LEGEND

- SITE BOUNDARY
- PROPOSED STORM MANHOLE & SEWER
- PROPOSED SANITARY MANHOLE & SEWER
- PROPOSED WATERMAIN
- PROPOSED VALVE & VALVE BOX
- PROPOSED CURB STOP LOCATION
- PROPOSED WATER CHAMBER (AS PER CITY OF OTTAWA DETAIL W3)
- PROPOSED VALVE & VALVE CHAMBER (AS PER CITY OF OTTAWA DETAIL W3)
- PROPOSED HYDRANT C/W VALVE
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED REAR YARD ELBOW
- PROPOSED REAR YARD TEE
- PROPOSED TWSI AS PER CITY OF OTTAWA DETAIL 7.2
- PROPOSED TREES
- PROPOSED HYDRO METER LOCATION
- PROPOSED HYDRO STEP DOWN TRANSFORMER LOCATION
- PROPOSED WATER METER LOCATION
- PROPOSED REMOTE WATER METER LOCATION
- PROPOSED GAS METER LOCATION
- 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 VALE BOX
- EXISTING FIRE HYDRANT
- EXISTING CATCHBASIN
- EXISTING TOP OF GRATE
- EXISTING HYDRAULIC GRADE LINE
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING STREETLIGHT

NORTH

CONSTRUCTION NORTH

KEY PLAN
N.T.S.

SITE

EAGLESON ROAD
COPE DRIVE
TEMPLEMORE AVENUE
PATRIOT RIDGE
FERNBANK ROAD
TERRY FOX DRIVE
ROSEBERRY PLACE
ROSEMARY STREET

SITE BENCHMARK
REFERENCED TO LOCAL GEODETIC DATUM
N: 5015148.638
E: 354367.4350
ELEV: 98.10m

MATCHLINE: REFER TO 121011-GP1 FOR CONTINUATION

TERRY FOX DRIVE

FERNBANK ROAD

PROPERTY LINE

RETAINING WALL

INSTALL 50mm x 2.4m INSULATION

CAP INV.=95.24

10.0m-600mmØ HDPE STM @ 0.10%

22.1m-600mmØ HDPE STM @ 0.10%

REDUCER TO 250mmØ STM PIPE

17.0m-250mmØ PERF. STM @ 0.51%

PROPOSED 2:1 SLOPED GRATE
TOP T/G=96.95
BOTTOM T/G=96.20

EX.DICB T/G=96.20

PROPOSED CONCRETE BUS PAD AS PER CITY OF OTTAWA STANDARD DETAIL SC11

EX.CB T/G=97.21

EX.CB T/G=96.36

EX.STMMH T/G=97.41

EX.STMMH T/G=97.55

EX.STMMH T/G=97.67

BLDG E
SAN INV.=95.05(135mmØ)
SAN INV.=95.05(135mmØ)
SAN INV.=95.05(135mmØ)

BLDG F
SAN INV.=95.20(135mmØ)
SAN INV.=95.20(135mmØ)
SAN INV.=95.20(135mmØ)

BLDG G
SAN INV.=95.30(135mmØ)
SAN INV.=95.30(135mmØ)
SAN INV.=95.30(135mmØ)

BLDG H
SAN INV.=95.35(135mmØ)
SAN INV.=95.35(135mmØ)
SAN INV.=95.35(135mmØ)

BLDG J
SAN INV.=95.45(135mmØ)
SAN INV.=95.45(135mmØ)
SAN INV.=95.45(135mmØ)

BLDG K
SAN INV.=95.45(135mmØ)
SAN INV.=95.45(135mmØ)
SAN INV.=95.45(135mmØ)

BLDG L
SAN INV.=95.25(135mmØ)
SAN INV.=95.25(135mmØ)
SAN INV.=95.15(135mmØ)

