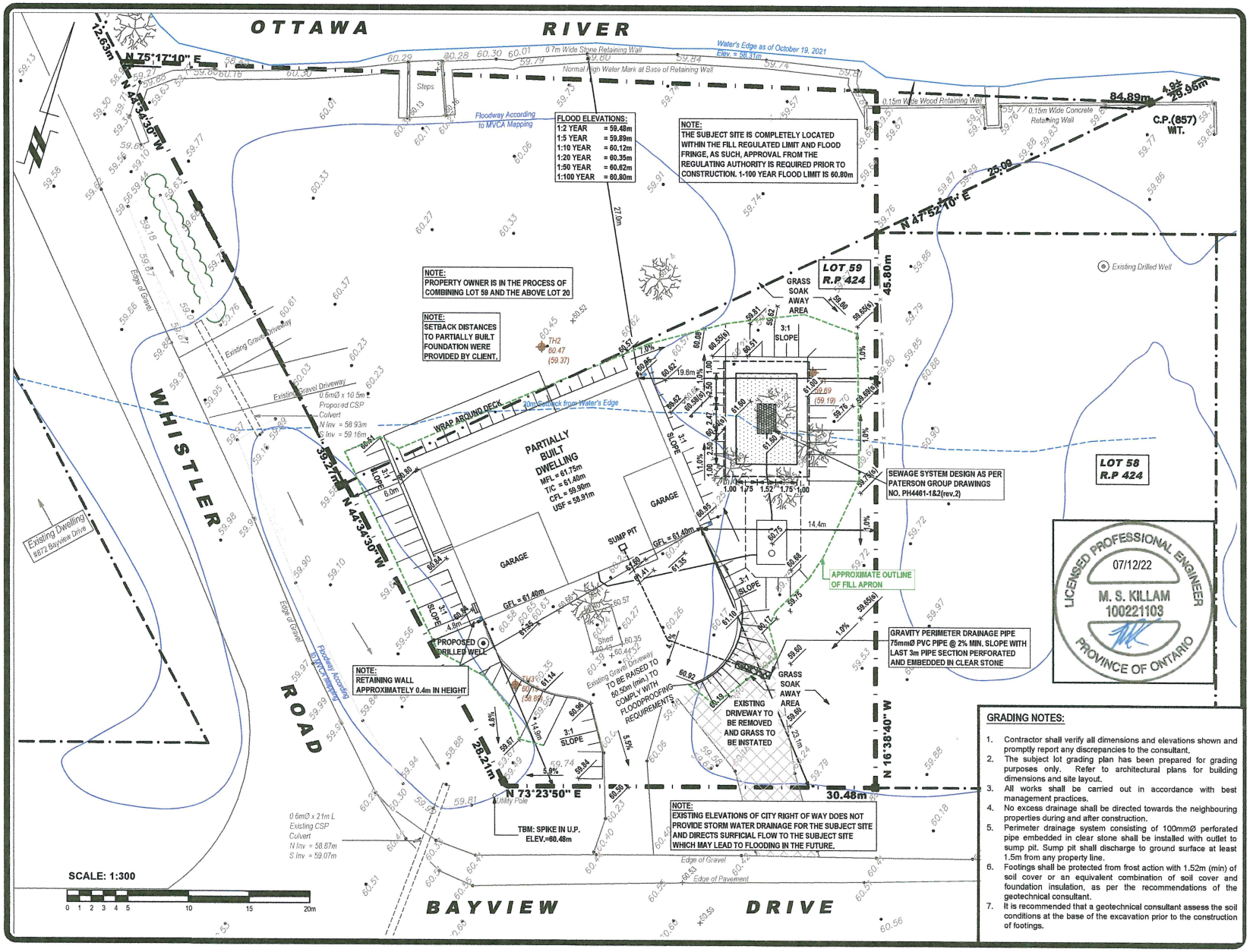

GRADING NOTES:

1. Contractor shall verify all dimensions and elevations shown and promptly report any discrepancies to the consultant.
2. The subject lot grading plan has been prepared for grading purposes only. Refer to architectural plans for building dimensions and site layout.
3. All works shall be carried out in accordance with best management practices.
4. No excess drainage shall be directed towards the neighbouring properties during and after construction.
5. Perimeter drainage system consisting of 100mmØ perforated pipe embedded in clear stone shall be installed with outlet to sump pit. Sump pit shall discharge to ground surface at least 1.5m from any property line.
6. Footings shall be protected from frost action with 1.52m (min) of soil cover or an equivalent combination of soil cover and foundation insulation, as per the recommendations of the geotechnical consultant.
7. It is recommended that a geotechnical consultant assess the soil conditions at the base of the excavation prior to the construction of footings.

LEGEND:

	Test Hole Location
x 99.76	Existing Ground Surface Elev. (m)
x 100.60	Proposed Ground Surface Elev. (m)
99.80	Proposed Subgrade Elev. (m)
(99.99)	Groundwater Elevation
MFL	Main Floor Level
BFL	Basement Floor Level
T/C	Top of Foundation Wall
GFL	Garage Floor Level
USF	Underside of Footing
	Surficial Flow Direction
Final Grading: 2%Min., 7% Max. or	
	Terrace Grade 3H:1V Max.
	Existing Structure
	Proposed Structure
	Existing Tree
	Floodway
	Water's Edge Setback
	Proposed Downspout Location

BENCHMARK INFORMATION:

TBM: Spike in Utility Pole at South Corner of Lot 59
Assumed Elevation = 60.48m

REFERENCE:

Base Plan and Topographic Information obtained from Registered Plan No. 424, dated November, 2021, by H.A. Ken Shipman Surveying Ltd.

07/12/22	Issued for Minor Variance	1
02/08/22	Issued for MVCA Approval	0
DD/MM/YY	DESCRIPTION	REV.

LICENSED PROFESSIONAL ENGINEER
07/12/22
M. S. KILLAM
100221103
PROVINCE OF ONTARIO

Consultant:

PATERSON GROUP
9 AURIGA DRIVE OTTAWA, ON K2E 7T9 TEL: (613) 226-7381

Client:

MARCO RUSHTON

Project:

PROPOSED SINGLE FAMILY DWELLING

860 BAYVIEW DRIVE OTTAWA (WOODLAWN), ONTARIO

Drawing:

LOT GRADING PLAN

Scale: 1:300	Drawn by: KB
Date: 12/2022	Checked by: MK

Drawing No.:

PH4461-3(rev.1)

p:\autocad drawings\hydrogeology\ph44xx\ph4461 - marco rushton - 860 & 868 bayview drive\ph4461-3(rev.1).dwg