

© 2024 GOOGLE, MAP DATA © 2024 TELE ATLAS  
**LOCATION PLAN**  
 NTS

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PHASING LINE	---
PROPOSED ROOF PERIMETER	---
PROPOSED GRADE	x148.22
EXISTING GRADE	x149.40EX
PROPOSED GRADE (TOP OF CURB)	x148.53TC
PROPOSED GRADE (BOTTOM OF CURB)	x148.43BC
PROPOSED GRADE (BOTTOM OF CONCRETE PANTER)	x148.43BCP
PROPOSED GRADE (TOP OF CONCRETE PANTER)	x148.43TCP
PROPOSED CATCH BASIN	CB
EXISTING CATCH BASIN	CB
PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	EH
PROPOSED STORM CONTROL MANHOLE ACCESS HATCH	CH
PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH	SH
EMERGENCY OVERLAND FLOW ROUTE	EF
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT COVERAGE (90m)	---

**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN-PHASE III)	
SG-02 (SITE GRADING PLAN-PHASE I-II-III-PRELIMINARY)	
SS-01 (SITE SERVING PLAN)	
SS-02 (SERVICING SECTIONS)	
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EC-01 (EROSION CONTROL PLAN)	
DD-01 (DETAIL DRAWINGS)	
DD-02 (DETAIL DRAWINGS)	
DD-03 (DETAIL DRAWINGS)	
CU-01 (COMPOSITE UTILITIES PLAN)	
RM-01 (REMOVALS PLAN)	
RR-01 (ROADWAY REINSTATEMENT PLAN)	

**SITE PLAN INFORMATION**  
 RODRICK LAHEY ARCHITECTS INC.  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 TEL: 613 724 9932  
 FAX: 613 724 1209  
 www.rodricklahay.ca

**SURVEY INFORMATION**  
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.  
 ONTARIO LAND SURVEYORS  
 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ONTARIO N2E 7S6  
 T: (613) 727-0850 F: (613) 727-1079  
 E: Nepean@aosvld.com

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE COVID-20 GEODETIC DATUM. DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO	REVISION	DATE	BY
7.	ISSUED FOR SPA	FEB 05, 2024	NM
6.	ISSUED FOR 70% CD	JAN 09, 2024	NM
5.	ISSUED FOR PERMIT	NOV 24, 2023	NM
4.	ISSUED FOR ZBA/SPA	NOV 13, 2023	NM
3.	ISSUED FOR ZBA/SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA/SPA	JUN 13, 2023	NM



CITY OF OTTAWA

**SITE GRADING PLAN**  
**PHASE III**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

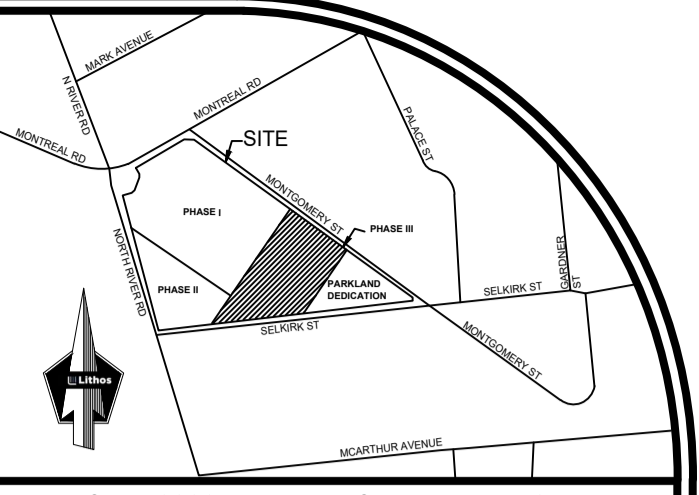
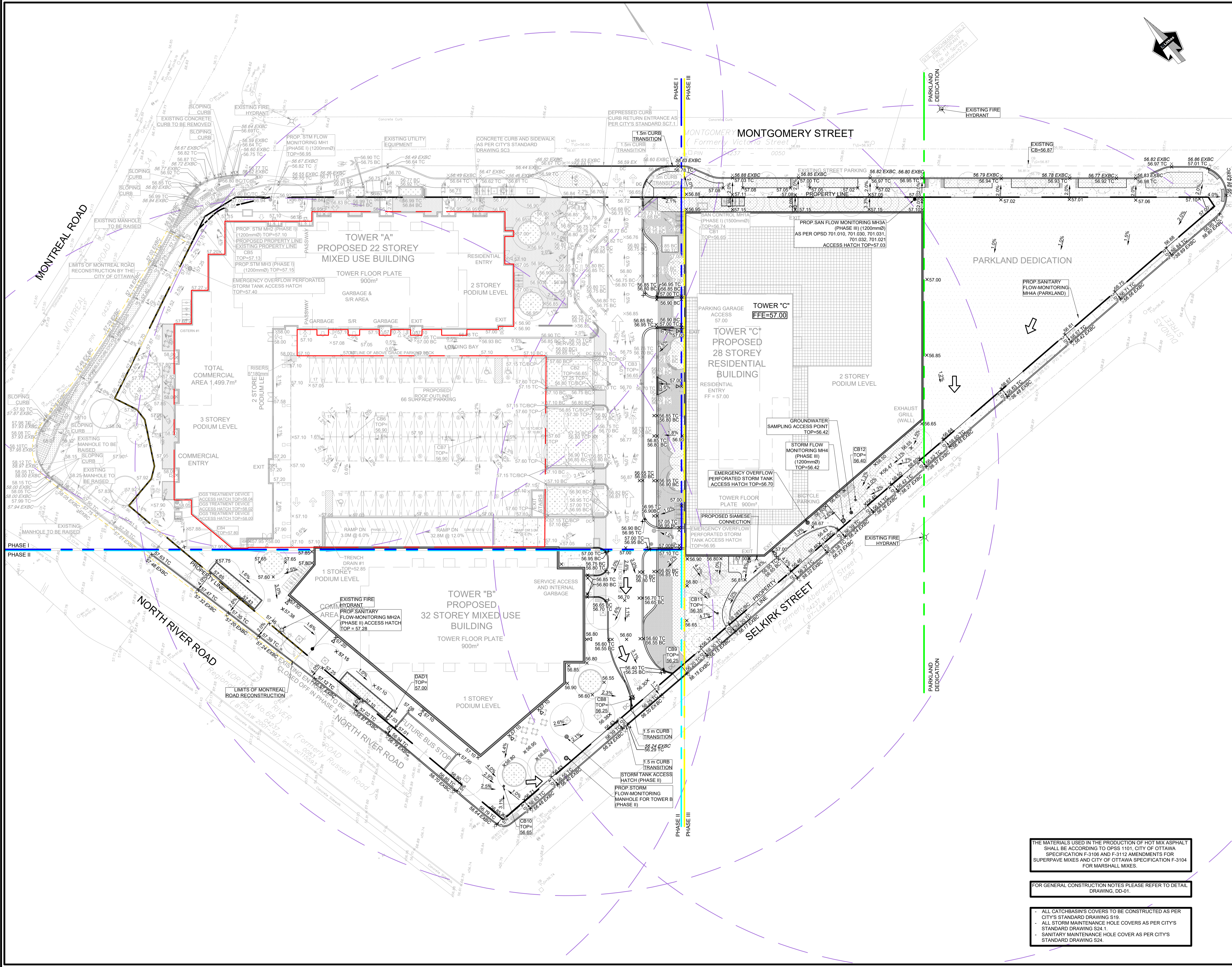
**Lithos**  
 150 Berrymore Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: 1:350		DRAWING No:
© COPYRIGHT 2024 Lithos Group Ltd.	UD23-002	SG-01

THE MATERIALS USED IN THE PRODUCTION OF HOT MIX ASPHALT SHALL BE ACCORDING TO OPS 1101, CITY OF OTTAWA SPECIFICATION F-3106 AND F-3112 AMENDMENTS FOR SUPERPAVE MIXES AND CITY OF OTTAWA SPECIFICATION F-3104 FOR MARSHALL MIXES.

FOR GENERAL CONSTRUCTION NOTES PLEASE REFER TO DETAIL DRAWING, DD-01.

- ALL CATCHBASIN'S COVERS TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S19.
- ALL STORM MAINTENANCE HOLE COVERS AS PER CITY'S STANDARD DRAWING S24.1.
- SANITARY MAINTENANCE HOLE COVER AS PER CITY'S STANDARD DRAWING S24.



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PROPOSED CATCH BASIN	⊕
PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	⊕
PROPOSED OGS TREATMENT DEVICE ACCESS HATCH	⊕
PROPOSED STORM CONTROL MANHOLE ACCESS HATCH	⊕
PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH	⊕
EMERGENCY OVERLAND FLOW ROUTE	→
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT COVERAGE (90m)	⊕

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**SURVEY INFORMATION**  
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 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ON K2E 7S8  
 T: (613) 727-8850 F: (613) 727-1079 E: Nepean@aovltd.com

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

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1.	ISSUED FOR ZBA/SPA	JUN 13, 2023	NM



CITY OF OTTAWA

**SITE GRADING PLAN**  
**PHASE I-II-III (preliminary)**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

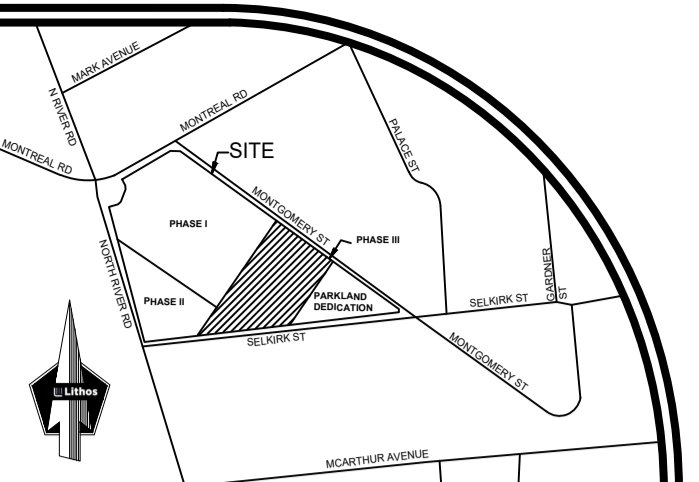
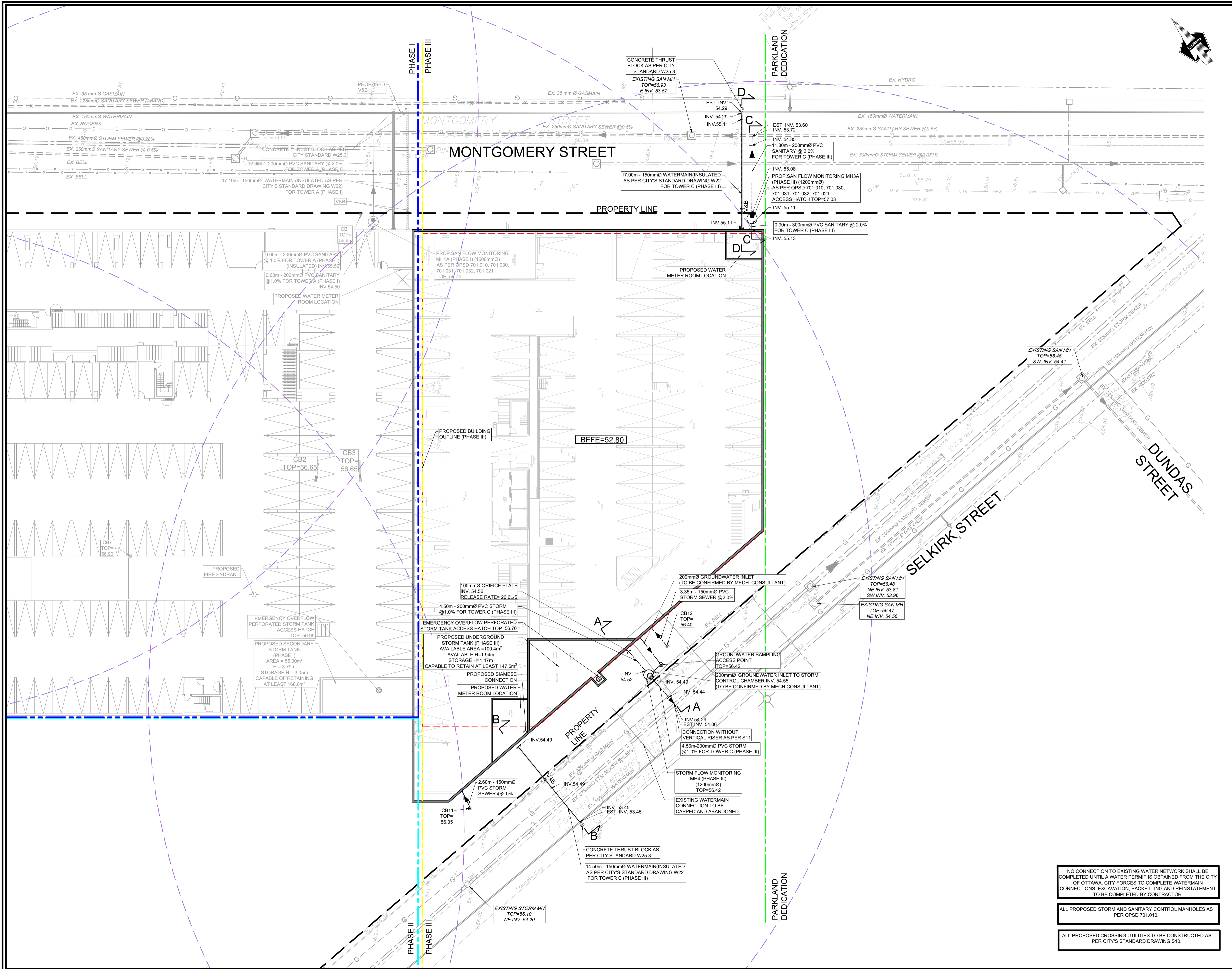
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- SANITARY MAINTENANCE HOLE COVER AS PER CITY'S STANDARD DRAWING S24.

**Lithos**  
 150 Berrymore Road, Toronto, Ontario M4A 1Y1

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 NTS

**LEGEND**

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PHASING LINE	---
PROPOSED GROUND FLOOR PERIMETER	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING BELL	---
EXISTING ROGERS'	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
PROPOSED WATER AND BOX	---
PROPOSED WATER METER	---
PROPOSED BACK FLOW PREVENTOR	---
PROPOSED DETECTOR ASSEMBLY	---
PROPOSED CATCH BASIN	---
PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	---
PROPOSED OGS TREATMENT DEVICE	---
ACCESS HATCH	---
PROPOSED STORM CONTROL MANHOLE	---
ACCESS HATCH	---
PROPOSED SANITARY CONTROL MANHOLE	---
ACCESS HATCH	---

**LIST OF DRAWINGS**

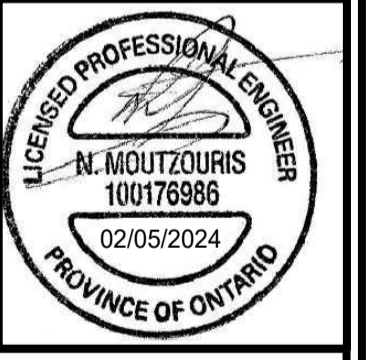
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 55 Beech Street, Ottawa, Ontario K1S 3J6  
 TEL: 613.724.9332  
 FAX: 613.724.1209  
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**SURVEY INFORMATION**  
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CITY OF OTTAWA

**SITE SERVICING PLAN**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

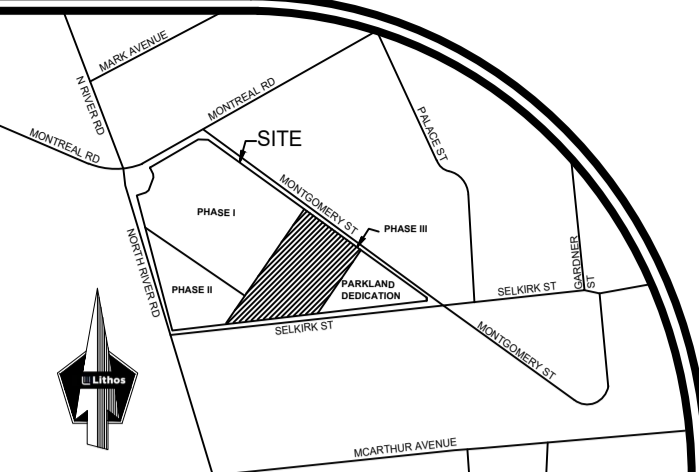
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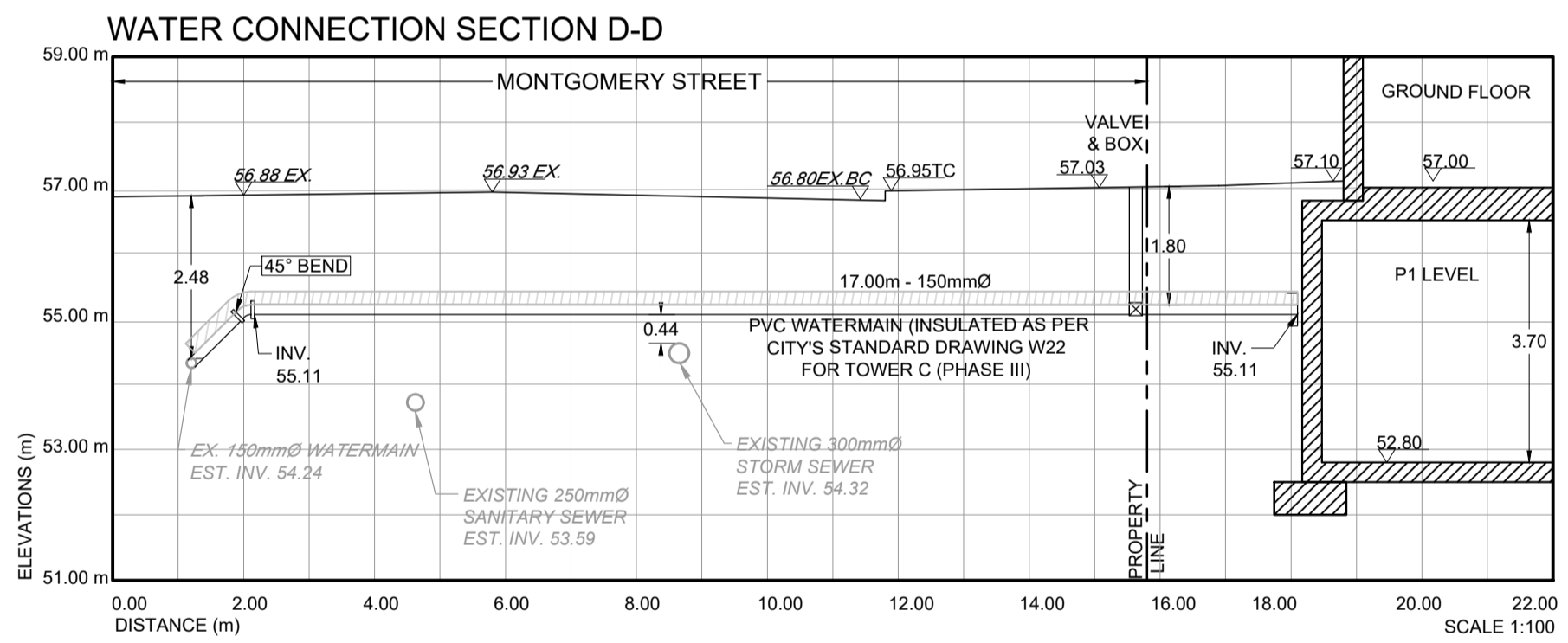
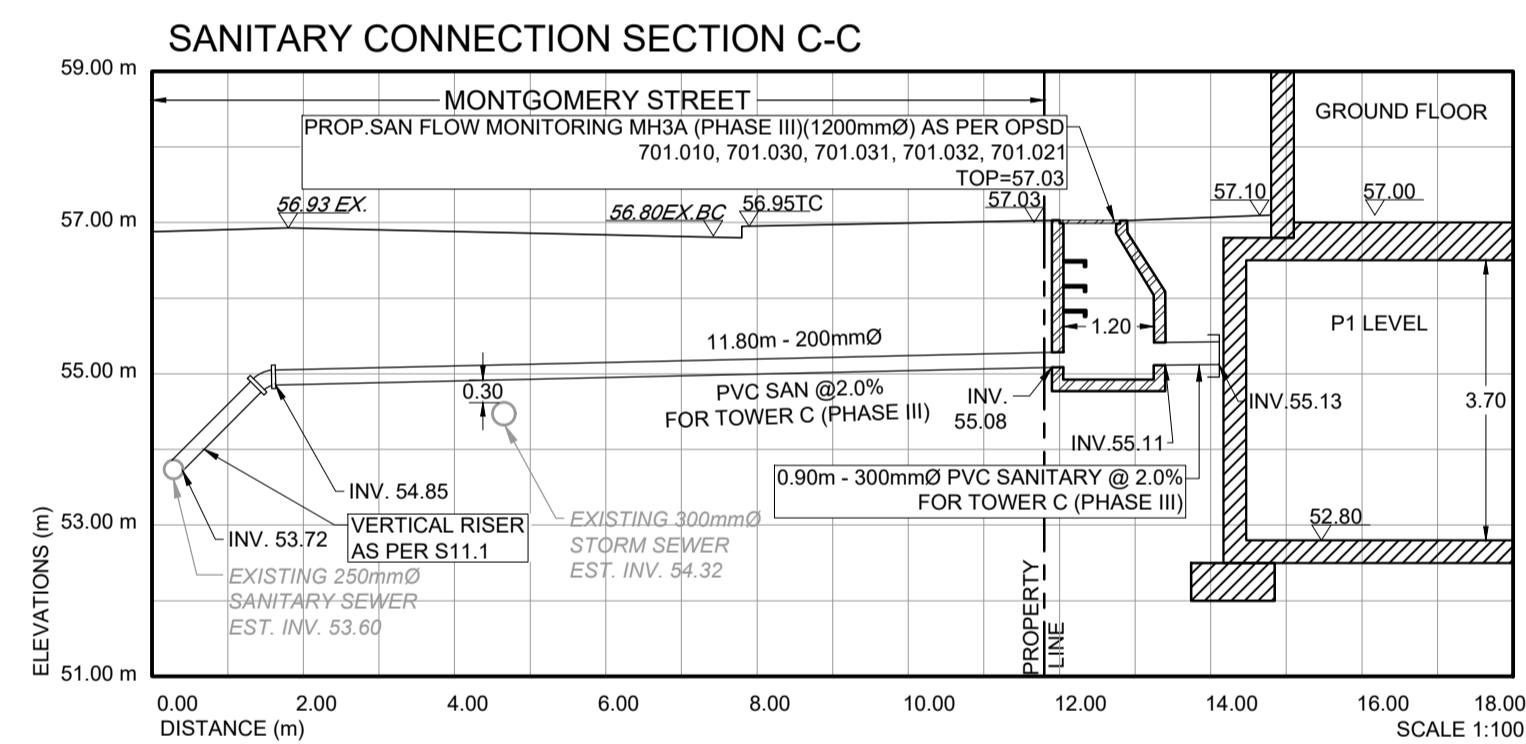
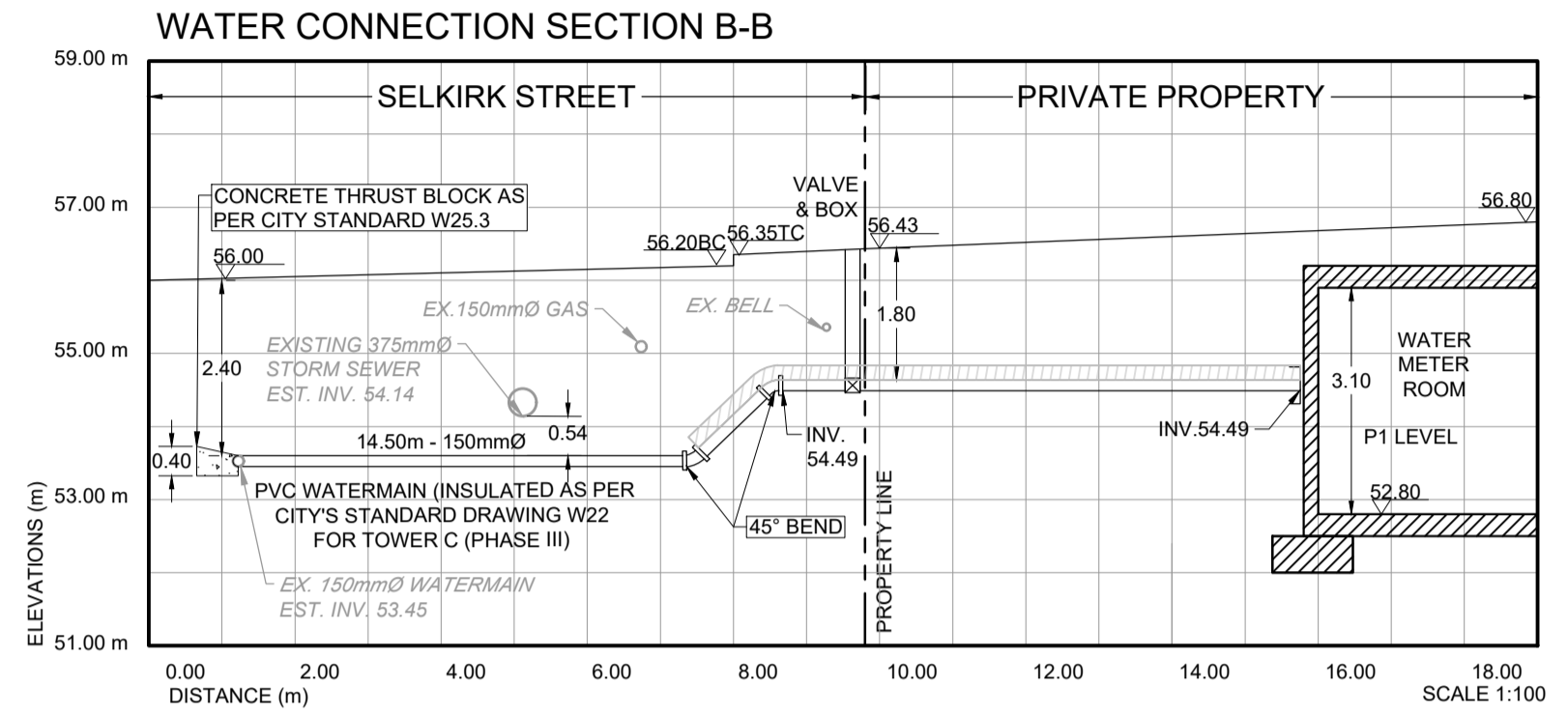
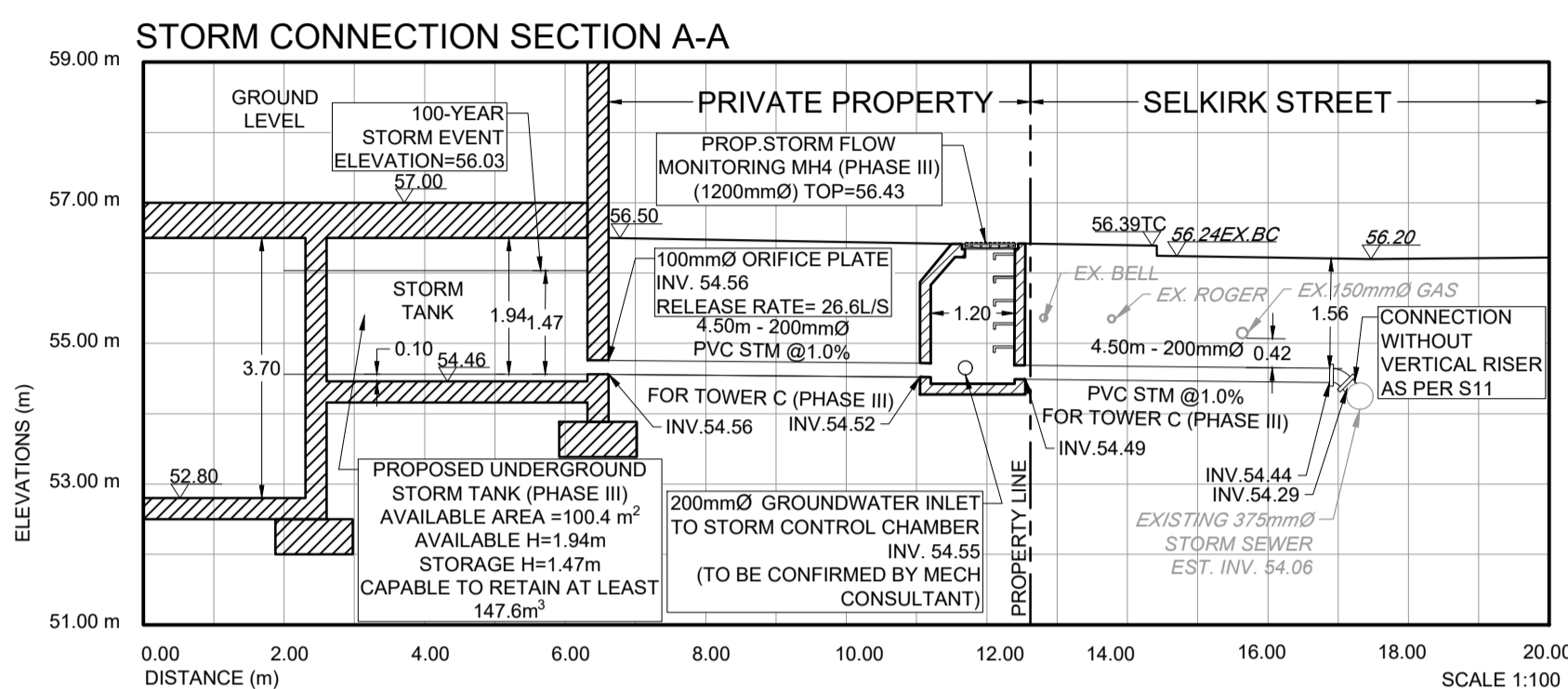
NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. CITY FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

