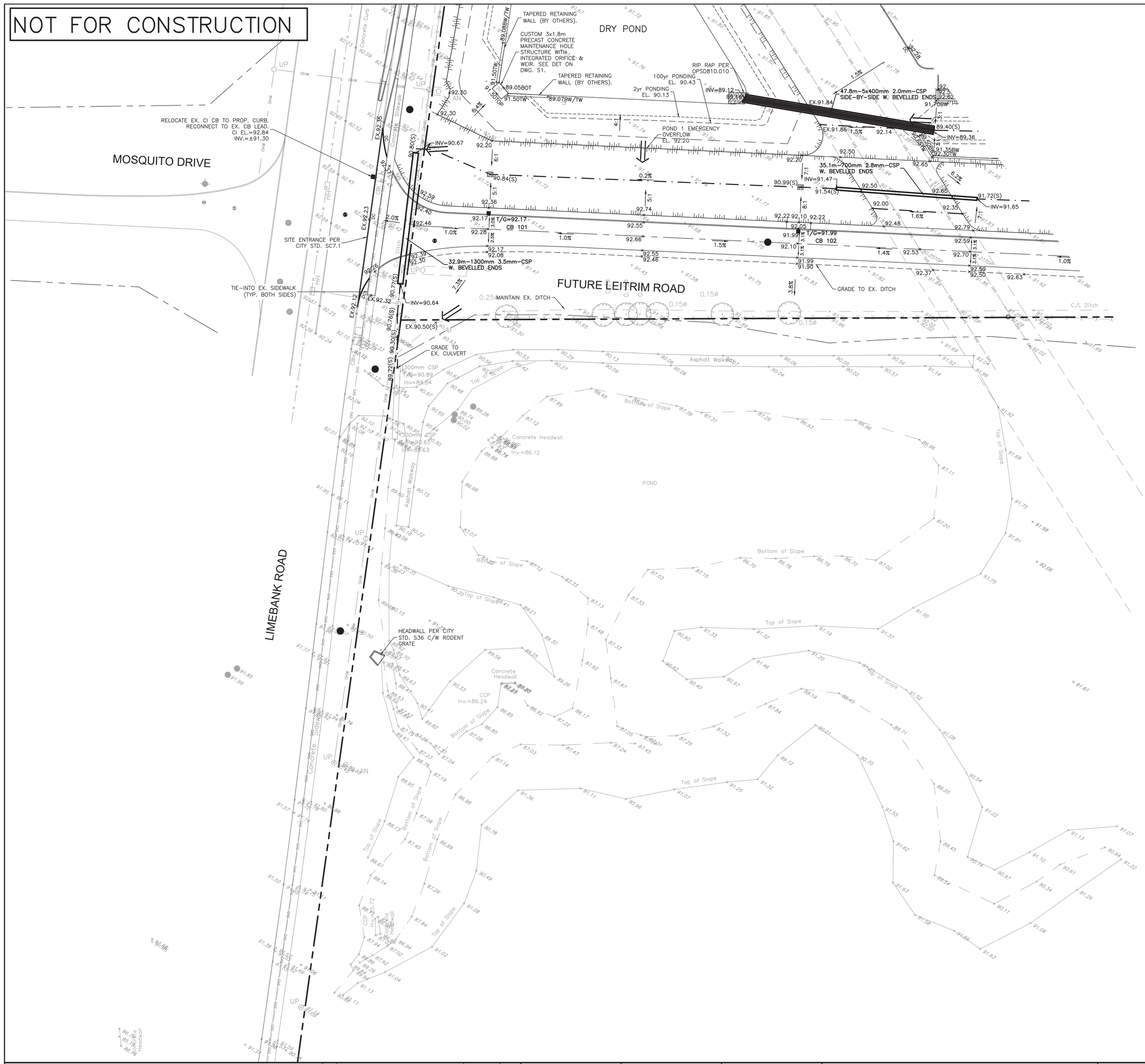
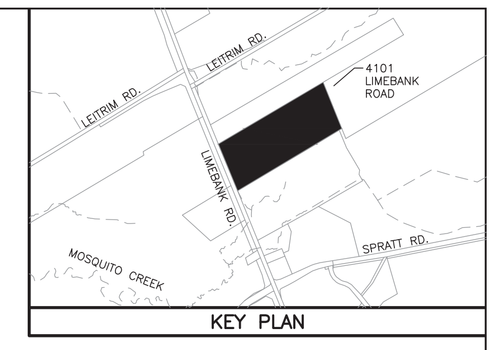
NOT FOR CONSTRUCTION





