

SEAL



**EASEMENTS**

- 2.25m GAS & ELEC
- 3.00m GAS & ELEC
- 4.00m ELEC & TELE
- 4.00m GAS & TELE

REV. No.	DESCRIPTION	DATE (MM/DD/YY)
4	REVISED STREET LIGHTS	08/27/08
3	PLAN OF RECORD	08/21/08
2	ISSUED FOR APPROVAL	09/07/07
1	ISSUED FOR REVIEW	01/00/06

CADD FILE No. RE05020C04.dwg

**PROJECT**  
**KENSINGTON GREENS**  
**SUBDIVISION**  
**PHASE 1B**

REGINA, SASKATCHEWAN

**DRAWING TITLE**  
**LOT GRADING, SERVICES**  
**AND EASEMENTS**

DRAWN	DESIGNED	CHECKED	APPROVED
AMM	B.J.B.	T.J.C.	
DATE	SCALE	DRAWING NUMBER	
01/04/06	1:500	C04	
PROJECT No.	REVISION		
RE05020	4		

**PHASE 1B**

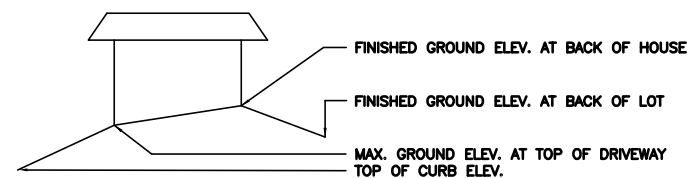


- LEGEND**
- SANITARY MANHOLE
  - STORM MANHOLE
  - CATCH BASIN
  - HYDRANT
  - SERVICE KIOSK
  - TRANSFORMER PEDESTAL
  - DRIVEWAY LOCATION
  - COMMUNITY MAIL BOX
  - CURB BOX
  - ⊗ STREET LIGHT
  - CONCRETE SWALE
  - ACCESS COMM. PEDESTAL
  - CANADA POST MAILBOX

**LOT NUMBER AND ELEVATION DESIGNATIONS**

- 2204 — 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
- 78.14 — FINISHED GROUND ELEV. AT SIDE OF LOT
- 78.87 — MAX GROUND ELEV. AT TOP OF DRIVEWAY
- 78.24 — FINISHED GROUND ELEV. AT HOUSE
- 77.86 — FINISHED GROUND ELEV. AT BACK OF LOT
- 77.90 — FINISHED GROUND ELEV. AT BACK OF LOT

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



**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. RETAINING WALL OR TERRACING 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. IF THE BASEMENT EXCAVATION DOES NOT ENCOUNTER NATURAL GROUND, THE BOTTOM OF THE EXCAVATION MUST BE TESTED TO DETERMINE THE BEARING CAPACITY.
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.
5. ALL LOTS WITH BACK LANES WILL HAVE REAR ACCESS ONLY.