

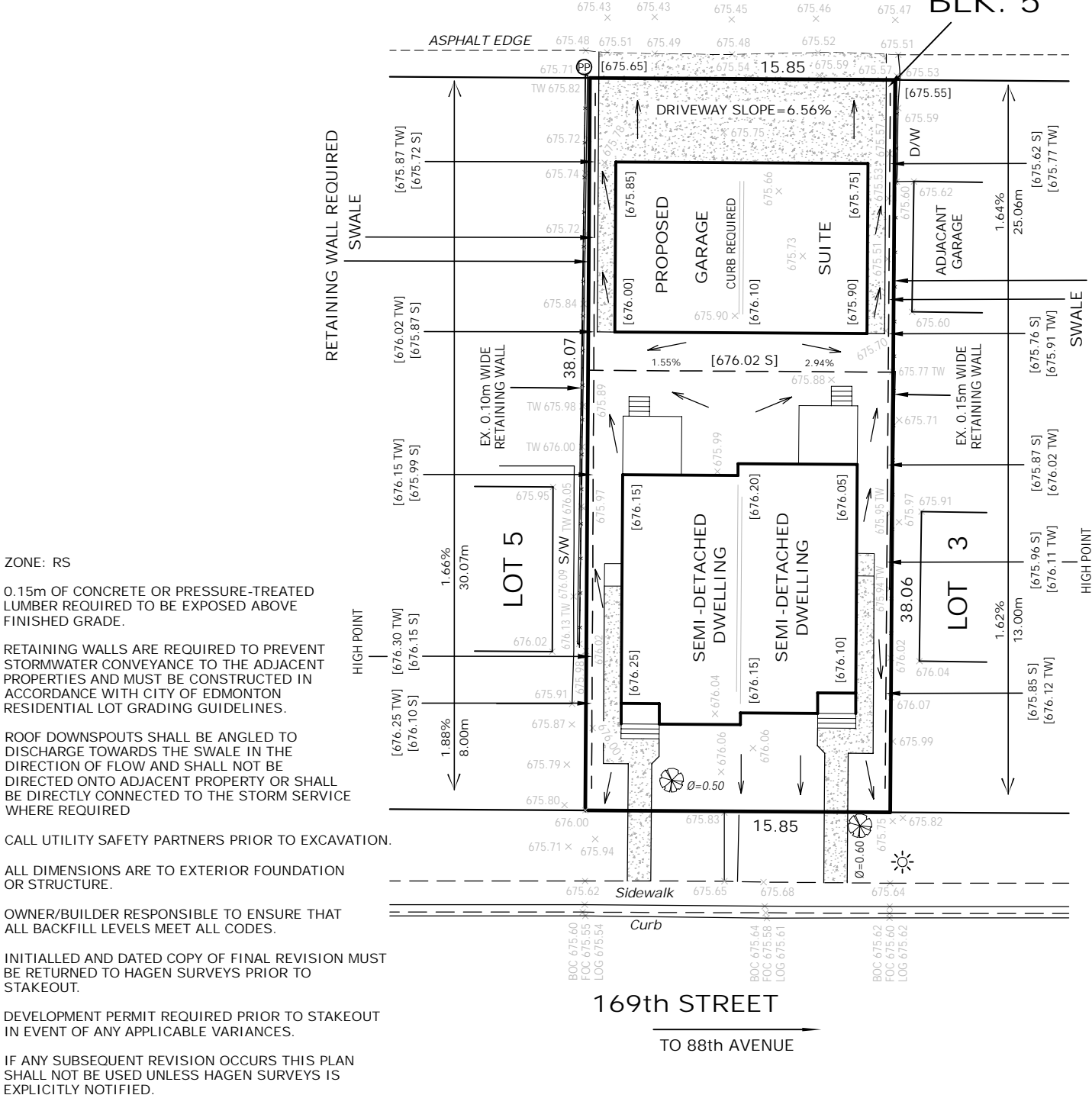
LOT GRADING PLAN

SURVEY DATUM REF. ASCM #180869 ; ELEV: 676.026m

PLAN 4370 MC

LANE

LOT 4
BLK. 5



ZONE: RS

0.15m OF CONCRETE OR PRESSURE-TREATED LUMBER REQUIRED TO BE EXPOSED ABOVE FINISHED GRADE.

RETAINING WALLS ARE REQUIRED TO PREVENT STORMWATER CONVEYANCE TO THE ADJACENT PROPERTIES AND MUST BE CONSTRUCTED IN ACCORDANCE WITH CITY OF EDMONTON RESIDENTIAL LOT GRADING GUIDELINES.

ROOF DOWNSPOUTS SHALL BE ANGLED TO DISCHARGE TOWARDS THE SWALE IN THE DIRECTION OF FLOW AND SHALL NOT BE DIRECTED ONTO ADJACENT PROPERTY OR SHALL BE DIRECTLY CONNECTED TO THE STORM SERVICE WHERE REQUIRED

CALL UTILITY SAFETY PARTNERS PRIOR TO EXCAVATION.

ALL DIMENSIONS ARE TO EXTERIOR FOUNDATION OR STRUCTURE.

OWNER/BUILDER RESPONSIBLE TO ENSURE THAT ALL BACKFILL LEVELS MEET ALL CODES.

INITIALED AND DATED COPY OF FINAL REVISION MUST BE RETURNED TO HAGEN SURVEYS PRIOR TO STAKEOUT.

DEVELOPMENT PERMIT REQUIRED PRIOR TO STAKEOUT IN EVENT OF ANY APPLICABLE VARIANCES.

IF ANY SUBSEQUENT REVISION OCCURS THIS PLAN SHALL NOT BE USED UNLESS HAGEN SURVEYS IS EXPLICITLY NOTIFIED.

169th STREET

TO 88th AVENUE

ELEVATION EXISTING	X 670.00
ELEVATION DESIGN	[670.00]
ELEVATION DESIGN SWALE	[670.00 S]
ELEVATION DESIGN TOP OF RETAINING WALL	[670.00 TW]
FINISHED FLOOR ELEVATION =	<u>677.60</u>
GARAGE FLOOR AT OVERHEAD DOOR =	<u>675.87</u>
FINISHED FLOOR ELEVATION =	<u>677.60</u>
GARAGE FLOOR AT OVERHEAD DOOR =	<u>675.87</u>
FIRE HYDRANT	
GUY WIRE	
LIGHT POST	
POWER POLE	
TREE	
UTILITY PEDESTAL	
WATER SHUT OFF VALVE	

7			
6			
5			
4			
3	BS	26-02-18	Shifted Garage Suite, Sidewalk
2	BS	26-01-19	Landings
1	BS	25-12-19	LGPDR Revisions
REV	ID	YY-MM-DD	DETAILS

DRAFT DATE:	2025-12-04	REVISION LIST
DRAFTER:	BS	CHECKED BY: DGC

NOTE: ALL DISTANCES & GRADES ARE IN METRES AND DECIMALS THEROF. THIS PLAN IS SUBJECT TO APPROVAL OF LOCAL APPROVING AUTHORITY. BUILDER/OWNER WILL BE RESPONSIBLE FOR ANY ERRORS ON THIS PLAN SHOULD CONSTRUCTION BEGAIN PRIOR TO THE PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY.