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Legend

GRADE AT FRONT PL	980.55	980.50
STREET		
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		*
REAR SERVICE LOCATION (3.0m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)		
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

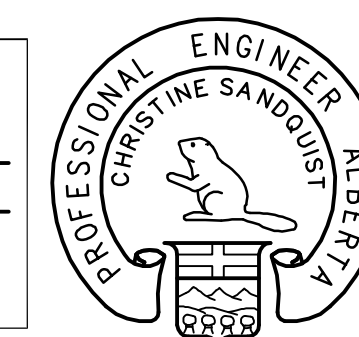
Notes
ALL LOT GRADING MUST BE INCLUDED WITH THE HOUSE DESIGN AND APPROVED BY THE DEVELOPER.

▲ CLAY PLUG REQUIRED ON SERVICE

Revision	By	Appd.	YY.MM.DD
B FOR CONSTRUCTION	LLG	CS	10.07.16
A FOR APPROVAL	LLG	BM	10.05.07
Issued	By	Appd.	YY.MM.DD
File Name: 49180c-gp.dwg	LLG	CS	CS
	Dwn.	Chkd.	Dsgn.
Permit-Seal			

PERMIT TO PRACTICE
STANTEC CONSULTING LTD.

Signature _____
Date _____
PERMIT NUMBER: P 0258
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

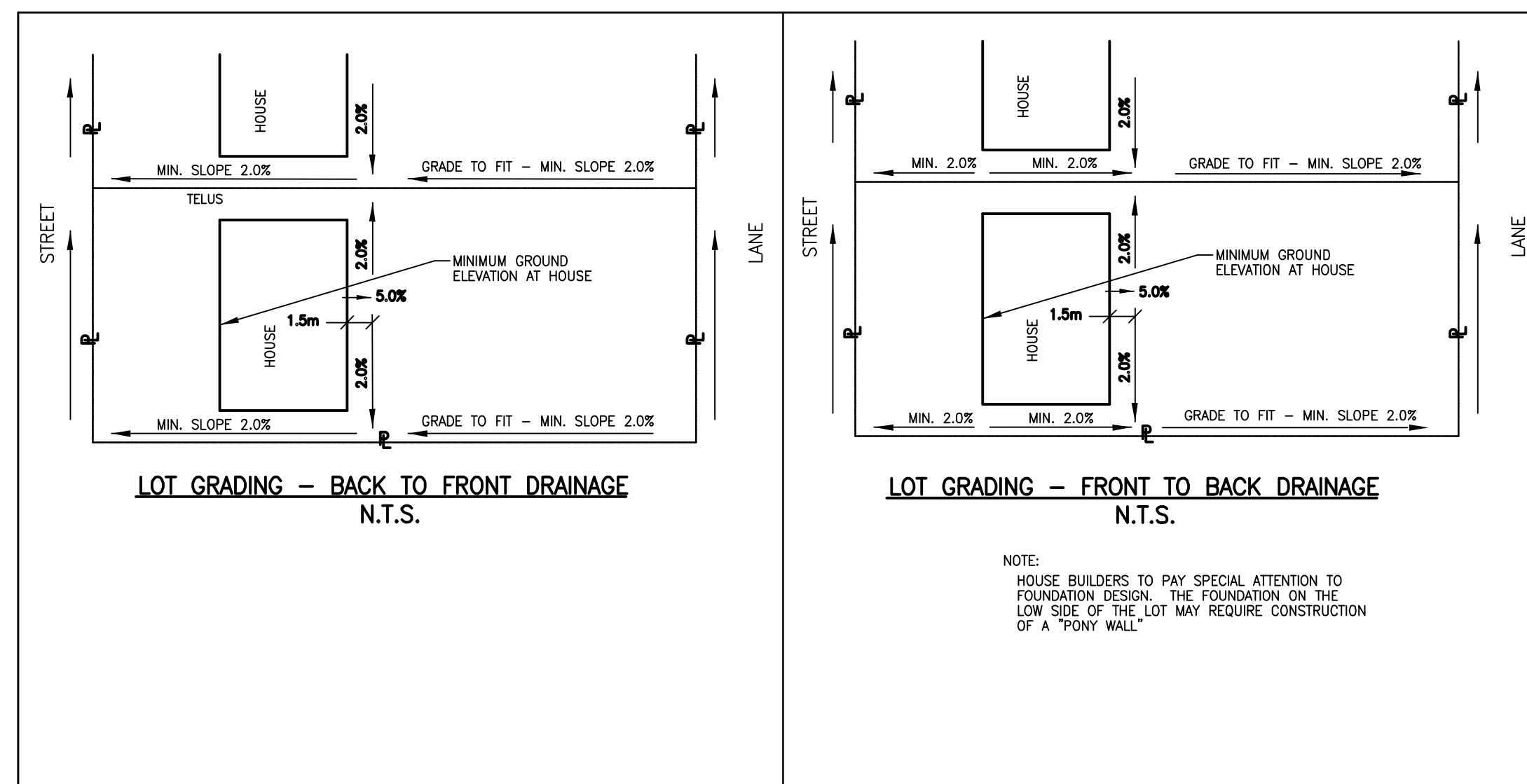


Client/Project
RICHARDSONS BROTHERS
HIGHLANDS PHASE 2
Olds AB Canada

Title
BUILDING GRADE PLAN

Project No. 112849180	Scale 1:500	Sheet 15	Revision
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C12 of 0



- NOTES**
- ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
 - SAN SERVICES TO BE 150mm DIA SDR-28 PVC
 - WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
 - ALL HOUSE SERVICES TO BE TERMINATED 5.00m INSIDE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
 - 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.
 - 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.
 - REFER TO THE SUBDIVISION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
 - MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.3m WHERE SITE MATERIAL IS GRAVEL.
 - SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT.

