



NOTE:
REFER TO DWG 23 FOR PONDING
EXTENTS AND INFORMATION

LEGEND

- PROPOSED ELEVATION 103.45
- EXISTING ELEVATION 102.73
- FUTURE ELEVATION BY NOVATECH 93.900
- PROPOSED SWALE GRADE 1.2%
- HIGH POINT 102.16
- STREET CATCHBASIN
- STREET CATCHBASIN WITH CLOSED LID
- CATCHBASIN MANHOLE
- TEE CATCHBASIN
- ELBOW CATCHBASIN
- HYDRANT, VALVE & VB
- VALVE & VC
- VALVE & VB
- 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
- 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
- BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)
- NOISE BARRIER
- PROPERTY BOUNDARY
- 3:1 TERRACING MAXIMUM SLOPE
- PONDING AREA WITH SPILLWAY ELEVATION
- 250P 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 SANITARY MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER QPSD 401.030)
- SANITARY MAINTENANCE HOLE
- SPEED HUMP PER CITY STD. R19
- PHASE 2 AND FUTURE PHASES
- BIKE RACK
- EARTHBIN(DWG. 3 FOR DETAILS)

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_P2, 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



PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD. ORLEANS VILLAGE PHASE 4



GRADING PLAN

DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	19 OF 25
SCALE:	1:500	DATE:	AUGUST 2024	

CITY PLAN No. ### CITY FILE No. _D07-12-24-0103