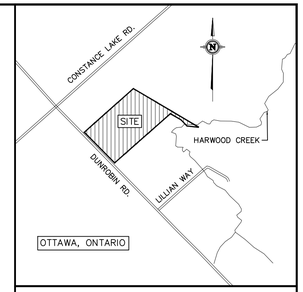
PRE-DEVELOPMENT CONDITIONS

SCALE = 1:1000



0 40 80

SCALE: 1:1000 METERS

LEGEND – PRE

- PROPERTY LINE
- OVERLAND FLOW DIRECTION
- CATCHMENT BOUNDARY
- LABEL / AREA / CN — CATCHMENT LABEL
- 100YR PRE DEVELOPMENT FLOODPLAIN HATCH

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

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

CONSULTANTS

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(613) 860-0923
FACSIMILE (613) 258-0475

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

STAMP: LICENSED PROFESSIONAL ENGINEER — 2025.MAR.27 — S. E. deWit — 100079612 — PROVINCE OF ONTARIO

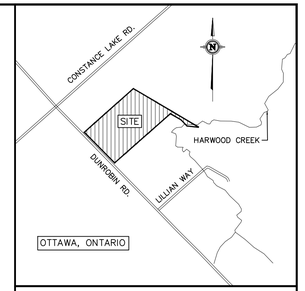
CLIENT NAME: ZBIGNIEW HAUDEROWICZ
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING: PRE-DEVELOPMENT CONDITIONS

PROJECT No.: 200977
DATE: 2024/12/10
SCALE: 1:1000
DRAWING No.: PRE

D02-02-22-0018

POST-DEVELOPMENT CONDITIONS

SCALE = 1:1000



0 40 80

SCALE: 1:1000 METERS

LEGEND – POST

- PROPERTY LINE
- TOP OF SLOPE
- CATCHMENT BOUNDRY
- OVERLAND FLOW DIRECTION
- CONTROLLED AREA
- UNCONTROLLED AREA
- LABEL / AREA / CN — CATCHMENT LABEL
- 100YR MVCA POST DEVELOPMENT FLOODPLAIN HATCH

LABEL — SUB-CATCHMENT LABEL
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SCALE: 1:1000
DRAWING: POST-DEVELOPMENT CONDITIONS
DRAWING No.: POST

D02-02-22-0018

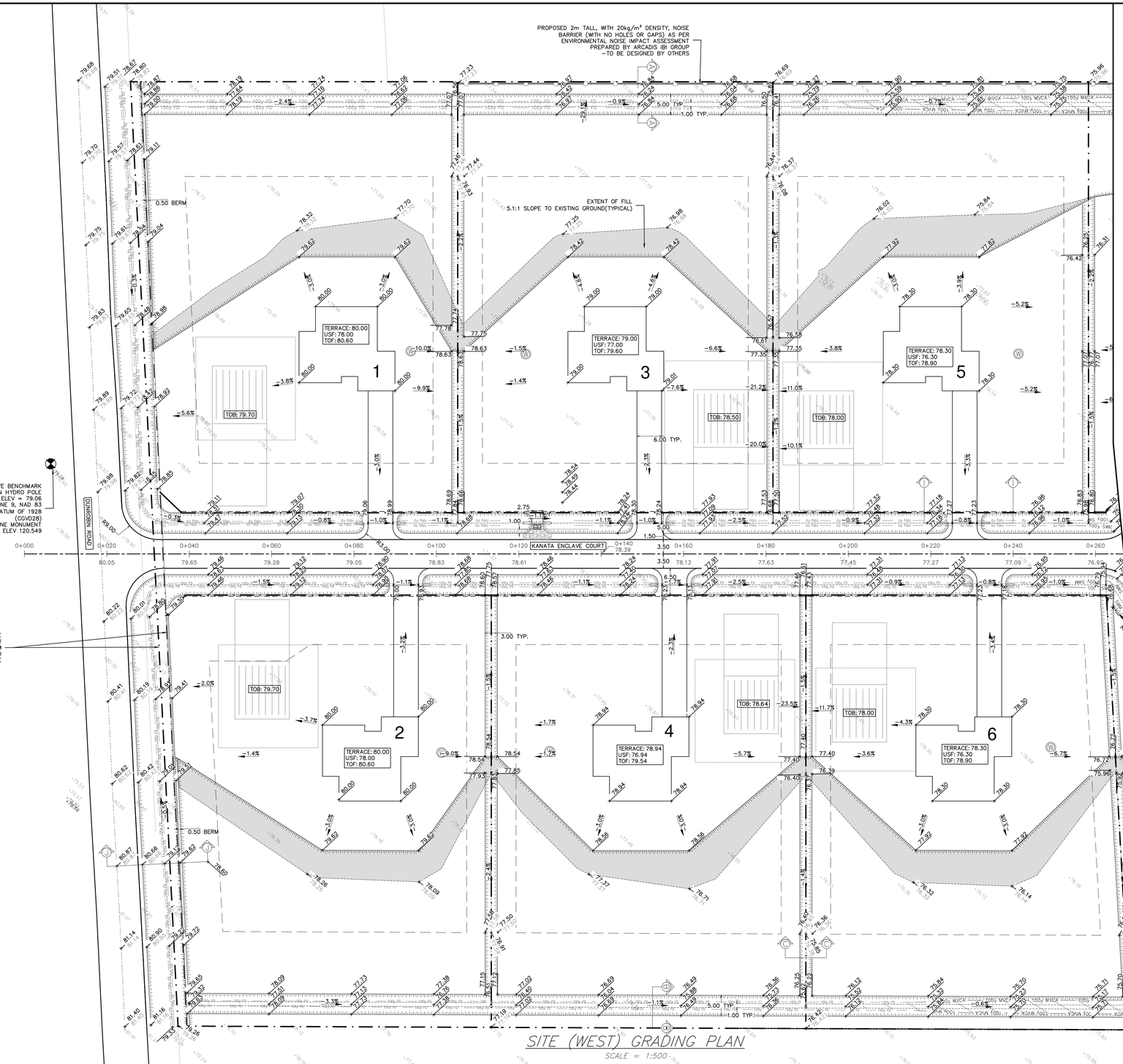
Tree planting Guidelines

1. 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^3 for small trees and 30 m^3 for medium trees must be available in the upper 1.5 metres below finished grade).
2. 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.
3. 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.
4. 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:

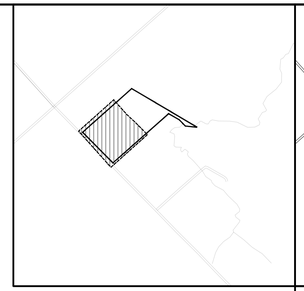
All grade elevations shown on softscaped or grassed surfaces are finished grades including topsoil. Rough grading is to be completed to allow for 100 mm of Topsoil on all disturbed areas.

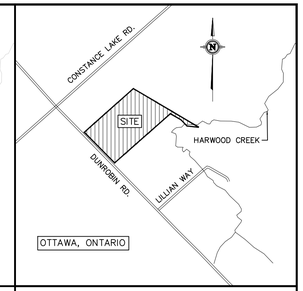
During detailed grading of individual lots, the designer is to ensure that the area within 3 metres of the proposed drilled well is graded away from the well with a minimum ground surface slope of 2%.



SITE (WEST) GRADING PLAN

SCALE = 1:500





0 20 40

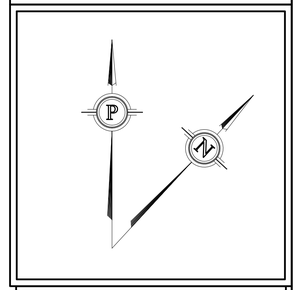
SCALE: 1:500 METERS

NOTE:

ALL PRIVATE DRIVEWAY ENTRANCE CORNER RADII AS PER CoO DRAWING S26

LEGEND – GRADING

- PROPOSED ELEVATION (PROP/EX)
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED GRADE
- PROPOSED ELEVATION (PROP/INVERT)
- PROPERTY LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- PROPOSED WELL LOCATION
- 100y MVCA — 100YR MVCA FLOODPLAIN
- 100y SWM — 100YR SWM FACILITY PONDING
- 100y FD — 100YR FLOW DEPTH
- LOT RESERVE LINE
- 80m — 80m ZONING SETBACK
- 2y — 12HR 2YR CHICAGO PONDING
- 100YR MVCA POST DEVELOPMENT FLOODPLAIN HATCH



