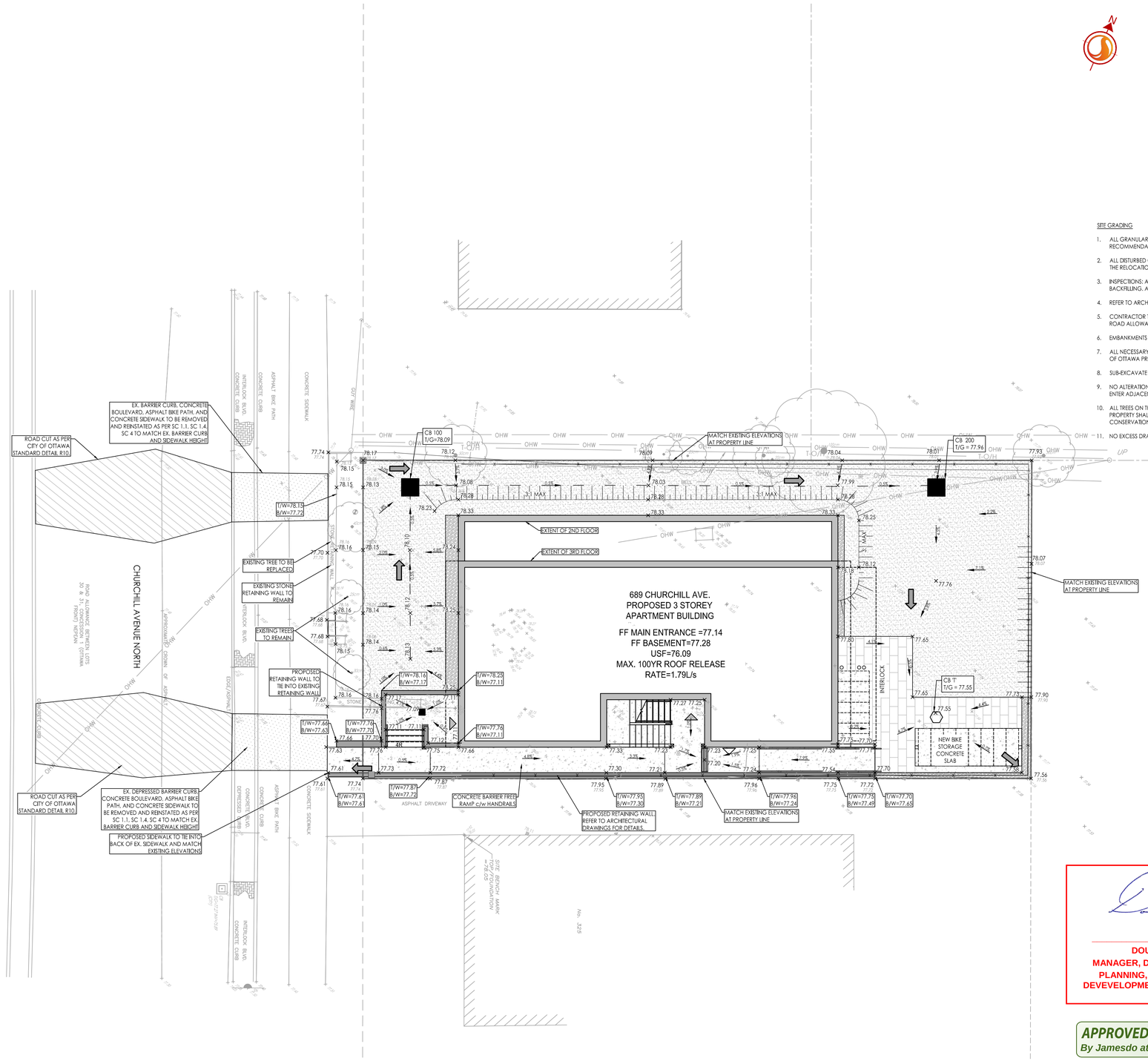

KEY PLAN
N.T.S.

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.

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**
*By Jamesdo at 12:52 pm, Jun 19, 2019*


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 / 99.88 | PROPOSED LOT CORNER ELEVATION / EXISTING ELEVATION AT LOT CORNER |
| 2.0% | FLOW DIRECTION AND GRADE |
| FF=99.99 | FINISHED FIRST FLOOR ELEVATION |
| 3:1 | TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN) |
| | PROPOSED SWALE |
| | DIRECTION OF OVERLAND FLOW |
| | PROPOSED VALVE BOX |
| | PROPOSED CATCHBASIN |
| P.C. | PROPOSED DEPRESSED CURB LOCATION |
| | PROPOSED DOOR LOCATIONS |
| | PROPOSED RETAINING WALL, FENCE OR RAILING REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT. RETAINING WALLS GREATER THAN 1.0m IN HEIGHT TO BE DESIGNED, APPROVED, AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. |

## Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY STANTEC GEOMATICS LTD LTD. DATED FEB15, 2018
2. SITE PLAN PREPARED BY RUBIN & ROTMAN ARCHITECTS DATED NOVEMBER 5, 2018
3. GEOTECHNICAL REPORT PREPARED BY STANTEC GEOMATICS LTD. DATED APRIL 30, 2018.

| Revision | | By | Appd. | YY.MM.DD |
|---|---|---|---|---|
| 6 | REVISED GRADES AT BUILDING PERIMETER | AJ | KJK | 19.04.30 |
| 5 | REVISED SITE PLAN | WAJ | KJK | 19.03.08 |
| 4 | REVISED SITE PLAN | WAJ | KJK | 18.10.12 |
| 3 | REVISED AS PER CITY COMMENTS | AJ | KJK | 18.10.04 |
| 2 | REVISED AS PER CITY COMMENTS | SL | KJK | 18.08.17 |
| 1 | ISSUED FOR SITE PLAN APPLICATION | WAJ | KJK | 18.05.17 |

| File Name: 160401400-D8 | JP | KK | SL | 18.03.06 |
|---|---|---|---|---|
| | Dwn. | Chkd. | Dsgn. | YY.MM.DD |

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
K.L. SMADELLA
2019-05-16
PROVINCE OF ONTARIO

Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE

APARTMENT BUILDING
689 CHURCHILL AVE. NORTH
OTTAWA, ONTARIO

Title

GRADING PLAN

Project No. 160401400

Scale 1:100 (0 1 3 5m)

Drawing No. GP-1

Sheet 3 of 5

Revision 6

D07-12-18-0081

#17671

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2019-05-16 3:29 PM by: jonathan.wheeler

ORIGINAL SHEET - ARCH D