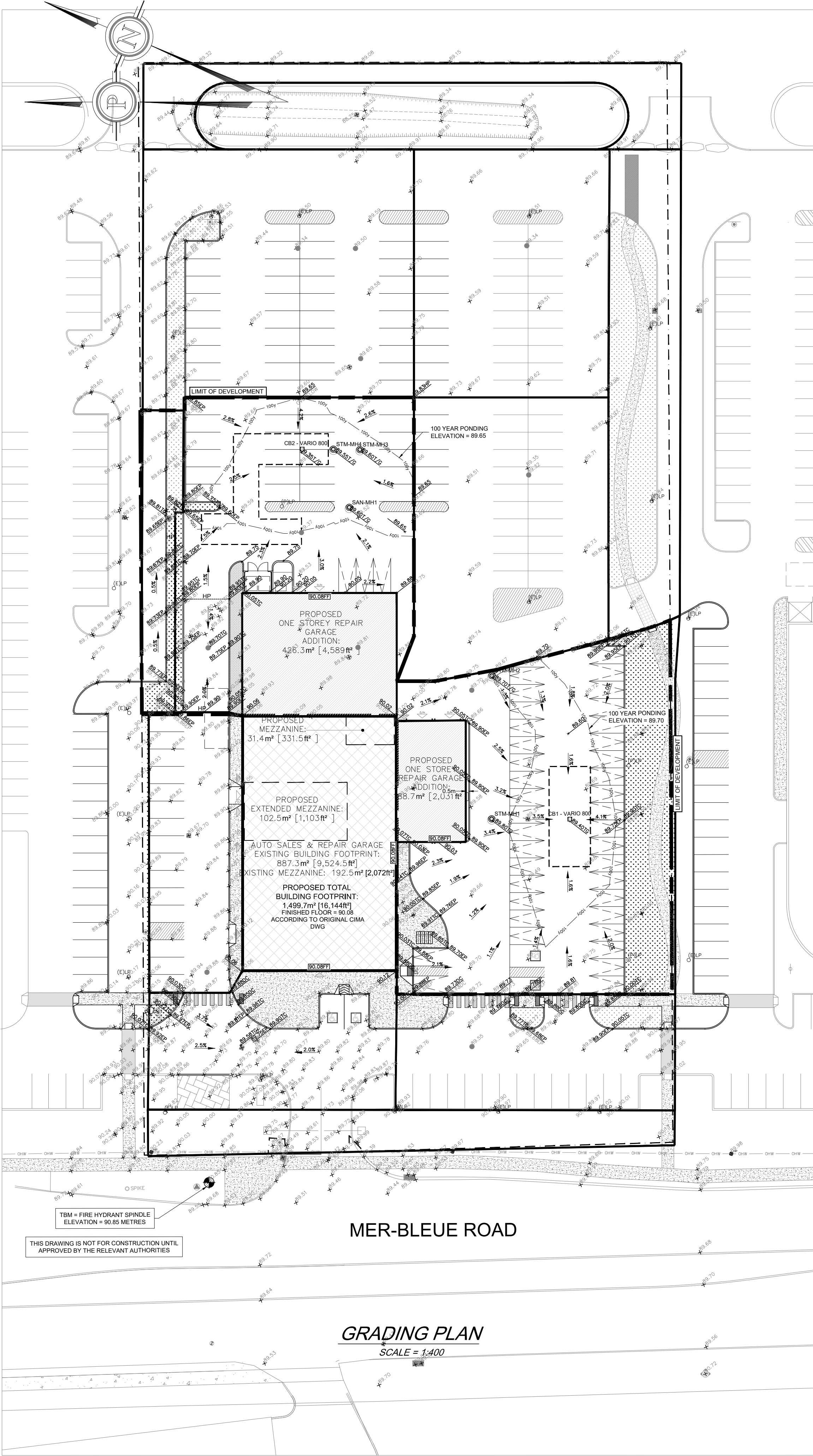


GRADING NOTES:

1. Finished grade around building to be as shown.
2. Maximum allowable slope on site is 3H:1V. Finished grade to slope away from building at all sides at a minimum of 2%, and a maximum of 7%.
3. 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.
4. 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.
5. A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.



LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED DEPRESSED CURB ELEVATION
- PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED DRAINAGE SLOPE & ARROW
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- EXISTING ELEVATION
- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN INLET
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING HYDROLIGHT POLE
- TEMPORARY BENCHMARK

HATCHING LEGEND

- CONCRETE SIDEWALK
- CROSSWALK
- NO PARKING
- FIRE LANE
- ASPHALTIC CONCRETE
- GRASS

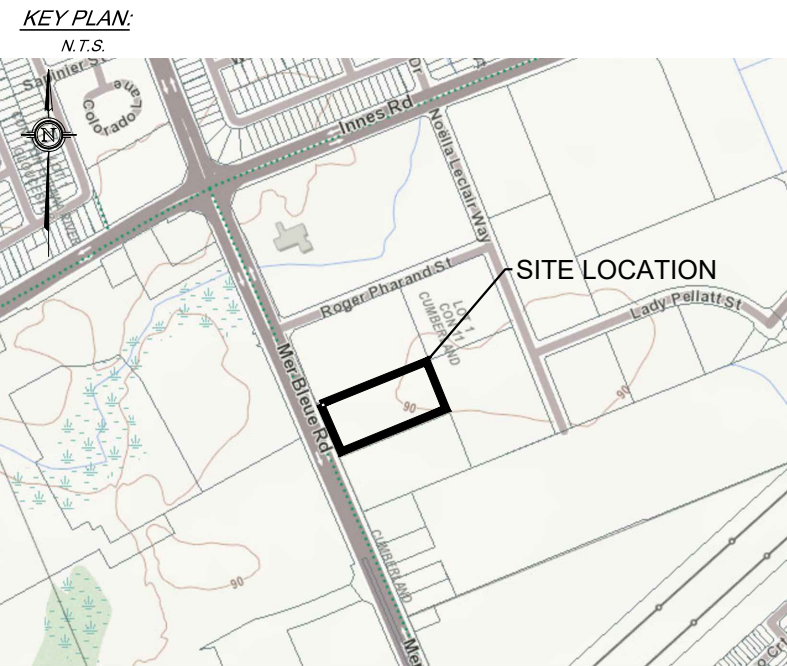
LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 1, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
Surveyed by Arnis, O'Sullivan, Vollebakk Ltd.
DATE: 2026-02-23
Surveyed by Kollaard Associates Inc.

TOPOGRAPHIC INFORMATION:
KOLLAARD FILE #250557
DATE: 2026-02-23
Surveyed by Kollaard Associates Inc.

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KOLLAARD ASSOCIATES INCORPORATED

DRAWING TITLE:

GRADING PLAN



SCALE:
0 20 40
1:400 METRES

NOTES:

1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED.
2. ALL ELEVATIONS ARE IN METRES AND ARE GEDDITIC.
3. TBM = FIRE HYDRANT SPINDLE ELEVATION = 90.85
4. THIS IS NOT A LEGAL SURVEY.
5. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
6. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
9. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
10. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
11. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
12. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
13. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
14. REFERENCES:
 - 14.1. LEGAL BOUNDARIES: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB # 12487-11 CIMA PT L11 C11 CU R F1 (2013-09-13).
 - 14.2. TOPOGRAPHIC SURVEY: KOLLAARD FILE #250557 (2026-02-23).
 - 14.3. GEOTECHNICAL: KOLLAARD FILE #250557 (2026-03-11).
 - 14.4. STORMWATER MANAGEMENT REPORT: KOLLAARD FILE #250557 (2026-03-11).
 - 14.5. SERVICING BRIEF: KOLLAARD FILE #250557 (2026-03-11).

0 ISSUED FOR SITE PLAN APPLICATION 2026-08-10 AVB

No. REVISION DATE BY

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:

LAWRENCE ARCHITECTS INC.

