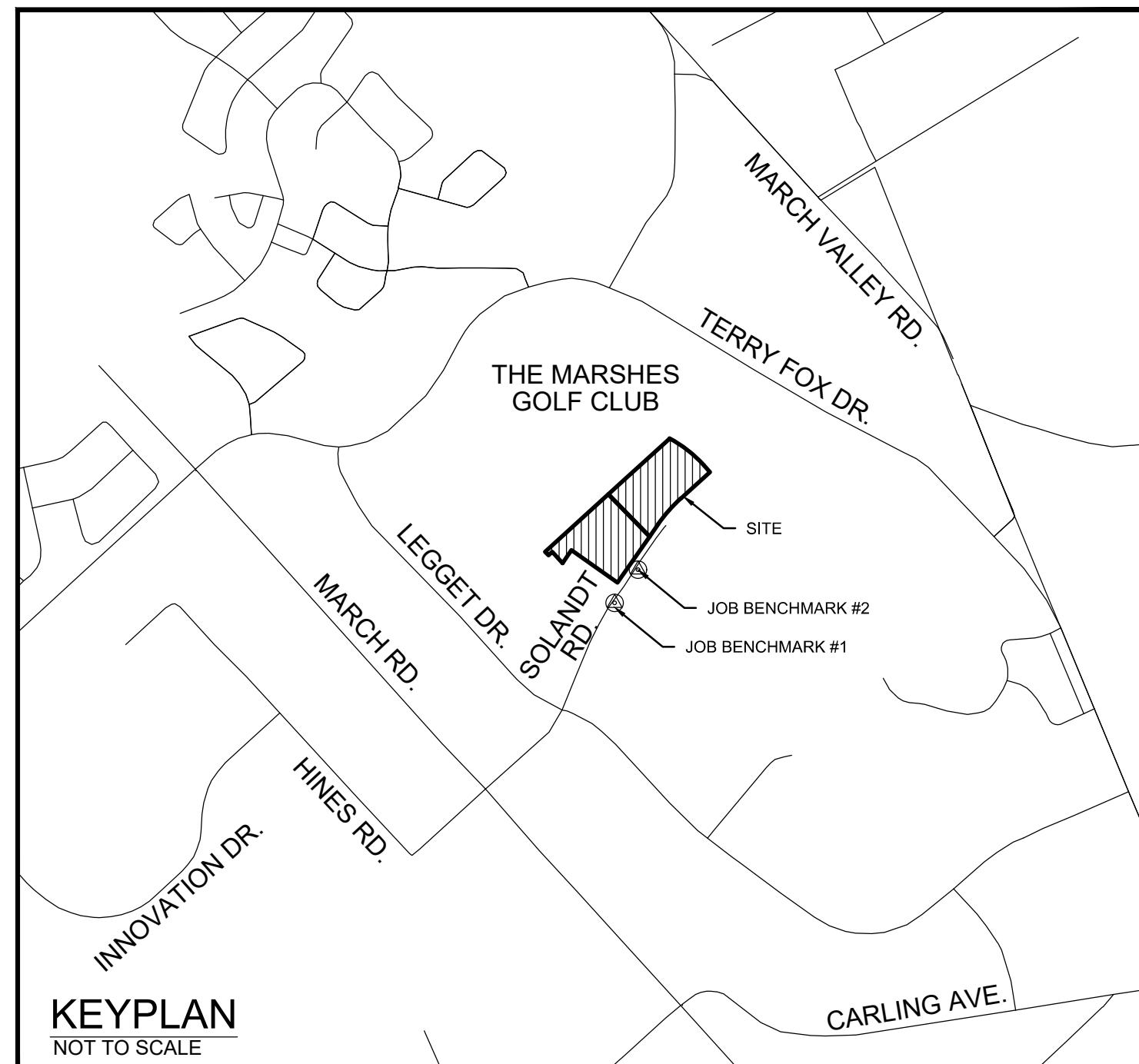


SERENVITA

2505 & 2707 SOLANDT ROAD

CITY OF OTTAWA

GRADING AND SERVICING



SITE BENCHMARK
REFERENCED TO GEODETIC DATUM:
HORIZONTAL (NAD83-ORIG)
VERTICAL (CGVD-28-78)
PROJECTION (ZONE 9 - MTM)

JOB BENCHMARK #1
TOP OF SPINDLE ON FIRE HYDRANT
N: 5023105.620
E: 350766.1500
ELEV: 78.52

JOB BENCHMARK #2
TOP OF SPINDLE ON FIRE HYDRANT
N: 5023180.196
E: 350816.2360
ELEV: 77.93

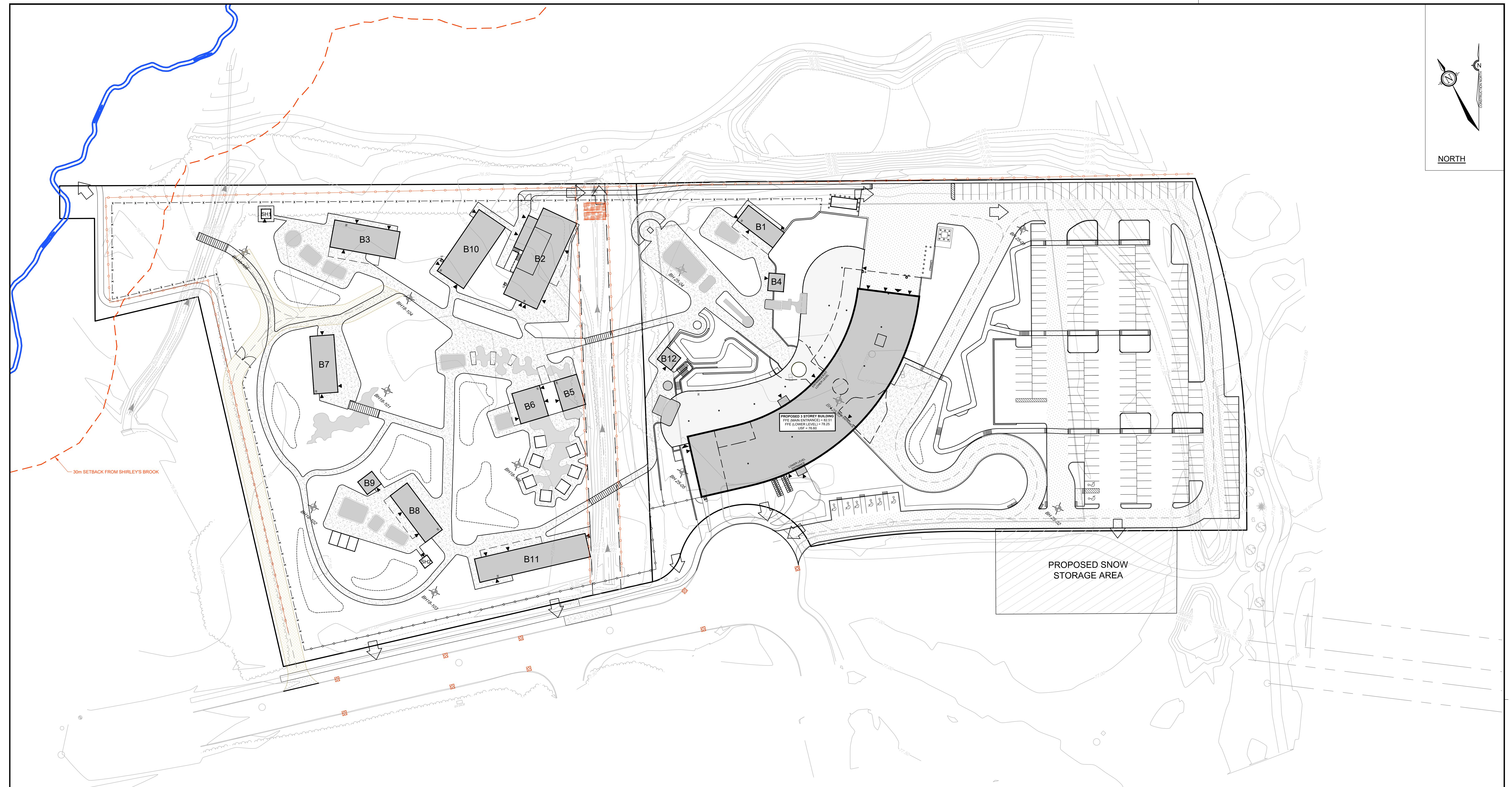
SOURCE REFERENCE:
TOPOGRAPHIC INFORMATION:
1. NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
2. NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
LEGAL INFORMATION:
1. PART OF BLOCK 59 REGISTERED PLAN #4-269
2. 4R-13632 / FAIRHALL, SULLIVAN, VOLLEBEEK LTD
3. 4R-33358 / FAIRHALL, MOFFATT & WOODLAND LIMITED
4. 4R-16653 / FAIRHALL, MOFFATT & WOODLAND LIMITED



PROJECT No. 124150A

ISSUED FOR REVIEW

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124150A-GR2	GRADING PLAN	REV. 3
124150A-GP1	GENERAL PLAN OF SERVICES	REV. 2
124150A-GP2	GENERAL PLAN OF SERVICES	REV. 2
124150A-PW1	PLAN AND PROFILE WATERMAIN LOOPING (STA. 100+000 TO 100+175)	REV. 1
124150A-PW2	PLAN AND PROFILE WATERMAIN LOOPING (STA. 100+175 TO 100+577)	REV. 1
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124150A-ND4	NOTES AND DETAILS (EASEMENT SECTIONS)	REV. 1
124150A-ESC	EROSION AND SEDIMENT CONTROL PLAN	REV. 1



EROSION AND SEDIMENT CONTROL RESPONSIBILITIES

			During Construction		After Construction Prior to Final Acceptance		
ESC Measure	Symbol	OPSD No.	Installation Responsibility	Inspection Responsibility	Inspection/Maintenance Responsibility	Removal Responsibility	
Temporary Measures	Light Duty Silt Fence Barrier		219.110	Developer's Contractor	Developer's Contractor	Developer	Developer
	Straw Bale Flow Check Dam		219.180	Developer's Contractor	Developer's Contractor	Developer	Developer
	Temporary Rock Flow Check Dam		219.211	Developer's Contractor	Developer's Contractor	Developer	Developer
	Filter Cloth Under Structures		N/A	Developer's Contractor	Developer's Contractor	Developer	Developer

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA AND CONSERVATION AUTHORITY, APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS (FILLING, GRADING, REMOVAL OF VEGETATION, ETC.) AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL SUCH AS BUT NOT LIMITED TO INSTALLING FILTER CLOTHS ACROSS MANHOLE/CATCHBASIN LIDS TO PREVENT SEDIMENTS FROM ENTERING STRUCTURES AND INSTALL AND MAINTAIN A LIGHT DUTY SILT FENCE BARRIER AS REQUIRED.
 2. THE EROSION AND SEDIMENT CONTROL PLANS ARE TO BE READ IN CONJUNCTION WITH THE TREE CONSERVATION REPORT AND ENVIRONMENTAL IMPACT STUDY PREPARED BY MUNCASTER ENVIRONMENTAL PLANNING DATED JANUARY 2026.
 3. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE „ PROTOCOL FOR WILDLIFE PROTECTION DURING CONSTRUCTION,“ PREPARED BY THE CITY OF OTTAWA (SEPTEMBER 2022) .
 4. THE BIOLOGIST FOR THIS PROJECT IS BERNIE MUNCASTER (613-748-3753) . ANY SPECIES AT RISK SIGHTINGS ARE TO BE IMMEDIATELY REPORTED TO THE PROJECT BIOLOGIST AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS.
 5. DEVELOPMENT SETBACK: NO TREE REMOVAL OR OTHER SITE DISTURBANCES, OTHER THAN A SECURITY FENCE AND A POTENTIAL PERMEABLE PATHWAY IN THE FUTURE, WITHIN 30 METRES OF SHIRLEY'S BROOK. SNOW REMOVAL IS NOT TO BE STORED IN THE WEST PORTION OF THE SITE TO KEEP ANY SNOW PILES AN EXTENDED DISTANCE FROM SHIRLEY'S BROOK.
 6. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE SITE HAS STABILIZED, AFTER WHICH ANY SUCH MEASURES THAT ARE NOT PERMANENT, AS PER THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REMOVED IN A MANNER THAT MINIMIZES DISTURBANCE TO THE SITE.
 8. THE CONTRACTOR IS TO INSPECT ALL EROSION AND SEDIMENT CONTROL DAILY AND IMMEDIATELY AFTER EVERY RAINFALL EVENT AND REPAIR ANY DAMAGED OR NON-FUNCTIONING MEASURES IMMEDIATELY.
 9. THE EROSION AND SEDIMENT CONTROL PLANS ARE TO BE CONSIDERED A 'LIVING DOCUMENT' WHICH MAY BE MODIFIED IN THE EVENT, THE EROSION AND SEDIMENT CONTROL MEASURES ARE INSUFFICIENT.
 10. FOR MATERIAL STOCKPILING, MINIMIZE THE AMOUNT OF EXPOSED MATERIALS AT ANY GIVEN TIME: APPLY TEMPORARY SEEDING, TARPS, COMPACTION AND/OR SURFACE ROUGHENING AS REQUIRED TO STABILIZE STOCKPILED MATERIALS THAT WILL NOT BE USED WITHIN 14 DAYS.
 11. THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE ENGINEER, THE MEASURES ARE NO LONGER REQUIRED. NO CONTROL MEASURES MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER.
 12. TO PROTECT BREEDING BIRDS, NO TREE REMOVAL SHOULD OCCUR BETWEEN APRIL 15TH AND AUGUST 15TH, UNLESS A BREEDING BIRD SURVEY CONDUCTED BY A QUALIFIED BIOLOGIST WITHIN FIVE DAYS OF THE WOOD VEGETATION REMOVAL IDENTIFIES NO ACTIVE NESTS IN THE VEGETATION TO BE REMOVED.
 13. ROADWAYS ARE TO BE SWEPT AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE REPRESENTATIVE OF THE CITY OF OTTAWA.

NOTE:
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THE ACCURACY OF THE POSITION OF SUCH
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BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

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					CHECKED	
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					APPROVED	
1.	ISSUED FOR REVIEW	JAN 29/26	LAB	1:500	0 5 10 15 20	

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
SERENVITA - 2505 & 2707 SOLANDT ROAD

DRAWING NAME
EROSION AND SEDIMENT
CONTROL PLAN

PRO
REV
DRA
10

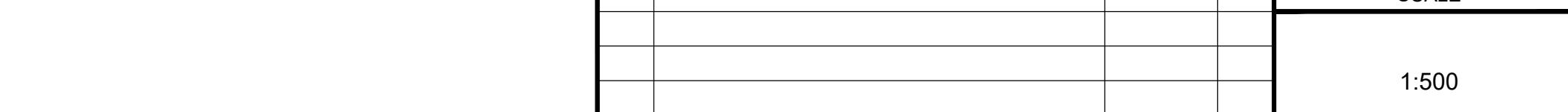
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124150A	
REV # 1	
No.	
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LOCATION CITY OF OTTAWA SERENITY - 255 & 2707 SOLANDT ROAD		SCALE 1:500	
		CABD CHECKED LAB DRAWN LKC CHECKED JLS APPROVED	1:500
<p>POSITION OF ALL POLE LINES, CONDUITS, PIANS, SEWERS AND OTHER ROUND AND OVERGROUND UTILITIES AND TRES IS NOT NECESSARILY SHOWN ON TRACT DRAWINGS, AND WHERE SHOWN, URACY OF THE POSITION OF SUCH S AND STRUCTURES IS NOT GUARANTEED. STARTING WORK, DETERMINE THE EXACT N OF ALL SUCH UTILITIES AND TRES AND ASSUME ALL LIABILITY FOR TO THEM.</p>			
NOVATECH Engineers, Planners & Landscape Architects Suite 200, 20 Michael Covat and Driv Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9634 Facsimile (613) 254-5876 Website www.novatech.ca		DRAWING NAME EXISTING CONDITIONS AND REMOVALS PLAN PROJECT No. 124150 REV #1 DRAWING No. 124150-EX	
1. ISSUED FOR REVIEW JAN 29/26 LAB			

1011

SOURCE REFERENCE:
TOPOGRAPHIC INFORMATION:
NOVATECH TOPOGRAPHIC SURVEY / JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
NOVATECH TOPOGRAPHIC SURVEY / NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
LEGAL INFORMATION:

PART OF BLOCK 29 REGISTERED PLAN 4M-280
4R-26736 / ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
4R-13632 / FAIRHALL MOFFATT & WOODLAND LIMITED
4R-33358 / FAIRHALL MOFFATT & WOODLAND LIMITED
4R-16653 / FAIRHALL MOFFATT & WOODLAND LIMITED

ATECH Landscape Architects Michael Cowpland Drive Canada K2M 1P6 (613) 254-9643 (613) 254-5867 www.novatech-eng.com		LOCATION CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD
DRAWING NAME EXISTING CONDITIONS AND REMOVALS PLAN		PROJECT No. 124150A REV REV # 1 DRAWING No. 124150A-EX

