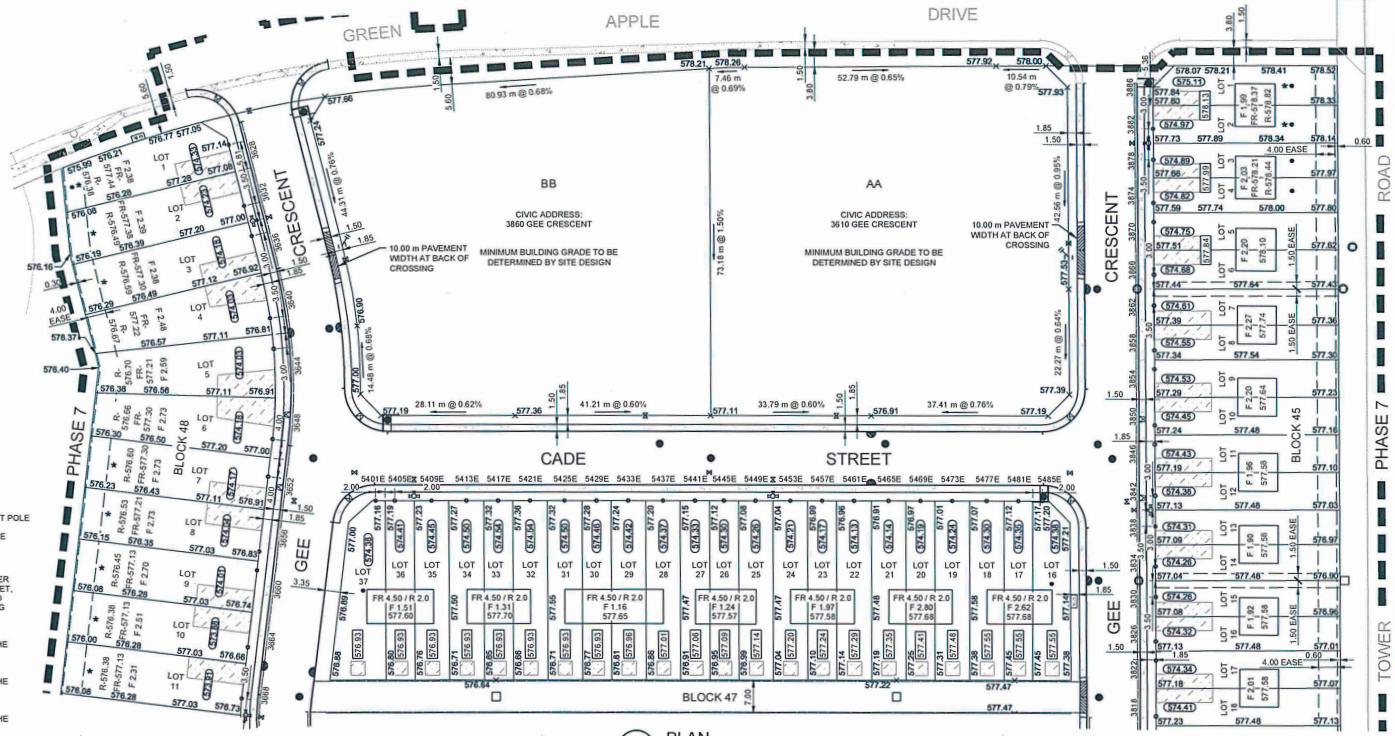


THIS INFORMATION IS TO BE USED FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

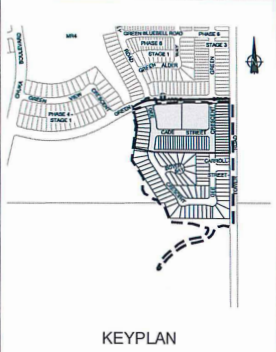
SCALE(S) SHOWN ARE INTENDED FOR A3 AND D (24x36) SIZE DRAWINGS. TABLO (11X17) SIZE DRAWINGS ARE 1/2 OF SCALE(S) SHOWN UNLESS NOTED OTHERWISE.

IF NOT SHOWN ASSET SCALES

- LEGEND**
- DRIVEWAY DESIGNATION
 - EASEMENT
 - STREET LIGHT
 - POWER POLE
 - TRANSFORMER
 - 3 PHASE TRANSFORMER
 - POWER PEDestal
 - CATCH BASIN
 - SIDE INLET CATCH BASIN
 - CATCH BASIN MANHOLE
 - MANHOLE
 - SANITARY CLEANOUT
 - HYDRANT
 - VALVE
 - CURB BOX
 - CATV
 - MAILBOX
 - PEDESTRIAN RAMP
 - SWALE
 - TRAFFIC STREET SIGN
 - PEDESTRIAN SIGN
 - STREET NAME SIGN
 - STREET NAME SIGN ON STREET LIGHT POLE
 - TRAFFIC SIGN ON STREET LIGHT POLE
 - TRAFFIC STREET SIGN AND STREET NAME SIGN
 - FINISHED GRADE ELEVATION GREATER THEN 0.30 m ABOVE ADJACENT STREET, LAINE, EASEMENT OR LOT. SIDE YARD MUST BE TERRACED, OR A RETAINING WALL MUST BE PLACED BY BUILDER WITH LOT DESIGNATION AS SUCH.
 - * DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 1.0 m.
 - ** DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 2.0 m.
 - *** DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 3.0 m.
 - FILL EXCEEDS 1.2 m FROM THE BUILDING GRADE ELEVATION TO ORIGINAL GROUND AT THE 15 m SETBACK.



1 PLAN SCALE 1:500

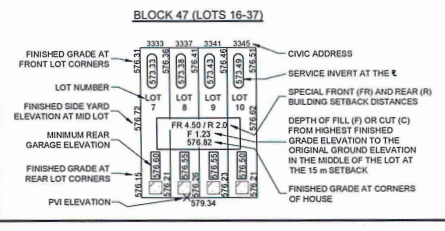
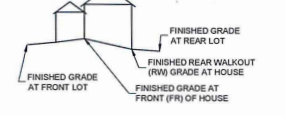
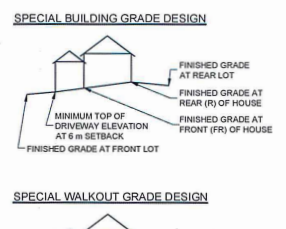
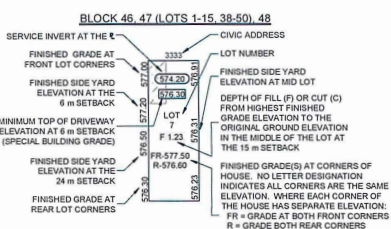
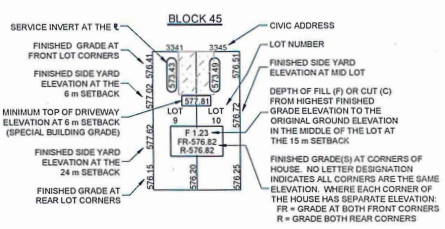


REVISIONS

No.	DATE	ENG.	BY	SUBJECT
1	2018/04/24	J. FROH	K.F.	ISSUED FOR APPROVAL
2	2018/09/19	J. FROH	K.F.	ISSUED FOR APPROVAL

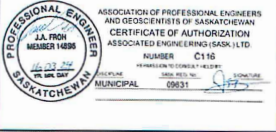
REVISIONS

SCALE	AS NOTED
PROJECT No.	20124185.07
DRAWN	K. GALT
DESIGNED	J. FROH
CHECKED	D. BROWN
APPROVED	D. BROWN
DATE	NOVEMBER 2015



NOTES:

- LOCATIONS OF SURFACE AND UNDERGROUND INFRASTRUCTURE SUCH AS UTILITY FEEDSTAYS, CATCH BASINS, MANHOLES, STREET LIGHTS, CANADA POST BOXES, SIDEWALKS, ETC. ARE SUBJECT TO CHANGE UNTIL THE CITY OF REGINA ISSUES FINAL ACCEPTANCE CERTIFICATE #1.
- LOT AND BUILDING GRADES ARE SUBJECT TO CHANGE. CONFIRM WITH CITY OF REGINA TO ENSURE MOST CURRENT REVISION IS BEING USED.
- A SURVEY CERTIFICATE IS REQUIRED BY THE BUILDER, TO VERIFY THE DESIGN GRADES AS INDICATED, IN ACCORDANCE WITH CITY OF REGINA BYLAW.
- 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 APPLICATION TO THE CITY OF REGINA.
- IF DISCREPANCIES IN GRADING PLAN INFORMATION EXISTS, PLEASE CONTACT ASSOCIATED ENGINEERING (GASK) LTD. @ 306-721-2466 FOR CLARIFICATION.
- UTILITY DESIGN TO BE COMPLETED (BY OTHERS) AND ADDED TO GRADING PLAN. GRADING PLANS WILL BE UPDATED WITH DESIGN INFORMATION ONCE APPROVED.
- ALL ELEVATIONS ON GRADING PLAN ARE PROPERTY LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN METRES (M) UNLESS OTHERWISE NOTED.
- ALL HOUSE SETBACKS ARE 6.0 m UNLESS OTHERWISE NOTED.
- IF HOME BUILDER MOVES DRIVEWAY TO OTHER SIDE OF 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 SEWER CONNECTIONS ARE LOCATED UNDER THE DRIVEWAY PAD. THIS INCLUDES THE POSSIBILITY OF REPLACING AND/OR REPAIRING THE DRIVEWAY PAD AS A RESULT OF THE CITY OF REGINA PERSONNEL HAVING TO REPAIR EITHER 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 30 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 NOTED OTHERWISE. FOR TOWNHOUSES, SERVICES ARE LOCATED AT THE CENTRE OF LOT.
- ACTUAL BUILDING GRADES FOR PARCELS AA & BB ARE TO BE DETERMINED DURING THE SITE DESIGN OF EACH PARCEL. THE DEVELOPER OF EACH SITE SHALL ENSURE POSITIVE DRAINAGE IS PROVIDED AWAY FROM ANY PROPOSED BUILDING AND CONFIRM COMPLIANCE WITH THE CITY OF REGINA DRAINAGE REGULATIONS.



THE GREENS ON GARDINER DEVELOPMENT CORP. PHASE 7

BUILDING GRADE PLAN 1 OF 2

DRAWING NUMBER	REV. NO.	SHEET
4185-07-C-101	1	4/29

THIS DRAWING IS THE PROPERTY OF ASSOCIATED ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ASSOCIATED ENGINEERING.

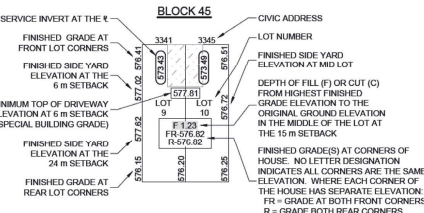
SCALE(S): 1/4"=1'-0" ARE INTENDED FOR ANS I (22)34; SIZE DRAWINGS, TABLOID (11X17); SIZE DRAWINGS ARE 1/2"=1'-0" (SHEETS UNLESS NOTED OTHERWISE)

IF NOT 90 MM ADJUST SCALES

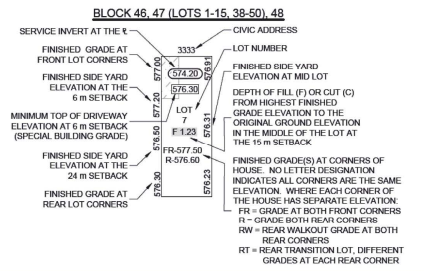
LEGEND

- DRIVEWAY DESIGNATION
- EASEMENT
- STREET LIGHT
- POWER POLE
- TRANSFORMER
- 3 PHASE TRANSFORMER
- POWER PEDESTAL
- CATCH BASIN
- SIDE INLET CATCH BASIN
- CATCH BASIN MANHOLE
- MANHOLE
- SANITARY CLEANOUT
- HYDRANT
- VALVE
- CURB BOX
- CATV
- MAIL BOX
- PEDESTRIAN RAMP
- SWALE
- TRAFFIC STREET SIGN
- PEDESTRIAN SIGN
- STREET NAME SIGN
- STREET NAME SIGN ON STREET LIGHT POLE
- TRAFFIC SIGN ON STREET LIGHT POLE
- TRAFFIC STREET SIGN AND STREET NAME SIGN

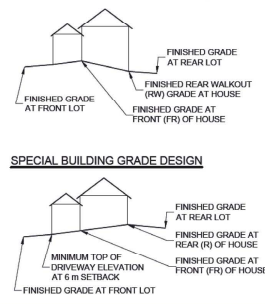
- FINISHED GRADE ELEVATION GREATER THAN 0.30 m ABOVE ADJACENT STREET, LAKE, EASEMENT OR LOT SIDE YARD MUST BE TERRACED, OR A RETAINING WALL MUST BE PLACED BY BUILDER WITH LOT DESIGNATION AS GUICH.
- * DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 1.0 m
- ** DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 2.0 m
- *** DROP FROM GRADE AT HOUSE TO THE FRONT OR BACK OF THE LOT IS GREATER THAN 3.0 m
- FILL EXCEEDS 1.2 m FROM THE BUILDING GRADE ELEVATION TO ORIGINAL



SPECIAL WALKOUT GRADE DESIGN



SPECIAL BUILDING GRADE DESIGN



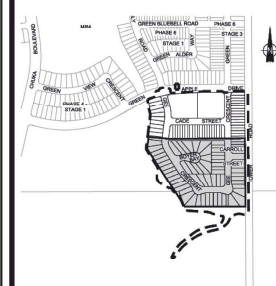
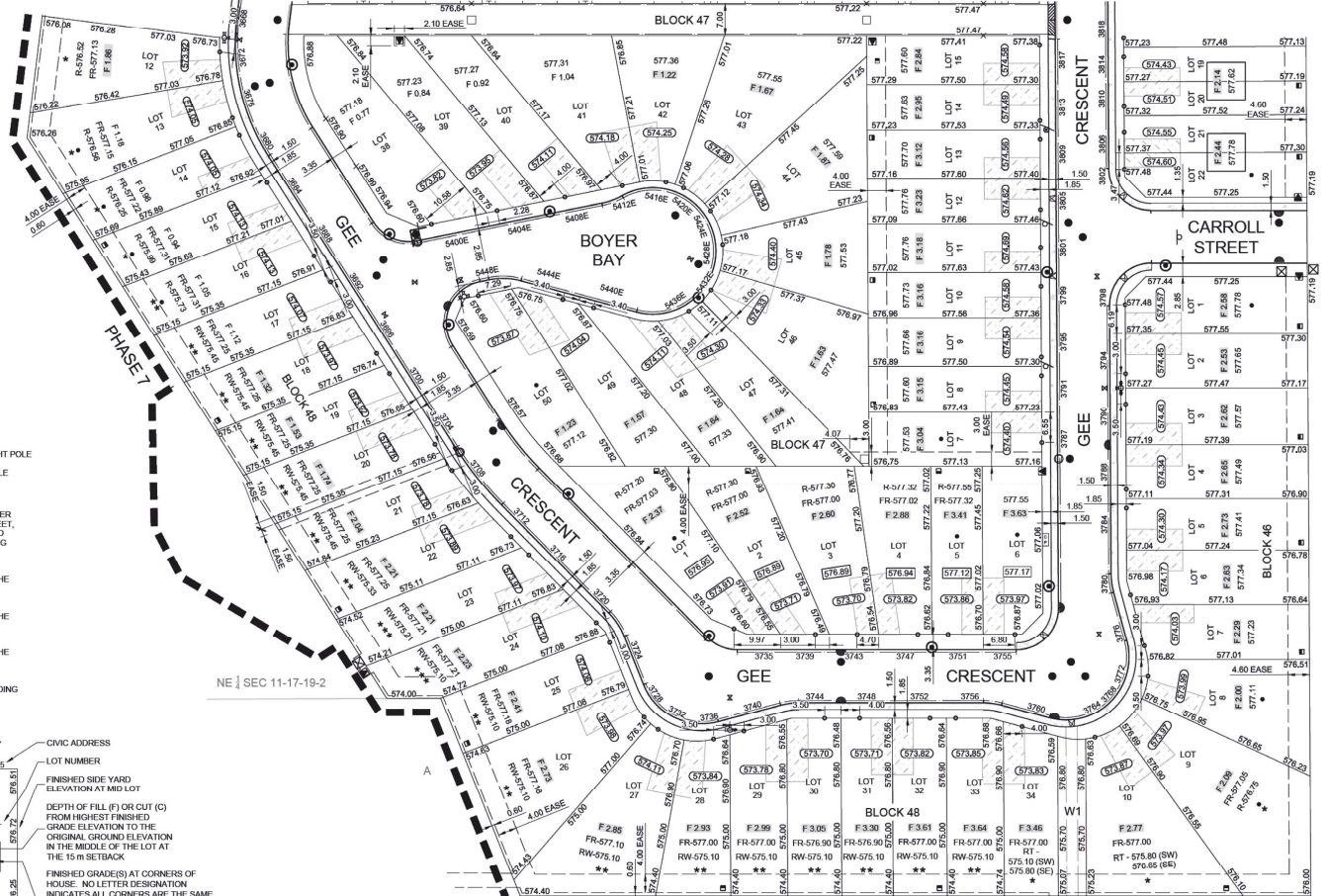
NOTES:

1. LOCATIONS OF SURFACE AND UNDERGROUND INFRASTRUCTURE SUCH AS UTILITY PEDESTALS, CATCH BASINS, MANHOLES, STREET LIGHTS, CANADA POST BOXES, SIDEWALKS, ETC. ARE SUBJECT TO CHANGE UNTIL THE CITY OF REGINA ISSUES FINAL ACCEPTANCE CERTIFICATE #1.
2. LOT AND BUILDING GRADES ARE SUBJECT TO CHANGE. CONFIRM WITH CITY OF REGINA TO ENSURE MOST CURRENT REVISION IS BEING USED.
3. A SURVEY CERTIFICATE IS REQUIRED BY THE BUILDER, TO VERIFY THE DESIGN GRADES AS INDICATED, IN ACCORDANCE WITH CITY OF REGINA BYLAWS.
4. 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 APPLICATION TO THE CITY OF REGINA.
5. IF DISCREPANCIES IN GRADING PLAN INFORMATION EXISTS, PLEASE CONTACT ASSOCIATED ENGINEERING (SAK) LTD. AT 306-721-2466 FOR CLARIFICATION.
6. UTILITY DESIGN WAS COMPLETED BY OTHERS AND IS SUBJECT TO CHANGE. BURIED UTILITY LINES ARE NOT SHOWN ON THIS PLAN AND MAY BE LOCATED WITHIN THE ROAD RIGHT OF WAY ALONG THE FRONT YARD OR SIDE YARD OF SOME LOTS IN ADDITION TO ANY EASEMENTS WITHIN THE LOT. THE HOME BUILDER IS RESPONSIBLE TO CALL FOR UTILITY LOCATES AND TO CONFIRM THE LOCATION OF ANY BURIED UTILITY LINES PRIOR TO EXCAVATION.
7. ALL ELEVATIONS ON GRADING PLAN ARE PROPERTY LINE ELEVATIONS UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE IN METRES (m) UNLESS OTHERWISE NOTED.
9. ALL HOUSE SETBACKS ARE 6.0 m UNLESS OTHERWISE NOTED.
10. IF HOME BUILDER MOVES DRIVEWAY TO OTHER SIDE OF 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 SEWER CONNECTIONS ARE LOCATED UNDER THE DRIVEWAY PAD. THIS INCLUDES THE POSSIBILITY OF RE-ACROSSING AND/OR REPAIRING THE DRIVEWAY PAD AS A RESULT OF THE CITY OF REGINA PERSONNEL HAVING TO REPAIR EITHER THE WATER AND/OR SANITARY SEWER CONNECTION. THE HOME BUILDER IS RESPONSIBLE TO DISCLOSE AND TRANSFER THIS AGREEMENT TO THE HOME OWNER.
11. WATER SERVICE TO BE 20 mm TYPE 'K' COPPER OR APPROVED EQUAL. SANITARY SERVICE TO BE 150 mm PVC SDR35. CONNECTIONS TYPICALLY 12 m OFF DRIVEWAY 4' FOR FRONTAGES GREATER THAN 14 m OR TYPICALLY 2 m OFF DRIVEWAY 4' FOR FRONTAGES LESS THAN 14 m UNLESS OTHERWISE NOTED. FOR TOWNHOUSES, SERVICES ARE LOCATED AT THE CENTRE OF LOT.

SE 1/4 SEC 11-17-19-2
PLAN
 SCALE: 1:500

PHASE 7

PLAN NO. 10880277



REVISIONS

No.	DATE	ENG.	BY	SUBJECT
5	2016SEP09	J. FROH	A.M.	ISSUED FOR RECORD
4	2017SEP09	J. FROH	A.M.	ISSUED FOR RECORD
3	2017APR07	J. FROH	K.F.	ISSUED FOR 2017 CONSTRUCTION
2	2017JAN18	J. FROH	A.M.	SMALLOW UTILITIES ADDED
1	2016MAY04	J. FROH	K.F.	RE-ISSUED FOR APPROVAL
0	2016MAY19	J. FROH	K.F.	ISSUED FOR APPROVAL

Associated Engineering

The Greens on Gardiner

THE GREENS ON GARDINER DEVELOPMENT CORP. PHASE 7

CIVIL
 BUILDING GRADE PLAN 2 OF 2

DRAWING NUMBER	REV. NO.	SHEET
4185-07-C-102	5	5