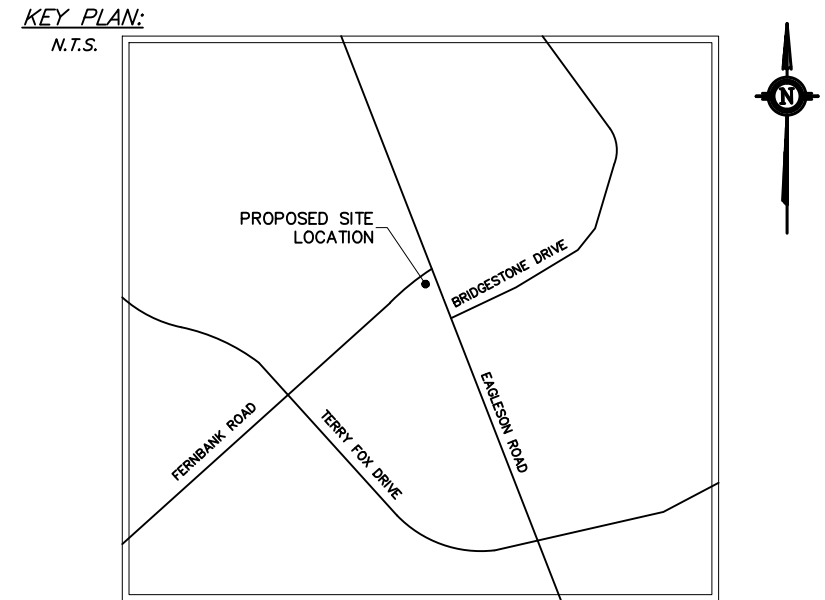




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No.	REVISION	DATE	BY
3	REVISED AS PER MUNICIPAL COMMENTS	2018/12/11	RR
2	REVISED FOR INCL. IN SSMR	2018/09/11	RR
1	REVISED FOR SITE PLAN CONTROL	2018/08/13	RR
0	ISSUED FOR SITE PLAN CONTROL	2018/06/18	RR

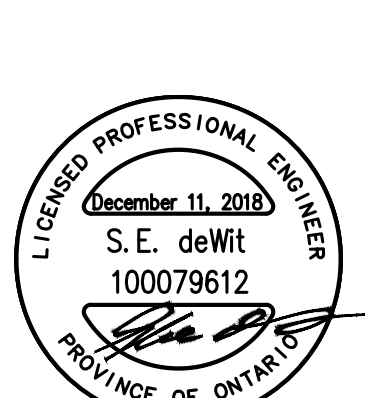
Kollaard Associates
Engineers

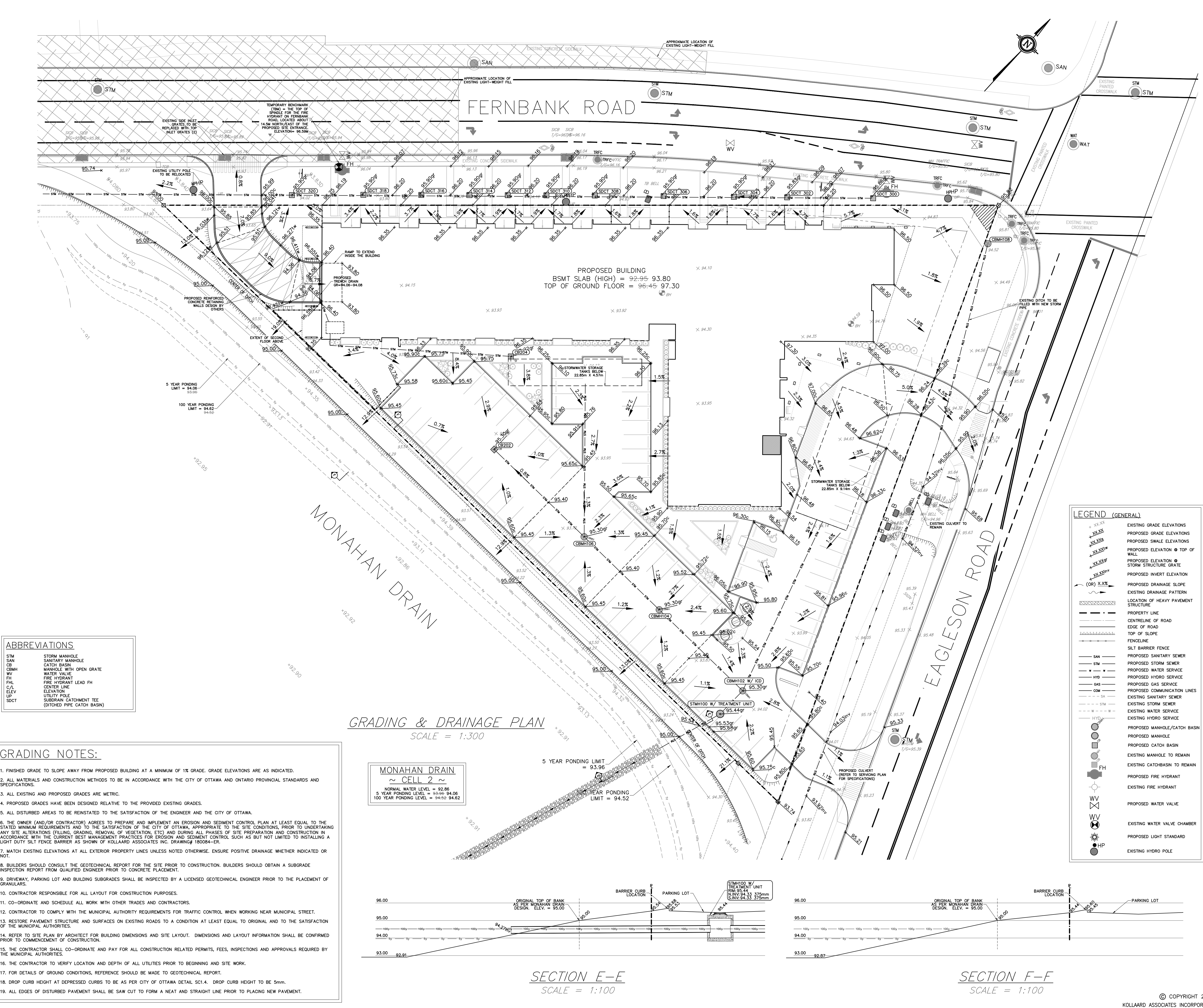
P.O. BOX 189, 210 PRESCOTT ST.(613) 860-0923
KEMPTVILLE, ONTARIO info@kollaard.ca
KOC 1.0, FAX (613) 258-0475
http://www.kollaard.ca

