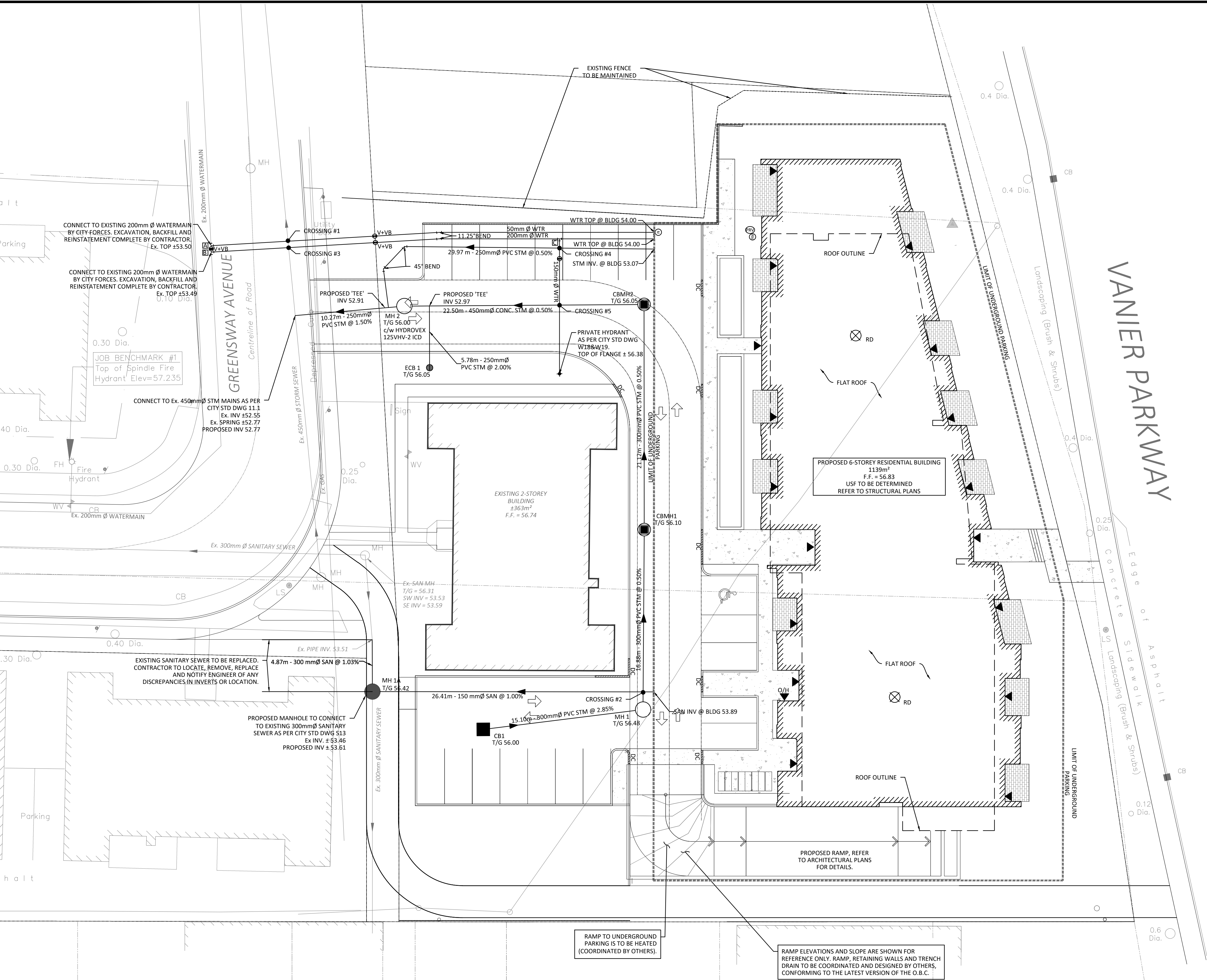


FILENAME: A:\137 Project - Pritchard\2019\Job\CDR\CDR 18-0070\Amend Approval_Greenway Apartment Manor Park_263 Greensway Avenue\CDR\15 Drawings\CDR-18-0070 - PRESENTATION.dwg
LAST SAVED: Wednesday, April 03, 2019 10:13:43 AM
LAST PLOTTED: Wednesday, April 03, 2019 10:13:43 AM
LAST FILED: Wednesday, April 03, 2019 10:13:43 AM



STATION	DATE	TIME	BY	CHKD
BLDG	0+041.63	56.40	54.00	2.40
CONNECTION	0+100.00	55.53	53.50	2.03*
1m BEFORE CROSSING	0+106.26	55.57	53.48	2.09*
CROSSING #3	0+107.26	55.56	53.48	2.08*
1m AFTER CROSSING	0+108.26	55.54	53.48	2.06*
WV	0+115.412	55.92	53.52	2.40
11.25" BEND	0+121.41	56.12	53.72	2.40
200mm x 150mm TEE CONNECTION	0+132.70	56.28	53.88	2.40
BLDG	0+141.60	56.37	53.97	2.40
200mm x 150mm TEE CONNECTION	0+200.00	56.28	53.88	2.40
CROSSING #4	0+200.87	56.23	53.83	2.40
VALVE	0+201.87	56.18	53.78	2.40
1m BEFORE CROSSING	0+205.21	56.17	53.77	2.40
CROSSING #5	0+206.21	56.18	53.78	2.31*
1m AFTER CROSSING	0+207.21	56.18	53.78	2.40
HYDRANT	0+212.66	56.28	53.88	2.40

