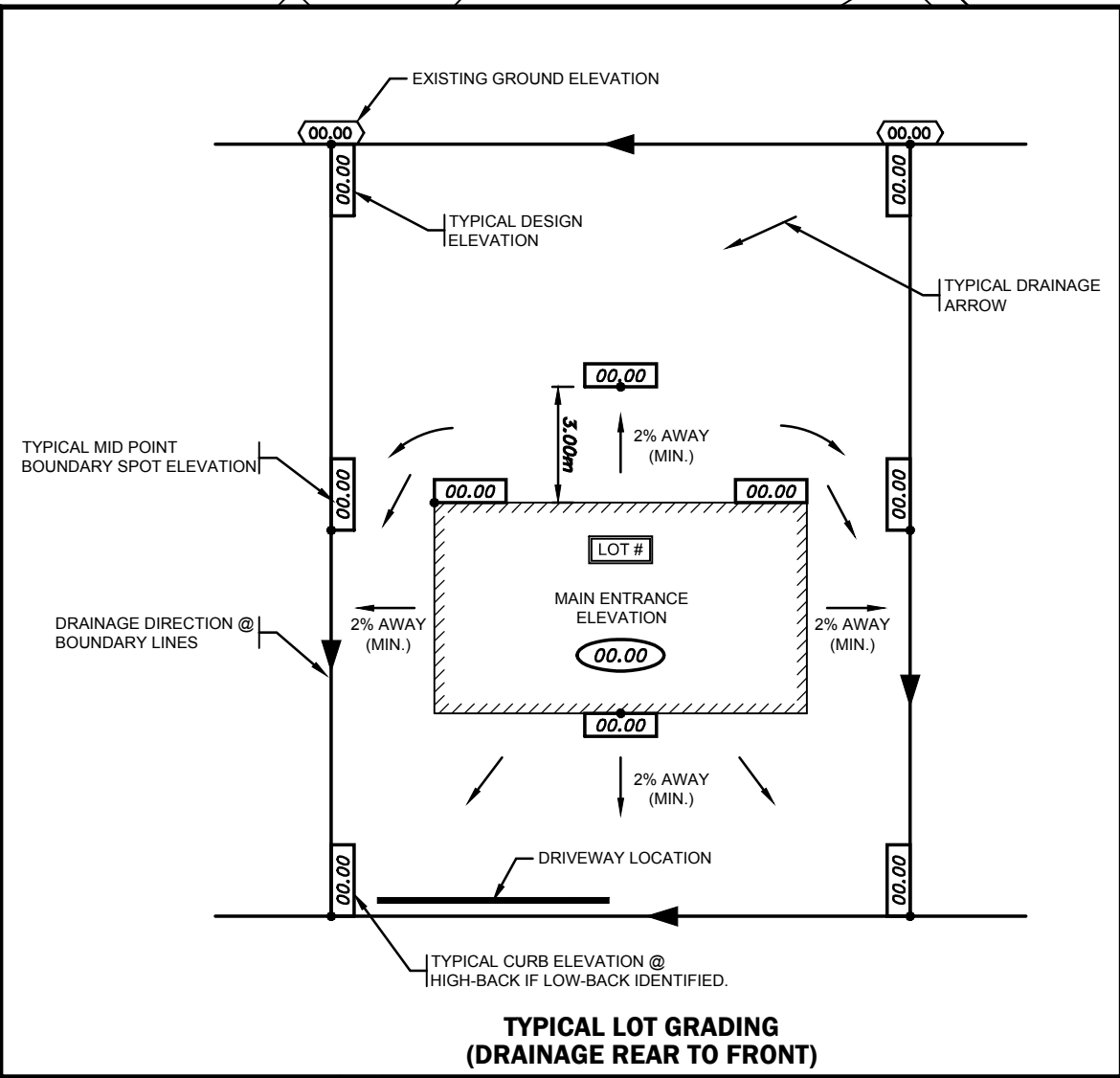
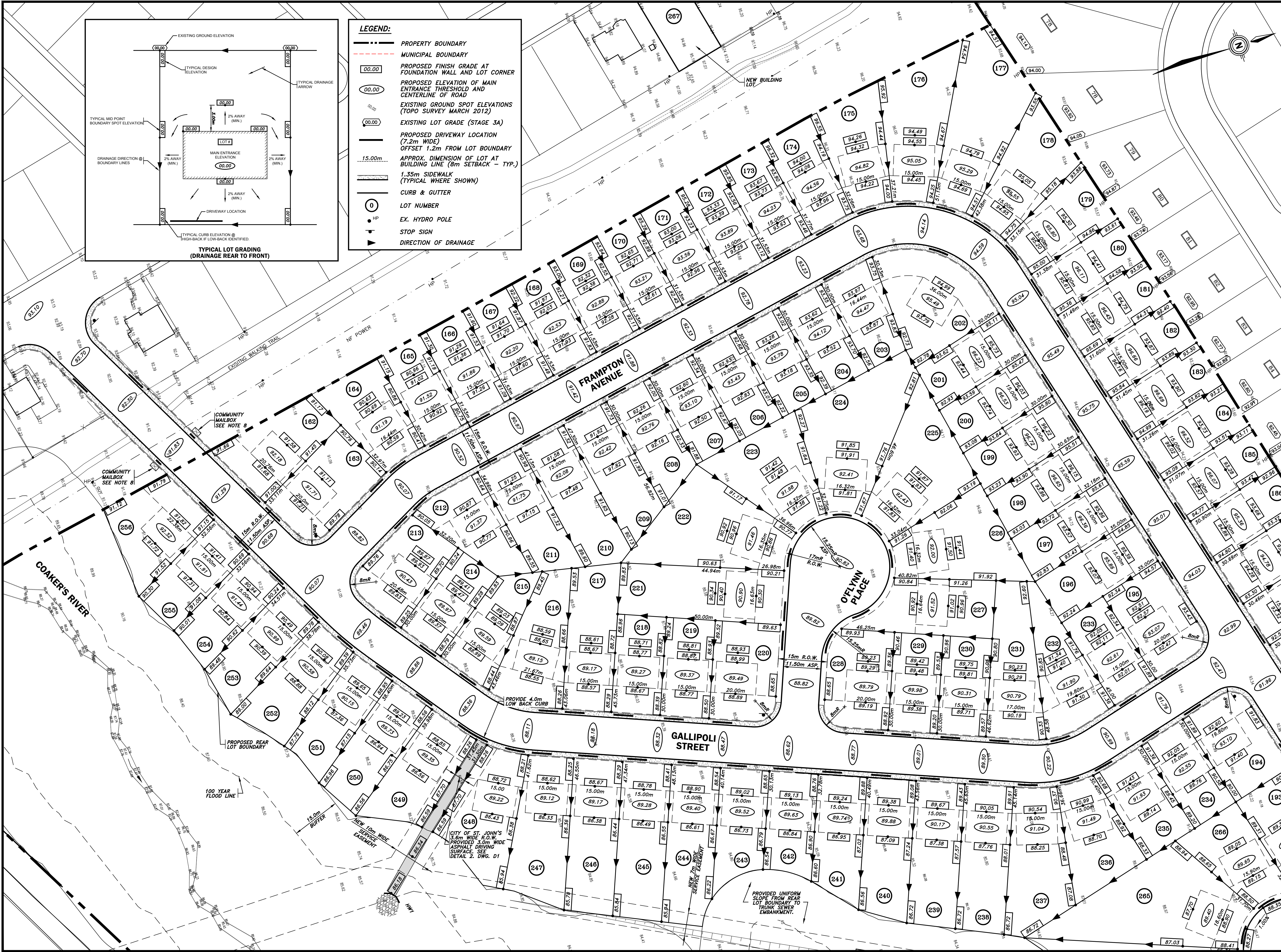




