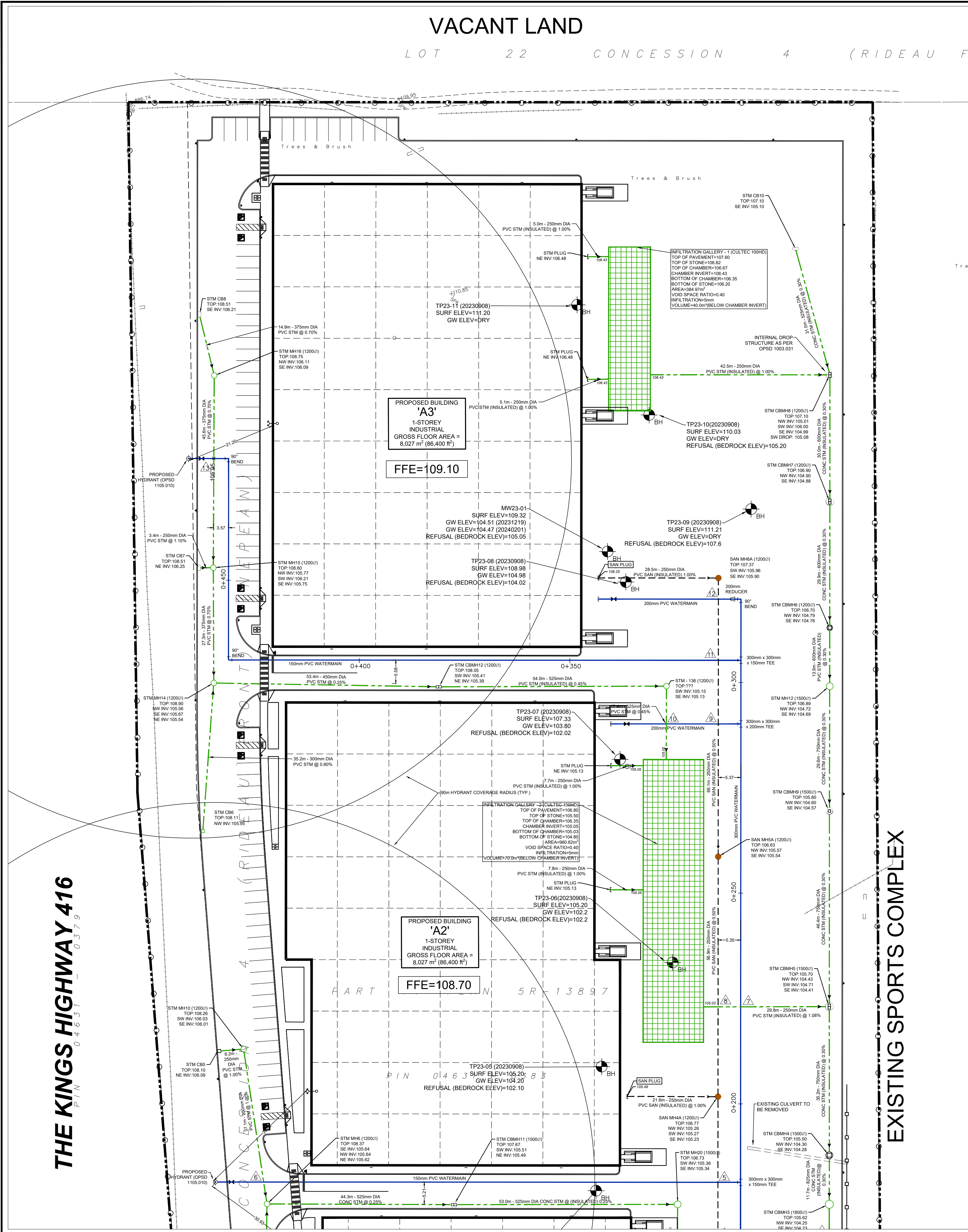


APPLICATION#D07-12-25-0085
PLAN#19335



PIPE CROSSING TABLE		
1	STM INVERT=105.24 WATERMAIN OBVERT=105.14 VERTICAL SEPARATION=0.10m (CONC ENCASED)	
2	STM INVERT=104.20 WATERMAIN OBVERT=103.49 VERTICAL SEPARATION=0.71m	
3	SAN INVERT=105.06 WATERMAIN OBVERT=104.56 VERTICAL SEPARATION=0.50m	
4	STM INVERT=105.32 WATERMAIN OBVERT=104.82 VERTICAL SEPARATION=0.50m	
5	SAN INVERT=105.13 WATERMAIN OBVERT=104.62 VERTICAL SEPARATION=0.51m	
6	WATERMAIN INVERT=106.44 STM OBVERT=105.54 VERTICAL SEPARATION=0.90m	
7	STM INVERT=104.92 WATERMAIN OBVERT=104.42 VERTICAL SEPARATION=0.50m	
8	SAN INVERT=105.36 STM OBVERT=105.23 VERTICAL SEPARATION=0.13m	
9	SAN INVERT=105.72 WATERMAIN OBVERT=105.09 VERTICAL SEPARATION=0.64m	
10	STM INVERT=105.09 WATERMAIN OBVERT=104.59 VERTICAL SEPARATION=0.50m	
11	SAN INVERT=105.90 WATERMAIN OBVERT=105.28 VERTICAL SEPARATION=0.62m	
12	STM INVERT=105.87 WATERMAIN OBVERT=105.37 VERTICAL SEPARATION=0.50m	
13	WATERMAIN INVERT=106.87 STM OBVERT=106.33 VERTICAL SEPARATION=0.54m	
14	STM INVERT=103.00 WATERMAIN OBVERT=100.92 VERTICAL SEPARATION=2.08m	
*DENOTES WATERMAIN TO BE DEFLECTED		

FROM - TO (STATION #)	PIPE SIZE (mm)	PIPE MATERIAL	TOP OF PIPE ELEVATION (m)	GROUND ELEVATION (m)	DEPTH OF COVER (m)	FITTINGS
STA 0+000 - 0+050	300	CLASS 150 PVC SDR-18	102.51	104.31	1.80	N/A
STA 0+050 - 0+100	300	CLASS 150 PVC SDR-18	102.96	104.76	1.80	N/A
STA 0+100 - 0+150	300	CLASS 150 PVC SDR-18	102.64	104.44	1.80	90° BEND @ STA 0+038
STA 0+150 - 0+200	300	CLASS 150 PVC SDR-18	104.44	106.24	1.80	300mm x 300mm x 200mm TEE @ STA 0+169 & 0+182
STA 0+200 - 0+250	300	CLASS 150 PVC SDR-18	104.68	106.48	1.80	N/A
STA 0+250 - 0+300	300	CLASS 150 PVC SDR-18	104.71	106.51	1.80	300mm x 300mm x 150mm TEE @ STA 0+290
STA 0+300 - 0+350	150/300	CLASS 150 PVC SDR-18	105.52	107.32	1.80	300mm x 300mm x 150mm TEE @ STA 0+305
STA 0+350 - 0+400	150	CLASS 150 PVC SDR-18	106.44	108.24	1.80	N/A
STA 0+400 - 0+450	150	CLASS 150 PVC SDR-18	107.04	108.84	1.80	90° BEND @ STA 0+431

GENERAL NOTES:

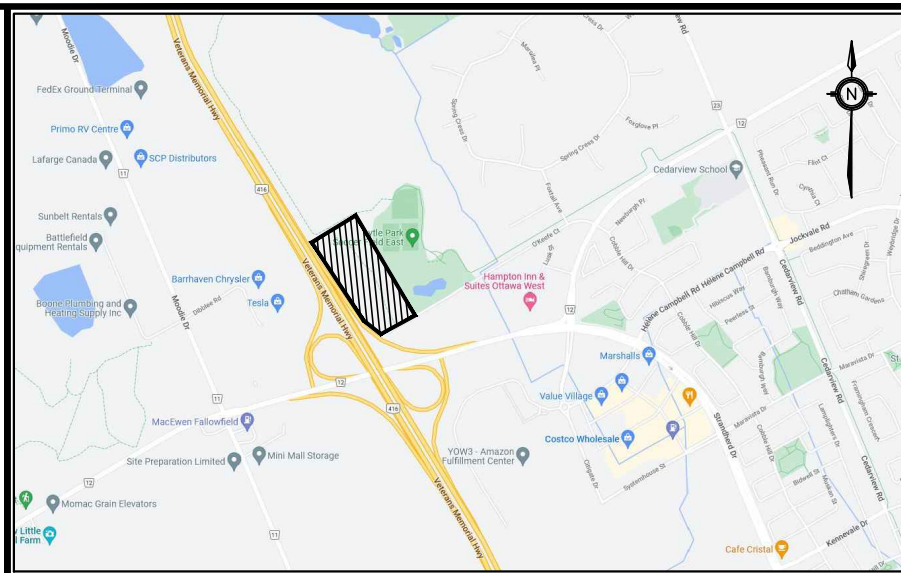
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN 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.
- 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 300mm OVER AND 500mm UNDER ALL OTHER UTILITIES WHEN CROSSING. ALL WATERMAINS AND SERVICES SHALL HAVE 1.80m MINIMUM COVER.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAINS SHALL BE 1.5m MINIMUM.
- 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 LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
- 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 AND LARGE 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 OPSD 401.010. SAFETY PLATFORMS TO BE INSTALLED WHERE DEPTH EXCEEDS 6.0m.
- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182.2-06 CERTIFIED ASTM D3034-04A, F699-03. 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 OPSD 400.020. DOUBLE CATCHBASINS SHALL BE AS PER OPSD 705.020.
- 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 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.
- PIPE INSULATION SHALL CONFORM TO OPSD 1109.030.
- ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-06/1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mm MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERKIGHT 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 TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.
- UNLESS OTHERWISE NOTED, CATCH-BASIN 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:
PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

LEGEND

PROPOSED ITEMS	EXISTING ITEMS
200.00 0.5%	MH 1A
200.00 0.5%	EX MH 1A
---	LIMIT OF PROPERTY LINE
---	LIMIT OF BUILDING STRUCTURE
---	SANITARY SEWER
---	STORM SEWER
---	WATERMAIN
●	SAN MH / PIPE STUB / PIPE OUTLET
○	STM MH / CBMH / DCBMH
□	CB / DCB
+	HYDRANT / SIAMSE
+	VALVE BOX
+	WAT BENDS: 11.25° / 22.5° / 45° / 90°
+	WAT TEE / CROSS / REDUCER

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05		
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23		
2	SITE PLAN APPROVAL - SUBMISSION 2	251006	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.
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.



