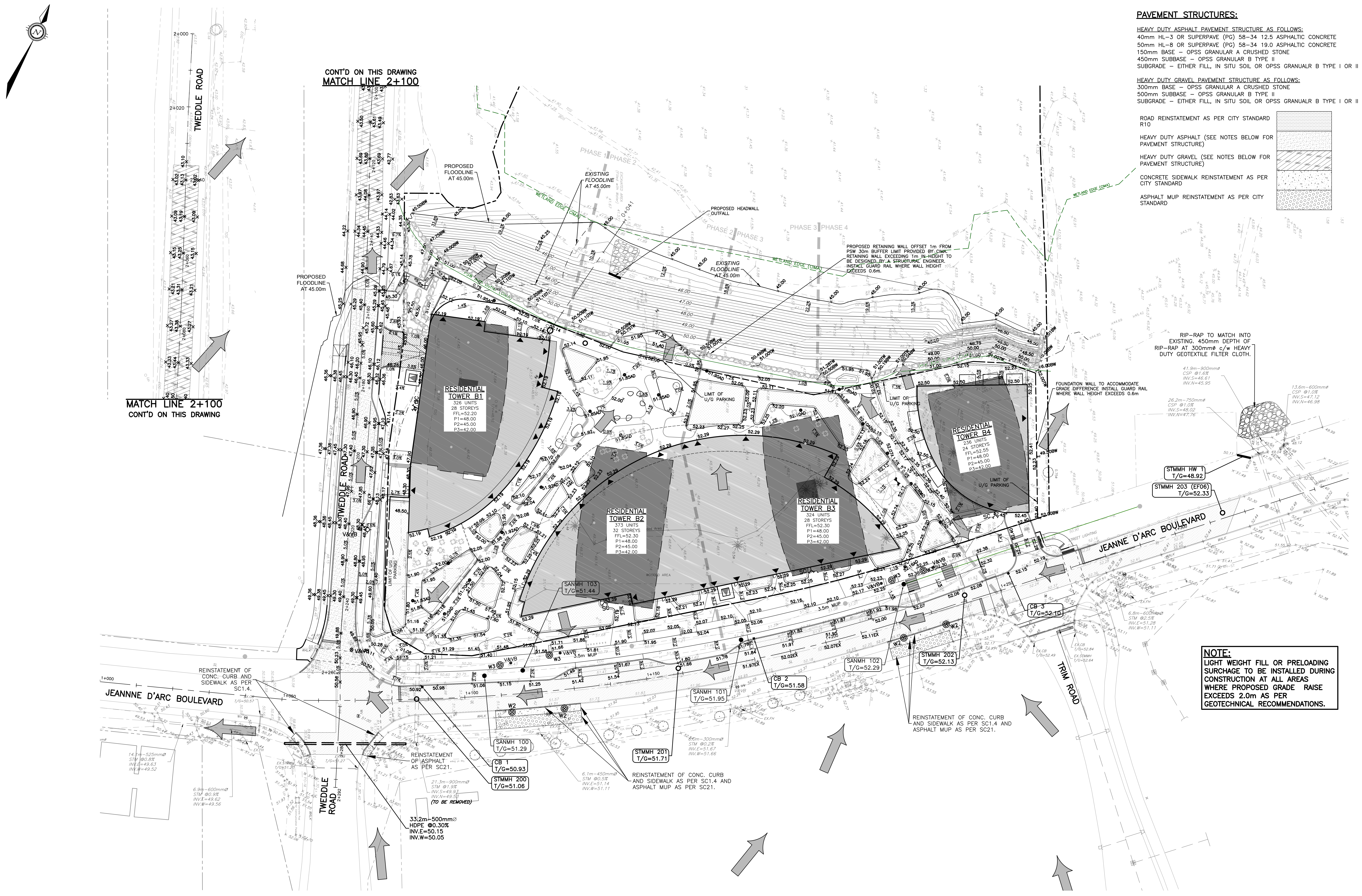


TWEDDLE ROAD
CONT'D ON THIS DRAWING
MATCH LINE 2+100
MATCH LINE 2+100
CONT'D ON THIS DRAWING
PROPOSED FLOODLINE AT 45.00m
EXISTING FLOODLINE AT 45.00m
PROPOSED HEADWALL OUTFALL
PHASE 1 PHASE 2
PHASE 2 PHASE 3
PHASE 3 PHASE 4
WETLAND EDGE (CIMA)
PROPOSED RETAINING WALL OFFSET 1m FROM PSW 30m BUFFER LIMIT PROVIDED BY CIMA. RETAINING WALL EXCEEDING 1m IN HEIGHT TO BE DESIGNED BY A STRUCTURAL ENGINEER. INSTALL GUARD RAIL WHERE WALL HEIGHT EXCEEDS 0.6m.
RIP-RAP TO MATCH INTO EXISTING. 450mm DEPTH OF RIP-RAP AT 300mmø c/w HEAVY DUTY GEOTEXTILE FILTER CLOTH.
41.9m-900mmø CSP @1.6% INV.S=46.61 INV.N=45.95
26.2m-750mmø CSP @1.0% INV.S=48.02 INV.N=47.76
13.6m-600mmø CSP @1.0% INV.S=47.12 INV.N=46.98
FOUNDATION WALL TO ACCOMMODATE GRADE DIFFERENCE INSTALL GUARD RAIL WHERE WALL HEIGHT EXCEEDS 0.6m
LIMIT OF U/G PARKING
RESIDENTIAL TOWER B1 326 UNITS 28 STOREYS FFL=52.20 P1=48.00 P2=45.00 P3=42.00
RESIDENTIAL TOWER B2 373 UNITS 32 STOREYS FFL=52.30 P1=48.00 P2=45.00 P3=42.00
RESIDENTIAL TOWER B3 324 UNITS 28 STOREYS FFL=52.30 P1=48.00 P2=45.00 P3=42.00
RESIDENTIAL TOWER B4 236 UNITS 24 STOREYS FFL=52.55 P1=48.00 P2=45.00 P3=42.00
STMMH HW 1 T/G=48.92
STMMH 203 (EF06) T/G=52.33
JEANNE D'ARC BOULEVARD
TRIM ROAD
SANMH 103 T/G=51.44
SANMH 102 T/G=52.29
SANMH 101 T/G=51.95
SANMH 100 T/G=51.29
STMMH 202 T/G=52.13
STMMH 201 T/G=51.71
STMMH 200 T/G=51.06
CB 1 T/G=50.93
CB 2 T/G=51.58
CB 3 T/G=52.10
3.5m MUP
REINSTATEMENT OF CONC. CURB AND SIDEWALK AS PER SC1.4.
REINSTATEMENT OF ASPHALT AS PER SC21.
REINSTATEMENT OF CONC. CURB AND SIDEWALK AS PER SC1.4. AND ASPHALT MUP AS PER SC21.