KEY PLAN

LEGEND

- PROPERTY BOUNDARY (4101 LIMEBANK RD.)
- FUTURE LEITRIM RD. REALIGNMENT ROW
- EASEMENT
- EXISTING DITCH
- ×104.00 EXISTING ELEVATION
- HYDRANT
- VALVE & VALVE BOX
- FIRE DEPARTMENT CONNECTION
- MAINTENANCE HOLE
- CATCH BASIN MAINTENANCE HOLE
- CATCH BASIN
- ×105.00 PROPOSED GRADE
- 2.0% PROPOSED SLOPE
- DITCH/SWALE
- TERRACING (3H:1V MAX.)
- 100–YR PONDING
- 2–YR PONDING
- HP LOCAL HIGH POINT
- DOORWAY
- VEHICLE ENTRANCE
- MAJOR OVERLAND FLOW ROUTE

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 16 & 17 CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYORS, REF: 24256–23. ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).

NO.	REVISION DESCRIPTION	DATE	BY
1	REISSUED FOR SPA	08/09/26	SM

SCALE
0 5m 10m 20m
HORIZONTAL 1:500

LICENSED PROFESSIONAL ENGINEER
SEP 08/26
S.A.G.MCCAUGHEY
100217133
PROVINCE OF ONTARIO

Robinson Land Development
200-2936 Baseline Road
Ottawa, ON K2H 1B3
(613) 592-6060 rcii.com

