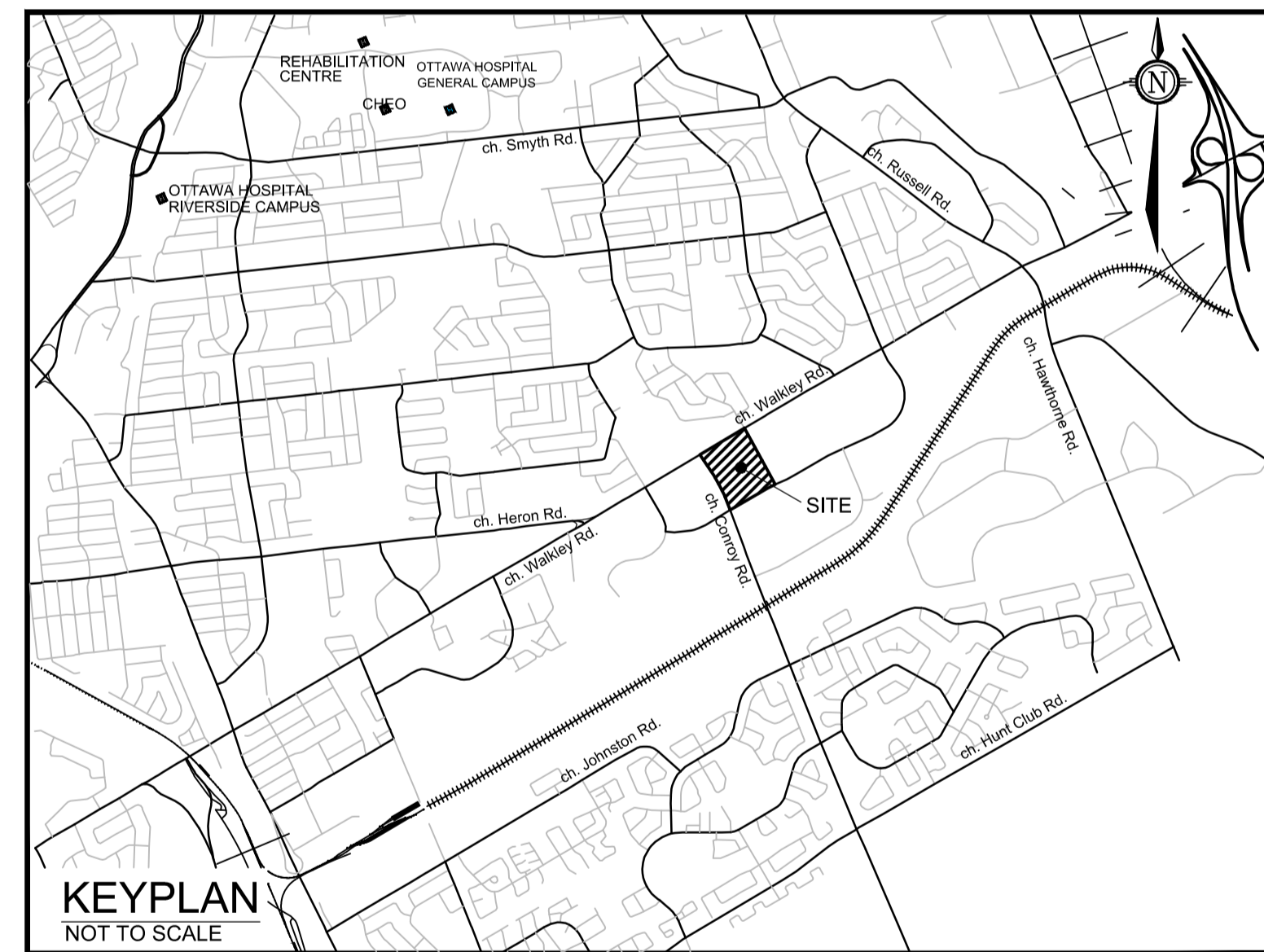


WALKLEY CONROY WAREHOUSES

2020 WALKLEY ROAD, CITY OF OTTAWA ROADS, SEWERS AND WATERMAINS



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.novotech-eng.com

 **Manulife**

 **Canderel**

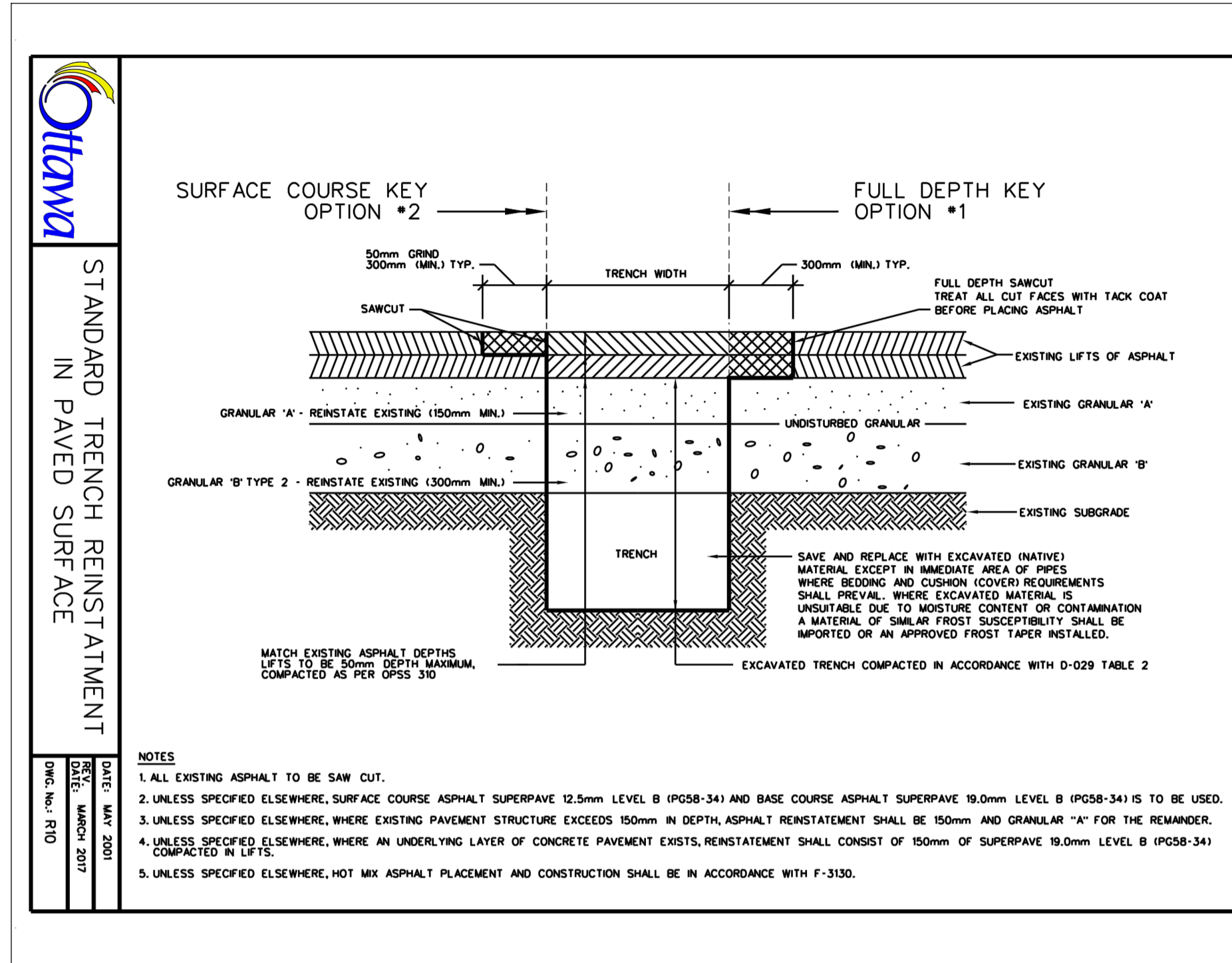
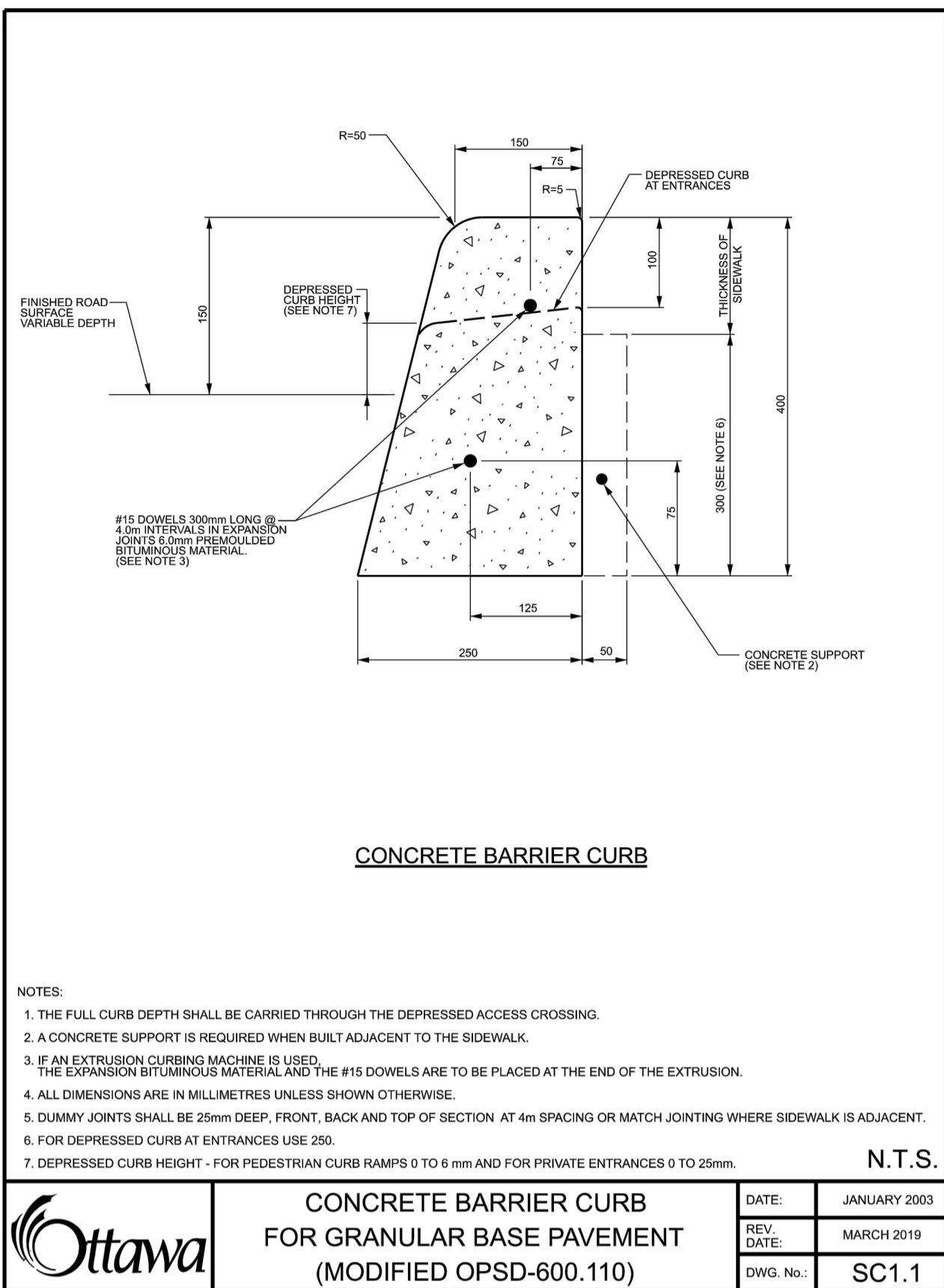

N45 ARCHITECTURE INC.

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119067-GP2	GENERAL PLAN OF SERVICES PHASE 2 - SOUTH
119067-GP3	GENERAL PLAN OF SERVICES PHASE 2 - NORTH
119067-GP4	GENERAL PLAN OF SERVICES PHASE 3
119067-GR1	GRADING PLAN PHASE 1 - SOUTH
119067-GR2	GRADING PLAN PHASE 2 - SOUTH
119067-GR3	GRADING PLAN PHASE 2 - NORTH
119067-GR4	GRADING PLAN PHASE 3
119067-ESC	EROSION SEDIMENT CONTROL PLAN

PROJECT No. 119067

REVISED PER CITY COMMENTS



GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED AND THE CITY OF OTTAWA AS THIRD PARTY.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ALL ORGANIC MATERIAL AND DEBRIS. ALL CONTAMINATED MATERIAL (IF ANY) SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARKS ARE THE TOP OF SPINDLE OF THE FIRE HYDRANT AT THE NE CORNER OF THE PROPERTY (ELEV. = 85.34), AND THE TOP OF SPINDLE OF THE FIRE HYDRANT LOCATED BETWEEN EXISTING BUILDINGS 2020 WALKLEY ROAD AND 2935 CONROY ROAD (ELEV = 85.78). REFER TO ANNIS, O'SULLIVAN, VOLLEBEK LTD. TOPOGRAPHIC PLAN OF PART OF LOTS A AND 1 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHICAL TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA.
- REFER TO GEOTECHNICAL REPORT NO. 64028.06 PREPARED BY GEMTECH CONSULTING ENGINEERS AND SCIENTISTS LIMITED, DATED FEBRUARY 23, 2021, FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT NO. R-2021-029 DATED SEPTEMBER 14, 2021 PREPARED BY NOVATECH.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10). ALL ROAD CUTS TO BE REINSTATE WITH FULL MILL OVERLAY AS PER CITY OF OTTAWA STANDARDS (R10).
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS, AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL CONSULTANT.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- GRADE AND/OR FILL BEHIND PROPOSED CURB AND BETWEEN BUILDINGS AND CURBS, WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- AS PER PRIVATE APPROACH BY-LAW NO. 2004-447 SECTION 26 (h) THE GRADE OF ANY PART OF A PRIVATE APPROACH TO A BUILDING MAY BE GREATER THAN 6% BUT SHALL NOT EXCEED 12% PROVIDED THAT A SUBSTANCE MELTING DEVICE SUFFICIENT TO KEEP THE PRIVATE APPROACH FREE OF ICE AT ALL TIMES IS INSTALLED AND PROPERLY MAINTAINED BY THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

REFER TO ESC PLAN 119067-ESC FOR FURTHER DETAILS

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.

- THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

SEWER NOTES:

1. SUPPLY AND CONSTRUCT ALL SEWERS AND APPURTENANCES IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.

SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
STORM / SANITARY MANHOLE (12000)	701.010	OPSD
STORM MANHOLE (15000)	701.011	OPSD
CATCHBASIN (600x600mm)	705.010	OPSD
CB FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME	\$25	CITY OF OTTAWA
SANITARY COVER	\$24	CITY OF OTTAWA
STORM COVER (CLOSED)	\$24.1	CITY OF OTTAWA
STORM COVER (OPEN)	\$26.1	CITY OF OTTAWA
SEWER TRENCH	\$6 & \$7	CITY OF OTTAWA
LANDSCAPE DRAINS	\$30 & \$31	CITY OF OTTAWA
TRENCH DRAIN	\$OLENO 300mm FILCOTEN INFRA CHANNEL (OR APPROVED EQUIVALENT)	CITY OF OTTAWA
STORM SEWER < 450mmØ	PVC SDR 35 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
STORM SEWER >= 450mmØ	CONC 650 (UNLESS SPECIFIED OTHERWISE)	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA

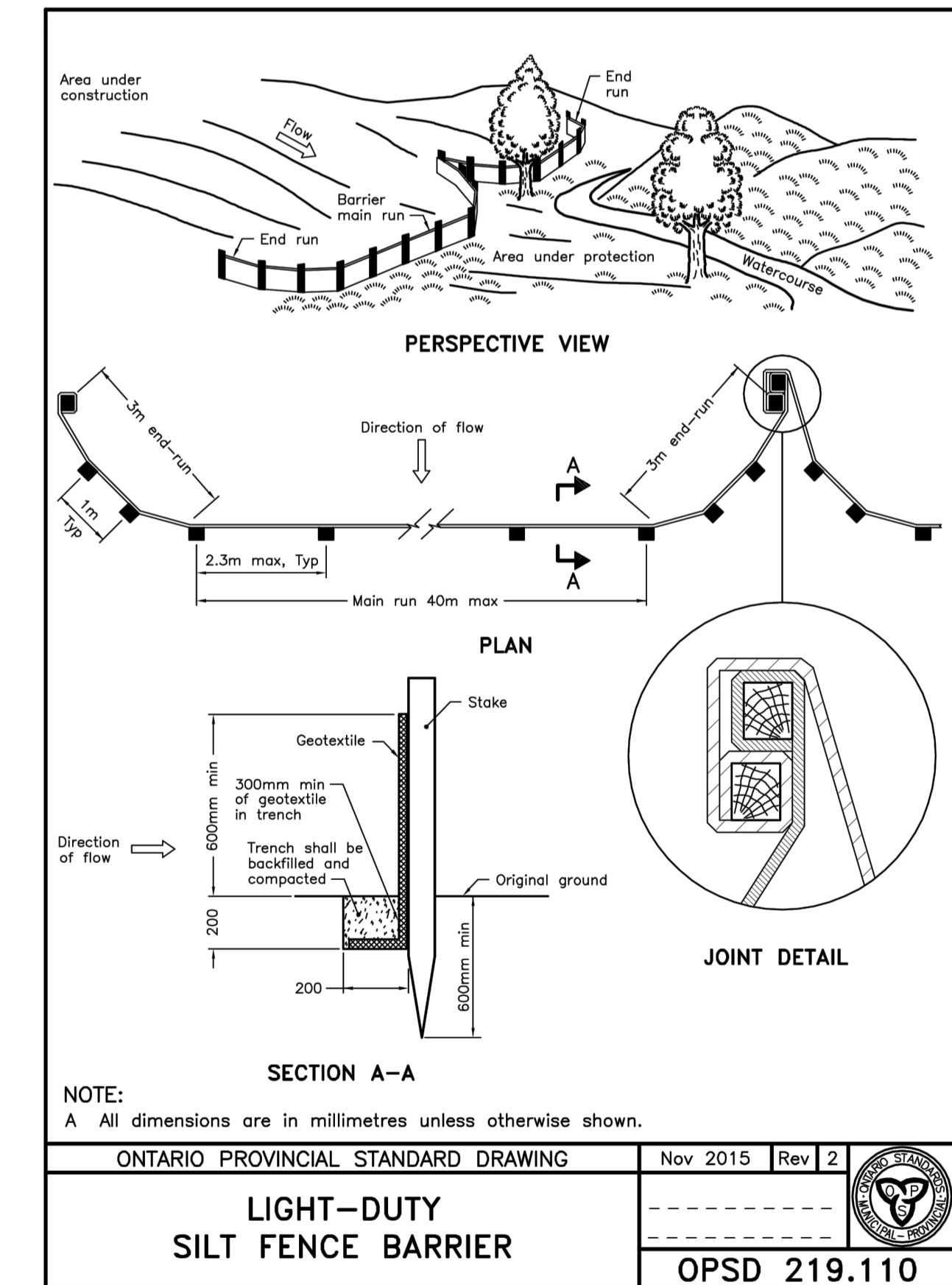
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- ALL STORM AND SANITARY SERVICE LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES AS PER THE CITY OF OTTAWA STANDARD DETAILS S14 AND S14.1 OR S14.2.
- ALL WEeping TILE CONNECTIONS TO BE MADE TO THE PROPOSED STORM SEWER SYSTEM DOWNSTREAM OF ANY INLET CONTROL DEVICES.
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0m COVER PER INSULATION DETAIL FOR SHALLOW SEWERS. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
- STORM MANHOLES AND CBMHs ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
- ALL CATCHBASINS, MANHOLES AND/OR CATCHBASIN MANHOLES THAT ARE TO HAVE ICDS INSTALLED WITHIN THEM ARE TO HAVE 600mm SUMPS.
- ALL CATCHBASINS AND CATCHBASIN MANHOLES TO BE PROVIDED WITH MINIMUM 3 METER LONG PERFORATED SUBDRAINS EXTENDING IN TWO DIRECTIONS AT THE SUBGRADE LEVEL. THE SUBGRADE SURFACE SHOULD BE SHAPED TO PROMOTE WATER FLOW TO THE DRAINAGE LINES.
- CONTRACTOR TO TELEWISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES AND RE CCTV PRIOR TO ACCEPTANCE.
- THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSD 410.07.16, 410.07.16.04 AND 407.07.24. DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.

WATERMAIN NOTES:

SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA

- SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
- WATERMAIN SHALL BE MINIMUM 0.5m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
- PROVIDE MINIMUM 0.5m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
- WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

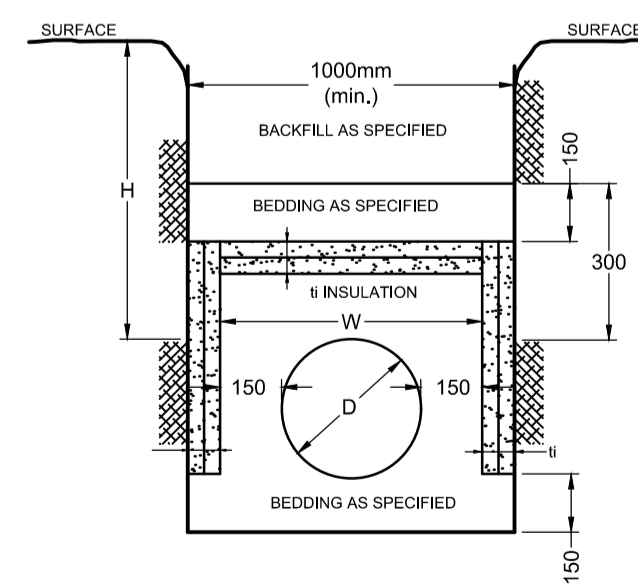


SEWER & WATERMAIN INSULATION NOTES:

- INSULATE ALL SEWER PIPES THAT HAVE LESS THAN 2.0m COVER AND ALL WATERMAIN WITH LESS THAN 2.4m OF COVER WITH EXPANDED POLYSTYRENE INSULATION AS PER OPSD 1100.030.
- THE THICKNESS OF INSULATION SHALL BE THE EQUIVALENT OF 25mm FOR EVERY 300mm REDUCTION IN THE REQUIRED DEPTH OF COVER WITH 50mm MINIMUM (SEE TABLE).

COVER SEWER / WATER (mm)	INSULATION THICKNESS (mm)
2000-1700 / 2400-2100	50
1700-1400 / 2100-1800	75
1400 - / 1800-1500	100

T = THICKNESS OF INSULATION (mm)
W = WIDTH OF INSULATION (mm)
D = D + 300 (1000 min.)
D = O.D. OF PIPE (mm)



PAVEMENT STRUCTURE:

- HEAVY DUTY PAVEMENT
 - 40mm SP 12.5
 - 60mm SP 19.0
 - 150mm OPSS GRANULAR "A"
 - 450mm OPSS GRANULAR "B" TYPE II
- LIGHT DUTY PAVEMENT
 - 40mm SP 12.5
 - 40mm SP 12.5
 - 150mm OPSS GRANULAR "A"
 - 300mm OPSS GRANULAR "B" TYPE II

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.

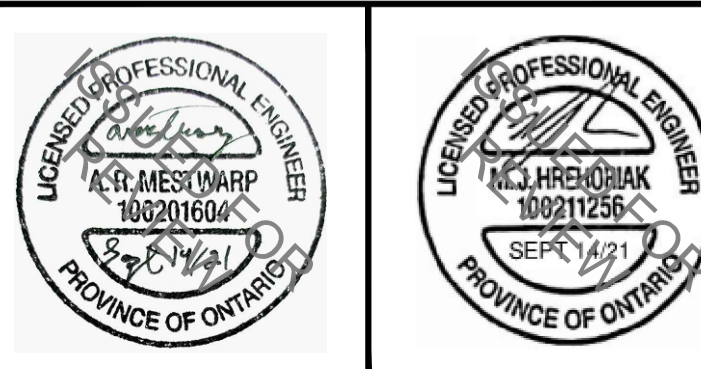
Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

