

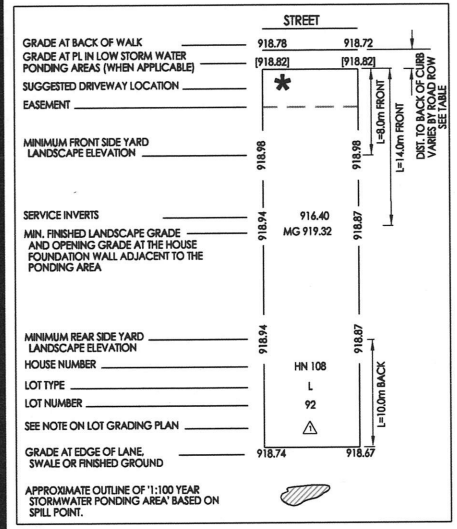
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Legend

FILLS GREATER THAN 1.2m

Notes



E	Issued for As-Built	18.10.02
D	Issued for Construction	AB BS 2017.10.19
C	Issued for Quotation	AB BS 2017.09.15
B	Issued for Approval	BS BS 2017.07.25
A	Issued for Approval	BS MVD 2014.01.10
Issued	By	Appd. YY.MM.DD
File Name:	35577	SB BS BS 2014.01.10
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	Dgrn.	YY.MM.DD

Permit-Seal



RIVERSTONE PHASE 21

LETHBRIDGE, ALBERTA CANADA

Title

Lot Grading Plan & Details  
Phase 21A

Project No. 112935577 Scale 1:500

Drawing No. Sheet Issue/Revision

C102.1 of E/

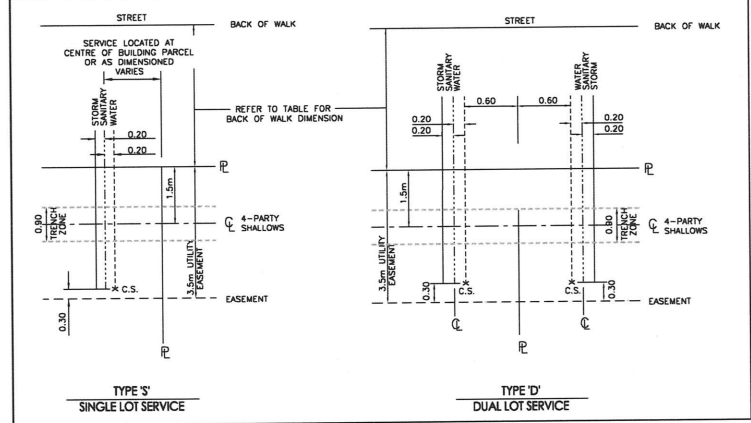
Notes

- General Notes**
- SAN SERVICES TO BE 100mm DIA DR-28 PVC - WHITE
  - STORM SERVICES TO BE 38mm DIA CTS SERIES 160 POLYETHYLENE PIPE - BLACK.
  - ALL LOTS REQUIRE A BUILDING SUMP PUMP. CONNECT PRESSURIZED PUMP DISCHARGE LINE TO STORM AS PER MANUFACTURERS SPECIFICATIONS.
  - WATER SERVICES TO BE 25mm DIA UNLESS SHOWN OTHERWISE.
  - ALL SERVICES ARE LOCATED ON LOT AS DIMENSIONED.
  - REFER TO THE SUBDIVISION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
  - ALL CURB BOXES TO BE 2.15m - 2.45m DEEP AS PER CITY OF LETHBRIDGE SPECIFICATIONS.
  - THE EXISTENCE, LOCATION AND ELEVATION OF UTILITIES, AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL SUCH UTILITIES AND/OR STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT, OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

Home Builder Notes

- ALL ELEVATIONS IDENTIFIED ON THIS DRAWING MUST BE VERIFIED PRIOR TO BUILDING DEVELOPMENT. IT IS RECOMMENDED THAT THE LOT DEVELOPER CONFIRM ALL ONSITE GRADING, SERVICE LOCATIONS AND SANITARY INVERTS PRIOR TO COMPLETING BUILDING DESIGN AND FOUNDATION INSTALLATION. INTERNAL LOT GRADING SETBACKS WILL REMAIN RELATIVE TO THOSE GRADES ESTABLISHED BY SIDEWALKS, LANES AND SWALES ENCOUNTERED ONSITE.
- HOME BUILDER TO SET ACTUAL TOP OF FOOTINGS AND LANDSCAPE GRADES SUCH THAT POSITIVE SURFACE DRAINAGE IS MAINTAINED AWAY FROM THE HOUSE FOUNDATION WALL TOWARD PUBLIC RIGHTS OF WAY. REFER TO THE CITY OF LETHBRIDGE DESIGN STANDARDS SECTION "POST LOT DEVELOPMENT".

