

GENERAL NOTES:

- All dimensions are in metres; all elevations are in metres and are geodetic. TM = top of spindle of existing fire hydrant or Trailedge Way, Elevation = 85.68. Geodetic datum reference: CGD-1928/1978.
- This is not a legal survey. Boundary and topographic information were derived from FARLEY, SMITH & DENIS SURVEYING LTD file no. 25-17.
- Contractor is responsible for location and protection of utilities. All dimensions to be verified on site by contractor prior to construction.
- Any changes made to this plan must be verified and approved by Kollaard Associates Inc.
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- 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.
- A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.
- 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 manholes/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications; sewer and watermain material types, disinfection, provide minimum 2.4 metres of cover for water services, cathodic protection, City of Ottawa insulation specifications for watermain, pipe bedding, reinstatement of disturbed areas and leakage testing.
- Reference to Kollard File No. 190867 for Servicing and Stormwater Management Design and Geotechnical Reports.

No.	REVISION	DATE	BY
4	REVISIONS PER NEW SITE PLAN AND REVIEW COMMENTS	APR. 13/2022	ML
3	ISSUED FOR SPC RE-SUBMISSION	APR. 22/2021	ML
2	REVISIONS PER SITE PLAN AND 1ST REVIEW COMMENTS	MAR. 29/2021	ML
1	ISSUED FOR SPC APPLICATION	JUNE 30/2020	ML
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

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CLIENT:
TEAK DEVELOPMENTS
31 WOODVIEW CRESCENT
OTTAWA, ON K1B 3B1

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION:
6173 RENAUD ROAD
CITY OF OTTAWA, ON
K1W 0K9

DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: ML	APPROVED BY: SD
DATE: NOV. 11, 2019	KOLLAARD FILE NUMBER: 190867

DRAWING NUMBER: 190867-SER

DRAWING NAME:

#18196

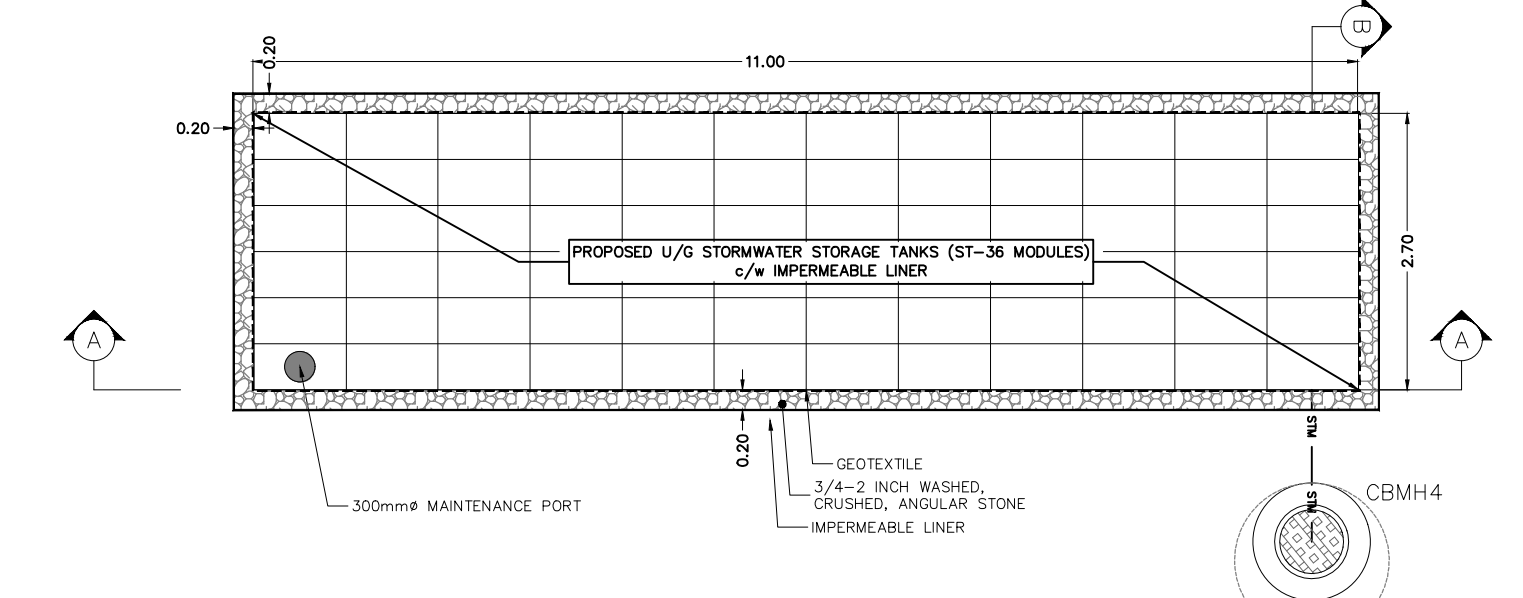
LEGEND

	EXISTING ELEVATION		EXISTING UTILITY POLE
	PROPOSED/EXISTING ELEVATIONS		FIRE HYDRANT
	PROPOSED CURB ELEVATION		PROPOSED LAMP POST
	PROPOSED ELEVATION AT BUILDING ENTRANCE		PROPOSED CURB STOP
	DRAINAGE SLOPE		PROPOSED WATER METER
	PROPOSED BOARD FENCE		PROPOSED REMOTE WATER METER
	WATERMAIN		SANITARY SERVICE CONNECTION
	STORM SEWER		SUMP LOCATION
	SANITARY SEWER		PROPOSED DOWNSPOUT LOCATION
	TOP OF SLOPE		EXISTING WATER STAND POST
	PROPERTY LINE		EXISTING WATER VALVE
	OVERHEAD WIRES		EXISTING SANITARY MANHOLE
	SILT FENCE		EXISTING CATCH BASIN
	PROPOSED DEPRESSED CURB		PROPOSED REAR-YARD CB
	PROPOSED SWALE		PROPOSED CATCH BASIN/MANHOLE
	OVERLAND FLOW ROUTE		PROPOSED CATCH BASIN
	LOCATION OF EXISTING SERVICE CONDITIONS		PROPOSED STORM MANHOLE
	TEMPORARY BENCHMARK		PROPOSED SANITARY MANHOLE

