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RF
RR

DEVELOPMENT ENGINEERING DEPARTMENT
GRADING PERMIT APPROVAL

DATE RECEIVED: May 13, 2020

GRADING **APPROVED**
By Nino Perez at 4:31 pm, May 27, 2020

1.5m BLACK VINYL CHAINLINK FENCE (SEE LANDSCAPE DWGS FOR DETAILS)

EX 226.49

226.96

227.10

227.06

7.56

4.8%

3.6%

4.1%

227.18

227.33

227.54

227.39

227.54

227.66

12.43

5.0%

5.11

3.4%

4.9%

227.71

227.86

WOOD DECK ABOVE

227.70

2R WOB

SUNCREST

RC

4007

EL. A

FF 230.85

TFW 230.44

BF 228.08

UF 227.85

3R

230.28

6.12

5.59

230.13

6.95

3.7%

4.87

3.19

229.98

230.13

230.08

229.93

229.91

229.87

2.0%

1.6%

230.08

230.21

230.29

1.85

9.70

17.70

6.12

5.59

230.13

2.0%

229.98

2.0%

229.94

230.13

10.67

5.64

230.09

5.3%

3.46%

229.77

1.50m CONC SIDEWALK

5.74

5.79

SAN 226.47

RDC 226.65

FDC 226.64

(AS BUILTS)

SAN 226.47

RDC 226.66

FDC 226.64

(AS BUILTS)

1.50m CONC SIDEWALK

5.79

PURPLE CREEK ROAD

AIR CONDITIONER ROUGH
IN REQUIRED

COVERAGE CALCULATION	
LOT NO. :	111
LOT AREA :	438.04 m ²
BLDG. AREA : (INCL. PORCH)	149.30 m ²
LOT COVERAGE :	34.08 %
LANDSCAPE AREA:	249.05 m ²
LANDSCAPE COV. :	56.86 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.11
F.F. TO TOP OF ROOF:	10.62 m
F.F. TO MEAN OF ROOF:	8.38 m
PROPOSED BLDG. HGT:	9.12 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	40.84 m ²
LANDSCAPE AREA :	22.52 m ²
COVERAGE (50% MIN.) :	55.14 %
SOFT LANDSCAPE AREA:	19.54 m ²
SOFT COVERAGE (50% MIN.)	86.77 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	149.13 m ²
SOFT LANDSCAPE AREA :	149.13 m ²
COVERAGE (60% MIN.):	100.00 %

APPROVED BY:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

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ISSUED FOR FINAL APPROVAL	-	-
ISSUED FOR PRELIMINARY APPROVAL	AW	2020.03.11



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| | ENGINEERED FILL LOTS | | DOUBLE STM / SAN / RDC CONNECTION
REFER TO SCS DWG. 902
DETAIL 1-1 MODIFIED | | CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS R/R (SEE NOTE 1.3) | | SANITARY MANHOLE | | STORM MANHOLE | | VALVE & CHAMBER | | VALVE & BOX | | HYDRANT | | AIR CONDITIONER | | INFILTRATION TRENCH | | BELL PEDESTAL | | CABLE PEDESTAL | | HYDRO POLE | | HYDRO POLE GUY | | STREET SIGN | | COMMUNITY MAILBOX | | PAD MOUNTED MOTOR | | EXISTING GRADES | | PROPOSED GRADES | | SWALE DIRECTION | | EMBANKMENT / BERM
MAX 3:1 SLOPE | | SANITARY LINE | | STORM WATER LINE | | WATERLINE | | HYDRO LINE | | GAS LINE | | CABLE LINE | | BELL | | HYDRO GAS REFILL CABLE LINE | | DOWNSPOUTS | | WINDOWS PERMITTED | | 45 MINUTE FIRE RATED WALL
SIDEWALK DISTANCE IS LESS THAN 12m TO LOT LINE (NO WINDOWS PERMITTED) | | CHAIN LINK FENCE | | FENCE AND GATE | | PRIVACY FENCE | | ACOUSTIC FENCE | | SUMP PUMP AND SURFACE DISCHARGE LOCATION | | FINISHED FLOOR | | FF T/FW | | BASMENT FLOOR | | UPGRADE ELEVATION | | WOOD WALKOUT DECK | | WOOD BASEMENT | | MODIFIED | | REVERSED | | NO DOOR | | HIGH LIGHTED GRADE |
|--|----------------------|--|---|--|---|--|------------------|--|---------------|--|-----------------|--|-------------|--|---------|--|-----------------|--|---------------------|--|---------------|--|----------------|--|------------|--|----------------|--|-------------|--|-------------------|--|-------------------|--|-----------------|--|-----------------|--|-----------------|--|------------------------------------|--|---------------|--|------------------|--|-----------|--|------------|--|----------|--|------------|--|------|--|-----------------------------|--|------------|--|-------------------|--|--|--|------------------|--|----------------|--|---------------|--|----------------|--|--|--|----------------|--|---------|--|---------------|--|-------------------|--|-------------------|--|---------------|--|----------|--|----------|--|---------|--|--------------------|

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HUNT 
DESIGN ASSOCIATES INC.

Drawn By Checked By Scale File Number

OF OF 1:250 217020WSP01

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