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

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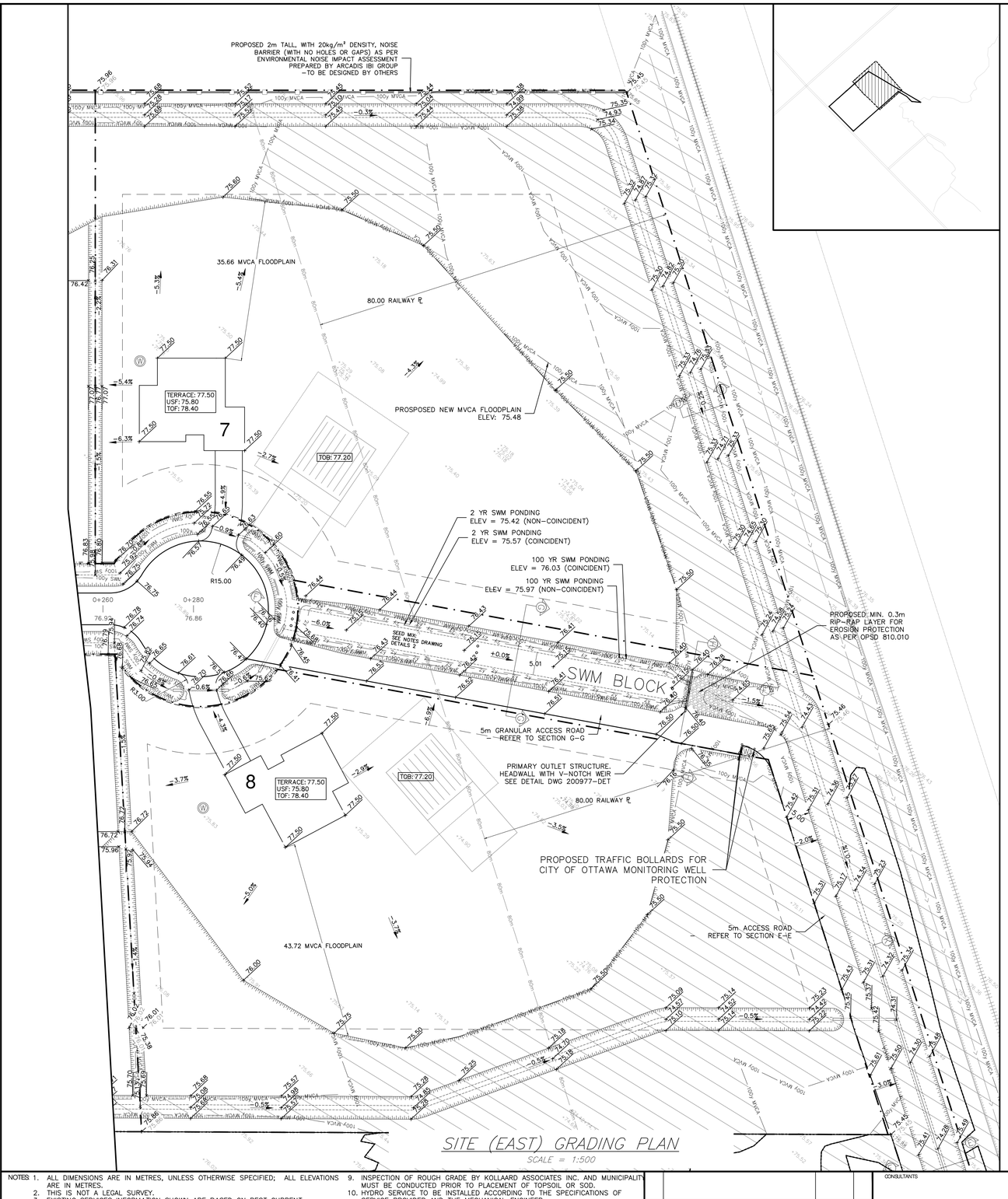
CLIENT NAME: ZBIGNIEW HAUDEROWICZ
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING: SITE (WEST) GRADING PLAN

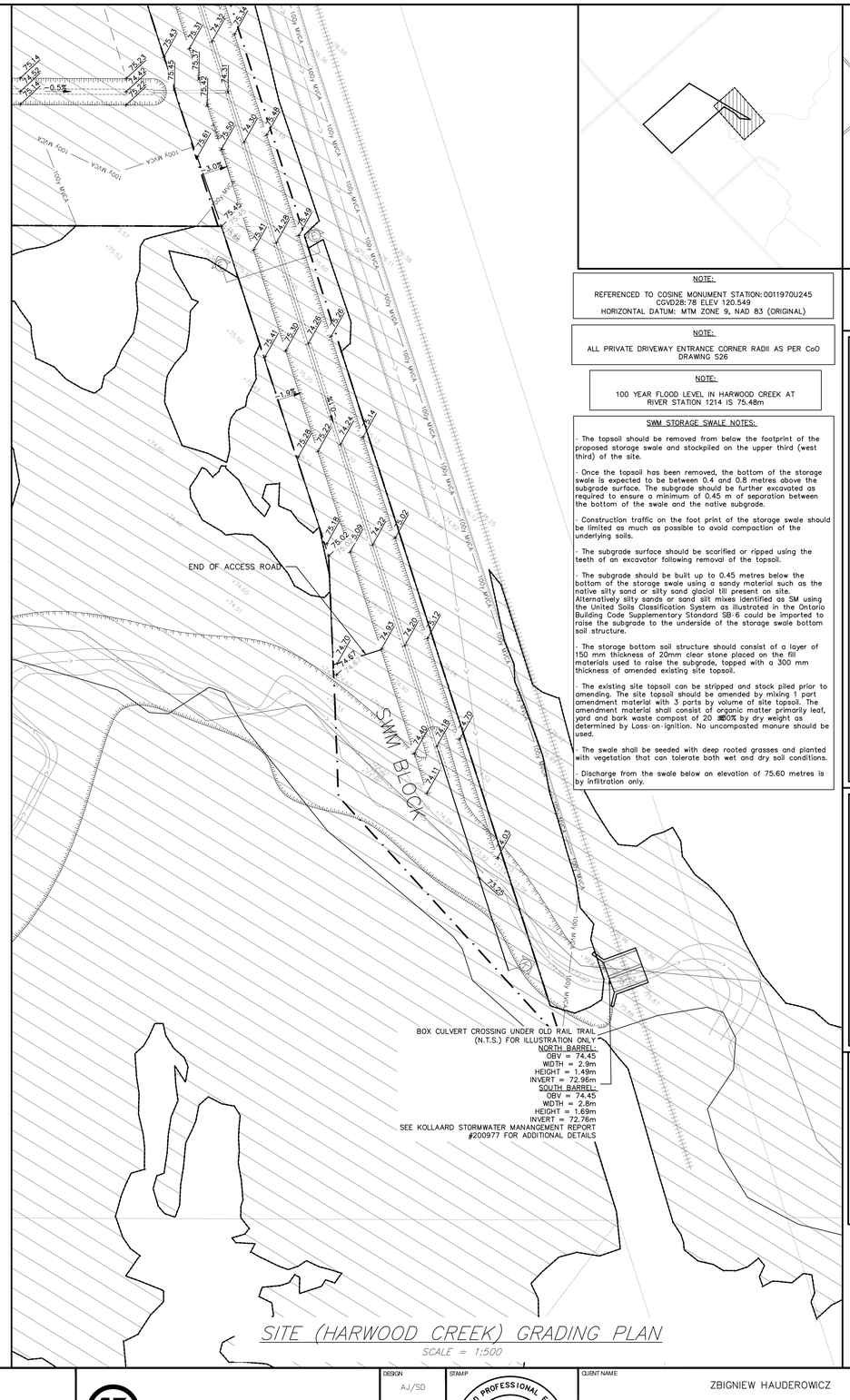
PROJECT No.: 200977
DATE: 2024/12/10
SCALE: 1:500
DRAWING No.: GR-W

D02-02-22-0018



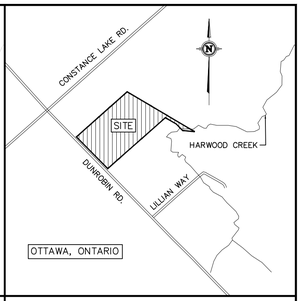
SITE (EAST) GRADING PLAN

SCALE = 1:500



SITE (HARWOOD CREEK) GRADING PLAN

SCALE = 1:500



NOTE:
REFERENCED TO COSINE MONUMENT STATION: 0011970U245
CGVD28:78 ELEV 120.549
HORIZONTAL DATUM: MTM ZONE 9, 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 using 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 sands or sand silt mixes identified as SM using the United Soils 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 – 80% 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.

