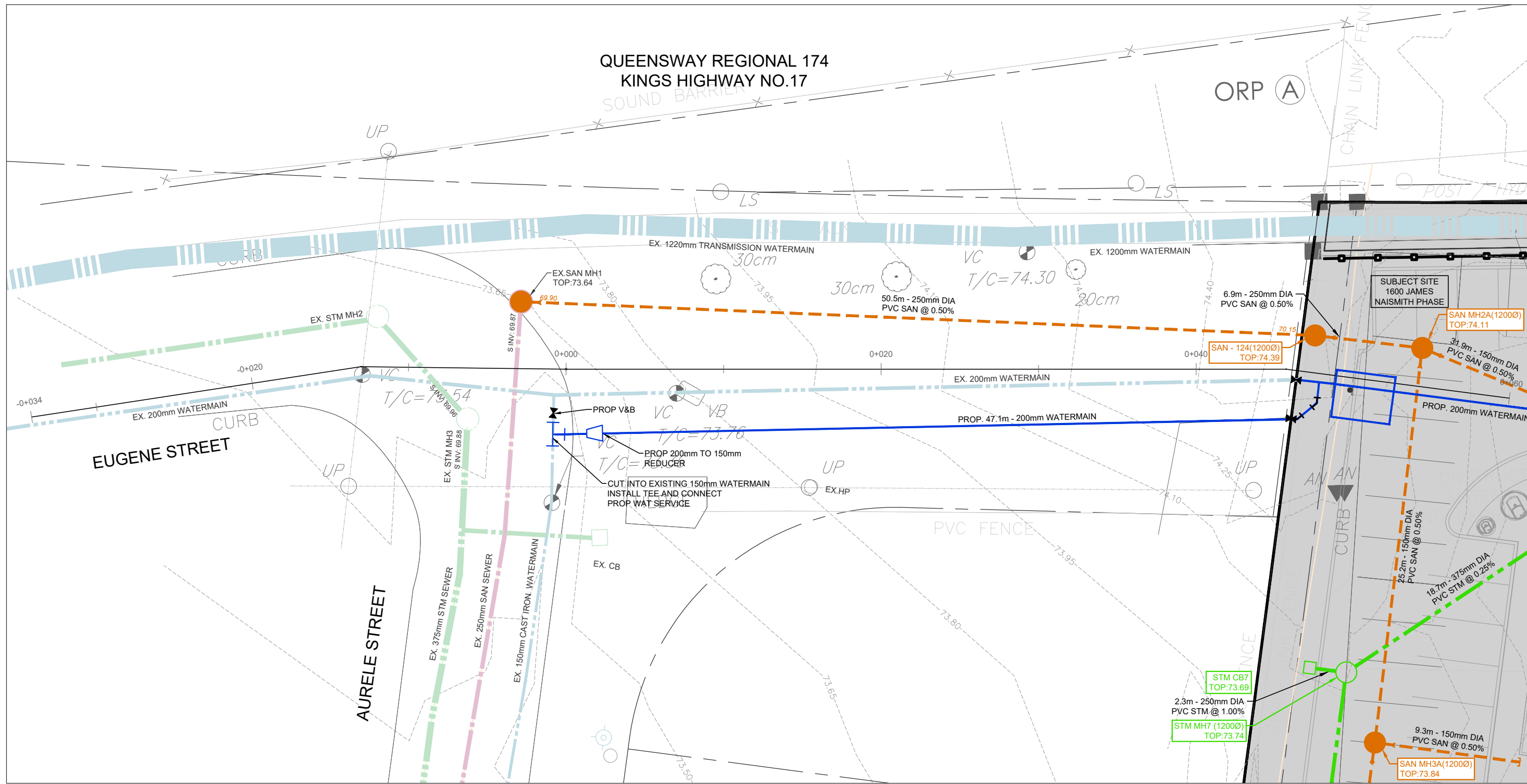
1. MATERIAL - GREY IRON
2. FINISH - PNEUMATIC STEEL DETAIL DIMS. NO. 535.
3. TOLERANCE - ± 13 mm.
4. FOR CATCH BASIN MAINTENANCE HOLE APPLICATIONS ONLY.

DATE: MARCH 2009

REV. MARCH 2017

DWG. NO. - 5228.1





GENERAL NOTES:

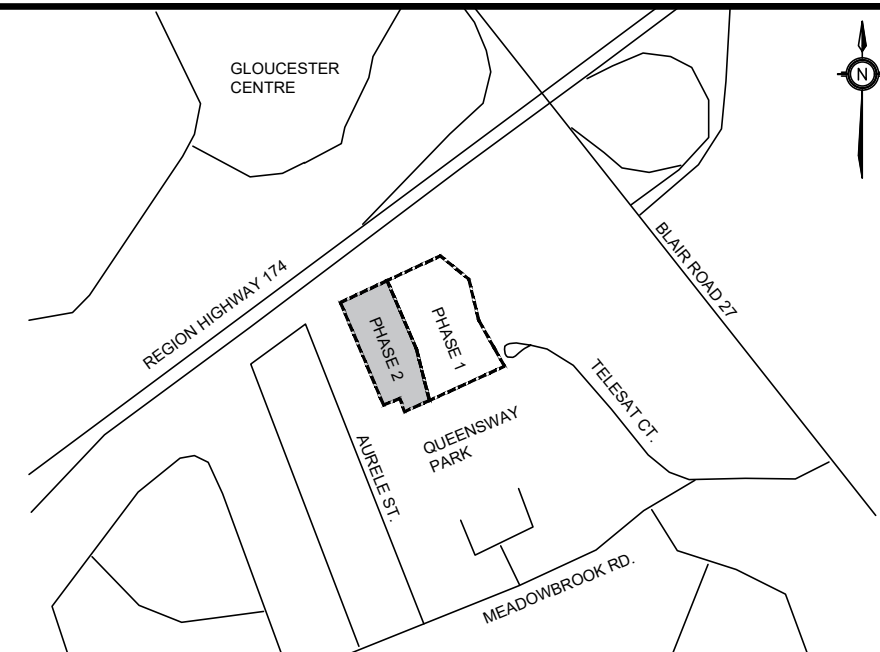
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN 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, OPSS, 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 OPSS 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 RESTRAINERS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER CITY OF OTTAWA STD DETAIL 25.3 AND W25.4.
- ALL WATERMAIN STUDS 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 OPSS 701.010 AND OPSS 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, F679-03. 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 OPSS 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 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.
- ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 525mm 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 OR 28" INSTALLED AT 2% AND ANY COLOR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSS 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 OPSS TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 802.030, 802.031, 802.032 OR 802.033.
- BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSS 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 TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.0% 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 UNSHINKABLE 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 CONSTRUCTION
	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 / DCBMH / OGS
	CB / DCB / AD / TD
	HYDRANT / SIAMESE / 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, 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 CAN-NET VRS NETWORK GPS OBSERVATIONS ON NGS HORIZONTAL CONTROL MONUMENTS 10773035 AND 19880191, CENTRAL MERIDIAN, 75 30' WEST LONGITUDE MTM ZONE 9, NAD 83 (ORIGINAL), 19773035 (N200602) E: E-323895.94, 19880191 (N2003362) E: E-388265.34

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

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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.



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M8Z 1S4

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PHASE 2
**SERVICE CONNECTION
PROFILE**

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