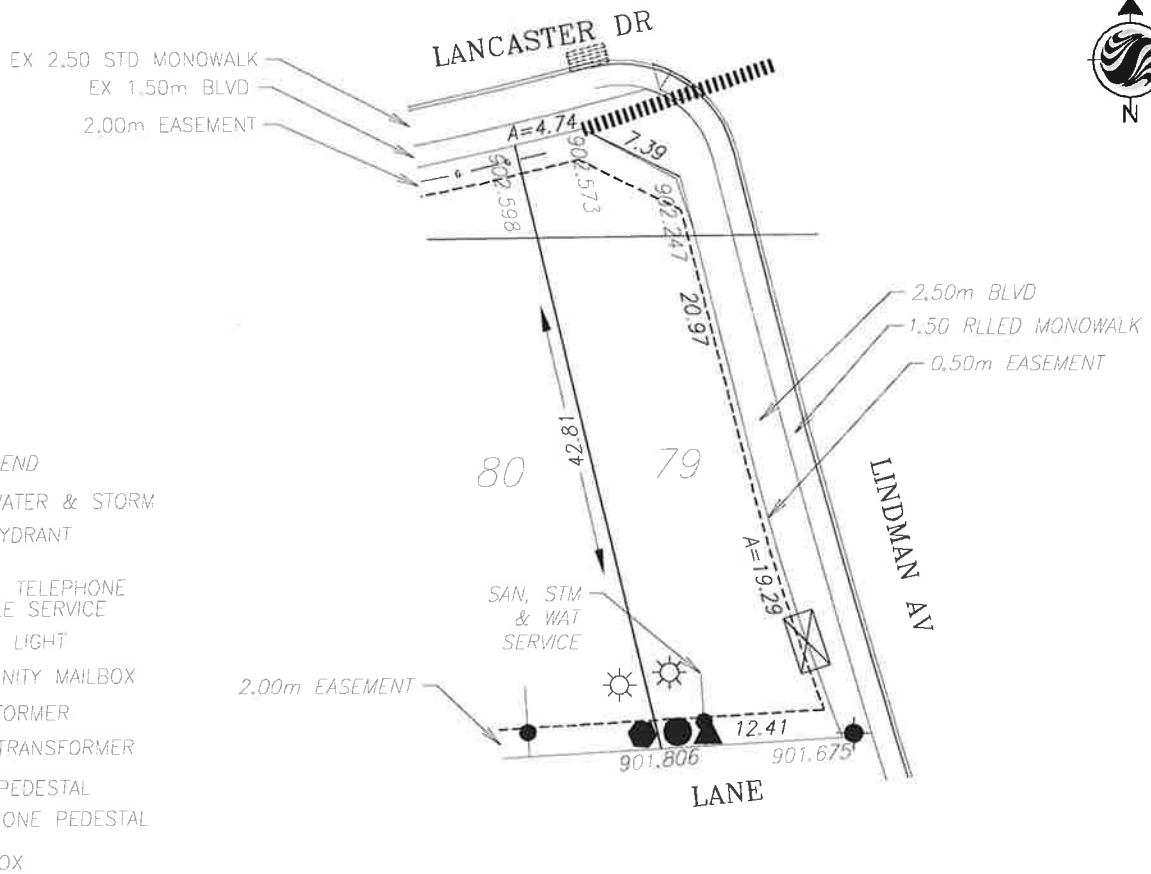
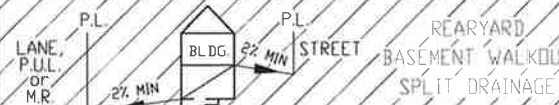
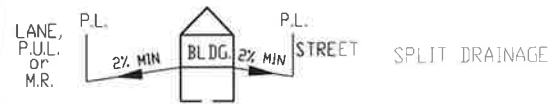


BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.44
 LOWEST ELEVATION = 900.03

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.18
 STORM AT 5.0m INSIDE LOT = 899.18

CIVIC ADDRESS: 371 LANCASTER DR
 LOT: 79 BLOCK: 3 PLAN No: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 902.90
 ELEV. AT REAR OF HOUSE = 902.35

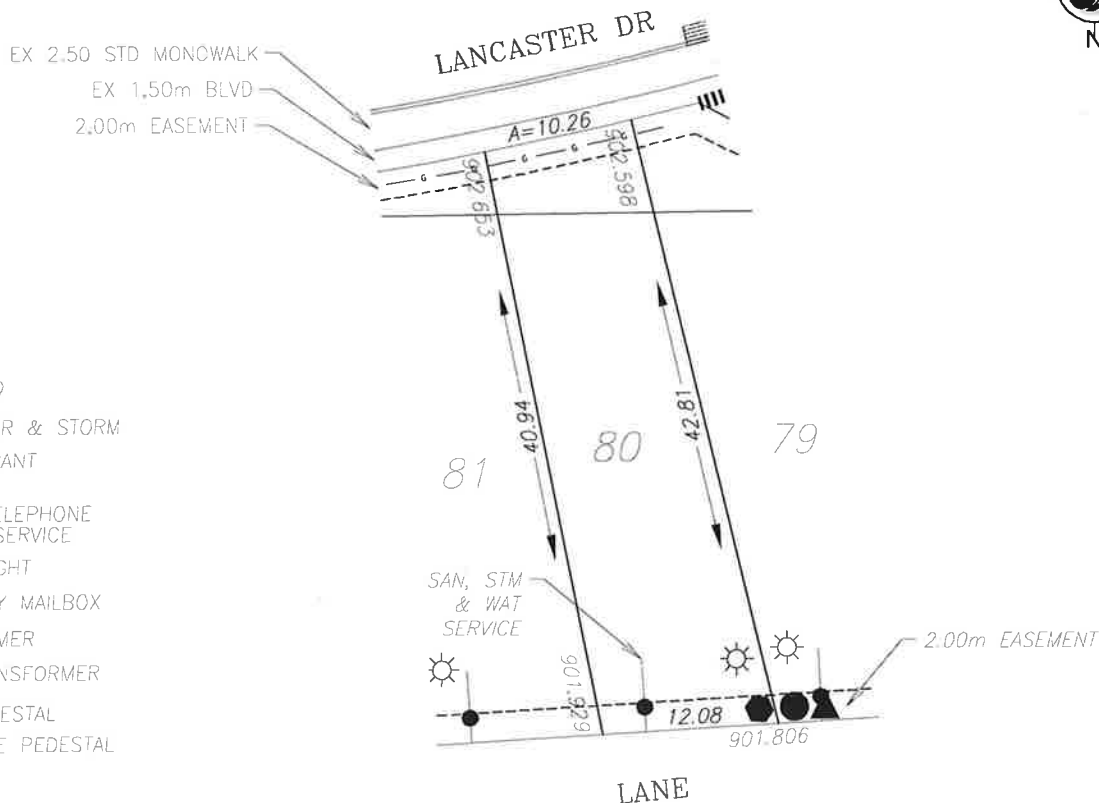
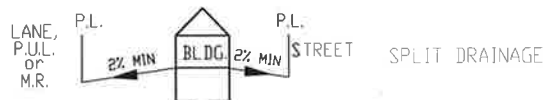
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- o- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.72
 LOWEST ELEVATION = 899.91

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.06
 STORM AT 5.0m INSIDE LOT = 899.06

CIVIC ADDRESS: 387 LANCASTER DR
 LOT: 80 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.05
 ELEV. AT REAR OF HOUSE = 902.35

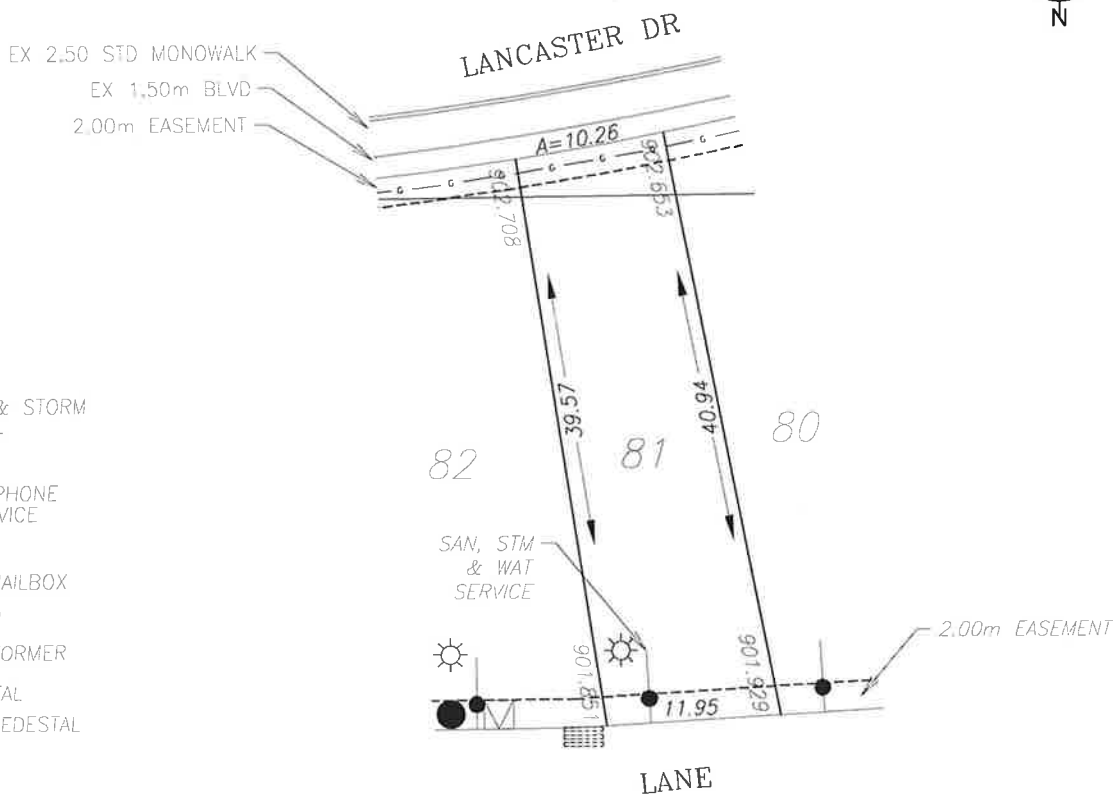
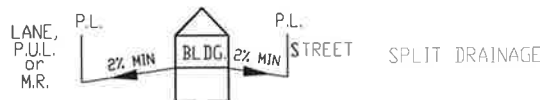
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.44
 LOWEST ELEVATION = 900.24

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.39
 STORM AT 5.0m INSIDE LOT = 899.39

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.11
 ELEV. AT REAR OF HOUSE = 902.25

CIVIC ADDRESS: 363 LANCASTER DR
 LOT: 81 BLOCK: 3 PLAN No:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

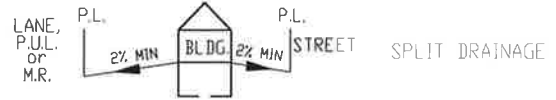
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

