

IBI GROUP
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 ibigroup.com



Sheet List Table	
Sheet Number	Sheet Title
000	COVER
C-001	GENERAL PLAN OF SERVICES
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-900	SEDIMENT AND EROSION PLAN

**255 RICHMOND
 CITY OF OTTAWA
 CONTRACT NO. 135883**

REVISED AS PER NEW SITE PLAN 2023-09-13
 File Location: J:\135883_255_Richmond\7.0_Production\7.03_Design\04_Civil\Sheets\000 COVER.dwg Last Saved: September 13, 2023, by dsuina Plotted: Wednesday, September 13, 2023 1:52:38 PM by Don Surma
 CITY PLAN No. XXXXX

LEGEND

---	PROPERTY LINE
F.F. = 80.50	FINISHED FLOOR ELEVATION
---	DEPRESSED CURB
⊙	WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
⊙	REMOTE WATER METER (SEE MECH. DRWG. FOR EXACT LOCATION)
⊙	SIAMASE CONNECTIONS (SEE MECH. DRWG. FOR EXACT LOCATION)
---	GAS SERVICE
---	RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
⊙	VALVE AND VALVE BOX
⊙	VALVE AND VALVE CHAMBER
---	WATER SERVICE
---	SANITARY SEWER SERVICE
---	2500 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
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATERMAIN
---	EXISTING GAS LINE
---	EXISTING HYDRO EXISTING
---	EXISTING OVERHEAD UTILITY WIRES
---	EXISTING COMBINED SEWER
---	EXISTING STREET LIGHTING

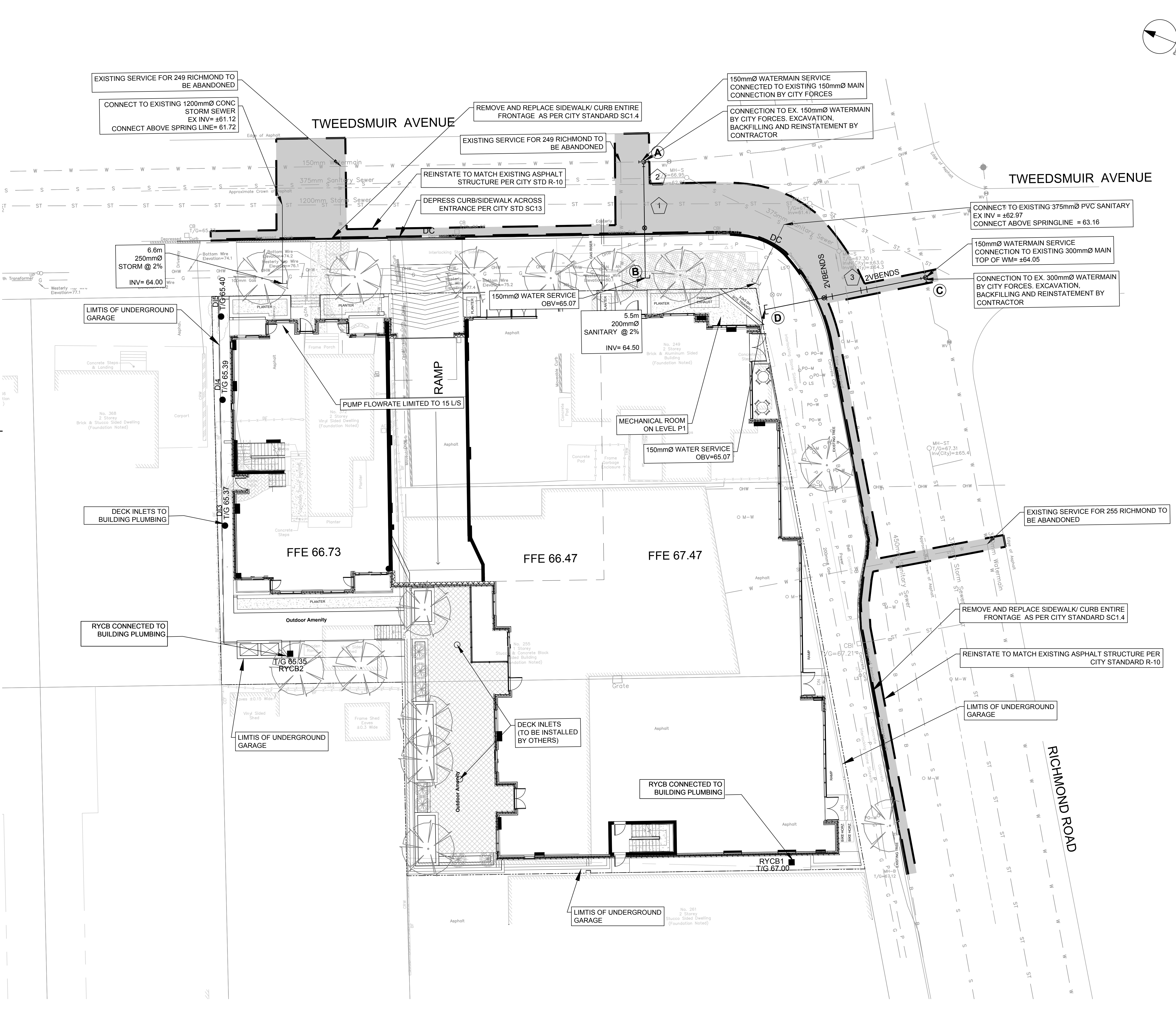
- NOTES**
- ALL WORKS TO BE COMPLETED AS PER CURRENT CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - SEWER LATERALS TO BE PVC DR 35.
 - WATER MAIN AND SERVICES TO BE PVC, DR 18 CL150, MINIMUM COVER OF 2.4m FOR WATER SERVICE IS REQUIRED, USE THERMAL INSULATION AS PER CITY 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 W26.
 - ALL SERVICE LATERAL AND SURFACE RESTORATION WORK IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
 - FULL PORT BACKWATER VALVE IS REQUIRED ON BOTH THE SANITARY AND STORM SERVICE CONNECTIONS, PER MECHANICAL ENGINEERING DRAWINGS.
 - WATER SERVICE CHLORINATION AND TESTING TO BE COMPLETED BY CITY FORCES.
 - BUILDING INFORMATION TAKEN FROM VINCE P. COLIZZA ARCHITECTS DRAWINGS.
 - 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.
 - 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.
 - CONTRACTOR RESPONSIBLE TO SUPPORT EXISTING UTILITIES THAT MAY BE AFFECTED DURING CONSTRUCTION
 - EXISTING CURBS AND SIDEWALKS ARE TO BE REMOVED AND REPLACED AS NOTED ON THE DRAWINGS.
 - 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.
 - FOR GEOTECHNICAL INFORMATION SEE PATERSON REPORT PG5945-1 DATED SEPTEMBER 24, 2021
 - MONITORING PORTS ARE TO BE INSTALLED ON THE SANITARY AND STORM SEWERS INSIDE THE PROPERTY LINE.
 - 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 Watermain	As Built Watermain
A	0+000.00	TVS	66.796	±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	±64.519
C	0+000.00	TVS	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+013.76	CAP	67.406	±65.010



