

Map showing the location of the project area in Ottawa, Ontario, Canada. The map includes labels for various roads, landmarks, and the project site.

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

LEGEND

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.

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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.

BENCHMARK ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGV28 GEODETIC DATUM

SITE PLAN KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

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

ISSUE DATE BY

DETAILS

SCALE: PROJECT # 21684

DATE: JANUARY 2025

DRAWN BY: T.G.

DESIGNED BY: T.G.

CHECKED BY: T.F.

THE PROPERTIES GROUP
THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

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

NOTES:

1. The sump is measured from the lowest invert.

2. A granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.

3. Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.

4. Structure exceeding 5.0m in depth shall include a platform according to OPSD 404.020 or 404.022.

5. Pipe support according to OPSD 708.020.

6. For benching and pipe opening details, see OPSD 701.021.

7. For adjustment unit and frame installation, see OPSD 704.010.

8. All dimensions are nominal.

9. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5 OPSD 701.010

PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER OPSD 701.011

NOTES:

1. For sump detail, see OPSD 701.010.

2. A granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.

3. Precast concrete components shall be according to OPSD 701.030, 701.031, 701.040, 701.041, 703.011, 703.021, and 706.010.

4. Structures exceeding 5.0m in depth shall include a platform according to OPSD 404.020 or 404.022.

5. Pipe support shall be according to OPSD 708.020.

6. For benching and pipe opening details, see OPSD 701.021.

7. For adjustment unit and frame installation, see OPSD 704.010.

8. All dimensions are nominal.

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ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5 OPSD 701.012

PRECAST CONCRETE MAINTENANCE HOLE 1500mm DIAMETER OPSD 701.011

NOTES:

1. For sump detail, see OPSD 701.010.

2. A granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.

3. Precast concrete components shall be according to OPSD 701.030, 701.031, 701.040, 701.041, 703.011, 703.021, and 706.010.

4. Structures exceeding 5.0m in depth shall include a platform according to OPSD 404.020 or 404.022.

5. Pipe support shall be according to OPSD 708.020.

6. For benching and pipe opening details, see OPSD 701.021.

7. For adjustment unit and frame installation, see OPSD 704.010.

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ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5 OPSD 705.010

PRECAST CONCRETE CATCH BASIN 600x600mm OPSD 705.010

NOTES:

1. Circular chambers may be used if clearances are maintained.

2. Water meters shall be installed with a minimum 900mm unobstructed clearance in front of water meter to the nearest wall.

3. By-pass piping shall be installed with a minimum 300mm unobstructed clearance from the meter to the by-pass pipe to the nearest wall.

4. Refer to manufacturer's instructions for piping for up and downstream piping requirement.

5. A 75mm meter shall have 75mm to 100mm increases on each side.

6. Bypass pipe size shall be same size as the meter line.

7. All joints shall be restrained.

8. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2019 Rev 3 OPSD 1107.020

PIPING LAYOUT FOR WATER METERS 75 TO 250mm IN CHAMBERS WITH BY-PASS OPSD 1107.020

NOTES:

1. Circular chambers may be used if clearances are maintained.

2. Water meters shall be installed with a minimum 900mm unobstructed clearance in front of water meter to the nearest wall.

3. By-pass piping shall be installed with a minimum 300mm unobstructed clearance from the meter to the by-pass pipe to the nearest wall.

4. Refer to manufacturer's instructions for piping for up and downstream piping requirement.

5. A 75mm meter shall have 75mm to 100mm increases on each side.

6. Bypass pipe size shall be same size as the meter line.

7. All joints shall be restrained.

8. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2013 Rev 2 OPSD 406.010

ALUMINUM LADDER FOR MAINTENANCE HOLES OPSD 406.010

NOTES:

1. All aluminum in contact with concrete shall be thoroughly coated with asphalt point.

2. All nuts, bolts, and washers shall be made of Type 304 stainless steel.

3. All welding shall be according to CSA W47.2.

4. All brackets, bars, rings and stringers shall be made of aluminum from 6000 series structural aluminum.

5. All dimensions are in millimetres unless otherwise shown.

NOTES:

1. Slopes shall be maintained from the outlet hole opening for piping of 275 mm.

2. The maximum compressive strength of 275 kg/cm² shall be according to:

a) Flexo OPSD 802.010, 802.013, 802.020, and 802.023.

b) Flexo OPSD 802.030, 802.033, 802.050, 802.051, 802.052, and 802.053.

3. A minimum insulation thickness shall be 50mm.

4. Joints shall be staggered for multiple insulation sheets.

5. The maximum thickness of insulation shall be 200mm.

6. All dimensions are nominal.

7. All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 Rev 3 OPSD 1105.010

HYDRANT INSTALLATION OPSD 1105.010

NOTES:

1. All concrete thrust blocks shall be poured against undisturbed ground.

2. When specified, for water mains 400mm and less, locate valve within 1.0m of centreline of hydrant. For water mains 500mm and over, valve shall be located within 2.0m of hydrant.

