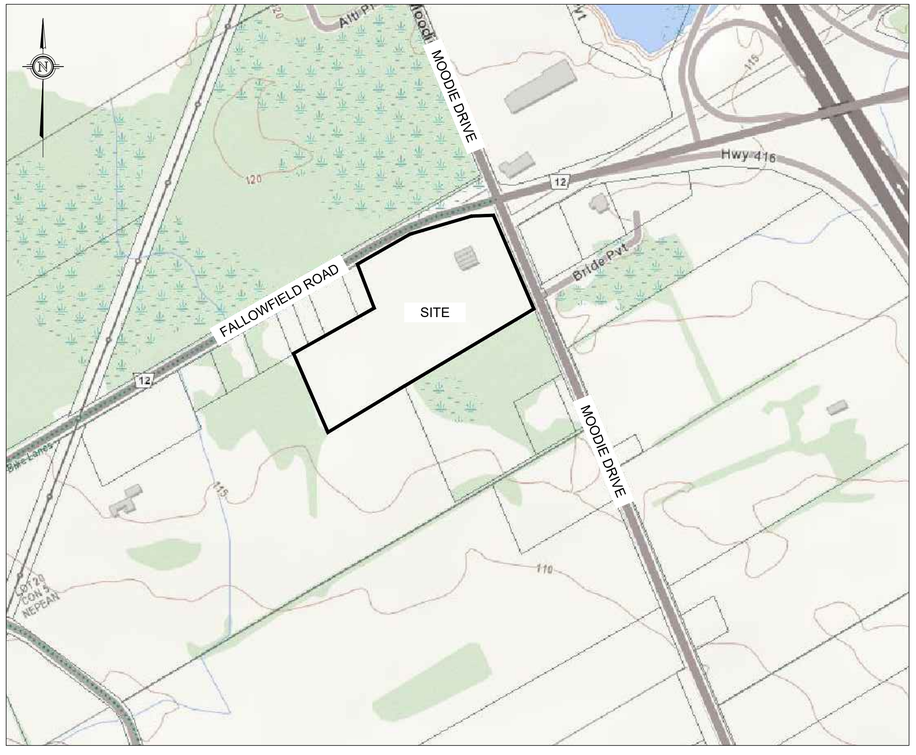
1000198532 Ontario Inc.

PROPOSED WAREHOUSING

2726-2732 MOODIE DRIVE,
OTTAWA, ONTARIO



KEY PLAN
NOT TO SCALE

DRAWING TABLE LIST	
DRAWING NUMBER	DRAWING TITLE
221099–CP	COVER PAGE
221099–PRE	PRE–DEVELOPMENT
221099–NOTES	NOTES
221099–GR1	PROPOSED GRADING PLAN 1
221099–GR2	PROPOSED GRADING PLAN 2
221099–GR3	PROPOSED GRADING PLAN 3
221099–GR4	PROPOSED GRADING PLAN 4
221099–SVC 1	PROPOSED SERVICING PLAN 1
221099–SVC 2	PROPOSED SERVICING PLAN 2
221099–SVC 3	PROPOSED SERVICING PLAN 3
221099–SVC 4	PROPOSED SERVICING PLAN 4
221099–POST	POST DEVELOPMENT
221099–ESC	EROSION SEDIMENT CONTROL PLAN
221099–DET1	DETAILS 1
221099–DET2	DETAILS 2

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

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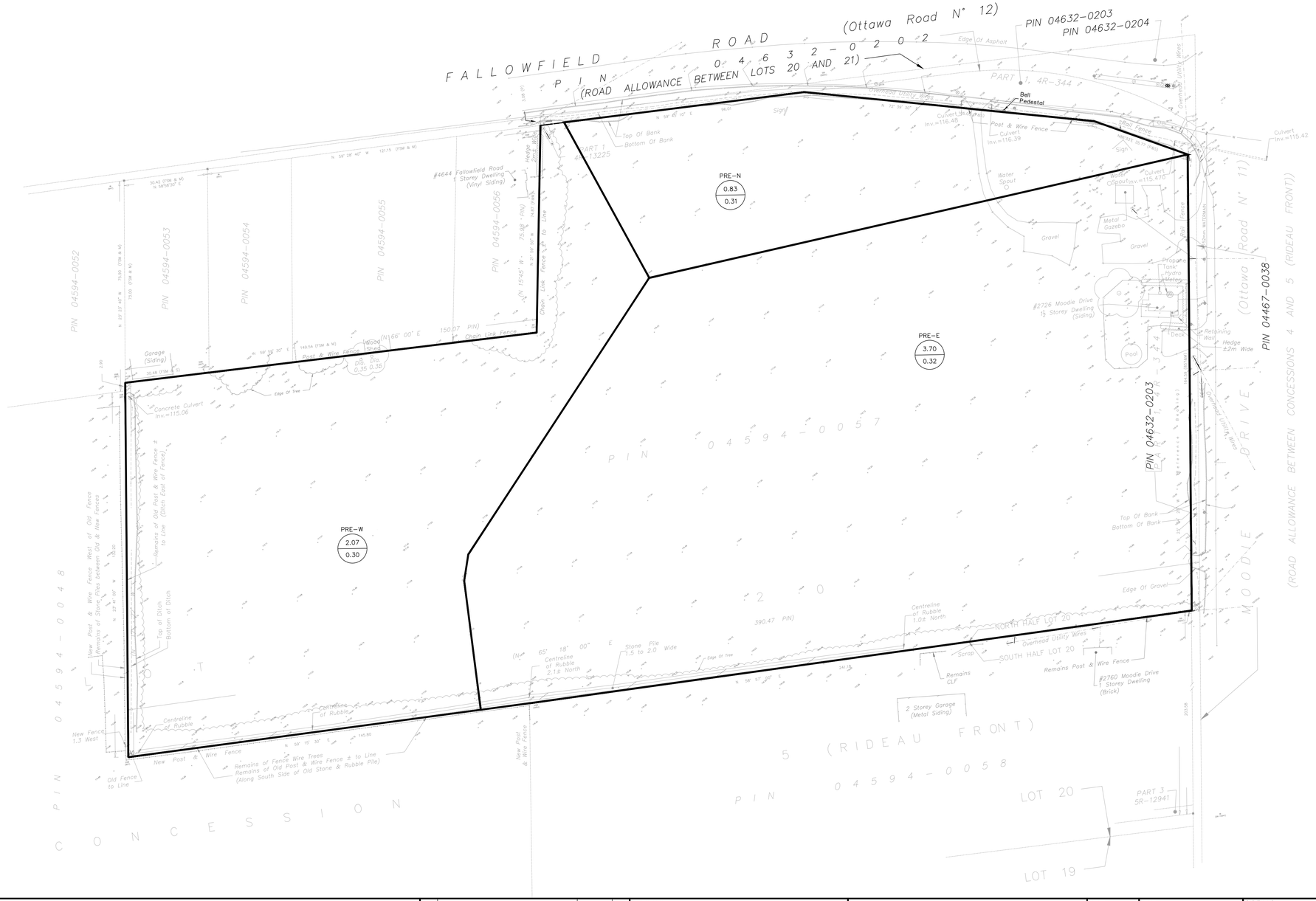
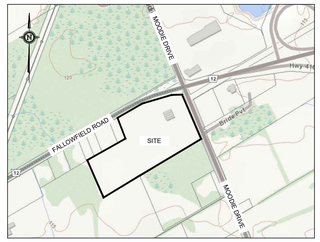
DESIGN
DRAWN JR
CHECKED ARK
APPROVED SD

PROJECT No. 221099
DATE 2025.10.24
DRAWING No. 221099-CP

ARCH D





KEY PLAN

NOT TO SCALE

0 25 50

1:750 METRES

LEGEND

× 74.50	EXISTING ELEVATION
	EXISTING EDGE OF GRAVEL
	EXISTING CENTERLINE OF FLOW
	EXISTING TOP OF SLOPE
	PROPERTY BOUNDARY
	CONTROLLED CATCHMENT AREA
CA–2	CATCHMENT LABEL
1.143	CATCHMENT AREA (HECTARES)
0.74	C - RUN-OFF COEFFICIENT
	PRE-DEVELOPMENT OVERLAND DRAINAGE ARROW

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9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND CITY OF OTTAWA MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
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DESIGN	SD
DRAWN	ABD
CHECKED	SD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S. E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726–2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	PRE–DEVELOPMENT PLAN
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-PRE

ARCH D

TOPOGRAPHIC INFORMATION AND PROJECT ORIENTATION WERE PROVIDED BY FAIRHALL MOFFATT & WOODLAND LIMITED ONTARIO LAND SURVEYORS.

SEE TOPOGRAPHIC SURVEY OF PART OF LOT 20 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA COMPLETED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED 2021/04/07 FOR REFERENCES.

CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE IN METRES; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
2. TBM = TOP OF WESTERNMOST OTTAWA TRAFFIC CONTROL ACCESS COVER IN MEDIAN OF FALLOWFIELD ROAD AND MOOODIE DRIVE ELEVATION= 117.81.
3. THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM FAIRHALL, MOFFATT & WOODLAND LIMITED TOPOGRAPHIC SURVEY OF PART OF LOT 20, CONCESSION 5 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, FROM APRIL 11, 2021.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
5. FINISHED GRADE AROUND BUILDING TO BE AS SHOWN.
6. MAXIMUM ALLOWABLE SLOPE ON SITE IS 1.5H:1V WITH RIPRAP PROTECTION AND 3H:1V ELSEWHERE.
7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES INC.
9. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN GRANTED.
10. THE PROPOSED GRADES HAVE BEEN SET AND VERIFIED FOR SITE GRADING IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY KOLLAARD ASSOCIATES.
11. THE UNDERSIDE OF FOOTING ELEVATION HAS BEEN SET TO INSURE A MAXIMUM SEPARATION FROM THE UNDERLYING BEDROCK OF LESS THAN 2.8 METRES.
12. KOLLAARD ASSOCIATES SHOULD BE RETAINED TO PROVIDE RECOMMENDATIONS WITH RESPECT TO THE SUB-GRADE CONDITIONS PRIOR TO FOOTING INSTALLATION.
13. THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS, AND NOT LIMITED TO INSTALLING FILTER SOCKS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
14. REFERENCE TO KOLLAARD FILE #221099 FOR STORM WATER MANAGEMENT DESIGN (2025-OCT-24), KOLLAARD FILE #221099 FOR SERVICING BRIEF REPORT (2025-OCT-24) AND GEOTECHNICAL REPORT FILE #221099 (2025-OCT-24).

WATERMAIN NOTES:

1. CONTRACTOR TO SUPPLY AND INSTALL WATER SERVICE. CITY TO DISINFECT THE WATER SERVICE BETWEEN LOT LINE AND MUNICIPAL WATERMAIN.
2. SPECIFICATIONS:

ITEM	SPEC. No.	City Std Dwg No.	REFERENCE
WATERMAIN BEDDING AND BACKFILL OPSD	802.010/802.031	W17 (trench detail)	
CATHODIC PROTECTION OPSD	1109.010	W40	
PRESSURE TESTING AWWA	C-605-5		
CHLORINATION AWWA	C-651-05		
WATERMAIN	PVC DR18 / 150mm Ø	(CLASS 150)	
WATER SERVICE LATERALS	PEX AWWA C-904 SDR9 / 50mm Ø		
ON-SITE FIRE WATERMAIN	PVC DR18 / 200mm Ø	(CLASS 150)	

3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD DWG W22 (In shallow trenches), W23 (At open structures).
4. A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMAINS AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, MUST FOLLOW PROCEDURE F-6-1 SEC. 5.2 OF THE ONTARIO DRINKING WATER RESOURCES ACT.
5. METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMAINS.
6. INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS AS SPECIFIED IN SECTION 8.28.
7. EXISTING WATERMAIN INFORMATION SHOWN ON FALLOWFIELD ROAD AND MOODIE DRIVE IS BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERMAIN AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
8. WATER SHUTOFF VALVE TO BE LOCATED AT THE PROPERTY LINES AS SHOWN.
9. CONNECTIONS AT ELBOWS AND TEEs IN WATER MAINS SHOULD BE MADE WITH THE USE OF JOINT RESTRAINERS DESIGNED FOR WATERMAIN APPLICATION. JOINT AND PIPE RESTRAINERS SHOULD MEET THE REQUIREMENTS OF AWWA C900, C905 AND C907 AND ASTM F1674-11. JOINT RETRAINERS SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
10. ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
11. VALVES ARE TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
12. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA AND CITY OF OTTAWA FORCES ARE ON HAND TO MAKE THE CONNECTION.

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS FOR ROADS AND PUBLIC WORKS.
2. SPECIFICATIONS:

ITEM	SPEC. No.	CITY STD DWG No.
CATCH BASIN (600mm x 600mm)	OPSD 705.010	S2
STORM/SANITARY MANHOLE (1200Ø)	OPSD 701.010	
STORM/SANITARY MANHOLE (1500Ø)	OPSD 701.011	
STORM/SANITARY MANHOLE (1800Ø)	OPSD 701.012	
SEWER SERVICE CONNECTION		S11 & S11.1
SANITARY BENCHING	OPSD 701.021	
CATCH BASIN & MANHOLE ADJUSTMENTS	OPSD 704.010	
STORM MANHOLE FRAME & COVER	OPSD 401.010	S24.1 & S25
CATCH BASIN FRAME & COVER	OPSD 400.020	S19, S22 & S23
SEWER TRENCH		S6 & S7
SANITARY MANHOLE FRAME & COVER	OPSD 401.030	S24 & S25

SEWER TRENCH:
SITE SERVICES EXCAVATION, BEDDING & BACKFILL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARE BY KOLLAARD ASSOCIATES INC.

3. INSULATE ALL STORM PIPES THAT HAVE LESS THAN 1.5m COVER AND ALL SANITARY PIPES THAT HAVE LESS THAN 2.1m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
4. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.2,3,4).
6. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
7. STORM MANHOLES AND CBMHS ARE TO HAVE 300mm SUMPS (AS PER SUMP DETAIL ON OPSD 701.010), UNLESS OTHERWISE INDICATED.
8. BUILDING CONTRACTOR TO PROVIDE TEMPORARY ADDITIONAL GRANULAR BACKFILL ABOVE SHALLOW CULVERTS AND STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES TO MUNICIPAL SATISFACTION.
10. WHERE THE SANITARY SEWER CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.50m VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT OF THE SEWER TO PREVENT SETTLING AND EXCESSIVE JOINT DEFLECTION AND ENSURE THAT THE LENGTH OF THE WATER PIPE BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

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0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

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DESIGN	
DRAWN	JR
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	NOTES
PROJECT No.	221099
DATE	2025.10.24
SCALE	
DRAWING No.	221099-NOTES

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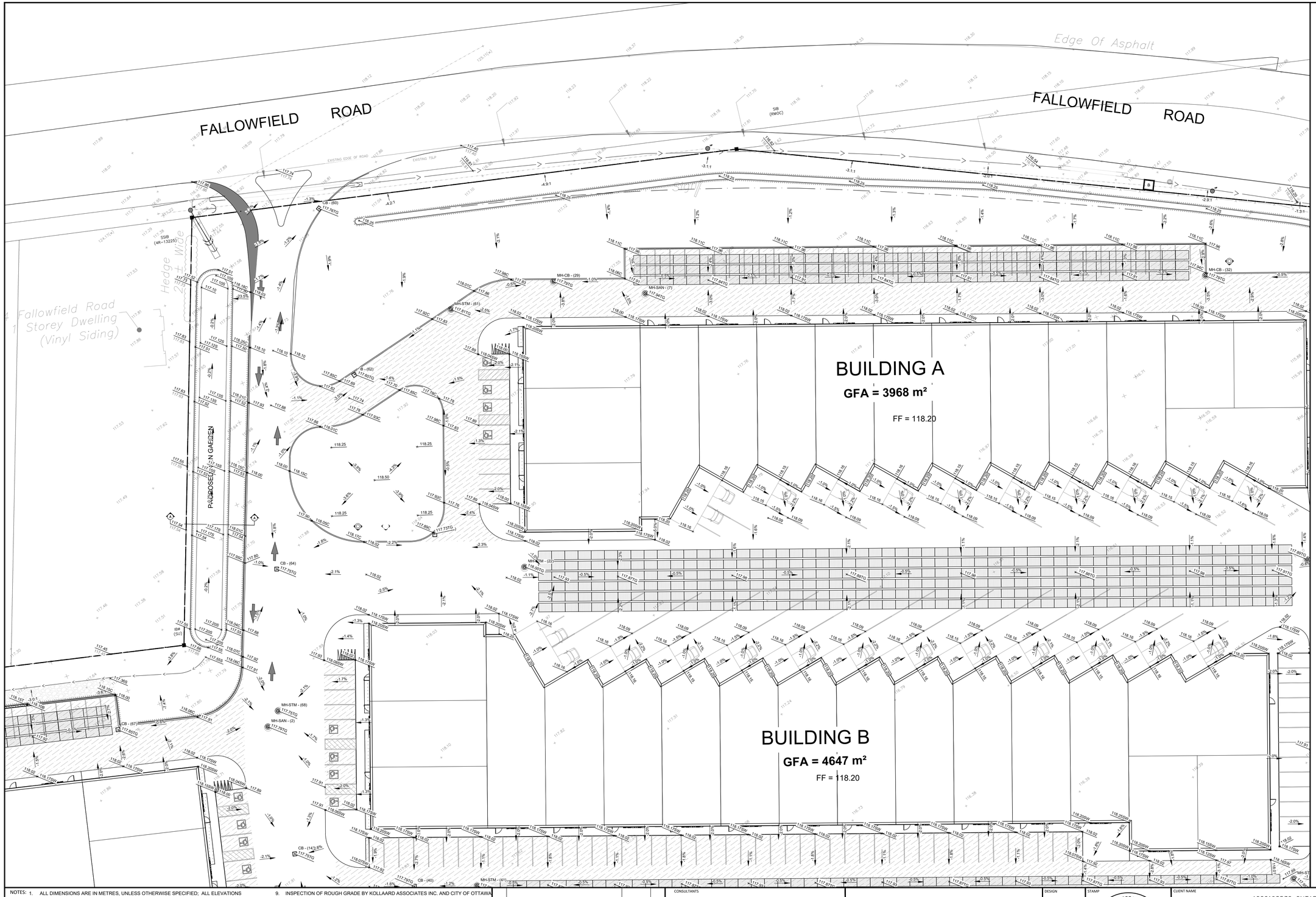

