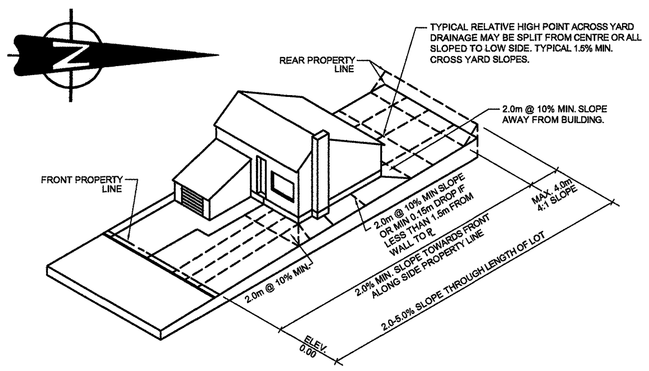
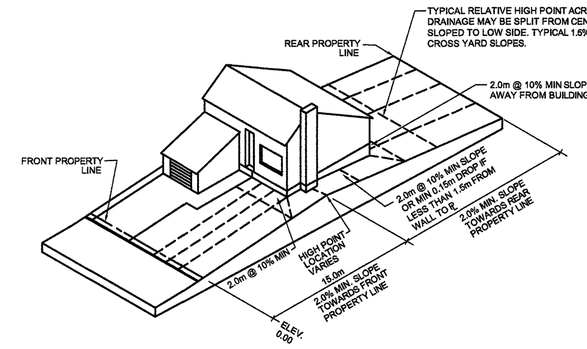
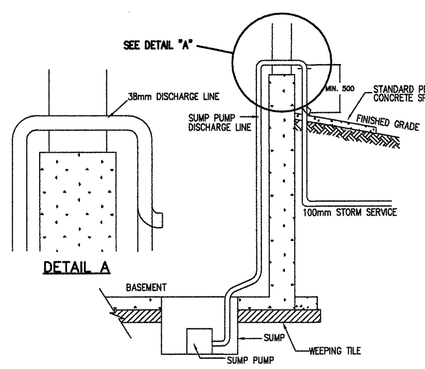


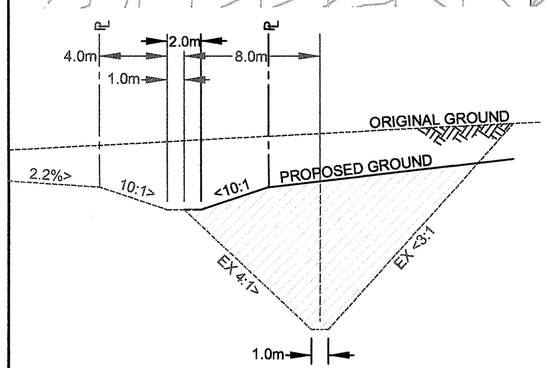
2.0-5.0% OVERALL LOT SLOPE REAR TO FRONT DRAINAGE TYPE B



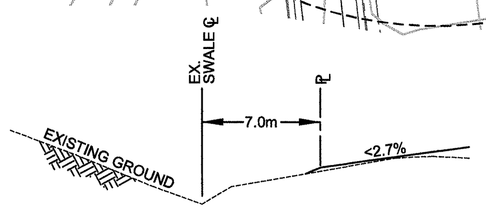
SPLIT DRAINAGE @ FRONT TO MID LOT TYPE S



