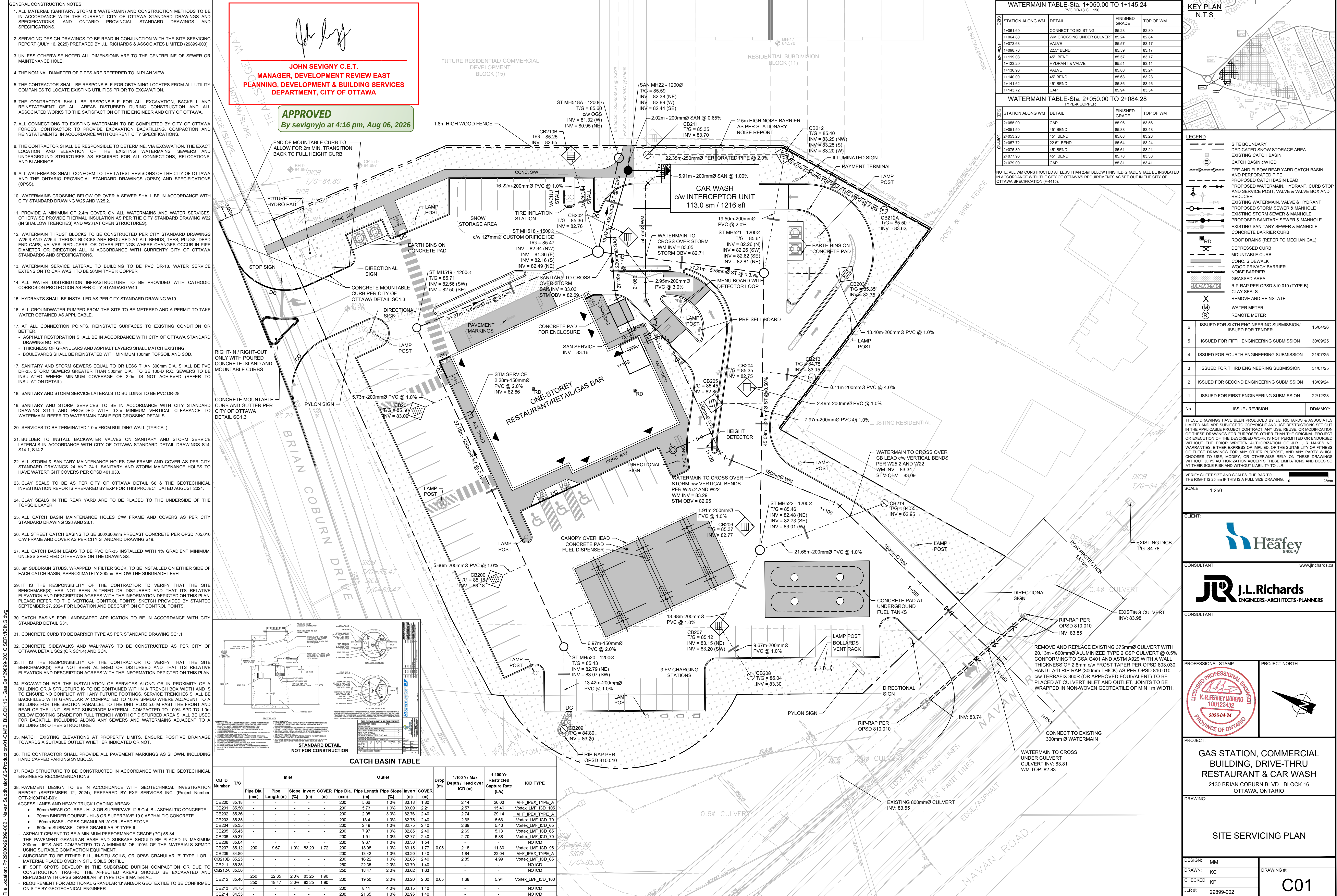
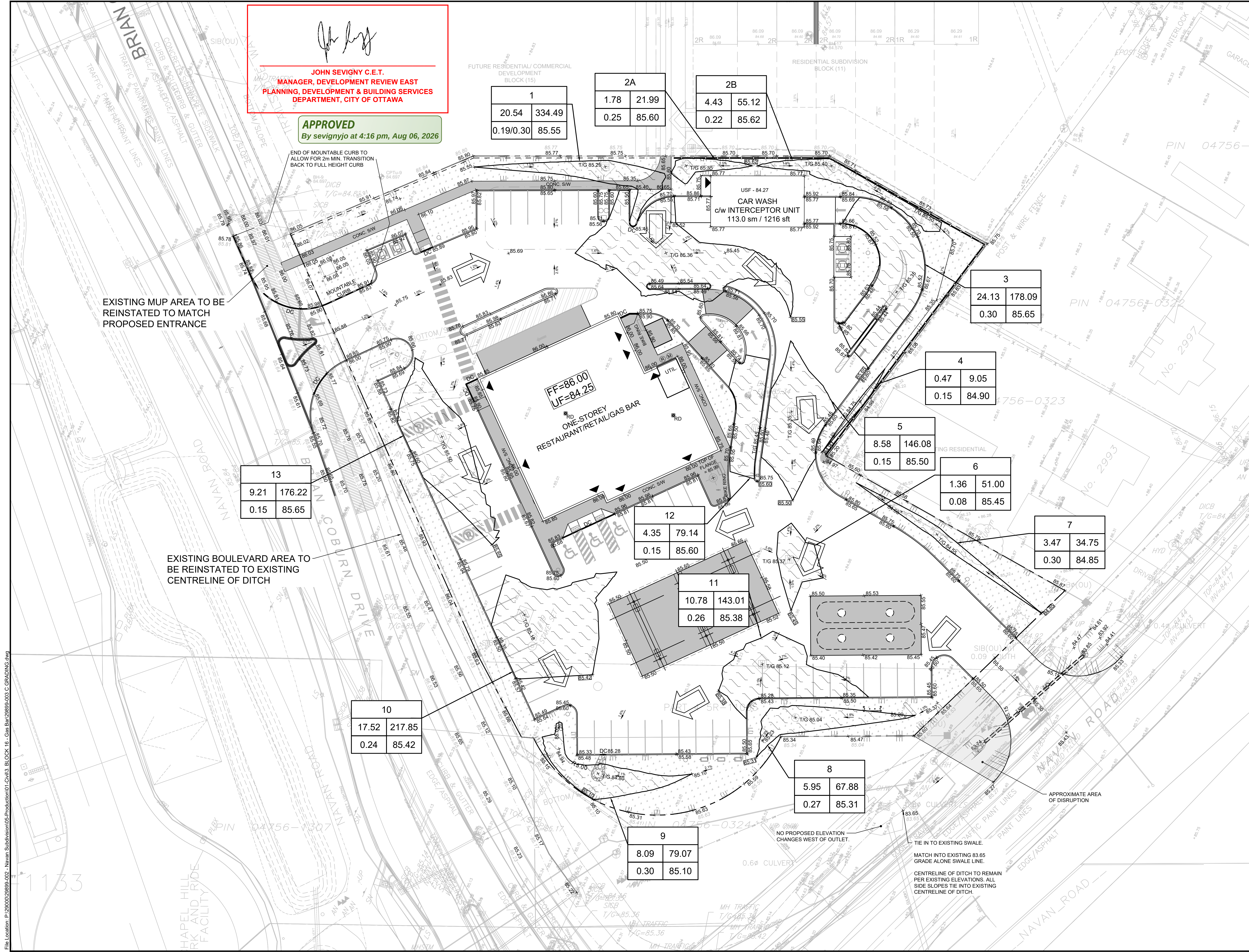






JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 4:16 pm, Aug 06, 2026

KEY PLAN
N.T.S.

LEGEND

- SITE BOUNDARY
- PROPOSED ELEVATION
- ORIGINAL GROUND ELEVATION INTERPOLATED FROM SURVEY
- PROPOSED SUBDIVISION GRADES
- ORIGINAL SURVEY
- PROPOSED TERRACING (MAX 3:1)
- SURFACE SLOPE
- FLOW DIRECTION
- MAJOR/EMERGENCY OVERLAND FLOW DIRECTION (> 1:100 YR)
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- DEPRESSED CURB
- MOUNTABLE CURB
- BUILDING ENTRANCE
- BOREHOLE NUMBER
- GROUND SURFACE ELEVATION
- RIP-RAP PER OPSD 810.010 (TYPE B)
- GRASSY AREA
- MAXIMUM WATER LEVEL (STATIC)
- MAX. PONDING VOLUME (m³)
- AREA ID
- MAX. PONDING AREA (m²)
- MAX. WATER LEVEL (STATIC)
- PONDING DEPTH (STATIC)

6	ISSUED FOR SIXTH ENGINEERING SUBMISSION/ ISSUED FOR TENDER	15/04/26
5	ISSUED FOR FIFTH ENGINEERING SUBMISSION	30/09/25
4	ISSUED FOR FOURTH ENGINEERING SUBMISSION	21/07/25
3	ISSUED FOR THIRD ENGINEERING SUBMISSION	31/01/25
2	ISSUED FOR SECOND ENGINEERING SUBMISSION	13/09/24
1	ISSUED FOR FIRST ENGINEERING SUBMISSION	22/12/23
No.	ISSUE / REVISION	DDMMYY

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VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:250

CLIENT:

CONSULTANT:

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

DESIGN: MM

DRAWN: KC

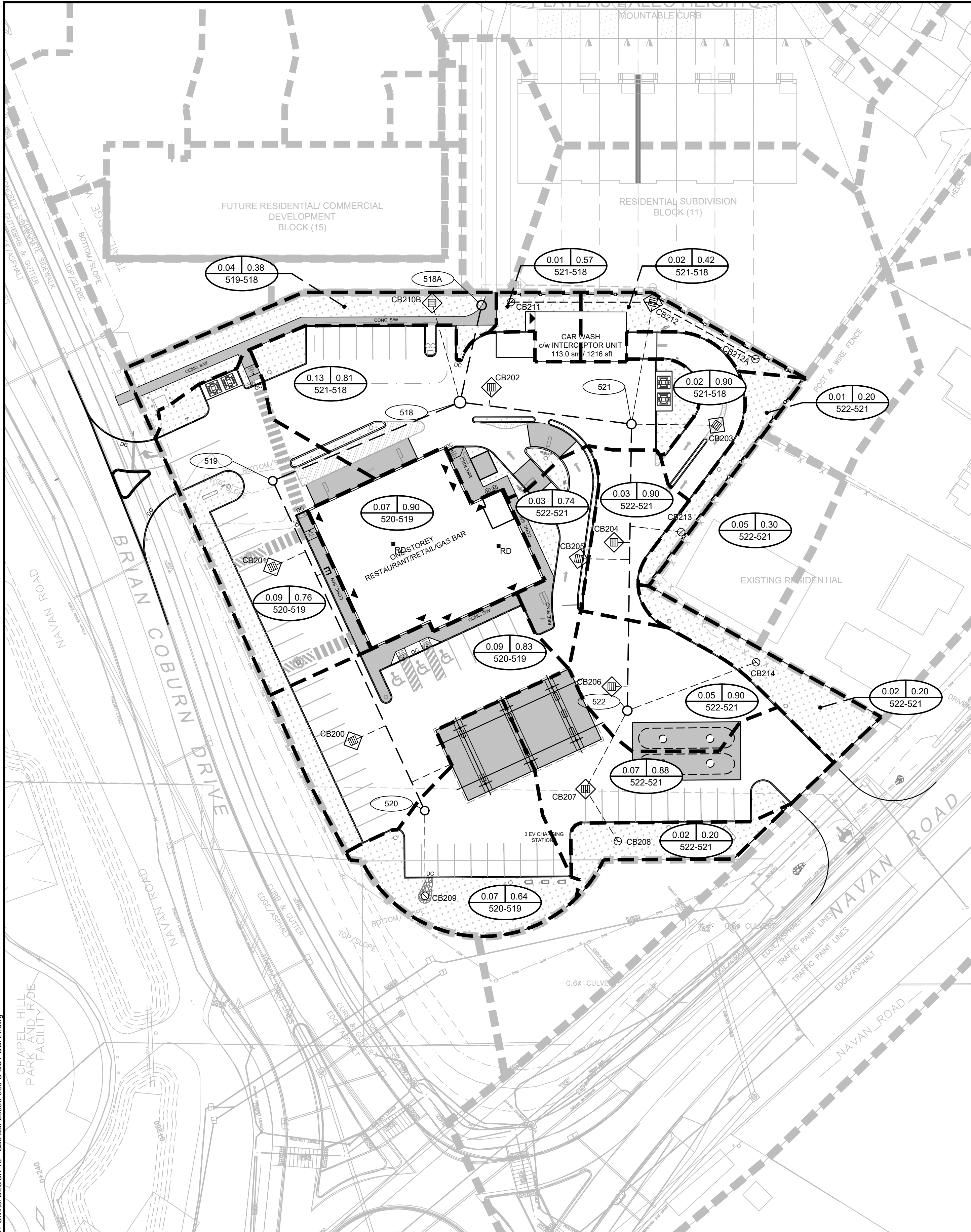
CHECKED: KF

JLR #: 29899-002

