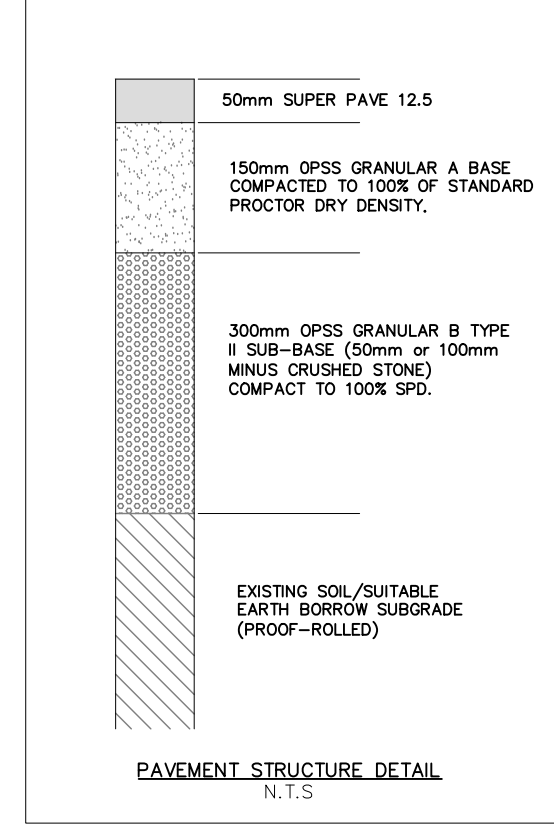


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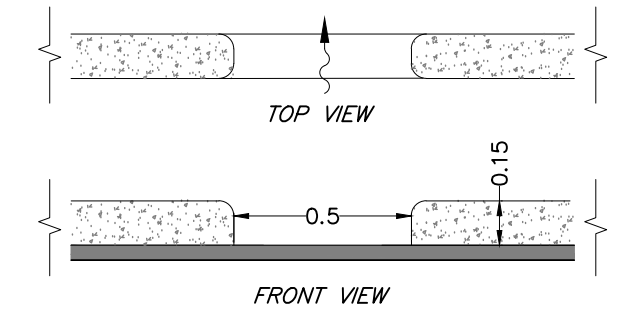
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- This drawing is part of Kollaard Associates design report # 220338.

GENERAL LEGEND

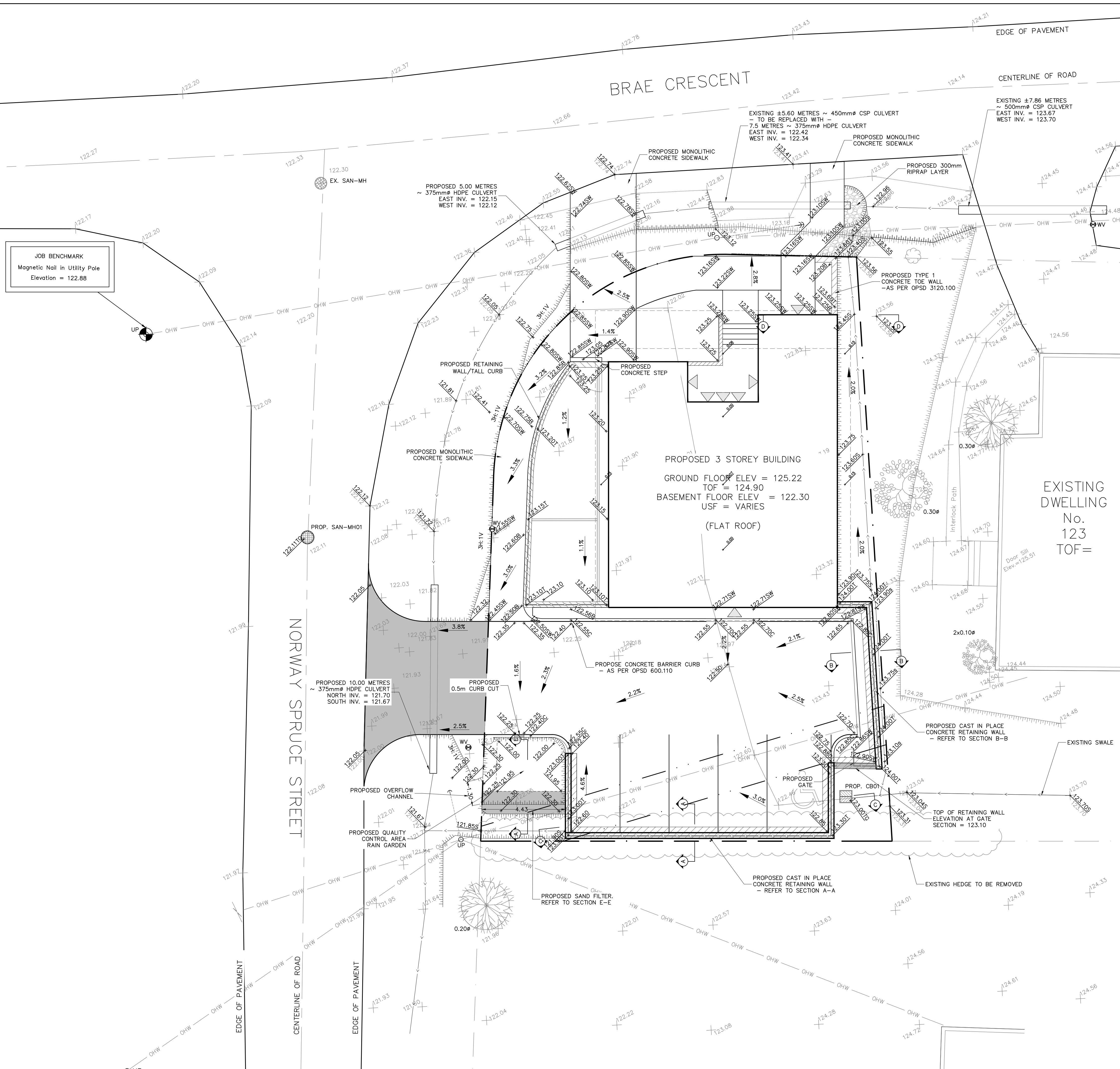
EXISTING ELEVATION	EXISTING HYDRO POLE	EXISTING HYDRO GUY WIRE ANCHOR
PROPOSED/EXISTING ELEVATIONS	EXISTING FIRE HYDRANT	EXISTING WATER VALVE
PROPOSED CURB ELEVATION	PROPOSED WATER VALVE	EXISTING STORM MANHOLE
PROPOSED TOP OF GRATE ELEVATION	PROPOSED STORM MANHOLE	EXISTING SANITARY MANHOLE
PROPOSED CATCH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



