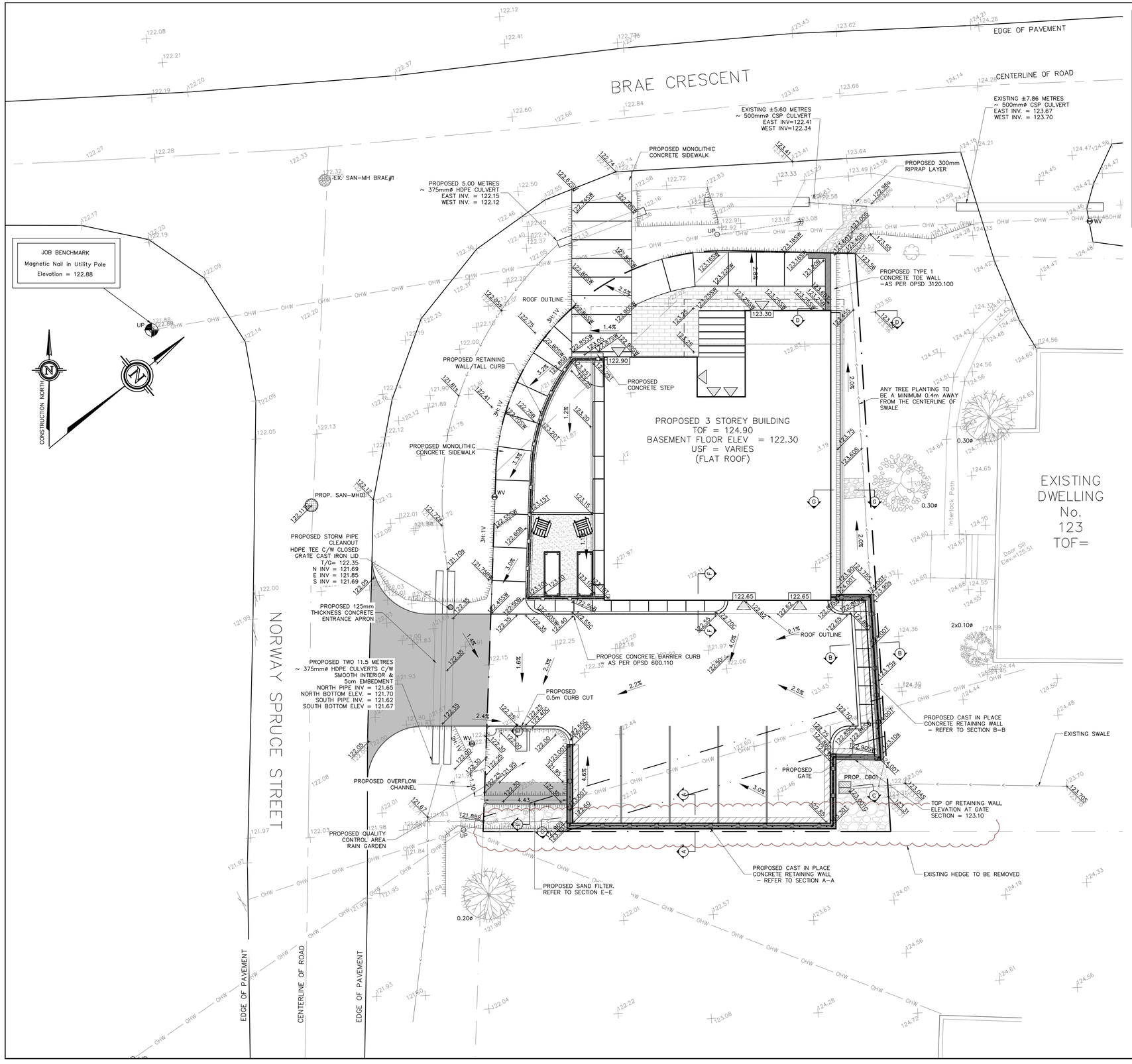
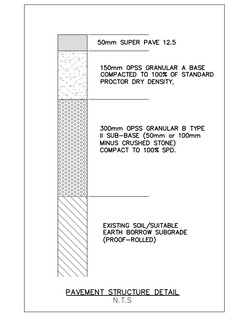