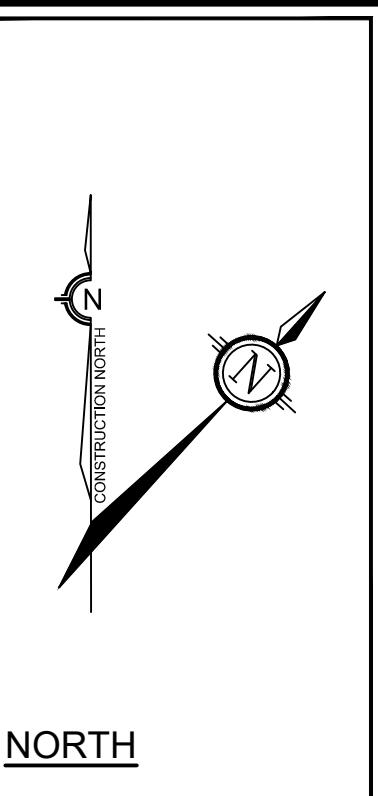
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LEGEND

FFE=82.51	FINISHED FLOOR ELEVATION
T/G=77.30	PROPOSED TOP OF GRATE ELEVATION
T/G=77.37	PROPOSED TOP OF FLANGE ELEVATION
□	PROPOSED TRENCH DRAIN
⊗ V&V	PROPOSED VALVE LOCATION
○ HYD	PROPOSED HYDRANT LOCATION
○ SF	PROPOSED SANIMANHOLE
● SANMH 101	PROPOSED STORM MANHOLE
○ STMMH 100	PROPOSED STORM MANHOLE CATCHBASIN
○ CBM 200	PROPOSED CATCHBASIN
○ CB 300	PROPOSED OIL AND GRIT SEPARATOR
○ OGS	MECHANICAL ROOM
○ M	PROPOSED CULVERT (900mm)
○ C1	3m RADIAL SUBDRAIN (AS PER GEOTECH)
— ICD	INLET CONTROL DEVICE



PIPE CONFLICTS TABLE

Crossing Number	Higher Pipe	Invert (m)	Lower Pipe	Obvert (m)	Clearance (m)
1	300mmØ Storm (Proposed)	76.17	150mmØ Sanitary (Proposed)	74.98	1.19
2	200mmØ Storm (Proposed)	75.97	100mmØ Sanitary (Proposed)	74.99	0.98
3	300mmØ Storm (Proposed)	75.42	100mmØ Sanitary (Proposed)	74.92	0.50
4	375mmØ Storm (Proposed)	75.86	150mmØ Sanitary (Proposed)	74.98	0.88
5	300mmØ Storm (Proposed)	75.97	150mmØ Sanitary (Proposed)	74.27	1.70
6	250mmØ Storm (Proposed)	76.32	150mmØ Sanitary (Proposed)	75.53	0.79

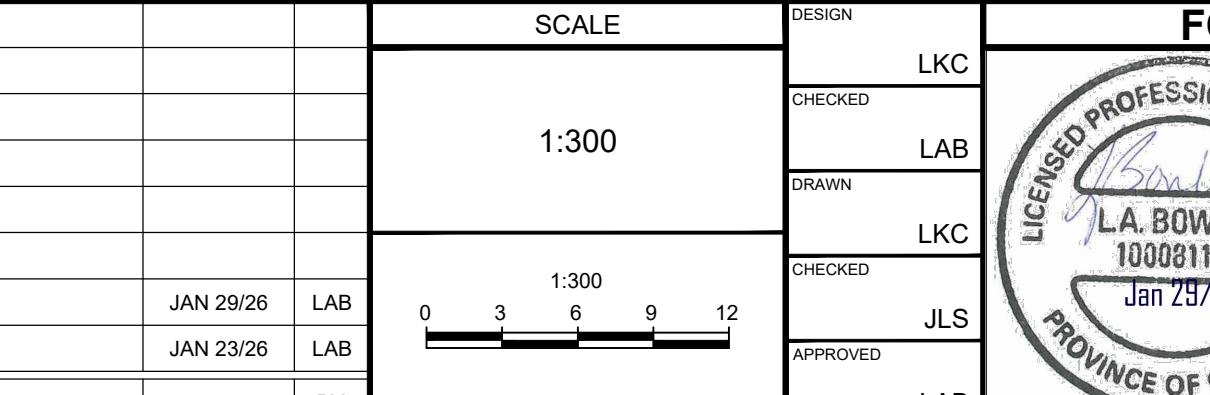
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1. ISSUED FOR REVIEW	JAN 29/26	LAB
2. ISSUED FOR COORDINATION	JAN 23/26	LAB
No.	REVISION	DATE BY

SCALE
1:300

DESIGN
CHECKED
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FOR REVIEW ONLY
CHECKED
JLS
APPROVED
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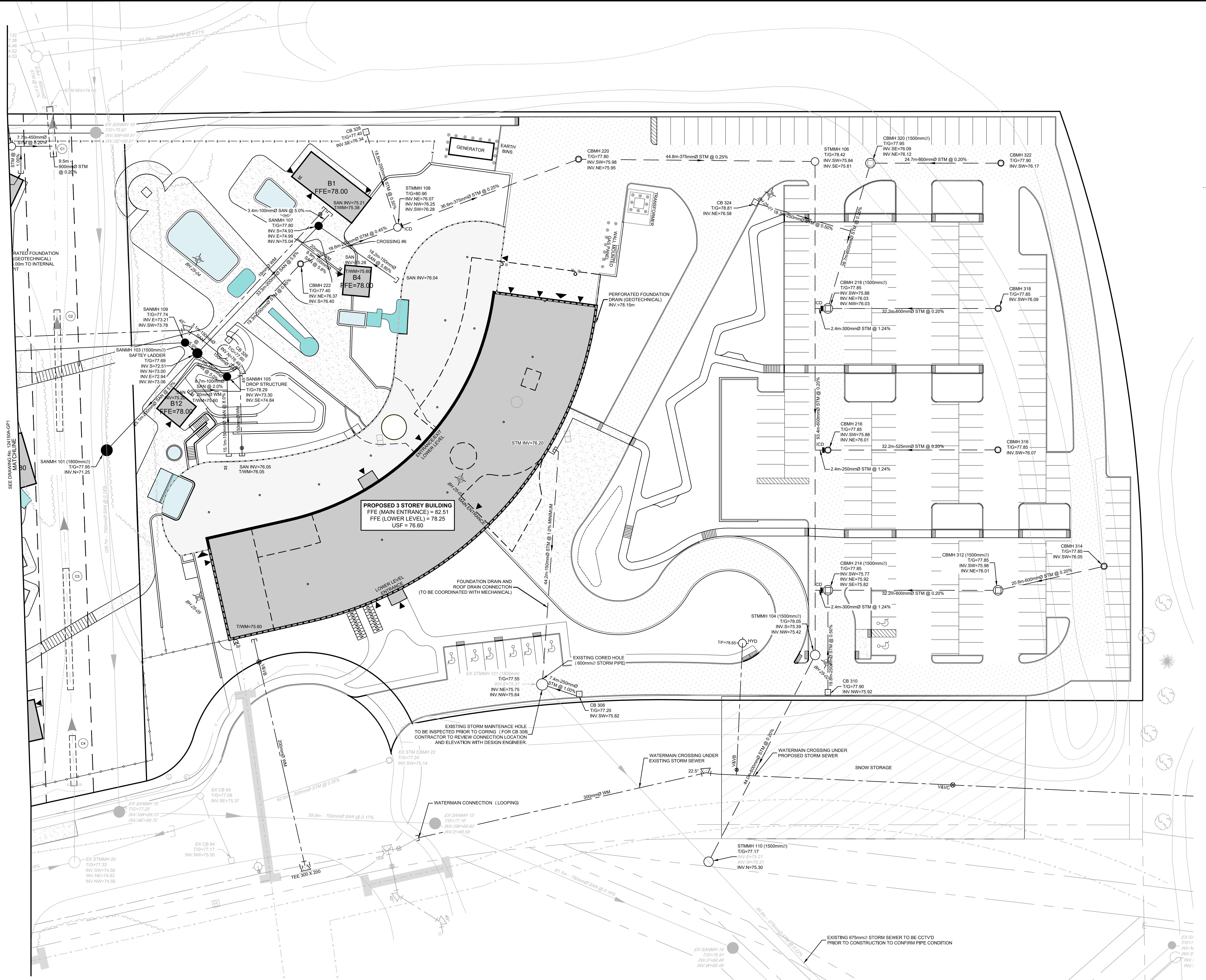
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2B 1P6
Telephone (613) 254-5842
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
SERENVITA - 2505 & 2707 SOLANDT ROADDRAWING NAME
GENERAL PLAN OF SERVICESPROJECT No.
124150AREV
REV #2DRAWING No.
124150A-GP1

REV #

DRAWING No.
124150A-GP1

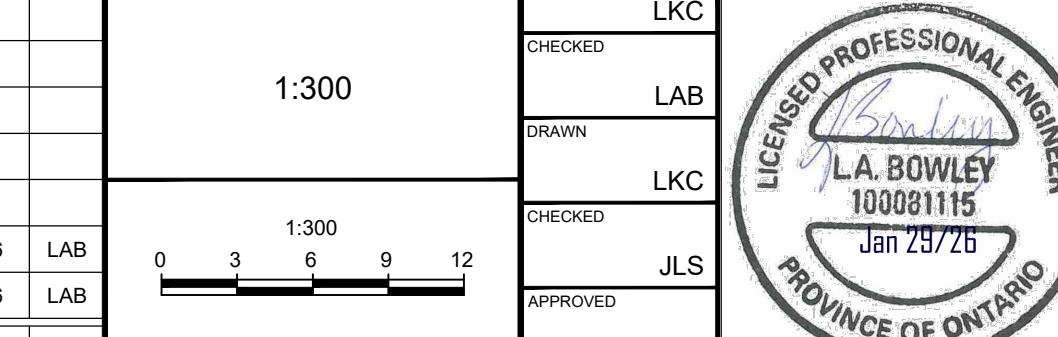
PLAN # ####



REFER TO 124150A-ND2 FOR ROOF DRAINS

NOTE:
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2.	ISSUED FOR REVIEW	JA
1.	ISSUED FOR COORDINATION	JA



CATION
TY OF OTTAWA
ERENVITA - 2505 & 2707 SOLANDT ROAD

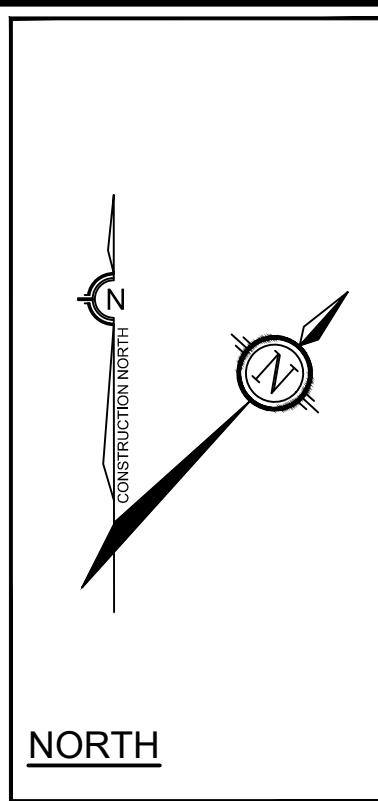
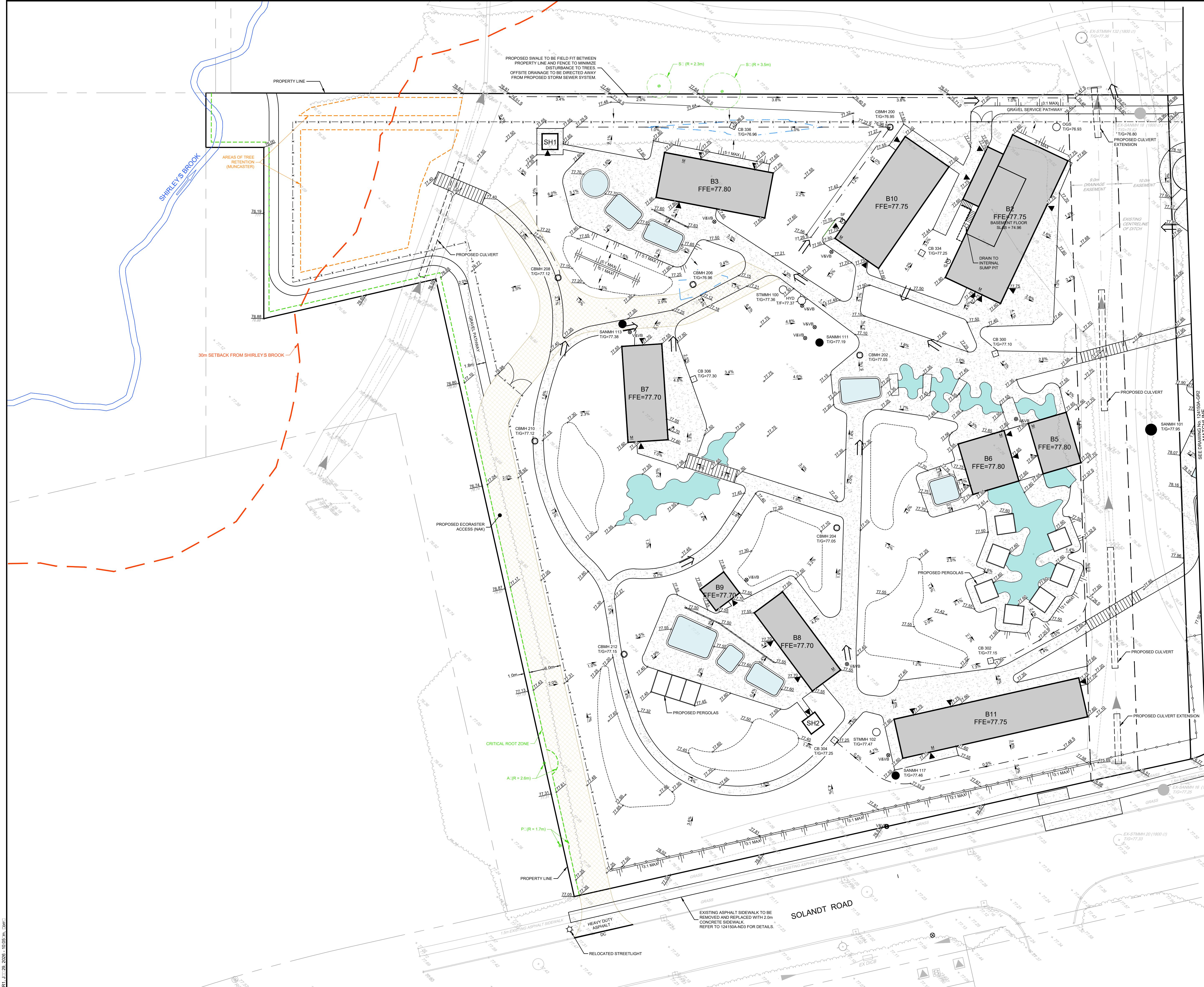
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GENERAL PLAN OF SERVICES

PROJECT	
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No. 124150A REV # 2
No. 56A-GRD

