

City of Ottawa
Development Review Branch
Grading & Servicing Reviewed

Name: Travis Smith
Signed: *Travis Smith*
Date: June 9, 2023

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

No excess drainage to be directed
towards adjacent properties

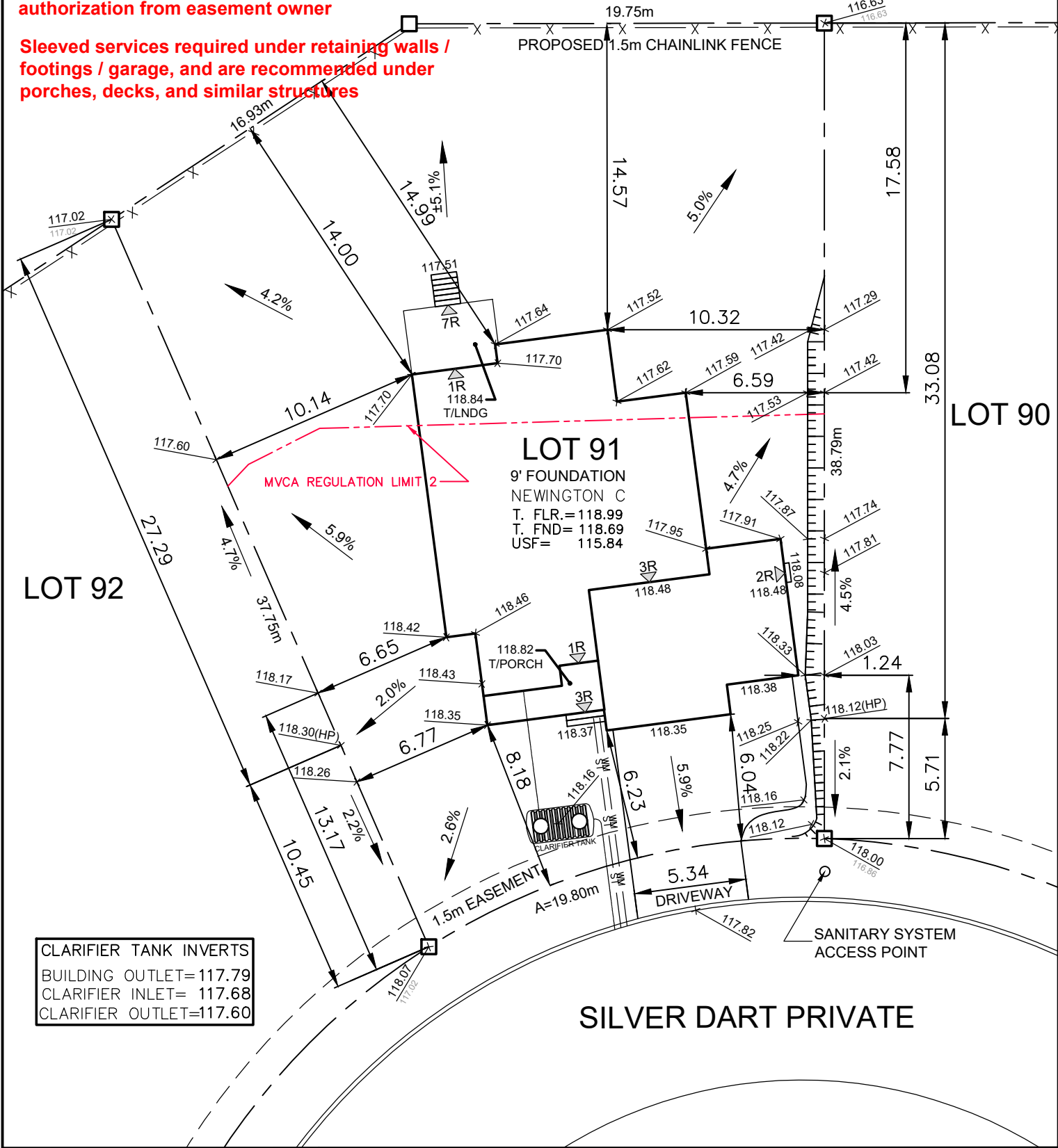
Grading to be 2-7%.
Grading over 7% to be
terraced (max. 3H:1V)



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

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

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



CLARIFIER TANK INVERTS
BUILDING OUTLET=117.79
CLARIFIER INLET= 117.68
CLARIFIER OUTLET=117.60

Owner/Applicant
DCR/PHOENIX HOMES
Telephone # 723-9227
Plan # 4M-1593
Project name: DIAMONDVIEW
Civic Address: 208 SILVER DART PR.
House model: NEWINGTON C



LOT 91 **SITE/GRADING PLAN**
DIAMONDVIEW PHASE 3

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

Bldg. Ht. _____ m
Lot coverage 21.7% %
Scale 1: 250
Sod Area 842 m²
Asphalt Area 69 m²

INCLUDES FOOTPRINTED OPTIONS:
COVERED DECK A / CHEF'S KITCHEN / FIFTH BEDROOM WITH SECOND FLOOR LAUNDRY

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.
REV. APR. 25, 2023 - CB
REV. JUN. 02, 2023 - CB