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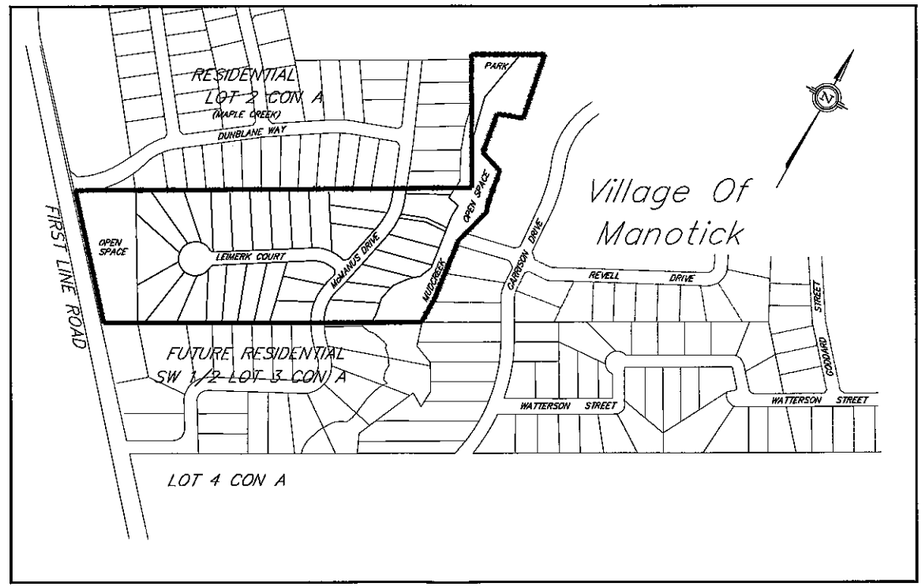

INDEX OF INCLUDED DRAWINGS

DRAWING NO.	REVISION	DESCRIPTION
MP13613-COV	REV 5	COVER SHEET
MP13613-SP1	REV 14	SITE PLAN
MP13613-GP1	REV 8	GRADING PLAN
MP13613-GP2	REV 8	GRADING PLAN
MP13613-SS1	REV 6	SITE SERVICING PLAN
MP13613-SS2	REV 6	SITE SERVICING PLAN
MP13613-PP1	REV 8	PLAN & PROFILE – McMANUS DRIVE STA. 1+000 TO 1+300
MP13613-PP2	REV 8	PLAN & PROFILE – LEIMERK COURT STA. 2+030 TO 2+340
MP13613-SD1	REV 9	STORM DRAINAGE PLAN
MP13613-CUP1	REV 15	COMPOSITE UTILITY PLAN
MP13613-B1	REV 4	PEDESTRIAN BRIDGE AND WALKWAY
MP13613-S1	REV 4	PEDESTRIAN BRIDGE AND WALKWAY – PLANS AND SECTIONS
MP13613-S2	REV 3	PEDESTRIAN BRIDGE AND WALKWAY – ABUTMENT PLAN AND SECTIONS
MP13613-D-1	REV 12	DETAILS
MP13613-D-2	REV 6	DETAILS

MANOTICK ESTATES
PHASE 6

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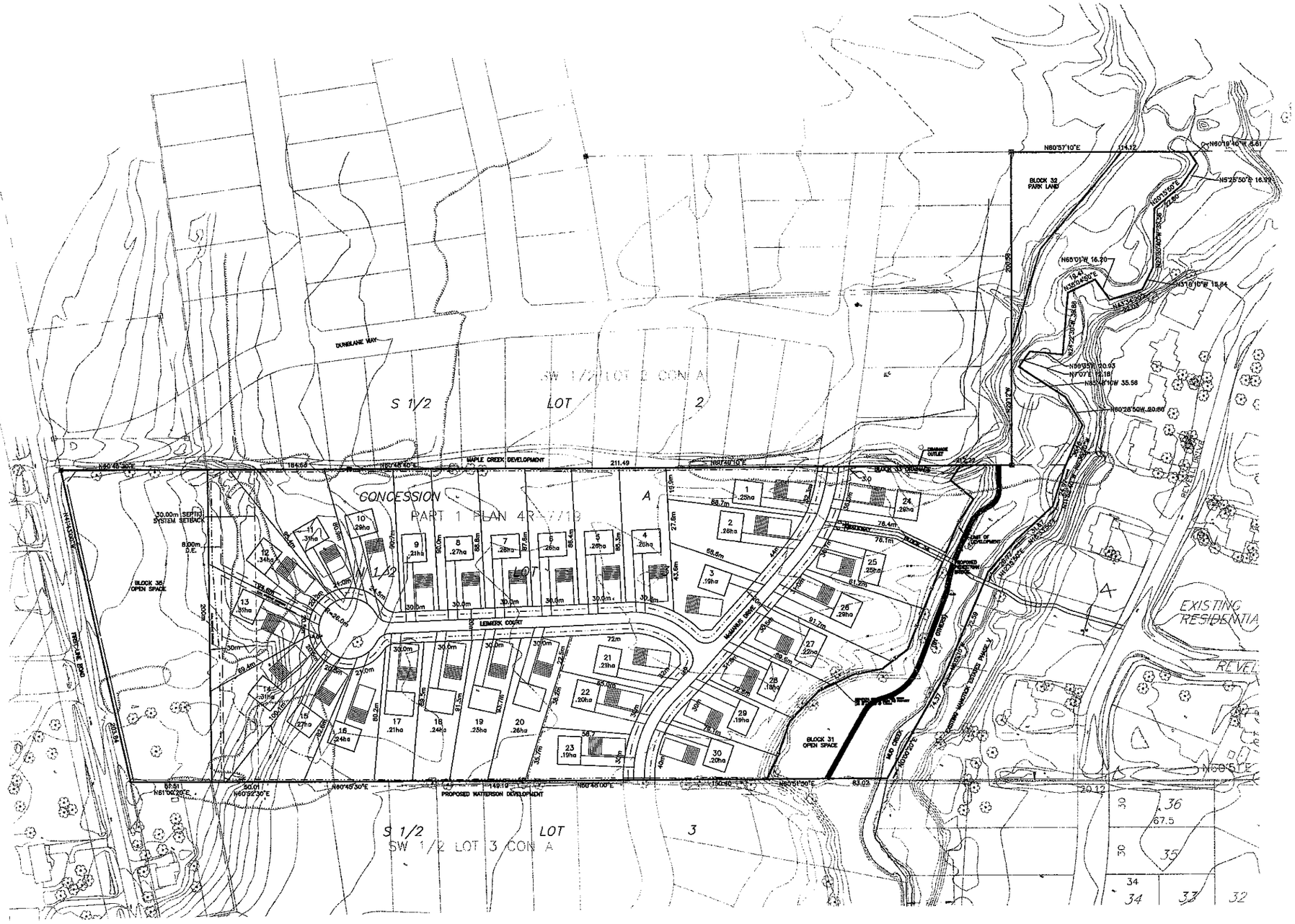
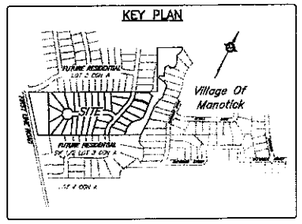
PROJECT NO: MP13613





NOTES

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NOTE: LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND FOR REFERENCE ONLY

REV	REVISION DESCRIPTION	DATE	BY	APP'D
14	ISSUED FOR CONSTRUCTION	22/06/11	CRR	AA
13	ISSUED FOR TENDER	27/04/11	CAH	AA
12	SUBMISSION	15/03/11	CAH	AA
11	SUBMISSION TO CITY	10/02/11	CAH	AA
10	SUBMISSION	08/11/10	CRR	AA
9	GENERAL REVISION	29/09/10	SAB	AA
8	SUBMISSION	06/05/10	IJ	AA

REV	REVISION DESCRIPTION	DATE	BY	APP'D
7	ADJUSTED LOT AREAS	30/04/10	MJT	SC
6	ADJUSTED LOT AREAS	03/07/07	MMR	SC
5	ADDED WALKWAY	20/11/06	MMR	SC
4	REVISED LOT LAYOUT	10/11/06	SJC	DK
3	REVISED LOT LAYOUT	05/09/06	SJC	DK
2	REVISED LOT LAYOUT	07/06/06	SJC	DK
1	REVISED AS PER CLIENT REQUEST	11/23/05	SJC	DK

SCALE

1:1250

0 10m 20m 30m

HORIZONTAL

DESIGNED BY

REVIEWED BY

LICENSED PROFESSIONAL ENGINEER
M. A. ANSARI
Jan/22/11
PROVINCE OF ONTARIO

OWNER
LEIMERK DEVELOPMENTS LTD.
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OTTAWA, ONT. K2H 8R2

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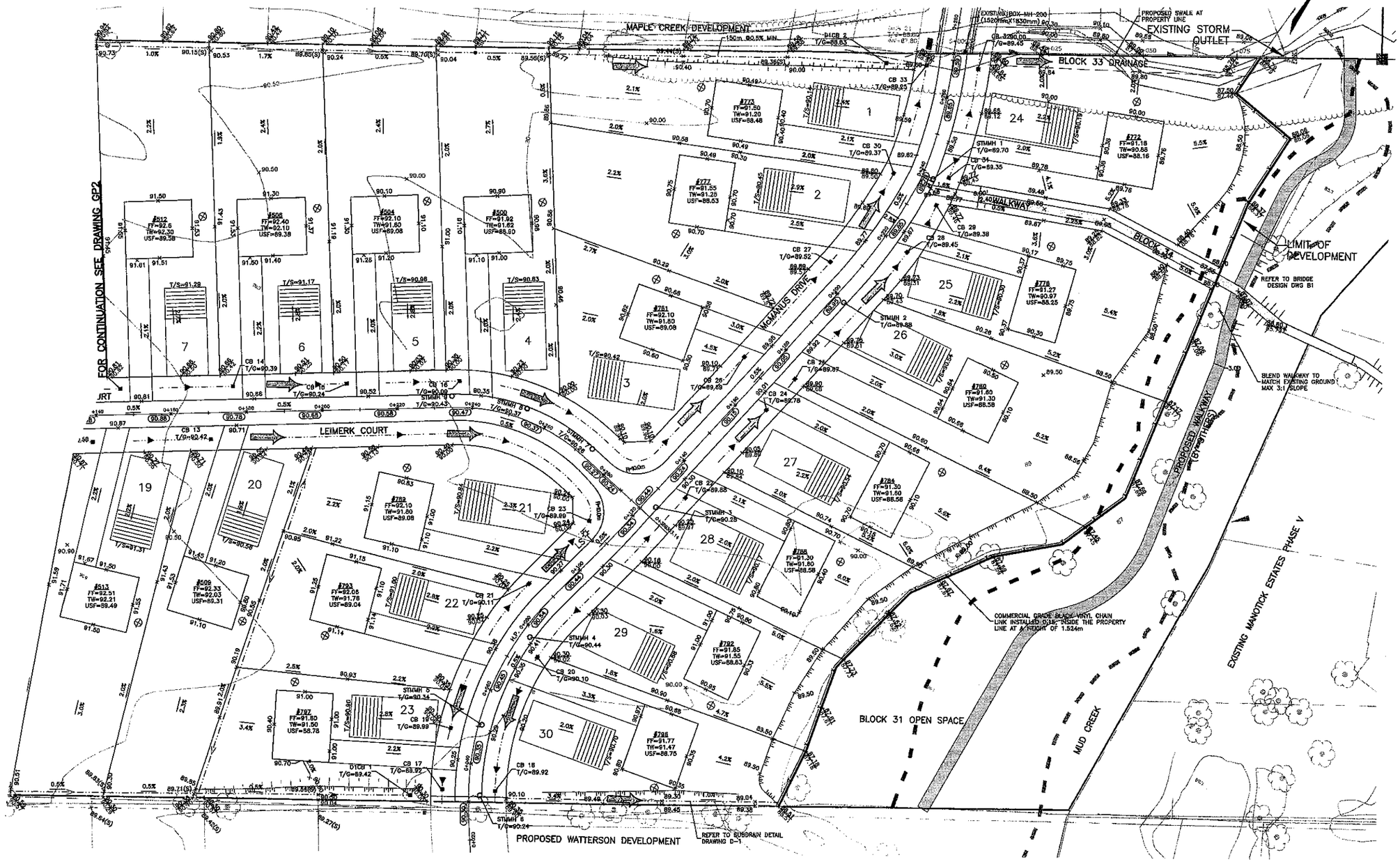
SHEETPLAN	M.ROULEAU
DESIGN	S. CLARKE
DRAWN	S. CLARKE
CAD	M.ROULEAU
PROJ. MGR	A.ANSARI
APPROVED	A.ANSARI

