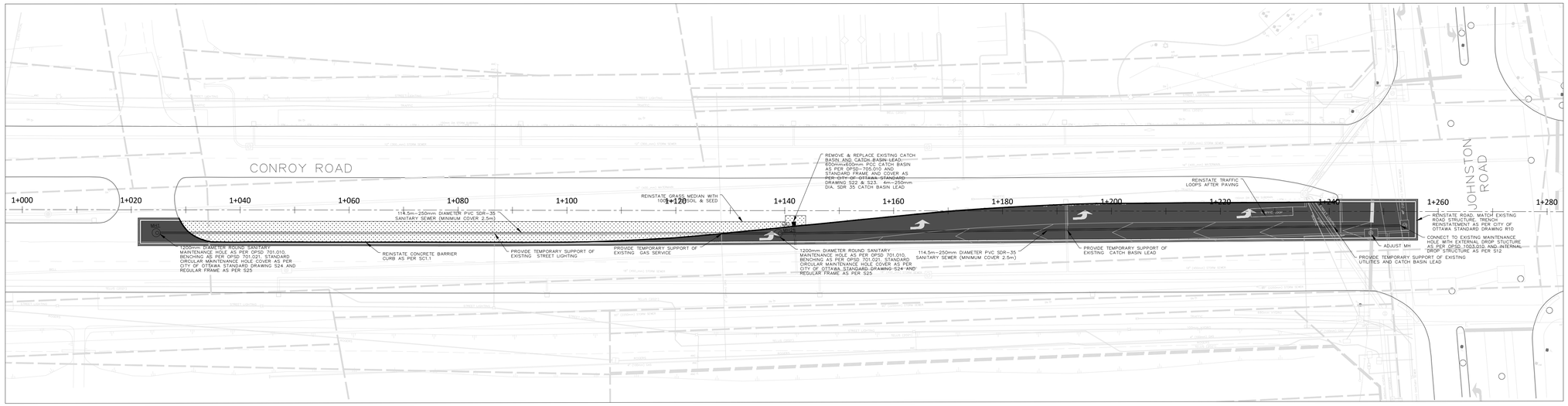

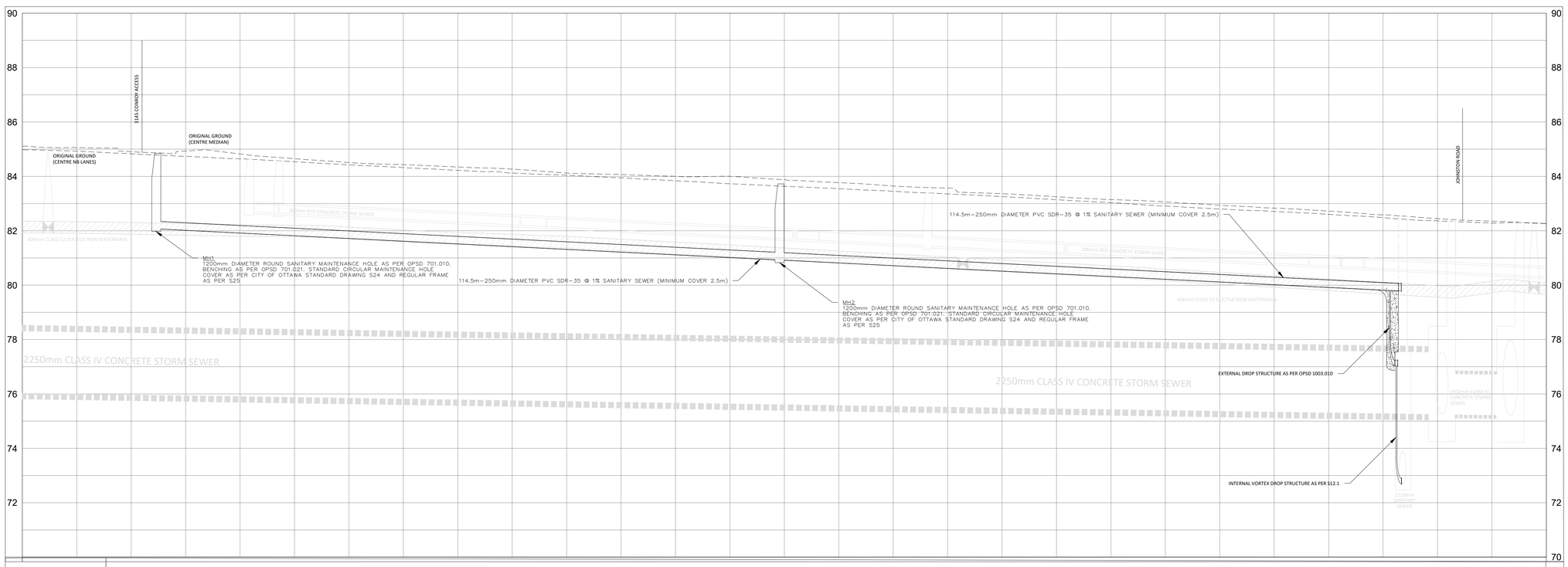

STATION	1+020	1+040	1+060	1+080	1+100	1+120	1+140	1+160	1+180	1+200	1+220	1+240	1+260	1+280
REINSTATEMENT ELEVATION	84.91 84.906	84.82 84.823	84.51 84.509	84.35 84.345	84.12 84.122	84.00 84.000	83.88 83.880	83.64 83.645	83.36 83.362	83.15 83.148	82.94 82.939	82.72 82.723	82.45 82.447	82.27 82.266
SANITARY SEWER	MH1 T/G=84.84m S INV=82.06m	114.5m-250mm DIAMETER PVC SDR-35 @ 1% SANITARY SEWER (MINIMUM COVER 2.5m)					MH2 T/G=83.72m S INV=80.93m	114.5m-250mm DIAMETER PVC SDR-35 @ 1% SANITARY SEWER (MINIMUM COVER 2.5m)					INTERNAL DROP STRUCTURE INV=79.81m	

