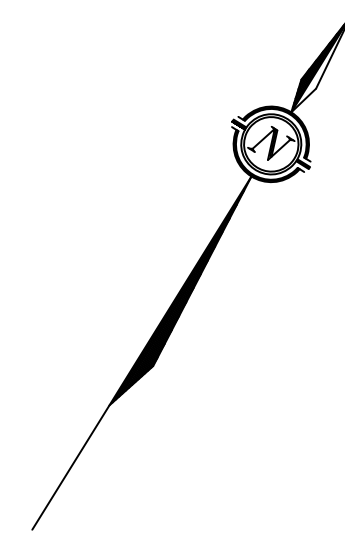


METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



Committee of Adjustment
Received | Reçu le
2025-02-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE			
PART	LOT	REG. PLAN	PIN
1	PART OF 66	294	ALL OF 04043-0112
2			

COORDINATES WERE DERIVED FROM REAL TIME NETWORK
OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 CSRS (2010).
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
*	*	*
*	*	*
*	*	*
*	*	*

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PLAN OF SURVEY OF
PART OF LOT 66
REGISTERED PLAN 294
CITY OF OTTAWA
SCALE 1 : 200
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:200.
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY
LIMIT OF TRENTON AVENUE AS SHOWN ON PLAN OF SURVEY BY ARNETT,
KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S., DATED MAY 10, 1988,
HAVING A BEARING OF N 58° 10' 50" E.

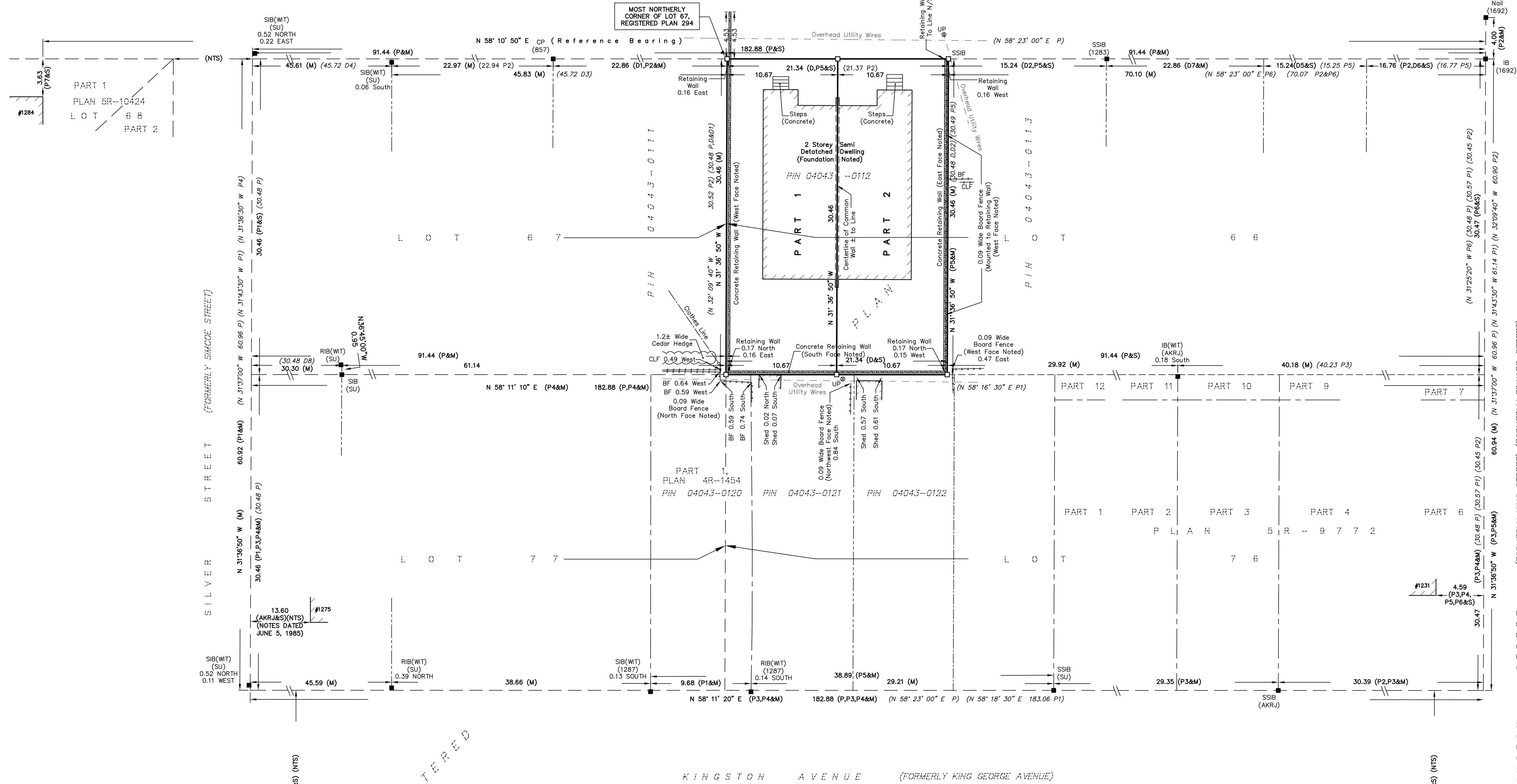
- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CP - CONCRETE PIN
 - (P) - REGISTERED PLAN 294
 - (P1) - PLAN 4R-1454
 - (P2) - PLAN BY (AOG) DATED JANUARY 18, 2023 (JOB. 23110-22)
 - (P3) - PLAN 5R-9772
 - (P4) - PLAN BY (AKRJ) DATED JUNE 24, 1985 (REF. 363-85)
 - (P5) - PLAN BY (1283), DATED MAY 15, 1991 (REF. 0-94-5)
 - (P6) - PLAN BY (1692), DATED APRIL 2, 2015 (JOB. 489-11)
 - (P7) - PLAN 5R-10424
 - (D) - INST. N644278
 - (D1) - INST. CR334748
 - (D2) - INST. N643667
 - (D3) - INST. NP63881
 - (D4) - INST. CR357116
 - (D5) - INST. N444929
 - (D6) - INST. NS182563
 - (D7) - INST. CR347287
 - (D8) - INST. NS64472
 - (857) - FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S.
 - (1283) - E. F. L'IN COLE SURVEYING LTD., O.L.S.
 - (1287) - P. G. SMITH, O.L.S.
 - (1692) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S.
 - (AKRJ) - ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S.
 - (AOG) - ANNIS, O'SULLIVAN & VOLLEBEK SURVEYING LTD., O.L.S.
 - (SU) - SOURCE UNKNOWN
 - (M) - MEASURED
 - (S) - SET
 - (WT) - WITNESS
 - PIN - PROPERTY IDENTIFIER NUMBER
 - CLF - CHAIN LINK FENCE
 - BF - BOARD FENCE
 - (NTS) - NOT TO SCALE
 - ⊕ UP - UTILITY POLE
 - - OVERHEAD UTILITY WIRES
 - X - FENCE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