43.3m-250mmØ PERF. STM @ 0.51%
38.6m-250mmØ PERF. STM @ 0.52%
21.8m-250mmØ STM @ 0.50%
41.5m-525mmØ STM @ 0.22%
42.7m-200mmØ SAN @ 0.33%
81.9m-450mmØ STM @ 0.21%
44.2m-200mmØ SAN @ 0.34%
43.3m-200mmØ SAN @ 1.27%
31.8m-200mmØ SAN @ 1.29%
48.0m-375mmØ STM @ 0.25%
51.0m-200mmØ SAN @ 0.33%
37.7m-200mmØ SAN @ 0.35%
43.6m-250mmØ STM @ 0.50%
32.5m-250mmØ STM @ 0.52%
28m-600mmØ CSP CULVERT @ 0.5%
INV.NW=96.67 OBV.=97.27
INV.SE=96.53 OBV=97.13
16.5m-250mmØ STM @ 0.50%
INV=95.96
2.25m
21.1m-200mmØ SAN @ 1.94%
20.5m-200mmØ SAN @ 0.68%
17.6m-300mmØ STM @ 0.40%
7.1m-375mmØ STM @ 0.28%
7.1m-200mmØ SAN @ 0.42%
39.6m-250mmØ STM @ 0.45%
39.6m-200mmØ SAN @ 0.33%
12.1m-250mmØ PERF. STM @ 0.50%
18.1m-200mmØ SAN @ 0.66%
11.0m-200mmØ SAN @ 2.00%
7.1m-200mmØ CB LEAD @ 1.00%
6.9m-600mmØ HDPE STM @ 0.10%
15.9m-600mmØ HDPE STM @ 0.10%
11.6m-250mmØ PERF. STM @ 0.50%
16.0m-600mmØ HDPE STM @ 0.10%
19.0m-600mmØ HDPE STM @ 0.10%
16.5m-600mmØ HDPE STM @ 0.10%

APPROXIMATE FUTURE TERRY FOX ROAD WIDENING

HYDRO OTTAWA TO REPLACE EXISTING POLE AND INSTALL TALLER POLE TO PROVIDE ADEQUATE CLEARANCE FROM OVERHEAD WIRES TO PROPOSED ENTRANCE

EXISTING LIGHT TO BE RE-LOCATED BEHIND SIDEWALK

HYDRO OTTAWA TO REPLACE EXISTING POLE AND INSTALL TALLER POLE TO PROVIDE ADEQUATE CLEARANCE FROM OVERHEAD WIRES TO PROPOSED ENTRANCE

SAN MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
101	1200	1+364.55	97.63	NW=94.45 SW=94.85 NE=94.51
103	1200	1+313.56	97.56	SE=94.28 NW=94.28 NE=94.34
105	1200	1+275.85	97.41	SE=94.15 NW=94.15 NE=94.21
107	1200	1+231.65	97.41	SE=94.00 NW=94.00 NE=94.06
109	1200	1+188.95	97.23	SE=93.86 NW=93.86 NE=93.92 SW=93.92
119	1200		97.90	SW=95.20
121	1200		97.50	NE=94.79 SW=94.79 NW=94.73
123	1200		97.40	NE=94.91
125	1200		97.56	SE=94.60 NE=94.54 SW=94.54
127	1200		97.42	SW=94.68
129	1200		97.75	NE=95.07
131	1200		97.39	SW=94.62
133	1200		97.59	SW=94.76
135	1200		97.23	SW=94.48
137	1200		97.54	SW=94.47
139	1200		97.75	NW=94.94
141	1200		97.44	SE=94.53 NE=94.47

STM MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
200	1200	1+363.05	97.60	NW=95.12 NE=95.18
202	1200	1+315.06	97.57	SE=95.00 NE=95.13 NW=94.93
204	1200	1+233.15	97.42	SE=94.76 NE=94.91 NW=94.69
206	1200	1+191.63	97.26	SE=94.60 SW=94.83 NW=94.53
218	1200	1+363.05	97.54	SE=95.32 NE=95.27 SW=95.20

