

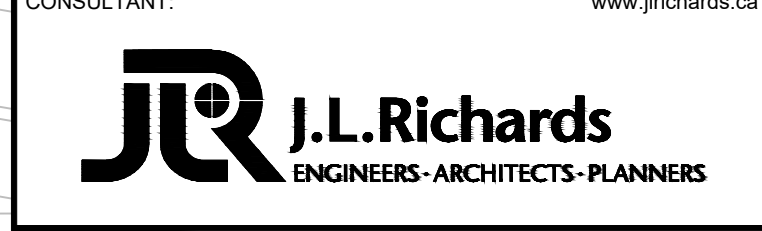
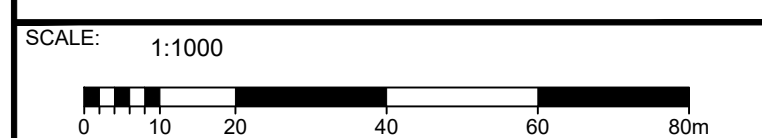
**LEGEND:**

- PROPOSED 200mmØ WATERMAIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- PROPOSED 200mm SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- + EXISTING HYDRANT, VALVE & VB
- + PROPOSED HYDRANT, VALVE & VB

**PRELIMINARY DESIGN**  
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No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

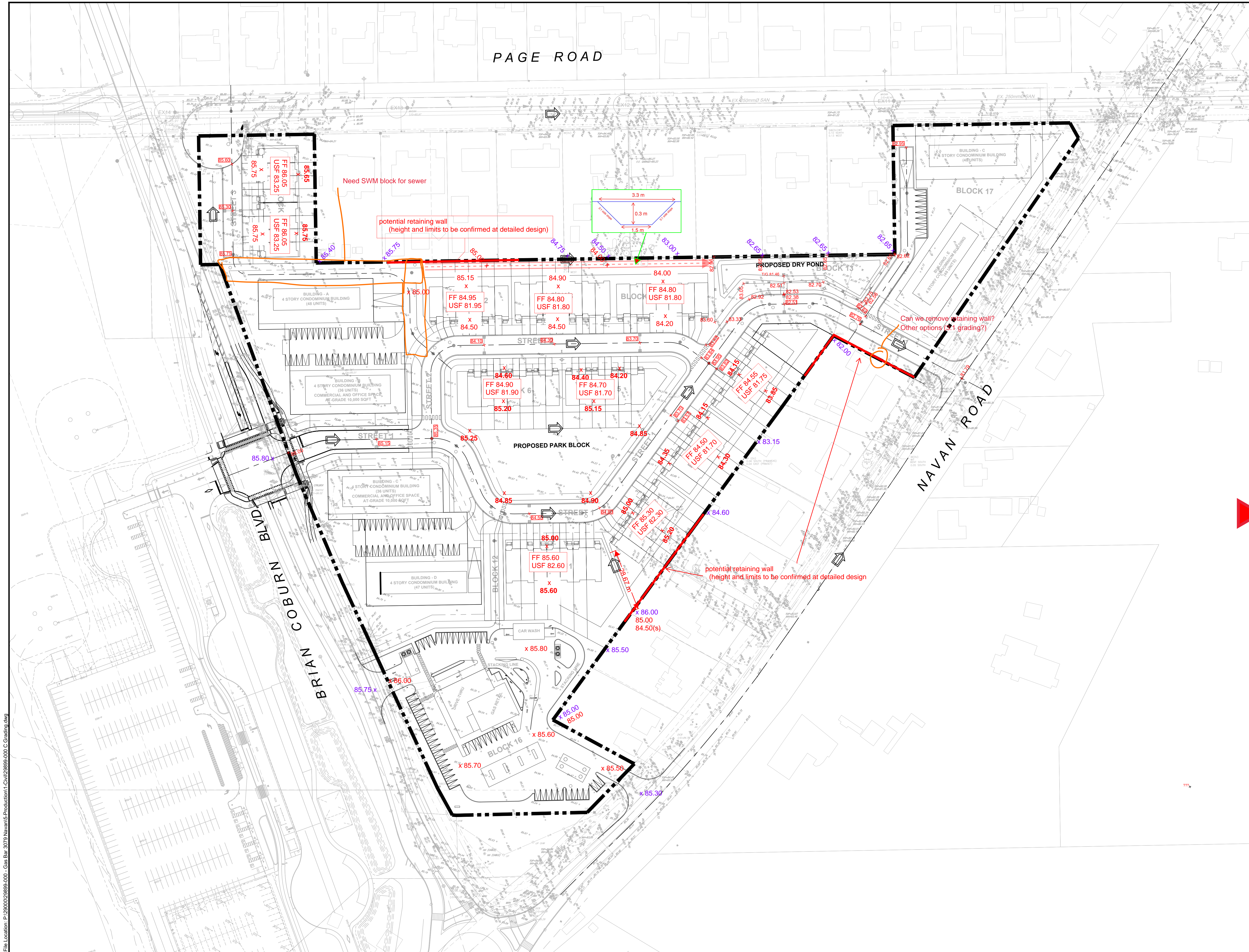
PROJECT:  
 2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

DRAWING:  
 FUNCTIONAL OVERALL SERVICING

DESIGN: MM	DRAWING #:
DRAWN: KT	<b>FOS</b>
CHECKED: KF	
JLR #: 29899-000	

File Location: P:\2000\029899-000 - Gas Bar\_3079 Navan\IS-Production\1-Civil\029899-000\_C OS.dwg

PLOT DATE: December 1, 2022 11:34:39 AM CITY FILE NO: D07-02-1-008



**LEGEND**

x81.12 ORIGINAL SURVEY

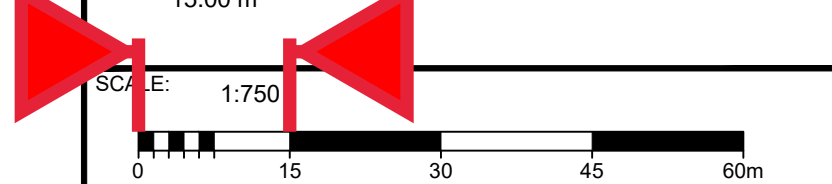
x81.55 PROPOSED ELEVATION

**PRELIMINARY DESIGN**

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No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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CLIENT:

CONSULTANT:

**JLR J.L. Richards**  
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

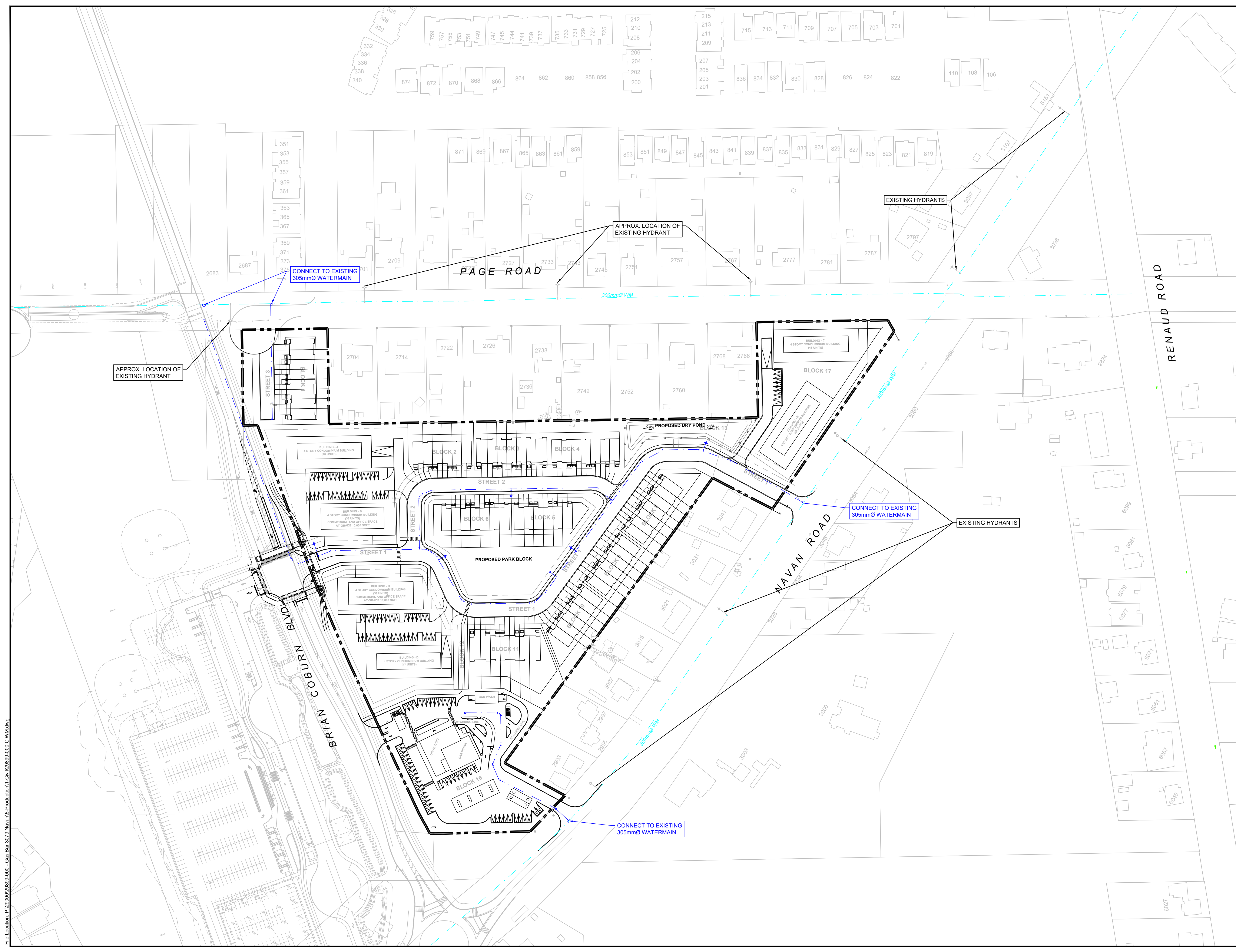
PROJECT:

2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

DRAWING:

**FUNCTIONAL GRADING PLAN**

DESIGN:	KF	DRAWING #:	<b>FG</b>
DRAWN:	KT		
CHECKED:	MM		
JLR #:	29899-000		



**LEGEND:**

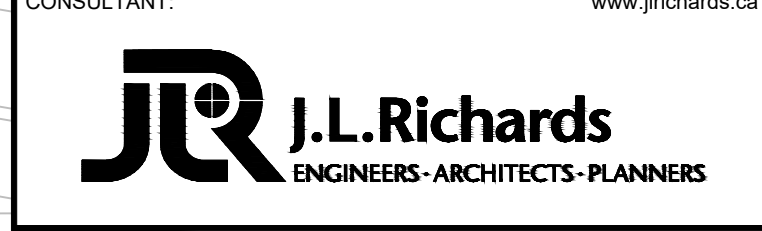
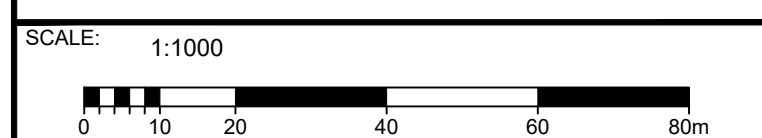
- PROPOSED 200mmØ WATERMAIN
- EXISTING WATERMAIN

**PRELIMINARY DESIGN**

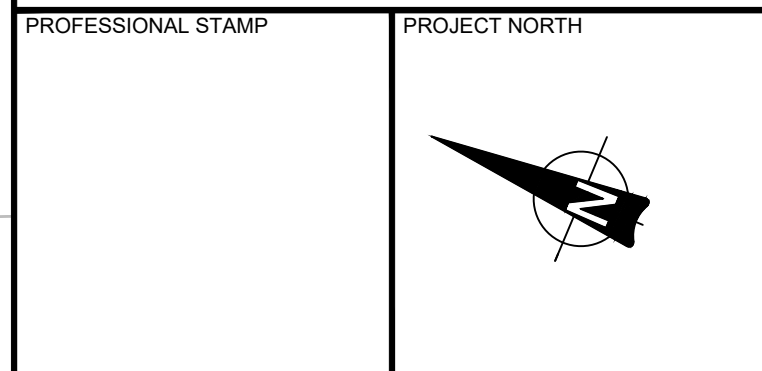
THESE DOCUMENTS ARE NOT COMPLETE IN ALL DETAILS AND MAY BE SUBJECT TO CHANGE AS DESIGN DEVELOPMENT AND CODE REVIEW IS ADVANCED.

No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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CONSULTANT:



PROJECT:

**2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD**

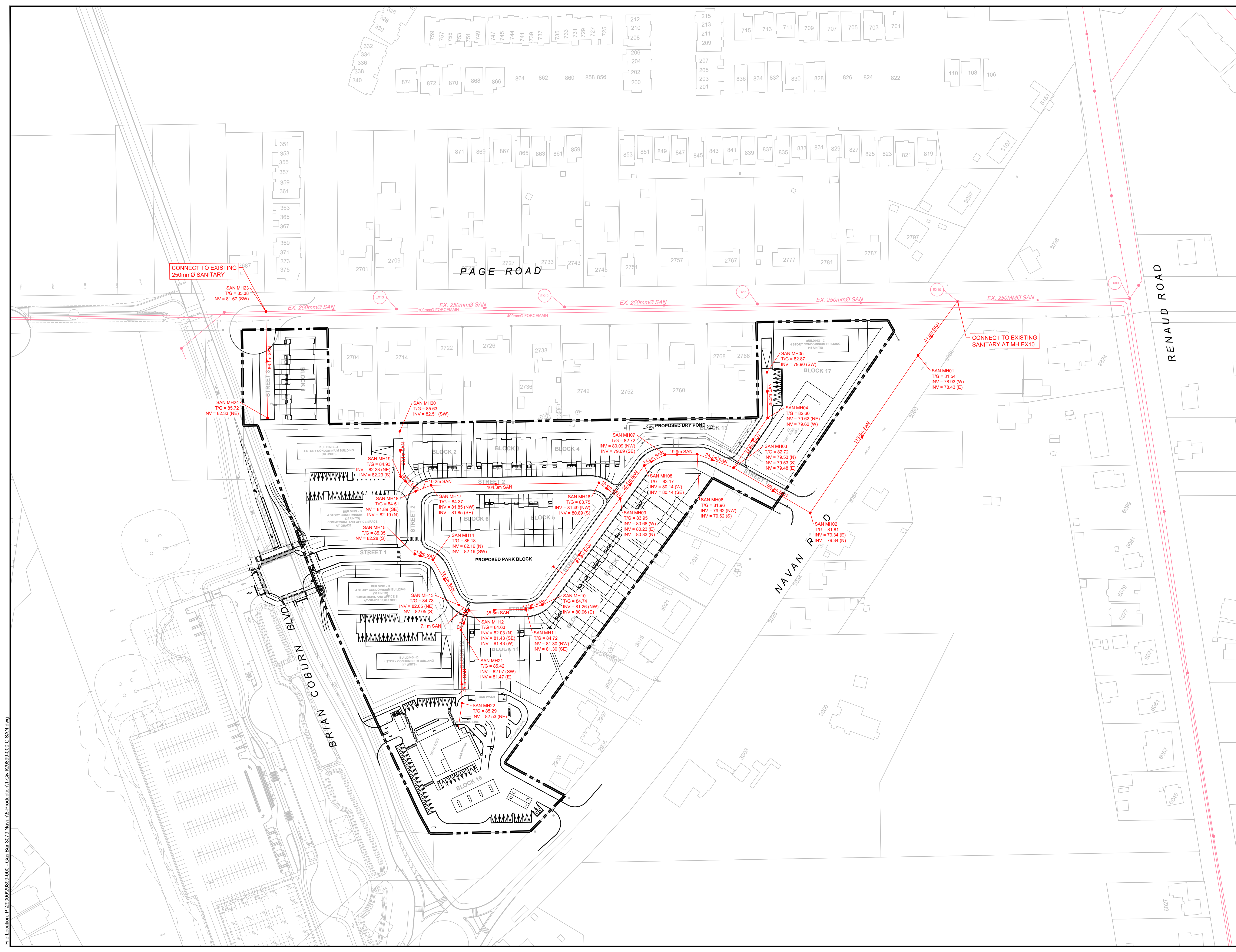
DRAWING:

**FUNCTIONAL WATERMAIN SERVICING**

DESIGN: MM	DRAWING #:
DRAWN: KT	<b>FWM</b>
CHECKED: KF	
JLR #: 29899-000	

File Location: P:\2000\29899-000 - Gas Bar\_3079 Navan\IS-Production\1-Civil\29899-000\_C\_WM.dwg

PLOT DATE: December 1, 2022 11:34:59 AM CITY FILE NO. D07-24-008



**LEGEND:**

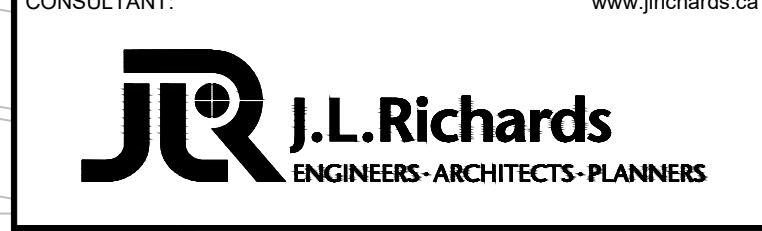
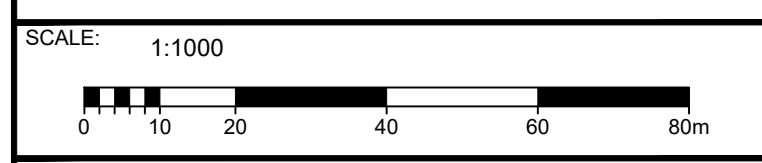
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED 200mm SANITARY SEWER & MANHOLE

**PRELIMINARY DESIGN**

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No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

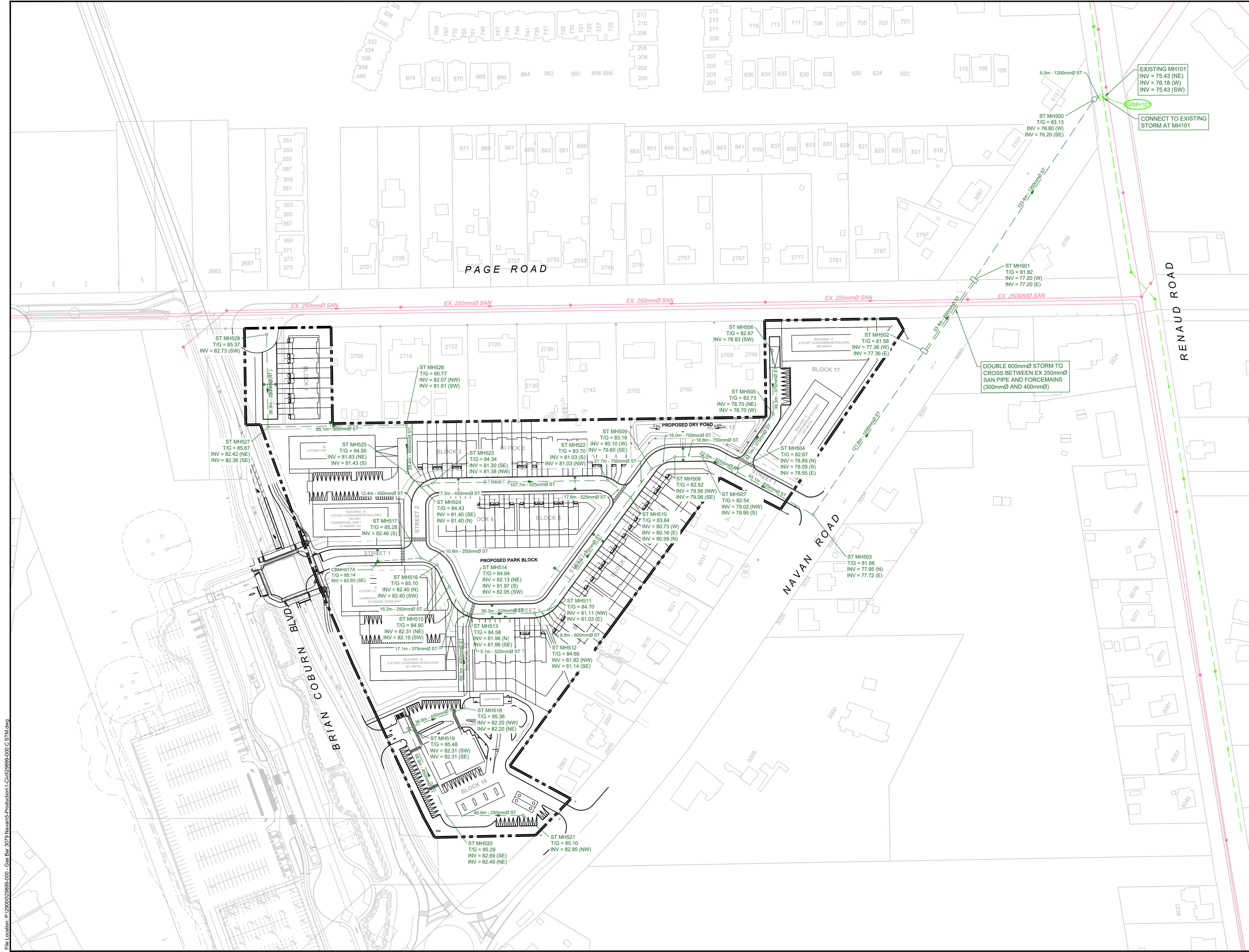
DRAWING:

FUNCTIONAL SANITARY SERVICING

DESIGN: MM	DRAWING #:
DRAWN: KT	FSAN
CHECKED: KF	
JLR #: 29899-000	

File Location: P:\2000\029899-000 - Gas Bar 3079 Navan\IS-Production\1-Civil\29899-000 C SAN.dwg

PLOT DATE: December 1, 2022 11:35:09 AM CITY FILE NO. D07-24-008



**LEGEND:**

- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE

**PRELIMINARY DESIGN**

THESE DOCUMENTS ARE NOT COMPLETE IN ALL DETAILS AND MAY BE SUBJECT TO CHANGE AS DESIGN DEVELOPMENT AND CODE REVIEW IS ADVANCED.

No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

SCALE: 1:1000

CLIENT:

CONSULTANT: **J.L. Richards**  
ENGINEERS - ARCHITECTS - PLANNERS

PROJECT: 2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

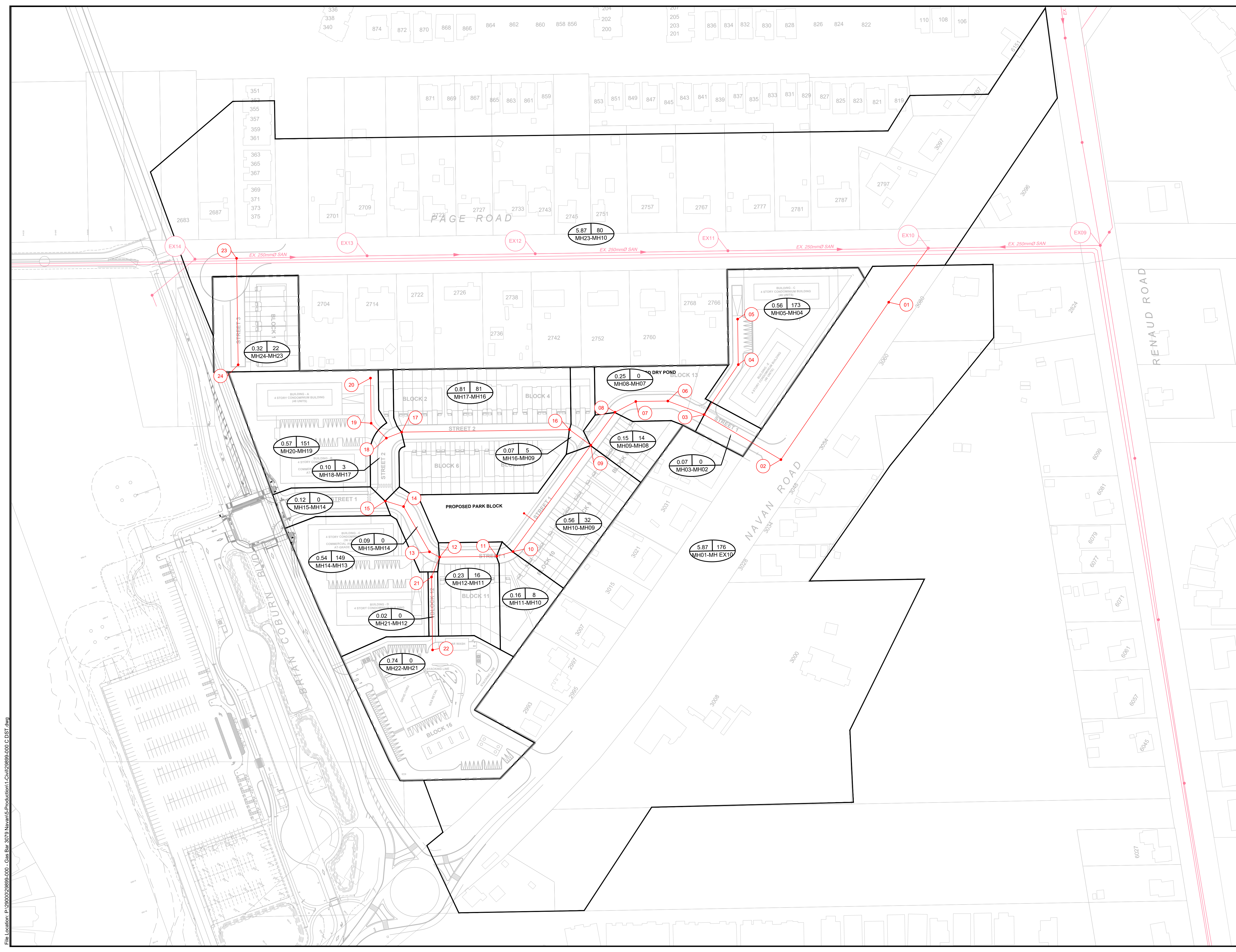
DRAWING: **FUNCTIONAL STORMWATER SERVICING**