0 20 40
SCALE: 1:500 METERS

LEGEND – GRADING

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- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED GRADE
- PROPOSED ELEVATION (PROP/INVERT)
- PROPERTY LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- PROPOSED WELL LOCATION
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- 100YR SWM FACILITY PONDING
- 100YR FLOW DEPTH
- LOT RESERVE LINE
- 80m ZONING SETBACK
- 12HR 2YR CHICAGO PONDING
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- PROPOSED DWELLING FOOTPRINT
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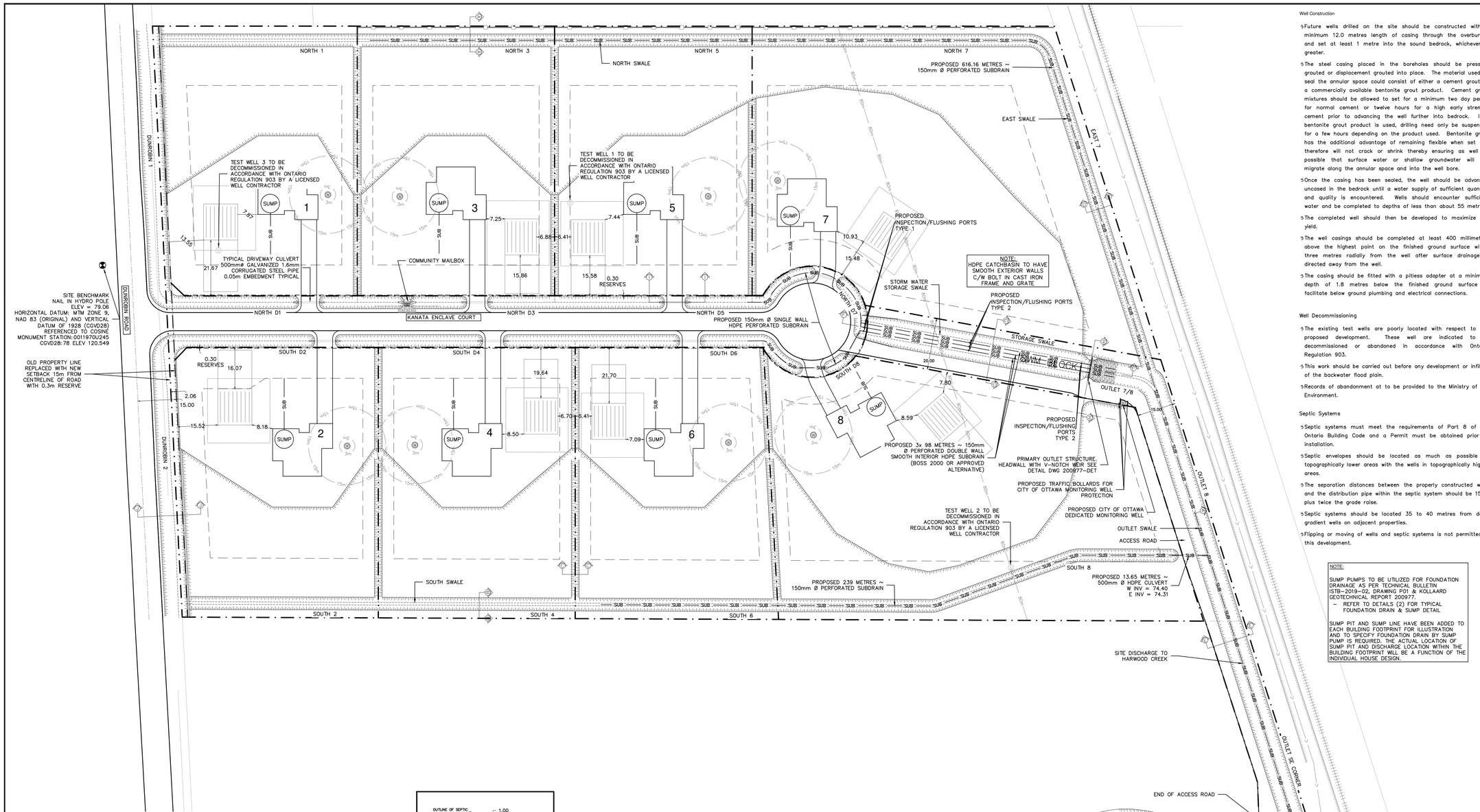
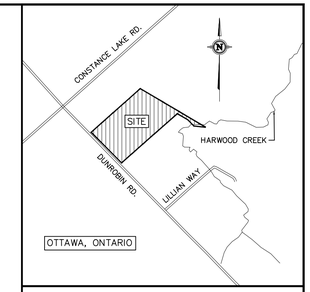
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING: SITE (EAST) GRADING PLAN

PROJECT No.: 200977
DATE: 2024/12/10
SCALE: 1:500
DRAWING No.: GR–E

D02–02–22–0018





0 30 60

SCALE: 1:750 METERS

LEGEND – SERVICING

- ?? ?? / ?? ?? INV — PROPOSED ELEVATION (PROP./INVERT)
- PROPERTY LINE
- LOT RESERVE LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- PROPOSED WELL LOCATION
- JUT — JOINT UTILITY TRENCH
- ZONING SETBACK FOR BUILDING
- 15m — 15 METRES SETBACK
- 3m — 3 METRES SETBACK
- 80m — 80 METRES ZONING SETBACK
- SUB — PROPOSED SUBDRAIN

PROPOSED DWELLING FOOTPRINT

– PROPOSED SEPTIC BED

– SEPTIC BED MANTLE

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 cement or twelve 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 fitted with a pitless 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 well 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

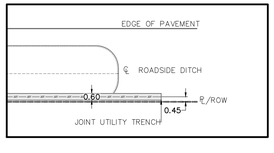
- Septic systems must meet the requirements of Part 8 of the Ontario Building Code and a Permit must be obtained prior to installation.
- Septic envelopes should be located as much as possible on topographically lower areas with the wells in topographically higher areas.
- The separation distances between the properly constructed wells and the distribution pipe within the septic system should be 15 m plus twice the grade raise.
- 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.

NOTE:

SUMP PUMPS TO BE UTILIZED FOR FOUNDATION DRAINAGE AS PER TECHNICAL BULLETIN ISTB-2019-02, DRAWING P01 & KOLLAARD GEOTECHNICAL REPORT 200977.

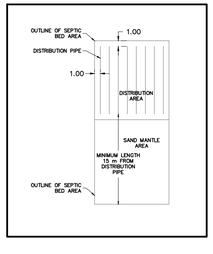
- REFER TO DETAILS (2) FOR TYPICAL FOUNDATION DRAIN & SUMP DETAIL

SUMP PIT AND SUMP LINE HAVE BEEN ADDED TO EACH BUILDING FOOTPRINT FOR ILLUSTRATION AND TO SPECIFY FOUNDATION DRAIN BY SUMP PUMP IS REQUIRED. THE ACTUAL LOCATION OF SUMP PIT AND DISCHARGE LOCATION WITHIN THE BUILDING FOOTPRINT WILL BE A FUNCTION OF THE INDIVIDUAL HOUSE DESIGN.



JOINT UTILITY TRENCH

SCALE = 1:250



GENERAL SEPTIC BED LAYOUT

N.T.S.

SITE SERVICING PLAN

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

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

STAMP: LICENSED PROFESSIONAL ENGINEER 2025.MAR.27 S.E. deWit 100079612 PROVINCE OF ONTARIO

CLIENT NAME	ZBIGNIEW HAUDEROWICZ
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING	SITE SERVICING PLAN
PROJECT No.	200977
DATE	2024/12/10
SCALE	1:750
DRAWING No.	SVC

D02-02-22-0018

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: MTM ZONE 9, NAD 83 (ORIGINAL) AND VERTICAL DATUM OF 1928 (CGVD28)
REFERENCED TO COSINE MONUMENT STATION: 0011970U245
CGVD28:78 ELEV 120.549

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

DUNROBIN ROAD

KANATA ENCLAVE COURT

SILT FENCE (OPSD 219.110)

SILT FENCE (OPSD 219.130)

MUD MAT

STRAW BALE CHECK DAM

STRAW BALE CHECK DAM AT EXISTING DRAINAGE OUTLET

SWM BLOCK

100YR MVCA

NOTE:
HEAVY-DUTY SILT FENCE INSTALLATION PER OPSD 219.130
LIGHT-DUTY SILT FENCE INSTALLATION AS PER OPSD 219.110
STRAW BAIL CHECK DAMN PER OPSD 219.180

EROSION & SEDIMENT CONTROL PLAN CONDITIONS

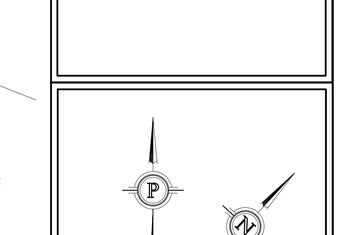
SCALE = 1:1000

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 guards, 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's of Ottawa's Protocol for Wildlife Protection during Construction to reduce potential wildlife usage of the Forb 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 MECP shall be contacted immediately and operations modified to avoid any negative impacts to SAR or their habitat, until further direction is provided by the MECP;
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 Blanding'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.

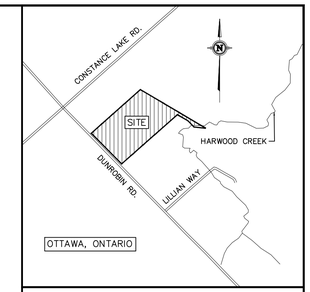
Erosion and Sediment Control

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) Plan 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 Storm water 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;



MUD MAT DETAIL

SCALE = N.T.S.



0 40 80

SCALE: 1:1000 METERS

LEGEND – ESC

PROPERTY LINE
TOP OF SLOPE
SILT FENCE (OPSD 219.110)
SILT FENCE (OPSD 219.130)
MUD MAT
BOTTOM OF SLOPE
STRAW BALE CHECK DAMN
LOT RESERVE LINE
100YR MVCA POST DEVELOPMENT FLOODPLAIN HATCH

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10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
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13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #200977.

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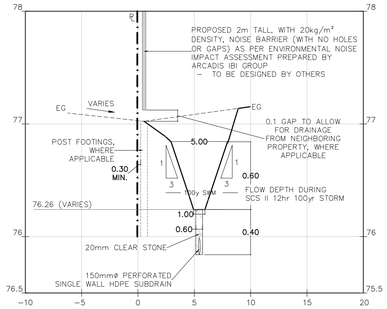
DESIGN AJ/SD
DRAWN AJ
CHECKED SD
APPROVED SD

STAMP
LICENSED PROFESSIONAL ENGINEER
2025.MAR.27
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

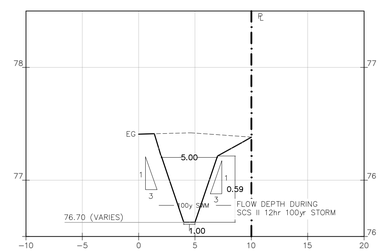
PROJECT No. 200977
DATE 2024/12/10
SCALE 1:1000
DRAWING No. ESC

D02-02-22-0018



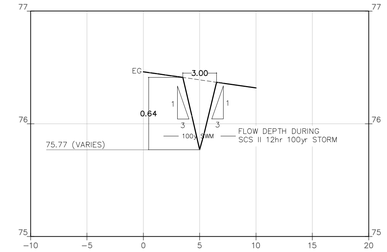
SECTION A–A (NORTH SWALE) / TYPICAL NOISE BARRIER DETAIL

SCALE = 1:250(H) 1:25(V)



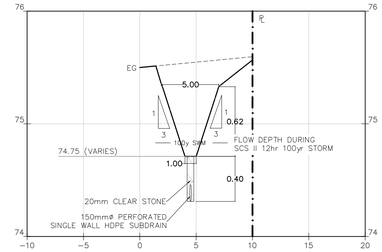
SECTION B–B (SOUTH SWALE)

