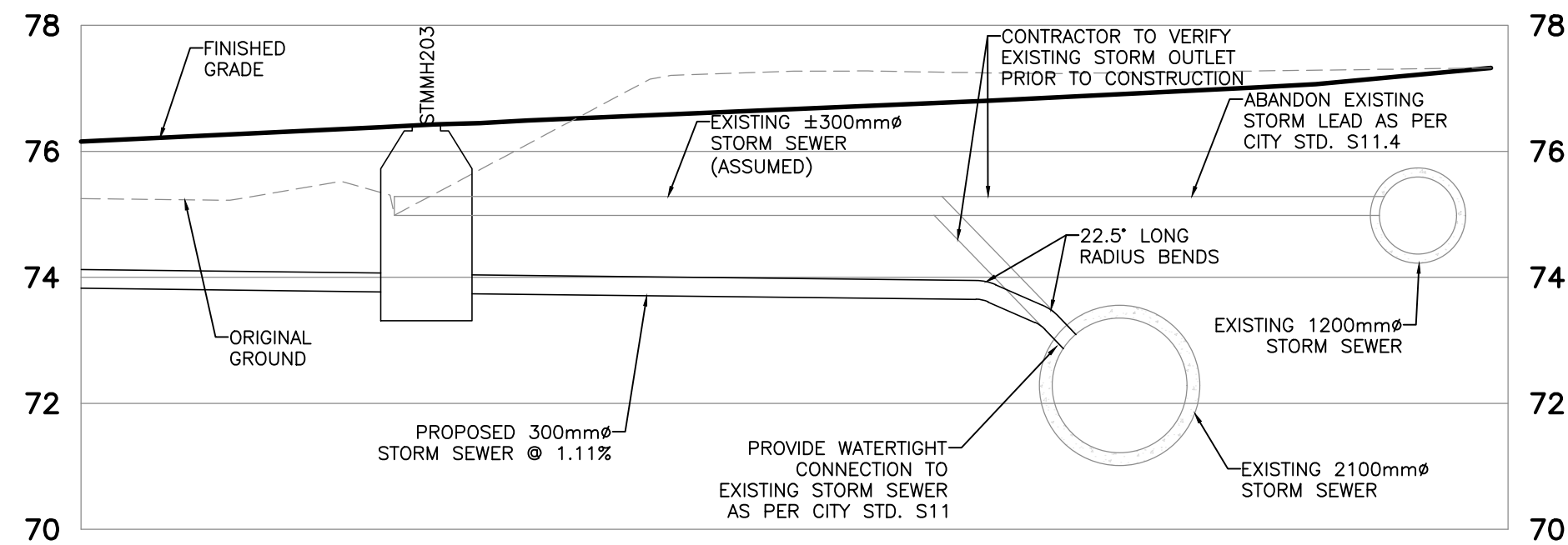
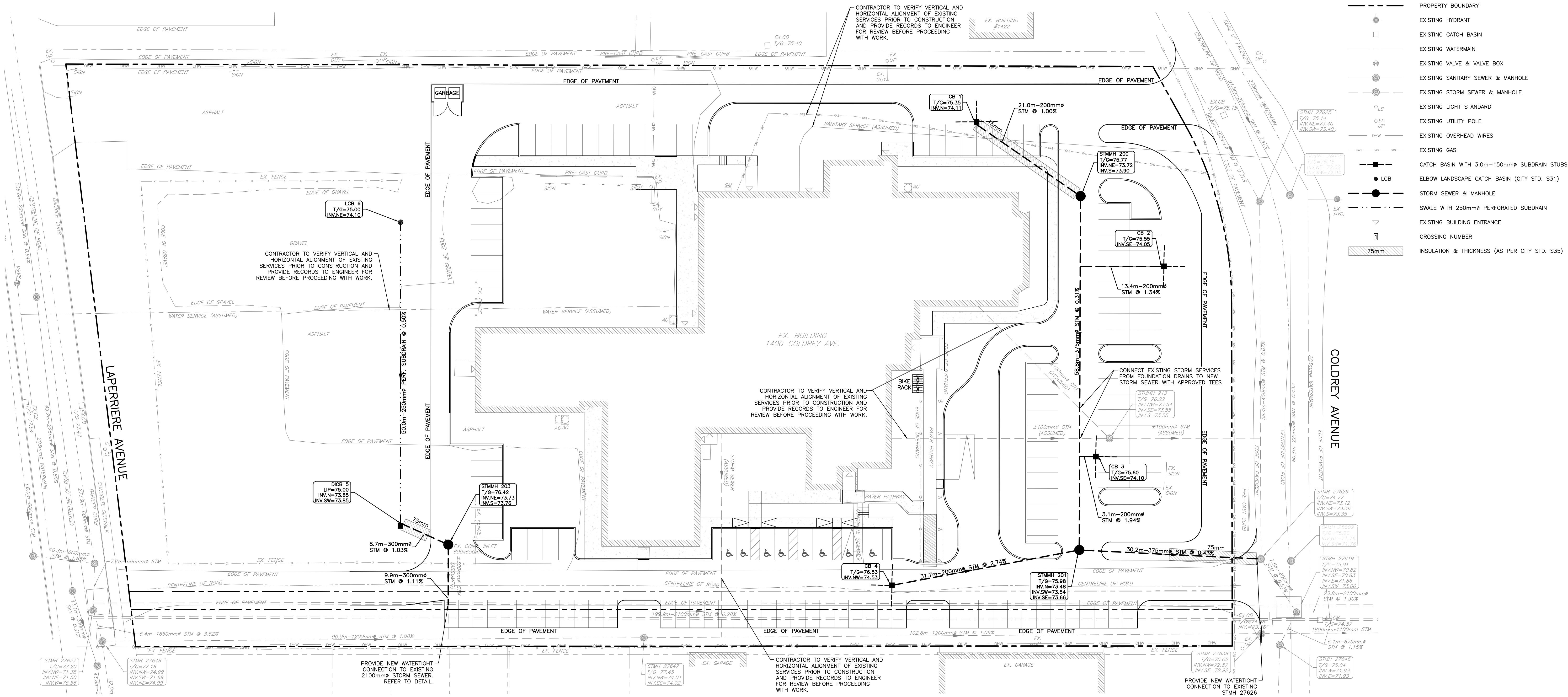


A key map showing the location of the property. The property is a black-shaded lot bounded by Coldrey Ave to the north, Lapierre Ave to the east, Woodward Ave to the south, and Kent St to the west. The address 1400 COLDREY AVENUE is labeled on the north side of the lot. Other streets shown include CARLING AVE to the northwest and KENT ST to the northeast.

