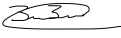


City of Ottawa

Development Review Branch

Grading & Servicing Reviewed

Name: Bruce Bramah, EIT

Signed: 

Date: 09/24/2021

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

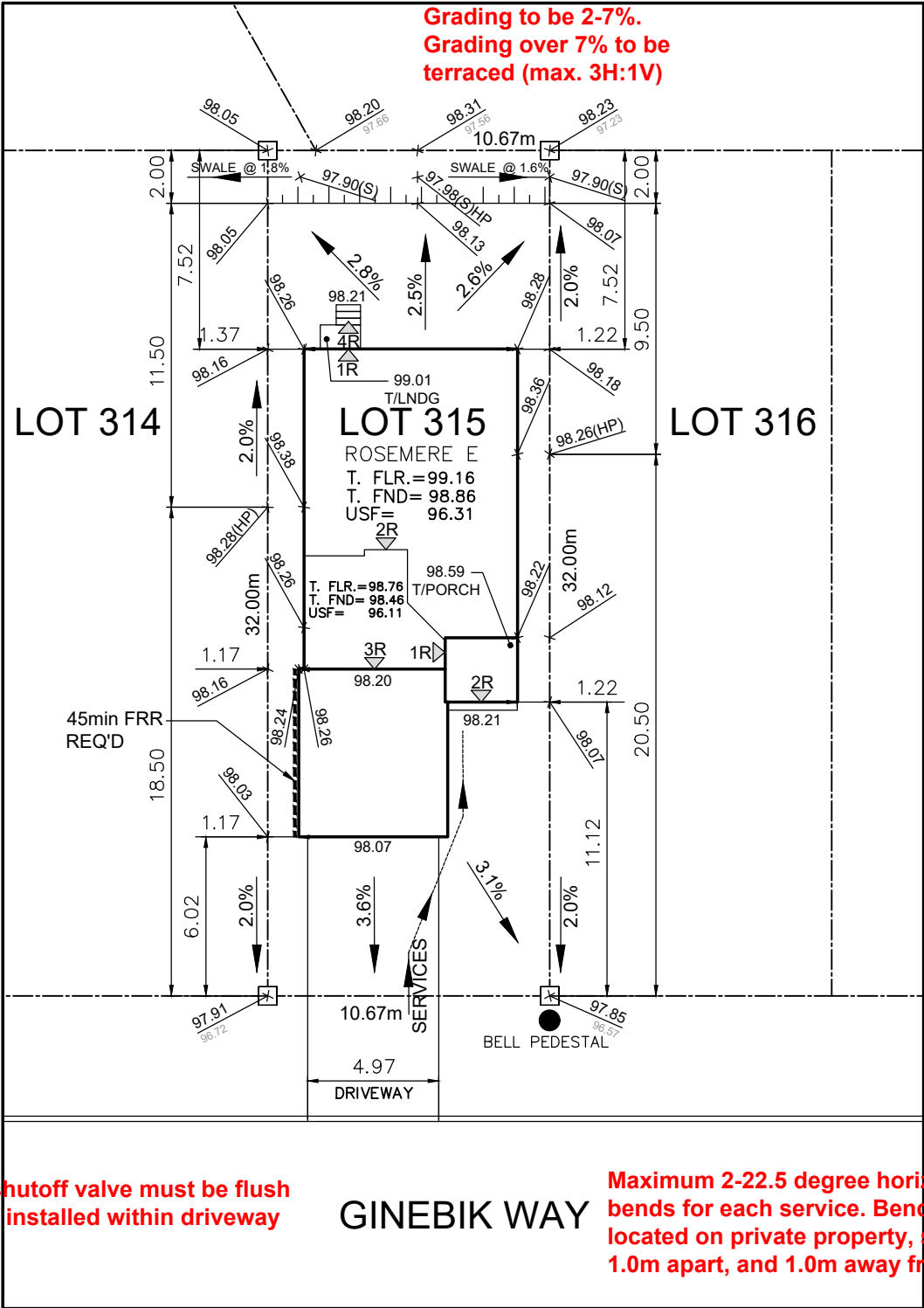
No excess drainage to be directed towards adjacent properties

Existing grading and drainage patterns must not be altered

Match existing elevations with abutting properties

Grading to be 2-7%.

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



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

GINEBIK WAY

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

This is a sensitive soils area. All sensitive soil issues related to this application are to be taken up with Building Code Services

Owner/Applicant
DCR/PHOENIX HOMES
Telephone # 723-9227
Plan # 4M- 1653
Project name: PATHWAYS
Civic Address: 276 GINEBIK
House model: ROSEMERE E



LOT 315 **SITE/GRADING PLAN**
PATHWAYS PHASE 2

INDIVIDUAL LOT GRADING REVIEW SUMMARY FOR SITED HOUSE AS COMPARED WITH OVERALL SUBDIVISION PLAN

Bldg. Ht. _____ m
Lot coverage 40.1 %
Scale 1: 250
Sod Area 200 m²
Asphalt Area 53 m²

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.

CHECKED/APPROVED BY: T.L.MAK ENG.