

SCHEDULE				
PART	LOT	PLAN	P.I.N.	AREA (m ²)
1	ALL OF 13	556	ALL OF 04190-0013	358.5
2				358.5

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____

J.P. SHIPMAN

PLAN 4R-
RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON (No. 4)

PLAN OF SURVEY OF
LOT 13
REGISTERED PLAN 556
CITY OF OTTAWA
SCALE 1:200

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

NOTES
BEARINGS SHOWN ON THIS PLAN ARE ASTROMOMIC, DERIVED FROM THE NORTHERLY LIMIT OF McROBIE AVENUE AS SHOWN ON REGISTERED PLAN 556, HAVING A BEARING OF N84°17'09"E.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994x.

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 647 DENOTES H.R. FARLEY, O.L.S.
- 857 DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
- 1319 DENOTES W.J. WEBSTER, O.L.S.
- RP DENOTES REGISTERED PLAN 556
- P1 DENOTES BUILDING LOCATION SURVEY BY WEBSTER & SIMMONDS SURVEYING LTD. ON LOT 12 DATED AUGUST 25, 1988
- P2 DENOTES BUILDING LOCATION SURVEY BY FAIRHALL, MOFFATT & WOODLAND LTD. ON LOT 15 DATED JULY 28, 1988. (JOB No. 4608)
- M DENOTES MEASURED
- S DENOTES SET
- L.S. DENOTES LIGHT STANDARD
- U.P.L. DENOTES UTILITIES POLE LINE
- U.S.W. DENOTES UTILITIES SERVICE WIRE
- C.L.F. DENOTES CHAIN LINK FENCE
- U.P. DENOTES UTILITIES POLE
- GWA DENOTES GUT WIRE ANCHOR
- PROP DENOTES PROPORTIONED

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)

POINT IDENTIFICATION	NORTHING	EASTING
ORP A		
ORP B		

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

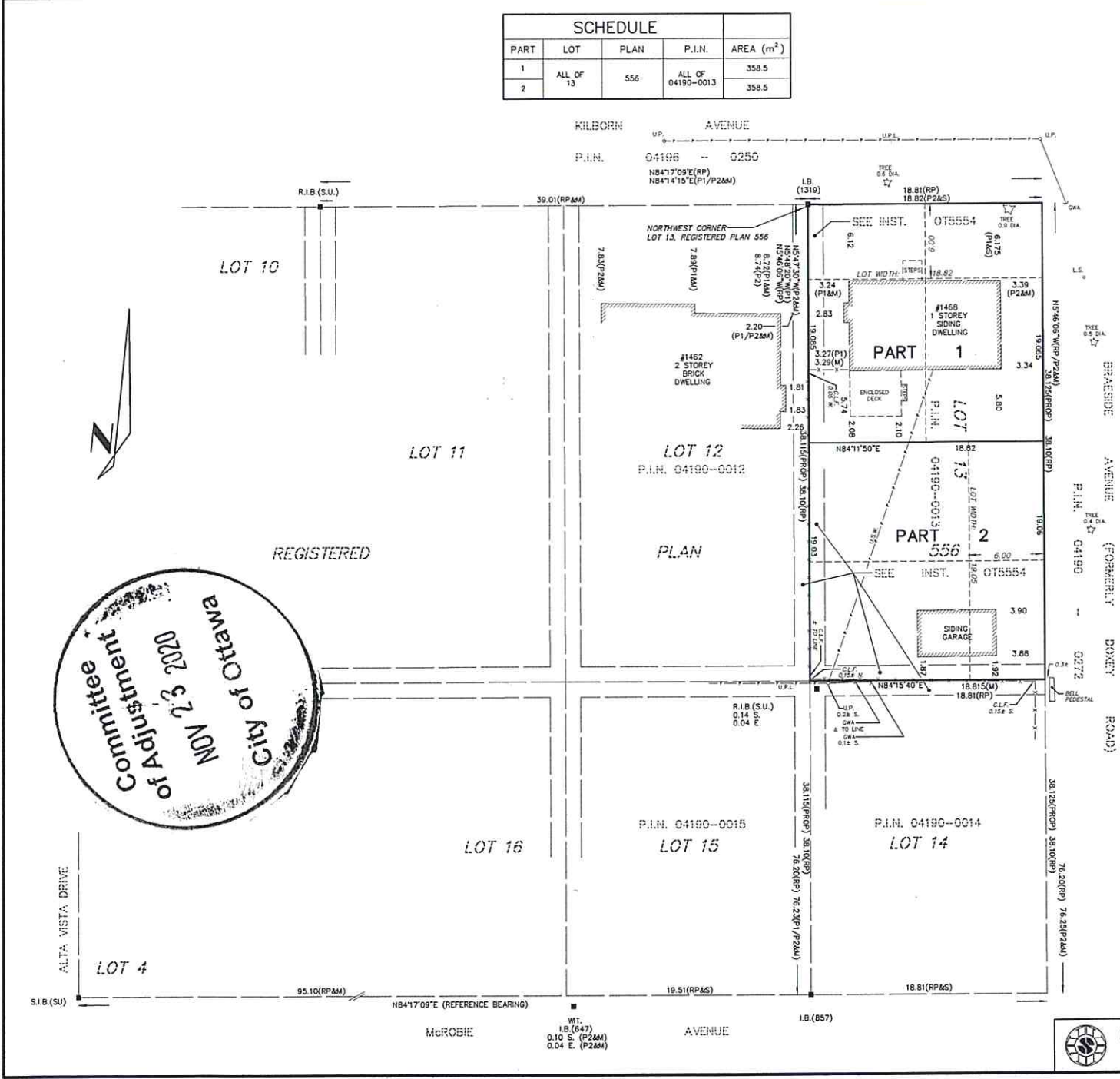
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____, 2020.

