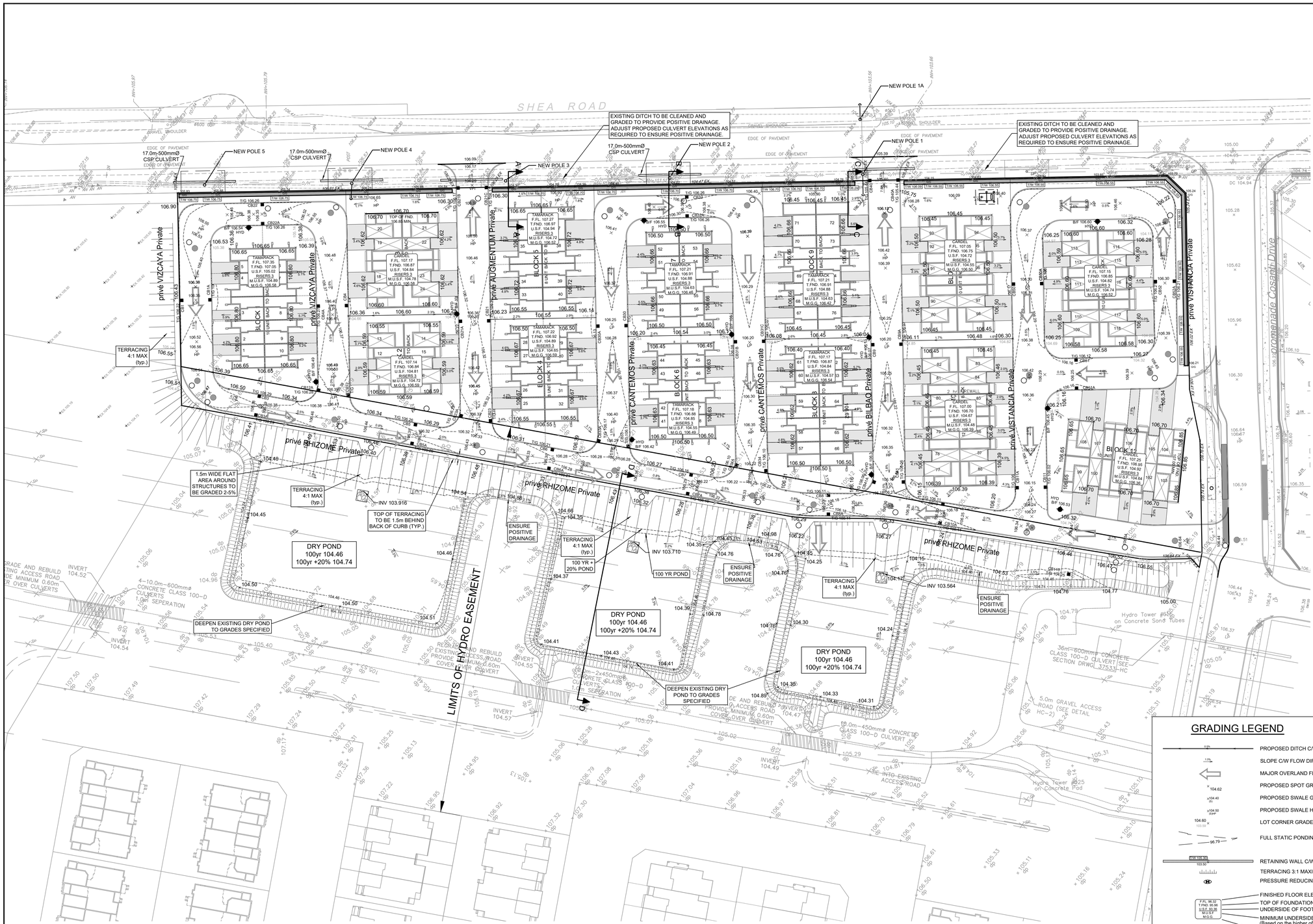

GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS

CLIENT

DAVIDSON SHEA PROPERTY INC.

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ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2022-09-15
2	SUBMISSION NO.2 FOR CITY REVIEW	2024-06-27
3	REVISED PER CITY COMMENTS	2025-03-21
4	REVISED CARDEL GRADING RELATIONSHIPS	2025-06-18
5	SUBMISSION NO.4 FOR CITY REVIEW	2025-07-31
6		
7		
8		

SEE 010, 011 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
L.D. #5 Yannoulopoulos
2025/07/31
PROVINCE OF ONTARIO

IBI GROUP
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Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT

1650 SHEA ROAD

(OTTAWA, ON)

PROJECT NO: 139185

DRAWN BY:	CHECKED BY:
M.M.	R.M./D.Y.
PROJECT MGR:	APPROVED BY:
R.M.	R.M./D.Y.

SHEET TITLE

GRADING PLAN

SHEET NUMBER 200

ISSUE 5

CITY FILE No. D07-12-23-0032

CITY PLAN No. 19029

SCALE CHECK 50mm

File Location: J:\139185_1650_Shea_Rd\7.0_Production\7.03_Design\04_Civil\Sheets\200-GRADING PLAN.dwg Last Saved: July 31, 2025, by mlinem4926 Plotted: August 5, 2025 9:42:34 AM by Milne, Marian