50A-GP2

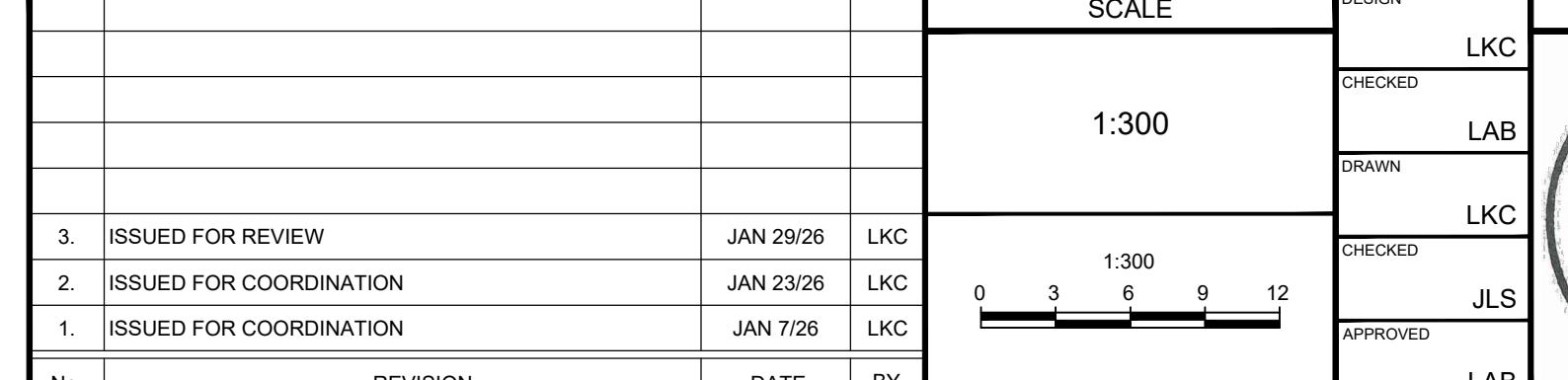


LEGEND

POSED ELEVATION
RTING ELEVATION
POSED SWALE ELEVATION
POSED TOP OF CURB ELEVATION
POSED TOP OF WALL ELEVATION
POSED BOTTOM OF WALL ELEVATION
POSED LOWER LEVEL ELEVATION
POSED GRADING DIRECTION AND SLOPE
SHED FLOOR ELEVATION
POSED TOP OF GRATE ELEVATION
POSED TOP OF FLANGE ELEVATION
POSED DITCHES/SWALES
POSED TERRACING
POSED BARRIER CURB
POSED DEPRESSED CURB
POSED TACTILE WALKING SURFACE
CATOR (TWSI)
POSED CHAIN LINK FENCE (NAK)
POSED SPECIALTY FENCE (NAK)
ECTION OF OVERLAND FLOW
POSED TRENCH DRAIN
POSED VALVE LOCATION
POSED HYDRANT LOCATION
POSED SIAMESE FIRE HOSE CONNECTION
POSED SANITARY MANHOLE
POSED STORM MANHOLE
POSED STORM MANHOLE CATCHBASIN
POSED CATCHBASIN
POSED OIL AND GRIT SEPARATOR
CHANICAL ROOM
POSED BOLLARD
POSED LIGHT
TICAL ROOT ZONE RADIUS (MUNCASTER)
EAS OF TREE RETENTION (MUNCASTER)
-YEAR PONDING LIMITS
EAR PONDING LIMITS
PROXIMATE LIMITS OF GRADING

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FOR REVIEW ONLY

PROFESSIONAL ENGINEER

J. A. BOWLEY

100081115

Jan 29/26

PROVINCE OF ONTARIO

J. A. Bowley

NOVATECH
Engineers, Planners & Landscape Architects

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

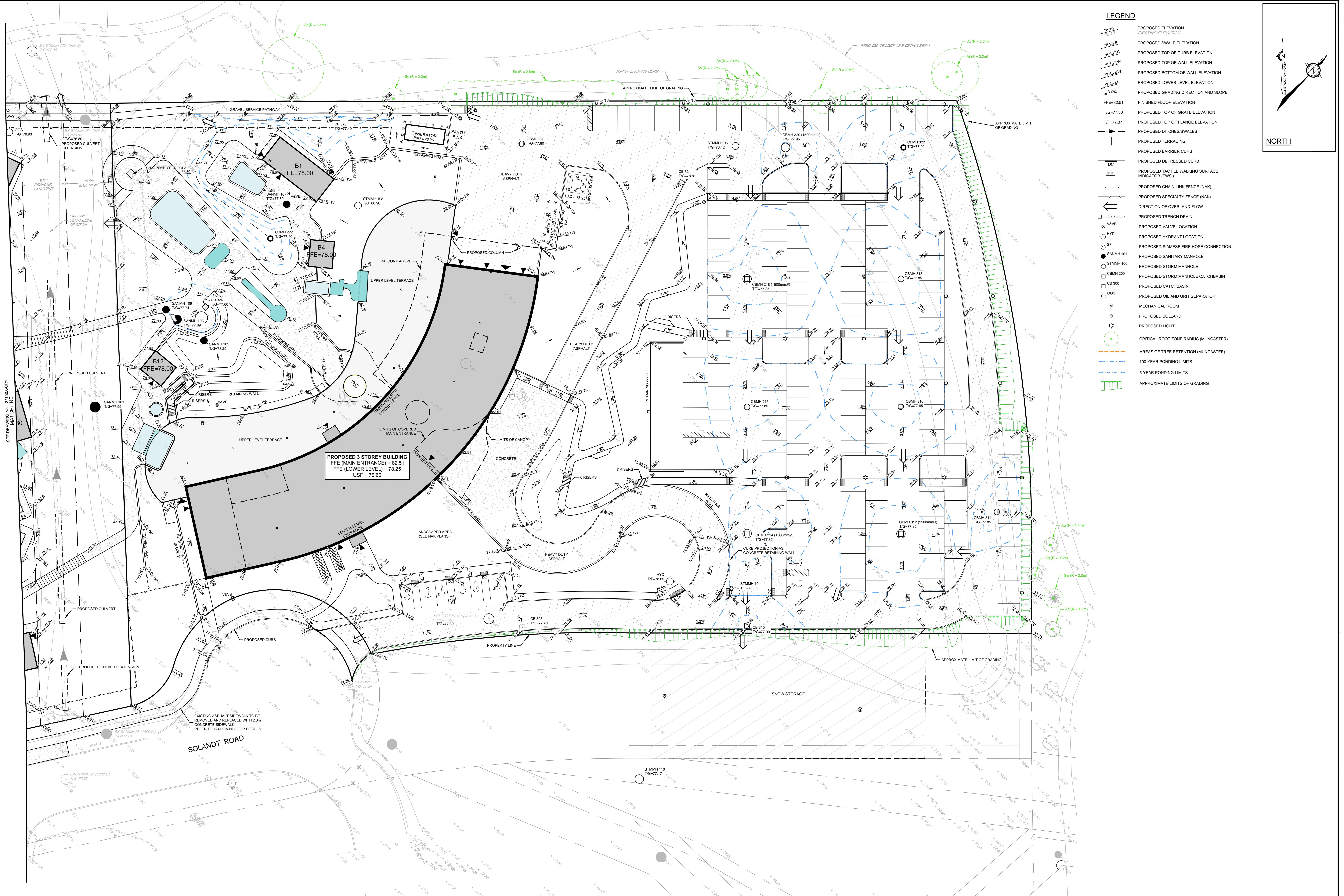
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

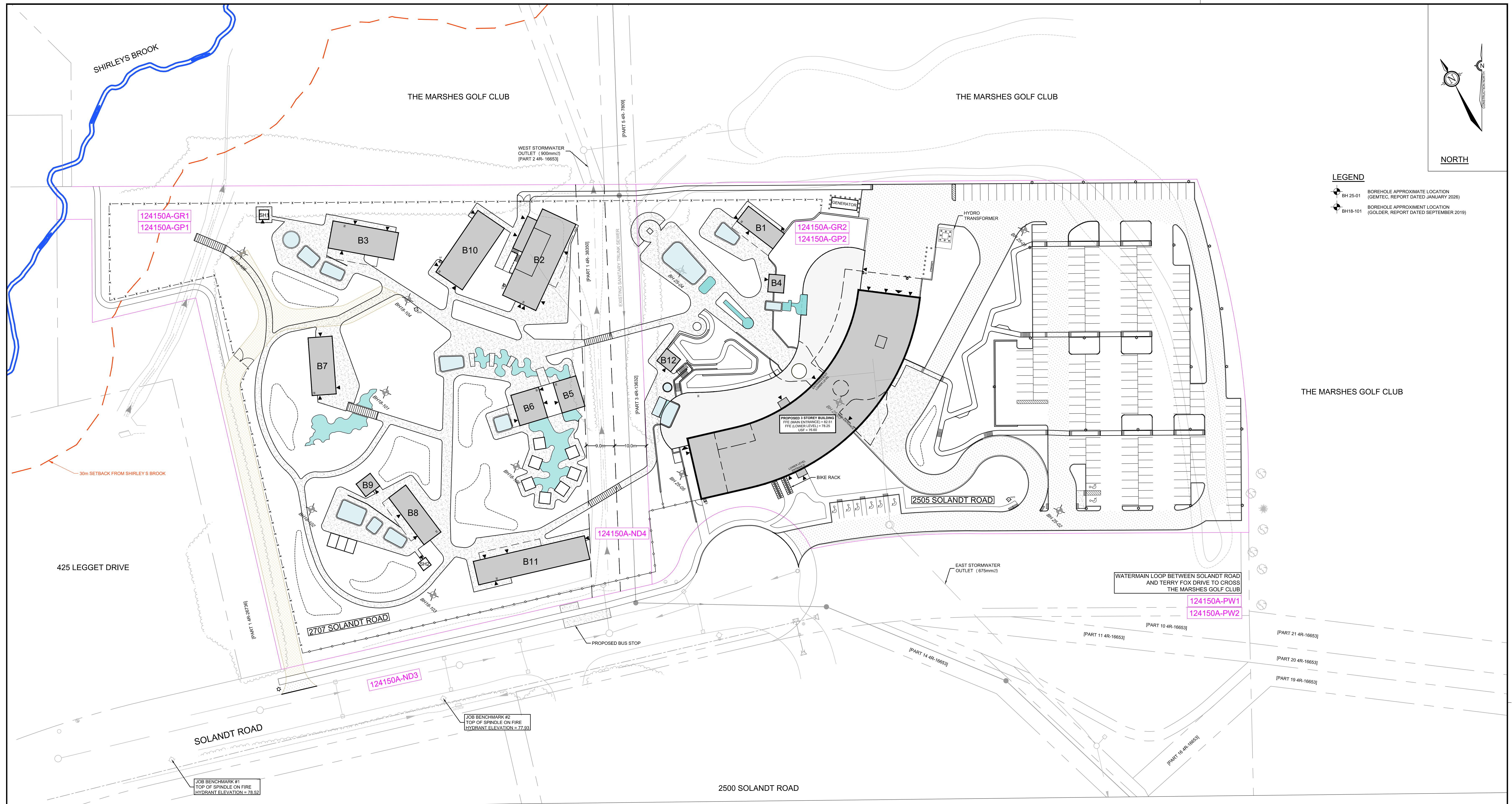
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TY OF OTTAWA
ERENVITA - 2505 & 2707 SOLANDT ROAD

