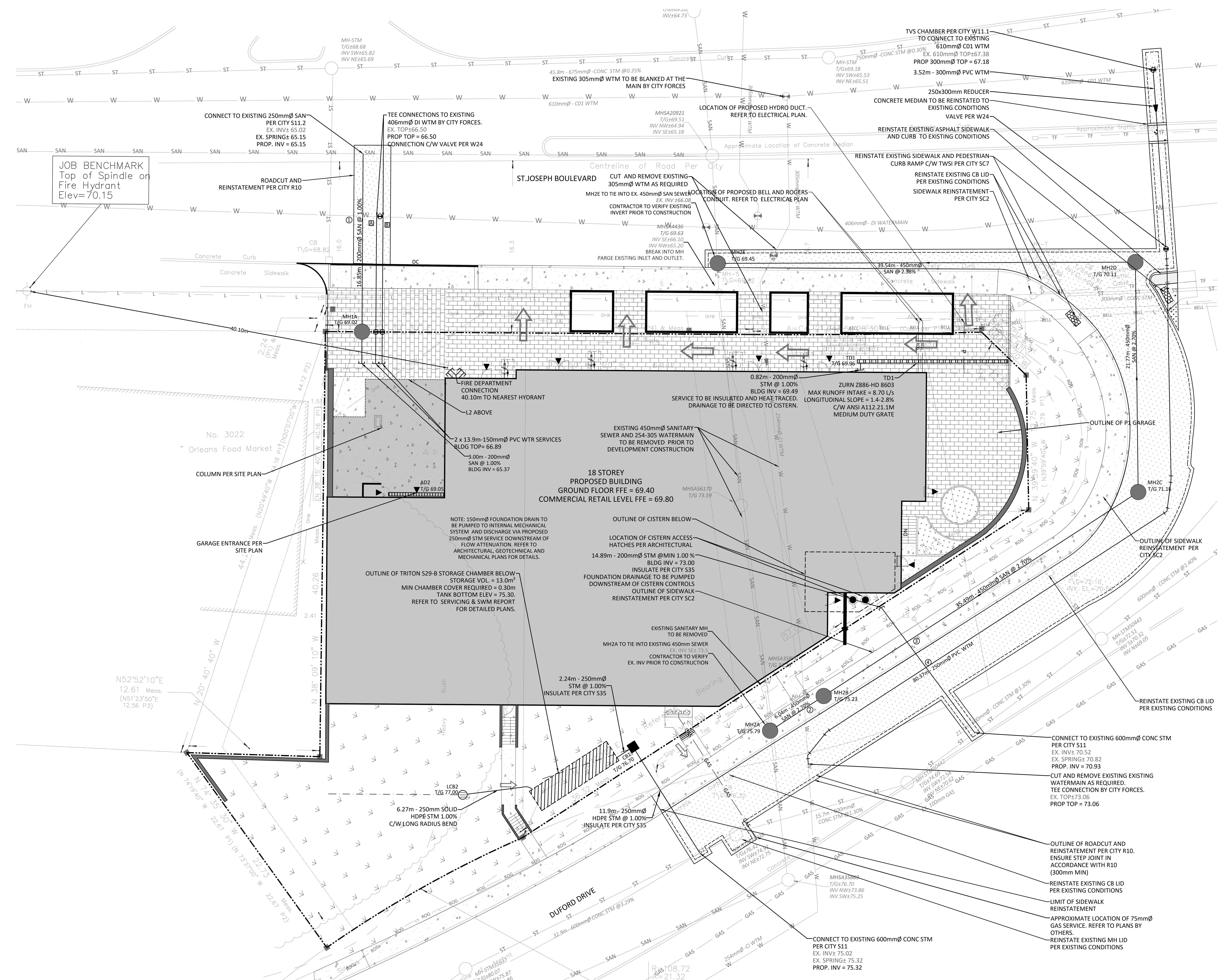


SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	69.02	SE65.340	NW65.319	STRUC. OPSD 701.010 COVER. CITY S24 FRAME. CITY S25
MH2A	75.79	SE73.520	N72.940	STRUC. OPSD 701.011 COVER. CITY S24 FRAME. CITY S25
MH2B	75.23	S72.777	N69.578	STRUC. OPSD 701.011 COVER. CITY S24 FRAME. CITY S25 C/W EXTERNAL DROP STRUCTURE PER OPSD 1003.010
MH2C	71.16	S68.620	NW67.788	STRUC. OPSD 701.011 COVER. CITY S24 FRAME. CITY S25 C/W EXTERNAL DROP STRUCTURE PER OPSD 1003.010
MH2D	70.11	SE67.200	SW66.440	STRUC. OPSD 701.011 COVER. CITY S24 FRAME. CITY S25 C/W EXTERNAL DROP STRUCTURE PER OPSD 1003.010
MH2E	69.45	NE65.500	NW65.080	STRUC. OPSD 701.011 COVER. CITY S24 FRAME. CITY S25