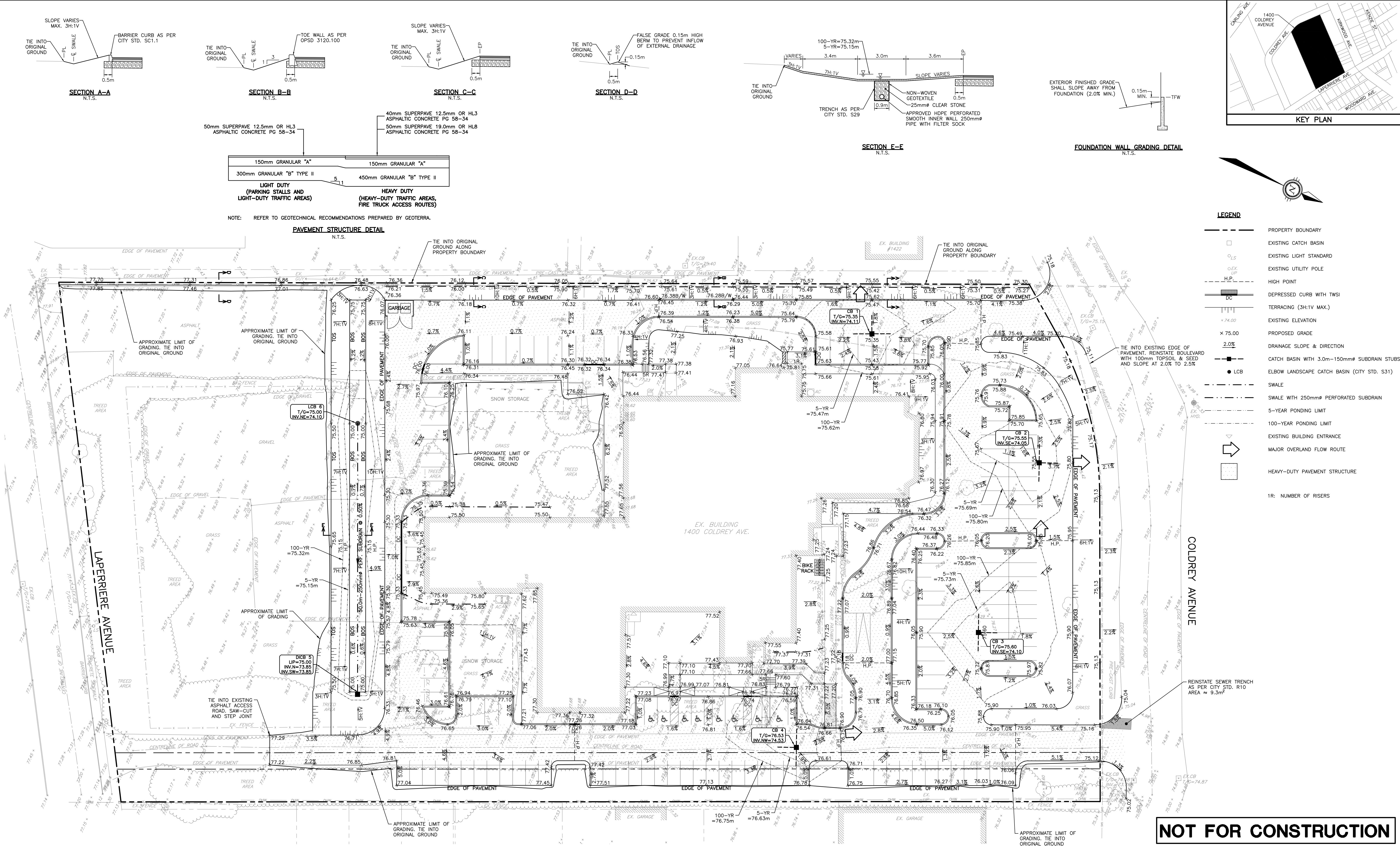


STORM SEWER CONNECTION DETAIL
N.T.S.