DATE _____ JOHN H. CUTRI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

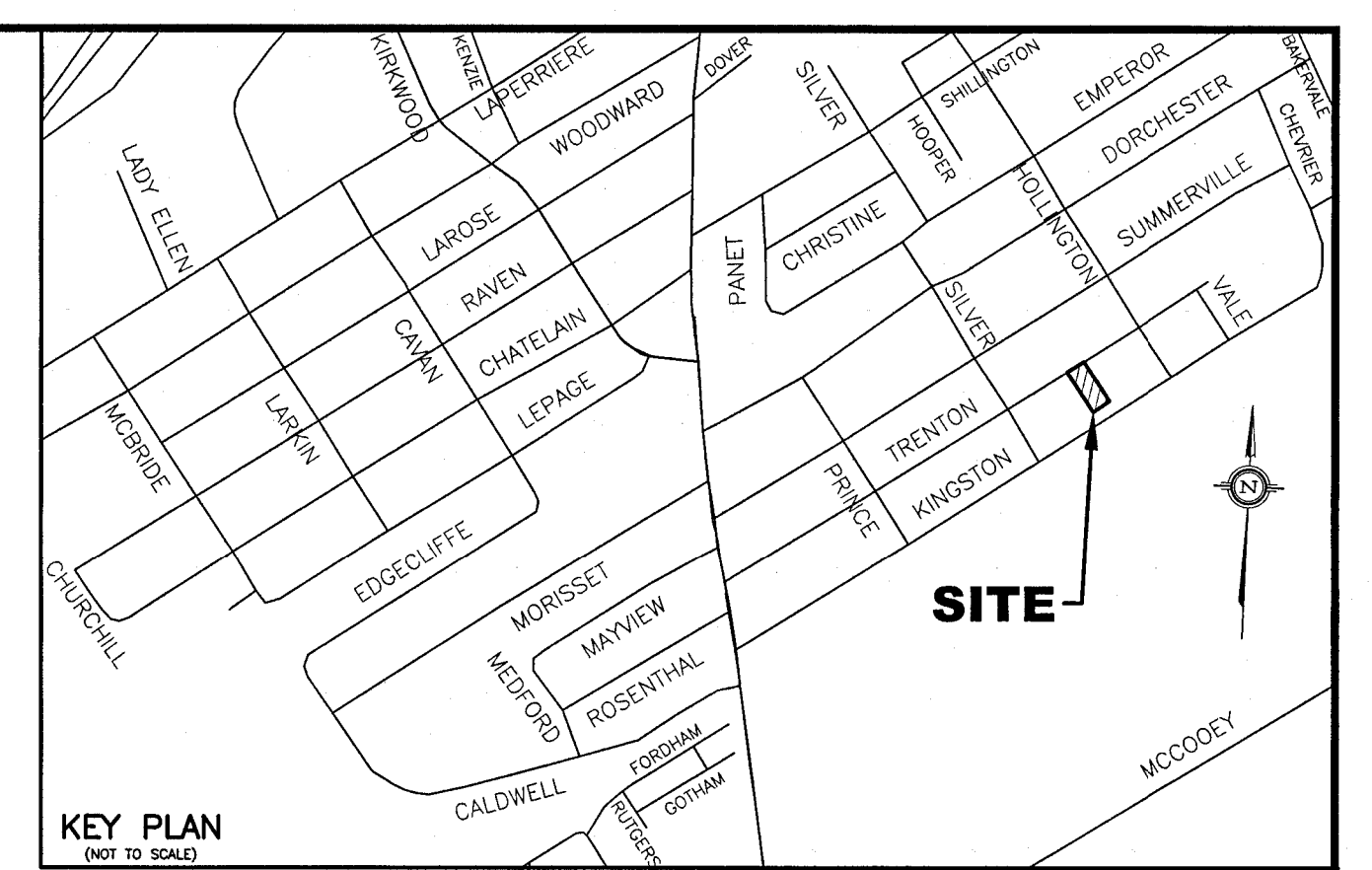
Fairhall Moffatt & Woodland ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2390 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. A A 3 1 8 0 0
	REFERENCE No. 789(b) - 294 NP



