



NOTE:
REFER TO DWG 23 FOR PONDING
EXTENTS AND INFORMATION

LEGEND

- | | | | | | |
|--------------------------------------|--------|--|--|---|--|
| PROPOSED ELEVATION | 103.45 | HYDRO TRANSFORMER | | NOISE BARRIER | |
| EXISTING ELEVATION | 102.73 | STREET LIGHT STANDARD | | PROPERTY BOUNDARY | |
| FUTURE ELEVATION BY NOVATECH | 93.900 | TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SCS) | | 3:1 TERRACING MAXIMUM SLOPE | |
| PROPOSED SWALE GRADE | 1.2% | CURB TRANSITION | | PONDING AREA WITH SPILLWAY ELEVATION | |
| HIGH POINT | 102.16 | RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL) | | 250P PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%) | |
| STREET CATCHBASIN | | FOUNDATION SPLIT | | EXISTING SANITARY MAINTENANCE HOLE | |
| STREET CATCHBASIN WITH CLOSED LID | | OVERLAND FLOW DIRECTION | | EXISTING STORM MAINTENANCE HOLE | |
| CATCHBASIN MANHOLE | | EXTERNAL OVERLAND FLOW DIRECTION | | SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER QPSD 401.03) | |
| TEE CATCHBASIN | | EMERGENCY OVERLAND FLOW DIRECTION | | SANITARY MAINTENANCE HOLE SPEED HUMP PER CITY STD. R19 | |
| ELBOW CATCHBASIN | | EMERGENCY OVERLAND FLOW DIRECTION | | PHASE 2 AND FUTURE PHASES | |
| HYDRANT, VALVE & VB | | RETAINING WALL AND ELEVATIONS | | BIKE RACK | |
| VALVE & VC | | BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED) | | EARTHBIN(DWG. 3 FOR DETAILS) | |
| VALVE & VB | | | | | |
| BUILDING ENVELOPE | | | | | |
| TOP OF FOUNDATION (TOF) | | | | | |
| FINISHED FLOOR ELEVATION (FFE) | | | | | |
| UNDERSIDE OF FOOTING ELEVATION (USF) | | | | | |
| FRONT/REAR ENVELOPE ELEVATION | | | | | |
| LOTS EQUIPPED WITH SUMP PUMP | | | | | |
| ENGINEERED FILL (REFER TO DWG. 1) | | | | | |
| WALKOUT UNITS | | | | | |
| SLAB ON GRADE | | | | | |
| HYDRO SWITCHGEAR | | | | | |

NOTES:

- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION
- CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
- ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED
- ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS OTHERWISE NOTED
- ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
- PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE
- PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS
- FOR RCLB LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 4
- A GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION
- PERFORATED PIPE IS REQUIRED FOR SWALE SLOPE LESS THAN 1.5% REFER TO CITY STD. S29, S30 FOR REAR YARD TRENCH AND PIPE DETAIL ONLY

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
PROJECT No. 16-10-116-00, SURVEYS DATED NOVEMBER 30, 2017.
PROJECT No. 16-10-116-00_P2, SURVEYS DATED SEPTEMBER 27, 2019.
PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON MARCH 20, 2025.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM SITE BENCHMARK NCC CONTROL POINT 001196530229.
ELEVATION = 86.12 m

2	S.L.M.	2025-04-02	DRAFT - ISSUED FOR ZONING BY-LAW AMENDMENT
1	S.L.M.	2024-08-30	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD. ORLEANS VILLAGE PHASE 4



GRADING PLAN

#####

DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	19 OF 25
SCALE:	1:500	DATE:	AUGUST 2024	

