

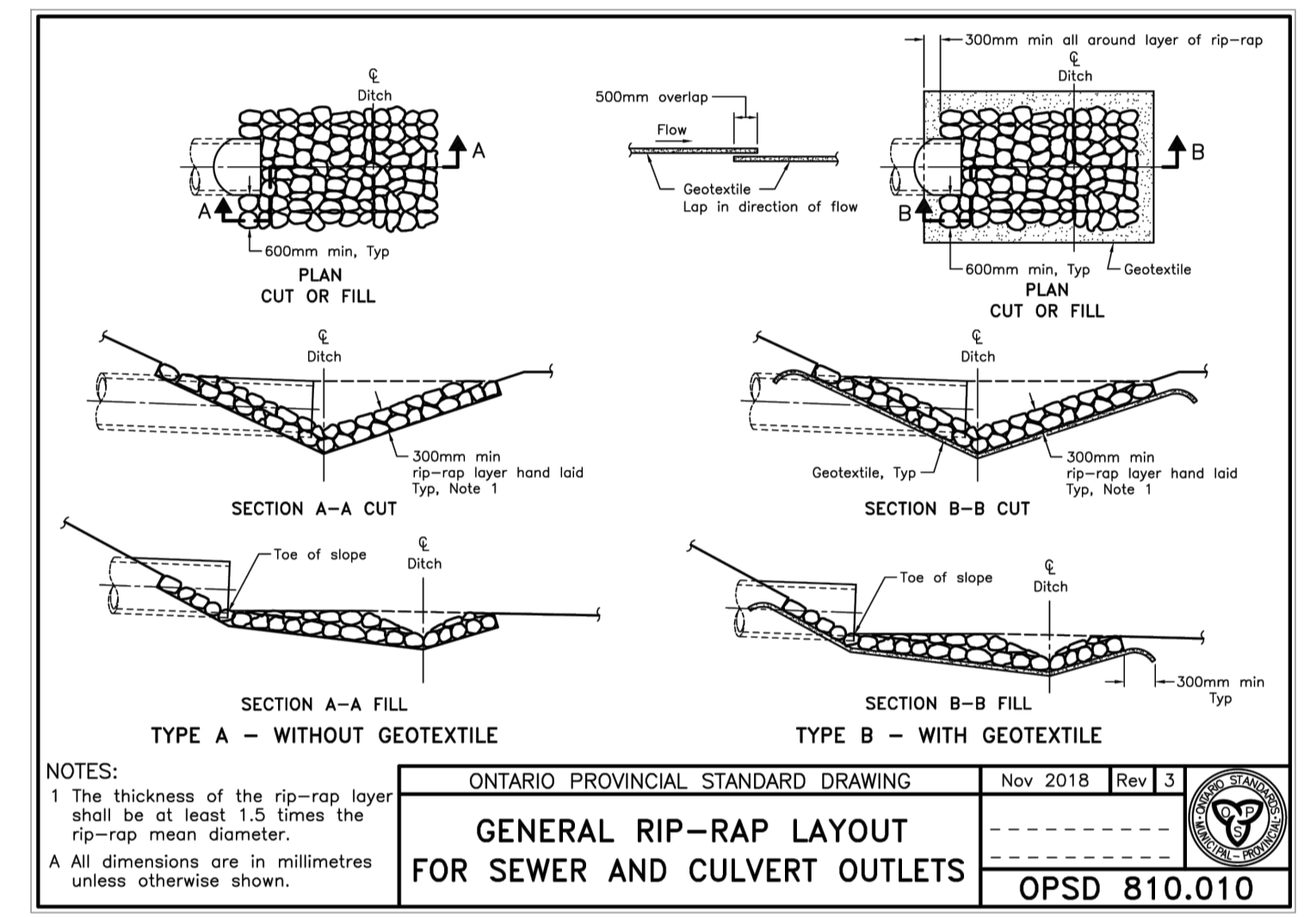
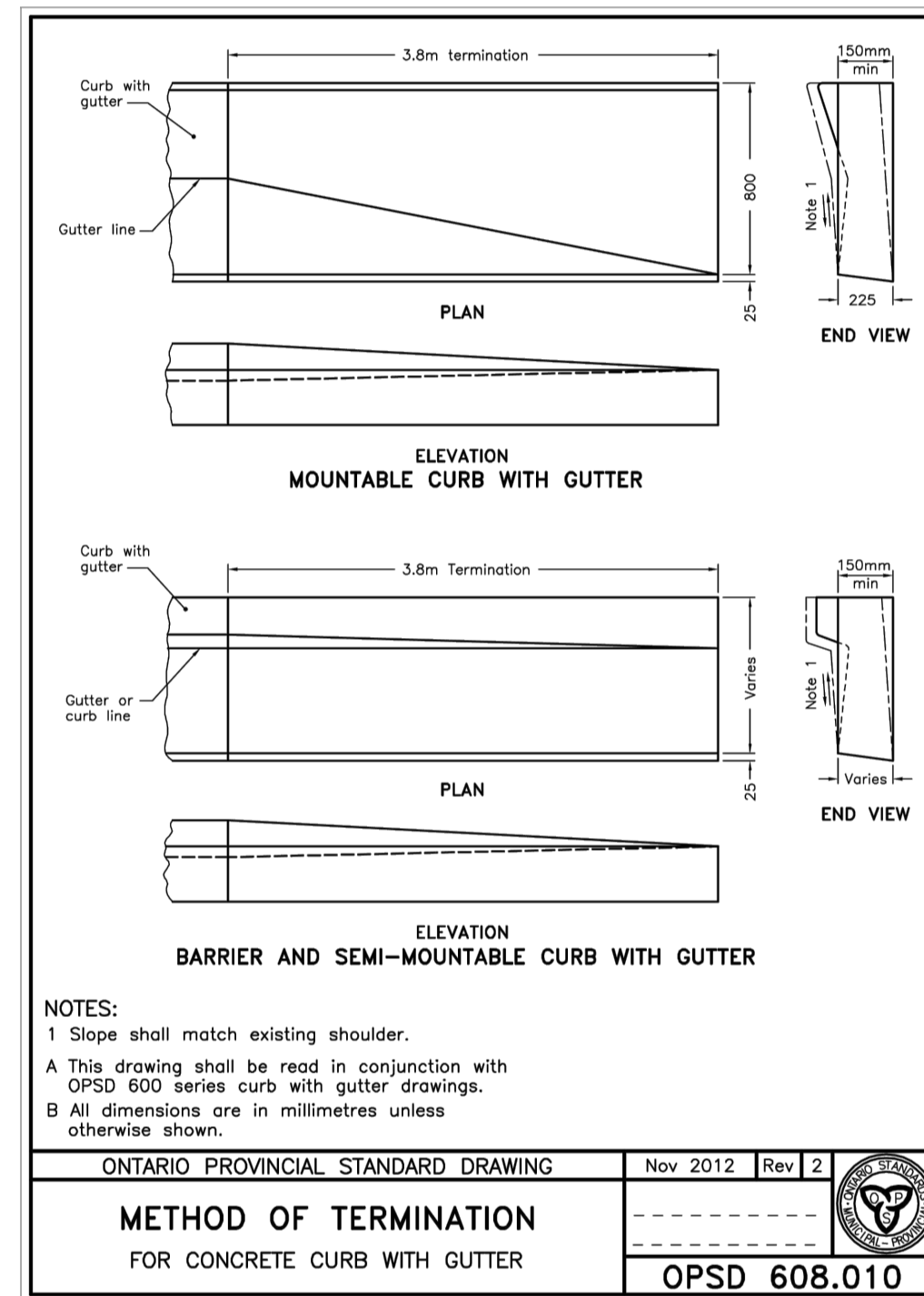
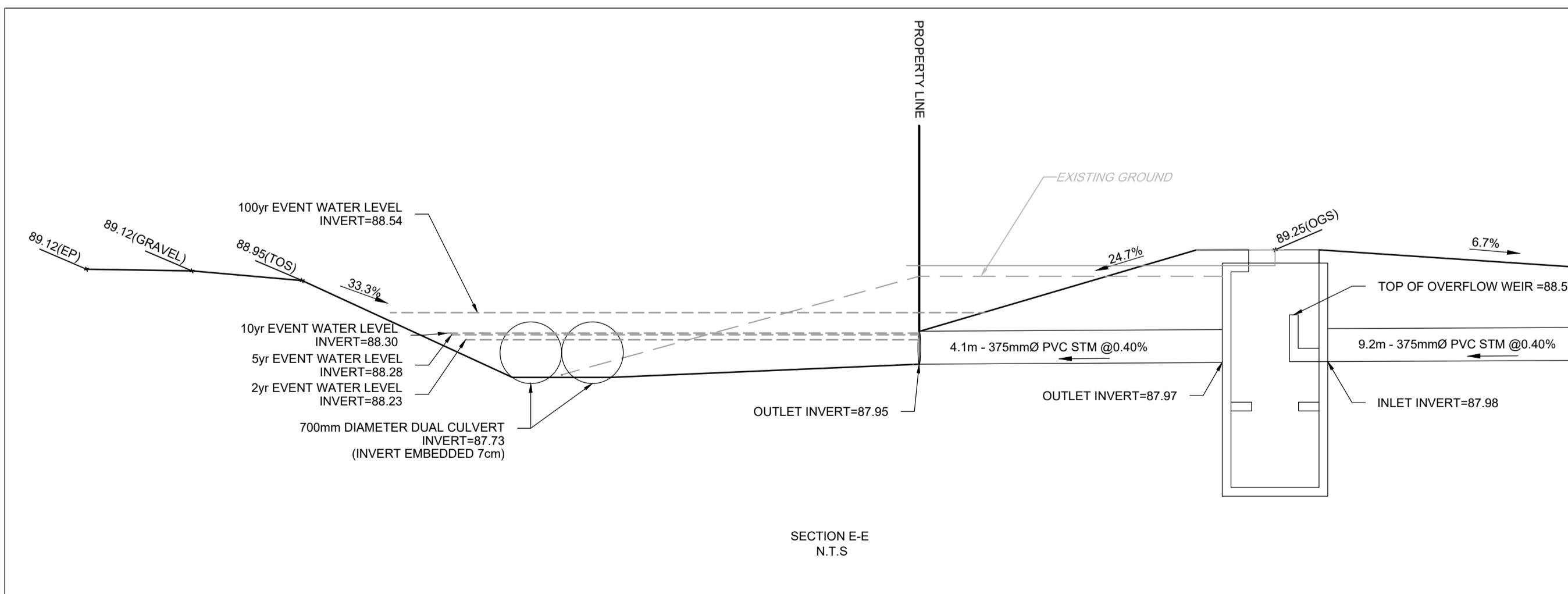