SCALE = 1:250(H) 1:25(V)



SECTION C–C (SOUTH REAR SIDE YARD)

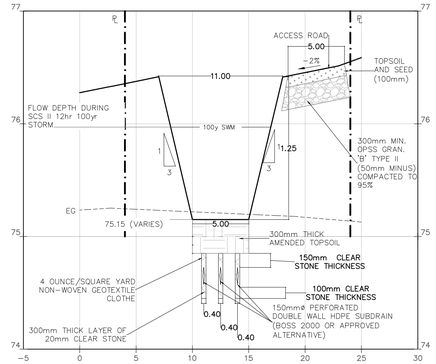
SCALE = 1:250(H) 1:25(V)



SECTION D–D (EAST SWALE)

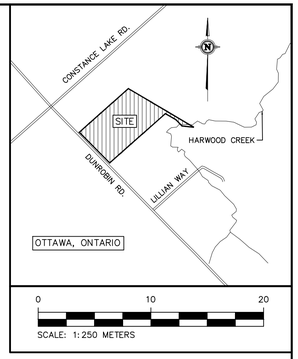
SCALE = 1:250(H) 1:25(V)

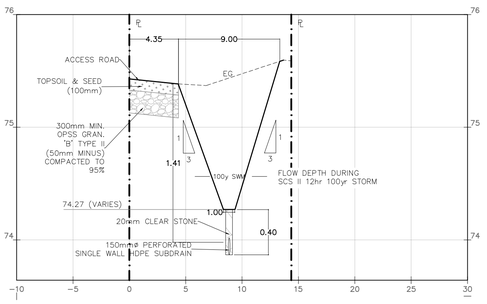
NOTE: 100YR FLOW DEPTHS/FLOOD ELEVATIONS CORRESPOND TO A NON–COINCIDENT STORM EVENT.



SECTION G–G (STORAGE)

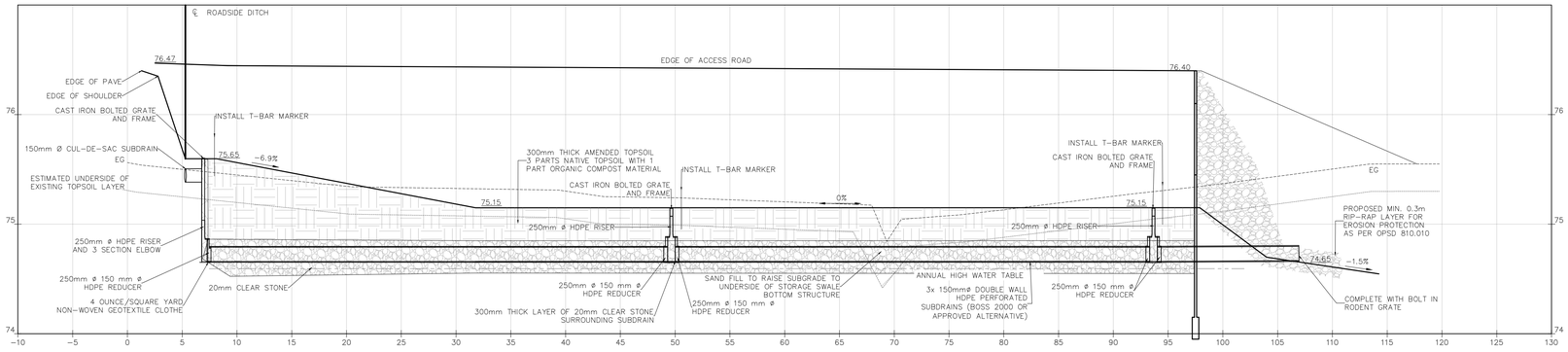
SCALE = 1:250(H) 1:25(V)





SECTION E–E (OUTLET TO HARWOOD CREEK)

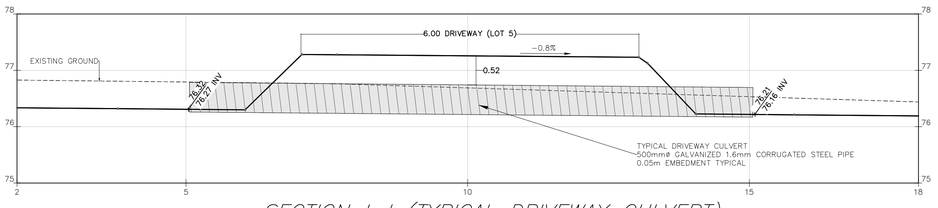
SCALE = 1:250(H) 1:25(V)



SECTION F–F (STORAGE)

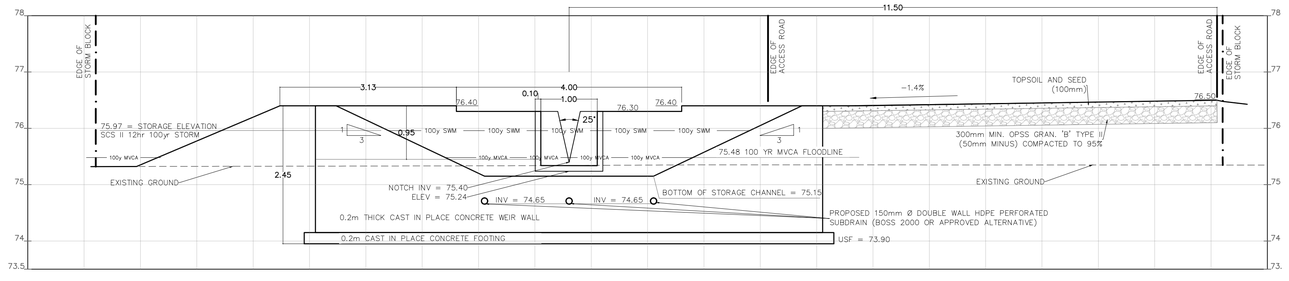
SCALE = 1:250(H) 1:25(V)

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.



SECTION I–I (TYPICAL DRIVEWAY CULVERT)

SCALE = 1:50(H) 1:50(V)



PRIMARY OUTLET SWALE CONTROL STRUCTURE (HEADWALL) SECTION H–H

SCALE = 1:50(H) 1:50(V)

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DRAWN: AJ
CHECKED: SD
APPROVED: SD

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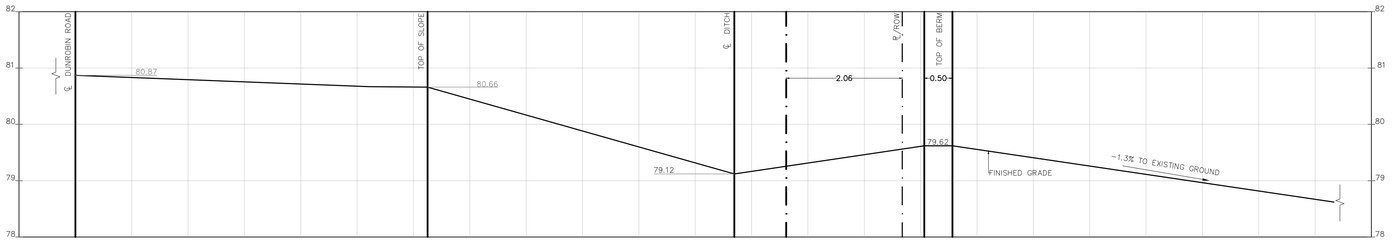
CLIENT NAME: ZBIGNIEW HAUDEROWICZ
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING: DETAILS

PROJECT No.: 200977
DATE: 2024/12/10
SCALE: AS NOTED
DRAWING No.: DET

D02-02-22-0018



SECTION J–J

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.

THE SIDES SLOPES OF THE STORAGE SWALE SHOULD BE SEEDED WITH A MEADOW MIX SUCH AS QS MEADOW MIXTURE AS SUPPLIED BY QUALITY SEEDS.

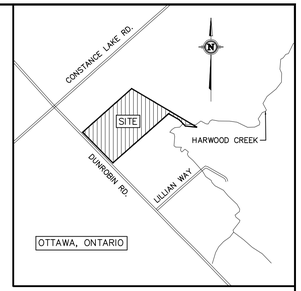
PERIMETER AND OUTLET SWALE SEEDING

WHERE THE PROPOSED LONGITUDINAL SLOPE OF THE PERIMETER SWALES IS A MINIMUM OF 0.6 PERCENT, BOTH THE SIDES AND BOTTOM OF THE 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

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:

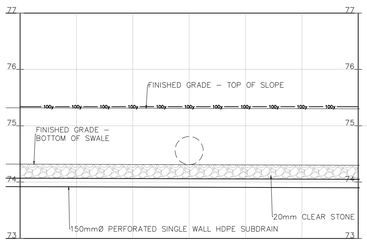
1. THE STANDARDS INDICATE MINIMUM DIMENSIONS THAT ARE REQUIRED UNDER NORMAL CONDITIONS. IN THE CASE OF INFILL DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS, ANY VARIATION TO THIS DESIGN WILL REQUIRE APPROVAL OF THE CITY OF OTTAWA.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS.
3. ALL COMPOSITE UTILITY PLANS MUST ADHERE TO THE CITY OF OTTAWA'S GUIDELINES FOR THE PREPARATION OF COMPOSITE UTILITY DRGDR TO RECEIVE APPROVAL THROUGH THE SITE PLAN CONTROL AND SUBDIVISION APPROVALS PROCESS.
4. TYPICAL CROSS SECTIONS BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL–DE–SACS AND CORNER LOTS REGARDLESS OF ROAD WAY GEOMETRY.
5. WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF R.O.W. WHEN POSSIBLE.
6. SANITARY AND STORM SEWERS MAY BE INSTALLED OFF THE STREET CENTERLINE TO ACCOMODATE LARGE SIZE SEWER PIPES AND STILL MAINTAIN THE CLEARANCES REQUIRED TO WATERMAINS.
7. THE USE IN–ROAD CATCH BASINS INSTEAD OF CURB INLET CATCH BASINS SHALL BE APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE.
8. THE USE OF BARRIER CURB AND MOUNTABLE CURB SHALL BE APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE. MOUNTABLE CURB SHALL BE SPECIFIED FOR TYPICAL TOWNHOUSE DEVELOPMENTS.
9. BUILDING SEWERS AND WATER SERVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
10. SANITARY AND STORM SERVICE CONNECTIONS WILL BE EXTENDED A MINIMUM OF 2.0m BEYOND THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTION. WATER SERVICE PIPE MATERIAL SHALL BE LAID IN ONE CONTINUOUS PIPE LENGTH (I.e. SPLICING AND JOINING SHALL NOT BE PERMITTED FROM INSIDE FACE OF THE BUILDING TO THE CURBSTOP AND FROM THE CURBSTOP TO THE WATERMAIN CONNECTION).
11. 1.5m CLEARANCE TO BE MAINTAINED AROUND WATER SERVICE POST.
12. REFER TO UCC PROCEDURE MANUAL FOR UTILITY SPECIFICATION CONCERNING PLANT INSTALLATIONS.
13. TRANSFORMERS AND PEDESTALS SHALL BE LOCATED BETWEEN TOWNHOUSE BUILDING BLOCKS RATHER THAN ENCUMBERING AND/ OR PREVENTING THE INSTALLATION OF ROAD ALLOWANCE TREES.
14. ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON HOUSE SIDE OF TRENCH.
15. THE BASE OF A HYDRO TRANSFORMER MUST BE LOCATED A MINIMUM OF 2.0m FROM THE EDGE OF A DRIVEWAY.
16. REQUIREMENTS FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO OR HYDRO ONE ON A CASE BY CASE BASIS.
17. SERVICE LATERALS MUST BE LOCATED A MINIMUM OF 3.0m FROM THE BASE OF A HYDRO TRANSFORMER.
18. STREET LIGHT CABLE SHALL BE PLACED IN JOINT USE TRENCH. STREET LIGHTS SHALL BE LOCATED AT THE SAME OFFSET AS STREET LIGHTS WHEN JOINT USE TRENCH NOT CONSTRUCTED.
19. TRAFFIC DUCT ALTERNATIVE PLACEMENT LOCATIONS ARE:
    1) JOINT USE TRENCH (JUT) LOCATION OR
    2) SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
20. OPTIONAL LOCATION FOR THE TRAFFIC COMMUNICATIONS DUCT IS A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
21. TRAFFIC ELECTRICAL DUCTS SHALL BE PLACED IN JOINT USE DUCT BANKS.
22. TRAFFIC HANDHOLES MAY BE LOCATED IN THE BOULEVARD AREA ADJACENT TO THE SIDEWALK.
23. USE OF THE FOUR PARTY–UTILITY TRENCH WILL BE CONSIDERED AS AN ALTERNATIVE ARRANGEMENT ONLY AFTER ALL OTHER OPTIONS FOR THE DEVELOPMENT OF THE COMPOSITE UTILITY PLAN, AND MUST BE IN CONFORMANCE WITH THE GUIDELINES ESTABLISHED BY THE OTTAWA UTILITY COORDINATING COMMITTEE.
24. THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
25. ONE TREE PER LOT TYPICAL, 2 TREES ON CORNER LOT WITH ONE OF THE TREES ON THE STREET SIDE OF THE LOT

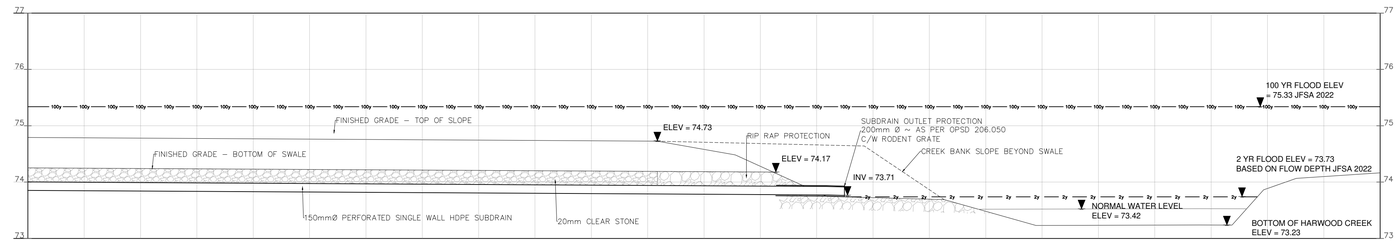
SPECIFIC TREE SPECIES SHALL BE SELECTED FOR SOIL TYPES AND AVAILABLE SPACES FOR PLANTING.

TREE PLACEMENT LOCATION, AND TREE SPECIES WILL REQUIRE THE APPROVAL OF THE CITY.

TREE PLANTING SHALL BE HAND EXCAVATED FOR THOSE LOCATIONS WITH LESS THAN 1 METRE CLEARANCE TO THE JUT.

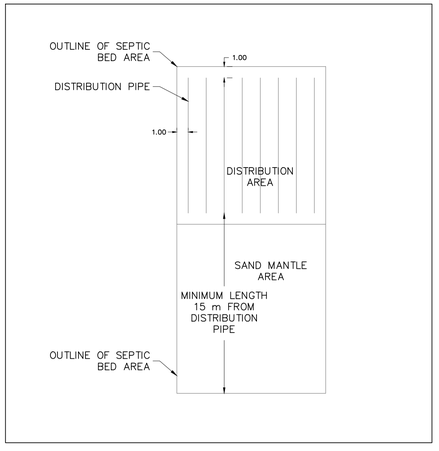
Ottawa	STANDARD NOTES ROAD ALLOWANCE	DATE: –
		REV. DATE: MARCH 2009
		DWG. No.: ROW–NOTES





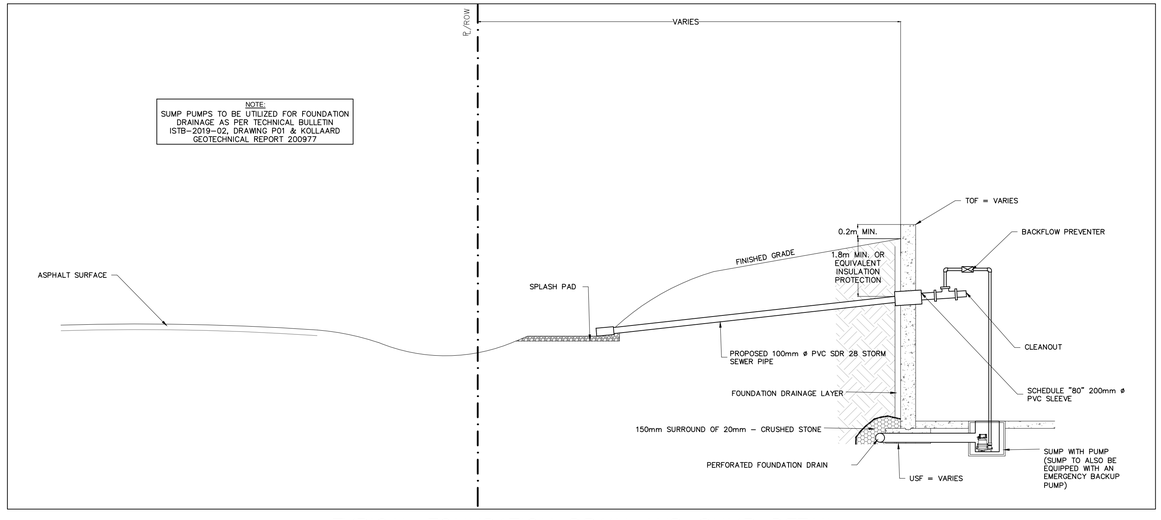
SECTION K–K

N.T.S.



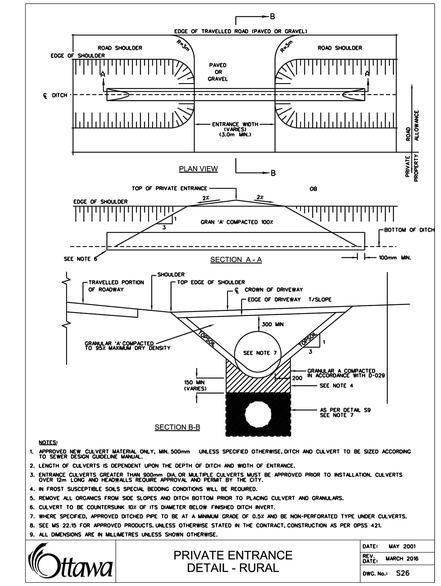
SEPTIC BED LEGEND

N.T.S.



TYPICAL FOUNDATION DRAIN AND SUMP DETAIL

N.T.S.