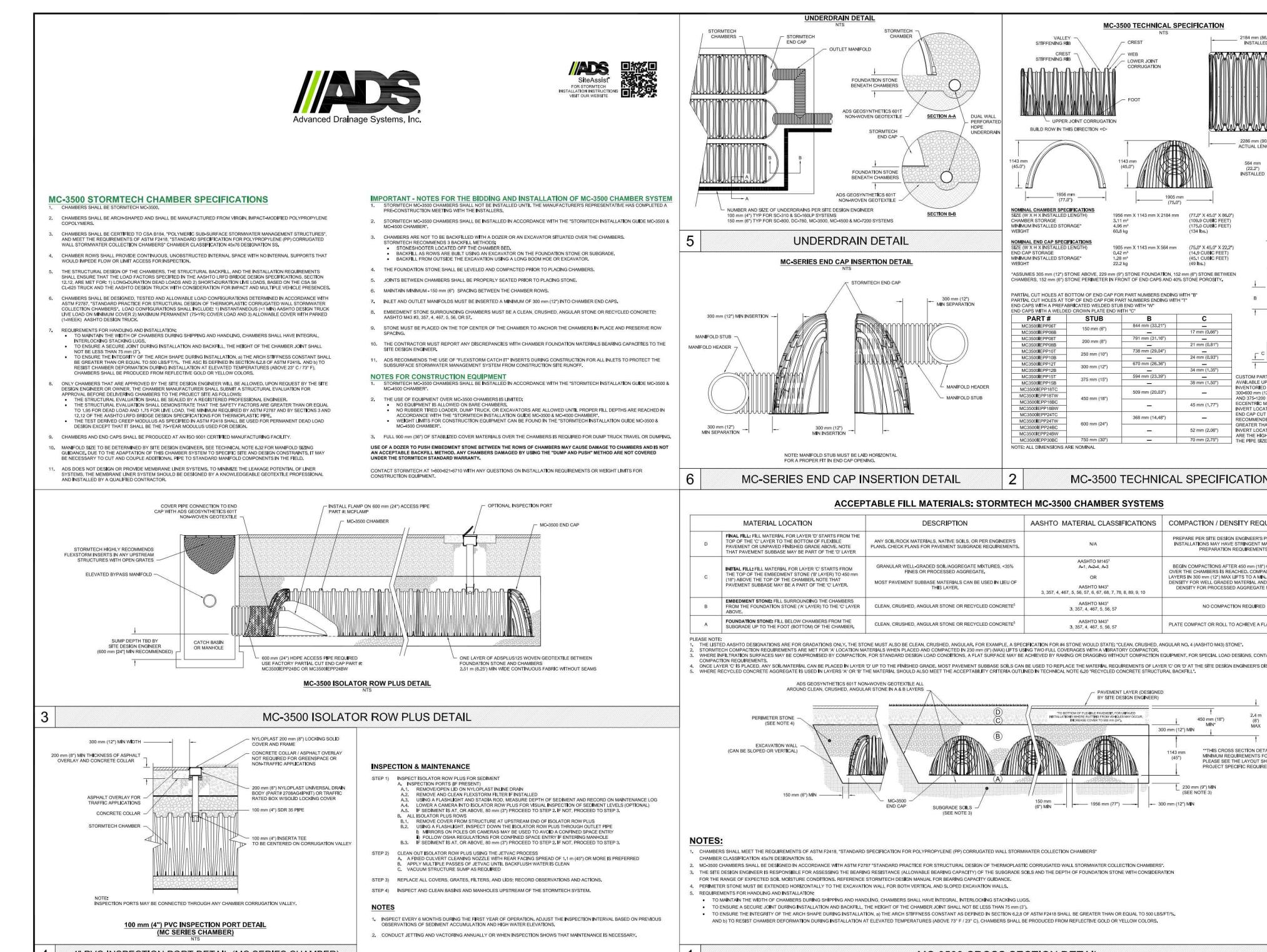
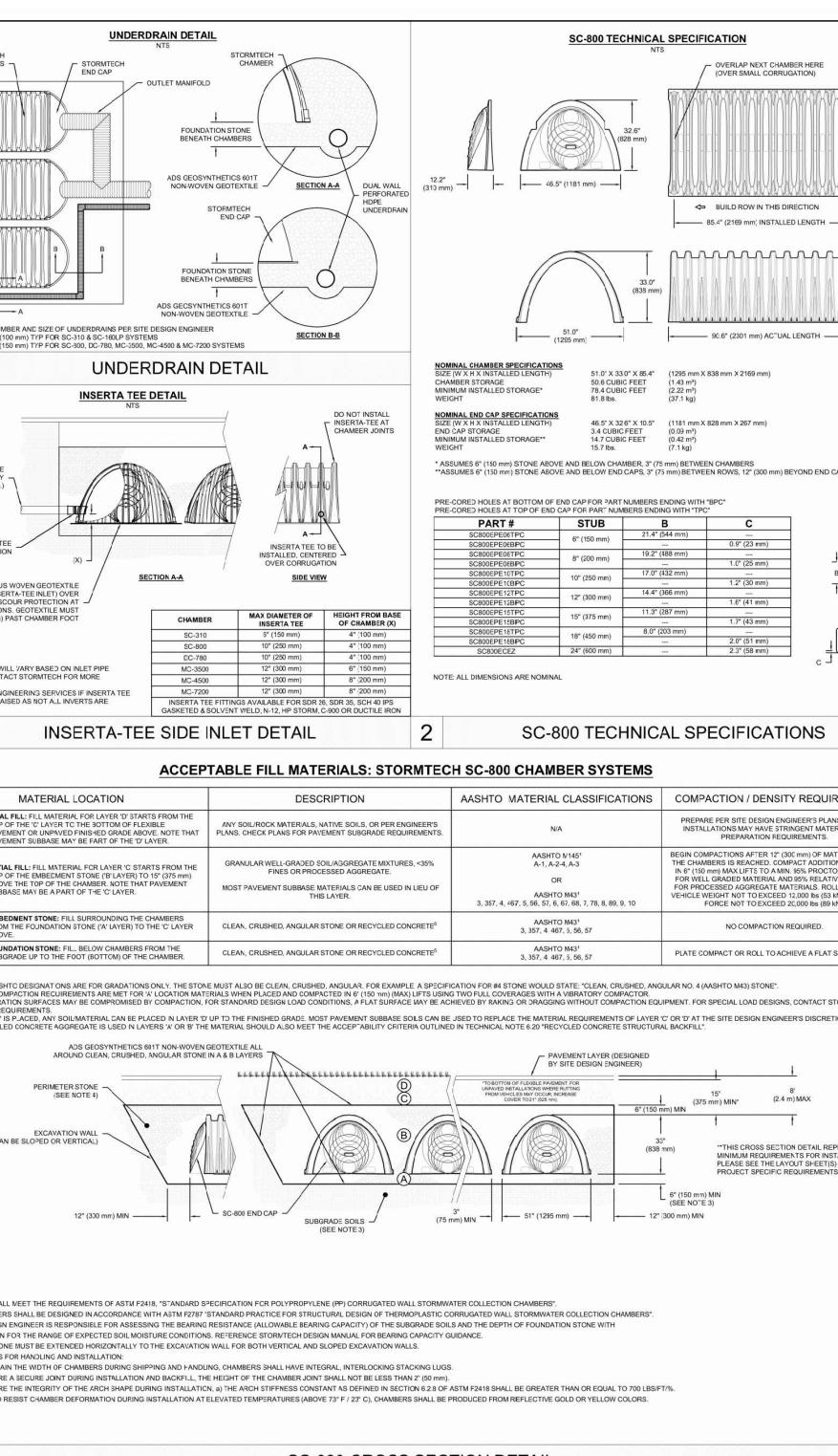
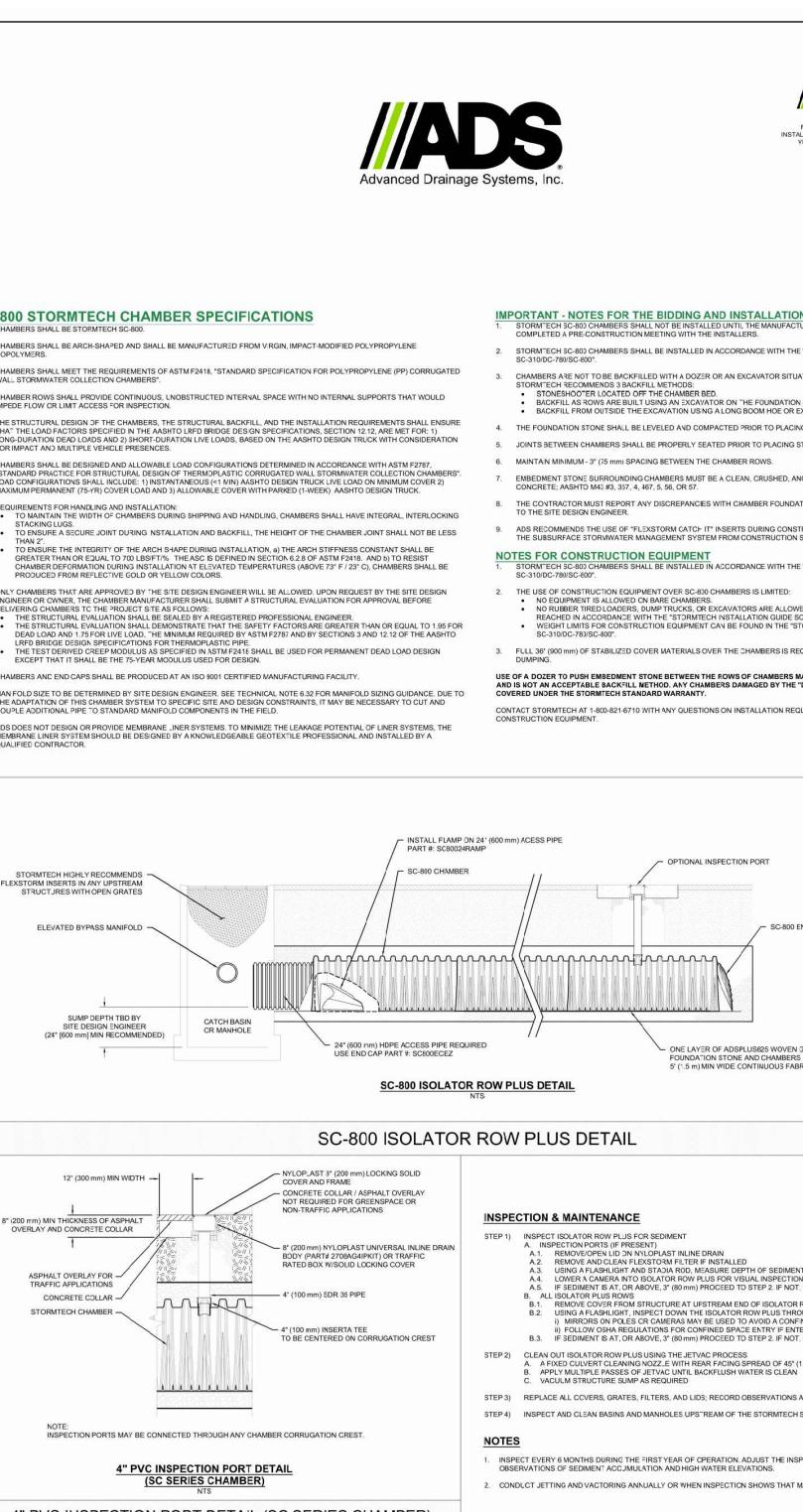
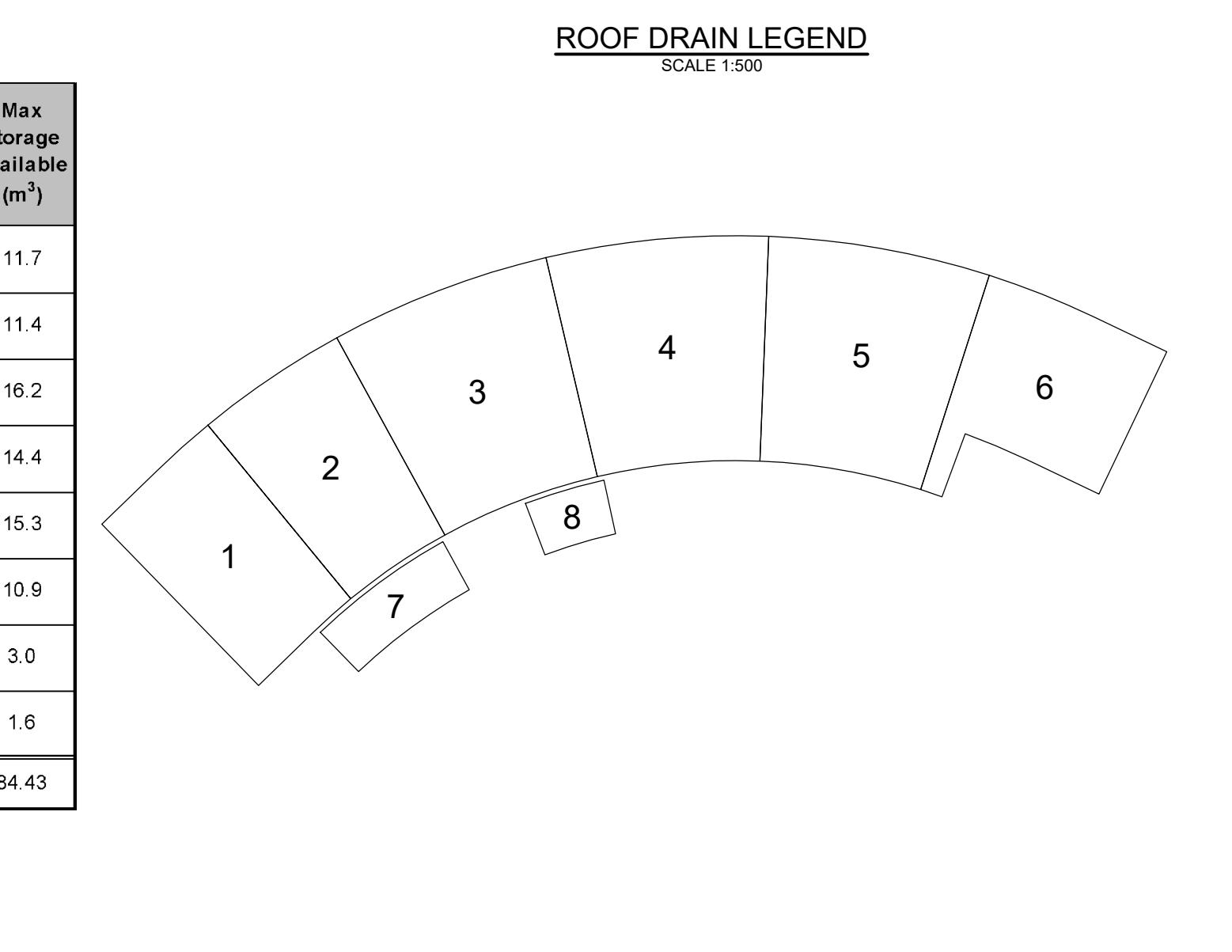
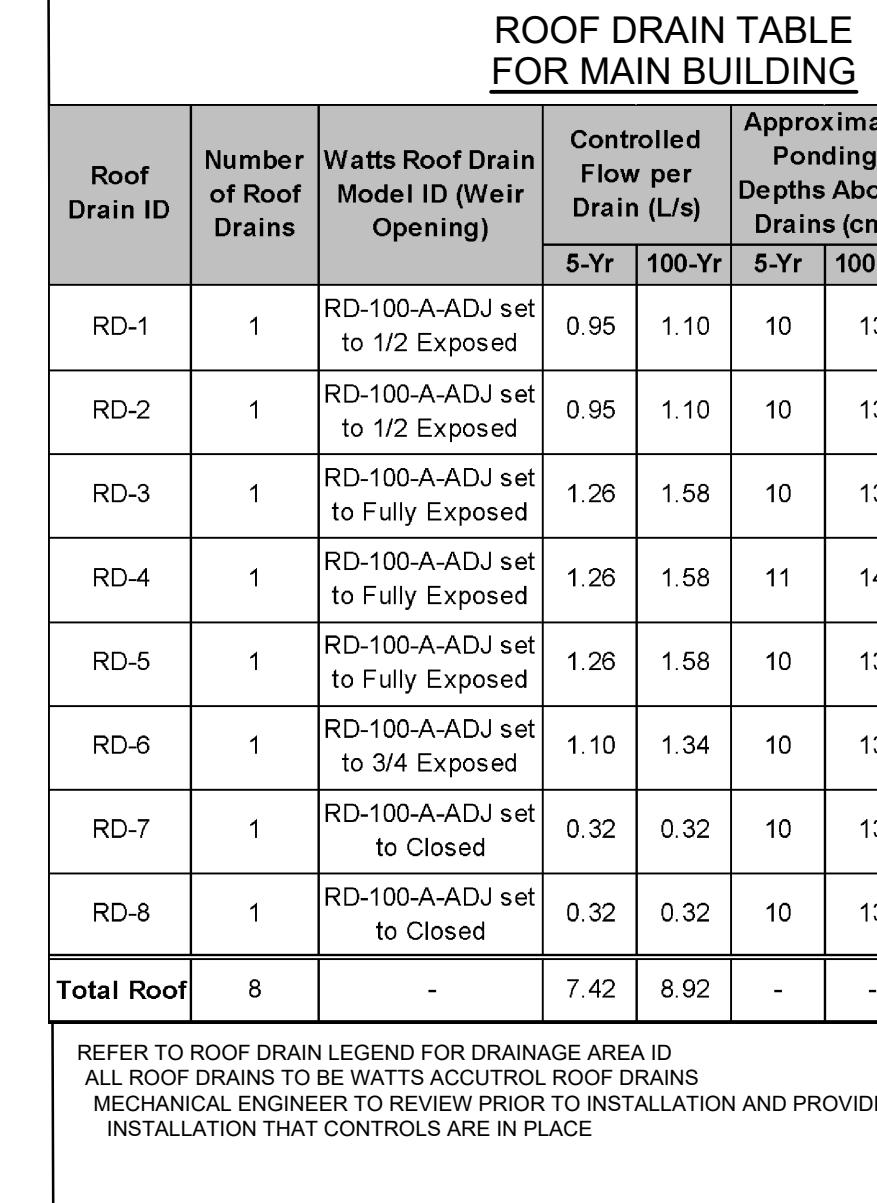
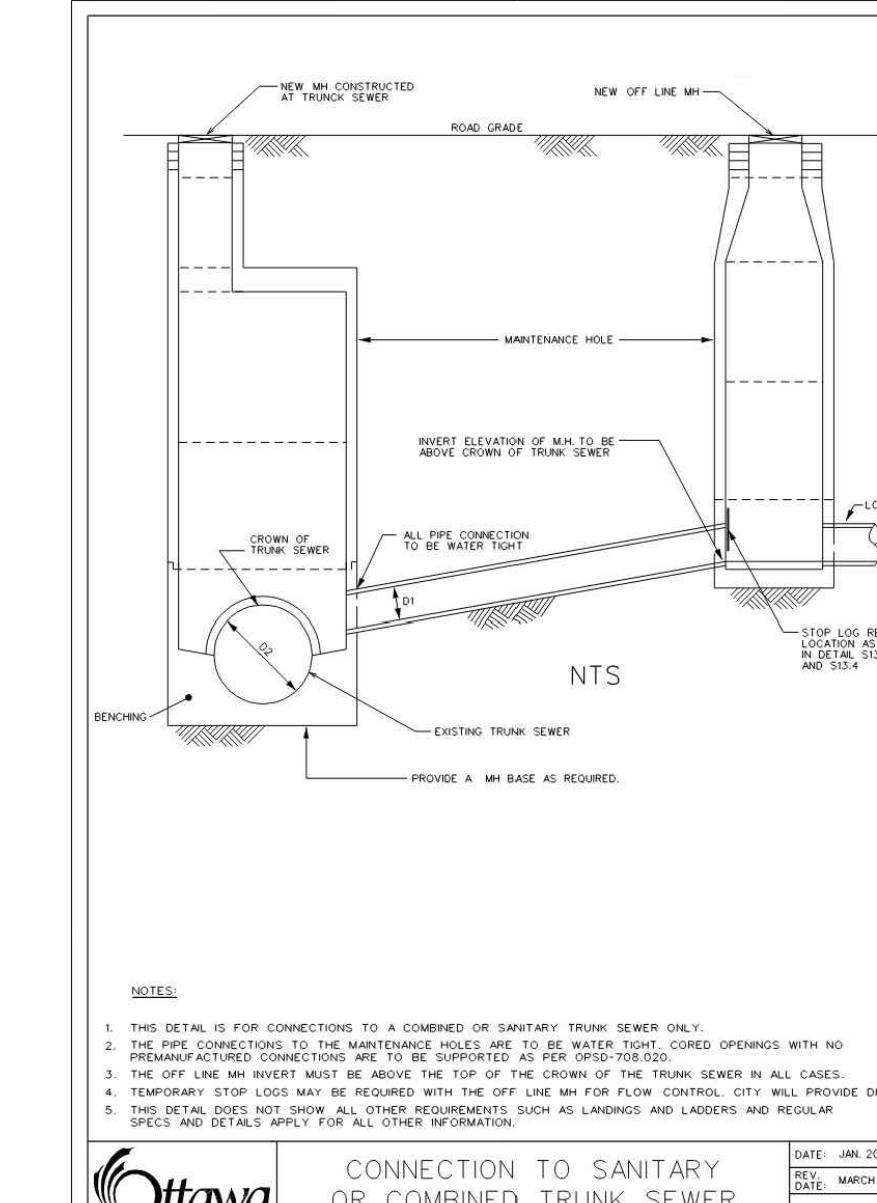
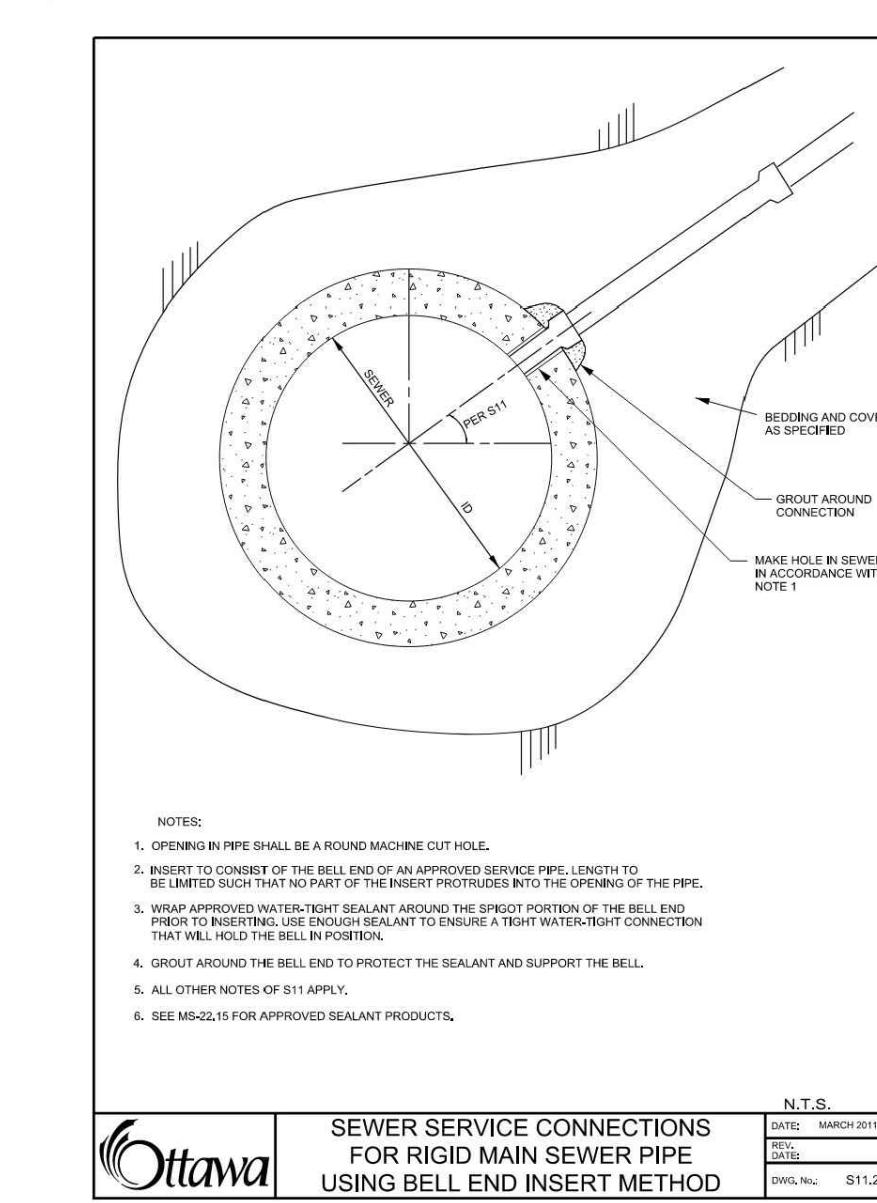
