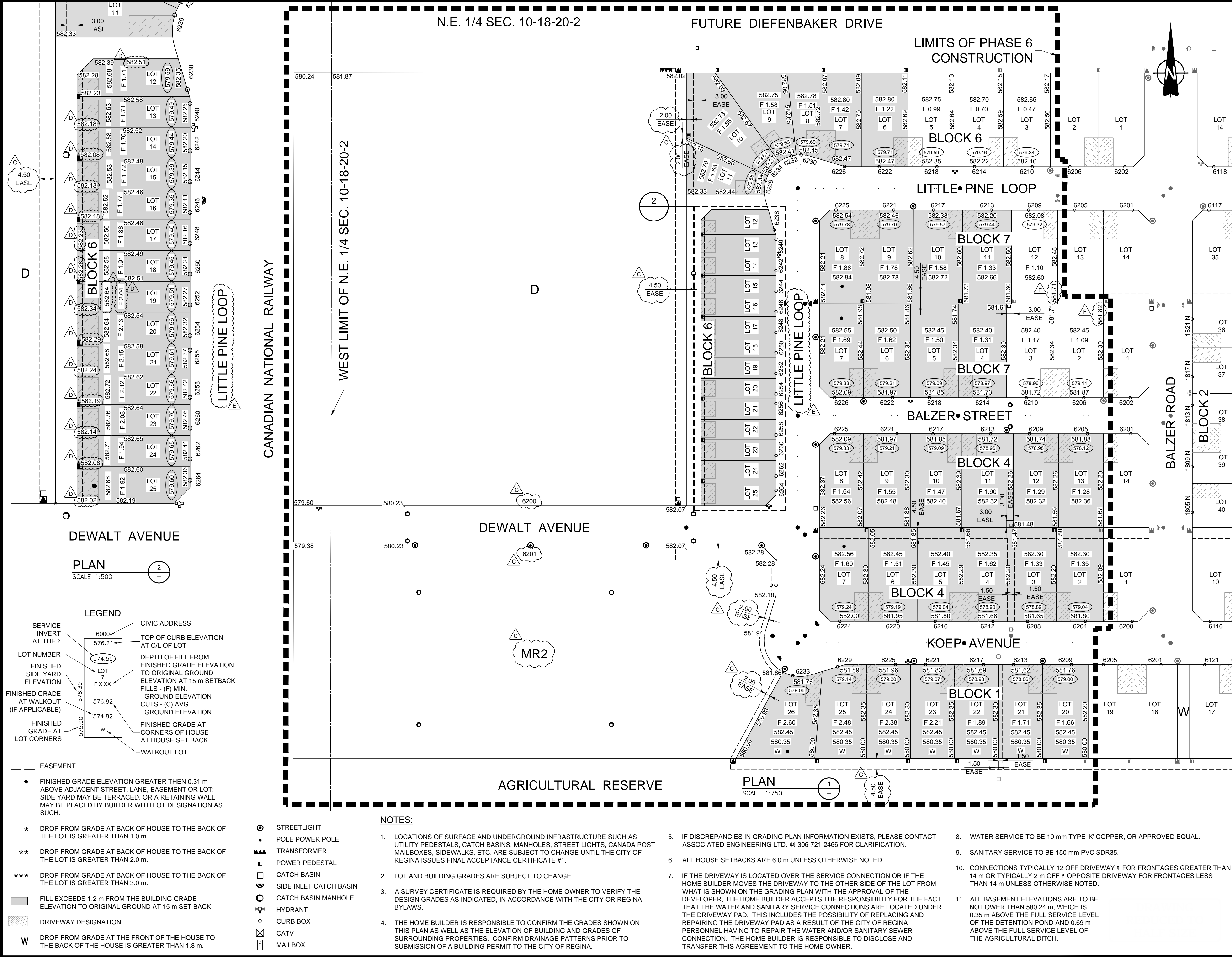


P:\2008\4776 - Phase 6\working\_Dwg\100\_Civil\PROJECT\DWG\4776-050-103.dwg  
 DATE: 2013/05/27 10:41:43 AM  
 THIS DRAWING IS FOR THE USE OF THE CLIENT AND PROJECT INDICATED. NO REPRESENTATIONS OF ANY KIND ARE MADE TO OTHER PARTIES.