SCALE	DESIGN
	MJH/ARM
	CHECKED
	JLS
	DRAWN
	MJH/ARM
	CHECKED
	JLS
	APPROVED
	MJH

FOR REVIEW ONLY

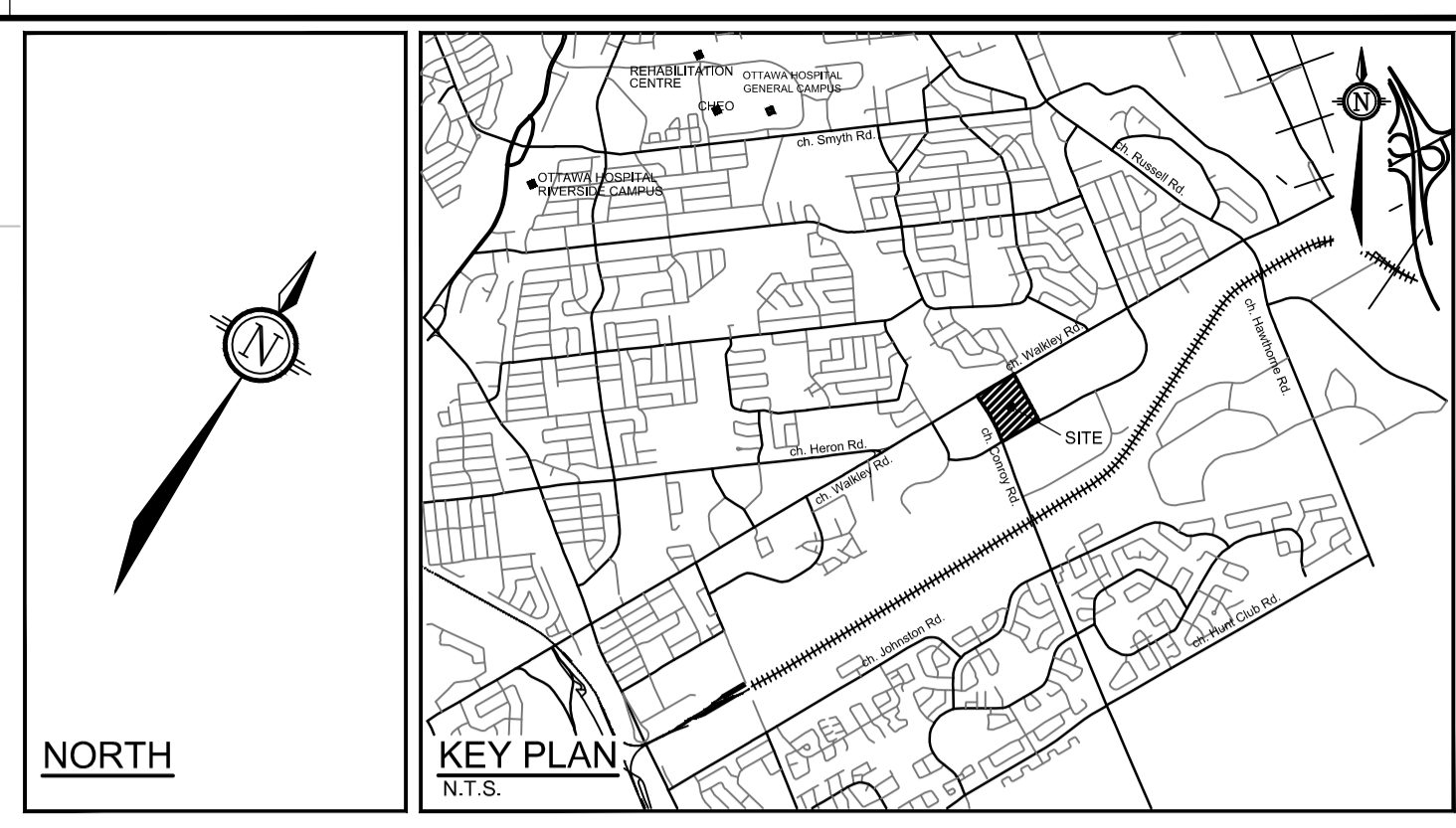
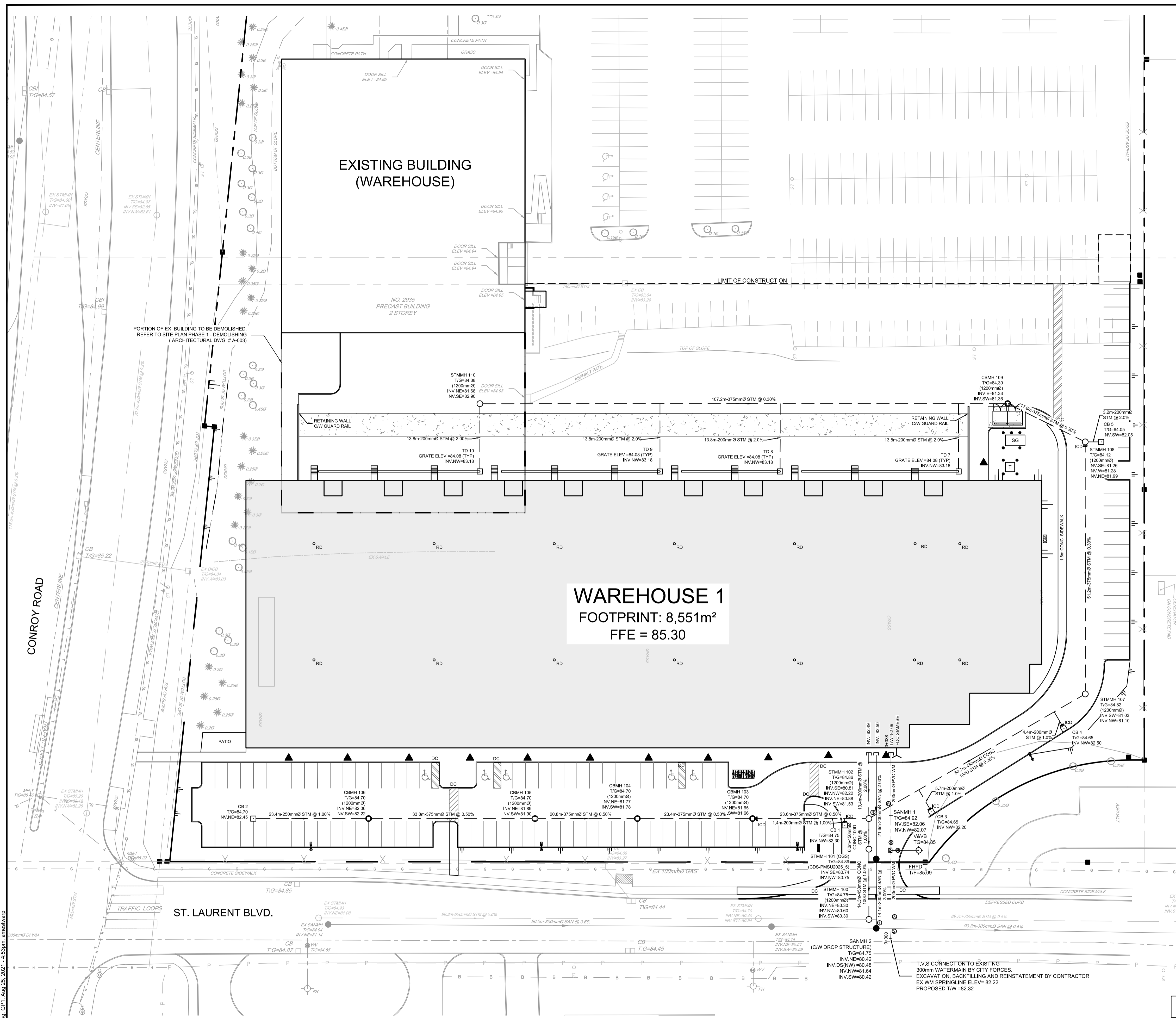


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LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
NOTES AND DETAILS

PROJECT No.	119067
REV #	REV #4
DRAWING No.	119067-ND



200mmØ WATERMAIN TABLE - ST. LAURENT BLVD.

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+000.0	84.77	82.32	CONNECT TO EXISTING 300mmØ DI WM
0+002.0	84.77	82.37	CROSS OVER EXISTING 300mm SAN (1.02m CLEARANCE)
0+003.8	84.78	82.38	CROSS OVER EXISTING 600mm STM (1.03m CLEARANCE)
0+017.9	84.87	82.47	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
0+019.5	84.85	82.45	VALVE AND VALVE BOX
0+026.9	84.85	82.44	CROSS OVER PROPOSED 450mm STM (0.81m CLEARANCE)
0+037.7	85.24	82.69	CAP 1.0m FROM BUILDING WALL

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	SAN INV. = 81.69	STM OBV. = 81.16	0.53m
②	WM INV. = 82.17	SAN OBV. = 81.15	1.02m
③	WM INV. = 82.18	STM OBV. = 81.15	1.03m
④	SAN INV. = 82.25	STM OBV. = 81.43	0.82m
⑤	WM INV. = 82.25	STM OBV. = 81.44	0.81m

NOTE: INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

TEMPEST LMF/MHF ICDS

LOCATION	MODEL NO. / ORIFICE DIAMETER	5-YEAR FLOW (L/S)	5-YEAR HEAD (m)	100-YEAR FLOW (L/S)	100-YEAR HEAD (m)
CB 1	LMF 75	5.72	1.29	7.75	2.43
CB 3	LMF 75	7.74	2.43	7.89	2.52
CB 4	LMF 75	7.21	2.10	7.41	2.22
CBMH 103	83mm PLATE	21.62	2.23	25.86	3.17
STMMH 108	83mm PLATE	24.53	2.86	24.97	2.96

- LEGEND**
- PROPERTY LINE
 - DC PROPOSED CURB
 - DC PROPOSED DEPRESSED CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER CW MANHOLE
 - PROPOSED STORM SEWER CW MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - ICD PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT CW LEAD & VALVE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - ▲ DIRECTION OF FLOW
 - PROPOSED RETAINING WALL CW GUARD RAIL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - SG PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - LIMIT OF CONSTRUCTION
 - EXISTING UTILITY POLE CW GUY WIRES
 - WV EXISTING WATERMAIN CW WATER VALVE
 - EXISTING HYDRANT CW VALVE & LEAD
 - SAN MH EXISTING SANITARY MANHOLE & SEWER
 - STMMH EXISTING STORM MANHOLE & SEWER
 - CB 1 EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - OHW EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

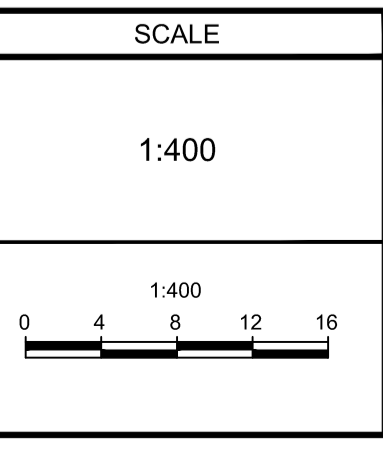
WAREHOUSE 1
 FOOTPRINT: 8,551m²
 FFE = 85.30

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUNDS 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.

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 M5G 2L5

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DESIGN: MJH/ARM
 CHECKED: JLS
 DRAWN: MJH/ARM
 CHECKED: JLS
 APPROVED: MJH

FOR REVIEW ONLY

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

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 Engineers, Planners & Landscape Architects
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 Ottawa, Ontario, Canada K2M 1P6

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REFER TO 119067-ND FOR ADDITIONAL NOTES

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 2020 WALKLEY ROAD, CITY OF OTTAWA

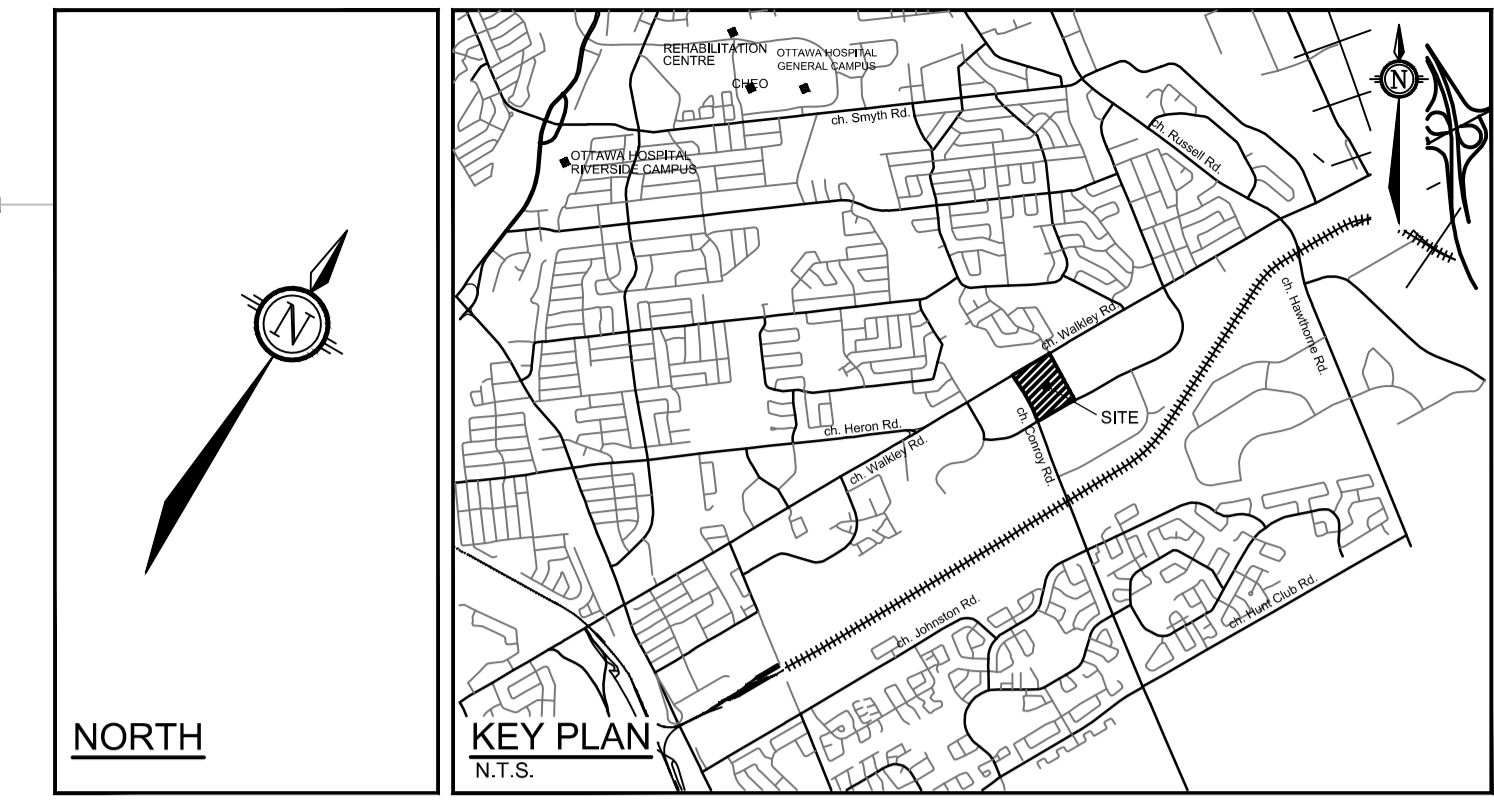
DRAWING NAME
GENERAL PLAN OF SERVICES
 PHASE 1 - SOUTH

PROJECT No. 119067
 REV #4
 DRAWING No. 119067-GP1
 PLAN # 18444

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WAREHOUSE 2
FOOTPRINT: 8,286 m²
FFE=85.15

WAREHOUSE 1
FOOTPRINT: 8,551m²
FFE = 85.30



200mmØ WATERMAIN TABLE - ST. LAURENT BLVD.

