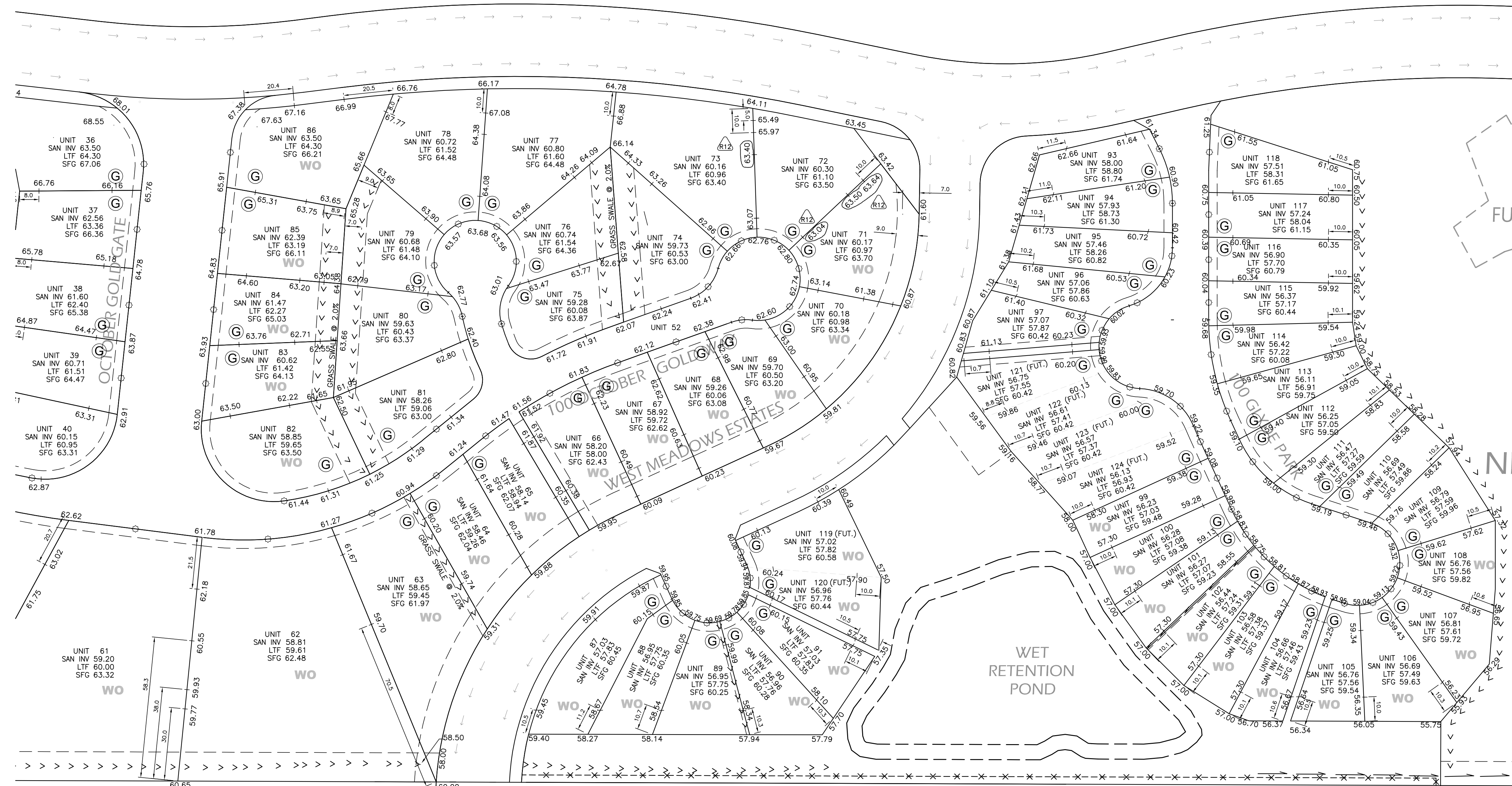
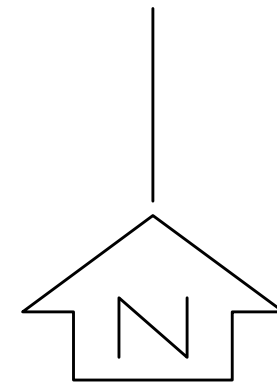


HIGHWAY WIDENING



LEGEND

PROPOSED LOT CORNER ELEV. (TYP.) XX.XX

LOT NUMBER
SANITARY INVERT AT PROPERTY LINE
LOWEST TOP OF FOOTING (LTF)
SUGGESTED FRONT GRADE (SFG)

EASEMENT - 3.5m (TYP.)*

XX.XX

*SEE PLAN FOR EXCEPTIONS

NOTE:
ADD 1100 TO ELEVATIONS SHOWN TO OBTAIN GEODETIC ELEVATIONS IN METRES.