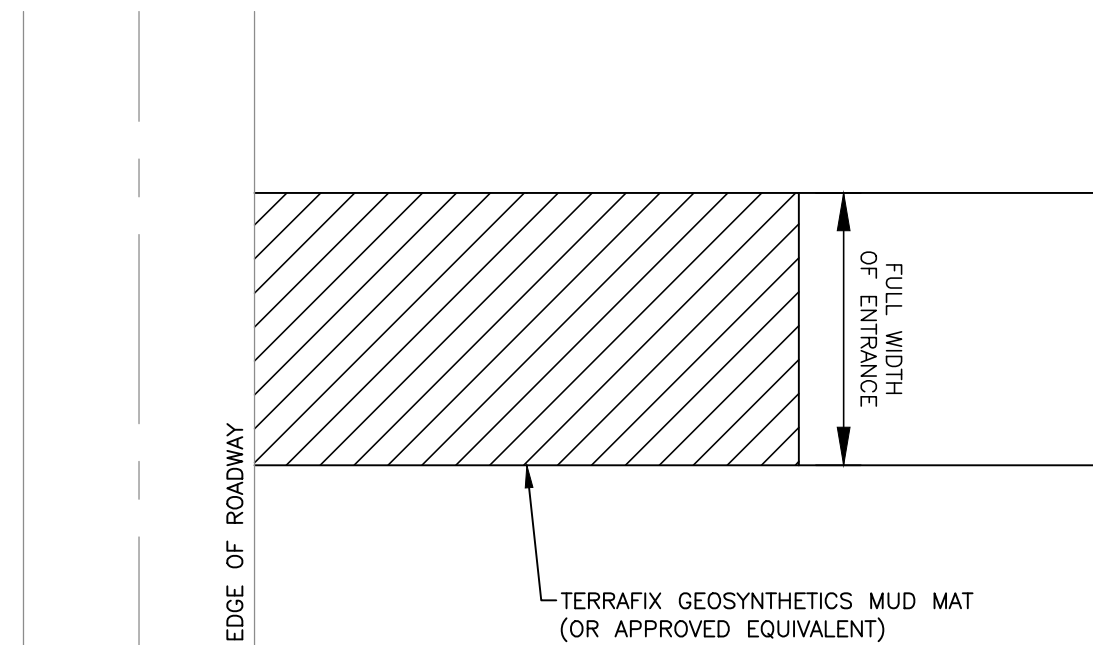
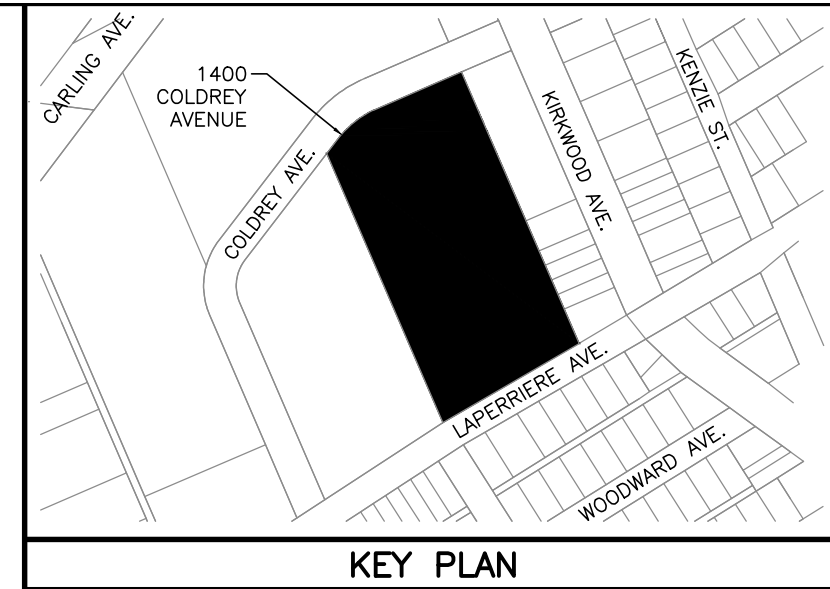
INLET CONTROL DEVICE (ICD) TABLE				
STRUCTURE	2-YR HEAD (m)	2-YR OUTFLOW (L/s)	ORIFICE DIAMETER (mm)	ORIFICE TYPE
CB 1	1.14	20.5	95	CIRCULAR, SLIDE
CB 2	1.40	27.6	105	CIRCULAR, SLIDE
CB 3	1.40	27.6	105	CIRCULAR, SLIDE
CB 4	1.90	20.0	83	CIRCULAR, SLIDE
DICB 5	1.00	69.6	181	CIRCULAR, SLIDE