NOTES:

1. APPROVED NEW CULVERT MATERIAL ONLY, MIN 500mm UNLESS SPECIFIED OTHERWISE. DITCH AND CULVERT TO BE SIZED ACCORDING TO SEWER DESIGN GUIDELINE MANUAL.
2. LENGTH OF CULVERTS IS DEPENDENT UPON THE DEPTH OF DITCH AND WIDTH OF ENTRANCE.
3. ENTRANCE CULVERTS GREATER THAN 900mm DIA. OR MULTIPLE CULVERTS MUST BE APPROVED PRIOR TO INSTALLATION. CULVERTS OVER 12m LONG AND HEADWALLS REQUIRE APPROVAL AND PERMIT BY THE CITY.
4. IN FROST SUSCEPTIBLE SOILS SPECIAL BEDDING CONDITIONS WILL BE REQUIRED.
5. REMOVE ALL ORGANICS FROM SIDE SLOPES AND DITCH BOTTOM PRIOR TO PLACING CULVERT AND GRANULARS.
6. CULVERT TO BE COUNTERSUNK 10% OF ITS DIAMETER BELOW FINISHED DITCH INVERT.
7. WHERE SPECIFIED, APPROVED DITCHED PIPE TO BE AT A MINIMUM GRADE OF 0.5% AND BE NON-PERFORATED TYPE UNDER CULVERTS.
8. SEE MS 22.15 FOR APPROVED PRODUCTS. UNLESS OTHERWISE STATED IN THE CONTRACT, CONSTRUCTION AS PER OPSS 421.
9. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

Ottawa	PRIVATE ENTRANCE DETAIL - RURAL	DATE: MAY 2001
		REV. DATE: MARCH 2016
		DWG. No.: S26

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3.	RESPONSE TO 4TH COMMENTS	2024.DEC.10	SD
2.	PARTIAL RESPONSE TO 4TH COMMENTS	2024.SEP.10	SD
1.	RESPONSE TO SECOND REVIEW COMMENTS	2024.APR.19	SD

CONSULTANTS

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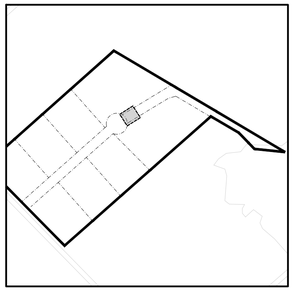
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258–0475
(613) 860–0923

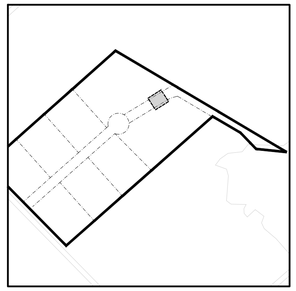
DESIGN: AJ/SD
DRAWN: JR
CHECKED: SD
APPROVED: SD

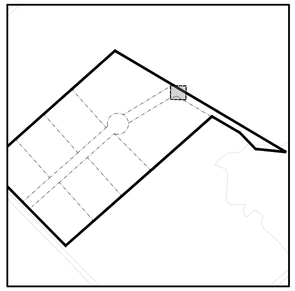
STAMP: LICENSED PROFESSIONAL ENGINEER 2025.MAR.27 S.E. deWit 100079612 PROVINCE OF ONTARIO

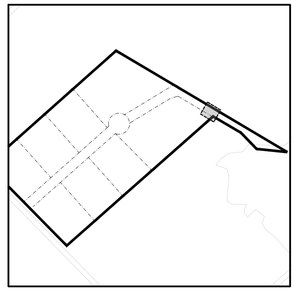
CLIENT NAME: ZBIGNIEW HAUDEROWICZ
PROJECT No.: 200977
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION
DATE: 2024/12/10
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
SCALE: AS NOTED
DRAWING: DETAILS (2)
DRAWING No.: DET(2)

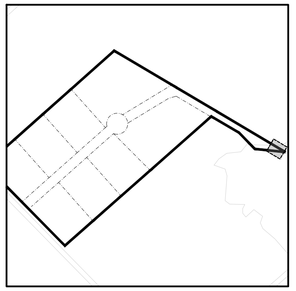
200-02-22-0018

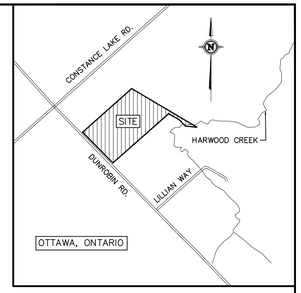


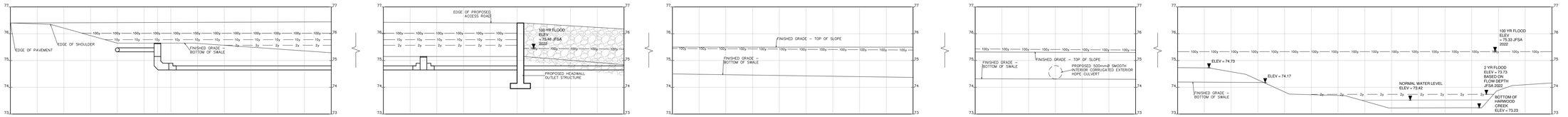






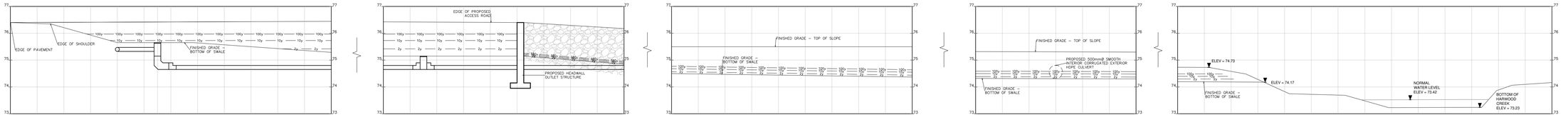






SWM POST DEVELOPMENT ELEVATIONS (COINCIDENT EVENT)

SCALE = 1:75

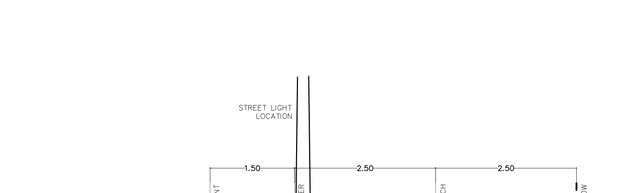


SWM POST DEVELOPMENT ELEVATIONS (NON–COINCIDENT EVENT)

SCALE = 1:75

TYPICAL ROAD SECTION

SCALE = 1:50



TYPICAL CUL–DE–SAC SECTION

SCALE = 1:50

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No.	REVISION	DATE	BY
4.	RESPONSE TO 5TH COMMENTS	2025.MAR.27	SD

CONSULTANTS

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210 PRESCOTT STREET
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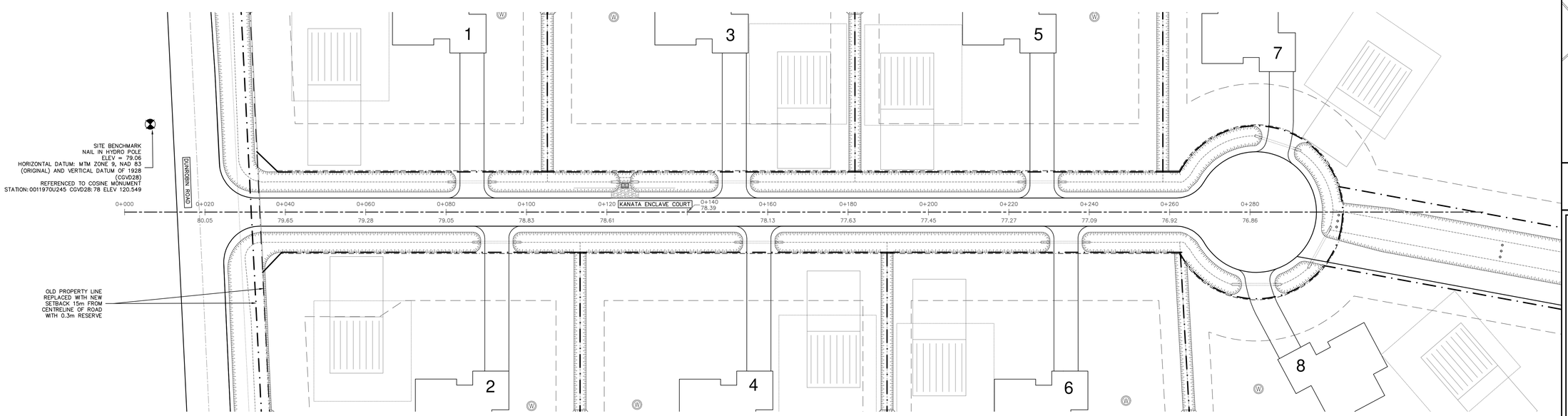
K0G 1J0
FACSIMILE (613) 258-0475
(613) 860-0923

DESIGN	SD
DRAWN	JR
CHECKED	SD
APPROVED	SD

STAMP: LICENSED PROFESSIONAL ENGINEER – 2025.MAR.27 – S.E. deWit – 100079612 – PROVINCE OF ONTARIO

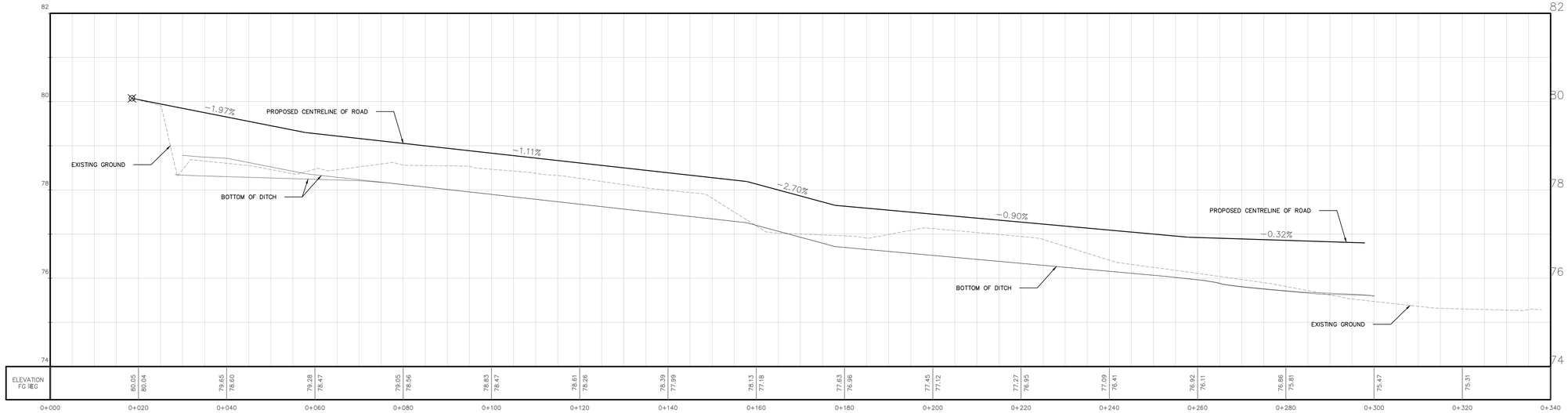
CLIENT NAME	ZBIGNIEW HAUDEROWICZ
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO
DRAWING	DETAILS(3)
PROJECT No.	200977
DATE	2025/03/27
SCALE	AS_NOTED
DRAWING No.	DET(3)

