

**LEGEND**

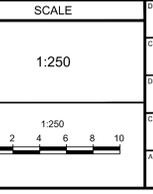
X	REMOVALS
---	EXISTING CONCRETE CURB
V&V	EXISTING VALVE & VALVE BOX
SP	EXISTING SERVICE POST
HYD	EXISTING HYDRANT
CBMH	EXISTING CATCHBASIN
CB	EXISTING CATCHBASIN/H
EX. UP	EXISTING UTILITY POLE
---	EXISTING TREES / VEGETATION

- 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.
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- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. DERIVED ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON P6 HAVING AN ELEVATION OF 64.02.
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NOTE:  
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KEN HOPPNER  
PHONE: 613-831-5490  
khoppner@morleyhoppner.com

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6.	REVISED PER CITY COMMENTS	SEPT 4/24	FST
5.	REVISED PER CITY COMMENTS	JUN 27/24	FST
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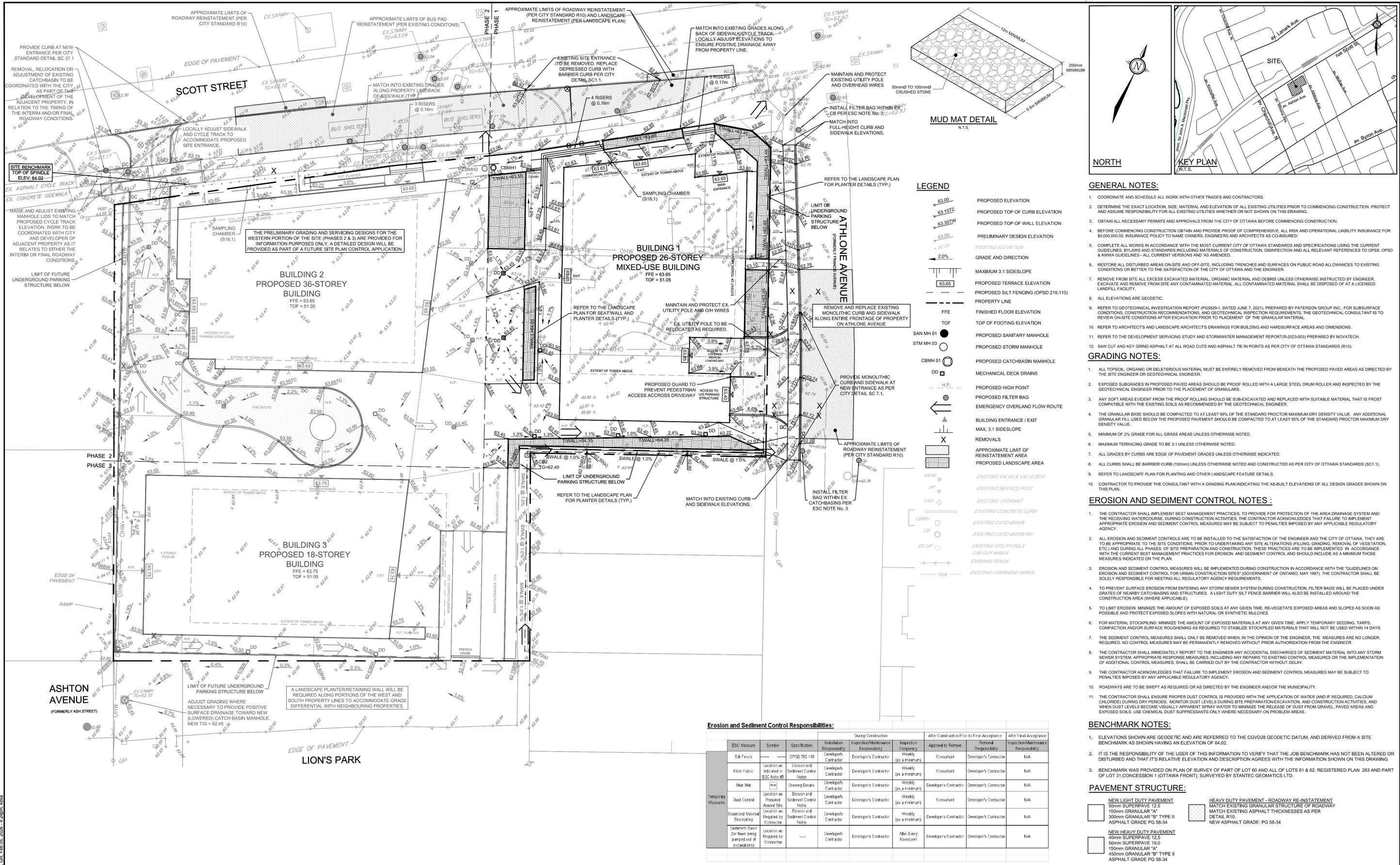
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**NOVATECH**  
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Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 2026 SCOTT STREET	PROJECT No. 121302
DRAWING NAME EXISTING CONDITIONS AND REMOVALS PLAN	REV # 7
	DRAWING No. 121302-REM

