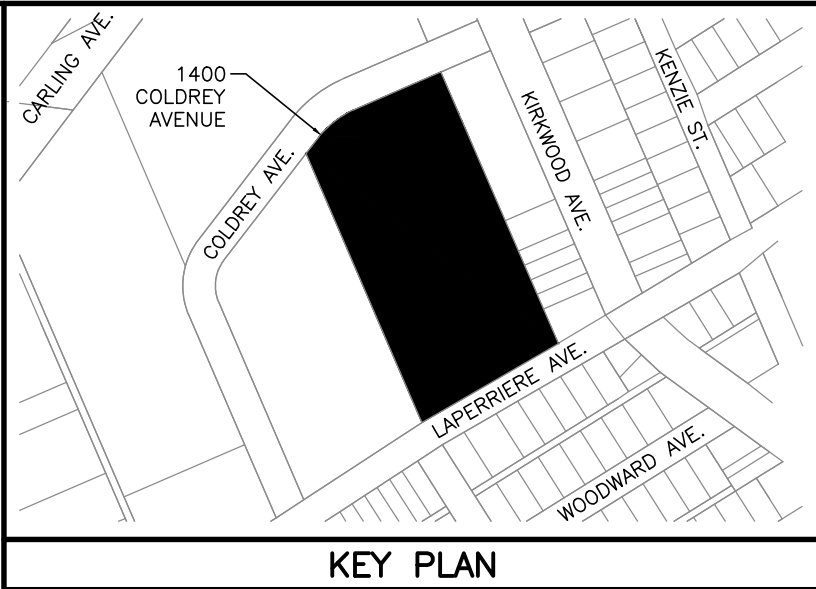


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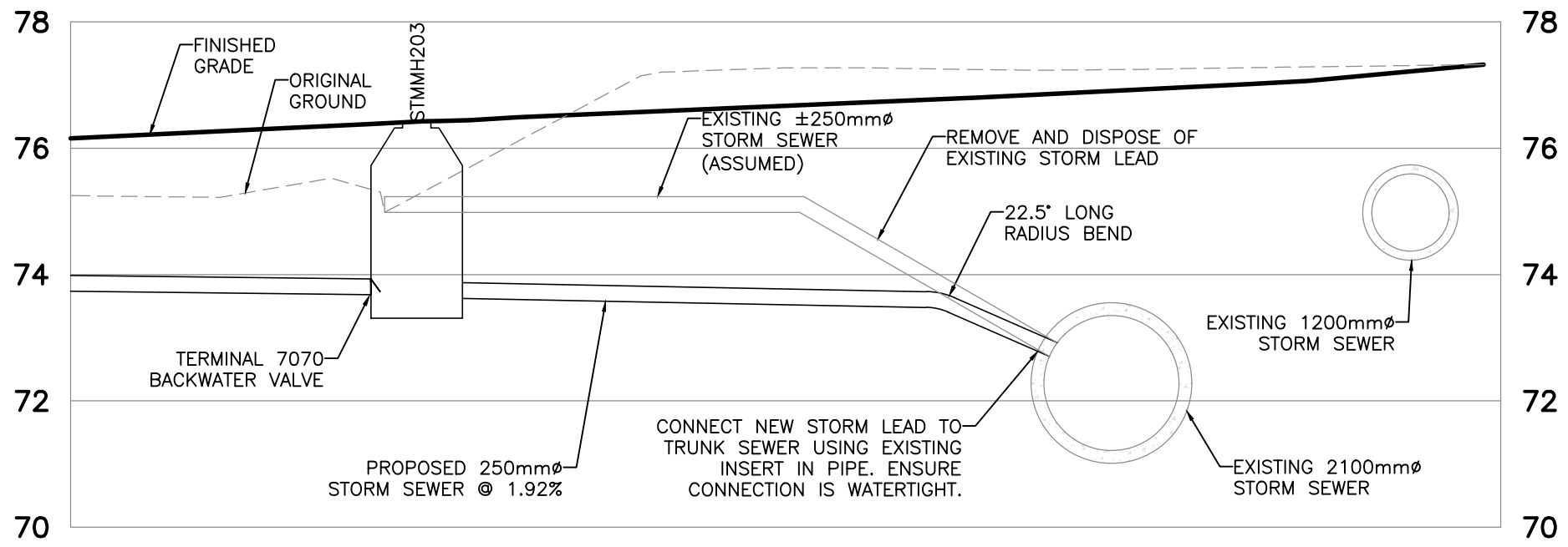


LEGEND

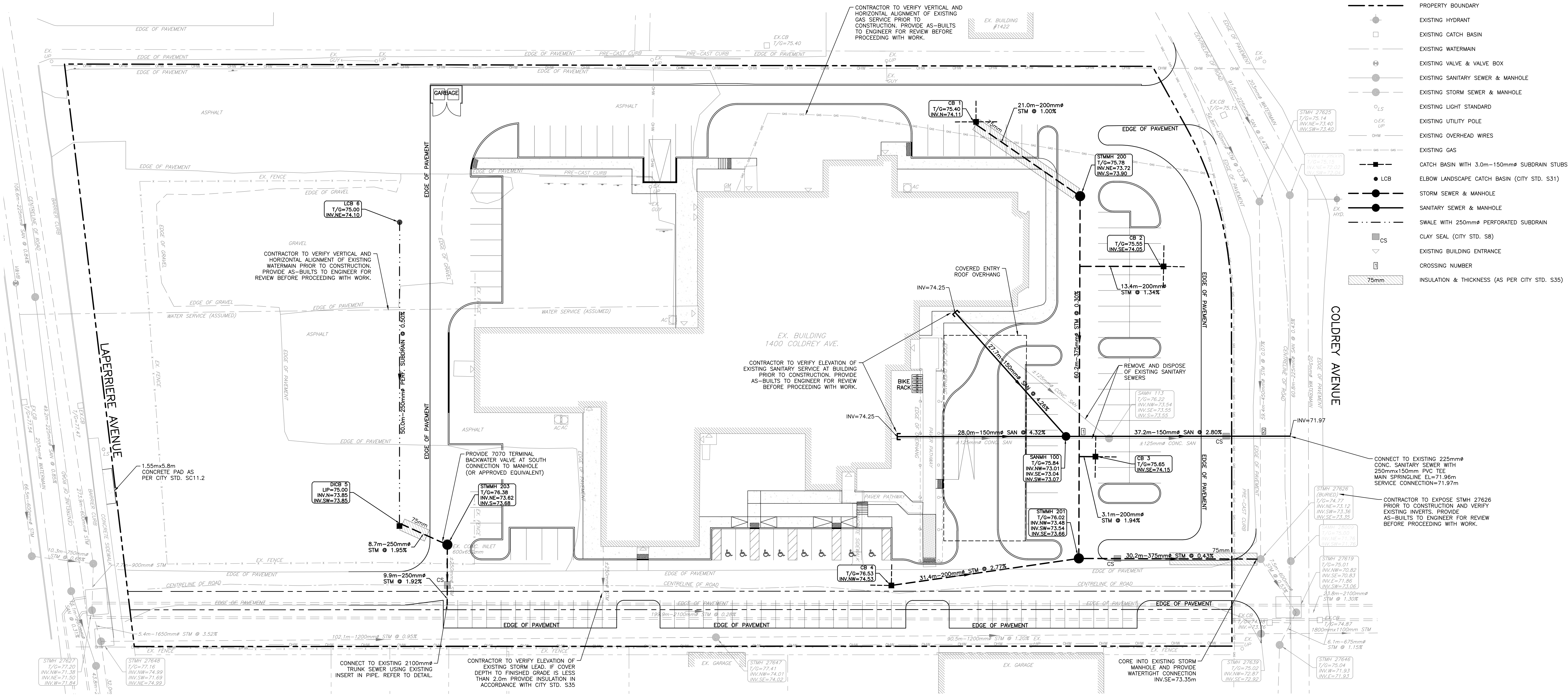
- PROPERTY BOUNDARY
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING WATERMAIN
- EXISTING VALVE & VALVE BOX
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING LIGHT STANDARD
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING GAS
- CATCH BASIN WITH 3.0m-150mm $\varnothing$  SUBDRAIN STUBS
- ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- SWALE WITH 250mm $\varnothing$  PERFORATED SUBDRAIN
- CLAY SEAL (CITY STD. S8)
- EXISTING BUILDING ENTRANCE
- CROSSING NUMBER
- INSULATION & THICKNESS (AS PER CITY STD. S35)

INLET CONTROL DEVICE (ICD) TABLE				
STRUCTURE	2-YR HEAD (m)	2-YR OUTFLOW (L/s)	ORIFICE DIAMETER (mm)	ORIFICE TYPE
CB 1	1.19	21.0	95	CUSTOM TEMPEST HF, CIRCULAR, SLIDE
CB 2	1.40	23.0	96	CUSTOM TEMPEST HF, CIRCULAR, SLIDE
CB 3	1.40	35.0	117	CUSTOM TEMPEST HF, CIRCULAR, SLIDE
CB 4	1.90	20.0	83	CUSTOM TEMPEST HF, CIRCULAR, SLIDE
DICB 5	1.02	69.6	180	CUSTOM TEMPEST HF, CIRCULAR, SLIDE

CROSSING TABLE			
CROSSING No.	SERVICE	INVERT/OBVERT	SEPARATION (m)
1	STORM	73.60	0.50
	SANITARY	73.10	
2	EX STORM	73.29	1.03
	SANITARY	72.26	



STORM SEWER CONNECTION DETAIL  
N.T.S.



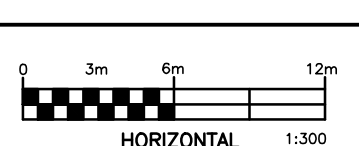
NOTES

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NO.	REVISION	DESCRIPTION	DATE	BY
2	REVISED PER COMMENTS		21/08/25	BLM
1	ISSUED FOR REVIEW		09/06/25	BLM

SCALE



**Robinson**  
Land Development

350 Palladium Drive  
Ottawa, ON K2V 1A8  
(613) 592-6060 rcii.com

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APPROVED	BLM

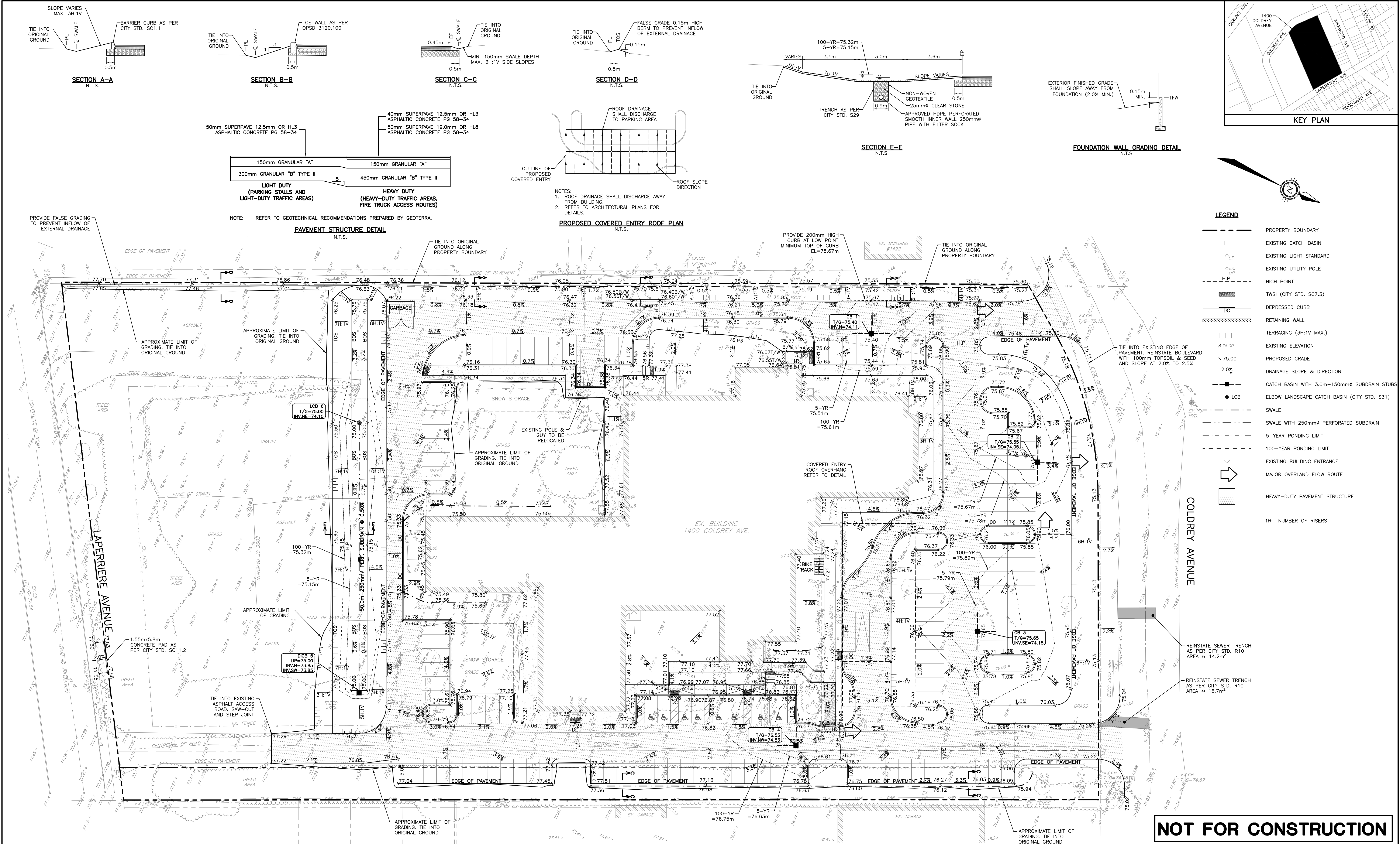
KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE  
CITY OF OTTAWA

