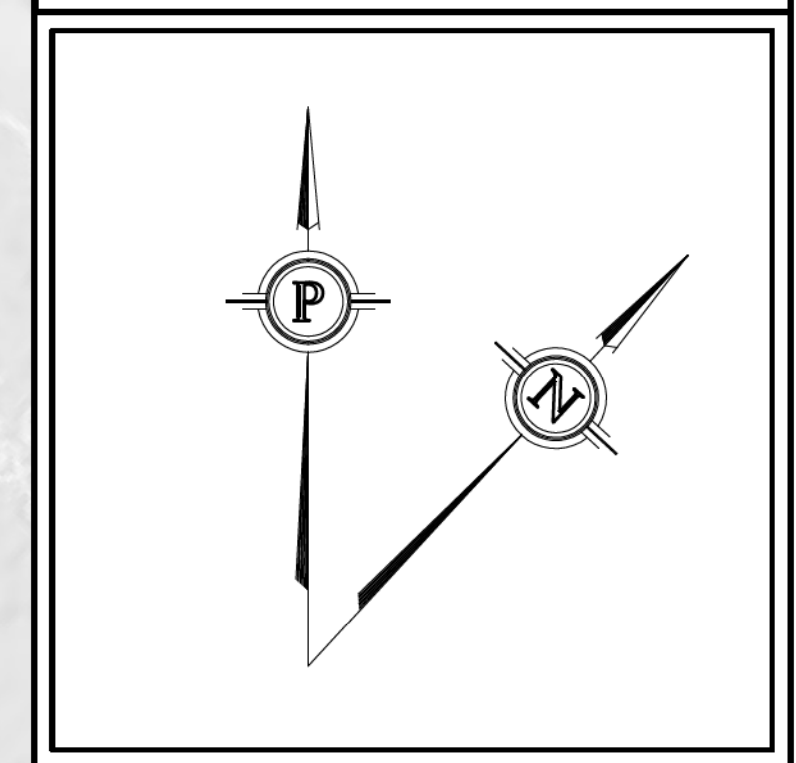


LEGEND - PRE

- PROPERTY LINE
- ~ OVERLAND FLOW DIRECTION
- - - CATCHMENT BOUNDARY
- (L) LABEL
- (A) AREA
- (CN) CATCHMENT LABEL

LABEL SUB-CATCHMENT LABEL  
 AREA SUB-CATCHMENT AREA (ha.)  
 CN - SCS MODIFIED CURVE NUMBER



**PRE-DEVELOPMENT CONDITIONS**  
SCALE = 1:1000

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1.	RESPONSE TO SECOND REVIEW COMMENTS	2024.APR.19	SD

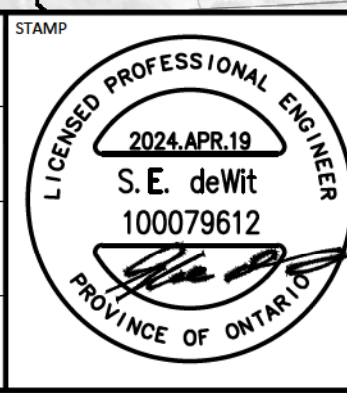
CONSULTANTS	

**Kollaard Associates**  
Engineers

BOX 189  
210 PRESCOTT STREET  
KEMPVILLE, ONTARIO  
K0G 1J0  
FACSIMILE (613) 258-0475

(613) 860-0923

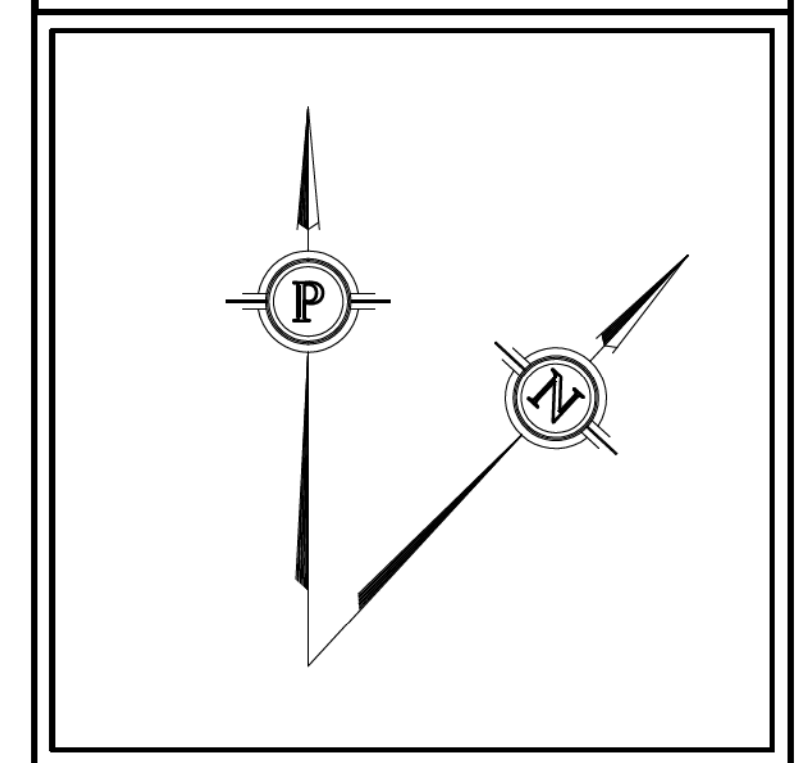
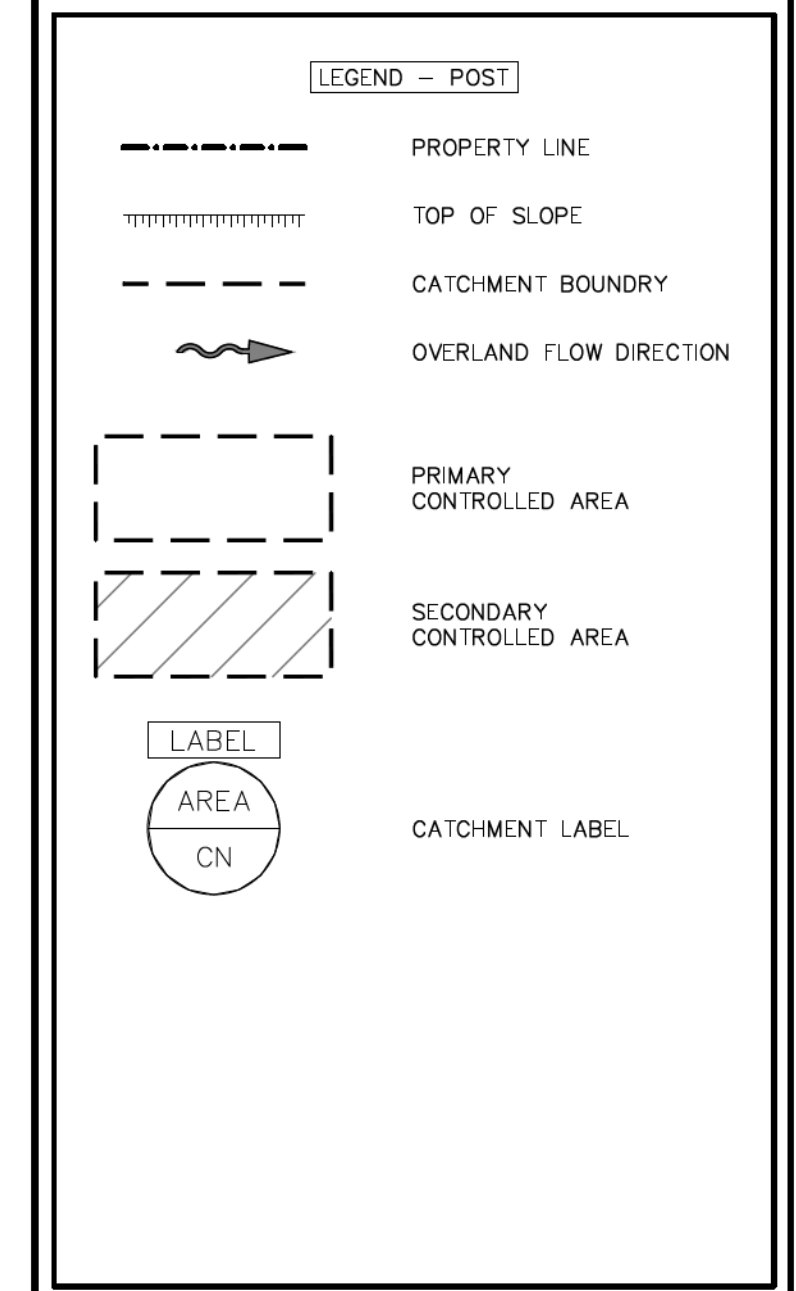
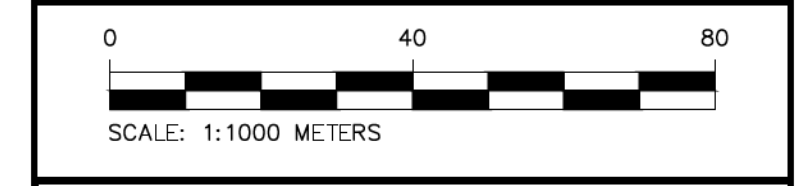
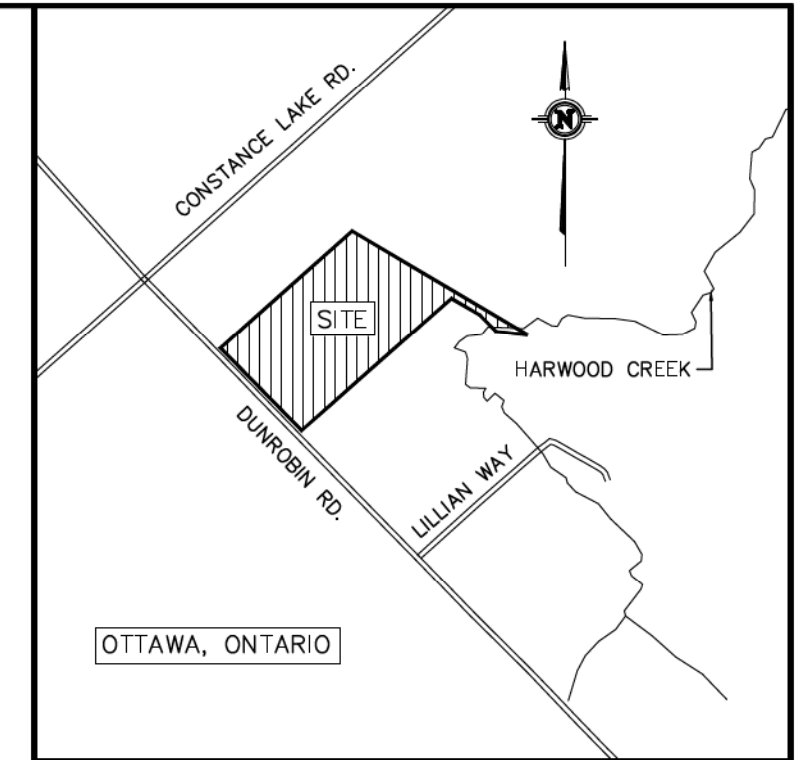
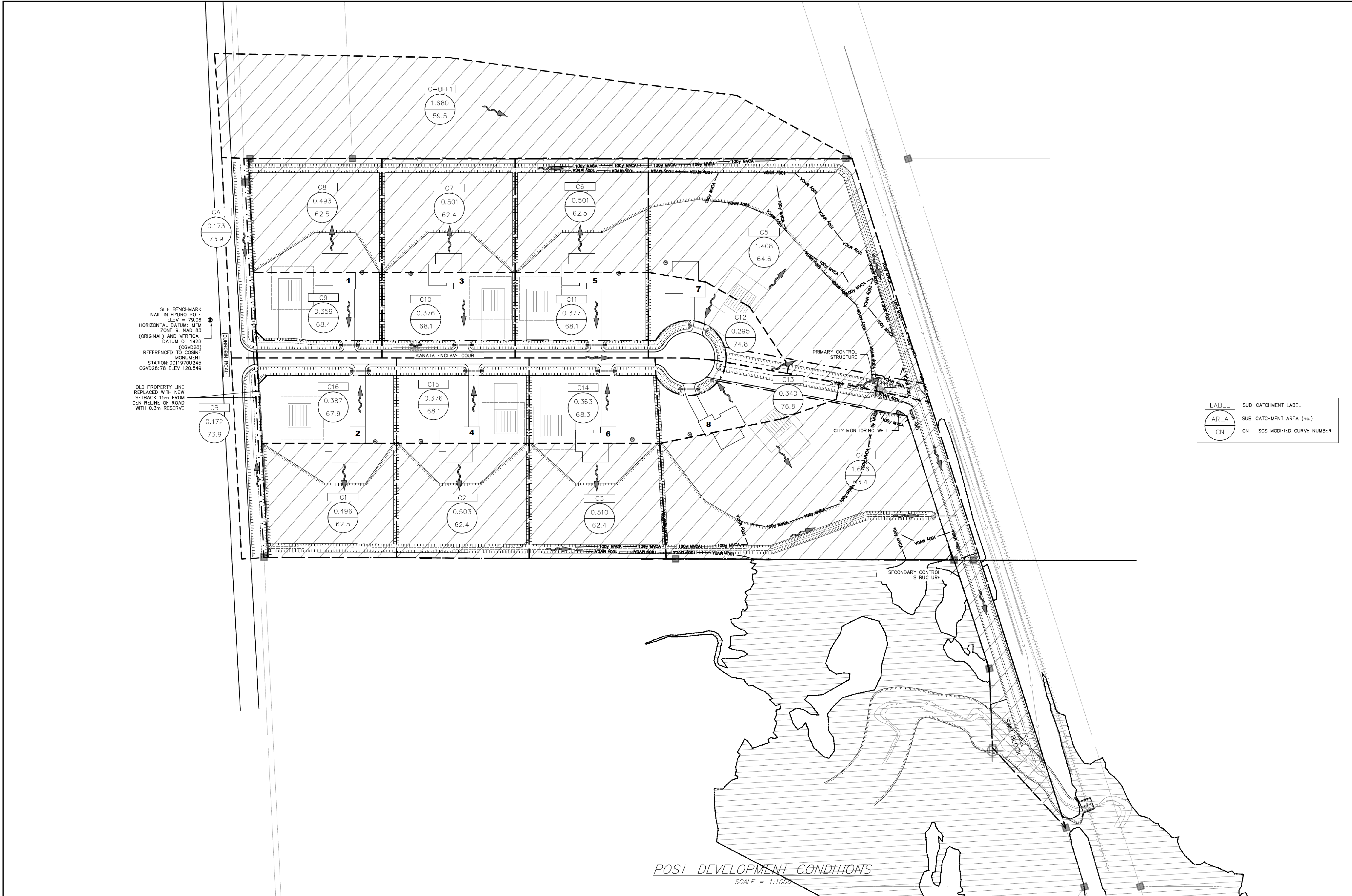
DESIGN	AJ/SD
DRAWN	AJ
CHECKED	SD
APPROVED	SD



CLIENT NAME	ZBIGNIEW HAUDEROWICZ
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING	PRE-DEVELOPMENT CONDITIONS

PROJECT No.	200977
DATE	2023/05/05
SCALE	1:1000
DRAWING No.	PRE

D02-02-22-0018



SITE BENCHMARK  
 NAIL IN HYDRO POLE  
 ELEV = 79.06  
 HORIZONTAL DATUM: MIM  
 ZONE 9, NAD 83  
 (ORIGINAL) AND VERTICAL:  
 DATUM OF 1928  
 (CGVD28)  
 REFERENCED TO COSINE  
 MONUMENT  
 STATION: 0011970U245  
 COVD28: 76 ELEV: 120.549

OLD PROPERTY LINE  
 REPLACED WITH NEW  
 SETBACK 15m FROM  
 CENTRELINE OF ROAD  
 WITH 0.3m RESERVE

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CONSULTANTS

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DESIGN: AJ/SD  
 DRAWN: AJ  
 CHECKED: SD  
 APPROVED: SD

STAMP:

CLIENT NAME	ZBIGNIEW HAUDEROWICZ	PROJECT No.	200977
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION	DATE	2023/05/05
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE	1:1000
DRAWING	POST-DEVELOPMENT CONDITIONS	DRAWING No.	POST

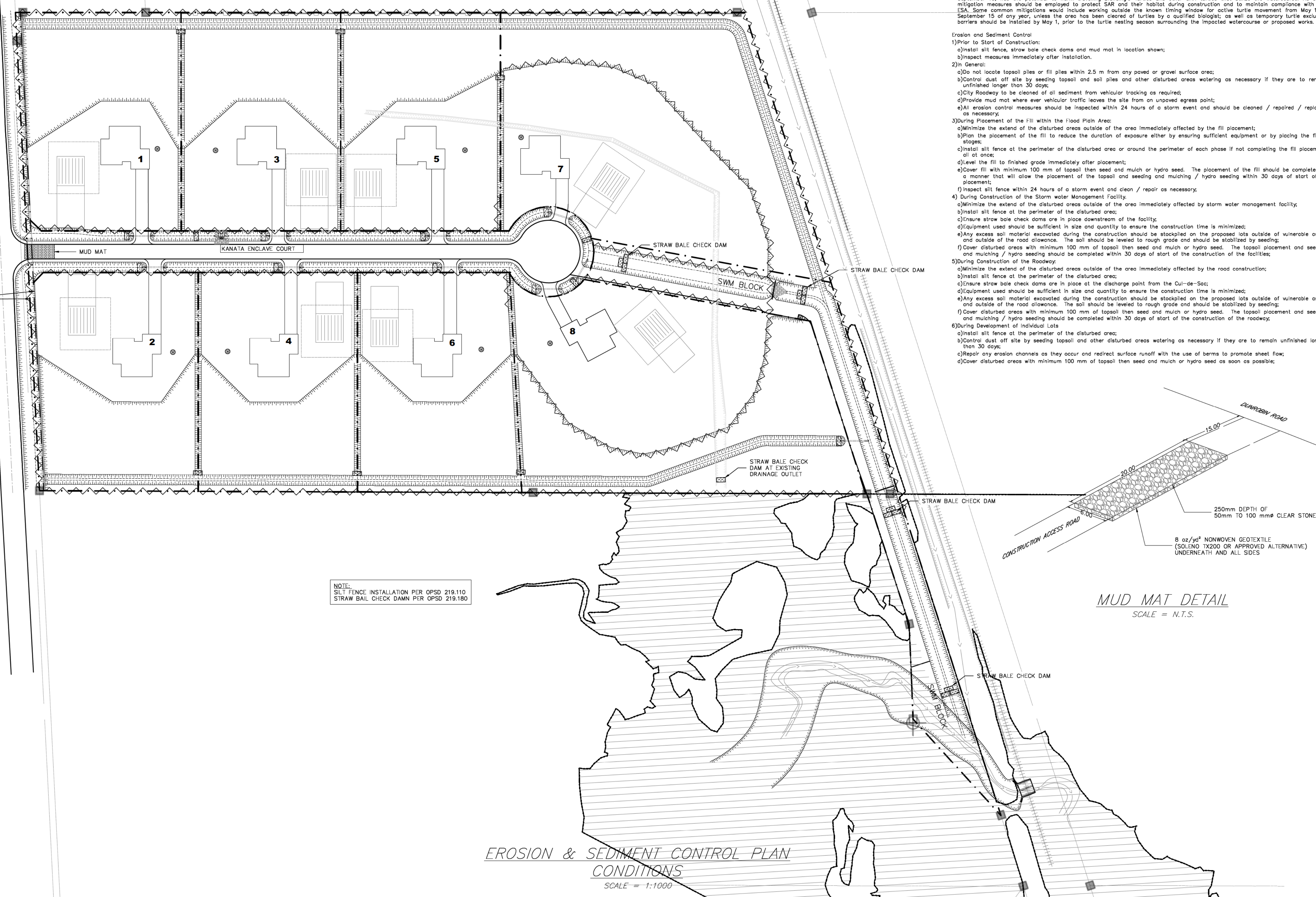
DD2-02-22-0018

SEQUENCING OF DEVELOPMENT

- 1) Construction of Roadway:
  - a) Install sediment and erosion control measures;
  - b) Strip topsoil and prepare subgrade;
  - c) Place roadway granular subbase and base;
  - d) Shape ditches and back slope to property lines;
  - e) Topsoil and seed ditches;
  - f) Construct "Cow path" to support truck traffic;
  - g) Following placement of fill in flood plain, remove "Cow path" and finish shaping roadway;
- 2) Place Fill in Flood Plain within the Storm Block:
  - a) Install sediment and erosion control measures;
  - b) All of the fill required to raise the flood plain to the proposed grades should be placed within the proposed storm block;
  - c) Construct the maintenance road along the stormwater storage swale;
- 3) Construct the Stormwater Management Facility and Outlet Swales:
  - a) Install sediment and erosion control measures;
  - b) Construct the stormwater management swale;
  - c) Seed the specified vegetation within the stormwater management swale;
- 4) Construct the peripheral swales:
  - a) Install sediment and erosion control measures;
  - b) Construct swales by excavation;
  - c) Cut material to be used as fill and to be placed within the confines of the sediment and erosion control measures;
- 5) Finish the placement of fill within the flood plain:
  - a) Install sediment and erosion control measures
- 6) Complete individual lot development:
  - a) Install sediment and erosion control measures