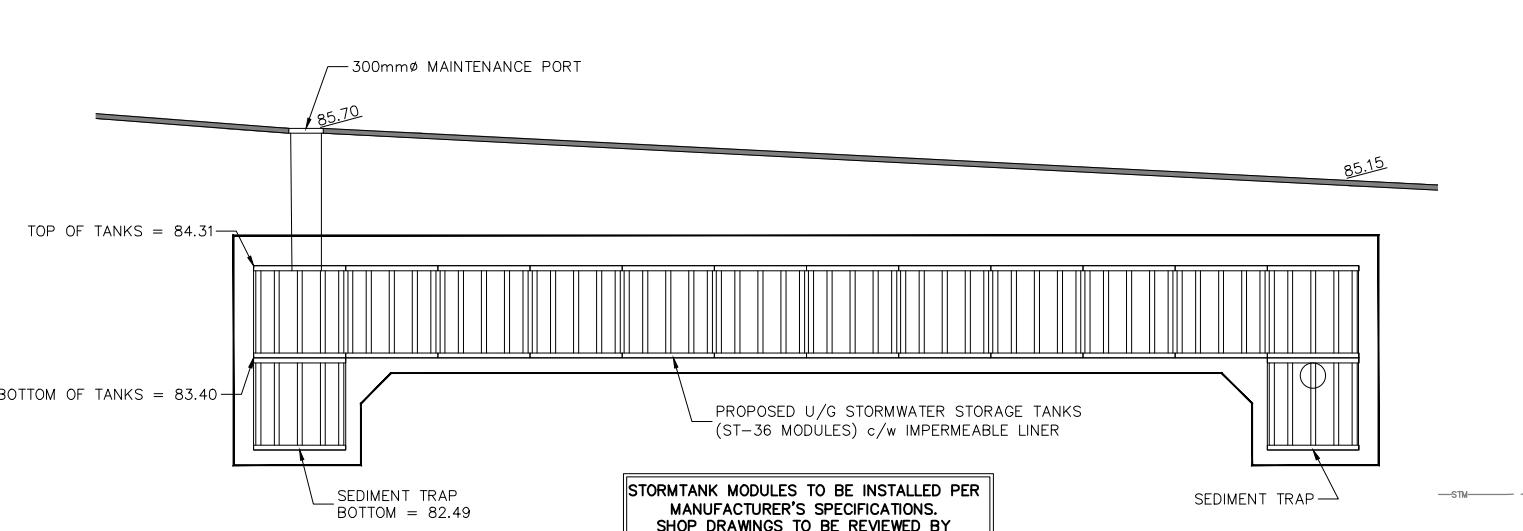
SEWER NOTES:

- 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.
- SPECIFICATIONS:**

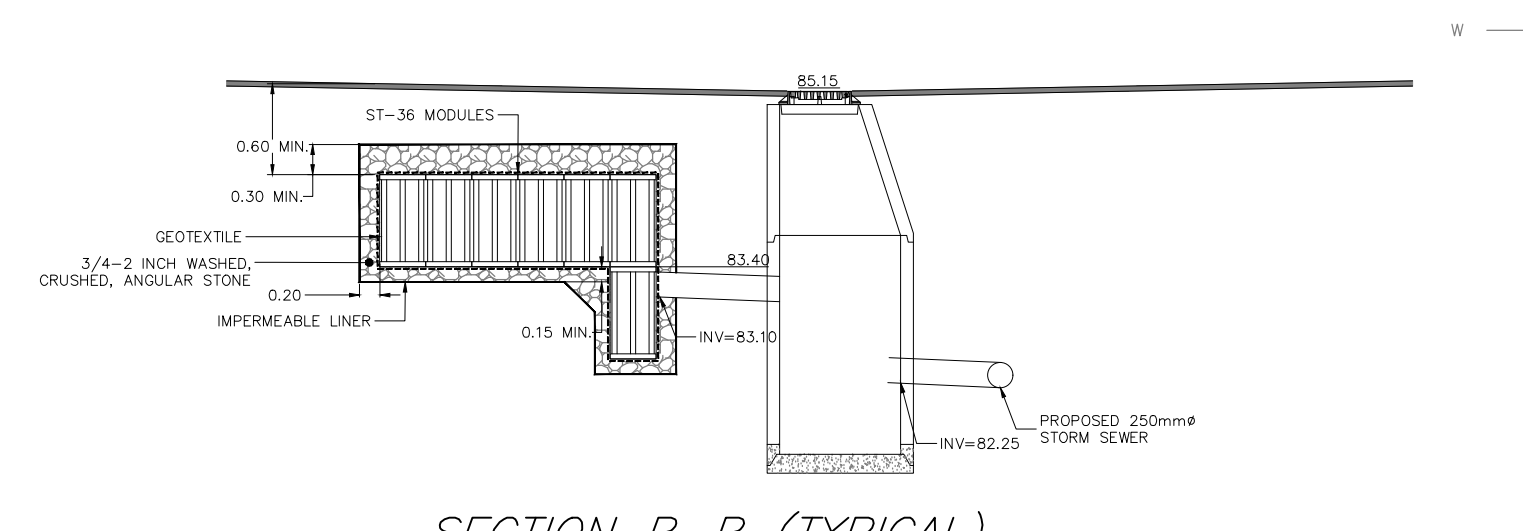
ITEM	SPEC. No.	CITY STD. DWG. No.
CATCH BASIN (600mm x 600mm)	OPSD 705.010	S2
STORM/SANITARY MANHOLE (1200)	OPSD 701.010	S11 & S11.1
SEWER SERVICE CONNECTION	OPSD 701.021	S24.1 & S25
SANITARY BENCHING	OPSD 401.010	S19, S22 & S23
CATCH BASIN & MANHOLE ADJUSTMENTS	OPSD 704.010	S24 & S25
STORM MANHOLE FRAME & COVER	OPSD 401.020	S19, S22 & S23
CATCH BASIN FRAME & COVER	OPSD 400.020	S6 & S7
SEWER TRENCH	OPSD 401.030	S24 & S25
SANITARY MANHOLE FRAME & COVER	OPSD 401.030	S24 & S25
- SEWER TRENCH: SITE SERVICES EXCAVATION, BEDDING & BACKFILL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY KOLLAARD ASSOCIATES INC.
- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2m COVER WITH THERMAL INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTION PIPES TO MANHOLES (FOR EXAMPLE KOR-H-SEAL, POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.2,3,4).
- 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 OPSD 410.07.16. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16. ALL SANITARY SERVICES 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.
- STORM MANHOLES AND CBMS ARE TO HAVE 300mm SUMPS (AS PER SUMP DETAIL ON OPSD 701.010), UNLESS OTHERWISE INDICATED.
- BUILDING CONTRACTOR TO PROVIDE TEMPORARY ADDITIONAL GRANULAR BACKFILL ABOVE SHALLOW CULVERTS AND STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT.
- CONTRACTOR TO TELEPHONE (CITY) ALL PROPOSED SEWERS, 200mm# 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.
- WHERE THE SANITARY SEWER CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.5m VERTICAL SEPARATION. ADEQUATE STRUCTURAL SUPPORT OF THE SEWER TO PREVENT SETTLING AND EXCESSIVE JOINT DEFLECTION AND ENSURE THAT THE LENGTH OF THE WATER SERVICE BETWEEN TRAILEDGE WAY TO THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.



