



LEGEND

PROPOSED ELEVATION	103.45	HYDRO TRANSFORMER		NOISE BARRIER	
EXISTING ELEVATION	102.73	STREET LIGHT STANDARD		PROPERTY BOUNDARY	
FUTURE ELEVATION BY NOVATECH	[93.900]	TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SCS)		3:1 TERRACING MAXIMUM SLOPE	
PROPOSED SWALE GRADE	1.5%	CURB TRANSITION		PONDING AREA WITH SPILLWAY ELEVATION	
HIGH POINT	102.16	RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)		2500P PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	
STREET CATCHBASIN		FOUNDATION SPLIT		EXISTING SANITARY MAINTENANCE HOLE	
STREET CATCHBASIN WITH CLOSED LID		OVERLAND FLOW DIRECTION		EXISTING STORM MAINTENANCE HOLE	
CATCHBASIN MANHOLE		EXTERNAL OVERLAND FLOW DIRECTION		SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER QPSD 401.030)	
TEE CATCHBASIN		EMERGENCY OVERLAND FLOW DIRECTION		SANITARY MAINTENANCE HOLE SPEED HUMP PER CITY STD. R19	
ELBOW CATCHBASIN		EMERGENCY OVERLAND FLOW DIRECTION		PHASE 2 AND FUTURE PHASES	
HYDRANT, VALVE & VB		REAR YARD TRENCH AND PIPE DETAILS ONLY		BIKE RACK	
VALVE & VC		RETAINING WALL AND ELEVATIONS		EARTHBIN(DWG. 3 FOR DETAILS)	
VALVE & VB		BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)			
BUILDING ENVELOPE					
TOP OF FOUNDATION (TOF)					
FINISHED FLOOR ELEVATION (FFE)					
UNDERSIDE OF FOOTING ELEVATION (USF)					
FRONT/REAR ENVELOPE ELEVATION					
LOTS EQUIPPED WITH SUMP PUMP					
ENGINEERED FILL (REFER TO DWG. 1)					
WALKOUT UNITS					
SLAB ON GRADE					
HYDRO SWITCHGEAR					

NOTE:
REFER TO DWG 23 FOR PONDING
EXTENTS AND INFORMATION

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
PROJECT No. 16-10-116-00, SURVEYS DATED NOVEMBER 30, 2017.
PROJECT No. 16-10-116-00_PH2, SURVEYS DATED SEPTEMBER 27, 2019.
PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON MARCH 20, 2025.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM SITE BENCHMARK NCC
CONTROL POINT 001196530229.
ELEVATION = 86.12 m

2	S.L.M.	2025-04-02	DRAFT - ISSUED FOR ZONING BY-LAW AMENDMENT
1	S.L.M.	2024-08-30	1st SUBMISSION
No.	BY	DATE	DESCRIPTION

CITY OF
OTTAWA

PROJECT No. 24-1403

CAIVAN
(ORLEANS
VILLAGE 2)
LTD.

ORLEANS VILLAGE

PHASE 4

DSEL

120 Iber Road, Unit 103
Stittville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
www.DSEL.ca

GRADING PLAN

DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	18 OF 25
SCALE:	1:500	DATE:	AUGUST 2024	

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
- ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS 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. 4
- 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

Key Plan
Scale: 1:5000

