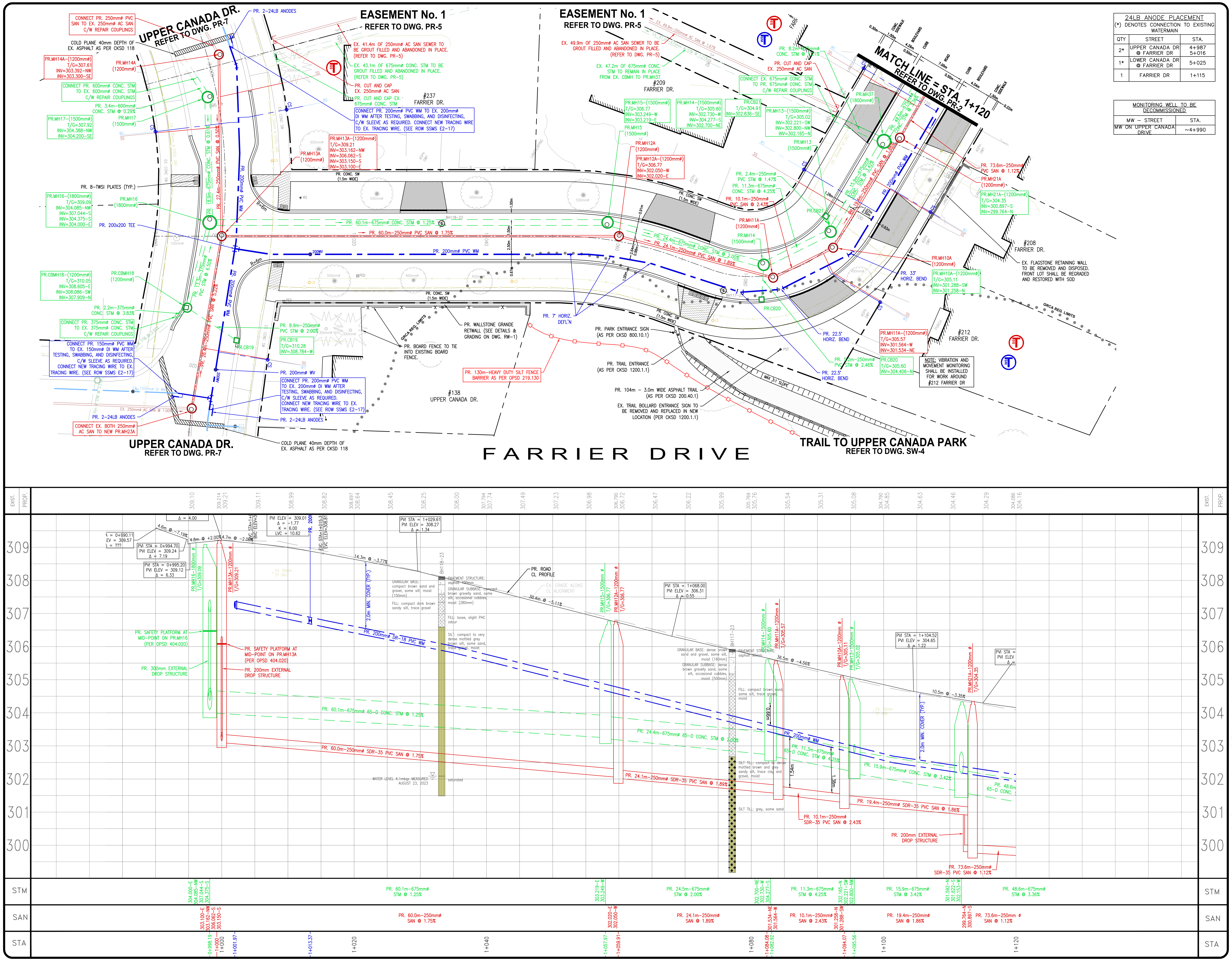
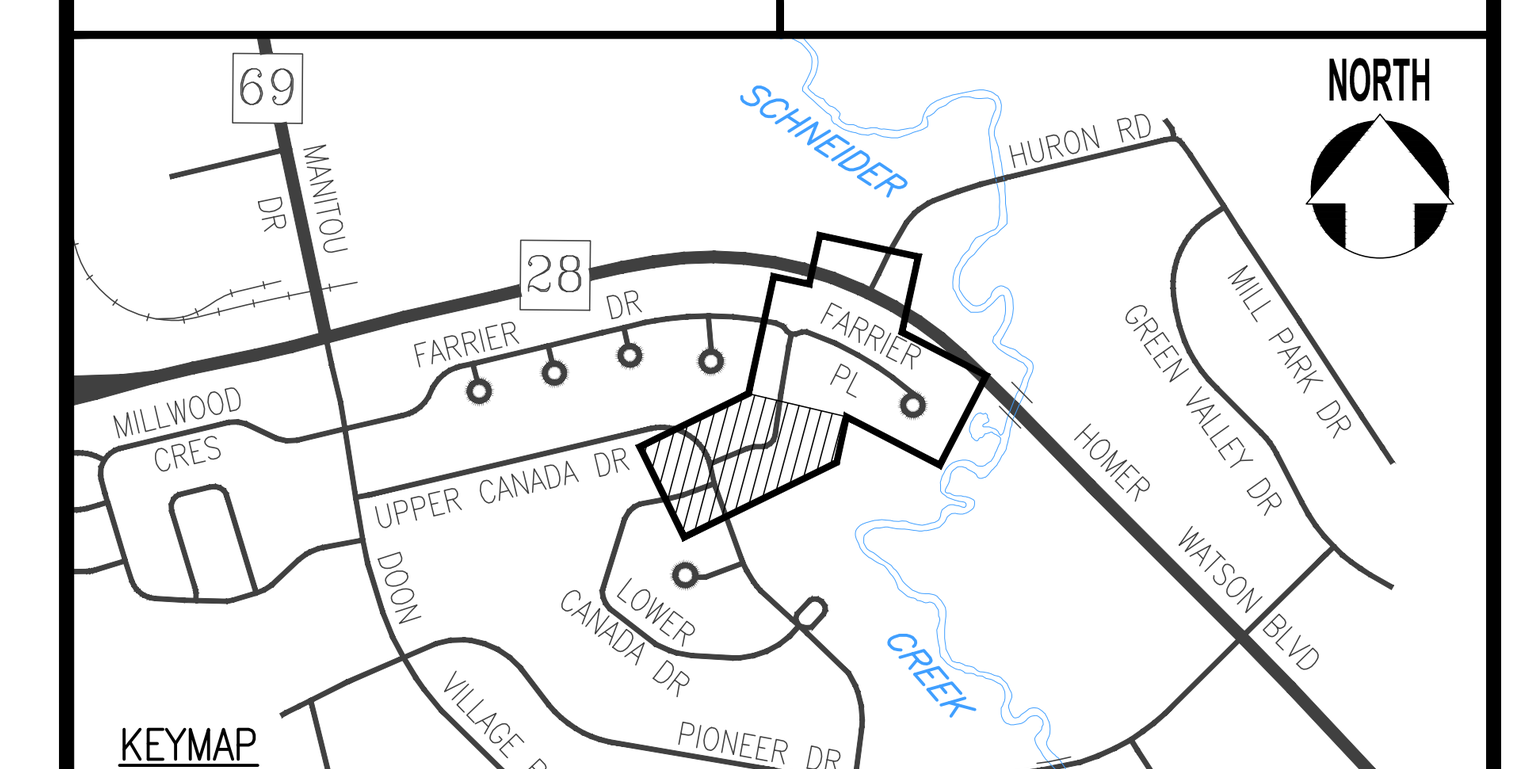


24LB ANODE PLACEMENT (*) DENOTES CONNECTION TO EXISTING WATERMAIN		
QTY	STREET	STA.
2*	UPPER CANADA DR @ FARRIER DR	4+987 5+016
1*	LOWER CANADA DR @ FARRIER DR	5+025
1	FARRIER DR	1+115

MONITORING WELL TO BE DECOMMISSIONED	
MW – STREET	STA.
MW ON UPPER CANADA DRIVE	~4+990

trueNORTH constructionNORTH



KEYMAP
N.T.S.

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SURVEY

CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00-000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O.	08.05.25
1	ISSUED FOR 30% DESIGN	S.E.O.	04.08.25