PAVEMENT STRUCTURE DETAIL
N.T.S



PROPOSED CURB CUT
N.T.S



JOB BENCHMARK
Magnetic Nail in Utility Pole
Elevation = 122.88

EXISTING DWELLING
No. 123
TOF =

No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL	2023/05/10	AVI
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Kollaard Associates
Engineers
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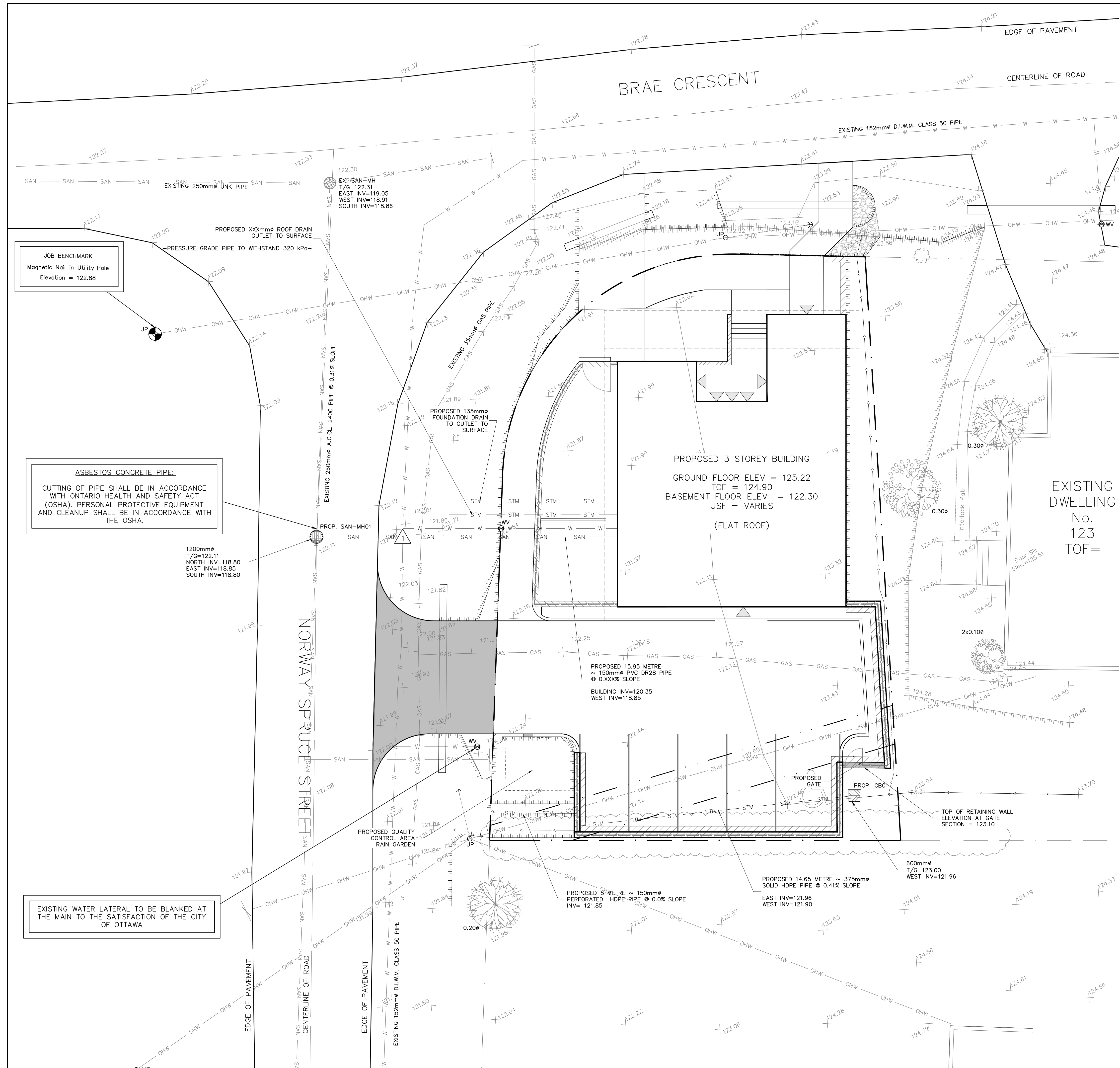
CLIENT:
BRYDEN GIBSON

PROJECT:
PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

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

	DESIGNED BY: SD	CHECKED BY: SD
	DRAWN BY: JR	APPROVED BY: SD
DATE: MAY 12, 2023		KOLLAARD FILE NUMBER: 220338

DRAWING NUMBER: 220338-GR
DRAWING NAME: GRADING AND DRAINAGE PLAN



GENERAL LEGEND

EXISTING ELEVATION	EXISTING HYDRO POLE
PROPOSED EXISTING ELEVATIONS	EXISTING HYDRO GUY WIRE ANCHOR
PROPOSED CURB ELEVATION	EXISTING FIRE HYDRANT
PROPOSED TOP OF GRADE ELEVATION	EXISTING WATER VALVE
PROPOSED CATCH BASIN TOP OF GRADE ELEVATION	PROPOSED WATER VALVE
PROPOSED SIDEWALK ELEVATION	EXISTING STORM MANHOLE
PROPOSED SIDEWALK ELEVATION	EX. SAN-MH
PROPOSED TOP OF RETAINING WALL ELEVATION	EXISTING SANITARY MANHOLE
PROPOSED BOTTOM OF RETAINING WALL ELEVATION	EXISTING VALVE CHAMBER
PROPOSED ELEVATION	EXIST. VC
DRAINAGE SLOPE	EXIST. CB
WATERMAIN	EXIST. CB
STORM SEWER	PROPO. CB-MH
SANITARY SEWER	PROPO. CB
CENTERLINE OF ROAD	PROPO. ST-MH
EDGE OF ROAD	PROPO. SAN-MH
TOP OF SLOPE	PROPOSED STORM MANHOLE
PROPERTY LINE	PROPOSED SANITARY MANHOLE
GAS LINE	TEMPORARY BENCHMARK
OVERHEAD WIRE	BUILDING ENTRANCE LOCATION
	STREET SIGN
	SILT FENCE

DRAWING NUMBER: 220338-SER

SITE LOCATION

SCALE: 1:100 METRES

JOB BENCHMARK
Magnetic Nail in Utility Pole
Elevation = 122.88

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.

