

LEGEND

| | | | |
|-----|--|----------|-------------------------------|
| --- | PROPERTY LINE | SAN MH ● | PROPOSED SANITARY MANHOLE |
| --- | PROPOSED BARRIER CURB | STM MH ○ | PROPOSED STORM MANHOLE |
| --- | PROPOSED DEPRESSED CURB | ○ | PROPOSED HYDRANT & VALVE |
| --- | PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI) | ○ | PROPOSED VALVE AND VALVE BOX |
| --- | PROPOSED ELEVATION | ○ | EXISTING VALVE & VALVE BOX |
| --- | EXISTING ELEVATION | ○ | EXISTING VALVE & LEAD |
| --- | PROPOSED SWALE ELEVATION | ○ | EXISTING SANITARY MANHOLE |
| --- | PROPOSED TOP OF WALL ELEVATION | ○ | EXISTING STORM MANHOLE |
| --- | PROPOSED BOTTOM OF WALL ELEVATION | ○ | EXISTING CATCHBASIN |
| --- | PROPOSED TOP OF CURB ELEVATION | ○ | EXISTING DITCH CENTERLINE |
| --- | PROPOSED VALVE AND VALVE BOX | ○ | EXISTING UTILITY POLE |
| --- | FIRE DEPARTMENT SIAMSE CONNECTION | ○ | EXISTING UTILITY POLE ANCHORS |
| --- | PROPOSED BUILDING ENTRANCE | ○ | EXISTING STREETLIGHT |
| --- | PROPOSED HIGH POINT | ○ | |
| --- | SWALE c/w SUBDRAIN AND DIRECTION OF FLOW | ○ | |
| --- | TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED) | ○ | |
| --- | PROPOSED FENCING (REFER TO ARCH PLANS FOR DETAILS) | ○ | |
| --- | SLOPE AND DIRECTION | ○ | |
| --- | DIRECTION OF MAJOR OVERLAND FLOW | ○ | |
| --- | PROPOSED LANDSCAPE DRAIN | ○ | |
| --- | PROPOSED CATCHBASIN MANHOLE | ○ | |
| --- | PROPOSED CATCHBASIN | ○ | |
| --- | PROPOSED LANDSCAPE TEE CATCH BASIN | ○ | |
| --- | PROPOSED LANDSCAPE ELBOW CATCH BASIN | ○ | |
| --- | PROPOSED TRENCH DRAIN | ○ | |
| --- | PROPOSED PARKING LIGHTING | ○ | |
| --- | 1:100 YEAR PONDING AREA AND ELEVATION | ○ | |
| --- | 1:100 YEAR (-20%) PONDING AREA AND ELEVATION | ○ | |

MATCH INTO EXISTING TOP OF BANK ELEVATIONS
RAISE GRADE AT PROPERTY LINE TO MATCH TOP OF
SEWM ELEVATIONS AS NOTED ON THE APPROVED
GRADING PLANS FOR THE NEIGHBORING DEALERSHIP
LANDS (TYP)

SITE BENCHMARK
CUT CROSS ON CONCRETE
BASE OF LIGHT STANDARD
ELEV = 90.57

John Seigny
JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By seignyo at 3:31 pm, May 30, 2024

REFER TO 122179-ND FOR ADDITIONAL NOTES & DETAILS

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.

| No. | REVISION | DATE | BY |
|-----|-----------------------------------|---------------|-----|
| 8. | ISSUED FOR APPROVAL | MAY 02/2024 | ARM |
| 7. | SOUTH WALL AND HYDRO COORDINATION | APRIL 25/2024 | ARM |
| 6. | BUILDING PERMIT SUBMISSION | MAR 15/2024 | ARM |
| 5. | REVISED WATER ENTRY | MAR 01/2024 | ARM |
| 4. | REVISED PER SITE PLAN UPDATE | DEC 18/2023 | GJM |
| 3. | REVISED PER CITY COMMENTS | NOV 8/2023 | GJM |
| 2. | REVISED PER CITY COMMENTS | SEPT 15/2023 | GJM |
| 1. | ISSUED FOR SITE PLAN APPLICATION | MAY 24/2023 | GJM |

| DESIGN | SCALE |
|----------|-------|
| ARM/CJF | 1:400 |
| CHECKED | |
| ARM | |
| DRAWN | |
| ARM/CJF | |
| CHECKED | |
| ARM | |
| APPROVED | |
| GJM | |