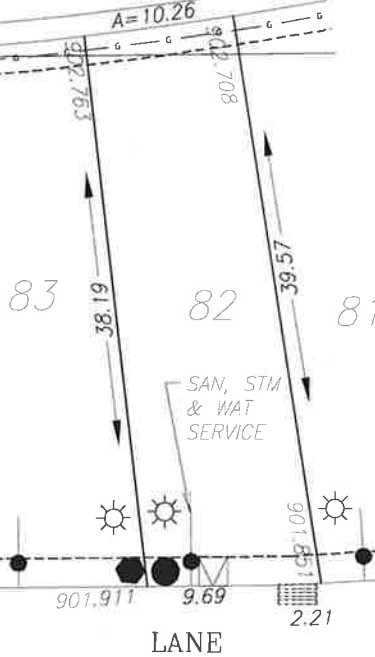
1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



EX 2.50 STD MONOWALK
EX 1.50m BLVD
2.00m EASEMENT

LANCASTER DR

A=10.26



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- G- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.27
LOWEST ELEVATION = 900.47

AS-BUILT SEWER INVERT ELEVATIONS:
SANITARY AT 5.0m INSIDE LOT = 899.62
STORM AT 5.0m INSIDE LOT = 899.62

CIVIC ADDRESS: 359 LANCASTER DR
LOT: 82 BLOCK: 3 PLAN No.:
DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
ELEV. AT FRONT OF HOUSE = 903.16
ELEV. AT REAR OF HOUSE = 902.25

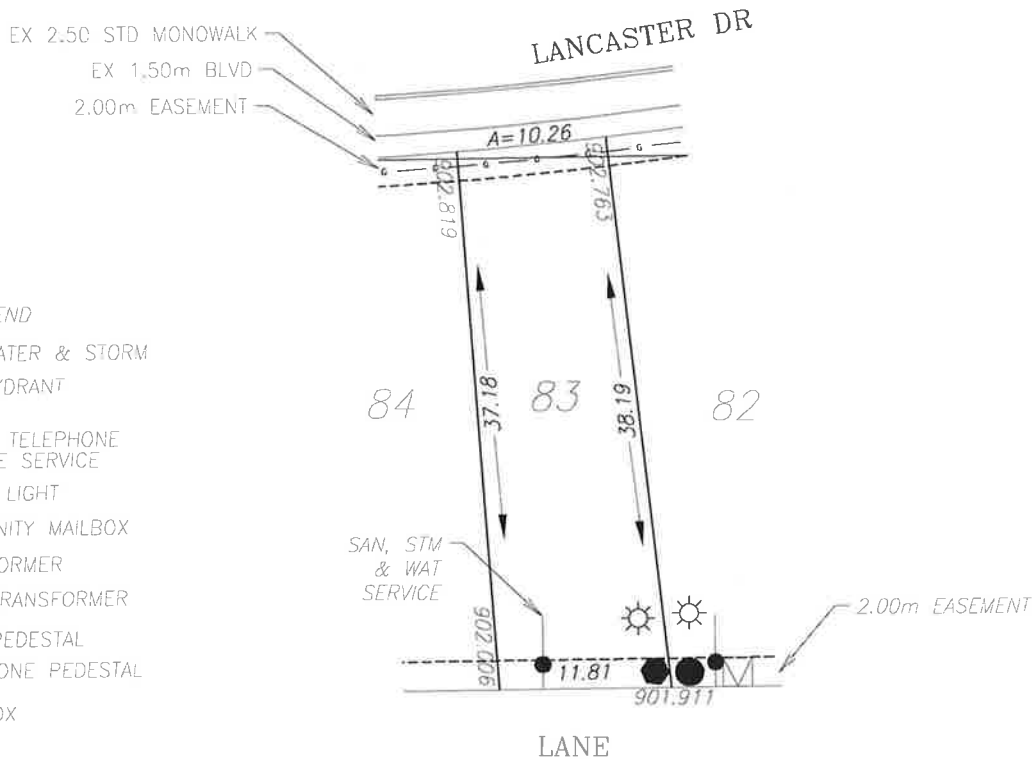
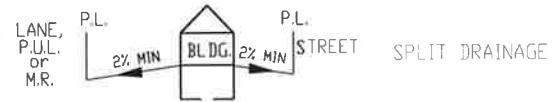
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
(REAR) _____
SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- G- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.41
 LOWEST ELEVATION = 900.38

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.53
 STORM AT 5.0m INSIDE LOT = 899.53

CIVIC ADDRESS: 355 LANCASTER DR
 LOT: 83 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.22
 ELEV. AT REAR OF HOUSE = 902.31

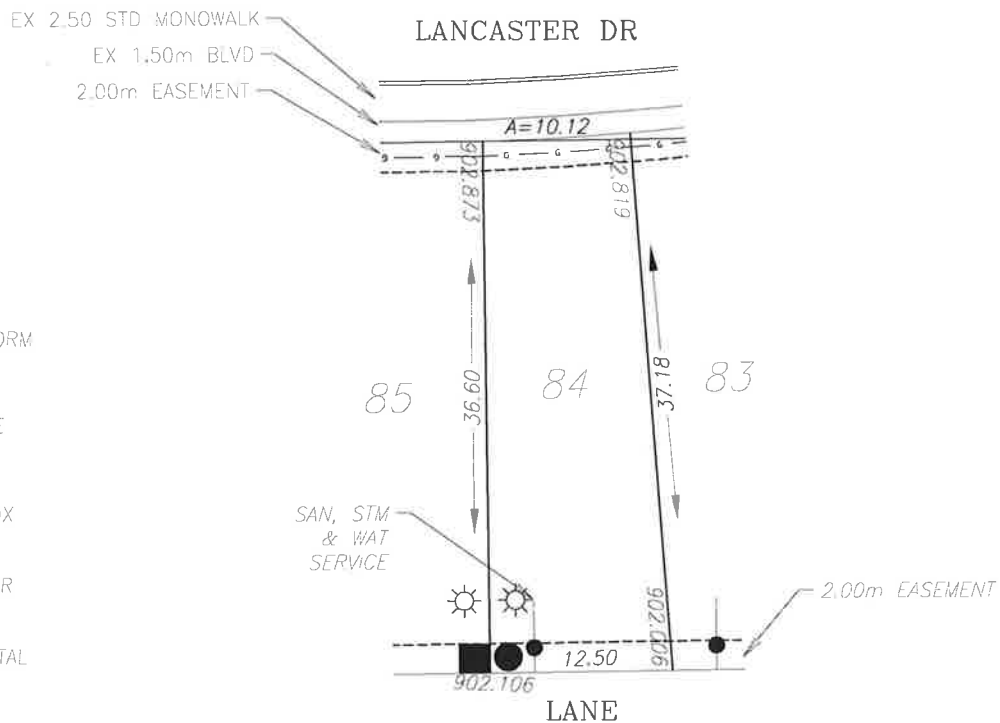
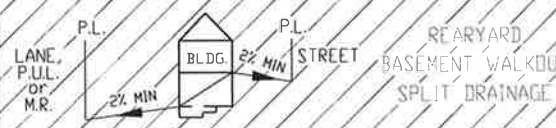
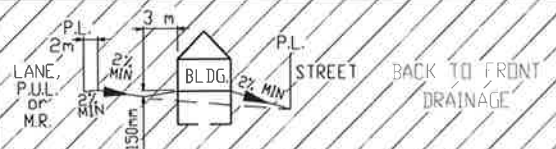
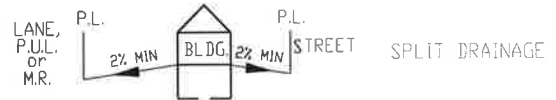
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊗ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

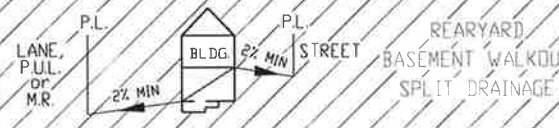
POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE SIDEWALK = <u>2.28</u> LOWEST ELEVATION = <u>902.57</u>	CIVIC ADDRESS: <u>351 LANCASTER DR</u> LOT: <u>84</u> BLOCK: <u>3</u> PLAN No.: _____ DEVELOPER: <u>MELCOR DEVELOPMENTS LTD.</u> SCALE: <u>1:500</u> DRAWN BY: <u>STANTEC CONSULTING LTD.</u> DATE: <u>MAY 22, 2013</u> APPROVED BY: <u>KERRY SAUNDERS</u> DATE: <u>NOV 04, 2013</u> RECEIVED BY: _____ DATE: _____
AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT 5.0m INSIDE LOT = <u>899.72</u> STORM AT 5.0m INSIDE LOT = <u>899.72</u>	DESIGN LANDSCAPE ELEVATIONS ELEV. AT FRONT OF HOUSE = <u>903.27</u> ELEV. AT REAR OF HOUSE = <u>902.32</u>
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____ SIGNATURE OF OWNER OR REPRESENTATIVE _____	

BUILDING GRADE CERTIFICATE

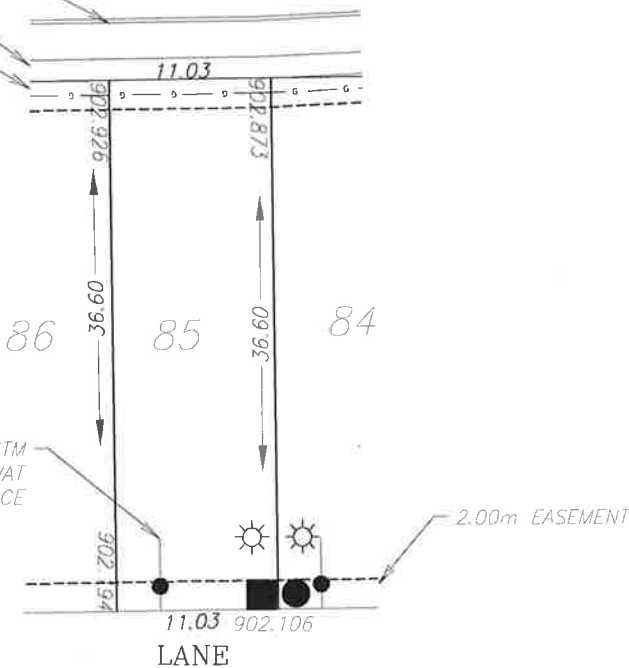
City of Red Deer
 Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



