



LEGEND	
5	LOT NUMBER
MBE	MINIMUM BASEMENT ELEVATION (ELEVATION OF LOWEST FLOOR INCL. BASEMENT FLOOR SLAB OR UNDERSIDE OF FLOOR JOISTS ABOVE CRAWL SPACE)
x 72.50	EXISTING GRADE ELEVATION
80.84	FINISHED GRADE ELEVATION (WHERE DIFFERS FROM EX. GRADE ELEVATION)
MEET	MEET EXISTING GROUND SURFACE ELEVATION
→	100 YR. FLOOD PATH IN PIPE
→	100 YR. FLOOD PATH BELOW GROUND SURFACE
→	100 YR. FLOOD PATH OVERLAND
75.0	EXISTING GROUND SURFACE CONTOUR
~	EXISTING SWALE
●	MIN. 600mm LAWN CATCHBASIN
⊗	GATE VALVE
⊕	FIRE HYDRANT ASSEMBLY TO MMCD STANDARD W4 AND PAINTED TO MUNICIPAL STANDARD
●	MANHOLE TO MMCD STANDARD S1 & S2
●	CLEANOUT TO MMCD STANDARD S6
●	LAWN DRAIN TO MMCD S12 (TYPE 2)
■	CATCHBASIN TO MMCD STD. S11 WITH DOBNEY B26B FRAME & GRATE
⊕	TREE TO BE RETAINED
⊗	TREE TO BE REMOVED
4	TREE TAG NUMBER
⊗	TREE TO BE RETAINED PROTECTION FENCE FROM ARBORIST
⊗	PROPOSED TREES FROM LANDSCAPE ARCHITECT
▨	PROPOSED BUILDING
▨	PROPOSED ASPHALT PAVEMENT
▨	PROPOSED CONCRETE PAVEMENT
▨	PROPOSED LANDSCAPED AREA

HUB ENGINEERING INC. #212 - 12992 - 76 AVENUE SURREY, BC, V3W 2V6 TEL: 604-572-4328 FAX: 604-501-1625	MIKE FADUM AND ASSOCIATES LTD. #105 - 8277 - 129 STREET SURREY, BC, V3W 0A6 TEL: 778-593-0300	TARGET LAND SURVEYING #112 - 10422 - 168 STREET SURREY, BC, V4N 1R9 TEL: 604-583-6161
MIKE G. KOMPTER	MIKE FADUM	ADAM FULKERSON

NOT FOR CONSTRUCTION

0m 5m 10m 15m 20m 25m

SCALE: 1:250

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	90H6447 48 AVENUE & 224 STREET ELEVATION: 61.887m
LEGAL	LOT 1 EXCEPT: PART DEDICATED ROAD ON PLAN BCP28754 LOT 2, LOT 3, LOT 4 SECTION 6, TOWNSHIP 11 NEW WESTMINSTER PLAN 10211

OWNER	OWNER'S ENGINEER	SEAL
ELEVATE DEVELOPMENT CORP. #202 - 15127 - 100 AVENUE SURREY, B.C. TEL: 604-510-5555 e-mail	Hub Engineering Inc. Engineering and Development Consultants PACIFIC LAND GROUP	Sep 30, 2021

I, _____, 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

DESIGN BY:	-
DRAWN BY:	AKG
APPROVED BY:	RFG
DATE:	NOV 2020
SCALE:	HORZ.: 1:250 VERT.:

MUNICIPAL PROJECT No.: 11-06-0202

The Corporation of the Township of Langley

INTEGRATED SITE DESIGN CONCEPT PLAN	
22365 & 22373 - FRASER HWY, 4875 & 4881 - 224 STREET	
HUB PROJ. No. 19034	PLAN No. -
AS BUILT No. -	SHEET No. - of 00

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