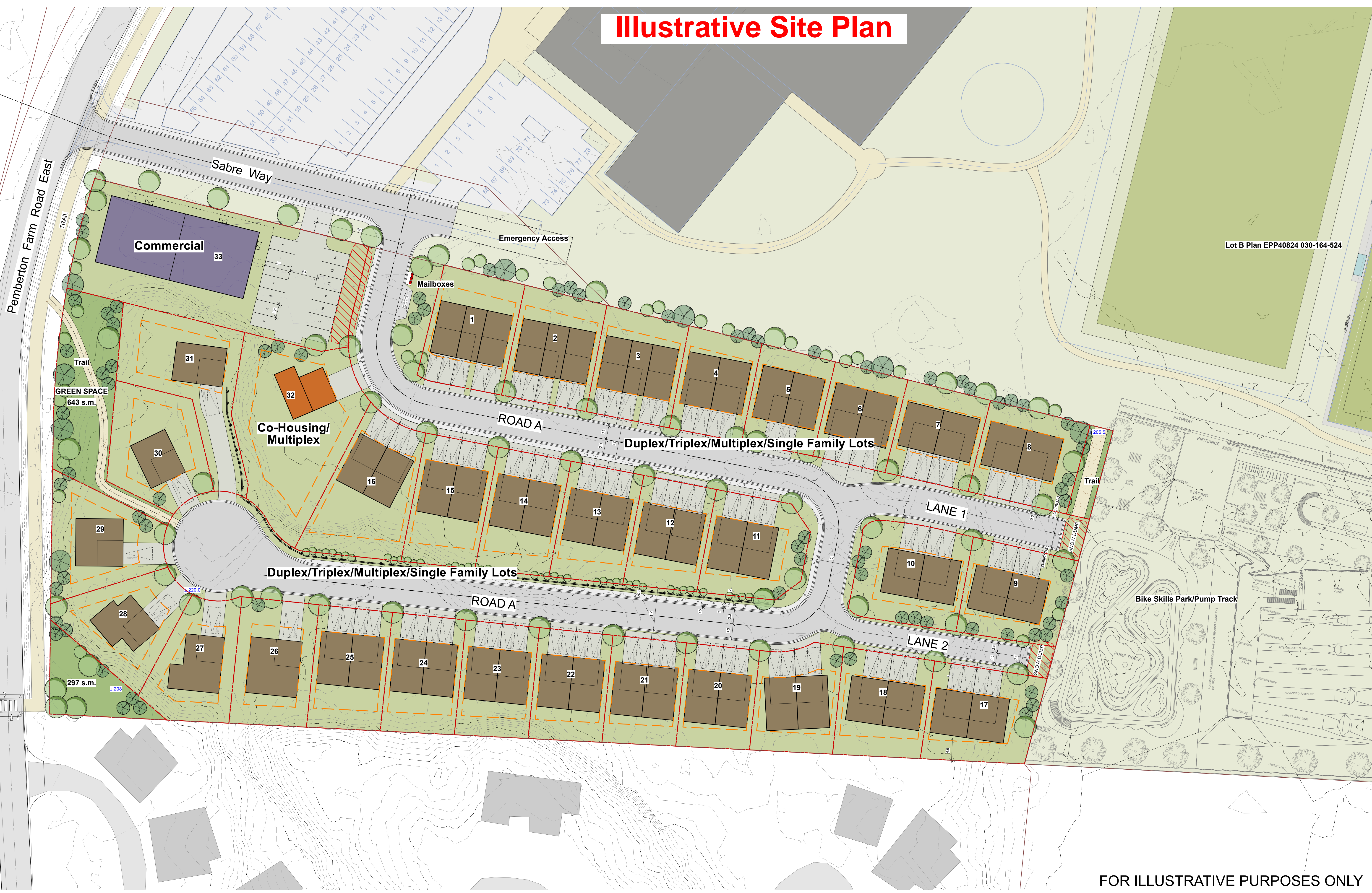


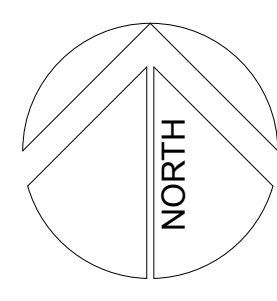
# Illustrative Site Plan



Lot B Plan EPP40824 030-164-524

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Sheet Title:  
**ILLUSTRATIVE SITE PLAN**  
 Project  
**PARKSIDE DEVELOPMENT**  
 PEMBERTON, BC

