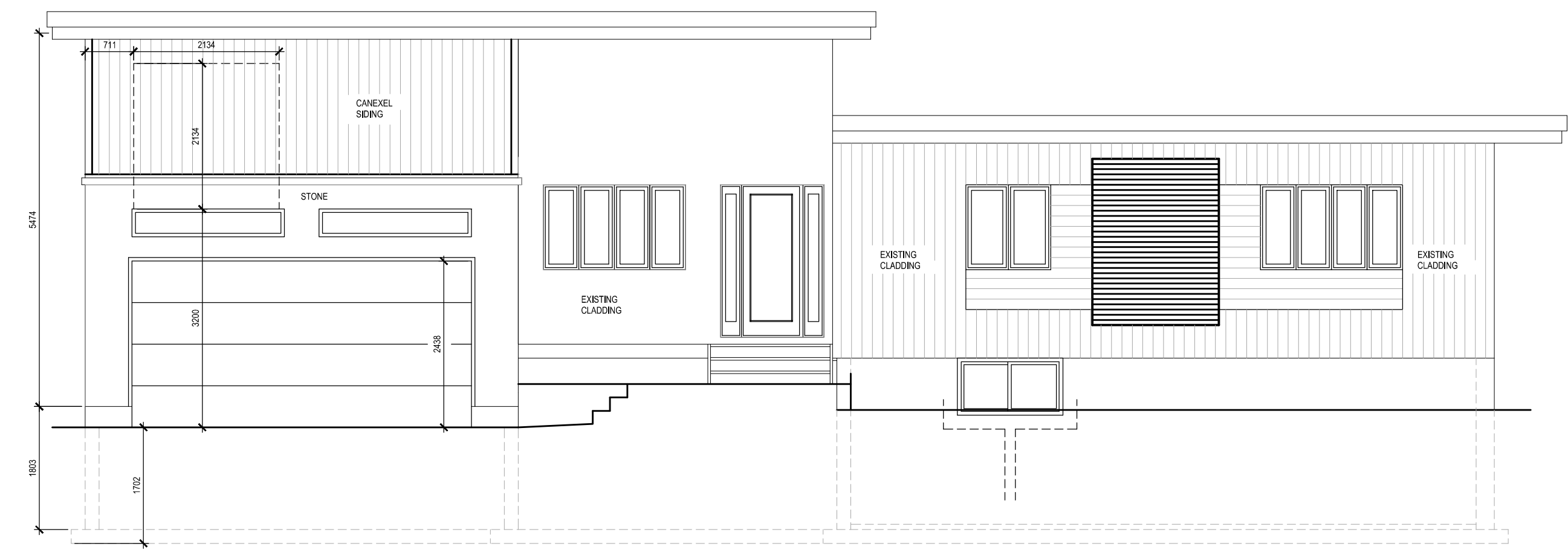
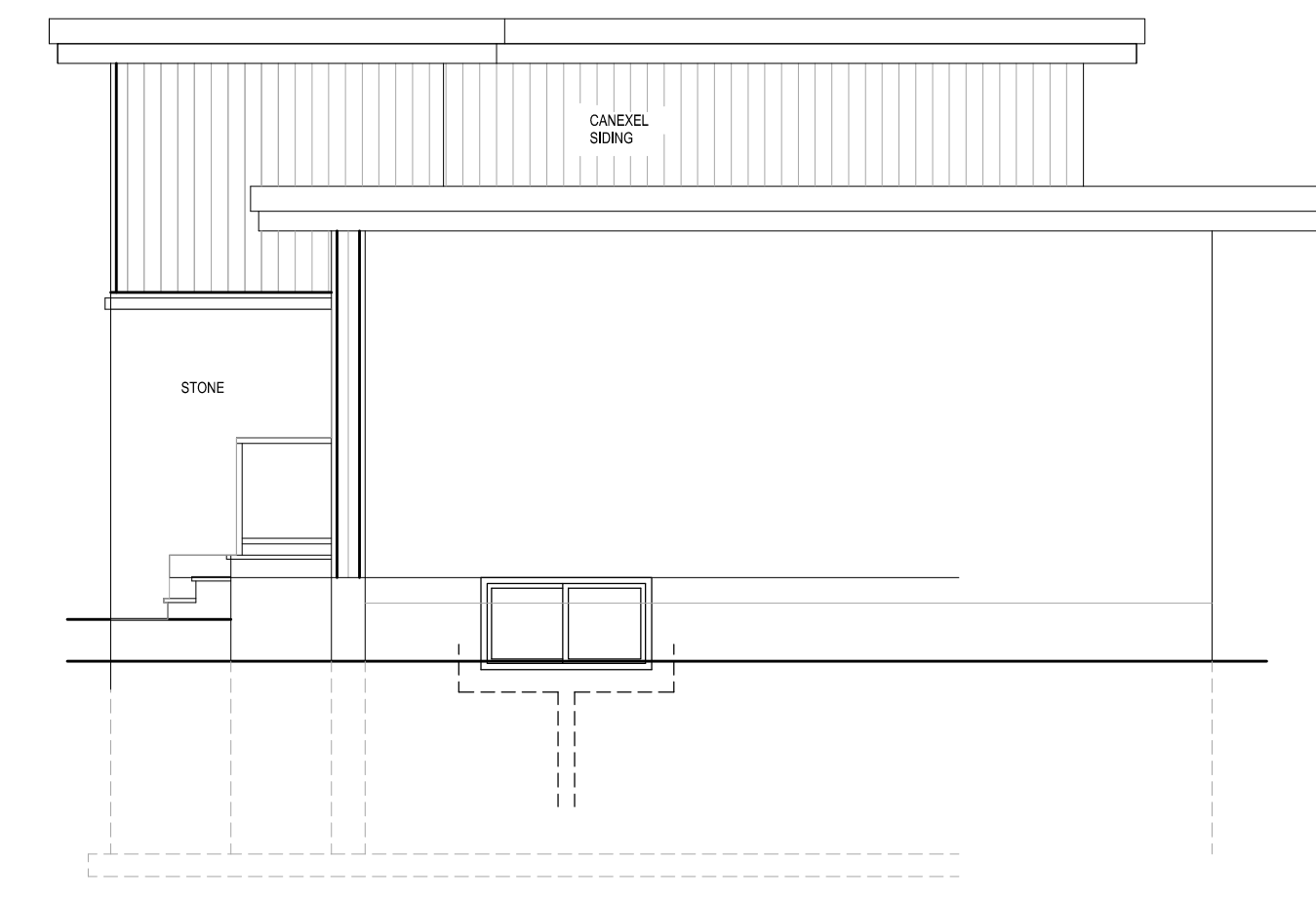


