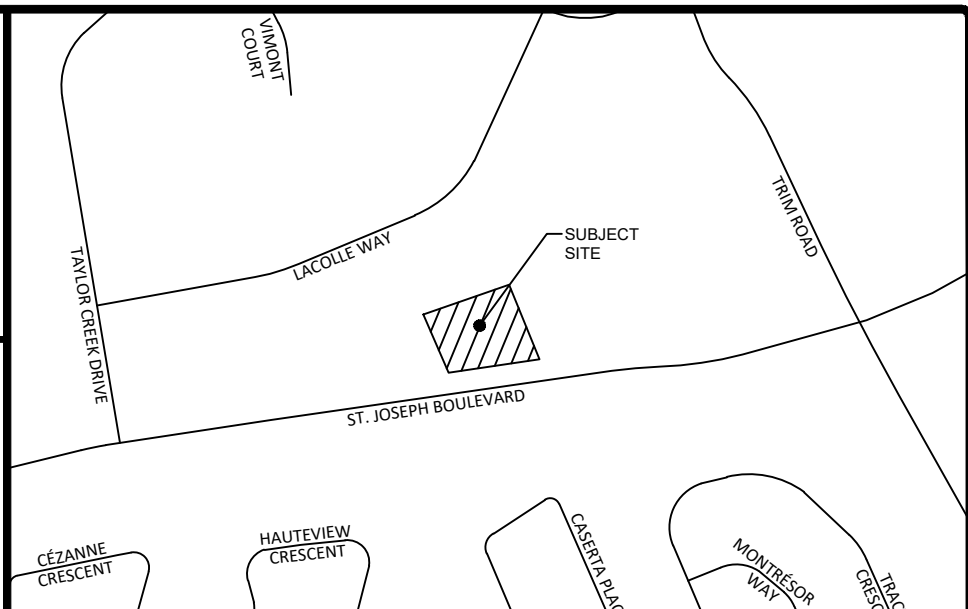
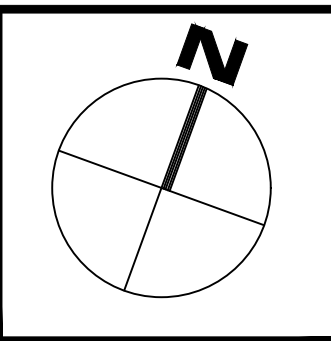