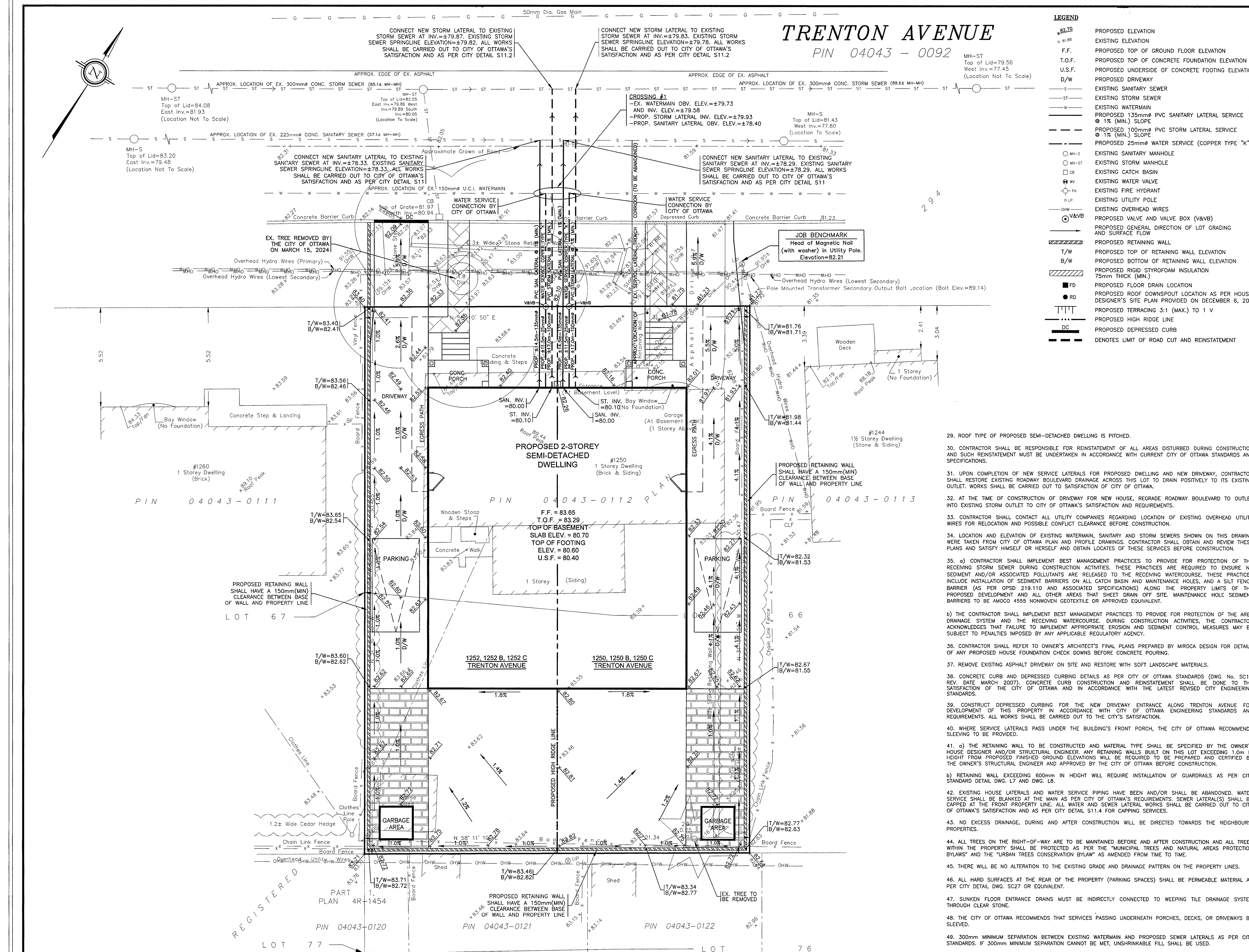
TRENTON AVENUE

PIN 04043 - 0092

- LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - F.F. PROPOSED TOP OF GROUND FLOOR ELEVATION
 - T.O.F. PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
 - U.S.F. PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - D/W PROPOSED DRIVEWAY
 - S EXISTING SANITARY SEWER
 - ST EXISTING STORM SEWER
 - W EXISTING WATERMAIN
 - PROPOSED 135mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
 - PROPOSED 100mm PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
 - PROPOSED 25mm WATER SERVICE (COPPER TYPE "K")
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD WIRES
 - PROPOSED VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED RETAINING WALL
 - T/W PROPOSED TOP OF RETAINING WALL ELEVATION
 - B/W PROPOSED BOTTOM OF RETAINING WALL ELEVATION
 - PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
 - PROPOSED FLOOR DRAIN LOCATION
 - PROPOSED ROOF DOWNSPOUT LOCATION AS PER HOUSE DESIGNER'S SITE PLAN PROVIDED ON DECEMBER 6, 2023
 - PROPOSED TERRACING 3:1 (MAX.) TO 1 V
 - PROPOSED HIGH RIDGE LINE
 - PROPOSED DEPRESSED CURB
 - DC DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT



- NOTES**
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE INCOMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS OR HER SATISFACTION BEFORE DIGGING.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY, BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDING.
 - SITING DETAILS FOR PROPOSED SEMI-DETACHED DWELLINGS WERE PROVIDED BY MIROCA DESIGN AS DETAILED ON THEIR SITE PLAN DATED JULY 2, 2024 AND RECEIVED ON JULY 2, 2024 FOR DETAILS. BUILDING ELEVATIONS THAT ARE SHOWN (TOP OF GROUND FLOOR, TOP OF FOUNDATION, TOP OF BASEMENT FLOOR, AND USF) ARE REFERENCED FROM ARCHITECT'S FRONT AND RIGHT ELEVATION PLAN (DWG. No. 44-6 DATED OCTOBER 2023) AND UPDATED PER E-MAIL OF MARCH 19, 2024 FOR DETAILS.
 - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERTS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY FARHALL MOFFATT AND WOODLAND LIMITED AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB NO. A431800 AND REF. No. 78-294NP) COMPLETED ON APRIL 26, 2021. THE CONTRACTOR SHALL ALSO REFER TO THE CITY PLAN AND PROFILE DRAWING ENTITLED TRENTON AVENUE PRINCE TO KING - STORM SEWER DATED JAN. 23, 1962. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF CITY OF OTTAWA.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC.
 - ALL WATERWORKS SHALL BE CONSTRUCTED TO CITY OF OTTAWA'S LATEST REVISED STANDARDS AND ON APPROVAL BY CITY OF OTTAWA. CITY OF OTTAWA REQUIRES 0.3m MINIMUM CLEARANCE BETWEEN EXISTING WATERMAIN AND PROPOSED STORM AND SANITARY LATERALS.
 - CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPS5 AND OPSD SPECIFICATIONS.
 - ALL WORKS CONSTRUCTED BY CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.
 - CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 25mm WATER SERVICE ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER, OTHERWISE INSULATE WITH RIGID S/M STYROFOAM IN ACCORDANCE WITH SITE SOILS ENGINEER'S REQUIREMENTS AND CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COPPER TYPE K AND CONSTRUCTED IN ACCORDANCE WITH LATEST CITY OF OTTAWA STANDARDS.
 - THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT ISSUANCE. ALL WORKS CONSTRUCTED BY CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY OF OTTAWA'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION LAYOUT PURPOSES. REFER TO ARCHITECT'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.
 - WHERE ROOF EAVESTROUGHS ARE INSTALLED, ROOF DOWNSPOUTS SHALL BE DIRECTED TO OUTLET DISCHARGE TO FRONT YARD AND REAR YARD ONLY, WHERE POSSIBLE, AND NOT TO SIDE YARDS.
 - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
 - EXISTING LOCATION OF TRENTON AVENUE WATERMAIN, STORM SEWER, AND SANITARY SEWER SHOWN ON THIS PLAN IS APPROXIMATE. CONTRACTOR SHALL VERIFY IN THE FIELD TO CONFIRM EXACT LOCATIONS BEFORE EXCAVATION (SEE NOTE 24).
 - PROPOSED SURFACE GRADE SHALL BE 7% MAXIMUM, WHERE THE GROUND DROPS OFF STEEPLY. TERRACE THE GROUND AT 3H MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.
 - WATER SERVICE CONNECTION ON TRENTON AVENUE SHALL BE DONE BY CITY OF OTTAWA. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY CITY OF OTTAWA AND EXCAVATION, BACKFILLING, AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.
 - IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).
 - PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
 - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.
 - PROPOSED SANITARY SERVICE LATERALS SHALL BE PVC DR-28 OR EQUIVALENT.
 - SANITARY SERVICE BENDS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.
 - BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE B COMPACTED TO 95% DRY PROCTOR DENSITY. FOR SEWER LATERALS, USE 300mm THICK APPROVED GRANULAR COVER MATERIAL COMPACT TO 95% DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN SERVICING TRENCHES.
 - DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON TRENTON AVENUE FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% MINIMUM PIPE SLOPE OF SANITARY AND STORM LATERALS CAN BE ACHIEVED USING PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% MINIMUM SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER, THEN CONTRACTOR SHOULD INFORM OWNER'S PROJECT MANAGER AND CITY OF OTTAWA ACCORDINGLY FOR FURTHER DIRECTION.
 - FOR DEVELOPMENT OF THIS LOT, CONTRACTOR MUST FIRST CONSTRUCT UNDERGROUND SANITARY, STORM, AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY, BEFORE HOUSE CONCRETE FOUNDATION POURING. CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% MINIMUM AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND TO BE NOT POSSIBLE, CONTRACTOR SHALL CONTACT OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST HOUSE FOUNDATION GRADES BEFORE CONCRETE POURING.
 - INSULATE HOUSE SERVICE LATERALS WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m FOR WATER SERVICE AND 2.4m FOR SANITARY AND STORM GRAVITY SERVICES. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE OWNER'S SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS DETAIL W22.
 - WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (50mm THICK MINIMUM) BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR FOUNDATION STRUCTURES. INSULATION REQUIREMENTS SHALL BE REVIEWED AND RECOMMENDED BY OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S ARCHITECT AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.
 - A FULL PORT BACKWATER VALVE MUST BE INSTALLED FOR THE NEW SANITARY SERVICE LATERAL SERVICE PROPOSED TO SERVE THE DWELLING UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE AND AS PER CITY DETAILS S14, S14.1, AND S14.2.



