

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

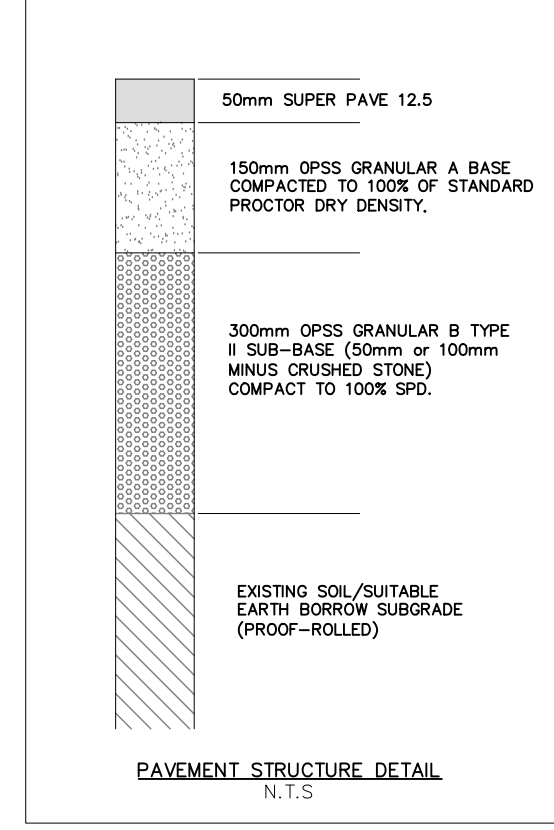
DRAWING NUMBER: 220338-GR

SITE LOCATION

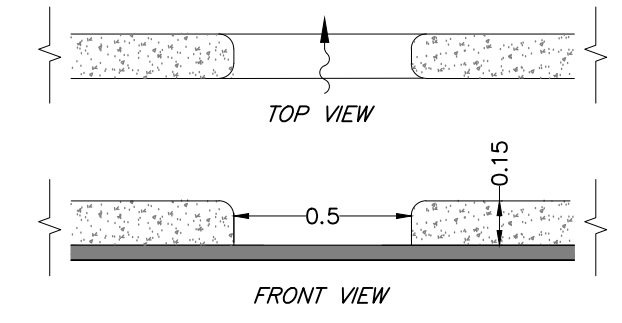
SCALE: 0 1 2 3 4 5 10 METRES

1:100

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PAVEMENT STRUCTURE DETAIL
N.T.S.



PROPOSED CURB CUT
N.T.S.

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.

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 info@kollaard.ca

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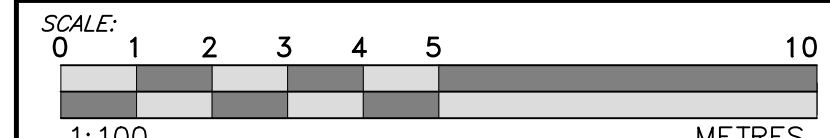
CLIENT:
BRYDEN GIBSON

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

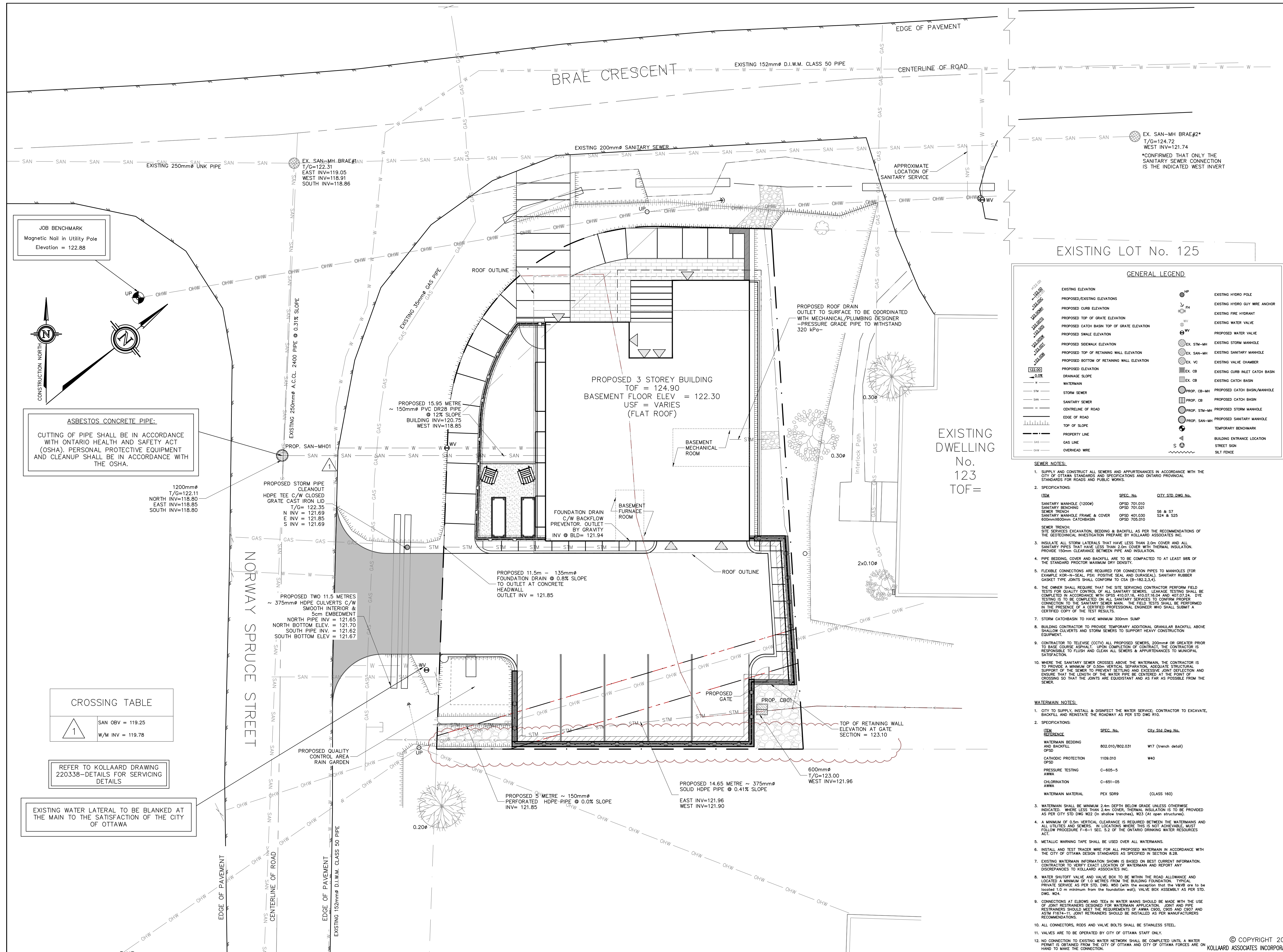
DRAWING NUMBER: 220338-GR
 DRAWING NAME: GRADING AND DRAINAGE PLAN



1:100 METRES

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



GENERAL LEGEND table with symbols for existing and proposed elevations, curbs, gratings, catch basins, manholes, and various utility lines (sanitary sewer, storm, gas, water, 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 (1200) OPSD 701.010
SANITARY BENCHING OPSD 701.021
SEWER TRENCH OPSD 401.030 58 & 57
SANITARY MANHOLE FRAME & COVER OPSD 401.030 524 & 525
600mmx600mm CATCHBASIN OPSD 702.010
SEWER TRENCH:
SITE SERVICES EXCAVATION, BEDDING & BACKFILL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY KOLLAARD ASSOCIATES INC.
3. INSULATE ALL STORM LATERALS THAT HAVE LESS THAN 20cm COVER AND ALL SANITARY PIPES THAT HAVE LESS THAN 20cm 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, PSE, POSITIVE SEAL AND DURASEAL). SANITARY RUBBER GASKET JOINTS SHALL CONFORM TO CSA (S-182.23.4).
6. THE OWNER SHALL REQUIRE THAT THE SITE SERVING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.014, 410.014.01 AND 407.024. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER SUPPORT OF 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 SLUMP.
8. BUILDING CONTRACTOR TO PROVIDE TEMPORARY ADDITIONAL GRANULAR BACKFILL ABOVE SHALLOW CULVERTS AND STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT.
9. CONTRACTOR TO TELEPHONE (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.
10. WHERE THE SANITARY SEWER CROSSES ABOVE THE WATERMAIN, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 0.5m VERTICAL CLEARANCE. 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. Dep. 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 0.4m COVER, THERMAL INSULATION IS TO BE PROVIDED AS PER CITY STD DWG W22 (in shallow trenches), W23 (in open structures).
4. A MINIMUM OF 0.5m VERTICAL CLEARANCE IS REQUIRED BETWEEN THE WATERMANS AND ALL UTILITIES AND SERVICES. 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 WATERMANS.
6. INSTALL AND TEST TRACER WIRE FOR ALL PROPOSED WATERMAIN IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS AS SPECIFIED IN SECTION 6.28.
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 VALVE one is 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 RESTRAINTS DESIGNED FOR WATERMAIN APPLICATION. JOINT AND PIPE RESTRAINTS SHOULD MEET THE REQUIREMENTS OF AWWA C900, C905 AND C907 AND ASTM F1614-11. JOINT RESTRAINTS 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.

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.

1200mm#
T/G=122.11
NORTH INV=118.80
EAST INV=118.85
SOUTH INV=118.80

PROPOSED STORM PIPE CLEANOUT
HDPE TEE C/W CLOSED GRATE CAST IRON LID
T/G= 122.35
N INV = 121.69
S INV = 121.65
S INV = 121.69

PROPOSED TWO 11.5 METRES
375mm# HDPE CULVERTS C/W SMOOTH INTERIOR & 5cm EMBEDMENT
NORTH PIPE INV = 121.65
NORTH BOTTOM ELEV. = 121.70
SOUTH PIPE INV. = 121.62
SOUTH BOTTOM ELEV = 121.67

PROPOSED 3 STOREY BUILDING
TOF = 124.90
BASEMENT FLOOR ELEV = 122.30
USF = VARIES (FLAT ROOF)

FOUNDATION DRAIN
C/W BACKFLOW PREVENTOR. OUTLET BY GRAVITY
INV @ BLD = 121.94

PROPOSED 11.5m - 135mm# FOUNDATION DRAIN @ 0.8% SLOPE TO OUTLET AT CONCRETE HEADWALL
OUTLET INV = 121.85

PROPOSED 5 METRE ~ 150mm# PERFORATED HDPE PIPE @ 0.0% SLOPE
INV= 121.85

PROPOSED 14.65 METRE ~ 375mm# SOLID HDPE PIPE @ 0.41% SLOPE
EAST INV=121.96
WEST INV=121.90

600mm#
T/G=123.00
WEST INV=121.96

CROSSING TABLE
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

Kollaard Associates Engineers logo and contact information: (613) 860-0923, info@kollaard.ca

CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

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

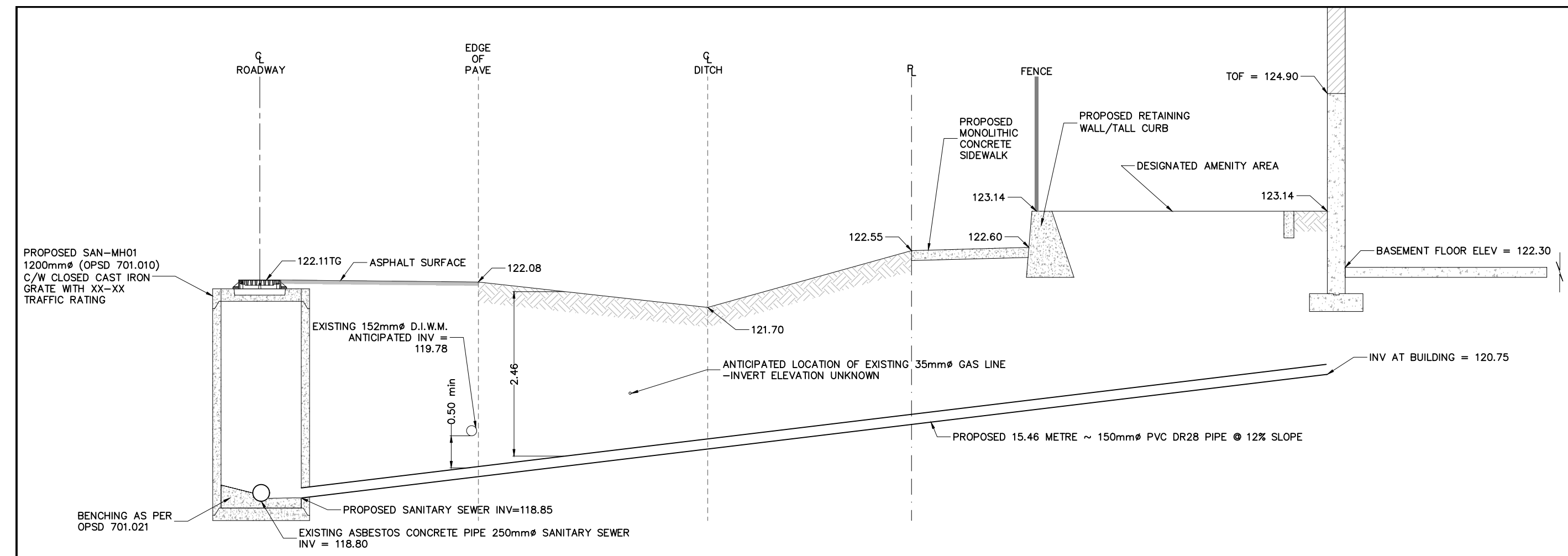
Professional Engineer stamp for S.E. deWit, dated JAN 12, 2024, and approval table with dates MAY 12, 2023.