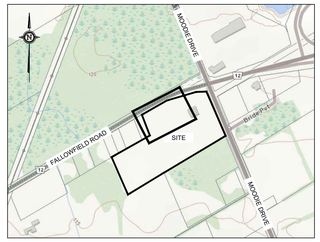

KEY PLAN

NOT TO SCALE

1:300 0 10 20 METRES

LEGEND

74.50	EXISTING ELEVATION
97.25 / 74.50	PROPOSED ELEVATION EXISTING ELEVATION
97.25	PROPOSED ELEVATION
97.25TG	PROPOSED TOP OF GRATE ELEVATION
97.25SW	PROPOSED SIDEWALK ELEVATION
97.25S	PROPOSED SWALE ELEVATION
97.25C	PROPOSED CURB ELEVATION
1.0%	PROPOSED DRAINAGE SLOPE & ARROW
	PROPOSED MANHOLE STRUCTURE
	PROPOSED CATCHBASIN
	PROPOSED WATER VAVLE
	PROPOSED FIRE HYDRANT
	EXISTING FENCELINE
	EXISTING OVERHEAD WIRES
	EXISTING BOTTOM OF SLOPE
	EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
	PROPERTY BOUNDARY
	PROPOSED TOP OF SLOPE
	PROPOSED BOTTOM OF SLOPE
	PROPOSED CENTERLINE OF FLOW
	PROPOSED RETAINING WALL
	PROPOSED LIGHT PAVEMENT STRUCTURE *(HEAVY PAVEMENT STRUCTURE ELSEWHERE WITHIN ASPHALT AREA)* *(PLEASE REFER TO 221099-DET FOR PAVEMENT STRUCTURE DETAILS)*
	PROPOSED RIPRAP (AS PER OPSS 1004 (R-50)

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DRAWN	ABD/JR
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APPROVED	SD

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PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	PROPOSED GRADING PLAN 1
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DRAWING No.	221099-GR-1

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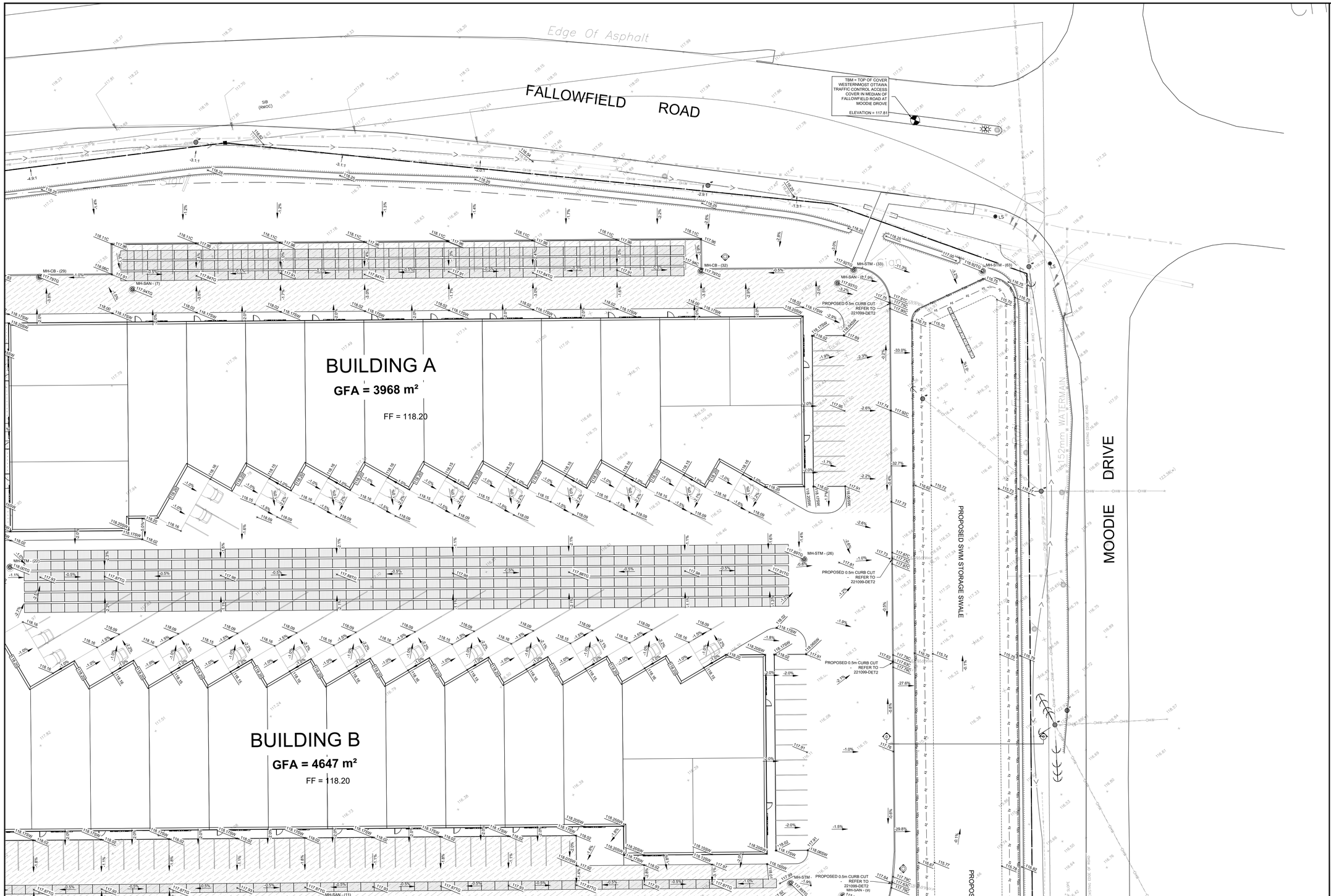

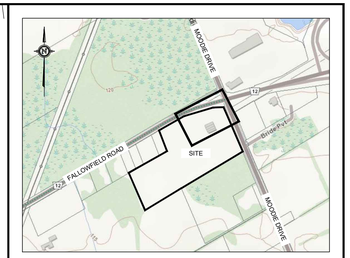

KEY PLAN

NOT TO SCALE

1:300 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION / EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
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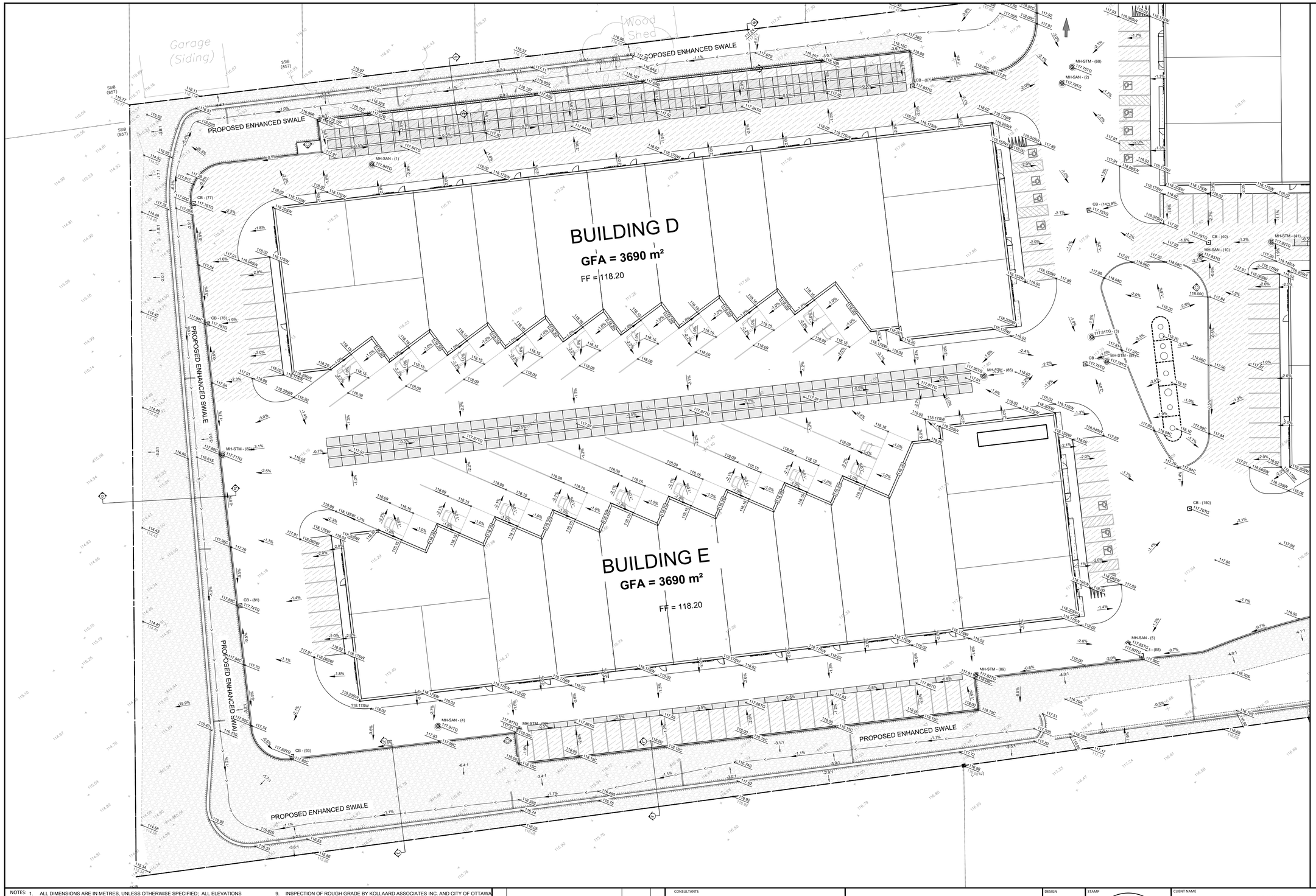
K0G 1J0
FACSIMILE (613) 258-0475
(613) 860-0923

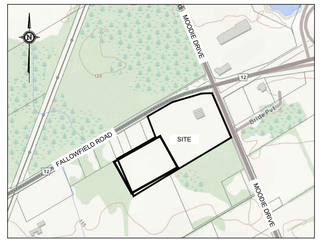
DESIGN	JR
DRAWN	ABD/JR
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	PROPOSED GRADING PLAN 2
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-GR-2

ARCH D





KEY PLAN

NOT TO SCALE

0 10 20
1:300 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION / EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED CURB ELEVATION
- PROPOSED DRAINAGE SLOPE & ARROW
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED LIGHT PAVEMENT STRUCTURE *(HEAVY PAVEMENT STRUCTURE ELSEWHERE WITHIN ASPHALT AREA) (PLEASE REFER TO 221099-DET FOR PAVEMENT STRUCTURE DETAILS)*
- PROPOSED RIPRAP (AS PER OPSS 1004 (R-50)

TOPOGRAPHIC INFORMATION AND PROJECT ORIENTATION WERE PROVIDED BY FAIRHALL MOFFATT & WOODLAND LIMITED ONTARIO LAND SURVEYORS.

