LEGEND

	PROPERTY LINE
F.F.= 80.50	FINISHED FLOOR ELEVATION
	DEPRESSED CURB
M	WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
RM	REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
	SIAMESE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)
G G	GAS SERVICE
102.50	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
V&VB	VALVE AND VALVE BOX
TEE	WATER SERVICE TEE CONNECTION
V&VC	VALVE AND VALVE CHAMBER
150Ø WATERMAIN	WATER SERVICE
200Ø SAN	SANITARY SEWER SERVICE
250Ø STM	STORM SEWER SERVICE
	EXISTING CURB
CB	EXISTING CATCHBASIN
WV	EXISTING WATER VALVE
LS	EXISTING LAMP STANDARD
UP	EXISTING UTILITY POLE
FH	EXISTING FIRE HYDRANT
MH	EXISTING MANHOLE
	EXISTING SIGN
BL	EXISTING BOLLARDS
	EXISTING DECIDUOUS TREE
—S—	EXISTING SANITARY SEWER
—ST—	EXISTING STORM SEWER
—W—	EXISTING WATERMAIN
—G—	EXISTING GAS LINE
—UH—	EXISTING HYDRO EXISTING
	EXISTING OVERHEAD UTILITY WIRES
—C—	EXISTING COMBINED SEWER
—SL—	EXISTING STREET LIGHTING

NOTES:

1. ALL WORKS TO BE COMPLETED AS PER CURRENT CITY OF OTTAWA STANDARDS
AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

2. SEWER LATERALS TO BE PVC DR 35.

3. WATER MAIN AND SERVICES TO BE PVC. DR 18 CL150. MINIMUM COVER OF 2.4m FOR
WATER SERVICE IS REQUIRED, USE THERMAL INSULATION AS PER CITY STANDARDS WHEN COVER IS LESS THAN 2.4m. WATER MAIN AND SERVICES TO HAVE RESTRAINTS AND THRUST BLOCKS AS PER CITY STD W23, W25.5 AND W25.6. NEW WATER MAIN TO HAVE TRACING WIRE PER STD W36

4. ALL SERVICE LATERAL AND SURFACE RESTORATION WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

5. FULL PORT BACKWATER VALVE IS REQUIRED ON BOTH THE SANITARY AND STORM SERVICE CONNECTIONS, PER MECHANICAL ENGINEERING DRAWINGS.

6. WATER SERVICE CHLORINATION AND TESTING TO BE COMPLETED BY CITY FORCES.

7. BUILDING INFORMATION TAKEN FROM VINCE P. COLIZZA ARCHITECTS DRAWINGS.

8. AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE IMPLEMENTED ON THIS SITE. AS A MINIMUM THAT PLAN WILL INCLUDE A LIGHT DUTY SILT FENCE BARRIER TO OPSD STANDARD 219.110 SURROUNDING THE SITE WHERE PRACTICAL AND SILT SACKS FITTED UNDER EXISTING STREET CATCH BASINS.

9. ALL SHOWN UTILITIES ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO IBI GROUP PRIOR TO CONTRACTOR MOBILIZING TO SITE.

10. CONTRACTOR RESPONSIBLE TO SUPPORT EXISTING UTILITIES THAT MAY BE AFFECTED DURING CONSTRUCTION

11. EXISTING CURBS AND SIDEWALKS ARE TO BE REMOVED AND REPLACED AS NOTED ON THE DRAWINGS.

12. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE, DURING CONSTRUCTION ACTIVITIES. THIS INCLUDES LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCIES.

