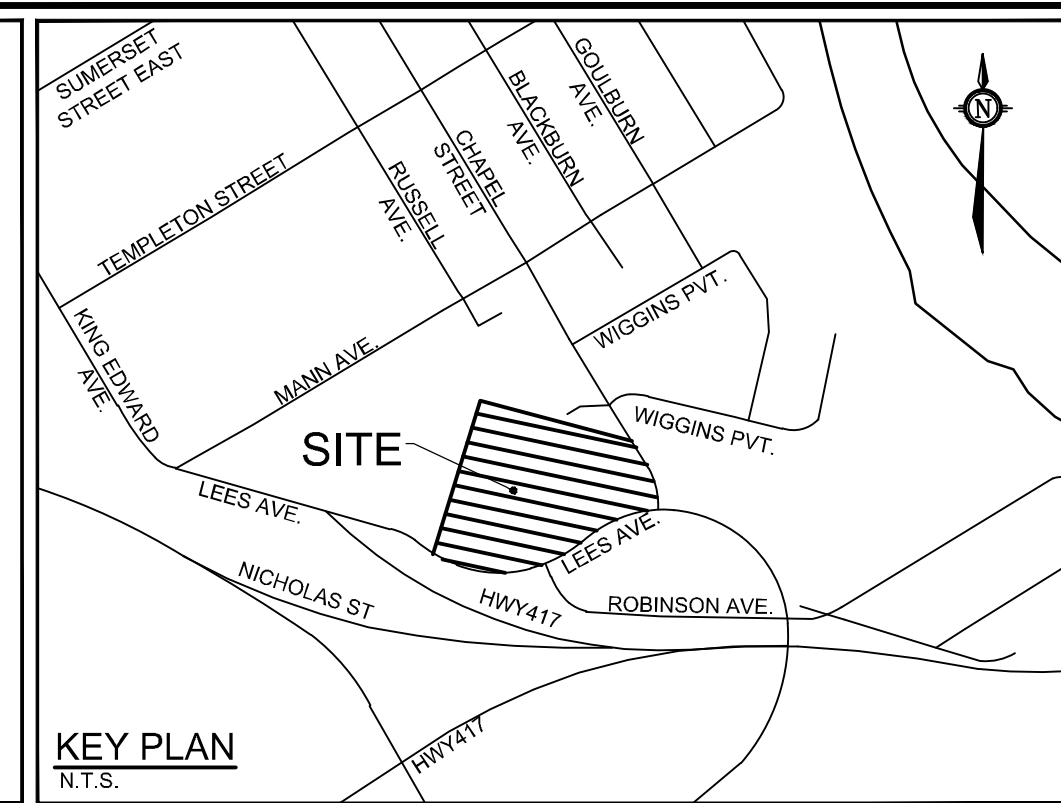
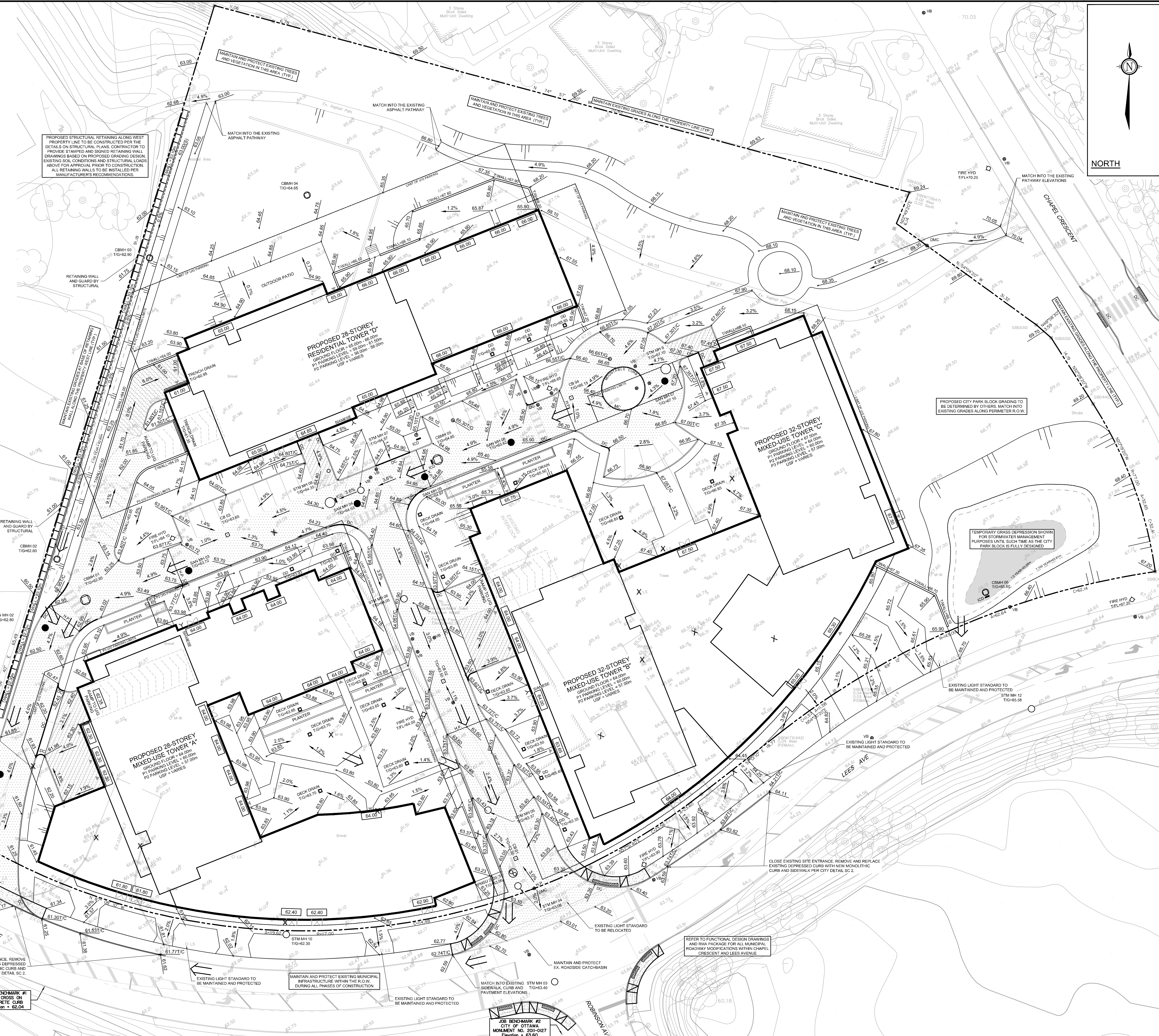