SEE TOPOGRAPHIC SURVEY OF PART OF LOT 20 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA COMPLETED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED 2021/04/07 FOR REFERENCES.

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

CONSULTANTS

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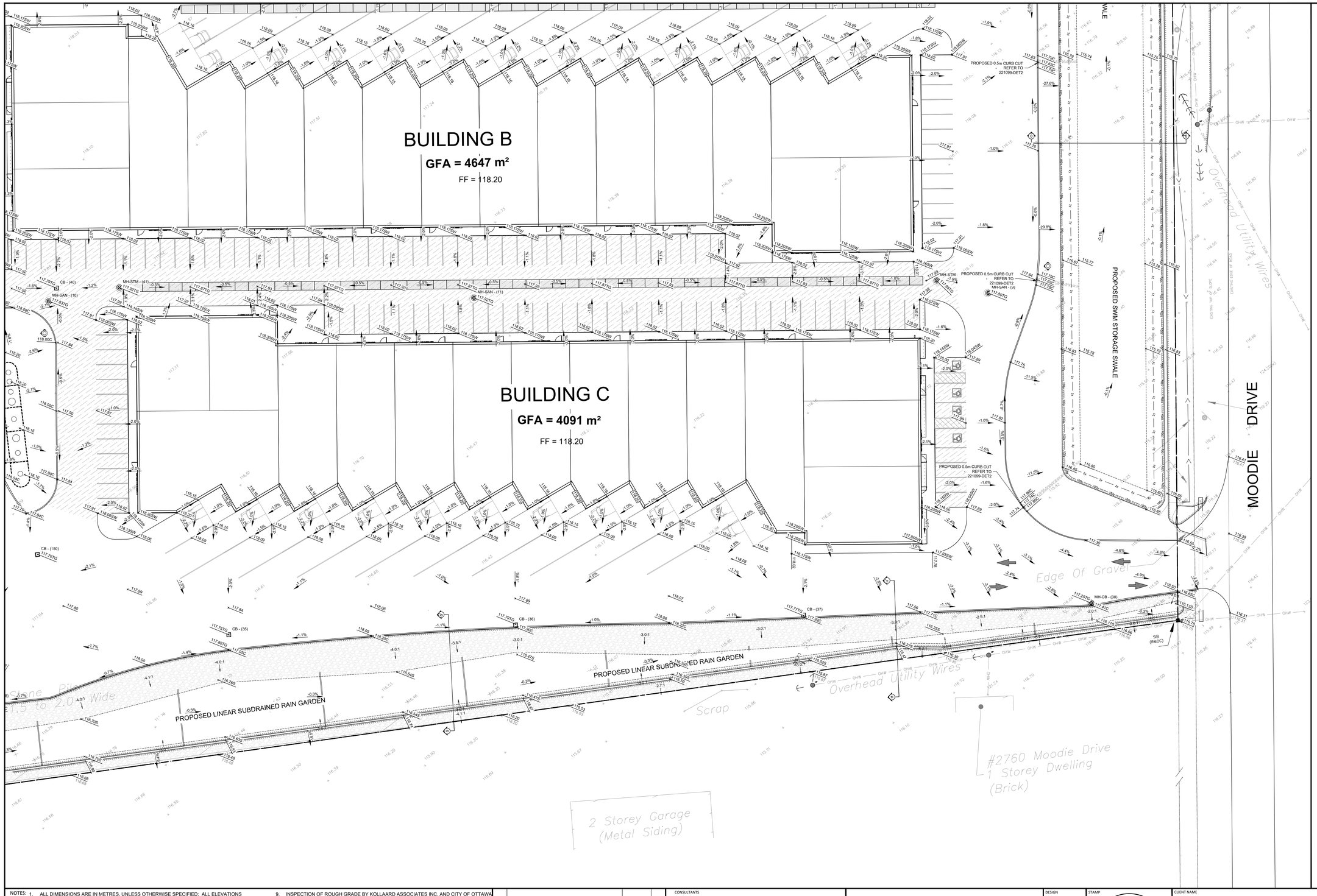
(613) 860-0923

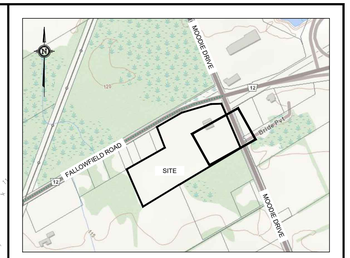
DESIGN	JR
DRAWN	ABD/JR
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	PROPOSED GRADING PLAN 3
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-GR-3

ARCH D





KEY PLAN

NOT TO SCALE

0 10 20
1:300 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION / EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED CURB ELEVATION
- PROPOSED DRAINAGE SLOPE & ARROW
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED LIGHT PAVEMENT STRUCTURE *(HEAVY PAVEMENT STRUCTURE ELSEWHERE WITHIN ASPHALT AREA) (PLEASE REFER TO 221099-DET FOR PAVEMENT STRUCTURE DETAILS)*
- PROPOSED RIPRAP (AS PER OPSS 1004 (R-50))

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

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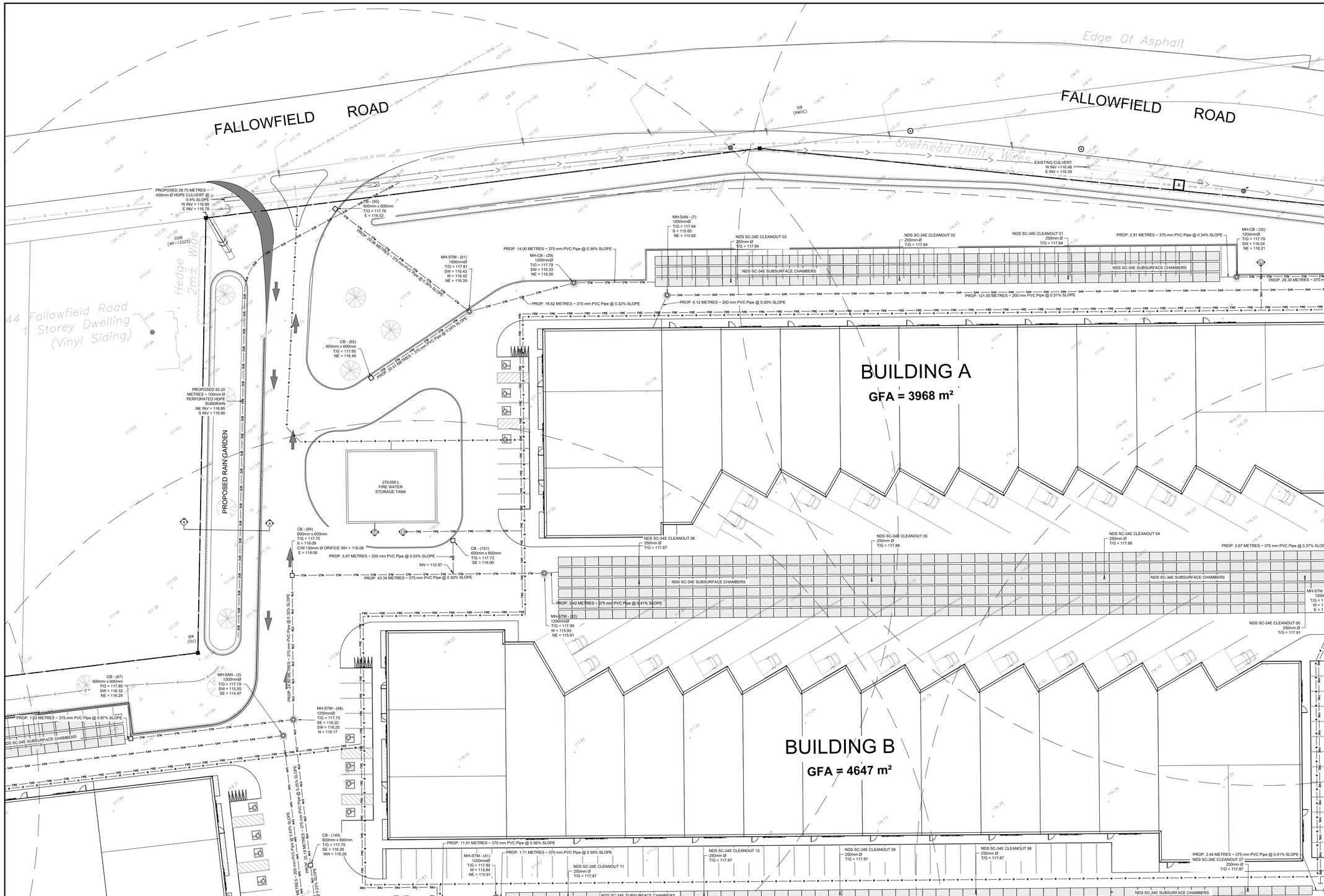
FACSIMILE (613) 258-0475
(613) 860-0923