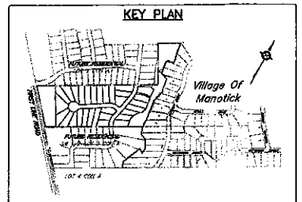
PROJECT
MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE
SITE PLAN

PROJ NO.	MP13813A
SURVEY	
DATE	JUNE 6, 2007
DRAWING NO.	SP1



KEY PLAN



LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
	EXISTING CONTOUR AND ELEVATION
90.51	PROPOSED ELEVATION
90.60	EXISTING ELEVATION
(90.05)	PROPOSED CENTERLINE OF ROAD ELEVATION
STMMH 1	PROPOSED STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
2.0%	PROPOSED SLOPE AND DIRECTION OF FLOW
	CENTERLINE OF SWALE
	REAR YARD SWALE c/w SUBDRAIN AND LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
T/Sm	TOP OF SEPTIC BED ELEVATION
7	LOT NUMBER
#700 FF= TW= USF=	MUNICIPAL ADDRESS FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL ELEVATION UNDERSIDE OF FOOTING ELEVATION
	PROPOSED SEPTIC BED
	PROPOSED WELL (MIN 1.5m FROM HOUSE)
LS	PROPOSED STREET LIGHT
	SEWAGE SYSTEM SETBACK LIMIT FROM MUD CREEK
	TERRACING MAX 3:1
	MAJOR OVERLAND FLOW ROUTE
	1:100 YR FLOODLINE (ELEV=85.97)

NOTES:

1. WELLS AND SEPTICS MUST BE LOCATED IN ACCORDANCE WITH GP1 AND GP2
2. LOTS 15, 16, 17, 24, 25, 26 AND 30 WERE IDENTIFIED TO HAVE A GRADE RAISE IN EXCESS OF THAT PERMITTED BY THE GEOTECHNICAL INVESTIGATION. IT IS THEREFORE RECOMMENDED THAT SITE SPECIFIC GEOTECHNICAL INVESTIGATION MUST BE UNDERTAKEN BY A GEOTECHNICAL ENGINEER ON THESE LOTS AND RECOMMENDATIONS PROVIDED REGARDING SERVICEABILITY LIMIT STATE (SLS) AND ULTIMATE LIMIT STATE (ULS) BEARING PRESSURES AND EXTENT OF LIGHT WEIGHT FILL REQUIRED, IF ANY.

NOTES

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REV	REVISION DESCRIPTION	DATE	BY	APPD
9	ISSUED FOR CONSTRUCTION	22/06/11	CRR	AA
8	ISSUED FOR TENDER	27/04/11	CAH	AA

REV	REVISION DESCRIPTION	DATE	BY	APPD
7	SUBMISSION	15/03/11	CAH	AA
6	SUBMISSION TO CITY	10/02/11	CAH	AA
5	ADDED ELEVATIONS AT OULET	06/01/11	CRR	AA
4	SUBMISSION	08/11/10	SAB	AA
3	GENERAL REVISION	29/09/10	SAB	AA
2	SUBMISSION	06/05/10	LJ	AA
1	REVISED LAYOUT	09/03/10	SAB	AA

SCALE: HORZ 1:500 (0 5m 10m 20m)

DESIGNED BY

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER M. A. ANSARI Jun/12/11 PROVINCE OF ONTARIO

CLIENT: LEIMERK DEVELOPMENTS LTD. 39 ROBERTSON ROAD OTTAWA, ONT. K2H 8R2

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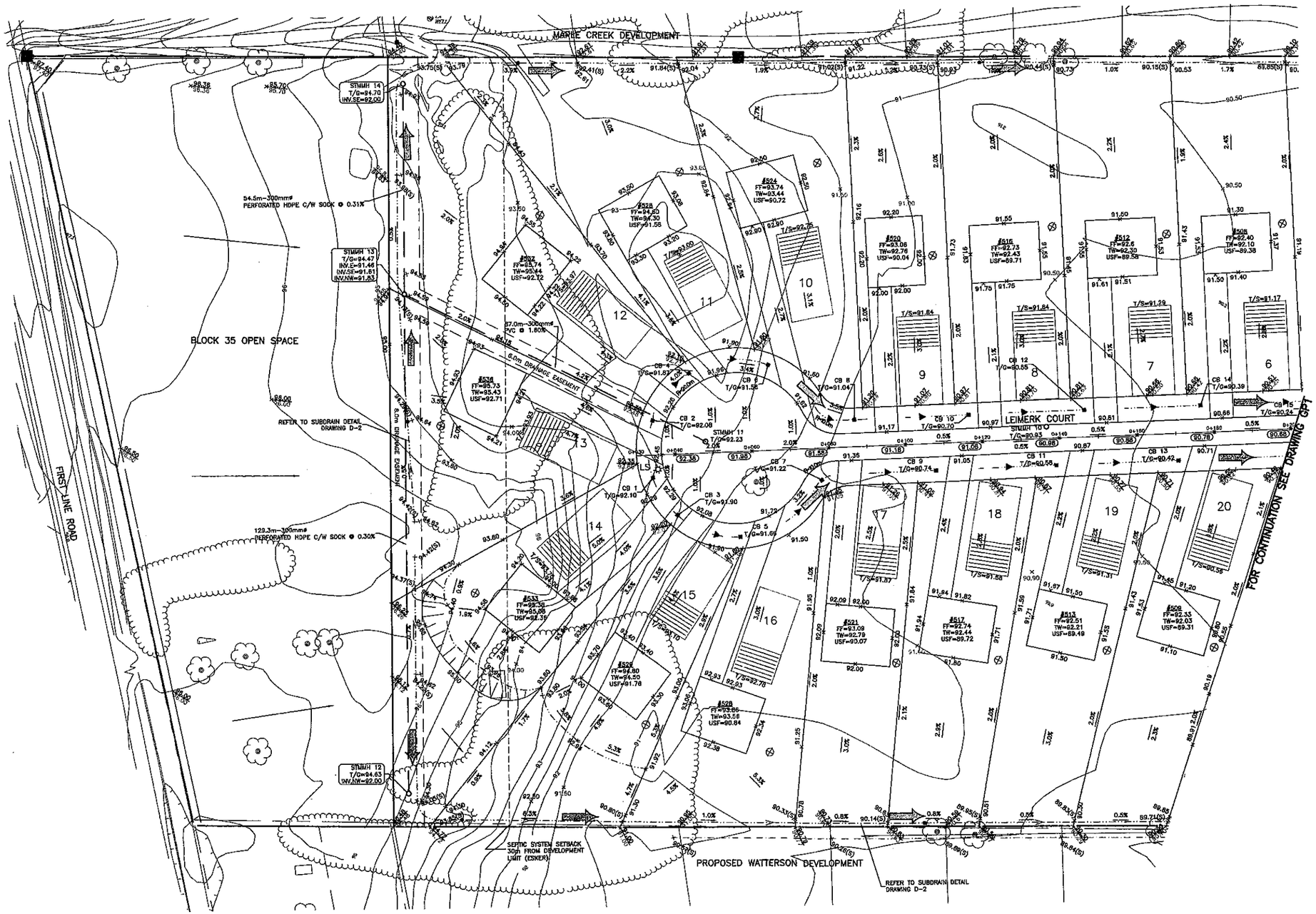
DRAFTSMAN: M.ROULEAU
DESIGN: S. CLARKE
CHECKED: S. CLARKE
CAD: M.ROULEAU
FINAL MAP: A.ANSARI
APPROVED: A. ANSARI

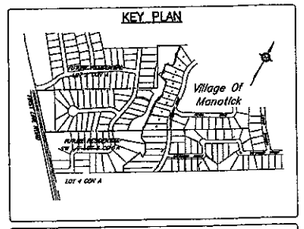
PROJECT: MANOTICK ESTATES (PHASE 6) 5599 FIRST LINE ROAD CITY OF OTTAWA

TITLE: GRADING PLAN

PROJ NO.: MP13513A
SURVEY:
DATE: MARCH 16, 2009
DRAWING NO.: GP1



KEY PLAN



LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
90.00	EXISTING CONTOUR AND ELEVATION
90.51	PROPOSED ELEVATION
× 90.60	EXISTING ELEVATION
(90.05)	PROPOSED CENTERLINE OF ROAD ELEVATION
STMMH 1	PROPOSED STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
2.0%	PROPOSED SLOPE AND DIRECTION OF FLOW
	CENTERLINE OF SWALE
	REAR YARD SWALE c/w SUBDRAIN AND LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
T/S=	TOP OF SEPTIC BED ELEVATION
7	LOT NUMBER
#780 FF= TW= USF=	MUNICIPAL ADDRESS FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL ELEVATION UNDERSIDE OF FOOTING ELEVATION
	PROPOSED SEPTIC BED
	PROPOSED WELL (MIN 1.5m FROM HOUSE)
LS	PROPOSED STREET LIGHT
	SEWAGE SYSTEM SETBACK LIMIT FROM MUD CREEK
	TERRACING MAX 3:1
	MAJOR OVERLAND FLOW ROUTE
	1:100 YR FLOODLINE (ELEV=85.97)

NOTES:

1. WELLS AND SEPTICS MUST BE LOCATED IN ACCORDANCE WITH GP1 AND GP2
2. LOTS 15, 16, 17, 24, 25, 26 AND 30 WERE IDENTIFIED TO HAVE A GRADE RAISE IN EXCESS OF THAT PERMITTED BY THE GEOTECHNICAL INVESTIGATION. IT IS THEREFORE RECOMMENDED THAT SITE SPECIFIC GEOTECHNICAL INVESTIGATION MUST BE UNDERTAKEN BY A GEOTECHNICAL ENGINEER ON THESE LOTS AND RECOMMENDATIONS PROVIDED REGARDING SERVICEABILITY LIMIT STATE (SLS) AND ULTIMATE LIMIT STATE (ULS) BEARING PRESSURES AND EXTENT OF LIGHT WEIGHT FILL REQUIRED, IF ANY.

