

1. 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.
2. UNLESS OTHERWISE NOTED, DIMENSIONS FROM STREET LINE ARE TO THE CENTRELINE OF SEWER OR MAINTENANCE HOLE.
3. THE INSIDE DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMAIN, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
7. EXISTING STORM SEWER SYSTEM AND CATCH BASIN NETWORK TO BE REMOVED AS IDENTIFIED ON SI AND DISPOSED OF OFFSITE.
8. SERVICING DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SI SERVICING REPORT (MARCH 2025) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED (JLR 28584-0001).
9. ALL WATERMAINS SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
10. WATERMAINS CROSSING BELOW OR OVER A SEWER SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWING W25 AND W25.2.

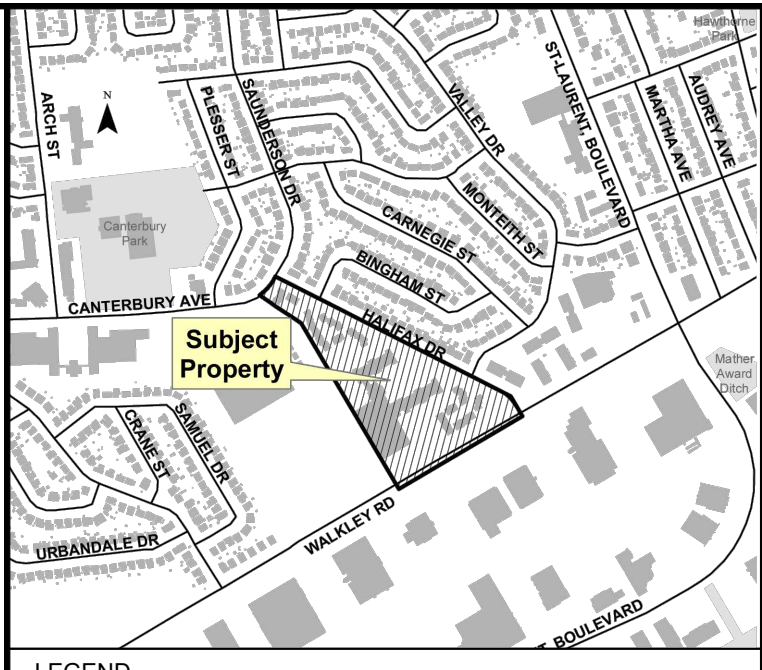
11. PROVIDE A MINIMUM OF 2.4m COVER ON ALL WATERMANS AND WATER SERVICES. OTHERWISE PROVIDE THERMAL INSULATION AS PER CITY STANDARD DRAWING W2 (IN SHALLOW TRENCHES) AND W23 (AT OPEN STRUCTURES).
12. AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
 - ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING NO. R10.
 - THICKNESS OF GRANULAR AND ASPHALT LAYERS SHALL MATCH EXIST.
 - SOULIERS SHALL BE REINSTATED WITH 100mm TOPSOIL AND SOD.
13. - SANITARY SERVICE LATERAL TO BE 250mmØ PVC DR 35.
- STIFF BOARDS TO BE PVC SDR 35 OR INSULATION WHERE MINIMUM COVERAGE OF 2.0m IS NOT ACHIEVED (REFER TO CITY OF OTTAWA INSULATION DETAIL 335).
- WATERMANS AND HYDRANT LATERAL TO BE PVC DR 18.
- 150mm DIA. STORM SERVICE TO CONSIST OF HDPE NON-PERFORATED SMOOTH INTERIOR WALL.
- 150mm DIA. CL. CONCRETE STORM SEWER TO BE REINFORCED AND CLASS 4/100-D.
14. ALL SANITARY & STORM MAINTENANCE HOLES TO BE 1200x UNLESS OTHERWISE NOTED AS PER OPSD 701.010 OR FRAME AND COVERS AS PER 705.010 AND DRAWINGS S24 AND S24.1 RESPECTIVELY. SANITARY & STORM MAINTENANCE HOLES TO HAVE WATERGIGHT COVERS AS PER 401.030. CATCH BASIN MAINTENANCE HOLES TO BE PER CITY STANDARD DRAWING 528.1.
15. ALL CATCH BASINS TO BE 600x600mm PRECAST CONCRETE PER OPSD 705.010 OR FRAME AND COVER AS PER CITY STANDARD DRAWING S19.
16. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE CURRENT ARCHITECTURAL SITE PLAN PREPARED BY DREDGE LEAHY ARCHITECT AND THE CURRENT GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP INC.
17. SERVICES TO BE TERMINATED 1.0m FROM BUILDING WALL (TYPICAL).
18. CONCRETE CURB TO BE BARRIER TYPE AS PER CITY STANDARD DRAW SC1.1.

19. SIDEWALKS AND WALKWAYS TO BE CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC22 (OR SC1-4) AND SC4.
20. PAVEMENT DESIGN TO BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL RECOMMENDATIONS. CONSTRUCTION GROUP INC. REPORT DATED MAY 15, 2018. REFER TO ARCHITECTURAL SITE PLAN PREPARED BY DREDGE LEAHY ARCHITECTS INC. FOR FURTHER DETAILS.
21. 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 89.78m AND BM2 - MAGNETIC NAIL & WASHER IN CONCRETE SIDEWALK HAVING AN ELEVATION OF 82.16m.
22. 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% SDP TO 1.0m BELOW EXISTING GRADE FOR THE ENTIRE TRENCH. DISTURBED AREA SHALL BE USED FOR BACKFILL, INCLUDING ALONG ANY SEWERS AND WATERMANS ADJACENT TO A BUILDING OR OTHER STRUCTURE.
23. HYDRANT SHALL BE INSTALLED AS PER CITY STANDARD DRAWING W19.
24. BACKWATER VALVES FOR BUILDING FOUNDATION DRAIN AND SANITARY DRAIN LEADS WITHIN BUILDING TO BE SPECIFIED BY MECHANICAL ENGINEER.
25. PROPOSED SEWER CONNECTIONS TO SEWER MAINS WITHIN WALKLEY ROAD TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DRAWING S11.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, STOCKPILING, TESTING, HAULING OFF SITE, AND PROPERLY DISPOSING OF EXISTING SITE MATERIAL AS REQUIRED, IN ACCORDANCE WITH OPPS MUD MANAGEMENT AND EROSION CONTROL FOR GREY AND RED CLAY (M1) (S1) GENERAL SPECIFICATION FOR THE MANAGEMENT OF EXCESS MATERIALS.

NO.	DESCRIPTION	CLEARANCE
C1	STM INV 80.17 - WM OBV 79.58	0.59m
C3	STM INV 80.05 - WM OBV 79.55	0.50m MIN.
C4	STM INV 80.18 - SAN OBV 79.25	0.93m
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 79.30 - SAN OBV 79.05	0.25m
C8	STM INV 79.32 - WM OBV 79.82	0.50m MIN.
C9	WM INV 79.65 - SAN OBV 79.14	0.51m
C10	STM INV 79.34 - WM OBV 78.84	0.50m MIN.
C11	WM INV 79.65 - SAN OBV 79.15	0.50m

WATERMAIN TABLE-Sta. 1+050.00 to 1+108.00				
SIZE	STATION ALONG WM	DETAIL	FINISHED GRADE	TOP OF WM
24"Ø	+1051.00	CONNECT TO EXISTING 406mm DIA. WM	82.71	80.60
	+1054.96	45° VERTICAL BEND	82.74	80.60
	+1055.91	CROSSING OVER SAN	82.73	79.65
	+1056.72	45° VERTICAL BEND	82.71	78.84
	+1056.72	CROSSING UNDER STORM	82.67	78.84
	+1061.82	45° VERTICAL BEND	82.63	78.84
	+1062.86	45° VERTICAL BEND	82.62	78.84
	+1076.03	VALVE	82.72	79.58
	+1084.77	CROSSING UNDER STORM CB LEAD	82.61	79.58
	+1097.73	45° HORIZONTAL BEND	82.66	79.58
+1098.21	CROSSING UNDER STORM	82.64	79.58	
+1102.32	45° HORIZONTAL BEND	82.63	79.58	
+1103.38	45° VERTICAL BEND	82.63	79.58	
+1104.46	45° VERTICAL BEND	82.64	78.50	
+1106.19	CAP	82.68	78.50	