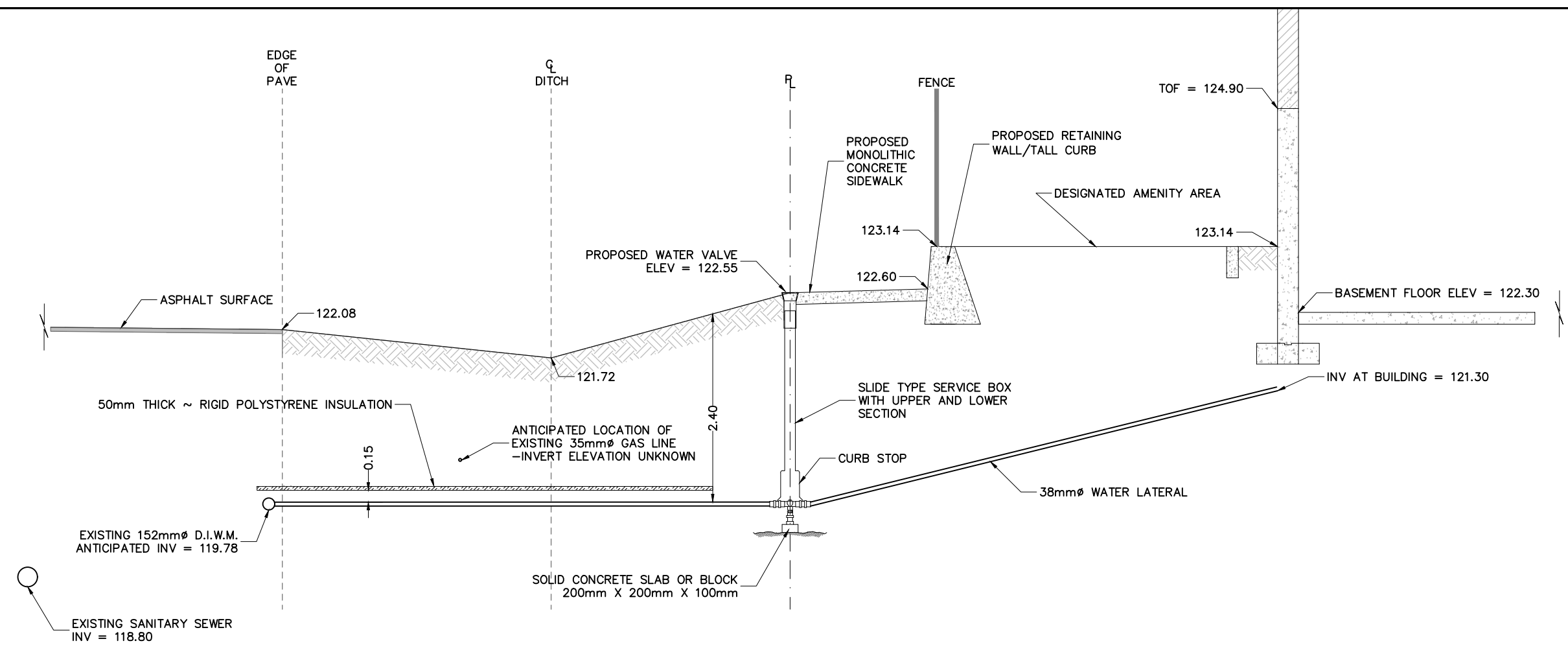
SCALE: AS NOTED

GENERAL NOTES:

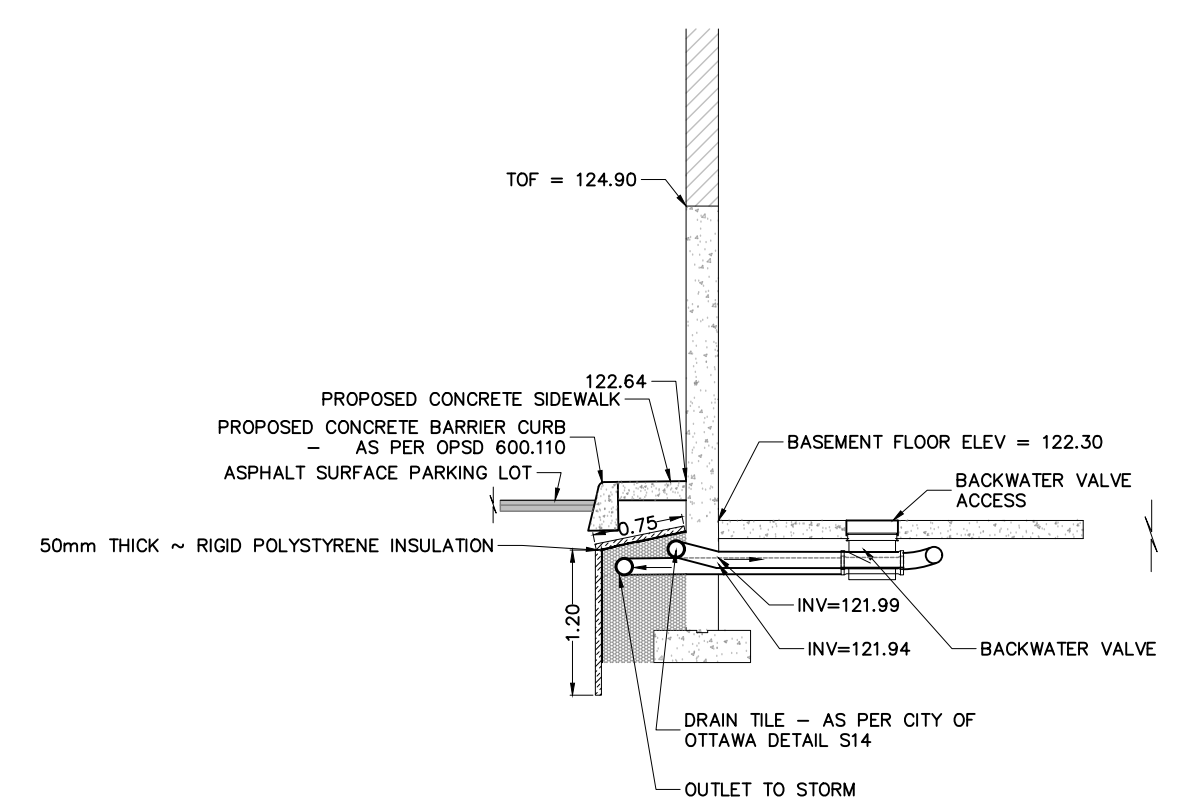
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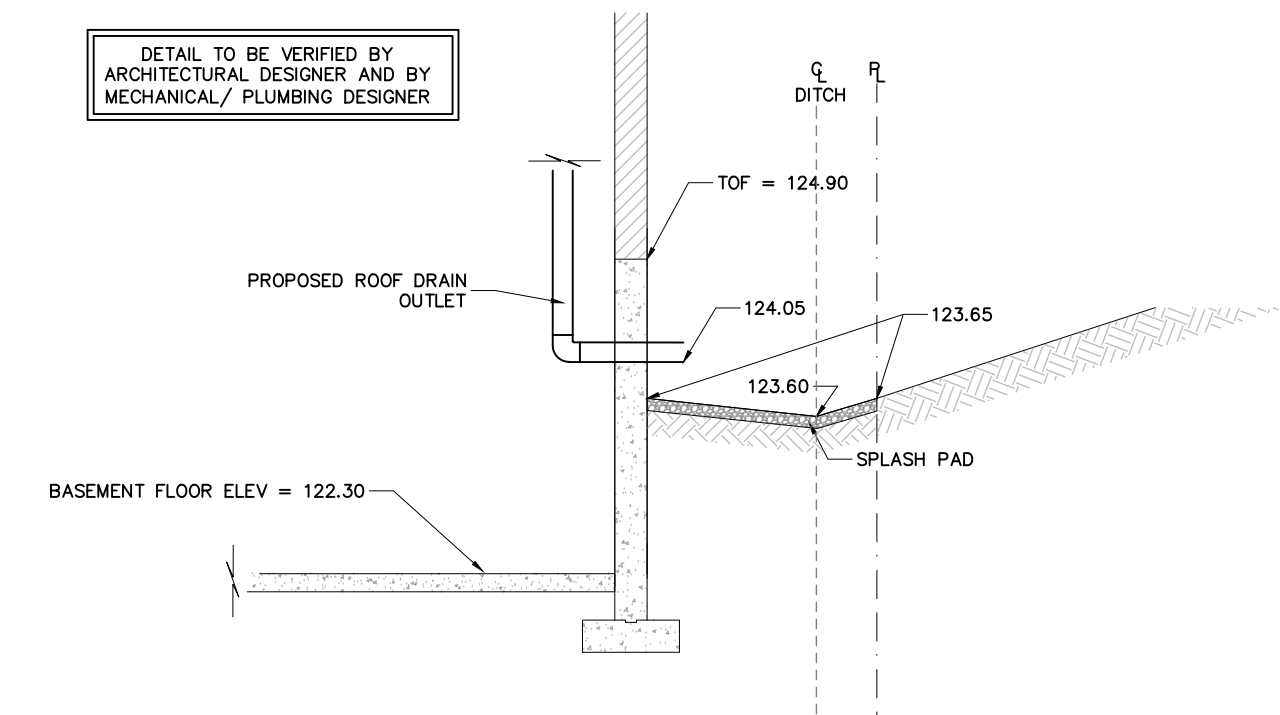
SANITARY SERVICE CONNECTION
N.T.S.



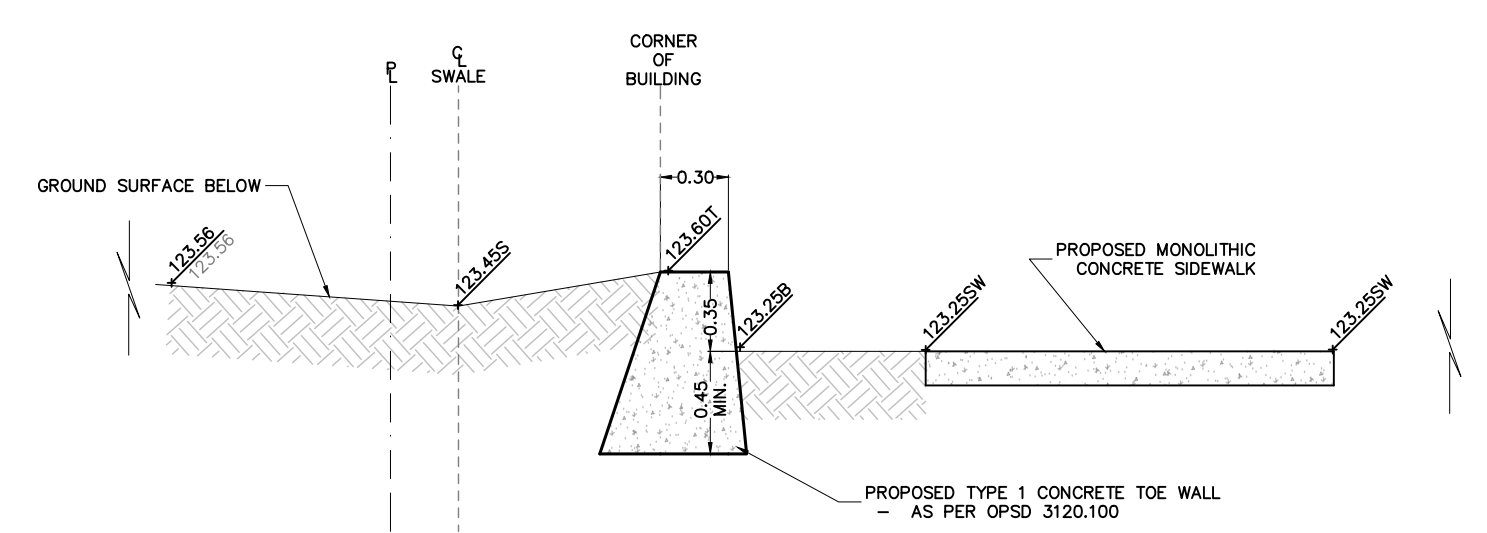
WATER SERVICE CONNECTION
N.T.S.



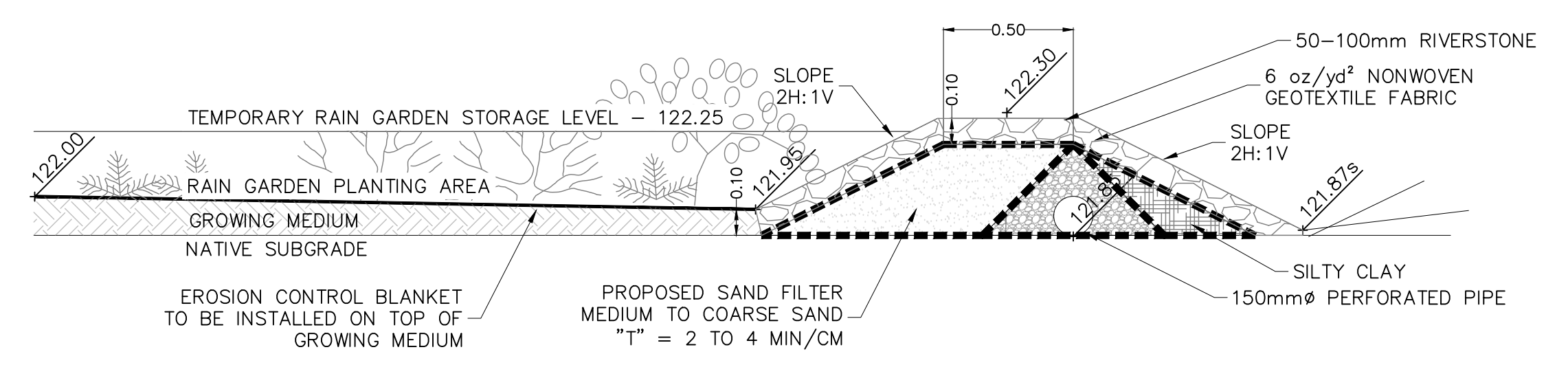
FOUNDATION DRAIN SECTION F-F
N.T.S.



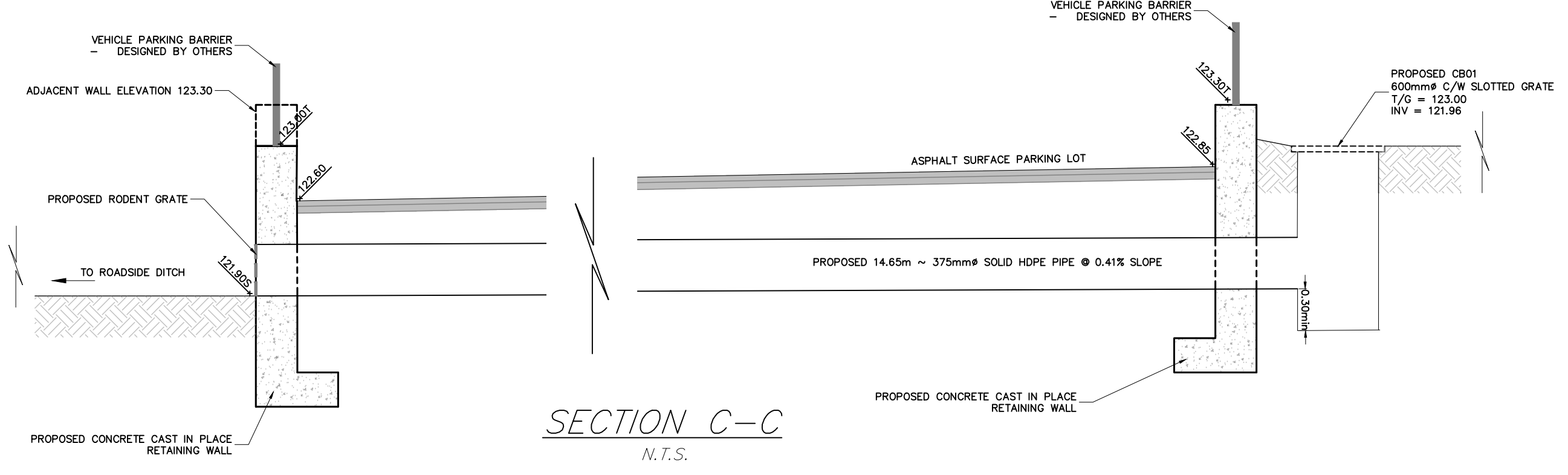
ROOF DRAIN OUTLET
N.T.S.



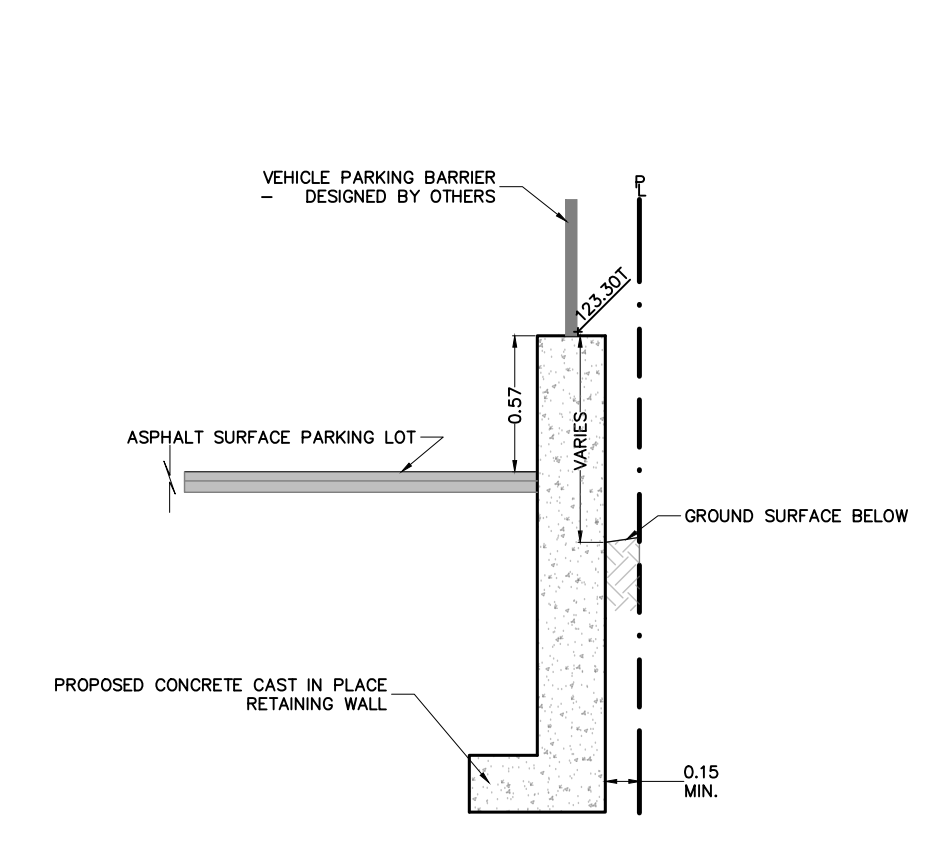
SECTION D-D
N.T.S.



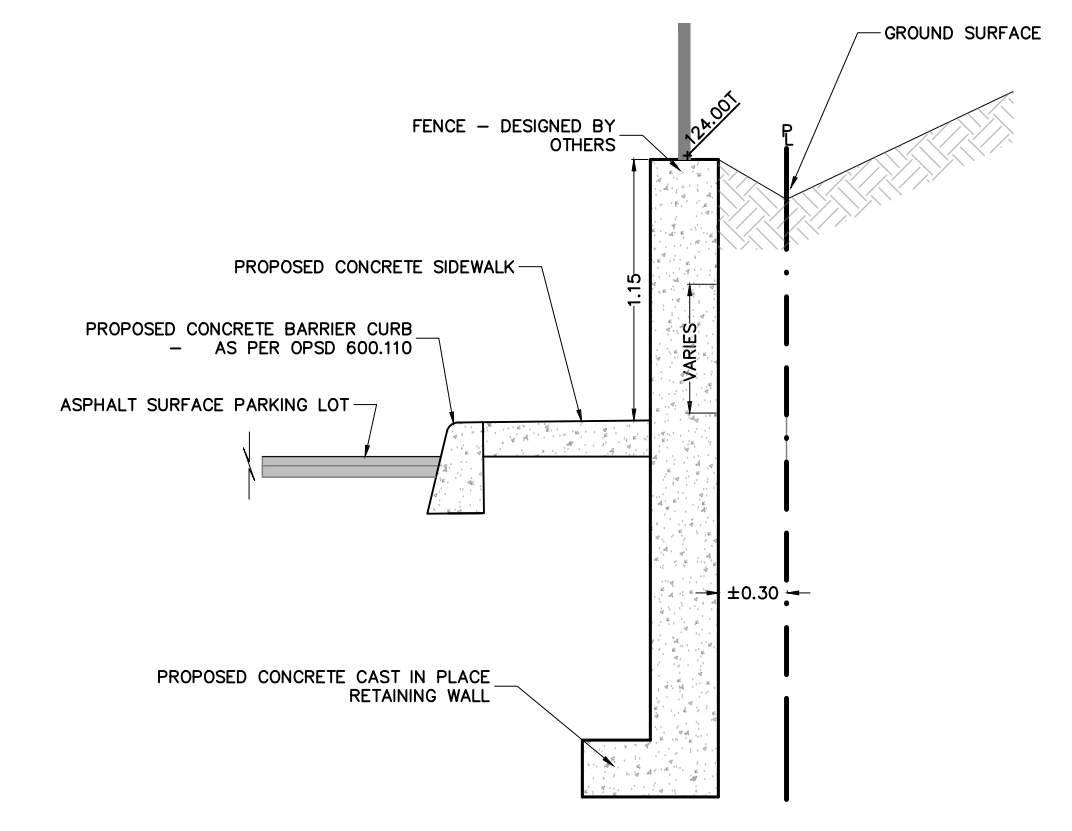
PROPOSED RAIN GARDEN AREA SECTION E-E
N.T.S.



SECTION C-C
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

DETAILS
NOT TO SCALE

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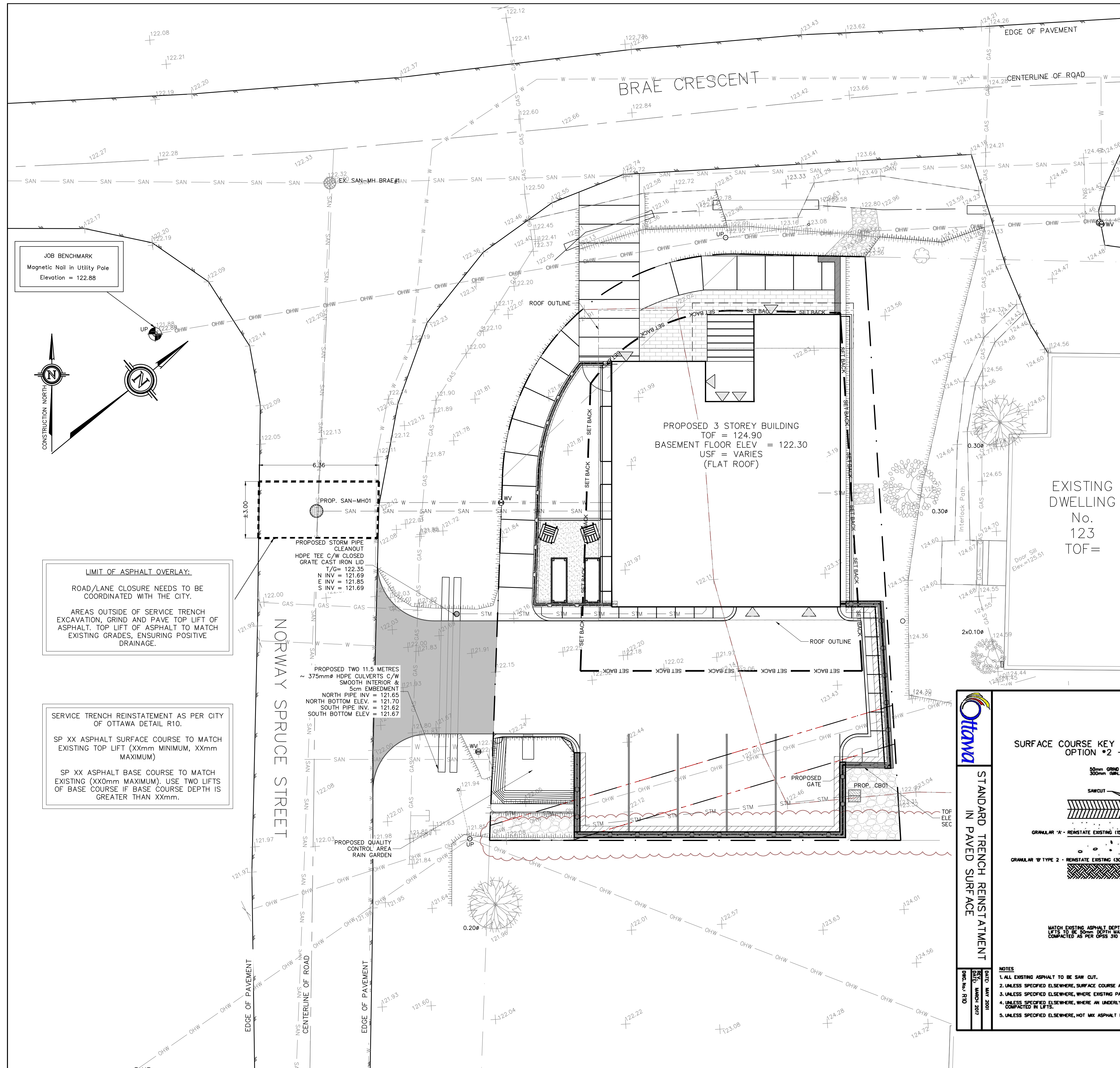
CLIENT:
BRYDEN GIBSON

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



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

DRAWING NUMBER: 220338-RR

SCALE: 0 1 2 3 4 5 10 METRES

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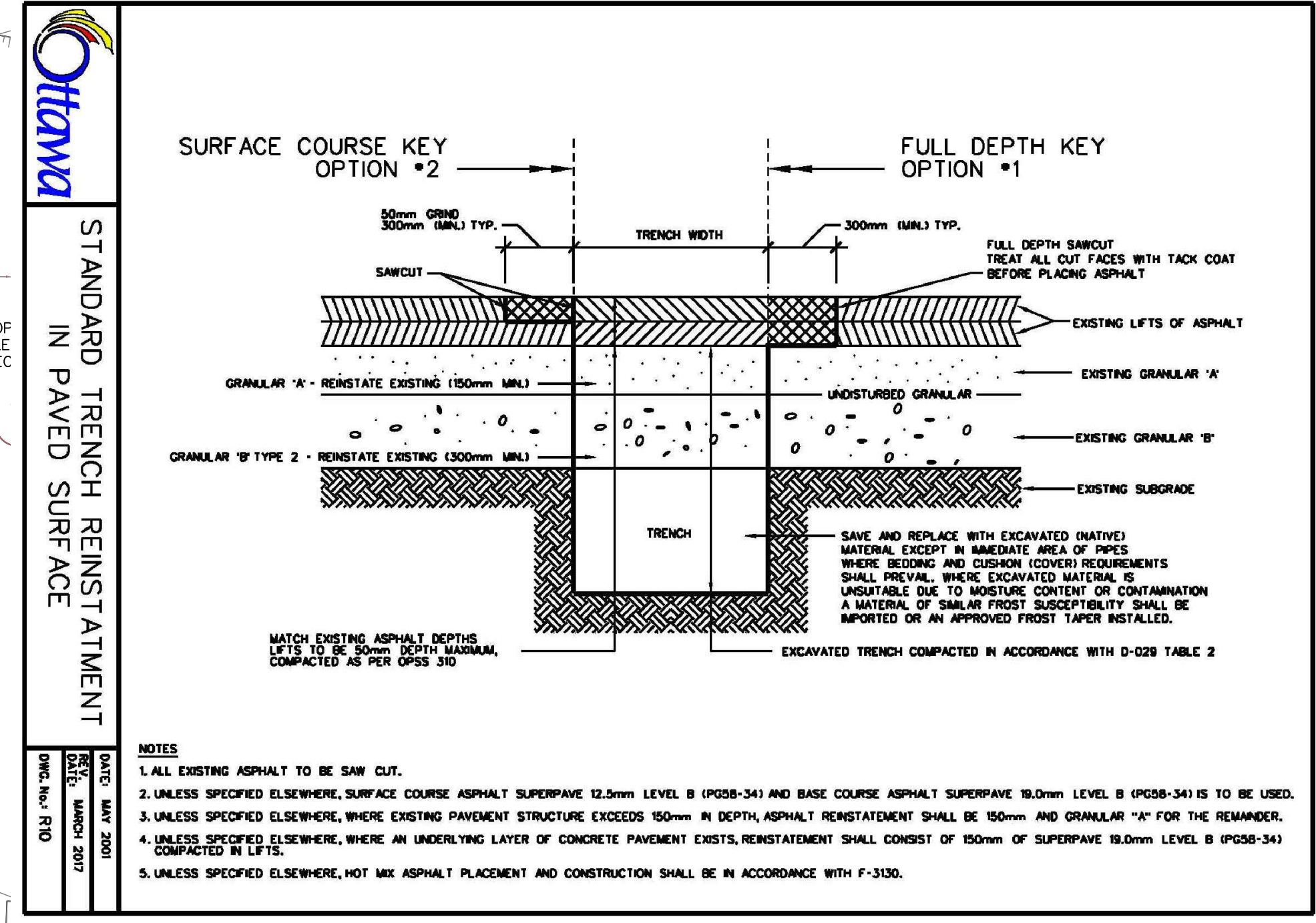
CLIENT: BRYDEN GIBSON

PROJECT: PROPOSED 3 STOREY RESIDENTIAL DEVELOPMENT

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

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



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)

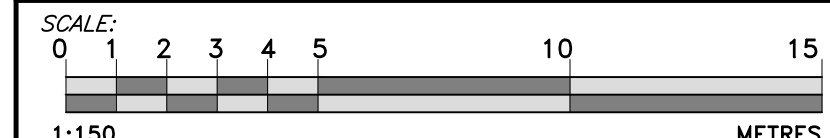
SP XX ASPHALT BASE COURSE TO MATCH EXISTING (XXmm MAXIMUM). USE TWO LIFTS OF BASE COURSE IF BASE COURSE DEPTH IS GREATER THAN XXmm.

NORWAY SPRUCE STREET

PROPOSED 3 STOREY BUILDING
 TOF = 124.90
 BASEMENT FLOOR ELEV = 122.30
 USF = VARIES
 (FLAT ROOF)

EXISTING DWELLING
 No. 123
 TOF =

PROPOSED ROADWAY REINSTATEMENT
 SCALE = 1:100



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- 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, Vollebek 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
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