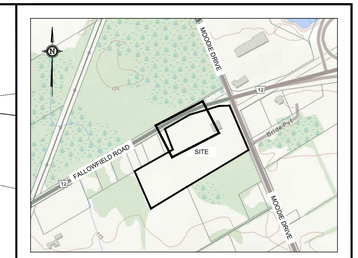
DESIGN	JR
DRAWN	ABD/JR
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	PROPOSED GRADING PLAN 4
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-GR-4

ARCH D





KEY PLAN

NOT TO SCALE

1:300 — 0 10 20 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATERMAIN
- SUBDRAIN

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

CONSULTANTS

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BOX 189
210 PRESCOTT STREET
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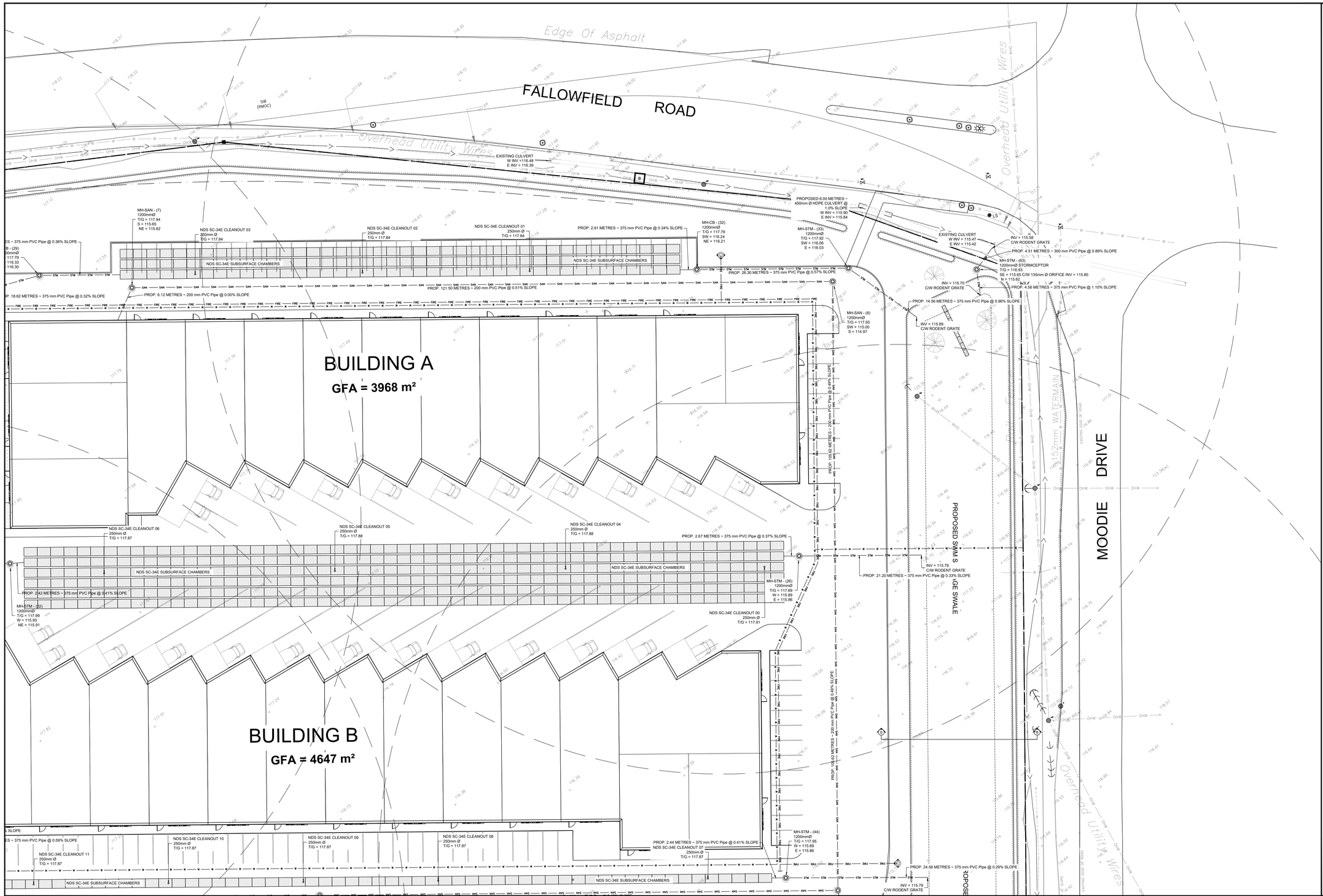
(613) 860-0923

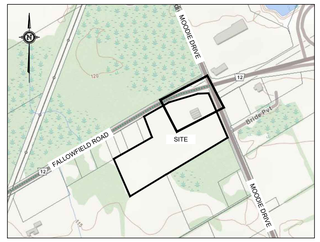
DESIGN	ARK
DRAWN	JR
CHECKED	ABD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	SITE SERVICING PLAN – 1
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-SVC-1

ARCH D





KEY PLAN

NOT TO SCALE

1:300 — 0 10 20 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATERMAIN
- SUBDRAIN

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SEE TOPOGRAPHIC SURVEY OF PART OF LOT 20 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA COMPLETED BY FAIRHALL MOFFATT & WOODLAND LIMITED DATED 20210A007 FOR REFERENCES.

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

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210 PRESCOTT STREET
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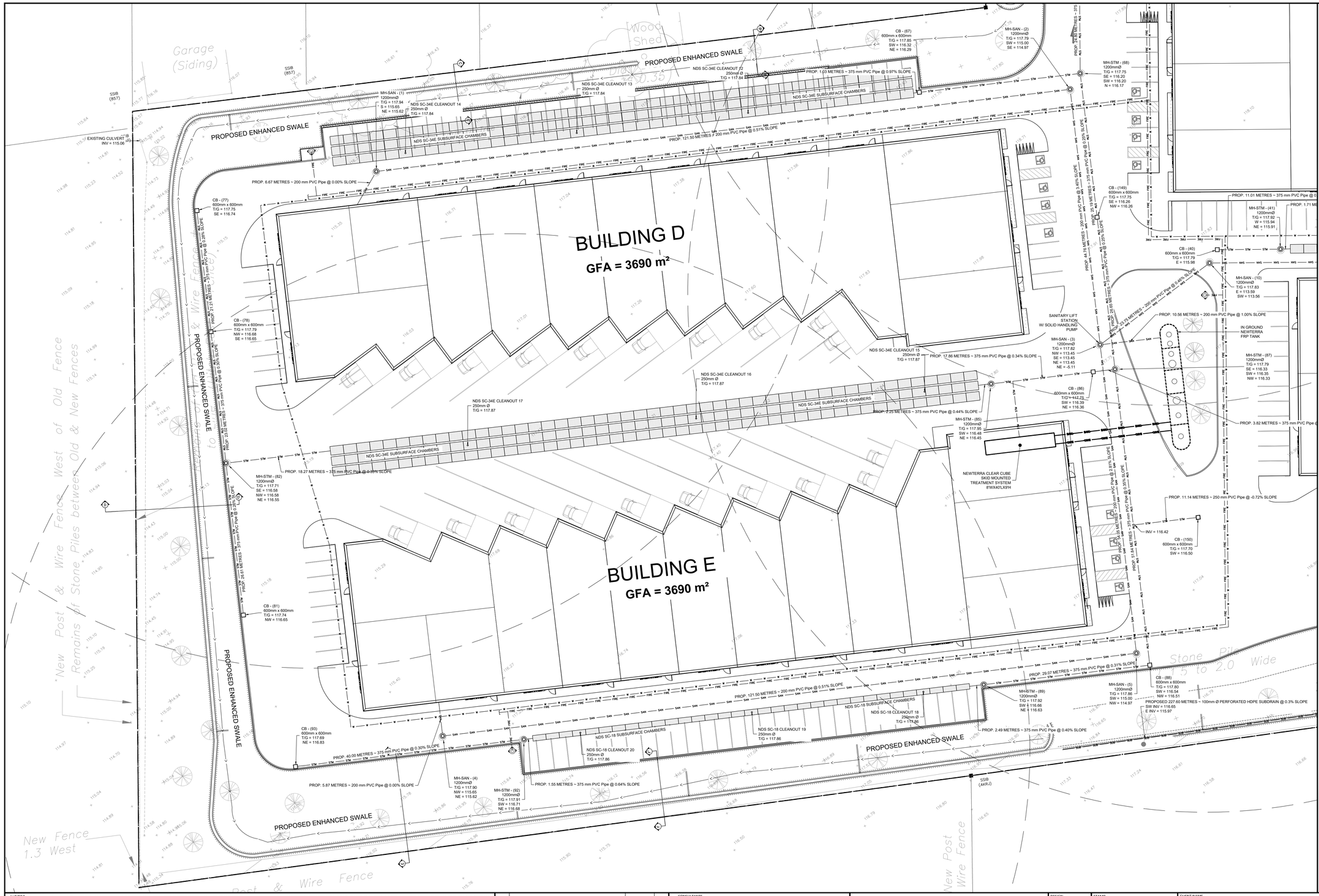
(613) 860-0923