SITE BENCHMARK  
NAIL IN HYDRO POLE  
ELEV = 79.06  
HORIZONTAL DATUM: NAD 83  
(ORIGINAL) AND VERTICAL:  
DATUM OF 1928  
(COVD28)  
REFERENCED TO COSINE  
MONUMENT  
STATION: 0011970U245  
COVD28: 76 ELEV 120.549

OLD PROPERTY LINE  
REPLACED WITH NEW  
SETBACK 15m FROM  
CENTRELINE OF ROAD  
WITH 0.3m RESERVE

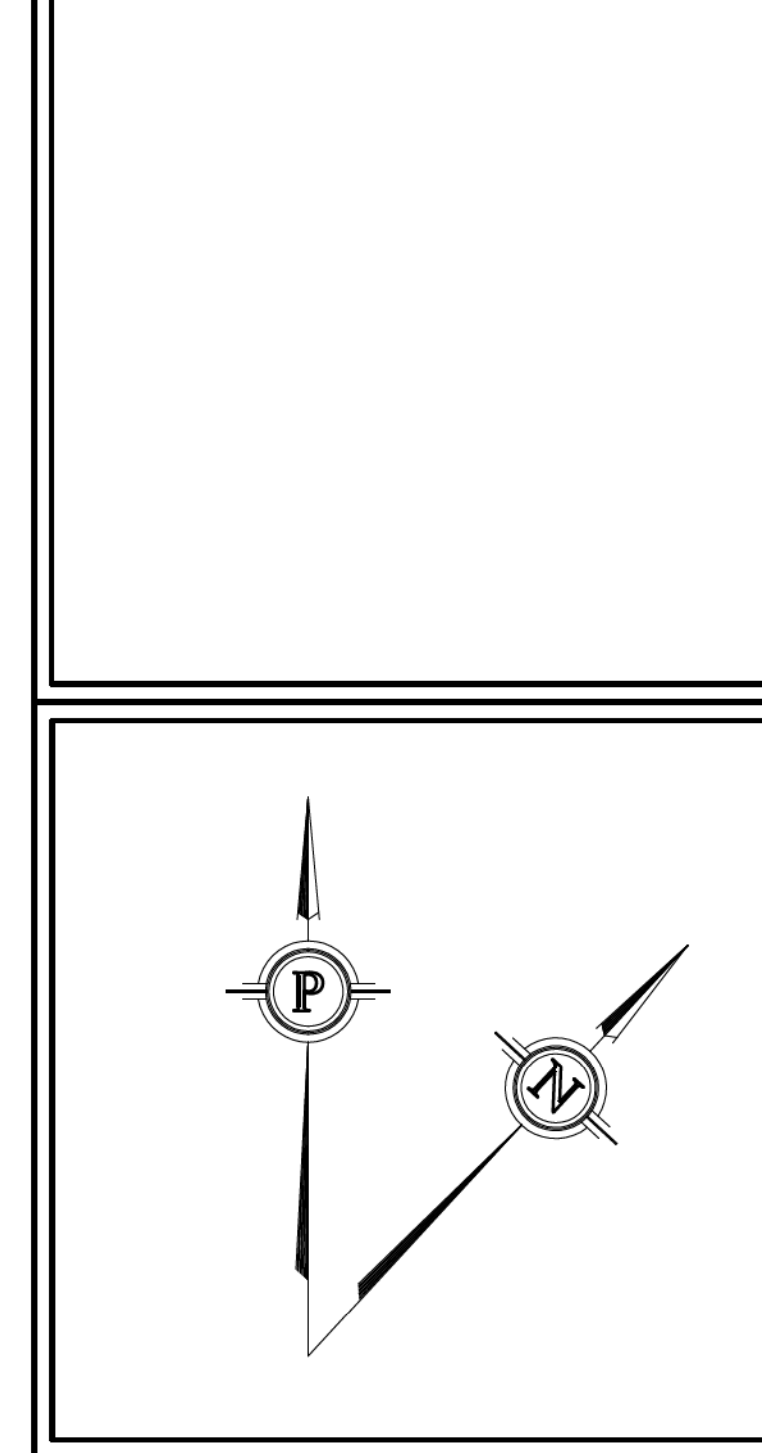
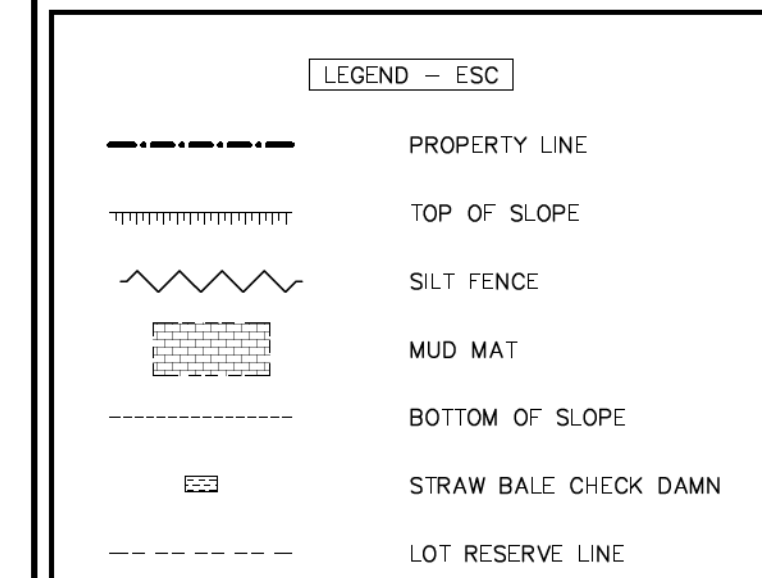
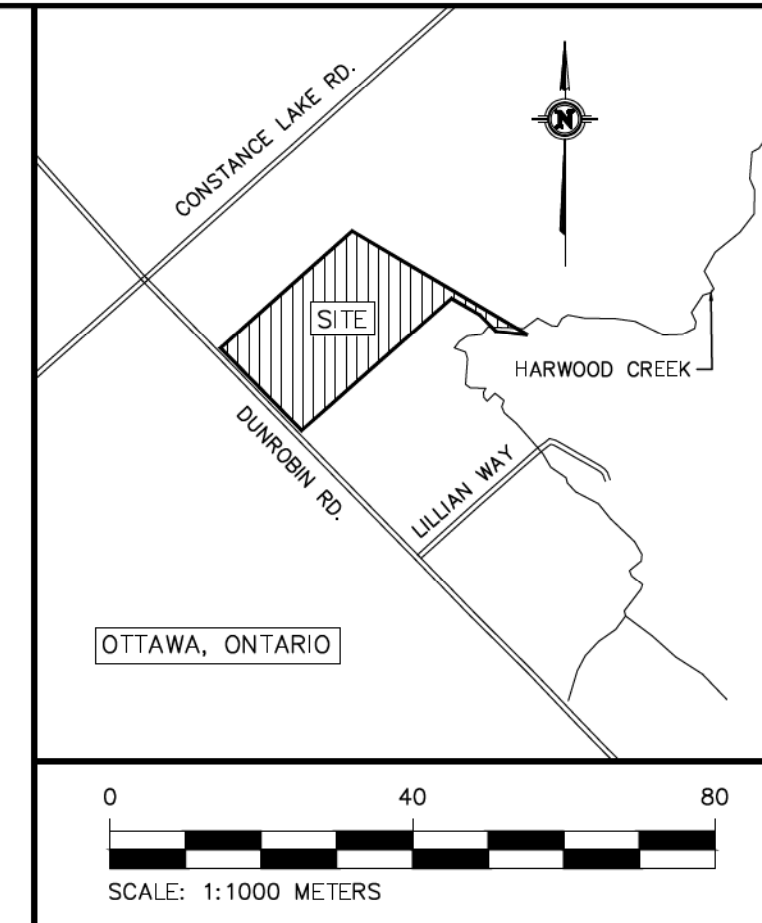


NOTE:  
SILT FENCE INSTALLATION PER OPSD 219.110  
STRAW BALE CHECK DAM PER OPSD 219.180

EROSION & SEDIMENT CONTROL PLAN  
CONDITIONS  
SCALE = 1:1000

- Mitigation Measures for Construction and Development
- 1) To prevent the introduction and spread of invasive plant species into the study area, equipment utilized during construction should be inspected and cleaned in accordance with the Clean Equipment Protocol for Industry.
    - a) Inspect the vehicle thoroughly inside and out for where dirt, plant material and seeds may be lodged or adhering to interior and exterior surfaces prior to mobilizing equipment onto the site.
    - b) Remove any spurs, covers or plates that are easy to remove.
    - c) Attention should be paid to the underside of the vehicle, radiators, spare tires, foot wells and bumper bars.
    - d) If clods of dirt, seed or other plant material are found, removal should take place immediately, using the techniques outlined in the Clean Equipment Protocol for Industry.
  - 2) Except as required to construct the outlet, a minimum of 30 m setback from Harwood Creek should be maintained where no development or clearing should occur.
  - 3) In accordance with the City of Ottawa's Protocol for Wildlife Protection during Construction to reduce potential wildlife usage of the Farm Meadow habitat by mowing/clearing outside of the breeding season (i.e. before April 15), then maintain as mowed grass until on-site work begins.
  - 4) No clearing of any vegetation should occur between April 1 and September 15 of any year, unless a qualified biologist has determined that no bird nesting is occurring within five days of the vegetation clearing event.
  - 5) Should any SAR be discovered during the project works, and/or should any SAR or their habitat be potentially impacted by on-site activities, the MECF shall be contacted immediately and operations modified to avoid any negative impacts to SAR or their habitat, until further direction is provided by the MECF.
  - 6) Any excavation or heavy equipment use in the floodplain or near Harwood Creek within the study area, conducted between May 1 and September 15, has the potential to harm Travelling Banding's Turtles and other SAR turtles that utilize the watercourse. As such, mitigation measures should be employed to protect SAR and their habitat during construction and to maintain compliance with the ESA. Some common mitigations would include working outside the known timing window for active turtle movement from May 1 to September 15 of any year, unless the area has been cleared of turtles by a qualified biologist, as well as temporary turtle exclusion barriers should be installed by May 1, prior to the turtle nesting season surrounding the impacted watercourse or proposed works.

- Erosion and Sediment Control
- 1) Prior to Start of Construction:
    - a) Install silt fence, straw bale check dams and mud mat in location shown;
    - b) Inspect measures immediately after installation.
  - 2) In General:
    - a) Do not locate topsoil piles or fill piles within 2.5 m from any paved or gravel surface area;
    - b) Control dust off site by seeding topsoil and soil piles and other disturbed areas watering as necessary if they are to remain unfinished longer than 30 days;
    - c) City Roadway to be cleaned of all sediment from vehicular tracking as required;
    - d) Provide mud mat where ever vehicular traffic leaves the site from an unpaved egress point;
    - e) All erosion control measures should be inspected within 24 hours of a storm event and should be cleaned / repaired / replaced as necessary.
  - 3) During Placement of the Fill within the Flood Plain Area:
    - a) Minimize the extend of the disturbed areas outside of the area immediately affected by the fill placement;
    - b) Prior the placement of the fill to reduce the duration of exposure either by ensuring sufficient equipment or by placing the fill in stages;
    - c) Install silt fence at the perimeter of the disturbed area or around the perimeter of each phase if not completing the fill placement all at once;
    - d) Level the fill to finished grade immediately after placement;
    - e) Cover fill with minimum 100 mm of topsoil then seed and mulch or hydro seed. The placement of the fill should be completed in a manner that will allow the placement of the topsoil and seeding and mulching / hydro seeding within 30 days of start of fill placement;
    - f) Inspect silt fence within 24 hours of a storm event and clean / repair as necessary;
  - 4) During Construction of the Stormwater Management Facility:
    - a) Minimize the extend of the disturbed areas outside of the area immediately affected by storm water management facility;
    - b) Install silt fence at the perimeter of the disturbed area;
    - c) Ensure straw bale check dams are in place downstream of the facility;
    - d) Equipment used should be sufficient in size and quantity to ensure the construction time is minimized;
    - e) Any excess soil material excavated during the construction should be stockpiled on the proposed lots outside of vulnerable areas and outside of the road allowance. The soil should be leveled to rough grade and should be stabilized by seeding;
    - f) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed. The topsoil placement and seeding and mulching / hydro seeding should be completed within 30 days of start of the construction of the facilities;
  - 5) During Construction of the Roadway:
    - a) Minimize the extend of the disturbed areas outside of the area immediately affected by the road construction;
    - b) Install silt fence at the perimeter of the disturbed area;
    - c) Ensure straw bale check dams are in place at the discharge point from the Cul-de-Sac;
    - d) Equipment used should be sufficient in size and quantity to ensure the construction time is minimized;
    - e) Any excess soil material excavated during the construction should be stockpiled on the proposed lots outside of vulnerable areas and outside of the road allowance. The soil should be leveled to rough grade and should be stabilized by seeding;
    - f) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed. The topsoil placement and seeding and mulching / hydro seeding should be completed within 30 days of start of the construction of the roadway;
  - 6) During Development of Individual Lots:
    - a) Install silt fence at the perimeter of the disturbed area;
    - b) Control dust off site by seeding topsoil and other disturbed areas watering as necessary if they are to remain unfinished longer than 30 days;
    - c) Repair any erosion channels as they occur and redirect surface runoff with the use of berms to promote sheet flow;
    - d) Cover disturbed areas with minimum 100 mm of topsoil then seed and mulch or hydro seed as soon as possible;



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DESIGN	STAMP
AJ/SD	
DRAWN	AJ
CHECKED	SD
APPROVED	SD

**Kollaard Associates**  
Engineers

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DESIGNER: AJ/SD  
DRAWN: AJ  
CHECKED: SD  
APPROVED: SD

2024.APR.19  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

CLIENT NAME: ZBIGNIEW HAUDEROWICZ  
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION  
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO  
DRAWING: EROSION & SEDIMENT CONTROL PLAN

PROJECT No.	DATE	SCALE	DRAWING No.
200977	2023/05/05	1:1000	ESC

D02-02-22-0018

**Tree planting Guidelines**

- Where silty clay soils are encountered at a proposed building location, small and medium sized trees can be planted as close as 4.5 metres from the proposed dwelling provided sufficient soil volume is available around the proposed tree location (a minimum of 25 m<sup>3</sup> for small trees and 30 m<sup>3</sup> for medium trees must be available in the upper 1.5 metres below finished grade).
- Where silty clay is present at a proposed building location and where the thickness of the silty clay deposit exceeds 0.4 metres, large trees should be planted no closer than 15 metres from the proposed building.
- Excluding the areas where the silty clay deposits exceed 0.4 metres, the remainder of the subsurface soils encountered at the site are not considered particularly sensitive to depletion of moisture by trees. There are no planting restrictions from a geotechnical perspective for small and medium trees with respect to planting distance from the proposed buildings. Large trees should be planted no closer than 10 metres from a proposed dwelling where no silty clay is present on the lot.
- Tree planting guidelines provided by a landscape architect, arborist, urban forest manager or other qualified professional with respect to species, distance to building requirements, moisture requirements etc should be obtained and followed in addition to the geotechnical recommendations.

**General Grading Notes:**

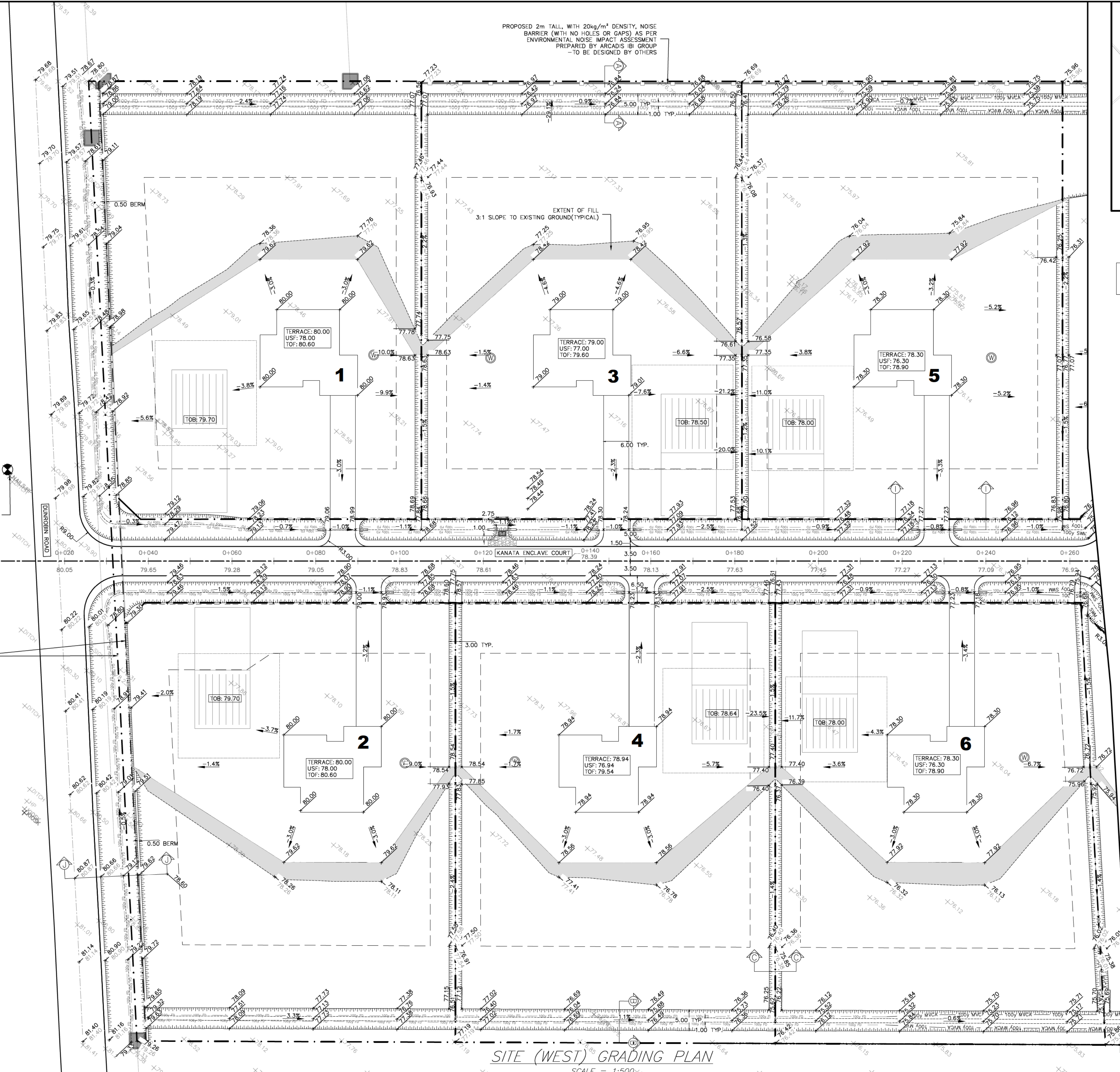
All grade elevations shown on softscaped or grassed surfaces are finished grades including topsoil. Rough grading is to be completed to allow for 100 mm of topsoil on all disturbed areas.