REFER TO KOLLAARD DRAWING 220338-DETAILS FOR SERVICING DETAILS

- 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.
SANITARY MANHOLE (1200mm)	OPSD 701.021	
SANITARY BEDDING	OPSD 701.021	56 & 57
SEWER TRENCH	OPSD 401.030	524 & 525
SANITARY MANHOLE FRAME & COVER	OPSD 401.030	
600mm/600mm CATCHBASIN	OPSD 705.010	
 - 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.
 - 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, PVA POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET TYPE JOINTS SHALL CONFORM TO CSA (B-182.3.14).
 - 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 403.016, 410.017 AND 403.024. DIE TESTING IS TO BE COMPLETED ON ALL SANITARY SEWERS 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 CATCHBASIN TO HAVE MINIMUM 300mm SLUMP.
 - 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 CLEARANCE BETWEEN THE WATERMAIN AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, MUST FOLLOW PROCEDURE F-6-1 SEC. 5.2 OF THE ONTARIO DRAINING WATER RESOURCES ACT.

- 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 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 D18	(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 (All open structures).
 - A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMAIN AND ALL UTILITIES AND SEWERS. IN LOCATIONS WHERE THIS IS NOT ACHIEVABLE, MUST FOLLOW PROCEDURE F-6-1 SEC. 5.2 OF THE ONTARIO DRAINING 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 8.28.
 - 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 AT A MINIMUM OF 1.0 METRE FROM THE BUILDING FOUNDATION. TYPICAL PRIVATE SERVICE AS PER STD. DWG. W02 (with the exception that the VALVE 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 RESTRAINTS DESIGNED FOR WATERMAIN APPLICATION. JOINT AND PIPE RESTRAINTS SHOULD MEET THE REQUIREMENTS OF AWWA C900, C905 AND C907 AND ASTM F1741-11. JOINT RESTRAINTS 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 FORMS ARE ON HAND TO MAKE THE CONNECTION.

CROSSING TABLE

1	SAN OBV = 119.25
	W/M INV = 119.78

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- This drawing is part of Kollaard Associates design report # 220338.

No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL	2023/05/10	AW
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

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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

DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: JR	APPROVED BY: SD
DATE: MAY 12, 2023	
KOLLAARD FILE NUMBER: 220338	

DRAWING NUMBER: 220338-SER
DRAWING NAME: SITE SERVICING PLAN



SCALE: AS NOTED

- GENERAL NOTES:**
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#	REVISION ITEM / DESCRIPTION	REV. DATE	INT

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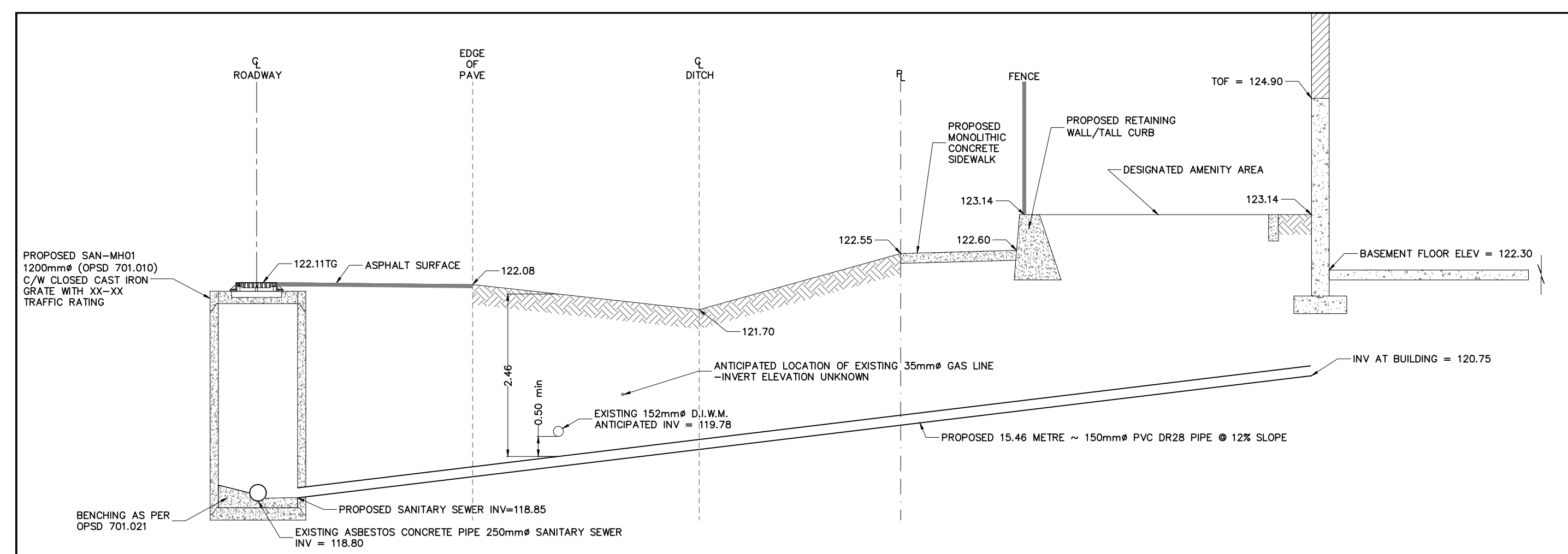
CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

