KIMBERLEY ROAD

OLD RICHMOND ROAD

EXIST. MH
(APPROXIMATE LOCATION)

EXIST. CB
TOP 93.09

EXIST. SAN MH
TOP 93.48

EXIST. HYDRO MH
TOP 93.59

EXIST. MH
TOP 93.80

EXIST. MH
TOP 93.81

VC
TOP 93.14

EXIST. MH
TOP 93.12

VC
TOP 93.64

SITE BENCHMARK
Top of Spindle
of Fire Hydrant
Elevation = 94.67

CB-1
TOP 93.39

CB-3
TOP 93.49

CB-T
TOP 93.57

CB-T
TOP 93.68

CB-T
TOP 93.68

CB/MH-4
TOP 93.66

CB/MH-5
TOP 93.75

CB-8
TOP 92.60

CB/MH-6
TOP 93.17

MH-7
SOLENO AS-2
TOP 93.38

MH-9
SOLENO AS-2
TOP 92.77

EXIST.
CB/MH
TOP 93.10
NEW TOP 93.33

EXIST. CB
TOP 91.20

EXIST. CB
TOP 91.14

EXIST. MH
TOP 94.30

EXISTING
2 STOREY CHURCH
3861 OLD RICHMOND ROAD

3865 OLD RICHMOND ROAD
PROPOSED 4-LEVEL
MIXED-USE BUILDING

FFL & TOF = 93.90
(EXCEPT WHERE NOTED)
USF = ±92.39
(EXCEPT WHERE NOTED)

BASEMENT
FFL = 91.15
USF = ±90.55

USF = ±90.82

12m OFFSET FROM ROAD CENTER LINE

Existing Transformer

Cable Vault

FDC

TWSI (REFER TO ARCH.)

DELIVERY, GARBAGE & STAIRWELL
FFL & TOF = 93.57
USF = ±92.06

GARBAGE PICK-UP

TERRACE

Shed

UNDERSIDE OF FOOTINGS (USF) SHALL BE 1.5m BELOW GRADE OR PROVIDE ADEQUATE INSULATION.

EXCAVATE USING A HYDRO-VAC. TRUCK AND CONSULT AN ARBORIST TO MINIMIZE ROOT DAMAGE

EMERGENCY OVERFLOW SPILL ELEVATION: 93.37

5-YEAR PONDING ELEVATION: 93.28

100-YEAR PONDING ELEVATION: 93.37

DEPRESSED CURB
TOP: 92.75
WIDTH: 4.2m

9.0m EASEMENT

EASEMENT

SEVERANCE LINE

100mm CURB

B.O.S. (APPROX.)

EXISTING OVERLAND ROUTE DRAINING TO AN EXISTING RAVINE AND ONTO AN EXISTING WATER COURSE AT THE SOUTH SIDE OF 2018 ROBERTSON ROAD AND ADJACENT TO, AND NORTH OF, ALISON KORN PRIVATE AND 27 & 29 HADLEY COURT.

BOTTOM OF RAVINE ELEVATION IS ±87.80 APPROXIMATELY 2 TO 6m LOWER THAT THE ADJACENT PROPERTIES.

REMOVE EXISTING LID, FRAME, ADJUSTMENT RINGS AND TOP RISER. INSTALL NEW CONCRETE RISER AND ADJUSTMENT RINGS AS NECESSARY TO ACHIEVE TOP ELEVATION OF 93.33. INSTALL EXISTING MANHOLE LID AND FRAME.

TOWNHOUSE

TOWNHOUSE

PART 1 0115

PART 1 4R-2650

PLAN 5R

PLAN

5m
0
1:200
25m

DRAWING LEGEND

CB	CATCH BASIN
MH	MANHOLE
CB/MH	CATCH BASIN/MANHOLE
SPL	SPRINGLINE OF PIPE
INV	INVERT OF PIPE
	SUBDRAINS IN CB
	SUBDRAINS IN CB/MH
SAN	SANITARY SEWER
ST	STORM SEWER
WS/WM	WATER SERVICE/WATERMAIN
CS	CURB STOP & STANDPOST
VB	VALVE & VALVE BOX
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	ROOF DRAIN
M	WATER METER
R	REMOTE WATER METER READOUT
66.75	EXISTING GRADE ELEVATION
+66.75	PROPOSED GRADE ELEVATION
0.5%	EXISTING SLOPE OF GRADE
0.5%	PROPOSED SLOPE OF GRADE
	EMERGENCY OVERLAND FLOW
B.O.S.	BOTTOM OF SLOPE
	CENTERLINE OF SWALE
	PROPERTY LINE
	SILT FENCE BARRIER
D.C.	CONC. CURB/DEPRESSED CURB (150mm EXCEPT WHERE NOTED)
	LIGHT-DUTY PAVEMENT
	HEAVY-DUTY PAVEMENT
	TWSY
FFL	FIRST FLOOR ELEVATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING

KEY PLAN

No.	DATE	REVISION
4	OCT 8–20	RE-ISSUED FOR APPROVAL
3	JUL 28–20	RE-ISSUED FOR APPROVAL
2	APR 28–20	ISSUED FOR APPROVAL
1	APR 22–20	ISSUED FOR COORDINATION

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project

PROPOSED 3 STOREY
MIXED USE BUILDING
3865 OLD RICHMOND ROAD
OTTAWA, ONTARIO

Drawing Title

GRADING PLAN

Engineer's Seal

LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
17016502
OCT 8–20
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G
Hor. Scale	1:200
Vert. Scale	
Date	APR 22–20
Job No.	19022

Drawing No.
C-3
of 7

D07-12-20-0053

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