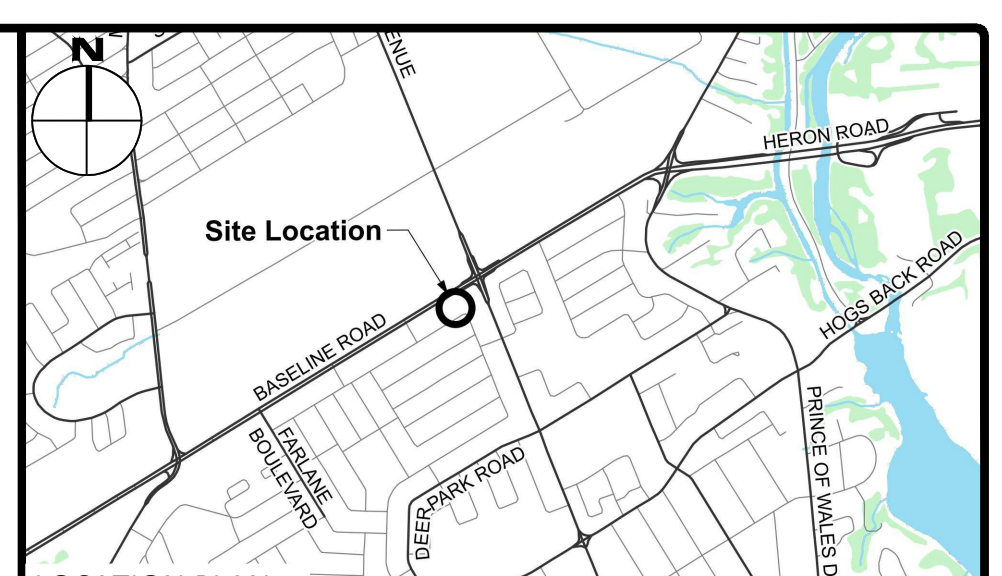


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LEGEND

DC	BARRIER CURB & CURB DEPRESSION	PROPOSED CONCRETE SIDEWALK/WALKWAY	PROPOSED ELEVATION EXISTING ELEVATION
MH#	STORM MANHOLE	STORM MANHOLE	SWALE ELEVATION
CB	CATCHBASIN, CURB INLET OR DITCH INLET	7x100.50	TOP/BOTTOM WALL FACE ELEVATIONS
MHA	SANITARY MANHOLE	8x90.50	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
	PROPERTY LINE		HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
	WATER VALVE/CHAMBER		
	FIRE HYDRANT		BUILDING ENTRANCE
	PROPOSED WALL		PROPOSED GRASS
	PROPOSED FIRE DEPARTMENT CONNECTION		
	PROPOSED WATER METER AND REMOVE METER		CENTRELINE OF SWALE
	SEDMIMENT CONTROL DEVICE PER DETAIL		PROPOSED ROAD CUT AND REINSTATEMENT PER CITY RID
	OUTLINE OF PARK SPECIFICATION AREA REFER TO SITE PLAN		TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
ST	EXISTING STORM SEWER	P	EXISTING HYDRO LINE
SAN	EXISTING SAN SEWER	OH	EXISTING OHW
W	EXISTING WATERMAIN	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