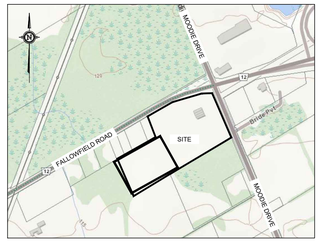
DESIGN	ARK
DRAWN	JR
CHECKED	ABD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	SITE SERVICING PLAN - 2
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-SVC-2

ARCH D





KEY PLAN

NOT TO SCALE

1:300 — 0 10 20 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
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- PROPOSED STORM PIPE
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- PROPOSED WATERMAIN
- SUBDRAIN

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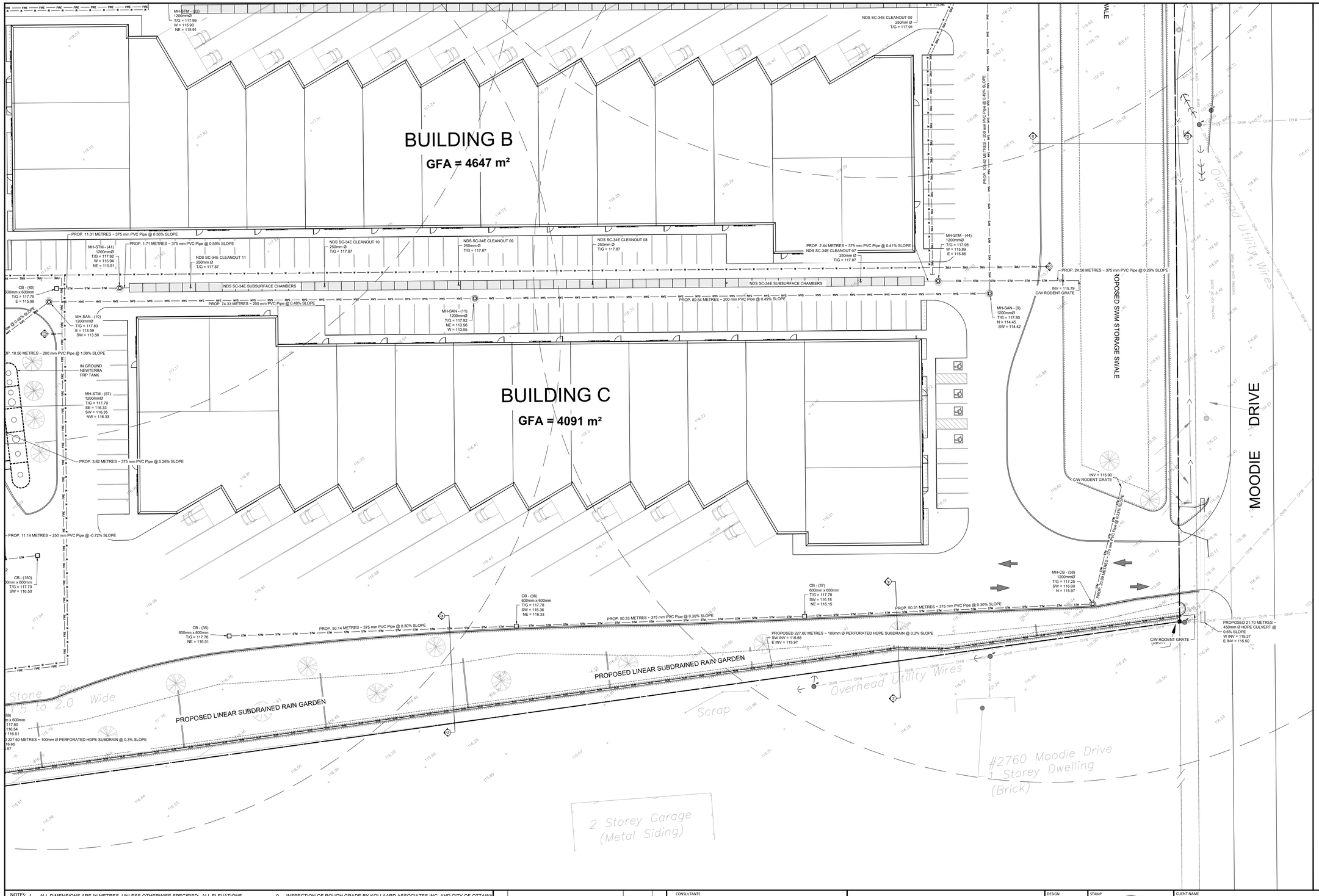
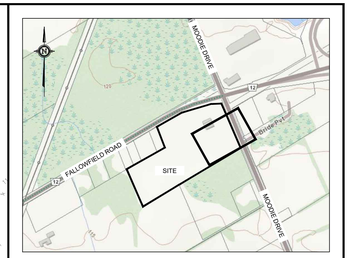
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726–2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	SITE SERVICING PLAN – 3
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-SVC-3

ARCH D





KEY PLAN

NOT TO SCALE

1:300 — 0 10 20 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED WATER VAVLE
- PROPOSED FIRE HYDRANT
- EXISTING FENCELINE
- EXISTING OVERHEAD WIRES
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF SWALE / FLOW DIRECTION
- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATERMAIN
- SUBDRAIN

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL APPROVAL	2025.10.24	SD

CONSULTANTS

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(613) 860-0923

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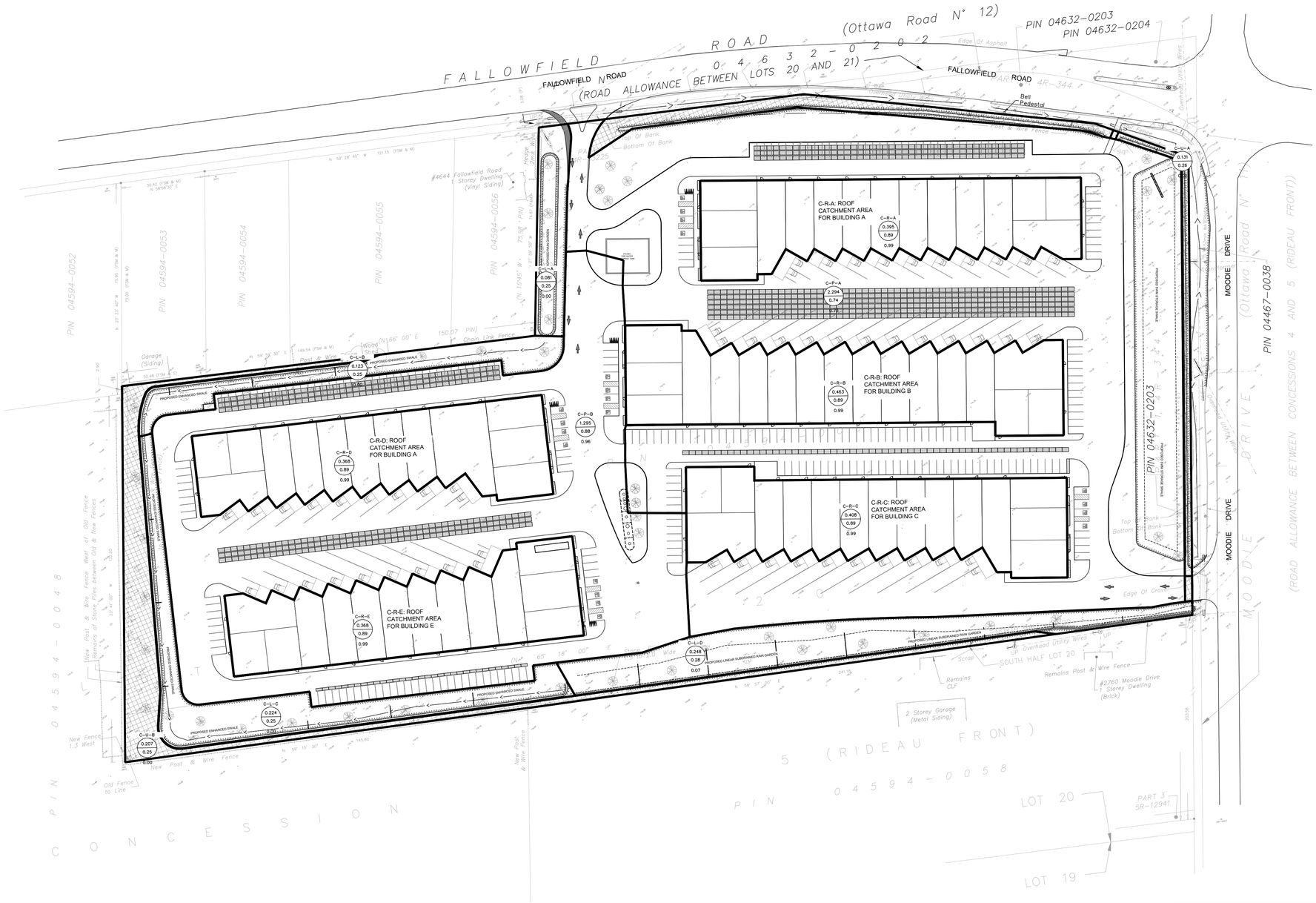
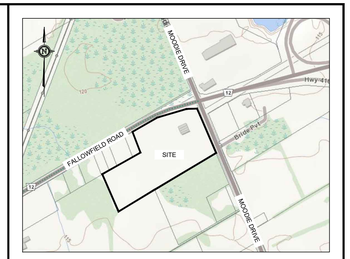
DRAWN	JR
CHECKED	ABD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S. E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	SITE SERVICING PLAN - 4
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-SVC-4

