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

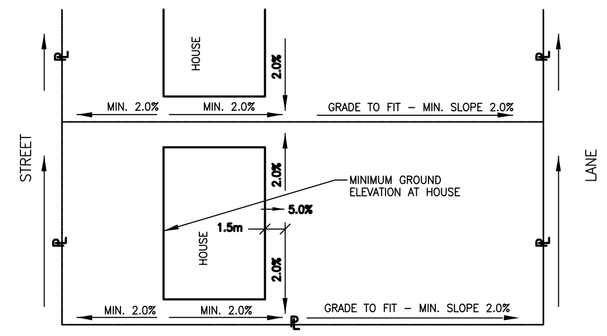
PROPOSED		EXISTING
	UTILITY EASEMENT	
■	E.L.&P. TRANSFORMER	□
⬢	E.L.&P. URD BOX	⬡
▲	TELUS PEDESTAL	△
▣	TELUS SERVICE BOX	□
●	SHAW CABLE PEDESTAL	○
✱	LIGHT STANDARD	✱
⊠	COMMUNITY MAILBOX	⊠

NOTE:

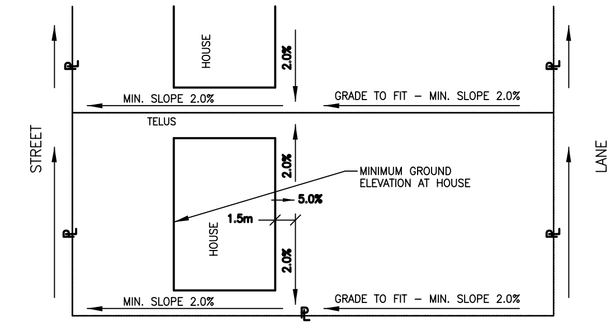
1. IN AREAS OF FILL GREATER THAN 1.0m, COMPACT FILL TO 98 % S.P.D. TO WITHIN 1.0m OF FINISHED GRADE. IN AREAS OF FILL LESS THAN 1.0m, COMPACT FILL TO 95% S.P.D.

