NOTE:
A GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION

ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION

NOTE:
ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED

CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF Ex. UNDERGROUND SERVICES AND Ex. UTILITIES PRIOR TO STARTING CONSTRUCTION

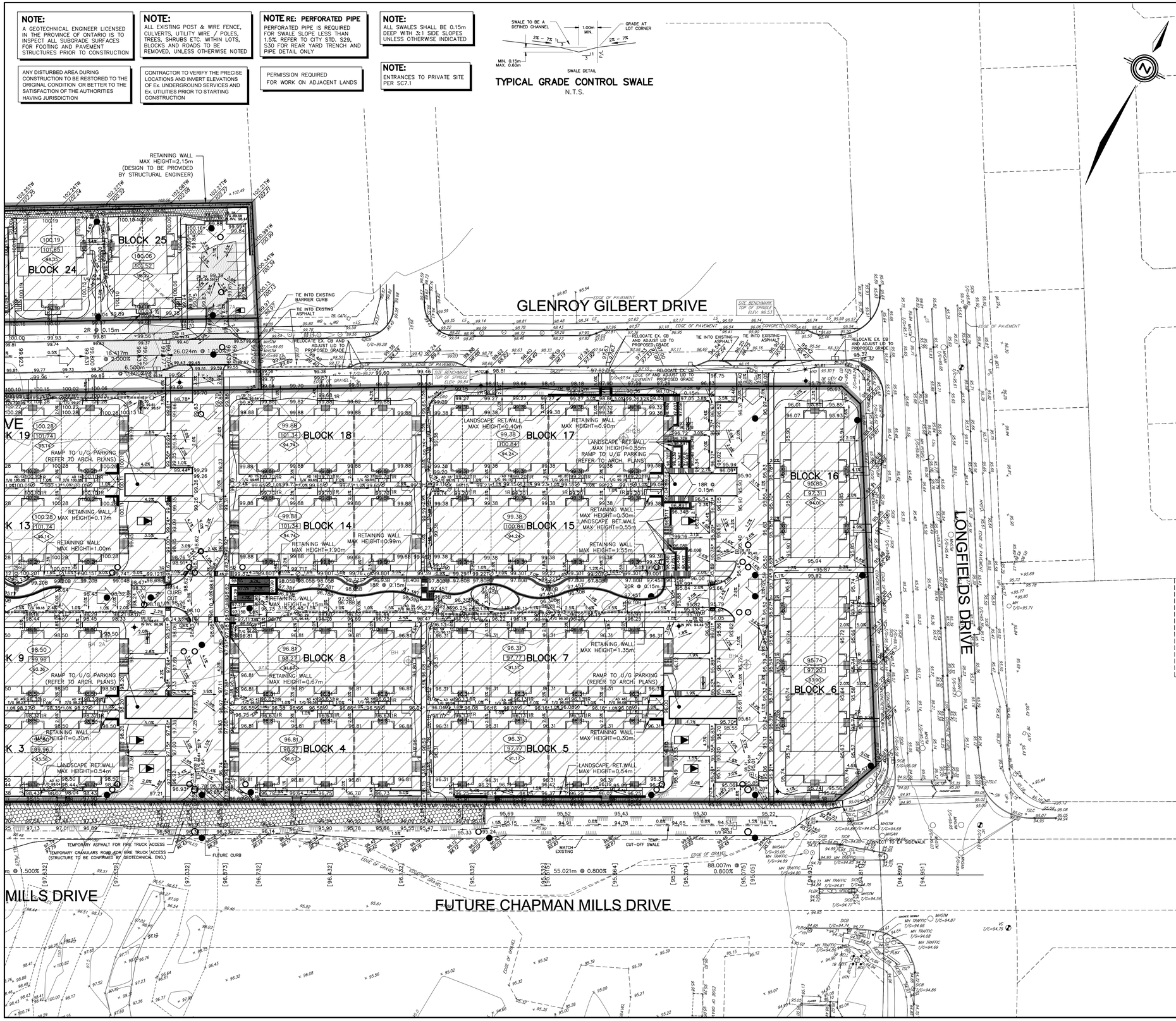
NOTE RE: PERFORATED PIPE
PERFORATED PIPE IS REQUIRED FOR SWALE SLOPE LESS THAN 1.5%. REFER TO CITY STD. S29, S30 FOR REAR YARD TRENCH AND PIPE DETAIL ONLY

