
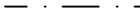



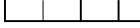
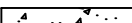
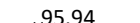
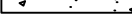


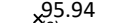
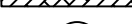

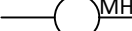
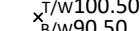













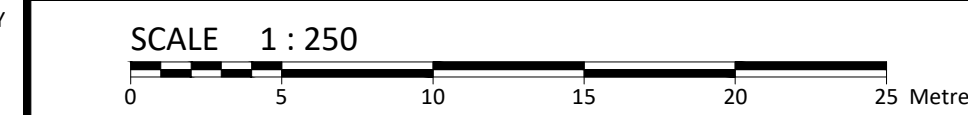
LOCATION PLAN

	BARRIER CURB		CENTRELINE OF SWALE
	CURB DEPRESSION		SLOPING AT 3:1 UNLESS SPECIFIED
	HEAVY DUTY ASPHALT		PROPOSED ELEVATION
	CONCRETE SIDEWALK		EXISTING ELEVATION
	PAVING STONE		SWALE ELEVATION
	STORM MANHOLE		TOP OF WALL ELEVATION
	CATCHBASIN OR DITCH INLET		BOTTOM OF WALL ELEVATION
	LANDSCAPE CATCHBASIN		OVERLAND FLOW ROUTE
	SANITARY MANHOLE		SLIT FENCE BARRIER (AS PER OPSD 219.130)
	PERFORATED PIPE		STRAW BALE CHECK DAM (AS PER OPSD 219.180)
	WATER VALVE/CHAMBER		SEDIMENT CONTROL DEVICE
	FIRE HYDRANT		BUILDING ENTRANCE OVERHEAD DOOR
	CROSSING CONFLICT LOCATION		REMOTE WATER METER
			WATER METER

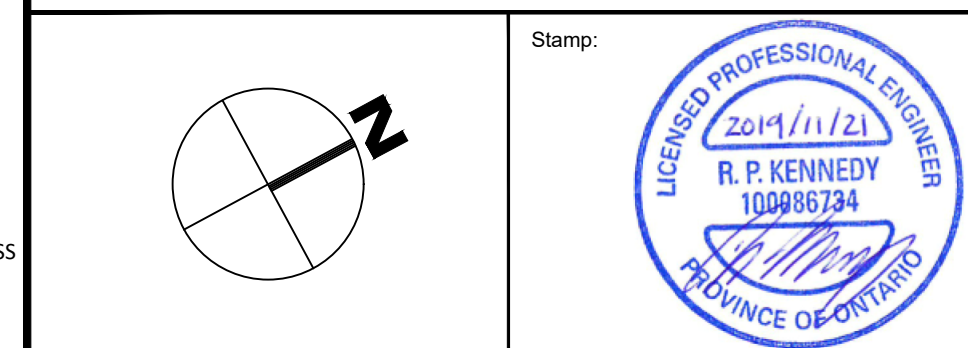
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

4	REVISED PER CITY COMMENTS	NOV. 14, 2015
3	REVISED PER CITY COMMENTS	AUG. 07, 2015
2	REISSUED FOR SITE PLAN CONTROL	MAY 10, 2015
1	ISSUED FOR SITE PLAN CONTROL	MAR. 22, 2015
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work	Do not scale drawings
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McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com



Client: **ROBERTSON MARTIN ARCHITECTS**
216 PRETORIA AVENUE
OTTAWA, ON K1S 1X2

Project:

RED PINE WAREHOUSE
31 ANTARES DRIVE

Drawing Title:

SITE SERVICING, SEDIMENT
& EROSION CONTROL PLAN

Scale:	1:250	Project Number:	CP-18-0275
Drawn By:	P. G. K.		
Checked By:	R. P. K.	Drawing Number:	C102
Designed By:	P. G. K.		

