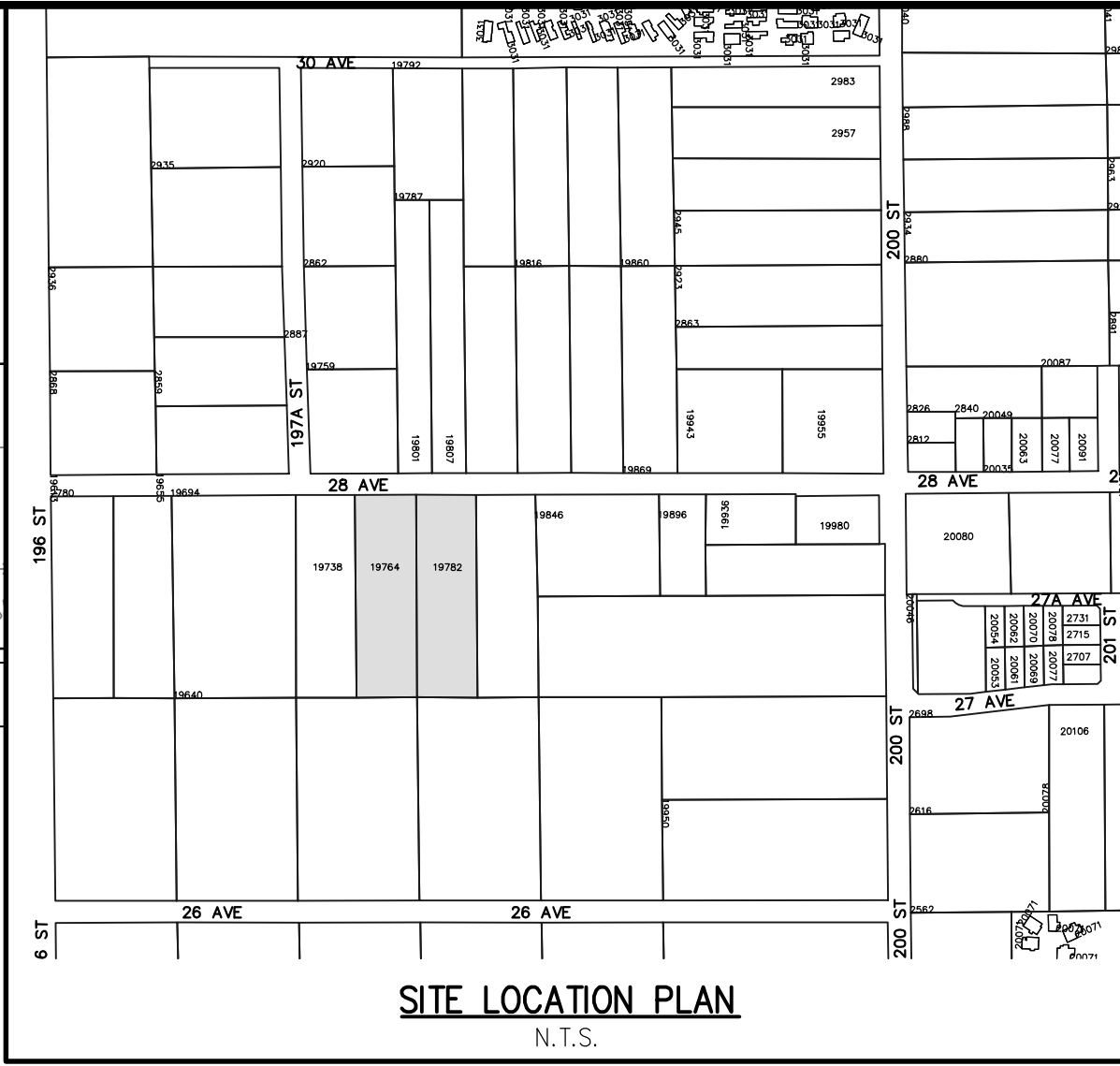
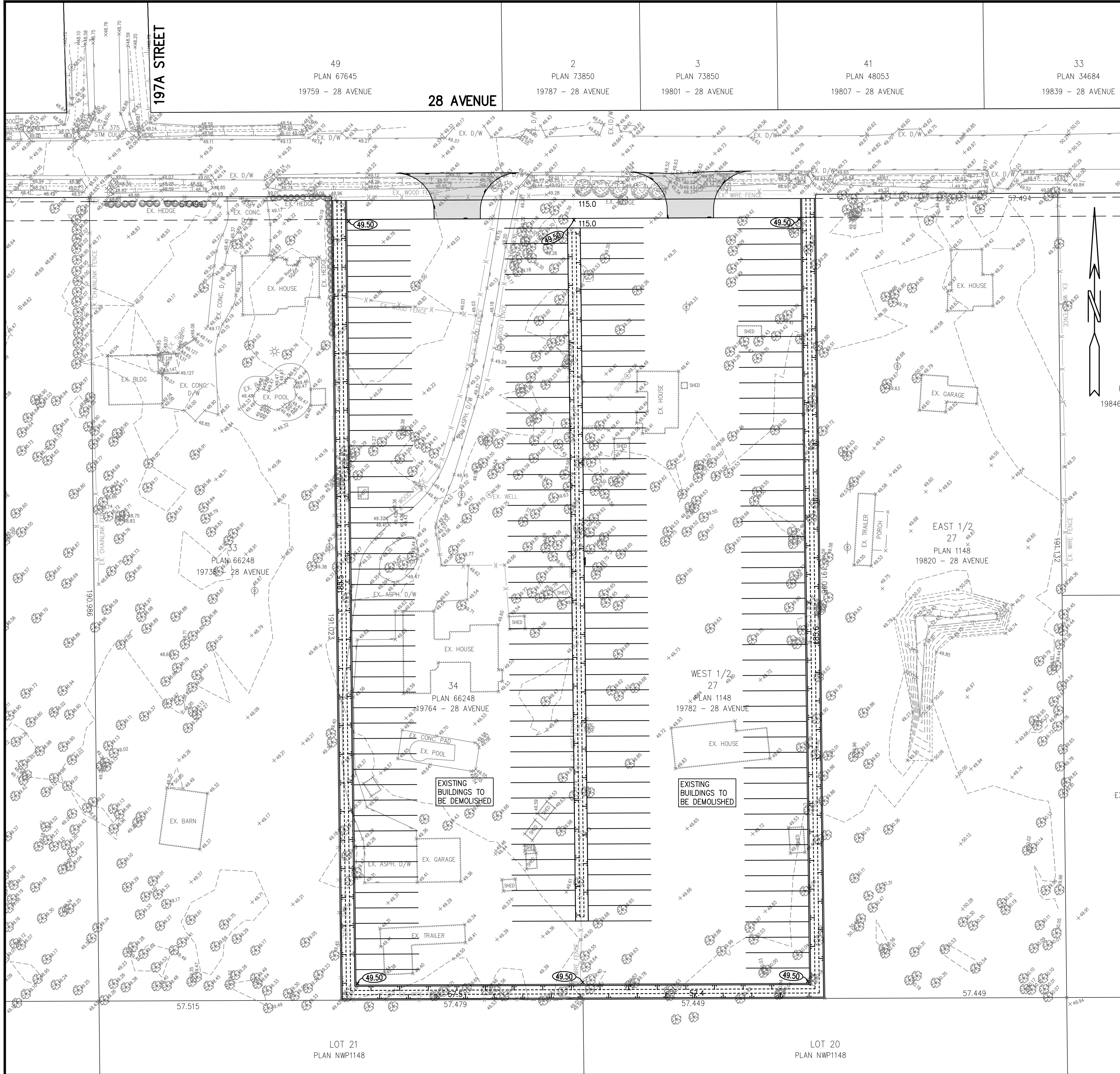