D07-12-23-0019





**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.
- COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
- 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 THE 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 INVESTIGATION REPORT (PG628-21, DATED JUNE 7, 2021), PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (S-2023-003) PREPARED BY NOVATECH.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

**GRADING NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 99% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE INDICATED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING THE AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

**EROSION AND SEDIMENT CONTROL NOTES:**

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATER COURSE DURING CONSTRUCTION. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA. THEY ARE TO BE APPROPRIATE TO THE SITE CONDITIONS, PRIOR TO UNDERTAKING ANY SITE ALTERATIONS INCLUDING GRADING, REMOVAL OF VEGETATION, ETC. AND DURING ALL PHASES OF SITE PREPARATION AND CONSTRUCTION. THESE PRACTICES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AND SHOULD INCLUDE AS A MINIMUM THOSE MEASURES INDICATED ON THE PLAN.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION IN ACCORDANCE WITH THE "GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES" (GOVERNMENT OF ONTARIO, MAY 1987). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEETING ALL REGULATORY AGENCY REQUIREMENTS.
- TO PREVENT SURFACE EROSION FROM ENTERING ANY STORM SEWER SYSTEM DURING CONSTRUCTION, FILTER BAGS WILL BE PLACED UNDER GRATES OF NEARBY CATCHBASINS AND STRUCTURES. A LIGHT DUTY SILT FENCE BARRIER WILL ALSO BE INSTALLED AROUND THE CONSTRUCTION AREA (WHERE APPLICABLE).
- TO LIMIT EROSION: MINIMIZE THE AMOUNT OF EXPOSED SOILS AT ANY GIVEN TIME, RE-VEGETATE EXPOSED AREAS AND SLOPES AS SOON AS POSSIBLE AND PROTECT EXPOSED SLOPES WITH NATURAL OR SYNTHETIC MULCHES.
- 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.
- 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.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO ANY STORM SEWER SYSTEM. APPROPRIATE REPAIRS TO EXISTING CONTROL MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.
- THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- ROADWAYS ARE TO BE SWEEP AS REQUIRED OR AS DIRECTED BY THE ENGINEER AND/OR THE MUNICIPALITY.
- THE CONTRACTOR SHALL ENSURE PROPER DUST CONTROL IS PROVIDED WITH THE APPLICATION OF WATER (AND IF REQUIRED, CALCIUM CHLORIDE) DURING DRY PERIODS. MONITOR DUST LEVELS DURING SITE PREPARATION/EXCAVATION, AND CONSTRUCTION ACTIVITIES, AND WHEN DUST LEVELS BECOME VISUALLY APPARENT SPRAY WATER TO MINIMIZE THE RELEASE OF DUST FROM GRAVEL, PAVED AREAS AND EXPOSED SOILS. USE CHEMICAL DUST SUPPRESSANTS ONLY WHERE NECESSARY ON PROBLEM AREAS.