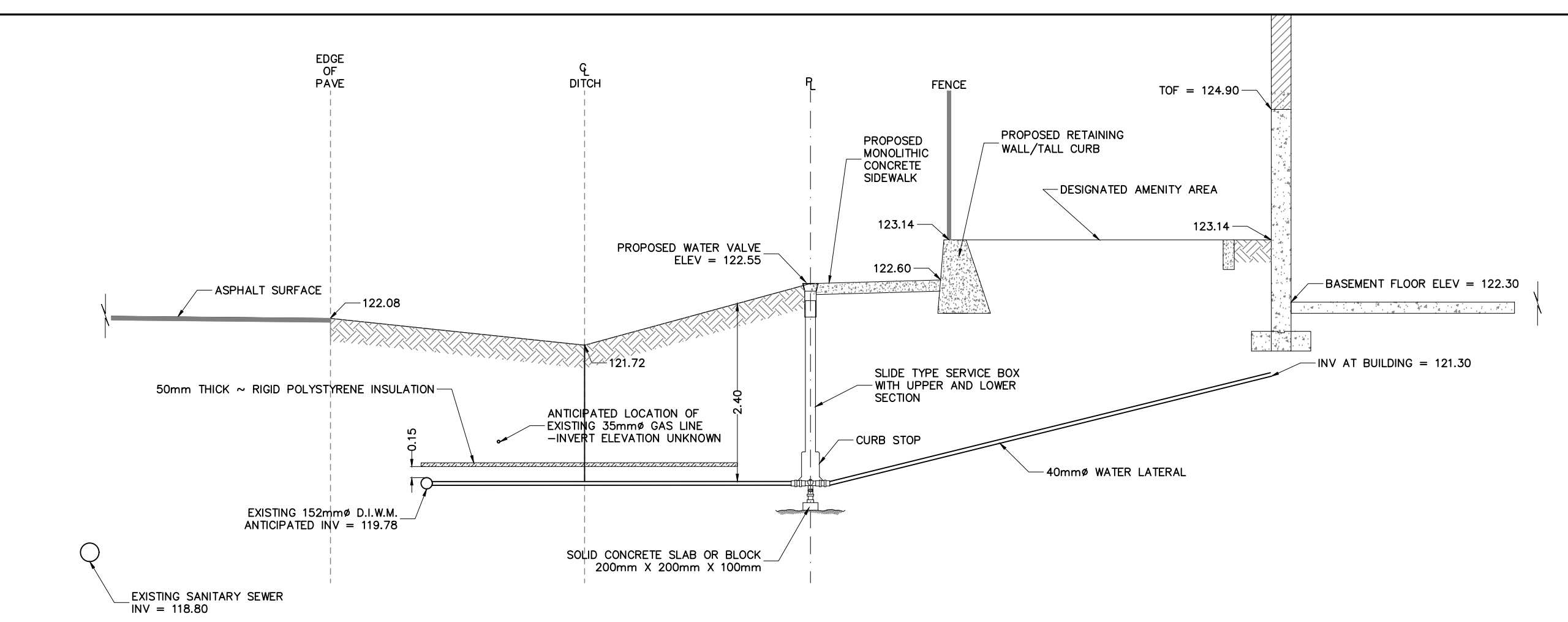
LOCATION: 121 BREA CRESCENT, STITTSVILLE, ON, K2S 1P1

DESIGNED BY: SD
 CHECKED BY: SD
 DRAWN BY: JR
 APPROVED BY: SD
 DATE: MAY 12, 2023
 KOLLAARD FILE NUMBER: 220338

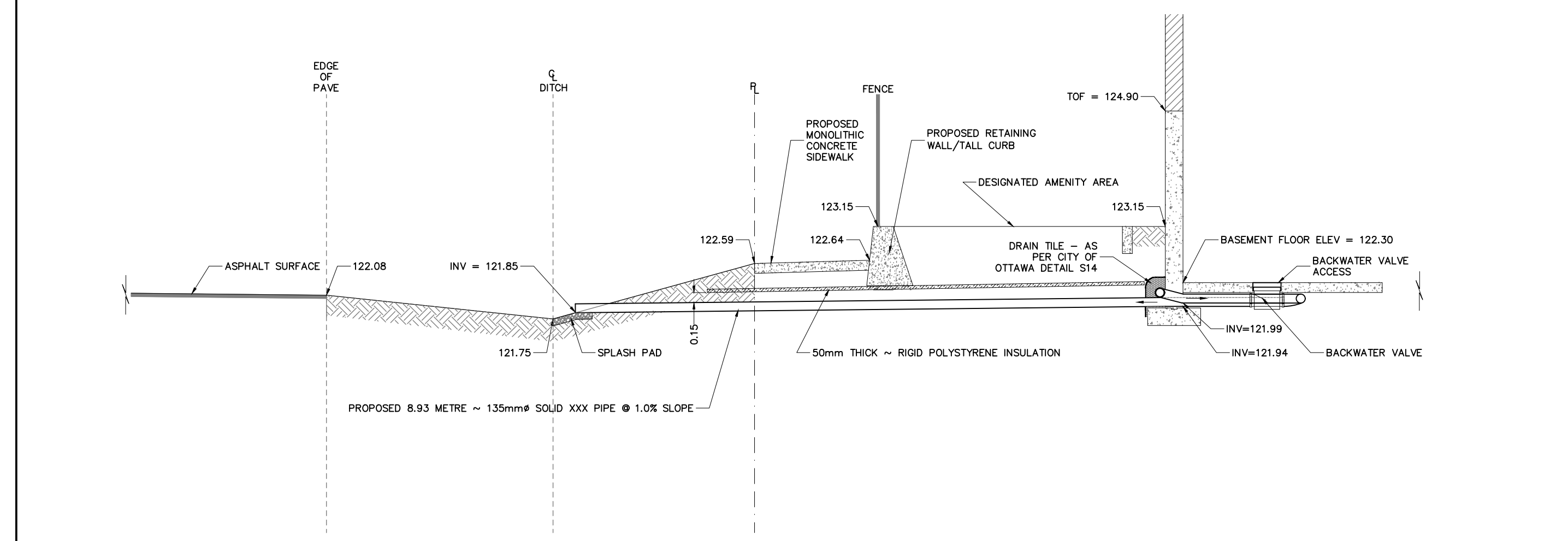
DRAWING NUMBER: 220338-DETAILS
 DRAWING NAME: DETAILS



