

GENERAL NOTES

- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY FARLEY, SMITH AND DENNIS SURVEYING LTD. (FILE NO. 26-23) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
- CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
- ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY EXP. JOB NO. OT-2111499-C0



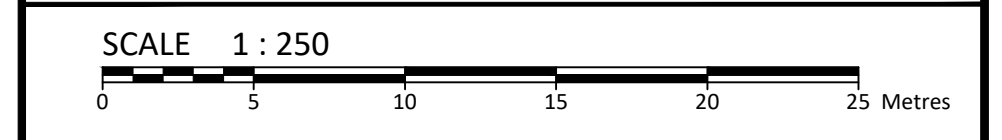
LEGEND

DC	PROPOSED CONCRETE SIDEWALK/WALKWAY	95.94	PROPOSED ELEVATION EXISTING ELEVATION
MH#	STORM MANHOLE	95.94	SWALE ELEVATION
CB	CATCHBASIN, CURB INLET OR DITCH INLET	7x100.50	TOP/BOTTOM WALL FACE ELEVATIONS
MHA	SANITARY MANHOLE	8x100.50	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
---	PROPERTY LINE	---	EXISTING DRAINAGE PATTERN
WV	WATER VALVE/CHAMBER	---	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
FH	FIRE HYDRANT	---	BUILDING ENTRANCE
---	PROPOSED WALL	---	PROPOSED GRASS
---	PROPOSED FIRE DEPARTMENT CONNECTION	---	PROPOSED ROADCUT AND REINSTATEMENT PER CITY R10
---	PROPOSED WATER METER AND REMOVE METER	---	TEMPORARY CONSTRUCTION MUD MAT PER CITY DETAIL
---	SEDIMENT CONTROL DEVICE PER DETAIL	---	---
---	OUTLINE OF PARK SPECIFICATION AREA REFER TO SITE PLAN	---	---
ST	EXISTING STORM SEWER	---	EXISTING HYDRO LINE
SAN	EXISTING SAN SEWER	---	EXISTING OHW
---	EXISTING WATERMAIN	---	EXISTING GAS LINE
---	---	---	EXISTING BELL SERVICE

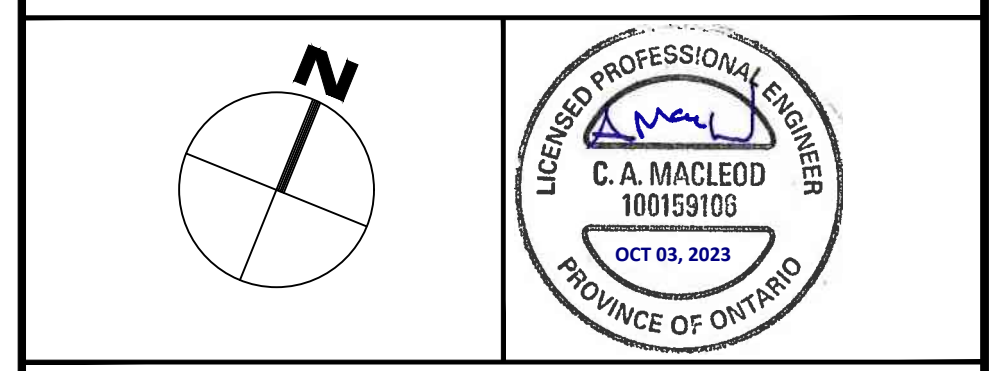
SUBJECT TO APPROVAL

1	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.



McINTOSH PERRY
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Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

