



LEGEND

- PROPOSED ELEVATION 103.45
- EXISTING ELEVATION 102.73
- FUTURE ELEVATION BY NOVATECH 103.900
- PROPOSED SWALE GRADE 1.25
- HIGH POINT 102.16
- STREET CATCHBASIN
- STREET CATCHBASIN WITH CLOSED LID
- CATCHBASIN MANHOLE
- TEE CATCHBASIN
- ELBOW CATCHBASIN
- HYDRANT, VALVE & VB
- VALVE & VC
- VALVE & VB
- BUILDING ENVELOPE
- TOP OF FOUNDATION (TOF)
- FINISHED FLOOR ELEVATION (FFE)
- UNDERSIDE OF FOOTING ELEVATION (USF)
- FRONT/REAR ENVELOPE ELEVATION
- LOTS EQUIPPED WITH SUMP PUMP
- ENGINEERED FILL (REFER TO DWG. 1)
- WALKOUT UNITS
- SLAB ON GRADE
- HYDRO SWITCHGEAR
- HYDRO TRANSFORMER
- STREET LIGHT STANDARD
- TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SCS)
- CURB TRANSITION
- RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)
- FIREWALL
- FOUNDATION SPLIT
- OVERLAND FLOW DIRECTION
- EXTERNAL OVERLAND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW DIRECTION
- RETAINING WALL AND ELEVATIONS
- BLACK VINYL COATED CHAINLINK FENCE (1.5m)
- NOISE BARRIER
- PROPERTY BOUNDARY
- 3:1 TERRACING MAXIMUM SLOPE
- PONDING AREA WITH SPILLWAY ELEVATION
- 2500P PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER QPSD 401.030)
- SANITARY MAINTENANCE HOLE SPEED HUMP PER CITY STD. R19
- PHASE 2 AND FUTURE PHASES
- BIKE RACK
- EARTHBIN(DWG. 3 FOR DETAILS)

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\_PH2, 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 MARCH 20, 2025.

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

|     |        |            |                                            |
|-----|--------|------------|--------------------------------------------|
| 2   | S.L.M. | 2025-04-02 | DRAFT - ISSUED FOR ZONING BY-LAW AMENDMENT |
| 1   | S.L.M. | 2024-08-30 | 1st SUBMISSION                             |
| No. | BY     | DATE       | DESCRIPTION                                |

CITY OF  
OTTAWA

PROJECT No. 24-1403

CAIVAN  
(ORLEANS  
VILLAGE 2)  
LTD.

ORLEANS VILLAGE  
  
PHASE 4

**DSEL**

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

GRADING PLAN

|              |        |             |             |           |
|--------------|--------|-------------|-------------|-----------|
| 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 BLOCK 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

