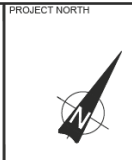


NOTES:

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- MATCH EXISTING ELEVATIONS AT ALL EXTERIOR PROPERTY LINES. ENSURE POSITIVE DRAINAGE TOWARD A SUITABLE OUTLET WHETHER INDICATED OR NOT.
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 - 40mm SP 12.5 (LEVEL B) WEAR COURSE
 - 60mm SP 19.0 (LEVEL B) BINDER COURSE
 - 150mm OPSS GRANULAR A BASE
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- HOUSE AND SEPTIC FIELD LOCATIONS, ELEVATIONS AND FOOTPRINTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. THEIR DESIGN IS TO BE COMPLETED BY OTHERS AND APPROVED AS PART OF THE BUILDING PERMIT APPLICATION, SEPTIC APPROVAL AND ANY OTHER APPLICABLE PERMITTING PROCESSES. THE SEPTIC FIELD SIZE, FOOTPRINT, ELEVATION AND LOCATION IS KEY IN ESTABLISHING THE LOCATION AND GROUND ELEVATION OF THE DWELLING UNIT. CHANGES TO THE CONCEPTUAL INFORMATION (I.E. LAYOUT AND GRADES) SHOWN ON THIS PLAN MAY BE REQUIRED BASED ON FACTOR INCLUDING, BUT NOT LIMITED TO SOILS CONDITIONS, GROUNDWATER ELEVATION AND THE BUILDING/SEPTIC APPROVAL AUTHORITY.
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- INTERIM GRADING OF UNDEVELOPED/UNSOLD LOTS WILL BE UNDERTAKEN AS REQUIRED TO MINIMIZE PONDING WATER. INTERIM GRADE RAISE MATERIAL WILL BE ADDED WHERE REQUIRED TO PROVIDE POSITIVE DRAINAGE TOWARDS AN ESTABLISHED STORM OUTLET.
- EXISTING CONTOURS AND SPOT ELEVATION INFORMATION SHOWN ON PLANS TAKEN FROM CITY SUPPLIED TOPOGRAPHIC MAPPING CIRCA 2002.
- IMPORTED FILL MATERIAL TO BE CLASSIFIED AS FINE SANDY LOAM OR MATERIAL WITH EQUIVALENT OR BETTER INFILTRATION CAPACITY.



LEGEND

× 99.07	EXISTING ELEVATION (CITY TOPO CIRCA 2002)
× 100.49	PROPOSED ELEVATION
100.24 (S)	PROPOSED ROAD / SIDE SWALE ELEVATION
× 100.00	PROPOSED CIL ROAD HIGH POINT / LOW POINT
100.70	CONCEPTUAL REAR ELEVATION (SEE NOTE 10)
100.70	CONCEPTUAL HOUSE ENVELOPE (SEE NOTE 10)
FF = 102.36	FINISHED FLOOR ELEV.
TF = 101.08	TOP OF FOOTING ELEV.
UF = 99.51	UNDERSIDE OF FOOTING ELEV.
100.70	CONCEPTUAL GARAGE / FRONT TERRACE ELEVATION
100.70	CONCEPTUAL SEPTIC ENVELOPE (SEE NOTE 10)
○	CONCEPTUAL LOCATION OF (SEE NOTE 10) PRIVATE SUPPLY WELL
—	EXISTING BOTTOM OF DITCH
1.5%	PROPOSED SLOPE
—	PROPOSED SWALE
—	PROPOSED PERFORATED PIPE
→	MAJOR OVERLAND FLOW DIRECTION
—	3:1 TERRACING (UNLESS OTHERWISE NOTED)
—	PROPOSED CONCRETE V-GUTTER c/w 200mm PERFORATED PIPE c/w FILTER FABRIC
—	PROPOSED 1.8m WIDE CONC. SIDEWALK
BH 17-3	BOREHOLE NUMBER
99.59	ORIGINAL GROUND ELEVATION
98.43	MAX. GROUNDWATER ELEVATION OBSERVED AS PER GEMTEC DEC. 2017 REPORT
■	PHASING LIMIT
○	PROPOSED CATCH BASIN
○	PROPOSED CLEAN-OUT
—	PROPOSED CONCRETE HEADWALL
—	PROPOSED RIP-RAP TREATMENT PER OPSS 810.010 (TYPE B)
TW 7	TEST WELL BY GEMTEC (2018)

4	DESIGN RESUBMISSION TO ADDRESS 3rd SUBMISSION REVIEW COMMENTS	17/02/2021
3	DESIGN RESUBMISSION TO ADDRESS 2nd SUBMISSION REVIEW COMMENTS	14/12/2020
2	DESIGN RESUBMISSION TO ADDRESS REVIEW COMMENTS	27/07/2020
1	FOR CITY APPROVAL	10/02/2020
No.	ISSUE / REVISION	DDMMYY

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SCALE: 1:500

CLIENT:
KEN GORDON HOLDINGS INC.