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REV	REVISION DESCRIPTION	DATE	BY	APPD
8	ISSUED FOR CONSTRUCTION	22/06/11	CRR	AA
7	ISSUED FOR TENDER	27/04/11	CAH	AA
6	SUBMISSION	15/03/11	CAH	AA
5	SUBMISSION TO CITY	10/02/11	CAH	AA
4	SUBMISSION	08/11/10	SAB	AA
3	GENERAL REVISION	29/09/10	SAB	AA
2	SUBMISSION	06/05/10	LJ	AA
1	REVISED LAYOUT	09/03/10	SAB	AA

SCALE: HORZ 1:500

REVIEWED BY

REVISED BY: M. A. ANSARI, Jun/23/11, PROFESSIONAL ENGINEER, PROVINCE OF ONTARIO

CLIENT: LEIMERK DEVELOPMENTS LTD.
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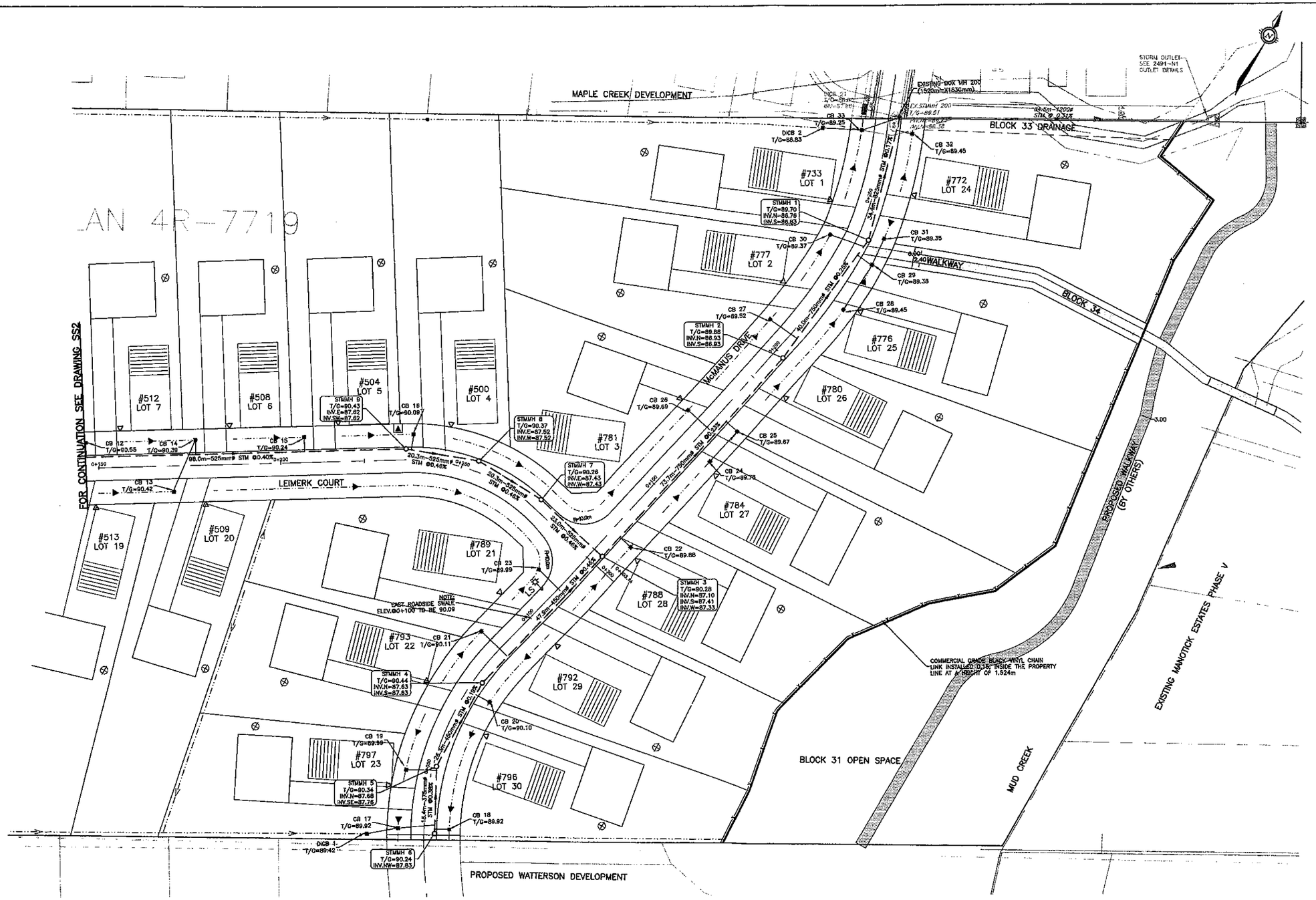
DRAWN BY: M.ROULEAU
DESIGN: S. CLARKE
CHECKED: S. CLARKE
CAD: M.ROULEAU
PROJ. MGR: A.ANSARI
APPROVED: A.ANSARI

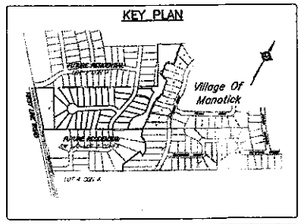
PROJECT: MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE: GRADING PLAN

PROJ. NO.: MP13613A
SURVEY:
DATE: MARCH 16, 2009
DRAWING NO.: GP2



KEY PLAN



LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
STMMH 1	PROPOSED 1200mmø STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
	CENTERLINE OF SWALE
	CENTERLINE OF SWALE c/w LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
#780 26	MUNICIPAL ADDRESS LOT NUMBER
	PROPOSED SEPTIC BED
LS	PROPOSED STREET LIGHT
	STORM SERVICE LOCATION

NOTE: WELLS AND SEPTICS MUST BE LOCATED IN ACCORDANCE WITH GP1 AND GP2

NOTES

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4	SUBMISSION	15/03/11	CAH	AA
3	SUBMISSION TO CITY	10/02/11	CAH	AA
2	SUBMISSION	08/11/10	SAB	AA
1	GENERAL REVISION	28/09/10	SAB	AA

SCALE: HORZ 1:500 (0, 5m, 10m, 20m)

DESIGNED BY

REVIEWED BY — LICENSED PROFESSIONAL ENGINEER, M. A. ANSARI, Jun/23/11, PROVINCE OF ONTARIO

CLIENT: LEIMERK DEVELOPMENTS LTD. 39 ROBERTSON ROAD OTTAWA, ONT. K2H 8R2

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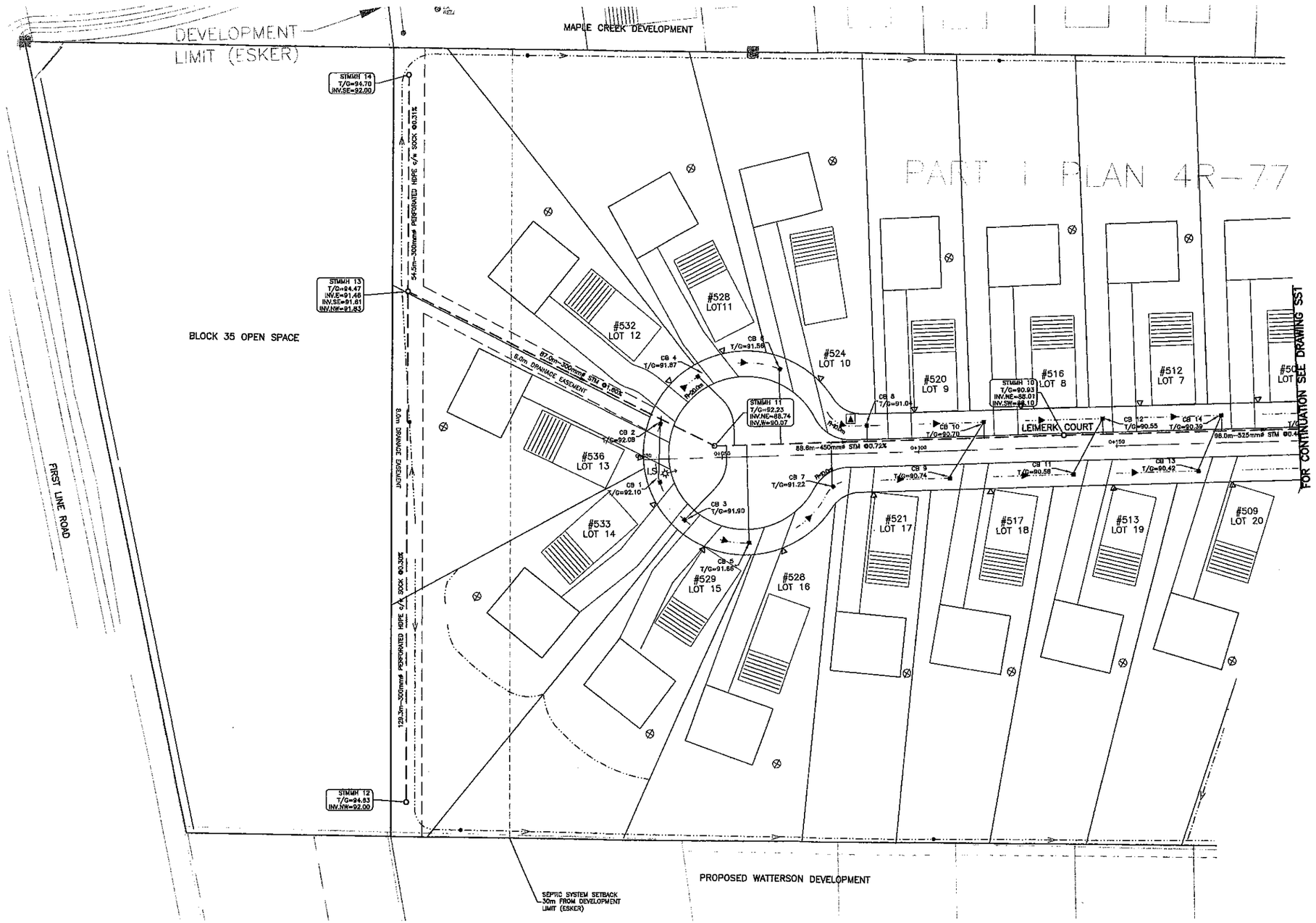
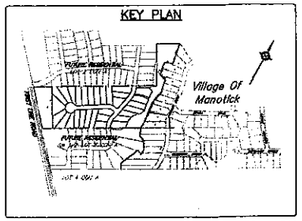
DRAFTSMAN: M.ROULEAU; DESIGN: S. CLARKE; CHECKED: S. CLARKE; CAD: S.BUTLER; PROJ. MAN: A.ANSARI; APPROVED: A. ANSARI

PROJECT: MANOTICK ESTATES (PHASE 6) 5599 FIRST LINE ROAD CITY OF OTTAWA

TITLE: SITE SERVICING PLAN

PROJ NO. MP13613A; SURVEY; DATE MARCH 16, 2009; DRAWING NO. SS1





LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
STMMH 1	PROPOSED 1200mmø STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
	CENTERLINE OF SWALE
	CENTERLINE OF SWALE c/w LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
#780 26	MUNICIPAL ADDRESS LOT NUMBER
	PROPOSED SEPTIC BED
LS	PROPOSED STREET LIGHT
	STORM SERVICE LOCATION

