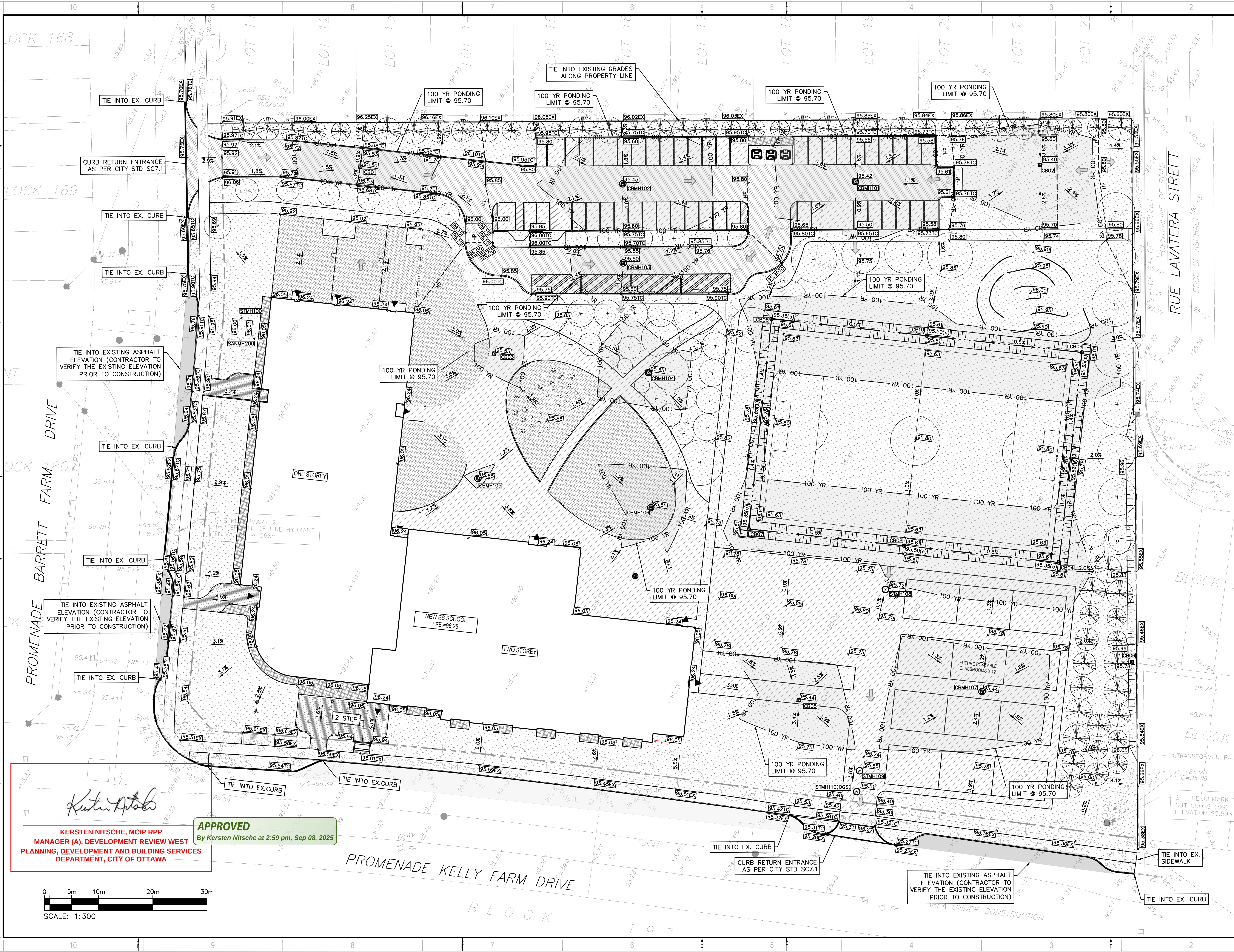
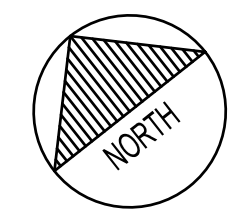
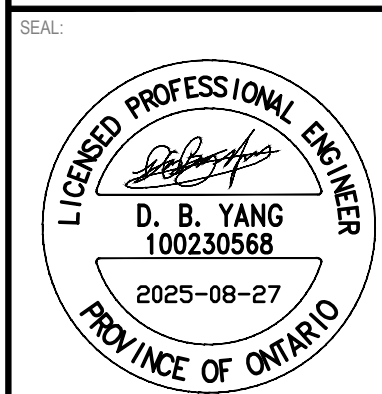




