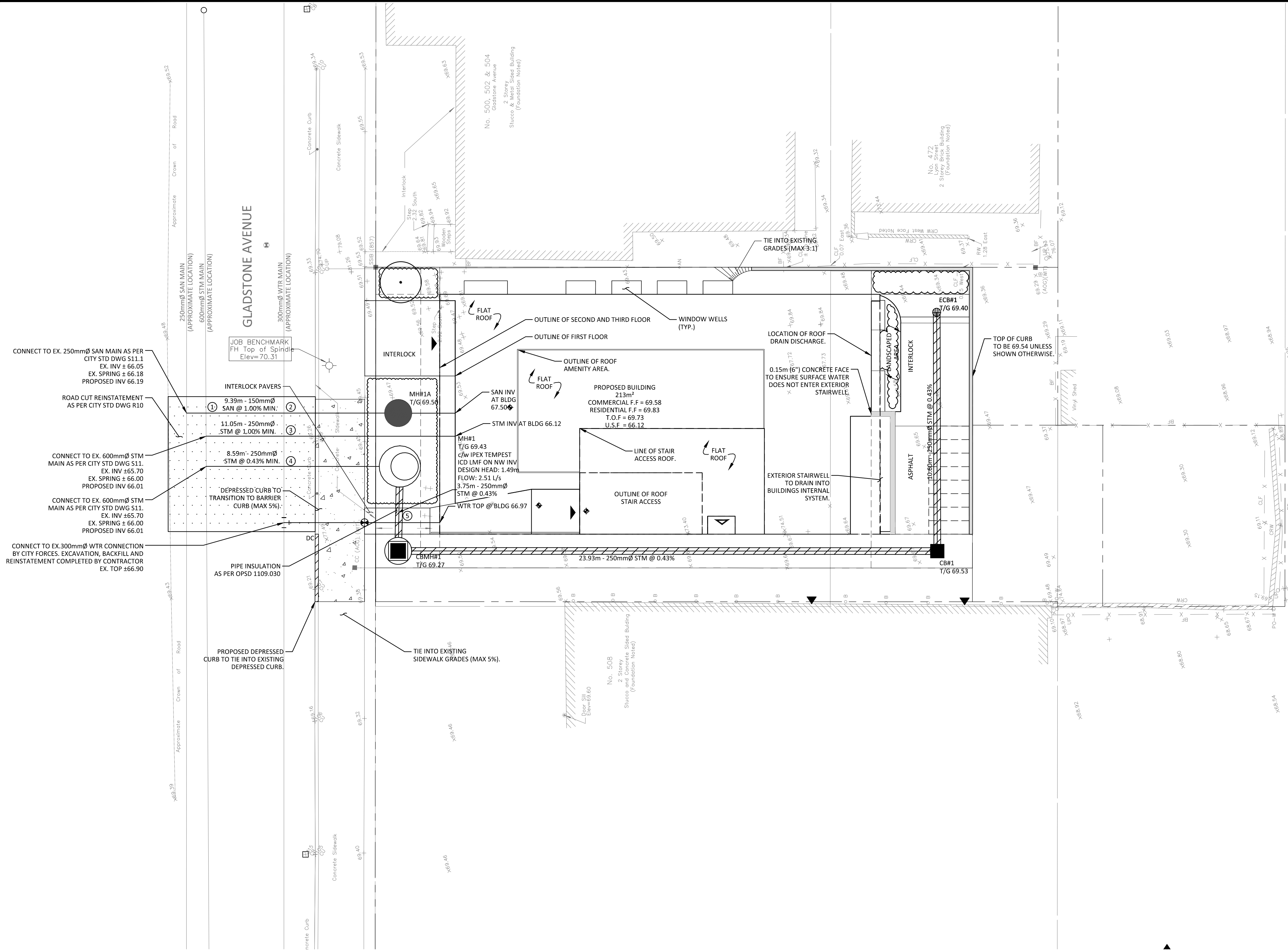


FILENAME: A:\102 Project - P:\McIntosh Perry\102-0605 TC Unit 488\102-0605 TC Unit 488.dwg Plot Date: 2019-02-25 10:00:00 AM User: JAMES DOUGLAS Drawing: 102-0605 - PRESENTATION.dwg
LAST SAVED: Wednesday, February 20, 2019 10:00:00 AM BY: JAMES DOUGLAS
LAST PLOTTED: Wednesday, February 20, 2019 10:00:00 AM BY: JAMES DOUGLAS