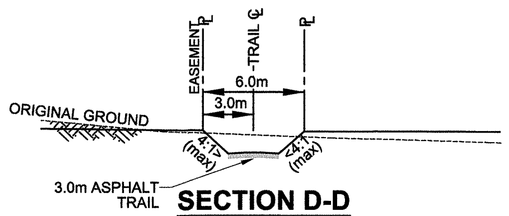
TYPICAL SUMP PUMP DISCHARGE CONNECTION



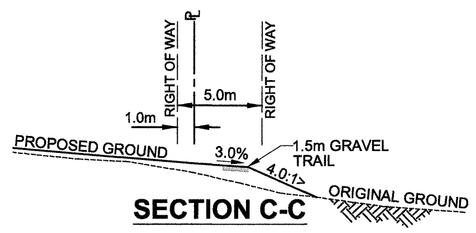
SECTION A-A



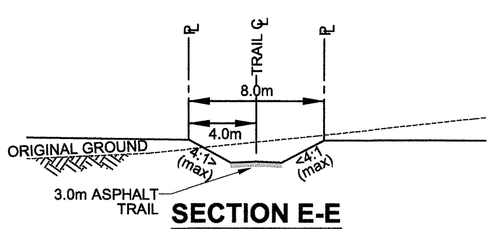
SECTION B-B



SECTION D-D



SECTION C-C

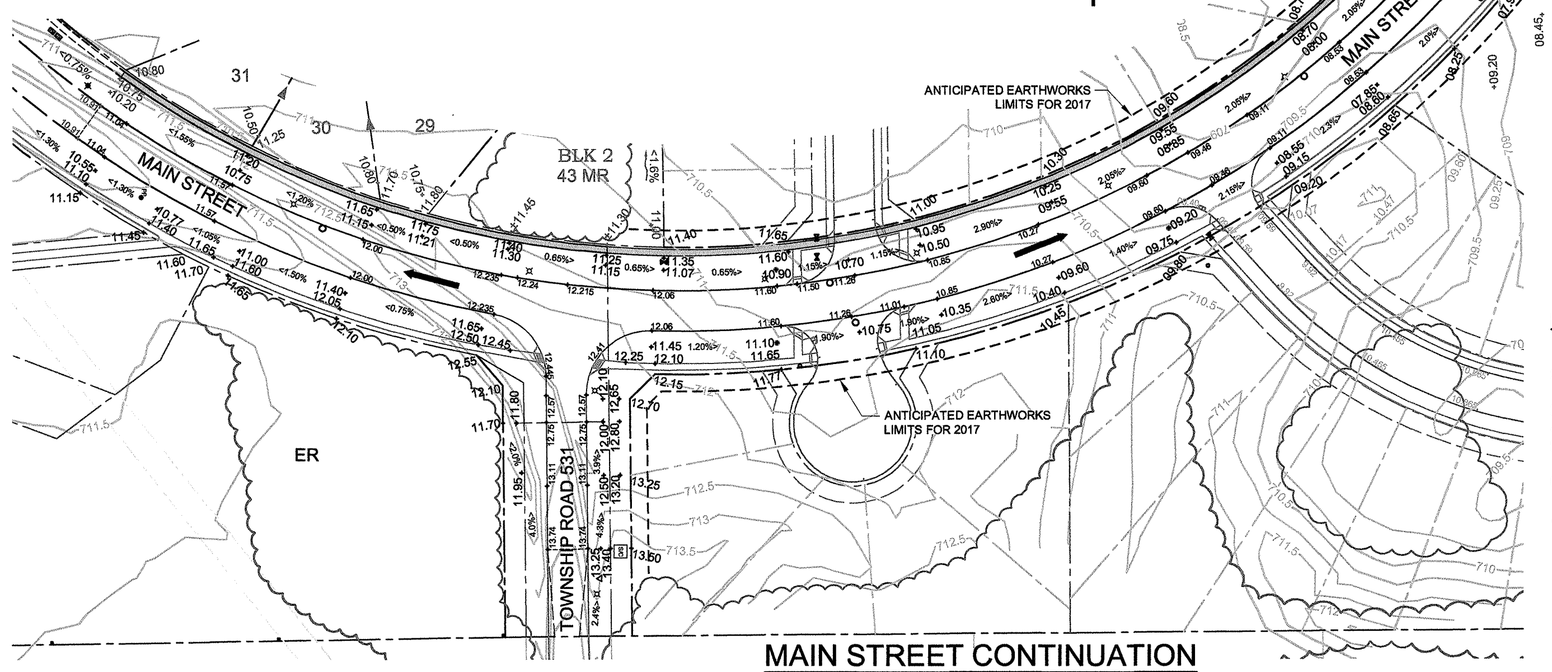


SECTION E-E

NOTE:

THE EXISTING INTERIM SWALE WILL BE FILLED IN ONCE THE NECESSARY STORM IMPROVMENTS ARE COMPLETED, AND THE PROPOSED SWALE AT THE REAR OF BLK 4 AND BLK 5 IS TO BE A NATURALIZED SWALE. NO TRAIL WILL BE INSTALLED ADJACENT TO THE PROPOSED SWALE. FURTHER AS A NATURALIZED SWALE, NO MOWING IS REQUIRED WITHIN THE SPACE.

ESTATES 2



MAIN STREET CONTINUATION

LAND DEVELOPMENT ENGINEERING REVIEW AND ACCEPTANCE OF THE LOT GRADING PLAN RELATES EXCLUSIVELY TO THE SURFACE DRAINAGE DESIGN, AND DOES NOT ADDRESS REQUIREMENTS FOR BUILDING FOUNDATIONS OR ANY OTHER USE OF THE LANDS, AND DOES NOT IMPLY THE SUITABILITY OF THE GROUND OR FILLS FOR ANY FOUNDATION REQUIREMENTS OR OTHER USE. IT IS THE OWNER OR THE BUILDER'S RESPONSIBILITY TO EMPLOY THE SERVICES OF A QUALIFIED GEOTECHNICAL CONSULTANT TO DETERMINE GROUND AND SUBSURFACE CONDITIONS THAT MAY AFFECT FOUNDATION DESIGN OR OTHER USE REQUIREMENTS.

