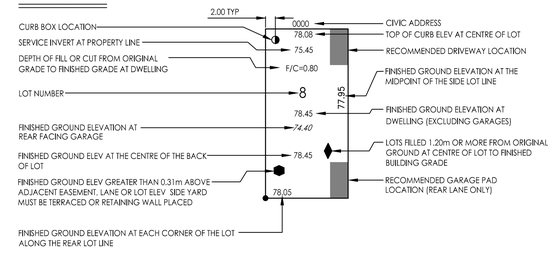
LOT LEGEND



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 OR AS NOTED.

SEWER CONNECTIONS TO BE 150mm Ø PVC

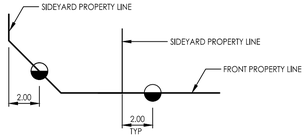
WATER CONNECTIONS TO BE 25mm Ø COPPER (TYPE K).

NOTE

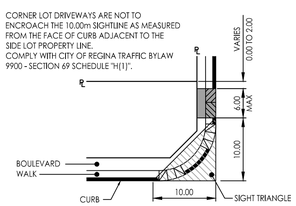
IF BASEMENT EXCAVATION DOES NOT EXCEED THE FILL SHOWN ON THE BUILDING GRADE PLAN, THE BOTTOM OF THE EXCAVATION MUST BE TESTED TO DETERMINE THE BEARING CAPACITY. THE TEST WILL BE DONE BY CONTACTING TERRA DEVELOPMENTS INC. 306-924-0445

BENCH MARK

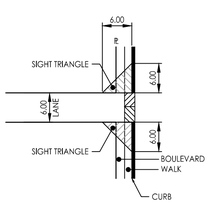
78VT257 GEODETIC DATUM
NORTHING 5584478.594, EASTING 533657.461
ELEVATION 575.823
AUGER PIPE WITH BRASS CAP, AT NORTHEAST CORNER OF SECTION 3-17-19, 0.9 KM SOUTH OF HIGHWAY 33, 3.1M WEST OF CENTRE LINE OF SECTION ROAD, 20CM BELOW GROUND LEVEL. ESTABLISHED BY SASKATCHEWAN CENTRAL SURVEY AND MAP.



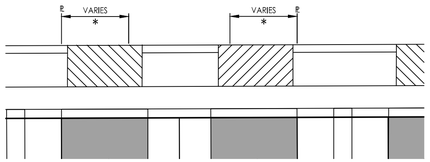
TYPICAL CURB BOX LOCATION DETAIL
NTS



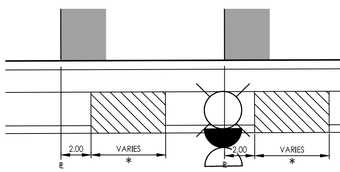
CORNER LOT TYPICAL DRIVEWAY LOCATION
NTS



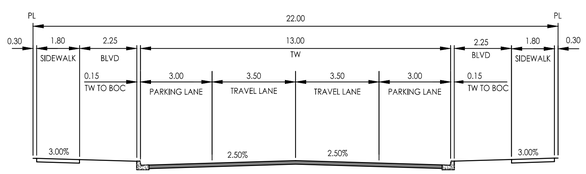
TYPICAL LANE/STREET INTERSECTION
NTS



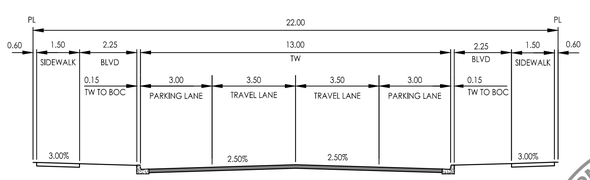
TYPICAL RESIDENTIAL DRIVEWAY LOCATION (GREEN STONE ROAD - BLOCK 29 LOTS 1-18)
NTS



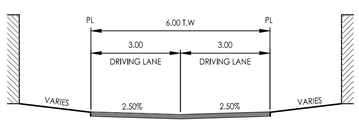
TYPICAL RESIDENTIAL DRIVEWAY LOCATION (GREEN STONE ROAD - BLOCK 30 LOTS 1-15)
NTS