- LEGEND**
- PROPERTY LINE
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - GRADE AND DIRECTION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED TERRACE ELEVATION
 - MAXIMUM 3:1 SIDESLOPE
 - EMERGENCY OVERLAND FLOW ROUTE
 - SAN MH 1
 - CBMH 3
 - STM MH 1
 - CB
 - HYD
 - DC
 - ICD
 - EXISTING EDGE OF PAVEMENT
 - EXISTING VALVE & VALVE BOX
 - EXISTING SERVICE POST
 - EXISTING HYDRANT
 - EXISTING COMBINED MH
 - EXISTING CATCHBASIN
 - EXISTING CATCHBASIN MH
 - EXISTING UTILITY POLE

- PAVEMENT STRUCTURE:**
- LIGHT DUTY PAVEMENT
 - 50mm HL-3 or SUPERPAVE 12.5
 - 150mm GRANULAR "A"
 - 300mm GRANULAR "B" TYPE II
 - ASPHALT GRADE PG 58-34
 - HEAVY DUTY PAVEMENT
 - 40mm HL-3 or SUPERPAVE 12.5
 - 50mm HL-8 or SUPERPAVE 19.0
 - 150mm GRANULAR "A"
 - 450mm GRANULAR "B" TYPE II
 - ASPHALT GRADE PG 58-34



BENCHMARK INFO:
 CITY OF OTTAWA MONUMENT No. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETIC ELEVATION = 63.60m.
 ALL ELEVATIONS ARE REFERRED TO THE COVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.959 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL).
 THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21028-20 JRE L1 PL 49 F), PREPARED BY ANNE O'SULLIVAN, VOLLEBK SIGNEE AND DATED JULY 18, 2020.
 SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.

REFER TO FUNCTIONAL DESIGN DRAWINGS AND RMA PACKAGE FOR ALL MUNICIPAL ROADWAY MODIFICATIONS WITHIN CHAPEL CRESCENT AND LEES AVENUE.

JOB BENCHMARK #3
 CUT CROSS ON CONCRETE CURB
 Elevation = 66.57

REFER TO FUNCTIONAL DESIGN DRAWINGS AND RMA PACKAGE FOR ALL MUNICIPAL ROADWAY MODIFICATIONS WITHIN CHAPEL CRESCENT AND LEES AVENUE.

EXISTING LIGHT STANDARD TO BE MAINTAINED AND PROTECTED

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REFER TO 119171-NDT FOR NOTES, DETAILS AND TABLES

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.

PROPOSED STRUCTURAL RETAINING ALONG WEST PROPERTY LINE TO BE CONSTRUCTED PER THE DETAILS ON STRUCTURAL PLANS. CONTRACTOR TO PROVIDE STAMPS AND SIGNATURES ON RETAINING WALL DRAWINGS BASED ON PROPOSED GRADING DESIGN. EXISTING SOIL CONDITIONS AND STRUCTURAL LOADS ABOVE FOR APPROVAL PRIOR TO CONSTRUCTION. ALL RETAINING WALLS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PROPOSED 28-STOREY RESIDENTIAL TOWER "D"
 GROUND FLOOR = 64.00m, 65.00m, 66.00m
 F1 PARKING LEVEL = 67.00m
 F2 PARKING LEVEL = 68.00m
 F3 PARKING LEVEL = 69.00m
 F4 VARIES

PROPOSED 32-STOREY MIXED-USE TOWER "C"
 GROUND FLOOR = 67.00m
 F1 PARKING LEVEL = 68.00m
 F2 PARKING LEVEL = 69.00m
 F3 PARKING LEVEL = 70.00m
 F4 VARIES

PROPOSED 32-STOREY MIXED-USE TOWER "B"
 GROUND FLOOR = 64.00m, 65.00m, 66.00m
 F1 PARKING LEVEL = 67.00m
 F2 PARKING LEVEL = 68.00m
 F3 PARKING LEVEL = 69.00m
 F4 VARIES

OWNER INFORMATION

2 ROBINSON AVENUE LIMITED PARTNERSHIP
 88 ALBERT STREET
 OTTAWA, ONTARIO, K1P 5E9
 CONTACT: MR. MIKE MARCELLA
 PHONE: (343) 550-9661
 EMAIL: mike@placedorre.com

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15 21	FST

SCALE	DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
1:300	SM / FST	FST	DM / SM	SM / FST	FST

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
 F.S. THALICHTE
 1000415399
 NOV 15 2021
 PROVINCE OF ONTARIO

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 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION	DRAWING NAME	PROJECT NO.	REV	REV # 1
CITY OF OTTAWA 2 ROBINSON AVENUE	GRADING PLAN	119171		119171-GR