LOT TYPES

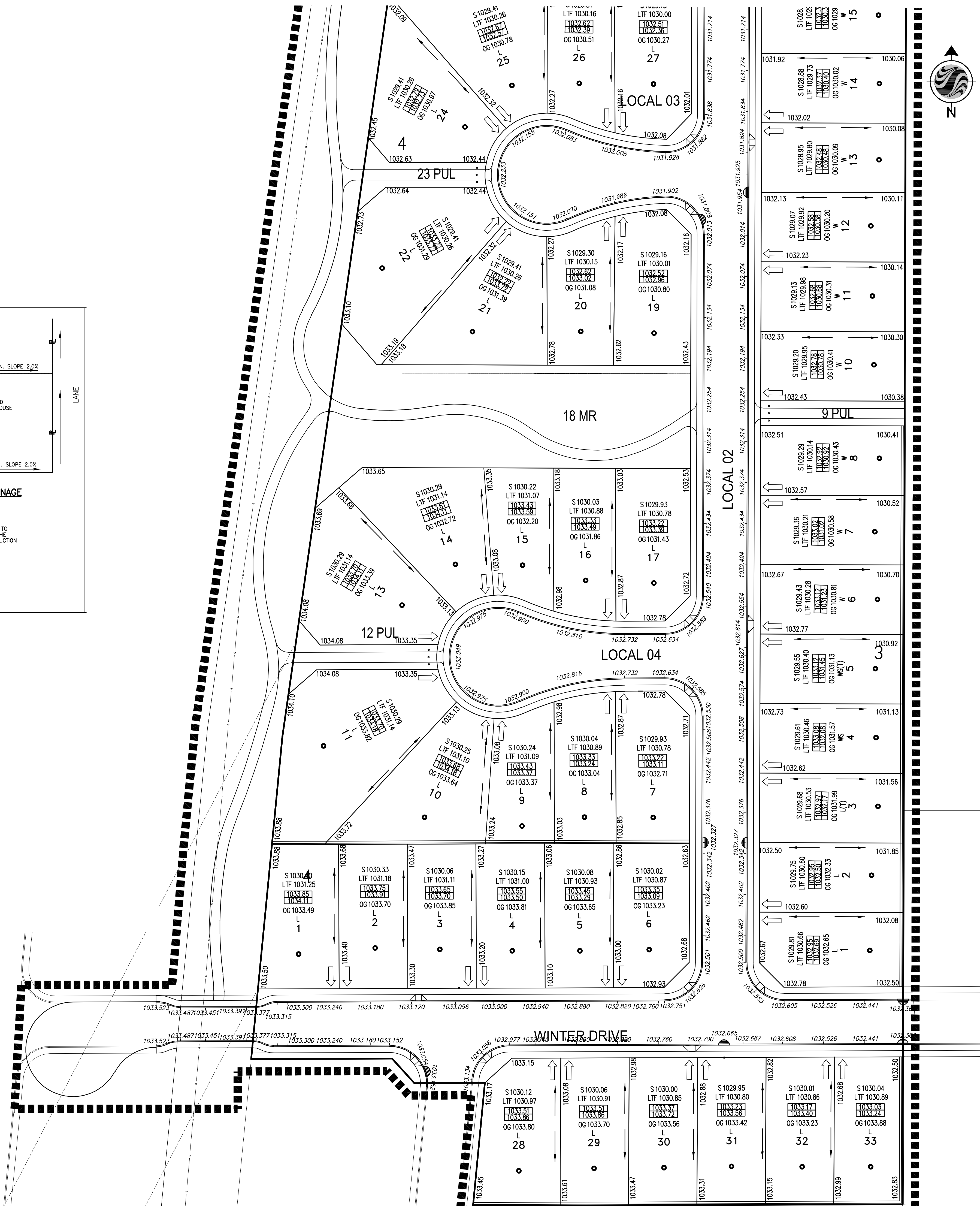
L	LEVEL LOT
LB	LEVEL LOT (BACK TO FRONT DRAINAGE)
W	FULL WALKOUT BASEMENT
WS	SPLIT LEVEL WALKOUT BASEMENT
(T)	TRANSITION LOT

ELECTRICAL LEGEND

PROPOSED	UTILITY EASEMENT	EXISTING
■	E.L.A.P. TRANSFORMER	□
○	E.L.A.P. URD BOX	○
●	TELUS PEDESTAL	●
▲	SHAW CABLE PEDESTAL	▲
□	LIGHT STANDARD	□
⊠	COMMUNITY MAILBOX	⊠

NOTE:

- 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.
- ALL ELEVATIONS ARE LIP OF GUTTER UNLESS NOTED OTHERWISE.
- SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT.



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 2016-10-10 10:13:08 11:08:13AM By: harrison