

LEGEND	
IRON SURVEY POST FOUND	Fd/IP
MANHOLE	MH
GRATED-TOP MANHOLE	GTMH
CATCH BASIN	CB
FIRE HYDRANT	FH
POWER POLE	PP
TRAFFIC LIGHT	TL
TRAFFIC SIGN/SIGN POST	TS
LIGHT STANDARD	LS
LIGHT STANDARD (SGL)	YL
LIGHT STANDARD (DBL)	YL
TELEPHONE PEDESTAL	TP
EXISTING CONC. CURBS	
NEW CONC. CURBS	
PREFIX (EX.) = EXISTING	EX
VENT	V
FILL	F
LEVEL MONITOR	LM
INTERSTITIAL MONITOR	IM
SUBMERSIBLE TURBINE PUMP	STP

- ### GENERAL NOTES
- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT CONC. CURB RADII WHICH ARE NOTED IN METERS.
 - DRAWING IS NOT TO BE SCALED.
 - ALL DIMENSIONS TO BE CHECKED & VERIFIED ON THE SITE, BY SURVEY, PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED THE ENGINEER BEFORE PROCEEDING.
 - CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION ON MUNICIPAL PROPERTY IS TO THE LATEST MUNICIPAL STANDARDS.
 - THIS SITE PLAN WAS CREATED FROM INFORMATION TAKEN FROM FEASIBILITY SITE PLAN DRAWING PROVIDED BY AECOM, DATED 2020-08-01 AND PARCELS C AND Y GRADING DRAWING PROVIDED BY STANTEC, DATED 2018-09-03. CONTRACTOR TO CONFIRM ALL EXISTING SITE INFORMATION PRIOR TO START OF CONSTRUCTION. SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT, CONTACT THE CONSULTING ENGINEER.
 - GC SHALL PROVIDE AS BUILT DRAWINGS INCLUDING AS BUILT GRADE, BUILDING, ETC. UPON COMPLETION OF THE WORK, WITH ADDITIONAL COPY TO THE AUTHORITY HAVING JURISDICTION UPON REQUEST. GRADING SHALL INCLUDE FLOOR ELEVATIONS, YARD ELEVATIONS, CONTOURS ON 0.1m INCREMENTS, RIM ELEVATIONS OF ALL CBs, MHs, AND THE INVERT OF ALL PIPES WHERE THEY ENTER/LEAVE CBs AND MHs. THE AS BUILTS SHALL BE IN BOTH HARD COPY AND ELECTRONIC COPY IN AUTOCAD 2015 OR EARLIER FORMAT.

DETAILS OF DEVELOPMENT			
MUNICIPAL ADDRESS: 4700 PARLIAMENT AVE, REGINA SK			
LEGAL ADDRESS: BLOCK Y, PLAN 102163081			
DATA		REQUIRED	PROVIDED
ZONING		MH- Mixed High-Rise Zone (HT-A)	
MIN LOT AREA		1500 sq.m	4064 sq.m
MIN SITE FRONTAGE		22.5m	66.7 m
FLOOR AREA (INCL. CANOPY)		N/A	526 sq.m.
SITE COVERAGE (MAX)		65%	12.9%
FLOOR AREA RATION (FAR) (MAX)		3.0	0.13
MAX BUILDING HEIGHT		15m	6m
BUILDING SETBACKS	FRONT YARD (PARLIAMENT AVE)	3.0m IF BUILDING FACE IS A NON ACTIVE WALL LESS THAN 8m HIGH	11.97m
	REAR YARD (NORTH PROPERTY LINE)	N/A	24.15m
	SIDE YARD (EAST PROPERTY LINE)	N/A	8.48m
	SIDE YARD (WEST PROPERTY LINE)	N/A	29.63m
LANDSCAPE STRIP	PARKING ABUTTING STREET	3m MIN	3.0m
LANDSCAPE COVERAGE		10% MIN	12.1%
CARWASH STACKING		TBD	5
LOADING SPACES		0	0
LOADING SPACE DIMENSIONS		N/A	N/A
PARKING		REQUIRED	PROVIDED
	Spaces	2	8
	Stall Length	6.0m or 5.5m	6.0m
ACCESSIBLE PARKING	Spaces	1	1
	Stall Length	5.5m	6.0m
	Stall Width	3.9m	3.9m
ACCESSIBLE PARKING RAMP	Width	N/A	1.5m
NO. OF BICYCLE STALLS		2	2
LAND USE BYLAW SUMMARY: LANDS TO NORTH: AIRPORT (AIR) LANDS TO EAST: MIXED LARGE MARKET ZONE (MLM) LANDS TO SOUTH: MIXED LOW RISE (ML) LANDS TO WEST: MIXED LOW RISE (ML)			



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REGISTRATION

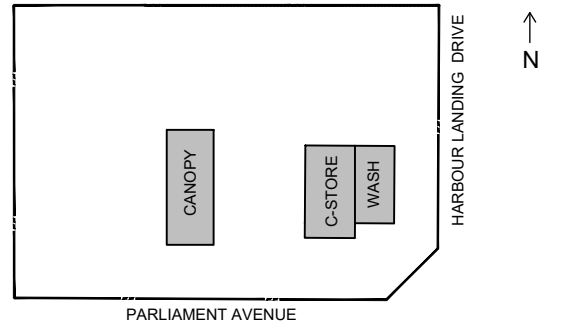
ISSUE/REVISION

A	2020-10-16	ISSUED FOR DU APP.
I/R	DATE	DESCRIPTION

DRAWN BY

NAS

KEY PLAN



GLOBAL PROJECT ID NUMBER

CAN01442

SHEET TITLE

SITE

SITE PLAN

CTM DESIGN FILE NAME

2020108_C101.0 - C103.0

SHEET NUMBER

C101.0