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2022-10-04
2	REVISED AS PER CITY COMMENTS	2023-04-04
3	REVISED AS PER CITY COMMENTS	2023-06-16
4	REVISED PER NEW SITE PLAN	2023-09-13
5		
6		
7		
8		

KEY PLAN

CONSULTANTS

SCALE
 1:150
 0 1.5 3 4.5 7.5m

SEAL
 LICENSED PROFESSIONAL ENGINEER
 S. E. LABADIE
 100214983
 2023/09/13
 PROVINCE OF ONTARIO

PROJECT
255 RICHMOND

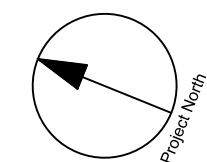
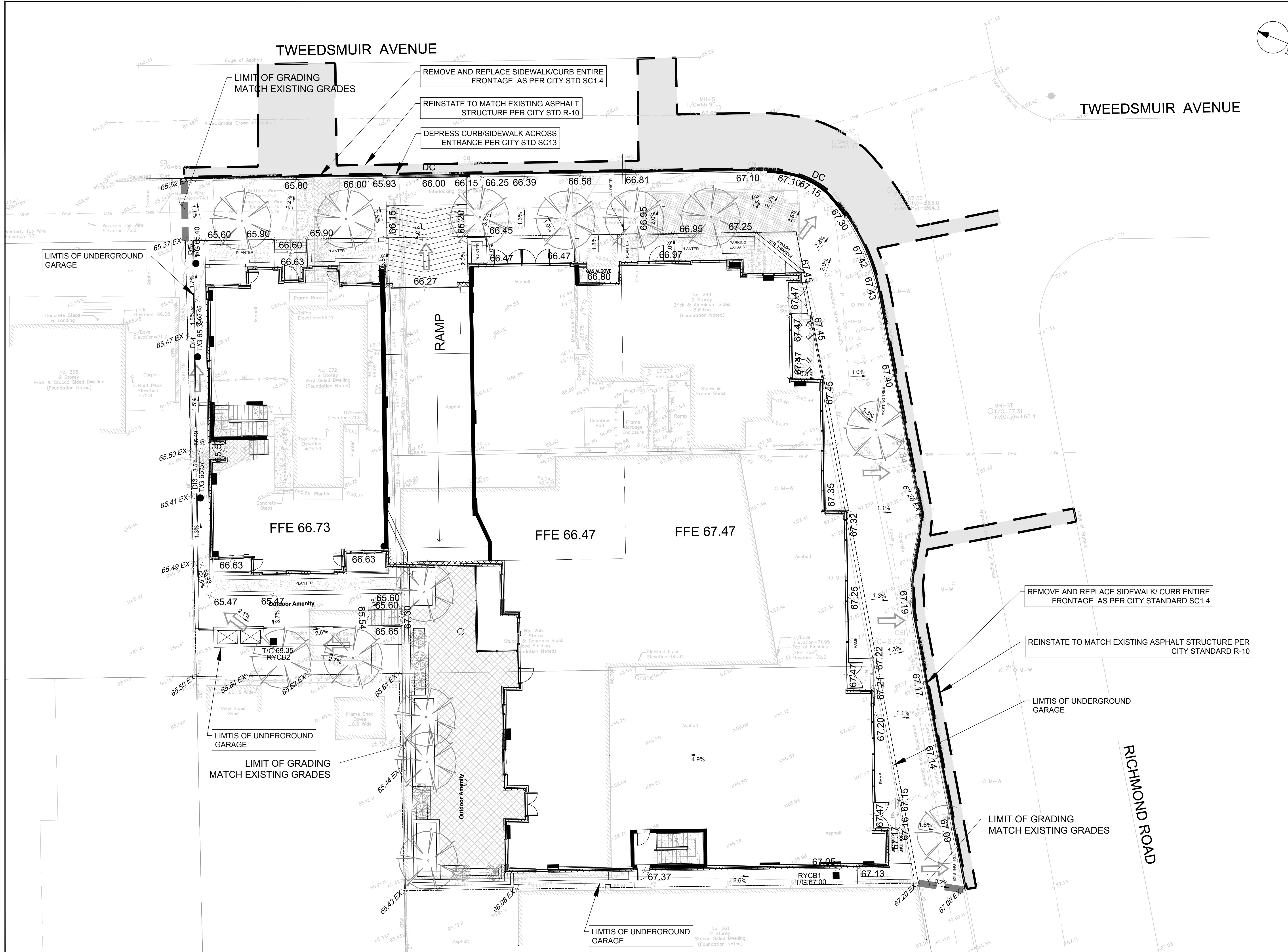
PROJECT NO: 135883
DRAWN BY: SPG
PROJECT MGR: D.G.Y.