During detailed grading of individual lots, the designer is to ensure that the area within 3 metres of the proposed drilled well is graded away from the well with a minimum ground surface slope of 2%.

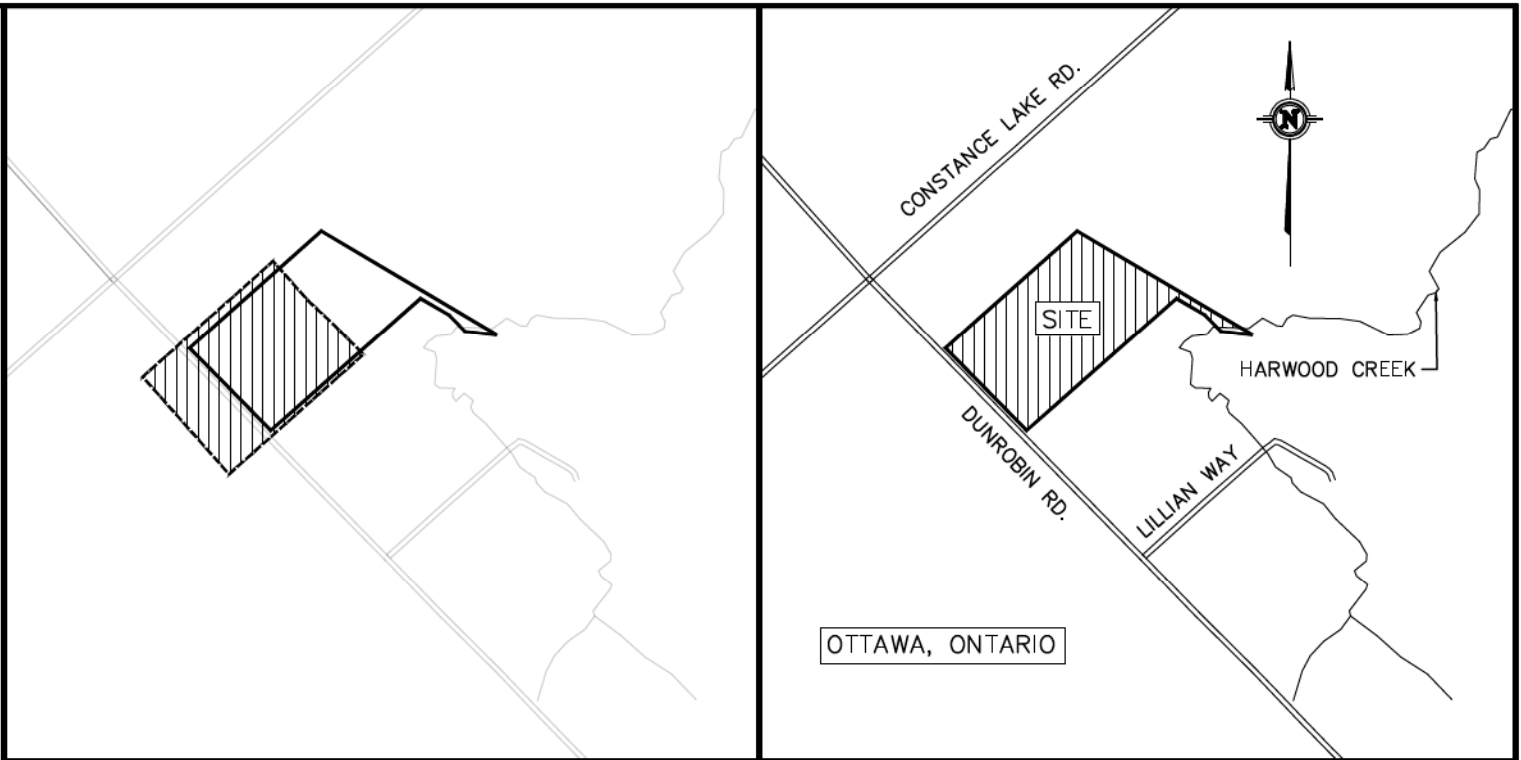
SITE BENCHMARK  
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HORIZONTAL DATUM: MTM ZONE 9, NAD 83  
(ORIGINAL) AND VERTICAL DATUM OF 1928  
(COVD28)  
REFERENCED TO COSINE MONUMENT  
STATION: 0011970U245 COVD28: 78 ELEV 120.549

OLD PROPERTY LINE  
REPLACED WITH NEW  
SETBACK 15m FROM  
CENTRELINE OF ROAD  
WITH 0.3m RESERVE

PROPOSED 2m TALL WITH 20kg/m<sup>3</sup> DENSITY NOISE BARRIER (WITH NO HOLES OR GAPS) AS PER ENVIRONMENTAL NOISE IMPACT ASSESSMENT PREPARED BY ARCADIS IB GROUP - TO BE DESIGNED BY OTHERS



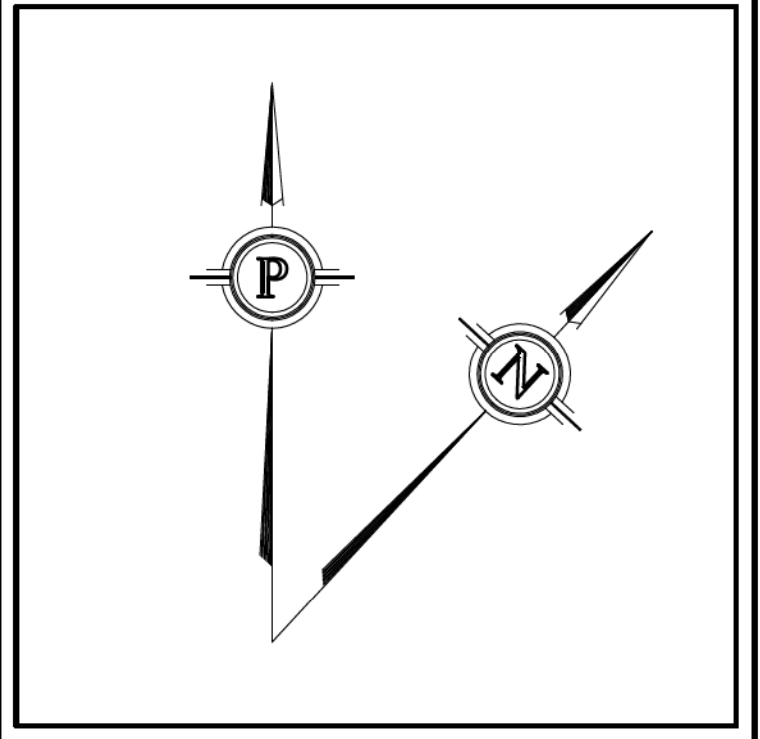
**SITE (WEST) GRADING PLAN**  
SCALE = 1:500



NOTE:  
ALL PRIVATE DRIVEWAY ENTRANCE CORNER RADII AS PER COO DRAWING S26

**LEGEND - GRADING**

---	PROPOSED ELEVATION (PROP/EX)
---	PROPOSED TOP OF GRADE ELEVATION
---	PROPOSED GRADE
---	PROPOSED ELEVATION (PROP/INVERT)
---	PROPERTY LINE
---	TOP OF SLOPE
---	BOTTOM OF SLOPE
---	PROPOSED WELL LOCATION
---	100YR MVCA FLOODPLAIN
---	100YR SWM FACILITY PONDING
---	100YR FLOW DEPTH
---	LOT RESERVE LINE
---	80m ZONING SETBACK



---	PROPOSED DWELLING FOOTPRINT
---	PROPOSED SEPTIC BED
---	SEPTIC BED MANTLE

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**Kollaard Associates Engineers**

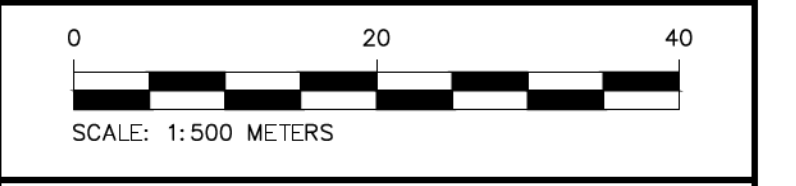
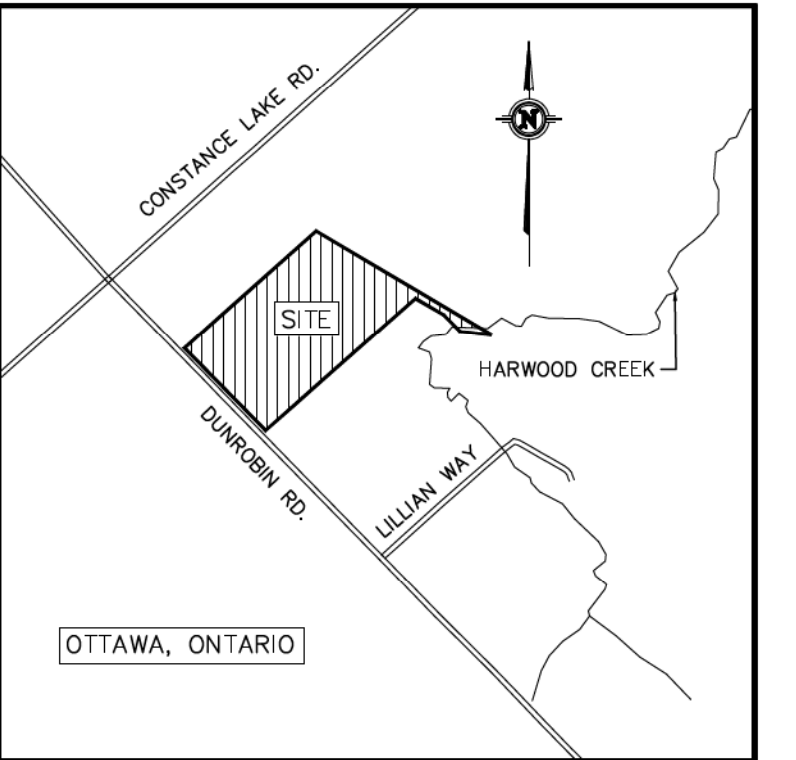
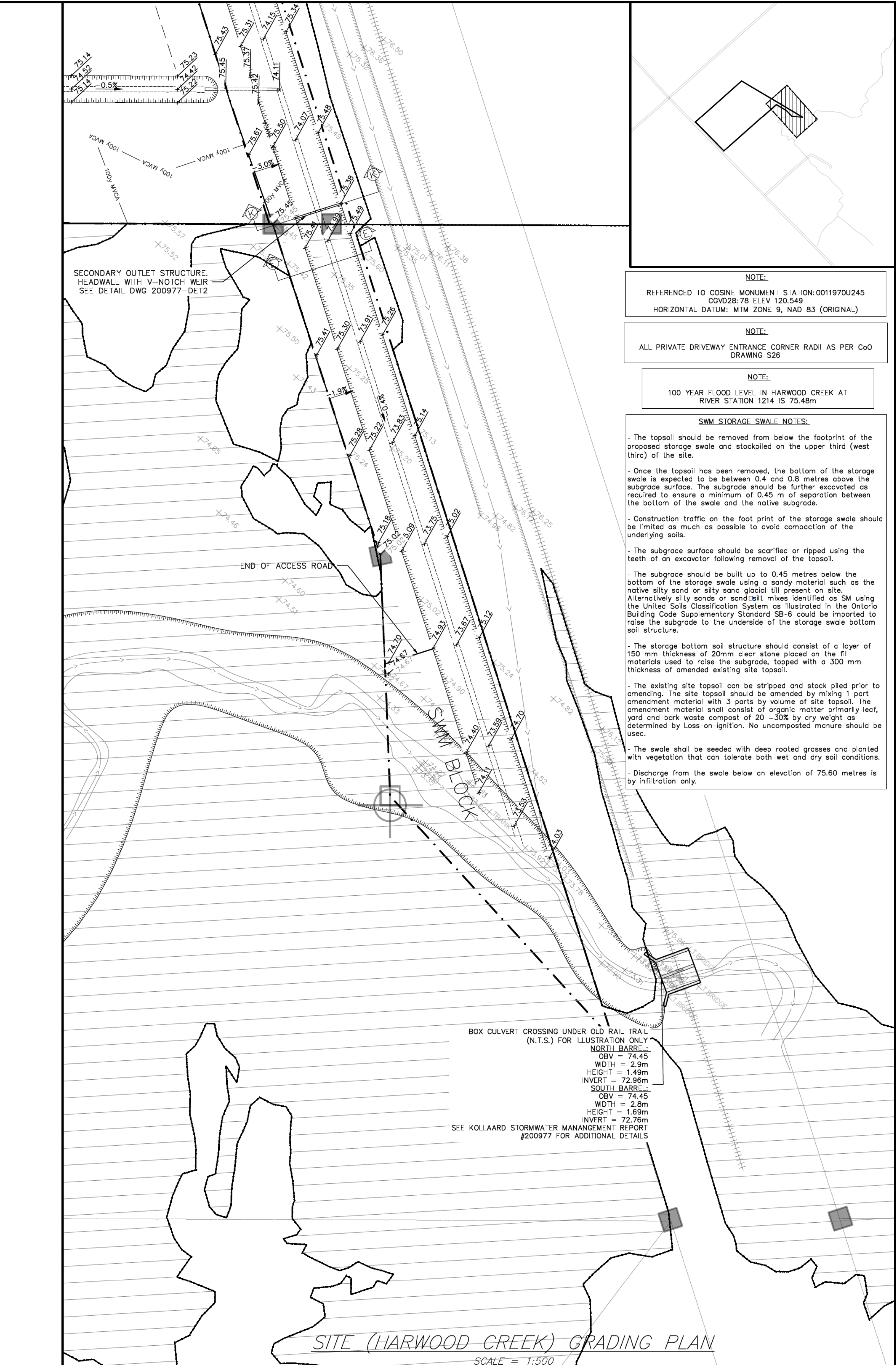
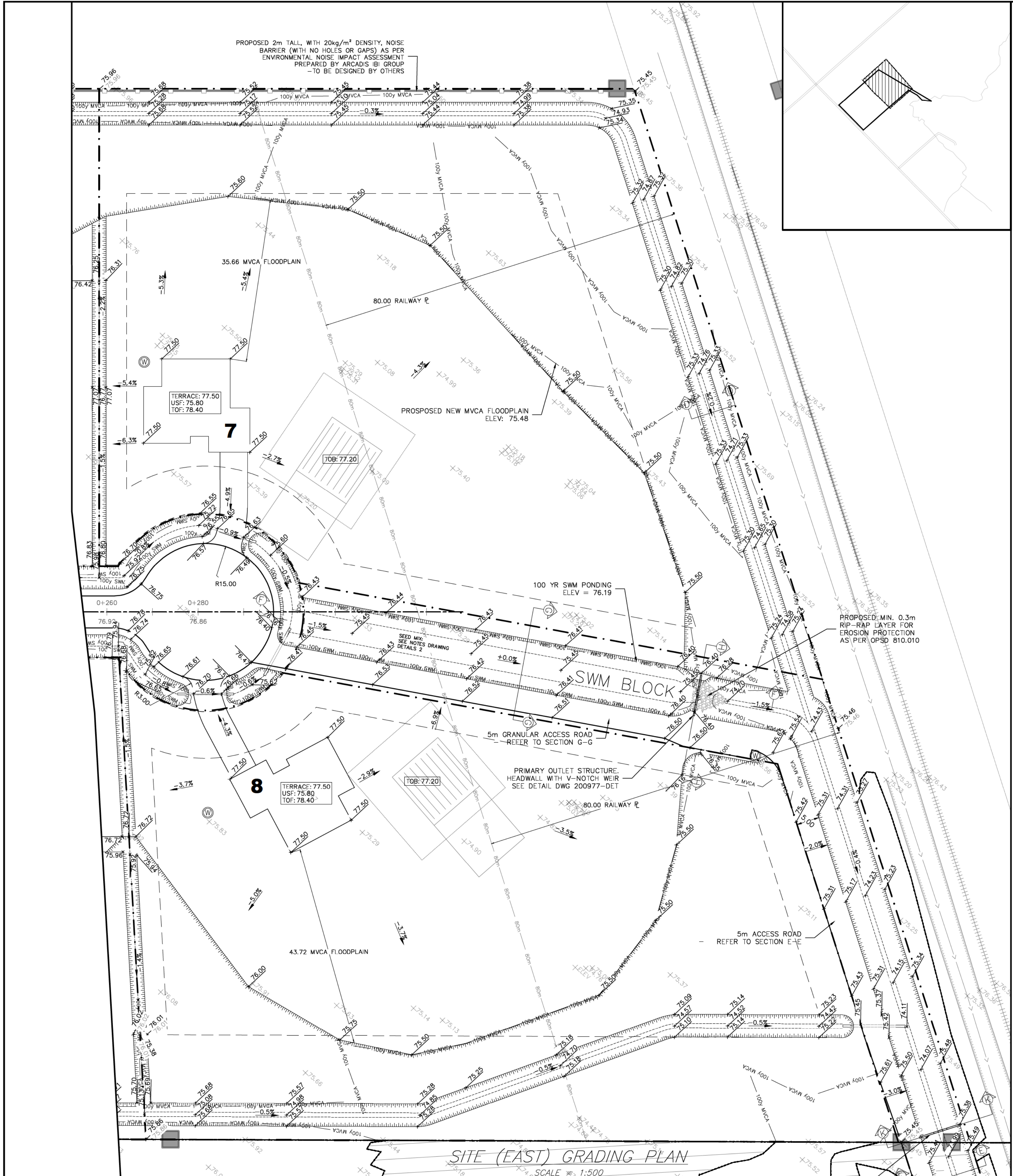
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(613) 860-0923

DESIGN: AJ/SD  
DRAWN: AJ  
CHECKED: SD  
APPROVED: SD

STAMP: PROFESSIONAL ENGINEER  
2024.APR.19  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

CLIENT NAME:	ZBIGNIEW HAUDEROWICZ	PROJECT No.:	200977
PROJECT NAME:	PROPOSED RESIDENTIAL SUBDIVISION	DATE:	2023/05/05
PROJECT LOCATION:	2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE:	1:500
DRAWING:	SITE (WEST) GRADING PLAN	DRAWING No.:	GR-W



NOTE:  
REFERENCED TO COSINE MONUMENT STATION: 001970U245  
GVD28:78 ELEV 120.549  
HORIZONTAL DATUM: MTM ZONE 8, NAD 83 (ORIGINAL)