- LEGEND:**
- PROPERTY BOUNDARY
 - MUNICIPAL BOUNDARY
 - PROPOSED FINISH GRADE AT FOUNDATION WALL AND LOT CORNER
 - PROPOSED ELEVATION OF MAIN ENTRANCE THRESHOLD AND CENTERLINE OF ROAD
 - EXISTING GROUND SPOT ELEVATIONS (TOPO SURVEY MARCH 2012)
 - EXISTING LOT GRADE (STAGE 3A)
 - PROPOSED DRIVEWAY LOCATION (7.2m WIDE)
 - OFFSET 1.2m FROM LOT BOUNDARY
 - APPROX. DIMENSION OF LOT AT BUILDING LINE (8m SETBACK - TYP.)
 - 1.35m SIDEWALK (TYPICAL WHERE SHOWN)
 - CURB & GUTTER
 - LOT NUMBER
 - EX. HYDRO POLE
 - STOP SIGN
 - DIRECTION OF DRAINAGE



- NOTES**
1. TOPOGRAPHIC SURVEY OF MARCH, 2012 BY BROWN AND WAY SURVEYS.
 2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ST. JOHN'S SPECIFICATIONS BOOK.
 3. PROPOSED REAR AND SIDE LOT GRADES OF THE PROPOSED DEVELOPMENT TO MATCH EXISTING GRADES OF ADJUTING PROPERTIES.
 4. DESIGN GRADES FOR LOT PROVIDED AT KEY LOCATION ONLY. GRADE LOTS TO SHED WATER AWAY FROM HOUSE IN ACCORDANCE WITH NATIONAL BUILDING CODE.
 5. SIDE YARDS TO HAVE MAX. 2:1 (H:V) SLOPE BETWEEN LOTS.
 6. ALL TRAFFIC CONTROL SIGNAGE AT PUBLIC STREET INTERSECTIONS TO BE INSTALLED BY CITY OF ST. JOHN'S.
 7. HOME BUILDER TO ENSURE FROST WALL CONSTRUCTION ADHERES TO LOT GRADING PLAN.

6	AS CONSTRUCTED	01/21/16
5	ADDED COMMUNITY MAILBOX LOCATIONS - STREET 'A'	08/06/15
4	REVISED LOT GRADING LOT No.'s 221-227 AND CENTERLINE GRADES ALONG STREET 'C'	06/22/15
3	REVISED DRIVEWAY LOCATION LOT 202 & REVISED REAR LOT BOUNDARIES & GRADES FOR LOT No.'s 237-256	05/26/15
2	ISSUED FOR CONSTRUCTION	07/25/13
1	REVISED AS PER CITY OF ST. JOHN'S COMMENTS	04/22/13
0	ISSUED FOR REVIEW	12/20/12
NO.	REVISIONS	DATE

PROFESSIONAL STAMP



PROVINCE OF NEWFOUNDLAND
PERMIT HOLDER
Class 'A'
This Permit Allows
PINNACLE ENGINEERING LIMITED
To practice Professional Engineering
in Newfoundland and Labrador.
Permit No. as issued by APEGN L0331
which is valid for the year 2016.

CLIENT
CABOT DEVELOPMENT CORPORATION LIMITED

PROJECT TITLE
CLOVELLY TRAILS STAGE 3C

SHEET TITLE
LOT LAYOUT & GRADING PLAN

PROJECT NO.
11010

DRAWN BY JAN	CHECKED BY KHH
DATE DECEMBER 2012	DRAWING NO. C2
SCALE 1 : 500	