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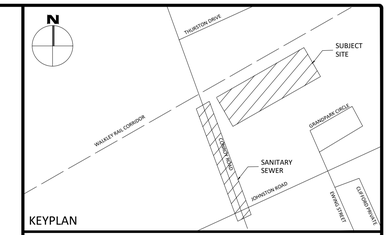


KEYPLAN

No.	Revisions	Date
3	RE-ISSUED FOR SPA SUBMISSION	03.23.2026
2	FOR SPA SUBMISSION	11.24.2025
1	FOR REVIEW	08.29.2025

Check and verify all dimensions before proceeding with the work — Do not scale drawings

egis

Stamp: LICENSED PROFESSIONAL ENGINEER — C. D. MACDONALD — 100130351 — March 23rd, 2026 — PROVINCE OF ONTARIO

Client:
WO MW REALTY LIMITED
180 RENFREW DRIVE
MARKHAM, ON

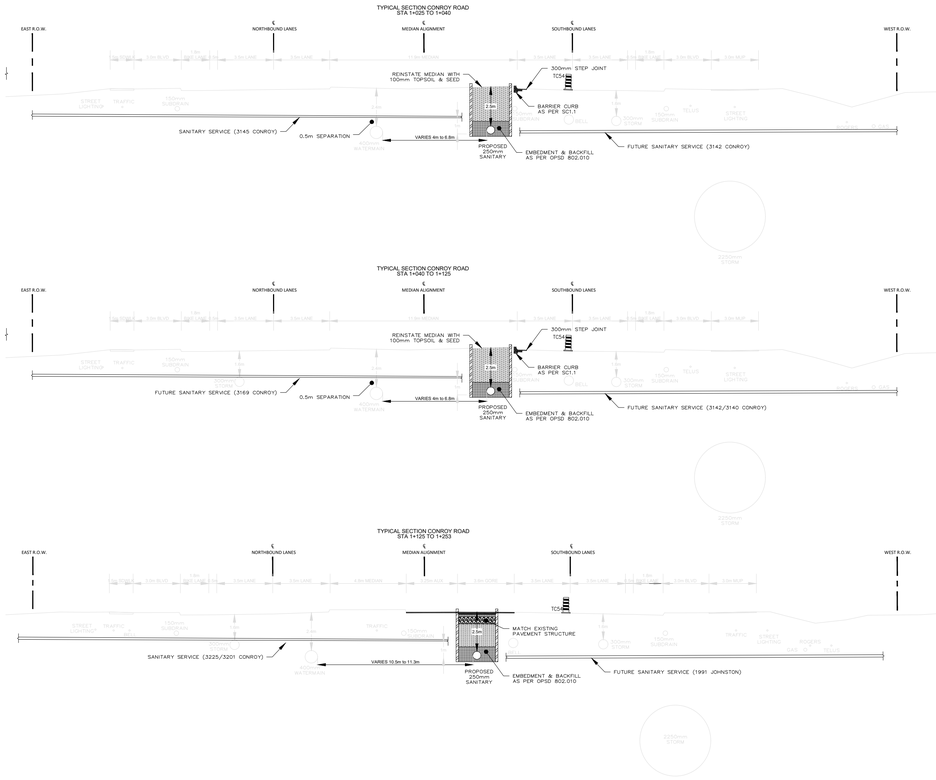
Project:
PROPOSED OFFICE/INDUSTRIAL BUILDING
3145 CONROY ROAD
OTTAWA, ON

