

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: May 13, 2022

PLAN 4R-37622
RECEIVED AND DEPOSITED
DATE: May 13, 2022

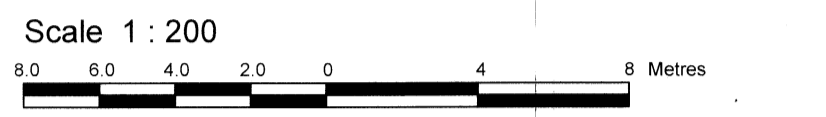
E. H. Herweyer
E. H. HERWEYER
ONTARIO LAND SURVEYOR

[Signature]
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

Committee of Adjustment
Received | Reçu le
2024-02-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE			
PART	LOT	PLAN	ALL OF PIN
1			
2	PART OF 6	528	04453-0106
3			

PLAN OF SURVEY OF
PART OF LOT 6
REGISTERED PLAN 528
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 9th day of May, 2022.

May 13, 2022
Date
E. H. Herweyer
E. H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-25521

- Notes & Legend
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SIB# Round Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - * Survey Monument 0.3 Long
 - (WIT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (PI) Registered Plan 528
 - (P2) Plan 5R-5937
 - (P3) Plan 4R-23767
 - (P4) Plan 5R-5425
 - (P5) Plan 5R-14774
 - (P6) (1175) Plan July 10, 2012
 - (P7) (857) Plan November 7, 2013
 - (P8) (671) Plan September 6, 1966
 - CLF Chain Link Fence
 - BF Board Fence
 - PF Picket Fence
 - SRW Stone Retaining Wall
 - C/L Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999907.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N20°11'50"W and are referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

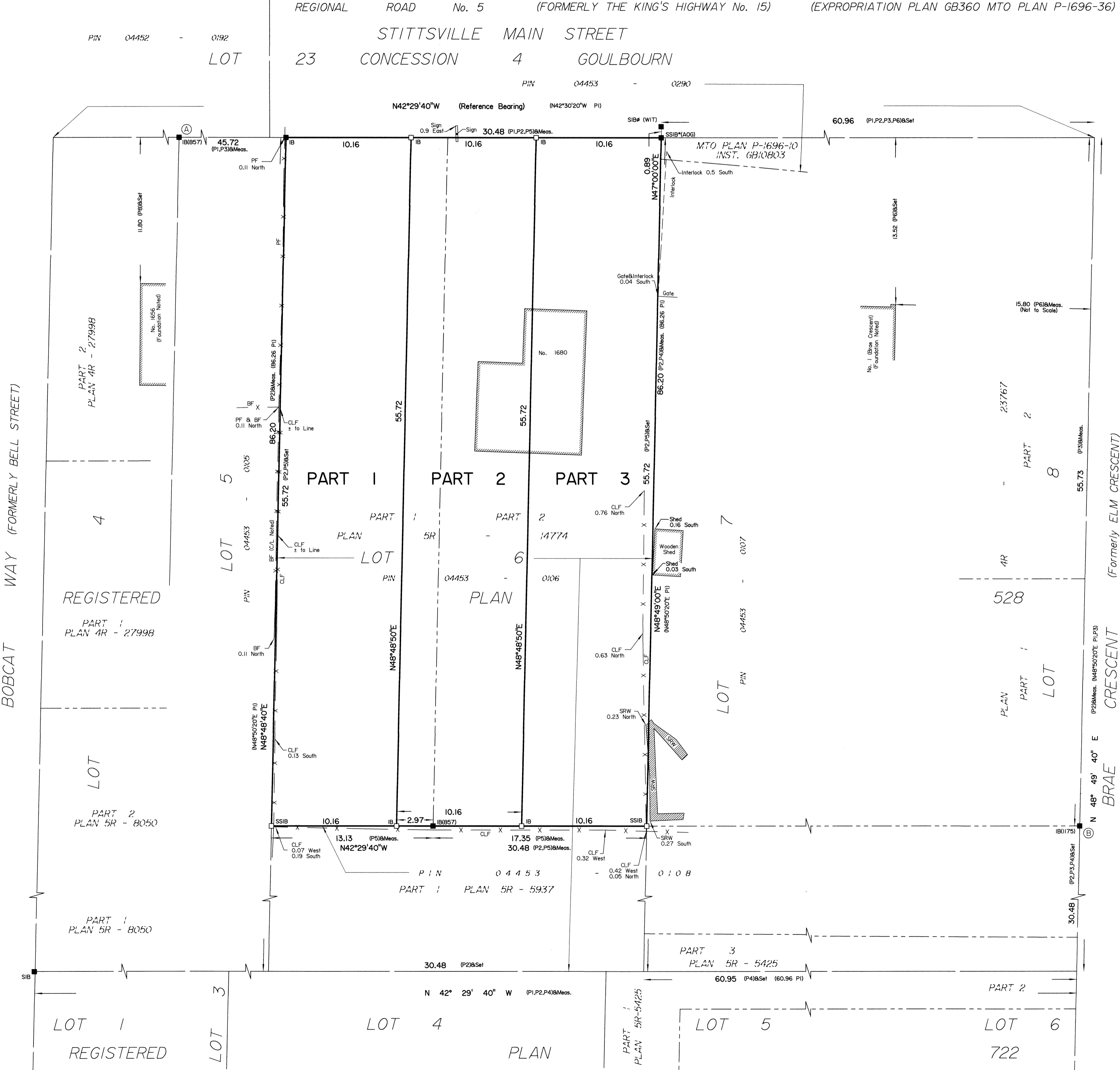
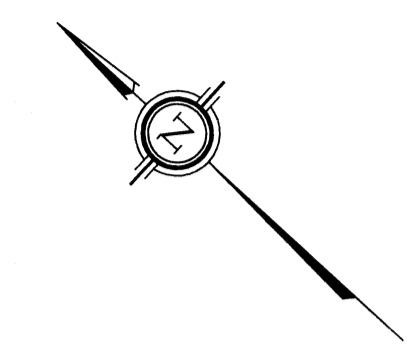
For bearing comparisons, a rotation of 0°25'20" counter-clockwise was applied to bearings on plans P2, P4, and P5; and a rotation of 0°24'40" counter-clockwise was applied to bearings on plans P1 and P3.