PROPOSED GRADING AND DRAINAGE PLAN

SCALE = 1:100

GENERAL LEGEND

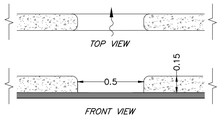
EXISTING ELEVATION	EXISTING HYDRO POLE
PROPOSED/EXISTING ELEVATIONS	EXISTING HYDRO GUY WIRE ANCHOR
PROPOSED CURB ELEVATION	EXISTING FIRE HYDRANT
PROPOSED TOP OF GRATE ELEVATION	EXISTING WATER VALVE
PROPOSED CATCH BASIN TOP OF GRATE ELEVATION	PROPOSED WATER VALVE
PROPOSED SWALE ELEVATION	EXISTING STORM MANHOLE
PROPOSED SIDEWALK ELEVATION	EXISTING SANITARY MANHOLE
PROPOSED TOP OF RETAINING WALL ELEVATION	EXISTING VALVE CHAMBER
PROPOSED BOTTOM OF RETAINING WALL ELEVATION	EXISTING CURB INLET CATCH BASIN
PROPOSED ELEVATION	EXISTING CATCH BASIN
DRAINAGE SLOPE	PROPOSED CATCH BASIN/MANHOLE
WATERMAIN	PROPOSED CATCH BASIN
STORM SEWER	PROPOSED STORM MANHOLE
SANITARY SEWER	PROPOSED SANITARY MANHOLE
CENTRELINE OF ROAD	TEMPORARY BENCHMARK
EDGE OF ROAD	BUILDING ENTRANCE LOCATION
TOP OF SLOPE	STREET SIGN
PROPERTY LINE	SILT FENCE
GAS LINE	
OVERHEAD WIRE	



PAVEMENT STRUCTURE DETAIL
N.T.S

PAVEMENT STRUCTURE DETAIL

N.T.S



PROPOSED CURB CUT

N.T.S

DRAWING NUMBER: 220338–GR

PLAN:

SCALE:
0 1 2 3 4 5 10
1:100 METRES

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KEMPTVILLE, ONTARIO
K0G 1J0 FAX (613) 258–0475
http://www.kollaard.ca

CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

LOCATION: 121 BREA CRESCENT, STITTSVILLE, ON, K2S 1P1

LICENSED PROFESSIONAL ENGINEER
JAN. 12, 2024
S.E. deWit
100079612
PROVINCE OF ONTARIO

DESIGNED BY:	CHECKED BY:
SD	SD
DRAWN BY:	APPROVED BY:
JR	SD

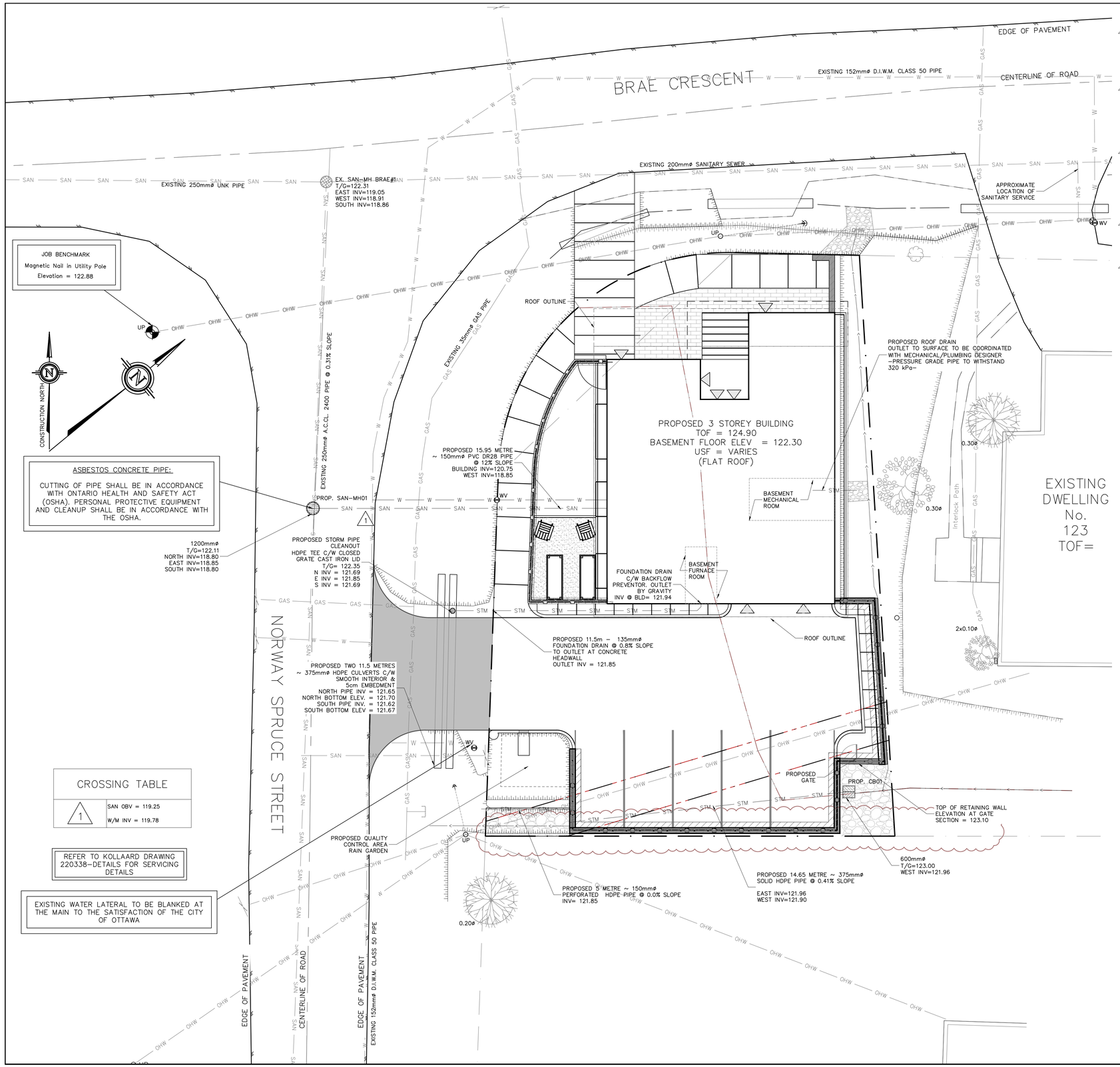
DATE: MAY 12, 2023

KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER: 220338–GR

DRAWING NAME: GRADING AND DRAINAGE PLAN

ARCH D



ASBESTOS CONCRETE PIPE:

CUTTING OF PIPE SHALL BE IN ACCORDANCE WITH ONTARIO HEALTH AND SAFETY ACT (OSHA). PERSONAL PROTECTIVE EQUIPMENT AND CLEANUP SHALL BE IN ACCORDANCE WITH THE OSHA.

CROSSING TABLE

1	SAN OBV = 119.25
	W/M INV = 119.78

REFER TO KOLLAARD DRAWING 220338–DETAILS FOR SERVICING DETAILS

EXISTING WATER LATERAL TO BE BLANKED AT THE MAIN TO THE SATISFACTION OF THE CITY OF OTTAWA

GENERAL LEGEND

EXISTING ELEVATION	EXISTING HYDRO POLE
PROPOSED/EXISTING ELEVATIONS	EXISTING HYDRO GUY WIRE ANCHOR
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PROPERTY LINE	SILT FENCE
GAS LINE	
OVERHEAD WIRE	

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS FOR ROADS AND PUBLIC WORKS.
2. SPECIFICATIONS:

ITEM	SPEC. No	CITY STD DWG No.
SANITARY MANHOLE (1200ø)	OPSD 701.010	
SANITARY BENCHING	OPSD 701.021	
SEWER TRENCH		S6 & S7
SANITARY MANHOLE FRAME & COVER 600mmX600mm CATCHBASIN	OPSD 401.030 OPSD 705.010	S24 & S25

SEWER TRENCH:
SITE SERVICES EXCAVATION, BEDDING & BACKFILL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARE BY KOLLAARD ASSOCIATES INC.

3. INSULATE ALL STORM LATERALS THAT HAVE LESS THAN 2.0m COVER AND ALL SANITARY PIPES THAT HAVE LESS THAN 2.0m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
4. PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX: POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.2,4,4).
6. THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
7. STORM CATCHBASIN TO HAVE MINIMUM 300mm SUMP
8. BUILDING CONTRACTOR TO PROVIDE TEMPORARY ADDITIONAL GRANULAR BACKFILL ABOVE SHALLOW CULVERTS AND STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT.
9. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS, 200mmø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES TO MUNICIPAL SATISFACTION.
10. WHERE THE SANITARY SEWER CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.50m VERTICAL SEPARATION, ADEQUATE STRUCTURAL SUPPORT OF THE SEWER TO PREVENT SETTLING AND EXCESSIVE JOINT DEFLECTION AND ENSURE THAT THE LENGTH OF THE WATER PIPE BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

WATERMAIN NOTES:

1. CITY TO SUPPLY, INSTALL & DISINFECT THE WATER SERVICE; CONTRACTOR TO EXCAVATE, BACKFILL AND REINSTATE THE ROADWAY AS PER STD DWG R10.
2. SPECIFICATIONS:

ITEM REFERENCE	SPEC. No.	City Std Dwg No.
WATERMAIN BEDDING AND BACKFILL OPSD	802.010/802.031	W17 (trench detail)
CATHODIC PROTECTION OPSD	1109.010	W40
PRESSURE TESTING AWWA	C-605-5	
CHLORINATION AWWA	C-651-05	
WATERMAIN MATERIAL	PEX SDR9	(CLASS 160)

3. WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED. WHERE LESS THAN 2.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD DWG W22 (in shallow trenches), W23 (A1 open structures).
4. A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMAINS AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, MUST FOLLOW PROCEDURE F-6-1 SEC. 5.2 OF THE ONTARIO DRINKING WATER RESOURCES ACT.
5. METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMAINS.
6. INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS AS SPECIFIED IN SECTION 8.28.
7. EXISTING WATERMAIN INFORMATION SHOWN IS BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERMAIN AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
8. WATER SHUTOFF VALVE AND VALVE BOX TO BE WITHIN THE ROAD ALLOWANCE AND LOCATED A MINIMUM OF 1.0 METRES FROM THE BUILDING FOUNDATION. TYPICAL PRIVATE SERVICE AS PER STD. DWG. W50 (with the exception that the V&VB are to be located 1.0 m minimum from the foundation wall); VALVE BOX ASSEMBLY AS PER STD. DWG. W24.
9. CONNECTIONS AT ELBOWS AND TEEs IN WATER MAINS SHOULD BE MADE WITH THE USE OF JOINT RESTRAINERS DESIGNED FOR WATERMAIN APPLICATION. JOINT AND PIPE RESTRAINERS SHOULD MEET THE REQUIREMENTS OF AWWA C900, C905 AND C907 AND ASTM F1674–11. JOINT RETRAINERS SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
10. ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
11. VALVES ARE TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
12. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA AND CITY OF OTTAWA FORCES ARE ON HAND TO MAKE THE CONNECTION.

