

LEGEND

- SITE BOUNDARY
- PROPOSED STORM MANHOLE & SEWER
- PROPOSED SANITARY MANHOLE & SEWER
- PROPOSED WATERMAIN
- PROPOSED VALVE & VALVE BOX
- PROPOSED CURB STOP LOCATION
- PROPOSED DISTRICT METERING AREA (DMA) CHAMBER (AS PER CITY OF OTTAWA DETAIL W3.3)
- PROPOSED HYDRANT C/W VALVE & VALVE BOX
- PROPOSED TWSI AS PER CITY OF OTTAWA DETAIL SC7.2
- PROPOSED TREES
- PROPOSED CURB INLET CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED REAR YARD ELBOW
- PROPOSED REAR YARD TEE
- PROPOSED PRESSURE REDUCING VALVE
- PROPOSED RETAINING WALL

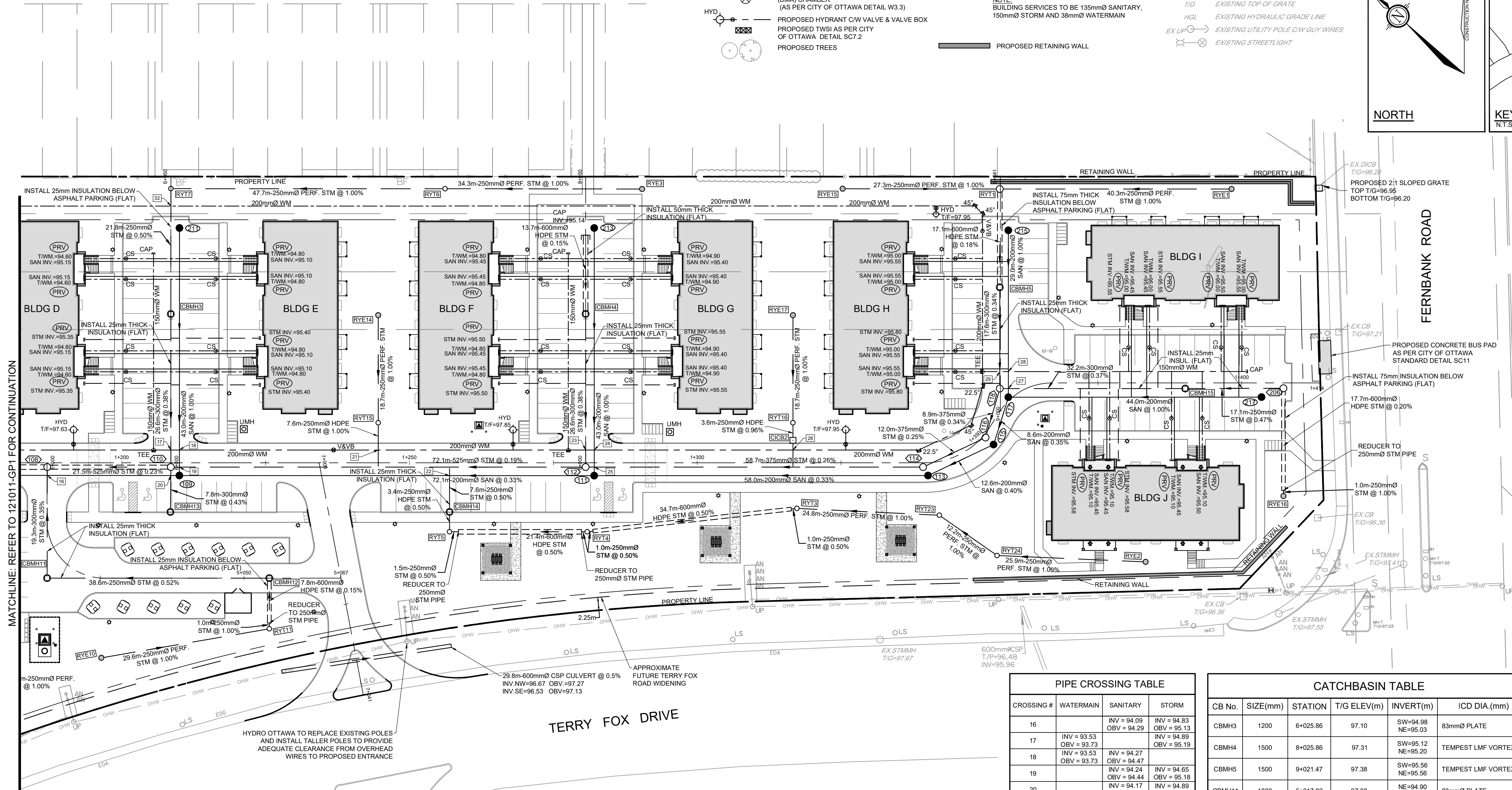
- EXISTING STORM MANHOLE AND SEWER
- EXISTING SANITARY MANHOLE AND SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND GAS
- EXISTING VALVE AND VALVE BOX
- EXISTING FIRE HYDRANT
- EXISTING CATCHBASIN
- EXISTING TOP OF GRATE
- EXISTING HYDRAULIC GRADE LINE
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING STREETLIGHT

