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MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

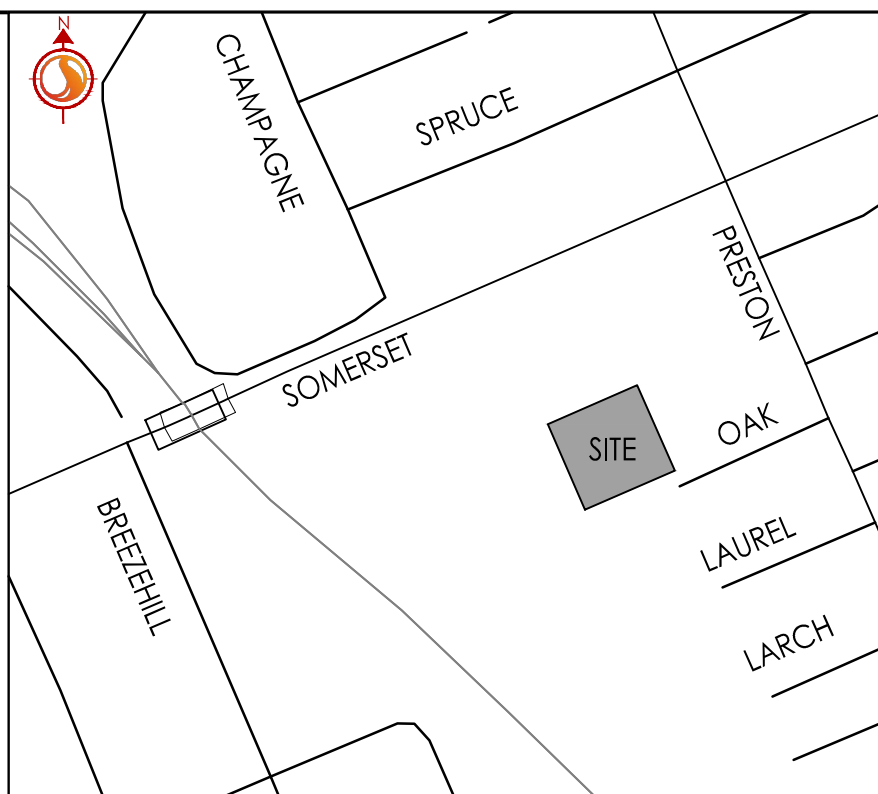
By Allison Hamlin at 2:20 pm, Dec 23, 2025

CITY CENTRE AVENUE

SITE GRADING

1. ALL GRANULAR BASE & SUB-BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
2. 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.
3. 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.
4. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
5. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
6. EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
7. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTIONS AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW AND THE URBAN TREES CONSERVATION BY-LAW AS AMENDED FROM TIME TO TIME.
8. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
9. SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR 'B' COMPACTED IN 0.15m LAYERS.

10. NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
11. NO EXCESS DRAINAGE DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
12. UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m, WHERE SUFFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO PROVIDE EQUIVALENT INSULATION.
13. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, CPSS 509.010 AND CPSS 310.
14. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
15. FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
16. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
17. CONCRETE CURBS SHALL BE CONSTRUCTED AS PER CITY STANDARD SC1.1. CURBS TO BE DEPRESSED AT DRIVEWAYS.
18. CONCRETE SIDEWALKS WITHIN THE PROPOSED ACCESS ROAD TO BE CONSTRUCTED AS PER CITY STANDARD SC1.4. REFER TO LANDSCAPE PLANS FOR CONCRETE SIDEWALK AND ASPHALT PATHWAY DETAILS WITHIN THE SCHOOL YARD.
19. ALL ROOF DOWNSPOUTS TO DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE DIRECTED TO THE STORM SEWER OR THE BUILDING FOUNDATION DRAIN.
20. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
21. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
22. ENGINEERED FILL TO BE REQUIRED UNDER ROADS WHERE SEWER BEDDING IS ABOVE THE ORIGINAL GROUND SURFACE.
23. PAVEMENT CONSTRUCTION AS PER GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP DATED MARCH 21, 2025, REPORT NO. PG7468-1.
LIGHT VEHICLE PARKING AND PLAYGROUND AREAS
60mm HL 3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
150 CPSS GRANULAR 'A' BASE
300 CPSS GRANULAR 'B' TYPE II
LOCAL ROADWAYS, BUS LANES, ACCESS LANES, AND HEAVY VEHICLE PARKING AREAS
40mm HL 3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm HL 8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE
150 CPSS GRANULAR 'A' BASE
400 CPSS GRANULAR 'B' TYPE II



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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED FIRST FLOOR ELEVATION
- TOP OF FOUNDATION WALL ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- NUMBER OF RISERS
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORMSEPTOR
- PROPOSED CATCHBASIN
- CATCHBASIN TO BE INSTALLED WITH CIRCULAR ORifice (SEE DWG SD-1)
- PROPOSED SUBDRAIN CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- MAXIMUM EMERGENCY PONDING LIMITS
- PROPOSED ROAD CUT AS PER CITY OF OTTAWA ROAD CUT RESURFACING POLICY AND STD. DETAIL R10.
- PROPOSED EASEMENT. REFER TO ARCHITECTURAL DWGS.

Notes

10	ISSUED FOR SITE PLAN APPLICATION	WAJ	PM	25.12.12
9	RE-ISSUED FOR TENDER R1	WAJ	PM	25.11.25
8	REVISED REAR YARD GRADING	WAJ	PM	25.10.24
7	RE-ISSUED FOR TENDER	WAJ	PM	25.10.06
6	REVISED AS PER CITY COMMENTS	WAJ	PM	25.09.25
5	ISSUED FOR TENDER	WAJ	PM	25.08.20
4	ISSUED FOR 85% / BUILDING PERMIT	WAJ	PM	25.07.22
3	ISSUED FOR DRAFT 85%	WAJ	PM	25.07.10
2	REVISED AS PER CITY COMMENTS	WAJ	PM	25.07.04
1	ISSUED FOR REVIEW	WAJ	PM	25.04.29

Revision	By	Appd.	YY.MM.DD
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File Name:	160401837-D8.dwg	WAJ	PM	WAJ	25.03.20
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
CITY OF OTTAWA

CEPEO ELEMENTARY SCHOOL
LOUISE-ARBOUR - 45 OAK STREET
OTTAWA, ON

Title
GRADING PLAN

Project No.	Scale	0 4 12 20m
160401837	1:400	
Drawing No.	Sheet	Revision
GP-1	3 of 7	10

PLAN # 19280

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