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
0+00.0	84.77	82.37	CONNECT TO EXISTING 300mm ØI WM
0+00.0	84.77	82.37	CROSS OVER EXISTING 300mm SAN (1.02m CLEARANCE)
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0+017.9	84.87	82.47	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
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CB 3	LMF 75	7.74	2.43	7.89	2.52
CB 4	LMF 75	7.21	2.10	7.41	2.22
CBMH 103	83mm PLATE	21.62	2.23	25.86	3.17
STMH 108	83mm PLATE	24.53	2.86	24.97	2.96
STMH 212	132mm PLATE	47.70	1.52	48.86	1.62

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC PROPOSED DEPRESSED CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMESE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT C/W LEAD & VALVE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL C/W GUARD RAIL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SERRA
 - PROPOSED TRENCHING
 - REMOVAL OF EXISTING STRUCTURE
 - REMOVAL OF EXISTING PIPE
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

REMOVALS NOTES:

- OBTAIN ALL APPROVALS AND PERMITS FROM THE CITY OF OTTAWA PRIOR TO ANY REMOVAL WORK OR CONSTRUCTION.
- ALL STORM STRUCTURES AND PIPES WITHIN THE PROPOSED BUILDING AREA TO BE REMOVED AND DISPOSED OF OFF SITE.
- ALL STORM PIPES OUTSIDE THE BUILDING AREA TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.
- SAN CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT THE IN POINTS PER CITY OF OTTAWA STANDARD DETAIL S11.4.

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

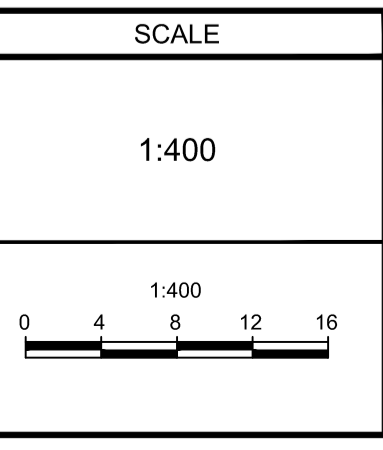
REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



FOR REVIEW ONLY

DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

PROFESSIONAL ENGINEER
M. J. MESTWARP
10021604
SEP 14 21
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
M. J. HREHOBIAK
10021256
SEP 14 21
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
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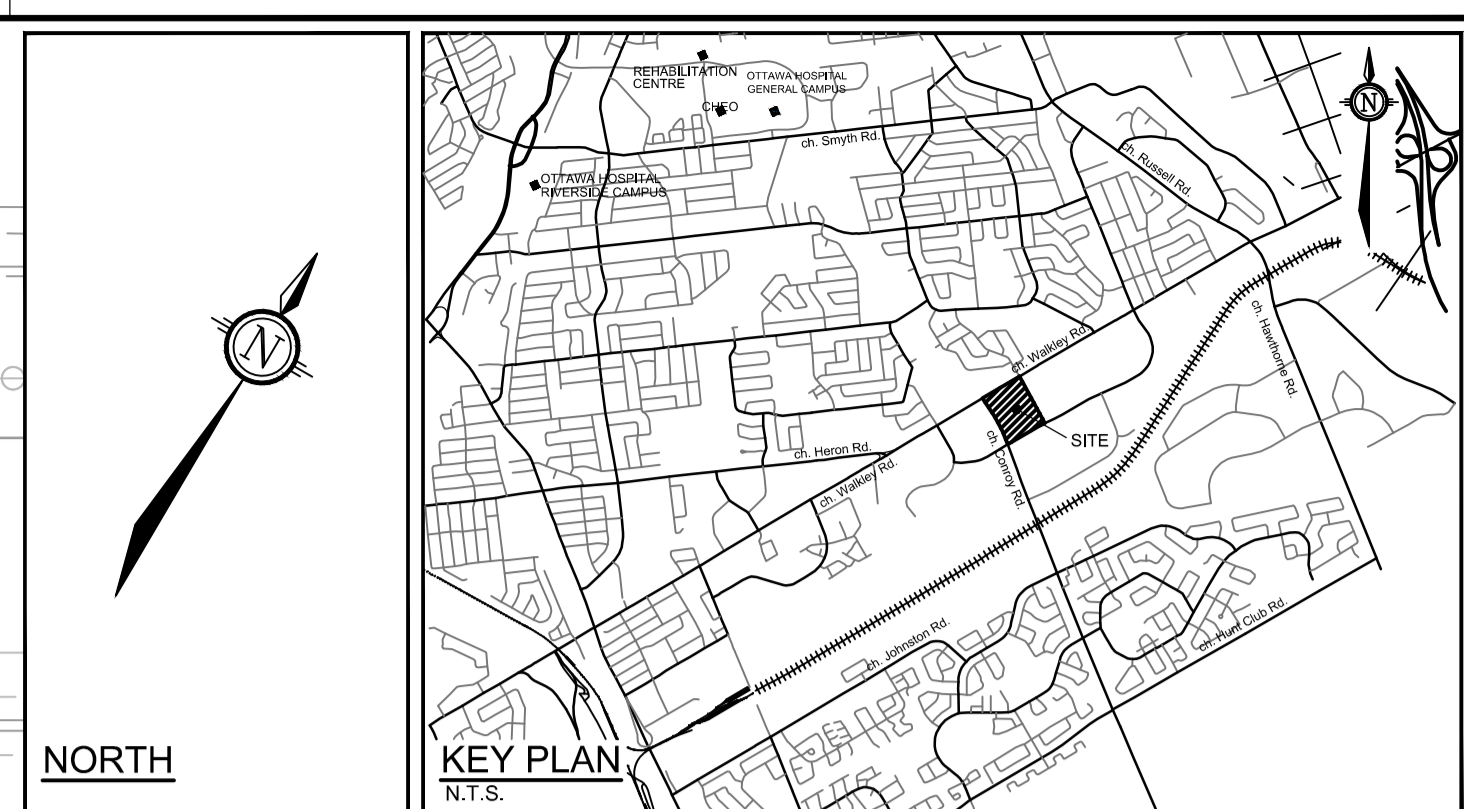
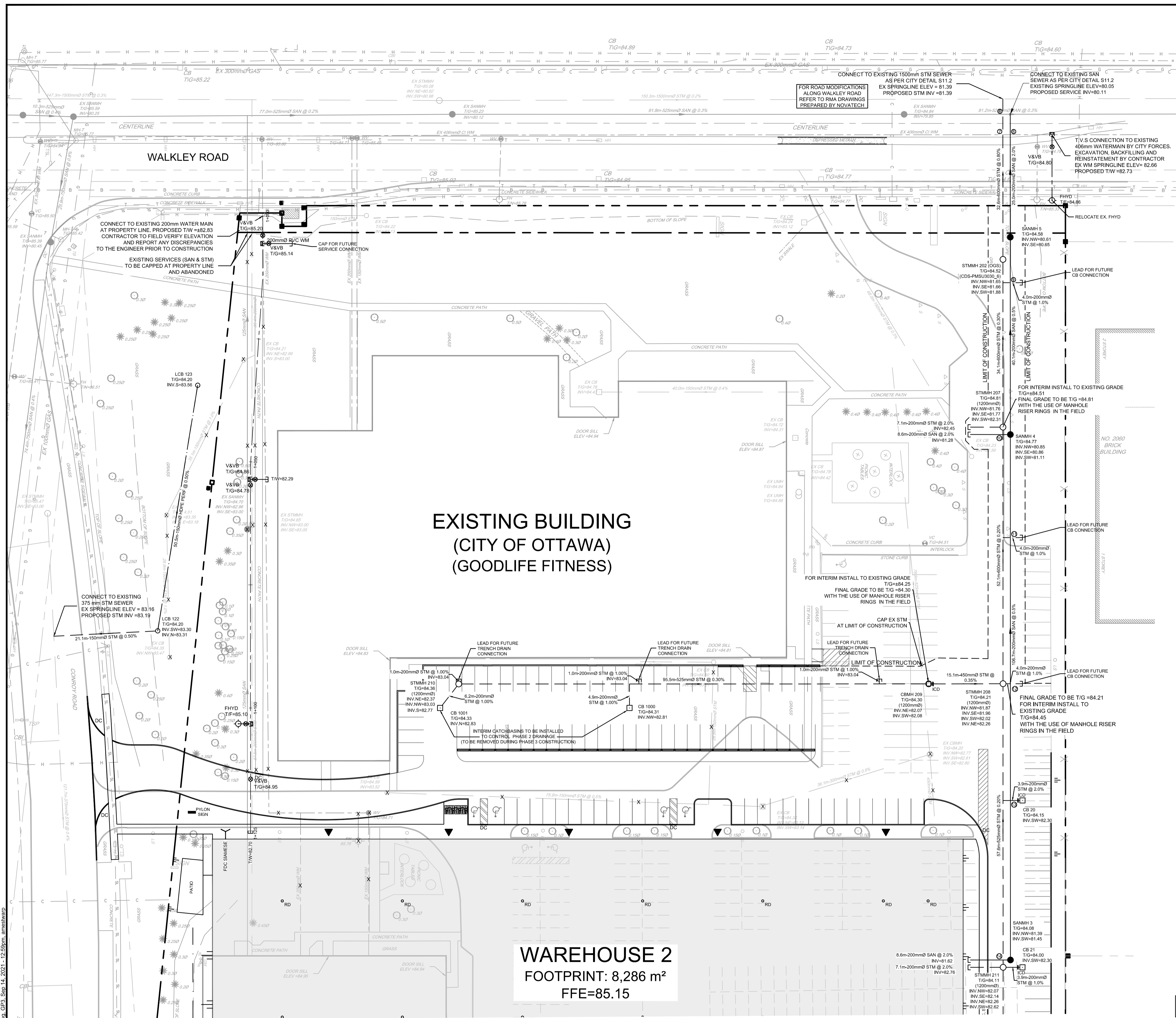
LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
GENERAL PLAN OF SERVICES
PHASE 2 - SOUTH

PROJECT No.: 119067
REV #4
DRAWING No.: 119067-GP2
PLAN # 18444

M:\2019\119067\CADD\Design\119067-GP-2.dwg, GP2, Sep 14, 2021, 12:50pm, amestwarp

D02-02-21-0021



200mmØ WATERMAIN TABLE - WALKLEY ROAD

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
1+000.0	85.23	82.83	CONNECT TO EXISTING 200mmØ WATER SERVICE
1+003.9	84.83	82.43	VALVE & VALVE BOX
1+005.0	84.84	82.44	200mm X 200mm TEE
1+053.6	84.63	82.23	200mm X 200mm TEE CONNECTION FOR WAREHOUSE 3 SERVICE
1+103.2	84.81	82.41	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
1+114.5	84.95	82.55	VALVE & VALVE BOX
1+125.5	85.10	82.70	CAP 1.0m FROM BUILDING WALL

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	STM INV. = 81.31	SAN OBV. = 80.41	0.90m
②	WM INV. = 82.40	STM OBV. = 82.15	0.25m
③	WM INV. = 82.40	SAN OBV. = 80.39	2.01m
④	STM INV. = 82.19	SAN OBV. = 80.90	1.29m
⑤	STM INV. = 81.67	SAN OBV. = 81.34	0.33m
⑥	STM INV. = 82.18	SAN OBV. = 81.17	1.01m
⑦	STM INV. = 82.28	SAN OBV. = 81.43	0.85m
⑧	STM INV. = 81.98	SAN OBV. = 81.68	0.30m

NOTE: INVERTS/OBVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

TEMPEST LMF/MHF ICDS

LOCATION	MODEL NO. / ORifice DIAMETER	5-YEAR FLOW (L/S)	5-YEAR HEAD (m)	100-YEAR FLOW (L/S)	100-YEAR HEAD (m)
CB 20	83mm PLATE	14.04	0.86	20.09	1.83
CB 21	83mm PLATE	15.52	1.21	20.88	1.74
CBMH 212	132mm PLATE	47.70	1.52	48.86	1.62
CBMH 209	160mm PLATE	75.40	1.83	77.30	1.94

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC --- PROPOSED DEPRESSED CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMSE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT c/w LEAD & VALVE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL C/W GUARD RAIL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - LIMIT OF CONSTRUCTION
 - REMOVAL OF EXISTING STRUCTURE
 - REMOVAL OF EXISTING PIPE
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
 - EXISTING UNDERGROUND CONDUIT
 - EXISTING UNDERGROUND TRAFFIC LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
 - EXISTING PARKING LINE PAINTING TO BE REMOVED

REMOVALS NOTES:

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- ALL STORM PIPES OUTSIDE THE BUILDING AREA TO BE ABANDONED PER CITY OF OTTAWA STANDARD DETAIL S11.4.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TRIP POINTS PER CITY OF OTTAWA STANDARD DETAIL R10.