70
D07-12-19-0080

FILENAME: H:\01 Project - Proposals\2018 Jobs\CP\CP-18-0275 RMA, Red Pine Warehouse_29 Antares Drive\15 - Drawings\CP-18-0275_PRESENTATION.dwg
 LAST SAVED: Wednesday, November 13, 2019 LAST SAVED BY: n.vachon
 LAST PLOTTED: Thursday, November 21, 2019 CTB FILE USED: ----

SAN STRUCTURE TABLE						
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION	COVER	INSULATION (mm)
MH1A	89.58	NE87.930	NW87.873	COVER CITY STD 524 FRAME CITY STD 525 STRUC OPSD 701.010	1.14	75
MH2A	89.46	SE88.180	SW88.117	COVER CITY STD 524 FRAME CITY STD 525 STRUC OPSD 701.010	1.50	25

STM STRUCTURE TABLE						
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION	COVER	INSULATION (mm)
CB1	89.54		SW88.334	COVER CITY STD 519 FRAME CITY STD 519 STRUC OPSD 705.010	1.01	75
CB2	89.54	NE88.219	SW88.198	COVER CITY STD 519 FRAME CITY STD 519 STRUC OPSD 705.010	1.07	75
CB5	89.40		SW87.958	COVER CITY STD 519 FRAME CITY STD 519 STRUC OPSD 705.010	1.24	50
CBMH4	89.23	SE87.980	NW87.980	COVER CITY STD 528.1 FRAME CITY STD 525 STRUC OPSD 701.010	1.00	50
MH3	89.71	NE88.160	NW88.110	COVER CITY STD 524.1 FRAME CITY STD 525 STRUC OPSD 701.010	1.30	50
MH6	89.59	SE87.822 NE87.860	NW87.802	COVER CITY STD 524.1 FRAME CITY STD 525 STRUC OPSD 701.010	1.42	50
QGS	89.56	SE87.783	NW87.773	CDS MODEL PSU20_15_4m	1.41	50

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
300mm x 200mm TEE	+1000.00	89.52	87.25	2.27
VALVE	+1007.06	89.53	87.13	2.40
45° BEND	+1024.43	89.58	87.18	2.40
45° BEND	+1027.23	89.53	87.13	2.40
BUILDING	+1028.44	89.85	87.45	2.40

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	375mmØ STORM SEWER INV. 87.71 300mmØ SANITARY SEWER DBV. 86.92	0.92
2	375mmØ STORM SEWER INV. 87.71 300mmØ WATERMAIN TOP 87.25	0.50*
3	300mmØ SANITARY SERVICE INV. 87.75 300mmØ WATERMAIN TOP 87.25	0.50*
4	150mmØ SANITARY SERVICE INV. 87.95 200mmØ WATER SERVICE TOP 87.16	0.79
5	200mmØ STORM SEWER INV. 87.95 200mmØ WATER SERVICE TOP 87.16	0.75
6	200mmØ STORM SEWER INV. 87.88 200mmØ WATER SERVICE TOP 87.16	0.72

* SEE CROSSINGS OVER WATERMAIN REQUIRE A MINIMUM 0.50m CLEARANCE AS PER CITY STD W25

GENERAL NOTES

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| <p>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.</p> <p>2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREIN HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) STANTEC SURVEY PLAN #H1034948-114, AND ARE 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.</p> <p>3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.</p> <p>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.</p> <p>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 OF OTTAWA.</p> <p>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 OF OTTAWA.</p> <p>8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.</p> <p>9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.</p> <p>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.</p> <p>11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OF OTTAWA.</p> <p>12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.</p> | <p>13. CONTACT THE CITY OF OTTAWA 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 OF OTTAWA'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED OR MULCH AND/OR SOIL.</p> <p>14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.</p> <p>15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCIES:
 • ELECTRICAL SERVICE - HYDRO ONTARIO
 • GAS SERVICE - ENBRIDGE
 • TELEPHONE SERVICE - BELL CANADA
 • TELEVISION SERVICE - ROGERS</p> <p>16. INSTALLATION OF UTILITIES TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF INDIVIDUAL UTILITY APPROVAL AGENCIES AND THE CITY OF OTTAWA.</p> <p>17. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.</p> <p>18. THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY McINTOSH PERRY REPORT #CP-18-0275 AND THE SERVING & STORMWATER MANAGEMENT REPORT BY McINTOSH PERRY REPORT #CP-18-0275.</p> <p>19. THE FOLLOWING PAVEMENT STRUCTURE HAS BEEN RECOMMENDED BY THE GEOTECHNICAL CONSULTANT:
 HEAVY DUTY:
 40mm SUPERPAVE 12.5 50mm SUPERPAVE 12.5
 50mm SUPERPAVE 19.0 30mm GRANULAR A 30mm GRANULAR A
 150mm GRANULAR A 150mm GRANULAR B 150mm GRANULAR B TYPE II
 450mm GRANULAR B TYPE II</p> |
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