

KEY PLAN
N.T.S.

LEGEND:

- s — 825mm CONCRETE COMBINED SEWER LOCATED WITHIN FIFTH AVENUE
- s — 450mm CONCRETE COMBINED SEWER LOCATED WITHIN MONK STREET
- s — 300mm CLAY COMBINED SEWER LOCATED WITHIN MONK STREET
- w — 200mm PVC WATERMAIN LOCATED WITHIN FIFTH AVENUE
- w — 150mm UCI WATERMAIN LOCATED WITHIN MONK STREET
- s — 125mm PVC SDR 28 SANITARY SERVICE MIN. SLOPE 1%
- w — 19mm COPPER TYPE "K" WATER SERVICE
- st — 100mm PVC SDR 28 STORM SERVICE MIN. SLOPE 1%
- ohw — OVERHEAD WIRES
- g — GAS
- UP-UTILITY POLE
- CB-CATCH BASIN
- MH-S MANHOLE
- ⊕ FH FIRE HYDRANT - BENCH MARK
- ×(80.00) PROPOSED ELEVATIONS
- EXISTING ELEVATIONS
- ↘ SLOPES & DRAINAGE DIRECTION
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE

GENERAL NOTES:

1. DIMENSIONS ARE SHOWN IN MILLIMETRES. ELEVATIONS ARE SHOWN IN METRES.
2. THE SITE/GRADING PLAN IS BASED ON AND TO BE READ IN CONJUNCTION WITH SURVEY OF LOTS 10, 11 AND 12 SOUTH FIFTH AVENUE REGISTERED PLAN 33445 AS PERFORMED BY FAIRLEY, SMITH & DENIS SURVEYING LTD. 2020.
3. EXISTING ASPHALT AREAS TO BE REINSTATED TO SOFT LANDSCAPING.
4. NO EXCESS DRAINAGE, EITHER DURING OR AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOURING PROPERTIES.
5. NO ALTERATION OF EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY BOUNDARIES.
6. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS.
7. LANDSCAPE AREAS TO HAVE MINIMUM 2%, MAXIMUM 7% SLOPES UNLESS TERRACED AT MAXIMUM 3:1 RATIO.
8. USF TO BE 1.5M MINIMUM BELOW SURROUNDING FINISHED GRADE ELEVATION OR ADEQUATE INSULATION WILL BE INSTALLED FOR FROST PROTECTION.
9. TREE IN CITY ROW TO BE REMOVED REQUIRE A TREE PERMIT AND APPROVAL FROM FORESTRY SERVICES TO BE REMOVED.

PRELIMINARY FOR RE-ZONING PURPOSES



No.	Date	Revision	By:
1	JUN. 05/20	GENERAL REVISION	B.U.