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - 406 X 150 TEE	0+100.00	68.90	66.50	2.40
VALVE	0+110.90	69.15	66.75	2.40
BUILDING	0+113.90	69.20	66.80	2.40
B - 406 X 150 TEE	0+110.90	68.90	66.50	2.40
VALVE	0+100.00	68.90	66.50	2.40
BUILDING	0+113.90	69.10	66.80	2.40

REFER TO PLANS C201 AND C202 FOR STATION ELEVATION DATA OF PROPOSED WATERMAIN RELOCAITON

STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
AD2	69.05			TRENCH DRAIN TO BE SPEC. BY MECHANICAL
CB1	76.70	S75.460	E75.439	OPSD 705.010 C/W TEMPEST LMF40 ICD
LCB2	77.00		NE75.943	CITY S31
TD1	69.96		SE69.498	ZURN Z886-HD 8603 OR APPR. EQV.
TRITON S29B	76.98		N75.482	

GENERAL NOTES

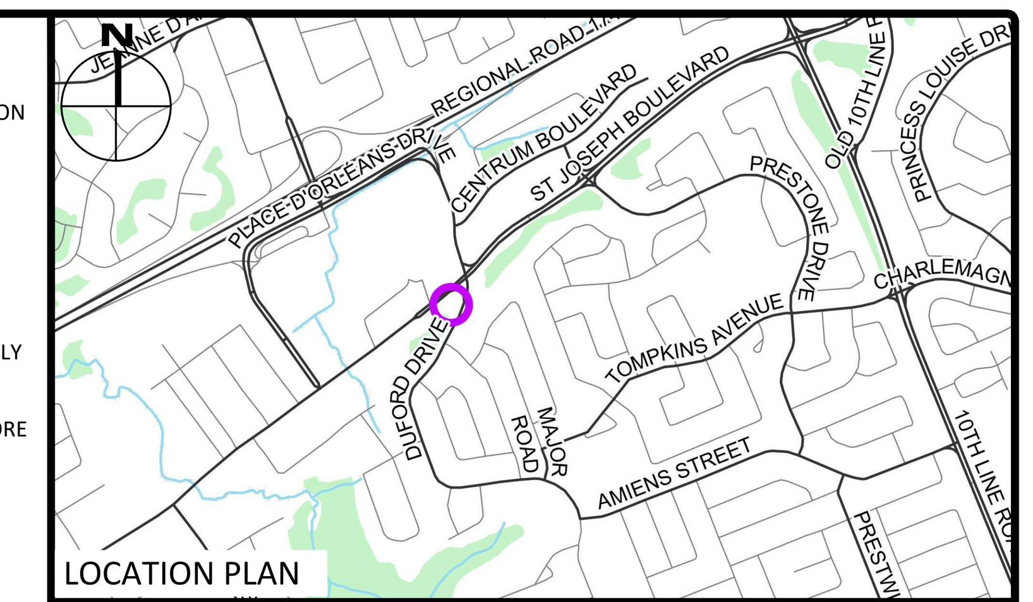
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 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 BEARINGS DISPLAYED ARE ASTRONOMIC, DERIVED FROM PART OF THE EASTERLY LIMIT OF PLAN 50R-4499, SHOWN TO BE N 18º10'10"E. REFER TO THE SURVEY.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. 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.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
12. 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.
13. 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.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO ONE,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB IN ACCORDANCE WITH CITY OF OTTAWA SC1.1 UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION BY PATERSON GROUP, REPORT NO. PG6609-1
20. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION PHASING AND LAYOUT. A PHASING PLAN SHALL BE ESTABLISHED FOR THE REALIGNMENT OF THE PROPOSED WATER AND SANITARY SERVICES TO ENSURE CONTINUAL SERVICE FOR THE OFF-SITE FLOWS.

