

GENERAL NOTES

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- 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.
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- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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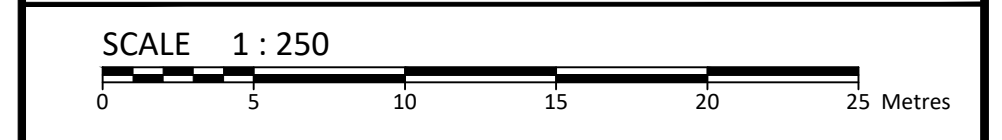
LEGEND

| | | | |
|-----|---|----------|---|
| 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 |
| W | WATER VALVE/CHAMBER | --- | HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130 |
| F | FIRE HYDRANT | --- | BUILDING ENTRANCE |
| --- | PROPOSED WALL | --- | PROPOSED GRASS |
| --- | PROPOSED FIRE DEPARTMENT CONNECTION | --- | PROPOSED ROADCUT AND REINSTATEMENT PER CITY RID |
| --- | 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 |
| W | EXISTING WATERMAIN | --- | EXISTING GAS LINE |
| --- | --- | --- | EXISTING BELL SERVICE |

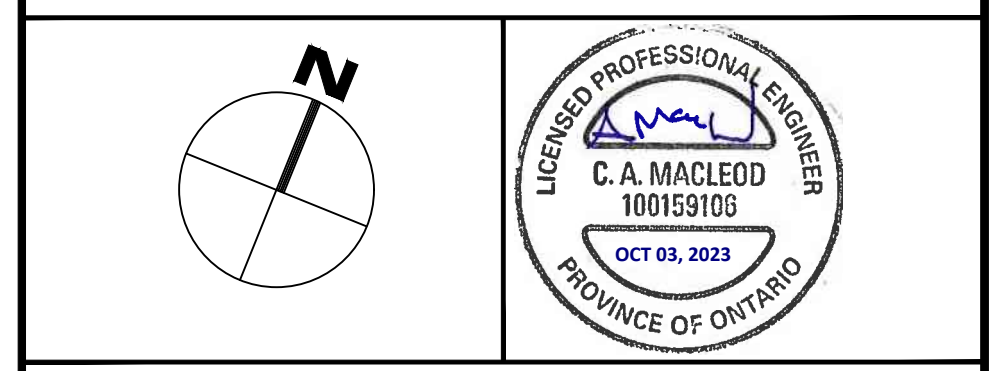
SUBJECT TO APPROVAL

| | | |
|-----|------------------------------|---------------|
| 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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 Tel: 613-836-2184 Fax: 613-836-3742
 www.mcintoshperry.com



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

Project: **780 BASELINE - PHASE 1**

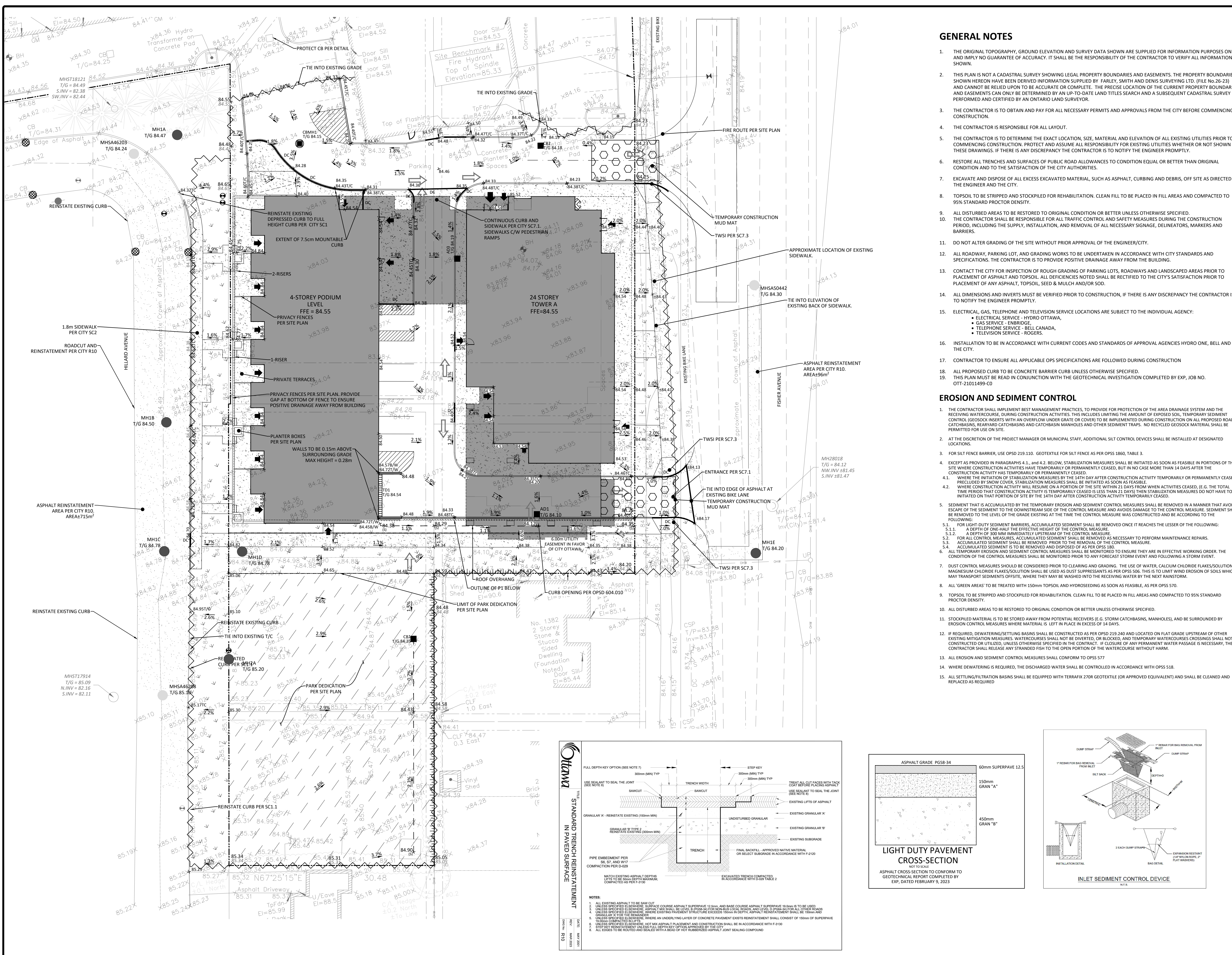
OTTAWA ON

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 |

FILENAME: U:\Ottawa\01 Project - Proposed 780 Baseline Road\CCO-22-0952 - Presentation.dwg
 LAST SAVED: Monday, September 25, 2023 1:52 PM
 LAST PLOTTED: Tuesday, October 03, 2023 10:55 AM
 PLOTTER: HP-GL/PS-550