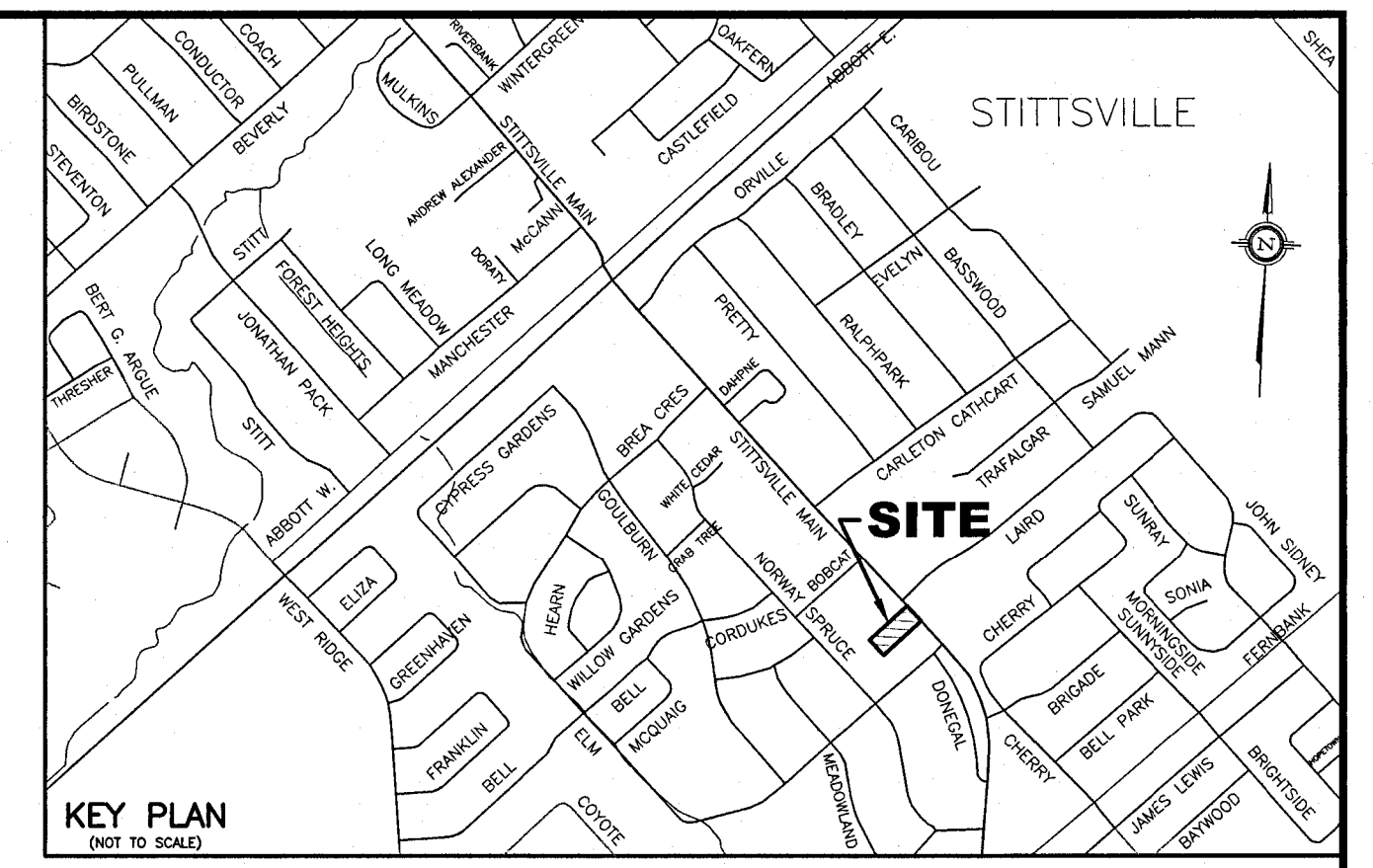
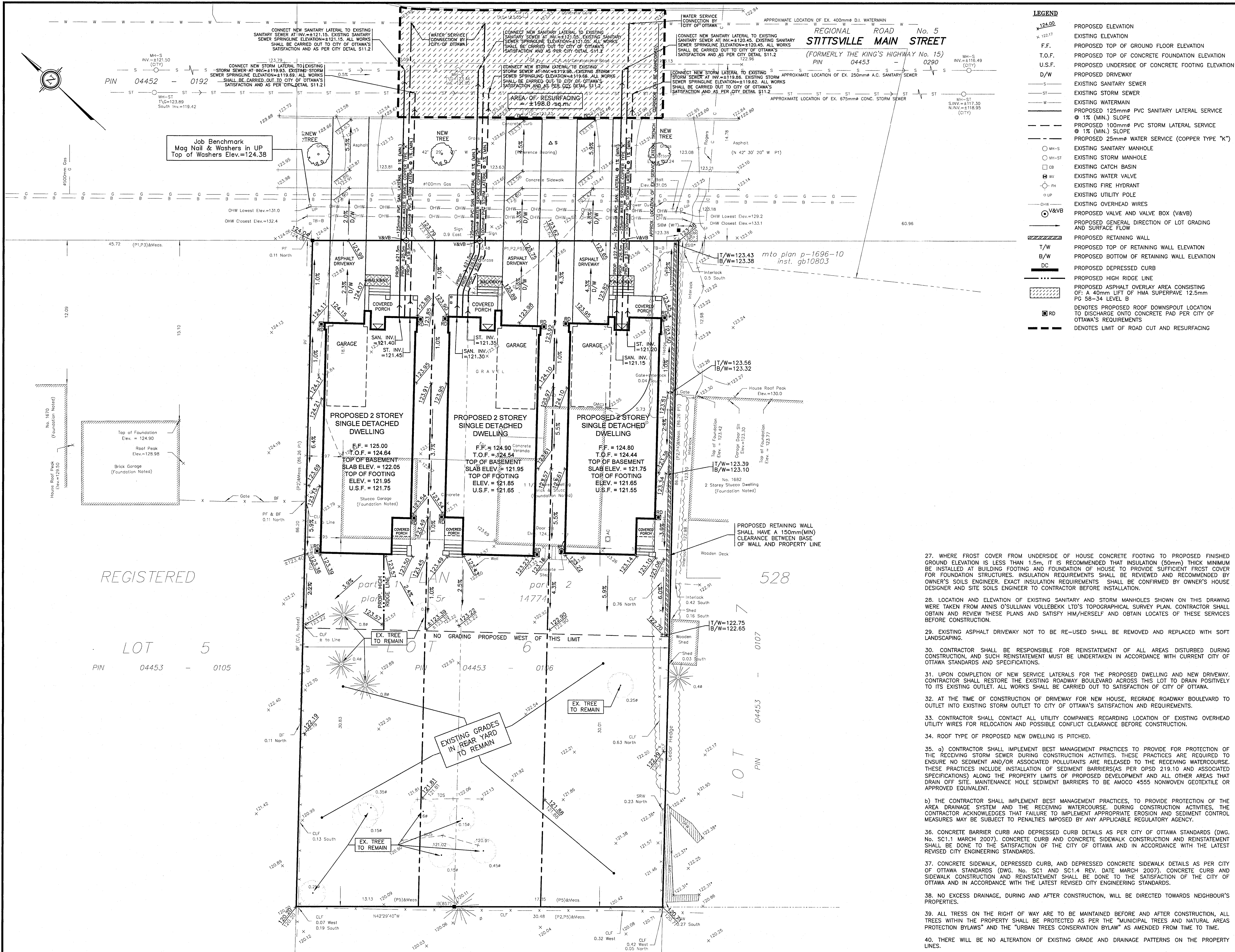
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919750705	Northing	5016816.93	Eastings	360806.84
01919770923	Northing	5013536.21	Eastings	346275.92
Point A	Northing	5012728.93	Eastings	350761.37
Point B	Northing	5012591.12	Eastings	350812.07