Drawing Title:
SANITARY SEWER PLAN & PROFILE

Scale: 1:500	Project Number: CO-25-1505
Drawn By: CDM	
Checked By: CDM	Drawing Number: C103
Designed By: CDM	

D07-12-25-0107

FILENAME: U:\Ottawa\01 Projects_Proposals\2026 Jobs\CO\CO-25-1505 White Owl Group_Due Diligence_3145 Conroy Road\12 - Drawings\Municipal\Conroy Road Sanitary Sewer Extension - Plan & Profile.dwg
LAST SAVED: Tuesday, March 24, 2026 LAST SAVED BY: c.macdonald
LAST PLOTTED: Tuesday, March 24, 2026 CTB FILE USED: ----



STANDARD DRAWINGS & SPECIFICATIONS

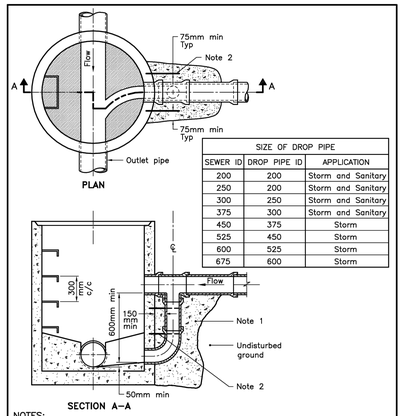
CITY OF OTTAWA STANDARDS				ONTARIO PROVINCIAL STANDARDS		
DRAWINGS		SPECIFICATIONS		DRAWINGS	SPECIFICATIONS	
R10	S25	F-3101	F-4070	701.010	206	501
S10	SC1.1	F-3106	F-4100	705.010	314	510
S12.1	SC2	F-3130	F-8021	802.010	351	802
S22	SC7.3	F-3147	F-8041	802.013	353	804
S23	SC11.3	F-3510	F-9040	1003.030	407	904
S24	T1	F-3531	F-9045		410	

SANITARY STRUCTURE TABLE

NAME	T/G	INVERT IN	INVERT OUT	DESCRIPTION
MH1	84.84		S82.06	FRAME: CITY S25 COVER: CITY S24 STR: OPSD 701.010
MH2	83.72	N80.94	S80.92	FRAME: CITY S25 COVER: CITY S24 STR: OPSD 701.010

STORM STRUCTURE TABLE

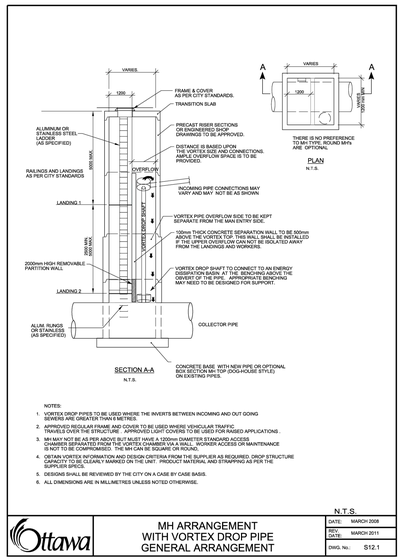
NAME	T/G	INVERT IN	INVERT OUT	DESCRIPTION
CB1	83.87		W83.17	COVER: CITY S23 FRAME: CITY S22 STR: OPSD 705.010



SIZE OF DROP PIPE		
SEWER ID	DROP PIPE ID	APPLICATION
200	200	Storm and Sanitary
250	200	Storm and Sanitary
300	250	Storm and Sanitary
375	300	Storm and Sanitary
450	375	Storm
525	450	Storm
600	525	Storm
675	600	Storm