NOTE: BUILDING SERVICES TO BE 135mmØ SANITARY, 150mmØ STORM AND 38mmØ WATERMAIN.

NORTH

KEY PLAN
N.T.S.

SITE BENCHMARK
REFERENCED TO LOCAL
GEODETIC DATUM
N 5015148.838
E 354367.4350
ELEV: 98.10m



MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
109	1200	1+210.01	97.35	SE=94.20 NW=94.17 NE=94.23
111	1200	1+282.11	97.52	SE=94.47 NW=94.44 NE=94.50
113	1200	1+340.05	97.54	NW=94.66 SE=94.69
115	1200	1+351.12	97.60	NE=94.77 NW=94.74
117	1200	1+359.04	97.67	SW=94.80 SE=94.86 NE=94.83
211	1200	6+040.80	97.33	SW=94.66
213	1200	8+040.80	97.50	SW=94.93
215	1200	9+031.37	97.51	SW=95.12
217	1200	1+403.45	97.70	NW=95.30

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
108	1200	1+187.05	97.28	SE=94.60 SW=94.83 NW=94.53
110	1200	1+208.53	97.36	SE=94.65 NE=94.88 NW=94.88
112	1200	1+280.61	97.50	SE=94.94 NE=95.02 NW=94.79
114	1200	1+339.26	97.55	NW=95.09 SE=95.05
116	1200	1+351.13	97.61	NE=95.12 NW=95.12
118	1200	1+358.97	97.67	SE=95.23 NE=95.50 SW=95.15
206	1200	1+407.25	97.76	NW=95.48 SW=95.75

CROSSING #	WATERMAIN	SANITARY	STORM
16		INV = 94.09 OBV = 94.29	INV = 94.83 OBV = 95.13
17	INV = 93.53 OBV = 93.73	INV = 94.27 OBV = 94.47	INV = 94.89 OBV = 95.19
18		INV = 94.24 OBV = 94.44	INV = 94.65 OBV = 95.18
19		INV = 94.17 OBV = 94.37	INV = 94.89 OBV = 95.19
20		INV = 94.17 OBV = 94.37	INV = 94.89 OBV = 95.19
21	INV = 94.78 OBV = 94.98	INV = 94.36 OBV = 94.56	INV = 95.87 OBV = 96.12
22		INV = 94.36 OBV = 94.56	INV = 95.06 OBV = 95.31
23	INV = 93.80 OBV = 94.00	INV = 94.51 OBV = 94.71	INV = 95.03 OBV = 95.33
24	INV = 93.80 OBV = 94.00	INV = 94.51 OBV = 94.71	INV = 94.94 OBV = 95.32
25		INV = 94.51 OBV = 94.71	INV = 94.94 OBV = 95.32
26	INV = 94.87 OBV = 95.07	INV = 94.84 OBV = 95.04	INV = 96.03 OBV = 96.28
27		INV = 94.87 OBV = 95.07	INV = 95.16 OBV = 95.46
*28	INV = 94.25 OBV = 94.35	INV = 94.87 OBV = 95.07	INV = 95.51 OBV = 95.81
*29	INV = 94.25 OBV = 94.35	INV = 94.87 OBV = 95.07	INV = 95.51 OBV = 95.81
32	INV = 94.40 OBV = 94.60		INV = 95.13 OBV = 95.38

* WATERMAIN CROSSING AS PER W25 & W25.2 PROVIDE THERMAL INSULATION AS PER W22 WHERE THERE IS LESS THAN 2.4m COVER.

CB No.	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)	ICD DIA.(mm)
CBMH3	1200	6+025.86	97.10	SW=94.98 NE=95.03	83mmØ PLATE
CBMH4	1500	8+025.86	97.31	SW=95.12 NE=95.20	TEMPEST LMF VORTEX 80
CBMH5	1500	9+021.47	97.38	SW=95.56 NE=95.56	TEMPEST LMF VORTEX 65
CBMH11	1800	5+017.92	97.08	NE=94.90 SE=94.95	83mmØ PLATE
CBMH12	1200	5+054.40	97.55	NW=95.15 SW=95.15	
CBMH13	1200	1+208.45	97.23	NE=94.91	83mmØ PLATE
CBMH14	1200	1+256.96	97.24	NE=95.09 SW=95.09	TEMPEST LMF VORTEX 70
CBMH15	1200	1+390.18	97.50	SE=95.40 NW=95.35	TEMPEST LMF VORTEX 75
CICB2	600x800	1+316.65	97.44	NE=96.04 SW=96.04	83mmØ PLATE

SANITARY MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15

MH ID
109
113
115
215

STORM MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15

MH ID
110
114
116

CB No.	SIZE(mm)	T/G ELEV(m)	INVERT(m)	ICD SIZE (mm)
RYE1	300	97.47	NW=95.99	
RYE2	300	97.75	NW=96.02	
RYE3	300	97.40	NW=95.96	
RYE10	300	97.37	SE=95.47	
RYE14	300	97.50	SW=96.10	
RYE15	300	97.38	SE=95.86	
RYE16	300	97.58	NE=95.79	
RYE17	300	97.66	SW=96.26	
RYT1	1200	97.35	SW=95.59 SE=95.59 NW=95.59	
RYT3	300	97.44	SE=95.39 NW=95.41	
RYT4	300	97.26	SE=95.23 NW=95.23	
RYT5	300	97.23	NE=95.11 SE=95.11	
RYT6	300	97.18	NW=95.62 SE=95.62	
RYT7	300	97.15	SW=95.14 SE=95.14	
RYT11	300	97.58	NW=95.17 NE=95.17	
RYT15	300	97.48	NE=95.91 SW=95.91	83mmØ PLUG
RYT16	300	97.64	SW=96.07 NE=96.07	
RYT23	300	97.50	NW=95.64 SE=95.64	
RYT24	300	97.60	SE=95.76 NE=95.76	

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Sean Moore at 10:29 am, Aug 06, 2026

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8.	RE-ISSUED FOR TENDER	APR 15/26	DOB	7.	REVISED PER CITY COMMENTS	MAR 18/26	DOB
14.	RE-ISSUED FOR SITE PLAN APPROVAL	JULY 20/26	DOB	6.	REVISED SITE PLAN SUBMISSION	NOV 14/25	DOB
12.	REVISED PER TENDER ADDENDUM #1	JUNE 29/26	DOB	5.	RE-ISSUED FOR TENDER	JAN 18/24	DOB
11.	ISSUED FOR SITE PLAN APPROVAL	JUNE 25/26	DOB	4.	ISSUED FOR TENDER	MAY 20/22	DOB
10.	RE-ISSUED FOR TENDER	JUN 18/26	DOB	3.	REVISED PER CITY COMMENTS	FEB 17/22	DOB
9.	REVISED SITE PLAN	JUNE 5/26	DOB	2.	REVISED PER CITY COMMENTS	NOV 5/21	DOB
8.	ISSUED WITH TENDER ADDENDUM CHANGES	MAY 6/26	DOB	1.	ISSUED FOR CITY OF OTTAWA REVIEW	JUN 2/21	DOB

SCALE	DESIGN
1:400	BM
	CHECKED
	DDB
	DRAWN
	ATE
	CHECKED
	BM
	APPROVED
	DDB

FOR REVIEW ONLY



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CITY OF OTTAWA 5331 FERNBANK ROAD IRON VALLEY 2	DRAWING NAME GENERAL PLAN OF SERVICES	PROJECT No. 121011-00
	REV REV # 14	DRAWING No. 121011-GP2