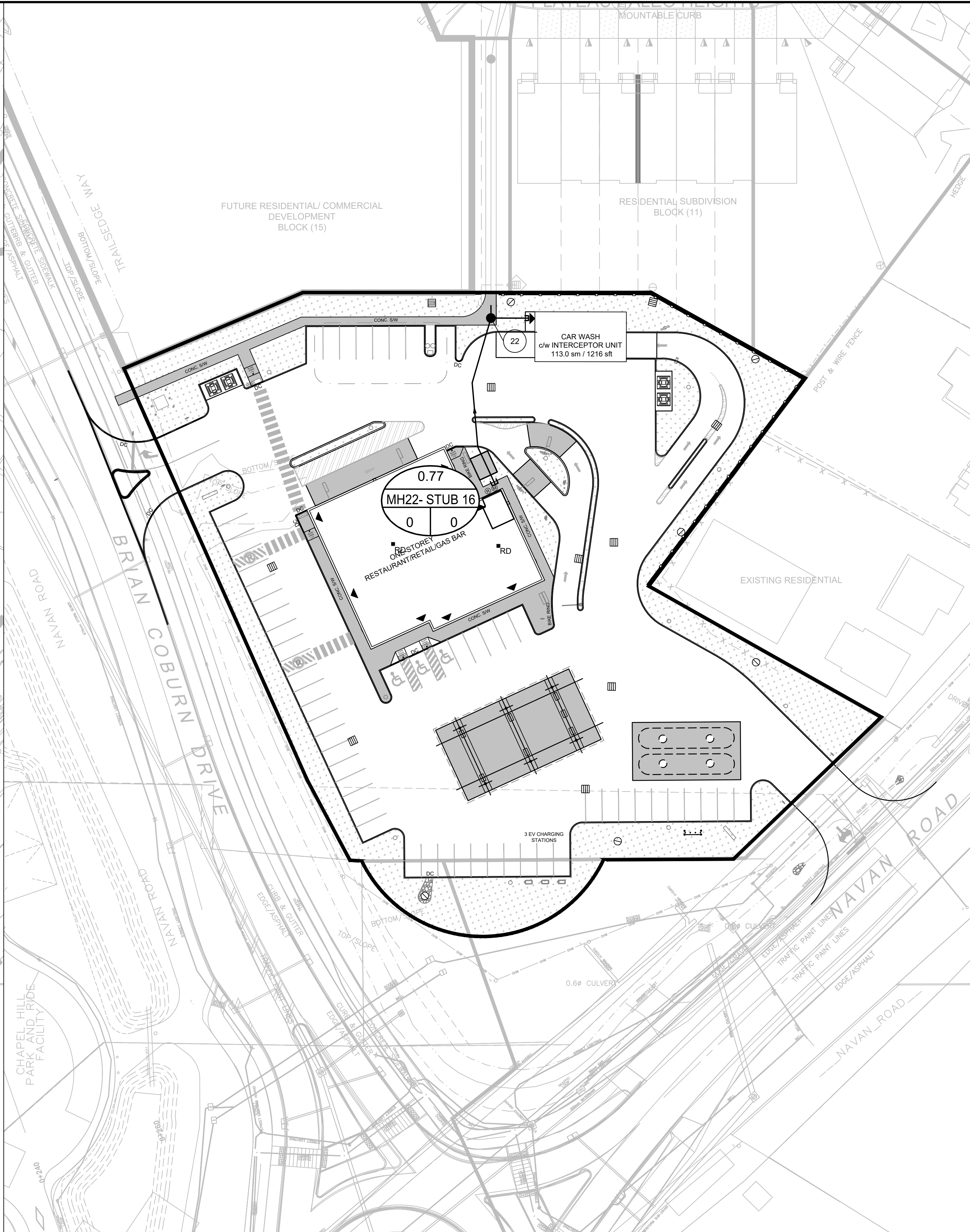
GRADING & PONDING PLAN

C02

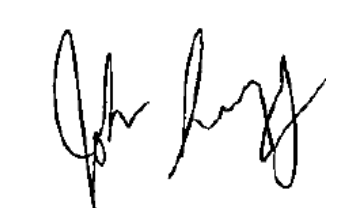
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STORM DRAINAGE

