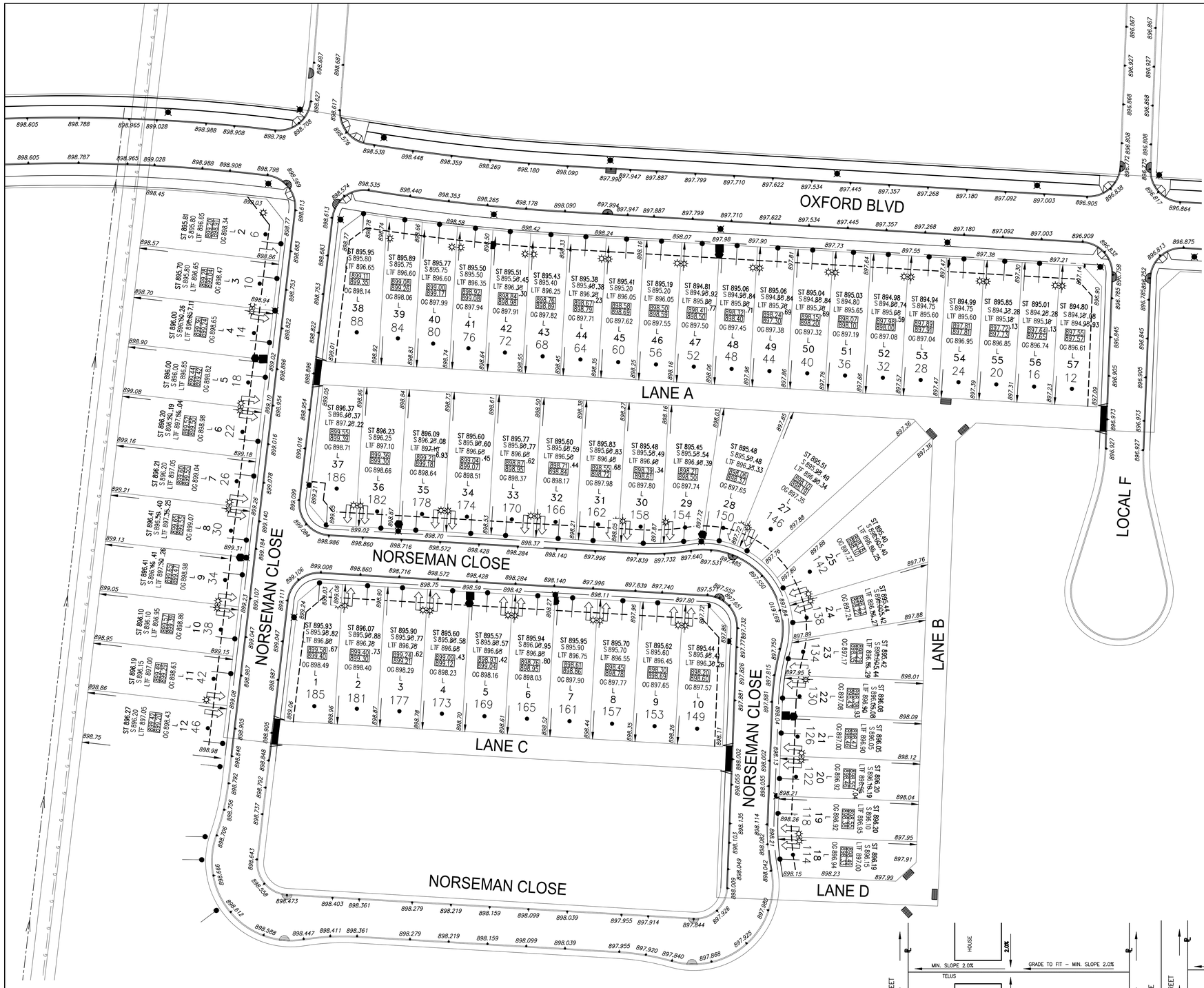


LOT TYPES

L – LEVEL LOT
LB – LEVEL LOT (BACK TO FRONT DRAINAGE)
W – FULL WALKOUT BASEMENT
WS – SPLIT LEVEL WALKOUT BASEMENT
(T) – TRANSITION LOT

ELECTRICAL LEGEND

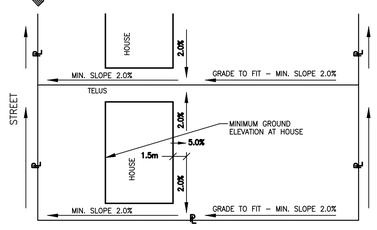
PROPOSED		EXISTING
	UTILITY EASEMENT	
	EASEMENT SERVICES	
■	FORTIS TRANSFORMER	□
⬢	3 PARTY PEDESTAL	⬡
▲	TELUS PEDESTAL	△
□	TELUS SERVICE BOX	□
●	SHAW CABLE PEDESTAL	○
✱	LIGHT STANDARD	✱
✉	COMMUNITY MAILBOX	✉

