

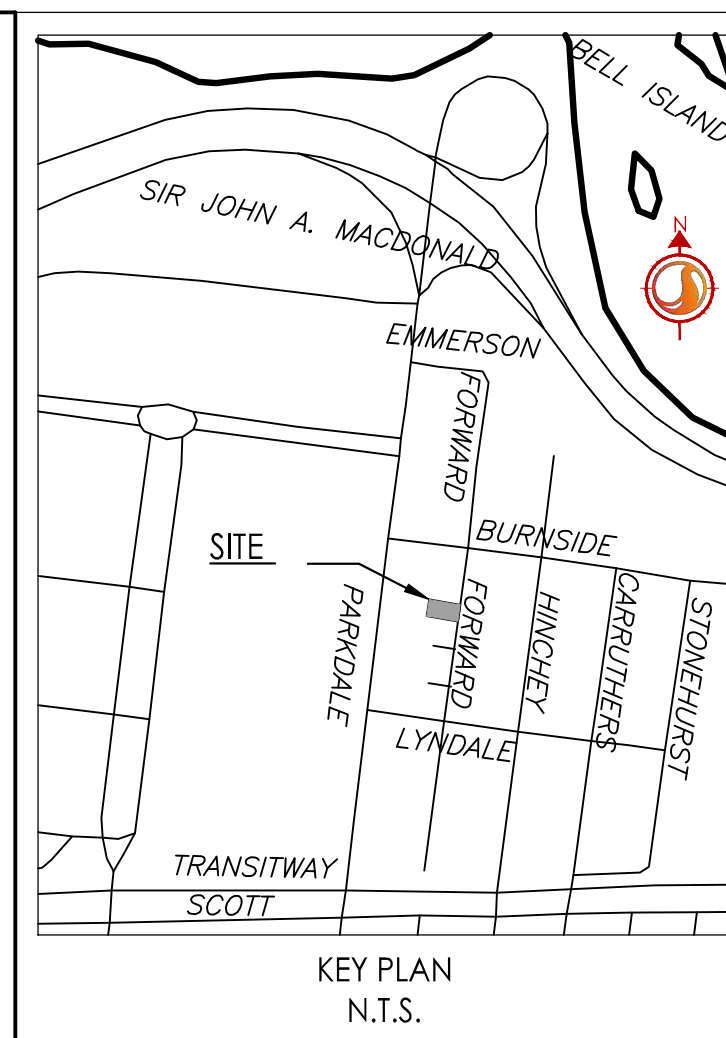
**SITE GRADING**

- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SO2 ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- 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.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.15m LAYERS.
- NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND 'URBAN TREES CONSERVATION BY-LAW'.
- NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.

*Andrew McCreight*

**ANDREW MCCREIGHT**  
**MANAGER (A), DEVELOPMENT REVIEW CENTRAL**  
**PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By Andrew McCreight at 12:50 pm, Aug 09, 2022



**Stantec**

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**Legend**

	ORIGINAL GROUND ELEVATION
	PROPOSED ELEVATION
	PROPOSED LOT CORNER ELEVATION
	EXISTING ELEVATION AT LOT CORNER
	FLOW DIRECTION AND GRADE
	FINISHED FIRST FLOOR ELEVATION
	UNDERSIDE OF FOOTING ELEVATION
	DIRECTION OF OVERLAND FLOW
	PROPOSED CATCHBASIN
	PROPOSED DEPRESSED CURB LOCATION
	PROPOSED BARRIER CURB
	PROPOSED ROAD CUT AS PER R10
	PROPOSED INTERLOCKING PAVERS
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING DEPRESSED CURB LOCATIONS
	EXISTING FENCE
	PROPERTY LINE
	EXISTING OVERHEAD WIRES
	PROPOSED CURB AND SIDEWALK CUT AS PER SC2

- Notes**
- FINAL SERVICE LATERAL SIZES TO BE CONFIRMED BY MECHANICAL CONSULTANT
  - 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 SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS
  - SITE PLAN PREPARED BY SUSAN D. SMITH ARCHITECT, DATED MARCH 24, 2022.
  - TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. No. 20477-00. PART 1 OF LOT 4 (EAST PARKDALE AVENUE LOTS) AND LOTS 3 AND 4 (WEST FORWARD AVENUE LOTS) REGISTERED PLAN 36, CITY OF OTTAWA, DATED MARCH 20, 2020.
  - GEOTECHNICAL REPORT PG6026-1 DATED NOVEMBER 24, 2021, PREPARED BY PATERSON GROUP LTD.

