

LEGAL DESCRIPTION
LOT B DL 343 PLAN EPP79352

DEVELOPMENT AREA
0.04 ha. (0.10 acres)

SURVEY NOTES:

1. TOPOGRAPHIC AND PLANIMETRIC SURVEY PERFORMED JUNE, 2018 BY L&M ENGINEERING LTD.
2. TESTPIT LOCATION SURVEYED JUNE 8 2018.
3. ELEVATIONS ARE GEODETIC AND DERIVED FROM ISM 85H1059 EL.: 588.281m.
4. PLAN SHOWN AT GROUND LEVEL. FOR COMPUTATION OF UTM COORDINATES APPLY A COMBINED SCALE FACTOR OF 0.99951299.
5. PROPERTY LINES SHOWN ARE APPROXIMATE.
6. UNDERGROUND SERVICES AND LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BEFORE EXCAVATION.

ALWARD STREET

Lot A - 854 Alward St

ROOF DRAINS TO BE DISCHARGED NEAR PROPOSED BUILDING CORNERS, DIRECTED TOWARDS DRAINAGE SWALE.

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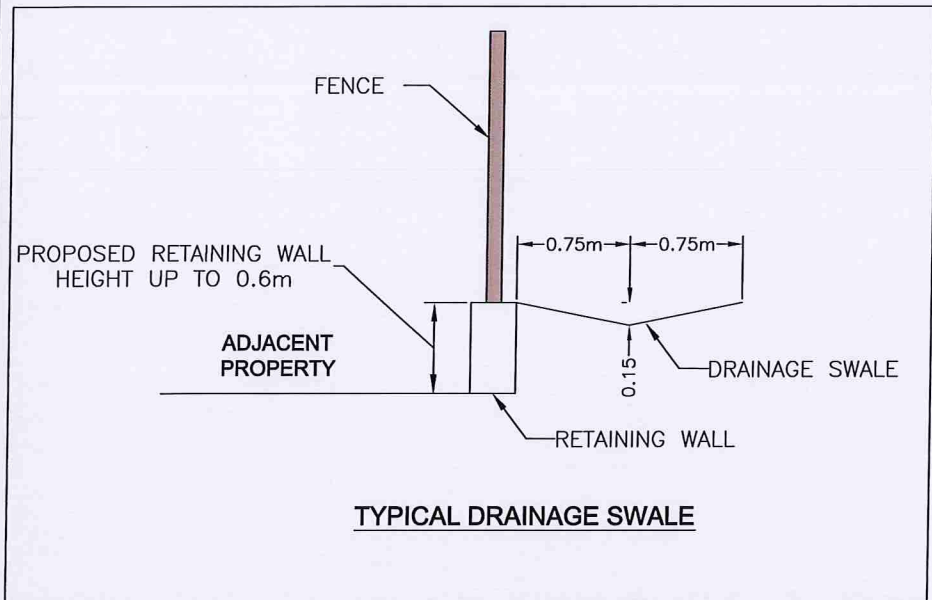
MIN FFE=589.30

0.81%

4.5m

0.87%

0.91%



NOTE:
LOT GRADING WORKS ARE TO BE INSTALLED AT THE BUILDING PERMIT STAGE AND SUBJECT TO REVIEW BY A PROFESSIONAL ENGINEER IN THE EVENT CHANGES ARE REQUIRED.



JULY 10 2018



L&M
ENGINEERING LIMITED

1210 FOURTH AVENUE
PRINCE GEORGE, B.C.
V2L 3J4
TEL. (250) 562-1977
FAX (250) 562-1967

LEGEND			
EXISTING			
	EX. TEST PIT & DRILL HOLE		
	EX. BENCHMARK & SURVEY HUBS		
	EX. IPS & ISM's		
	EX. LEGAL LINE		
	EX. LEGAL R.O.W. & EASEMENT		
	EX. SANITARY & MANHOLE		
	EX. SANITARY FORCE MAIN		
	EX. STORM & MANHOLE		
	EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS		
	EX. CATCHBASIN MANHOLE		
	EX. CULVERT		
	EX. FIRE HYDRANT & VALVE ASSEMBLY		
	EX. WATERMAIN & VALVE		
	EX. BLOW-OFF ASSEMBLY		
	EX. CURB STOP		
	EX. ROAD & SIDEWALK		
	EX. ROAD SIGN(S)		
	EX. SHOULDER		
	EX. TOP OF SLOPE		
	EX. TOE OF SLOPE		
	EX. DITCH or SWALE		
	EX. FENCE		
	EX. OVERHEAD LINES		
	EX. UNDERGROUND LINES		
	EX. POWER POLE & ANCHOR		
	EX. GAS MAIN		
PROPOSED			
	PR. LEGAL LINE		
	PR. LEGAL R.O.W. & EASEMENT		
	PR. SANITARY & MANHOLE		
	PR. STORM & MANHOLE		
	PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS		
	PR. CATCHBASIN MANHOLE		
	PR. CULVERT		
	PR. DITCH or SWALE		
	PR. FIRE HYDRANT & VALVE ASSEMBLY		
	PR. WATERMAIN & VALVE		
	PR. GRAVEL SHOULDER		
	PR. ASPHALT		
	PR. CURB & SIDEWALK		
	PR. ROAD SIGN(S)		
1	10/7/18	ADD CITY COMMENTS	KP
NO.	DATE	REVISION	DR.



DRAWN:	JET
CHECKED:	TAF
ENGINEER:	TAF
SURVEY FILE:	
DRAWING FILE:	C3D15 1641-01 BASE.dwg
CORRESPONDENCE:	CPG
GRID:	
DATE:	08/06/2018
SCALES:	FULL 1:100 HALF 1:200

876 ALWARD STREET
PROPOSED GRADING PLAN

CONSULTANTS PROJECT No.
1641-01
DRAWING No.
C001

SHEET No.	REV. No.
1 OF	1

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