D07-12-23-0076



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EROSION AND SEDIMENT CONTROL

1. 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 (GEOTEXTILE MATS, SODS, EROSION CONTROL MATS, ETC.) TO BE IMPLEMENTED DURING CONSTRUCTION ON ALL PROPOSED ROAD CATCHBASINS, REARWARD CATCHBASINS AND OTHER SEEDING TRAPS. NO RECYCLED GEOTEXTILE MATERIAL SHALL BE PERMITTED FOR USE ON SITE.
2. AT THE DISCRETION OF THE PROJECT MANAGER OR MUNICIPAL STAFF, ADDITIONAL SILT CONTROL DEVICES SHALL BE INSTALLED AT DESIGNATED LOCATIONS.
3. FOR SILT FENCE BARRIER, USE OPSD 219.110. GEOTEXTILE FOR SILT FENCE AS PER OPSD 1860, TABLE 3.
4. 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.
 - 4.1. 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.
 - 4.2. 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.
5. 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:
 - 5.1. FOR LIGHT-DUTY SEDIMENT BARRIERS, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE IT REACHES THE LESSER OF THE FOLLOWING:
 - 5.1.1. A DEPTH OF ONE-HALF THE EFFECTIVE HEIGHT OF THE CONTROL MEASURE.
 - 5.1.2. A DEPTH OF 300 MM IMMEDIATELY UPSTREAM OF THE CONTROL MEASURE.
 - 5.2. FOR ALL CONTROL MEASURES, ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO PERFORM MAINTENANCE REPAIRS.
 - 5.3. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURE.
 - 5.4. ACCUMULATED SEDIMENT IS TO BE REMOVED AND DISPOSED OF AS PER OPSD 180.
6. 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.
7. 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.
8. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL AND HYDROSEEDING AS SOON AS FEASIBLE, AS PER OPSD 570.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. 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.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSD 577.
14. WHERE DEWATERING IS REQUIRED, THE DISCHARGED WATER SHALL BE CONTROLLED IN ACCORDANCE WITH OPSD 518.
15. 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 | 95.94 93.20 | SLOPING AT 3:1 UNLESS SPECIFIED |
| PC | PROPOSED CONCRETE SIDEWALK/WALKWAY | 95.94 93.20 | PROPOSED ELEVATION EXISTING ELEVATION |
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| WV | WATER VALVE/CHAMBER | | BUILDING ENTRANCE |
| FH | FIRE HYDRANT | | PROPOSED GRASS |
| --- | PROPOSED WALL | | PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10 |
| --- | PROPOSED FIRE DEPARTMENT CONNECTION | | TEMPORARY CONSTRUCTION MUD MAT PER DETAIL |
| --- | PROPOSED WATER METER AND REMOTE METER | | CENTRELINE OF SWALE |
| --- | SEDIMENT CONTROL DEVICE PER DETAIL | | PROPOSED ROAD CUT AND REINSTATEMENT PER CITY R10 |
| --- | 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 |
| W | 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 |

