LANDMARK PROPERTIES

HERON CROSSING - PHASE 1
BLK 1, LOT 12

N

HERON COURT

3.50 UROW
4.00

RF MONO WALK

LIGHT STANDARD

694.320

R: 18.000

10.354

694.240

G

WAT
SAN

1.30

694.560

694.480

1.30

213°19'45"
43.000

693.130

12

S

☆

33.850
346°01'17"

693.400

692.750

41.453
90°21'43"

6.00

693.200

HERON COURT

7
6
5
4 PUL
1 PUL
8
9
10
15
11
14
12
13

RANGE ROAD 62/SOUTH BOUNDARY ROAD

UTILITY RIGHT-OF-WAY (3.5m)
FRONT PROPERTY LINE
PROPOSED DRIVEWAY LOCATION (IF CONSTRUCTING A FRONT DRIVEWAY)
LOT GRADES AT PROPERTY CORNERS
FRONT SETBACK = 4.0m
LEFT LOT GRADE AT SHARED PROPERTY LINE AT GRADE CHANGE
LEFT LOT GRADE AT SHARED PROPERTY LINE AT GRADE CHANGE
INTERIOR SIDE SETBACK = 1.3m
EXTERIOR SIDE SETBACK = 4.0m
LOT NUMBER
5
W
TYPE OF LOT DRAINAGE (SEE BELOW)
☆
LOT WITH FILL IN EXCESS OF 1.2m (SEE BELOW)
INTERIOR SIDE SETBACK = 1.3m
EXTERIOR SIDE SETBACK = 4.0m
REAR SETBACK = 6.0m
REAR PROPERTY LINE

(A) LOT GRADING TYPE A
BACK TO FRONT DRAINAGE 2-3% OVERALL SLOPE

(B) LOT GRADING TYPE B
BACK TO FRONT DRAINAGE 3-6% OVERALL SLOPE

(D) LOT GRADING TYPE D
STANDARD SPLIT DRAINAGE

(S) LOT GRADING TYPE S
SPLIT DRAINAGE, POSSIBLE WALKOUT BASEMENT (CAREFUL GRADING REQUIRED)

(W) LOT GRADING TYPE W
SPLIT DRAINAGE, POSSIBLE WALKOUT BASEMENT (CAREFUL GRADING REQUIRED)

☆ LOTS WITH FILL IN EXCESS OF 1.2m: ANY LOT THAT HAS ANY PART OR PORTION OF ITS FOUNDATION ON FILL WILL REQUIRE A BEARING CERTIFICATE

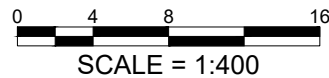— · —P— · — POWER UTILITY
——G—— GAS UTILITY

Lot 12	
LTF = 691.98	LOWEST TOP OF FOOTING ELEVATION (TYP 0.70m ABOVE SAN @ P/L)
SAN = 691.06*	SANITARY SEWER INVERT ELEVATION AT PROPERTY LINE
TF-BC = 692.74	TOP OF FOOTING ELEVATION ABOVE WHICH A BEARING CERTIFICATE IS REQUIRED
TF-DF = 692.24	TOP OF FOOTING ELEVATION ABOVE WHICH A DEEP FILL FOUNDATION IS REQUIRED
MBOE = 692.59	MINIMUM BUILDING OPENING ELEVATION (0.30m ABOVE HIGH WATER LEVEL)

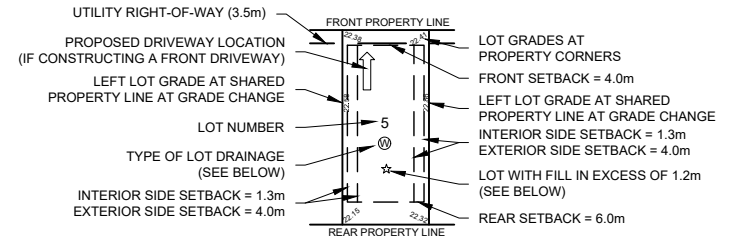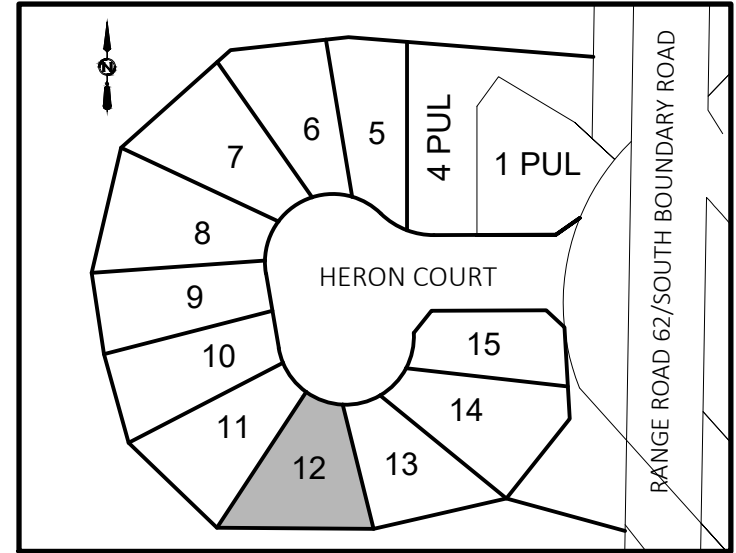NOTES:
1. CURB STOP LOCATION IS APPROX. 0.30m FROM FRONT OF PROPERTY LINE INTO THE ROAD ROW
2. PIGTAIL LOCATION FOR LOT SERVICES ARE APPROX. 5.0m FROM CURB STOP INTO THE LOT
3. ELECTRIC SERVICE IS LOCATED 1.2m INTO PROPERTY FROM FRONT PROPERTY LINE.
4. GAS SERVICE IS LOCATED 2.4m INTO PROPERTY FROM PROPERTY LINE
5. ALL FOUNDATION CONCRETE IS TO BE TYPE 50 (SULPHATE RESISTANT) CEMENT WITH A 56-DAY COMPRESSIVE STRENGTH OF 32 MPa AND WITH A MINIMUM WATER TO CEMENTING MATERIAL RATIO OF 0.45. THE ADDITION OF +5% AIR ENTRAINMENT IS ALSO RECOMMENDED FOR CONCRETE EXPOSED TO FREEZE-THAW CONDITIONS.
6. REFER TO REGISTERED LEGAL PLAN FOR LEGAL DIMENSIONS, BEARINGS AND PIN LOCATIONS
7. INFORMATION BASED ON SUBDIVISION DESIGN PROVIDED BY SCHEFFER ANDREW LTD.
* - DENOTES CORRECTED ELEVATION (SEPT 27, 2019)

0   4   8   16

SCALE = 1:400