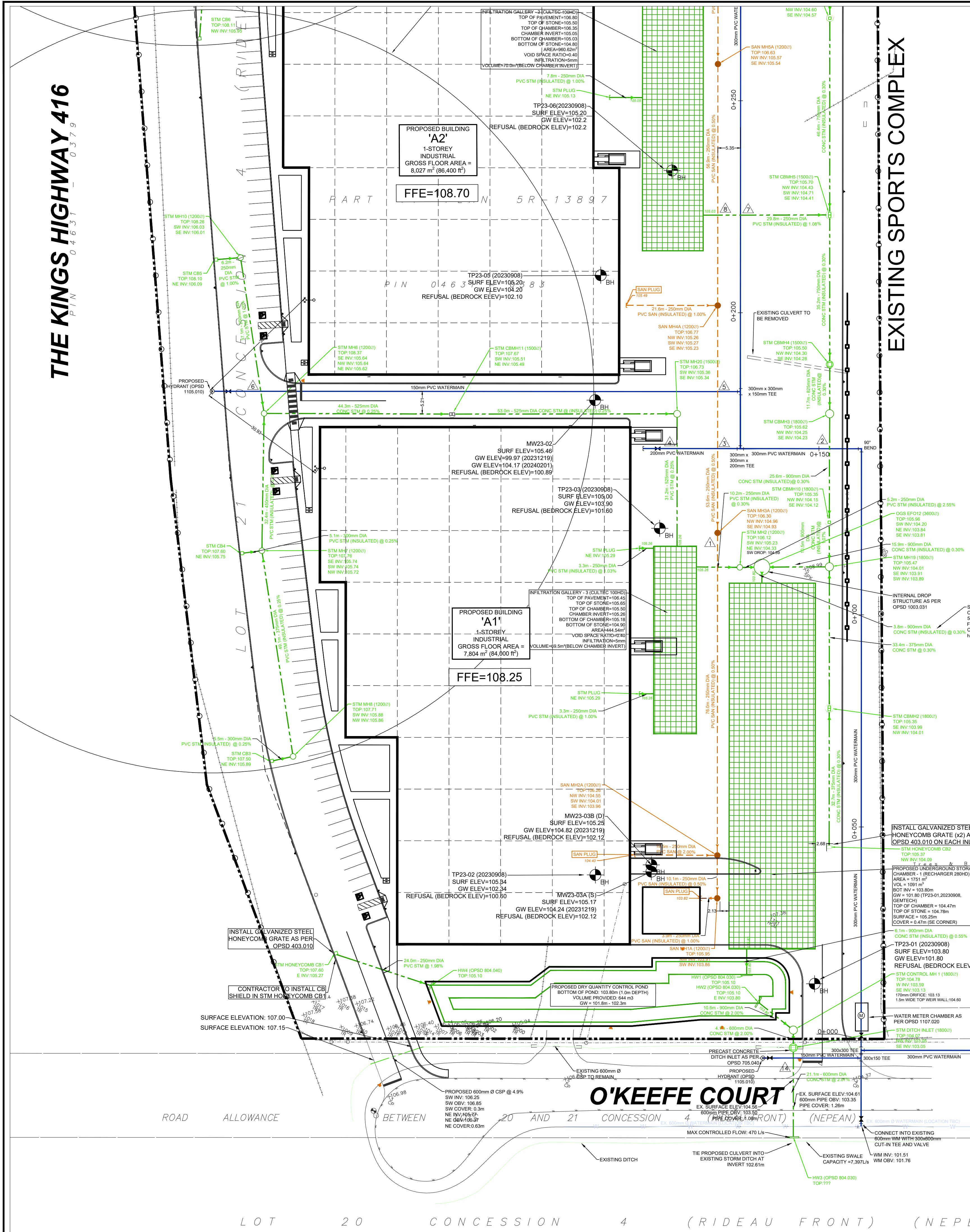
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

SERVICING PLAN

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



FROM - TO (STATION #)	PIPE SIZE (mm)	PIPE MATERIAL	TOP OF PIPE ELEVATION (m)	GROUND ELEVATION (m)	DEPTH OF COVER (m)	FITTINGS
STA 0+000 - 0+050	300	CLASS 150 PVC SDR-18	102.51	104.31	1.80	N/A
STA 0+050 - 0+100	300	CLASS 150 PVC SDR-18	102.96	104.76	1.80	N/A
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GENERAL NOTES:

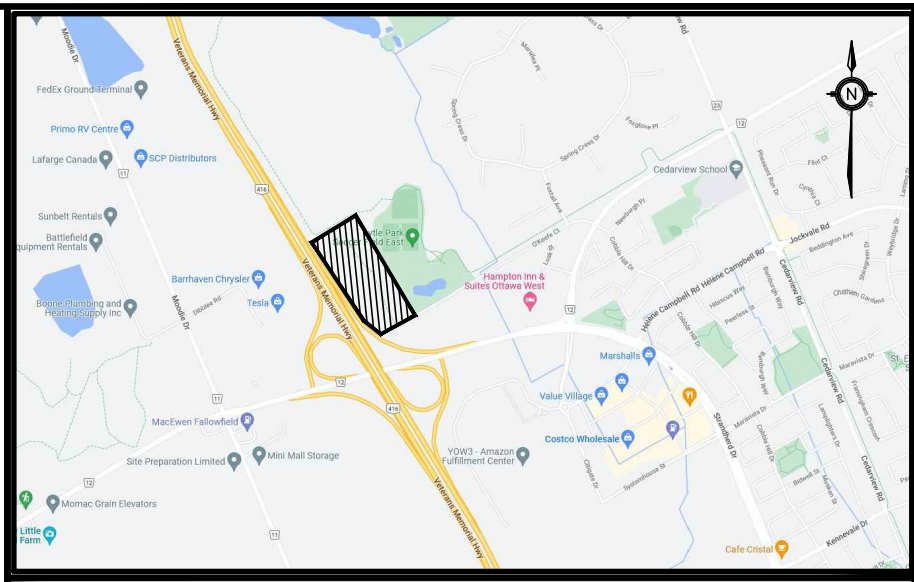
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- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAINS 1.5m MINIMUM.
- ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS AND PLUGS TO BE MECHANICALLY RESTRAINED. THRUST BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL MUNICIPAL STANDARDS.
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- MAIN LINE PVC PIPE AS PER SDR-35 CSA B182-2-06 CERTIFIED ASTM D3034-04A, F699-03. SERVICE CONNECTION PVC PIPE TO BE AS PER SDR-28 CSA B 182-2-06 CERTIFIED ASTM D3034-04A.
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- 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 28 INSTALLED AT 2% AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.
- SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT 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.
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- SERVICE CONNECTIONS AND UTILITY CUTS TO BE BACKFILLED WITH UNSHRINKABLE FILL.



KEY PLAN
N.T.S.

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

LEGEND	
200.00 0.5%	PROPOSED ITEMS
MH 1A	EXISTING ITEMS
200.00 0.5%	
EX MH 1A	
LIMIT OF PROPERTY LINE	
LIMIT OF BUILDING STRUCTURE	
SANITARY SEWER	
STORM SEWER	
WATERMAIN	
1	SAN MH / PIPE STUB / PIPE OUTLET
2	STM MH / CBMH / DCBMH
3	CB / DCB
4	HYDRANT / SIAMSE
5	VALVE BOX
6	WAT BENDS: 11.25° / 22.5° / 45° / 90°
7	WAT TEE / CROSS / REDUCER

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05		
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23		
2	SITE PLAN APPROVAL - SUBMISSION 2	251006	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.
NO.	ISSUE	DATE	BY

NOT FOR CONSTRUCTION

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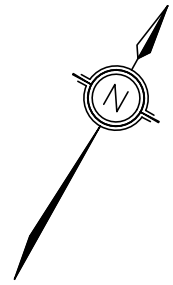
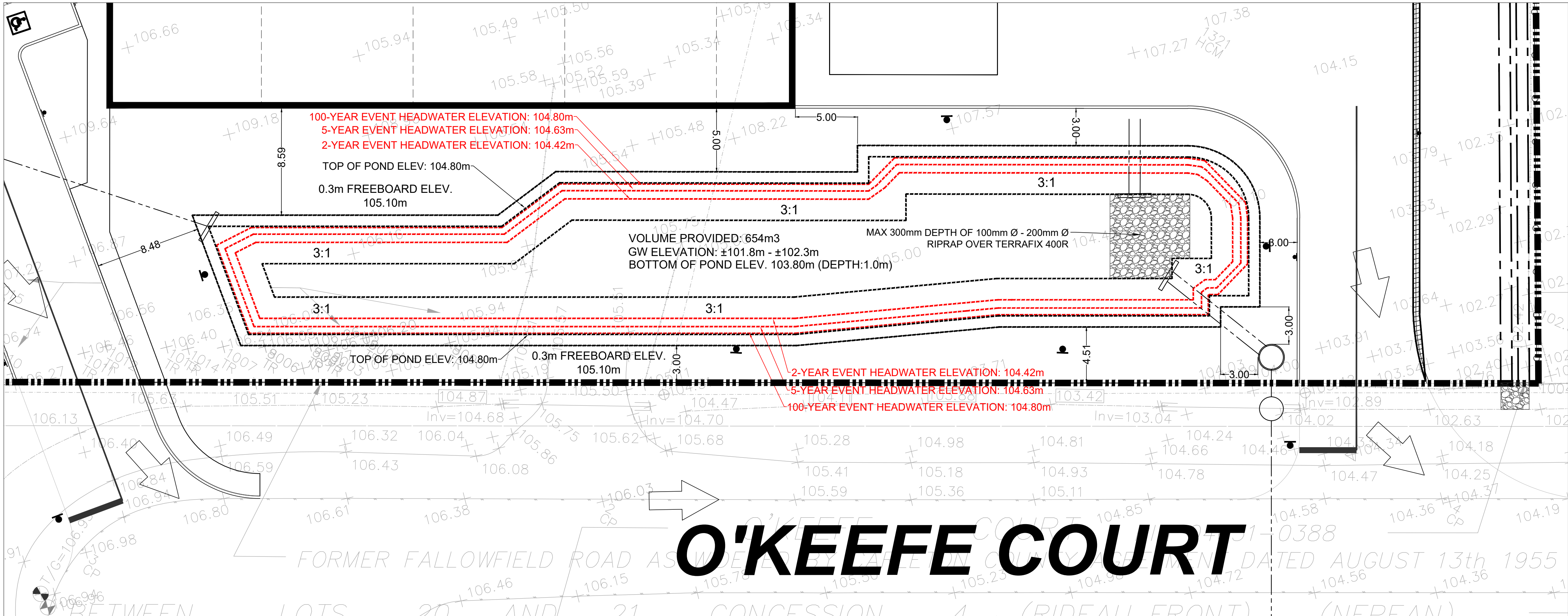
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

SERVICING PLAN

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



KEY PLAN
N.T.S.

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

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

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

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05

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

NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - SUBMISSION 2	251006	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.