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

SCALE 1:250

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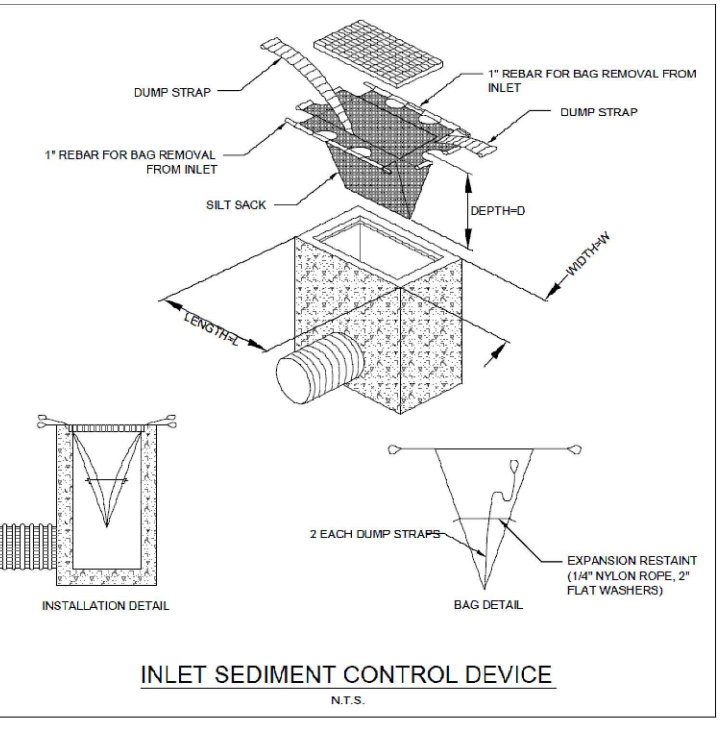
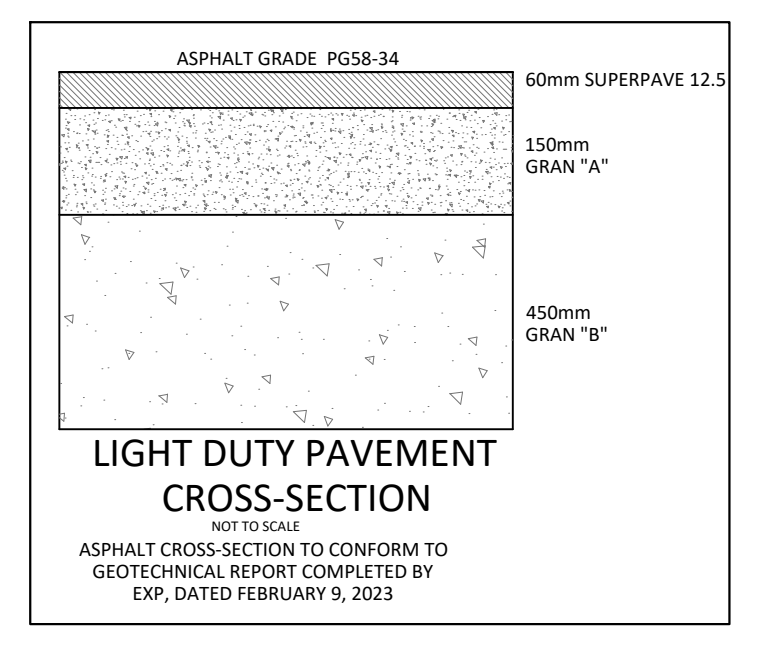
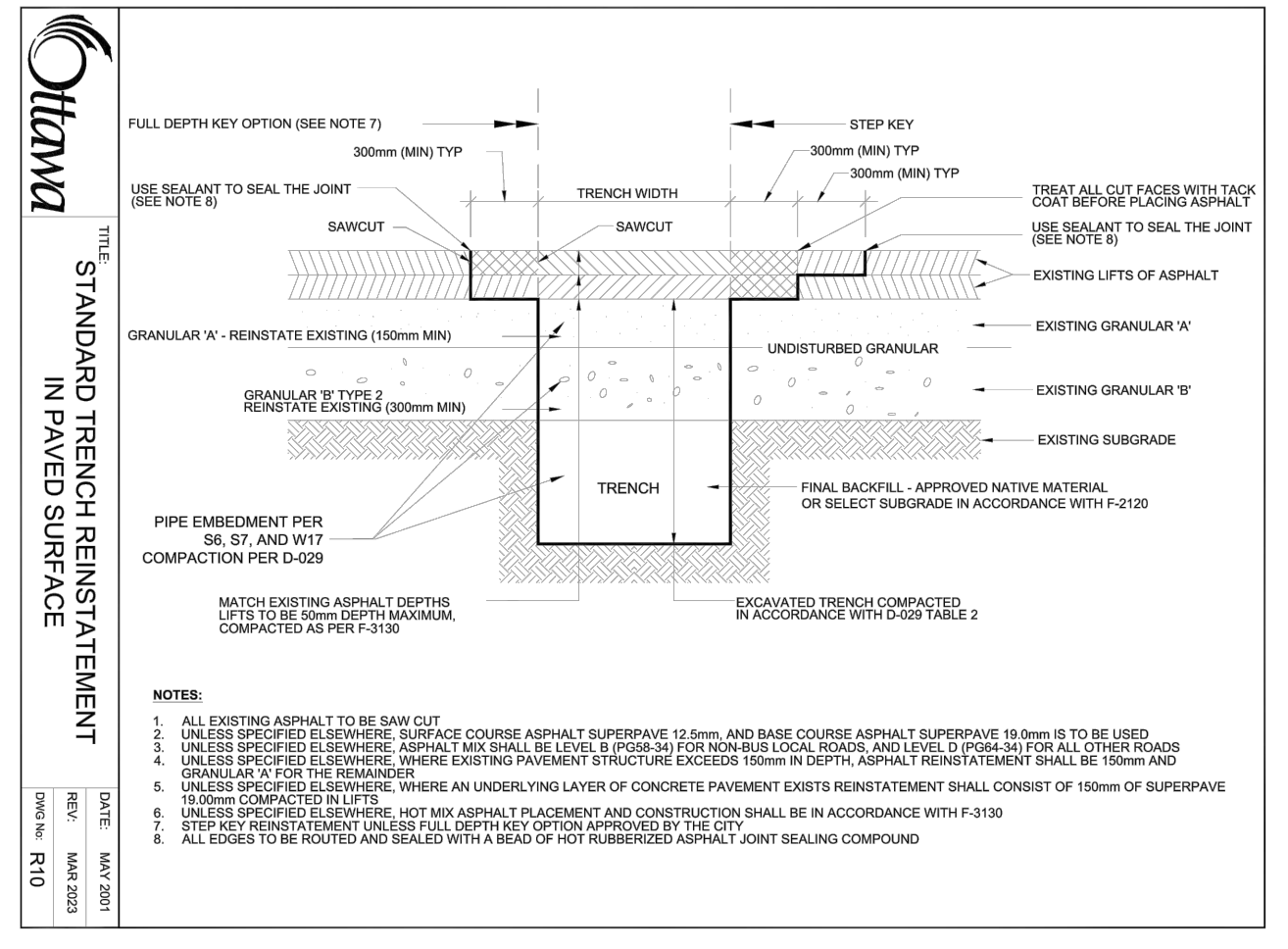
Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

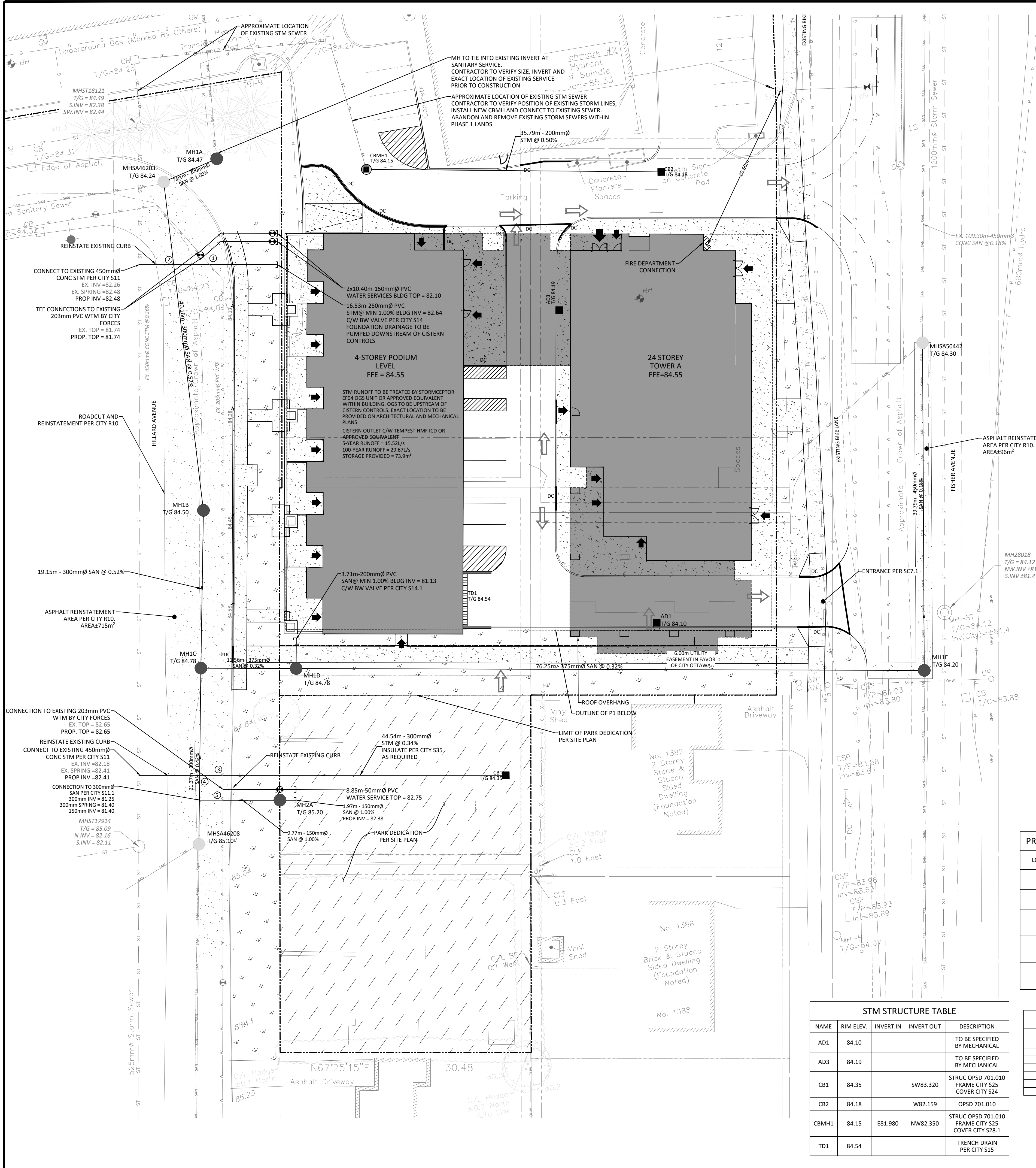
Drawing Title: **GRADING, DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN**