3. Retaining and restraining devices shall be as specified.

4. A bond breaker shall be used between the concrete and the fittings and fittings and concrete.

5. Bolts and nuts for flange to flange connections shall be stainless steel.

6. When required, flange of stonemasonry extensions shall not be in frost zone.

7. Bolts and nuts for flange to flange connections shall be made of Type 304 stainless steel.

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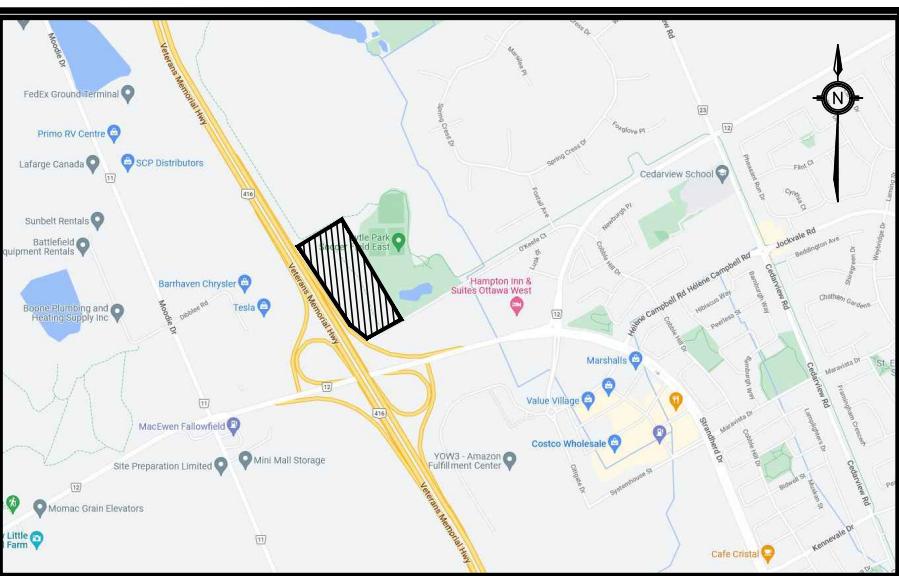
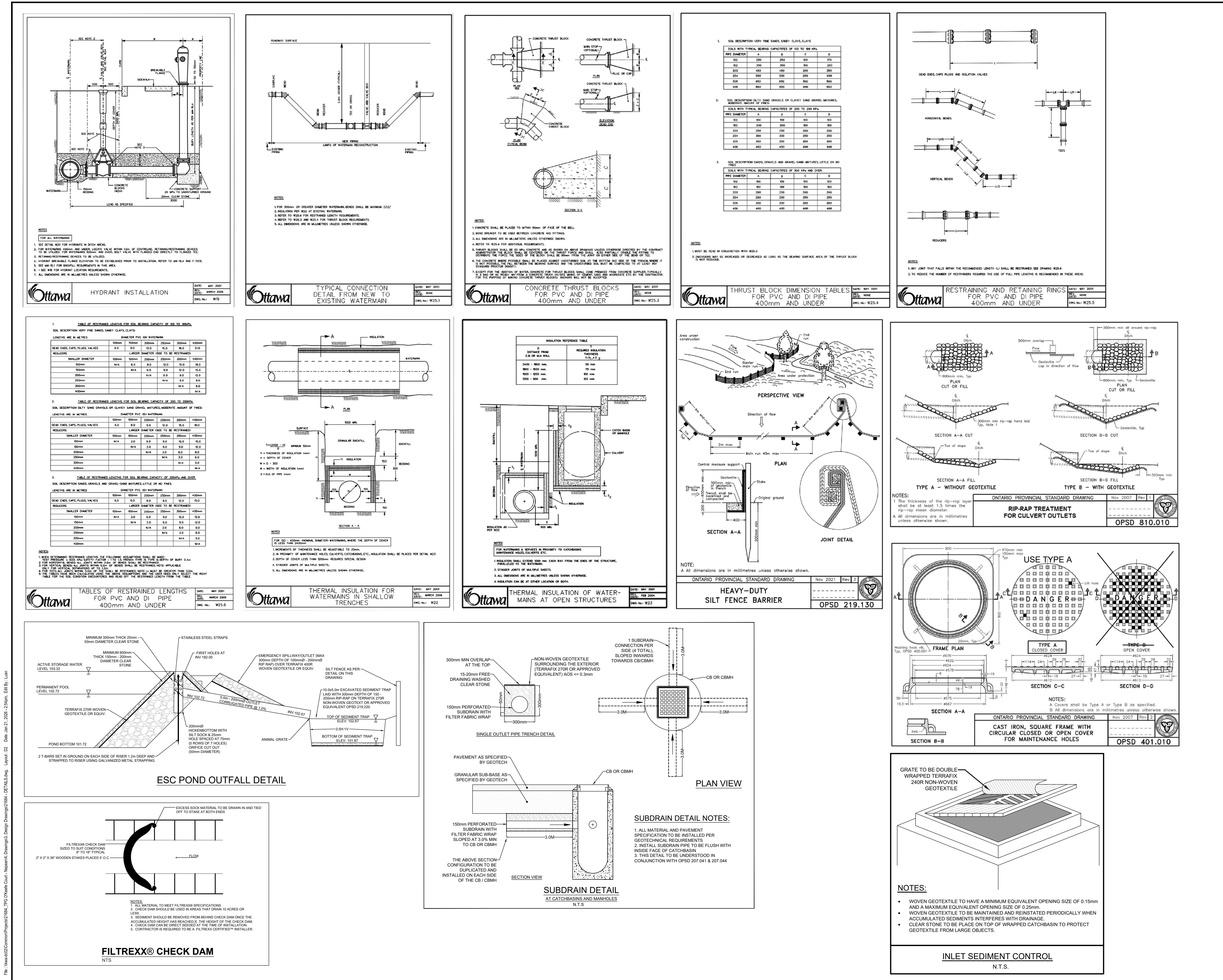
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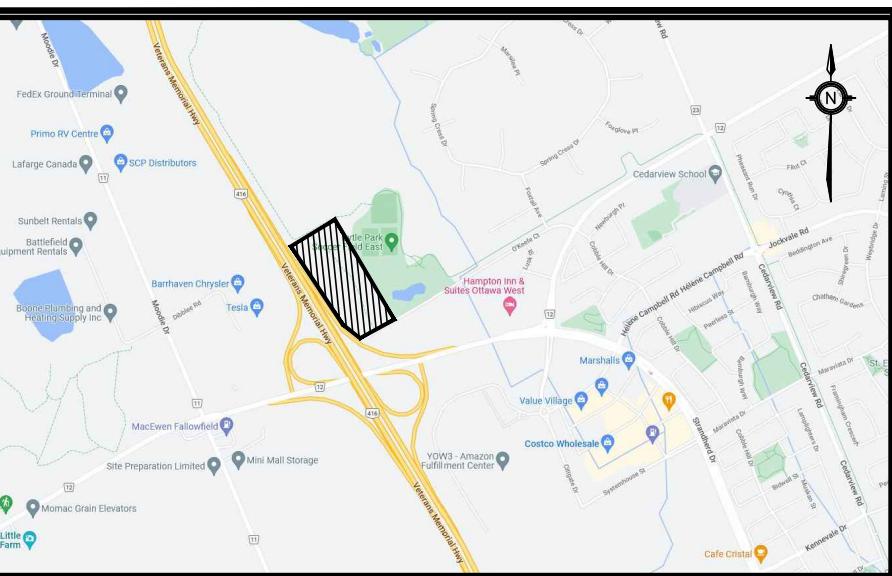
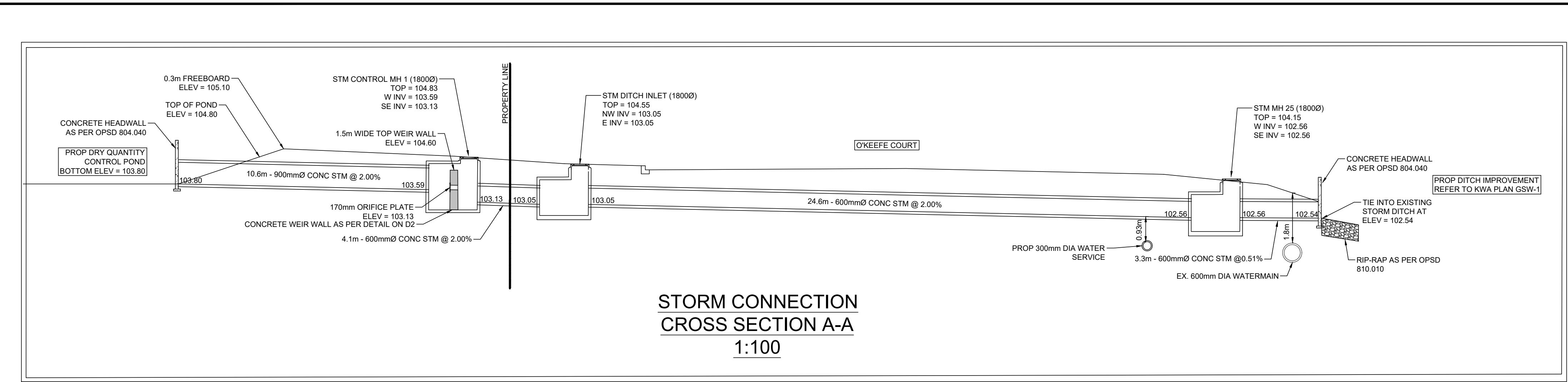
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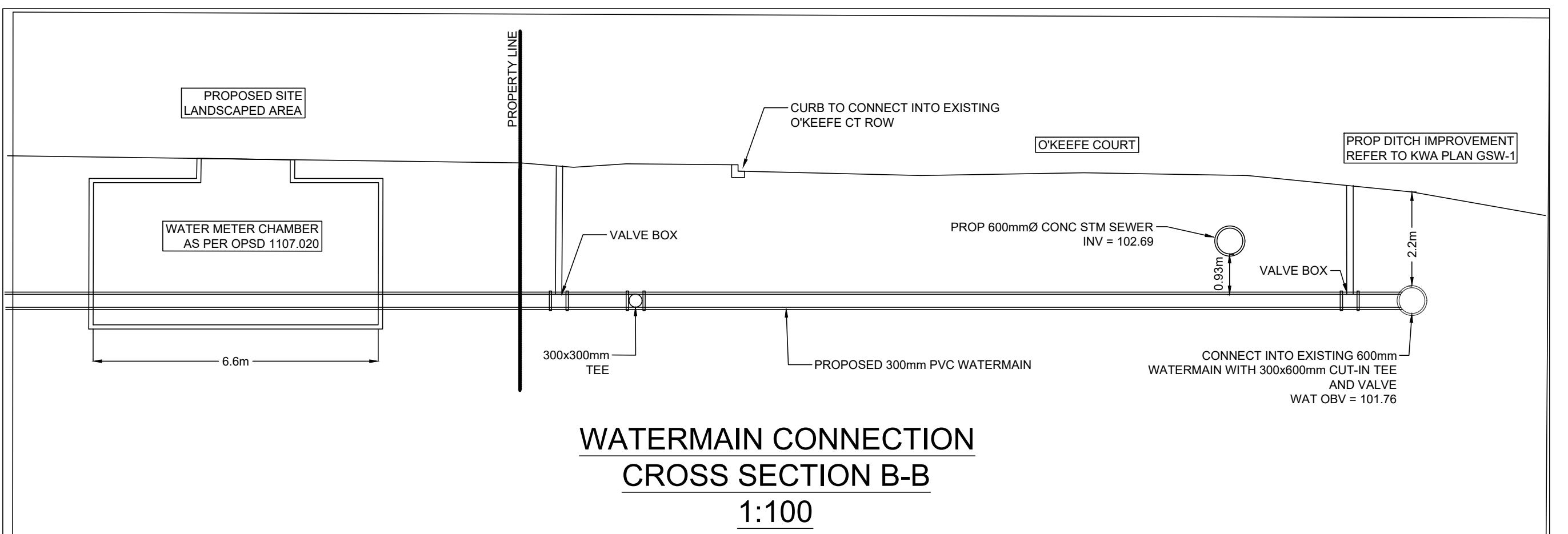
171. Bolts and nuts for flange





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

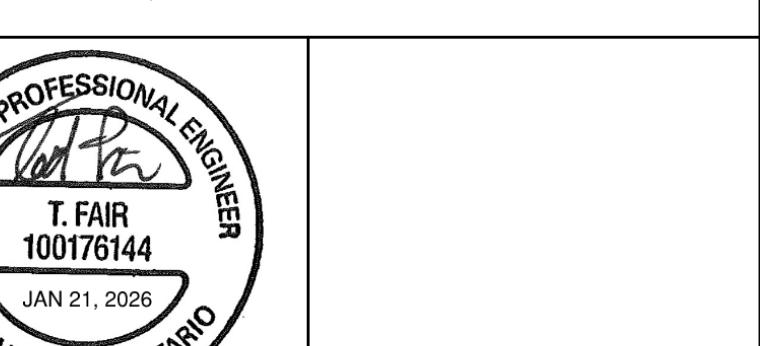
LEGEND



BENCHMARK:	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM		
SITE PLAN:	KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25		
SURVEY:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23		
NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	29/10/06	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.