NOT FOR CONSTRUCTION

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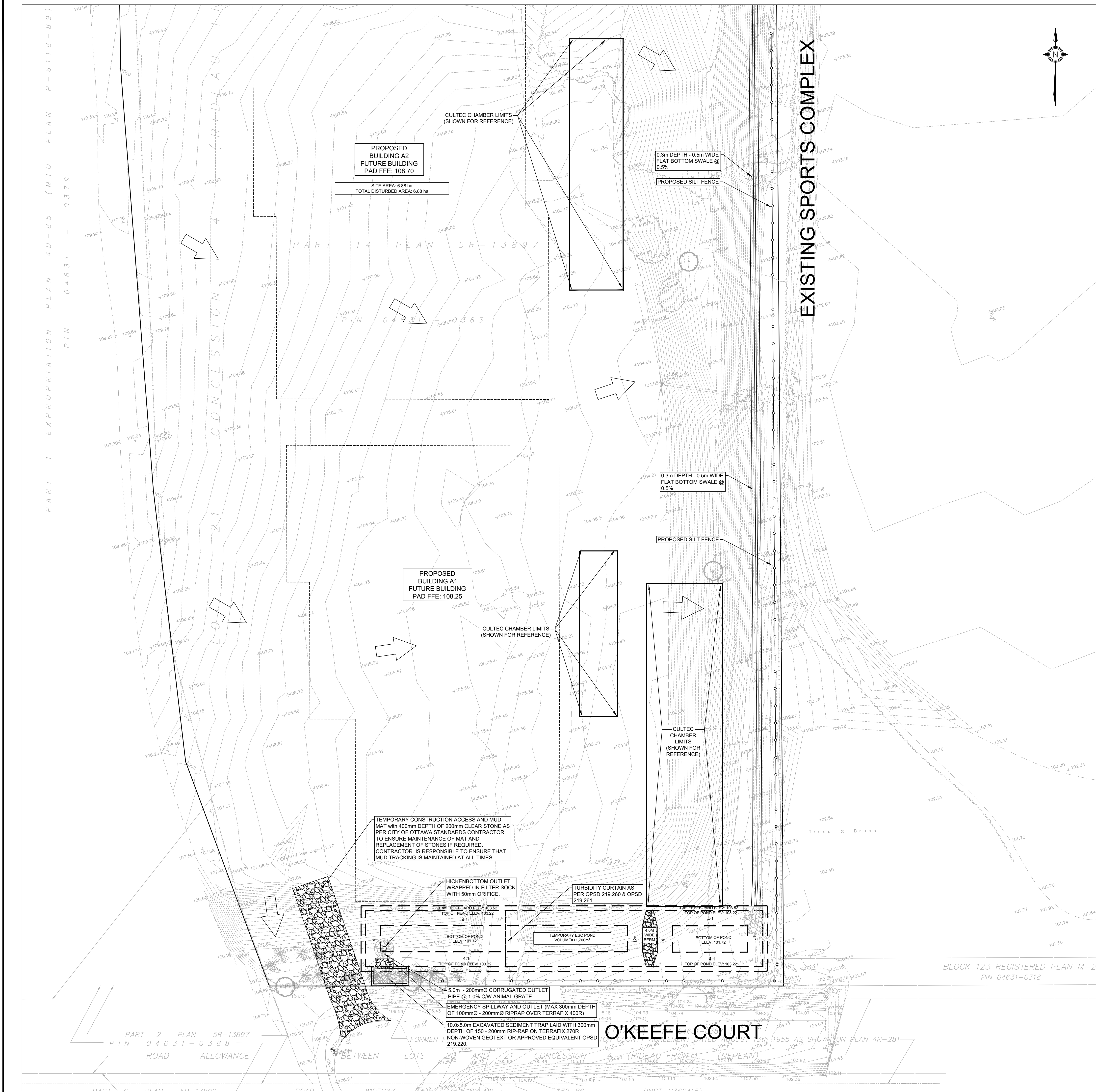
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

POND ELEVATION PLAN

SCALE: 1:200	PROJECT # 21684
DATE: JANUARY 2025	DRAWING #
DRAWN BY: T.G.	PP
DESIGNED BY: T.G.	
CHECKED BY: T.F.	



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.
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- 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 OPSS, OPSP, AND MTOD.
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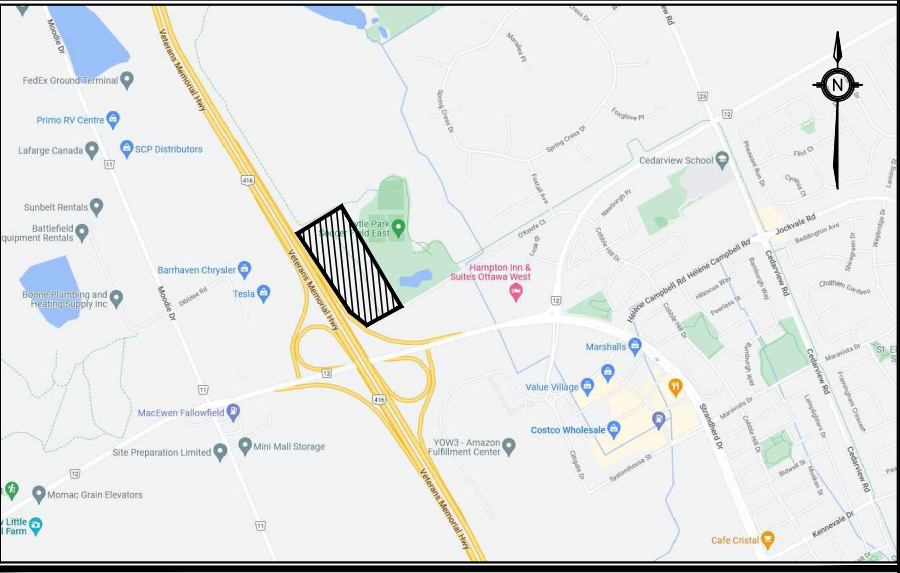
CVC STANDARD NOTES: EROSION & SEDIMENT CONTROL:

SECTION 1: SITE MANAGEMENT:

- BE ADVISED THAT THE CREDIT VALLEY CONSERVATION AUTHORITY MAY, AT ANY TIME, WITHDRAW THIS PERMISSION, IF, IN THE OPINION OF THE AUTHORITY, THE CONDITIONS OF THE PERMIT ARE NOT BEING COMPLIED WITH. THIS APPROVAL DOES NOT EXEMPT THE PROPERTY OWNER/APPLICANT/AGENT FROM THE PROVISIONS OF ANY OTHER FEDERAL, PROVINCIAL OR MUNICIPAL STATUTES, REGULATIONS OR BY-LAWS, OR ANY RIGHTS UNDER COMMON LAW.
- FOLLOWING INSTALLATION OF THE PROPOSED ESC MEASURES, A QUALIFIED AGENT OF THE PROPONENT, PREFERABLY AN ENVIRONMENTAL MONITOR, WILL CONDUCT REGULAR SITE VISITS TO MONITOR ALL WORKS, PARTICULARLY THE CONDITION OF THE ESC MEASURES, DEWATERING, AND IN-OR NEAR-WATER WORKS. SHOULD CONCERNS ARISE, THE ENVIRONMENTAL MONITOR WILL CONTACT THE PROPONENT, CVC, AND ANY OTHER APPROPRIATE PARTIES.
- ALL CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF DEBRIS, SEDIMENTS, OR OTHER DELETERIOUS PRODUCTS TO THE WATERCOURSE OR WETLAND. EQUIPMENT MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATERCOURSE/WETLAND.
- SEDIMENT LADEN RUNOFF FROM DISTURBED AREAS TO THE WATERCOURSE OR NATURAL FEATURE IS NOT ALLOWED. ALL DEWATERING SHALL BE TREATED AND THEN RELEASED 30 METRES FROM A WATERCOURSE OR WETLAND. DISCHARGE IS TO BE RELEASED TO AN UNDISTURBED NATURAL AREA. THESE CONTROL MEASURES SHALL BE MONITORED AND MAINTAINED OR REVISED TO ENSURE WATER QUALITY TARGETS ARE BEING ACHIEVED.
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- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTER) AT 1-800-268-6060.
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KEY PLAN
N.T.S.

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

LEGEND

- 200.00 0.5% MHT
- 200.00 0.5% EX MHT
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
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- TREE PROTECTION FENCE
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BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEK LTD., 2008/01/23

2	SITE PLAN APPROVAL - SUBMISSION 2	251006	T.F.
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NO.	ISSUE	DATE	BY

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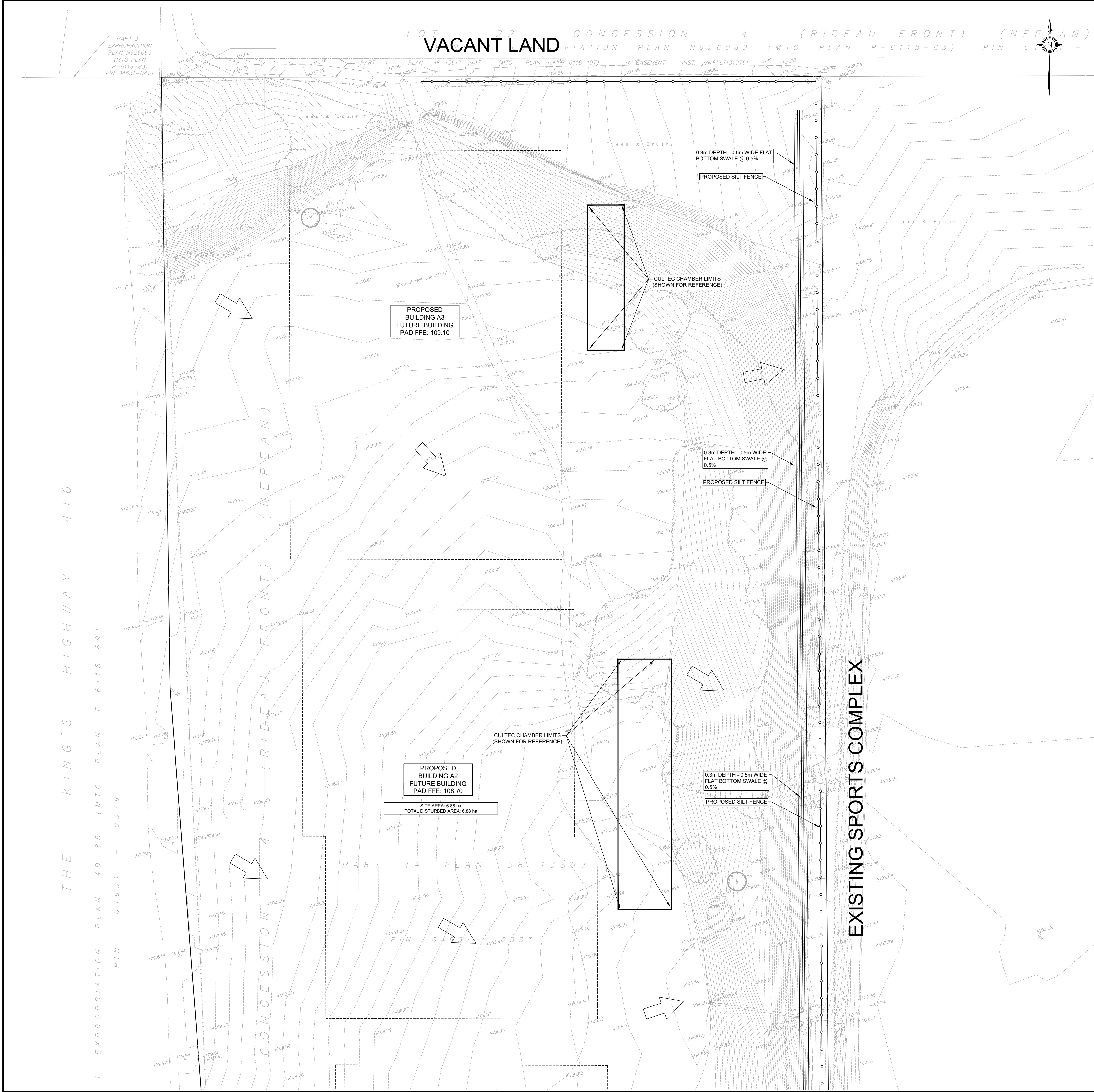


KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)
EROSION & SEDIMENT
CONTROL PLAN - 1

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



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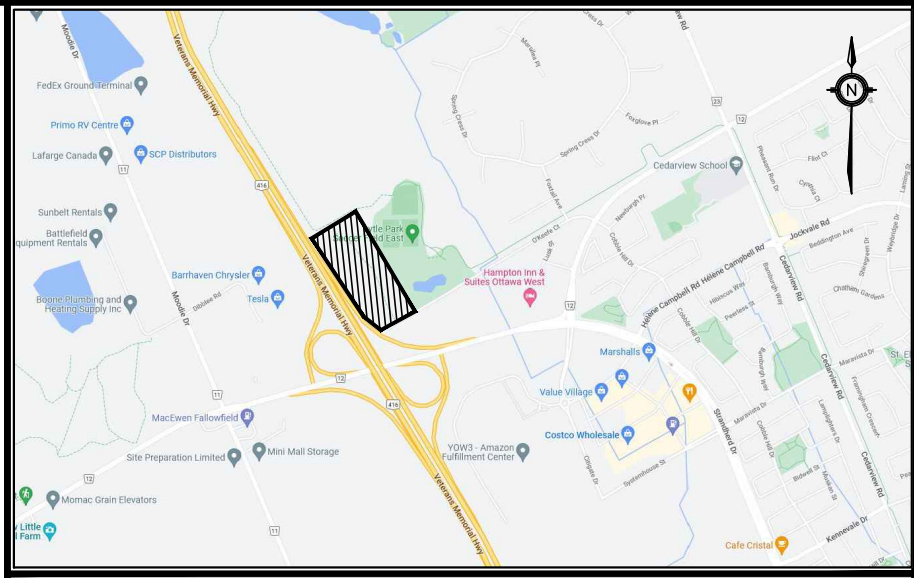
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KEY PLAN
N.T.S.

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

LEGEND

- 200.00 0.5% MHTA
- 200.00 0.5% EX MHTA
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- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- SILT FENCE
- TREE PROTECTION FENCE
- CONSTRUCTION HOARDING
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BENCHMARK:		ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM	
SITE PLAN:		KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05	
SURVEY:		ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23	
2	SITE PLAN APPROVAL - SUBMISSION 2	251006	T.F.
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CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)
EROSION & SEDIMENT
CONTROL PLAN - 2

SCALE: 1:500	10m	PROJECT #	21684
DATE: JANUARY 2025		DRAWING #	
DRAWN BY: T.G.			
DESIGNED BY: T.G.			
CHECKED BY: T.F.			

ESC-2

STORM WATER MANAGEMENT POND FOR SUBJECT SITE
REFER TO DRAWING S2 FOR ADDITIONAL DETAILS

SW POND OUTLET

SUBJECT SITE PROPERTY LINE

STORM DITCH INLET CBMH
Inv = 103.88

O'KEEFE CT

PROPOSED SWALE
FLOW DEPTH = 0.87m
FREEBOARD = 0.3m
MAX 3:1 SIDE SLOPE
REQ CAPACITY = 2477 L/s
PROV CAPACITY = 2936 L/s

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FLOW DEPTH = 0.87m
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MATCH INTO EXISTING GRADES AT THE EDGE OF ASPHALT

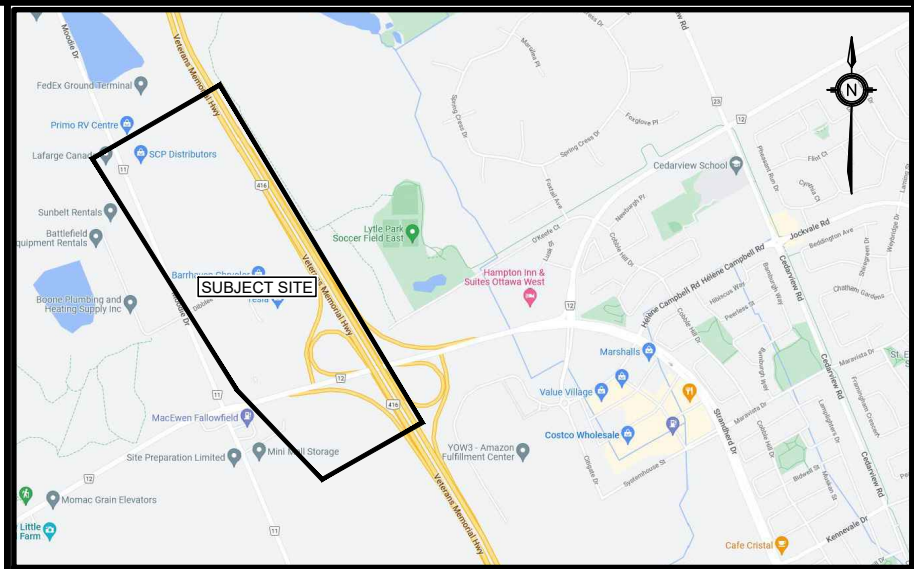
MATCH INTO EXISTING GRADES AT NEW PROPERTY LINE

MATCH INTO EXISTING GRADES AT NEW PROPERTY LINE

NOTE:
FUTURE GRADES TO BE COORDINATED WITH NEIGHBORING DEVELOPMENT PRIOR TO APPROVAL CONSTRUCTION




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7. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHT-OF-WAY TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
8. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPS, OPSD, AND/OR OPA.
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4. ALL DISTURBED GRADED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER WITH SOO ON MIN 100mm TOPSOIL. THE METHOD OF RESTORATION SHALL BE THE SUBJECT OF THE PROJECT APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
5. ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. FREE OF FINE PARTICLES AS PER THE SPECIFICATIONS.
6. THE PAVEMENT STRUCTURE SHALL BE CONSTRUCTED BASED ON SPECIFICATIONS AS PER THE GEOTECHNICAL REPORT.
7. PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM THE SUB-BASE LAYER TO THE SUBGRADE MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.
8. ALL BARRIER CURB WITHIN THE SITE TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1.
9. TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT. LANDSCAPED AREA MAY BE EXEMPTED.
10. THE SHAFTS SHALL BE CONSTRUCTED TO THE CONDITIONS AND REQUIREMENTS OF CITY ROAD OCCUPANCY PERMIT.
11. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF THE WORK. THE INSPECTIONS SHALL BE TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.
12. SIGNAGE: THERE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.
13. TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 30:1 VERTICAL TRANSITIONS AS PER DETAIL ON DRAWING D1.
14. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
15. PAVEMENT MARKING LINE PAINTING, DIRECTIONAL LINEAL/SIGNS/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANT'S DESIGN. DIRECTIONAL MARKINGS AND STOP SIGNS SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPS 1712.
16. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL (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 SHALL PROVIDE THE ENGINEER WITH THE STRUCTURAL AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
17. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING: (1) ONE SET OF AS-BUILT DRAWINGS, (2) SITE SURVEYING, GRADING, AND SITE ELECTRICAL DRAWINGS.



KEY PLAN
N.T.S.

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

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

Grading plan for O'Keefe Ct. The plan shows the layout of the property with existing and proposed elevations. Key features include:

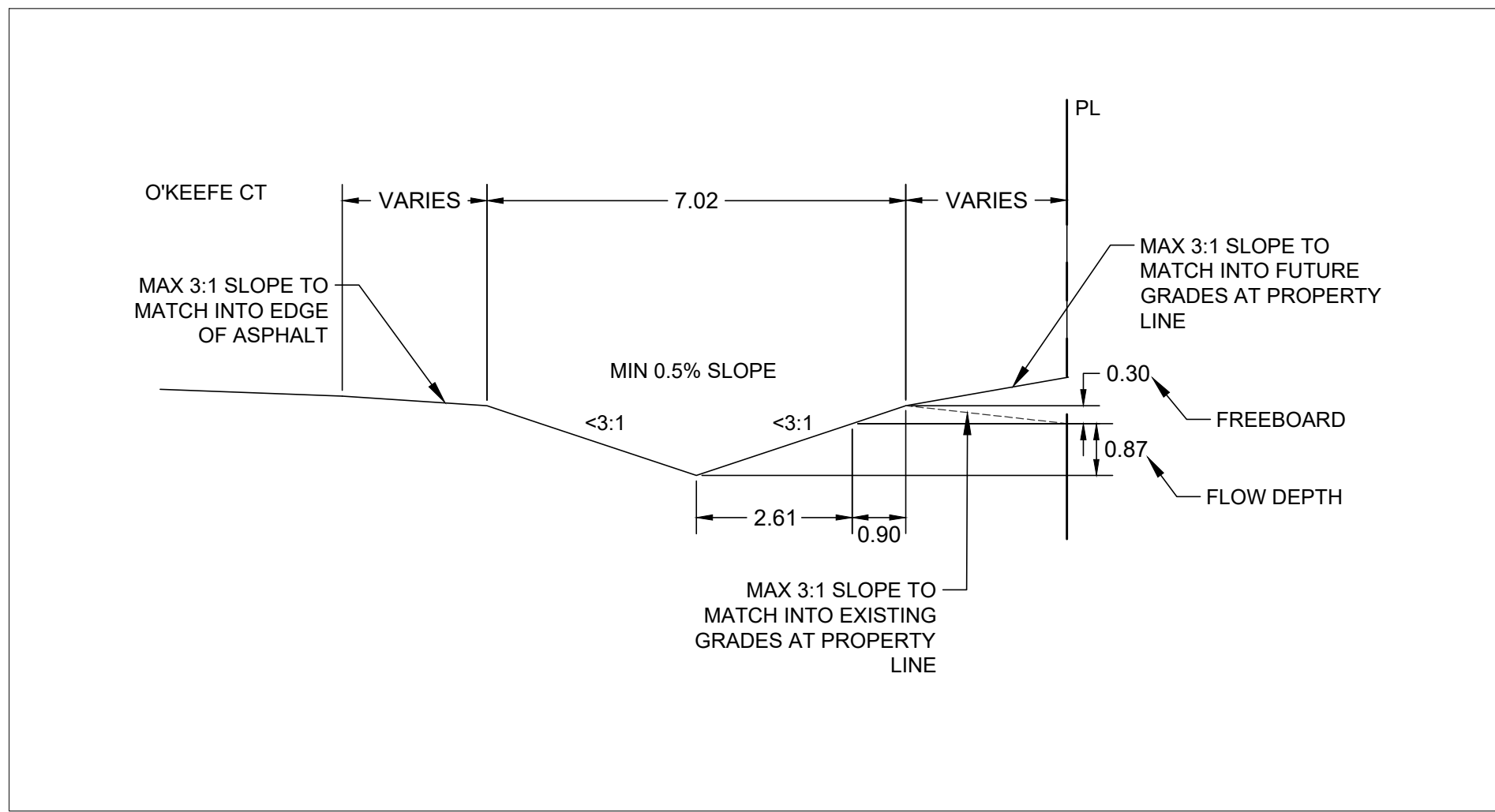
- Proposed Swales:** Two swales are shown, each with a flow depth of 0.87m, a freeboard of 0.3m, a maximum 3:1 side slope, a required capacity of 2477 L/s, and a provided capacity of 2936 L/s.
- Grades:** Existing grades are shown as solid lines with elevations (e.g., 102.94, 102.64, 101.77). Proposed grades are shown as dashed lines with elevations (e.g., 102.84, 102.43, 101.67).
- Property Lines:** The property line is indicated by a dashed line. A match into existing grades is shown at the edge of asphalt.
- Future Grades:** Future grades are shown as dashed lines with elevations (e.g., 102.99, 102.79, 102.88, 102.41).
- Notes:** A note indicates that future grades should be coordinated with neighboring development prior to approval.

REFER TO GS-1 FOR CONTINUATION OF PLAN

REFER TO GS-3 FOR CONTINUATION OF PLAN

[illegible]

REFER TO GS-2 FOR CONTINUATION OF PLAN



KWA
SITE DEVELOPMENT CONSULTING


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



**THE
PROPERTIES
GROUP**

THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

O'KEEFE SWALE

SCALE:	1:250	
DATE:	JANUARY 2025	
DRAWN BY:	T.G.	
DESIGNED BY:	T.G.	
CHECKED BY:	T.F.	

PROJECT #
21684

DRAWING #
GSW-

APPLICATION#D07-12-25-0085
PLAN#19335

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT" AND THE REGULATIONS THEREUNDER. THE CONTRACTOR SHALL BE THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.

THE TEMPORARY TRAFFIC MANAGEMENT AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK TEMPORARY CONSTRUCTION FIELD GUIDE.

ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS OF THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY OCCUR DURING THE COURSE OF THIS PROJECT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT INTERFERENCE WITH THEIR WORK.

THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF ANY WORK. VERIFICATION SHALL BE DONE IN ACCORDANCE TO THE ENGINEER. LOSS TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY CHANGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S EXPENSE.

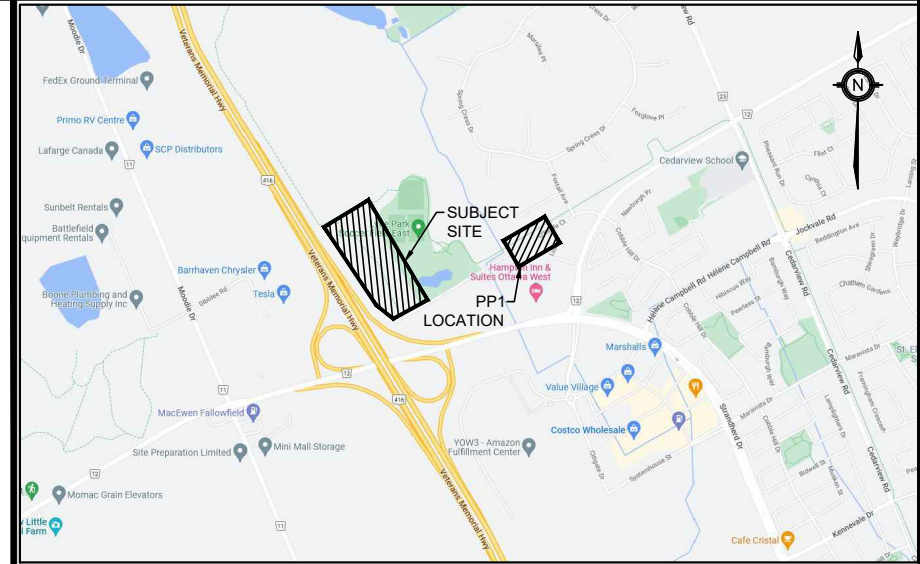
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE RIGHT TO COMMENCE ANY WORK WITHIN THE MUNICIPAL DISTRICT OF THE CONTRACTOR OR DEVELOPER OR ANY OTHER PARTY.

- WATERMAINS:









- [illegible]

EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.

12. 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.



LEGEND

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

BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05		
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23		
2	SITE PLAN APPROVAL - FIST RESUBMISSION	251003	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.
NO	ISSUE	DATE	BY

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2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION 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



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

SCALE:	HORIZONTAL 1:250 VERTICAL 1:50	PROJECT # 21684
DATE:	JANUARY 2025	
DRAWN BY:	T.G.	DRAWING # PP1
DESIGNED BY:	T.G.	
CHECKED BY:	T.F.	

APPLICATION#D07-12-25-0085

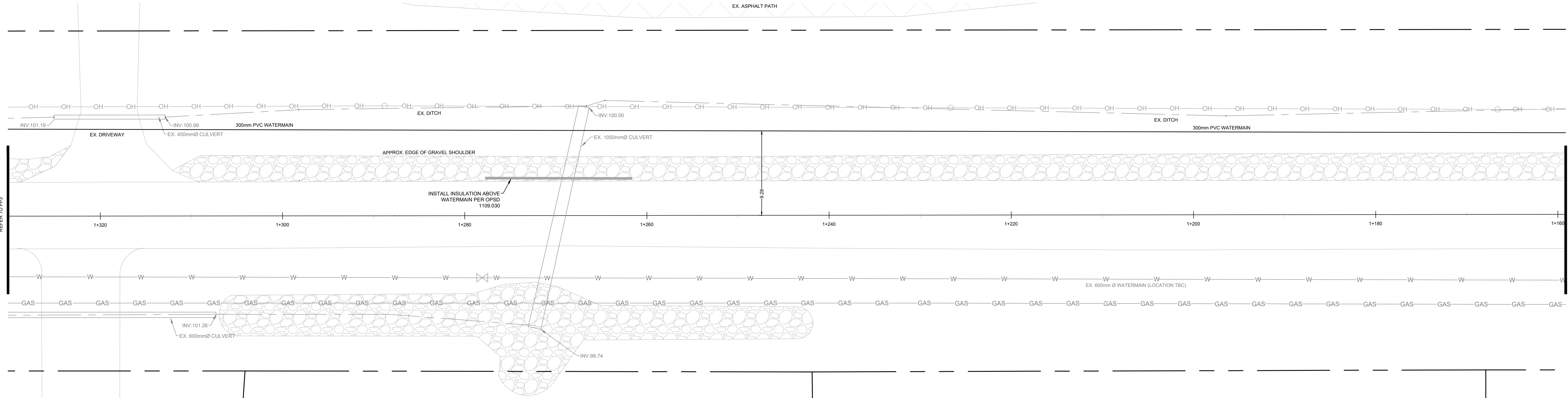
GENERAL NOTES:

- 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.
- 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.

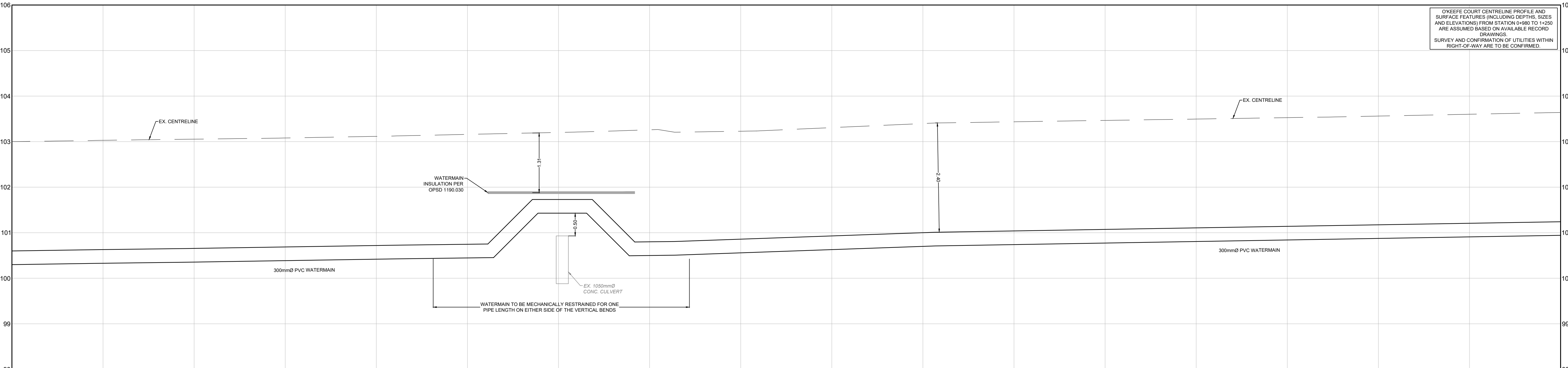
WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-99 AND CSA CAN3 B137-3-M1986 WITH GASKETED BELL END C/W #14 AWG SOLID COPPER TRACER WIRE.
- WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM.
- 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 LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- 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

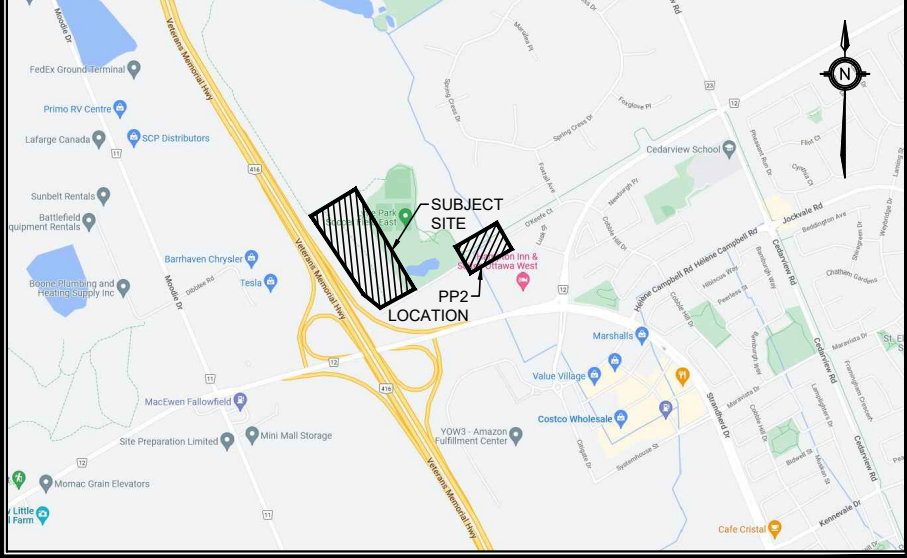
- PRESSURE TESTING AND CHLORINATION.
- BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.