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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. | Drawing Number: | C101 |



FILENAME: U:\City\01 Project - 780 Baseline Road\12 - Drawing\CCO-22-0952_PRESENTATION.dwg
 DATE (AVED): Tuesday, October 03, 2023 1:51:45 PM BY: r.rubow
 LAST PLOTTED: Tuesday, October 03, 2023 12:05:52 PM BY: STANDARD.chd

D07-12-23-0076



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SEWER NOTES:

- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL FROM PAVEMENT SUBGRADE TO 2.0 METERS BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.
- SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
- SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
- INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER S35.
- SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
- 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.
- CONTRACTOR TO TELEVIEW (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.
- DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
- ASPHALT AREAS DISTURBED WITHIN MUNICIPAL RIGHTS-OF-WAY TO BE RESTORED PER CITY OF OTTAWA STANDARD R10.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS W22.
- 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.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARDS W33.
- VALVES TO BE OPERATED BY CITY STAFF ONLY.
- 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.
- 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.
- ALL WATERMANS SHALL BE EQUIPPED GATE VALVES AS PER W3.
- ALL FIRE HYDRANTS, VALVE AND VALVE BOX SHALL CONFORM TO W18 AND W19.
- CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
- ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- 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 | EX. 203mmØ WTR ØBV = 82.51 PROP. 250mmØ STM INV = 82.51 SEPARATION = 0.00m EX. 203mmØ WTR ØBV = 82.60 PROP. 250mmØ STM INV = 83.10 SEPARATION = 0.50m |
| 3 | EX. 203mmØ WTR ØBV = 81.54 PROP. 250mmØ STM INV = 82.06 SEPARATION = 0.52m |
| 4 | EX. 203mmØ WTR ØBV = 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+105.50 | 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 |

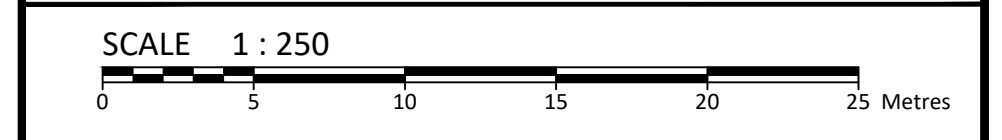


LEGEND

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



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 Tel: 613-836-2184 Fax: 613-836-3742
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Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