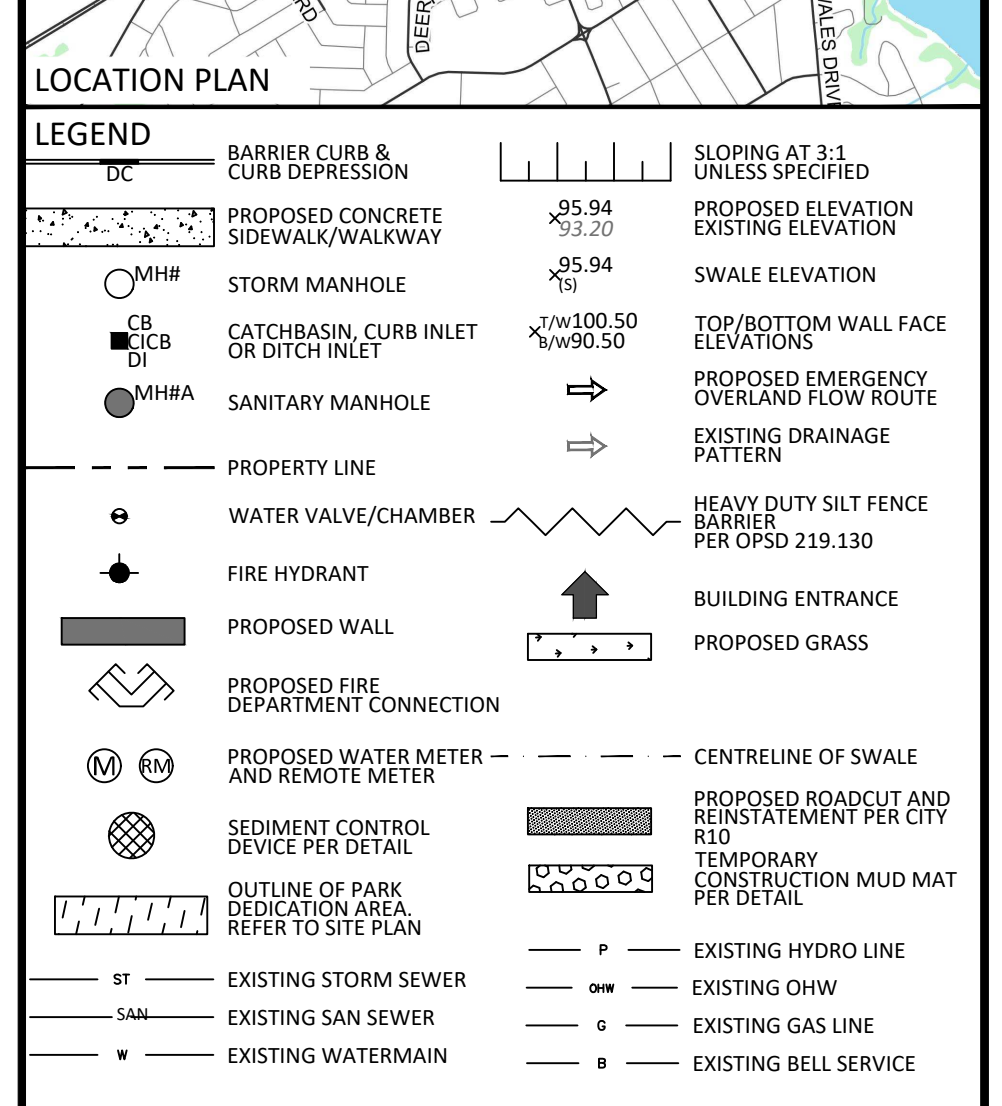
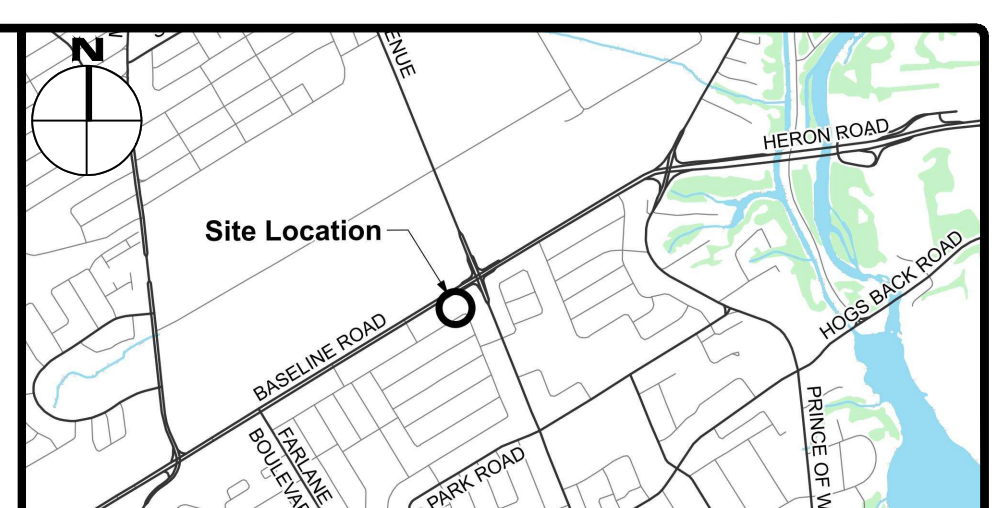
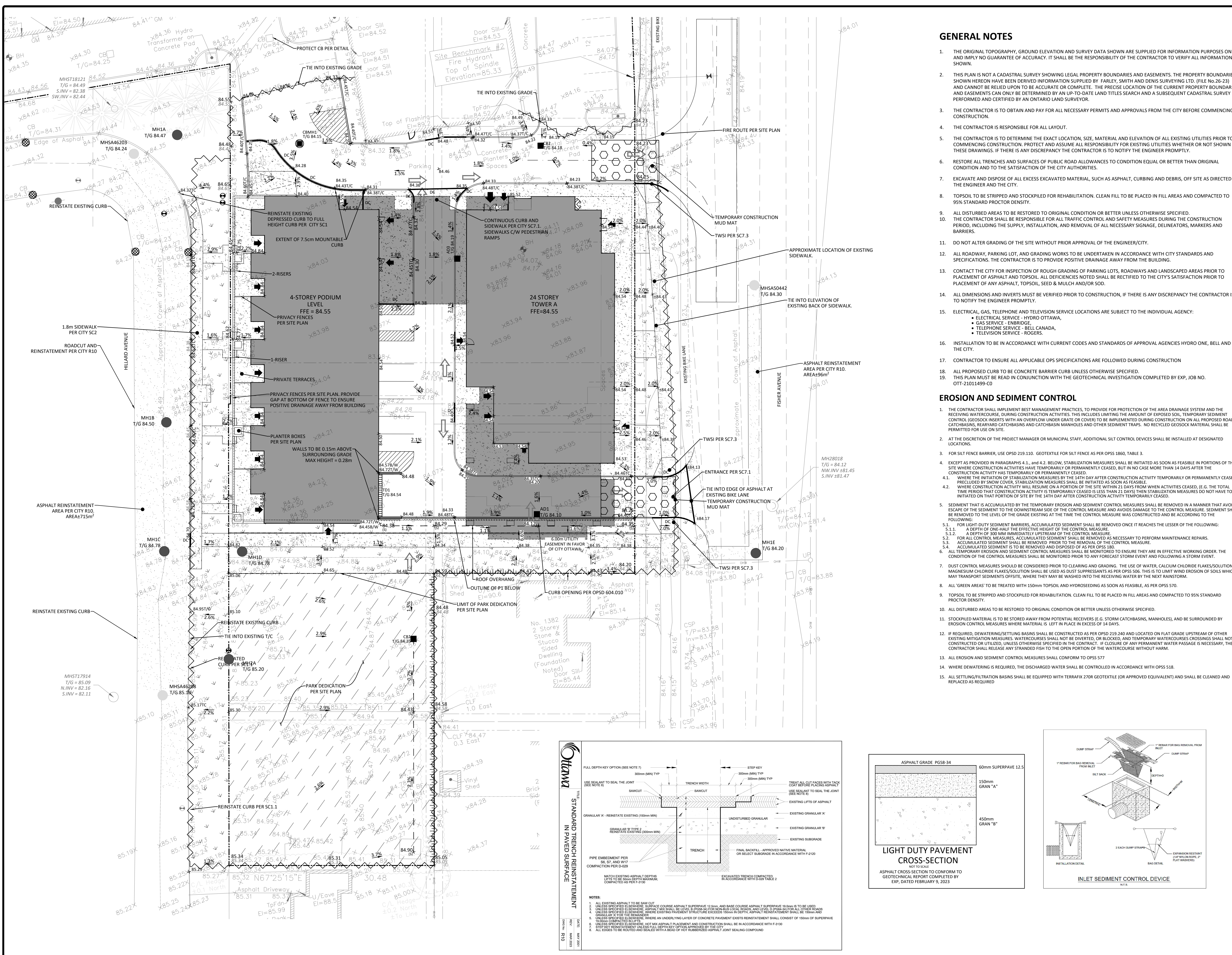
OTTAWA ON

Drawing Title: **EXISTING CONDITIONS AND REMOVAL PLAN**

Scale:	1:250	Project Number:	CCO-22-0952
Drawn By:	R.R.R.	Checked By:	A.M.
Designed By:	R.R.R.	Drawing Number:	C100

