

Legend

- SIDEWALK WITH BARRIER CURB
- SIDEWALK WITH ROLLED CURB
- BARRIER CURB
- ROLLED CURB
- ORIGINAL GROUND CONTOURS (GEODETIC ELEVATIONS)
- 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 LOCATION WITH RISER
- 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 TO DESIGN ELEVATIONS FOR GEODETIC.

Revision

| Revision | By | Appd. | YY.MM.DD | |
|----------|--------------|-------|----------|----------|
| C | FOR APPROVAL | BP | GT | 21.08.06 |
| B | FOR APPROVAL | BP | GT | 21.07.27 |
| A | FOR APPROVAL | BP | GT | 21.06.18 |
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| File Name: | MS | DL | BP | 2021.08.11 |
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| 111000372_c-2_grading | Dwn. | Chkd. | Dsgn. | YY.MM.DD |

Permit-Seal

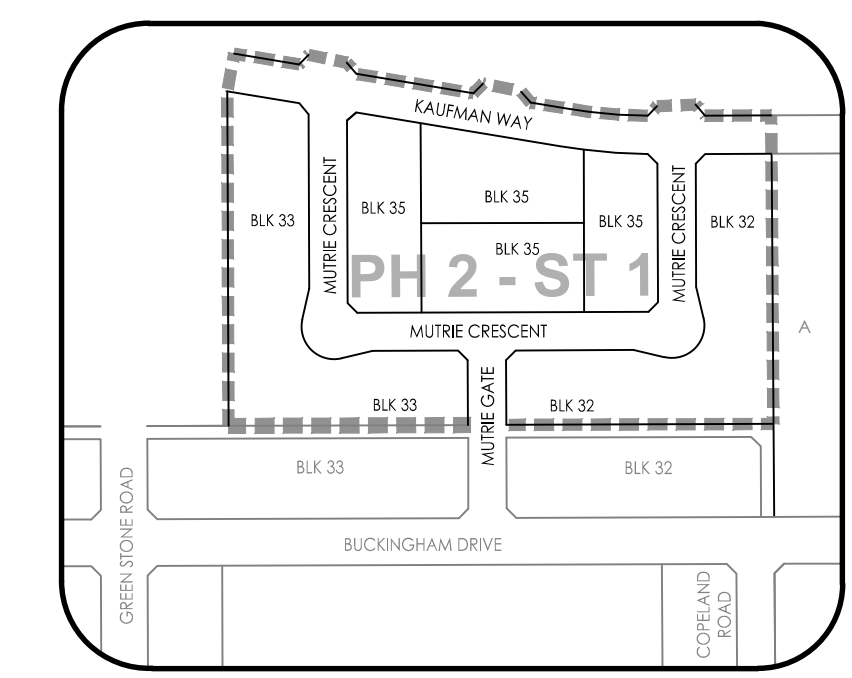
Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
STANTEC CONSULTING LTD.
Number C0968
Permission to Consult held by:
Discipline: Sk. Reg. No. Signature
Mun. Eng. 11178



Client/Project
TERRA DEVELOPMENTS INC.
THE TOWNS
PHASE 2 - STAGE 1
SITE SERVICES
Regina, Saskatchewan