CLIENT NAME
IRONCLAD DEVELOPMENTS

PROJECT NAME
PROPOSED 6 STOREY APARTMENT DEVELOPMENT

PROJECT LOCATION
**800 EAGLESTON RD
KANATA, ON
K2M 0A8**

	DESIGNED BY SD	CHECKED BY SD
	DRAWN BY RR	APPROVED BY SD
	DATE 23.APR.2018	
	SCALE 1:300	
	PROJECT No. 180084	
SHEET SET 1 of 7		



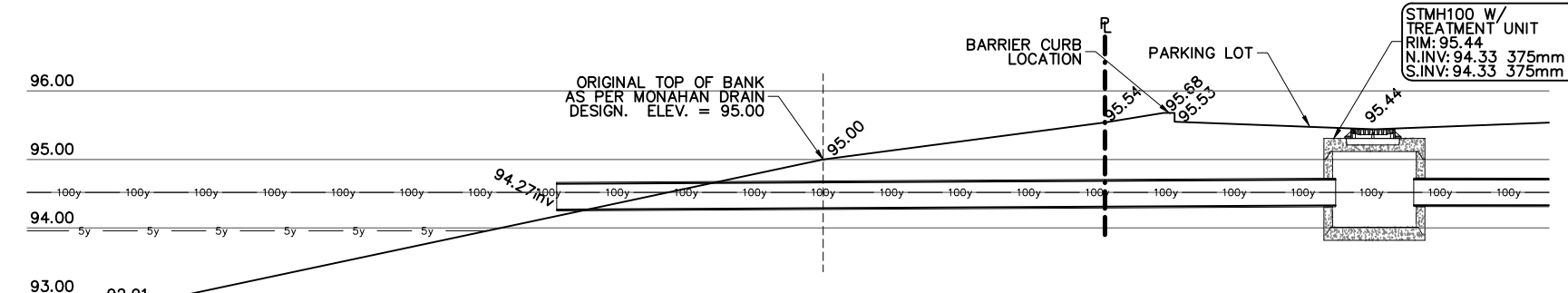
ABBREVIATIONS

STM	STORM MANHOLE
SAN	SANITARY MANHOLE
CBWH	CATCH BASIN WITH OPEN GRATE
WV	WATER VALVE
FH	FIRE HYDRANT
C/L	CENTER LINE
ELEV	ELEVATION
UP	UTILITY POLE
SDCT	SUBURBAN CATCHMENT TEE (DITCHED PIPE CATCH BASIN)

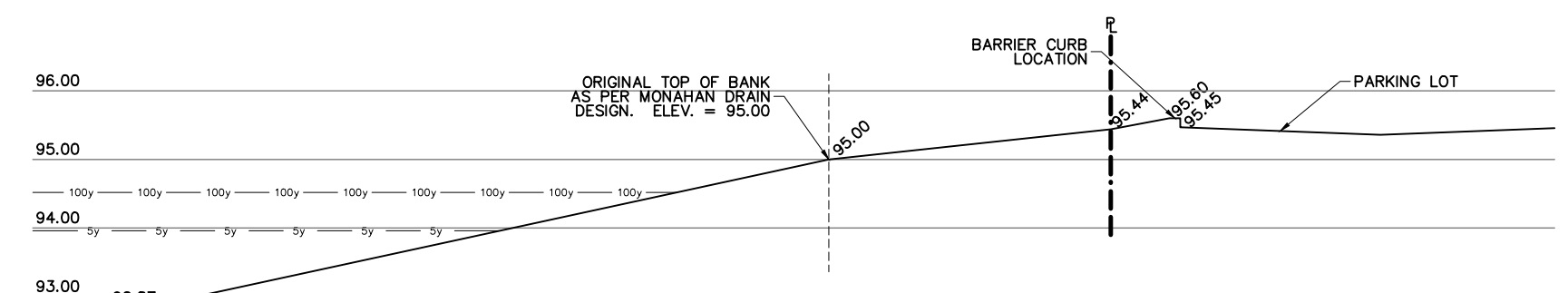
- GRADING NOTES:
- FINISHED GRADE TO SLOPE AWAY FROM PROPOSED BUILDING AT A MINIMUM OF 1% GRADE. GRADE ELEVATIONS ARE AS INDICATED.
 - ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING AND PROPOSED GRADES ARE METRIC.
 - PROPOSED GRADES HAVE BEEN DESIGNED RELATIVE TO THE PROVIDED EXISTING GRADES.
 - ALL DISTURBED AREAS TO BE REINSTATED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
 - 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, SUCH AS BUT NOT LIMITED TO INSTALLING A LIGHT DUTY SILT FENCE BARRIER AS SHOWN OF KOLLAARD ASSOCIATES INC. DRAWING# 180084-ER.
 - WATCH EXISTING ELEVATIONS AT ALL EXTERIOR PROPERTY LINES UNLESS NOTED OTHERWISE. ENSURE POSITIVE DRAINAGE WHETHER INDICATED OR NOT.
 - BUILDERS SHOULD CONSULT THE GEOTECHNICAL REPORT FOR THE SITE PRIOR TO CONSTRUCTION. BUILDERS SHOULD OBTAIN A SUBGRADE INSPECTION REPORT FROM QUALIFIED ENGINEER PRIOR TO CONCRETE PLACEMENT.
 - DRIVEWAY, PARKING LOT AND BUILDING SUBGRADES SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
 - CONTRACTOR RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
 - CO-ORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - CONTRACTOR TO COMPLY WITH THE MUNICIPAL AUTHORITY REQUIREMENTS FOR TRAFFIC CONTROL WHEN WORKING NEAR MUNICIPAL STREET.
 - RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
 - REFER TO SITE PLAN BY ARCHITECT FOR BUILDING DIMENSIONS AND SITE LAYOUT. DIMENSIONS AND LAYOUT INFORMATION SHALL BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CO-ORDINATE AND PAY FOR ALL CONSTRUCTION RELATED PERMITS, FEES, INSPECTIONS AND APPROVALS REQUIRED BY THE MUNICIPAL AUTHORITIES.
 - THE CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING AND SITE WORK.
 - FOR DETAILS OF GROUND CONDITIONS, REFERENCE SHOULD BE MADE TO GEOTECHNICAL REPORT.
 - DROP CURB HEIGHT AT DEPRESSED CURBS TO BE AS PER CITY OF OTTAWA DETAIL SC1.4. DROP CURB HEIGHT TO BE 5mm.
 - ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT.