CHECKED BY: S.E.L.
APPROVED BY: D.G.Y.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER C-001 **ISSUE** 4

CITY FILE No. D07-12-21-0179
 CITY PLAN No. xxxxx



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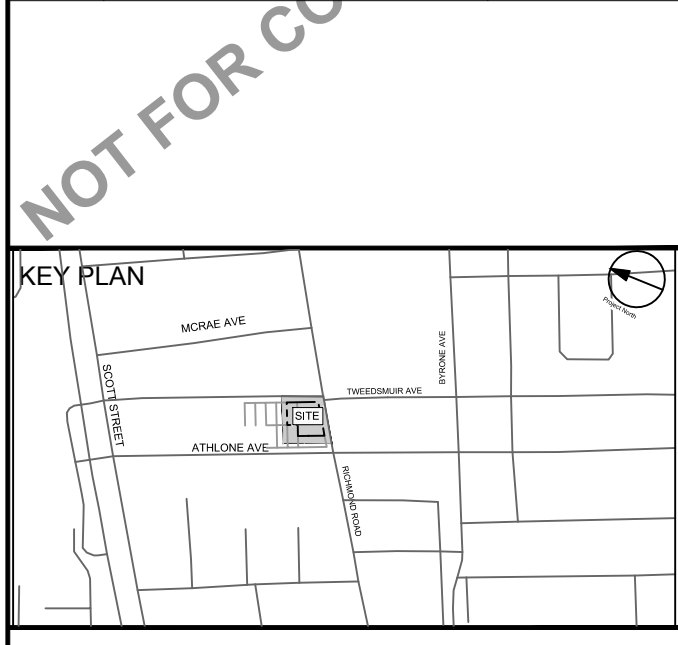


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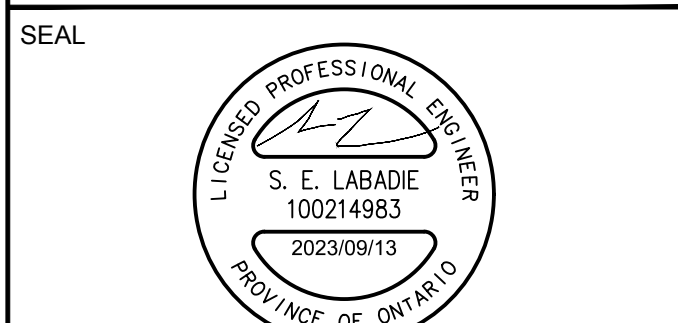
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2022-10-04
2	REVISED AS PER CITY COMMENTS	2023-01-10
3	REVISED AS PER CITY COMMENTS	2023-05-16
4	REVISED PER NEW SITE PLAN	2023-09-13
5		
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CONSULTANTS

Scale: 1:150
 0 1.5 3 4.5 7.5m



IBI GROUP
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PROJECT
 255 RICHMOND

PROJECT NO: 135883
DRAWN BY: SPG
PROJECT MGR: D.G.Y.

CHECKED BY: S.E.L.
APPROVED BY: D.G.Y.

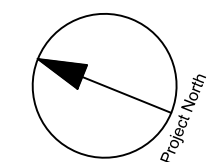
SHEET TITLE
 GRADING PLAN

SHEET NUMBER C-200
ISSUE 4

CITY FILE No. D07-12-21-0179
 SCALE CHECK
 File Location: \\135883_255_Richmond\7.0_Design\04_Civil\Sheets\C200 GRADING PLAN.dwg Last Saved: August 24, 2023, by dsurna Plotted: Wednesday, September 13, 2023 1:58:14 PM by Don Shuma

TWEEDSMUIR AVENUE

TWEEDSMUIR AVENUE



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ISSUES

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8		

CONNECT TO EXISTING 375mmØ PVC SANITARY
EX INV = ±62.97
CONNECT ABOVE SPRINGLINE = 63.16

LEGEND :