SERVICING PLAN

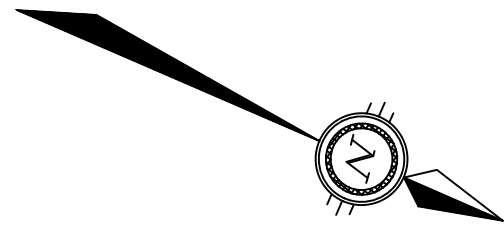
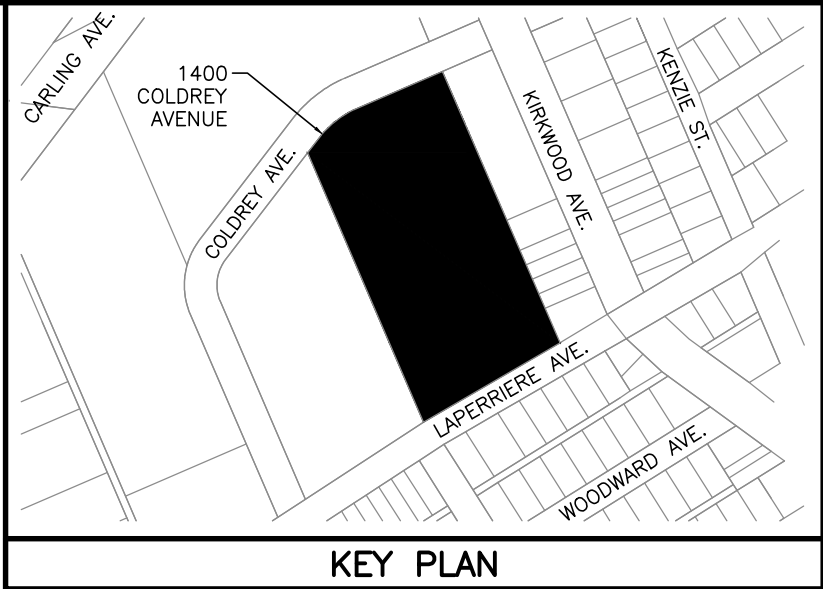
PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No.	24060-S1





<b>NOTES</b> THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.  PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY OF PART OF LOT 1 CONCESSION A RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBERG LTD. BEARINGS ARE GRID, ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL).				<b>SCALE</b> 				<b>Robinson</b> Land Development 350 Palladium Drive Ottawa, ON K2V 1A8 (613) 592-6060 rcii.com		<b>DESIGN</b> BLM <b>CHECKED</b> CC <b>DRAWN</b> BLM <b>CHECKED</b> CC <b>APPROVED</b> BLM		<b>KEHILLAT BETH ISRAEL</b>  <b>1400 COLDREY AVENUE</b> <b>CITY OF OTTAWA</b>		<b>GRADING PLAN</b>		<b>PROJECT No.</b> 24060 <b>SURVEY</b> RCI <b>DATED</b> AUGUST 2025 <b>DWG. No.</b> 24060-GR1	
<b>REVISIONS</b> 2 REVISED PER COMMENTS 21/08/25 BLM 1 ISSUED FOR REVIEW 09/06/25 BLM																	
<b>REVISIONS</b> NO. REVISION DESCRIPTION DATE BY																	

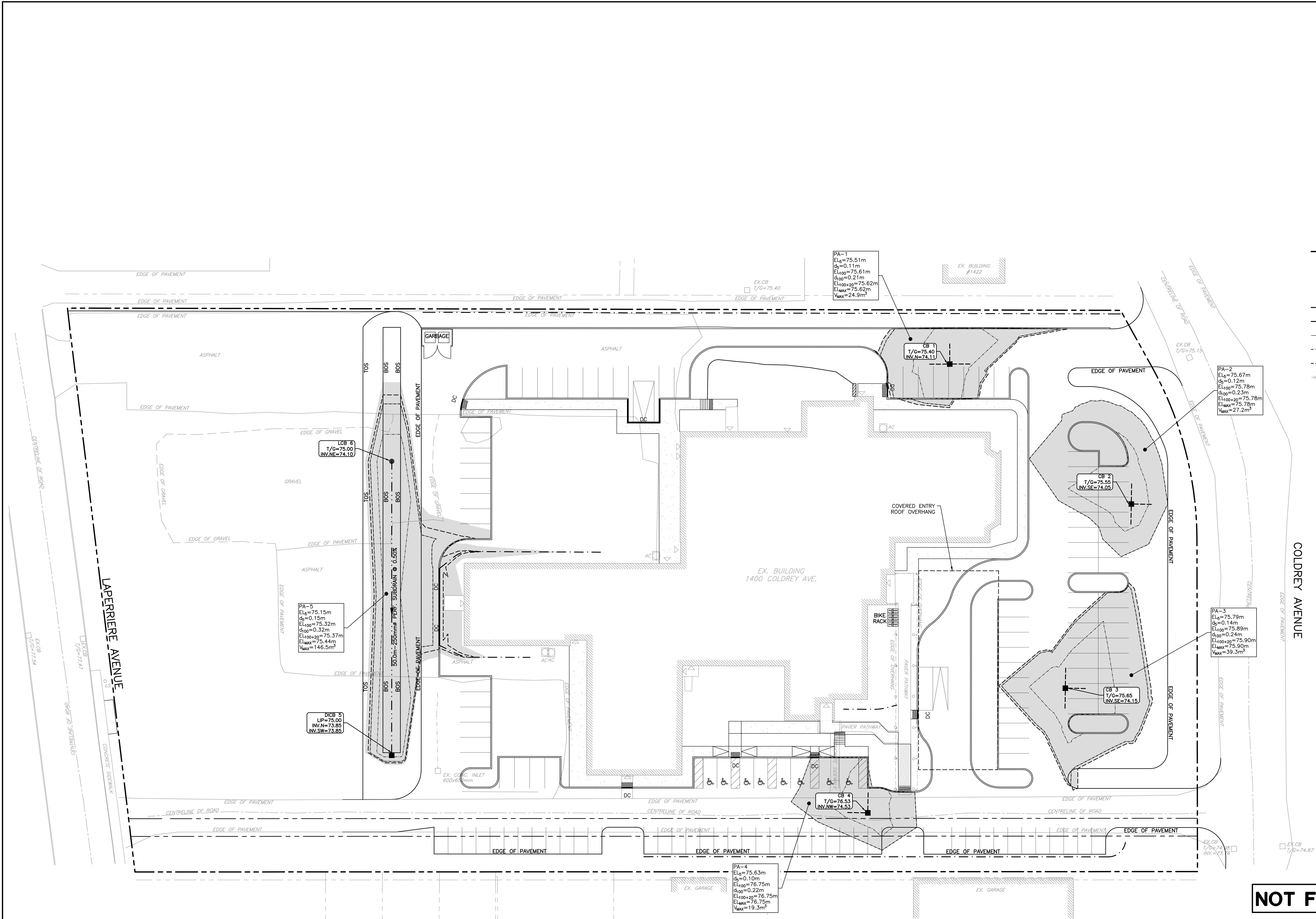




LEGEND

- PROPERTY BOUNDARY
  - EXISTING CATCH BASIN
  - CATCH BASIN WITH 3.0m-150mm $\phi$  SUBDRAIN STUBS
  - ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
  - SWALE
  - SWALE WITH 250mm $\phi$  PERFORATED SUBDRAIN
  - 5-YEAR PONDING LIMIT
  - 100-YEAR PONDING LIMIT
  - 100-YEAR + 20% PONDING LIMIT
  - MAXIMUM STATIC PONDING LIMIT
  - EXISTING BUILDING ENTRANCE
- PA-1  
EL<sub>s</sub>  
d<sub>s</sub>  
EL<sub>100</sub>  
d<sub>100</sub>  
EL<sub>100+20</sub>  
EL<sub>max</sub>  
V<sub>max</sub>
- PONDING AREA ID  
5-YEAR PONDING ELEVATION  
5-YEAR PONDING DEPTH  
100-YEAR PONDING ELEVATION  
100-YEAR PONDING DEPTH  
100-YEAR + 20% PONDING ELEVATION  
MAXIMUM STATIC PONDING ELEVATION  
MAXIMUM AVAILABLE SURFACE STORAGE

NOTE: NO SURFACE PONDING OCCURS DURING THE 2-YEAR DESIGN EVENT.



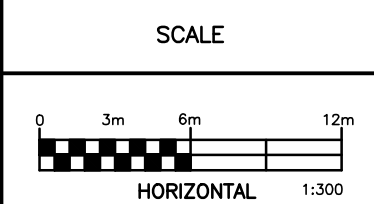
NOT FOR CONSTRUCTION

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Land Development

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(613) 592-6060 rolii.com

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CHECKED	CC
APPROVED	BLM

KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE  
CITY OF OTTAWA

PONDING AREA PLAN

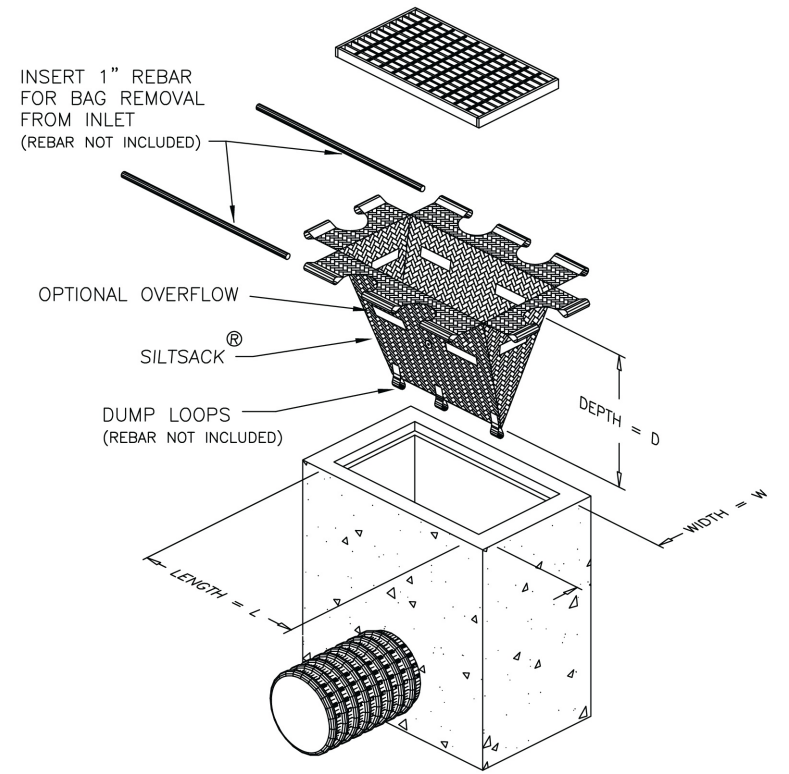
PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No.	24060-PA1