EX TRANSITION FROM 2.50m
 STD TO RLLED MONOWALK
 EX 1,50m BLVD
 2.00m EASEMENT

LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

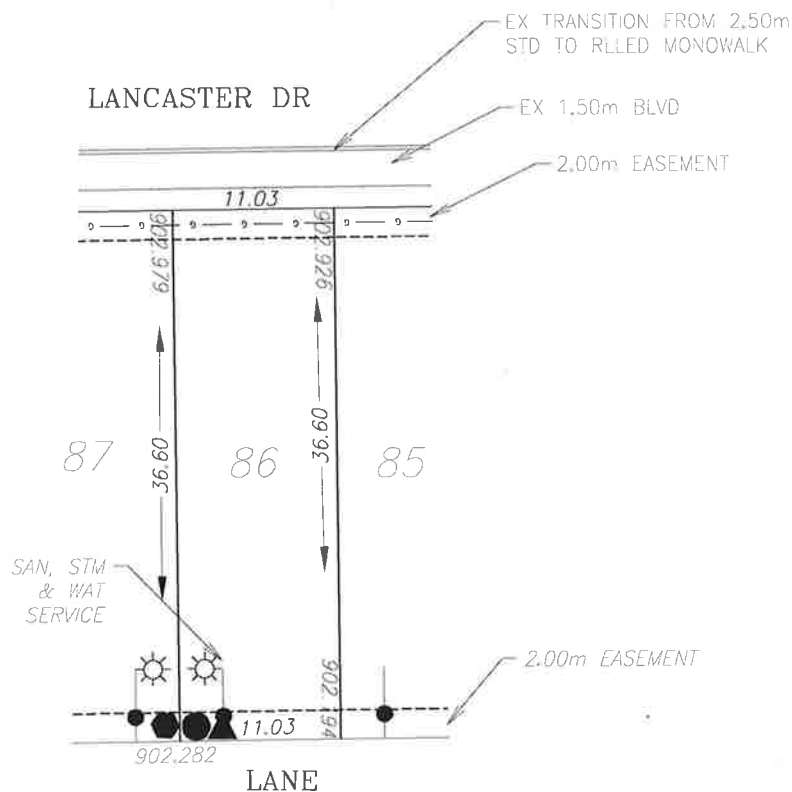
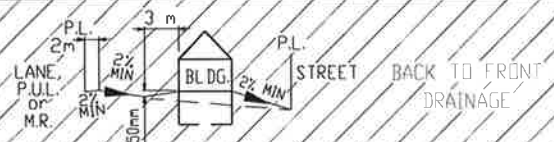
TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE SIDEWALK = <u>2.41</u> LOWEST ELEVATION = <u>900.49</u>	CIVIC ADDRESS: <u>347 LANCASTER DR</u> LOT: <u>85</u> BLOCK: <u>3</u> PLAN No.: _____ DEVELOPER: <u>MELCOR DEVELOPMENTS LTD.</u> SCALE: <u>1:500</u> DRAWN BY: <u>STANTEC CONSULTING LTD.</u> DATE: <u>MAY 22, 2013</u> APPROVED BY: <u>KERRY SAUNDERS</u> DATE: <u>NOV 04, 2013</u> RECEIVED BY: _____ DATE: _____
AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT 5.0m INSIDE LOT = <u>899.64</u> STORM AT 5.0m INSIDE LOT = <u>899.64</u>	DESIGN LANDSCAPE ELEVATIONS ELEV. AT FRONT OF HOUSE = <u>903.38</u> ELEV. AT REAR OF HOUSE = <u>902.50</u>
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____ SIGNATURE OF OWNER OR REPRESENTATIVE _____	

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.46
 LOWEST ELEVATION = 900.49

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.64
 STORM AT 5.0m INSIDE LOT = 899.64

CIVIC ADDRESS: 343 LANCASTER DR
 LOT: 86 BLOCK: 3 PLAN No:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.38
 ELEV. AT REAR OF HOUSE = 902.50

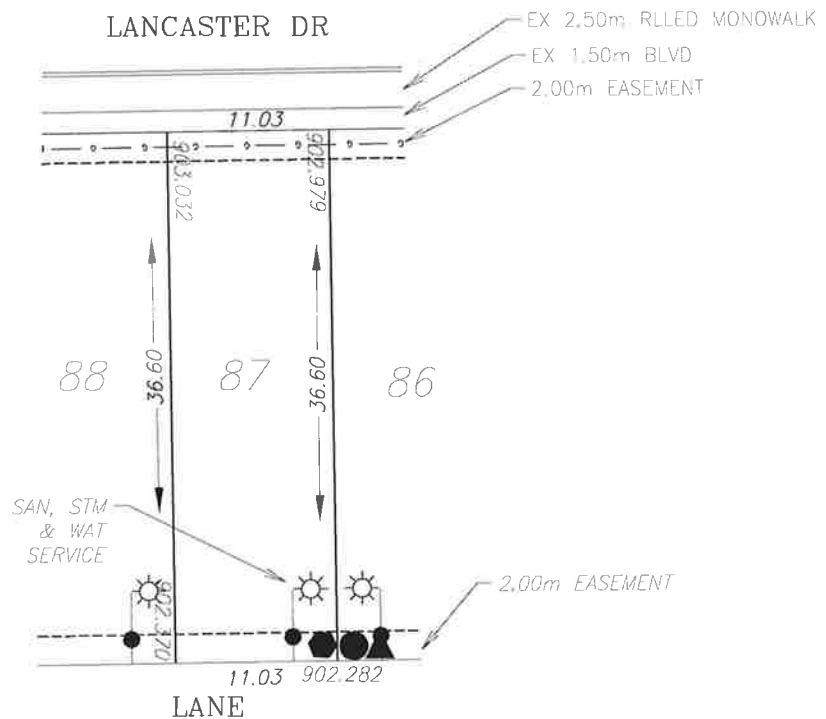
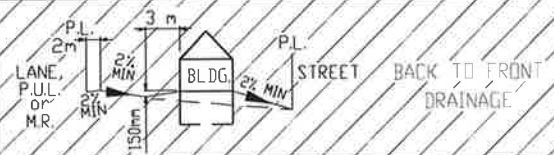
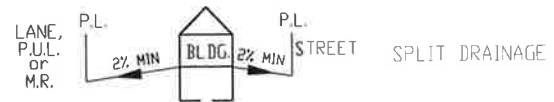
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.32
 LOWEST ELEVATION = 900.69

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.84
 STORM AT 5.0m INSIDE LOT = 899.84

CIVIC ADDRESS: 339 LANCASTER DR
 LOT: 87 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.43
 ELEV. AT REAR OF HOUSE = 902.59

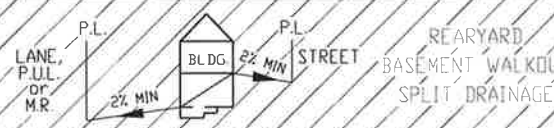
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

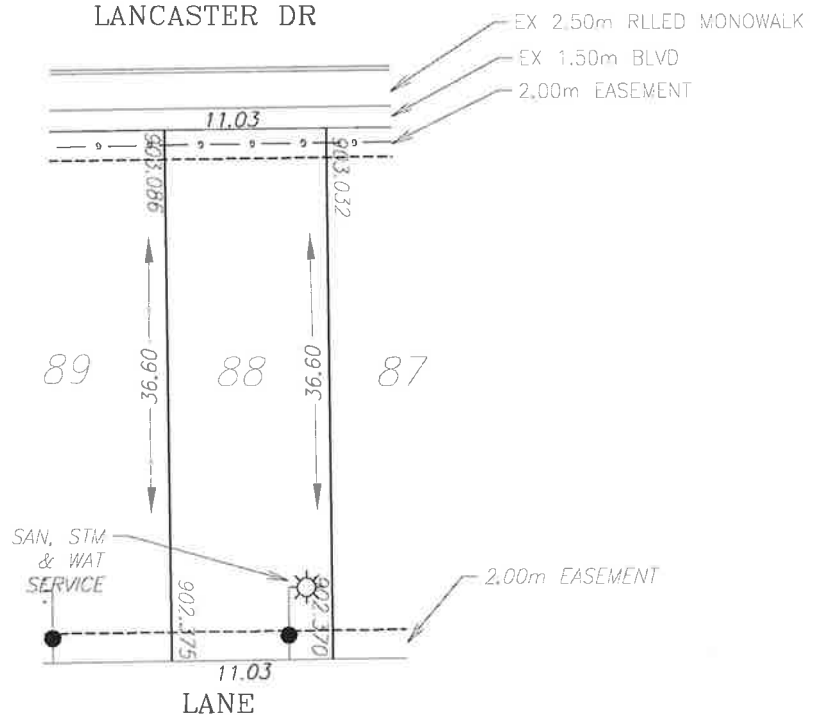
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊗ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊗ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.50
 LOWEST ELEVATION = 900.56

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.71
 STORM AT 5.0m INSIDE LOT = 899.71

CIVIC ADDRESS: 335 LANCASTER DR
 LOT: 88 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.49
 ELEV. AT REAR OF HOUSE = 902.62

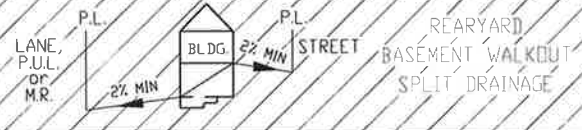
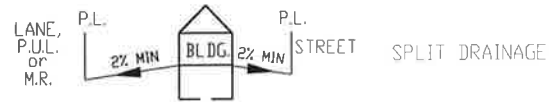
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

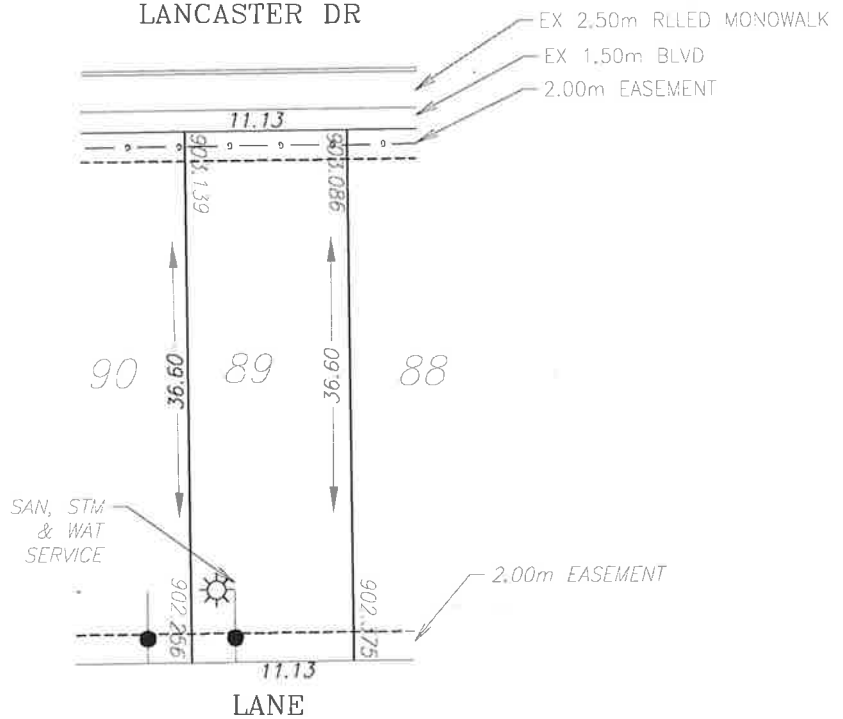
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.59
LOWEST ELEVATION = 900.52

AS-BUILT SEWER INVERT ELEVATIONS:
SANITARY AT 5.0m INSIDE LOT = 899.67
STORM AT 5.0m INSIDE LOT = 899.67

CIVIC ADDRESS: 331 LANCASTER DR
LOT: 89 BLOCK: 3 PLAN No.:
DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
ELEV. AT FRONT OF HOUSE = 903.54
ELEV. AT REAR OF HOUSE = 902.62

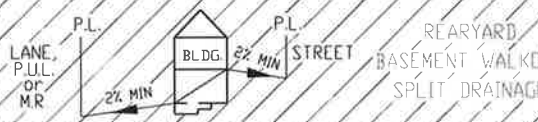
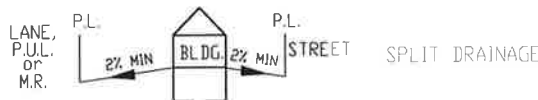
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
(REAR) _____
SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

