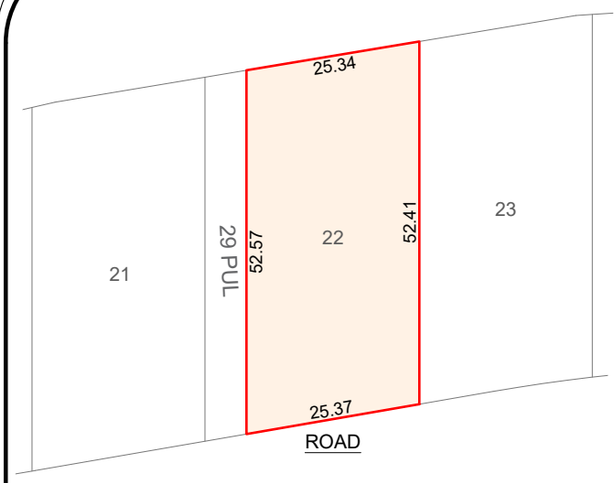
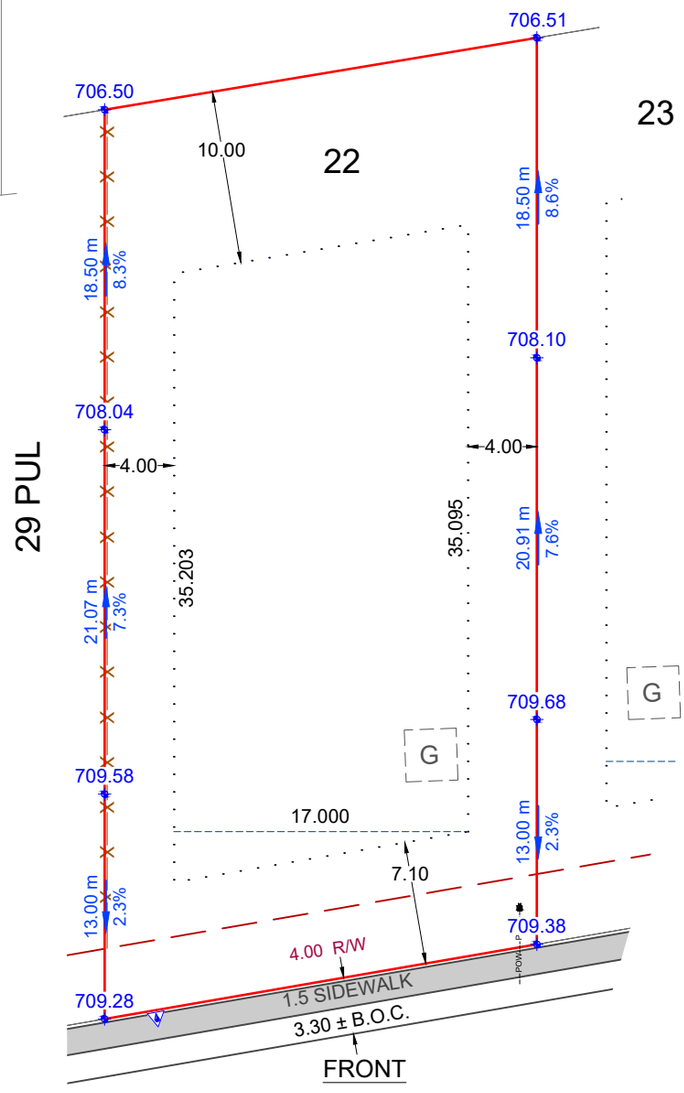
POCKET PLAN





ELEVATION DETAILS

HOUSE TYPE:	
FINISHED FLOOR:	
BOTTOM OF FOOTING:	
BASEMENT HEIGHT:	
FINISHED GRADE AT-FRONT STEP:	
FINISHED GRADE AT-BACK OF HOUSE:	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	
TOP OF CONCRETE BASEMENT WALL:	
GARAGE FLOOR:	
SANITARY SEWER SERVICE INVERT:	706.53
FOOTING SIZE:	

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.

- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY

- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.

-INFORMATION TO BE USED AS A GUIDELINE ONLY, AND IS SUBJECT TO CHANGE.

RAIN WATER LEADERS TO BE DETERMINED.
(NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)

- INFORMATION BASED ON UNREGISTERED PLAN, SUBJECT TO CHANGE.

NOTE:
DEVELOPER FENCE WILL BE CONSTRUCTED WITHIN THE BOUNDARY OF THIS LOT.

DETAILS

- LOT AREA: 1312.29 m² (14125.4 ft²)

- LOWEST BOTTOM OF FOOTING 705.25

- STORM = 707.18

LEGEND

PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION	00.00
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION	00.00
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE	POW POW POW	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	T	PROPOSED FENCE LINE	X X X	PROPOSED UTILITY VAULT	V	CENTERLINE ELEVATION	CL 0.0

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
22	5	UNREGISTERED

CIVIC ADDRESS:

LOCATION	SUBDIVISION
ARDROSSAN	ARDROSSAN ESTATES

Pals Geomatics Corp.
EMAIL: POCKET@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7

Canadian Home Builders Association Edmonton Region Member

DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PK	May. 29, 22	TBIRCH	

BUILDER\OWNER:
MODEL:
JOB NUM.:
LOT ZONING: RE
SCALE: 1:400