PROJECT No.	24060
SURVEY	RCI
DATED	JUNE 2025
DWG. No:	24060-S1

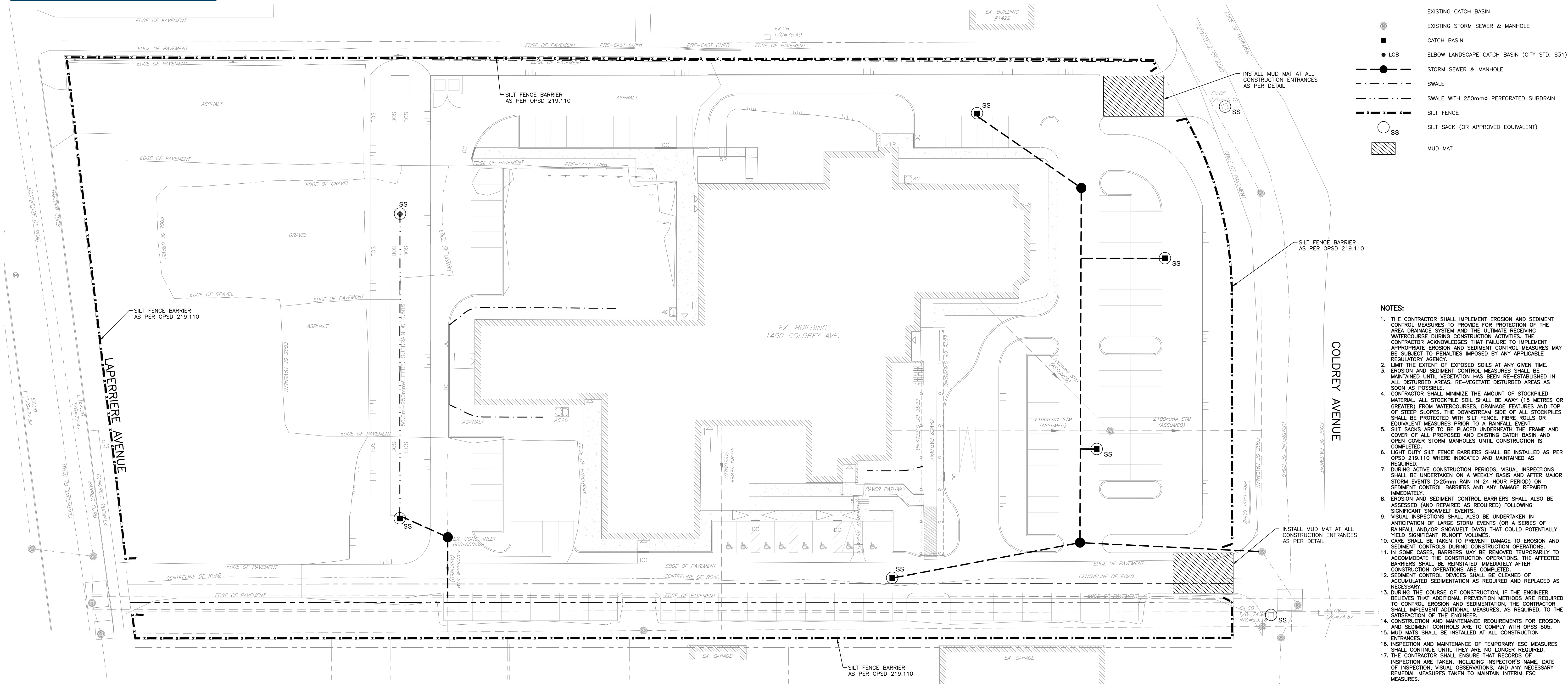


NOTES					SCALE				350 Palladium Drive Ottawa, ON K2V 1A8 (613) 592-6060 rcii.com	DESIGN	BLM	KEHILLAT BETH ISRAEL	GRADING PLAN	PROJECT No.	24060
	THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, 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.									CHECKED	CC			SURVEY	RCI
										DRAWN	BLM			DATED	JUNE 2025
										CHECKED	CC			DWG. No.	24060-GR1
										APPROVED	BLM				
PROPERTY BOUNDARIES ARE DERIVED FROM PLAN OF SURVEY OF PART OF LOT 1 CONCESSION A RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBERG LTD. BEARINGS ARE GRID, ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD-83 (ORIGINAL).	1	ISSUED FOR REVIEW	09/06/25	BLM											
	NO.	REVISION DESCRIPTION	DATE	BY											



NOTES:
1. SEDIMENT SHALL BE CLEANED FROM ROADWAYS AS REQUIRED

MUD MAT DETAIL
N.T.S.



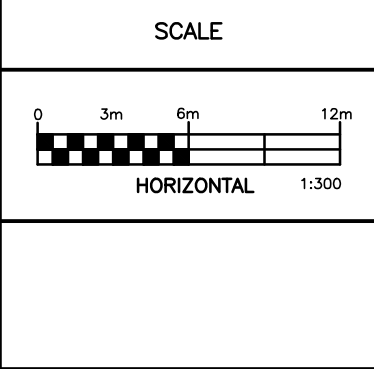
1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE ULTIMATE RECEIVING WATER BODY. DURING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY RESULT IN PROPOSED PROJECTS BEING SUBJECT TO APPLICABLE REGULATORY AGENCY.
2. LIMIT THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED IN ALL DISTURBED AREAS, RE-VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
4. CONTRACTOR SHALL MINIMIZE THE AMOUNT OF STOCKPILED MATERIAL. ALL STOCKPILE SOIL SHALL BE AWAY (15 METRES OR MORE) FROM WATERCOURSES, DRAINAGE FEATURES AND TOP OF STEEP SLOPES. THE DOWNSTREAM SIDE OF ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCE, FIBRE ROLLS OR EQUIVALENT EROSION CONTROL MEASURES.
5. SILT SACKS ARE TO BE PLACED UNDERNEATH THE FRAME AND COVER OF ALL PROPOSED AND EXISTING CATCH BASIN AND OPEN CURB STORM MANHOLES UNTIL CONSTRUCTION IS COMPLETED.
6. LIGHT DUTY STORM BARRIERS SHALL BE INSTALLED AS PER OPSS 805.110 WHERE INDICATED, AND MAINTAINED AS REQUIRED.
7. DURING ACTIVE CONSTRUCTION PERIODS, VISUAL INSPECTIONS SHALL BE UNDERTAKEN ON A WEEKLY BASIS AND AFTER MAJOR STORM EVENTS (>25mm RAIN IN 24 HOUR PERIOD) ON SEDIMENT CONTROL BARRIERS AND ANY DAMAGE REPAIRED IMMEDIATELY.
8. EROSION AND SEDIMENT CONTROL BARRIERS SHALL ALSO BE ASSESSED (AND REPAIRED AS REQUIRED) FOLLOWING IMMEDIATELY FOLLOWING EROSION EVENTS.
9. VISUAL INSPECTIONS SHALL ALSO BE UNDERTAKEN IN ANTICIPATION OF LARGE STORM EVENTS (OR A SERIES OF RAINFALL AND/OR SNOWMELT DAYS) THAT COULD POTENTIALLY FIELD EXPOSED SOILS.
10. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION OPERATIONS.
11. IN THE EVENT OF THE EXPOSURE OF SOILS, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS SHALL BE REINSTATED IMMEDIATELY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.
12. SEDIMENT CONTROL DEVICES SHALL BE CLEARED OF ACCUMULATED SEDIMENTATION AS REQUIRED AND REPLACED AS NEEDED.
13. DURING THE COURSE OF CONSTRUCTION, IF THE ENGINEER BELIEVES THAT ADDITIONAL PREVENTION METHODS ARE REQUIRED TO PROTECT THE DRAINAGE AND RECEIVING WATER BODY, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES, AS REQUIRED, TO THE SATISFACTION OF THE ENGINEER.
14. CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS ARE TO COMPLY WITH OPSS 805.
15. MUD SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
16. INSPECTION AND MAINTENANCE OF TEMPORARY ESC MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. THE CONTRACTOR SHALL ENSURE THAT RECORDS OF INSPECTION ARE TAKEN, INCLUDING INSPECTOR'S NAME, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND ANY NECESSARY REMEDIAL MEASURES TO BE UNDERTAKEN.

