

Legend

- SIDEWALK WITH BARRIER CURB
- SIDEWALK WITH ROLLED CURB
- BARRIER CURB
- ROLLED CURB
- ORIGINAL CONTOURS
- BURIED SASKPOWER LINE
- BURIED GAS LINE
- BURIED SASKTEL LINE
- SASKPOWER TRANSFORMER
- SASKPOWER PEDESTAL
- SASKTEL PEDESTAL
- CATV PEDESTAL
- CATCHBASIN/MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- POST TOP STREET LIGHT
- STREET LIGHT
- SUPER MAIL BOX
- HIGH POINT
- SERVICE LOCATION
- SERVICE STUBBED 3.00m INTO PROPERTY

Notes

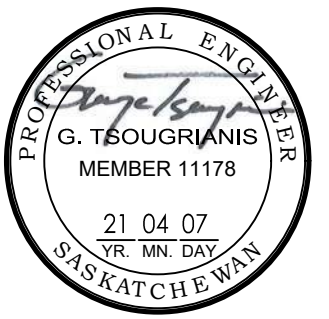
- ALL MATERIALS AND CONSTRUCTION TO COMPLY WITH CURRENT CITY OF REGINA STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ADD 500m FOR GEODETIC ELEVATION.

Revision

Revision	By	Appd.	YY.MM.DD	
C	FOR APPROVAL	BP	GT	2021.04.07
B	FOR APPROVAL	BP	GT	2021.03.17
A	FOR APPROVAL	BP	GT	2021.02.17
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Permit-Seal

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
STANTEC CONSULTING LTD.
Number C0968
Permission to Consult held by:
Discipline: MUN. ENG. Sk. Reg. No. 11178 Signature: *G. Tsougranis*



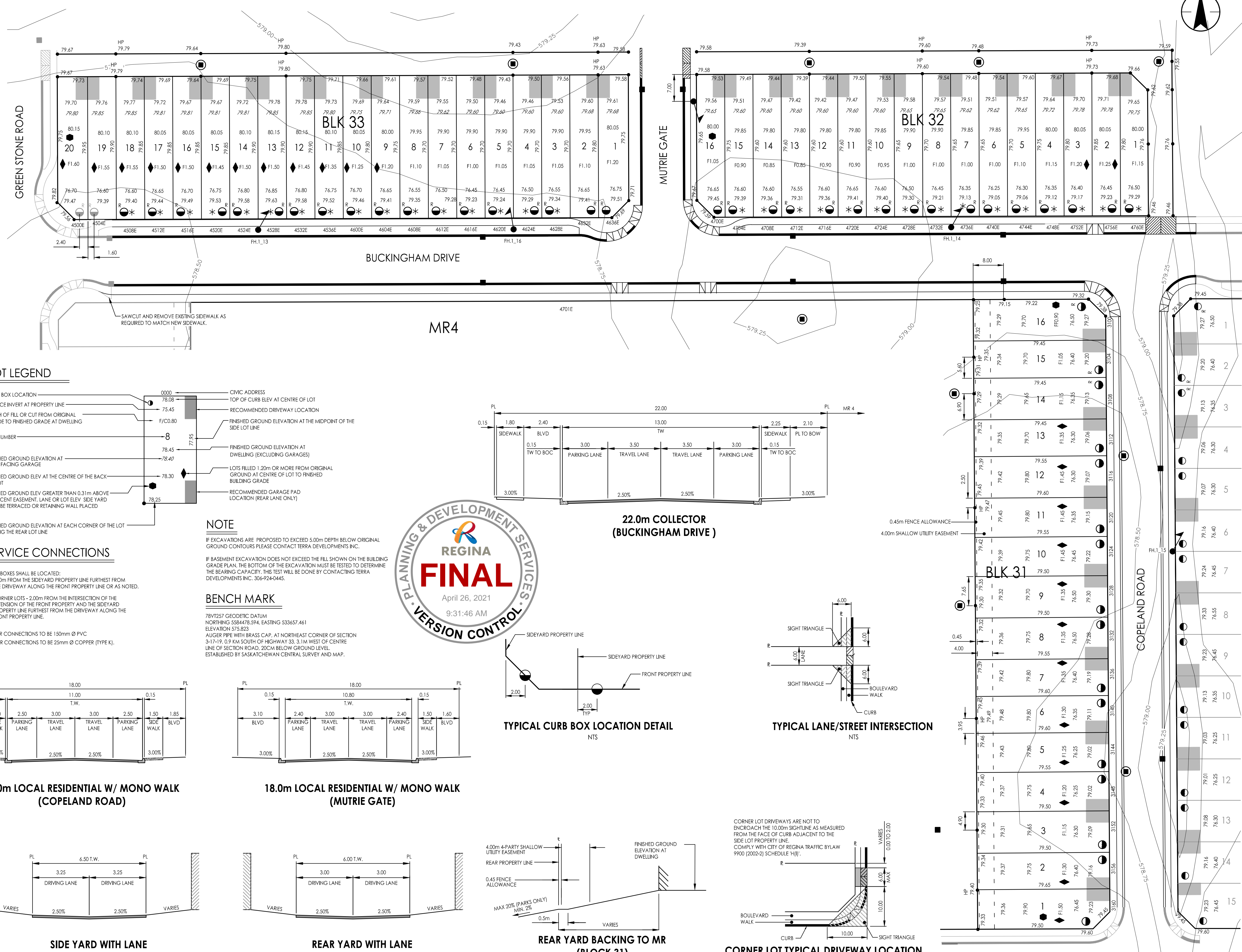
Client/Project
TERRA DEVELOPMENTS INC.
THE TOWNS