33.2m-500mmø HDPE @0.30% INV.E=50.15 INV.W=50.05
(TO BE REMOVED)

PAVEMENT STRUCTURES:

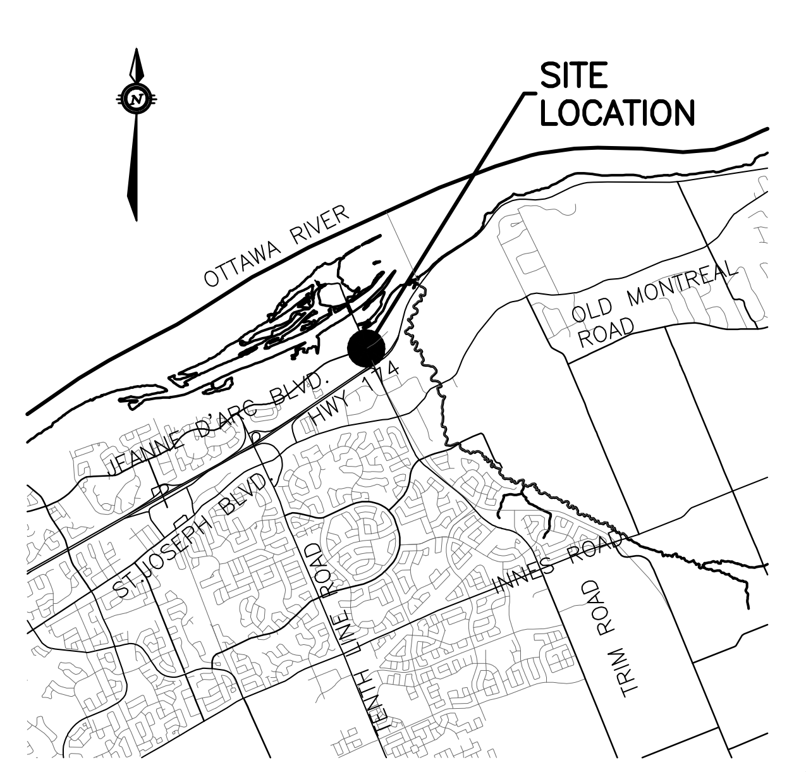
HEAVY DUTY ASPHALT PAVEMENT STRUCTURE AS FOLLOWS:
40mm HL-3 OR SUPERPAVE (PG) 58-34 12.5 ASPHALTIC CONCRETE
50mm HL-8 OR SUPERPAVE (PG) 58-34 19.0 ASPHALTIC CONCRETE
150mm BASE – OPSS GRANULAR A CRUSHED STONE
450mm SUBBASE – OPSS GRANULAR B TYPE II
SUBGRADE – EITHER FILL, IN SITU SOIL OR OPSS GRANUALR 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
+65.00	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
Ⓜ	PROPOSED WATER METER
RM	PROPOSED REMOTE WATER METER
Y 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
DC ▬	DEPRESSED CURB/SIDEWALK
⌖ BH2-20	BOREHOLE LOCATION AND NUMBER

Filename: e:\ott\ott-00259629-a0\60 execution\65 drawings\c200-gp.dwg
Last Saved:6/11/2026 8:10:33 AM Last Plotted: 8/7/2026 3:28:16 PM
Pen Table: exp-64.ctb Plotted by: ColeA
References: xref-GRADING.dwg; xref-AOV-TOPO.dwg; xref-ARCH-MTM.dwg; xref-Tblock.dwg; xref-SERVICING.dwg

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 (TP388Z) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9,

REV	REVISION DESCRIPTION	DATE	BY	APPD
6	REVISED PER CITY COMMENTS	07/08/26	AC	BMT
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

REVIEWED BY
LICENSED PROFESSIONAL ENGINEER
B. M. THOMAS
2026-08-07
PROVINCE OF ONTARIO

CLIENT
TRIM 1 GP INC.
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OTTAWA, ON. K1S 5V5
819.664.4195

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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 & DO7-12-25-0073

#19417