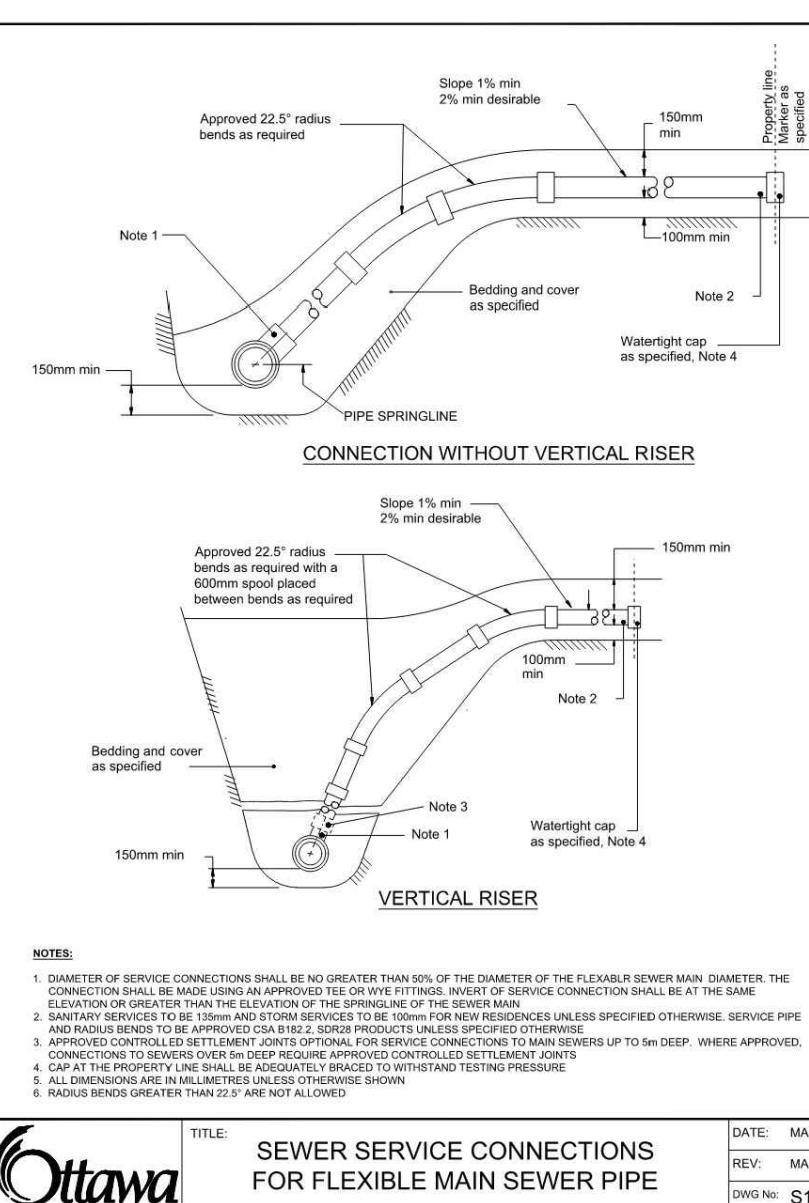
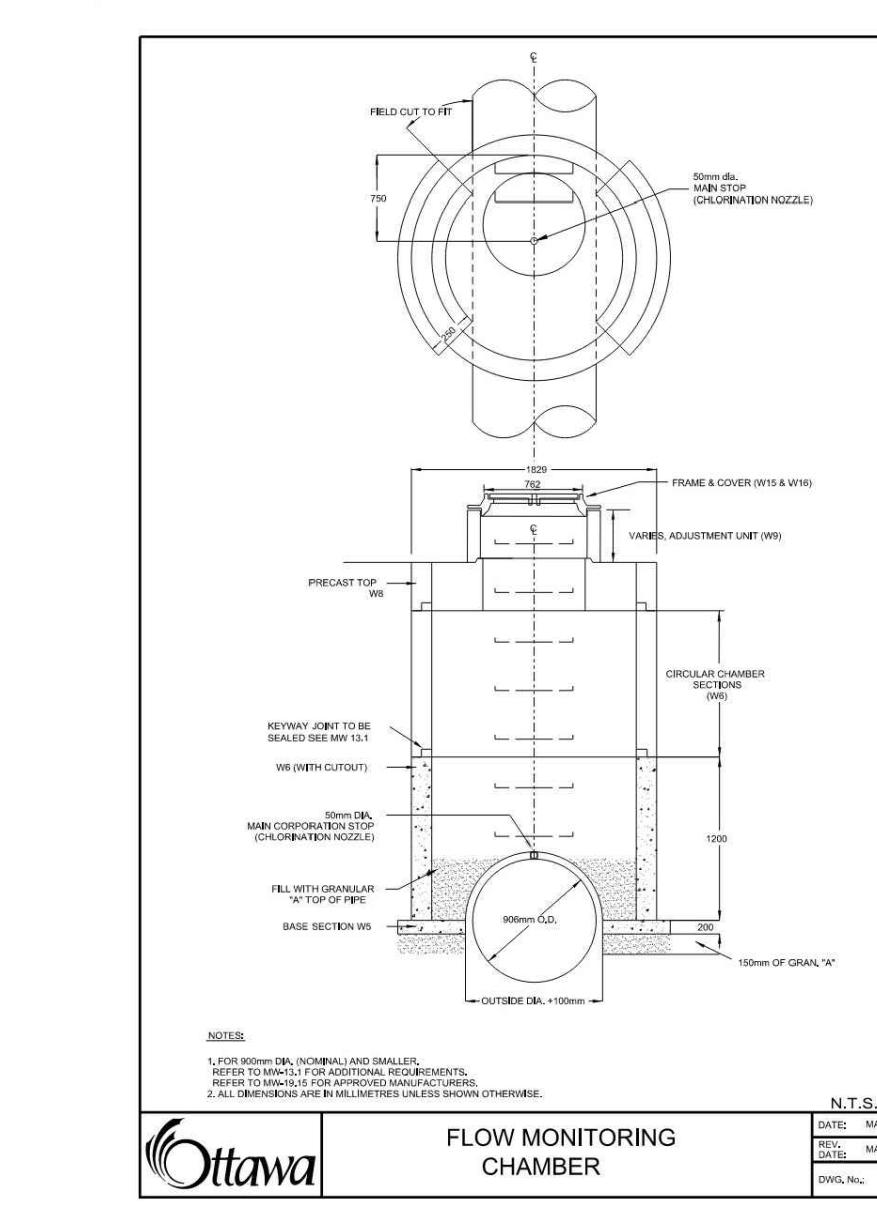
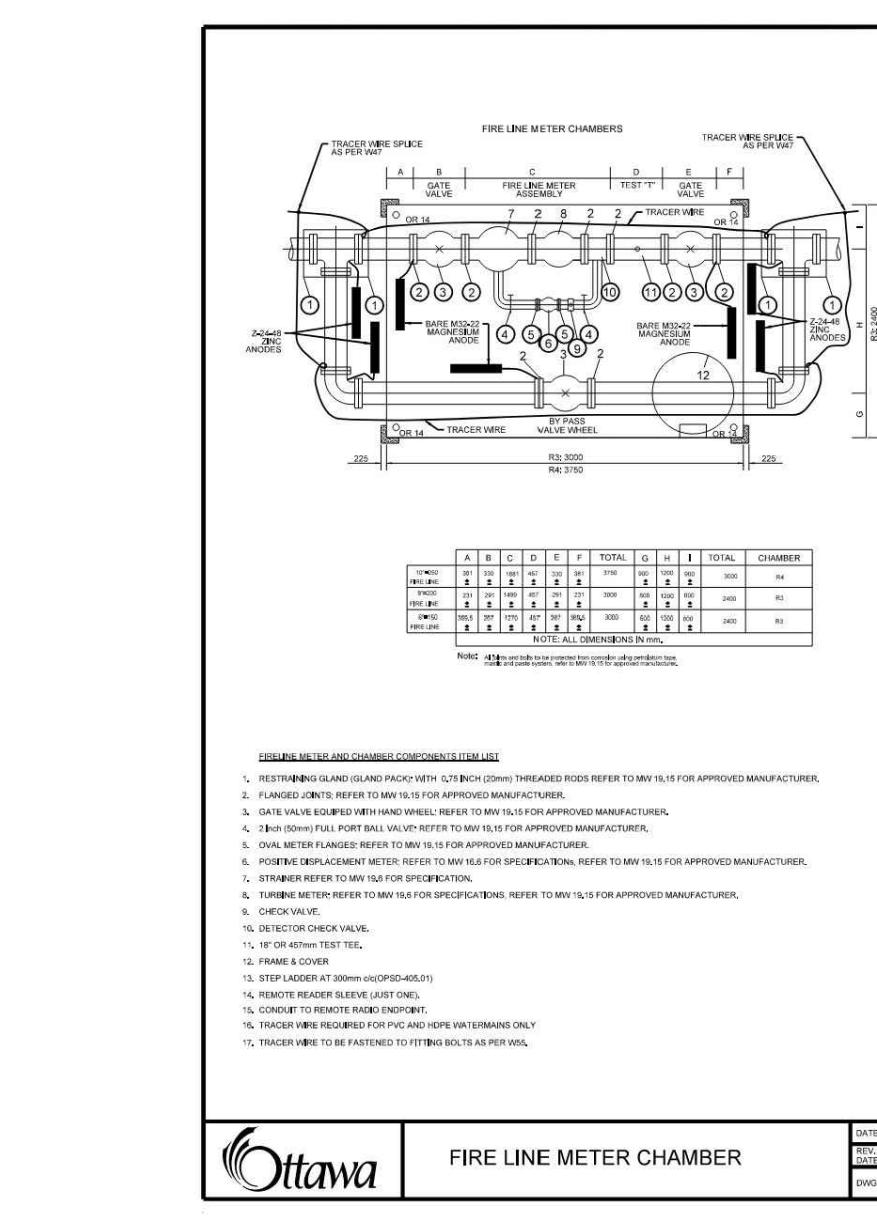
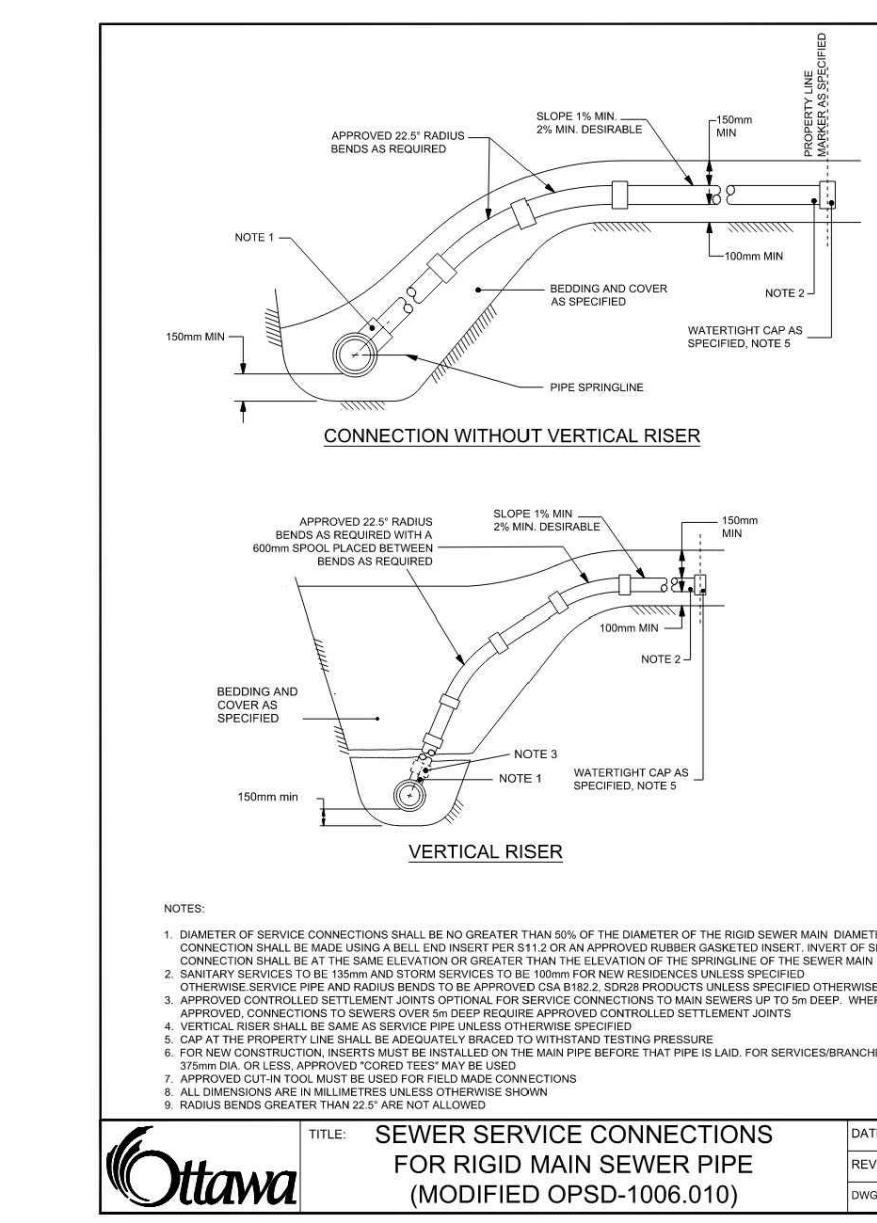
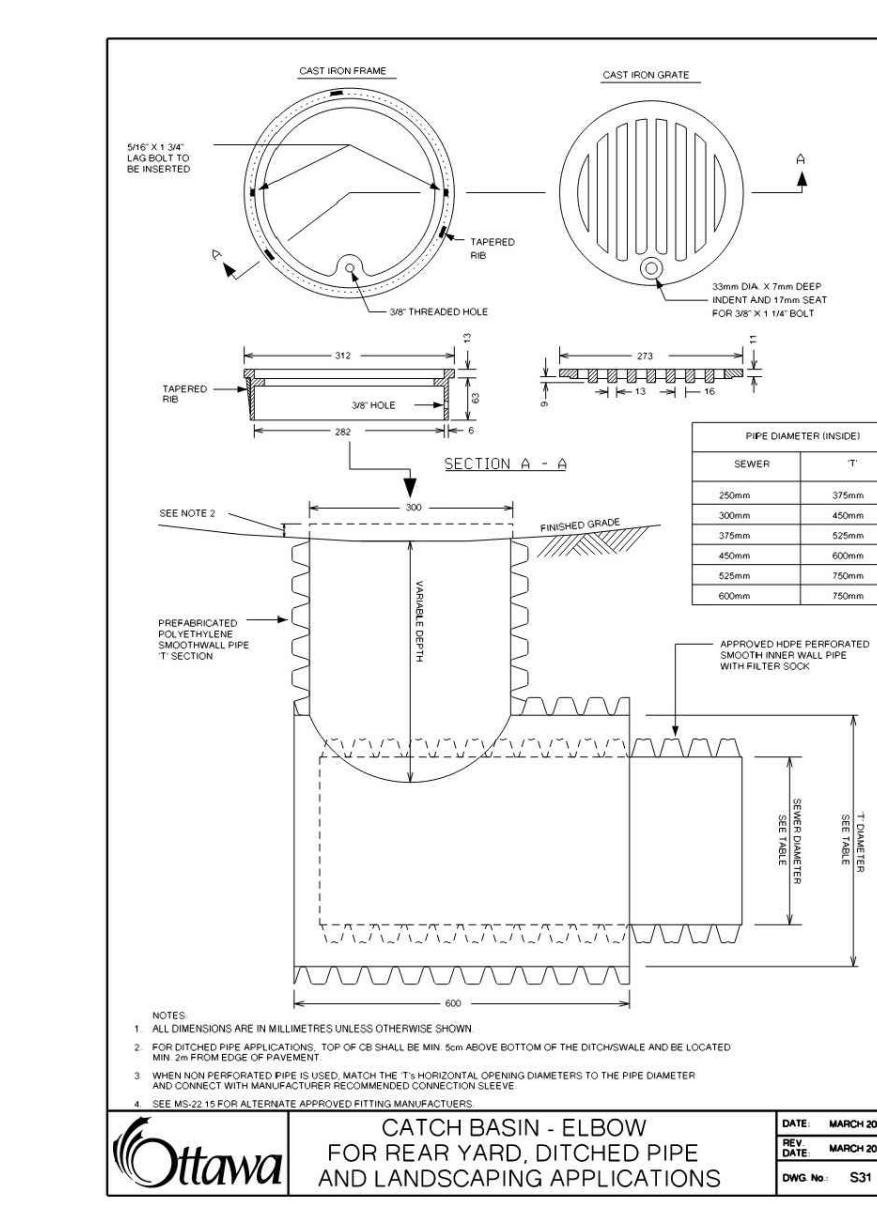
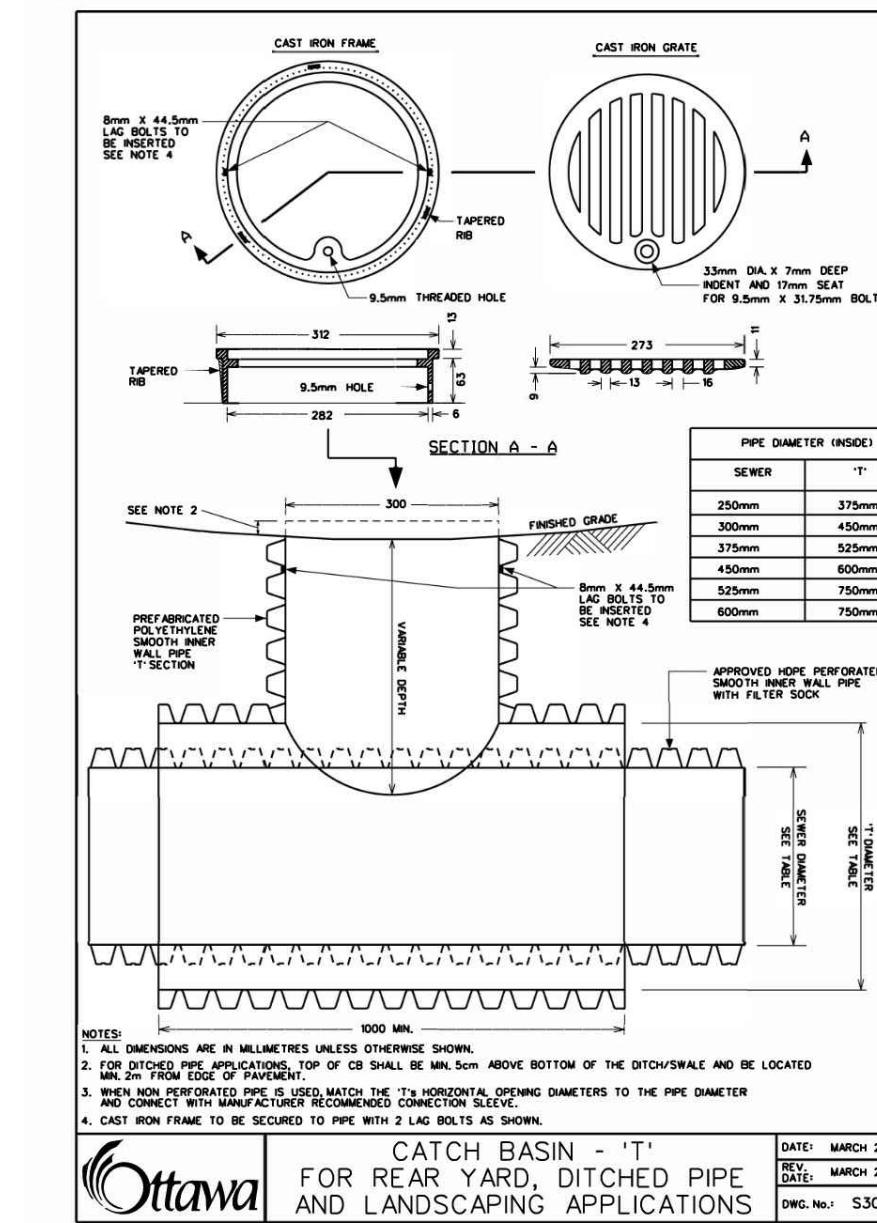
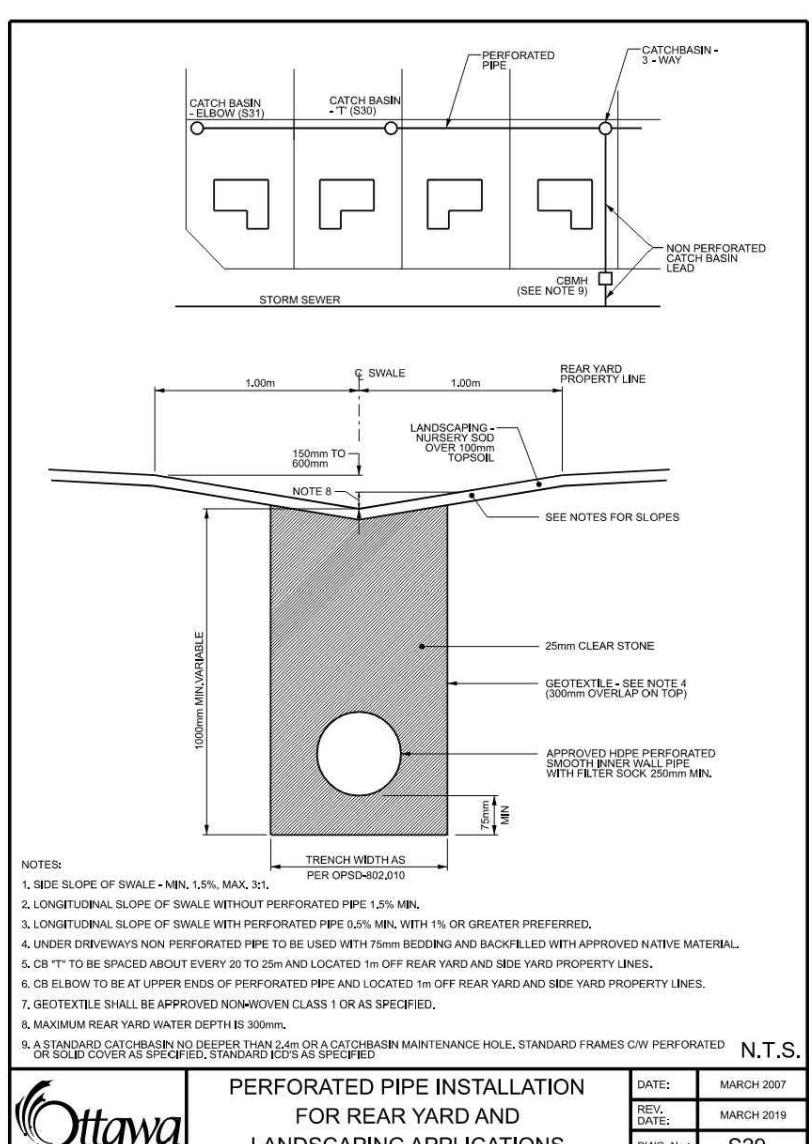
DRAWING NAME