**MONAHAN DRAIN
~ CELL 2 ~**

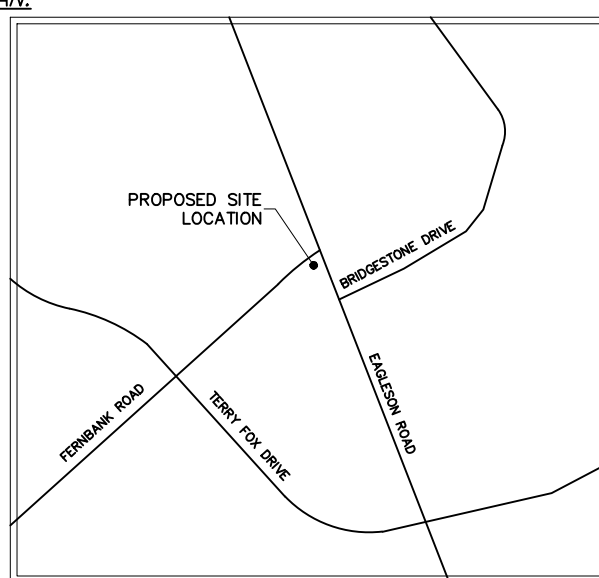
NORMAL WATER LEVEL = 92.86
5 YEAR PONDING LEVEL = 93.99 94.06
100 YEAR PONDING LEVEL = 94.52 94.62



SECTION E-E
SCALE = 1:100



SECTION F-F
SCALE = 1:100



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- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications, including (but not limited to): 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.
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WATER SERVICE NOTES:

- CITY OF OTTAWA FORCES TO COMPLETE THE CONNECTION OF THE WATER SERVICE TO THE EXISTING WATER MAIN. CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY OF PARTS AND MATERIALS AS WELL AS FOR EXCAVATION, BACKFILL AND REINSTATEMENT OF THE ROADWAY AS PER STD DWG R10. CONTRACTOR RESPONSIBLE FOR DISINFECTION AND PRESSURE TESTING.
- 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	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 structures).
- 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 6.28.
- EXISTING WATERMAIN INFORMATION SHOWN ON FERNBANK ROAD 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 V&BV are to be located 1.0 m minimum from the foundation wall); VALVE BOX ASSEMBLY AS PER STD. DWG. W24.
- 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 RESTRAINERS SHOULD BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- ALL CONNECTORS, ROOS AND VALVE BOLTS SHALL BE STAINLESS STEEL.
- CATHODIC PROTECTION TO BE PROVIDED ON ALL METAL FITTINGS AS PER OPSD 702 AND OPSD 1109.010.
- 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. THE CITY OF OTTAWA FORCES ARE TO MAKE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.

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 (1200mm)	OPSD 701.010	S11 & S11.1
SEWER SERVICE CONNECTION	OPSD 701.021	
SANITARY BENCHING	OPSD 704.010	S24.1 & S25
CATCH BASIN & MANHOLE ADJUSTMENTS	OPSD 401.010	S19, S22 & S23
STORM MANHOLE FRAME & COVER	OPSD 400.020	S6 & S7
CATCH BASIN FRAME & COVER	OPSD 401.030	S24 & S25
SANITARY MANHOLE FRAME & COVER	OPSD 401.030	S24 & S25
DITCHED PIPE STORM SEWER (FERNBANK RD)		S9
DITCHED PIPE CATCH BASIN (FERNBANK RD)		S31
- SEWER TRENCH:
SITE SERVICES EXCAVATION, BEDDING & BACKFILL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY KOLLAARD ASSOCIATES INC.
- INSULATE ALL STORM PIPES THAT HAVE LESS THAN 1.5m COVER AND ALL SANITARY PIPES THAT HAVE LESS THAN 2.1m 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-N-SEAL, PSX: 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, 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.
- STORM MANHOLES, CATCH BASINS AND CBMHs 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 TELEWISE (CCTV) 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 0.50m 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.

MONAHAN DRAIN

~ CELL 2 ~

NORMAL WATER LEVEL = 92.86
5 YEAR PONDING LEVEL = 93.99-94.06
100 YEAR PONDING LEVEL = 94.52-94.62

SITE SERVICING PLAN

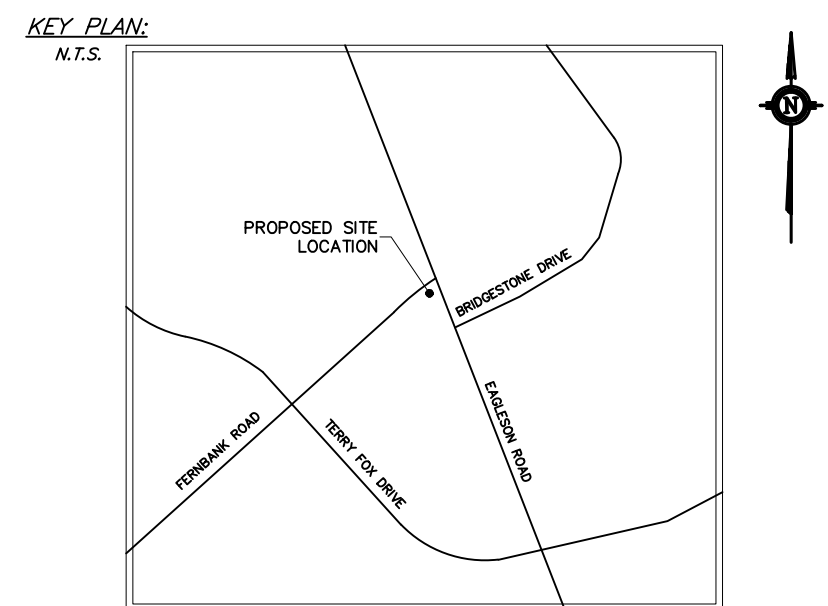
SCALE = 1:300

ABBREVIATIONS

STM	STORM MANHOLE
SAN	SANITARY MANHOLE
CB	CATCH BASIN
CBMH	MANHOLE WITH OPEN GRATE
WV	WATER VALVE
FH	FIRE HYDRANT
FHL	FIRE HYDRANT LEAD FH
C/L	CENTER LINE
ELEV	ELEVATION
UP	UTILITY POLE
SDCT	SUBDRAIN CATCHMENT TEE (DITCHED PIPE CATCH BASIN)

LEGEND (GENERAL)

	EXISTING GRADE ELEVATIONS
	PROPOSED GRADE ELEVATIONS
	PROPOSED SHALE ELEVATIONS
	PROPOSED ELEVATION @ TOP OF WALL
	PROPOSED ELEVATION @ STORM STRUCTURE GRATE
	PROPOSED INVERT ELEVATION
	PROPOSED DRAINAGE SLOPE
	EXISTING DRAINAGE PATTERN
	LOCATION OF HEAVY PAVEMENT STRUCTURE
	PROPERTY LINE
	CENTERLINE OF ROAD
	EDGE OF ROAD
	TOP OF SLOPE
	FENCE LINE
	SILT BARRIER FENCE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER SERVICE
	PROPOSED HYDRO SERVICE
	PROPOSED GAS SERVICE
	PROPOSED COMMUNICATION LINES
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER SERVICE
	EXISTING HYDRO SERVICE
	PROPOSED MANHOLE/CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	EXISTING MANHOLE TO REMAIN
	EXISTING CATCHBASIN TO REMAIN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE CHAMBER
	PROPOSED LIGHT STANDARD
	EXISTING HYDRO POLE