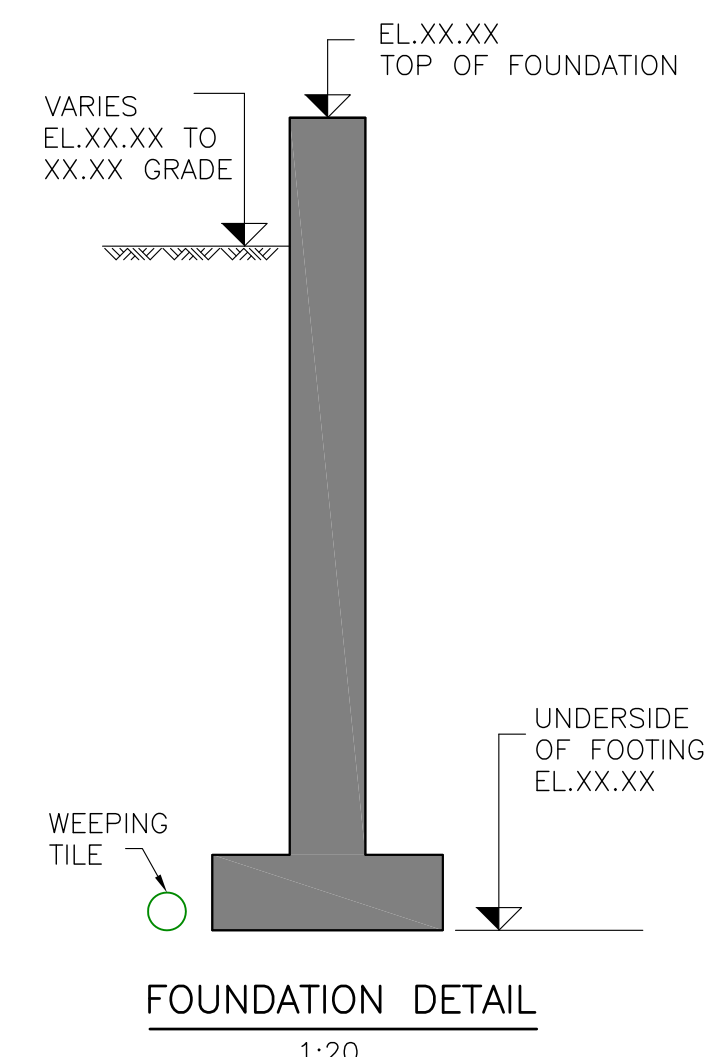
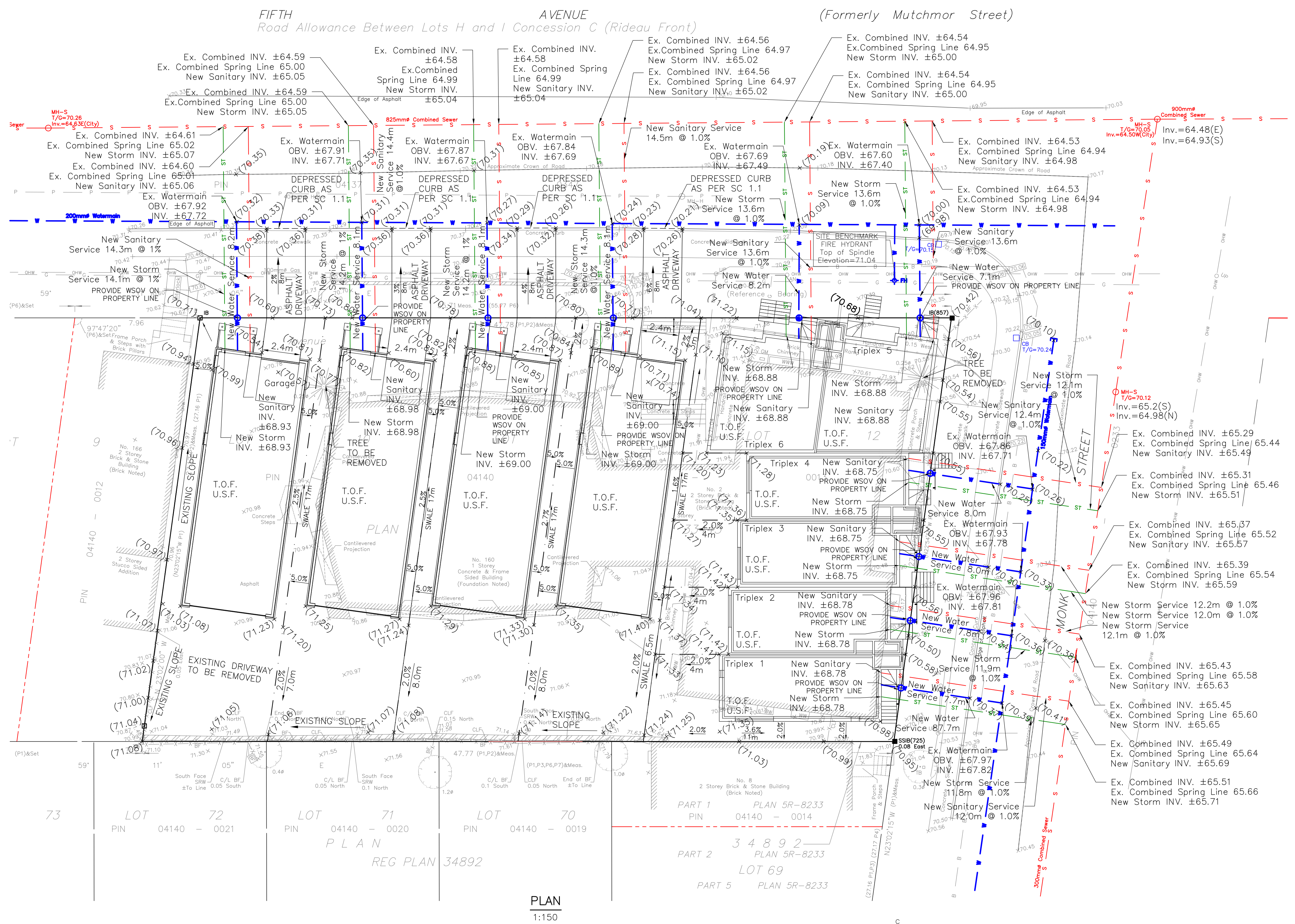
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Client
NEOTERIC DEVELOPMENTS INC
856 MELWOOD AVENUE
OTTAWA ON

Project
2 MONK STREET

Drawing
GRADING AND SERVICING PLAN

Designed	B.U.	Date	JUNE 2020
Drawn	N.I.	Scale	AS SHOWN
Checked	—	Sheet	1 OF 1
Project No.	2020-102	Dwg. No.	C-01



FOUNDATION DETAIL
1:20

