

LEGEND	
PROPERTY LINE	FF= FINISHED FLOOR ELEVATION
MISC LEGAL LINE (EASEMENT, PROPERTY LINES)	TF= TOP OF FOUNDATION ELEVATION
REFER TO LEGAL PLAN FOR DETAILS	USF= UNDERSIDE OF FOOTING ELEVATION
PROPOSED 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	
EXISTING ELEVATION	
DIRECTION OF MAJOR OVERLAND FLOW	
PROPOSED SAN MANHOLE	
PROPOSED STORM MANHOLE	
PROPOSED CATCHBASIN MANHOLE	
PROPOSED CATCHBASIN MANHOLE C/W ICD	
PROPOSED CATCHBASIN	
PROPOSED CATCHBASIN C/W ICD	
PROPOSED RETAINING WALL C/W RAILING	
PROPOSED LANDSCAPE DRAIN	
PROPOSED FIRE HYDRANT	
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 WHERE 1.5m OF COVER IS NOT PROVIDED.
  - 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

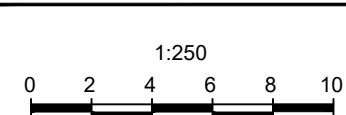
REFER TO 122144-ND FOR ADDITIONAL NOTES & DETAILS

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

No.	REVISION	DATE	BY
7.	REVISED PER LANSCAPE 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

SCALE

1:250



DESIGN	ARM/AM
CHECKED	ARM
DRAWN	ARM/CJF/AM
CHECKED	ARM
APPROVED	GJM



**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

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

DRAWING NAME  
GRADING PLAN

PROJECT No.	122144
REV	REV#7
DRAWING No.	122144-GR

M:\2025\122144\BLOCK 307\CAD\Civil\122144-BLK125-GR.dwg, GR, Nov 19, 2025 - 12:11 pm, amestwar

PLANNING.DWG - 04/11/2025  
# 19381