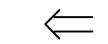


<u>LEGEND</u>

PROPERTY LINE



PRE-DEVELOPMENT DRAINAGE AREA (ha) PRE-DEVELOPMENT AREA ID 1:5 YEAR WEIGHTED RUNOFF COEFICIENT



СВМН 🔘

DIRECTION OF MAJOR OVERLAND FLOW

PROPOSED ELEVATION (PER U-HAUL DESIGN) EXISTING ELEVATION

EXISTING CATCHBASIN MANHOLE EXISTING STORM MANHOLE EXISTING CATCHBASIN

EXISTING HYDTRANT & VALVE

EXISTING TREES / VEGETATION

EXISTING CONCRETE CURB

EXISTING FENCE

EXISTING LIGHT STANDARD

GENERAL NOTES:

- 1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- 2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- 3. ALL ELEVATIONS ARE GEODETIC.
- 4. REFER TO GEOTECHNICAL REPORT (NO. 02211293.000, DATED MAY 10, 2023), PREPARED BY ENGLOBE CORP., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- 5. REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-014) PREPARED BY NOVATECH.

BENCHMARK NOTES:

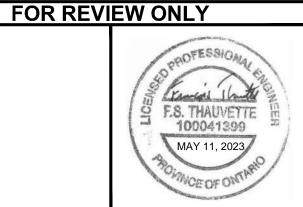
- 1. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28:78) AND ARE DERIVED FROM PUBLISHED CONTROL MONUMENT 00119883075 HAVING A PUBLISHED ELEVATION OF 90.612 METRES.
- 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
- 3. BENCHMARK WAS PROVIDED ON PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL OF PART OF BLOCK 2, REGISTERED PLAN 4M-1012, CITY OF OTTAWA, SURVEYED BY J.D. BARNES LIMITED.

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

OWNER INFORMATION 401 REAL ESTATE TRUST INC. 2225 EAGLE STREET N, CAMBRIDGE, ONTARIO, N3H 4R7 TED LANCASTER PHONE: (705) 816-6355 ted.lancaster@401auto.ca

					ZA	
					CHECKED	
				1:300	FST	
				P	DRAWN	
					ZA	
				1:300	CHECKED	
				0 3 6 9 12	cv	
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	MAY 11/23	FST	A	APPROVED	1
No.	REVISION	DATE	BY		FST	



Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile Website (613) 254-5867

www.novatech-eng.com

CITY OF OTTAWA 40 FRANK NIGHBOR PLACE DRAWING NAME

PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

REV# 123002-STM1