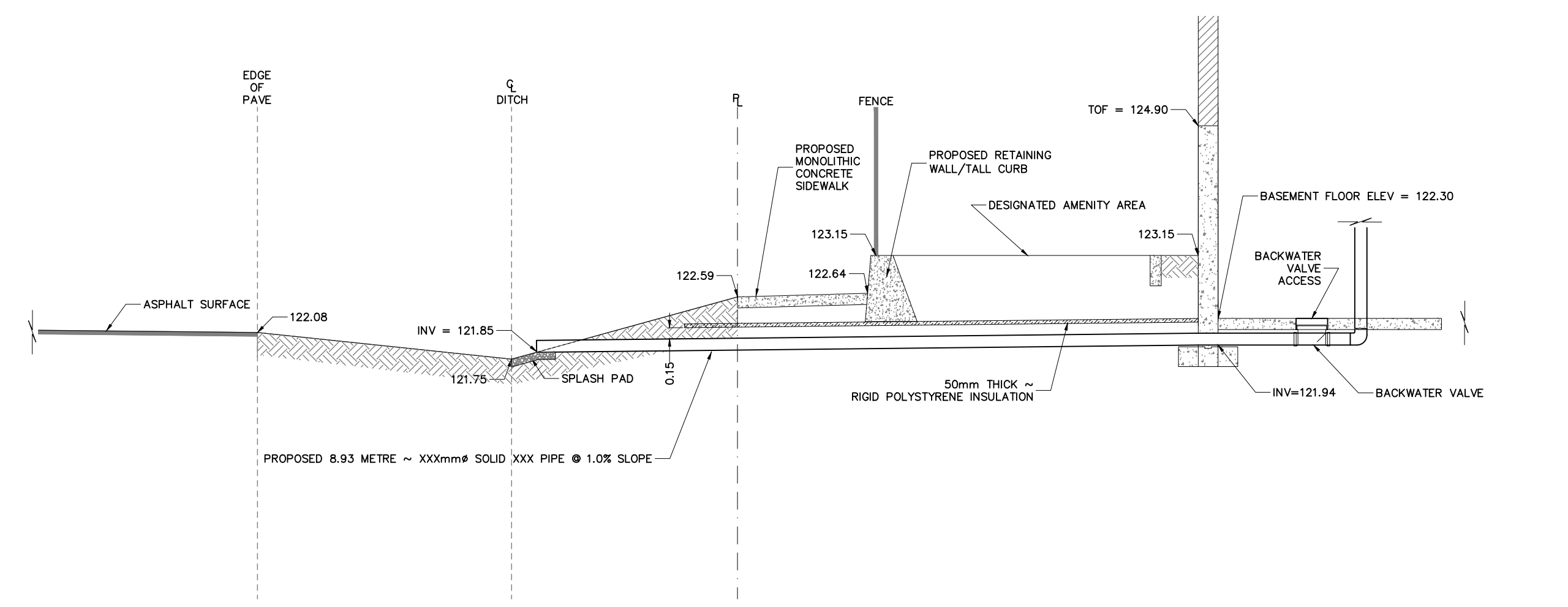
SANITARY SERVICE CONNECTION
N.T.S.



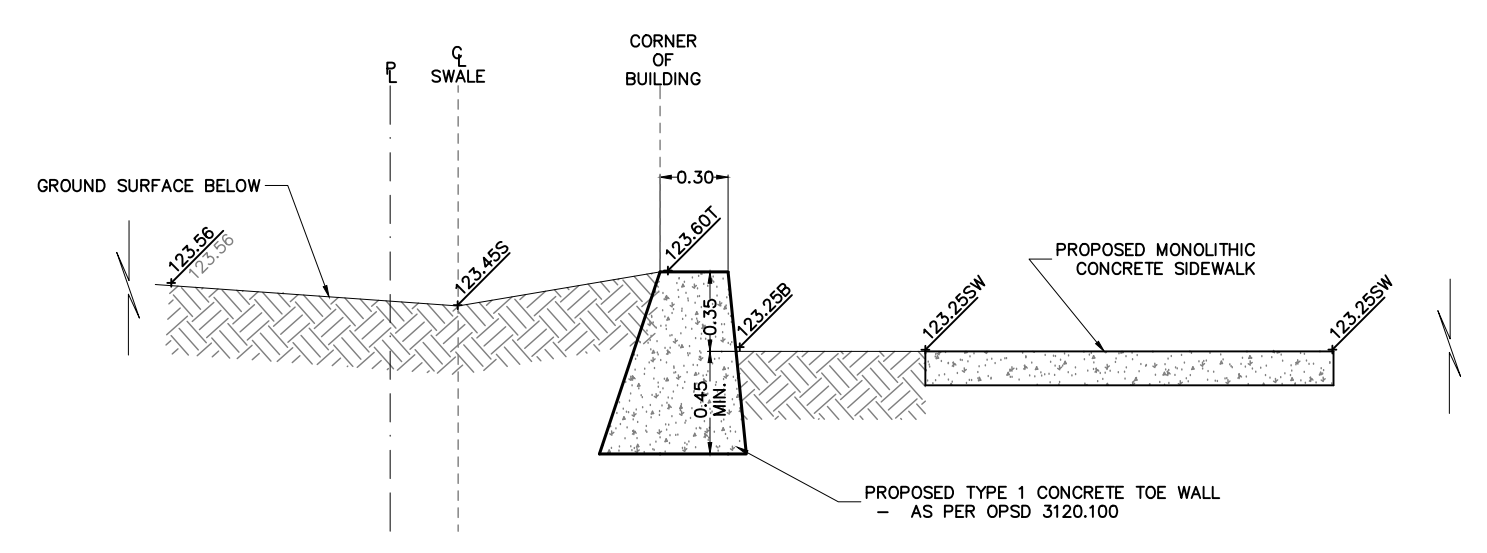
WATER SERVICE CONNECTION
N.T.S.



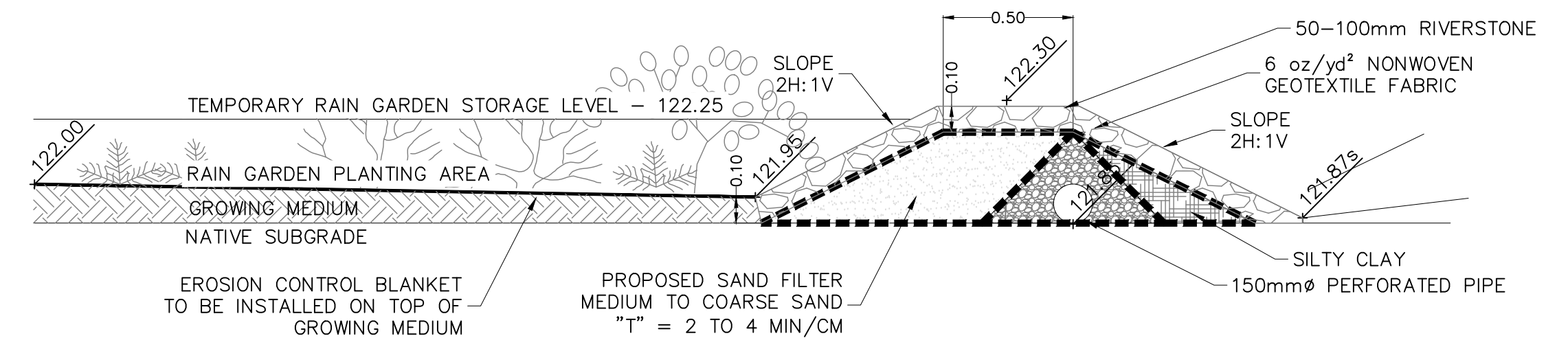
FOUNDATION DRAIN WITH SPLASH PAD
N.T.S.



