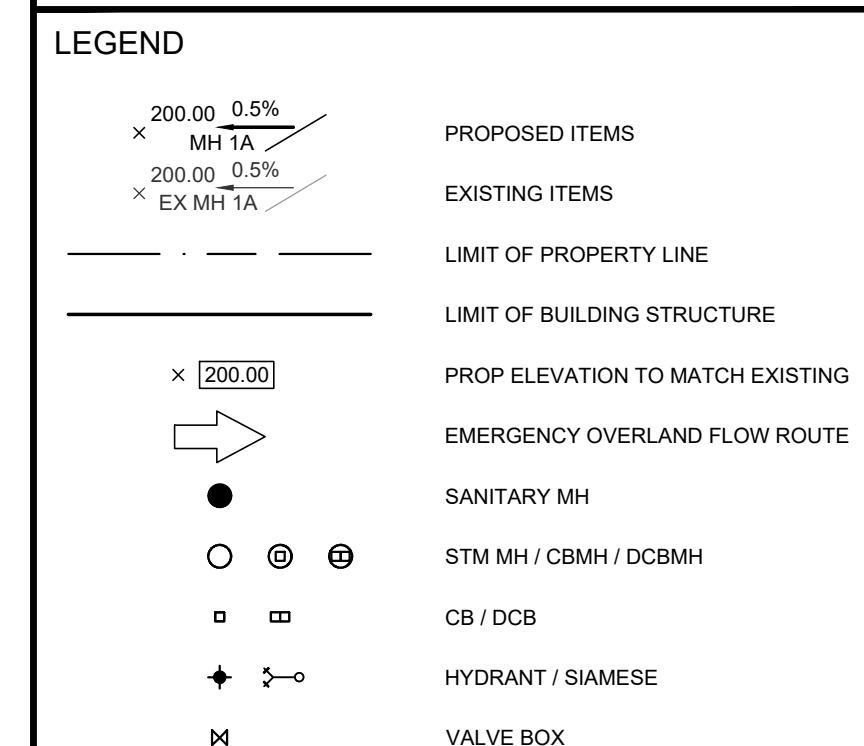


KEY PLAN
N.T.S. ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA



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

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

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 CHECK ALL DIMENSIONS, ELEVATIONS, INVERTS AND DRAINS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

GRADING PLAN

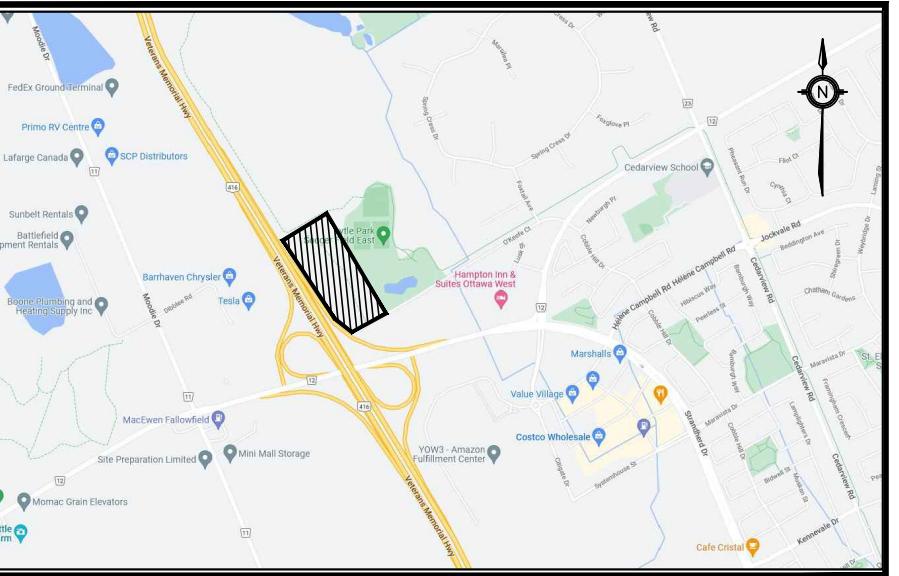
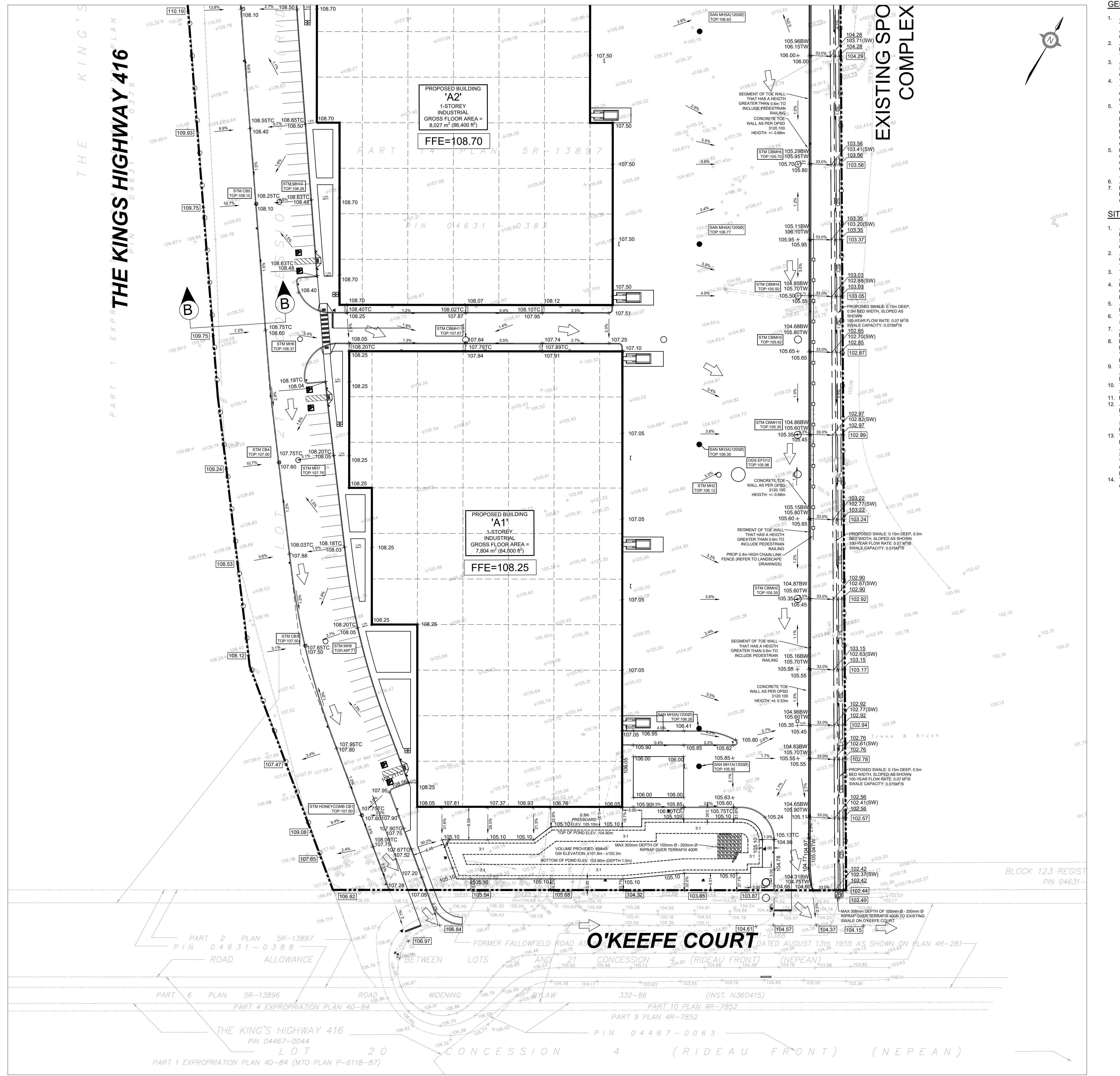
SCALE: 1:500 10m **PROJECT #:** 21684

DATE: JANUARY 2025 **DRAWING #:** G1

DRAWN BY: T.G. **DESIGNED BY:** T.G. **CHECKED BY:** T.F.

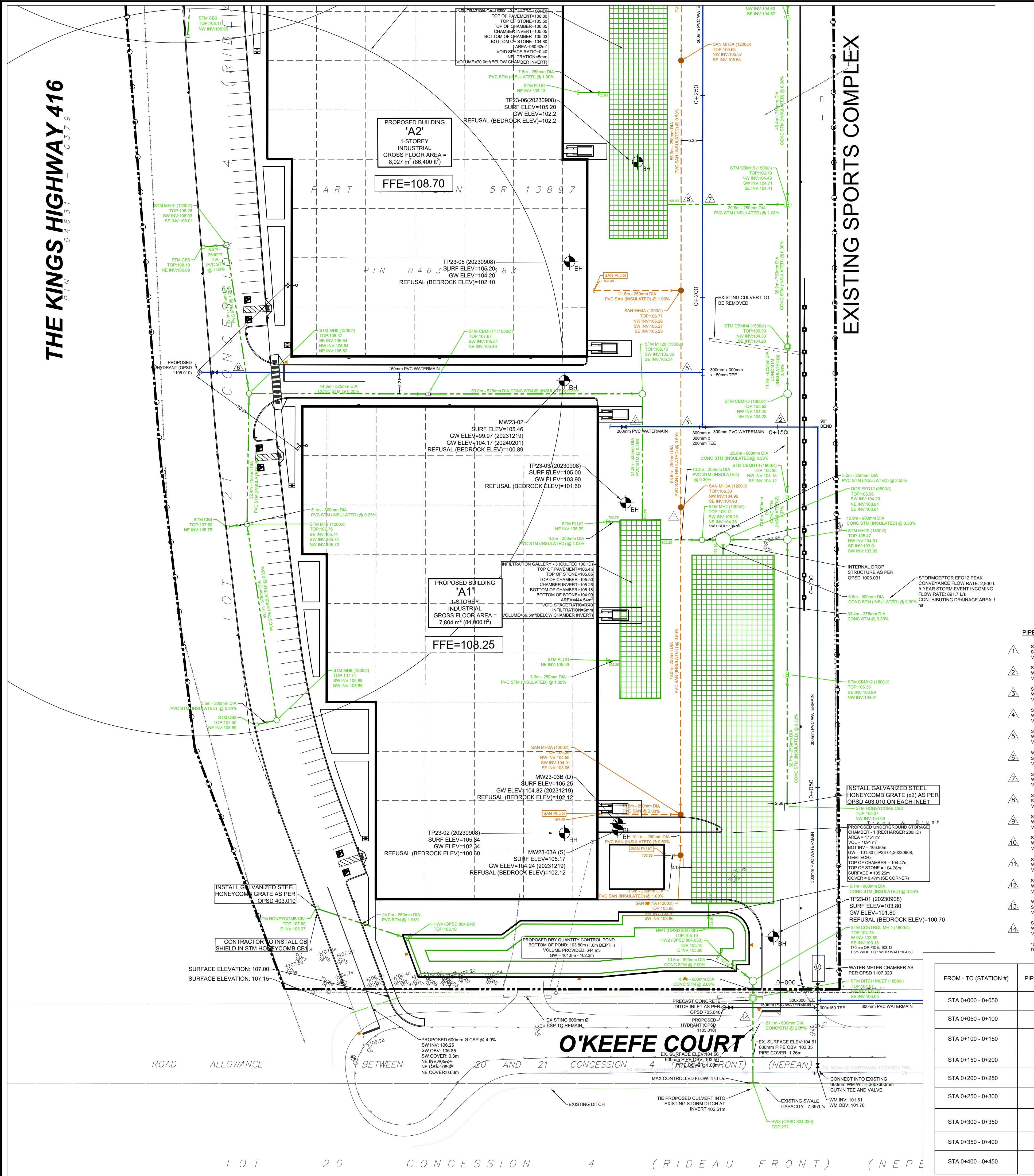
APPLICATION#D07-12-25-0085

PLAN#19335



	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

THE KING'S HIGHWAY 416



EXISTING SPORTS COMPLEX

GENERAL N

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
5. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
5. 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.
6. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTOD.
7. 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.

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
— — — — —	SANITARY SEWER
— — — — —	STORM SEWER
— — — — —	WATERMAIN
	SAN MH / PIPE STUB / PIPE OUTLET
	STM MH / CBMH / DCBMH
	CB / DCB
	HYDRANT / SIAMESE
	VALVE BOX
	WAT BENDS: 11.25° / 22.5° / 45° / 90°
	WAT TEE / CROSS / REDUCER

SANITARY & STORM SEWER:

1. 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 5.0m.	
2. 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.	
3. 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.	
4. CONCRETE PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030, PVC PIPE SEWER BEDDING SHALL BE CLASS 'B' AS PER OPSD 802.030 TO TOP OF SEWER WITH A MINIMUM 300mm SAND COVER OVER PIPE NATIVE BACKFILL TO BE COMPAKTED TO A MIN. 98% STANDARD PROCTOR DENSITY.	
5. ALL STORM SEWER PIPES UP TO 450mm DIA. SHALL BE PVC SDR-35 OR APPROVED EQUIVALENT. ALL STORM SEWER PIPES 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.	BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM
6. ALL SANITARY PVC SEWER PIPES SHALL BE SDR-35 EQUAL CSA SPECIFICATIONS B182.2-M1990 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.	SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05
7. SANITARY SERVICE CONNECTIONS SHALL BE SINGLE, 150mmØ MINIMUM, PVC CLASS DR 28 INSTALLED AT 2 % AND ANY COLOUR EXCEPT WHITE, FOR SINGLE RESIDENTIAL DWELLINGS.	SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23
8. SANITARY MAINTENANCE HOLE SHALL HAVE WATERTIGHT FRAME AND COVER IN PONDING AREAS AS PER OPSD 401.030	
9. NON-REINFORCED CONCRETE PIPE 150mm TO 250mm SHALL BE AS PER CSA A257.1-03 CLASS 3. HEIGHT OF FILL TO BE VERIFIED USING OPSD TABLES 807.040. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033	2 SITE PLAN APPROVAL - SUBMISSION 2 251006 T.F.
10. BEDDING FOR RIGID PIPE SHALL BE CLASS B AS PER OPSD 802.030, 802.031, 802.032 OR 802.033	1 SITE PLAN APPROVAL - SUBMISSION 1 250609 T.F.
11. ALL MANHOLE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPAKTED TO 98% STANDARD PROCTOR DENSITY.	NO. ISSUE DATE BY
12. ALL CATCH BASINS AND CATCH BASIN MANHOLES ARE TO INCLUDE SUBDRAIN TREATMENT AS PER DETAIL ON DRAWING D1.	
13. ALL BLIND CONNECTIONS TO MATCH THE INVERT OF THE CATCH BASIN LEAD TO THE SPRINGLINE OF THE STORM PIPE. OTHERWISE INSTALL THE CATCH BASIN LEAD AT A MAXIMUM 2.00% AND DROP INTO PIPE.	
14. UNLESS OTHERWISE NOTED, CATCHBASIN LEADS SHALL BE 250mmØ AT MINIMUM 1.00% SLOPE.	
15. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SANITARY AND STORM SEWERS, INCLUDING PICTORIAL REPORT, TWO (2) CD COPIES AND ONE (1) VIDEO TAPE IN A FORMAT SATISFACTORY TO THE ENGINEER. ALL SEWERS ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION.	
NOT FOR CONSTRUCTION	
<ol style="list-style-type: none"> 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. 	

The logo for KWA Site Development Consulting features the company name in large, bold, blue letters with a black outline. Below it, the words "SITE DEVELOPMENT CONSULTING" are written in a smaller, black, sans-serif font. The background of the top half is a pattern of overlapping green and blue diamonds. Below the main text is a circular professional engineer seal. The seal has "LICENSED PROFESSIONAL ENGINEER" around the top edge and "T. FAIR" in the center. Below "T. FAIR" is the license number "100176144". At the bottom of the seal is the date "OCT 6, 2025". The seal also contains the letters "P.E." and "10" at the bottom.

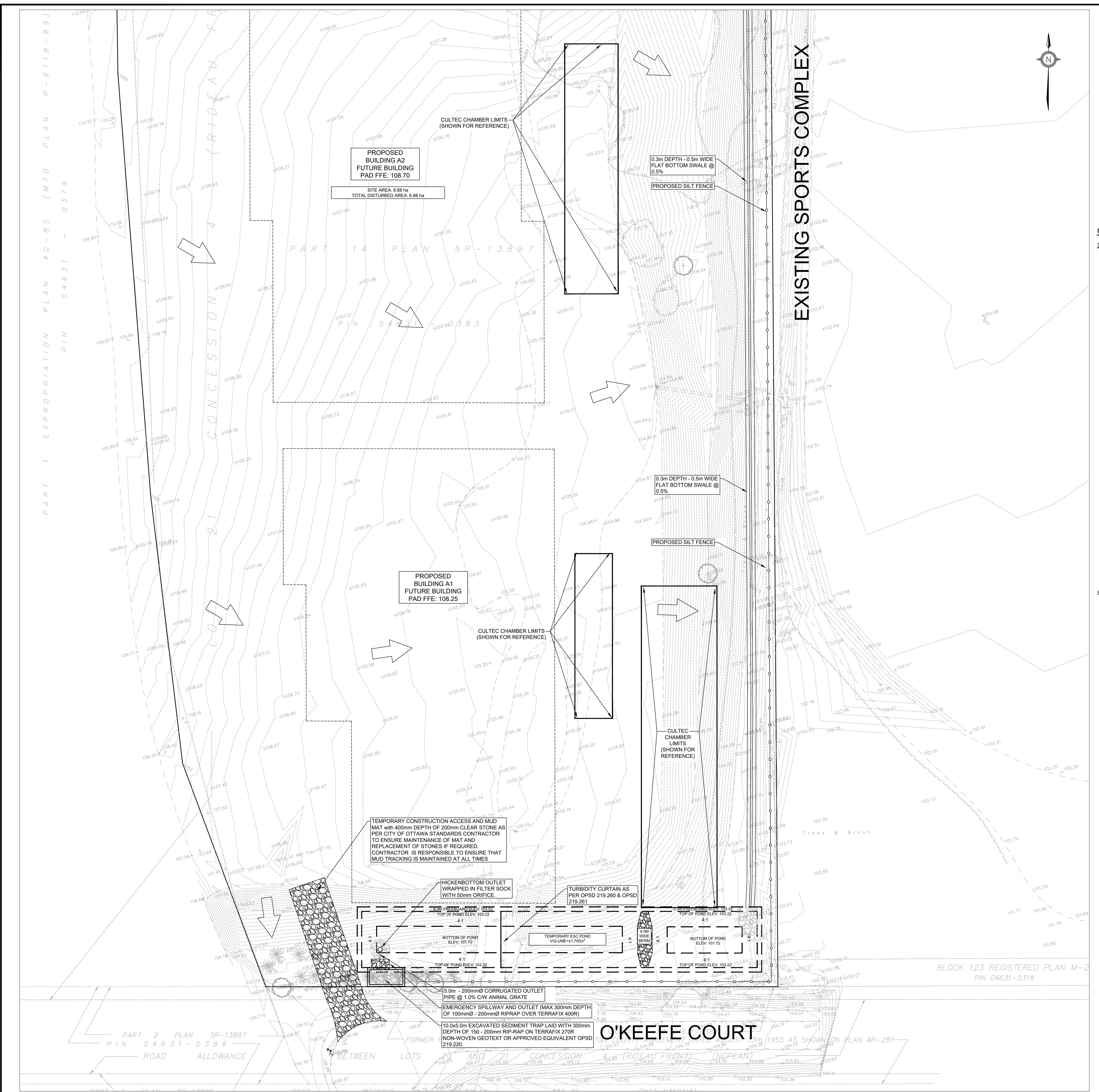
KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,

The logo for The Properties Group, featuring a stylized red 'F' icon followed by the company name in a bold, black, sans-serif font.

THE PROPERTIES GROUP O'KEEFFE COURT (NIEPEN)

SERVICING PLAN

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



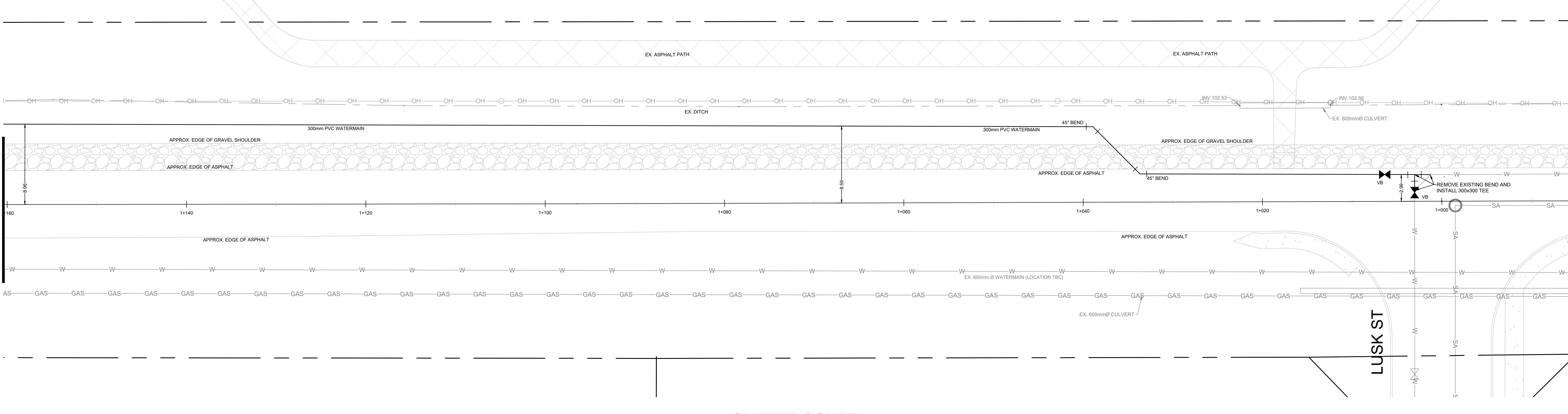
KEY PLAN N.T.S. ADDRESS: PART OF LOT 21, CONCESSION 4 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA																			
LEGEND <table border="0"> <tr> <td></td> <td>PROP ITEMS</td> </tr> <tr> <td></td> <td>EX ITEMS</td> </tr> <tr> <td></td> <td>LIMIT OF PROPERTY LINE</td> </tr> <tr> <td></td> <td>LIMIT OF CONSTRUCTION</td> </tr> <tr> <td></td> <td>LIMIT OF BUILDING STRUCTURE</td> </tr> <tr> <td></td> <td>SILT FENCE</td> </tr> <tr> <td></td> <td>TREE PROTECTION FENCE</td> </tr> <tr> <td></td> <td>CONSTRUCTION HOARDING</td> </tr> <tr> <td></td> <td>CONSTRUCTION ENTRANCE/ MUDMAT</td> </tr> </table>			PROP ITEMS		EX ITEMS		LIMIT OF PROPERTY LINE		LIMIT OF CONSTRUCTION		LIMIT OF BUILDING STRUCTURE		SILT FENCE		TREE PROTECTION FENCE		CONSTRUCTION HOARDING		CONSTRUCTION ENTRANCE/ MUDMAT
	PROP ITEMS																		
	EX ITEMS																		
	LIMIT OF PROPERTY LINE																		
	LIMIT OF CONSTRUCTION																		
	LIMIT OF BUILDING STRUCTURE																		
	SILT FENCE																		
	TREE PROTECTION FENCE																		
	CONSTRUCTION HOARDING																		
	CONSTRUCTION ENTRANCE/ MUDMAT																		
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																			
NOT FOR CONSTRUCTION																			
<ol style="list-style-type: none"> 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 MAINTAIN ALL DIMENSIONS, ELEVATIONS, INVERTS AND DRAINS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION. 																			
THE PROPERTIES GROUP THE PROPERTIES GROUP O'KEEFE COURT (NEPEAN) EROSION & SEDIMENT CONTROL PLAN - 1																			
SCALE: 1:500 10m DATE: JANUARY 2025 DRAWN BY: T.G. DESIGNED BY: T.G. CHECKED BY: T.G. PROJECT # 21684 DRAWING # ESC-1 APPLICATION# D07-12-25-0085 PLAN# 19335																			

GENERAL NOTES:

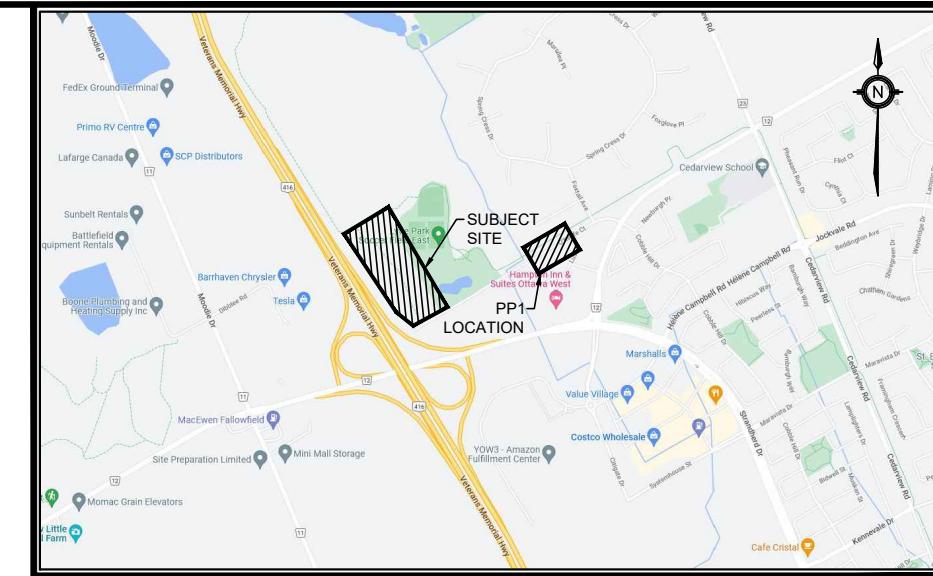
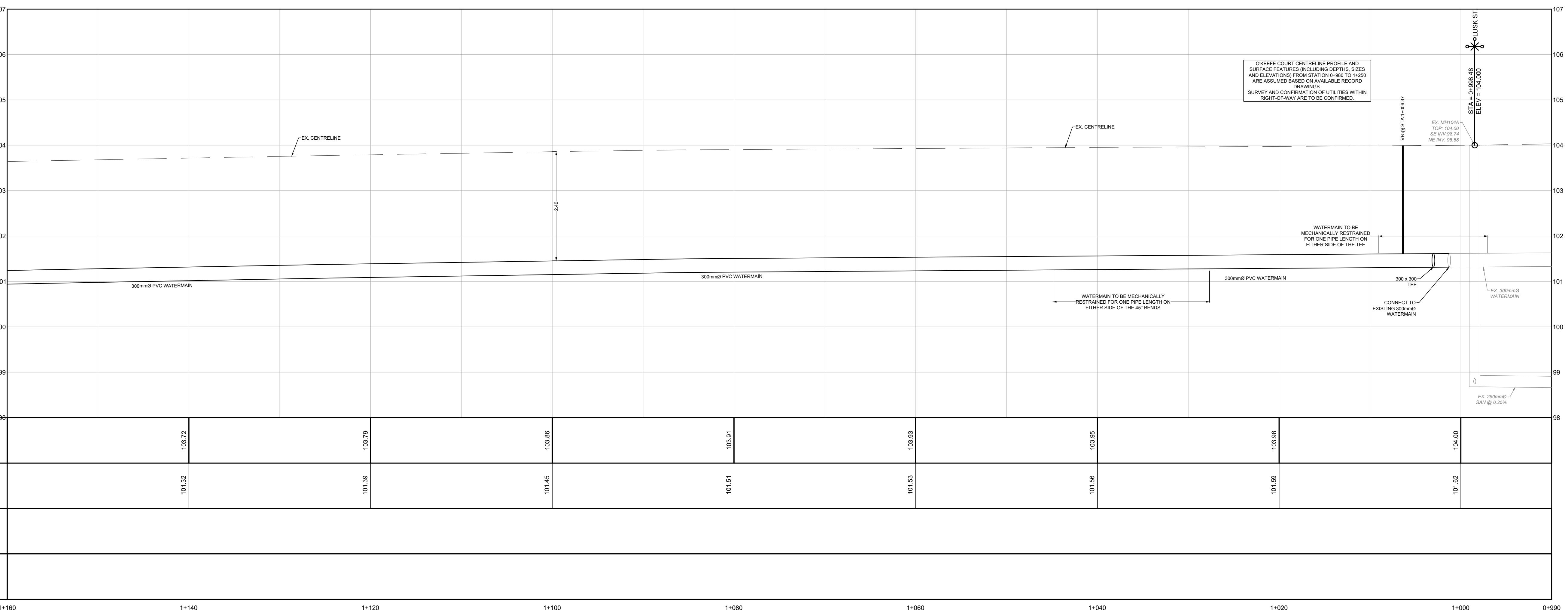
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT" AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS EDITION.
- ALL CONSTRUCTED 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 DONE DURING THE COURSE OF THIS CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY THE CONTRACTOR. 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 CONTRACTOR. IN THE EVENT OF 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

WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END CW #14 AWG SOLID COPPER TRACER WIRE.
- VALVES SHALL BE PROVIDED WITH 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 (600mm).
- ALL WATERMAINS, EXISTING AND PROPOSED, 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 JOINTS SHALL BE TERMINATED WITH A PLUG AND SOON BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1165.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- FLUSHING POINTS FOR FIRE MAINS 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. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THEM TO TURN.
- 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



O'KEEFE COURT



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

LEGEND

○ - - - - -	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 CGV208 GEODETIC DATUM

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

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

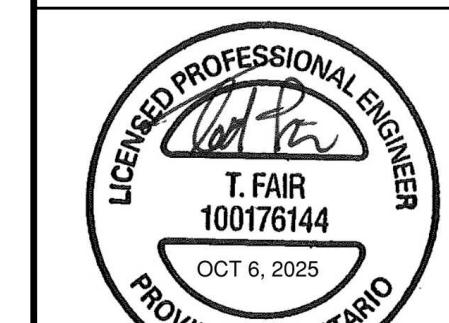
NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - FIST RESUBMISSION	251003	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.

NOT FOR CONSTRUCTION

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



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



THE PROPERTIES
GROUP
O'KEEFE COURT (NEPEAN)

WATERMAIN EXTENSION

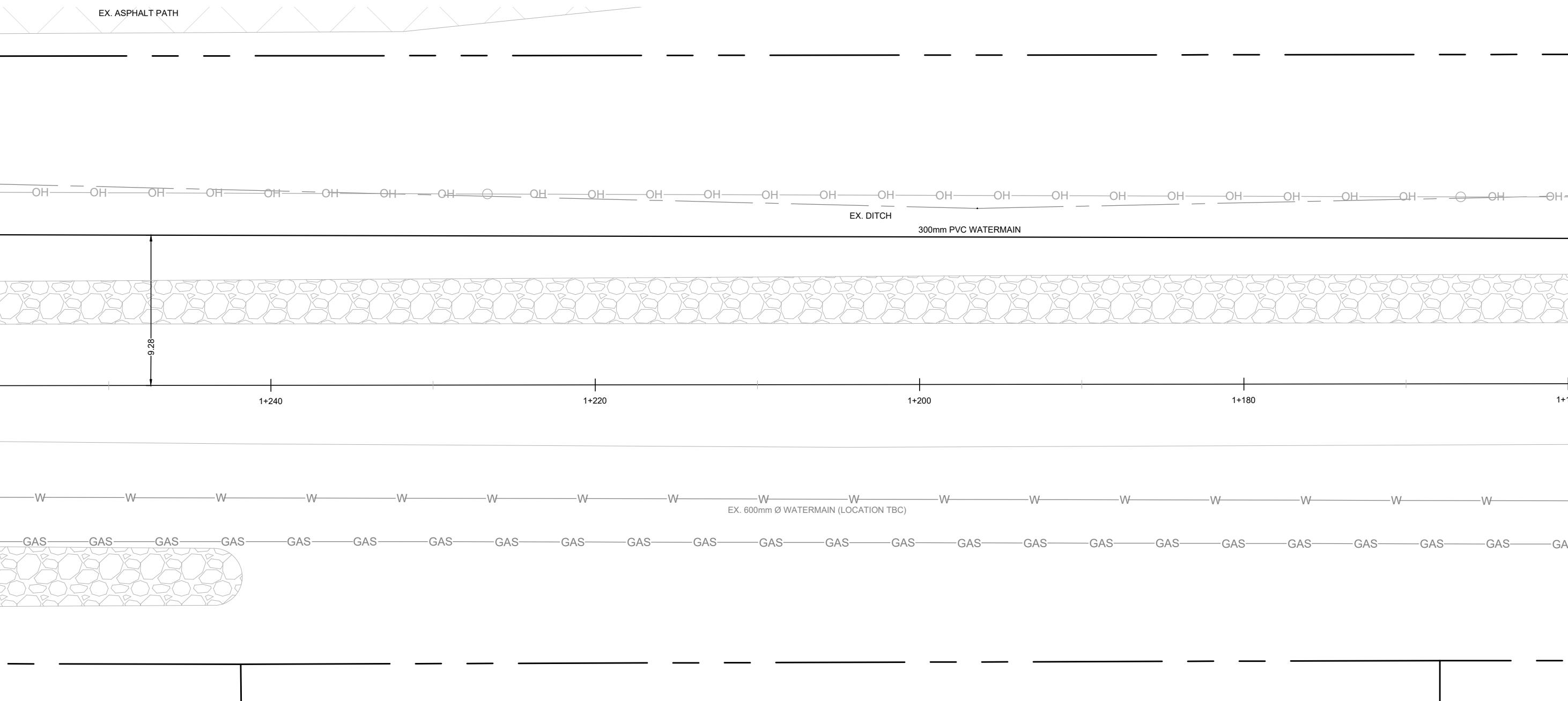
SCALE: HORIZONTAL 1:250 VERTICAL 1:50	PROJECT # 21684
DATE: JANUARY 2025	
DRAWN BY: T.G.	
DESIGNED BY: T.G.	
CHECKED BY: T.F.	

GENERAL NOTES:

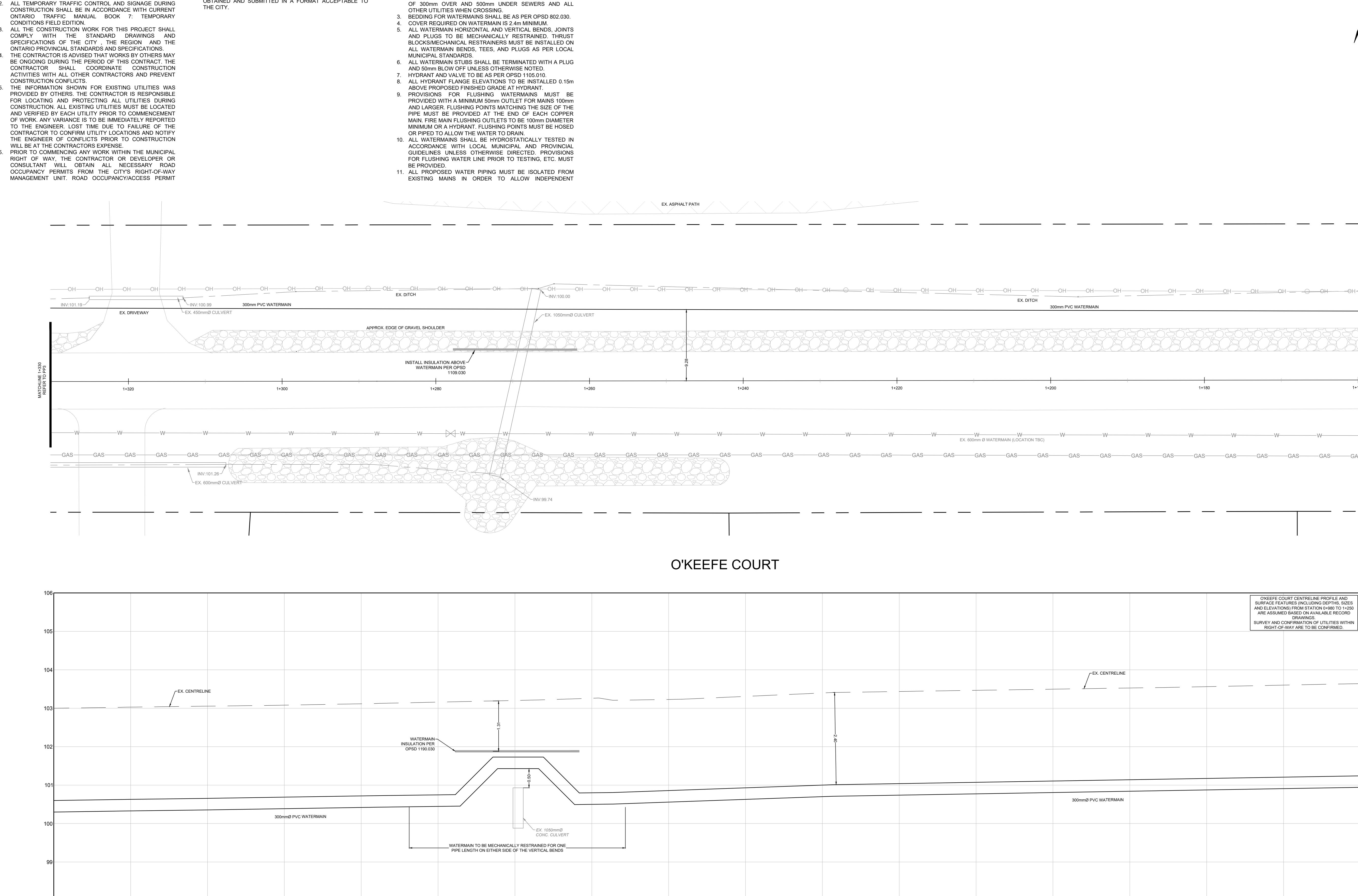
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT" AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS, 10TH EDITION.
- ALL 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 DONE DURING THE COURSE OF THIS CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY THE CONTRACTOR. 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 OF RECORD. IN THE EVENT OF FAILURE OF THE CONTRACTOR TO CONVINCE 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 DESIGNER OR CONSULTANT WILL OBTAIN, IF NECESSARY, ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

WATERMAINS:

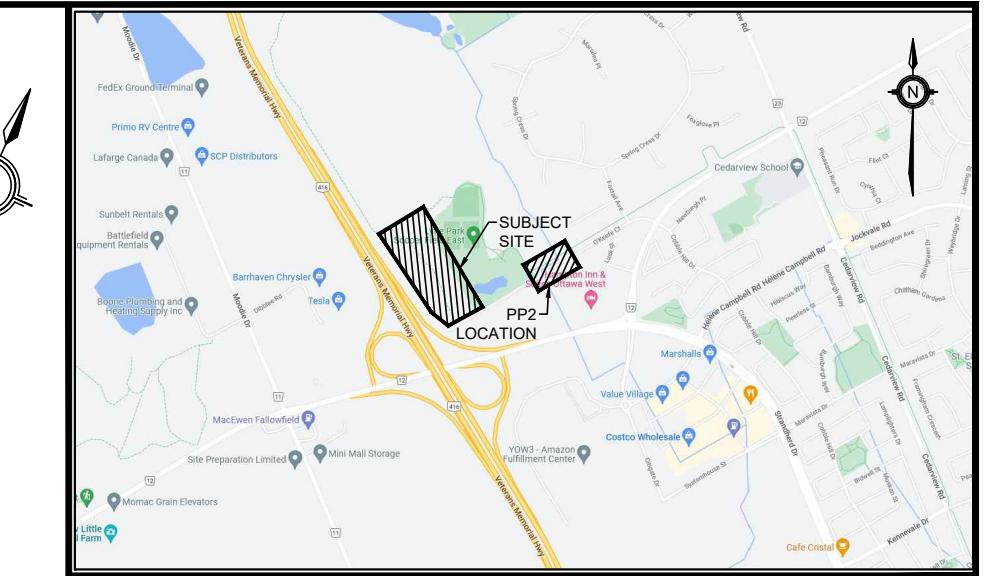
- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END CW #14 AWG SOLID COPPER TRACER WIRE.
- VALVES SHALL BE PROVIDED WITH A MINIMUM VERTICAL CLEARANCE OF 300mm OVER AND 500mm UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
- BEDDING FOR WATERMAINS SHALL BE AS PER OPSD 802.030.
- COVER REQUIRED ON WATERMAIN IS 2.4m MIN. MM.
- ALL WATERMAIN BENDS, ANGLES, 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 JOINTS SHALL BE TERMINATED WITH A PLUG AND SOON BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1165.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- FLUSHING POINTS 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. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THEM EASIER TO CLEAN.
- 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



O'KEEFE COURT



FG ELEV	EG ELEV	103.00	103.03	103.03	103.08	103.08	103.16	103.16	103.25	103.26	103.26	103.31	103.34	103.34	103.35	103.35	103.36	103.36	103.44	103.44	103.50	103.50	103.55	103.55	103.56	103.56	103.64	103.64		
TOP OF WATERMAIN		100.63			100.69								100.75	100.75	101.73	101.73	100.80	100.80	100.79	100.79	100.93	100.93	101.04	101.04	101.11	101.11	101.17	101.17	101.24	101.24
PROPOSED SANITARY SEWER DATA																														
PROPOSED STORM SEWER DATA																														



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 CGV028 GEODETIC DATUM

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

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

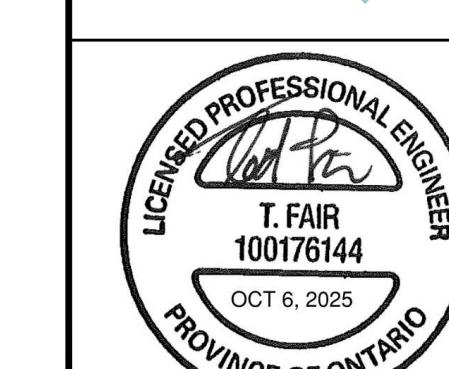
NO.	ISSUE	DATE	BY
2	SITE PLAN APPROVAL - FIST RESUBMISSION	251003	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	250609	T.F.

NOT FOR CONSTRUCTION

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



KWA SITE DEVELOPMENT
CONSULTING INC.
2435 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.	
DESIGNED BY: T.G.	
CHECKED BY: T.F.	

