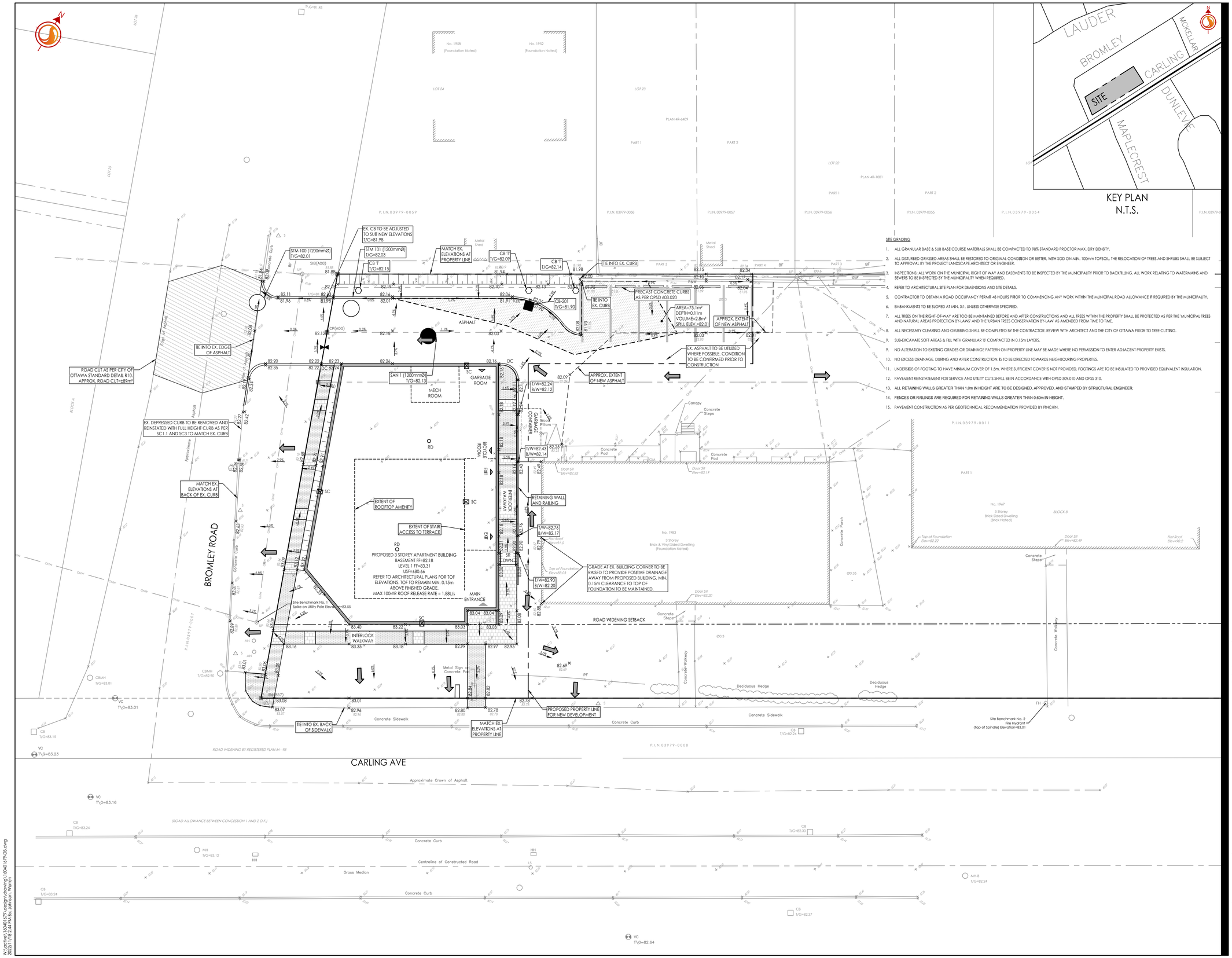

KEY PLAN
N.T.S.

SITE GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
2. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
3. INSPECTIONS ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
6. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
7. ALL TREES ON THE RIGHT-OF-WAY ARE TOO BE MAINTAINED BEFORE AND AFTER CONSTRUCTIONS AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.
8. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
9. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
9. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
10. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
11. UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m. WHERE SUFFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO PROVIDED EQUIVALENT INSULATION.
12. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH OPSD 909.010 AND OPSS 310.
13. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
14. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
15. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL RECOMMENDATION PROVIDED BY PINCHIN.

Legend

99.99	ORIGINAL GROUND ELEVATION
× 99.99	PROPOSED ELEVATION
×TC99.99	PROPOSED TOP OF CURB ELEVATION
× 99.99 / 99.88	PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER
2.0%	FLOW DIRECTION AND GRADE
FF=99.99	FINISHED FIRST FLOOR ELEVATION
TOF=99.99	TOP OF FOUNDATION ELEVATION
USF=99.99	UNDERSIDE OF FOOTING ELEVATION
	TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
	PROPOSED SWALE
	DIRECTION OF OVERLAND FLOW
	PROPOSED VALVE BOX
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCHBASIN
DC	PROPOSED DEPRESSED CURB LOCATION
	MAX EMERGENCY PONDING LIMITS
SC	APPROXIMATE LOCATION OF PROPOSED SCUPPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
RD	APPROXIMATE LOCATION OF PROPOSED ROOF DRAIN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

Stantec

Stantec Consulting Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	YY.MM.DD
5 REVISED AS PER CITY COMMENTS	WAJ	KJK	22.11.18
4 REVISED SITE PLAN	WAJ	KJK	22.06.10
3 REVISED SITE PLAN	WAJ	KJK	22.03.25
2 REVISED AS PER CITY COMMENTS	WAJ	KJK	22.03.04
1 ISSUED FOR REVIEW	WAJ	KJK	21.06.18

File Name: 160401679-D8.dwg	WAJ	KJK	WAJ	21.05.05
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
D. C. THIFFAULT
100186107
2022-11-18
PROVINCE OF ONTARIO

Client/Project
2473493 ONTARIO INC

1983 CARLING AVE

Ottawa, ON

Title
GRADING PLAN

Project No. 160401679

Scale 1:150 (0 1.5 4.5 7.5m)

Drawing No. GP-1

Sheet 3 of 6

Revision 5

PLAN No. 18587

D07-12-21-0145

W:\active\160401679\design\drawings\160401679-D8.dwg
2022/11/18 2:44 PM By: Jackson, Warren

ORIGINAL SHEET - ARCH D