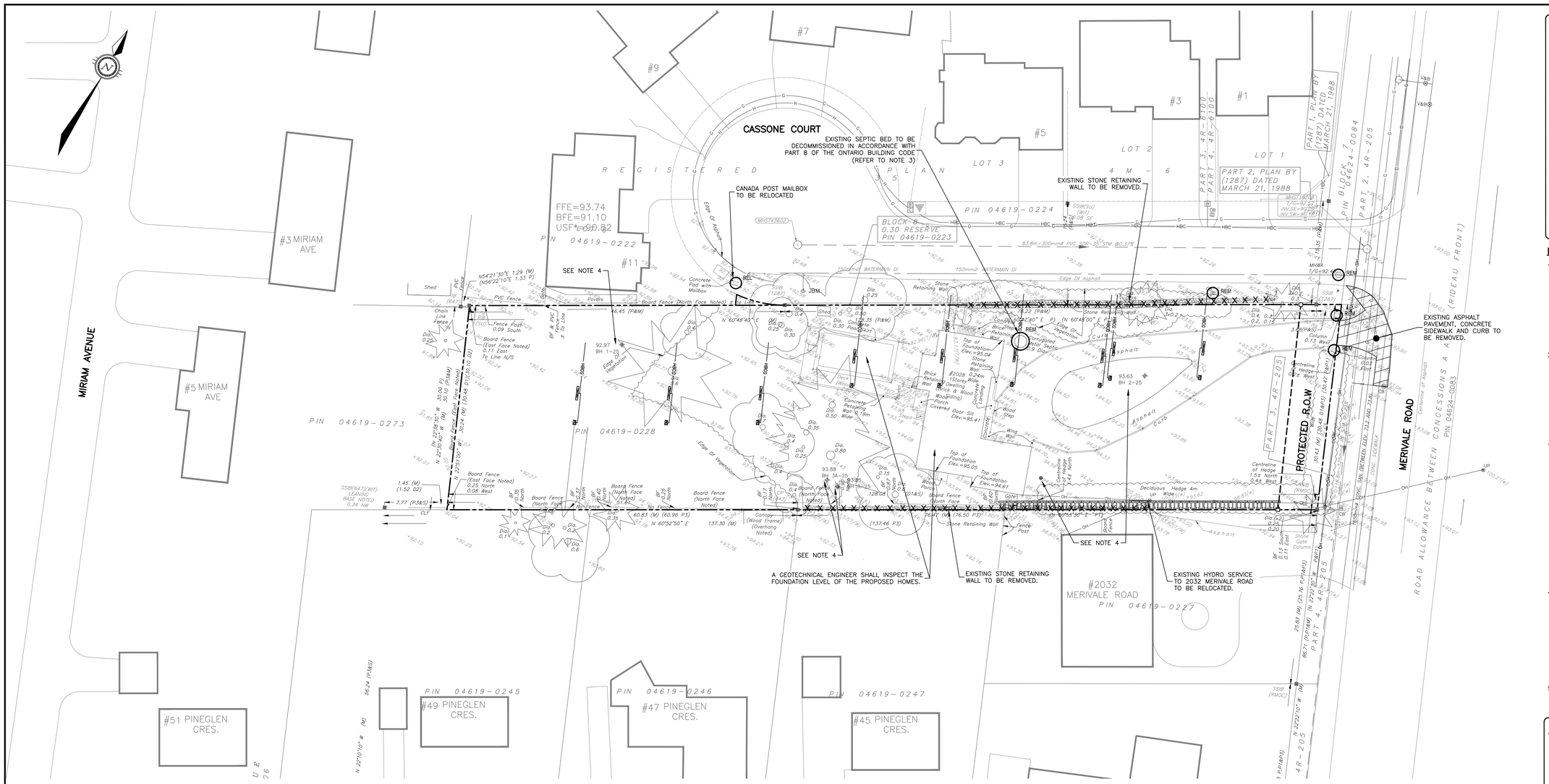

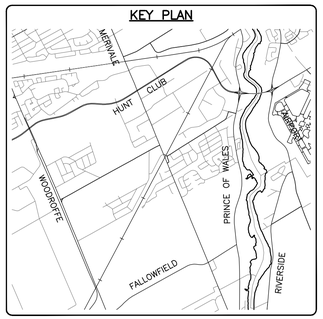

NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

3. THE EXISTING PRIVATE SEWAGE SYSTEM SHALL BE DECOMMISSIONED IN ACCORDANCE WITH PART 8 OF THE ONTARIO BUILDING CODE. THE OWNER AGREES TO PROVIDE RECEIPTS FROM ANY FINAL PUMP OUTS AS WELL AS CERTIFICATION FROM A QUALIFIED PROFESSIONAL CONFIRMING THAT THE SEWAGE SYSTEMS HAVE BEEN DECOMMISSIONED APPROPRIATELY TO THE GENERAL MANAGER, PLANNING AND GROWTH MANAGEMENT DEPARTMENT PRIOR TO ISSUANCE OF A COMMENCE WORK NOTIFICATION. THE OWNER ACKNOWLEDGES AND AGREES THAT THE MATERIAL CONTAINED IN THE SEWAGE SYSTEM ARE CONSIDERED CONTAMINATED MATERIALS UNLESS INDEPENDENTLY TESTED OTHERWISE AND THEREFORE MUST BE DISPOSED, TREATED OR RECYCLED AT A WASTE DISPOSAL SITE OR LANDFILL LICENSED FOR THAT PURPOSE BY THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS. PRIOR TO ANY SITE CONSTRUCTION, MATERIALS IN THE BED MUST BE REMOVED IN ACCORDANCE WITH MINISTRY OF THE ENVIRONMENT GUIDELINES, INCLUDING DISPOSAL AT AN APPROPRIATELY LICENSED SITE, TO PREVENT ONSITE WORKERS FROM EXPOSURE TO THE MATERIALS OR THE RELEASE OF CONTAMINATED MATERIALS TO SURFACE AND GROUNDWATER.

4. ANY EXISTING PRIVATE WATER WELLS LOCATED WITHIN THE LANDS ARE REQUIRED TO BE PROPERLY DECOMMISSIONED BY A LICENSED WELL DRILLER IN ACCORDANCE WITH THE ONTARIO MINISTRY OF THE ENVIRONMENT (MOE) REGULATION 903. THE OWNER AGREES TO PROVIDE CERTIFICATION FROM A QUALIFIED PROFESSIONAL CONFIRMING THAT ANY PRIVATE WATER WELLS HAVE BEEN DECOMMISSIONED APPROPRIATELY TO THE GENERAL MANAGER, PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF A COMMENCE WORK NOTIFICATION. ALSO, ANY MONITORING WELLS OR BOREHOLES DRILLED WITHIN THE SITE MUST BE PROPERLY ABANDONED.