WO WALK OUT

Garage Location

0.6m WIDE CONCRETE SWALE

SERVICES LOCATED ON CL OF THE LOT
WATER IS ON THE CL
SANITARY IS 0.3m LEFT

1.0m

0.5m PROPOSED CONTOURS

1.0m

0.5m EXISTING CONTOURS

DEVELOPMENT BOUNDARY

BENCHMARK LOCATION:

SURVEYING AND MAPPING DIVISION
Alberta Survey Control Marker (ASCM) Information
MASCOT DSS-1

ASCM 226043

Marker Installed 75-03
Tablet Markings PIR

Mapsheet Name CALGARY K
Mapsheet Number 5652 - 020
Last Updated 2001-12-10
Horiz Datum NAD83 Updated: 1994-05-24
Latitude 51 01 19.48722 dms
Longitude 114 19 29.30594 dms
Elevation 1198.687 m

3TM COORDINATES
Scale Factor 0.999900 At Ref Mer 114

Northing 5654026.823 m
Easting -22787.584 m

MARKER TYPE
Scale Factor 0.999900 At Ref Mer 114
Updated: 1995-11-01
GSC TABLET, STAMPED 756043, SET IN A CUL CONC BLOCK, A SSMRK EXISTS.
50 CM BGL

MARKER LOCATION
Updated: 1995-11-01
ON A LOW KNOLL JUST S OF THE "CUL-DE-SAC" AT THE END OF THE ACCESS RD TO THE NEW ELBOW RIVER ESTATE SUB-DIVISION, IN THE NW 1/4-2-24-3-5 FROM SARCEE TRAIL IN CALGARY TURN W AT RICHMOND RD AND PROCEED TO ELBOW RIVER ESTATES, ENTER THROUGH W ENTRANCE ON ELBOW RIVER RD, MON IS JUST S OF W END OF CUL-DE-SAC, 13M S OF E/W RAIL FENCE.

REF BY TWO REF MARKERS AS FOLLOWS:
REF 756043A, AZ 85-36, DIST 110.198M, ELEV DIFF -2.73M;
REF 756043B, AZ 190-55, DIST 33.046M, ELEV DIFF -1.39M;

PHOTO ID. NO. AS 2590 - 300,301
NOTE: PERMISSION MUST BE OBTAINED PRIOR TO OCCUPYING THIS STATION;
CONTACT BILL MILLER, LOT 54, ELBOW RIVER ESTATES
PHONE: BUS-541-0123 RES-686-0801

MARKER CONDITION COMMENTS
MARKER REPORTED IN GOOD CONDITION Inspected Updated
1995-09-05 1995-11-01