NOTE: WELLS AND SEPTICS MUST BE LOCATED IN ACCORDANCE WITH GP1 AND GP2

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3	SUBMISSION TO CITY	10/02/11	CAH	AA
2	SUBMISSION	08/11/10	SAB	AA
1	GENERAL REVISION	29/09/10	SAB	AA

SCALE: HORZ 1:500 (0 5m 10m 20m)

DESIGNED BY

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER M. A. ANSARI Jun/22/11 PROVINCE OF ONTARIO

CLIENT: LEIMERK DEVELOPMENTS LTD.
39 ROBERTSON ROAD
OTTAWA, ONT. K2H 8R2

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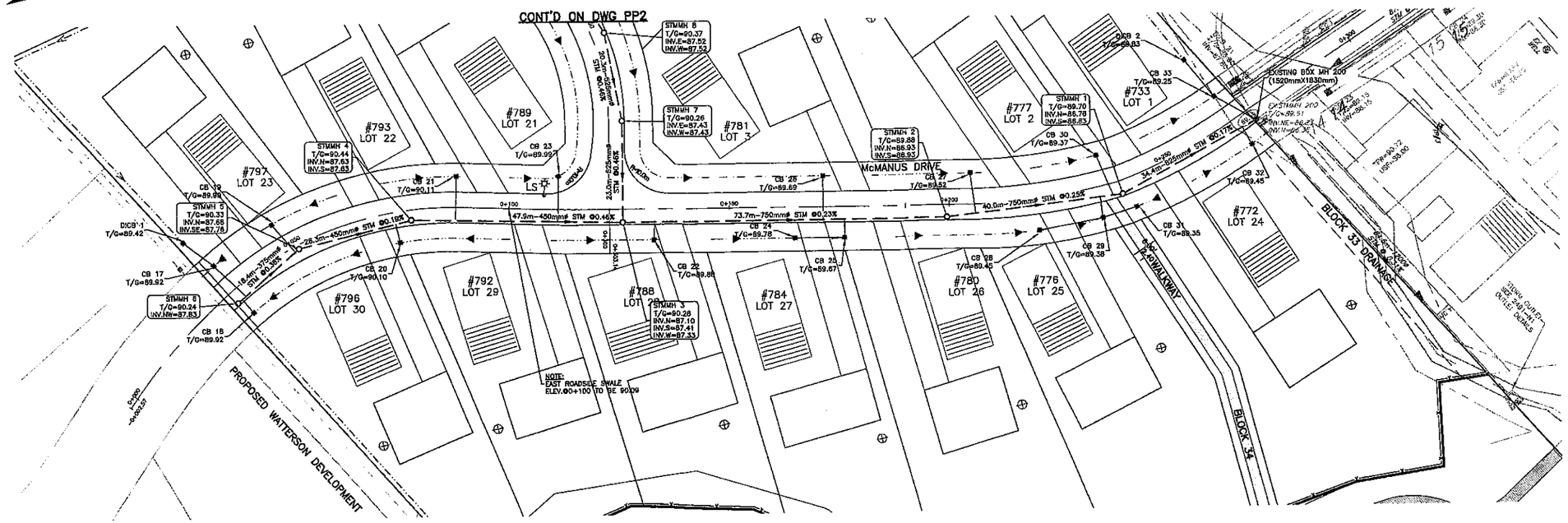
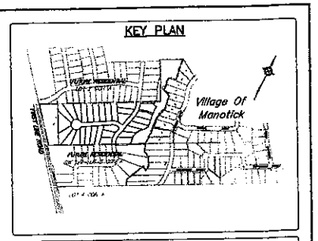
DRAFTSMAN: M.ROULEAU
DESIGN: S. CLARKE
CHECKED: S. CLARKE
CAD: S.BUTLER
ENGI. MAN: A.ANSARI
APPROVED: A.ANSARI

PROJECT: MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE: SITE SERVICING PLAN

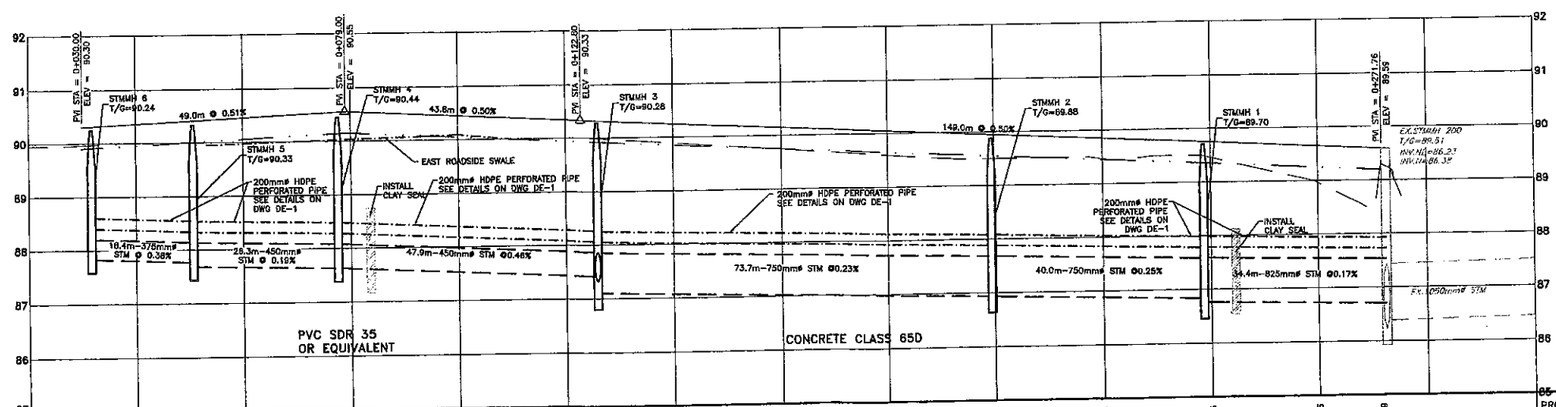
PROJ NO.: MP13613A
SURVEY:
DATE: MARCH 16, 2009
DRAWING NO.: SS2





LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
STMMH 1	PROPOSED 1200mmø STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
	CENTERLINE OF SWALE
	CENTERLINE OF SWALE c/w LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
#780 25	MUNICIPAL ADDRESS LOT NUMBER
	PROPOSED SEPTIC BED
LS	PROPOSED STREET LIGHT



PROPOSED ROAD ℄ ELEVATIONS	90.30	90.35	90.45	90.56	90.44	90.34	90.33	90.24	90.15	90.05	89.95	89.85	89.75	89.65	89.56	PROPOSED ROAD ℄ ELEVATIONS
RIGHT & LEFT SWALE ELEVATIONS	89.90	89.95	90.05	90.15	90.05	89.95		89.85	89.75	89.65	89.55	89.45	89.35	89.25	89.19	RIGHT & LEFT SWALE ELEVATIONS
STORM SEWER INVERT	87.83 NW	18.4m–375mmø STM @ 0.38% 87.78 SE / 87.68 N	28.3m–450mmø STM @ 0.19%	87.63 S 87.63 N	47.9m–450mmø STM @ 0.46%	87.41 S 87.10 N 87.33 W		73.7m–750mmø STM @ 0.23%			86.93 S 86.93 N	40.0m–750mmø STM @ 0.25%	86.63 S 86.78 N	34.4m–825mmø STM @ 0.17%	86.23 NE 86.35 W	STORM SEWER INVERT
EXISTING ℄ R.O.W. ELEVATIONS		90.00	90.00	90.00	90.00	90.00		89.69	89.74	89.59	89.50	89.46	89.46	89.96		EXISTING ℄ R.O.W. ELEVATIONS
CHAINAGE	0+030 0+031.76	0+040	0+050.63	0+060	0+077.83 0+079.00	0+100	0+120 0+122.00 0+125.84	0+140	0+160	0+180	0+199.49 0+200	0+220	0+238.68 0+240	0+260	0+271.76 0+272.56	0+280	0+300	CHAINAGE

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

REV	REVISION DESCRIPTION	DATE	BY	APPD
8	ISSUED FOR CONSTRUCTION	22/08/11	CRR	AA
7	ISSUED FOR TENDER	27/04/11	CAH	AA
6	SUBMISSION	15/03/11	CAH	AA
5	SUBMISSION TO CITY	10/02/11	CAH	AA
4	SUBMISSION	08/11/10	SAB	AA
3	GENERAL REVISION	29/09/10	SAB	AA
2	SUBMISSION	08/05/10	IJ	AA
1	REVISED LOT LAYOUT	09/03/10	SAB	AA

SCALE
HORIZONTAL 1:500
VERTICAL 1:50

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER M. A. ANSARI Jun/22/11 PROVINCE OF ONTARIO

CLIENT
LEIMERK DEVELOPMENTS LTD.
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OTTAWA, ONT. K2H 8R2

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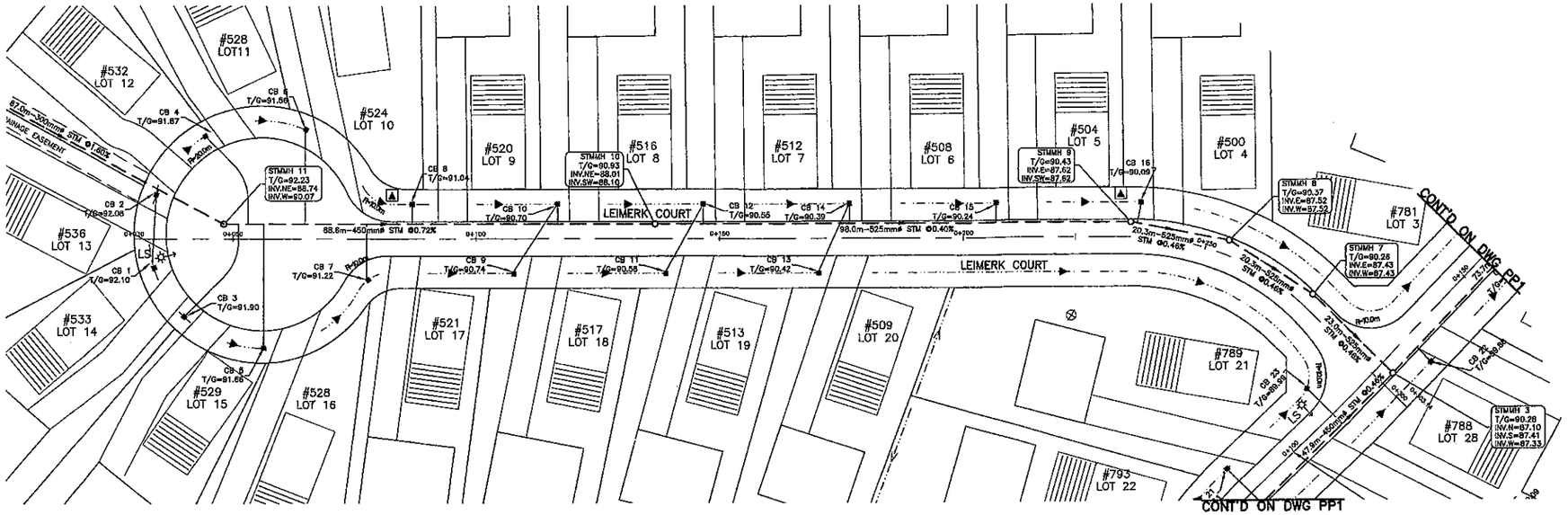
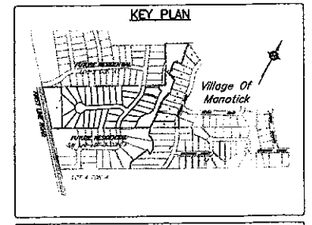
M.ROULEAU
S. CLARKE
S. CLARKE
M.THIVIERGE
A.ANSARI
A. ANSARI

