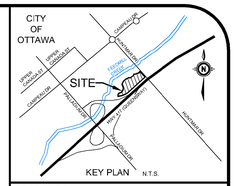
MTE File Path: P:\P65860_001\65860_001-C1

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- MVCA SHAPEFILE (APPROX. ONLY) – REGULATION LIMIT
- MVCA SHAPEFILE (APPROX. ONLY) – 100 YEAR FLOODPLAIN
- PATERSON GROUP – TOP OF SLOPE
- PATERSON GROUP – LIMIT OF HAZARD LANDS
- MVCA CROSS SECTION MAP PDF (APPROX. ONLY) –STREAM
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING FENCE
- REMOVALS
- RELOCATE
- HARD SURFACE REMOVALS
- SAW CUT

CITY OF OTTAWA



GEODETIC BM ELEV. = m

REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

SITE BENCHMARK ELEV. = m

REFER TO ABOVE.

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No.	REVISION	BY	YYYY-MM-DD
3	RE-ISSUED FOR S/P/ PLAN CONTROL	AXS	2026-10-30
2	ISSUED FOR PRICING	AXS	2026-09-22
1	ISSUED FOR S/P/ PLAN CONTROL	AXS	2026-04-01

MTE Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER — L.E. INGRAM — 100120779 — 2026-10-30 — PROVINCE OF ONTARIO

CLIENT

IRONCLAD DEVELOPMENTS

101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT

319 HUNTMAR DRIVE

STITTSVILLE, ON

DRAWING

REMOVALS PLAN

Design By: DXN / LEI	Project Manager: A. SAWATSKY
Drawn By: DAC	Project No.: 65860_001
Checked By: DXN / LEI	Drawing No.: C1.1
Date (YYYY-MM-DD): 2025-06-04	
Scale: 1:400	Sheet 1 of 9

FILE # D07-12-26-0037
PLAN #: 19483

October 30, 2026 - 11:42:34 AM - Plotted By: Dan Ha

LEGEND OF EXISTING FEATURES

	SITE BOUNDARY
	MVCA SHAPEFILE (APPROX. ONLY) – REGULATION LIMIT
	MVCA SHAPEFILE (APPROX. ONLY) – 100 YEAR FLOODPLAIN
	PATERSON GROUP – TOP OF SLOPE
	PATERSON GROUP – LIMIT OF HAZARD LANDS
	MVCA CROSS SECTION MAP PDF (APPROX. ONLY) –STREAM
326.00	EXISTING CONTOURS
Ex. 300mmø SAN / Ex. MH	EXISTING SANITARY SEWER
Ex. 200mmø WTM / Ex. HYD. SET	EXISTING WATERMAIN
Ex. 375mmø STM / Ex. MH	EXISTING STORM SEWER
	EXISTING FENCE

LEGEND OF PROPOSED FEATURES

(326.00)	PROPOSED SPOT ELEVATIONS EX =MAINTAIN EXISTING
1.0% 1.0%	DIRECTION OF DRAINAGE/SWALE
	DRAINAGE SPLIT (RIDGE)
(TOP) 3:1 (BOTTOM)	EMBANKMENT (SLOPE AS NOTED)
	SEDIMENT CONTROL FENCE (SEE DETAIL)
	SEDIMENT CONTROL FABRIC ON PAIGE WIRE FENCE (SEE DETAIL)
	SILT SACK (SEE DETAIL)
	CONSTRUCTION ACCESS (SEE DETAIL)
	FIBRE ROLL CHECK DAM (PER OPSD 219.191)
	RIP RAP (SIZE & TYPE AS NOTED)
	SHALLOW PIPE INSULATION (SEE DETAIL)
	SILTSOXX (SEE DETAIL)
	TREE PROTECTION FENCING

MTE

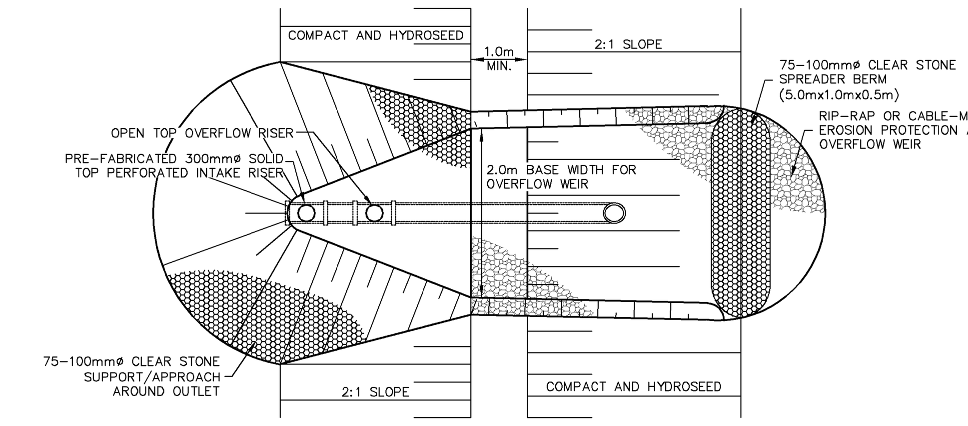
EROSION & SEDIMENT CONTROL
SEDIMENT BASIN SIZING & CONSTRUCTION INFORMATION

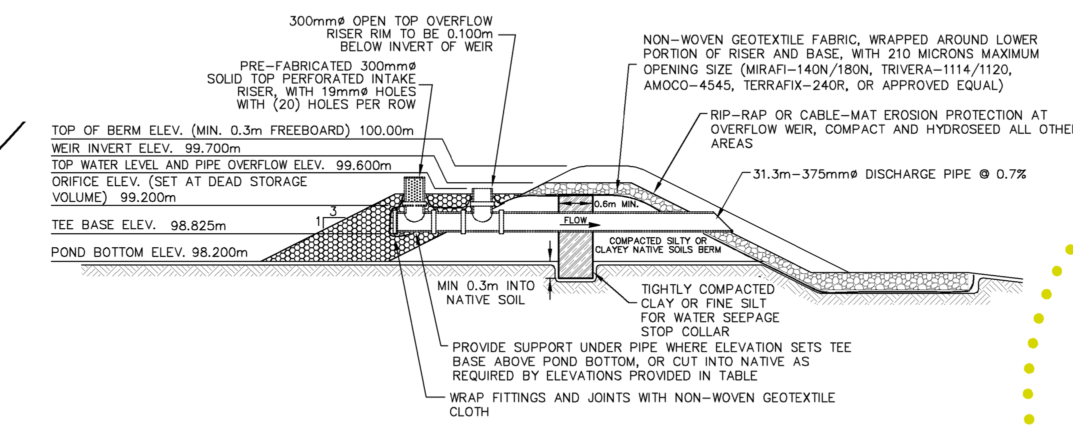
319 Huntmar Drive
Ottawa, Ontario

Date: September 14, 2026
Project Number: 65860_001
Design By: DXN

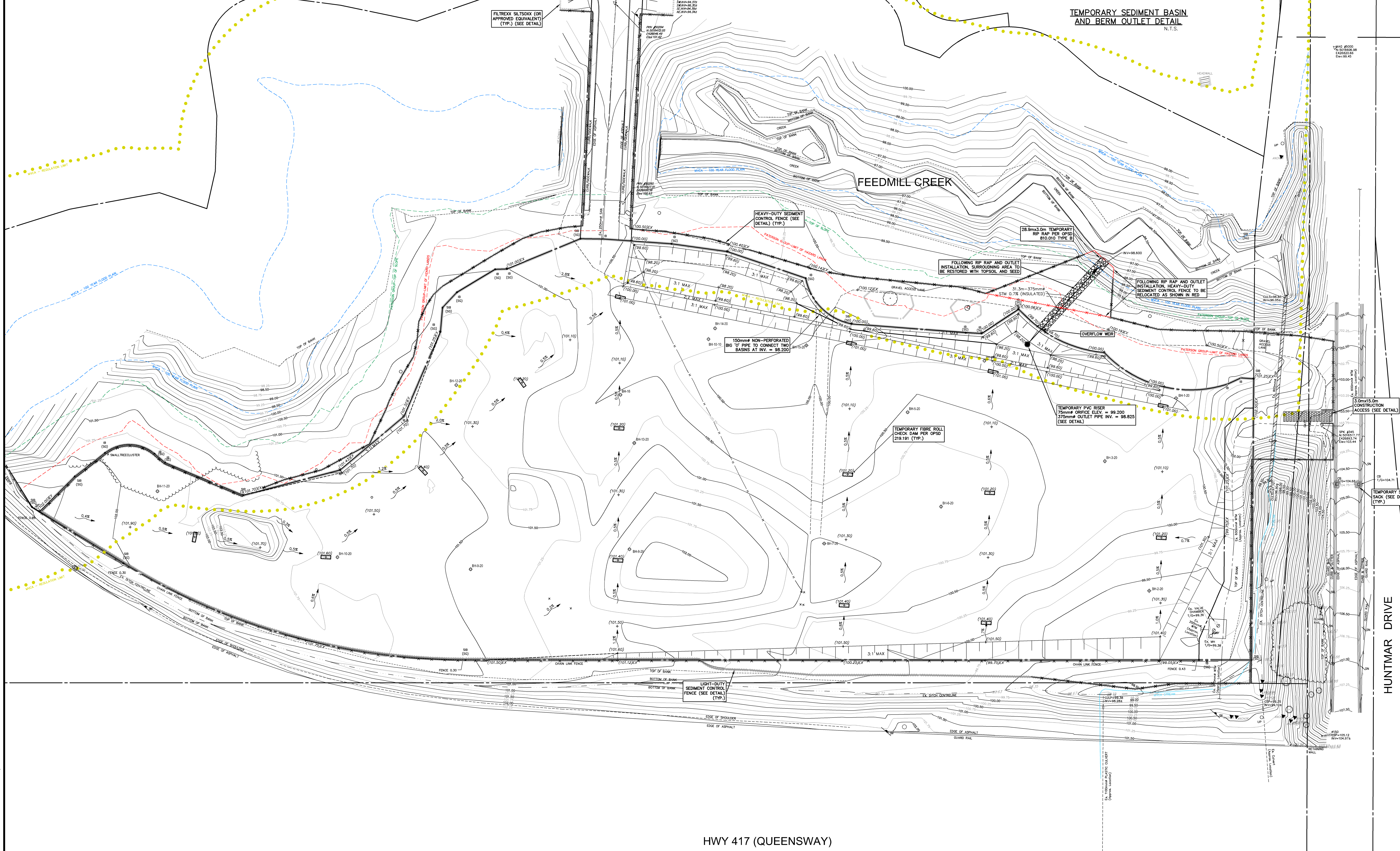
ID Tag	Basin Area	Sediment Basin Design Volume (1)			Bottom Area	Bottom of Basin	Bottom Elevation	Tee Base Elevation	Orifice Plate		Top Water Level & Overflow Pipe		Weir Invert	Top Berm Elevation	Orifice Diameter	Maximum Orifice Flow	Live Storage Drawdown Time
		Dead	Live	Total					Elevation	Dead Volume	Elevation	Total Volume					
	ha	m^3	m^3	m^3	m^2	flat/sloped	m	m	m	m^3	m	m^3	m	m	mm	m^3/s	hrs
SB-1	3.233	404	404	808	273.1	flat	98.2	98.825	99.2	582	99.6	1,012	99.7	100.0	75	0.0074	34.4

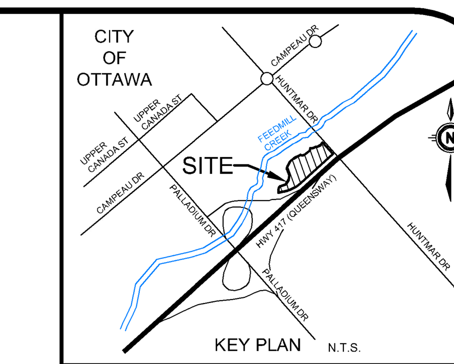
(1) Dead Storage is based upon minimum 125 m^3 volume per ha drainage area; Live Storage is based upon minimum 125 m^3 volume per ha drainage area.
(2) At the Top Water Level (TWL), the maximum design storage level for the Dead+Live runoff volume, an open-top overflow pipe will route excess runoff volume past the orifice control, prior to berm-weir outflow, which begins at 0.100m above the TWL. At up to 0.100m head on the 300mm diameter overflow, the maximum flow from the overflow pipe is about 0.070 m^3/s; any excess volumes will then be routed through the berm overflow weir. Refer to Erosion & Sediment Control Detail drawings.





TEMPORARY SEDIMENT BASIN AND BERM OUTLET DETAIL
N.T.S.





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REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

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REFER TO ABOVE.