DATE _____ J.P. SHIPMAN
ONTARIO LAND SURVEYOR

H.A.KEN SHIPMAN SURVEYING LTD.
P.O. BOX 53, NORTH GOWER, ONT. KOA 2T0

REF No.: GL-523
FILE No.: 20-12341



ALTA VISTA DRIVE

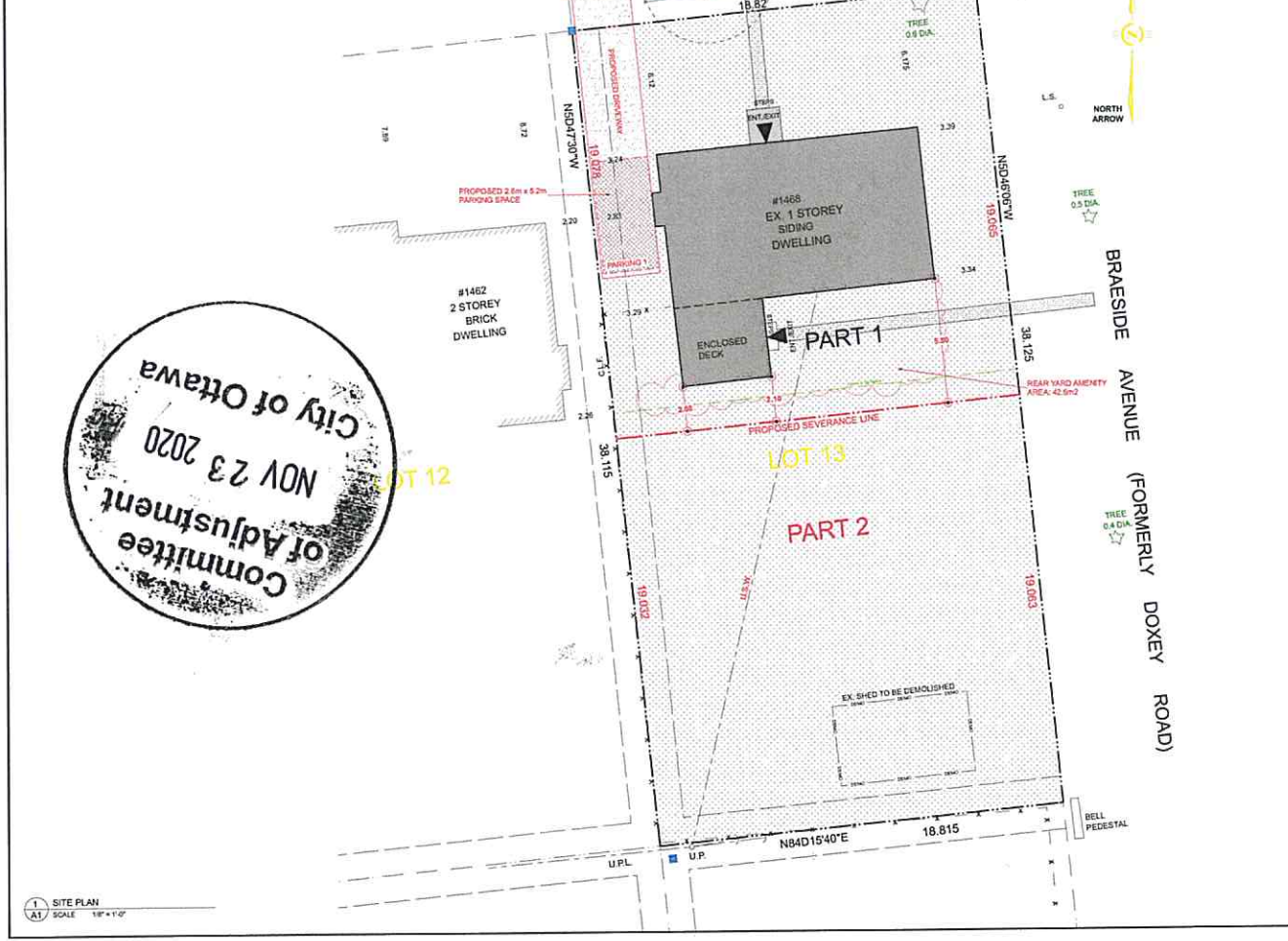
S.I.B.(SU)

McROBIE AVENUE





2 KEY PLAN & CONTEXT
SCALE N.T.S.



1 SITE PLAN
SCALE 1/8" = 1'-0"



SITE PLAN OF SURVEY OF LOT 13,
REGISTERED PLAN 556, CITY OF OTTAWA

ZONING	RT50
LOT INFO - SEVERE LOT INTO 2 SMALLER LOTS	
LOT WIDTH:	REQUIRED 148 KILBORN 18.2m
LOT AREA:	EXISTING 328.8m ² PROPOSED 19.0m ²
HEIGHT:	8m
FRONT YARD:	4.5m
REAR YARD:	1.2m x 7.3m 2.0m
REAR YARD:	1.2m x 6.7m 2.0m
CORNER YARD:	4.5m x 4.5m 3.3m
AMENITY AREA:	5% - 33.25m ² 42.8m ²
PARKING SPACES:	1
Bike SPACES:	0
M.L.C.:	NO MAX.

BUILDING AREAS
PROPOSED SITE DEVELOPMENT INFO
SURVEY INFO
SURVEY INFO TAKEN FROM PLAN OF SURVEY OF LOT 13, REGISTERED PLAN 556, CITY OF OTTAWA. PREPARED BY: H.A. KEN SHIRMAN SURVEYING LTD. 2020

SITE LEGEND
EX. TREE TO BE REMOVED
NEW CONIFEROUS TREE
DENOTES SOFT LANDSCAPING
DENOTES HARD LANDSCAPING
EXISTING BUILDING FOOTPRINT
PROPOSED HONEYCOMB HAND LANDSCAPING
PROPOSED ASPHALT DRIVEWAY
PROPOSED WOOD DECK/BALCONIES
CAR PARKING SPACE (ASPHALT)
BICYCLE PARKING (ASPHALT)
WASTE COLLECTION AREA
SNOW STORAGE AREA
PROPOSED/EXISTING ENTRY/EXIT
TEMPORARY PROTECTION FENCE
EX. UTILITY POLE
EX. CHAINED LINK BOUND FENCE
PROPERTY LINE

SITE NOTES

- NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES
- EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY
- ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL
- ALL MEASUREMENTS ARE IMPERIAL AND METRIC
- EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

EXISTING PLANTING MATERIAL				
CODE	COMMON NAME	QTY	SIZE (DIA)	CONDITION/NOTES
DECDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

TREE CONSERVATION NOTES

1. ENJECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.
5. DRINKS OR BEER WHEN DIGGING WITHIN THE CRZ OF A TREE.
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.
7. ENSURE THAT EXCESS FUELS FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 1/2 CENTIMETER FROM THE TRUNK OF A TREE FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BRISTLE HEIGHT (DBH). THE CRZ IS CALCULATED AS 89% x 15 CM.

† TREE PROTECTION FENCE (PF) TO BE ENJECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION WAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

1468 KILBORN AVENUE
SCOPE OF WORK: SEVERANCE

NO.	DESCRIPTION	DATE
1	1468 KILBORN AVE. 1468 KILBORN AVE. 1468 KILBORN AVE.	
2	1468 KILBORN AVE. 1468 KILBORN AVE. 1468 KILBORN AVE.	
3	1468 KILBORN AVE. 1468 KILBORN AVE. 1468 KILBORN AVE.	
4	1468 KILBORN AVE. 1468 KILBORN AVE. 1468 KILBORN AVE.	
5	1468 KILBORN AVE. 1468 KILBORN AVE. 1468 KILBORN AVE.	

SITE PLAN
A1
FILE NUMBER: D00-00-00-000