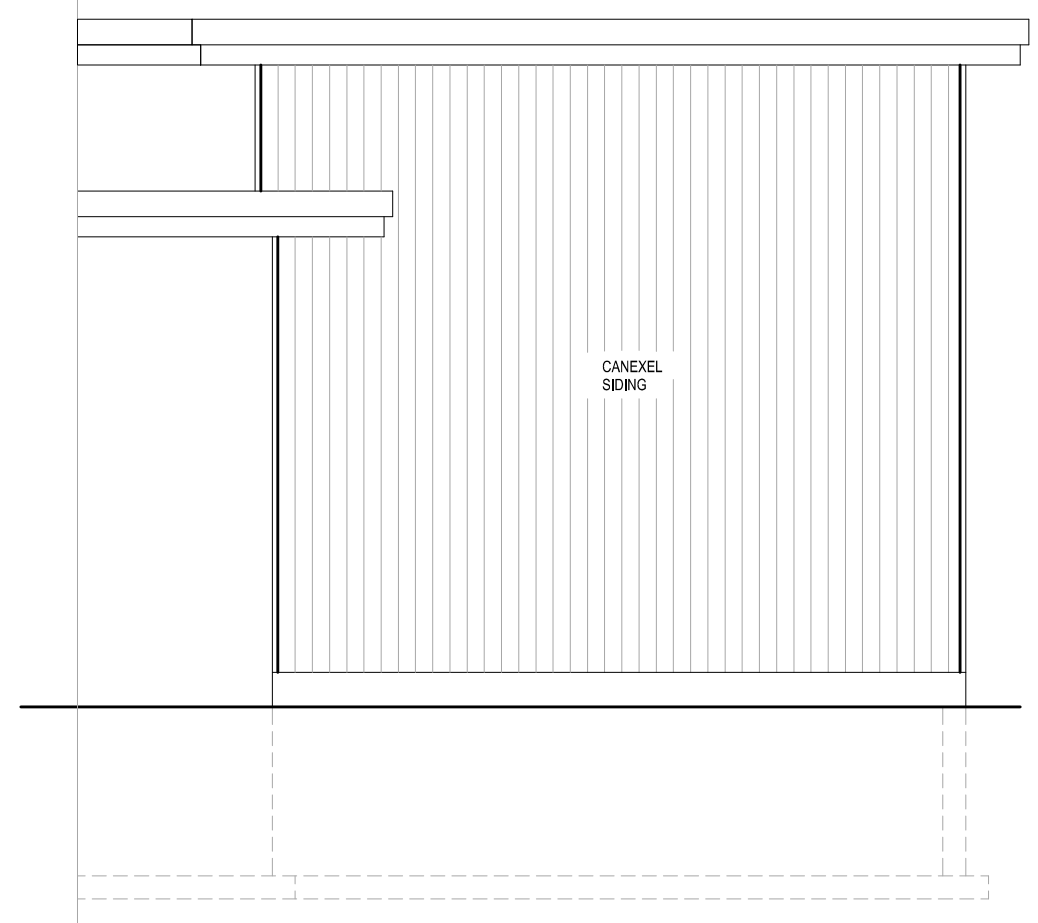
PROPOSED SIDE ELEVATION (SOUTH)



