

PROPERTY LINE	FF= FINISHED FLOOR ELEVATION
MISC LEGAL LINE (EASEMENT, PROPERTY LINES) REFER TO LEGAL PLAN FOR DETAILS	TF= TOP OF FOUNDATION ELEVATION
PROPOSED ELEVATION	USF= UNDERSIDE OF FOOTING ELEVATION
PROPOSED SWALE ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED TOP OF WALL ELEVATION	
PROPOSED BOTTOM OF WALL ELEVATION	
PROPOSED DWELLING ELEVATION	
SLOPE AND DIRECTION	1:100 YEAR PONDING AREA AND ELEVATION
EXISTING ELEVATION	1:100 YEAR (+20%) PONDING AREA AND ELEVATION
DIRECTION OF MAJOR OVERLAND FLOW	
PROPOSED SAN MANHOLE	EXISTING VALVE & VALVE CHAMBER
PROPOSED STORM MANHOLE	EXISTING VALVE & VALVE BOX
PROPOSED CATCHBASIN MANHOLE	EXISTING HYDRANT
PROPOSED CATCHBASIN MANHOLE C/W ICD	EXISTING SANITARY MANHOLE
PROPOSED CATCHBASIN	EXISTING CATCHBASIN
PROPOSED CATCHBASIN C/W ICD	FENCE BY OTHERS
PROPOSED RETAINING WALL C/W RAILING	EXISTING DITCH CENTRELINE
PROPOSED LANDSCAPE DRAIN	EXISTING MONITORING WELL
PROPOSED FIRE HYDRANT	EXISTING LIGHT STANDARD
PROPOSED VALVE AND VALVE BOX	
DMA CHAMBER	
PROPOSED SIDEWALK	
PROPOSED CURB	
PROPOSED DEPRESSED CURB	
SWALE AND DIRECTION OF FLOW	
TERRACING 3:1 SLOPE MAX (UNLESS OTHERWISE INDICATED)	
ROAD REINSTATEMENT	
PROPOSED TRANSFORMER WITH BOLLARDS	
NOTES	
• SENSITIVE MARINE CLAY TO BE REMOVED AND REPLACED WITH ENGINEERING FILL AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.	
• FOOTINGS ARE TO BE PROTECTED AGAINST FROST ACTION WHEREVER THE COVER IS PROTECTED.	
• REFER TO MEMORANDUM TITLED 'GRADING AND SITE SERVICING REVIEW' PREPARED BY PATERSON GROUP DATED AUGUST 15 <sup>th</sup> , 2025 (PG6613-MEMO-02, REV 1)	
• TOPOGRAPHICAL ELEVATIONS TAKEN FROM CITY 1:100.0 MAPPING. REFER TO 122144-DRONE FOR DRONE SURVEY COMPLETED AUGUST 22, 2025 SUPERIMPOSED ON THE PROPOSED GRADING PLAN.	

SEAN MOORE MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

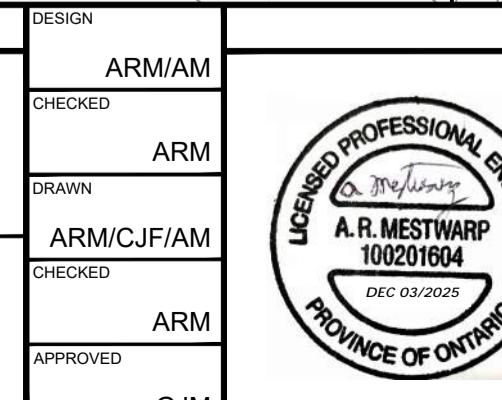
APPROVED  
By Sean Moore at 8:25 pm, Jan 21, 2026

REFER TO 122144-ND FOR ADDITIONAL NOTES & DETAILS

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
WATERMAINS, SEWERS AND OTHER  
UNDERGROUND AND OVERGROUND UTILITIES AND  
STRUCTURES IS NOT NECESSARILY SHOWN ON  
THE CONTRACT DRAWINGS, AND WHERE SHOWN,  
THE ACCURACY OF THE POSITION OF SUCH  
UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
BEFORE STARTING WORK, DETERMINE THE EXACT  
LOCATION OF ALL SUCH UTILITIES AND  
STRUCTURES AND ASSUME ALL LIABILITY FOR  
DAMAGE TO THEM.

7. REVISED PER LANDSCAPE PLAN	DEC 03/25	ARM
6. REVISED PER CITY COMMENTS	NOV 18/25	ARM
5. REVISED PER RETAINING WALL ALTERATIONS	OCT 07/25	GJM
4. ADDITION OF GEOTECHNICAL RECOMMENDATIONS	AUG 19/25	GJM
3. REVISED PER CITY COMMENTS	AUG 12/25	GJM
2. REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	GJM
1. ISSUED FOR SITE PLAN APPLICATION	MARCH 21/25	GJM

No.	REVISION	DATE	BY



SCALE  
1:250  
1:250  
0 2 4 6 8 10

NOVATECH

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LOCATION  
1101 SPOOR STREET, CITY OF OTTAWA  
COPPERWOOD FLATS - BLOCK 125

DRAWING NAME  
GRADING PLAN

PROJECT No.	122144
REV	
REV#	
DRAWING No.	122144-GR