CONSULTANT:
www.jrichards.ca



CONSULTANT:

PROFESSIONAL STAMP

PROFESSIONAL STAMP

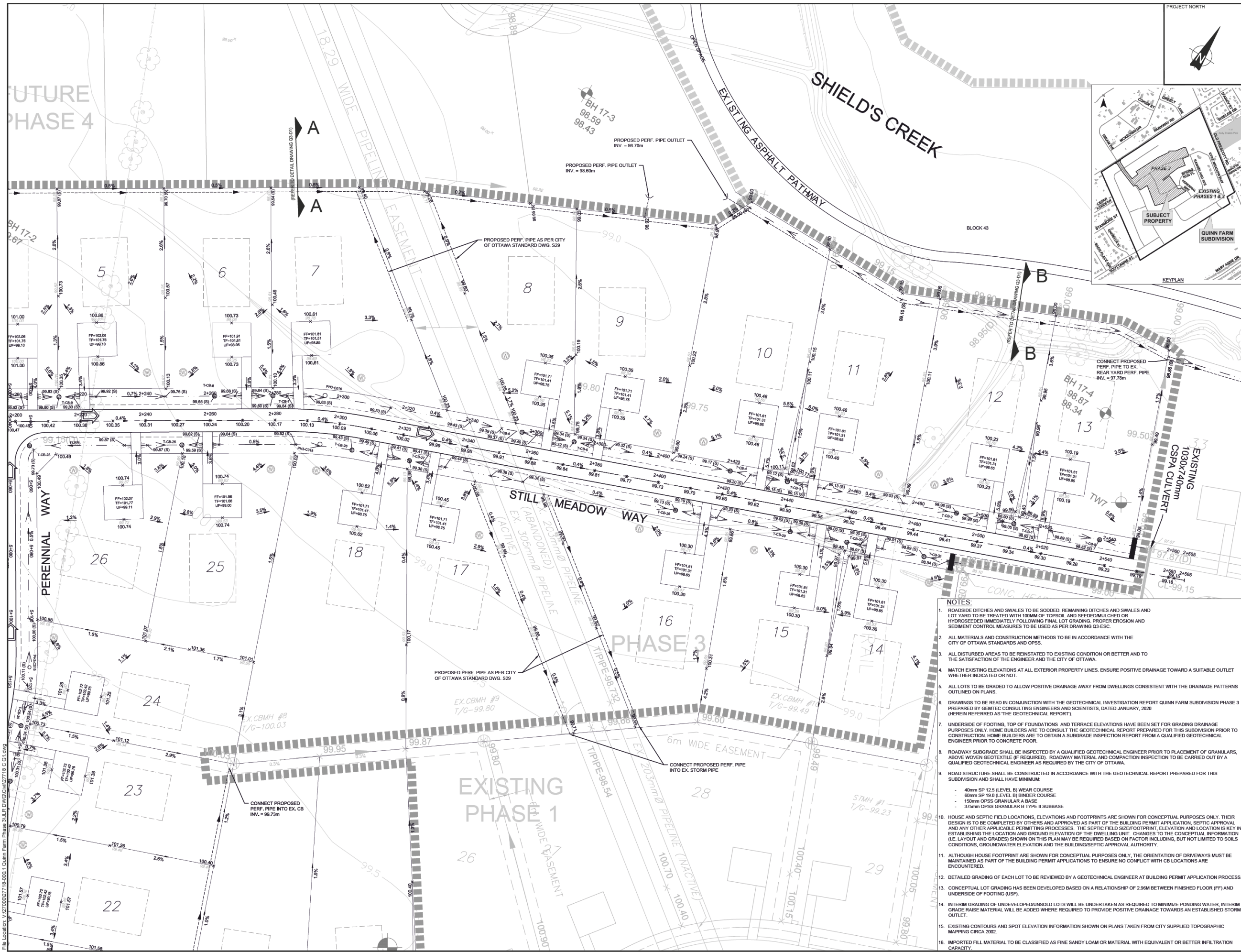
PROJECT:
QUINN FARM SUBDIVISION - PHASE 3
CITY OF OTTAWA
(FORMERLY TOWNSHIP OF OSGOODE)