Sealed By:

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Drawn By:	Scale:
BM/JL	1:400 METRIC
Project No:	Sheet No:
	<b>L-1.1</b>



# Preliminary Civil Servicing Design Drawings



**ZONING LEGEND**

- SINGLE FAMILY/DUPLEX /TRIPLEX/ MULTIPLEX
- CO-HOUSING/ MULTIPLEX
- COMMERCIAL
- GREEN SPACE

**LEGAL DESCRIPTION**  
 LOT C, PLAN EPP40824, DL 211, PEMBERTON, LILLOOET DISTRICT, BC

**SURVEY INFORMATION**  
 ELEVATIONS ARE REFERENCED TO THE CGVD28 DATUM USING DUAL FREQUENCY GNSS OBSERVATIONS CONVERTED USING THE HTV2 GEIOD MODEL.

FIELD WORK COMPLETED ON MAY 10, 2021 BY HIGHMARK LAND SURVEYING AND ENGINEERING LTD.

Parcel Table	Lot #	Area
Lot 1	524m <sup>2</sup>	
Lot 2	506m <sup>2</sup>	
Lot 3	483m <sup>2</sup>	
Lot 4	407m <sup>2</sup>	
Lot 5	392m <sup>2</sup>	
Lot 6	384m <sup>2</sup>	
Lot 7	434m <sup>2</sup>	
Lot 8	509m <sup>2</sup>	
Lot 9	519m <sup>2</sup>	
Lot 10	578m <sup>2</sup>	
Lot 11	511m <sup>2</sup>	
Lot 12	429m <sup>2</sup>	
Lot 13	455m <sup>2</sup>	
Lot 14	481m <sup>2</sup>	
Lot 15	507m <sup>2</sup>	
Lot 16	648m <sup>2</sup>	
Lot 17	546m <sup>2</sup>	
Lot 18	500m <sup>2</sup>	

Parcel Table	Lot #	Area
Lot 19	468m <sup>2</sup>	
Lot 20	404m <sup>2</sup>	
Lot 21	420m <sup>2</sup>	
Lot 22	436m <sup>2</sup>	
Lot 23	450m <sup>2</sup>	
Lot 24	467m <sup>2</sup>	
Lot 25	481m <sup>2</sup>	
Lot 26	523m <sup>2</sup>	
Lot 27	485m <sup>2</sup>	
Lot 28	516m <sup>2</sup>	
Lot 29	545m <sup>2</sup>	
Lot 30	540m <sup>2</sup>	
Lot 31	680m <sup>2</sup>	
Lot 32	1021m <sup>2</sup>	
Lot 33	1730m <sup>2</sup>	

APPROX. LOCATION OF VILLAGE OF PEMBERTON MAINTENANCE BUILDING

no.	date	revision	chk'd	no.	date	revision	chk'd
3	JUL.30.24	SUBDIVISION APPLICATION	MJF				
2	MAY.08.24	GENERAL REVISIONS	MJF				
1	JAN.10.24	GENERAL REVISIONS	MJF				

client	RIVERTOWN PEMBERTON LP c/o MDO REAL ESTATE LTD.
project	PARKSIDE DEVELOPMENT PEMBERTON, BRITISH COLUMBIA

PROFESSIONAL ENGINEERS

STEEL ROCKY TERRAIN SPECIALISTS  
**WEBSTER ENGINEERING LTD**  
 LAND DEVELOPMENT CONSULTANTS

212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-683-0458

EGBC PERMIT No. 1001444

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approved by:

designed by: J.A.T.  
 drawn by: M.J.F.  
 checked by: J.A.T.  
 date: OCT.25.23

scale: hor: 1:500 vert: -

file no. 4194

drawing no. DEV-1 rev. 3

**PRELIMINARY DEVELOPMENT PLAN**

P:\1001444\199\_Sustrone\_Parkside\_Pemberton\PRELIM\DEV PLAN.dwg, DEV1 DEV PLAN, 2024-09-01 11:18:03 AM, J.M.



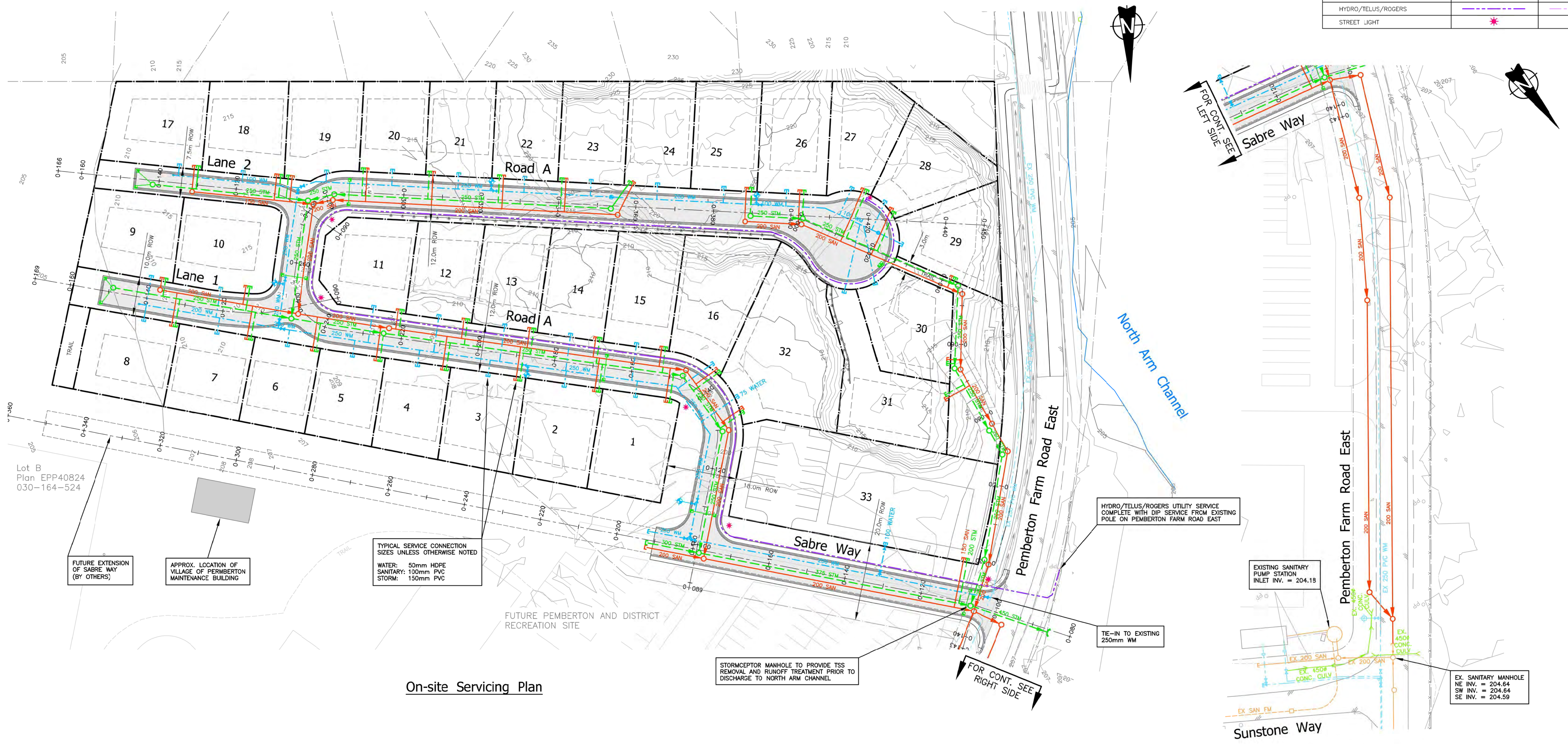
**LEGAL DESCRIPTION**

LOT C, PLAN EPP40824, DL 211, PEMBERTON, LILLOOET DISTRICT, BC

**SURVEY INFORMATION**

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 FIELD WORK COMPLETED ON MAY 10, 2021 BY HIGHMARK LAND SURVEYING AND ENGINEERING LTD.

LEGEND - SERVICES		
DESCRIPTION	SYMBOLS	
	PROPOSED	EXISTING
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
EDGE OF ASPHALT	---	---
CURB	---	---
WATERMAIN	200 WM	EX. 200 WM
FIRE HYDRANT	+	+
GATE VALVE	+	+
AIR VALVE	+	+
BLOW-OFF	+	+
SANITARY SEWER	200 SAN	EX. 250 SAN
STORM SEWER	300 STM	EX. 250 STM
CULVERT	+	+
CATCH BASIN	+	+
SIDE INLET CATCH BASIN	+	+
DITCH	---	---
HYDRO/TELUS/ROGERS	---	---
STREET LIGHT	*	*



**On-site Servicing Plan**

**Off-site Sanitary Extension**

client RIVERTOWN PEMBERTON LP c/o MDO REAL ESTATE LTD.		EGBC PERMIT No. 1001444		designed by M.J.F.		title MASTER SERVICING PLAN	
project PARKSIDE DEVELOPMENT PEMBERTON, BRITISH COLUMBIA		PROFESSIONAL ENGINEERS WEBSTER ENGINEERING LTD. 212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-683-0458		drawn by S.T.		file no. 4194	
