



SCALE:
0 1 2 3 4 5 10 15
1:150 METRES

GENERAL NOTES:

- All dimensions are in metres; all elevations are in metres and are geodetic. TBM = 2 nails on utility pole. Elevation = 72.41
- This is not a legal survey. Boundary and topographic information were derived from FARLEY, SMITH & DENNIS SURVEYING LTD. File No. 652-18.
- Contractor is responsible for location and protection of utilities.
- Existing services information shown is based on best current information. Contractor to verify exact locations of services and report any discrepancies to Kollaard Associates Inc.
- 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/contractor 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.
- 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.
- 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.
- Refer to Kollaard File 180966 for Stormwater Management Design and Geotechnical Report File No. 180966 (dated January 15, 2019).

No.	REVISION	DATE	BY
4	REVISED IN ACCORDANCE WITH REVISED SITE PLAN	2019/10/21	ML
3	PER REVIEW COMMENTS/SITE PLAN REVISIONS	2019/08/16	ML
2	ISSUED SPA SUBMISSION	2019/01/25	ML
1	ISSUED FOR CLIENT REVIEW	2019/01/24	ML
0	PRELIMINARY	2018/12/13	ML
#	REVISION ITEM / DESCRIPTION	REV. DATE	INT.

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CLIENT:
BUILDING INVESTMENTS INC.
Nick Legault, CEO
205-1320 Carling Ave
Ottawa, ON, K1Z7K8
Tel 613-853-4833
email nlegault@BuildingInvestments.ca

PROJECT:
RESIDENTIAL APARTMENT BUILDING

LOCATION:
841, 845 and 855(A) GRENON AVENUE,
CITY OF OTTAWA, ON.

	DESIGNED BY: --	CHECKED BY: SD
	DRAWN BY: ML	APPROVED BY: SD
	DATE: DEC. 12, 2018	
	SHEET SET:	

DRAWING No: 180966-SER
DRAWING NAME: SITE SERVICING PLAN

LEGEND

- EXISTING ELEVATION
- PROPOSED/EXISTING ELEVATIONS
- PROPOSED ELEVATION
- DRAINAGE SLOPE
- EXISTING DRAINAGE
- WATERMAIN
- STORM SEWER
- SANITARY SEWER
- TOP OF SLOPE
- PROPERTY LINE
- OVERHEAD WIRE
- STRUCTURAL RETAINING WALL [3m IN HT.]
- LANDSCAPE RETAINING WALL [1m OR LESS IN HT.]
- SILT FENCE
- OVERLAND FLOW ROUTE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- WATER METER
- REMOTE WATER METER
- SUMP AND SUMP PUMP LOCATION
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING VALVE CHAMBER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED REAR-YARD CATCH BASIN
- TEMPORARY BENCHMARK

APPROXIMATE LOCATION OF EXISTING SERVICE LATERALS.
IF NOT BEING RE-USED, EXISTING SEWER SERVICE CONNECTIONS TO BE ABANDONED AND CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS.
ALL ABANDONED WATER SERVICE CONNECTIONS TO BE TO BE BLANKED AT THE MAIN TO THE SATISFACTION OF CITY'S WATER OPERATIONS.

PROPOSED 200mm PVC DR 35 SANITARY SERVICE c/w SUMP PIT AND PUMP FOR BASEMENT AND PARKING AREA FLOOR DRAINS.
PROPOSED 150mm WATER SERVICE c/w BOOSTER PUMP.

NOTE:
ALL UNDERGROUND PARKING LEVELS FLOOR DRAINAGE IS REQUIRED TO BE DIRECTED TO THE SANITARY SEWER AS PER OTTAWA SEWER DESIGN GUIDELINES (SDG) S0002, OCTOBER 2012; CITY OF OTTAWA, CLAUSE 6.1.10.