SITE SERVICES CONFLICT TABLE			
LOCATION	PIPE	ELEVATIONS	SPACING (m)
1	9.39m - 150mmØ SAN EX. INV ± 66.30 OBV	66.55 INV	0.25
2	9.39m - 150mmØ SAN EX. INV ± 66.30 OBV	67.40 INV	0.50
3	EX. 300mmØ WTR MAIN ± 66.90 TOP	66.04 INV	0.31
4	EX. 300mmØ WTR MAIN ± 66.90 TOP	66.27 OBV	0.33
5	3.77m - 250mmØ STM ± 67.36 INV	66.86 TOP	0.50

*NOTE: CONTRACTOR TO VERIFY ALL EXISTING SEWER ELEVATIONS AND IMMEDIATELY ADVISE THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.

WATER SERVICE COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH (m)
CONNECTION	0+000.00	69.28	± 66.90	2.38*
WV	0+003.57	69.41	67.01	2.40
CROSSING	0+003.95	69.31	66.86	2.45
BLDG	0+006.91	69.37	66.97	2.40

*NOTE: THERMAL INSULATION SHALL BE INSTALLED AS PER CITY STD DWG W22 WHERE WATERMAIN DEPTH IS LESS THAN 2.4m. CROSSING TO CONFORM TO CITY STANDARD DRAWING W25.

STM STRUCTURE TABLE				
NAME	TOP OF GRATE	INVERT IN	INVERT OUT	DESCRIPTION
CB#1	69.53	NE67.917	NW67.857	OPSD 705.010 FRAME 704.010 COVER S19.1
CBMH#1	69.27	SE67.755	NE67.695	OPSD 701.010 FRAME S25 COVER S19
ECB#1	69.40		SW67.963	S30
MH#1	69.43	SW67.678	NW66.060	OPSD 701.012 FRAME S25 COVER S28 c/w DROP STRUCTURE AS PER OPSD 1003.010

SAN STRUCTURE TABLE				
NAME	TOP OF GRATE	INVERT IN	INVERT OUT	DESCRIPTION
MH#1A	69.50	SE67.471	NW67.451	OPSD 701.10 COVER OPSD 401.050 WATER TIGHT

- ### 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 (OR SHOWN ON) ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY JOB # 18519-17, DATED JANUARY 15, 2018 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 OR TOWNSHIP 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.
 - ALL "GREEN AREAS" TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
 - RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP 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 OR TOWNSHIP.
 - 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 CITY OR TOWNSHIP.
 - ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 - CONTACT THE TOWNSHIP 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 TOWNSHIP'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.
 - HYDRO, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - TELEPHONE SERVICE - BELL CANADA,
 - GAS SERVICE - ENBRIDGE,
 - TELEVISION SERVICE - ROGERS.
 - INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR TOWNSHIP.
 - ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
 - ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
 - THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY MP DATED, MARCH 2018, AND SITE SERVICING REPORT BY MP REPORT # CP-17-0605 DATED, APRIL 2018; REVISED OCTOBER 12, 2018.

