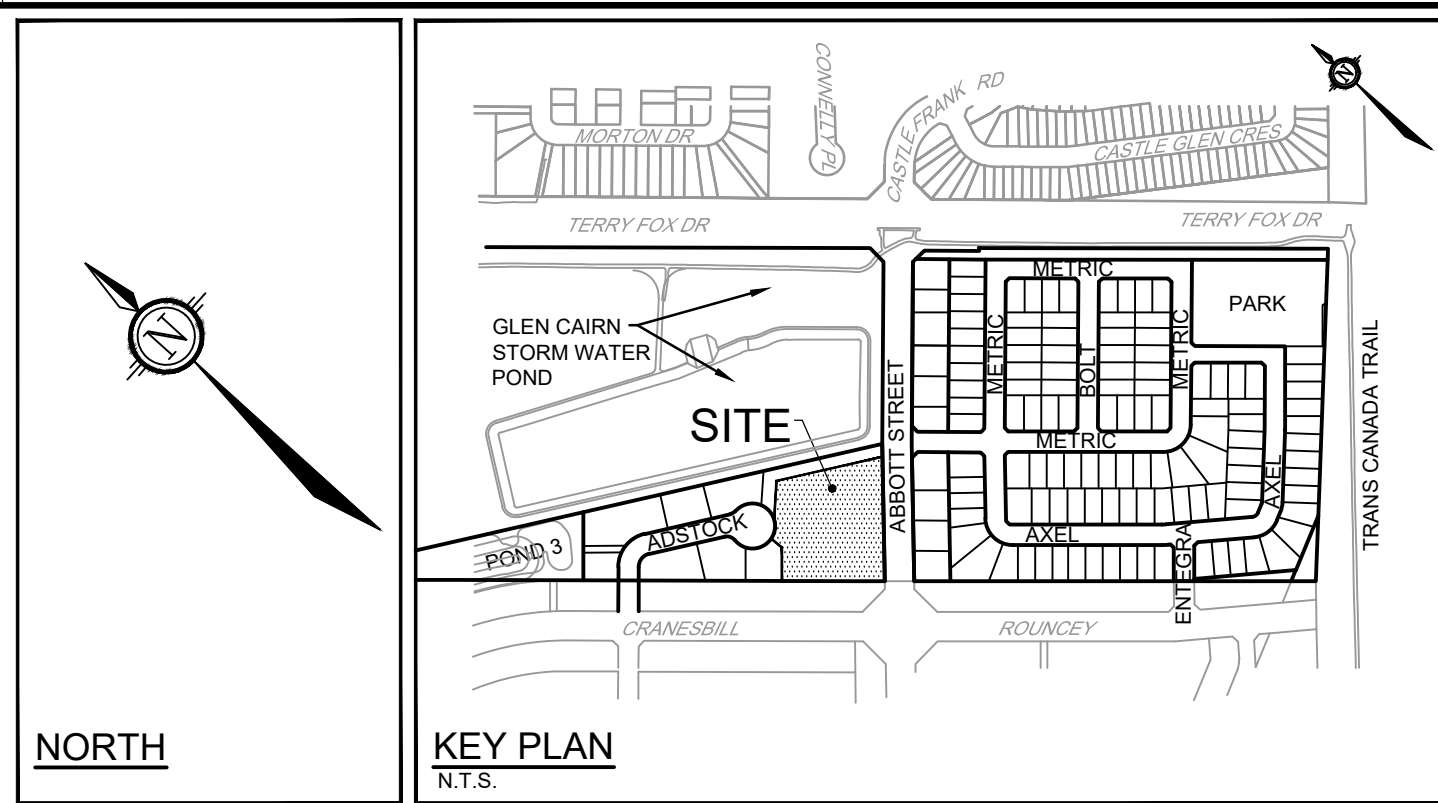




ABBOTT STREET



LEGEND

	EXISTING GRADE		PROPOSED HYDRANT c/w VALVE & LEAD
	PROPOSED ELEVATION		PROPOSED TOP OF BOTTOM FLANGE
	PROPOSED TOP OF CURB ELEVATION		PROPOSED CATCH BASIN
	PROPOSED SLEEVE ELEVATION		PROPOSED CATCH BASIN WITH INLET CONTROL DEVICE
	PROPOSED ELEVATION BY OTHERS		PROPOSED LANDSCAPE TEE CATCH BASIN
	PROPOSED TERRACE ELEVATION		PROPOSED LANDSCAPE ELBOW CATCH BASIN
	PROPOSED GARAGE ELEVATION		PROPOSED SWALE c/w SUBDRAIN
	REAR LOOKOUT FOOTING INSULATION MAY BE REQUIRED		PROPOSED SWALE
	LO		EXISTING FIRE HYDRANT
	BF#		EXISTING VALVE CHAMBER
	USF#		DIRECTION OF EMERGENCY OVERLAND FLOW
	FF#		100 YEAR PONDING LIMIT
	GRADE AND DIRECTION		100 YEAR PONDING ELEVATION
	PROPOSED TERRACE GRADING (3:1 MAX)		OVERLAND SPILL ELEVATION
	BARRIER CURB		SPILL EL. 97.71
	DEPRESSED CURB		TWSI
	DEVELOPMENT BY OTHERS		WINDOW WELL / LOWERED TERRACE - SEE ARCHITECTURAL DRAWING FOR MORE DETAILS
	DEVELOPMENT BY SEPARATE APPLICATION		
	PROPOSED TRANSFORMER c/w PAD AND BOLLARDS		

GENERAL NOTES:

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL REPORT (No. PG2855-3, DATED FEBRUARY 21, 2025), PREPARED BY PATERSON GROUP FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSCAPE AREAS AND DIMENSIONS.
- REFER TO STORMWATER MANAGEMENT REPORT (R-2025-013) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.

GRADING NOTES:

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

PAVEMENT STRUCTURE:

	LIGHT DUTY 150mm HL-3 OR SUPERPAVE 12.5 150mm GRAN "A" 300mm GRAN "B" TYPE II
	HEAVY DUTY 40mm HL-3 OR SUPERPAVE 12.5 50mm HL-4 OR SUPERPAVE 19.0 150mm GRAN "A" 450mm GRAN "B" TYPE II

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
8	REVISED PER CITY AND MVCA COMMENTS	FEB 11/26	ARM
7	REVISED PER CITY AND MVCA COMMENTS	FEB 2/26	ARM
6	ISSUED FOR COORDINATION	DEC 5/25	ARM
5	ISSUED FOR REVIEW	JUN 13/25	ARM
4	ISSUED FOR COORDINATION	JUN 05/25	ARM
3	ISSUED FOR COORDINATION	MAY 16/25	ARM
2	ISSUED FOR COORDINATION	FEB 18/25	ARM
1	ISSUED FOR PHASE 4/5 TENDER	OCT 6/22	ARM

SCALE	1:200
DATE	MJB
CHECKED	ARM
DRAWN	MJB
CHECKED	ARM
APPROVED	ARM

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SPB DEVELOPMENTS INC.
(METRIC HOMES) SUBDIVISION - BLOCK 123
950 TERRY FOX DRIVE

DRAWING NAME
GRADING PLAN

PROJECT No: 110037
REV: REV # 8
DRAWING No: 110037-GR123

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