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1	REVISED FOR SITE PLAN CONTROL	2018/08/13	RR
0	ISSUED FOR SITE PLAN CONTROL	2018/06/18	RR

No.	REVISION	DATE	BY
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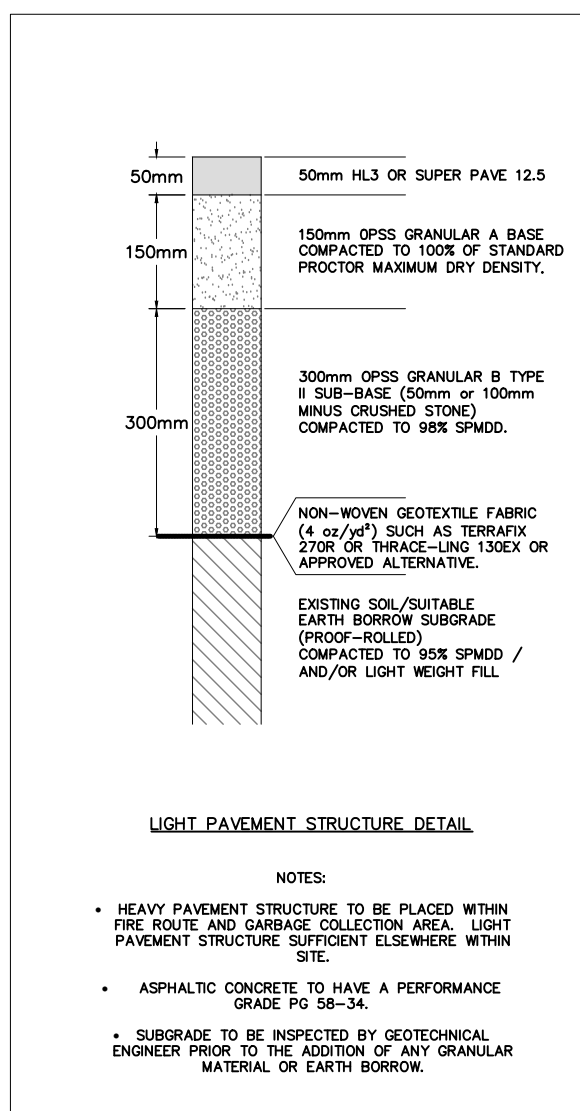
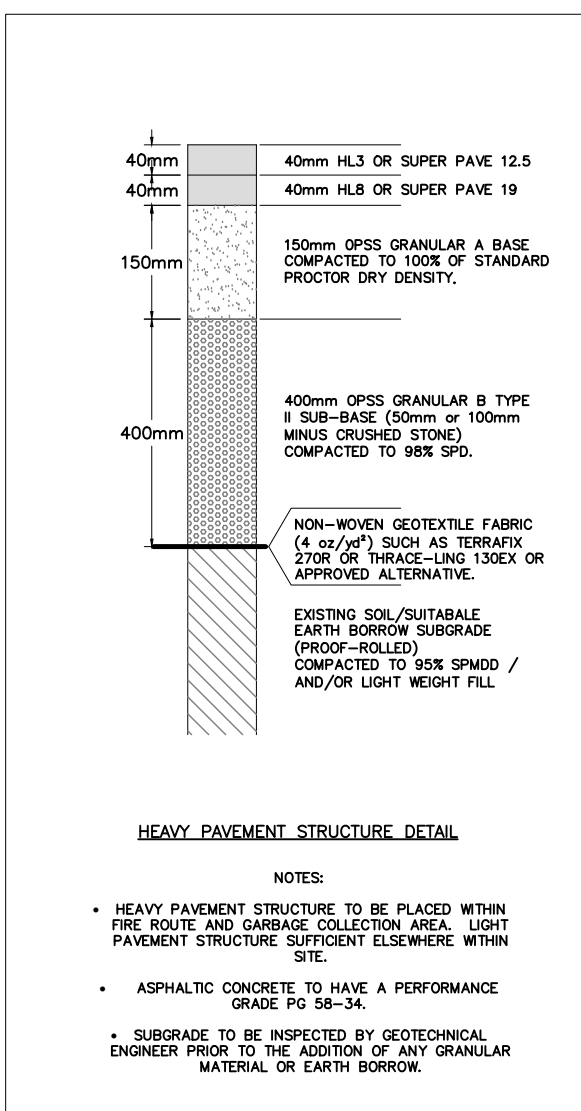
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KOG 1JO FAX (613) 258-0475
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CLIENT NAME
IRONCLAD DEVELOPMENTS

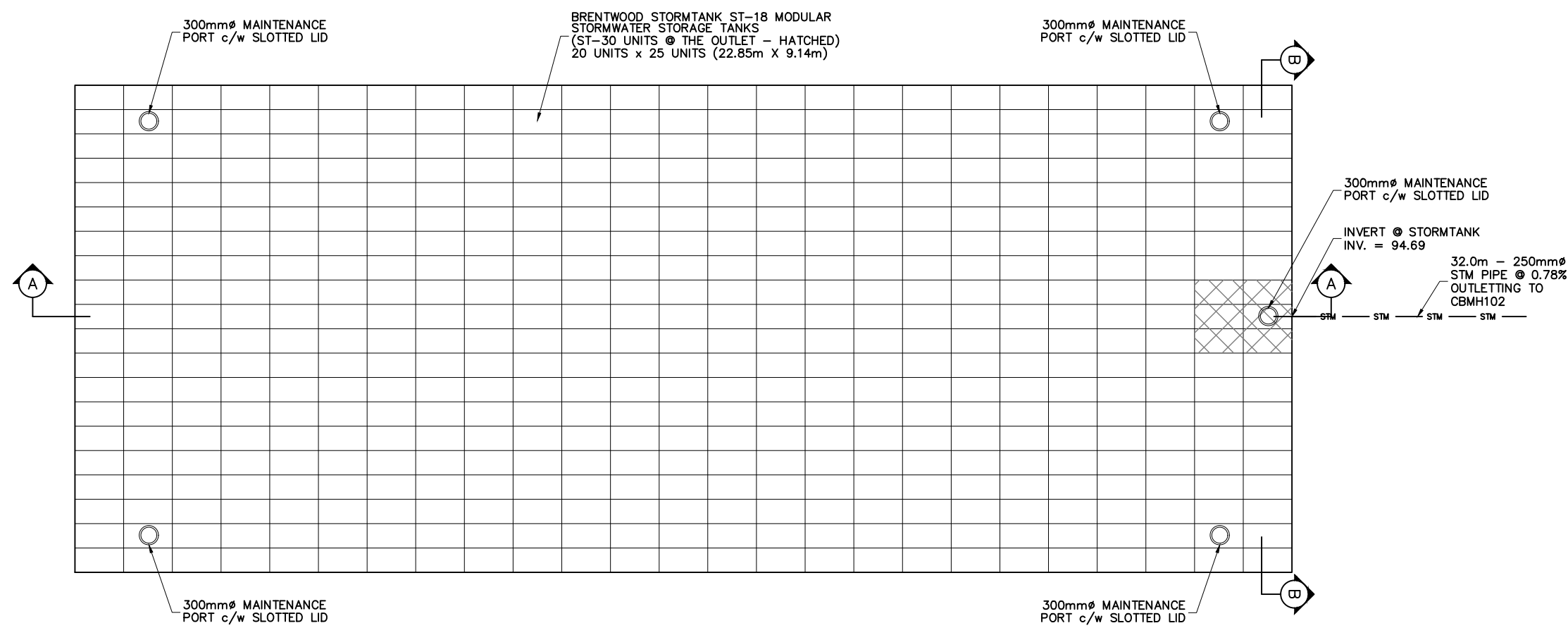
PROJECT NAME
PROPOSED 6 STOREY
APARTMENT DEVELOPMENT