Title
LOT GRADING

Project No. 1110-00372
Revision Sheet 0 of 9
Drawing No. C-2



SHEET LOCATION PLAN



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

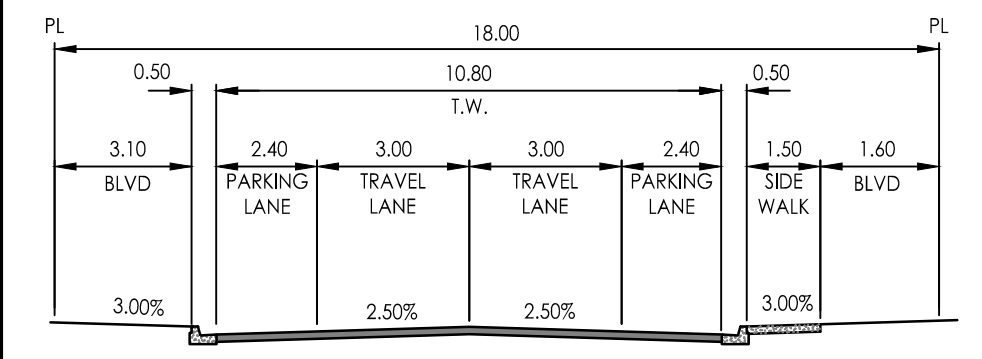
78N257 GEODETIC DATUM
NORTHING 5584478.594, EASTING 533657.461
ELEVATION 575.823
AUGER PIPE WITH BRASS CAP, AT NORTHEAST CORNER OF SECTION 3-17-19, 0.9 KM SOUTH OF HIGHWAY 33, 3.1M WEST OF CENTRE LINE OF SECTION ROAD, 20CM BELOW GROUND LEVEL, ESTABLISHED BY SASKATCHEWAN CENTRAL SURVEY AND MAP.

SERVICE CONNECTIONS

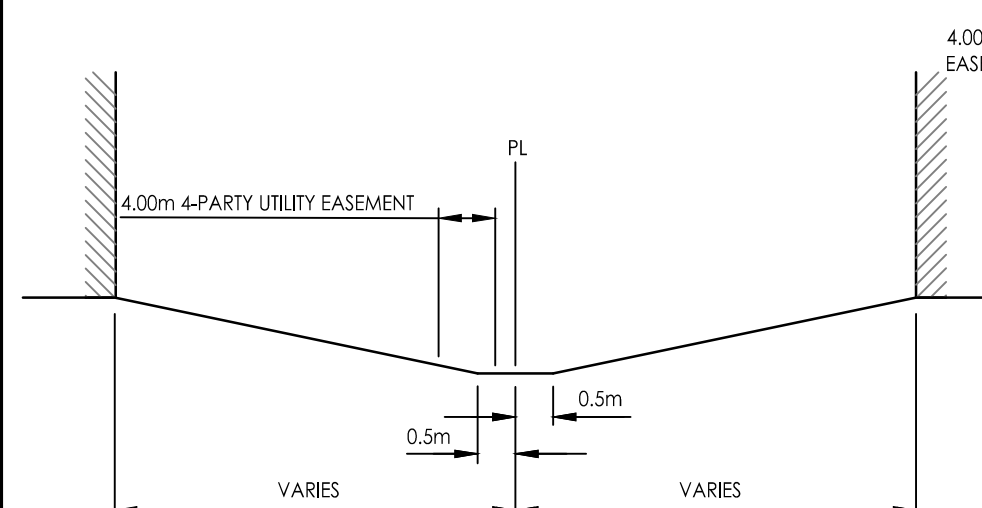
CURB BOXES SHALL BE LOCATED:
a) 2.00m FROM THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY LINE OR AS NOTED.
b) CORNER LOTS - 2.00m FROM THE INTERSECTION OF THE EXTENSION OF THE FRONT PROPERTY AND THE SIDEYARD PROPERTY LINE FURTHEST FROM THE DRIVEWAY ALONG THE FRONT PROPERTY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

LOT LEGEND

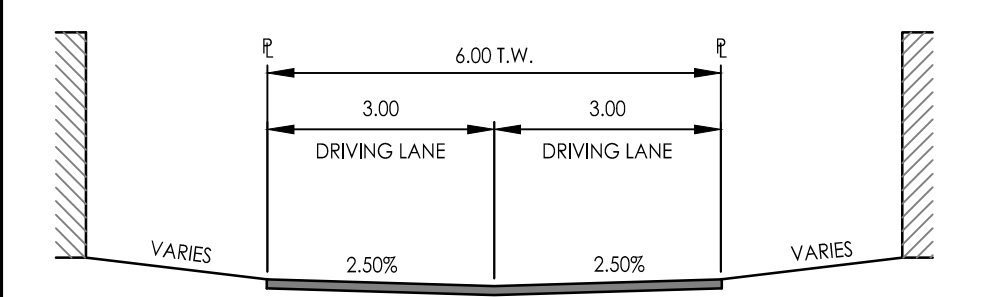
- CURB BOX LOCATION
- SERVICE INVERT AT PROPERTY LINE
- DEPTH OF FILL OR CUT FROM ORIGINAL GRADE TO FINISHED GRADE AT DWELLING
- LOT NUMBER
- FINISHED GROUND ELEVATION AT REAR FACING GARAGE
- FINISHED GROUND ELEV AT THE CENTRE OF THE BACK OF LOT
- FINISHED GROUND ELEV GREATER THAN 0.31m ABOVE ADJACENT 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)