PROFESSIONAL ENGINEER
A.R. MESTWARP
100201604
MAY 02/2024
PROVINCE OF ONTARIO

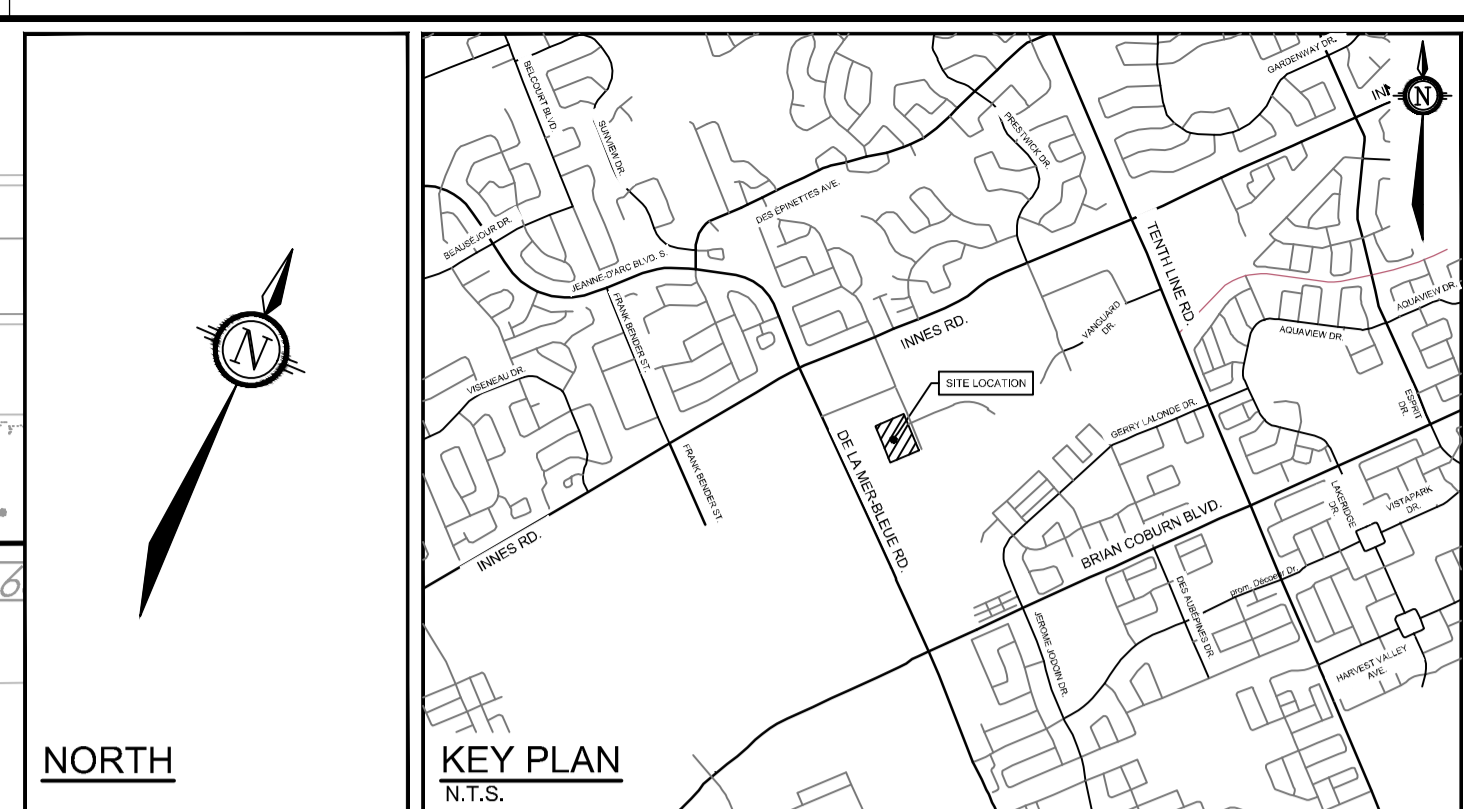