STORMWATER STORAGE TANKS PLAN VIEW (TYPICAL)
NOT TO SCALE



SECTION A-A (TYPICAL)
NOT TO SCALE



SECTION B-B (TYPICAL)
NOT TO SCALE

WATER CROSSING TABLE

1	BOTTOM OF W/M = 82.45
2	STM OBV = 82.05±
3	SAN OBV = 80.55±
4	BOTTOM OF W/M = 82.70
5	STM OBV = 82.44
6	SAN INV = 83.40
7	TOP OF W/M = 82.90
8	BOTTOM OF W/M = 83.40
9	STM INV = 84.30
10	TOP OF W/M = 83.14
11	SAN INV = 84.40
12	TOP OF W/M = 83.85
13	STM INV = 84.00
14	TOP OF W/M = 83.50

NOTE: REFER TO CITY OF OTTAWA STANDARD DWG NO. W25 FOR INSTANCES WHERE WATERMAIN CROSSING IS BELOW SEWER

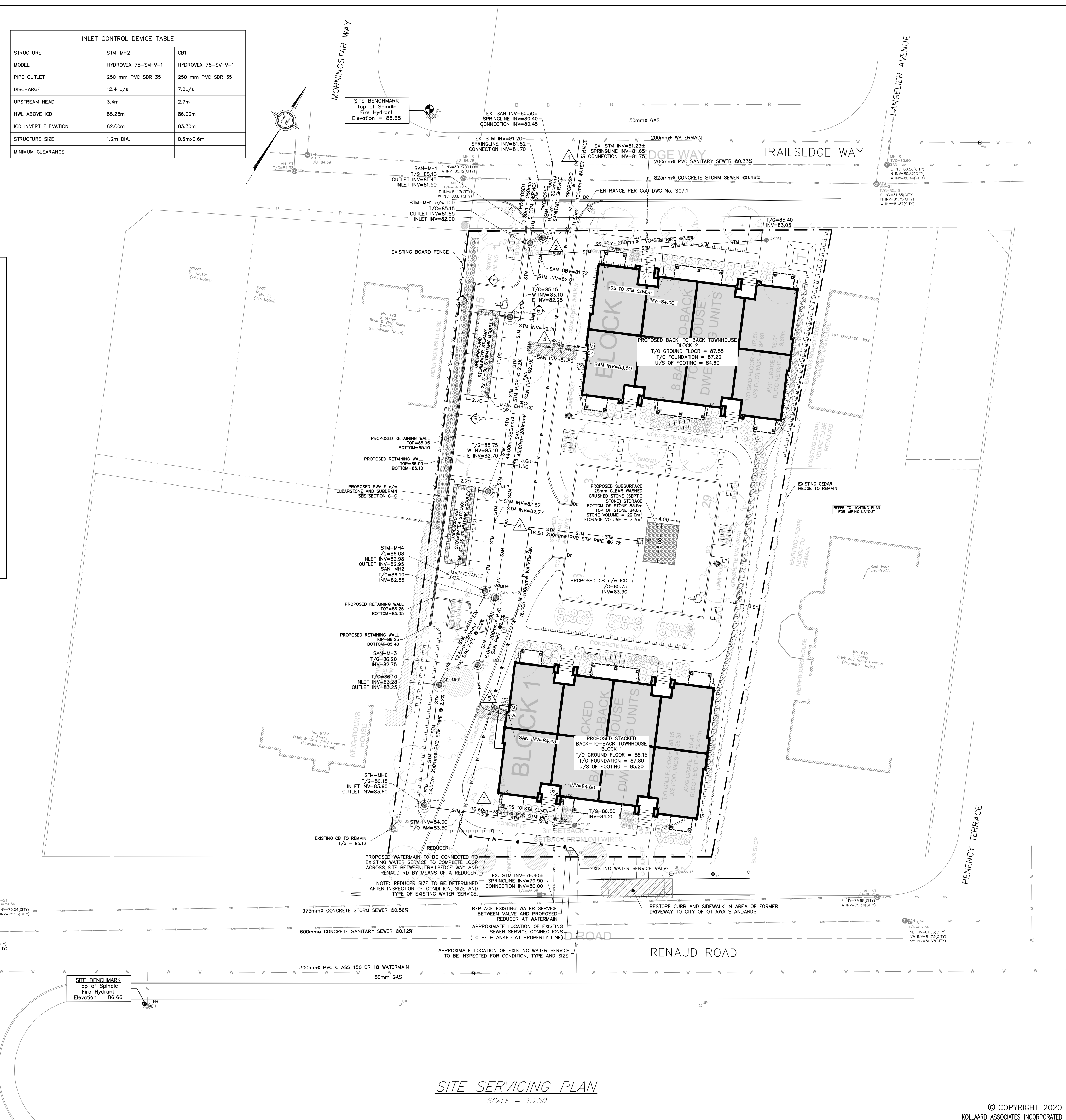
INLET CONTROL DEVICE TABLE

STRUCTURE	STM-MH2	CB1
MODEL	HYDROVEX 75-SVHV-1	HYDROVEX 75-SVHV-1
PIPE OUTLET	250 mm PVC SDR 35	250 mm PVC SDR 35
DISCHARGE	12.4 L/s	7.0 L/s
UPSTREAM HEAD	3.4m	2.7m
HWL ABOVE ICD	85.25m	86.00m
ICD INVERT ELEVATION	82.00m	83.30m
STRUCTURE SIZE	1.2m DIA.	0.6m x 0.6m
MINIMUM CLEARANCE		