NOTE:  
ALL PRIVATE DRIVEWAY ENTRANCE CORNER RADII AS PER CoO DRAWING S26

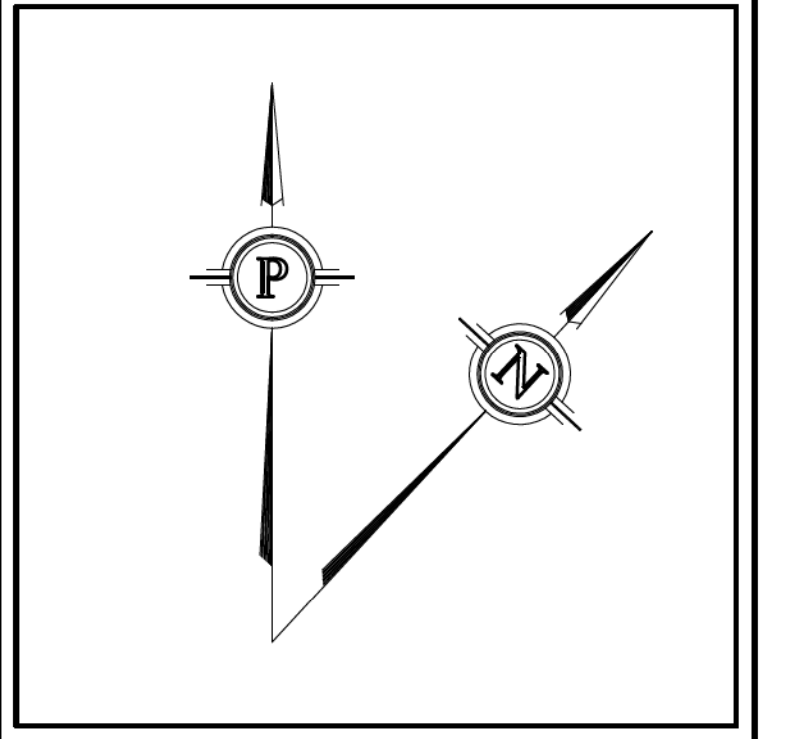
NOTE:  
100 YEAR FLOOD LEVEL IN HARWOOD CREEK AT RIVER STATION 1214 IS 75.48m

**SWM STORAGE SWALE NOTES:**

- The topsoil should be removed from below the footprint of the proposed storage swale and stockpiled on the upper third (west third) of the site.
- Once the topsoil has been removed, the bottom of the storage swale is expected to be between 0.4 and 0.8 metres above the subgrade surface. The subgrade should be further excavated as required to ensure a minimum of 0.45 m of separation between the bottom of the swale and the native subgrade.
- Construction traffic on the foot print of the storage swale should be limited as much as possible to avoid compaction of the underlying soils.
- The subgrade surface should be scarified or ripped with the teeth of an excavator following removal of the topsoil.
- The subgrade should be built up to 0.45 metres below the bottom of the storage swale using a sandy material such as the native silty sand or silty sand glacial till present on site. Alternatively silty sand or sand/silt mixes identified as SM using the United Soil Classification System as illustrated in the Ontario Building Code Supplementary Standard SB-6 could be imported to raise the subgrade to the underside of the storage swale bottom soil structure.
- The storage bottom soil structure should consist of a layer of 150 mm thickness of 20mm clear stone placed on the fill materials used to raise the subgrade, topped with a 300 mm thickness of amended existing site topsoil.
- The existing site topsoil can be stripped and stock piled prior to amending. The site topsoil should be amended by mixing 1 part amendment material with 3 parts by volume of site topsoil. The amendment material shall consist of organic matter primarily leaf, yard and bark waste compost of 20-30% by dry weight as determined by Loss-on-ignition. No uncomposted manure should be used.
- The swale shall be seeded with deep rooted grasses and planted with vegetation that can tolerate both wet and dry soil conditions.
- Discharge from the swale below an elevation of 75.60 metres is by infiltration only.

**LEGEND - GRADING**

- × ??? PROPOSED ELEVATION (PROP/EX)
- × ???IG PROPOSED TOP OF GRATE ELEVATION
- ??? PROPOSED GRADE
- × ?? ?? PROPOSED ELEVATION (PROP/INVERT)
- --- PROPERTY LINE
- --- TOP OF SLOPE
- --- BOTTOM OF SLOPE
- ⊙ BOTTOM WELL LOCATION
- 100yr MVCA 100YR MVCA FLOODPLAIN
- 100yr SWM 100YR SWM FACILITY PONDING
- 100yr FD 100YR FLOW DEPTH
- --- LOT RESERVE LINE
- 80m 80m ZONING SETBACK



**LEGEND - DWELLING FOOTPRINT**

- PROPOSED DWELLING FOOTPRINT
- PROPOSED SEPTIC BED
- SEPTIC BED MANTLE

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2. THIS IS NOT A LEGAL SURVEY.  
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4. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.  
5. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.  
6. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.  
7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.  
8. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.

9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.  
10. HYDRO SERVICES TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.  
11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.  
12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.  
13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #200977.

No.	REVISION	DATE	BY
1.	RESPONSE TO SECOND REVIEW COMMENTS	2024.APR.19	SD

**Kollaard Associates Engineers**

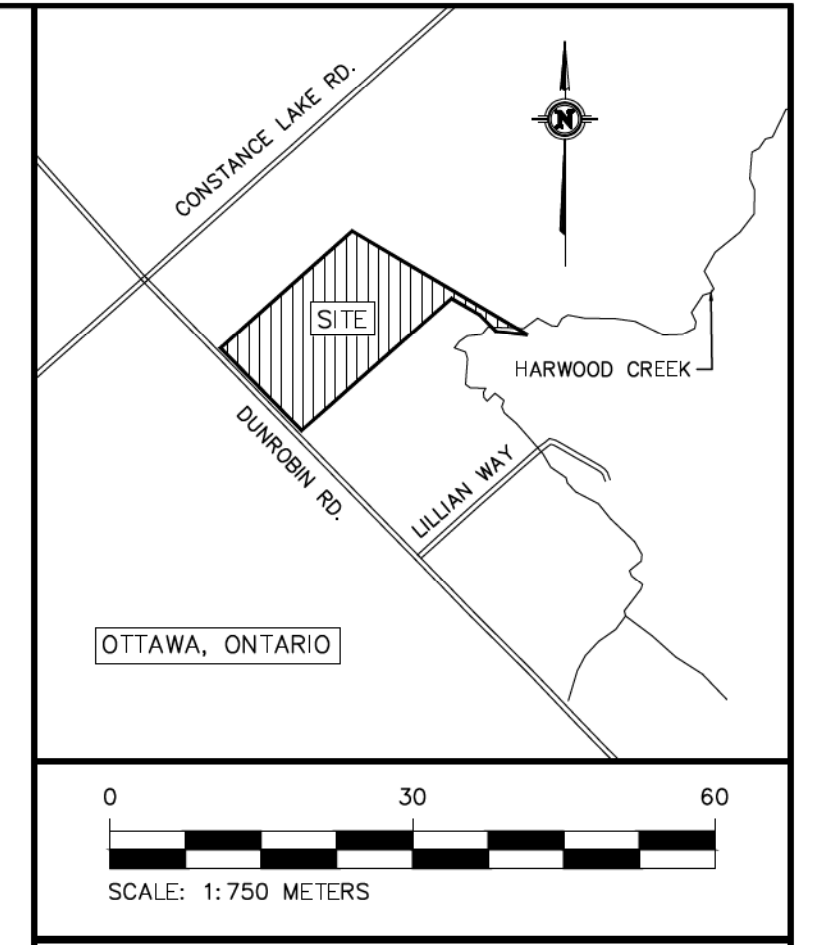
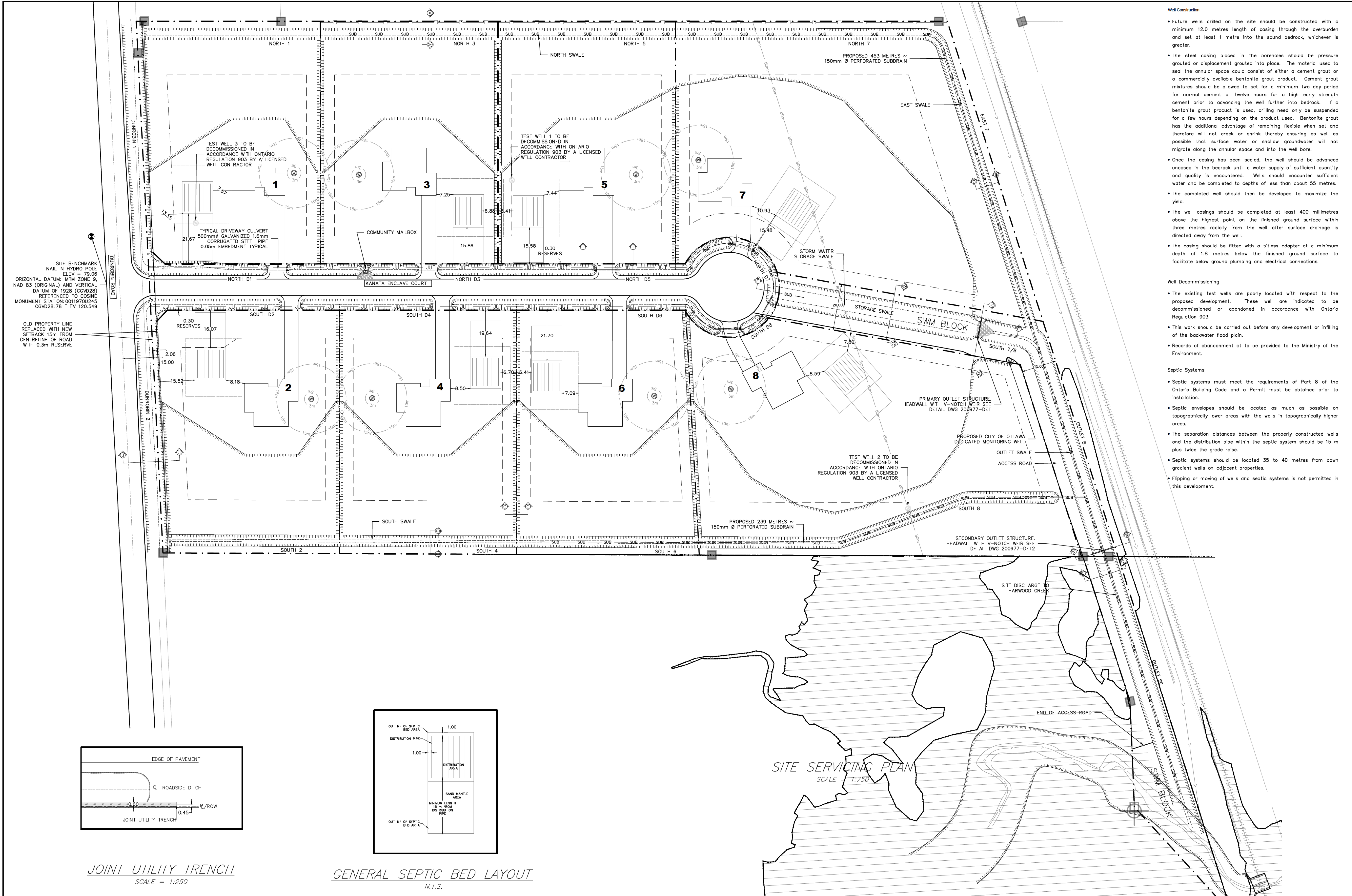
210 PRESCOTT STREET  
KEMPVILLE, ONTARIO  
K0G 1L0  
FACSIMILE (613) 258-0475

(613) 860-0923

DESIGN: AJ/SD  
DRAWN: AJ  
CHECKED: SD  
APPROVED: SD

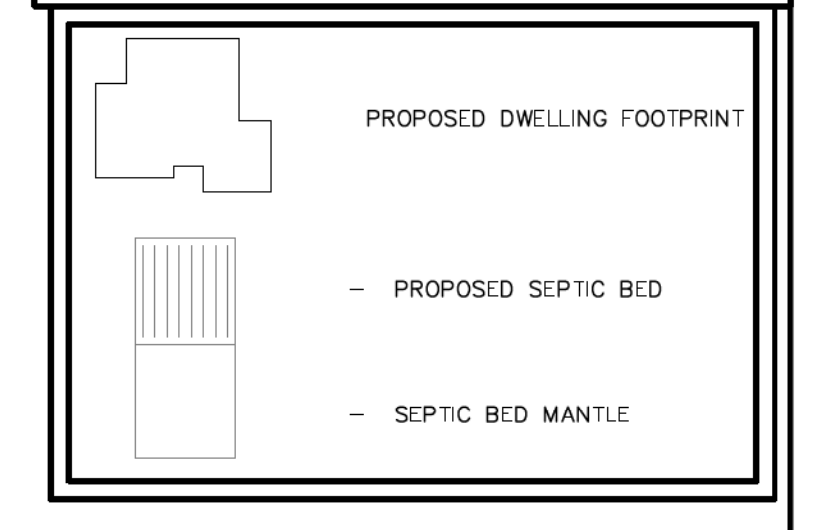
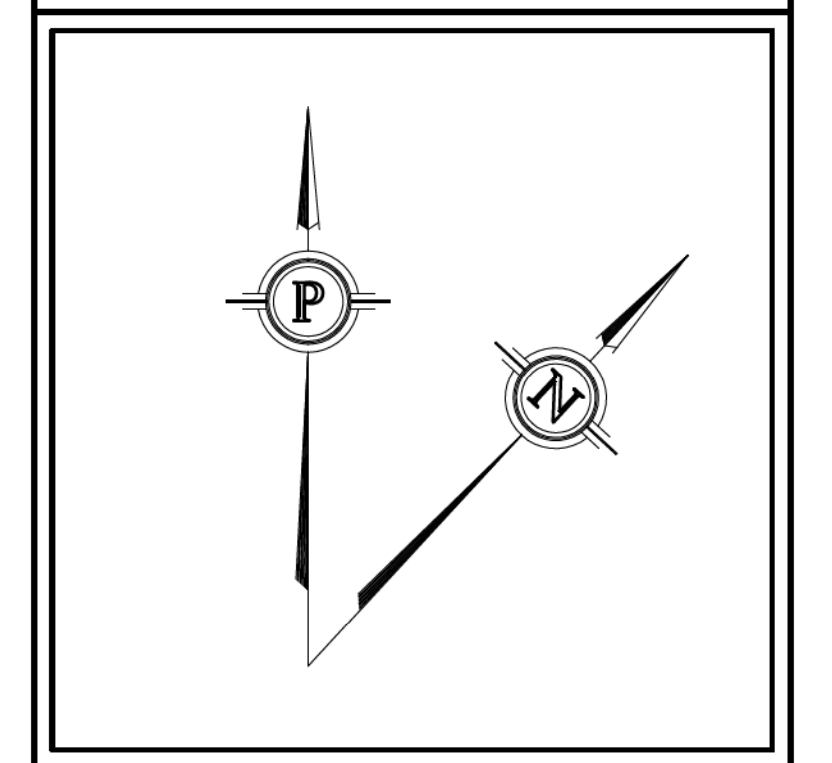
STAMP: PROFESSIONAL ENGINEER  
2024.APR.19  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

CLIENT NAME: ZBIGNIEW HAUDEROWICZ	PROJECT No.: 200977
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION	DATE: 2023/05/05
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE: 1:500
DRAWING: SITE (EAST) GRADING PLAN	DRAWING No.: GR-E



**LEGEND - SERVICING**

--- x 77.77 INV	PROPOSED ELEVATION (PROP/INVERT)
---	PROPERTY LINE
---	LOT RESERVE LINE
-----	TOP OF SLOPE
-----	BOTTOM OF SLOPE
⊙	PROPOSED WELL LOCATION
---	JOINT UTILITY TRENCH
---	ZONING SETBACK FOR BUILDING
---	15 METRES SETBACK
---	3 METRES SETBACK
---	80 METRES ZONING SETBACK
---	PROPOSED SUBDRAIN



**NOTE:**  
 SUMP PUMPS TO BE UTILIZED FOR FOUNDATION DRAINAGE AS PER TECHNICAL BULLETIN ISB-2019-02, DRAWING P01 & KOLLAARD GEOTECHNICAL REPORT 200977.  
 - REFER TO DETAILS (2) FOR TYPICAL DETAIL.

**Well Construction**

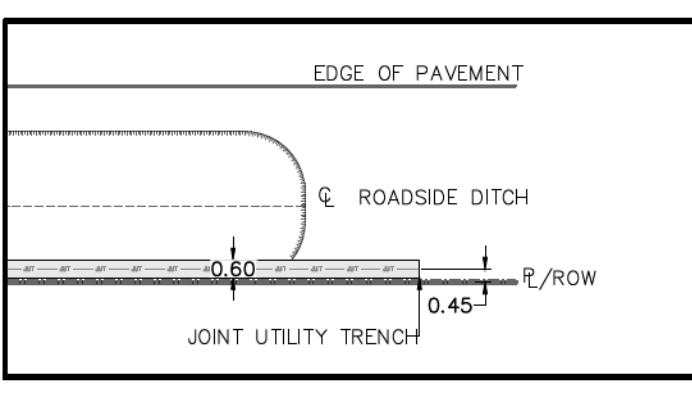
- Future wells drilled on the site should be constructed with a minimum 12.0 metres length of casing through the overburden and set at least 1 metre into the sound bedrock, whichever is greater.
- The steel casing placed in the boreholes should be pressure grouted or displacement grouted into place. The material used to seal the annular space could consist of either a cement grout or a commercially available bentonite grout product. Cement grout mixtures should be allowed to set for a minimum two day period for normal hours for a high early strength cement prior to advancing the well further into bedrock. If a bentonite grout product is used, drilling need only be suspended for a few hours depending on the product used. Bentonite grout has the additional advantage of remaining flexible when set and therefore will not crack or shrink thereby ensuring as well as possible that surface water or shallow groundwater will not migrate along the annular space and into the well bore.
- Once the casing has been sealed, the well should be advanced uncased in the bedrock until a water supply of sufficient quantity and quality is encountered. Wells should encounter sufficient water and be completed to depths of less than about 55 metres.
- The completed well should then be developed to maximize the yield.
- The well casings should be completed at least 400 millimetres above the highest point on the finished ground surface within three metres radially from the well after surface drainage is directed away from the well.
- The casing should be filled with a pillow adapter at a minimum depth of 1.8 metres below the finished ground surface to facilitate below ground plumbing and electrical connections.

**Well Decommissioning**

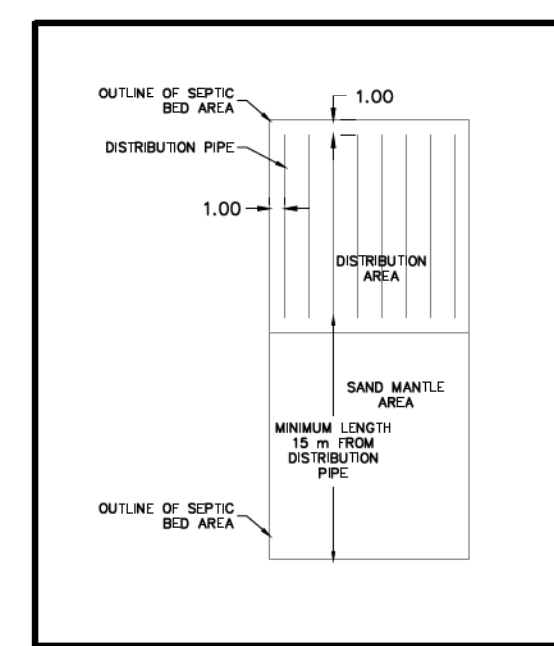
- The existing test wells are poorly located with respect to the proposed development. These wells are indicated to be decommissioned or abandoned in accordance with Ontario Regulation 903.
- This work should be carried out before any development or infilling of the backwater flood plain.
- Records of abandonment at to be provided to the Ministry of the Environment.

