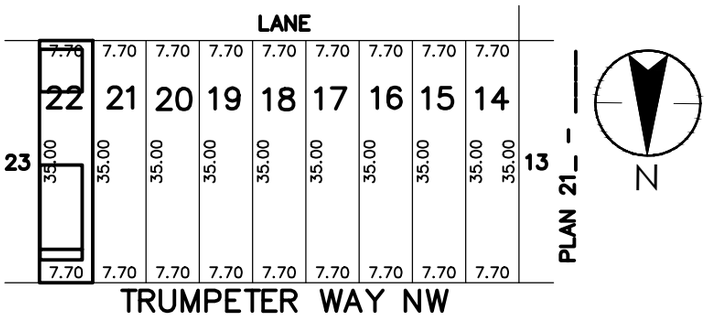
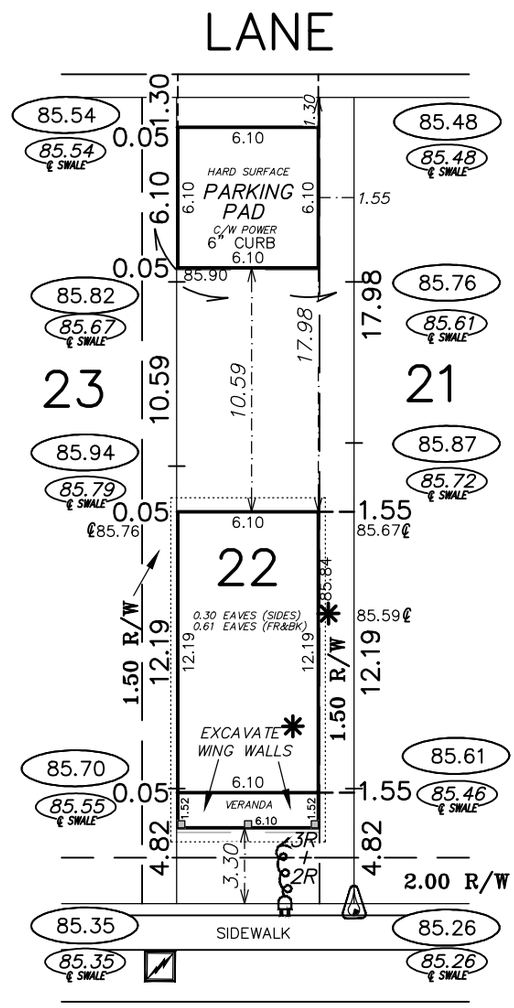


BASEMENT LOCATION MUST BE EXACT.
CONTACT STANTEC GEOMATICS TO
PINPOINT WALL LOCATION ON FOOTINGS
SURVEY.EDMONTON@STANTEC.COM

CITY OF EDMONTON
LANDSCAPING REQUIREMENTS
(PER DWELLING):
1 DECIDUOUS TREE
1 CONIFEROUS TREE
4 SHRUBS



FRONT

LOT AREA = 269.50 m²
HOUSE AREA = 83.61 m²
HOUSE COVERAGE = 31.03 %
PARKING PAD AREA = 37.16 m²
PARKING PAD COVERAGE = 13.79 %
LOT WIDTH AT 3.00m SETBACK IS 7.70 m

DRAINAGE TYPE – STANDARD SPLIT

Garage Location –
Hydrant –
C.C. Location –
Power Service –
Street Light –
Service Pedestal –
Transformer –
Critical Swale Grades –
Direction Of Surface Drainage

House Type 2 STOREY
Finished Floor 86.51
Bottom Footing 83.42
Finished Grade Front 85.72 3 RISE + DOWN 7" + 2 RISE
Finished Grade Back Left = 86.01 Right = 85.92
Bottom Side Door Sill 85.94 ✱3 RISE INSIDE
Bottom Bsm't Window WELLS AS REQ'D
Top Conc. Bsm't Wall 86.21
Finished Garage Floor Back = 85.80 Front = 85.70
Sanitary Sewer Invert 82.51

JOIST 0.30 CONC.WALL 2.59 FOOTING 0.20

CARSON (STEPS ON RIGHT)

SCALE 1 : 300 0 5 10 15 RMD

Foundation Wall Height: 8 ' 6 "

Rain Water Leaders: Required

*It is the responsibility of the builder to contact the soils consultant to determine if there are any special considerations pertaining to house foundation construction.
*The elevation of this house has been designed so that it will be in conformance with the lot grading plan.
*This plan is subject to the approval of the local approving authority and the agent responsible for the architectural control guidelines.
*Stantec Geomatics will accept no responsibility for any costs incurred due to an error or omission on this plan if construction starts prior to the subject approvals.
*All dimensions and services shown must be confirmed by contractor prior to excavation.
*All distances shown are in metres and decimals thereof.
*This Plot Plan is the property of Stantec Geomatics. It is forbidden to use this Plot Plan for survey layout of the building location and/or elevation without prior written consent from Stantec Geomatics.

Stantec Geomatics Ltd.
400-10220 103 Avenue NW
Edmonton, Alberta, Canada
Tel. 780-917-7000
www.stantec.com

Legal Description
LOT 22 BLOCK 19 PLAN 212-2571
TRUMPETER

Municipal Address
2391 TRUMPETER WAY NW
EDMONTON

Builder
PACESETTER HOMES

Title
Plot Plan
Your File: 12003
DH 07/26/22 PP

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