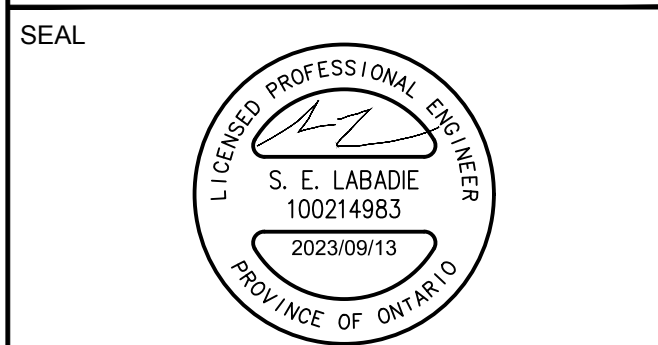
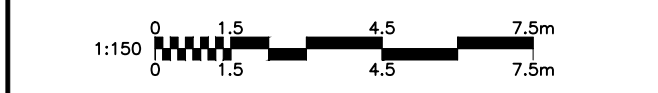
- 3 — AREA NUMBER
- 0.007 10 — POPULATION
- AREA IN HECTARES

————— DRAINAGE AREA LIMITS

NOT FOR CONSTRUCTION



CONSULTANTS



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PROJECT
255 RICHMOND

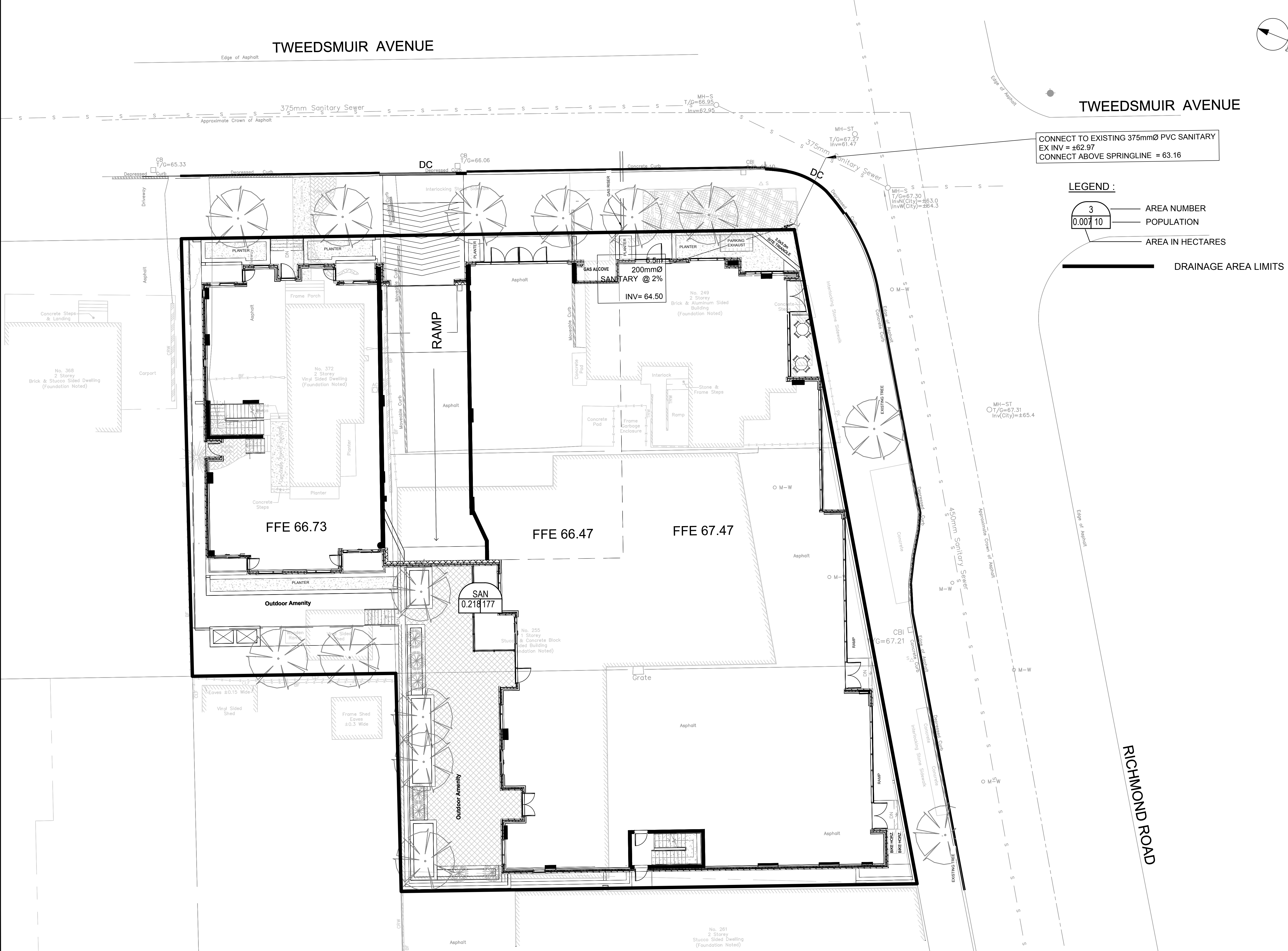
PROJECT NO: 135883
DRAWN BY: SPG
PROJECT MGR: D.G.Y