ALL PROPOSED STORM AND SANITARY CONTROL MANHOLES AS PER OPSD 701.010.

ALL PROPOSED CROSSING UTILITIES TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S10.



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**LOCATION PLAN**  
 NTS



**LIST OF DRAWINGS**

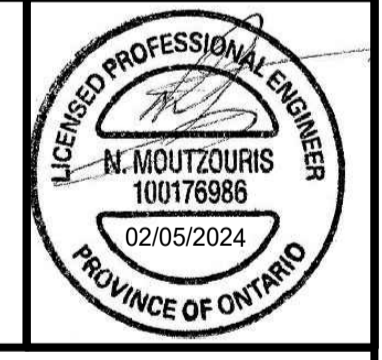
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1.	ISSUED FOR ZBA/SPA	JUN 13, 2023	NM



CITY OF OTTAWA

**SERVICING SECTIONS**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO



150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: 1:100	DRAWING No:	
UD23-002		SS-02

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**STORM SEWERS**

- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS "B" UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED GREEN. HOUSE CONNECTIONS SHALL BE 2.0M MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 100MM DIA.
- ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24, S24.1, AND S25.
- SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
- STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900MM SHALL BE CONSTRUCTED WITH A 300MM SUMP.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT HIS OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND / OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.

**SANITARY SEWERS**

- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7 CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
- ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50MMX100MM WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0 M ABOVE GRADE PAINTED RED. HOUSE CONNECTIONS SHALL BE 2.75M MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 135MM DIA.
- ALL SANITARY SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES.
- SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.

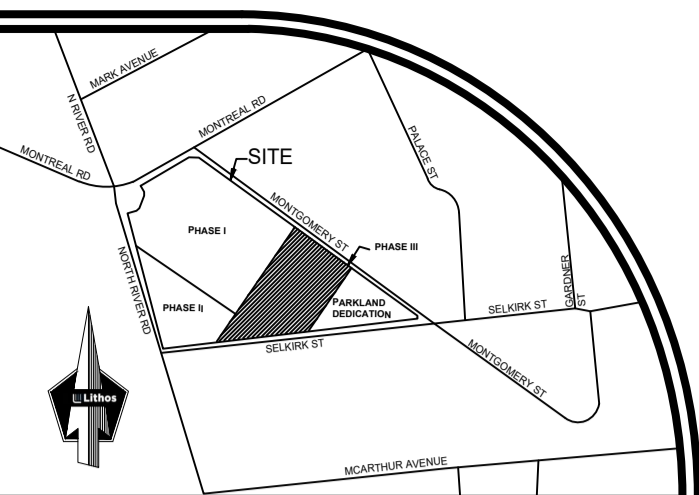
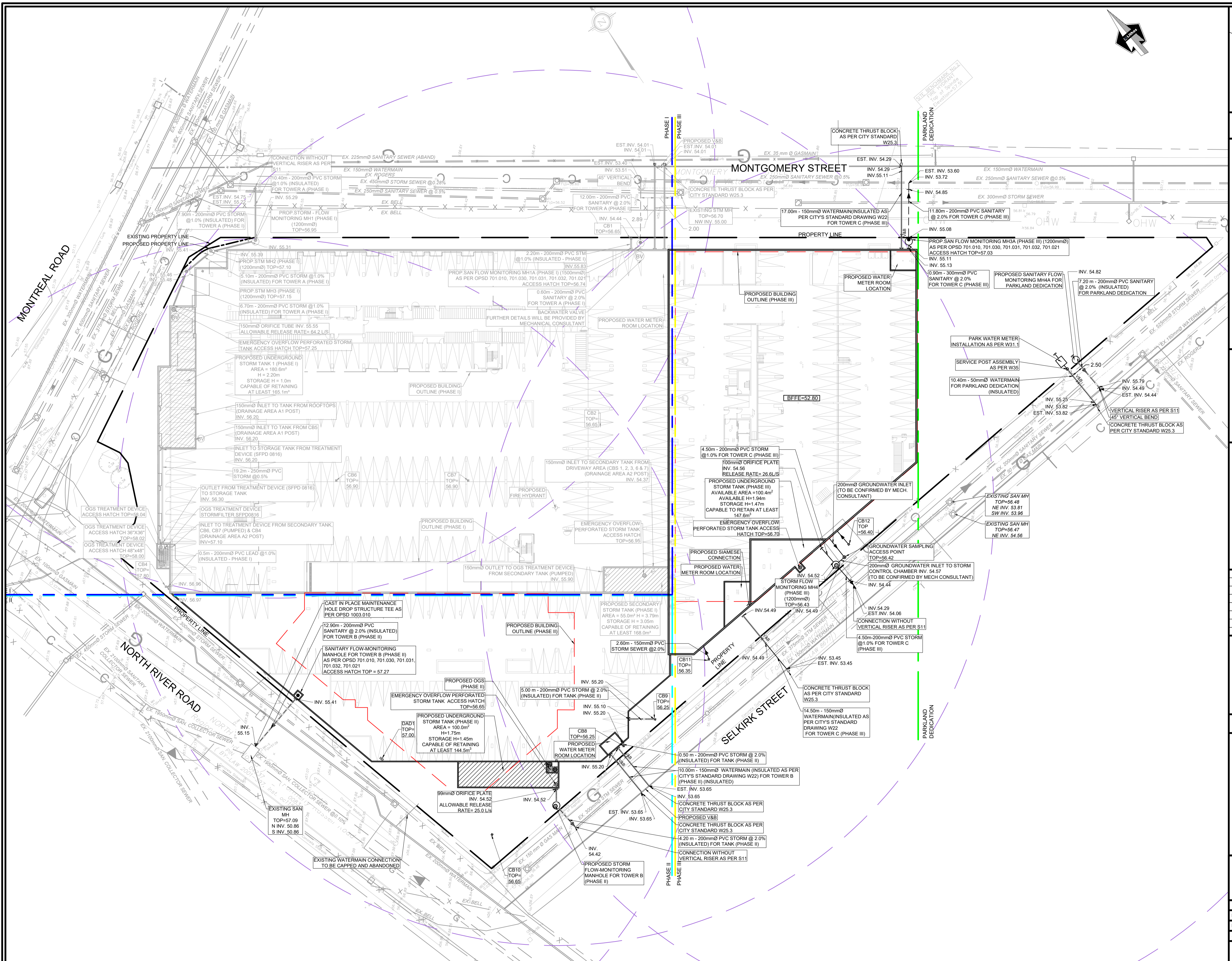
- SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
- SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
- SANITARY PRE-CAST MANHOLE SHALL BE CONSTRUCTED WITH A HIGHER PERCENTAGE OF SILICA FUME IN THE CONCRETE TO MAKE IT MORE DENSE AND LESS SUSCEPTIBLE TO CORROSION OR PINHOLE LEAKS.
- FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND BASED ON THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE FIRST PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.

**GENERAL NOTES**

- ALL SEWERS CONSTRUCTED WITH GRADES 0.5% OR LESS, SHALL BE INSTALLED WITH PIPE LASER AND CHECKED WITH LEVEL INSTRUMENTS PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING NO. S8. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM BELOW THE FROST LINE, 1.5 TO 2.0 M BELOW FINISH GRADE, AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND PIPE COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 100M INTERVALS IN THE SERVICE TRENCHES.
- ALL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL AND PROVINCIAL PRIVACY LEGISLATION INCLUDING THE CANADIAN PERSONAL INFORMATION PROTECTION AND ELECTRONIC DOCUMENTS ACT (PIPEDA). DOCUMENTATION CONFIRMING COMPLIANCE WITH THIS LEGISLATION SHALL BE MADE AVAILABLE TO THE OWNER AND SUBMITTED WITH THE PRE-CONSTRUCTION INSPECTION REPORT.

**WATER SUPPLY**

- ALL PVC WATERMANS SHALL BE EQUAL TO AWWA C-900 CLASS 150, SDR 18, OR APPROVED EQUAL.
- WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC WATERMANS SHALL BE INSTALLED WITH A 10 GAUGE STRANDER COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W36.
- WATER SERVICES ARE TO BE TYPE K SOFT COPPER AS PER CITY OF OTTAWA STD. W26 UNLESS OTHERWISE SPECIFIED. SINGLE SERVICES SHALL BE 20MM DIA. 50MM DIA COPPER SHALL BE USED FOR PARK SERVICES.
- WATER SERVICES SHALL BE MARKED WITH A "50MMX100MM", EXTENDING FROM THE INVERT TO 1.0M ABOVE GRADE PAINTED BLUE. STAND POSTS / SHUT-OFFS SHALL BE INSTALLED AT PROPERTY LINE. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40 AND W42.
- CONTRACTOR TO SUPPLY HYDRANT EXTENSION TO ADJUST THE LENGTH OF HYDRANT BARREL.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W19, AND LOCATED AS PER CITY STD. W18.
- VALVE IN BOXES SHALL BE INSTALLED AS PER CITY OF OTTAWA STD. W24.
- THRUST BLOCKING OF WATERMAIN TO BE INSTALLED AS PER CITY OF OTTAWA STD. W25.3 AND W25.4.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS AND BLOW-OFFS AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
- WHERE SEPARATION BETWEEN SERVICES AND MANHOLES IS LESS THAN 1.2M, WATER SERVICES ARE TO BE INSULATED AS PER CITY OF OTTAWA STD. W23.
- AS PER CITY GUIDELINE, THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER / UTILITY IS 0.25M FOR CROSSING OVER THE SEWER, AS PER CITY STD W25.2. FOR CROSSING UNDER SEWER, THE MINIMUM VERTICAL CLEARANCE IS 0.50M AS PER CITY STD. W25.
- FOR CROSSING UNDER SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
- ALL WATER SERVICES CROSSING SEWERS ARE TO BE INSTALLED AS PER CITY OF OTTAWA STD. W38.



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**LEGEND**

PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PHASING LINE	---
PROPOSED GROUND FLOOR PERIMETER	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING ROGERS'	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM	---
PROPOSED SANITARY	---
PROPOSED WATER	---
PROPOSED VALVE AND BOX	⊕
PROPOSED WATER METER	⊕
PROPOSED BACK FLOW PREVENTOR	⊕
PROPOSED DETECTOR ASSEMBLY	⊕
PROPOSED CATCH BASIN	⊕
PROPOSED EMERGENCY OVERFLOW PERFORATED STORM TANK ACCESS HATCH	⊕
PROPOSED OGS TREATMENT DEVICE ACCESS HATCH	⊕
PROPOSED STORM CONTROL MANHOLE ACCESS HATCH	⊕
PROPOSED SANITARY CONTROL MANHOLE ACCESS HATCH	⊕

**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN - PHASE III)	
SG-02 (SITE GRADING PLAN - PHASE I-II-III PRELIMINARY)	
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SS-02 (SERVICING SECTIONS)	
SS-03 (SITE SERVICING PLAN - PHASES I-II-III PRELIMINARY)	
EC-01 (EROSION CONTROL PLAN)	
DD-01 (DETAIL DRAWINGS)	
DD-02 (DETAIL DRAWINGS)	
DD-03 (DETAIL DRAWINGS)	
CU-01 (COMPOSITE UTILITIES PLAN)	
RM-01 (REMOVALS PLAN)	
RR-01 (ROADWAY REINSTATEMENT PLAN)	

**SITE PLAN INFORMATION**  
 RODERICKLAHEY ARCHITECTS INC.  
 55 Beach Street, Ottawa, Ontario K1S 3J6  
 TEL: 613 724 9932  
 FAX: 613 724 1209  
 www.roderricklahey.ca

**SURVEY INFORMATION**  
 ANNIS, O' SULLIVAN, VOLLEBECK LTD.  
 ONTARIO LAND SURVEYORS  
 14 CONNORS GATE, SUITE 500  
 NEPEAN, ON K2E 7S9  
 T: (613) 727-0850 F: (613) 727-1079  
 E: Nepean@avilco.com

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

No.	REVISION	DATE	BY
7.	ISSUED FOR SPA	FEB 05, 2024	NM
6.	ISSUED FOR 70% CD	JAN 09, 2024	NM
5.	ISSUED FOR PERMIT	NOV 24, 2023	NM
4.	ISSUED FOR ZBA/SPA	NOV 13, 2023	NM
3.	ISSUED FOR ZBA/SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA/SPA	JUN 13, 2023	NM

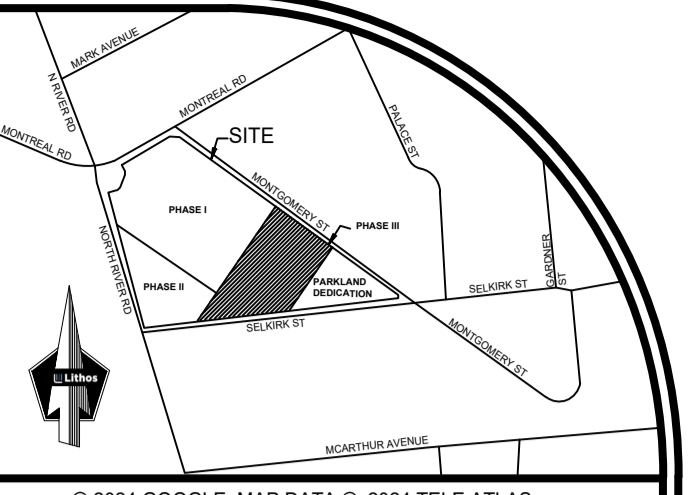


CITY OF OTTAWA

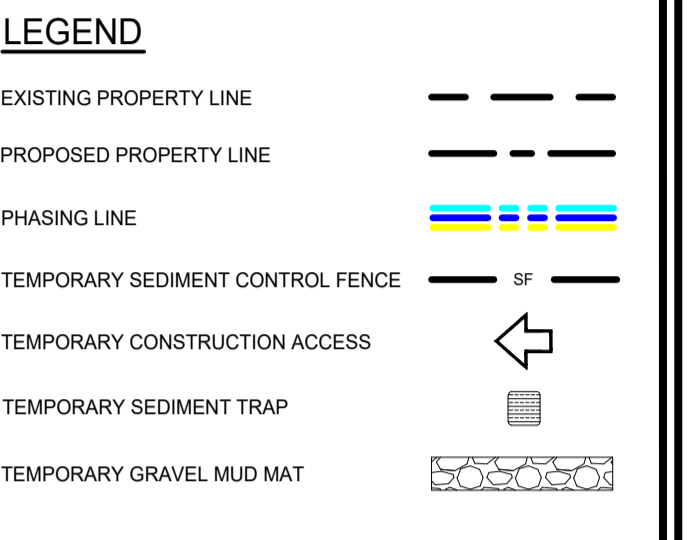
**SITE SERVICING PLAN**  
**PHASES I-II-III (preliminary)**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

**Lithos**  
 150 Berrymans Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: 1:350		DRAWING No:
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**LOCATION PLAN**  
 NTS



**LIST OF DRAWINGS**

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SS-01	(SITE SERVING PLAN)
SS-02	(SERVICING SECTIONS)
SS-03	(SITE SERVING PLAN-PHASES I-II-III PRELIMINARY)
EC-01	(EROSION CONTROL PLAN)
DD-01	(DETAIL DRAWINGS)
DD-02	(DETAIL DRAWINGS)
DD-03	(DETAIL DRAWINGS)
CU-01	(COMPOSITE UTILITIES PLAN)
FR-01	(REMOVALS PLAN)
RR-01	(ROADWAY REINSTATEMENT PLAN)

**SITE PLAN INFORMATION**  
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 56 Beach Street, Ottawa, Ontario K1S 3J6  
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 T: (613) 727-0850 F: (613) 727-1079  
 E: Nepean@aovltd.com

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEOODETIC AND ARE REFERRED TO THE CGVD25 GEOODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO.	REVISION	DATE	BY
5.	ISSUED FOR ZBA / SPA	FEB 05, 2024	NM
4.	ISSUED FOR ZBA / SPA	NOV 13, 2023	NM
3.	ISSUED FOR 50% CD	OCT 23, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA / SPA	JUN 13, 2023	NM