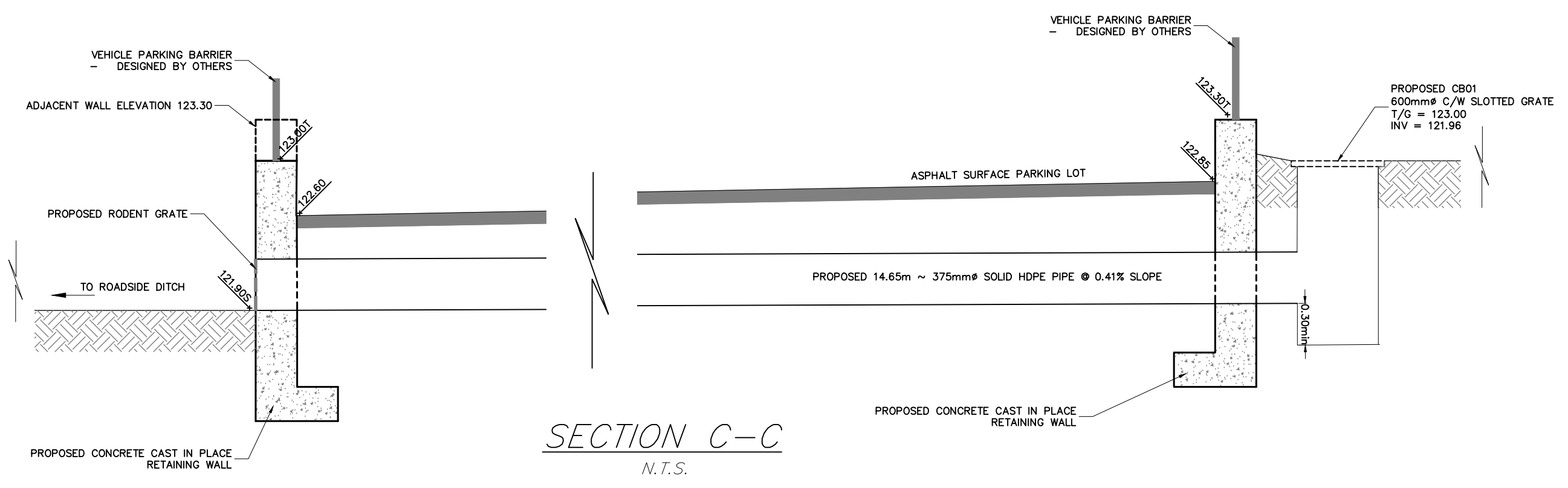
ROOF DRAIN WITH SPLASH PAD
N.T.S.



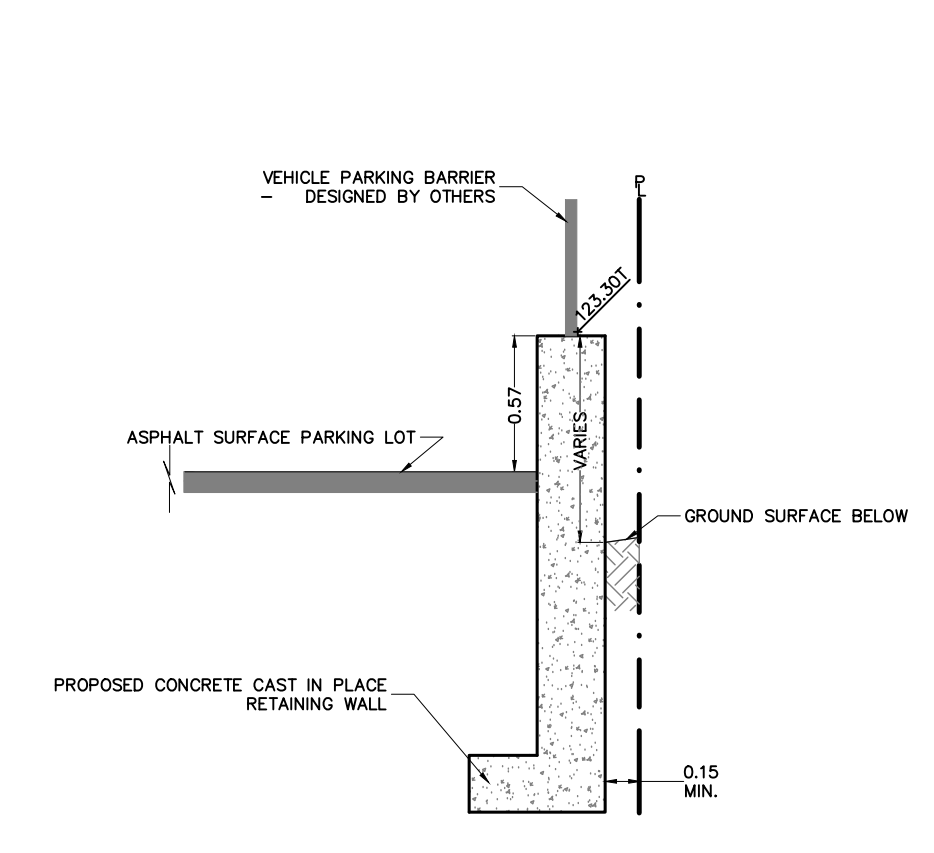
SECTION D-D
N.T.S.