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 www.mcintoshperry.com



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

Project: **780 BASELINE - PHASE 1**

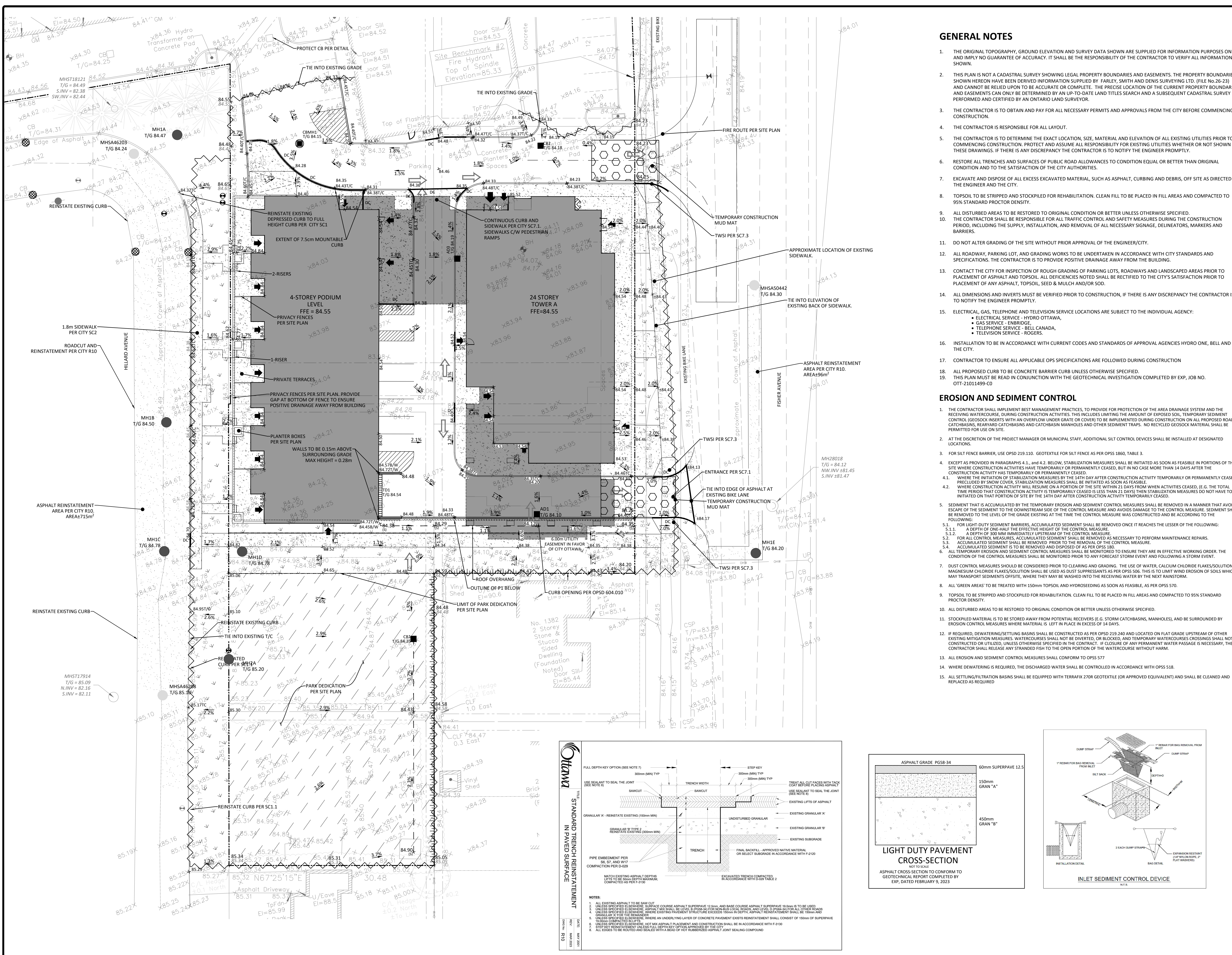
OTTAWA ON

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



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EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, TEMPORARY SEDIMENT CONTROL (GEOSOCK INSERTS WITH AN OVERFLOW UNDER GRATE OR COVER) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND OTHER SEEDMENT TRAPS. NO RECYCLED GEOSOCK MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
- AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
- FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, TABLE 3.
- EXCEPT AS PROVIDED IN PARAGRAPHS 4.1, AND 4.2. BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- SEDIMENT THAT IS ACCUMULATED BY THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS ESCAPE OF THE SEDIMENT TO THE DOWNSTREAM SIDE OF THE CONTROL MEASURE AND AVOIDS DAMAGE TO THE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED TO THE LEVEL OF THE GRADE EXISTING AT THE TIME THE CONTROL MEASURE WAS CONSTRUCTED AND BE ACCORDING TO THE FOLLOWING:
 - FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MONITORED TO ENSURE THEY ARE IN EFFECTIVE WORKING ORDER. THE CONDITION OF THE CONTROL MEASURES SHALL BE MONITORED PRIOR TO ANY FORECAST STORM EVENT AND FOLLOWING A STORM EVENT.
- DUST CONTROL MEASURES SHOULD BE CONSIDERED PRIOR TO CLEARING AND GRADING. THE USE OF WATER, CALCIUM CHLORIDE FLAKES/SOLUTION OR MAGNESIUM CHLORIDE FLAKES/SOLUTION SHALL BE USED AS DUST SUPPRESSANTS AS PER OPSD 506. THIS IS TO LIMIT WIND EROSION OF SOILS WHICH MAY TRANSPORT SEDIMENTS OFFSITE, WHERE THEY MAY BE WASHED INTO THE RECEIVING WATER BY THE NEXT RAINSTORM.
- ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND HYDROSEEDING AS SOON AS FEASIBLE, AS PER OPSD 570.
- 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.
- STOCKPILED MATERIAL IS TO BE STORED AWAY FROM POTENTIAL RECEIVERS (E.G. STORM CATCHBASINS, MANHOLES), AND BE SURROUNDED BY EROSION CONTROL MEASURES WHERE MATERIAL IS LEFT IN PLACE IN EXCESS OF 14 DAYS.
- IF REQUIRED, DEWATERING/SETTLING BASINS SHALL BE CONSTRUCTED AS PER OPSD 219.240 AND LOCATED ON FLAT GRADE UPSTREAM OF OTHER EXISTING MITIGATION MEASURES. WATERCOURSES SHALL NOT BE DIVERTED, OR BLOCKED, AND TEMPORARY WATERCOURSES CROSSINGS SHALL NOT BE CONSTRUCTED OR UTILIZED, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. IF CLOSURE OF ANY PERMANENT WATER PASSAGE IS NECESSARY, THE CONTRACTOR SHALL RELEASE ANY STRANDED FISH TO THE OPEN PORTION OF THE WATERCOURSE WITHOUT HARM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577
- WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
- ALL SETTLING/FILTRATION BASINS SHALL BE EQUIPPED WITH TERRAFIX 270R GEOTEXTILE (OR APPROVED EQUIVALENT) AND SHALL BE CLEANED AND REPLACED AS REQUIRED



LEGEND

DC	BARRIER CURB & CURB DEPRESSION	PROPOSED ELEVATION EXISTING ELEVATION
PC	PROPOSED CONCRETE SIDEWALK/WALKWAY	95.94
SMH	STORM MANHOLE	95.94
CB	CATCHBASIN, CURB INLET OR DITCH INLET	7x100.50
SMH	SANITARY MANHOLE	1/2x90.50
MHA	MANHOLE	TOP/BOTTOM WALL FACE ELEVATIONS
PL	PROPERTY LINE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
WV	WATER VALVE/CHAMBER	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
FH	FIRE HYDRANT	BUILDING ENTRANCE
PW	PROPOSED WALL	PROPOSED GRASS
FC	PROPOSED FIRE DEPARTMENT CONNECTION	CENTRELINE OF SWALE
WM	PROPOSED WATER METER AND REMOTE METER	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
SCD	SEDIMENT CONTROL DEVICE PER DETAIL	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
OP	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN	EXISTING HYDRO LINE
ST	EXISTING STORM SEWER	EXISTING OHW
SAN	EXISTING SAN SEWER	EXISTING GAS LINE
WM	EXISTING WATERMAIN	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

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

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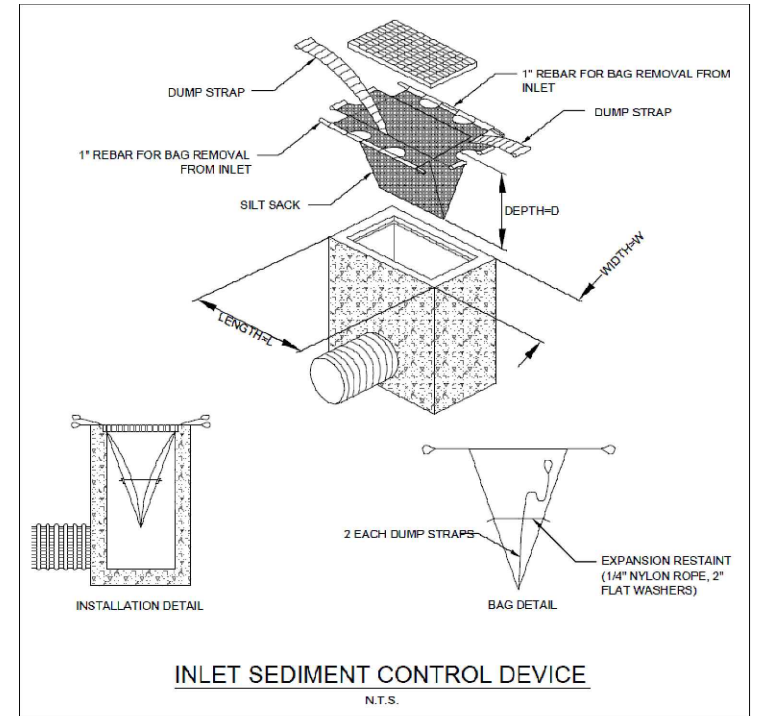
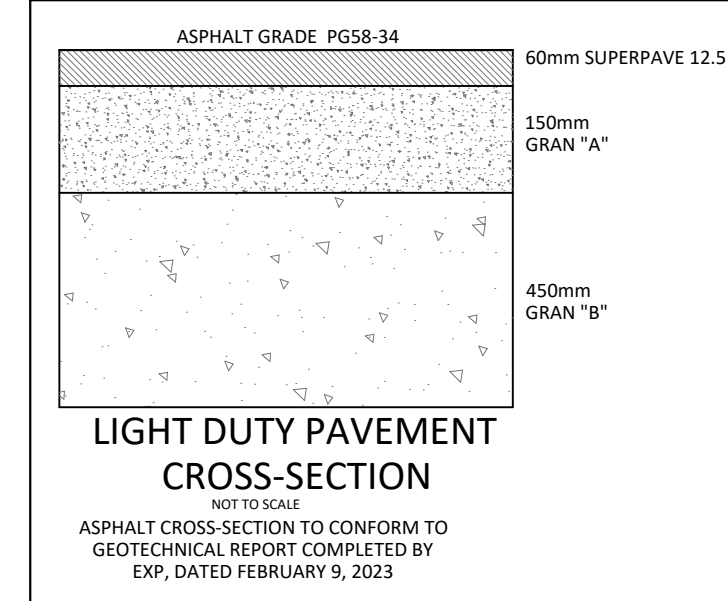
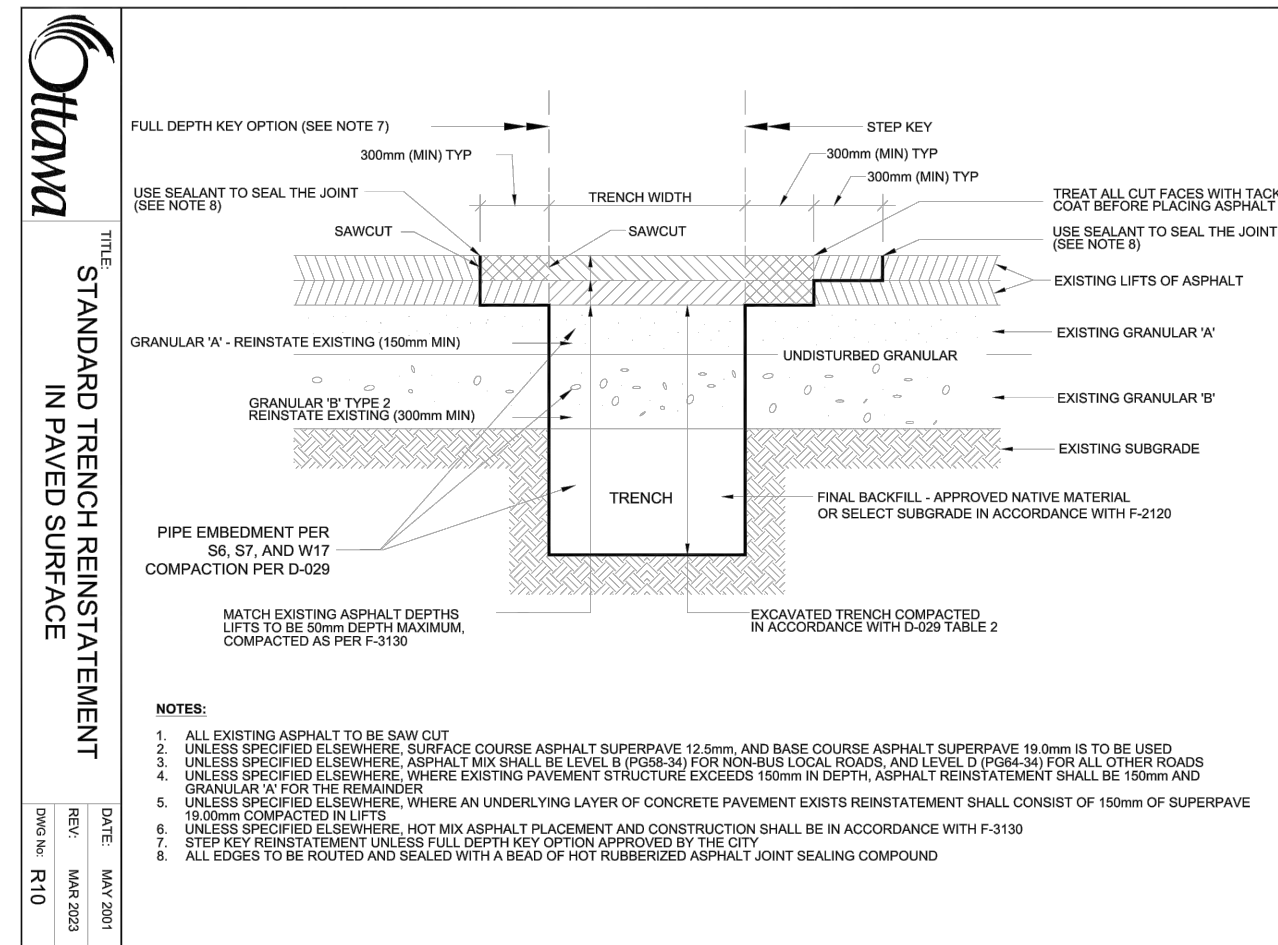
Client: **THEBERGE DEVELOPMENTS LTD.**
1600 LAPPERRIERE AVE
OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

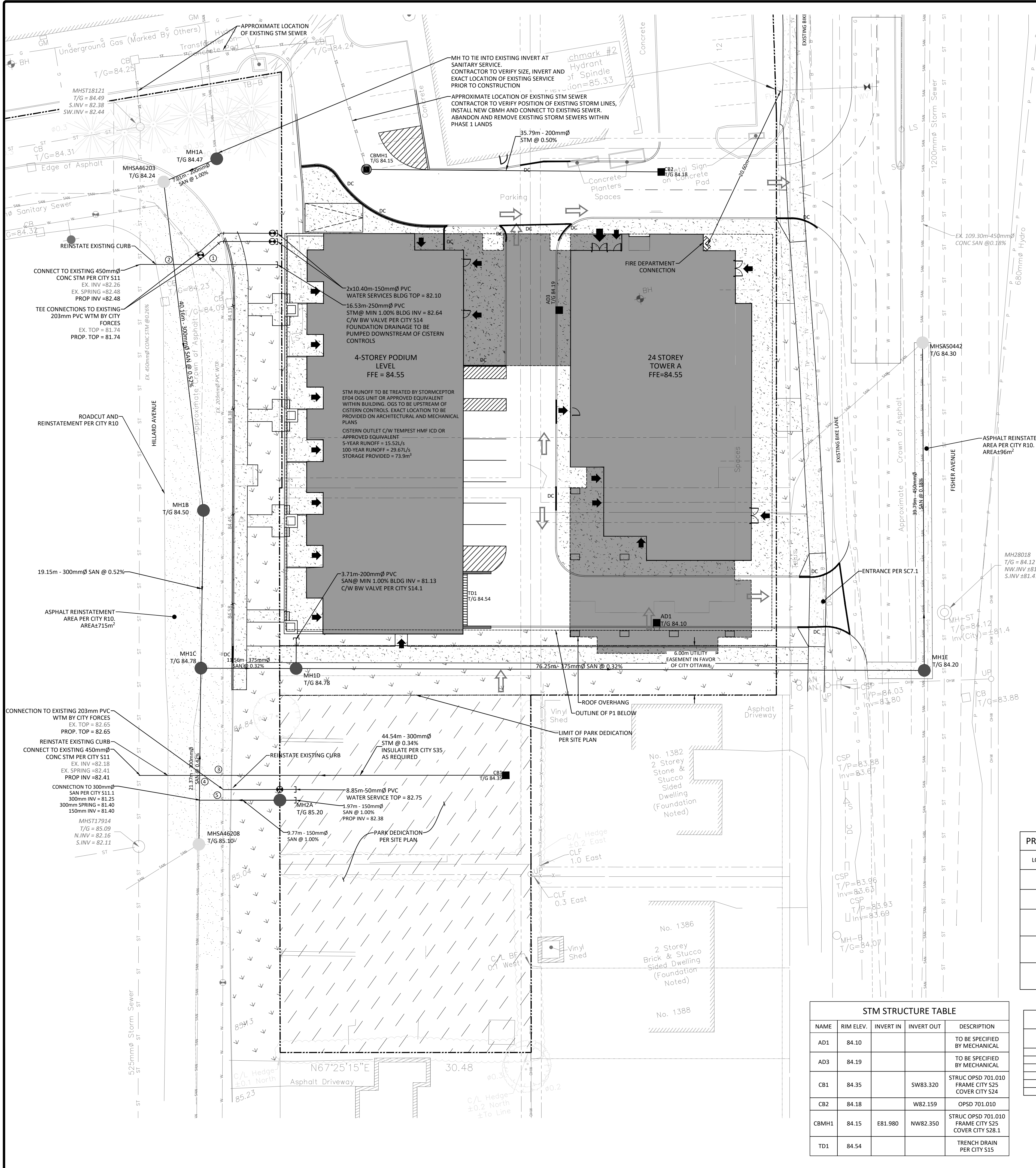
Drawing Title: **GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN**