- ROOF TYPE OF PROPOSED SEMI-DETACHED DWELLING IS PITCHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND SUCH REINSTATEMENT MUST BE UNDERTAKEN IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- UPON COMPLETION OF NEW SERVICE LATERALS FOR PROPOSED DWELLING AND NEW DRIVEWAY, CONTRACTOR SHALL RESTORE EXISTING ROADWAY BOULEVARD DRAINAGE ACROSS THIS LOT TO DRAIN POSITIVELY TO ITS EXISTING OUTLET. WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.
- AT THE TIME OF CONSTRUCTION OF DRIVEWAY FOR NEW HOUSE, REGRADE ROADWAY BOULEVARD TO OUTLET INTO EXISTING STORM OUTLET TO CITY OF OTTAWA'S SATISFACTION AND REQUIREMENTS.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING OVERHEAD UTILITY WIRES FOR RELOCATION AND POSSIBLE CONFLICT CLEARANCE BEFORE CONSTRUCTION.
- LOCATION AND ELEVATION OF EXISTING WATERMAIN, SANITARY AND STORM SEWERS SHOWN ON THIS DRAWING WERE TAKEN FROM CITY OF OTTAWA PLAN AND PROFILE DRAWINGS. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIMSELF OR HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE RECEIVING STORM SEWER DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES, AND A SILT FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF THE PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE. DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- CONTRACTOR SHALL REFER TO OWNER'S ARCHITECT'S FINAL PLANS PREPARED BY MIROCA DESIGN FOR DETAILS OF ANY PROPOSED HOUSE FOUNDATION CHECK DOWNS BEFORE CONCRETE POURING.
- REMOVE EXISTING ASPHALT DRIVEWAY ON SITE AND RESTORE WITH SOFT LANDSCAPE MATERIALS.
- CONCRETE CURB AND DEPRESSED CURBING DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 REV. DATE MARCH 2007). CONCRETE CURB CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- CONSTRUCT DEPRESSED CURBING FOR THE NEW DRIVEWAY ENTRANCE ALONG TRENTON AVENUE FOR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH CITY OF OTTAWA ENGINEERING STANDARDS AND REQUIREMENTS. ALL WORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.
- WHERE SERVICE LATERALS PASS UNDER THE BUILDING'S FRONT PORCH, THE CITY OF OTTAWA RECOMMENDS SLEEVING TO BE PROVIDED.
- RETAINING WALL TO BE CONSTRUCTED AND MATERIAL TYPE SHALL BE SPECIFIED BY THE OWNER'S HOUSE DESIGNER AND/OR STRUCTURAL ENGINEER. ANY RETAINING WALLS BUILT ON THIS LOT EXCEEDING 1.0m IN HEIGHT FROM PROPOSED FINISHED GROUND ELEVATIONS WILL BE REQUIRED TO BE PREPARED AND CERTIFIED BY THE OWNER'S STRUCTURAL ENGINEER AND APPROVED BY THE CITY OF OTTAWA BEFORE CONSTRUCTION.
- RETAINING WALL EXCEEDING 600mm IN HEIGHT WILL REQUIRE INSTALLATION OF GUARDRAILS AS PER CITY STANDARD DETAIL DWG. L7 AND DWG. L8.
- EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT THE FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS THE NEIGHBOURS' PROPERTIES.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BYLAWS" AND THE "URBAN TREES CONSERVATION BYLAW" AS AMENDED FROM TIME TO TIME.
- THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.
- ALL HARD SURFACES AT THE REAR OF THE PROPERTY (PARKING SPACES) SHALL BE PERMEABLE MATERIAL AS PER CITY DETAIL DWG. SC27 OR EQUIVALENT.
- SUNKEN FLOOR ENTRANCE DRAINS MUST BE INDIRECTLY CONNECTED TO WEEPING TILE DRAINAGE SYSTEM THROUGH CLEAR STONE.
- THE CITY OF OTTAWA RECOMMENDS THAT SERVICES PASSING UNDERNEATH PORCHES, DECKS, OR DRIVEWAYS BE SLEEVED.
- 300mm MINIMUM SEPARATION BETWEEN EXISTING WATERMAIN AND PROPOSED SEWER LATERALS AS PER CITY STANDARDS. IF 300mm MINIMUM SEPARATION CANNOT BE MET, UNSHRINKABLE FILL SHALL BE USED.