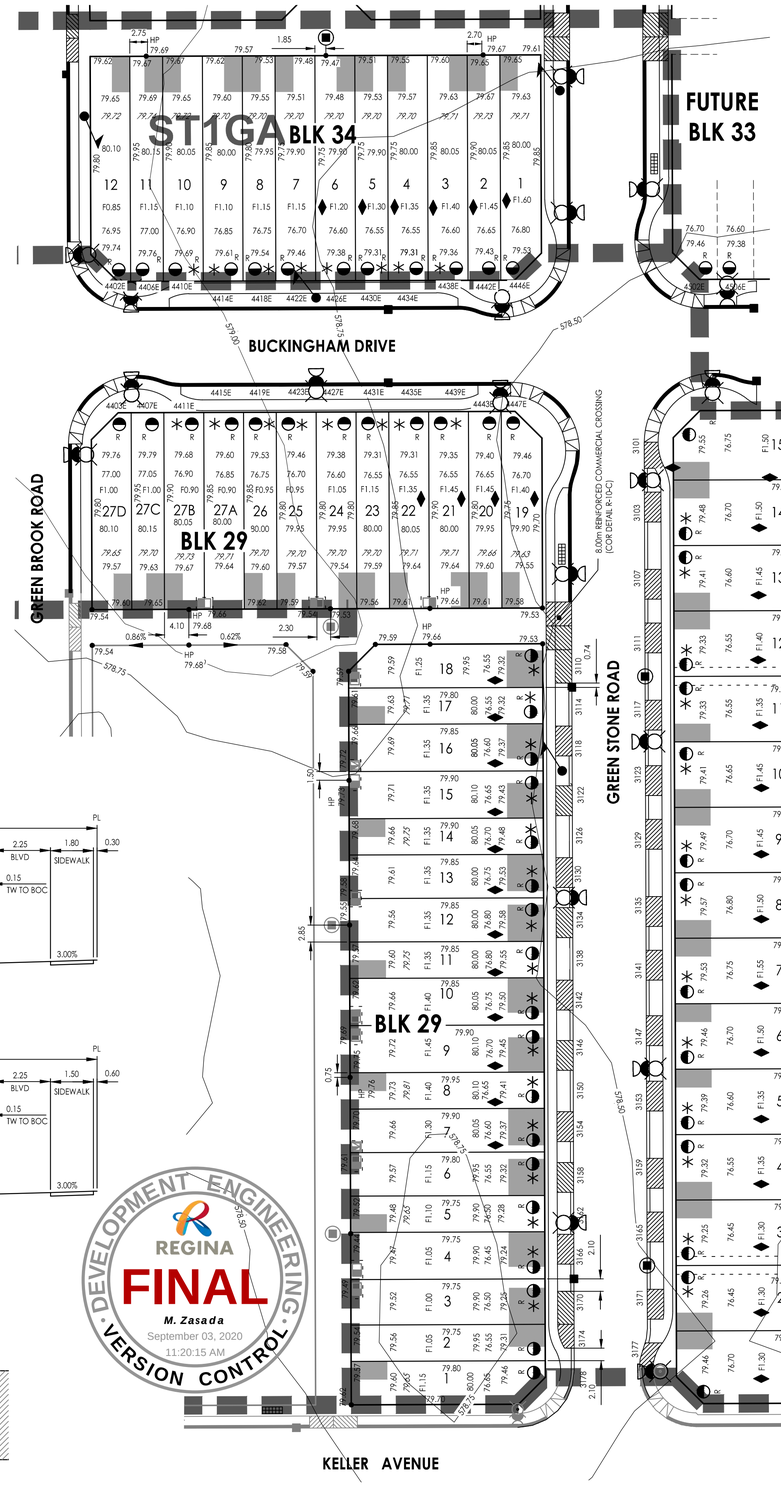
BUCKINGHAM DRIVE
NTS

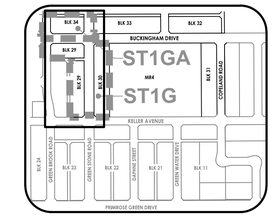


GREEN STONE ROAD
NTS

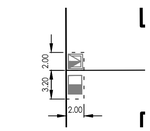


REAR YARD (WITH LANE)
NTS

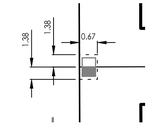




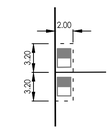
SHEET LOCATION PLAN



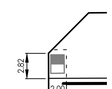
DETAIL A TYPICAL POCKET EASEMENT
BLK 29, LOTS 6/7 AND 15/16