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D07-12-23-0076



SUBJECT TO APPROVAL

No.	Revisions	Date
2	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
1	ISSUED FOR SITE PLAN CONTROL	JUNE 09, 2023

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SCALE 1:250

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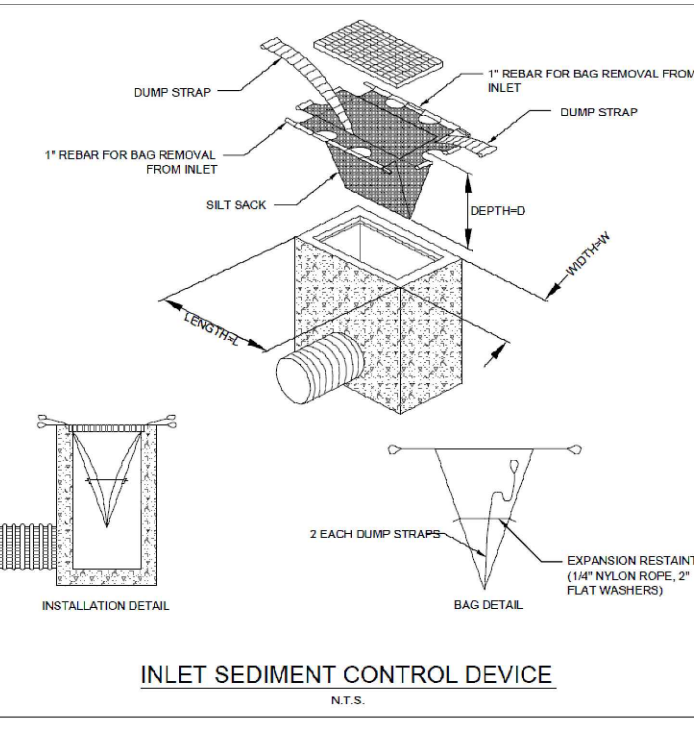
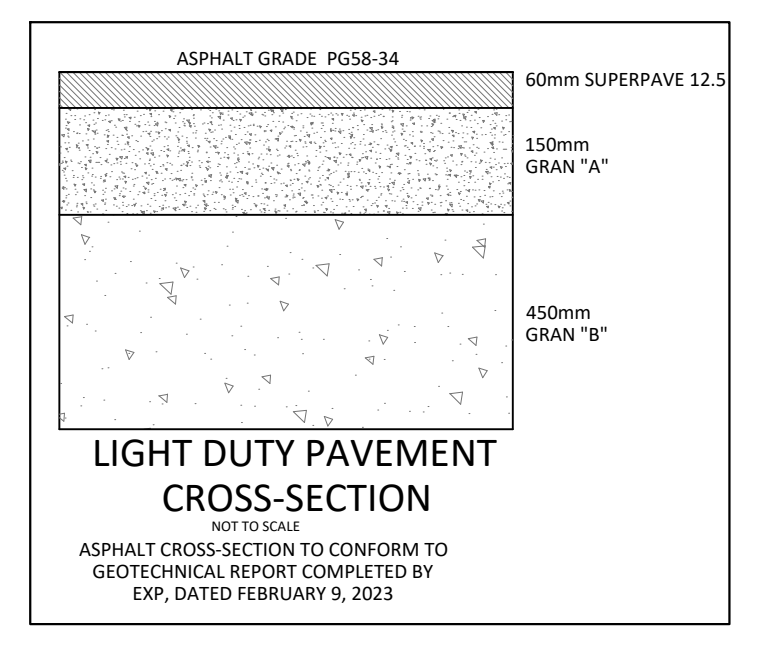
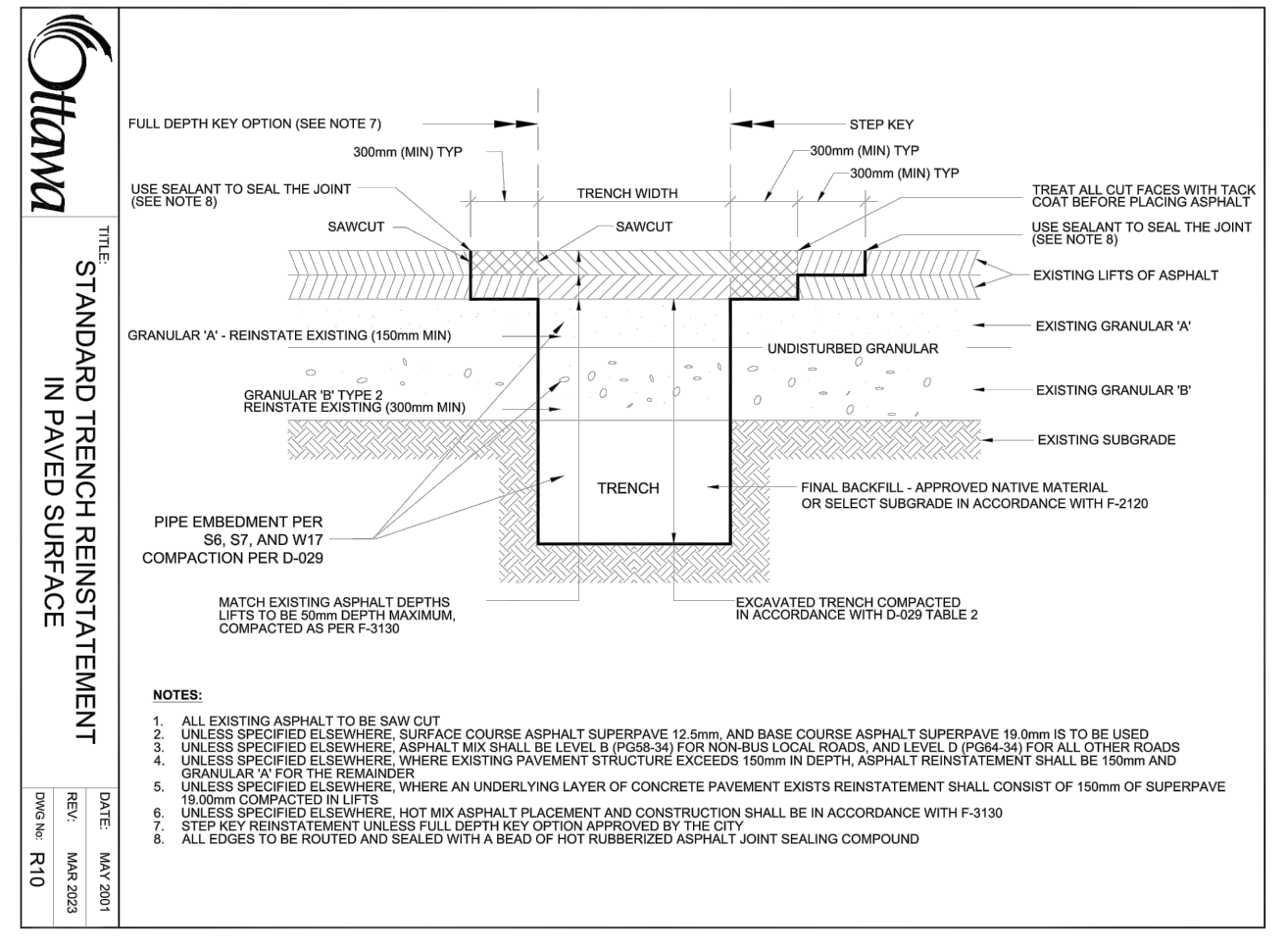
Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

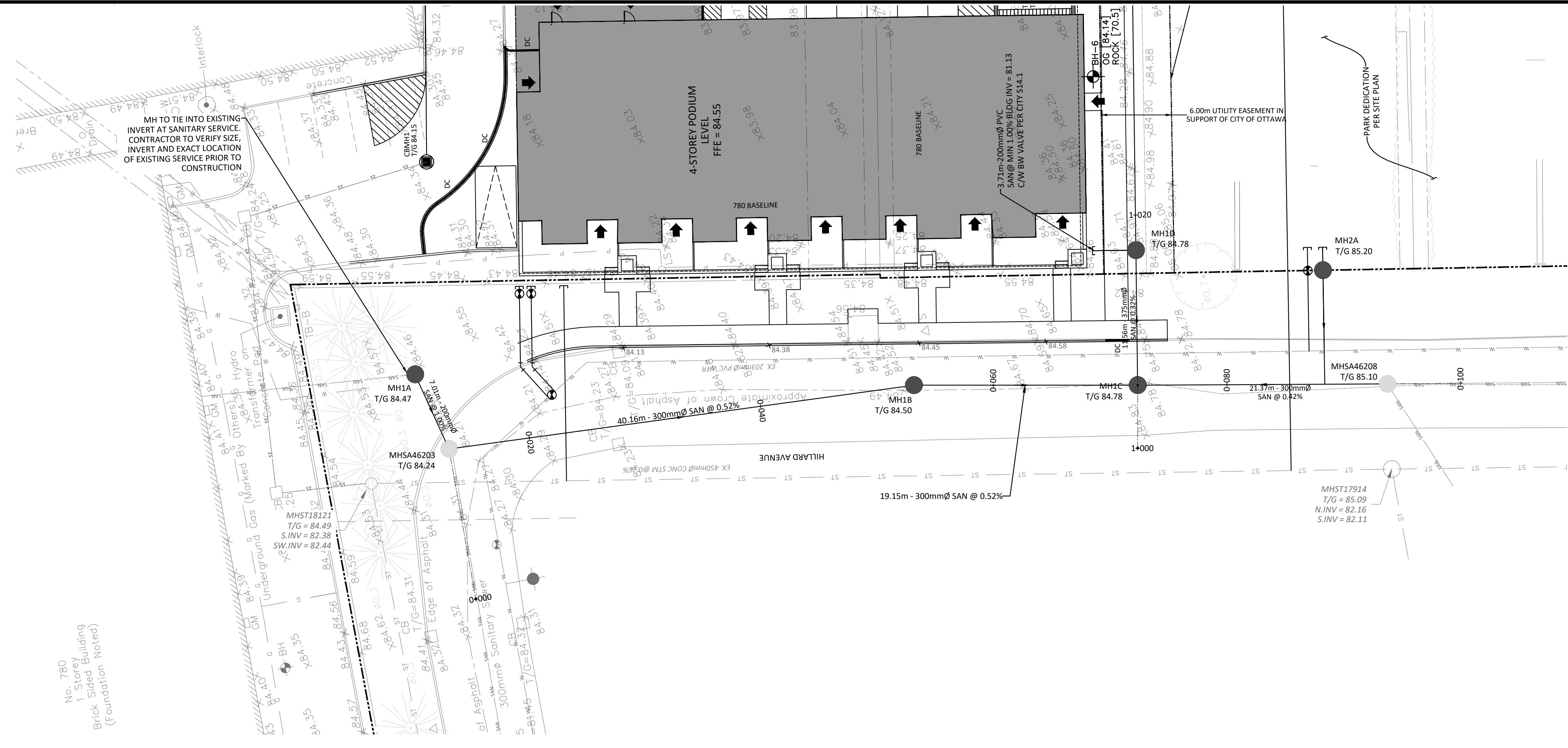
Drawing Title: **GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN**

Scale: 1:250 Project Number: CCO-22-0952
 Drawn By: R.R.R. Drawing Number: C101
 Checked By: A.M.
 Designed By: R.R.R.



FILENAME: U:\City\01 Project - 780 Baseline Road\12 - Drawing\CCO-22-0952_PRESENTATION.dwg
 DATE PLOTTED: Tuesday, October 03, 2023 1:51:45 PM
 PLOTTED BY: R.R.R.
 PLOTTER: HP-CLJ552

D07-12-23-0076



SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1D	84.78	W80.900 N81.093	E80.884	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1E	84.20	W80.640 SE80.650	NW80.582	STRUC OPSPD 701.011 FRAME CITY S25 COVER CITY S24
MHSA46203	84.24	NE81.690 SW81.360	SE81.350	EXISTING MH
MHSA46208	85.10	S81.280 SW81.300	N81.270	EXISTING MH
MHSA0442	84.30	SE80.510	N80.500	EX.MH



LEGEND	
DC	BARRIER CURB & CURB DEPRESSION
Proposed Concrete Sidewalk/Walkway	PROPOSED CONCRETE SIDEWALK/WALKWAY
MH#	STORM MANHOLE
CB	CATCHBASIN, CURB INLET OR DITCH INLET
MHA	SANITARY MANHOLE
---	PROPERTY LINE
WV	WATER VALVE/CHAMBER
FH	FIRE HYDRANT
Proposed Wall	PROPOSED WALL
Proposed Fire Department Connection	PROPOSED FIRE DEPARTMENT CONNECTION
Proposed Water Meter and Remote Meter	PROPOSED WATER METER AND REMOTE METER
SCD	SEDIMENT CONTROL DEVICE PER DETAIL
Temp. Construction Mud Mat	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
ST	EXISTING STORM SEWER
SAN	EXISTING SAN SEWER
WM	EXISTING WATERMAIN
95.94	PROPOSED ELEVATION EXISTING ELEVATION
95.94	SWALE ELEVATION
7x100.50	TOP/BOTTOM WALL FACE ELEVATIONS
7x100.50	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
Heavy Duty Silt Fence	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
Building Entrance	BUILDING ENTRANCE
Proposed Grass	PROPOSED GRASS
Proposed Roadcut and Reinstatement	PROPOSED ROADCUT AND REINSTATEMENT PER CITY RID
Temp. Construction Mud Mat	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
P	EXISTING HYDRO LINE
OHW	EXISTING OHW
G	EXISTING GAS LINE
B	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

1	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1 : 250

McINTOSH PERRY
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Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

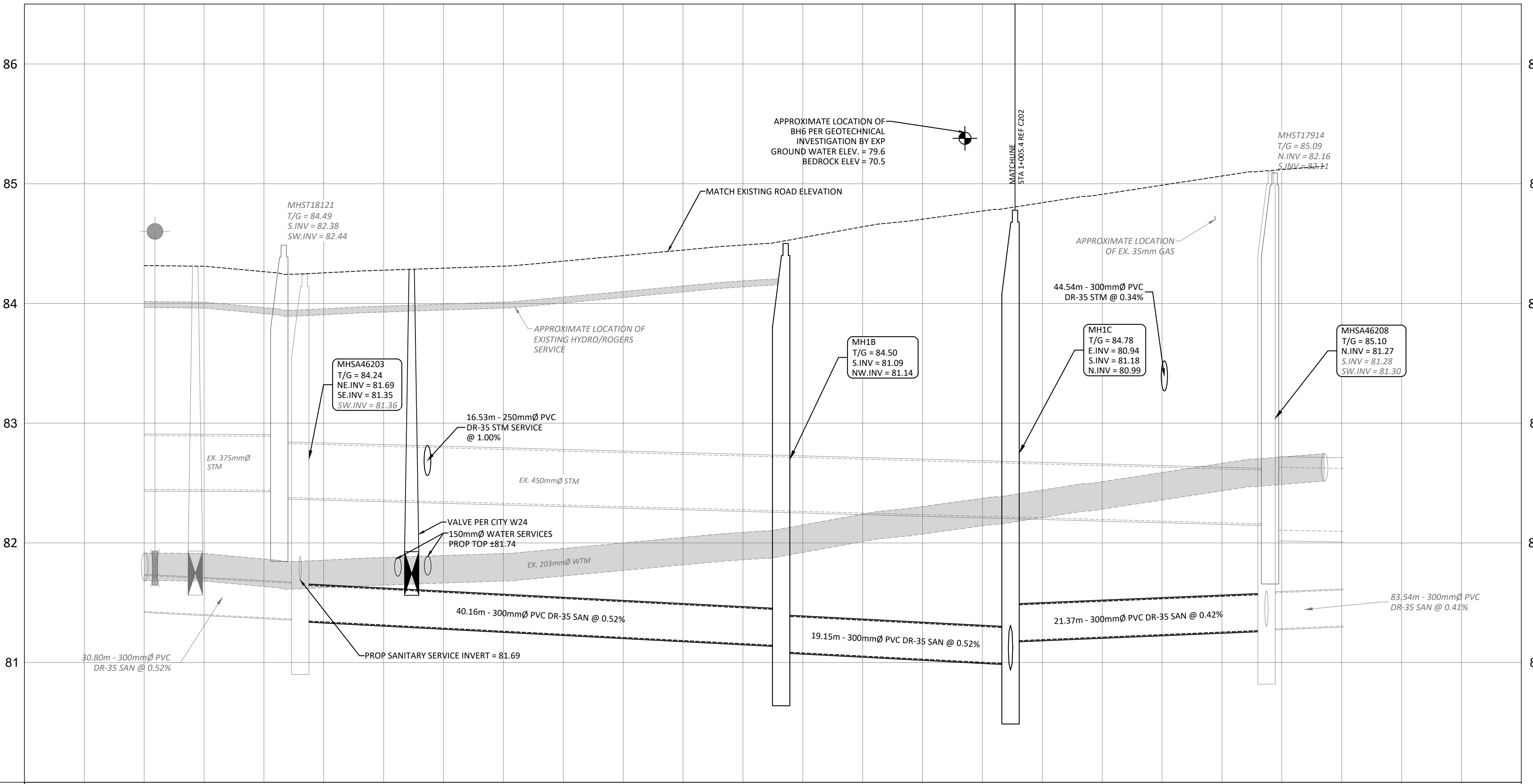
Drawing Title: **PLAN AND PROFILE
 STA 0+000 TO 0+100**

Scale: 1:250 Project Number: CCO-22-0952

Drawn By: R.R.R.

Checked By: A.M.

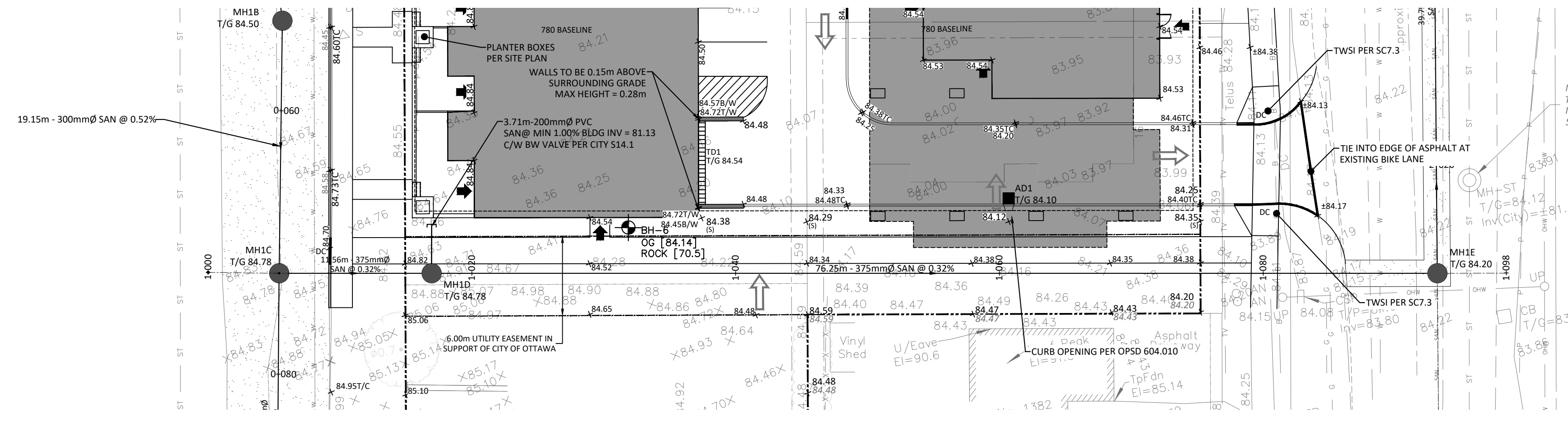
Designed By: R.R.R.