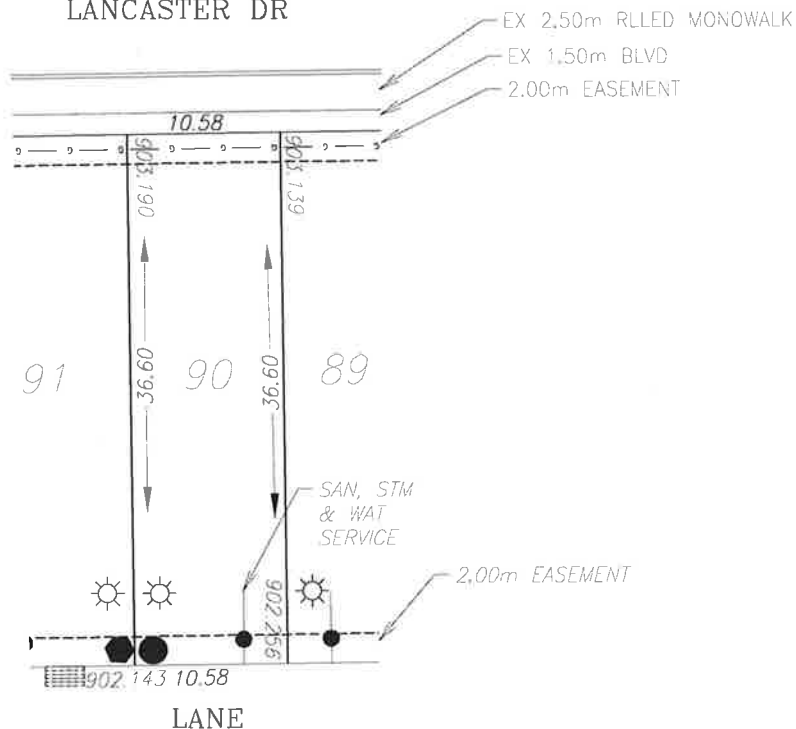
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.74
 LOWEST ELEVATION = 900.42

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.57
 STORM AT 5.0m INSIDE LOT = 899.57

CIVIC ADDRESS: 327 LANCASTER DR
 LOT: 90 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.59
 ELEV. AT REAR OF HOUSE = 902.50

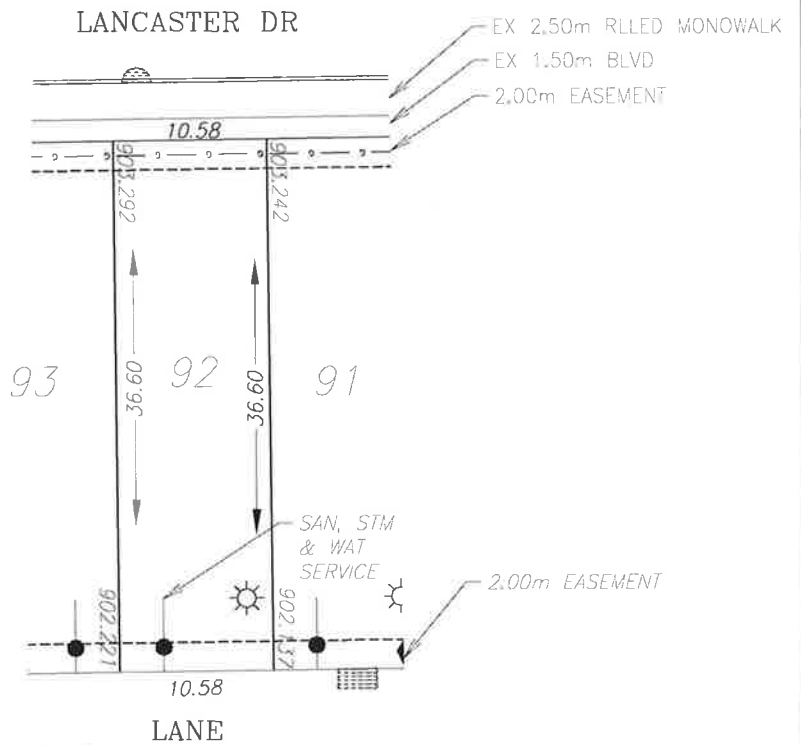
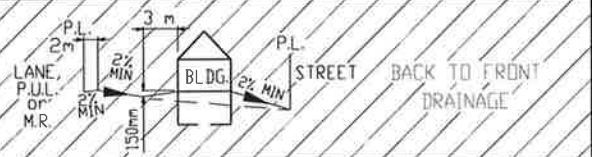
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



- LEGEND**
- SAN, WATER & STORM
 - ⊙ FIRE HYDRANT
 - G- GAS
 - ☀ POWER, TELEPHONE & CABLE SERVICE
 - ☀ STREET LIGHT
 - ☒ COMMUNITY MAILBOX
 - TRANSFORMER
 - EL&P TRANSFORMER
 - SHAW PEDESTAL
 - ▲ TELEPHONE PEDESTAL
 - URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.71
 LOWEST ELEVATION = 900.56

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.71
 STORM AT 5.0m INSIDE LOT = 899.71

CIVIC ADDRESS: 319 LANCASTER DR
 LOT: 92 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.59
 ELEV. AT REAR OF HOUSE = 902.52

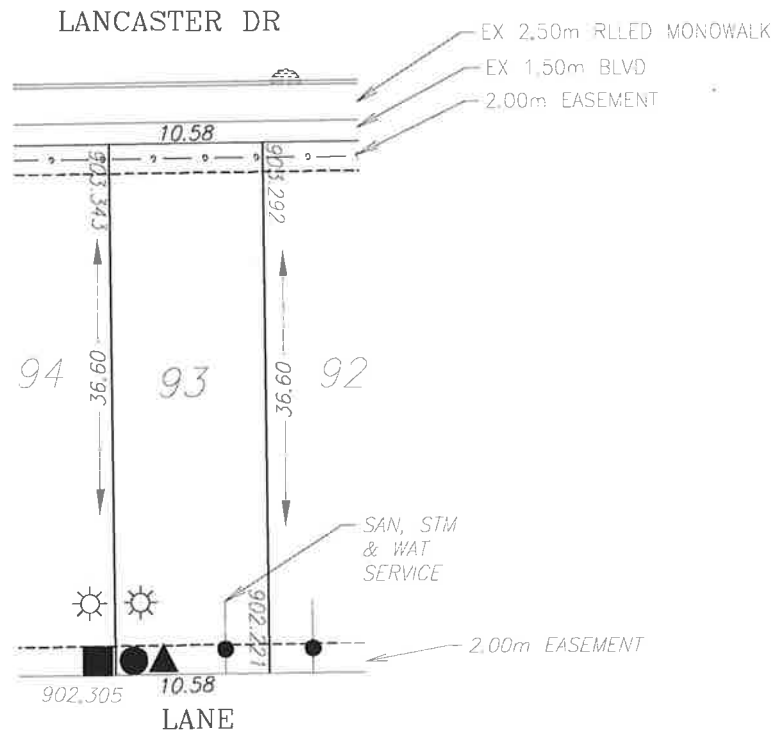
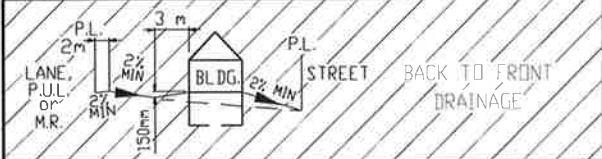
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.80
 LOWEST ELEVATION = 900.52

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.67
 STORM AT 5.0m INSIDE LOT = 899.67

CIVIC ADDRESS: 315 LANCASTER DR
 LOT: 93 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.74
 ELEV. AT REAR OF HOUSE = 902.61

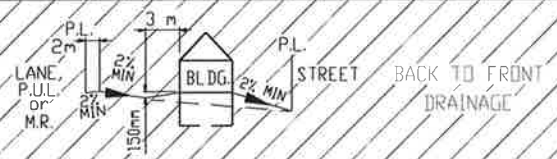
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

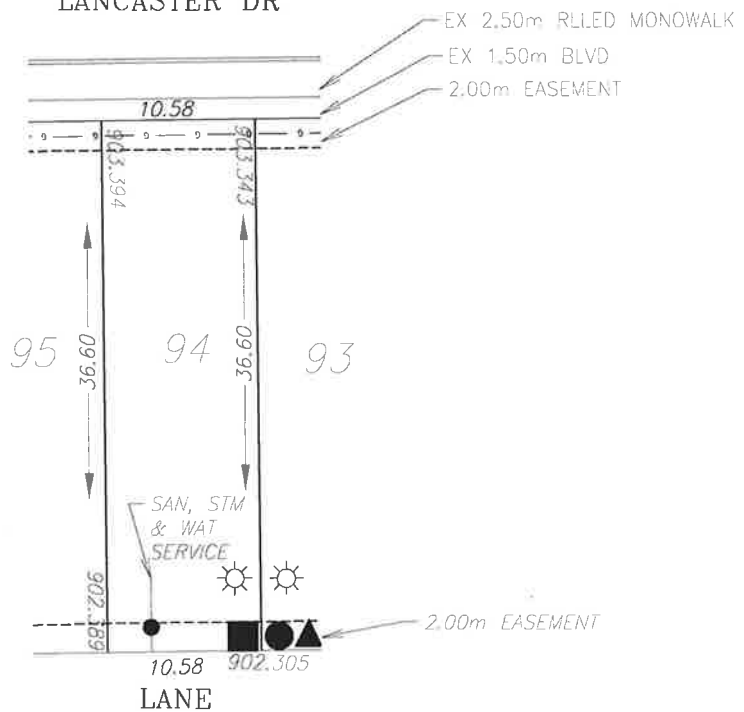
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



- LEGEND
- SAN, WATER & STORM
 - ⊙ FIRE HYDRANT
 - - - GAS
 - ☀ POWER, TELEPHONE & CABLE SERVICE
 - ⦿ STREET LIGHT
 - ⊠ COMMUNITY MAILBOX
 - TRANSFORMER
 - EL&P TRANSFORMER
 - SHAW PEDESTAL
 - ▲ TELEPHONE PEDESTAL
 - URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

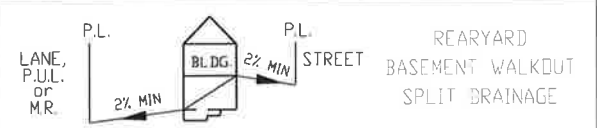
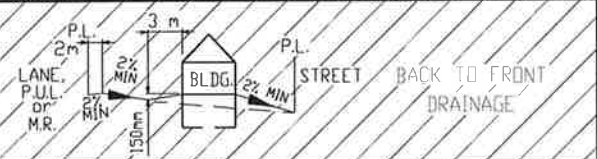
<p>TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE SIDEWALK = <u>2.79</u> LOWEST ELEVATION = <u>900.58</u></p>	<p>CIVIC ADDRESS: <u>311 LANCASTER DR</u> LOT: <u>94</u> BLOCK: <u>3</u> PLAN No.: _____ DEVELOPER: <u>MELCOR DEVELOPMENTS LTD.</u> SCALE: <u>1:500</u></p>
<p>AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT 5.0m INSIDE LOT = <u>899.73</u> STORM AT 5.0m INSIDE LOT = <u>899.73</u></p>	<p>DRAWN BY: <u>STANTEC CONSULTING LTD.</u> DATE: <u>MAY 22, 2013</u> APPROVED BY: <u>KERRY SAUNDERS</u> DATE: <u>NOV 04, 2013</u> RECEIVED BY: _____ DATE: _____</p>
<p>DESIGN LANDSCAPE ELEVATIONS ELEV. AT FRONT OF HOUSE = <u>903.69</u> ELEV. AT REAR OF HOUSE = <u>902.69</u></p>	<p>I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____ SIGNATURE OF OWNER OR REPRESENTATIVE _____</p>