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2.	ISSUED FOR PRICING	AXS	2026-09-22
1.	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

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Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER
L. E. INGRAM
100120779
2026-10-30
PROVINCE OF ONTARIO

CLIENT
IRONCLAD DEVELOPMENTS
101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

DRAWING
EROSION AND SEDIMENT CONTROL PLAN

Design By	DXN / LEI	Project Manager	A. SAWATSKY
Drawn By	DAC	Project No.	65860_001
Checked By	DXN / LEI	Drawing No.	C1.2
Date (yyyy-mm-dd)	2026-06-04		
Scale	1:400		Sheet 2 of 9

FILE # D07-12-26-0037
PLAN #: 19483

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October 30, 2026 - 11:42:57 AM - Plotted By: Dain Na

MTE File Path: P:\P65860_001\65860_001-C2

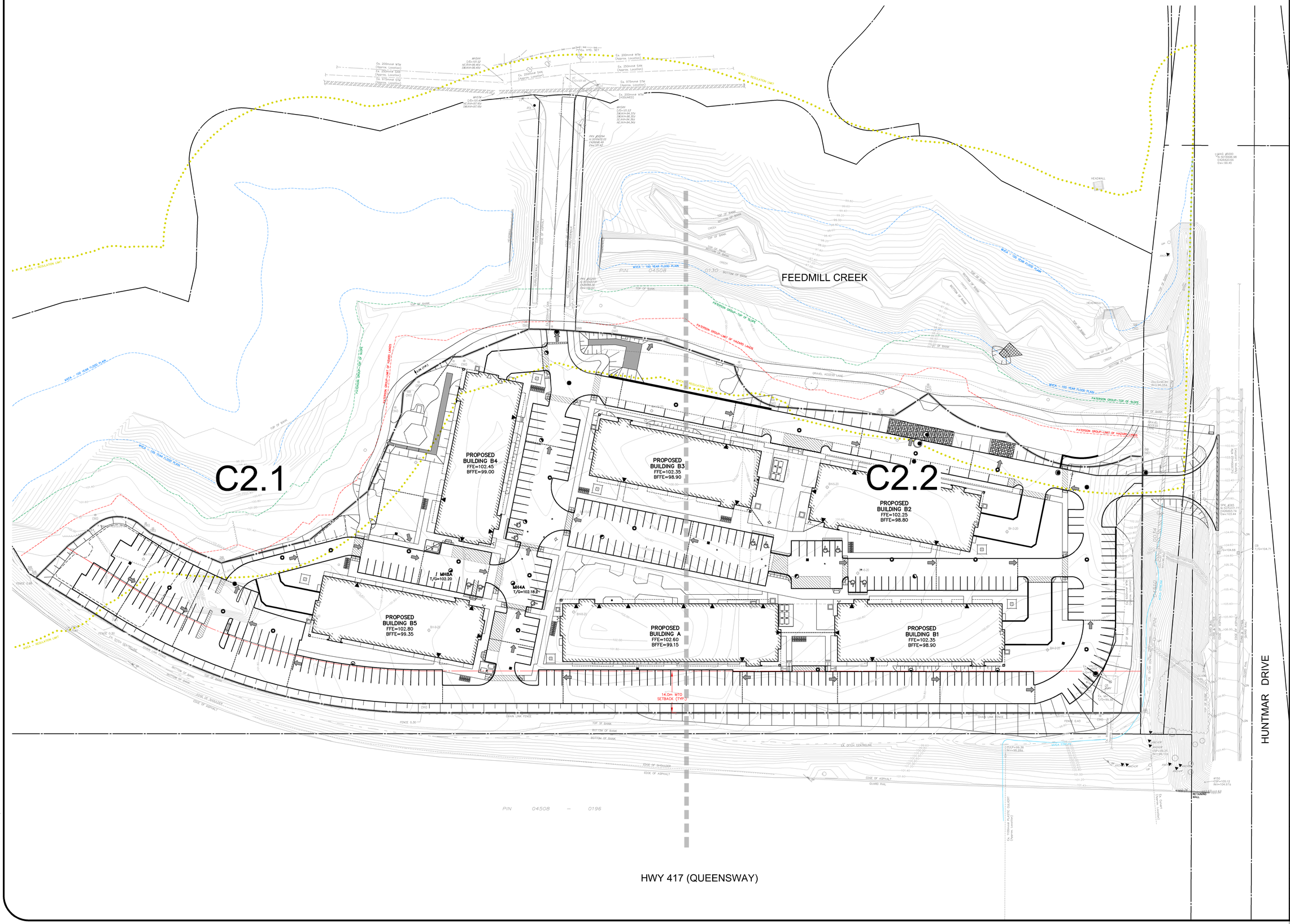
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- PATERSON GROUP – LIMIT OF HAZARD LANDS
- MVCA CROSS SECTION MAP PDF (APPROX. ONLY) –STREAM
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING FENCE
- 14.0m MTO SETBACK

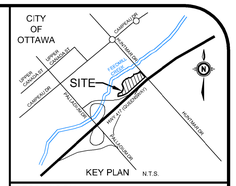
LEGEND OF PROPOSED FEATURES

- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB
- RETAINING WALL
- OVERLAND FLOW ROUTE (MAJOR STORM)





CITY OF OTTAWA



GEODETIC BM ELEV. = m

REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

SITE BENCHMARK ELEV. = m

REFER TO ABOVE.

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No.	REVISION	BY	YYYY-MM-DD
3	RE-ISSUED FOR SITE PLAN CONTROL	AXS	2026-10-30
2	ISSUED FOR PRICING	AXS	2026-09-22
1	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

MTE
Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER
L. E. INGRAM
100120779
2026-10-30
PROVINCE OF ONTARIO

CLIENT
IRONCLAD DEVELOPMENTS
101-57158 SYMINGTON RD 2OE SPRINGFIELD, MB

PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

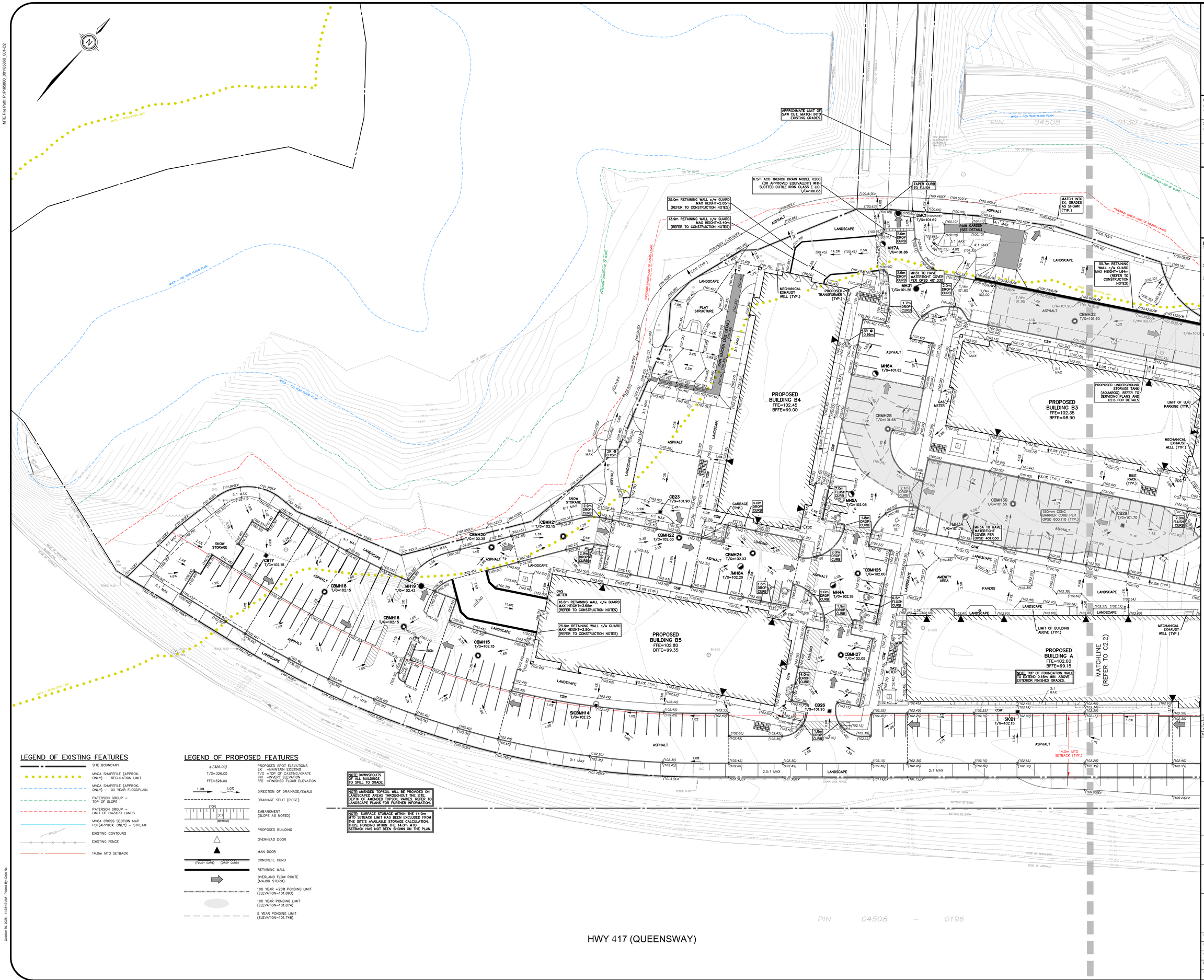
DRAWING
KEY PLAN

Design By: DXN / LEI	Project Manager: A. SAWATSKY
Drawn By: DAC	Project No.: 65860_001
Checked By: DXN / LEI	Drawing No.: C2.0
Date (yyyy-mm-dd): 2025-02-12	
Scale: 1:400	Sheet 3 of 9

FILE # D07-12-26-0037
PLAN #: 19483

October 30, 2025 - 11:38:02 AM - Plotted By: Dan Na

MTE File Path: P:\Pb85860_001\85860_001-C2



LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- MVCA SHAPEFILE (APPROX. ONLY) – REGULATION LIMIT
- MVCA SHAPEFILE (APPROX. ONLY) – 100 YEAR FLOOD PLAIN
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- MVCA CROSS SECTION MAP PDF(APPROX. ONLY) – STREAM
- EXISTING CONTOURS
- EXISTING FENCE
- 14.0m MTO SETBACK

LEGEND OF PROPOSED FEATURES

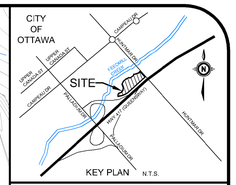
- PROPOSED SPOT ELEVATIONS EX =MAINTAIN EXISTING T/G =TOP OF CASTING/GRATE INV =INVERT ELEVATION FFE =FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB (FLUSH CURB) (DROP CURB)
- RETAINING WALL
- OVERLAND FLOW ROUTE (MAJOR STORM)
- 100 YEAR +20% PONDING LIMIT (ELEVATION=101.893)
- 100 YEAR PONDING LIMIT (ELEVATION=101.874)
- 5 YEAR PONDING LIMIT (ELEVATION=101.748)

NOTE: DOWNSPOUTS OF ALL BUILDINGS TO SPILL TO GRADE.

NOTE: AMENDED TOPSOIL WILL BE PROVIDED ON LANDSCAPED AREAS THROUGHOUT THE SITE. DEPTH OF AMENDED TOPSOIL VARIES. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.

NOTE: SURFACE STORAGE WITHIN THE 14.0m MTO SETBACK LIMIT HAS BEEN EXCLUDED FROM THE SITE'S AVAILABLE STORAGE CALCULATION. THUS, PONDING WITHIN THE 14.0m MTO SETBACK HAS NOT BEEN SHOWN ON THE PLAN.

CITY OF OTTAWA



GEODETIC BM ELEV. = m

REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

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2.	ISSUED FOR PRICING	AXS	2026-09-22
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101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

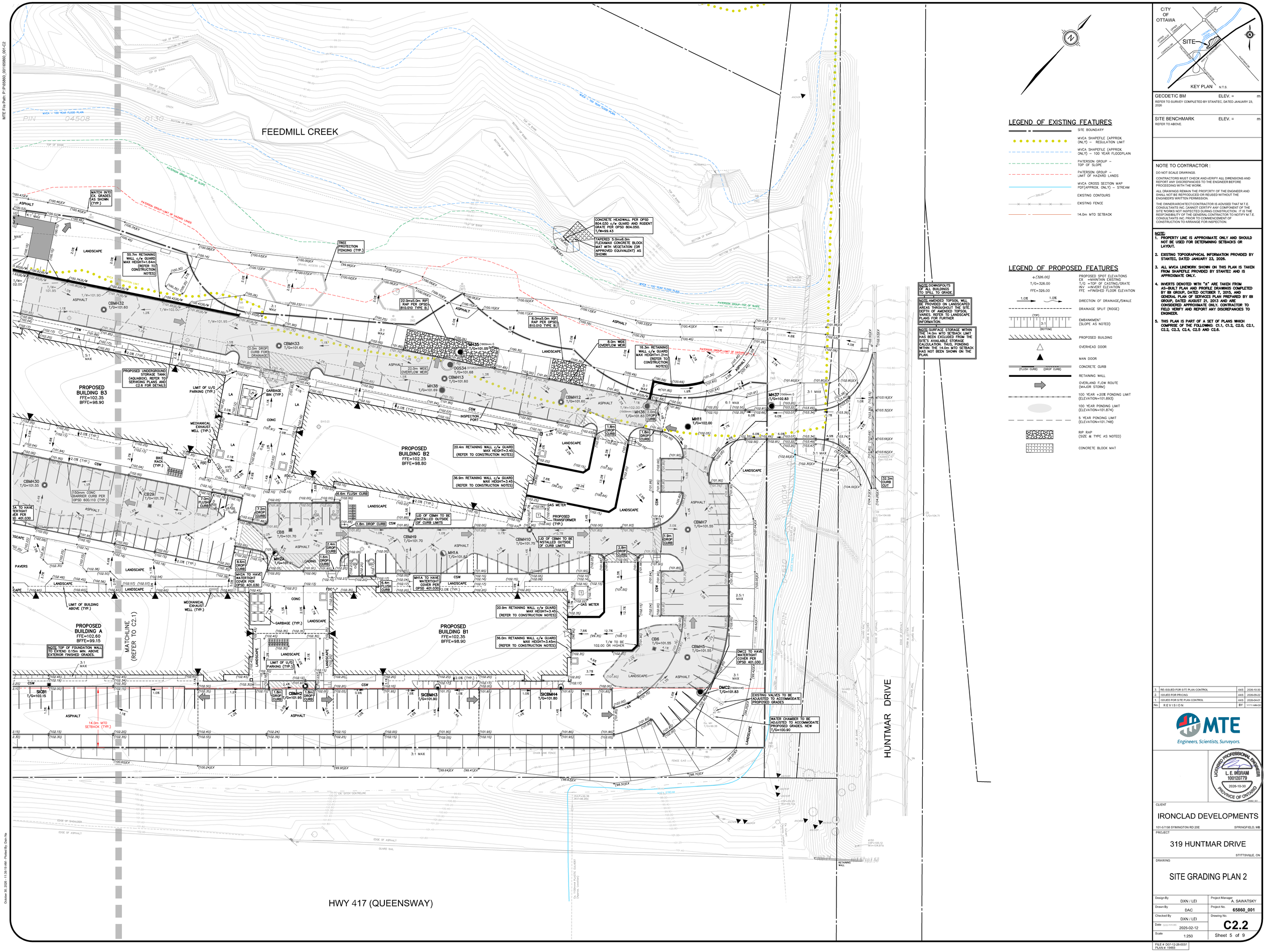
PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

