

GENERAL CONSTRUCTION NOTES:

- ALL MATERIAL (SANITARY, STORM & WATERMAIN) AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT OPSD, OPSS AND CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM STREET LINE ARE TO THE CENTRELINE OF SEWER OR MAINTENANCE HOLE.
- THE INSIDE DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMAINS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
- EXISTING STORM SEWER SYSTEM AND CATCH BASIN NETWORK TO BE REMOVED AS IDENTIFIED ON S1 AND DISPOSED OF OFFSITE.
- SERVICING DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SITE SERVICING REPORT (DECEMBER 2024) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED (JLR 28584-000.1).
- ALL WATERMAINS SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
- WATERMAINS CROSSING BELOW OR OVER A SEWER SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWING W25 AND W25.2.
- PROVIDE A MINIMUM OF 2.4m COVER ON ALL WATERMAINS AND WATER SERVICES. OTHERWISE PROVIDE THERMAL INSULATION AS PER CITY STANDARD DRAWING W22 (IN SHALLOW TRENCHES) AND W23 (AT OPEN STRUCTURES).
- AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
-ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10
-THICKNESS OF GRANULAR AND ASPHALT LAYERS SHALL MATCH EXISTING
-BOULEVARDS SHALL BE REINSTATED WITH 100mm TOPSOIL AND SOD.
- SANITARY SERVICE LATERAL TO BE 250mmØ PVC DR 35.
STORM SEWERS TO BE PVC SDR 35 c/w INSULATION WHERE MINIMUM COVERAGE OF 2.0m IS NOT ACHIEVED (REFER TO CITY OF OTTAWA INSULATION DETAIL S35).
-WATERMAINS AND HYDRANT LATERAL TO BE PVC DR 18.
-150mm DIA. STORM SEWER TO CONSIST OF HDPE NON-PERFORATED SMOOTH INTERIOR WALL.
-150mm DIA. CONCRETE STORM SEWER TO BE REINFORCED AND CLASS III 65-D.
- ALL SANITARY & STORM MAINTENANCE HOLES TO BE 1200D UNLESS OTHERWISE NOTED AS PER OPSD 701 010 c/w FRAME AND COVERS AS PER CITY STANDARD DRAWINGS S24 AND S24.1, RESPECTIVELY. SANITARY AND STORM MAINTENANCE HOLES TO HAVE WATERTIGHT COVERS AS PER OPSD 401 030. CATCH BASIN MAINTENANCE HOLE COVER TO BE PER CITY STANDARD DRAWING S28.1.
- ALL CATCH BASINS TO BE 600x600mm PRECAST CONCRETE PER OPSD 705 010 c/w FRAME AND COVER AS PER CITY STANDARD DRAWING S19.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE CURRENT ARCHITECTURAL SITE PLAN PREPARED BY DREDGE LEAHY ARCHITECTS INC.
- SERVICES TO BE TERMINATED 1.0m FROM BUILDING WALL (TYPICAL).

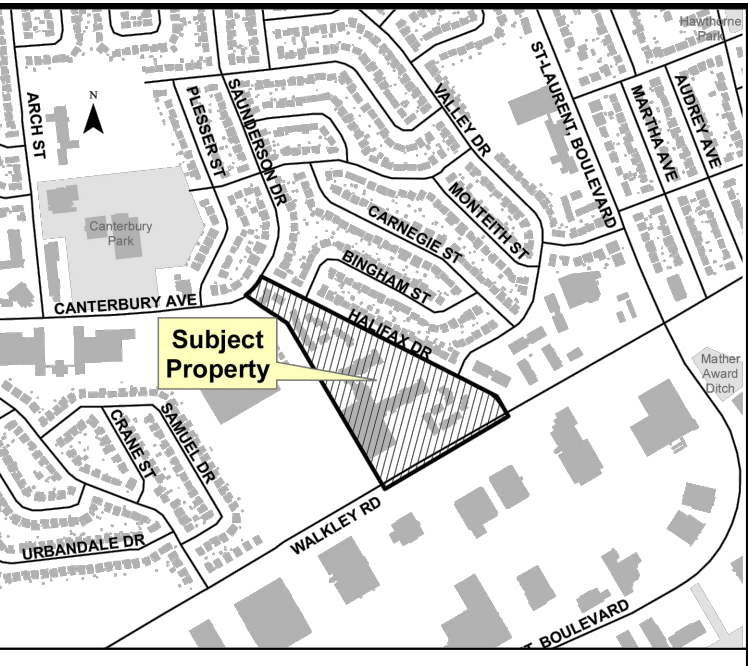
- CONCRETE CURB TO BE BARRIER TYPE AS PER CITY STANDARD DRAWING SC1.1.
- SIDEWALKS AND WALKWAYS TO BE CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC2 (OR SC1.4) AND SC4.
- PAVEMENT DESIGN TO BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL RECOMMENDATIONS FROM PATERSON GROUP INC. REPORT DATED MAY 16, 2018. REFER TO ARCHITECTURAL SITE PLAN PREPARED BY DREDGE LEAHY ARCHITECTS INC. FOR FIRE ROUTES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN. FROM THE SURVEY COMPLETED BY FAIRHALL, MOFFATT & WOODLAND LTD ON MARCH 15, 2019, THE SITE BENCHMARKS ARE BM1 - MAGNETIC NAIL & WASHER IN CONCRETE SIDEWALK, HAVING AN ELEVATION OF 83.79m AND BM3 - MAGNETIC NAIL & WASHER IN CONCRETE SIDEWALK HAVING AN ELEVATION OF 82.16m.
- EXCAVATION FOR THE INSTALLATION OF SERVICES ALONG OR IN PROXIMITY OF A BUILDING OR A STRUCTURE IS TO BE CONTAINED WITHIN A TRENCH BOX WIDTH AND IS TO ENSURE NO CONFLICT WITH ANY FUTURE FOOTINGS. SELECT SUBGRADE MATERIAL, COMPACTED TO 100% SPD TO 1.0m BELOW EXISTING GRADE FOR FULL TRENCH WIDTH OF DISTURBED AREA SHALL BE USED FOR BACKFILL, INCLUDING ALONG ANY SEWERS AND WATERMAINS ADJACENT TO A BUILDING OR OTHER STRUCTURE.
- HYDRANT SHALL BE INSTALLED AS PER CITY STANDARD DRAWING W19.
- BACKWATER VALVES FOR BUILDING FOUNDATION DRAIN AND SANITARY DRAIN LEADS WITHIN BUILDING TO BE SPECIFIED BY MECHANICAL ENGINEER.
- PROPOSED SEWER CONNECTIONS TO SEWER MAINS WITHIN WALKLEY ROAD TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DRAWING S11.