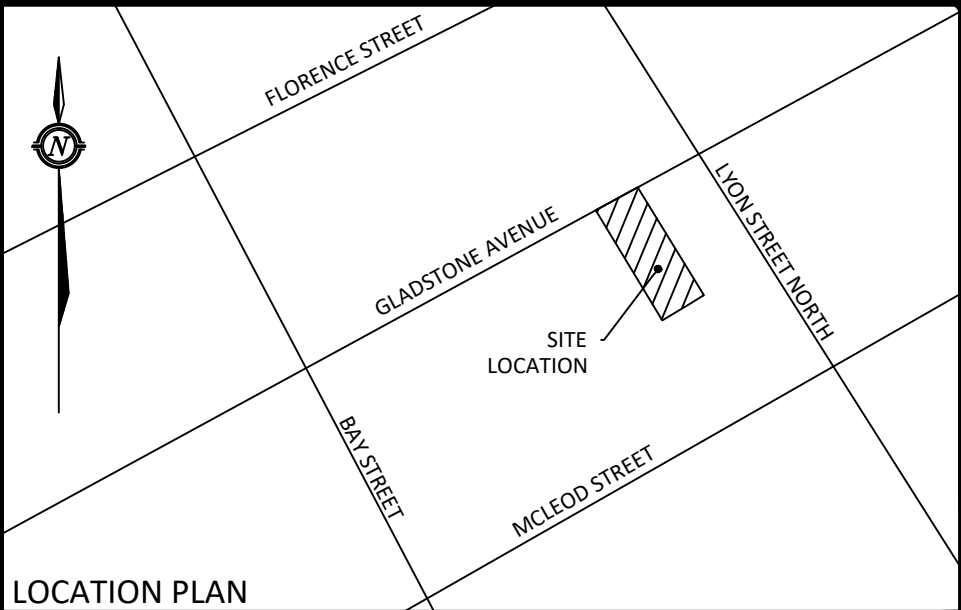
- ### SEWER NOTES
- CONSTRUCT ALL SEWERS AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR TOWNSHIP STANDARDS AS INDICATED.
 - SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
 - SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
 - BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
 - TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
 - SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS LARGER THAN 200mm DIAMETER AND LESS THAN 450mm DIAMETER TO BE PVC SDR 35 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 450mm DIAMETER AND LARGER TO BE CONCRETE CL 65-D OR APPROVED EQUIVALENT.
 - INSULATE ALL STORM AND SANITARY SEWERS/SERVICES, OTHER THAN CATCH BASIN LEADS THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION.
 - SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m 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 ONSITE. 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 THE SANITARY SEWER MAIN.
 - ALL CATCHBASIN AND CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mmØ. CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150 mmØ PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING "R1".
 - ALL SAN AND STM BUILDING CONNECTIONS TO BE EQUIPPED WITH BACKWATER VALVES AS PER CITY STANDARD DRAWINGS S14 AND S14.1.

- ### WATERMAIN NOTES
- CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR TOWNSHIP STANDARDS AS INDICATED.
 - WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARD DRAWING "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.
 - USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING "W26".
 - CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
 - THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING "W22".
 - THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING "W21".

APPROVED
By Jamesdo at 5:06 pm, Mar 25, 2019

[Signature]

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



LEGEND

	BARRIER CURB
	CURB DEPRESSION
	HEAVY DUTY ASPHALT
	ASPHALT RAMP AND/OR WALKWAY
	CONCRETE RAMP AND/OR WALKWAY
	SWALE CENTERLINE
	TERRACING @ 3:1 SLOPE UNLESS SPECIFIED
	STORM MANHOLE
	CATCH BASIN MANHOLE
	CATCH BASIN OR DITCH INLET
	LANDSCAPE CATCH BASIN
	PERFORATED SUBDRAIN
	SANITARY MANHOLE
	TYPICAL GRADE
	BOTTOM OF WALL GRADE
	SWALE GRADE
	TOP OF GRATE GRADE
	EXISTING GRADE (NOT SHOWN ON SURVEY)
	OVERLAND FLOW ROUTE
	100yr PONDING
	5yr PONDING
	GRADE MARKER
	SILT FENCE

04	REVISED AS PER CITY COMMENTS	FEB. 20, 2019
03	REVISED AS PER CITY COMMENTS	DEC. 19, 2018
02	REVISED AS PER CITY COMMENTS	OCT. 12, 2018
01	ISSUED FOR SITE PLAN CONTROL	APR. 24, 2018

No.	Revision/Issue	Date
Check and verify all dimensions before proceeding with the work		
Do not scale drawings		
SCALE 1 : 100		
0 2 4 6 8 10 Metres		

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115 Walgreen Road, RR3, Carp, ON K0A 1L0
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www.mcintoshperry.com

Client: TC United Group
800 INDUSTRIAL AVENUE, UNIT 9
OTTAWA, ON K1G 4B8

Project: 506 GLADSTONE AVENUE
THREE STOREY APARTMENT BUILDING

OTTAWA ON

Drawing Title: SITE SERVICING PLAN

Client: TC United Group
800 INDUSTRIAL AVENUE, UNIT 9
OTTAWA, ON K1G 4B8

Project: 506 GLADSTONE AVENUE
THREE STOREY APARTMENT BUILDING

OTTAWA ON

Drawing Title: SITE SERVICING PLAN

Scale: 1:100 Project Number: CP-17-0605

Drawn by: S.V.L.

Checked By: R.P.K.

Designed By: S.V.L.

Drawing Number: SHEET 2 of 2

C102