DRAWING
SITE GRADING PLAN 1

Design By	DXN / LEI	Project Manager	A. SAWATSKY
Drawn By	DAC	Project No.	65860_001
Checked By	DXN / LEI	Drawing No.	C2.1
Date (yyyy-mm-dd)	2025-02-12		Sheet 4 of 9
Scale	1:250		

FILE # D07-12-26-0037
PLAN # 19483

October 30, 2026 - 11:59:43 AM - Plotted By: Dan Na



LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
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- EXISTING FENCE
- 14.0m MTO SETBACK

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS (EX =MAINTAIN EXISTING; T/G =TOP OF CASTING/GRATE; INV =INVERT ELEVATION; FFE =FINISHED FLOOR ELEVATION)
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB (FLUSH CURB) (DROP CURB)
- RETAINING WALL
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2.	ISSUED FOR PRICING	AXS	2026-09-22
1.	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

MTE

Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER L. E. INGRAM 100120779 2026-10-30 PROVINCE OF ONTARIO

CLIENT

IRONCLAD DEVELOPMENTS

101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT

319 HUNTMAR DRIVE

STITTSVILLE, ON

DRAWING

SITE GRADING PLAN 2

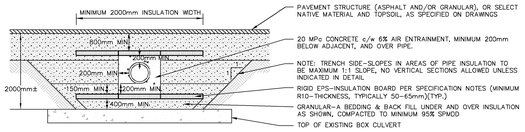
Design By	DXN / LEI	Project Manager	A. SAWATSKY
Drawn By	DAC	Project No.	65860_001
Checked By	DXN / LEI	Drawing No.	C2.2
Date (yyyy-mm-dd)	2026-02-12	Sheet	5 of 9
Scale	1:250		

FILE # D07-12-26-0037
PLAN # 19483

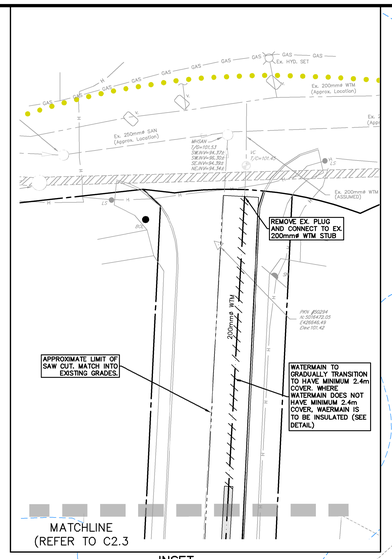
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October 30, 2026 - 11:59:19 AM - Plotted By: Dan Na

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CONCRETE ENCASED WATERMAIN DETAIL
N.T.S.



INSET
1:250

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- MVCA SHAPEFILE (APPROX. ONLY) – REGULATION LIMIT
- MVCA SHAPEFILE (APPROX. ONLY) – 100 YEAR FLOODPLAIN
- PATERSON GROUP – TOP OF SLOPE
- PATERSON GROUP – LIMIT OF HAZARD LANDS
- MVCA CROSS SECTION MAP PDF (APPROX. ONLY) – STREAM
- Ex. 300mm# SAN — Ex. MH — EXISTING SANITARY SEWER
- Ex. 200mm# WTM — Ex. HYD. SET — EXISTING WATERMAIN
- Ex. 375mm# STM — Ex. MH — EXISTING STORM SEWER
- EXISTING FENCE
- 14.0m MTO SETBACK

LEGEND OF PROPOSED FEATURES

- EMBANKMENT (TOP / BOTTOM)
- SANITARY SEWER (MH — 14.6m–200mm# SAN @ 1.5%)
- STORM SEWER (MH — 21.3m–300mm# STM @ 1.3%)
- WATERMAIN (200mm# WTM — HYD. SET — TEE)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB (FLUSH CURB) (CROP CURB)
- RETAINING WALL
- SHALLOW PIPE INSULATION (SEE DETAIL)
- SEWER CROSSING (REFER TO CROSSING CHART) — X1

SEWER CROSSING CHART

NOTE:
1) Maintain minimum 0.5m vertical clearance between all watermains and sewers Where watermain is deflected, ensure 2.4m cover is achieved or watermain is insulated.
2) Maintain vertical clearance at all other crossings.
3) Elevations are approximate and subject to asymmetric only. Notify Design Engineer of any discrepancies.
4) Contractor to verify all existing invert elev prior to product ordering. Notify Design Engineer of any discrepancies.

CROSSING #	SEWER TYPE	SEWER SIZE (mm#)	CROSSING ELEVATION	NOTES
X1	WTM	200	INV=99.30 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.170	
X2	STM	375	INV=100.092	
	SAN	200	OBV=97.185	
X3	STM	375	INV=100.080	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM.
	WTM	200	OBV=99.50 ±	
X4	WTM	150	INV=99.60 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.134	
X5	STM	375	INV=100.107	MAINTAIN MIN. 0.5m VERTICAL CLEARANCE BETWEEN STM AND WTM. DEFLECT WTM BELOW STM AS REQUIRED.
	WTM	150	OBV=96.60 ±	
X6	WTM	200	INV=99.50 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.464	
X7	STM	375	INV=100.263	
	SAN	200	OBV=97.598	
X8	STM	375	INV=100.297	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM. DEFLECT WTM BELOW STM AS REQUIRED.
	WTM	200	OBV=99.70 ±	
X9	WTM	200	INV=99.70 ±	ENSURE WTM HAS MIN. 2.4m COVER
	SAN	200	OBV=97.960	
X10	STM	375	INV=100.152	
	SAN	200	OBV=98.115	
X11	WTM	200	INV=99.20 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.901	
X12	STM	150	INV=100.457	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM.
	WTM	200	OBV=99.15 ±	
X13	STM	150	INV=100.487	
	SAN	200	OBV=97.409	
X14	STM	150	INV=100.258	
	SAN	200	OBV=96.907	
X15	STM	150	INV=100.228	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM.
	WTM	200	OBV=99.25 ±	
X16	STM	TRENCH DRAIN	INV=101.17 ±	
	WTM	200	OBV=98.43 ±	

NOTE: WATERMAIN TO HAVE MINIMUM 2.4m COVER AT ALL LOCATIONS. REFER TO SEWER CROSSING CHART FOR SPECIFIC INVERTS/OBVERTS AT CROSSINGS.

NOTE: PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY CONDITION, DEPTH AND LOCATION OF EXISTING SERVICES AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING STRUCTURES.

NOTE: INSTALL FOUR RUNS OF 3m–100mm# PERFORATED SUBDRAIN AT EACH CB AND CBMH PROPOSED IN HARD SURFACES. REFER TO DETAIL AND RECOMMENDATIONS IN THE LATEST GEOTECHNICAL REPORT BY PATERSON GROUP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REVIEW THE LATEST COPY OF THE MENTIONED GEOTECHNICAL REPORT.

NOTE: CONTRACTOR TO REFER TO LATEST GEOTECHNICAL REPORT BY PATERSON GROUP FOR ADDITIONAL INFORMATION REGARDING PIPE BEDDING AND BACKFILL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REVIEW THE LATEST COPY OF THE GEOTECHNICAL REPORT.

NOTE: ALL SANITARY STRUCTURES TO BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MH FRAME AND COVER, WITH A MINIMUM 300mm WIDE STRIP. SANITARY SEWER PIPES, PIPE JOINTS, AND CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A PRESSURE OF AT LEAST 45 PSI WITHOUT LEAKAGE. SANITARY SEWERS SHALL MEET REQUIREMENTS OF OPSS 410 FOR LASER PROFILE OR MANDREL DEFLECTION TESTING OF PIPE SEWERS, LOW PRESSURE AIR TESTING (35 kPA) AND INFILTRATION TESTING (ALLOWABLE INFILTRATION SHALL BE 0.075 L/mm DIA/100m OF PIPE SEWER/HOUR).

GEODETIC BM ELEV. = m
REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

SITE BENCHMARK ELEV. = m
REFER TO ABOVE.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

NOTE:

1. **PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.**
2. **EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY STANTEC, DATED JANUARY 23, 2026.**
3. **ALL MVCA LINEWORK SHOWN ON THIS PLAN IS TAKEN FROM SHAPEFILE PROVIDED BY STANTEC AND IS APPROXIMATE ONLY.**
4. **INVERTS DENOTED WITH "±" ARE TAKEN FROM AS–BUILT PLAN AND PROFILE DRAWINGS COMPLETED BY ISI GROUP, DATED OCTOBER 7, 2015, AND GENERAL PLAN OF SERVICES PLAN PREPARED BY ISI GROUP, DATED AUGUST 21, 2013 AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.**
5. **THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C1.2, C2.0, C2.1, C2.2, C2.3, C2.4, C2.5 AND C2.6.**

No.	REVISION	BY	YYYY-MM-DD
3	RE-ISSUED FOR SITE PLAN CONTROL	AXS	2026-10-30
2	ISSUED FOR PRICING	AXS	2026-09-22
1	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

MTE Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER L.E. INGRAM 100120779 2026-10-30 PROVINCE OF ONTARIO

CLIENT
IRONCLAD DEVELOPMENTS
101-5715B SYMINGTON RD 2OE SPRINGFIELD, MB

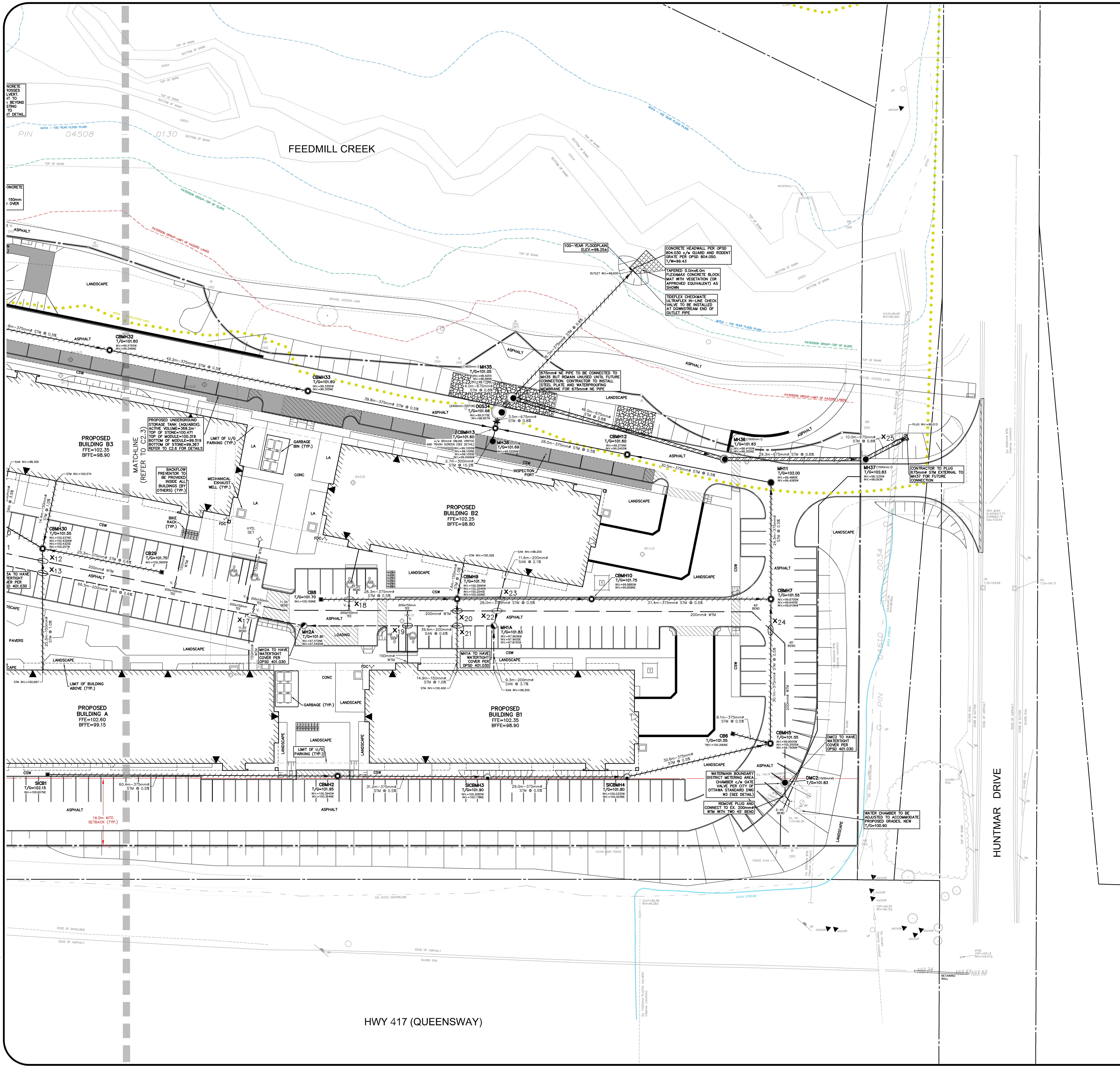
PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

