

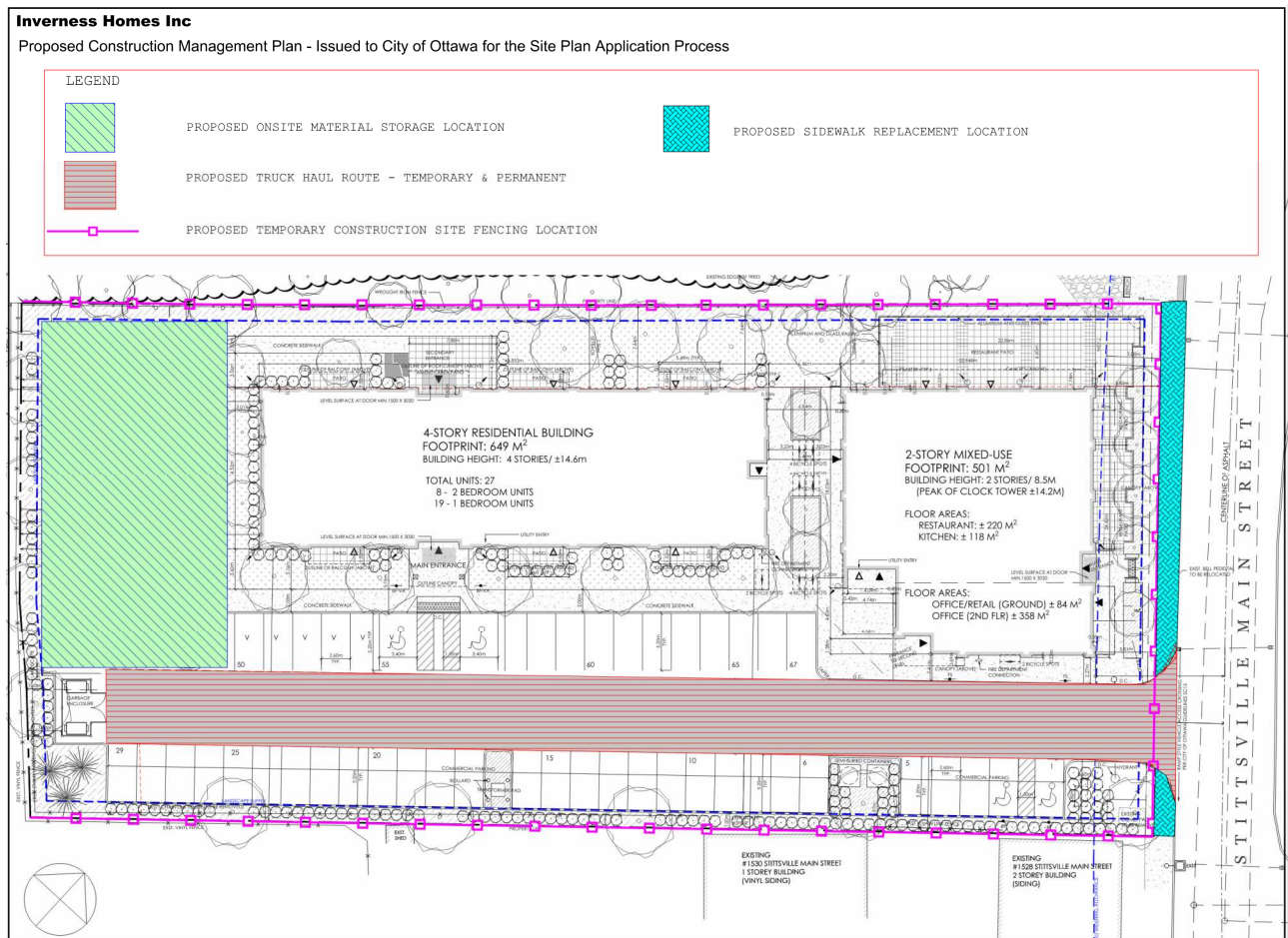
1518-1526 Stittsville Main St – Site Plan Application Construction Management

RE: 1518-1526 Stittsville Main St – Site Plan Application Construction Management Plan

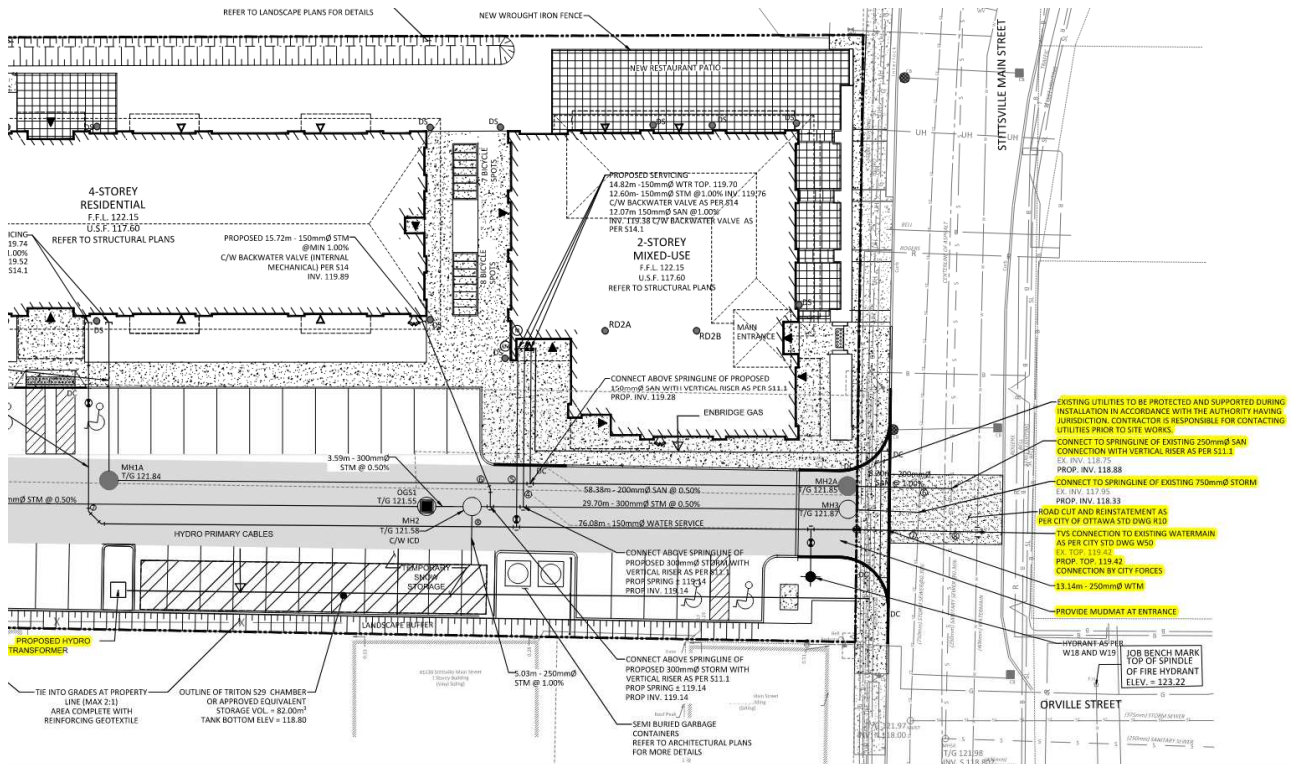
To Whom it May Concern,

Inverness Homes Inc has been retained as the Constructor for the new development located at 1518-1526 Stittsville Main Street by Krumac Holdings Inc. The following will outline Inverness Homes Inc Construction Management Plan as required by the City of Ottawa’s site plan application process.

Proposed Construction Access Site Plan:



Proposed Site Service Connections to Municipal Services in the City of Ottawa Right of Way:



Response to Phase 3 - Pre-Consultation: Review Feedback are as follows:

Item 1 Deficiency: Provide a Construction Management Plan Responses:

1. Will Construction require the temporary detour of a bus route?
 - a. IH Response: We do not foresee a need for a temporary bus route detour at this time.
2. Will this work block a bike lane?
 - a. IH Response: There does not appear to be a designated bike lane on Stittsville Main Street.
3. Will this work block a sidewalk?
 - a. IH Response: For the majority of construction, our temporary site fencing will be installed within our property limits. The only time the sidewalk would be blocked would be to pour the new sidewalk in front of the site along Stittsville Main St and to connect the site services to the main hydro, Enbridge gas, water, sewer and storm services. Inverness's sub-contractor will apply for a road cut permit and outline the road closure durations along with the proposed traffic control measures at the time of the road cut permit application. The sidewalk closure to remove the existing sidewalk and replace with a new sidewalk is estimated to take 1 week in duration.

Items 132, 133, 134, 135, 136, 137 - Deficiency: Traffic

132 (a) Will there be any encroachments needed on City ROW – sidewalk closures? Lane closures? Will need traffic control plans showing the limits and location of the request – as well a timeline for the duration of the closure, anything 20 days or more is subject to Councillor approval.

- a. IH Response: For the majority of construction, our temporary site fencing will be installed within our property limits. At this time, the only road closure requirement would be to connect the site services to the main hydro, Enbridge gas, water, sewer and storm services. Inverness's sub-contractor will apply for a road cut permit and outline the road closure durations along with the proposed traffic control measures at the time of the road cut permit application. We anticipate that the road closure permit would only be required during day time hours for a 5 day period. Steel plate will be installed after hours to allow traffic to flow normally after regular working hours.

132 (b) Will there need to be site servicing/road cut impacts? – this needs to also have a dimensioned site plan and TCP to show the impact.

- a. IH Response: For the majority of construction, our temporary site fencing will be installed within our property limits. At this time, the only road closure requirement would be to connect the site services to the main hydro, Enbridge gas, water, sewer and storm services. Inverness's sub-contractor will apply for a road cut permit and outline the road closure durations along with the proposed traffic control measures at the time of the road cut permit application. We anticipate that the road closure permit would only be required during day time hours for a 5 day period. Steel plate will be installed after hours to allow traffic to flow normally after regular working hours. Please see the above site plan outlining the proposed new service locations.

133 Looking at the transit impacts, there is a bus stop right in front of the development, will this stop need to be moved? Or will it be impacted at all?

- a. IH Response: At this time, we do not foresee any impacts to bus stops in front of this development.

134 Where will the contractor be storing material – on site?

- a. IH Response: Please see the above site plan for the proposed onsite material storage location.

135 Please identify the truck haul route to and from site.

- a. IH Response: Please see the above site plan for the proposed truck haul route.

136 Is the proposed temporary access going to be the permanent access as well? a temporary access will need to be applied beforehand.

- a. IH Response: Please see the above site plan for the proposed temporary and permanent site access location.



1518-1526 Stittsville Main St, Stittsville, ON

Site Plan Application Construction Management Plan

Dated: April 1st, 2024

137 Will there be any crane swing impacts on adjacent properties including the City ROW (if any).

- a. IH Response: No, we do not foresee any crane swing impacts on adjacent properties including the City ROW.

Thank you for taking the time to review this Construction Management Plan. Please do not hesitate to reach out if you have any further questions or concerns.

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Inverness Homes

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