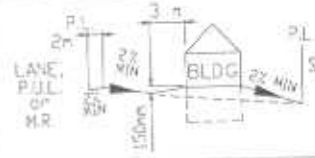
# BUILDING GRADE CERTIFICATE

Town of Lacombe
Issued by: | No.

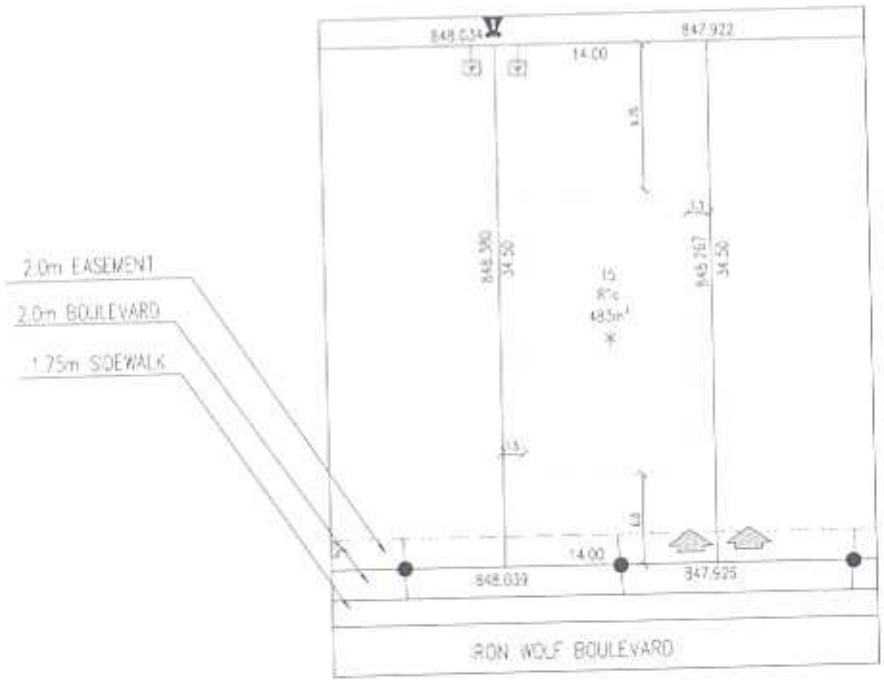
1. WHEN EXCAVATING IN A RIGHT OF WAY (EASEMENT), CHECK FOR UTILITIES.
2. STANDING AT THE WATER SHUTOFF AND FACING THE BUILDING, THE SANITARY SERVICE (150MM RED) IS ON THE RIGHT SIDE OF THE WATER SERVICE; STORM SERVICE (100MM GREEN) IS ON THE LEFT SIDE OF THE WATER SERVICE.
3. ALL DIMENSIONS ARE IN METRES 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 TOWN OF LACOMBE ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

SPLIT DRAINAGE



BACK TO FRONT DRAINAGE

REARYARD BASEMENT WALKOUT SPLIT DRAINAGE




*LEGEND*

- SAN,WATER & STORM
- FIRE HYDRANT
- EASEMENT LINE
- POWER, EL&P, TELUS
- STREET LIGHT
- COMMUNITY MAILBOX
- EL&P TRANSFORMER
- JOINT USE PEDESTAL (SHAW, EL&P, TELUS)
- DRIVEWAY
- BEARING CERTIFICATE REQUIRED
- MAXIMUM BUILDING AREA

POWER SERVICE LOCATION IS 1.5m FROM SIDEYARD LOTLINE & 1.5m IN FROM PROPERTY LINE IN REAR.
SANITARY & WATER SERVICE LOCATION IS 4.0m INSIDE PROPERTY & 6.5m FROM DRIVEWAY SIDE LOTLINE.

TOP OF FOOTING
MAX. DEPTH BELOW AVERAGE SIDEWALK = 1.48
LOWEST ELEVATION = 846.500

AS-BUILT SEWER INVERT ELEVATIONS:
SANITARY AT STUB = 845.300
STORM AT STUB = 846.037

DESIGN LANDSCAPE ELEVATIONS
ELEV. AT FRONT OF HOUSE 848.530
ELEV. AT REAR OF HOUSE 848.530

CIVIC ADDRESS: 51 IRON WOLF BOULEVARD
LOT: 15 BLOCK: 4 PLAN No.: 0729620
DEVELOPER: IRON WOLF DEVELOPMENTS SCALE: 1:500
DRAWN BY: A.D.WILLIAMS ENGINEERING INC. DATE: DEC, 05 2007
APPROVED BY: WAYNE GUSTAFSON, P.ENG DATE: DEC 07, 2007
RECEIVED BY: DATE:

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