STORM WATER MANAGEMENT

5

LOT NUMBER

MBE
00.00

MINIMUM BASEMENT ELEVATION
(ELEVATION OF LOWEST FLOOR INCL.
BASEMENT FLOOR SLAB OR UNDERSIDE OF
FLOOR JOISTS ABOVE CRAWL SPACE)

EXISTING SWALE

SWALE BY BUILDER DENOTING DIRECTION OF
FLOW FOR SURFACE RUNOFF AND SIDEYARD
SWALE

SWALE BY DEVELOPER'S CONTRACTOR
CONSTRUCTED IN R.O.W. INCLUDING SWALES
IN EASEMENT TO APPROPRIATE TYPICAL
DETAIL ON THIS SHEET.

DIRECTION OF SURFACE FLOW

EXISTING GROUND SURFACE CONTOUR

EXISTING GRADE ELEVATION

FINISHED GRADE ELEVATION
(WHERE DIFFERS FROM EX. GRADE ELEVATION)

MEET EXISTING GROUND SURFACE ELEVATION

FINISHED TOP OF RETAINING WALL ELEVATION

100 YR. FLOOD PATH IN PIPE

100 YR. FLOOD PATH BELOW GROUND
SURFACE

100 YR. FLOOD PATH OVERLAND

MIN. 600mm LAWN CATCHBASIN

CATCHBASIN TO MMCD STD. S11 WITH
DOBNEY B26B FRAME & GRATE

FILL IN EXCESS OF 1.0m (ENGINEERED
FOUNDATIONS REQ'D). FILL ON LOTS MAY
CAUSE LONG TERM SETTLEMENT.

