



STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
AD2	66.19		E63.469	AREA DRAIN - REFER TO MECHANICAL SPECIFICATION
CBMH1	65.04		W61.001	STRUC: OPSD 701.010 FRAME: CITY S25 COVER: CITY S28.1

GENERAL NOTES

3. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED BY THE CONTRACTOR AND NOT BE THE PROPERTY OF THE CITY OF CHICAGO. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION IS SHOWN.
4. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. PROPERTY BOUNDARIES AND EASEMENTS HAVE NOT BEEN DETERMINED FROM INFORMATION SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBERG LTD. DRAWING 21985-21. THE CONTRACTOR HAS BEEN ADVISED THAT THE CITY OF CHICAGO'S RECORDS OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLE SEARCH AND A SUBSEQUENT CADASTRAL SURVEY CONDUCTED BY A LICENSED SURVEYOR.
5. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
7. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
8. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
9. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
10. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED AND STOCKPILED FOR REHABILITATION. EXCESS FILL TO BE REMOVED.
11. CONTRACTOR TO MINIMIZE THE ACTUAL LIMITS OF REMOVALS AND REINSTATEMENT WHEREVER POSSIBLE, AND SHALL MAKE THEIR OWN JUDGEMENT AND ACCOUNT FOR ALL NECESSARY MATERIAL TO BE MAINTAINED FOR REINSTATEMENT OF THE AREA TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND BEAR THE COST OF THE SAME. NO MATERIAL OR EQUIPMENT WILL BE MADE FOR REINSTATEMENT WORK NOT SHOWN ON THE CONSTRUCTION DRAWING AS A DIRECT RESULT FROM CONSTRUCTION.
12. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS

OTHERWISE SPECIFIED.

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.

DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.

ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS, THE CONTRACTOR IS TO MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND BUILDING.

CONTACT THE CITY FOR INSPECTION OF ROUTING GRADING OF PARKING LOTS, ROADWAY AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEEDS OR MULCH AND/OR SOIL.

ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.

ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO ELECTRICAL AGENCY.

- ELECTRICAL SERVICE - HYDRO ONE
- GAS SERVICE - ENBRIDGE
- TELEPHONE SERVICE - BELL CANADA
- TELEVISION SERVICE - ROGERS

INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPLICABLE AGENCIES HYDRO ONE, BELL AND THE CITY.

CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION.

ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED

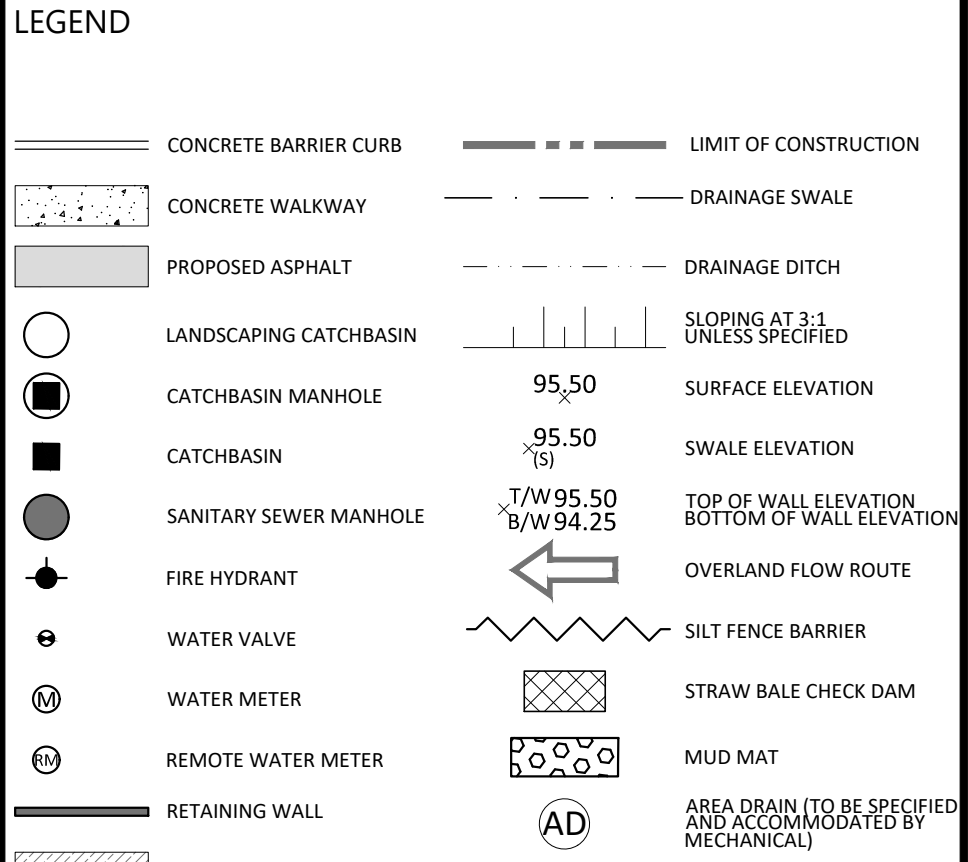
THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ASSESSMENT COMPLETED BY TERRACE ENVIRONMENTAL LTD., DATED DECEMBER 5, 2024.