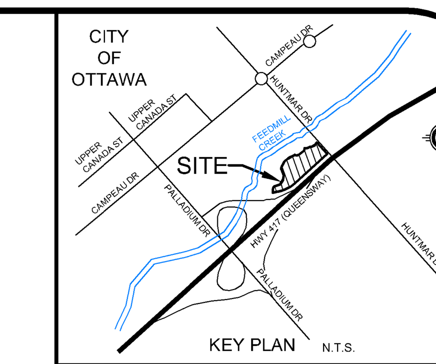
DRAWING
SITE SERVICING PLAN 1

Design By: DXN / LEI	Project Manager: A. SAWATSKY
Drawn By: DAC	Project No.: 65860_001
Checked By: DXN / LEI	Drawing No.: C2.3
Date (yyyy-mm-dd): 2026-02-12	Sheet 6 of 9
Scale: 1:250	

FILE # D07-12-26-0037
PLAN #. 19483

October 30, 2026 - 11:57:07 AM - Plotted By: Dan Na





LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- MVCA SHAPEFILE (APPROX. ONLY) – REGULATION LIMIT
- MVCA SHAPEFILE (APPROX. ONLY) – 100 YEAR FLOODPLAIN
- PATERSON GROUP – TOP OF SLOPE
- PATERSON GROUP – LIMIT OF HAZARD LANDS
- MVCA CROSS SECTION MAP PDF (APPROX. ONLY) – STREAM
- Ex. 300mmø SAN, Ex. MH — EXISTING SANITARY SEWER
- Ex. 200mmø WTM, Ex. HYD. SET — EXISTING WATERMAIN
- Ex. 375mmø STM, Ex. MH — EXISTING STORM SEWER
- EXISTING FENCE
- 14.0m MTO SETBACK

LEGEND OF PROPOSED FEATURES

- (TOP) (BOTTOM) — EMBANKMENT
- MH 14.6m–200mmø SAN @ 1.5% — SANITARY SEWER
- MH 21.3m–300mmø STM @ 1.3% — STORM SEWER
- 200mmø WTM V. HYD. SET TEE — WATERMAIN
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- (FLUSH CURB) (DROP CURB) — CONCRETE CURB
- RETAINING WALL
- SHALLOW PIPE INSULATION (SEE DETAIL)
- X1 — SEWER CROSSING (REFER TO CROSSING CHART)

NOTE: PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY CONDITION, DEPTH AND LOCATION OF EXISTING SERVICES AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING STRUCTURES.

NOTE: INSTALL FOUR RUNS OF 3m–100mmø PERFORATED SUBDRAIN AT EACH CB AND CBMH PROPOSED IN HARD SURFACES. REFER TO DETAIL AND RECOMMENDATIONS IN THE LATEST GEOTECHNICAL REPORT BY PATERSON GROUP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REVIEW THE LATEST COPY OF THE MENTIONED GEOTECHNICAL REPORT.

NOTE: WATERMAIN TO HAVE MINIMUM 2.4m COVER AT ALL LOCATIONS. REFER TO SEWER CROSSING CHART FOR SPECIFIC INVERTS/OBVERTS AT CROSSINGS.

NOTE: CONTRACTOR TO REFER TO LATEST GEOTECHNICAL REPORT BY PATERSON GROUP FOR ADDITIONAL INFORMATION REGARDING PIPE BEDDING AND BACKFILL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REVIEW THE LATEST COPY OF THE GEOTECHNICAL REPORT.

SEWER CROSSING CHART

NOTE:
1) Maintain minimum 0.5m vertical clearance between all watermains and sewers. Where watermain is deflected, ensure 2.4m cover is achieved or watermain is insulated.
2) Maintain vertical clearance at all other crossings.
3) Existing and proposed watermain depths are approximate only. Notify Design Engineer of any discrepancies.
4) Contractor to verify all existing inverts prior to product ordering. Notify Design Engineer of any discrepancies.

CROSSING #	SEWER TYPE	SEWER SIZE (mmø)	CROSSING ELEVATION	NOTES
X17	WTM	150	INV=99.50 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.676	
X18	STM	375	INV=100.172	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM.
	WTM	150	OBV=99.30 ±	
X19	WTM	150	INV=99.50 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=97.902	
X20	STM	150	INV=100.282	ENSURE WTM HAS MIN. 2.4m COVER AND MAINTAIN MIN. 0.5m VERTICAL CLEARANCE FROM STM.
	WTM	200	OBV=99.30 ±	
X21	STM	150	INV=100.312	
	SAN	200	OBV=97.965	
X22	WTM	200	INV=99.15 ±	ENSURE WTM HAS MIN. 2.4m COVER.
	SAN	200	OBV=98.228	
X23	STM	375	INV=99.985	
	SAN	200	OBV=98.276	
X24	STM	375	INV=99.672	MAINTAIN MIN. 0.5m VERTICAL CLEARANCE BETWEEN STM AND WTM. DEFLECT WTM UNDER STM AS REQUIRED.
	WTM	200	OBV=99.10 ±	
X25	STM	675	INV=98.033	
	Ex. STM	800	Ex. OBV=97.24±	

NOTE: ALL SANITARY STRUCTURES TO BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MH FRAME AND COVER, WITH A MINIMUM 300mm WIDE STRIP. SANITARY SEWER PIPES, PIPE JOINTS, AND CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A PRESSURE OF AT LEAST 45 PSI WITHOUT LEAKAGE. SANITARY SEWERS SHALL MEET REQUIREMENTS OF OPSS 410 FOR LASER PROFILE OR MANDREL DEFLECTION TESTING OF PIPE SEWERS, LOW PRESSURE AIR TESTING (35 KPA) AND INFILTRATION TESTING (ALLOWABLE INFILTRATION SHALL BE 0.075 L/mm DIA/100m OF PIPE SEWER/HOUR).

GEODETIC BM ELEV. = m
REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

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NOTE TO CONTRACTOR :

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NOTE:
1. PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY STANTEC, DATED JANUARY 23, 2026.
3. ALL MVCA LINEWORK SHOWN ON THIS PLAN IS TAKEN FROM SHAPEFILE PROVIDED BY STANTEC AND IS APPROXIMATE ONLY.
4. INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-BUILT PLAN AND PROFILE DRAWINGS COMPLETED BY IBI GROUP, DATED OCTOBER 7, 2015, AND GENERAL PLAN OF SERVICES PLAN PREPARED BY IBI GROUP, DATED AUGUST 21, 2013 AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.
5. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C1.2, C2.0, C2.1, C2.2, C2.3, C2.4, C2.5 AND C2.6.

No.	REVISION	BY	YYYY-MM-DD
3.	RE-ISSUED FOR SITE PLAN CONTROL	AXS	2026-10-30
2.	ISSUED FOR PRICING	AXS	2026-09-22
1.	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

MTE Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER L. E. INGRAM 100120779 2026-10-30 PROVINCE OF ONTARIO

CLIENT
IRONCLAD DEVELOPMENTS
101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

DRAWING
SITE SERVICING PLAN 2

Design By	DXN / LEI	Project Manager	A. SAWATSKY
Drawn By	DAC	Project No.	65860_001
Checked By	DXN / LEI	Drawing No.	C2.4
Date (yyyy-mm-dd)	2026-02-12		
Scale	1:250		Sheet 7 of 9

FILE # D07-12-26-0037
PLAN #: 19483

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October 30, 2026 - 11:40:36 AM - Plotted By: Dain Na

MTE File Path: P:\P\65860_001\65860_001-C2

CONSTRUCTION NOTES AND SPECIFICATIONS

1. GENERAL

1.1. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY THE CITY OF OTTAWA.

1.2. THESE PLANS ARE TO BE USED FOR SERVICING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.

1.3. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.

1.4. THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MTE CONSULTANTS INC.

1.5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:

1.5.1. CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INVERTS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.

1.5.2. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.

1.5.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.

1.5.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.

1.6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT–OF–WAY TO CITY OF OTTAWA STANDARDS.

1.7. ALL WORKS ON A MUNICIPAL RIGHT–OF–WAY WITH THE EXCEPTION OF WATERMAIN TAPPING, TO BE INSTALLED BY THE OWNER'S CONTRACTOR AT OWNER'S EXPENSE IN ACCORDANCE WITH THE CITY OF OTTAWA'S "PROCEDURE FOR OFF–SITE WORKS BY PRIVATE CONTRACTOR". THE OWNER AND CONTRACTOR ARE TO ENSURE OFF–SITE WORKS PERMIT IS IN PLACE PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL AFFECTED PROPERTY TO ORIGINAL CONDITION. ALL BOULEVARD AREAS SHALL BE RESTORED WITH 150mm TOPSOIL AND SOD OR AS SPECIFIED BY THE CITY OF OTTAWA.

1.8. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND THE REQUIREMENTS OF THE CITY OF OTTAWA; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.

1.9. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION. ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.

1.10. SANITARY AND STORM SEWERS AND SERVICES TO HAVE A MINIMUM 1.8m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. CONTACT DESIGN ENGINEER FOR "SEWER PIPE INSULATION DETAIL" IF REQUIRED.

1.11. FLEXIBLE SANITARY AND STORM SEWERS SHALL BE CONNECTED TO MANHOLES USING KOR–N–SEAL BOOTS OR APPROVED EQUIVALENT. RIGID SANITARY AND STORM SEWER CONNECTIONS TO MANHOLES SHALL BE GROUTED IN PLACE. ALL CONNECTIONS TO MANHOLES SHALL BE IN ACCORDANCE WITH OPSS 407. ANY CONNECTIONS TO CATCHBASINS SHALL BE GROUTED IN PLACE.

1.12. PLAN TO BE READ IN CONJUNCTION WITH DRAWING C1.1, C2.0, C2.1, C2.2, C2.3, C2.4, C2.5 AND C2.6 PREPARED BY MTE CONSULTANTS INC.

1.13. SITE PLAN INFORMATION TAKEN FROM PLAN PREPARED BY MCCALLUM SATHER DATED SEPTEMBER 3, 2026.

1.14. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY STANTEC, DATED JANUARY 23, 2026. MTE ASSUMES THAT ALL TOPOGRAPHICAL INFORMATION IS AN ACCURATE REPRESENTATION OF CURRENT CONDITIONS.

1.15. CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNER PRIOR TO ENTERING UPON NEIGHBOURING LANDS TO UNDERTAKE ANY WORK. COPIES OF THESE LETTERS OF CONSENT SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT CONTRACTOR'S OWN RISK.

1.16. RETAINING WALLS TO BE DESIGNED BY OTHERS. FOR WALLS EXCEEDING 1.0m IN HEIGHT, SHOP DRAWINGS MUST BE SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMIT MUST BE OBTAINED. WALLS OVER 0.6m IN HEIGHT REQUIRE HIGH SIDE OF RETAINING WALLS TO BE BACKFILLED WITH FREE DRAINING MATERIAL.

1.17. ALL RETAINING WALLS 1.0m IN HEIGHT AND OVER MUST BE APPROVED BY THE CBO. ALL RETAINING WALLS LESS THAN 1.0m IN HEIGHT MUST BE APPROVED BY PLANNING.

1.18. SITE SERVICING CONTRACTOR TO TERMINATE ALL SERVICES 1 METRE FROM FOUNDATION WALL.

1.19. FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUAL.

1.20. MAXIMUM GRASSED SLOPE TO BE 3:1. SLOPES GREATER THAN 3:1 TO BE LANDSCAPED WITH LOW MAINTENANCE GROUND COVER.

1.21. SIDE SLOPES OF ALL STOCKPILES OR EXTRACTION FACES TO BE MAINTAINED AT 70 DEGREES OR LESS BETWEEN EARLY APRIL AND LATE AUGUST TO DETER BANK SWALLOWS FROM NESTING.

1.22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNALS, DELINEATORS, MARKERS, AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS OF THE CITY OF OTTAWA AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

1.23. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

1.24. CONTRACTOR TO MAINTAIN A 'CONFINED TRENCH CONDITION' IN ALL SEWER AND SERVICE TRENCHES.

1.25. CONTRACTOR TO REFER TO LATEST GEOTECHNICAL REPORT BY PATERSON GROUP FOR ADDITIONAL INFORMATION REGARDING PIPE BEDDING AND BACKFILL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REVIEW THE LATEST COPY OF THE GEOTECHNICAL REPORT.

1.26. FOLLOWING COMPLETION OF PROPOSED WORKS AND PRIOR TO OCCUPANCY INSPECTION, ALL STORM AND SANITARY SEWERS ARE TO BE FLUSHED, AND ALL CATCHBASIN AND CATCHBASIN MANHOLE SUMPS ARE TO BE CLEANED OF DEBRIS AND SILT.

1.27. CONTRACTOR TO COMPLY WITH O.REG. 406/19 FOR MANAGEMENT OF EXCESS SOILS AS APPLICABLE.

2. STORM SEWERS

2.1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030, 802.031, OR 802.032. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

2.2. STORM SEWERS 200mmø TO 375mmø SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM–D3034 OR RIBBED PVC SEWER PIPE CSA B182.4–M90 ASTM–F794 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS. RIBBED PVC NOT TO BE USED WITHIN RIGHT–OF–WAY.

2.3. MANHOLES AND MANHOLE CATCHBASINS TO BE 1200mmø PRECAST WITH ALUMINIUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.

2.4. CATCHBASINS TO BE 600mm SQUARE PRECAST AS PER OPSD 705.010.

2.5. SIDE INLETS TO BE PER OPSD 400.080.

2.6. ALL STORM STRUCTURES TO HAVE A MINIMUM 600mm DEEP SUMP. WHEN THE STRUCTURE INCLUDES THE INSTALLATION OF A SNOUT (OR APPROVED EQUIVALENT) THE SUMP DEPTH TO BE MIN 2.5 TIMES THE OUTLET PIPE DIAMETER SIZE.

2.7. MANHOLE AND CATCHBASIN, FRAMES, GRATES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.

2.8. STORM MANHOLE LIDS TO BE PER OPSD 401.010 – TYPE 'A' CATCHBASIN AND CATCHBASIN MANHOLE GRATES TO BE PER OPSD 400.100. DITCH INLET CATCHBASIN GRATES TO BE PER OPSD 403.010.

2.9. ADJUSTMENT UNITS FOR STORM STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.

2.10. STORM SEWERS AND SERVICES TO HAVE MINIMUM 1.8m COVER TO TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED SEWER PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI–1.76 (R10) INSULATING FACTOR (TYPICALLY 50–65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm–800mm DIAMETER AND 3.0m FOR 801mm–1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL COVER). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM–SM OR –HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD–M28 OR OTHER ENGINEER–APPROVED EQUIVALENT.

2.11. UNDER NO CIRCUMSTANCES SHALL THE BUILDING FOUNDATION DRAINS BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.

2.12. ALL WEEPING TILE DRAINAGE TO BE PUMPED TO THE STORM SEWER SYSTEM.

3. SANITARY SEWERS

3.1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.2. SANITARY SEWERS 200mmø TO 600mmø INCLUSIVE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE DR35 ASTM–D3034 WITH INTEGRAL BELL AND SPIGOT UTILIZING FLEXIBLE ELASTOMERIC SEALS.

3.3. MANHOLES TO BE 1200mmø PRECAST WITH ALUMINIUM STEPS AT 300mm CENTRES AS PER OPSD 701.010 UNLESS OTHERWISE SPECIFIED.

3.4. MANHOLES TO BE BENCHED PER OPSD 701.021.

3.5. SANITARY MANHOLE LIDS TO BE PER OPSD 401.010 –TYPE 'A'. SANITARY MANHOLE LIDS TO BE WATER TIGHT PER OPSD 401.030 WHEN LOCATED IN SWM PONDING AREA.

3.6. MANHOLE FRAMES, CASTINGS AND LIDS TO BE QUALITY GREY IRON ASTM A48 CLASS 30B.

3.7. ADJUSTMENT UNITS FOR SANITARY STRUCTURES TO BE IN ACCORDANCE WITH OPSD 704.010 OR 704.011.

3.8. SANITARY SEWERS AND SERVICES TO HAVE MINIMUM 1.8m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL INSTALL SHALLOW BURIED PIPE IN ACCORDANCE WITH APPLICABLE "SEWER PIPE INSULATION DETAIL" INDICATED IN DRAWING DETAILS. INSULATION SHALL BE RIGID EXTRUDED POLYSTYRENE (EPS) BOARD, WITH A THICKNESS SUFFICIENT TO PROVIDE AN RSI–1.76 (R10) INSULATING FACTOR (TYPICALLY 50–65mm). INSULATION BOARD WIDTH SHALL BE 1.8m FOR UP TO 200mm NOMINAL PIPE DIAMETER, 2.4m FOR 201mm–800mm DIAMETER AND 3.0m FOR 801mm–1400mm. ALL JOINTS SHALL BE TIGHTLY BUTTED TOGETHER (TAPE OR OTHERWISE SECURE JOINTS TO RESIST MOVEMENT DURING BACKFILL PLACEMENT). RIGID EPS BOARD SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 140kPa (20psi), AND A MAXIMUM WATER ABSORPTION RATE OF 2.0% BY VOLUME. ACCEPTABLE PRODUCTS ARE DOW STYROFOAM–SM OR –HI (FULL LINE), OWENS CORNING FOAMULAR (200, 250, OR HIGHER), PLASTISPAN HD–M28 OR OTHER ENGINEER–APPROVED EQUIVALENT.

3.9. CONTRACTOR RESPONSIBLE FOR TESTING OF SANITARY SEWERS IN ACCORDANCE WITH OPSS 409.

4. WATERMAINS

4.1. PIPE BEDDING FOR RIGID PIPE TO BE CLASS "B" AS PER OPSD 802.030. PIPE BEDDING FOR FLEXIBLE PIPE TO BE AS PER OPSD 802.010. BEDDING MATERIAL AND COVER MATERIAL TO BE GRANULAR "A". TRENCH BACKFILL TO BE NATIVE MATERIAL REPLACED IN 300mm LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

4.2. WATERMAINS 100mmø AND LARGER SHALL BE PVC C900 CLASS 235 OR GREY OR DUCTILE IRON INSTALLED WITH MINIMUM 2.0 METRES OF COVER. FITTINGS 100mmø AND LARGER SHALL BE PVC CLASS 235 (DR18) CSA B137.3 OR GREY OR DUCTILE IRON CONFORMING TO AWWA C110/A21.10 OR COMPACT DUCTILE IRON CONFORMING TO AWWA C153/A21.53.

4.3. WATERMAIN FITTINGS TO BE SUPPLIED WITH MECHANICAL JOINT RESTRAINTS. FOR WATERMAIN PIPE SIZES 150mmø OR LESS ALL PIPE JOINTS TO BE RESTRAINED WITHIN 5.0m FROM ALL FITTINGS, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. FOR WATERMAIN PIPE SIZES GREATER THAN 150mmø ALL PIPE JOINTS TO BE RESTRAINED WITHIN 10.0m FROM ALL FITTINGS, IN EACH DIRECTION, UNLESS SHOWN OTHERWISE ON THE CONTRACT DRAWINGS. ALL TEES TO HAVE MINIMUM 2.0m SOLID PIPE LENGTH ON EACH RUN OF THE TEE, OR PROVIDE A THRUST BLOCK PER OPSD 1103.010.

4.4. ALL METALLIC FITTINGS (EXCLUDING CURB/MAIN STOP AND BRASS FITTINGS) AND APPURTENANCES INCLUDING SADDLES, VALVES, TEES, BENDS ETC ARE TO BE WRAPPED WITH AN APPROVED PETROLATUM SYSTEM CONSISTING OF PASTE, MASTIC AND TAPE. PARTICULAR ATTENTION SHALL BE PAID TO ANODE INSTALLATION. CONTRACTOR TO REFER TO THE MOST RECENT EDITION OF THE CITY OF OTTAWA AND AREA MUNICIPALITIES DESIGN GUIDELINES AND SUPPLEMENTAL SPECIFICATIONS FOR MUNICIPAL SERVICES.

4.5. WATERMAIN VALVES 100mmø AND LARGER SHALL BE AS PER AWWA C509 – MUELLER A2360–23 OR APPROVED EQUIVALENT (OPEN LEFT) INCLUDING VALVE BOX AND 2.3Kg ANODE INCLUDING ANODE PROTECTION INSTALLED PER CITY OF OTTAWA STANDARDS.

4.6. PVC WATERMAIN SHALL HAVE TWU STRANDED COPPER, AWG8 TRACER WIRE STRAPPED TO TOP AT 5 METRE INTERVALS. TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT ALL HYDRANTS AND CAD WELDED TO THE LOWER FLANGE OF THE HYDRANT.

4.7. HYDRANTS SHALL BE CANADA VALVE "CENTURY" OR APPROVED EQUIVALENT WITH 2–64mm HOSE CONNECTIONS INCLUDING 5.5Kg ANODE.

4.8. MAIN STOPS, CURB STOPS AND COUPLINGS SHALL BE AWWA C–800 COPPER TO COPPER FLANGED OR COMPRESSION CONNECTION OR APPROVED EQUIVALENT.

4.9. SERVICE BOXES TO BE FERGUSON ECLIPSE TYPE FIGURE 222 SIZE NO. 9 OR APPROVED EQUIVALENT COMPLETE WITH ROD AND PLUG.

4.10. WATERMAINS AND SERVICES MAY BE PLACED IN THE SAME TRENCH WITH STORM OR SANITARY SEWERS OR SERVICES WITH LESS THAN 2.5m HORIZONTAL SEPARATION ONLY IF A MINIMUM VERTICAL SEPARATION OF 500mm IS MAINTAINED BETWEEN THE WATERMAIN OR SERVICE AND ANY OTHER PIPE AND THE WATERMAIN IS INSTALLED ABOVE THE STORM OR SANITARY SEWER IN ACCORDANCE WITH SECTION 7.3.5.6.(2)(a)(i) OF THE ONTARIO BUILDING CODE.

4.11. ALL WATERMAINS AND SERVICES TO HAVE MINIMUM 2.4m COVER ON TOP OF PIPE. WHERE COVER TO TOP OF PIPE IS DEFICIENT, CONTRACTOR SHALL CONTACT DESIGN ENGINEER FOR "WATER PIPE INSULATION DETAIL".

4.12. ALL WATERMAIN TO BE PRESSURE TESTED IN ACCORDANCE WITH OPSS 441. DISINFECT ALL WATERMAIN IN ACCORDANCE WITH AWWA C 651–99 INCLUDING CHLORINATION, BACKFLOW PREVENTOR AND 24 HOUR DUPLICATE SAMPLING. ALL TESTING AND DISINFECTION TO BE COMPLETED UNDER THE SUPERVISION OF THE ENGINEER. **(CONTRACTOR TO SUBMIT WATER COMMISSIONING PLAN IN ACCORDANCE WITH DGSSMS. THIS PLAN MUST BE APPROVED BY THE CITY OF OTTAWA PRIOR TO ANY WATERMAIN WORK).**

4.13. PRIOR TO OCCUPANCY, CONTRACTOR MUST COMMISSION FIRE FLOW TEST FOR PRIVATE ON–SITE HYDRANTS. PROVIDE RESULTS TO DESIGN ENGINEER.

5. EROSION AND SEDIMENT CONTROL

5.1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS SHOWN PRIOR TO CONSTRUCTION AND MAINTAIN IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE COVER.

5.2. ALL SEDIMENT CONTROL FENCING TO BE INSTALLED PRIOR TO ANY AREA GRADING, EXCAVATING OR DEMOLITION COMMENCING.

5.3. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.

5.4. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHs AND CBs.

5.5. CONSTRUCTION ACCESS (MUD MAT) TO BE PROVIDED ON–SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. CONSTRUCTION ACCESS (MUD MAT) SHALL BE A MINIMUM OF 3.0m WIDE, 15.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3m DEEP AND SHALL CONSIST OF 200mm CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. PROPOSED EROSION FENCING TO TIE INTO MUD MAT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE EFFECTIVENESS AT ALL TIMES.

5.6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.

5.7. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED.

5.8. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE ENGINEER AND THE CITY OF OTTAWA'S DEPARTMENT OF PUBLIC WORKS.

5.9. CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.

5.10. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION FENCING PRIOR TO COMPLETION OF PROJECT. CONTRACTOR TO HAVE EROSION AND SEDIMENTATION FENCE INSPECTED WHEN VEGETATION HAS ESTABLISHED, BUT PRIOR TO FENCE BECOMING OVERGROWN. ENGINEER'S REPRESENTATIVE TO DETERMINE IF VEGETATION HAS REACHED THE CRITICAL POINT AND WILL THEN INSTRUCT CONTRACTOR TO REMOVE FENCE.

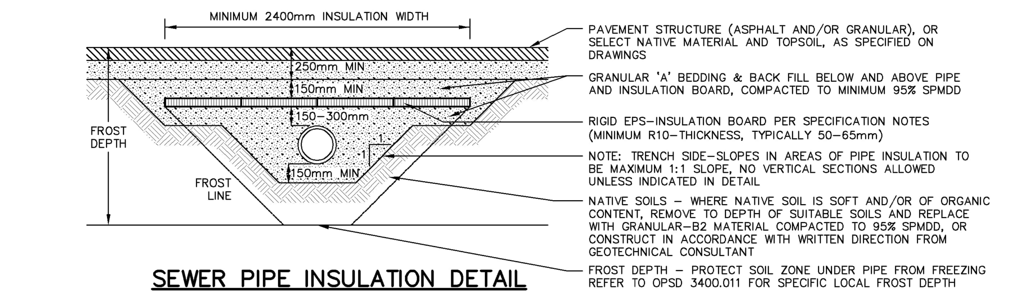
6. MAINTENANCE RECOMMENDATIONS

6.1. DURING THE COURSE OF CONSTRUCTION CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS FROM STORMWATER MANAGEMENT FACILITIES MONTHLY. FOLLOWING CONSTRUCTION CONTRACT COMPLETION, OWNER TO HIRE QUALIFIED CONTRACTOR TO REMOVE SEDIMENT AND CONTAMINANTS ANNUALLY AND REINSTATE STORMWATER MANAGEMENT FACILITIES ACCORDING TO THE DESIGN OUTLINED ON THIS PLAN, AS REQUIRED.