**DEWALT AVENUE**

**PLAN**  
SCALE 1:500

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>SERVICE INVERT AT THE r</li> <li>LOT NUMBER</li> <li>FINISHED SIDE YARD ELEVATION</li> <li>FINISHED GRADE AT WALKOUT (IF APPLICABLE)</li> <li>FINISHED GRADE AT LOT CORNERS</li> </ul> | <ul style="list-style-type: none"> <li>CIVIC ADDRESS</li> <li>TOP OF CURB ELEVATION AT C/L OF LOT</li> <li>DEPTH OF FILL FROM FINISHED GRADE ELEVATION TO ORIGINAL GROUND ELEVATION AT 15 m SETBACK FILLS - (F) MIN. GROUND ELEVATION CUTS - (C) AVG. GROUND ELEVATION</li> <li>FINISHED GRADE AT CORNERS OF HOUSE AT HOUSE SET BACK</li> <li>WALKOUT LOT</li> </ul> |
|---|--|
- 
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>FINISHED GRADE ELEVATION GREATER THEN 0.31 m ABOVE ADJACENT STREET, LANE, EASEMENT OR LOT: SIDE YARD MAY BE TERRACED, OR A RETAINING WALL MAY BE PLACED BY BUILDER WITH LOT DESIGNATION AS SUCH.</li> <li>* DROP FROM GRADE AT BACK OF HOUSE TO THE BACK OF THE LOT IS GREATER THAN 1.0 m.</li> <li>** DROP FROM GRADE AT BACK OF HOUSE TO THE BACK OF THE LOT IS GREATER THAN 2.0 m.</li> <li>*** DROP FROM GRADE AT BACK OF HOUSE TO THE BACK OF THE LOT IS GREATER THAN 3.0 m.</li> <li>FILL EXCEEDS 1.2 m FROM THE BUILDING GRADE ELEVATION TO ORIGINAL GROUND AT 15 m SET BACK</li> <li>DRIVEWAY DESIGNATION</li> <li>W DROP FROM GRADE AT THE FRONT OF THE HOUSE TO THE BACK OF THE HOUSE IS GREATER THAN 1.8 m.</li> </ul> | <ul style="list-style-type: none"> <li>STREETLIGHT</li> <li>POLE POWER POLE</li> <li>TRANSFORMER</li> <li>POWER PEDESTAL</li> <li>CATCH BASIN</li> <li>SIDE INLET CATCH BASIN</li> <li>CATCH BASIN MANHOLE</li> <li>HYDRANT</li> <li>CURB BOX</li> <li>CATV</li> <li>MAILBOX</li> </ul> |
|--|---|