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.





- LEGEND**
- 124.00 PROPOSED ELEVATION
 - x 122.7 EXISTING ELEVATION
 - F.F. PROPOSED TOP OF GROUND FLOOR ELEVATION
 - T.O.F. PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
 - U.S.F. PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
 - D/W PROPOSED DRIVEWAY
 - S EXISTING SANITARY SEWER
 - ST EXISTING STORM SEWER
 - W EXISTING WATERMAIN
 - 125mm PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
 - 100mm PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
 - 25mm WATER SERVICE (COPPER TYPE "K")
 - MH-S EXISTING SANITARY MANHOLE
 - MH-ST EXISTING STORM MANHOLE
 - CB EXISTING CATCH BASIN
 - WV EXISTING WATER VALVE
 - FH EXISTING FIRE HYDRANT
 - UP EXISTING UTILITY POLE
 - OHV EXISTING OVERHEAD WIRES
 - V&VB PROPOSED VALVE AND VALVE BOX (V&VB)
 - PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
 - PROPOSED RETAINING WALL
 - T/W PROPOSED TOP OF RETAINING WALL ELEVATION
 - B/W PROPOSED BOTTOM OF RETAINING WALL ELEVATION
 - DC PROPOSED DEPRESSED CURB
 - PROPOSED HIGH RIDGE LINE
 - PROPOSED ASPHALT OVERLAY AREA CONSISTING OF: A 40mm LIFT OF HMA SUPERPAVE 12.5mm PG 58-34 LEVEL B
 - RD DENOTES PROPOSED ROOF DOWNSPOUT LOCATION TO DISCHARGE ONTO CONCRETE PAD PER CITY OF OTTAWA'S REQUIREMENTS
 - DENOTES LIMIT OF ROAD CUT AND RESURFACING