DRAWING NUMBER: 220338–SER

PLAN:

SCALE: 1:100 (0 1 2 3 4 5 10 METRES)

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CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

LOCATION: 121 BREA CRESCENT, STITTSVILLE, ON, K2S 1P1

LICENSED PROFESSIONAL ENGINEER — JAN. 12, 2024 — S.E. deWit — 100079612 — PROVINCE OF ONTARIO

DESIGNED BY:	CHECKED BY:
SD	SD
DRAWN BY:	APPROVED BY:
JR	SD

DATE: MAY 12, 2023

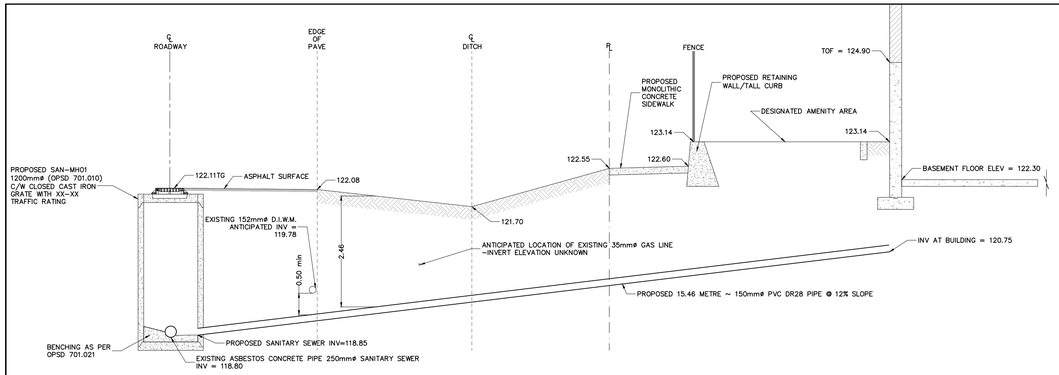
KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER: 220338–SER

DRAWING NAME: SITE SERVICING PLAN

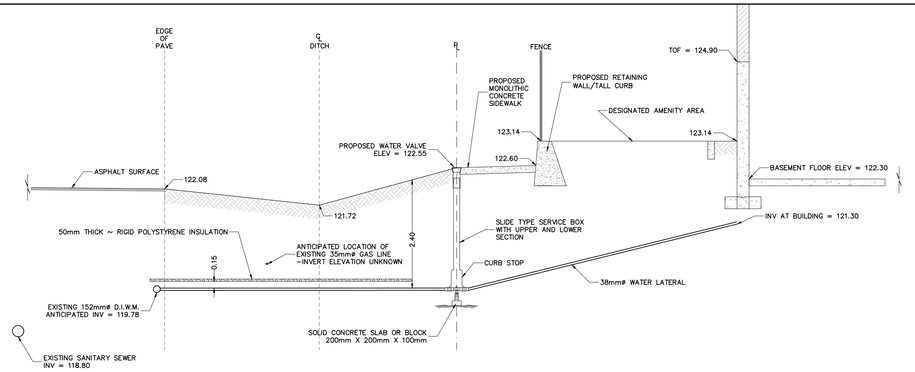
ARCH D

SITE SERVICING PLAN
SCALE = 1:100



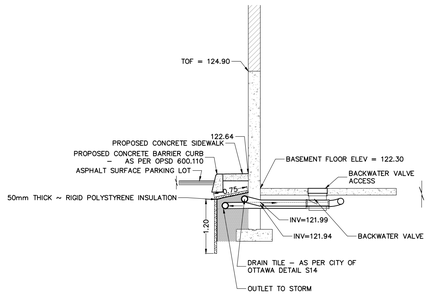
SANITARY SERVICE CONNECTION

N.T.S.



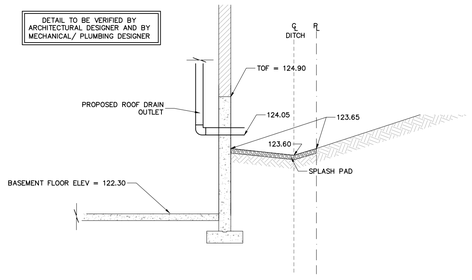
WATER SERVICE CONNECTION

N.T.S.



FOUNDATION DRAIN SECTION F-F

N.T.S.



