

EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SOFT LANDSCAPING

THERE IS TO BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON OR BEYOND THE PROPERTY LINES

TREE PERMIT REQUIRED FOR REMOVAL OF TREES WITH A DIAMETRE OF 500mm OR GREATER AND FOR ALL TREES IN THE R.O.W.

EXISTING TREES SHALL BE PROTECTED DURING AND AFTER CONSTRUCTION

ALL SWALES TO HAVE MINIMUM 300mm METRE CLEARANCE FROM PROPERTY LINE

ALL RETAINING WALLS TO HAVE MINIMUM 150mm CLEARANCE FROM PROPERTY LINE

EAVESTROUGHING FOR DWELLING SHALL BE INSTALLED AND WATER TO BE DIRECTED TO THE FRONT OF THE PROPERTY

NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION

DOWNSPOUTS TO DISCHARGE MINIMUM 1.5 METRES FROM PROPERTY LINE AND FOUNDATION WALL OR TO BE PROVIDED WITH SPLASH PAD

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = MAGNETIC NAIL & WASHER IN UTILITY POLE, ELEVATION=63.38, AS PER FAIRHALL, MOFFATT, AND WOODLAND LTD SURVEY REFERENCE No. 24 - 184 NP

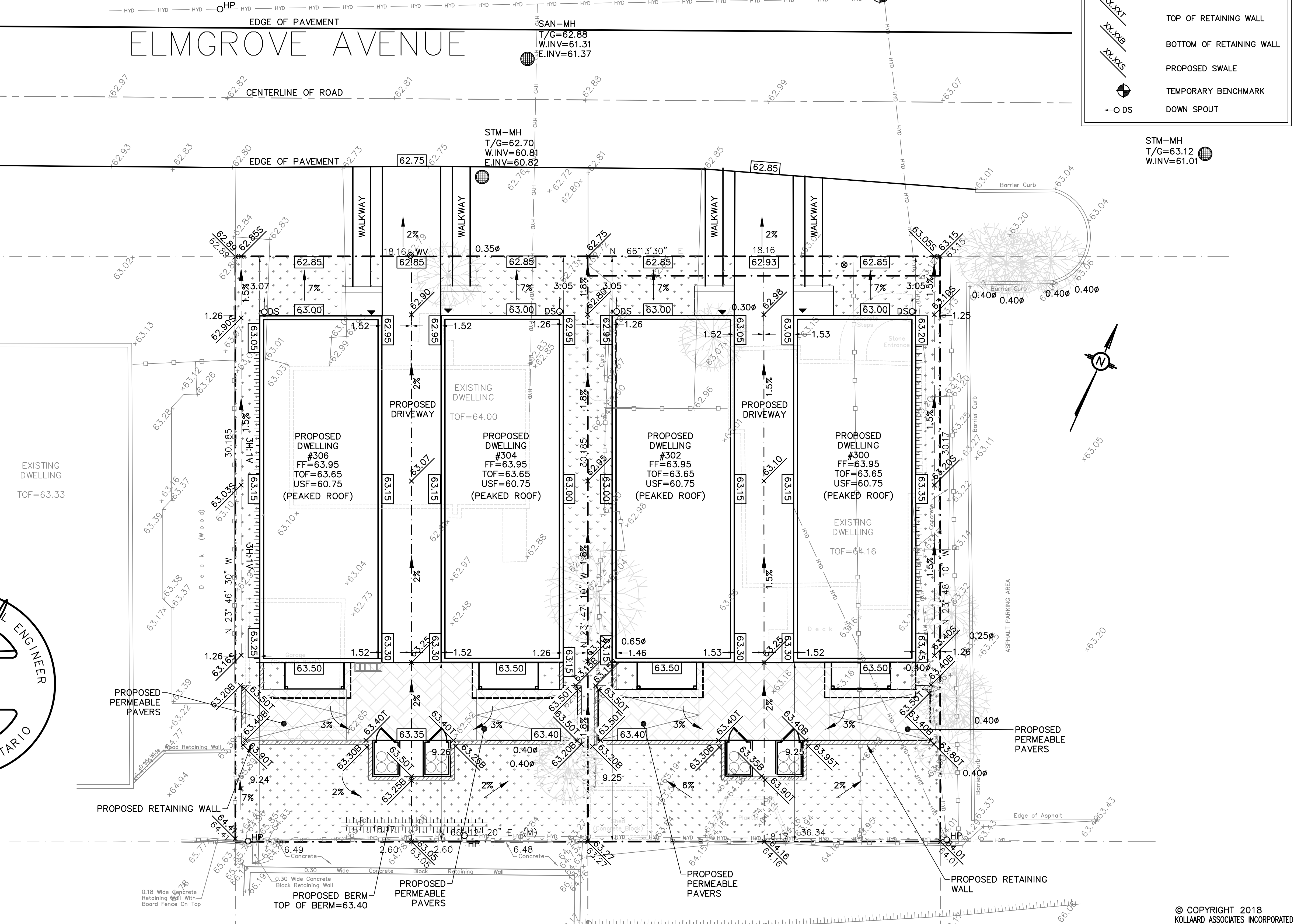
LEGEND

- +XX.XX EXISTING ELEVATIONS
- XX.XX PROPOSED ELEVATIONS
- SLOPE DRAINAGE
- EXISTING DRAINAGE
- - - PROPERTY LINE
- ▬ TERRACING AS NOTED
- FH FIRE HYDRANT
- HP HYDRO POLE
- XX.XX/T TOP OF RETAINING WALL
- XX.XX/B BOTTOM OF RETAINING WALL
- XX.XX/S PROPOSED SWALE
- ⊙ TEMPORARY BENCHMARK
- DS DOWN SPOUT

DRAWING NUMBER: 180478-1

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
 - TBM = Magnetic nail & washer in utility pole, elevation=63.38, as per Fairhall, Moffatt, and Woodland Ltd survey reference No. 24 - 184 NP.
 - This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
 - Finished grade around dwelling to be as shown.
 - Maximum allowable slope on site is 3H:1V. Finished grade to slope away from house at all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4H:1V.
 - All dimensions to be verified on site by contractor prior to construction.
 - Client is responsible for acquiring all necessary permits.
 - The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
 - The underside of footing elevation 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.
 - A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subgrade conditions prior to footing installation.
 - Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
 - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

ELMGROVE AVENUE



REV.	NAME	DATE	DESCRIPTION
2.	NR	DEC 6/18	AS PER CITY OF OTTAWA
1.	NR	NOV 5/18	AS PER CLIENT

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CLIENT: ANTILIA HOMES

PROJECT: PROPOSED LOT GRADING PLAN

LOCATION:
300-306 ELMGROVE AVENUE
R.PLAN 184, SUBLOT 11/12
LOT 31, CONC. 1,
KITCHISSIPPI,
CITY OF OTTAWA, ONTARIO

DESIGNED BY: NR DATE: SEP 21, 2018

DRAWN BY: NR SCALE: 1:250

KOLLAARD FILE NUMBER: 180478