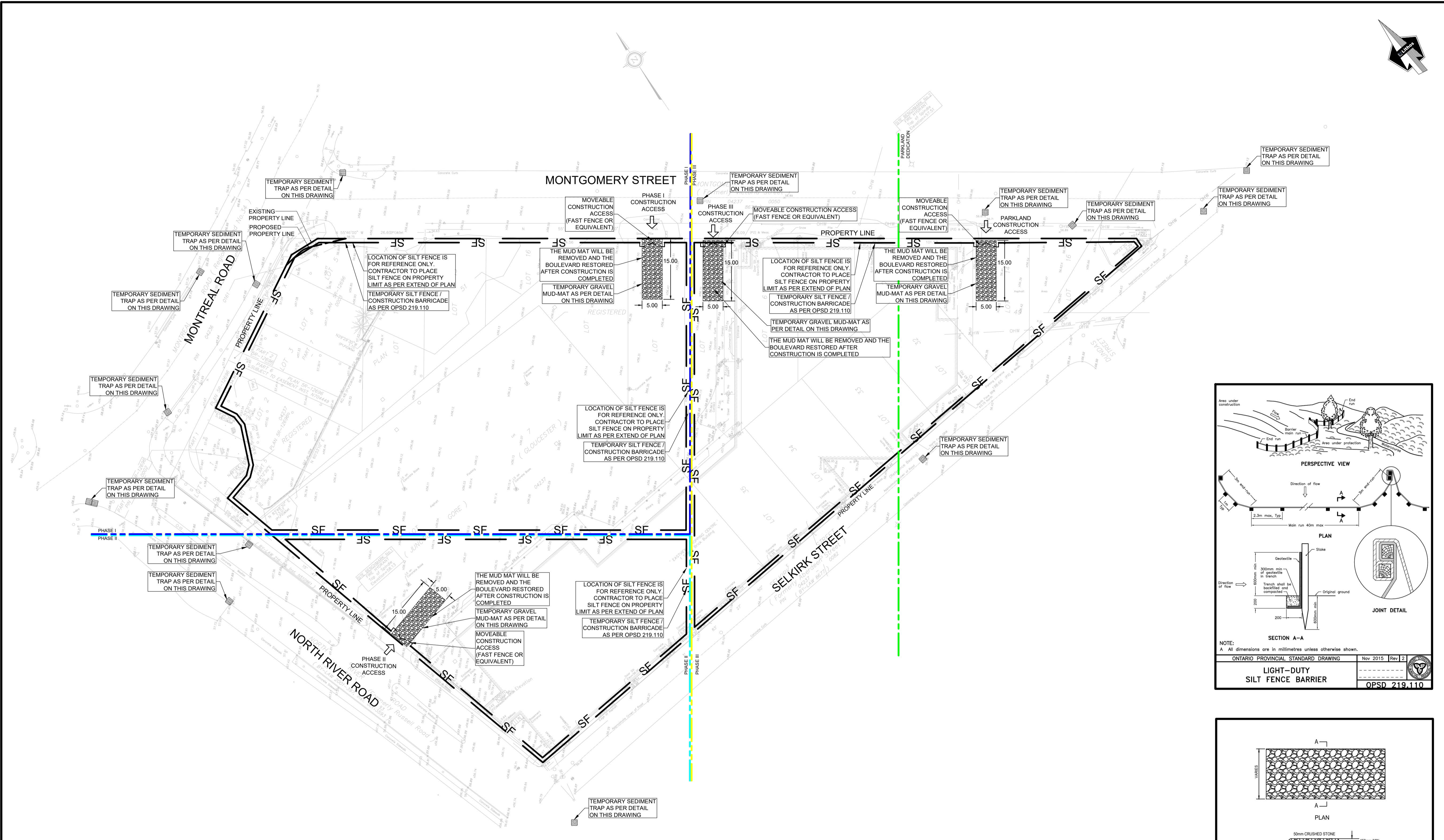


CITY OF OTTAWA

**EROSION CONTROL PLAN**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

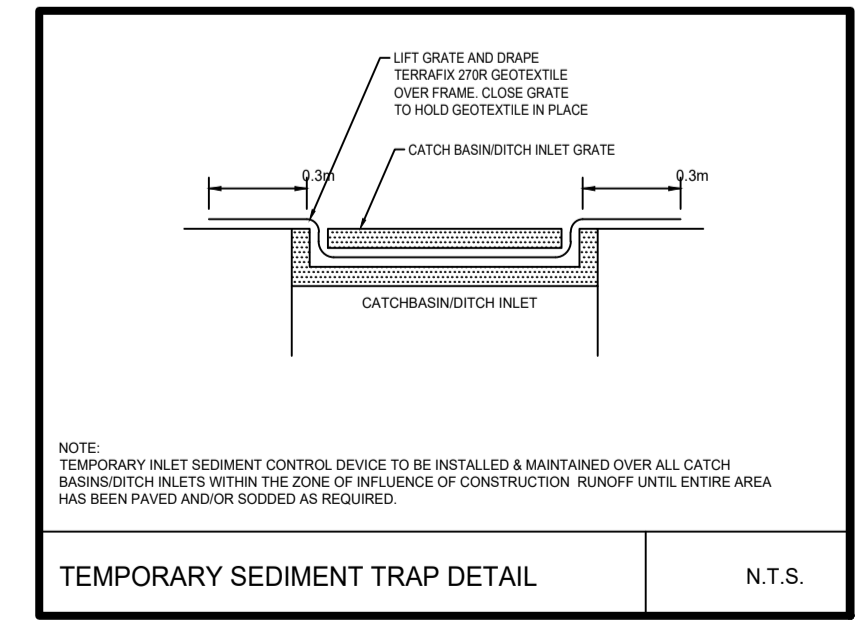
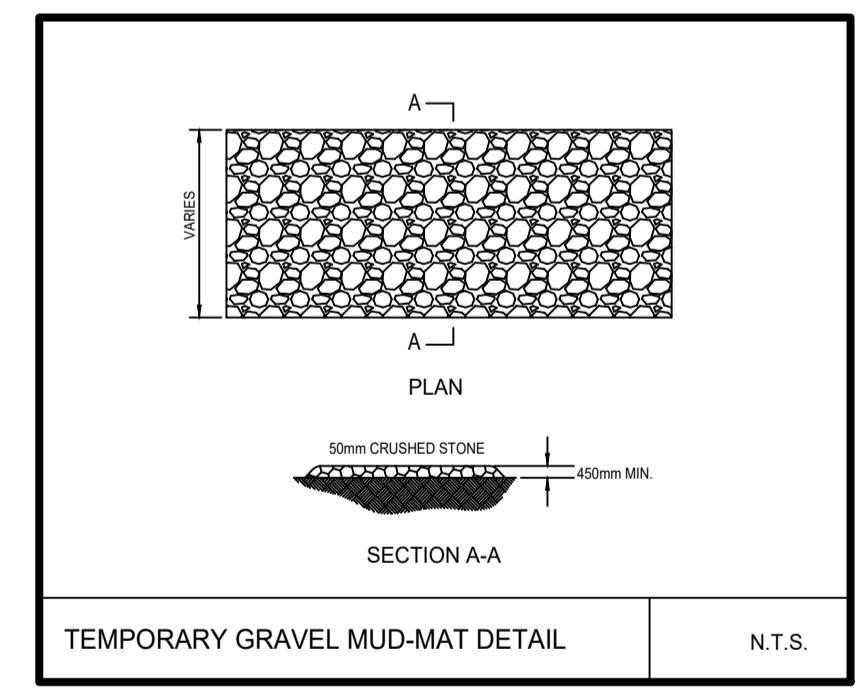
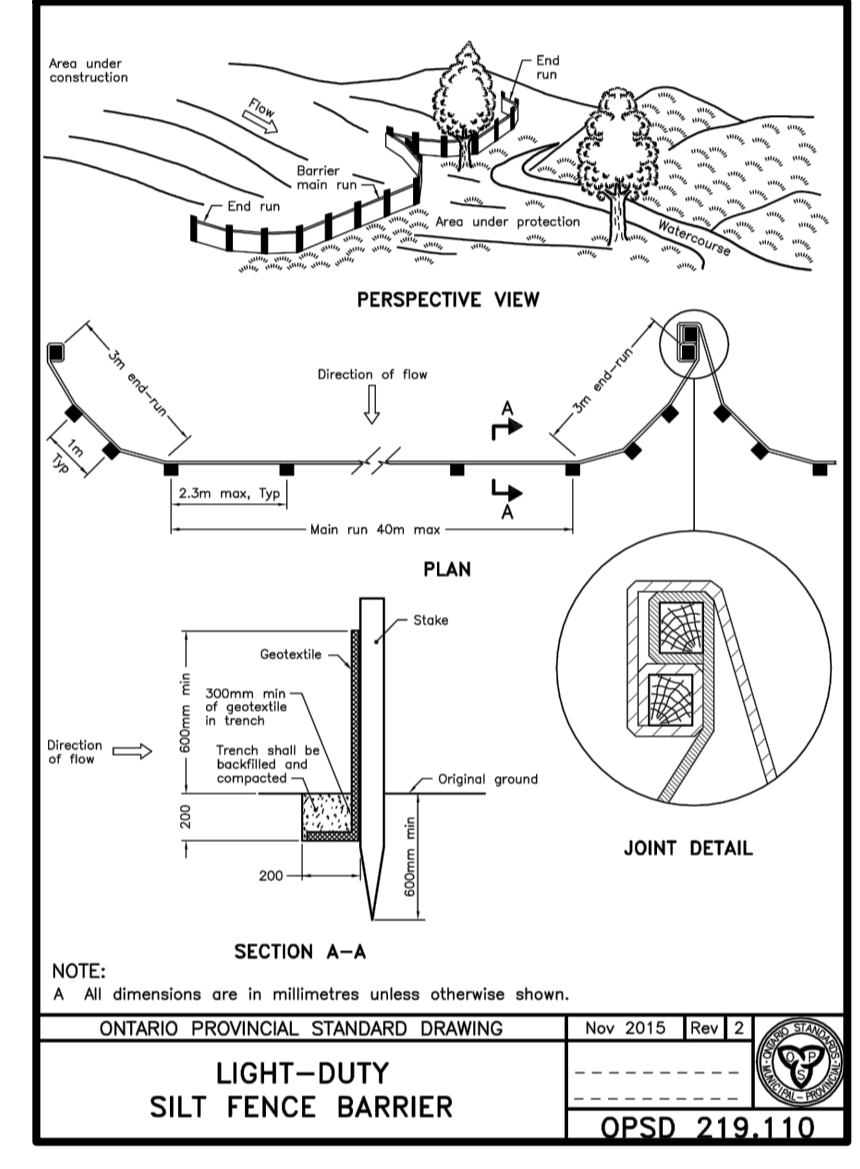


DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: 1:500		DRAWING No:
© COPYRIGHT 2024 Lithos Group Ltd.	UD23-002	EC-01

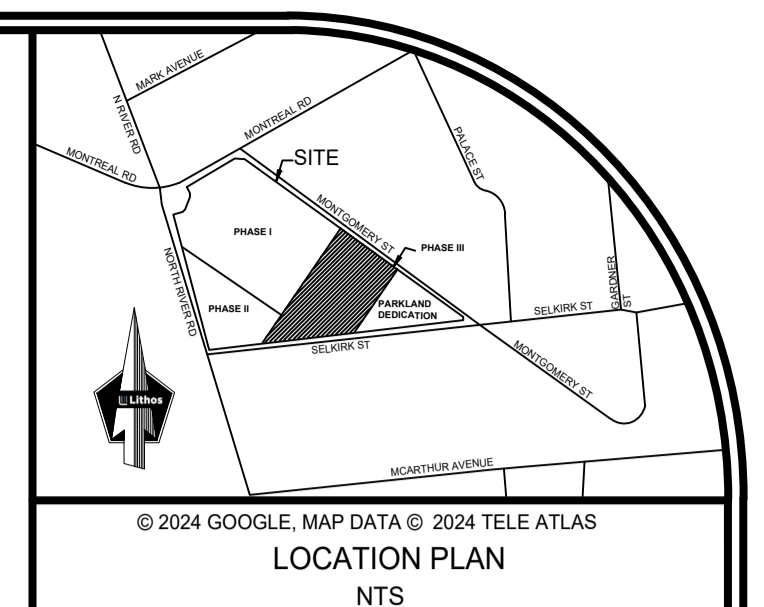
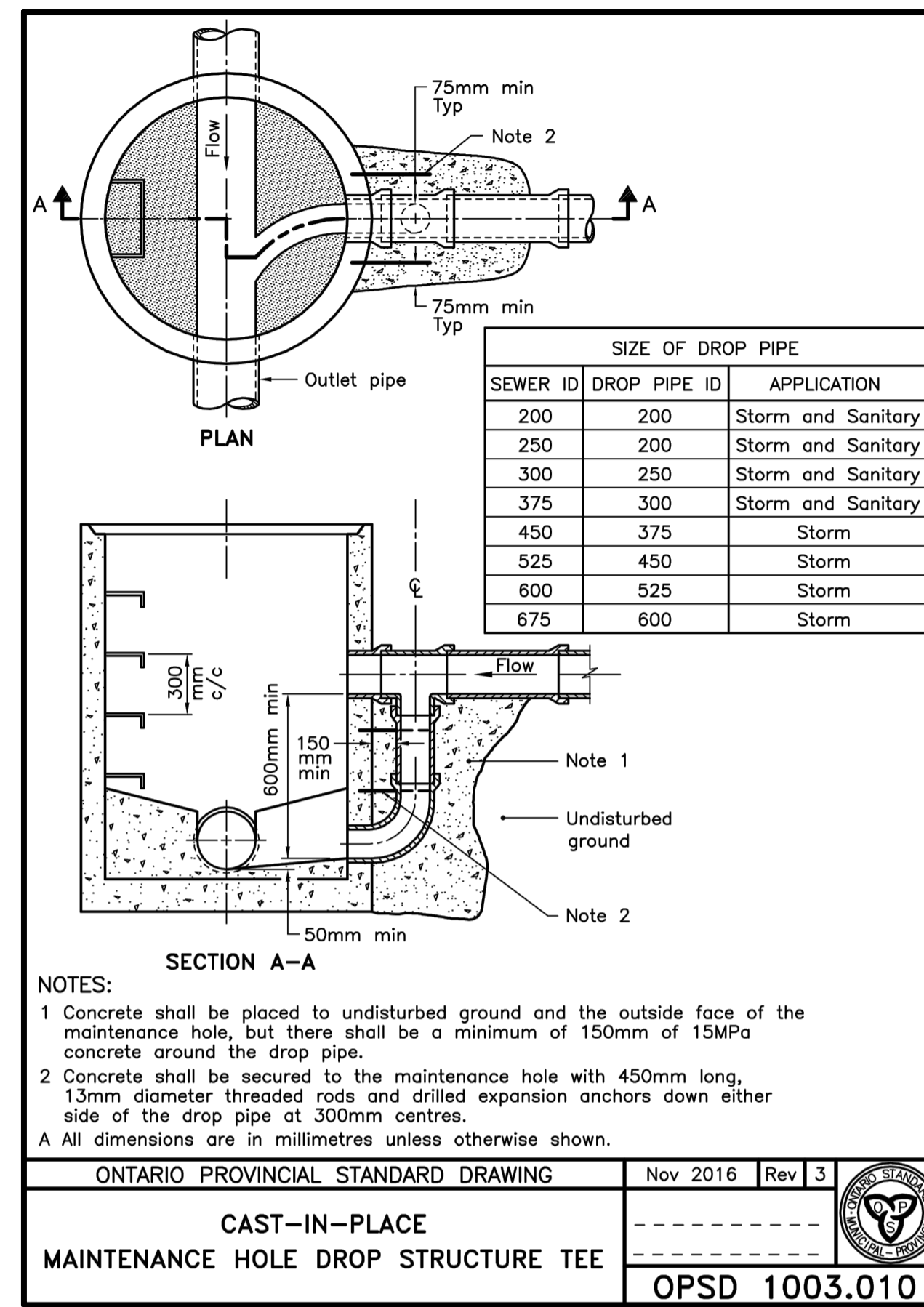
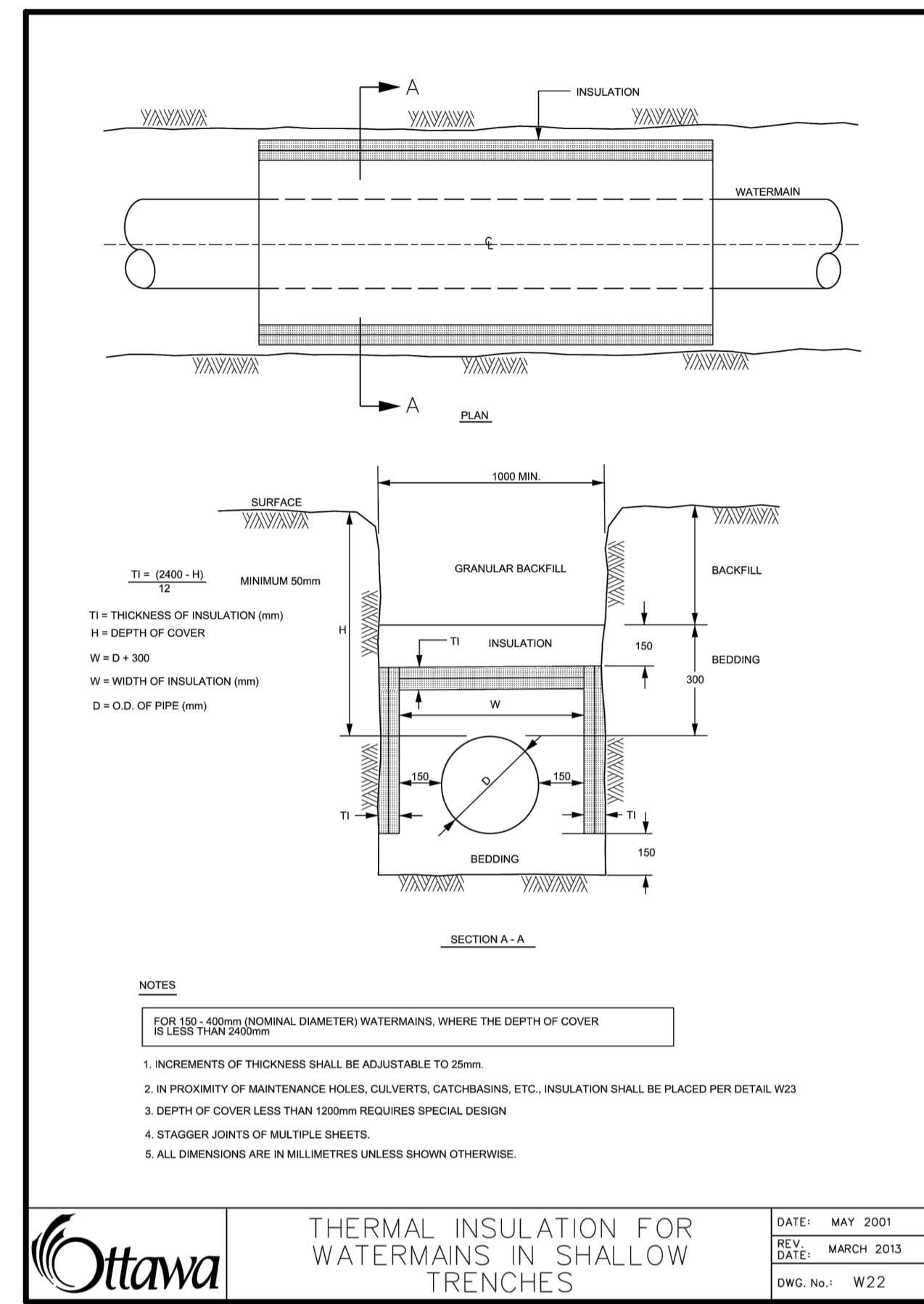
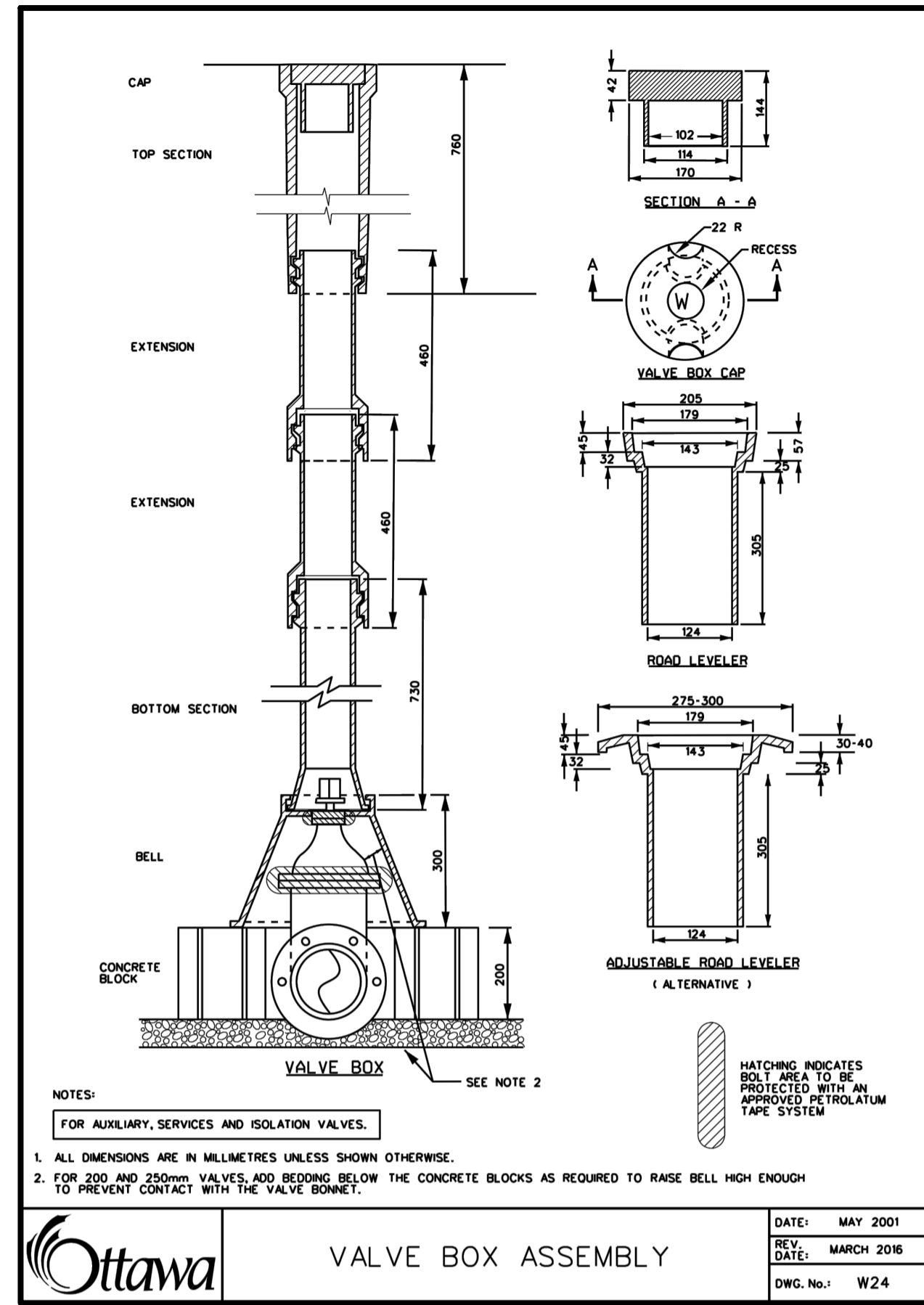
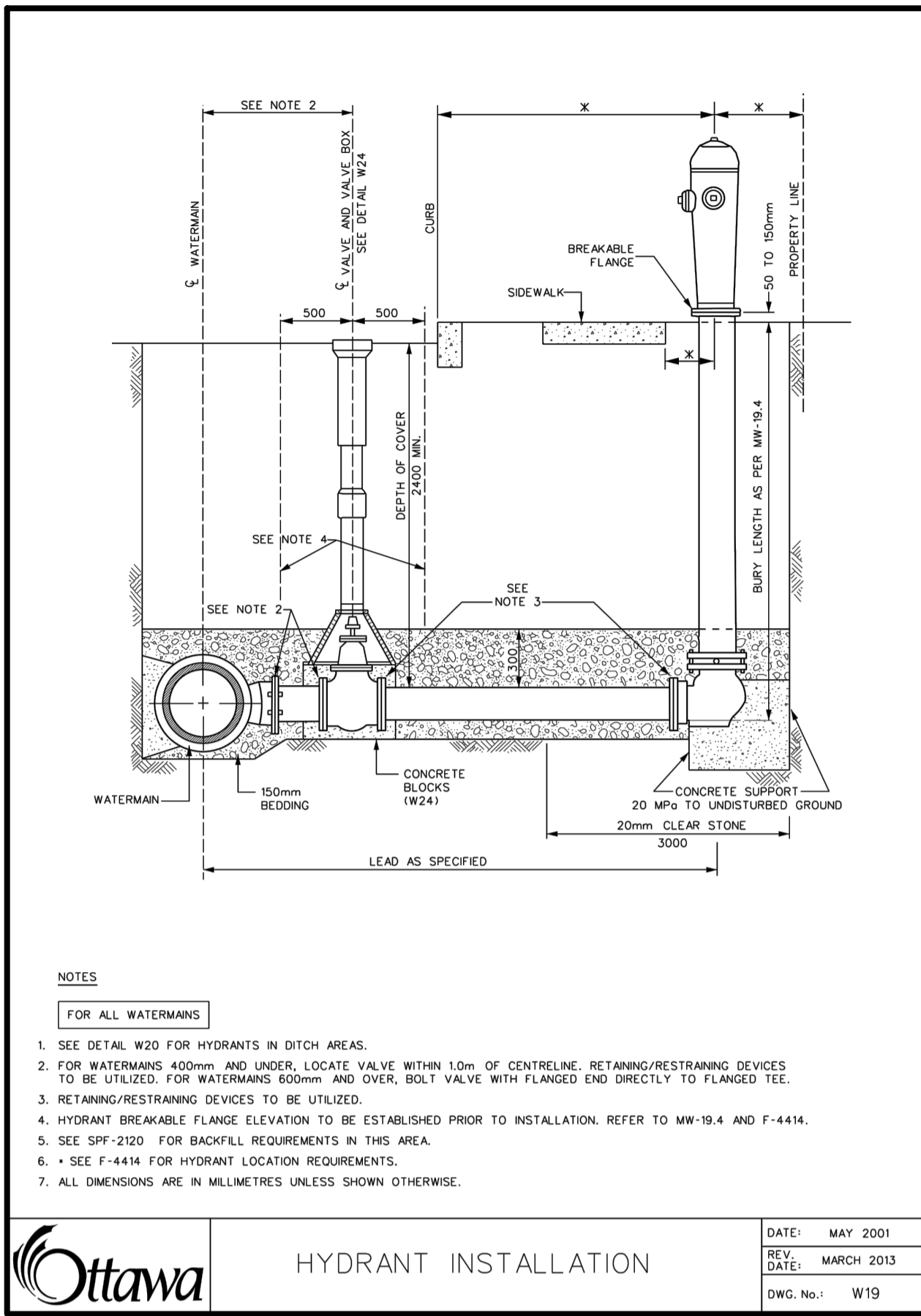