PROJECT LOCATION
800 EAGLESON RD
KANATA, ON
K2M 0A8

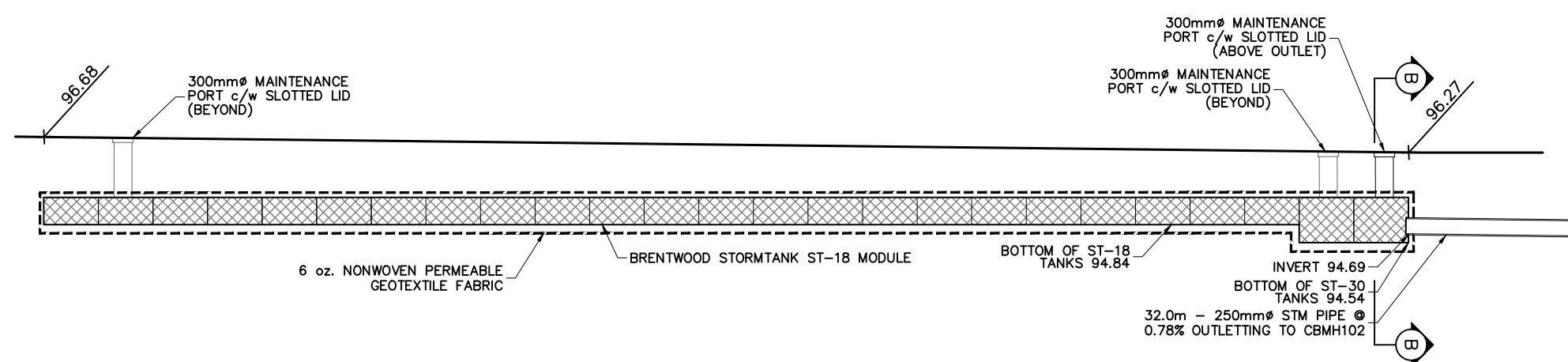
DESIGNED BY SD	CHECKED BY SD
DRAWN BY RR	APPROVED BY SD
DATE 23.APR.2018	
SCALE AS NOTED	
PROJECT No. 180084	
SHEET SET 3 OF 7	



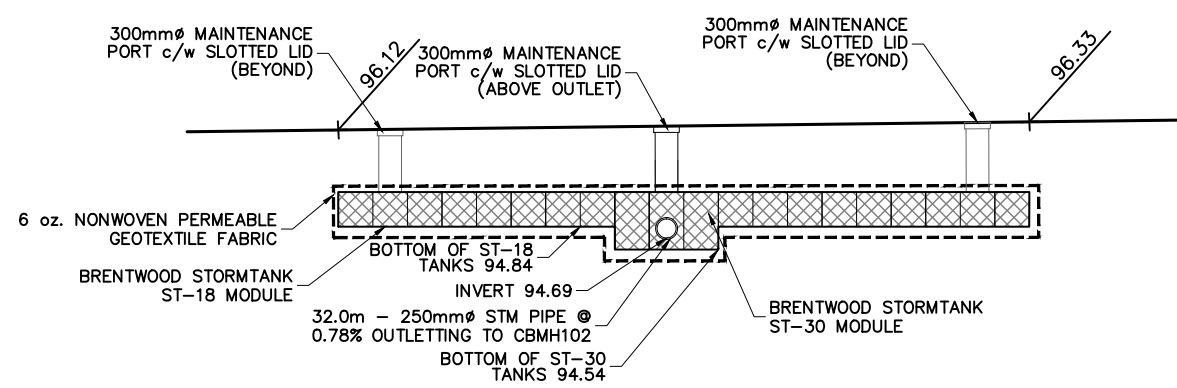
UNDERGROUND STORM STORAGE TANKS
AND COMPONENTS TO BE INSTALLED AS
PER MANUFACTURER'S SPECIFICATIONS



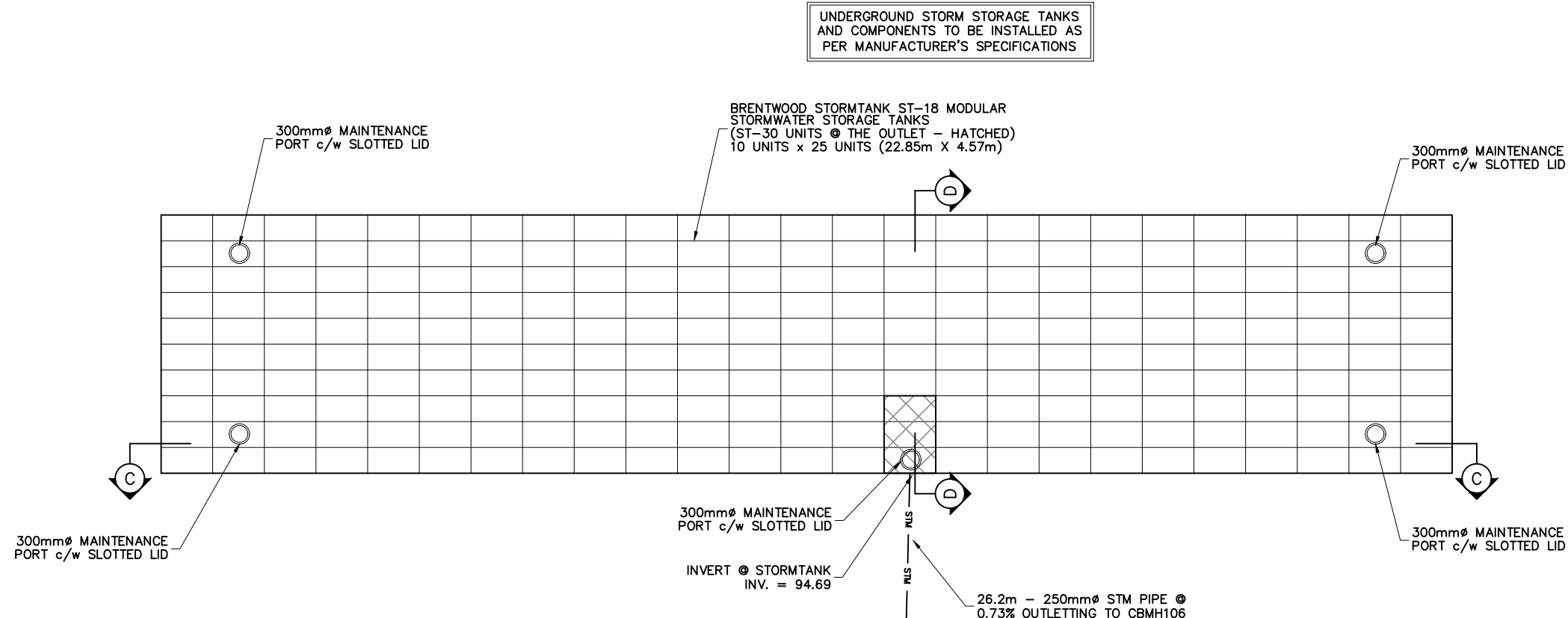
EAST UNDERGROUND
STORAGE TANK LAYOUT
SCALE = 1:100