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

REFER TO 119067-ND FOR ADDITIONAL NOTES

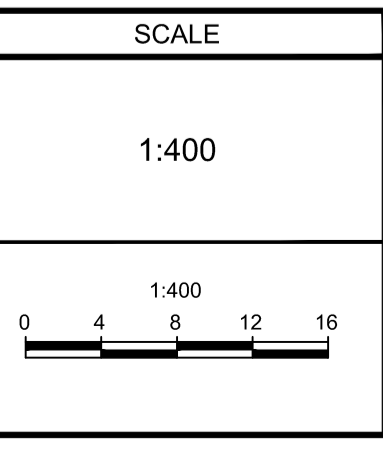
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Owner:
Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

WAREHOUSE 2
FOOTPRINT: 8,286 m²
FFE=85.15

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



FOR REVIEW ONLY

DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

LICENCED PROFESSIONAL ENGINEER
M. J. HRECHIAK
100211256
SEP 14/21
PROVINCE OF ONTARIO

LICENCED PROFESSIONAL ENGINEER
M. J. HRECHIAK
100211256
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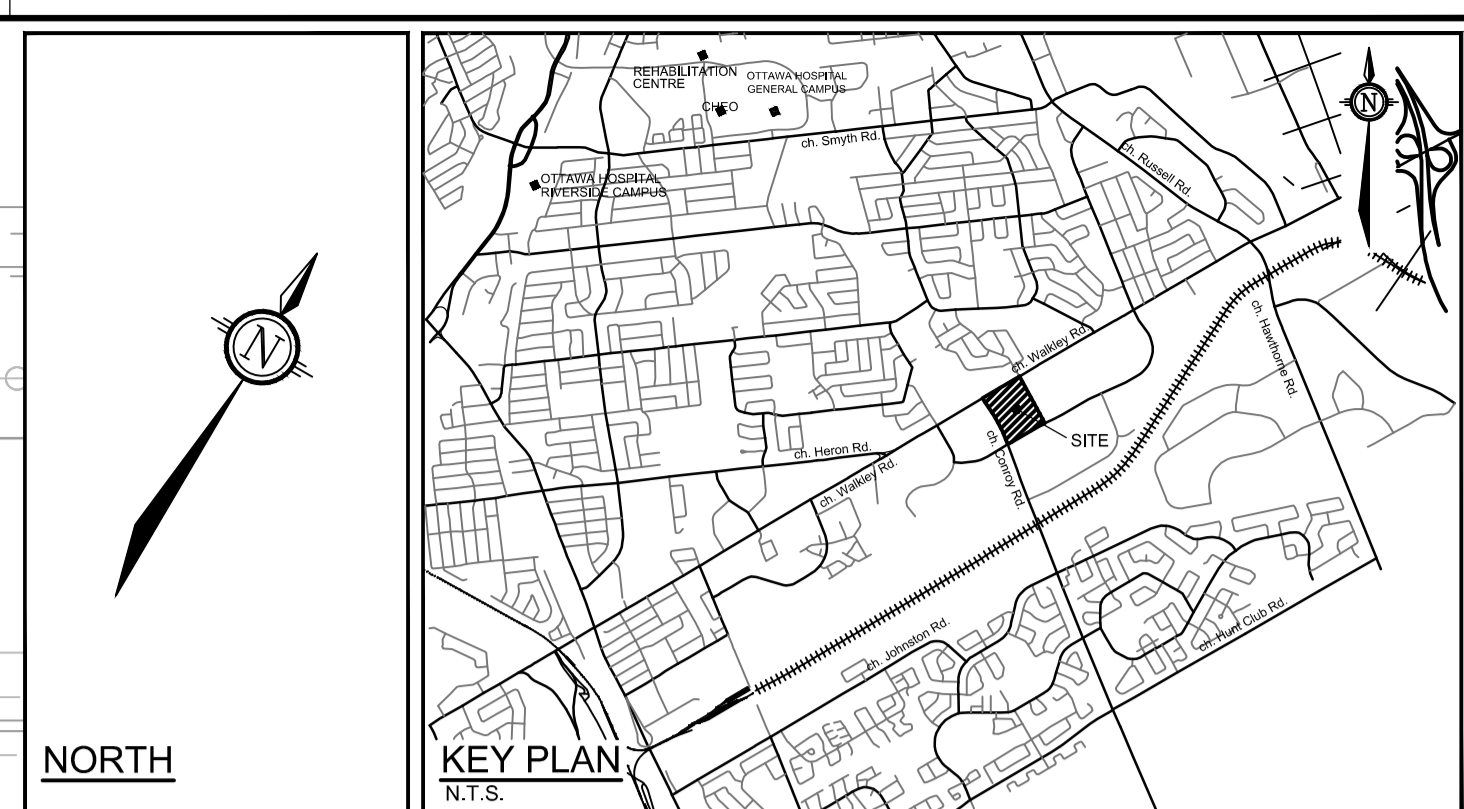
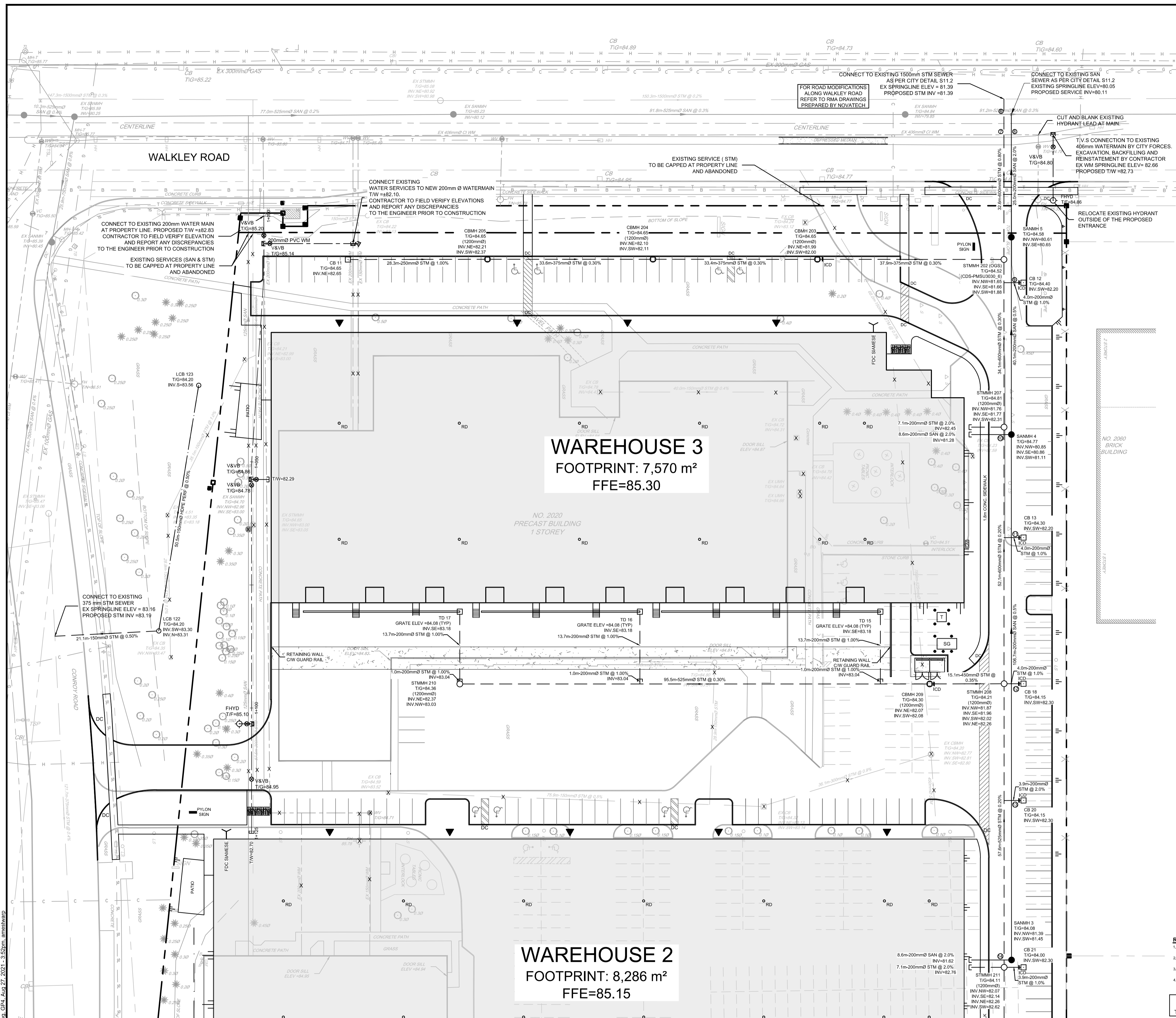
LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
GENERAL PLAN OF SERVICES
PHASE 2 - NORTH

PROJECT No.: 119067
REV #4
DRAWING No.: 119067-GP3
PLAN # 18444

M:\2019\119067\CAD\Drawings\119067-GP-2.dwg, GP3, Sep 14, 2021 - 12:55pm, amesawarp

D02-02-21-0021



200mmØ WATERMAIN TABLE - WALKLEY ROAD

STATION	SURFACE ELEVATION	TOP OF WM ELEVATION	DESCRIPTION
1+000.0	85.26	82.83	CONNECT TO EXISTING 200mmØ WATER SERVICE
1+003.0	85.19	82.43	VALVE & VALVE BOX
1+005.0	85.15	82.44	200mm X 200mm TEE
1+053.6	84.78	82.23	200mm X 200mm TEE CONNECTION FOR WAREHOUSE 3 SERVICE
1+103.2	84.98	82.41	TEE CONNECTION TO PROPOSED 150mm HYDRANT LEAD
1+114.5	84.95	82.55	VALVE & VALVE BOX
1+125.5	85.10	82.70	CAP 1.0m FROM BUILDING WALL

UTILITY CROSSING TABLE

NODE	OVER UTILITY	UNDER UTILITY	CLEARANCE
①	STM INV. = 81.31	SAN OBV. = 80.41	0.90m
②	WM INV. = 82.40	STM OBV. = 82.15	0.25m
③	WM INV. = 82.40	SAN OBV. = 80.39	2.01m
④	STM INV. = 82.19	SAN OBV. = 80.90	1.29m
⑤	STM INV. = 81.67	SAN OBV. = 81.34	0.33m
⑥	STM INV. = 82.18	SAN OBV. = 81.17	1.01m
⑦	STM INV. = 82.28	SAN OBV. = 81.31	0.97m
⑧	STM INV. = 82.28	SAN OBV. = 81.43	0.85m
⑨	STM INV. = 81.98	SAN OBV. = 81.68	0.30m

NOTE: INVERTS/OVERTS ON CONCRETE PIPES ARE OUTSIDE DIAMETER

TEMPEST LMF/MHF ICDs

LOCATION	MODEL NO. / ORIFICE DIAMETER	5-YEAR FLOW (L/S)	5-YEAR HEAD (m)	100-YEAR FLOW (L/S)	100-YEAR HEAD (m)
CB 20	83mm PLATE	14.04	0.86	20.09	1.83
CB 21	83mm PLATE	15.52	1.21	20.88	1.74
CBMH 212	132mm PLATE	47.70	1.52	48.86	1.62
CBMH 209	160mm PLATE	75.40	1.83	77.30	1.94
CB 12	94mm PLATE	22.73	1.42	28.59	2.27
CB 13	83mm PLATE	16.81	1.26	21.61	2.13
CB 18	83mm PLATE	15.20	1.02	20.18	1.85
CBMH 203	94mm PLATE	25.40	1.69	31.35	2.65

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC --- PROPOSED DEPRESSED CURB
 - PROPOSED CAP
 - PROPOSED SANITARY SEWER C/W MANHOLE
 - PROPOSED STORM SEWER C/W MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED LANDSCAPE CATCHBASIN
 - PROPOSED INLET CONTROL DEVICE
 - PROPOSED SIAMENSE CONNECTION
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT c/w LEAD & VALVE
 - PROPOSED VALVE AND VALVE BOX
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF FLOW
 - PROPOSED RETAINING WALL C/W GUARD RAIL
 - PIPE CROSSING (REFER TO UTILITY CROSSING TABLE FOR CROSSING DETAILS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - PROPOSED LIGHT STANDARD
 - PROPOSED SWALE
 - PROPOSED TERRACING
 - REMOVAL OF EXISTING STRUCTURE
 - REMOVAL OF EXISTING PIPE
 - EXISTING UTILITY POLE C/W GUY WIRES
 - EXISTING WATERMAIN C/W WATER VALVE
 - EXISTING HYDRANT C/W VALVE & LEAD
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD WIRES
 - EXISTING UNDERGROUND BELL LINE
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 - EXISTING UNDERGROUND POWER LINE
 - EXISTING STREET LIGHT
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- SAW CUT AND KEY GRAND ASPHALT AT ALL ROAD CUTS AND ASPHALT IN POINTS PER CITY OF OTTAWA STANDARD DETAIL: R16.