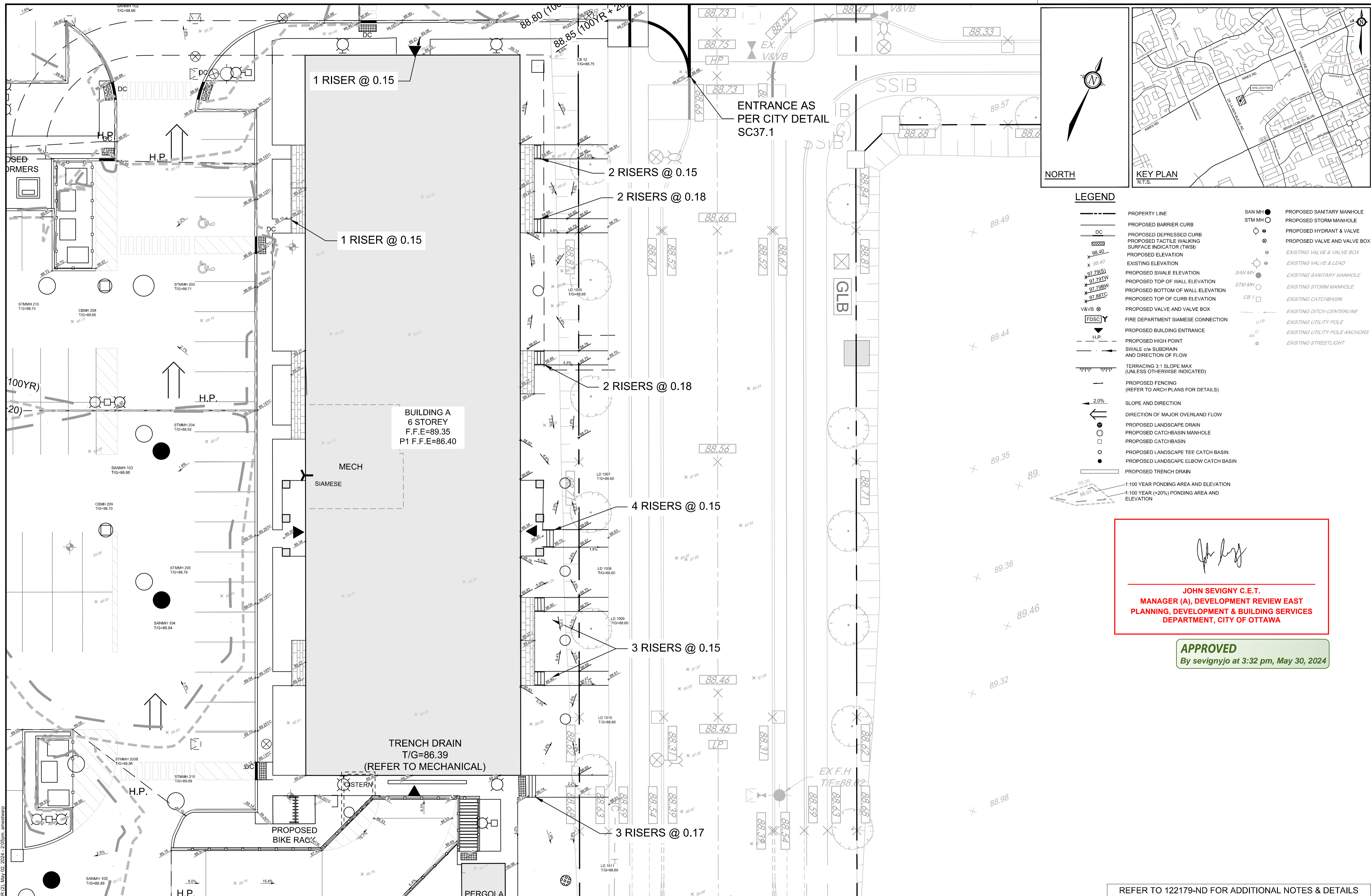
PROFESSIONAL ENGINEER
G.J. MacDONALD
MAY 02/2024
PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