O'KEEFE COURT



FG ELEV	EG ELEV	TOP OF WATERMAIN	PROPOSED SANITARY SEWER DATA	PROPOSED STORM SEWER DATA
103.00	100.03	100.63		
103.03	100.03			
103.08	100.08	100.69		
103.08				
103.16	100.75	100.75		
103.16	100.75			
101.73	101.73			
101.73				
100.79	100.79			
100.80	100.80			
103.26				
103.31	100.93			
103.44	101.04			
103.50	101.11			
103.56	101.17			
103.64	101.24			



KEY PLAN
N.T.S.

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

LEGEND

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

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

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05

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

NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - FIRST RESUBMISSION	25/003	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.

NOT FOR CONSTRUCTION

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- 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



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

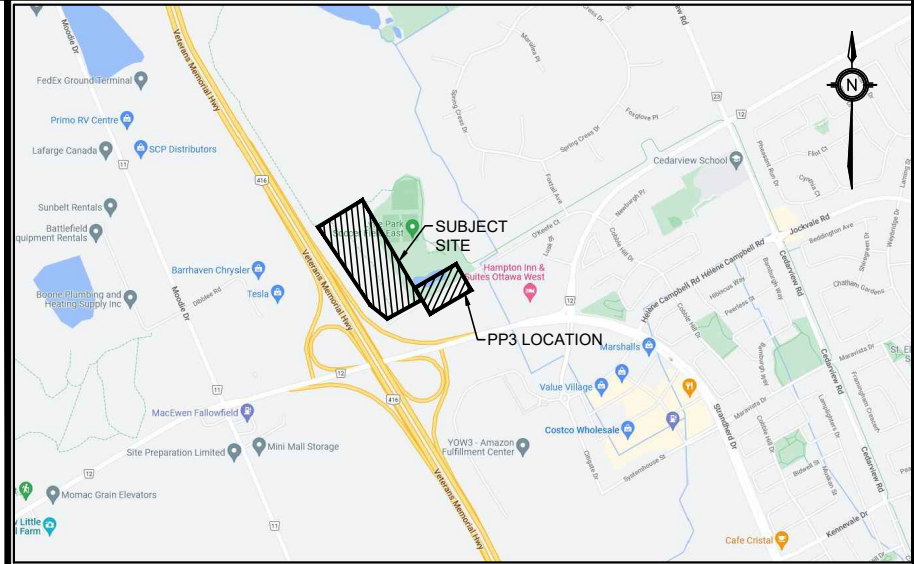
WATERMAIN EXTENSION

SCALE: HORIZONTAL 1:250 VERTICAL 1:50	PROJECT #
DATE: JANUARY 2025	21684
DRAWN BY: T.G.	DRAWING #
DESIGNED BY: T.G.	PP2
CHECKED BY: T.F.	

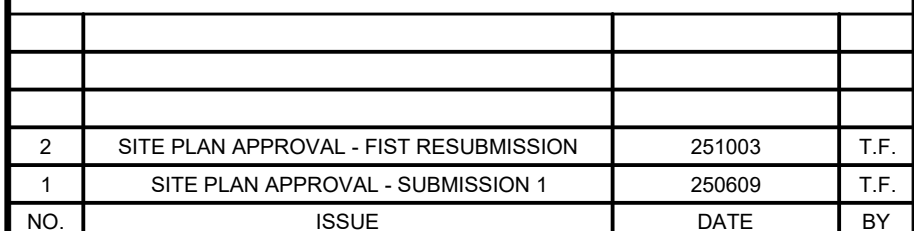
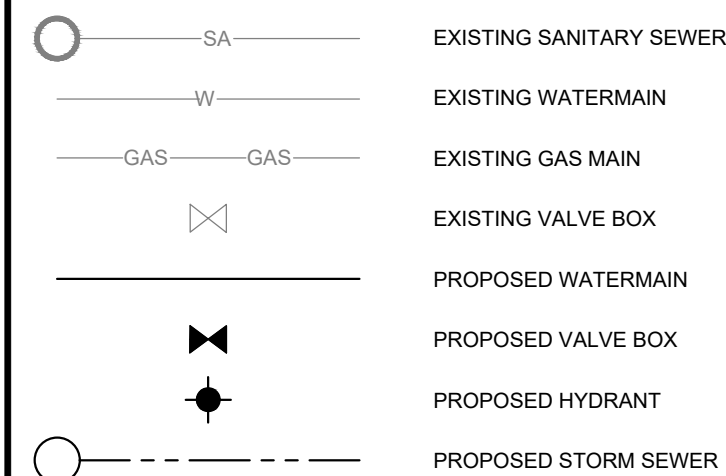
APPLICATION#D07-12-25-0085
PLAN#19335

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 RESPONSIBLE FOR OBTAINING THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7, TEMPORARY CONDITIONS FIELD EDITION.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH ALL CITY STANDARDS, DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
4. THE CONSTRUCTION IS ANTICIPATED TO BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT INTERFERENCE WITH OTHER CONTRACTORS.
5. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. 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. THE CONTRACTOR SHALL OBTAIN THE RIGHT OF CONSTRUCTION TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION. WILL AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL OBTAIN THE RIGHT OF MANAGEMENT UNIT, ROAD OCCUPANCY/ACCESS PERMIT AND ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.

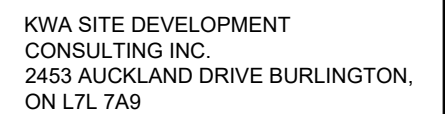
- 1 WATERMAIN SHALL BE POLYETHYLENE GLYCOL (PVC) CLASS
2 150-DR PIPE MANUFACTURED TO AWWA C900-89 AND CESA
3 CLASS B137.3-91M886 WITH GASKETED BELT END C/W #1 AVERAGE
4 SURFACE TRACER TRACKS
- 5 2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF
6 300mm over and 500mm under SEWERS AND
7 OTHER UTILITIES WHEN CROSSING
- 8 3. BEDDING FOR WATERMAIN SHALL BE AS PER SP/002 802.030
9 4. COVER REQUIRED ON WATERMAIN IS 24cm MINIMUM
- 10 5. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS
11 AND ELBOWS TO BE INSTALLED WITH 100mm DIA. THRUST
12 BLOCKS/MECHANICAL RESTRAINTERS MUST BE INSTALLED ON
13 ALL WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL
14 MUNICIPAL STANDARDS
- 15 6. ALL WATERMAIN STOP SHALL BE TERMINATED WITH A PLUG
16 AND 50mm Blow OFF UNLESS OTHERWISE NOTED
- 17 7. HYDRANT AND VALVE TO BE AS PER SP/002 1105.010
18 8. ALL HYDRANT VALVES SHALL BE 150mm DIA. AND 150mm BLOW OFF
19 ABOVE PROPOSED FINISHED GRADE AT HYDRANT
- 20 9. PROVISIONS FOR FLUSHING WATERMAINS MUST BE
21 PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm
22 AND 75mm FLUSHING OUTLET FOR MAINS 75mm AND BELOW
23 PIPE MUST BE PROVIDED AT THE END OF EACH COPPER
24 MAIN, FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER
25 UNLESS OTHERWISE NOTED. ALL FLUSHING OUTLETS MUST BE HOSED
26 OR PIPED TO ALLOW THE WATER TO DRAIN
- 27 10. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN
28 ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL
29 STANDARDS UNLESS OTHERWISE NOTED. TESTING FOR
30 FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST
31 BE PROVIDED
- 32 11. ALL EXISTING WATER PIPING MUST BE ISOLATED FROM
33 EXISTING MAINS, IN ORDER TO ALLOW INDEPENDENT



LEGEND



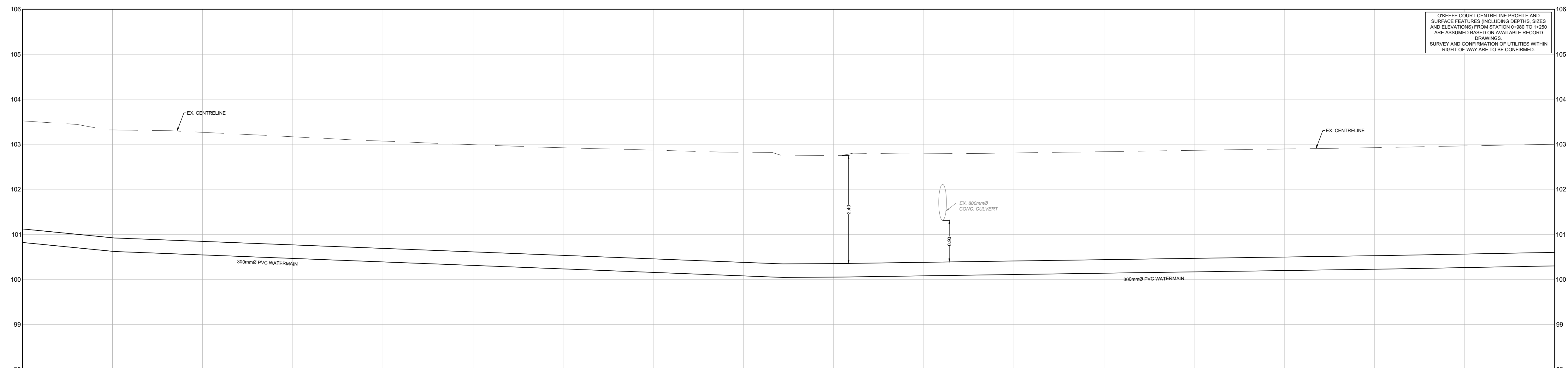
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4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