**BENCHMARK NOTES:**

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**PAVEMENT STRUCTURE:**

**NEW LIGHT DUTY PAVEMENT**  
 50mm SUPERPAVE 12.5  
 150mm GRANULAR "A"  
 300mm GRANULAR "B" TYPE II  
 ASPHALT GRADE PG 58-34

**NEW HEAVY DUTY PAVEMENT**  
 40mm SUPERPAVE 12.5  
 50mm SUPERPAVE 19.0  
 150mm GRANULAR "A"  
 450mm GRANULAR "B" TYPE II  
 ASPHALT GRADE PG 58-34

**HEAVY DUTY PAVEMENT - ROADWAY RE-INSTATEMENT**  
 MATCH EXISTING GRANULAR STRUCTURE OF ROADWAY  
 MATCH EXISTING ASPHALT THICKNESSES AS PER DETAIL R10.  
 NEW ASPHALT GRADE: PG 58-34

**LEGEND**

- 63.00 PROPOSED ELEVATION
- 63.15TC PROPOSED TOP OF CURB ELEVATION
- 63.30TW PROPOSED TOP OF WALL ELEVATION
- 63.00 PRELIMINARY DESIGN ELEVATION
- EXISTING ELEVATION
- GRADE AND DIRECTION
- MAXIMUM 3:1 SIDESLOPE
- 63.65 PROPOSED TERRACE ELEVATION
- PROPOSED SILT FENCING (OPSD 219.110)
- PROPERTY LINE
- FINISHED FLOOR ELEVATION
- TOP OF FOOTING ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- MECHANICAL DECK DRAINS
- PROPOSED HIGH POINT
- PROPOSED FILTER BAG EMERGENCY OVERLAND FLOW ROUTE
- BUILDING ENTRANCE / EXIT
- MAX. 3:1 SIDESLOPE
- REMOVALS
- APPROXIMATE LIMIT OF REINSTATEMENT AREA
- PROPOSED LANDSCAPE AREA
- EXISTING VALVE & VALVE BOX
- EXISTING SERVICE POST
- EXISTING HYDRANT
- EXISTING CONCRETE CURB
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MH
- EXISTING UTILITY POLE
- OH GUY WIRES
- EXISTING FENCE
- EXISTING OVERHEAD WIRES

**MUD MAT DETAIL**  
N.T.S.

**ATHLONE AVENUE**  
FOR THE LANDSCAPE PLAN FOR PLANTER DETAILS (TYP.)

**ASHTON AVENUE**  
FOR THE LANDSCAPE PLAN FOR PLANTER DETAILS (TYP.)

**LION'S PARK**  
FOR THE LANDSCAPE PLAN FOR PLANTER DETAILS (TYP.)

**SCOTT STREET**  
FOR THE LANDSCAPE PLAN FOR PLANTER DETAILS (TYP.)

**ASHTON AVENUE (FORMERLY ASH STREET)**

**ASHTON AVENUE**

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 PHONE: 613-831-5490  
 khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
7.	REISSUED FOR ZBLA AND SPC APPLICATIONS	FEB 4/26	FST
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1.	ISSUED FOR SPC APPLICATION	FEB 22/23	FST

SCALE		DESIGN	CHECKED	APPROVED
1:250		KD	FST	FST
0 2 4 6 8 10		KD	FST	FST
		FST	FST	FST

**FOR REVIEW ONLY**

**PROFESSIONAL ENGINEER**  
 F.S. THAUVELLE  
 1003412009  
 February 5, 2026  
 PROVINCE OF ONTARIO

**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  
 2026 SCOTT STREET

**DRAWING NAME**  
 GRADING AND EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 121302  
 REV # 7  
 DRAWING No. 121302-GR  
 PLAN #18976