PLAN No. 19336

FILE No. D07-12-25-0083



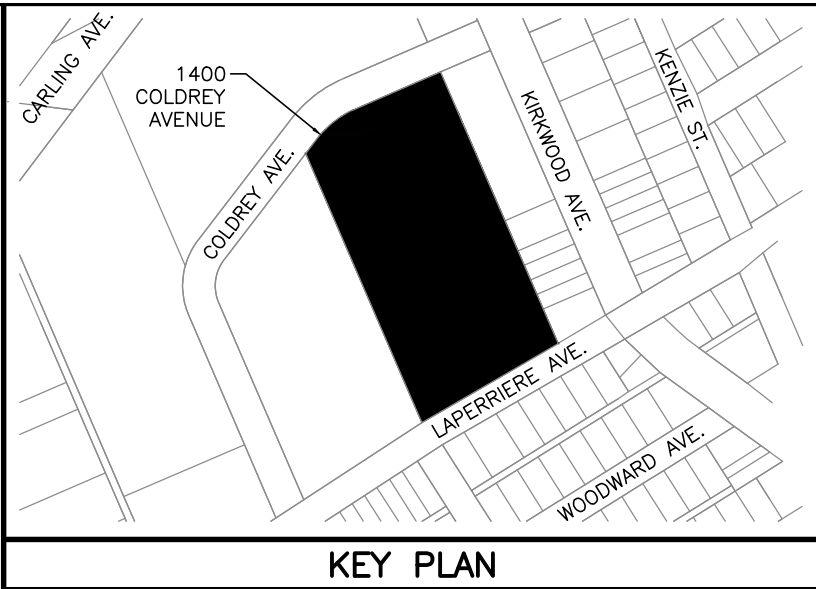
Typical Silt sack® Construction - Type B



NOTES:  
1. SEDIMENT SHALL BE CLEANED FROM ROADWAYS AS REQUIRED.

MUD MAT DETAIL  
N.T.S.

NOT FOR CONSTRUCTION



LEGEND

- PROPERTY BOUNDARY
- EXISTING CATCH BASIN
- EXISTING STORM SEWER & MANHOLE
- CATCH BASIN
- LCB
- ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
- STORM SEWER & MANHOLE
- SWALE
- SWALE WITH 250mmØ PERFORATED SUBDRAIN
- SILT FENCE
- SILT SACK (OR APPROVED EQUIVALENT)
- MUD MAT

NOTES:

- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE 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.
- LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS. RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
- CONTRACTOR SHALL MINIMIZE THE AMOUNT OF STOCKPILED MATERIAL. ALL STOCKPILE SOIL SHALL BE AWAY (15 METRES OR GREATER) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES. THE DOWNSTREAM SIDE OF ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCE, FIBRE ROLLS OR EQUIVALENT MEASURES PRIOR TO A RAINFALL EVENT.
- SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN COVER STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
- LIGHT DUTY SILT FENCE BARRIERS SHALL BE INSTALLED AS PER OPSD 219.110 WHERE INDICATED AND MAINTAINED AS REQUIRED.
- DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING SIGNIFICANT SNOWMELT EVENTS.
- VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS) THAT COULD POTENTIALLY YIELD SIGNIFICANT RUNOFF VOLUMES.
- CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS.
- IN SOME CASES, BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATED IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
- SEDIMENT CONTROL DEVICES SHALL BE CLEANED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NECESSARY.
- DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
- CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSD 805.
- MUD MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
- INSPECTION AND MAINTENANCE OF TEMPORARY ESC MEASURES SHALL CONTINUE UNTIL THEY ARE NO LONGER REQUIRED.
- THE CONTRACTOR SHALL ENSURE THAT RECORDS OF INSPECTION ARE TAKEN, INCLUDING INSPECTOR'S NAME, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND ANY NECESSARY REMEDIAL MEASURES TAKEN TO MAINTAIN INTERIM ESC MEASURES.

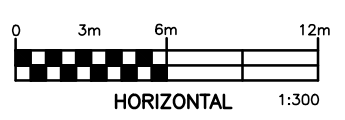
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SCALE



**Robinson**  
Land Development

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Ottawa, ON K2V 1A8  
(613) 592-6060 rcii.com

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CHECKED	CC
APPROVED	BLM

KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE  
CITY OF OTTAWA

EROSION AND SEDIMENT  
CONTROL PLAN

PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No.	24060-ESC1



- GENERAL NOTES:**
1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
  2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  3. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
  4. DESIGN ELEVATIONS GIVEN ARE TO BE ADHERED TO WITH NO CHANGES WITHOUT PRIOR WRITTEN APPROVAL BY ROBINSON LAND DEVELOPMENT.
  5. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
  6. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
  7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPANCIAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
  8. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
  9. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
  10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
  11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
  12. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH THE CITY OF OTTAWA PRIOR TO AND TREE CUTTING.
  13. PRIOR TO GEOTECHNICAL INVESTIGATION BY GEOTERRA, DATED MARCH 2025.
  14. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE FOR DEWATERING, SUPPORT AND PROTECTION OF EXCAVATIONS AND TRENCHING AS WELL AS RELEASE OF ANY PUMPED GROUNDWATER IN A CONTROLLED AND APPROVED MANNER.
  15. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
  16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
  17. CLAY SEALS SHALL BE INSTALLED WITHIN A NEWER TRENCHING IN ACCORDANCE WITH CITY STANDARD S8.
  18. MOVEMENT OF MATERIAL ON AND/OR OFF SITE SHALL BE IN ACCORDANCE WITH ONTARIO EXCESS SOIL REGULATION O.R.G. 406/19.
  19. THE CONTRACTOR SHALL COMPLETE A CCTV INSPECTION OF ALL NEW SANITARY AND STORM SEWERS PRIOR TO PLACEMENT OF ASPHALT. A COPY OF THE VIDEO INSPECTION SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW.
  20. THE CONTRACTOR SHALL COMPLETE CCTV INSPECTION OF EXISTING MUNICIPAL SEWERS IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ANY PROPOSED CONSTRUCTIONS, INCLUDING SEWER STUBS. THE CCTV INSPECTION IS REQUIRED PRE AND POST CONSTRUCTION.

**STORM SEWERS:**

1. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
2. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
4. PIPE MATERIAL FOR ALL STORM SEWERS 375mm IN DIAMETER AND SMALLER SHALL BE PVC SDR 35. STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1.
5. CATCH BASIN MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S28.1.
6. STORM SEWER MANHOLES SERVING STORM SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
7. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
8. ALL STORM MANHOLES SHALL BE 1200mm DIAMETER AS PER OPSD 701.010 UNLESS OTHERWISE NOTED.
9. ALL CATCH BASINS SHALL BE 600mm x 600mm AS PER OPSD 705.010 UNLESS OTHERWISE NOTED.

**SANITARY SEWERS:**

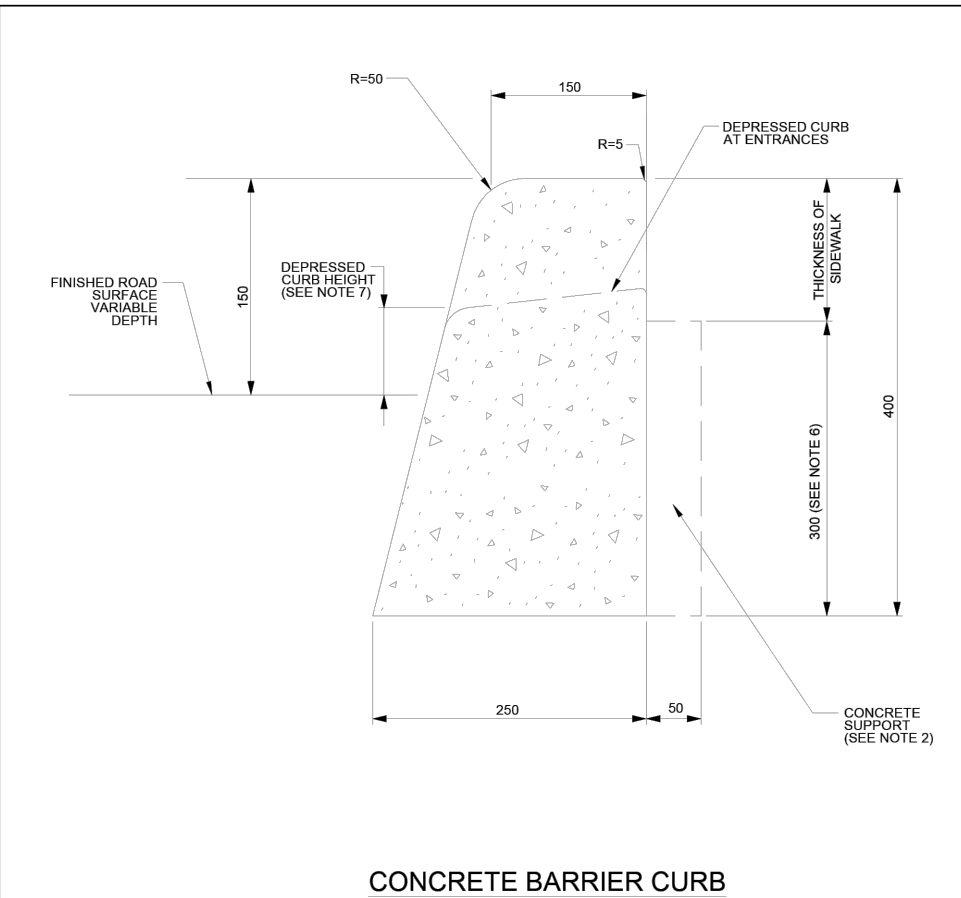
1. ALL SANITARY SEWERS 200mm IN DIAMETER AND LARGER SHALL BE PVC SDR 35, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
2. ALL SANITARY SERVICES 150mm IN DIAMETER AND SMALLER SHALL BE PVC SDR 28, IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED.
4. ALL SANITARY SERVICES ARE TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
5. SANITARY MANHOLE FRAME AND COVERS SHALL BE WATERTIGHT AS PER CITY OF OTTAWA STD. S24.
6. SANITARY SEWER MANHOLES SHALL BE BENCHING AS PER OPSD 701.021.
7. SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
8. FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSF 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

**WATER SUPPLY:**

1. ALL PVC WATERMAINS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
2. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE NOTED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
3. ALL PVC WATERMAINS SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
5. CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL IF REQUIRED.
6. FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
7. VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
8. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS AS PER CITY OF OTTAWA STD. W25.5 AND W25.6.
9. THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
11. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25.3, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.
12. AS PER CITY GUIDELINE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY STD. W25.2. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER AS PER CITY STD. W25.
13. CONNECTION TO EXISTING WATERMAIN TO BE PERFORMED BY CITY FORCES. CONTRACTOR TO PROVIDE LABOUR, EQUIPMENT AND MATERIAL REQUIRED FOR EXCAVATION, BEDDING AND REINSTATEMENT.
14. SWABBING, DISINFECTION, AND HYDROSTATIC TESTING TO BE CONDUCTED AS PER CITY OF OTTAWA STANDARDS IN THE PRESENCE OF A CITY INSPECTOR AND/OR CONSULTANT.

