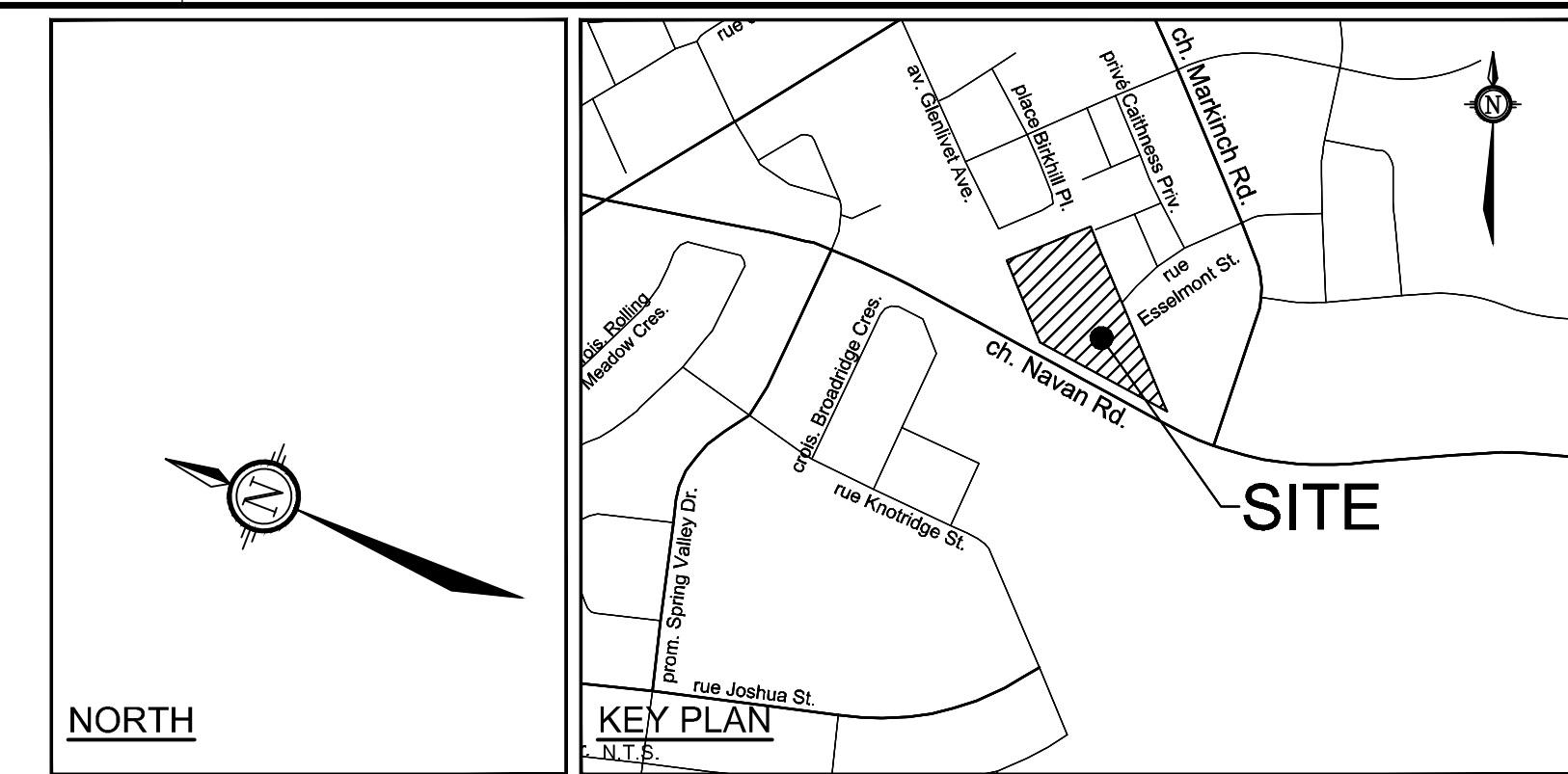


- LEGEND**
- PROPERTY LINE
 - DRAINAGE AREA LIMITS
 - PRE 0.129 0.20 PRE-DEVELOPMENT AREA ID
 - PRE-DEVELOPMENT DRAINAGE AREA (ha)
 - 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
 - ← DIRECTION OF MAJOR OVERLAND FLOW
 - 55.18 EXISTING ELEVATION
 - EX-STMMW EXISTING STORMWATER & SEWER
 - EXISTING CONCRETE CURB
 - EX-V&V EXISTING VALVE & VALVE BOX
 - EX-HYD EXISTING HYDRANT
 - EX-UP EXISTING UTILITY POLE C/W GUY WIRES

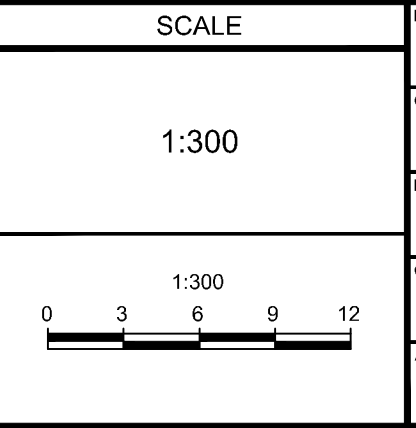


- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 - 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.
 - 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.
 - 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.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL REPORT (NO. PG6582-1, REVISION 1, DATED JANUARY 29, 2024), PREPARED BY PATERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS AND GEOTECHNICAL MEMO (PG6582-MEMO 04, GEOTECHNICAL REVIEW - GRADING PLAN, DATED FEBRUARY 27, 2024), PREPARED BY PATERSON GROUP INC. FOR THE GEOTECHNICAL RECOMMENDATION FOR THE PLACEMENT OF LIGHT WEIGHT FILL AND INSULATION THICKNESS REQUIRED FOR SHALLOW SEWERS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 - REFER TO DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-024) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
 - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 - PROVIDE LANE PARKING PAINTING.
 - 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/O ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS AND ANY ALIGNMENT CHANGES, ETC.
- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM CONTROL MONUMENT NO. 001196550227 HAVING AN ELEVATION OF 86.707 METRES.
 - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
 - BENCHMARK WAS PROVIDED ON TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 4, CONCESSION 4 (OTTAWA FRONT) GEORGIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, SURVEYED BY ANNS, O'SULLIVAN AND VOLEBEK LTD.

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.

OWNER INFORMATION
262576 ONTARIO INC.
231 BRITTANY DRIVE, SUITE D
OTTAWA, ONTARIO, K1K 0R8
LALIT AGGARWAL
PHONE: (613)-746-1647
lsa@manorparkcap.com

No.	REVISION	DATE	BY
3	REVISED PER GEOTECHNICAL COMMENTS	FEB 27/24	FST
2	REVISED PER CITY COMMENTS	NOV 13/23	FST
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	JUNE 02/23	FST



FOR REVIEW ONLY	
DESIGN	Z/ACV
CHECKED	FST
DRAWN	Z/ACV
CHECKED	FST
APPROVED	FST



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Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
3317 NAVAN ROAD

DRAWING NAME
PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

PROJECT NO.: 118076
REV #3
DRAWING NO.: 118076-STM1
Plan #19008

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