**DATE**  
 FEB 22/23

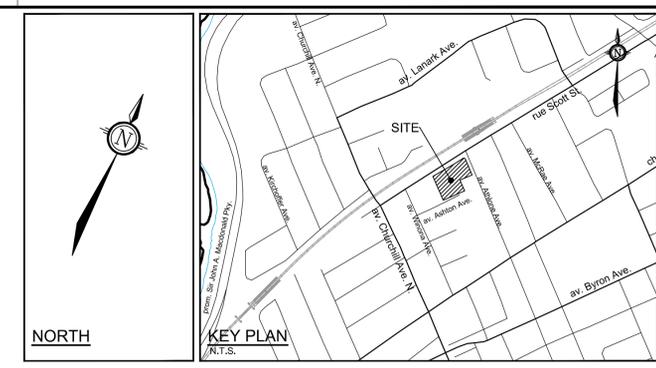
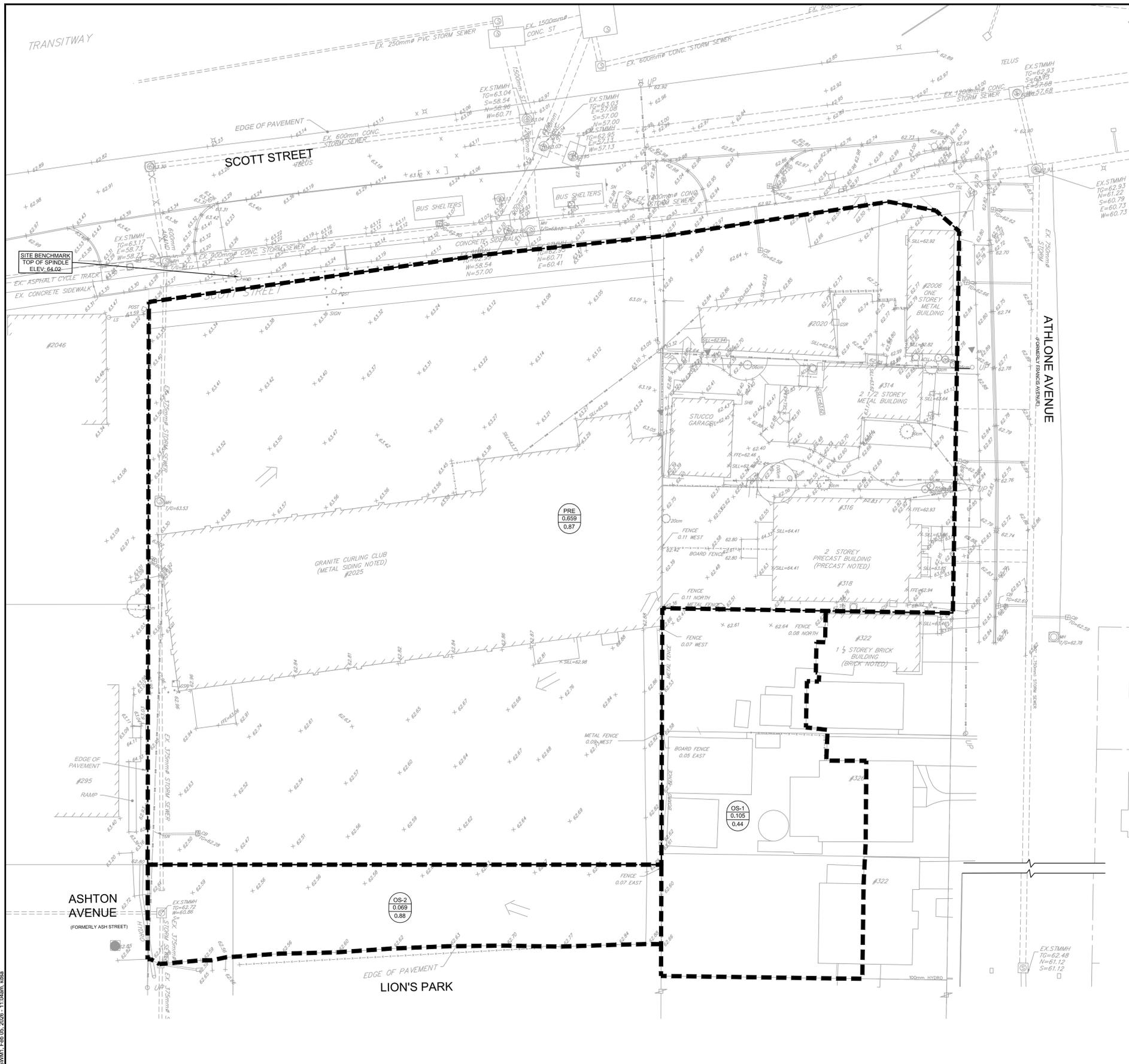
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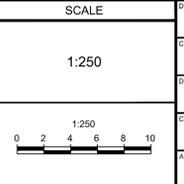
	DRAINAGE AREA LIMITS
	PRE-DEVELOPMENT AREA ID
	PRE-DEVELOPMENT DRAINAGE AREA (ha)
	1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
