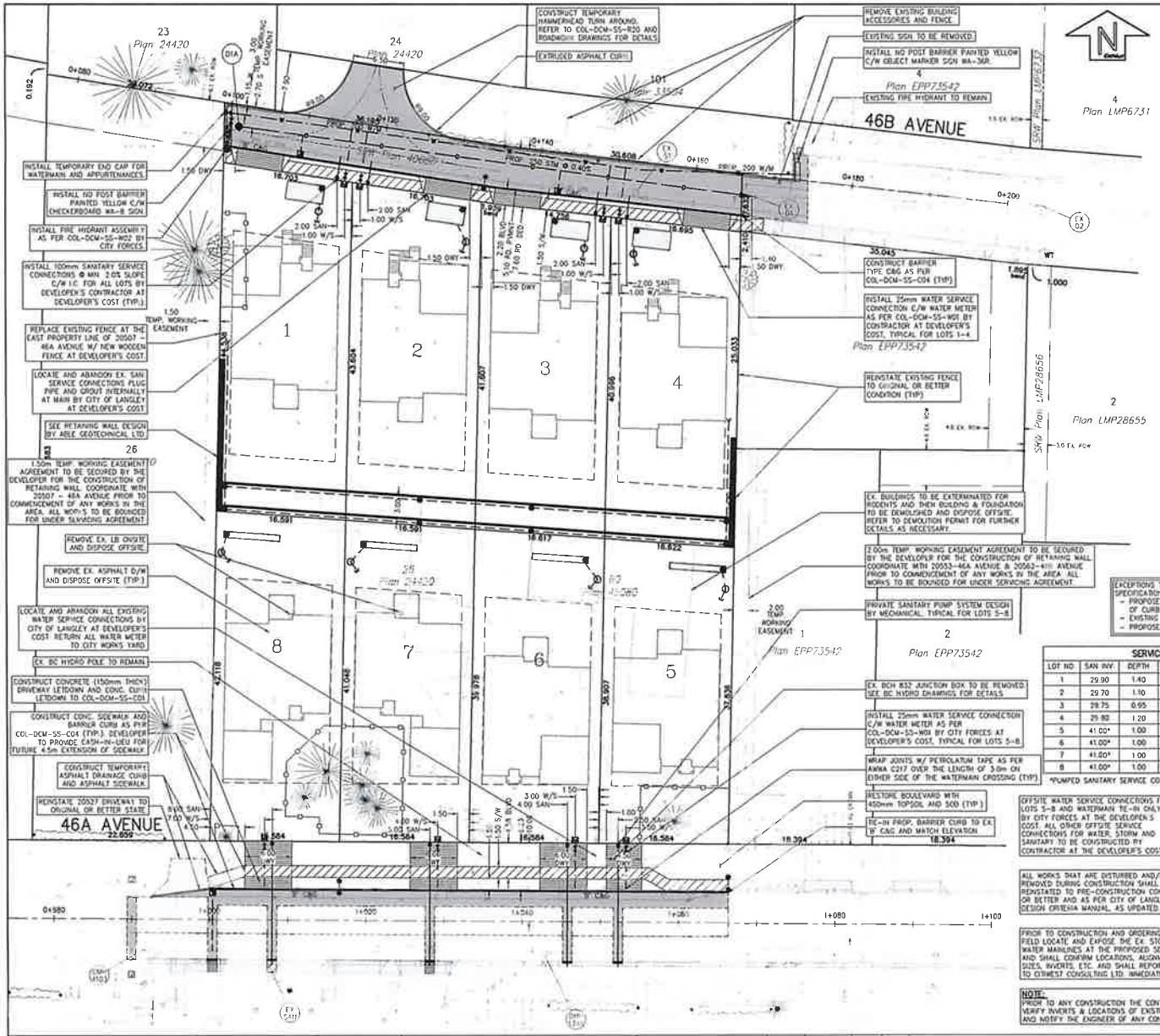

SERVICE CONNECTION TABLE

LOT NO.	SAN INV.	DEPTH	STM INV. @ TANK	DEPTH	WBE	100YR HGL
1	29.90	1.40	30.50	0.70	31.55	31.25
2	29.70	1.10	30.10	0.70	31.15	30.85
3	29.75	0.95	30.10	0.70	31.15	30.85
4	29.80	1.20	30.10	0.70	31.15	30.85
5	41.00*	1.00	39.10	0.70	40.30	40.00
6	41.00*	1.00	39.10	0.70	40.30	40.00
7	41.00*	1.00	39.10	0.70	40.30	40.00
8	41.00*	1.00	39.10	0.70	40.30	40.00

*PUMPED SANITARY SERVICE CONNECTIONS FOR LOTS 5-8

ENGINEERING LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION		
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER	S S	S S
WATERMAIN	W	W
ORNAMENTAL STREETLIGHT		
GAS MAIN	G G	G G
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO	E E	E E
UNDERGROUND TELEPHONE	T T	T T
UNDERGROUND HYDRO/TEL.	H/T	H/T
U/G HYDRO/TEL./CABLE	H/T/C	H/T/C
DISTRICT ENERGY LINES	DE	DE

LEGEND

- 35mm ASPHALT MILL & OVERLAY
- FULL ROAD STRUCTURE / TRENCH CUT RESTORATION
- TREES TO BE PRESERVED, REFER TO ARBORIST REPORT, DATED NOVEMBER 22, 2022 PREPARED BY MIKE FADUM & ASSOCIATES LTD. FOR ULTIMATE TREE PRESERVATION
- TREES TO BE REMOVED, REFER TO ARBORIST REPORT, DATED NOVEMBER 22, 2022 PREPARED BY MIKE FADUM & ASSOCIATES LTD. FOR ULTIMATE TREE PRESERVATION.