**EROSION AND SEDIMENT CONTROL**

- TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED, BY THE CONTRACTOR, AS DIRECTED BY THE GOVERNMENTAL AUTHORITY AND LOCAL MUNICIPALITY AND SHOULD BE IN ACCORDANCE WITH THE CITY OF OTTAWA EROSION AND SEDIMENT CONTROL PLAN, MONITORING AND MEASURES STANDARD (F-1004, DATED MARCH 2014), TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE PROJECT
- THE CONTRACTOR SHALL INSTALL ALL SILTATION CONTROL MEASURES PRIOR TO THE START OF SITE WORKS AND MAINTAIN ALL SEDIMENT CONTROL DEVICES THROUGHOUT ALL CONSTRUCTION ACTIVITY TO ENSURE THAT SILT-LADEN WATER DOES NOT AT ANY TIME ENTER THE DOWNSTREAM SEWER SYSTEM, EXISTING WATER COURSE, OR ADJACENT LANDS.
- SEDIMENT CONTROL FENCE SHALL BE AS PER DETAIL ON THIS DRAWING, OR APPROVED EQUIVALENT. SEDIMENT CONTROL FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH OPSS 805 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND IMMEDIATELY AFTER EACH RAINFALL AND REPAIRED IF REQUIRED.
- THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN EXISTING ROADS IN A CLEAN CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION EQUIPMENT AND MACHINERY IS MAINTAINED IN GOOD OPERATING CONDITION, FREE OF LEAKS OR EXCESS OIL OR GREASE.
- THE CONTRACTOR SHALL HAVE ALL DUE REGARD FOR THE PROTECTION OF THE ENVIRONMENT IN THE PERFORMANCE OF THE WORK AND SHALL NOT PLACE ANY MATERIALS, OR DISPOSE OF ANY MATERIALS, OR PERFORM ANY WORK IN A MANNER CONTRARY TO APPLICABLE FEDERAL, PROVINCIAL OR MUNICIPAL ENVIRONMENTAL LAWS AND REGULATIONS.
- THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL PERMANENT EROSION CONTROL FEATURES INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
- ADDITIONAL CONTROLS AS DEEMED REQUIRED BY THE AUTHORITIES AND/OR THE SITEWORKS ENGINEER OF RECORD DURING CONSTRUCTION ACTIVITIES SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL SILT FENCING MUST BE AVAILABLE IN CASE IMMEDIATE REPAIR IS REQUIRED.
- THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM HIS CONSTRUCTION OPERATIONS MAY HAVE A DETRIMENTAL IMPACT ON ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN A MANNER THAT STRICTLY MEETS THE REQUIREMENTS OF ALL APPLICABLE LEGISLATION AND REGULATIONS AS PER THE LATEST VERSION OF THE FORMER REGION OF OTTAWA-CARLETON ON APPLICATION OF EROSION AND SEDIMENT CONTROL ON CONSTRUCTION PROJECTS.
- THE CONTRACTOR SHALL CONSIDER CONTROL MEASURES SUCH AS LIMITING THE AMOUNT OF EXPOSED SOILS, USING FILTER CLOTHS IN CATCH BASINS OR OTHER OPEN STRUCTURES, SEDIMENTATION TRAPS OR OTHER SUCH METHODS THEY DEEM APPROPRIATE IN ORDER TO MINIMIZE THE NEGATIVE IMPACTS THEIR CONSTRUCTION ACTIVITIES WILL HAVE ON THE AREA DRAINAGE SYSTEMS AND ULTIMATELY THE RECEIVING WATER COURSE.
- WHATEVER SYSTEM OF CONTROLS THE CONTRACTOR UTILIZES ON THE PROJECT, IT IS NECESSARY FOR THEM TO MONITOR THE EFFECTIVENESS OF THE MEASURES REGULARLY AND MAINTAIN, CLEAN, REPAIR, REPLACE OR UNDERTAKE ANY ADDITIONAL MEASURES IN ORDER TO ACHIEVE THE DESIRED RESULTS.
- THE CONTRACTORS ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION. THIS INCLUDES (BUT IS NOT LIMITED TO) LIMITING THE AMOUNT OF EXPOSED SOIL, USING FILTER CLOTH UNDER THE GRATES OF CATCH BASINS AND MANHOLES, AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. EROSION CONTROL MEASURES SHALL ONLY BE REMOVED WHEN THE PROPOSED LANDSCAPING HAS BEEN ESTABLISHED.



D07-15-21-0123



**LIST OF DRAWINGS**

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**SITE PLAN INFORMATION**

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56 Beech Street, Ottawa, Ontario K1S 3J6  
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**BENCHMARK**

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5.	ISSUED FOR ZBA / SPA	FEB 05, 2024	NM
4.	ISSUED FOR ZBA / SPA	NOV 13, 2023	NM
3.	ISSUED FOR 50% CD	OCT 23, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA / SPA	JUN 05, 2023	NM



**CITY OF OTTAWA**

**DETAIL DRAWINGS**

RESIDENTIAL USE DEVELOPMENT  
300 MONTGOMERY STREET  
OTTAWA, ONTARIO

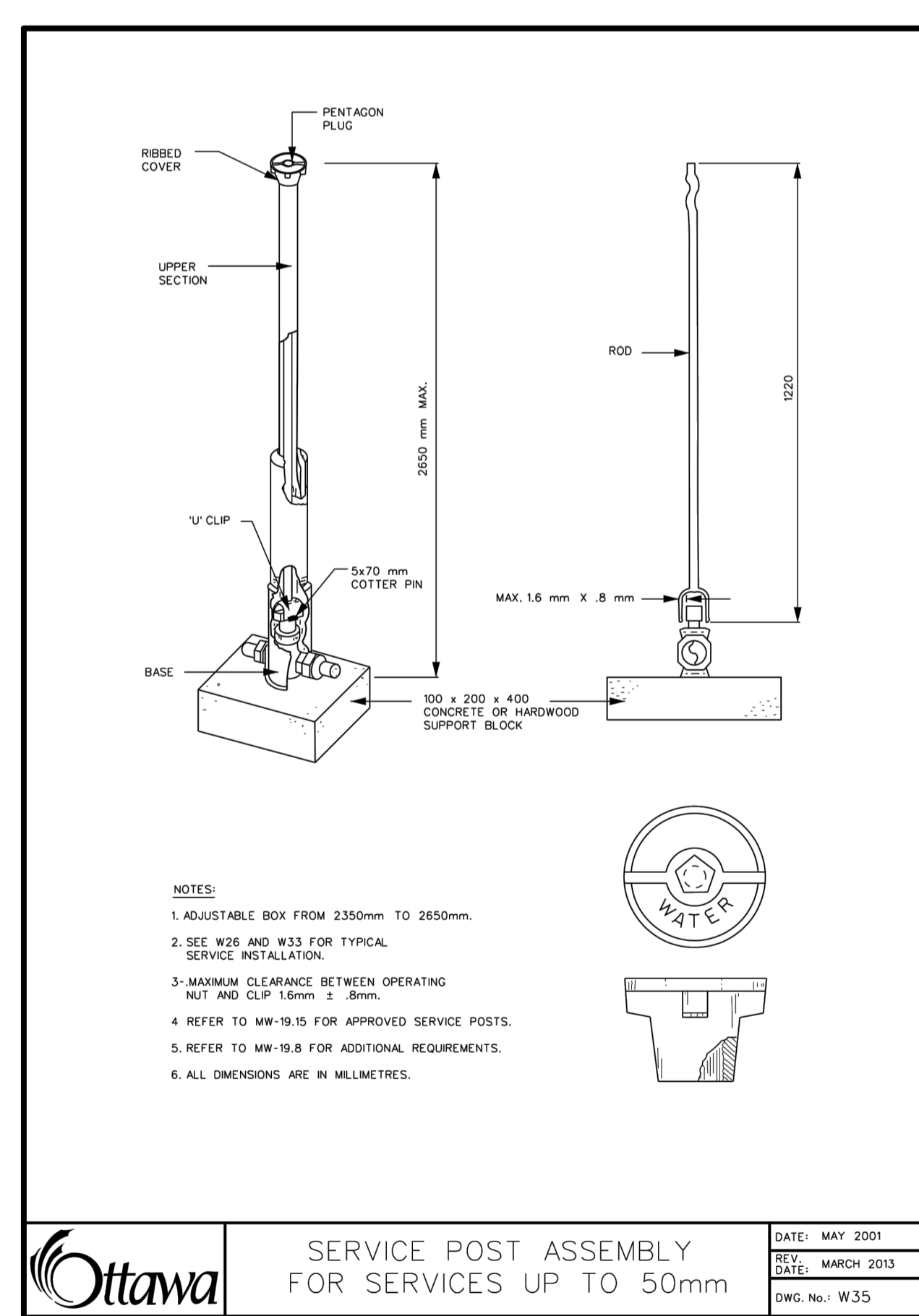
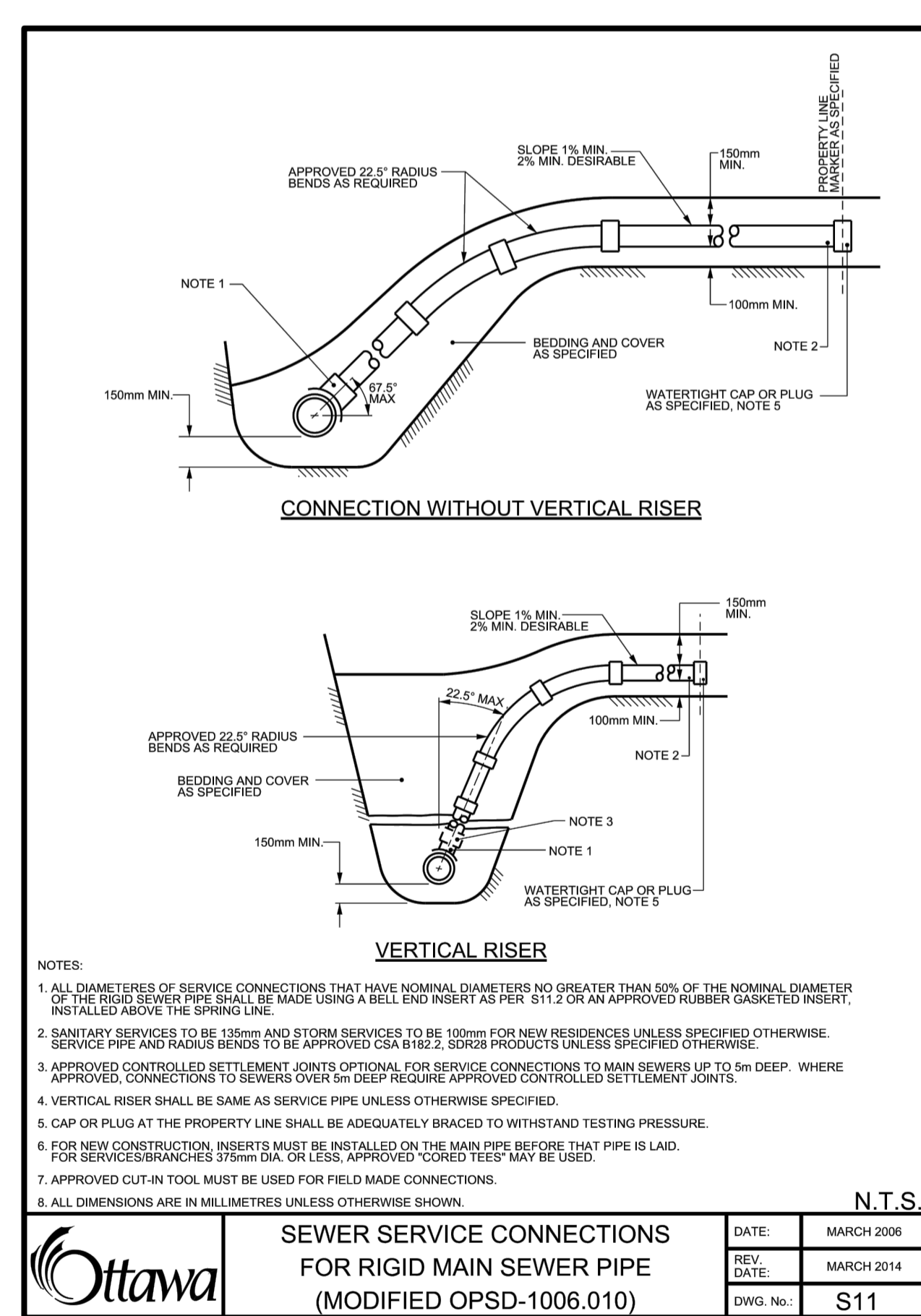
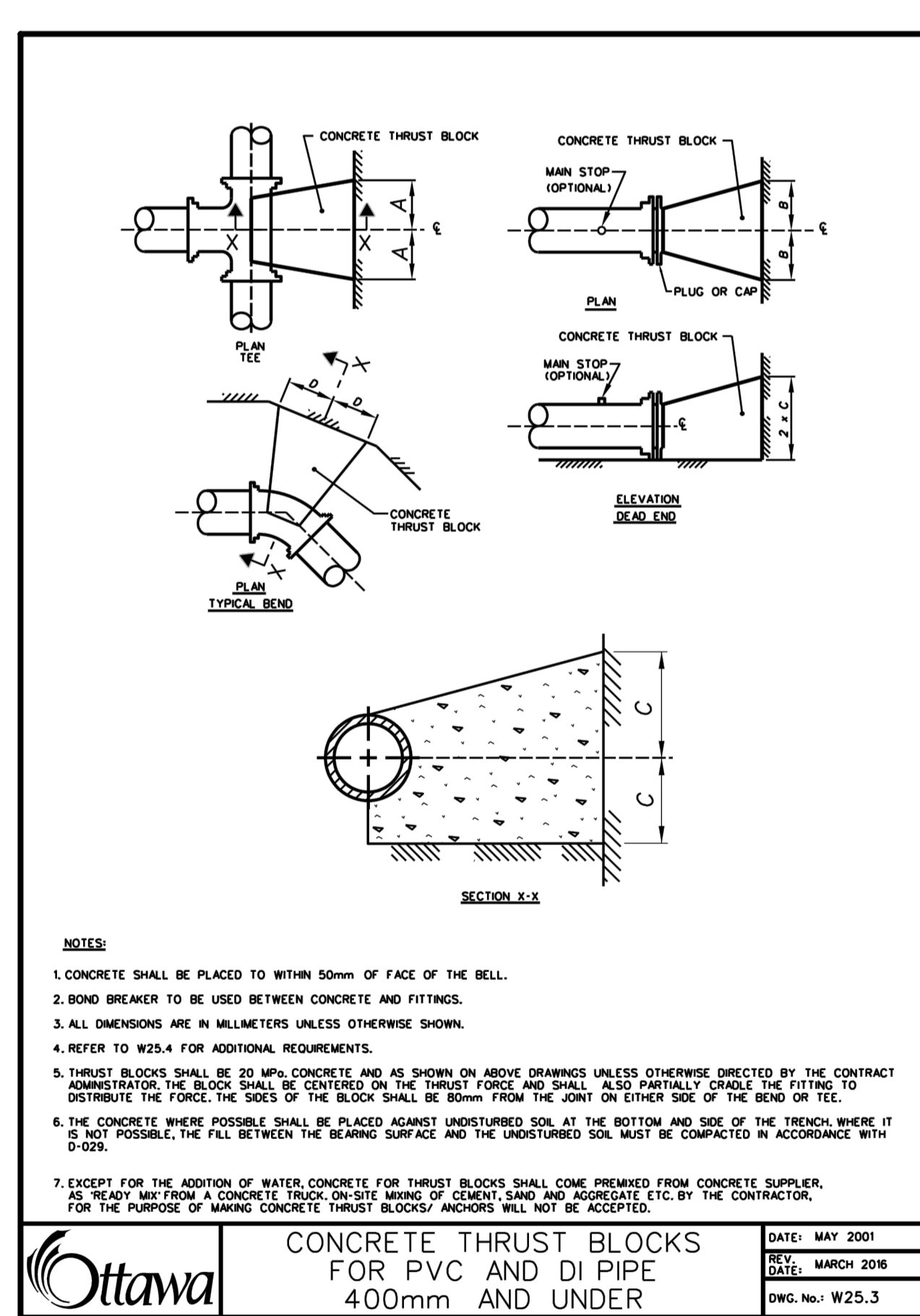
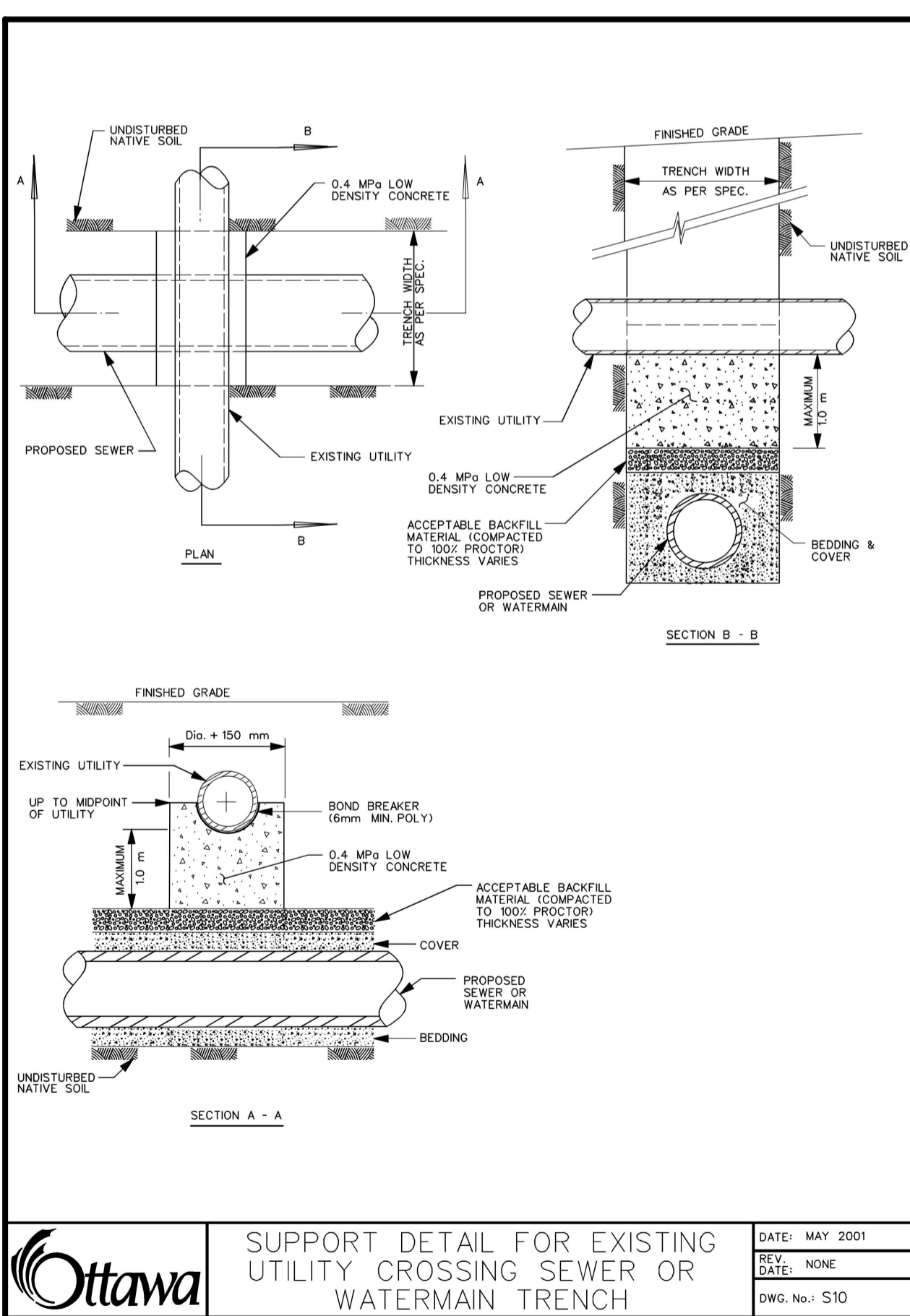
**Lithos**