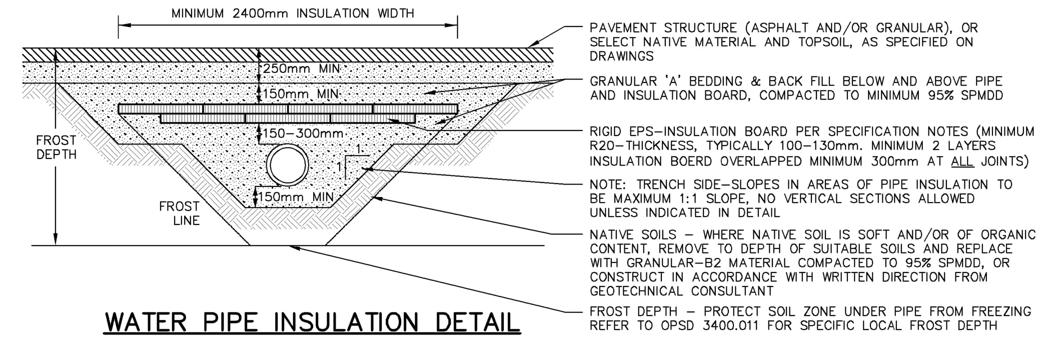
6.2. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.

6.3. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.

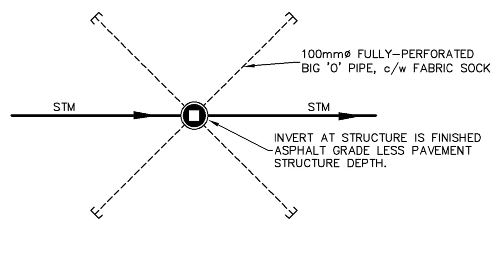
6.4. THE PROPOSED OIL GRIT SEPERATOR (OGS) WILL REQUIRE REGULAR ANNUAL MAINTENANCE. OWNER TO ENTER INTO A MAINTENANCE AGREEMENT WITH A SUITABLE CONTRACTOR TO COMPLETE THIS WORK.



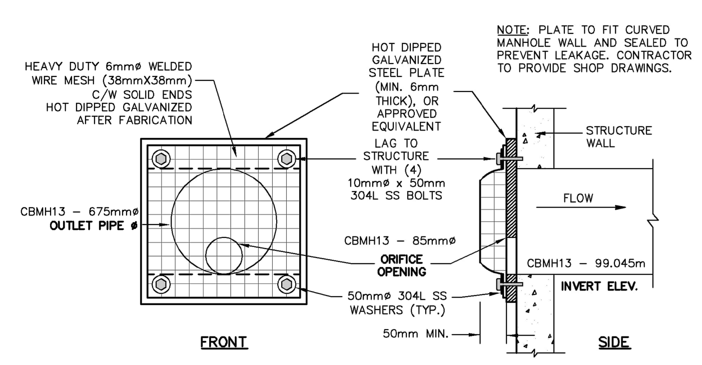
SEWER PIPE INSULATION DETAIL
FOR SEWER PIPES HAVING LESS THAN 1800mm COVER AND MINIMUM 615mm COVER
N.T.S.



WATER PIPE INSULATION DETAIL
FOR WATERMAINS AND FORCEMAINS HAVING LESS THAN 2400mm COVER AND MINIMUM 680mm COVER
N.T.S.



PAVEMENT SUBDRAIN DETAIL
TYPICAL PLAN VIEW
N.T.S.

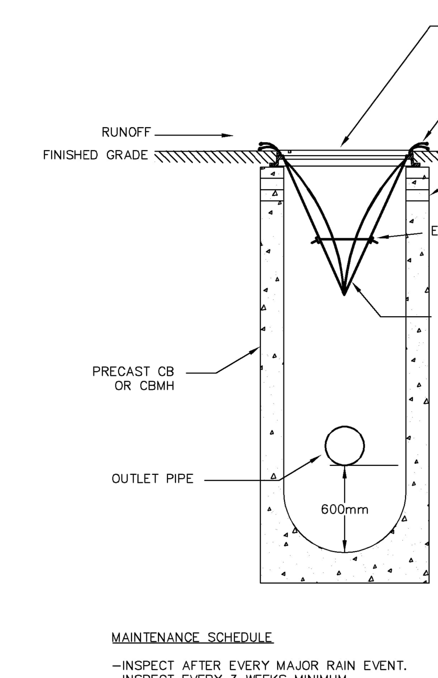


ON–LINE ORIFICE PLATE
WITH TRASH SCREEN DETAIL
N.T.S.

PAVEMENT STRUCTURE

MATERIAL	RECOMMENDED THICKNESS	
	LIGHT VEHICLE PARKING	LOCAL ROADWAYS, ACCESS LANES, AND HEAVY VEHICLE PARKING
WEAR COURSE – SUPERPAVE 12.5–FC2 ASPHALTIC CONCRETE	50mm	40mm
UPPER BINDER COURSE – SUPERPAVE 19.0 ASPHALTIC CONCRETE	–	50mm
GRANULAR 'A' BASE	150mm	150mm
GRANULAR 'B' SUBBASE (TYPE II)	300mm	400mm

BASED ON GEOTECHNICAL INVESTIGATION PREPARED BY: PATERSON GROUP – DATED MARCH 27, 2026

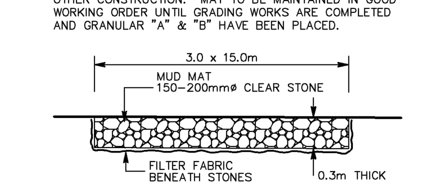


MAINTENANCE SCHEDULE

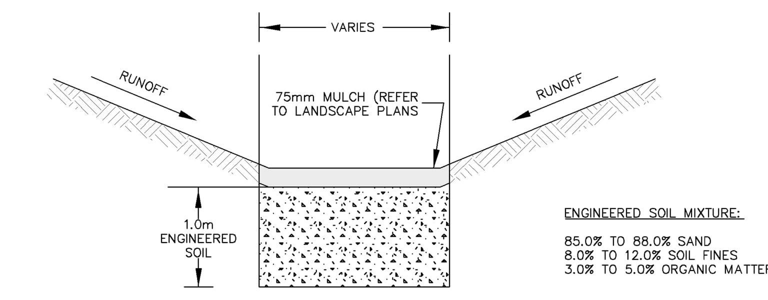
–INSPECT AFTER EVERY MAJOR RAIN EVENT.
–INSPECT EVERY 3 WEEKS MINIMUM.
–SILTSACK SHOULD NEVER BE OVER HALF FULL.
–FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED
(TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS)
(TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

TEMPORARY SILTSACK SILTATION CONTROL IN CB
N.T.S.

DESIGNATED ACCESS FOR ALL CONSTRUCTION TRAFFIC.
INSTALL 'MUD MAT', AS PER DETAIL BELOW, PRIOR TO ANY OTHER CONSTRUCTION. MAT TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL GRADING WORKS ARE COMPLETED AND GRANULAR "A" & "B" HAVE BEEN PLACED.



CONSTRUCTION ACCESS DETAIL
N.T.S.



ENGINEERED SOIL MIXTURE:

85.0% TO 88.0% SAND
8.0% TO 12.0% SOIL FINES
3.0% TO 5.0% ORGANIC MATTER

RAIN GARDEN CROSS–SECTION
N.T.S.

OCCUPANCY CERTIFICATION CHECKLIST

MTE CONSULTANTS INC. WILL ISSUE THE OCCUPANCY CERTIFICATION LETTER TO THE LOCAL BUILDING DEPARTMENT ONLY ONCE ALL NECESSARY PERIODIC SITE REVIEWS OF THE CONSTRUCTION WORK HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF DIVISION C, PART 1, SECTION 1.2.2 GENERAL REVIEW, OF THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF REGULATION 260, MADE UNDER THE PROFESSIONAL ENGINEERS ACT, 1990, AS AMENDED AND AFTER ALL LISTED REQUIREMENTS ARE COMPLETED AND VERIFIED. ANY OUTSTANDING ITEMS OR DEFICIENCIES MAY RESULT IN DELAYS. THE CONTRACTOR/BUILDER/DEVELOPER MUST CONTACT MTE CONSULTANTS INC. 48–HRS IN ADVANCE TO SCHEDULE THE OCCUPANCY INSPECTION ONLY AFTER ALL LISTED REQUIREMENTS ARE FULLY COMPLETED AND/OR PROVIDED. FAILURE TO COMPLY MAY RESULT IN ADDED INSPECTIONS, FEES, AND DELAYS. ADDITIONAL REQUIREMENTS NOT LISTED MAY BE IMPOSED BASED ON SITE–SPECIFIC CONDITIONS AND LOCAL REQUIREMENTS.

SANITARY SERVICES/SEWERS
- ☐ MANHOLE AND CLEANOUT LIDS ARE ACCESSIBLE AND FREE OF DEBRIS
- ☐ ALL BENCHING AND PARGING ARE COMPLETED IN ACCORDANCE WITH OPSD 701.021 AND ARE CLEAN AND FREE OF DEBRIS
- ☐ SANITARY SERVICES AND SEWERS HAVE BEEN:
  - ☐ FLUSHED AND ARE FREE OF DEBRIS
  - ☐ AIR TESTED IN ACCORDANCE WITH OPSS 410
  - ☐ INSPECTED VIA CCTV IN ACCORDANCE WITH OPSS 409
  - ☐ MANDREL TESTING COMPLETED ON ALL FLEXIBLE PIPE

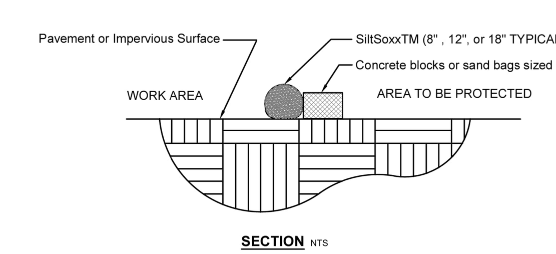
  ALL TESTING AND CCTV DOCUMENTATION HAS BEEN SUBMITTED TO THE DESIGN ENGINEER

STORM SERVICES/SEWERS
- ☐ MANHOLE, CATCHBASIN, CATCHBASIN MANHOLE, AREA DRAIN AND CLEANOUT GRATES/LIDS ARE ACCESSIBLE AND FREE OF DEBRIS
- ☐ ALL BENCHING AND PARGING ARE COMPLETED IN ACCORDANCE WITH OPSD 701.021 AND ARE CLEAN AND FREE OF DEBRIS
- ☐ ALL SUMPS ARE CLEAN AND FREE OF DEBRIS
- ☐ STORM SERVICES AND SEWERS HAVE BEEN:
  - ☐ FLUSHED AND ARE FREE OF DEBRIS
  - ☐ AIR TESTED IN ACCORDANCE WITH OPSS 410
  - ☐ INSPECTED VIA CCTV IN ACCORDANCE WITH OPSS 409
  - ☐ MANDREL TESTING COMPLETED ON ALL FLEXIBLE PIPE

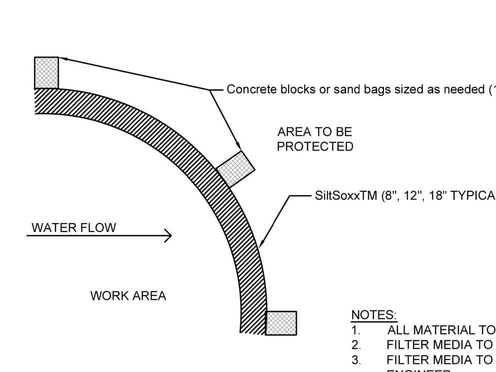
  ALL TESTING AND CCTV DOCUMENTATION HAS BEEN SUBMITTED TO THE DESIGN ENGINEER
- ☐ SWM CONTROLS INCLUDING ORIFICE PLATES, OGS UNITS, TANKS, CHECK VALVES, ETC. HAVE BEEN INSTALLED IN ACCORDANCE WITH THE DESIGN DRAWINGS

WATER SERVICES/WATERMAINS
- ☐ ALL WATERMAIN TESTING INCLUDING PRESSURE TESTING, CHLORINATION, BACTERIOLOGICAL SAMPLING, AND OFFER TO CONNECT DOCUMENTATION HAS BEEN COMPLETED AND SUBMITTED TO THE DESIGN ENGINEER
- ☐ ALL CURB STOPS AND VALVES ARE ACCESSIBLE AND OPERATIONAL
- ☐ PROPOSED HYDRANT(S) ARE ACCESSIBLE AND OPERATIONAL; HYDRANT FLOW TEST(S) HAVE BEEN COMPLETED, AND RESULTS SUBMITTED TO THE DESIGN ENGINEER
- ☐ FIRE DEPARTMENT CONNECTION IS INSTALLED, ACCESSIBLE AND WITHIN 45 METRES OF A FIRE HYDRANT AND ASSOCIATED SIGNAGE IS INSTALLED
- ☐ DISTRICT METERING AREA CHAMBER, INCLUDING ALL INTERNAL PARTS, ARE INSTALLED IN ACCORDANCE WITH THE DETAIL AND/OR LOCAL REQUIREMENTS AND SPECIFICATIONS, ACCESSIBLE AND OPERATIONAL; PHOTOS OF THE INTERNAL STRUCTURE HAVE BEEN PROVIDED TO THE DESIGN ENGINEER