PROJECT
MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE
PLAN AND PROFILE
McMANUS AVENUE
STA. 1+000 TO STA. 1+300

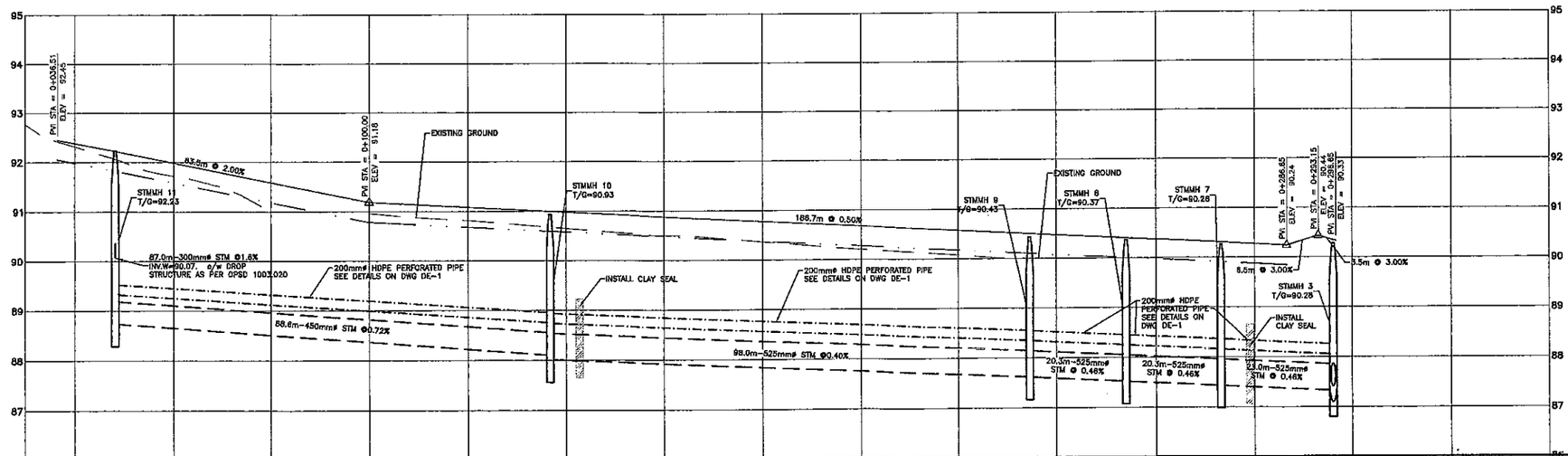
PROJ NO. 1CP13813A
SURVEY
DATE MARCH 16, 2009
DRAWING NO. PP1



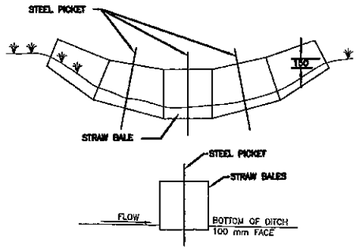


LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
	PROPOSED STORM SEWER
STMMH 1	PROPOSED 1200mmø STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
	CENTERLINE OF SWALE
	CENTERLINE OF SWALE c/w LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
#760 28	MUNICIPAL ADDRESS LOT NUMBER
	PROPOSED SEPTIC BED
LS	PROPOSED STREET LIGHT



| | | |



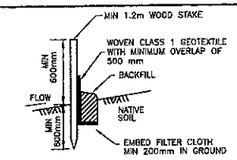
TYPICAL SEDIMENT CONTROL BARRIER
N.T.S.

NOTES:
1. THE SEDIMENT BARRIERS WILL BE MAINTAINED DURING CONSTRUCTION UNTIL THE DISTURBED AREAS ARE STABILIZED.
2. SEDIMENT IN THE BARRIERS SHOULD BE REMOVED AS REQUIRED.
3. THE SEDIMENT BARRIERS TO BE INSTALLED WITH THE CENTRE 0.15m LOWER THAN THE OUTSIDES.

EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

DURING ALL CONSTRUCTION ACTIVITIES, EROSION AND SEDIMENTATION SHALL BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
2. REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
3. MINIMIZATION OF AREA TO BE CLEARED AND DISRUPTION TO ADJACENT AREAS.
4. INSTALLATION OF FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES.
6. A SILT FENCE TO BE INSTALLED 0.30 METRES INSIDE THE SITE PROPERTY LINE TO LOCATIONS SHOWN ON THIS DRAWING. SILT FENCES ALSO REQUIRED 2.0 METRES INSIDE THE TOP OF SLOPE FOR THE TRIBUTARIES TO THE CARDINAL CREEK AS SHOWN ON THE DARWING.
7. A VISUAL INSPECTION SHALL BE COMPLETED DAILY ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY. CARE WILL BE TAKEN TO PREVENT DAMAGE DURING CONSTRUCTION OPERATIONS.
8. IN SOME CASES SOME BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED.
9. THE SEDIMENT CONTROL DEVICES WILL BE CLEANED OF ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
10. DURING THE COURSE OF CONSTRUCTION IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR WILL INSTALL ADDITIONAL SILT FENCES OR OTHER METHODS AS REQUIRED TO THE SATISFACTION OF THE ENGINEER.
11. CONSTRUCTION AND MAINTENANCE REQUIRMENTS FOR EROSION AND SEDIMENT CONTROLS TO COMPLY WITH ONTARIO PROVINCIAL STANDARD SPEFICICATION (OPSS) OPSS 577, AND CITY OF OTTAWA SPECIFICATIONS.



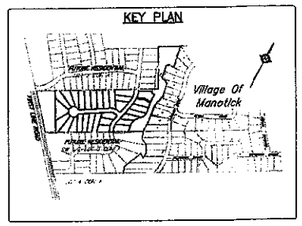
LIGHT DUTY SILT FENCE BARRIER
N.T.S.

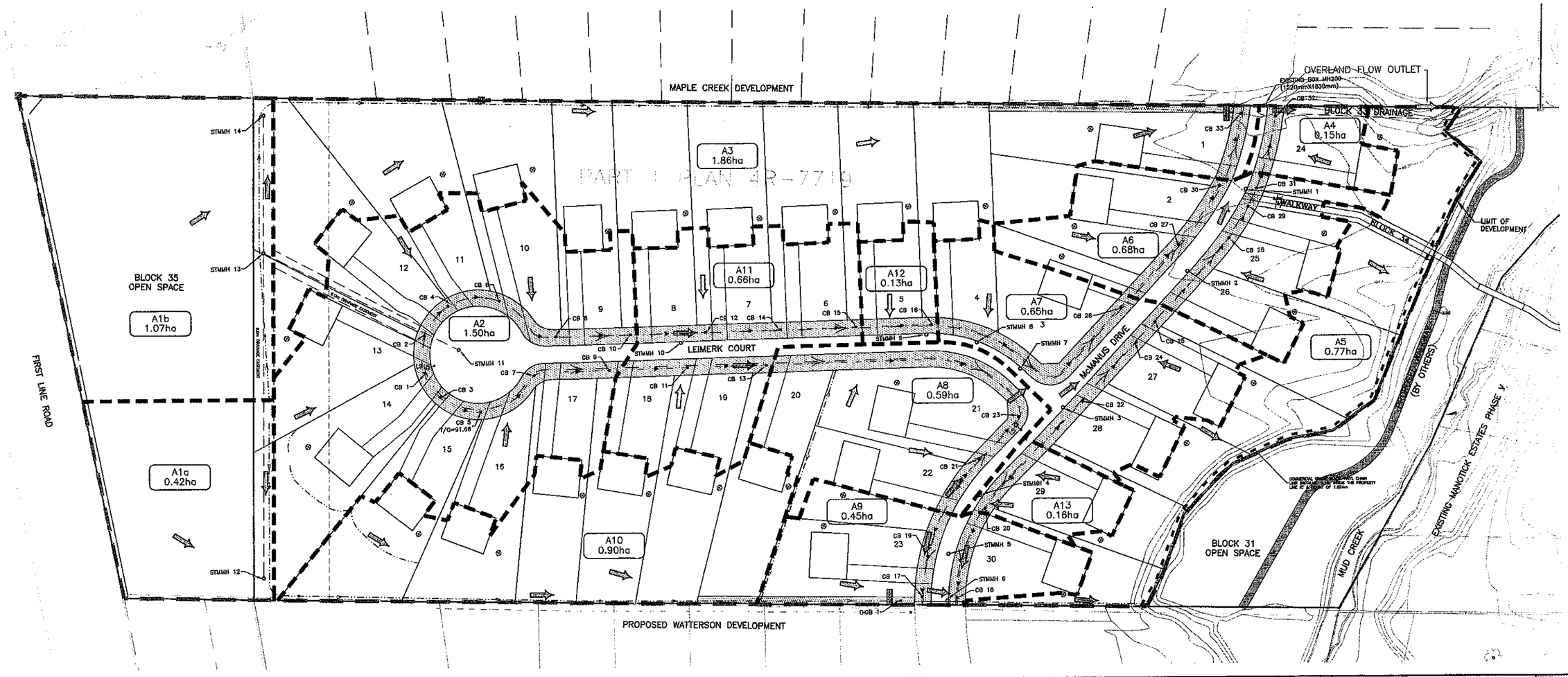
NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOOD POSTS WITH WIRE TIES OR STAPLES.
2. POSTS TO BE SPACED AT 2.3 METRES CENTRE TO CENTRE.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY A MINIMUM OF 500mm.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. WOOD POSTS TO BE HARDWOOD TYPE (50mm x 50mm).
6. GEOTEXTILE TO BE EMBEDED 200 MM INTO GROUND.
7. GEOTEXTILE TO CONFORM TO OPSS 577 STANDARDS.
8. SILT FENCE MUST BE INSTALLED BEFORE COMMENCEMENT OF CONSTRUCTION AND IN ACCORDANCE WITH DETAIL. SILT FENCE CAN BE REMOVED AFTER LANDSCAPING IS COMPLETE.
9. SEDIMENTS MUST BE CLEARED AWAY WHEN THEY REACH HALF THE HEIGHT OF THE FENCE.