KITCHENER

The Corporation Of The
CITY OF KITCHENER

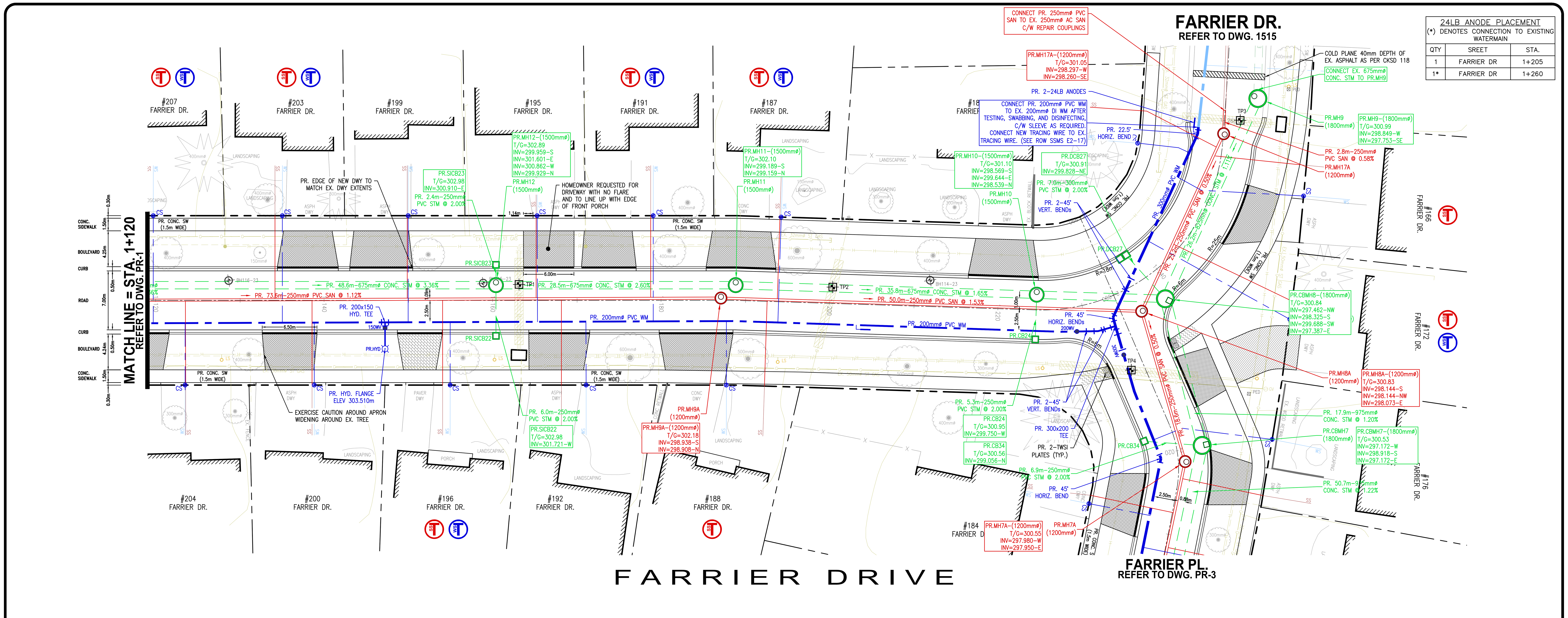
Development Services

Engineering Division

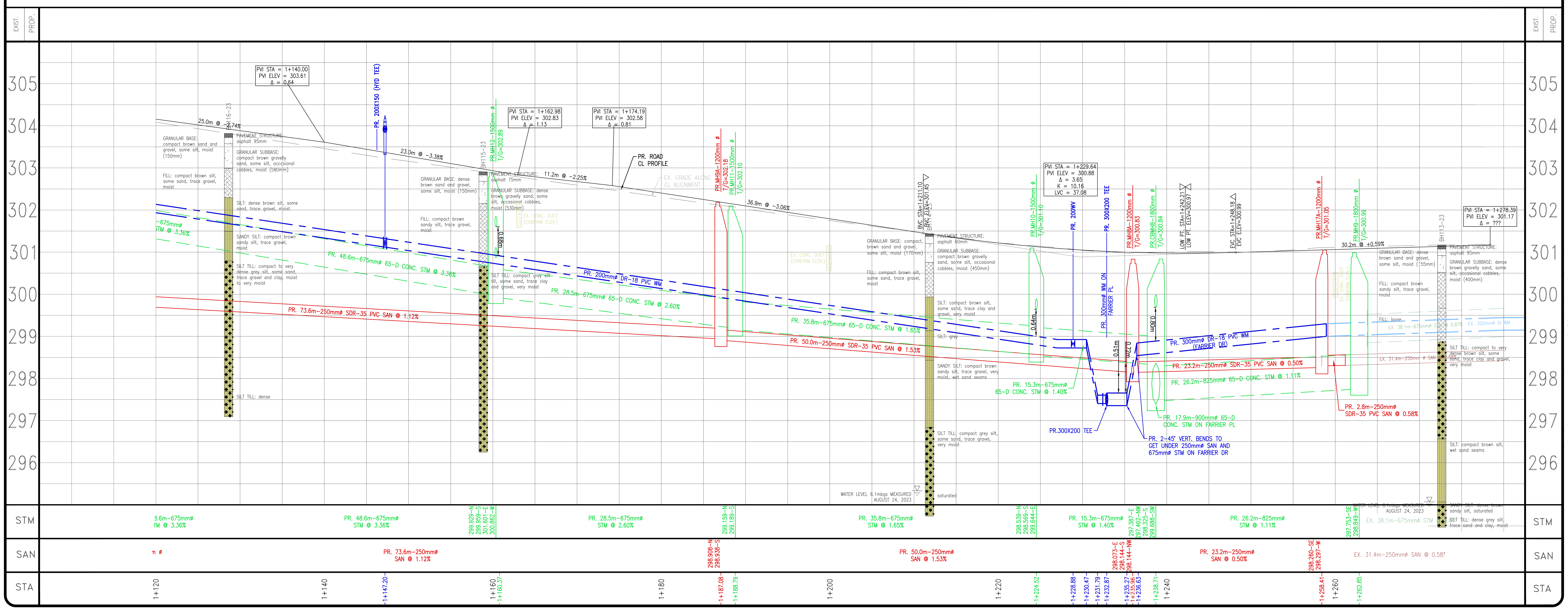
PROPOSED CONDITIONS
FARRIER DRIVE
FROM UPPER CANADA DR. TO STA. 1+120

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.
		DATE: (MM.DD.YYYY) 01.20.2025
		SCALE: HOR.-1:250 / VER.-1:50
		SHEET No. 10 of 28
		DWG. No. PR-1

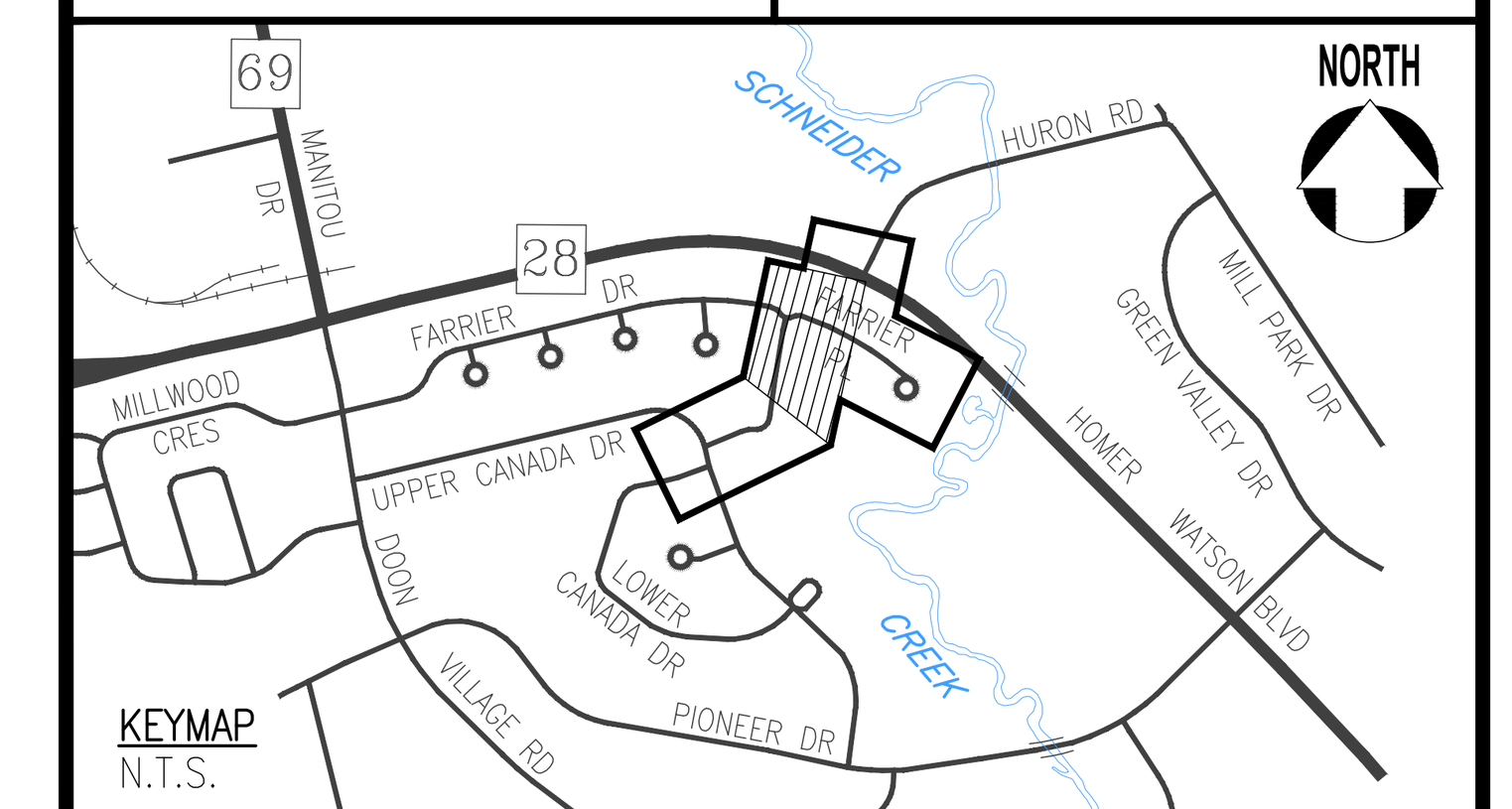
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24LB ANODE PLACEMENT		
(*) DENOTES CONNECTION TO EXISTING WATERMAIN		
QTY	SREET	STA.
1	FARRIER DR	1+205
1*	FARRIER DR	1+260



true NORTH
construction NORTH



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BOREHOLES

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HL4 BINDER ASPHALT...........100mm
GRANULAR "A" BASE.............200mm
GRANULAR "B" BASE.............470mm

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SURVEY

CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00-000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O.	08.05.25
1	ISSUED FOR 30% DESIGN	S.E.O.	04.08.25

KITCHENER
The Corporation Of The
CITY OF KITCHENER

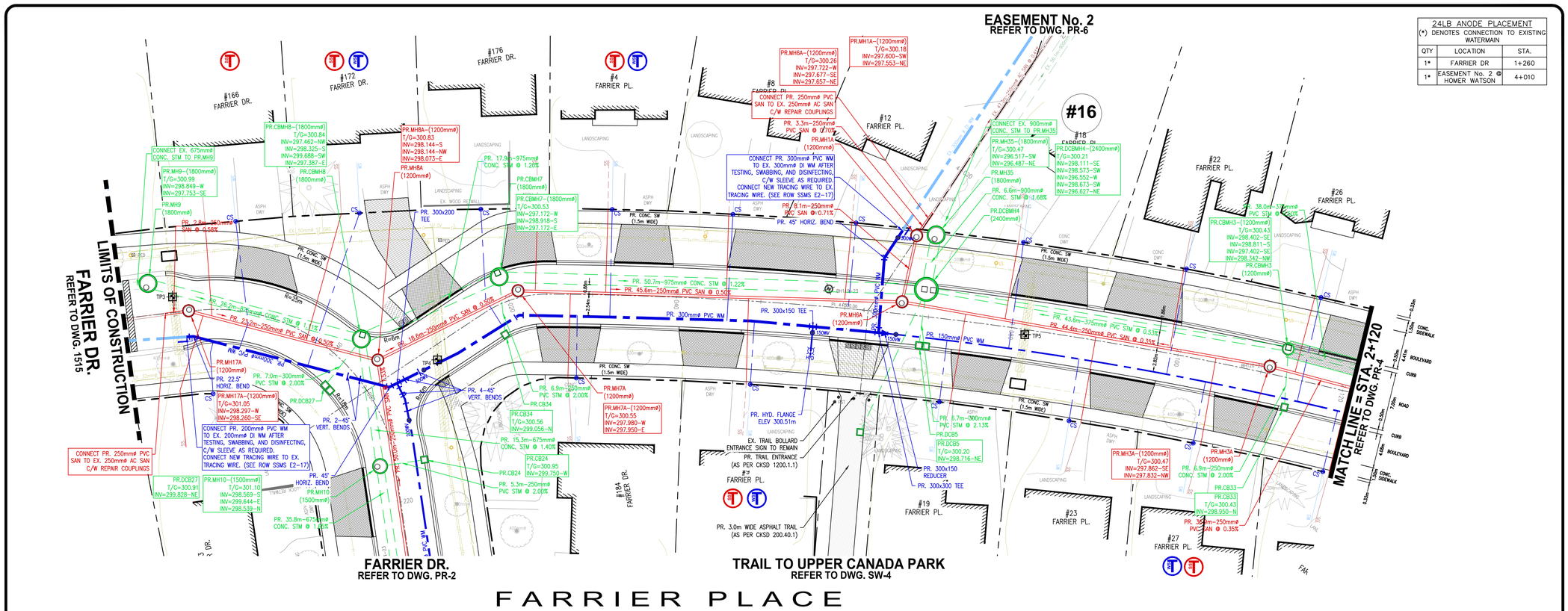
Development Services

Engineering Division

PROPOSED CONDITIONS
FARRIER DRIVE
FROM STA. 1+120 TO STA. 1+270

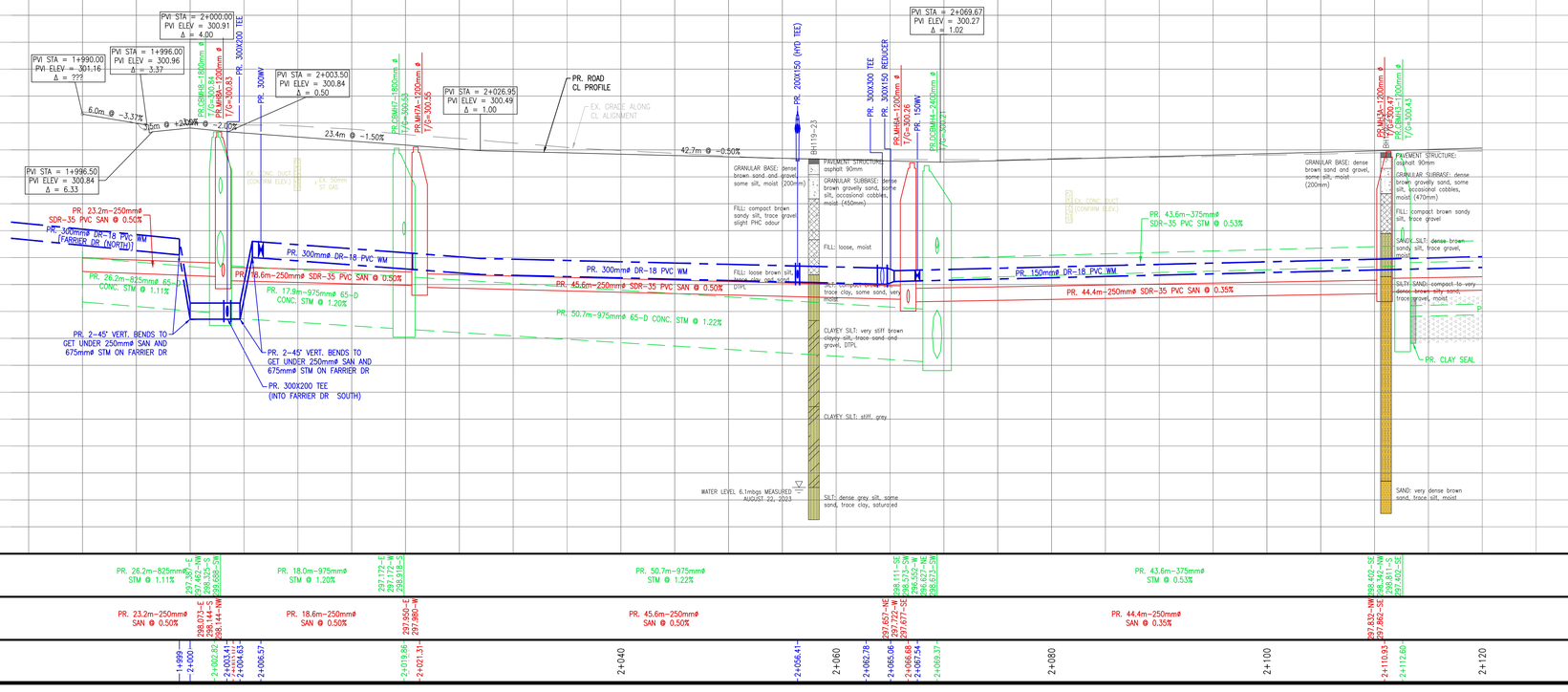
DESIGNED BY: S.E.O.
APPROVED BY: K. MICK
DRAWN BY: S.E.O.
DATE: (MM.DD.YYYY) 01.20.2025
SCALE: HOR.-1:250 / VER.-1:50
SHEET No. 11 of 28
DWG. No. PR-2

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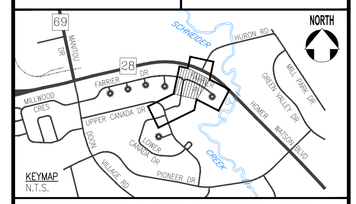
FARRIER PLACE

24LB ANODE PLACEMENT (*) DENOTES CONNECTION TO EXISTING WATERMAIN		
QTY	LOCATION	STA.
1*	FARRIER DR	1+260
1*	EASEMENT No. 2 @ HOMER WATSON	4+010



trueNORTH | constructionNORTH

PR-3



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BOREHOLES

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SURVEY

CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00–000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O.	08.05.25
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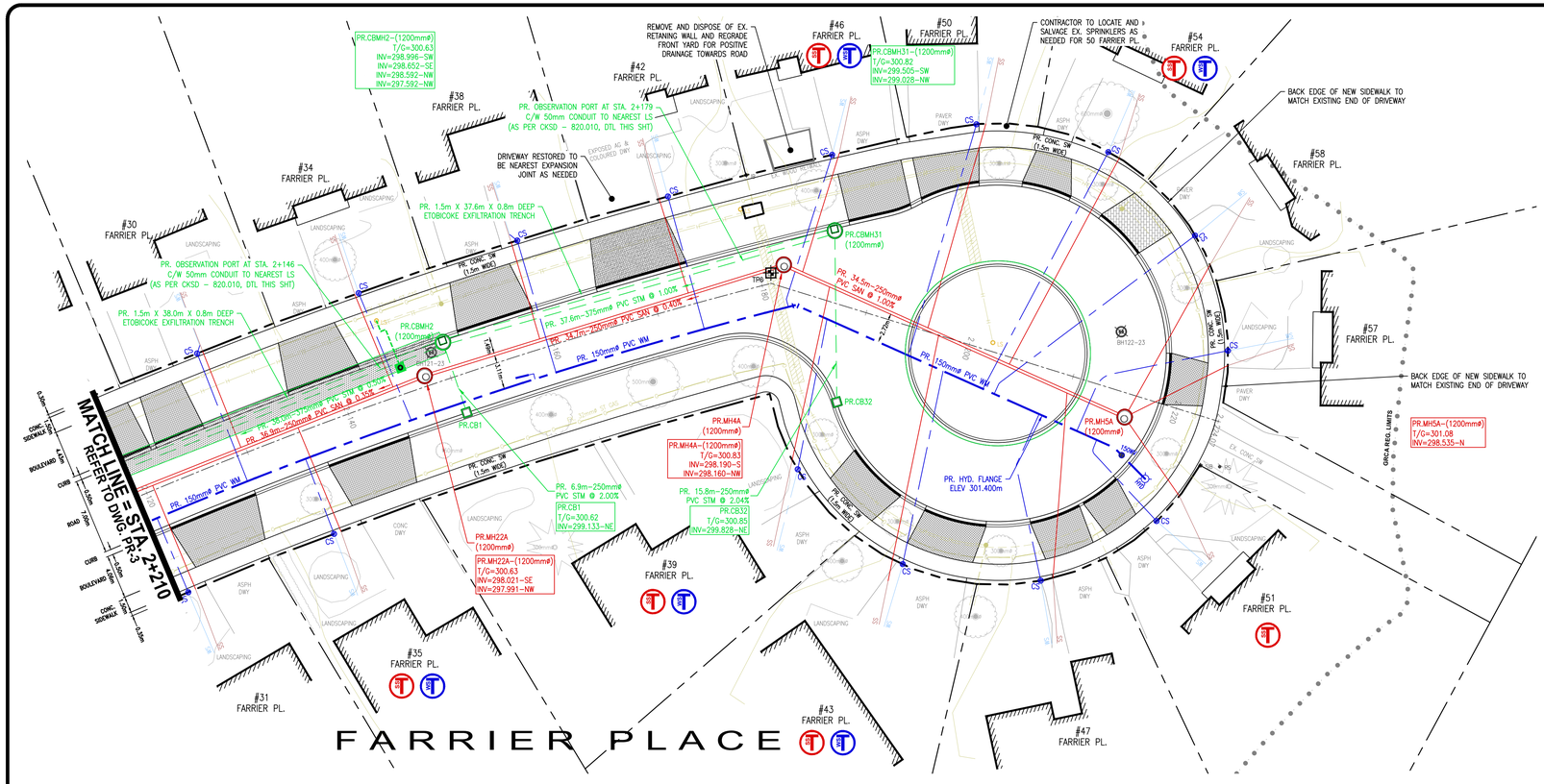
The Corporation Of The
CITY OF KITCHENER

Development Services
Engineering Division

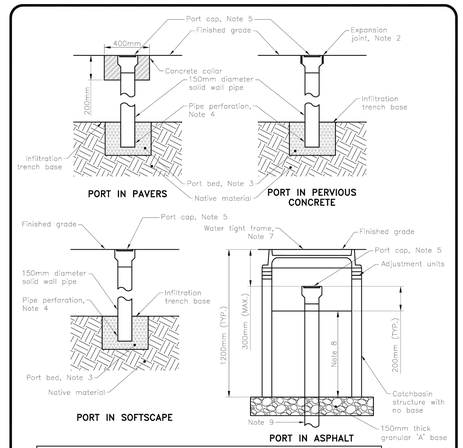
PROPOSED CONDITIONS
FARRIER PLACE
FROM FARRIER DRIVE TO STA. 2+120

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.
		DATE: (MM.DD.YYYY) 01.20.2025
		SCALE: HOR.–1:250 / VER.–1:50
		SHEET No. 12 of 28
		DWG. No. PR-3

Date: Sep 16, 2025 – 9:35 am Plotted by: DanaPh Filename: S:\General\021-11-426 Project Files\Capital Projects (24-27)\Farrier Dr\Drawings\DA_Sheet\files\Farrier_Pl_Sheets.dwg



24LB ANODE PLACEMENT (*) DENOTES CONNECTION TO EXISTING WATERMAIN		
QTY	STREET	STA.
1	FARRIER PL	2+158



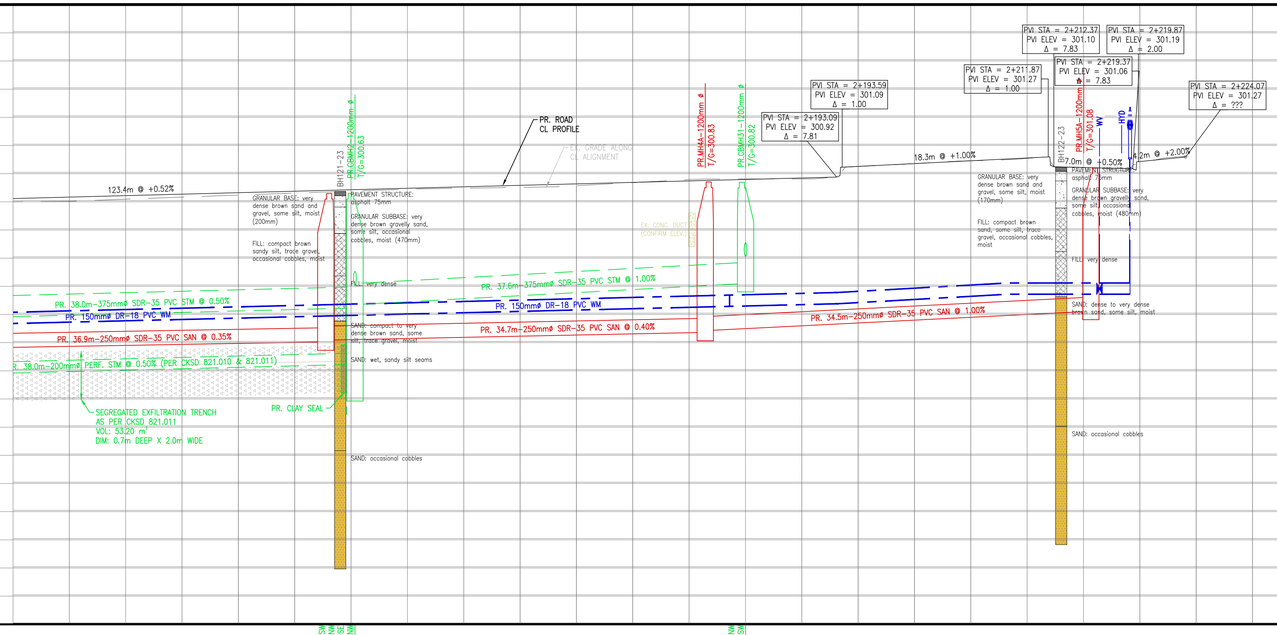
NOTES:

1. This standard drawing shall be read in conjunction with CKSD 570.010 and 570.020 drawings.
2. Expansion joint to be wrapped around the entire perimeter of the well head.
3. Port bed to be 300mm diameter to a depth of 200mm filled with 20mm diameter clear stone.
4. The bottom 150mm of solid pipe to be drilled with 10 evenly spaced 13mm diameter holes.
5. Embedded flush mounted observation port cap (bolt down) H-20 traffic rated.
6. All dimensions are in millimetres unless otherwise shown.
7. Frame and grate as per OPSD 401.030.
8. To be filled with 20mm clear stone.
9. Pipe to extend down to port bed as shown in details above.

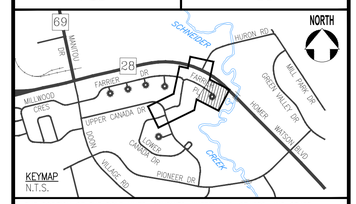
Infrastructure Services Engineering Division
KITCHENER

OBSERVATION PORT FOR STORMWATER MANAGEMENT LID

LAST REVISED:	PLOT DATE:	DWG No.
November 30, 2018	March 12, 2019	CKSD - 820.010



trueNORTH | constructionNORTH



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FIELDBOOK # 00-000

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The Corporation Of The
CITY OF KITCHENER

Development Services

Engineering Division

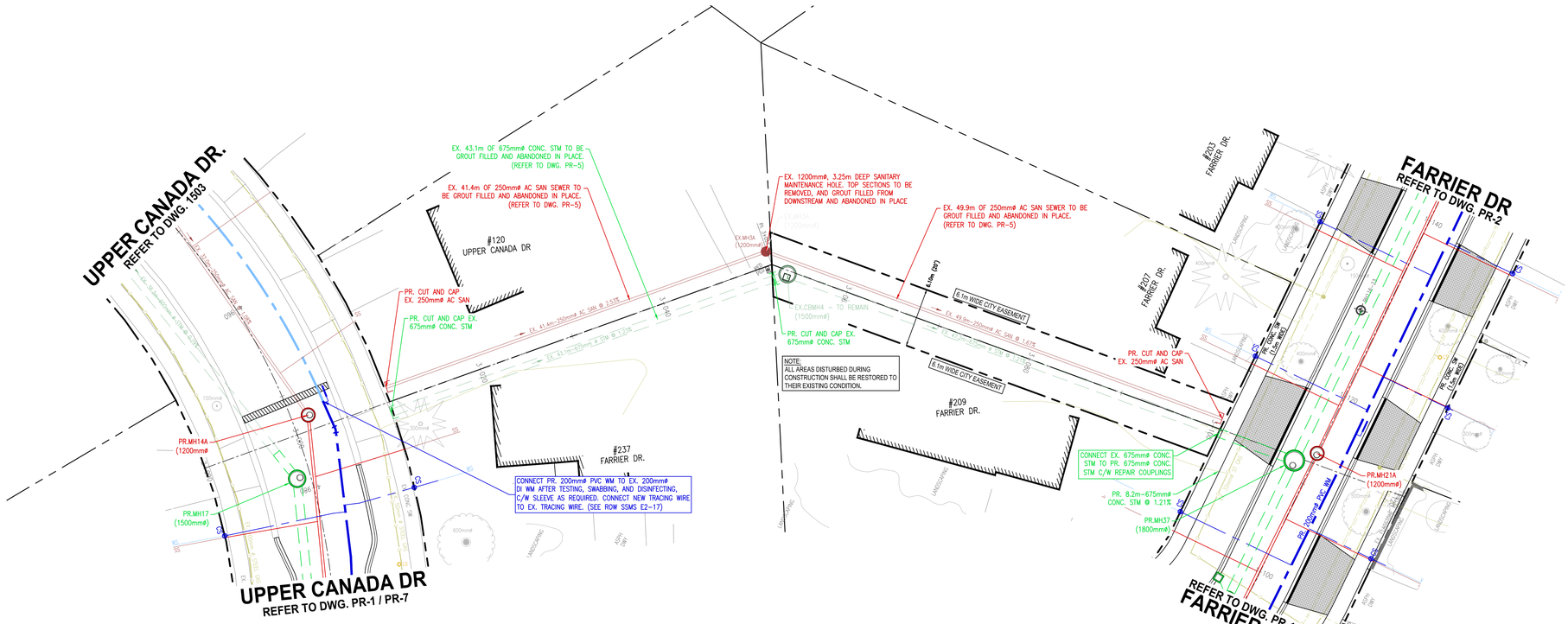
PROPOSED CONDITIONS
FARRIER PLACE
FROM STA. 2+120 TO CUL-DE-SAC

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.

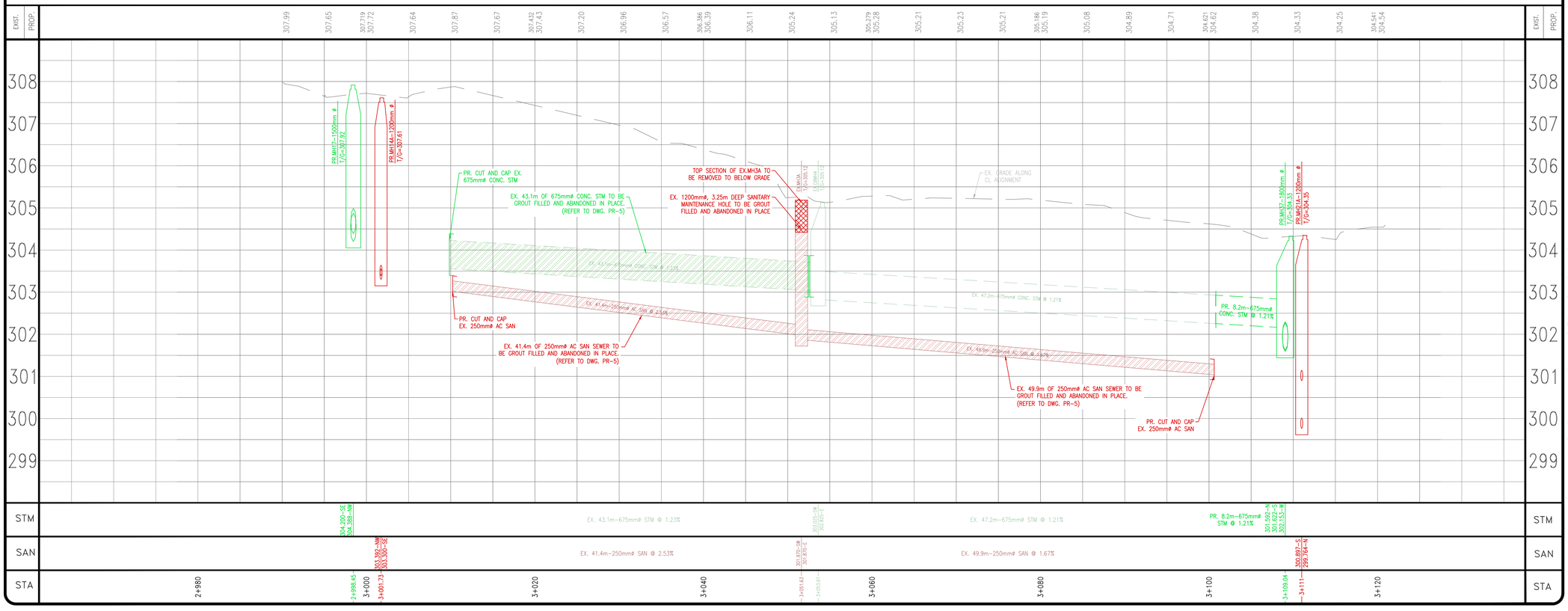
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SHEET No. 13 of 28
DWG. No. PR-4

PR-4

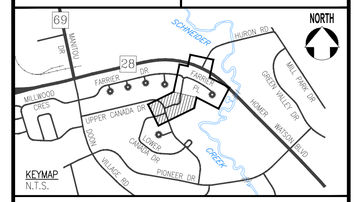
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EASEMENT NO. 1



trueNORTH | constructionNORTH



THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE 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

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   IDENTIFIES LOTS APPEARING TO HAVE MULTIPLE SANITARY SERVICES

   PROPOSED SANITARY AND/OR WATER SERVICES TO BE INSTALLED TRENCHLESSLY TO AVOID CONFLICTS WITH TREES, PLANTING BEDS, ETC.

2. FOR PARALLEL INSTALLATION OF WATERMAIN AND A SANITARY/STORM SEWER (INCLUDING A CATCHBASIN LEAD), PROVIDE MINIMUM 2.5m CLEAR HORIZONTAL SEPARATION DISTANCE FROM PIPE EDGE TO PIPE EDGE. FOR CROSSING OF A WATERMAIN BELOW OR ABOVE A SANITARY/STORM SEWER (INCLUDING A CATCHBASIN LEAD) PROVIDE A 0.5m CLEAR VERTICAL SEPARATION DISTANCE BETWEEN CROWN WATERMAIN AND INVERT OF SEWER.

3. SANITARY SERVICES ARE 100mmø OR 150mmø PVC DR 28, AND CONNECTION TO EXISTING WILL BE AT PROPERTY LINE, UNLESS OTHERWISE DIRECTED.

4. STORM SERVICES ARE 150mmø PVC DR 28, AND CONNECTION TO EXISTING WILL BE AT PROPERTY LINE, UNLESS OTHERWISE DIRECTED.

5. ALL WATER SERVICE CONNECTIONS ARE 25mmø P.E. PIPE WITH SERVICE BOXES SET ON PROPERTY LINE, UNLESS OTHERWISE NOTED.

MAINTENANCE HOLES, CATCHBASIN MAINTENANCE HOLES, AND CATCHBASINS

6. FOR MAINTENANCE HOLES, CATCHBASIN MAINTENANCE HOLES, AND CATCHBASIN GRATE ELEVATIONS ARE THE FINISHED PAVEMENT ELEVATION AT THE CENTRE OF THE STRUCTURE. SIDE INLET CATCHBASIN GRATE ELEVATIONS ARE THE TOP OF THE CURB ELEVATION.

7. MAINTENANCE HOLE TAPER CONES AND FRAMES SHALL BE ROTATED TO ENSURE THE COVER IS NOT POSITIONED IN THE WHEEL PATH.

STORM SEWER PIPE MATERIAL

8. UNLESS OTHERWISE NOTED AS PER THE DGSSMS C.3.1.7, THE CONTRACTOR MAY CHOOSE TO INSTALL EITHER PVC DR–35 (CSA B182.2) OR HDPE (CSA 182.8 – WATERTIGHT GASKET) WITH INTEGRAL BELL AND PVC (CSA 182.2) FITTINGS, OR CONC.

BOREHOLES

REFER TO REPORT No. 53540–105 BY MTE CONSULTANTS INC. DATED OCTOBER 23, 2023 FOR ALL BOREHOLE INFORMATION.

PAVEMENT STRUCTURE

HL3 SURFACE ASPHALT.....40mm
HL4 BINDER ASPHALT.....100mm
GRANULAR "A" BASE.....200mm
GRANULAR "B" BASE.....470mm

- ALL RESIDENTIAL DWY.'S PER CKDM 109
- ALL SIDEWALK RAMPS PER CKDM 116 AND 117.
- SIDEWALK AT INDUSTRIAL, COMMERCIAL AND HIGH DENSITY RESIDENTIAL PROPERTIES TO BE A THICKNESS OF 200mm.

EROSION AND SEDIMENT CONTROL

9. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL CONSIST OF CATCH BASIN SEDIMENT TRAPS AS PER OKSS 805.

OTHER UTILITIES

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SURVEY

CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00–000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O.	08.05.25
1	ISSUED FOR 30% DESIGN	S.E.O.	04.08.25

The Corporation Of The
CITY OF KITCHENER

Development Services
Engineering Division

PROPOSED CONDITIONS
EASEMENT No. 1
FROM UPPER CANADA DR. TO FARRIER DR.

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.

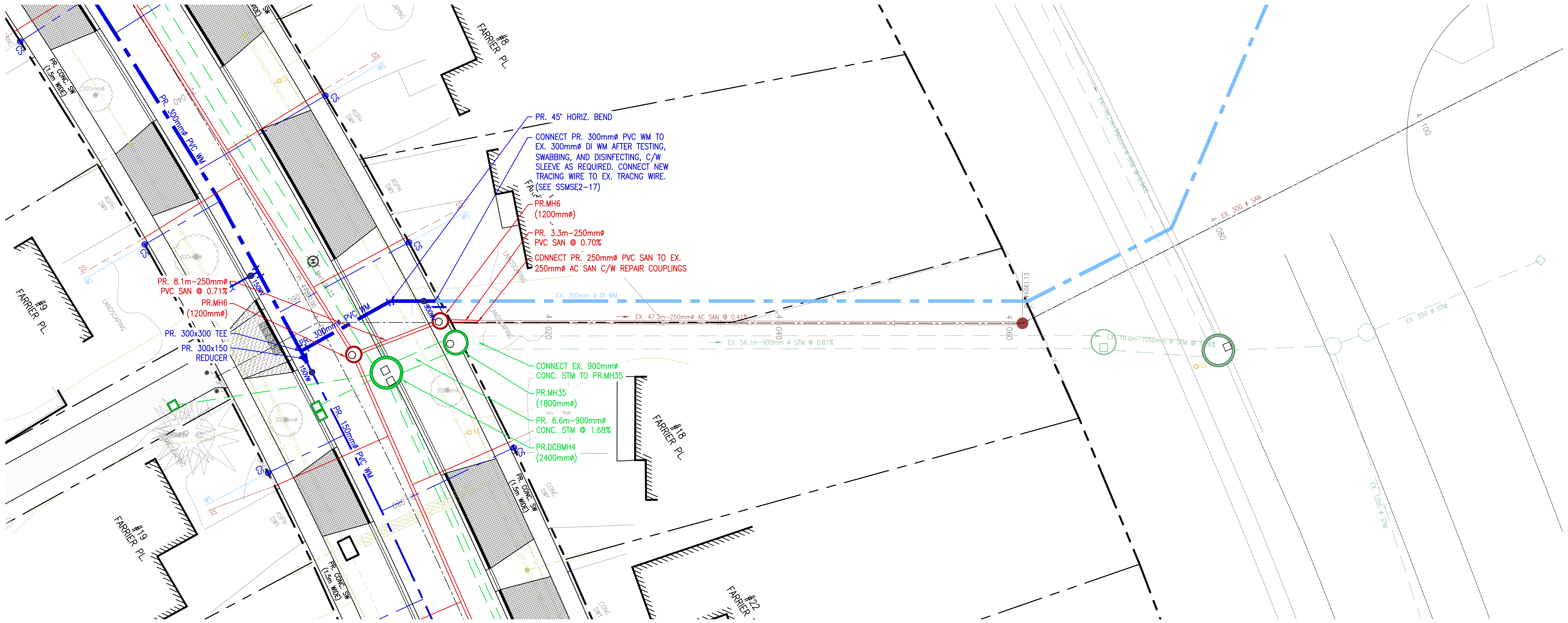
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SHEET No. 14 of 28
DWG. No. PR-5

PR-5

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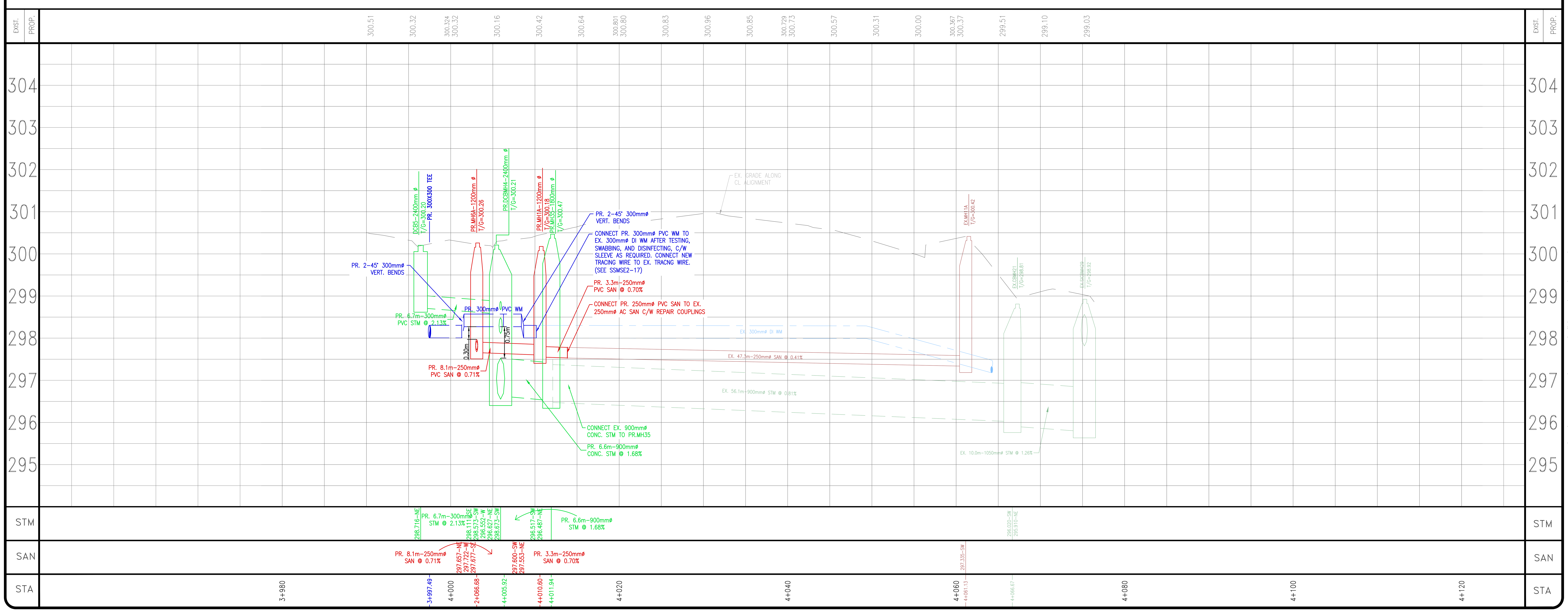
FARRIER PL.
REFER TO DWG. PR-3

HOMER WATSON BLVD. - 1733



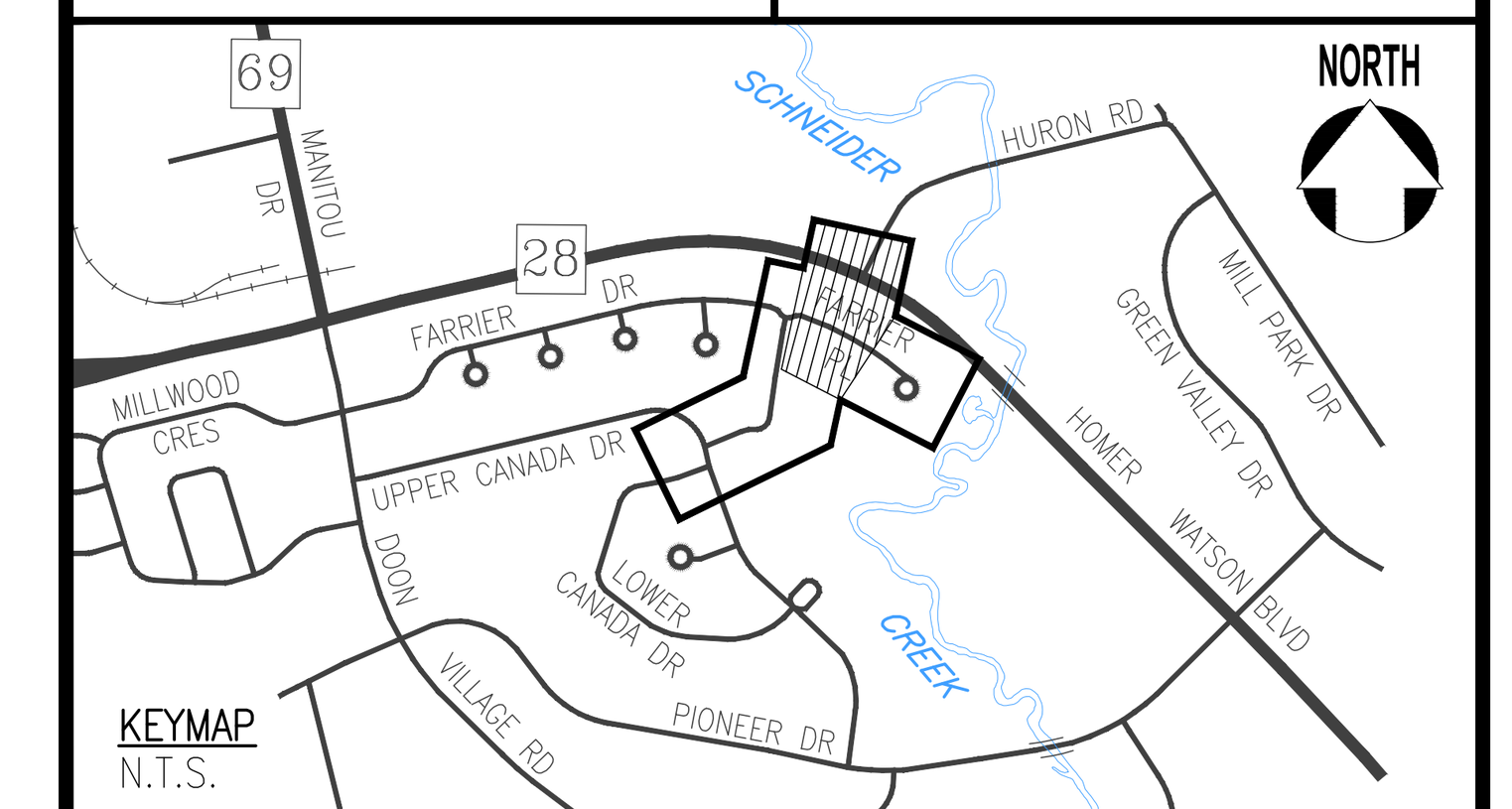
FARRIER PL.
REFER TO DWG. PR-4

EASEMENT NO. 2



true NORTH | construction NORTH

PR-6



KEYMAP
N.T.S.

THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

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REFER TO REPORT No. 53540-105 BY MTE CONSULTANTS INC. DATED OCTOBER 23, 2023 FOR ALL BOREHOLE INFORMATION.

PAVEMENT STRUCTURE

HL3 SURFACE ASPHALT..........40mm
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CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00-000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O,	08.05.25
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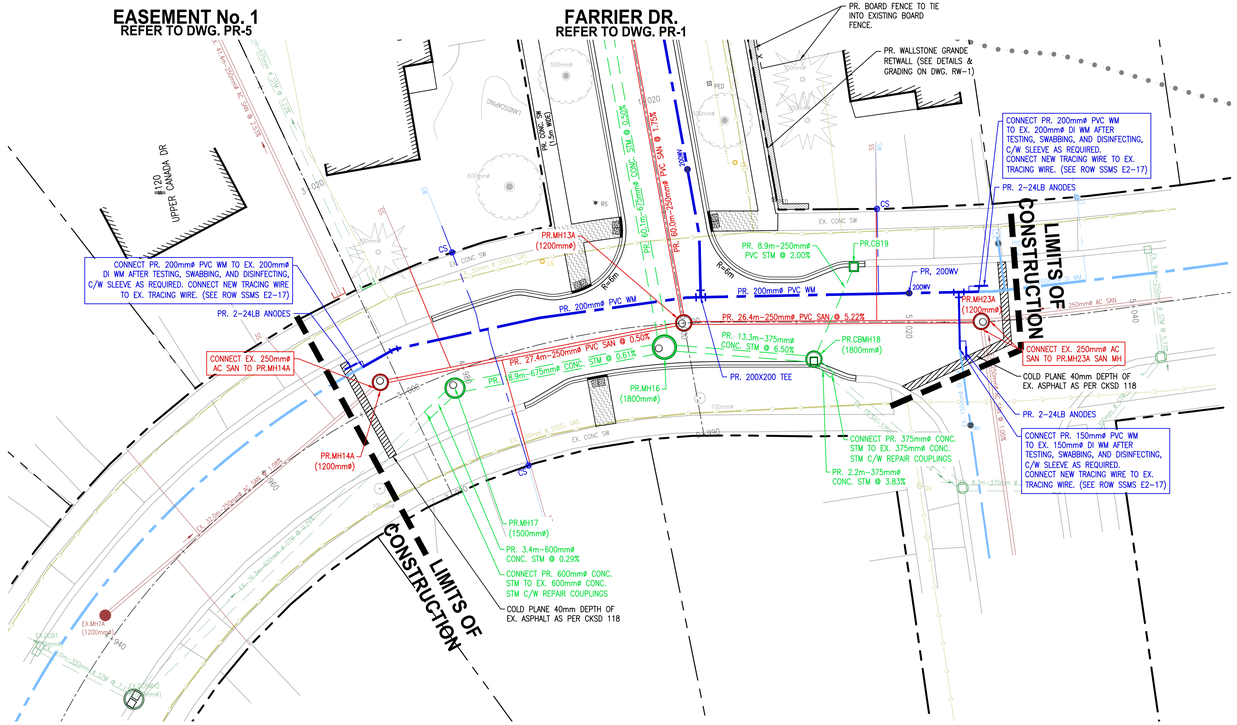
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The Corporation Of The
CITY OF KITCHENER

Development Services
Engineering Division

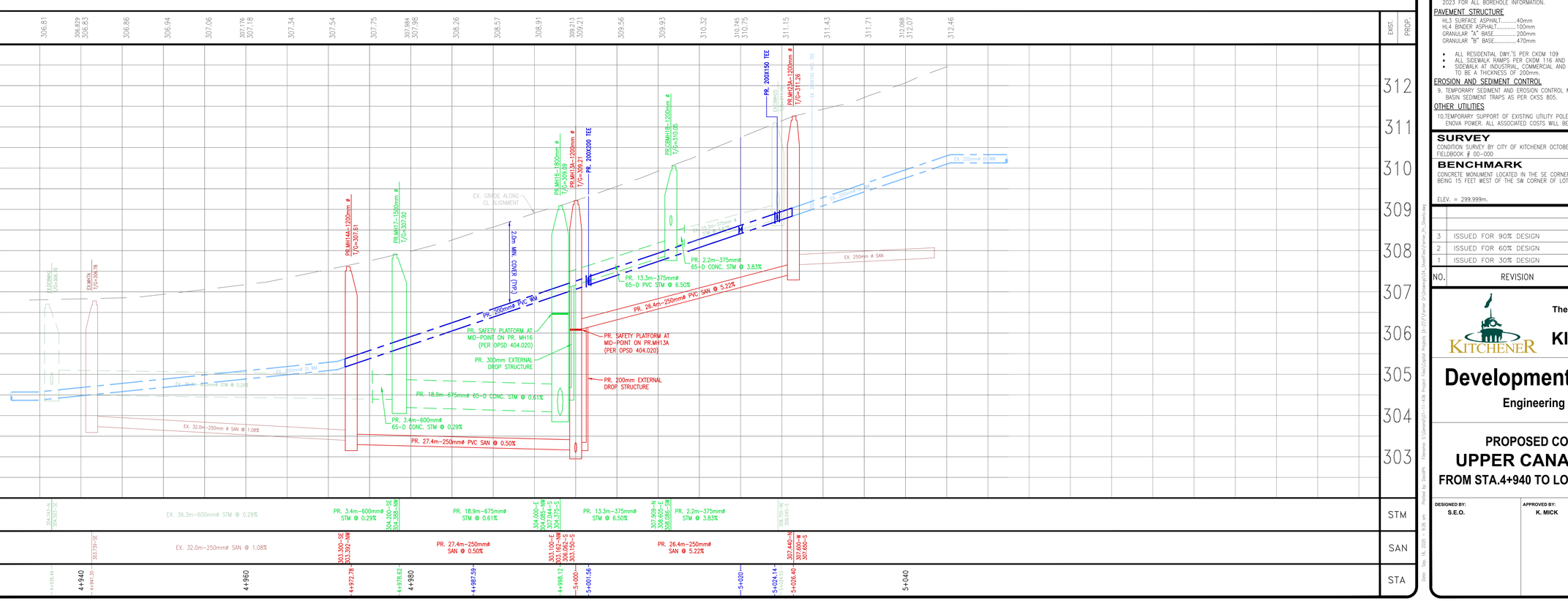
PROPOSED CONDITIONS
EASEMENT No. 2
FROM FARRIER PL. TO HOMER WATSON BLVD.