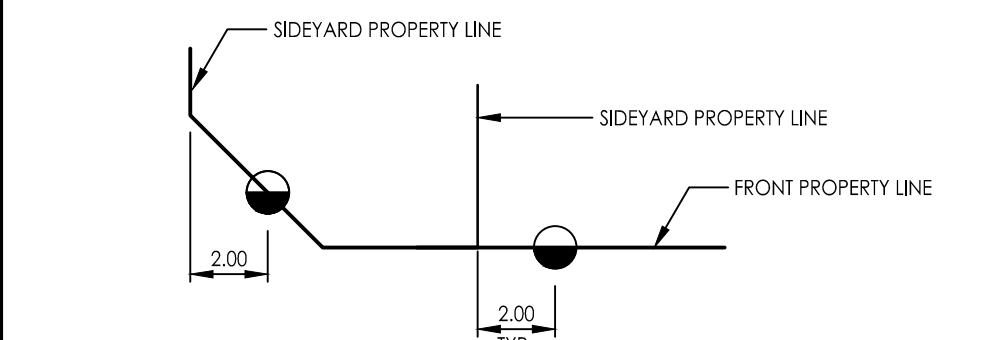
18.0m LOCAL RESIDENTIAL W/ MONO WALK



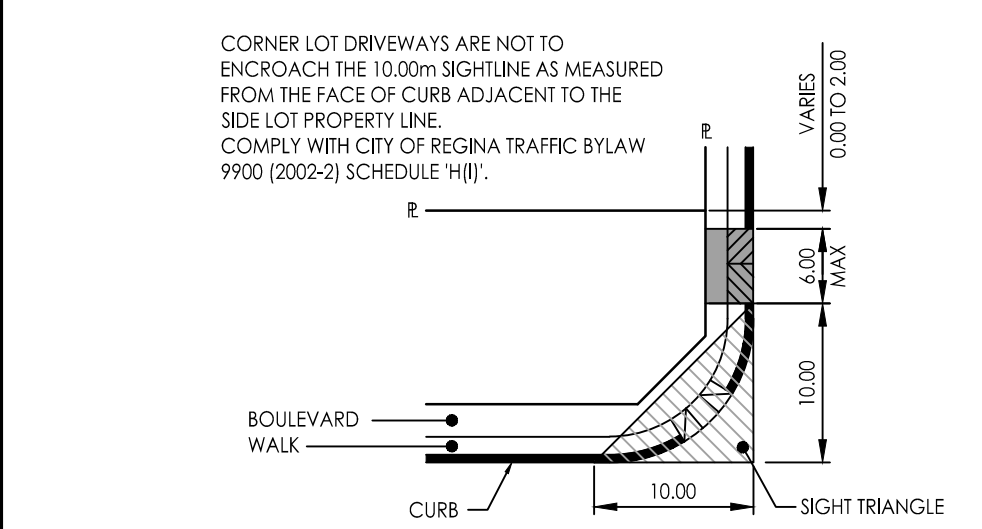
REAR YARD BLOCK 32 LOTS 31 - 44
BLOCK 33 LOTS 40 - 54
BLK 35



REAR YARD WITH LANE
BLOCK 32 LOTS 20-31
BLOCK 33 LOTS 54-63



TYPICAL CURB BOX LOCATION DETAIL
NTS



CORNER LOT TYPICAL DRIVEWAY LOCATION
NTS