DESIGN: MM  
DRAWN: KT  
CHECKED: KF  
JLR #: 29899-000

DRAWING #: **FSTM**

PLOT DATE: December 1, 2022 11:35:16 AM CITY FILE NO. D07-24-008

File Location: P:\2000\029899-000 - Gas Bar 3079 Navan\5-Production\1-Civil\29899-000-C STM.dwg



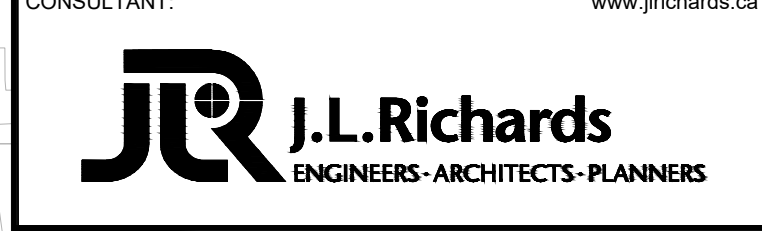
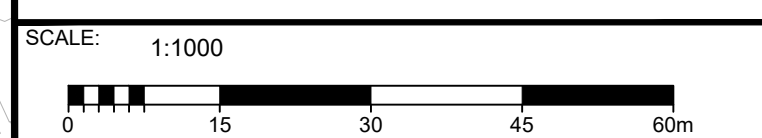
**LEGEND:**

- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED 200mm SANITARY SEWER & MANHOLE
- AREA IN HECTARES
- AREA POPULATION
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE

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 CODE REVIEW IS ADVANCED.

No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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PROJECT:  
 2983, 3053 and 3079 NAVAN ROAD &  
 2690 PAGE ROAD

DRAWING:  
**FUNCTIONAL SANITARY DRAINAGE PLAN**

DESIGN: MM	DRAWING #:
DRAWN: KT	<b>FDSAN</b>
CHECKED: KF	
JLR #: 29899-000	

File Location: P:\2000\029899-000 - Gas Bar 3079 Navan\15-Production\1-Civil\29899-000 C.DST.dwg

PLOT DATE: December 1, 2022 11:35:26 AM CITY FILE NO. D07-12-1-008

File Location: P:\2000\29899-000 - Gas Bar 3079 Navan\IS-Production\1-Civil\29899-000 C.DST.dwg



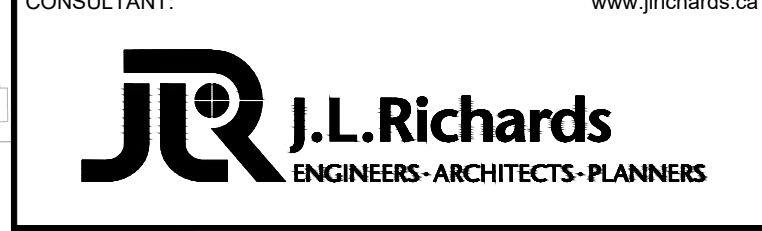
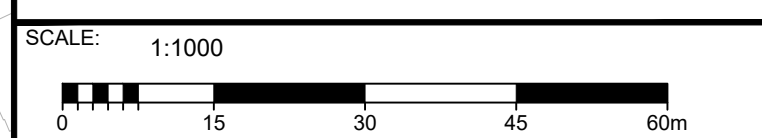
**LEGEND:**

- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- PIPE REACH UPSTREAM MAINTENANCE HOLE TO DOWNSTREAM MAINTENANCE HOLE

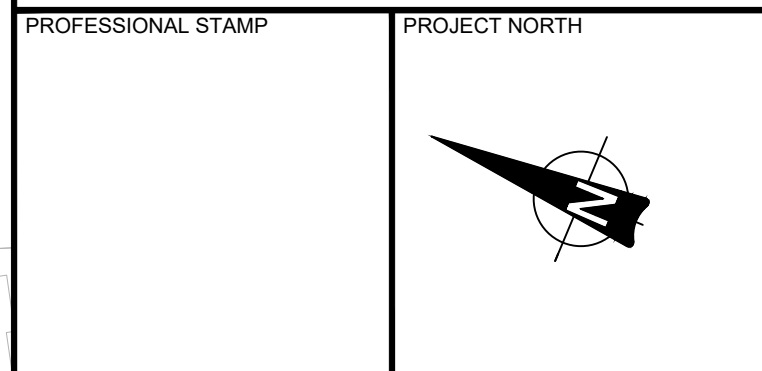
**PRELIMINARY DESIGN**  
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No.	ISSUE / REVISION	DDMMYY
2	FUNCTIONAL SERVICING REPORT RESUBMISSION	14/04/22
1	ADEQUACY OF PUBLIC SERVICES REPORT	07/09/21

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CONSULTANT:

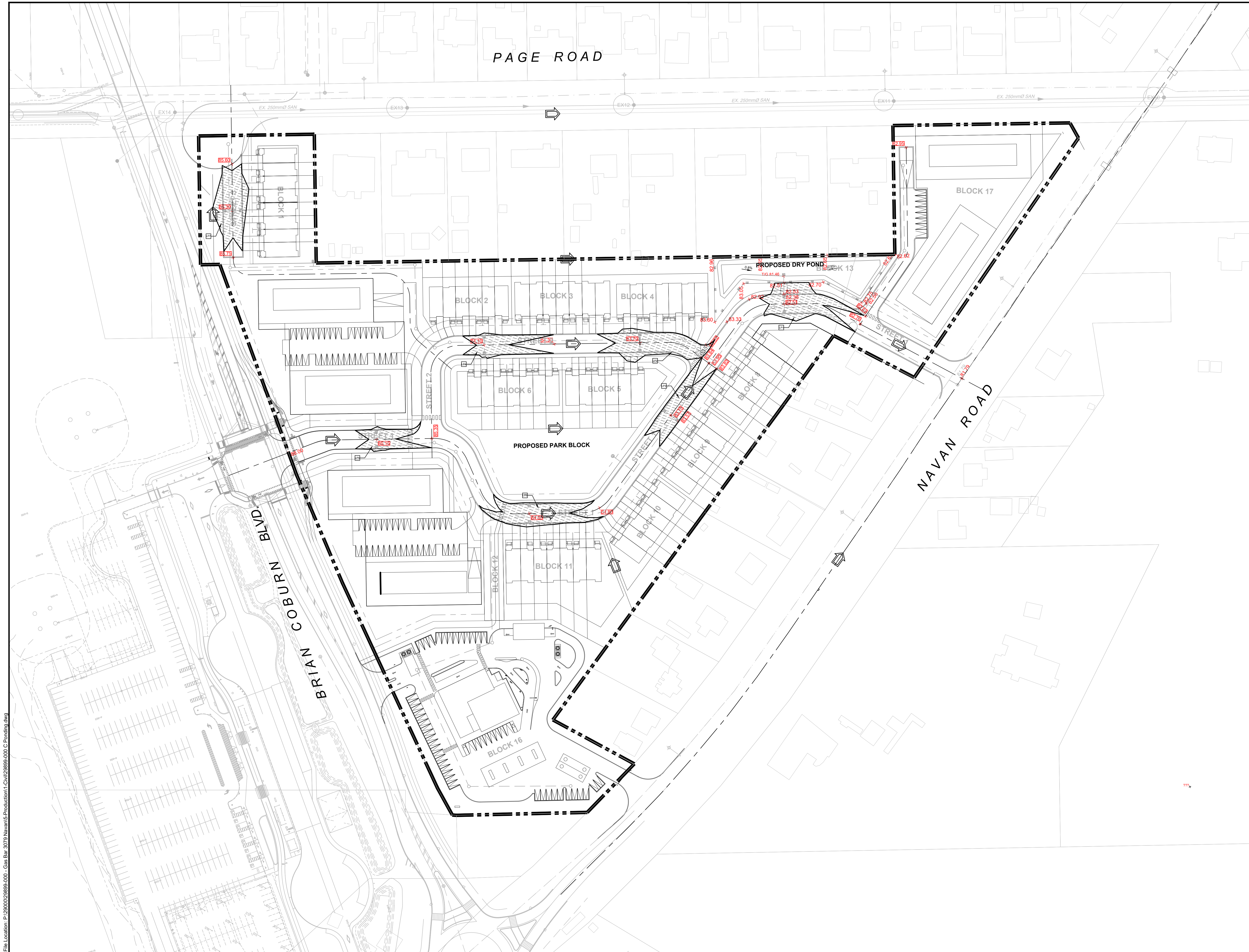


PROJECT:  
 2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

DRAWING:  
**FUNCTIONAL STORM DRAINAGE PLAN**

DESIGN: MM	DRAWING #:
DRAWN: KT	<b>FDST</b>
CHECKED: KF	
JLR #: 29899-000	

PLOT DATE: December 1, 2022 11:35:37 AM CITY FILE NO: D07-02-1-008



**LEGEND**

1:81.12 ORIGINAL SURVEY

1:81.55 PROPOSED ELEVATION

PONDING EXTENT

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**PRELIMINARY DESIGN**

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No.	ISSUE / REVISION	DDMMYY
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SCALE: 1:750

CLIENT:

CONSULTANT: www.jrichards.ca

ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:

2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

DRAWING:

FUNCTIONAL PONDING PLAN

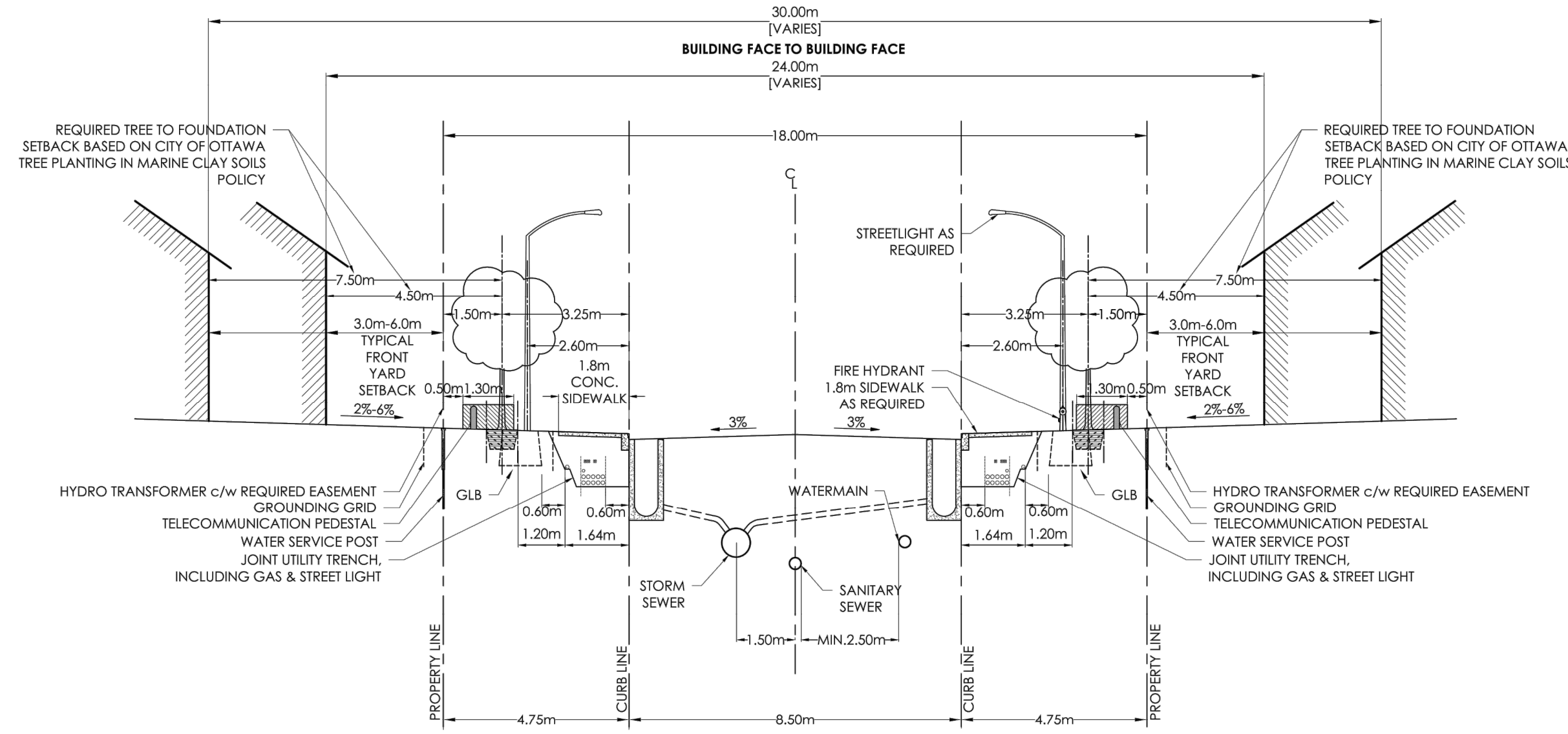
DESIGN: KF	DRAWING #:
DRAWN: KT	FSWM
CHECKED: MM	
JLR #: 29899-000	

FILE LOCATION: P:\2020\02\29899-000 - Gas Bar\_3079 Navan\IS-Production\1-Civil\29899-000\_C Ponding.dwg

PLOT DATE: December 1, 2022 11:38:47 AM CITY FILE NO. D07-22-1-008



- STANDARD CROSS-SECTIONS TO BE READ IN CONJUNCTION WITH THE GENERAL STANDARD CROSS-SECTION NOTES AND OTHER APPLICABLE CITY AND UTILITY PLANS AND DETAILS.
- 18M RIGHT-OF-WAY NOT TO BE USED ON STREETS WITH BUS SERVICE.
- CONCRETE CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAILS.
- TYPICAL FRONT YARD SETBACK IS TO BE CLEAR AND UNENCUMBERED OF ANY SUBSURFACE BUILDING ENCROACHMENTS.
- FIRE HYDRANTS TO BE LOCATED ON THE WATERMAIN SIDE OF THE STREET.
- CATCH BASINS TO BE PER CITY OF OTTAWA DETAIL S2.
- GAS MAIN SHALL HAVE A MINIMUM OF 0.6M CLEARANCE FROM STRUCTURES (E.G. CATCH BASINS AND HYDRANTS) AND 1.2 M FROM TREE ROOT BALL.
- STREETLIGHTS CAN BE LOCATED ON EITHER SIDE OF THE RIGHT-OF-WAY.
- JOINT-USE UTILITY TRENCH (JUT) UNDER SIDEWALK AS PER DETAIL UDS0049 HELD BY HYDRO OTTAWA.
- GRADE LEVEL BOX (GLB) AS DRAWN SHOWS GLB3660, EXACT LOCATION TO BE CONFIRMED.
- THIS CROSS-SECTION CANNOT BE USED WHERE A CONCRETE ENCASED HYDROELECTRIC DUCT OR ANOTHER SEPARATE UTILITY DUCT IS REQUIRED.
- TREE CLEARANCES TO HYDRO OTTAWA PLANT SHALL FOLLOW GCS0038.
- CLEARANCES SHOWN ARE MINIMUMS.



18.0m ROW CROSS SECTION

REV. DATE: AUG. 2022

DWG. No. ROW-18.0

LEGEND  
 SIDEWALK

**PRELIMINARY DESIGN**

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SCALE: NTS

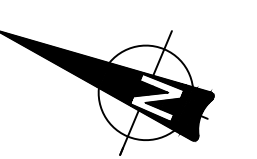


CONSULTANT: www.jrichards.ca



CONSULTANT:

PROFESSIONAL STAMP PROJECT NORTH



PROJECT:  
 2983, 3053 and 3079 NAVAN ROAD & 2690 PAGE ROAD

DRAWING:  
 FUNCTIONAL CROSS SECTIONS

DESIGN: TB  
 DRAWN: TB/KT  
 CHECKED: SP  
 JLR #: 29899-000

DRAWING #:  
**FXS**