WATERMAIN EXTENSION

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

APPLICATION#D07-12-25-0085
PLAN#19335



EG ELEV. EG ELEV.		103.27 103.27			103.07 103.07			102.92 102.92			102.92 102.92			102.79 102.79			102.64 102.64			102.90 102.90			102.96 102.96	
TOP OF WATERMAIN		100.84			100.69			100.53			100.38			100.38			100.44			100.50			100.56	
PROPOSED SANITARY SEWER DATA																								
PROPOSED STORM SEWER DATA																								
	1+500	1+480			1+460			1+440			1+420			1+400			1+380			1+360			1+340	1+330

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 RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CONSTRUCTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL, BOOK 7, TEMPORARY CONDITIONS FIELD EDITION.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS BEING ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONFLICTS.
5. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION OF THE CONSTRUCTION CONTRACT.
6. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD CLOSURE PERMITS FROM THE PUBLIC WORKS AND MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

- WATERMAINS:

- 1 WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS
- 2 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CESA
- 3 CANS B137.3-91#1896 WITH GASKETED BELT END C/W #14 AWE
- 4 SLOPE TO GRADE TRACK
- 5 2. WATERMAINS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF
- 6 300mm over and 500mm under SEWERS AND
- 7 400mm under CROSSLINGS WHEN CROSSLINGS ARE NOT
- 8 BEDDING FOR WATERMAIN SHALL BE AS PER SP02 802.030.
- 9 COVER REQUIRED ON WATERMAIN IS 24cm MINIMUM.
- 10 3. ALL WATERMAIN HORIZONTAL AND VERTICAL BENDS, JOINTS
- 11 AND TRENCHES TO BE INSTALLED WITH 100mm THRUST
- 12 BLOCKS/MECHANICAL RESTRAINTS MUST BE INSTALLED ON
- 13 WATERMAIN BENDS, TEES, AND PLUGS AS PER LOCAL
- 14 MUNICIPAL STANDARDS.
- 15 4. ALL WATERMAIN STOP SHALL BE TERMINATED WITH A PLUG
- 16 AND 50mm Blow OFF UNLESS OTHERWISE NOTED.
- 17 5. HYDRANT AND VALVE TO BE AS PER SP02 1105.010.
- 18 6. ALL HYDRANT FLUSHING POINTS SHALL BE INSTALLED 15m
- 19 ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- 20 7. ALL TRENCHES SHALL BE RESTORED TO EXISTING
- 21 CONDITIONS OR BETTER, OR AS DIRECTED BY AND TO THE
- 22 SATISFACTION OF THE CITY OF VICTORIA.
- 23 8. PROVISIONS FOR FLUSHING WATERMAINS MUST BE
- 24 PROVIDED WITH A MINIMUM 50mm OUTLET FOR MAINS 100mm
- 25 AND 150mm FLUSHING POINTS FOR MAINS 200mm.
- 26 PIPE MUST BE PROVIDED AT THE END OF EACH COPPER
- 27 MAIN FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER
- 28 MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED
- 29 OFF AND FOLLOWED BY A FIRE FIGHTER.
- 30 9. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN
- 31 ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL
- 32 REQUIREMENTS UNLESS OTHERWISE NOTED.
- 33 10. FLUSHING WATERMAINS SHALL BE TESTED PRIOR TO
- 34 FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST

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.



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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



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

WATERMAIN EXTENSION

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

APPLICATION#D07-12-25-0085

GENERAL NOTES:

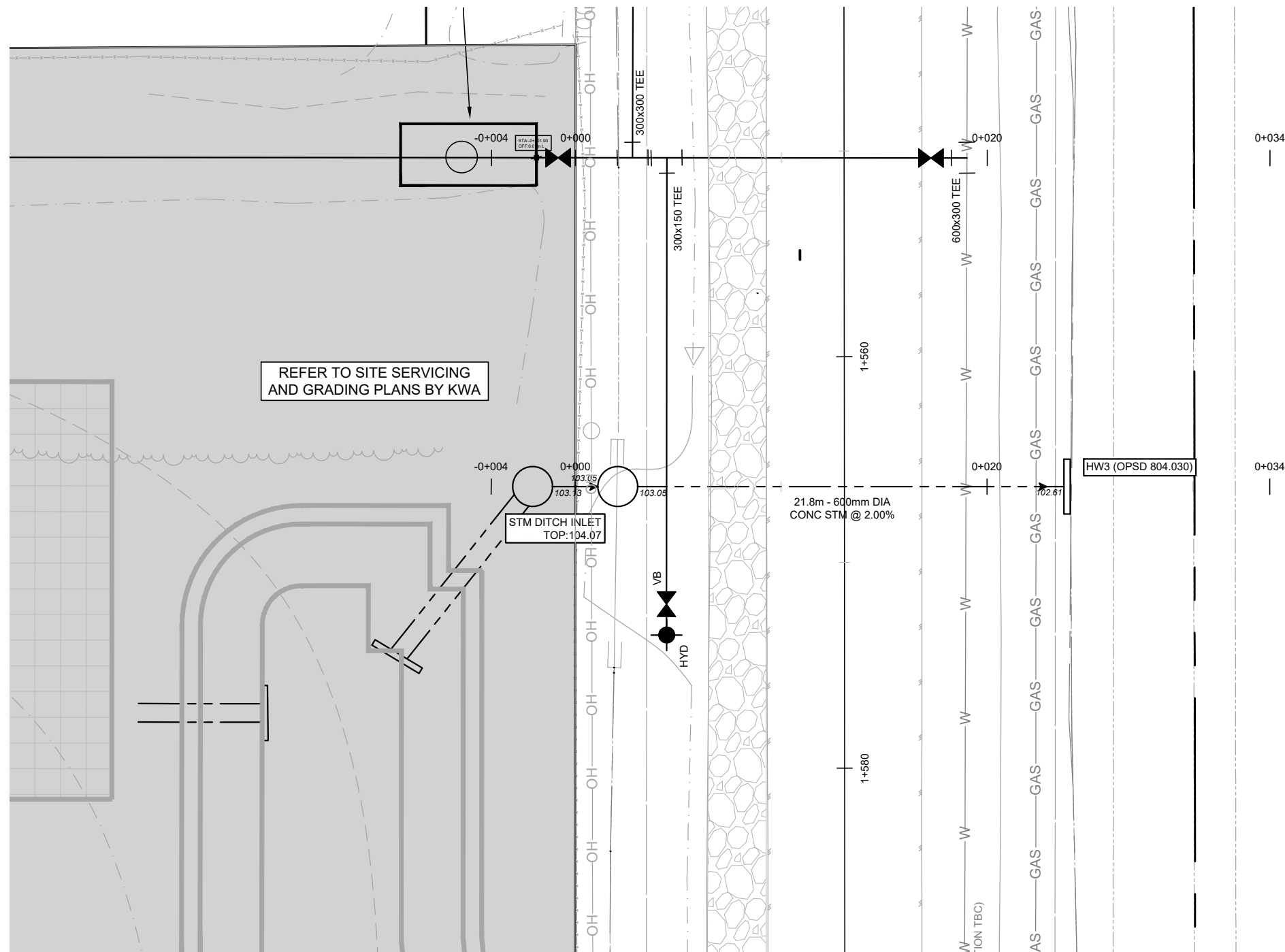
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN 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 OPSD, OPSD, AND MTD.
 - NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT WITH THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.

