

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.

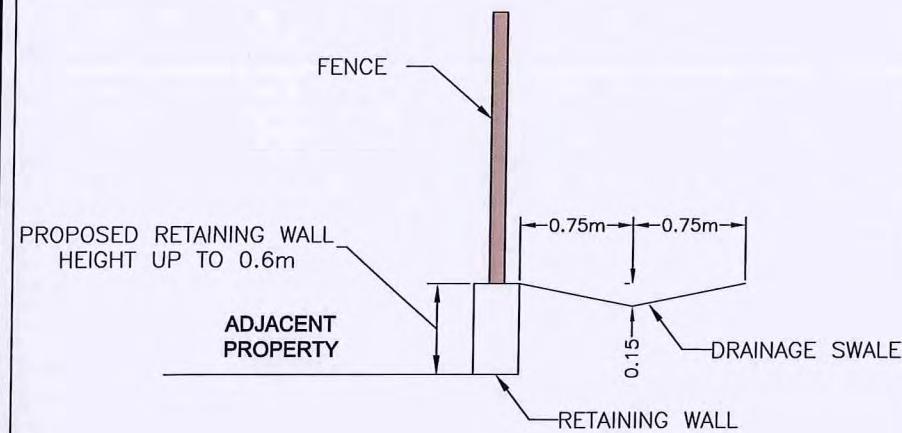
**City of Prince George**

This information has been provided subject to the *Federal Copyright Act* and in accordance with the *Provincial Freedom of Information and Protection of Privacy Act*.

The City of Prince George does not represent or guarantee that the information contained in this document is accurate or reliable, and any person who relies on this information in this document does so at their own risk.

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.



**TYPICAL DRAINAGE SWALE**

ALWARD STREET

**Lot A - 854 Alward St**

**Lot B - 860/862 Alward St**

MIN FFE=589.30

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

0 5 10 Meters

**L&M**  
ENGINEERING LIMITED

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

**LEGEND**

EXISTING	PROPOSED



CITY OF  
PRINCE GEORGE  
Development Services

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  
REV. No.  
1