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BEARING NOTE
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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998.
SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.59m.
SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN), ELEVATION 96.56m.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1985) AND ARE DERIVED FROM THE CANMET AINS NETWORK STATION OTTAWA.
ELEVATION 95.52m

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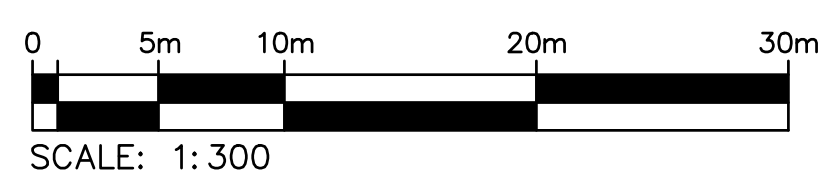
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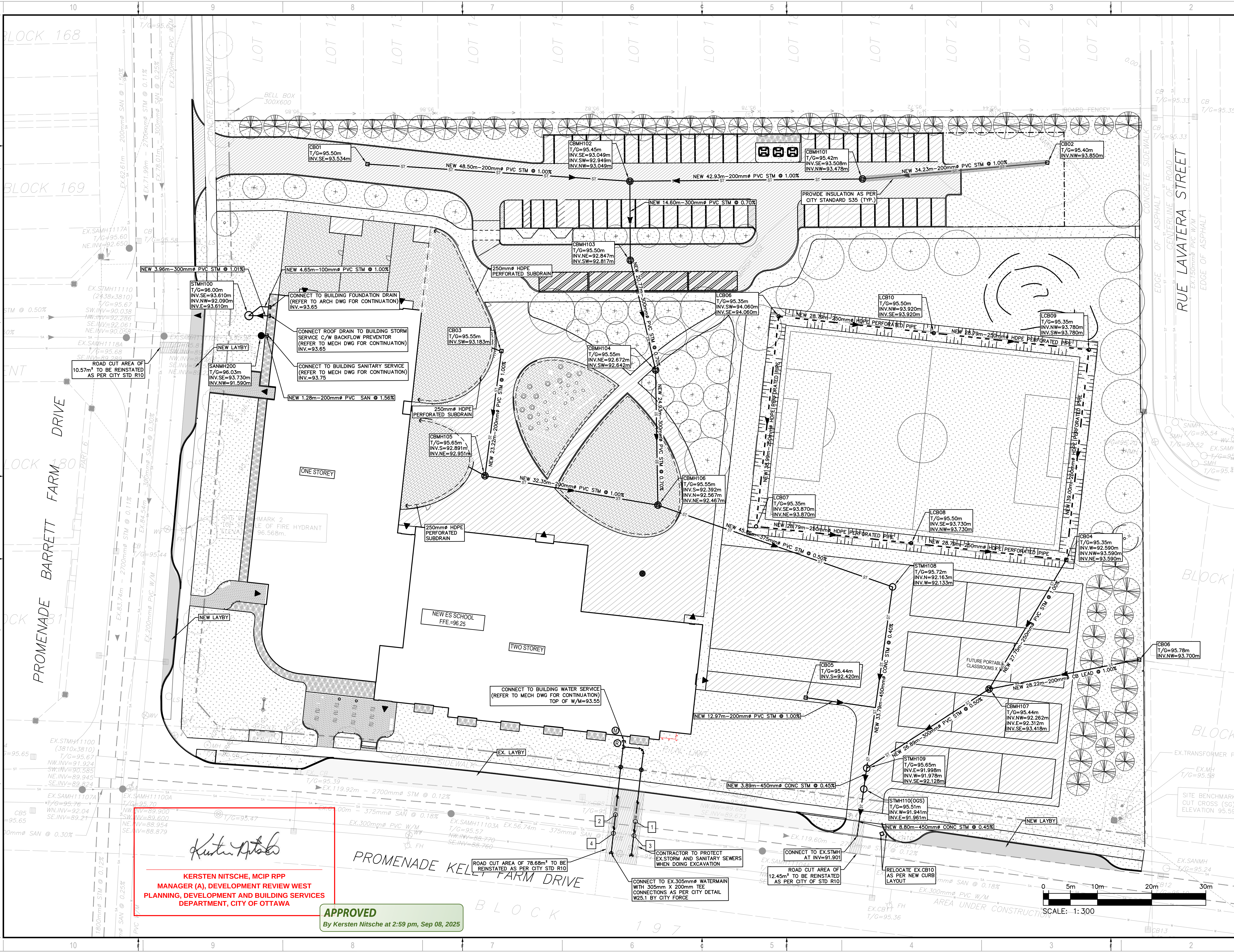
IS	RE	DATE	DESCRIPTION
7		2025-08-27	REVISED AS PER CITY COMMENTS
6		2025-06-10	ISSUED FOR TENDER
5		2025-04-08	REVISED AS PER CITY COMMENTS
4		2025-03-17	ISSUED FOR BUILDING PERMIT
3		2025-02-28	ISSUED FOR 85%
2		2025-02-14	ISSUED FOR COST ESTIMATOR
1		2025-01-10	ISSUED FOR 60%