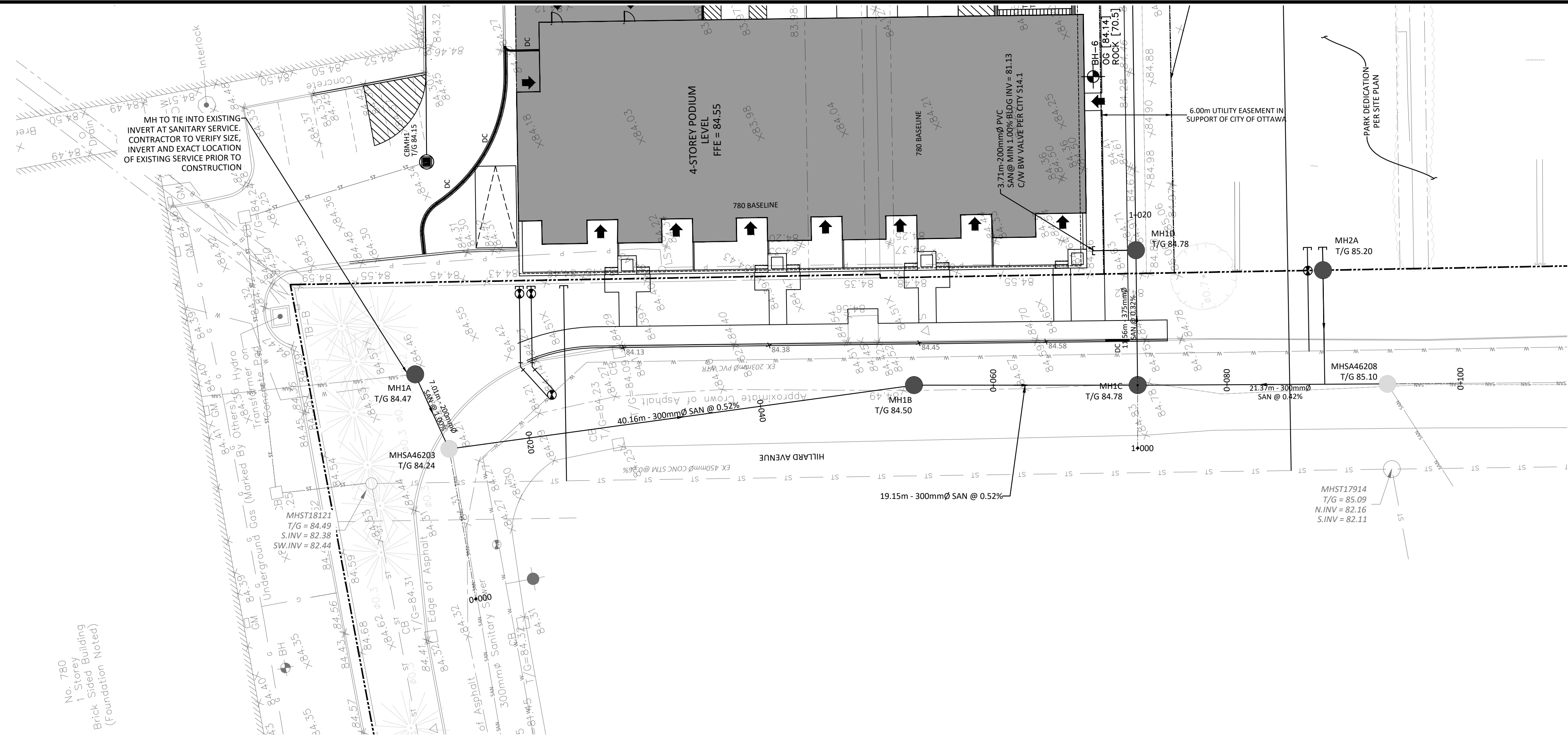
Drawing Title: **SITE SERVICING PLAN**

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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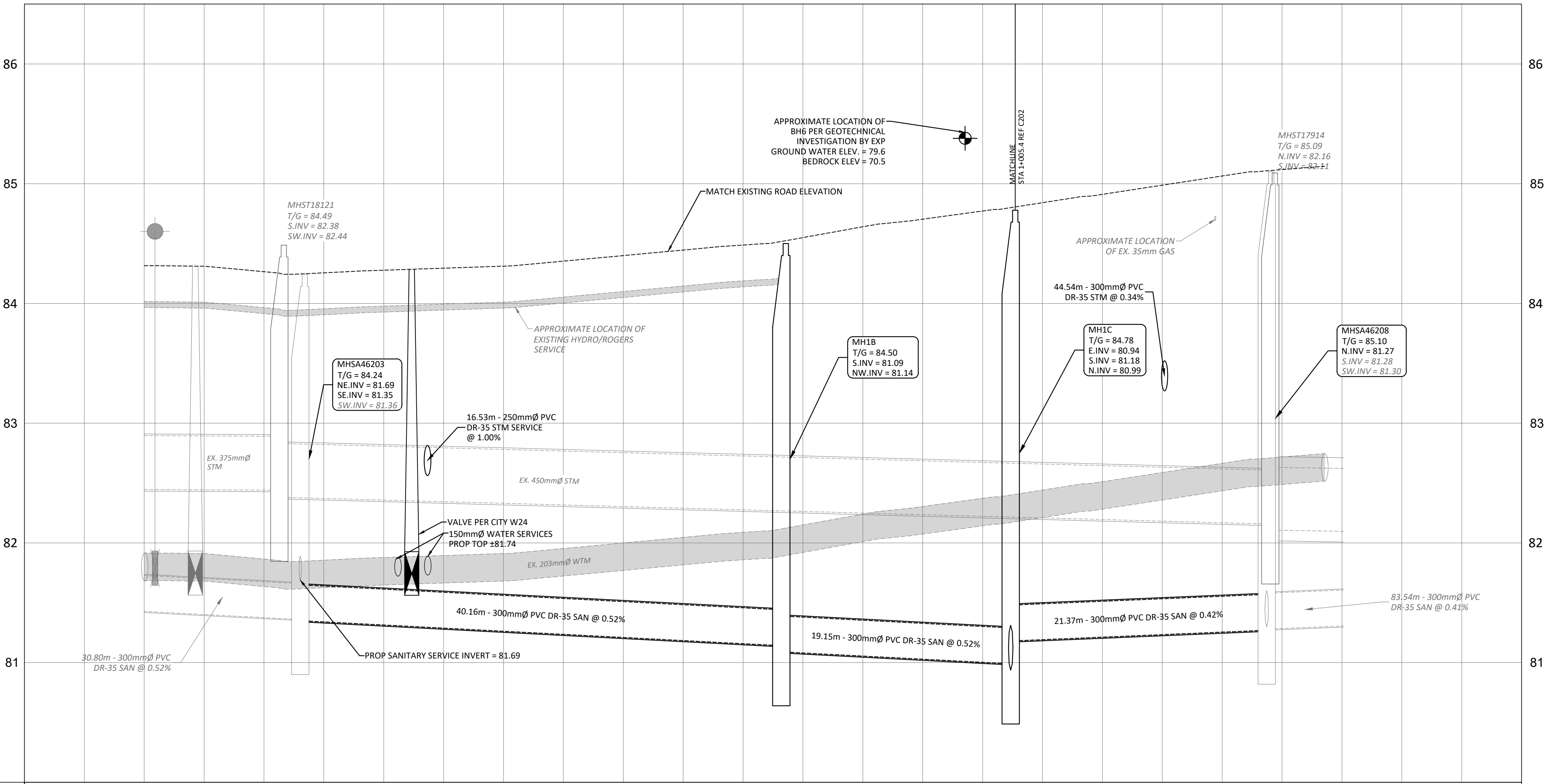
| SAN STRUCTURE TABLE | | | | |
|---------------------|-----------|----------------------|------------|---|
| NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION |
| MH1A | 84.47 | NW81.820 | SW81.760 | STRUC OPSPD 701.010 FRAME CITY S25 COVER CITY S24 |
| MH1B | 84.50 | NW81.141 | S81.090 | STRUC 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
- Storm Manhole
- Catchbasin, Curb Inlet or Ditch Inlet
- Sanitary Manhole
- Property Line
- Water Valve/Chamber
- Proposed Wall
- Proposed Fire Department Connection
- Proposed Water Meter and Remote Meter
- Sediment Control Device per Detail
- Outline of Park Dedication Area
- Existing Storm Sewer
- Existing San Sewer
- Existing Watermain
- Sloping at 3:1 unless specified
- Proposed Elevation Existing Elevation
- Swale Elevation
- Top/Bottom Wall Face Elevations
- Proposed Emergency Overland Flow Route
- Existing Drainage Pattern
- Heavy Duty Silt Fence Barrier per OPSD 219.130
- Building Entrance
- Proposed Grass
- Proposed Roadcut and Reinstatement per City RID
- Temporary Construction Mud Mat per Detail
- Centreline of Swale
- Existing OHW
- Existing Gas Line
- Existing Hydo Line
- Existing Bell Service