2025-03-27 10:08:18



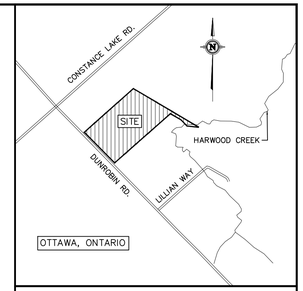
KANATA ENCLAVE COURT PLAN

SCALE = 1:500(H) 1:50(V)



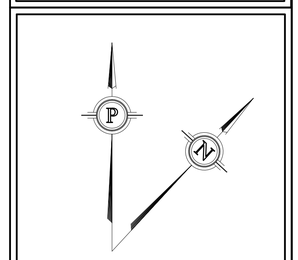
KANATA ENCLAVE COURT PROFILE

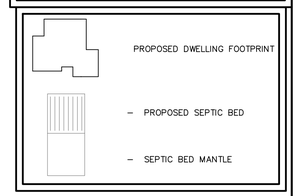
SCALE = 1:500(H) 1:50(V)



LEGEND – PP

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





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2.	PARTIAL RESPONSE TO 4TH COMMENTS	2024.SEP.10	SD
1.	RESPONSE TO SECOND REVIEW COMMENTS	2024.APR.19	SD

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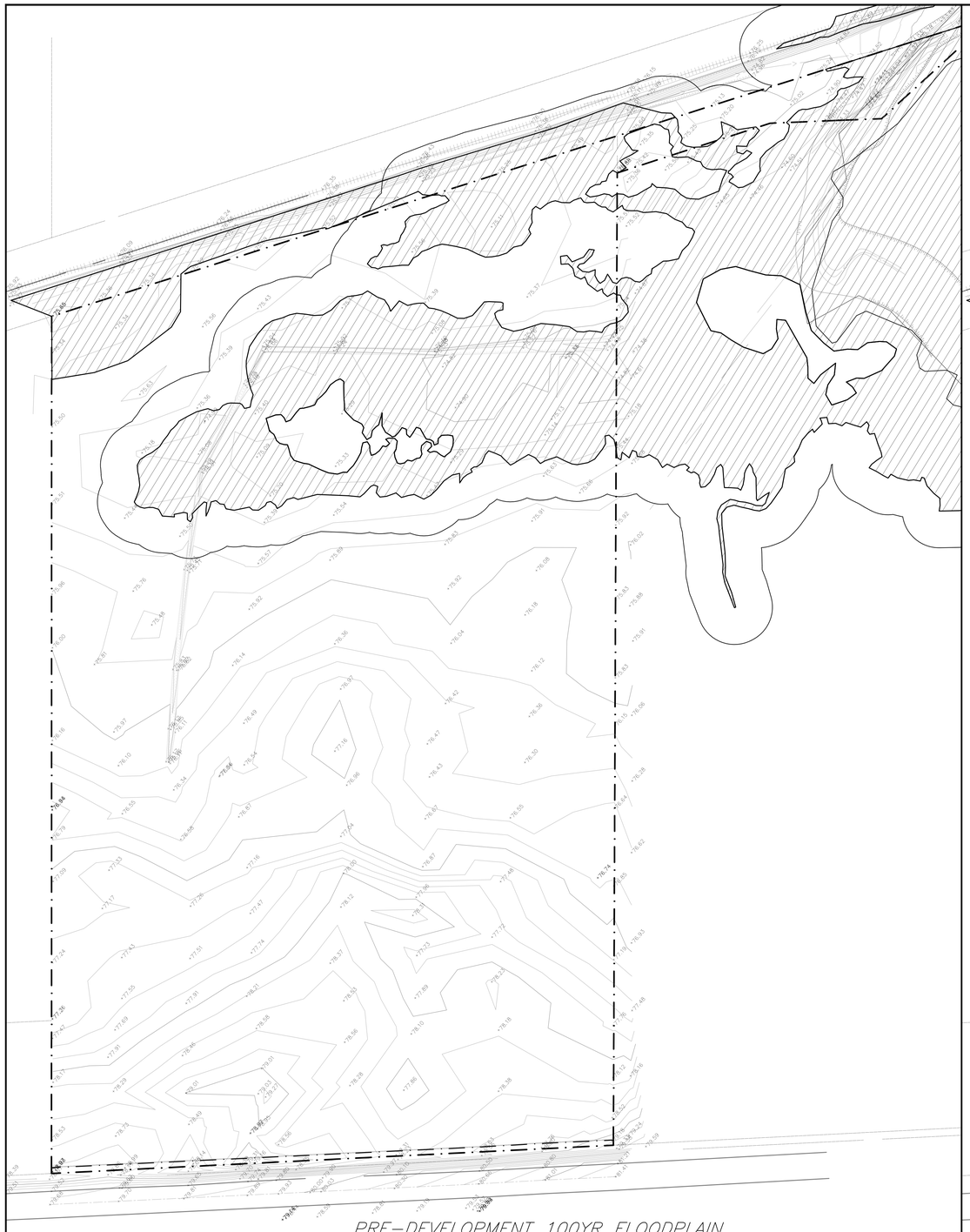
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258-0475
(613) 860-0923

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

STAMP: LICENSED PROFESSIONAL ENGINEER, 2025.MAR.27, S. E. deWit, 100079612, PROVINCE OF ONTARIO

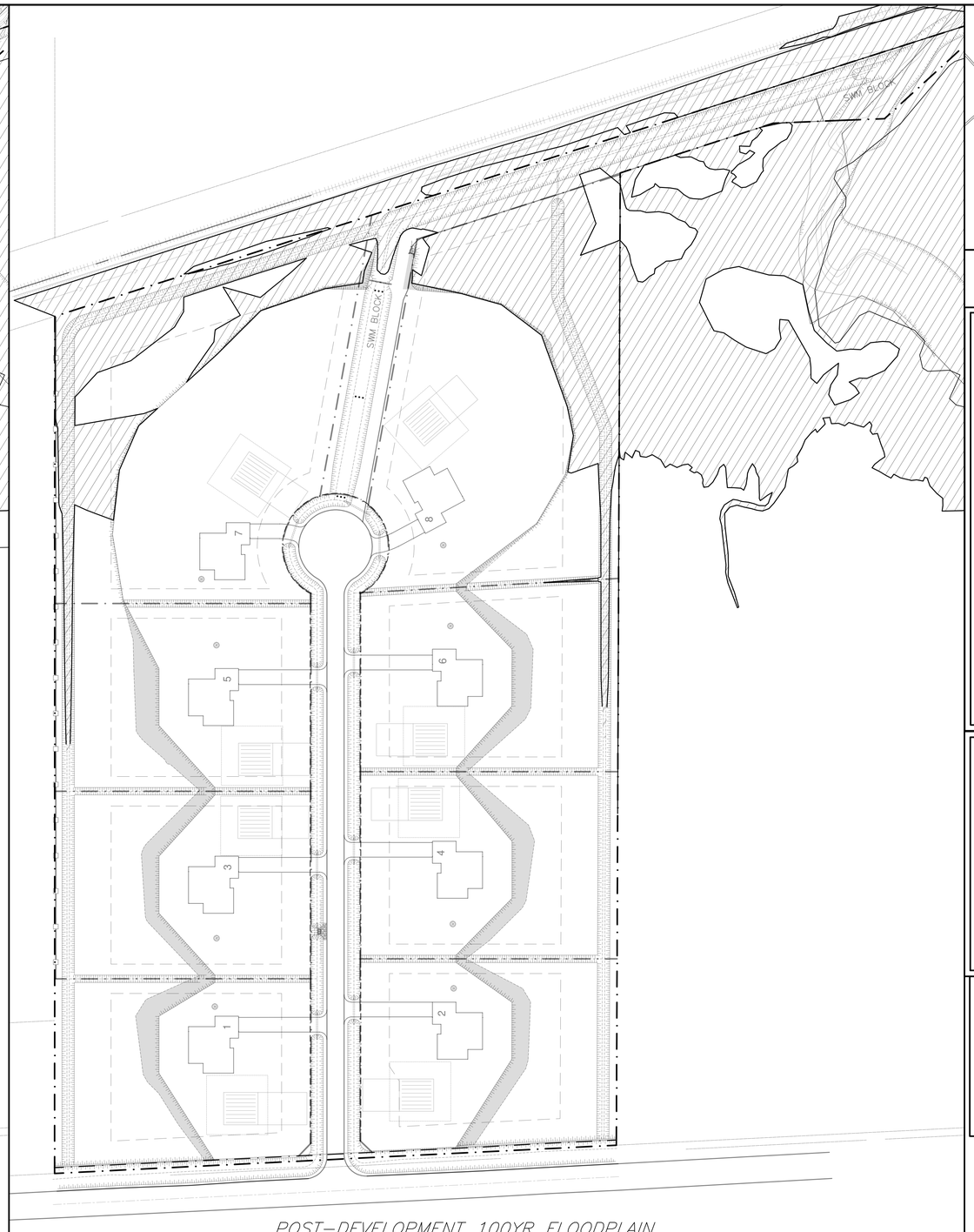
CLIENT NAME: ZBIGNIEW HAUDEROWICZ
PROJECT No.: 200977
PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION
DATE: 2024/12/10
PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO
SCALE: 1:500
DRAWING: PLAN AND PROFILE
DRAWING No.: PP

