

- B-1 Lot Grading Plan
- B-2 Sample Drawing Legend Block

END OF SECTION

PROPOSED STREETLIGHT LOCATION
(SUBJECT TO B.C. HYDRO
APPROVAL)

PROPOSED CB LOCATION AND
DESIGN TOP OF FRAME ELEV.

PROPOSED GROUND ELEV.

PROPOSED SWALE BY
BUILDER (MINIMUM
GRADE 1%) SEE DETAIL

MINIMUM BUILDING ELEV.

09.00

EXISTING GROUND CONTOUR

LOT NUMBER

99

DIRECTION OF
OVERLAND DRAINAGE

ORIGINAL GROUND ELEV. 12.99

FINISHED GROUND ELEV.

SHADED AREAS REPRESENT
LOCATIONS WHERE FILL
EXCEEDS 0.5m IN DEPTH

MEET EXISTING GROUND

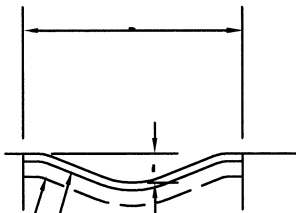
9.00

LOCAL DRAINAGE'S AND
SODDED SWALES INDICATED IN
NOTE 3 TO BE CONSTRUCTED BY
CONTRACTOR AS DETAILED.

LOT GRADING NOTES:

1. ROUGH LOT GRADING BY GENERAL CONTRACTOR.
FINISHED GRADING BY HOUSE BUILDER.
2. HOUSE BUILDER MAY BE REQUIRED TO CONSTRUCT
ADDITIONAL DRAINAGE FACILITIES AS DESIGNED BY
A PROFESSIONAL ENGINEER PRIOR TO OCCUPANCY
APPROVAL.
3. CONTRACTOR TO ROUGH FORM ALL SWALES AND
SOD THOSE WITHIN ALL R.O.W.'S AND PRIV. EASEMENTS.
4. MINIMUM BUILDING ELEVATIONS ARE SET BY THE
DESIGN ELEVATIONS OF THE SANITARY AND STORM
CONNECTIONS. HOUSE BUILDER TO CONFIRM ENGINEERED
M.B.E. LEVEL WITH THE ENGINEER PRIOR TO ANY
HOUSE CONSTRUCTION.
5. HOUSE BUILDERS TO ENSURE THAT DRIVEWAYS ARE
TO BE CLEAR OF ALL STREETLIGHTS AND HYDRANTS
BY A MINIMUM OF 1.0m.
6. ROUGH LOT GRADING TO BE CERTIFIED UPON
COMPLETION BY THE ENGINEER OF RECORD.

MBE DENOTES (ELEV. IN BOX)
MINIMUM UNDERSIDE OF FLOOR
JOIST ELEV. OR TOP OF CONCRETE
SLAB ELEV. FOR 100 YR FLOOD
PROTECTION AND GRAVITY STORM
AND SANITARY SERVICING
CRAWL SPACES SHALL NOT BE
USED FOR STORAGE OF GOODS
OR EQUIPMENT DAMAGEABLE
BY FLOODWATERS.



SOD
MINIMUM 100mm TOP SOIL

DETAIL OF SWALE
N.T.S.

LOT GRADING PLAN



CITY OF PORT ALBERNI
ENGINEERING DEPARTMENT

DATE:
MAY 15, 1996

REVISION:
1

APPROVED:

B 1

PLAN	EXISTING	PROPOSED
SEWER LINE & MH	SIZE & TYPE S35	SIZE & TYPE S35A
DRAIN LINE & MH	SIZE & TYPE D23	SIZE & TYPE D23A
WATERLINE & VALVE	SIZE & TYPE -	SIZE & TYPE -
FIRE HYDRANT	Hyd.	Hyd.
CATCH BASIN	CB	CB
UTILITY POLE	H	H
STREET LIGHT		
CURB LINE	_____	_____
PROPERTY LINE & IP	_____ IP _____	_____ IP _____



PROFILE	EXISTING	PROPOSED
NORTH EAST SW/PL		
CENTERLINE OF R/W		
SOUTH WEST SW/PL		
SEWER LINE	SIZE & TYPE _____	SIZE & TYPE _____
DRAIN LINE	SIZE & TYPE _____	SIZE & TYPE _____
GUTTER LINES	_____	_____
IDENTIFIED POINT		
EDGE OF PAVEMENT	-----	-----

DRAWING TITLE BLOCKS AND PROTOTYPES ARE AVAILABLE IN DIGITAL FORM.

LINE TYPES AND SYMBOLS



CITY OF PORT ALBERNI
ENGINEERING DEPARTMENT

DATE:
JAN 04, 2001

REVISION: 3

APPROVED:

B 2