DRAWING: **GRADING PLAN**

DESIGN: ID	DRAWING #:
DRAWN: ARM	Q3-G1
CHECKED: DU	
JLR #: 27718	

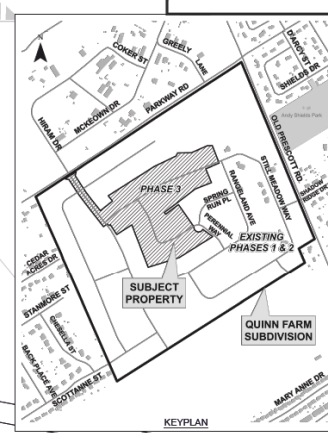
File Location: V:\020027718-000-1-Quinn Farm Phase 3-UR DWG\Civil\27718-G1.dwg

PLOT DATE: Thursday, February 18, 2021 12:13:26 PM



LEGEND

- × 99.07 EXISTING ELEVATION (CITY TOPO CIRCA 2002)
- 100.49 PROPOSED ELEVATION
- 100.24 (S) x PROPOSED ROAD / SIDE SWALE ELEVATION
- × 101.00 PROPOSED CURB ROAD HIGH POINT / LOW POINT
- 100.70 CONCEPTUAL REAR ELEVATION (SEE NOTE 10)
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- FF = 74.36 FINISHED FLOOR ELEV.
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- 1.5% PROPOSED SLOPE
- PROPOSED SWALE
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- MAJOR OVERLAND FLOW DIRECTION
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- PROPOSED CATCH BASIN
- PROPOSED CLEAN-OUT
- PROPOSED CONCRETE HEADWALL
- PROPOSED RIP-RAP TREATMENT PER OPSD 819 D10 (TYPE F)
- TW7 TEST WELL BY GEMTEC (2018)



No.	ISSUE / REVISION	DDMMYY
4	DESIGN RESUBMISSION TO ADDRESS 3rd SUBMISSION REVIEW COMMENTS	17/02/2021
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SCALE: 1:500

