

**LEGAL DESCRIPTION OF PROPERTY**

LOT A DL 4039, CARIBOO DISTRICT  
 PLAN EPP100061  
 PID: 031 082 572

**ZONING**  
 AG, Z18, RS2, RT3  
**PARENT PARCEL AREA**  
 68.5 ha

**DEVELOPMENT AREA**  
 PHASE 2 - 1.42 ha  
 TOTAL DEVELOPMENT - 9.7 ha

**SUBDIVISION YIELD**  
 PHASE 2 - 16 LOTS  
 TOTAL DEVELOPMENT - 37 LOTS

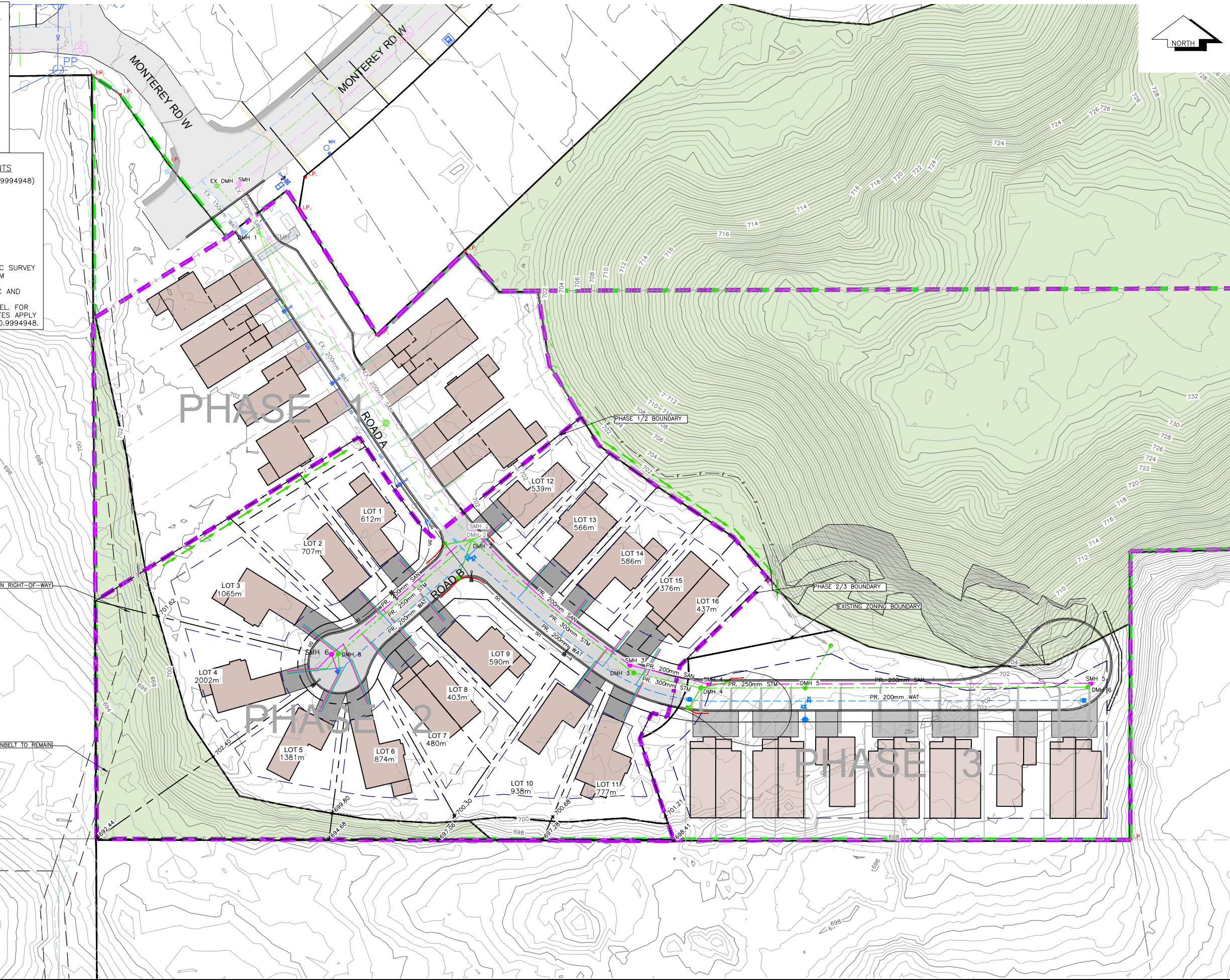
**SURVEY CONTROL MONUMENTS**

ISM 86H1592 (SCALE FACTOR: 0.9994948)  
 N: 5984483.200  
 E: 514939.959  
 ELEV. = 702.15

ISM 86H1581  
 N: 5983905.979  
 E: 515453.218  
 ELEV. = 691.201

**SURVEY NOTES:**

1. TOPOGRAPHIC AND PLANIMETRIC SURVEY PERFORMED MARCH 2014 BY L&M ENGINEERING LTD.
2. ALL ELEVATIONS ARE GEODETIC AND DERIVED FROM ISM 86H1581.
3. PLAN SHOWN AT GROUND LEVEL. FOR COMPUTATION OF UTM COORDINATES APPLY A COMBINED SCALE FACTOR OF 0.9994948.



**LEGEND**

**EXISTING**

- EX. SANITARY & MANHOLE
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCH-BASIN c/w CB LEADS
- EX. CATCH-BASIN MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. BLOW-OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(S)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. FENCE
- EX. OVERHEAD LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN
- AG - GREENBELT ZONE

**PROPOSED**

- PR. LEGAL LINE
- PR. LEGAL R.O.W. & EASEMENT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCH-BASIN c/w CB LEADS
- PR. CATCH-BASIN MANHOLE
- PR. CULVERT
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & VALVE
- PR. GRAVEL SHOULDER
- PR. ASPHALT
- PHASE BOUNDARY

NO.	DATE (D/M/Y)	REVISION	BY

**NOT FOR CONSTRUCTION**

**L&M ENGINEERING LIMITED**

**CITY OF PRINCE GEORGE Development Services**

CONSULTANTS PROJECT No.: 1509-23

DRAWN: KP  
 CHECKED: TAF  
 ENGINEER: TAF  
 DATE: JAN 2021  
 SCALES: 1:500  
 SCALES: HALF 1:1000

MACDOUGALL DEVELOPMENTS  
 MONTEREY ROAD STRATA  
 PHASE 2  
 OVERALL SITE PLAN

DRAWING No.  
**C001**

0 15 30 Meters

© Job File: 1509\_1509 - Kold Real Estate Holdings Ltd. - Monterey Road Strata Phase 2, Design: Supercede/C3020, 1509-23, BASE Plans for RZ.dwg

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