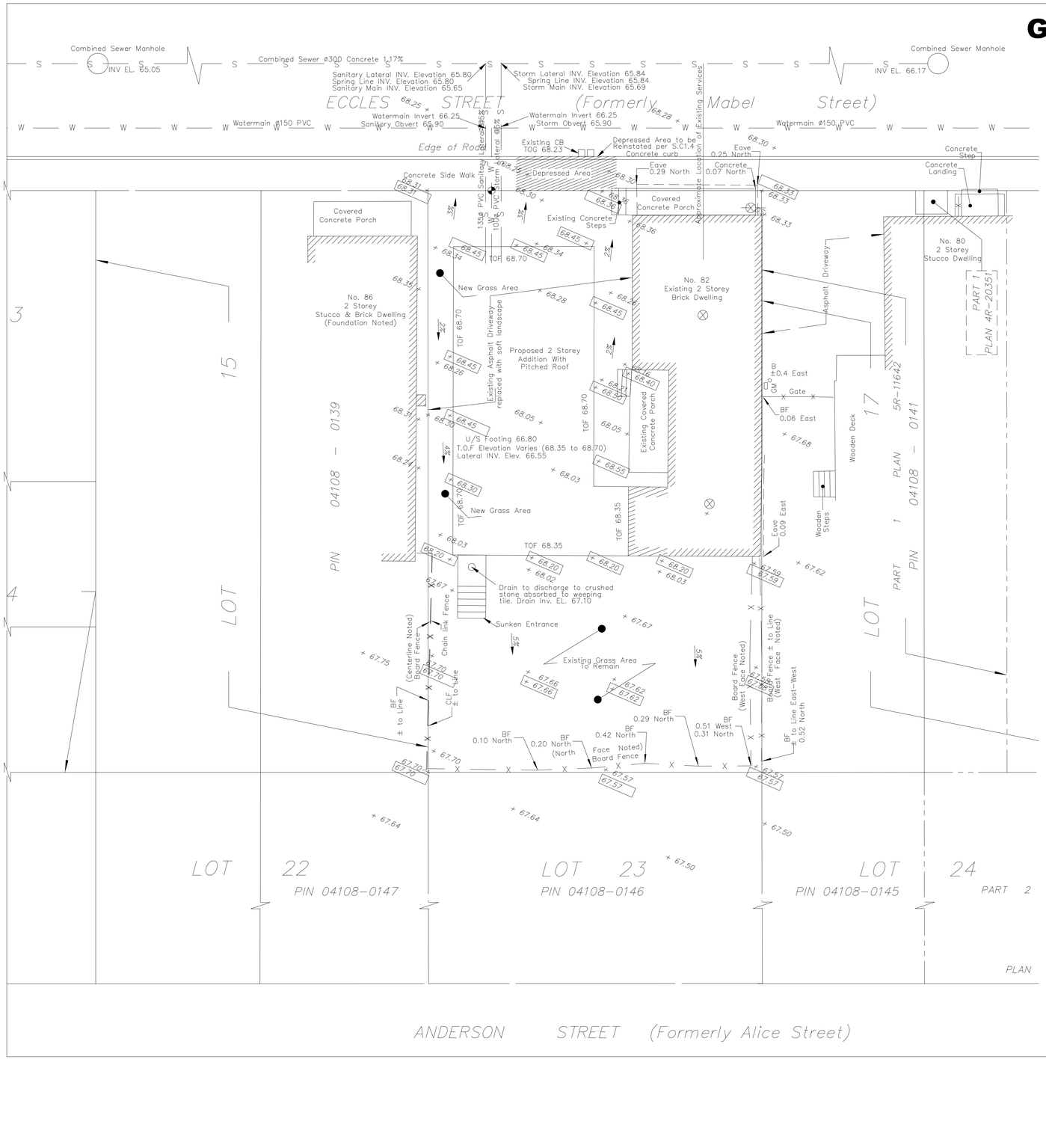
GRADING & SERVICING PLAN



Construction Notes:

-- Water lateral : 5m of 25mm diameter soft K type Copper
-- Sanitary lateral :135mm diameter PVC SDR 28
-- Storm lateral :100mm diameter PVC SDR 28
-- Back water valve to be installed as per City of Ottawa Sewer Design Guideline.
-- The laterals must be sleeved when passing below footing
-- The storm lateral shall not gravity drain - a sump pump and backwater valve are to be installed.

+1. Front eavestroughes for dwelling shall be directed towards front of the property.
+2. No excess drainage will be directed towards the neighboring properties during and after construction.
+3. There must be no proposed alterations to grades on, or beyond the property line.
+4. This drawing is not for construction unless approved by relevant authorities.
+5. Existing trees to be protected during and after construction.
+6. Services with 2.4 of the existing CB to be insulated as per City of Ottawa Standard Drawing W23
+7. Existing water lateral shall be capped at the main and existing sewer lateral shall be capped at property line. Refer to City of Ottawa Std DWG S11.4 for capping of service laterals
+8. Backwater valves should be provided as per City of Ottawa Standard Drawings S14, S14.1, S14.2.
+9. Under side of footing less than 1.5 below grade shall be insulated.
+10. Services shall have a minimum of 2.4m of cover from the finished grade or shall be insulated as per City of Ottawa Standard Drawing W22.
+11. All roof runoff to be directed to the City Right-of-Way. No excess drainage shall be directed to neighbouring properties.
+12. All curb and side walk located in ROW shall be reinstated as per City of Ottawa standard drawings and regulations, S.C 1.4
+13. Hard surface areas and driveway are to be reinstated to soft landscaping
+14. Downspouts located within 1.5m of a property line must be equipped with a splash pad.
+15. Grading is to be between 2-7% or terracing is required. Terracing shall be to a maximum of 3H:1V.
+16. Easement verification is the responsibility of the applicant. Easement information can be obtained from the Land Title and may be registered at the Ontario Land Registry Office. Written consent is required from the easement holders to permit encroachment or modifications within the easement.
+17. Where the invert elevation for the proposed service laterals will be less than 0.3m below the USF, or will pass through the foundation/footing, the laterals must be sleeved
+18. Existing speed hump on Eccles Ave shall be reinstated per City of Ottawa Standard Drawing R19 if disrupted during service installation or blanking/capping.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

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

Notes & Legend

	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	"	Measured
(P1)	"	Registered Plan 55
(P2)	"	(647) Plan October 19, 2010
(P3)	"	(725) Plan June 12, 1986
(P4)	"	(AOG) Plan May 31, 1984
(P5)	"	Plan 4R-20351
(P6)	"	Plan 4R-25409
(P7)	"	Plan 5R-11642
BF	"	Board Fence
CLF	"	Chain link Fence
○ UP	"	Utility Pole
◦ AN	"	Anchor
□ GM	"	Gas Meter
◦ B	"	Bollard
⊗ DS	"	Downspout
	"	Water Shut off Valve

Note: Topographical info ie. existing and proposed levels prepared by EAU Environmental services on May 2018. Remaining survey info provided by official surveyor.

	REVISION DESCRIPTION	DATE
1	FOR REVIEW	MAY 08, 2018
2	PER CITY COMMENT	JULY 10, 2018
3	FOR PERMIT	MARCH 10, 2019
4	REVISED	MARCH 25, 2019
5	REVISED	April 11, 2019

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