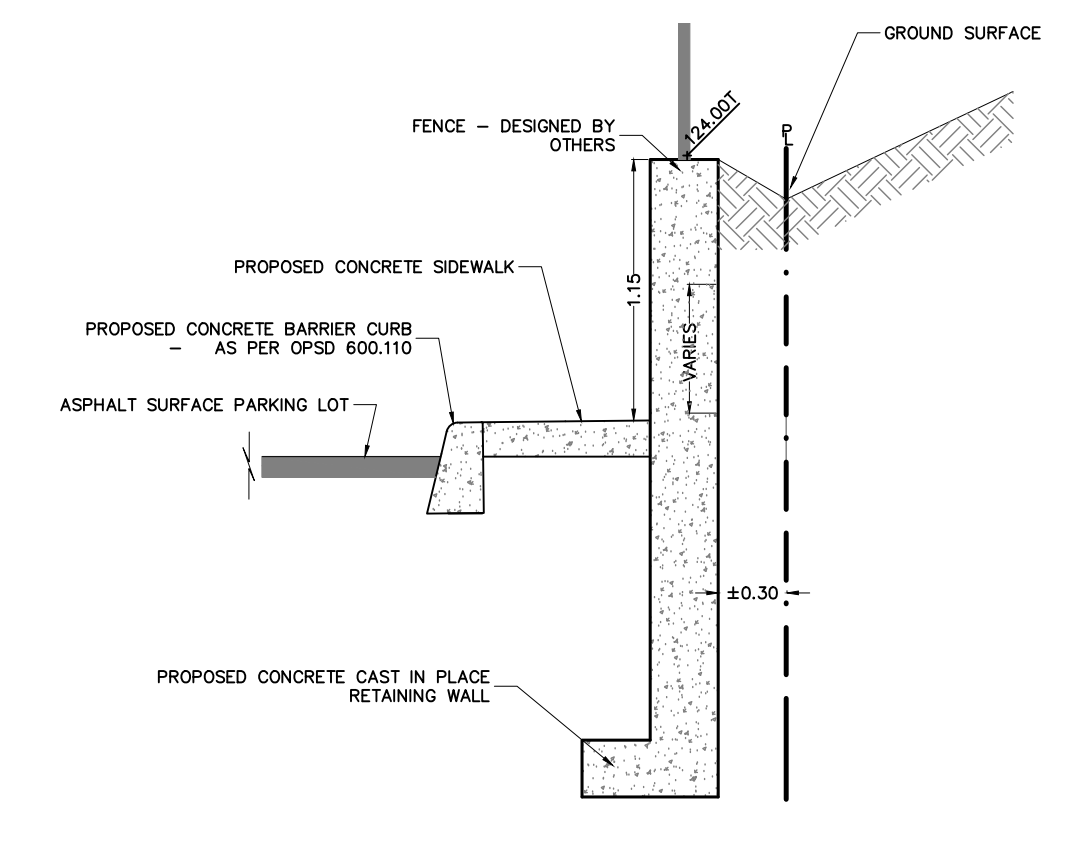
PROPOSED RAIN GARDEN AREA SECTION E-E
N.T.S.



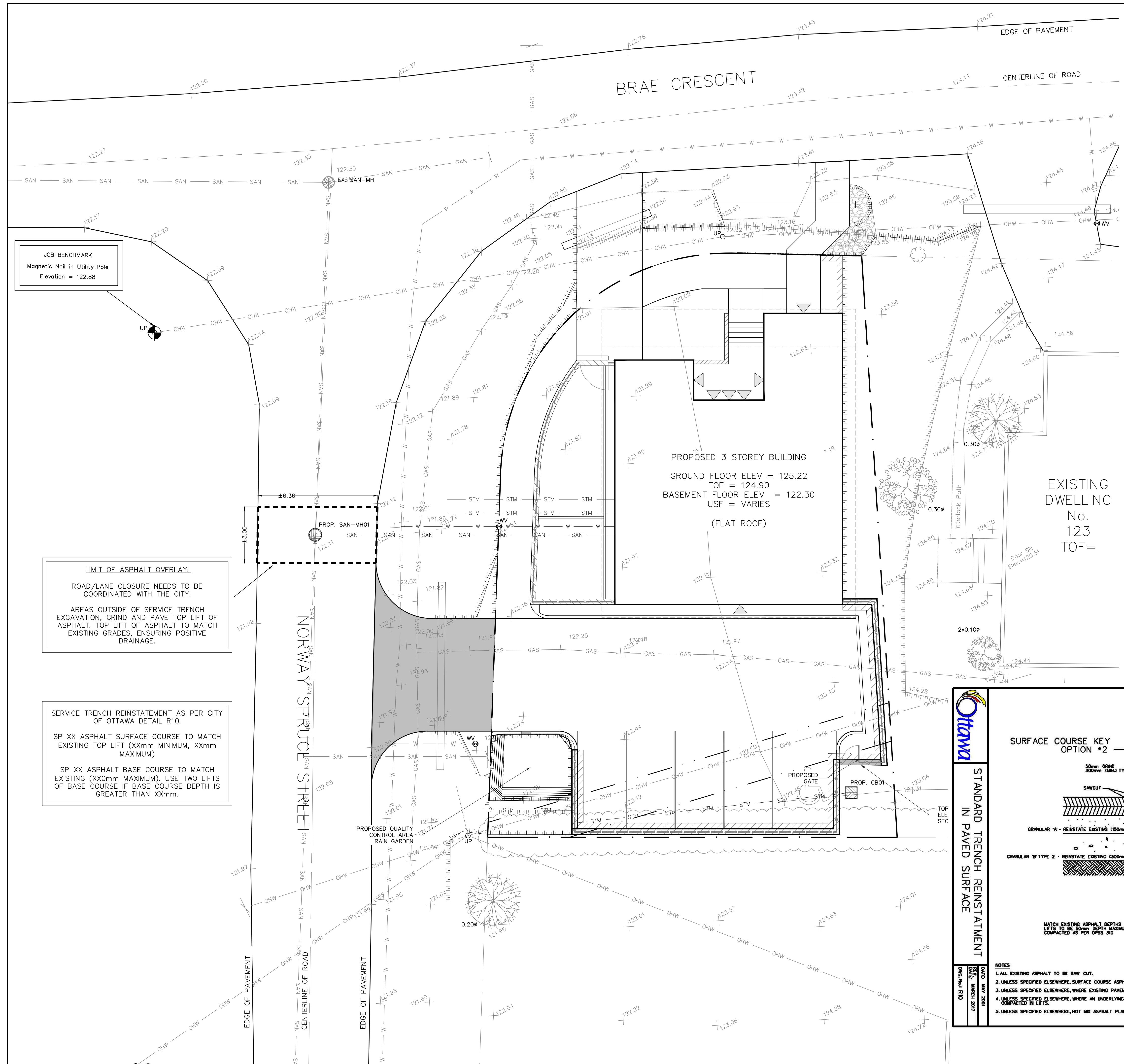
SECTION C-C
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



JOB BENCHMARK
Magnetic Nail in Utility Pole
Elevation = 122.88

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 (XXmm MAXIMUM). USE TWO LIFTS OF BASE COURSE IF BASE COURSE DEPTH IS GREATER THAN XXmm.