DESIGN	SM
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	CC

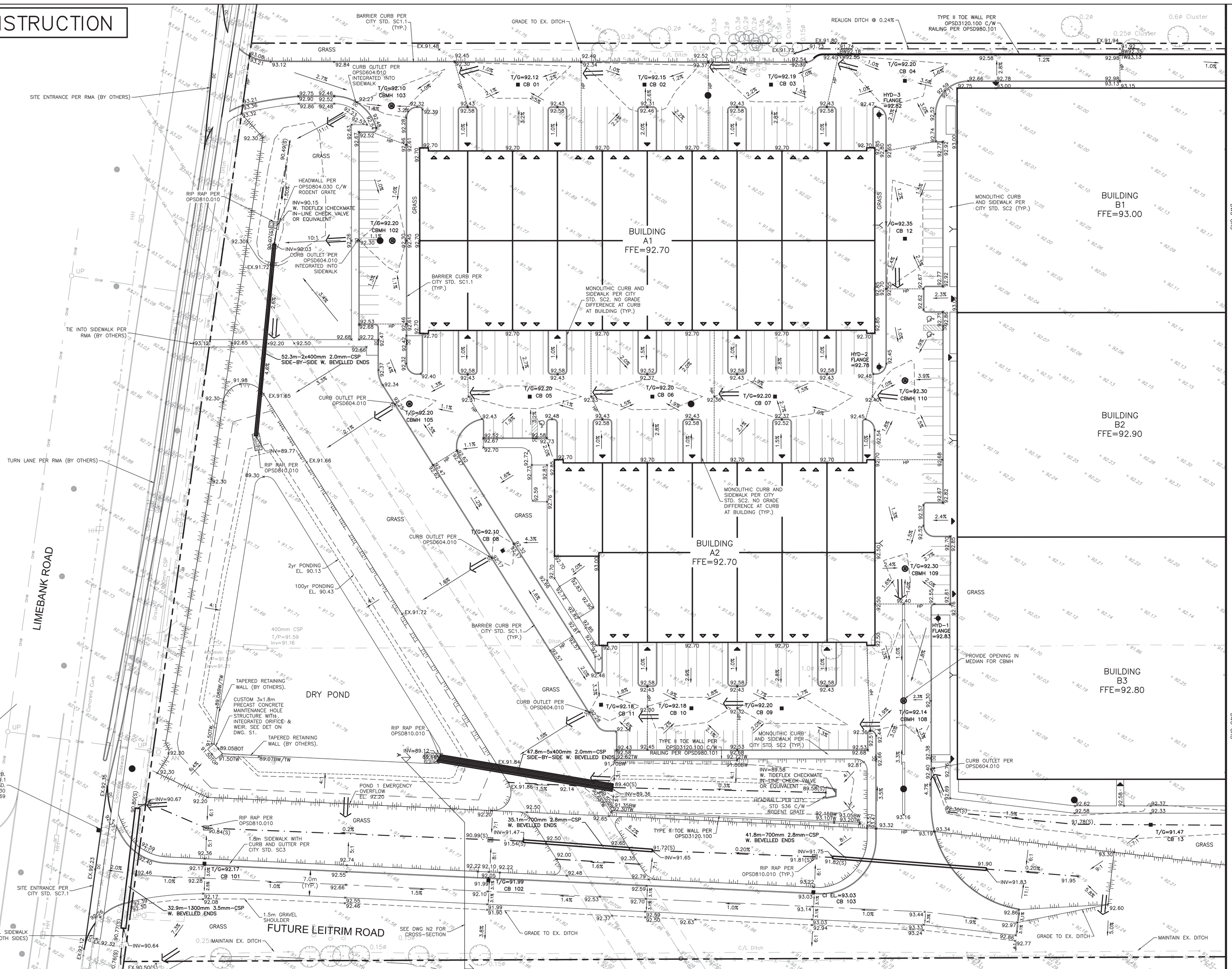
GROUPE MONTONI

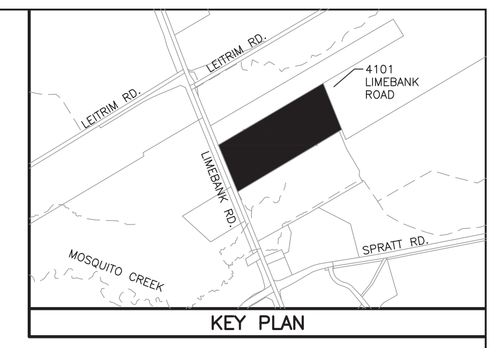
4101 LIMEBANK RD.
CITY OF OTTAWA

GRADING PLAN

PROJECT No.	23074
SURVEY	AOV
DATED	SEPT 2026
DWG. No:	23074-GR1

NOT FOR CONSTRUCTION





KEY PLAN

LEGEND

- PROPERTY BOUNDARY (4101 LIMEBANK RD.)
- FUTURE LEITRIM RD. REALIGNMENT ROW
- EASEMENT
- EXISTING DITCH
- ×104.00 EXISTING ELEVATION
- HYDRANT
- VALVE & VALVE BOX
- FIRE DEPARTMENT CONNECTION
- MAINTENANCE HOLE
- CATCH BASIN MAINTENANCE HOLE
- CATCH BASIN
- ×105.00 PROPOSED GRADE
- 2.0% PROPOSED SLOPE
- DITCH/SWALE
- TERRACING (3H:1V MAX.)
- 100–YR PONDING
- 2–YR PONDING
- HP LOCAL HIGH POINT
- DOORWAY
- VEHICLE ENTRANCE
- MAJOR OVERLAND FLOW ROUTE

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 16 & 17 CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYORS, REF: 24256–23. ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).

NO.	REVISION DESCRIPTION	DATE	BY
2	REISSUED FOR SPA	08/09/26	SM
1	ISSUED FOR SPA	16/10/24	SM

SCALE
0 5m 10m 20m
HORIZONTAL 1:500

LICENSED PROFESSIONAL ENGINEER
SEP. 08/26
S.A.G.MCCAUGHEY
100217133
PROVINCE OF ONTARIO

Robinson Land Development
200-2936 Baseline Road
Ottawa, ON K2H 1B3
(613) 592-6060 rcii.com