SEWER NOTES:

1. **CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.**
2. **SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.**
 1. **BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% OF THEORETICAL MAXIMUM DRY DENSITY. TRENCH BEDDING SHALL NOT BE PERMITTED.**
 2. **SUB-BEDDING, IF REQUIRED SHALL BE COMPACTED AT 450mm OF COMPACTED GRANULAR "B" TYPE 1, BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1. SUB-BEDDING SHALL BE DIFFERENT FROM BEDDING. BEDDING SHALL BE 150mm OF FINISHED SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE SHALL MATCH EXISTING SOIL CONDITIONS.**
3. **SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-35.**
4. **SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.**
5. **SEWERS AND WATERMANS LOCATED PARALLEL TO EACH OTHER SHOULD BE CONSTRUCTED IN SEPARATE TRENCHES, WHEN IT IS IMPOSSIBLE OR NOT PRACTICAL TO MAINTAIN VERTICAL AND/OR HORIZONTAL SEPARATION PER MFCP STANDARDS. SEWERS SHOULD BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. PRESSURE TESTING IS PLACE AT A PRESSURE OF 350 kPa (50 psi) UNTIL THERE IS NO LEAKAGE. TESTING METHODOLOGY IN ONTARIO PROVISIONAL SPECIFICATION 701 (OPS 701) OF THE OPS.**
6. **INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0 M OF COVER WITH THERMAL INSULATION AS PER CITY DETAIL 533, OPTION A.**
7. **SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.**
8. **SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILLED WITHIN 1.0m of BODIES. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED TO 2"x4" LONG MARKER.**
9. **CONTRACTOR TO TELEVIEW (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT, UPON COMPLETION OF CONTRACT, FOR RECORD. RECORD TO BE RETURNED TO THE CITY OF OTTAWA AND APPLICANT.**
10. **DYE TESTING IS TO BE COMPLETED ON STANDARD SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.**

