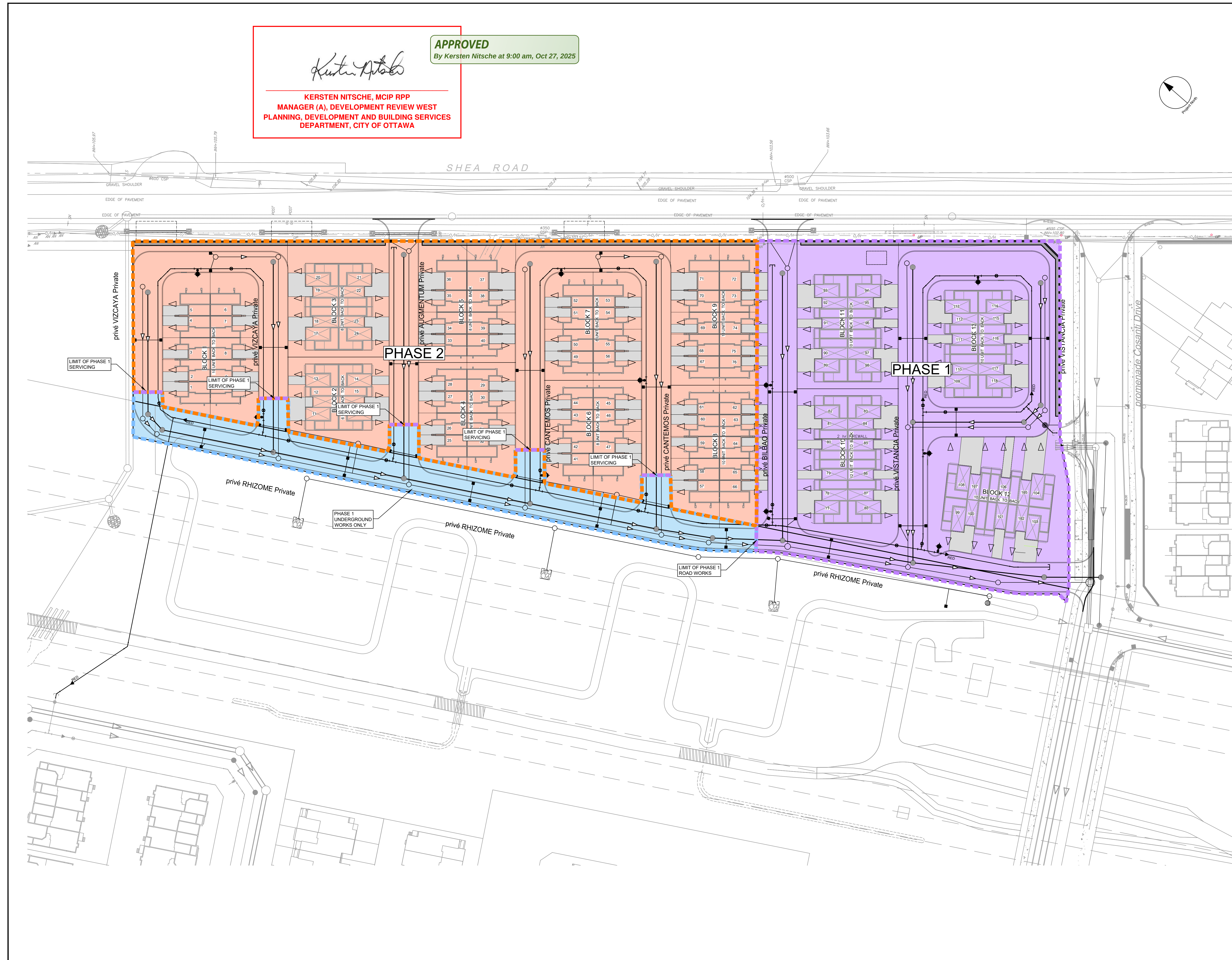




Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 9:00 am, Oct 27, 2025

CLIENT

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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.5 FOR CITY REVIEW	2025-09-23
2		
3		
4		
5		
6		
7		
8		

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

KEY PLAN

CONSULTANTS

SEAL

IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5M4 Canada
tel 613 225-1311 fax 613 225-9868
ibigroup.com

PROJECT

1650 SHEA ROAD

(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

CHECKED BY:
R.M./D.Y.

APPROVED BY:
R.M./D.Y.

SHEET TITLE

PHASING PLAN

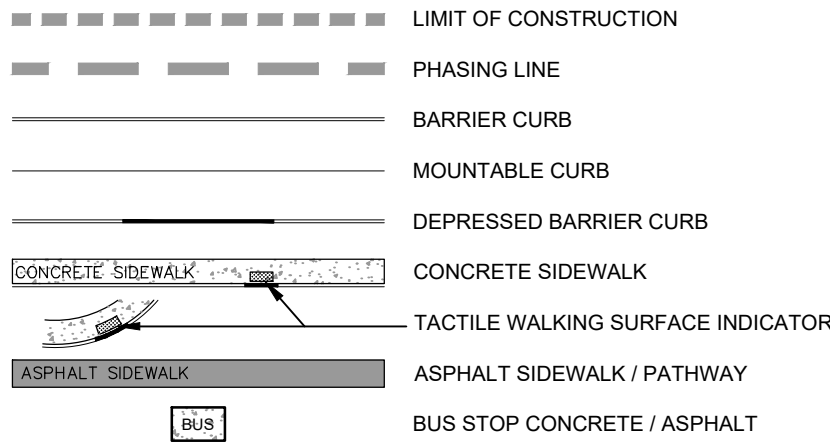
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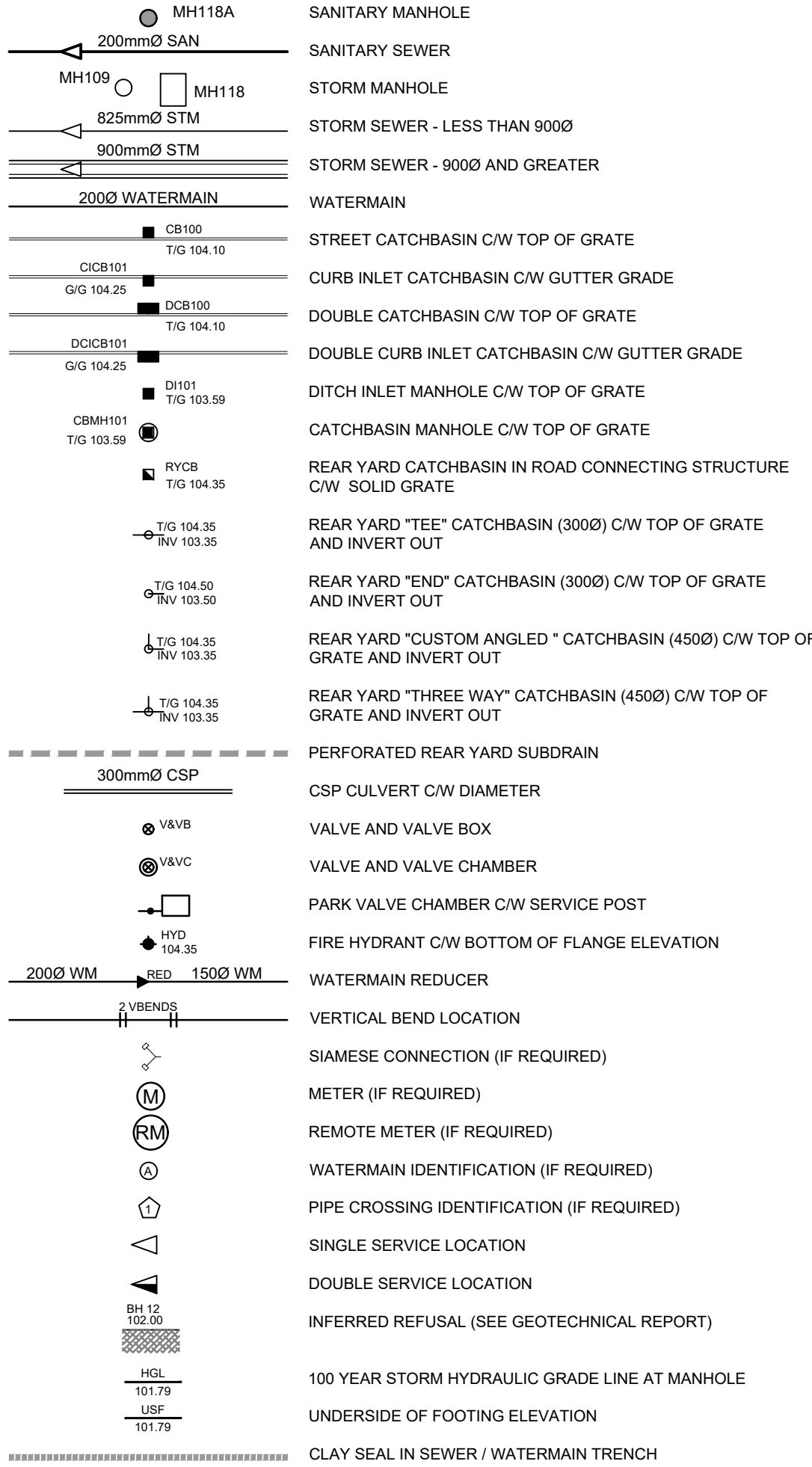
ISSUE

1

GENERAL LEGEND



SERVICING LEGEND



APPROVED

By Kersten Nitsche at 9:01 am, Oct 27, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

UTILITY NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY IBI GROUP FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPCO, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
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- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE REQUEST OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. NOTICE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT 102166 PREPARED BY GEMTEC.

LOCAL ROAD: (640 - mm)	
40mm	- SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm	- SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm	- OPSS GRANULAR "A" CRUSHED STONE
400mm	- OPSS GRANULAR "B" TYPE II

- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY STANTEC BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY STANTEC.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- REFER TO DRAWING 011 FOR ROADWAY CROSS SECTIONS (IF APPLICABLE).
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTRAL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMAINS TO BE PVC DR18
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
-STORM SEWERS 375MM DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450MM DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4M, AND ANY SEWER WITH LESS THAN 2.0M DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22, OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 600MM SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900MM, SHALL HAVE A 300MM SUMP.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200MMØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0M MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0M MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0M REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
- THE HGL PROVIDED IS BASED ON HYDRAULIC MODELING COMPLETED USING XPSWMM AND THE 100 YEAR CHICAGO STORM EVENT (C3H10010).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6M IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0M IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION			OUTLET PIPE		PONDING DATA		INLET CONTROL DEVICE			ORIFICE SIZE CIRCULAR (mm dia.)	COMMENTS
				TOP OF GRATE	INVERT		DIAMETER (mm)	TYPE	Static Ponding Elevation (Spill Elevation)	100yr Dynamic HEAD	RESTRICTED FLOW (l/s)	ICD TYPE			
					INLET	OUTLET									
CB1	S1	OPSD 705.010	S19	106.22		104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF		Vortex	
CB1A	S1	OPSD 705.010	S19	106.22		104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF		Vortex	
CB3	S3	OPSD 705.010	S19	106.29		104.89	200	PVC DR35	106.38	1.650	9.00	CUSTOM IPEX HF		HYDROVEX 100 VHV-1, Ganged CBs	
CB3A	S3	OPSD 705.010	S19	106.29	104.84	104.82	200	PVC DR35	106.38	1.650				Ganged CBs	
CB4	S20	OPSD 705.010	S19	106.27		104.62	200	PVC DR35	106.37	1.650	6.00	IPEX LMF		Vortex	
CB4A	S20	OPSD 705.010	S19	106.27		104.62	200	PVC DR35	106.37	1.650	19.00	IPEX MH-F			
CB5	S5	OPSD 705.010	S19	106.26	104.81	104.79	200	PVC DR35	106.33	1.650			83	Ganged CBs, Custom ICD, controlled at MH70	
CB5A	S5	OPSD 705.010	S19	106.26		104.86	200	PVC DR35	106.33	1.650				Ganged CBs, Custom ICD, controlled at MH70	
CB6	S6	OPSD 705.010	S19	106.21		104.53	200	PVC DR35	106.28	1.650	6.00	IPEX LMF		Vortex, Ganged CBs	
CB6A	S6	OPSD 705.010	S19	106.21		104.53	200	PVC DR35	106.28	1.650				Ganged CBs	
CB7	S7	OPSD 705.010	S19	106.16	104.71	104.69	200	PVC DR35	106.23	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB7A	S7	OPSD 705.010	S19	106.16		104.76	200	PVC DR35	106.23	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB8	S8	OPSD 705.010	S19	106.11		104.43	200	PVC DR35	106.18	1.650				Vortex, Ganged CBs	
CB8A	S8	OPSD 705.010	S19	106.11		104.43	200	PVC DR35	106.18	1.650	6.00	IPEX LMF		Ganged CBs	
CB9	S408	OPSD 705.010	S19	106.07		104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	83		
CB9A	S408	OPSD 705.010	S19	106.07		104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	83		
CB10	S9	OPSD 705.010	S19	106.11	104.66	104.64	200	PVC DR35	106.18	1.650	10.00			HYDROVEX 100 VHV-1, Ganged CBs	
CB10A	S9	OPSD 705.010	S19	106.11		104.71	200	PVC DR35	106.18	1.650	N/A			Ganged CBs, Custom ICD	
CB11	S10	OPSD 705.010	S19	106.02		104.62	200	PVC DR35	106.18	1.650	11.00	CUSTOM IPEX HF		HYDROVEX 100 VHV-1	
CB11A	S10	OPSD 705.010	S19	106.02	104.54	104.52	200	PVC DR35	106.18	1.650	19.00	IPEX MH-F			
CB12	S4	OPSD 705.010	S19	106.27		104.87	200	PVC DR35	106.38	1.650	N/A			Ganged CBs, Custom ICD, controlled at MH70	
CB12A	S4	OPSD 705.010	S19	106.28	104.79	104.77	200	PVC DR35	106.38	1.650	N/A			Ganged CBs, Custom ICD, controlled at MH70	
CB21	S21	OPSD 705.010	S19	106.22		104.58	200	PVC DR35	106.33	1.650	6.00	IPEX LMF		Vortex	
CB21A	S21	OPSD 705.010	S19	106.22		104.58	200	PVC DR35	106.33	1.650	19.00	IPEX MH-F	83		
CB21B	S21A	OPSD 705.010	S19	106.17		104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF		Vortex	
CB21C	S21A	OPSD 705.010	S19	106.17		104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF		Vortex	
CB22	S22	OPSD 705.010	S19	106.26		104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF		Vortex	
CB22A	S22	OPSD 705.010	S19	106.26		104.66	200	PVC DR35	106.41	1.650	6.00	IPEX LMF		Vortex	
CB23	S5A	OPSD 705.010	S19	106.22		104.82	200	PVC DR35	106.33	1.650				Ganged CBs, Custom ICD, controlled at MH70	
CB23A	S5A	OPSD 705.010	S19	106.22	104.74	104.72	200	PVC DR35	106.33	1.650				Ganged CBs, Custom ICD, controlled at MH70	
CB30	S30	OPSD 705.010	S19	106.12		104.53	200	PVC DR35	106.28	1.650	19.00	IPEX MH-F	83		
CB30A	S30	OPSD 705.010	S19	106.13		104.53	200	PVC DR35	106.28	1.650	14.00	CUSTOM IPEX HF		HYDROVEX 125 VHV-2	
CB31B	S31	OPSD 705.010	S19	106.08		104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	83		
CB31C	S31	OPSD 705.010	S19	106.07		104.48	200	PVC DR35	106.23	1.650	19.00	IPEX MH-F	83		
CB32	S32	OPSD 705.010	S19	106.26		104.56	200	PVC DR35	106.31	1.650	6.00	IPEX LMF		Vortex	
CB32A	S32	OPSD 705.010	S19	106.26		104.56	200	PVC DR35	106.31	1.650	6.00	IPEX LMF		Vortex	
CB33	S6A	OPSD 705.010	S19	106.17	104.72	104.70	200	PVC DR35	106.28	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB33A	S6A	OPSD 705.010	S19	106.17		104.77	200	PVC DR35	106.28	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB34	S7A	OPSD 705.010	S19	106.10		104.70	200	PVC DR35	106.23	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB34A	S7A	OPSD 705.010	S19	106.10	104.62	104.60	200	PVC DR35	106.23	1.650				Ganged CBs, Custom ICD, controlled at MH80	
CB40	S40A	OPSD 705.010	S19	105.44		103.69	200	PVC DR35	105.44	1.650	9.00	CUSTOM IPEX HF		HYDROVEX 100 VHV-1	
CB40A	S40A	OPSD 705.010	S19	105.44		103.69	200	PVC DR35	105.44	1.650	6.00	IPEX LMF		Vortex	
CB41	S8A	OPSD 705.010	S19	106.06	104.61	104.59	200	PVC DR35	106.18	1.650	8.00			HYDROVEX 100 VHV-1	
CB41A	S8A	OPSD 705.010	S19	106.06		104.66	200	PVC DR35	106.18	1.650	N/A			Ganged CBs	
CB50	S50	OPSD 705.010	S19	106.17		104.54	200	PVC DR35	106.29	1.650	10.00	CUSTOM IPEX HF		HYDROVEX 100 VHV-1	
CB50A	S50	OPSD 705.010	S19	106.17		104.54	200	PVC DR35	106.29	1.650	19.00	IPEX MH-F	83		
CB51	S54	OPSD 705.010	S19	106.12		104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF		Vortex	
CB51A	S54	OPSD 705.010	S19	106.12		104.42	200	PVC DR35	106.17	1.650	6.00	IPEX LMF		Vortex	
CB52	S52	OPSD 705.010	S19	106.21		104.57	200	PVC DR35	106.32	1.650	6.00	IPEX LMF		Vortex	
CB52A	S52	OPSD 705.010	S19	106.21		104.57	200	PVC DR35	106.32	1.650	19.00	IPEX MH-F	83		
CB110		OPSD 705.010	S19	104.25		102.85	200	PVC DR35	137.15	1.650					
MH70										2.364	17.00	CUSTOM IPEX HF		Hydrowex 125 VHV-2	
MH80										2.583	19.00	CUSTOM IPEX HF		Hydrowex 125 VHV-2	

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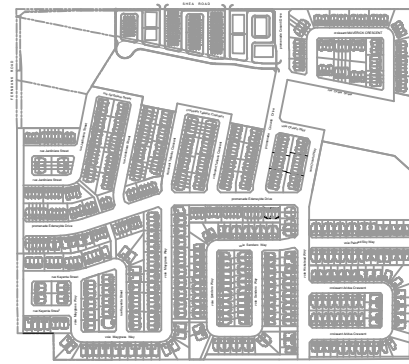
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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
3	REVISED PER CITY COMMENTS	2025-03-21
4	REVISED PER NEW SITE PLAN	2025-05-12
5	SUBMISSION NO.4 FOR CITY REVIEW	2025-07-31
6	ISSUED FOR PRICING	2025-08-19
7	SUBMISSION NO.5 FOR CITY REVIEW	2025-09-23
8		

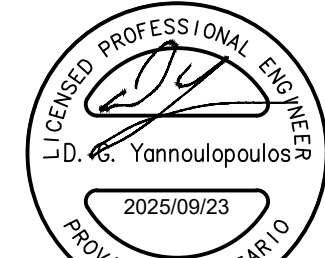
SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN



CONSULTANTS

SEAL

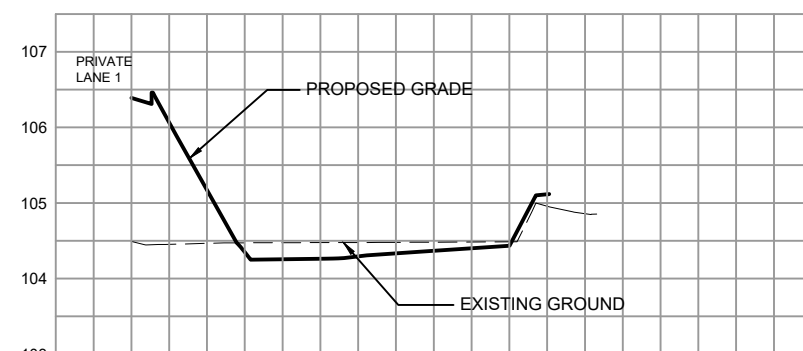


Kersten Nitsche

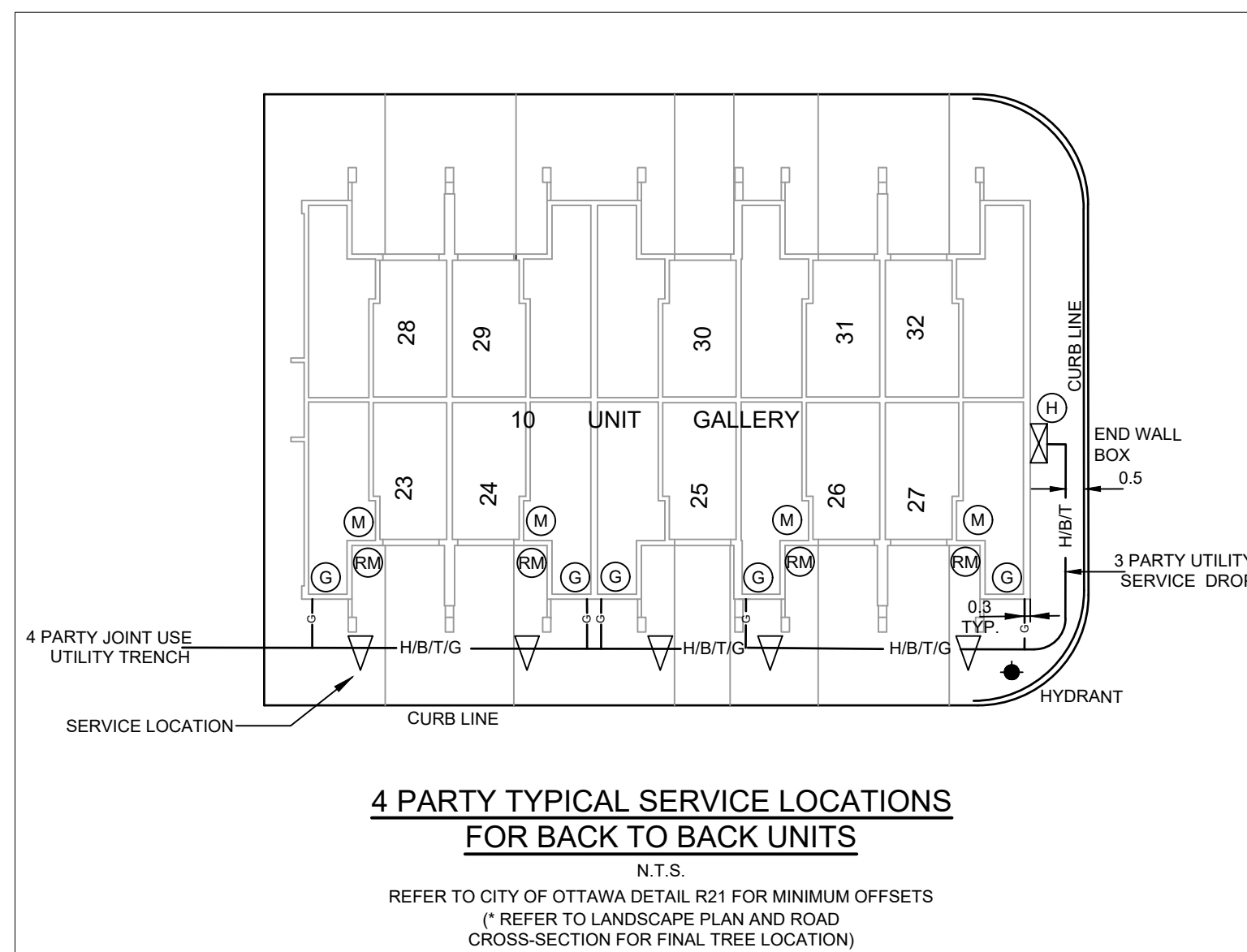
KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Kersten Nitsche at 9:01 am, Oct 27, 2025



SECTION D-D



4 PARTY TYPICAL SERVICE LOCATIONS
FOR BACK TO BACK UNITS

N.T.S.

