

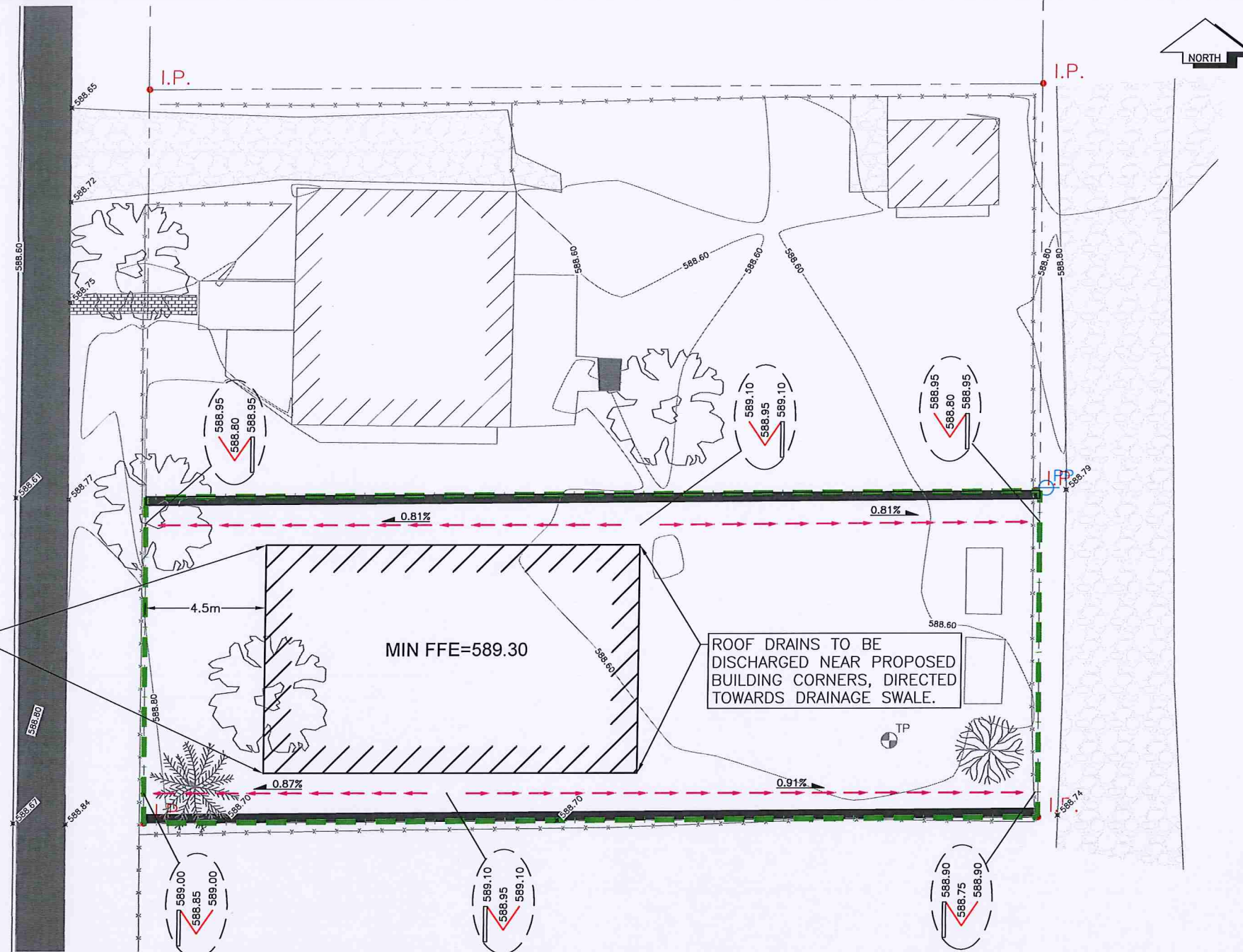
LEGAL DESCRIPTION
LOT B DL 343 PLAN EPP79352

DEVELOPMENT AREA
0.04 ha. (0.10 acres)

SURVEY NOTES:

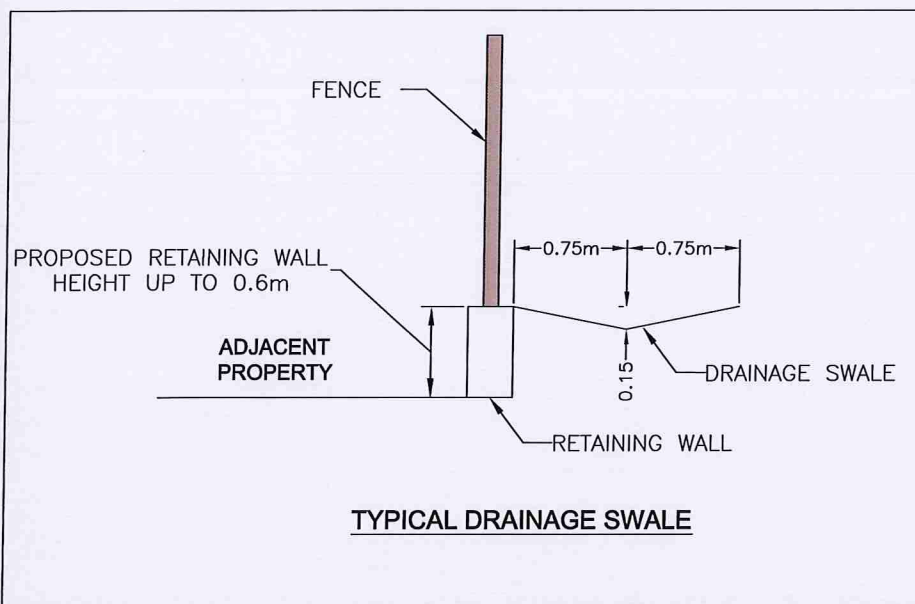
1. TOPOGRAPHIC AND PLANIMETRIC SURVEY PERFORMED JUNE, 2018 BY L&M ENGINEERING LTD.
2. TESTPIT LOCATION SURVEYED JUNE 8 2018.
3. ELEVATIONS ARE GEODETIC AND DERIVED FROM ISM 85H1059 EL.: 588.281m.
4. PLAN SHOWN AT GROUND LEVEL. FOR COMPUTATION OF UTM COORDINATES APPLY A COMBINED SCALE FACTOR OF 0.99951299.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

ALWARD STREET



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

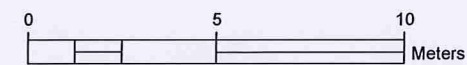
ROOF DRAINS TO BE DISCHARGED NEAR PROPOSED BUILDING CORNERS, DIRECTED TOWARDS DRAINAGE SWALE.



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)

NO.	DATE	REVISION	DR.
1	10/7/18	ADD CITY COMMENTS	KP



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. 1 OF 1
REV. No. 1

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