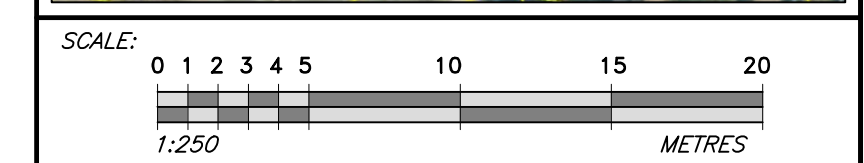
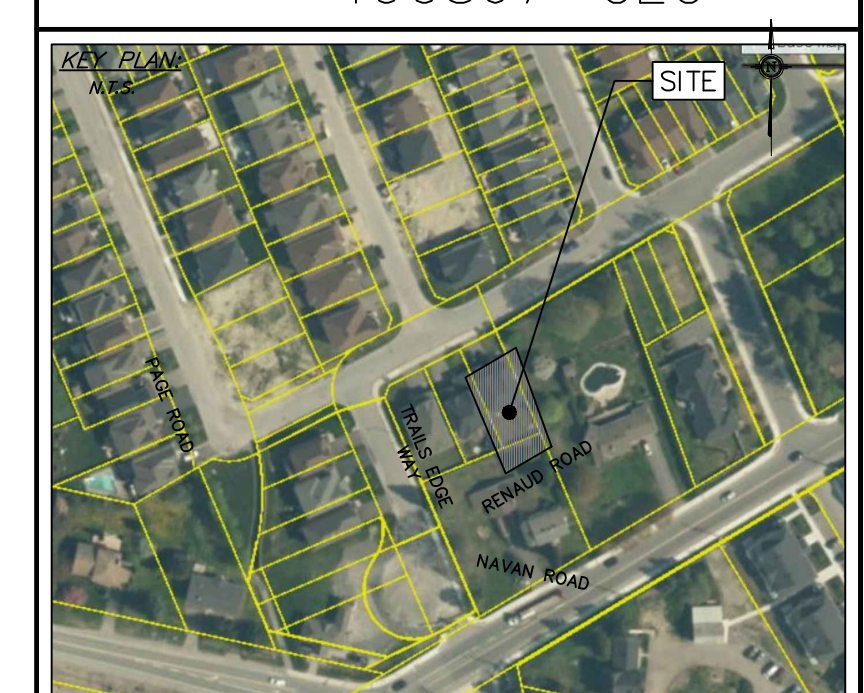
WATERMAIN NOTES:

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

ITEM	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	PVC DR18 (CLASS 150)	
- 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 (At open structure).
- A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMANS 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.
- METALLIC WARNING TAPE SHALL BE USED OVER ALL WATERMANS.
- INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS AS SPECIFIED IN SECTION 8.2B.
- 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.
- 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 WVB are to be located 1.0 m minimum from the foundation wall); VALVE BOX ASSEMBLY AS PER STD. DWG. W64.
- 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 C300, C305 AND C307 AND ASTM F1674-11. JOINT RESTRAINERS SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- ALL CONNECTORS, RODS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
- VALVES ARE TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
- 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.



SITE SERVICING PLAN
SCALE = 1:250



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3	ISSUED FOR SPC RE-SUBMISSION	APR. 22/2021	ML
2	REVISIONS PER SITE PLAN AND 1ST REVIEW COMMENTS	MAR. 29/2021	ML
1	ISSUED FOR SPC APPLICATION	JUNE 30/2020	ML
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

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CLIENT: TEAK DEVELOPMENTS
 31 WOODVIEW CRESCENT
 OTTAWA, ON K1B 3B1

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION: 6173 RENAUD ROAD
 CITY OF OTTAWA, ON
 K1W 0K9

DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: ML	APPROVED BY: SD
DATE: NOV. 11, 2019	
KOLLAARD FILE NUMBER: 190867	