No.	REVISION	DATE	BY
7	REVISIONS AS PER OWNER'S LATEST REVISED SITE PLAN OF JULY 2, 2024.	07/02/24	TLM
6	REVISIONS AS PER HOUSE DESIGNER'S REVISED SITE PLAN AS OF MARCH 11, 2024.	03/20/24	TLM
5	REVISIONS AS PER CITY'S REVIEW COMMENTS OF FEBRUARY 29, 2024.	03/04/24	TLM
4	REVISIONS AS PER HOUSE DESIGNER'S REVISED SITE PLAN AND REVIEW COMMENTS OF DECEMBER 8, 2023 AND BUILDING SECTIONAL DETAILED OF FEBRUARY 16, 2024.	12/18/23	TLM
3	REVISIONS AS PER HOUSE DESIGNER'S REVISED SITE PLAN OF DECEMBER 6, 2023.	12/07/23	TLM
2	REVISIONS AS PER HOUSE DESIGNER'S REVISED SITE PLAN OF OCTOBER 23, 2023.	11/15/23	TLM
1	REVISIONS AS PER HOUSE DESIGNER'S REVISED SITE PLAN OF MARCH 23, 2023.	03/23/23	TLM

SCALE

0 1 2 3 5m

1:100 HORIZONTAL

VERTICAL

DESIGN T.L.M.

CHECKED T.L.M.

DRAWN BY P.M.

CHECKED T.L.M.

APPROVED T.L.M.

PROFESSIONAL ENGINEER
T.L. MAK
PROVINCE OF ONTARIO

PROJECT

1250 TRENTON AVENUE
PART OF LOT 66
REGISTERED PLAN 294
CITY OF OTTAWA

DRAWING TITLE

PROPOSED LOT GRADING
AND SERVICING PLAN

PROJECT No. 821-71

DATE MAY 2021

DRAWING No. G-1

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

Replacement Tree Specifications

Trees 1,2: small trees at maturity, suggested species include:

- Serviceberry (*Amelanchier spp*)*
- Eastern redbud (*Cercis canadensis*)
- Pagoda dogwood (*Cornus alternifolia*)
- Thornless Hawthorn (*Crataegus crus-galli*)*
- Crabapple (*Malus spp*)
- Oakleaf mountain ash (*Sorbus thuringiaca*)
- Ohio buckeye (*Aesculus glabra*) – produces large nuts

Trees 3 and 4, large trees at maturity, species suggestions include:

- Hackberry (*Celtis occidentalis*)*
- Katsura (*Cercidiphyllum japonicum*)
- Black walnut (*Juglans nigra*)* – has large nuts
- Black cherry (*Prunus serotina*)*
- White oak (*Quercus alba*)*
- Bur oak (*Quercus macrocarpa*)*
- Pin Oak (*Quercus palustris*)
- Red oak (*Quercus rubra*)*
- Basswood (*Tilia americana*)*
- Ginkgo (*Ginkgo biloba*)
- Kentucky coffeetree (*Gymnocladus dioica*) – has pods
- Liberty elm (*Ulmus americana "Libertas"*)
- Eastern larch (*Larix laricina*)*
- White spruce (*Picea glauca*)*
- Norway spruce (*Picea abies*)
- Eastern white cedar (*Thuja occidentalis*)*
- Canadian hemlock (*Tsuga canadensis*)*