TRADING PLAN

No. 124150A REV # 3 No.







20241124150124150A SOLANDT CAD/CIVIL 124150A-NB DWG 12/29/2026 3:40 PM - CDDONALDSO

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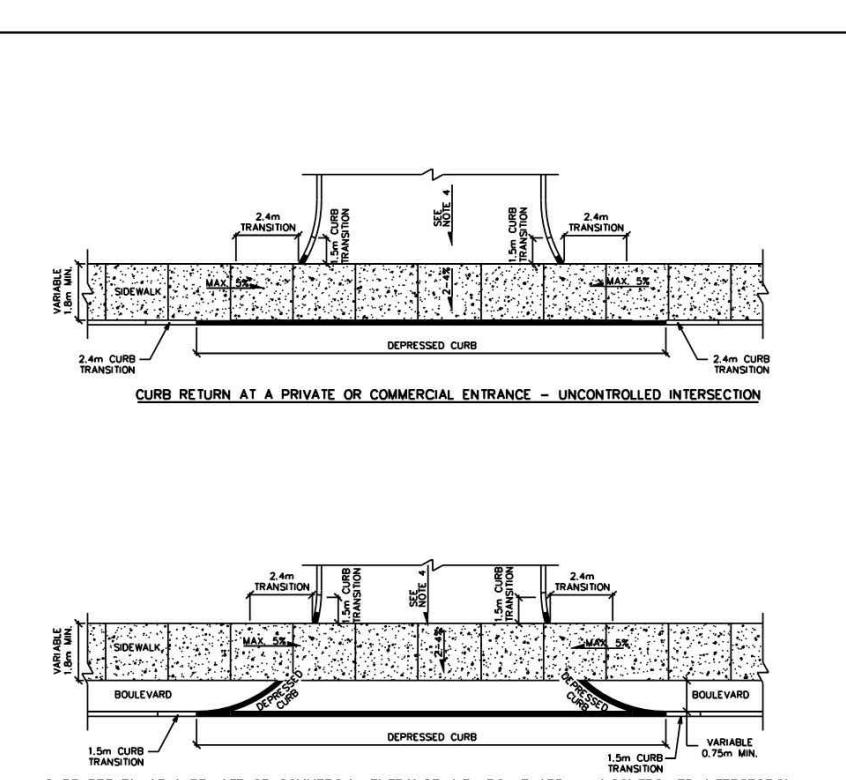
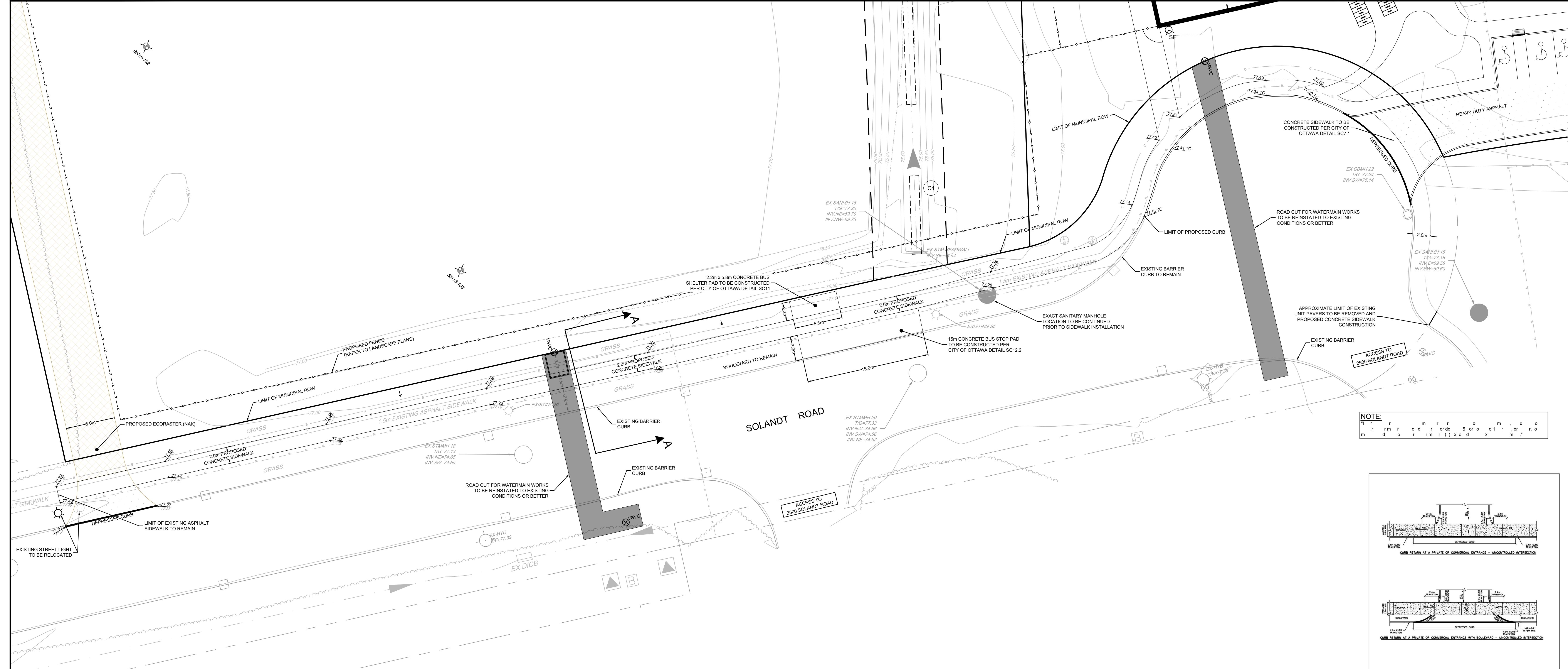
LOCATION
CITY OF OTTAWA
SERENVITA - 2505 & 2707 SOLANDT ROAD

DRAWING NAME

NOTES AND DETAILS
(GENERAL NOTES AND SERVICING)

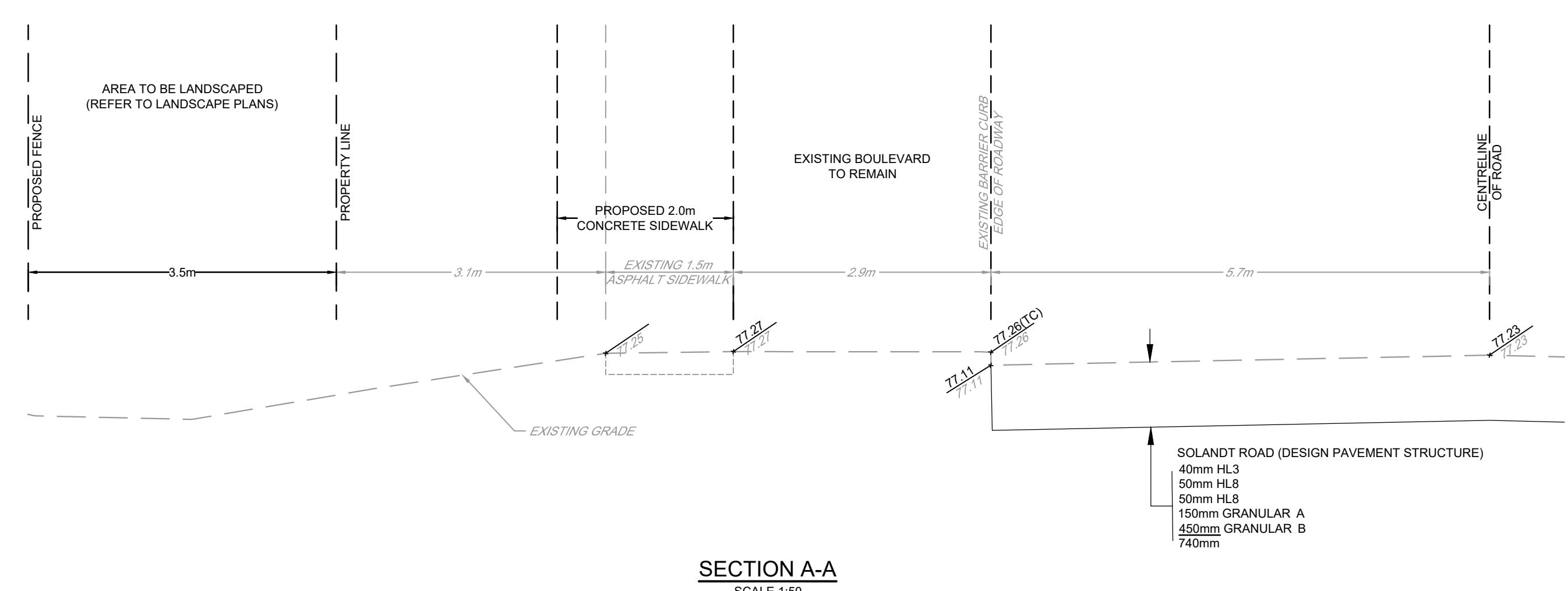
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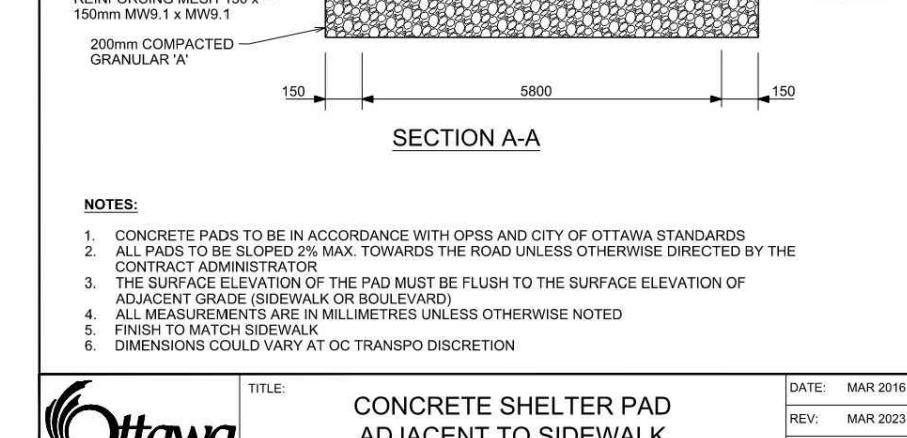
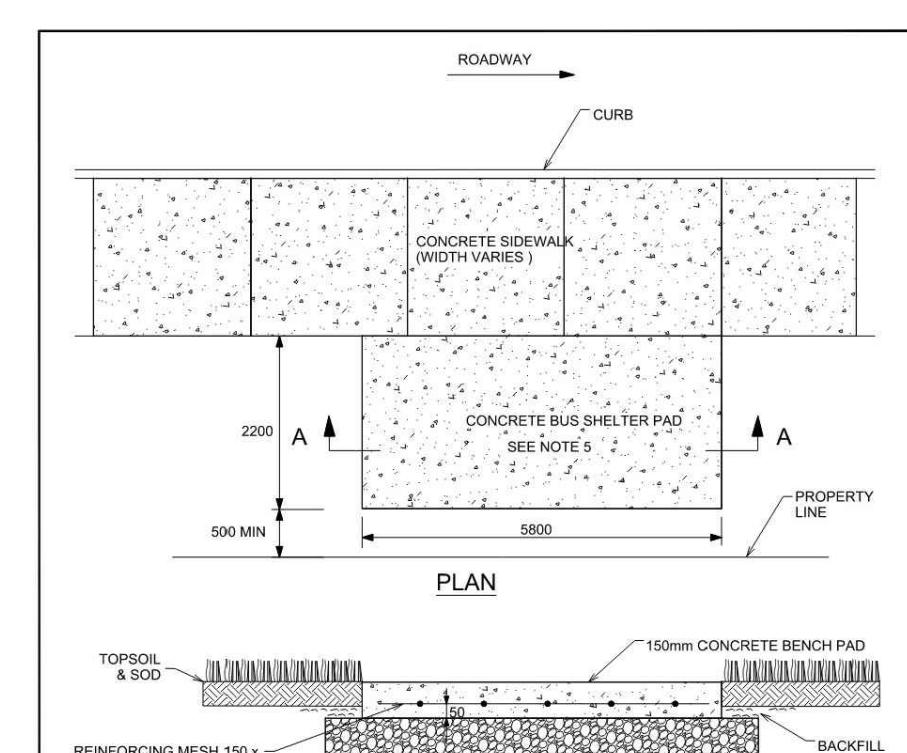
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. SEE SECTION SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. SIDEWALK TO MATCH ADJACENT GRADE APPROACH SWALE.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS DATE: MARCH 2003
SC1.2 SC1.3

