LEGAL DESCRIPTION
LOT B DL 343 PLAN EPP79352

DEVELOPMENT AREA
0.04 ha. (0.10 acres)

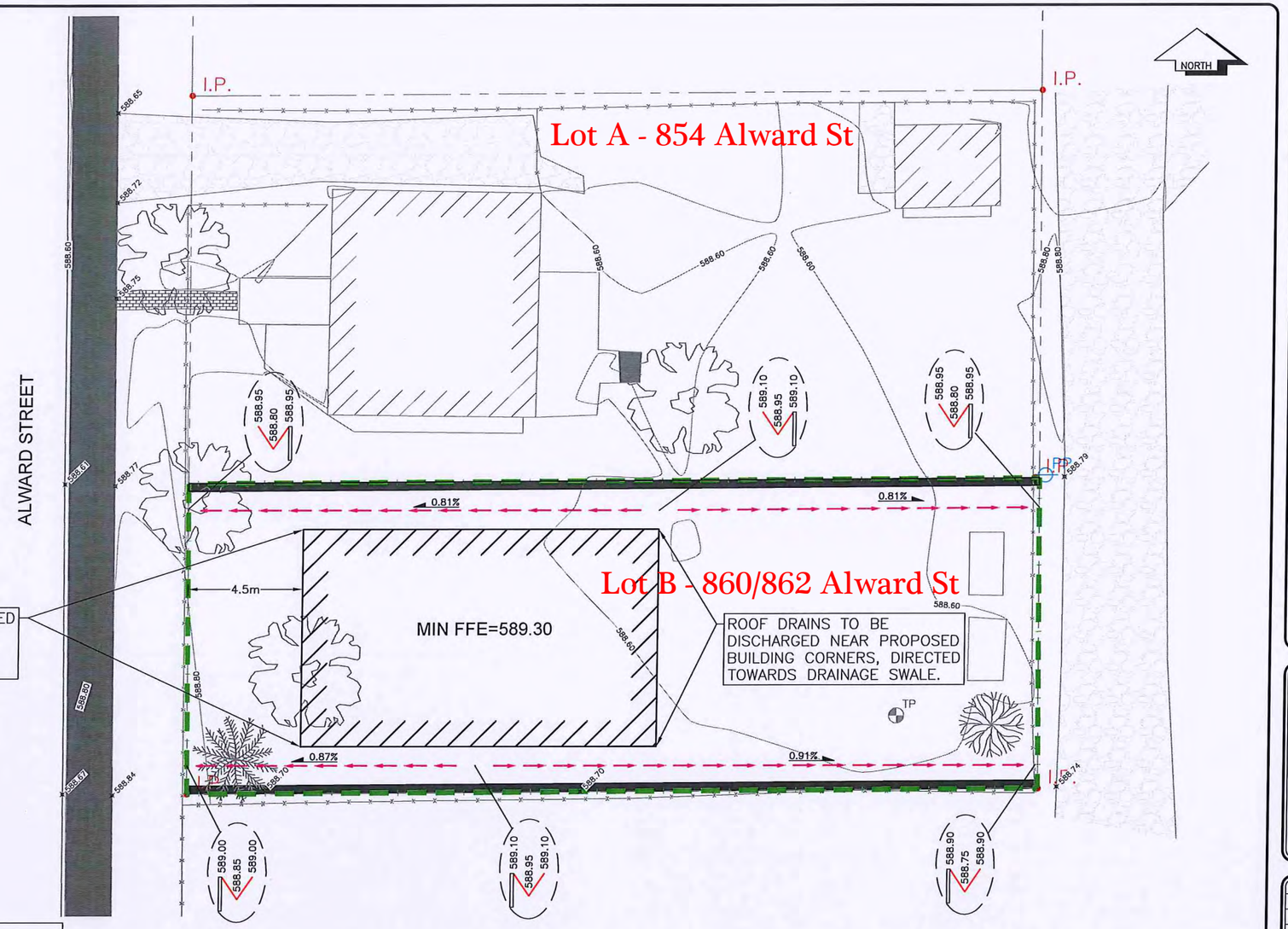
SURVEY NOTES:

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

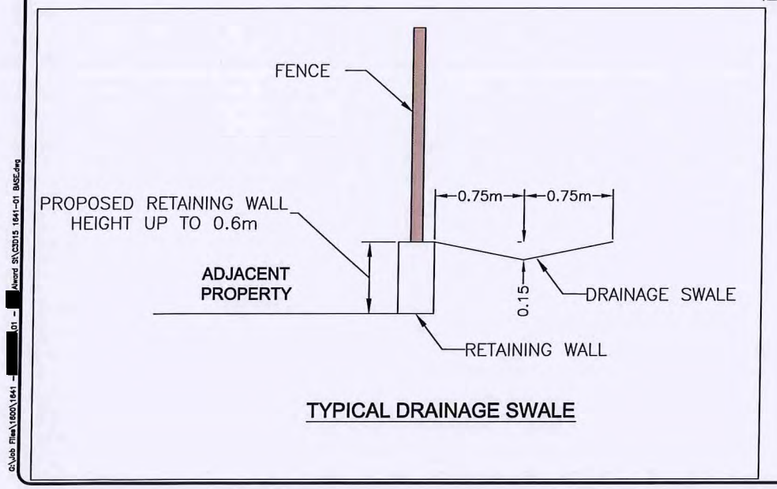
This information has been provided subject to the *Federal Copyright Act* and in accordance with the Provincial *Freedom of Information and Protection of Privacy Act.*

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

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.

PROFESSIONAL PROVINCE OF T. A. FJELLSTROM # 2[redacted] BRITISH COLUMBIA ENGINEER

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

- EX. TEST PIT & DRILL HOLE
- EX. BENCHMARK & SURVEY HUBS
- EX. IP's & 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/v 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

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

G:\Job Files\1600\1641 - [redacted]01 - [redacted]Alward St\C3D15 1641-01 BASE.dwg