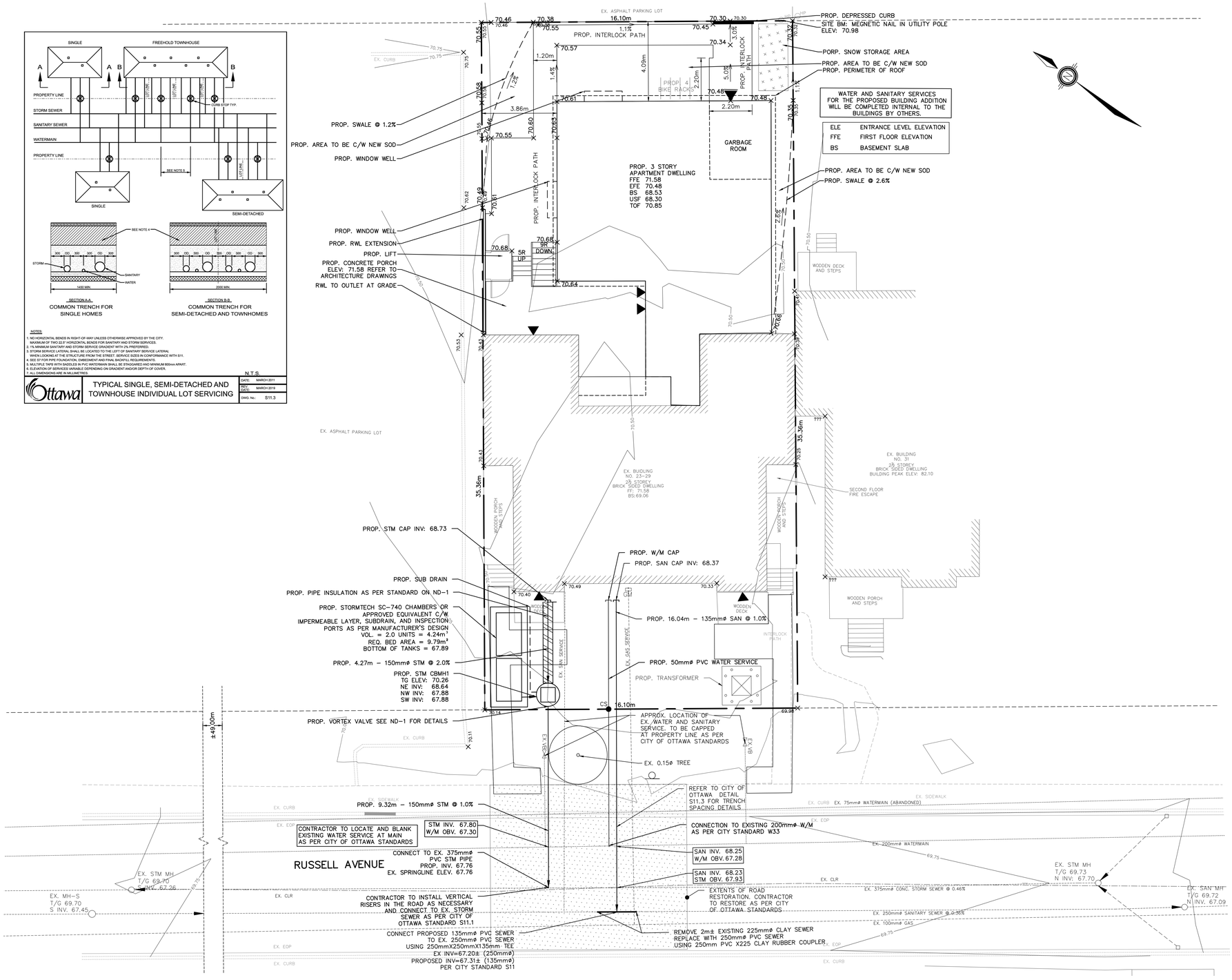
NOTES:
1. NO HORIZONTAL BENDS IN RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE CITY. MAXIMUM OF TWO 22.5° HORIZONTAL BENDS FOR SANITARY AND STORM SERVICES.
2. 1% MINIMUM SANITARY AND STORM SERVICE GRADIENT WITH 2% PREFERRED.
3. STORM SERVICE LATERAL SHALL BE LOCATED TO THE LEFT OF SANITARY SERVICE LATERAL WHEN LOOKING AT THE STRUCTURE FROM THE STREET. SERVICE SIZES IN CONFORMANCE WITH S11.
4. SEE S7 FOR PIPE FOUNDATION, EMBEDMENT AND FINAL BACKFILL REQUIREMENTS.
5. MULTIPLE TMPI WITH SADDLES IN PVC WATERMAIN SHALL BE STAGGARED AND MINIMUM 600mm APART.
6. ELEVATION OF SERVICES VARIABLE DEPENDING ON GRADIENT AND/OR DEPTH OF COVER.
7. ALL DIMENSIONS ARE IN MILLIMETRES.

Ottawa

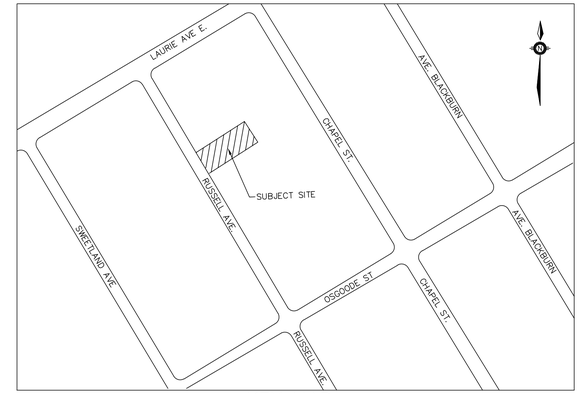
TYPICAL SINGLE, SEMI-DETACHED AND TOWNHOUSE INDIVIDUAL LOT SERVICING

N.T.S.
DATE: MARCH 2011
REV. DATE: MARCH 2019
DWG. No.: S11.3



WATER AND SANITARY SERVICES FOR THE PROPOSED BUILDING ADDITION WILL BE COMPLETED INTERNAL TO THE BUILDINGS BY OTHERS.

ELE	ENTRANCE LEVEL ELEVATION
FFE	FIRST FLOOR ELEVATION
BS	BASEMENT SLAB



KEY MAP
N.T.S.

LEGEND

CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
CBMH	CATCH BASIN
MH	STORM MANHOLE
MH	SANITARY MANHOLE
	SERVICE CAP
HYD.	FIRE HYDRANT
VB	WATER VALVE
CS	CURB STOP W/ SERVICE
254.63 / 254.09	PROPOSED ELEVATION / EXISTING ELEVATION
1.5%	PROPOSED DIRECTION AND GRADE
	BACK OF CURB
	EDGE OF PAVEMENT
	CURB CUT LOCATION
) (	HIGH POINT
	PROP. ROOF LEADER
	PEDESTRIAN DOOR
	OVERHEAD DOOR

SITE GRADING NOTES:

1. NO EXCESS DRAINAGE, DURING OR AFTER CONSTRUCTION TO BE DIRECTED TOWARDS NEIGHBORING PROPERTIES.
2. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
3. ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION
4. LANDSCAPE AREAS TO HAVE MINIMUM 2% MAXIMUM 7% SLOPE UNLESS TERRACED AT 3:1 MAXIMUM.
5. NO ALTERATION TO EXISTING GRADES ON PROPERTY LINES.
6. USF TO BE MINIMUM 1.5m BELOW FINISHED GRADE OR INSULATION IS REQUIRED.
7. TOF TO BE MINIMUM 0.15m ABOVE FINISHED GRADE.
8. SUNKEN ENTRANCE DRAIN ANNOT CONNECT DIRECTLY TO WEEPING TILE. ANY WATER IN SUNKEN ENTRANCE TO DRAIN DOWN INTO PERMEABLE FILL WHERE IT WILL BE PICKED UP BY WEEPING TILE SYSTEM.

SITE SERVICING NOTES:

1. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM CITY OF OTTAWA BEFORE COMMENCING WORK.
2. REFER TO CITY OF OTTAWA STANDARD R10 FOR ASPHALT TIE INS.
3. BACKWATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD S14, AND S14.1 OR S14.2
4. EXISTING SERVICES TO BE BLANKED AT MAIN.
5. THERMAL INSULATION TO BE PROVIDED FOR WATER SERVICES LESS THAN 2.4m FROM OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD W23.
6. WATER SERVICE TO HAVE MORE THAN 2.4m OF COVER OR BE INSULATED AS PER CITY OF OTTAWA STANDARD DRAWING W22.
7. SUNKEN ENTRANCE DRAIN CANNOT CONNECT DIRECTLY TO WEEPING TILE. ANY WATER IN SUNKEN ENTRANCE TO DRAIN DOWN INTO PERMEABLE FILL WHERE IT WILL BE PICKED UP BY WEEPING TILE SYSTEM.

NO.	REVISION NOTE	DATE	BY
02.	AS PER 2ND SUBMISSION COMMENTS	04/12/23	NW
01.	AS PER CITY COMMENTS	01/11/23	JM

BENCHMARK
MAGNETIC NAIL IN UTILITY POLE LOCATED AT THE NORTH EAST CORNER OF THE PROPOSED SITE. ELEVATION: 70.98

LICENSED PROFESSIONAL ENGINEER
M.W. DEJEAN
April 12, 2023
PROVINCE OF ONTARIO

SMART LIVING PROPERTIES
29 RUSSELL AVE,
CITY OF OTTAWA

SITE GRADING AND SERVICING PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	NW	HORIZ SCALE	1:100	PROJECT #	22030
DRAWN BY	JM	VERT SCALE	N/A	DRAWING #	SGS–1
CHECKED BY	MWD	DATE	MAY 2022	REVISION #	1

D07–12–22–0115

#18819

C:\Users\nwells\AppData\Local\Temp\AcPublish_18004\22030 – Base Sub 3.dwg Layout:SGS–1 Plotted Apr 12, 2023 @ 11:33am by nwells @ PEARSON ENGINEERING LTD.