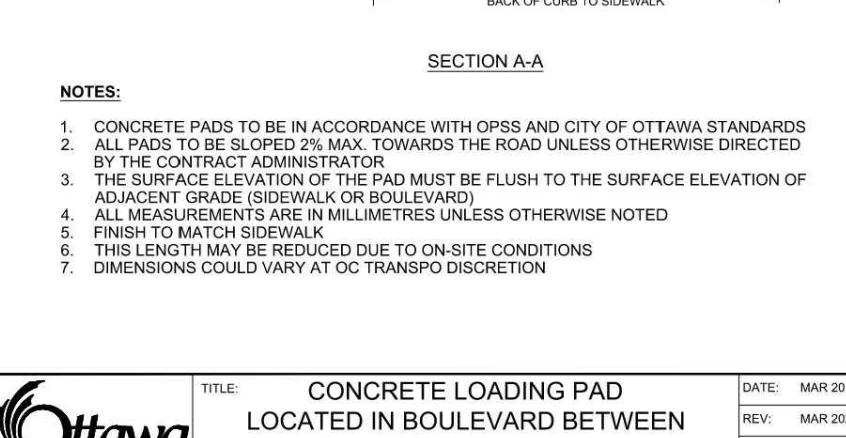
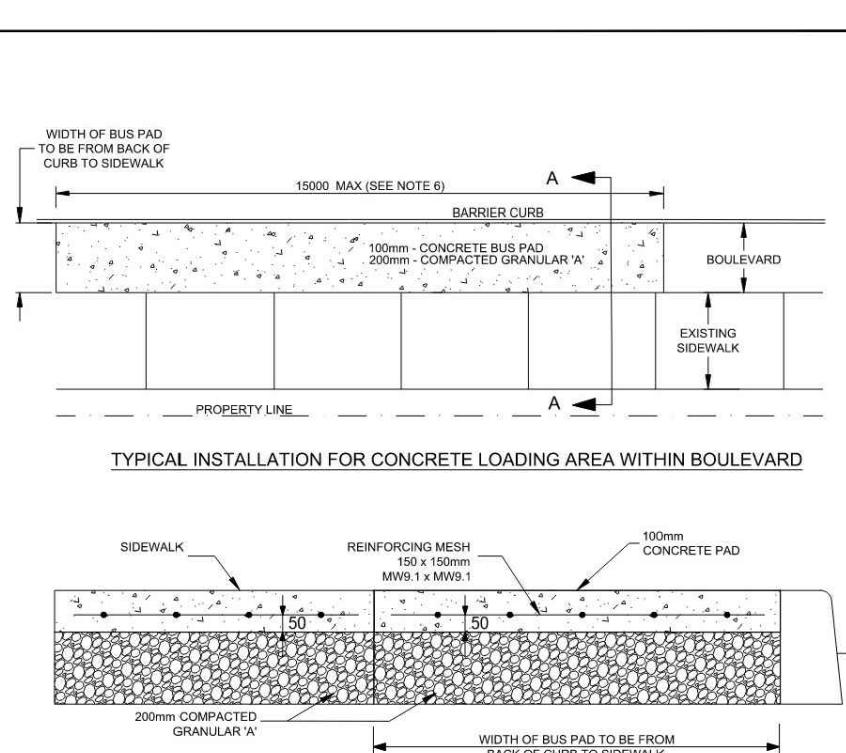
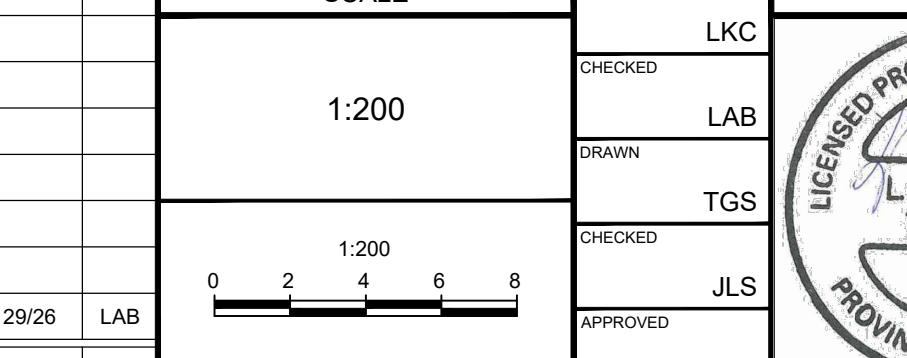


REMOVALS SHOWN ON 124150A-EX

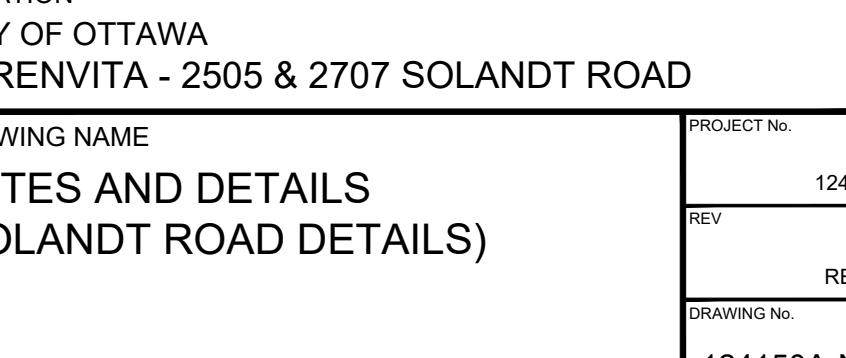
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