1 JUL 30 24 SUBDIVISION APPLICATION MJF		LAND DEVELOPMENT CONSULTANTS		checked by J.A.T.		drawing no. S-1	
no. date revision		chk'd no. date		date JUL 30 24		rev. 1	





**LEGAL DESCRIPTION**  
 LOT C, PLAN EPP40824, DL 211, PEMBERTON, LILLOOET DISTRICT, BC

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 FIELD WORK COMPLETED ON MAY 10, 2021 BY HIGHMARK LAND SURVEYING AND ENGINEERING LTD.

F:\1001494\199\_Surrogate Pemberton, Pemberton\PRELIM\SUBDIVISION PLAN\Map\_SUB-1 SUBDIVISION PLAN\_2024-08-01 11:16:53 AM\_1.mxd

client RIVERTOWN PEMBERTON LP c/o MDO REAL ESTATE LTD.		project PARKSIDE DEVELOPMENT PEMBERTON, BRITISH COLUMBIA		client STEEP ROCKY TERRAIN SPECIALISTS <b>WEBSTER ENGINEERING LTD</b> 212 - 826 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-683-0458		EGBC PERMIT No. 1001444 LAND DEVELOPMENT CONSULTANTS		COPYRIGHT RESERVED. THIS DRAWING AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF WEBSTER ENGINEERING LTD. AND CANNOT BE USED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT. © 2023 WEBSTER ENGINEERING LTD.		approved by  designed by J.A.T. drawn by M.J.F. checked by J.A.T. date JUL 30 24		scales hor: 1:500 vert: - file no. 4194 drawing no. SUB-1 rev. 1	
1	JUL 30 24	SUBDIVISION APPLICATION	MJF							PRELIMINARY SUBDIVISION PLAN			
no.	date	revision	chk'd	no.	date	revision	chk'd						