PROJECT:
PROPOSED DEALERSHIP
ADDITION

LOCATION:
2045 MER-BLEUE ROAD,
ORLEANS ON

DESIGNED BY: AVB
CHECKED BY: AVB
DRAWN BY: BM
APPROVED BY: AVB
DATE: 2026.08.10
KOLLAARD FILE NUMBER: 250557

DRAWING NUMBER:

1 OF 3

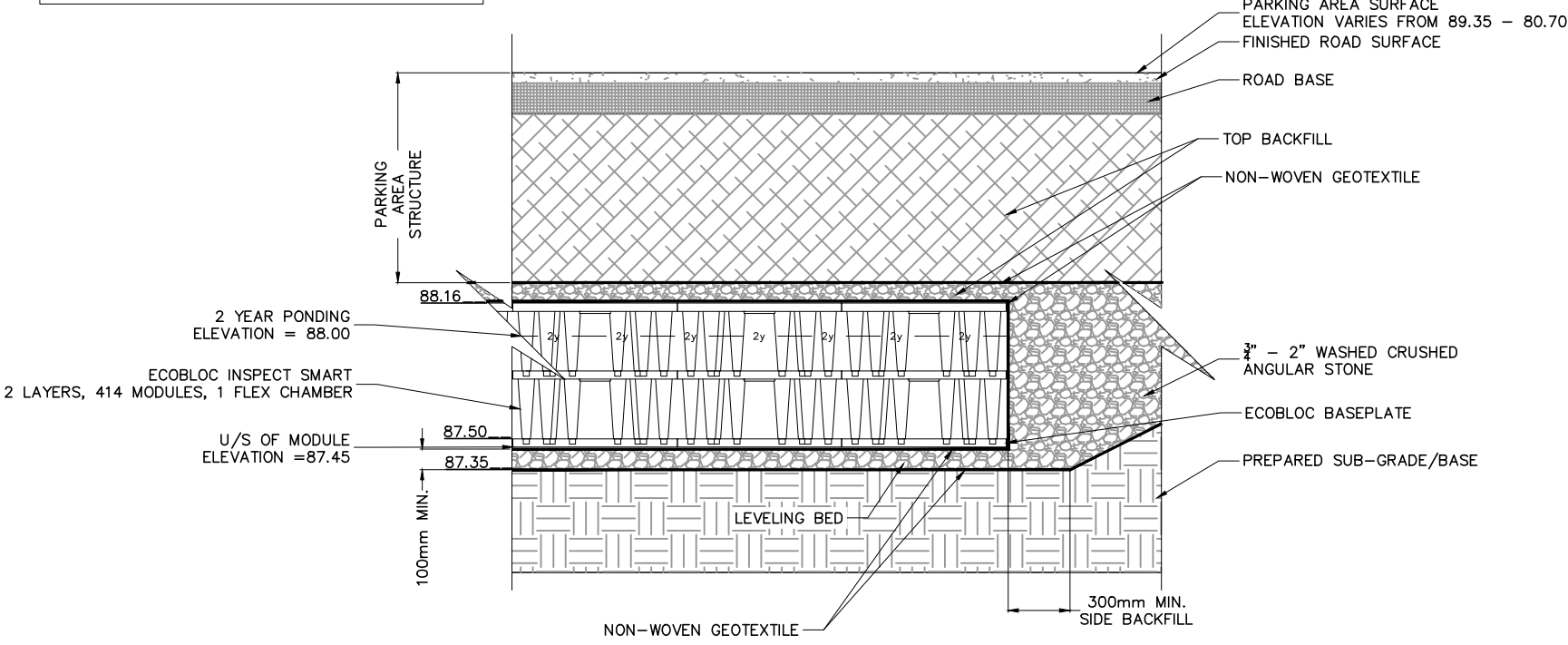
DRAWING NAME:
250557 - GRD

SEWER NOTES:

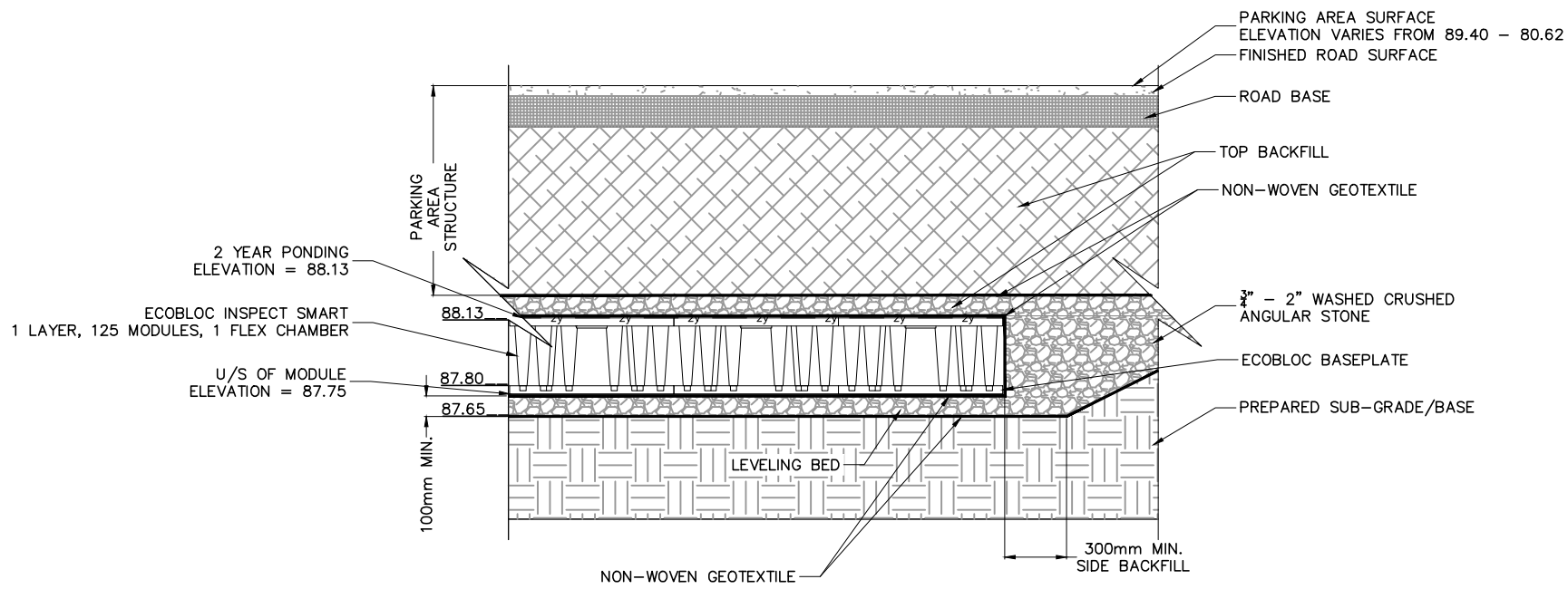
- SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS AND ONTARIO PROVINCIAL STANDARDS FOR ROADS AND PUBLIC WORKS.
- SPECIFICATIONS:

ITEM	SPEC. No.	CITY STD. DWG. No.
CATCH BASIN (600mm x 600mm)	OPSD 705.010	S2
STORM/SANITARY MANHOLE (1200mm)	OPSD 701.010	
SANITARY BENCHING	OPSD 701.021	
CATCH BASIN & MANHOLE ADJUSTMENTS	OPSD 704.010	S241 & S25
STORM MANHOLE FRAME & COVER	OPSD 401.010	S19, S22 & S23
CATCH BASIN FRAME & COVER	OPSD 400.020	S6 & S7
SEWER TRENCH	OPSD 401.030	S24 & S25
- 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, PSV: 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 OPS 410.07.16, 410.07.16.04 AND 407.07.24. 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 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 STORM SEWERS TO SUPPORT HEAVY CONSTRUCTION EQUIPMENT.
- CONTRACTOR TO TELEVIEW (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.

