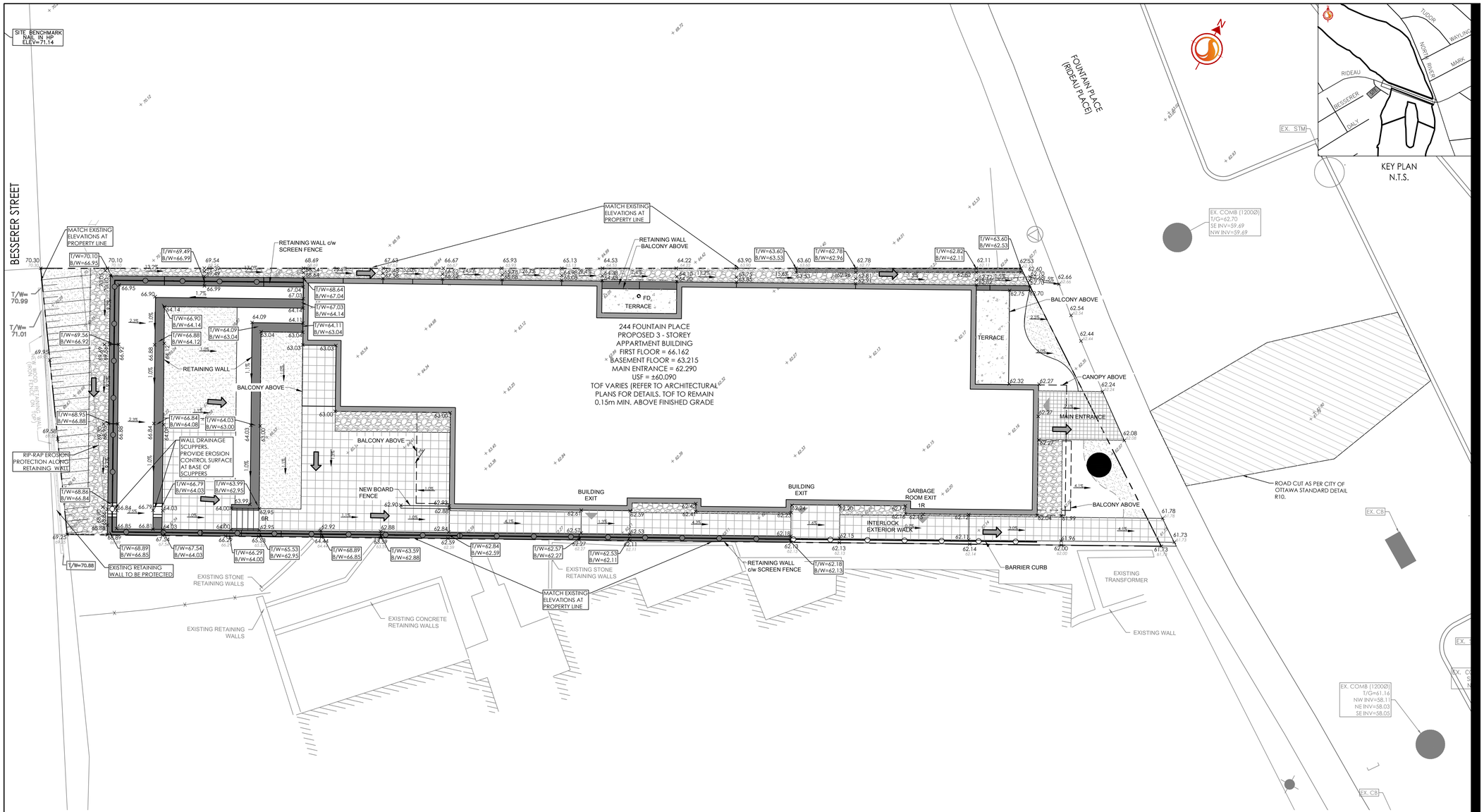

SITE GRADING

1. ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
2. ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
3. INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMAINS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
6. EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
7. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
8. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
9. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
10. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER 'MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS' AND 'URBAN TREES CONSERVATION BY-LAW'.
11. NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.

W:\active\160401234_244 Rideau Place\design\drawings\160401234-D8.dwg
2018/10/26 12:39:16 By: Johnson, Warren

ORIGINAL SHEET - ARCH D

Stantec

Stantec Consulting Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

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Legend

×99.99	ORIGINAL GROUND ELEVATION
× 99.99	PROPOSED ELEVATION
× 99.99 / 99.99	PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER
2.0%	FLOW DIRECTION AND GRADE
FF=99.99	FINISHED FIRST FLOOR ELEVATION
E.F.	ENGINEERED FILL REQUIRED
3:1	TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
	PROPOSED SWALE
	DIRECTION OF OVERLAND FLOW
	PROPOSED VALVE BOX
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCHBASIN
D.C.	PROPOSED DEPRESSED CURB LOCATION
	PROPOSED DOOR LOCATIONS
	CONCRETE RETAINING WALL OR EQUIVALENT TO BE DESIGNED BY LICENSED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO.

Notes

SITE PLAN
PREPARED BY: RUBIN & ROTMAN ARCHITECTS
DATED: MARCH 16, 2018
REVISION: DATED SEPTEMBER 17, 2018
DRAWING: A105 - SITE PLAN

SITE BENCHMARK
PROVIDED BY: J.D. BARNES LTD
LOCATION / DESCRIPTION: NAIL IN HYDRO POLE NORTH WEST OF PROPOSED SITE - ELEVATION = 71.14

GEOTECHNICAL REPORT
PREPARED BY: PATERSON GROUP
REPORT NO.: PG3780-LET.01 DATED APRIL 24, 2016

TOPOGRAPHIC SURVEY
SUPPLIED BY J.D.BARNES LTD. DATED MAY 5, 2016.

3	REVISED PER NEW SITE PLAN	WAJ	SGG	18.10.26
2	ISSUED FOR COORDINATION	SL	SGG	18.08.22
1	ISSUED FOR SITE PLAN CONTROL	WAJ	DCT	16.10.14
Revision		By	Appd.	YY.MM.DD

File Name: 160401234-D8	SL	SGG	SL	18.06.20
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
P.MOROZ
90493552
2018-10-26
PROVINCE OF ONTARIO

Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE

APARTMENT BUILDING
244 FOUNTAIN PLACE
OTTAWA, ONTARIO

Title

GRADING PLAN

Project No. 160401234

Scale 1:100 (0 1 3 5m)

Drawing No. GP-1

Sheet 3 of 5

Revision 3

#_____

D07-12-16-0150