REFER TO CITY OF OTTAWA DETAIL R21 FOR MINIMUM OFFSETS
(1' REFER TO LANDSCAPE PLAN AND ROAD
CROSS-SECTION FOR FINAL TREE LOCATION)

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6	ISSUED FOR PRICING	2025-08-19
7	SUBMISSION NO. 5 FOR CITY REVIEW	2025-09-23
8		

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

CONSULTANTS

SEAL



IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5M4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

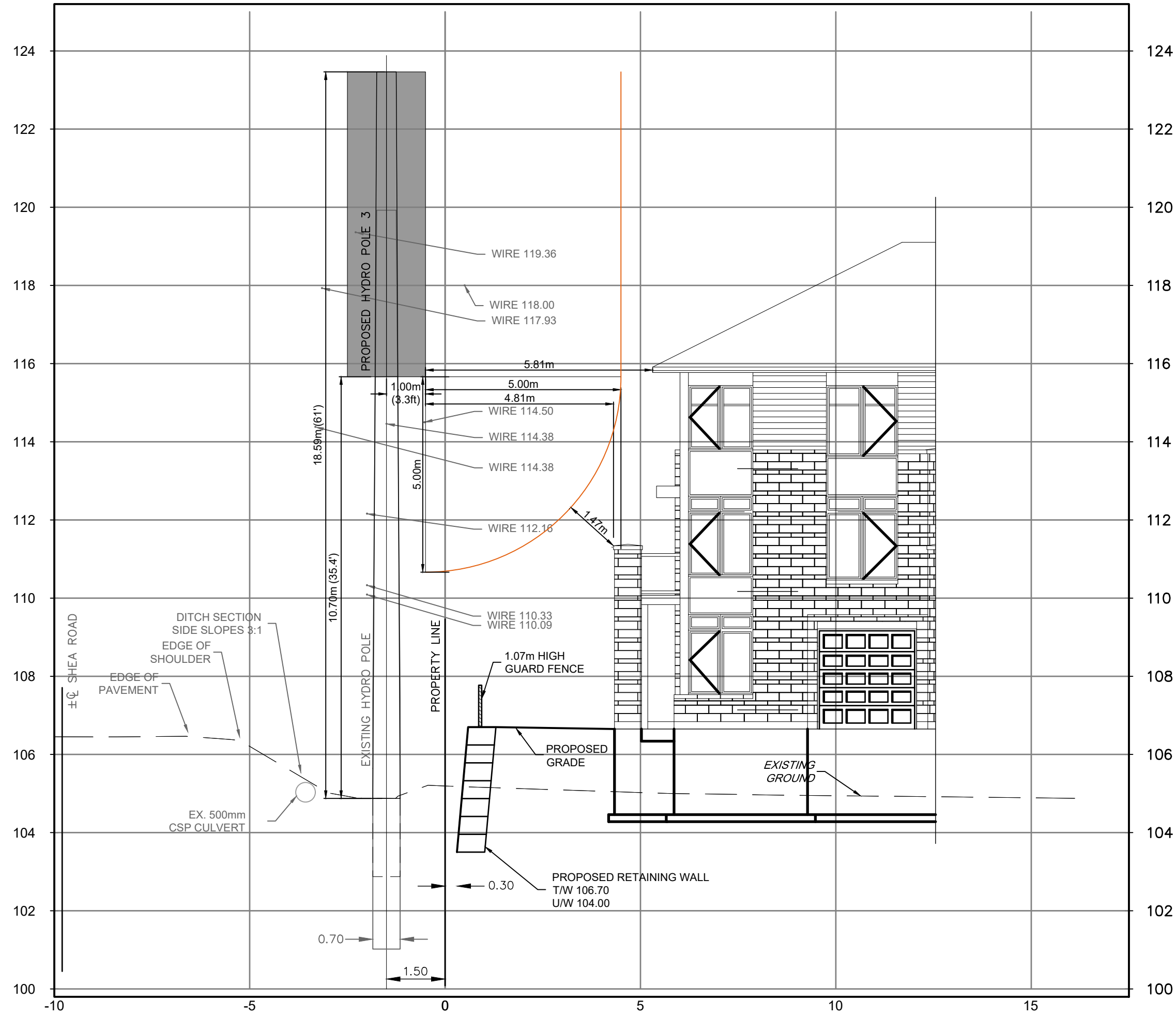
SHEET TITLE
STREET SECTIONS

SHEET NUMBER
011

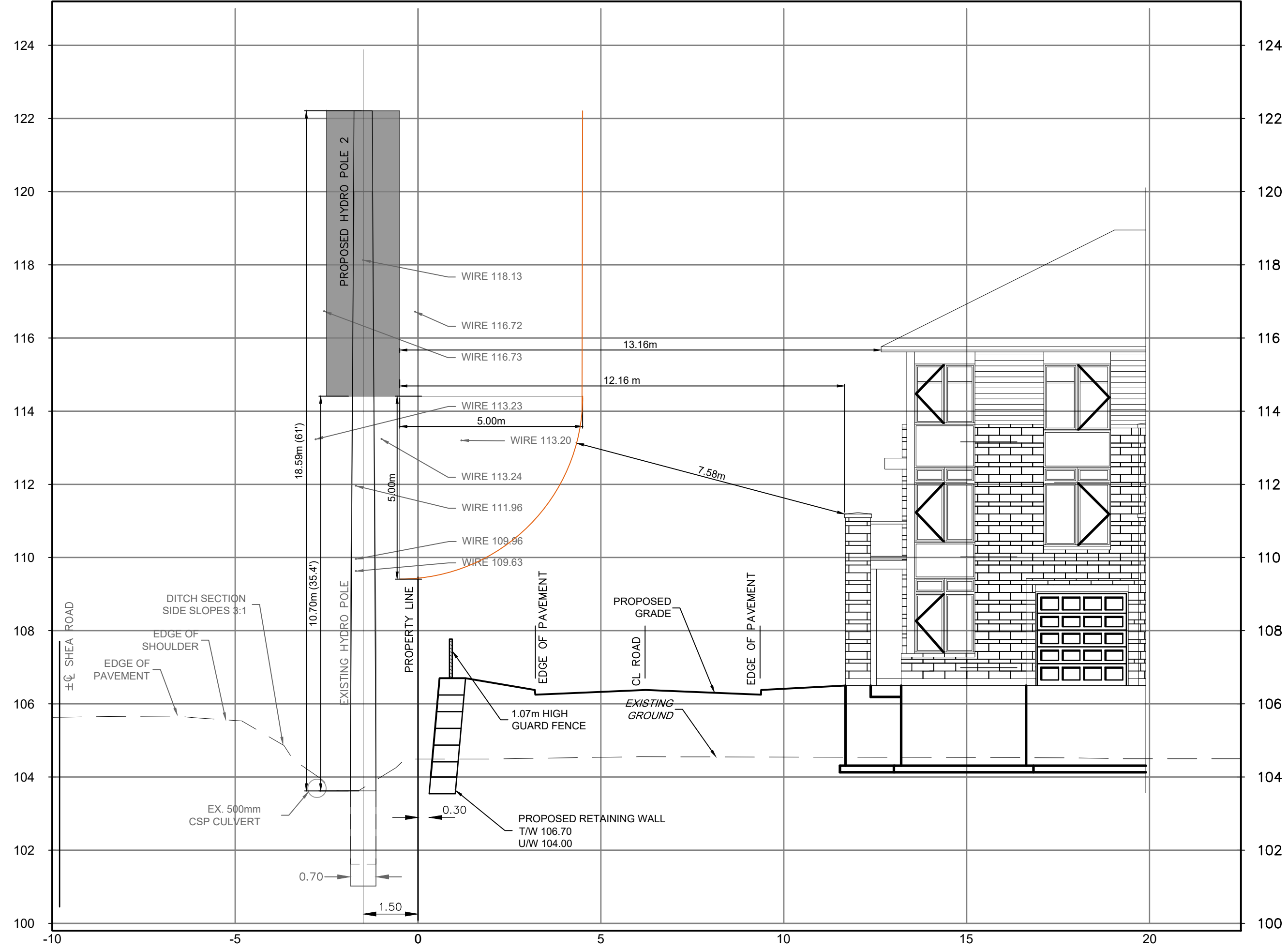
ISSUE
7

CITY PLAN No. 19029

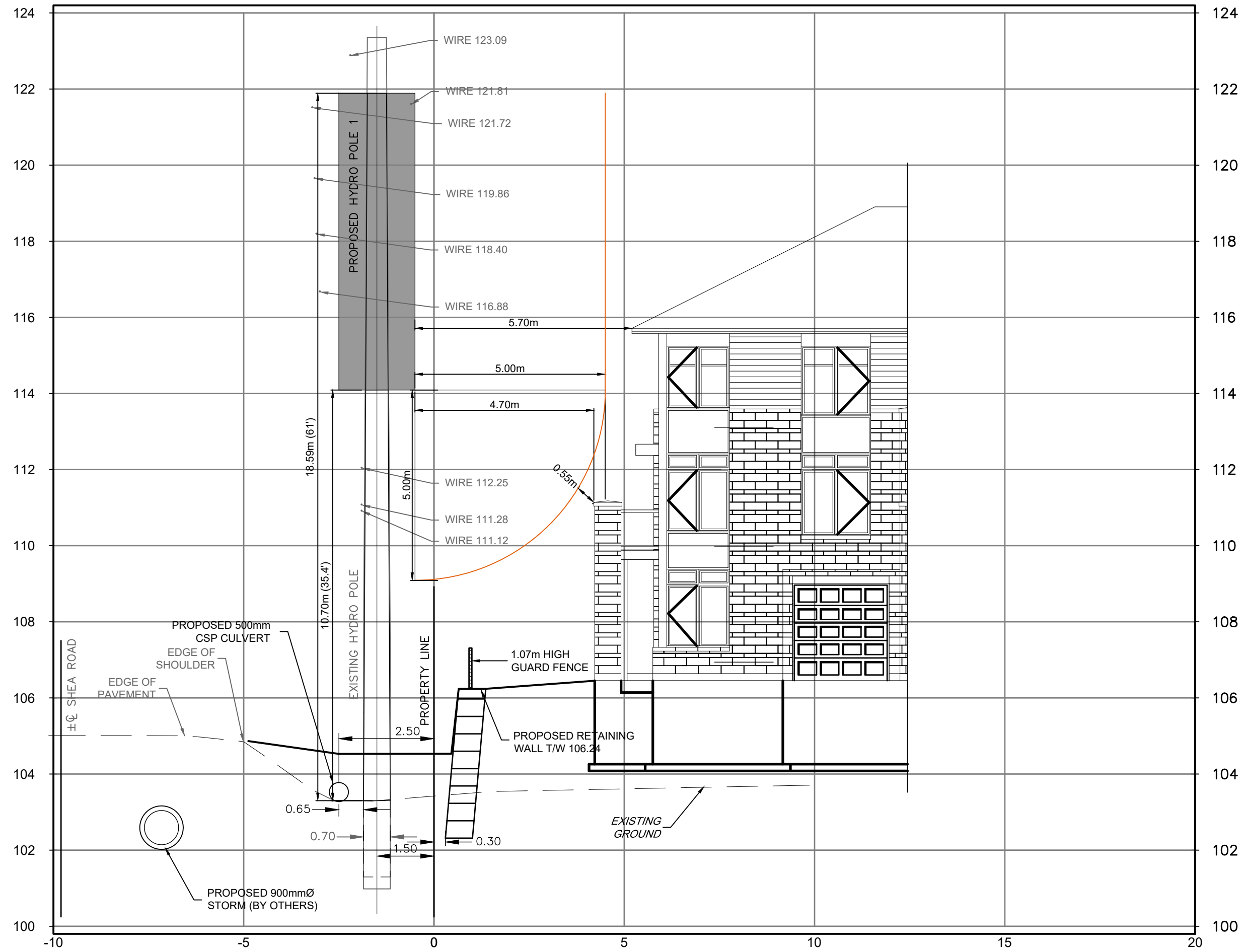
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File Location: J:\139185_1650_Shea_Ro7_0_Production\03_Design\04_Civil\Sheets\011-STREET SECTIONS.dwg
Last Saved: September 22, 2025, by mlinem426
Plotted: September 29, 2025 7:34:55 PM by Mline, Marian



SECTION A-A



SECTION B-B



SECTION C-C

APPROVED
By Kersten Nitsche at 9:01 am, Oct 27, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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8		

SEE 010, 011 FOR NOTES, LEGEND, C8 TABLE, STREET SECTIONS AND DETAILS

CONSULTANTS

SEAL

IBI GROUP
400 - 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225-1311 fax 613 225-5868
ibigroup.com

PROJECT

1650 SHEA ROAD

(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

CHECKED BY:
R.M./D.Y.

APPROVED BY:
R.M./D.Y.

SHEET TITLE

RETAINING WALL SECTIONS

SHEET NUMBER

012

ISSUE

7

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

KEY PLAN

A key plan showing the overall site layout. A specific building footprint is highlighted and labeled with the number '100'. The plan shows various building footprints, parking areas, and site boundaries. A north arrow is located in the upper right corner of the plan.