**NOTES:**

- LOCATIONS OF SURFACE AND UNDERGROUND INFRASTRUCTURE SUCH AS UTILITY PEDESTALS, CATCH BASINS, MANHOLES, STREET LIGHTS, CANADA POST MAILBOXES, SIDEWALKS, ETC. ARE SUBJECT TO CHANGE UNTIL THE CITY OF REGINA ISSUES FINAL ACCEPTANCE CERTIFICATE #1.
- LOT AND BUILDING GRADES ARE SUBJECT TO CHANGE.
- A SURVEY CERTIFICATE IS REQUIRED BY THE HOME OWNER TO VERIFY THE DESIGN GRADES AS INDICATED, IN ACCORDANCE WITH THE CITY OR REGINA BYLAWS.
- THE HOME BUILDER IS RESPONSIBLE TO CONFIRM THE GRADES SHOWN ON THIS PLAN AS WELL AS THE ELEVATION OF BUILDING AND GRADES OF SURROUNDING PROPERTIES. CONFIRM DRAINAGE PATTERNS PRIOR TO SUBMISSION OF A BUILDING PERMIT TO THE CITY OF REGINA.
- IF DISCREPANCIES IN GRADING PLAN INFORMATION EXISTS, PLEASE CONTACT ASSOCIATED ENGINEERING LTD. @ 306-721-2466 FOR CLARIFICATION.
- ALL HOUSE SETBACKS ARE 6.0 m UNLESS OTHERWISE NOTED.
- IF THE DRIVEWAY IS LOCATED OVER THE SERVICE CONNECTION OR IF THE HOME BUILDER MOVES THE DRIVEWAY TO THE OTHER SIDE OF THE LOT FROM WHAT IS SHOWN ON THE GRADING PLAN WITH THE APPROVAL OF THE DEVELOPER, THE HOME BUILDER ACCEPTS THE RESPONSIBILITY FOR THE FACT THAT THE WATER AND SANITARY SERVICE CONNECTIONS ARE LOCATED UNDER THE DRIVEWAY PAD. THIS INCLUDES THE POSSIBILITY OF REPLACING AND REPAIRING THE DRIVEWAY PAD AS A RESULT OF THE CITY OF REGINA PERSONNEL HAVING TO REPAIR THE WATER AND/OR SANITARY SEWER CONNECTION. THE HOME BUILDER IS RESPONSIBLE TO DISCLOSE AND TRANSFER THIS AGREEMENT TO THE HOME OWNER.
- WATER SERVICE TO BE 19 mm TYPE 'K' COPPER, OR APPROVED EQUAL.
- SANITARY SERVICE TO BE 150 mm PVC SDR35.
- CONNECTIONS TYPICALLY 12 OFF DRIVEWAY & FOR FRONTAGES GREATER THAN 14 m OR TYPICALLY 2 m OFF & OPPOSITE DRIVEWAY FOR FRONTAGES LESS THAN 14 m UNLESS OTHERWISE NOTED.
- ALL BASEMENT ELEVATIONS ARE TO BE NO LOWER THAN 580.24 m, WHICH IS 0.35 m ABOVE THE FULL SERVICE LEVEL OF THE DETENTION POND AND 0.69 m ABOVE THE FULL SERVICE LEVEL OF THE AGRICULTURAL DITCH.

VERIFY SCALES  
 BAR IS 20 mm ON ORIGINAL DRAWING. IF NOT 20 mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY.  
 0 20 mm

No.	DATE	ENG.	BY	SUBJECT
G	2015/09/04	J.A.F.	J.A.F.	ISSUED FOR RECORD
F	2015/06/30	J.F.	J.S.Y.	REVISED REAR LOT GRADES - LOTS 2,3 & 13 BLK 7
E	2015/05/27	J.F.	J.F.	REVISED STREET NAME
D	2015/04/29	J.F.	J.S.Y.	REVISED BLK 6 LOT GRADES
C	2013/10/01	J.A.F.	L.M.B.	UPDATED CIVIC ADDRESSES AND UTILITIES
B	2013/06/19	J.A.F.	L.M.B.	RE-ISSUED FOR APPROVAL
A	2013/05/27	J.A.F.	L.M.B.	ISSUED FOR APPROVAL

REVISIONS			
SCALE	AS NOTED		
PROJECT No.	20084477-050	INITIAL	DATE
DRAWN	L. BRODT		
DESIGNED	L. BRODT		
CHECKED	T. WILLIAMS		
APPROVED	J. FROH		
DATE	APRIL 2013		

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GEIGER VENTURES		
SKYVIEW SUBDIVISION		
PHASE SIX		
CIVIL		
LOT GRADING PLAN		
DRAWING NUMBER	REV. No.	SHEET
4477-050-103	G	3