FUTURE DEVELOPMENT
BY OTHERS

FUTURE PARK

CHAKRA STREET

FUTURE BRT CORRIDOR

CHAPMAN MILLS DRIVE

PROVIDE COMPACTED FILL AT MAXIMUM 2:1 SLOPE TO MATCH TOP OF RETAINING WALL. ALL DISTURBED AREA ARE TO BE REINSTATED TO EXISTING OR BETTER CONDITION INCLUDING BUT NOT LIMITED TO 100mm TOPSOIL AND SEED.

CONCRETE RETAINING WALL PER OPSD 3120.100 TYPE II

FUTURE BRT CENTERLINE GRADING AS PER THE PRELIMINARY PLAN AND PROFILE DRAWINGS PREPARED BY IBI GROUP AS PART OF THE EA STUDY FOR THE CHAPMAN MILLS DRIVE EXTENSION AND BRT CORRIDOR. BRT CROSS-SECTION HAS BEEN ASSUMED.

GARBAGE ENCLOSURE

CB1 T/G 94.00

CB2 T/G 93.90

CB3 T/G 93.63

CBMH1 T/G 93.45

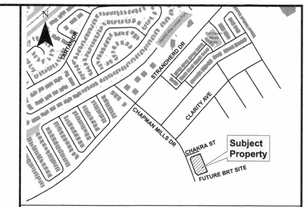
TE-1
FF=96.15
TF=95.68
UF=93.09

TE-2
FF=95.86
TF=95.39
UF=92.80

AMENITY SPACE (251 m2)

101 A 101 B
102 A 102 B
103 A 103 B
104 A 104 B
105 A 105 B
106 A 106 B
107 A 107 B
108 A 108 B
109 A 109 B
110 A 110 B
111 A 111 B
112 A 112 B

2 RISERS @ 0.18m
1 RISER @ 0.18m
4 RISERS @ 0.18m
3 RISERS @ 0.18m



KEYPLAN

LEGEND

- 92.52 / 92.52 — PROPOSED ELEVATION / EXISTING ELEVATION (EXISTING GROUND FROM AOV FROM DECEMBER 2016 AND MARCH 2017 SURVEY)
- 92.52 — CONCEPUTAL FUTURE BRT FINISHED GRADE ELEVATION
- T/W 93.44 — TOP OF RETAINING WALL ELEVATION
- B/W 92.32 — BOTTOM OF RETAINING WALL / CONCRETE RETAINING WALL c/w WOOD PRIVACY SCREEN
- PROPOSED TERRACING (MAX 3:1)
- 1.8% — SURFACE SLOPE
- FLOW DIRECTION
- EMERGENCY OVERLAND FLOW DIRECTION (>100 YEAR)
- FF = 95.86 — FINISHED FLOOR ELEVATION
- TF = 95.39 — TOP OF FOUNDATION ELEVATION
- UF = 92.80 — UNDERSIDE OF FOOTING ELEVATION
- ASPHALT WALKWAY
- CONCRETE SURFACE (HARMONY STAGE 1)
- INTERLOCK PAVING STONES
- CONCRETE RISERS
- CONCRETE BARRIER CURB
- DC — DEPRESSED CURB
- BICYCLE RACK
- TACTILE WALKING SURFACE INDICATOR

No.	ISSUE / REVISION	DD/MM/YY
1	ISSUED FOR SITE PLAN SUBMISSION	08/03/18

This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited.

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT:
MINTO COMMUNITIES INC.
200-180 KENT STREET
OTTAWA, ON
K1P 0B6

CONSULTANT: www.jlrichards.ca
J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
LICENSED PROFESSIONAL ENGINEER
H. R. MACKAY
100186588
PROVINCE OF ONTARIO

PROJECT NORTH

PROJECT:
MINTO COMMUNITIES INC.
HARMONY STAGE 1
BLOCK 104
4025 STRANDHERD DRIVE

DRAWING:
GRADING PLAN

DESIGN: JW	
DRAWN: CJM	DRAWING #: G1
CHECKED: HM	
JLR #: 24051-003	

PLOT DATE: March 8, 2018 12:01:42 PM

File Location: r:\24000\24051 td minto clarke\24051-003 harmony condo block\JLR DWG\Cad\24051-003 C G1.dwg