

Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- ENGINEERED FILL REQUIRED
- 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
- 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: J.D. BARNES LTD
DATED: SEPTEMBER 16, 2021
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
LOCATION / DESCRIPTION: TOP OF HYDRANT SOUTH EAST OF PROPOSED SITE - ELEVATION = 62.11
- GEOTECHNICAL REPORT**
PREPARED BY: PATERSON GROUP
REPORT NO.: PG3780-LET.01 DATED APRIL 24, 2016
- TOPOGRAPHIC SURVEY**
PREPARED BY: J.D. BARNES LTD. REFERENCE NO. 04-10-285-00 SUPPLIED ON AUGUST 1, 2019 AND 16-10-027-01 DATED JUNE 24, 2020.
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|----|------------------------------|-----|-----|----------|
| 12 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 22.01.13 |
| 11 | REVISED SITE PLAN | WAJ | SGG | 21.10.08 |
| 10 | REVISED SITE PLAN | WAJ | SGG | 21.07.27 |
| 9 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 21.03.23 |
| 8 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 20.12.15 |
| 7 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 20.11.06 |
| 6 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 20.09.18 |
| 5 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 20.07.10 |
| 4 | REVISED AS PER CITY COMMENTS | WAJ | SGG | 19.10.15 |
| 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
- | | | | | | |
|------------|--------------|------|-------|------|----------|
| File Name: | 160401234-08 | SL | SGG | SL | 18.06.20 |
| | | Dwn. | Chkd. | Dgn. | YY.MM.DD |

Permit/Seal

Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE
APARTMENT BUILDING
244 FOUNTAIN PLACE
OTTAWA, ONTARIO

Title

GRADING PLAN

Project No.
160401234

Scale
1:100

Drawing No.