APPROVED
By Kersten Nitsche at 9:02 am, Oct 27, 2025

SEAL

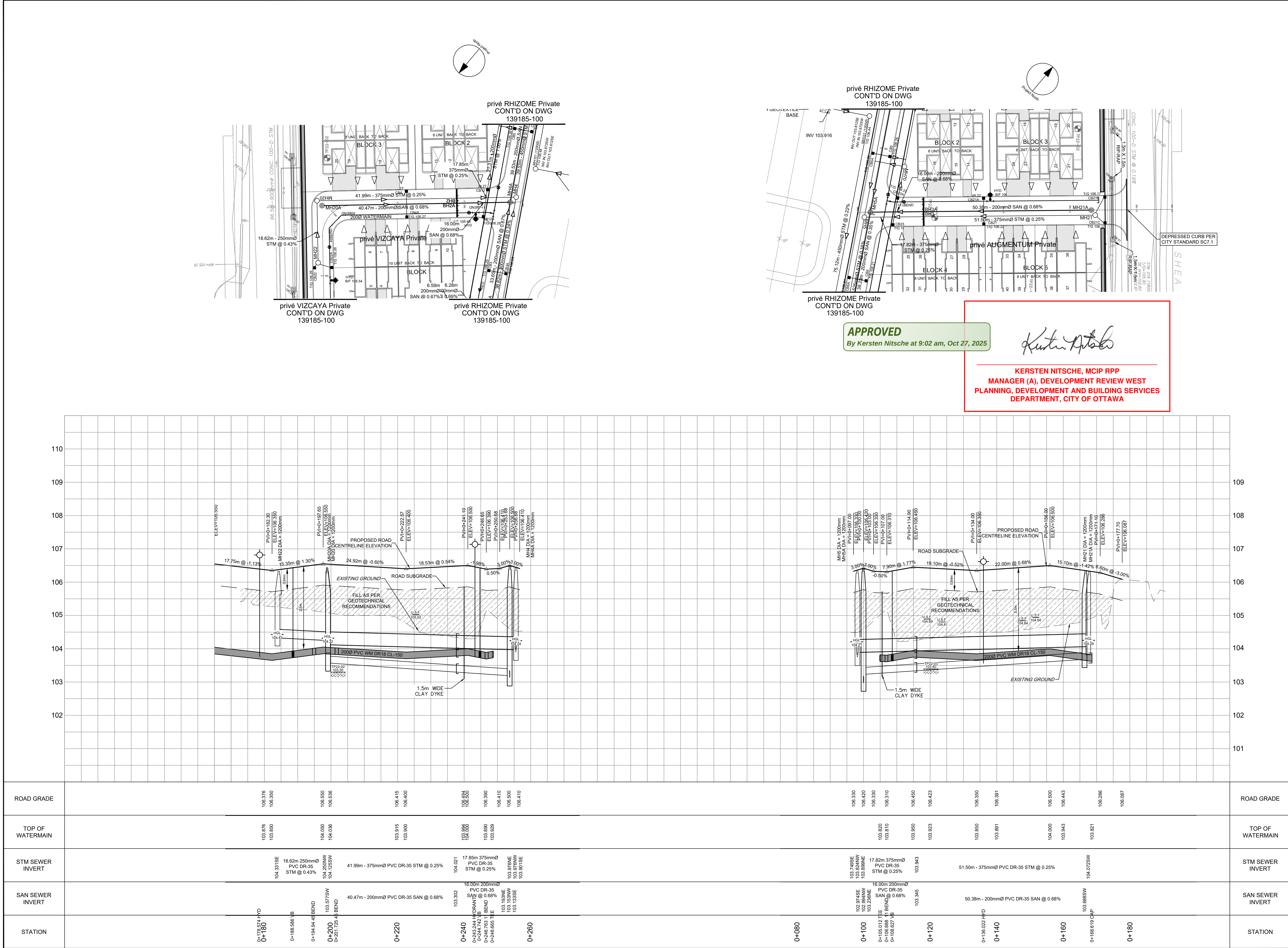


The seal is circular with the text "LICENSED PROFESSIONAL ENGINEER" around the top and "PROVINCE OF ONTARIO" around the bottom. In the center, there is a stylized signature "DY" over the text "D. Yannouloupoulos". Below the signature, the date "2025/10/09" is printed.

PROJECT	1650 SHEA ROAD
---------	----------------

privé RHIZOME Private
privé VIZCAYA Private

ISSUE
7



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

KEY PLAN

CONSULTANTS

SEAL

PROJECT

1650 SHEA ROAD

(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

CHECKED BY:
R.M./D.Y.

PROJECT MGR:
R.M.

APPROVED BY:
R.M./D.Y.

SHEET TITLE

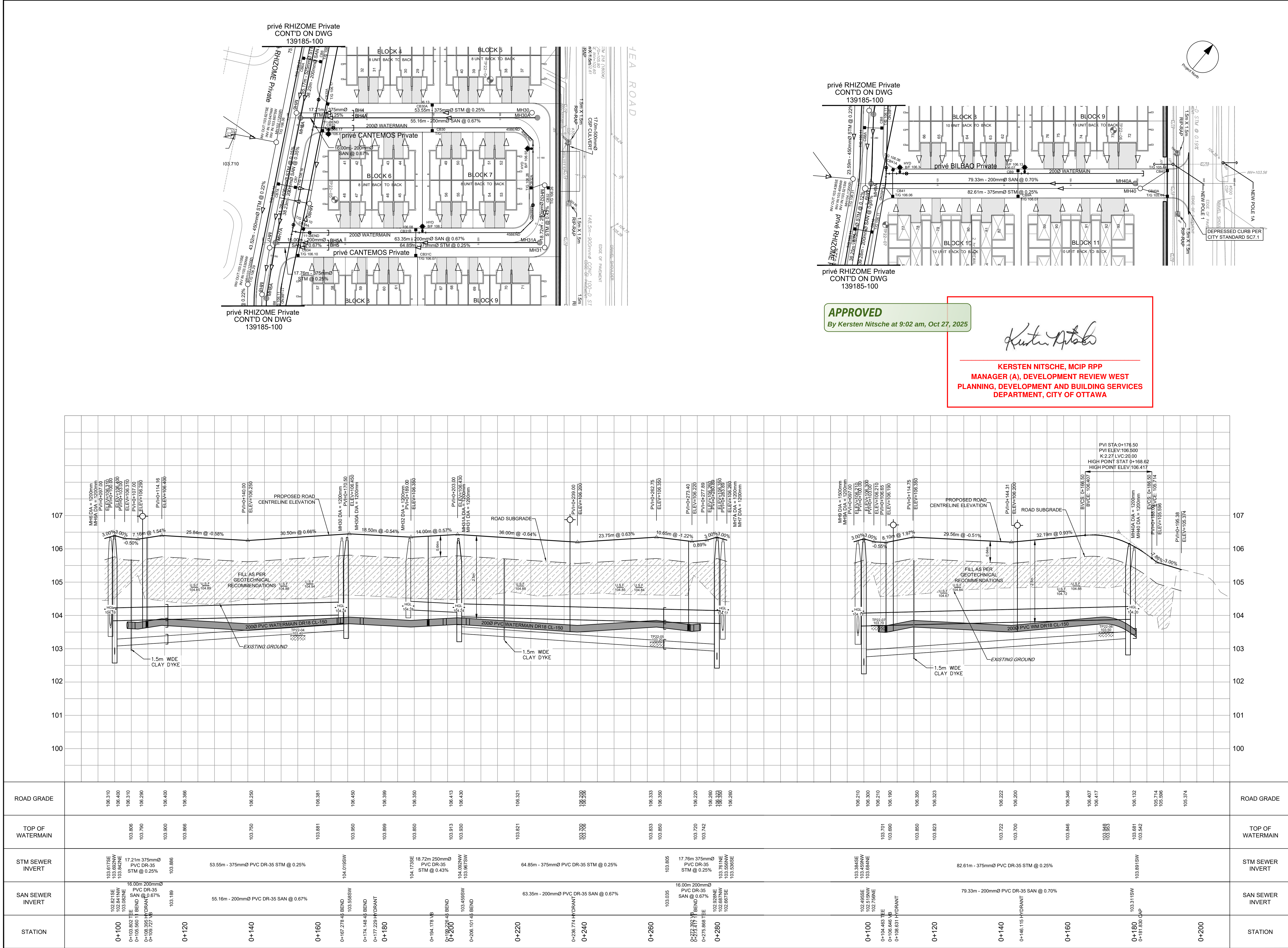
privé VIZCAYA Private
privé AUGMENTUM Private

SHEET NUMBER

101

ISSUE

7



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8		

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

KEY PLAN

CONSULTANTS

SCALE

H 1:500.0
V 1:50.0

0 5 10 15 20m
0 0.5 1.0 1.5 2.5m

SEAL

IBI GROUP
Suite 400 - 333 Preston Street
Ottawa, ON K1S 5N4 Canada
Tel: 613.225.1311 / 613.241.3300 Fax: 613.225.9868
ibigroup.com

IBI GROUP
Suite 400 - 333 Preston Street
Ottawa, ON K1S 5N4 Canada
Tel: 613.225.1311 / 613.241.3300 Fax: 613.225.9868
ibigroup.com

PROJECT

1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

PROJECT MGR:
R.M.

SHEET TITLE
privé CANTEMOS Private
privé BILBAO Private

APPROVED BY:
R.M./D.Y.

