

Scale: _____

Consultants: _____

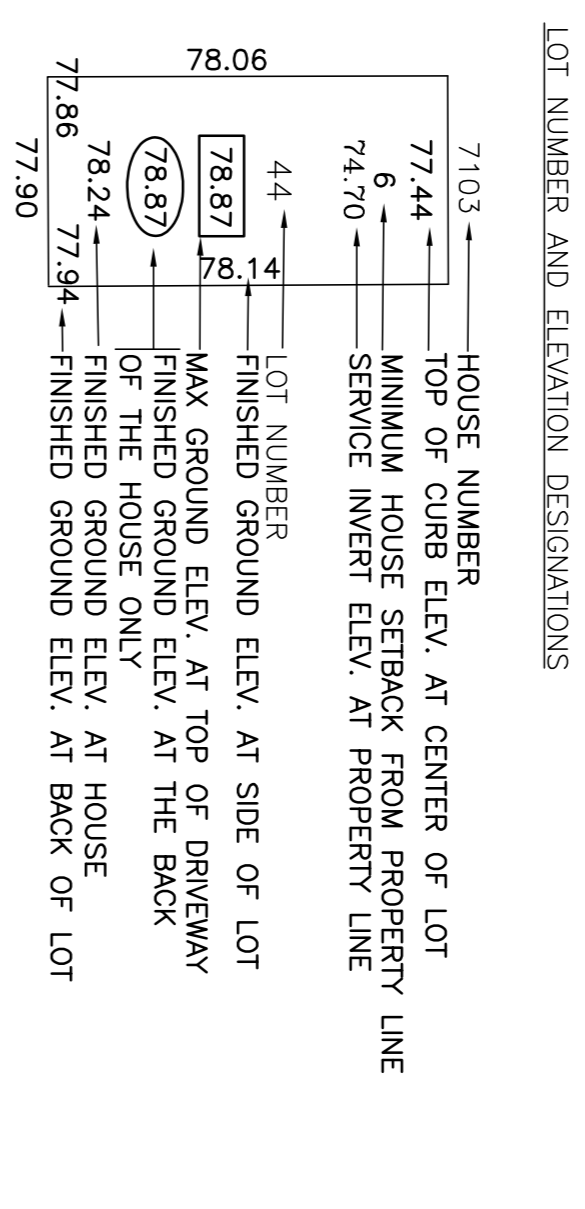
THIS DRAWING AND DESIGN MAY NOT BE USED ON OTHER PROJECTS WITHOUT WRITTEN PERMISSION FROM GENIVAR

DESIGNED	J.L.H.	APPROVED	B.L.B.
DRAWN	O.L.M.	SCALE	1:500
CHECKED	J.L.C.	DATE	04/17/07
PROJECT NO.	0703000	DRAWING NO.	C04
		REV	4

Project	ISS.	REV.	DATE	APP.	DESCRIPTION
FAIRWAYS WEST PHASE 3, STAGE 2 REGINA SASKATCHEWAN	4	08/04/28BUB			PLAN OF RECORD
	3	07/09/18BUB			ISSUED FOR APPROVAL
	2	07/07/04BUB			ISSUED FOR REVIEW
	1	07/06/12BUB			ISSUED FOR REVIEW
	0	07/05/04BUB			ISSUED FOR REVIEW

Drawing Title
CIVIL ENGINEERING
LOT GRADING, SERVICES AND EASEMENTS

- LEGEND**
- SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - HYDRANT
 - SERVICE KIOSK
 - TRANSFORMER PEDESTAL
 - DRIVEWAY LOCATION
 - CANADA POST MAIL BOX
 - CURB BOX
 - ⊗ STREET LIGHT
 - ⊗ EXISTING POWER POLE
 - ⊗ NEW SASKTEL PEDESTAL



* DENOTES STANDARD LOT GRADING

* DROP FROM BUILDING TO FRONT OR BACK OF LOT GREATER THAN 1.0m.