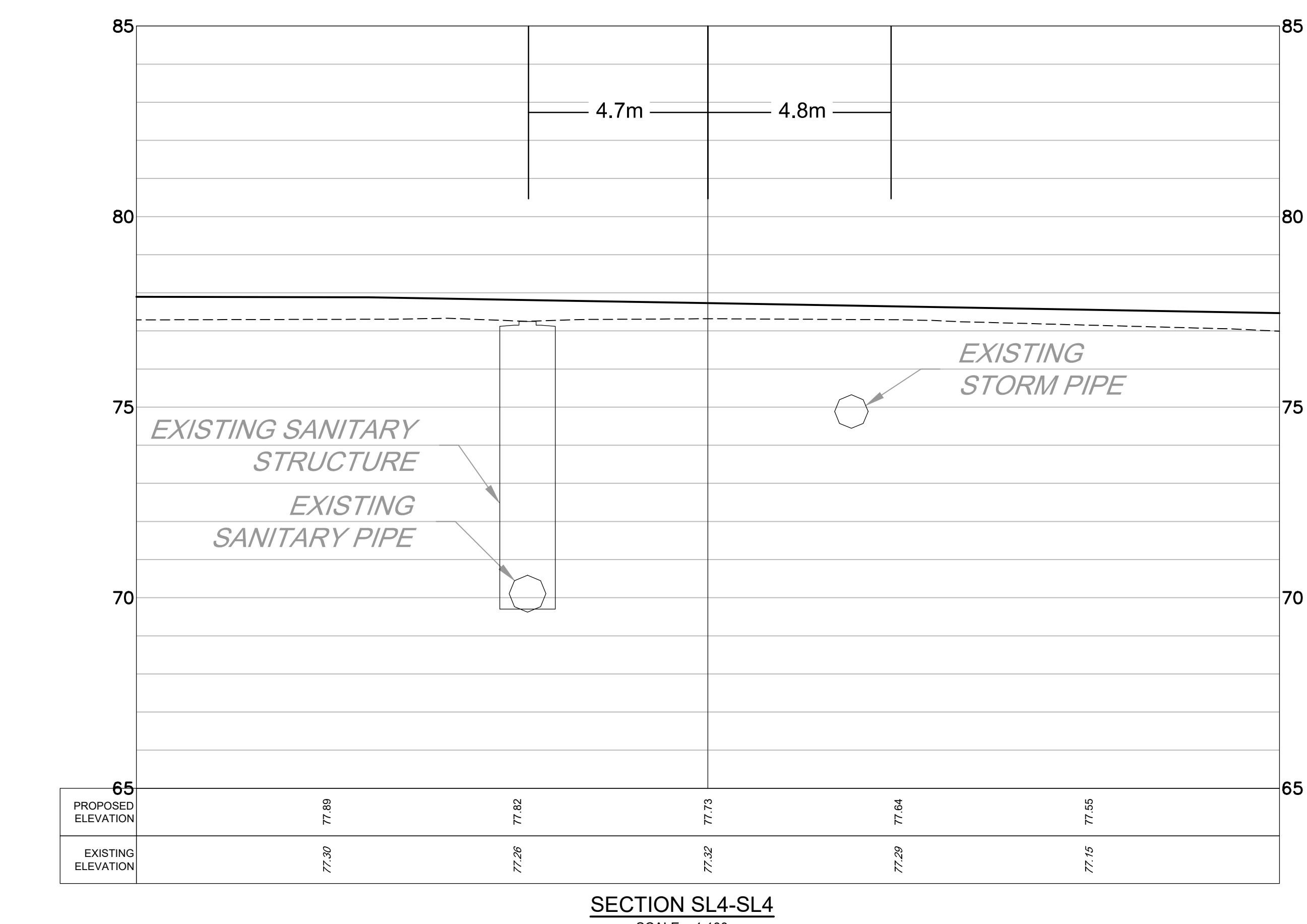
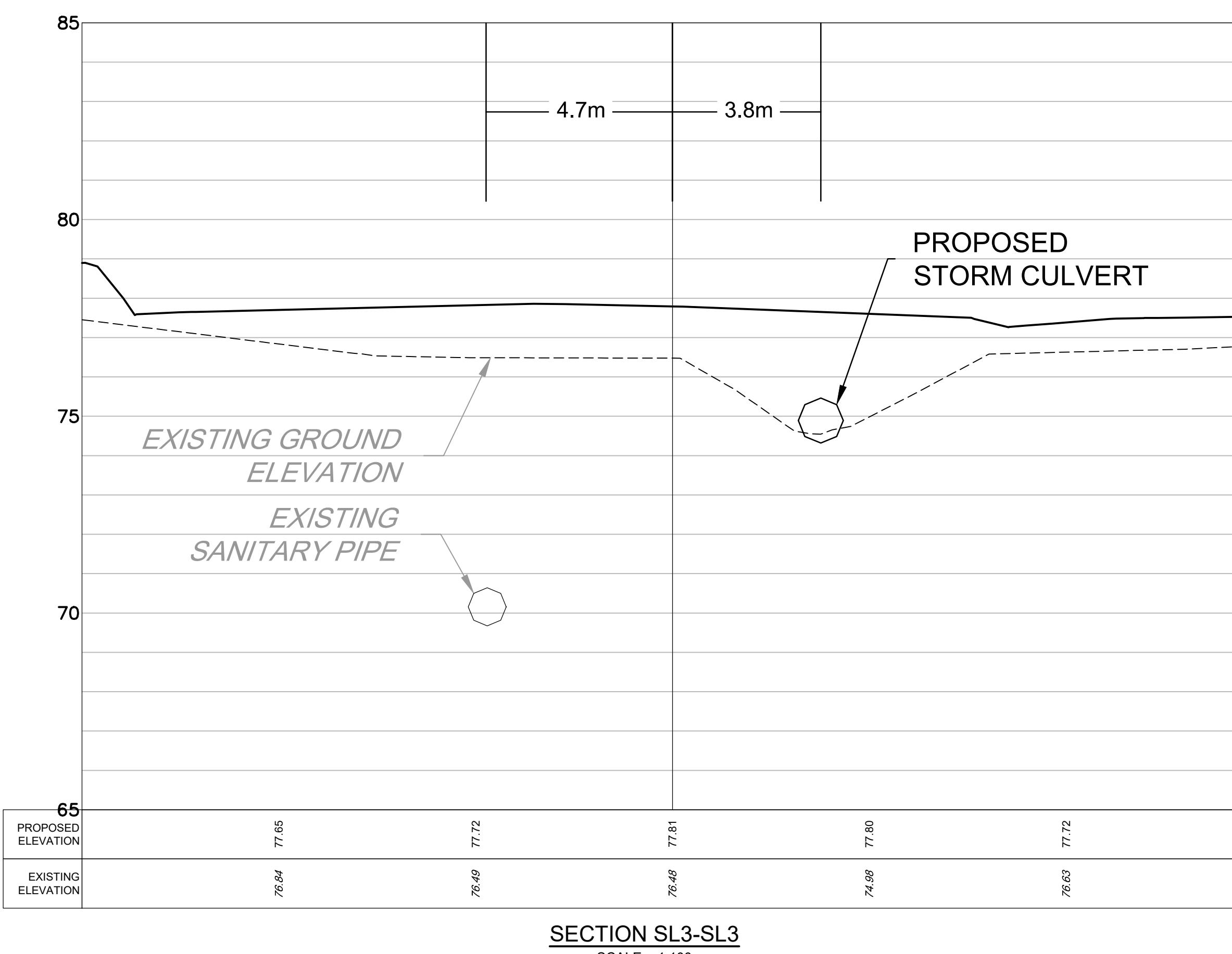
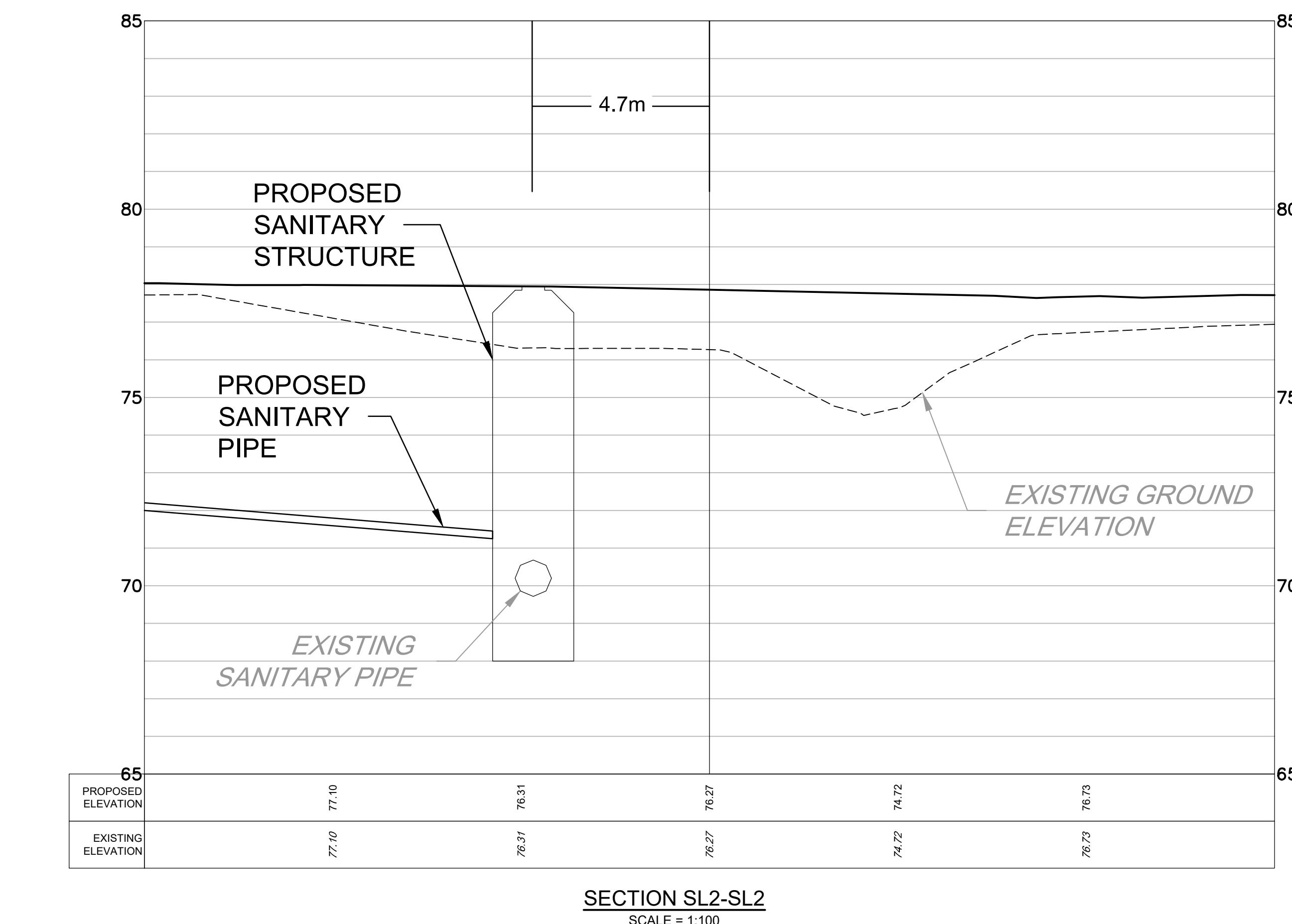
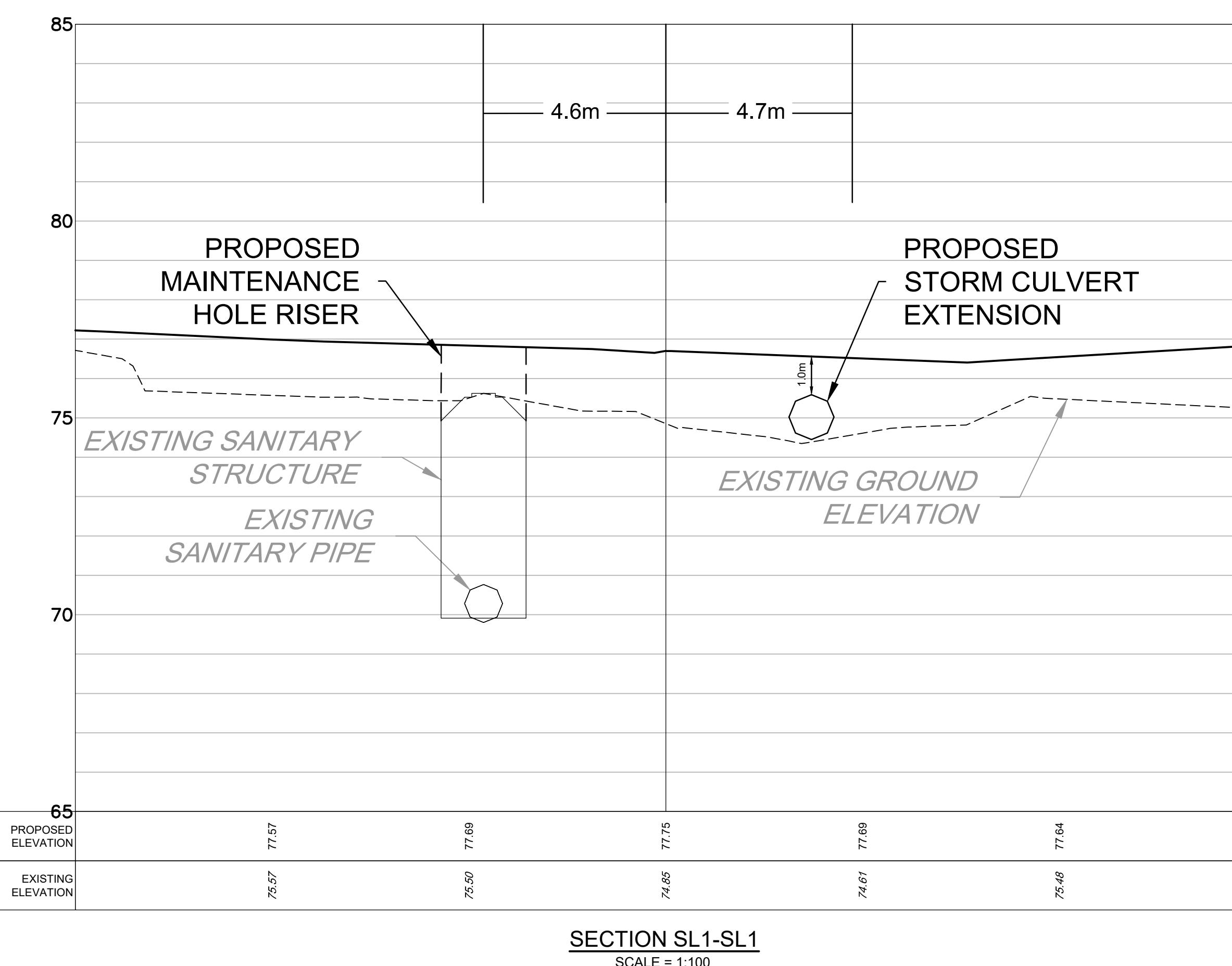
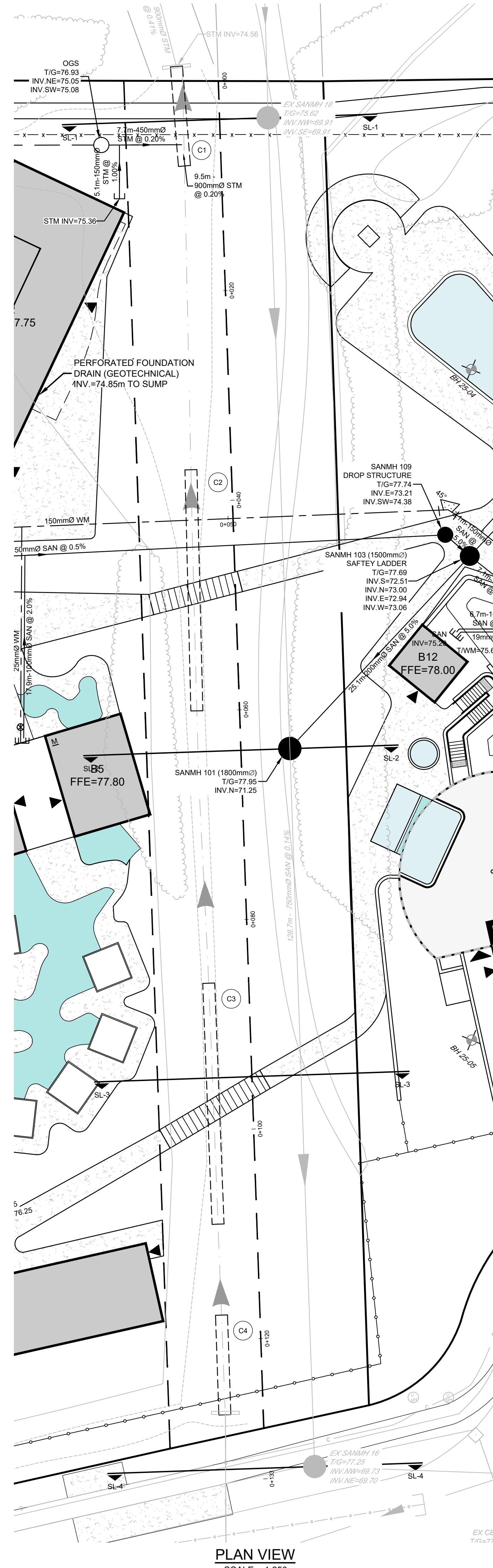


Ottawa TITLE: CONCRETE SHELTER PAD ADJACENT TO SIDEWALK DATE: MAR 2010 REV: MAR 2010 CHG No: SC11



Ottawa TITLE: CONCRETE LOADING PAD LOCATED IN BOULEVARD BETWEEN SIDEWALK AND CURB DATE: MAR 2010 REV: MAR 2010 CHG No: SC12





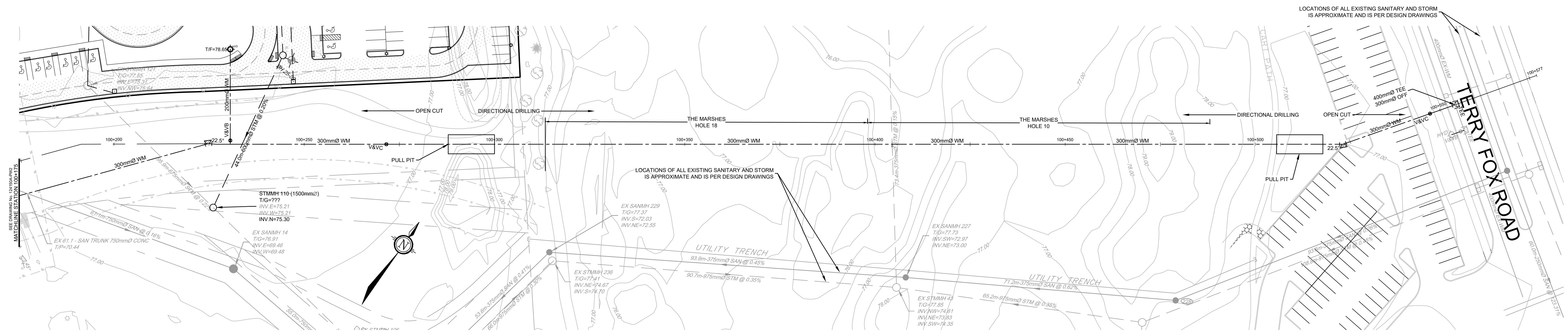
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, SEWERS AND OTHER
UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
THE PRECISE LOCATION OF THE SAME IS NOT GUARANTEED.
BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES AND ASSUME ALL LIABILITY FOR
DAMAGE TO THEM.

SCALE	FOR REVIEW ONLY	
	DESIGN LKC CHECKED LAB DRAWN LKC APPROVED JLS LAB	REVIEWED LKC APPROVED JLS LAB
AS SHOWN		

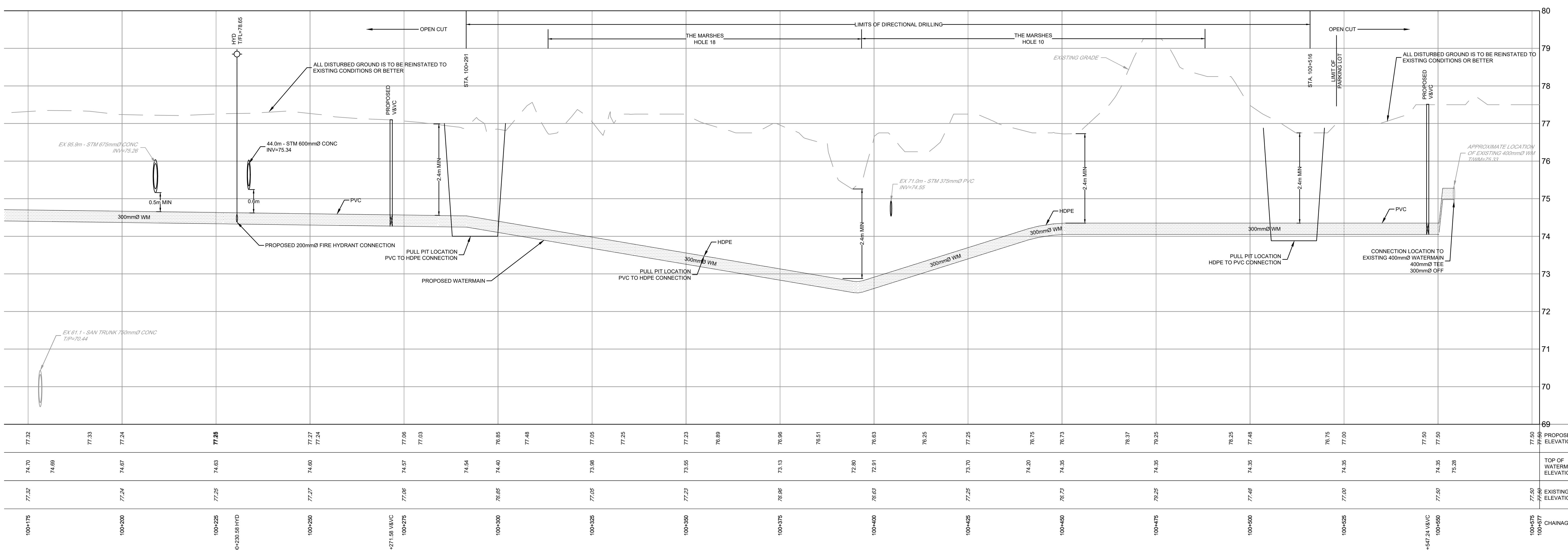
1. ISSUED FOR REVIEW JAN 29/26 LAB
No. REVISION DATE BY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
(613) 254-9642
(613) 254-5867
www.novatech-eng.com

LOCATION
CITY OF OTTAWA
SERENVITA - 2505 & 2707 SOLANDT ROAD
DRAWING NAME
NOTES AND DETAILS
(EASEMENT SECTIONS)
PROJECT No.
124150A-ND4
REV #
REV #1
DRAWING No.
124150A-ND4
DRAWING No.
124150A-ND4
DRAWING No.
124150A-ND4



EASEMENT IN FAVOUR OF THE CITY OF OTTAWA WILL BE REQUIRED OVER THE PROPOSED WATERMAIN. WIDTH AND EXACT LOCATION TO BE DETERMINED IN CONSULTATION WITH THE CITY OF OTTAWA AND LANDOWNERS.



FOR ADDITIONAL INFORMATION ON EXISTING INFRASTRUCTURE AND DETAILS, REFER TO NOVATECH DRAWINGS 93063-P2, 93063-P10, 93063-P7 & 93063-GP2

NOTE:
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BEFORE STARTING WORK, DETERMINE THE EXACT
LOCATION OF ALL SUCH UTILITIES AND
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DAMAGE TO THEM.

SOURCE REFERENCE:
TOPOGRAPHIC INFORMATION:
1. NOVATECH TOPOGRAPHIC SURVEY: JULY 9, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
2. NOVATECH TOPOGRAPHIC SURVEY: NOVEMBER 13, 2025 / 2505 & 2707 SOLANDT ROAD, OTTAWA, ON K2K 3G5
3. 1-1000 OTTAWA BASE MAPPING

LEGAL INFORMATION:
1. PART OF BLOCK 99 REGISTERED PLAN 4M-280
2. 4R-13632 / FAIRHALL, O'SULLIVAN, VOLLEBEKK LTD
3. 4R-13632 / FAIRHALL, MOFFATT & WOODLAND LIMITED
4. 4R-33558 / FAIRHALL, MOFFATT & WOODLAND LIMITED
5. 4R-16553 / FAIRHALL, MOFFATT & WOODLAND LIMITED

SCALE		DESIGN		FOR REVIEW ONLY		LOCATION	
0 5 10 15 20		TGS CHECKED LAB DRAWN		NOVATECH LICENCED PROFESSIONAL ENGINEER J.A. BOWLEY 1000981115 PROVINCE OF ONTARIO		CITY OF OTTAWA SERENVITA - 2505 & 2707 SOLANDT ROAD	
HORIZONTAL		TGS CHECKED JLS APPROVED				PROJECT No. 124150A	
0 0.5 1.0 1.5 2.0		VERTICAL		LAB		DRAWING NAME PLAN AND PROFILE WATERMAIN LOOPING - SOLANDT TO TERRY FOX STA. 100+175 TO 100+577	
No.	REVISION	DATE	BY			REV 124150A-PW2	