BUILDING GRADE CERTIFICATE

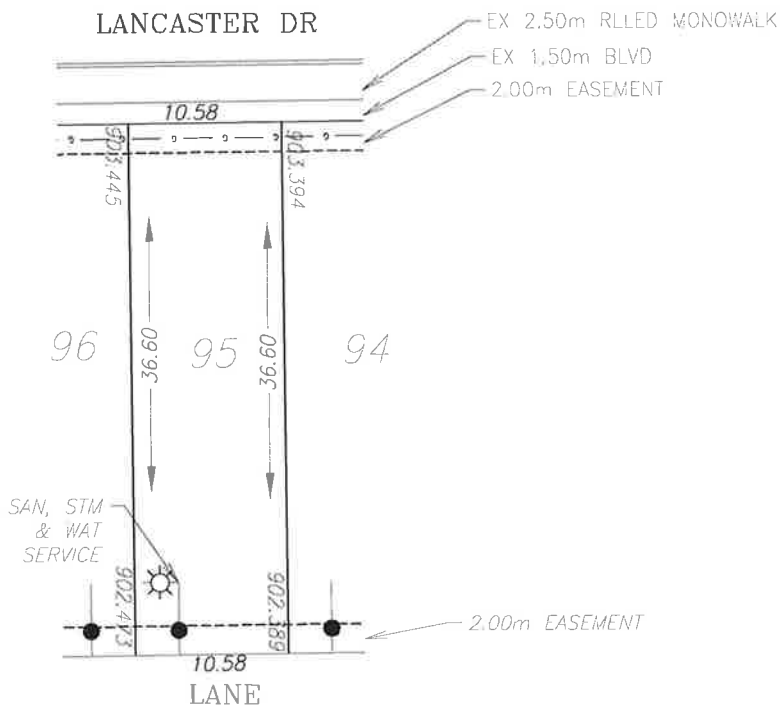
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



- LEGEND
- SAN, WATER & STORM
 - ⊙ FIRE HYDRANT
 - - - GAS
 - ☀ POWER, TELEPHONE & CABLE SERVICE
 - ☀ STREET LIGHT
 - ✉ COMMUNITY MAILBOX
 - TRANSFORMER
 - EL&P TRANSFORMER
 - SHAW PEDESTAL
 - ▲ TELEPHONE PEDESTAL
 - URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 3.02
 LOWEST ELEVATION = 900.40

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.55
 STORM AT 5.0m INSIDE LOT = 899.55

CIVIC ADDRESS: 307 LANCASTER DR
 LOT: 95 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.75
 ELEV. AT REAR OF HOUSE = 902.77

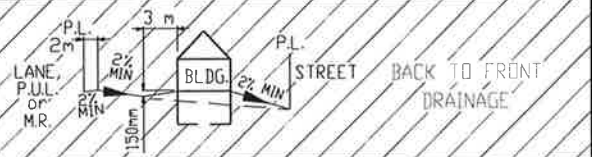
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

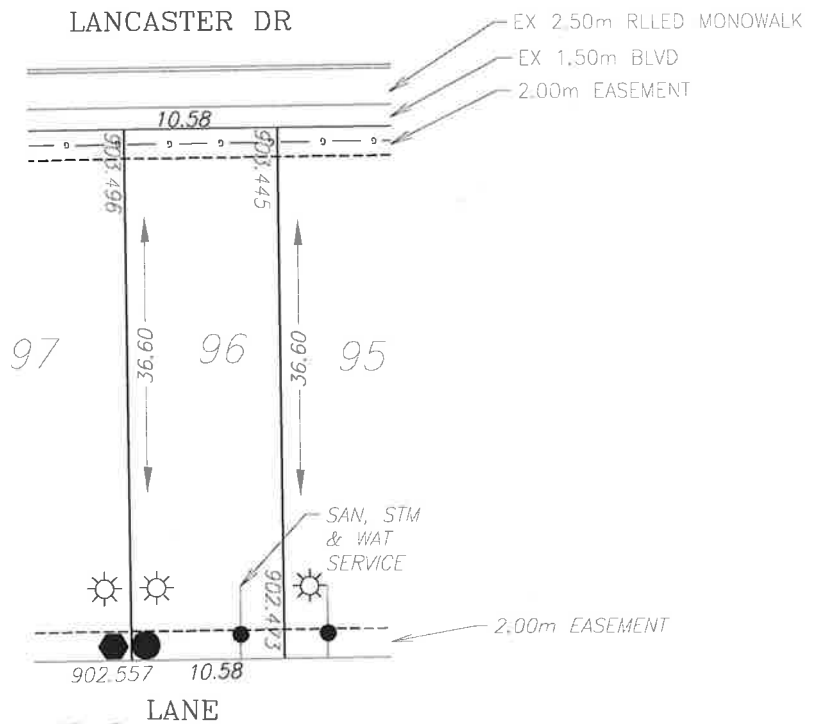
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.84
 LOWEST ELEVATION = 900.63

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.78
 STORM AT 5.0m INSIDE LOT = 899.78

CIVIC ADDRESS: 303 LANCASTER DR
 LOT: 96 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.80
 ELEV. AT REAR OF HOUSE = 902.86

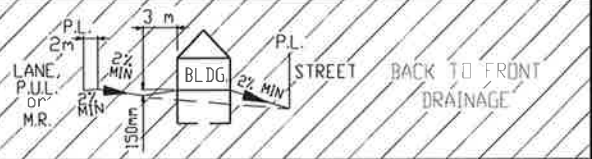
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

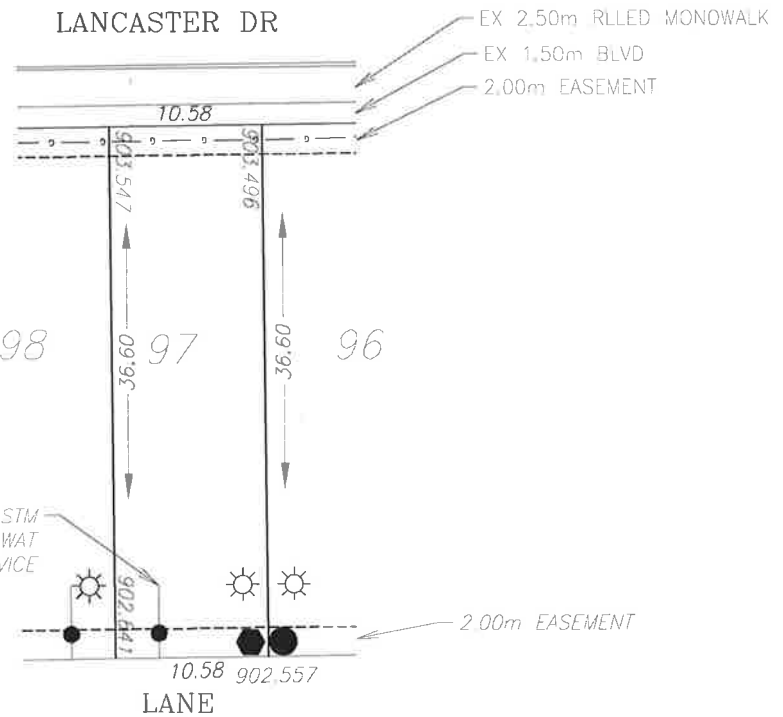
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



- LEGEND**
- SAN, WATER & STORM
 - ⊙ FIRE HYDRANT
 - - - GAS
 - ☀ POWER, TELEPHONE & CABLE SERVICE
 - ⊙ STREET LIGHT
 - ⊠ COMMUNITY MAILBOX
 - TRANSFORMER
 - EL&P TRANSFORMER
 - SHAW PEDESTAL
 - ▲ TELEPHONE PEDESTAL
 - URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.85
 LOWEST ELEVATION = 900.67

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.82
 STORM AT 5.0m INSIDE LOT = 899.82

CIVIC ADDRESS: 299 LANCASTER DR
 LOT: 97 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.85
 ELEV. AT REAR OF HOUSE = 902.94

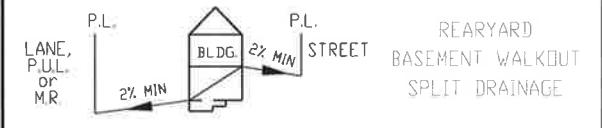
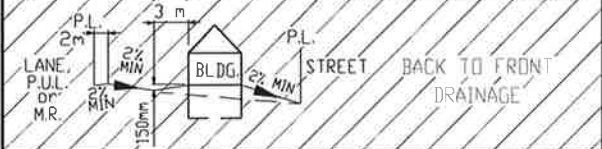
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

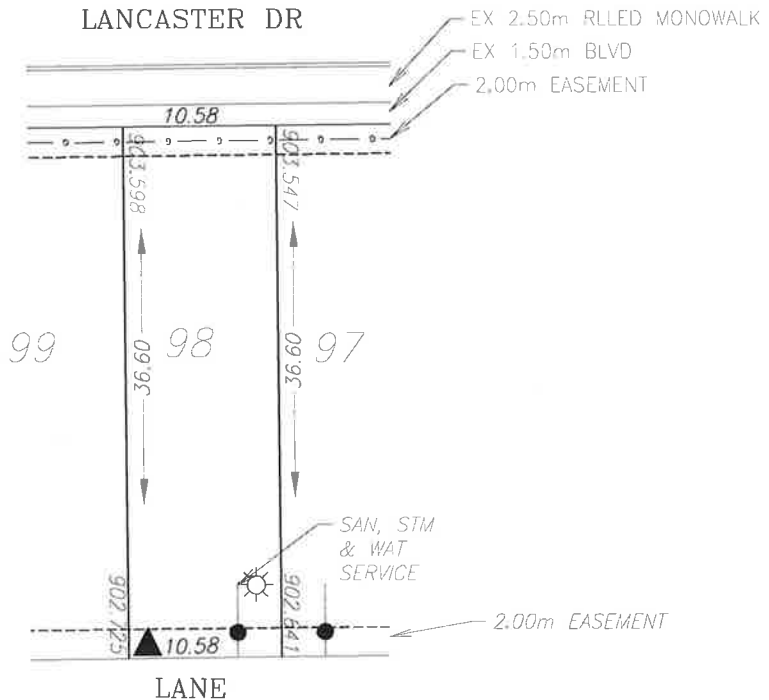
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE: STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- G- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.77
 LOWEST ELEVATION = 900.80

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.95
 STORM AT 5.0m INSIDE LOT = 899.95

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.90
 ELEV. AT REAR OF HOUSE = 903.03

CIVIC ADDRESS: 295 LANCASTER DR
 LOT: 98 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

