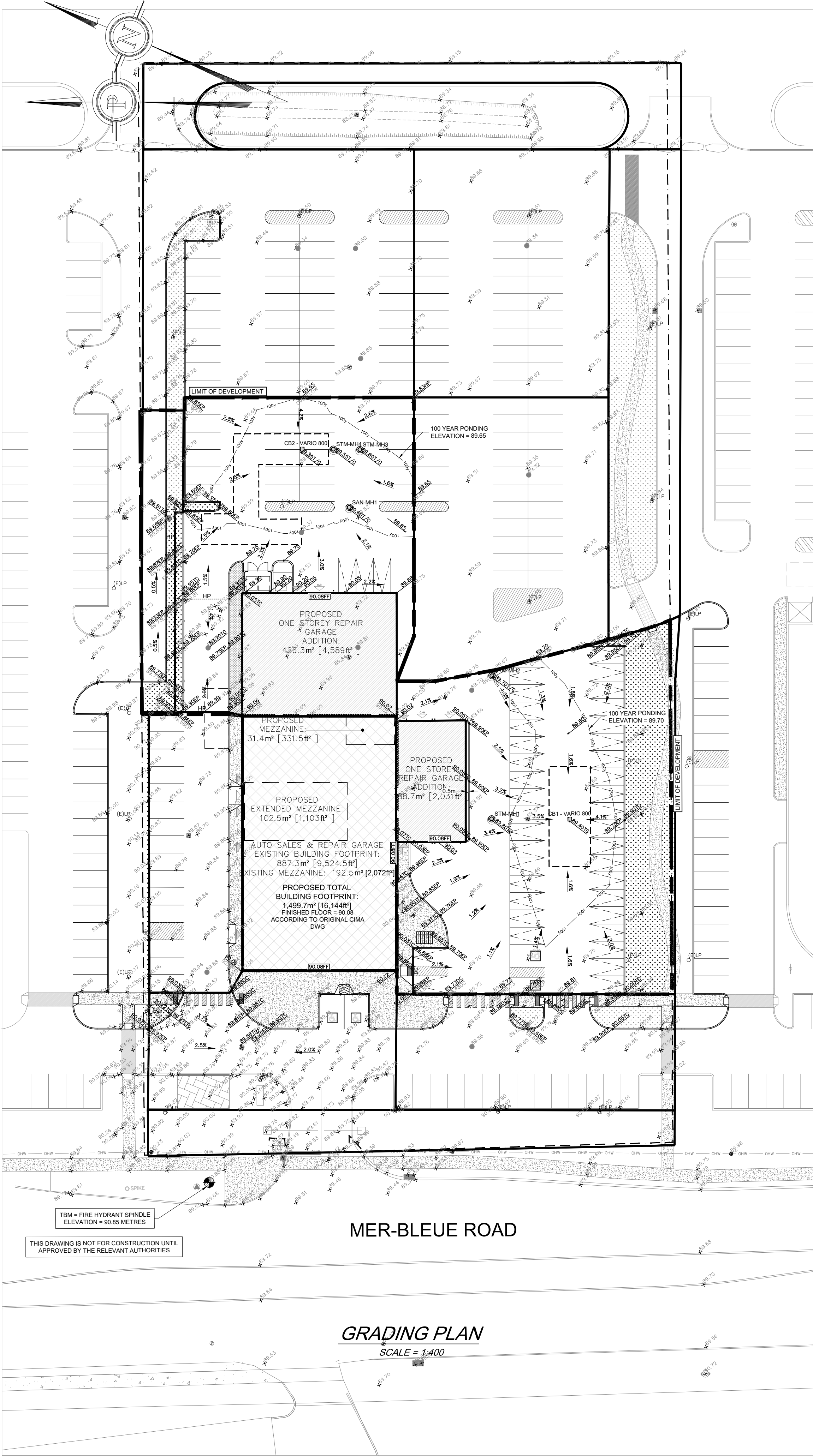


GRADING NOTES:

1. Finished grade around building to be as shown.
2. Maximum allowable slope on site is 3H:1V. Finished grade to slope away from building at all sides at a minimum of 2%, and a maximum of 7%.
3. The proposed grades have been set and verified for site grading control only. The grade raise at the building location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
4. The underside of footing elevation has been set based on the information available and may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
5. A geotechnical engineer should be retained to provide recommendations with respect to the sub-grade conditions prior to footing installation.