5. FOR ADDITIONAL PROJECT NOTES, REFER TO DRAWING C001.

LEGEND

ROCK RETAINING WALL REMOVAL	X X X X X
REMOVED	REM
RELOCATED	REL
ADJUSTED	ADJ

CAUTION
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.

JOB BENCH MARK JBM▲
FIRE HYDRANT TOP OF SPINDLE ELEVATION=93.57
NORTHING=5020457.01 EASTING=366125.53

TOPOGRAPHIC INFORMATION
PART OF LOT 24, CONCESSION 1 (RIDEAU FRONT)
CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY FAIRHALL MOFFATT & WOODLAND LIMITED O.L.S (TP_AE175.DWG) SURVEY DATED AUGUST 29, 2024.
COORDINATES: (SMARTNET) MTM ZONE 9, NAD83 CSRS (2010).

REV	REVISION DESCRIPTION	DATE	BY	APPD
2	ISSUED FOR APPROVAL	12/17/25	AC	BMT
1	ISSUED FOR APPROVAL	07/11/25	SAB	BMT

SCALE: 0 3m 6m 12m HORIZONTAL 1:300
NORTH
DESIGNED BY
REVIEWED BY: LICENSED PROFESSIONAL ENGINEER B. M. THOMAS 2025-12-17 PROVINCE OF ONTARIO

CLIENT: PEGASUS DEVELOPMENT CORP.
1914 MERIVALE ROAD
OTTAWA, ON. K2G 1E8

exp Services Inc.
t: +1.613.688.1899 | f: +1.613.225.7330
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BASEPLAN: SAB
DESIGN: JLF
CHECKED: BMT
CAD: SAB
PROJECT MANAGER: BMT
APPROVED: BMT

PROJECT: CASSONE COURT
2028 MERIVALE ROAD
OTTAWA, ONTARIO

TITLE: EXISTING CONDITIONS AND REMOVALS PLAN

PROJECT No.: OTT-24015379-A0
SURVEY: FMW
DATE: MARCH 28, 2025
DRAWING No.: C002

Filename(s):\exp\ottao\att\OTT-24015379-a0\A0 execution\05 drawings\24015379-c002.dwg
Last Saved: 12/4/2025 1:51:38 PM
Layout: C002 - Plot Date: 12/4/2025
References: xref-FMW-TOPO.dwg; xref-TBLOCK.dwg; xref-SERV.dwg; xref-ARCH.dwg