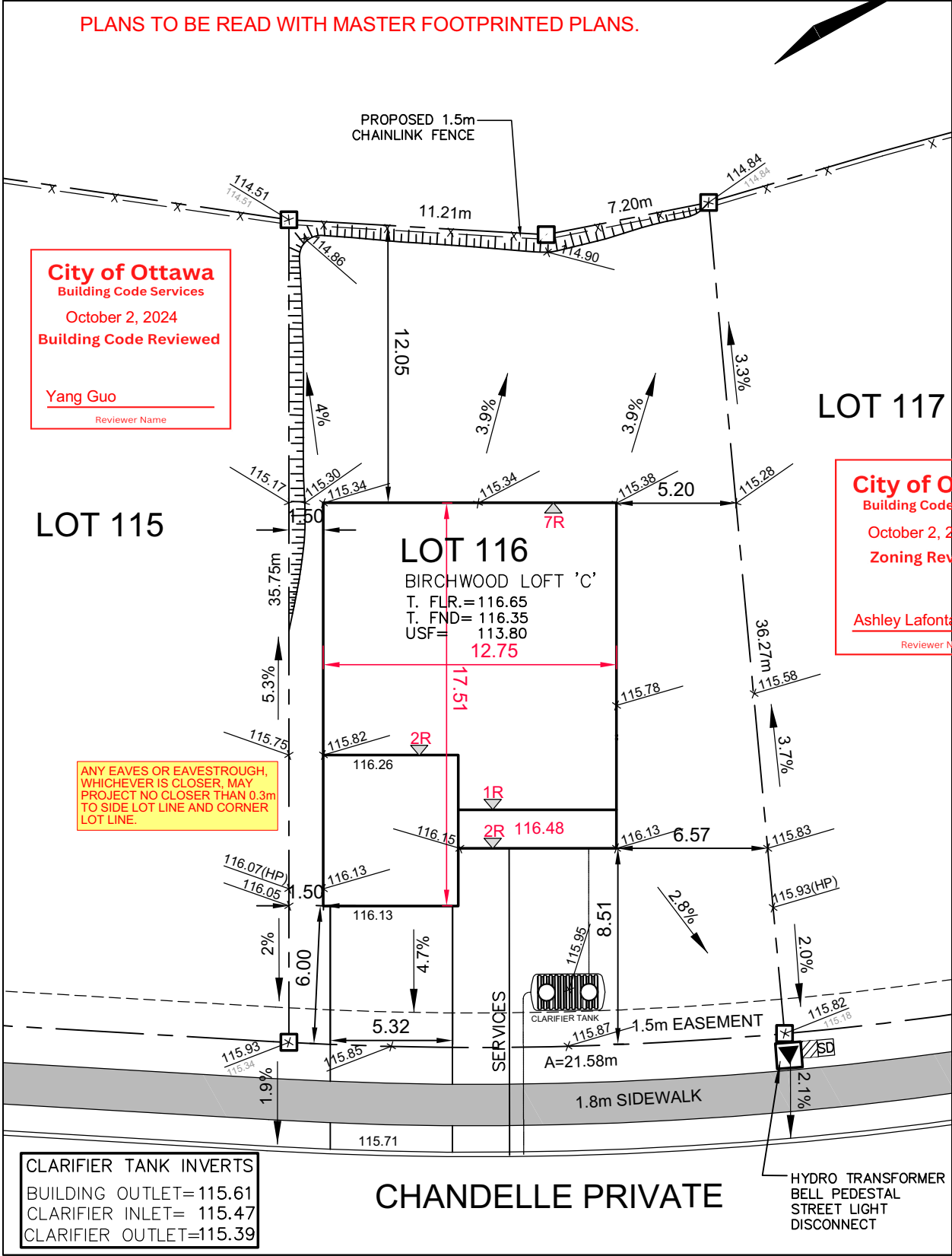




Owner/Applicant DCR/PHOENIX HOMES Telephone # <u>723-9227</u> Plan # <u>4M-1593</u> Project name: <u>DIAMONDVIEW</u> Civic Address: <u>124 CHANELLE PRIV.</u> House model: <u>BIRCHWOOD LOFT 'C'</u>		PHOENIX HOMES LOT 116 SITE/GRADING PLAN DIAMONDVIEW PHASE 3	
Bldg. Ht. _____ m Lot coverage _____ % Scale <u>1:250</u> Sod Area _____ m² Asphalt Area _____ m²		INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN	
CHECKED/APPROVED BY: T.L.MAK ENG. AUG 9/24 SEP 30/24		NOTE: THIS PLAN IS NOT A SURVEY PLAN OR SUBDIVISION PLAN WITHIN THE MEANING OF PLANNING ACT. THIS PLAN IS FOR REFERENCE ONLY AND IS PRELIMINARY IN NATURE, ALL DIMENSIONS SHOWN ARE APPROXIMATE. E.O&E.	

Top of Foundation to be min. 0.15m above final grade

USF to have min. 1.5m cover around foundation or foundation shall be insulated

Encroachment on or alteration to any easement is not permitted without authorization from easement owner

Existing grading and drainage patterns must not be altered

Match existing elevations with abutting properties

Sleeved services required under retaining walls / footings / garage, and are recommended under porches, decks, and similar structures

Normal High Ground Water Table (NHGWT) elevation to be verified during excavation. USF must be min. 0.3m above NHGWT.