PHASE 1 - STAGE 1H
SITE SERVICES

Regina, Saskatchewan

Title
LOT GRADING

Project No. 1131-01775
Revision Sheet 0 of 8
Drawing No. C-2



LOT LEGEND

- CURB BOX LOCATION
- SERVICE INVERT AT PROPERTY LINE
- DEPTH OF FILL OR CUT FROM ORIGINAL GRADE TO FINISHED GRADE AT DWELLING
- LOT NUMBER
- FINISHED GROUND ELEVATION AT REAR FACING GARAGE
- FINISHED GROUND ELEV AT THE CENTRE OF THE BACK OF LOT
- FINISHED GROUND ELEV GREATER THAN 0.31m ABOVE ADJACENT EASEMENT, LANE OR LOT ELEV. SIDE YARD MUST BE TERRACED OR RETAINING WALL PLACED
- FINISHED GROUND ELEVATION AT EACH CORNER OF THE LOT ALONG THE REAR LOT LINE
- CIVIC ADDRESS
- TOP OF CURB ELEV AT CENTRE OF LOT
- RECOMMENDED DRIVEWAY LOCATION
- FINISHED GROUND ELEVATION AT THE MIDPOINT OF THE SIDE LOT LINE
- FINISHED GROUND ELEVATION AT DWELLING (EXCLUDING GARAGES)
- LOTS FILLED 1.20m OR MORE FROM ORIGINAL GROUND AT CENTRE OF LOT TO FINISHED BUILDING GRADE
- RECOMMENDED GARAGE PAD LOCATION (REAR LANE ONLY)

SERVICE CONNECTIONS

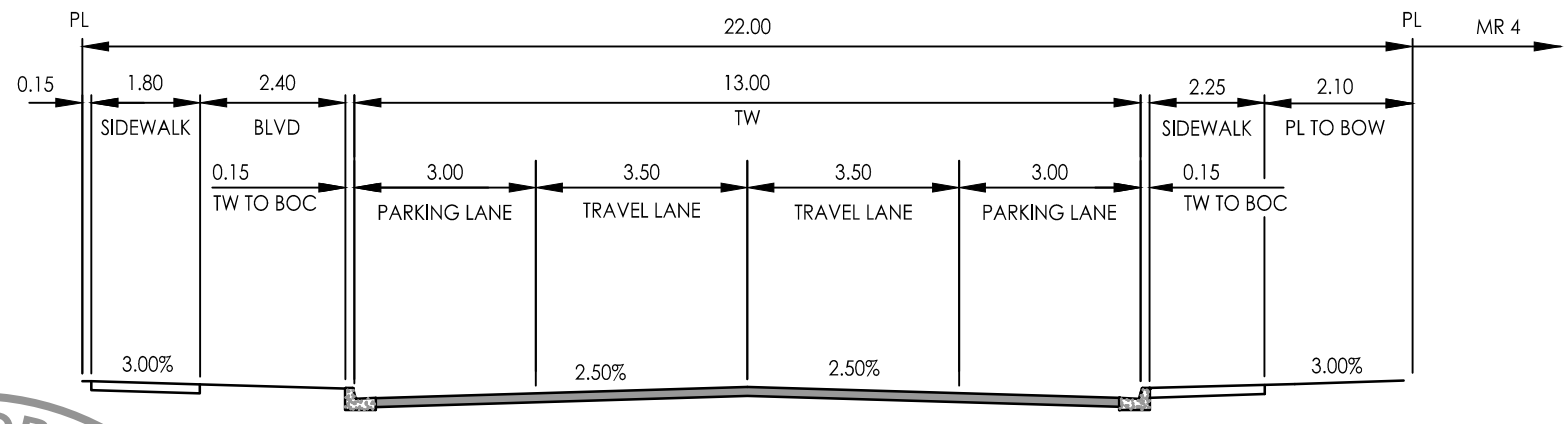
- CURB BOXES SHALL BE LOCATED:
 - a) 2.00m FROM THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY LINE OR AS NOTED.
 - b) CORNER LOTS - 2.00m FROM THE INTERSECTION OF THE EXTENSION OF THE FRONT PROPERTY AND THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY LINE.
- SEWER CONNECTIONS TO BE 150mm Ø PVC
- WATER CONNECTIONS TO BE 25mm Ø COPPER (TYPE K).