Revision	By	Appd.	YY.MM.DD
2	WAJ	KJK	22.04.12
1	DW	KJK	21.12.22

**Permit-Seal**

File Name:	160401680-D8	DW	KJK	DW	21.12.22
		Dwn.	Chkd.	Dgn.	YY.MM.DD

**Client/Project**

VIKA LAND DEVELOPMENT GROUP INC.  
 2727 GRAND VISTA CR.  
 OTTAWA, ON, K2J 0W5

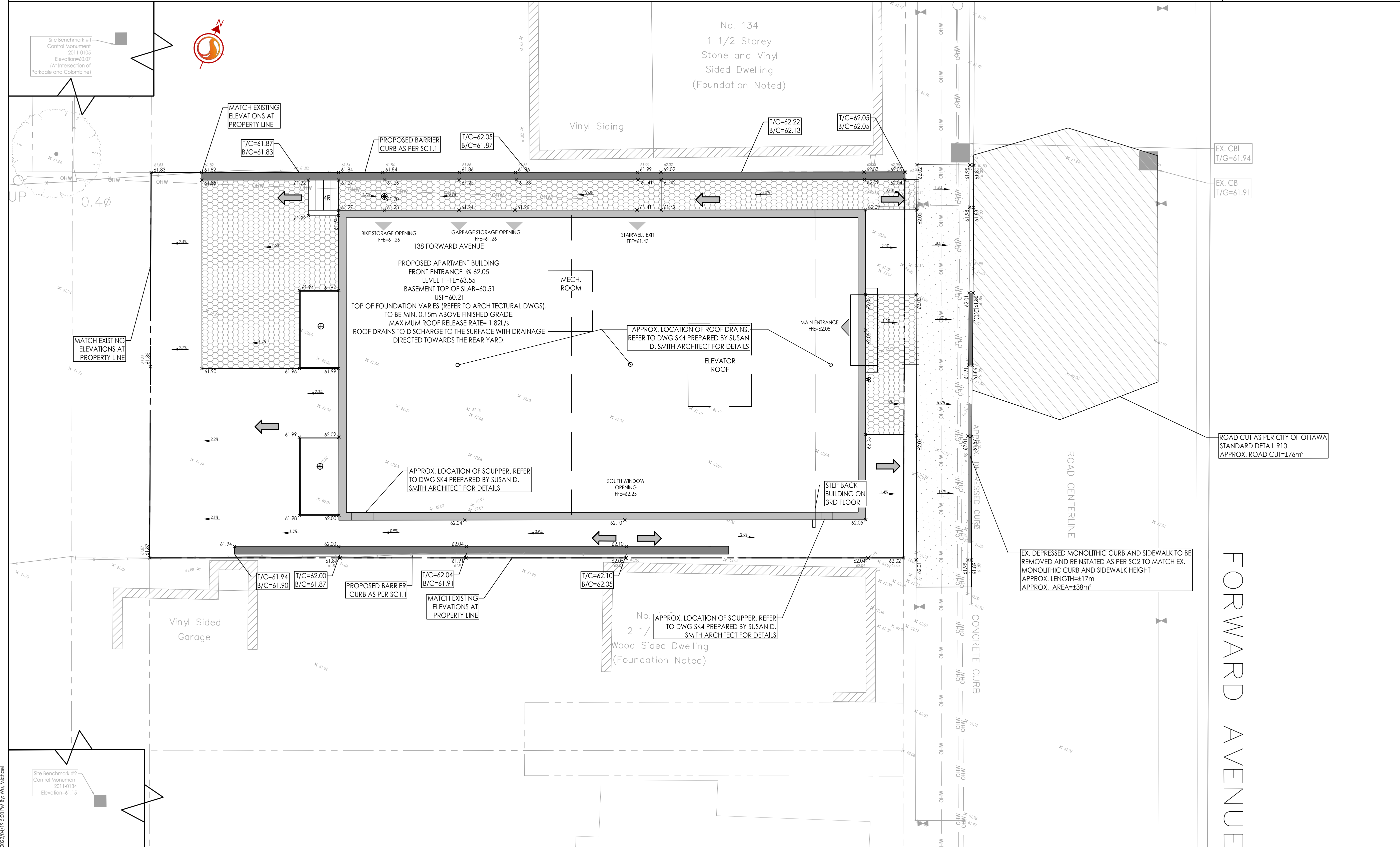
**NEW APARTMENT BUILDING**  
 138 FORWARD AVENUE  
 OTTAWA, ONTARIO

**Title**

GRADING PLAN

Project No.	160401680	Scale	1:75
Drawing No.	GP-1	Sheet	3 of 5
		Revision	2

PLAN # 18652



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