STM STRUCTURE TABLE				
NAME	TOP OF GRATE	INVERT IN	INVERT OUT	DESCRIPTION
CB1	56.00	SE53.80	NE53.80	OPSD 705.010 COVER S19.1
CBMH1	56.10	SE53.24	NW53.23	OPSD 701.010 COVER S28.1
CBMH2	56.05	SE53.12	SW53.06	OPDS 701.010 COVER S28.1
ECB1	56.05	NW54.05		S31
MH 1	56.48	SW53.37	NW53.32	OPSD 701.010 COVER S24.1
MH 2	56.00	NE52.95	SW52.92	OPSD 701.010 COVER S24.1 c/w HYDROVEX 125VHV-2

SAN STRUCTURE TABLE				
NAME	TOP OF GRATE	INVERT IN	INVERT OUT	DESCRIPTION
MH 1A	56.46	NW53.46	SE53.46	OPSD 701.010 COVER S24

CROSSING TABLE			
LOCATION	INV./TOP	INV./TOP	SEPARATION
CROSSING #1	Ex. STM OBV. 53.17	WTR TOP 53.47	0.25m
CROSSING #2	SAN INV. 53.88	STM TOP 53.58	0.30m
CROSSING #3	Ex. STM OBV. 53.18	WTR TOP 53.48	0.25m
CROSSING #4	STM OBV. 53.28	WTR TOP 53.83	0.40m
CROSSING #5	STM OBV. 53.47	WTR TOP 53.87	0.25m

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 FROM INFORMATION SUPPLIED BY (OR SHOWN ON) FAIRHALL MOFFATT & WOODLAND LIMITED, SURVEY PLAN #25, DATED MAY 04, 2015 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.
- 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 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 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.
- 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.
- 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.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY PATERSON DATED, MAY 2018 AND SITE SERVING REPORT BY MCINTOSH PERRY REPORT # CP-18-0070 DATED, APRIL 2019.

SEWER NOTES

- CONSTRUCT ALL SEWER 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 TELETYPE (CTTY) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm 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 200mm, CITY MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS TO HAVE 150mm 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

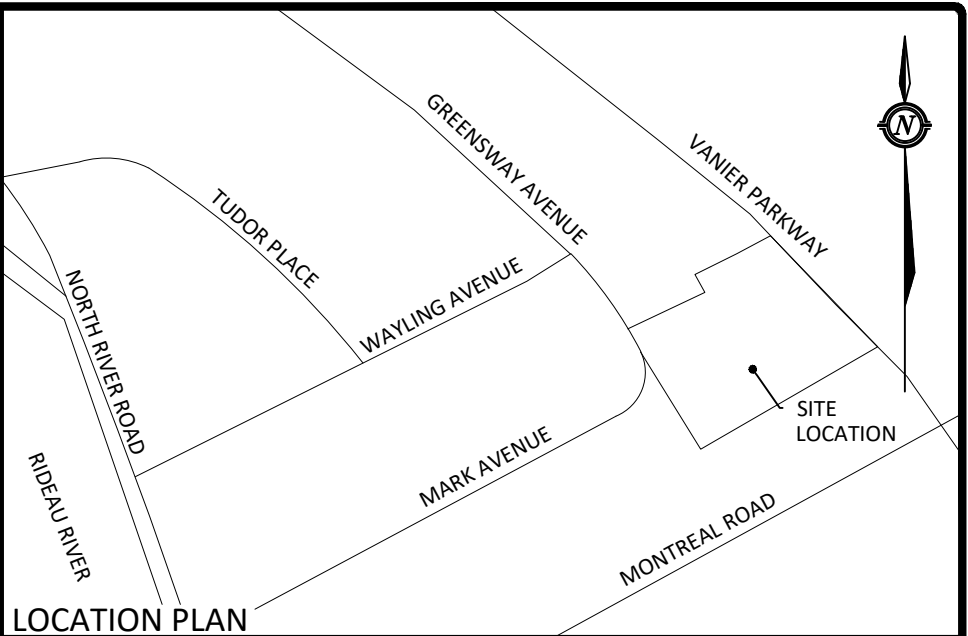
- CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR TOWNSHIP STANDARDS AS INDICATED.
- WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARD DRAWING "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".



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

APPROVED

By Jamesdo at 12:09 pm, Jun 19, 2019



LEGEND

- BARRIER CURB
- CURB DEPRESSION
- HEAVY DUTY ASPHALT
- ASPHALT RAMP AND/OR WALKWAY
- CONCRETE RAMP AND/OR WALKWAY
- SWALE CENTRELIN
- 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
- X73.21 B/W
- X73.21(S)
- T/G 73.21
- X EX. 73.21
- OVERLAND FLOW ROUTE
- 100yr PONDING
- 5yr PONDING
- GRADE MARKER
- SILT FENCE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

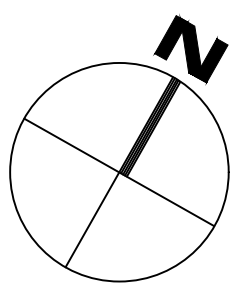
No.	Revision/Issue	Date
4	REVISED AS PER CITY COMMENTS	APR. 03/2019
3	REVISED AS PER CITY COMMENTS	OCT. 10/2018
2	ISSUED FOR SITE PLAN CONTROL	MAY 24/2018
1	ISSUED FOR COORDINATION	APR. 26/2018

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

SCALE 1 : 200
0 10 20 Metres

McINTOSH PERRY

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www.mcintoshperry.com



Stamp:



Client:
Manor Park Management
231 BRITTANY, SUITE D
OTTAWA, ON
K1L 0R8

Project:
263 GREENSWAY AVENUE
SIX STOREY RESIDENTIAL BUILDING

VANIER ON

Drawing Title:

SITE SERVING PLAN

Scale: 1:200	Project Number: CP-18-0070
Drawn by: L.A.L.	
Checked By: R.P.K.	Drawing Number: C102
Designed By: L.A.L.	

#17640

D07-12-18-0082