

December 16, 2022

City of Ottawa
Planning and Growth Management Department
110 Laurier Ave. W, 4th Floor
Ottawa ON, K1P 1J1

Attention: Mr. Patrick McMahon
Project Manager, Transportation Review

Dear Mr. McMahon:

Reference: 405 Huntmar Drive
RMA Application
Our File No.: 122151

A Transportation Impact Assessment (TIA), dated December 2022, was submitted to the City of Ottawa in support of a Site Plan Control application for the above address. The recommended roadway modifications associated with this development includes a northbound left turn lane and median cut on Huntmar Drive mid-block between Campeau Drive and Paine Avenue.

The following documentation has been included within this RMA Application:

- 1:500 Functional Design (PDF)
- Key Plan (PDF)
- Functional Design Drawing (PDF)
- Preliminary Cost Estimate (PDF)

Digital copies of the drawings will be provided when City comments are provided and addressed.

Contact information for the proponent is as follows:

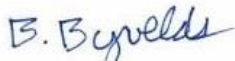
Rosefellow
750 Marcel-Laurin, Suite 210
Saint-Laurent, Quebec, H4M 2M4
Canada

Attention. Julian Nini
Email: juliann@rosefellow.com
514-532-1080

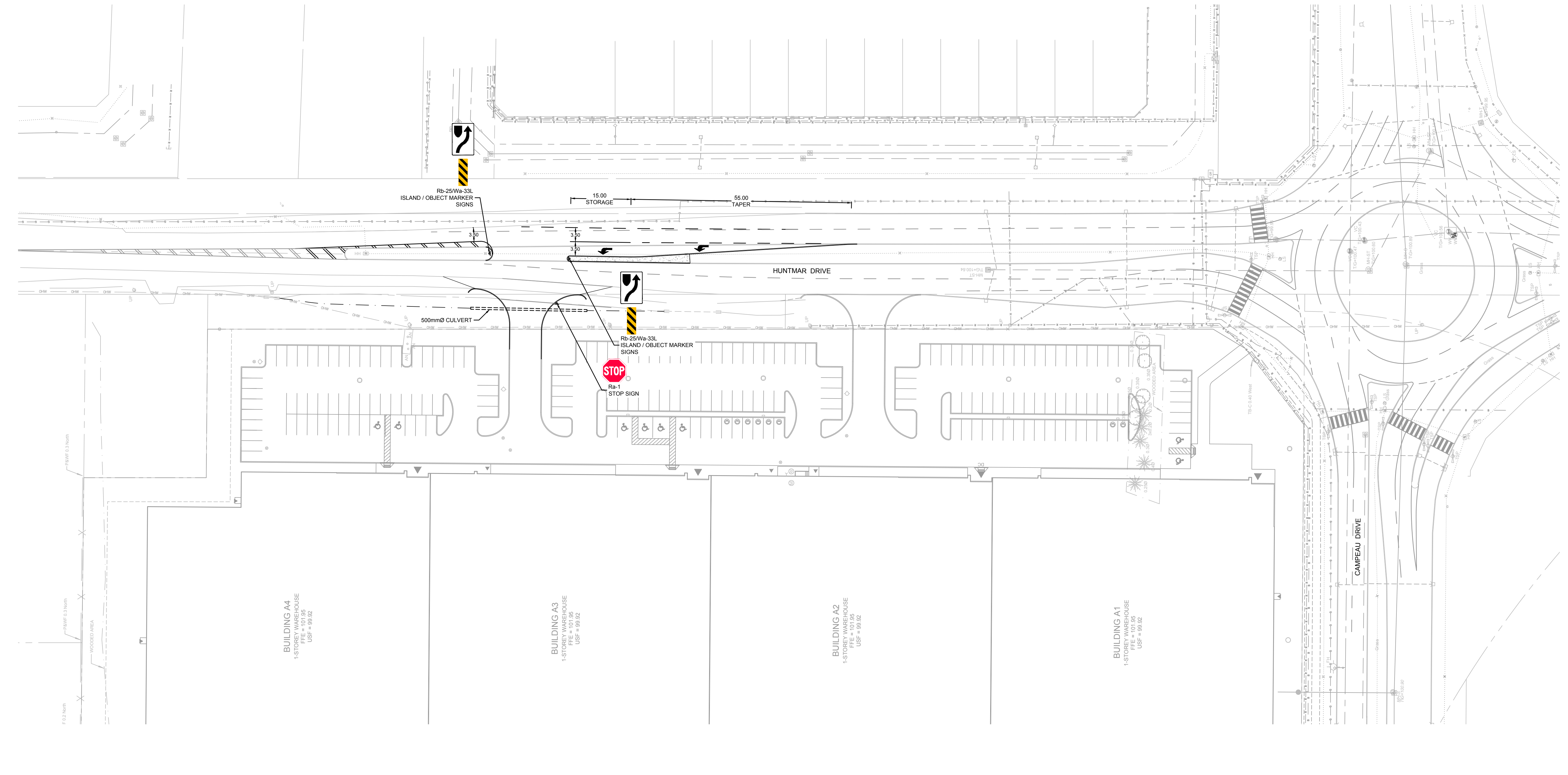
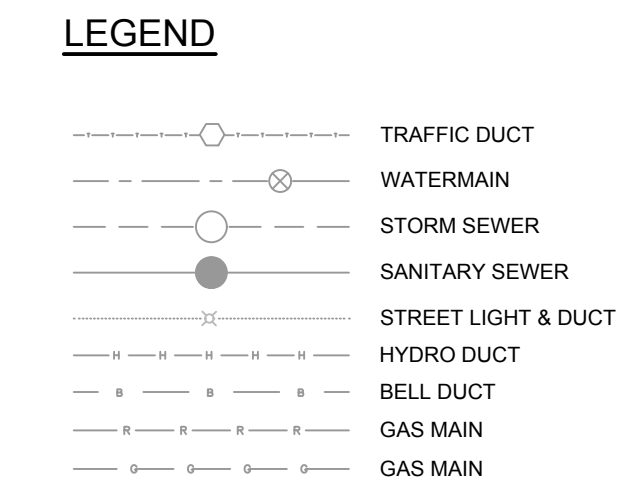
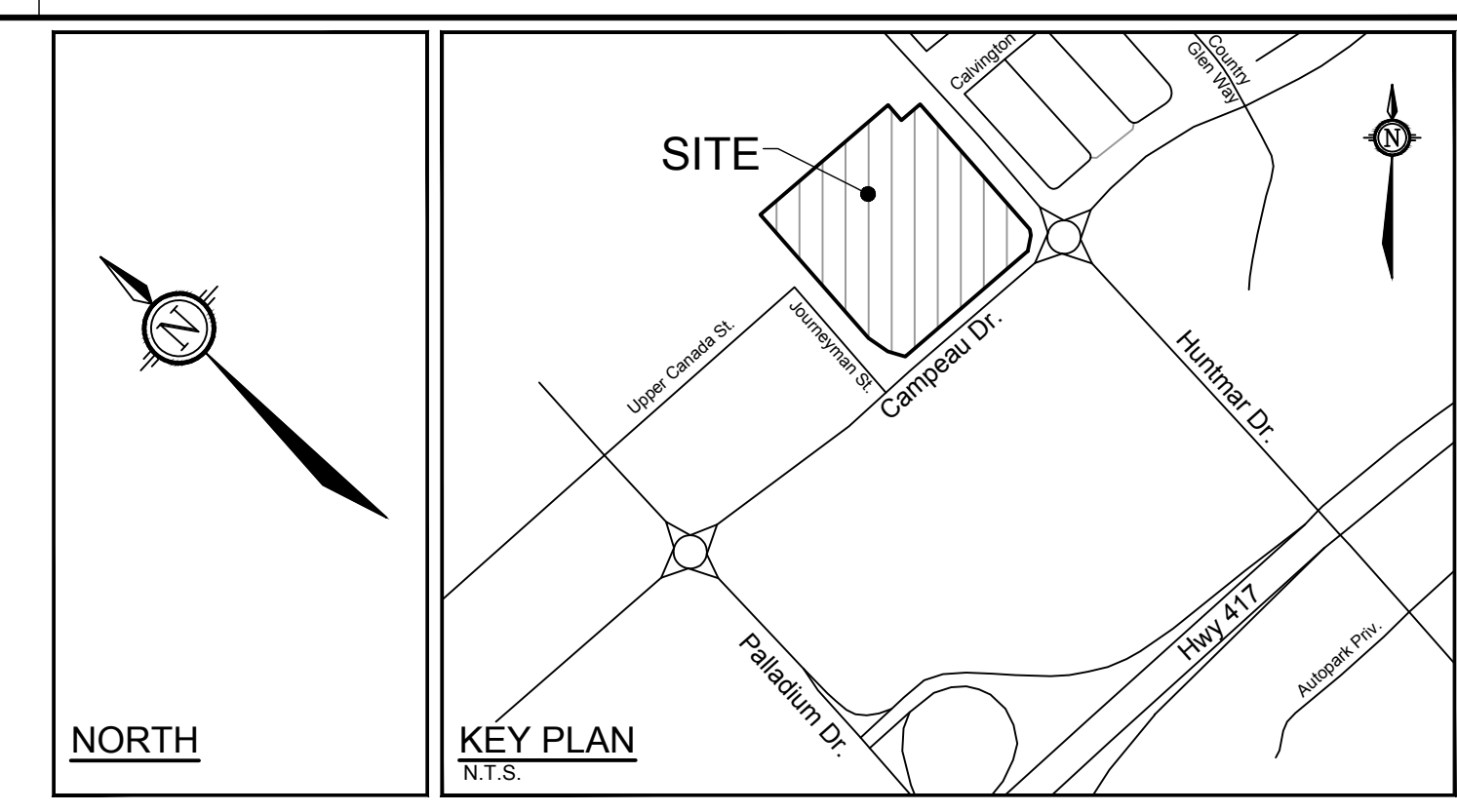
Should you require anything further please feel free to call.