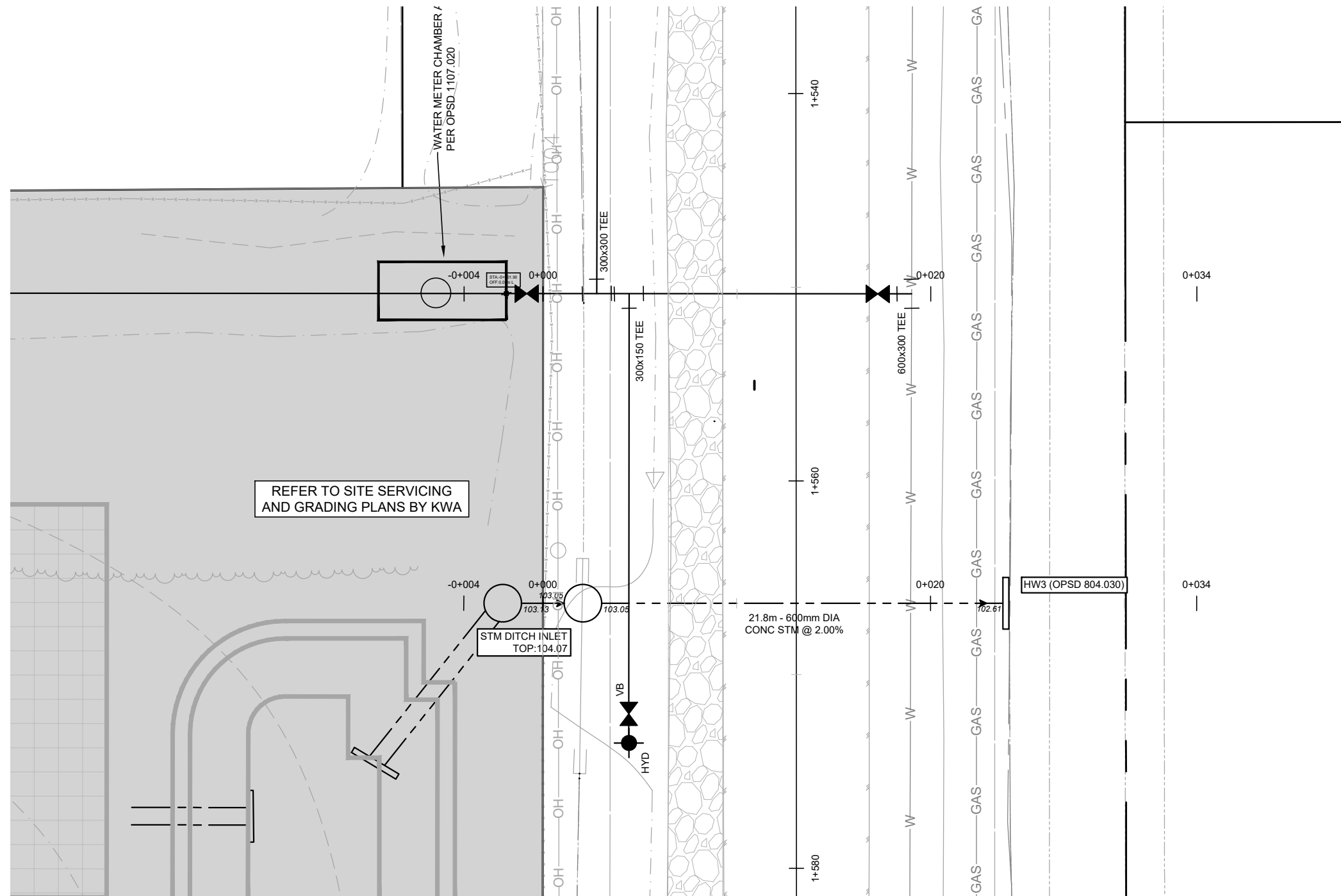
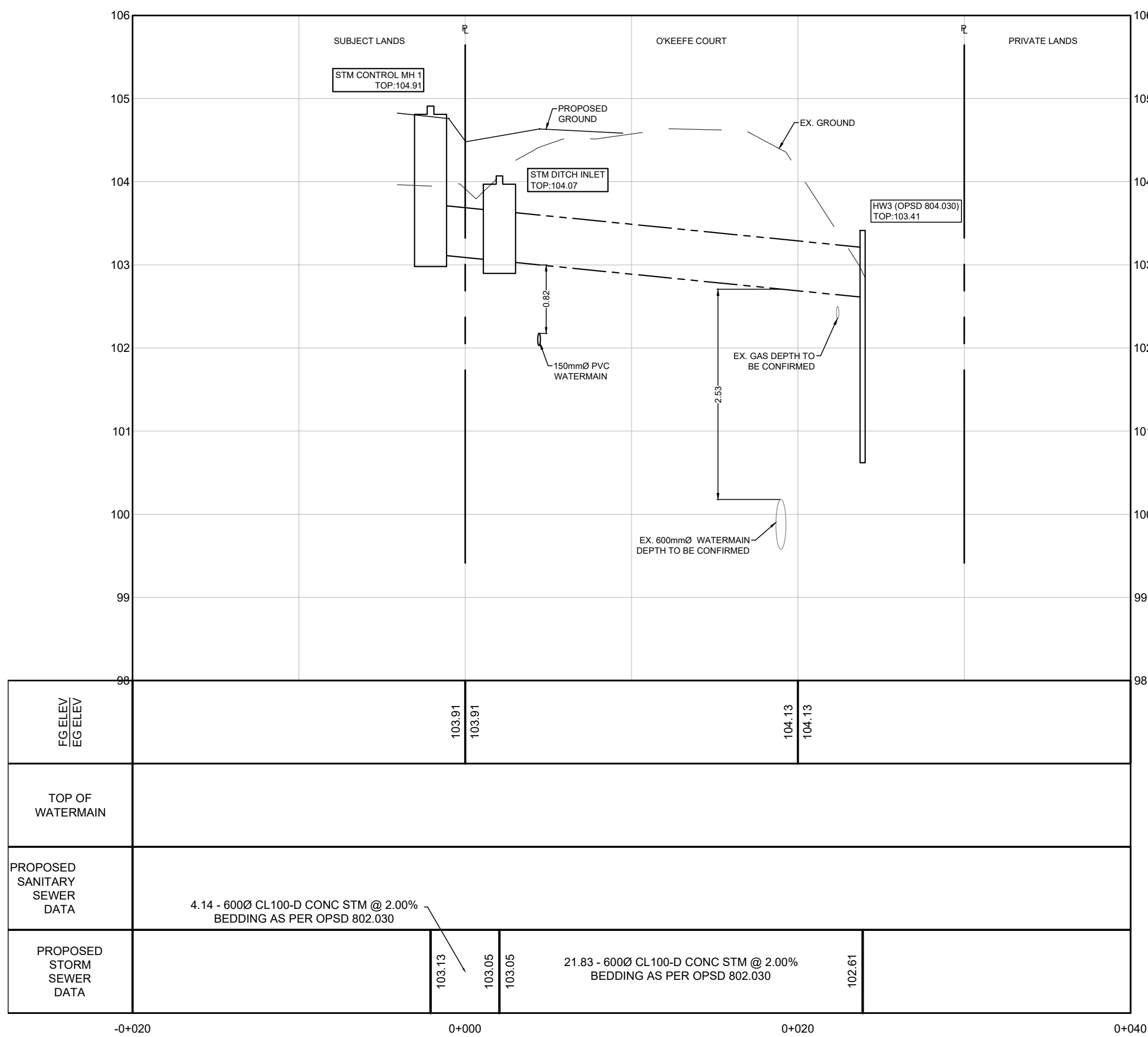
WATERMAINS:

- 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 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAIN IS 2.4m MINIMUM.
- 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 LOCAL MUNICIPAL STANDARDS.
- ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1105.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- ALL TRENCHES SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER, OR AS DIRECTED BY AND TO THE SATISFACTION OF THE CITY OF OTTAWA.
- 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

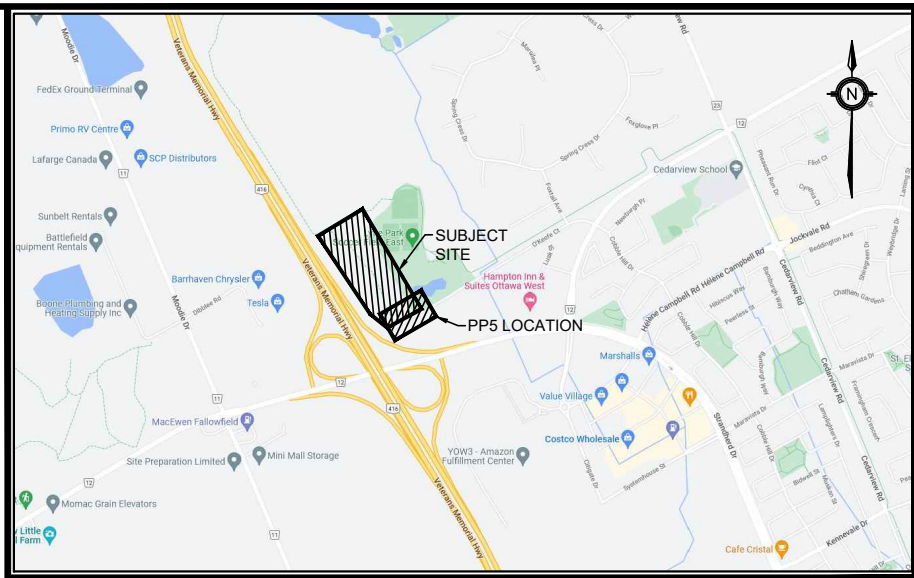
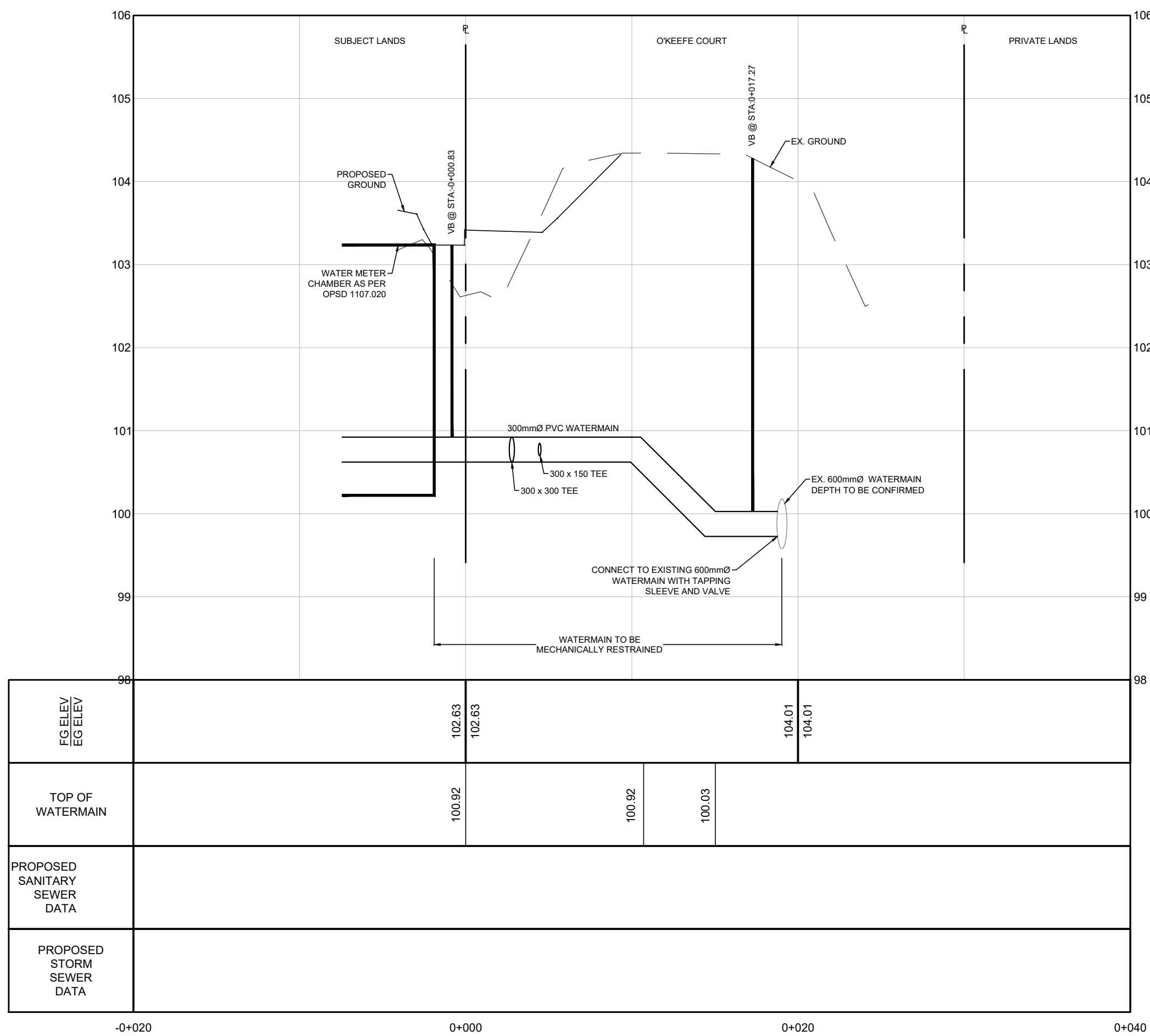
- BE PROVIDED.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
 - BOTH THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT BUILDING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64 SERIES STANDARDS.



O'KEEFE COURT STORM SEWER OUTLET



O'KEEFE COURT 600mm WATERMAIN CONNECTION



KEY PLAN
N.T.S.

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

LEGEND

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

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM			
SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05			
SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23			
2	SITE PLAN APPROVAL - FIRST RESUBMISSION	251003	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.
NO.	ISSUE	DATE	BY

NOT FOR CONSTRUCTION

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APPLICATION#D07-12-25-0085
PLAN#19335