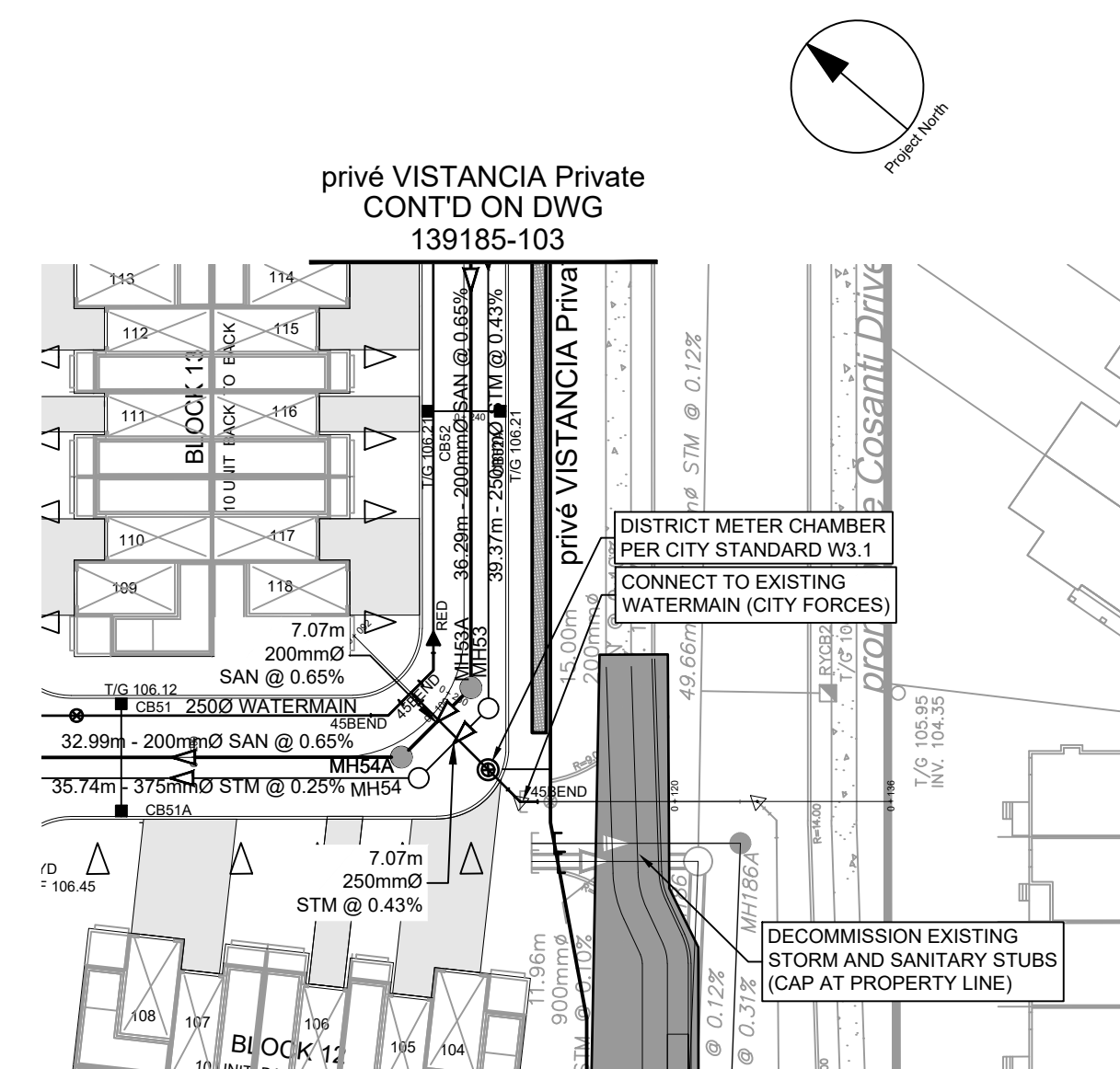
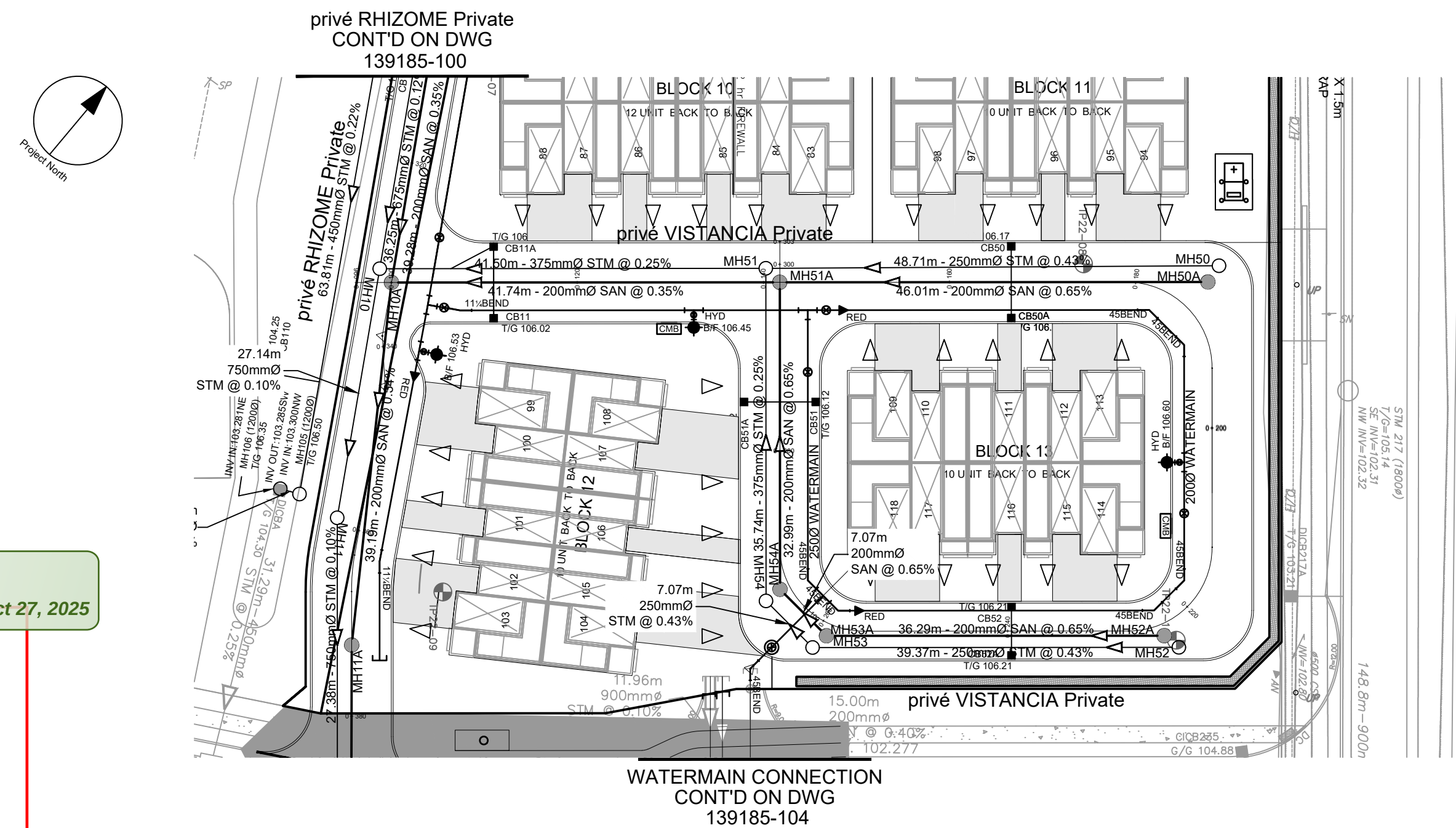
APPROVED BY:
R.M./D.Y.

SHEET NUMBER

102

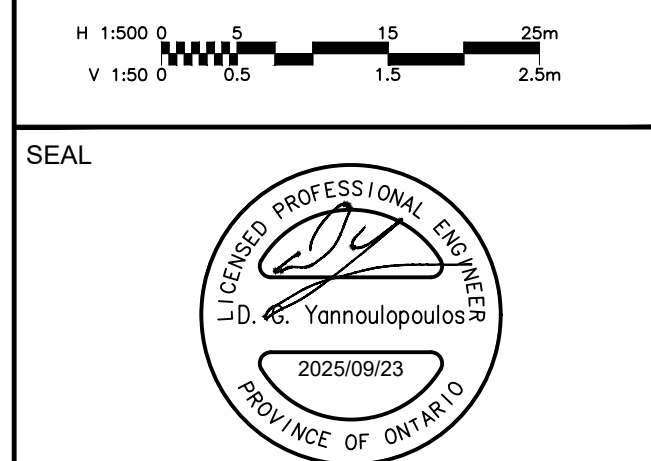
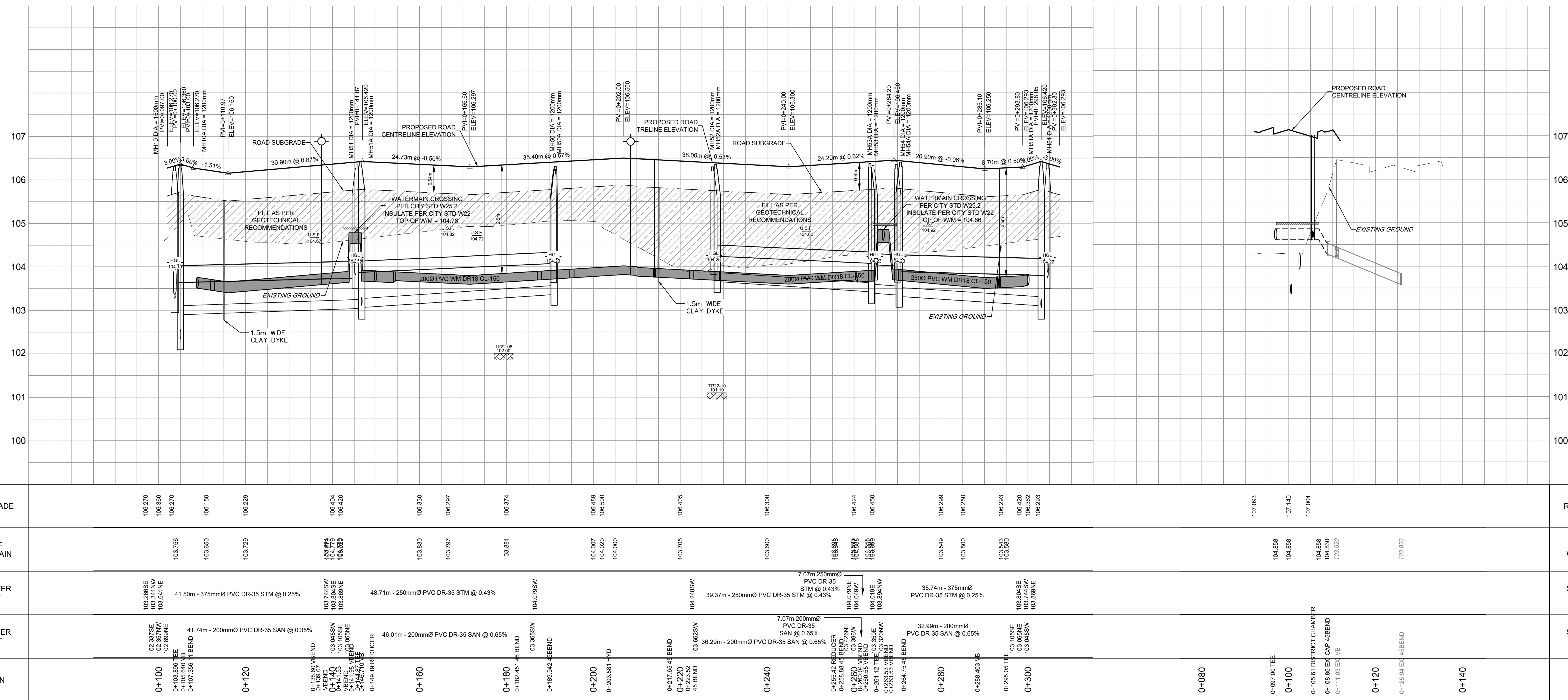
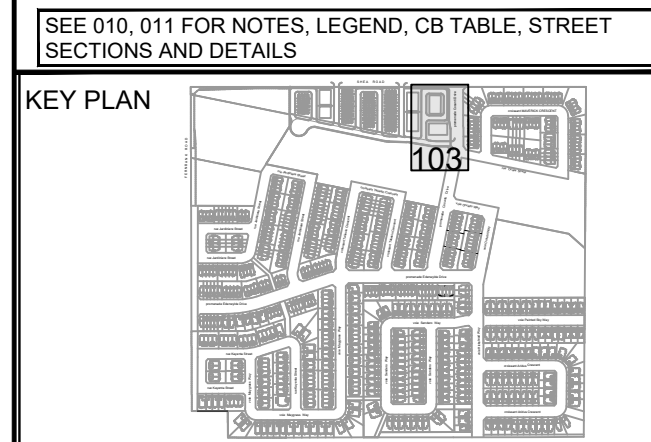
ISSUE

7



APPROVED
By Kersten Nitsche at 9:02 am, Oct 27, 2025

**KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**



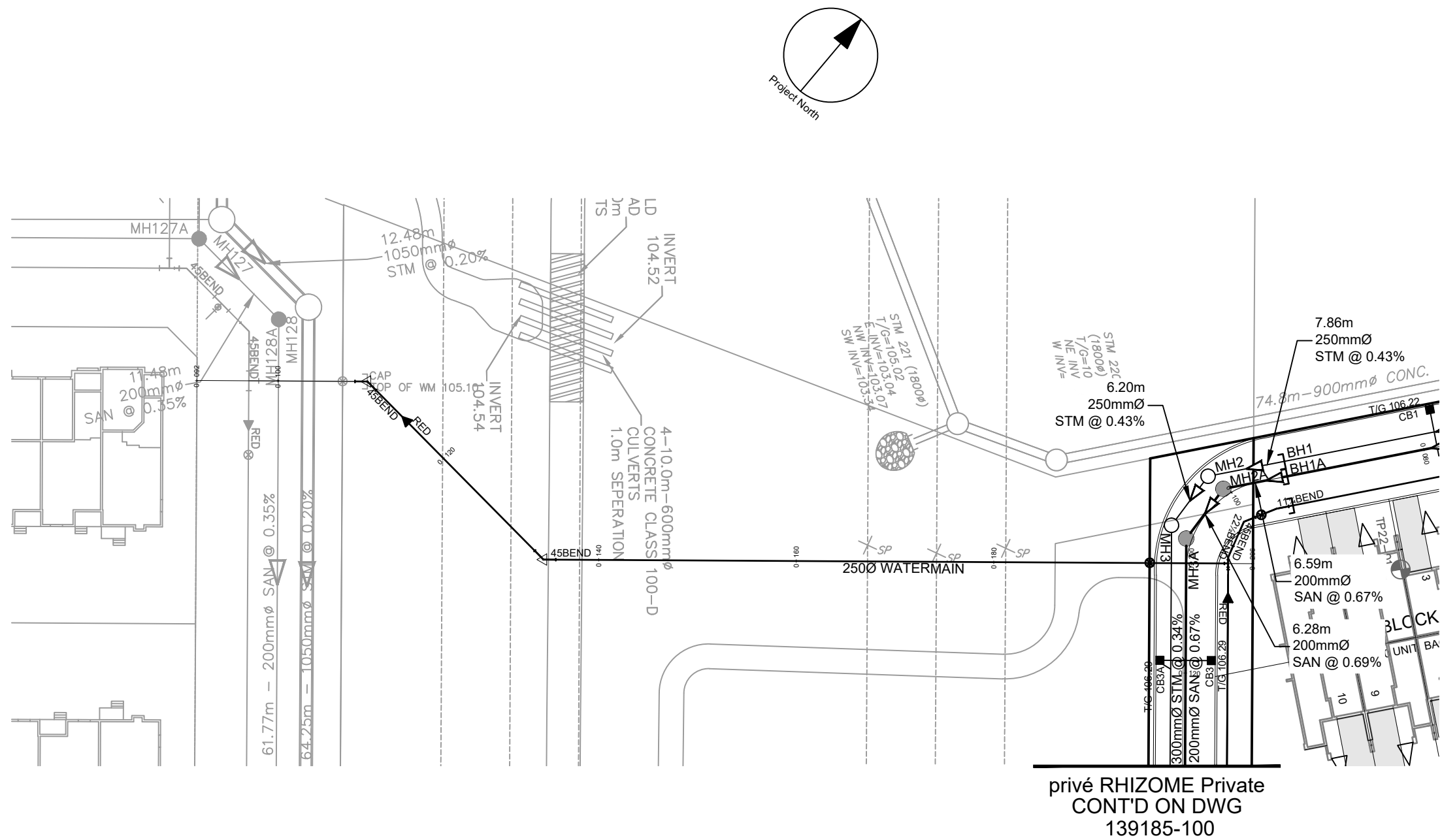
IBI GROUP
Suite 400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9861
ibigroup.com

PROJECT	1650 SHEA ROAD (OTTAWA, ON)
---------	------------------------------------

PROJECT NO: 139185	
DRAWN BY: M.M.	CHECKED BY: R.M./D.Y.
PROJECT MGR: R.M.	APPROVED BY: R.M./D.Y.
SHEET TITLE	
privé VISTANCIA Private WATERMAIN CONNECTION	
SHEET NUMBER	ISSUE
103	7


KERSTEN NITSCHÉ, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 9:03 am, Oct 27, 2025



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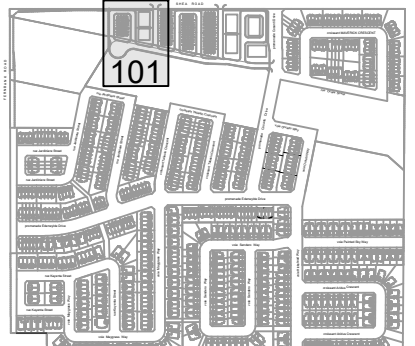
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8		

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

KEY PLAN



CONSULTANTS



PROJECT

1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

CHECKED BY:
R.M./D.Y.

PROJECT MGR:
R.M.

APPROVED BY:
R.M./D.Y.

SHEET TITLE

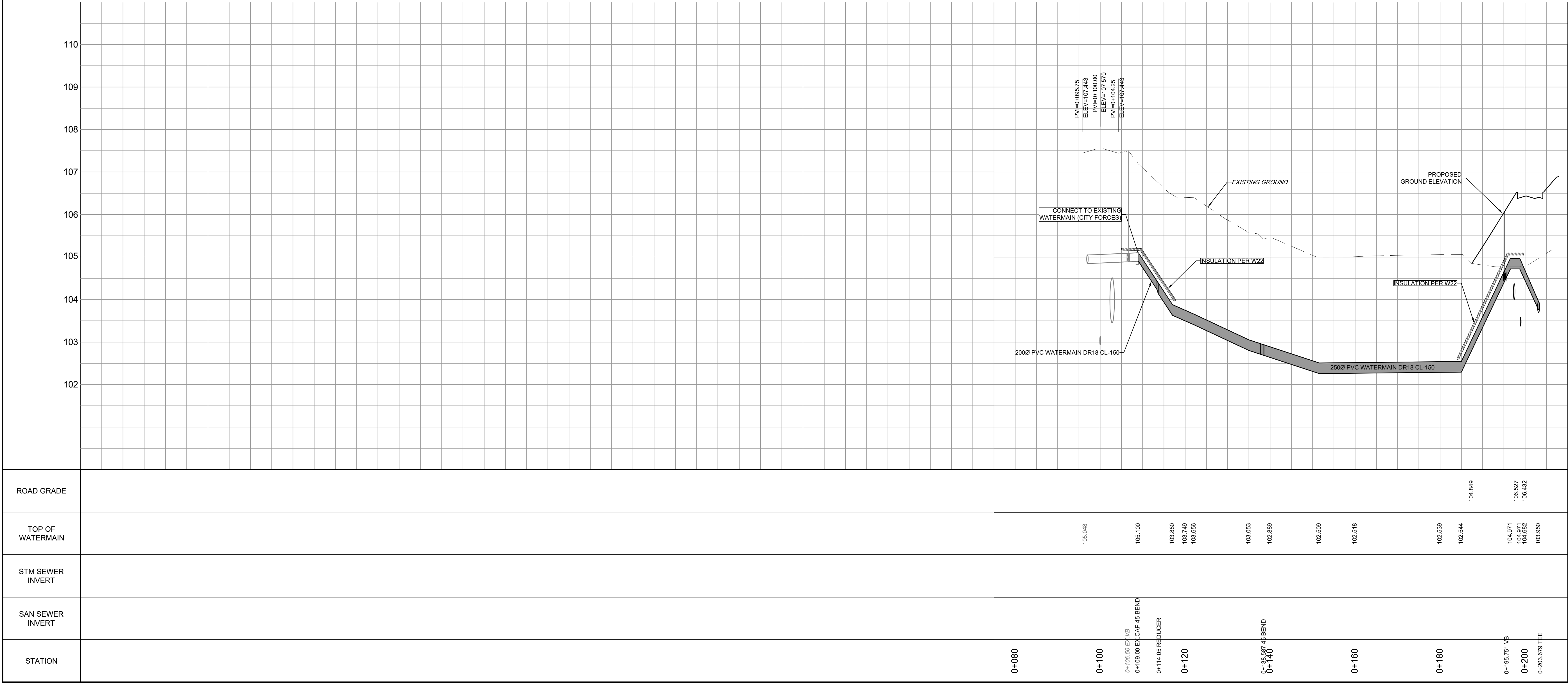
WATERMAIN-HYDRO
CORRIDOR BLOCK 176

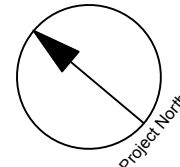
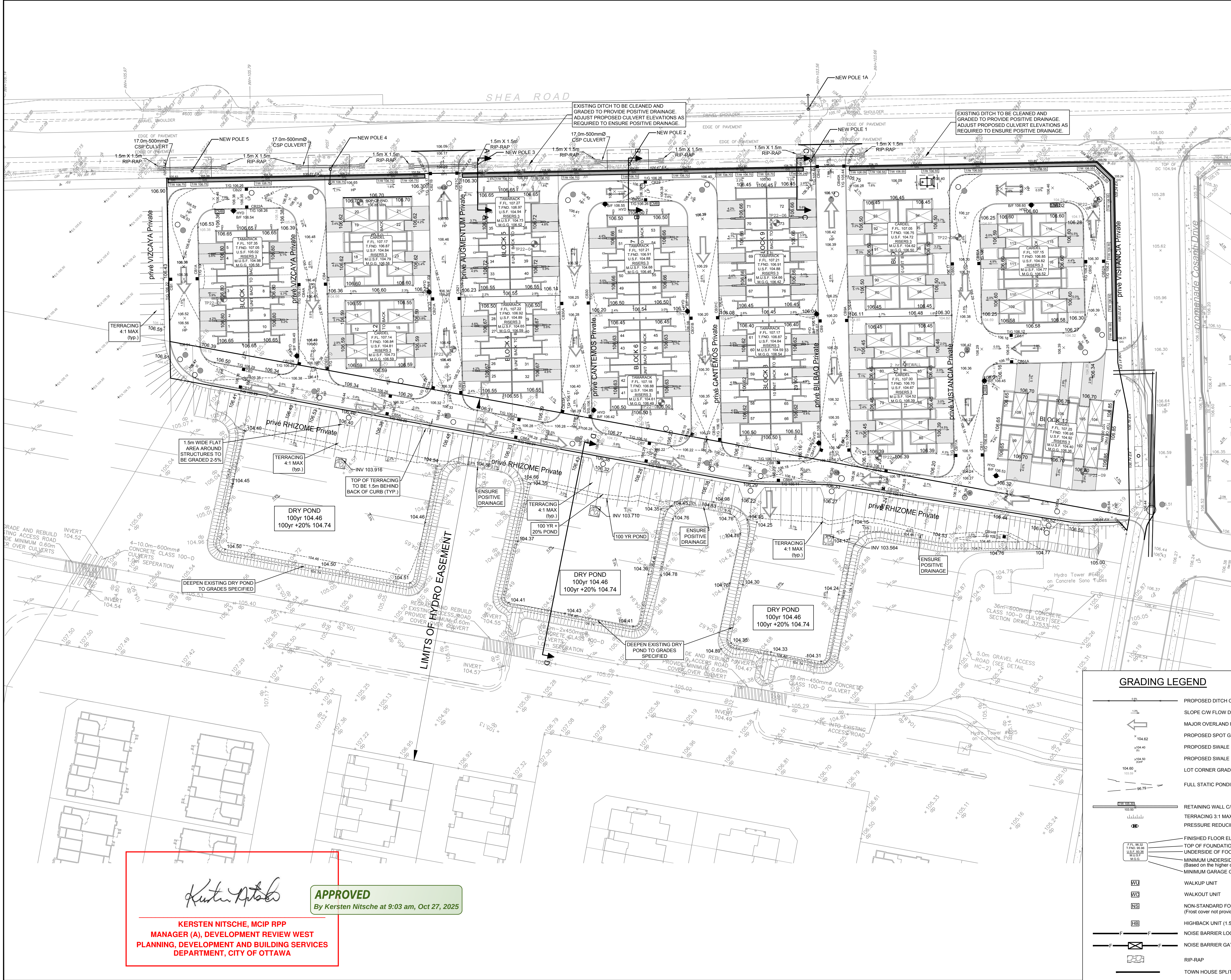
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104

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3	REVISED PER CITY COMMENTS	2025-03-21
4	REVISED CARTEL GRADING RELATIONSHIPS	2025-06-18
5	SUBMISSION NO. 4 FOR CITY REVIEW	2025-07-31
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8		

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

KEY PLAN

CONSULTANTS

SEAL

PROJECT

1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:

139185

DRAWN BY:

M.M.

CHECKED BY:

R.M./D.Y.

PROJECT MGR:

R.M.

APPROVED BY:

R.M./D.Y.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

200

ISSUE

7



LEGEND:

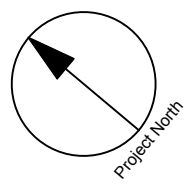
S10

0.05 0.77

AREA NUMBER

RUNOFF COEFFICIENT

AREA IN HECTARES



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KEY PLAN

CONSULTANTS

SEAL

J.D. K. Yonopoulos
2025/10/09
PROVINCE OF ONTARIO

PROJECT

1650 SHEA ROAD

(OTTAWA, ON)

PROJECT NO:

139185

DRAWN BY:

M.M.

CHECKED BY:

R.M./D.Y.

PROJECT MGR:

R.M.

APPROVED BY:

R.M./D.Y.

SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER

500

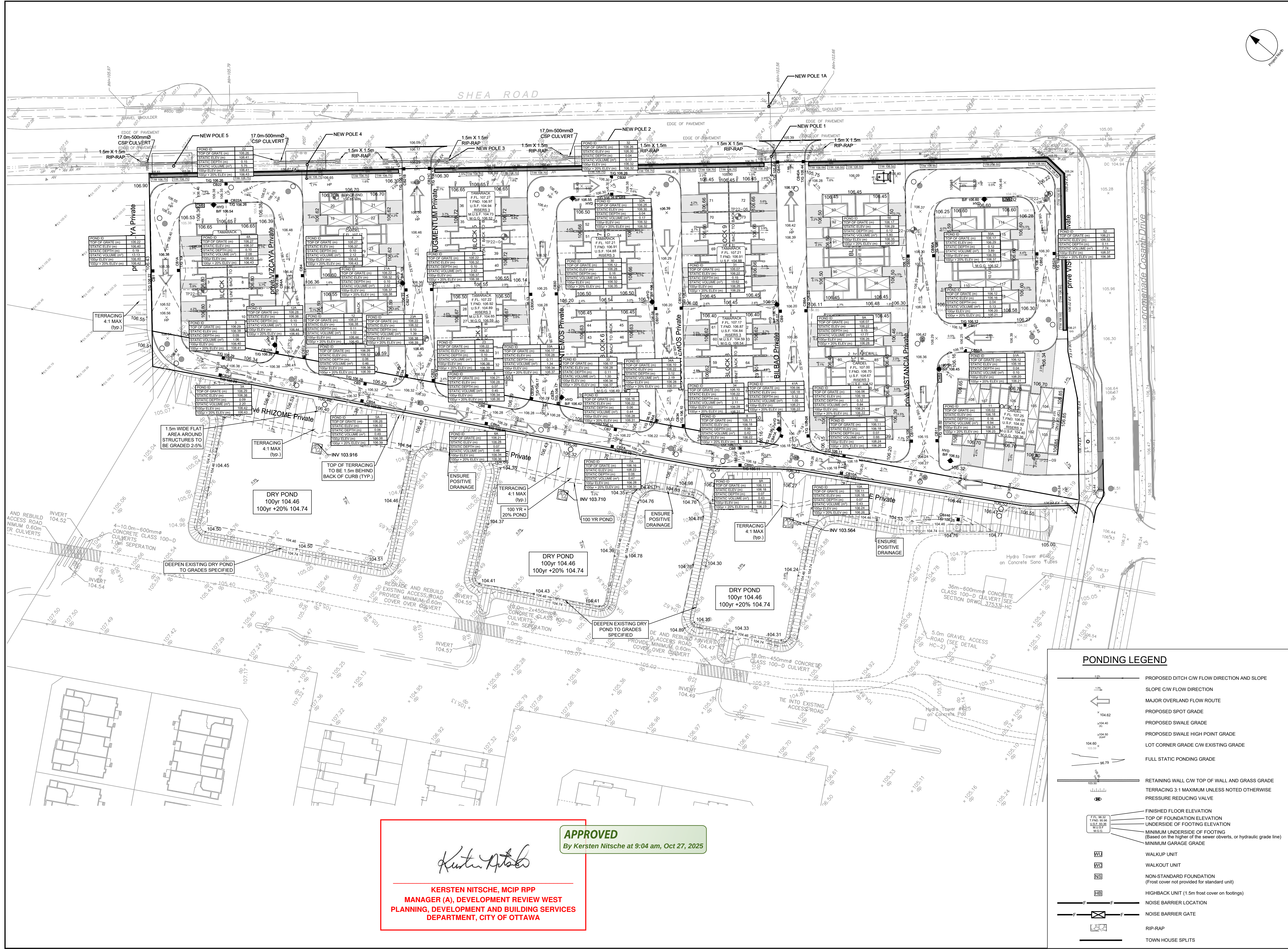
ISSUE

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APPROVED
By Kersten Nitsche at 9:03 am, Oct 27, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



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

KEY PLAN

CONSULTANTS

SEAL

1:500

PROJECT

1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:

139185

DRAWN BY:

M.M.

CHECKED BY:

R.M./D.Y.

PROJECT MGR:

R.M.

APPROVED BY:

R.M./D.Y.

SHEET TITLE

PONDING PLAN

SHEET NUMBER

600

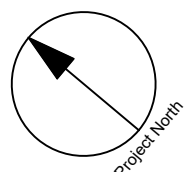
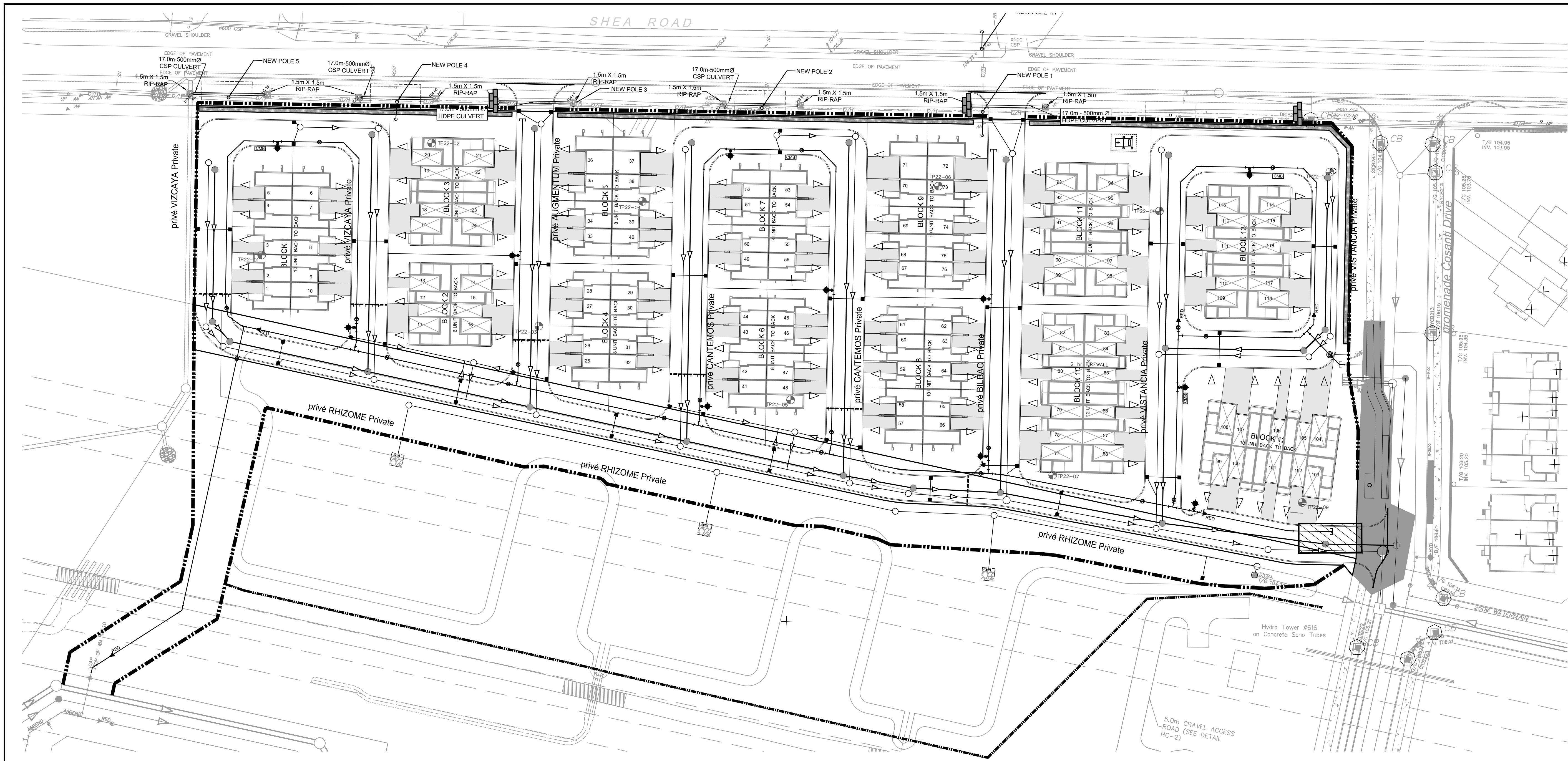
ISSUE

7

APPROVED
By Kersten Nitsche at 9:04 am, Oct 27, 2025

Kersten Nitsche
KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

PONDING LEGEND	
	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED SPOT GRADE
	PROPOSED SWALE GRADE
	PROPOSED SWALE HIGH POINT GRADE
	LOT CORNER GRADE C/W EXISTING GRADE
	FULL STATIC PONDING GRADE
	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
	PRESSURE REDUCING VALVE
	FINISHED FLOOR ELEVATION
	TOP OF FOUNDATION ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	MINIMUM UNDERSIDE OF FOOTINGS (Based on the higher of the sewer inverts, or hydraulic grade line)
	MINIMUM GARAGE GRADE
	WALKUP UNIT
	WALKOUT UNIT
	NON-STANDARD FOUNDATION (First cover not provided for standard unit)
	HIGHBACK UNIT (1.5m frost cover on footings)
	NOISE BARRIER LOCATION
	NOISE BARRIER GATE
	RIP-RAP
	TOWN HOUSE SPLITS



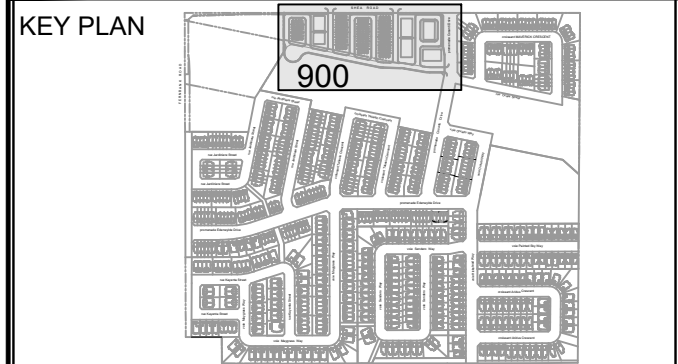
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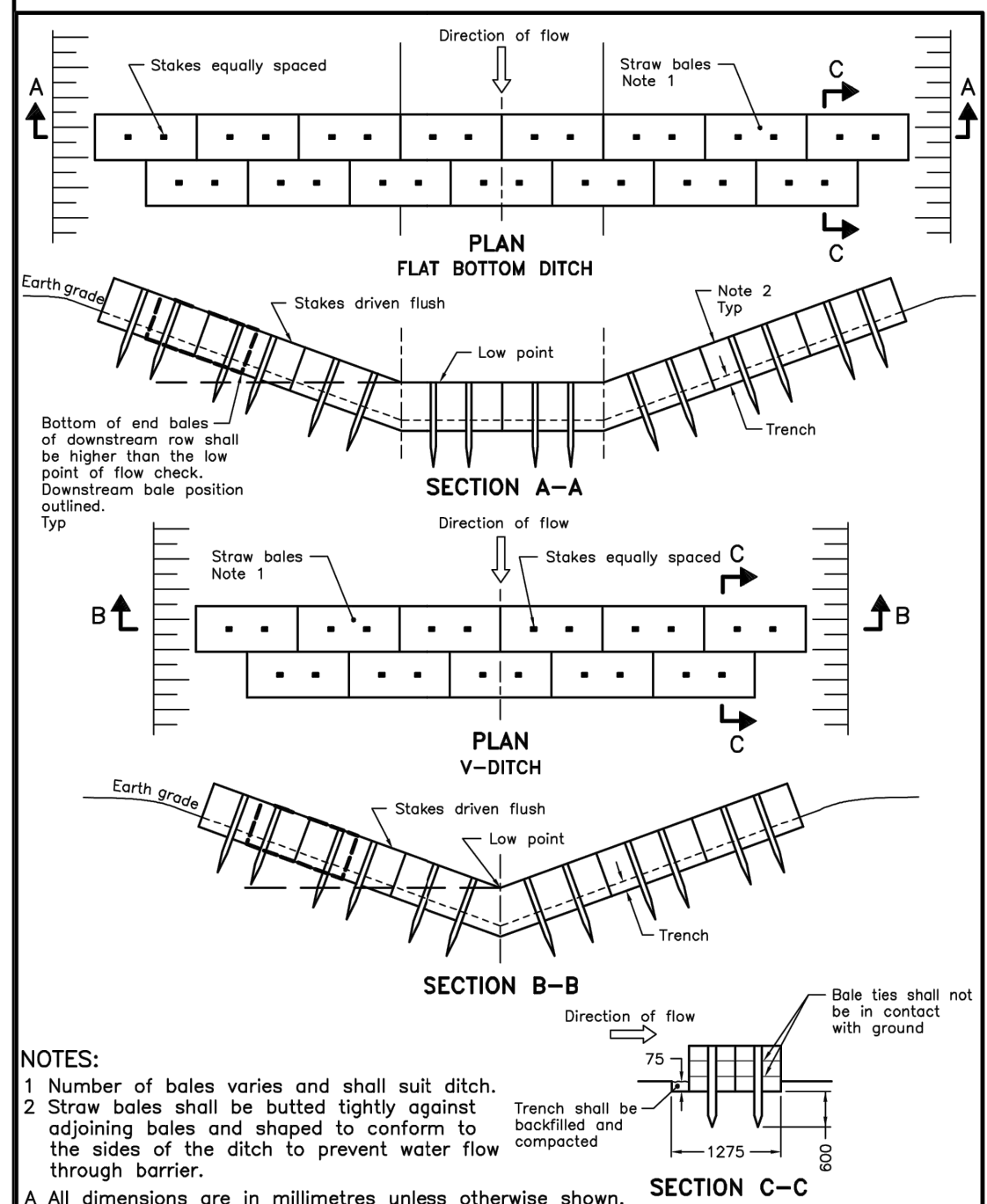
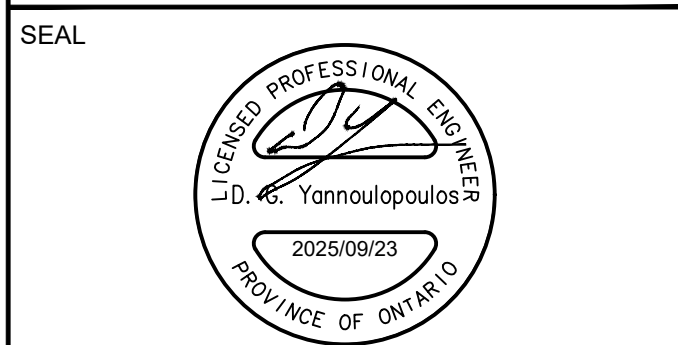
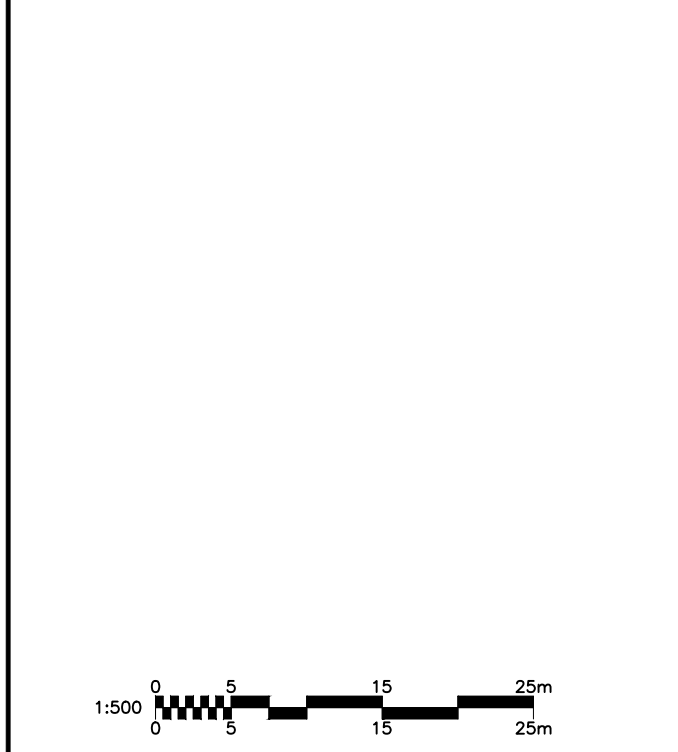
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SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