LEGEND

- TOTAL DRAINAGE AREA
- INDIVIDUAL STORM DRAINAGE AREAS
- A5 0.63ha — STORM DRAINAGE AREA NUMBER / STORM DRAINAGE AREA IN HECTARES
- MAJOR OVERLAND FLOW ROUTE
- SILT FENCE
- PROPOSED SWALE
- STRAW BALE
- 1:100 YR PONDING

KEY PLAN





NOTES

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REV	REVISION DESCRIPTION	DATE	BY	APPD	REV	REVISION DESCRIPTION	DATE	BY	APPD
					7	SUBMISSION	15/03/11	CAH	AA
					6	SUBMISSION TO CITY	10/02/11	CAH	AA
					5	ADDED PONDING IN SWALES	06/01/11	CRR	AA
					4	SUBMISSION	08/11/10	SAB	AA
					3	GENERAL REVISION	20/09/10	SAB	AA
9	ISSUED FOR CONSTRUCTION	22/06/11	CRR	AA	2	SUBMISSION	06/05/10	LJ	AA
8	ISSUED FOR TENDER	27/04/11	CAH	AA	1	ISSUED FOR REVIEW	22/03/10	SAB	AA

SCALE: HORZ 1:750

DESIGNED BY

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER M. A. ANSARI Jun/23/11 PROVINCE OF ONTARIO

CLIENT: LEIMERK DEVELOPMENTS LTD.
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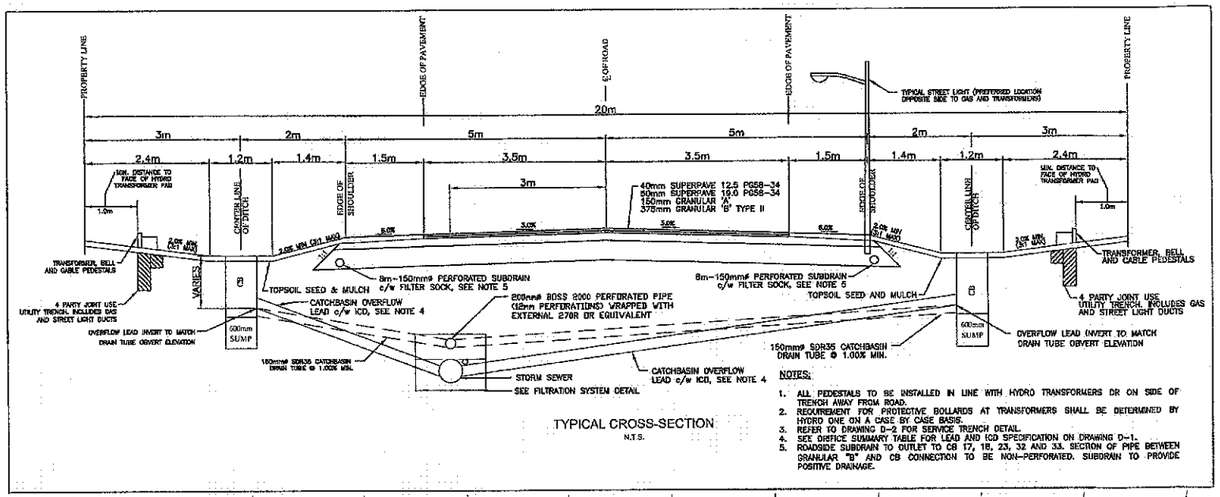
The new society of Town / DATE

DRAFTSMAN: M.ROULEAU
DESIGN: S.CLARKE
CHECKED: S.CLARKE
CAD: S.BUTLER
PROJ. MAN: A.ANSARI
APPROVED: A.ANSARI

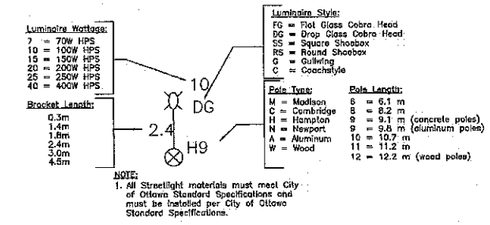
PROJECT: MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE: STORM DRAINAGE PLAN

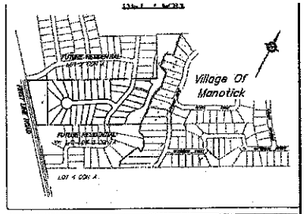
PROJ. NO. MP13613A
SURVEY
DATE: MARCH 16, 2009
DRAWING NO. SD 1



TYPICAL CROSS-SECTION
N.T.S.

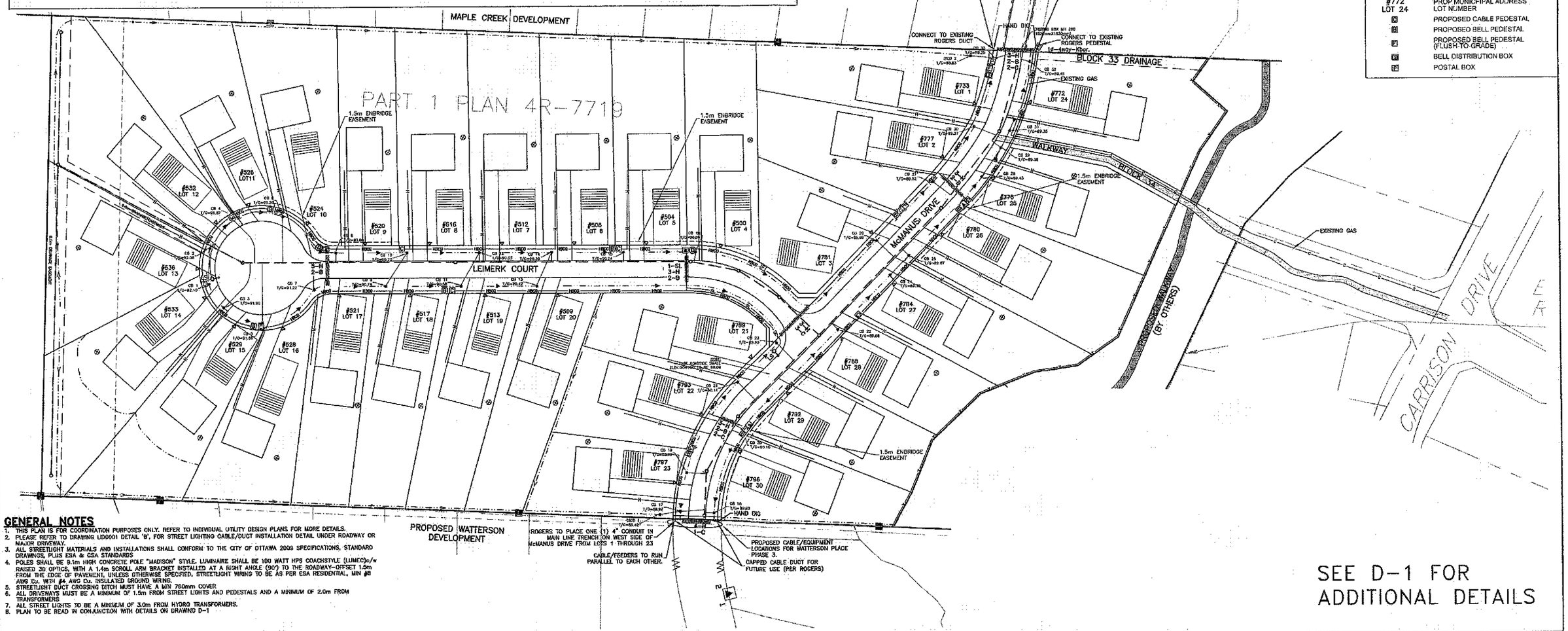


LUMINAIRE DETAIL



LEGEND

	PROPOSED STREET LIGHT DISCONNECT
LS	PROPOSED STREET LIGHT
	PROPOSED HYDRO TRANSFORMER
HBC	PROPOSED HYDRO BELL CABLE
H	PROPOSED HYDRO SECONDARY
HBCN	PROPOSED HYDRO, BELL, CABLE NATURAL GAS & PARTY TRENCH
SL	PROPOSED HYDRO SECONDARY
G	EXISTING GAS MAIN
	PROPOSED DUCT CROSSING
1-SL	PROP NUMBER STREET LIGHT DUCTS
4-H	PROP NUMBER HYDRO DUCTS
1-B	PROP NUMBER BELL DUCTS
1-C	PROP NUMBER CABLE DUCTS
#772 LOT 24	PROP MUNICIPAL ADDRESS LOT NUMBER
C	PROPOSED CABLE PEDESTAL
B	PROPOSED BELL PEDESTAL
	PROPOSED BELL PEDESTAL (FLUSH-TO-GRADE)
	BELL DISTRIBUTION BOX
	POSTAL BOX



GENERAL NOTES

1. THIS PLAN IS FOR COORDINATION PURPOSES ONLY. REFER TO INDIVIDUAL UTILITY DESIGN PLANS FOR MORE DETAILS.
2. PLEASE REFER TO DRAWING LID0001 DETAIL 'B', FOR STREET LIGHTING CABLE/DUCT INSTALLATION DETAIL UNDER ROADWAY OR MAJOR DRIVEWAY.
3. ALL STREETLIGHT MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE CITY OF OTTAWA 2009 SPECIFICATIONS, STANDARD DRAWINGS, PLUS ESA & GSA STANDARDS
4. POLES SHALL BE 9.1m HIGH CONCRETE POLE "MADISON" STYLE. LUMINAIRE SHALL BE 100 WATT HPS COACHSTYLE (LUMEC) c/w RAISED 3D OPTICS, WITH A 1.4m SCROLL ARM BRACKET INSTALLED AT A RIGHT ANGLE (90°) TO THE ROADWAY-OFFSET 1.5m FROM THE EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED. STREETLIGHT WIRING TO BE AS PER ESA RESIDENTIAL, MIN #8 AWG Cu. WITH #4 AWG Cu. INSULATED GROUND WIRING.
5. STREETLIGHT DUCT CROSSING DITCH MUST HAVE A MIN 750mm COVER
6. ALL DRIVEWAYS MUST BE A MINIMUM OF 1.5m FROM STREET LIGHTS AND PEDESTALS AND A MINIMUM OF 2.0m FROM TRANSFORMERS
7. ALL STREET LIGHTS TO BE A MINIMUM OF 3.0m FROM HYDRO TRANSFORMERS.
8. PLAN TO BE READ IN CONJUNCTION WITH DETAILS ON DRAWING D-1

SEE D-1 FOR ADDITIONAL DETAILS

NOTES

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NO.	REVISION DESCRIPTION	DATE	BY	APPD
17	ADDED GAS EASEMENTS	19/07/11	CRR	AA
16	ISSUED FOR CONSTRUCTION	08/22/11	CRR	AA
15	ADDED ENBRIDGE EASEMENTS	08/21/11	CRR	AA

NO.	REVISION DESCRIPTION	DATE	BY	APPD
14	ADDED POSTAL BOX	25/05/11	CRR	AA
13	ISSUED FOR TENDER	27/04/11	CAH	AA
12	SUBMISSION	15/03/11	CAH	AA
11	REVISED LOCATION OF TRANSFORMER @ LOT 29	10/03/11	CAH	AA
10	REVISED DUCT CROSSING	14/02/11	CAH	AA
9	DELETED MULTI PARTY TRENCH DETAIL	21/12/10	IJ	AA
8	SUBMISSION	08/11/10	CRR	AA

