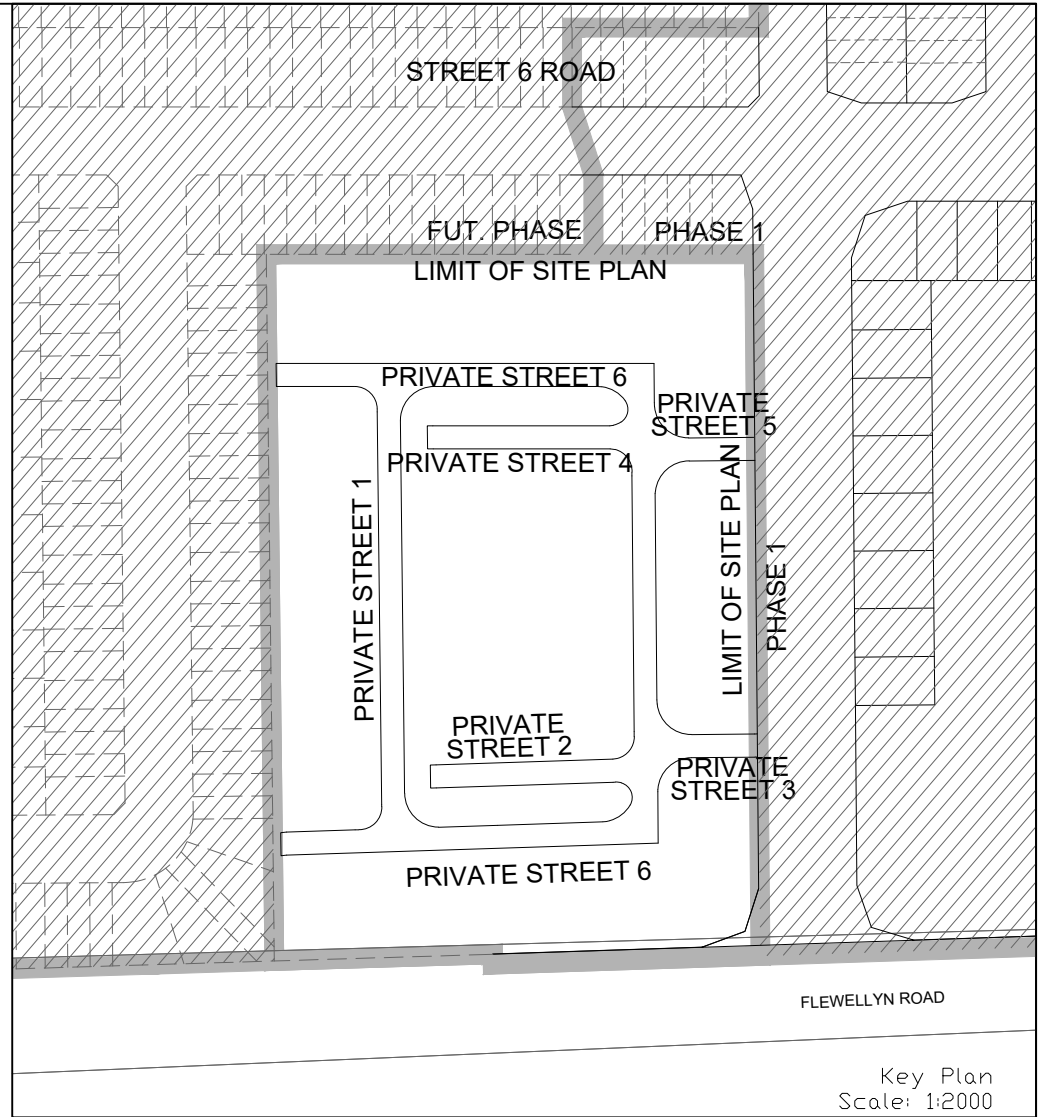
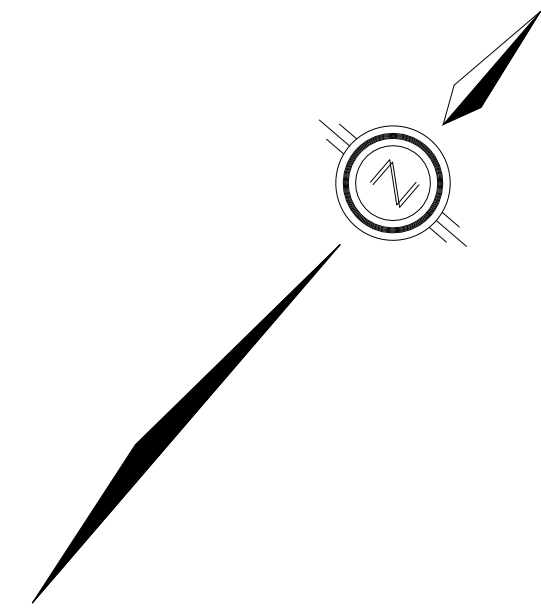
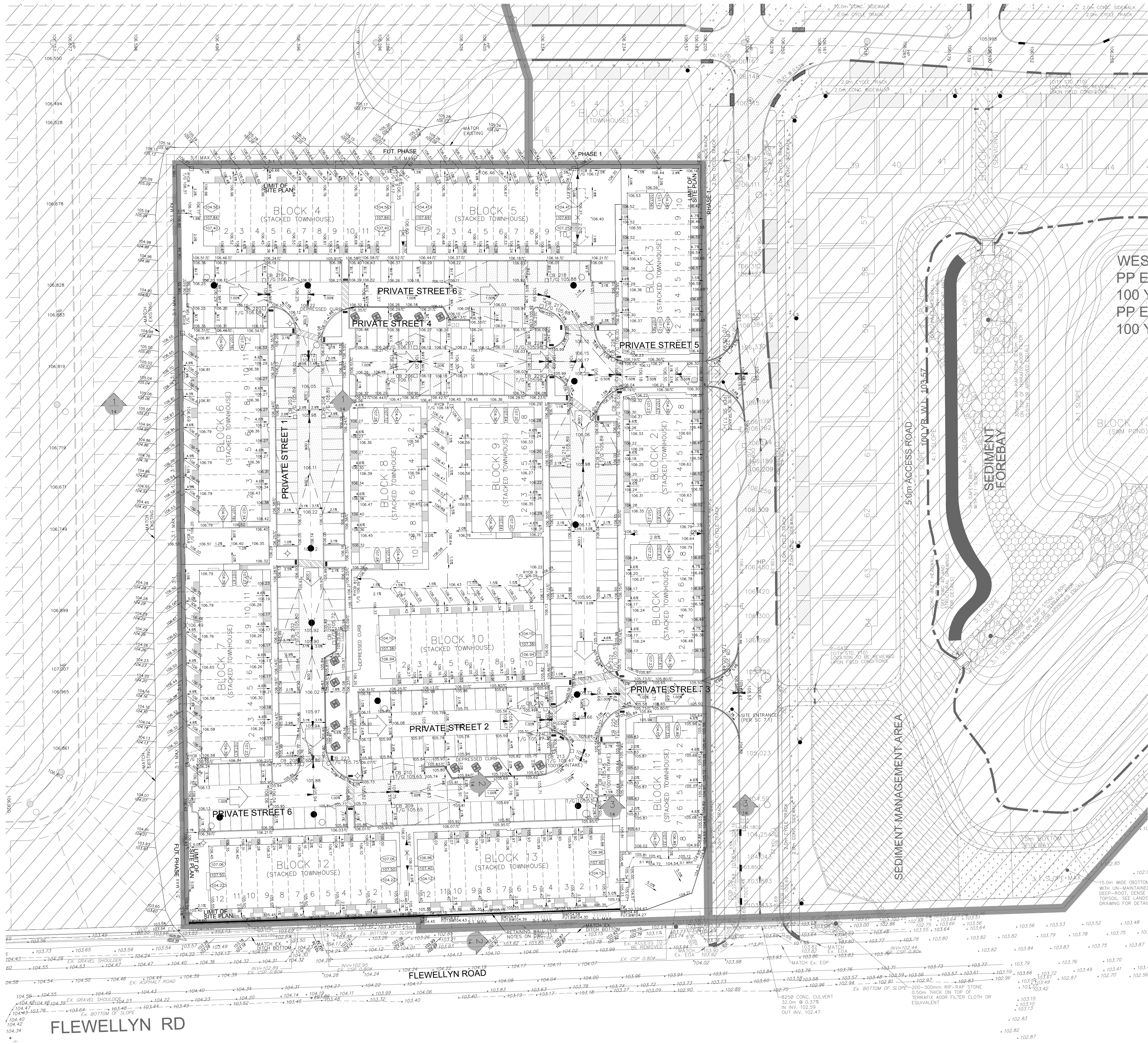




LEGEND	
PROPOSED ELEVATION	103.45
EXISTING ELEVATION	102.73
FUTURE ELEVATION BY NOVATECH	103.900
PROPOSED SWALE GRADE	102.15
HIGH POINT	102.16
STREET CATCHBASIN	
STREET CATCHBASIN WITH CLOSED LID	
CATCHBASIN MANHOLE	
ELBOW CATCHBASIN	
HYDRANT, VALVE & VB	
VALVE & VB	
BUILDING ENVELOPE	
TOP OF FOUNDATION (TOF)	
FINISHED FLOOR ELEVATION (FFE)	
UNDERSIDE OF FOOTING ELEVATION (USF)	
LOTS EQUIPPED WITH SUMP PUMP (REFER TO DWG. 3)	
ENGINEERED FILL (REFER TO DWG. 1)	
WALKOUT UNITS	
SLAB ON GRADE	
HYDRO SWITCHGEAR	
HYDRO TRANSFORMER	
STREET LIGHT STANDARD	
TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SCS)	
CURB TRANSITION	
RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	
FIREWALL	
FOUNDATION SPLIT	
OVERLAND FLOW DIRECTION	
EXTERNAL OVERLAND FLOW DIRECTION	
EMERGENCY OVERLAND FLOW DIRECTION	
EMERGENCY OVERLAND FLOW DIRECTION	
RETAINING WALL AND ELEVATIONS	
PROPERTY BOUNDARY	
3:1 TERRACING MAXIMUM SLOPE	
PONDING AREA WITH SPILLWAY ELEVATION	
250mm PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	
EXISTING OR FUTURE SANITARY MAINTENANCE HOLE	
EXISTING OR FUTURE STORM MAINTENANCE HOLE	
EXISTING SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)	
SANITARY MAINTENANCE HOLE	
STORM MAINTENANCE HOLE	
PHASING LIMITS	
ORGANIC BIN	
GARBAGE BIN	

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
PROJECT No. 23-10-060-01, SURVEYS RECEIVED ON NOVEMBER 4, 2025.
ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC RELATED TO CGVD28:78 VERTICAL DATUM
LEGAL INFORMATION
SITE PLAN: PC2025-0260
PART 2 PLAN 5R-11035 AND PART 1 PLAN 4R-34545
PROVIDED BY G4A ARCHITECTS, PROJECT No. 25026, RECEIVED ON SEPTEMBER 18, 2026.

No.	BY	DATE	DESCRIPTION
2.	M.S.	26-10-02	2nd SUBMISSION
1.	W.L.	26-01-30	1st SUBMISSION

PROJECT No. 25-1494

CAIVAN (STITTSVILLE) INC.

MAGNOLIA STACKED TOWNS

120 Iber Road, Unit 103
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7153
www.DSEL.ca

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GRADING PLAN

DRAWN BY: M.S. & A.S.	CHECKED BY: S.L.M.	SHEET No.
DESIGNED BY: M.S. & W.L.	CHECKED BY: C.M.	13
SCALE: 1:500	DATE: JANUARY 2026	

- NOTES:
- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION
 - CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
 - ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED OTHERWISE NOTED
 - ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
 - PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE
 - PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS
 - FOR BLOCK LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 2
 - A GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION
 - PERFORATED PIPE IS REQUIRED FOR SWALE SLOPE LESS THAN 1.5% REFER TO CITY STD. S29, S30 FOR REAR YARD TRENCH AND PIPE DETAIL ONLY
 - BUILDING DENOTED AS REQUIRING ENGINEERING FILL (E.F.) ARE ESTIMATED AND FOR REFERENCE ONLY. FINAL E.F. REQUIREMENTS ARE TO BE DETERMINED ON SITE BY THE PROJECT GEOTECHNICAL CONSULTANT. E.F. SHOWN ON THE PLANS INDICATE THAT FILL IS REQUIRED, BELOW AND UP TO 0.10m ABOVE THE ASSUMED UNDER SIDE FOOTING WITHIN THE BUILDING ENVELOPE, AS SHOWN ON THE PLAN.