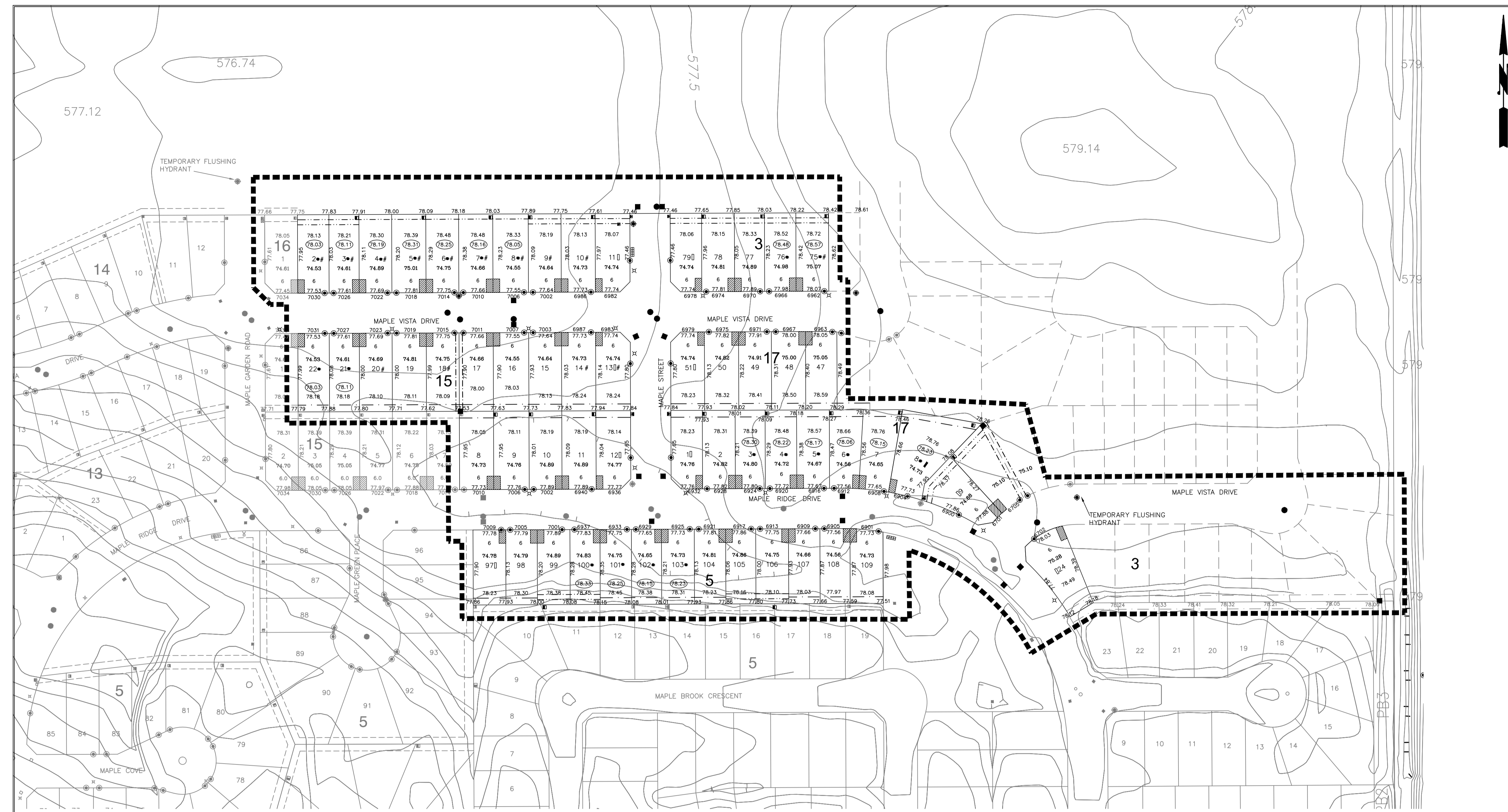


Seals

Consultants

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



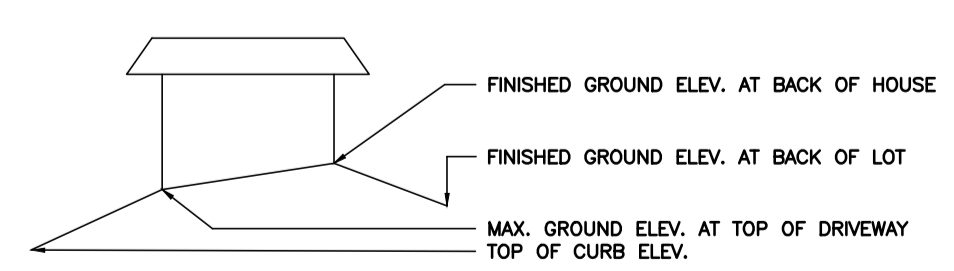
EASEMENTS

---	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
- ⊗ STREET LIGHT
- ⊙ EXISTING POWER POLE
- ⊗ NEW SASKTEL PEDESTAL
- ⊗ ACCESS COMMUNICATIONS PEDESTAL

EXAMPLE OF SPECIAL BUILDING DESIGN REQUIREMENTS (N.T.S.)



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
78.24	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	77.84 - FINISHED GROUND ELEV. AT BACK OF LOT
77.80	

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 OR RETAINING WALL 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%.

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.

4	09/03/10	BJB	ADDED UTILITIES
3	09/03/10	BJB	ISSUED FOR APPROVAL
2	06/29/10	BJB	ISSUED FOR REVIEW
1	05/18/10	BJB	ISSUED FOR APPROVAL
0	04/22/10	BJB	ISSUED FOR TENDER

ISS.	REV.	DATE	APP.	DESCRIPTION
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Project
MAPLE RIDGE SUBDIVISION PHASE 7
REGINA SASKATCHEWAN

CIVIL ENGINEERING

Drawing Title
LOT GRADING, SERVICES AND EASEMENTS

DESIGNED	J.L.H.	APPROVED	B.J.B.
DRAWN	O.G.T.	SCALE	1:1000
CHECKED	T.J.C.	DATE	04/22/2010
PROJECT NO.	0807500	DRAWING NO.	C04
		REV	4