NOTE:

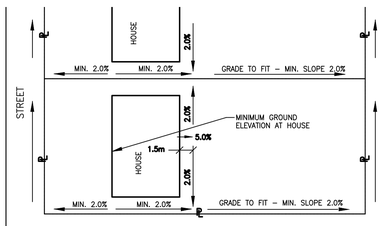
1. IN AREAS OF FILL GREATER THAN 1.0m, COMPACT FILL TO 98 % S.P.D. TO WITHIN 1.0m OF FINISHED GRADE. IN AREAS OF FILL LESS THAN 1.0m, COMPACT FILL TO 95% S.P.D.
2. ALL ELEVATIONS ARE LIP OF GUTTER UNLESS NOTED OTHERWISE.
3. CURB STOP ON PROPERTY AT FRONT OF LOT.
4. LOWEST TOP OF FOOTING DETERMINED BY SANITARY SERVICE.

NOTES

1. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
2. SAN SERVICES TO BE 150mm DIA SDR–28 PVC
3. WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
4. ALL HOUSE SERVICES TO BE TERMINATED 5.0m INSIDE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
6. HOUSE BUILDER TO SET ACTUAL TOP OF FOOTINGS AND FINISH LOT LANDSCAPE GRADES SUCH THAT POSITIVE SURFACE DRAINAGE IS MAINTAINED AWAY FROM THE HOUSE FOUNDATION WALL TOWARD THE STREET OR REAR LOT DRAINAGE FEATURE. SUGGESTED LANDSCAPE GRADE AT FRONT & REAR = HIGHEST SIDEYARD ELEV. + 0.10m.
7. STEEL REINFORCEMENT RECOMMENDED FOR CONCRETE FOOTINGS AND FOUNDATION WALLS WHERE ACTUAL TOP OF FOOTING IS HIGHER THAN ORIGINAL GROUND (OG) ELEVATION INDICATED. ENGINEER COMPLETING SOIL BEARING CERTIFICATE TO CONFIRM REQUIREMENTS AND/OR DETAILS.
8. REFER TO THE SUBDIVISION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
9. MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.3m WHERE SITE MATERIAL IS GRAVEL



LOT GRADING – BACK TO FRONT DRAINAGE
N.T.S.



LOT GRADING – FRONT TO BACK DRAINAGE
N.T.S.

NOTE:
HOUSE BUILDERS TO PAY SPECIAL ATTENTION TO FOUNDATION DESIGN. THE FOUNDATION ON THE LOW SIDE OF THE LOT MAY REQUIRE CONSTRUCTION OF A "PONY WALL"

Stantec
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Legend

	STREET
GRADE AT FRONT PL	980.55 980.50
FRONT SERVICE LOCATION (4.50m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)	
ELEC., TELUS, & SHAW DROPOFF	✱
STORM SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	ST 978.35
SANITARY SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	S 978.30
LOWEST TOP OF FOOTING	LTF 979.15
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT FRONT OF HOUSE	980.90
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT REAR OF HOUSE	980.90
ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING AT CENTRE OF BUILDING ENVELOPE)	OG 979.40
SERVICE TYPE	○● △▲
LOT TYPE	L
LOT NUMBER	92
DEPTH OF FILL EXCEEDS 1.2m (BEARING CERTIFICATE REQUIRED)	*
CIVIC ADDRESS	12
GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.30 980.35

LEGEND

○ SINGLE WATER & SANITARY SERVICE
△ DUAL WATER & SANITARY SERVICE
● SINGLE WATER, SANITARY & STORM SERVICE
△ DUAL WATER, SANITARY & STORM SERVICE

NOTE:
ALL LOT GRADING MUST BE INCLUDED WITH THE HOUSE DESIGN AND APPROVED BY THE DEVELOPER.

Revision	By	Appd.	YY.MM.DD
B ISSUED FOR PLAN OF RECORD	GTH	KS	15.02.06
A ISSUED FOR CONSTRUCTION	MZ	KS	14.07.25

Issued	By	Appd.	YY.MM.DD
File Name: 49213_Oxford_Landing_Ph1	MZ	KS	KS	4.07.22
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

PERMIT TO PRACTICE
STANTEC CONSULTING LTD.
ORIGINALLY STAMPED AND SIGNED
By: Brad Cassie Revision: C
Date: 24 July 14 Issue: C
PERMIT NUMBER: P 0258
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

Originally Sealed by Kerry Saunders On 23 July 14 Issue: A Revision: C

Client/Project

MELCOR DEVELOPMENTS LTD.

OXFORD LANDING
PHASE 1
Penhold AB Canada

Title

BUILDING GRADE PLAN

Project No. 112849336
Scale 1:500 (0 5 15 25m)
Drawing No. C11
Sheet of
Revision 1

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2015/02/09 11:36 AM By: Saunders, Kerry

ORIGINAL SHEET – ARCH D