

LEGAL DESCRIPTION
LOT 13 DL 2424 PLAN 9563
PID: 012-900-206

EXISTING ZONING
AR3m

DEVELOPMENT AREA
6471.8m² (0.6 ha.)

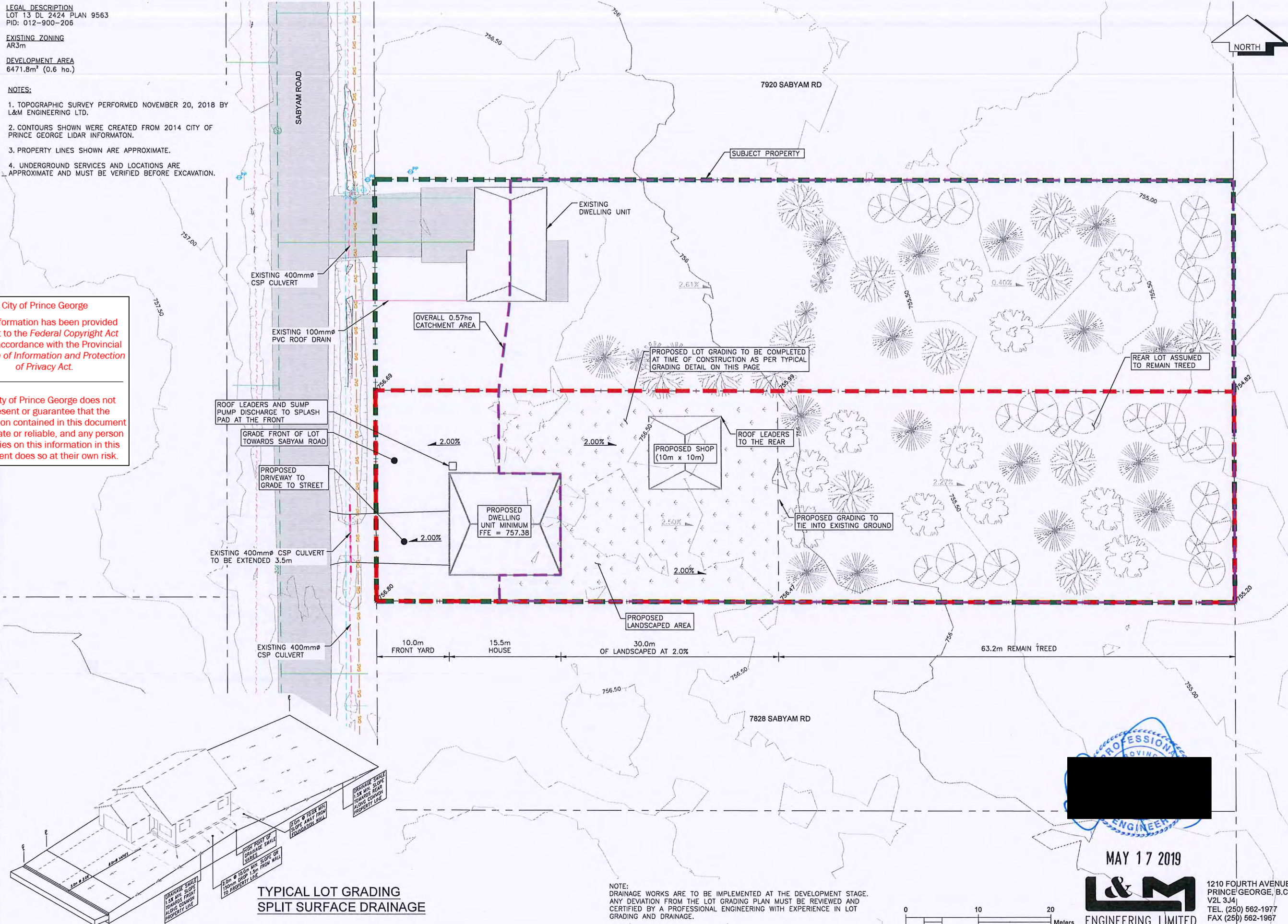
NOTES:

1. TOPOGRAPHIC SURVEY PERFORMED NOVEMBER 20, 2018 BY L&M ENGINEERING LTD.
2. CONTOURS SHOWN WERE CREATED FROM 2014 CITY OF PRINCE GEORGE LIDAR INFORMATION.
3. PROPERTY LINES SHOWN ARE APPROXIMATE.
4. UNDERGROUND SERVICES AND LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BEFORE EXCAVATION.

City of Prince George

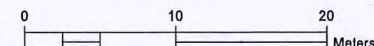
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TYPICAL LOT GRADING
SPLIT SURFACE DRAINAGE

NOTE:
DRAINAGE WORKS ARE TO BE IMPLEMENTED AT THE DEVELOPMENT STAGE.
ANY DEVIATION FROM THE LOT GRADING PLAN MUST BE REVIEWED AND
CERTIFIED BY A PROFESSIONAL ENGINEERING WITH EXPERIENCE IN LOT
GRADING AND DRAINAGE.



MAY 17 2019

L&M
ENGINEERING LIMITED

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

LEGEND

645.92	EXISTING GROUND ELEVATION
1.00%	EXISTING GRADE
1.00%	PROPOSED GRADE
EXISTING	
EX. LEGAL LINE	
EX. LEGAL R.O.W. & EASEMENT	
EX. SANITARY & MANHOLE	
EX. SANITARY FORCE MAIN	
EX. STORM & MANHOLE	
EX. SINGLE & DOUBLE CATCHBASIN 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 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)	



CITY OF
PRINCE GEORGE
Development Services

DRAWN:	MM
CHECKED:	DDS
ENGINEER:	JRB
SURVEY FILE:	
DRAWING FILE:	C3D18 1660-01 BASE.dwg
CORRESPONDENCE:	CPG
GRID:	
DATE:	DECEMBER 2018
SCALES:	FULL 1:250 HALF 1:500

1 LOT RESIDENTIAL SUBDIVISION
OVERALL SITE PLAN
& LOT GRADING

CONSULTANTS PROJECT No.
1660-01
DRAWING No.
C001

SHEET No.	REV. No.
1 OF 1	0