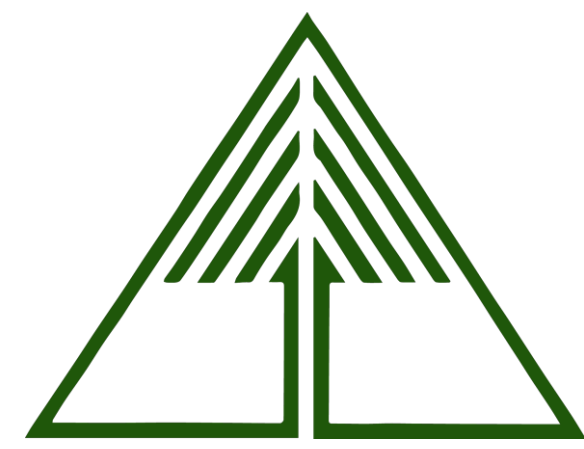
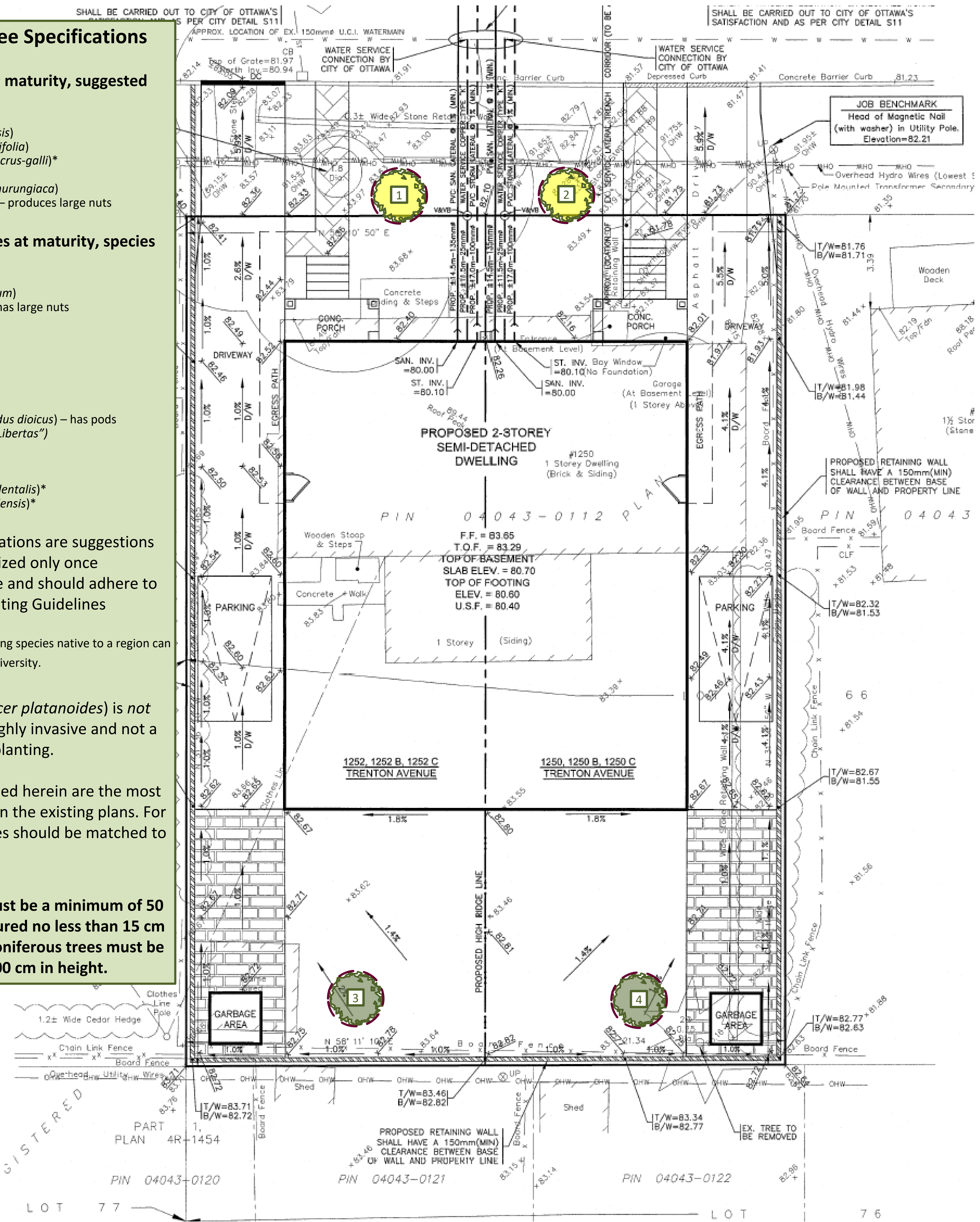
Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is not recommended as it is highly invasive and not a suitable tree for urban planting.