Yours truly,

NOVATECH



Brad Byvelds, P. Eng.
Project Manager | Transportation/Traffic



NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES 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.

No.	REVISION	DATE	BY
2.	ISSUED FOR CITY REVIEW	DEC 16/22	BJB
1.	ISSUED FOR COORDINATION	DEC 06/22	BJB

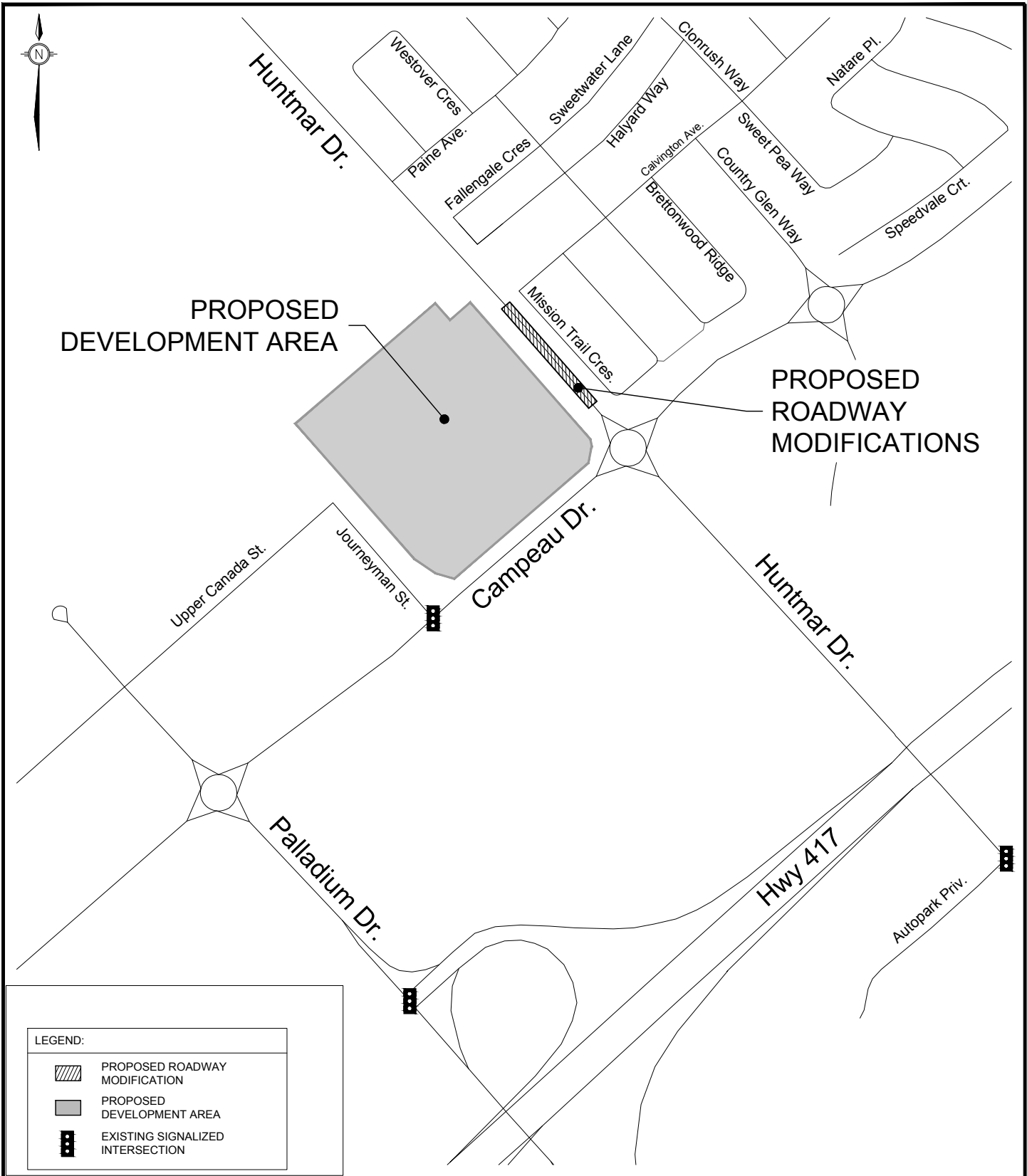
SCALE	
1:500	

DESIGN	
DESIGN	RCH
CHECKED	TVW
DRAWN	RCH
CHECKED	BJB
APPROVED	BJB




FOR REVIEW ONLY

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone (613) 254-9643
 Facsimile (613) 254-5867
 Website www.novatech-eng.com

LOCATION	
CITY OF OTTAWA 405 HUNTMAR DRIVE	
DRAWING NAME	
FUNCTIONAL DESIGN HUNTMAR DRIVE NORTHBOUND LEFT TURN LANE	
PROJECT No.	122151
REV	REV # 1
DRAWING No.	122151-FD



LEGEND:

	PROPOSED ROADWAY MODIFICATION
	PROPOSED DEVELOPMENT AREA
	EXISTING SIGNALIZED INTERSECTION

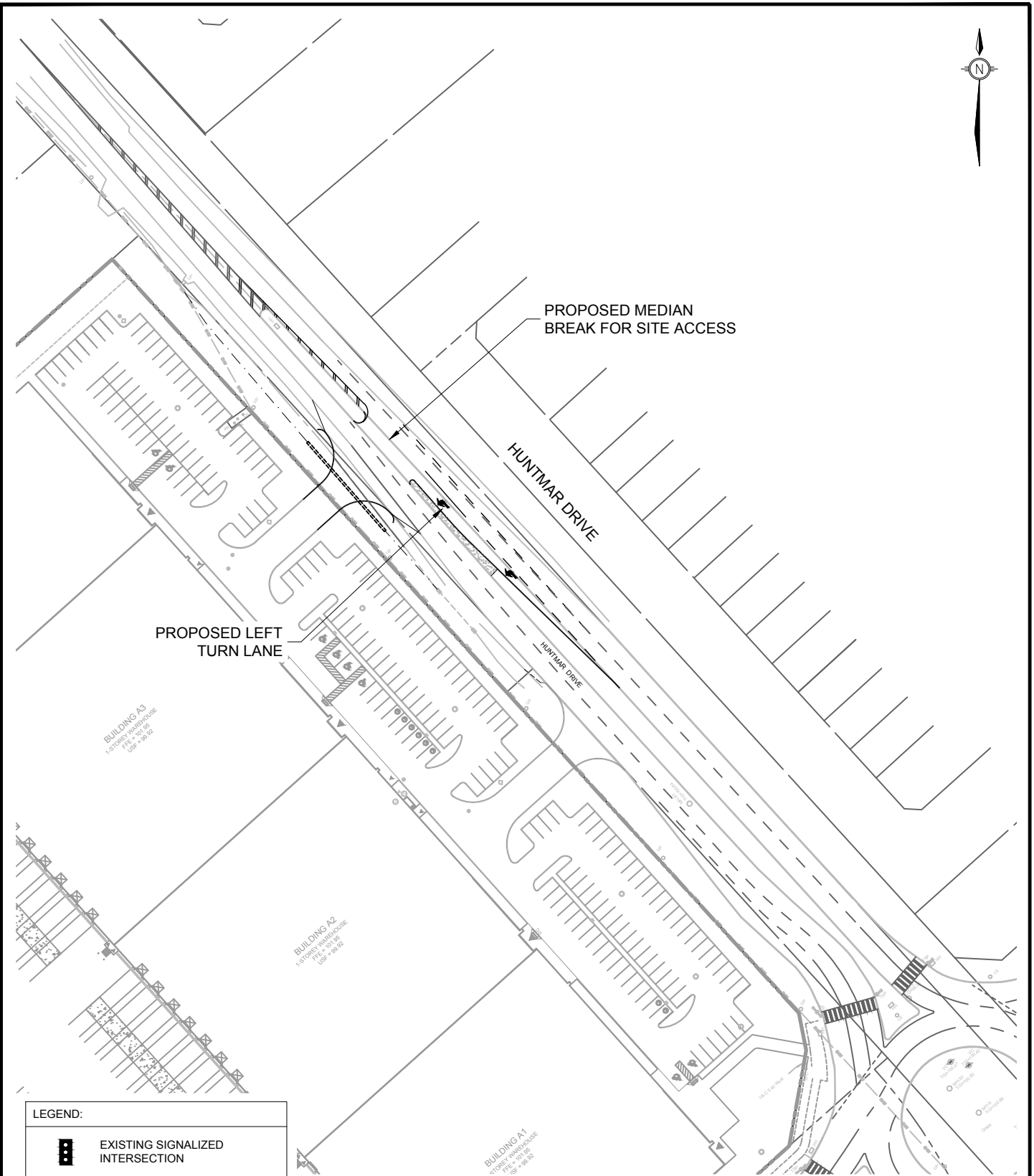


TRANSPORTATION SERVICES DEPARTMENT

KEYPLAN
 Huntmar Drive
 130m North of
 Campeau Drive & 165m
 South of Paine Avenue

Transportation Engineering Services

Approved By: ???		Drawing No.: RMA-2022 -TPD-???A
Completed By: NOVATECH		
Scale: N.T.S.	Date: DECEMBER 2022	



LEGEND:



EXISTING SIGNALIZED INTERSECTION



TRANSPORTATION SERVICES DEPARTMENT

KEYPLAN
Huntmar Drive
130m North of
Campeau Drive & 165m
South of Paine Avenue

Transportation Engineering Services

Approved By: ???