NOTE

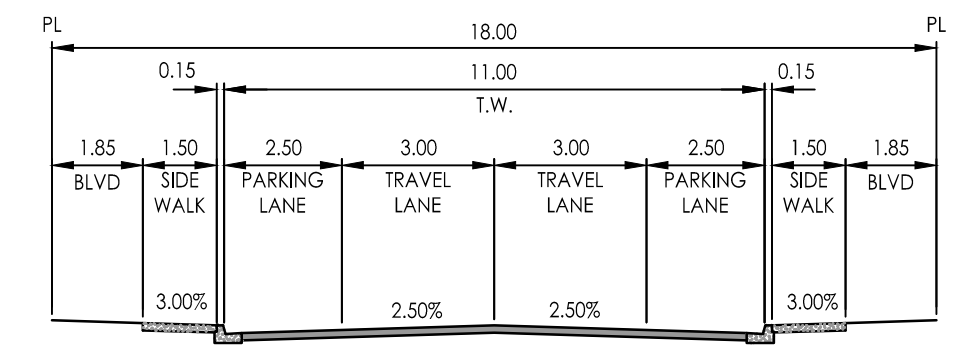
IF EXCAVATIONS ARE PROPOSED TO EXCEED 5.00m DEPTH BELOW ORIGINAL GROUND CONTOURS PLEASE CONTACT TERRA DEVELOPMENTS INC.
IF BASEMENT EXCAVATION DOES NOT EXCEED THE FILL SHOWN ON THE BUILDING GRADE PLAN, THE BOTTOM OF THE EXCAVATION MUST BE TESTED TO DETERMINE THE BEARING CAPACITY. THIS TEST WILL BE DONE BY CONTACTING TERRA DEVELOPMENTS INC. 306-924-0445.

BENCH MARK

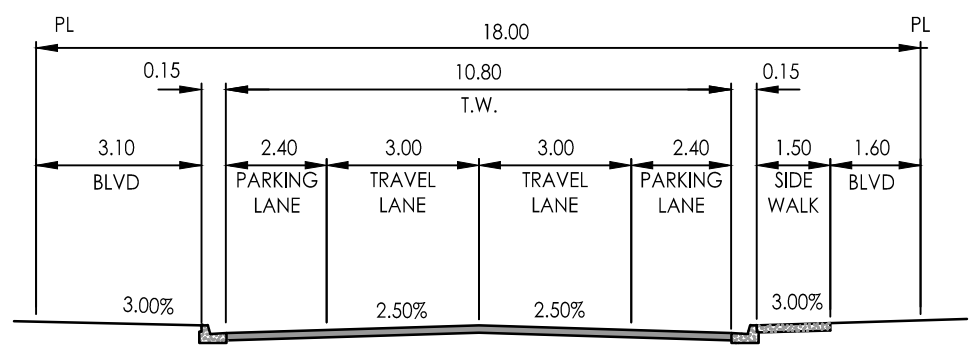
78VT257 GEODETIC DATUM
NORTHING 5884478.594, EASTING 533657.461
ELEVATION 575.823
AUGER PIPE WITH BRASS CAP, AT NORTHEAST CORNER OF SECTION 3-17-19, 0.9 KM SOUTH OF HIGHWAY 33, 3.1M WEST OF CENTRE LINE OF SECTION ROAD, 20CM BELOW GROUND LEVEL.
ESTABLISHED BY SASKATCHEWAN CENTRAL SURVEY AND MAP.