**Septic Systems**

- Septic systems must meet the requirements of Part 8 of the Ontario Building Code and a Permit must be obtained prior to installation.
- Septic envelopes should be located as much as possible on topographically lower areas with the wells in topographically higher areas.
- The separation distances between the properly constructed wells and the distribution pipe within the septic system should be 15 m plus twice the grade rise.
- Septic systems should be located 35 to 40 metres from down gradient wells on adjacent properties.
- Flipping or moving of wells and septic systems is not permitted in this development.



**JOINT UTILITY TRENCH**  
 SCALE = 1:250



**GENERAL SEPTIC BED LAYOUT**  
 N.T.S.

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AJ/SD		ZBIGNIEW HAUDEROWICZ	200977
DRAWN		PROJECT NAME	DATE
AJ		PROPOSED RESIDENTIAL SUBDIVISION	2023/05/05
CHECKED		PROJECT LOCATION	SCALE
SD		2050 DUNROBIN ROAD OTTAWA, ONTARIO	1:750
APPROVED		DRAWING	DRAWING No.
SD		SITE SERVICING PLAN	SVC

**Kollaard Associates**  
 Engineers

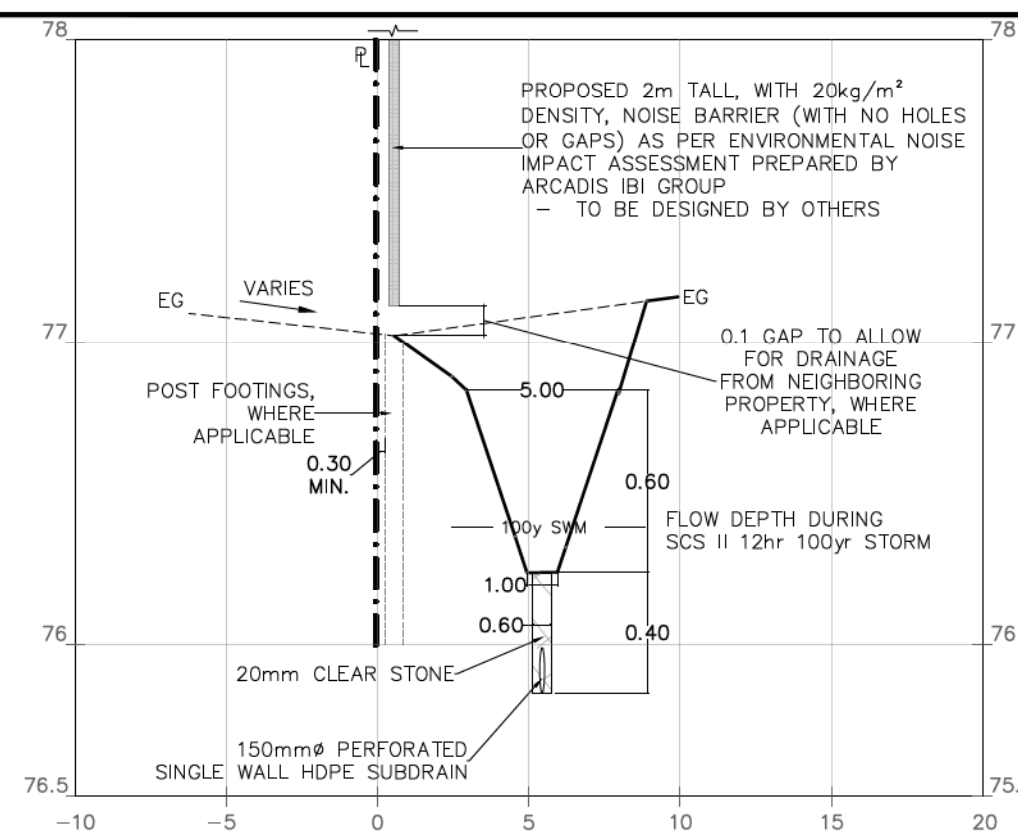
BOX 189  
 210 PRESCOTT STREET  
 KEMPVILLE, ONTARIO  
 K0G 1L0  
 FACSIMILE (613) 258-0475

(613) 860-0923

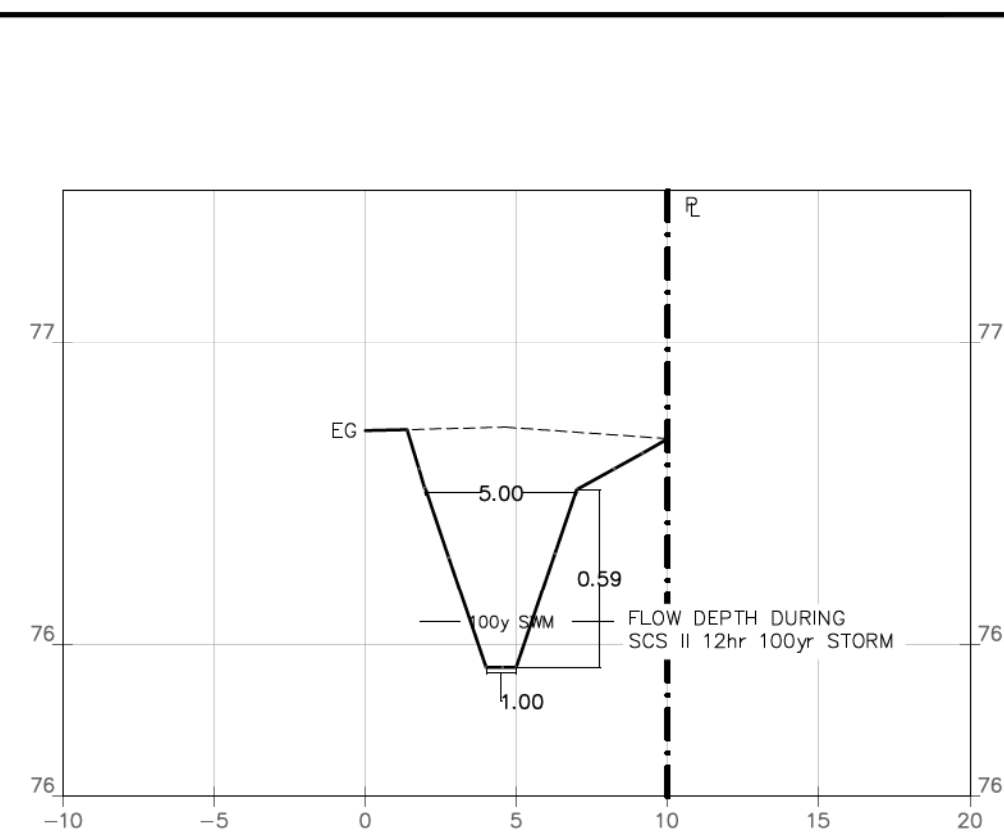
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 DRAWN: AJ  
 CHECKED: SD  
 APPROVED: SD

STAMP: S.E. deWit  
 100079612  
 PROVINCE OF ONTARIO

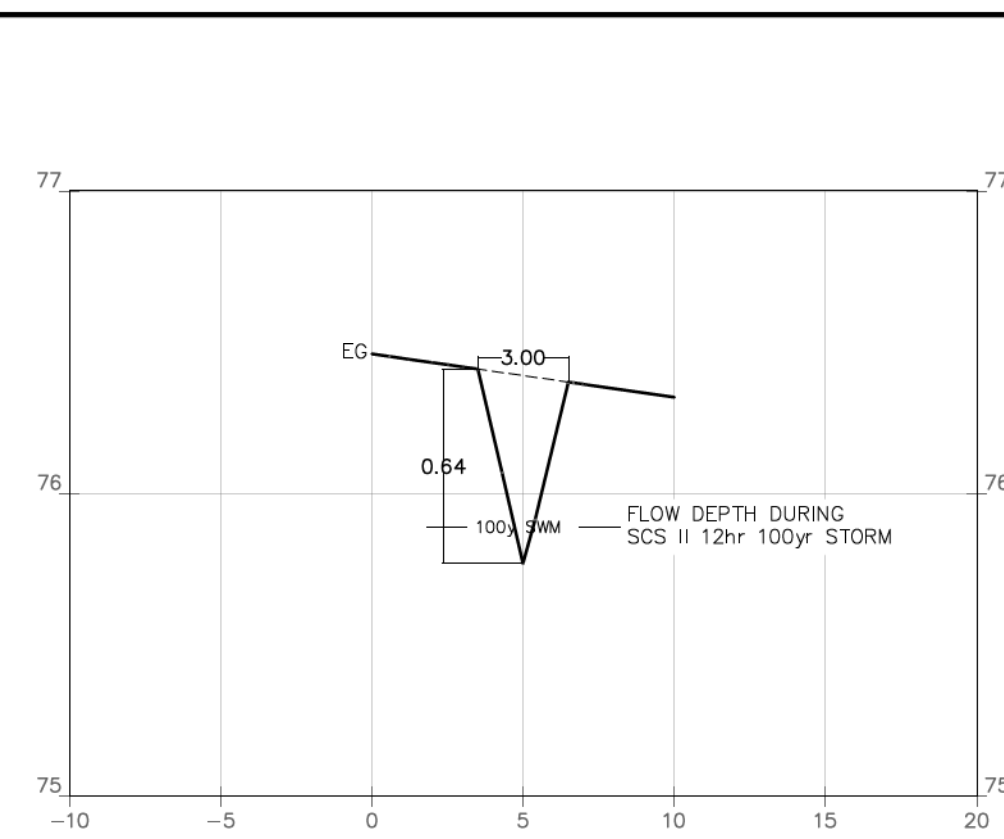
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ZBIGNIEW HAUDEROWICZ	200977
PROJECT NAME	DATE
PROPOSED RESIDENTIAL SUBDIVISION	2023/05/05
PROJECT LOCATION	SCALE
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DRAWING	DRAWING No.
SITE SERVICING PLAN	SVC



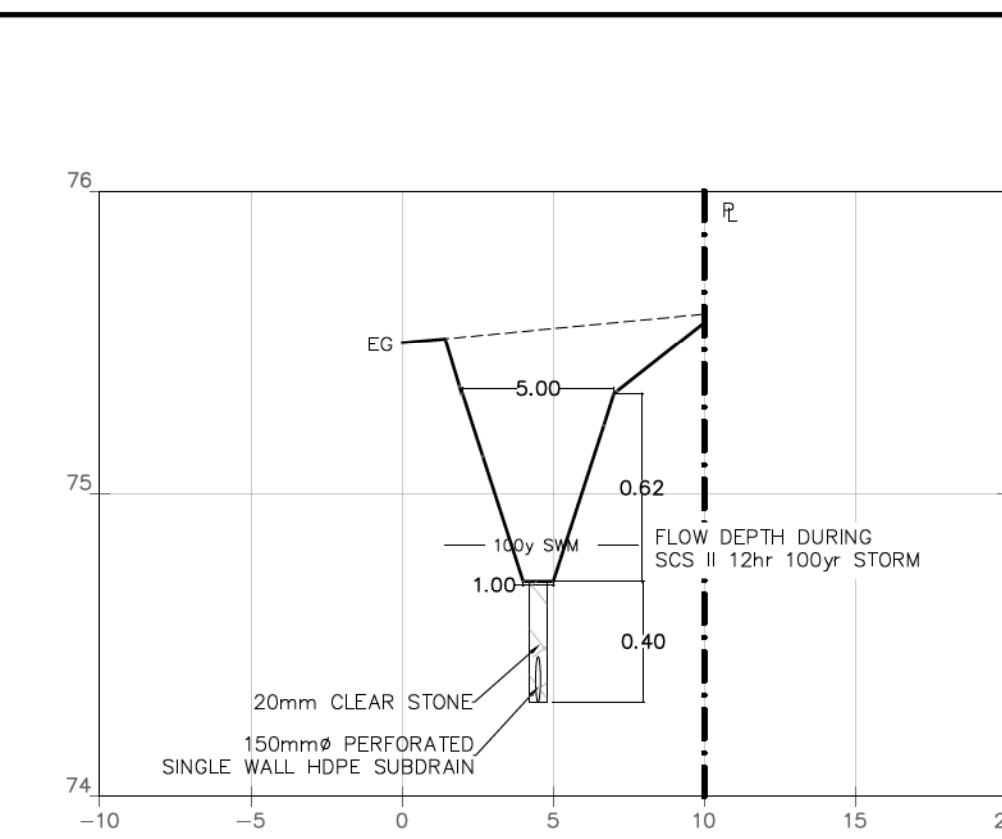
**SECTION A-A (NORTH SWALE) / TYPICAL NOISE BARRIER DETAIL**  
SCALE = 1:250(H) 1:25(V)



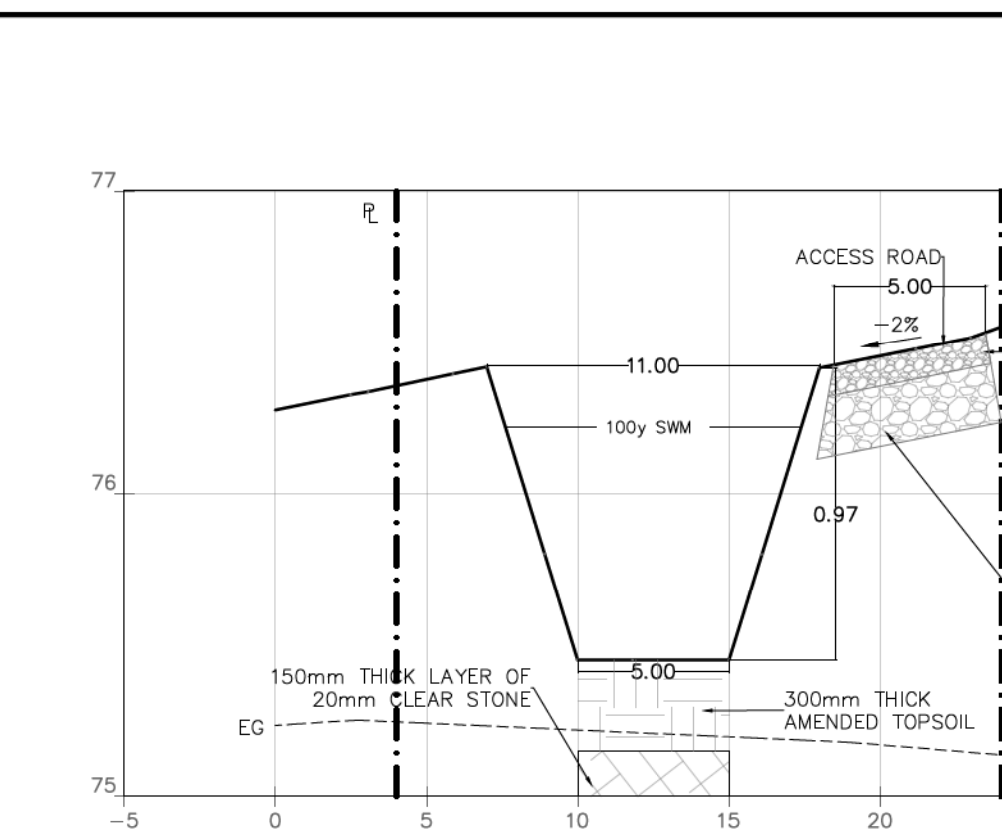
**SECTION B-B (SOUTH SWALE)**  
SCALE = 1:250(H) 1:25(V)



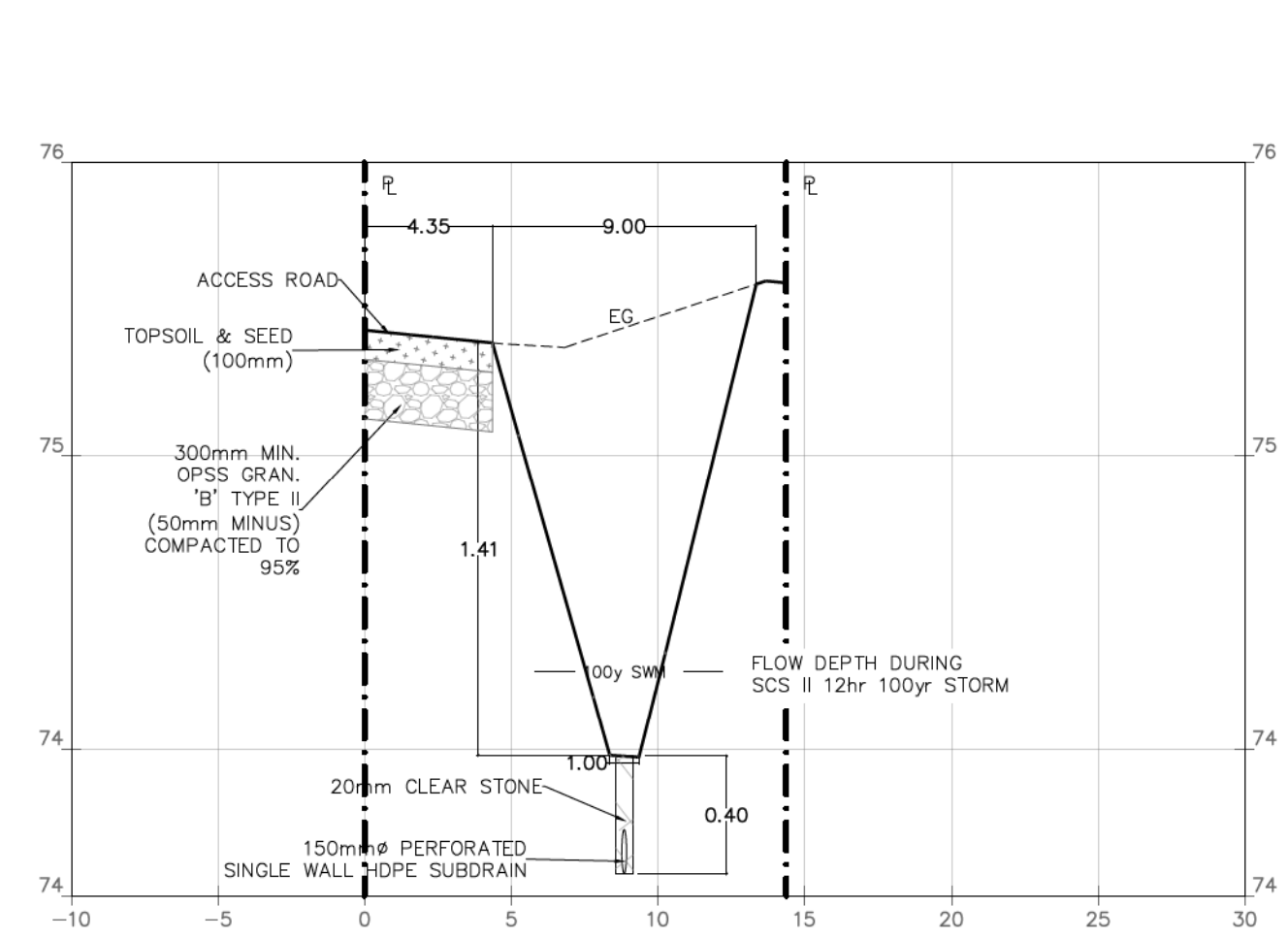
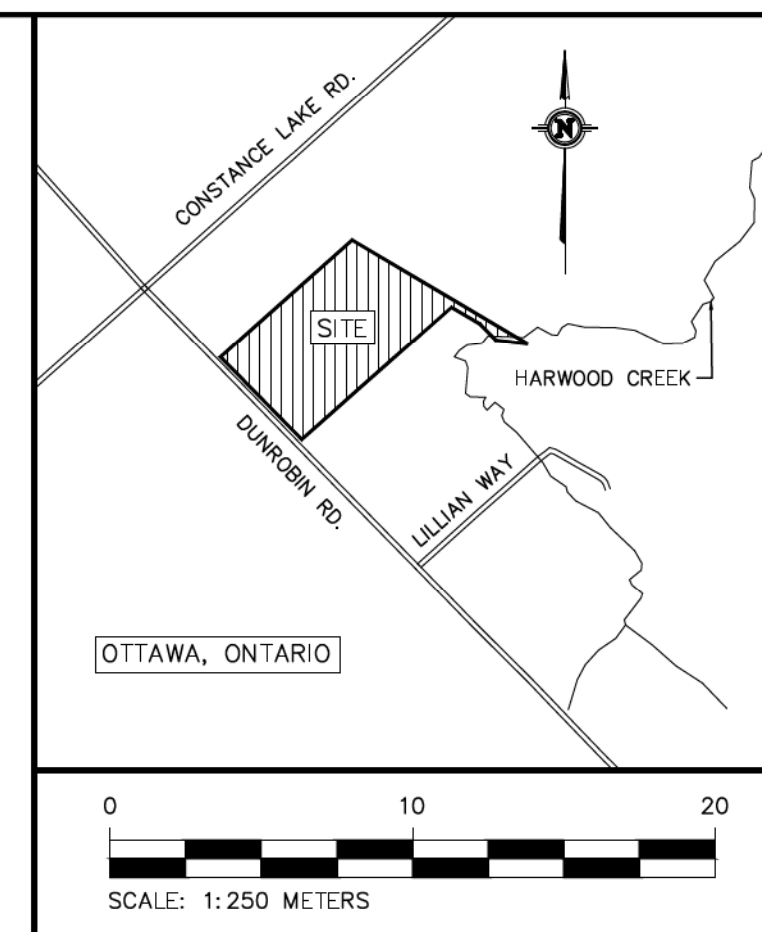
**SECTION C-C (SOUTH REAR SIDE YARD)**  
SCALE = 1:250(H) 1:25(V)



