TOPOGRAPHIC SITE PLAN FOR PROPOSED SUBDIVISION OVER LOT 11 OF LOT 1 BLOCK 2 DISTRICT LOT 547 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1476

CIVIC ADDRESS:
2000 Wolfe Street, City of North Vancouver
PID: 014-603-136

SCALE 1" : 10'

0 5 10 20

ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 51" in width and 44" in height when plotted at a scale of 1":10'

SURVEY DATE: OCTOBER 28TH, 2021

WEST 21ST STREET
(UNCONSTRUCTED)

LANE

A
PLAN 16190

B
PLAN 16190

Rem. 3
PLAN 1476

A
PP EPP85331
PLAN 9285

B
PP EPP85331
PLAN 9285

11
PLAN 1476
AREA= 51,072.3ft²

7
PLAN EPP33760

8
PLAN EPP33760

9
PLAN EPP33760

A
PLAN 16810

1
PLAN BCP49414

#2000
1-Storey House
with Basement

Roof Peak
Elevation=242.0'

Main Floor Doorsill
Elevation=229.3'

Shed

Gravel Driveway

Asphalt Driveway

Top of Bank

Bottom of Bank

Top of Slope

Centerline of Creek

High Water Mark

16.4' (5m) Setback

32.8' (10m) Setback

WOLFE STREET

MH-SANITARY
Rim Elev=220.0'
Inverts
North 212.3'
North-East 212.4'
South 212.1'

MH-SANITARY
Rim Elev=210.8'
Inverts
North 202.2'
South-West 202.1'

LEGEND

m2	DENOTES SQUARE FEET
FH	DENOTES FIRE HYDRANT
◊	DENOTES POWER POLE
⟵	DENOTES GUY WIRE
SAN	DENOTES SANITARY MANHOLE
	DENOTES TREE AND CANOPY EXTENT
+##.##	DENOTES GROUND ELEVATION
(tw)	DENOTES TOP OF RETAINING WALL ELEVATION
Dec.	DENOTES DECIDUOUS
Con.	DENOTES CONIFEROUS
Conc.	DENOTES CONCRETE
Rt.	DENOTES RETAINING WALL
X	DENOTES PINK FLAGGING AS SET BY BARSANTI ENVIRONMENTAL

NOTES:
Lot dimensions are derived from Field Survey.

Measurements shown are to the exterior siding of building.

Elevations are Geodetic (CVD28GVRD2018 – IN FEET)
Derived from Control Monument 73H1015.
located at the intersection of West 21st Street
and Larson Road. Elevation = 225.0 ft.

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying (NW) Ltd will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 4.6' above grade and are shown in feet. Tree and stump symbols are not drawn to scale.

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ZONING: RS-1

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FILE: N4425-TOPO-CONTOURS BANK

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