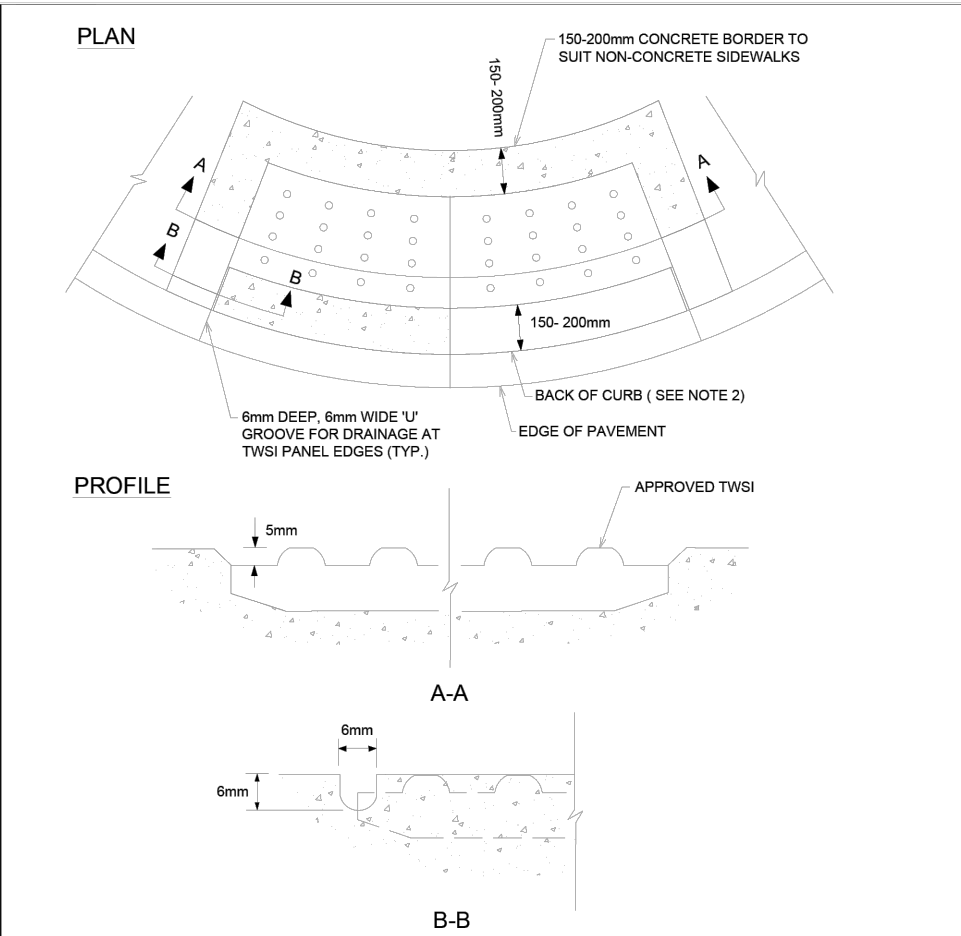
**ROADWORK SPECIFICATIONS:**

1. CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
2. ALL BARRIER CURB TO BE 150mm ABOVE FINISHED ASPHALT GRADE UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.4.
4. TWSIS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.3.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10.
6. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
7. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
8. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE ENGINEER.
9. SUB-EXCAVATE FLOOT AREAS AND FILL WITH GRANULAR "B" COMPACTED IN MAXIMUM 300mm LIFTS.
10. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW-CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW ASPHALT.
11. PAVEMENT DESIGN AS PER GEOTECHNICAL RECOMMENDATIONS.



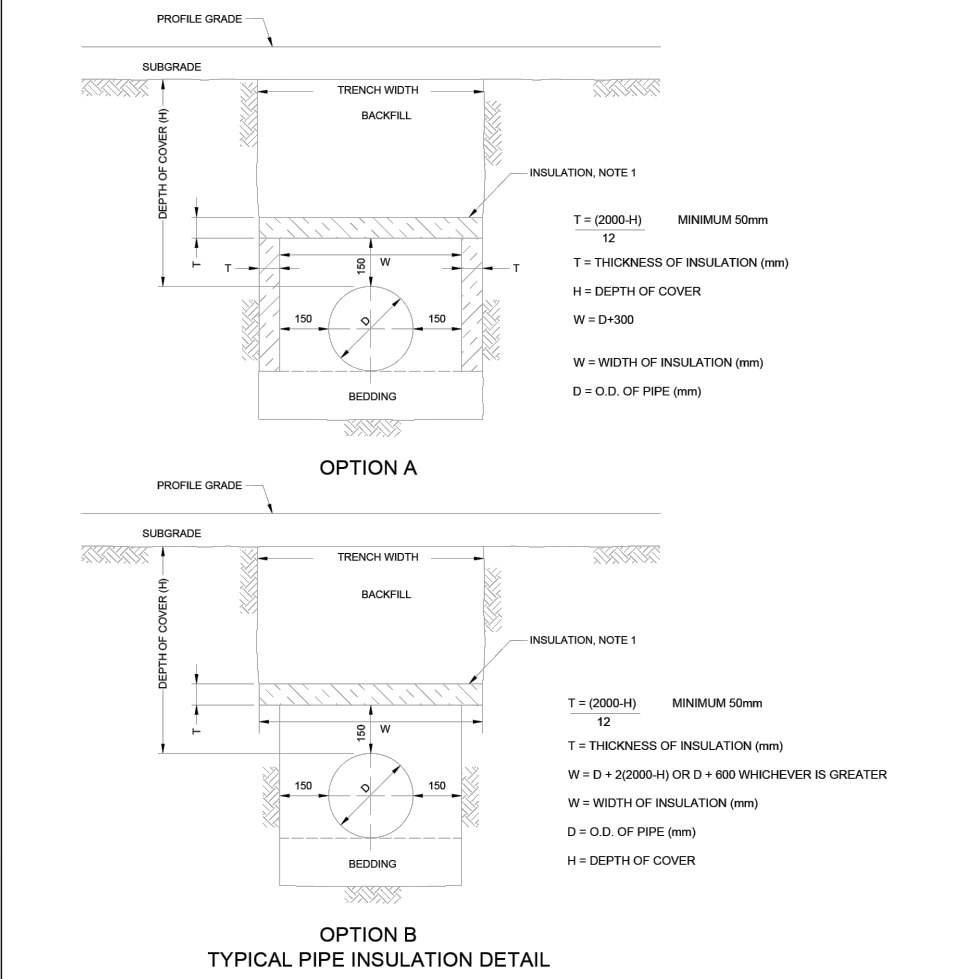
- NOTES:**
1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING
  2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK
  3. IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION
  4. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
  5. EXPANSION AND DUMMY JOINTS AS PER SCS
  6. FOR DEPRESSED CURB AT ENTRANCES SEE 200
  7. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP'S 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm

**CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)**



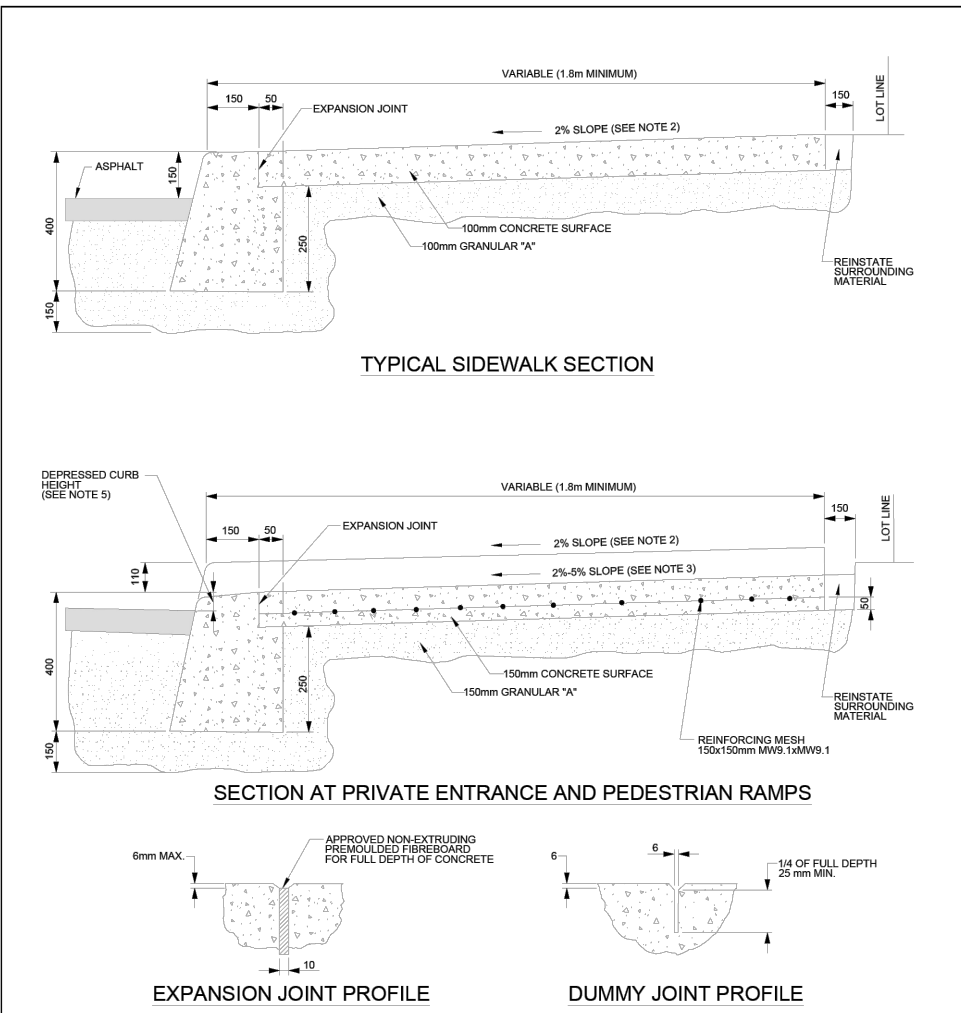
- NOTES:**
1. TOPS OF TWSIS (TACTILE WALKING SURFACE INDICATOR) SHALL BE ALIGNED & LEVEL WITH THE ADJACENT CONCRETE SURFACE & INSTALLATION IN THIS CONCRETE SHALL BE EFFECTIVE IN PERMANENTLY SECURING THE TWSIS IN PLACE ONCE DRY
  2. FOR MONOLITHIC SIDEWALKS, TWSIS SHALL BE 300 TO 250mm BACK FROM THE CURB FACE
  3. JOINTS SHALL BE CONSTRUCTED TRANSVERSELY ACROSS THE SIDEWALK, PERPENDICULAR TO THE FACE OF THE CURB FOR SIDEWALK
  4. WHEN JOINTS ARE CONSTRUCTED ADJACENT TO TWSIS, THE JOINTS SHALL EXTEND FROM THE BACK OF THE CURB TO THE OUTSIDE TWSIS TO THE BACK OF SIDEWALK OR TERMINATE AT AN ADJACENT JOINT
  5. THE TERMINATION OF THE JOINTS SHALL BE 150mm FROM THE FRONT AND BACK OF SIDEWALK SHALL BE NO LESS THAN 600mm APART
  6. JOINTS ALL CONCRETE ELEMENTS SHALL BE LAID OUT TO ENSURE THAT NO INDIVIDUAL RESULTING CONCRETE PANEL IS LESS THAN 0.5m OR GREATER THAN 0.8m

