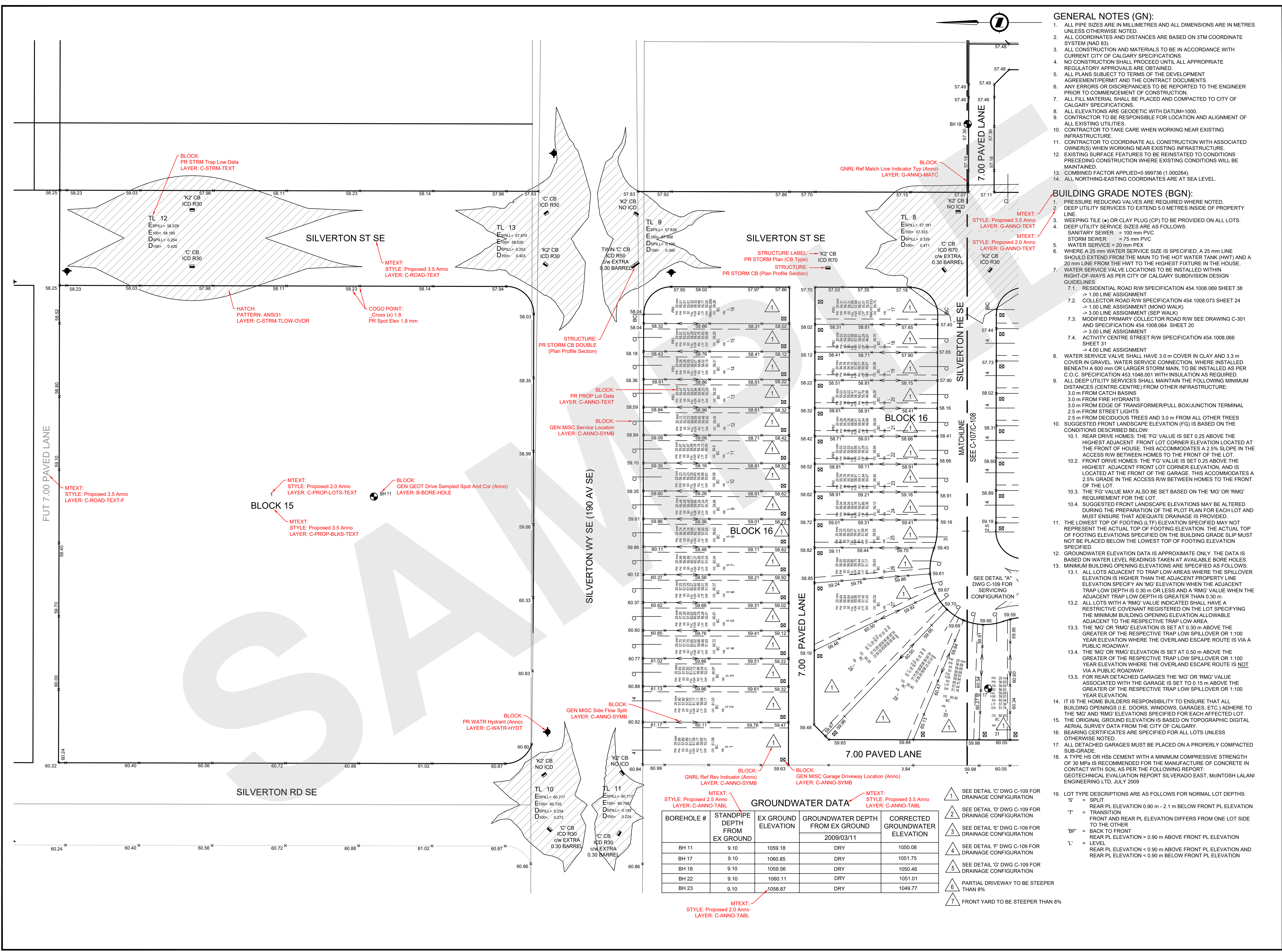


FILE: Z:\SPECIAL\ITL CONTRACT\_SEED\_DIRECTOR\CONSTRUCTION DRAFTING STANDARDS AND TEMPLATES\SEMI-EXP-IPRODUCT\11245678C-107.DWG [DATE: Monday, November 21, 2022 11:18:35 PM]



**GROUNDWATER DATA**

BOREHOLE #	STANDPIPE DEPTH FROM EX GROUND	EX GROUND ELEVATION	GROUNDWATER DEPTH FROM EX GROUND	CORRECTED GROUNDWATER ELEVATION
BH 11	9.10	1059.18	DRY	1050.08
BH 17	9.10	1060.85	DRY	1051.75
BH 18	9.10	1059.56	DRY	1050.46
BH 22	9.10	1060.11	DRY	1051.01
BH 23	9.10	1058.87	DRY	1049.77

- GENERAL NOTES (GN):**
- ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
  - ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83).
  - ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT CITY OF CALGARY SPECIFICATIONS.
  - NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED.
  - ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT/PERMIT AND THE CONTRACT DOCUMENTS.
  - ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO CITY OF CALGARY SPECIFICATIONS.
  - ALL ELEVATIONS ARE GEODETIC WITH DATUM=1000.
  - CONTRACTOR TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES.
  - CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
  - CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH ASSOCIATED OWNER(S) WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
  - EXISTING SURFACE FEATURES TO BE REINSTATED TO CONDITIONS PRECEDING CONSTRUCTION WHERE EXISTING CONDITIONS WILL BE MAINTAINED.
  - COMBINED FACTOR APPLIED=0.999736 (1.000264).
  - ALL NORTHING-EASTING COORDINATES ARE AT SEA LEVEL.

- BUILDING GRADE NOTES (BGN):**
- PRESSURE REDUCING VALVES ARE REQUIRED WHERE NOTED.
  - UTILITY SERVICES TO EXTEND 5.0 METRES INSIDE OF PROPERTY LINE.
  - WEAVING TILE (•) OR CLAY PLUG (CP) TO BE PROVIDED ON ALL LOTS.
  - DEEP UTILITY SERVICE SIZES ARE AS FOLLOWS:  
 SANITARY SEWER = 100 mm PVC  
 STORM SEWER = 75 mm PVC  
 WATER SERVICE = 20 mm PEX  
 WHERE A 25 mm WATER SERVICE SIZE IS SPECIFIED, A 25 mm LINE SHOULD EXTEND FROM THE MAIN TO THE HOT WATER TANK (HWT) AND A 20 mm LINE FROM THE HWT TO THE HIGHEST FIXTURE IN THE HOUSE.  
 WATER SERVICE VALVE LOCATIONS TO BE INSTALLED WITHIN RIGHT-OF-WAYS AS PER CITY OF CALGARY SUBDIVISION DESIGN GUIDELINES.
  - RESIDENTIAL ROAD RW SPECIFICATION 454.1008.069 SHEET 38  
 -> 1.00 LINE ASSIGNMENT  
 COLLECTOR ROAD RW SPECIFICATION 454.1008.073 SHEET 24  
 -> 1.00 LINE ASSIGNMENT (MONO WALK)  
 -> 3.00 LINE ASSIGNMENT (SEW WALK)  
 MODIFIED PRIMARY COLLECTOR ROAD RW SEE DRAWING C-301 AND SPECIFICATION 454.1008.064 SHEET 20  
 -> 3.00 LINE ASSIGNMENT  
 ACTIVITY CENTRE STREET RW SPECIFICATION 454.1008.066 SHEET 31  
 -> 4.00 LINE ASSIGNMENT
  - WATER SERVICE VALVE SHALL HAVE 3.0 m COVER IN CLAY AND 3.3 m COVER IN GRAVEL. WATER SERVICE CONNECTION WHERE INSTALLED BENEATH A 600 mm OR LARGER STORM MAIN, TO BE INSTALLED AS PER C.O.C. SPECIFICATION 453.1046.001 WITH INSULATION AS REQUIRED.
  - ALL DEEP UTILITY SERVICES SHALL MAINTAIN THE FOLLOWING MINIMUM DISTANCES (CENTRE-CENTRE) FROM OTHER INFRASTRUCTURE:  
 3.0 m FROM CATCH BASINS  
 3.0 m FROM FIRE HYDRANTS  
 3.0 m FROM EDGE OF TRANSFORMER/PULL BOX/JUNCTION TERMINAL  
 2.5 m FROM STREET LIGHTS  
 2.5 m FROM DECIDUOUS TREES AND 3.0 m FROM ALL OTHER TREES  
 SUGGESTED FRONT LANDSCAPE ELEVATION (FG) IS BASED ON THE CONDITIONS DESCRIBED BELOW:  
 10.1. REAR DRIVE HOMES: THE FG VALUE IS SET 0.25 ABOVE THE HIGHEST ADJACENT FRONT LOT CORNER ELEVATION LOCATED AT THE FRONT OF HOUSE. THIS ACCOMMODATES A 2.5% SLOPE IN THE ACCESS RW BETWEEN HOMES TO THE FRONT OF THE LOT.  
 10.2. FRONT DRIVE HOMES: THE FG VALUE IS SET 0.25 ABOVE THE HIGHEST ADJACENT FRONT LOT CORNER ELEVATION, AND IS LOCATED AT THE FRONT OF THE GARAGE. THIS ACCOMMODATES A 2.5% GRADE IN THE ACCESS RW BETWEEN HOMES TO THE FRONT OF THE LOT.  
 10.3. THE 'FG' VALUE MAY ALSO BE SET BASED ON THE 'MG' OR 'RMG' REQUIREMENT FOR THE LOT.  
 10.4. SUGGESTED FRONT LANDSCAPE ELEVATIONS MAY BE ALTERED DURING THE PREPARATION OF THE LOT PLAN FOR EACH LOT AND MUST ENSURE THAT ADEQUATE DRAINAGE IS PROVIDED.
  - THE LOWEST TOP OF FOOTING (LTF) ELEVATION SPECIFIED MAY NOT REPRESENT THE ACTUAL TOP OF FOOTING ELEVATION. THE ACTUAL TOP OF FOOTING ELEVATIONS SPECIFIED ON THE BUILDING GRADE SLIP MUST NOT BE PLACED BELOW THE LOWEST TOP OF FOOTING ELEVATION SPECIFIED.
  - GROUNDWATER ELEVATION DATA IS APPROXIMATE ONLY. THE DATA IS BASED ON WATER LEVEL READINGS TAKEN AT AVAILABLE BORE HOLES. MINIMUM BUILDING OPENING ELEVATIONS ARE SPECIFIED AS FOLLOWS:  
 13.1. ALL LOTS ADJACENT TO TRAP LOW AREAS WHERE THE SPILLOVER ELEVATION IS HIGHER THAN THE ADJACENT PROPERTY LINE ELEVATION SPECIFY AN 'MG' ELEVATION WHEN THE ADJACENT TRAP LOW DEPTH IS 0.30 m OR LESS AND A 'RMG' VALUE WHEN THE ADJACENT TRAP LOW DEPTH IS GREATER THAN 0.30 m.  
 13.2. ALL LOTS WITH A 'RMG' VALUE INDICATED SHALL HAVE A RESTRICTIVE COVENANT REGISTERED ON THE LOT SPECIFYING THE MINIMUM BUILDING OPENING ELEVATION ALLOWABLE ADJACENT TO THE RESPECTIVE TRAP LOW AREA.  
 13.3. THE 'MG' OR 'RMG' ELEVATION IS SET AT 0.30 m ABOVE THE GREATER OF THE RESPECTIVE TRAP LOW SPILLOVER OR 1-100 YEAR ELEVATION WHERE THE OVERLAND ESCAPE ROUTE IS VIA A PUBLIC ROADWAY.  
 13.4. THE 'MG' OR 'RMG' ELEVATION IS SET AT 0.50 m ABOVE THE GREATER OF THE RESPECTIVE TRAP LOW SPILLOVER OR 1-100 YEAR ELEVATION WHERE THE OVERLAND ESCAPE ROUTE IS NOT VIA A PUBLIC ROADWAY.  
 13.5. FOR REAR DETACHED GARAGES THE 'MG' OR 'RMG' VALUE ASSOCIATED WITH THE GARAGE IS SET TO 0.15 m ABOVE THE GREATER OF THE RESPECTIVE TRAP LOW SPILLOVER OR 1-100 YEAR ELEVATION.
  - IT IS THE HOME BUILDERS RESPONSIBILITY TO ENSURE THAT ALL BUILDING OPENINGS (I.E. DOORS, WINDOWS, GARAGES, ETC.) ADHERE TO THE 'MG' AND 'RMG' ELEVATIONS SPECIFIED FOR EACH AFFECTED LOT. THE ORIGINAL GROUND ELEVATION IS BASED ON TOPOGRAPHIC DIGITAL AERIAL SURVEY DATA FROM THE CITY OF CALGARY.
  - BEARING CERTIFICATES ARE SPECIFIED FOR ALL LOTS UNLESS OTHERWISE NOTED.
  - ALL DETACHED GARAGES MUST BE PLACED ON A PROPERLY COMPACTED SUB-GRADE.
  - A TYPE HS OR HSB CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa IS RECOMMENDED FOR THE MANUFACTURE OF CONCRETE IN CONTACT WITH SOIL AS PER THE FOLLOWING REPORT: GEOTECHNICAL EVALUATION REPORT SILVERADO EAST, McINTOSH LALANI ENGINEERING LTD., JULY 2009
  - LOT TYPE DESCRIPTIONS ARE AS FOLLOWS FOR NORMAL LOT DEPTHS:  
 'S' = SPLIT  
 REAR PL ELEVATION 0.90 m - 2.1 m BELOW FRONT PL ELEVATION  
 'T' = TRANSITION  
 FRONT AND REAR PL ELEVATION DIFFERS FROM ONE LOT SIDE TO THE OTHER  
 'BF' = BACK TO FRONT  
 REAR PL ELEVATION > 0.90 m ABOVE FRONT PL ELEVATION  
 'L' = LEVEL  
 REAR PL ELEVATION < 0.90 m ABOVE FRONT PL ELEVATION AND REAR PL ELEVATION < 0.90 m BELOW FRONT PL ELEVATION

**NOTES**

CATCH BASIN  
 FIRE HYDRANT  
 TRAP LOW (UNDRAINAGE AREA) (SPILL DEPTH/ELEVATION)  
 BORE HOLE LOCATION & NUMBER  
 GROUND WATER CONTOUR

SERVICE LOCATED AS DIMENSIONED

GRADE AT FRONT PL (SEE NOTE BELOW)  
 SUGGESTED DRIVEWAY LOCATION  
 ELECTRICITY DROP LOCATION  
 FRONT SIDE YARD LANDSCAPE ELEVATION  
 WATER SERVICE REDUCING VALVE REQ'D  
 WATER SERVICE SIZE  
 WATER STUB INVERT  
 SANITARY STUB INVERT  
 STORM STUB INVERT (WEAVING TILE TO STORM REQ'D)  
 SUGGESTED LEFT FRONT GRADE (AT 6 m)  
 SUGGESTED RIGHT FRONT GRADE (AT 6 m)  
 SUGGESTED REAR GRADE  
 LOWEST TOP OF FOOTING  
 SIDEYARD DRAINAGE DIRECTION  
 GROUND WATER ELEVATION (PRIOR TO SITE GRADING)  
 MIN FINISHED GRADE & HOUSE OPENING GRADE  
 POND DEPTH LESS THAN 300 mm (MG)  
 POND DEPTH MORE THAN 300 mm (RMG)  
 ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING)  
 BEARING CERTIFICATE REQ'D  
 SUGGESTED REAR SIDE YARD LANDSCAPE ELEVATION  
 HOUSE NUMBER (CIVIC ADDRESS)  
 LOT TYPE (WALKOUT/LEVEL/SPLIT/BACK TO FRONT)  
 LOT NUMBER

SEE NOTE ON BUILDING GRADE PLAN  
 GRADE AT REAR PL OR AT TOP OF CONCRETE SWALE  
 WHERE APPLICABLE

NOTE: COLLECTOR ROAD = LIP OF GUTTER + 0.200  
 RESIDENTIAL ROAD = LIP OF GUTTER + 0.200  
 MAJOR ROAD = LIP OF GUTTER + 0.300  
 TYP SWALE = INVERT + 0.150  
 PAVED LANE = INVERT + 0.100

GLENMORE PRESSURE ZONE  
 1115 RESERVOIR  
 1085  
 1046

exp.  
 Click Before You Dig  
 NAD 83 COORDINATES

**ISSUED FOR PRELIMINARY APPROVAL**

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD.
0	ISSUED FOR PRELIMINARY APPROVAL	2018-11-14	CG	RG

PERMIT \_\_\_\_\_ SEAL \_\_\_\_\_

DESIGNED	BY	DATE (YYYY-MM-DD)
CG	CG	2018-07-09

DRAWN	BY	DATE (YYYY-MM-DD)
CG	CG	2018-07-09

CHECKED	BY	DATE (YYYY-MM-DD)
RG	RG	2018-09-01

SCALE 1:500

DEVELOPER'S LOGO

PROJECT  
**THE CITY OF CALGARY CONSTRUCTION DRAFTING STANDARDS AND TEMPLATES**  
 SEC. 22 - TWP. 22 - RGE. 01 - W 5th M

SHEET TITLE  
**SUBDIVISION BUILDING GRADE PLAN SAMPLE SHEET**

FILE NO.	ENG DWG NO.
12345678C-107.dwg	

SHEET ID.	SHEET NO.
C-107	009

DRAWN	BY	DATE (YYYY-MM-DD)	PROFILE NO.

ISC. SHEET SIZE ANSI D 25 mm

THIS DRAWING SAMPLE IS INTENDED TO ILLUSTRATE THE NEW CAD STANDARDS AND ARE FOR REFERENCE PURPOSES ONLY. PLEASE CONFIRM WITH YOUR APPROPRIATE CITY OF CALGARY CONTACT FOR SPECIFIC CONTENT REQUIREMENTS.