13. FOR GEOTECHNICAL INFORMATION SEE PATERSON REPORT PG5946-1 DATED SEPTEMBER 24, 2021

14. MONITORING PORTS ARE TO BE INSTALLED ON THE SANITARY AND STORM SEWERS INSIDE THE PROPERTY LINE.

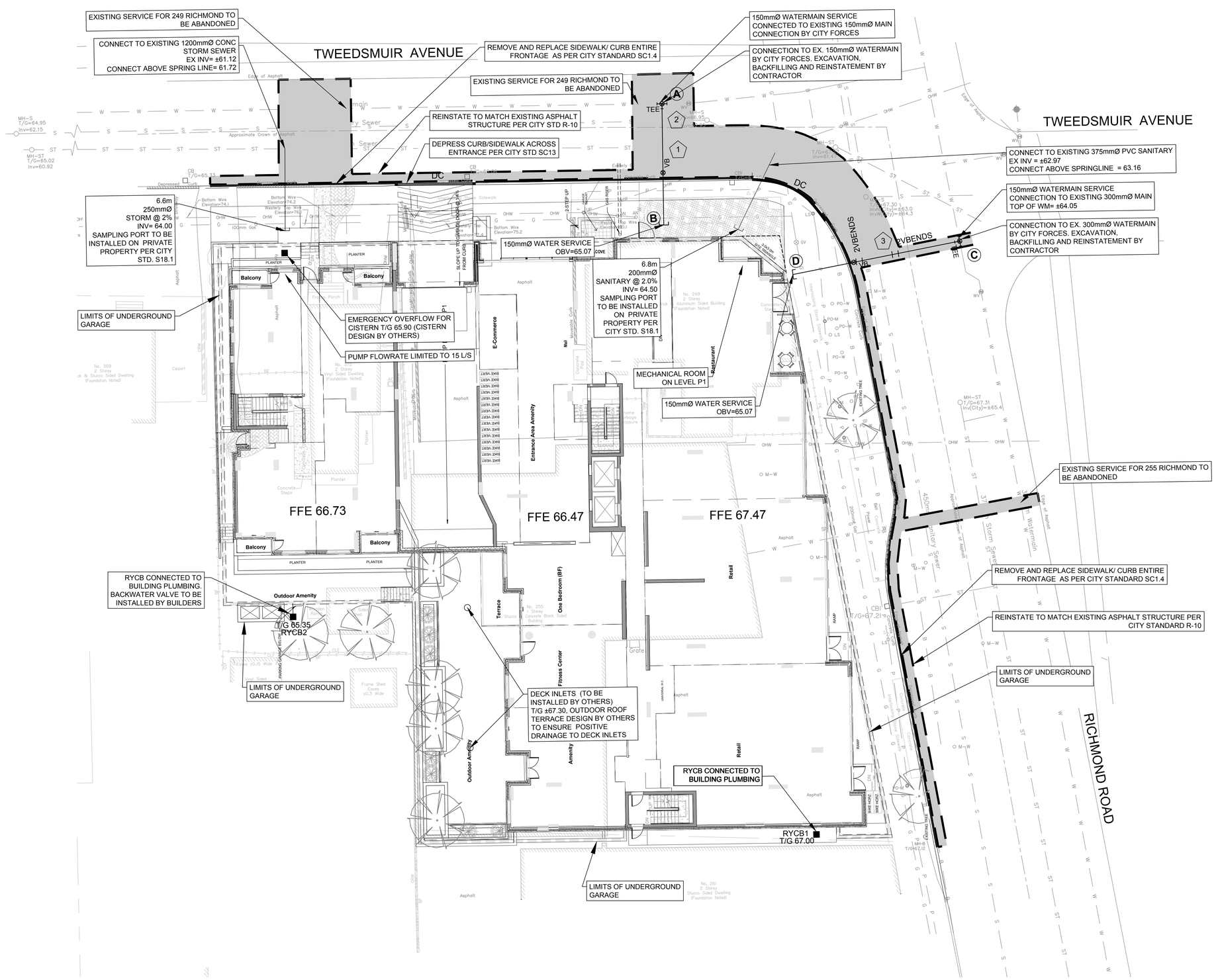
15. SERVICE LATERALS ARE TO BE SLEEVED THROUGH FOUNDATION WALL.

Pipe Interference Table

Crossing No.	PIPE 1	PIPE 2	Clearance
1	WM Bottom: 64.190	EX STM Top: 62.707	1.483
2	WM Bottom: 64.223	EX SAN Top: 63.295	0.929
3	WM Bottom: 65.000	EX SAN Top: 64.742	0.258

WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Waterain	As Built Waterain
A	0+000.00	TEE	66.798	±65.07	
	0+001.47	SAN CROSSING	66.793	±64.393	
	0+003.43	STM CROSSING	66.762	±64.362	
	0+005.55	VB	66.714	±64.314	
B	0+009.75	CAP	66.937	64.579	
C	0+000.00	TEE	67.433	±65.05	
	0+005.02	V BEND	67.360	±64.96	
	0+005.53	V BEND	67.349	±65.17	
	0+007.98	V BEND	67.297	±65.17	
	0+008.47	V BEND	67.286	±64.886	
	0+008.70	VB	67.281	±64.881	
D	0+013.68	CAP	67.406	65.070	



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2022-10-04
2	REVISED AS PER CITY COMMENTS	2023-04-03
3	REVISED AS PER CITY COMMENTS	2023-06-16
4	REVISED PER NEW SITE PLAN	2023-09-13
5	REVISED FOR SPA	2025-04-22
6	REVISED PER NEW SITE PLAN	2025-07-16
7	REVISED AS PER CITY COMMENTS	2025-09-10
8	BACKWATER VALVE ADDED	2026-02-25

KEY PLAN

CONSULTANTS

1:150 0 1.5 4.5 7.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2026/02/25
PROVINCE OF ONTARIO

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PROJECT
255 RICHMOND

PROJECT NO: 135883	
DRAWN BY: SPG	CHECKED BY: S.E.L
PROJECT MGR: D.G.Y	APPROVED BY: D.G.Y

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER	ISSUE
C-001	7

CITY PLAN No. 18619

CITY FILE No. D07-12-21-0179

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