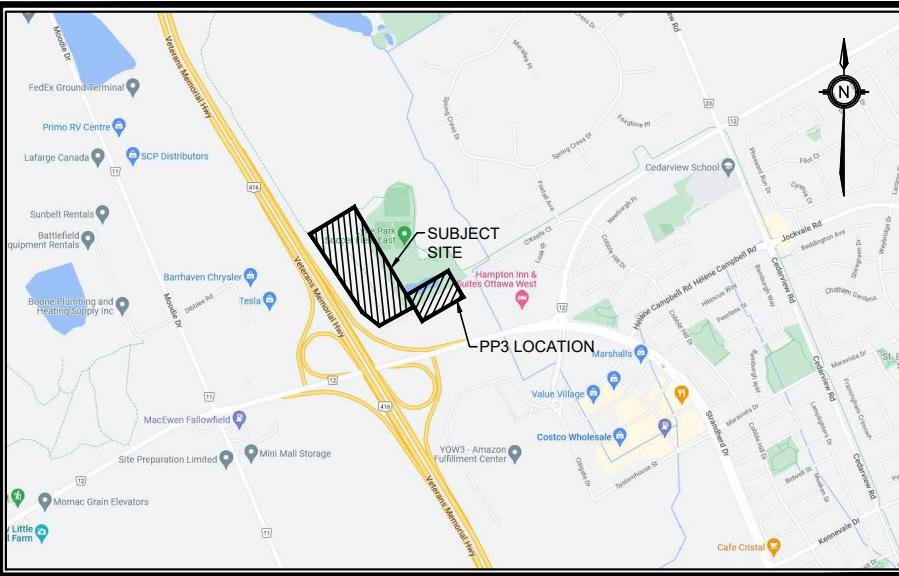
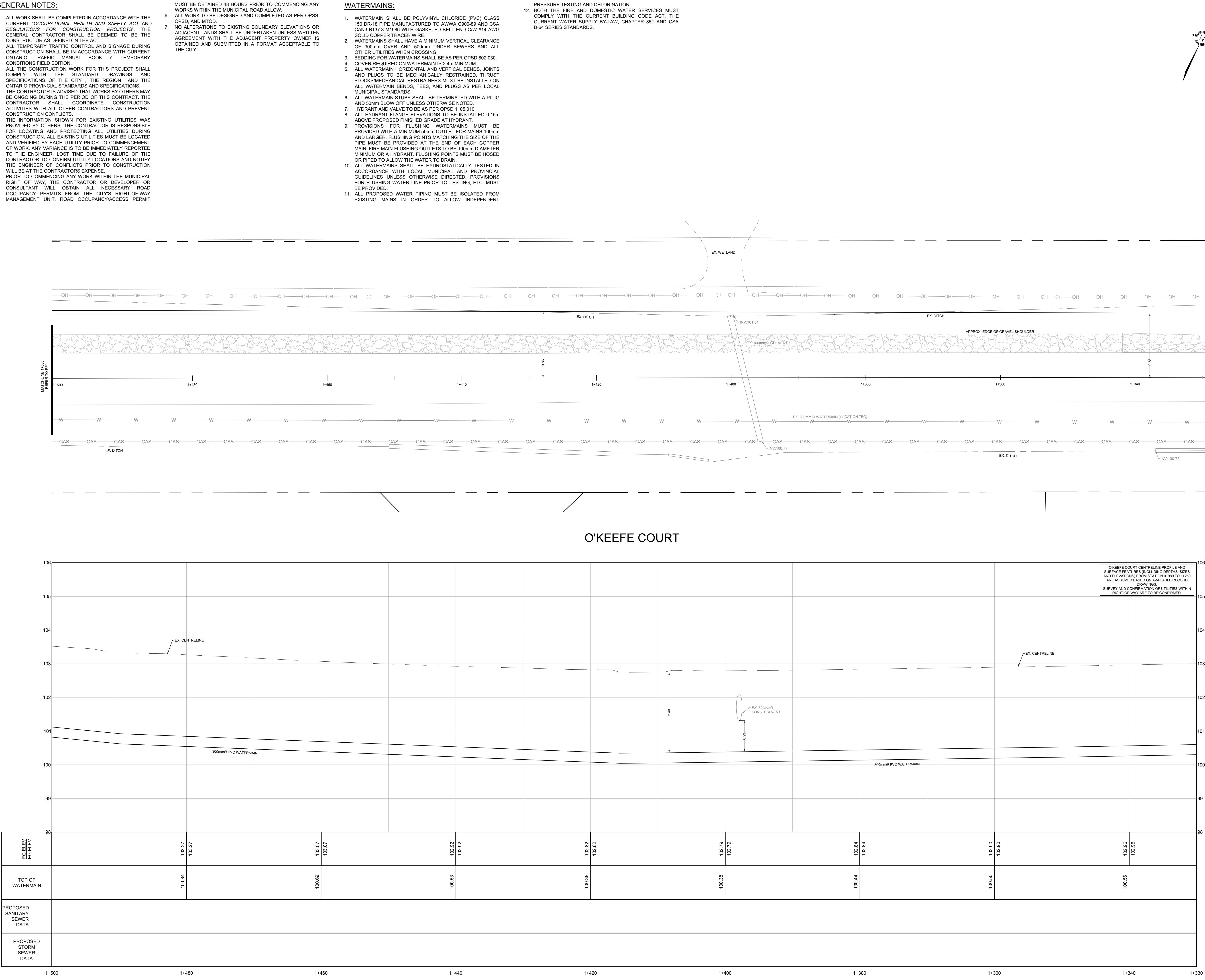
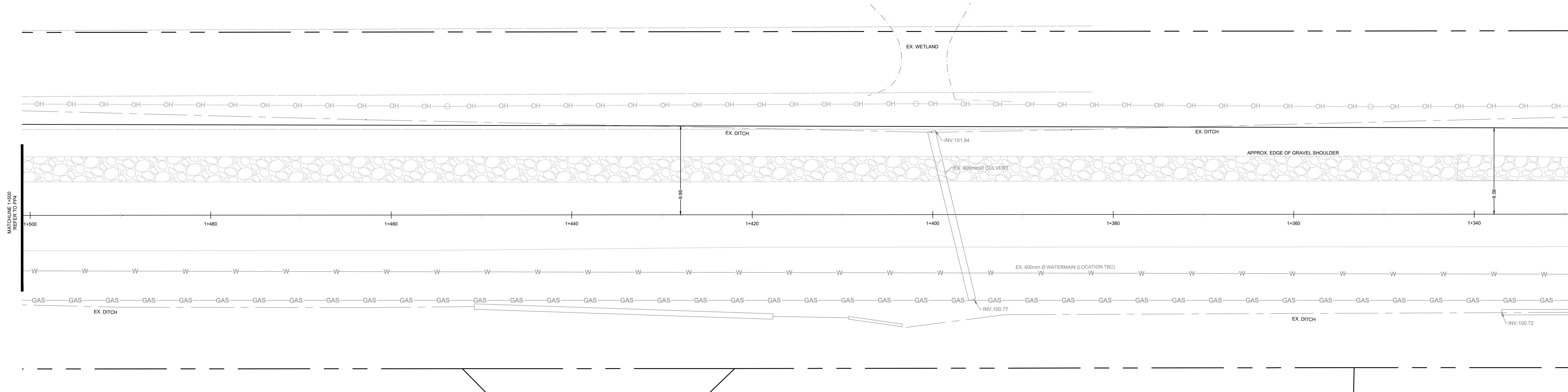
GENERAL NOTES:

- 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 CONTRACTOR 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 EDITION.
- ALL 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 DONE 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 THE CONTRACTOR. 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. IN THE EVENT OF FAILURE OF THE CONTRACTOR TO COMMUNICATE 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 DESIGNER OR CONSULTANT WILL OBTAIN, IF NECESSARY, ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

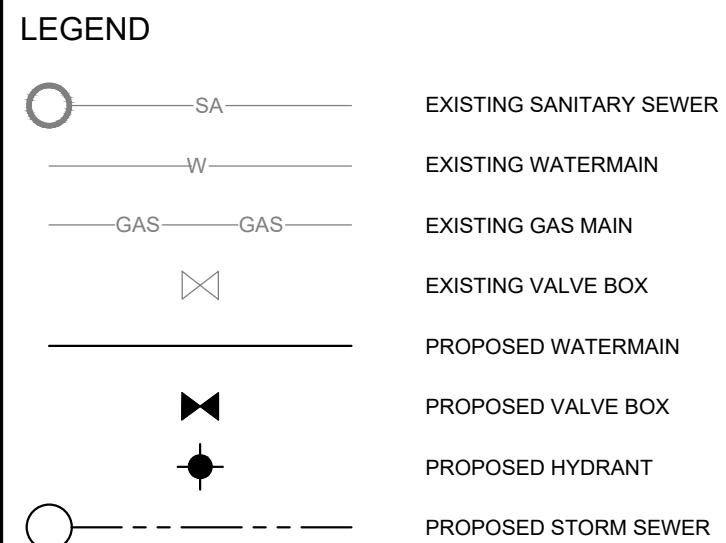
WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END CW #14 AWG SOLID COPPER TRACER WIRE.
- VALVES SHALL BE PROVIDED WITH 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 2.400m MUM.
- ALL WATERMAIN BENDS, ANGLES, 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 JOINTS SHALL BE TERMINATED WITH A PLUG AND SIGHT BLOW OFF UNLESS OTHERWISE NOTED.
- HYDRANT AND VALVE TO BE AS PER OPSD 1165.010.
- ALL HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE PROPOSED FINISHED GRADE AT HYDRANT.
- PIPE FOR FLUSHING POINTS 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. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THEM EASIER TO CLEAN.
- 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.



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



BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM
SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/06/05
SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23

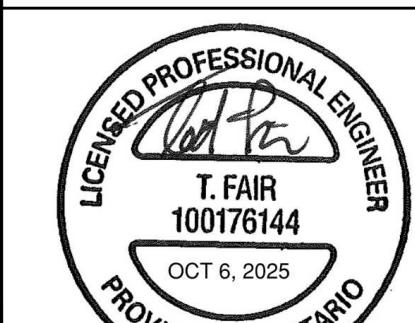
2 SITE PLAN APPROVAL - FIST RESUBMISSION 251003 T.F.
1 SITE PLAN APPROVAL - SUBMISSION 1 250609 T.F.
NO ISSUE DATE BY

NOT FOR CONSTRUCTION

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



KWA SITE DEVELOPMENT
CONSULTING INC.
2433 AUCKLAND DRIVE BURLINGTON,
ON L7L 7A9



THE PROPERTIES
GROUP

O'KEEFE COURT (NEPEAN)

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

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
2. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION.
3. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY, THE REGION AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
5. THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. ALL EXISTING UTILITIES MUST BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
6. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTOD.
7. 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.

TERMAINS:

BE POLYVINYL CHLORIDE (PVC) CLASS
UFACTURED TO AWWA C900-89 AND CSA
WITH GASKETED BELL END C/W #14 AWG
CER WIRE.

LL HAVE A MINIMUM VERTICAL CLEARANCE
AND 500mm UNDER SEWERS AND ALL
HEN CROSSING.

RMAINS SHALL BE AS PER OPSD 802.030.
ON WATERMAIN IS 2.4m MINIMUM.

RIZONTAL AND VERTICAL BENDS, JOINTS
E MECHANICALLY RESTRAINED. THRUST
AL RESTRAINERS MUST BE INSTALLED ON
ENDS, TEES, AND PLUGS AS PER LOCAL
ARDS.

UBS SHALL BE TERMINATED WITH A PLUG
F UNLESS OTHERWISE NOTED.

E TO BE AS PER OPSD 1105.010.

GE ELEVATIONS TO BE INSTALLED 0.15m
FINISHED GRADE AT HYDRANT.

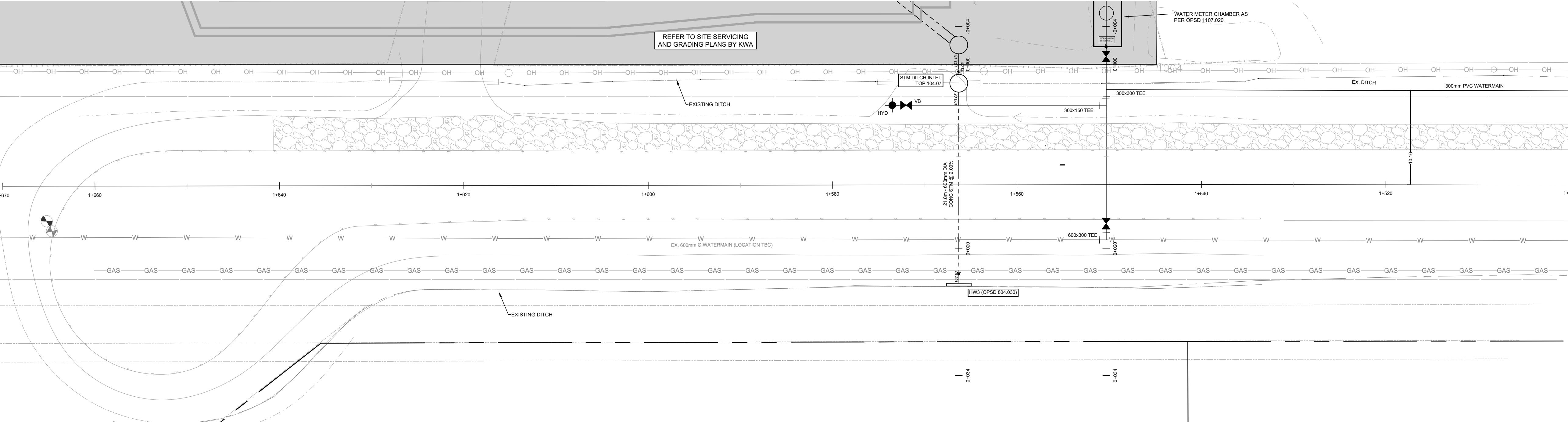
SHALL BE RESTORED TO EXISTING
TTER, OR AS DIRECTED BY AND TO THE
HE CITY OF OTTAWA.

FLUSHING WATERMAINS MUST BE
MINIMUM 50mm OUTLET FOR MAINS 100mm
HING POINTS MATCHING THE SIZE OF THE
OVIDED AT THE END OF EACH COPPER
USHING OUTLETS TO BE 100mm DIAMETER
RANT. FLUSHING POINTS MUST BE HOSED
THE WATER TO DRAIN.

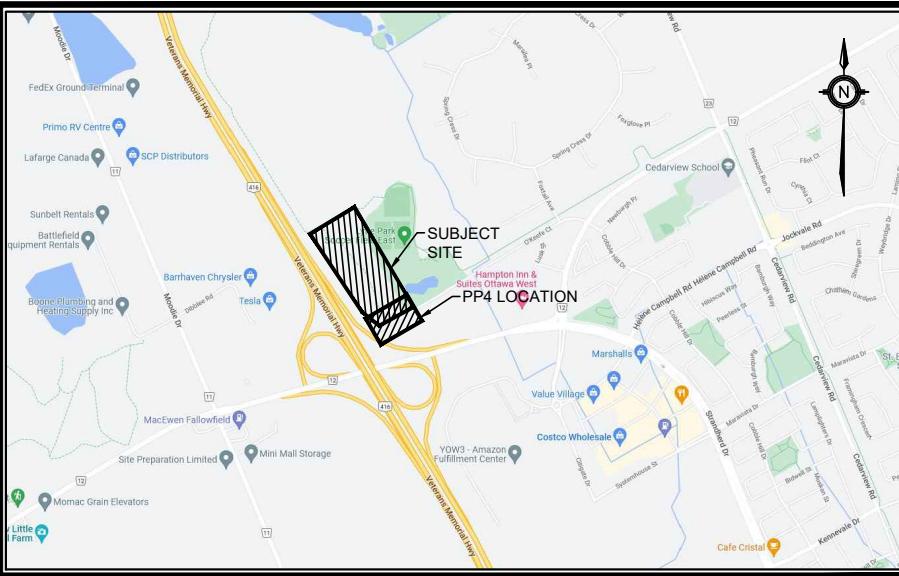
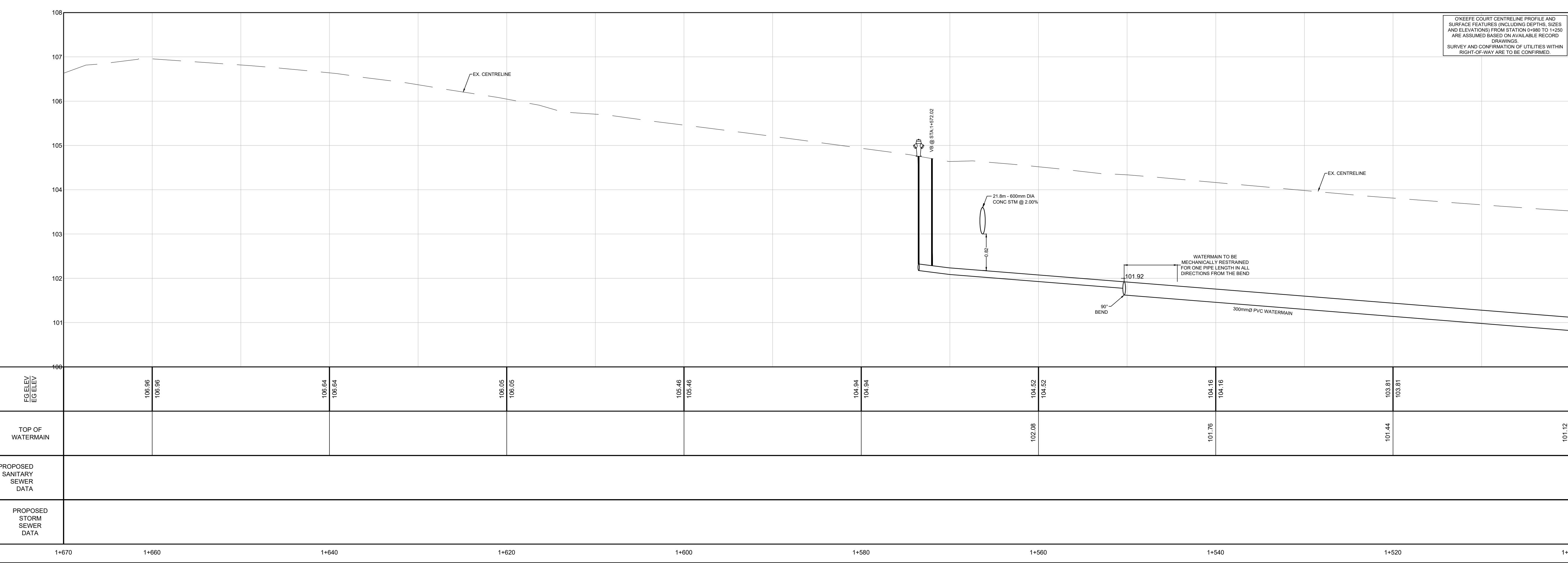
SHALL BE HYDROSTATICALLY TESTED IN
H LOCAL MUNICIPAL AND PROVINCIAL
S OTHERWISE DIRECTED. PROVISIONS
TER LINE PRIOR TO TESTING, ETC. MUST