	EXISTING CONCRETE CURB
	EXISTING VALVE & VALVE BOX
	EXISTING SERVICE POST
	EXISTING HYDRANT
	EXISTING CATCHBASIN
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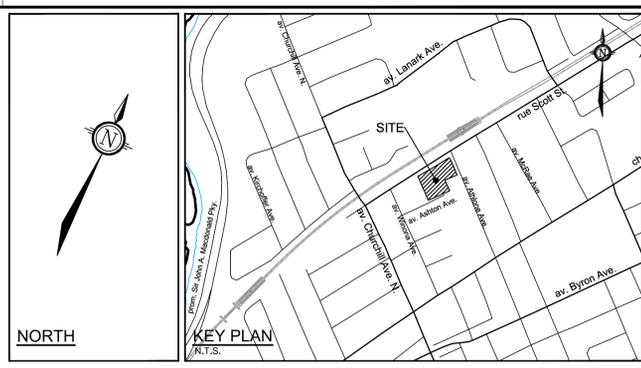
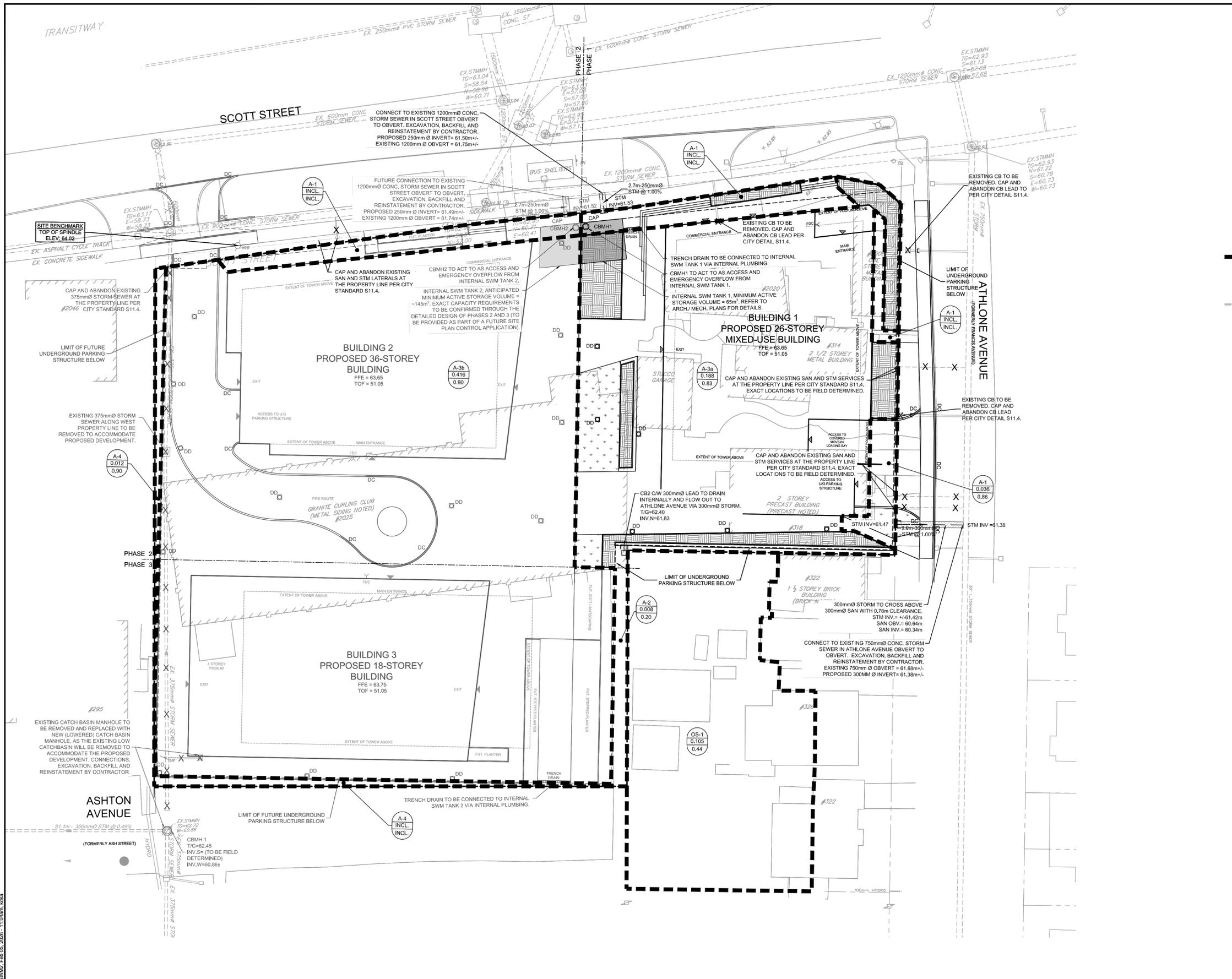
LOCATION  
CITY OF OTTAWA  
2026 SCOTT STREET