NO.	REVISION DESCRIPTION	DATE	BY	APPD
7	REVISED PER BELL	27/10/10	CRR	AA
6	GENERAL REVISION	25/10/10	SAB	AA
5	GENERAL REVISION	29/09/10	SAB	AA
4	SUBMISSION	08/05/10	IJ	AA
3	ROGERS REVISION	22/03/10	IJ	AA
2	ADDED ROGERS CABLE LAYOUT	03/11/10	MJT	AA
1	UTILITY DUCTS & GENERAL REVISIONS	02/09/10	MJT	AA

SCALE
HORZ 1:750
0 5m 10m 20m
HORIZONTAL

DESIGNED BY

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
M. A. ANSARI
Jul/19/11
PROVINCE OF ONTARIO

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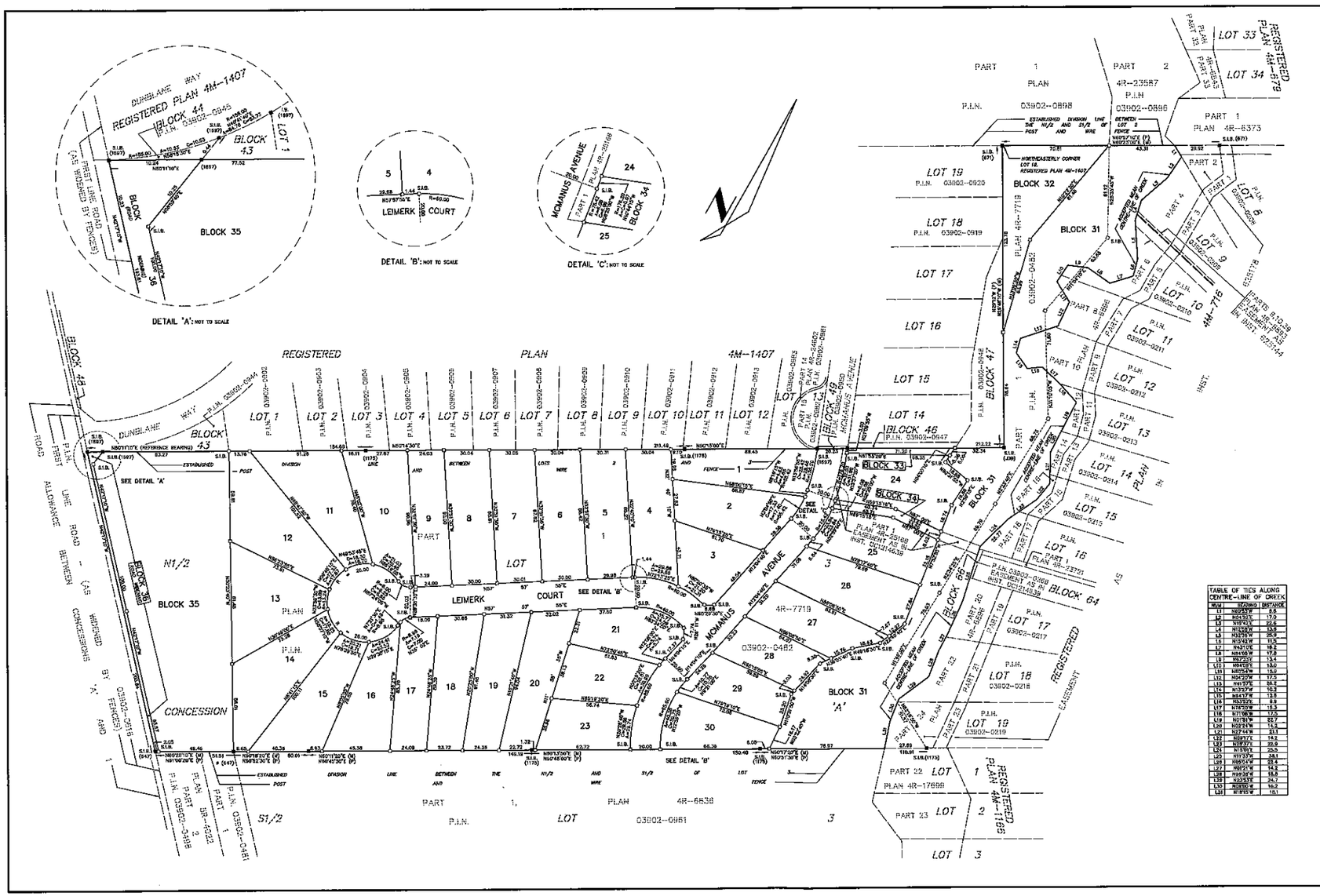
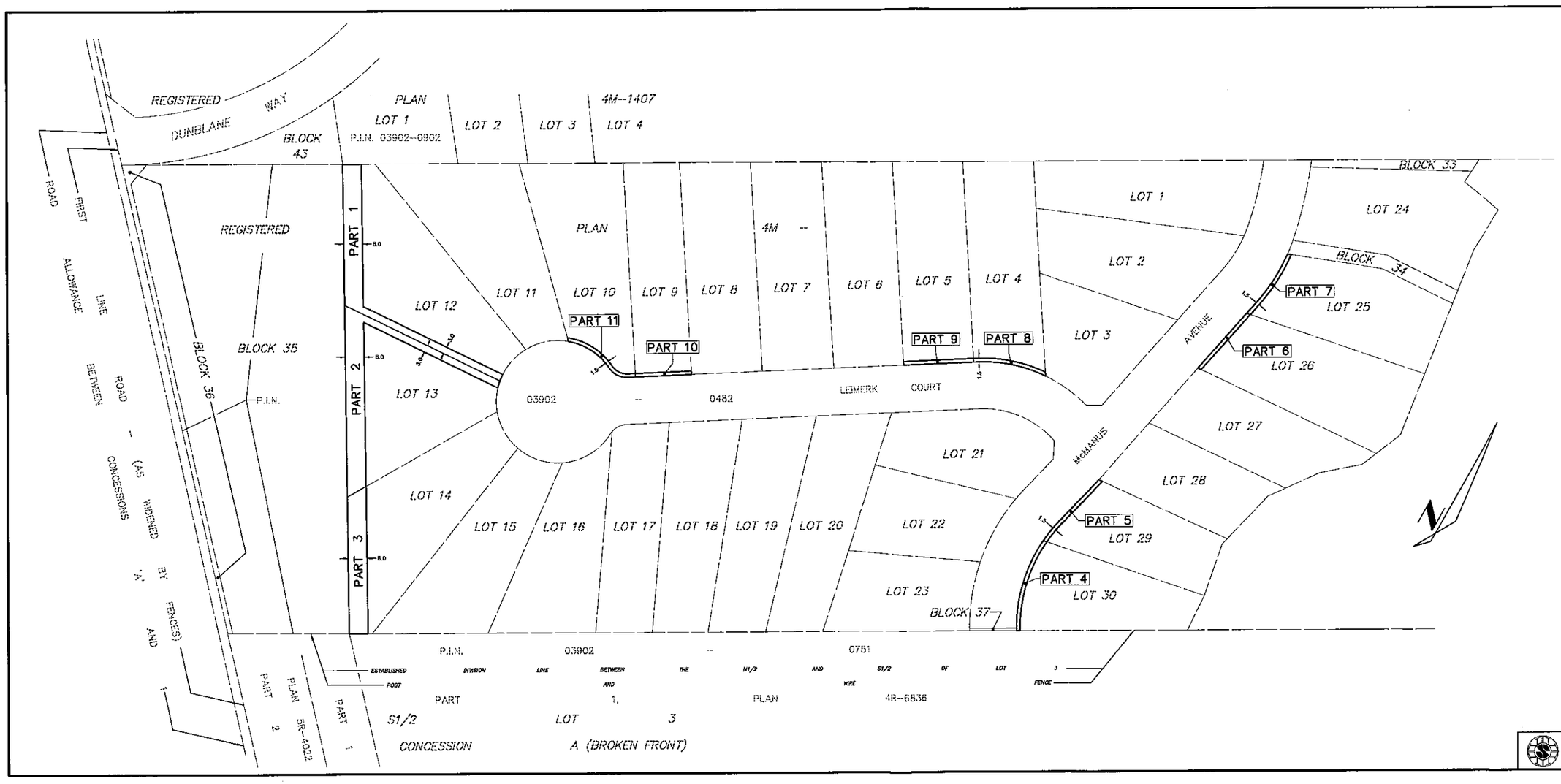
DRAWN BY S. CLARKE
DESIGN S. CLARKE
CHECKED S. CLARKE
CAD M. ROULEAU
PROJ. MAN S. CLARKE
APPROVED A. ANSARI

PROJECT
MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE
COMPOSITE UTILITY PLAN

PROJ NO. WP13513A
SURVEY
DATE JUNE 2009
DRAWING NO. CUP 1


DETAIL 'A': NOT TO SCALE
DETAIL 'B': NOT TO SCALE
DETAIL 'C': NOT TO SCALE
REGISTERED PLAN 4M-1407
LEIMERK COURT
MCMANUS AVENUE
BLOCK 35
BLOCK 43
BLOCK 44
BLOCK 46
BLOCK 47
BLOCK 31
BLOCK 32
BLOCK 33
BLOCK 34
BLOCK 'A'
N1/2
S1/2
CONCESSION
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 33
LOT 34
PART 1 PLAN 03902-0898
PART 2 4R-23587 P.I.N. 03902-0896
PART 1 PLAN 4R-8373
PART 1 PLAN 4R-7719
PART 1 PLAN 4R-6538
PART 22 PLAN 4R-17698
PART 23 LOT 2
LOT 3
REGISTERED PLAN 4R-1785
REGISTERED PLAN 4R-879
REGISTERED PLAN 4M-716
REGISTERED PLAN 4M-1407
DUNBLANE WAY
FIRST LINE ROAD (AS WIDENED BY FENCES)
SEE DETAIL 'A'
SEE DETAIL 'B'
SEE DETAIL 'C'
ESTABLISHED DIVISION LINE BETWEEN THE N1/2 AND S1/2 OF LOT
ESTABLISHED DIVISION LINE BETWEEN THE N1/2 AND S1/2 OF LOT
NORTHEASTERLY CORNER LOT 18, REGISTERED PLAN 4M-1407
EASEMENT AS IN INST. OC1214039
EASEMENT AS IN INST. 0C1214038
EASEMENT AS IN INST. 0C1214037
EASEMENT AS IN INST. 0C1214036
EASEMENT AS IN INST. 0C1214035
EASEMENT AS IN INST. 0C1214034
EASEMENT AS IN INST. 0C1214033
EASEMENT AS IN INST. 0C1214032
EASEMENT AS IN INST. 0C1214031
EASEMENT AS IN INST.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____

_____
J.P. SHIPMAN

PLAN 4R-_____
RECEIVED AND DEPOSITED

DATE _____

_____
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No.4)

COMPILED PLAN SHOWING
PART OF LOTS 4, 5, 9, 10, 12, 13, 14, 25, 26, 29, AND 30
REGISTERED PLAN 4M-
CITY OF OTTAWA

SCALE 1:750

0 5 10 15 20 25 50 75
METRES

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES
1. ALL PARTS ARE WHOLLY WITHIN THE LIMITS OF LOTS.
2. ALL PREVIOUSLY UNDEFINED LIMITS ARE PARALLEL TO EXISTING LOT LIMITS AS NOTED ON REGISTERED PLAN 4M- AND INTERSECT AT COMMON POINTS.
3. ALL PARTS HAVE PERPENDICULAR WIDTHS AS NOTED ON THE PLAN

SCHEDULE

PART	PART OF LOT	REG'D PLAN	P.I.N.
1	12	4M-	PART OF 03902-0482
2	13		
3	14		
4	30		
5	29		
6	26		
7	25		
8	4		
9	5		
10	9		
11	10		

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS PLAN IS AN ACCURATE COMPILATION BASED ON DATA DERIVED FROM REGISTERED PLAN 4M- .

