

LEGAL DESCRIPTION
LOT B DL 1599 PLAN 20711
PID: 005-073-626

EXISTING ZONING
RS2: SINGLE RESIDENTIAL

DEVELOPMENT AREA
0.41 ha. (1.02 acres)

NOTES:

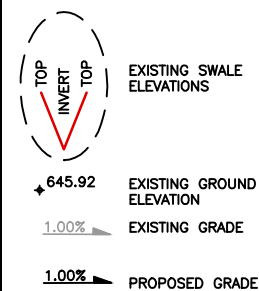
1. CONTOURS CREATED FROM 2014 CITY OF PRINCE GEORGE LIDAR INFORMATION.
2. CONTOUR INTERVAL 0.5m & 2.0m.
3. PLAN SHOWN AT UTM.
4. PROPERTY LINES SHOWN ARE APPROXIMATE.
5. UNDERGROUND SERVICES AND LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BEFORE EXCAVATION.

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City of Prince George

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SURFACE LABEL LEGEND



EXISTING 3m WIDE DRAINAGE EASEMENT

PROPOSED 1.2m BUILDING SETBACK (TYP.)

REAR OF LOTS TO REMAIN TREED (TYP.) 42.0m

SUBJECT PROPERTY

LOT 1
1504m

LOT 2
1245m

LOT 3
1370m

DAYLIGHT SWALE TO EXISTING GRADE

DAYLIGHT SWALE TO EXISTING GRADE

EXISTING GARAGE

EXISTING SHEDS

EXISTING DWELLING

EXISTING DECK TO BE REMOVED

PROPOSED DWELLING

PROPOSED DWELLING FFE: 743.60

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PROPOSED DRIVEWAYS TO GRADE TO LELAND ROAD

PR. DEVELOPMENT AREA 48.15m

LELAND ROAD

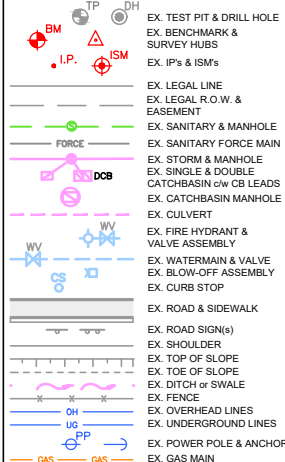
EXISTING DRIVEWAY

EXISTING CULVERT

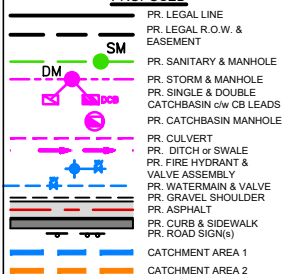
PROPOSED 450mm CSP CULVERT



LEGEND
EXISTING



PROPOSED



NO. DATE (D/M/Y) REVISION BY

NOT FOR CONSTRUCTION

L&M
ENGINEERING LIMITED

CITY OF
PRINCE GEORGE
Development Services

CONSULTANTS PROJECT No.: 1855-01

DRAWN: JET
CHECKED: JRB
ENGINEER: JRB
DATE: 13/03/2023
SCALES: HALF 1:400
SCALES: FULL 1:200

PROPOSED 3 LOT SUBDIVISION
LOT GRADING PLAN

DRAWING No.
C001

0 6 12
Meters