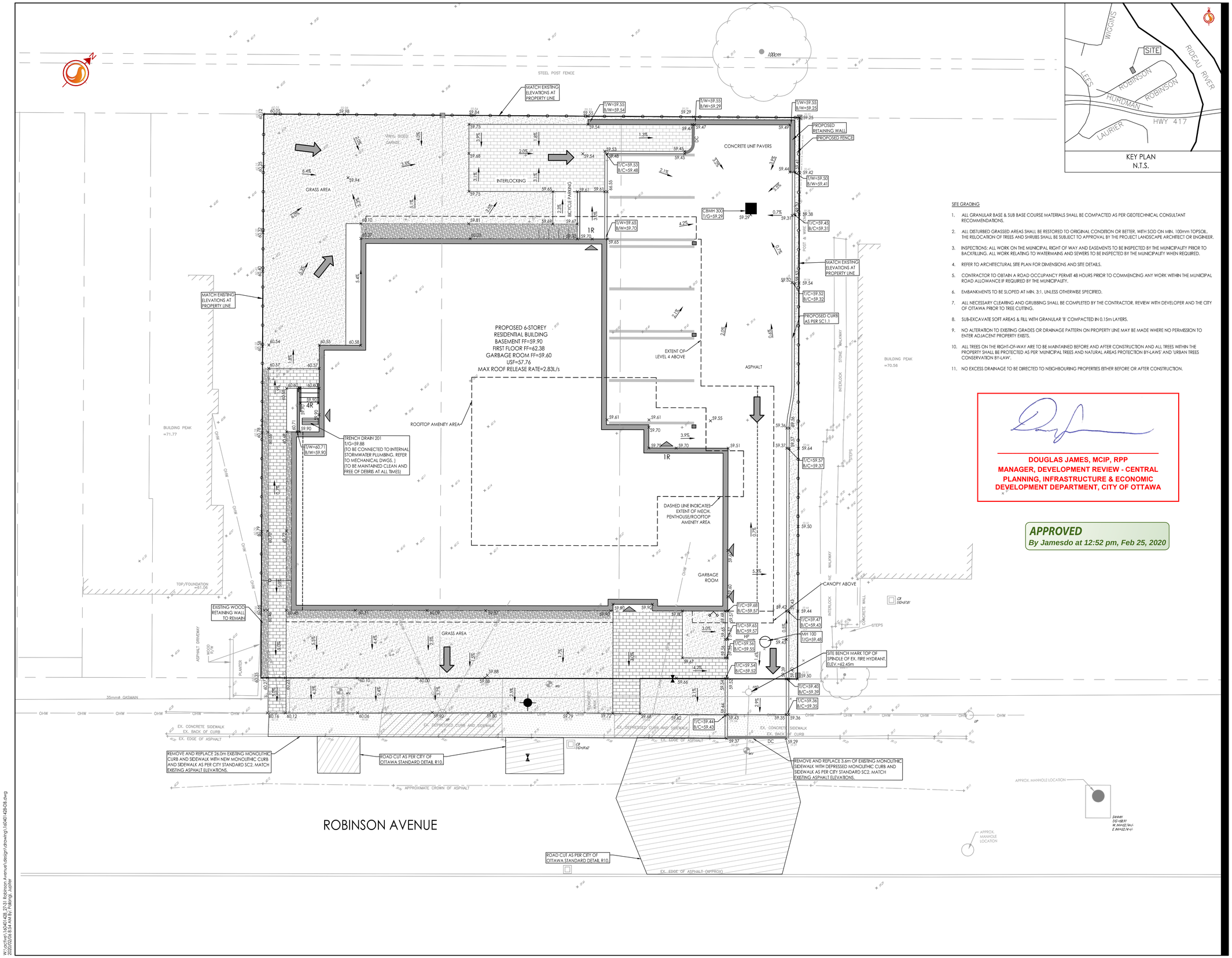

KEY PLAN
N.T.S.

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-LAW5' 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
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 12:52 pm, Feb 25, 2020

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
TF=99.99	TOP OF FOUNDATION ELEVATION
USF=99.99	UNDERSIDE OF FOOTING ELEVATION
3:1	TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
	PROPOSED SWALE
	DIRECTION OF EMERGENCY OVERLAND FLOW ROUTE
	PROPOSED VALVE BOX
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCHBASIN
	EXISTING DEPRESSED CURB LOCATION
	PROPOSED DOOR LOCATIONS
	PROPOSED GRASS AREA
	PROPOSED WALKWAY
	PROPOSED CONCRETE UNIT PAVERS
DC	PROPOSED DEPRESSED CURB

Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY STANTEC GEOMETICS LTD. DATED APRIL 10, 2018
2. SITE PLAN PREPARED BY FIGURR ARCHITECTS DATED NOVEMBER 11, 2019.

APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20____

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

	Revision	By	Appd.	YY.MM.DD
5	REVISED SITE PLAN	JP	KK	20.01.28
4	REVISED AS PER CITY COMMENTS	WJ	KK	19.11.29
3	REVISED AS PER CITY COMMENTS	WJ	KS	19.11.22
2	REVISED AS PER CITY COMMENTS	WJ	KS	19.08.28
1	ISSUED TO CITY FOR REVIEW	KK	KS	18.10.24

File Name: 160401428-DB	Dwn.	Chkd.	Dsgn.	YY.MM.DD
	JP	KK	SL	18.06.13

Permit-Seal

LICENSED PROFESSIONAL ENGINEER
K.L. SMADELLA
2020-02-06
PROVINCE OF ONTARIO

Client/Project

ROBINSON VILLAGE II
LIMITED PARTNERSHIP

6 STOREY APARTMENT
29 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

GRADING PLAN

Project No. 160401428

Scale 1:100 (0, 1, 3, 5m)

Drawing No. GP-1

Sheet 3 of 5

Revision 5

DWG 17855

D07-12-18-0164

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