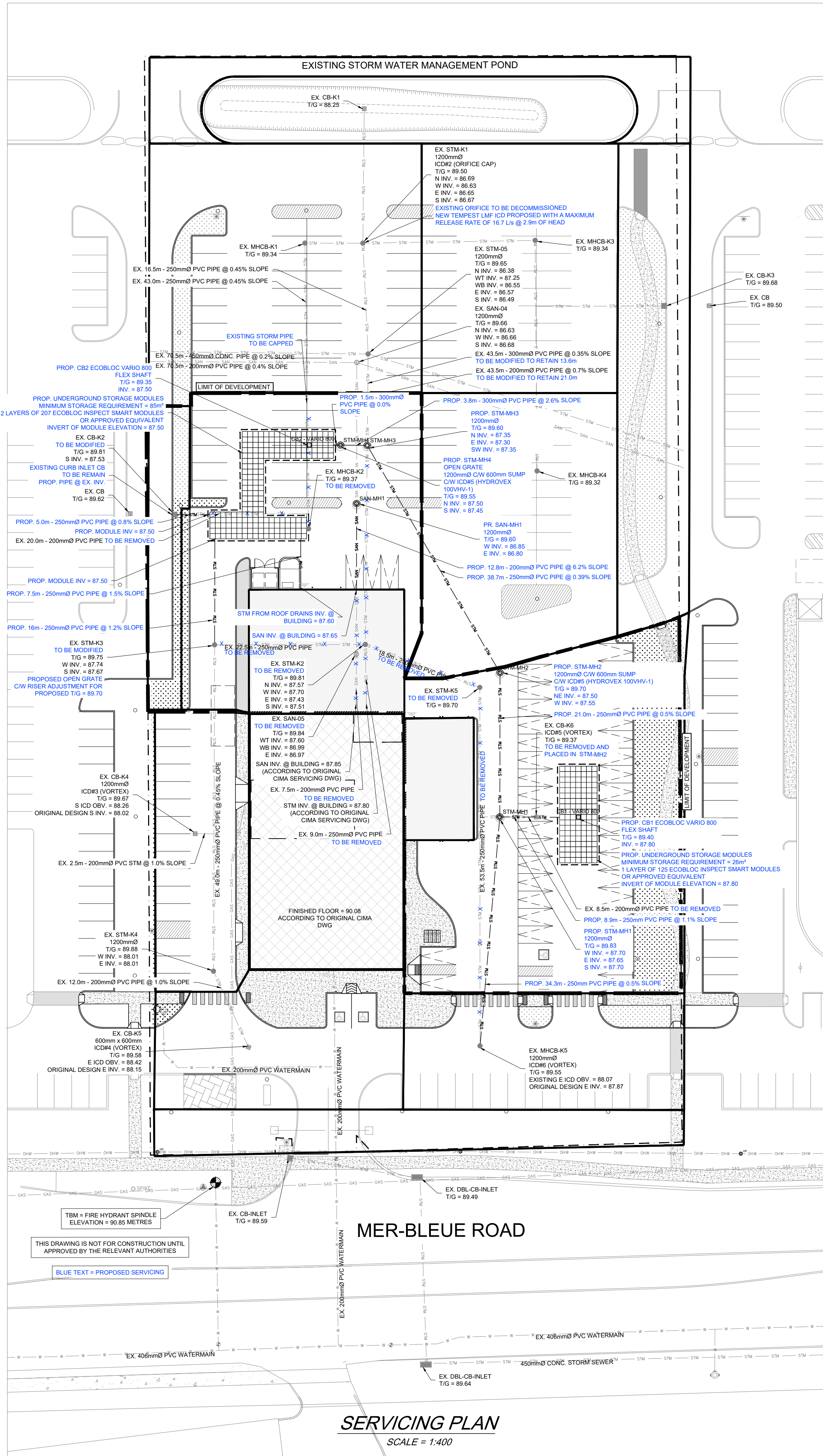
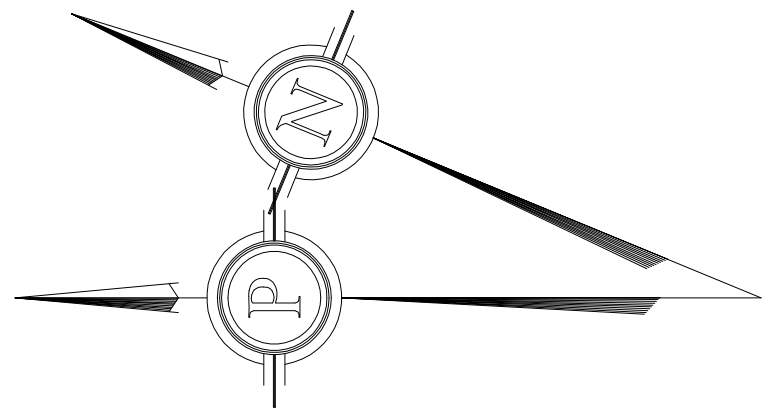
UNDERGROUND MODULES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. SHOP DRAWINGS TO BE REVIEWED BY STORMWATER ENGINEER PRIOR TO MANUFACTURING