LOT SERVICING DETAIL



ROAD NAME	BOW DIMENSION FROM PROPERTY
RIVERHILLS WAY WEST	1.64m
RIVERHILLS LANDING WEST	1.64m
RIVERGROVE CHASE WEST	1.64m



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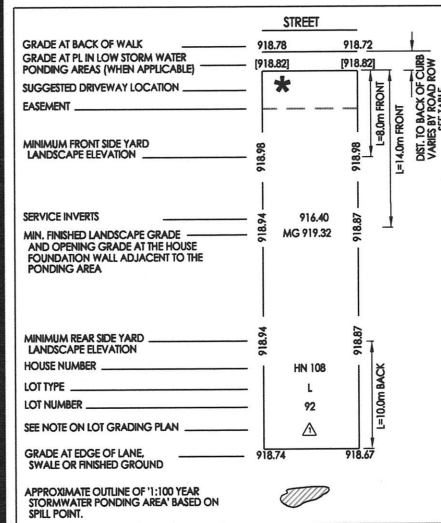
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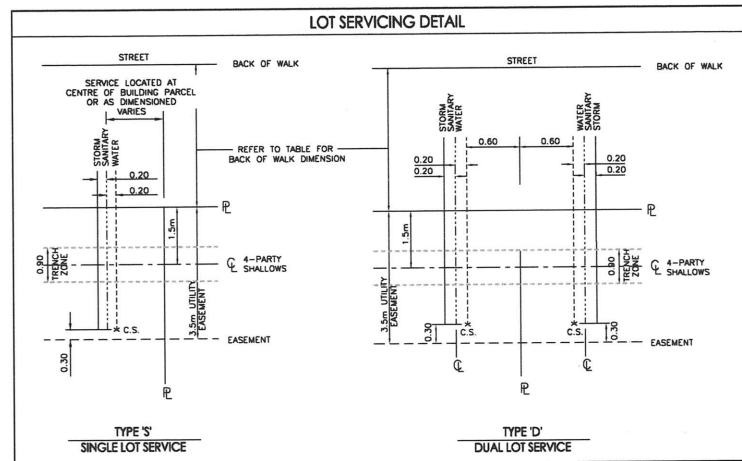
RIVERSTONE PHASE 21