| | |
|---|-----------|
| LOCATION 4200 INNES ROAD, CITY OF OTTAWA TRINITY APARTMENTS | |
| DRAWING NAME GRADING PLAN | |
| PROJECT No. | 122179 |
| REV | REV#8 |
| DRAWING No. | 122179-GR |

M:\2024\122179\CAD\Civil\122179-GR.dwg, GR, May 02, 2024 - 2:05pm, amestwarp

CITY FILE No. D07-12-23-0068
PLAN No. 18993



LEGEND

| | | | |
|-------------|--|----------|-------------------------------|
| --- | PROPERTY LINE | SAN MH ● | PROPOSED SANITARY MANHOLE |
| DC | PROPOSED BARRIER CURB | STM MH ○ | PROPOSED STORM MANHOLE |
| XXXXXX | PROPOSED DEPRESSED CURB | ○ | PROPOSED HYDRANT & VALVE |
| XXXXXX | PROPOSED TACTILE WALKING SURFACE INDICATOR (TWSI) | ⊗ | PROPOSED VALVE AND VALVE BOX |
| 98.40 | PROPOSED ELEVATION | ⊗ | EXISTING VALVE & VALVE BOX |
| X 98.40 | EXISTING ELEVATION | ○ | EXISTING VALVE & LEAD |
| X 97.79(S) | PROPOSED SWALE ELEVATION | SAN MH ● | EXISTING SANITARY MANHOLE |
| X 97.79(T) | PROPOSED TOP OF WALL ELEVATION | STM MH ○ | EXISTING STORM MANHOLE |
| X 97.79(W) | PROPOSED BOTTOM OF WALL ELEVATION | CB I □ | EXISTING CATCHBASIN |
| X 97.79(B) | PROPOSED TOP OF CURB ELEVATION | --- | EXISTING DITCH CENTERLINE |
| X 97.88(TC) | PROPOSED VALVE AND VALVE BOX | ○/P | EXISTING UTILITY POLE |
| V&VB ⊗ | PROPOSED VALVE AND VALVE BOX | ○/A | EXISTING UTILITY POLE ANCHORS |
| FDSC Y | FIRE DEPARTMENT SIAMESE CONNECTION | ○ | EXISTING STREETLIGHT |
| H.P. ▽ | PROPOSED BUILDING ENTRANCE | | |
| --- | PROPOSED HIGH POINT | | |
| --- | SWALE c/w SUBDRAIN AND DIRECTION OF FLOW | | |
| --- | TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED) | | |
| --- | PROPOSED FENCING (REFER TO ARCH PLANS FOR DETAILS) | | |
| 2.0% | SLOPE AND DIRECTION | | |
| ← | DIRECTION OF MAJOR OVERLAND FLOW | | |
| ○ | PROPOSED LANDSCAPE DRAIN | | |
| ○ | PROPOSED CATCHBASIN MANHOLE | | |
| ○ | PROPOSED CATCHBASIN | | |
| ○ | PROPOSED LANDSCAPE TEE CATCH BASIN | | |
| ○ | PROPOSED LANDSCAPE ELBOW CATCH BASIN | | |
| --- | PROPOSED TRENCH DRAIN | | |
| --- | 1-100 YEAR PONDING AREA AND ELEVATION | | |
| --- | 1-100 YEAR (+20%) PONDING AREA AND ELEVATION | | |


JOHN SEVIGNY C.E.T.
 MANAGER (A), DEVELOPMENT REVIEW EAST
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

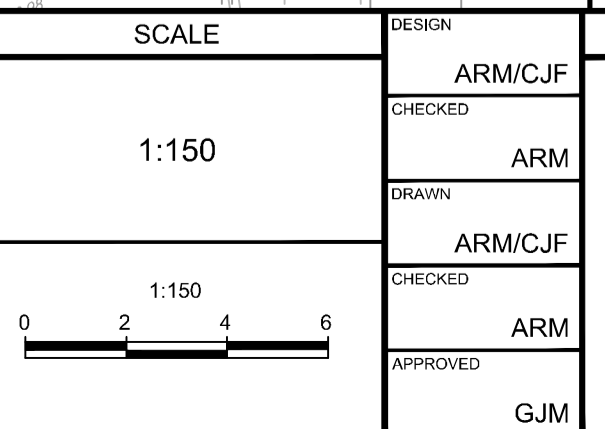
APPROVED
 By sevignyjo at 3:32 pm, May 30, 2024

REFER TO 122179-ND FOR ADDITIONAL NOTES & DETAILS

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| DESIGN | SCALE |
|---------|---------|
| ARM/CJF | 1:150 |
| ARM | 1:150 |
| ARM/CJF | 0 2 4 6 |
| ARM | |
| ARM | |
| GJM | |



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|---|--|---|--|
| NOVATECH Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com | | LOCATION 4200 INNES ROAD, CITY OF OTTAWA TRINITY APARTMENTS DRAWING NAME GRADING PLAN - BUILDING A REAR GRADING | PROJECT No. 122179 REV REV#8 DRAWING No. 122179-GR2 |
|---|--|---|--|