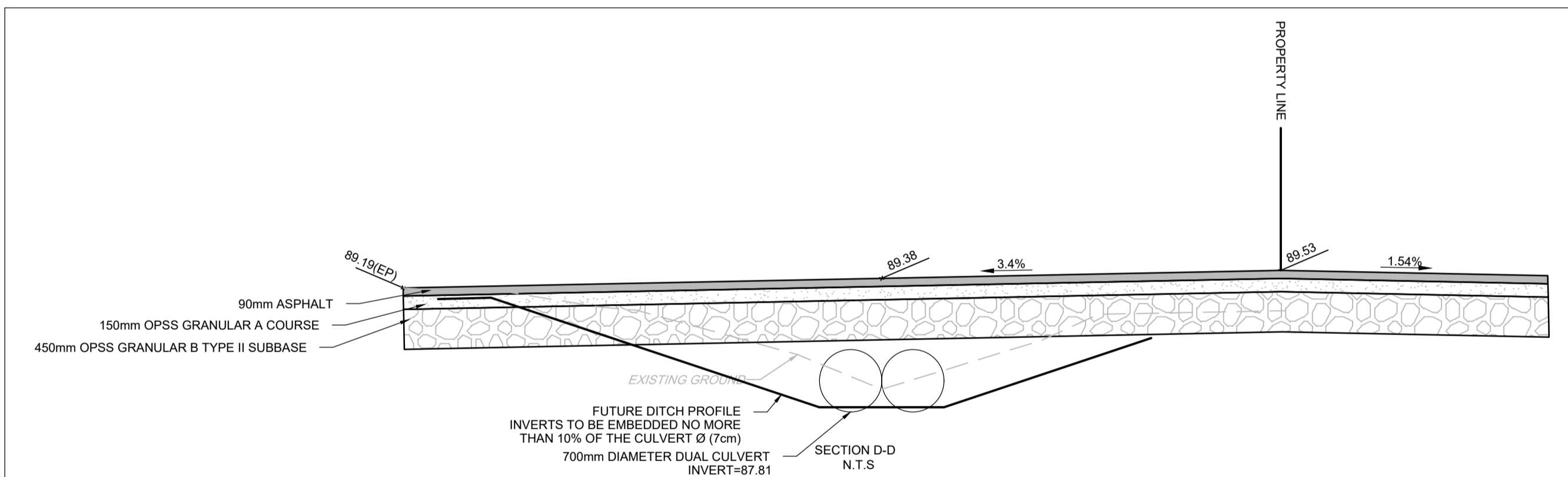
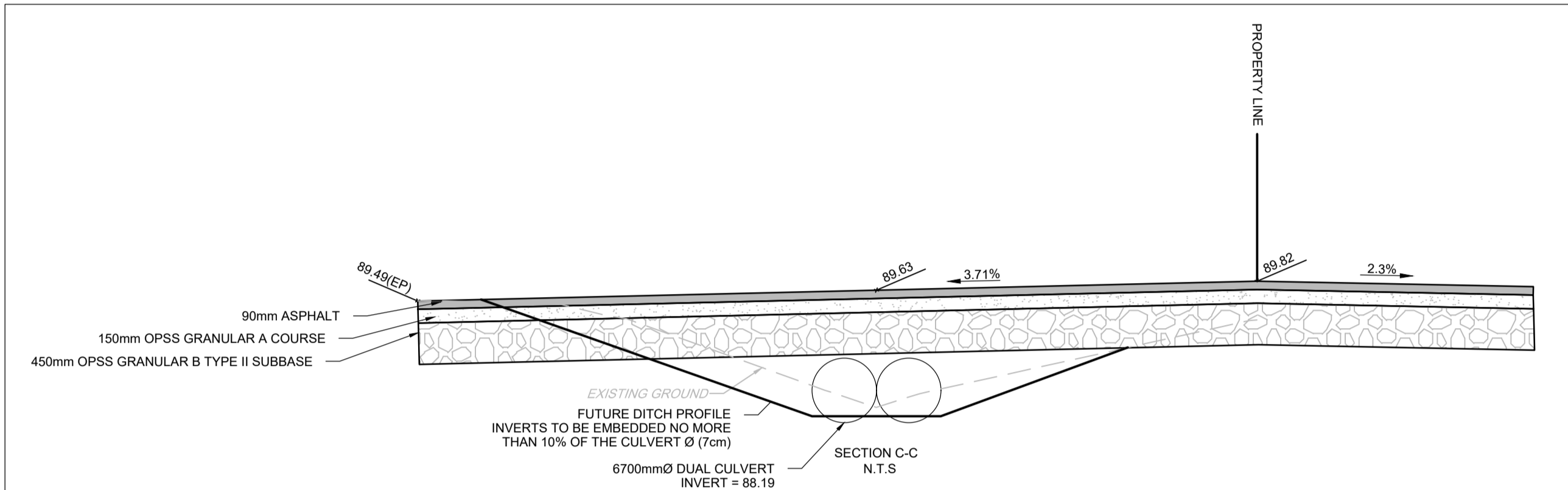
PAVEMENT STRUCTURE:

CAR ONLY PARKING AREA
 50mm SUPERPAVE 12.5 SURFACE COURSE
 150mm OPSS GRANULAR A BASE COURSE
 300mm OPSS GRANULAR B TYPE II SUBBASE

ACCESS LANES
 40mm SUPERPAVE 12.5 SURFACE COURSE
 50mm SUPERPAVE 19.0 BINDER COURSE
 150mm OPSS GRANULAR A BASE COURSE
 450mm OPSS GRANULAR B TYPE II SUBBASE

GRAVEL STRUCTURE:

300mm OPSS GRANULAR A BASE COURSE
 450mm OPSS GRANULAR B TYPE II SUBBASE



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No.	REVISION	DATE	BY
2.	ISSUED TO ADDRESS CITY COMMENTS	FEB 06/2026	GJM
1.	ISSUED TO ADDRESS CITY COMMENTS	SEP 23/2025	GJM

SCALE	DESIGN	CHECKED	DRAWN	APPROVED
AS SHOWN	RJG	ARM	RJG	ARM
AS SHOWN	ARM	ARM	GJM	GJM

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
 G.J. MacDONALD
 FEB 06, 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
 541 SOMME STREET

DRAWING NAME
 NOTES AND DETAILS PLAN

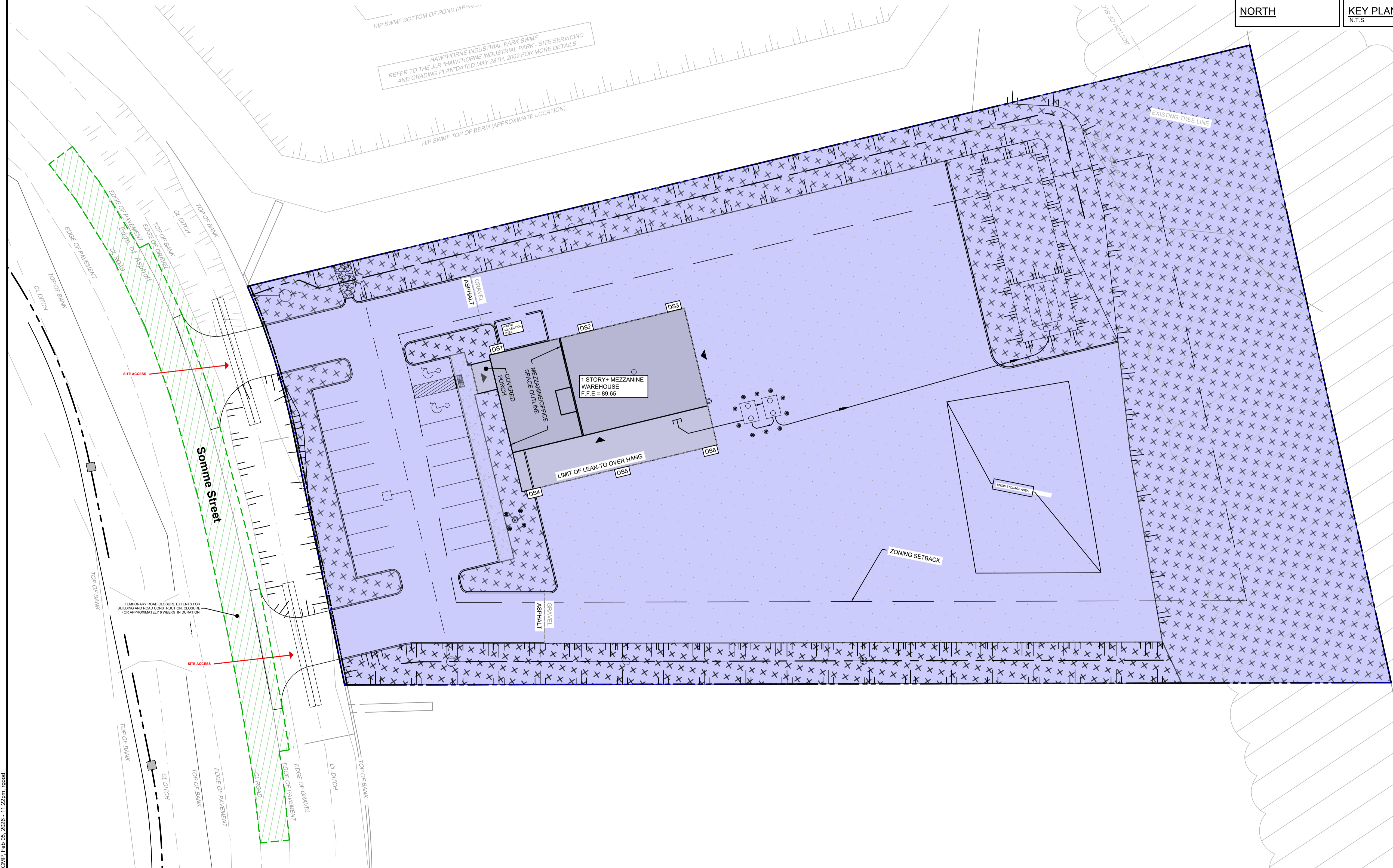
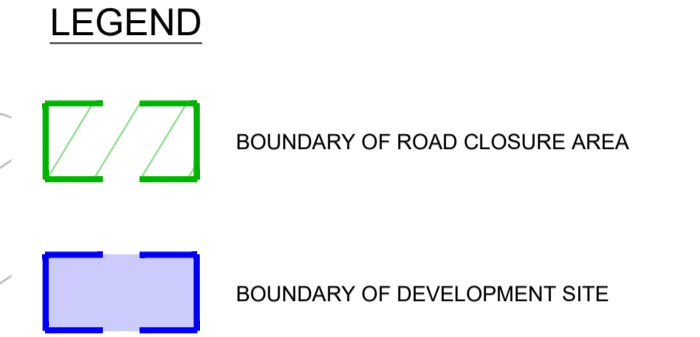
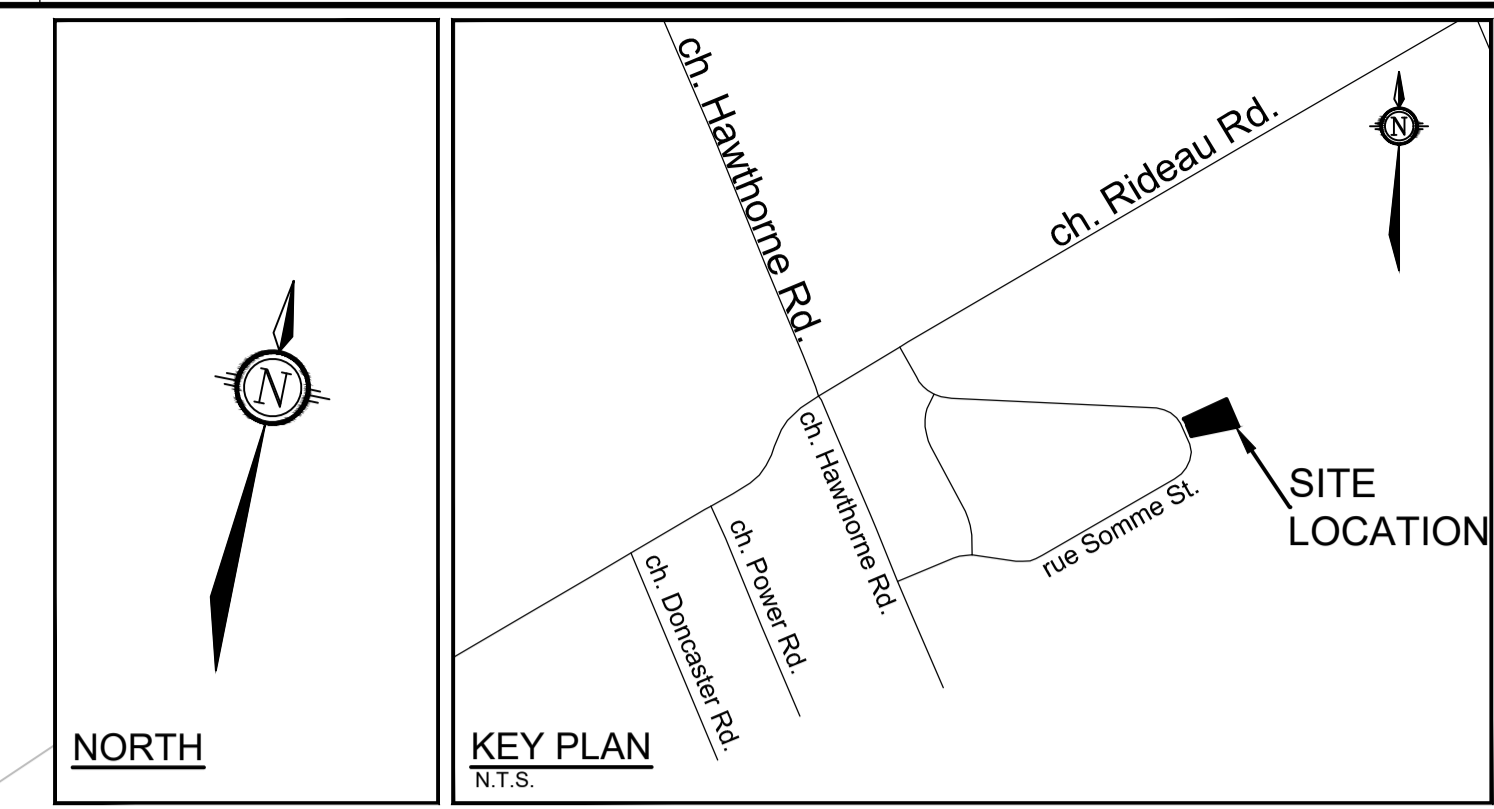
PROJECT No. 124111
 REV # 2
 DRAWING No. 124111-ND

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FILE # D07-12-25-0077 PLAN # 19398

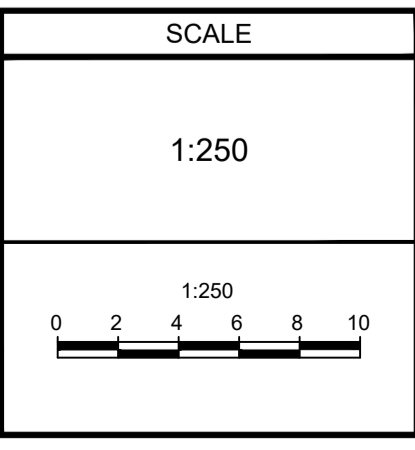
CONSTRUCTION MANAGEMENT PLAN NOTES:

- SOMME STREET IS A TWO WAY STREET. ROAD CONSTRUCTION WORK IS TO BE CONDUCTED IN A SINGLE STAGE. THIS WILL REQUIRE A SECTION OF ROAD BEING RESTRICTED DURING CONSTRUCTION.
- THIS CLOSURE WILL CONSIST OF RESTRICTING THE STREET IN FRONT OF THE DEVELOPMENT, CLOSING THE NORTHBOUND LANE, AND UTILIZING SOUTHBOUND LANE FOR TRAFFIC. DURING THIS PERIOD THE ROAD CONNECTION WILL BE CONSTRUCTED.
- THE GRAVEL SHOULDER OF THE NORTH BOUND LANE IS ALSO TO BE RESTRICTED DURING THIS PERIOD.
- TEMPORARY ROAD CLOSURE FOR APPROXIMATELY 6 WEEKS IN DURATION, DURING CONSTRUCTION FOR BUILDING AND ROAD CONNECTION. ALL NEIGHBORING PRIVATE ACCESSES TO BE MAINTAINED DURING TEMPORARY ROAD CLOSURE.
- A DETAILED CONSTRUCTION MANAGEMENT PLAN TO BE PREPARED AND PROVIDED BY THE CONTRACTOR, ONCE ONE IS RETAINED.



NOTE:
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1.	ISSUED FOR SITE PLAN APPLICATION	JUN 03/2025	GJM



DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
CHECKED	ARM
APPROVED	GJM

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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
541 SOMME STREET