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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.



THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

DETAILS	
SCALE:	PROJECT #
DATE:	JANUARY 2025
DRAWN BY:	T.G.
DESIGNED BY:	T.G.
CHECKED BY:	D3

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.
5. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OR

WATERMAINS:

1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS). 15.
2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR. 16.
3. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL. 17.
4. WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER. 18.
5. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36. 19.
6. WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38. 20.
7. WATER SERVICES SHALL BE MARKED WITH A "50MM X 100MM", EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE. 21.
8. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42. 22.
9. VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24. 23.
10. ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS. 24.
11. ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4M. 25.
12. THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6. 26.
13. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.

SECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF
AWA STANDARDS.

TER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES

ICAL CONNECTION DETAIL FROM NEW TO EXISTING WATERMAIN AS PER W.25.1.

RMAL INSULATION FOR WATERMAIN IN SHALLOW TRENCHES AS PER W22.

CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND
ZLES REQUIRED FOR

TING AND DISINFECTION OF THE WATERMAN.

ULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN
ORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE
TERMAN COVER IS LESS THAN 2.4M.

HERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M,
TER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.

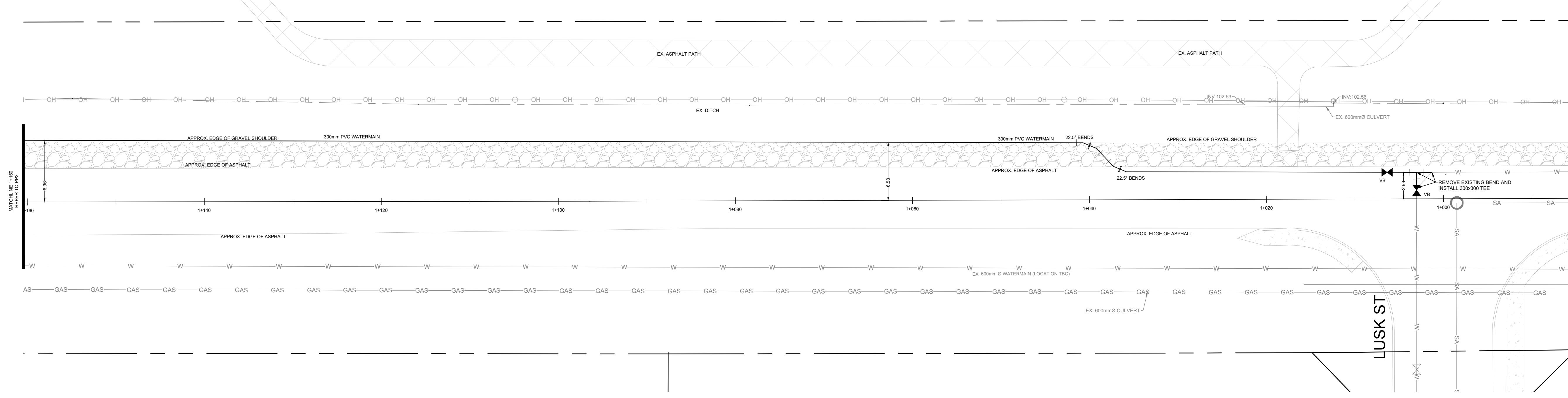
PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN
SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2.
CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER
STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR
SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND
TLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF
SSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM
SEWER.

VISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm
LET FOR MAINS 100mm AND LARGER. FLUSHING POINTS MATCHING THE SIZE OF THE
E MUST BE PROVIDED AT THE END OF EACH COPPER MAIN. FIRE MAIN FLUSHING
LETS TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE
ED OR PIPED TO ALLOW THE WATER TO DRAIN.

WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL
CIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS
FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.

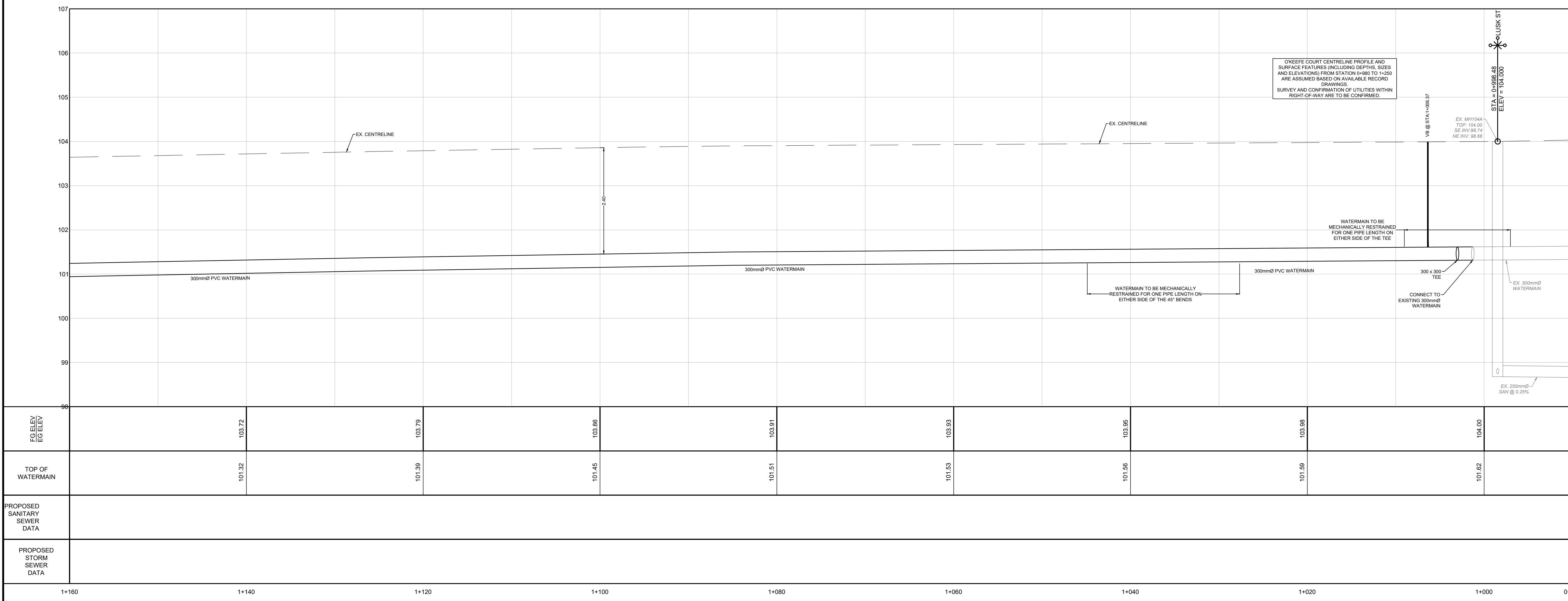
PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO
OW INDEPENDENT PRESSURE TESTING AND CHLORINATION.

H THE FIRE AND DOMESTIC WATER SERVICES MUST COMPLY WITH THE CURRENT
DING CODE ACT, THE CURRENT WATER SUPPLY BY-LAW, CHAPTER 851 AND CSA B-64
IES STANDARDS.



KEEFE COURT

File : \kwa-dc02\Common\Projects\21684_TPG O'Keefe Court - Nepean\4. Drawings\3. Design Drawings\21684 - WaterProf.dwg, Layout : PP1 Date :Jan 21, 2026 - 2:55pm, Edit By : Luan



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., 2018

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/2

3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09

NO.	ISSUE	DATE
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 STRICLY PROHIBITED. 2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH 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, INVESTIGATIONS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS WITHIN 48 HOURS PRIOR TO ANY CONSTRUCTION. 		

A circular license seal for a professional engineer. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF FLORIDA" at the bottom. The center of the seal features a signature "T. Fair" above the text "P.E. No. 100176144". Below the number is the expiration date "JAN 21, 2026". The acronym "P.E." is also present at the bottom of the seal.

THE PROPERTIES GROUP
O'KEEFFE COURT (NFERAN)

WATERMAIN EXTENSION

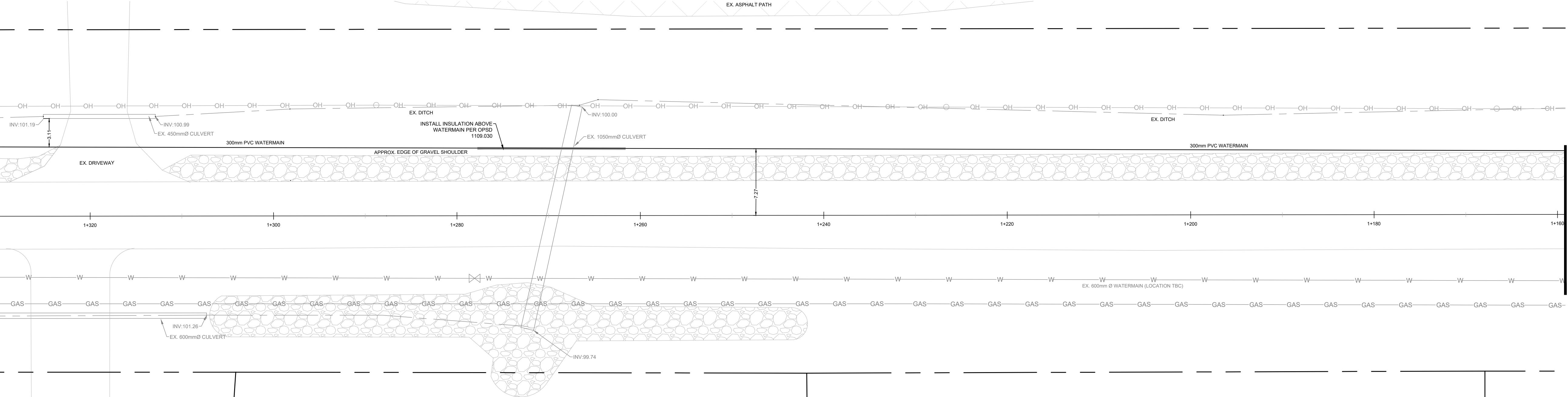
SCALE:	HORIZONTAL 1:250 VERTICAL 1:50	PROJECT #
DATE:	JANUARY 2025	
DRAWN BY:	T.G.	DRAWING #
DESIGNED BY:	T.G.	PP1
CHECKED BY:	T.F.	

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 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

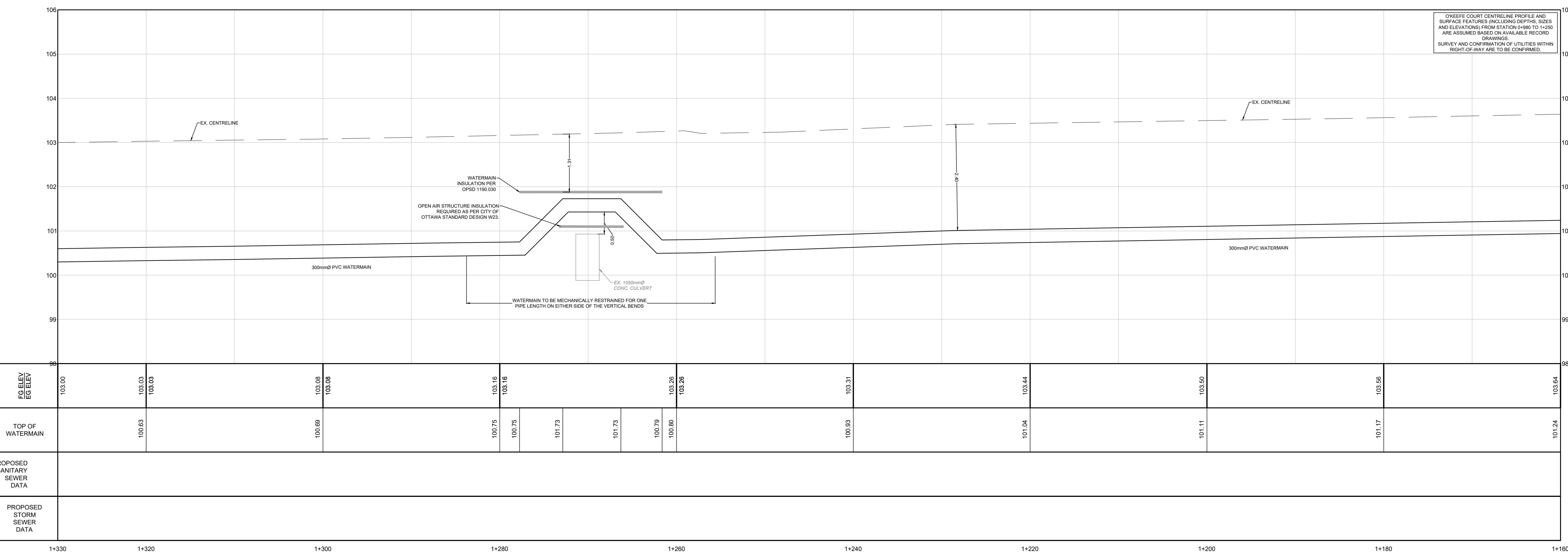
WATERMAINS:

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROFESSIONAL STANDARDS AND SPECIFICATIONS (OPSS).
- NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUIVALENT.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMAIN SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU (TCWU) BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- WATER SERVICES ARE TO BE PROVIDED AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W26.
- WATER SERVICES SHALL BE MARKED WITH A "50MM X 100MM" EXTENDING FROM THE INVERT TO THE ABSOLUTE GRADE PAINTED BLUE. STANCH POSTS/HUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
- ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W25 AND/OR CITY STANDARD CROSSINGS.
- ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4M.
- THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATERMAINS TO BE INSTALLED AS PER W20 FOR WATER SERVICES.
- TECHNICAL CONNECTION DETAIL FROM NEW TO EXISTING WATERMAIN AS PER W.25.1.
- Thermal insulation for watermain in shallow trenches as per W22.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR.
- TESTING AND DISINFECTION OF THE WATERMAIN.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4M.
- WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W25.2.
- FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLE. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- 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 COPING. FIRE MAIN FLUSHING OUTLETS TO BE 100mm DIAMETER MINIMUM AND HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAN.
- ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL AND PROVINCIAL GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR HYDROTESTING, PRE-TEST, TESTING, ETC. MUST BE PROVIDED.
- A PROPOSED WATER PIPE MAY 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

File: 190-002CommonProject21684_TPG_O'Keefe Court - Nepean.dwg | Drawings: 3 | Design Drawings: 3 | WaterProd.dwg | Layout: PP2 | Date: Jan 21, 2025 | 2:25pm | Edt By: Luen



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 CONTRACTOR'S EXPENSE.
6. 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 WORKS WITHIN THE MUNICIPAL ROAD ALLOW.
7. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSS, OPSD, AND MTOD.
8. 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:

MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO DRAFT DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).

COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION AD REINSTATEMENT BY CONTRACTOR.

MAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR

ENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL PROJECT GEOTECHNICAL ENGINEER.

MAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.

ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 USE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE CITY OF OTTAWA STD. W38.

SHALL BE MARKED WITH A "50MM X 100MM", EXTENDING FROM THE ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE PROPERTY LINE.

ECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF D AND W42.

ALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.

ENTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS RD W18 AND/OR CITY STANDARD CROSS SECTIONS.

TO BE INSTALLED AT MINIMUM COVER OF 2.4M.

AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4,

UST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT USED IS LESS THAN HALF THAT RECOMMENDED BY THE

14. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.

15. WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES

16. TYPICAL CONNECTION DETAIL FROM NEW TO EXISTING WATERMAIN AS PER W.25.1.

17. THERMAL INSULATION FOR WATERMAIN IN SHALLOW TRENCHES AS PER W22.

18. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR

19. TESTING AND DISINFECTION OF THE WATERMAN.

20. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAN COVER IS LESS THAN 2.4M.

21. WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.

22. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

23. 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.

24. 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.

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

26. 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

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

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC.

SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/0

NO.	ISSUE	DATE
3	SITE PLAN APPROVAL - SUBMISSION 3	26/01/21
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09

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 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 BURLING



THE PROPERTIES GROUP
O'KEEFFE COURT (NEDERA)

WATERMAIN EXTENSION

WATERMAIN EXTENSION		PROJECT #
SCALE:	HORIZONTAL 1:250 VERTICAL 1:50	
DATE:	JANUARY 2025	21684
DRAWN BY:	T.G.	DRAWING #
DESIGNED BY:	T.G.	PP3
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, 11TH 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 IN CHARGE. IN THE EVENT OF A 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

MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOW.

