

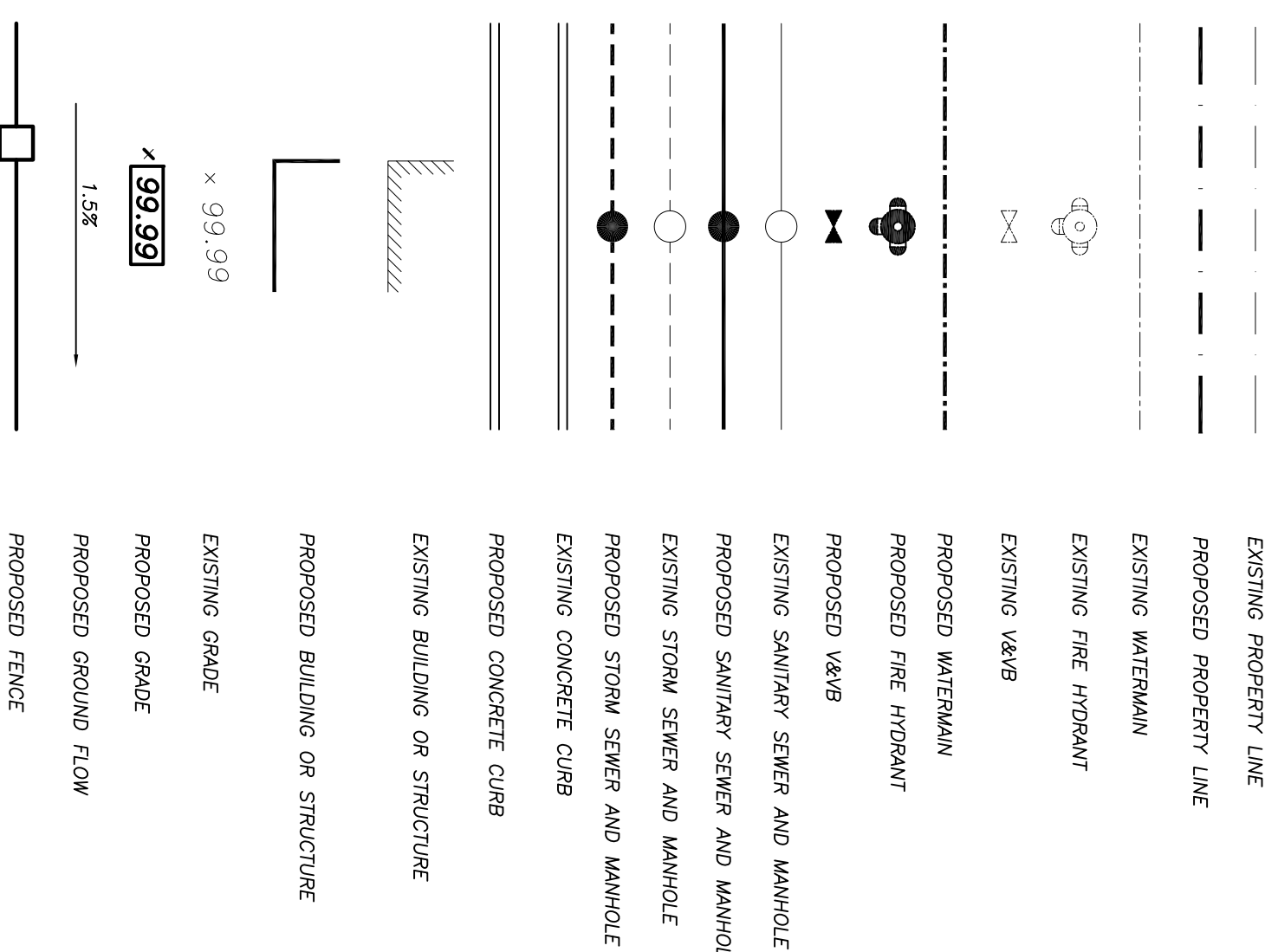
GENERAL NOTES:

1. THIS PLAN HAS TO BE READ IN CONJUNCTION WITH SITE PLAN PREPARED BY MORRIS WELCH ARCHITECT INC. DATED 2010 AND UTILITY PLANS PREPARED BY MAE ENGINEERS, & SITE SERVICES ASSOCIATES LTD. (FILE REFERENCE: 10499) REVISION DATED SEPTEMBER 30, 2010.
2. PLEASE REFER TO STORM WATER MANAGEMENT ANALYSIS PREPARED BY LUCAS ROBECHUD LECLERE ASSOCIATES LTD. (FILE REFERENCE: 10499) REVISION DATED SEPTEMBER 30, 2010.
3. PLEASE REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY THORW CONSULTING ENGINEERS & ASSOCIATES LTD. (FILE REFERENCE: 10499) REVISION DATED SEPTEMBER 30, 2010.
4. ALL MATERIALS & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS & PROVINCIAL STANDARDS & SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY OF OTTAWA STANDARDS ARE AVAILABLE.
5. UNDERGROUND WORKS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS, ONTARIO PROVINCIAL STANDARDS SPECIFICATIONS, & ONTARIO PROVINCIAL STANDARD DRAWINGS UNLESS SPECIFIED TO THE CONTRARY ON THE PLANS.
6. THE CONTRACTOR IS TO CHECK, VERIFY AND BE RESPONSIBLE FOR ALL UNDERGROUND SERVICES, UTILITIES AND STRUCTURES TO BE INSTALLED OR EXISTING PRIOR TO ANY CONSTRUCTION AND ANY POTENTIAL CONFLICTS TO BE REPORTED TO THE ENGINEER.
7. BRANCH CONNECTIONS TO BE PRE-UNMANAGED, TEST (RED CERTIFIED) UNLESS OTHERWISE SPECIFIED. ALL JUNKS TO BE BELL AND SPOUT THE UNLESS OTHERWISE SPECIFIED.
8. ALL GATE ELEMENTS ARE SUBJECT TO ADJUSTMENT IN THE FIELD, AS DETERMINED BY THE ENGINEER.
9. SEWER AND WATERMAIN BEDDING SHALL BE IN ACCORDANCE WITH THE OTTAWA DESIGN GUIDELINES AND SHALL CONFORM TO GRANULAR A AS PER CROSS SPECIFICATIONS. ALL SEWER LINES WITH STANDARD DRAWING DETAILS.
10. REGRASS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS PART OF THE CONSTRUCTION WORK. MEASURES SHALL BE INSTALLED IMMEDIATELY UPON GRASSING AND VEGETATED SURFACES. FOLLOWING CONSTRUCTION, DISTURBED AREAS AS WELL AS PROPOSED GRASSING AND VEGETATED SURFACES, SHALL BE REINSTATED AS SOON AS PRACTICAL.
11. IF, DURING THE PROCESS OF DEVELOPMENT, DEEPLY BURIED OR UNEXPECTED ARCHAEOLOGICAL REMAINS ARE UNCOVERED, THE DEVELOPER OR AGENTS SHALL IMMEDIATELY NOTIFY THE ARCHAEOLOGY SECTION OF THE ONTARIO MINISTRY OF CULTURE, TOURISM AND RECREATION.
12. CONTRACTOR IS REQUIRED TO NOTIFY GAS & SCHEDULE THE APPROPRIATE CONNECTIONS.