PROJECT NO:	DATE:
CA0040067.4396	2025-08-27
ORIGINAL SCALE:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
1:300	
DESIGNED BY:	D.M.
DRAWN BY:	J.T.
CHECKED BY:	D.Y.
DISCIPLINE:	CIVIL
TITLE:	GRADING PLAN
SHEET NUMBER:	C03
SHEET #	3 OF 7
ISSUE	REVISED AS PER CITY COMMENTS
DATE OF: 2025-08-27	1

Kersten Nitsche, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 2:59 pm, Sep 08, 2025



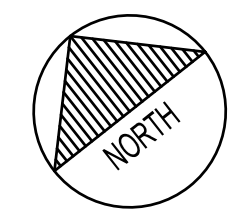
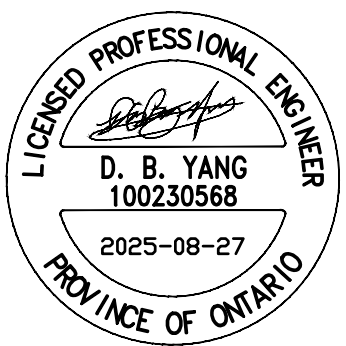




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KEY PLAN



BEARING NOTE

BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 4M-1540, HAVING A GRID BEARING OF N87°11'E.

DISTANCES ARE GIVEN IN METERS AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99984.

SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.530m.

SITE BENCHMARK 2 IS THE TOP SPRING OF A FIRE HYDRANT (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 96.568m.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928 - 1978) AND ARE DERIVED FROM THE CANMET AERIAL PHOTOGRAPHIC STATION OTTAWA.

ELEVATION 95.530

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7	2025-08-27	REVISED AS PER CITY COMMENTS
6	2025-06-10	ISSUED FOR TENDER
5	2025-04-08	REVISED AS PER CITY COMMENTS
4	2025-03-17	ISSUED FOR BUILDING PERMIT
3	2025-02-28	ISSUED FOR 85%
2	2025-02-14	ISSUED FOR COST ESTIMATOR
1	2025-01-10	ISSUED FOR 60%

PROJECT NO:

CA0040067.4396

DATE:

2025-08-27

ORIGINAL SCALE:

1:300

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DESIGNED BY:

M.S.D.M.

DRAWN BY:

J.T.

CHECKED BY:

D.Y.

DISCIPLINE:

CIVIL

TITLE:

SERVICING PLAN

SHEET NUMBER:

C04

SHEET #:

4 OF 7

ISSUE:

REVISED AS PER CITY COMMENTS

DATE OF:

2025-08-27

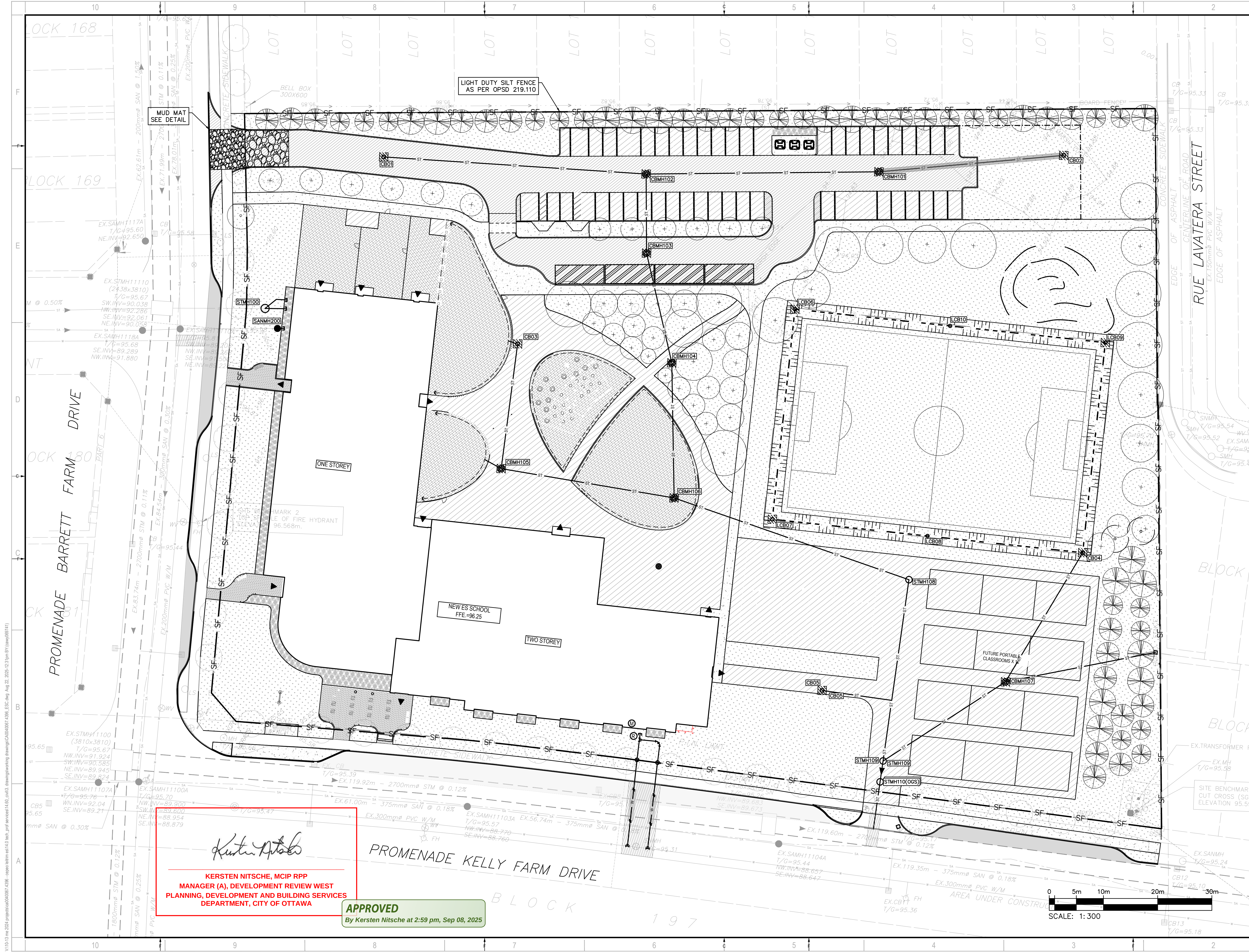
REV #:

1

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitschke at 2:59 pm, Sep 08, 2025

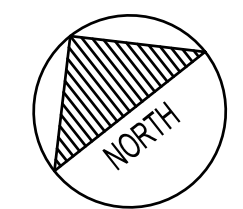
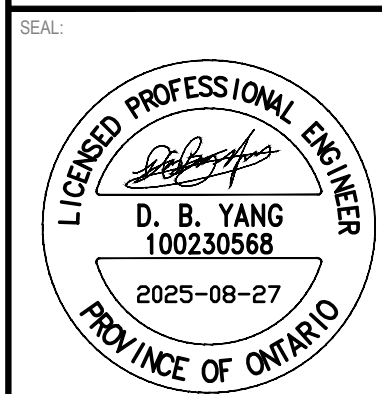
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BEARING NOTE
BEARINGS ARE WITH GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 156 PLAN 4M-1560, HAVING A GRID BEARING OF N87°11'E.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.
SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.59m.
SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 96.56m.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928 - 1978) AND ARE DERIVED FROM THE CANNET ARE NETWORK STATION OTTAWA (ELEVATION 95.20').