ICD TABLE						
LOCATION	TYPE	OUTLET PIPE SIZE (mm)	INVERT ELEV. (m)	MAX. HGL (m)	MAX. HEAD (m)	FLOW RATE (L/s)
MH103A	Custom 98 mm dia. Orifice	450	75.32	77.65	2.28	30.8
CBMH2	Custom 62 mm dia. Orifice	250	80.05	82.23	2.15	12.0

CROSSINGS TABLE		
NO	DESCRIPTION	CLEARANCE
C1	STM INV 80.17 - WM OBV 79.58	0.50m MIN.
C2	STM INV 80.13 - WM OBV 79.58	0.50m MIN.
C3	STM INV 80.08 - WM OBV 79.58	0.50m MIN.
C4	STM INV 80.14 - SAN OBV 79.19	0.95m MIN.
C5	STM INV 80.08 - WM OBV 79.58	0.50m MIN.
C6	STM INV 80.06 - WM OBV 79.56	0.50m MIN.
C7	STM INV 80.05 - WM OBV 79.55	0.50m MIN.
C8	STM INV 79.30 - SAN OBV 79.13	0.17m
C9	STM INV 79.32 - WM OBV 78.82	0.50m MIN.
C10	WM INV 79.45 - SAN OBV 79.14	0.30m MIN.
C11	STM INV 79.34 - WM OBV 78.84	0.50m MIN.
C12	WM INV 79.45 - SAN OBV 79.15	0.30m MIN.

WATERMAIN TABLE- EX. CROSS TO BLDG			
SPS	Ø	DETAIL	FINISHED GRADE TOP OF WM
1	Ø	CONNECT TO EXISTING 406mm DIA. WM	80.60
2	45°	VERTICAL BEND	82.74
3	Ø	CROSSING OVER SAN	82.73
4	45°	VERTICAL BEND	82.71
5	45°	VERTICAL BEND	82.62
6	Ø	VALVE	82.50
7	45°	HORIZONTAL BEND	82.37
8	45°	HORIZONTAL BEND	82.40
9	Ø	CAP	82.70
10	Ø	CONNECT TO EXISTING 406mm DIA. WM	82.64
11	45°	VERTICAL BEND	82.68
12	Ø	CROSSING OVER SAN	82.66
13	45°	VERTICAL BEND	82.55
14	Ø	CROSSING UNDER STORM	82.61
15	45°	VERTICAL BEND	82.56
16	45°	VERTICAL BEND	82.55
17	Ø	HYDRANT LEAD 150mm PVC	82.50
18	45°	BEND	83.15
19	Ø	HYDRANT & VALVE C/W 150mm PVC	83.15
20	45°	BEND	82.50
21	45°	BEND	82.42
22	Ø	CAP	82.70
23	Ø	CAP	82.79

NOTE: ALL WM CONSTRUCTED AT LESS THAN 2.4m BELOW FINISHED GRADE SHALL BE INSULATED IN ACCORDANCE WITH THE CITY OF OTTAWA'S REQUIREMENTS AS SET OUT IN THE CITY OF OTTAWA SPECIFICATION (F-4415).



- LEGEND**
- LIMIT OF CONSTRUCTION
 - CATCH BASIN MAINTENANCE HOLE
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED VALVE CHAMBER
 - PROPOSED WATERMAIN, HYDRANT, VALVE & VALVE BOX AND REDUCER
 - EXISTING WATERMAIN, HYDRANT, VALVE & VALVE BOX AND REDUCER
 - PROPOSED STORM SEWER & MAINTENANCE HOLE
 - EXISTING STORM SEWER & MAINTENANCE HOLE
 - MAINTENANCE HOLE TO BE REMOVED
 - PODIUM STORM INFRASTRUCTURE BY OTHERS
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER & MAINTENANCE HOLE
 - PROPOSED LANDSCAPING CATCH BASIN
 - INSULATED PIPE AS PER CITY DETAIL S35
 - CONCRETE SURFACE
 - DEPRESSED CURB
 - SITE BENCHMARK