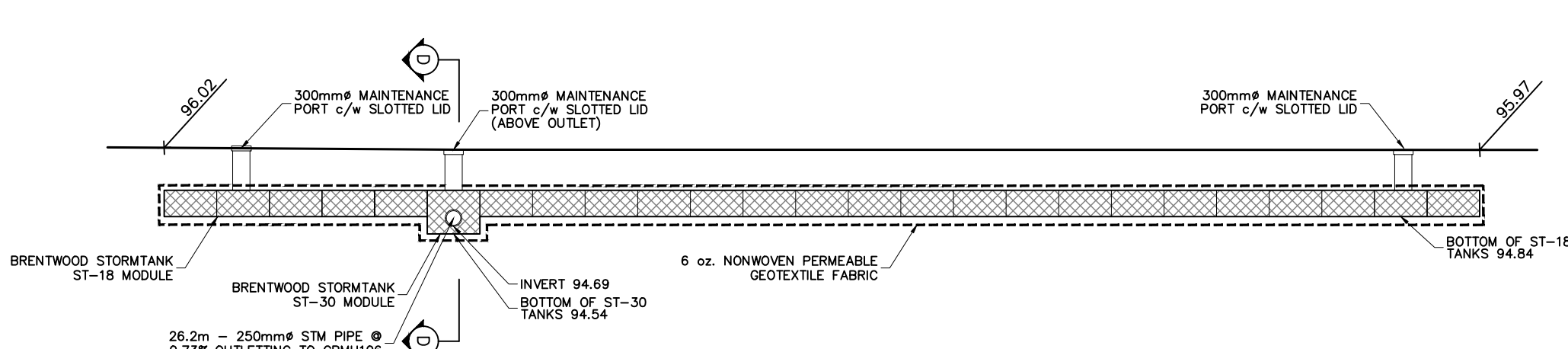
SECTION A-A
EAST UNDERGROUND
STORAGE TANK SECTION 1
SCALE = 1:100



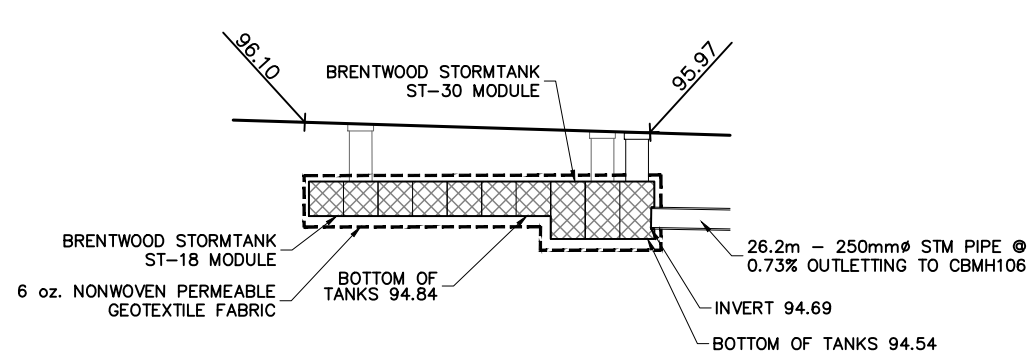
SECTION B-B
EAST UNDERGROUND
STORAGE TANK SECTION 2
SCALE = 1:100



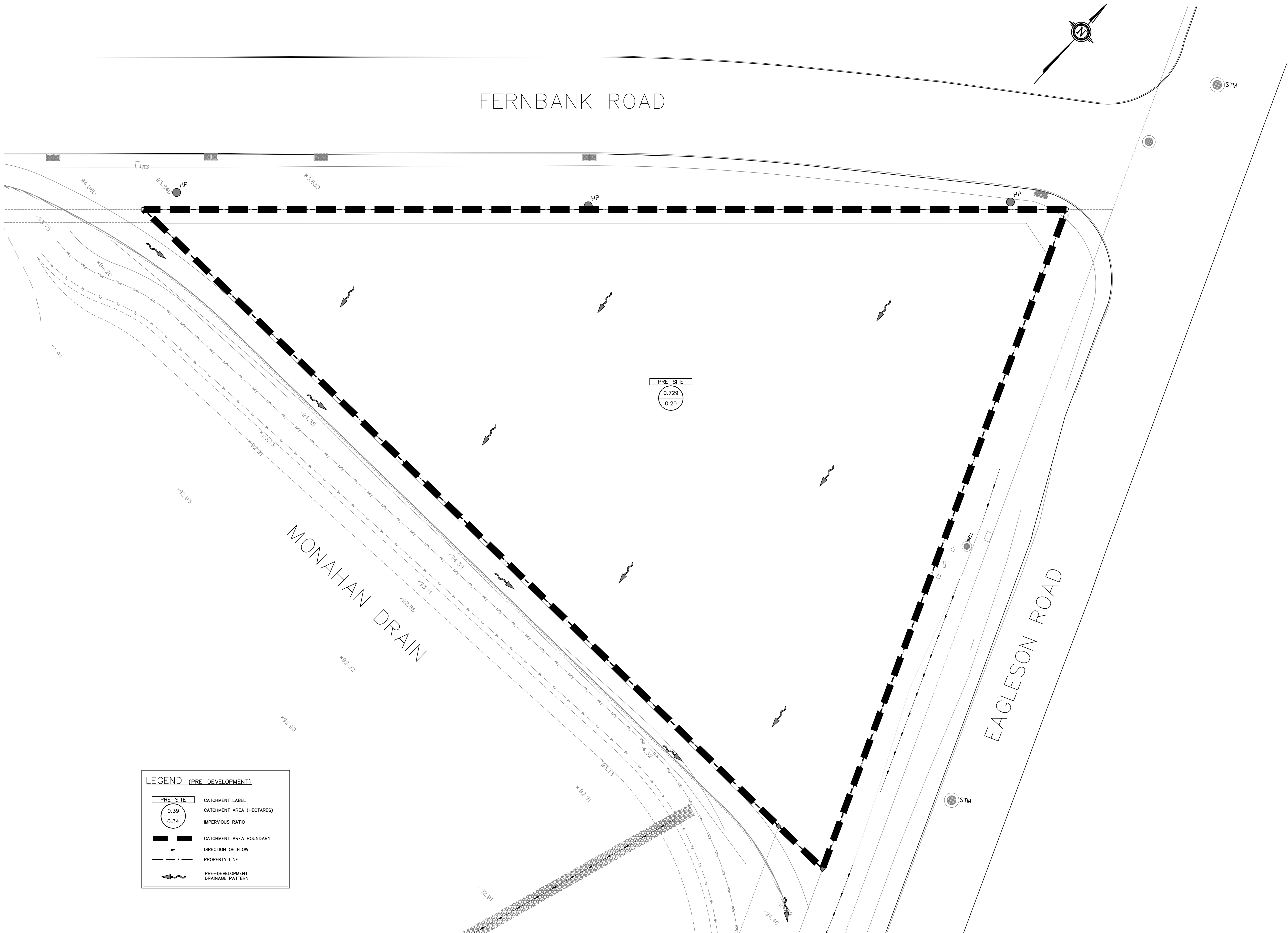
SOUTH/WEST UNDERGROUND
STORAGE TANK LAYOUT
SCALE = 1:100