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3		2025-02-28	ISSUED FOR 85%
2		2025-02-14	ISSUED FOR COST ESTIMATOR
1		2025-01-10	ISSUED FOR 60%

PROJECT NO:	DATE:
CA0040067.4396	2025-08-27

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1:300	

DESIGNED BY:	DRAWN BY:
M.S./D.M.	J.T.

CHECKED BY:	DISCIPLINE:
D.Y.	CIVIL

TITLE:
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C05

ISSUE:	REV #
REVISED AS PER CITY COMMENTS	1

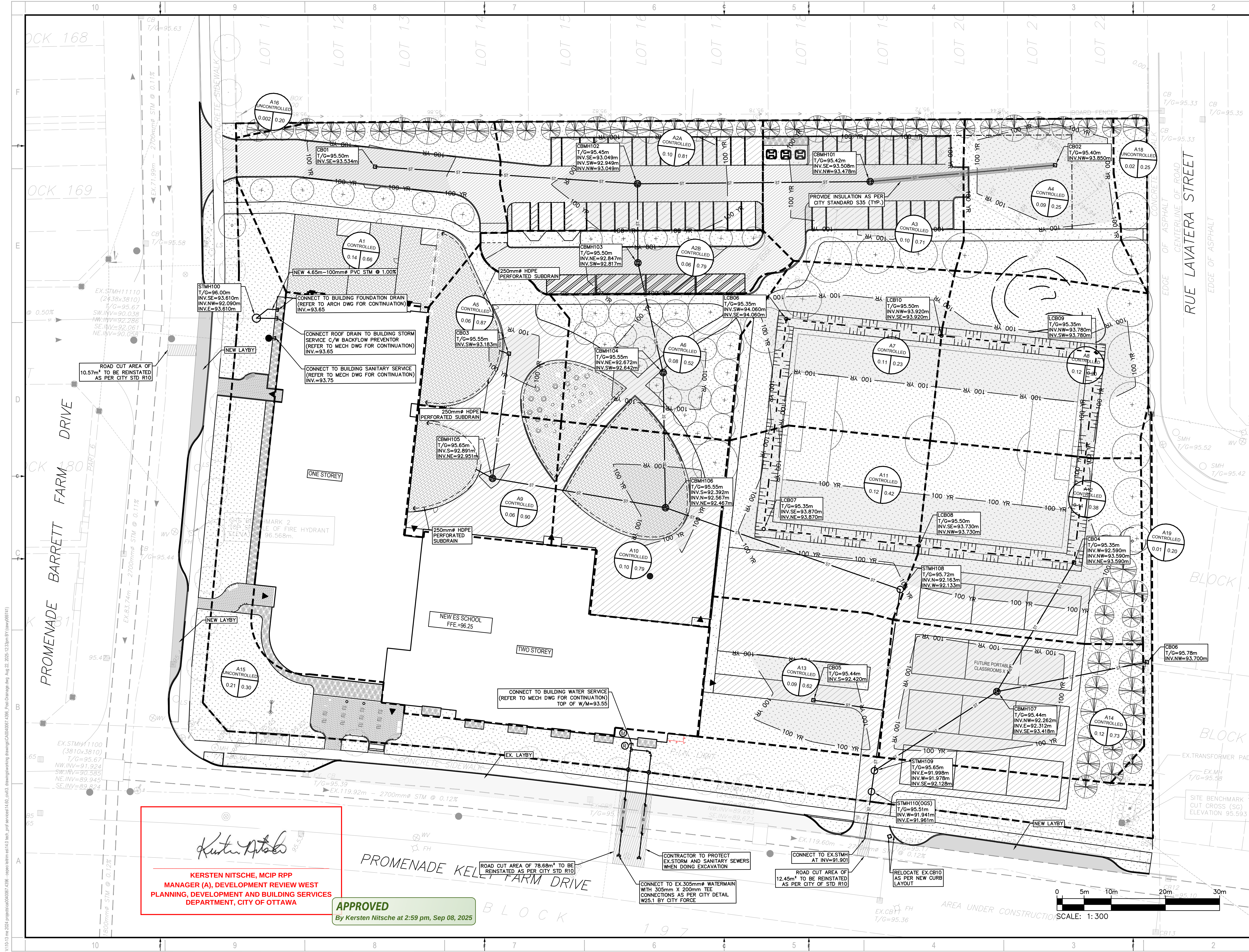
DATE OF:
2025-08-27

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitschke at 2:59 pm, Sep 08, 2025



