



LEGEND

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|---|----------|--|-------|---|--|
| 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. SOG) | | 3:1 TERRACING MAXIMUM SLOPE | |
| PROPOSED SWALE GRADE | 1.5% | CURB TRANSITION | | PONDING AREA WITH SPILLWAY ELEVATION | |
| HIGH POINT | 102.16 | STREET CATCHBASIN - STREET CATCHBASIN WITH CLOSED LID | | 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 - STREET CATCHBASIN WITH CLOSED LID | | CATCHBASIN MANHOLE | | RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL) | |
| ELBOW CATCHBASIN | | TEE CATCHBASIN | | FIREWALL | |
| HYDRANT, VALVE & VB | | VALVE & VC | | FOUNDATION SPLIT | |
| VALVE & VB | | BUILDING ENVELOPE | | OVERLAND FLOW DIRECTION | |
| TOP OF FOUNDATION (TOF) | 94.70 | FINISHED FLOOR ELEVATION (FFE) | 92.00 | EXTERNAL OVERLAND FLOW DIRECTION | |
| UNDERSIDE OF FOOTING ELEVATION (USF) | 92.00 | ELEVATION | 92.00 | EMERGENCY OVERLAND FLOW DIRECTION | |
| ENGINEERED FILL (REFER TO DWG. 1) | W.O. | SLAB ON GRADE | SOG | EMERGENCY OVERLAND FLOW DIRECTION | |
| HYDRO SWITCHGEAR | | | | RETAINING WALL AND ELEVATIONS | |
| | | | | BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED) | |

NOTE:
REFER TO DWG 23 FOR PONDING EXTENTS AND INFORMATION

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

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

CITY OF OTTAWA

PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD.

ORLEANS VILLAGE PHASE 4

DSEL

120 Iwer Road, Unit 103
Stittville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
www.DSEL.ca

GRADING PLAN

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|--------------|--------|-------------|-------------|-----------|
| DRAWN BY: | C.P.B. | CHECKED BY: | S.L.M. | SHEET NO. |
| DESIGNED BY: | C.P.B. | CHECKED BY: | S.L.M. | 18 OF 25 |
| SCALE: | 1:500 | DATE: | AUGUST 2024 | |

- 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 RCB 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

CITY PLAN No. ###
CITY FILE No. _D07-12-24-0103