



**LEGEND**

---	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
x 77.50	PROPOSED SWALE ELEVATION		
x 77.50C	PROPOSED TOP OF CURB ELEVATION		
x 76.35TW	PROPOSED TOP OF WALL ELEVATION		
x 76.35BW	PROPOSED BOTTOM OF WALL ELEVATION		
137.25	PROPOSED DWELLING ELEVATION		
2.0%	SLOPE AND DIRECTION		
76.45	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		

  

○	1:100 YEAR PONDING AREA AND ELEVATION		
○	1:100 YEAR (+20%) PONDING AREA AND ELEVATION		
○	EXISTING VALVE & VALVE CHAMBER		
○	EXISTING VALVE & VALVE BOX		
○	EXISTING HYDRANT		
○	EXISTING SANITARY MANHOLE		
○	EXISTING STORM MANHOLE		
○	EXISTING CATCHBASIN		
○	FENCE BY OTHERS		
○	EXISTING DITCH CENTRELINE		
○	EXISTING MONITORING WELL		
○	EXISTING LIGHT STANDARD		
○	EXISTING HYDRO INFRASTRUCTURE		
○	BOREHOLE LOCATION & ID (BEDROCK ELEVATION)		
○	TESTPIT LOCATION & ID (BEDROCK ELEVATION)		

- 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 MARCH 9<sup>TH</sup>, 2025 (PG6613-MEMO.02, REV 2)
  - TOPOGRAPHICAL ELEVATIONS TAKEN FROM CITY 1:1000 MAPPING. REFER TO 122144-DRONE FOR DRONE SURVEY COMPLETED AUGUST 22, 2025 SUPERIMPOSED ON THE PROPOSED GRADING PLAN.

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	No.	REVISION	DATE	BY
11.	REVISED USFS AND SERVICE INVERTS	MAR 11/2026	ARM	8.	ISSUED FOR CONSTRUCTION	JAN 23/2026	ARM
10.	REVISED ISSUED FOR CONSTRUCTION	FEB 27/2026	ARM	7.	REVISED PER LANDSCAPE PLAN	DEC 03/25	ARM
9.	REVISED TO ACCOMMODATE GARBAGE ENCLOSURE	FEB 24/2026	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

DESIGN	SCALE
ARM/AM	1:250
ARM	1:250
ARM/CJ/AM	0 2 4 6 8 10
ARM	
GJM	

DESIGN: ARM/AM  
CHECKED: ARM  
DRAWN: ARM/CJ/AM  
CHECKED: ARM  
APPROVED: GJM

**NOVATECH**  
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LOCATION 1101 SPOOR STREET, CITY OF OTTAWA COPPERWOOD FLATS - BLOCK 125		PROJECT No. 122144
DRAWING NAME GRADING PLAN		REV#11
		DRAWING No. 122144-GR

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