DESIGNED BY: S.E.O.
APPROVED BY: K. MICK
DRAWN BY: S.E.O.
DATE: (MM.DD.YYYY) 01.20.2025
SCALE: HOR.-1:250 / VER.-1:50
SHEET No. 15 of 28
DWG. No. PR-6

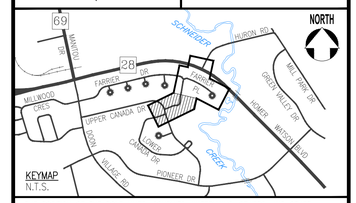


24LB ANODE PLACEMENT (*) DENOTES CONNECTION TO EXISTING WATERMAIN		
QTY	STREET	STA.
2*	UPPER CANADA DR @ FARRIER DR	4+987 5+016
1*	LOWER CANADA DR @ FARRIER DR	5+025

MONITORING WELL TO BE DECOMMISSIONED	
MW – STREET	STA.
MW ON UPPER CANADA DRIVE	~4+990



trueNORTH constructionNORTH



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CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00–000

BENCHMARK

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NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
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The Corporation Of The
CITY OF KITCHENER

Development Services

Engineering Division

PROPOSED CONDITIONS

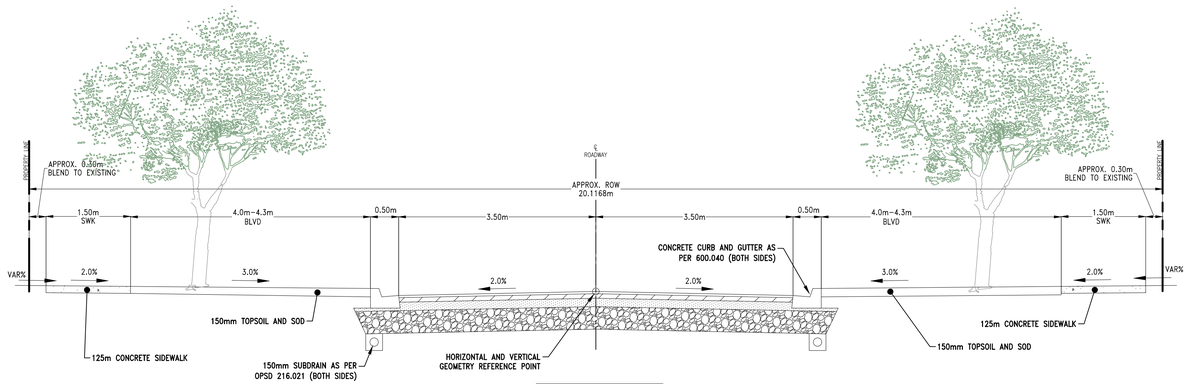
UPPER CANADA DRIVE

FROM STA.4+940 TO LOWER CANADA DR.

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.

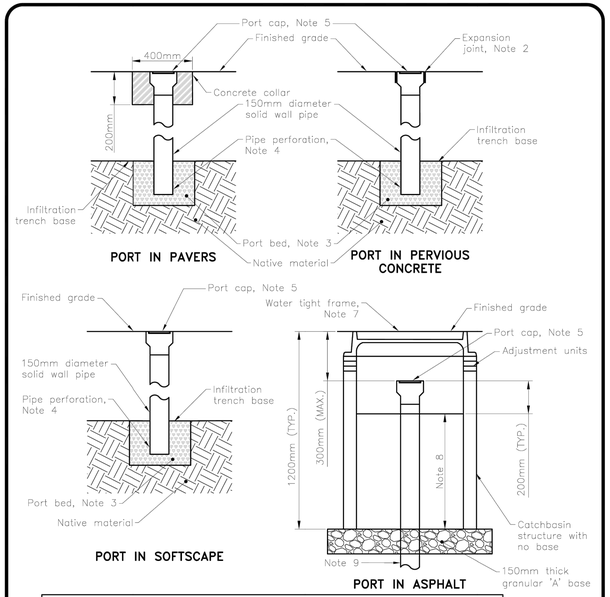
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SHEET No. 16 of 28
DWG. No. PR-7

Date: Sep 16, 2025 – 9:26 am Plotted by: DanaPh Filename: S:\General\GD-111-KSI\ Project Files\Update Projects (24–227)\Farrier Dr\Drawings\DA_Sheet\Farrier_Pr_Sheets.dwg



ROAD STRUCTURE	
SURFACE ASPHALT HL3	– 40mm
BASE ASPHALT HL4	– 100mm
GRAN. 'A' BASE	– 200mm
GRAN. 'B' SUBBASE	– 470mm

TYPICAL SECTION
FARRIER DRIVE AND FARRIER PLACE



NOTES:

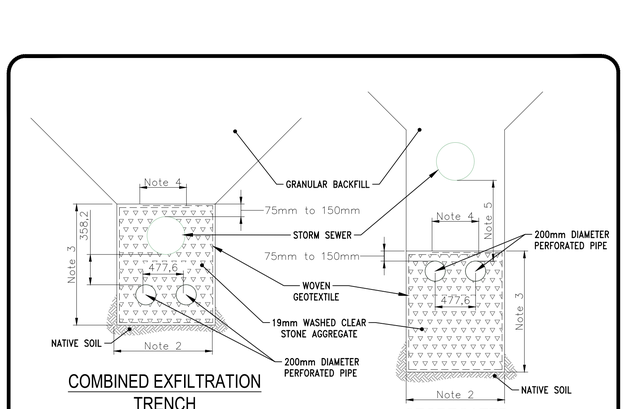
1. This standard drawing shall be read in conjunction with CKSD 570.010 and 570.020 drawings.
2. Expansion joint to be wrapped around the entire perimeter of the well head.
3. Port bed to be 300mm diameter to a depth of 200mm filled with 20mm diameter clear stone.
4. The bottom 150mm of solid pipe to be drilled with 10 evenly spaced 13mm diameter holes.
5. Embedded flush mounted observation port cap (bolt down) H–20 traffic rated.
6. All dimensions are in millimetres unless otherwise shown.
7. Frame and grate as per OPSD 401.030.
8. To be filled with 20mm clear stone.
9. Pipe to extend down to port bed as shown in details above.

Plotted by: JonS Filename: C:\AutoCAD Civil3D\Detail Drawings\CKSD – 820.010.dwg

Infrastructure Services Engineering Division
KITCHENER

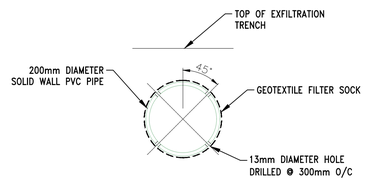
DRAWING TITLE:
OBSERVATION PORT FOR STORMWATER MANAGEMENT LID

LAST REVISED	PLOT DATE	DWG No.
November 30, 2018	March 12, 2019	CKSD - 820.010



COMBINED EXFILTRATION TRENCH

SEGREGATED EXFILTRATION TRENCH



PERFORATED PIPE

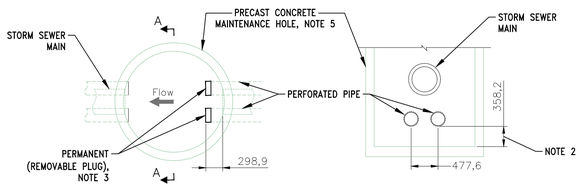
NOTES:

1. THIS STANDARD DRAWING SHALL BE READ IN CONJUNCTION WITH CKSD 821.010.
2. MINIMUM WIDTH IS 1000mm, MAXIMUM WIDTH BASED ON SITE SPECIFIC DESIGN.
3. MINIMUM HEIGHT IS 1200mm, MAXIMUM HEIGHT BASED ON SITE SPECIFIC DESIGN.
4. GEOTEXTILE TO HAVE A MINIMUM 500mm OVERLAP AT THE TOP OF THE TRENCH
5. THE OFFSET WILL BE BASED ON SITE SPECIFIC DESIGN
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

Infrastructure Services Engineering Division
KITCHENER

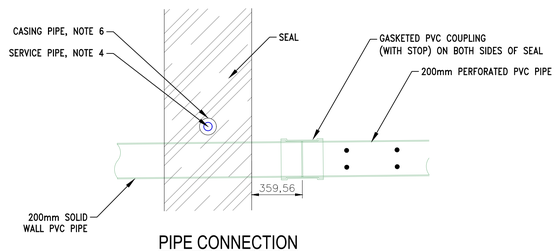
DRAWING TITLE:
EXFILTRATION TRENCH WITHIN THE ROADWAY

LAST REVISED	PLOT DATE	DWG No.
December 06, 2018.		CKSD - 821.011



MAINTENANCE HOLE CONNECTION

SECTION A-A



PIPE CONNECTION

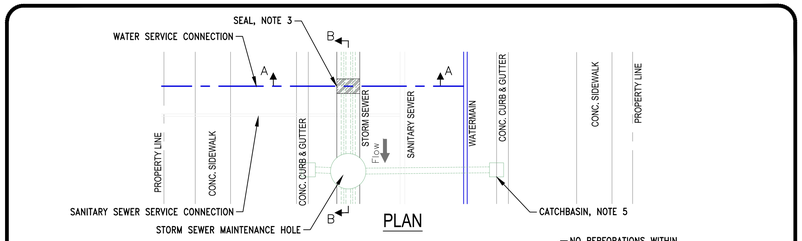
NOTES:

1. THIS STANDARD DRAWING SHALL BE READ IN CONJUNCTION WITH CKSD 821.010.
2. MAINTENANCE HOLES WITH PERFORATED PIPE CONNECTIONS SHALL NOT BE BENCHED.
3. THE PERMANENT PLUG SHALL BE A SCREW TYPE CAP REMOVABLE FOR MAINTENANCE.
4. SERVICE PIPE REFERS TO ANY PIPE CROSSING THE TRENCH, REGARDLESS OF WHAT IS BEING CARRIED THROUGH THE PIPE.
5. THE MINIMUM MAINTENANCE HOLE DIAMETER SHALL BE 1500mm.
6. CASING PIPE SHALL BE AS PER CKSS 410, MINIMUM DIAMETER 100mm.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

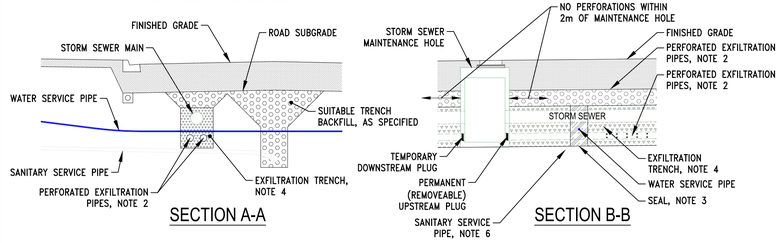
Infrastructure Services Engineering Division
KITCHENER

DRAWING TITLE:
PERFORATED PIPE CONNECTION DETAIL

LAST REVISED	PLOT DATE	DWG No.
November 30, 2018		CKSD - 821.012



PLAN



SECTION A-A

SECTION B-B

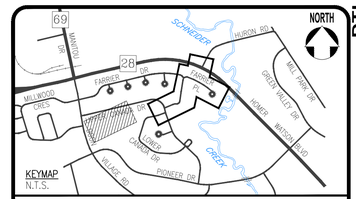
NOTES:

1. THIS STANDARD DRAWING SHALL BE READ IN CONJUNCTION WITH CITY OF KITCHENER DEVELOPMENT MANUAL STANDARD DRAWINGS FOR TYPICAL ROAD CROSS SECTIONS.
2. NO PERFORATIONS WITHIN 2.0 METRES OF A MAINTENANCE HOLE STRUCTURE, SEE CKSD 821.012 FOR CONNECTION DETAILS.
3. SEAL SHALL BE EITHER CLAY OR LOW STRENGTH CONCRETE AS PER OPSD 802.095, EXTENDING UP TO THE TOP OF THE EXFILTRATION TRENCH.
4. SEE CKSD 821.011 FOR DETAILS OF THE EXFILTRATION TRENCH.
5. CATCHBASINS DRAINING TO A PERFORATED PIPE SYSTEM SHALL UTILIZED A QUALITY CONTROL DEVICE.
6. SANITARY SERVICE WITHIN THE EXFILTRATION TRENCH SHALL ALSO BE SEALED WITH CLAY OR LOW STRENGTH CONCRETE.
7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

Infrastructure Services Engineering Division
KITCHENER

DRAWING TITLE:
PERFORATED PIPE EXFILTRATION SYSTEM

LAST REVISED	PLOT DATE	DWG No.
July 06, 2018		CKSD - 821.010



THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE 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 CONFIRM THE POSITION AND EXACT LOCATION OF ALL SUCH UTILITIES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM MADE DURING THE COURSE OF THE CONTRACT WORK.

SURVEY

CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00-000

BENCHMARK

CONCRETE MONUMENT LOCATED IN THE SE CORNER OF BLOCK A (REG. PLAN 1376) BEING 15 FEET WEST OF THE SW CORNER OF LOT No. 51 ON FARRIER PLACE.

ELEV. = 299.999m.

NO.	REVISION	BY	MM/DD/YY
3	ISSUED FOR 90% DESIGN	DP	09.12.25
2	ISSUED FOR 60% DESIGN	S.E.O.	08.05.25
1	ISSUED FOR 30% DESIGN	S.E.O.	04.08.25

The Corporation Of The
CITY OF KITCHENER

KITCHENER

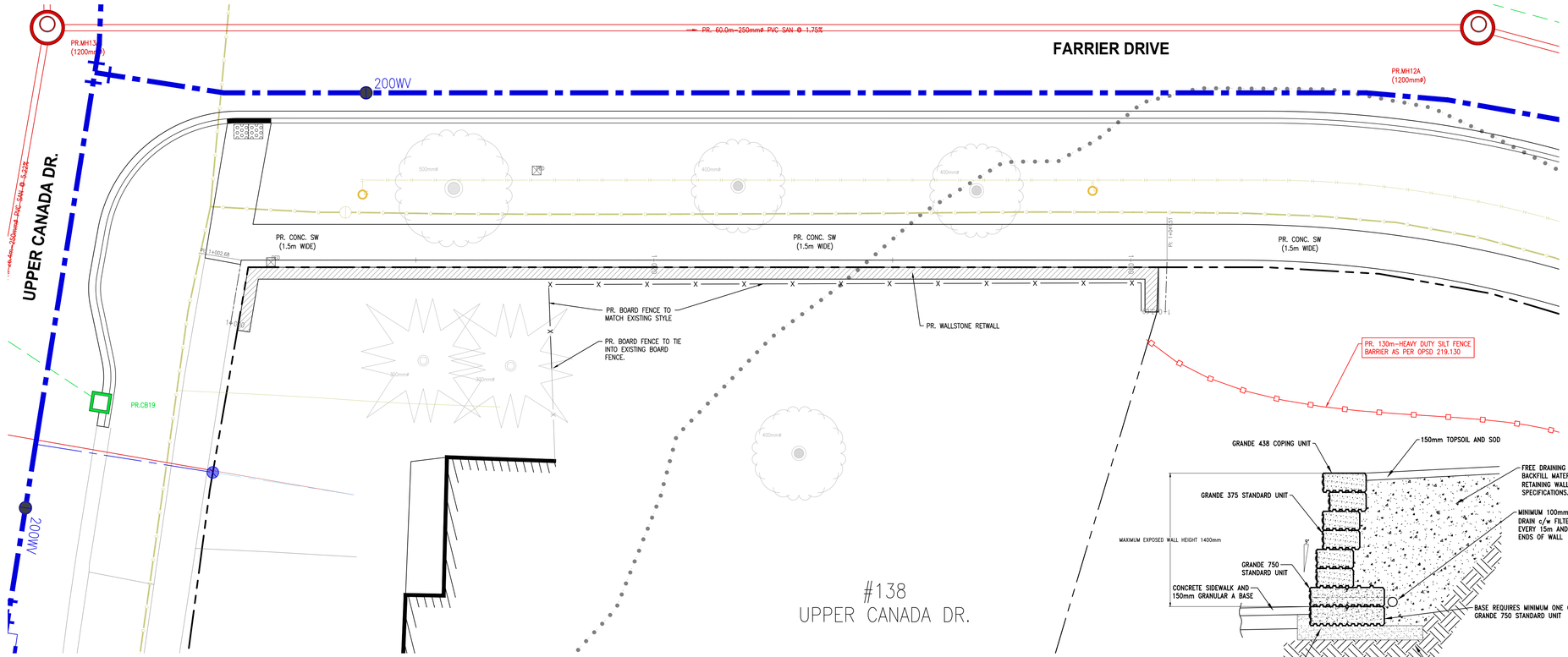
Development Services
Engineering Division

TYPICAL DETAILS
TYPICAL SECTION AND LID DETAILS

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.
		DATE: (MM.DD.YYYY) 01.10.2025
		SCALE: HOR.-1:50
		SHEET No. 17 of 28
		DWG. No. DTL-1

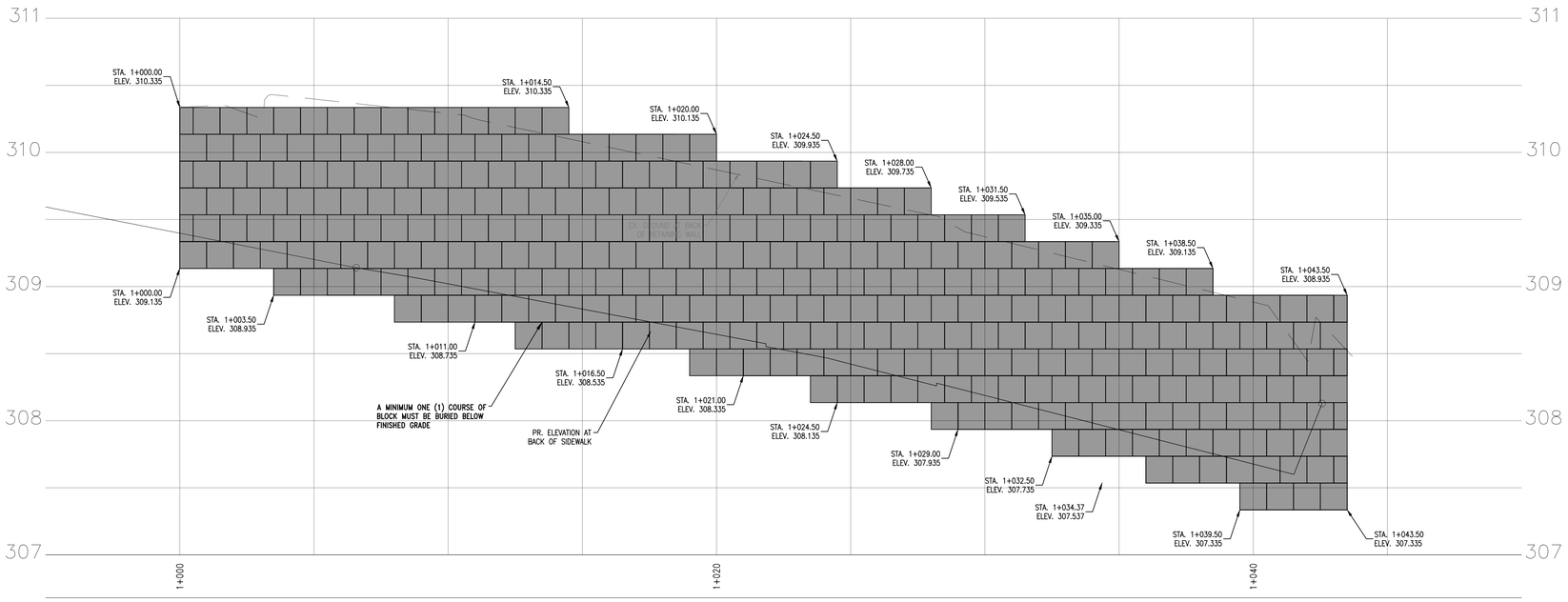
DTL-1

Plotted by: JDavitt Date: Sep. 15, 2025 - 9:56 am Filename: S:\Licensed\01-111-434 Project Files\Capital Projects 4A-25\01\Farrier Dr\Drawings\04_Sheet Files\Farrier_Detail_Sheets.dwg

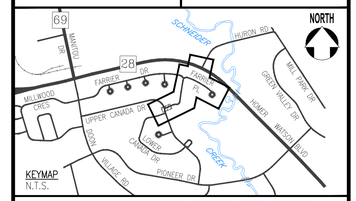


RETAINING WALL PLAN

RETAINING WALL TYPICAL SECTION - WALLSTONE
DO NOT SCALE



trueNORTH constructionNORTH



KEYMAP
N.T.S.

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NOTES:

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION

SURVEY
CONDITION SURVEY BY CITY OF KITCHENER OCTOBER, 2024.
FIELDBOOK # 00-000

BENCHMARK
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The Corporation Of The
CITY OF KITCHENER

Development Services
Engineering Division

PROPOSED RETAINING WALL
UPPER CANADA DRIVE
No. 138 UPPER CANADA DR.

DESIGNED BY:	APPROVED BY:	DRAWN BY:
S.E.O.	K. MICK	S.E.O.

DATE: (MM.DD.YYYY) 07.29.2025
SCALE: HOR.-1:250 / VER.-1:50
SHEET No. 19 of 28
DWG. No. RW-1

Date: Sep. 16, 2025 - 9:17 am Plotted by: SteveBh Filename: S:\General\247-11-426 Project Files\Capital Projects (24-27)\Farrier Dr\Drawings\Art_Sheet\Files\Farrier_Retwall_Sheets.dwg