LEGEND

- PROPERTY LINE
- DRAINAGE AREA LIMITS
- PRE-DEVELOPMENT AREA ID
- PRE-DEVELOPMENT DRAINAGE AREA (ha)
- 1:5 YEAR WEIGHTED RUNOFF COEFICIENT
- DIRECTION OF MAJOR OVERLAND FLOW
- × 95.18 EXISTING ELEVATION
- EX STMMH EXISTING STORM MH & SEWER
- EXISTING CONCRETE CURB
- VB EXISTING VALVE & VALVE BOX
- HYD EXISTING HYDRANT
- EX UP EXISTING UTILITY POLE C/W GUY WIRES

PRE
0.129
0.20

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:34 am, Feb 20, 2025

NORTH

KEY PLAN
N.T.S.

SITE

ESSELMONT STREET

NAVAN ROAD

Proposed Widening Limit

PRE
1.482
0.20

Job Benchmark # 2
FH Top of Spindle
Elevation = 87.37

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. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR $5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL ELEVATIONS ARE GEODETIC.
8. REFER TO THE GEOTECHNICAL Report (No. PG6582-1_Revision 1, DATED APRIL 12, 2023), PREPARED BY PATERSON GROUP INC., 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.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
10. REFER TO DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT(R-2023-024) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
11. SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
12. PROVIDE LINE/PARKING PAINTING.
13. CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, T/WM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.

BENCHMARK NOTES:

1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CONTROL MONUMENT NO. 00119630227 HAVING AN ELEVATION OF 86.707 METRES.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE THE INFORMATION SHOWN ON THIS DRAWING.
3. BENCHMARK WAS PROVIDED ON TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4, CONCESSION 4 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN AND VOLEBEKK LTD.

NOTE:
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
2628576 ONTARIO INC.
231 BRITTANY DRIVE, SUITE D
OTTAWA, ONTARIO, K1K 0R8
LALIT AGGARWAL
PHONE: (613)-746-1647
lsa@manorparkcap.com

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN CONTROL APPROVAL	JUNE 8/23	FST

SCALE
1:300
1:300
0 3 6 9 12

DESIGN ZA
CHECKED FST
DRAWN ZA
CHECKED FST
APPROVED FST

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
F.S. THAUVETTE
100041590
JUN 08, 2023
PROVINCE OF ONTARIO

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
3317 NAVAN ROAD

DRAWING NAME
PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

PROJECT No. 118076
REV REV # 1
DRAWING No. 118076-STM1

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