



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 SVALE ELEVATION	PROPOSED CATCH BASIN WITH INLET CONTROL DEVICE
PROPOSED TERRACE ELEVATION	PROPOSED LANDSCAPE TEE CATCH BASIN
PROPOSED ELEVATION BY OTHERS	PROPOSED LANDSCAPE ELBOW CATCH BASIN
REAR LOOKOUT FOOTING INSULATION MAY BE REQUIRED	PROPOSED SWALE c/w SUBDRAIN
BASEMENT FINISHED FLOOR ELEVATION	PROPOSED SWALE
UNDERSIDE OF FOOTING ELEVATION	EXISTING FIRE HYDRANT
FINISHED FLOOR ELEVATION	EXISTING VALVE CHAMBER
PROPOSED TERRACE GRADING (3:1 MAX)	DIRECTION OF EMERGENCY OVERLAND FLOW
BARRIER CURB	100 YEAR PONDING LIMIT
DEPRESSED CURB	100 YEAR PONDING ELEVATION
DEVELOPMENT BY OTHERS	OVERLAND SPILL ELEVATION
PROPOSED TRANSFORMER c/w PAD AND BOLLARDS	TACTILE WALKING SURFACE INDICATOR PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS
	WINDOW WELL / LOWERED TERRACE - SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS

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 ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE 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

APPROVED
By Sean Moore at 1:08 pm, May 27, 2026

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

REVIEWED BY DEVELOPMENT REVIEW BRANCH

Signed	2026
Date	
Plan Number	19360

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

SCALE

1:200

DESIGN	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 # 9
DRAWING No.	110037-GR123

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