NOTES:
1 Concrete shall be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.
2 Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3
CAST–IN–PLACE MAINTENANCE HOLE DROP STRUCTURE TEE		OPSD 1003.010



NOTES:
1. VORTEX DROP PIPES TO BE USED WHERE THE INVERTS BETWEEN INCOMING AND OUT GOING SEWERS ARE GREATER THAN 6 METRES.
2. APPROVED REGULAR FRAME AND COVER TO BE USED WHERE VEHICULAR TRAFFIC TRAVELS OVER THE STRUCTURE . APPROVED LIGHT COVERS TO BE USED FOR RAISED APPLICATIONS .
3. MH MAY NOT BE AS PER ABOVE BUT MUST HAVE A 1200mm DIAMETER STANDARD ACCESS OPENING AND A 1800mm DIAMETER MAN ENTRY SPACE SO THAT WORKER ACCESS OR MAINTENANCE IS NOT TO BE COMPROMISED . THE MH CAN BE SQUARE OR ROUND.
4. OBTAIN VORTEX INFORMATION AND DESIGN CRITERIA FROM THE SUPPLIER AS REQUIRED. DROP STRUCTURE CAPACITY TO BE CLEARLY MARKED ON THE UNIT . PRODUCT MATERIAL AND STRAPPING AS PER THE SUPPLIER SPECS.
5. DESIGNS SHALL BE REVIEWED BY THE CITY ON A CASE BY CASE BASIS.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

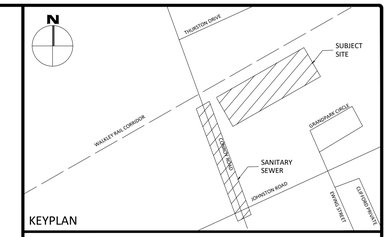
N.T.S.

Ottawa	MH ARRANGEMENT WITH VORTEX DROP PIPE GENERAL ARRANGEMENT	DATE: MARCH 2008 REV. DATE: MARCH 2011 DWG. No.: S12.1

SANITARY TRUNK MAINTENANCE HOLE (NORTH LADDER)

NOTES

1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE BASED ON TOPOGRAPHIC SURVEY INFORMATION PREPARED BY J.D. BARNES LIMITED, DATED OCTOBER 14, 2025, AND ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. NO GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, IN ACCORDANCE WITHTHE SOIL MANAGEMENT PLAN PREPARED BY OTHERS.
8. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL MATERIAL AND LABOUR REQUIRED FOR ADEQUATELY REINSTATING THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER. NO ADDITIONAL PAYMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONTRACT DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
10. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL PLAN ADHERING TO THE CITY OF OTTAWA TRAFFIC RESTRICTIONS AND OTM BOOK 7.
11. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
12. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH CITY OF OTTAWA & ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS
13. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
14. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED



No.	Revisions	Date
2	RE-ISSUED FOR SPA SUBMISSION	03.23.2026
1	FOR SPA SUBMISSION	11.24.2025

Check and verify all dimensions before proceeding with the work — Do not scale drawings

Stamp: LICENSED PROFESSIONAL ENGINEER C. D. MACDONALD 100130351 March 23rd, 2026 PROVINCE OF ONTARIO

Client:
WO MW REALTY LIMITED
180 RENFREW DRIVE
MARKHAM, ON

Project:
PROPOSED OFFICE/INDUSTRIAL BUILDING
3145 CONROY ROAD
OTTAWA, ON

Drawing Title:
SANITARY SEWER TYPICAL DETAILS

Scale: 1:500	Project Number: CO-25-1505
Drawn By: CDM	
Checked By: CDM	Drawing Number: C104
Designed By: CDM	

FOR REVIEW ONLY
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D07-12-25-0107

FILENAME: U:\Ottawa\01 Project - Proposals\2025 Jobs\CO\CCO-25-1505 White Owl Group_Due Diligence_3145 Conroy Road\12 - Drawings\Municipal\Conroy Road Sanitary Sewer Extension - Plan & Profile.dwg
LAST SAVED: Tuesday, March 24, 2026 LAST SAVED BY: cmacdonald
LAST PLOTTED: Tuesday, March 24, 2026 CTB FILE USED: ---