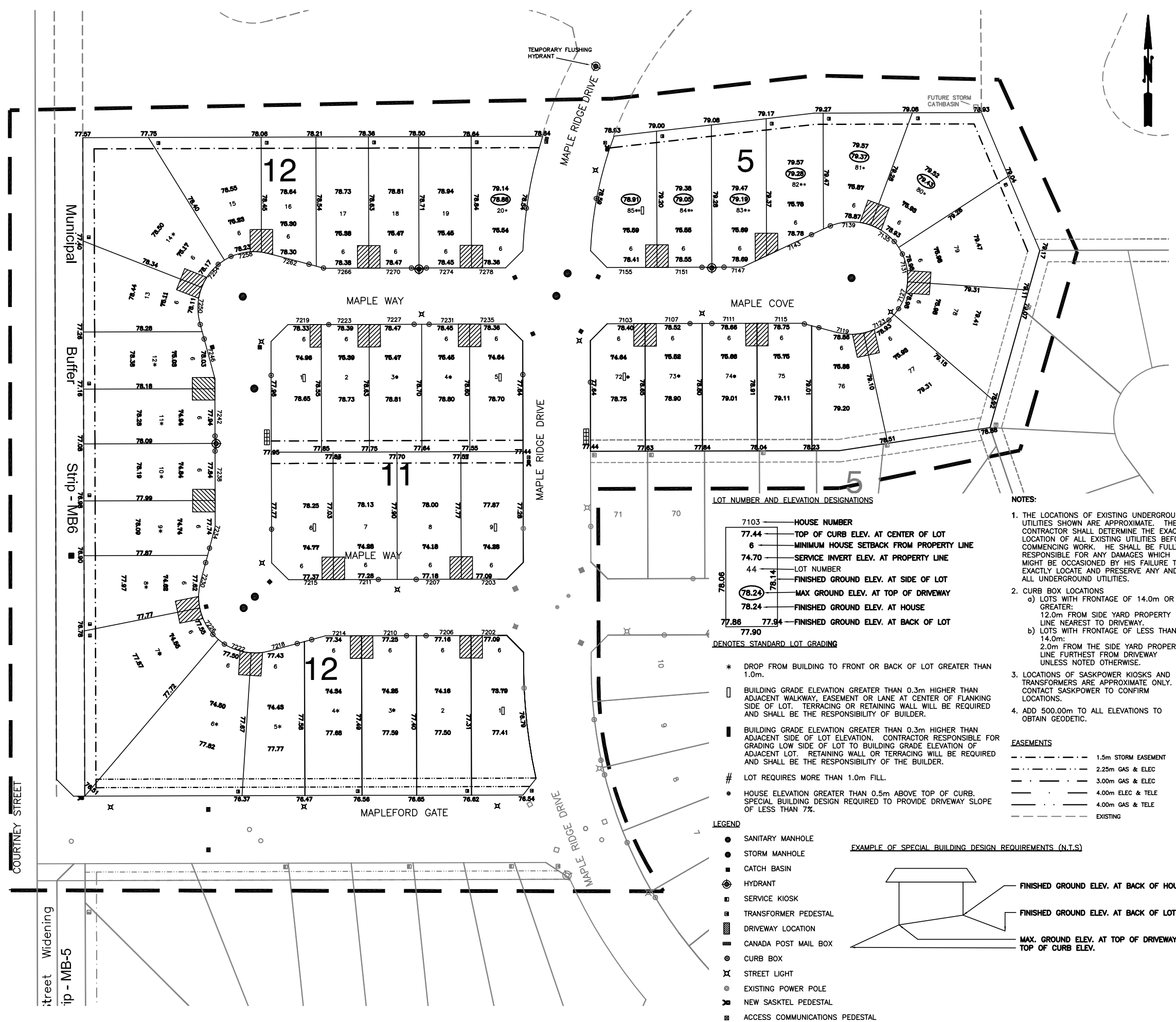


Seals

Consultants

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



- NOTES:**
1. 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.
  2. CURB BOX LOCATIONS
    - a) LOTS WITH FRONTAGE OF 14.0m OR GREATER: 12.0m FROM SIDE YARD PROPERTY LINE NEAREST TO DRIVEWAY.
    - b) LOTS WITH FRONTAGE OF LESS THAN 14.0m: 2.0m FROM THE SIDE YARD PROPERTY LINE FURTHEST FROM DRIVEWAY UNLESS NOTED OTHERWISE.
  3. LOCATIONS OF SASKPOWER KIOSKS AND TRANSFORMERS ARE APPROXIMATE ONLY. CONTACT SASKPOWER TO CONFIRM LOCATIONS.
  4. ADD 500.00m TO ALL ELEVATIONS TO OBTAIN GEODETIC.

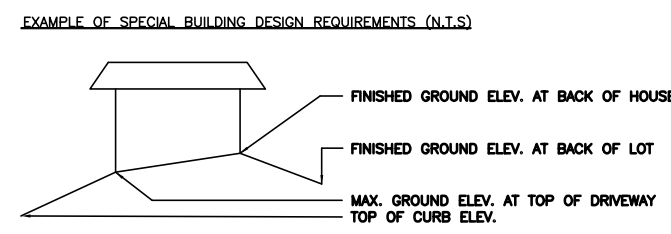
**EASEMENTS**

---	1.5m STORM EASEMENT
---	2.25m GAS & ELEC
---	3.00m GAS & ELEC
---	4.00m ELEC & TELE
---	4.00m GAS & TELE
---	EXISTING

**LEGEND**

●	SANITARY MANHOLE
●	STORM MANHOLE
■	CATCH BASIN
⊙	HYDRANT
■	SERVICE KIOSK
■	TRANSFORMER PEDESTAL
▨	DRIVEWAY LOCATION
■	CANADA POST MAIL BOX
○	CURB BOX
X	STREET LIGHT
⊙	EXISTING POWER POLE
■	NEW SASKTEL PEDESTAL
■	ACCESS COMMUNICATIONS PEDESTAL

- 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
  - 78.06 — 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 — FINISHED GROUND ELEV. AT BACK OF LOT
  - 77.90 — FINISHED GROUND ELEV. AT BACK OF LOT
- 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. TERRACING 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%.



ISS.	REV.	DATE	APP.	DESCRIPTION
	3	07/07/31	B.J.B.	ISSUED FOR REVIEW
	2	07/07/10	B.J.B.	ISSUED FOR REVIEW
	1	07/06/12	B.J.B.	ISSUED FOR REVIEW
	0	07/05/03	B.J.B.	ISSUED FOR REVIEW

Project  
**MAPLE RIDGE SUBDIVISION PHASE 5**  
REGINA SASKATCHEWAN

**CIVIL ENGINEERING**

Drawing Title  
**LOT GRADING, SERVICES AND EASEMENTS**

DESIGNED	J.L.H.	APPROVED	B.J.B.
DRAWN	Q.L.M.	SCALE	1:500
CHECKED	T.J.C.	DATE	04/03/07
PROJECT NO.	0702100	DRAWING NO.	C04
		REV	3