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 SIDEWALK ELEVATION	EXISTING STORM MANHOLE
PROPOSED SLOPE ELEVATION	EX. SAN-MH
PROPOSED TOP OF RETAINING WALL ELEVATION	EXISTING SANITARY MANHOLE
PROPOSED BOTTOM OF RETAINING WALL ELEVATION	EX. VC
PROPOSED ELEVATION	EXISTING VALVE CHAMBER
DRAINAGE SLOPE	EX. CB
WATERMAIN	EXISTING CURB INLET CATCH BASIN
STORM SEWER	EX. CB
SANITARY SEWER	EXISTING CATCH BASIN
TOP OF SLOPE	PROP. CB-MH
PROPERTY LINE	PROPOSED CATCH BASIN/MANHOLE
GAS LINE	PROP. CB
OVERHEAD WIRE	PROPOSED STORM MANHOLE
	PROP. SAN-MH
	PROPOSED SANITARY MANHOLE
	TEMPORARY BENCHMARK
	BUILDING ENTRANCE LOCATION
	STREET SIGN
	SILT FENCE

DRAWING NUMBER: 220338-RR

SCALE: 0 1 2 3 4 5 10 METRES

1:100

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No.	REVISION	DATE	BY
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#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

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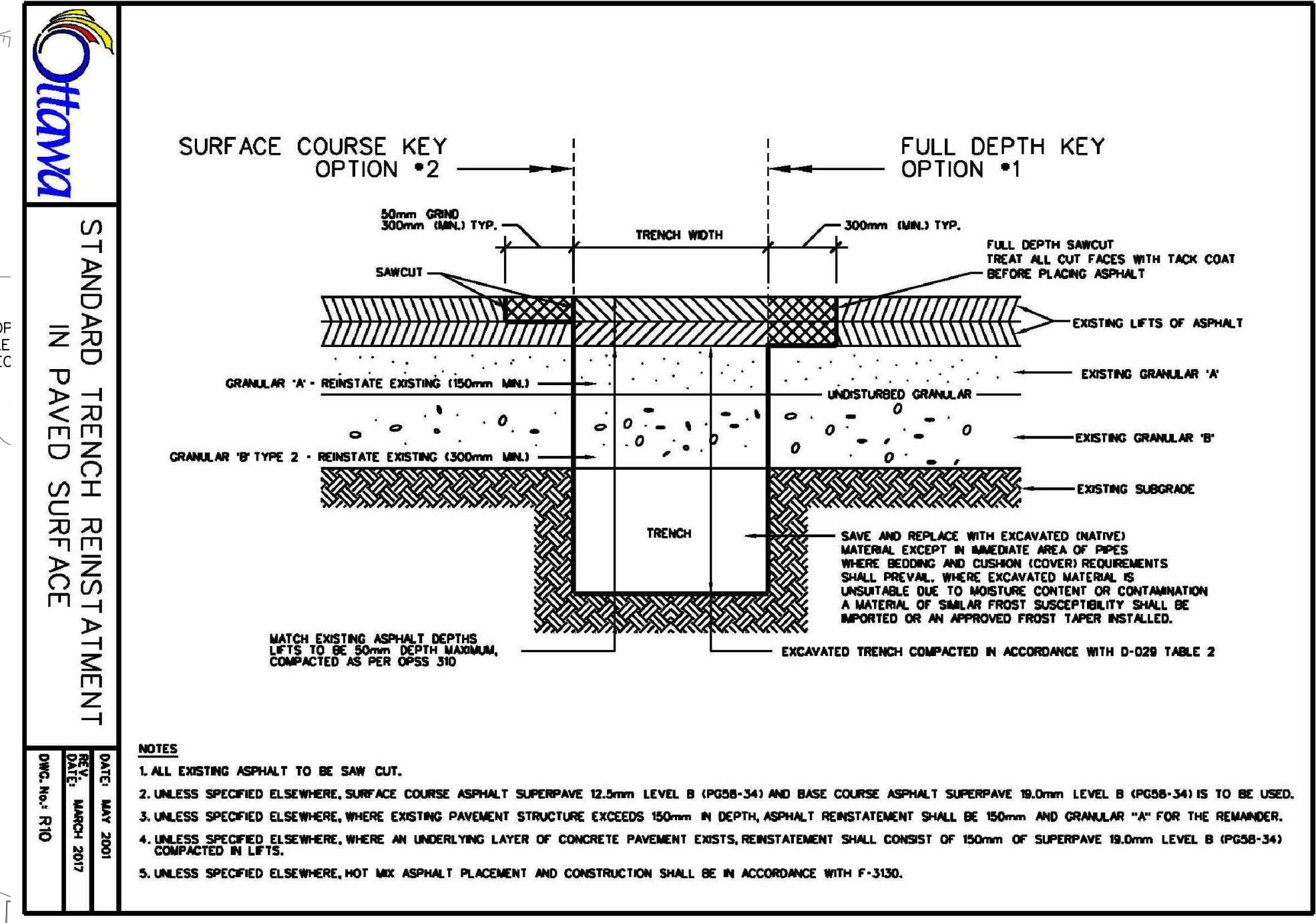
CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

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

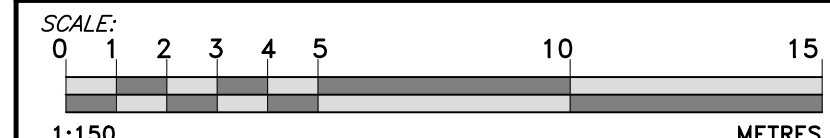
DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: JR	APPROVED BY: SD
DATE: MAY 12, 2023	
KOLLAARD FILE NUMBER: 220338	

DRAWING NUMBER: 220338-RR
DRAWING NAME: ROADWAY REINSTATEMENT



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.

PROPOSED ROADWAY REINSTATEMENT
SCALE = 1:100



GENERAL NOTES:

- All dimensions are in metres; all elevations are in metres and are geodetic. TBM = Nail in utility pole. Elevation = 122.88.
- 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, Volebek Ltd. April 25, 2022.
- 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.
- Client is responsible for acquiring all necessary permits. This drawing is not for construction until a building permit has been granted.
- 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.
- 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 manhole/catchbasin lids to prevent sediments from entering structures and install and maintain a light duty silt fence barrier as required.
- Inspection of rough grade by Kollaard Associates Inc. and City of Ottawa must be conducted prior to placement of topsoil or sod.
- Hydro service to be installed according to the specifications of Ontario Hydro and the Mechanical Engineer.
- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications.
- This drawing is part of Kollaard Associates design report # 220338.

No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN CONTROL	2023/05/10	AVI
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

Kollaard Associates
Engineers
(613) 860-0923
info@kollaard.ca

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KEMPVILLE, 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

DESIGNED BY: SD	CHECKED BY: SD
DRAWN BY: JR	APPROVED BY: SD
DATE: MAY 12, 2023	
KOLLAARD FILE NUMBER: 220338	

DRAWING NUMBER: 220338-ESC
DRAWING NAME: EROSION AND SEDIMENT CONTROL

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 SIDEWALK ELEVATION	EXISTING STORM MANHOLE
PROPOSED SLOPE	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	

