

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

**CAUTION**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**TOTAL SERVICING MATERIALS - EACH UNIT - (Minimum Lengths)**

WATER SUPPLY - 16±m. 19mm dia. SOFT K COPPER  
SANITARY SEWER - 19±m. 125mm dia. P.V.C. SDR 28  
STORM SEWER - 24±m. 100mm dia. P.V.C. SDR 28

SCALE 1 : 100  
0 1 2 3 4 5 10 metres

- NOTES**
- ONE - 2 STOREY SEMI-DETACHED DWELLING TO BE CONSTRUCTED. DWELLING TO BE CONSTRUCTED USING CONTINUOUS INSULATED CONCRETE FORMS (ICF) ON ALL FLOORS AND AS SUCH DOES NOT HAVE A DEFINED TOP OF FOUNDATION WALL.
  - LOT DIMENSIONS AND EXISTING CONDITIONS ARE AS SHOWN ON TOPOGRAPHIC SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED DATED JANUARY 25, 2023, REF. 28 - 330973.
  - EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE OR AS DIRECTED BY THE ENGINEER.
  - BUILDER TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION AND TO VERIFY INVERT ELEVATIONS OF SEWER STUBS AND TO VERIFY MINIMUM SEPARATION DISTANCES.
  - EXISTING ASPHALT DRIVEWAY IS TO BE REMOVED AND REPLACED WITH SOFT SURFACE WHERE APPLICABLE.
  - ALL SERVICES ARE TO BE EXPOSED AND GRADES DETERMINED IN THE FIELD BEFORE COMMENCING NEW CONNECTIONS.
  - INSTALL SEWER SERVICES PRIOR TO HOUSE EXCAVATION TO VERIFY PROPOSED UNDERSIDE OF FOOTING ELEVATION.
  - WATER AND SEWER WORK AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
  - SANITARY/STORM SERVICE LATERAL TO CONNECT TO SANITARY/STORM MAIN IN ACCORDANCE WITH CITY STANDARD S11 FOR CONNECTION TO RIGID SEWER MAIN CONNECTION VIA CORING IS REQUIRED, AS PER CITY STANDARD S11.2, WHERE SERVICE LATERAL DIAMETER IS GREATER THAN 50% OF THE DIAMETER OF THE RIGID SEWER MAIN.
  - INVERT ELEVATION FOR SANITARY SERVICE TO BE 300MM BELOW USF AT DWELLING OR SLEEVED.
  - PROPOSED SEWER LATERAL AND WATER SERVICE LATERAL TO BE SLEEVED UNDER EACH PORCH. PROPOSED STORM LATERAL TO BE SLEEVED THROUGH FOUNDATION WALL.
  - BACKWATER VALVES ARE TO BE INSTALLED AS PER CITY STANDARDS S14 AND S14.1 OR S14.2.
  - INSTALLATION OF REMOTE WATER METER PER CITY OF OTTAWA STANDARDS.
  - CONNECTION TO EXISTING WATER BY CITY OF OTTAWA FORCES.
  - MINIMUM COVERAGE FOR ALL SEWER LATERALS AND LEADS SHALL BE 2.0m FROM THE FINISHED GRADE UNLESS INSULATION IS PROVIDED AS PER CITY STANDARD W22.
  - EAVES TROUGHING WILL BE INSTALLED. EAVES TROUGH DOWNSPOUTS TO BE DISCHARGED TOWARD THE STREET AND SPLASH PAD TO BE INSTALLED WHEN DOWNSPOUT IS LESS THAN 1.5m FROM PROPERTY LIMIT.
  - GRADING IN GRASSED AREAS IS TO BE BETWEEN 2% AND 7% UNERRACED. GRADES IN EXCESS OF 7% WILL REQUIRE TERRACING AT A MAXIMUM OF 3H:1V.
  - WATER SERVICE MUST HAVE A MINIMUM 2.4m OF COVER OR INSULATED AS PER CITY STANDARD W22.
  - ANY PROPOSED WINDOW WELLS ARE TO BE DATED THROUGH GRAVEL TOWARD WEEPING TILE. DIRECT CONNECTIONS TO WEEPING TILES ARE PROHIBITED.
  - WATERMAIN DEPTH IS TO BE VERIFIED IN THE FIELD.  
0.30 MINIMUM SEPARATION BETWEEN EXISTING WATERMAIN AND PROPOSED SEWER LATERALS. IF 0.30 MINIMUM SEPARATION CANNOT BE MET BASED ON FINDINGS, UNSHRINKABLE FILL IS TO BE USED UPON COORDINATION WITH CITY INSPECTOR.
  - EXISTING WATER SERVICE TO BE BLANKED AT THE MAIN.
  - EXISTING SEWER LATERALS ARE TO BE DECOMMISSIONED AT THE PROPERTY LIMIT AS PER CITY OF OTTAWA STANDARD S11.4
  - SUMP PIT AND PUMP TO BE INSTALLED FOR EACH UNIT.
  - ANY PROPOSED SWALES ARE TO BE A MINIMUM 0.30m FROM ALL PROPERTY LINES.
  - GRADING TO MATCH EXISTING GRADES AROUND PERIMETER OF LOT. NO CHANGE TO EXISTING DRAINAGE PATTERNS ARE PROPOSED.
  - NO EXCESS DRAINAGE WILL BE DIRECTED TOWARD NEIGHBOURING PROPERTIES DURING OR AFTER CONSTRUCTION.
  - ALL CATCH BASINS AND MAINTENANCE HOLES ARE TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES BY INSTALLING SEDIMENT BARRIERS.
  - THE CONTRACTOR WILL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES BY ANY APPLICABLE REGULATORY AGENCY.
  - PROPOSED SERVICES ARE TO BE LOCATED OUTSIDE OF A TREE'S CRITICAL ROOT ZONE (CRZ). THE RADIUS OF THE CRITICAL ROOT ZONE (CRZ) IS CALCULATED BY MULTIPLYING THE DIAMETER OF THE TREE TRUNK AT BREAST HEIGHT BY A FACTOR OF 10. THIS FACTOR IS CENTRED AROUND THE BASE OF THE TREE, IS TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION. PLEASE NOTE THAT A TREE PERMIT IS REQUIRED TO REMOVE ANY TREES LOCATED IN THE RIGHT-OF-WAY. VISIT OTTAWA.CA/URBANTREE OR PHONE 311 AND TO APPLY FOR A DISTINCTIVE TREE PERMIT OR FOR MORE INFORMATION REGARDING THE URBAN TREE CONSERVATION BY-LAW.
  - ALL TREES ON THE SUBJECT PROPERTY AND RIGHT-OF-WAY (STREET) SHALL BE PROTECTED AS PER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW AND THE URBAN TREE CONSERVATION BY-LAW, AS AMENDED FROM TIME TO TIME.
  - ALL TREES WITHIN THE STREET RIGHT OF WAY TO BE PROTECTED AND MAINTAINED BEFORE AND AFTER CONSTRUCTION.
  - ACCORDING TO THE URBAN TREE CONSERVATION BY-LAW, PROPERTIES THAT ARE ONE HECTARE OR LESS REQUIRE A TREE PERMIT TO REMOVE TREES WITH A DIAMETER OF 0.30m OR GREATER. VISIT OTTAWA.CA/URBANTREE OR PHONE 613-580-2401 FOR MORE INFORMATION REGARDING THE Urban Tree Conservation By-Law.
  - ALL TREES ON CITY PROPERTY ARE TO BE PROTECTED (eg. place protective fencing around the tree no closer than at the critical root zone) prior to and during construction as per the Protection Measures outlined in the Municipal Trees and Natural Protection By-law (2006-279); failure to do so may result in a fine or tree compensation.

- LEGEND**
- ← DIRECTION OF DRAINAGE
  - 99.99 PROPOSED GRADE
  - 99.99 EXISTING GRADE
  - 99.99B GROUND GRADE
  - GFL - GRADE FLOOR LEVEL
  - T/FTG - TOP OF FOOTING
  - USF - UNDERSIDE OF FOOTING
  - TBR - TO BE REMOVED
  - TR - TO REMAIN
  - BWV - BACKWATER VALVE
  - WRW - WOOD RETAINING WALL
  - TDC - TOP OF DEPRESSION CURB
  - WSOV - WATER SHUT OFF VALVE
  - DSL - DOWNSPOUT LOCATION
  - PIN - PROPERTY IDENTIFIER NUMBER
  - DIA. - DIAMETER
  - OBV. - OBVERT
  - INV. - INVERT
  - EX. - EXISTING
  - PROP. - PROPOSED
  - FDN. - FOUNDATION
  - U/S - UNDERSIDE
  - C/L - CENTRELINE
  - CITY - CITY OF OTTAWA
  - MF - METAL FENCE
  - BF - BOARD FENCE
  - ASP - ASPHALT
  - INTK - INTERLOCK
  - LS - LAMP STANDARD
  - OHW - OVERHEAD UTILITY WIRES
  - CB - CATCH BASIN
  - MH - MANHOLE
  - MV - WATER VALVE
  - UP - UTILITY POLE
  - A - ANCHOR
  - GM - GAS METER
  - W - WATERMAIN
  - OWH - OVERHEAD UTILITY WIRES
  - G - GAS MAIN
  - S - SANITARY SEWER
  - ST - STORM SEWER
  - UH - UNDERGROUND HYDRO
  - X - FENCE
  - SW - SWALE
  - DT - DECIDUOUS TREE
  - FH - FIRE HYDRANT
  - TERRACE SLOPE - 3:1 MAX.

- UTILITY NOTES**
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
  - UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:  
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
  - BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

- ELEVATION NOTES**
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
  - EXISTING ELEVATIONS SHOWN ALONG FACE OF CURB ARE TOP OF ASPHALT.
  - ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
  - 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

**Normal High Ground Water Table (NHGWT) Elevation relative to the Underside of Footing (USF) Elevation for Infill Projects**

The relationship between the proposed Underside of Footing (USF) elevation and the Normal High Ground Water Table (NHGWT) elevation for the residential unit(s) has not been verified and is to be determined prior to or at the time of footing/foundation excavation as per the City of Ottawa - Building Code Services requirements.

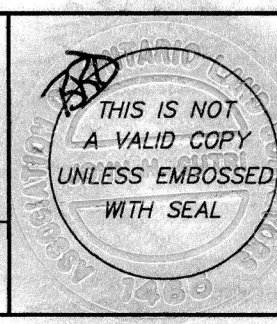
If it is determined that the footing(s) will be below the NHGWT elevation, it is the responsibility of the owner to mitigate this situation by either raising the footing elevation above the NHGWT elevation or demonstrate the use of appropriate foundation water proofing methods as per current building code requirements, as amended. The owner must apply for and receive any applicable permits before proceeding with the aforementioned works.

Fairhall, Moffatt & Woodland Limited assumes no responsibility or liability for impact on footings and/or basement drainage or possible damages due to this design arrangement dated February 09, 2023.

REVISIONS	
1.	FEB. 09, 2023 REVISED REAR DECK AS PER DESIGNER'S INSTRUCTIONS
2.	

**Fairhall Moffatt & Woodland**  
LIMITED  
ONTARIO LAND SURVEYORS  
Ottawa  
Surveying and Land Information Services  
100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B8  
TEL: (613) 591-2550 FAX: (613) 591-1495  
www.fmw.on.ca

Job No. AC28000	LOT 206 REGISTERED PLAN 330973 CITY OF OTTAWA
Date January 25, 2023	
Reference No. 28(a) - 330973	(#1274 Marygrove Circle)
Drawing Name s:\085\AC28000\DWG sg2800c.dwg (cvt)	GRADE AND SERVICES PLAN



© COPYRIGHT 2023. REPRODUCTION, ALTERATION OR DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.