CHECKED BY: S.E.L
APPROVED BY: D.G.Y

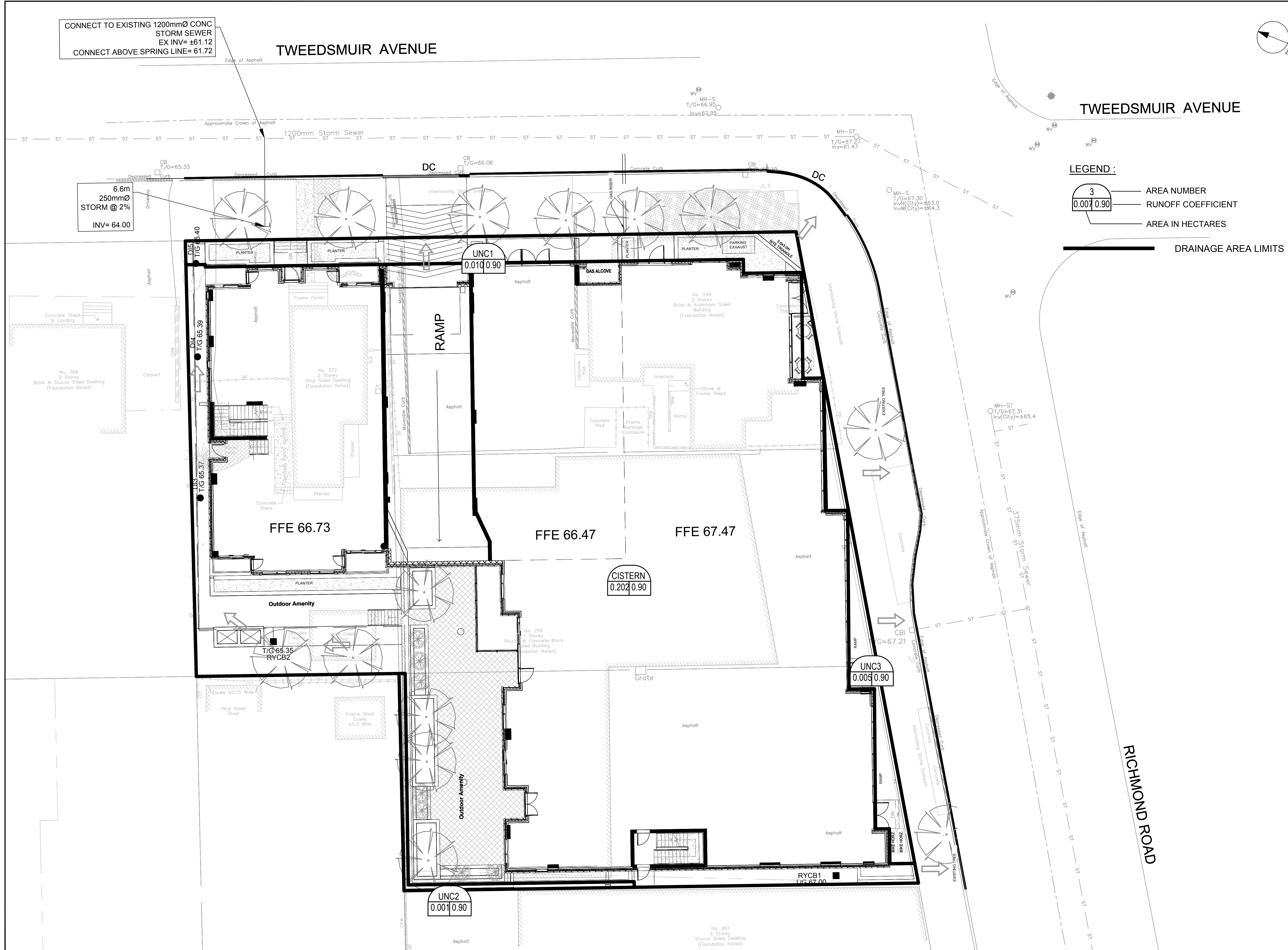
SHEET TITLE
SANITARY DRAINAGE AREA PLAN

SHEET NUMBER C-400
ISSUE 4

CITY PLAN No. xxxxx



CITY FILE No. D07-12-21-0179
SCALE CHECK
Plotted: Wednesday, September 13, 2023 2:04:39 PM by Don Surma



CONNECT TO EXISTING 1200mmØ CONC STORM SEWER
EX INV= ±61.12
CONNECT ABOVE SPRING LINE= 61.72

6.6m
250mmØ
STORM @ 2%
INV= 64.00

LEGEND :

3 — AREA NUMBER

0.007 | 0.90 — RUNOFF COEFFICIENT

— AREA IN HECTARES

— DRAINAGE AREA LIMITS

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	2	REVISED AS PER CITY COMMENTS	2023-04-11
	3	REVISED AS PER CITY COMMENTS	2023-08-16
	4	REVISED PER NEW SITE PLAN	2023-09-13
	5		
	6		
	7		
	8		

KEY PLAN

CONSULTANTS

SCALE

1:150

0 1.5 3 4.5 7.5m

SEAL

LICENCED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2023/09/13
PROVINCE OF ONTARIO

IBI GROUP
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Ottawa ON K1S 5N4 Canada
tel 613 225 1311 / 613 241 3300 fax 613 225 9868
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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

STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

4

CITY PLAN No. xxxxx

NOT FOR CONSTRUCTION

CITY FILE No. D07-12-21-0179

SCALE CHECK

File Location: J:\135883_255_Richmond\7.0_Production\7.03_Design\04_Civil\Sheets\C-500 STORM DRAINAGE AREA PLAN.dwg Last Saved: June 16, 2023, by dsiluma Printed: Wednesday, September 13, 2023 2:06:41 PM by Don Surina

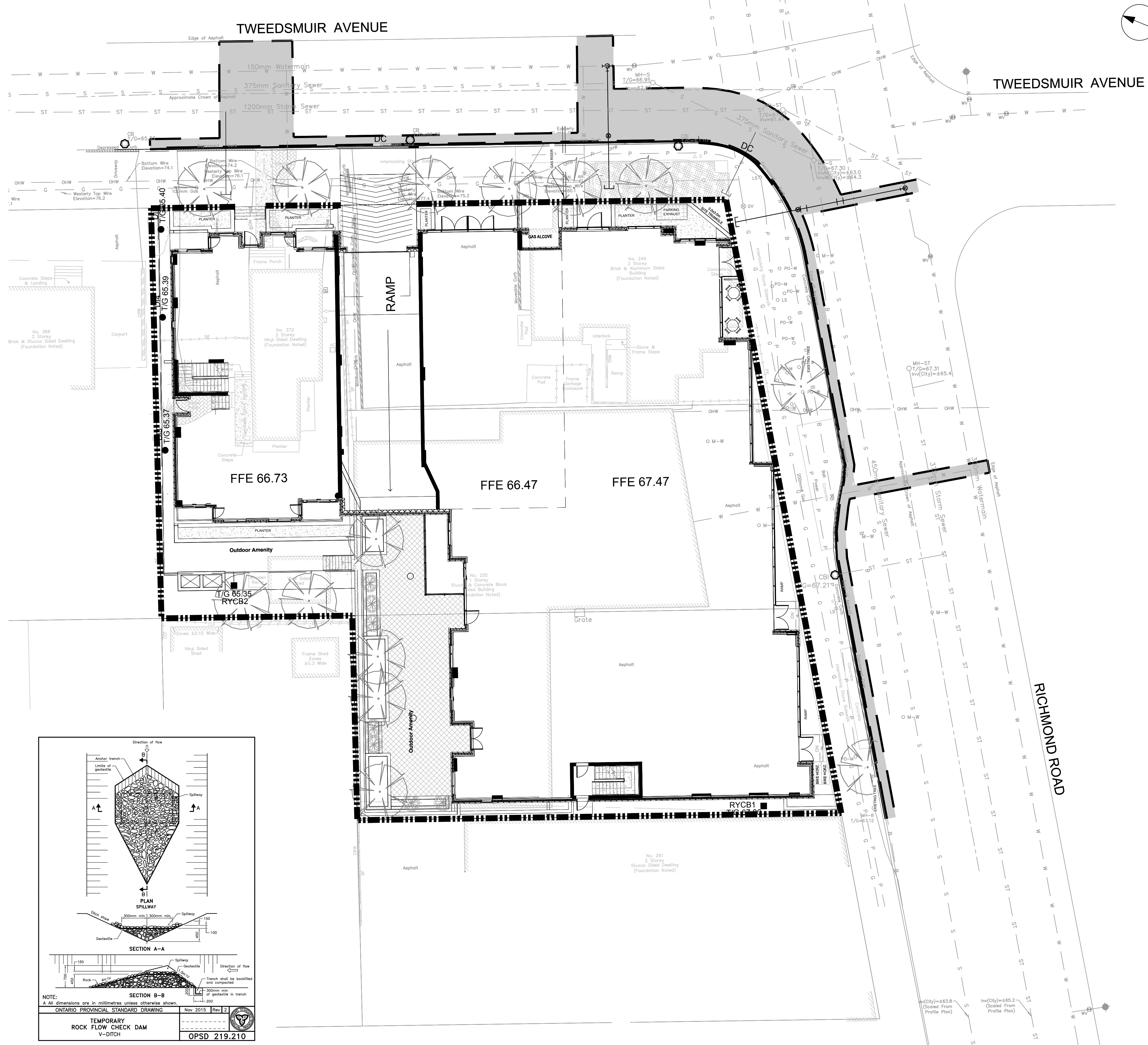
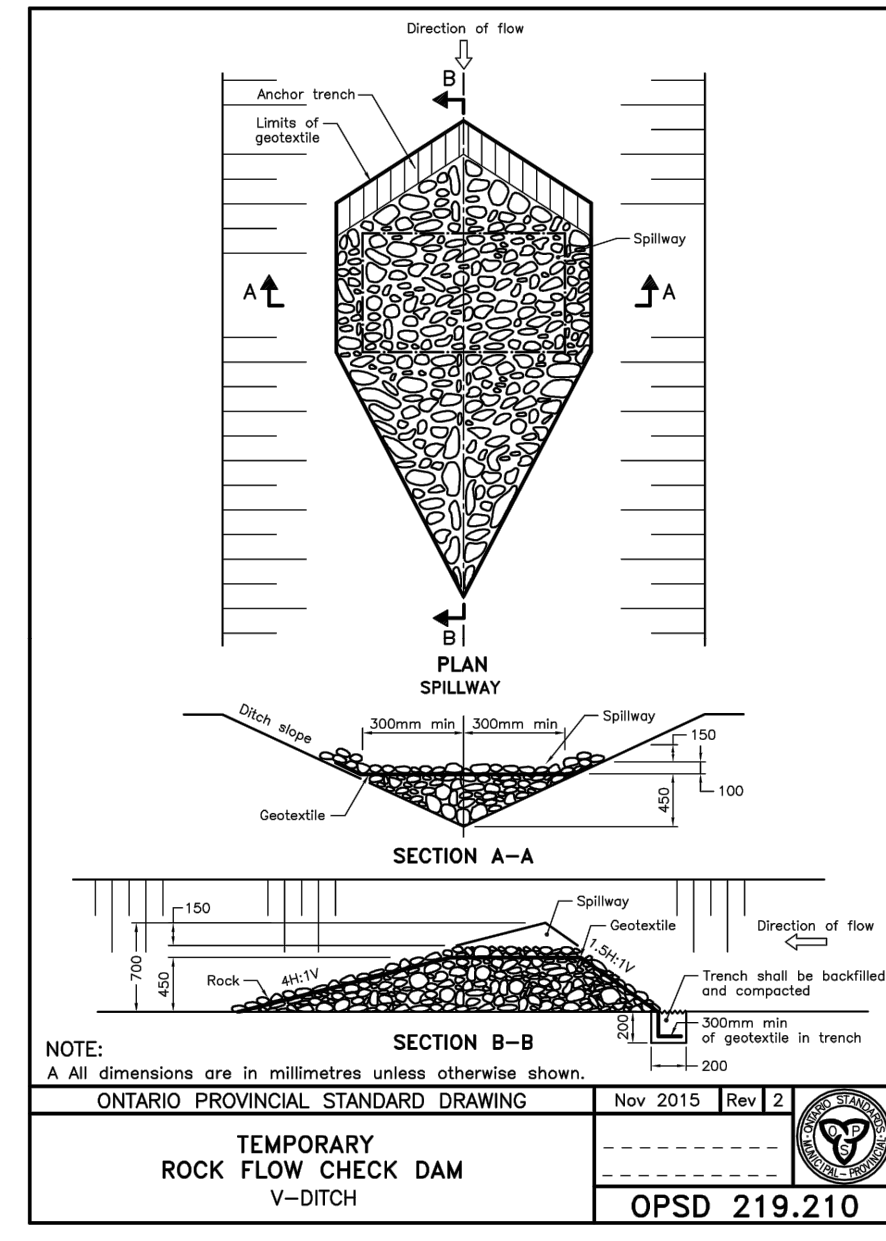
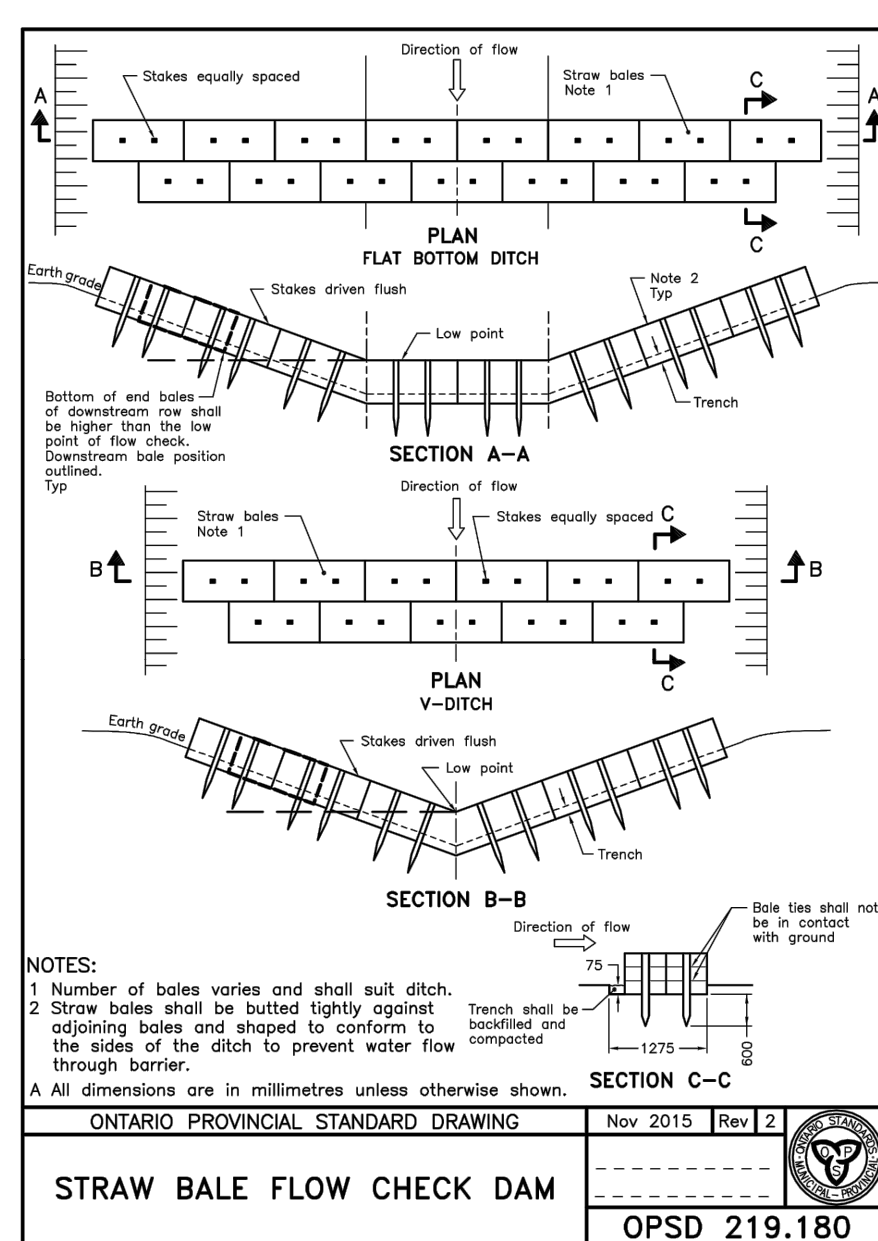
