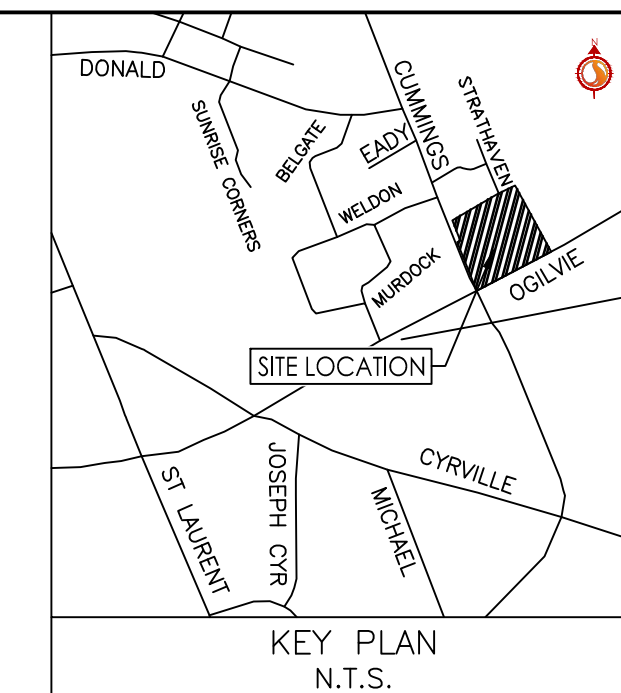




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OTAWA CARLETON CONDOMINIUM PLAN No. 672
PIN 15692-0001 TO 0033 (INCLUSIVE) AND 0035 TO 0048 (INCLUSIVE)

SITE GRADING

- ALL GRANULAR BASE & SUB BASE COURSE MATERIALS SHALL BE COMPACTED AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.
- ALL DISTURBED GRASSED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, WITH SOD ON MIN. 100mm TOPSOIL. THE RELOCATION OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER.
- INSPECTIONS: ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING. ALL WORK RELATING TO WATERMANS AND SEWERS TO BE INSPECTED BY THE MUNICIPALITY WHEN REQUIRED.
- REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
- CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE IF REQUIRED BY THE MUNICIPALITY.
- EMBANKMENTS TO BE SLOPED AT MAX. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTIONS AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS AND THE URBAN TREES CONSERVATION BY-LAW AS AMENDED FROM TIME TO TIME.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH ARCHITECT AND THE CITY OF OTTAWA PRIOR TO TREE CUTTING.
- SUB-EXCAVATE SOFT AREAS & FILL WITH GRANULAR "B" COMPACTED IN 0.15m LAYERS.
- NO ALTERATION TO EXISTING GRADES OR DRAINAGE PATTERN ON PROPERTY LINE MAY BE MADE WHERE NO PERMISSION TO ENTER ADJACENT PROPERTY EXISTS.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, IS TO BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
- UNDERSIDE-OF-FOOTING TO HAVE MINIMUM COVER OF 1.5m, WHERE SUFFICIENT COVER IS NOT PROVIDED, FOOTINGS ARE TO BE INSULATED TO PROVIDED EQUIVALENT INSULATION.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, OPSD 509.010 AND OPS 310.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT ARE TO BE DESIGNED, APPROVED, AND STAMPED BY STRUCTURAL ENGINEER.
- FENCES OR RAILINGS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 0.60m IN HEIGHT.
- PAVEMENT CONSTRUCTION SHALL BE AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.

Legend

- 99.99 ORIGINAL GROUND ELEVATION
- 99.99 PROPOSED ELEVATION
- 99.99 PROPOSED LOT CORNER ELEVATION
- 99.99 EXISTING LOT CORNER ELEVATION
- 2.0% FLOW DIRECTION AND GRADE
- FF=100.00 FINISHED FIRST FLOOR ELEVATION
- USF=97.00 UNDERSIDE OF FOOTING ELEVATION
- ENGINEERED FILL REQUIRED
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED VALVE CHAMBER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED BARRIER CURB
- PROPOSED HEAVY DUTY ASPHALT
- OVERLAND SPILL LOCATION
- TWSI LOCATION AS PER CITY STD

Notes

12 ISSUED FOR SPC APPROVAL

11 REVISED SITE PLAN

10 ISSUED FOR BUILDING PERMIT 2

9 EXCAVATION IFC

8 REVISED SITE PLAN

7 REVISED SITE PLAN

6 ISSUED FOR BUILDING PERMIT 1

5 ISSUED FOR 66% DESIGN DEVELOPMENT

4 REVISED SITE PLAN

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Permit-Seal

Client/Project

TC UNITED DEVELOPMENT CORPORATION

1137 OGLIVIE ROAD

OTTAWA, ON

Title

GRADING PLAN

Project No.

160402095

Drawing No.

GP-1

Scale

1:250

Sheet

3 of 7

Revision

12

PLANNING, DEVELOPMENT & BUILDING SERVICES

DEPARTMENT, CITY OF OTTAWA

REVISION

11:24 am, Jun 05, 2026

APPROVED

By sevignyjo at 11:24 am, Jun 05, 2026

Revision

By Appd. YY.MX.DD

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