SECTION C-C
SOUTH/WEST UNDERGROUND
STORAGE TANK SECTION 1
SCALE = 1:100



SECTION D-D
SOUTH/WEST UNDERGROUND
STORAGE TANK SECTION 2
SCALE = 1:100



LEGEND (PRE-DEVELOPMENT)

PRE-SITE	CATCHMENT LABEL
0.39	CATCHMENT AREA (HECTARES)
0.34	IMPERVIOUS RATIO
---	CATCHMENT AREA BOUNDARY
→	DIRECTION OF FLOW
- - -	PROPERTY LINE
~	PRE-DEVELOPMENT DRAINAGE PATTERN

PRE-DEVELOPMENT CATCHMENT AREAS
SCALE = 1:300

DRAWING No. 180084-PRECA

DRAWING PRE-DEVELOPMENT CATCHMENT AREAS

KEY PLAN:
N.T.S.

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2	NO CHANGES TO THIS SHEET	2018/09/11	RR
1	REVISED FOR SITE PLAN CONTROL	2018/08/13	RR
0	ISSUED FOR SITE PLAN CONTROL	2018/06/15	RR

No. REVISION DATE BY

K Kollaard Associates Engineers

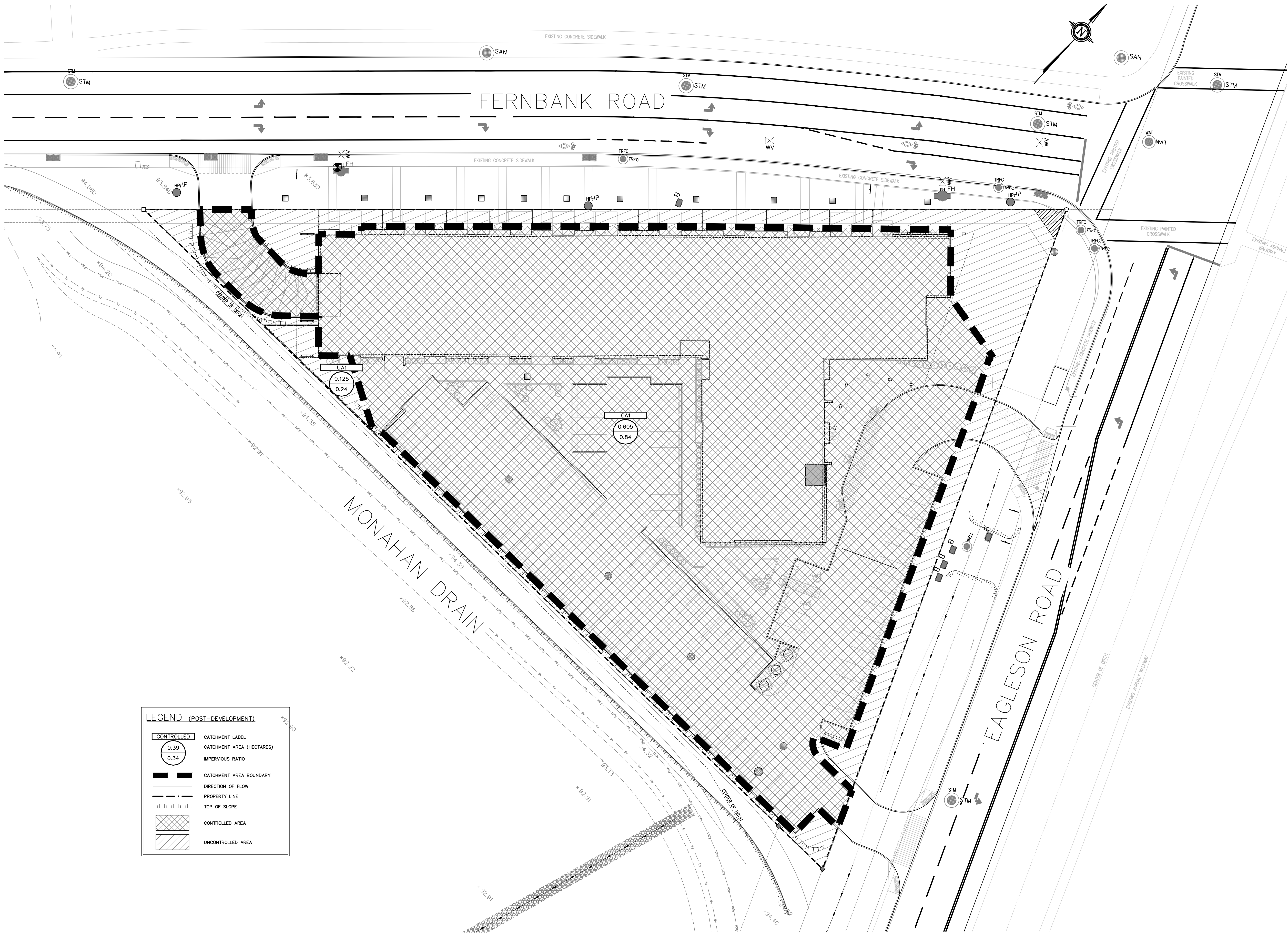
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CLIENT NAME
IRONCLAD DEVELOPMENTS