WATERMAIN TABLE- Sta. 2+050.00 to 2+104				
SIZE	STATION ALONG WM	DETAIL	FINISHED GRADE	TOP OF WM
200mm	+2051.00	CONNECT TO EXISTING 406mm DIA. WM	82.64	80.60
	+2054.93	45° VERTICAL BEND	82.68	80.60
	+2055.58	CROSSING OVER SAN	82.66	78.65
	+2056.71	45° VERTICAL BEND	82.65	78.92
	+2059.09	CROSSING UNDER STORM	82.61	78.82
	+2061.91	45° VERTICAL BEND	82.56	78.82
	+2062.65	45° VERTICAL BEND	82.55	79.56
	+2071.51	HYDRANT & VALVE C/W 150mm PVC	82.69	79.56
	+2076.02	VALVE	82.77	79.56
	+2083.34	CROSSING UNDER STORM	82.78	79.56
	+2095.28	45° VERTICAL BEND	82.68	79.56
	+2096.34	45° VERTICAL BEND	82.66	78.50
	+2097.28	45° HORIZONTAL BEND	82.66	78.50
+2100.43	45° HORIZONTAL BEND	82.81	78.50	
+2101.60	CAP	82.87	78.50	



- | 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 |
| | EXISTING STORM SEWER, CB & MAINTENANCE HOLE TO BE REMOVED |
| | PODIUM STORM INFRASTRUCTURE BY OTHERS |
| | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY SEWER & MAINTENANCE HOLE |
| | PROPOSED TIE LANDSCAPING CATCH BASIN |
| | PROPOSED ELBOW/LANDSCAPING CATCH BASIN |
| | INSULATED PIPE AS PER CITY DETAIL 335 |
| | DEPRESSED CURB |
| | SITE BENCHMARK |

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

7	RE-ISSUED FOR SITE PLAN APPLICATION / POST-TENDER ADDENDUM	04/07/2025
6	ISSUED FOR SITE PLAN CONTROL AND BUILDING PERMIT	26/03/2025
5	RE-ISSUED FOR TENDER FOR EARLY SERVICING WORKS	19/03/2025
4	ISSUED FOR TENDER FOR EARLY SERVICING WORKS	12/03/2025
No.	ISSUE / REVISION	DD/MM/YY

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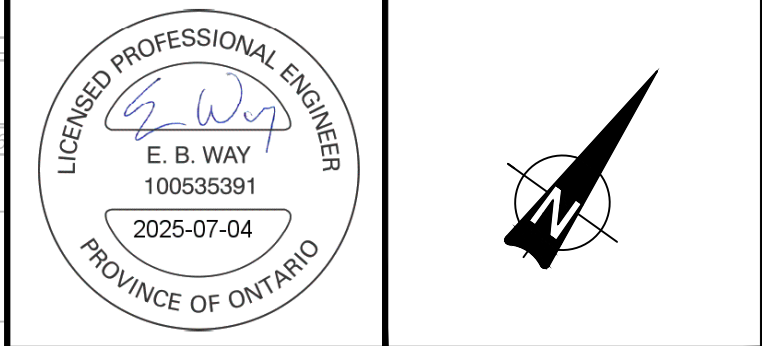
CLIENT:

LS GP Inc.
2193 Arch Street
Ottawa, ON
K1G 2H5
(613) 731-6331

CONSULTANT: www.jlrichards.ca

TOPOGRAPHIC INFORMATION:
 PREPARED BY: FAIRHALL, MOFFATT & WOODLAND LIMITED
 DATED: 2020/06/13
 HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)
 VERTICAL DATUM: CGVD28
 BENCHMARK DATA: #1 MAG NAIL & WASHER IN CONCRETE
 SIDEWALK, ELEV = 83.79. #3 MAG NAIL & WASHER IN
 CONCRETE SIDEWALK, ELEV = 82.16