GRADING & REINSTATEMENT NOTES:

1. ALL CITY SIDEWALKS FRONTING THIS DEVELOPMENT MUST BE 1.8M WIDE & CONSTRUCTED IN CONCRETE AS PER CITY SPECIFICATION S02.
2. EXISTING DEPRESSED CURB & SIDEWALK TO REMAIN, IF THE FOOTSTRAK CURB RAMP (CROSSING) AT THE NEW CURB AND SIDEWALK, MUST BE CONSIDERED AS PER CITY SPECIFICATION S04.
3. EXISTING ROUNDABOUT PRIVATE APPROACHES IN THIS DEVELOPMENT MUST BE REINSTATED TO FULL CURB HEIGHT TO THE SURVEILLANCE OF THE CITY OF OTTAWA.
4. PROPOSED PRIVATE APPROACH MUST BE CONSTRUCTED AS PER CITY SPECIFICATION S013.
5. PROPOSED CONCRETE BARRIER CURB MUST BE CONSTRUCTED AS PER CITY SPECIFICATION S011.

LEGEND:



CONSTRUCTION NOTES — ENVIRONMENT

- WHILE UNDERGRADING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE RESPONSIBLE FOR IDENTIFYING, RECORDING, PROTECTING AND PRESERVING POTENTIAL CULTURAL HERITAGE. THE FOLLOWING NOTES APPLY TO THE ABOVE AREAS ENCOUNTERED OR SUSPECTED. THE OWNER SHALL ENSURE THAT:
1. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.R.C. 153/04 OR AS REVISED;
 2. ANY WELLS GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 3. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 4. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 — WELLS OR AS REVISED;
 5. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF THE ENVIRONMENT;
 7. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT; AND
 8. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6080).

UTILITY NOTES:

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.
2. ONLY VISIBLE SURFACE UTILITIES WERE LOCATED.
3. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES TO BE ASSIGNED OR ASSIGNED TO BE ASSIGNED TO THE CONTRACTOR AT THE END OF THE PROJECT. CONTRACTOR MUST VERIFY THAT ALL EQUIPMENTS ON SITE IS IN GOOD WORKING ORDER SUCH AS LIGHT POLES, SIGNS, TELEPHONES, GAS PIPES, ETC.
5. NO DIMENSION MUST BE TAKEN ON ALL PLANS BY USING A SCALE. IF DIMENSION DOES NOT APPEAR, ASK THE PROJECT MANAGER/COORDINATOR TO CLARIFY THE SITUATION.

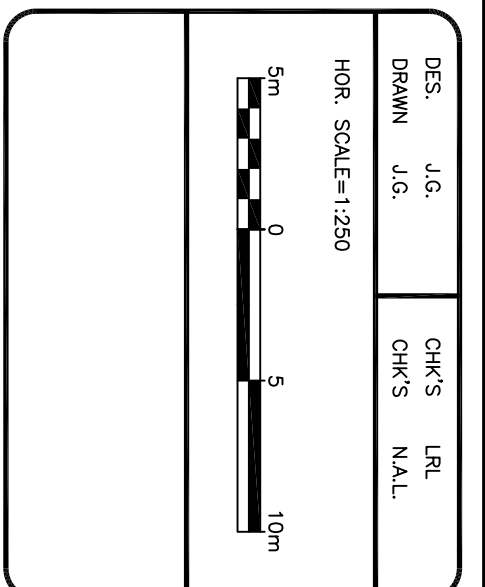
GREENBANK ROAD

CRAIG HENRY DRIVE

1. GENERAL INTERPRETATION OF DRAWINGS:
 THE GENERAL INTERPRETATION OF DRAWINGS AND SPECIFICATIONS ARE TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.

UNAUTHORIZED CHANGES:
 UNLESS OTHERWISE SPECIFIED, ALL CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.

No.	REVISIONS	BY	DATE
01	ISSUED FOR SITE CONTROL PLAN APPLICATION	J.G.	OCT. 7, 2010



PROJECT	PROPOSED APARTMENT BUILDING 149, 151, & 153 GREENBANK RD. CITY OF OTTAWA
DRAWING TITLE	GRADE & DRAINAGE CONTROL PLAN

CLIENT: PHOENIX HOMES

DATE: OCTOBER 2010

FILE: 10498

DWG NO.: C1

LEVCAC ROBERT LECLERC ASSOCIATES LTD. 1-888-COMMERCE ST. • OTTAWA, ONTARIO • K1K 1M6