

SEAL

NOTES:

- IF THE BASEMENT EXCAVATION DOES NOT ENCOUNTER NATURAL GROUND, THE BOTTOM OF THE EXCAVATION MUST BE TESTED TO DETERMINE THE BEARING CAPACITY.
- 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.
- ADD 500.00m TO ALL ELEVATIONS TO OBTAIN GEODETIC.

3	REISSUED FOR APPROVAL	08/23/06
2	ISSUED FOR APPROVAL	08/03/06
1	ISSUED FOR APPROVAL	07/12/06
REV. No.	DESCRIPTION	DATE (MM/DD/YR)

CADD FILE No. 06023C04.dwg

PROJECT

MAPLE RIDGE SUBDIVISION PHASE 4
 REGINA, SASKATCHEWAN

DRAWING TITLE

LOT GRADING, SERVICES AND EASEMENTS

DRAWN EPG	DESIGNED B.J.B.	CHECKED T.J.C.	APPROVED
DATE 04/26/06	SCALE 1:500	DRAWING NUMBER C04A	
PROJECT No. RE0602300	REVISION 3		



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

- PROPOSED**
- -
 -
 - ⊕
 - ⊙
 -
 -
 - ▨
 -
 -
 - ⊗
 - ⊙
 - ⊗

- EXISTING**
- -
 -
 - ⊕
 - ⊙
 -
 -
 - ▨
 -
 -
 - ⊗
 - ⊙
 - ⊗

- LOT NUMBER AND ELEVATION DESIGNATIONS**
- 7103 — HOUSE NUMBER
 - 77.44 — TOP OF CURB ELEV. AT CENTER OF LOT
 - 6 — MINIMUM HOUSE SETBACK FROM PROPERTY LINE
 - 74.70 — SERVICE INVERT ELEV. AT PROPERTY LINE
 - 44 — LOT NUMBER
 - 78.14 — FINISHED GROUND ELEV. AT SIDE OF LOT
 - (78.24) — MAX GROUND ELEV. AT TOP OF DRIVEWAY
 - 78.24 — FINISHED GROUND ELEV. AT HOUSE
 - 77.86 77.94 — FINISHED GROUND ELEV. AT BACK OF LOT
 - 77.90

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