ROOF DRAIN OUTLET

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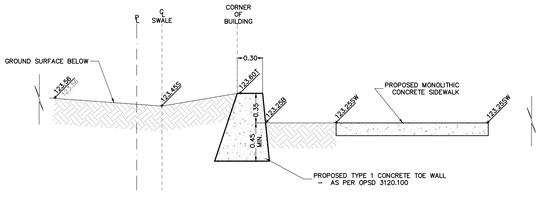
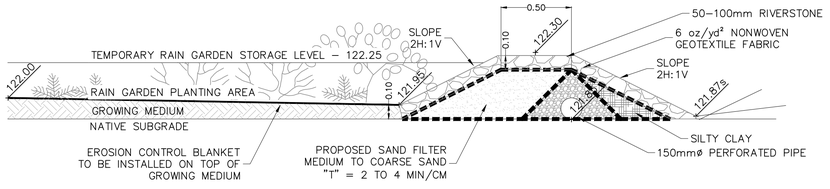


SECTION D-D

N.T.S.



PROPOSED RAIN GARDEN AREA SECTION E-E

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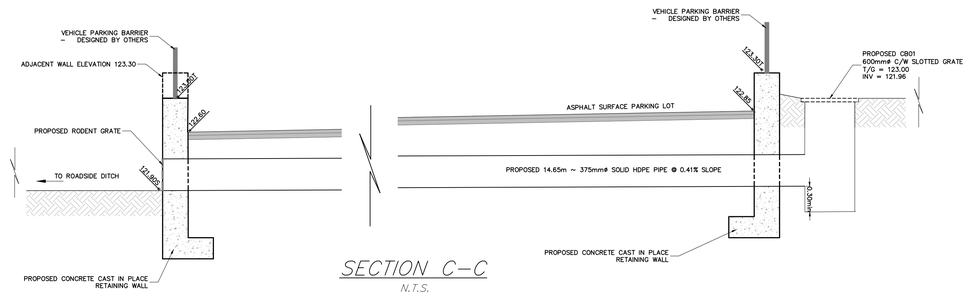
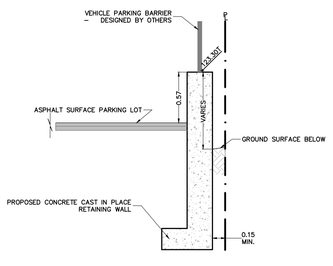


SECTION C-C

N.T.S.

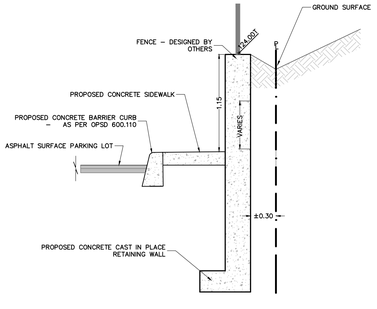
DETAILS

NOT TO SCALE



SECTION A-A

N.T.S.



SECTION B-B

N.T.S.

DRAWING NUMBER:
220338-DETAILS

KEY PLAN

SCALE:
AS NOTED

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CLIENT:
BRYDEN GIBSON

PROJECT:
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LOCATION:
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LICENCED PROFESSIONAL ENGINEER
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PROVINCE OF ONTARIO

DESIGNED BY:	CHECKED BY:
SD	SD
DRAWN BY:	APPROVED BY:
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DATE: MAY 12, 2023

KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER:
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DRAWING NAME:
DETAILS