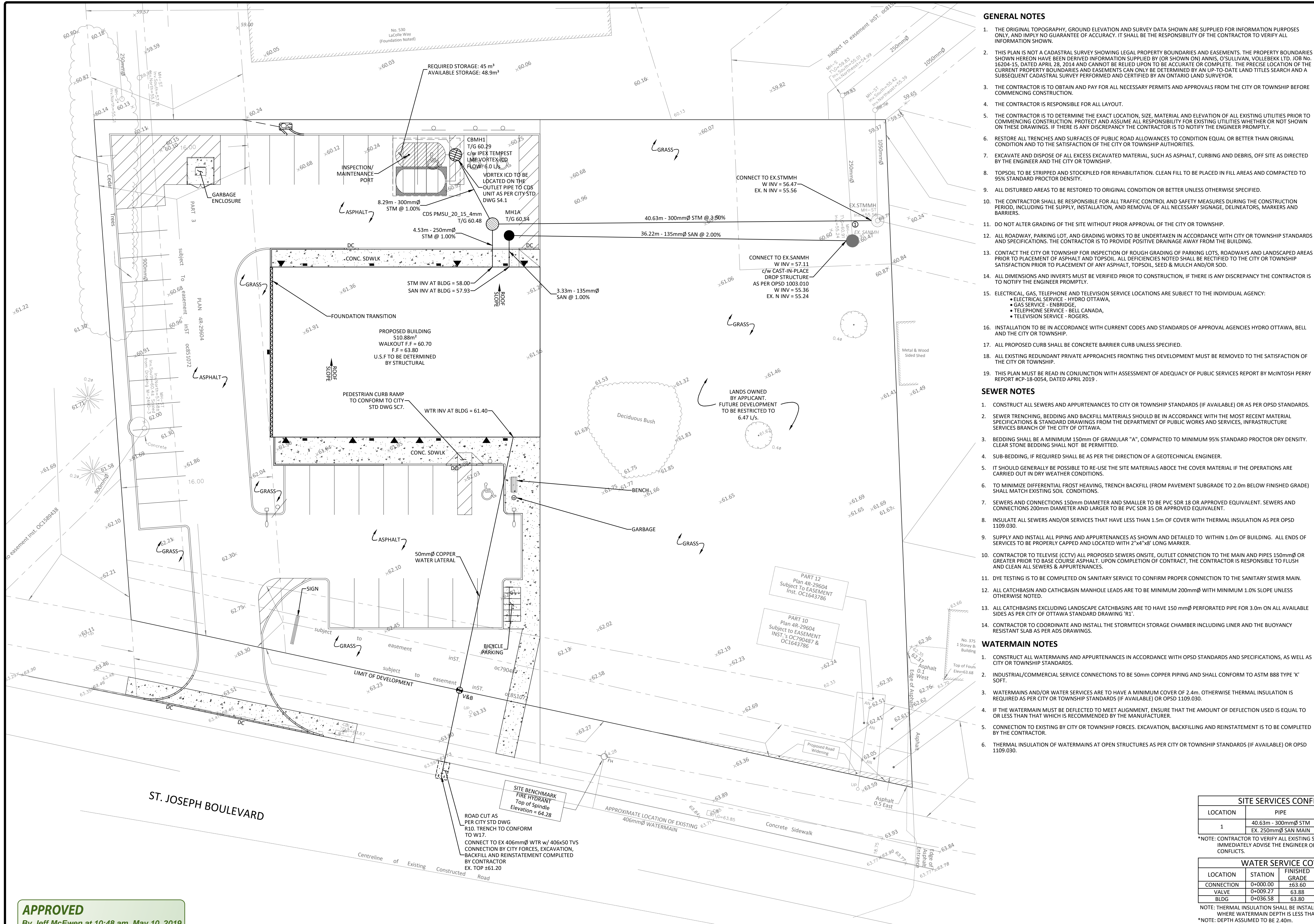
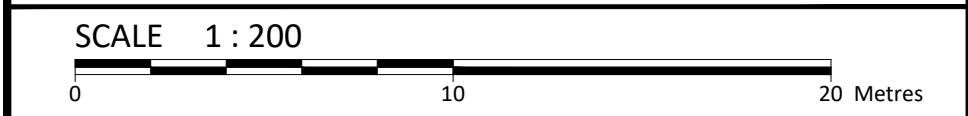


