



**DESERT BLUME D-SOUTH
BLOCK 10, LOT 10
36 DUNES WAY
RESIDENTIAL SITE PLAN**



LTF = 712.85
SAN = 712.26
STM = 712.22
TF-BC = 714.25
TF-DF = 715.45
MBOE = 712.99 (REAR)



- LEGEND**
- ← PROPOSED DRIVEWAY LOCATION
 - ← LOT DRAINAGE DIRECTION
 - * AFFECTED BY TRAPPED LOWS
 - ◇ FENCE MAINTENANCE EASEMENT
 - △ ELEVATION RESTRICTION (BUNGALOW ONLY)
 - ☆ LOTS WITH FILL IN EXCESS OF 1.2m
 - (A) REAR TO FRONT DRAINAGE (3-3%)
 - (D) SPLIT DRAINAGE
 - (S) SPLIT DRAINAGE 5-LEVEL WALKOUT
 - (W) SPLIT DRAINAGE WALKOUT LOT

- NOTES:**
1. BEFORE BEGINNING DEMON PLEASE CONTACT SCHEFFER ANDREW LTD. TO OBTAIN MOST CURRENT LOT SLP.
 2. CURB STOP LOCATION IS APPROX. 0.50m FROM FRONT PROPERTY LINE INTO THE ROAD RIGHT OF WAY.
 3. PITIAL LOCATION FOR LOT SERVICES ARE APPROX. 3.0m FROM CURB STOP INTO THE LOT.
 4. ELECTRIC IS LOCATED 1.2m INTO PROPERTY FROM FRONT PROPERTY LINE. GAS IS LOCATED 2.4m INTO PROPERTY FROM FRONT PROPERTY LINE.
 5. FOUNDATION CONCRETE IS TO BE 30MPA SULFATE RESISTANT CEMENT AND A MAX. WATER TO CEMENT RATIO OF 0.45.
 6. SITE COVERAGE SHALL BE A MAXIMUM OF 50%.

SANITARY AND STORM INVERT ELEVATIONS ON THIS PLAN ARE AS-BUILT. ELEVATIONS TAKEN FROM THE PITIAL LOCATION APPROX. 3.2m FROM PROPERTY LINE.

LOT LOCATION



The Cypress County Land Use Bylaw No 2011/04 (January 2011) (as amended to March 25, 2014):

- Part 6, RR District, Section 6.2 states: Maximum site coverage for all structures and hard surfacing, including landscaping, is not to exceed 45% of the total lot area. The maximum site coverage for the dwelling, attached garage, and driveway combined is not to exceed 40% of the total lot area.
- Part 4, Section 42.5 States: Consideration will be given to site coverage beyond the stated maximum where the application is supported by a drainage plan prepared by a qualified individual.

The stormwater management design report prepared by Scheffer Andrew Ltd. states that the storm drainage system in Desert Blume Phase D-South has been designed to allow the back half of the lot to be 50% impervious area and the front half of the lot 60% impervious area. This means that no additional engineering or stormwater retention is required for lots where the site coverage exceeds 45% of the lot area, however any plans submitted for approval having a site coverage greater than 45% are to include the following additional information:

- Percentage of the site covered by the dwelling, attached garage, and driveway combined is not to exceed 40% (not an engineering requirement).
- Percentage of site coverage of the front half of the lot which must not exceed 60%.
- Percentage of site coverage of the back half of the lot which must not exceed 50%, and
- A line marking the division between drainage to the front and back half of the lot. This line will be affected by roof slopes and where gutters and downspouts are located and as such they must be shown on the drawing.

The intent of the increase in allowable site coverage related to stormwater runoff is to allow for the increased impervious area on sites due to the use of paved walkways, patios, gravel landscape features, etc. Plans submitted that show over wide driveways (greater than the width of the garage) will not be approved regardless of the site coverage. Purchasers should also take note that for the purposes of stormwater calculations gravel surfaces are included in the impervious area of a site (as runoff from gravel areas is much higher than areas landscaped with vegetation) unless specifically designed and installed to capture and attenuate runoff, which is typically only done in the case of terracing. If gravelled areas are to be excluded from the impervious area, plans prepared by a qualified individual are to be provided that demonstrate the runoff capture and attenuation of the gravel area. The qualified individual is to provide certification that the gravel was installed in accordance with the design. The Developer reserves the right to require an additional deposit to ensure the work is carried out to the design requirements.