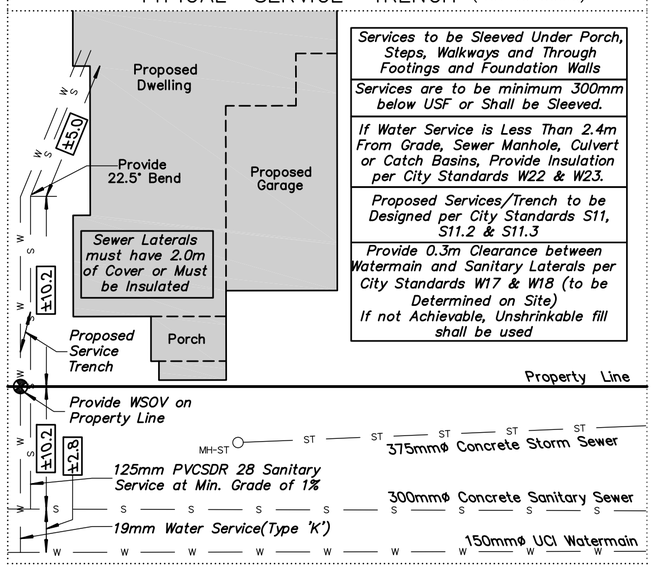
TYPICAL SERVICE TRENCH (Not to Scale)



Services to be Sleeved Under Porch, Steps, Walkways and Through Footings and Foundation Walls
Services are to be minimum 300mm below USF or Shall be Sleeved.
If Water Service is Less Than 2.4m From Grade, Sewer Manhole, Culvert or Catch Basins, Provide Insulation per City Standards W22 & W23.
Proposed Services/Trench to be Designed per City Standards S11, S11.2 & S11.3
Provide 0.3m Clearance between Watermain and Sanitary Laterals per City Standards W17 & W18 (to be Determined on Site) If not Achievable, Unshrinkable fill shall be used

Typical Notes (If Applicable):

a) All existing trees (to remain) on City right-of-way shall be maintained before and after construction. All trees that are to remain (within property) shall be protected as per the "municipal trees and natural areas protection by-laws" and the "urban trees conservation by-law" as amended from time to time.
b) Eavestroughs/downspouts shall be installed and directed towards the street. Location of downspouts are approximate, to be determined on site by others.
c) Discharges of downspouts shall be directed a minimum of 1.5m from property lines and not towards adjacent lands. If downspouts are located less than 1.5m from the property line, splash pads must be installed.
d) Ensure minimum 1.5metres soil coverage between underside of footing and surrounding grades or provide rigid foam insulation under footing for frost protection, if required.
e) Provide perimeter sub-drain along footings and connect to new sump pump pit.
f) Confirmation of as-built inverts and their existence, to be determined prior to excavating proposed underside of footings. Ensure 0.30m clearance between watermain and sanitary/storm laterals at all crossings.
g) No excess drainage during and after construction will be directed towards adjacent properties.
h) There shall be no alterations to existing grades and drainage patterns on property lines
i) Backwater valves to be installed per City of Ottawa Standard drawings S14, S14.1 and S14.2.
j) Provide 0.15m (MIN) cover from Proposed Top of Foundation down to proposed surrounding grades.
k) Grading in grassed areas to be MIN 2% to MAX 7%, or provide MAX 3H:1V Terracing as required.

CAUTION: SUMP PUMP USE

We have proposed to install a sump pump to drain water at the footing level. The proposed underside of footing (USF) elevation (which has been calculated based on architectural plan parameters/basement heights and/or at the instruction of client/agent) has the potential to be too low for this development with respect to possible water drainage issues at footing levels.

The Normal High Ground Water Table (NHGWT) elevation must be verified prior to/or at time of excavation (per City of Ottawa Building Code services requirements). If it is determined that the proposed footing elevation(s) will be below the NHGWT elevation it will be the responsibility of the owner to mitigate/rectify the 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.

Farley, Smith & Denis Surveying assumes no responsibility or liability in regards to the impact on footings and/or basement drainage issues (at time of excavation or future) due to this design.

GRADING PLAN OF

#1487 CATON STREET

BEING
PART OF LOT 18
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

Scale 1: 150

0 1.5 3 6 9 12 15 metres

Notes:

1. Contractor shall be responsible for obtaining all permits required to complete the works and ensure proper connections are made to existing municipal services.
2. The site/grading plan as proposed is under the direction of owner/agent and they assume full responsibility of the development as proposed.
3. The owner/agent assume full responsibility for scope and accuracy of the information shown.
4. The contractor shall be responsible to confirm they are working with appropriate plans.
5. Proposed sump-pump crock with appropriate check valve per manufacturer's instructions.
6. Unless otherwise noted all existing trees are to remain.

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Elevation Notes

1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
2. Elevations derived from Vertical Control Monument No. G-97, Index No. 356 having a published elevation of 95.636m.
3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: J-16-15 and drawings Nos. K-5-e and 1259.
4. Sanitary and storm sewer grades and inverts were derived from field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Legend

TpFDN	"	Top of Foundation Elevation
TpFTG	"	Top of Footing Elevation
USF	"	Underside of Footing Elevation
p	"	Proposed Elevation
e	"	Existing Elevation
U/Eave	"	Underside of Eave
Inv.	"	Invert
T/G	"	Top of Grate
C/L	"	Centreline
DS□	"	Approximate Location of Downspout
MH-ST	"	Maintenance Hole (Storm)
MH-S	"	Maintenance Hole (Sanitary)
ST	"	Underground Storm Sewer
S	"	Underground Sanitary Sewer
W	"	Underground Water
G	"	Underground Gas
OHW	"	Overhead Wires
VC	"	Valve Chamber (Watermain)
UP	"	Utility Pole
GM	"	Gas Meter
	"	Steel Gate
EOA	"	Edge of Asphalt
CH	"	Cedar Hedge
	"	Direction of Drainage
+65.00	"	Location of Elevations
+65.70p	"	Proposed Elevation
1.23	"	Proposed Setback
	"	Property Line
	"	Deciduous Tree
	"	Coniferous Tree

Caution:

1. This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.
2. This sketch is an original if embossed by the Surveyor's seal.

Surveyor's Certificate

I certify this plan to be correct.

November 18, 2019
Date

ASSOCIATION OF ONTARIO LAND SURVEYORS — JAMIE LESLIE — 1940

Jamie Leslie
Ontario Land Surveyor

NOT FINAL

(Subject to City of Ottawa Review/Approval)

FILE No. : 556-19

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SITE GR 18X24

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