

# TIMBERLANDS RESIDENTIAL PHASE 1A

## NOTES:

### LEGEND

- ▲ LIGHT STANDARD
  - EL&P URD BOX
  - EL&P TRANSFORMER
  - SHAW CABLE PEDESTAL
  - ▼ TELUS PEDESTAL
  - ☒ MAILBOX SITE
  - ⊕ FIRE HYDRANT
  - P POWER SERVICE FROM FRONT
  - WATER, SANITARY, STORM SERVICE FROM FRONT
- LOT TYPES**
- L LEVEL LOT
  - ARCHITECTURAL CONTROLS (SEE SCHEDULE A) (1) (1A) (2)
  - S SECONDARY SUITE
  - G MANDATORY GARAGE LOCATION
  - G OPTIONAL GARAGE LOCATION
- NOTE:**  
Distances are shown in meters. Setback perpendicular to lot line shown thus:
- LOT  
STREET
- EASEMENTS  
FRONTAGE AT SETBACK (76.0m SETBACK ON OPEN LOTS)
- ▨ R1N LOTS

DIMENSIONS SHOWN ARE IN METRIC UNITS: (CONVERSION 1.0m = 3.281FT.)

APPLICANTS ARE TO CHECK MAP WITH ENGINEERING DEPARTMENT FOR EL&P, SHAW CABLE & TELUS PEDESTAL, TRANSFORMER, STREET LIGHT AND HYDRANT LOCATIONS. THEY ARE SHOWN IN THEIR APPROXIMATE LOCATION AND MAY VARY SLIGHTLY. IF CONFLICT, CONFIRM WITH CITY EL&P AND ENGINEERING DEPARTMENT.

SEE PRICE LIST FOR BUILDING LINE FRONTAGE AND OTHER LAND SALE INFORMATION.

ALL POWER, PHONE, AND CABLE TV ARE REAR SERVICED EXCEPT AS NOTED.

ALL SEWER AND WATER ARE REAR SERVICED EXCEPT AS NOTED.

ALL GAS IS FRONT SERVICED.

LOT DIMENSIONS, SETBACKS AND BUILDING LINE FRONTAGES MAY VARY SLIGHTLY UPON REGISTRATION OF THE SUBDIVISION PLAN AT THE LAND TITLES OFFICE.

VERIFY INFORMATION CONCERNING LOWEST TOP OF FOOTING AND LOT DIMENSIONS WITH THE CITY OF RED DEER ENGINEERING DEPARTMENT - CUSTOMER SERVICES SECTION. LOT GRADES MUST ADHERE TO BUILDING GRADES CERTIFICATE.

PRIOR TO POURING ANY CONCRETE, THE OWNERS ARE TO HAVE A GEOTECHNICAL ENGINEER INSPECT THE SOILS AT EXCAVATION DEPTH. THE OWNERS ARE TO PROVIDE THE CITY OF RED DEER WITH A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT, VERIFYING THAT THE SOILS HAVE ADEQUATE BEARING CAPACITY AND/OR STIPULATING ANY CONSTRUCTION RECOMMENDATIONS AND SPECIFICATIONS.

CONSTRUCTION OF THE FOUNDATION SYSTEM TO TAKE INTO CONSIDERATION THE RECOMMENDATIONS OF THE SOILS REPORT BY PARKLAND GEOTECHNICAL LTD.

UPON COMPLETION OF THE FOUNDATION SYSTEM, THE OWNERS ARE TO SUBMIT A COPY OF THE GEOTECHNICAL ENGINEERS BEARING CERTIFICATE AND VERIFICATION OF THE AS-BUILT INSTALLATION. THE OWNER IS HEREBY ADVISED THAT A STRUCTURAL ENGINEER'S REPORT MAY ALSO BE REQUIRED.

BUILDING LINE FRONTAGES AND SETBACKS MUST BE CONFIRMED WITH THE INSPECTIONS AND LICENSING DEPARTMENT.

LOTS 23- 30 BLOCK 2 HAVE EXISTING TREES TO BE PRESERVED IN NATURAL STATE. NO GRADING HAS BEEN COMPLETED.