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



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 LAST PLOTTED: Tuesday, October 03, 2023 12:05:52 PM BY: STANDARD.chd

D07-12-23-0076



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SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER S35.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
8. CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
10. ASPHALT AREAS DISTURBED WITHIN MUNICIPAL RIGHTS-OF-WAY TO BE RESTORED PER CITY OF OTTAWA STANDARD R10.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS W22.
3. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
5. VALVES TO BE OPERATED BY CITY STAFF ONLY.
6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
8. ALL WATERMAINS SHALL BE EQUIPPED GATE VALVES AS PER W3.
9. ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO W18 AND W19.
10. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
11. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
12. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

PROPOSED SERVICES CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION
1	EX. 203mmØ WTR ØBV = 81.85 PROP. 250mmØ STM INV = 82.56 SEPARATION = 0.71m PROP. 300mmØ SAN ØBV = 81.60
2	PROP. 250mmØ STM INV = 82.51 SEPARATION = 0.71m EX. 203mmØ WTR ØBV = 82.60 PROP. 250mmØ STM INV = 83.10 SEPARATION = 0.50m
3	EX. 203mmØ WTR ØBV = 82.60 PROP. 250mmØ STM INV = 82.06 SEPARATION = 0.52m
4	EX. 203mmØ WTR INV = 82.50 PROP. 150mmØ SAN ØBV = 82.25 SEPARATION = 0.25m

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 200 X 150 TEE	0+100.00	84.71	82.31	2.40
	0+105.50	84.78	82.38	2.40
BUILDING	0+106.63	84.80	82.40	2.40
	0+108.00	84.71	82.31	2.40
B - 250 X 150 TEE	0+105.00	84.78	82.38	2.40
	0+106.63	84.80	82.40	2.40

STM STRUCTURE TABLE

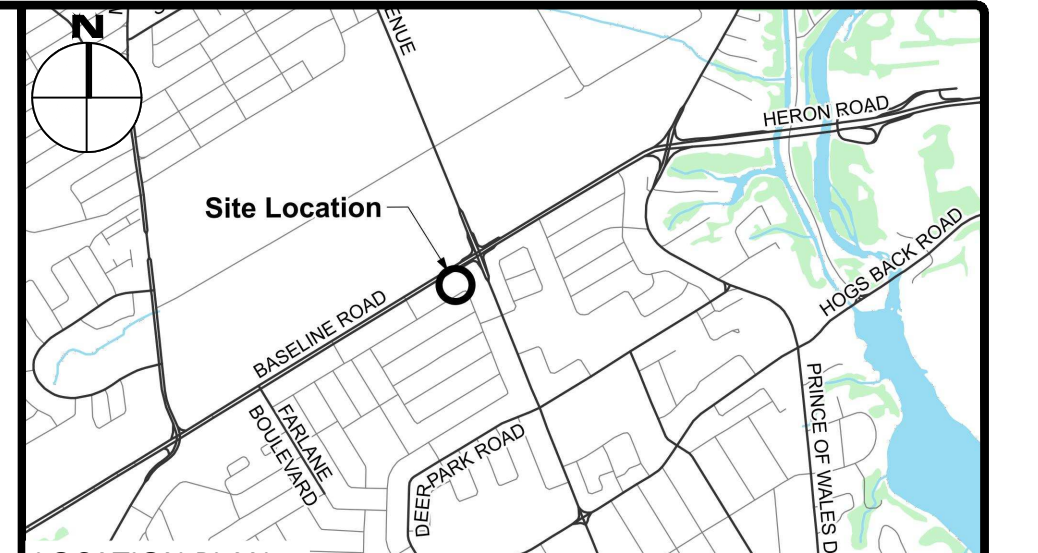
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
AD1	84.10			TO BE SPECIFIED BY MECHANICAL
AD3	84.19			TO BE SPECIFIED BY MECHANICAL
CB1	84.35	SW83.20		STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
CB2	84.18	W82.159		OPSD 701.010
CBMH1	84.15	E81.980	NW82.350	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S28.1
TD1	84.54			TRENCH DRAIN PER CITY S15

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 NW80.990	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	N81.690 N81.360	S81.350	EXISTING MH
MHSA46208	85.10	S81.280 S81.300	N81.270	EXISTING MH
MHSA0442	84.30	S80.510	N80.500	EX.MH

SAN-PARKLAND STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH2A	85.20	N82.360	SW82.300	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24



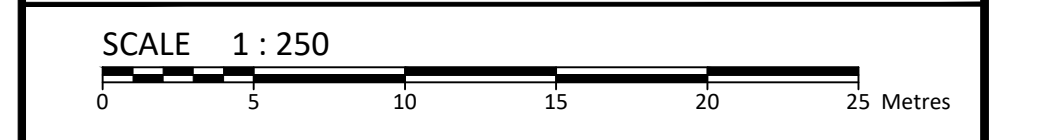
LEGEND

DC	BARRIER CURB & CURB DEPRESSION	95.94 93.20	PROPOSED CONCRETE SIDEWALK/WALKWAY	PROPOSED ELEVATION EXISTING ELEVATION
MH#	STORM MANHOLE	95.94 93.20	STORM MANHOLE	SWALE ELEVATION
CB	CATCH BASIN, CURB INLET OR DITCH INLET	7x100.50 1x100.50	CATCH BASIN, CURB INLET OR DITCH INLET	TOP/BOTTOM WALL FACE ELEVATIONS
MH#A	SANITARY MANHOLE		SANITARY MANHOLE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE EXISTING DRAINAGE PATTERN
	PROPERTY LINE		PROPERTY LINE	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
	WATER VALVE/CHAMBER		WATER VALVE/CHAMBER	BUILDING ENTRANCE
	FIRE HYDRANT		FIRE HYDRANT	PROPOSED GRASS
	PROPOSED WALL		PROPOSED WALL	
	PROPOSED FIRE DEPARTMENT CONNECTION		PROPOSED FIRE DEPARTMENT CONNECTION	
	PROPOSED WATER METER AND REMOTE METER		PROPOSED WATER METER AND REMOTE METER	CENTRELINE OF SWALE
	SEDIMENT CONTROL DEVICE PER DETAIL		SEDIMENT CONTROL DEVICE PER DETAIL	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
	OUTLINE OF PARK DEDICATION AREA. REFER TO SITE PLAN		OUTLINE OF PARK DEDICATION AREA. REFER TO SITE PLAN	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
ST	EXISTING STORM SEWER		ST	EXISTING HYDRO LINE
SAN	EXISTING SAN SEWER		OW	EXISTING OHW
WM	EXISTING WATERMAIN		G	EXISTING GAS LINE
			B	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