ECOCLOC UNDERGROUND STORMWATER MODULES
CATCHMENT AREA K-5
ELEVATIONS AND DETAILS
(NOT TO SCALE)



ECOCLOC UNDERGROUND STORMWATER MODULES
CATCHMENT AREA K-9
ELEVATIONS AND DETAILS
(NOT TO SCALE)



LEGEND

---	PROPERTY BOUNDARY
---	ZONING SETBACK
--- STM --- STM --- STM --- STM --- STM ---	PROPOSED STORM SEWER
--- SAN --- SAN --- SAN --- SAN --- SAN ---	PROPOSED SANITARY SEWER
---	PROPOSED WATERMAIN
CB	PROPOSED CATCH BASIN
STM-MH	PROPOSED STORM MAINTENANCE HOLE
SAN-MH	PROPOSED SANITARY MAINTENANCE HOLE
---	EXISTING BOTTOM OF SLOPE
---	EXISTING TOP OF SLOPE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
●	EXISTING STORM MANHOLE
●	EXISTING SANITARY MANHOLE
■	EXISTING CATCHBASIN
■	EXISTING CATCHBASIN INLET
■	EXISTING WATER VALVE
●	EXISTING HYDRANT
●	EXISTING HYDROLIGHT POLE
●	TEMPORARY BENCHMARK

HATCHING LEGEND

[Hatching Pattern]	CONCRETE SIDEWALK
[Hatching Pattern]	CROSSWALK
[Hatching Pattern]	NO PARKING
[Hatching Pattern]	FIRE LANE
[Hatching Pattern]	ASPHALTIC CONCRETE
[Hatching Pattern]	GRASS

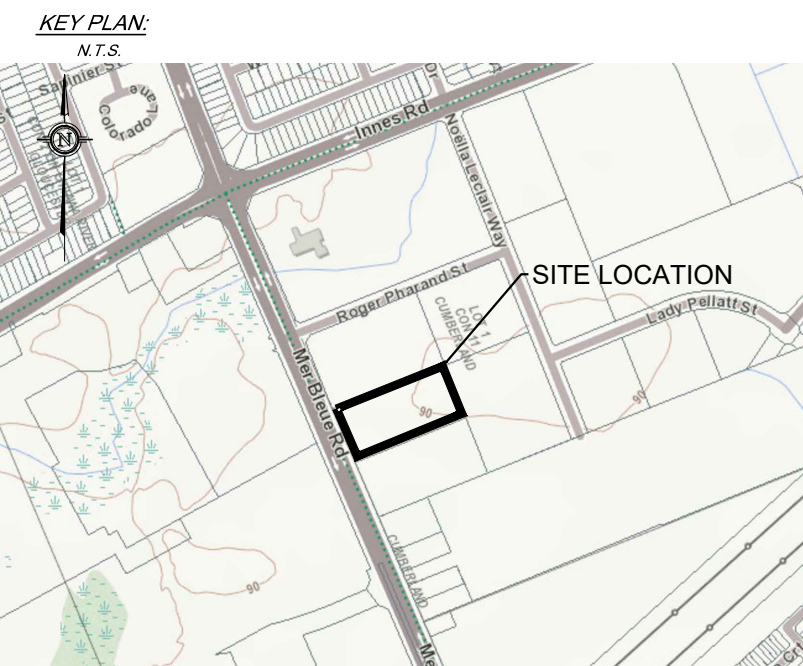
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TOPOGRAPHIC INFORMATION:
KOLLAARD FILE #250557
DATE: 2026-02-23
Surveyed by Kollaard Associates Inc.

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KOLLAARD ASSOCIATES INCORPORATED

DRAWING TITLE:

SERVICING PLAN



SCALE:
0 20 40
1:400
METRES

NOTES:

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No.	REVISION	DATE	BY
0	ISSUED FOR SITE PLAN APPLICATION	2026.08.10	AVB

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CLIENT:

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PROPOSED DEALERSHIP
ADDITION

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2045 MER-BLEUE ROAD,
ORLEANS ON

DESIGNED BY: AVB	CHECKED BY: AVB
DRAWN BY: BM	APPROVED BY: AVB
DATE: 2026.08.10	
KOLLAARD FILE NUMBER: 250557	

DRAWING NUMBER:

2 OF 3

DRAWING NAME:

250557 - SER

ARCH 1

