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Legend

GRADE AT FRONT PL DRIVEWAY LOCATION	STREET
980.55	980.50
SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	S 978.30
LOWEST TOP OF FOOTING	LTF 979.15
ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING AT CENTRE OF BUILDING ENVELOPE)	OG 979.40
SERVICE TYPE	○
LOT NUMBER	92
DEPTH OF FILL EXCEEDS 1.2m (BEARING CERTIFICATE REQUIRED)	*
CMC ADDRESS	12
ELEC., TELUS, & SHAW DROPOFF	*
SERVICE LOCATION (3.0m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)	OG 979.40
GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.35
LEGEND	980.30
○ 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.

LOTS 1-20 BLOCK 8 TO HAVE RESTRICTIVE COVENANT FENCING INSTALLED BY DEVELOPER

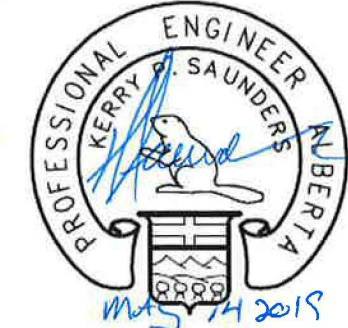
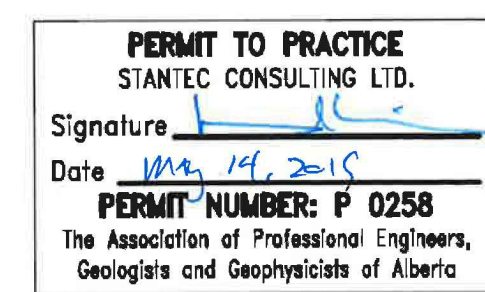
Revision

Revision	By	Appd.	YY.MM.DD
B FOR CONSTRUCTION	MZ	KS	19.05.15
A FOR APPROVAL	MZ	KS	19.03.22
Issued	By	Appd.	YY.MM.DD

File Name: #9532c_bg.dwg

Dwn. Chkd. Dign. YY.MM.DD

Permit-Seal



Client/Project

ANDERS EAST TWO COMMUNITIES INC

EVERGREEN PHASE 2

Red Deer AB CANADA

Title

BUILDING GRADE PLAN

Project No.
112849532

Scale
1:500

Drawing No.

Sheet

Revision

C10B

of

0

LOT TYPES
S - LEVEL LOT
W - FULL WALKOUT BASEMENT
A - REAR TO FRONT LOT GRADING
2-3% SLOPE FROM REAR LOT LINE
B - REAR TO FRONT LOT GRADING
3-6% SLOPE FROM REAR LOT LINE
C - REAR TO FRONT LOT GRADING
GREATER THAN 6% SLOPE FROM REAR LOT LINE

ELECTRICAL LEGEND

EXISTING	PROPOSED
UTILITY EASEMENT	UTILITY EASEMENT
POWER TRANSFORMER	POWER TRANSFORMER
POWER URD BOX	POWER URD BOX
COMMUNICATION PEDESTAL	COMMUNICATION PEDESTAL
COMMUNICATION SERVICE BOX	COMMUNICATION SERVICE BOX
SHAW PEDESTAL	SHAW PEDESTAL
STREET LIGHT	STREET LIGHT
COMMUNITY MAILBOX	COMMUNITY MAILBOX

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. SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT OR 3.0m FROM FRONT OF LOT, CURB STOP AT 2.7m FROM FRONT OF LOT.

NOTES

1. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
2. SAN SERVICES TO BE 150mm DIA SDR-28 PVC
3. STM SERVICES TO BE 100mm DIA SDR-28 PVC
4. WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
5. ALL HOUSE SERVICES TO BE TERMINATED 3.00m PAST EASEMENT LINE UNLESS OTHERWISE NOTED.
6. LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
7. 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 SIDE YARD ELEV. + 0.10m.
8. 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.
9. REFER TO THE SUBDIVISION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
10. MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.5m WHERE SITE MATERIAL IS GRAVEL.