- NOTES**
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT ARE INCOMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES, UNDERGROUND STRUCTURES, ETC. AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY BEFORE POURING OF CONCRETE FOOTING AND FOUNDATION. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE ON THIS LOT IS SUFFICIENT TO SUPPORT PROPOSED RESIDENTIAL BUILDINGS.
 - SITING DETAILS FOR THE PROPOSED LONG SEMI-DETACHED BUILDINGS WERE PREPARED BY MIROCA DESIGN INC. AS SHOWN ON THEIR SITE PLAN (DWG. No. S1.1 DATED MAY 2021) RECEIVED ON SEPTEMBER 13, 2022. FOR THE TOP OF FINISHED FLOOR, TOP OF CONCRETE FOUNDATION, TOP OF BASEMENT SLAB, TOP OF FOOTING AND BUILDING ELEVATIONS OF THE PROPOSED BUILDING, REFER TO HOUSE DESIGNER'S PROPOSED ELEVATIONS PLANS (DWG. No. A1.3, A2.3, AND A3.3 DATED MAY 2021) RECEIVED ON SEPTEMBER 13, 2022 FOR DETAILS.
 - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB No. 20669-20 COMPLETED ON JULY 22, 2022) RECEIVED ON SEPTEMBER 13, 2022. T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT THE STORM AND SANITARY INVERT ELEVATION AT MANHOLES AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL FIELD CHECK EXISTING SANITARY SEWER, STORM SEWER, AND WATERMAIN DEPTH TO THEIR SATISFACTION, AND REFER TO CITY PLAN AND PROFILE DRAWING ENTITLED "STITTSVILLE MAIN STREET RECONSTRUCTION - FERNBANK ROAD TO CARLETON STREET" - DWG. No. R-1867-RB REV. No. 5, SHEET 5 OF 53 DATED APRIL 1991 (CONTRACT No. 90-535) FOR ADDITIONAL DETAILS.
 - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - ALL GRADES SHOWN ARE GEODETIC AND METRIC.
 - SANITARY SERVICE BENDS AND RISERS USED MUST BE CONSTRUCTED TO CITY OF OTTAWA'S SATISFACTION.
 - CONSTRUCT ALL SANITARY AND STORM PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD, OTHERWISE AS PER OPSD AND OPSD SPECIFICATIONS.
 - ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY OF OTTAWA'S REQUIREMENTS.
 - CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 25mm WATERMAIN SERVICE ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER. OTHERWISE INSULATE WITH RIGID S/M STYROFOAM IN ACCORDANCE WITH THE SOIL ENGINEER'S REQUIREMENTS AND AS PER CITY DETAIL W22. WATER SERVICE INSTALLATION SHALL BE COPPER TYPE "K" AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF OTTAWA STANDARDS.
 - THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT ISSUANCE. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY OF OTTAWA'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION PURPOSES. REFER TO HOUSE DESIGNER'S APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.
 - WHERE ROOF EAVESTROUGHS ARE INSTALLED, ROOF DOWNSPOUTS SHALL BE DIRECTED TO OUTLET DISCHARGE TO FRONT YARD ONLY, WHERE POSSIBLE.
 - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AWWA AND/OR CSA STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
 - EXISTING LOCATION OF STITTSVILLE MAIN STREET WATERMAIN AND SANITARY AND STORM SEWER SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN THE FIELD TO CONFIRM ITS EXACT LOCATION BEFORE EXCAVATION. (SEE ALSO NOTE #24).
 - PROPOSED SURFACE GRADE SHALL BE 7% MAXIMUM. WHERE THE GROUND DROPS OFF STEEPLY, TERRACE THE GROUND AT 3H MAXIMUM TO 1V AS NECESSARY TO MEET CITY OF OTTAWA'S GRADING REQUIREMENTS.
 - WATER SERVICE CONNECTION ON STITTSVILLE MAIN STREET SHALL BE DONE BY THE CITY OF OTTAWA. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY THE CITY. EXCAVATION, BACKFILLING, AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION.
 - IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE, OR CATCHBASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).
 - PIPE SIZES SHOWN ON THIS PLAN ARE METRIC.
 - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL.
 - PROPOSED SANITARY AND STORM SERVICE LATERALS SHALL BE PVC DR-28 OR EQUIVALENT.
 - IT IS REQUIRED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE NEW SANITARY LATERAL SERVICE AND A BACKWATER VALVE BE INSTALLED FOR THE NEW STORM LATERAL SERVICE UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE, AND AS PER CITY DETAIL S14, S14.1 AND S14.2.
 - BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE 'B' COMPACTED TO 95% DRY PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROVED GRANULAR COVER MATERIAL COMPACT TO 95% DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SERVING TRENCHES.
 - DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON STITTSVILLE MAIN STREET FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% (MIN.) PIPE SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% (MIN.) SLOPE IS NOT POSSIBLE FROM THE BUILDING TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
 - FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY. PRIOR TO BUILDING CONCRETE FOUNDATION POURING THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST THE BUILDING FOUNDATION GRADES PRIOR TO CONCRETE POURING.
 - INSULATE HOUSE SERVICE LATERALS WITHIN PRIVATE PROPERTY AND ROAD RIGHT OF WAY WHERE GROUND COVER FOR FROST PROTECTION IS LESS THAN 2.4m. FOR WATER SERVICE AND 2.0m FOR SANITARY GRAVITY SEWERS. MINIMUM GROUND COVER OVER HOUSE SERVICE PIPES SHALL NOT BE LESS THAN 2.0m. EXACT INSULATION THICKNESS SHALL BE DETERMINED BY THE OWNERS' SOILS ENGINEER. ALL INSULATION WORKS SHALL BE CARRIED OUT AS PER CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND AS PER CITY DETAIL W22.

- WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (50mm) THICK MINIMUM BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR FOUNDATION STRUCTURES. INSULATION REQUIREMENTS SHALL BE REVIEWED AND RECOMMENDED BY OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S HOUSE DESIGNER AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.
- LOCATION AND ELEVATION OF EXISTING SANITARY AND STORM MANHOLES SHOWN ON THIS DRAWING WERE TAKEN FROM ANNIS O'SULLIVAN VOLLEBEKK LTD'S TOPOGRAPHICAL SURVEY PLAN. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIM/HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.
- EXISTING ASPHALT DRIVEWAY NOT TO BE RE-USED SHALL BE REMOVED AND REPLACED WITH SOFT LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION, AND SUCH REINSTATEMENT MUST BE UNDERTAKEN IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- UPON COMPLETION OF NEW SERVICE LATERALS FOR THE PROPOSED DWELLING AND NEW DRIVEWAY, CONTRACTOR SHALL RESTORE THE EXISTING ROADWAY BOULEVARD ACROSS THIS LOT TO DRAIN POSITIVELY TO ITS EXISTING OUTLET. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.
- AT THE TIME OF CONSTRUCTION OF DRIVEWAY FOR NEW HOUSE, REGRADE ROADWAY BOULEVARD TO OUTLET INTO EXISTING STORM OUTLET TO CITY OF OTTAWA'S SATISFACTION AND REQUIREMENTS.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING OVERHEAD UTILITY WIRES FOR RELOCATION AND POSSIBLE CONFLICT CLEARANCE BEFORE CONSTRUCTION.
- ROOF TYPE OF PROPOSED NEW DWELLING IS PITCHED.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS (AS PER OPSD 219.10 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1.1 MARCH 2007). CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- CONCRETE SIDEWALK, DEPRESSED CURB, AND DEPRESSED CONCRETE SIDEWALK DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC1 AND SC1.4 REV. DATE MARCH 2007). CONCRETE CURB AND SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
- NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOUR'S PROPERTIES.
- ALL TREES ON THE RIGHT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION. ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BYLAW" AND THE "URBAN TREES CONSERVATION BYLAW" AS AMENDED FROM TIME TO TIME.
- THERE WILL BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES.

		<p>SCALE</p> <p>0 1.5 4.5 7.5m</p> <p>1:150 HORIZONTAL</p> <p>VERTICAL</p>	<p>DESIGN T.L.M.</p> <p>CHECKED T.L.M.</p> <p>DRAWN BY P.M.</p> <p>CHECKED T.L.M.</p> <p>APPROVED T.L.M.</p>	<p>PROJECT</p> <p>1680 STITTSVILLE MAIN STREET PART OF LOT 6 REGISTERED PLAN 528 CITY OF OTTAWA</p> <p>DRAWING TITLE</p> <p>PROPOSED LOT GRADING AND SERVICING PLAN</p>	<p>PROJECT No. 822-66</p> <p>DATE SEPTEMBER 2022</p> <p>DRAWING No. G-1</p>
<p>2 REVISIONS AS PER CITY AND OWNER'S REPRESENTATIVES COMMENTS OF SEPTEMBER 14, 2023</p> <p>1 REVISIONS AS PER HOUSE DESIGNER'S COMMENTS OF OCTOBER 24, 2022</p>		<p>09/15/23 TLM</p> <p>10/26/22 TLM</p>	<p>NO. REVISION DATE BY</p>	<p>T.L. MAK ENGINEERING CONSULTANTS LTD. CONSULTING ENGINEERS</p>	