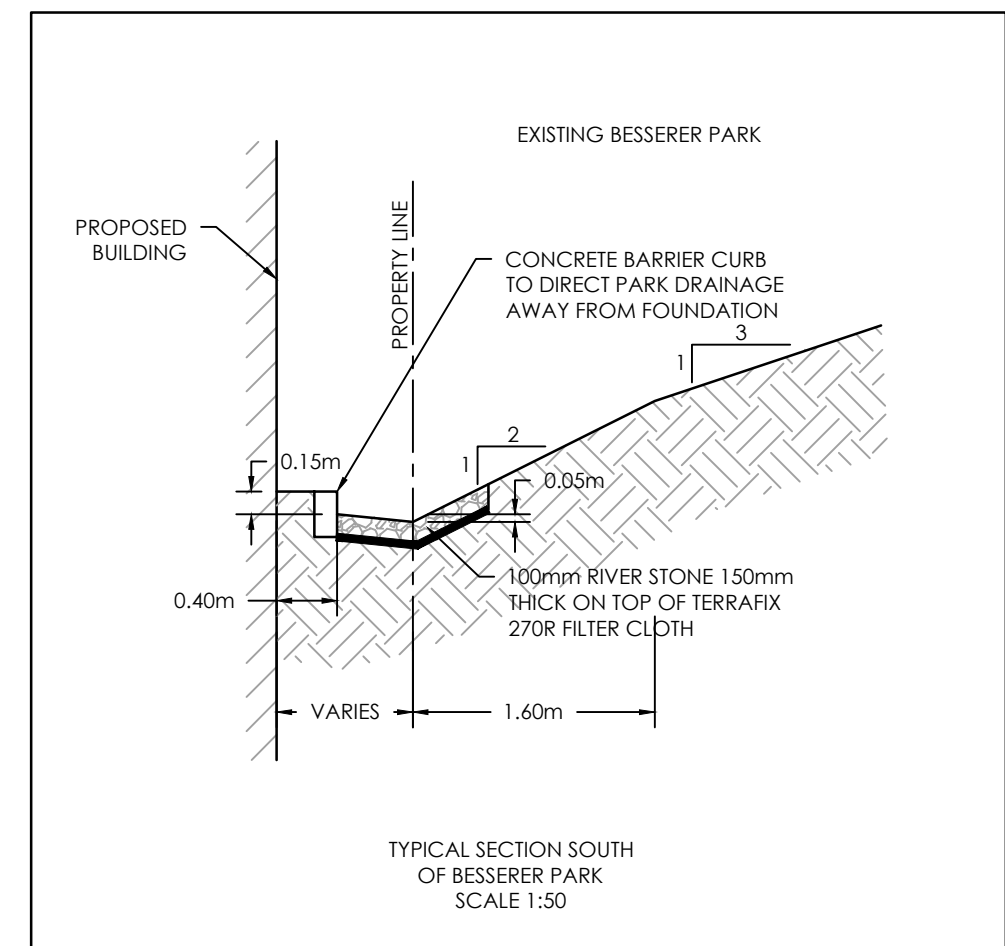
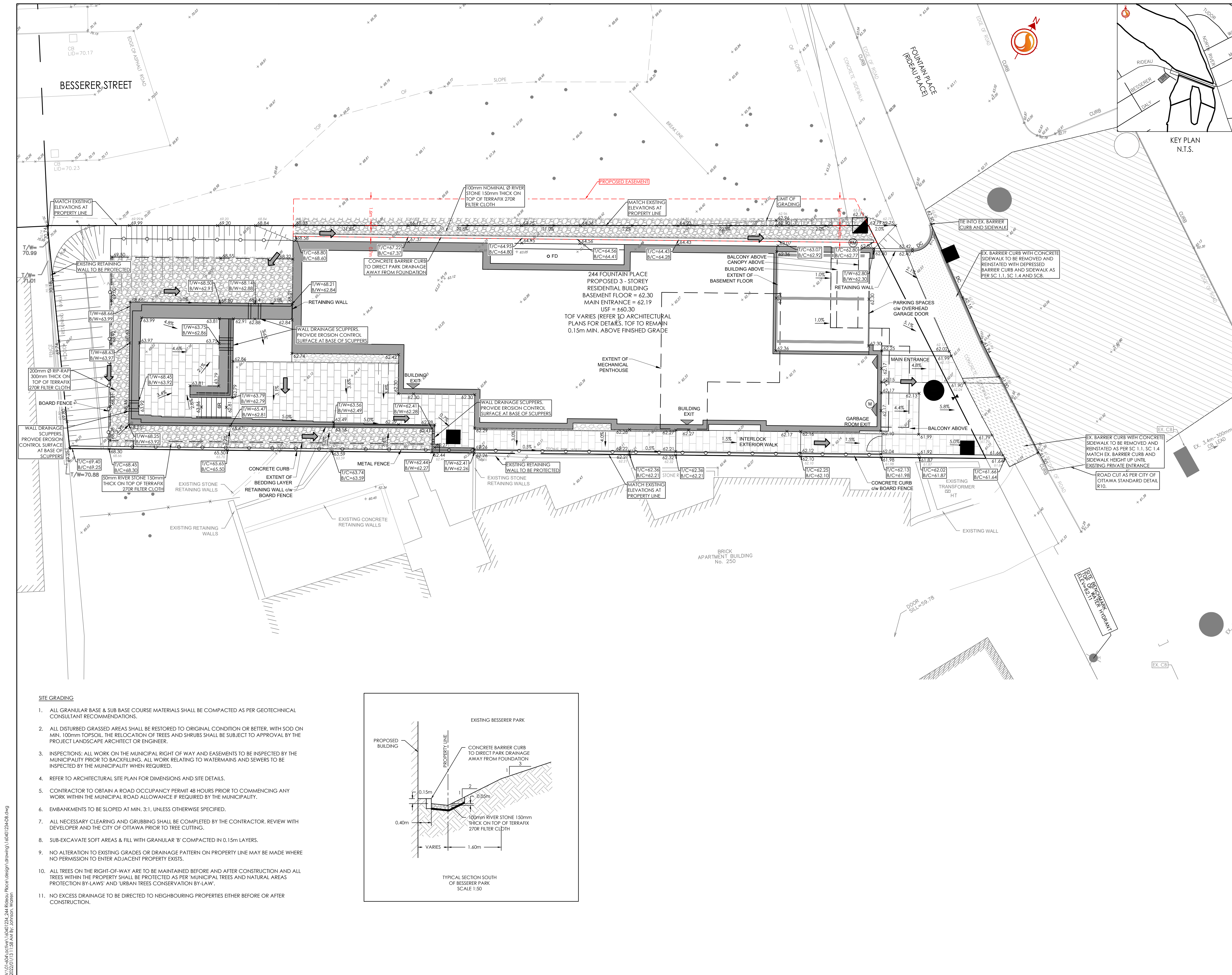
Sheet
Revision

GP-1

3 of 6

12

#18362



- SITE GRADING**
- ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
 - 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.
 - 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.
 - REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
 - CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
 - EMBANKMENTS TO BE SLOPED AT MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
 - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH DEVELOPER AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
 - SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.
 - NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
 - 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'.
 - NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.

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2022/10/13 11:58 AM By: Johnson, Warren

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