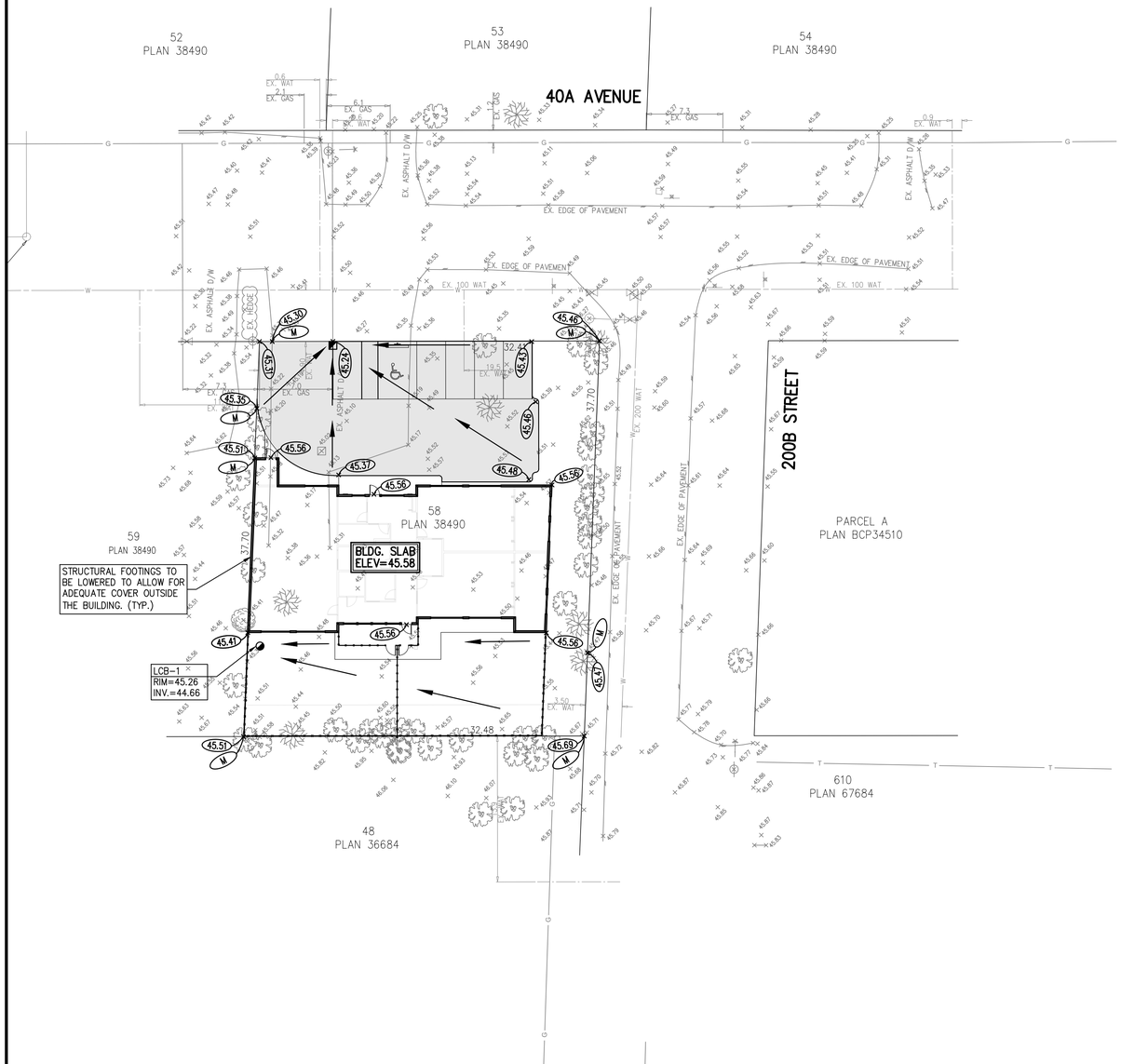
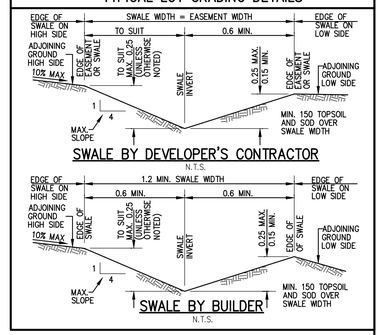


SITE LOCATION PLAN

N.T.S.

TYPICAL LOT GRADING DETAILS



SWALE BY DEVELOPER'S CONTRACTOR

N.T.S.

SWALE BY BUILDER

N.T.S.

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
- 00.0 — EXISTING GROUND SURFACE CONTOUR
- x 00.00 — EXISTING GRADE ELEVATION
- 80.84 — FINISHED GRADE ELEVATION (WHERE DIFFERS FROM EX. GRADE ELEVATION)
- MEET — MEET EXISTING GROUND SURFACE ELEVATION
- 81.59 — 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
- 300mm — EXISTING CULVERT
- 300mm — 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.

0m 10m 20m 30m 40m 50m

SCALE: 1:500

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: 78H8351
LOCATION: 201 STREET & 40 AVENUE
ELEVATION: 46.162m

LEGAL

LOT 58
SECTION 5
TOWNSHIP 7
NEW WESTMINSTER DISTRICT
PLAN 38490

OWNER

1353992 BC LTD.
306-1493 FOSTER STREET
WHITE ROCK,BC
778-994-7450
JO@JASOBEROI.CA

OWNER'S ENGINEER

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com
www.hub-inc.com

SEAL

Sep 16, 2025

I KENNETH LEUNG , PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE OFFSITE WORKS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No.	Date	REVISIONS
–	SEP 16/25	ISSUED FOR DP

PLAN

DESIGN BY: KL
DRAWN BY: AKG
APPROVED BY: KL
DATE: 2025-07-07
SCALE: HORIZ.: 1:500 VERT.: 1:50

MUNICIPAL PROJECT No.: 00-00-0000

The Corporation of the Township of Langley

Township of Langley

LOT GRADING PLAN

20056 40A AVE

HUB PROJ. No. **25025** | PLAN No. **-**
AS BUILT No. **-** | SHEET No. **---- of 00** | **-**

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