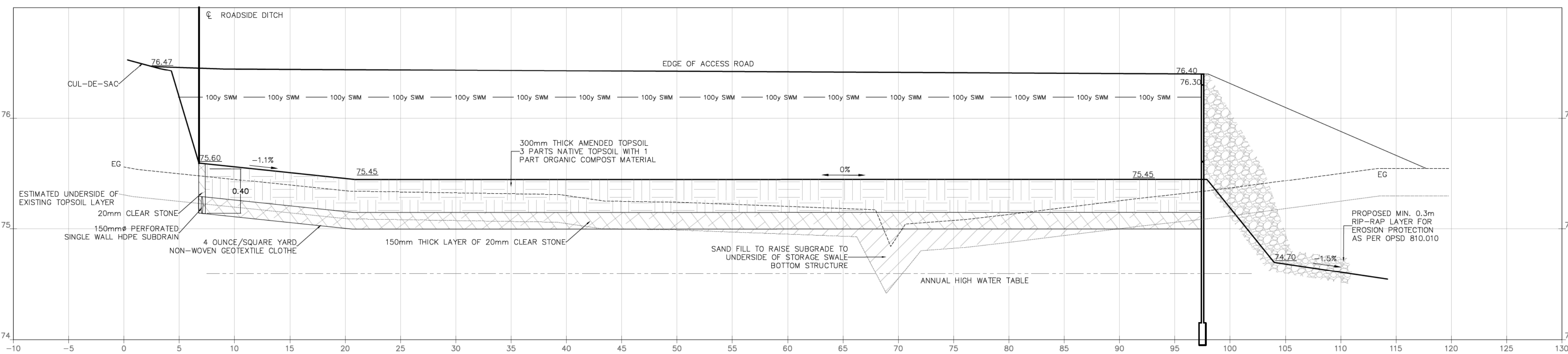
**SECTION D-D (EAST SWALE)**  
SCALE = 1:250(H) 1:25(V)



**SECTION G-G (STORAGE)**  
SCALE = 1:250(H) 1:25(V)

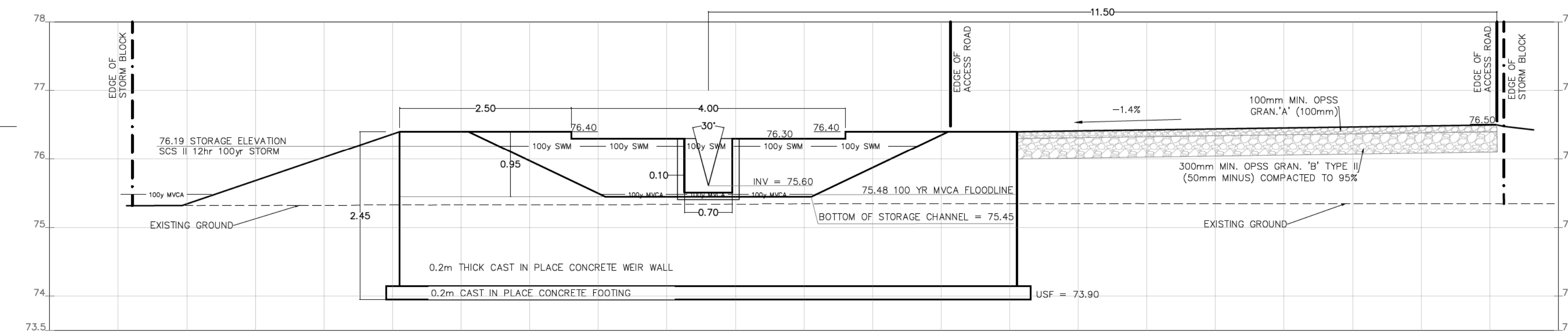


**SECTION E-E (OUTLET TO HARWOOD CREEK)**  
SCALE = 1:250(H) 1:25(V)

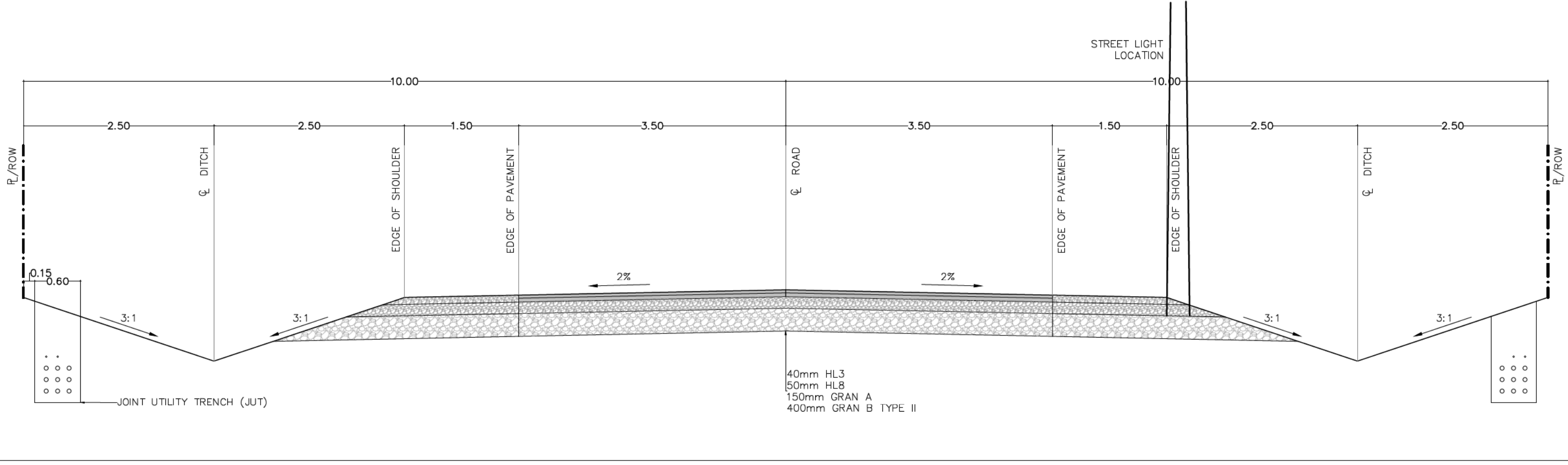


**SECTION F-F (STORAGE)**  
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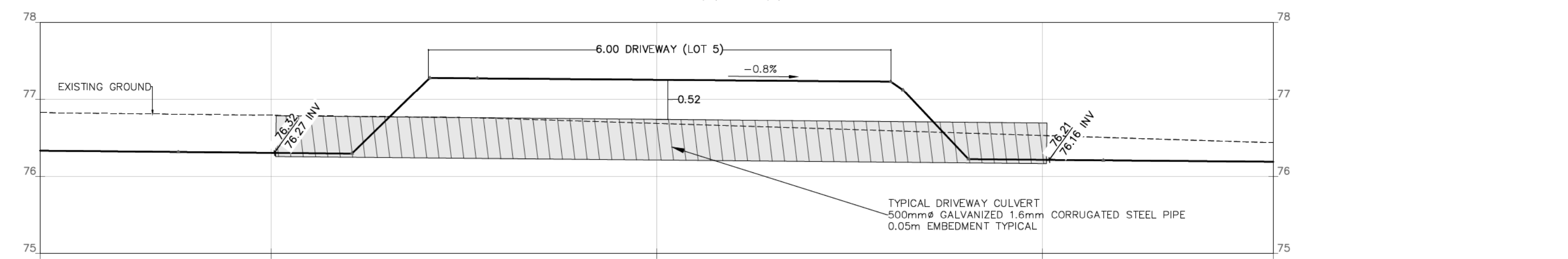
NOTE: All grade elevations shown on softscaped or grassed surfaces are finished grades including topsoil. Rough grading is to be completed to allow for 100 mm of topsoil on all disturbed areas.



**PRIMARY OUTLET SWALE CONTROL STRUCTURE (HEADWALL) SECTION H-H**  
SCALE = 1:50(H) 1:50(V)



**TYPICAL ROAD SECTION**  
SCALE = 1:50



**SECTION I-I (TYPICAL DRIVEWAY CULVERT)**  
SCALE = 1:50(H) 1:50(V)

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DESIGN	STAMP	CLIENT NAME	PROJECT No.
AJ/SD		ZBIGNIEW HAUDEROWICZ	200977
DRAWN		PROJECT NAME	DATE
AJ		PROPOSED RESIDENTIAL SUBDIVISION	2023/05/05
CHECKED		PROJECT LOCATION	SCALE
SD		2050 DUNROBIN ROAD OTTAWA, ONTARIO	AS NOTED
APPROVED		DRAWING	DRAWING No.
SD		DETAILS	DET

**Kollaard Associates Engineers**

BOX 189  
210 PRESCOTT STREET  
KEMPVILLE, ONTARIO  
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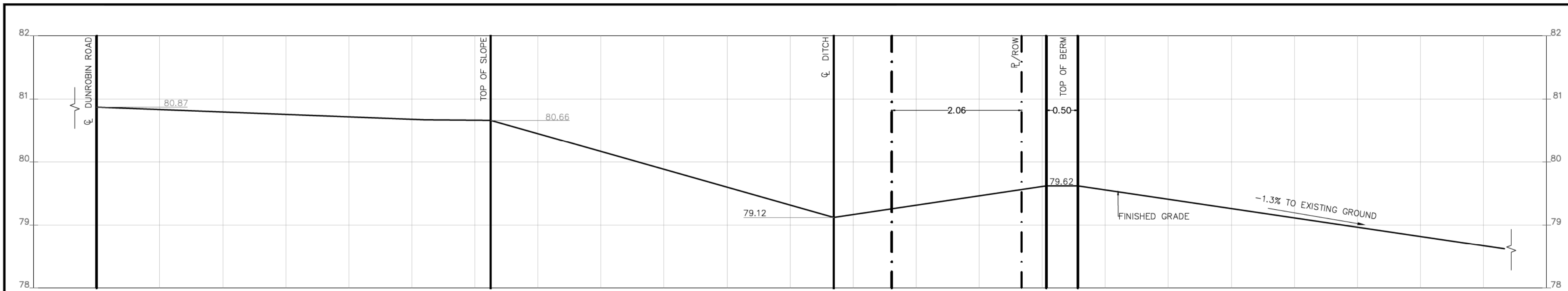
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CHECKED: SD  
APPROVED: SD

STAMP: PROFESSIONAL ENGINEER  
2024.APR.19  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

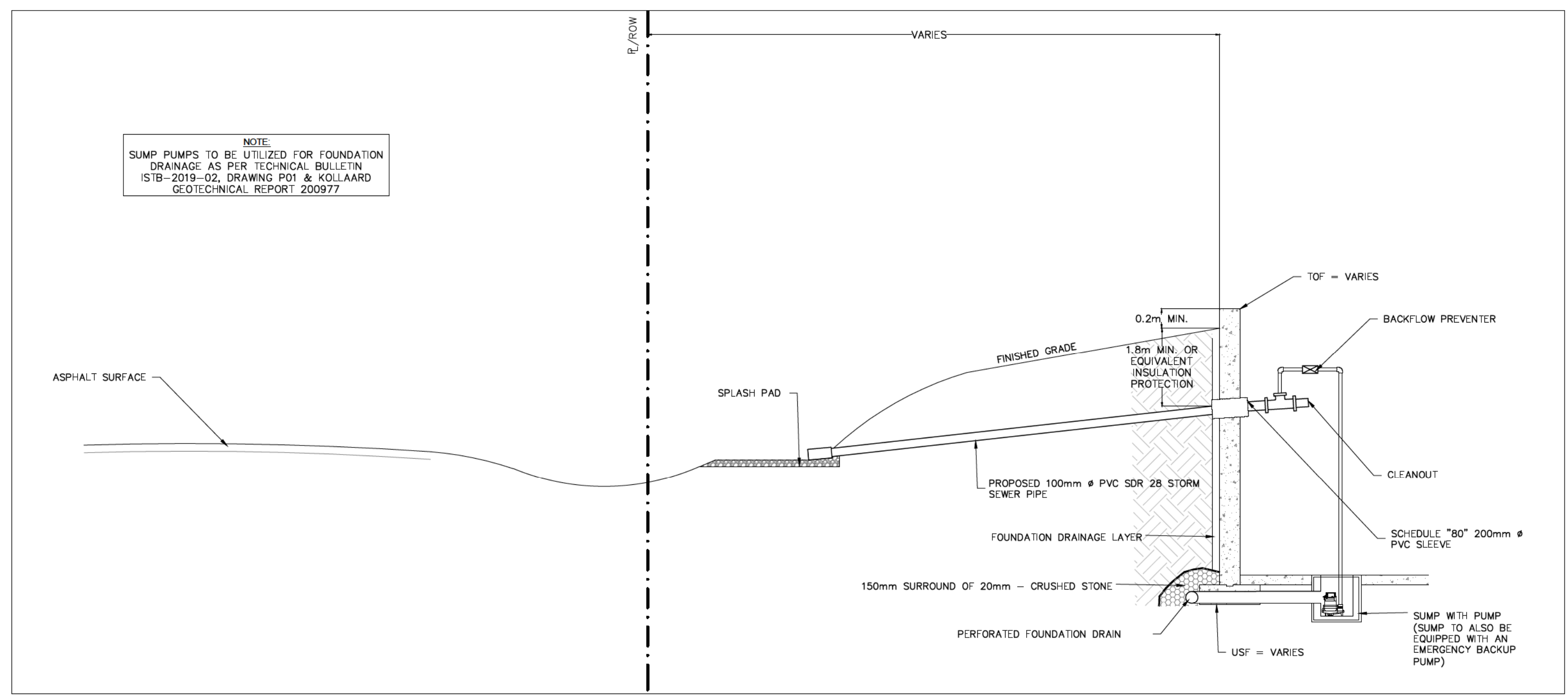
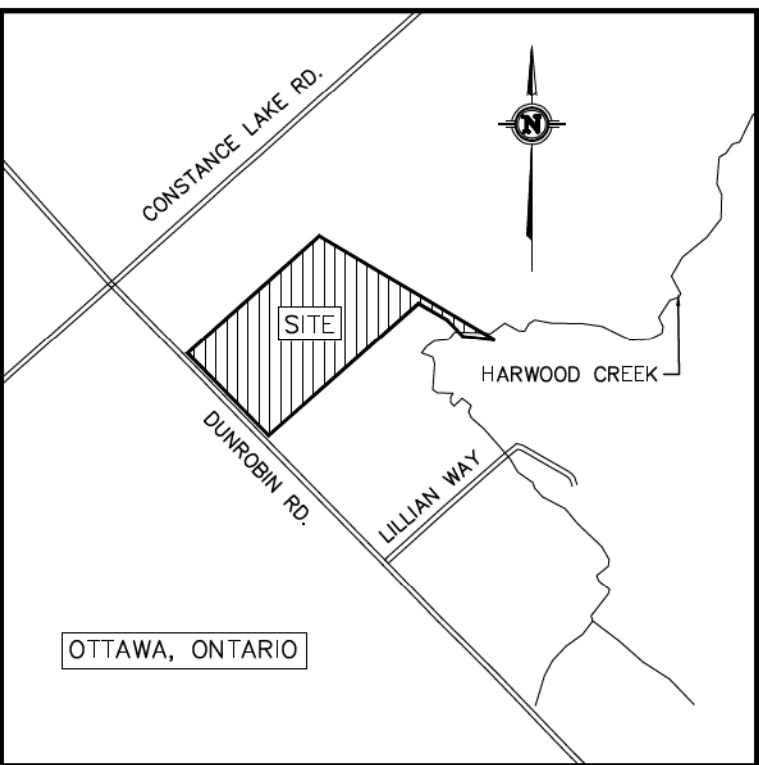
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PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION  
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO  
DRAWING: DETAILS

PROJECT No.: 200977  
DATE: 2023/05/05  
SCALE: AS NOTED  
DRAWING No.: DET

D02-02-22-001B



SECTION J-J  
N.T.S.



TYPICAL FOUNDATION DRAIN AND SUMP DETAIL  
N.T.S.

**SEEDING - GENERAL**

THE SEED MIXES BELOW SHOULD BE SOWED AT THE RATES RECOMMENDED BY THE SUPPLIER.

THE SEED MIXES SHOULD BE SOWED IN COMBINATION WITH A NURSE CROP OF ANNUAL RYE OR OATS WHICH IS SOWED AT A RATE OF 22-25 KG/HA

THE FOLLOWING SEED MIXES ARE INTENDED TO RESULT IN A VEGETATIVE COVER THAT REQUIRES NO MAINTENANCE. THE NATURALLY UN-MAINTAINED CONDITION WILL PROVIDE HEALTHY AND ADEQUATE COVER TO PROTECT THE SURFACES FROM EROSION, FACILITATE VEGETATIVE FILTRATION AND WILL PROVIDE NATURAL HABITAT FOR WILDLIFE.

**STORAGE SWALE SEEDING**

THE BOTTOM OF THE PROPOSED STORAGE SWALE SHOULD BE LIGHTLY SEEDED WITH SWEET CLOVER IN COMBINATION WITH A MIX SUCH AS WET MEADOW OR STORM POND SEED SUCH AS QS WET MEADOW MIXTURE AS SUPPLIED BY QUALITY SEEDS OR STORMPOND NATIVE SEED MIXTURE OR CREEK BANK NATIVE SEED MIXTURES SUPPLIED BY OSC SEEDS.

WHERE THE PROPOSED LONGITUDINAL SLOPE OF THE PERIMETER SWALES IS A MINIMUM OF 0.6 PERCENT, BOTH THE SIDES AND BOTTOM OF THE PERIMETER SWALES SHOULD BE SEEDED WITH A NATIVE MEADOW MIX SUCH AS QS MEADOW MIXTURE AS SUPPLIED BY QUALITY SEEDS.

WHERE THE PROPOSED LONGITUDINAL SLOPE OF THE PERIMETER AND OUTLET SWALES IS LESS THAN 0.6 PERCENT, THE BOTTOMS OF THE PERIMETER SWALES SHOULD BE SEEDED WITH A NATIVE MIX SUCH AS WET MEADOW OR STORM POND SEED SUCH AS QS WET MEADOW MIXTURE AS SUPPLIED BY QUALITY SEEDS.

**PERIMETER AND OUTLET SWALE SEEDING**

THE DISTURBED AND UNMAINTAINED REAR YARD AREAS

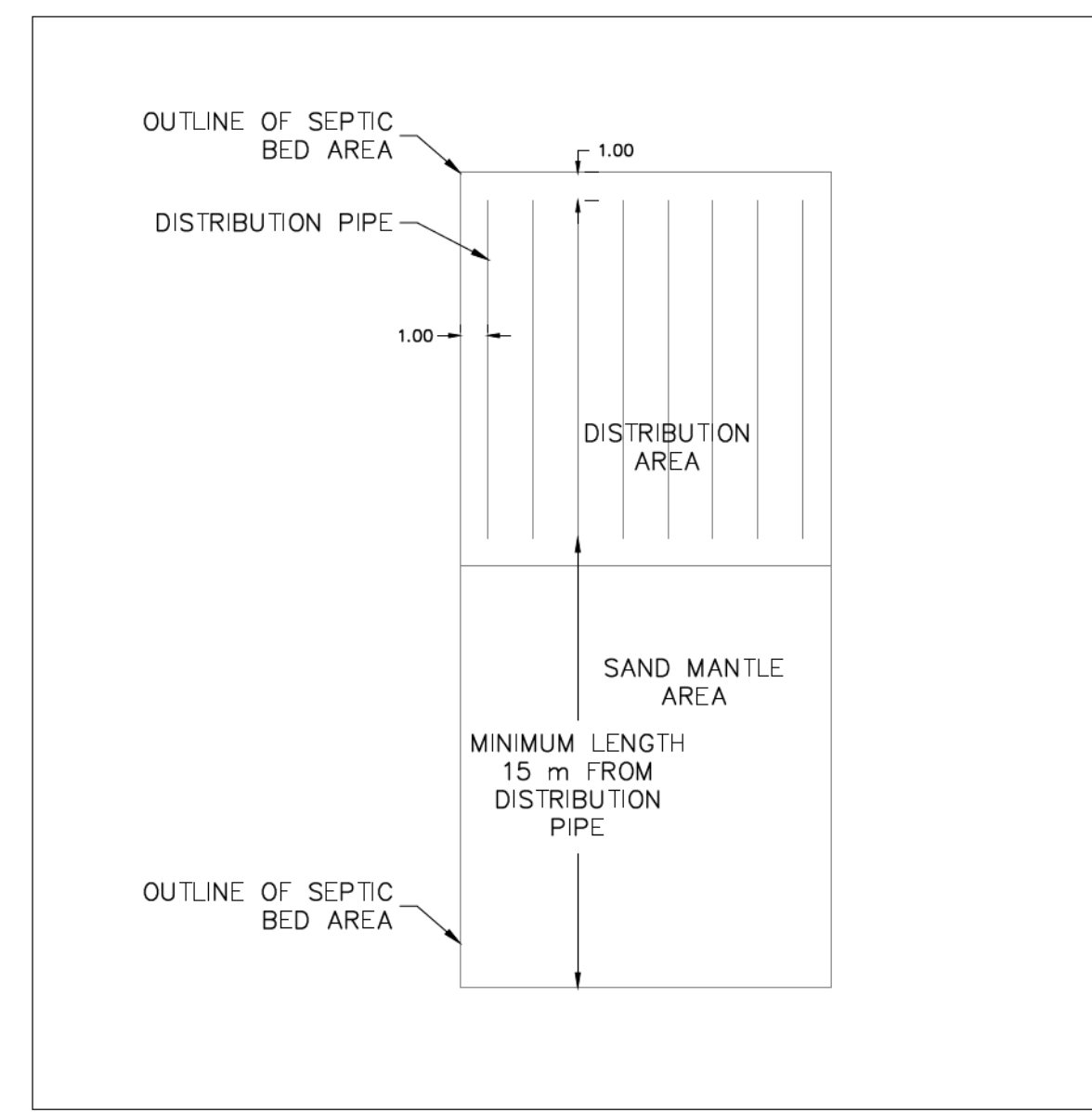
THE DISTURBED AND PROPOSED UNMAINTAINED AREAS IN THE REAR YARDS SHOULD BE LEVELED AND SEEDED WITH A NATIVE MEADOW MIX SUCH AS QS MEADOW MIXTURE AS SUPPLIED BY QUALITY SEEDS.

**NOTES:**

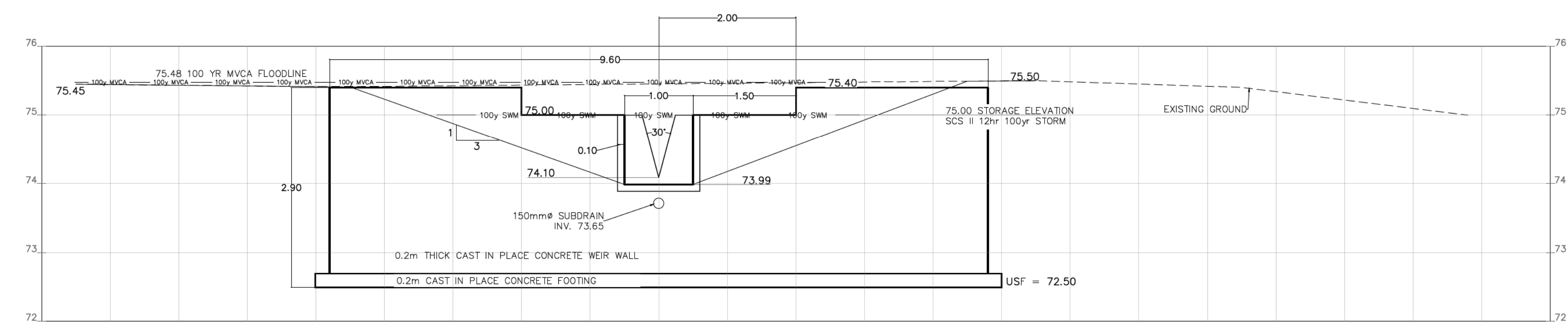
- THE STANDARDS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATION TO THIS DESIGN WILL REQUIRE APPROVAL OF THE CITY OF OTTAWA.
- ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS.
- ALL CONVEYANCE UTILITY PLANS MUST ADHERE TO THE CITY OF OTTAWA'S STANDARD UTILITY PLANS THROUGH THE SITE PLAN CONTROL AND SUBMISSION APPROVAL PROCESS.
- PRINCIPAL CROSS SECTION BOLLARDS MUST BE CONSIDERED AS AN OBSTACLE. ALL OTHER PARTIAL-UTILITY TRENCHES SHALL BE CONSIDERED AS AN OBSTACLE. THE DEVELOPMENT OF THE COMPLETE UTILITY PLAN AND MUST BE IN CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE OTTAWA UTILITY COORDINATING COMMITTEE.
- THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
- ONE TREE PER LOT (TYPICAL) - TREES ON CORNER LOT WITH ONE OF THE TREES ON THE STREET SIDE OF THE LOT.
- SPECIFIC TREE SPECIES SHALL BE SELECTED FOR SOIL TYPES AND AVAILABLE SPACES FOR PLANTINGS.
- TREE PLACEMENT LOCATION AND TREE SPECIES WILL REQUIRE THE APPROVAL OF THE CITY.
- TREE PLANTING SHALL BE HAND ENGINEERED FOR THOSE LOCATIONS WITH LESS THAN 1 METRE CLEARANCE TO THE LOT.
- STREET LIGHT CABLE SHALL BE PLACED IN JOINT USE TRENCH. STREET LIGHT CABLE SHALL BE AT LEAST 100MM ABOVE STREET LIGHTS WHEN JOINT USE TRENCH NOT CONSTRUCTED.
- TRENCH DUCT ALTERNATIVE PLACEMENT LOCATIONS AND:
  - JOINT USE TRENCH (LEFT SIDE OF ROAD)
  - SEPARATE TRENCH (RIGHT SIDE OF ROAD)
- OPTIONAL LOCATION FOR THE TRAFFIC COMMUNICATIONS DUCT IS A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLE TO THE SIDEWALK.
- TRAFFIC SIGNALS SHALL BE PLACED IN JOINT USE DUCT BANK.
- TRAFFIC SIGNALS MUST BE LOCATED IN THE BOLLARD AREA ADJACENT TO THE SIDEWALK.
- UTILITY, BUT REQUIRES THE AGREEMENT OF ALL UTILITIES PRIOR TO THE DEVELOPMENT OF THE COMPLETE UTILITY PLAN AND MUST BE IN CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE OTTAWA UTILITY COORDINATING COMMITTEE.
- ONE TREE PER LOT (TYPICAL) - TREES ON CORNER LOT WITH ONE OF THE TREES ON THE STREET SIDE OF THE LOT.
- SPECIFIC TREE SPECIES SHALL BE SELECTED FOR SOIL TYPES AND AVAILABLE SPACES FOR PLANTINGS.
- TREE PLACEMENT LOCATION AND TREE SPECIES WILL REQUIRE THE APPROVAL OF THE CITY.
- TREE PLANTING SHALL BE HAND ENGINEERED FOR THOSE LOCATIONS WITH LESS THAN 1 METRE CLEARANCE TO THE LOT.

Ottawa STANDARD NOTES ROAD ALLOWANCE

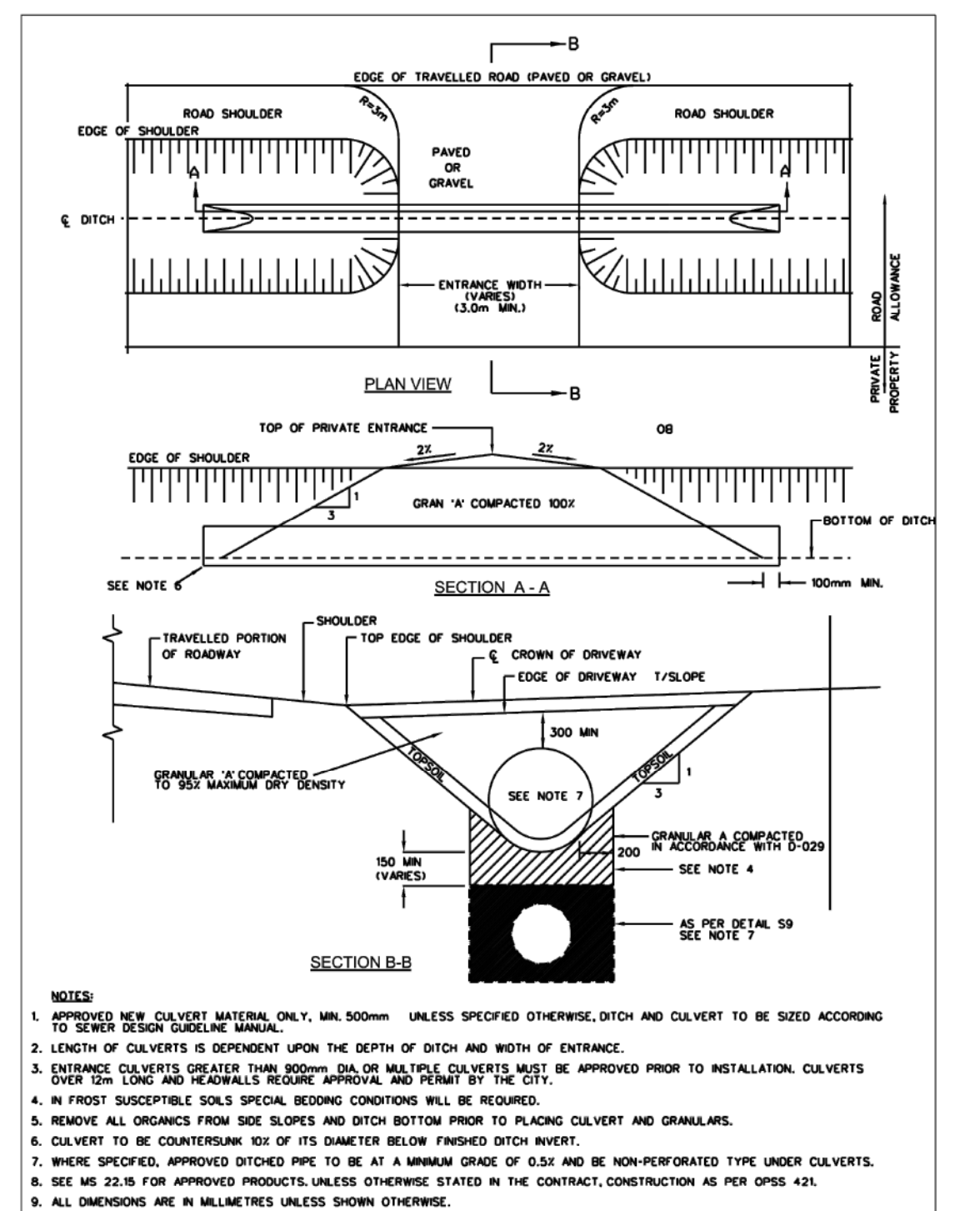
DATE: MARCH 2009  
REV: 01  
DWG. No.: 526



SEPTIC BED LEGEND  
N.T.S.



SECONDARY OUTLET SWALE CONTROL STRUCTURE (HEADWALL)  
SECTION K-K  
SCALE = 1:50(H) 1:50(V)



PRIVATE ENTRANCE DETAIL - RURAL

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- THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #200977.

No.	REVISION	DATE	BY
1.	RESPONSE TO SECOND REVIEW COMMENTS	2024.APR.19	SD

CONSULTANTS	

**Kollaard Associates Engineers**

BOX 189  
210 PRESCOTT STREET  
KEMPSTONVILLE, ONTARIO  
K0G 1L0  
FACSIMILE (613) 258-0475

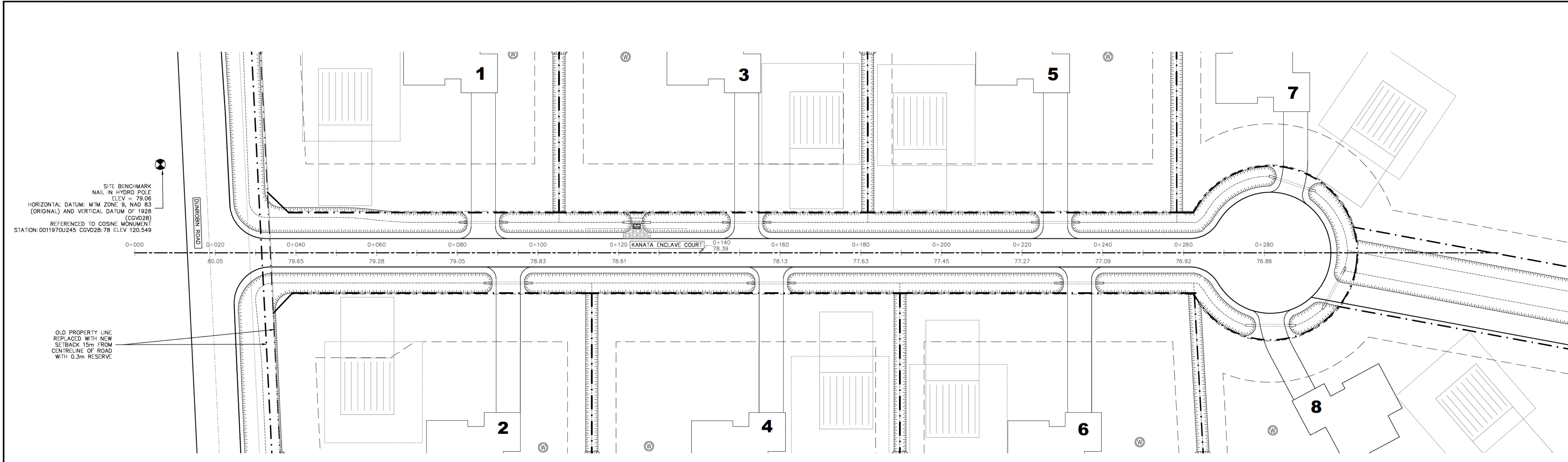
(613) 860-0923

DESIGN: AJ/SD  
DRAWN: JR  
CHECKED: SD  
APPROVED: SD

2024.APR.19  
S.E. deWit  
100079612  
PROVINCE OF ONTARIO

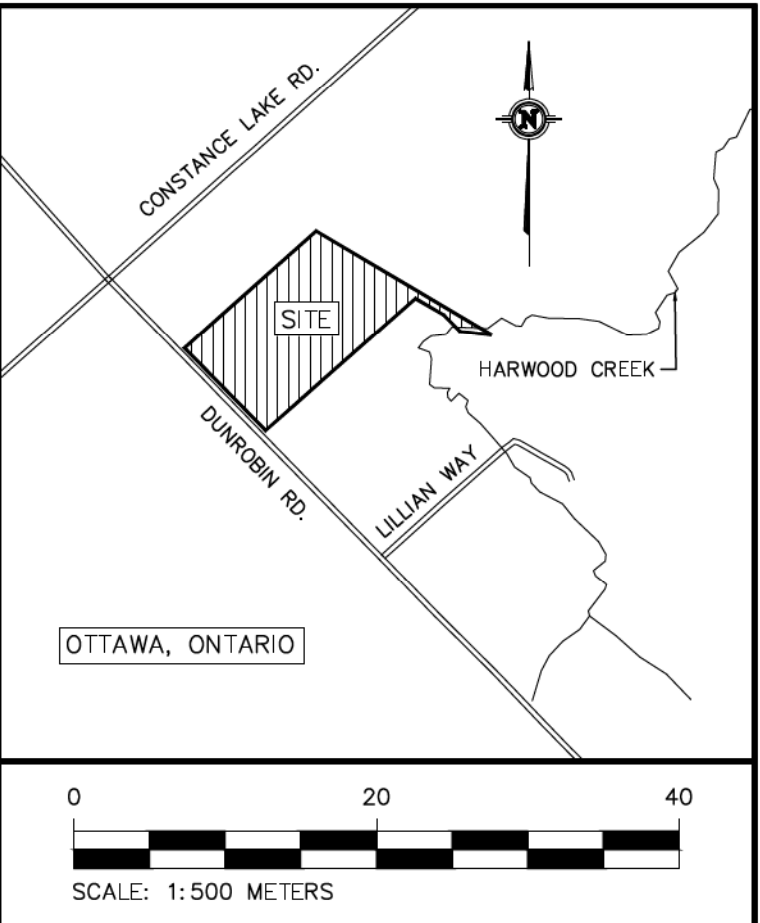
CLIENT NAME	ZBIGNIEW HAUDEROWCZ	PROJECT NO.	200977
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION	DATE	2023/05/05
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE	AS NOTED
DRAWING	DETAILS (2)	DRAWING No.	DET(2)