REVISION: N/A - Project: Proposed 100% Submittal for 3735 St. Joseph Blvd/Cell 15 - Drawing: C102-18-0054 - Presentation.dwg
LAST SAVED: Wednesday, April 10, 2019 10:48:18 AM
LAST PRINTED: Wednesday, April 10, 2019 10:48:18 AM
LAST FILED: Wednesday, April 10, 2019 10:48:18 AM



LEGEND	
EX. GRADE	100.00
PROPOSED HEAVY DUTY ASPHALT	
PROPOSED RIPRAP	
PROPOSED SPOT GRADE	100.00
PROPOSED TOP OF CURB GRADE	100.00TC
PROPOSED TOP OF WALL GRADE	100.00 B/W
PROPOSED BOTTOM OF WALL GRADE	100.00 T/W
PROPOSED OVERLAND FLOW DIRECTION	
EMERGENCY OVERLAND SPILL ELEVATION	
PROPOSED SILT FENCE	
EXISTING STORM MANHOLE	
EXISTING SANITARY MANHOLE	
PROPOSED STORM MANHOLE	
PROPOSED CATCHBASIN	
PROPOSED CATCHBASIN MANHOLE	
PROPOSED SANITARY MANHOLE	
PROPOSED WATER VALVE	



No.	Revision/Issue	Date
03	REVISED AS PER CITY COMMENTS	APR. 09, 2019
02	REVISED AS PER CITY COMMENTS	JAN. 22, 2019
01	ISSUED FOR SITE PLAN CONTROL	OCT. 05, 2018

Check and verify all dimensions before proceeding with the work

McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184
www.mcintoshperry.com

Stamp:

Client:	BLUEPRINT CONSTRUCTION SERVICES LTD. 17-1010 POLYTEK STREET, OTTAWA, ON K1J 9J1
Project:	3735 ST. JOSEPH BOULEVARD LIGHT INDUSTRIAL BUILDING
Location:	OTTAWA, ONTARIO

Drawing Title:	SITE SERVICING PLAN
----------------	---------------------

Scale:	1:200	Project Number:	CP-18-0054
Drawn by:	S.V.L.	Checked By:	R.P.K.
Designed By:	S.V.L.	Drawing Number:	C102

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, VOLLEBEK LTD. JOB NO. 16204-15, DATED APRIL 28, 2014 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.
- 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 CITY OR 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 CITY OR TOWNSHIP 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.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL 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 ASSESSMENT OF ADEQUACY OF PUBLIC SERVICES REPORT BY MCINTOSH PERRY REPORT #CP-18-0054, DATED APRIL 2019.

SEWER NOTES

- CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR AS PER OPSD STANDARDS.
- SEWER TRENCHING, BEDDING AND BACKFILL MATERIALS SHOULD BE IN ACCORDANCE WITH THE MOST RECENT MATERIAL SPECIFICATIONS & STANDARD DRAWINGS FROM THE DEPARTMENT OF PUBLIC WORKS AND SERVICES, INFRASTRUCTURE SERVICES BRANCH OF THE CITY OF OTTAWA.
- 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.
- IT SHOULD GENERALLY BE POSSIBLE TO RE-USE THE SITE MATERIALS ABOVE THE COVER MATERIAL IF THE OPERATIONS ARE CARRIED OUT IN DRY WEATHER CONDITIONS.
- 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 18 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
- INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- 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 TELEVISION (CCTV) 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 WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS ARE TO HAVE 150 mm PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING "R1".
- CONTRACTOR TO COORDINATE AND INSTALL THE STORMTECH STORAGE CHAMBER INCLUDING LINER AND THE BUOYANCY RESISTANT SLAB AS PER ADS DRAWINGS.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OR TOWNSHIP STANDARDS.
- INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
- 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.
- CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

SITE SERVICES CONFLICT TABLE			
LOCATION	PIPE	ELEVATIONS	SPACING (m)
1	40.63m - 300mm STM EX. 250mm SAN MAIN	56.57 INV ±55.46 OBV	1.11

*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	±63.60	±61.20	2.40*
VALVE	0+009.27	63.88	61.48	2.40
BLDG	0+036.58	63.80	61.40	2.40

NOTE: THERMAL INSULATION SHALL BE INSTALLED AS PER CITY STD DWG W22 WHERE WATERMAIN DEPTH IS LESS THAN 2.4m.
*NOTE: DEPTH ASSUMED TO BE 2.40m.

STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CBMH1	60.29		WS8.214 SE58.017 S59.061	OPSD 701.010 FRAME S25 COVER S28.1 c/w IPEX LMF TEMPEST ICD FLOW: 6.51 L/s
CDS PMSU_20_15_4mm	60.48	S57.954 WS57.934	E57.894	CDS UNIT REFER TO MANUFACTURER SHOP DRAWING FOR SPECIFICATIONS
EX.STMMH	60.71	WS6.473	EX. N55.560	EXISTING STRUCTURE

SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
EX. SANMH	60.69	WS5.355 WS7.114	EX. N55.240	EXISTING STRUCTURE c/w CAST-IN-PLACE DROP STRUCTURE AS PER OPSD 1003.010
MH1A	60.54	S57.898	E57.838	OPSD 701.010 COVER S24 WATER TIGHT



APPROVED
By Jeff McEwen at 10:48 am, May 10, 2019

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA