



*John Sevigny*  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyjo at 12:40 pm, Sep 11, 2025



LEGEND	
PROPOSED ELEVATION	103.45
EXISTING ELEVATION	102.73
FUTURE ELEVATION BY NOVATECH	93.900
PROPOSED SWALE GRADE	102.16
HIGH POINT	102.16
STREET CATCHBASIN	
STREET CATCHBASIN WITH CLOSED LID	
CATCHBASIN MANHOLE	
TEE CATCHBASIN	
ELBOW CATCHBASIN	
HYDRANT, VALVE & VB	
VALVE & VC	
VALVE & VB BUILDING ENVELOPE	
TOP OF FOUNDATION (TOF)	
FINISHED FLOOR ELEVATION (FFE)	
UNDERSIDE OF FOOTING ELEVATION (USF)	
USE ELEVATION EXTENDING TO THE BOTTOM OF THE TRENCH	
UNITS REQUIRING FROST PROTECTION DETAILS (AS PER GEOTECHNICAL ENGINEER)	
ENGINEERED FILL	
WALKOUT UNIT	
SLAB ON GRADE	
BARRIER CURB, BARRIER CURB WITH GUTTER & DEPRESSED CURB (PER CITY OF OTTAWA STD SC1.1, SC1.2, SC1.3)	
HYDRO TRANSFORMER	
STREET LIGHT STANDARD	
TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6)	
CURB TRANSITION	
RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	
FIREWALL	
FOUNDATION SPLIT	
OVERLAND FLOW DIRECTION	
EXTERNAL OVERLAND FLOW DIRECTION	
EMERGENCY OVERLAND FLOW DIRECTION	
EMERGENCY OVERLAND FLOW DIRECTION	
RETAINING WALL AND ELEVATIONS	
BLACK VINYL COATED CHAINLINK FENCE (1.5m)	
UNLESS OTHERWISE NOTED	
NOISE BARRIER	
PROPERTY BOUNDARY	
3:1 TERRACING MAXIMUM SLOPE	
PONDING AREA WITH SPILLWAY ELEVATION	
250P PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	
EXISTING SANITARY MAINTENANCE HOLE	
EXISTING STORM MAINTENANCE HOLE	
SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER QPSD 401.030)	
SANITARY MAINTENANCE HOLE SPEED HUMP PER CITY STD. R19	
PHASE 2 AND FUTURE PHASES	
BIKE RACK EARTHBIN(DWG. 3 FOR DETAILS)	
ROAD HIGH POINT	

**NOT FOR CONSTRUCTION**

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED  
PROJECT No. 16-10-116-00, SURVEYS DATED NOVEMBER 30, 2017.  
PROJECT No. 16-10-116-00\_PH2, SURVEYS DATED SEPTEMBER 27, 2019.  
PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

**SITE PLAN INFORMATION**  
SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON JULY 9, 2025.  
**ELEVATION NOTE**  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM SITE BENCHMARK NCC CONTROL POINT 001196530229.  
**ELEVATION = 86.12 m**

No.	BY	DATE	DESCRIPTION
9	S.L.M.	2025-08-26	8th SUBMISSION
8	S.L.M.	2025-08-15	7th SUBMISSION
7	S.L.M.	2025-07-15	6th SUBMISSION
6	S.L.M.	2025-06-10	5th SUBMISSION
5	S.L.M.	2025-05-28	4th SUBMISSION
4	S.L.M.	2025-05-13	3rd SUBMISSION
3	S.L.M.	2025-04-23	2nd SUBMISSION
2	S.L.M.	2025-04-02	DRAFT - ISSUED FOR ZONING BY-LAW AMENDMENT

**CITY OF OTTAWA**

PROJECT No. 24-1403

**CAIVAN (ORLEANS VILLAGE 2) LTD.**

**ORLEANS VILLAGE PHASE 4**

**DSEL**

**GRADING PLAN**

120 Iber Road, Unit 103  
Stittville, ON K2S 1E9  
Tel: (613) 836-0856  
Fax: (613) 836-7183  
www.DSEL.ca

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DRAWN BY: C.P.B.	CHECKED BY: S.L.M.	SHEET NO.
DESIGNED BY: C.P.B.	CHECKED BY: S.L.M.	16 OF 24
SCALE: 1:500	DATE: AUGUST 2024	