DRAWING NUMBER: 190867-GEC

DRAWING NAME: SITE GRADING AND EROSION CONTROL PLAN

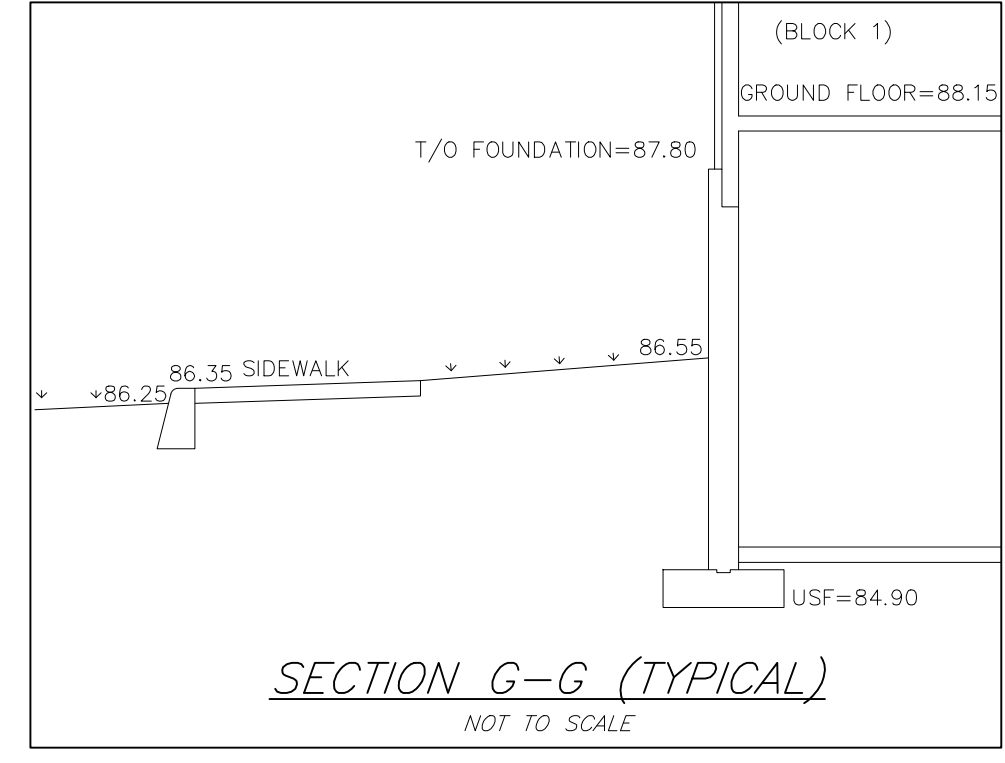
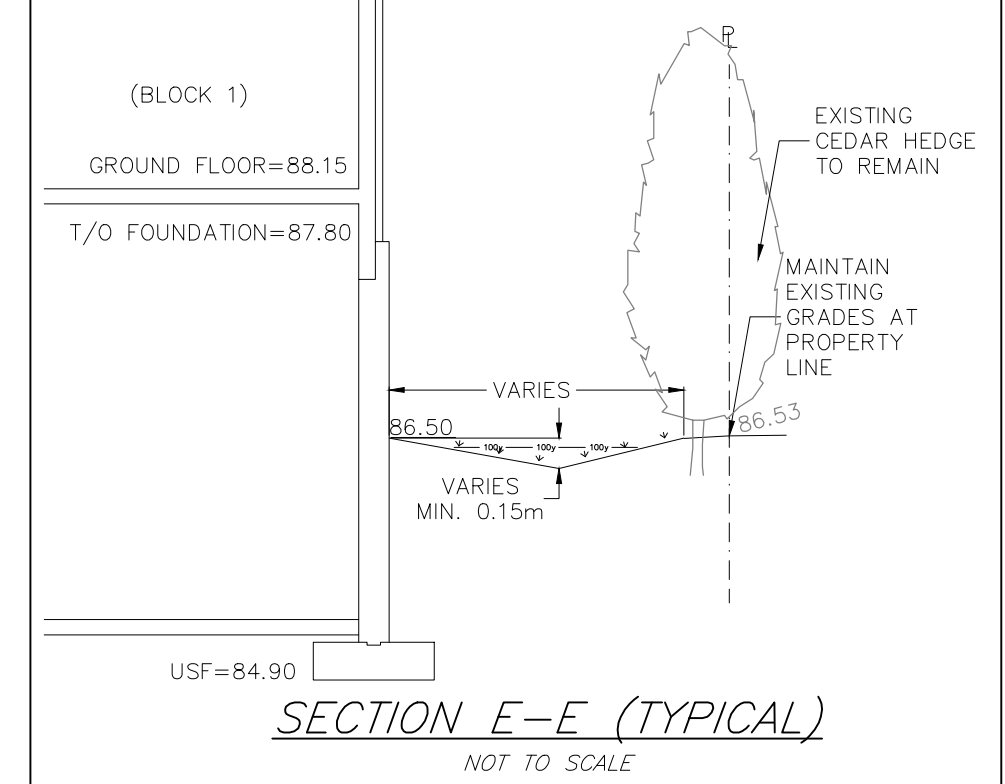
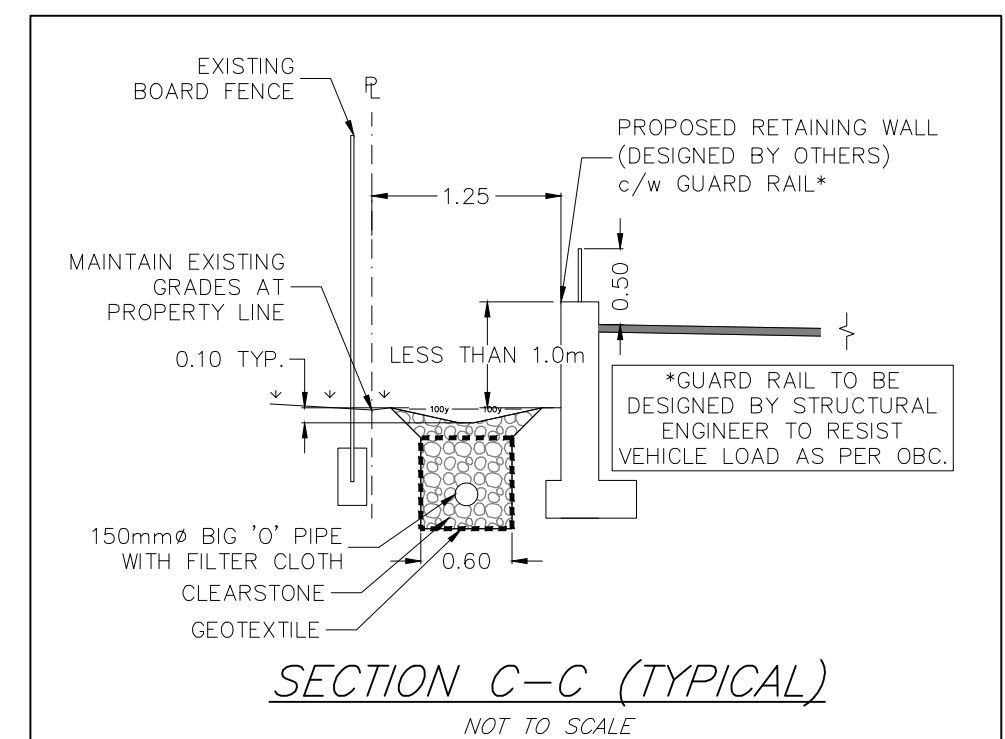
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LEGEND