FILL IN EXCESS OF 0.45m (ENGINEERED
FOUNDATIONS REQ'D). FILL ON LOTS MAY
CAUSE LONG TERM SETTLEMENT.

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE RETAINED

TREE PROTECTION BARRIER FENCE

BUILDING ENVELOPE

EXISTING CULVERT

PROPOSED CULVERT

NEW PAVED AREA AS PER GEOTECHNICAL
CONSULTANT'S REQUIREMENTS.

ASPHALT PAVEMENT CUT & PATCH

NEW CONCRETE AREA AS PER GEOTECHNICAL
CONSULTANT'S REQUIREMENTS.

NEW DECORATIVE PAVERS TO LANDSCAPE
AND GEOTECHNICAL CONSULTANT'S
REQUIREMENTS.

DENOTES 0.6m WIDE x 60mm HIGH
CONTINUOUS SPEED BUMP FOR DRAINAGE
CONTROL.

ON-SITE LOT GRADING NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.

2. CONTRACTOR SHALL COMPLY WITH ALL NOTES AND SPECIFICATIONS ON THE "ON-SITE NOTES" SHEET.

3. CONTRACTOR SHALL RESTORE ANY AND ALL DISTURBED WORKS TO PRECONSTRUCTION CONDITION OR BETTER, AND TO THE SATISFACTION OF THE PROPERTY OWNER(S).

4. CONTRACTOR SHALL TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.

5. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT CUT AND PATCHES TO MMCD STANDARDS. WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL PROVIDE A MINIMUM 200mm WIDE x 40mm THICK ASPHALT MILL AND LAP JOINT.

6. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT, BUILDING LAYOUT, LINE PAINTING, WHEELCHAIR DROPS & RAMPS AND CURB DETAILS.

7. REFER TO STRUCTURAL AND/OR GEOTECHNICAL DRAWINGS FOR RETAINING WALL DETAILS AND SPECIFICATIONS. CONSTRUCTION, INSPECTIONS AND CERTIFICATION OF RETAINING WALLS BY OTHERS.

8. UPON CONSTRUCTION SUBSTANTIAL COMPLETION, THE CONTRACTOR'S SURVEYORS TO PROVIDE HUB ENGINEERING INC. WITH COMPLETE CERTIFIED (B.C.L.S. OR P. ENG. SEAL) AS-BUILT INFORMATION FOR THE NEW WORKS AND SERVICES SHOWN ON THIS DRAWING. SURVEYOR TO COORDINATE WITH HUB ENGINEERING INC. PRIOR TO COMMENCEMENT OF THE AS-BUILT FIELD SURVEY.

NOTES

CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND B.C. FORTIS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT

BENCHMARK

MONUMENT: 89H5017
LOCATION: 196 STREET & 28 AVENUE
ELEVATION: 47.929m

LEGAL

E & W 1/2 LOT 24, LOT 25
E & W 1/2 LOT 27 PLAN 1148
LOT 33 & 34 PLAN 66248
AND 196 RD FROM 28 AVE TO 31A AVE
ALL SEC 22 TP 7 NWD

OWNER

Client
Address
City, Prov, Post
Phone/Fax
e-mail

OWNER'S ENGINEER

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003401
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-591-1625 | mail@hub-inc.com
www.hub-inc.com

SEAL

Jul 3, 2026

No.

Date

REVISIONS

PLAN

DESIGN BY: -
DRAWN BY: AKG
APPROVED BY: MGK
DATE: 2022-04-10
SCALE:
HORIZ.: 1:500
VERT.: 1:50

MUNICIPAL PROJECT No.: 00-00-0000

The Corporation of the Township of Langley

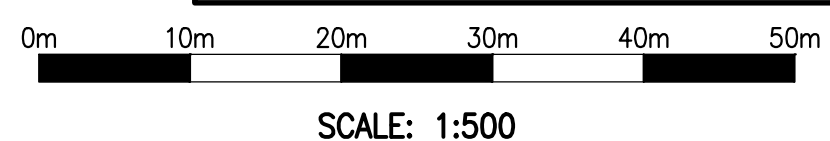
LOT GRADING PLAN

19764 & 19782 - 28 AVENUE

HUB PROJ. No. **24025**
PLAN No. -
AS BUILT No. -
SHEET No. **01 of 00**

7/03/2026 13:09:34
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NOT FOR CONSTRUCTION



SCALE: 1:500