002-02-22-0018



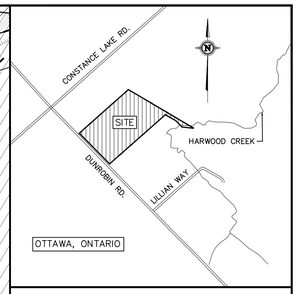
PRE-DEVELOPMENT 100YR FLOODPLAIN

SCALE = 1:1000



POST-DEVELOPMENT 100YR FLOODPLAIN

SCALE = 1:1000



0 40 80

SCALE: 1:1000 METERS

LEGEND – FLOODPLAIN COMPARISON

PROPERTY LINE

100YR FLOODPLAIN HATCH

PROPOSED DWELLING FOOTPRINT

– PROPOSED SEPTIC BED

– SEPTIC BED MANTLE

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K0G 1J0
(613) 860-0923
FACSIMILE (613) 258-0475

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

STAMP: LICENSED PROFESSIONAL ENGINEER 2025.MAR.27 S.E. deWit 100079612 PROVINCE OF ONTARIO

CLIENT NAME: ZBIGNIEW HAUDEROWICZ

PROJECT NAME: PROPOSED RESIDENTIAL SUBDIVISION

PROJECT LOCATION: 2050 DUNROBIN ROAD OTTAWA, ONTARIO

DRAWING: FLOODPLAIN COMPARISON

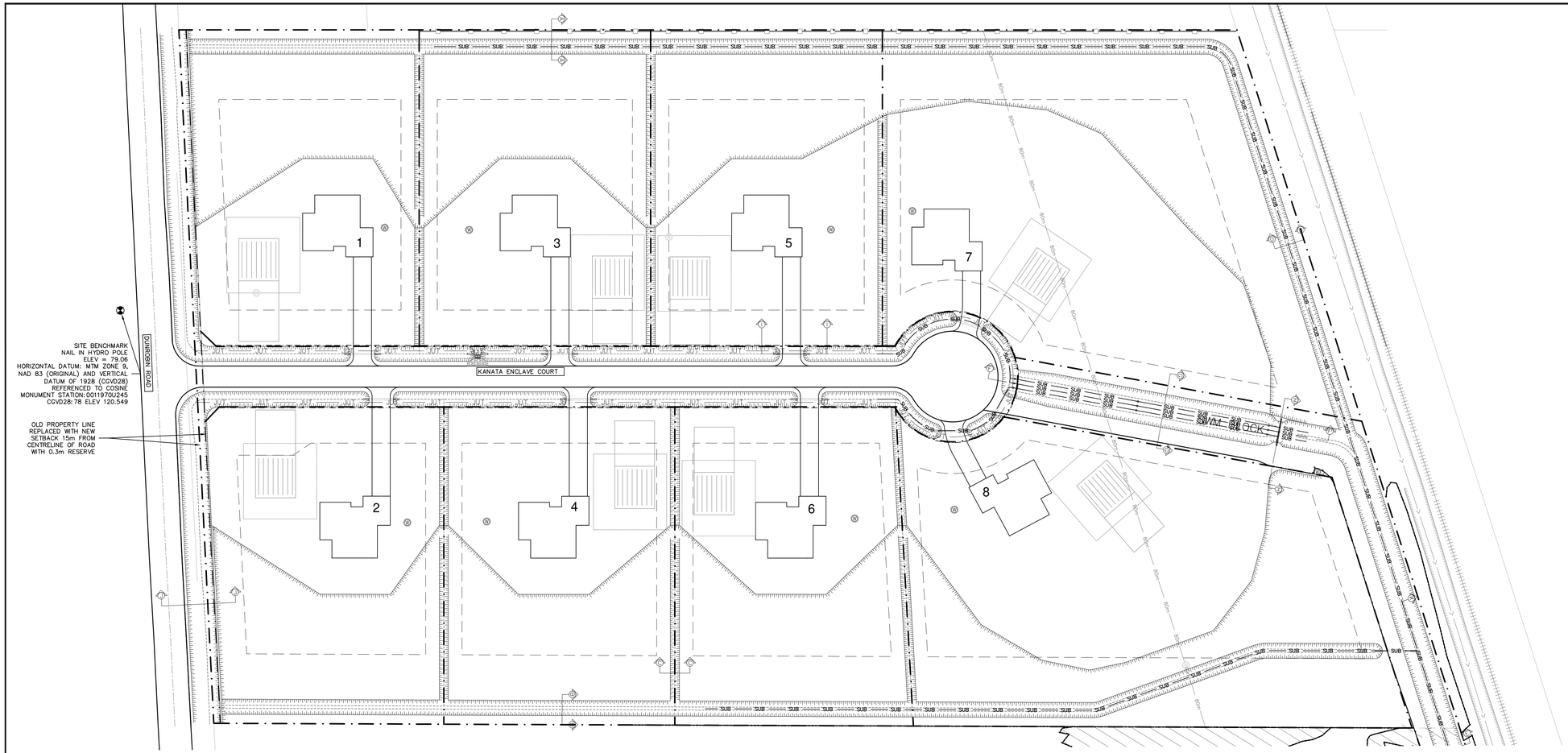
PROJECT No.: 200977

DATE: 2024/12/10

SCALE: 1:1000

DRAWING No.: FP

D02-02-22-0018



COMPOSITE UTILITIES PLAN

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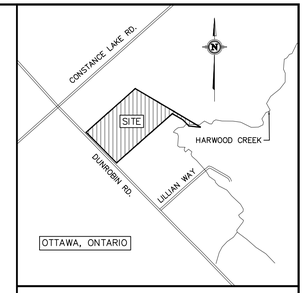
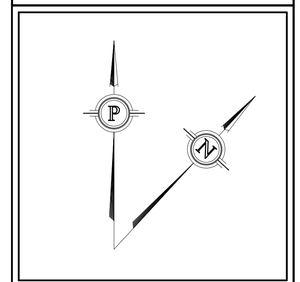


0 30 60

SCALE: 1:750 METERS

LEGEND – CUP

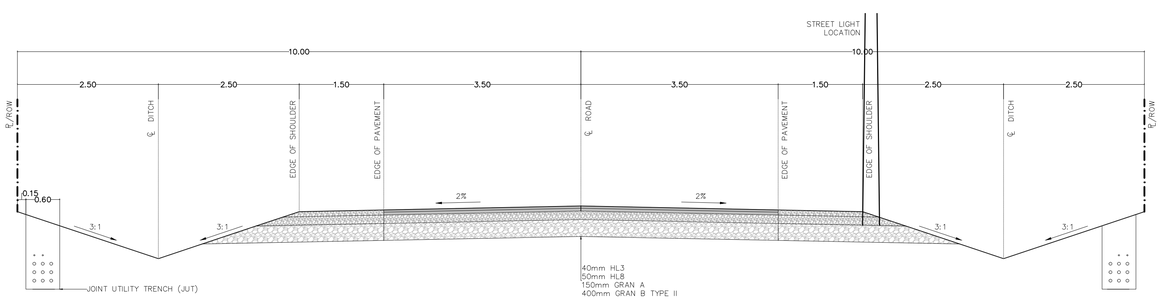
- PROPERTY LINE
- LOT RESERVE LINE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- (W) PROPOSED WELL LOCATION
- JUT JOINT UTILITY TRENCH
- SUB PROPOSED SUBDRAIN



PROPOSED DWELLING FOOTPRINT

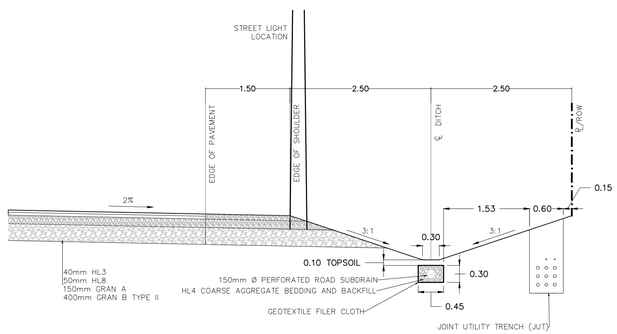
– PROPOSED SEPTIC BED

– SEPTIC BED MANTLE



TYPICAL ROAD SECTION

SCALE = 1:50



TYPICAL CUL–DE–SAC SECTION

SCALE = 1:50

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No.	REVISION	DATE	BY
4.	RESPONSE TO 5TH COMMENTS	2025.MAR.27	SD

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DESIGN	SD
DRAWN	JR
CHECKED	SD
APPROVED	SD
STAMP	
CLIENT NAME	ZBIGNIEW HAUDEROWICZ
PROJECT No.	200977
PROJECT NAME	PROPOSED RESIDENTIAL SUBDIVISION
DATE	2025/03/27
PROJECT LOCATION	2050 DUNROBIN ROAD OTTAWA, ONTARIO
SCALE	1:750
DRAWING	COMPOSITE UTILITIES PLAN
DRAWING No.	CUP

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