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	(93.00)
PROPOSED SWALE GRADE	1.5%
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)	94.70
FINISHED FLOOR ELEVATION (FFE)	95.00
UNDERSIDE OF FOOTING ELEVATION (USF)	92.00
USF ELEVATION EXTENDING TO THE BOTTOM OF THE TRENCH	<92.00>
UNITS REQUIRING FROST PROTECTION DETAILS (AS PER GEOTECHNICAL ENGINEER)	FP
ENGINEERED FILL (REFER TO DWG. 1)	E.F.
WALKOUT UNITS	W.O.
SLAB ON GRADE	SOG
BARRIER CURB, BARRIER CURB WITH GUTTER & DEPRESSED CURB (PER CITY OF OTTAWA STD SC1.1, SC1.2, SC1.3)	BARRIER / DEPRESSED DC
HYDRO TRANSFORMER	
STREET LIGHT STANDARD	SL
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)	T/W=103.10 B/W=102.44
NOISE BARRIER	
PROPERTY BOUNDARY	
3:1 TERRACING MAXIMUM SLOPE	100.00 / 99.20
PONDING AREA WITH SPILLWAY ELEVATION	102.16
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%)	
EXISTING SANITARY MAINTENANCE HOLE	
EXISTING STORM MAINTENANCE HOLE	
SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 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	89.335

NOTE:
REFER TO DWG 22 FOR PONDING EXTENTS AND INFORMATION

NOTES:

1. ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION
2. CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF Ex. UNDERGROUND SERVICES AND Ex. UTILITIES PRIOR TO STARTING CONSTRUCTION
3. ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED
4. ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS OTHERWISE NOTED
5. ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
6. PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE
7. PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS
8. FOR RLOB LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 4
9. A GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION
10. 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
11. ALL CURBS TO BE BARRIER CURB PER CITY STD. SC1.1, SC1.2

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 00119653022 9.

ELEVATION = 86.12 m

No.	BY	DATE	DESCRIPTION
9	S.L.M	2025-08-26	8th SUBMISSION
8	S.L.M	2025-08-14	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

Ottawa CITY OF OTTAWA

PROJECT No. 24-1403

LICENSED PROFESSIONAL ENGINEER S.L. MERRICK 100186522 2025-08-26 PROVINCE OF ONTARIO
DSEL# 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD.

ORLEANS VILLAGE
PHASE 4

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

© DSEL

GRADING PLAN

DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.	
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	17	OF 24
SCALE:	1:500	DATE:	AUGUST 2024		

CITY FILE No. _D07-12-24-0103_____ CITY PLAN No.19046____ ZBLA FILE No. _D02-02-24-0049_____