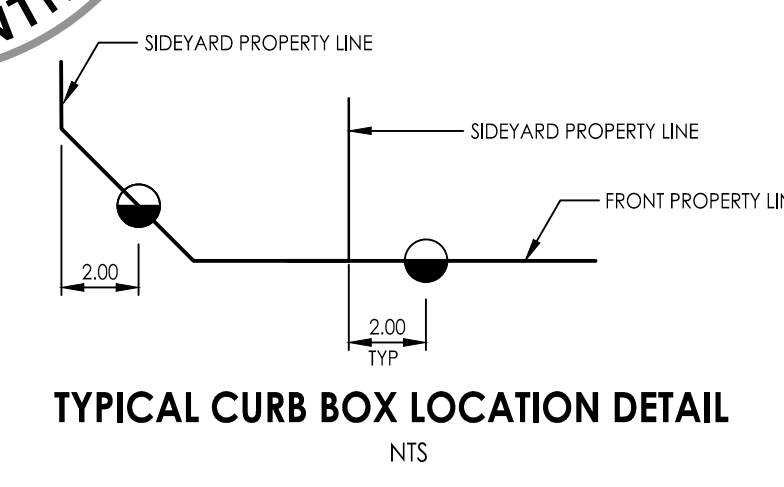
22.0m COLLECTOR (BUCKINGHAM DRIVE)



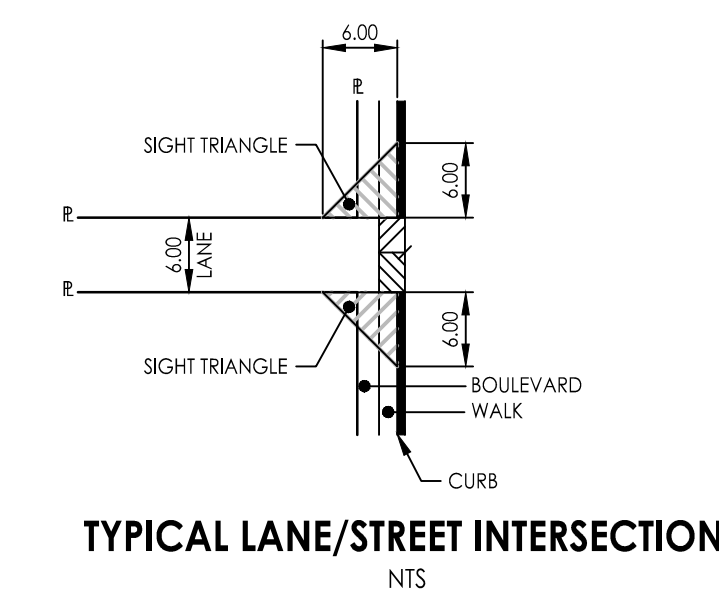
18.0m LOCAL RESIDENTIAL W/ MONO WALK (COPELAND ROAD)



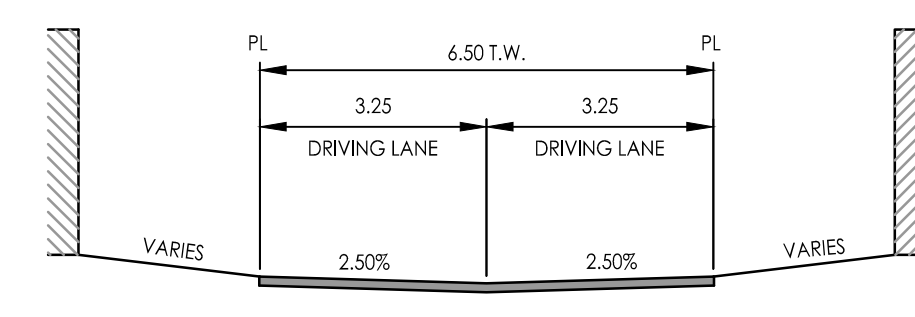
18.0m LOCAL RESIDENTIAL W/ MONO WALK (MUTRIE GATE)