SUBJECT TO APPROVAL



| STATION | PROPOSED ELEVATIONS | SANITARY SEWER |
|---------|---------------------|----------------|
| 0+000 | 84.32 84.32 | 81.52 |
| 0+020 | 84.27 84.27 | 81.36 81.35 |
| 0+040 | 84.39 84.39 | 81.69 |
| 0+060 | 84.64 84.64 | 81.69 |
| 0+080 | 84.89 84.89 | 81.78 |
| 0+100 | 85.14 85.14 | 81.62 |
| 0+115 | | 81.15 |

30.80m - 300mmØ PVC DR-35 @ 0.52%

40.16m - 300mmØ PVC DR-35 @ 0.52%

19.15m - 300mmØ PVC DR-35 @ 0.52%

21.37m - 300mmØ PVC DR-35 @ 0.42%

83.54m - 300mmØ 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 | | |

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Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com

C. A. MACLEOD
LICENSED PROFESSIONAL ENGINEER
100159103
OCT 03, 2023
PROVINCE OF ONTARIO

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

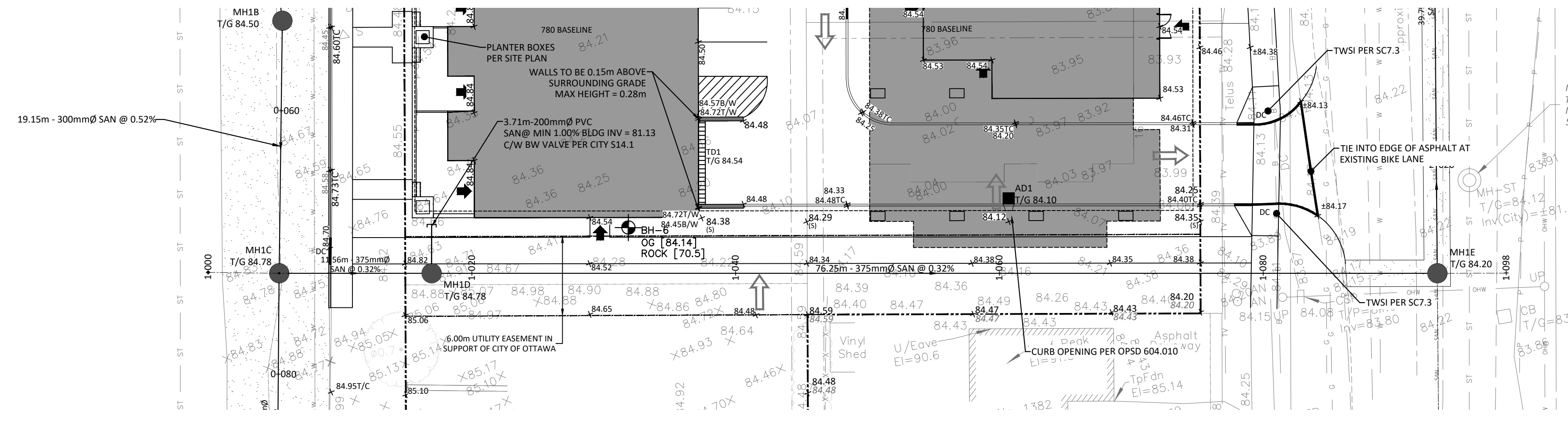
Project: **780 BASELINE - PHASE 1**

OTTAWA ON

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. | Drawing Number: C201 |

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LAST SAVED BY: r.robinson
LAST PLOTTED: Tuesday, October 03, 2023 10:55:52 AM
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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 |
| WVC | WATER VALVE/CHAMBER |
| FD | FIRE HYDRANT |
| FW | 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 |
| 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 |
| H | EXISTING HYDRO LINE |
| OH | EXISTING OHW |
| G | EXISTING GAS LINE |
| B | EXISTING BELL SERVICE |