RESTRICTIVE COVENANTS

1. INDIVIDUAL LOT SILTATION CONTROL REQUIRED.
2. NO BUILD RESTRICTIVE COVENANT FOR TREE PRESERVATION.
3. RESTRICTIVE COVENANT FOR MAINTENANCE OF PUMPED SANITARY SERVICE CONNECTIONS FOR LOTS 5-8.
4. NO BUILD/NO DISTURB RESTRICTIVE COVENANT FOR THE RETAINING WALLS ON LOTS 1-4

ROWS AND EASEMENTS

1. WORKING EASEMENT REQUIRED ALONG NORTH, EAST AND WEST PROPERTY LINE

KEY PLAN NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
2. ALL CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND AS PER CITY OF LANGLEY DESIGN CRITERIA MANUAL, AS UPDATED
3. ALL SERVICE CONNECTIONS SHALL CONFORM AS PER CITY OF LANGLEY DESIGN CRITERIA MANUAL, AS UPDATED. THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY MANUAL DIGGING OR BY THE USE OF A PIPE LOCATOR AND ANY CONFLICT SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
4. ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM AS PER CITY OF LANGLEY DESIGN CRITERIA MANUAL, AS UPDATED AND MMCD STANDARDS.
5. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE CITY OF LANGLEY AND WITH THE NOTES & DETAILS OF THIS DRAWING.
6. ALL WORKS SHALL PASS FIELD REVIEWS BY THE CITY OF LANGLEY & CITIWEST CONSULTING LTD.
7. STORM SEWER TIE-INS TO MAIN BY CONTRACTOR TO BE MONITORED BY CITIWEST AND CITY OF LANGLEY.
8. ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO THE LOTS SHALL BE LOCATED UNDERGROUND. REFER TO BC HYDRO DRAWINGS FOR DETAILS.
9. CONTRACTOR TO REMOVE REMAINDER OF ALL EXISTING BUILDINGS, CONCRETE FOUNDATIONS, SUMP, CONCRETE PADS, RETAINING WALLS, DRIVEWAYS, AND FENCES ETC., UNLESS OTHERWISE NOTED. REGRADE AREA TO SUIT. ALL WORKS TO COMPLY WITH WORK SAFE BC (WCB) REGULATIONS.
10. WATER TIE-INS BY CITY OF LANGLEY AT DEVELOPER'S COST. THE CITY WATER DISTRIBUTION SYSTEM IS TO BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES.
11. STORM AND SANITARY VIDEO INSPECTION AS PER CITY OF LANGLEY DESIGN CRITERIA MANUAL, AS UPDATED IS REQUIRED. VIDEO INSPECT THE ENTIRE SCOPE OF PROJECT. THIS IS TO INCLUDE NEW AND EXISTING SERVICE CONNECTIONS, NEW AND EXISTING MAIN LINES, ALL NEW SERVICE LEADS/LATERALS FRONTING THE DEVELOPMENT, AND MANHOLES.

Langley City
THE PLACE TO BE

LEGAL DESCRIPTION
LOT 90 SECTION 35 TOWNSHIP 7 NWD PL 45080
LOT 25 SECTION 35 TOWNSHIP 7 NWD PL 24420

BENCH MARK:
ELEVATIONS ARE GEODETIC (CVD28 GVRD-2005 - IN METERS) DERIVED FROM CONTROL MONUMENT 79H9559 LOCATED AT THE INTERSECTION OF 46A AVE. & 205TH ST. ELEVATION = 42.175m.

CitiWest Since 1987
CitiWest Consulting Ltd.
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TELEPHONE 604-581-2213
E-MAIL: office@citiwest.com
EGBC Permit to Practice #1000629

CITIWEST JOB No: 20-40801

REVN	DATE	DR'N	CH'D	REVISIONS
07	2025/11/03	ET	PY	UPDATED KEY PLAN AND LOT GRADING PLAN
06	2024/11/05	ET	PY	REVISED SANITARY SERVICE CONNECTIONS FOR LOTS 5-8
05	2024/02/15	ET	PY	SERVICING AGREEMENT DRAFT
04	2024/01/02	ET	PY	FOURTH SUBMISSION
03	2023/09/29	ET	PY	THIRD SUBMISSION
02	2023/06/07	ET	PY	SECOND SUBMISSION
01	2022/12/09	ET	PY	FIRST SUBMISSION

	NAME	DATE
DESIGNED	ET	JUN./2022
DRAWN	ET	JUN./2020
REVIEWED	PY	NOV./2022
APPROVED	-	-
PROJECT No.	ENG01741	
SCALE	HOR. SCALE 1:250	

KEY PLAN

PROPOSED RESIDENTIAL PROJECT

SITE AT 20525 & 20541 - 46A AVENUE, LANGLEY, BC

1210300 BC LTD. c/o IMPECCABLE CONSTRUCTION LTD.

5331 - 168 STREET, LANGLEY, BC V3S 0L2
EMAIL: RANJ@TELUS.NET PHONE: 604-375-5409

DWG NO: 001 of 18
REV NO: 07