CLIENT: **KEN GORDON HOLDINGS INC.**

CONSULTANT: **JR J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

CONSULTANT: **L. DEPAROSKI 18050707 PROVINCE OF ONTARIO 2021-02-18**

CONSULTANT: **D. P. UPTON 2021-02-18 PROVINCE OF ONTARIO**

- NOTES:**
- ROADSIDE DITCHES AND SWALES TO BE SODDED, REMAINING DITCHES AND SWALES AND LOT YARD TO BE TREATED WITH 100MM OF TOPSOIL AND SEEDED/MULCHED OR HYDROSEEDED IMMEDIATELY FOLLOWING FINAL LOT GRADING. PROPER EROSION AND SEDIMENT CONTROL MEASURES TO BE USED AS PER DRAWING Q3-ESC.
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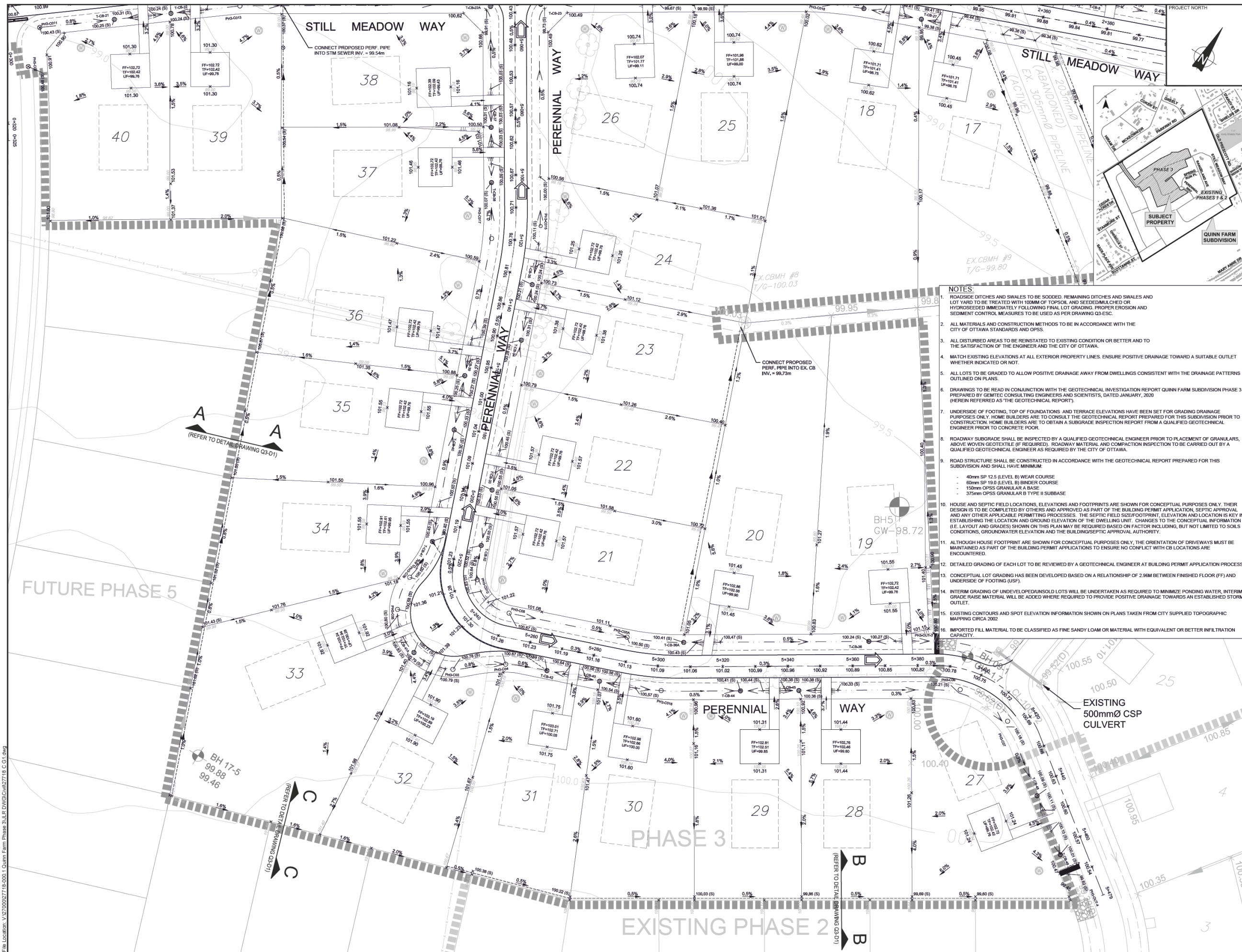
PROJECT: **QUINN FARM SUBDIVISION - PHASE 3 CITY OF OTTAWA (FORMERLY TOWNSHIP OF OSGOODE)**

DRAWING: **GRADING PLAN**

DESIGN: ID	DRAWING #:
DRAWN: ARM	JLR #:
CHECKED: DU	Q3-G2
JLR #: 27718	

File Location: V:\2020\27718-000 - Quinn Farm Phases 3 & 4 - DWG\Q3-G2-Grading.dwg

PLOT DATE: Thursday, February 18, 2021 12:13:32 PM



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LEGEND

× 99.07	EXISTING ELEVATION (CITY TOPO CIRCA 2002)
× 100.49	PROPOSED ELEVATION
100.24 (S)	PROPOSED ROAD / SIDE SWALE ELEVATION
× 101.00	PROPOSED CUL ROAD HIGH POINT / LOW POINT
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98.43	MAX. GROUNDWATER ELEVATION OBSERVED AS PER GEMTEC DEC. 2017 REPORT
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○	PROPOSED CATCH BASIN
○	PROPOSED CLEAN-OUT
—	PROPOSED CONCRETE HEADWALL
—	PROPOSED RIP-RAP TREATMENT PER OPSD 810.010 (TYPE B)
○	TEST WELL BY GEMTEC (2018)

No.	ISSUE / REVISION	DDMMYY
4	DESIGN RESUBMISSION TO ADDRESS 3rd SUBMISSION REVIEW COMMENTS	17/02/2021
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1	FOR CITY APPROVAL	10/02/2020

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CLIENT: **KEN GORDON HOLDINGS INC.**

CONSULTANT: **J.R. J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

CONSULTANT: **J.R. J.L. Richards ENGINEERS - ARCHITECTS - PLANNERS**

PROFESSIONAL STAMP: **L. DEPAROSKI 18557707**

PROFESSIONAL STAMP: **D. P. UPTON 2021-02-18**

PROJECT: **QUINN FARM SUBDIVISION - PHASE 3 CITY OF OTTAWA (FORMERLY TOWNSHIP OF OSGOODE)**

DRAWING: **GRADING PLAN**

DESIGN: ID

DRAWN: ARM

CHECKED: DU

JLR #: 27718

DRAWING #: **Q3-G3**