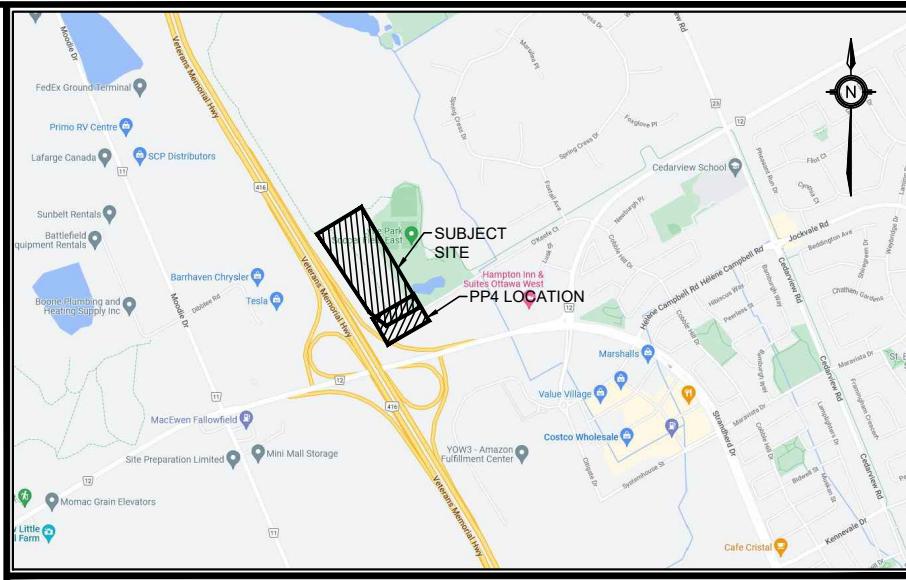
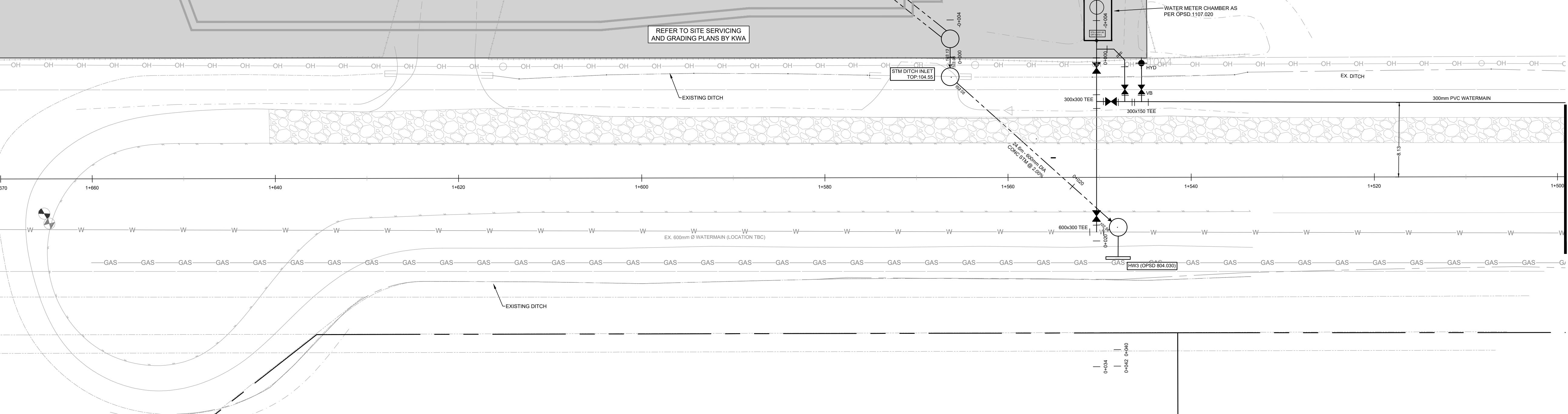
6. ALL WORK TO BE DESIGNED AND COMPLETED AS PER OPSD, OPSD, AND MTO.

7. NO ADJUSTMENT 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.

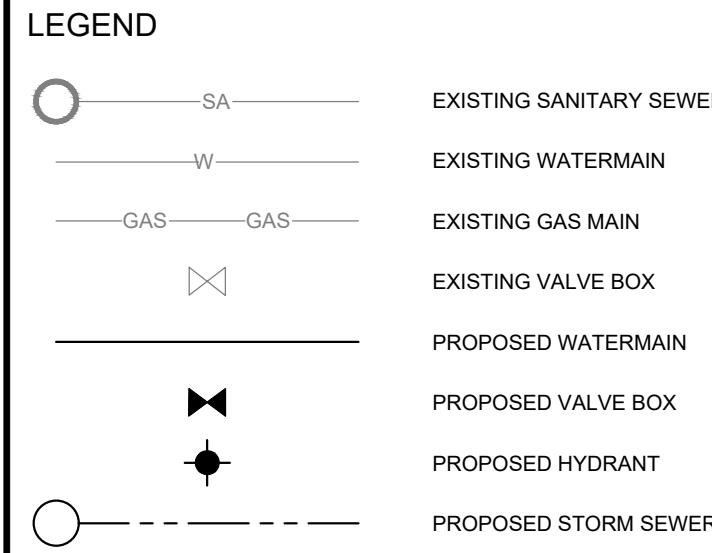
WATERMAINS:

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO AND THE CANADIAN STANDARDS ASSOCIATION (CSA) STANDARDS.
- NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
- ALL PVC WATERMAIN SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUIVALENT.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED, BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWO CONDUCTOR WIRE ACCORDING TO CITY OF OTTAWA STD. W36.
- WATER SERVICES ARE TO BE TYPE K, SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.
- WATER SERVICES SHALL BE MARKED WITH A "50MM X 100MM" EXTENDING FROM THE INVERT OF THE PIPE AT GRADE, PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPER LINE.
- CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W24.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
- ALL EXHAUST HYDRAULIC VALVES SHALL BE PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W16 AND CITY STANDARD CROSS-CONNECTIONS.
- ALL WATERMAINS TO BE INSTALLED AT MINIMUM COVER OF 2.4M.
- THRUST BLOCKS AND RESTRAINT AS PER CITY OF OTTAWA DWGS: W25.3 AND W25.4, W25.5 AND W25.6.
- IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- 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 CHARGE. IN THE EVENT OF A 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

- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATERMAINS TO BE INSTALLED AS PER W200 FOR WATER SERVICES.
- TELESCOPIC CONNECTION DETAIL FROM NEW TO EXISTING WATERMAIN AS PER W.25.1.
- INSULATION FOR WATERMAIN IN SHALLOW TRENCHES AS PER W22.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR THE WATERMAIN.
- TELESCOPIC CONNECTION DETAIL OF THE WATERMAIN.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAN COVER IS LESS THAN 2.4M.
- WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M, WATER SERVICES ARE TO BE INSTALLED IN THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER AS PER CITY STD. W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- PROVISIONS FOR FLUSHING WATERMAINS MUST BE PROVIDED WITH A MINIMUM 50mm OUTLET FOR 100mm AND LARGER FLUSHING POINTS MATCHING THE SIZE OF THE PIPE. THESE BE PROVIDED AT THE END OF EACH TRENCH SECTION. 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 HYDROSTATIC TESTS AND TESTS FOR LEAKS 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.



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., 2025/12/25
SURVEY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., 2008/01/23

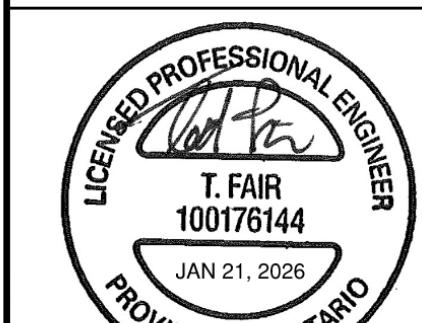
NO.	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	28/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.

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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 SURFACES 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.	

