

Site Benchmark  
Concrete Pin in UP  
Elevation = 66.40

EXIST. COMB MH  
TOP 65.74

EXIST. COMB MH  
TOP 66.03

EXIST. CB  
TOP 66.19

BALSAM STREET

INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN EXISTING CB

EXISTING 150mm MONOLITHIC CURB & SIDEWALK TO REMAIN

REMOVE EXISTING DEPRESSED MONOLITHIC CURB & SIDEWALK AND CONSTRUCT NEW 150mm MONOLITHIC CURB & SIDEWALK IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. SC2

MIN. 2.4m TAPER

EXISTING DEPRESSED MONOLITHIC CURB & SIDEWALK TO REMAIN

REMOVE EXISTING 150mm MONOLITHIC CURB & SIDEWALK AND CONSTRUCT NEW DEPRESSED MONOLITHIC CURB & SIDEWALK IN ACCORDANCE WITH CITY OF OTTAWA DRAWING No. SC2

EXISTING DEPRESSED MONOLITHIC CURB & SIDEWALK TO REMAIN

EXIST. COMB MH  
TOP 66.99

ROCHESTER STREET

EXIST. COMB MH  
TOP 66.31

INSTALL SEDIMENT CAPTURE FILTER SOCK INSERT IN EXISTING CB

EXIST. CB  
TOP 65.79

APPROXIMATE EXTENT OF NEIGHBOUR'S DRIVEWAY TO BE REGRADED

FDC ±35m UNOBSTRUCTED DISTANCE FROM FH AT INTERSECTION OF ROCHESTER STREET AND BALSAM STREET

PROPOSED 9-STORY MIXED-USE BUILDING

FFL = AS NOTED  
TOF = AS NOTED  
BFL = 62.80  
USF = 62.40

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

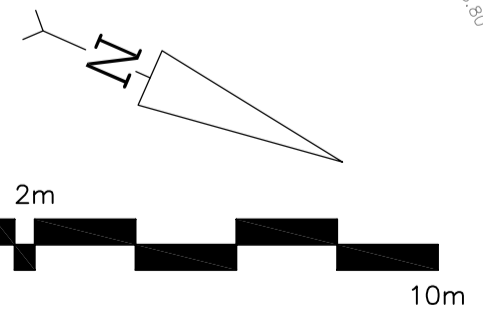
AREA DRAIN TOP 66.46 (DRAINS TO STORM DRAIN REFER TO MECHANICAL)

AREA DRAIN TOP 66.56 8.3% 67.06+ (DRAINS TO STORM DRAIN REFER TO MECHANICAL)

AREA DRAIN TOP 67.00 (DRAINS TO STORM DRAIN REFER TO MECHANICAL)

AREA DRAIN TOP 66.50 (DRAINS TO STORM DRAIN REFER TO MECHANICAL)

AREA DRAIN TOP 66.46 (DRAINS TO STORM DRAIN REFER TO MECHANICAL)



REFER TO NOTES ON DRAWING C-3

LEGEND

- FFL FINISHED FLOOR ELEVATION
- TOF TOP OF FOUNDATION
- BFL BASEMENT FLOOR ELEVATION
- USF UNDERSIDE OF FOOTING
- PROPERTY LINE
- CB CATCH-BASIN
- MH COMBINED MANHOLE
- FDC FIRE DEPARTMENT CONNECTION
- +99.99 EXISTING GRADE ELEVATION
- +99.99 PROPOSED GRADE ELEVATION
- 2% EXISTING SLOPE OF GRADE
- 2% PROPOSED SLOPE OF GRADE
- CENTERLINE OF SWALE
- 150mm BARRIER CURB
- D.C. DEPRESSED CURB
- PAVEMENT
- GRAVEL
- CONCRETE
- INTERLOCK

KEY PLAN

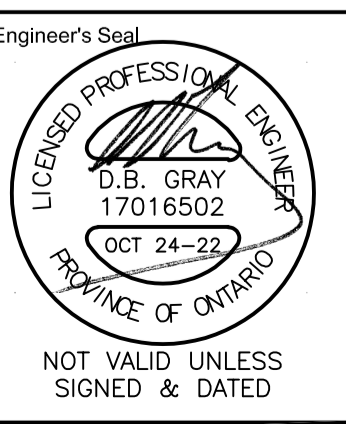


No.	DATE	REVISION
2	OCT 24-22	ISSUED FOR APPROVAL
1	SEP 1-22	PRELIMINARY

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

Project  
**PROPOSED 9-STORY MIXED-USE BUILDING**  
245-263 ROCHESTER STREET & 27 BALSAM STREET  
OTTAWA, ONTARIO

Drawing Title  
**GRADING PLAN AND EROSION & SEDIMENT CONTROL PLAN**



Drawn D.B.G.  
H. Scale 1:150  
V. Scale  
Date SEP 1-22  
Job No. 22076

Drawing No.  
**C-2**  
of 4

NOT VALID UNLESS SIGNED & DATED