



PLAN AREA

KEYPLAN 1:20 000

LEGEND

EXISTING	PROPOSED
-10	MAJOR CONTOUR
-10	MINOR CONTOUR
-	EASEMENT
-	RIGHT OF WAY
-	LOT LINE

EXISTING	PROPOSED
PRECAST HEADWALL	CATCHBASIN
SURFACE GRADE	FLOW ARROW
SURFACE SLOPE	CURB CUT

NOTES:

- ALL MAJOR CONSTRUCTION WAS CARRIED OUT BY BRYCON CONSTRUCTION.
- HOUSE BUILDER TO EXPOSE SERVICE LATERALS AND CONFIRM ELEVATION PRIOR TO FOOTING PLACEMENT TO CONFIRM CONNECTION TO BUILDING.
- HOMEOWNER/HOME BUILDER IS RESPONSIBLE FOR FINAL LOT GRADING AND SURFACE TREATMENT AS PART OF HOME CONSTRUCTION.
- THE DESIGNER OF EACH INDIVIDUAL LOT GRADING PLAN MUST FOLLOW THE REQUIREMENTS OF THE HRM SUBDIVISION GRADING BYLAW. THIS INCLUDES AT A MINIMUM, COMPLETING A TOPOGRAPHIC SURVEY OF INDIVIDUAL LOT AND LOCATING PROPERTY BOUNDARIES IN THE FIELD. BOUNDARY INFORMATION MUST BE DETERMINED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE REGULATIONS OF THE NOVA SCOTIA LAND SURVEYORS ACT AND MUST INCLUDE AT A MINIMUM, FIELD MEASUREMENTS OF LEGAL BOUNDARY INFORMATION AND REVIEW OF THE APPROVED SUBDIVISION SURVEY PLAN.
- ALL ELEVATIONS ARE METRIC AND GEODETIC. CONTOURS BASED ON TOPOGRAPHIC SURVEY CONDUCTED BY THOMPSON CONN DATED DECEMBER 4, 2002 AND DESIGNPOINT BETWEEN DECEMBER 20, 2017 AND DECEMBER 19, 2018.
- MINIMUM LOT GRADE TO BE 2%.
- MAXIMUM LOT GRADE TO BE 3:1 (HORIZONTAL:VERTICAL). GRADES STEEPER THAN 3:1 ARE TO BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.
- INDIVIDUAL LOT GRADING DESIGN TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION BASED ON AS-BUILT CONDITIONS.
- FLOOR ELEVATIONS TO BE CONFIRMED AS PART OF INDIVIDUAL LOT GRADING DESIGN BASED ON AS-BUILT LATERAL LOCATIONS.
- ROOF LEADERS TO DISCHARGE TO SURFACE AND TOWARDS ROAD.
- FENCE OR HANDRAIL REQUIRED FOR WALLS HIGHER THAN 1 m (AS PER HRM REQUIREMENTS).
- THE INFORMATION ON THIS PLAN IS INTENDED TO PROVIDE GUIDANCE TO THE DESIGNER OF EACH INDIVIDUAL LOT GRADING PLAN.
- THIS PLAN ALONE IS NOT INTENDED FOR, AND IS NOT SUITABLE FOR THE DETERMINATION OF INDIVIDUAL LOT GRADING DESIGN.

DRAFT
NOT FOR CONSTRUCTION

12 0 Metres 12 24
1:400

1	DRAFT	DRAFT
ISSUE	DATE	DESCRIPTION
CONSULTANT		

DESIGN POINT
ENGINEERING & SURVEYING

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CLIENT

THE LINKS AT BRUNELLO
PROJECT DESCRIPTION

THE LINKS AT BRUNELLO:
PHASES 4 & 5

TIMBERLEA, NOVA SCOTIA
SHEET DESCRIPTION

ELEVENTH HOLE MULTI-UNIT SITE
GRADING PLAN

Drawn J. DWYER	Engineer A. SKETCHLEY	Project No. 17-144	Drawing No. C-SK01
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