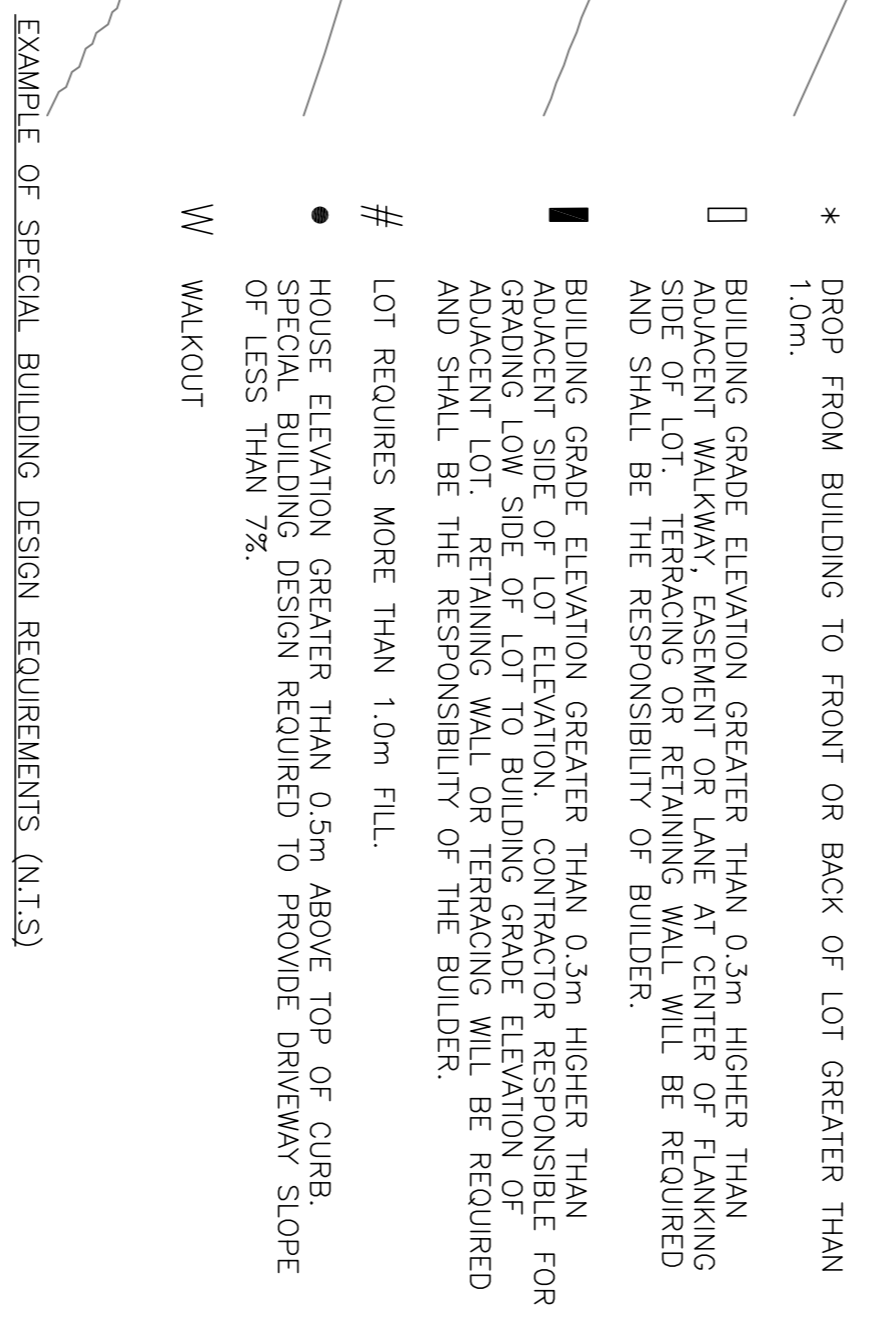
□ BUILDING GRADE ELEVATION GREATER THAN 0.3m HIGHER THAN ADJACENT WALKWAY, EASEMENT OR LAKE AT CENTER OF FLANKING SIDE OF LOT. TERRACING OR RETAINING WALL WILL BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF BUILDER.

■ BUILDING GRADE ELEVATION GREATER THAN 0.3m HIGHER THAN ADJACENT SIDE OF LOT ELEVATION. CONTRACTOR RESPONSIBLE FOR GRADING LOW SIDE OF LOT TO BUILDING GRADE ELEVATION OF ADJACENT LOT. RETAINING WALL OR TERRACING WILL BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE BUILDER.

LOT REQUIRES MORE THAN 1.0m FILL.

● HOUSE ELEVATION GREATER THAN 0.5m ABOVE TOP OF CURB. SPECIAL BUILDING DESIGN REQUIRED TO PROVIDE DRIVEWAY SLOPE OF LESS THAN 7%.

W WALKOUT



FINISHED GROUND ELEV. AT BACK OF HOUSE

FINISHED GROUND ELEV. AT TOP OF DRIVEWAY

MAX. GROUND ELEV. AT TOP OF DRIVEWAY

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - CURB BOX LOCATIONS
 - LOTS WITH FRONTAGE OF 14.0m OR GREATER:
 - 12.0m FROM SIDE YARD PROPERTY LINE NEAREST TO DRIVEWAY.
 - LOTS WITH FRONTAGE OF LESS THAN 14.0m:
 - 2.0m FROM THE SIDE YARD PROPERTY LINE FURTHEST FROM DRIVEWAY.
 - UNLESS NOTED OTHERWISE.
 - LOCATIONS OF SASKPOWER KIOSKS AND TRANSFORMERS ARE APPROXIMATE ONLY. CONTACT SASKPOWER TO CONFIRM LOCATIONS.
 - ADD \$50.00M TO ALL ELEVATIONS TO OBTAIN GEODETIC.