STATION	ELEVATIONS PROPOSED	EXISTING	DESCRIPTION
0+000	84.32	84.32	30.80m - 300mm PVC DR-35 SAN @ 0.52%
0+020	84.27	84.27	40.16m - 300mm PVC DR-35 @ 0.52%
0+040	84.39	84.39	19.15m - 300mm PVC DR-35 @ 0.52%
0+060	84.64	84.64	21.37m - 300mm PVC DR-35 @ 0.42%
0+080	84.89	84.89	83.54m - 300mm PVC DR-35 SAN @ 0.41%
0+100	85.14	85.14	

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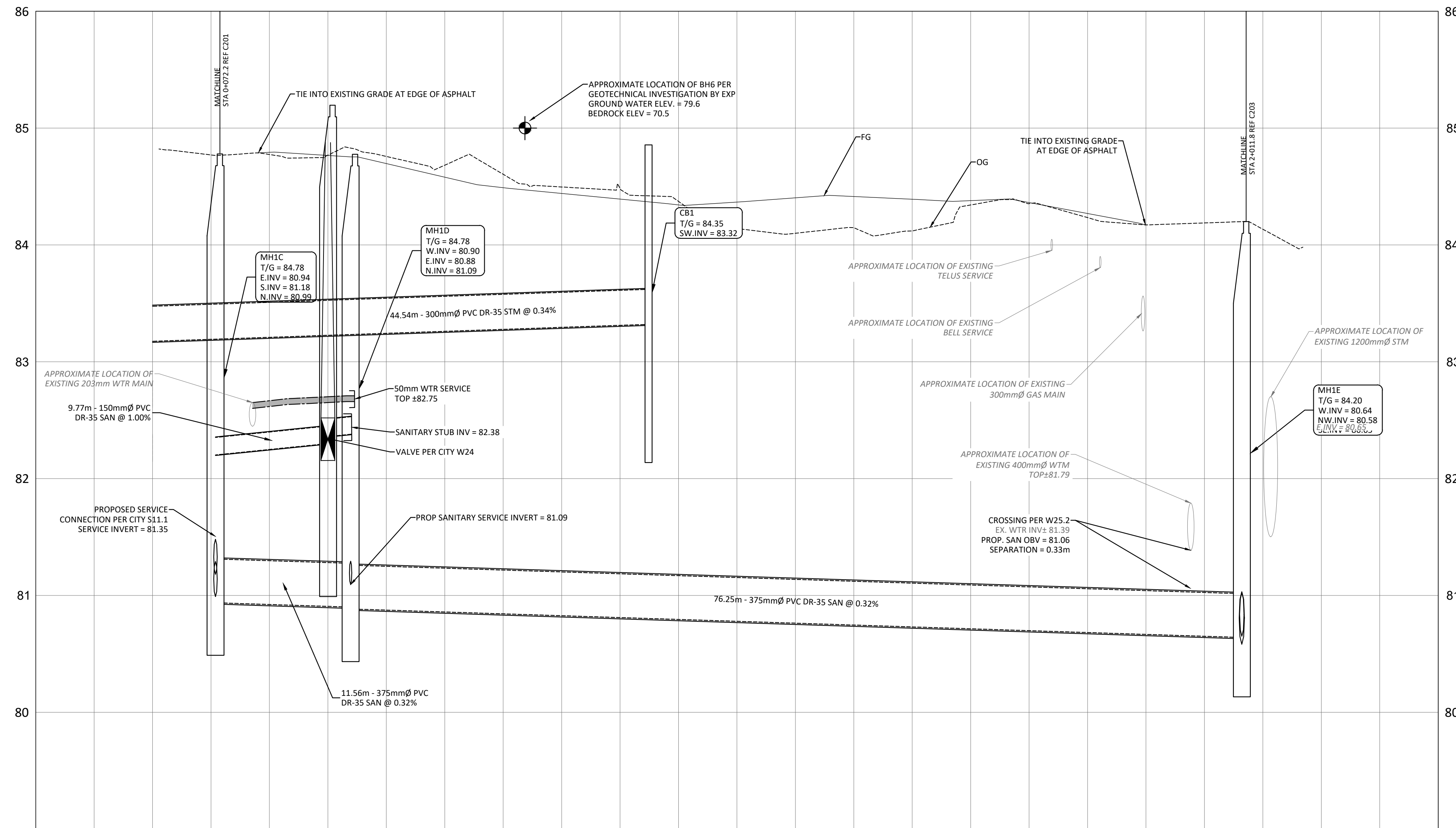


SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1D	84.78	W80.900 N81.093	E80.884	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1E	84.20	W80.640 S80.650	NW80.582	STRUC OPSD 701.011 FRAME CITY S25 COVER CITY S24
MHSA46203	84.24	NE81.690 SW81.360	SE81.350	EXISTING MH
MHSA46208	85.10	S81.280 SW81.300	N81.270	EXISTING MH
MHSA50442	84.30	SE80.510	N80.500	EX. MH