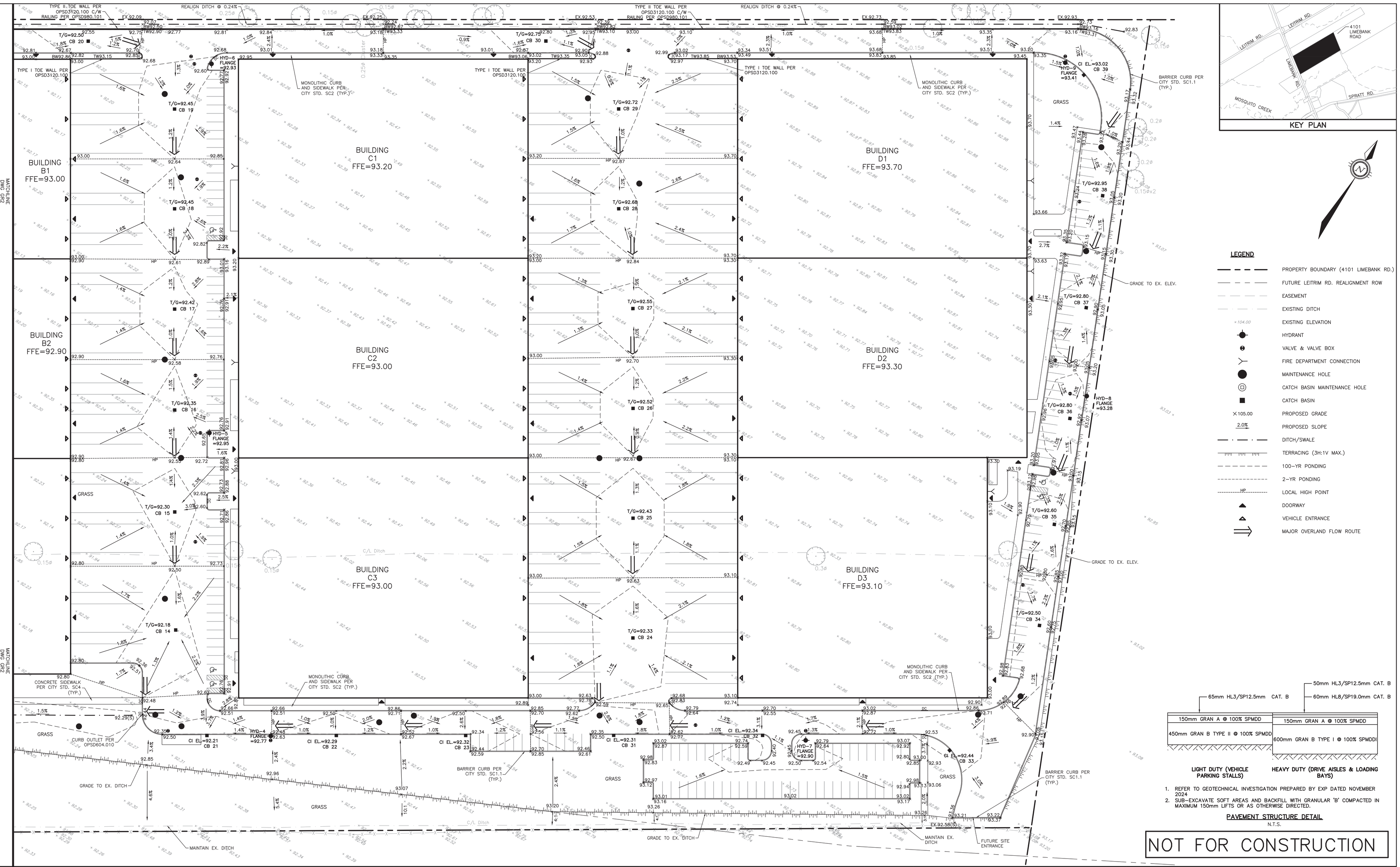
DESIGN	SM
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	CC

GROUPE MONTONI

4101 LIMEBANK RD.
CITY OF OTTAWA

GRADING PLAN

PROJECT No.	23074
SURVEY	AOV
DATED	SEPT 2026
DWG. No:	23074-GR2



LEGEND

- PROPERTY BOUNDARY (4101 LIMEBANK RD.)
- FUTURE LEITRIM RD. REALIGNMENT ROW
- EASEMENT
- EXISTING DITCH
- ×104.00 EXISTING ELEVATION
- HYDRANT
- VALVE & VALVE BOX
- FIRE DEPARTMENT CONNECTION
- MAINTENANCE HOLE
- CATCH BASIN MAINTENANCE HOLE
- CATCH BASIN
- ×105.00 PROPOSED GRADE
- 2.0% PROPOSED SLOPE
- DITCH/SWALE
- TERRACING (3H:1V MAX.)
- 100-YR PONDING
- 2-YR PONDING
- HP LOCAL HIGH POINT
- DOORWAY
- VEHICLE ENTRANCE
- MAJOR OVERLAND FLOW ROUTE

1. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY EXP DATED NOVEMBER 2024
2. SUB-EXCAVATE SOFT AREAS AND BACKFILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 150mm LIFTS OR AS OTHERWISE DIRECTED.

PAVEMENT STRUCTURE DETAIL
N.T.S.

NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 16 & 17 CONCESSION 2 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYORS, REF: 24256-23. ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).

NO.	REVISION DESCRIPTION	DATE	BY
2	REISSUED FOR SPA	08/09/26	SM
1	ISSUED FOR SPA	16/10/24	SM

SCALE
0 5m 10m 20m
HORIZONTAL 1:500

LICENSED PROFESSIONAL ENGINEER
SEP 08/26
S.A.G.MCCAUGHEY
100217133
PROVINCE OF ONTARIO

Robinson Land Development
200-2936 Baseline Road
Ottawa, ON K2H 1B3
(613) 592-6060 rcii.com

DESIGN	SM
CHECKED	BM
DRAWN	SM
CHECKED	BM
APPROVED	CC

GROUPE MONTONI

4101 LIMEBANK RD.
CITY OF OTTAWA

GRADING PLAN

PROJECT No.	23074
SURVEY	AOV
DATED	SEPT 2026
DWG. No:	23074-G3