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

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



EEFE COURT



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

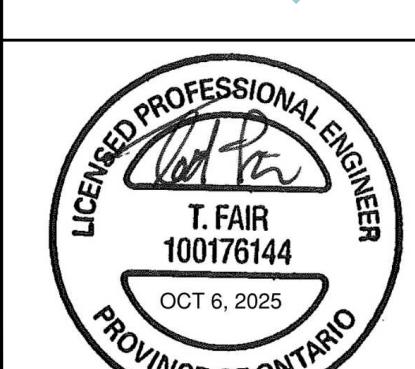
SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23

2	SITE PLAN APPROVAL - FIST RESUBMISSION	251003
1	SITE PLAN APPROVAL - SUBMISSION 1	250609
NO.	ISSUE	DATE

NOT FOR CONSTRUCTION



KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON,



KWA SITE DEVELOPMENT
CONSULTING INC.
2453 AUCKLAND DRIVE BURLINGTON



THE PROPERTIES GROUP O'KEEFFE COURT (NEPFAN)

WATERMAIN EXTENSION

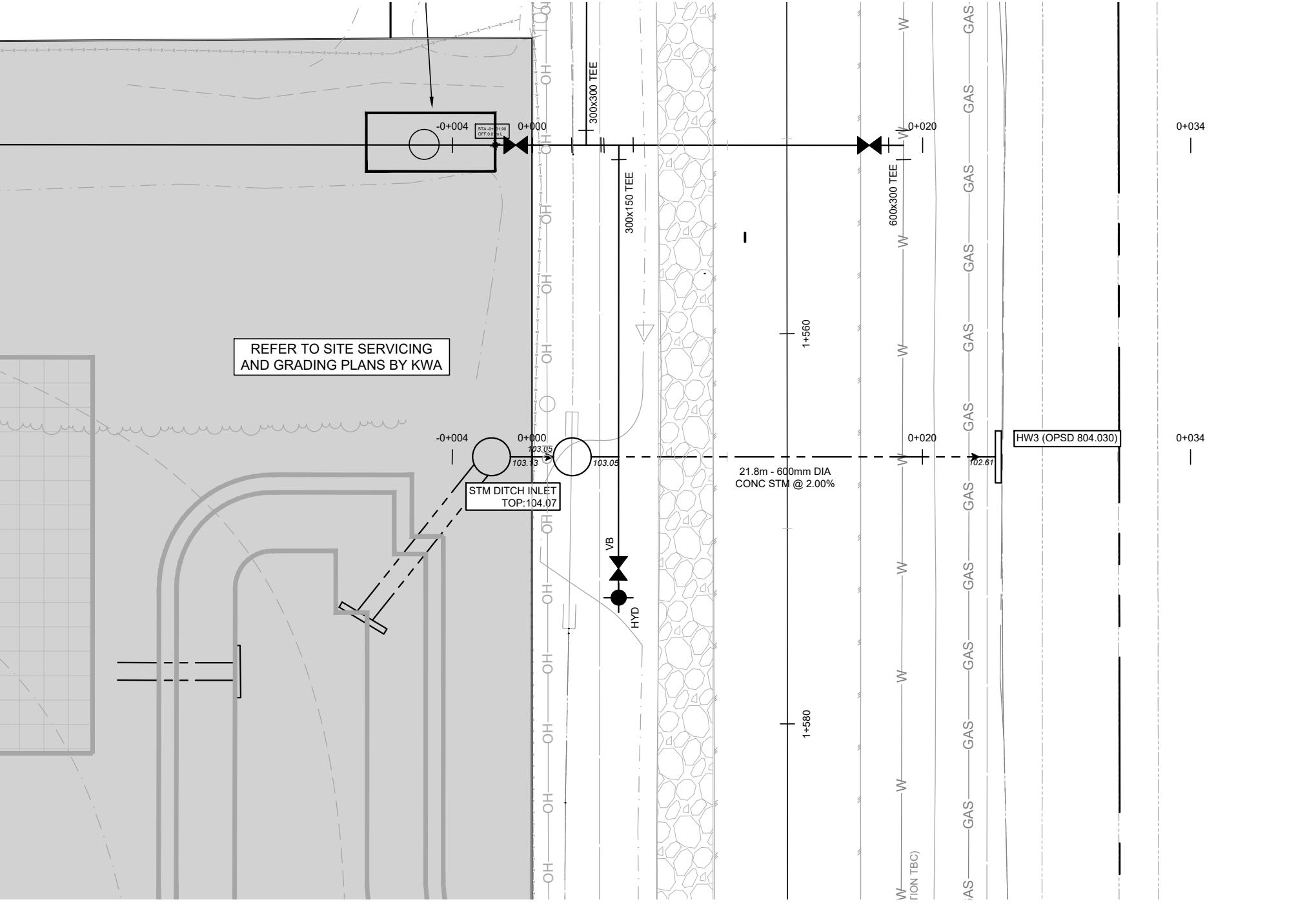
SCALE:	HORIZONTAL 1:250 VERTICAL 1:50	PROJECT #
DATE:	JANUARY 2025	
DRAWN BY:	T.G.	DRAWING #
DESIGNED BY:	T.G.	
CHECKED BY:	T.F.	PP4

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 CONTRACTOR 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 EDITION.
- ALL 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 DONE DURING THE COURSE OF THIS CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.
- THE INFORMATION SHOWN FOR EXISTING UTILITIES WAS PROVIDED BY THE CONTRACTOR. 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 OF RECORD. IN THE EVENT OF FAILURE OF THE CONTRACTOR TO COMMUNICATE 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 DESIGNER OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

WATERMAINS:

- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150 DR-18 PIPE MANUFACTURED TO AWWA C900-89 AND CSA CAN3 B137.3-M1986 WITH GASKETED BELL END CW #14 AWG SOLID COPPER TRACER WIRE.
- VALVES SHALL BE PROVIDED WITH 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 (600mm).
- ALL WATERMAIN JOINTS 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 JOINTS SHALL BE TERMINATED WITH A PLUG AND SOLID 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 HYDRANT VALVES TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, OR AS REQUESTED 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 MUST BE LOCATED ON SIZE OF THE PIPE. WATERMANS 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 WATERMANS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATERLINE PRIOR TO TESTING, ETC. MUST





SECTION 2 CHECKLIST

1. WILL CONSTRUCTION REQUIRE THE TEMPORARY DETOUR OF A BUS ROUTE?
NO
2. WILL THIS WORK BLOCK A BIKE LANE?
NO
3. WILL THIS WORK BLOCK A SIDEWALK?
NO
4. WILL THIS WORK REQUIRE A LANE OF TRAFFIC TO BE CLOSED?

NO, BUT PARTIAL DISRUPTIONS TO TRAFFIC MAY OCCUR AT WORKING AREAS ALONG WATERMAIN AND SWALE GRADING. ROAD IS NOT HIGH-VOLUME TRAFFIC, THUS THERE ARE NO APPARENT TRAFFIC CONCERNs.

REVISION BLOCK

DATE DESCRIPTION

1. 10/03/25 FIRST RESUBMISSION

KWA SITE DEVELOPMENT INC.
CONSULTING ENGINEERS
Barrie, Ontario, ON L1T 7A9

NORTH ARROW

METRIC SCALE
1:750

PRELIMINARY CONSTRUCTION
MANAGEMENT PLAN
THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)
NEPEAN, ONTARIO
DRAWN BY: P
PROJECT No: 21884
CHECKED BY: T
NEPEAN, ONTARIO
CMP-1