

LEGEND

PROPOSED LOT CORNER ELEV. (TYP.)

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

EASEMENT - 3.5m (TYP.)

SEE PLAN FOR EXCEPTIONS

NOTE:
ADD 1.00 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 PROPOSED CONTOURS
0.5m EXISTING CONTOURS

DEVELOPMENT BOUNDARY

BENCHMARK LOCATION:

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

ASCM 226043

Marker Installed 75-03
Tablet Markings PIR

Mapsheet Name CALGARY K
Mapsheet Number 5652 - 020
Last Updated: 2001-12-10
Horz Datum NAD83 Updated: 1994-05-24
Latitude 51 01 19.48722 dms
Longitude 114 19 29.30394 dms
Elevation 1198.687 m

UTM COORDINATES
Scale Factor 0.999900 At Ref Mer 114

Northing 5654026.823 m
Easting -22787.584 m

MARKER TYPE
GSC TABLET, STAMPED 756043, SET IN A CYL CONC BLOCK, A SSMRK EXISTS.
50 CM BGL Updated: 1995-11-01

MARKER LOCATION
ON A LOW ANGLE, 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 SARGEE 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. Updated: 1995-11-01

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

NOTE:
FOR TYPICAL GRASS SWALE SECTION,
SEE DETAIL DWG. D3.

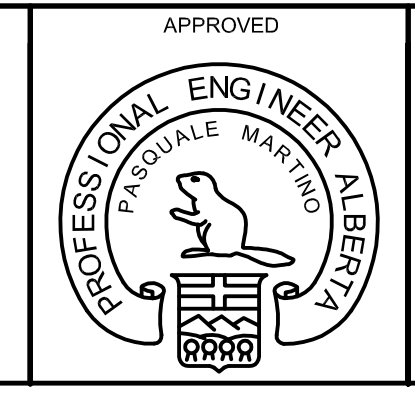
- NOTES:**
1. FINISHED GRADE, AT FRONT OR SIDE OF LOT, SLOPES DOWN AT A MIN OF 2% FROM PROPERTY LINE TO BACK OF CURB.
 2. ELEVATIONS AT REAR OF LOTS ARE INVERT AT SWALE, AT PROPERTY LINE, ORIGINAL GROUND OR FINISHED DESIGN GRADES.
 3. LOTS ARE SERVICED AT THE FRONT CENTRE, UNLESS NOTED OTHERWISE.
 4. SANITARY SEWER SERVICES ARE 100mm DIA. SDR-28 PVC AT A MINIMUM SLOPE OF 2.0%.
 5. END OF SERVICES EXTEND 1.5m BEYOND FRONT EASEMENTS INTO LOT. SEE DETAIL DRAWING.
 6. WATER SERVICES ARE INSTALLED AS PER CITY OF CALGARY WATERWORKS STANDARD CONSTRUCTION SPECIFICATIONS.
 7. WATER SERVICES ARE 25mm", UNLESS NOTED OTHERWISE.
 8. THE INFORMATION INDICATED ON THIS PLAN IS BASED ON TYPICAL BUILDING SETBACKS. SPECIFIC LOT CONDITIONS MAY REQUIRE MODIFICATIONS TO RECOMMENDED ELEVATIONS.
 9. SERVICE LOCATIONS ARE FOR INFORMATION PURPOSES ONLY. IT IS RECOMMENDED THAT THE LOCATIONS BE VERIFIED PRIOR TO EXCAVATION.
 10. 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.
 11. CONTRACTOR TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 12. ROOF DRAINS TO BE DISCHARGED AWAY FROM HOUSE FOUNDATION TO FRONT OR REAR OF LOT.
 13. 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.
 14. ALL CURB BOXES ARE MIN. 2.75m DEEP.
 15. 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.
 16. SIDEYARD ELEVATION TO BE MIN. 0.2m BELOW SUGGESTED FRONT GRADE.
 17. REAR LOT ELEVATIONS TO BE MINIMUM 0.3m ABOVE THE HIGH WATER LEVEL OF AN ADJACENT POND.

R8	ASBUILT REVISION	BY: PC DATE: DEC 4/10	R4	REVISED WEST SIDE SWALE GRADES	BY: DWH DATE: MAY 2/07
R7	ASBUILT REVISION	BY: SHK DATE: FEB 19/09	R3	CHANGED LOT NUMBERS	BY: HM DATE: DEC 04/06
R6	SIDE GRADES AND SFG LOTS 12 THROUGH 15	BY: LKT DATE: JUL 22/08	R10	ASBUILT REVISION	BY: PC DATE: FEB 4/11
R5	GARAGE LOCATION AND BUILDING GRADES WO LOTS	BY: PC DATE: AU 02/07	R9	ASBUILT REVISION, SWALE GRADE CLARIFICATION LOT 43	BY: PC DATE: DEC 21/10

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 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 WEST 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	S10	REV. NO. 10