

**REVISIONS**

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

ANSI/ASME	PIPE	HUB	BODY HEIGHT	HEATED	INSITE	PVC/ABS
FIRE AREA	SIZE	ID	INCHES	INCHES	INCHES	INCHES
35 30 IN	24(57)	275(703)	337(861)	259(657)	375(953)	334(853)
	26(66)	275(703)	337(861)	259(657)	375(953)	334(853)
	28(71)	275(703)	337(861)	259(657)	375(953)	334(853)
	30(76)	275(703)	337(861)	259(657)	375(953)	334(853)
	32(81)	275(703)	337(861)	259(657)	375(953)	334(853)
	34(86)	275(703)	337(861)	259(657)	375(953)	334(853)
	36(91)	275(703)	337(861)	259(657)	375(953)	334(853)
	38(96)	275(703)	337(861)	259(657)	375(953)	334(853)
	40(102)	275(703)	337(861)	259(657)	375(953)	334(853)
	42(107)	275(703)	337(861)	259(657)	375(953)	334(853)
	44(112)	275(703)	337(861)	259(657)	375(953)	334(853)
	46(117)	275(703)	337(861)	259(657)	375(953)	334(853)
	48(122)	275(703)	337(861)	259(657)	375(953)	334(853)

GENERAL TOLERANCES:	FINISH:	ANGLER:	REV:
SCALE: 1 : 4	N/A	N/A	0
SHEET: 1 OF 1			
DATE: OCT 7 2010			

**LEGEND:**

- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE
- - - - - EXISTING WATERMAIN
- - - - - EXISTING FIRE HYDRANT
- - - - - EXISTING WATER
- - - - - EXISTING SANITARY SEWER AND MANHOLE
- - - - - PROPOSED SANITARY SEWER AND MANHOLE
- - - - - EXISTING STORM SEWER AND MANHOLE
- - - - - PROPOSED STORM SEWER AND MANHOLE
- - - - - EXISTING CONCRETE CURB
- - - - - PROPOSED CONCRETE CURB
- - - - - EXISTING BUILDING OR STRUCTURE
- - - - - PROPOSED BUILDING OR STRUCTURE
- - - - - EXISTING GRADE
- - - - - PROPOSED GRADE
- - - - - EXISTING GROUND FLOW
- - - - - PROPOSED FENCE

**GENERAL NOTES:**

- THIS PLAN HAS TO BE READ IN CONJUNCTION WITH SITE PLAN PREPARED BY MORIS MEYER ARCHITECT (PLAN NO. A0), MECHANICAL & PLUMBING LAYOUT PLANS PREPARED BY MAE ENGINEERS, & SITE SERVICING PLAN DRAWING (S2) PREPARED BY TEL.
- PLEASE REFER TO STORM WATER MANAGEMENT ANALYSIS PREPARED BY LEAK ROBOICHOUD LECLERC ASSOCIATES LTD. (FILE REFERENCE 10499) REVISION DATED SEPTEMBER 30, 2010
- PLEASE REFER TO GEOLOGICAL INVESTIGATION REPORT PREPARED BY THOM CONSULTING ENGINEERS & ASSOCIATES INC.
- ALL MATERIALS & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS & SPECIFICATIONS, ONTARIO PROVINCIAL STANDARDS, & ONTARIO PROVINCIAL STANDARD DRAWINGS ARE APPLICABLE
- UNDERGROUND WORKS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA DESIGN STANDARDS UNLESS SPECIFIED TO THE CONTRARY ON THE PLANS.
- THE CONTRACTOR IS TO CHECK, VERIFY AND BE RESPONSIBLE FOR ALL UNDERGROUND SERVICES, STRUCTURES AND UTILITIES. ALL EXISTING UNDERGROUND STRUCTURES PIPES, CONDUITS, ETC., TO BE EXPOSED PRIOR TO ANY CONSTRUCTION AND ANY POTENTIAL CONFLICTS TO BE REPORTED TO THE ENGINEER.
- BRANCH CONNECTIONS TO BE PRE-MANUFACTURED TEES (CSA CERTIFIED) UNLESS OTHERWISE SPECIFIED. ALL JOINTS TO BE BELL AND SPIGOT UNLESS OTHERWISE SPECIFIED.
- ALL GATE ELEVATIONS ARE SUBJECT TO ADJUSTMENT IN THE FIELD, AS DETERMINED BY THE ENGINEER.
- GRADES AND WATERMAIN BEDS SHALL BE IN ACCORDANCE WITH THE OTTAWA DRAINING DESIGN GUIDELINES AND SHALL CONFORM TO GRANULAR A AS PER CROSS SPECIFICATIONS. ALL SEWER LINES WITH DEPTH LESS THAN 1.5m WILL HAVE TO BE THERMALLY INSULATED AS PER CITY OF OTTAWA DESIGN STANDARD DRAWING DETAILS.

**CONSTRUCTION NOTES – ENVIRONMENT**

WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, POTENTIALLY CONTAMINATED SOIL OR GROUNDWATER. BURNED WASTES OR ABANDONED WATER WELLS, IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:

- ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DETERMINED WITHIN OREG. 153/04 OR AS REVISED.
- ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS.
- ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS.
- ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 – WELLS OR AS REVISED.
- 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.
- CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
- THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-568-8969).