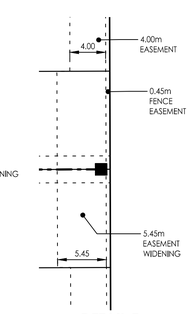
DETAIL B TYPICAL POCKET EASEMENT
BLK 29, LOTS 12/13, 21/22, 24/25 AND 27A/27B



DETAIL C TYPICAL POCKET EASEMENT
BLK 29, LOTS 3/4 AND 9/10



DETAIL D TYPICAL POCKET EASEMENT
BLK 29, LOT 18



DETAIL E TYPICAL POCKET EASEMENT
BLK 30, LOT 2/3 AND LOT 11/12

DEVELOPMENT ENGINEERING
REGINA
FINAL
M. Zasada
September 03, 2020
11:20:15 AM
VERSION CONTROL

Stantec

STANTEC CONSULTING LTD.
400 - 1820 Hamilton Street
Regina, SK Canada S4P 2B8
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com

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Utility Disclaimer

Location of existing utilities as shown may not be exact or may be incomplete. Contractor to verify exact location of all utilities with appropriate authorities prior to starting construction.
The developer and the consultant assume no responsibility for any utilities damaged during construction.

Legend

- BARRIER CURB & GUTTER C/W WALK
- ROLLED CURB & GUTTER C/W WALK
- BARRIER CURB & GUTTER
- ROLLED CURB & GUTTER
- 575.00 — ORIGINAL CONTOURS
- P — BURIED SASKPOWER LINE
- G — BURIED SASKENERGY LINE
- T — BURIED TELCOMMUNICATIONS LINE
- SASKPOWER TRANSFORMER
- SASKPOWER PEDESTAL
- SASKTEL PEDESTAL
- CATV PEDESTAL
- CATCHBASIN/MANHOLE
- CATCHBASIN
- FIRE HYDRANT
- POST TOP STREET LIGHT
- COBRA HEAD STREET LIGHT
- SUPER MAIL BOX
- HP — HIGH POINT
- PROPOSED SERVICE LOCATION
- R — PROPOSED SERVICE LOCATION C/W RISER
- EXISTING SERVICE LOCATION
- SERVICE STUBBED 3.00m INTO PROPERTY

Notes

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

Revision		By	Appd.	YY.MM.DD
3	ADDRESS CHANGES ON BLOCK 34	DL	BP	2020.08.17
2	DRIVEWAY LOCATIONS, AND ADD STREETLIGHTS	SW	BP	2020.05.14
1	ADD STAGE LIMITS	SW	BP	2020.01.10

Issued		By	Appd.	YY.MM.DD
B	FOR APPROVAL	BP	GT	20.02.19
A	FOR APPROVAL	JF	GT	19.05.28

Permit-Seal

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
STANTEC CONSULTING LTD.
Number C0969
Permission to Consult held by:

Discipline	Sk. Reg. No.	Signature	YR. MN. DAY
Mun. Eng.	11178		20 08 18

PROFESSIONAL ENGINEER G. TSOUGRIANIS MEMBER 11178 SASKATCHEWAN

Client/Project
TERRA DEVELOPMENTS INC.
THE TOWNS

PHASE 1 - STAGES 1G AND 1GA
SITE SERVICES - ROADWAYS & UNDERGROUNDS
Regina, Saskatchewan

Title
LOT GRADING

Project No. 1131-01205
Scale 0 5 15 25m
Drawing No. C-2
Sheet 2 of 10
Revision 3

V:\1131\active\131101205\design\drawing\City PH1_A,B,G\Drawings\PHASE 1G SERVICING\TOWNS_CPH1_C-2.dwg
PlotDate: 2020.08.18 10:29 AM Login: Sweet, Mark

ORIGINAL SHEET - ANSI D