NOTES:

1. ALL HOUSES MUST HAVE SUMP PUMP FOR WEEPING TILE WITH CONNECTION TO THE STORM SERVICE AND EMERGENCY DISCHARGE TO SURFACE.
2. # LOTS MARKED WITH THIS SYMBOL HAVE PART OF THE LOT DRAINING TO THE REAR. FOR THESE LOTS ROOF DRAINS MUST BE DIRECTED TO FRONT OF LOT.
3. ORIGINAL GROUND CONTOURS SURVEYED BY AL-TERRA IN 2015.
4. DETAILED GRADING PLAN FOR INDIVIDUAL LOTS TO BE SUBMITTED TO COUNTY BY BUILDERS.
5. ⊘ LOTS MARKED WITH THIS SYMBOL MAY HAVE BEEN DISTURBED BY ADJACENT UNDERGROUND TRENCHING ACTIVITIES.
6. ✱ LOTS MARKED WITH THIS SYMBOL MAY HAVE MORE THAN 1.2m OF FILL IN THE BUILDING POCKET.
7. ▽ LOTS MARKED WITH THIS SYMBOL ARE TO HAVE THEIR LOWEST FOOTING ELEVATION A MINIMUM OF 1.0m ABOVE THE NORMAL WATER LEVEL OF SWMF 1 - FOOTING ELEVATION TO BE ABOVE 705.25 - AND HAVE ANY PORTION OF THE FOUNDATION BELOW THE HIGH WATER LINE WATERPROOFED. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED FOR EACH SITE SPECIFIC FOOTING/FOUNDATION DESIGN TO TAKE INTO ACCOUNT THE SOIL COEFFICIENT OF PERMEABILITY AND ANY POTENTIAL HYDROSTATIC PRESSURE DUE TO GROUND WATER.

LEGEND

EXISTING		PROPOSED	FUTURE
	PROPERTY LINE		
	RIGHT OF WAY LINE		
	CURB AND GUTTER		
	SEPARATE WALK		
,87.00	LOT GRADES	,87.00	,87.00
711.5	ORIGINAL GROUND CONTOURS		
	GRASS SWALE		

EXISTING		PROPOSED
	VALVE	
	HYDRANT	
	MANHOLE	
	CURB STOP	
	CATCH BASIN	
	TRANSFORMER	
	PEDESTAL	
	LIGHT STANDARD	
	POWER POLES	
	BOLLARDS	
	MAILBOX	

EXISTING		PROPOSED
	MAJOR DRAINAGE ROUTE	
D=0.22	DIRECTION OF DRAINAGE	D=0.22
	100 YEAR STORM PONDING	706.28
	SAN SERVICE INVERT AT EASEMENT	03.65
	STM SERVICE INVERT AT EASEMENT	04.77
	LOT TYPE	Ⓢ

NO.	REVISION	DATE	BY
7.	ISSUED FOR CONSTRUCTION (IFC DWGS)	MAY 10/17	KBA
6.	UG & SF APPROVED BY COUNTY	MAY 05/17	KBA
5.	3rd SUBMISSION FOR COUNTY APPROVAL	MAR 29/17	KBA
4.	REVISED PER COUNTY COMMENTS	MAR 22/17	KBA
3.	2nd SUBMISSION FOR COUNTY REVIEW	FEB 10/17	KBA
2.	REVISED PER COUNTY COMMENTS	JAN 17/17	KBA
1.	1st SUBMISSION FOR COUNTY/CLIENT REVIEW	NOV 18/16	KBA

PERMIT TO PRACTICE
AL-TERRA ENGINEERING LTD.
Signature
Date MAY 10, 2017
PERMIT NUMBER: P 2104
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

PROFESSIONAL ENGINEER ALBERTA
KELLY BLUE ALSAQ
MAY 10, 2017

Al-Terra

LOT GRADING PLAN

DESIGN:	KBA	CHECKED:	KBA	JOB NO:	6614
DRAWN BY:	MM	APPROVED:	LJB	DRAWING NO.	
SCALE:	1:1000	DATE:	NOVEMBER 2016		6614-205

ARDROSSAN ESTATES STAGE 2
BY
ARDROSSAN LAND CORPORATION
IN
STRATHCONA COUNTY