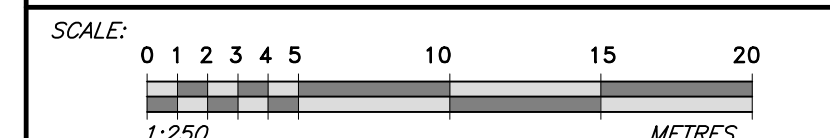
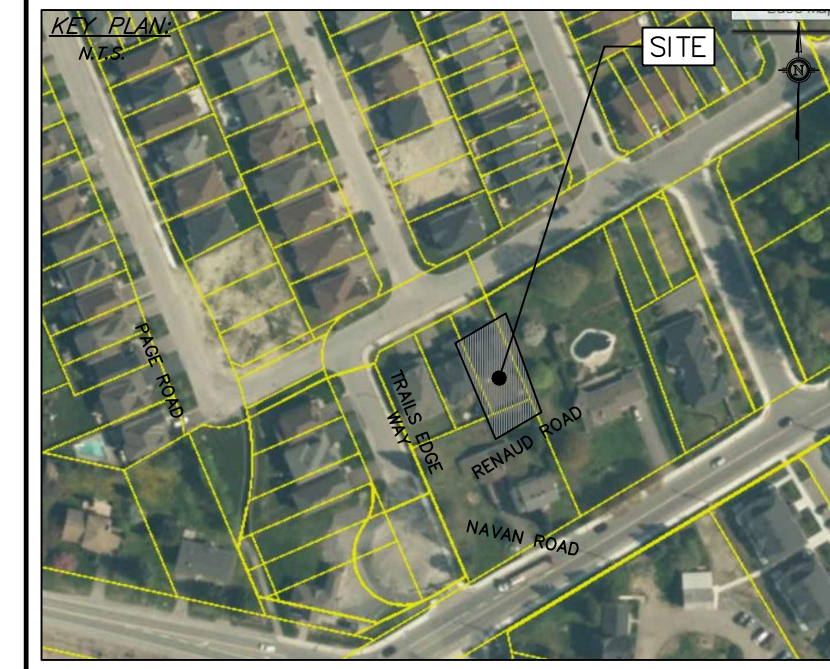
EXISTING ELEVATION	EXISTING UTILITY POLE
PROPOSED/EXISTING ELEVATIONS	FIRE HYDRANT
PROPOSED CURB ELEVATION AT BUILDING ENTRANCE	PROPOSED LAMP POST
PROPOSED ELEVATION AT DRAINAGE ENTRANCE	PROPOSED CURB STOP
0.05% DRAINAGE SLOPE	PROPOSED WATER METER
PROPOSED BOARD FENCE	PROPOSED REMOTE WATER METER
WATERMAIN	SANITARY SERVICE CONNECTION
STORM SEWER	SUMP LOCATION
SANITARY SEWER	PROPOSED DOWNSPOUT LOCATION
TOP OF SLOPE	EXISTING WATER STAND POST
PROPERTY LINE	EXISTING WATER VALVE
OVERHEAD WIRES	EXISTING STORM MANHOLE
SILT FENCE	EXISTING SANITARY MANHOLE
PROPOSED DEPRESSED CURB	EXISTING CATCH BASIN
PROPOSED SHALE	PROPOSED REAR-YARD CB
OVERLAND FLOW ROUTE	PROPOSED CATCH BASIN/MANHOLE
LOCATION OF EXISTING SERVICE CONNECTIONS	PROPOSED CATCH BASIN
TEMPORARY BENCHMARK	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE

GRADING NOTES:

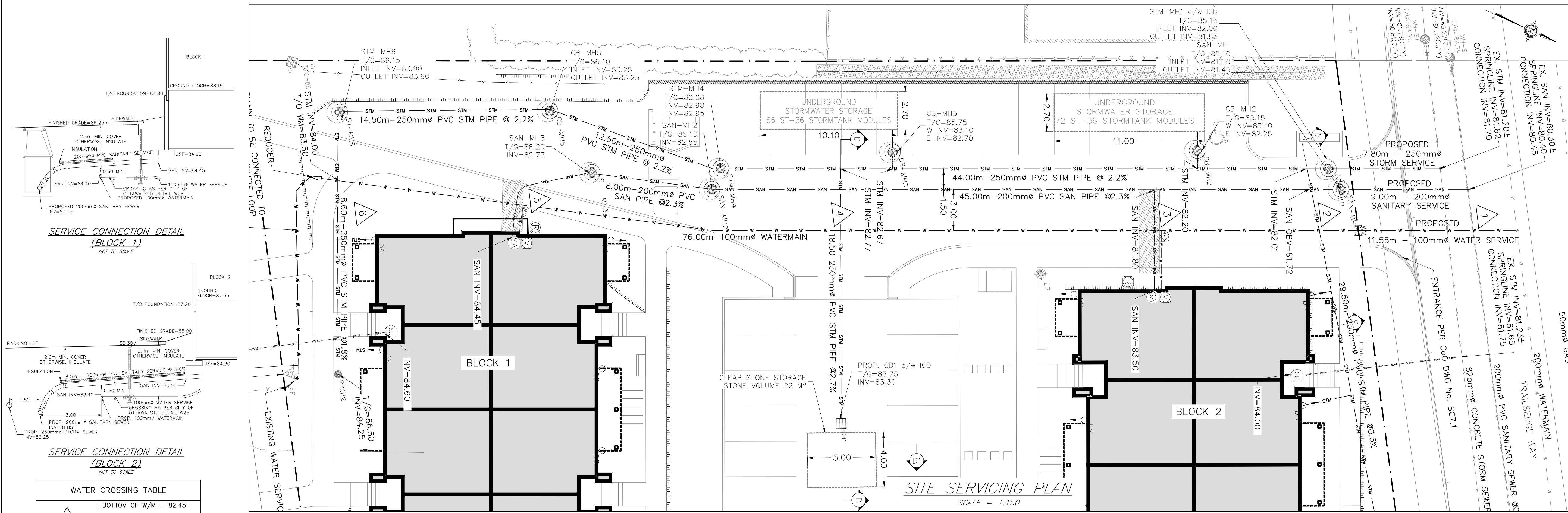
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER THE CONSTRUCTION AND ALL EXISTING TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW" AND THE "URBAN TREES CONSERVATION BY-LAW" AS AMENDED FROM TIME TO TIME.
- NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION.
- ALL RETAINING WALLS TO HAVE MINIMUM 0.15 METRE CLEARANCE FROM PROPERTY LINE.
- EAVES TROUGHS TO BE DIRECTED TO THE GROUND SURFACE 1.2 METRES FROM FOUNDATION EXCEPT AS INDICATED.
- THERE IS TO BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES.