PEDESTRIAN SAFETY
- ☐ BARRIER FREE PATHS OF TRAVEL ARE INSTALLED AND FREE OF DEBRIS, INCLUDING PARKING STALLS, WALKWAYS AND DOORS ARE ACCESSIBLE
- ☐ ANY ZONES STILL UNDER CONSTRUCTION, INCLUDING MATERIAL AND EQUIPMENT STORAGE AREAS, ARE FULLY FENCED OFF AND INACCESSIBLE TO THE PUBLIC
- ☐ ALL GUARDS AND RAILINGS ON RETAINING WALLS, HEADWALLS, RAMPS, ETC. ARE INSTALLED, AS REQUIRED

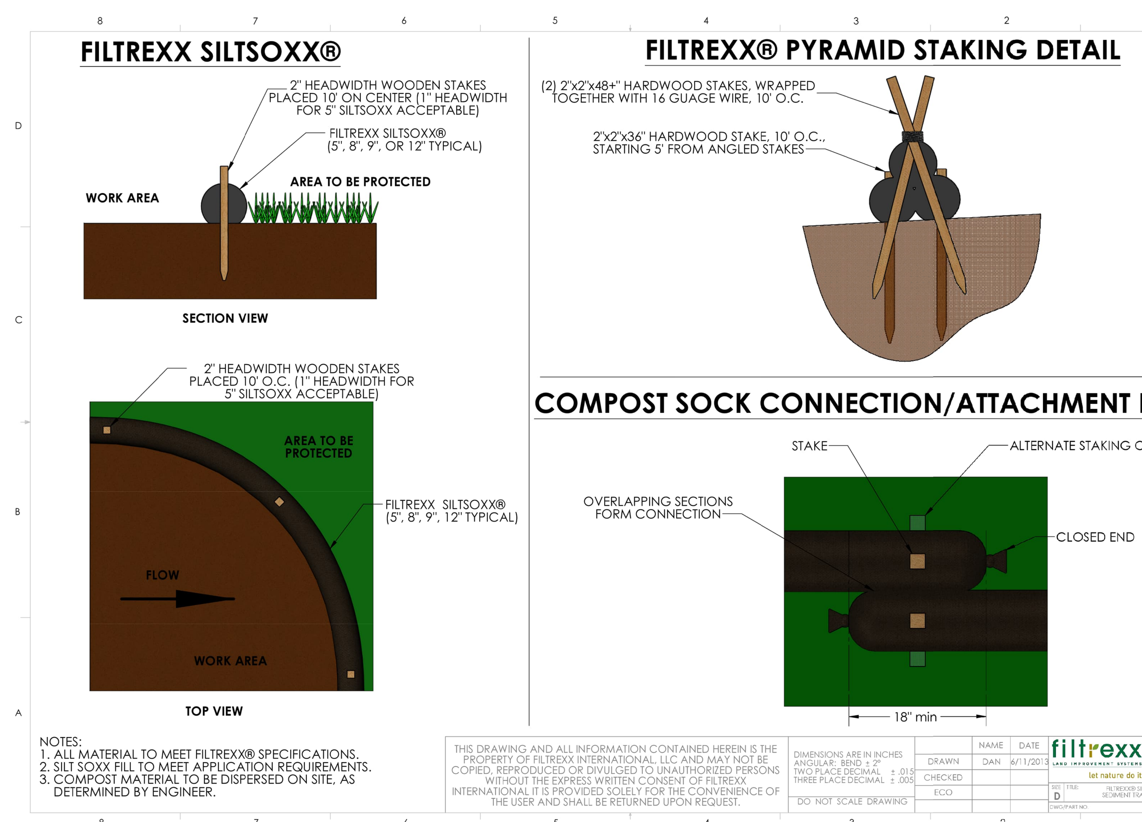


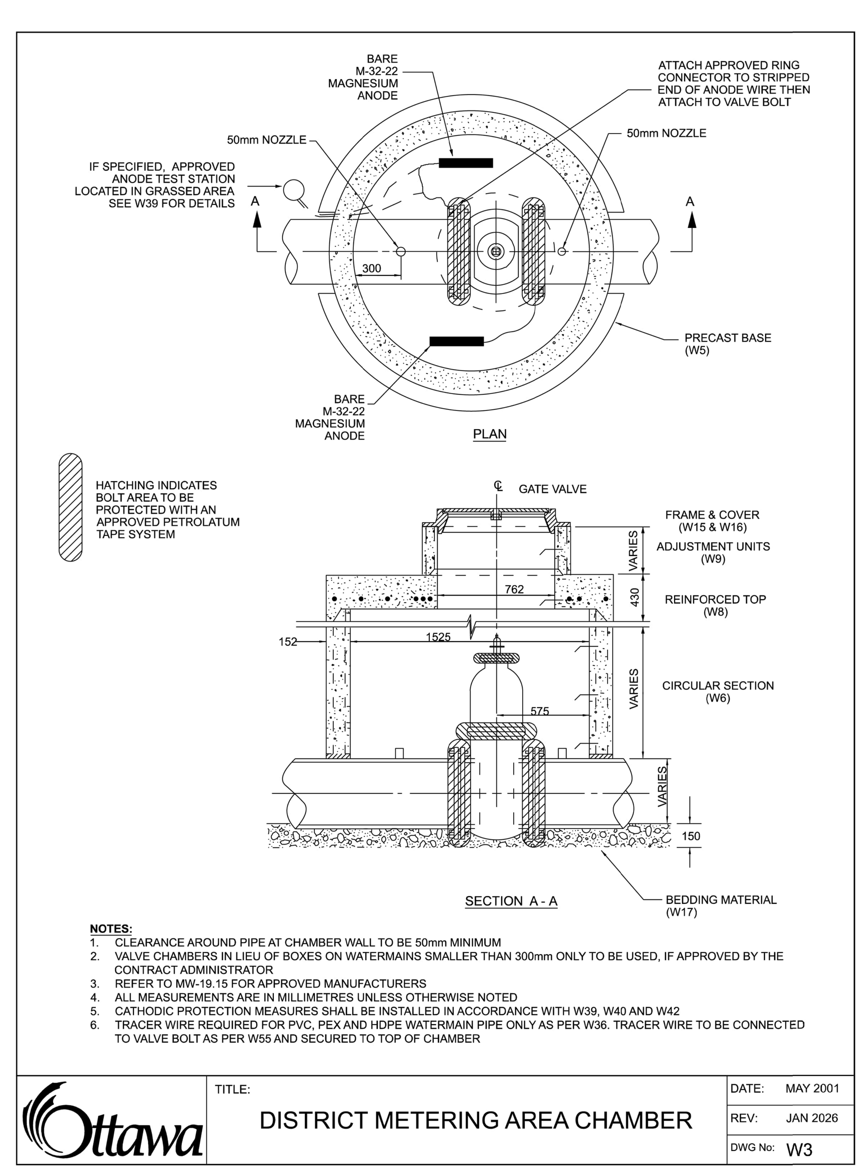
NOTE: SILTSOXX DETAILS OBTAINED ONLINE FROM FILTREXX WEBSITE. REFER TO FILTREXX DESIGN MANUAL FOR ADDITIONAL NOTES AND DETAILS. SILTSOXX TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY CONTRACTOR IN PROPER CONDITION.

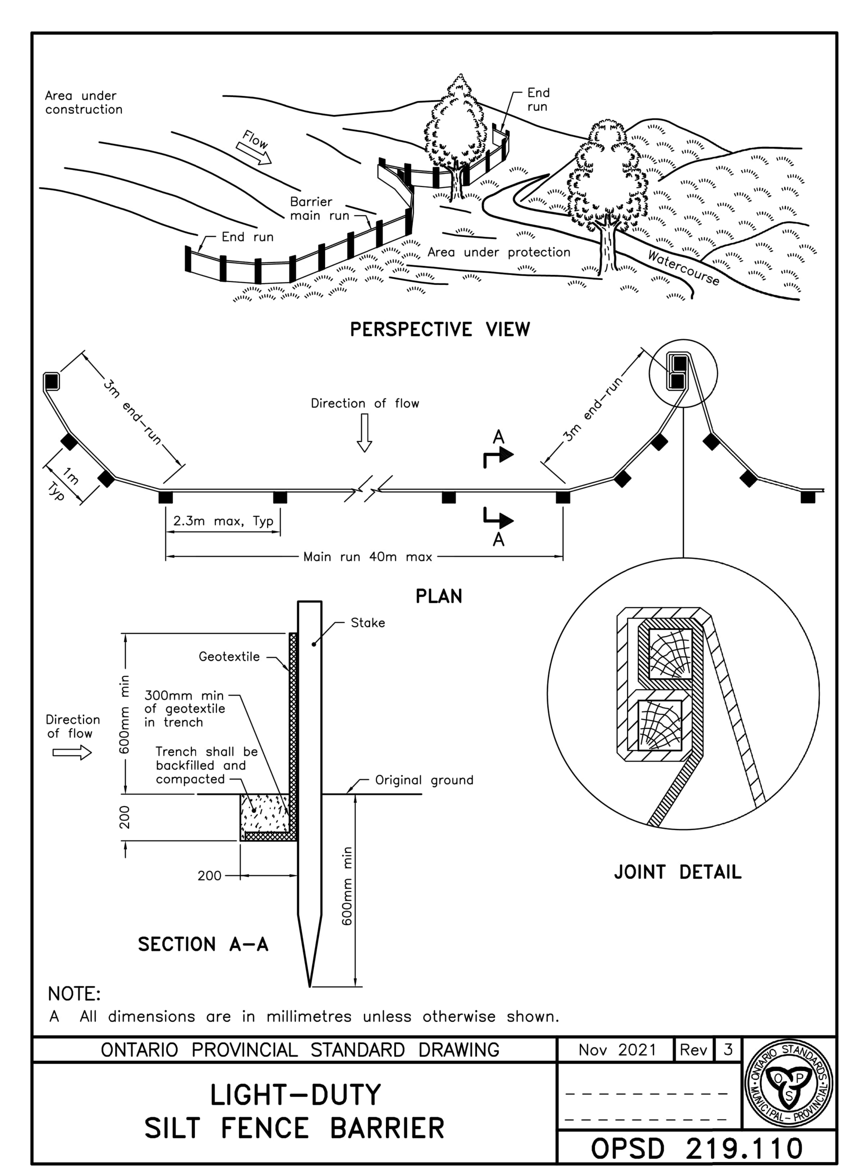


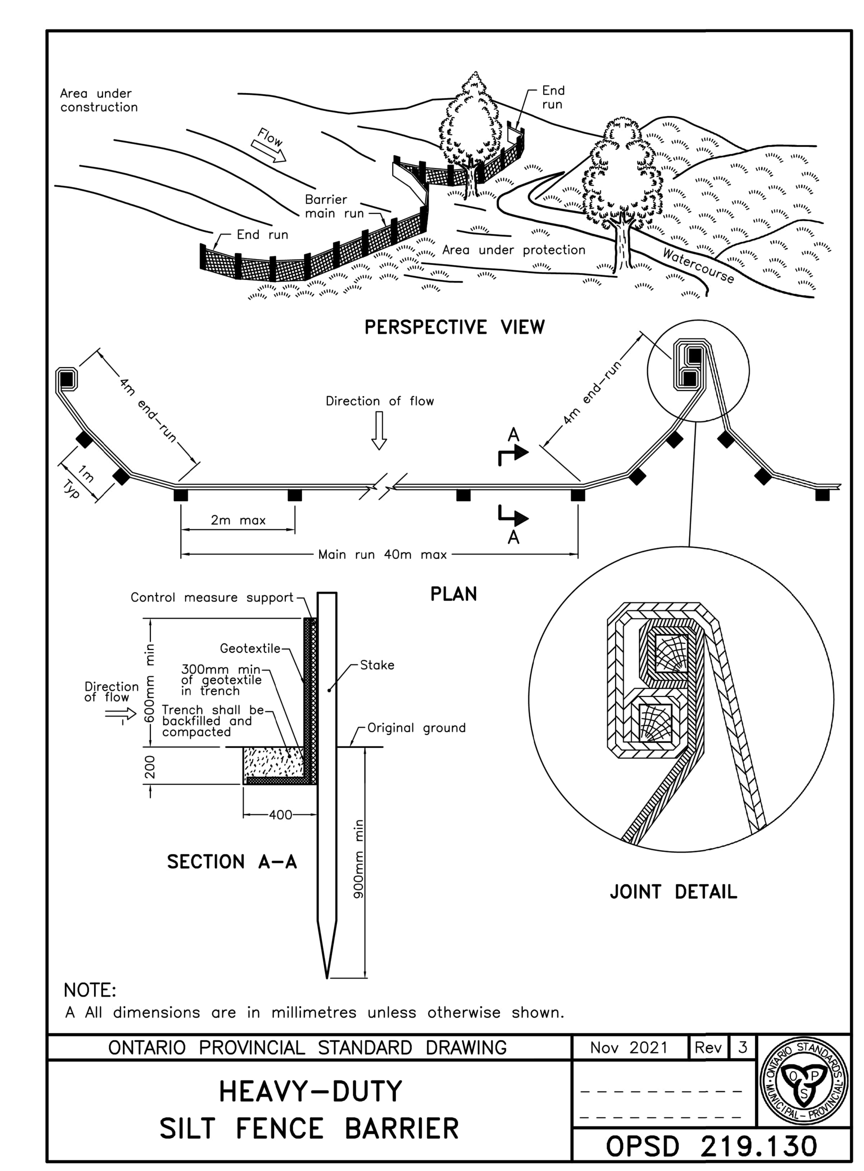
NOTES:
1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

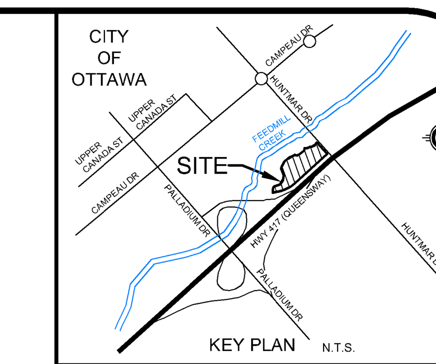
SiltSoxxTM for Sediment Control on Pavement
NTS











GEODETIC BM ELEV. = m
REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

SITE BENCHMARK ELEV. = m
REFER TO ABOVE.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

NOTE:

1. PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.

2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY STANTEC, DATED JANUARY 23, 2026.