DRAWING NAME
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

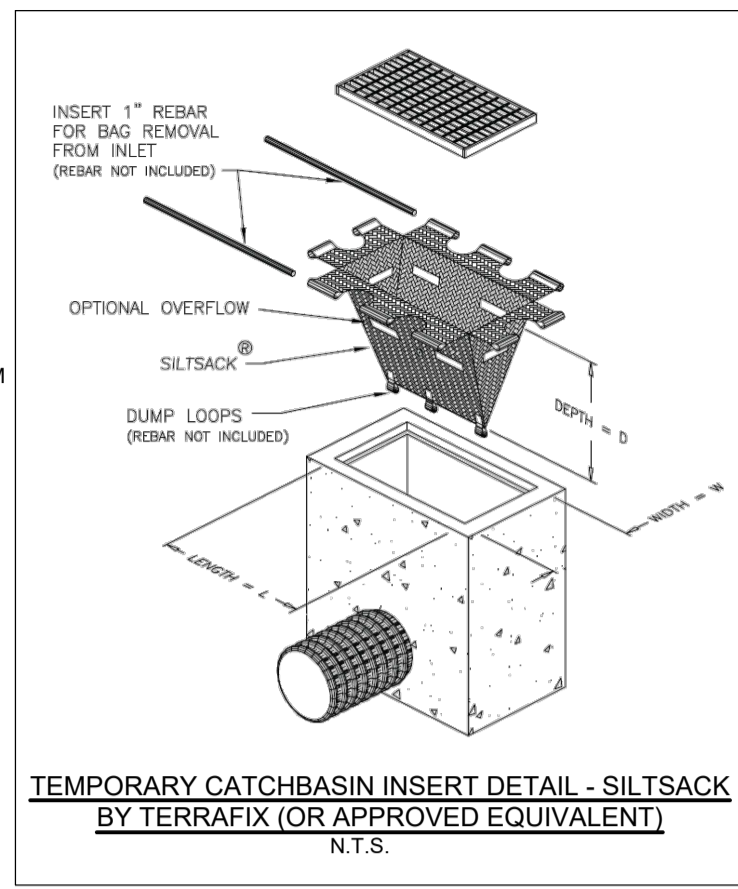
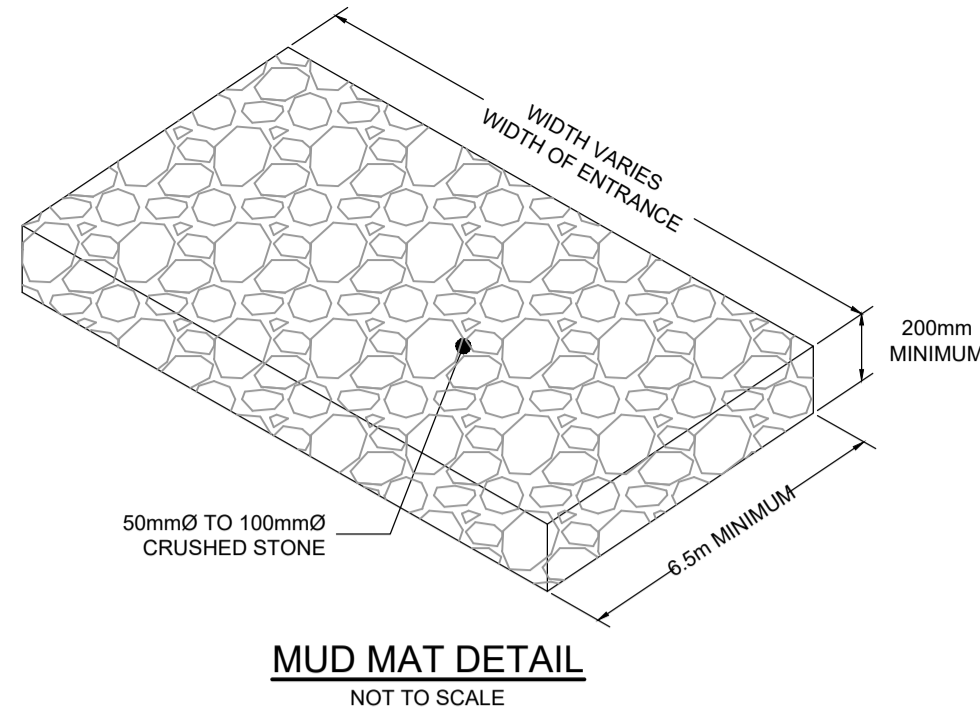
PROJECT No. 124111
REV # 3
DRAWING No. 124111-CMP

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FILE # D07-12-25-0077 PLAN # 19398

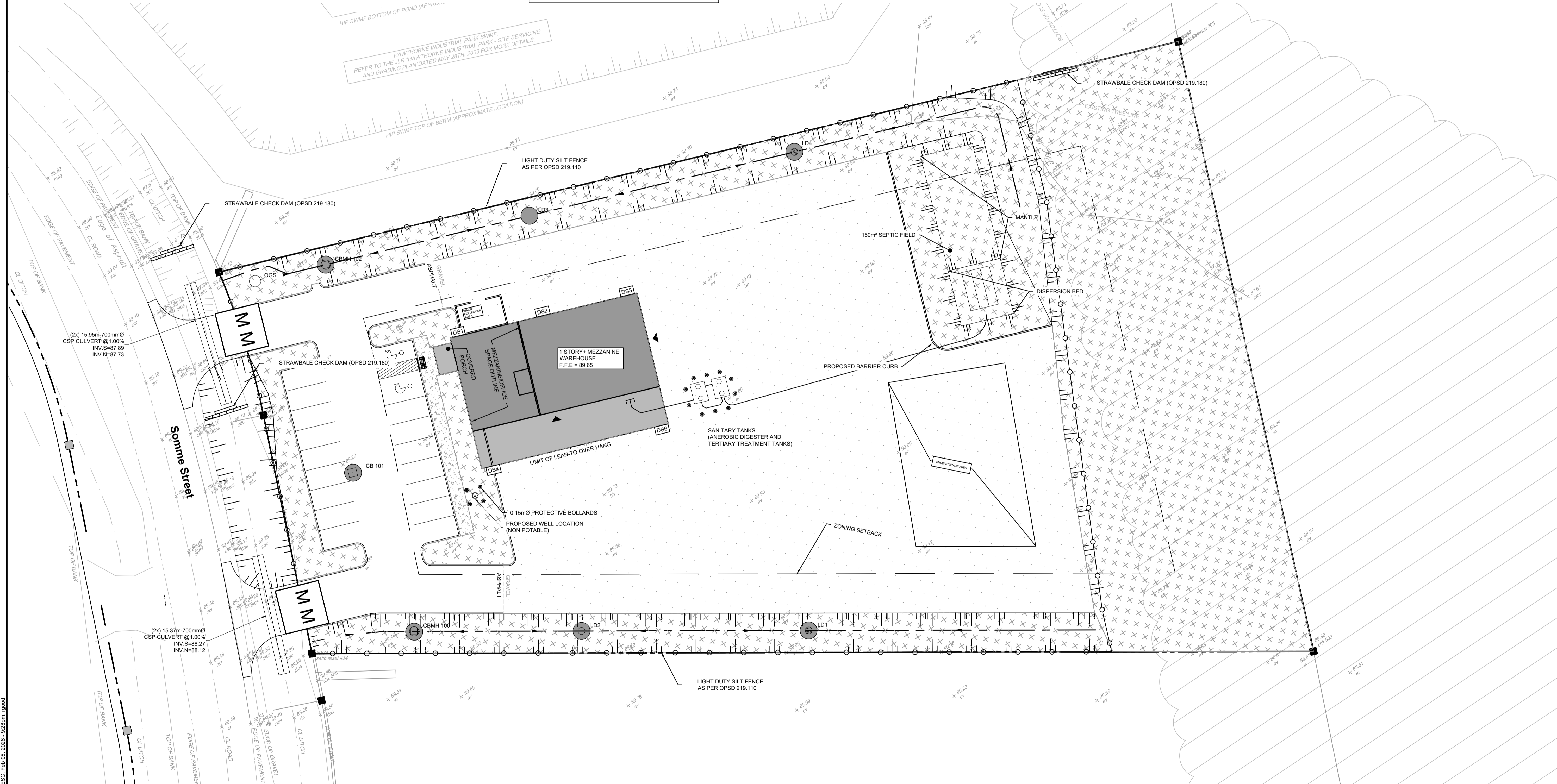
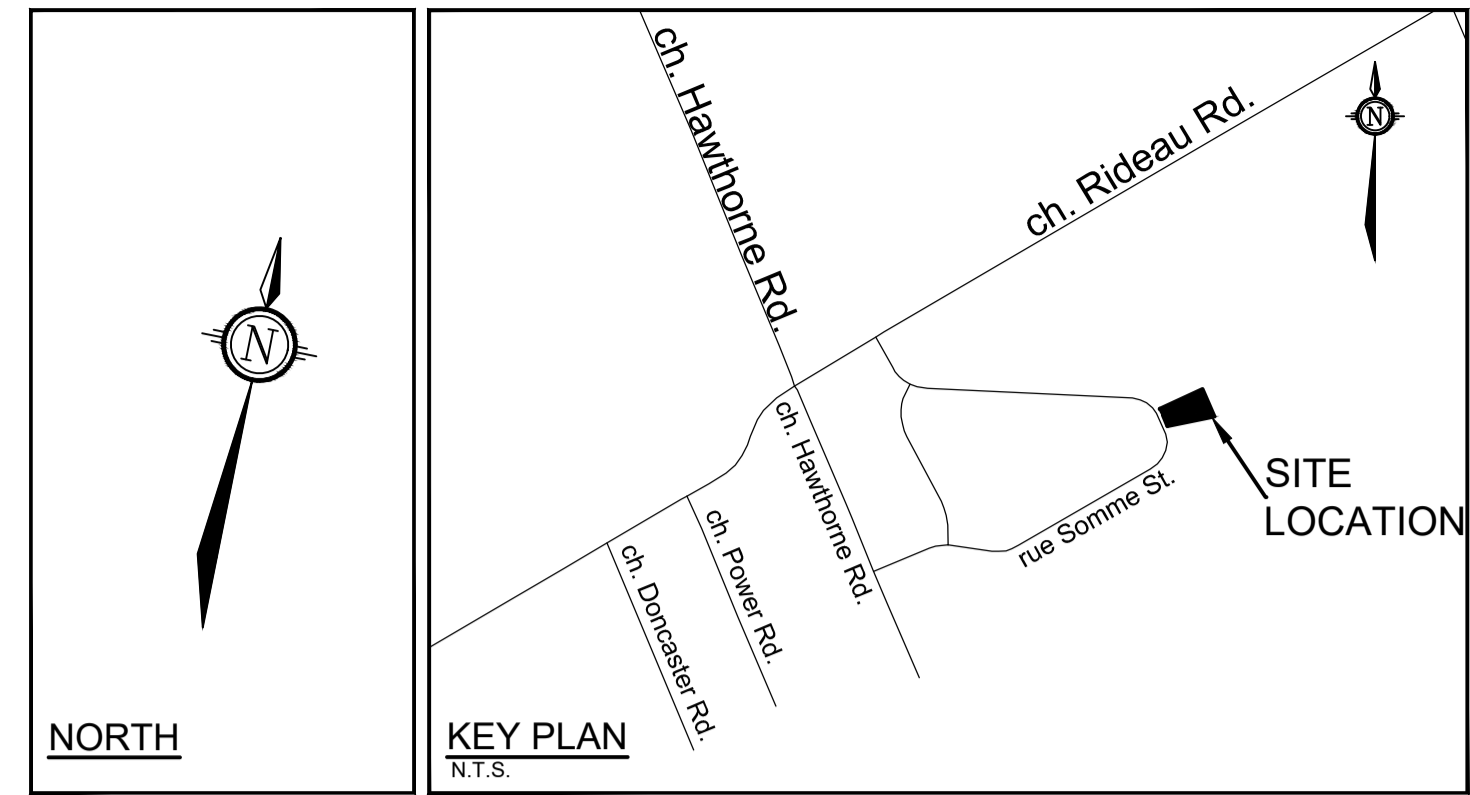
LEGEND

