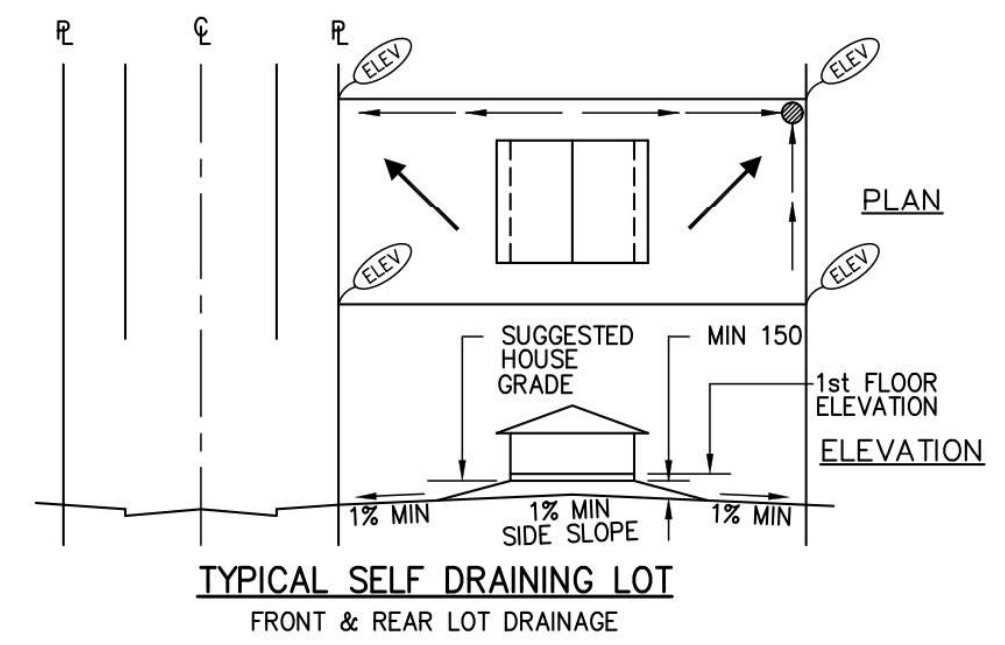


Rem. 5

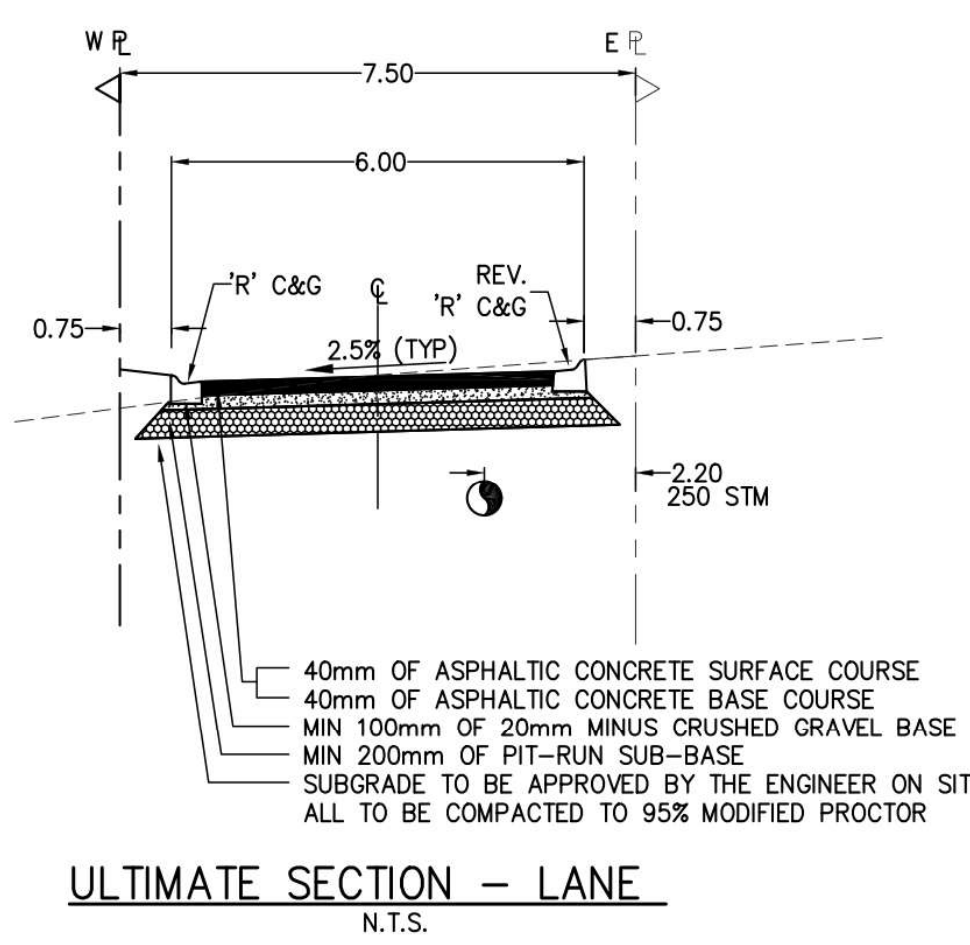
12065/75/85/95

1 SITE PLAN  
1: 250



**BENCHMARK & CONTROL**  
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 84H0097  
ELEV. 42.454m  
**LEGAL DESCRIPTION OF PROPERTY**  
LOT 302, SEC 20, TWP 12, NWD, PL NWP44858.

- LEGEND**
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
  - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
  - MAJOR 100 YR. FLOW ROUTE IN PIPE
  - EXIST GROUND ELEVATION
  - PROPOSED GROUND ELEVATION
  - FUTURE GROUND ELEVATION
  - DIRECTION OF FLOW
  - MINIMUM BUILDING ELEVATION
  - EXIST SWALE
  - BUILDERS SWALE
  - CONTRACTORS SWALE
  - CONTOURS (ORIGINAL GROUND)
  - EXIST DITCH
  - PROP DITCH
  - MEET EXIST GROUND
  - PROPOSED CATCHBASIN
  - PROPOSED LAWNBASIN (4500 LB)
  - FILLS GREATER THAN 0.50m
  - CUTS GREATER THAN 0.50m
  - SANITARY SERVICE CONNECTION
  - STORM SERVICE CONNECTION
  - WATER SERVICE CONNECTION