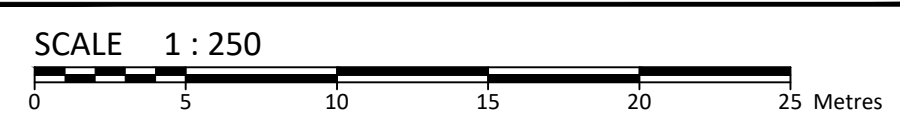
LEGEND	
DC	BARRIER CURB & CURB DEPRESSION
PC	PROPOSED CONCRETE SIDEWALK/WALKWAY
SMH	STORM MANHOLE
CB	CATCHBASIN, CURB INLET OR DITCH INLET
MHSA	SANITARY MANHOLE
PL	PROPERTY LINE
WV	WATER VALVE/CHAMBER
FD	FIRE HYDRANT
FW	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER AND REMOTE METER
SC	SEDIMENT CONTROL DEVICE PER DETAIL
OP	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN
ST	EXISTING STORM SEWER
SS	EXISTING SAN SEWER
WM	EXISTING WATERMAIN
SE	SLOPING AT 3:1 UNLESS SPECIFIED
EE	PROPOSED ELEVATION EXISTING ELEVATION
SE	SWALE ELEVATION
TE	TOP/BOTTOM WALL FACE ELEVATIONS
PE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
ED	EXISTING DRAINAGE PATTERN
HS	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
BE	BUILDING ENTRANCE
GR	PROPOSED GRASS
CS	CENTRELINE OF SWALE
PR	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
TC	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
HL	EXISTING HYDRO LINE
OH	EXISTING OHW
GL	EXISTING GAS LINE
BS	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

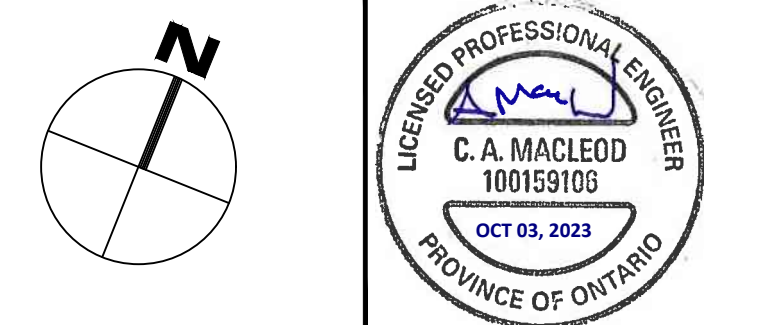


€ ELEVATIONS	PROPOSED	EXISTING
SANITARY SEWER	11.56m - 375mm Ø PVC DR-35 @ 0.32%	76.25m - 375mm Ø PVC DR-35 @ 0.32%
STATION	1+000, 1+005.4, 1+020, 1+040, 1+060, 1+080, 1+093.2, 1+100	

1	ISSUED FOR SITE PLAN CONTROL	SETP 25, 2023
No.	Revisions	Date



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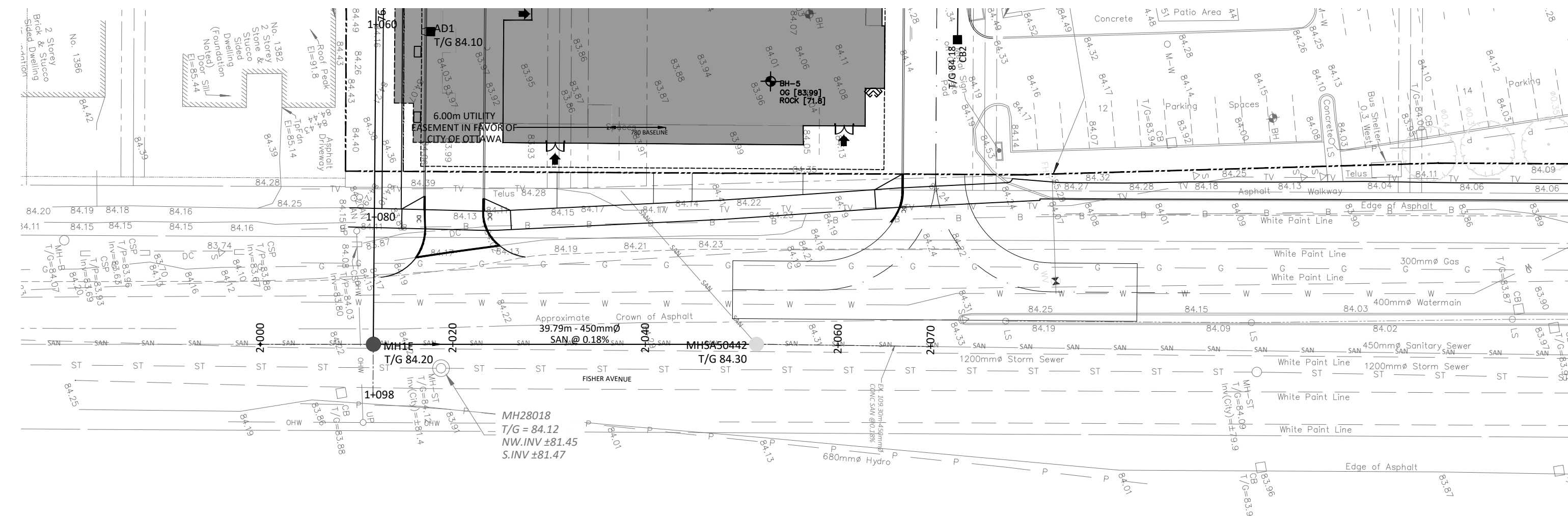
Project: **780 BASELINE - PHASE 1**
 OTTAWA ON

Drawing Title: **PLAN AND PROFILE STA 1+000 TO 1+100**

Scale:	1:250	Project Number:	CCO-22-0952
Drawn By:	R.R.R.	Checked By:	A.M.
Designed By:	R.R.R.	Drawing Number:	C202