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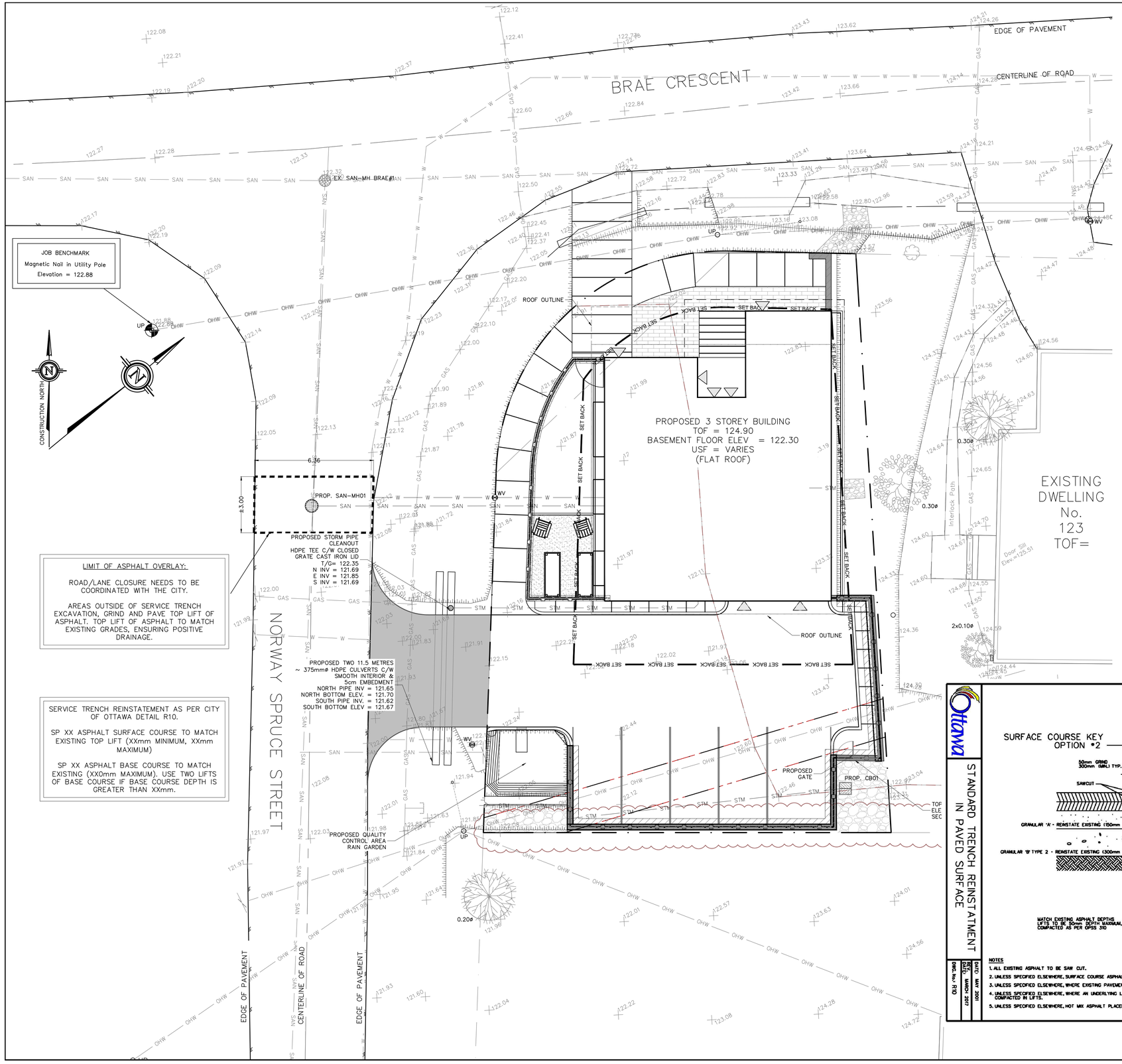

LIMIT OF ASPHALT OVERLAY:

ROAD/LANE CLOSURE NEEDS TO BE COORDINATED WITH THE CITY.

AREAS OUTSIDE OF SERVICE TRENCH EXCAVATION, GRIND AND PAVE TOP LIFT OF ASPHALT. TOP LIFT OF ASPHALT TO MATCH EXISTING GRADES, ENSURING POSITIVE DRAINAGE.

SERVICE TRENCH REINSTATEMENT AS PER CITY OF OTTAWA DETAIL R10.

SP XX ASPHALT SURFACE COURSE TO MATCH EXISTING TOP LIFT (XXmm MINIMUM, XXmm MAXIMUM)

SP XX ASPHALT BASE COURSE TO MATCH EXISTING (XXOmm MAXIMUM). USE TWO LIFTS OF BASE COURSE IF BASE COURSE DEPTH IS GREATER THAN XXmm.

GENERAL LEGEND

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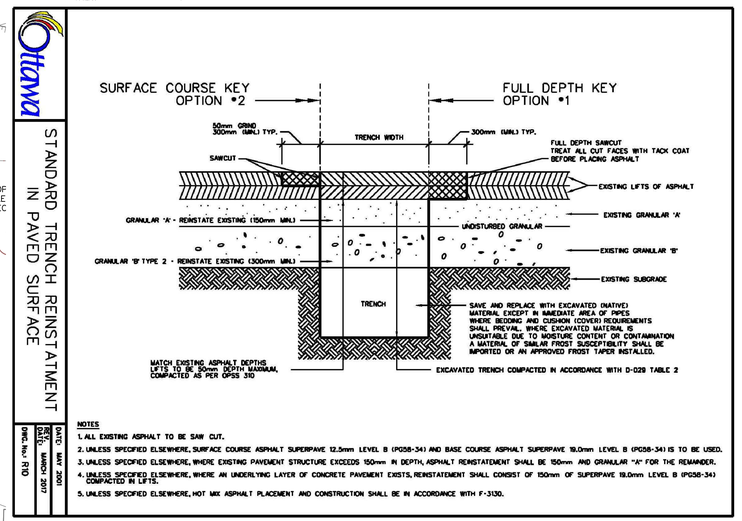