APPROVED ☐ REFUSED ☐
THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

3	RE-ISSUED FOR SITE PLAN APPLICATION	18/12/2024
2	REISSUED FOR SITE PLAN CONTROL	23/07/2019
1	ISSUED FOR SITE PLAN CONTROL	12/04/2019

No.	ISSUE / REVISION	ODMMYFY
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www.jlrichards.ca

JLR J.L.Richards
ENGINEERS-ARCHITECTS-PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
PROJECT NORTH
LICENSED PROFESSIONAL ENGINEER
E. B. WAY
10635381
2024-12-18
PROVINCE OF ONTARIO

PROJECT:

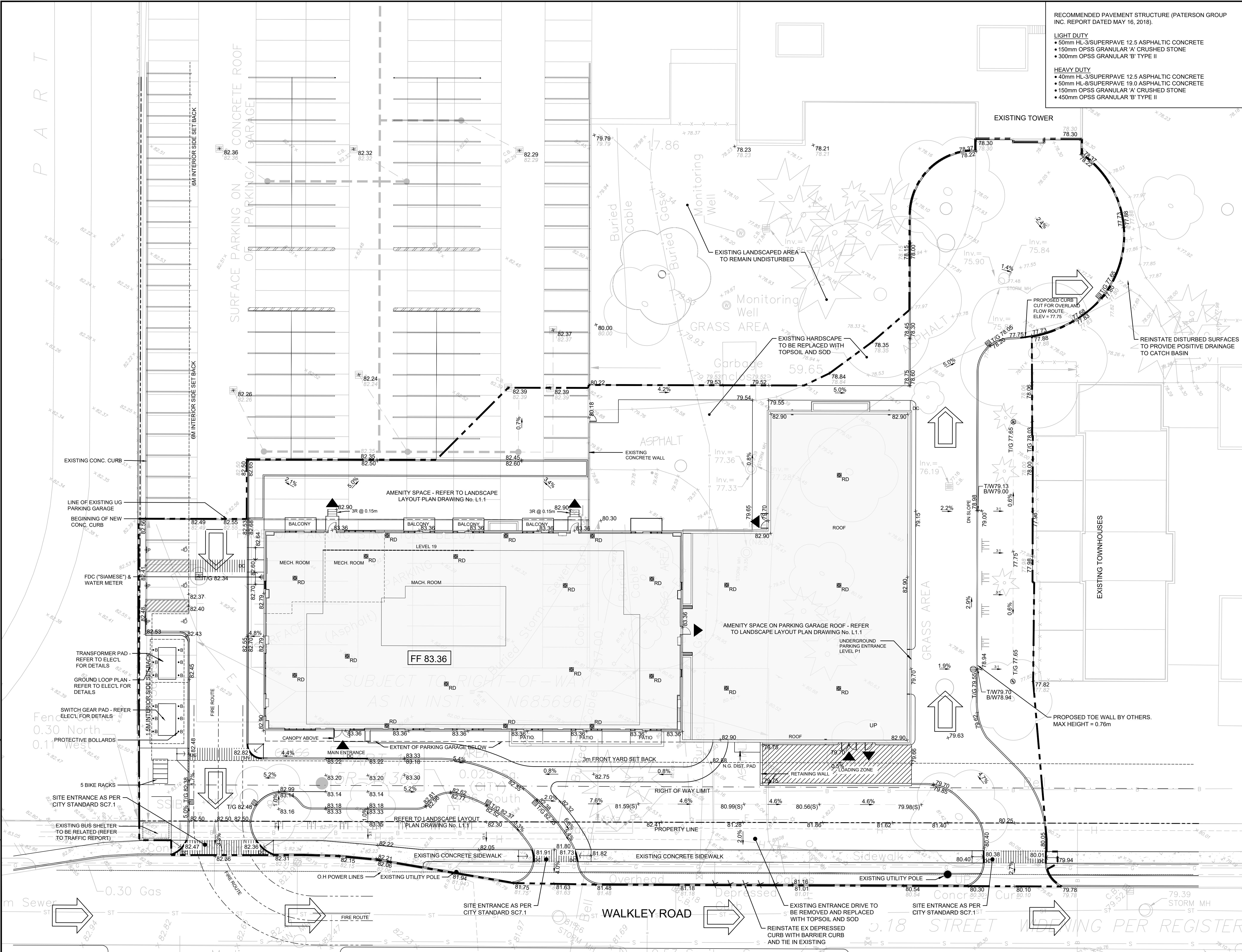
WALKLEY ROAD APARTMENTS

2145 WALKLEY ROAD, OTTAWA

DRAWING:

SITE SERVICING PLAN

DESIGN: EW
DRAWN: KC
CHECKED: AW
JLR #: 28584-000.1
DRAWING #:
S1



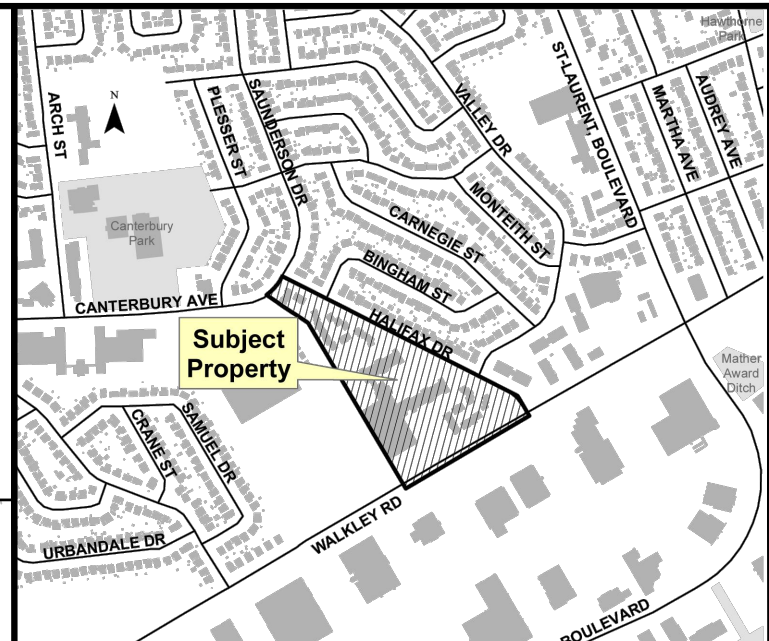
RECOMMENDED PAVED STRUCTURE (PATERSON GROUP INC. REPORT DATED MAY 16, 2018).

LIGHT DUTY

- 50mm HL-3/SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm OPSS GRANULAR 'A' CRUSHED STONE
- 300mm OPSS GRANULAR 'B' TYPE II

HEAVY DUTY

- 40mm HL-3/SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm HL-8/SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm OPSS GRANULAR 'A' CRUSHED STONE
- 450mm OPSS GRANULAR 'B' TYPE II



LEGEND

- LIMIT OF CONSTRUCTION
- CATCH BASIN MAINTENANCE HOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- (EXISTING GROUND FROM FAIRHALL, MOFFATT & WOODLAND, OLS, MARCH 15, 2010)
- REMOVE AND REINSTATE CURB
- PROPOSED TERRACING (MAX 3:1)
- SURFACE SLOPE
- FLOW DIRECTION
- PROPOSED CONCRETE SURFACE
- PROPOSED GRASS SURFACE
- DEPRESSED CURB
- ROOF DRAIN
- MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

3	REISSUED FOR SITE PLAN APPLICATION	18/12/2024
2	REISSUED FOR SITE PLAN CONTROL	23/07/2019
1	ISSUED FOR SITE PLAN CONTROL	12/04/2019
No.	ISSUE / REVISION	DD/MM/YY

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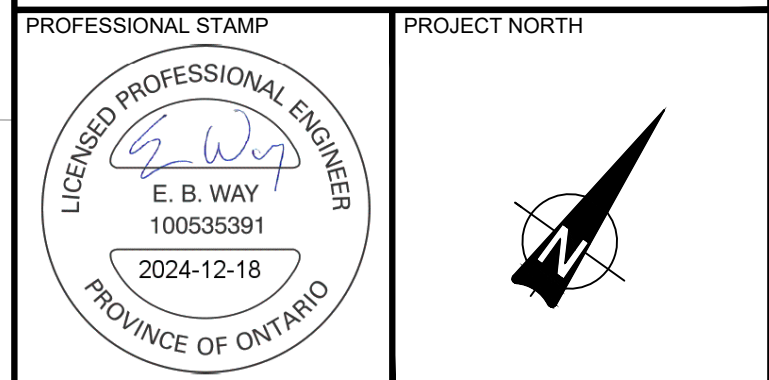
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CONSULTANT:	www.jlrichards.ca
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CONSULTANT:



PROJECT: _____

WALKLEY ROAD APARTMENTS

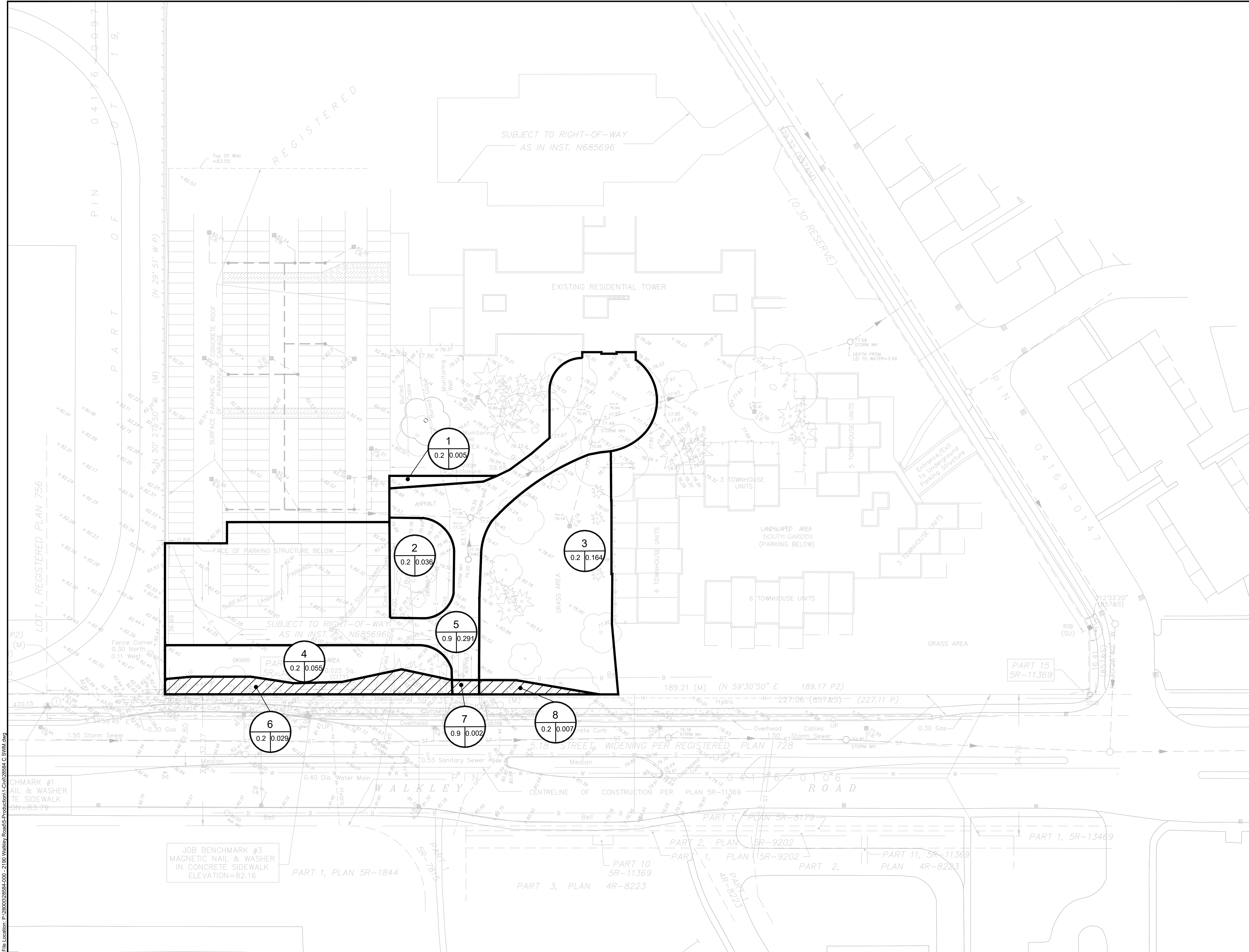
2145 WALKLEY ROAD, OTTAWA

DRAWING:

GRADING PLAN

DESIGN: EW	DRAWING #: G1
DRAWN: KC	
CHECKED: AW	
JLR #: 28584-000.1	

File Location: P:\28000\28584-000 - 2190 Walkley Road\5-Production\1-Civil\28584 C SWM.dwg



LEGEND

- DRAINAGE AREA
- AREA (ha)
- RUNOFF COEFFICIENT (2YR STORM)
- MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
- DRAINAGE AREA BOUNDARY

AERIAL IMAGE FROM CITY OF OTTAWA, 2017
TOPOGRAPHIC INFORMATION VIA CITY OF OTTAWA 0.5m CONTOURS

APPROVED		REFUSED	
THIS _____ DAY OF _____, 20____			
LILY XU, MCIP, RPP, MANAGER DEVELOPMENT REVIEW SOUTH			

No.	ISSUE / REVISION	DATE
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CONSULTANT:

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

E.B. WAY
100535381
2024-12-18
PROVINCE OF ONTARIO

PROJECT NORTH

PROJECT:

WALKLEY ROAD APARTMENTS
2145 WALKLEY ROAD, OTTAWA

DRAWING:

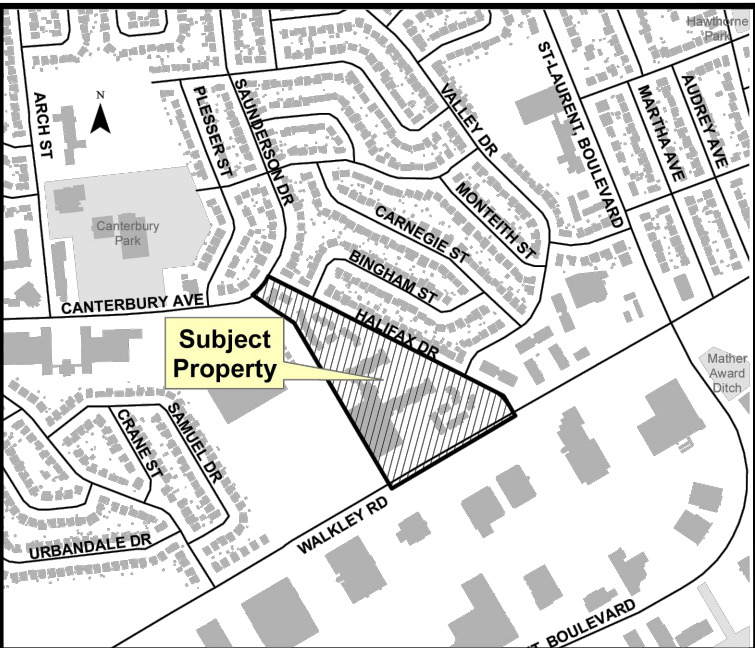
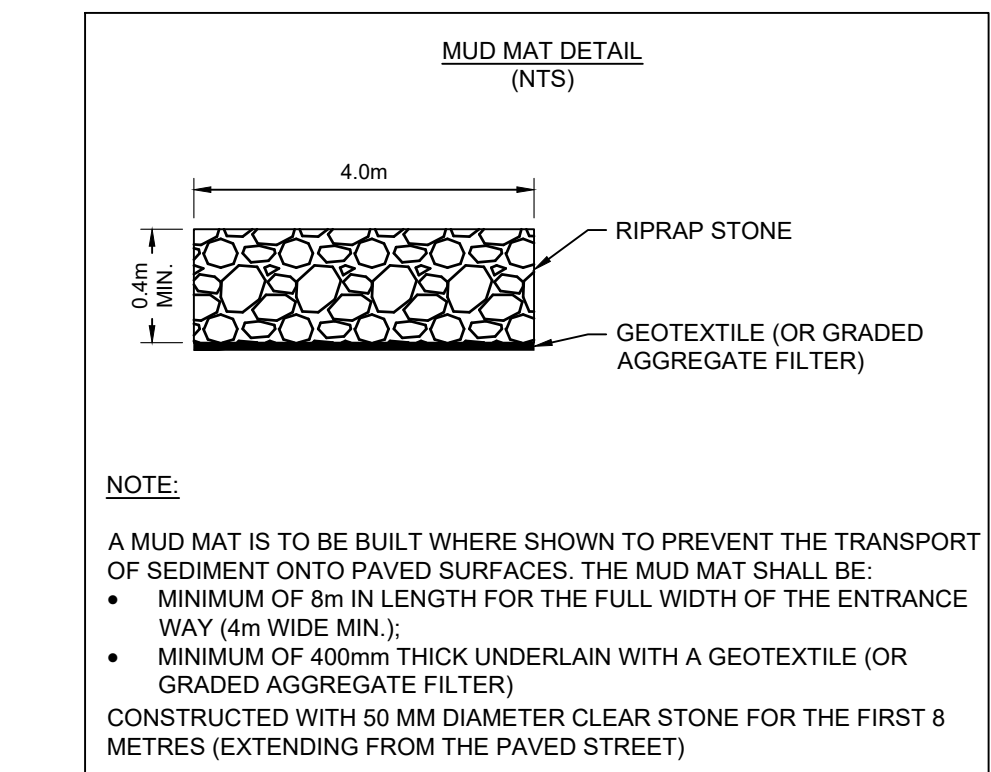
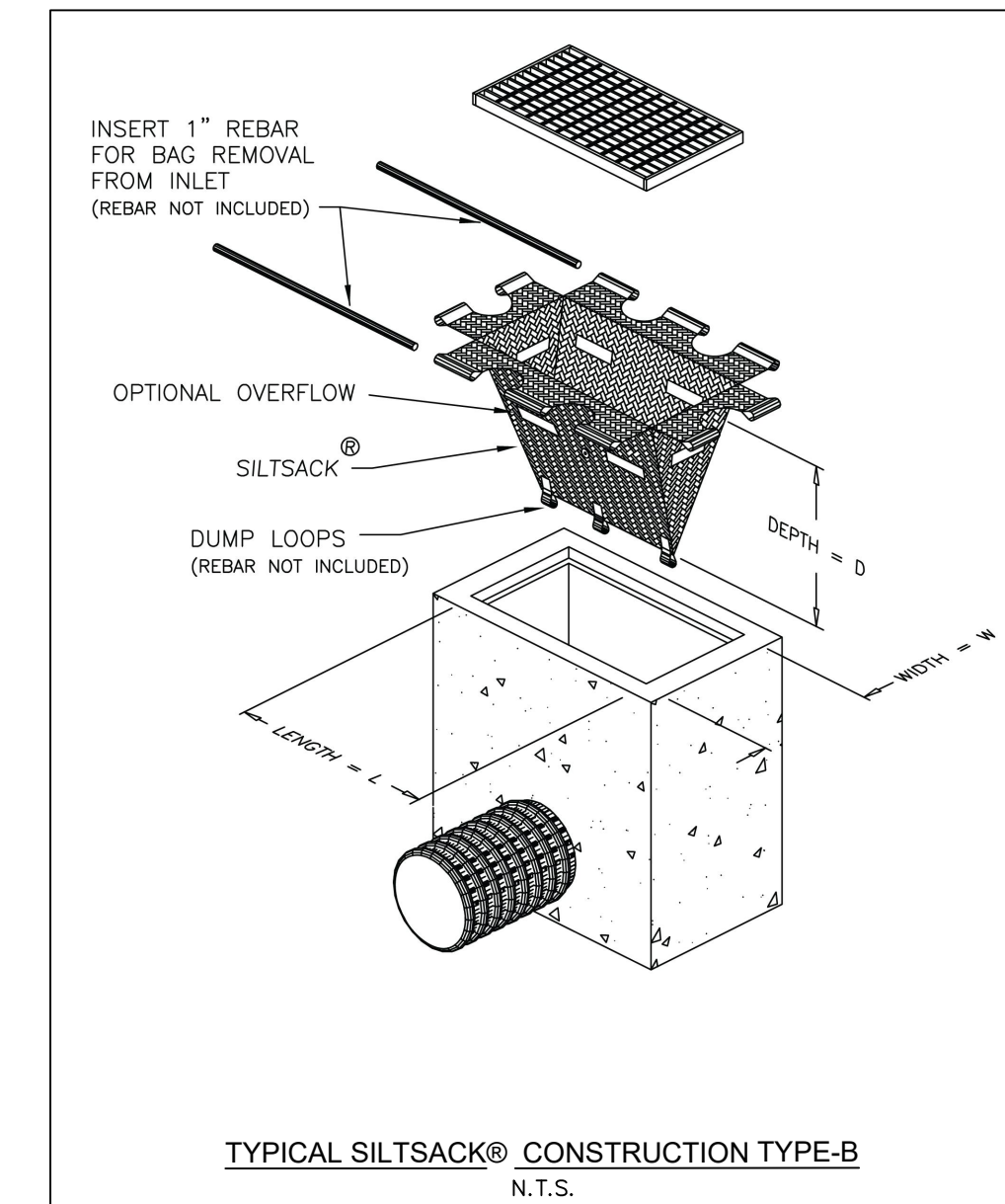