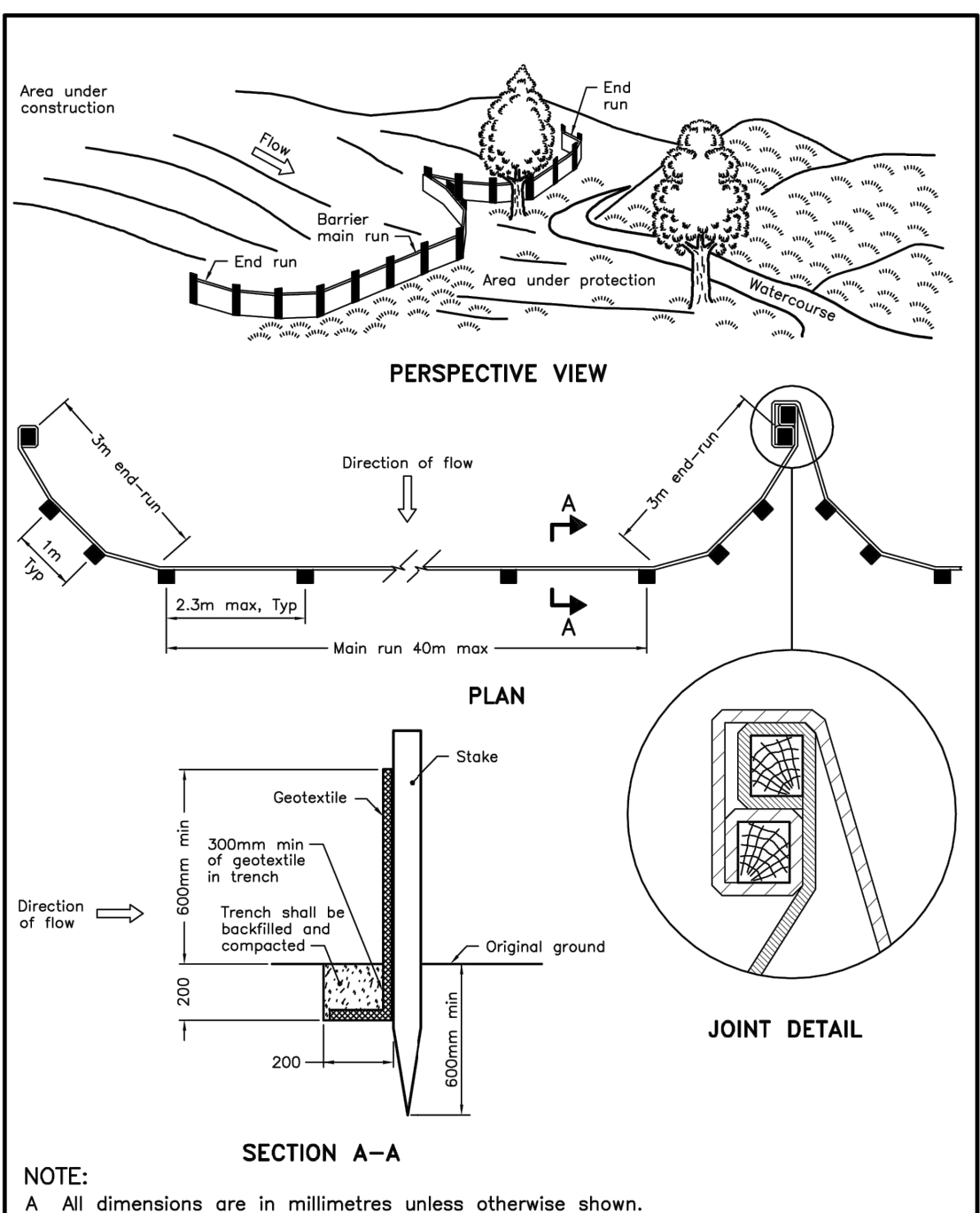


CONSULTANTS



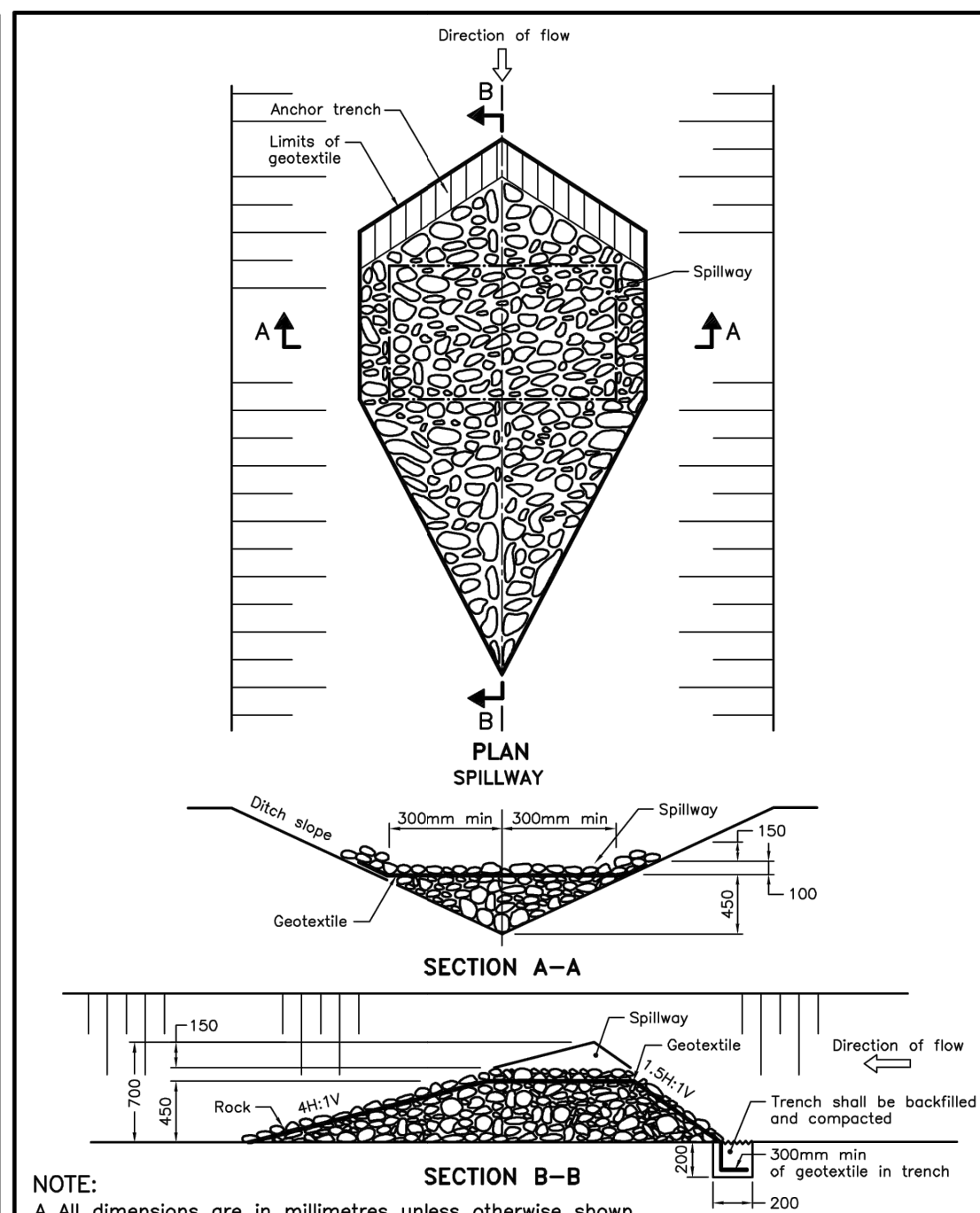
NOTES:
1. Number of bales varies and shall suit ditch.
2. Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
STRAW BALE FLOW CHECK DAM
OPSD 219.180



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

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110



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

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2015 Rev 2
TEMPORARY ROCK FLOW CHECK DAM
OPSD 219.210

- NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
 - STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
 - SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C/Bs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYC/Bs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
 - CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
 - WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
 - THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT
 - THE CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS DURING DRY WEATHER CONDITIONS, AFTER SIGNIFICANT STORM EVENTS (25 mm WITHIN A 24-HOUR PERIOD), AFTER SIGNIFICANT SNOW MELT EVENTS AND AFTER SIGNIFICANT WEATHER EVENTS THAT MAY AFFECT THE PERFORMANCE AND FUNCTION OF THE SYSTEMS.
 - THE CONTRACTOR SHALL IDENTIFY AND RECTIFY ANY DEFICIENCIES OR DAMAGE AND UNDERTAKE NECESSARY MAINTENANCE MEASURES AS SOON AS POSSIBLE
 - THE CONTRACTOR SHALL ENSURE THAT RECORDS OF INSPECTION ARE KEPT ONSITE, INCLUDING AT A MINIMUM, THE INSPECTOR'S NAME, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND ANY NECESSARY REMEDIAL MEASURES TO MAINTAIN THE INTERIM EROSION AND SEDIMENT CONTROL MEASURES.

- LEGEND:**
- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
 - SNOW FENCE
 - STRAW BALE CHECK DAM AS PER OPSD-219.180
 - ROCK CHECK DAM AS PER OPSD-219.210
 - SILT SACK PLACED UNDER EXISTING CB COVER
 - TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

APPROVED
By Kersten Nitsche at 9:04 am, Oct 27, 2025

Kersten Nitsche

**KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

PROJECT
1650 SHEA ROAD
(OTTAWA, ON)

PROJECT NO:
139185

DRAWN BY:
M.M.

CHECKED BY:
R.M./D.Y.

PROJECT MGR:
R.M.

APPROVED BY:
R.M./D.Y.

SHEET TITLE
**SEDIMENT AND EROSION
CONTROL PLAN**

SHEET NUMBER
900

ISSUE
7