DRAWING NAME  
PRE-DEVELOPMENT  
STORM DRAINAGE AREA PLAN

PROJECT No. 121302  
REV # 6  
DRAWING No. 121302-SWM1  
PLAN # 18976

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  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

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INTERNAL SWM TANK 1			
DESIGN EVENT	STORAGE SYSTEM	REQUIRED STORAGE VOLUMES	PROVIDED STORAGE VOLUMES
1.2 YR	CONTROLLED FLOW	11.8 m <sup>3</sup>	
1.5 YR	PUMPED FLOW	20.2 m <sup>3</sup>	>56 m <sup>3</sup>
1:100 YR	RATE = 13.5 L/s	55.9 m <sup>3</sup>	

**NOTES:**

- ALL DRAINAGE FROM AREA A-3a (PROPOSED PHASE 1 AMENITY AREA DECK DRAINS AND ALL BUILDING 1 ROOF DRAINS) TO BE DIRECTED TO INTERNAL STORMWATER STORAGE TANK 1. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

**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.

No.	REVISION	DATE	BY
7.	REISSUED FOR ZBLA AND SPC APPLICATIONS	FEB 4/26	FST
6.	REVISED PER CITY COMMENTS	SEPT 4/24	FST
5.	REVISED PER CITY COMMENTS	JUN 27/24	FST
4.	REVISED PER CITY COMMENTS	APR 16/24	FST
3.	REVISED PER CITY COMMENTS	MAR 9/24	FST
2.	REVISED PER CITY COMMENTS	OCT 16/23	FST
1.	ISSUED FOR SPC APPLICATION	FEB 22/23	FST

**OWNER INFORMATION**  
HOPPNER HOLDINGS INC.  
1818 BRADLEY SIDE ROAD,  
CARP, ONTARIO K0A 1L0  
KEN HOPPNER  
PHONE: 613-831-5490  
khoppner@morleyhoppner.com

**SCALE**

1:250

0 2 4 6 8 10

**DESIGN**

DESIGNED	KD
CHECKED	FST
DRAWN	KD
CHECKED	FST
APPROVED	FST

**FOR REVIEW ONLY**

**PROFESSIONAL ENGINEER**  
F.S. THAUVELLE  
1003412399  
FEBRUARY 5, 2026  
PROVINCE OF ONTARIO

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Engineers, Planners & Landscape Architects  
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Facsimile (613) 254-5867  
Website www.novatech-eng.com

**LOCATION**  
CITY OF OTTAWA  
2026 SCOTT STREET

**DRAWING NAME**  
POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

**PROJECT No.** 121302  
**REV #** 7  
**DRAWING No.** 121302-SWM2  
**PLAN #** 18976

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