

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. THE CITY OF EDMONTON IS NOT RESPONSIBLE FOR THE USE OF THIS DRAWING. NOR GUARANTEES APPROVAL. PLEASE REFER TO ALL APPLICABLE RULES AND REGULATIONS PRIOR TO SUBMISSION OF A FORMAL APPLICATION


**NOTES**

1. This plan is subject to approval of the local development authority
2. All dimensions and elevations are in meters and decimals thereof
3. All dimensions shown must be confirmed by the contractor
4. Elevations are referred to Geodetic Monument: ASCM 172940
5. All areas and dimensions are subject to confirmation by legal survey
6. The Builder/Owner shall be responsible for an error or omissions should construction begin prior to approval
7. All building dimensions shown are to the exterior of the foundation wall
8. The contractor is responsible for locating and protection all utilities
9. A Development Permit is required prior to stakeout in event of any applicable variances
10. Zoning is RF3, Mature Neighbourhood Overlay

**STATISTICS**

TOTAL LOT AREA:	655.09 SQ.M
DWELLING AREA:	217.67 SQ.M
DWELLING ROOF AREA:	232.41 SQ.M
GARAGE AREA:	79.90 SQ.M
GARAGE ROOF AREA:	99.58 SQ.M
TOTAL STRUCTURE ROOF AREA:	331.99 SQ.M
LANDING AND WALKWAY AREA:	141.8 SQ.M
DWELLING SITE COVERAGE:	33.23%
GARAGE SITE COVERAGE:	12.2%
TOTAL SITE COVERAGE:	45.43%
FINISHED FLOOR HEIGHT:	671.06
BOTTOM OF FOOTING:	667.76
TOP OF FOUNDATION WALL:	670.70
FOUNDATION HEIGHT:	2.74
FOOTING SIZE:	0.20
GARAGE FLOOR ELEVATION @ OVERHEAD DOOR:	670.00
FINISHED GRADE @ FRONT OF HOUSE:	670.30
FINISHED GRADE @ BACK OF HOUSE:	670.42
EXISTING ELEVATION:	22.22
PROPOSED ELEVATION:	(22.22)
PROPOSED SWALE INVERT:	(22.22)
PROPOSED SLOPE:	20.0m @ 2.0%
IMPERMEABLE DISCHARGE TO LID:	303.93 SQ.M
10% IMPERMEABLE DISCHARGE:	30.39 SQ.M
LID SIZE:	33.52 SQ.M

**LEGEND**

- EXISTING DECIDUOUS TREE 
- CATCH BASIN 
- IRON BAR 
- ROOF LEADER AND DOWNSPOUT 
- SURFACE ELEVATION 
- TIE INTO EXIST. ELEV. 
- SIDEWALK 
- SIDEWALK WITH CURB 
- CONCRETE 
- LID RAIN GARDEN 
- SOD 
- MULCH AND PLANTERS 
- LID OUTLET/OVERFLOW ROCKS AND GRASSES 