NOTES

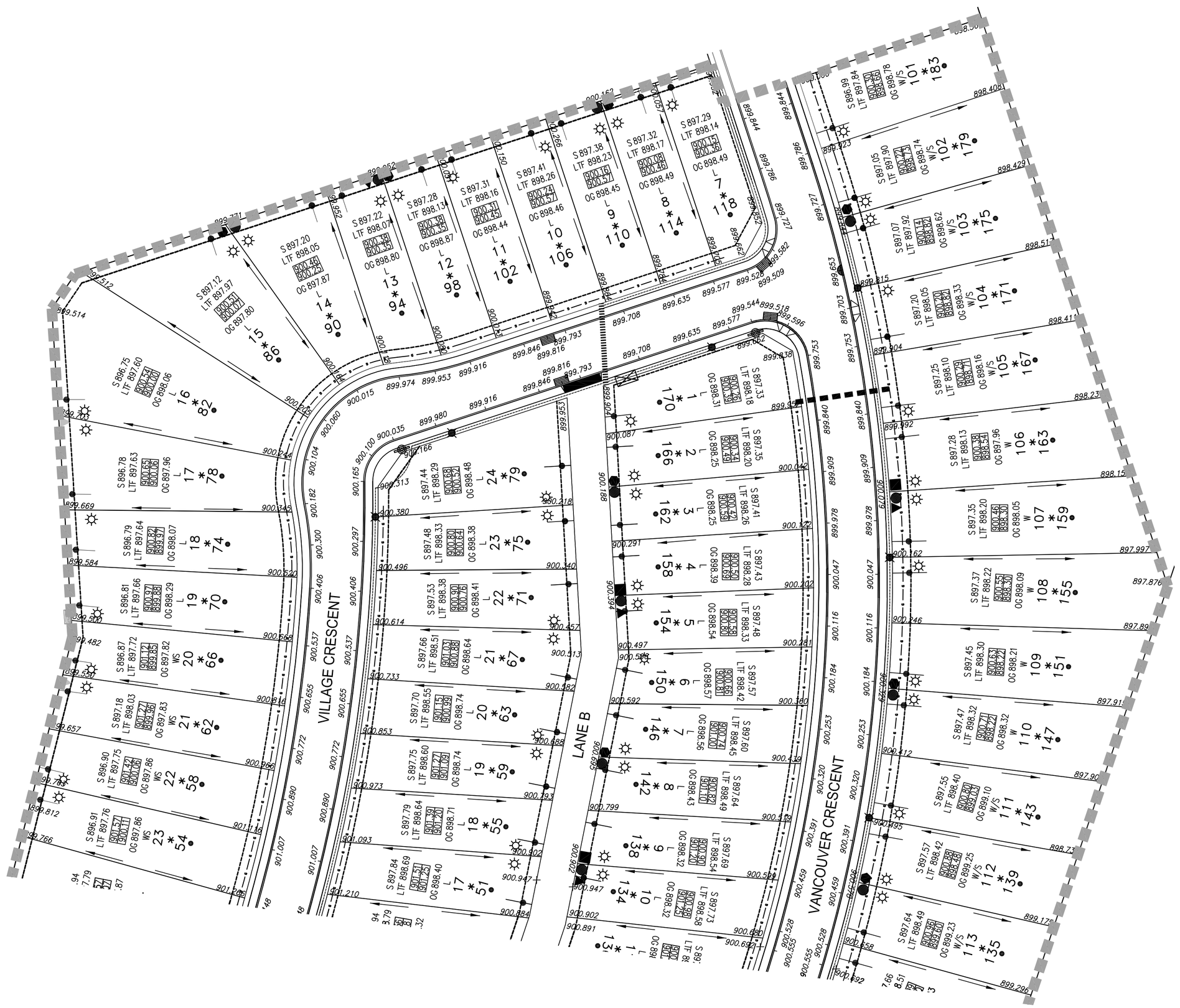
1. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
2. SAN SERVICES TO BE 150mm DIA SDR–28 PVC
3. WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
4. ALL HOUSE SERVICES TO BE TERMINATED 5.00m INSIDE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE 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 – FRONT TO BACK DRAINAGE
N.T.S.



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



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Legend

	STREET	
GRADE AT FRONT PL	980.55	980.50
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	
ELEC., TELUS, & SHAW DROPOFF	✱	
FRONT SERVICE LOCATION (3.0m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)		
GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.35	980.30

LEGEND

- ○ SINGLE WATER & SANITARY SERVICE
- △ DUAL WATER & SANITARY SERVICE
- ● SINGLE WATER, SANITARY & STORM SERVICE
- ▲ DUAL WATER, SANITARY & STORM SERVICE
- ✱ EXISTING WELL HEAD

NOTE:

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

Revision	By	Appd.	YY.MM.DD
C ISSUED FOR CONSTRUCTION	MZ	KS	13.03.11
B ISSUED FOR APPROVAL	MZ	KS	13.02.11
A ISSUED FOR REVIEW	MZ	KS	12.12.11
Issued	**By**	**Appd.**	**YY.MM.DD**
File Name: 49396–c–bg.dwg	MZ	KS	KS
	Dwn.	Chkd.	Dsgn. YY.MM.DD

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PROFESSIONAL ENGINEER KERRY P. SAUNDERS ALBERTA

Client/Project

MELCOR DEVELOPMENTS LTD.

VANIER EAST PH4B

Red Deer AB Canada

Title

BUILDING GRADE PLAN

Project No. 112849396

Scale 1:1000 (0 10 30 50m)

Drawing No. C10B

Sheet

Revision 0

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2013/03/13 3:03 PM By: Saunders, Kerry

ORIGINAL SHEET – ARCH D