ALL SERVICE CONNECTIONS AND CATCHBASIN CONNECTIONS TO BE MADE PER CITY OF OTTAWA DETAIL S11

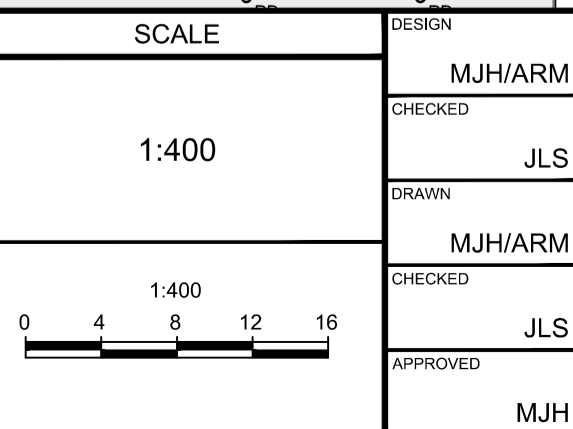
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Manulife Ontario Property Portfolio Inc.
55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



FOR REVIEW ONLY

DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

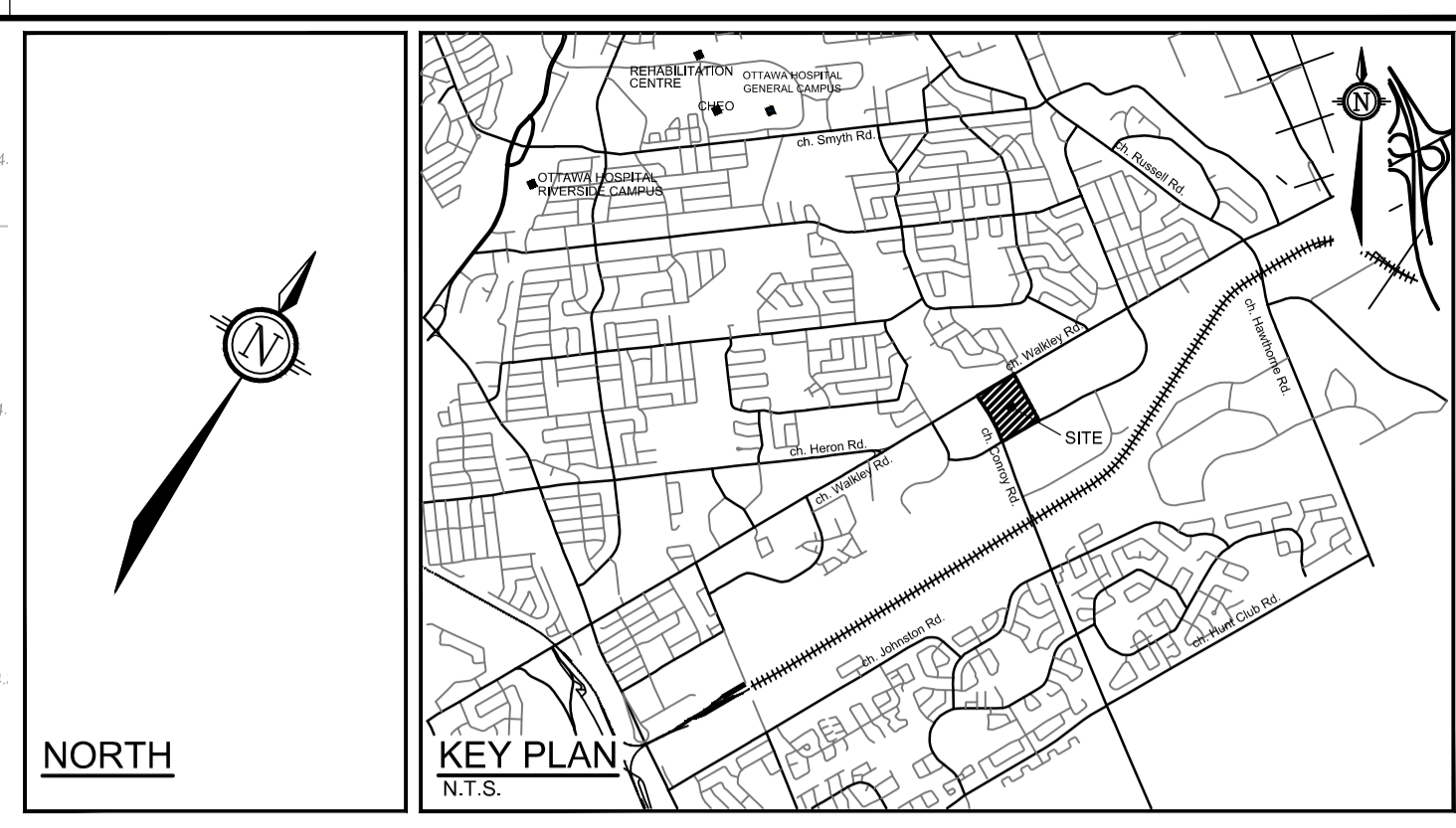
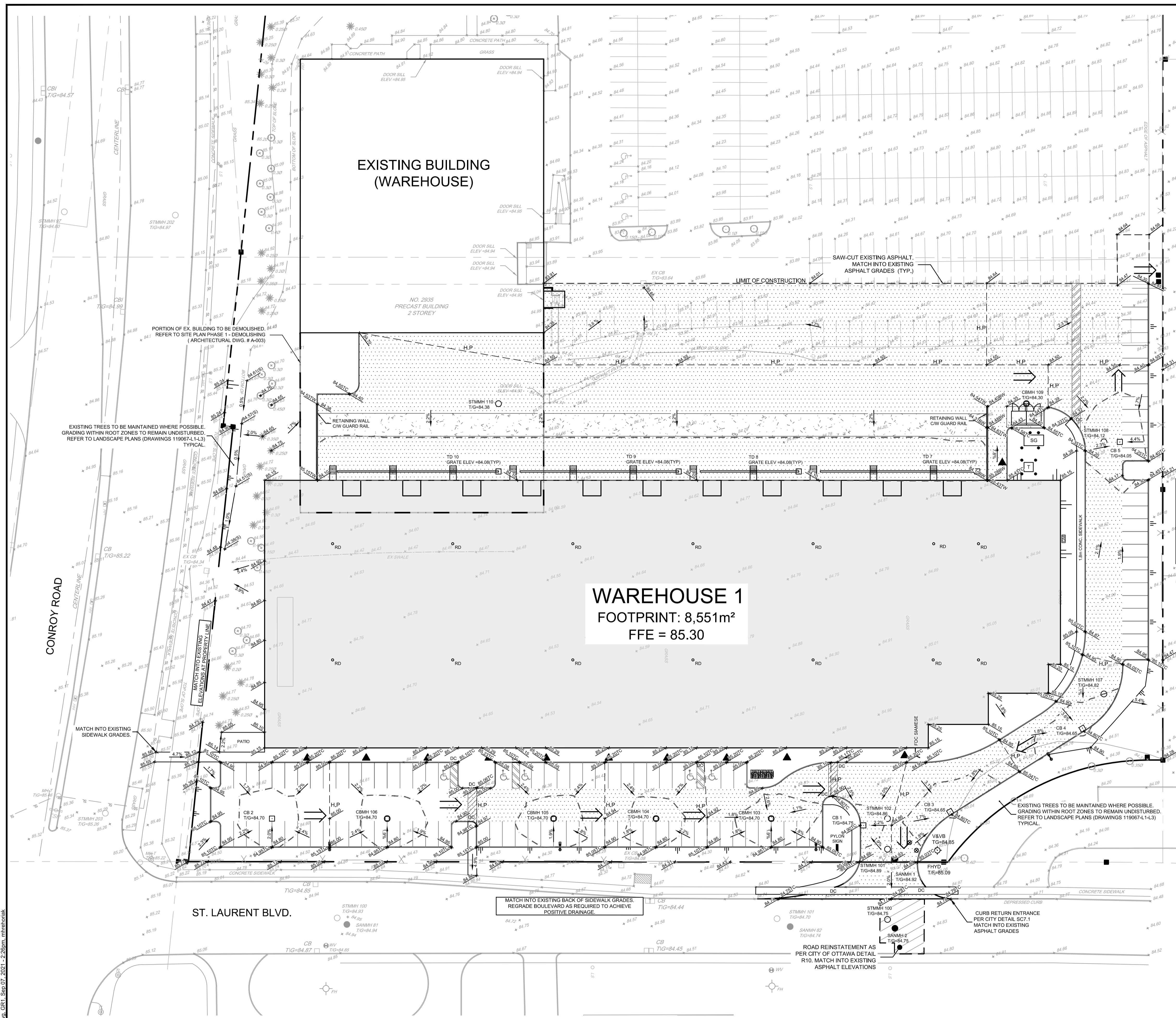
PROFESSIONAL ENGINEER
M. J. HREBIOIAK
100211256
SEP 14/21
PROVINCE OF ONTARIO

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

LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
GENERAL PLAN OF SERVICES
PHASE 3

PROJECT No.	119067
REV #	REV #4
DRAWING No.	119067-GP4



WAREHOUSE 1
 FOOTPRINT: 8,551m²
 FFE = 85.30

LEGEND

	PROPERTY LINE
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING ELEVATION
	PROPOSED BUILDING ENTRANCE
	DIRECTION OF MAJOR OVERLAND FLOW
	PROPOSED SAN MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED TRENCH DRAIN
	PROPOSED ROOF DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE AND VALVE BOX
	PROPOSED RETAINING WALL C/W GUARD RAIL
	PROPOSED HIGH POINT
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED SWALE AND DIRECTION OF FLOW
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
	SLOPE AND DIRECTION
	PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
	PROPOSED TRANSFORMER PAD LOCATION
	PROPOSED SWITCHGEAR PAD
	PROPOSED GAS METER LOCATION
	100-YR PONDING LIMITS
	EXISTING UTILITY POLE C/W GUY WIRES
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN MANHOLE
	EXISTING CATCHBASIN
	EXISTING FENCE
	EXISTING OVERHEAD WIRES
	EXISTING STREETLIGHT
	EXISTING PARKING LINE PAINTING TO REMAIN
	EXISTING PARKING LINE PAINTING TO BE REMOVED

NOTE:
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 Ottawa, ON
 M5G 2L5

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4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
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2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

SCALE
 1:400

FOR REVIEW ONLY

DESIGN: MJH/ARM
 CHECKED: JLS
 DRAWN: MJH/ARM
 CHECKED: JLS
 APPROVED: MJH

PROFESSIONAL ENGINEER
 M. J. HRECHIAK
 10021256
 PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
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REFER TO 119067-ND FOR ADDITIONAL NOTES

LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME GRADING PLAN PHASE 1 - SOUTH	PROJECT No. 119067
REV REV #4	REV REV #4
DRAWING No. 119067-GR1	PLAN # 18444

M:\2019\119067\CAD\Design\119067-GR1.dwg, GR1, Sep 07, 2021, 2:26pm, mhrechiak

WAREHOUSE 2
 FOOTPRINT: 8,286 m²
 FFE=85.15

WAREHOUSE 1
 FOOTPRINT: 8,551m²
 FFE = 85.30

NORTH

KEY PLAN
 N.T.S.

- LEGEND**
- PROPERTY LINE
 - 77.60 PROPOSED ELEVATION
 - 76.35(S) PROPOSED SWALE ELEVATION
 - 76.35(T) PROPOSED TOP OF WALL ELEVATION
 - 76.35(BV) PROPOSED BOTTOM OF WALL ELEVATION
 - 76.35(C) PROPOSED TOP OF CURB ELEVATION
 - 76.45 EXISTING ELEVATION
 - PROPOSED BUILDING ENTRANCE
 - DIRECTION OF MAJOR OVERLAND FLOW
 - PROPOSED SAN MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED FIRE HYDRANT
 - V&VB PROPOSED VALVE AND VALVE BOX
 - PROPOSED RETAINING WALL CW GUARD RAIL
 - H.P. PROPOSED HIGH POINT
 - DC PROPOSED DEPRESSED CURB
 - PROPOSED SWALE AND DIRECTION OF FLOW
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - SLOPE AND DIRECTION
 - PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
 - PROPOSED TRANSFORMER PAD LOCATION
 - PROPOSED SWITCHGEAR PAD
 - PROPOSED GAS METER LOCATION
 - EXISTING UTILITY POLE CW GUY WIRES
 - EXISTING WATER VALVE
 - EXISTING HYDRANT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCHBASIN MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING FENCE
 - EXISTING OVERHEAD WIRES
 - EXISTING STREETLIGHT
 - EXISTING PARKING LINE PAINTING TO REMAIN
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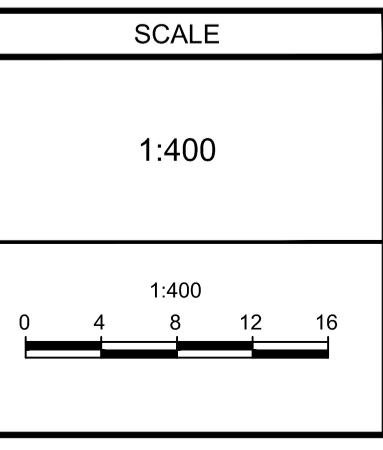
REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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Owner:
 Manulife Ontario Property Portfolio Inc.
 55 Metcalfe Street - Suite 1490
 Ottawa, ON
 M5G 2L5