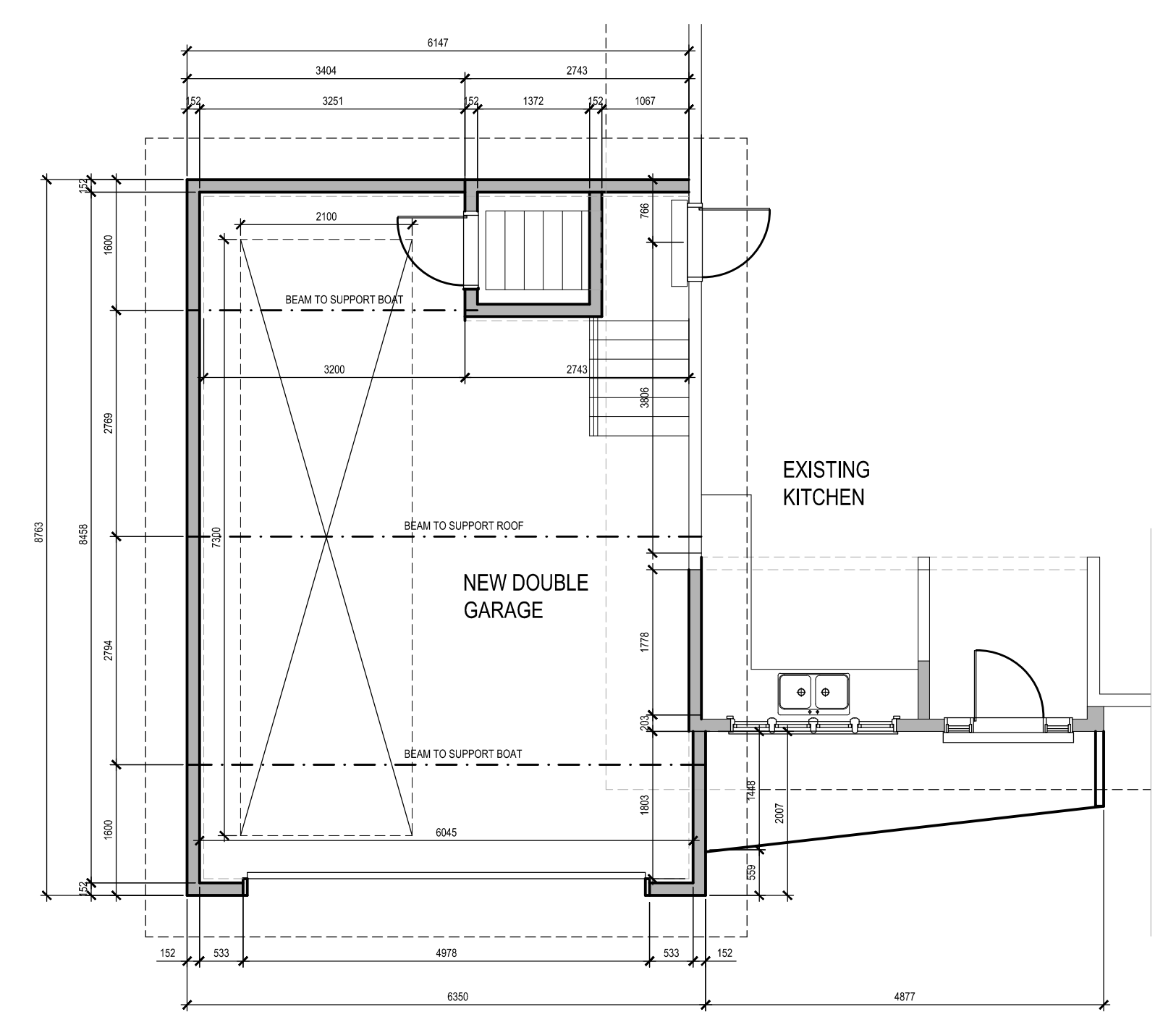
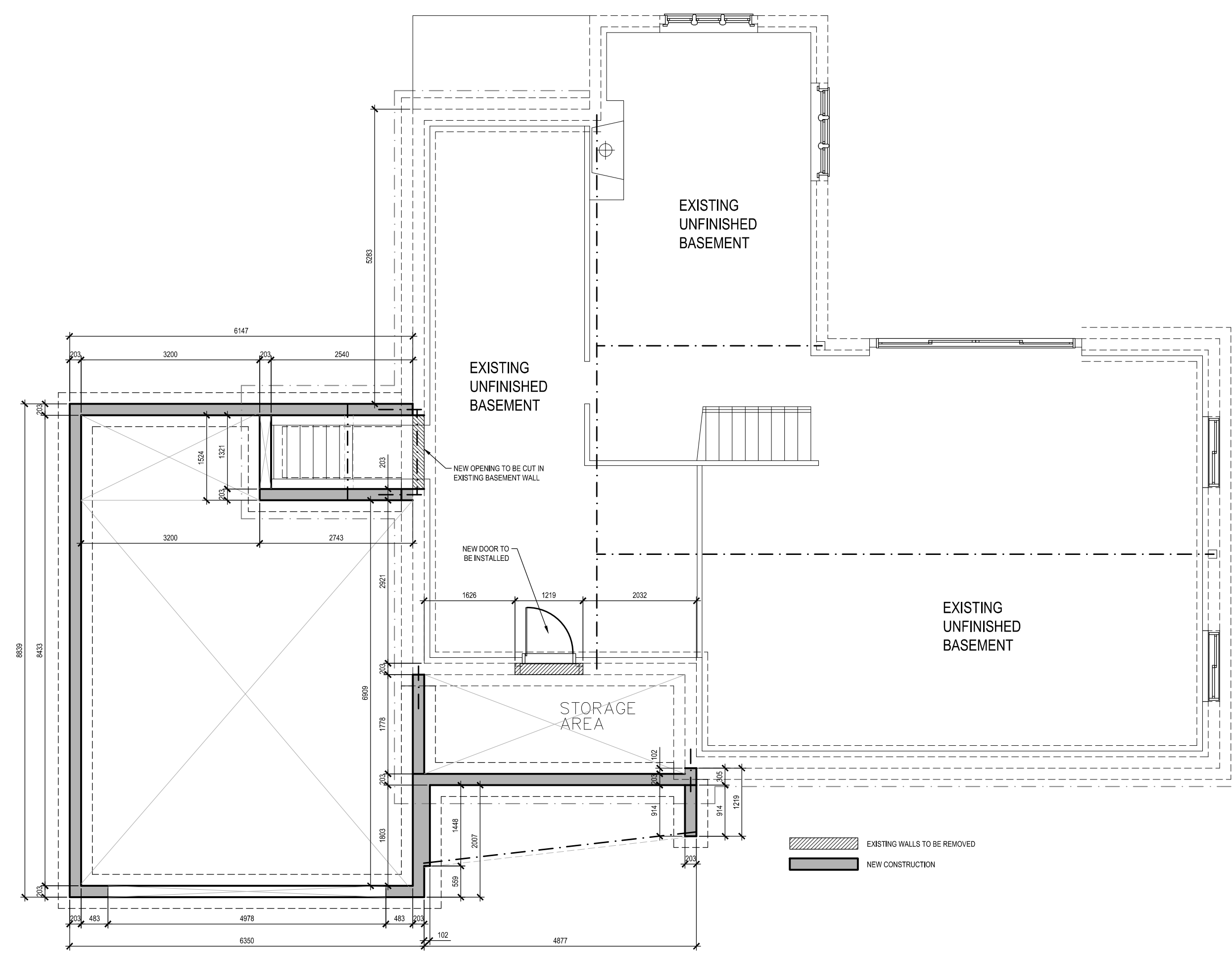
PROPOSED FRONT ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)



