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

① RETAINING WALL
T.O.W VARIES
74.46 TO 76.10
B.O.W VARIES
74.46 TO 75.23
HEIGHT VARIES
0.00m TO 0.87m

② RETAINING WALL
T.O.W VARIES
76.10 TO 75.40
B.O.W VARIES
75.23 TO 75.40
HEIGHT VARIES
0.87m TO 0.00m

EXISTING SAN MH
(APPROXIMATE LOCATION)

±73 sqm RIP RAP

USF SHALL BE A MINIMUM 1.5m BELOW ADJACENT PROPOSED GRADES OR PROVIDE ADEQUATE INSULATION

TOP OF FOUNDATION SHALL BE A MINIMUM 0.15m ABOVE ADJACENT PROPOSED GRADES

PROPOSED 5–STOREY 21–UNIT MID–RISE APARTMENT BUILDING
FFL = 76.17
TOF = 76.32
BFL = 73.20
USF = VARIES

RETAINING WALL
T.O.W VARIES
76.08 TO 76.01
B.O.W VARIES
75.09 TO 75.02
HEIGHT
0.99m

RETAINING WALL
T.O.W VARIES
±75.57 TO ±74.38
B.O.W VARIES
75.02 TO 74.28
HEIGHT VARIES
±0.55m TO ±0.10m

RETAINING WALL
T.O.W VARIES
76.03 TO 76.16
B.O.W VARIES
±75.68 TO ±75.57
HEIGHT VARIES
(0.15m ABOVE PROPOSED GRADE) ±0.35m TO ±0.59m

PUMP OUTLET TO BE 0.30m ABOVE GRADE – TURN END OF PIPE DOWN ON TO SPLASH PAD

ROOF DRAIN OUTLET TO BE 0.30m ABOVE GRADE – TURN END OF PIPE DOWN ON TO SPLASH PAD

10 RISERS AT 0.18m

FDC

TRANSFORMER

ROAD WIDENING SETBACK

MH–SA.1
TOP 76.10

EXISTING BELL MH
TOP 74.62
NEW TOP 74.97

INV 73.76
(IMBEDDED 150mm)

15.2m 500 CULVERT @ 1%

EXISTING CULVERT

INV 73.91
(IMBEDDED 150mm)

EXISTING BELL MH
TOP 74.86
NEW TOP 75.10

REMOVE AND ADD CONCRETE RISERS & ADJUSTERS TO BELL MHs AS NECESSARY TO ACHIEVE SPECIFIED NEW TOP ELEVATIONS

EXISTING SAN MH
TOP 75.22

MH–SA.2
TOP ±75.74

EXISTING CB
TOP 76.38

PART 1 EXPROPRIATION PLAN CR522460 (PLAN P–2684–57)

LOT 72 PIN 03942 – 0036
LOT 71 PIN 03942 – 0035
LOT 24 PIN 03942 – 0030
LOT 25 PIN 03942 – 0031
PART 1 PLAN 4R–24801 PIN 03942 – 0145
PART 2 PLAN 4R – 24921
PART 3 PLAN 4R – 24921
PART 4 PLAN 4R – 24921
PART 5 PLAN 4R – 24921
PART 6 PLAN 4R – 24921

RICHMOND ROAD
(FORMERLY HIGHWAY 15) (AS WIDENED BY PLAN 4R–24921)
PIN 03942 – 0079

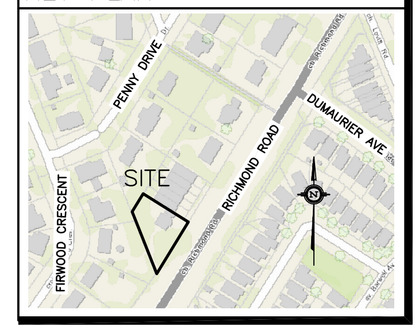
REFER TO NOTES, DETAILS & SCHEDULES ON DRAWINGS C–4 & C–5

0m 1:100 10m 2m

LEGEND

FFL	FIRST FLOOR ELEVATION
TOF	TOP OF FOUNDATION
BFL	BASEMENT FLOOR ELEVATION
USF	UNDERSIDE OF FOOTING
	PROPERTY LINE
C.R.Z	CRITICAL ROOT ZONE
MH	SANITARY MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
x99.99	EXISTING GRADE ELEVATION
+99.99	PROPOSED GRADE ELEVATION
2%	EXISTING SLOPE OF GRADE
2%	PROPOSED SLOPE OF GRADE
T.O.S	TOP OF SLOPE
B.O.S	BOTTOM OF SLOPE
	CENTERLINE OF SWALE
	SILT FENCE BARRIER
	ASPHALT PAVEMENT
	LANDSCAPE

KEY PLAN



No.	DATE	REVISION
6	MAR 5–26	RE–ISSUED FOR APPROVAL
5	JAN 6–26	RE–ISSUED FOR APPROVAL
4	SEP 16–25	RE–ISSUED FOR APPROVAL
3	JUN 4–25	RE–ISSUED FOR APPROVAL
2	JAN 30–25	ISSUED FOR APPROVAL
1	JAN 9–25	ISSUED FOR COORDINATION

D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 5–STOREY APARTMENT BUILDING
3055 RICHMOND RD
OTTAWA, ONTARIO

Drawing Title
GRADING PLAN AND EROSION & SEDIMENT CONTROL PLAN

Engineer's Seal
LICENSED PROFESSIONAL ENGINEER
D.B. GRAY
1701 6502
MAR 5–26
PROVINCE OF ONTARIO
NOT VALID UNLESS SIGNED & DATED

Drawn	D.B.G
H. Scale	1:100
V. Scale	
Date	JAN 9–25
Job No.	24044

Drawing No.
C–2
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