**TWSI DETAIL**



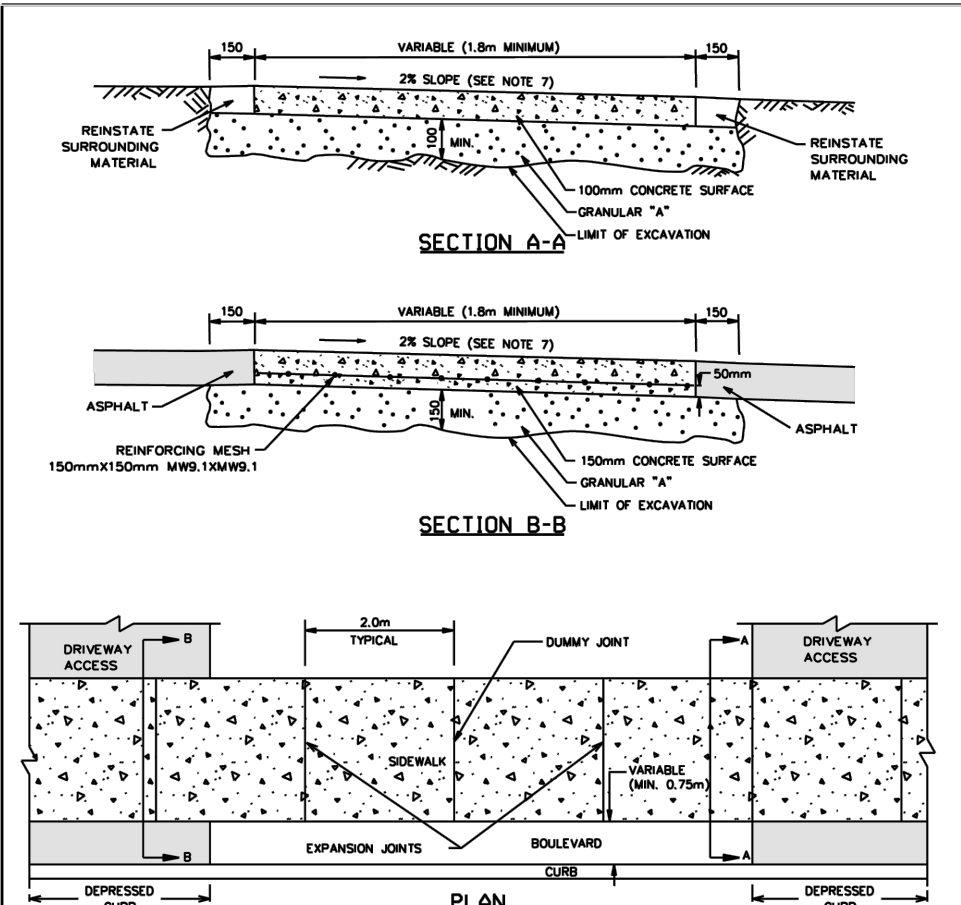
- NOTES:**
1. THE INSULATION MATERIAL SHALL BE EXTRUDED POLYSTYRENE ACCORDING TO M-18 IS WITH A MINIMUM COMPRESSIVE STRENGTH OF 20 kPa
  2. MINIMUM INSULATION THICKNESS SHALL BE 50mm
  3. JOINTS SHALL BE STAGGERED FOR MULTIPLE INSULATION SHEETS
  4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

**INSULATION FOR SHALLOW SEWERS**



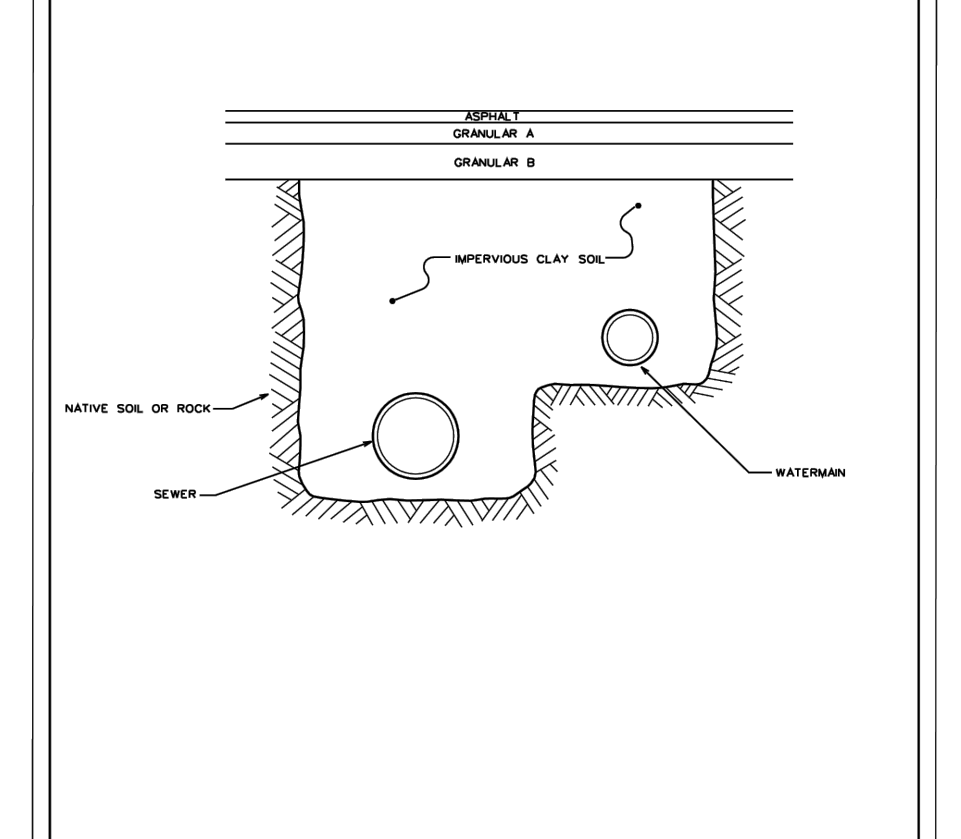
- NOTES:**
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
  2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%
  3. FOR CURB RAMP, SLOPE OF 2% TO 2% MAXIMUM IN
  4. EXPANSION AND DUMMY JOINTS AS PER SCS
  5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMP'S 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm

**CONCRETE BARRIER CURB WITH SIDEWALK**



- NOTES:**
1. CURB AND GRANULAR "A" IS TO BE INCREASED TO 150mm AT THE ENTRANCE AND 150/150mm MIN 1 x 1M x 1
  2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO SOLID OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, SIGNING ETC.
  3. WHEN THE OVERALL SIDEWALK WIDTH EXCEEDS 2.5m, A LONGITUDINAL CONSTRUCTION JOINT SHALL BE CREATED AT ITS MIDPOINT
  4. EDGES AND JOINTS ARE TO BE FINISHED WITH A 15mm EDGING TOOL
  5. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROAD FINISH UNLESS OTHERWISE SPECIFIED
  6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE
  7. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%
  8. METAL JOINT TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 3m BETWEEN ALL JOINTS
  9. SIDEWALK NOT TO BE DEPRESSED ABOVE DRIVEWAY ACCESSES
  10. EXPANSION AND DUMMY JOINTS AS PER SCS

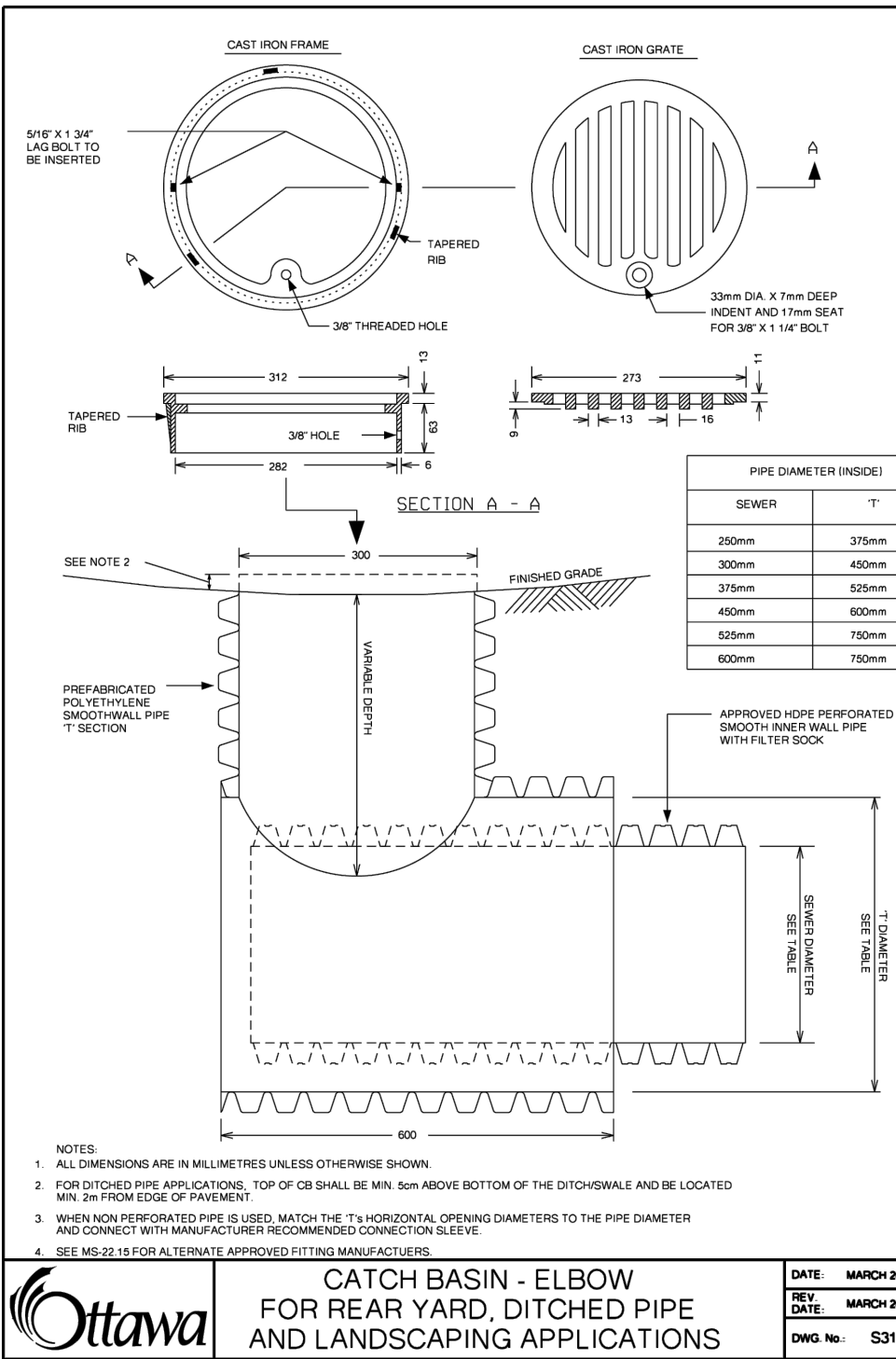
**TYPICAL CONCRETE SIDEWALK IN BOULEVARD**