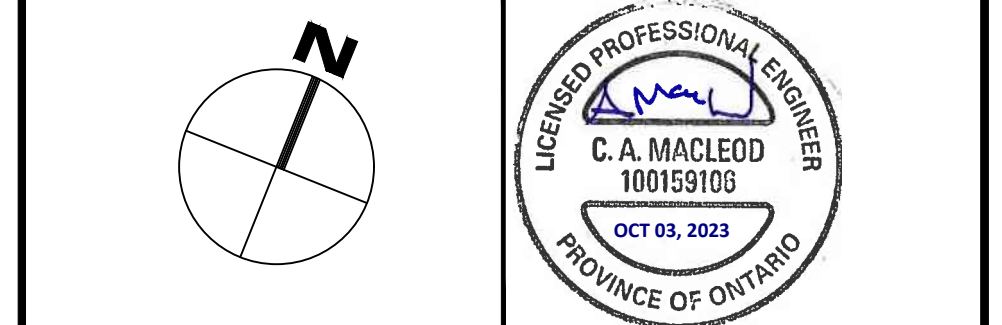
SUBJECT TO APPROVAL

| | | |
|-----|------------------------------|---------------|
| 1 | ISSUED FOR SITE PLAN CONTROL | SETP 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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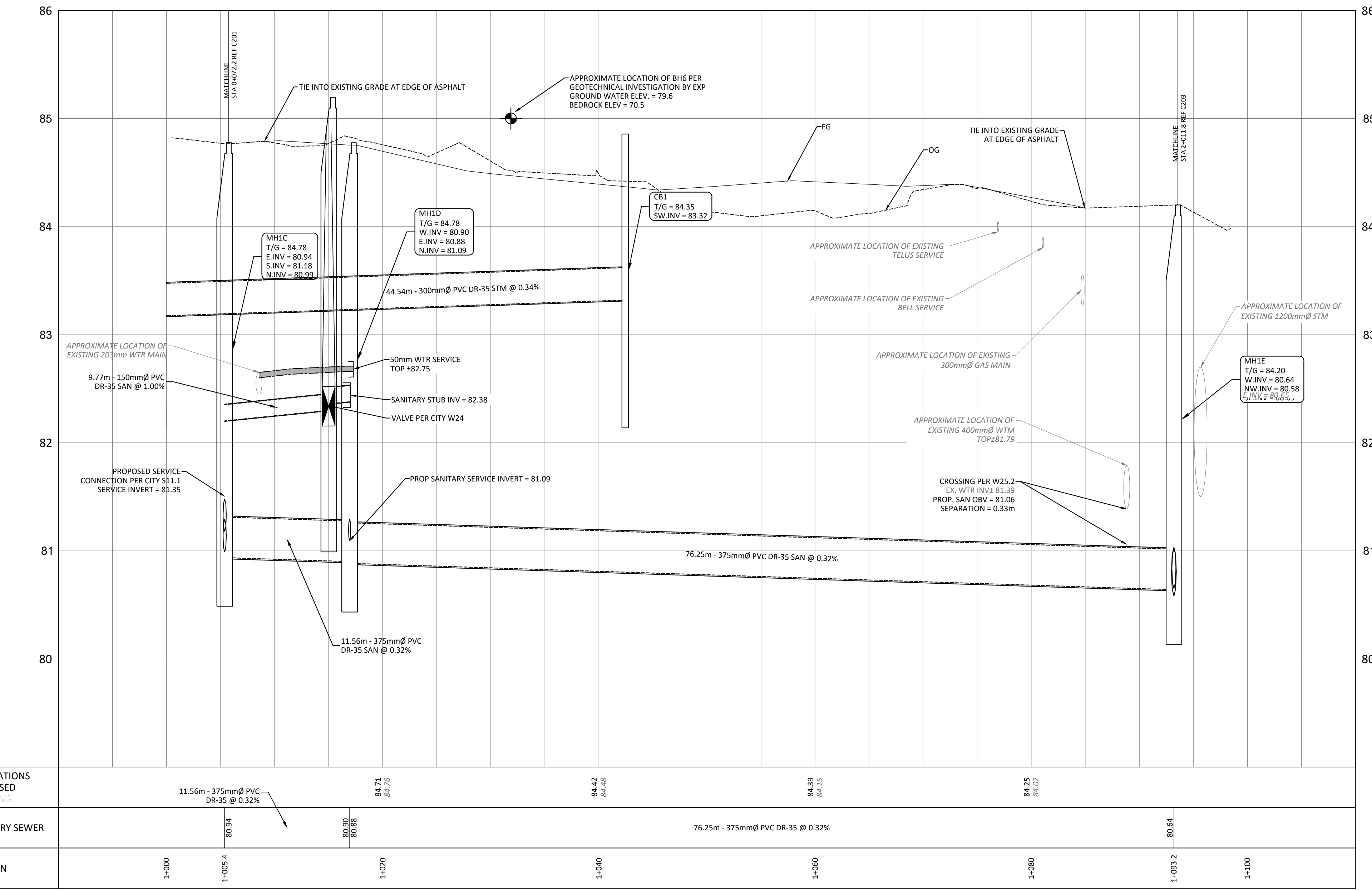
Client: **THEBERGE DEVELOPMENTS LTD.**
 1600 LAPPERRIERE AVE
 OTTAWA, ON K1Z 8P5

Project: **780 BASELINE - PHASE 1**

OTTAWA ON

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

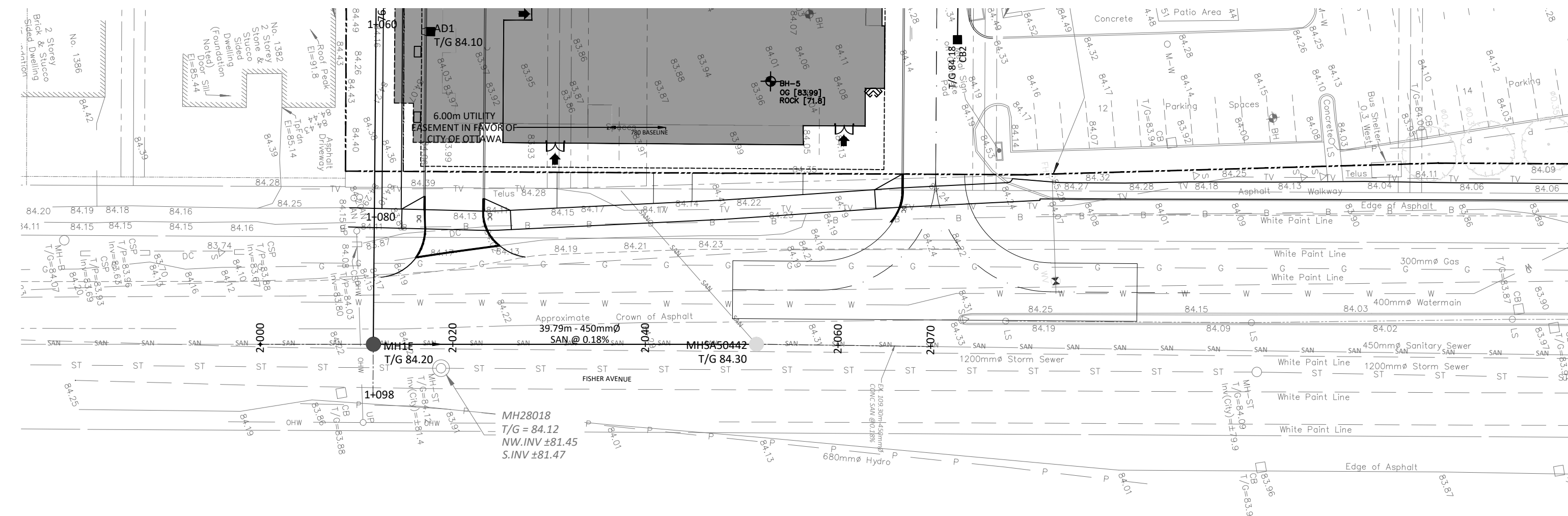
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| Scale: | 1:250 | Project Number: | CCO-22-0952 |
| Drawn By: | R.R.R. | Checked By: | A.M. |
| Designed By: | R.R.R. | Drawing Number: | C202 |