NOTES

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1	ISSUED FOR REVIEW	09/06/25	BLM	
NO.	REVISION DESCRIPTION	DATE	BY	



Robinson
Land Development

350 Palladium Drive
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DESIGN	BLM
CHECKED	CC
DRAWN	BLM
CHECKED	CC
APPROVED	BLM

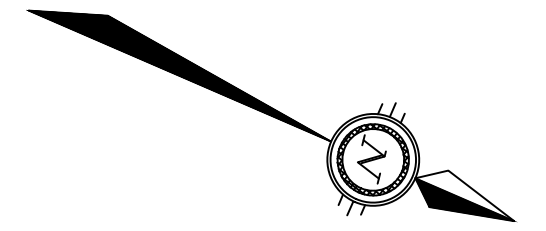
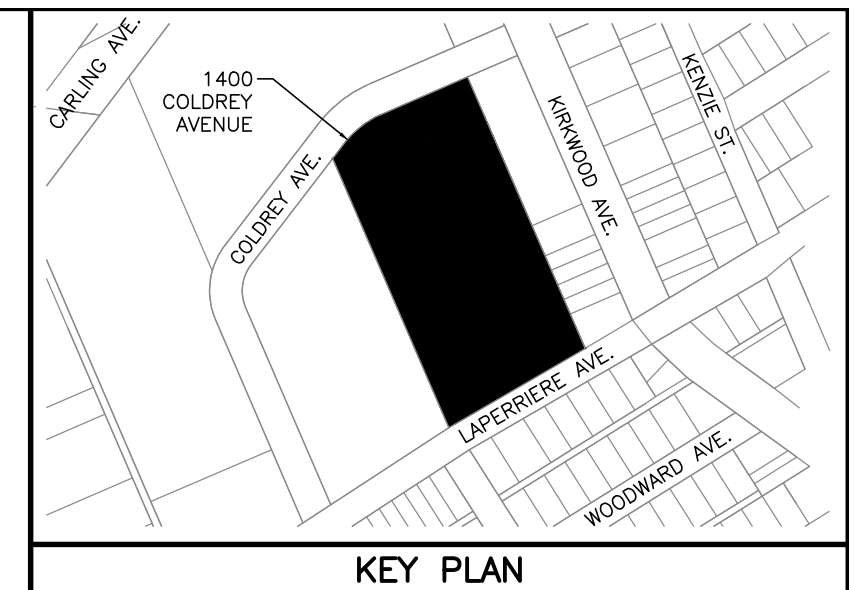
KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE
CITY OF OTTAWA

















EROSION AND SEDIMENT CONTROL PLAN

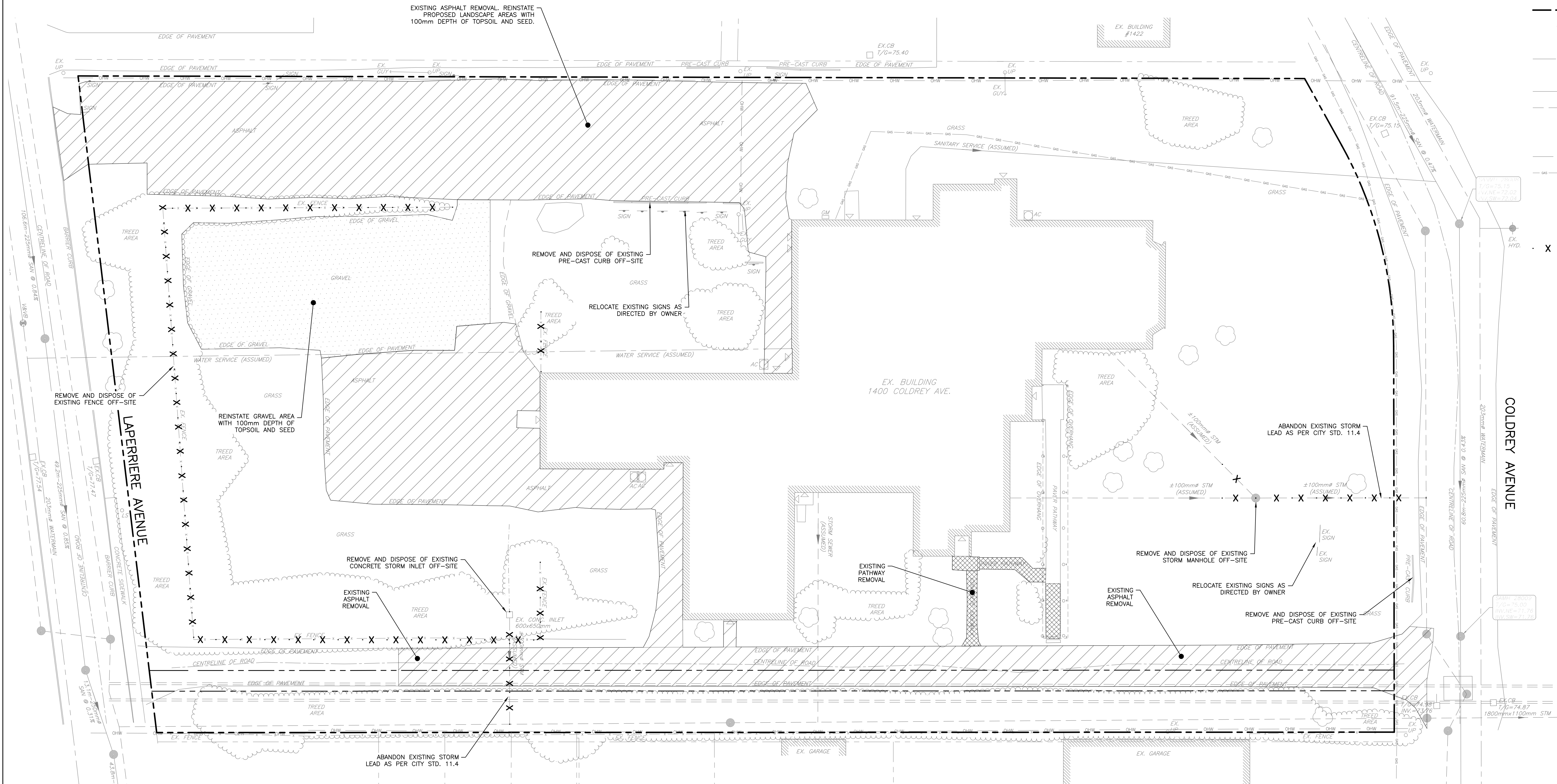
PROJECT No.	24060
SURVEY	RCI
DATED	JUNE 2025
DWG. No:	24060-ESC1

