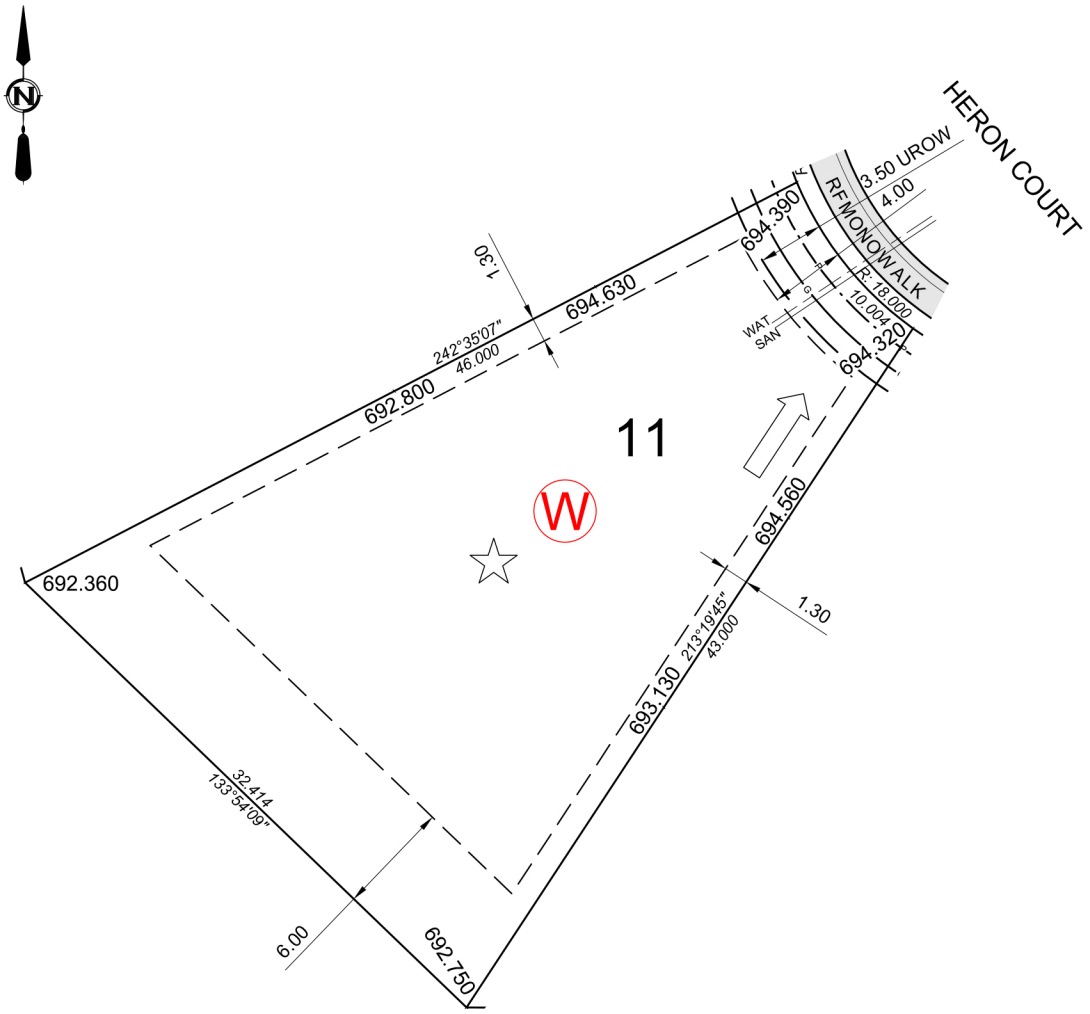
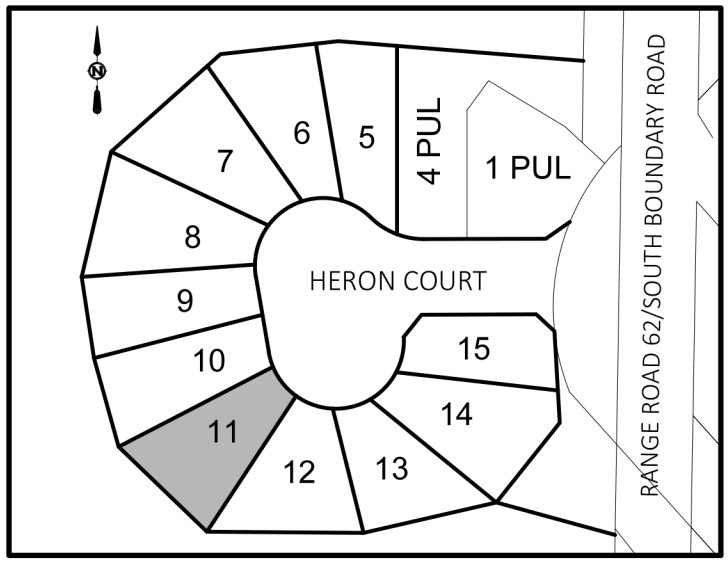
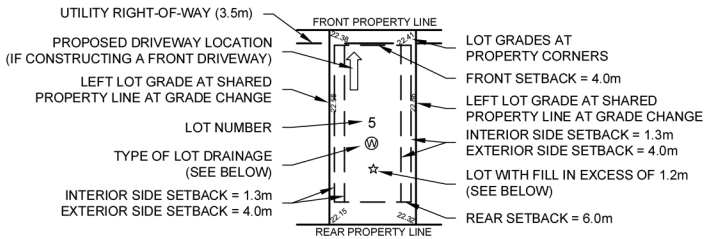
LANDMARK PROPERTIES

HERON CROSSING - PHASE 1
BLK 1, LOT 11







Lot 11	
LTF = 692.06	LOWEST TOP OF FOOTING ELEVATION (TYP 0.70m ABOVE SAN @ P/L)
SAN = 688.48	SANITARY SEWER INVERT ELEVATION AT PROPERTY LINE
TF-BC = 692.24	TOP OF FOOTING ELEVATION ABOVE WHICH A BEARING CERTIFICATE IS REQUIRED
TF-DF = 691.74	TOP OF FOOTING ELEVATION ABOVE WHICH A DEEP FILL FOUNDATION IS REQUIRED
MBOE = 692.09	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.

0 4 8 16

SCALE = 1:400

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

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

Ⓓ LOT GRADING TYPE D
STANDARD SPLIT DRAINAGE

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

Ⓦ 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