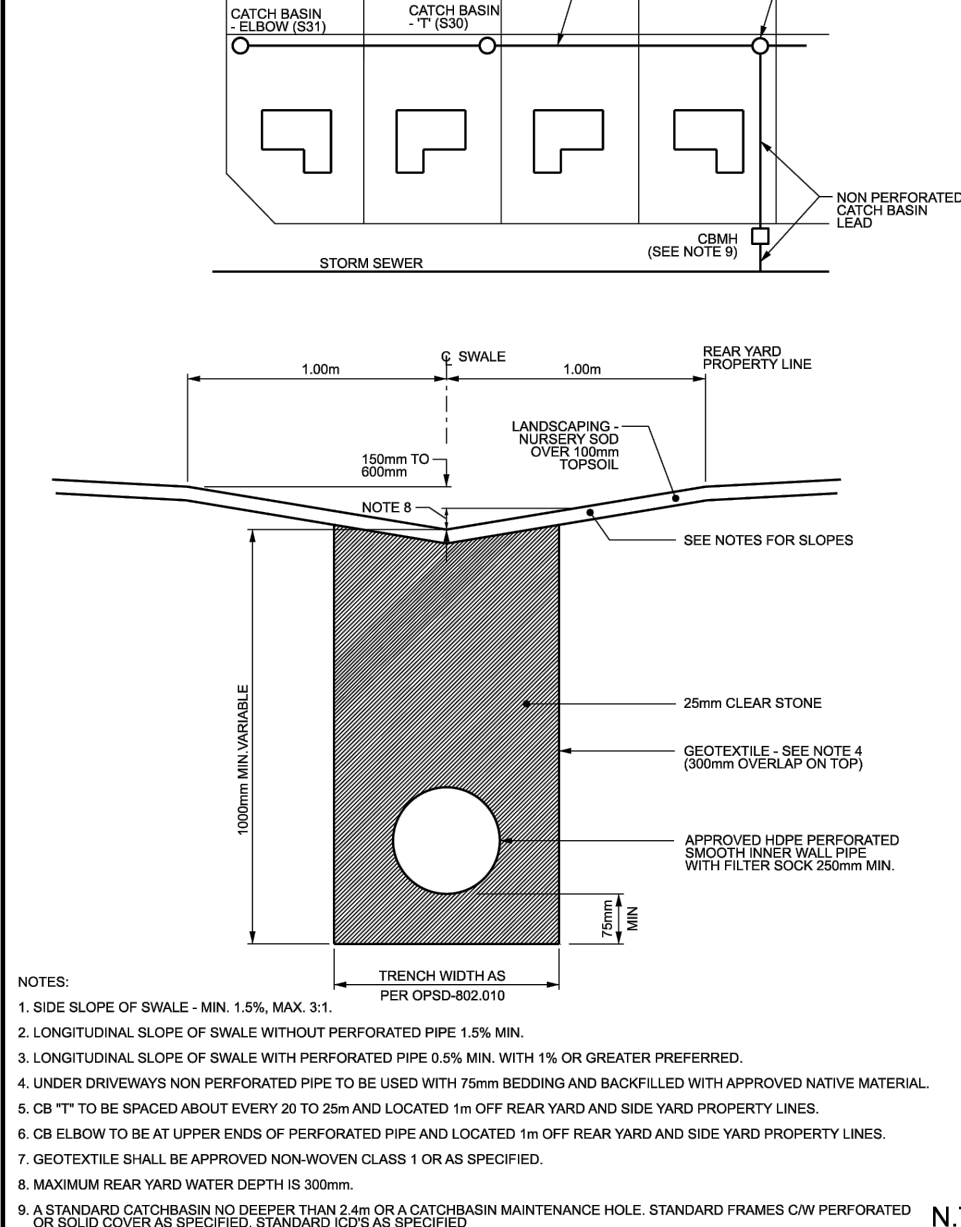
- NOTES:**
1. CLAY SEAL TO EXTEND FROM BOTTOM OF TRENCH EXCAVATION TO UNDERSIDE OF ROAD STRUCTURE
  2. CLAY SEAL TO EXTEND FULL TRENCH WIDTH TO EXISTING NATIVE SOILS WITH A MINIMUM THICKNESS OF 10mm ALONG POLES
  3. CLAY SEAL TO BE LOCATED SO THAT NO JOINTS ARE WITHIN THE CLAY SEAL AREAS

- NOTES:**
1. THE INSULATION MATERIAL SHALL BE EXTRUDED POLYSTYRENE ACCORDING TO M-18 IS WITH A MINIMUM COMPRESSIVE STRENGTH OF 20 kPa
  2. MINIMUM INSULATION THICKNESS SHALL BE 50mm
  3. JOINTS SHALL BE STAGGERED FOR MULTIPLE INSULATION SHEETS
  4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

**CLAY SEAL FOR PIPE TRENCHES**



**CATCH BASIN - ELBOW FOR REAR YARD, DITCHED PIPE AND LANDSCAPING APPLICATIONS**



**PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS**

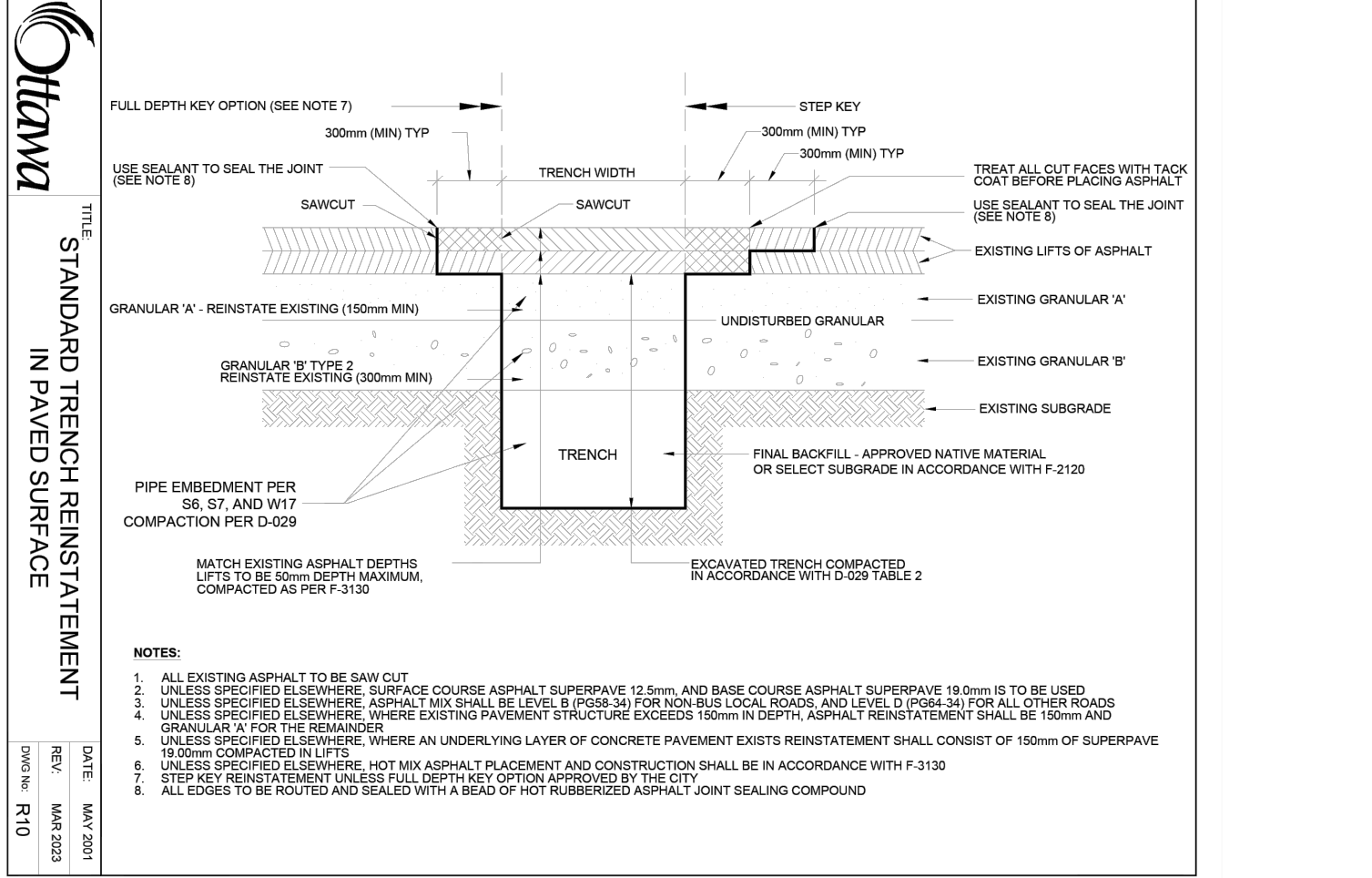
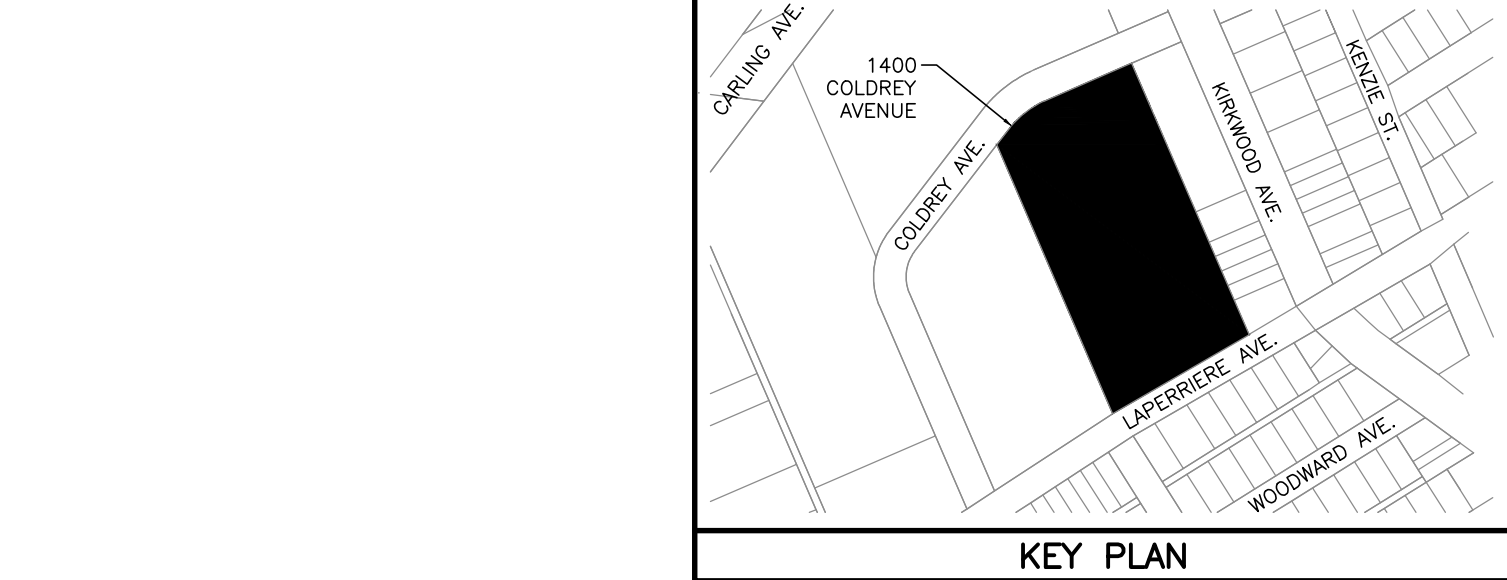
**PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS**

- NOTES:**
1. SIDE SLOPE OF SWALE - MIN. 1:3% MAX. 3:1
  2. LONGITUDINAL SLOPE OF SWALE WITHOUT PERFORATED PIPE 0.5% MIN.
  3. LONGITUDINAL SLOPE OF SWALE WITH PERFORATED PIPE 0.5% MIN. WITH 1% OR GREATER PREFERRED.
  4. UNDER DRIVEWAYS NON PERFORATED PIPE TO BE USED WITH 75mm BEDDING AND BACKFILL WITH APPROVED NATIVE MATERIAL.
  5. OR 11" TO BE SPACED ABOUT EVERY 20 TO 25m AND LOCATED IN OFF REAR YARD AND SIDE YARD PROPERTY LINES.
  6. OR ELBOW TO BE AT UPPER ENDS OF PERFORATED PIPE AND LOCATED IN OFF REAR YARD AND SIDE YARD PROPERTY LINES.
  7. GEOTEXTILE SHALL BE APPROVED NON WOVEN CLASS 1 OR AS SPECIFIED.
  8. MAXIMUM REAR YARD WATER DEPTH IS 300mm.
  9. A STANDARD CATCH BASIN NO GREATER THAN 1.8m OR A CATCH BASIN MAINTENANCE HOLE, STANDARD FRAMES ON PERFORATED OR SOLID COVER AS SPECIFIED STANDARD COTS AS SPECIFIED