LEGEND

- PROPERTY BOUNDARY
- ZONING SETBACK
- PROPOSED TOP OF GRATE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED DEPRESSED CURB ELEVATION
- PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED DRAINAGE SLOPE & ARROW
- PROPOSED CATCH BASIN
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- EXISTING ELEVATION
- EXISTING BOTTOM OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN INLET
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING HYDROLIGHT POLE
- TEMPORARY BENCHMARK

HATCHING LEGEND

- CONCRETE SIDEWALK
- CROSSWALK
- NO PARKING
- FIRE LANE
- ASPHALTIC CONCRETE
- GRASS

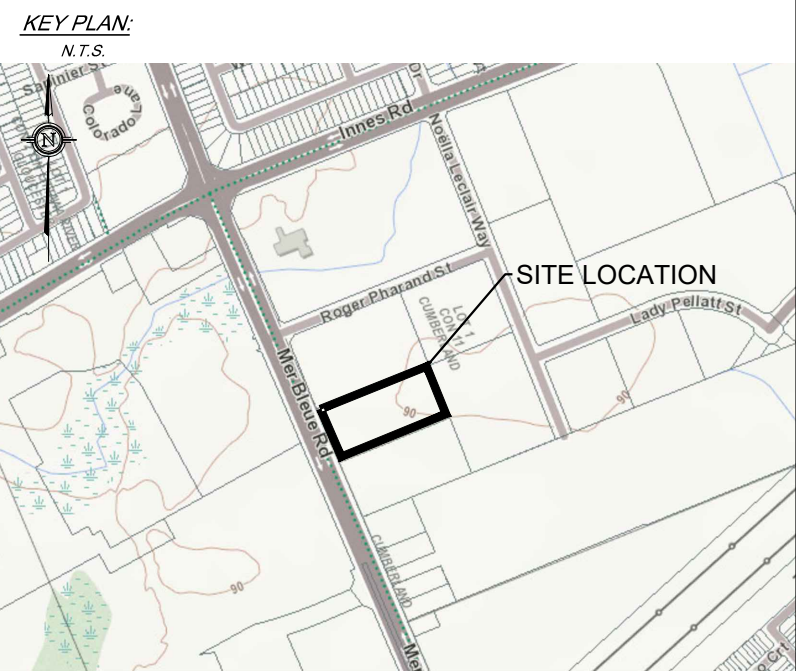
LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 1, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
Surveyed by Arnis, O'Sullivan, Vollebakk Ltd.

TOPOGRAPHIC INFORMATION:
KOLLAARD FILE #250557
DATE: 2026-02-23
Surveyed by Kollaard Associates Inc.

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KOLLAARD ASSOCIATES INCORPORATED

DRAWING TITLE:

GRADING PLAN



SCALE:
0 20 40
1:400 METRES

NOTES:

1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED.
2. ALL ELEVATIONS ARE IN METRES AND ARE GEDDITIC.
3. TBM = FIRE HYDRANT SPINDLE ELEVATION = 90.85
4. THIS IS NOT A LEGAL SURVEY.
5. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
6. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
9. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
10. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
11. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
12. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
13. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
14. REFERENCES:
 - 14.1. LEGAL BOUNDARIES: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JOB # 12487-11 CIMA PT L11 C11 CU R F1 (2013-09-13).
 - 14.2. TOPOGRAPHIC SURVEY: KOLLAARD FILE #250557 (2026-02-23).
 - 14.3. GEOTECHNICAL: KOLLAARD FILE #250557 (2026-03-11).
 - 14.4. STORMWATER MANAGEMENT REPORT: KOLLAARD FILE #250557 (2026-03-11).
 - 14.5. SERVICING BRIEF: KOLLAARD FILE #250557 (2026-03-11).

0 ISSUED FOR SITE PLAN APPLICATION 2026-08-10 AVB

No. REVISION DATE BY

Kollaard Associates Engineers
(613) 860-0923
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P.O. BOX 189, 210 PRESCOTT ST.
KEMPTVILLE, ONTARIO
K0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

CLIENT:

LAWRENCE ARCHITECTS INC.

PROJECT:
PROPOSED DEALERSHIP ADDITION

LOCATION:
2045 MER-BLEUE ROAD, ORLEANS ON

DESIGNED BY: AVB
DRAWN BY: BM
DATE: 2026.08.10
KOLLAARD FILE NUMBER: 250557

CHECKED BY: AVB
APPROVED BY: AVB

DRAWING NUMBER:

1 OF 3

DRAWING NAME:
250557 - GRD