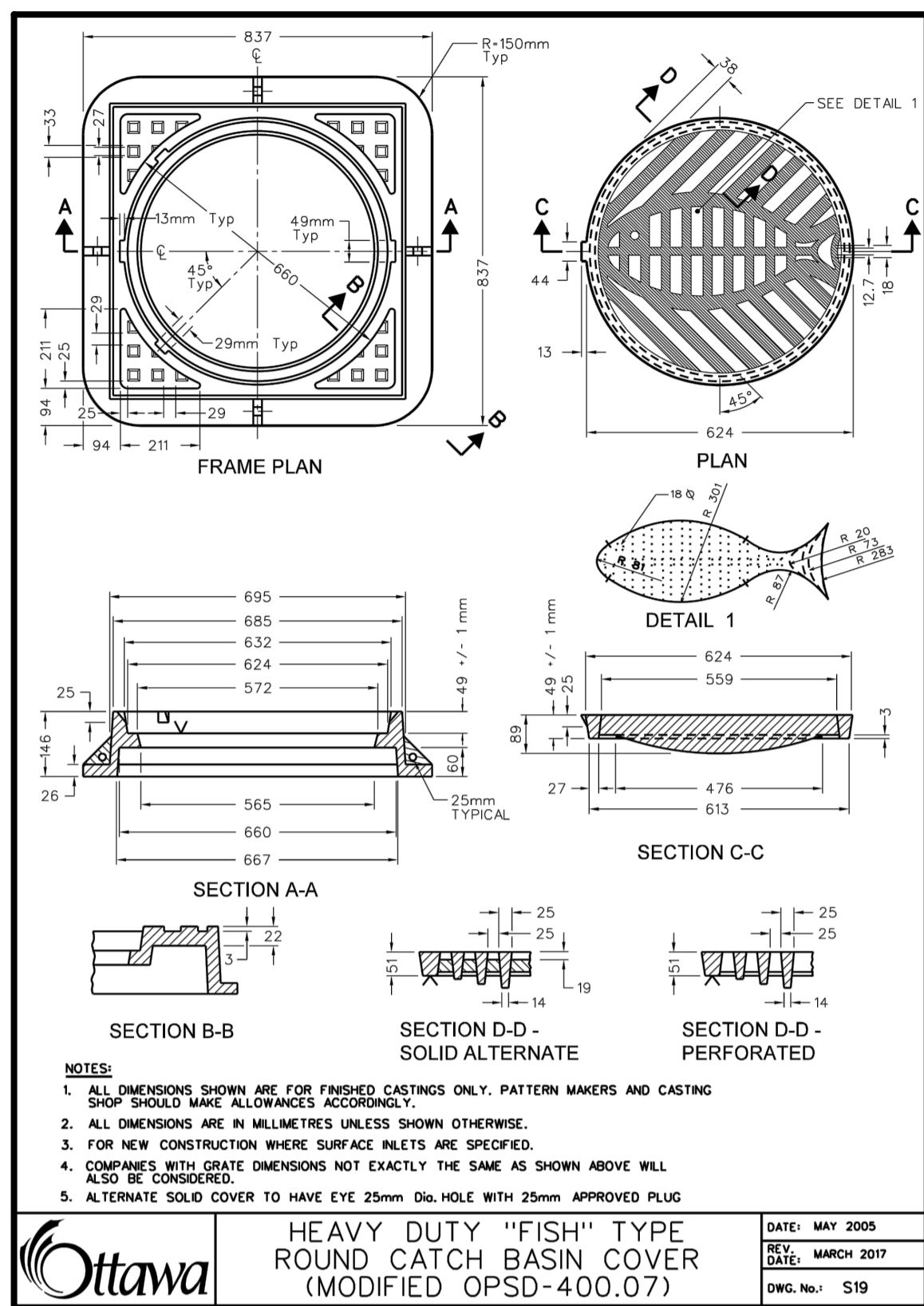
150 Bernonsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No:

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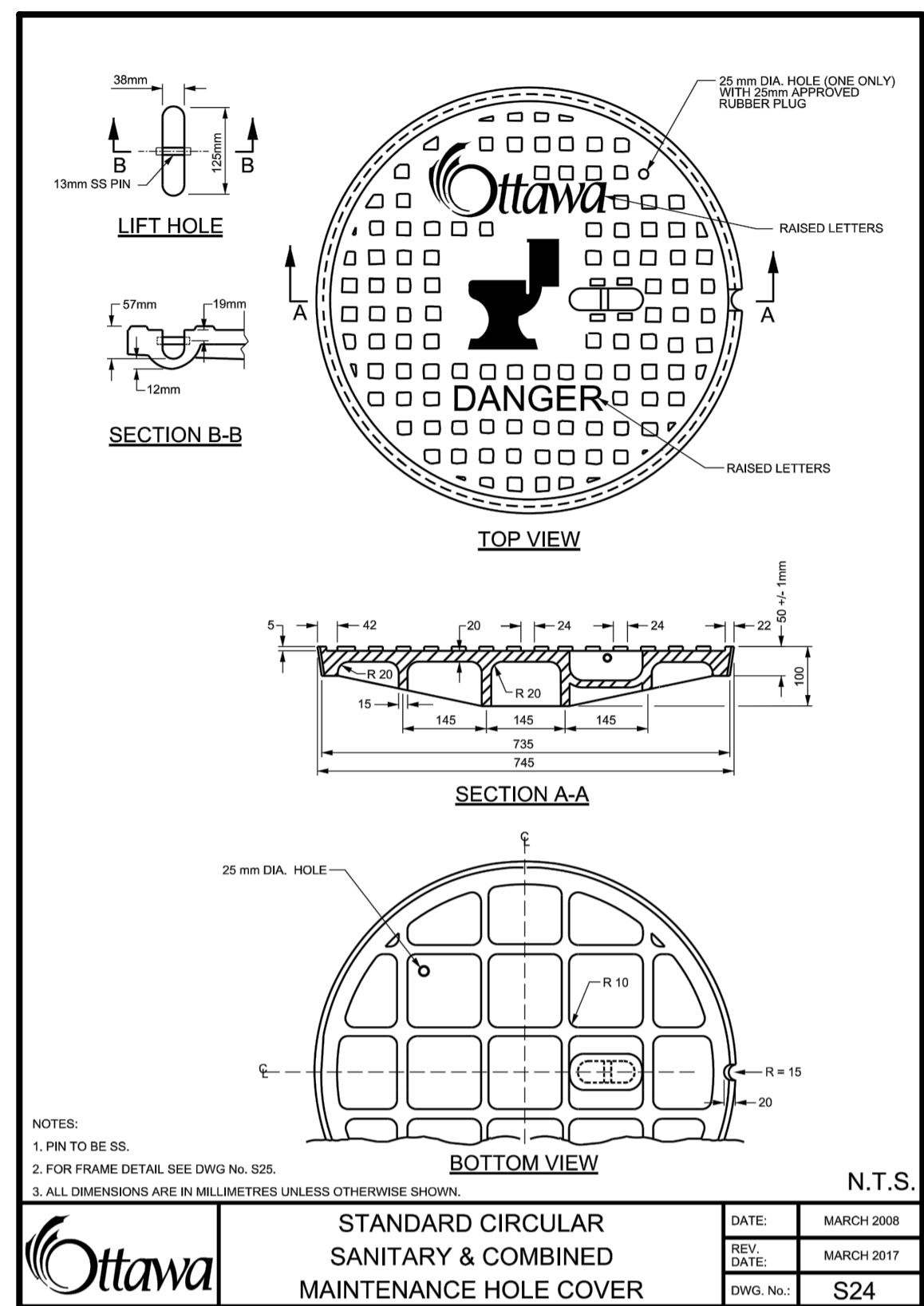
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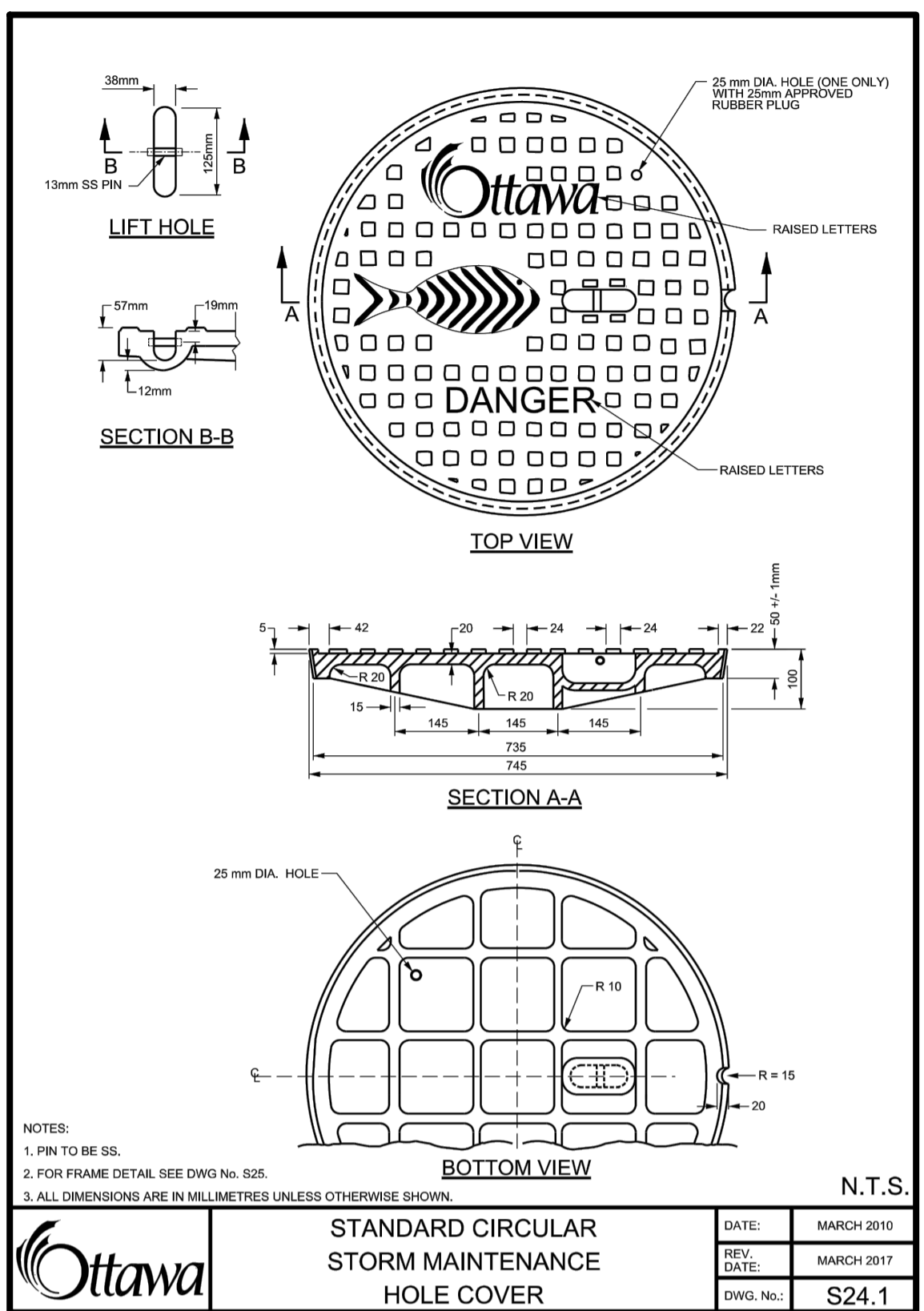
**Ottawa** HEAVY DUTY "FISH" TYPE ROUND CATCH BASIN COVER (MODIFIED OPSD-400.07)

DATE: MAY 2005  
REV: MARCH 2017  
DWG. No.: S19



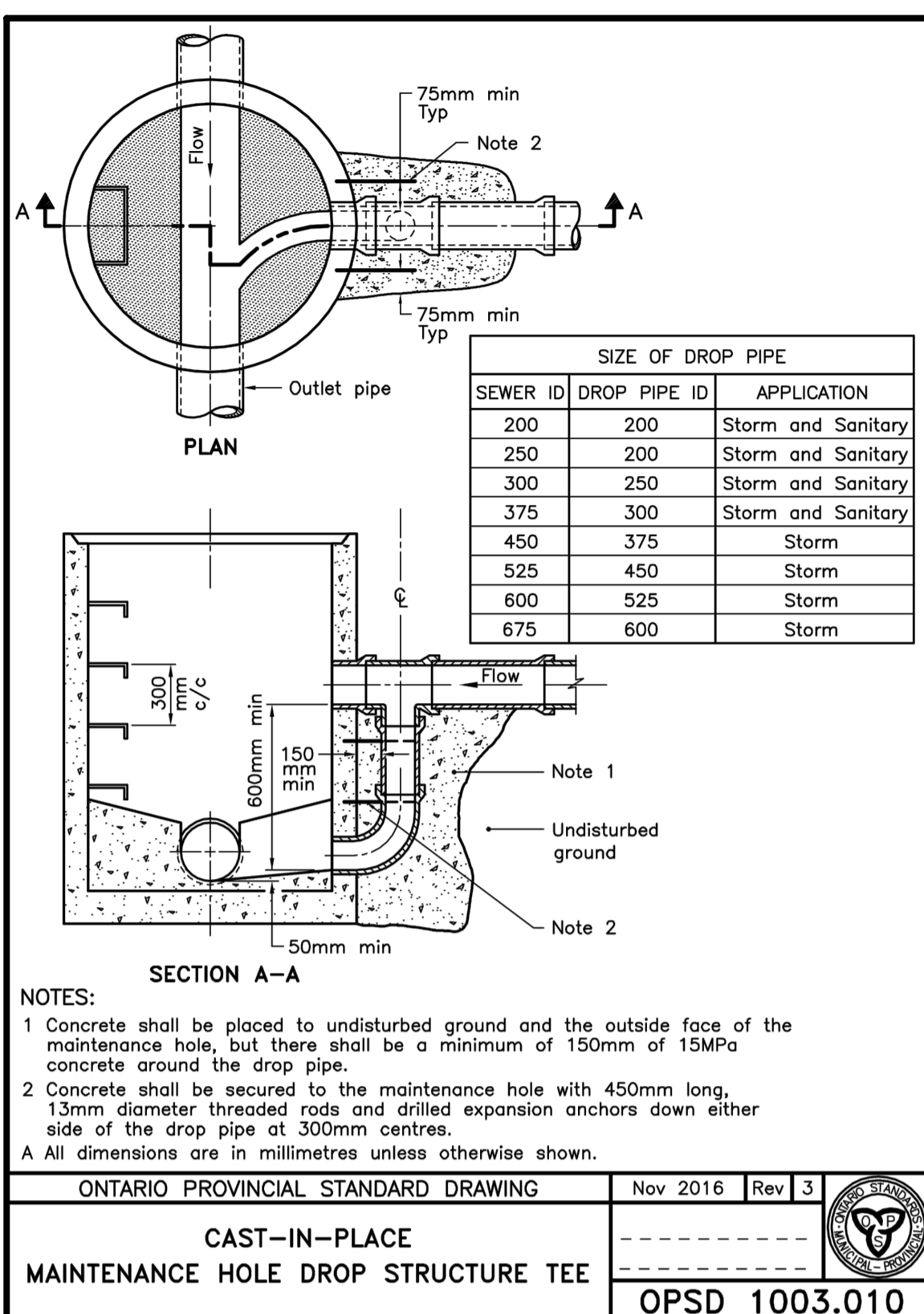
**Ottawa** STANDARD CIRCULAR SANITARY & COMBINED MAINTENANCE HOLE COVER

DATE: MARCH 2008  
REV: MARCH 2017  
DWG. No.: S24



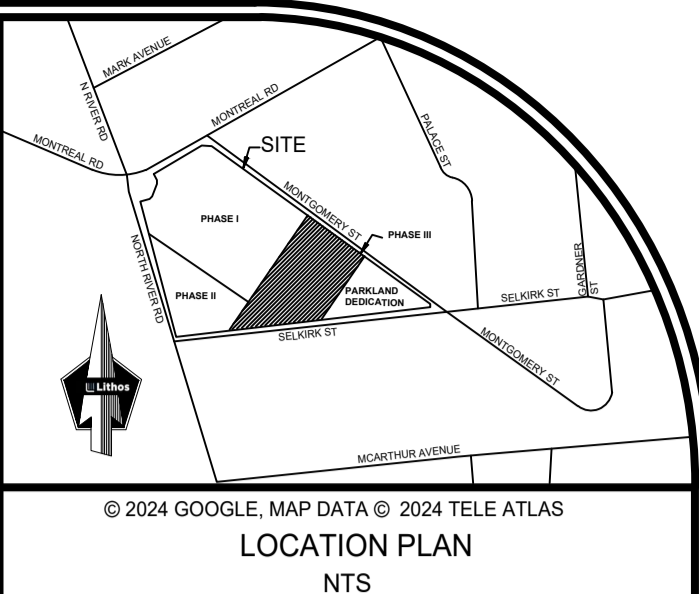
**Ottawa** STANDARD CIRCULAR STORM MAINTENANCE HOLE COVER

DATE: MARCH 2010  
REV: MARCH 2017  
DWG. No.: S24.1



**Ottawa** CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE

DATE: NOV 2016  
REV: 3  
DWG. No.: OPSD 1003.010



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LOCATION PLAN NTS

- LIST OF DRAWINGS**
- SG-01 (SITE GRADING PLAN-PHASE III)
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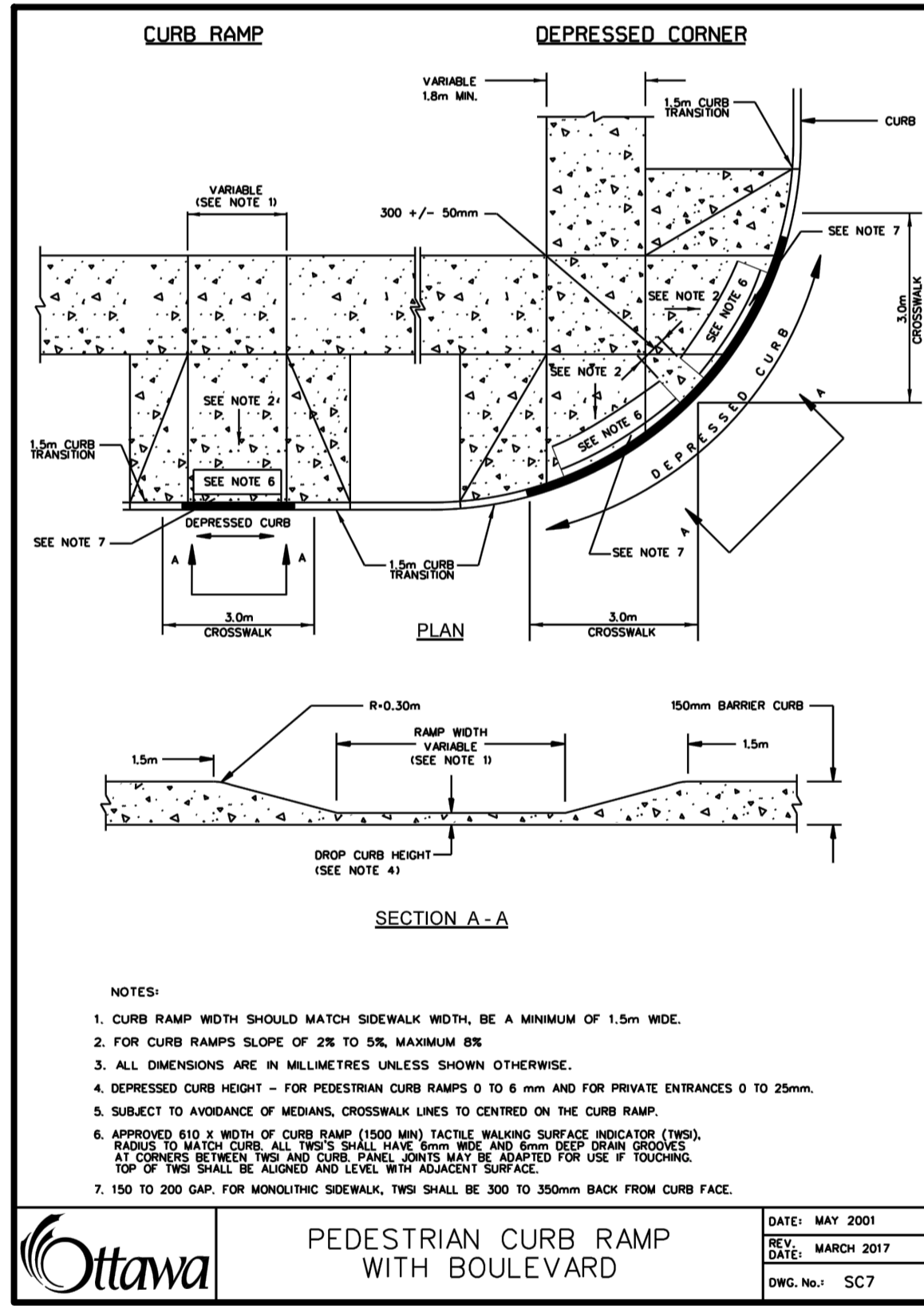


CITY OF OTTAWA

**DETAIL DRAWINGS**  
RESIDENTIAL USE DEVELOPMENT  
300 MONTGOMERY STREET  
OTTAWA, ONTARIO

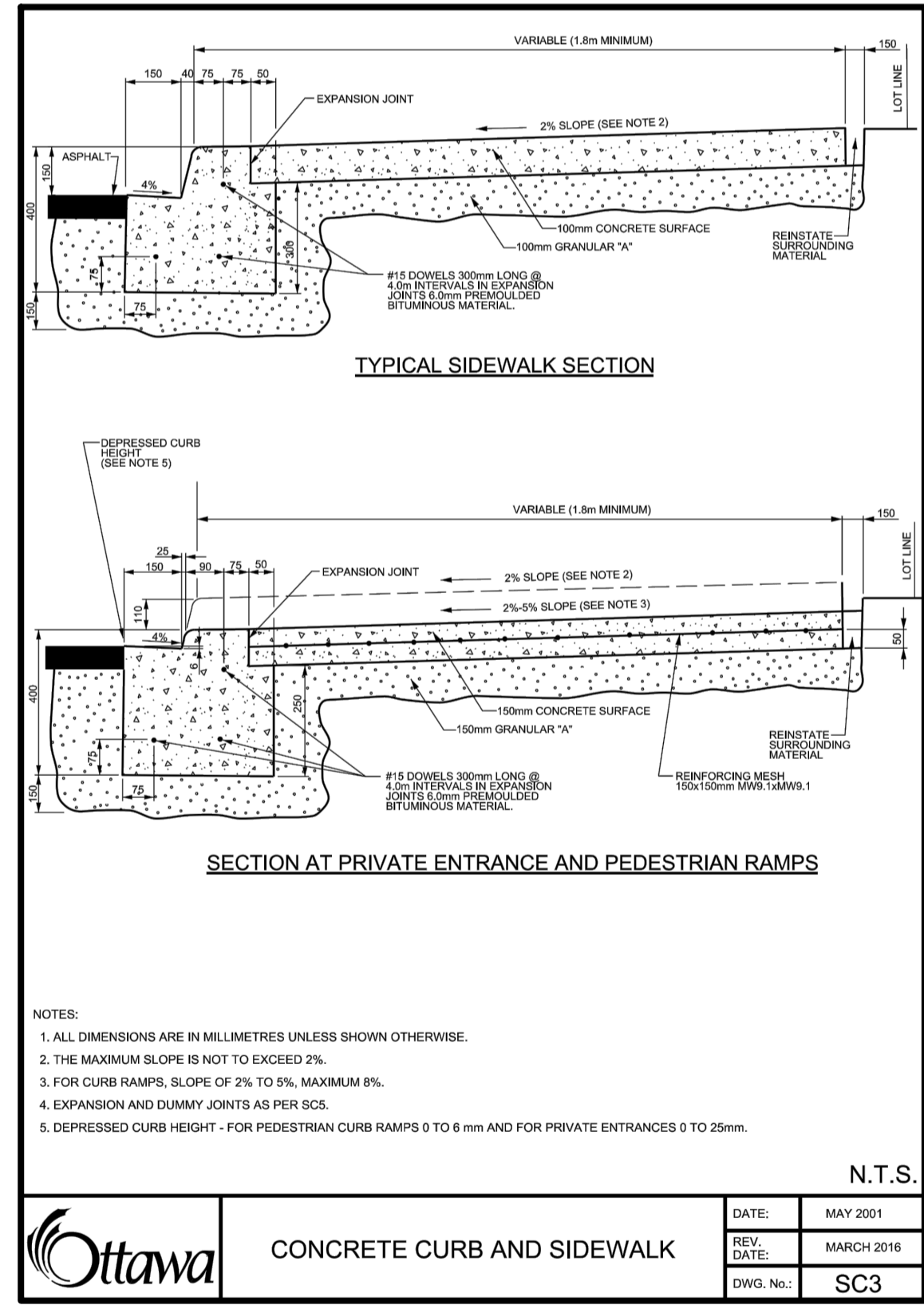


DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No:
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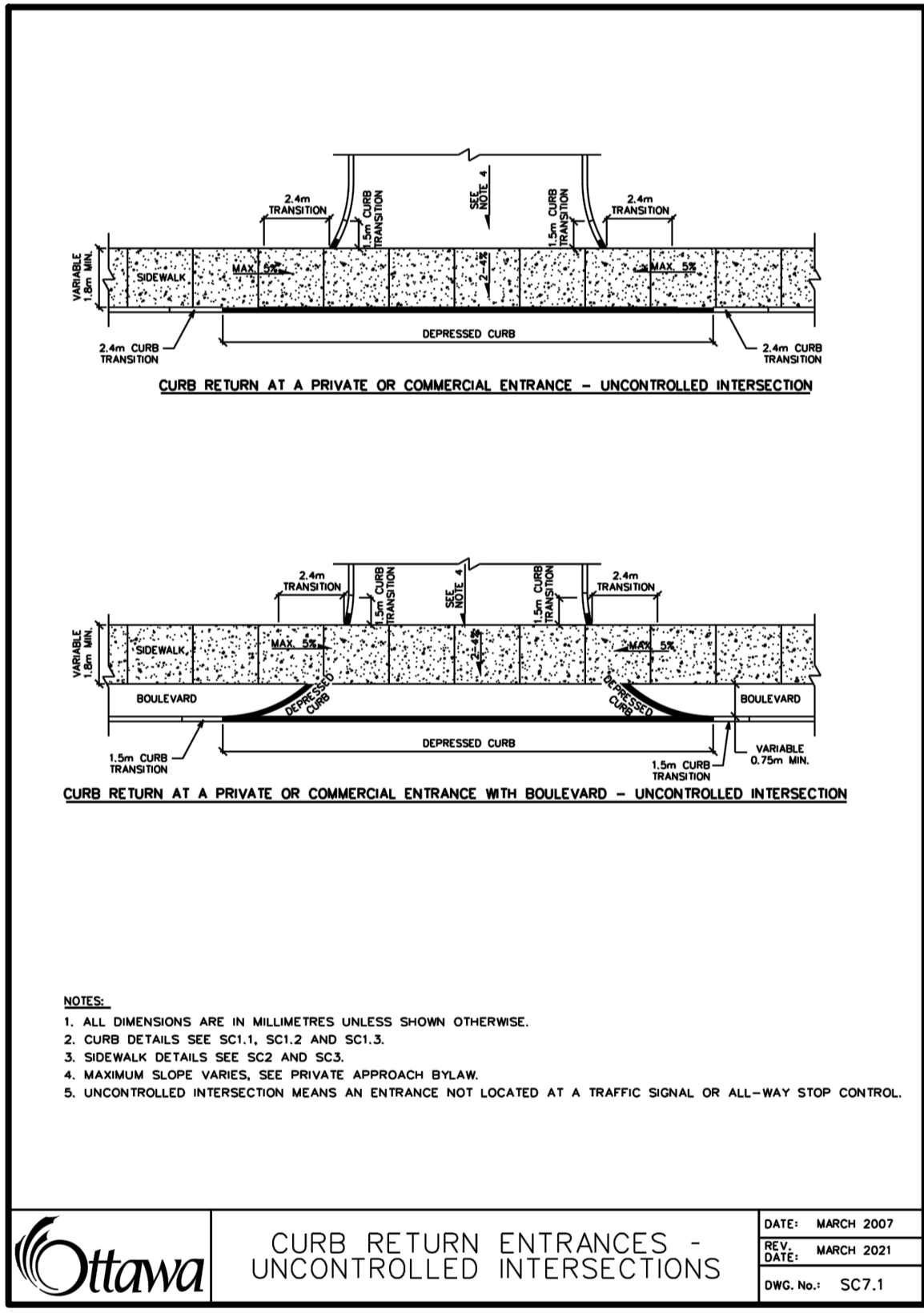
**Ottawa** PEDESTRIAN CURB RAMP WITH BOULEVARD

DATE: MAY 2001  
REV: MARCH 2017  
DWG. No.: SC7



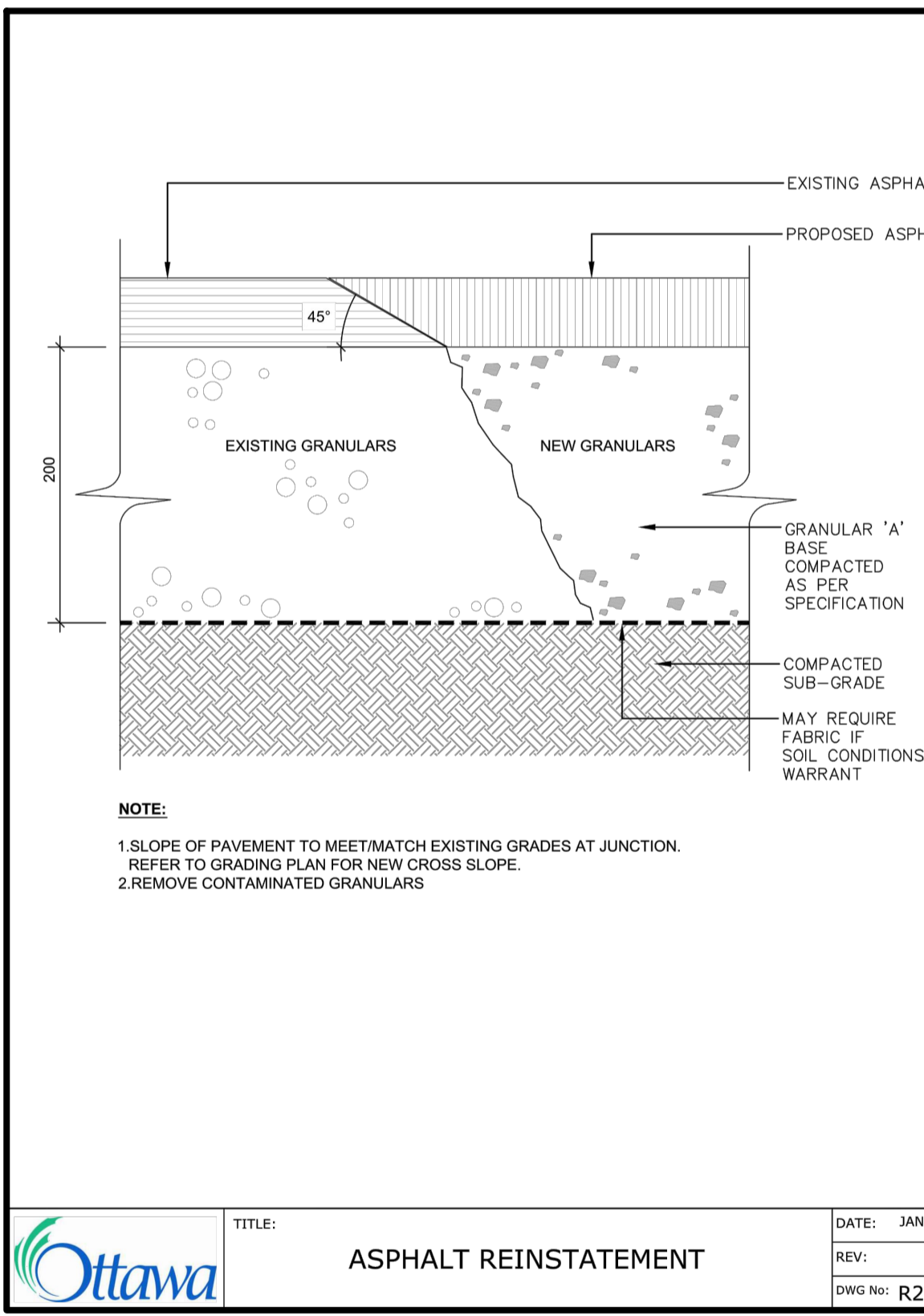
**Ottawa** CONCRETE CURB AND SIDEWALK

DATE: MAY 2001  
REV: MARCH 2016  
DWG. No.: SC3



**Ottawa** CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS

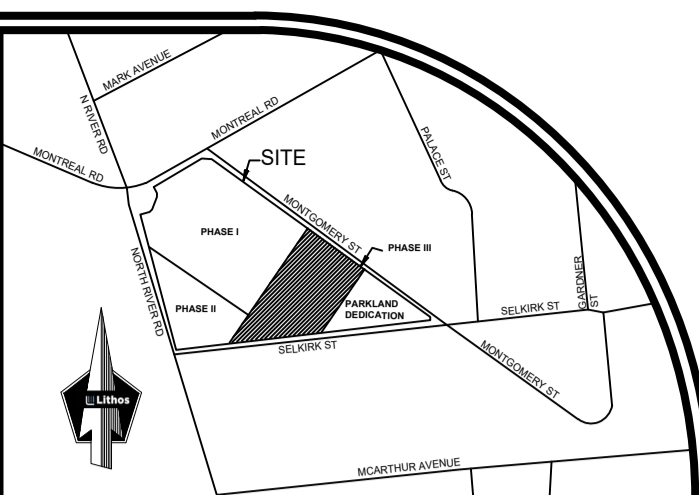
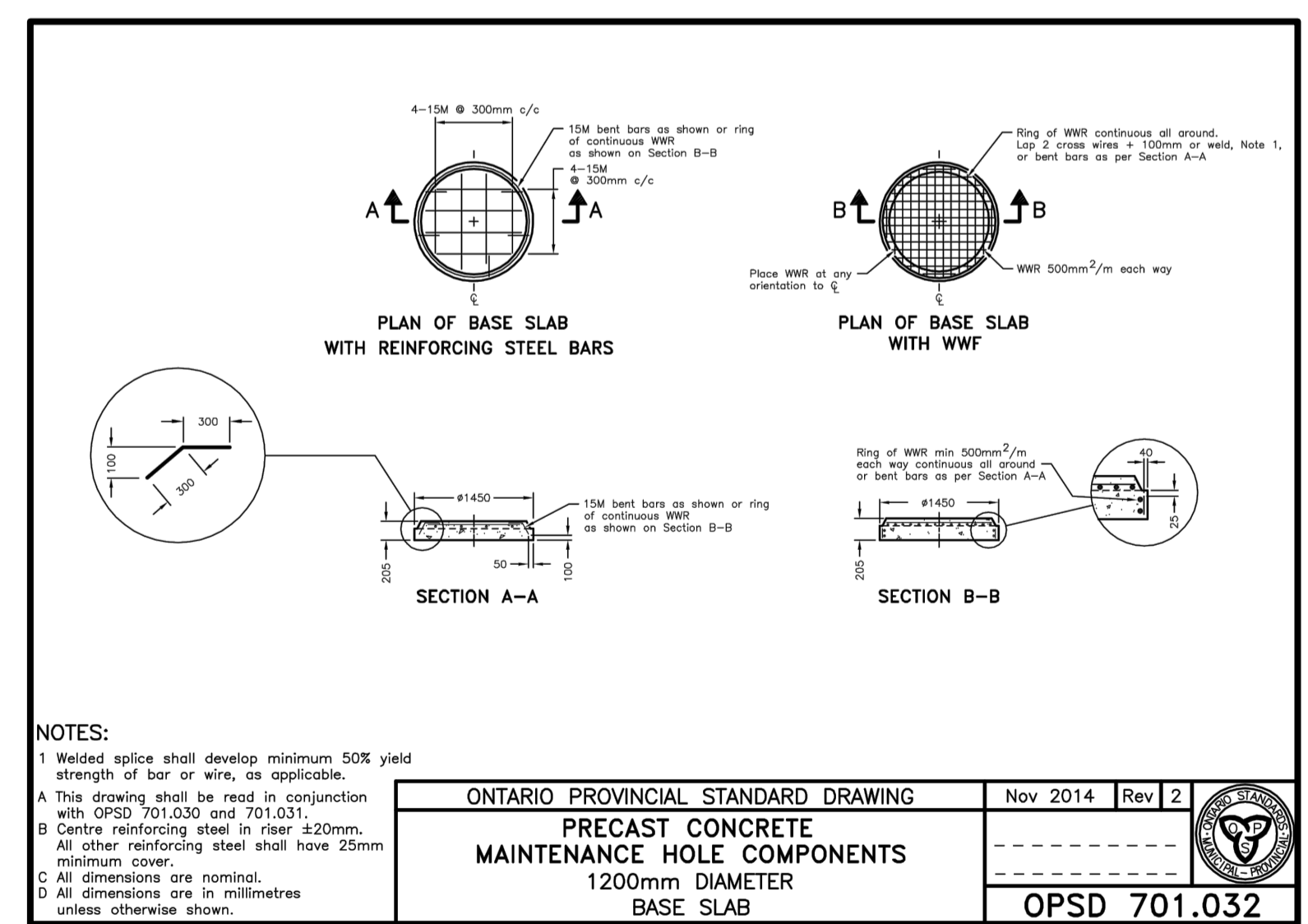
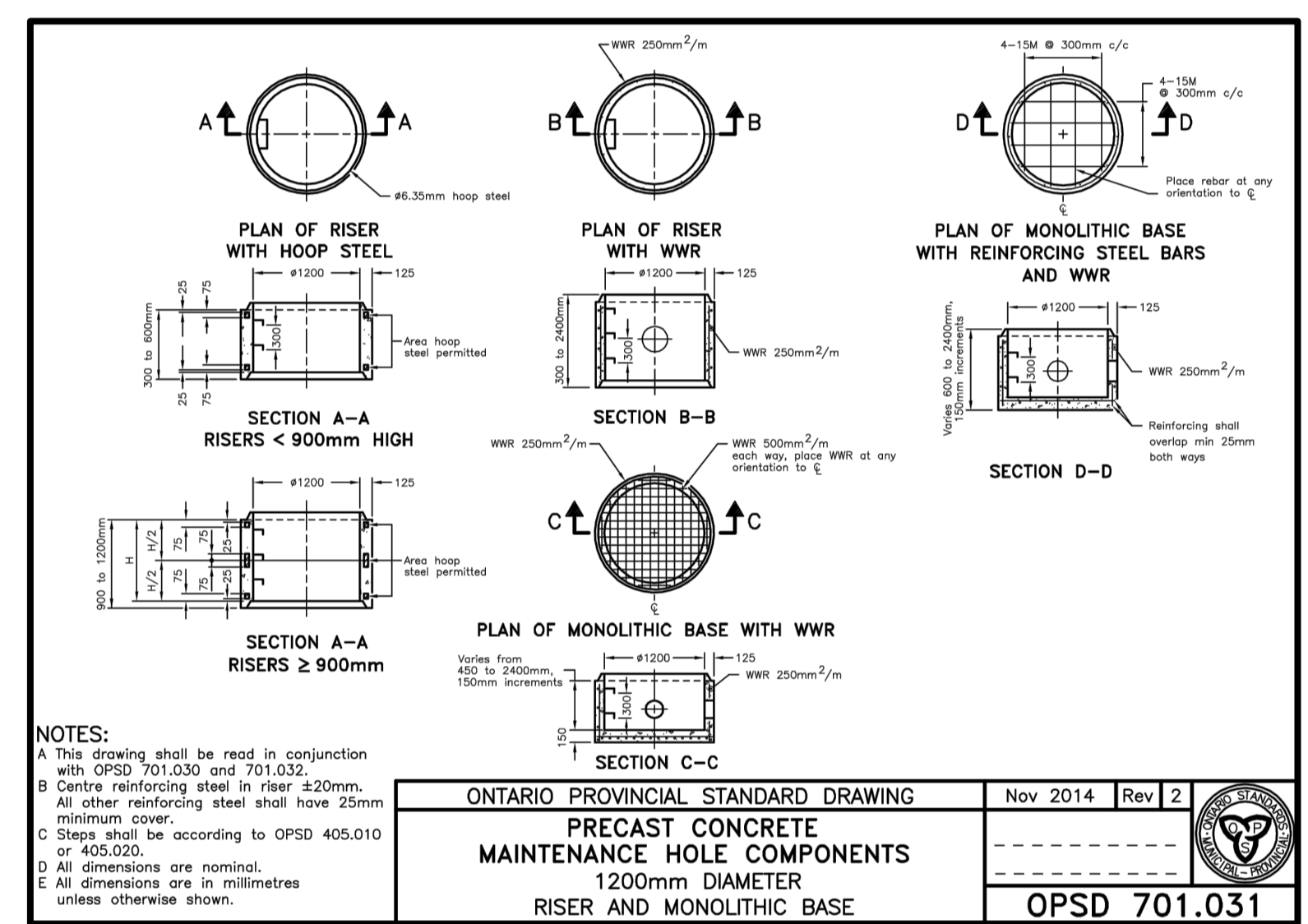
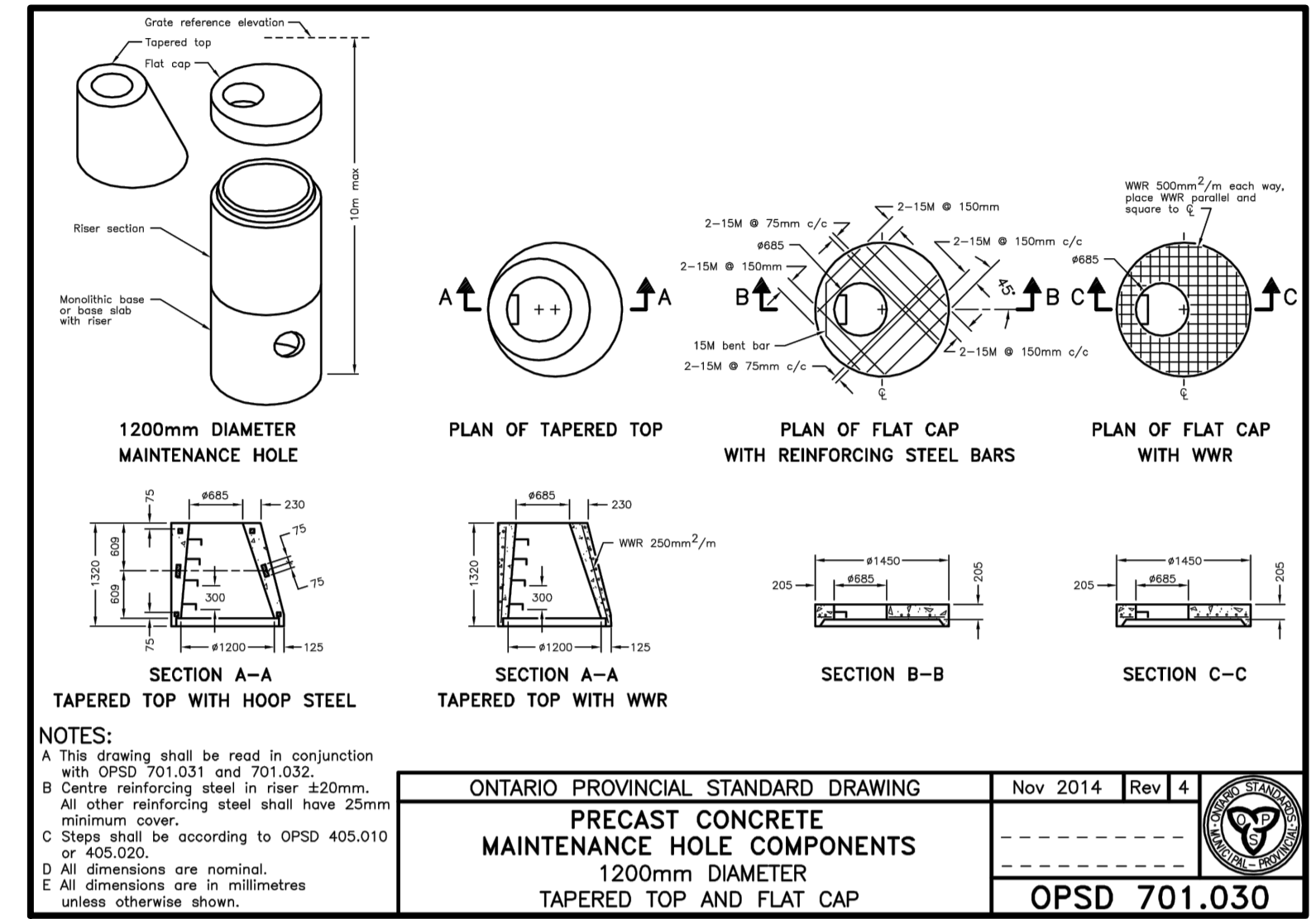
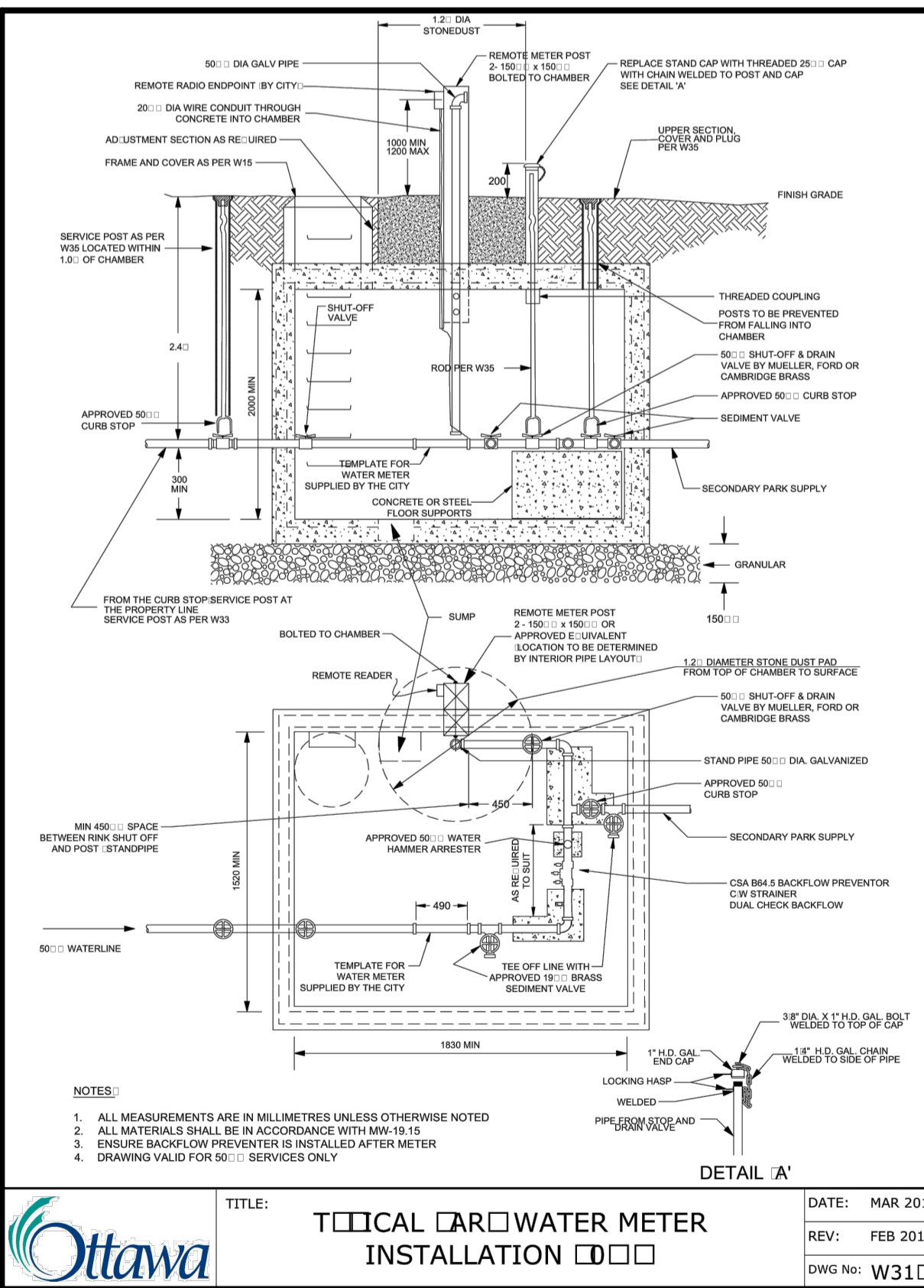
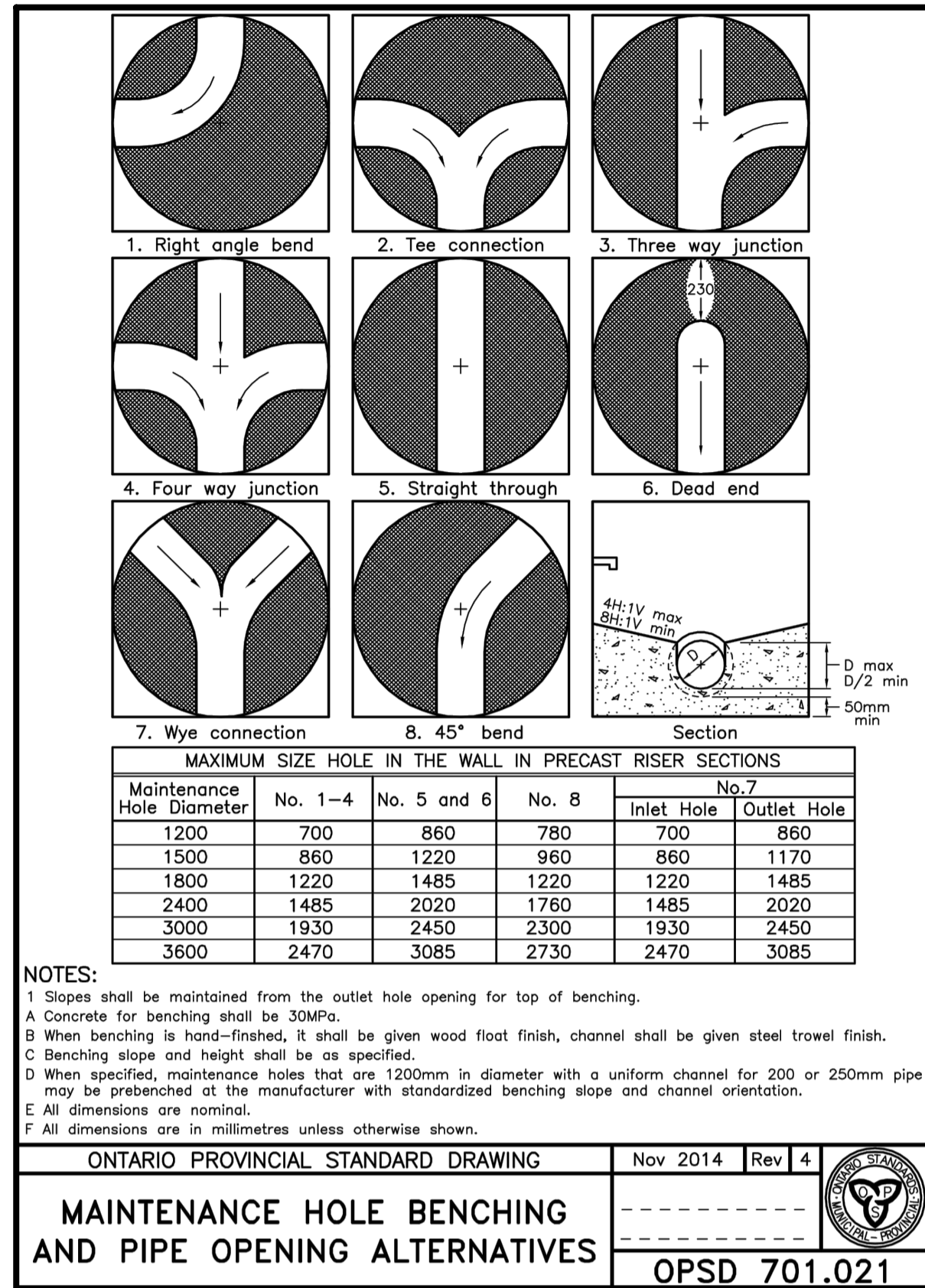
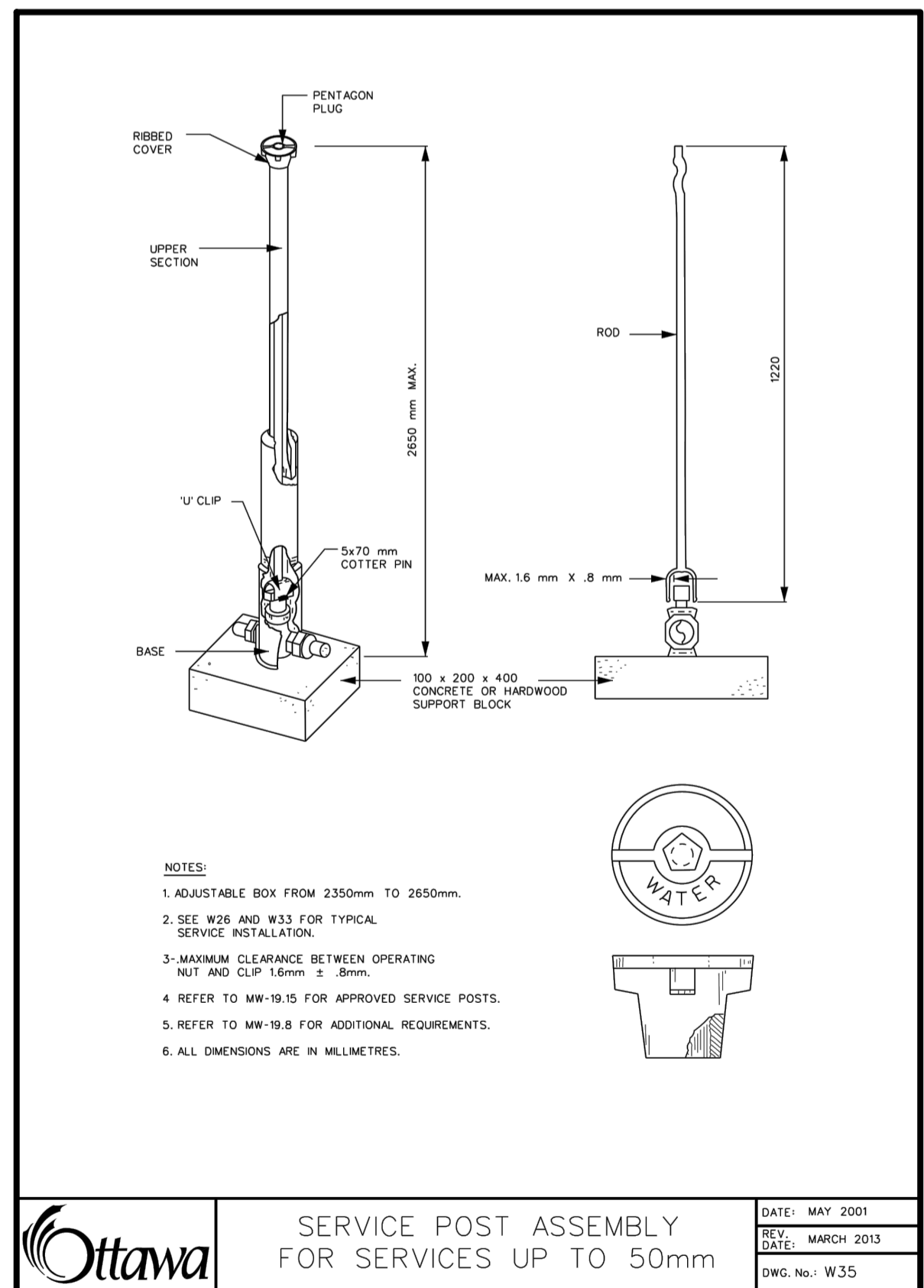
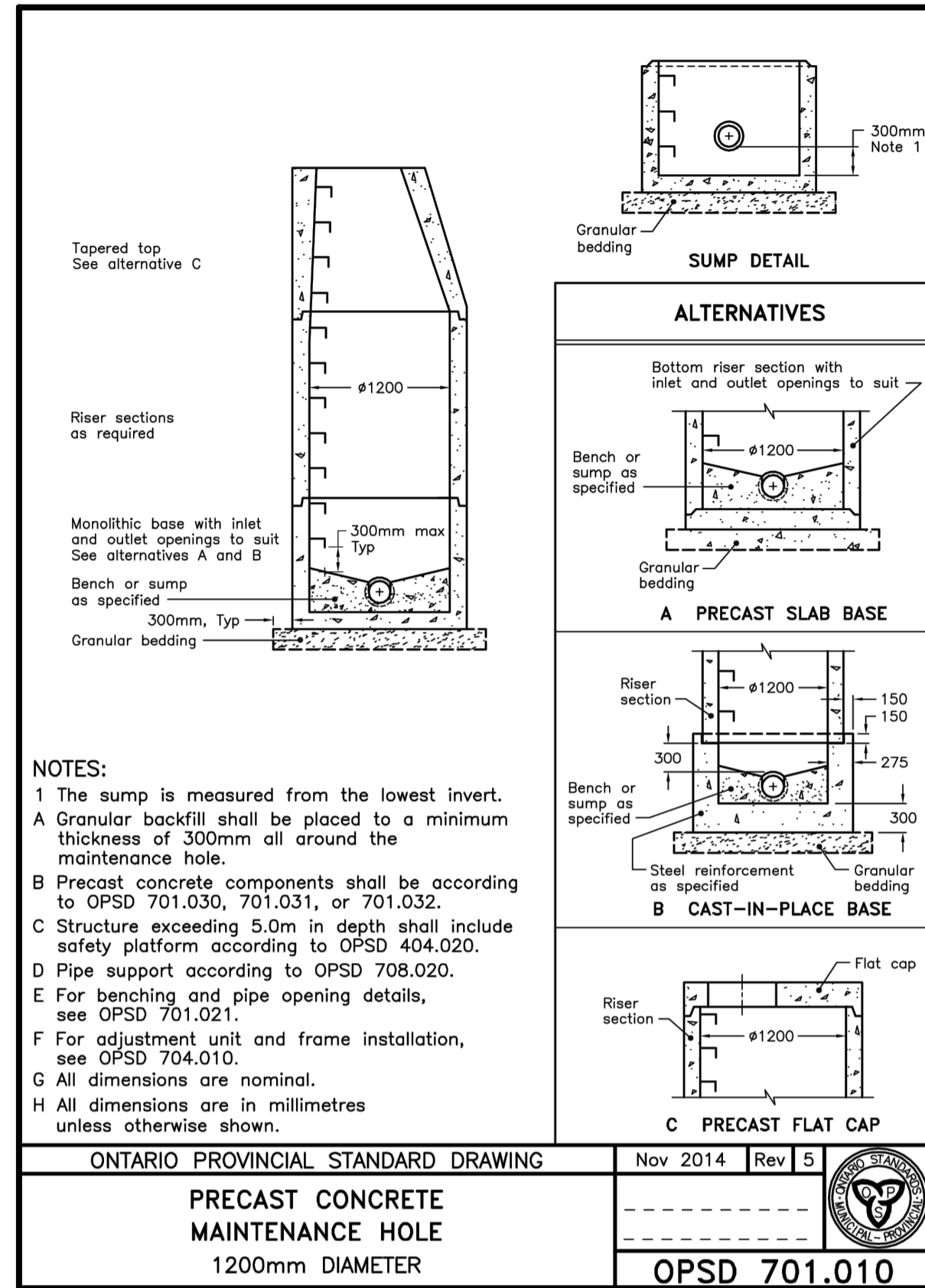
DATE: MARCH 2007  
REV: MARCH 2021  
DWG. No.: SC7.1



**Ottawa** ASPHALT REINSTATEMENT

DATE: JAN 2015  
REV:  
DWG. No.: R25





**LIST OF DRAWINGS**

SG-01 (SITE GRADING PLAN-PHASE III)	SG-02 (SITE GRADING PLAN-PHASE I-II-III-PRELIMINARY)	SS-01 (SITE SERVING PLAN)	SS-02 (SERVICING SECTIONS)	SS-03 (SITE SERVING PLAN-PHASES I-II-III PRELIMINARY)	EC-01 (EROSION CONTROL PLAN)	DD-01 (DETAIL DRAWINGS)	DD-02 (DETAIL DRAWINGS)	DD-03 (DETAIL DRAWINGS)	CU-01 (COMPOSITE UTILITIES PLAN)	RM-01 (REMOVALS PLAN)	RR-01 (ROADWAY REINSTATEMENT PLAN)
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**SITE PLAN INFORMATION**  
 RODERICKLAHEY ARCHITECTS INC  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 TEL: 613.724.9932  
 FAX: 613.724.1209  
 www.roderricklahey.ca

**SURVEY INFORMATION**  
 ANNIS, O' SULLIVAN, VOLLEBEKK LTD.  
 ONTARIO LAND SURVEYORS  
 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ON K2E 7S6  
 T: (613) 727-0850 F: (613) 727-1079  
 E: Nepean@aovltd.com

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CITY OF OTTAWA BENCHMARK No. 3465 HAVING AN ELEVATION OF 62.831m.

NO.	REVISION	DATE	BY
5.	ISSUED FOR ZBA / SPA	FEB 05, 2024	NM
4.	ISSUED FOR ZBA/SPA	NOV 13, 2023	NM
3.	ISSUED FOR 50% CD	OCT 23, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA/SPA	JUN 05, 2023	NM



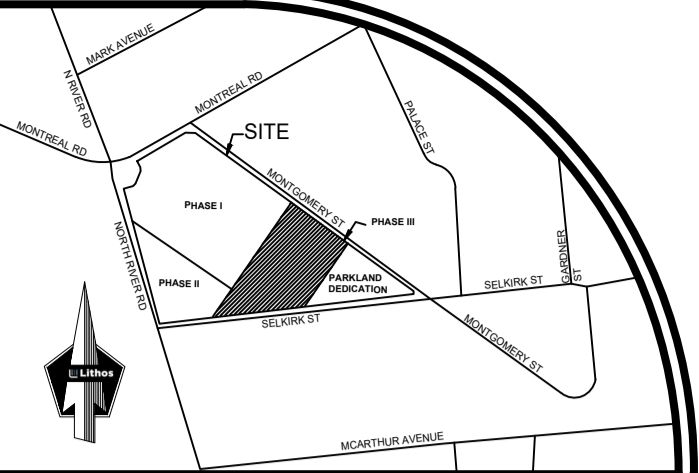
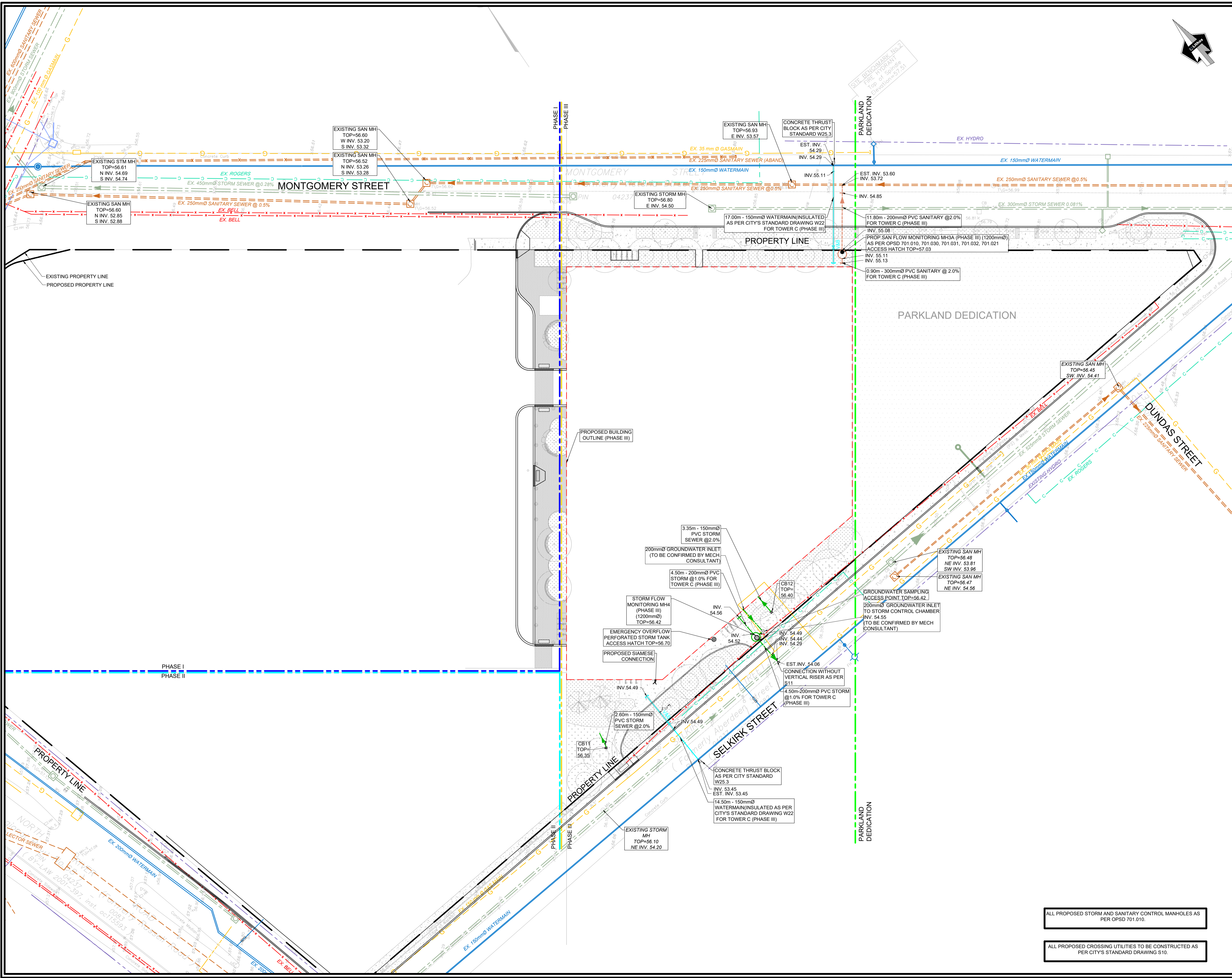
**CITY OF OTTAWA**

**DETAIL DRAWINGS**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO



150 Berrymans Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EG	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EG	PROJECT No:	APPROVED BY: NM
SCALE: N.T.S.		DRAWING No:
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**LOCATION PLAN**  
 NTS

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PHASING LINE	---
PROPOSED GROUND FLOOR PERIMETER	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING BELL	---
EXISTING ROGERS	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM CONNECTION	---
PROPOSED SANITARY CONNECTION	---
PROPOSED WATER CONNECTION	---

**LIST OF DRAWINGS**

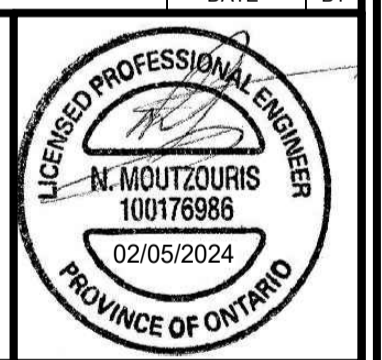
SG-01 (SITE GRADING PLAN- PHASE III)
SG-02 (SITE GRADING PLAN- PHASE I-II-III- PRELIMINARY)
SS-01 (SITE SERVICING PLAN)
SS-02 (SERVICING SECTIONS)
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EC-01 (EROSION CONTROL PLAN)
DD-01 (DETAIL DRAWINGS)
DD-02 (DETAIL DRAWINGS)
DD-03 (DETAIL DRAWINGS)
CU-01 (COMPOSITE UTILITIES PLAN)
RM-01 (REMOVALS PLAN)
RR-01 (ROADWAY REINSTATEMENT PLAN)

**SITE PLAN INFORMATION**  
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 56 Beech Street, Ottawa, Ontario K1S 3J6  
 TEL: (613) 724 9932  
 FAX: (613) 724 1209  
 www.roderricklahey.ca

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 ONTARIO LAND SURVEYORS  
 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ON K2E 7S6  
 T: (613) 727-0850 F: (613) 727-1079  
 E: Nepsan@osvtd.com

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NO	REVISION	DATE	BY
7.	ISSUED FOR SPA	FEB 05, 2024	NM
6.	ISSUED FOR 70% CD	JAN 09, 2024	NM
5.	ISSUED FOR PERMIT	NOV 24, 2023	NM
4.	ISSUED FOR ZBA/SPA	NOV 13, 2023	NM
3.	ISSUED FOR ZBA/SPA	OCT 06, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA/SPA	JUN 13, 2023	NM



CITY OF OTTAWA

**COMPOSITE UTILITIES PLAN**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO

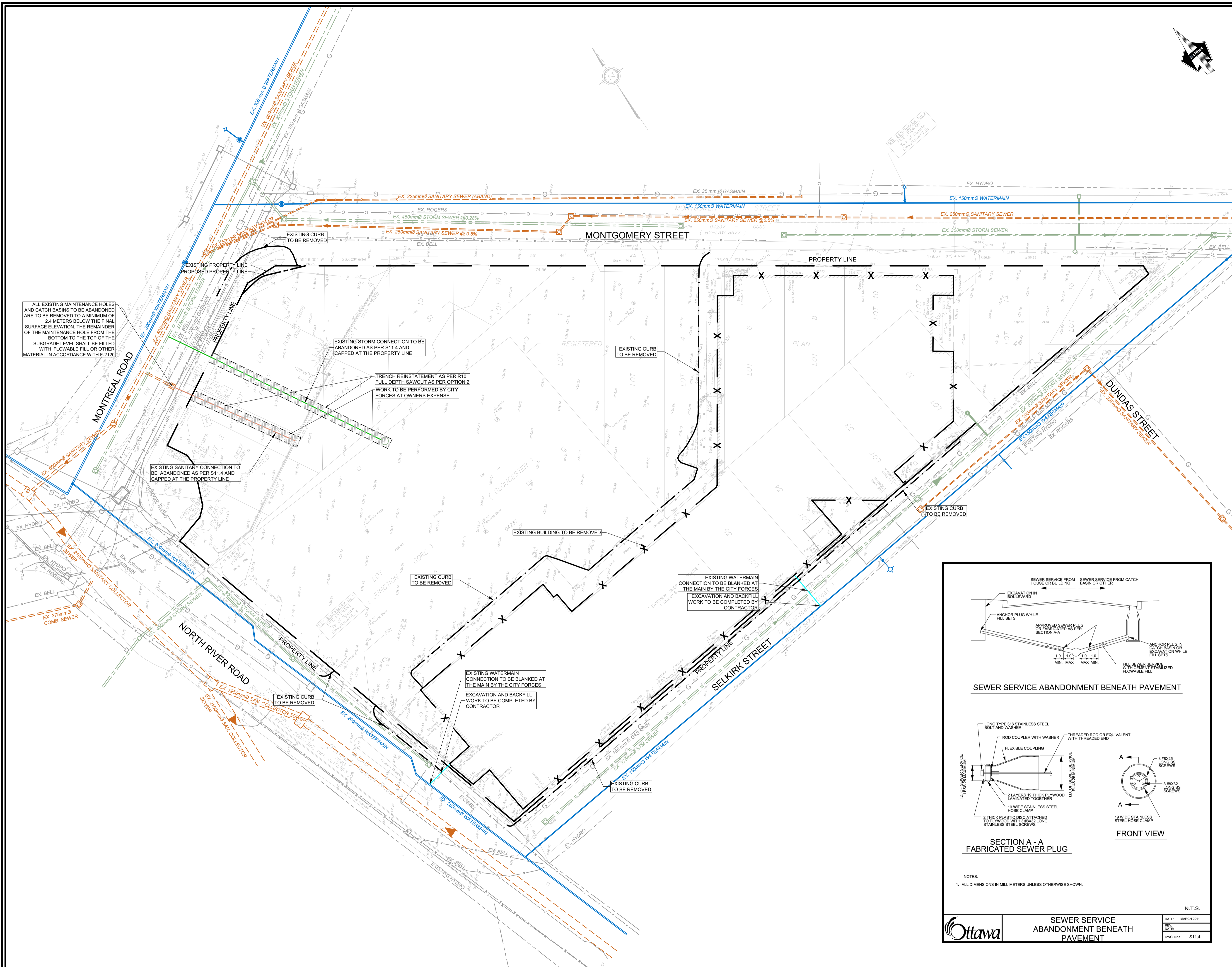
**Lithos**  
 150 Berrymans Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: EA	DATE: JUNE, 2021	CHECKED BY: NM
DRAWN BY: EA	PROJECT No:	APPROVED BY: NM
SCALE: 1:300		DRAWING No:
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ALL PROPOSED STORM AND SANITARY CONTROL MANHOLES AS PER OPSD 701.010.

ALL PROPOSED CROSSING UTILITIES TO BE CONSTRUCTED AS PER CITY'S STANDARD DRAWING S10.

D07-12-21-0173  
#18574



ALL EXISTING MAINTENANCE HOLES AND CATCH BASINS TO BE ABANDONED ARE TO BE REMOVED TO A MINIMUM OF 24 METERS BELOW THE FINAL SURFACE ELEVATION. THE REMAINDER OF THE MAINTENANCE HOLE FROM THE BOTTOM TO THE TOP OF THE SUBGRADE LEVEL SHALL BE FILLED WITH FLOWABLE FILL OR OTHER MATERIAL IN ACCORDANCE WITH F-2120

EXISTING SANITARY CONNECTION TO BE ABANDONED AS PER S11.4 AND CAPPED AT THE PROPERTY LINE

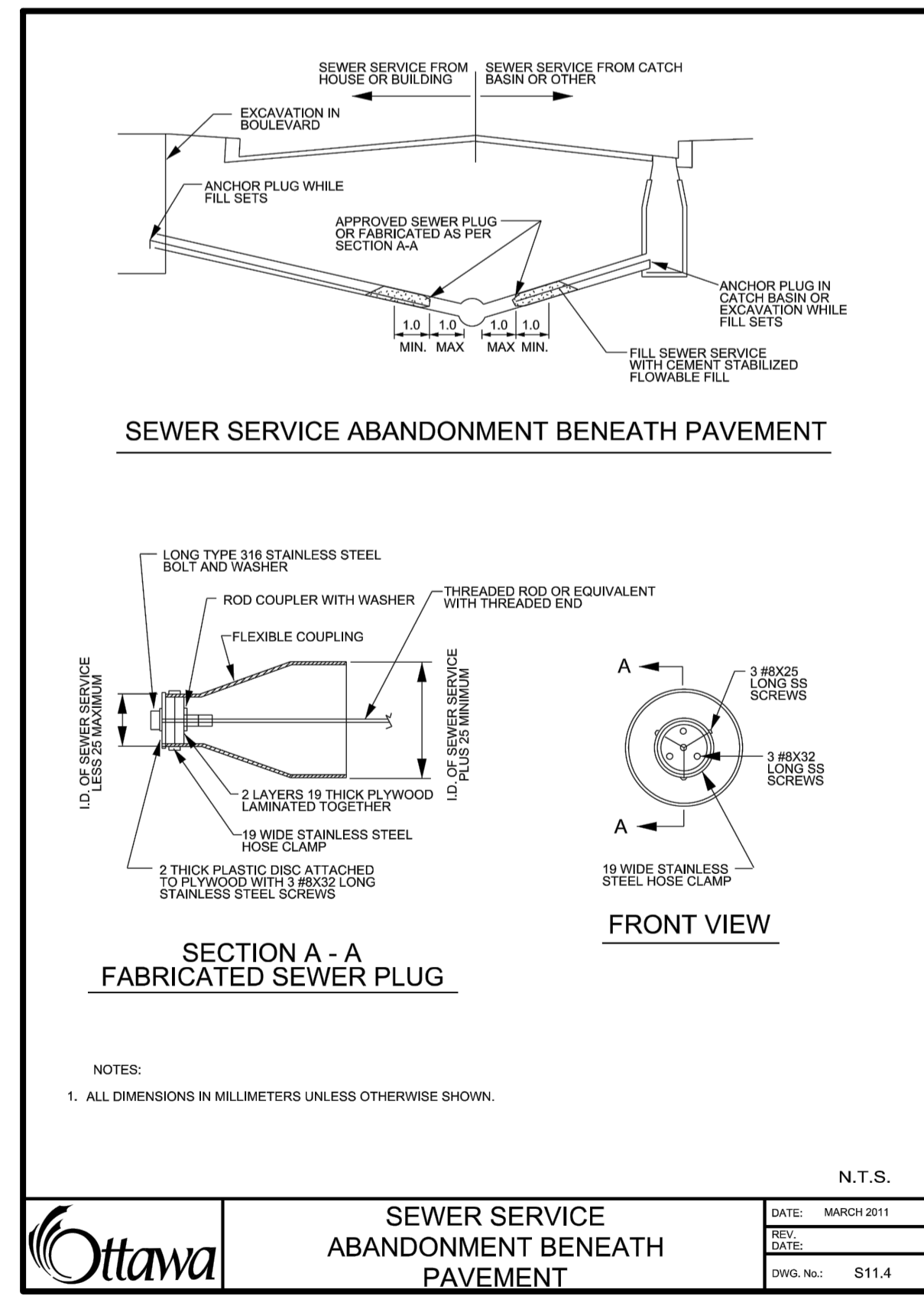
EXISTING STORM CONNECTION TO BE ABANDONED AS PER S11.4 AND CAPPED AT THE PROPERTY LINE

TRENCH REINSTATEMENT AS PER R10 FULL DEPTH SAWCUT AS PER OPTION 2 WORK TO BE PERFORMED BY CITY FORCES AT OWNERS EXPENSE

EXISTING CURB TO BE REMOVED

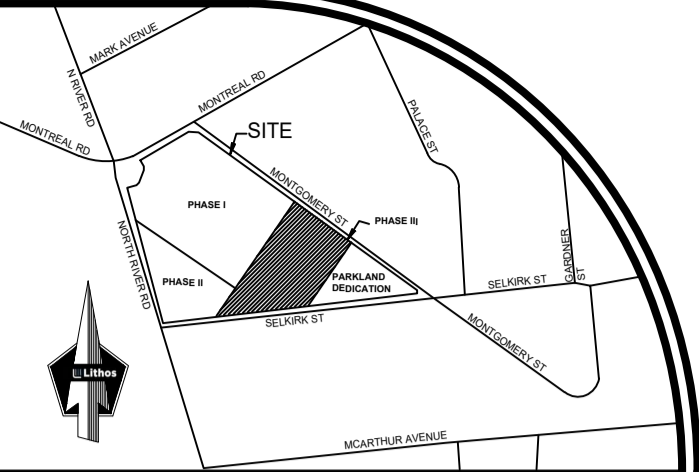
EXISTING WATERMAIN CONNECTION TO BE BLANKED AT THE MAIN BY THE CITY FORCES EXCAVATION AND BACKFILL WORK TO BE COMPLETED BY CONTRACTOR

EXISTING WATERMAIN CONNECTION TO BE BLANKED AT THE MAIN BY THE CITY FORCES EXCAVATION AND BACKFILL WORK TO BE COMPLETED BY CONTRACTOR



N.T.S.

	SEWER SERVICE ABANDONMENT BENEATH PAVEMENT		DATE: MARCH 2011
	DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM
DRAWN BY: DS	PROJECT No:	APPROVED BY: NM	
SCALE: 1:400		DRAWING No:	



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LOCATION PLAN  
NTS

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PHASING LINE	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING ROGERS'	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
EXISTING STORM CONNECTION	---
EXISTING SANITARY CONNECTION	---
EXISTING WATERMAIN CONNECTION	---
EXISTING CURB TO BE REMOVED	---
EXISTING BUILDING TO BE REMOVED	X

**LIST OF DRAWINGS**

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RM-01 (REMOVALS PLAN)
RR-01 (ROADWAY REINSTATEMENT PLAN)

**SITE PLAN INFORMATION**  
RODERICKLAHEY ARCHITECTS INC.  
55 Beach Street, Ottawa, Ontario K1S 3J6  
TEL: 613 724 9932  
FAX: 613 724 1209  
www.rodericklahay.ca

**SURVEY INFORMATION**  
ANNIS, O' SULLIVAN, VOLLEBECK LTD.  
ONTARIO LAND SURVEYORS  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON K2E 7S6  
T: (613) 727-0850 F: (613) 727-1079  
E: Nepean@aovill.com

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5.	ISSUED FOR ZBA / SPA	FEB 05, 2024	NM
4.	ISSUED FOR ZBA / SPA	NOV 13, 2023	NM
3.	ISSUED FOR 50% CD	OCT 23, 2023	NM
2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA / SPA	JUN 13, 2023	NM
NO	REVISION	DATE	BY



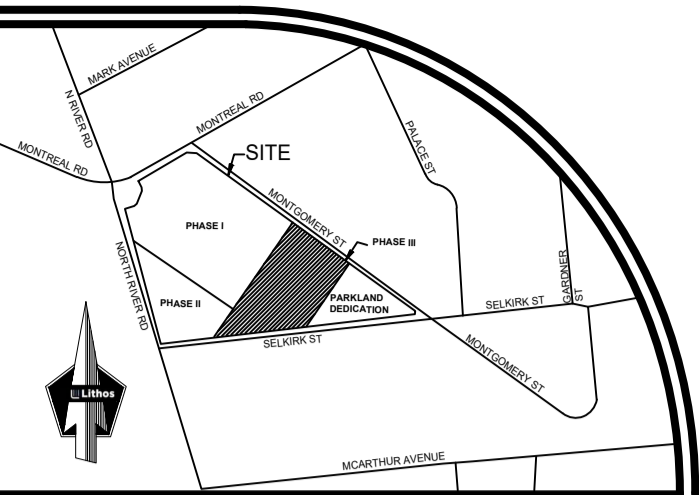
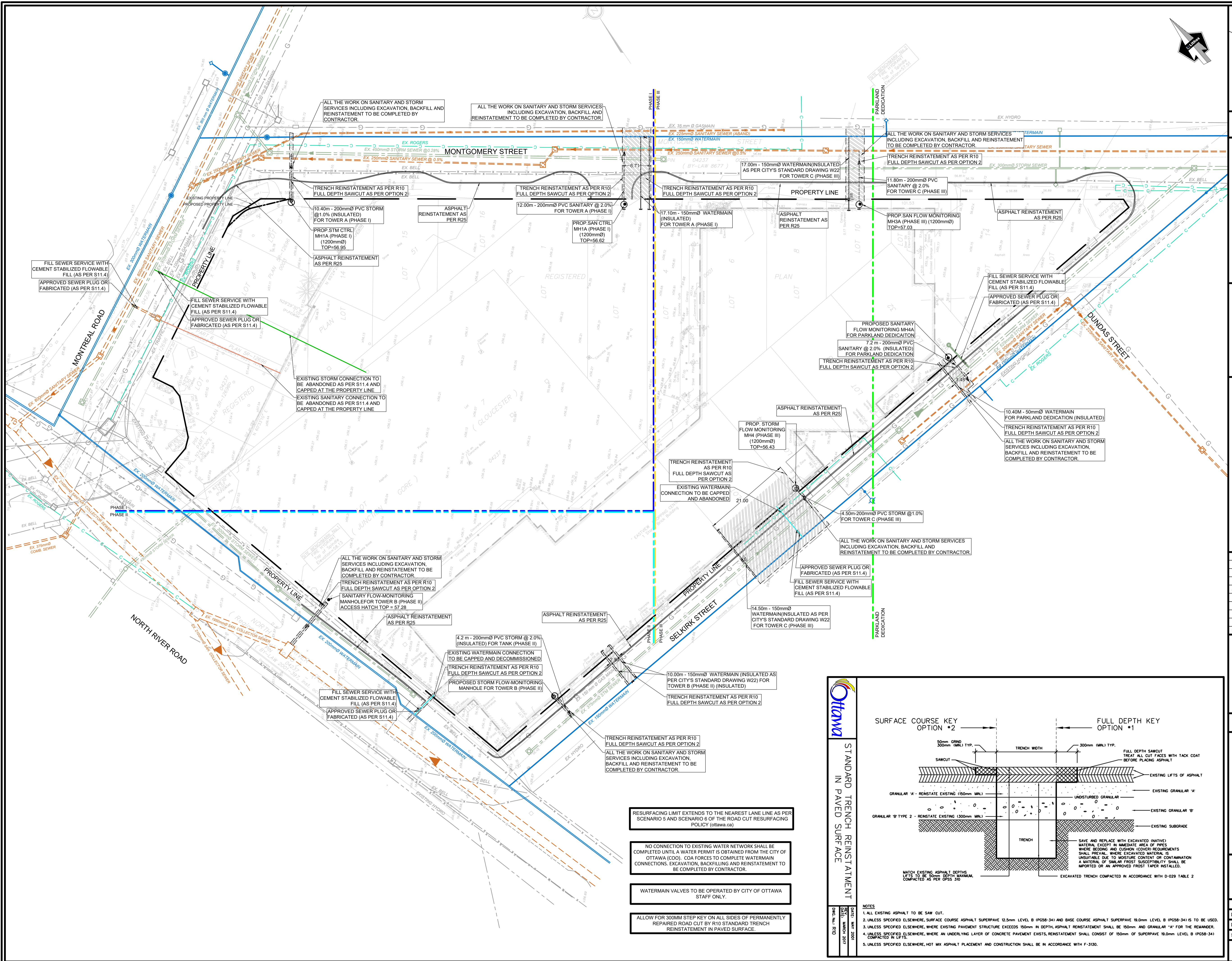
CITY OF OTTAWA

**REMOVALS PLAN**  
RESIDENTIAL USE DEVELOPMENT  
300 MONTGOMERY STREET  
OTTAWA, ONTARIO

150 Bermondsey Road, Toronto, Ontario M4A 1Y1

DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM
DRAWN BY: DS	PROJECT No:	APPROVED BY: NM
SCALE: 1:400		DRAWING No:

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**LOCATION PLAN**  
 NTS

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PHASING LINE	---
EXISTING STORM	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING WATER (ABANDONED)	---
EXISTING GAS	---
EXISTING BELL	---
EXISTING ROGERS'	---
EXISTING HYDRO	---
EXISTING TRAFFIC	---
PROPOSED STORM CONNECTION	---
PROPOSED SANITARY CONNECTION	---
PROPOSED WATER CONNECTION	---
EXISTING STORM CONNECTION	---
EXISTING SANITARY CONNECTION	---
EXISTING WATERMAIN CONNECTION	---
PROPOSED CURB	---

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5.	ISSUED FOR ZBA / SPA	FEB 05, 2024	NM
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2.	ISSUED FOR 50% CD	SEP 29, 2023	NM
1.	ISSUED FOR ZBA / SPA	JUN 13, 2023	NM

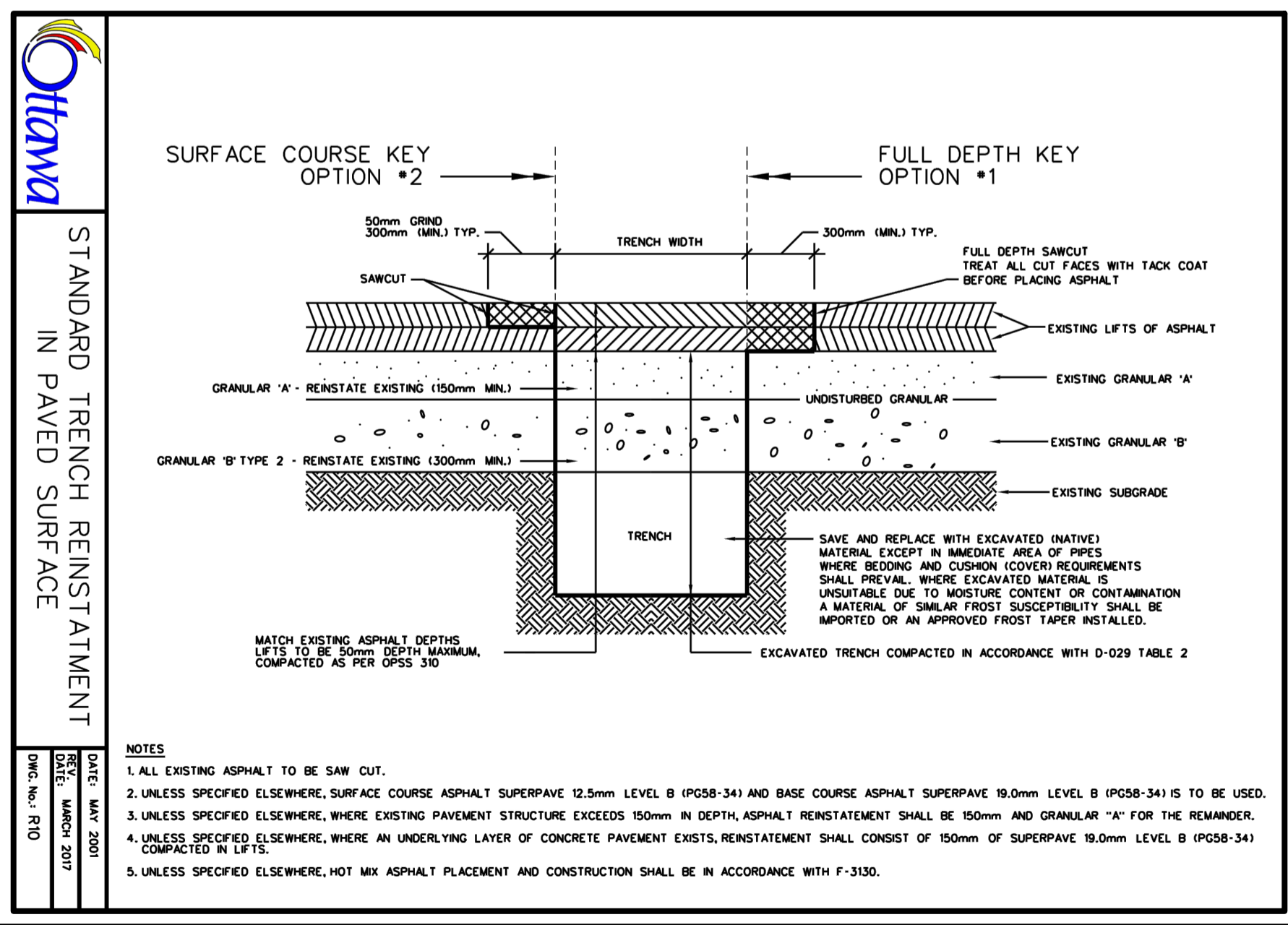


CITY OF OTTAWA

**ROADWAY REINSTATEMENT PLAN**  
 RESIDENTIAL USE DEVELOPMENT  
 300 MONTGOMERY STREET  
 OTTAWA, ONTARIO



DESIGNED BY: DS	DATE: DECEMBER, 2021	CHECKED BY: NM
DRAWN BY: DS	PROJECT No:	APPROVED BY: NM
SCALE: 1:400		DRAWING No:
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RESURFACING LIMIT EXTENDS TO THE NEAREST LANE LINE AS PER SCENARIO 5 AND SCENARIO 6 OF THE ROAD CUT RESURFACING POLICY (ottawa.ca)

NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA (COO). COA FORCES TO COMPLETE WATERMAIN CONNECTIONS, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.

WATERMAIN VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.

ALLOW FOR 300MM STEP KEY ON ALL SIDES OF PERMANENTLY REPAIRED ROAD CUT BY R10 STANDARD TRENCH REINSTATEMENT IN PAVED SURFACE.