FILENAME: U:\Ottawa\01 Project - Proposed 2022\666\CCO-22-0952 - 780 Baseline Road\12 - Drawing\CCO-22-0952 - PRESENTATION.dwg
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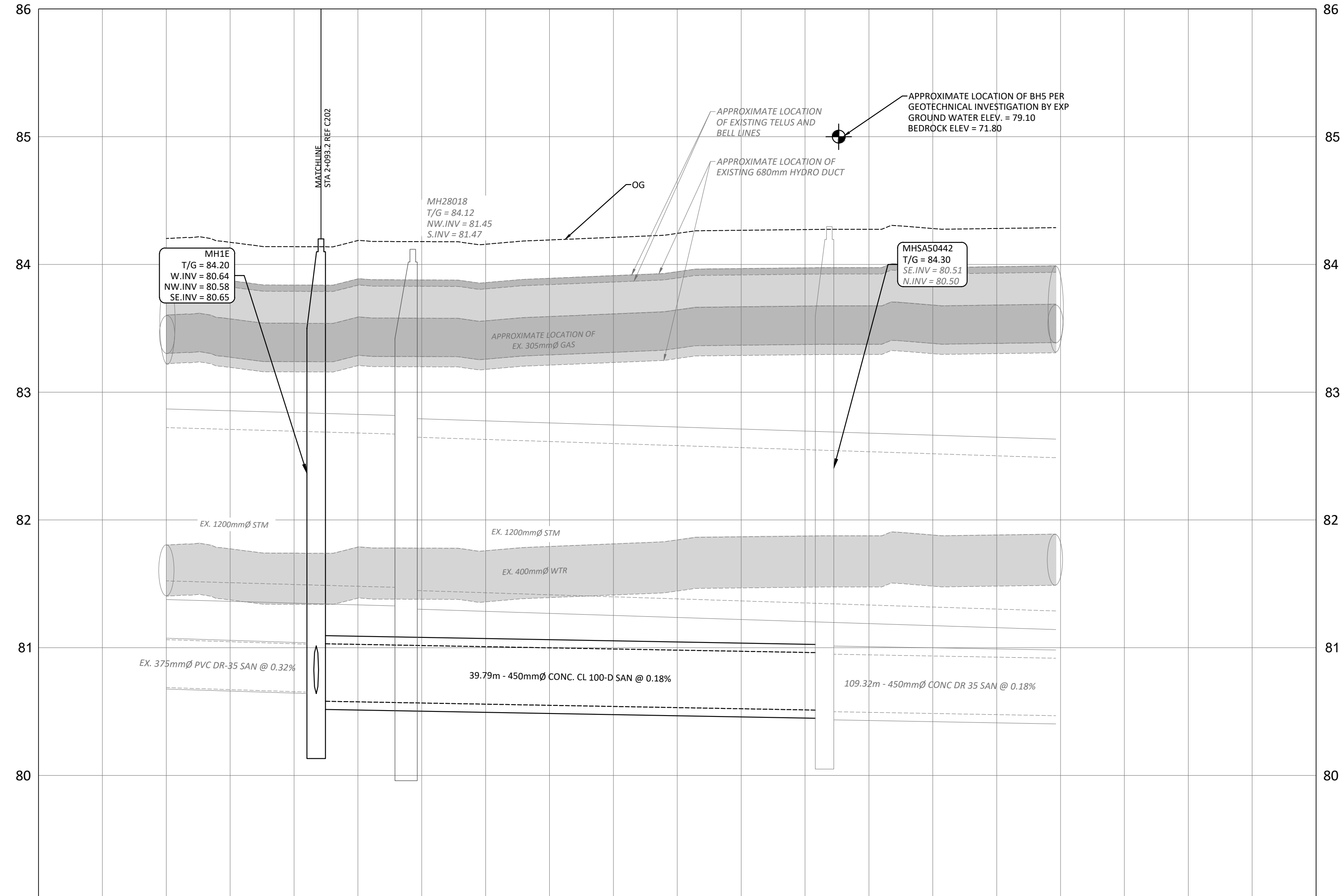


SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1D	84.78	W80.900 N81.093	E80.884	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1E	84.20	W80.640 SE80.650	NW80.582	STRUC OPSD 701.011 FRAME CITY S25 COVER CITY S24
MHA546203	84.24	NE81.690 SW81.360	SE81.350	EXISTING MH
MHA546208	85.10	S81.280 SW81.300	N81.270	EXISTING MH
MHA50442	84.30	SE80.510	N80.500	EX. MH



LEGEND	
DC	BARRIER CURB & CURB DEPRESSION
PC	PROPOSED CONCRETE SIDEWALK/WALKWAY
MH#	STORM MANHOLE
CB	CATCHBASIN, CURB INLET OR DITCH INLET
MHA	SANITARY MANHOLE
PL	PROPERTY LINE
WC	WATER VALVE/CHAMBER
FH	FIRE HYDRANT
FW	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER AND REMOTE METER
SC	SEDIMENT CONTROL DEVICE PER DETAIL
OP	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN
ST	EXISTING STORM SEWER
SM	EXISTING SAN SEWER
WM	EXISTING WATERMAIN
SE	SLOPING AT 3:1 UNLESS SPECIFIED
EE	EXISTING ELEVATION
SE	SWALE ELEVATION
TE	TOP/BOTTOM WALL FACE ELEVATIONS
PE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
ED	EXISTING DRAINAGE PATTERN
HDF	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
BE	BUILDING ENTRANCE
GR	PROPOSED GRASS
CS	CENTRELINE OF SWALE
RR	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
TC	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
HL	EXISTING HYDRO LINE
OH	EXISTING OHW
GL	EXISTING GAS LINE
BL	EXISTING BELL SERVICE

SUBJECT TO APPROVAL



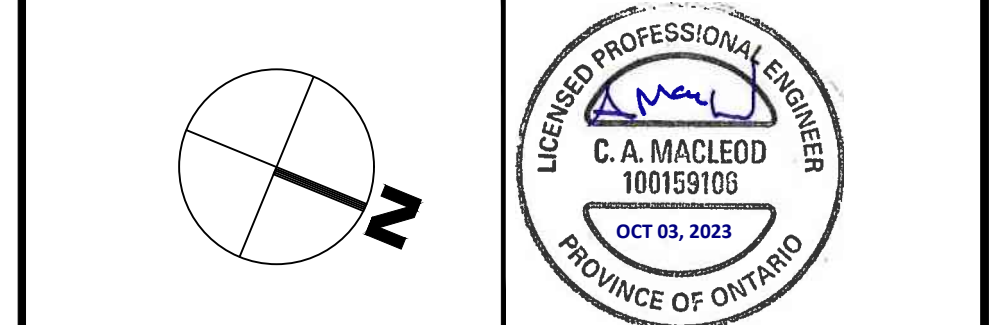
STATION	ELEVATIONS PROPOSED	DESCRIPTION
2+000	84.20	67.53m - 375mm PVC DR-35 @ 0.32%
2+011.8	80.87	39.79m - 450mm CONC. CL 100-D @ 0.18%
2+020	84.18	109.32m - 450mm CONC. CL 100-D @ 0.18%
2+040	84.24	
2+060	84.28	
2+080	80.30	

1	ISSUED FOR SITE PLAN CONTROL	SEPT 25, 2023
No.	Revisions	Date

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SCALE 1 : 250

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Client: **THEBERGE DEVELOPMENTS LTD.**
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 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

Drawing Title: **PLAN AND PROFILE STA 2+000 TO 2+070**

Scale:	1:250	Project Number:	CCO-22-0952
Drawn By:	R.R.R.	Checked By:	A.M.
Designed By:	R.R.R.	Drawing Number:	C203

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