	SITE PROPERTY LINE
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	SWALE, BY SUBDRAIN AND DIRECTION OF FLOW
	PROPOSED MUD MAT
	LIGHT DUTY SILT FENCE (OPSD 219.110)
	PROPOSED FILTER BAGS AT CATCHBASINS, CATCHBASIN MANHOLES AND LANDSCAPE DRAINS
	STRAWBALE CHECK DAM (OPSD 219.180)
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED LANDSCAPE DRAIN
	EXISTING DITCH CENTRELINE



EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- 1) THE OWNER AGREES TO PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA, 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 CONTRACTOR SHALL PLACE FILTER BAGS UNDER THE CATCHBASIN AND MANHOLE GRATES FOR THE DURATION OF CONSTRUCTION AND WILL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
 - 3) SILT FENCING FOR ENTIRE PERIMETER OF SITE, SHALL BE UTILIZED TO CONTROL EROSION FROM THE SITE DURING CONSTRUCTION.
 - 4) THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - 5) PROVIDE MUD MATS AT ALL CONSTRUCTION ACCESS POINTS TO MINIMIZE SEDIMENT TRANSPORT OFFSITE.
 - 6) EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY.
 - 7) ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR DAILY, AND AFTER EVERY RAIN EVENT, TO DETERMINE MAINTENANCE, REPAIR, OR REPLACEMENT REQUIREMENTS.



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.

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1.	ISSUED FOR SITE PLAN APPLICATION	JUN 03/2025	GJM

SCALE	
1:250	

DESIGN	
DESIGN	RJG
CHECKED	ARM
DRAWN	RJG
CHECKED	ARM
APPROVED	GJM

FOR REVIEW ONLY

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Suite 200, 240 Michael Cowpland Drive
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Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 541 SOMME STREET	
DRAWING NAME EROSION AND SEDIMENT CONTROL PLAN	
PROJECT No.	124111
REV	REV # 3
DRAWING No.	124111-ESC

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FILE # D07-12-25-0077 PLAN # 19398

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 AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. BEARINGS ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTH ZONE 9, NAD83 (CSRS)(2010). REFER TO "PLAN OF SURVEY OF BLOCK 2, REGISTERED PLAN 4M-1388, CITY OF OTTAWA, BY ANNIS O'SULLIVAN VOLLBEKK LTD.

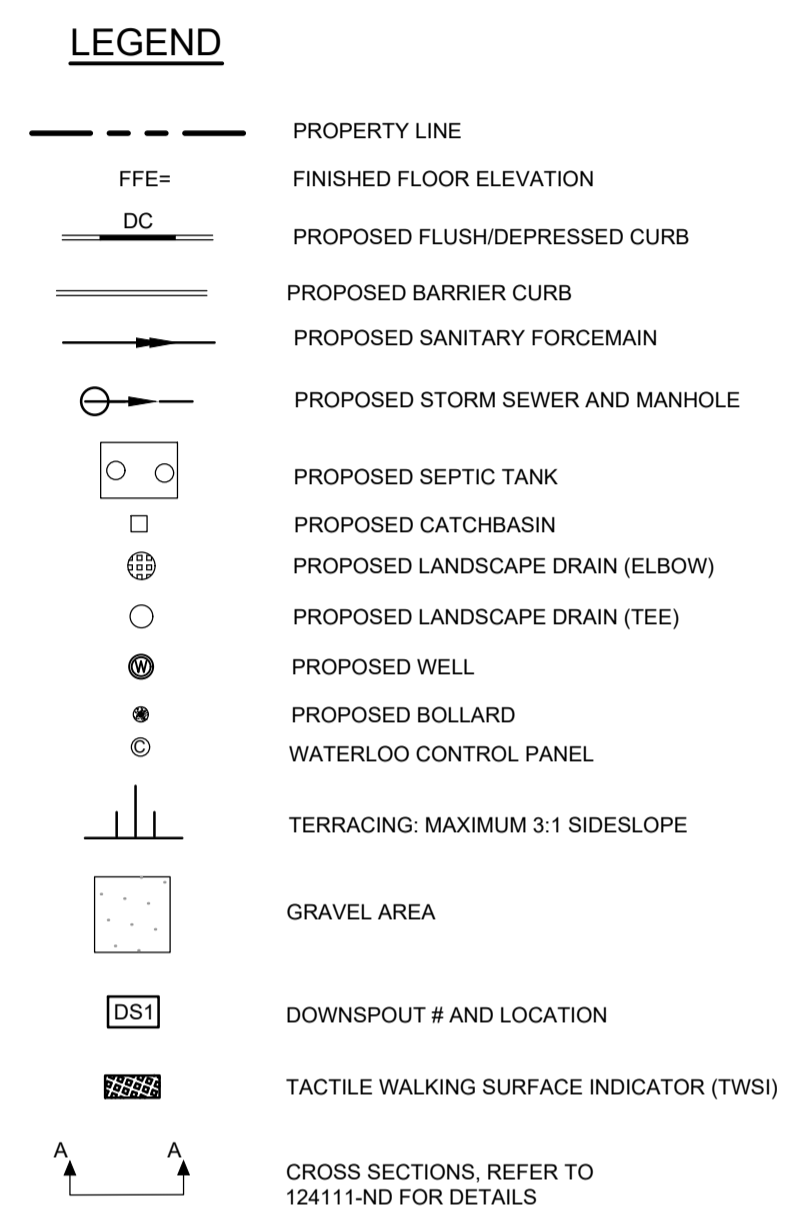
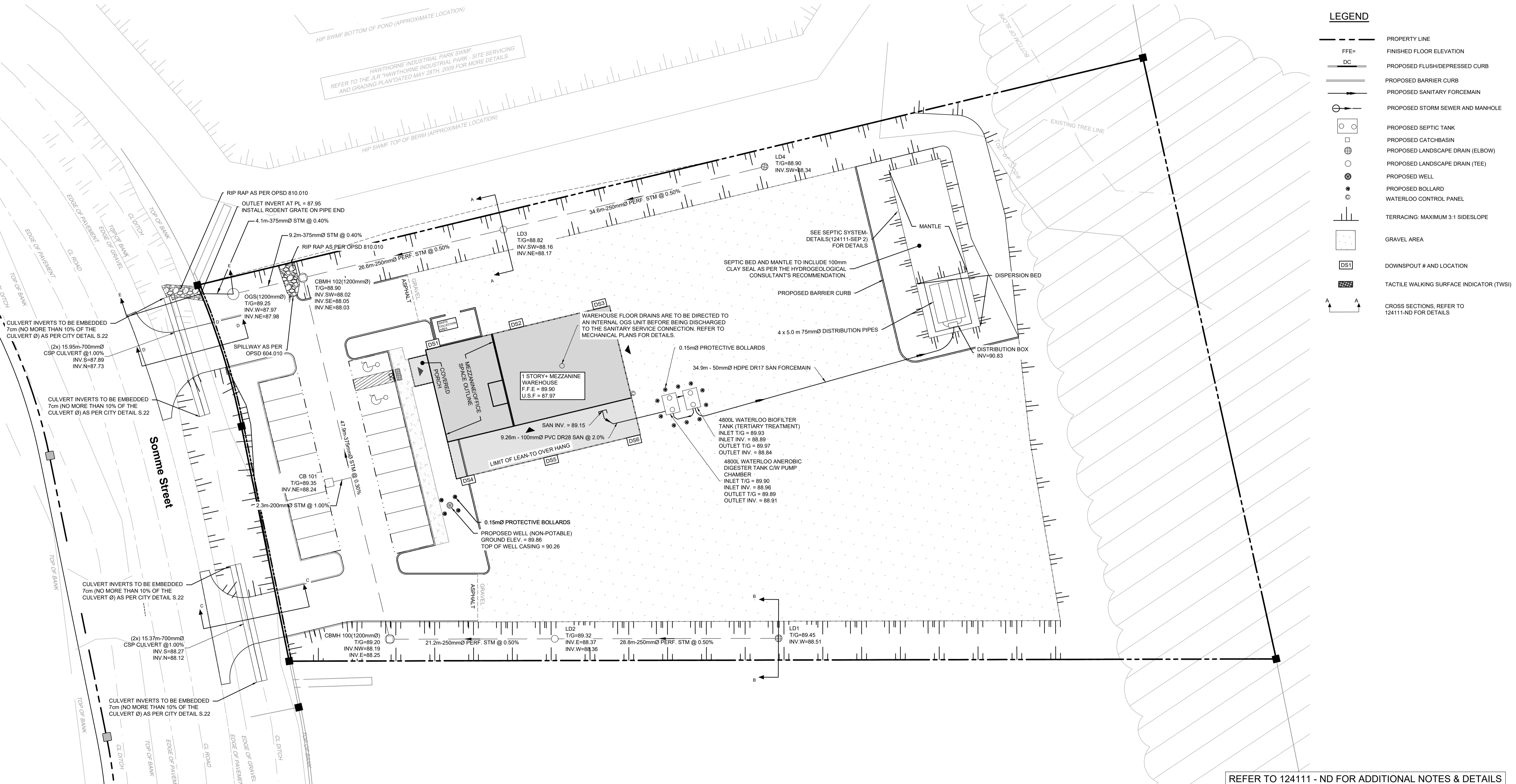
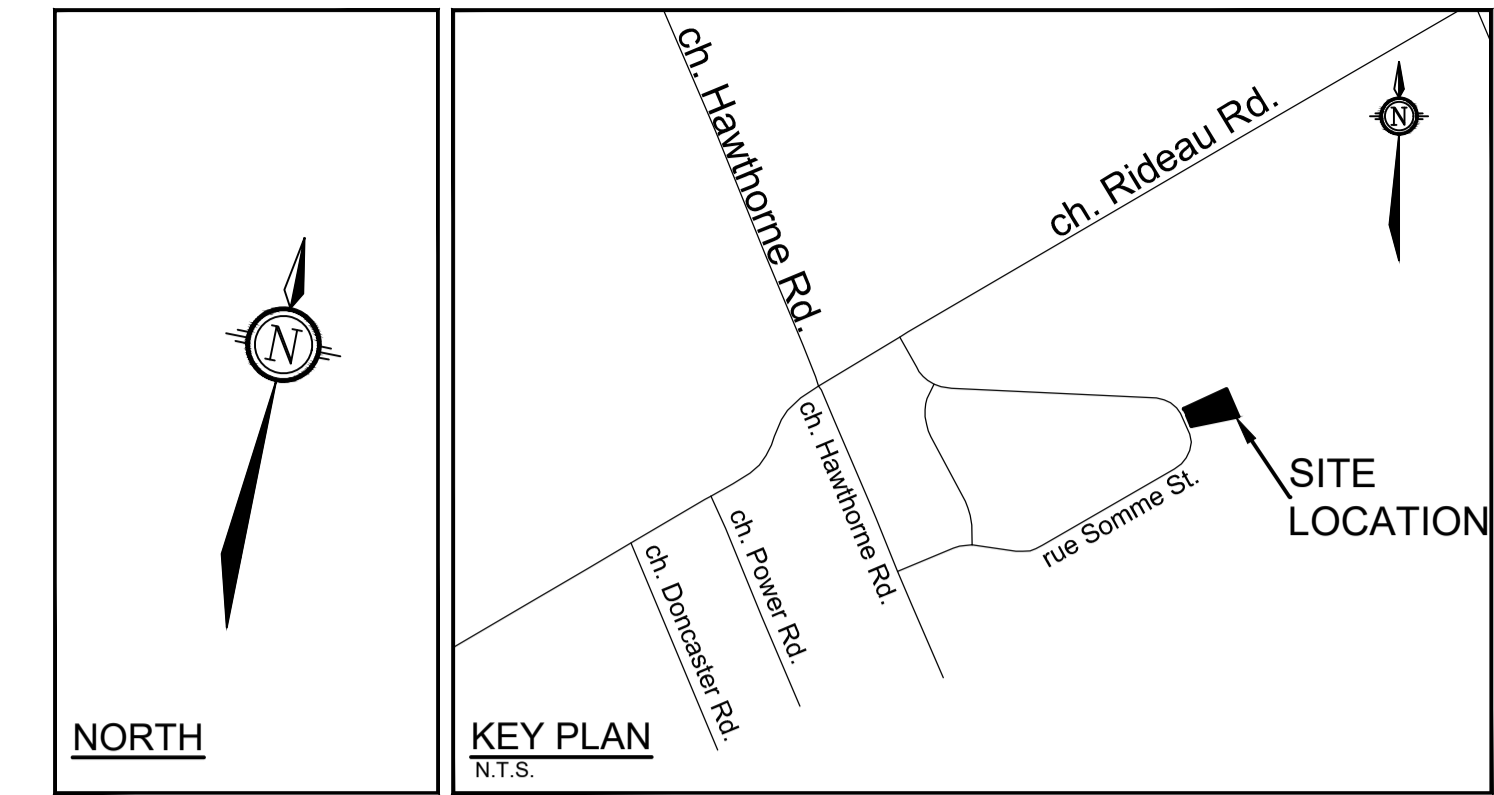
- REFER TO GEOTECHNICAL REPORT (No. PG7327-1, DATED NOVEMBER 25, 2024), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF GRANULAR MATERIAL.
- REFER TO THE HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS REPORT - PH4991-LET.02REV02, DATED JANUARY 8, 2026 - PREPARED BY PATERSON GROUP FOR COMPLETE HYDROGEOLOGICAL AND WATER TREATMENT DETAILS.
- THE WELL WATER IS NOT SUITABLE FOR CONSUMPTION.
- REFER TO ARCHITECTURAL PLANS "TITAN ENVIRONMENTAL CONSTRUCTION DRAWINGS 2025-09-16" FOR BUILDING AREAS AND DIMENSIONS.
- REFER TO THE SERVICING AND STORMWATER MANAGEMENT REPORT (R-F-2024-116, DATED FEBRUARY 06, 2026 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 LINE/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/G ELEVATIONS, STRUCTURE LOCATIONS, AND ANY ALIGNMENT CHANGES, ETC.