STANDARD TRENCH REINSTATMENT IN PAVED SURFACE

NOTES
1. ALL EXISTING ASPHALT TO BE SAW CUT.
2. UNLESS SPECIFIED ELSEWHERE, SURFACE COURSE ASPHALT SUPERPAVE 12.5mm LEVEL B (PG58-34) AND BASE COURSE ASPHALT SUPERPAVE 19.0mm LEVEL B (PG58-34) IS TO BE USED.
3. UNLESS SPECIFIED ELSEWHERE, WHERE EXISTING PAVEMENT STRUCTURE EXCEEDS 150mm IN DEPTH, ASPHALT REINSTATEMENT SHALL BE 150mm AND GRANULAR "A" FOR THE REMAINDER.
4. UNLESS SPECIFIED ELSEWHERE, WHERE AN UNDERLYING LAYER OF CONCRETE PAVEMENT EXISTS, REINSTATEMENT SHALL CONSIST OF 150mm OF SUPERPAVE 19.0mm LEVEL B (PG58-34) COMPACTED IN LIFTS.
5. UNLESS SPECIFIED ELSEWHERE, HOT MIX ASPHALT PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH F-3130.

DATE: MAY 2001
REF. DWG. NO. SEPT. 2007
DWG. No.: R10

PROPOSED ROADWAY REINSTATEMENT

SCALE = 1:100

DRAWING NUMBER: 220338-RR

PLAN:

SCALE:
0 1 2 3 4 5 10
1:100 METRES

GENERAL NOTES:

1. All dimensions are in metres; all elevations are in metres and are geodetic. TBM = Nail in utility pole. Elevation= 122.88.
2. This is not a legal survey. Boundary information was derived from topographic plan of survey of part lot 1, registered plan 528, City of Ottawa, by Annis, O'Sullivan, Vollebekk Ltd. April 25, 2022
3. Contractor is responsible for location and protection of utilities.
4. All dimensions to be verified on site by contractor prior to construction.
5. Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
6. Client is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
7. The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
8. The underside of footing elevation has been set based on the information available and may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
9. A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.
10. The owner agrees to prepare and implement an erosion and sediment control plan to the satisfaction of the City of Ottawa, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and during all phases of site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control such as, and not limited to installing filter cloths across manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
8. Inspection of rough grade by Kollaard Associates Inc. and City of Ottawa must be conducted prior to placement of topsoil or sod.
8. Hydro service to be installed according to the specifications of Ontario Hydro and the Mechanical Engineer.
9. All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications.
10. This drawing is part of Kollaard Associates design report # 220338.

No.	REVISION	DATE	BY
1	RESPONSE TO REVIEW COMMENTS	2024/01/12	AVB
0	ISSUED FOR SITE PLAN CONTROL	2023/05/10	AVB
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

Kollaard Associates
Engineers
(613) 860-0923
info@kollaard.ca
P.O. BOX 189, 210 PRESCOTT ST.
KEMPTVILLE, ONTARIO
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:
BRYDEN GIBSON

PROJECT:
PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

LOCATION:
121 BREA CRESCENT, STITTSVILLE, ON, K2S 1P1

LICENSED PROFESSIONAL ENGINEER
JAN. 12, 2024
S.E. deWit
100079612
PROVINCE OF ONTARIO

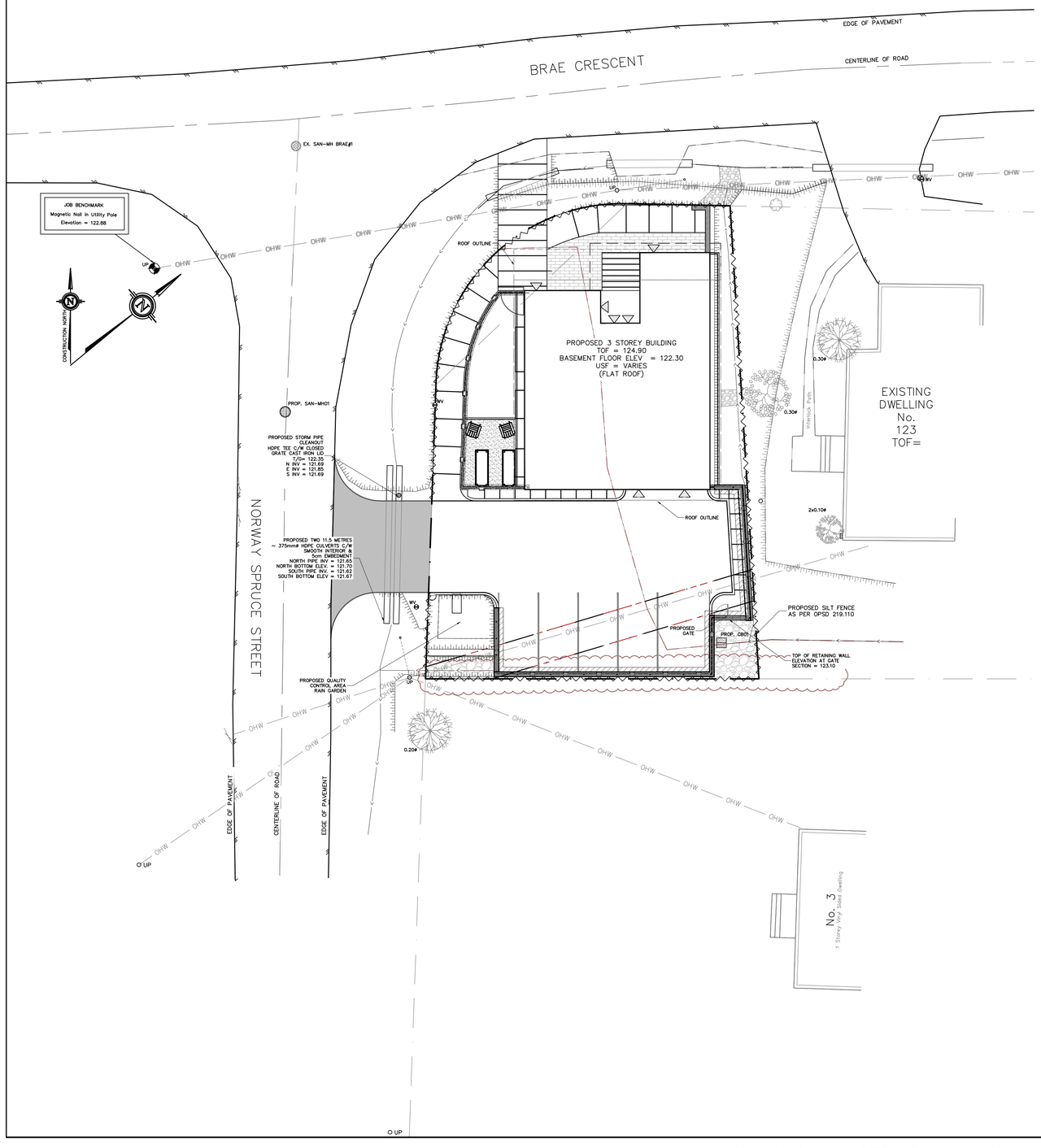
DESIGNED BY:	CHECKED BY:
SD	SD
DRAWN BY:	APPROVED BY:
JR	SD