PROFESSIONAL STAMP	PROJECT NORTH
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PROJECT:

WALKLEY ROAD APARTMENTS

2145 WALKLEY ROAD, OTTAWA

DRAWING:

SITE SERVICING PLAN

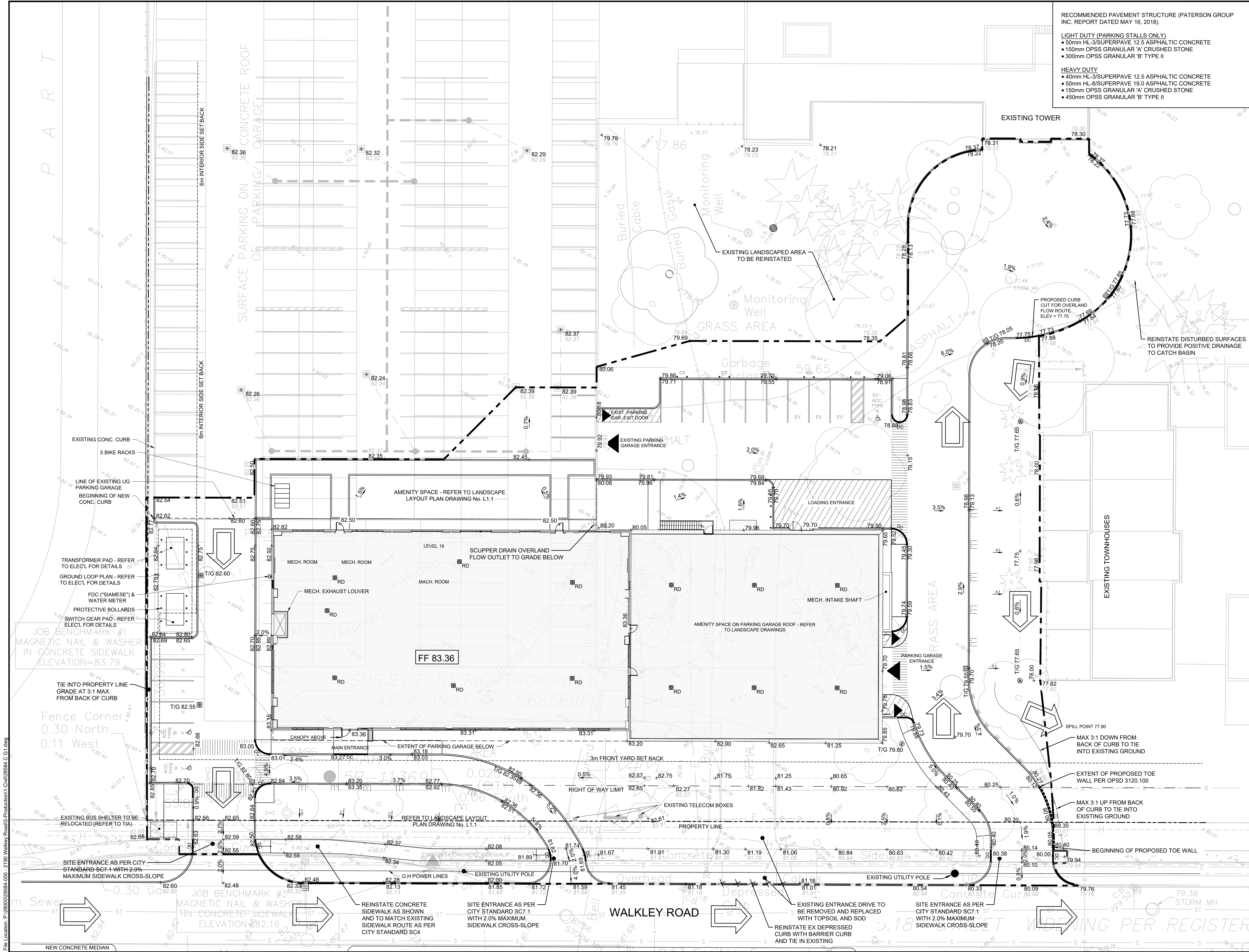
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EW	
DRAWING	DRAWING #