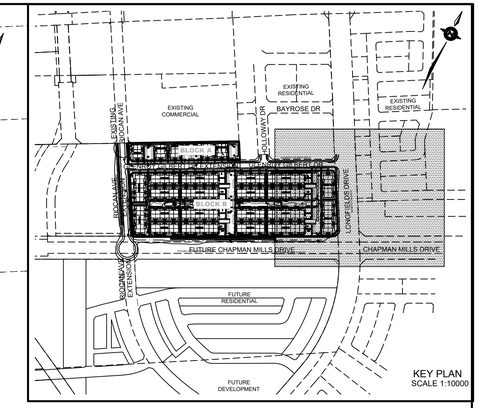
PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS

NOTE:
ALL SWALES SHALL BE 0.15m DEEP WITH 3:1 SIDE SLOPES UNLESS OTHERWISE INDICATED

NOTE:
ENTRANCES TO PRIVATE SITE PER SC7.1

TYPICAL GRADE CONTROL SWALE
N.T.S.





KEY PLAN
SCALE 1:10000

LEGEND

PROPOSED ELEVATION	103.45	OVERLAND FLOW DIRECTION	
EXISTING ELEVATION	*102.73*		
FUTURE ELEVATION	[93.900]		
PROPOSED SWALE GRADE	1.5%	EXTERNAL OVERLAND FLOW DIRECTION	
HIGH POINT	102.16		
STREET CATCHBASIN		EMERGENCY OVERLAND FLOW DIRECTION	
STREET CATCHBASIN WITH CLOSED LID			
CATCHBASIN MANHOLE		TOP OF WALL ELEVATION / RETAINING WALL AND ELEVATIONS	103.10 T
TEE CATCHBASIN		BOTTOM OF WALL ELEVATION	102.44 B
ELBOW CATCHBASIN		CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)	
HYDRANT, VALVE & VB		NOISE BARRIER (3.0m UNLESS OTHERWISE NOTED)	
VALVE & VC		DECORATIVE FENCE (SEE LANDSCAPE DWGS FOR DETAIL)	
VALVE & VB		CONSTRUCTION FENCE	
BUILDING ENVELOPE		PROPERTY BOUNDARY	
TOP OF FOUNDATION (TOF)	94.70	3:1 TERRACING MAXIMUM SLOPE	100.00 / 97.00
FINISHED FLOOR ELEVATION (FFE)	95.00		
UNDERSIDE OF FOOTING ELEVATION (USF)	92.00	PONDING AREA WITH SPILLWAY ELEVATION (MAXIMUM 0.30m)	99.65
UNITS REQUIRING WATER PRESSURE REDUCING VALVES	PRV	250ø PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	
WALKOUT UNITS	W.O.		
SLAB ON GRADE	SOG		
HYDRO SWITCHGEAR			
HYDRO TRANSFORMER			
STREET LIGHT STANDARD		FIREWALL	
TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6)			
PREVIOUS PHASES / PHASES NOT PART OF CURRENT GRADING APPROVAL			

NOT FOR CONSTRUCTION

No.	BY	DATE	DESCRIPTION
7	S.L.M.	24-02-09	SUBMISSION 5
6	S.L.M.	23-10-06	ISSUED FOR TENDER
5	S.L.M.	23-09-22	ISSUED FOR TENDER
4	S.L.M.	23-09-06	ISSUED FOR TENDER

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY STANTEC GEOMATICS LTD., PROJECT No. 161614291-111, DATED MARCH 1, 2022

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY SRN ARCHITECTS LTD., PROJECT No. S21001, DATED OCTOBER 5, 2023.

LEGAL INFORMATION
CALCULATED DRAFT PLAN PROVIDED BY STANTEC GEOMATICS LTD., PROJECT No. 161614291-131, DATED AUGUST 9, 2023

BENCH MARK
ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM BENCHMARK MONUMENT No. 196530071*, HAVING A PUBLISHED ELEVATION OF 99.742 METRES

MINTO COMMUNITIES INC.

BARRHAVEN TOWN CENTRE
GLENROY GILBERT DRIVE RIOCAN AVENUE & CHAPMAN MILLS DRIVE EXTENSION

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www.DSEL.ca

LICENSED PROFESSIONAL ENGINEER
S. L. MERRICK
100186523
2024-02-09
PROVINCE OF ONTARIO

Ottawa
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Ottawa, Ontario, K1P 1J1
Tel. (613) 580-2400
www.Ottawa.ca

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CITY ROW GRADING PLAN EAST

DRAWN BY: AM	CHECKED BY: BC	PROJECT No.	15-816
DESIGNED BY: BC	CHECKED BY: SM		
SCALE: 1:500		SHEET No.	11

CITY PLAN No. 18822

CITY FILE No. D07-12-22-0104