- EROSION AND SEDIMENT CONTROL NOTES:**
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - THE OWNER (AND/OR CONTRACTOR) AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN AT LEAST EQUAL TO THE STATED MINIMUM REQUIREMENTS AND 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.
 - THE CONTRACTOR IS TO ENSURE THAT THE SITE ACCESS POINTS AND ADJACENT STREETS TO THE ACCESS POINTS ARE MAINTAINED AND KEPT CLEAN OF CONSTRUCTION MATERIALS SUCH AS, BUT NOT LIMITED TO, MUD, DIRT, CLAY AND GRANULARS ON A DAILY BASIS OR AS NECESSARY, TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - EVERY EFFORT WILL BE MADE TO ENSURE THAT ALL DISTURBED AREAS ARE TOPSOILED AND SEEDED AS SOON AS REASONABLY POSSIBLE.
 - THE SEDIMENT AND EROSION CONTROL PLAN IS A LIVING DOCUMENT WHICH MAY BE AMENDED BY ON-SITE REQUIREMENTS AT THE APPROVAL OF THE MUNICIPALITY AND THE CONSERVATION AUTHORITY.
- MINIMUM EROSION AND SEDIMENT CONTROL PLAN REQUIREMENTS:**
- TIME THE DEMOLITION AND EXCAVATION ACTIVITIES SO THAT THEY OCCUR NO SOONER THAN IS NECESSARY FOR SUBSEQUENT CONSTRUCTION ACTIVITIES.
 - LANDSCAPE THE SITE AS SOON AS PRACTICALLY POSSIBLE.
 - USE SILT FENCES AROUND ANY STOCKPILES OF SOIL.
 - PRIOR TO CONSTRUCTION, SILT FENCE BARRIERS (OPSD 219.110) WILL BE PLACED ALONG THE PROPERTY LINES AS ON THE DRAWING.
 - THE SILT FENCE SHOULD BE REMOVED ONLY WHEN THE SITE IS STABILIZED.
 - INSTALL FILTER SOCKS IN ALL EXISTING AND PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES PRIOR TO CONSTRUCTION.



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SERVICE CONNECTION DETAIL (BLOCK 1)
NOT TO SCALE

SERVICE CONNECTION DETAIL (BLOCK 2)
NOT TO SCALE

WATER CROSSING TABLE

NO.	DESCRIPTION	LOCATION	DATE	BY
1	BOTTOM OF W/M = 82.45 STM OBV = 82.05± SAN OBV = 80.55±			
2	BOTTOM OF W/M = 82.70 STM OBV = 82.44			
3	SAN INV = 83.40 TOP OF W/M = 82.90			
4	BOTTOM OF W/M = 83.40 STM OBV = 83.14			
5	SAN INV = 84.40 TOP OF W/M = 83.85			
6	STM INV = 84.00 TOP OF W/M = 83.50			