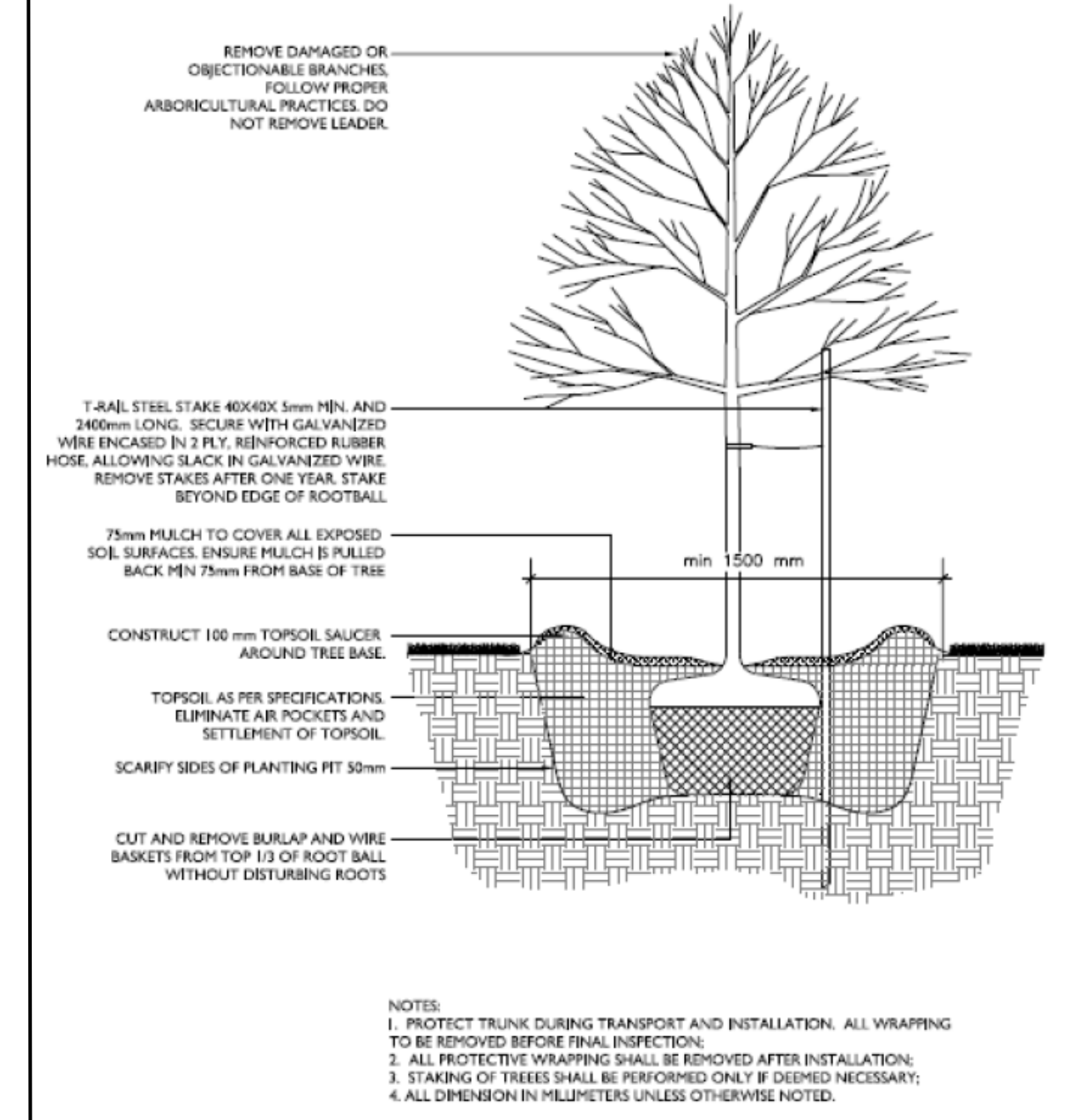
The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



Tree Planting Plan – 1250 Trenton
 Prepared by Dendron Forestry Services
 Version 2.0, January 17, 2025
 For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



- KEY SPACING GUIDELINES**
- For Deciduous Trees:**
- Minimum 50mm caliper stock
 - 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
 - 2.5m from curbs, hydro transformers, or behind fire hydrants
 - 4-7m from any part of an existing tree, depending on canopy width
 - 10m from bus shelters and community mailboxes
- For Coniferous Trees:**
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
 - Minimum 200cm height stock
 - 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
 - Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.
 On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
 Placing a ring of mulch around the planting hole will help reduce water loss.
 Ensure no mulch is touching the base of the tree.

Legend

- New Private Tree
- New Tree either fully or partly on city property
- Existing Tree to be retained

LAND USE MAP

- PUD (PLANNED UNIT DEVELOPMENTS):**
MOSTLY TOWNHOMES,
SOME SEMI-DETACHES
- SEMI-DETACHED**
- TOWNHOMES**
- APARTMENTS**





1250

1252