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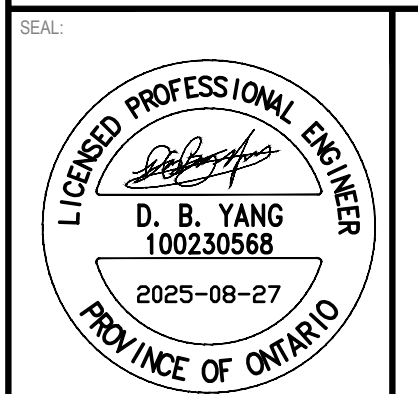
Kersten Nitsche, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
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DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 2:59 pm, Sep 08, 2025



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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.
SITE BENCHMARK 1 IS A CUI CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m.
SITE BENCHMARK 2 IS THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) ELEVATION 96.568m.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD - 1928/1978) AND ARE DERIVED FROM THE CANMET WGS84 NETWORK STATION OTTAWA ELEVATION 95.220m.

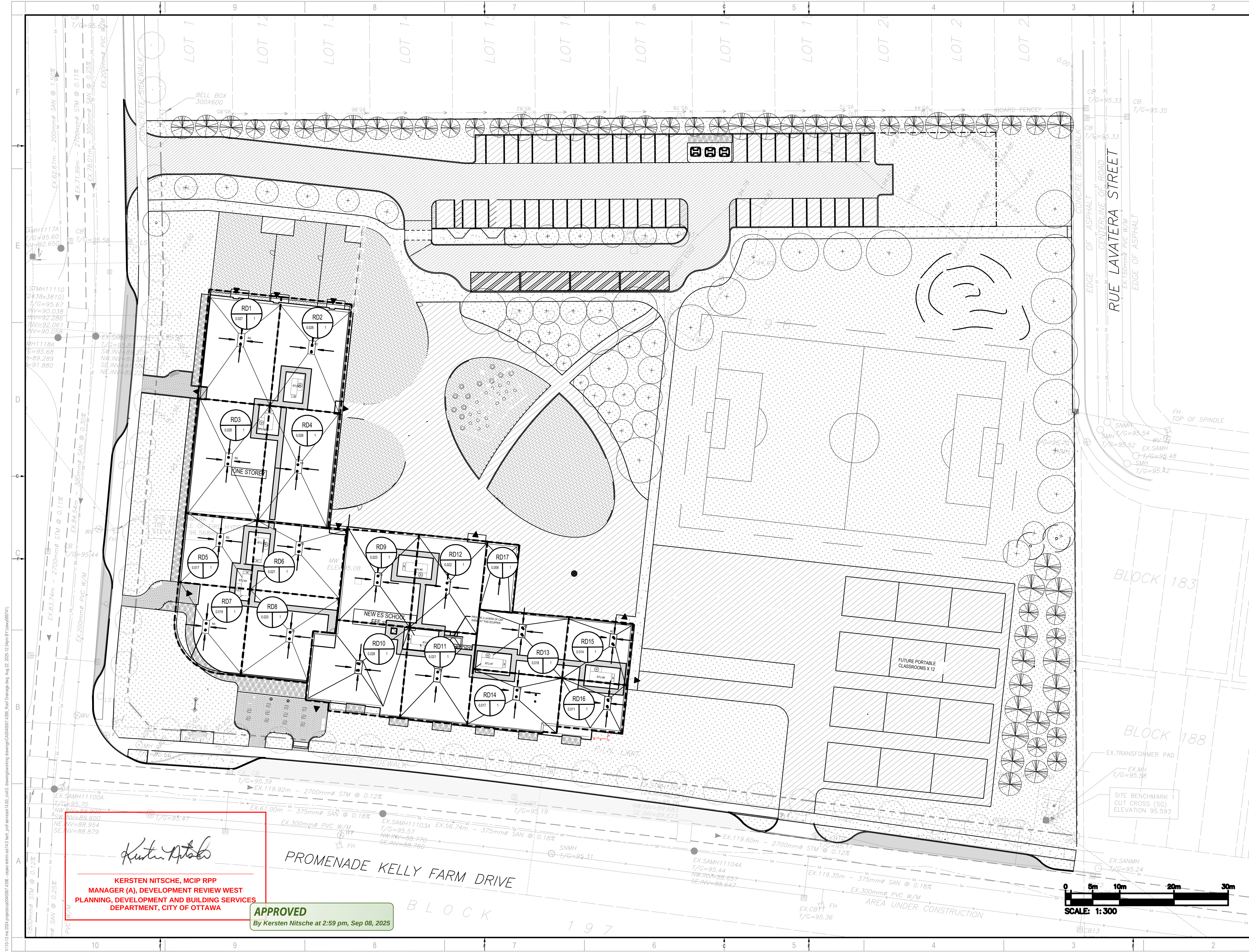
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4		2025-03-17	ISSUED FOR BUILDING PERMIT
3		2025-02-28	ISSUED FOR 85%
2		2025-02-14	ISSUED FOR COST ESTIMATOR
1		2025-01-10	ISSUED FOR 60%