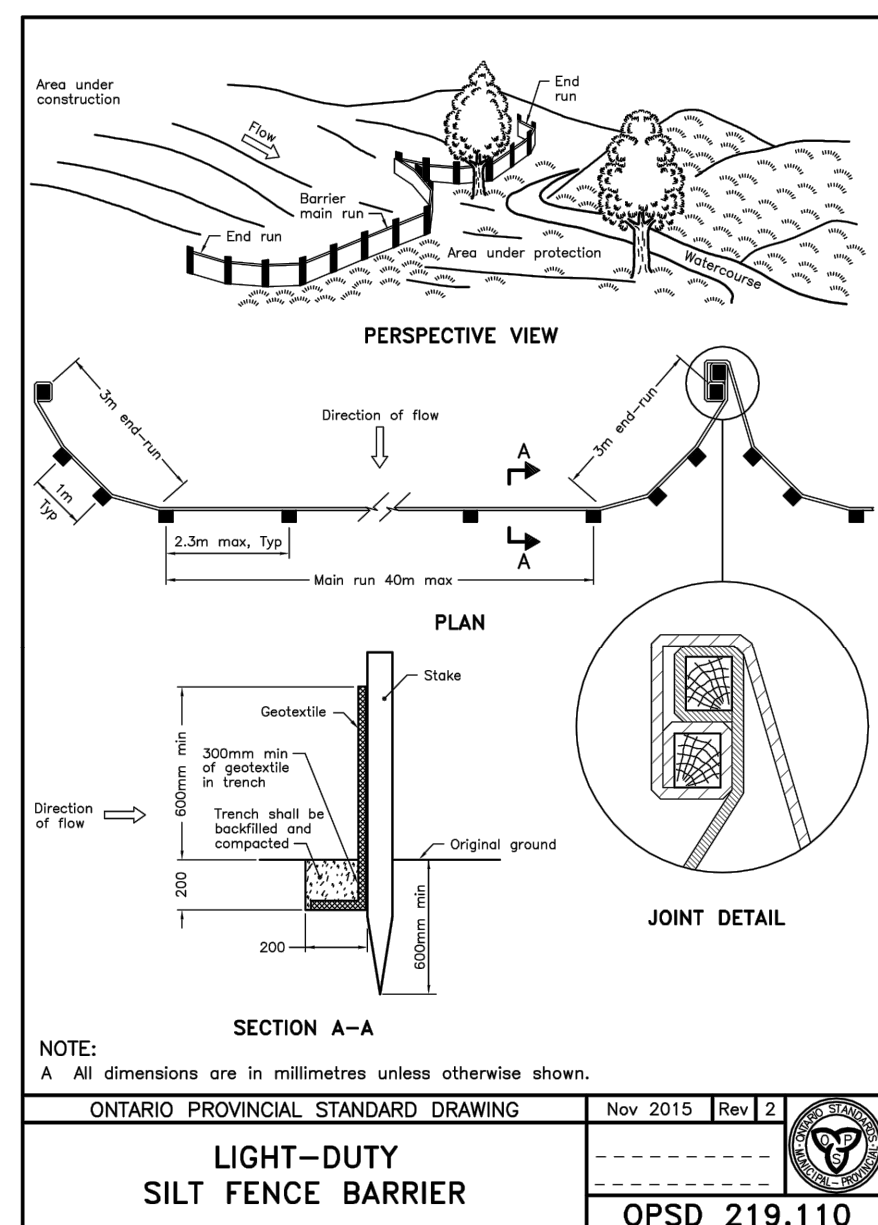
NOTES:

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

1. SILT FENCE TO BE ERRECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
2. SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
3. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
4. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.
5. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.

LEGEND :

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



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	5		
	6		
	7		
	8		

KEY PLAN

CONSULTANTS

1:150
0 1.5 3.0 4.5 7.5m

SEAL
LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2023/09/13
PROVINCE OF ONTARIO

PROJECT
255 RICHMOND

PROJECT NO:
135883

DRAWN BY:
SPG

PROJECT MGR:
D.G.Y

CHECKED BY:
S.E.L

APPROVED BY:
D.G.Y

SHEET TITLE
SEDIMENT AND EROSION PLAN

SHEET NUMBER
C-900

ISSUE
4

CITY PLAN No. xxxxx

CITY FILE No. D07-12-21-0179