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 98% STANDARD PROCTOR DRY DENSITY (SPMDD). CLEAR STONE BEDDING SHALL NOT BE PERMITTED. BEDDING THICKNESS TO BE INCREASED TO 300mmm IF PLACED ON BEDROCK.
   - 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 1.8 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS. THE TRENCH BACKFILL SHOULD BE PLACED IN MAXIMUM 225mm THICK LOOSE LIFTS AND COMPACTED TO 98% OF THE MATERIAL'S SPMDD.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ-375mmØ TO BE PVC SDR-35. SEWER CONNECTIONS 450mmØ AND LARGER TO BE CONCRETE. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE. CLASS CONCRETE SEWERS IN ACCORDANCE WITH OPSD 807.010 & 807.030, AS APPLICABLE.
5. SEWERS AND WATERMAINS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES. WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MECP STANDARDS, ALL SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE, PRESSURE TESTED IN PLACE AT A PRESSURE OF 350 kPa (50 psi) WITHOUT LEAKAGE USING THE TESTING METHODOLOGY IN ONTARIO PROVINCIAL STANDARD SPECIFICATION 701 (OPSS 701) OF THE OPS.
6. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL S35, OPTION A.
7. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
8. 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.
9. CONTRACTOR TO TELEVISE (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.
10. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.
11. WHERE SANITARY SEWERS ARE 0.6M BELOW GROUNDWATER TABLE, SANITARY MAINTENANCE HOLES SHALL BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER, WITH A MINIMUM 300MM WIDE STRIP.

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. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL 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 DETAIL W23.
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. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
11. AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.25m FOR CROSSING OVER THE SEWER, AS PER CITY DETAIL W25.2 FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.5m AS PER CITY DETAIL W25. FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.



LOCATION PLAN

LEGEND

- BARRIER CURB & CURB DEPRESSION
- PROPOSED CONCRETE PAVERS
- STORM MANHOLE
- CATCHBASIN, CURB INLET OR DITCH INLET
- SANITARY MANHOLE
- PROPERTY LINE
- EX. WATER VALVE/CHAMBER
- PROP. VALVE PER CITY W24
- FIRE HYDRANT
- PROPOSED WALL
- PROPOSED SIAMESE CONNECTION
- PROPOSED WATER METER AND REMOTE METER
- PROPOSED CONCRETE SIDEWALK
- PROP AND EX. REDUCER
- U/G HYDRO DUCT PER ELEC.
- EX. STM SEWER
- EX. SAN SEWER
- BELL AND ROGERS CONDUIT FOR BUILDING PER ELEC.
- SLOPING AT 3:1 UNLESS SPECIFIED
- PROPOSED ELEVATION / EXISTING ELEVATION (95.94 / 93.20)
- SWALE ELEVATION (95.94 (S))
- TOP/BOTTOM WALL FACE ELEVATIONS (T/W100.50 B/W90.50)
- PROPOSED EMERGENCY OVERLAND FLOW ROUTE
- PRE AND POST-DEVELOPMENT DRAINAGE DIRECTIONS
- HEAVY DUTY SILT FENCE BARRIER PER OPSD 219.130
- BUILDING ENTRANCE
- PROPOSED GRASS
- CENTRELINE OF SWALE
- PROPOSED ROADCUT AND REINSTATEMENT PER CITY R10
- CB SILT SACK PER C101 DETAIL
- SERVICE/SEWER CROSSING
- EX. UG STREET LIGHT
- EX. TRAFFIC LINE
- EX. WATERMAIN
- EX. GAS
- EX. OHW
- EX. TRAFFIC CABLE
- EX. BELL
- EX. ROGERS

No.	Revisions	Date
5	ISSUED FOR SITE PLAN CONTROL	SEPT 05, 2024
4	ISSUED FOR FOUNDAITON PERMIT	AUG 09, 2024
3	ISSUED FOR REVIEW	JUL 31, 2024
2	ISSUED FOR SITE PLAN CONTROL	MAR 07, 2024
1	ISSUED FOR SITE PLAN CONTROL	JUNE 02, 2023

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

SCALE 1 : 200 (0 – 10 – 20 Metres)

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C. A. MACLEOD
100159106
SEPT 05/2024
PROVINCE OF ONTARIO

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

Project:
3030 ST. JOSEPH BOULEVARD
OTTAWA ON

Drawing Title:
SITE SERVICING PLAN

Scale:	1:200	Project Number:	CCO-24-0142
Drawn By:	RRR		
Checked By:	AM	Drawing Number:	C102
Designed By:	RRR		

D07-12-23-0090

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FILENAME: U:\Infrastructure\2024\CCO-24-0142 Theberge - 3030 St Joseph Blvd\12 - Drawings\CCO-24-0142_PRESENTATION.dwg
LAST SAVED: Thursday, September 05, 2024 LAST SAVED BY: r.robineau
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