  - GRAVEL SILT PAD
  - TREES TO BE RETAINED (REFER TO ARBORIST REPORT FOR ULTIMATE TREE PROTECTION)
  - TREES TO BE REMOVED



**PROJECT DATA**  
CIVIC ADDRESS: 12080 228 ST Maple Ridge BC  
LEGAL ADDRESS: LOT 302, SEC 20, TWP 12NWD, PL NWP44858  
ZONING: R-3  
LOT AREA: 287.2M<sup>2</sup>(3581.39SF)

ZONING CALCULATIONS SUMMARY		
PRINCIPAL BUILDING	PERMITTED	PROPOSED
LOT COVERAGE(50%)	1545.75F/143.6M <sup>2</sup>	1544.15F/142.2M <sup>2</sup> (Garage included)
BUILDING HEIGHT	31.17 / 9.5M	28.5 / 8.1M
SETBACK FRONT YARD	9.84 / 3.0M	9.84 / 3.0M
SETBACK REAR YARD	36.09 / 11.0M	36.17 / 11.1M
LEFT SIDE YARD (EAST)	3.94 / 1.20M	3.97 / 1.21M
RIGHT SIDE YARD (WEST)	3.94 / 1.20M	4.07 / 1.22M
ACCESSORY BUILDING (DETACHED GARAGE)		
SETBACK FRONT YARD	36.09 / 11.0M	88.9 / 27.1 M
SETBACK REAR YARD	1.64 / 0.5M	1.64 / 0.5M
LEFT SIDE YARD (EAST)	1.64 / 0.5M	1.64 / 0.5M
RIGHT SIDE YARD (WEST)	4.92 / 1.5M	14.37 / 4.38 M
GARAGE BUILDING HEIGHT	14.76 / 4.5M	12.3 / 3.76M

12080 Bylaw analysis 1/16"  
1/8" = 1'-0"

"MBE" IS MINIMUM BUILDING ELEVATION AND IS THE ELEVATION OF 0.1m ABOVE LOWEST FLOOR SLAB IN A BUILDING OR THE UNDERSIDE OF THE FLOOR JOISTS WHERE THE LOWEST FLOOR IS CONSTRUCTED OVER A CRAWLSPACE. NOTWITHSTANDING THE MBE ELEVATION SHOWN, THE MBE SHALL ALSO BE A MINIMUM OF 0.25m ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND/OR STORM SEWER CONNECTION.

- NOTES**
- ROUGH LOT GRADING BY CONTRACTOR.
  - FINISHED LOT GRADING BY HOUSE BUILDER.
  - ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASHPADS UNLESS OTHERWISE NOTED.
  - DEVELOPERS ENGINEER TO CERTIFY THAT THE ROUGH LOT GRADING IS IN CONFORMANCE WITH THE APPROVED LOT GRADING PLAN PRIOR TO THE ISSUING OF BUILDING PERMITS.
  - BUILDER SHALL ENSURE THROUGH A PERSONAL FIELD INSPECTION THAT DRIVEWAYS ARE A MIN. OF 1.0m CLEAR OF STREETLIGHTS, HYDRANTS, ELECTRICAL KIOSKS AND ANY OTHER OBSTRUCTIONS.
  - BUILDER TO EXPOSE AND CONFIRM THE AS-CONSTRUCTED INVERT AND LOCATION OF ALL SERVICE CONNECTIONS PRIOR TO ANY BUILDING EXCAVATION.
  - BUILDER TO PREVENT THE RELEASE OF SILT DURING THE HOUSE CONSTRUCTION PERIOD.

**NOTE:**  
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

**PRELIMINARY SUBMISSION**  
NOT TO BE USED FOR CONSTRUCTION

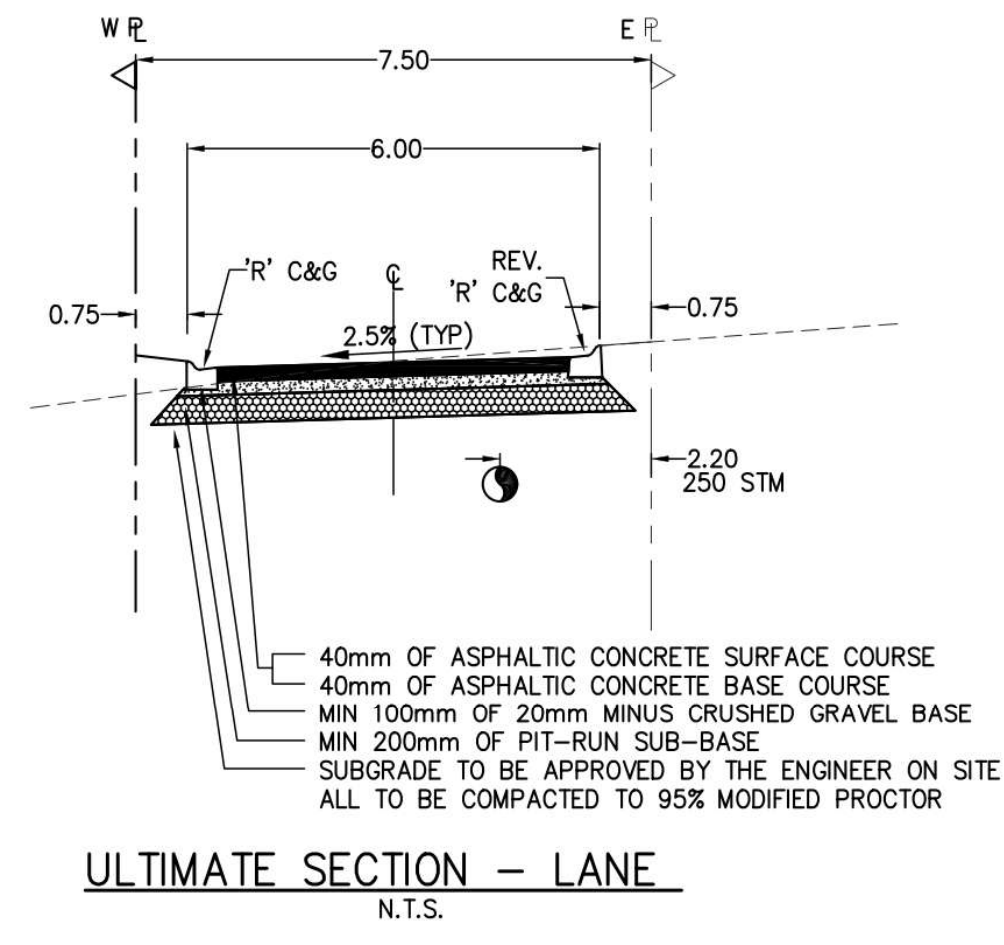
Mun. Proj. No.	Dwg. No.
Mun. Dwg. No.	3
Job No. 20-4148	Of
Date DEC/2020	Revision

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destroy all prints bearing previous number

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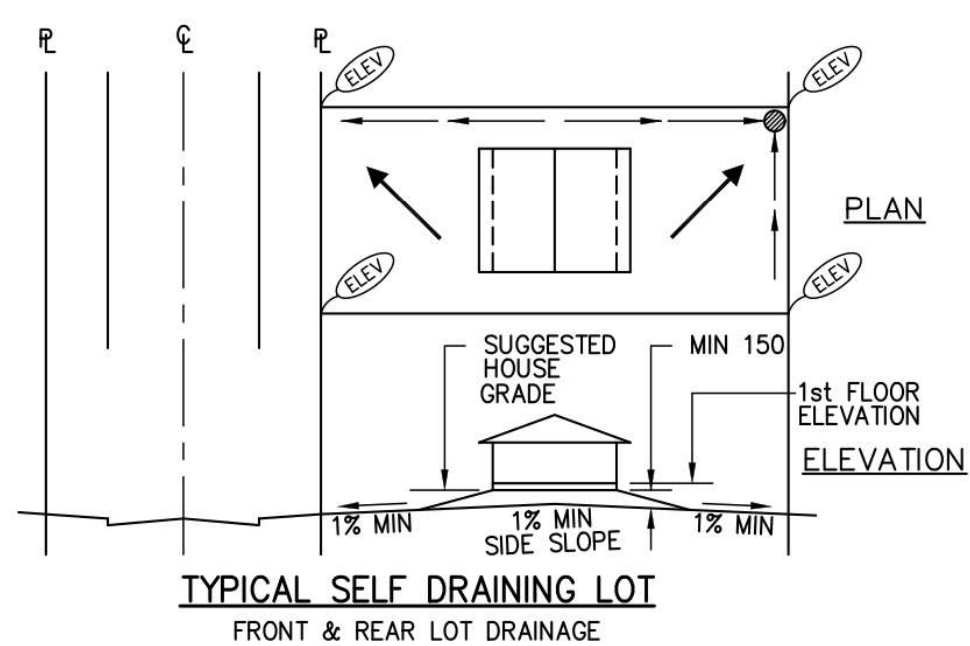
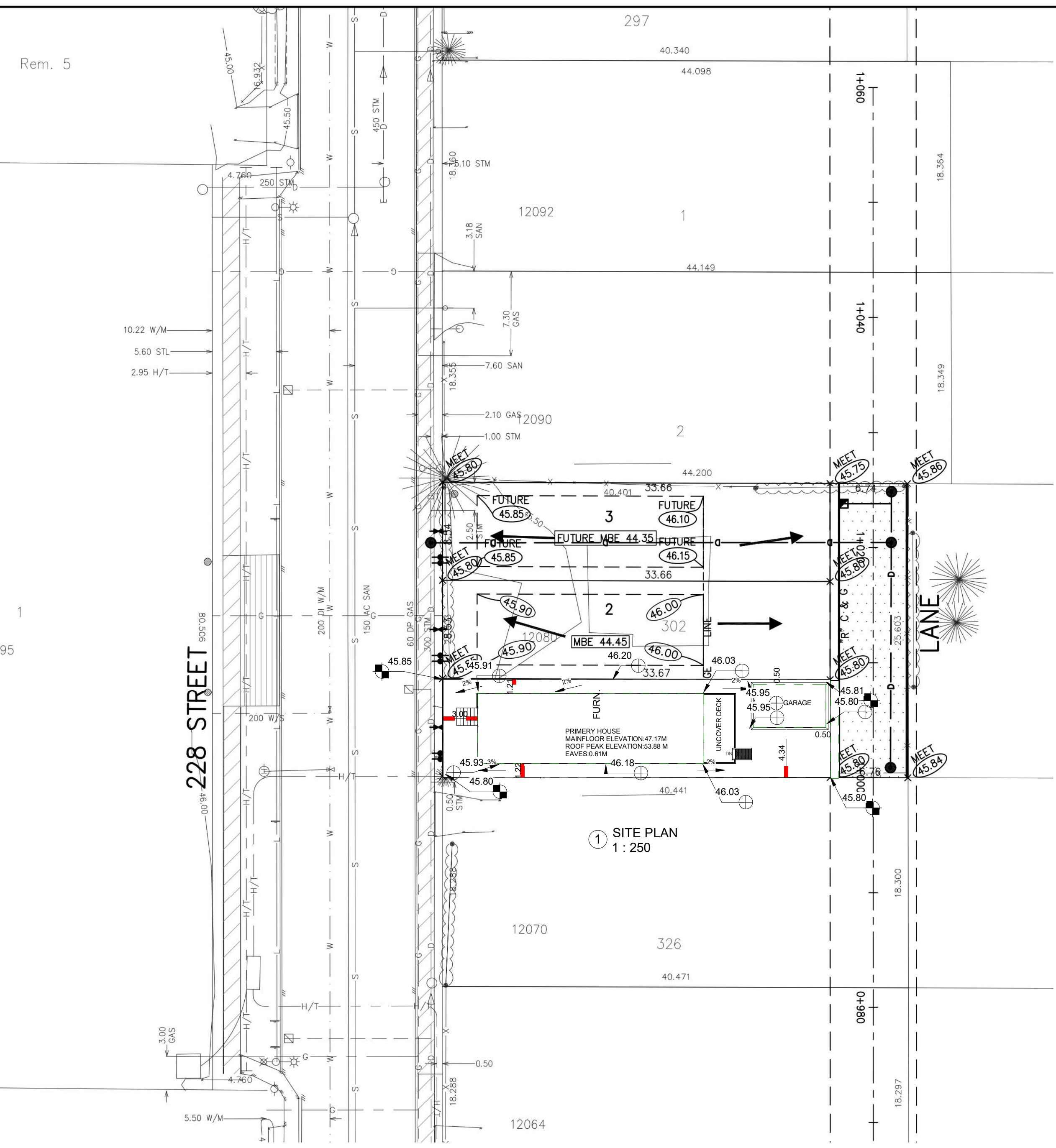
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**PROJECT DATA**  
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 LEGAL ADDRESS: LOT 302, SEC20, TWP 12NWD, PL. NWP44858  
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GARAGE BUILDING HEIGHT	14.78 / 4.5M	12.3 / 3.76M

○ 12080 Bylaw analysis 1/16"  
 1/8" = 1'-0"



**PRELIMINARY SUBMISSION**  
 NOT TO BE USED FOR CONSTRUCTION

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	3
Designed: JK	Job No. 20-4148	Of
P.W. P.U.	Date DEC/2020	Revision
Approved:		

destroy all prints bearing previous number

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