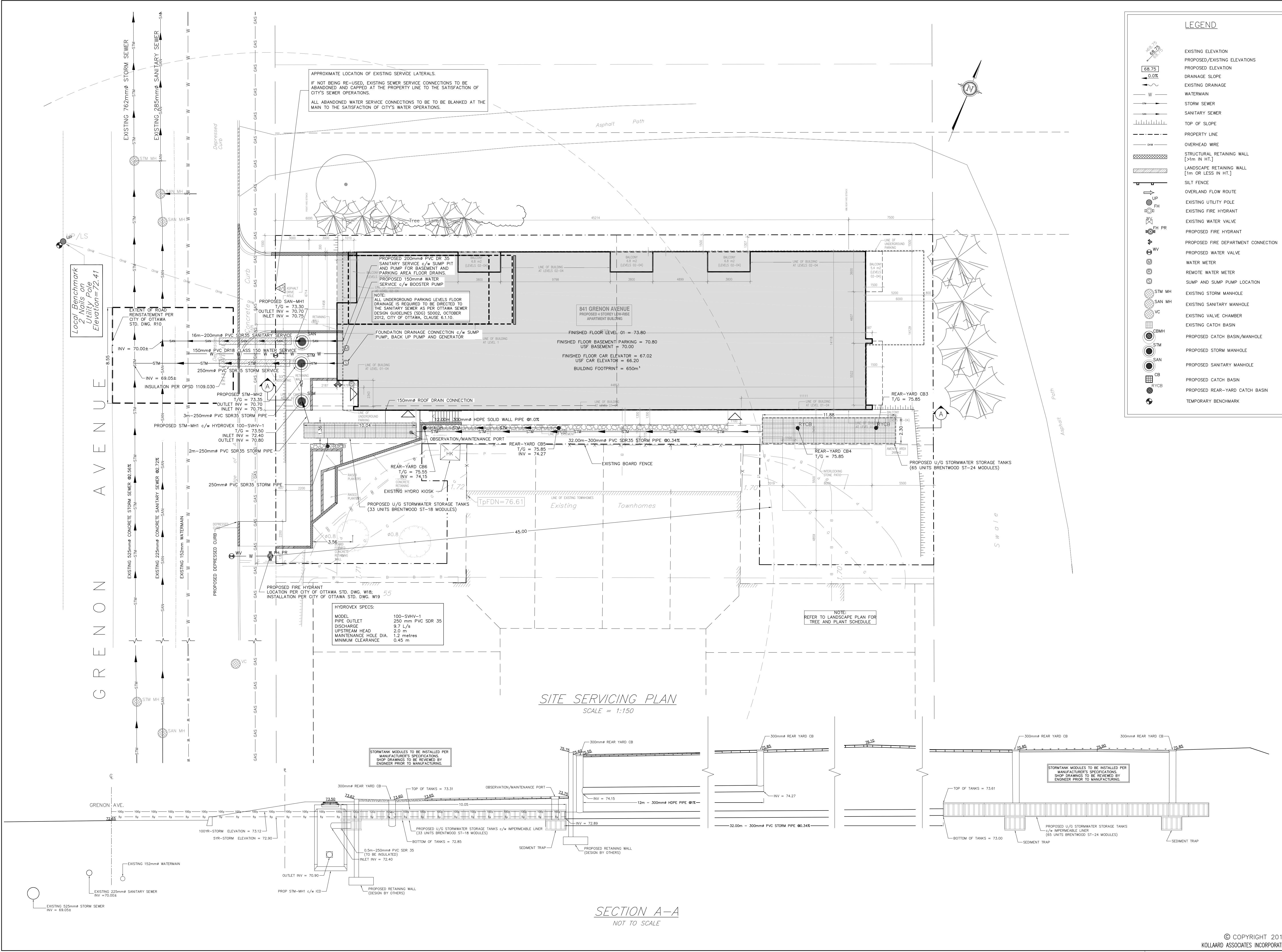
HYDROVEK SPECS:
MODEL 100-5WHV-1
PIPE OUTLET 250 mm PVC SDR 35
DISCHARGE 9.7 L/s
UPSTREAM HEAD 2.0 m
MAINTENANCE HOLE DIA. 1.2 metres
MINIMUM CLEARANCE 0.45 m

STORMTANK MODULES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SHOP DRAWINGS TO BE REVIEWED BY ENGINEER PRIOR TO MANUFACTURING.

NOTE:
REFER TO LANDSCAPE PLAN FOR TREE AND PLANT SCHEDULE

SITE SERVICING PLAN
SCALE = 1:150

SECTION A-A
NOT TO SCALE



D07-12-19-0018