

Construction Plan

Preliminary Construction Management Plan

Project Location: 1670 Tenth Line Road

Owner / Applicant: 1070456 Ontario Inc.

Applicant's Agent: Connor Gallagher

Application Submission Checklist

1. Q: Will construction require the temporary detour of a bus route?

A: No. A temporary detour of a bus route is not required.

2. Q: Will this work block a bike lane?

A: No. The proposed work will not block any bike lanes.

3. Q: Will this work block a sidewalk?

A: No. The proposed work will not block any City sidewalks.

4. Q: A: Will this work require a lane of traffic to be closed?

No. The proposed work will not involve any lane closures, except during connection to City services.

Signature of Authorized Representative:

REGISTERED

PROPOSED CONCRETE CURB SHALL HAVE A 150mm(MIN) CLEARANCE BETWEEN BASE OF WALL AND PROPERTY LINE

CONNECT NEW STORM PIPE TO EXISTING STORM SEWER AT INV.=+85.25. EXISTING STORM SEWER SPRINGLINE ELEVATION=+85.25. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.2

CONNECT NEW STORM LATERAL TO EXISTING STORM SEWER AT INV.=+85.25. EXISTING STORM SEWER SPRINGLINE ELEVATION=+85.22. ALL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.2

PROPOSED SANITARY LATERAL INVERT WHICH OUTLET TO THE DUVERNAVY DRIVE SANITARY SEWER. THE OWNER'S ARCHITECT IS AWARE OF THIS CONSTRAINT. THE DEVELOPER AND HIS ARCHITECT WILL MAKE INTERNAL HOUSE PUMPING PROVISIONS TO PUMP SANITARY BASEMENT SEWAGE UP TO THE SANITARY LATERAL FROM A SANITARY SEWAGE TANK PUMPING SYSTEM FOR THIS BUILDING. LIKEWISE, WITH THE STORM PIPE/WEEDING TILE DRAINAGE SYSTEM, THE ARCHITECT WILL MAKE PROVISIONS TO PUMP THE WEEDING TILE WATER UP FROM A SUMP PIT AND/OR TANK COMPLETE WITH PUMPING SYSTEM IN ORDER TO DISCHARGE WEEDING TILE WATER TO THE PROPOSED 150mm DIA. PVC STORM LATERAL THAT OUTLETS TO THE CITY STORM SEWER AT DUVERNAVY DRIVE. SEE LATEST REVISED ARCHITECTURAL PLANS FOR OUTLET LOCATION, DISCHARGE PIPE HEIGHT DETAILS, SEWAGE PIT/TANK SIZE, AND PUMPING SYSTEM FOR THIS BUILDING. IT IS RECOMMENDED THAT THE SANITARY SEWAGE TANK AND/OR STORMWATER HOLDING TANK BE OVERSIZED. A DUPLEX PUMPING SYSTEM SHALL BE IN THE SANITARY AND STORM TANKS.

b) THE ARCHITECT AND OWNER'S/DEVELOPER'S MECHANICAL ENGINEER SHALL ENSURE THAT SANITARY SEWAGE FLOW FROM FLOOR LEVELS ABOVE THE BASEMENT LEVEL OF THIS DWELLING UNIT BE DIRECTED AND OUTLETTED TO THE PROPOSED GRAVITY FLOW SANITARY LATERAL PIPE AND NOT INTO THE BASEMENT SEWAGE SEWAGE TANK FOR PUMPING.

c) THE PROPOSED SANITARY HOLDING TANK AND PUMPING SYSTEM ARE FOR DRAINAGE OF BASEMENT FIXTURES AND FLOOR DRAINS AS PER ARCHITECT'S DRAWINGS IN ACCORDANCE WITH THE LATEST REVISED OTTAWA BUILDING CODE.

d) SANITARY AND WEEDING TILE WATER SUMP PIT LOCATION SHALL BE AS PER ARCHITECT'S APPROVED ARCHITECTURAL FLOOR PLANS.

43. THE OWNER'S ARCHITECT SHALL INFORM THE OWNERS THAT AN ONGOING YEAR ROUND MAINTENANCE PROGRAM IS REQUIRED FOR THIS BUILDING TO ENSURE THAT THE HOLDING TANKS IN PARTICULAR SHALL BE ANNUALLY INSPECTED AND CLEANED IF NECESSARY. ALL PUMPS USED IN THIS BUILDING ARE TO BE DETERMINED BY THE OWNER'S MECHANICAL ENGINEER AND/OR PLUMBER BASED ON THEIR SPECIFIC USAGE UNDER THE PRESENT PLUMBING CODE AND CITY REQUIREMENTS.

44. THE ARCHITECT SHALL INFORM THE OWNERS TO HAVE AVAILABLE AT ALL TIMES A BACKUP GENERATOR ON STANDBY AT THE BUILDING IN THE EVENT OF A POWER BLACKOUT OR OTHER EMERGENCIES.

45. EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.

46. THE SITE GEOTECHNICAL ENGINEERS MAY REQUIRE CLAY SEALS TO BE INSTALLED IN SERVING TRENCHES. SITE SERVING CONTRACTORS SHALL REFER TO PATERSON GROUP'S GEOTECHNICAL REPORT NO. PG7562-1 DATED JUNE 16, 2025 FOR INSTALLATION DETAILS. (SEE CITY DWG. S8 DETAILS ALSO REGARDING "CLAY SEAL FOR PIPE TRENCHES").

47. PROPOSED STORM MANHOLE SHALL BE PRECAST TYPE (1200mm) AS PER CITY'S LATEST REVISED ENGINEERING STANDARDS. OTHERWISE, AS PER OPSD 701.01 C/W CITY APPROVED FRAME AND COVER.

48. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS THE NEIGHBORS' PROPERTIES.

49. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.

50. THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.

Promenade DUVERNAVY DRIVE

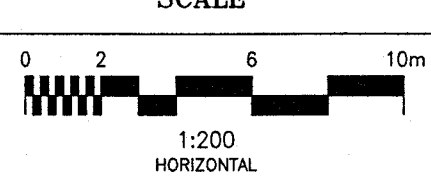
APPROX. LOCATION OF EX. 375mm CONC. STORM SEWER $\pm 0.25\%$

APPROX. LOCATION OF EX. 250mm CONC. SANITARY SEWER $\pm 0.39\%$

PIN 14518 - 0363

APPROX. LOCATION OF EX. 200mm A.C. WATERMAIN

SCALE



VERTICAL

DESIGN T.L.M.

CHECKED T.L.M.

DRAWN BY P.M.

CHECKED T.L.M.

APPROVED T.L.M.

PROJECT

1670 TENTH LINE ROAD
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

DRAWING TITLE

PROPOSED SITE GRADING
AND SERVING PLAN



T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.

825-8

DATE

JUNE 2025

DRAWING No.

G-1