PROJECT NAME
PROPOSED 6 STOREY APARTMENT DEVELOPMENT

PROJECT LOCATION
800 EAGLESON RD
KANATA, ON
K2M 0A8

	DESIGNED BY SD	CHECKED BY SD
	DRAWN BY RR	APPROVED BY SD
	DATE 23.APR.2018	
	SCALE 1:300	
	PROJECT No. 180084	
SHEET SET 5 OF 7		



LEGEND (POST-DEVELOPMENT)

CONTROLLED	CATCHMENT LABEL
0.39	CATCHMENT AREA (HECTARES)
0.34	IMPERVIOUS RATIO
---	CATCHMENT AREA BOUNDARY
---	DIRECTION OF FLOW
---	PROPERTY LINE
---	TOP OF SLOPE
---	CONTROLLED AREA
---	UNCONTROLLED AREA

POST-DEVELOPMENT CATCHMENT AREAS
SCALE = 1:300

DRAWING No. 180084-POSTCA

DRAWING
POST-DEVELOPMENT CATCHMENT AREAS

KEY PLAN:
N.T.S.

GENERAL PROJECT NOTES:

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0	ISSUED FOR SITE PLAN CONTROL	2018/06/18	RR

K Kollaard Associates Engineers

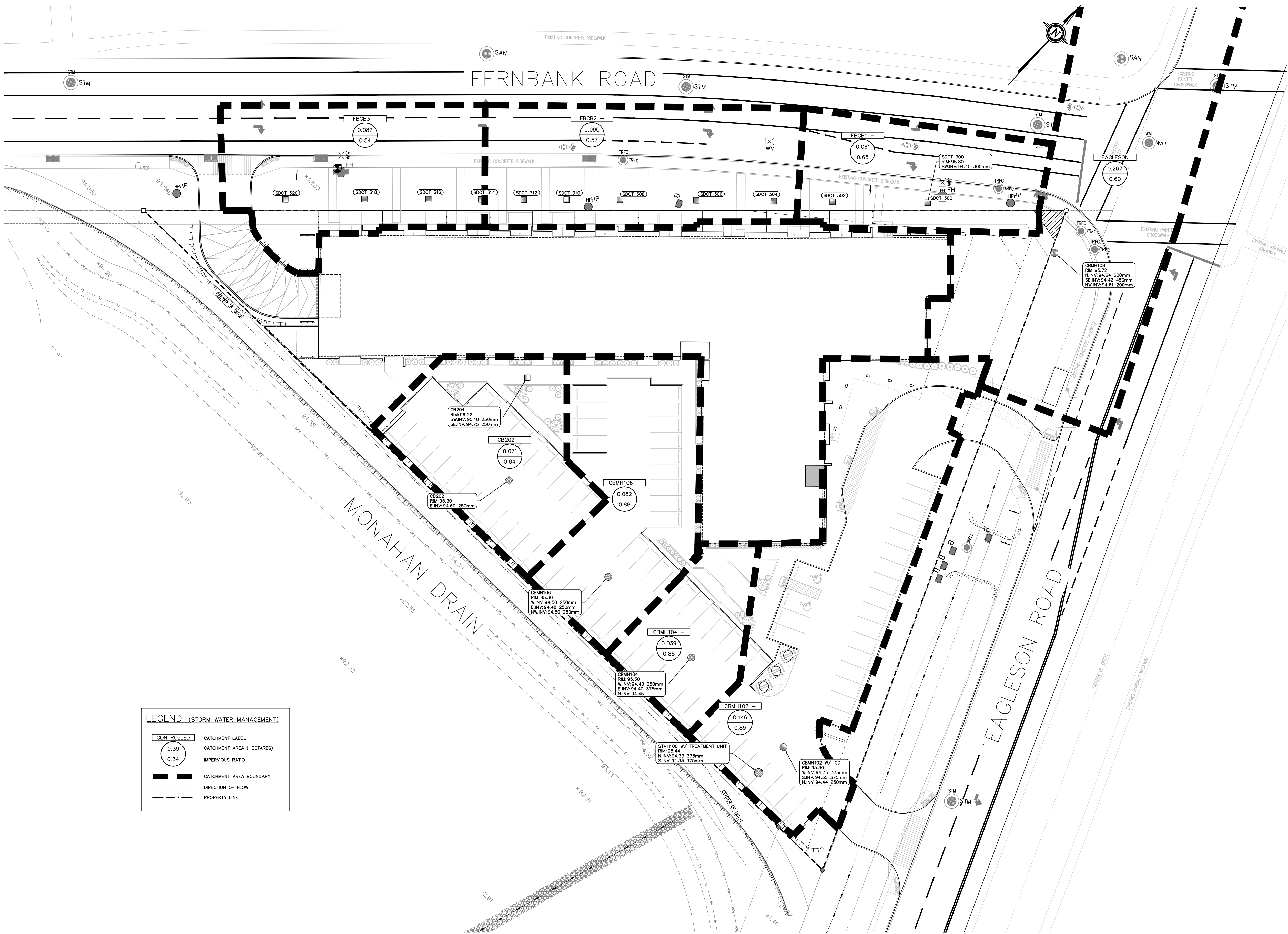
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CLIENT NAME
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PROJECT NAME
PROPOSED 6 STOREY
APARTMENT DEVELOPMENT

PROJECT LOCATION
800 EAGLESON RD
KANATA, ON
K2M 0A8

	DESIGNED BY SD	CHECKED BY SD
	DRAWN BY RR	APPROVED BY SD
	DATE 23.APR.2018	
	SCALE 1: 300	
	PROJECT No. 180084	
SHEET SET 6 OF 7		



STORM SEWER CATCHMENT AREAS
SCALE = 1:300

DRAWING No. 180084-SSCA

DRAWING
STORM SEWER CATCHMENT AREAS

KEY PLAN:
N.T.S.

GENERAL PROJECT NOTES:

No.	REVISION	DATE	BY
3	REVISED AS PER MUNICIPAL COMMENTS	2018/12/11	RR
2	REVISED FOR INCL. IN SMR	2018/09/11	RR
1	REVISED FOR SITE PLAN CONTROL	2018/08/13	RR
0	ISSUED FOR SITE PLAN CONTROL	2018/06/18	RR

K Kollaard Associates
Engineers

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KEMPVILLE, ONTARIO info@kollaard.ca
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CLIENT NAME
IRONCLAD DEVELOPMENTS

PROJECT NAME
PROPOSED 6 STOREY
APARTMENT DEVELOPMENT

PROJECT LOCATION
800 EAGLESON RD
KANATA, ON
K2M 0A8

	DESIGNED BY SD	CHECKED BY SD
	DRAWN BY RR	APPROVED BY SD
	DATE 23.APR.2018	
	SCALE 1: 300	
	PROJECT No. 180084	
SHEET SET 7 OF 7		