SEWER NOTES:

- SPECIFICATIONS:

ITEM	SPEC. No.	REFERENCE
CATCHBASIN (600x600mm)	705.010	OPSD
STORM MANHOLE (1200Ø)	701.010	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM MH FRAME & COVER	401.010	OPSD
SEWER TRENCH -		
STORM SEWER		
CATCHBASIN LEAD	PVC DR 35	
LANDSCAPE DRAINS	S30 & S31	
LANDSCAPE PERFORATED PIPE	S29	
SANITARY FORCEMAIN	HDPE DR 17	
SANITARY SERVICE	PVC DR 28	
- INSULATE ALL PIPES (SAN/STM) THAT HAVE LESS THAN 2.0 m COVER WITH INSULATION. PROVIDE 150mm CLEARANCE BETWEEN PIPE AND INSULATION.
- SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
- A MINIMUM OF 150mm OF OPSS GRANULAR A SHOULD BE PLACED FOR BEDDING FOR PRIVATE SEWER OR WATER PIPES WHEN PLACED ON A SOIL SUBGRADE. THE BEDDING SHOULD BE EXTENDED FROM THE SPRING LINE TO A MINIMUM OF 300mm ABOVE THE OVERTOP OF THE PIPE, AND SHOULD CONSIST OF OPSS GRANULAR A.
- PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 98% OF THE

- STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
- FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX, POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
 - THE OWNER SHALL REQUIRE THAT THE SITE SERVICING CONTRACTOR PERFORM FIELD TESTS FOR QUALITY CONTROL OF ALL SANITARY SEWERS. LEAKAGE TESTING SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 410.07.16, 410.07.18.04 AND 407.07.24. THE FIELD TESTS SHALL BE PERFORMED IN THE PRESENCE OF A CERTIFIED PROFESSIONAL ENGINEER WHO SHALL SUBMIT A CERTIFIED COPY OF THE TEST RESULTS.
 - STORM MANHOLES AND CBMH'S ARE TO HAVE 300mm SUMPS UNLESS OTHERWISE INDICATED.
 - CONTRACTOR TO TELEWISE (CCTV) ALL PROPOSED SEWERS, 200mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT (EXCLUDING 250mmØ PERFORATED PIPE). UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

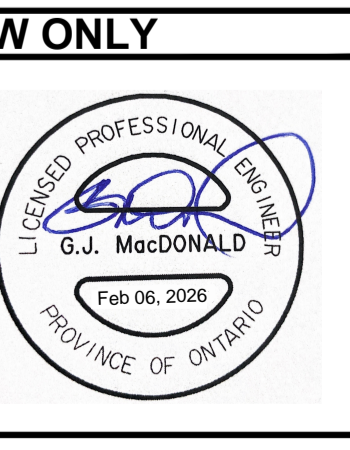


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SCALE			
1:250			

DESIGN	
CHECKED	RJG
DRAWN	ARM
CHECKED	RJG
APPROVED	ARM
	GJM



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LOCATION
CITY OF OTTAWA
541 SOMME STREET

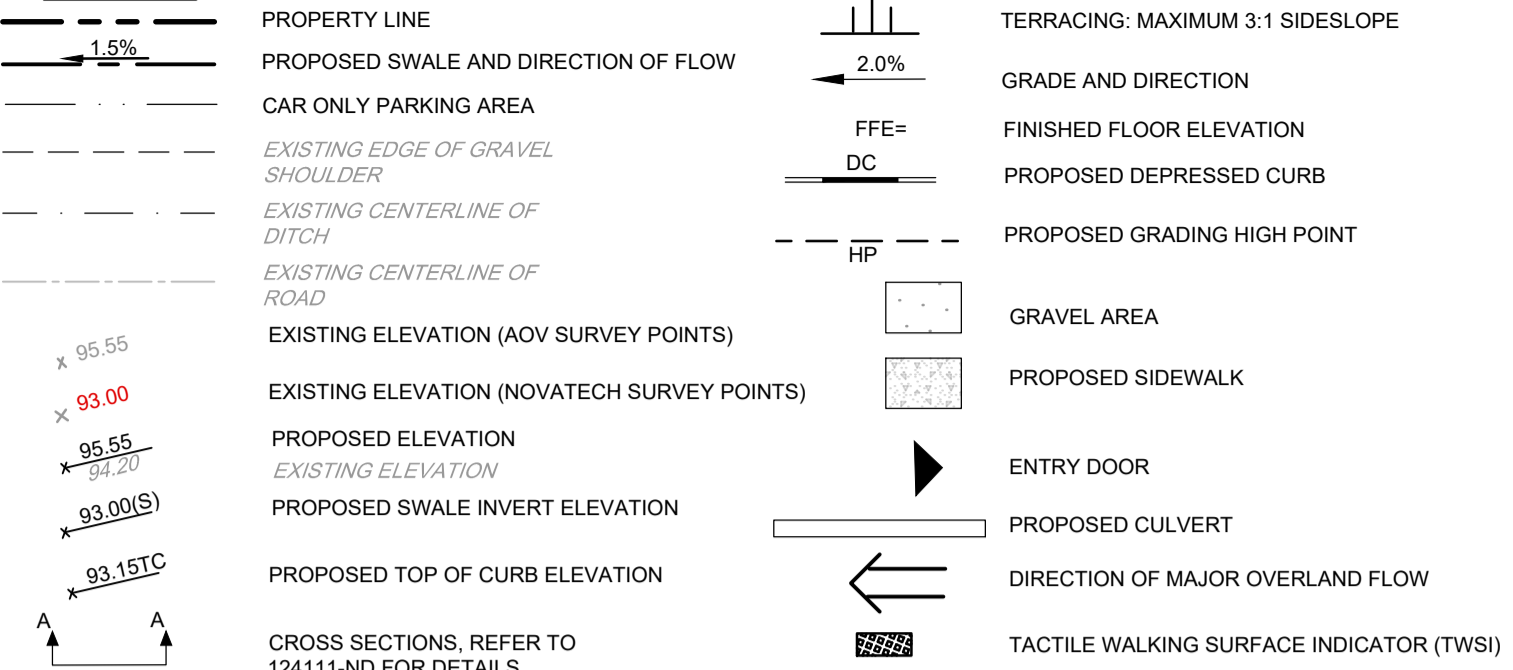
DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No.	124111
REV	REV # 3
DRAWING No.	124111-GP

