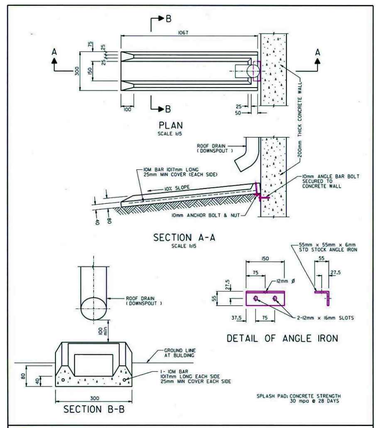
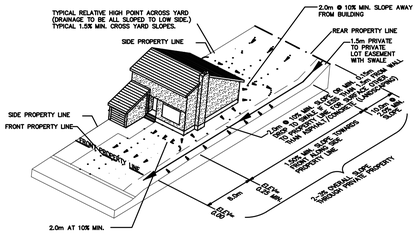
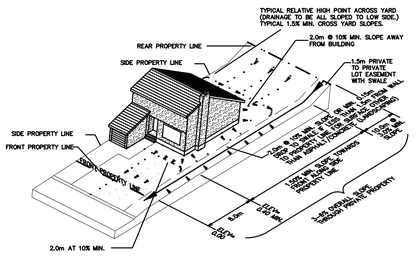


City of Edmonton — Asset Management and Public Works

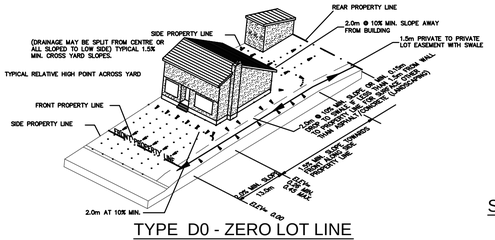
Revisions					Drawing
No.	Date	Approved	Init.	1067mm x 300mm SPLASH PAD DETAIL	1585
1.	MAR 24, 1994	F.E.			TRANSPORTATION
2.	JAN 28, 2000	F.E.	Date Drawn: JAN 20, 1993	Drawn By: ANDY	Drawing
3.			Scales: AS SHOWN	Checked By: F.E.E.	DMD/PADSTDLGDN
4.				APPROVED PLAN: MANAGER DRAINAGE SERVICES	PUBLIC WORKS



2-3% OVERALL LOT SLOPE
TYPE A0 - ZERO LOT LINE
REAR TO FRONT DRAINAGE
– CONNECT HOUSE AND GARAGE ROOF LEADERS TO STORM SERVICES



3-6% OVERALL LOT SLOPE
TYPE B0 - ZERO LOT LINE
REAR TO FRONT DRAINAGE
– CONNECT HOUSE AND GARAGE ROOF LEADERS TO STORM SERVICES



TYPE D0 - ZERO LOT LINE
STANDARD SPLIT DRAINAGE
– CONNECT HOUSE ROOF LEADERS TO STORM SERVICES

SWALE DETAIL FOR ZERO LOT LINE GRADING

NOTES:
1. SWALE 0.15m DEEP ADJACENT TO BUILDING SWALE DETAIL FOR ZERO LOT LINE GRADING

LEGEND

PROPOSED		EXISTING	FUTURE
	BOUNDARY OF DEVELOPMENT (STAGE 6)		
	MAJOR DRAINAGE FLOW		
1.27%	DIRECTION OF STREET DRAINAGE	1.09%	1.09%
	DIRECTION OF LOT DRAINAGE		
649.203	L.O.G. ELEVATION	683.160	683.160
681.60	LOT CORNER ELEVATION	681.60	681.60
681.82	LOT ELEVATION AS PER LOT GRADING TYPE	681.60	681.60 DITCH
668.559	CENTERLINE SWALE ELEVATION		17
	EXISTING CENTERLINE OF DITCH ELEVATION	*649.7820 DITCH	*658.7820
18	LOT NO.	17	
A	LOT GRADING TYPE	A	
	TRANSITION LOT		
	PROPERTY LINE		
	MAJOR STORM PONDING		
679.0	EXISTING GROUND CONTOURS		

NOTES:

1. BACKWATER PREVENTION DEVICES SHALL BE INSTALLED ON ALL SANITARY SERVICES.
2. MINIMUM DEPTH OF SERVICE INVERTS IS TO BE 2.74m BELOW ELEVATION AT PROPERTY LINE.
3. THE MANAGER OF THE DRAINAGE SERVICES SHALL HAVE THE AUTHORITY TO APPROVE MINOR CHANGES TO THE LOT GRADING PLAN.
4. IT SHALL BE IN THE SOLE DISCRETION OF THE MANAGER OF THE DRAINAGE SERVICES AS TO WHAT CONSTITUTES A MINOR CHANGE.
5. A CERTIFIED GEOTECHNICAL ENGINEER TO REVIEW FILL CONDITIONS ON EACH LOT PRIOR TO FOUNDATION CONSTRUCTION.
6. LOT GRADING ELEVATIONS SHOULD BE CONFIRMED RELATIVE TO EXISTING BOUNDARY CONDITIONS FOR EACH LOT. ROUGH GRADING TOLERANCE LEVELS SHALL BE MET.
7. A BEARING CERTIFICATE IS REQUIRED ON ALL LOTS WITH 1.5m OR GREATER FILL.
8. ALL ELEVATIONS & DIMENSIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE.
9. OVERALL GRADING & MAJOR FLOW ROUTES NEED TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.
10. ALL LOT DRAINAGE TO BE SELF CONTAINED.
11. BUILDERS/HOMEOWNERS ARE REQUIRED TO CONNECT THE FOUNDATION DRAIN (WITH OR WITHOUT SUMP PUMP) ON ALL LOTS TO THE FOUNDATION DRAIN SERVICE ACCORDING TO CITY OF EDMONTON FOUNDATION DRAIN DISCHARGE COLLECTION SYSTEM GUIDELINES, NOV 2005. PROPOSED SANITARY, STORM & WATER SERVICES.
12. ROOF LEADERS ARE TO DISCHARGE TO SPLASH PADS (SEE SHEET 9 FOR SPLASH PAD DETAIL). CONNECT HOUSE ROOF LEADERS TO STORM SERVICE FOR LOTS 41–70 BLOCK 18, LOTS 10–24 BLOCK 16, LOTS 1–12 BLOCK 19, LOTS 16–27 BLOCK 13, AND LOTS 3–15 BLOCK 14.

GRADING NOTE:
DRAINAGE SERVICES REVIEW AND APPROVAL 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.

NOTE:

FOR ALL ZERO LOT LINE LOTS, LOTS 41–70, BLOCK 18, LOTS 10–24, BLOCK 16:
1. ALL ROOF LEADERS FROM THE DWELLING ARE TO BE CONNECTED TO THE STORM SEWER SERVICE;
2. ALL ROOF LEADERS FROM ACCESSORY BUILDINGS ARE TO BE CONNECTED TO THE STORM SEWER SERVICE OR DIRECTED TO DRAIN DIRECTLY TO AN ADJACENT LANE;
3. NO ROOF LEADERS SHALL BE DIRECTED TO THE MAINTENANCE EASEMENT; AND
4. THE OWNER OF THE ADJACENT SITE IS TO REGISTER AGAINST TITLE, AT THE TIME OF SUBDIVISION, A PRIVATE MAINTENANCE/DRAINAGE EASEMENT A MINIMUM OF 1.5m WIDE

Redline Approved by Development Coordination — 08 December 2014

HORIZONTAL 0 10 20

ISSUE DATES		
DATE	DESCRIPTION	BY
2014/01/24	PRELIMINARY	S.R.
2014/03/21	FOR APPROVAL	S.R.
	FOR TENDER	
2014/06/02	FOR CONSTRUCTION (WATER AND SEWER ONLY)	J.H.
	AS–BUILT	

REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED BY:
A	2014/03/21	REVISED AS PER CITY COMMENTS	S.R.
1	2014/11/20	REDLINE REVISED LOTS GRADES	E.Z.

CONSTRUCTION RECORD
–
CONTRACTOR
STARTED COMPLETED
SURVEYOR
INSPECTOR INITIALS
CCC DATE

CITY OF EDMONTON APPROVED
ORIGINALLY SIGNED BY:
DAN CHRISTIAN YEUNG 2014/06/16

PROFESSIONAL ENGINEER ALBERTA — EMILY ZON — 28826
NOVEMBER 20, 2014
ENGINEERS STAMP

SCALE: HORZ. 1:500	VERT.		
DESIGNED BY: E.Z.	DATE: JAN/14		
DRAWN BY: R.S./S.M./H.B.	DATE: JAN/14		
CHECKED BY: S.R.	DATE: JAN/14		
APPROVED BY: S.R.	DATE: JAN/14		
PERMITS/APPROVALS		DATE	

PERMIT TO PRACTICE
MMM GROUP LIMITED
Signature
Date NOVEMBER 20, 2014
PERMIT NUMBER: P 8845
The Association of Professional Engineers, Geologists and Geophysicists of Alberta
PERMIT TO PRACTICE

THE CITY OF EDMONTON
CB DEVELOPMENTS LTD

CY BECKER STAGE 6
ZERO LOT LINE GRADING PLAN

MMM GROUP
#200, 10576 - 113 Street
Edmonton, AB T5H 3H5
t: 780.423.4123
f: 780.426.0659
www.mmm.ca

PROJECT NO.	REVISION	SHEET
5311052-061		
DRAWING NO. C1-06A	A 1	09A

2013-11-04
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