PROPOSED 1.5m CHAINLINK FENCE

Roof runoff to be directed toward Right-of-Way unless otherwise approved. Splash pad to be provided if downspout within 1.5m of property line

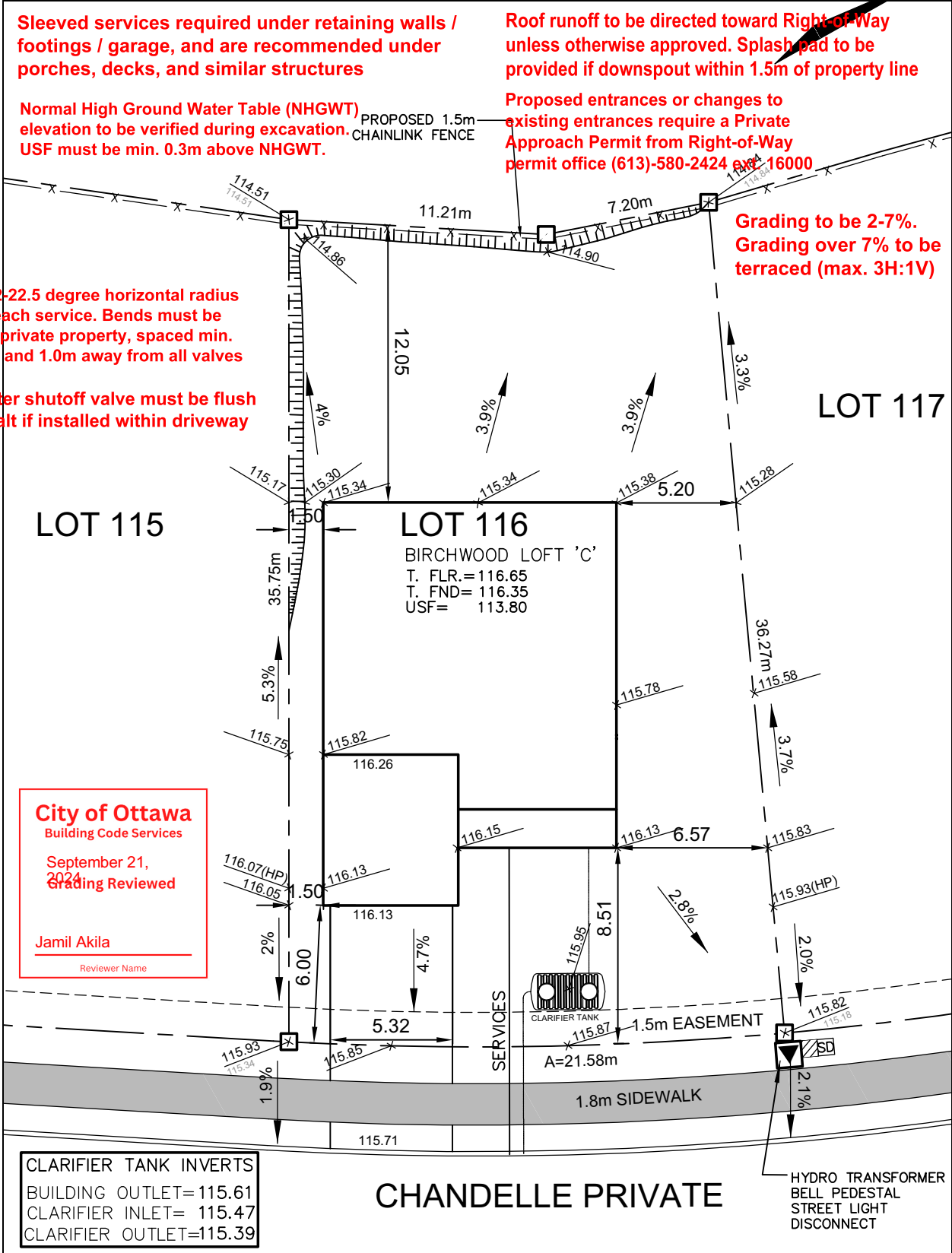
Proposed entrances or changes to existing entrances require a Private Approach Permit from Right-of-Way permit office (613)-580-2424 ext. 16000

Maximum 2-22.5 degree horizontal radius bends for each service. Bends must be located on private property, spaced min. 1.0m apart, and 1.0m away from all valves

Top of water shutoff valve must be flush with asphalt if installed within driveway

Grading to be 2-7%.

Grading over 7% to be terraced (max. 3H:1V)



No excess drainage to be directed towards adjacent properties

NOTE: HOUSE TYPE/GRADING HAVE NOT BEEN FINALIZED – THIS PLAN SUBJECT TO FURTHER CHANGES.

Owner/Applicant DCR/PHOENIX HOMES Telephone # 723-9227 Plan # 4M-1593 Project name: DIAMONVIEW Civic Address: 124 CHANDELLE PRIV. House model: BIRCHWOOD LOFT 'C'	 LOT 116 SITE/GRADING PLAN DIAMONVIEW PHASE 3
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