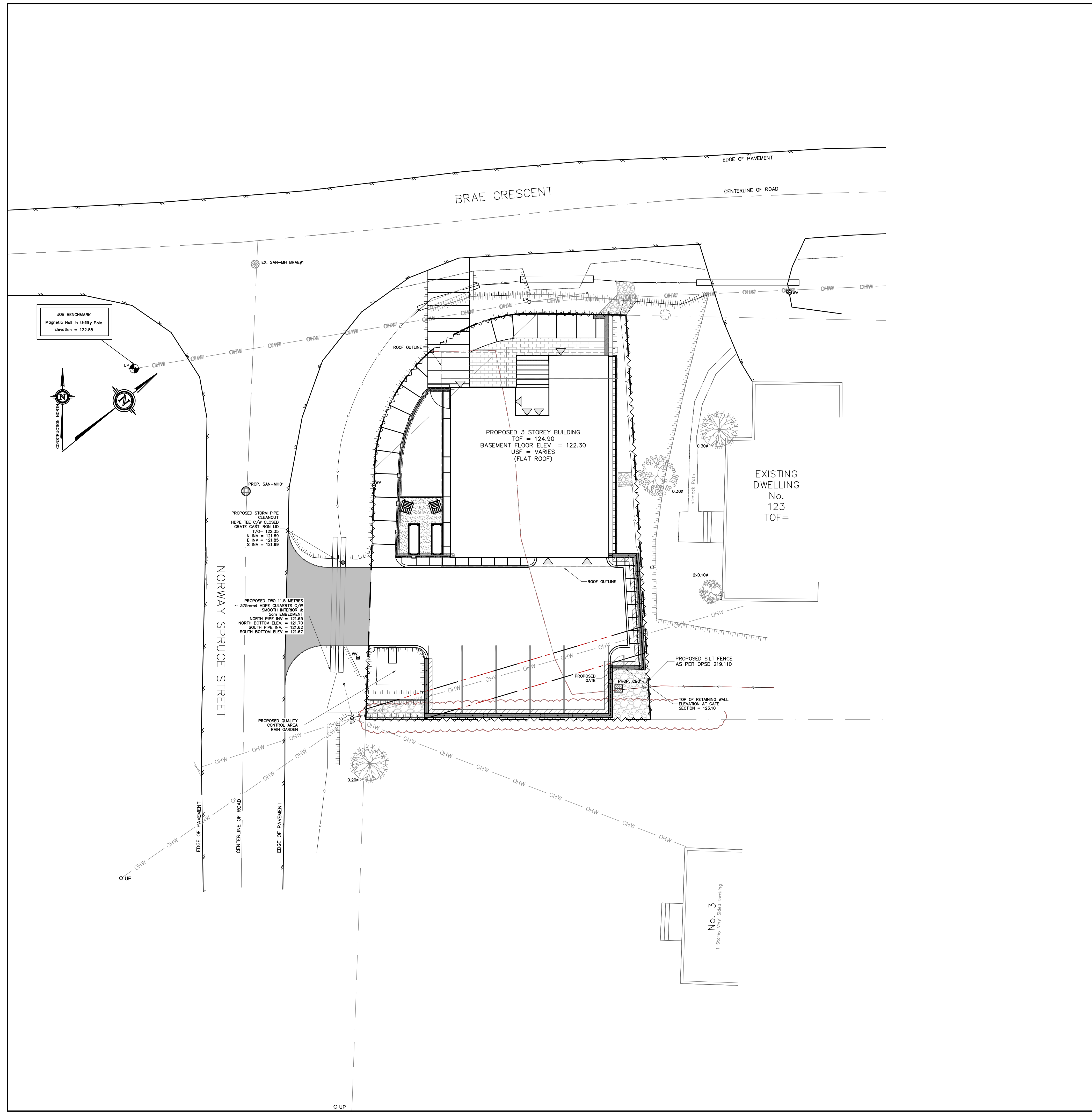
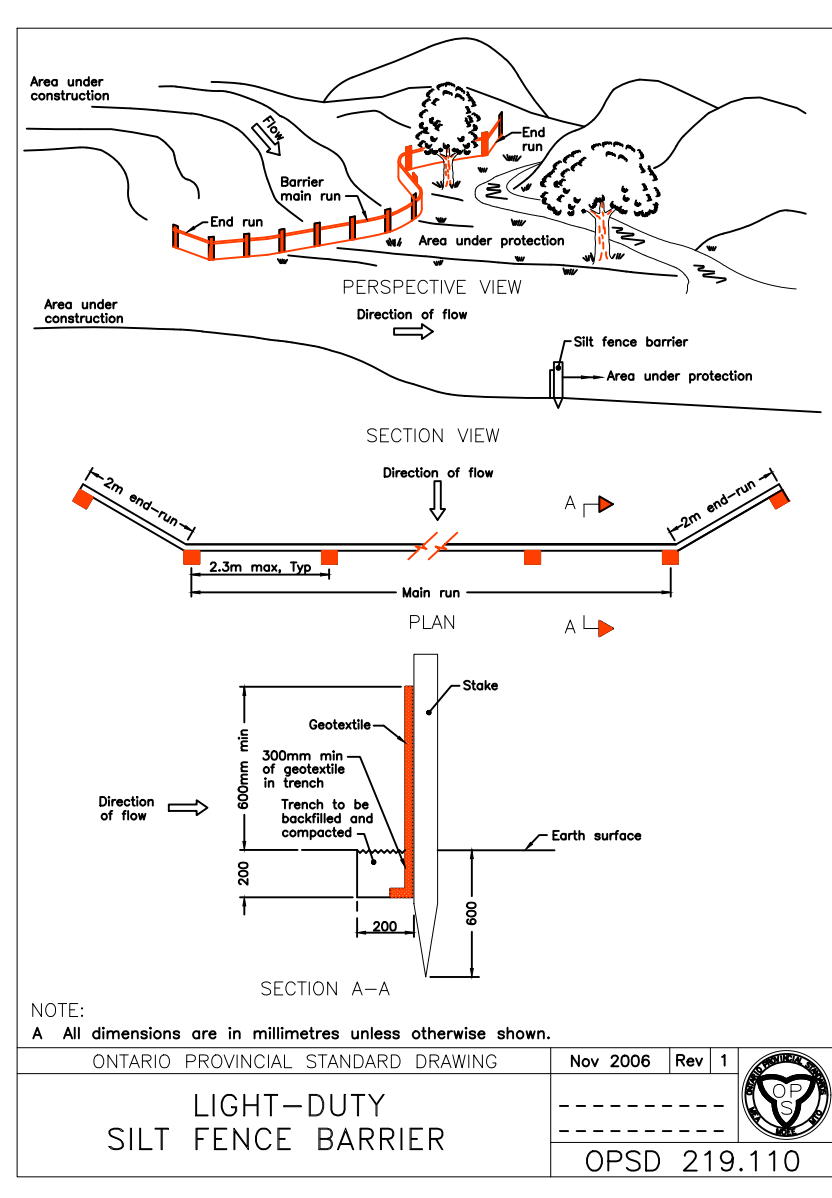
LOCATION:
 121 BREA CRESCENT, STITTSVILLE,
 ON, K2S 1P1

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 TOP OF RETAINING WALL ELEVATION	EXISTING SANITARY MANHOLE
PROPOSED BOTTOM OF RETAINING WALL ELEVATION	EXISTING VALVE CHAMBER
PROPOSED ELEVATION	EXISTING CURB INLET CATCH BASIN
DRAINAGE SLOPE	EXISTING CATCH BASIN
WATERMAIN	PROPOSED CATCH BASIN/MANHOLE
STORM SEWER	PROPOSED CATCH BASIN
SANITARY SEWER	PROPOSED STORM MANHOLE
CENTRELINE OF ROAD	PROPOSED SANITARY MANHOLE
EDGE OF ROAD	TEMPORARY BENCHMARK
TOP OF SLOPE	BUILDING ENTRANCE LOCATION
PROPERTY LINE	STREET SIGN
PROPOSED GAS LINE	SILT FENCE
OVERHEAD WIRE	



JOB BENCHMARK
 Magnetic Nail in Utility Pole
 Elevation = 122.88