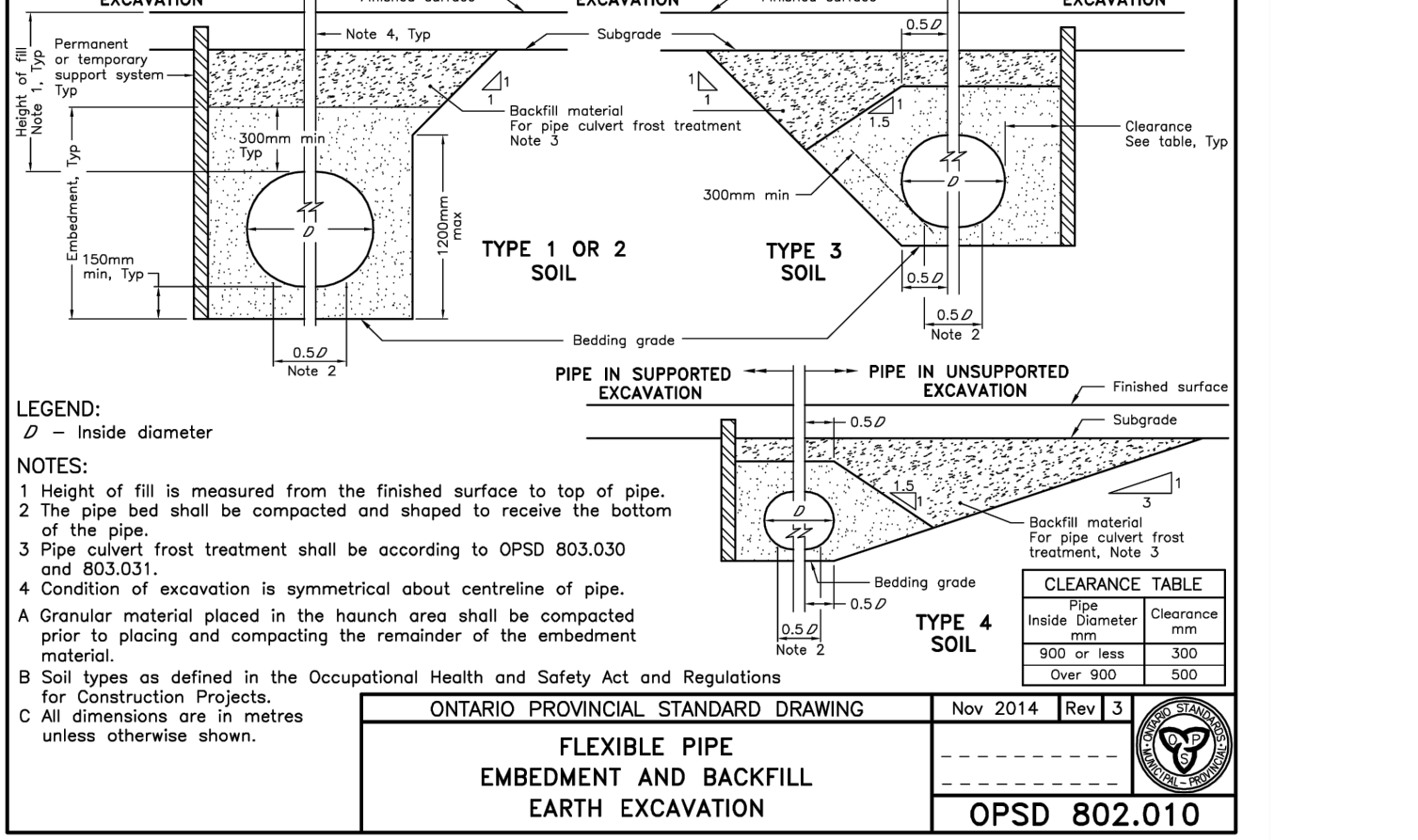
**PERFORATED PIPE INSTALLATION FOR REAR YARD AND LANDSCAPING APPLICATIONS**

- NOTES:**
1. Walle shall be founded on undisturbed soil having a minimum bearing capacity of ultimate limit states of 200kPa for Type I and 300kPa for Type II and Type III.
  2. Excavation for toe walls shall be backfilled with free draining granular material.
  3. 10mm perforated joint filter, Type A, non-extending and resilient bituminous type as specified.
  4. Cold applied rubber asphalt joint sealing compound.
  5. Where specified, wall drains shall be installed as per OPSD 3190.100.
  6. 150mm dia perforated pipe subdrain wrapped in geotextile.
  7. A Maximum height of slope above wall is 4m.
  8. Concrete for toe walls shall be 30MPa.
  9. All dimensions are in millimetres unless otherwise shown.

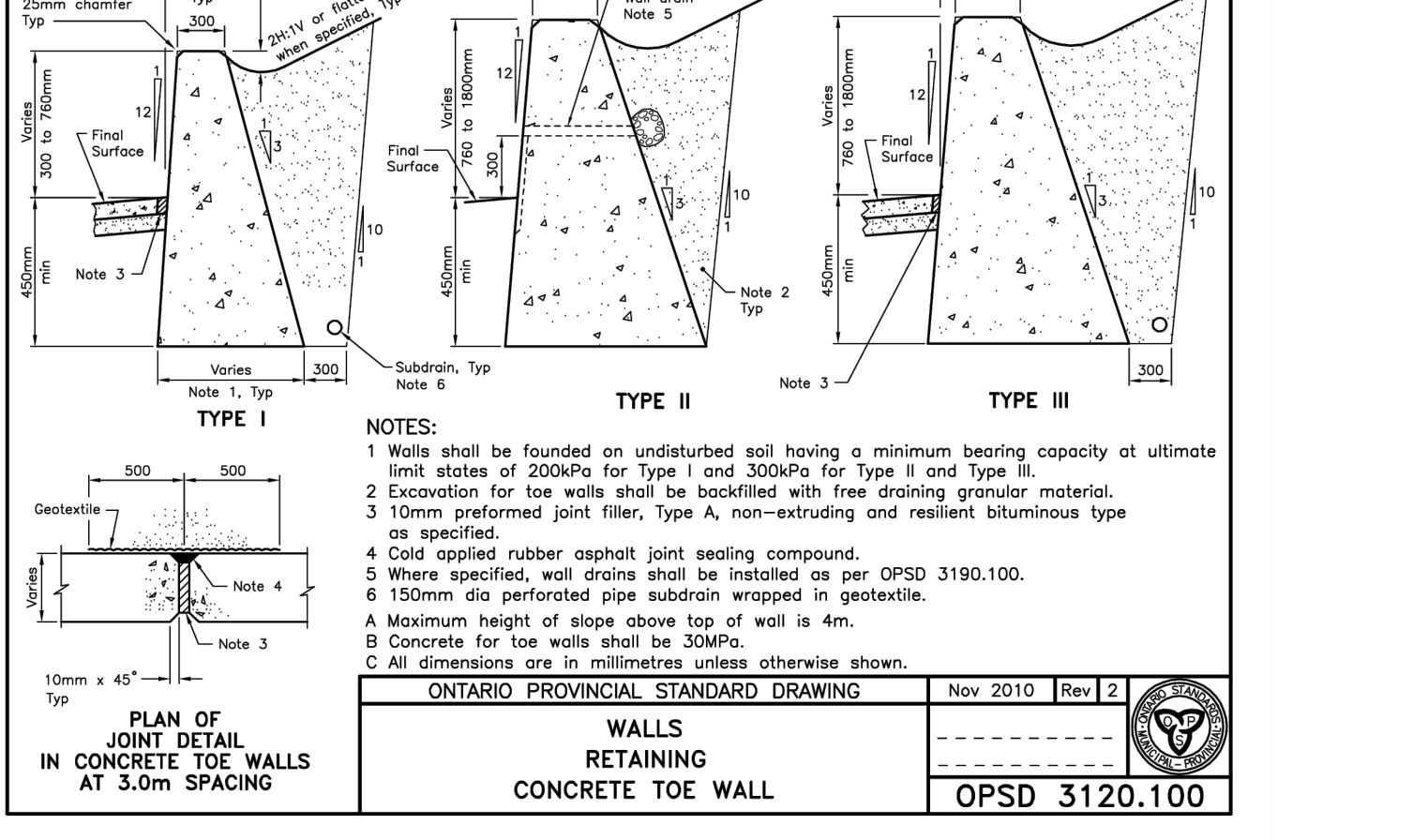
**PLAN OF JOINT DETAIL IN CONCRETE TOE WALLS AT 3.0m SPACING**



**STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE**



**FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION**



**WALL RETAINING CONCRETE TOE WALL**

**NOT FOR CONSTRUCTION**

**NOTES**

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NO.	REVISION	DESCRIPTION	DATE	BY
2	REVISED PER COMMENTS		21/08/25	BLM
1	ISSUED FOR REVIEW		09/06/25	BLM

**SCALE**



**Robinson Land Development**

350 Palladium Drive  
Ottawa, ON K2V 1A8  
(613) 592-6060 rcli.com

DESIGN	BLM
CHECKED	CC
DRAWN	BLM
CHECKED	CC
APPROVED	BLM

**KEHILLAT BETH ISRAEL**

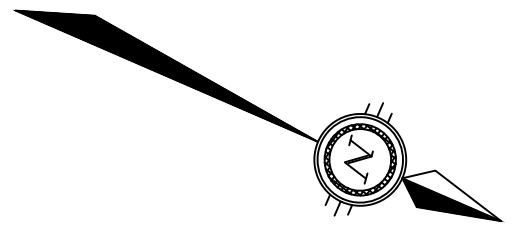
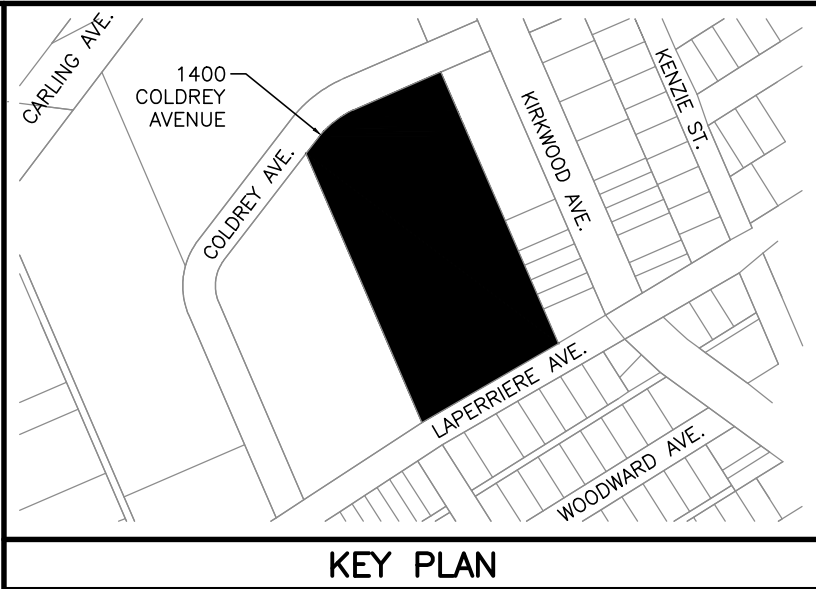
**1400 COLDREY AVENUE  
CITY OF OTTAWA**