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH



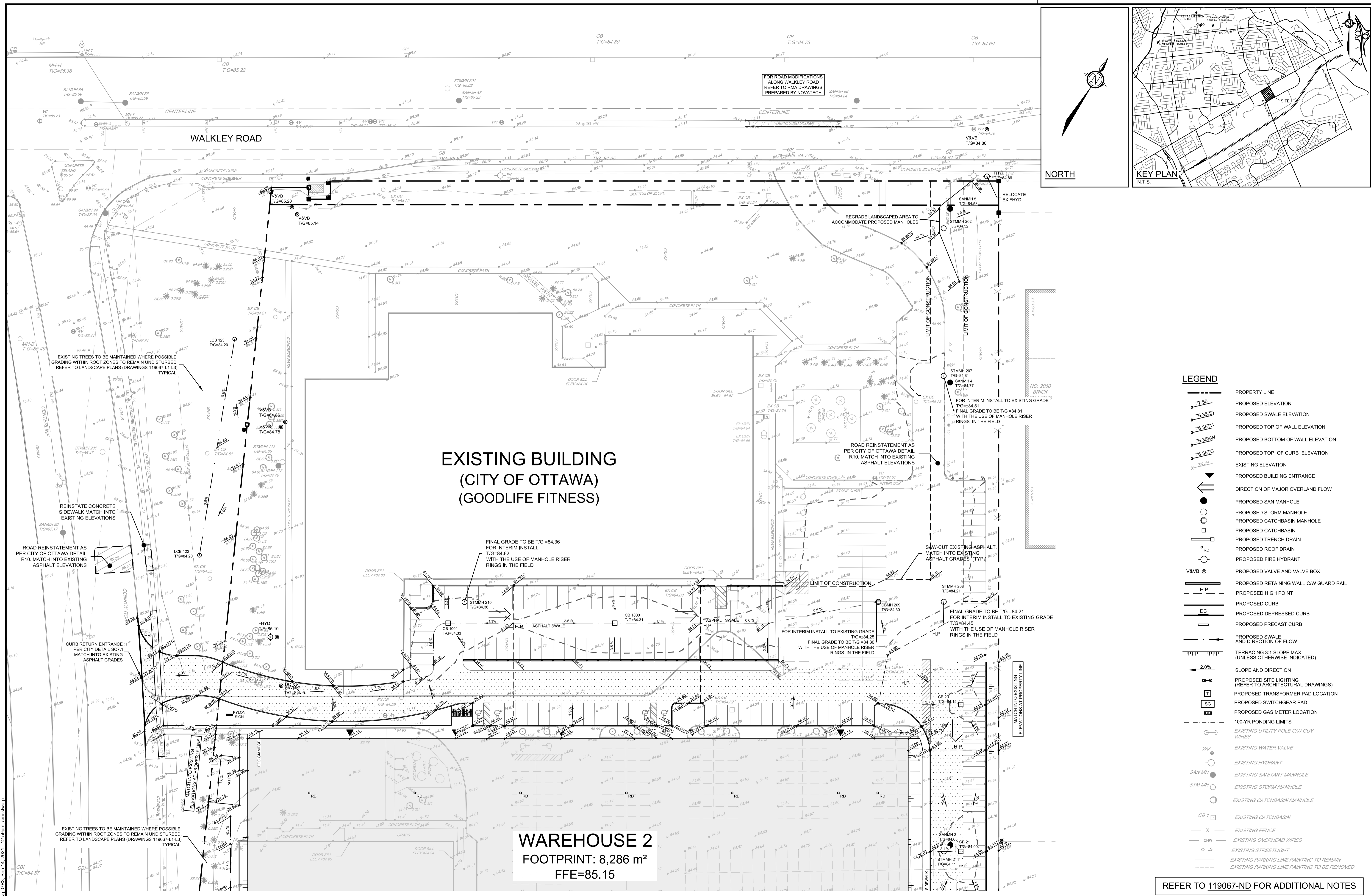
DESIGN: MJH/ARM
 CHECKED: JLS
 DRAWN: MJH/ARM
 CHECKED: JLS
 APPROVED: MJH

FOR REVIEW ONLY

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

LOCATION WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA		PROJECT No. 119067
DRAWING NAME GRADING PLAN PHASE 2 - SOUTH		REV #4 REV #4
DRAWING No. 119067-GR2		PLAN # 18444

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NORTH

KEY PLAN
N.T.S.

LEGEND	
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED SWALE ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING ELEVATION
	PROPOSED BUILDING ENTRANCE
	DIRECTION OF MAJOR OVERLAND FLOW
	PROPOSED SAN MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED TRENCH DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE AND VALVE BOX
	PROPOSED RETAINING WALL C/W GUARD RAIL
	PROPOSED HIGH POINT
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED PRECAST CURB
	PROPOSED SLOPE AND DIRECTION OF FLOW
	TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
	SLOPE AND DIRECTION
	PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
	PROPOSED TRANSFORMER PAD LOCATION
	PROPOSED SWITCHGEAR PAD
	PROPOSED GAS METER LOCATION
	100-YR PONDING LIMITS
	EXISTING UTILITY POLE C/W GUY WIRES
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN MANHOLE
	EXISTING CATCHBASIN
	EXISTING FENCE
	EXISTING OVERHEAD WIRES
	EXISTING STREETLIGHT
	EXISTING PARKING LINE PAINTING TO REMAIN
	EXISTING PARKING LINE PAINTING TO BE REMOVED

REFER TO 119067-ND FOR ADDITIONAL NOTES

NOTE:
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55 Metcalfe Street - Suite 1490
Ottawa, ON
M5G 2L5

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WAREHOUSE 2
FOOTPRINT: 8,286 m²
FFE=85.15

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	SEPT 14/21	MJH
3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

DESIGN	SCALE
MJH/ARM	1:400
JLS	1:400
MJH/ARM	1:400
JLS	1:400
MJH	1:400

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
M. J. HRECHIAK
10021256
SEP 14/21
PROVINCE OF ONTARIO

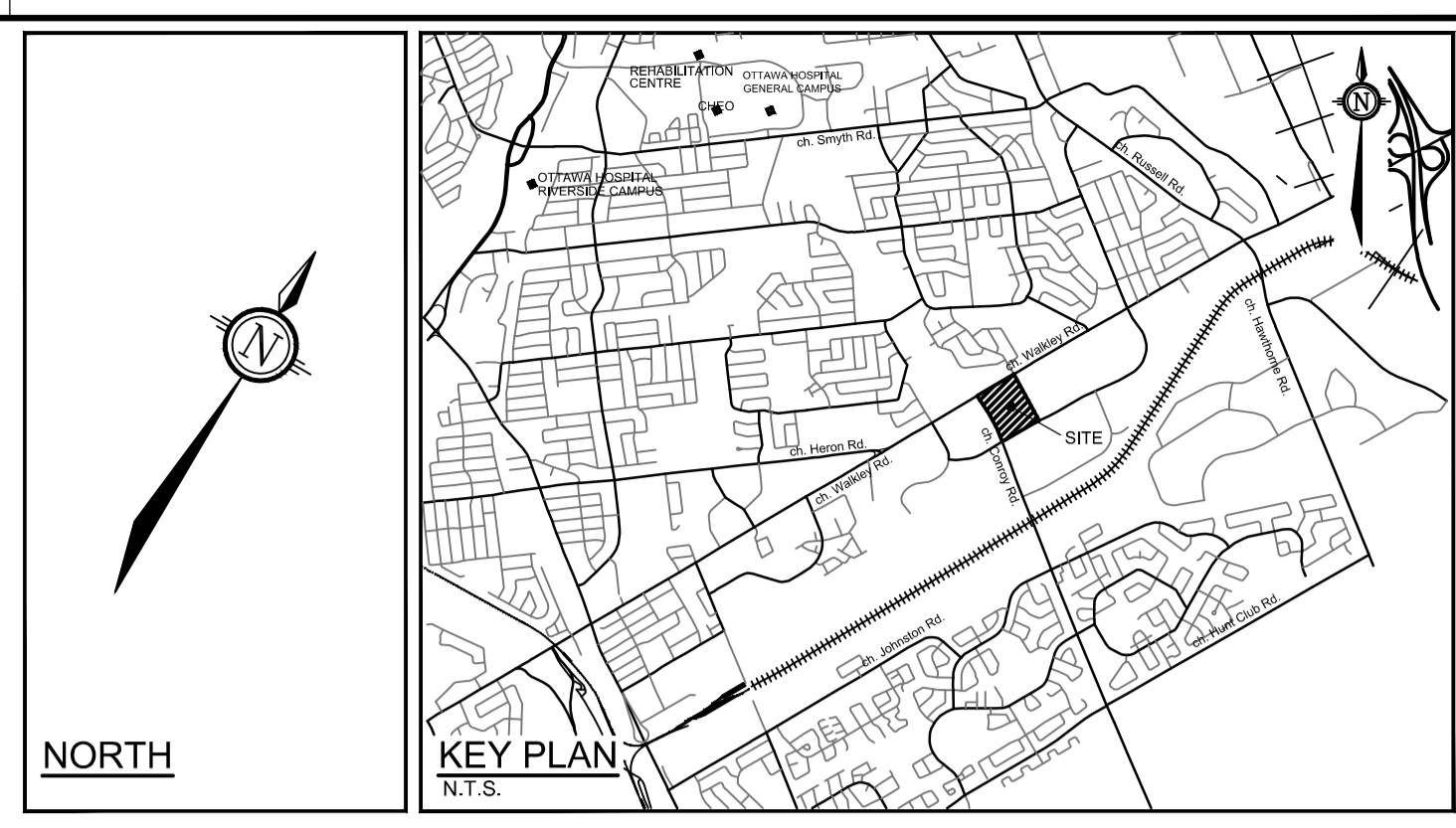
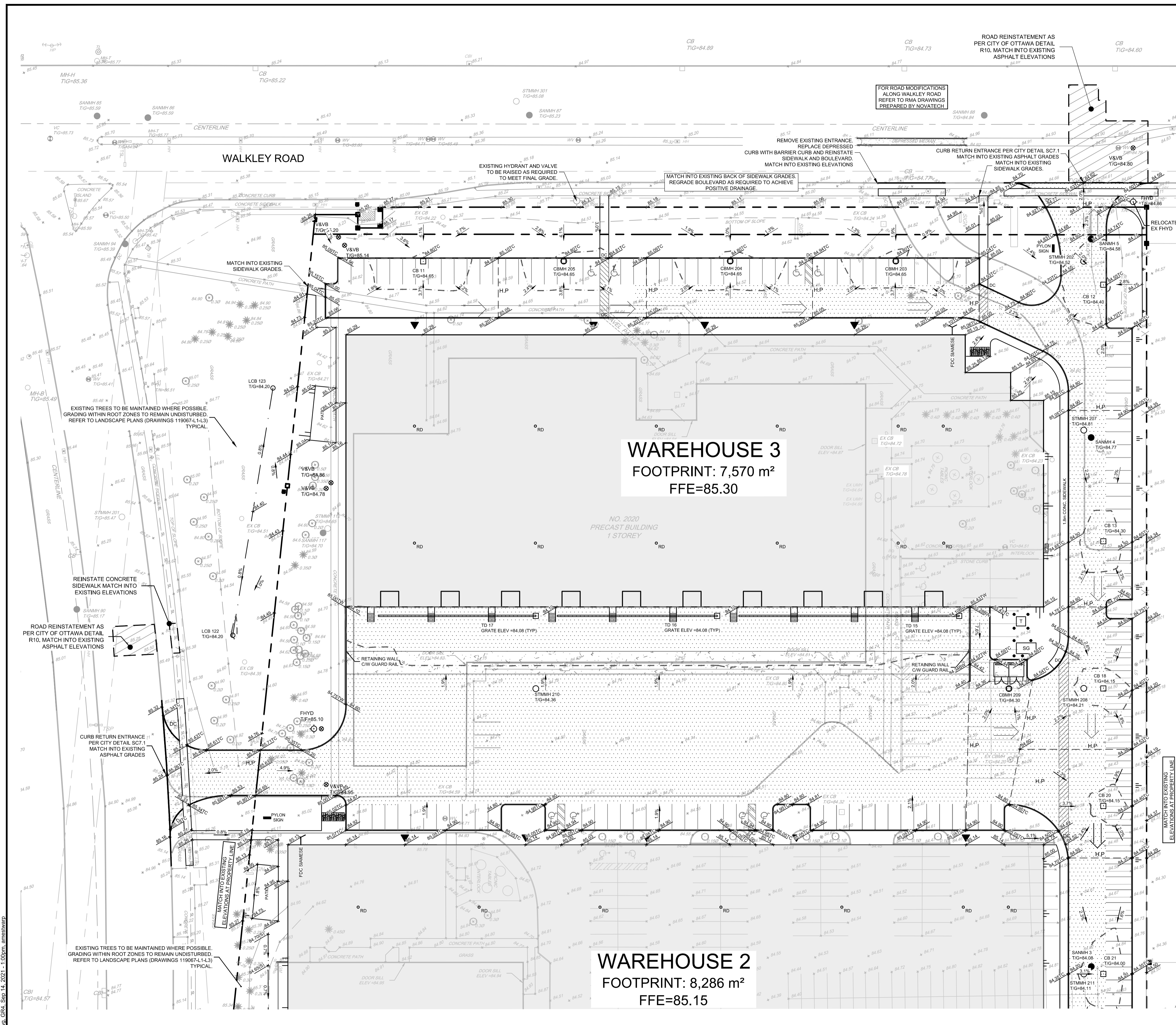
PROFESSIONAL ENGINEER
M. J. HRECHIAK
10021256
SEP 14/21
PROVINCE OF ONTARIO

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

LOCATION		PROJECT No.	
WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA		119067	
DRAWING NAME		REV #	
GRADING PLAN PHASE 2 - NORTH		REV #4	
DRAWING No.		119067-GR3	
PLAN #		18444	

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LEGEND

- PROPERTY LINE
- PROPOSED ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- EXISTING ELEVATION
- PROPOSED BUILDING ENTRANCE
- DIRECTION OF MAJOR OVERLAND FLOW
- PROPOSED SAN MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED TRENCH DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED LANDSCAPE CATCHBASIN
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND VALVE BOX
- PROPOSED RETAINING WALL C/W RETAINING WALL
- PROPOSED HIGH POINT
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SWALE AND DIRECTION OF FLOW
- TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
- SLOPE AND DIRECTION
- PROPOSED SITE LIGHTING (REFER TO ARCHITECTURAL DRAWINGS)
- PROPOSED TRANSFORMER PAD LOCATION
- PROPOSED SWITCHGEAR PAD
- PROPOSED GAS METER LOCATION
- 100-YR PONDING LIMITS
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN MANHOLE
- EXISTING CATCHBASIN
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING STREETLIGHT
- EXISTING PARKING LINE PAINTING TO REMAIN
- EXISTING PARKING LINE PAINTING TO BE REMOVED

