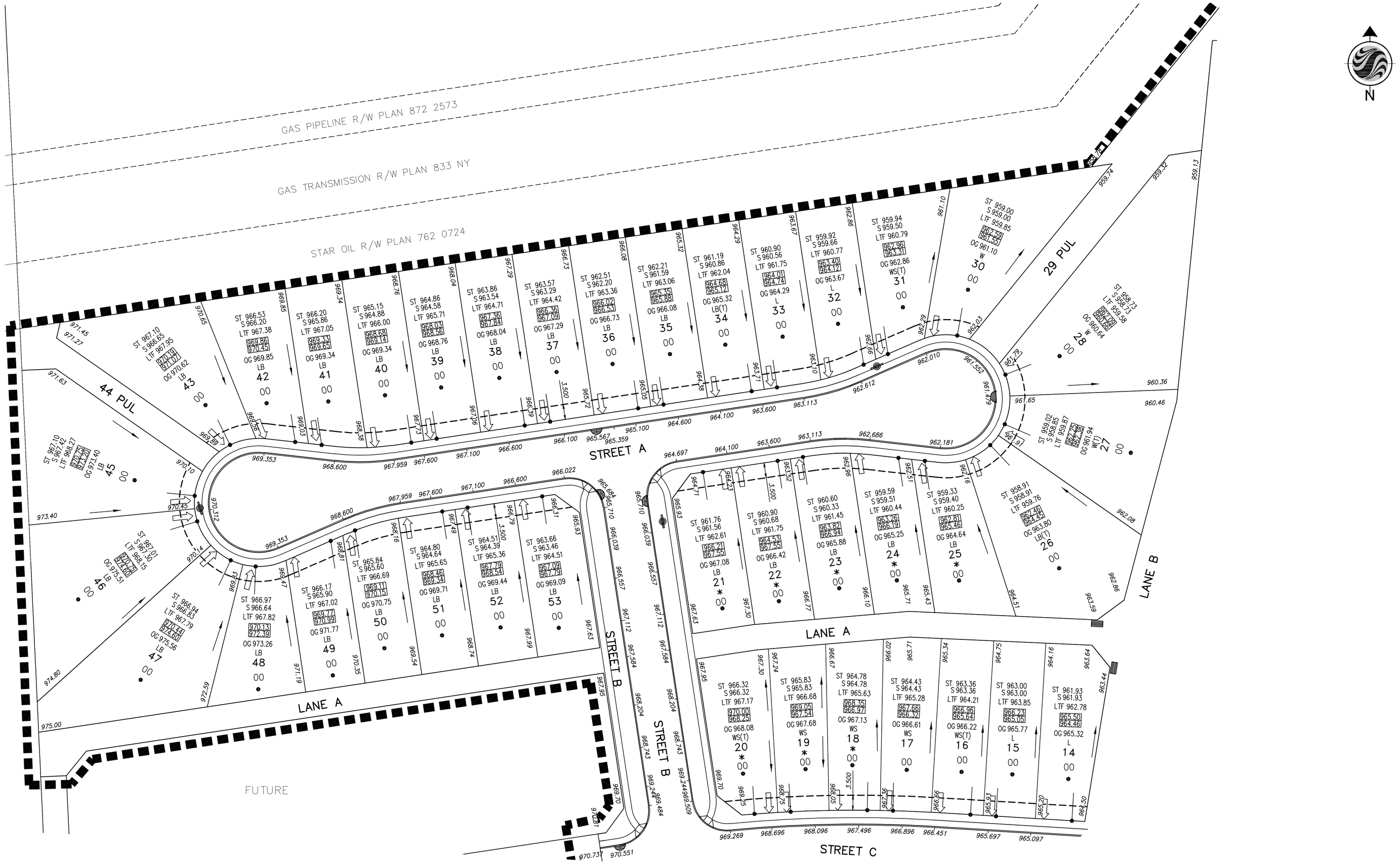

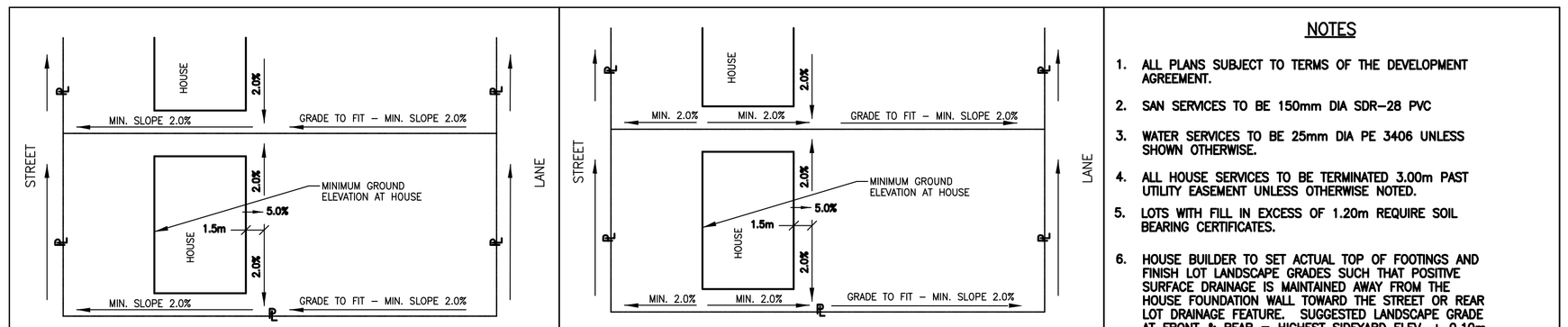

LOT GRADING – BACK TO FRONT DRAINAGE
N.T.S.