PIPE CROSSING TABLE

CROSSING #	WATERMAIN	SANITARY	STORM
19		INV = 94.08 OBV = 94.28	INV = 94.69 OBV = 95.30
20*	INV = 93.36 OBV = 93.56		INV = 94.92 OBV = 95.29
21*	INV = 93.36 OBV = 93.56	INV = 94.13 OBV = 94.33	
22	INV = 95.00 OBV = 95.05	INV = 94.02 OBV = 94.22	
23*	INV = 94.22 OBV = 94.27		INV = 94.77 OBV = 95.30
24		INV = 94.24 OBV = 94.44	INV = 94.85 OBV = 95.38
25	INV = 94.95 OBV = 95.15	INV = 94.30 OBV = 94.50	
26		INV = 94.16 OBV = 94.36	INV = 95.12 OBV = 95.32
27*	INV = 93.64 OBV = 93.84	INV = 94.39 OBV = 94.59	
28*	INV = 93.64 OBV = 93.84		INV = 95.14 OBV = 95.39
29		INV = 94.36 OBV = 94.56	INV = 94.93 OBV = 95.38
30		INV = 94.33 OBV = 94.53	INV = 95.54 OBV = 95.74
32		INV = 94.55 OBV = 94.75	INV = 95.33 OBV = 95.53
34		INV = 94.73 OBV = 94.93	INV = 95.57 OBV = 95.82
35*	INV = 94.80 OBV = 94.85		INV = 95.35 OBV = 95.95
36*	INV = 94.43 OBV = 94.63		INV = 95.13 OBV = 95.38
47		INV = 94.31 OBV = 94.51	INV = 94.93 OBV = 95.53
48	INV = 94.28 OBV = 94.43		INV = 94.93 OBV = 95.53

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

CATCHBASIN TABLE

CB No.	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)	ICD DIA.(mm)
CBMH4	1200		97.15	SW=94.98 NE=95.03	TEMPEST LMF VORTEX 101
CBMH5	1500		97.30	SW=95.23 NE=95.23	80mm PLATE
CBMH6	1500		97.35	SW=95.34 NE=95.34	108mm PLATE
CBMH7	1800		96.95	NE=94.92 SW=94.92 S=94.92	114mm PLATE
CBMH14	1500	1+279.26	97.25	NE=95.18 W=95.21	TEMPEST LMF VORTEX 70
CBMH15	1200	1+327.36	97.30	NE=95.60	73mm PLATE
CBMH16	1200		97.45	NW=95.50 SW=95.56	104mm PLATE

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

MH ID
105
127
131
135

REAR YARD CATCHBASIN TABLE

CB No.	SIZE(mm)	T/G ELEV(m)	INVERT(m)
RYE1	375	97.45	NW=95.48
RYE2	375	97.20	NE=95.62
RYE3	375	97.70	NW=95.78
RYE4	375	97.30	SE=95.37
RYE5	375	97.35	NW=95.62
RYE6	375	97.05	NW=95.45
RYE12	375	97.25	N=95.55
RYT1	750	97.30	SW=95.36 SE=95.36
RYT2	375	97.25	SE=95.53 NW=95.53
RYT3	750	97.25	SE=95.31 NW=95.28 E=95.22 S=95.49
RYT4	375	97.15	NW=95.42 SE=95.42
RYT5	375	97.05	SW=95.14 SE=95.20
RYT9	375	97.55	SE=95.70 NW=95.70

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	NOV 5/21	DDB
1.	ISSUED FOR CITY OF OTTAWA REVIEW	JUN 2/21	DDB

SCALE
1:400
1:400
0 4 8 12 16

DESIGN DDB
CHECKED MSP
DRAWN MTM
CHECKED DDB
APPROVED MSP

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
D. D. BLAIR
100122737
NOV. 5 2021
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

CITY OF OTTAWA
5331 FERNBANK ROAD
FERNBANK ZENS

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 121011-00
REV REV # 2
DRAWING No. 121011-GP2

D07-12-21-0080
#18539

M:\2021\121011\CAD\Design\121011-GP.dwg, GP2, Nov 08, 2021 - 11:35am, mms3keough

PLANA1.DWG - 841mm±594mm