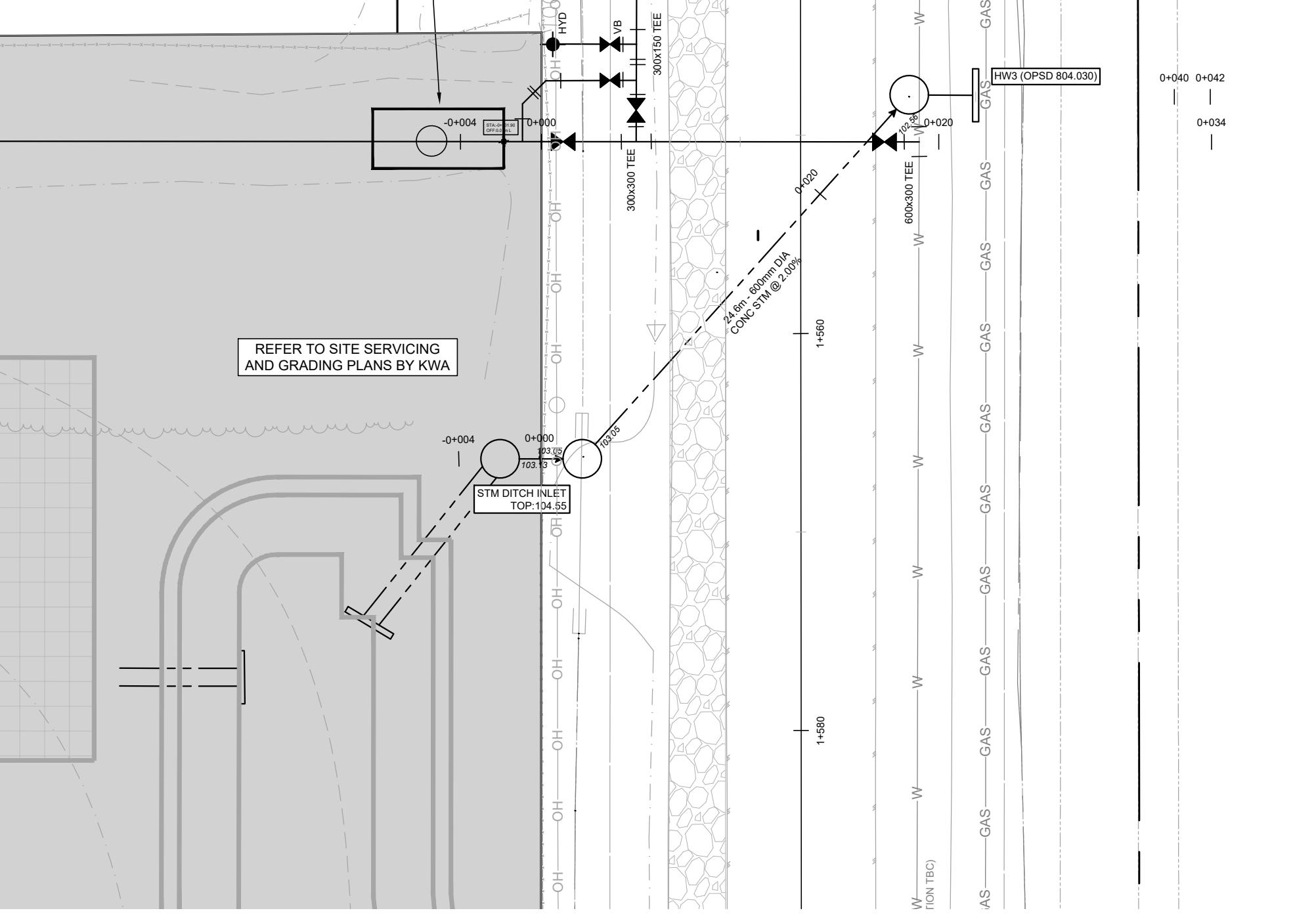
GENERAL NOTES:

- 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 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 THE NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT. ROAD OCCUPANCY/ACCESS PERMIT

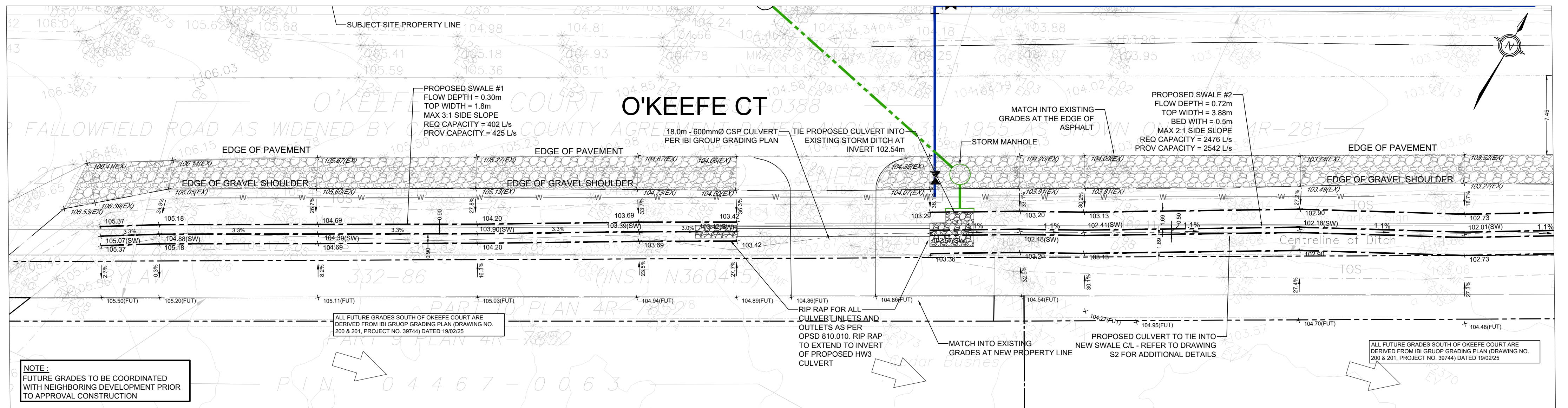
WATERMAINS:

- ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- NO ADJUSTMENTS 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.
- ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMAINS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS. PVC BEDDING AND COVER MATERIAL SHALL BE APPROVED.
- ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWI OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W28.
- WATER SERVICES SHALL BE MARKED WITH A "50MM X 100MM" EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS/SHUT-OFFS SHALL BE INSTALLED AT THE PROPERTY LINE.
- CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W44.
- VALVE BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA DETAIL W24.
- ALL FIRE HYDRANTS TO BE INSTALLED AS PER CITY STANDARD W19 AND LOCATED AS PER CITY STANDARD W18 AND/OR CITY STANDARD CROSS SECTIONS.
- ALL WATERMAINS SHALL BE HYDRAULICALLY 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 PIPE MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- WITH THE PUBLIC 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.

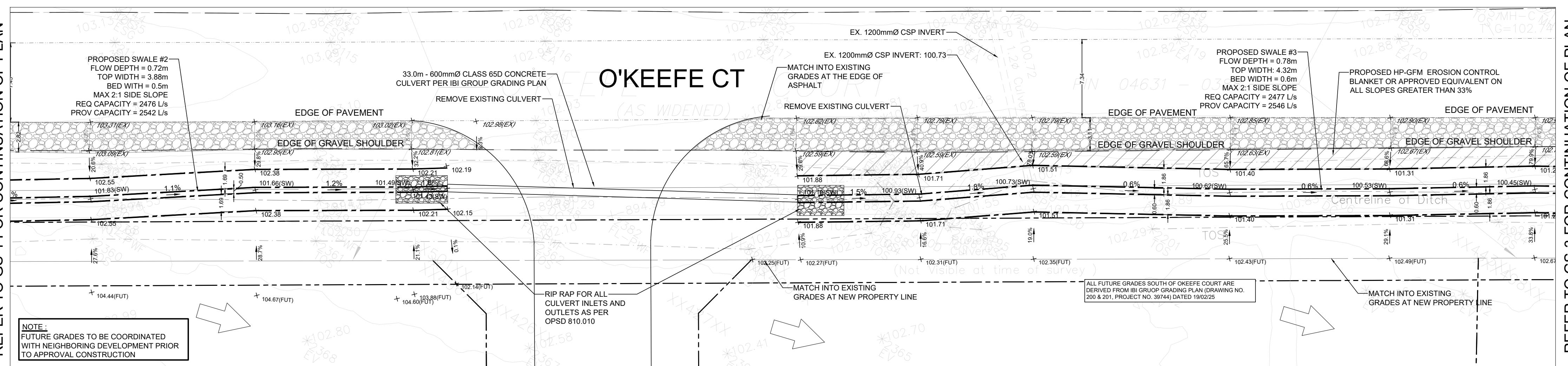
- DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
- WATER METERS TO BE INSTALLED AS PER W30 FOR WATER SERVICES.
- TYICAL CONNECTION DETAIL FROM NEW TO EXISTING WATERMAIN AS PER W.25.1.
- TEMPORARY CONNECTION FOR WATERMAIN IN SHALLOW TRENCHES AS PER W.22.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY, WHERE WATERMAIN CROSSING IS LESS THAN 2.4M.
- WHERE THE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 2.4M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER AS PER CITY STD W25.2, FOR CROSSING UNDER THE SEWER AS PER CITY STD W25.3, AND 0.5M AS PER CITY STD. W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- 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 HOSE OR PIPE ADDED TO THE EXISTING WATERLINE.
- ALL WATERMAINS SHALL BE HYDRAULICALLY 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 PIPE MUST BE ISOLATED FROM EXISTING MAINS IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
- WITH THE PUBLIC 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.



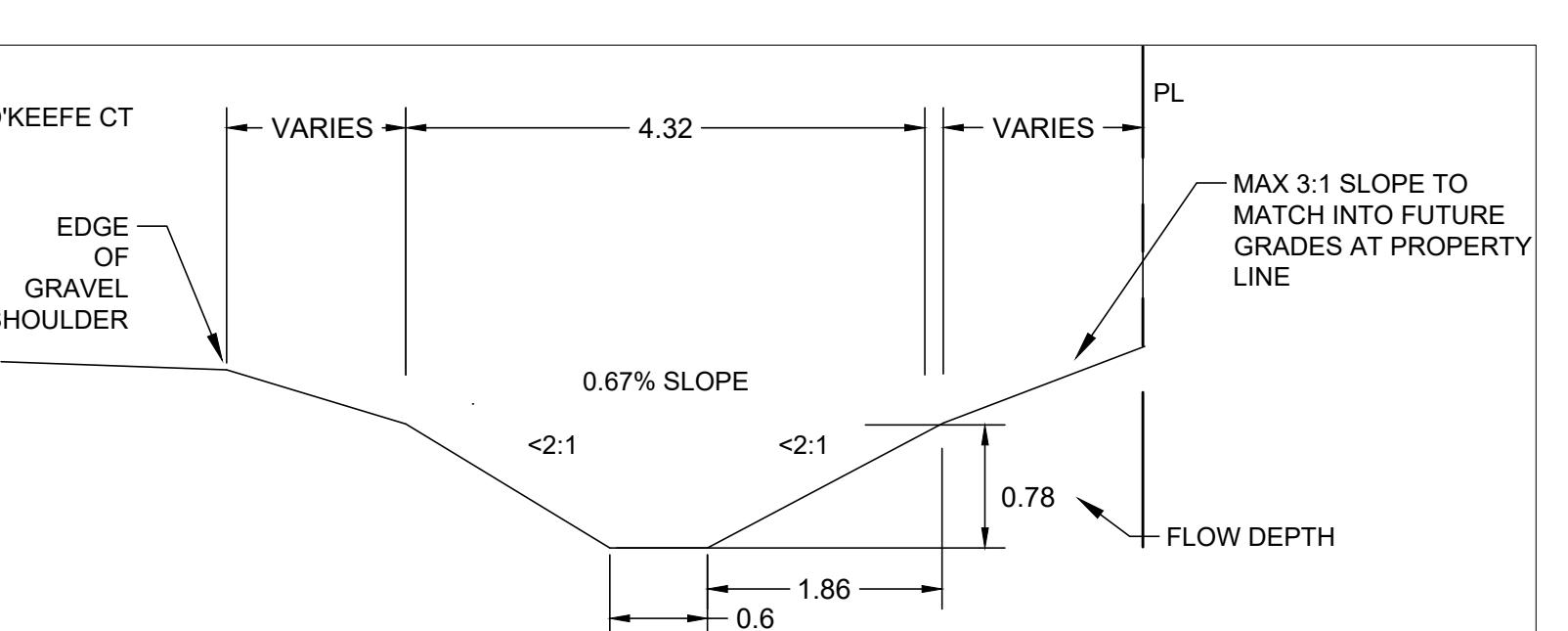
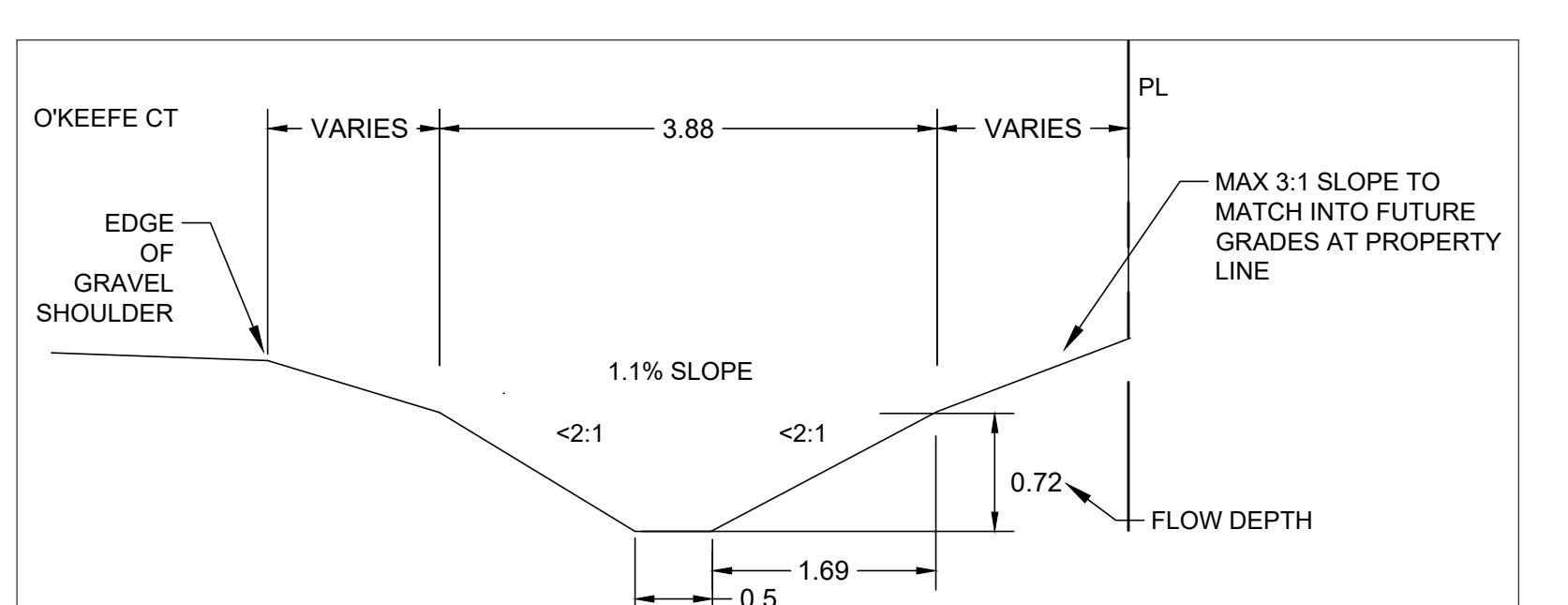
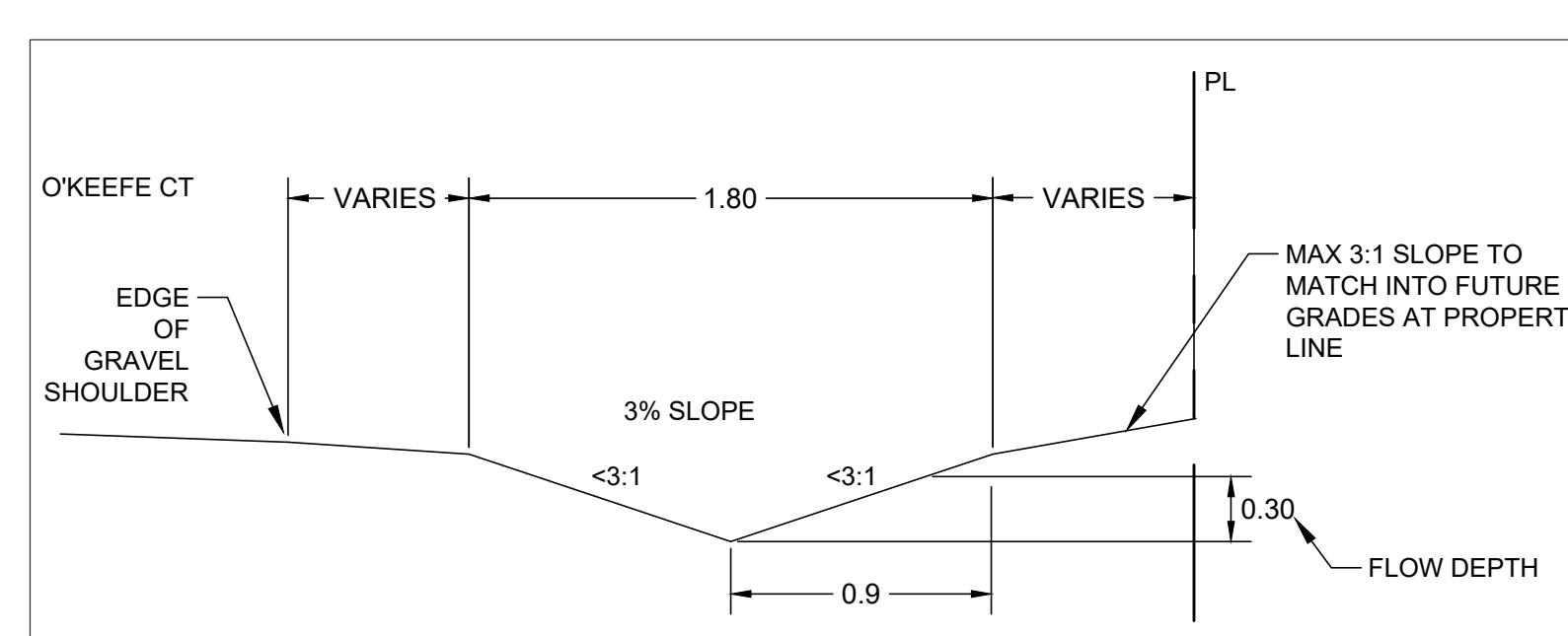
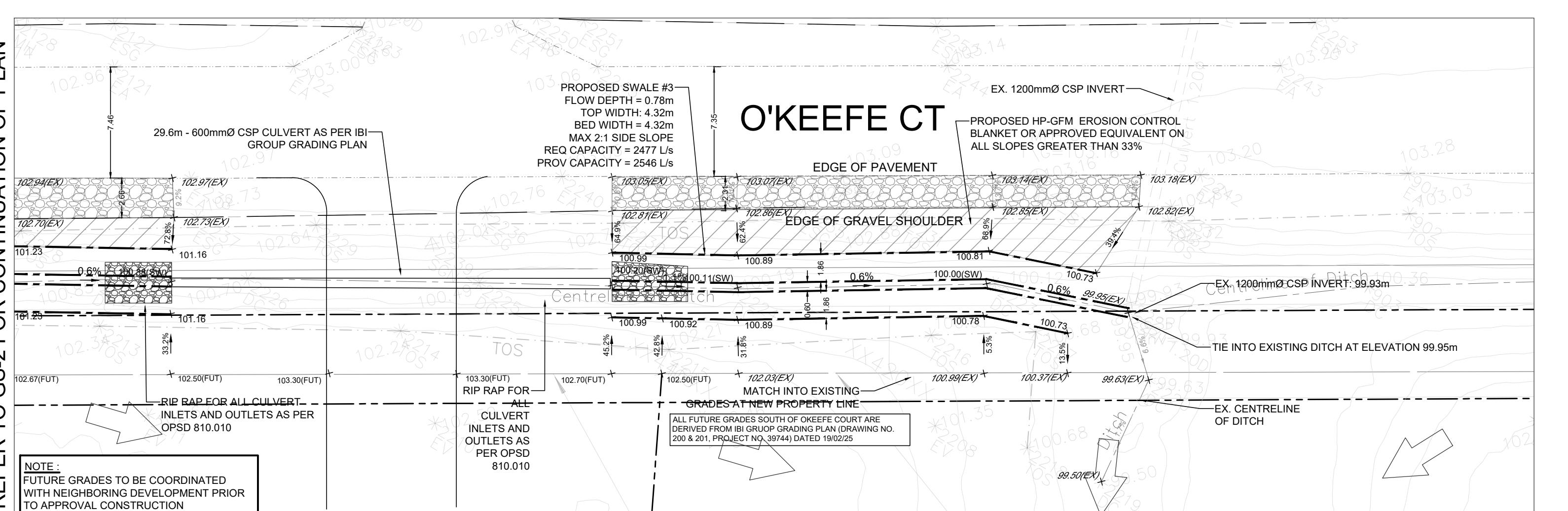
GS - 1



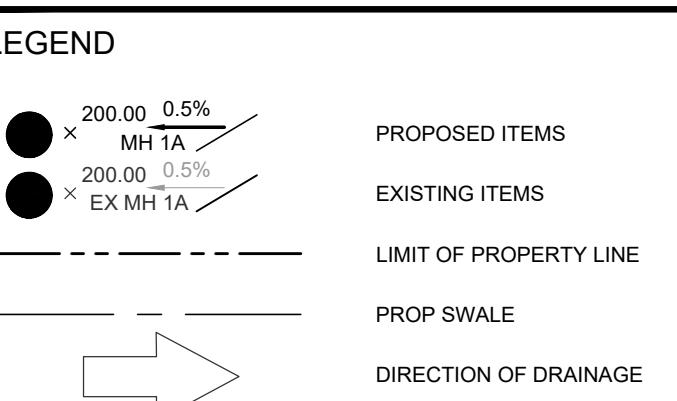
GS - 2



GS - 3



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



SITE GRADING:

1.

ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS PER 100m TOWARD THE RELOCATED TERRAIN. THESE SLOPES SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.

2.

ALL GRANULAR BASE AND SUB-BASE MATERIALS SHALL BE GRADED AND COMPACTED TO 98% STANDARD PROCTOR DENSITY, FREE OF DEPRESSIONS AS PER THE GEOTECHNICAL REPORT.

3.

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

4.

PROVIDE SUBDRAINS, MINIMUM LENGTH OF 3.0m, EXTENDING FROM ALL CATCHBASINS AND CATCHBASIN MANHOLES TO DRAIN THE GRANULAR SUB-BASE LAYER AS PER DETAIL ON DRAWING D1.

5.

ALL BACKFILL CLOTHING THE TRENCH TO BE CONSTRUCTED AS PER DETAIL ON DRAWING D1, UNLESS OTHERWISE SPECIFIED.

6.

TRENCH BACKFILL WITHIN THE RIGHT OF WAY SHALL BE UNSHRINKABLE FILL AND SHALL EXTEND TO THE BASE OF ASPHALT.

7.

ALL WORK SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ROAD OCCUPANCY PERMIT.

8.

INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED BY THE MUNICIPALITY.

9.

STEP JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D1. ALL JOINTS MUST BE SEALED AS PER DETAIL.

10.

TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF EASEMENT SHOULD INCLUDE 3H:1V TRANSITIONS AS PER DETAIL ON DRAWING D1.

11.

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

12.

ALL PAVEMENT MARKINGS, LINE PAINTING, DIRECTIONAL SYMBOLS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN OR THE OWNER'S TRAFFIC ENGINEERING CONSULTANTS' DRAWINGS. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPS 1712.

13.

WATER: APPLICABLE TO THE CONTRACTOR TO SUBMIT A DRAWING FOR THE RETAINING WALL INCLINING SWLINGS IF APPLICABLE TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURE ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY STRUCTURAL AND MECHANICAL CERTIFICATION OF THE PROPOSED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

14.

THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER (ONE) SET OF AS CONSTRUCTED SITE SERVICING, GRADING, AND SITE ELECTRICAL DRAWINGS.

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

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC., 2025/12/25

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

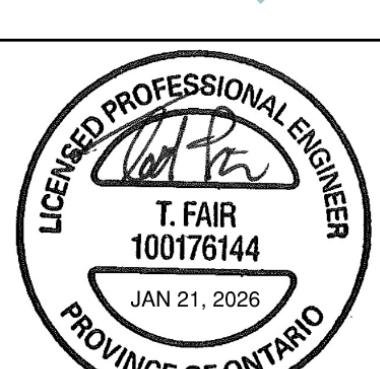
NO	ISSUE	DATE	BY
3	SITE PLAN APPROVAL - SUBMISSION 3	28/01/21	T.F.
2	SITE PLAN APPROVAL - SUBMISSION 2	25/10/06	T.F.
1	SITE PLAN APPROVAL - SUBMISSION 1	25/06/09	T.F.

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



THE PROPERTIES GROUP
THE PROPERTIES GROUP
O'KEEFE COURT (NEPEAN)

O'KEEFE SWALE
SCALE: 1:250 5m
DATE: JANUARY 2025
DRAWN BY: T.G.
DESIGNED BY: T.G.
CHECKED BY: T.G.
DRAWING # GSW-1
PROJECT # 21684
APPLICATION#D07-12-25-0085
PLAN#19335



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?

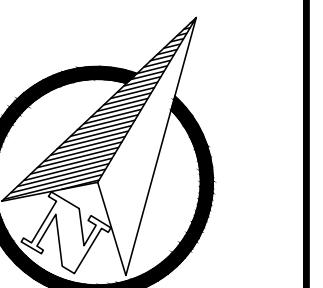
NO, BUT PARTIAL DISRUPTIONS TO TRAFFIC MAY OCCUR AT WORKING AREAS ALONG WATERMAIN AND SWALE GRADING. ROAD IS NOT HIGH-VOLUME TRAFFIC, THUS THERE ARE NO APPARENT TRAFFIC CONCERNs.

REVISION BLOCK

#	DATE	DESCRIPTION
1.	10/03/25	SECOND SUBMISSION
2.	01/16/26	THIRD SUBMISSION

KWA SITE DEVELOPMENT INC.
Barrie, 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