| € 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 | |

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D07-12-23-0076

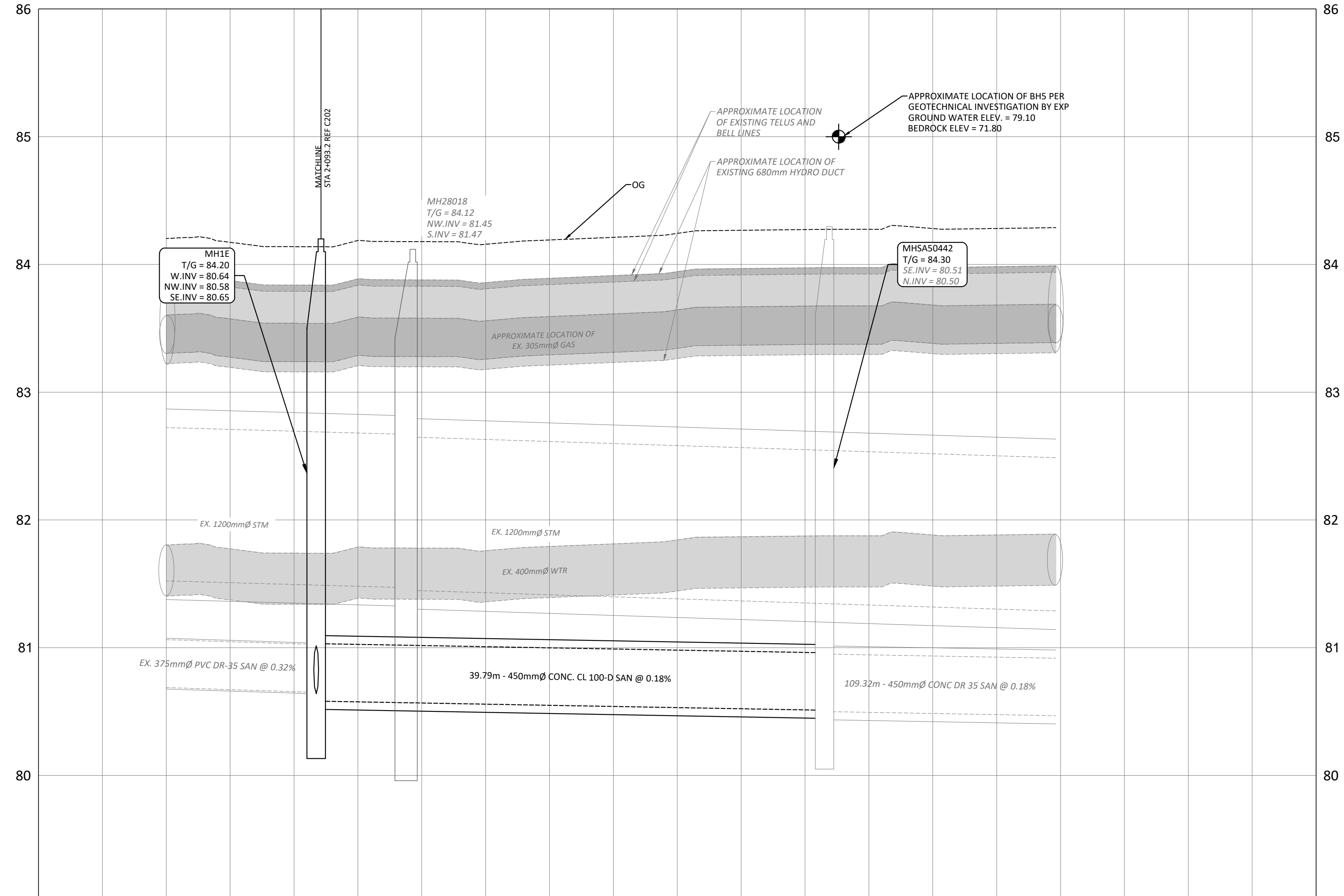


| SAN STRUCTURE TABLE | | | | |
|---------------------|-----------|----------------------|------------|--|
| NAME | RIM ELEV. | INVERT IN | INVERT OUT | DESCRIPTION |
| MH1A | 84.47 | NW81.820 | SW81.760 | STRUC OPSD 701.010 FRAME CITY S25 COVER CITY S24 |
| MH1B | 84.50 | NW81.141 | S81.090 | STRUC 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 |
| Proposed Concrete Sidewalk/Walkway | Proposed Elevation Existing Elevation |
| MH# | STORM MANHOLE |
| CB | CATCHBASIN, CURB INLET OR DITCH INLET |
| MHA | 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 per Detail | Sediment Control Device per Detail |
| Outline of Park Dedication Area Refer to Site Plan | 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 |
| 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 per OPSD 219.130 | 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 per City R10 | Proposed Roadcut and Reinstatement per City R10 |
| Temporary Construction Mud Mat per Detail | 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



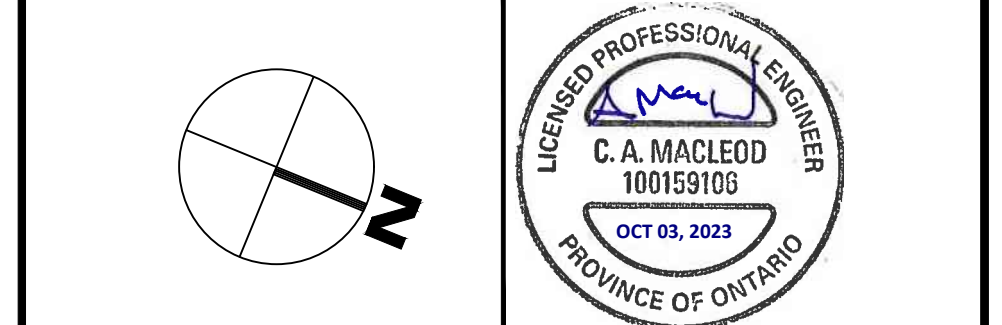
| STATION | ELEVATIONS PROPOSED | DESCRIPTION |
|---------|---------------------|---------------------------|
| 2+000 | 84.20 | Proposed Manhole MH1E |
| 2+011.8 | 80.87 | Proposed Manhole MH28018 |
| 2+020 | 84.18 | Proposed Manhole MHA50442 |
| 2+040 | 84.24 | Existing Manhole |
| 2+060 | 84.28 | Existing Manhole |
| 2+080 | 80.30 | Existing Manhole |

| | | |
|-----|------------------------------|---------------|
| 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: **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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 LAST PLOTTED: Tuesday, October 03, 2023 10:51:00 AM
 USER: R.R.R.

D07-12-23-0076