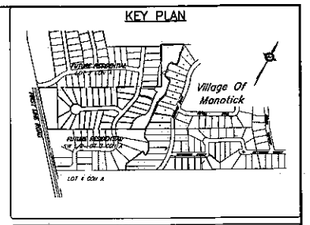
_____ DATE

_____
J.P. SHIPMAN
ONTARIO LAND SURVEYOR

H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. K0A 2T0

REF No.: N.C.-1058
FILE No.: 10-6-9678

KEY PLAN



LEGEND

● 200	EXISTING STORM MANHOLE
■ DICB	EXISTING DITCH INLET CATCHBASIN
■ CB	EXISTING CATCHBASIN
90.00	EXISTING CONTOUR AND ELEVATION
90.51 × 90.60	PROPOSED ELEVATION EXISTING ELEVATION
	PROPOSED CENTERLINE OF ROAD ELEVATION
○ STMMH 1	PROPOSED STORM MANHOLE
■ DICB	PROPOSED DITCH INLET CATCHBASIN
■ CB	PROPOSED CATCHBASIN
2.0%	PROPOSED SLOPE AND DIRECTION OF FLOW
	CENTERLINE OF SWALE
	REAR YARD SWALE c/w SUBDRAIN AND LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
T/S=	TOP OF SEPTIC BED ELEVATION
7	LOT NUMBER
	PROPOSED SEPTIC BED
⊕	PROPOSED WELL (MIN 1.5m FROM HOUSE)
LS	PROPOSED STREET LIGHT
	TERRACING MAX 3:1

NOTES

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3	ISSUED FOR TENDER	27/04/11	CAH	AA
2	GENERAL REVISION	30/09/10		
1	FOR REVIEW	29/09/10		

SCALE: HORZ 1:500 (0 5m 10m 20m)

DESIGNED BY

REVIEWED BY

CLIENT: LEIMERK DEVELOPMENTS LTD.
39 ROBERTSON ROAD
OTTAWA, ONT. K2H 8R2

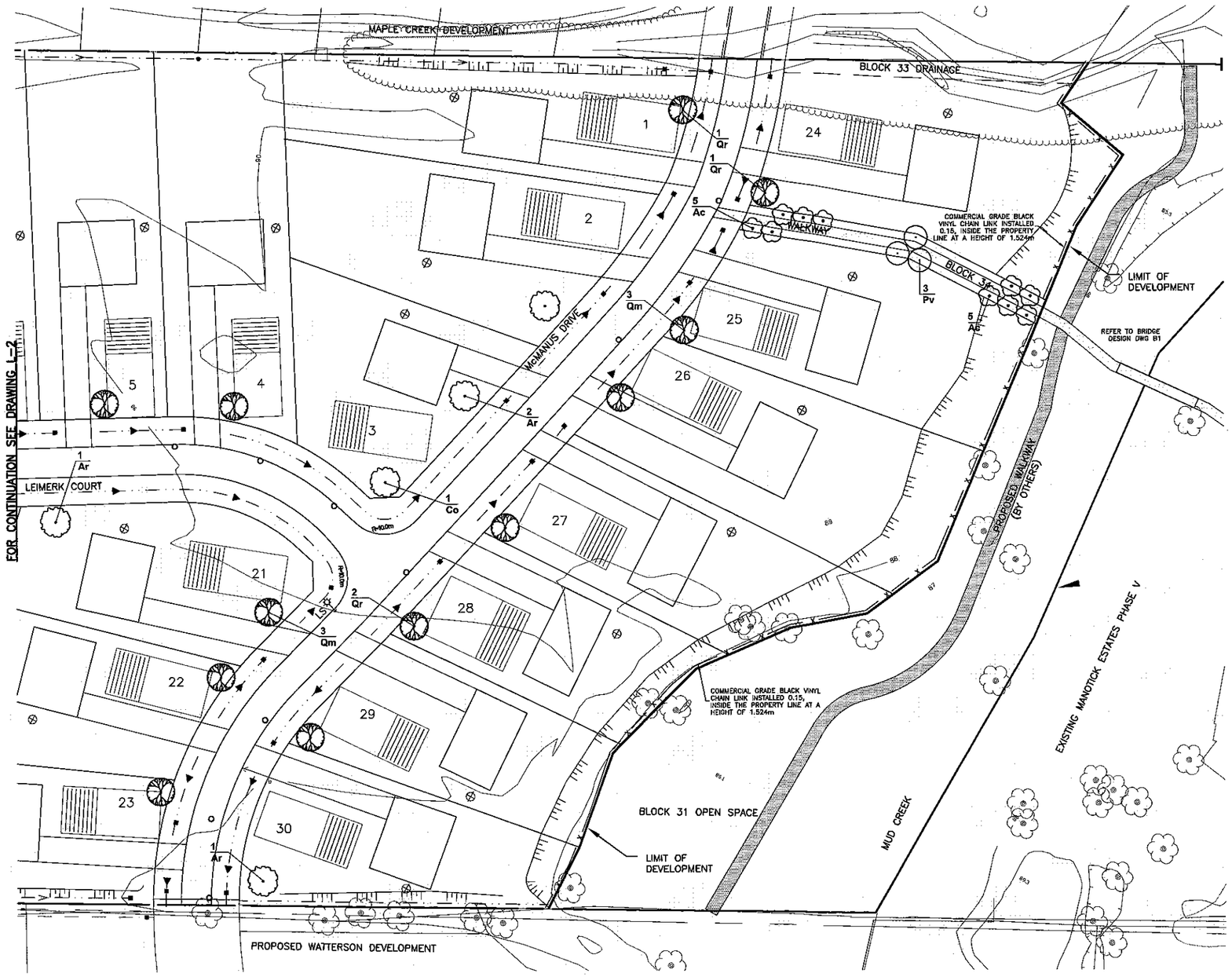
DALA
DOUGLAS ASSOCIATES Landscape Architects Ltd
112-1195 Gardiner Crescent Ottawa, Ont. K2C 3S5
Tel (613) 224-4754 Fax (613) 224-4755 E-mail: dala@magma.ca

BASEPLAN
DESIGN: K. CERVENY
DRAWN: M. RUHLAND
CKD: C. CHENG
PROJ. MGR: M. RUHLAND
APPROVED

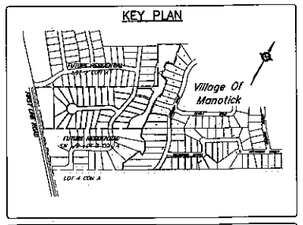
PROJECT: MANOTICK ESTATES (PHASE 6)
5599 FIRST LINE ROAD
CITY OF OTTAWA

TITLE: STREET TREE PLANTING PLAN

PROJ NO.
SURVEY
DATE: AUGUST 19, 2010
DRAWING NO.: L-2



KEY PLAN



LEGEND

200	EXISTING STORM MANHOLE
DICB	EXISTING DITCH INLET CATCHBASIN
CB	EXISTING CATCHBASIN
92.00	EXISTING CONTOUR AND ELEVATION
90.51 × 90.60	PROPOSED ELEVATION / EXISTING ELEVATION
	PROPOSED CENTERLINE OF ROAD ELEVATION
STMMH 1	PROPOSED STORM MANHOLE
DICB	PROPOSED DITCH INLET CATCHBASIN
CB	PROPOSED CATCHBASIN
2.0%	PROPOSED SLOPE AND DIRECTION OF FLOW
	CENTERLINE OF SWALE
	REAR YARD SWALE c/w SUBDRAIN AND LANDSCAPE TURN-UP CLEANOUT AT 120m SPACING
T/G=	TOP OF GRATE ELEVATION
T/S=	TOP OF SEPTIC BED ELEVATION
7	LOT NUMBER
	PROPOSED SEPTIC BED
	PROPOSED WELL (MIN 1.5m FROM HOUSE)
LS	PROPOSED STREET LIGHT
	TERRACING MAX 3:1

NOTES:

1. ALL FRONT YARD TREES TO BE INSTALLED 2.5m FROM THE ROW AND 3.0m FROM TRANSFORMER PEDESTALS

PLANT LIST

ID	Qty	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
Ac	10	Amelanchier canadensis	Serviceberry	50mm dia.	WB Staked
Ar	6	Acer rubrum	Red Maple	60mm dia.	WB Staked
Co	4	Celtis occidentalis	Common Hackberry	60mm dia.	WB Staked
Pv	3	Prunus virginiana	Chokecherry	50mm dia.	WB Staked
Qm	12	Quercus macrocarpa	Burr Oak	60mm dia.	WB Staked
Qr	10	Quercus rubra	Red Oak	60mm dia.	WB Staked

A COMPACTED PLANTING MEDIUM

B ROOTBALL, TOP OF ROOT CROWN TO BE FLUSH WITH PLANTING SOIL AND 50mm ABOVE SOIL OUTSIDE PLANTING PIT

C LOOSEN PIT BOTTOM TO DEPTH OF 200mm (EXCEPT IMMEDIATELY BENEATH ROOT BALL). IF BASE OF PIT IS OVER EXCAVATED RAISE TO PROPER LEVEL WITH COMPACTED TOPSOIL

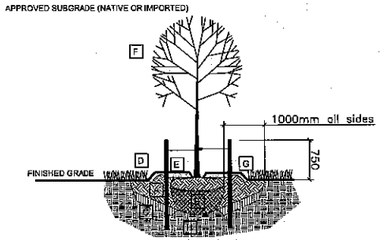
D EDGE TO DEPTH OF 100mm

E 50-75 mm MULCH LAYER, KEEP MULCH AWAY FROM STEMS

F PRUNE DAMAGE, DISEASED OR WEAK BRANCHES AS PER ACCEPTED HORTICULTURAL PRACTICE, DO NOT DAMAGE OR REMOVE LEADER

G PROVIDE 150 mm DEEP SAUCER AT TREES

H APPROVED SUBGRADE (NATIVE OR IMPORTED)



TREE PLANTING:

.1 CUT AND REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET FROM ROOTBALL.
.2 PLACE 2-METAL POSTS (40 x 40 x 2100 mm) AT OUTSIDE OF ROOTBALL AND FASTEN TO TRUNK WITH APPROVED TREE TIES.
.3 WATER THOROUGHLY SUBSEQUENT TO PLANTING.
.4 WRAP TREE TRUNK AFTER INSPECTION OF TREES BY LANDSCAPE ARCHITECT.
.5 PROTECT TREE FROM RODENT DAMAGE.
.6 REMOVE TREE RINGS, STAKES AND TRUNK WRAPPING AFTER WARRANTY PERIOD.

B&B / WIRE BASKET TREE PLANTING DETAIL

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