ARCH D





KEY PLAN

NOT TO SCALE

0 25 50

1:750 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED REAR YARD CATCHBASIN
- EXISTING EDGE OF GRAVEL
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- PROPERTY BOUNDARY
- CONTROLLED CATCHMENT AREA
- UNCONTROLLED CATCHMENT AREA
- CA–2 — CATCHMENT LABEL
- 1.143 — CATCHMENT AREA (HECTARES)
- 0.74 — C - RUN-OFF COEFFICIENT
- 0.76 — IMPERVIOUS RATIO

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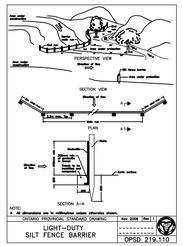
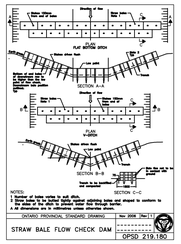
DESIGN	SD
DRAWN	ABD
CHECKED	SD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S. E. deWit — 100079612 — PROVINCE OF ONTARIO

CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726–2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	POST DEVELOPMENT PLAN
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-POST

ARCH D



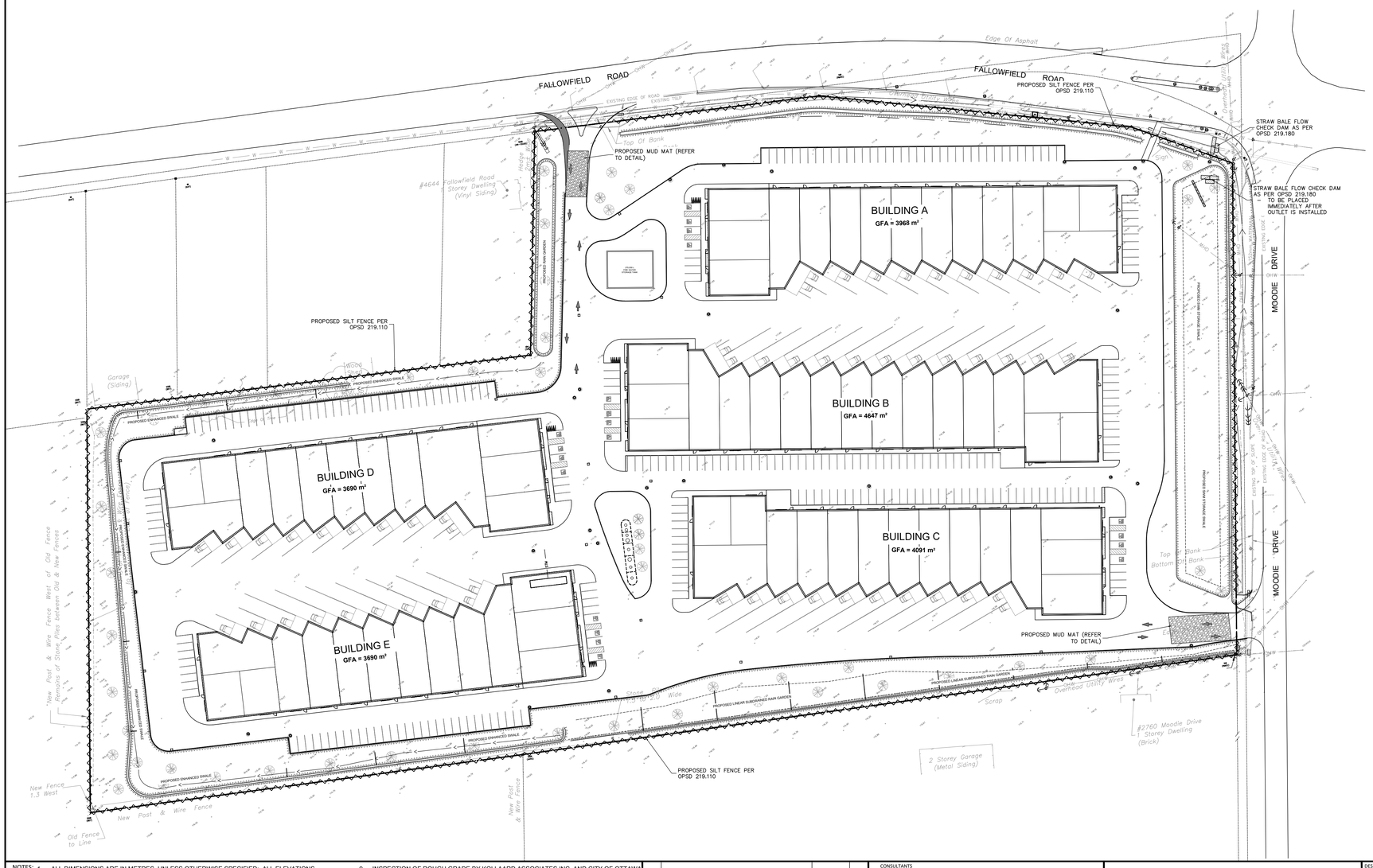


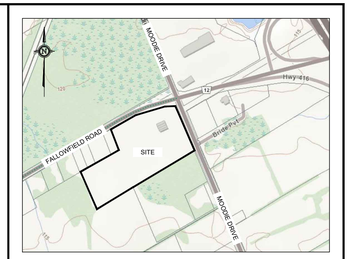
EROSION AND SEDIMENT CONTROL NOTES:

1. 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.
2. THE CONTRACTOR AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
3. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL SITE WORKS ARE COMPLETE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES DURING CONSTRUCTION. INSPECTION IS TO BE CARRIED OUT ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL OR SNOWMELT EVENT. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE MEASURES ONCE DEVELOPMENT IS COMPLETE AND THE VEGETATION IS ESTABLISHED.
5. THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND STREETS ADJACENT TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE CITY OF OTTAWA. A MUD MAT IS TO BE UTILIZED AT ANY LOCATION WHERE THE SITE IS ACCESSED FOR CONSTRUCTION.
6. EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
7. THE SEDIMENT AND EROSION CONTROL PLAN IS A LIVING DOCUMENT WHICH MAY BE AMENDED BY ONSITE REQUIREMENTS AT THE APPROVAL OF THE MUNICIPALITY AND THE CONSERVATION AUTHORITY.

MINIMUM EROSION AND SEDIMENT CONTROL PLAN REQUIREMENTS:

- TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
- LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
- USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
- PRIOR TO CONSTRUCTION, SILT FENCE BARRIERS (OPSD 219.110) WILL BE PLACED AS SHOWN ON THE DRAWING.
- IF CONSTRUCTION IS PHASED, SILT FENCES TO BE PLACED AROUND ACTIVE CONSTRUCTION ZONES.
- THE SILT FENCE SHOULD BE REMOVED ONLY WHEN THE SITE IS STABILIZED.





KEY PLAN

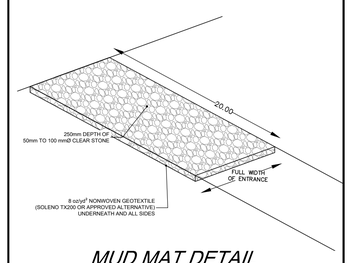
NOT TO SCALE

0 25 50

1:750 METRES

LEGEND

- EXISTING ELEVATION
- PROPOSED MANHOLE STRUCTURE
- PROPOSED CATCHBASIN
- PROPOSED REAR YARD CATCHBASIN
- PROPERTY BOUNDARY
- SILT FENCE
- STRAW BALE FLOW CHECK DAM



MUD MAT DETAIL

SCALE = N.T.S.

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CONSULTANTS

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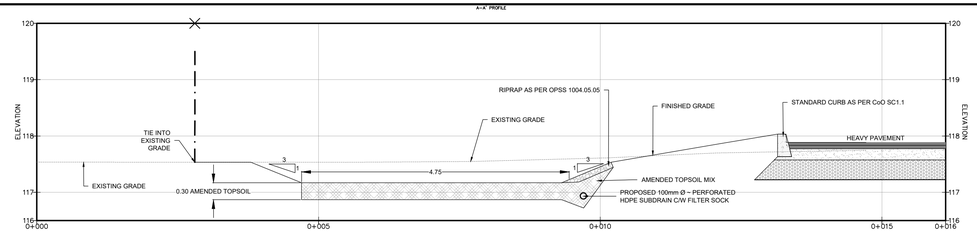
BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258–0475
(613) 860–0923

DESIGN	
DRAWN	ABD
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S. E. deWit — 100079612 — PROVINCE OF ONTARIO

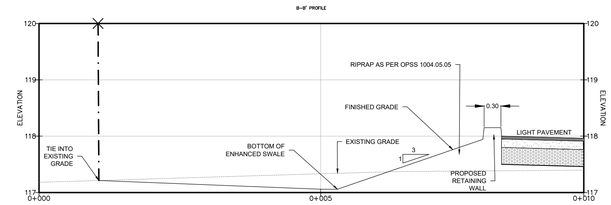
CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726–2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	EROSION SEDIMENT CONTROL PLAN
PROJECT No.	221099
DATE	2025.10.24
SCALE	AS_NOTED
DRAWING No.	221099-ESC