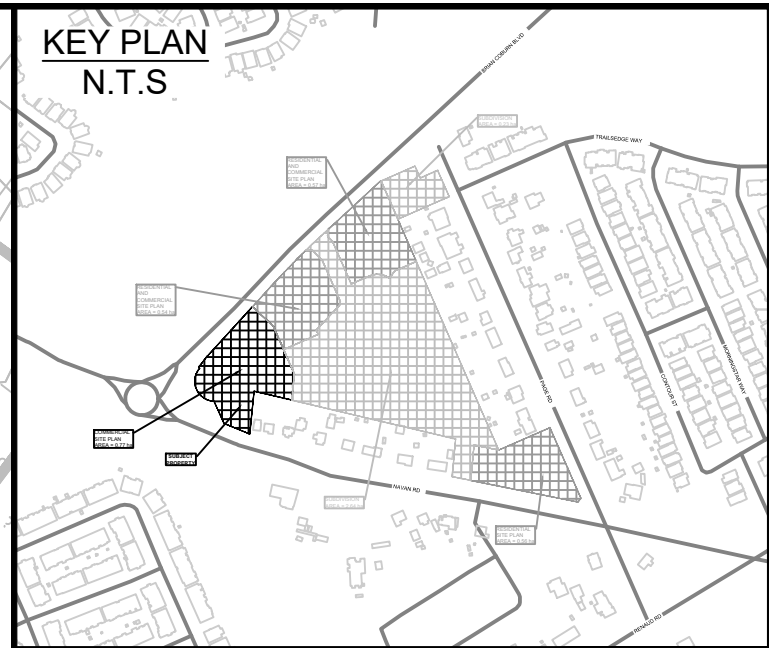


SANITARY DRAINAGE


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

APPROVED
By sevignyjo at 4:16 pm, Aug 06, 2026

KEY PLAN
N.T.S.



LEGEND

- SITE BOUNDARY
- PROPOSED STORM DRAINAGE BOUNDARY
- MAJOR OVERLAND FLOW DIRECTION
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- PIPE REACH UPSTREAM CATCHBASIN TO DOWNSTREAM CATCHBASIN
- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY DRAINAGE BOUNDARY
- AREA IN HECTARES
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE
- POPULATION
- NUMBER OF UNITS
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE

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SCALE: 1:400

CLIENT:



CONSULTANT:

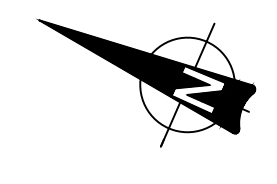


CONSULTANT:

PROFESSIONAL STAMP



PROJECT NORTH



PROJECT:

GAS STATION, COMMERCIAL BUILDING, DRIVE-THRU RESTAURANT & CAR WASH
2130 BRIAN COBURN BLVD - BLOCK 16
OTTAWA, ONTARIO

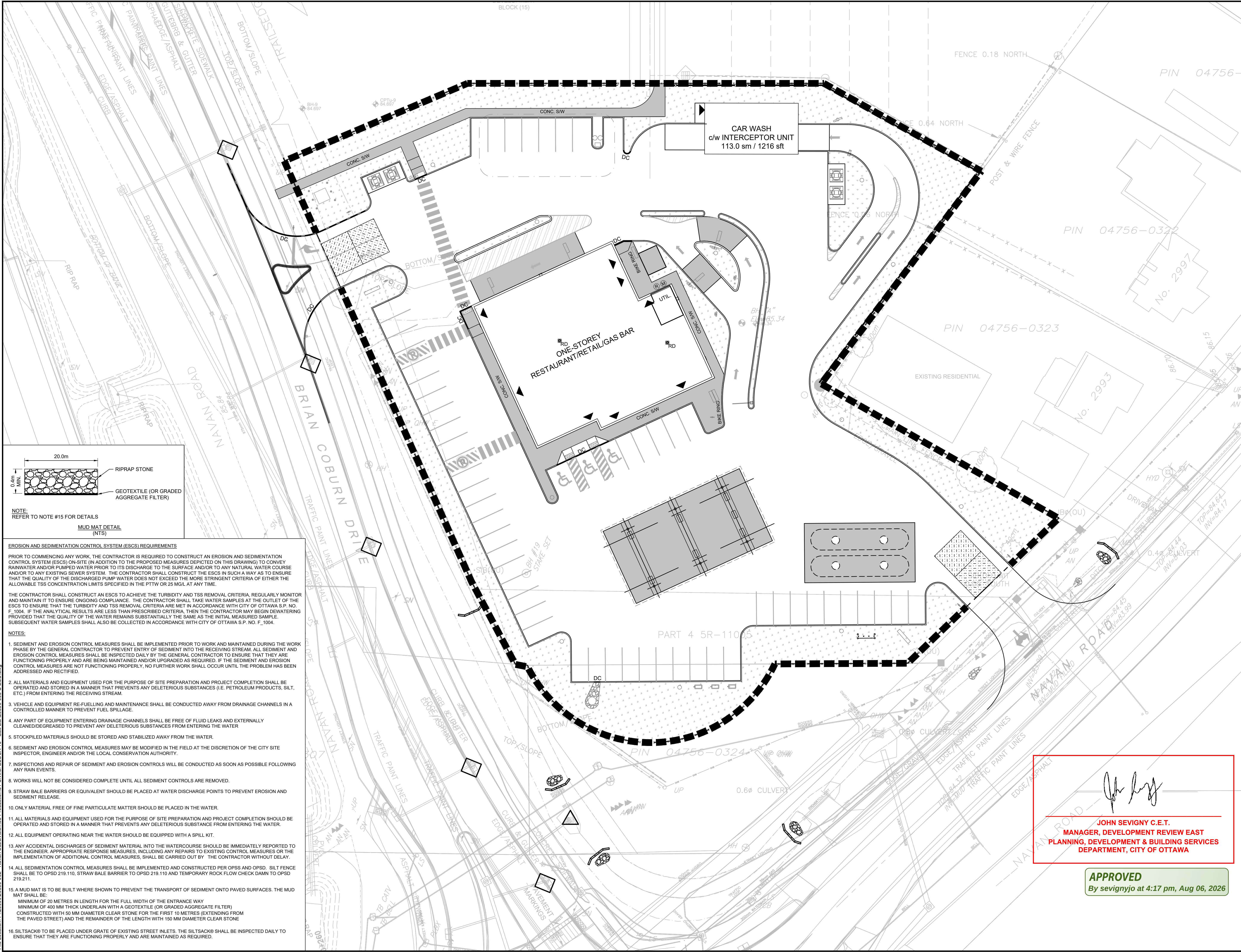
DRAWING:

STORM AND SANITARY DRAINAGE PLANS

DESIGN:	MM	DRAWING #:	C03
DRAWN:	KC		
CHECKED:	KF		
JLR #:	29899-002		

PLOT DATE: Wednesday, April 15, 2026 9:16:32 AM
CITY FILE No. D07-16-21-0027

File Location: P:\28000\28899-002 - Navan Subdivision\05-Production\01-Civil\3. BLOCK 16 - Gas Bar\28899-003 C ESC.dwg



KEY PLAN
N.T.S.

LEGEND

SITE BOUNDARY

PROPOSED SILT FENCE

PROPOSED MUD MAT

PROPOSED STRAW BALE BARRIER

PROPOSED ROCK FLOW CHECK DAM

SILTSACK® FOR EXISTING STREET INLET

SILTSACK® FOR EXISTING CURB INLET CB's

6	ISSUED FOR SIXTH ENGINEERING SUBMISSION/ISSUED FOR TENDER	15/04/26
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SCALE: 1:250

CLIENT:

CONSULTANT:

J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROJECT NORTH

PROJECT:

GAS STATION, COMMERCIAL BUILDING, DRIVE-THRU RESTAURANT & CAR WASH
2130 BRIAN COBURN BLVD - BLOCK 16
OTTAWA, ONTARIO

DRAWING:

EROSION AND SEDEMENT CONTROL PLAN

DESIGN: MM

DRAWN: KC

CHECKED: KF

JLR #:

29899-002

DRAWING #:

C04

Plot Date: Wednesday, April 15, 2026 9:16:45 AM
CITY FILE NO. D07-16-21-0027