**NOTES & DETAILS**

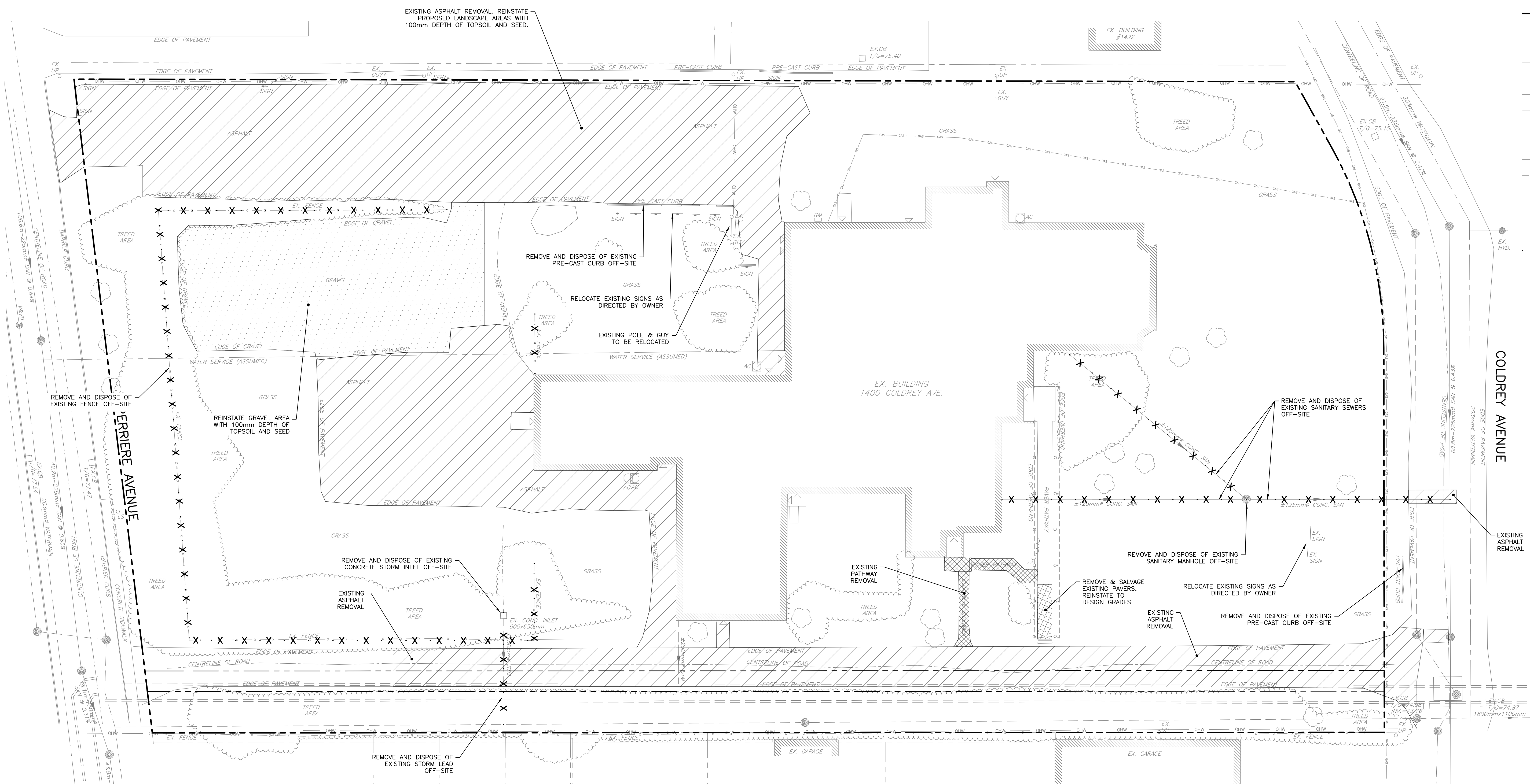
PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No.	24060-N1



NOT FOR CONSTRUCTION



- LEGEND**
- PROPERTY BOUNDARY
  - EXISTING HYDRANT
  - EXISTING CATCH BASIN
  - EXISTING WATERMAIN
  - EXISTING VALVE & VALVE BOX
  - EXISTING SANITARY SEWER & MANHOLE
  - EXISTING STORM SEWER & MANHOLE
  - EXISTING LIGHT STANDARD
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRES
  - EXISTING GAS
  - EXISTING BUILDING ENTRANCE
  - FULL DEPTH ASPHALT REMOVAL
  - CONCRETE/PAVERS REMOVAL
  - REMOVALS

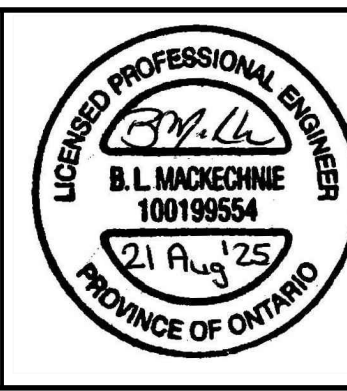
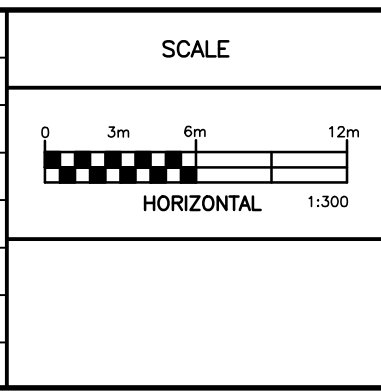


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Land Development

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(613) 592-6060 rcii.com

DESIGN	BLM
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DRAWN	BLM
CHECKED	CC
APPROVED	BLM

KEHILLAT BETH ISRAEL

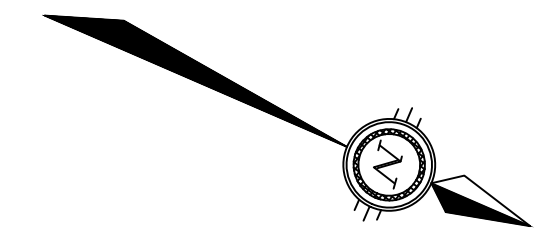
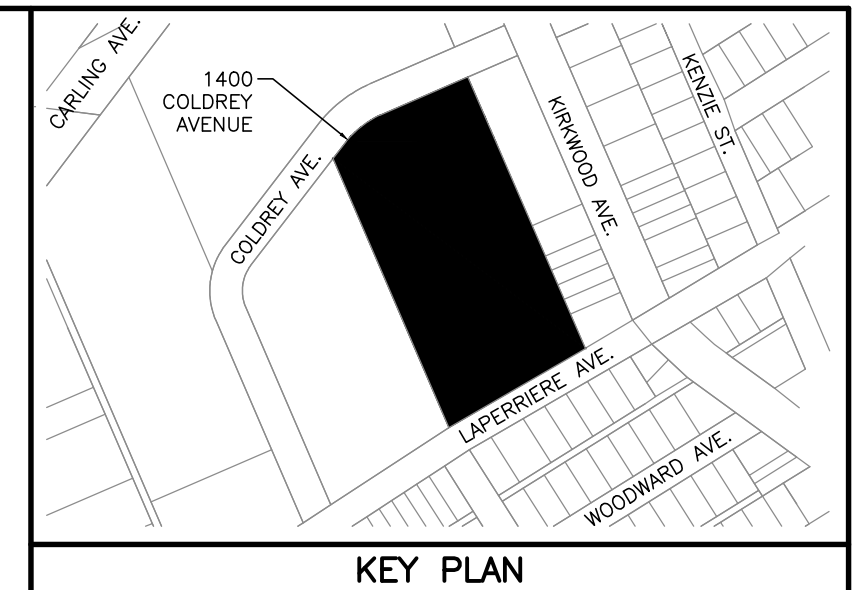
1400 COLDREY AVENUE  
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**EXISTING CONDITIONS  
AND REMOVALS PLAN**






PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No.	24060-R1

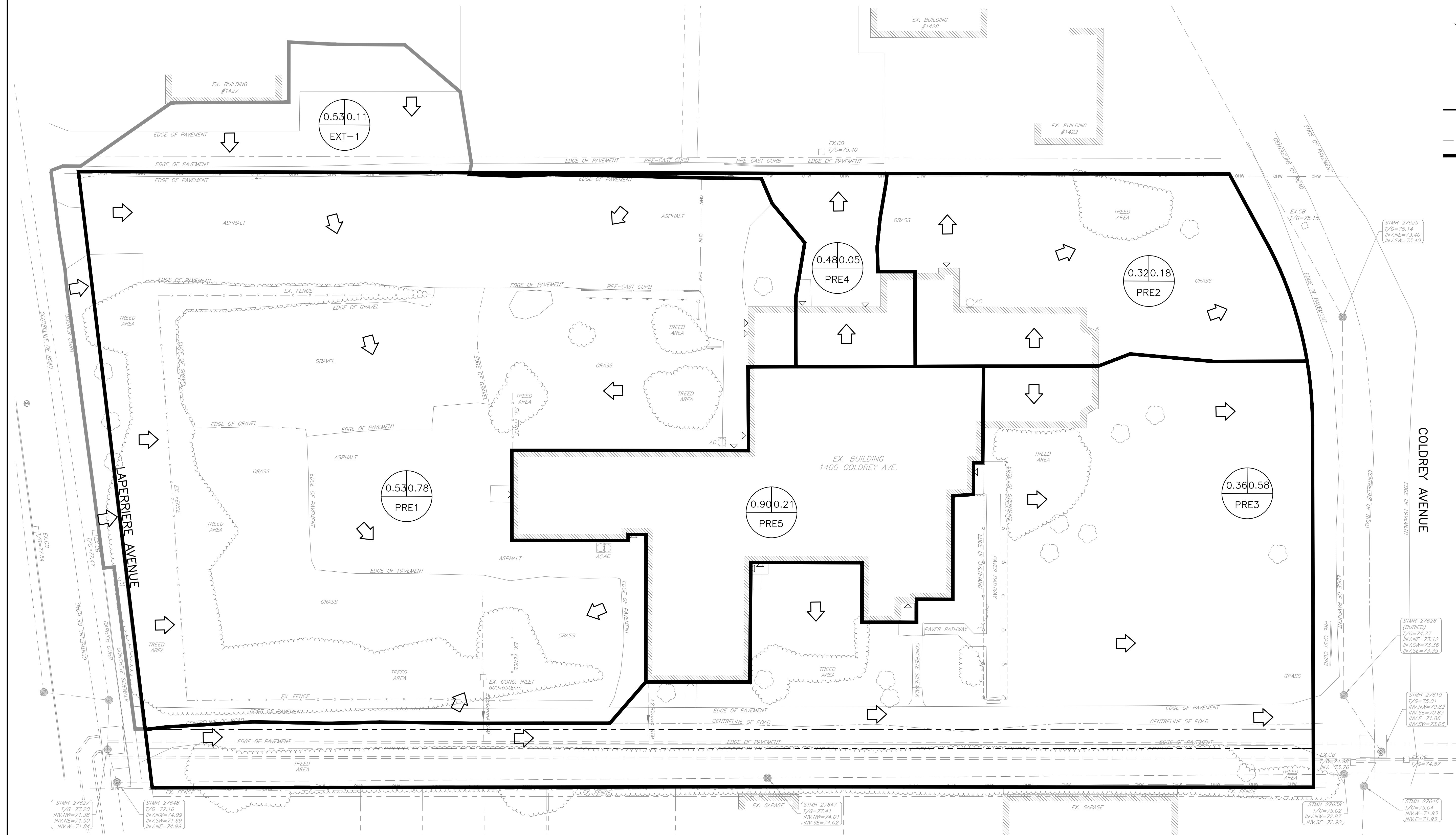
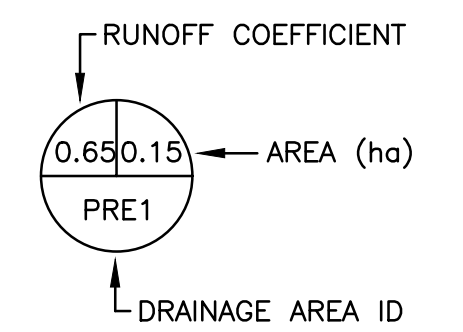


**NOT FOR CONSTRUCTION**



**LEGEND**

- |   |  |
|---|--|
|  | PROPERTY BOUNDARY                      |
|  | EXISTING CATCH BASIN                   |
|  | EXISTING STORM SEWER & MANHOLE         |
|  | PRE-DEVELOPMENT DRAINAGE AREA BOUNDARY |
|  | PRE-DEVELOPMENT OVERLAND FLOW ROUTE    |



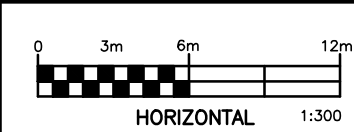
## NOTES

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SCALE



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CHECKED	C
APPROVED	BL

KEHILLAT BETH ISRAEL

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CITY OF OTTAWA

# PRE-DEVELOPMENT DRAINAGE AREA PLAN










PROJECT No.	24060
SURVEY	RCI
DATED	AUGUST 2025
DWG. No:	24060-PRE1

PLAN No. 19336

FILE No. D07-12-25-0083



**KEY PLAN**

	PROPERTY BOUNDARY
	EXISTING CATCH BASIN
	EXISTING STORM SEWER & MANHOLE
	STORM SEWER & MANHOLE
	CATCH BASIN
	ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
	SWALE
	SWALE WITH 250mmØ PERFORATED SUBDRAIN
	STORM DRAINAGE AREA BOUNDARY

[illegible]