

**LEGEND**

PROPOSED ELEVATION	103.45	HYDRO TRANSFORMER		NOISE BARRIER	
EXISTING ELEVATION	102.73	EXISTING 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 SLOPE	1.5%	CURB TRANSITION		PONDING AREA WITH SPILLWAY ELEVATION	
HIGH POINT	102.16	STREET CATCHBASIN - STREET CATCHBASIN WITH CLOSED LID		REAR YARD TRENCH AND PIPE DETAILS ONLY (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	
RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)		CATCHBASIN MANHOLE		EXISTING SANITARY MAINTENANCE HOLE	
FOUNDATION SPLIT		TEE CATCHBASIN		EXISTING STORM MAINTENANCE HOLE	
ELBOW CATCHBASIN		HYDRANT, VALVE & VB		SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)	
VALVE & VC		VALVE & VB		SANITARY MAINTENANCE HOLE SPEED HUMP PER CITY STD. R19	
BUILDING ENVELOPE		TOP OF FOUNDATION (TOF)		EMERGENCY OVERLAND FLOW DIRECTION	
FINISHED FLOOR ELEVATION (FFE)		UNDERSIDE OF FOOTING ELEVATION (USF)		EMERGENCY OVERLAND FLOW DIRECTION	
EL ELEVATION		EL ELEVATION		EMERGENCY OVERLAND FLOW DIRECTION	
LOTS EQUIPPED WITH SUMP PUMP		ENGINEERED FILL (REFER TO DWG. 1)		RETAINING WALL AND ELEVATIONS	
WALKOUT UNITS		SLAB ON GRADE		BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)	
HYDRO SWITCHGEAR					

**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 AUGUST 6, 2024.

**ELEVATION NOTE**  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM SITE BENCHMARK NCC CONTROL POINT 001196530229.  
ELEVATION = 86.12 m

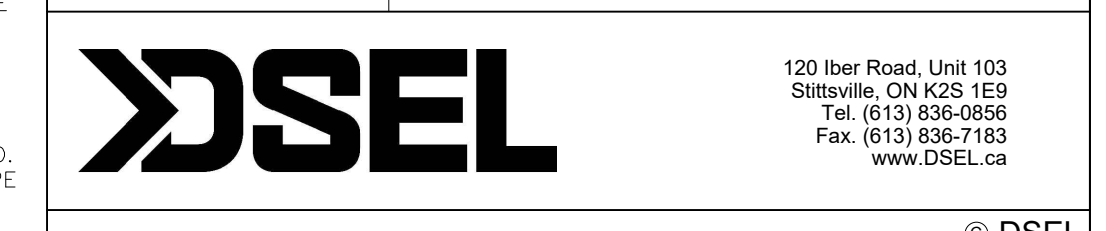
No.	BY	DATE	DESCRIPTION
1	S.L.M.	2024-08-30	1st SUBMISSION



PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD.

ORLEANS VILLAGE PHASE 4



GRADING PLAN

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

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 RIBS 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. ###