PROJECT NO: CA0040067.4396	DATE: 2025-08-27
ORIGINAL SCALE: 1:300	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: M.S./D.M.	
DRAWN BY: J.T.	
CHECKED BY: D.Y.	
DISCIPLINE: CIVIL	
TITLE: POST-DRAINAGE AREA DEVELOPMENT	

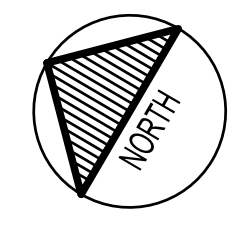
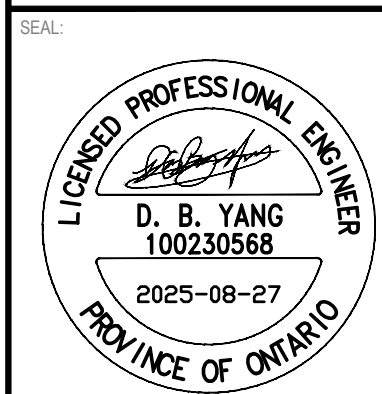
SHEET NUMBER: C06	REV # 1
ISSUE: REVISED AS PER CITY COMMENTS	
DATE OF: 2025-08-27	



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PROJECT:
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3955 PROMENADE KELLY FARM,
OTTAWA



BEARING NOTE
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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9994.
SITE BENCHMARK 1 IS A CUT CROSS (SHOWN ON PLAN) HAVING A GEODETIC ELEVATION OF 95.593m.
SITE BENCHMARK 2 IS THE TOP SPINDLE. THE TOP SPINDLE OF A FIRE HYDRANT (SHOWN ON PLAN) ELEVATION 95.600m.

ELEVATION NOTE
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4	2025-03-17	ISSUED FOR BUILDING PERMIT
3	2025-02-28	ISSUED FOR 85%
2	2025-02-14	ISSUED FOR COST ESTIMATOR
1	2025-01-10	ISSUED FOR 60%

IS	RE	DATE	DESCRIPTION
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4		2025-03-17	ISSUED FOR BUILDING PERMIT
3		2025-02-28	ISSUED FOR 85%
2		2025-02-14	ISSUED FOR COST ESTIMATOR
1		2025-01-10	ISSUED FOR 60%

PROJECT NO:	DATE:
CA0040067.4396	2025-08-27
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M.S./D.M.	
DRAWN BY:	
J.T.	
CHECKED BY:	
D.Y.	
DISCIPLINE:	CIVIL
TITLE:	ROOF DRAINAGE AREA PLAN

SHEET NUMBER:	C07
SHEET #:	7 OF 7
ISSUE:	REVISED AS PER CITY COMMENTS
DATE OF:	2025-08-27
REV #:	1

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
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DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 2:59 pm, Sep 08, 2025

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