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

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: **SITE SERVICING PLAN**

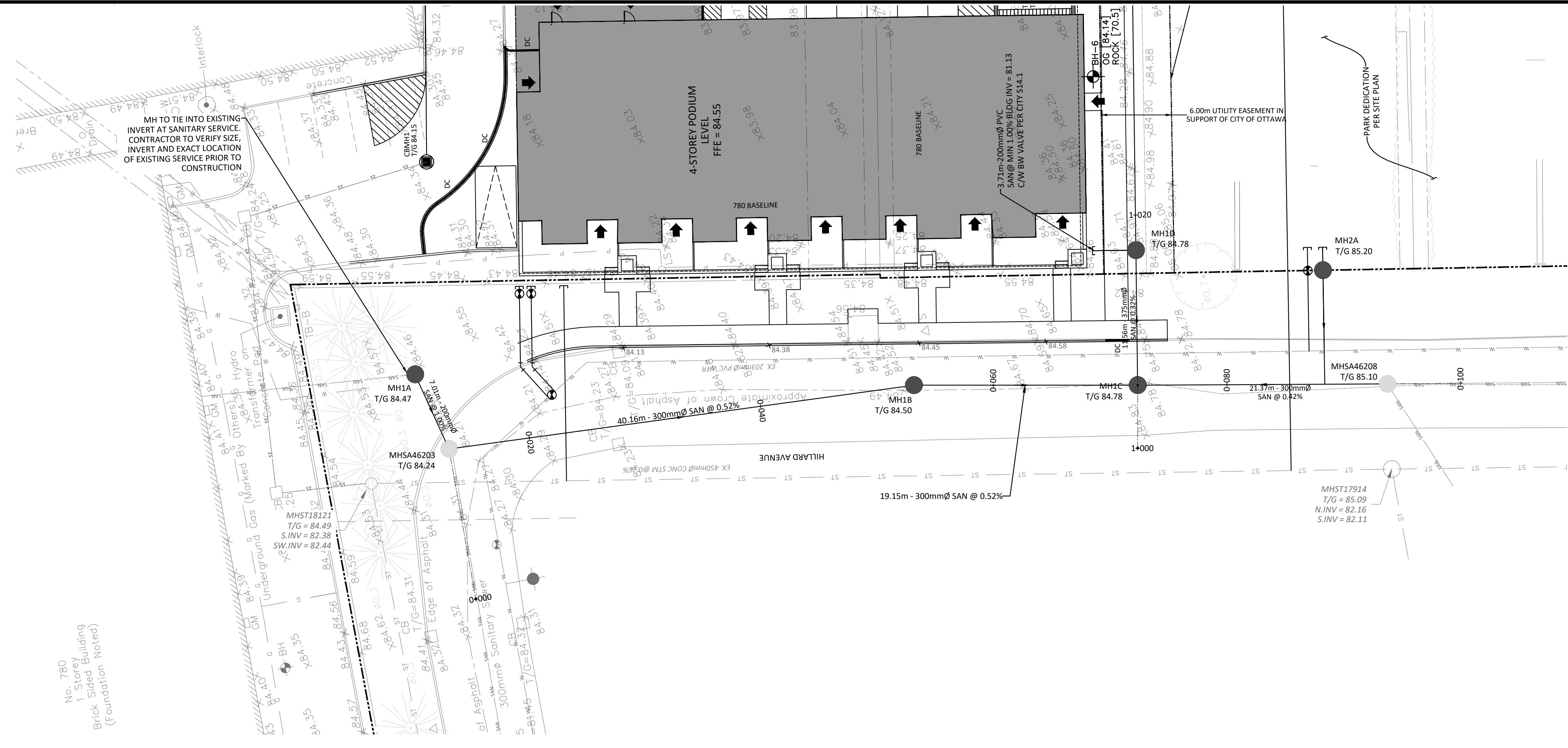
Scale: 1:250 Project Number: CCO-22-0952

Drawn By: R.R.R. Checked By: A.M. Designed By: R.R.R.

C102

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D07-12-23-0076

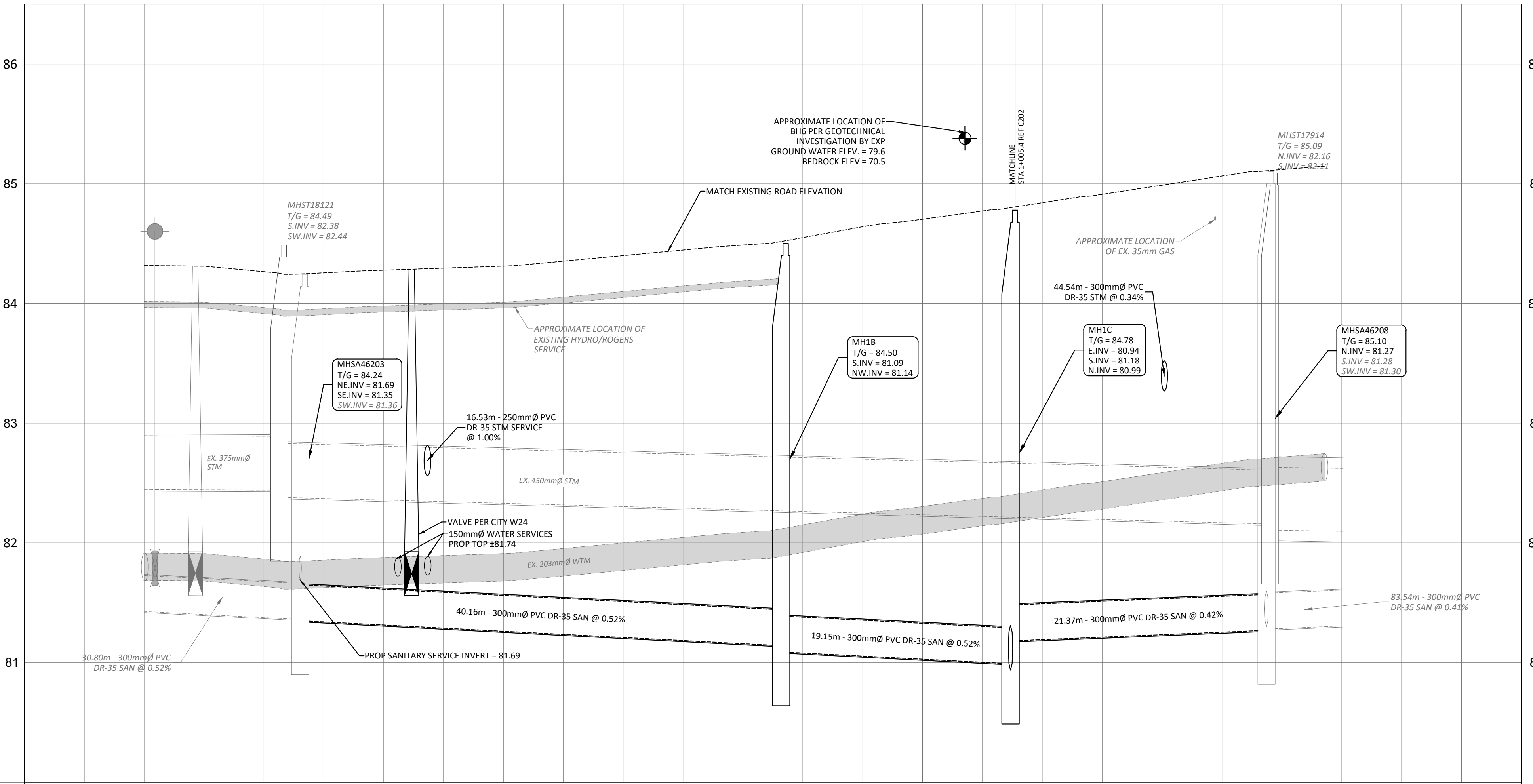


SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24
MH1D	84.78	W80.900 N80.093	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
CC	PROPOSED CONCRETE SIDEWALK/WALKWAY
SMH	STORM MANHOLE
CB	CATCHBASIN, CURB INLET OR DITCH INLET
MHA	SANITARY MANHOLE
PL	PROPERTY LINE
WC	WATER VALVE/CHAMBER
FH	FIRE HYDRANT
PW	PROPOSED WALL
FC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER AND REMOTE METER
SCD	SEDIMENT CONTROL DEVICE PER DETAIL
OP	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN
ST	EXISTING STORM SEWER
SAN	EXISTING SAN SEWER
WM	EXISTING WATERMAIN
SE	SLOPING AT 3:1 UNLESS SPECIFIED
EE	PROPOSED ELEVATION EXISTING ELEVATION
SE	SWALE ELEVATION
TT	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
PG	PROPOSED GRASS
CR	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY RID
TC	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
P	EXISTING HYDRO LINE
OH	EXISTING OHW
G	EXISTING GAS LINE
B	EXISTING BELL SERVICE