SITE BENCHMARK  
 NAIL IN HYDRO POLE  
 ELEV = 79.06  
 HORIZONTAL DATUM: M.T.M. ZONE 9, NAD 83  
 (ORIGINAL) AND VERTICAL DATUM OF 1928  
 (CGVD28)  
 REFERENCED TO COSINE MONUMENT  
 STATION: 001970245 CGVD28: 78 ELEV 120.549

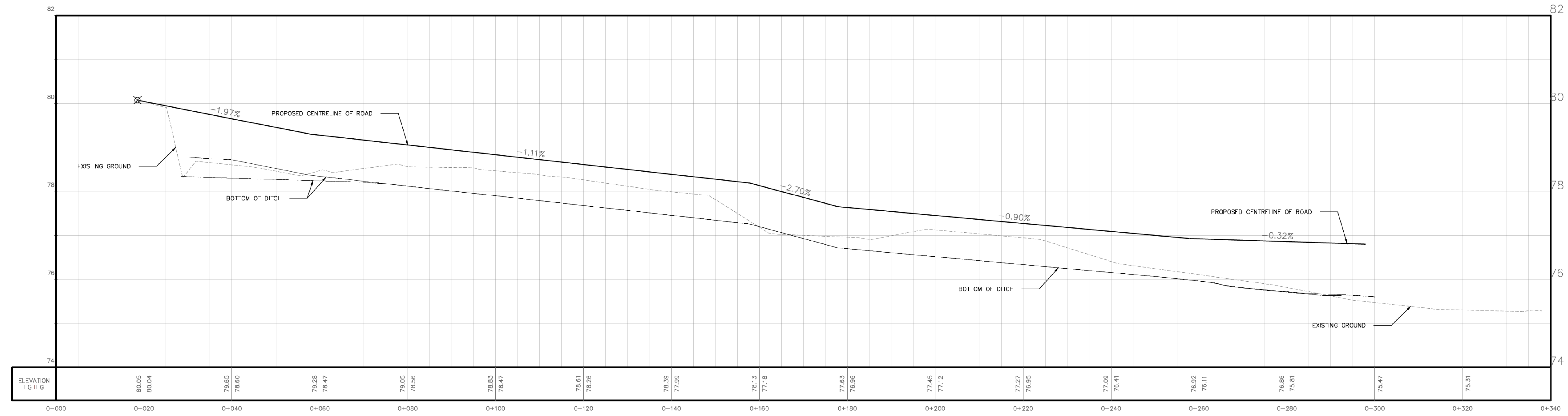
OLD PROPERTY LINE  
 REPLACED WITH NEW  
 SETBACK 15m FROM  
 CENTRELINE OF ROAD  
 WITH 0.3m RESERVE



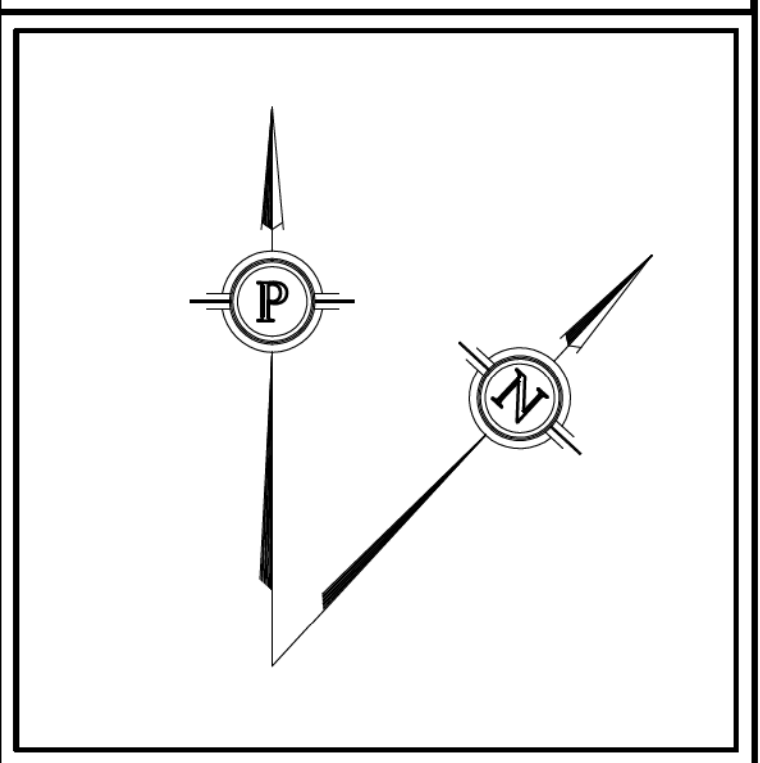
LEGEND - PP

- PROPERTY LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- PROPOSED CULVERT
- LOT RESERVE LINE
- ZONING SETBACK FOR BUILDING

**KANATA ENCLAVE COURT PLAN**  
 SCALE = 1:500(H) 1:50(V)



**KANATA ENCLAVE COURT PROFILE**  
 SCALE = 1:500(H) 1:50(V)



LEGEND - PP

- PROPOSED DWELLING FOOTPRINT
- PROPOSED SEPTIC BED
- SEPTIC BED MANTLE

NOTES: 1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.  
 2. THIS IS NOT A LEGAL SURVEY.  
 3. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.  
 4. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.  
 5. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.  
 6. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.  
 7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.  
 8. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.

9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.  
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CONSULTANTS

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**Kollaard Associates**  
 Engineers

BOX 189  
 210 PRESCOTT STREET  
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 FACSIMILE (613) 258-0475

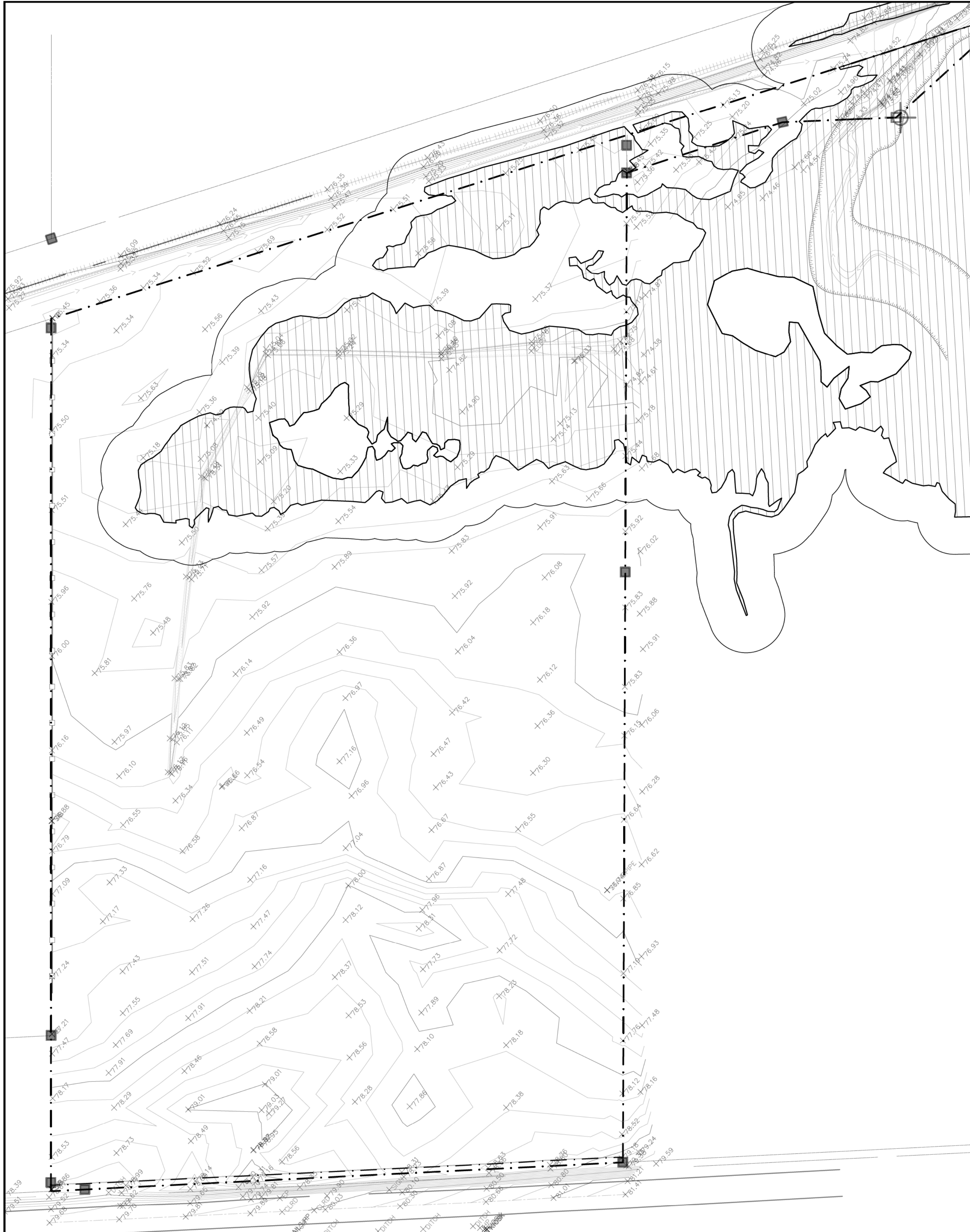
(613) 860-0923

DESIGN: A.J./S.D.  
 DRAWN: A.J.  
 CHECKED: S.D.  
 APPROVED: S.D.

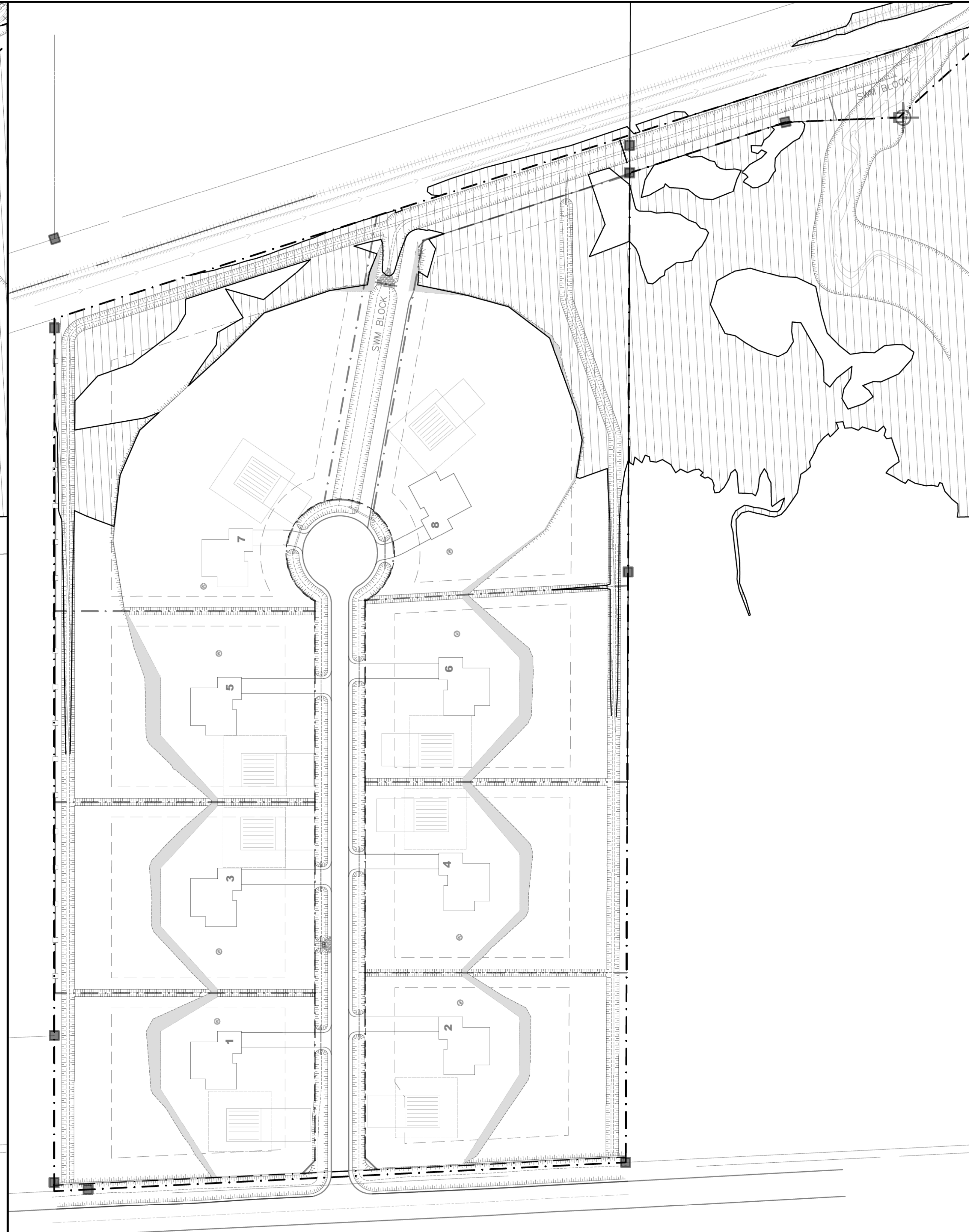
STAMP: 2024.APR.19  
 S.E. deWit  
 100079612  
 PROVINCE OF ONTARIO

CLIENT NAME	ZBIGNIEW HAUDEROWICZ	PROJECT No.	200977
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION	DATE	2023/05/05
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE	1:500
DRAWING	PLAN AND PROFILE	DRAWING No.	PP

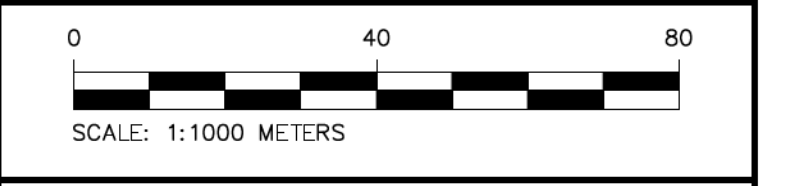
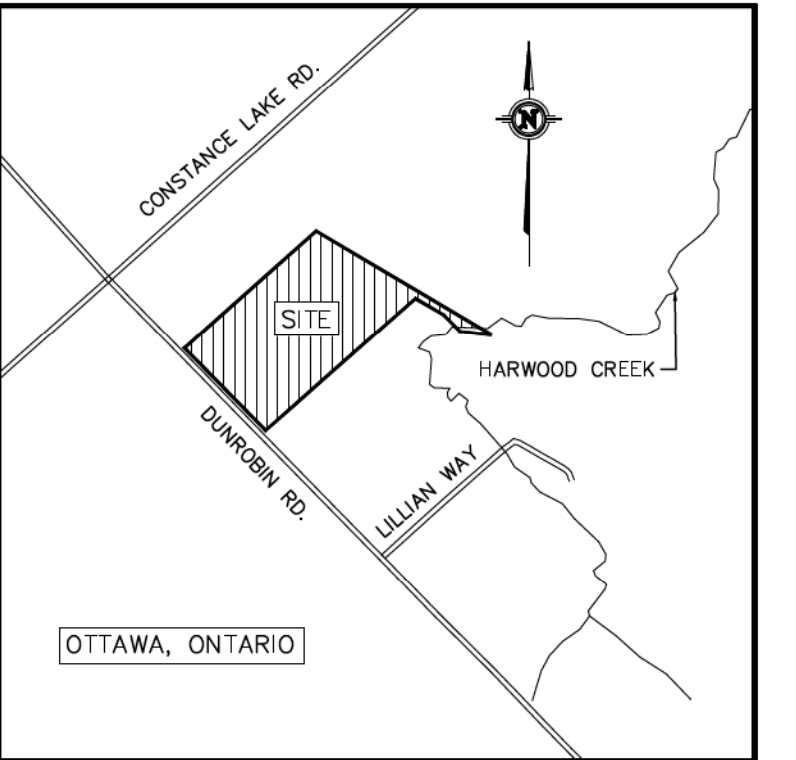
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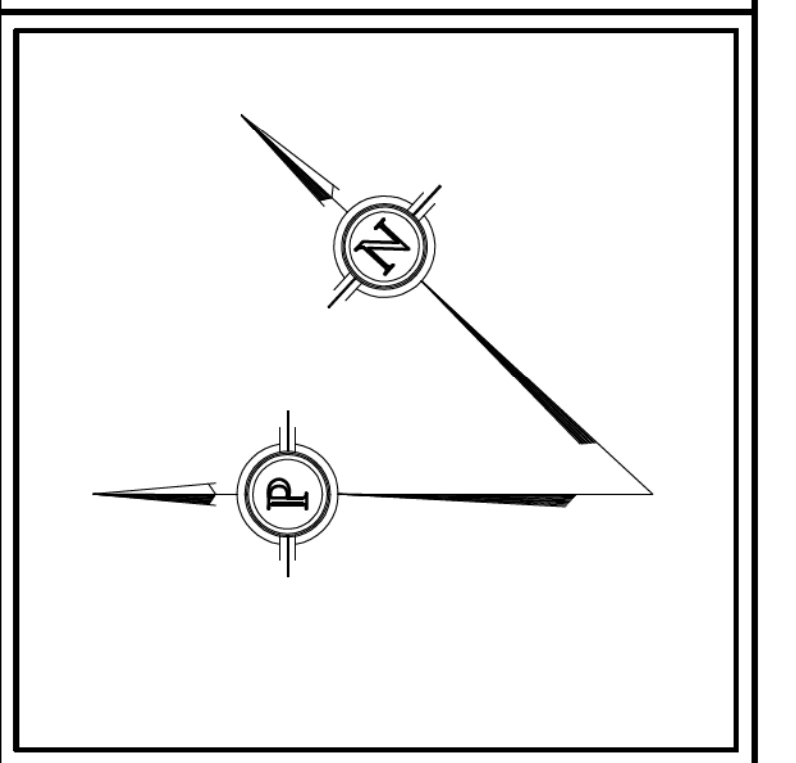
PRE-DEVELOPMENT 100YR FLOODPLAIN (JFSA)  
SCALE = 1:1000



POST-DEVELOPMENT 100YR FLOODPLAIN  
SCALE = 1:1000



LEGEND - GRADING	
× ???	PROPOSED ELEVATION (PROP/EX)
× ???IG	PROPOSED TOP OF GRATE ELEVATION
???	PROPOSED GRADE
?? ?? ?? ?? INV	PROPOSED ELEVATION (PROP/INVERT)
---	PROPERTY LINE
~~~~~	TOP OF SLOPE
-----	BOTTOM OF SLOPE
⊙	PROPOSED WELL LOCATION
---	100YR MVCA
---	100YR SWM FACILITY PONDING
---	100YR FLOW DEPTH
---	LOT RESERVE LINE
---	80m ZONING SETBACK



	PROPOSED DWELLING FOOTPRINT
	PROPOSED SEPTIC BED
	SEPTIC BED MANTLE

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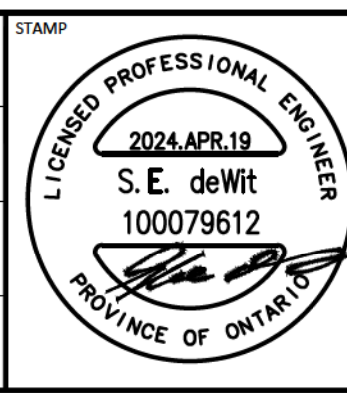
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DESIGN	AJ/SD
DRAWN	AJ
CHECKED	SD
APPROVED	SD



CLIENT NAME	ZBIGNIEW HAUDEROWICZ	PROJECT No.	200977
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION	DATE	2023/05/05
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO	SCALE	1:1000
DRAWING	FLOODPLAIN COMPARISON	DRAWING No.	FP