NOT FOR CONSTRUCTION



LEGEND

- | | |
|---|-----------------------------------|
|  | PROPERTY BOUNDARY |
|  | EXISTING HYDRANT |
|  | EXISTING CATCH BASIN |
|  | EXISTING WATERMAIN |
|  | EXISTING VALVE & VALVE BOX |
|  | EXISTING SANITARY SEWER & MANHOLE |
|  | EXISTING STORM SEWER & MANHOLE |
|  | EXISTING LIGHT STANDARD |
|  | EXISTING UTILITY POLE |
|  | EXISTING OVERHEAD WIRES |
|  | EXISTING GAS |
|  | EXISTING BUILDING ENTRANCE |
|  | FULL DEPTH ASPHALT REMOVAL |
|  | CONCRETE/PAVERS REMOVAL |
|   | REMOVALS |

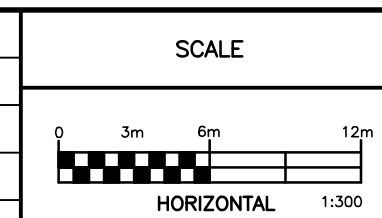


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DRAWN	BLM
CHECKED	CO
APPROVED	BLM

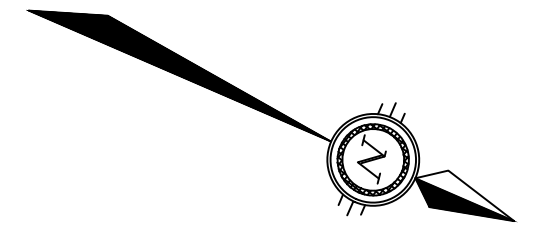
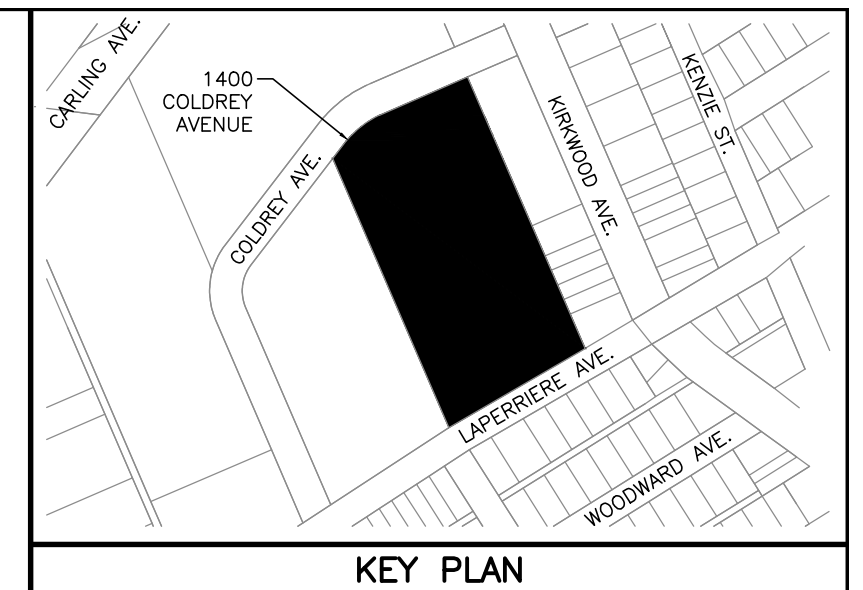
KEHILLAT BETH ISRAEL