SUBJECT TO APPROVAL



STATION	ELEVATIONS PROPOSED	EXISTING	DESCRIPTION
0+000	84.32	84.32	
0+020	84.27	84.27	30.80m - 300mm PVC DR-35 @ 0.52%
0+040	84.39	84.39	
0+060	84.64	84.64	40.16m - 300mm PVC DR-35 @ 0.52%
0+080	84.89	84.89	19.15m - 300mm PVC DR-35 @ 0.52%
0+100	85.14	85.14	21.37m - 300mm PVC DR-35 @ 0.42%
0+115	85.14	85.14	83.54m - 300mm PVC DR-35 @ 0.41%

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

0 5 10 15 20 25 Metres

McINTOSH PERRY
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 www.mcintoshperry.com

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

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

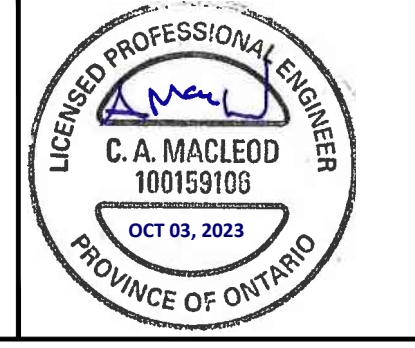
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Scale: 1:250 Project Number: CCO-22-0952

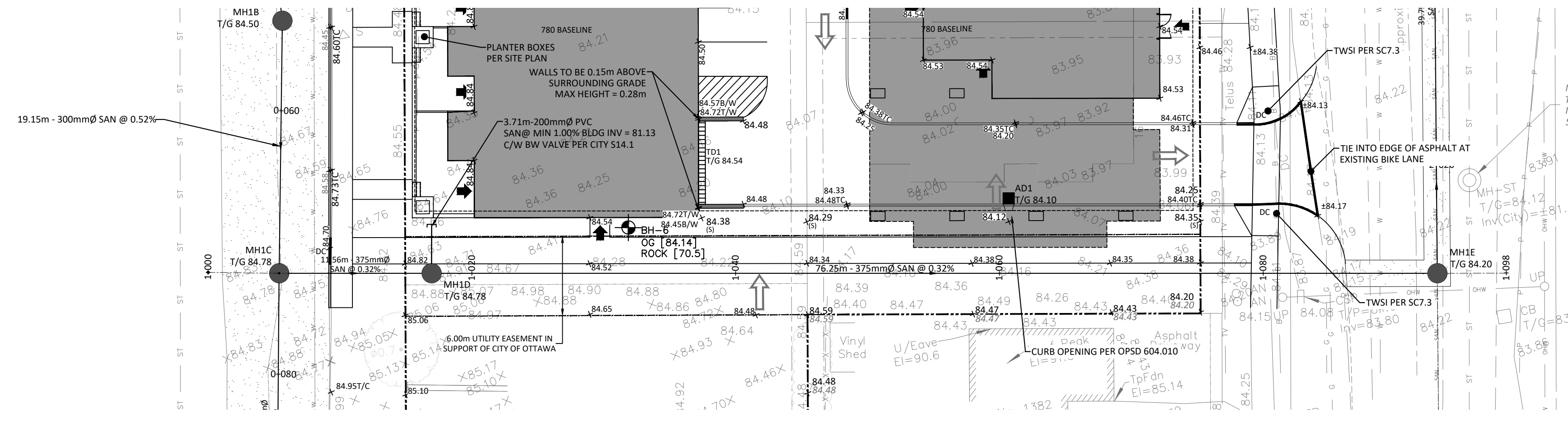
Drawn By: R.R.R.

Checked By: A.M.

Designed By: R.R.R.



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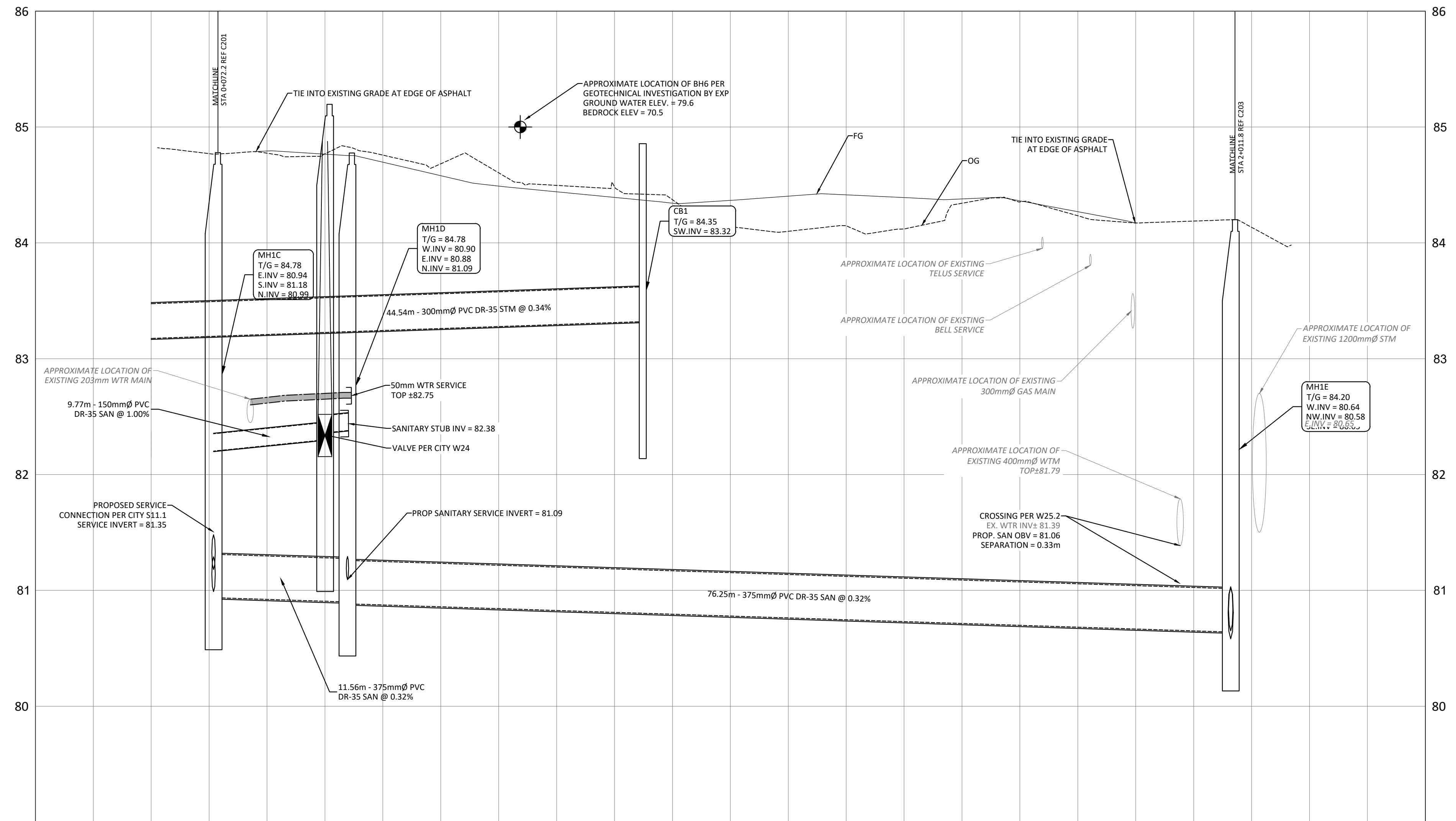
SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSD 701.010 FRAME CITY S25 COVER 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

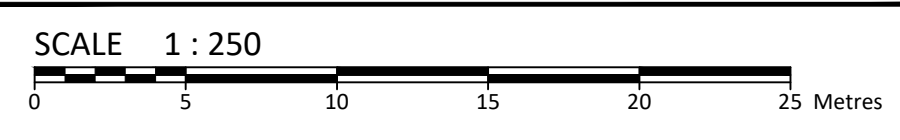
DC	BARRIER CURB & CURB DEPRESSION	PROPOSED CONCRETE SIDEWALK/WALKWAY	PROPOSED ELEVATION EXISTING ELEVATION
MH#	STORM MANHOLE	750.00.50	SWALE ELEVATION
CB	CATCHBASIN, CURB INLET OR DITCH INLET	750.00.50	TOP/BOTTOM WALL FACE ELEVATIONS
MH#A	SANITARY MANHOLE	PROPOSED EMERGENCY OVERLAND FLOW ROUTE	EXISTING DRAINAGE PATTERN
○	PROPERTY LINE	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130	BUILDING ENTRANCE
○	WATER VALVE/CHAMBER	PROPOSED GRASS	PROPOSED GRASS
○	FIRE HYDRANT	PROPOSED WALL	PROPOSED GRASS
○	PROPOSED FIRE DEPARTMENT CONNECTION	PROPOSED WATER METER AND REMOTE METER	CENTRELINE OF SWALE
○	PROPOSED WATER METER AND REMOTE METER	SEDIMENT CONTROL DEVICE PER DETAIL	PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10
○	SEDIMENT CONTROL DEVICE PER DETAIL	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
ST	EXISTING STORM SEWER	FG	EXISTING HYDRO LINE
SSM	EXISTING SAN SEWER	OG	EXISTING OHW
W	EXISTING WATERMAIN	○	EXISTING GAS LINE
		○	EXISTING BELL SERVICE

SUBJECT TO APPROVAL

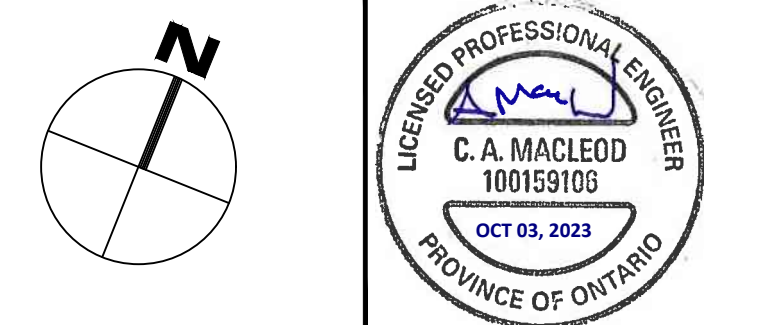


STATION	PROPOSED ELEVATIONS	EXISTING ELEVATIONS
1+000	80.54	84.42
1+005.4	80.54	84.42
1+020	80.54	84.42
1+040	80.54	84.42
1+060	80.54	84.42
1+080	80.54	84.42
1+083.2	80.54	84.42
1+100	80.54	84.42

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



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

Project: **780 BASELINE - PHASE 1**

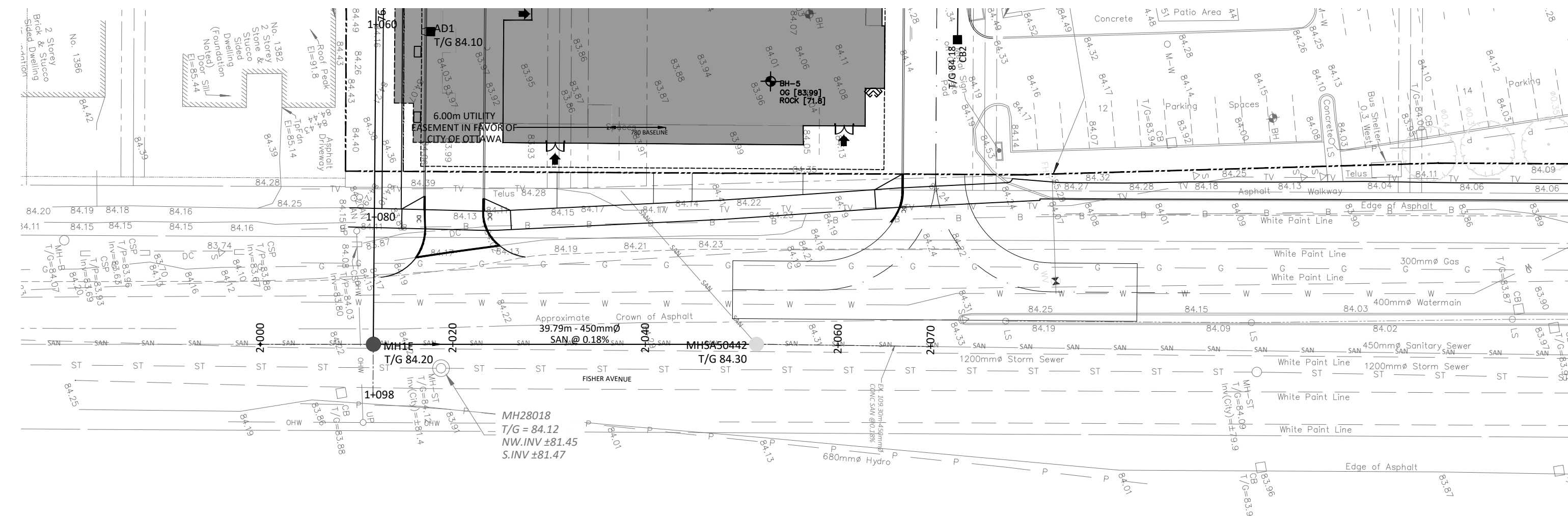
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Drawing Title: **PLAN AND PROFILE STA 1+000 TO 1+100**

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

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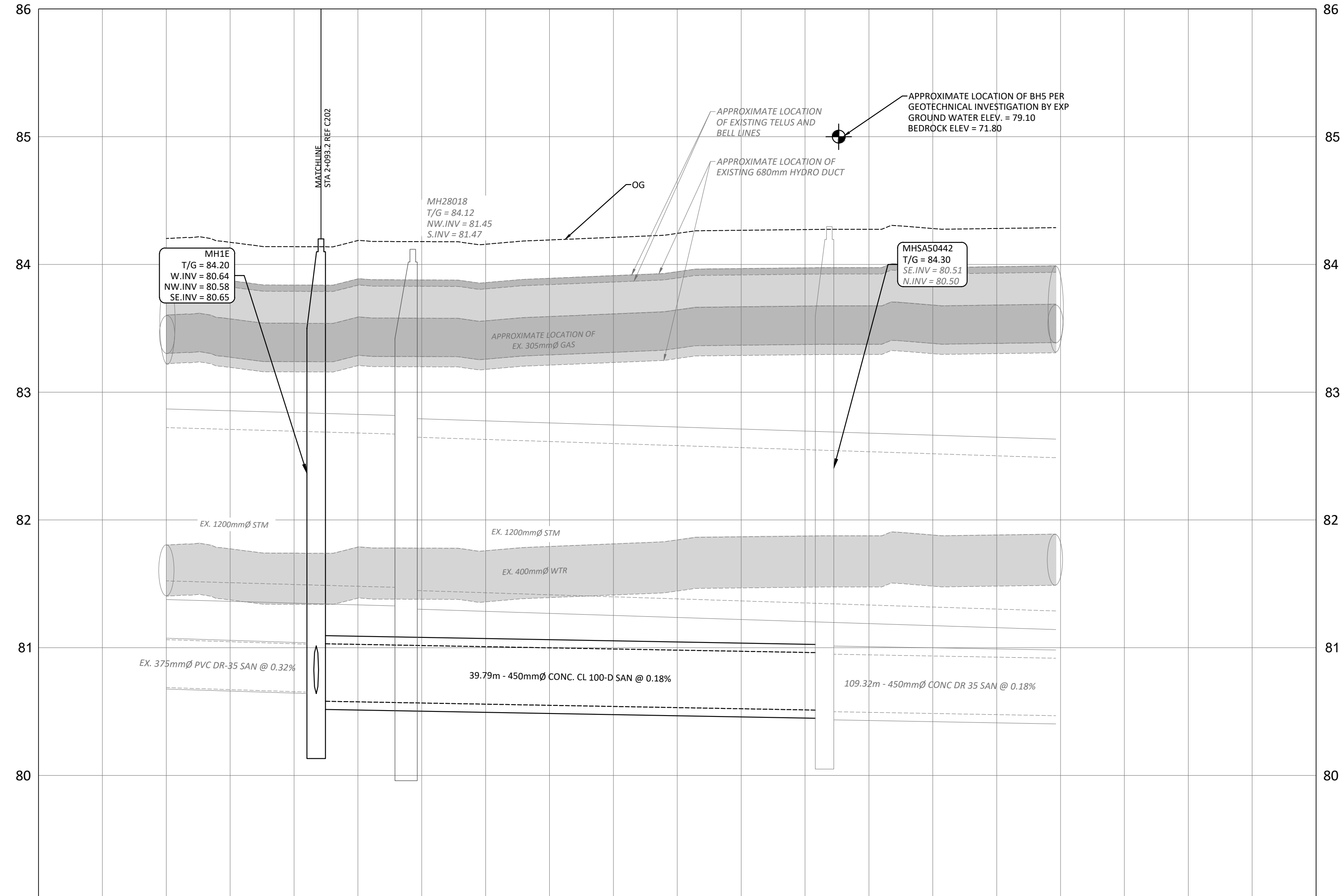


SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	84.47	NW81.820	SW81.760	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1B	84.50	NW81.141	S81.090	STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24
MH1C	84.78	S81.180 N80.990	E80.937	STRUC OPSD 701.010 FRAME CITY S25 COVER 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
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
Proposed Concrete Sidewalk/Walkway	PROPOSED CONCRETE SIDEWALK/WALKWAY
MH#	STORM MANHOLE
CB	CATCHBASIN, CURB INLET OR DITCH INLET
MH#A	SANITARY MANHOLE
Property Line	PROPERTY LINE
Water Valve/Chamber	WATER VALVE/CHAMBER
Fire Hydrant	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
Sediment Control Device	SEDIMENT CONTROL DEVICE PER DETAIL
Outline of Park Dedication Area	OUTLINE OF PARK DEDICATION AREA REFER TO SITE PLAN
Existing Storm Sewer	EXISTING STORM SEWER
Existing San Sewer	EXISTING SAN SEWER
Existing Watermain	EXISTING WATERMAIN
Sloping at 3:1 unless specified	SLOPING AT 3:1 UNLESS SPECIFIED
Proposed Elevation	PROPOSED ELEVATION
Existing Elevation	EXISTING ELEVATION
Swale Elevation	SWALE ELEVATION
Top/Bottom Wall Face Elevations	TOP/BOTTOM WALL FACE ELEVATIONS
Proposed Emergency Overland Flow Route	PROPOSED EMERGENCY OVERLAND FLOW ROUTE
Existing Drainage Pattern	EXISTING DRAINAGE PATTERN
Heavy Duty Silt Fence Barrier	HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
Building Entrance	BUILDING ENTRANCE
Proposed Grass	PROPOSED GRASS
Centreline of Swale	CENTRELINE OF SWALE
Proposed Roadcut and Reinstatement	PROPOSED ROADCUT AND REINSTATEMENT PER CITY R10
Temporary Construction Mud Mat	TEMPORARY CONSTRUCTION MUD MAT PER DETAIL
Existing Hydro Line	EXISTING HYDRO LINE
Existing OHW	EXISTING OHW
Existing Gas Line	EXISTING GAS LINE
Existing Bell Service	EXISTING BELL SERVICE

SUBJECT TO APPROVAL



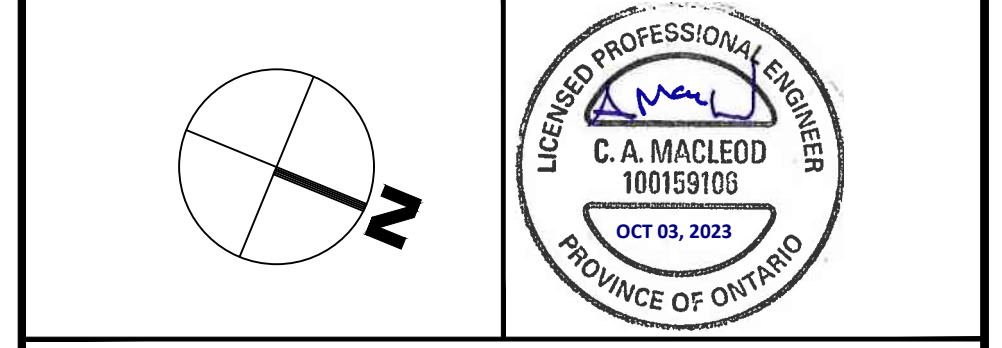
STATION	PROPOSED ELEVATIONS	DESCRIPTION
2+000	84.20	67.53m - 375mm PVC DR-35 @ 0.32%
2+011.8	84.18	39.79m - 450mm CONC. CL 100-D @ 0.18%
2+020	84.18	
2+040	84.24	109.32m - 450mm CONC. DR 35 SAN @ 0.18%
2+050	84.28	
2+080	80.30	

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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 www.mcintoshperry.com



Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 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

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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 USER: R.R.R.

D07-12-23-0076