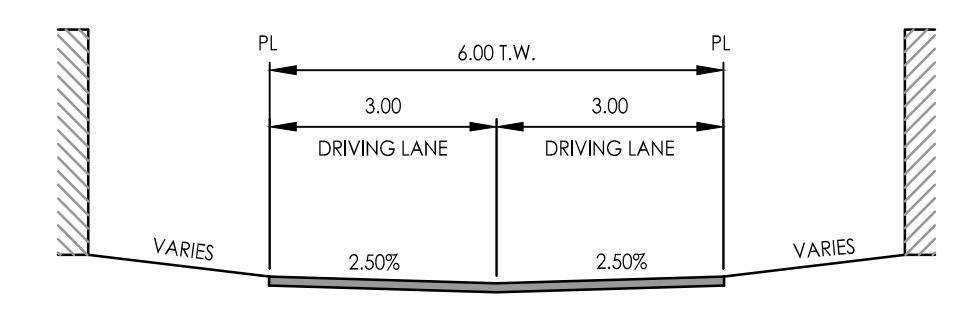
TYPICAL CURB BOX LOCATION DETAIL NTS



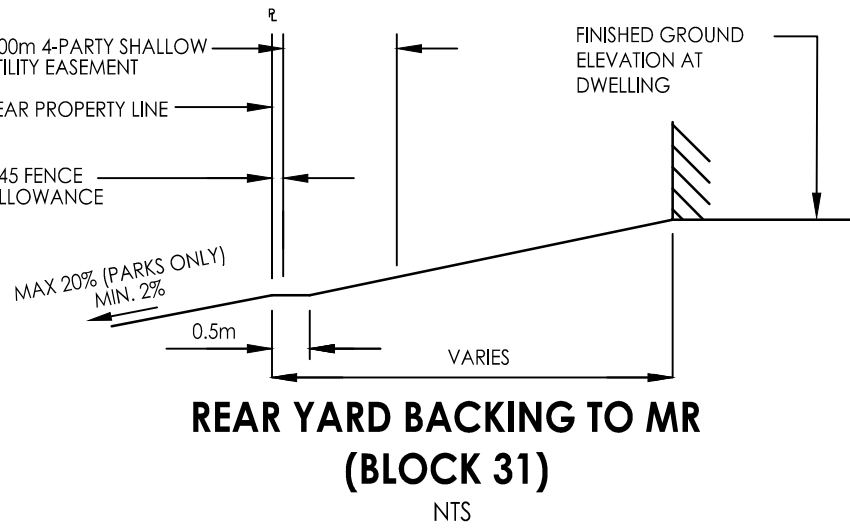
TYPICAL LANE/STREET INTERSECTION NTS



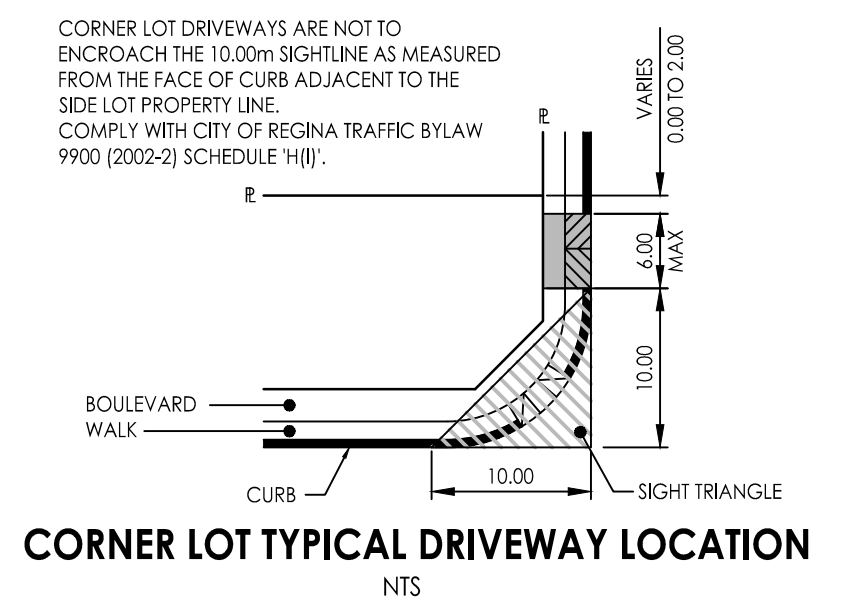
SIDE YARD WITH LANE (BLOCK 32 LOT 1)



REAR YARD WITH LANE (BLOCK 32, AND BLOCK 33)



REAR YARD BACKING TO MR (BLOCK 31) NTS



CORNER LOT TYPICAL DRIVEWAY LOCATION NTS