LETHBRIDGE, ALBERTA CANADA

Title  
 Lot Grading Plan & Details  
 Phase 21B

Project No. 112935577  
 Scale 1:500  
 Drawing No. Sheet  
 Issue/Revision

C102.2 of E/



ROAD NAME	BOW DIMENSION FROM PROPERTY
RIVERHILLS WAY WEST	1.64m
RIVERGROVE CHASE WEST	1.64m

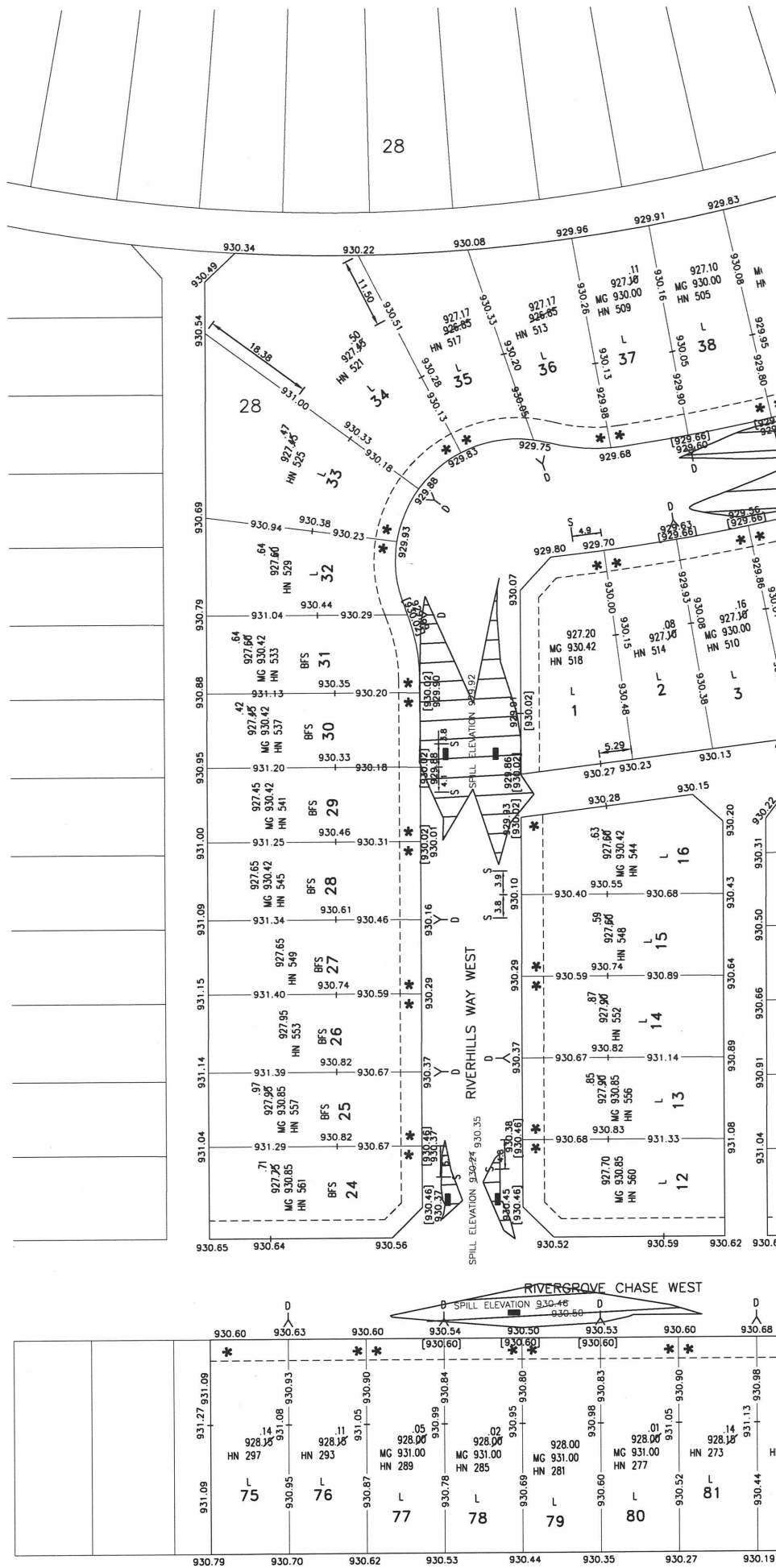
LOT TYPE	ELEVATION DIFFERENCE
L LEVEL LOT	BACK PROPERTY ELEVATION +/- 0.7m DIFFERENCE TO FRONT ELEVATION
SD SPLIT DRAINAGE	BACK PROPERTY ELEVATION -0.7m TO -1.9m LOWER THAN FRONT ELEVATION
T TRANSITIONAL LOT	GRADING OF THESE LOTS IS DICTATED BY THE TRANSITION OF A BLOCK FROM LEVEL TO WALKOUT OF FROM SPLIT TO FRONT DRAINAGE. BUILDERS SHOULD REVIEW FOUNDATION DESIGNS FOR THESE LOTS ACCORDINGLY.
W FULL WALKOUT LOT	BACK PROPERTY ELEVATION -1.9m TO -2.5m LOWER THAN FRONT ELEVATION
BF BACK TO FRONT LOT	BACK PROPERTY ELEVATION +1.0m TO +1.7m HIGHER THAN FRONT ELEVATION
BFS BACK TO FRONT SPLIT LOT	BACK PROPERTY ELEVATION +0.7m TO +1.0m HIGHER THAN FRONT ELEVATION

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