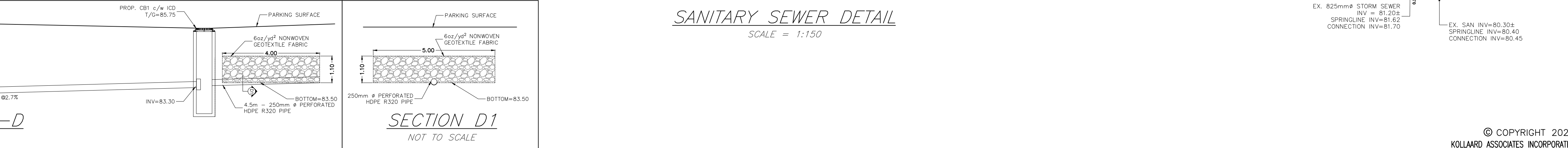
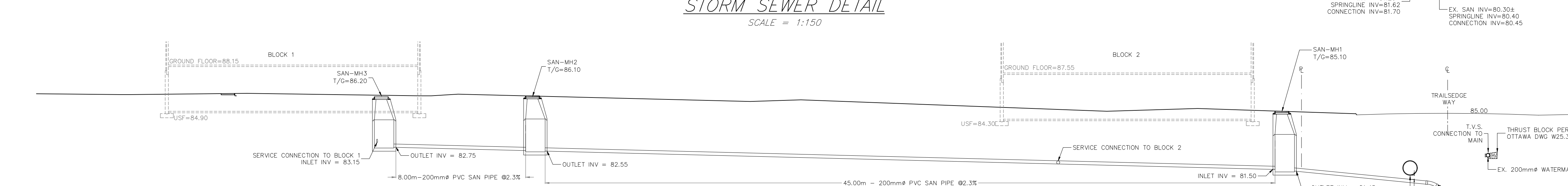
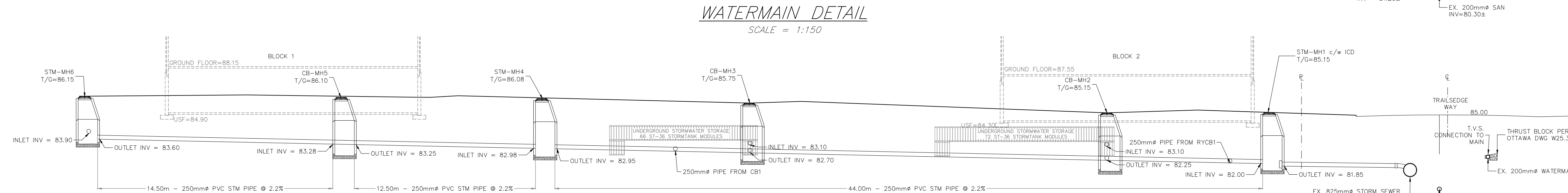
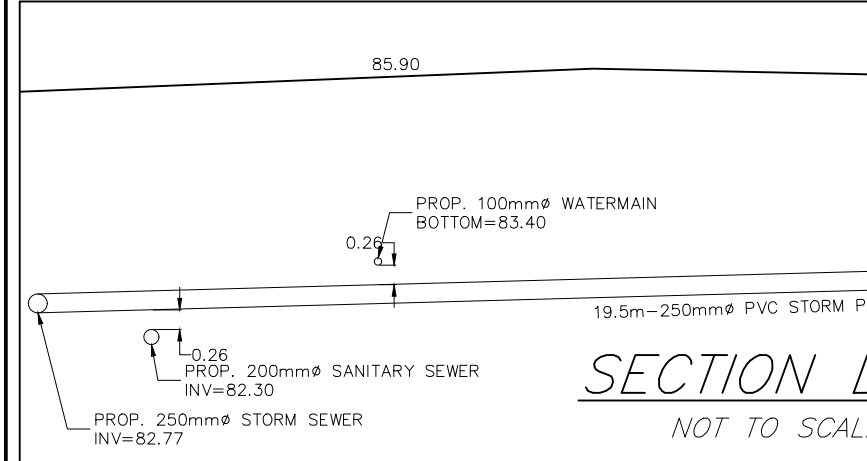
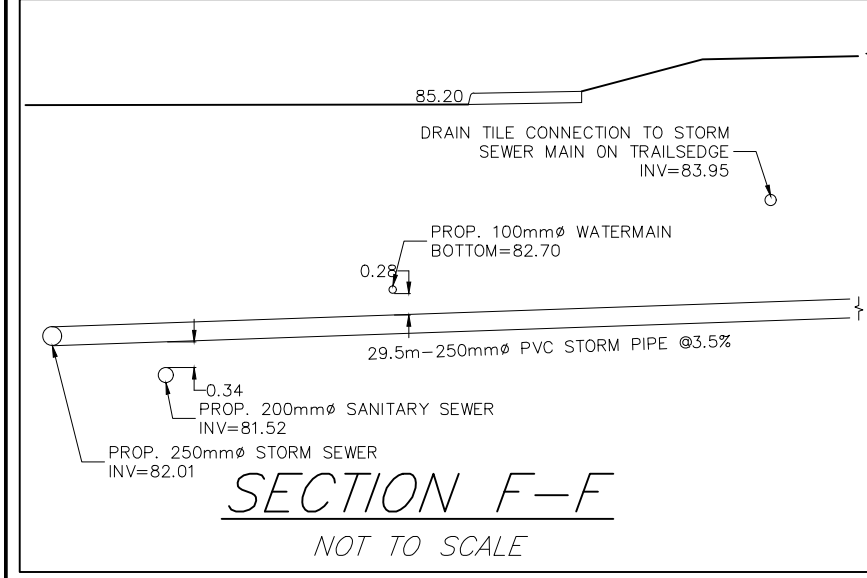
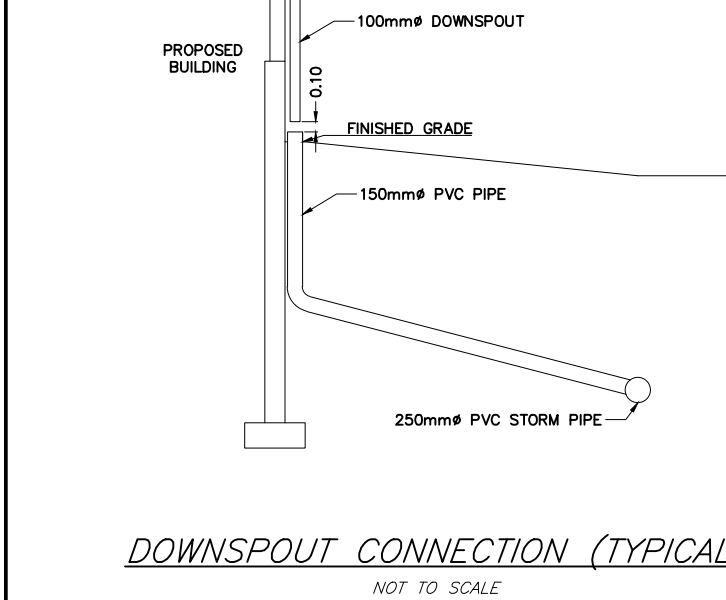
NOTE: REFER TO CITY OF OTTAWA STANDARD DWG. NO. W25 FOR INSTANCES WHERE WATERMAIN CROSSING IS BELOW SEWER

WATER TABLE [6173 RENAUD ROAD - SERVICE CONNECTION ON TRAILSIDE WAY]

LOCATION	DISTANCE (m)	GRADE ELEV. (m)	TOP OF WATER SERVICE ELEV. (m)
CONNECTION @ TRAILSIDE WAY	0.00	85.00	82.60
PROPERTY LINE	11.50	85.10	82.70
BLOCK 2	24.50	85.30	82.80
BLOCK 1	72.00	86.25	83.85
PROPERTY LINE @ RENAUD ROAD	100.50	86.25	83.85

WATER SERVICE CONNECTION BY CITY: EXCAVATION, BACKFILL AND REINSTATEMENT BY CONTRACTOR CONNECTIONS AS PER CITY OF OTTAWA STANDARD DWG. NO. W4

MINIMUM 2.4 METRE OF COVER, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARDS W21, W22 AND W23



No.	REVISION	DATE	BY
4	REVISIONS PER NEW SITE PLAN AND REVIEW COMMENTS	APR. 13/2022	ML
3	ISSUED FOR SPC RE-SUBMISSION	APR. 13/2021	ML
2	REVISIONS PER SITE PLAN AND 1ST REVIEW COMMENTS	MAR. 29/2020	ML
1	ISSUED FOR SPC APPLICATION	JUNE 30/2020	ML
#	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: TEAK DEVELOPMENTS
31 WOODVIEW CRESCENT
OTTAWA, ON K1B 3B1

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION: 6173 RENAUD ROAD
CITY OF OTTAWA, ON
K1W 0K9

DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: ML	APPROVED BY: SD
DATE: NOV. 11, 2019	
KOLLAARD FILE NUMBER: 190867	

DRAWING NUMBER: 190867-DET
DRAWING NAME: DETAILS