3. ALL MVCA LINEWORK SHOWN ON THIS PLAN IS TAKEN FROM SHAPEFILE PROVIDED BY STANTEC AND IS APPROXIMATE ONLY.

4. INVERTS DENOTED WITH "±" ARE TAKEN FROM AS–BUILT PLAN AND PROFILE DRAWINGS COMPLETED BY IBI GROUP, DATED OCTOBER 7, 2015, AND GENERAL PLAN OF SERVICES PLAN PREPARED BY IBI GROUP, DATED AUGUST 21, 2013 AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.

5. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C1.2, C2.0, C2.1, C2.2, C2.3, C2.4, C2.5 AND C2.6.

No.	REVISION	BY	YYYY-MM-DD
3.	RE-ISSUED FOR SITE PLAN CONTROL	AXS	2026-10-30
2.	ISSUED FOR PRICING	AXS	2026-09-22
1.	ISSUED FOR SITE PLAN CONTROL	AXS	2026-04-01

MTE
Engineers, Scientists, Surveyors.

LICENSED PROFESSIONAL ENGINEER
L. E. INGRAM
100120779
2026-10-30
PROVINCE OF ONTARIO

CLIENT
IRONCLAD DEVELOPMENTS
101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

DRAWING
NOTES AND DETAILS PLAN 1

Design By	DXN / LEI	Project Manager	A. SAWATSKY
Drawn By	DAC	Project No.	65860_001
Checked By	DXN / LEI	Drawing No.	C2.5
Date (yyyy-mm-dd)	2026-02-12		
Scale	N.T.S.	Sheet 8 of 9	

FILE # D07-12-26-0037
PLAN #: 19483

October 30, 2026 - 11:41:06 AM - Plotted By: Dain Na

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PROPOSED LAYOUT

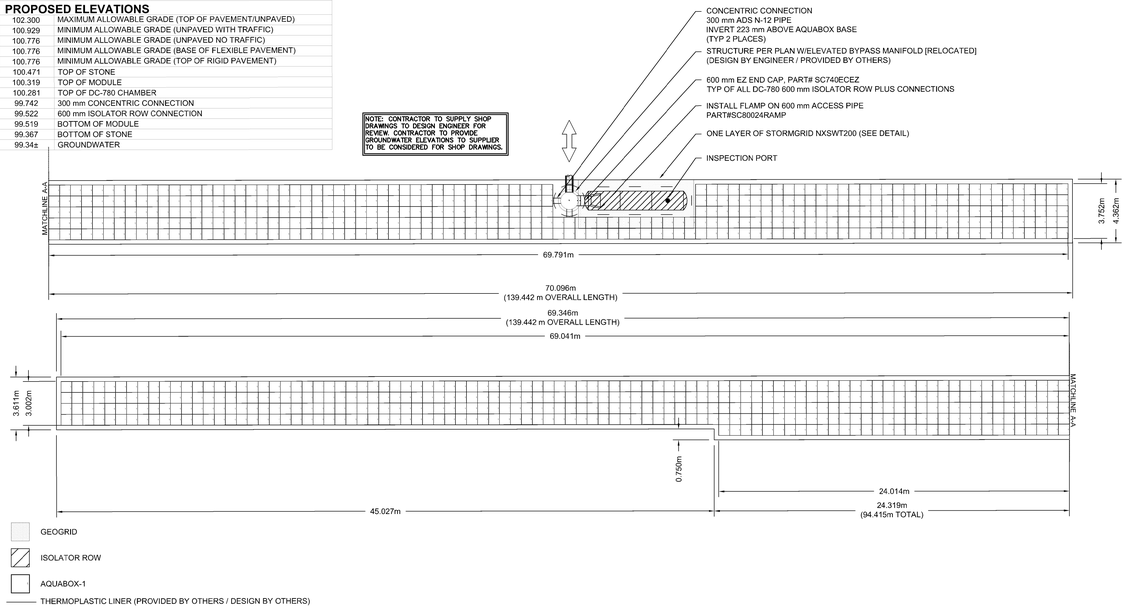
826	AQUABOX-1 (1 LAYER)	0	MODULE INSPECTION PORTS
826	AQUABOX FULL MODULE	1	CHAMBER INSPECTION PORTS
0	AQUABOX CUBE MODULE		
3	STORMTECH DC-780 CHAMBERS		
2	STORMTECH DC-780 END CAPS		
152	STONE ABOVE (mm)		
152	STONE BELOW (mm)		
40	% STONE VOID		
410.3	**INSTALLED SYSTEM VOLUME (m³) (PERIMETER STONE INCLUDED) ABOVE ELEVATION 99.552**		
574.4	EXCAVATION AREA (m²)		
287.6	EXCAVATION PERIMETER (m)		
465.2	MODULE AREA (m²)		
289.7	MODULE PERIMETER (m)		

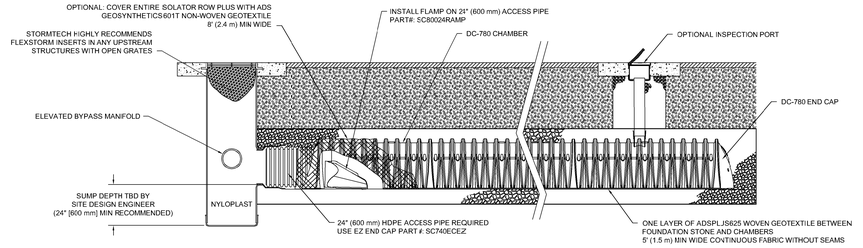
PROPOSED ELEVATIONS

102.300	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
100.929	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
100.776	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
100.776	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
100.776	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
100.471	TOP OF STONE
100.319	TOP OF MODULE
100.281	TOP OF DC-780 CHAMBER
99.742	300 mm CONCENTRIC CONNECTION
99.522	600 mm ISOLATOR ROW CONNECTION
99.519	BOTTOM OF MODULE
99.367	BOTTOM OF STONE
99.34±	GROUNDWATER

NOTES

- THE SITE DESIGN ENGINEER MUST CONSIDER THE EFFECTS OF POSSIBLE SATURATED SOILS ON NEARBY SYSTEMS, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS, SLOPE CONSTRUCTION/STABILITY, OR BUILDINGS/STRUCTURES. NO FOUNDATION LOADS SHALL BE TRANSMITTED TO THE CHAMBERS.





DC-780 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF MAINTENANCE ROW
- B. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
  - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
  - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- C. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

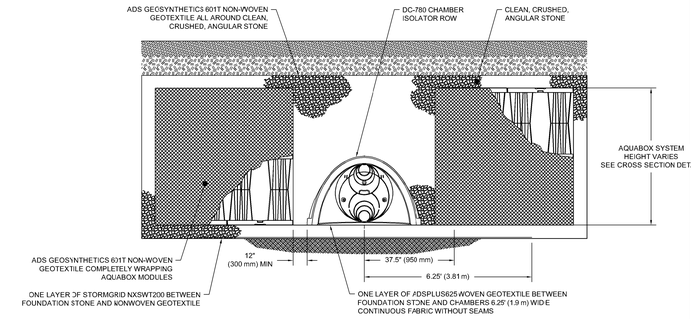
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

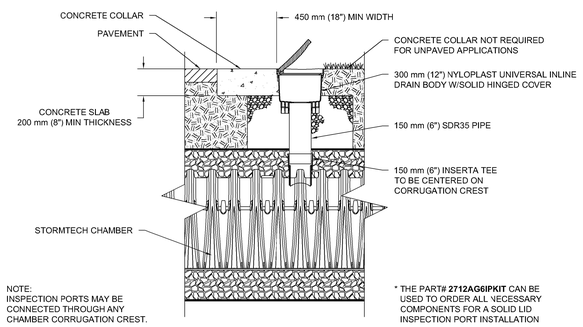
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE AQUABOX SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



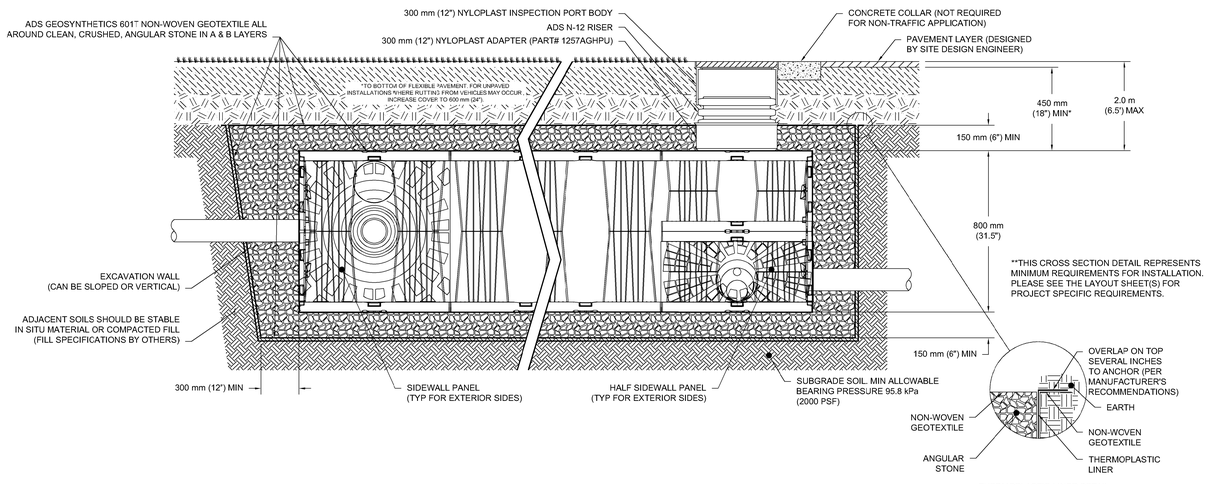


150 mm (6") PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

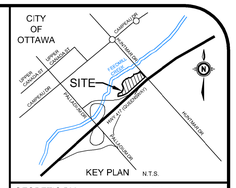
ACCEPTABLE FILL MATERIALS : AQUABOX-1

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 450 mm (18") ABOVE THE TOP OF THE AQUABOX MODULES. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 300 mm (12") OF MATERIAL OVER THE AQUABOX MODULES IS REACHED. COMPACT ADDITIONAL LAYERS IN 150 mm (6") MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 53 kN (12,000 lbs). DYNAMIC FORCE NOT TO EXCEED 89 kN (20,000 lbs).
B	**PERIMETER STONE:** FILL SURROUNDING THE AQUABOX MODULES FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW AQUABOX MODULES FROM THE SUBGRADE UP TO THE BOTTOM OF THE AQUABOX MODULE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #57 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 57 (AASHTO M43) STONE".
2. ADS AQUABOX COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 150 mm (6") (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT ADS FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



THERMOPLASTIC LINER DETAIL



GEODETIC BM ELEV. = m
REFER TO SURVEY COMPLETED BY STANTEC, DATED JANUARY 23, 2026

SITE BENCHMARK ELEV. = m
REFER TO ABOVE.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

NOTE:
1. **PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.**
2. **EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY STANTEC, DATED JANUARY 23, 2026.**
3. **ALL MVCA LINEWORK SHOWN ON THIS PLAN IS TAKEN FROM SHAPEFILE PROVIDED BY STANTEC AND IS APPROXIMATE ONLY.**
4. **INVERTS DENOTED WITH "±" ARE TAKEN FROM AS-BUILT PLAN AND PROFILE DRAWINGS COMPLETED BY ISI GROUP, DATED OCTOBER 7, 2015, AND GENERAL PLAN OF SERVICES PLAN PREPARED BY ISI GROUP, DATED AUGUST 21, 2013 AND ARE CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY AND REPORT ANY DISCREPANCIES TO ENGINEER.**
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Engineers, Scientists, Surveyors.

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IRONCLAD DEVELOPMENTS
101-57158 SYMINGTON RD 20E SPRINGFIELD, MB

PROJECT
319 HUNTMAR DRIVE
STITTSVILLE, ON

DRAWING
NOTES AND DETAILS PLAN 2

Design By: DXN / LEI	Project Manager: A. SAWATSKY
Drawn By: DAC	Project No.: 65860_001
Checked By: DXN / LEI	Drawing No.: C2.6
Date (yyyy-mm-dd): 2025-02-12	
Scale: N.T.S.	Sheet 9 of 9

FILE # D07-12-26-0037
PLAN #: 19483

October 30, 2026 - 11:41:37 AM - Plotted By: Dxin Ne