**GRADING & REINSTATEMENT NOTES:**

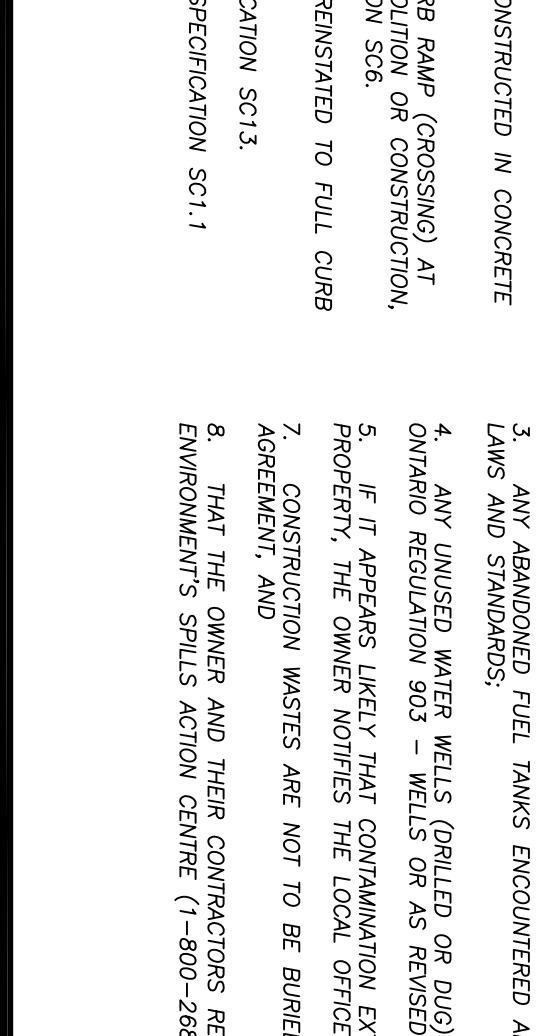
- ALL CITY SERVICES BEGINNING THIS DEVELOPMENT MUST BE 1.8M WIDE & CONSTRUCTED IN CONCRETE AS PER CITY SPECIFICATION S2.
- EXISTING DERESSED CURB & SIDEWALK TO REMAIN. IF THE PESTERMAN CURB RAMP (CROSSING) AT THE NEW CURB AND SIDEWALK MUST BE CONSTRUCTED AS PER CITY SPECIFICATION S06.
- EXISTING REGULAR PRIVATE APPROACHES IN THIS DEVELOPMENT MUST BE REINSTATED TO FULL CURB HEIGHT TO THE SATISFACTION OF THE CITY OF OTTAWA.
- PROPOSED PRIVATE APPROACH MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC13.
- PROPOSED CONCRETE BARRIER CURB MUST BE CONSTRUCTED AS PER CITY SPECIFICATION SC11.

**CONSTRUCTION NOTES:**

- REQUIREMENTS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTAL EROSION CONTROL MEASURES AS SUIT THE PROPOSED WORK METHODS TO CONTROL SEDEMENT FROM RUNNING OFF THE SITE. FOLLOWING CONSTRUCTION, DISTURBED AREAS AS WELL AS PROPOSED GRASSSED AND VEGETATED SURFACES, SHALL BE REINSTATED AS SOON AS PRACTICAL.
- 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.
- CONTRACTOR IS REQUIRED TO NOTIFY GAS & SCHEDULE THE APPROPRIATE CONNECTIONS.

**REVISIONS**

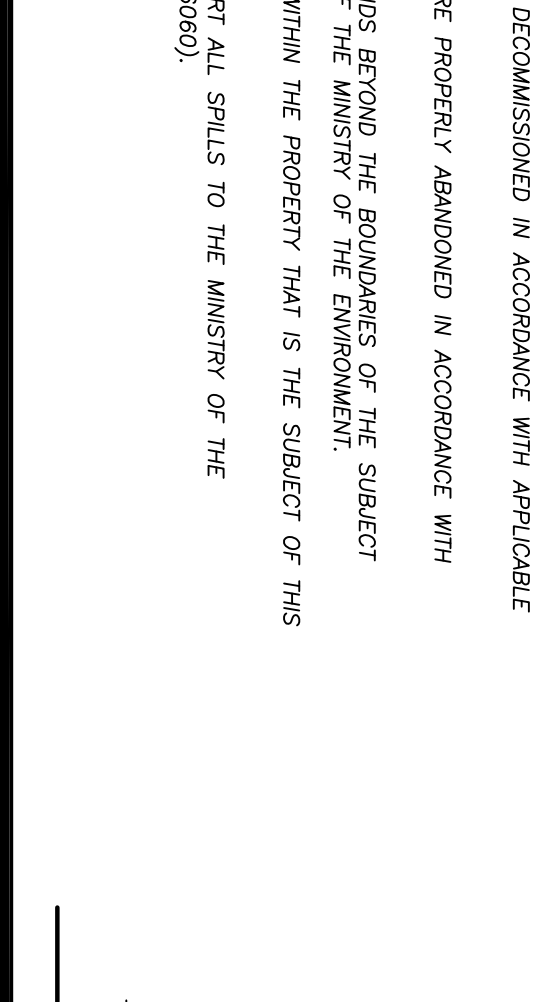
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**LICENSED PROFESSIONAL ENGINEER**

DATE: OCT 7 2010

NOT AUTHENTIC UNLESS SIGNED AND DATED.



**CLIENT**

PHOENIX HOMES

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**PROJECT**

PROPOSED APARTMENT BUILDING  
149, 151, & 153 GREENBANK RD.  
CITY OF OTTAWA

**STORM WATER MANAGEMENT PLAN**

DATE: OCTOBER 2010  
FILE: 10498  
DWG NO.: C4

**COMMITMENT 2010**

LEAK ROBOICHOUD LECLERC ASSOCIATES LTD.  
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