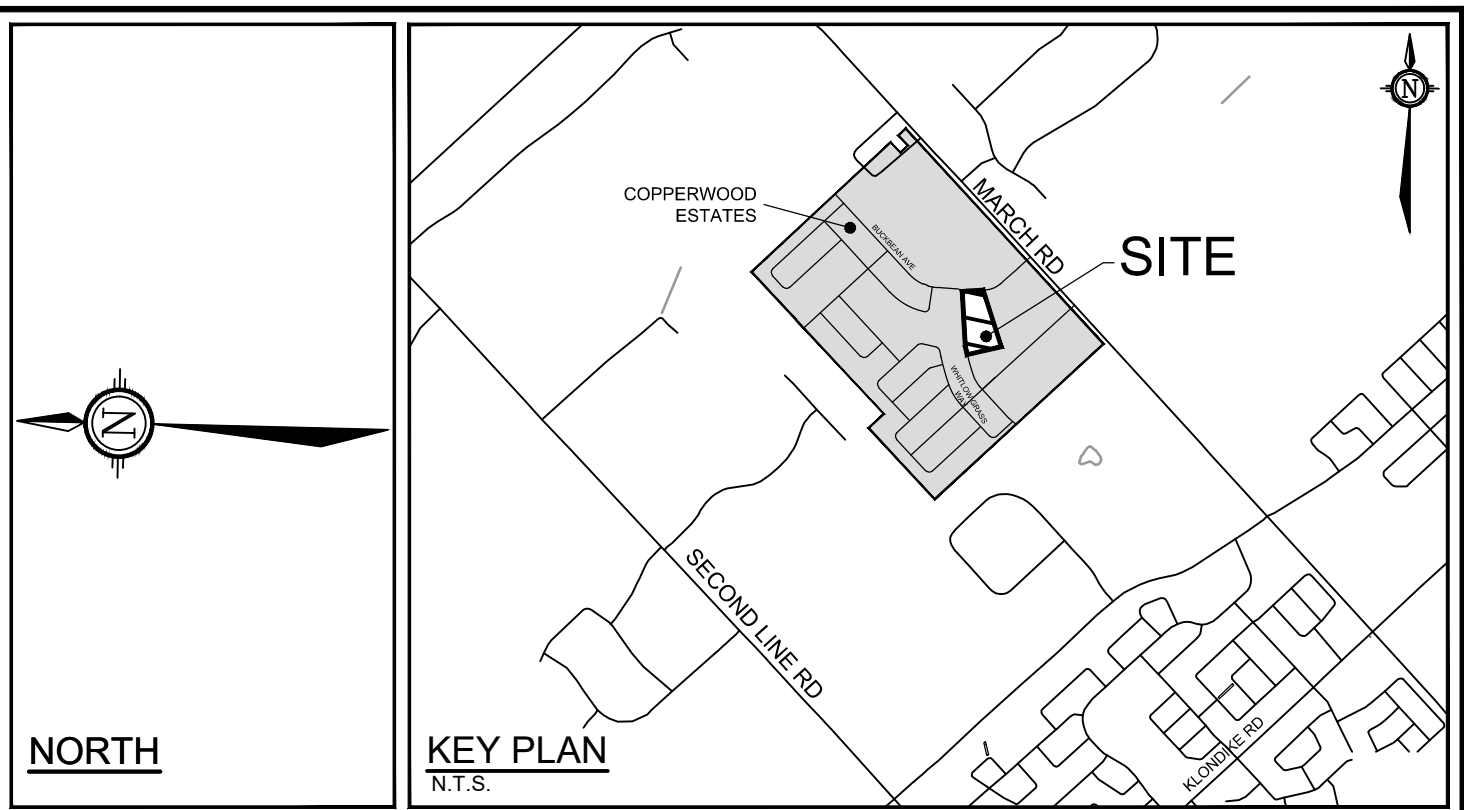
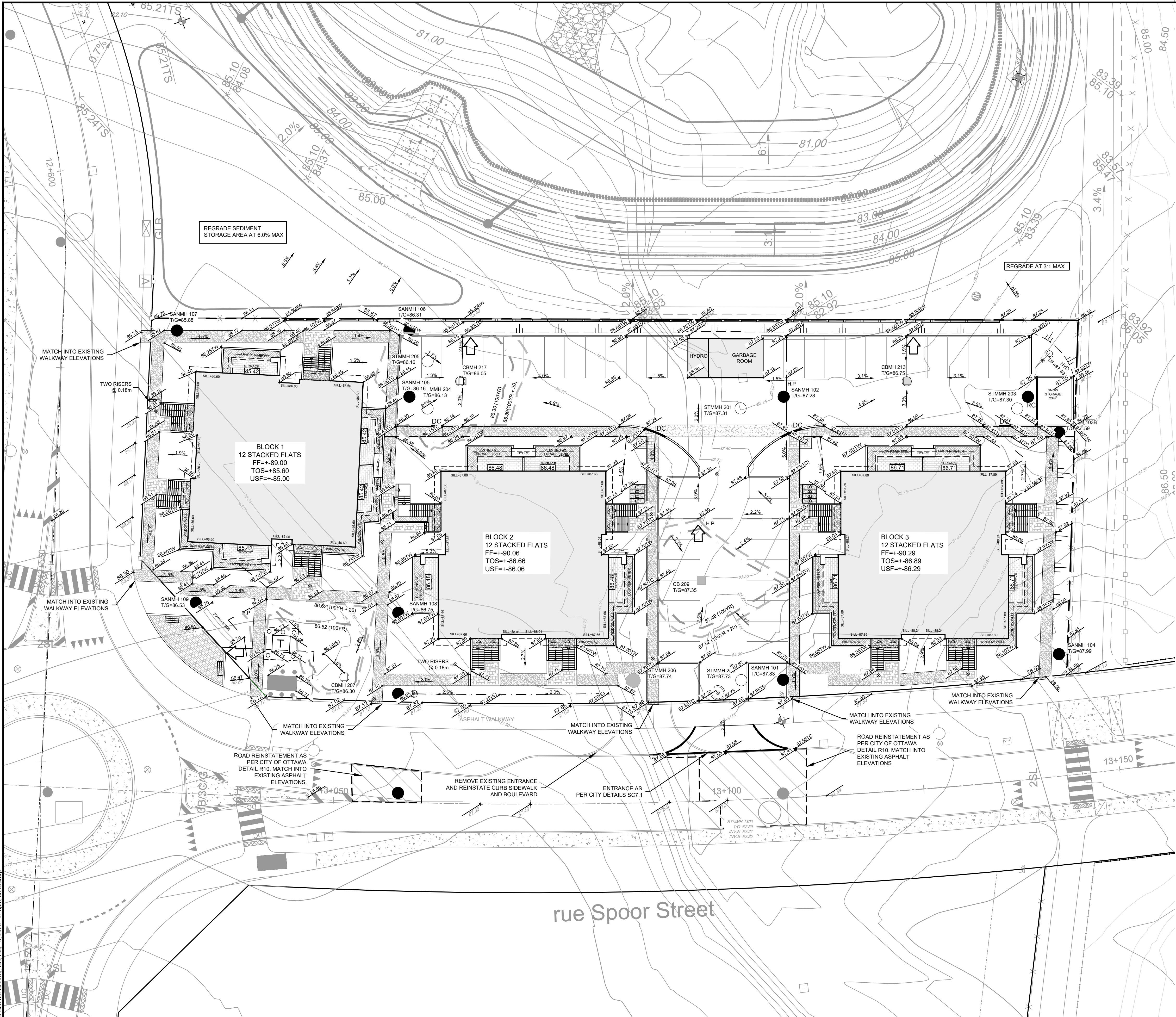




LEGEND	
PROPERTY LINE	FF= FINISHED FLOOR ELEVATION
MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS	TF= TOP OF FOUNDATION ELEVATION
PROPOSED ELEVATION	USF= UNDERSIDE OF FOOTING ELEVATION
PROPOSED SWALE ELEVATION	
PROPOSED TOP OF CURB ELEVATION	1:100 YEAR PONDING AREA AND ELEVATION
PROPOSED TOP OF WALL ELEVATION	1:100 YEAR (+20%) PONDING AREA AND ELEVATION
PROPOSED BOTTOM OF WALL ELEVATION	
PROPOSED DWELLING ELEVATION	V&VC EXISTING VALVE & VALVE CHAMBER
SLOPE AND DIRECTION	V&VB EXISTING VALVE & VALVE BOX
EXISTING ELEVATION	EXISTING HYDRANT
DIRECTION OF MAJOR OVERLAND FLOW	SAN MH EXISTING SANITARY MANHOLE
PROPOSED SAN MANHOLE	STM MH EXISTING STORM MANHOLE
PROPOSED STORM MANHOLE	CB 1 EXISTING CATCHBASIN
PROPOSED CATCHBASIN MANHOLE	FENCE BY OTHERS
PROPOSED CATCHBASIN MANHOLE C/W ICD	EXISTING DITCH CENTRELINE
PROPOSED CATCHBASIN	EXISTING MONITORING WELL
PROPOSED CATCHBASIN C/W ICD	LS EXISTING LIGHT STANDARD
PROPOSED RETAINING WALL C/W RAILING	
PROPOSED LANDSCAPE DRAIN	
PROPOSED FIRE HYDRANT	
PROPOSED VALVE AND VALVE BOX	
PROPOSED SIDEWALK	
PROPOSED CURB	
PROPOSED DEPRESSED CURB	
SWALE AND DIRECTION OF FLOW	
TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)	
ROAD REINSTATEMENT	
PROPOSED TRANSFORMER WITH BOLLARDS	

NOTES

- SENSITIVE MARINE CLAY TO BE REMOVED AND REPLACED WITH ENGINEERING FILL AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.
- FOOTINGS ARE TO BE PROTECTED AGAINST FROST ACTION WHERE 1.5m OF COVER IS NOT PROVIDED.
- REFER TO MEMORANDUM TITLED 'GRADING AND SITE SERVICING REVIEW' PREPARED BY PATERSON GROUP DATED AUGUST 15TH, 2025 (PG0613-MEMO.02, REV 1)

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.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
4.	ADDITION OF GEOTECHNICAL RECOMMENDATIONS	AUG 19/25	GJM
3.	REVISED PER CITY COMMENTS	AUG 12/25	GJM
2.	REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	GJM
1.	ISSUED FOR SITE PLAN APPLICATION	MARCH 21/25	GJM

SCALE
1:250
0 2 4 6 8 10

DESIGN	ARM/AM
CHECKED	ARM
DRAWN	ARM/CJF/AM
CHECKED	ARM
APPROVED	GJM



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LOCATION	1101 SPOOR STREET, CITY OF OTTAWA COPPERWOOD FLATS - BLOCK 125
DRAWING NAME	GRADING PLAN
PROJECT No.	122144
REV	REV#4
DRAWING No.	122144-GR