Drawing No.:

Completed By: NOVATECH

RMA-2022
-TPD-???B

Scale:
N.T.S.

Date:
DECEMBER
2022

405 HUNTMAR DRIVE SITE ACCESS RMA COST ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - Earthworks					
1	Traffic Management (A020.01)	1	LS	\$5,000.00	\$5,000.00
2	Erosion and Sediment Control (A040.01)	1	LS	\$2,500.00	\$2,500.00
3	Topsoil Stripping and Stockpile (T020.01)	177	m ³	\$8.60	\$1,522.20
4	Realign and Regrade Existing Ditch (including any existing culvert realignments)	67	m	\$35.00	\$2,345.00
SUBTOTAL - SECTION A					\$11,367.20
SECTION B - Storm Sewer					
1	525mm HDPE Culvert (E200.03)	29.0	m	\$370.21	\$10,736.09
SUBTOTAL - SECTION B					\$10,736.09
SECTION C - Road Works					
1	Roadway Filter Fabric (Provisional) (L190.01)	200	m ²	\$3.49	\$698.00
2	Subexcavation (Provisional) (L120.01)	20	m ³	\$52.88	\$1,057.60
Arterial Roadway					
3	Granular B, Type II (450mm)	399	t	\$30.63	\$12,217.42
4	Granular A (150mm)	199	t	\$43.17	\$8,594.67
5	40mm Superpave 12.5mm PG 58-34 (L380.11)	58	t	\$223.01	\$12,916.03
6	50mm Superpave 19.0mm PG 58-34 (L390.02)	48	t	\$246.17	\$11,901.83
7	50mm Superpave 19.0mm PG 58-34 (L390.02)	48	t	\$246.17	\$11,901.83
8	Barrier Curb (L260.01)	82	m	\$126.45	\$10,368.90
9	Monolithic Concrete Median per SC10 (L250.14)	52	m ²	\$162.55	\$8,452.60
10	Removals				
	a) Saw-Cut and Key Grind Existing Asphalt (N020.05)	40	m ²	\$4.81	\$191.49
	b) Removal Gravel Shoulder (N020.011)	40	m ³	\$20.75	\$830.00
	c) Removal of Existing Concrete Curb (incl. grass median)	144	m	\$30.62	\$4,409.28
	d) Obliteration of Existing Paint Lines	92	m	\$5.00	\$460.00
11	Line Painting				
	a) Pavement Markings	240	m	\$5.50	\$1,320.00
	b) Pavement Symbols	2	ea	\$180.00	\$360.00
12	New Traffic Signs	3	ea	\$150.00	\$450.00
SUBTOTAL - SECTION C					\$85,679.64

**405 HUNTMAR DRIVE SITE ACCESS
RMA COST ESTIMATE**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION D - Utilities					
1	Streetlight Relocation	1	ea	\$5,500.00	\$5,500.00
2	Utility Pole Overhead Line Adjustment	1	ea	\$5,000.00	\$5,000.00
SUBTOTAL - SECTION D					\$10,500.00
SECTION E - Landscaping					
1	Topsoil (Imported, 100mm Thick, incl. median) (T020.03)	47	m ³	\$120.19	\$5,703.02
2	Seed and Mulch (Hydraulic, incl. median) (T040.01)	475	m ²	\$7.95	\$3,772.28
SUBTOTAL - SECTION E					\$9,475.29
TOTAL SECTIONS A-E					\$127,758.22
SOFT COSTS AND CONTINGENCY (30%)					\$38,327.47
TOTAL					\$166,085.68