LOT GRADING – FRONT TO BACK DRAINAGE
N.T.S.

NOTE:
HOUSE BUILDERS TO PAY SPECIAL ATTENTION TO FOUNDATION DESIGN. THE FOUNDATION ON THE LOW SIDE OF THE LOT MAY REQUIRE CONSTRUCTION OF A "PONY WALL."

NOTES

1. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
2. SAN SERVICES TO BE 150mm DIA SDR-28 PVC
3. WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
4. ALL HOUSE SERVICES TO BE TERMINATED 3.00m PAST UTILITY EASEMENT UNLESS OTHERWISE NOTED.
5. LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
6. HOUSE BUILDER TO SET ACTUAL TOP OF FOOTINGS AND FINISH LOT LANDSCAPE GRADES SUCH THAT POSITIVE SURFACE DRAINAGE IS MAINTAINED AWAY FROM THE HOUSE FOUNDATION WALL TOWARD THE STREET OR REAR LOT DRAINAGE FEATURE. SUGGESTED LANDSCAPE GRADE AT FRONT & REAR = HIGHEST SIDEYARD ELEV. + 0.10m.
7. STEEL REINFORCEMENT RECOMMENDED FOR CONCRETE FOOTINGS AND FOUNDATION WALLS WHERE ACTUAL TOP OF FOOTING IS HIGHER THAN ORIGINAL GROUND (OG) ELEVATION INDICATED. ENGINEER COMPLETING SOIL BEARING CERTIFICATE TO CONFIRM REQUIREMENTS AND/OR DETAILS.
8. REFER TO THE SUBDIVISION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
9. MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.3m WHERE SITE MATERIAL IS GRAVEL

LOT TYPES

L	– LEVEL LOT
LB	– LEVEL LOT (BACK TO FRONT DRAINAGE)
W	– FULL WALKOUT BASEMENT
WS	– SPLIT LEVEL WALKOUT BASEMENT
(T)	– TRANSITION LOT

ELECTRICAL LEGEND

PROPOSED		EXISTING
	UTILITY EASEMENT	
■	E.L.&P. TRANSFORMER	□
●	E.L.&P. URD BOX	⬡
▲	TELUS PEDESTAL	△
▩	TELUS SERVICE BOX	□
●	SHAW CABLE PEDESTAL	○
✱	LIGHT STANDARD	✱
⊠	COMMUNITY MAILBOX	⊠

NOTE:
1. IN AREAS OF FILL GREATER THAN 1.0m, COMPACT FILL TO 98 % S.P.D. TO WITHIN 1.0m OF FINISHED GRADE. IN AREAS OF FILL LESS THAN 1.0m, COMPACT FILL TO 95% S.P.D.
2. ALL ELEVATIONS ARE LIP OF GUTTER UNLESS NOTED OTHERWISE.
3. SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT.

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Legend

	STREET
GRADE AT FRONT PL.	980.55 980.50
DRIVEWAY	⇧
SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	S 978.30
LOWEST TOP OF FOOTING	LTF 979.15
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT FRONT OF HOUSE	980.90
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT REAR OF HOUSE	980.90
ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING AT CENTRE OF BUILDING ENVELOPE)	OG 979.40
SERVICE TYPE	○|● △|▲
LOT TYPE	L
LOT NUMBER	92
DEPTH OF FILL EXCEEDS 1.2m (BEARING CERTIFICATE REQUIRED)	*
CIVIC ADDRESS	12
SHALLOW STORM SERVICE CONNECTION REQUIRED	*ST*
ELEC., TELUS, & SHAW DROPOFF	✲
FRONT SERVICE LOCATION (3.0m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)	
GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.35 980.30

LEGEND
- ○ SINGLE WATER & SANITARY SERVICE
- △ DUAL WATER & SANITARY SERVICE
- ● SINGLE WATER, SANITARY & STORM SERVICE
- ▲ DUAL WATER, SANITARY & STORM SERVICE

NOTE:
ALL LOT GRADING MUST BE INCLUDED WITH THE HOUSE DESIGN AND APPROVED BY THE DEVELOPER.

Revision	By	Appd.	YY.MM.DD
D ISSUED FOR CONSTRUCTION	LLG	CBG	13.09.12
C ISSUED FOR 2ND SUBMISSION	MZ	CBG	13.07.16
B ISSUED FOR APPROVAL	BG	CBG	13.02.26
A ISSUED FOR TENDER	BG	TF	12.11.28
Issued	By	Appd.	YY.MM.DD
File Name: 49337c-bgp.dwg	BG Dwn.	CBG Chkd.	LG Dsgn.	11.12.13 YY.MM.DD

Permit-Seal

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Client/Project
WHITECAP COMMUNITIES INC.

THE VISTA IN RYDER'S RIDGE
PHASE 1
Sylvan Lake, AB

Title
BUILDING GRADE PLAN

Project No.	Scale	
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Drawing No.	Sheet	Revision
C11	of	0

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2013/09/25 1:44 PM By: Murray, Luke

ORIGINAL SHEET – ARCH D