PAVEMENT STRUCTURES:

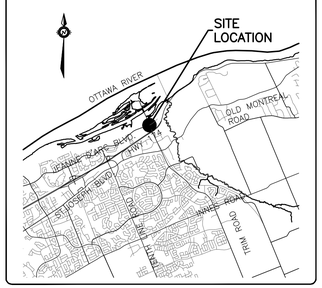
HEAVY DUTY ASPHALT PAVEMENT STRUCTURE AS FOLLOWS:
40mm HL–3 OR SUPERPAVE (PG) 58–34 12.5 ASPHALTIC CONCRETE
50mm HL–8 OR SUPERPAVE (PG) 58–34 19.0 ASPHALTIC CONCRETE
150mm BASE – OPSS GRANULAR A CRUSHED STONE
450mm SUBBASE – OPSS GRANULAR B TYPE II
SUBGRADE – EITHER FILL, IN SITU SOIL OR OPSS GRANUALR B TYPE I OR II

HEAVY DUTY GRAVEL PAVEMENT STRUCTURE AS FOLLOWS:
300mm BASE – OPSS GRANULAR A CRUSHED STONE
500mm SUBBASE – OPSS GRANULAR B TYPE II
SUBGRADE – EITHER FILL, IN SITU SOIL OR OPSS GRANUALR B TYPE I OR II

ROAD REINSTATEMENT AS PER CITY STANDARD R10
HEAVY DUTY ASPHALT (SEE NOTES BELOW FOR PAVEMENT STRUCTURE)
HEAVY DUTY GRAVEL (SEE NOTES BELOW FOR PAVEMENT STRUCTURE)
CONCRETE SIDEWALK REINSTATEMENT AS PER CITY STANDARD
ASPHALT MUP REINSTATEMENT AS PER CITY STANDARD

NOTE:
LIGHT WEIGHT FILL OR PRELOADING SURCHAGE TO BE INSTALLED DURING CONSTRUCTION AT ALL AREAS WHERE PROPOSED GRADE RAISE EXCEEDS 2.0m AS PER GEOTECHNICAL RECOMMENDATIONS.

KEY PLAN



EXISTING LEGEND

	SURVEY MONUMENT PLANTED
	SURVEY MONUMENT FOUND
OHW	OVERHEAD WIRES
UP	UTILITY POLE
LS	LIGHT STANDARD
CB	CATCH BASIN
T/G	TOP OF GRATE
GM	GAS METER
TB–T	TRAFFIC CONTROL BOX
MH–T	TRAFFIC MANHOLE
MH–ST	STORM SEWER MANHOLE
MH–S	SANITARY SEWER MANHOLE
V&VB	WATER VALVE AND VALVE BOX
FH	FIRE HYDRANT
	EXISTING TREES/SHRUBS
B	BOLLARD
BF	BOARD FENCE
x65.00	LOCATION OF ELEVATIONS
+ 65.00	TOP OF CURB ELEVATION
WRW	WOODEN RETAINING WALL
C/L	CENTRELINE

PROPOSED LEGEND

	PROPERTY LINE
SANMH 200	PROPOSED SANITARY MANHOLE
STMMH 100	PROPOSED STORM MANHOLE
OGS	PROPOSED OIL GRIT SEPARATOR
CB1	PROPOSED CATCHBASIN
RD	PROPOSED ROOF DRAIN
V&VB	PROPOSED WATER VALVE & VALVE BOX
M	PROPOSED WATER METER
RM	PROPOSED REMOTE WATER METER
SC	PROPOSED SIAMESE CONNECTION
FF USF	FINISHED FLOOR ELEVATION UNDERSIDE OF FOOTING ELEVATION
P1	PARKING LEVEL 1
2.0%	PROPOSED SLOPE & DIRECTION OF FLOW
x 51.00	PROPOSED GRADE
x 50.85(S)	PROPOSED SWALE GRADE
	PROPOSED SWALE
T/W=	PROPOSED TOP OF WALL GRADE
T/G=	TOP OF GRATE
ICD	INLET CONTROL DEVICE
	MAJOR OVERLAND FLOW ROUTE
	PROPOSED BUILDING ENTRY/EXIT
	DEPRESSED CURB/SIDEWALK
BH2–20	BOREHOLE LOCATION AND NUMBER

CAUTION
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.

JOB BENCH MARK JBM▲
CITY OF OTTAWA CONTROL MONUMENT 20160007 WITH AN OF ELEVATION=52.51
NORTHING=5040095.91 EASTING=384293.97

TOPOGRAPHIC INFORMATION
PART OF LOT 30, CONCESSION 1 (OLD SURVEY), GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (TP3882) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
5	REVISED PER CITY COMMENTS	10/06/26	SAB	BMT
4	REVISED PER CITY COMMENTS	16/03/26	SAB	BMT
3	ISSUED FOR APPROVAL	18/11/25	AAS	BMT
2	ISSUED FOR APPROVAL	25/09/25	AAS	BMT
1	ISSUED FOR APPROVAL	30/05/25	SAB	BMT

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

DESIGNED BY: LICENSED PROFESSIONAL ENGINEER J.L. FITZPATRICK 2026-06-11 PROVINCE OF ONTARIO
REVIEWED BY: LICENSED PROFESSIONAL ENGINEER B. M. THOMAS 2026-06-11 PROVINCE OF ONTARIO

CLIENT
TRIM 1 GP INC.
115 CHAMPAGNE AVE SOUTH
OTTAWA, ON. K1S 5V5
819.664.4195

exp Services Inc.
t: +1.613.688.1899 | f: +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN	SAB
DESIGN	JLF
CHECKED	JLF
CAD	SAB
PROJECT MANAGER	BMT
APPROVED	BMT

PROJECT: 1015 TWEDDLE ROAD DEVELOPMENT
1015 TWEDDLE ROAD
OTTAWA, ONTARIO.

TITLE: SITE GRADING PLAN

PROJECT No.	OTT–00259629–A0
SURVEY	AOV
DATE	OCT 2024
DRAWING No.	C200

DD02-02-25-0038 & DOT-12-25-0073

#19417

Filename: e:\ott\ott-00259629-a0\40 execution\05 drawings\c200-gp.dwg
Last Saved:6/11/2026 8:10:33 AM Last Plotted:6/11/2026 8:10:18 AM
Plotted By: Sabrina Bowers
References: xref-GRADING.dwg; xref-ADV-TOPO.dwg; xref-ARCH-MTM.dwg; xref-TBlock.dwg; xref-SERVICING.dwg;