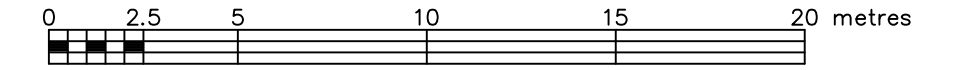
PROPOSED REAR ELEVATION (WEST)



LOT 19
REGISTERED PLAN 657
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 200



Notes:

- Contractor shall be responsible for obtaining all permits required to complete the works and ensure proper connections are made to existing municipal services.
- The site/grading plan as proposed is under the direction of owner/agent and they assume full responsibility of the development as proposed.
- The owner/agent assume full responsibility for scope and accuracy of the information shown.
- The contractor shall be responsible to confirm they are working with appropriate plans.
- The size of septic tank and septic bed as shown are approximate, specifications to be determined by others

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Elevation Notes

- Elevations shown are geodetic and are derived from N.C.C. monument #019680360 having an elevation of 89.338metres.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

- 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.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference: Z-04-26.
- Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa plans.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Denotes	
GF	Garage Floor
TpFDN	Top Of Foundation
TpFTG	Top Of Footing
USF	Underside Of Footing
1.23	Proposed Setback
p	Proposed Elevation
e	Existing Elevation
→	Direction Of Drainage
G	Underground Gas
OHW	Overhead Wires
UP	Utility Pole
AN	Anchor
SRW	Stone Retaining Wall
IBRW	Irregular Boulder Retaining Wall
IRRW	Irregular Rock Retaining Wall
WP	Wood Post
SP	Steel Post
Ø	Diameter
C/L	Centreline
top	Top of Retaining Wall
bow	Bottom of Retaining Wall
+ 65.00	Location of Elevations Property Line
(Tree symbol)	Deciduous Tree
(Star symbol)	Coniferous Tree

Revision Note #1

Revised to remove proposed storage building on the north side of existing dwelling.

I certify this plan to be correct.

April 28, 2022
Date

Jamie Leslie
Ontario Land Surveyor

Surveyor's Certificate

I certify this plan to be correct.

September 24, 2018
Date

Jamie Leslie
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

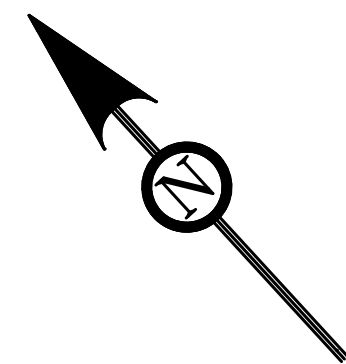
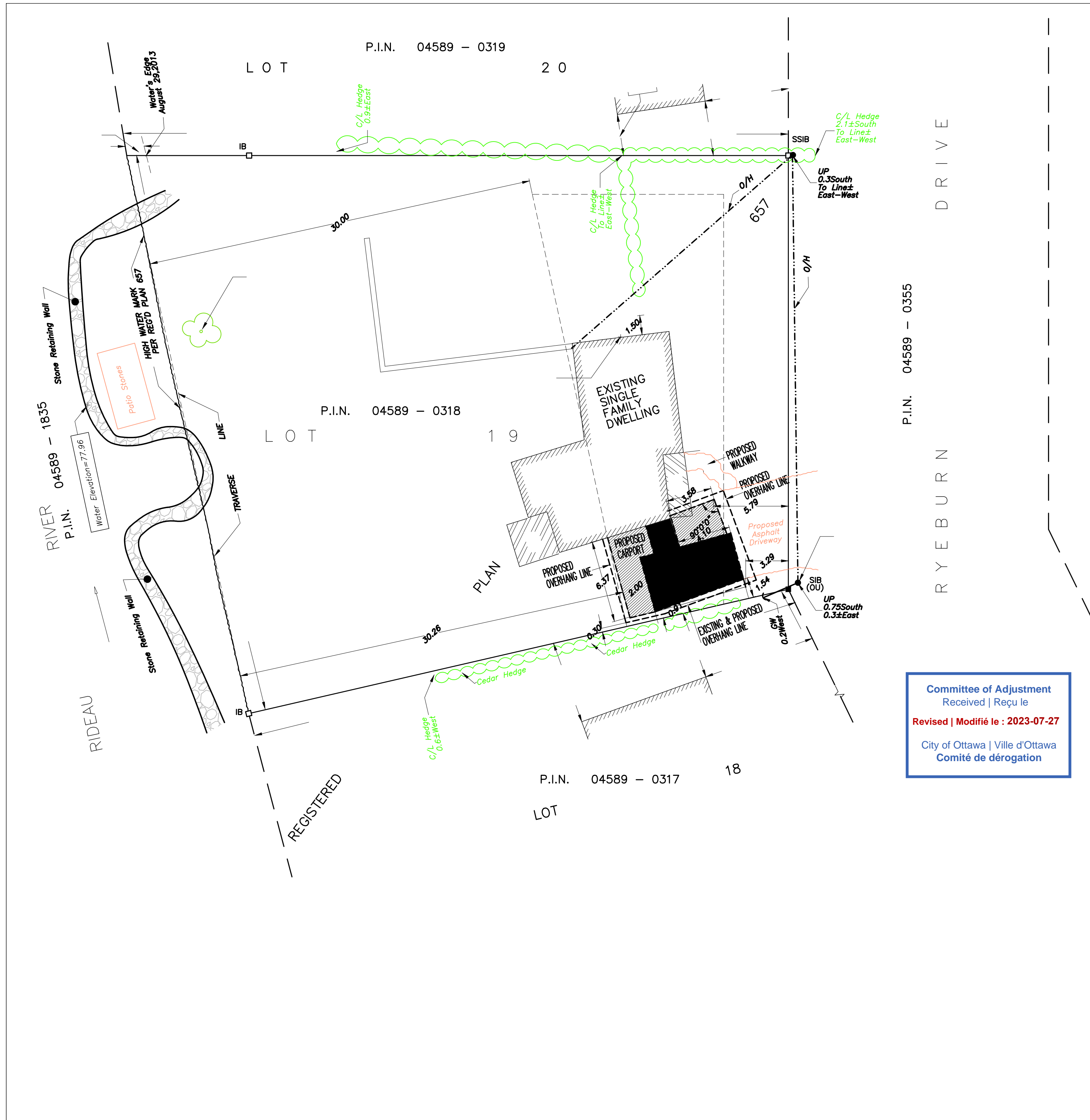
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-09-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

- If Applicable:
- All trees on street right-of-way to be maintained before and after construction. All trees within property shall be protected as per the "municipal trees and natural areas protection by-laws" and the "urban trees conservation by-law" as amended from time to time.
 - Eavestroughs/downspouts shall be installed and directed towards the street. Location of downspouts are approximate, to be determined on site by others. Discharges of downspouts shall be directed a minimum of 1.5m from property lines and not towards adjacent lands.
 - Ensure minimum 1.5metres soil coverage between underside of footing and surrounding grades or provide rigid foam insulation under footing for frost protection, if required.
 - Provide perimeter sub-drain along footings and connect to new storm service.
 - Confirmation of as-built inverts and their existence, to be determined prior to excavating proposed underside of footings. Ensure 0.30m clearance between watermain and sanitary/storm laterals at all crossings.
 - No excess drainage during and after construction will be directed towards adjacent properties.
 - There shall be no alterations to existing grades and drainage patterns on property lines

NOT FINAL
(Subject to City of Ottawa Review/Approval)

FILE No. : 500-17



LEGEND	
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
MEAS	MEASURED
OU	ORIGIN UNKNOWN
647/F&M	FARLEY&MARTIN LTD. MARCH 13,1978
725/AKRJ	ARNETT,KENNEDY,RIDDELL&JASON SURVEYING LTD. JULY 3,1985
1152/JEK	J.E.KIHL O.L.S. NOV.26,1975
1692/FSD	FARLEY,SMITH& DENIS SURVEYING LTD.
RP	REGISTERED PLAN 675
Prod.	PRODUCTION
C/L	CENTRELINE
UP	UTILITY POLE
O/H	OVERHEAD WIRES
GW	GUY WIRE
WP	WOOD POST
SP	STEEL POST



METRIC NOTE:
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2023-07-27
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

WARNING

DRAWN BY:
 RANDY BELL

SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOT 19
 REGISTERED PLAN 657
 CITY OF OTTAWA