WAREHOUSE 3
 FOOTPRINT: 7,570 m²
 FFE=85.30

WAREHOUSE 2
 FOOTPRINT: 8,286 m²
 FFE=85.15

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 Ottawa, ON
 M5G 2L5

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3.	ISSUED FOR GEOTECH REVIEW	SEPT 7/21	MJH
2.	ISSUED FOR SITE PLAN APPLICATION	MAR 5/21	MJH
1.	ISSUED FOR COORDINATION	MAR 01/21	MJH

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

FOR REVIEW ONLY

DESIGN: MJH/ARM
 CHECKED: JLS
 DRAWN: MJH/ARM
 CHECKED: JLS
 APPROVED: MJH

LICENSED PROFESSIONAL ENGINEER
 M.J. HREHORIAK
 100201604
 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
 M.J. HREHORIAK
 100211256
 PROVINCE OF ONTARIO

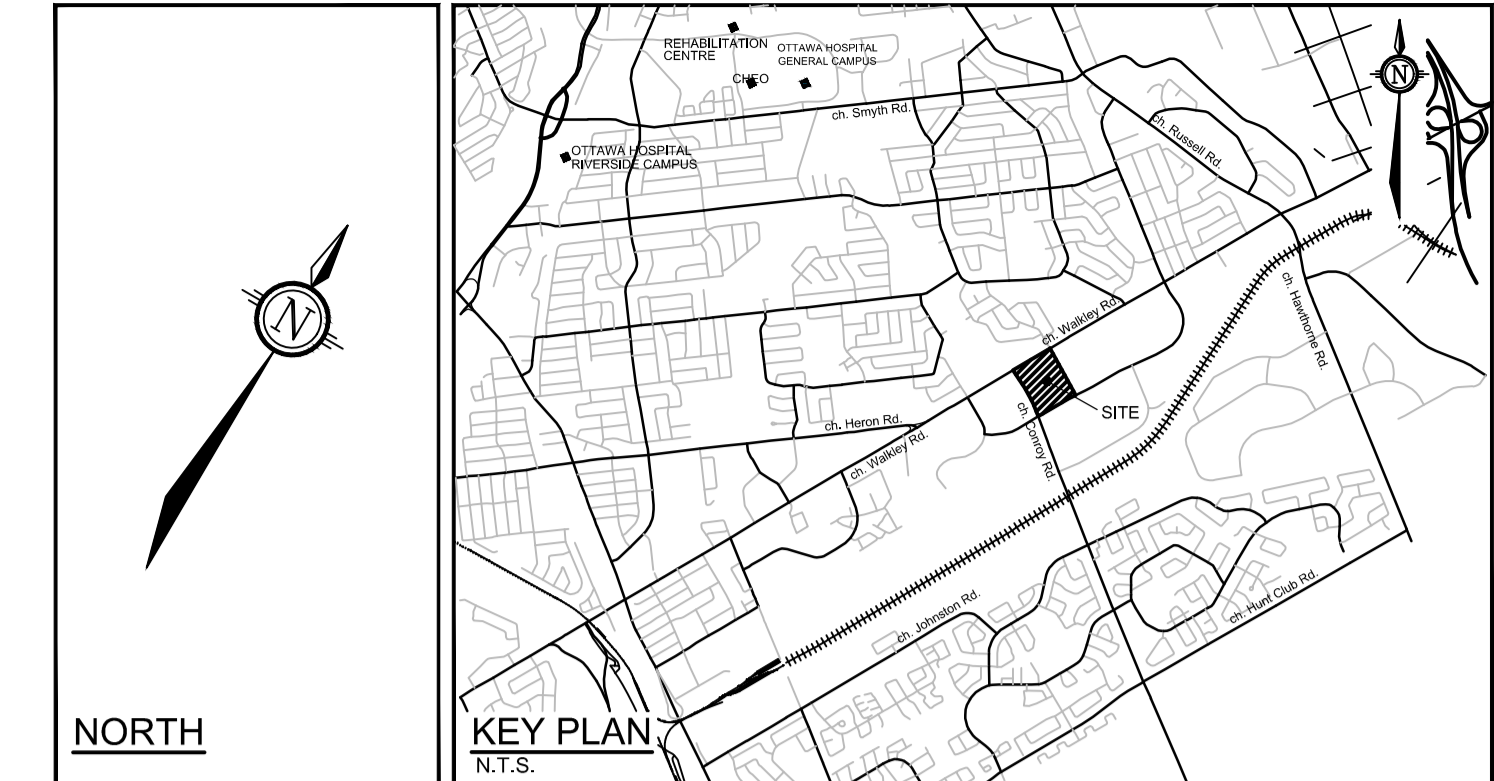
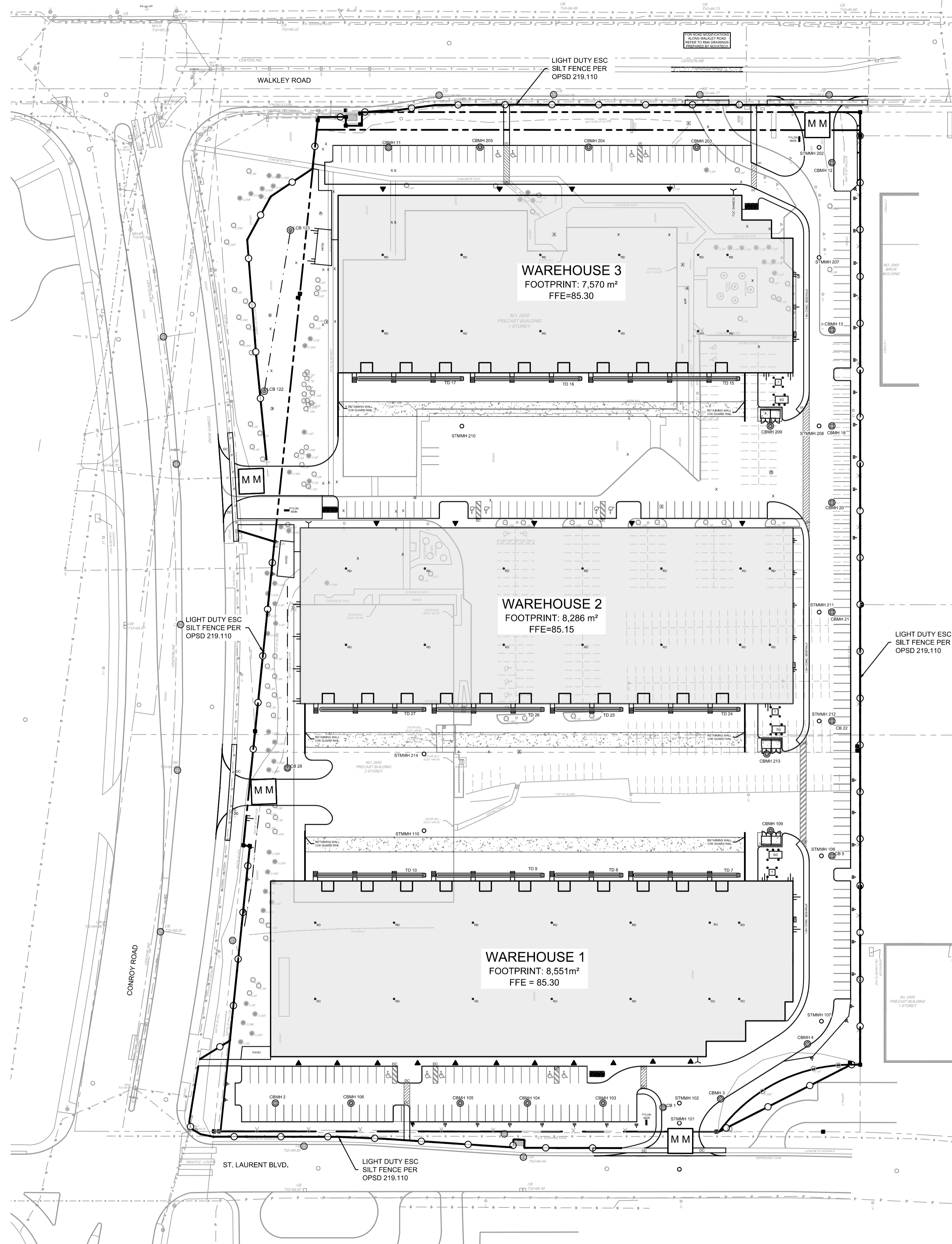
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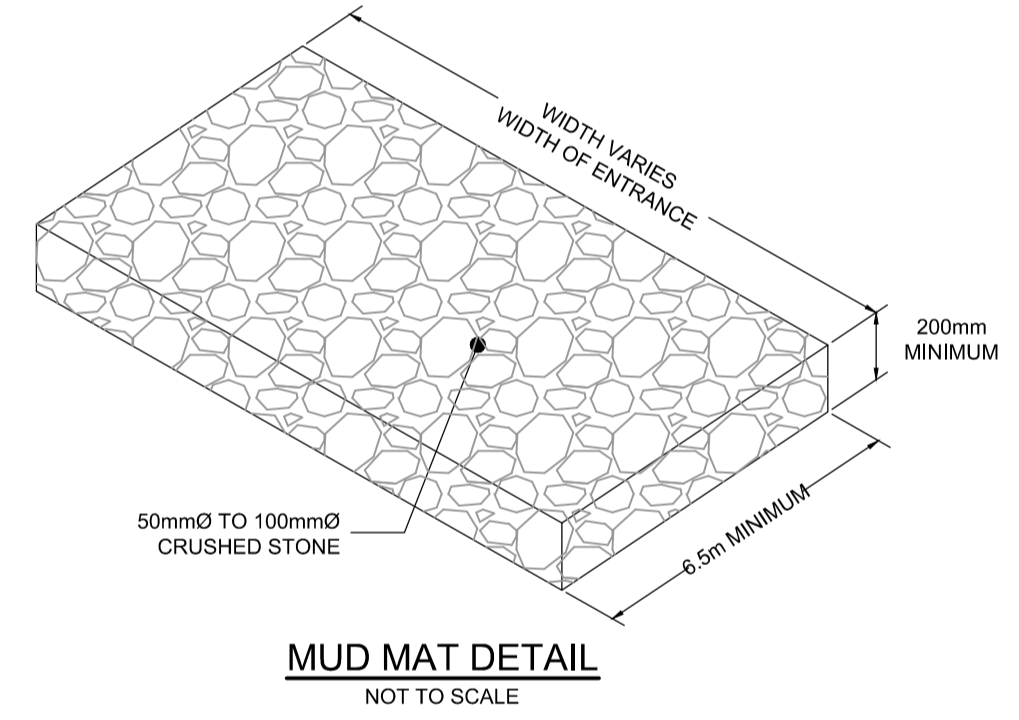
LOCATION	
WALKLEY CONROY WAREHOUSES 2020 WALKLEY ROAD, CITY OF OTTAWA	
DRAWING NAME	
GRADING PLAN PHASE 3	
PROJECT No.	
119067	
REV #	
REV #4	
DRAWING No.	
119067-GR4	
PLAN #	
18444	

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- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - DC --- PROPOSED DEPRESSED CURB
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED TRENCH DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED LANDSCAPE CATCHBASIN
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED RETAINING WALL C/W GUARD RAIL
 - PROPOSED TRANSFORMER PAD LOCATION
 - SG □ PROPOSED SWITCHGEAR PAD
 - GM □ PROPOSED GAS METER LOCATION
 - PROPOSED SWALE
 - TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)
 - PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND TRENCHDRAINS
 - MM □ PROPOSED MUD MAT
 - LIGHT DUTY SILT FENCE (OPSD 219.110)
 - STM MH ○ EXISTING STORM MANHOLE
 - CB 1 □ EXISTING CATCHBASIN
 - ○ EXISTING CATCHBASIN MANHOLE



EROSION AND SEDIMENT CONTROL 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) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
- 2) THE CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
- 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
- 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.

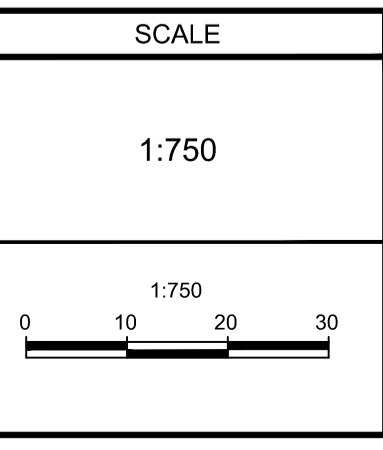
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M5G 2L5

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DESIGN: MJH/ARM
CHECKED: JLS
DRAWN: MJH/ARM
CHECKED: JLS
APPROVED: MJH

LICENSED PROFESSIONAL ENGINEER
A. R. MESSIWARP
100201604
PROVINCE OF ONTARIO

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M. J. HREHORIAK
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LOCATION
WALKLEY CONROY WAREHOUSES
2020 WALKLEY ROAD, CITY OF OTTAWA

DRAWING NAME
EROSION SEDIMENT CONTROL PLAN

PROJECT No.
119067

REV #
REV #4

DRAWING No.
119067-ESC

PLAN #
18444

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