COORDINATE HISTORY COMMENTS
HORZ 94-05-24 ALBERTA NAD83 READJUSTMENT

- NOTES:**
- FINISHED GRADE, AT FRONT OR SIDE OF LOT, SLOPES DOWN AT A MIN OF 2% FROM PROPERTY LINE TO BACK OF CURB.
 - ELEVATIONS AT REAR OF LOTS ARE INVERT AT SWALE AT PROPERTY LINE, ORIGINAL GROUND OR FINISHED DESIGN GRADES.
 - LOTS ARE SERVICED AT THE FRONT CENTRE, UNLESS NOTED OTHERWISE.
 - SANITARY SEWER SERVICES ARE 100mm DIA. SDR-28 PVC AT A MINIMUM SLOPE OF 2.0%.
 - END OF SERVICES EXTEND 1.5m BEYOND FRONT EASEMENTS INTO LOT. SEE DETAIL DRAWING.
 - WATER SERVICES ARE INSTALLED AS PER CITY OF CALGARY WATERWORKS STANDARD CONSTRUCTION SPECIFICATIONS.
 - WATER SERVICES ARE 25mm", UNLESS NOTED OTHERWISE.
 - SETBACKS, SPECIFIC LOT CONDITIONS MAY REQUIRE MODIFICATIONS TO RECOMMENDED ELEVATIONS.
 - SERVICE LOCATIONS ARE FOR INFORMATION PURPOSES ONLY. IT IS RECOMMENDED THAT THE LOCATIONS BE VERIFIED PRIOR TO EXCAVATION.
 - ALL MATERIALS AND INSTALLATION ARE IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY SEWER, WATERWORKS, ROADS AND LANDSCAPE STANDARD CONSTRUCTION SPECIFICATIONS AND THE M.D. OF ROCKY VIEW SERVICING STANDARDS FOR RESIDENTIAL SUBDIVISIONS AND ROAD CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ROOF DRAINS TO BE DISCHARGED AWAY FROM HOUSE FOUNDATION TO FRONT OR REAR OF LOT.
 - STEEL REINFORCEMENT RECOMMENDED FOR CONCRETE FOOTINGS AND FOUNDATION WALLS FOR ALL HOUSES WHERE FOOTINGS ARE ON FILL. LOTS REQUIRING BEARING CERTIFICATES ARE DENOTED BY B/C. ENGINEER COMPLETING SOIL BEARING CERTIFICATE TO CONFIRM REQUIREMENTS AND/OR DETAILS.
 - ALL CURB BOXES ARE MIN. 2.75m DEEP.
 - HOUSE BUILDER TO SET TOP OF FOOTING AND FINISHED LOT GRADES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION WALL AND TOWARD THE STREET OR REAR OF LOT.
 - SIDEYARD ELEVATION TO BE MIN. 0.2m BELOW SUGGESTED FRONT GRADE.
 - REAR LOT ELEVATIONS TO BE MINIMUM 0.3m ABOVE THE HIGH WATER LEVEL OF AN ADJACENT POND.

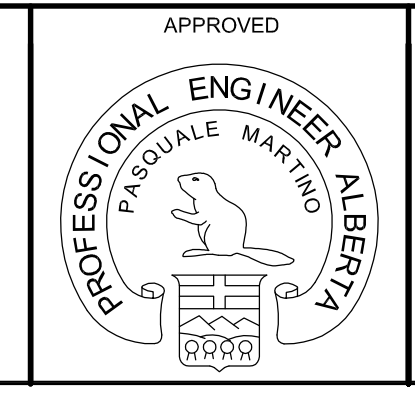
R8	ASBUILT REVISION	BY: SNK DATE: FEB 19/09	R12	ASBUILT REVISION	BY: MM DATE: NOV 25/11
R7	GARAGE LOCATION AND BUILDING GRADES WO LOTS	BY: PC DATE: AU 02/07	R11	ASBUILT REVISION	BY: AEV DATE: SEPT 13/11
R6	CHANGED LOT NUMBERS AND GRADES	BY: DIWH DATE: MAY 2/07	R10	ASBUILT REVISION	BY: PC DATE: FEB 9/11
R5	CHANGED LOT NUMBERS	BY: HM DATE: DEC 04/06	R9	ASBUILT REVISION	BY: PC DATE: DEC 04/10

APPROVED

PERMIT TO PRACTICE
ECLIPSE GEOMATICS & ENGINEERING LTD.

Signature: _____
Date: _____

PERMIT NUMBER P 08895
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta



ECLIPSE
GEOMATICS & ENGINEERING LTD.

PROJECT TITLE:

ELBOW VALLEY WEST SUBDIVISION
N 1/2-24-3-W5
IN THE M.D. OF ROCKY VIEW, No. 44
FOR
1028209 ALBERTA LTD. AND
MILLARVILLE LAND AND CATTLE CO. LTD.

DWG. TITLE:

SITE PLAN - BUILDING GRADES EAST PORTION

DES: T.P.D.	DATE: APR, 2005	PROJ. NO.: 7WU115
DRN: D.W.H./T.C.P.	CHK: T.P.D.	DRAWING NUMBER
SCALE: 1:1000		REV. NO. 12
		SHEET