LOT 9 BLOCK 99 PLAN 9999 AB  
99 999 STREET NW  
EDMONTON AB

SCALE 1:500 UNITS: METRES  
DATE 2023

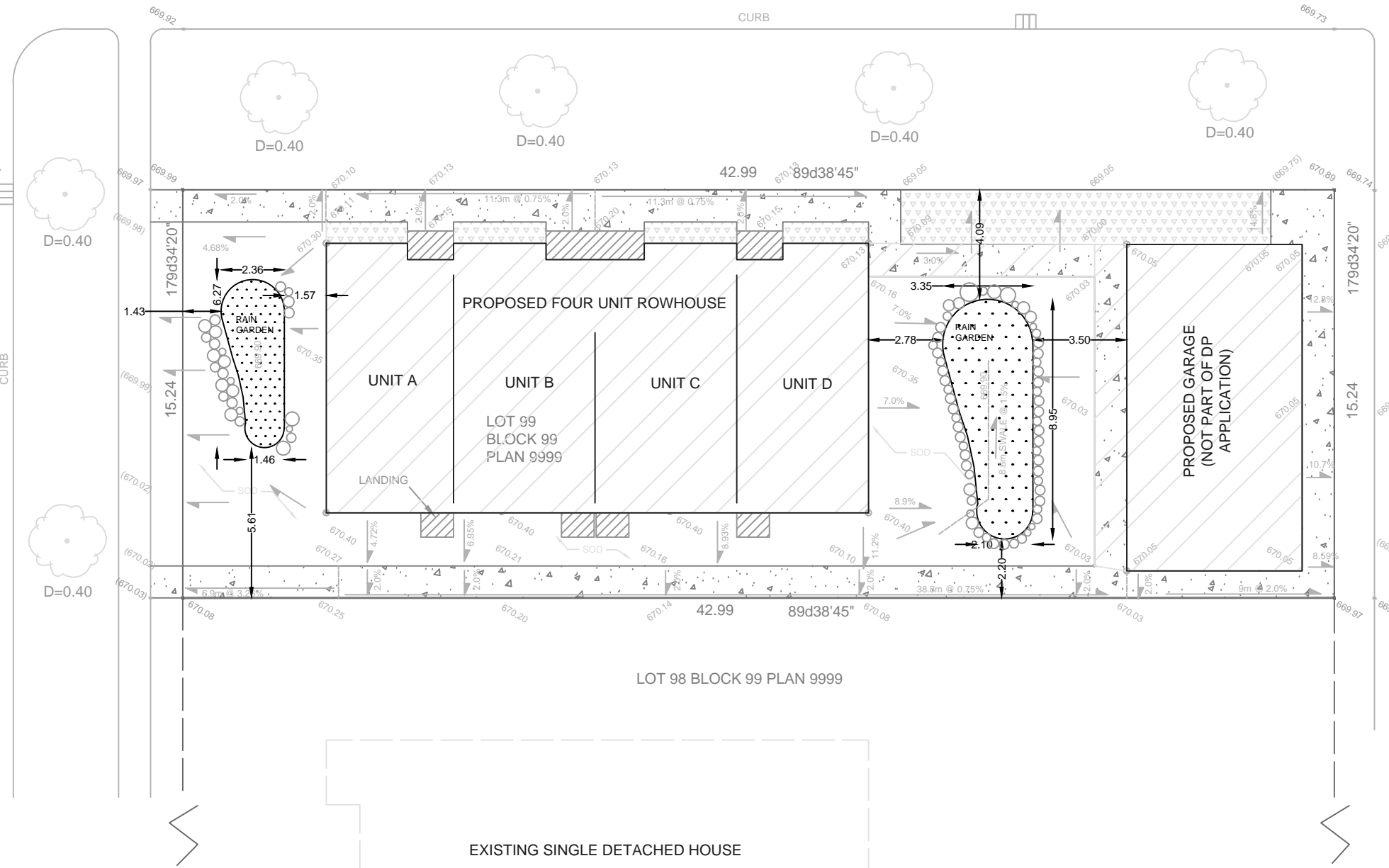
**LOT GRADING PLAN**

COMPANY NAME, ADDRESS AND CONTACT INFORMATION

999 AVENUE NW

999 STREET NW

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LID MEDIA LAYERS AND MATERIALS	
PARAMETER	VALUES
TEXTURE CLASSIFICATION	LOAMY SAND, SANDY LOAM
SAND SIZED PARTICLES LARGER THAN 0.05 AND SMALLER THAN 2.0mm IN DIAMETER	50-85%
SILT	10-15%
CLAY	5-15%
SILT AND CLAY COMBINED	MAXIMUM 30%
COMPOST (OPTIONAL)	15-25%
ORGANIC MATTER	5-15%
pH VALUE	6-8
PHOSPHORUS	10-50ppm
CATION EXCHANGE CAPACITY	>5 Meq/100g
SATURATED HYDRAULIC CONDUCTIVITY AT SOILS SPECIFIED COMPACTION AND MOISTURE	MAXIMUM 40 mm/hr

**SAMPLE PLAN FOR REFERENCE ONLY**