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FILE # D07-12-25-0077 PLAN # 19398

LEGEND



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 PAVEMENT GRANULAR BASE AND SUBBASE SHOULD BE PLACED IN 300mm THICK LIFTS AND COMPACTED TO A MINIMUM OF 99% OF THE MATERIAL'S SPMD USING SUITABLE COMPACTION EQUIPMENT.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- 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 AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.
- ALL ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. BEARINGS ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, NAD83 (CSRS/2010). REFER TO "PLAN OF SURVEY OF BLOCK 2, REGISTERED PLAN 4M-1388, CITY OF OTTAWA, BY ANNIS O'SULLIVAN VOLLBECK LTD.
- ALL LANDSCAPE DRAIN T/G SHALL BE INSTALLED 5cm ABOVE THE BOTTOM OF SWALE ELEVATIONS TO PROMOTE INFILTRATION.

PAVEMENT STRUCTURE:

CAR ONLY PARKING AREA
 50mm SUPERPAVE 12.5 SURFACE COURSE
 150mm OPSS GRANULAR A BASE COURSE
 300mm OPSS GRANULAR B TYPE II SUBBASE

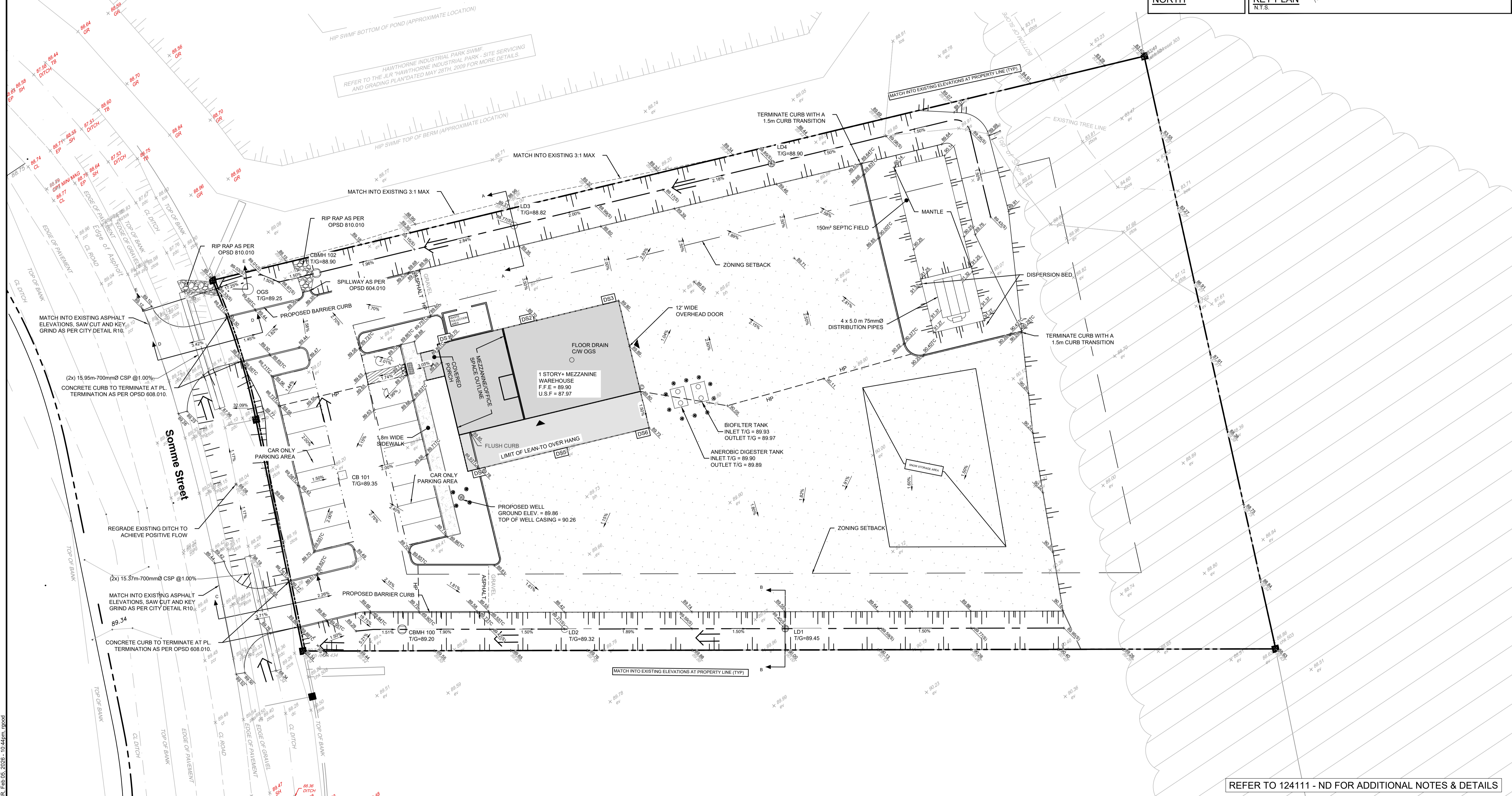
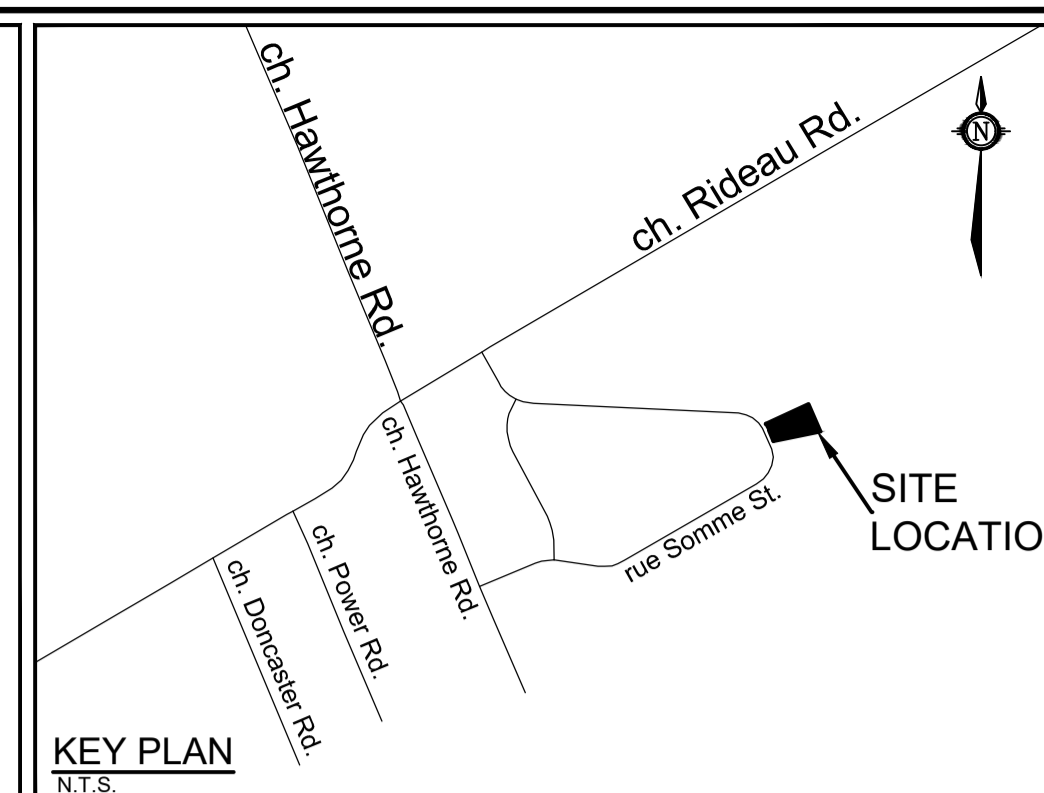
ACCESS LANES
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GRAVEL STRUCTURE:

300mm OPSS GRANULAR A BASE COURSE
 450mm OPSS GRANULAR B TYPE II SUBBASE

NORTH

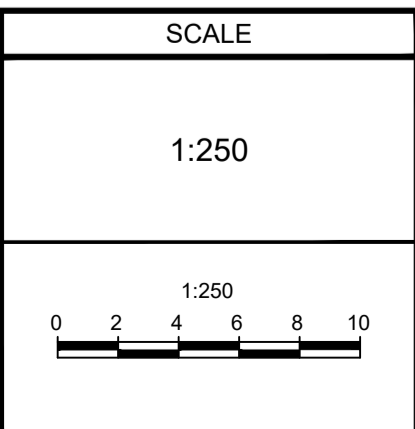
KEY PLAN
 N.T.S.