DATE: MAY 12, 2023
KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER: 220338-RR

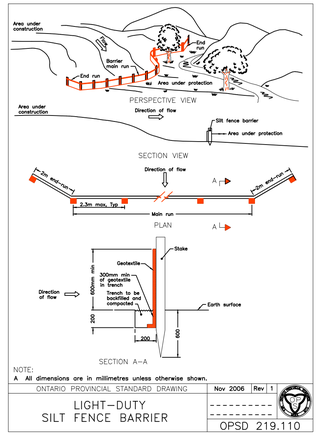
DRAWING NAME: ROADWAY REINSTATEMENT

ARCH D



GENERAL LEGEND

122.00	EXISTING ELEVATION
122.00	PROPOSED/EXISTING ELEVATIONS
122.00TC	PROPOSED CURB ELEVATION
122.00TG	PROPOSED TOP OF GRATE ELEVATION
122.00TCB	PROPOSED CATCH BASIN TOP OF GRATE ELEVATION
122.00IE	PROPOSED SWALE ELEVATION
122.00SW	PROPOSED SIDEWALK ELEVATION
122.00TW	PROPOSED TOP OF RETAINING WALL ELEVATION
122.00BW	PROPOSED BOTTOM OF RETAINING WALL ELEVATION
122.00	PROPOSED ELEVATION
0.0%	DRAINAGE SLOPE
W	WATERMAIN
STM	STORM SEWER
SAN	SANITARY SEWER
	CENTRELINE OF ROAD
	EDGE OF ROAD
	TOP OF SLOPE
	PROPERTY LINE
GAS	GAS LINE
OHW	OVERHEAD WIRE
HP	EXISTING HYDRO POLE
GW	EXISTING HYDRO GUY WIRE ANCHOR
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE
EX. STM-MH	EXISTING STORM MANHOLE
EX. SAN-MH	EXISTING SANITARY MANHOLE
EX. VC	EXISTING VALVE CHAMBER
EX. CB	EXISTING CURB INLET CATCH BASIN
EX. CB	EXISTING CATCH BASIN
PROP. CB-MH	PROPOSED CATCH BASIN/MANHOLE
PROP. CB	PROPOSED CATCH BASIN
PROP. STM-MH	PROPOSED STORM MANHOLE
PROP. SAN-MH	PROPOSED SANITARY MANHOLE
	TEMPORARY BENCHMARK
	BUILDING ENTRANCE LOCATION
S	STREET SIGN
	SILT FENCE



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2006	Rev 1
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110

DRAWING NUMBER: 220338-ESC

PLAN:

SCALE:
0 1 2 3 4 5 10 15
1:150 METRES

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DESIGNED BY:	CHECKED BY:
SD	SD
DRAWN BY:	APPROVED BY:
JR	SD

DATE: MAY 12, 2023
KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER: 220338-ESC

DRAWING NAME: EROSION AND SEDIMENT CONTROL

ARCH D

EROSION AND SEDIMENT CONTROL
SCALE = 1:150