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CITY OF OTTAWA





EXISTING CONDITIONS AND REMOVALS PLAN

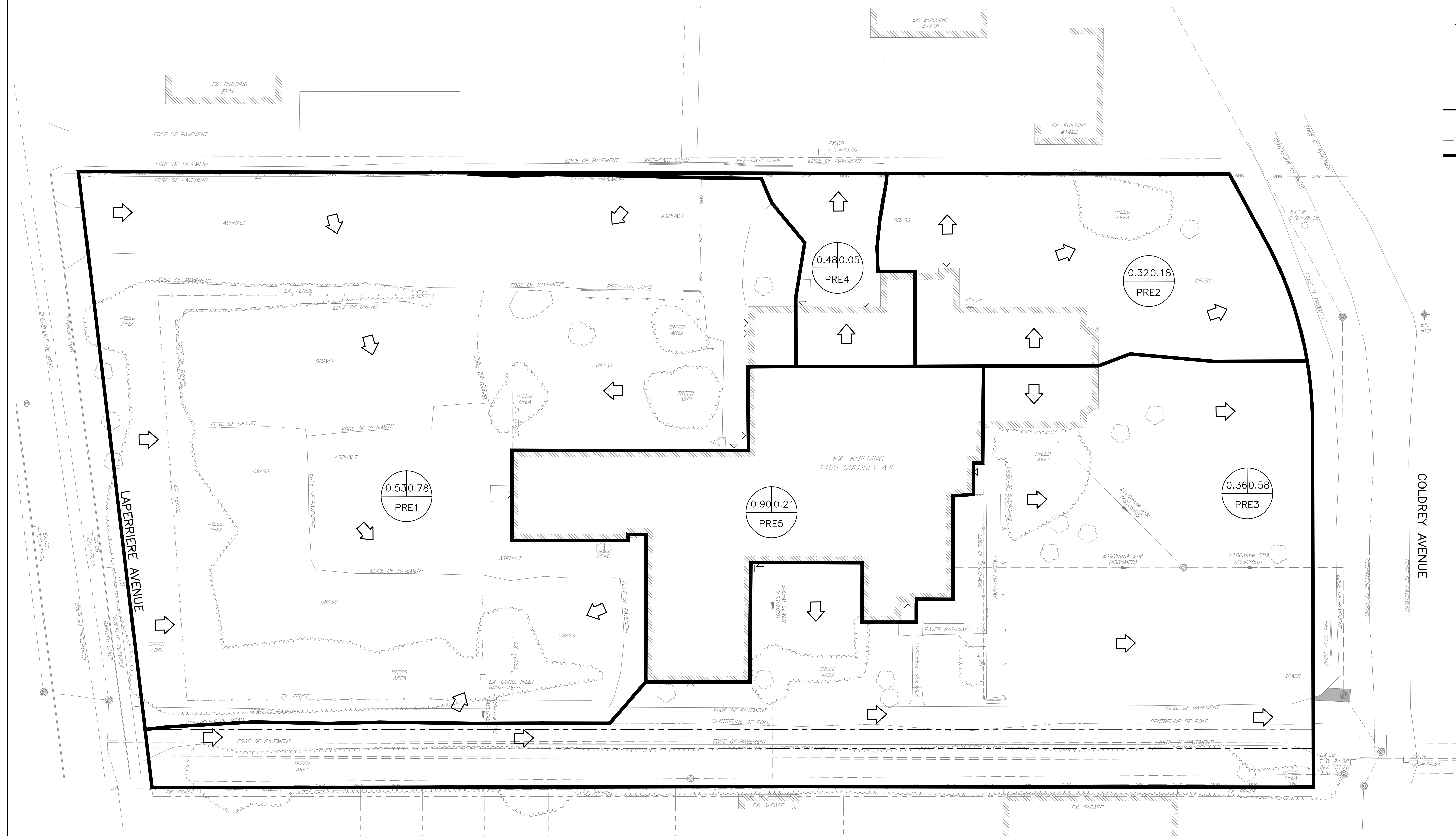
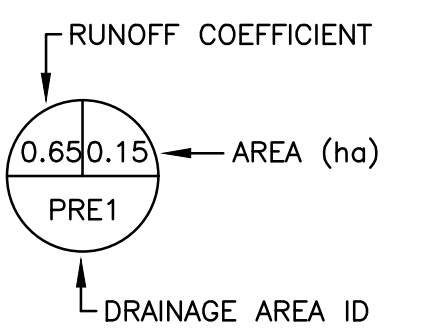
PROJECT No.	24060
SURVEY	RCI
DATED	JUNE 2025
DWG. No:	24060-R1

NOT FOR CONSTRUCTION



LEGEND

- | | |
|---|--|
| | PROPERTY BOUNDARY |
|  | EXISTING CATCH BASIN |
|  | EXISTING STORM SEWER & MANHOLE |
|  | PRE-DEVELOPMENT DRAINAGE AREA BOUNDARY |
|  | PRE-DEVELOPMENT OVERLAND FLOW ROUTE |

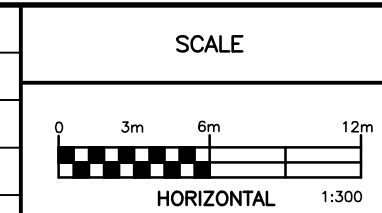


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(613) 592-6060 rcii.com

DESIGN	BLM
CHECKED	CO
DRAWN	BLM
CHECKED	CO
APPROVED	BLM

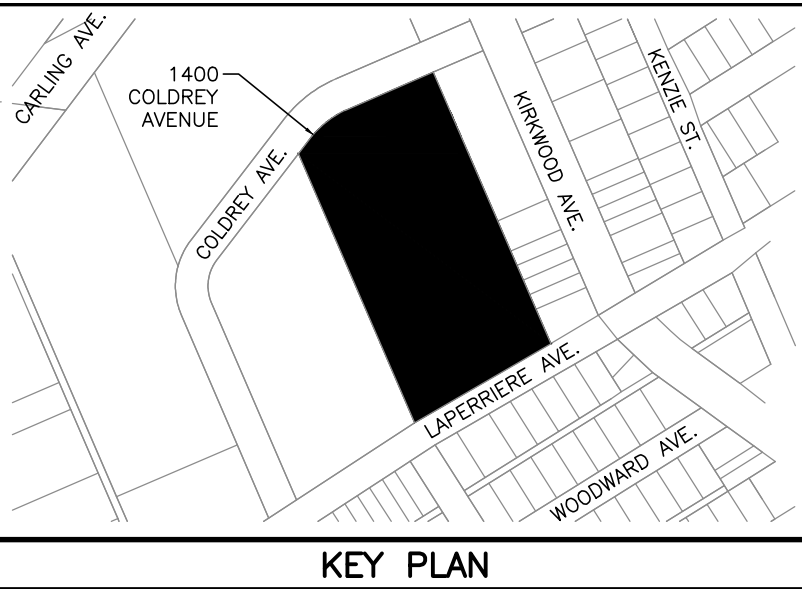
KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE
CITY OF OTTAWA