ARCH D



RAIN GARDEN CROSS–SECTION A–A'

SCALE = 1:50



ENHANCED SWALE CROSS–SECTION B–B'

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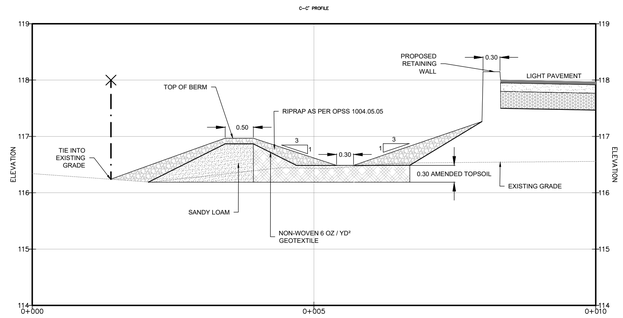

ENHANCED SWALE CROSS–SECTION C–C'

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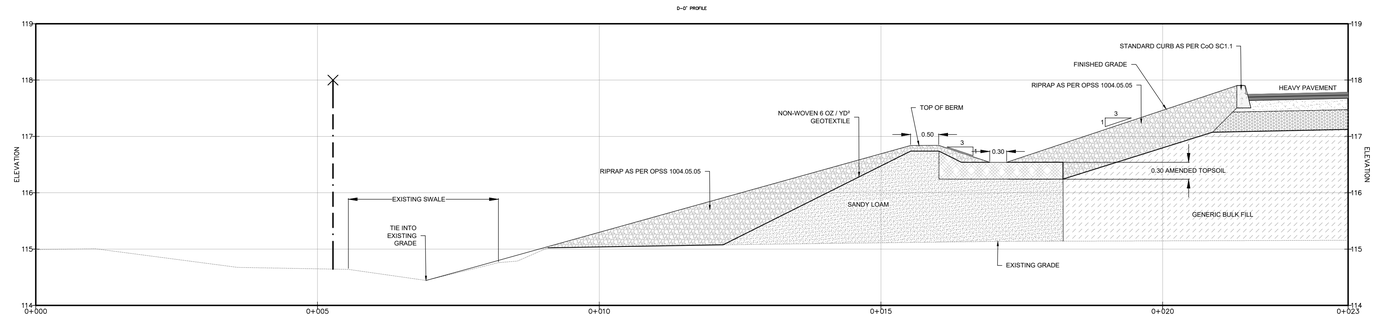

ENHANCED SWALE CROSS–SECTION D–D'

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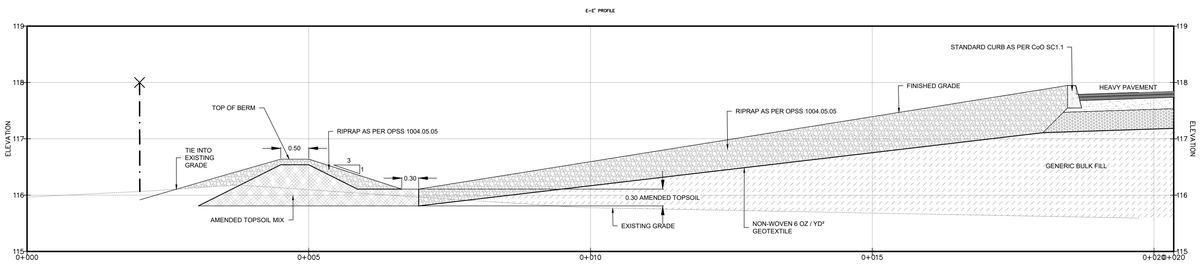

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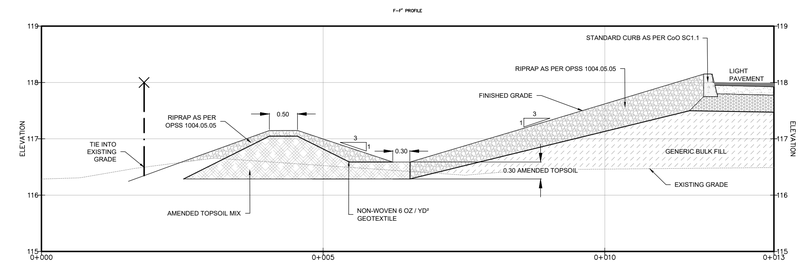

ENHANCED SWALE CROSS–SECTION F–F'

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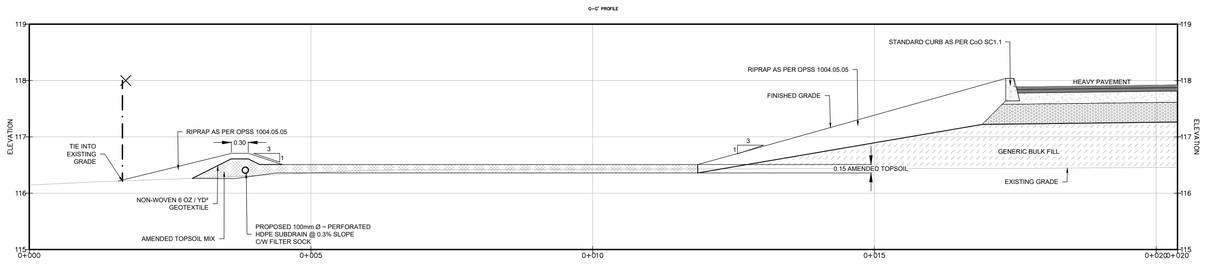
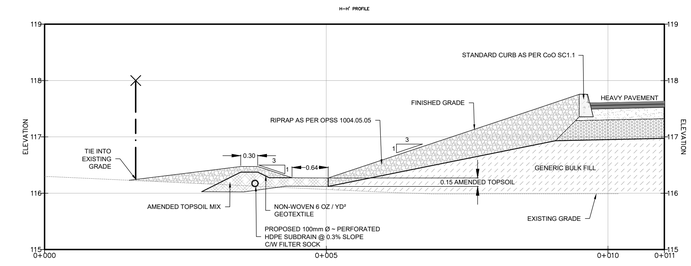


LINEAR SUBDRAINED RAIN GARDEN CROSS–SECTION G–G'

SCALE = 1:50



LINEAR SUBDRAINED RAIN GARDEN CROSS–SECTION H–H'

SCALE = 1:50

0 2 4
1:50 METRES

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No.	REVISION	DATE	BY
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210 PRESCOTT STREET
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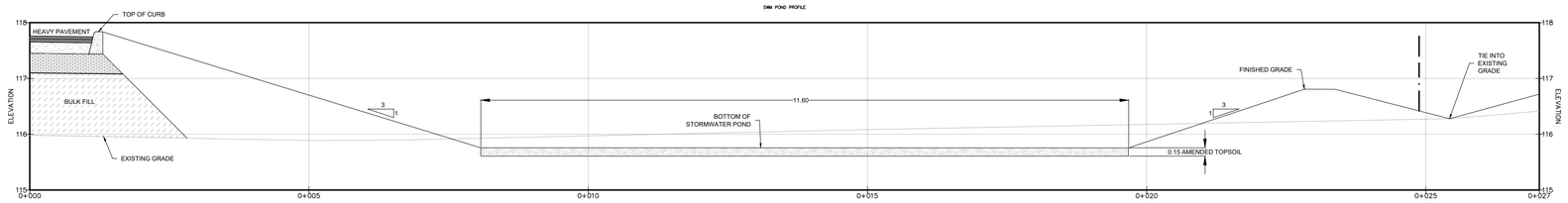
(613) 860–0923

DESIGN	ARK
DRAWN	ABD/JR
CHECKED	ARK
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER — OCT.24,2025 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

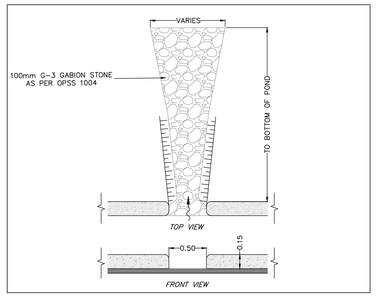
CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726–2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	DETAILS 1
PROJECT No.	221099
DATE	2025.10.24
SCALE	
DRAWING No.	221099-DET1

ARCH D



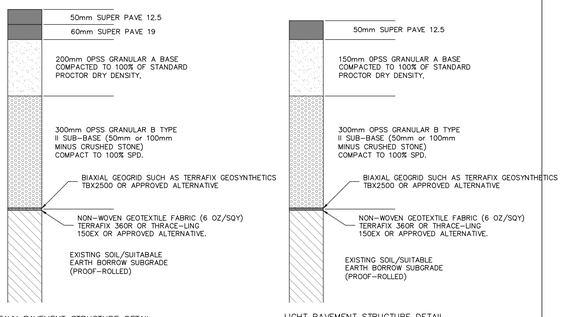
SWM STORAGE SWALE CROSS-SECTION 1-1'

SCALE = 1:50



CURB CUT DETAIL

SCALE = 1:50



PAVEMENT STRUCTURE DETAILS

SCALE = N.T.S

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DESIGN	ARK
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APPROVED	SD

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CLIENT NAME	1000198532 ONTARIO INC.
PROJECT NAME	PROPOSED WAREHOUSING
PROJECT LOCATION	2726-2732 MOODIE DRIVE, OTTAWA, ON
DRAWING	DETAILS 2
PROJECT No.	221099
DATE	2025.10.24
SCALE	
DRAWING No.	221099-DET2

ARCH D