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Legend

- ORIGINAL GROUND ELEVATION
- PROPOSED ELEVATION
- PROPOSED LOT CORNER ELEVATION
- EXISTING ELEVATION AT LOT CORNER
- FLOW DIRECTION AND GRADE
- FINISHED SECOND FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- UNDER SIDE OF FOOTING
- TERRACING 3:1 SLOPE MAXIMUM (UNLESS OTHERWISE SHOWN)
- PROPOSED SWALE
- DIRECTION OF OVERLAND FLOW
- PROPOSED VALVE BOX
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED FRAME AND GRATE
- PROPOSED CATCHBASIN
- PROPOSED DEPRESSED CURB LOCATION
- PROPOSED MOUNTABLE/BARRIER CURB LOCATIONS
- PROPOSED DOOR LOCATIONS
- MAXIMUM PONDING LIMITS
- PROPOSED BARRIER CURB AS PER CITY STD SC 1.1

Notes

- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED AUGUST 23, 2017
- SITE PLAN PREPARED BY PROJECT STUDIO DATED DECEMBER 5, 2019.
- GEO TECHNICAL REPORT CP-17-0638 PREPARED BY MCINTOSH PERRY DATED MARCH 2018.

Revision	By	Appd.	YY.MM.DD
2	WJ	KK	20.02.12
1	WJ	KK	18.05.07

File Name:	JP	KK	WJ	18.03.04
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project

TC UNITED GROUP
800 INDUSTRIAL AVENUE
APARTMENT BUILDING
105-109 HENDERSON AVENUE
OTTAWA, ONTARIO

Title

GRADING PLAN

Project No.	Scale	Sheet	Revision
160401351	1:100	5	2
Drawing No.	Sheet	Revision	
GP-1	3 of 5	2	

#18037

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 MIN. 3:1, UNLESS OTHERWISE SPECIFIED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW WITH DEVELOPER 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.
- ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS AND URBAN TREES CONSERVATION BY-LAW.
- NO EXCESS DRAINAGE TO BE DIRECTED TO NEIGHBOURING PROPERTIES EITHER BEFORE OR AFTER CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.