PRE-DEVELOPMENT DRAINAGE AREA PLAN

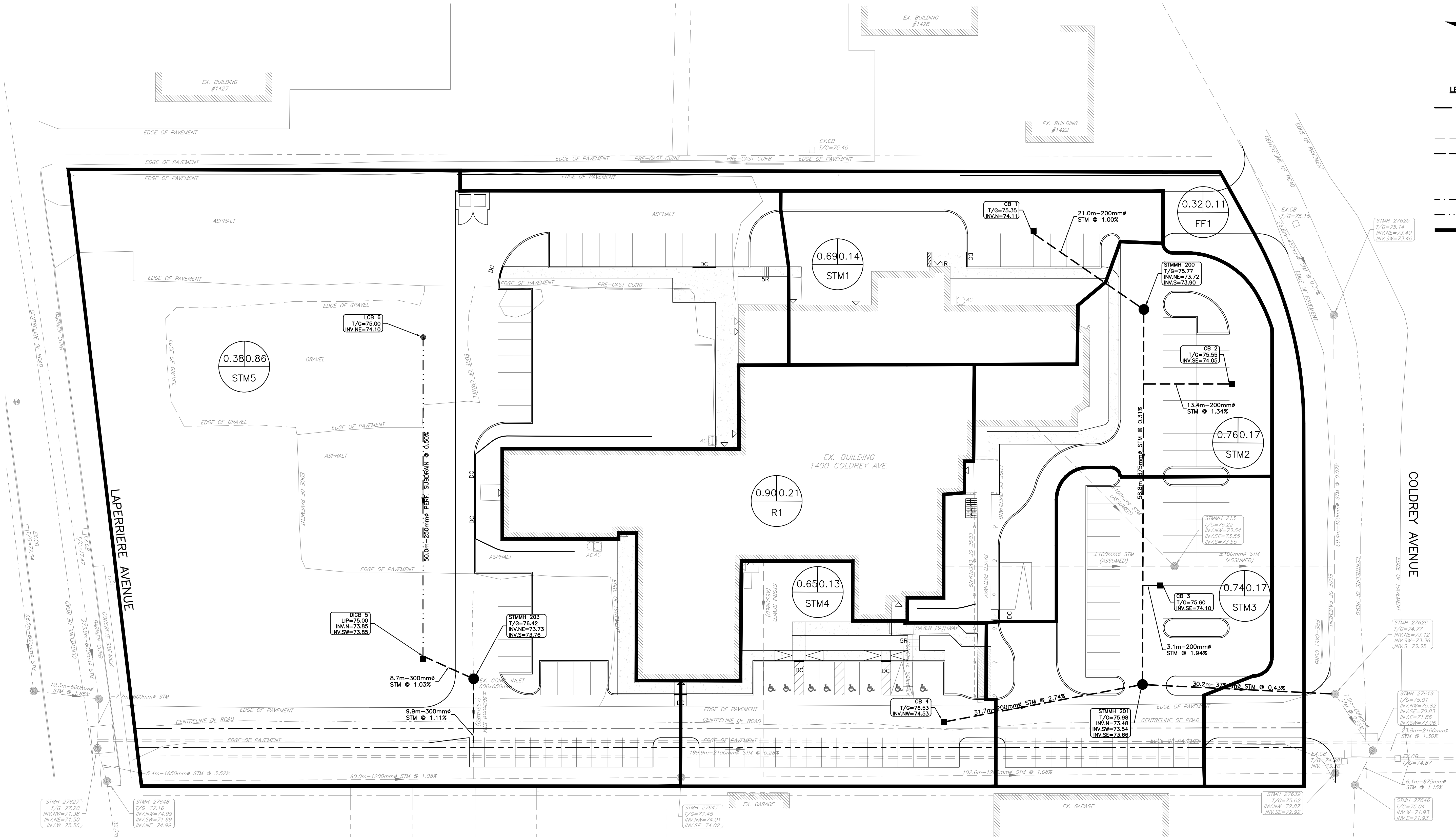
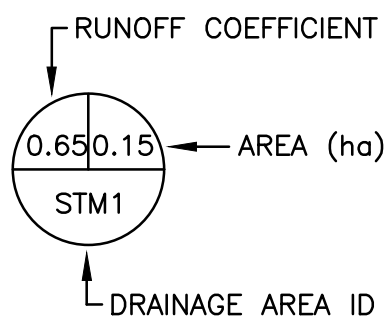
PROJECT No.	24060
SURVEY	RCI
DATED	JUNE 2025
DWG. No:	24060-PRE1

NOT FOR CONSTRUCTION



LEGEND

- PROPERTY BOUNDARY
- EXISTING CATCH BASIN
- EXISTING STORM SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN
- LCB
- ELBOW LANDSCAPE CATCH BASIN (CITY STD. S31)
- SWALE
- SWALE WITH 250mm \varnothing PERFORATED SUBRAIN
- STORM DRAINAGE AREA BOUNDARY

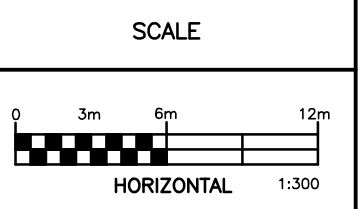


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CHECKED	CC
APPROVED	BLM

KEHILLAT BETH ISRAEL

1400 COLDREY AVENUE
CITY OF OTTAWA

STORM DRAINAGE AREA PLAN

PROJECT No.	24060
SURVEY	RCI
DATED	JUNE 2025
DWG. No.	24060-STM1