REFER TO 124111 - ND FOR ADDITIONAL NOTES & DETAILS

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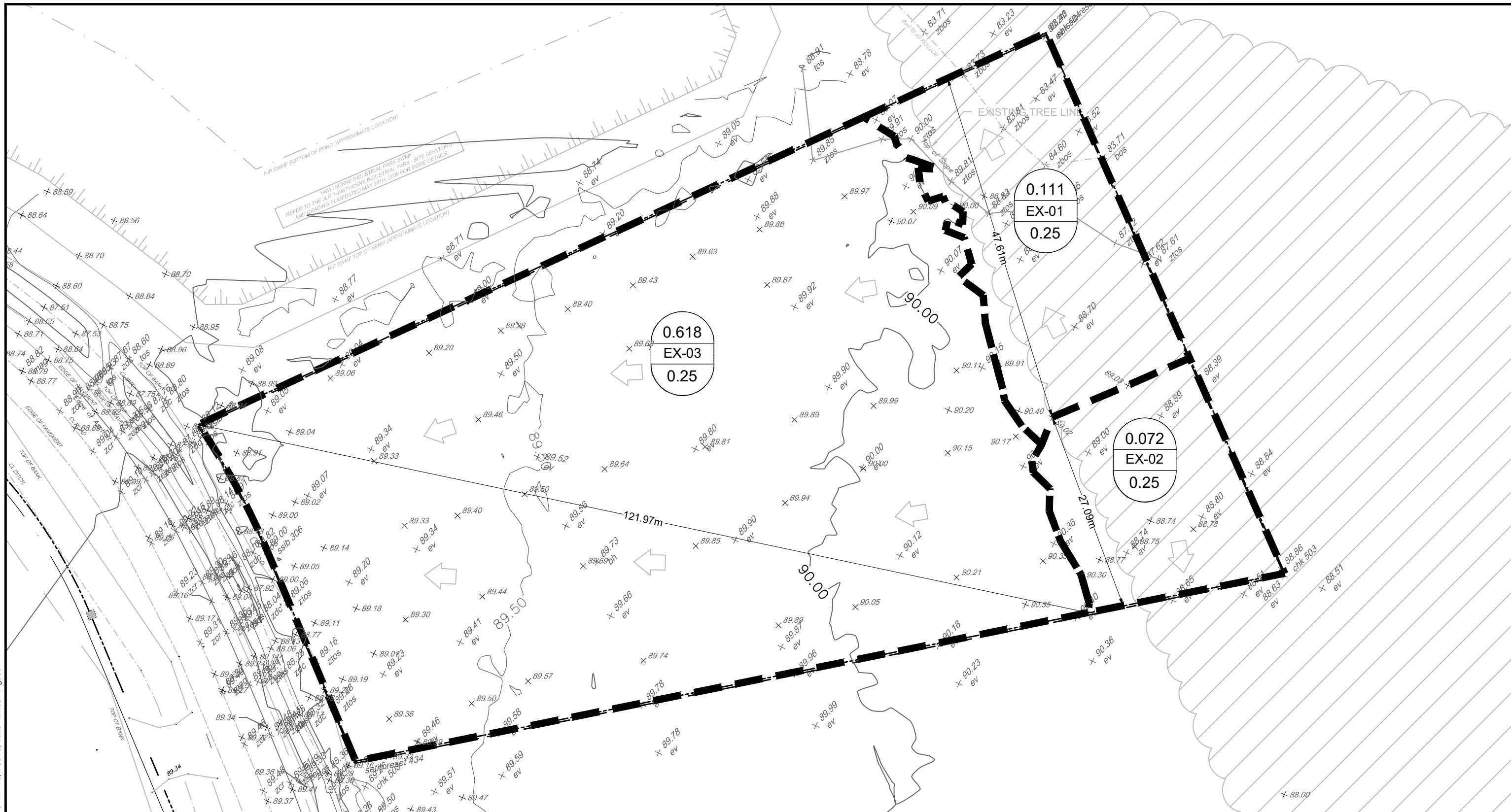
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LOCATION CITY OF OTTAWA 541 SOMME STREET	PROJECT No. 124111
DRAWING NAME GRADING PLAN	REV # REV # 3
	DRAWING No. 124111-GR

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FILE # D07-12-25-0077 PLAN # 19398

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED STORM DRAINAGE AREA

0.11
A-1
0.80

DRAINAGE AREA (HECTARES)
DRAINAGE AREA ID

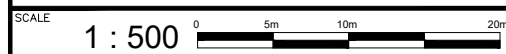


DIRECTION OF EXISTING MAJOR
OVERLAND FLOW ROUTE



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

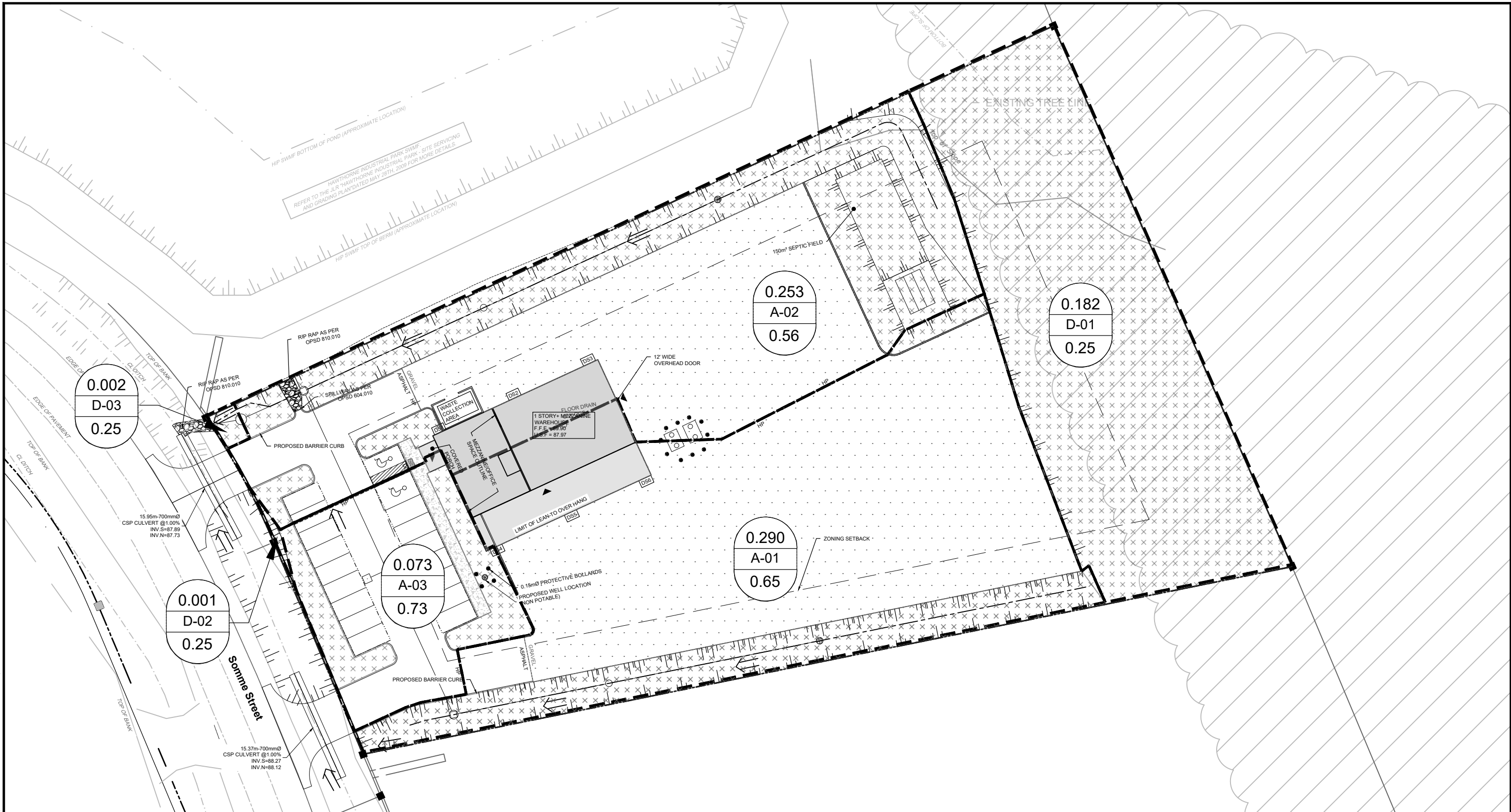
CITY OF OTTAWA
541 SOMME STREET
SWM PLAN
(PRE- DEVELOPMENT)



DATE	JOB	FIGURE
FEB 2026	124111	SWM-1

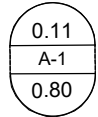
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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED STORM DRAINAGE AREA

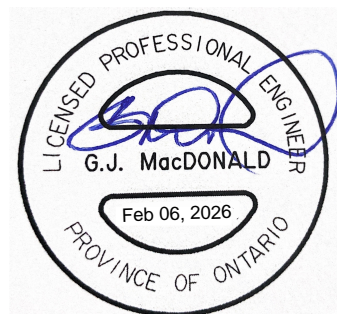


0.11
A-1
0.80

DRAINAGE AREA (HECTARES)
DRAINAGE AREA ID



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CITY OF OTTAWA
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SWM PLAN
POST- DEVELOPMENT)

SCALE 1 : 500

DATE FEB 2026 JOB 124111 FIGURE SWM-2