WATERMAIN NOTES

2. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH CITY STANDARDS AND WATERMAIN SPECIFICATIONS.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. INSULATE ALL WATERMAINS AND SERVICES THAT HAVE LESS THAN 2.4m COVER WITH THERMAL INSULATION AS PER CITY DETAIL W2.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION IS WITHIN THE ALLOWABLE DEFLECTION CRITERIA SPECIFIED BY THE MANUFACTURER AND CITY OF OTTAWA STANDARDS W5 AND W5.2.
5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY DETAIL W2.3.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED. ALL WORK SHALL BE IN ACCORDANCE WITH CITY STANDARDS W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100, W101, W102, W103, W104, W105, W106, W107, W108, W109, W110, W111, W112, W113, W114, W115, W116, W117, W118, W119, W120, W121, W122, W123, W124, W125, W126, W127, W128, W129, W130, W131, W132, W133, W134, W135, W136, W137, W138, W139, W140, W141, W142, W143, W144, W145, W146, W147, W148, W149, W150, W151, W152, W153, W154, W155, W156, W157, W158, W159, W160, W161, W162, W163, W164, W165, W166, W167, W168, W169, W170, W171, W172, W173, W174, W175, W176, W177, W178, W179, W180, W181, W182, W183, W184, W185, W186, W187, W188, W189, W190, W191, W192, W193, W194, W195, W196, W197, W198, W199, W200, W201, W202, W203, W204, W205, W206, W207, W208, W209, W210, W211, W212, W213, W214, W215, W216, W217, W218, W219, W220, W221, W222, W223, W224, W225, W226, W227, W228, W229, W230, W231, W232, W233, W234, W235, W236, W237, W238, W239, W240, W241, W242, W243, W244, W245, W246, W247, W248, W249, W250, W251, W252, W253, W254, W255, W256, W257, W258, W259, W260, W261, W262, W263, W264, W265, W266, W267, W268, W269, W270, W271, W272, W273, W274, W275, W276, W277, W278, W279, W280, W281, W282, W283, W284, W285, W286, W287, W288, W289, W290, W291, W292, W293, W294, W295, W296, W297, W298, W299, W300, W301, W302, W303, W304, W305, W306, W307, W308, W309, W310, W311, W312, W313, W314, W315, W316, W317, W318, W319, W320, W321, W322, W323, W324, W325, W326, W327, W328, W329, W330, W331, W332, W333, W334, W335, W336, W337, W338, W339, W340, W341, W342, W343, W344, W345, W346, W347, W348, W349, W350, W351, W352, W353, W354, W355, W356, W357, W358, W359, W360, W361, W362, W363, W364, W365, W366, W367, W368, W369, W370, W371, W372, W373, W374, W375, W376, W377, W378, W379, W380, W381, W382, W383, W384, W385, W386, W387, W388, W389, W390, W391, W392, W393, W394, W395, W396, W397, W398, W399, W400, W401, W402, W403, W404, W405, W406, W407, W408, W409, W410, W411, W412, W413, W414, W415, W416, W417, W418, W419, W420, W421, W422, W423, W424, W425, W426, W427, W428, W429, W430, W431, W432, W433, W434, W435, W436, W437, W438, W439, W440, W441, W442, W443, W444, W445, W446, W447, W448, W449, W450, W451, W452, W453, W454, W455, W456, W457, W458, W459, W460, W461, W462, W463, W464, W465, W466, W467, W468, W469, W470, W471, W472, W473, W474, W475, W476, W477, W478, W479, W480, W481, W482, W483, W484, W485, W486, W487, W488, W489, W490, W491, W492, W493, W494, W495, W496, W497, W498, W499, W500, W501, W502, W503, W504, W505, W506, W507, W508, W509, W510, W511, W512, W513, W514, W515, W516, W517, W518, W519, W520, W521, W522, W523, W524, W525, W526, W527, W528, W529, W530, W531, W532, W533, W534, W535, W536, W537, W538, W539, W540, W541, W542, W543, W544, W545, W546, W547, W548, W549, W550, W551, W552, W553, W554, W555, W556, W557, W558, W559, W560, W561, W562, W563, W564, W565, W566, W567, W568, W569, W570, W571, W572, W573, W574, W575, W576, W577, W578, W579, W580, W581, W582, W583, W584, W585, W586, W587, W588, W589, W590, W591, W592, W593, W594, W595, W596, W597, W598, W599, W600, W601, W602, W603, W604, W605, W606, W607, W608, W609, W610, W611, W612, W613, W614, W615, W616, W617, W618, W619, W620, W621, W622, W623, W624, W625, W626, W627, W628, W629, W630, W631, W632, W633, W634, W635, W636, W637, W638, W639, W640, W641, W642, W643, W644, W645, W646, W647, W648, W649, W650, W651, W652, W653, W654, W655, W656, W657, W658, W659, W660, W661, W662, W663, W664, W665, W666, W667, W668, W669, W670, W671, W672, W673, W674, W675, W676, W677, W678, W679, W680, W681, W682, W683, W684, W685, W686, W687, W688, W689, W690, W691, W692, W693, W694, W695, W696, W697, W698, W699, W700, W701, W702, W703, W704, W705, W706, W707, W708, W709, W710, W711, W712, W713, W714, W715, W716, W717, W718, W719, W720, W721, W722, W723, W724, W725, W726, W727, W728, W729, W730, W731, W732, W733, W734, W735, W736, W737, W738, W739, W740, W741, W742, W743, W744, W745, W746, W747, W748, W749, W750, W751, W752, W753, W754, W755, W756, W757, W758, W759, W760, W761, W762, W763, W764, W765, W766, W767, W768, W769, W770, W771, W772, W773, W774, W775, W776, W777, W778, W779, W780, W781, W782, W783, W784, W785, W786, W78

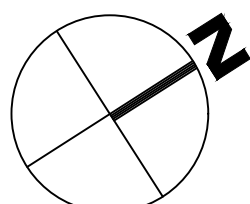


9	REISSUED FOR SITE PLAN CONTROL	SEP. 03, 2025
8	REISSUED FOR SITE PLAN CONTROL	JULY 21, 2025
7	REISSUED FOR PERMIT	JULY 21, 2025
6	REISSUED FOR SITE PLAN CONTROL	JUNE 25, 2025
5	REISSUED FOR SITE PLAN CONTROL	APR. 14, 2025
4	ISSUED FOR PERMIT	MAR. 21, 2025
3	REISSUED FOR SITE PLAN CONTROL	DEC. 17, 2024
2	ISSUED FOR SITE PLAN CONTROL	AUG. 30, 2024
1	ISSUED FOR PRELIMINARY DISCUSSION	JULY 17, 2024
No.	Revisions	Date



115 Walgreen Road, R.R.3
Carp, ON K0A 1L0
Tel: 613-836-2184
Fax: 613-836-3742
www.egis-group.com

Stamp:



Client:

FENGATE ASSET MANAGEMENT
2275 UPPER MIDDLE RD. E. SUITE 700
OAKVILLE, ON L6H 0C3

Project

MIXED-USE RESIDENTIAL DEVELOPMENT
1047 RICHMOND ROAD

Drawing Title:

SITE SERVICING PLAN

Scale: 1:250

Drawn By: EV

Checked By: AG

Project Number

Drawing Number:

CCO-22-2242

C102

#19186