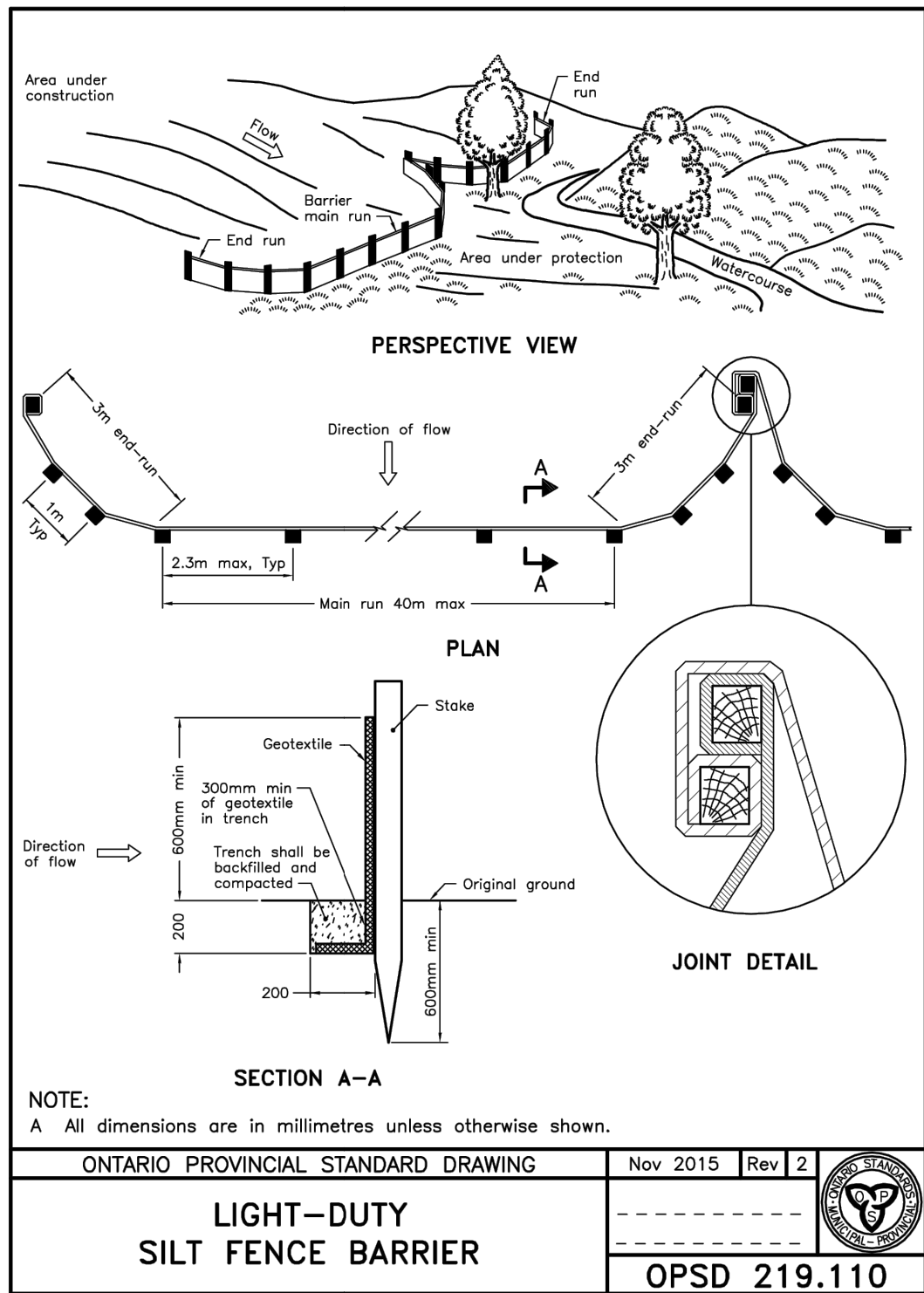
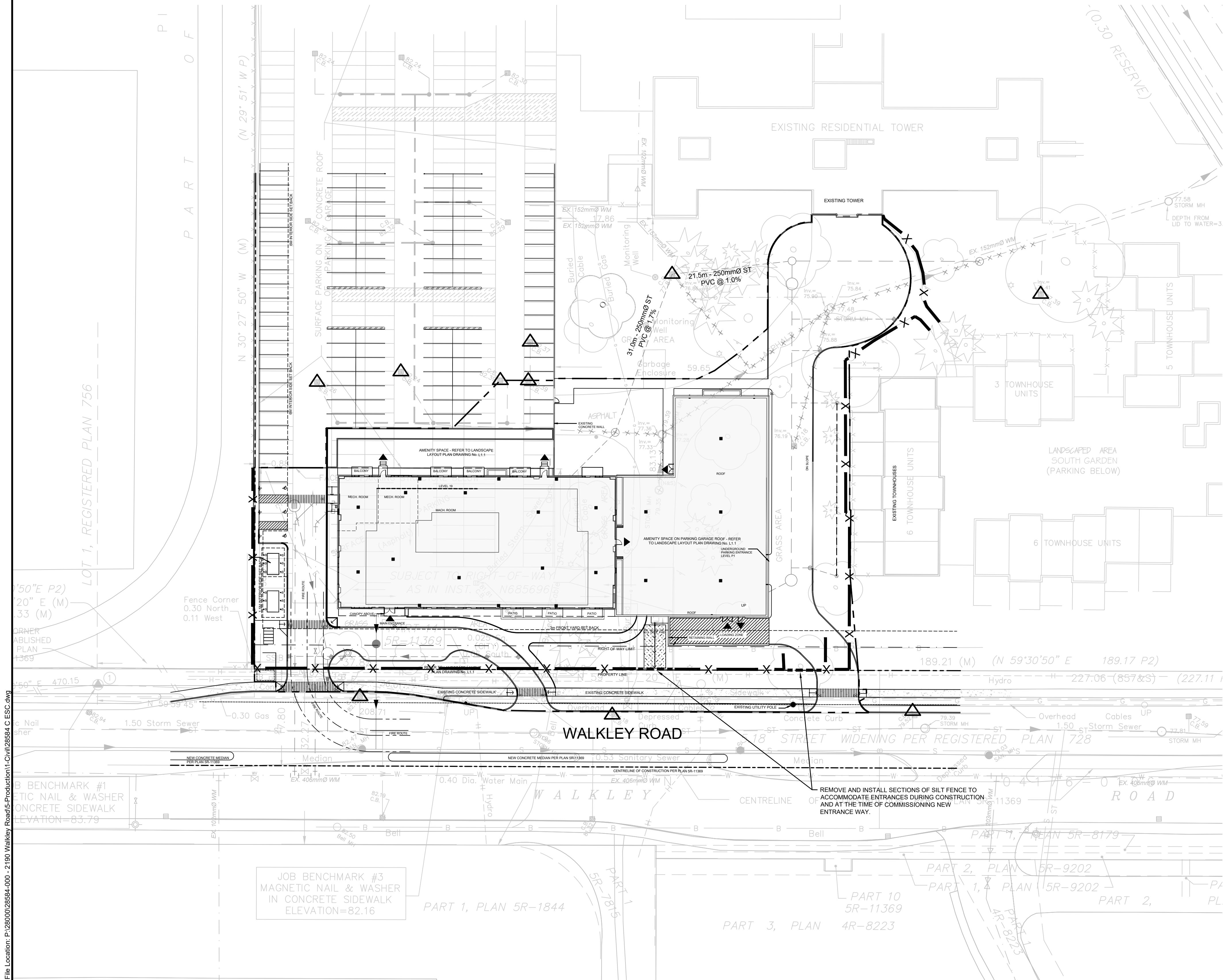
EXISTING DRAINAGE PLAN

