



LEGEND

- MVCA APPROVED FLOODLINE
- 30m BUFFER FROM CARP RIVER
- LIMIT OF 30cm PONDING
- FIRE ROUTE

3725 Carp Road - Unit Count	
Residential Units	78
Commercial Units	18
Total	96

Parking Provision				
Use	Rate	Units/GFA	Required	Provided
Stacked Dwellings	1.2/unit (incl. visitor)	78	94	94
Commercial	3.4 per 100m ²	1606m ²	55	52
Total			149	146

SOURCE REFERENCE:
 Legal Information: Plan of Survey (Draft)
 Annis, O'Sullivan, Vollebakk Ltd. / Feb 12, 2023 / MTM Zone 9, Nad83 ORIG
 Topographic Information: 1:1000 Topographic Mapping
 City of Ottawa / 2015 / MTM Zone 9, Nad83 ORIG

SOURCE REFERENCE:
 Legal Information: Plan Name
 Source / Date / Coordinate System, Datum
 Topographic Information: 1:1000
 City of Ottawa / 2015 / MTM Zone 9, NAD83 Orig

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.

SCALE			
1:400 (A1)			
2.	GENERAL REVISION	MAR 21/23	JL
1.	UPDATED LEGAL BOUNDARY	MAR 15/23	JL
No.	REVISION	DATE	BY

<p>Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com</p>	CITY OF OTTAWA 3725 CARP ROAD	PROJECT No. 121173-00
	DRAWING NAME CONCEPT PLAN 6	REV REV #2
	DRAWING No. 121173-CP6	

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