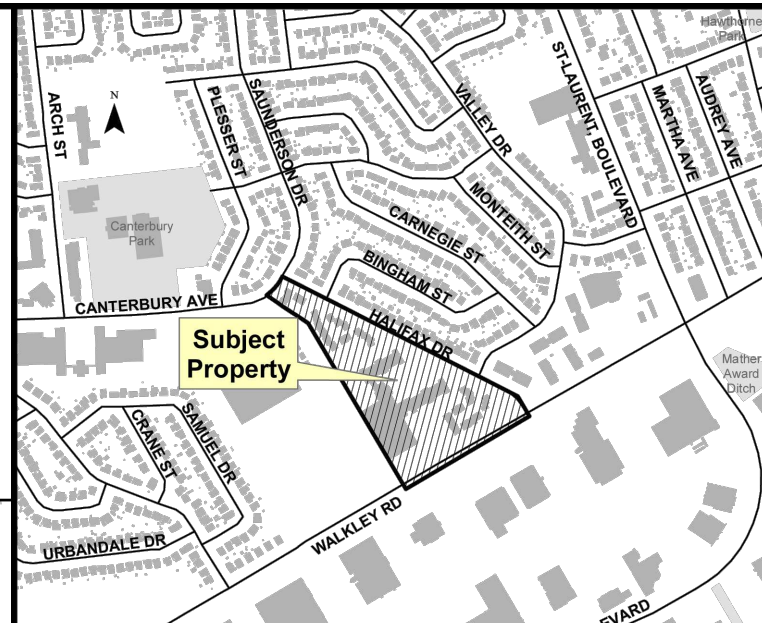
DRAWN: KC DRAWING #:

CHECKED: AW	C1
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S1



- RECOMMENDED PAVEMENT STRUCTURE (PATERSON GROUP INC. REPORT DATED MAY 16, 2018).
- LIGHT DUTY (PARKING STALLS ONLY)**
- 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 TEE LANDSCAPING CATCH BASIN
 - PROPOSED ELBOW LANDSCAPING CATCH BASIN
 - PROPOSED ELEVATION
 - EXISTING ELEVATION (EXISTING GROUND FROM FAIRHALL, MOFFATT & WOODLAND, OLS, MARCH 15, 2019)
 - REMOVE AND REINSTATE CURB
 - PROPOSED TERRACING (MAX 3:1)
 - SURFACE SLOPE
 - FLOW DIRECTION
 - PROPOSED CONCRETE SURFACE
 - PROPOSED GRASS SURFACE
 - DEPRESSED CURB
 - TOE WALL PER OPSD 3120.100
 - ROOF DRAIN
 - MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
- APPROVED ☐ REFUSED ☐
- THIS _____ DAY OF _____, 20____

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

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PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
E.B. WAY
106535381
2025-07-04
PROVINCE OF ONTARIO

PROJECT NORTH

PROJECT:

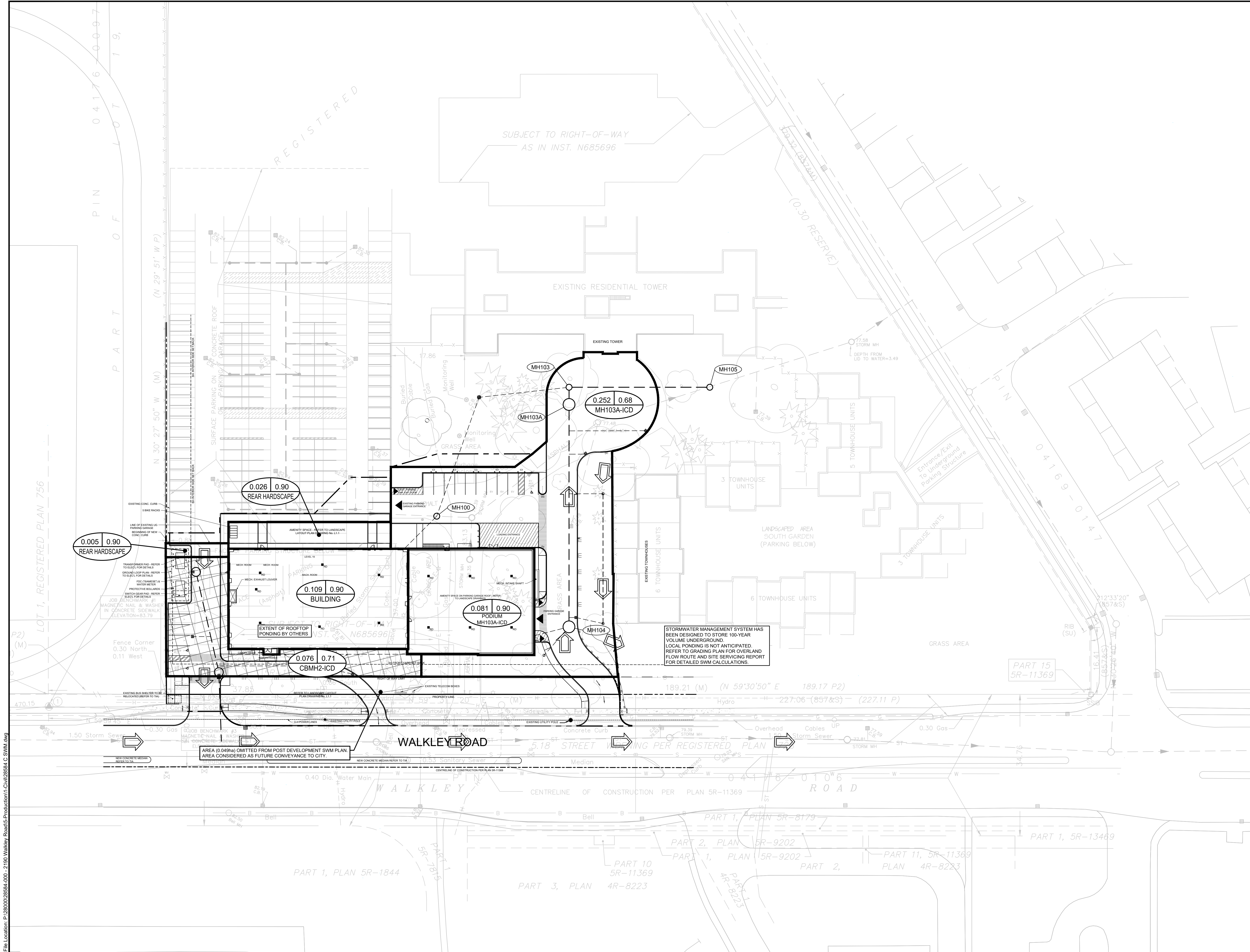
WALKLEY ROAD APARTMENTS
2145 WALKLEY ROAD, OTTAWA

DRAWING:

GRADING PLAN

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

DRAWING #:
G1



LEGEND

- AREA IN HECTARES
- RUNOFF COEFFICIENT (1-100YR)
- SURFACE DESCRIPTION
- DRAINAGE BOUNDARY
- DRAINAGE AREAS TO WALKLEY ROAD
- DRAINAGE AREAS TO HALIFAX DRIVE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER & MAINTENANCE HOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER & MAINTENANCE HOLE

APPROVED ☒ **REFUSED** ☐

THIS DAY OF 2020

LILY XU, MCIP, RPP, MANAGER
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106535381
2025-07-04
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PROJECT NORTH

PROJECT NORTH

PROJECT:

WALKLEY ROAD APARTMENTS
2145 WALKLEY ROAD, OTTAWA

DRAWING:

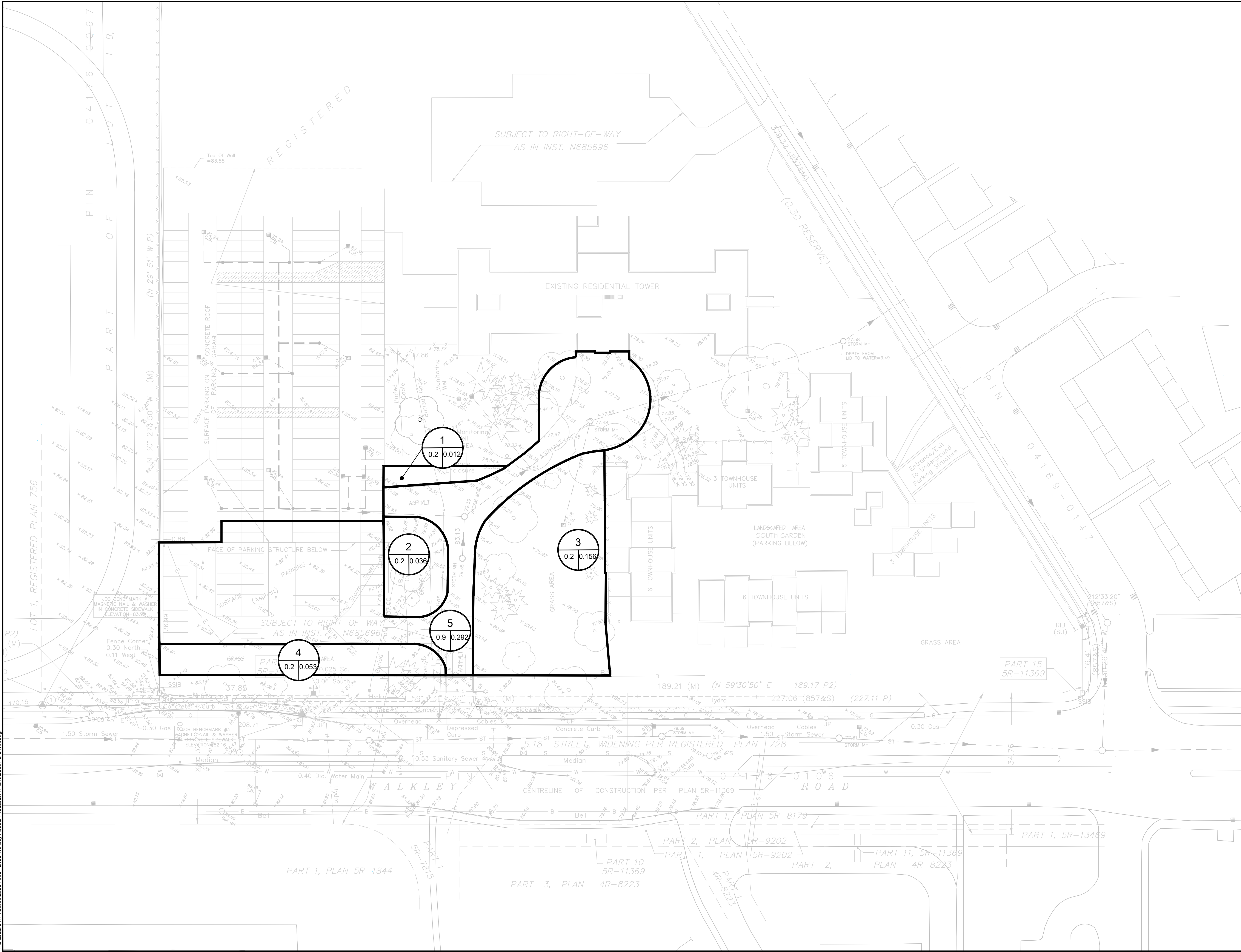
DRAINAGE PLAN

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

DRAWING #:

SWM1

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



Subject Property

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
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PROFESSIONAL STAMP

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	