DESIGN:	EW	DRAWING #: SWM2
DRAWN:	KC	
CHECKED:	AW	
JLR #:	28584-000.1	

D07-12-19-0075

NOTES:

1. 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.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
3. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING DRAINAGE CHANNELS, TRIBUTARIES AND SEWER SYSTEMS.
4. VEHICLE AND EQUIPMENT RE-FUELLING AND MAINTENANCE SHALL BE CONDUCTED AWAY FROM DRAINAGE CHANNELS IN A CONTROLLED MANNER TO PREVENT FUEL SPILLAGE.
5. ANY PART OF EQUIPMENT ENTERING DRAINAGE CHANNELS SHALL BE FREE OF FLUID LEAKS AND EXTERNALLY CLEANED/DEGREASED TO PREVENT ANY DELETERIOUS SUBSTANCES FROM ENTERING THE WATER.
6. STOCKPILED MATERIALS SHOULD BE STORED AND STABILIZED AWAY FROM DRAINAGE CHANNELS AND TRIBUTARIES.
7. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
8. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
9. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
10. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSS AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110.
11. SILTSACK® TO BE PLACED UNDER GRATE OF EXISTING STREET CATCH BASINS. THE SILTSACK® SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE MAINTAINED AS REQUIRED.
12. ALL PROPOSED CATCH BASINS ARE TO BE INSTALLED WITH SILTSACK® AND SHALL BE MAINTAINED FOR THE DURATION OF THE WORK PHASE.
13. A MUD MAT OR OTHER SEDIMENT CONTROL MEASURE SHALL BE IMPLEMENTED AT THE WALKLEY ROAD SITE ENTRANCES TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES. THE CONTRACTOR SHALL ENSURE THAT ADJACENT ROADS AND RIGHT-OF-WAYS ARE KEPT CLEAN AND FREE OF DIRT / DEBRIS.



- LEGEND
- SILTSACK® FOR EXISTING STREET INLET
 - SILT FENCE
 - PROPOSED MUD MAT

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
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J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

WALKLEY ROAD APARTMENTS

2145 WALKLEY ROAD, OTTAWA

DRAWING:

EROSION AND SEDIMENT CONTROL PLAN

DESIGN: EW

DRAWN: KC

CHECKED: AW

JLR #: 28584-000.1

DRAWING #:

ESC1