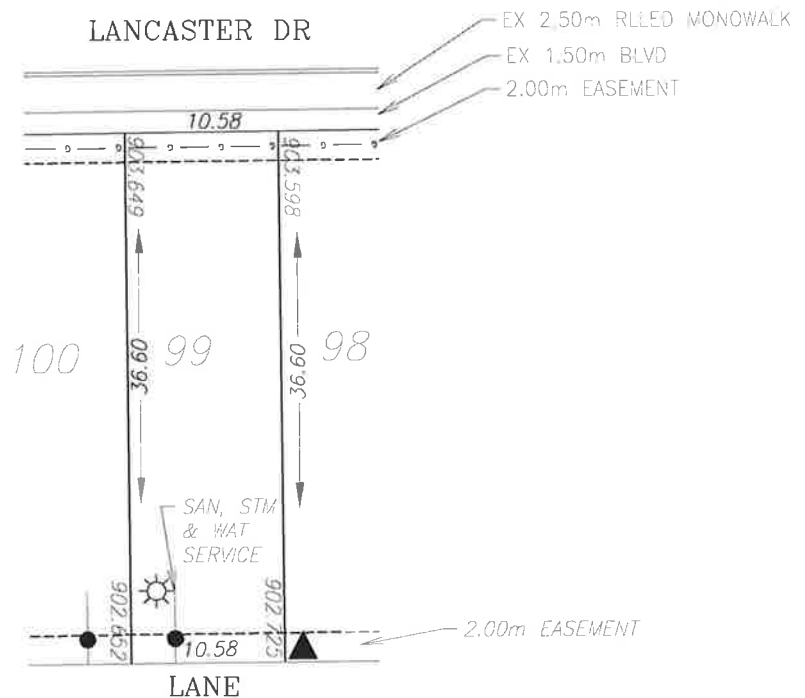
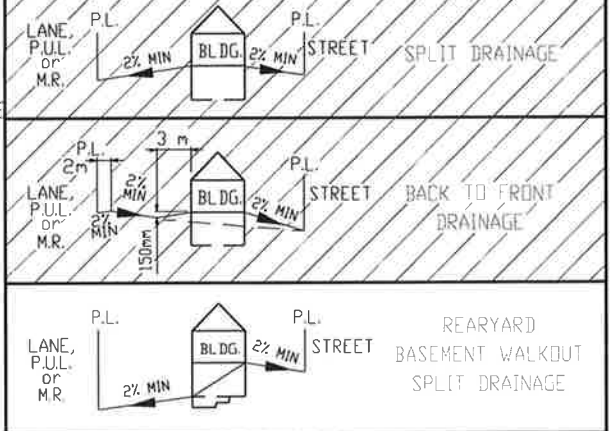
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

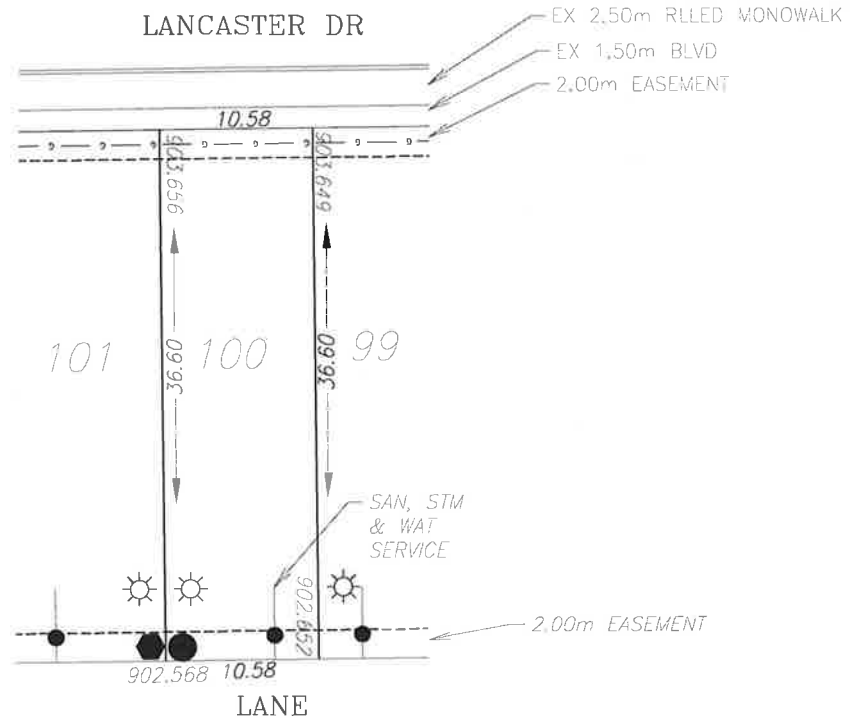
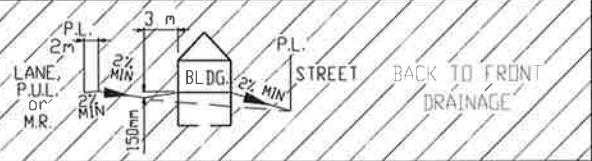
TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE SIDEWALK = <u>2.76</u> LOWEST ELEVATION = <u>900.86</u>	CIVIC ADDRESS: <u>291 LANCASTER DR</u> LOT: <u>99</u> BLOCK: <u>3</u> PLAN No.: _____ DEVELOPER: <u>MELCOR DEVELOPMENTS LTD.</u> SCALE: <u>1:500</u> DRAWN BY: <u>STANTEC CONSULTING LTD.</u> DATE: <u>MAY 22, 2013</u> APPROVED BY: <u>KERRY SAUNDERS</u> DATE: <u>NOV 04, 2013</u> RECEIVED BY: _____ DATE: _____
AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT 5.0m INSIDE LOT = <u>900.01</u> STORM AT 5.0m INSIDE LOT = <u>900.01</u>	
DESIGN LANDSCAPE ELEVATIONS ELEV. AT FRONT OF HOUSE = <u>903.95</u> ELEV. AT REAR OF HOUSE = <u>903.03</u>	I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____ SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- o- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.88
 LOWEST ELEVATION = 900.77

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 899.92
 STORM AT 5.0m INSIDE LOT = 899.92

CIVIC ADDRESS: 287 LANCASTER DR
 LOT: 100 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.96
 ELEV. AT REAR OF HOUSE = 902.95

I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

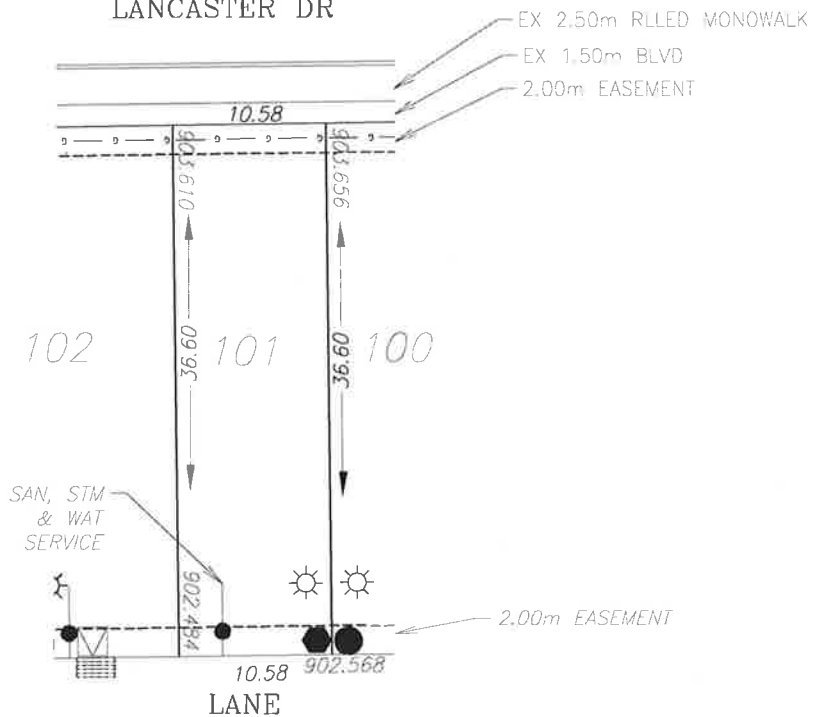
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDERYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDERYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.69
 LOWEST ELEVATION = 900.87

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.02
 STORM AT 5.0m INSIDE LOT = 900.02

CIVIC ADDRESS: 283 LANCASTER DR
 LOT: 101 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.96
 ELEV. AT REAR OF HOUSE = 902.87

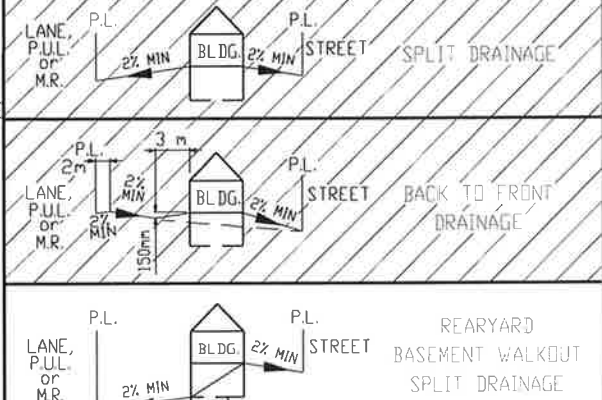
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

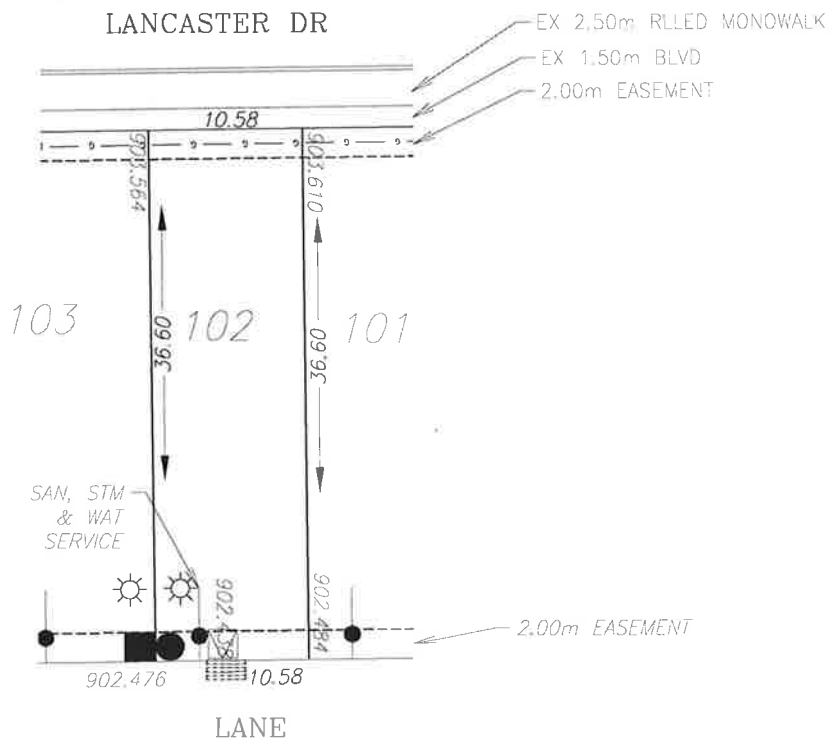
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.66
 LOWEST ELEVATION = 900.93

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.08
 STORM AT 5.0m INSIDE LOT = 900.08

CIVIC ADDRESS: 279 LANCASTER DR
 LOT: 102 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.91
 ELEV. AT REAR OF HOUSE = 902.78

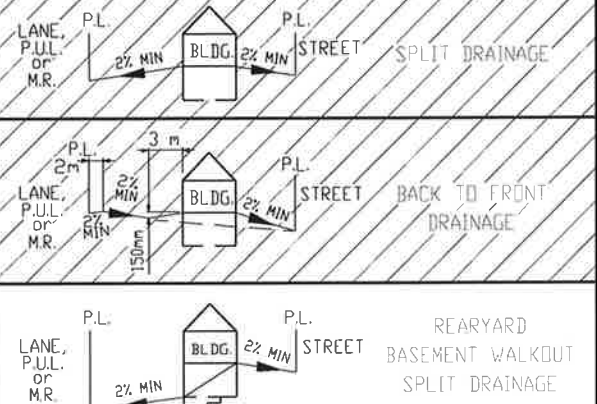
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

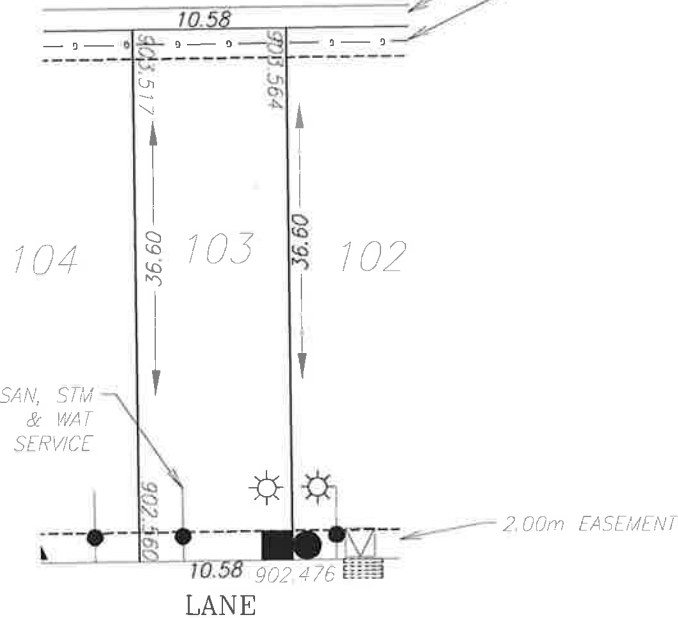
Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR

EX 2.50m RLED MONOWALK
EX 1.50m BLVD
2.00m EASEMENT



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- G- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.55
LOWEST ELEVATION = 900.99

AS-BUILT SEWER INVERT ELEVATIONS:
SANITARY AT 5.0m INSIDE LOT = 900.14
STORM AT 5.0m INSIDE LOT = 900.14

CIVIC ADDRESS: 275 LANCASTER DR
LOT: 103 BLOCK: 3 PLAN No.:
DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
ELEV. AT FRONT OF HOUSE = 903.86
ELEV. AT REAR OF HOUSE = 902.86

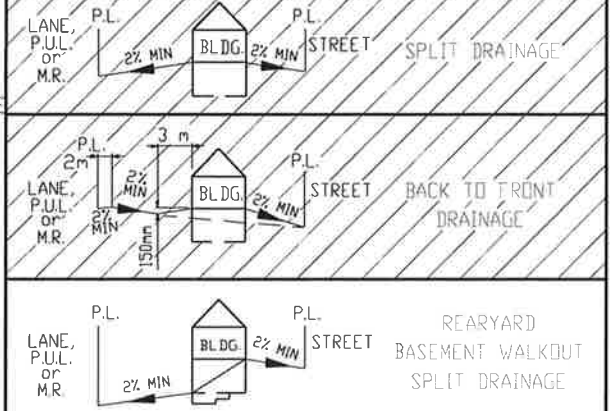
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

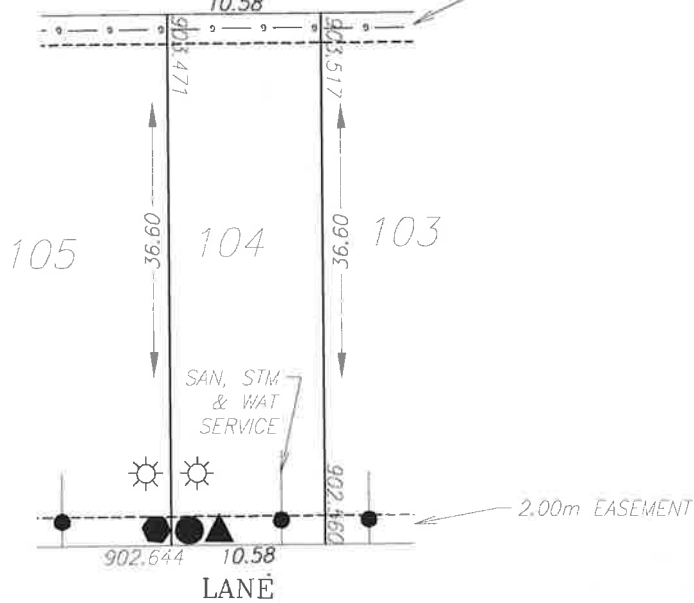
Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR

EX 2.50m RILED MONOWALK
EX 1.50m BLVD
2.00m EASEMENT



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ☀ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.41
LOWEST ELEVATION = 901.08

CIVIC ADDRESS: 271 LANCASTER DR

LOT: 104 BLOCK: 3 PLAN No.:

DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500

DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013

APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013

RECEIVED BY: DATE:

AS-BUILT SEWER INVERT ELEVATIONS:
SANITARY AT 5.0m INSIDE LOT = 900.23
STORM AT 5.0m INSIDE LOT = 900.23

DESIGN LANDSCAPE ELEVATIONS
ELEV. AT FRONT OF HOUSE = 903.82
ELEV. AT REAR OF HOUSE = 902.94

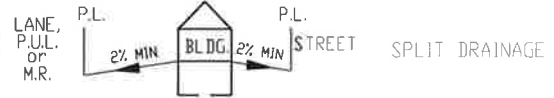
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

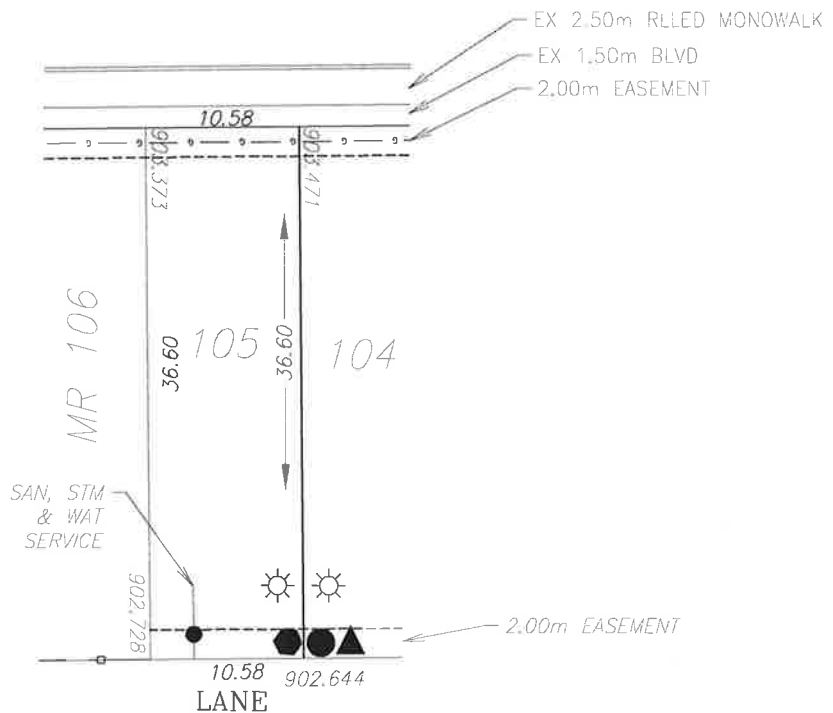
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.28
 LOWEST ELEVATION = 901.14

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.29
 STORM AT 5.0m INSIDE LOT = 900.29

CIVIC ADDRESS: 267 LANCASTER DR
 LOT: 105 BLOCK: 3 PLAN No.: _____
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: _____ DATE: _____

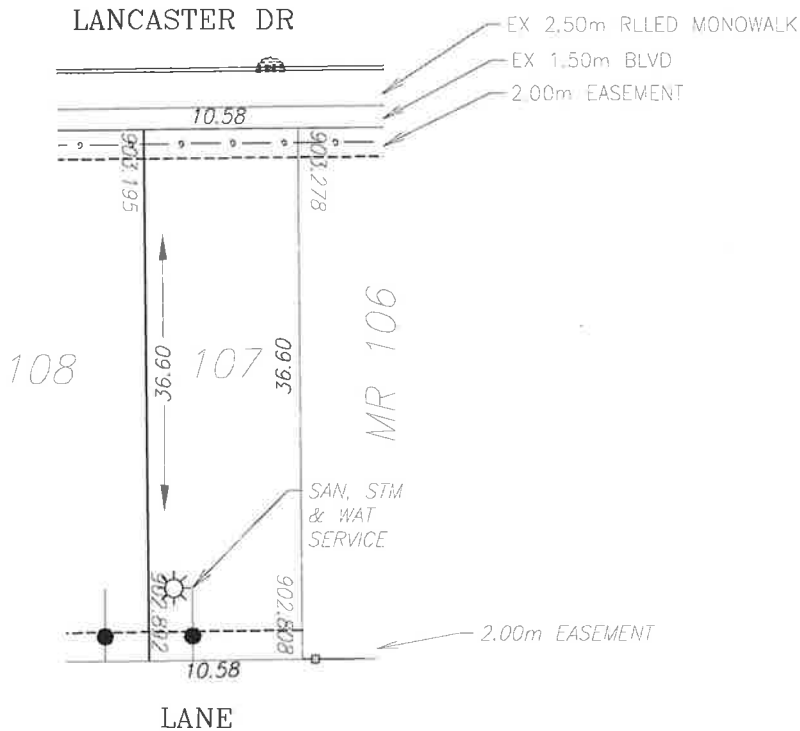
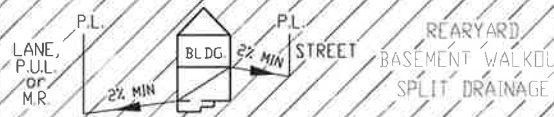
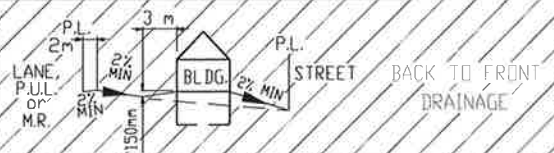
DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.77
 ELEV. AT REAR OF HOUSE = 903.03

I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer
 Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.09
 LOWEST ELEVATION = 901.15

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.30
 STORM AT 5.0m INSIDE LOT = 900.30

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.59
 ELEV. AT REAR OF HOUSE = 903.19

CIVIC ADDRESS: 263 LANCASTER DR
 LOT: 107 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

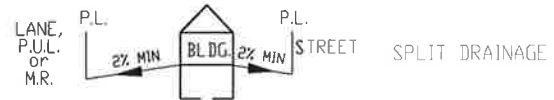
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

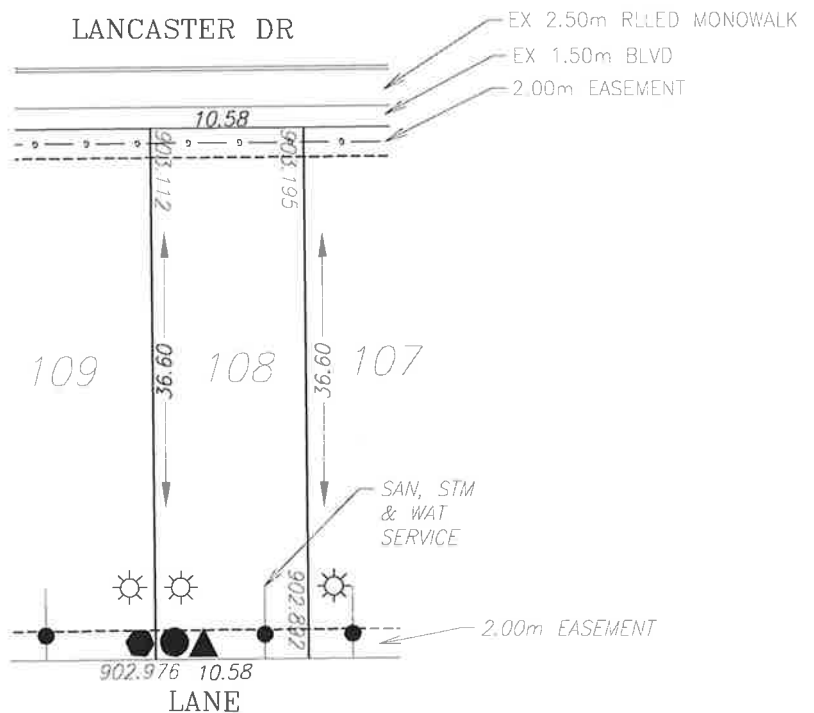
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ☒ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 2.03
 LOWEST ELEVATION = 901.12

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.27
 STORM AT 5.0m INSIDE LOT = 900.27

CIVIC ADDRESS: 259 LANCASTER DR
 LOT: 108 BLDCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.50
 ELEV. AT REAR OF HOUSE = 903.26

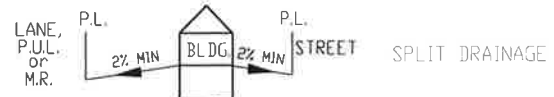
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

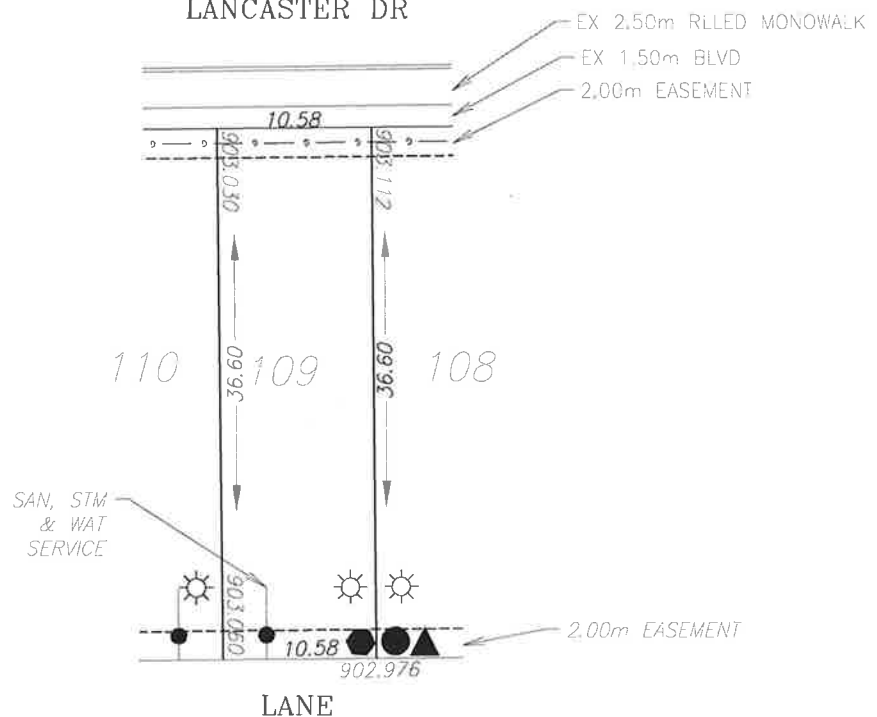
City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LANCASTER DR



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- G- GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE

SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 1.82
 LOWEST ELEVATION = 901.25

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.40
 STORM AT 5.0m INSIDE LOT = 900.40

CIVIC ADDRESS: 255 LANCASTER DR
 LOT: 109 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.41
 ELEV. AT REAR OF HOUSE = 903.35

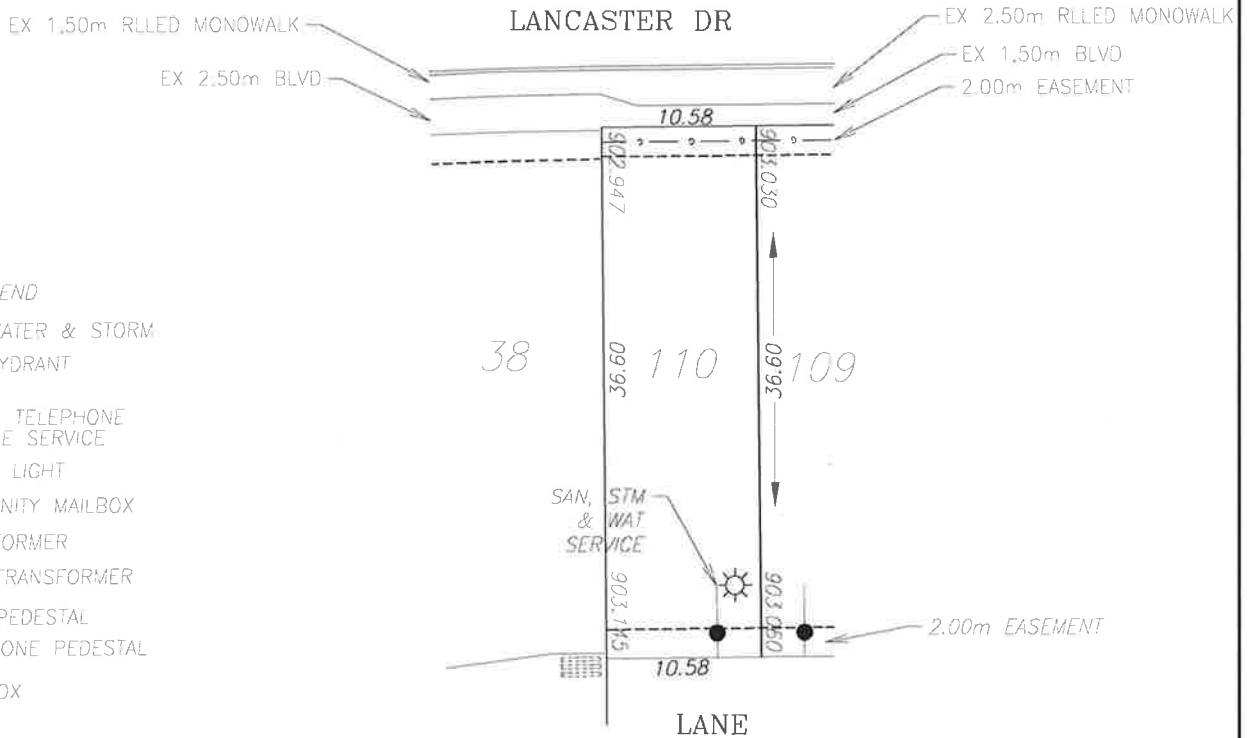
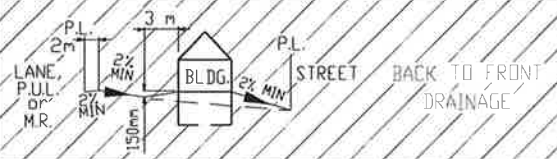
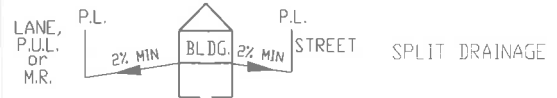
I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____ (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____

BUILDING GRADE CERTIFICATE

City of Red Deer

Issued by: No.

1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (PAINTED RED) IS ON THE LEFT SIDE OF THE WATER SERVICE; STORM SERVICE (PAINTED GREEN) IS ON THE RIGHT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES AND DECIMALS THERE OF. THE ELEVATIONS ARE IN METRES ABOVE GEODETIC MEAN SEA LEVEL.
4. ELEVATIONS NOTED ON THE CERTIFICATE ARE WITHIN 100mm OF ACTUAL.
5. THE BUILDER MUST CONSTRUCT WITHIN 100mm OF THE DESIGN LANDSCAPE ELEVATION & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER.
6. IF THE INFORMATION ON THIS CERTIFICATE HAS BEEN PREPARED BY A PRIVATE DEVELOPER OR THEIR AGENT, THE CITY OF RED DEER ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



LEGEND

- SAN, WATER & STORM
- ⊙ FIRE HYDRANT
- - - GAS
- ☀ POWER, TELEPHONE & CABLE SERVICE
- ⊙ STREET LIGHT
- ⊠ COMMUNITY MAILBOX
- TRANSFORMER
- EL&P TRANSFORMER
- SHAW PEDESTAL
- ▲ TELEPHONE PEDESTAL
- URD BOX

POWER SERVICE LOCATION IS 1.00m FROM SIDEYARD LOTLINE
 SANITARY, STORM AND WATER SERVICE LOCATION IS 3.00m FROM SIDEYARD LOTLINE

TOP OF FOOTING:
 MAX. DEPTH BELOW AVERAGE SIDEWALK = 1.56
 LOWEST ELEVATION = 901.43

AS-BUILT SEWER INVERT ELEVATIONS:
 SANITARY AT 5.0m INSIDE LOT = 900.58
 STORM AT 5.0m INSIDE LOT = 900.58

CIVIC ADDRESS: 251 LANCASTER DR
 LOT: 110 BLOCK: 3 PLAN No.:
 DEVELOPER: MELCOR DEVELOPMENTS LTD. SCALE: 1:500
 DRAWN BY: STANTEC CONSULTING LTD. DATE: MAY 22, 2013
 APPROVED BY: KERRY SAUNDERS DATE: NOV 04, 2013
 RECEIVED BY: DATE:

DESIGN LANDSCAPE ELEVATIONS
 ELEV. AT FRONT OF HOUSE = 903.33
 ELEV. AT REAR OF HOUSE = 903.45

I CERTIFY THAT THE FINAL LANDSCAPE GRADE WILL BE (FRONT) _____
 (REAR) _____
 SIGNATURE OF OWNER OR REPRESENTATIVE _____