



## TOPOGRAPHICAL SURVEYS

All topographic survey plans:

- must be sealed, signed and dated by a BC Land Surveyor (BCLS).
- must use the Burnaby Integrated Datum.
- can be either in metric or imperial measure.
- must include legal description and civic address of the property.
- must reference the originating benchmark.

The topographical survey plan shall **not be more than 12 months old** and shall use the existing original grades. Manipulation of grades by filling or excavating is not acceptable.

The following information shall be shown and located on the topographical survey plan:

- a) Encroachments (e.g., retaining walls), easements, rights-of-way, watercourses (including top of bank info), ditches, ravines, power poles, anchor lines, fire hydrants, kiosks, lamp poles, bus stop and other similar fixed objects on or adjacent to property or on boulevard or lane.
- b) All existing surface and underground infrastructure in the street and lane frontage to at least the centerline and beyond to the furthest utility service to which a site connection is to be made
- c) Lot dimensions and lot area as determined by field survey, posts or monuments, defining all angle points of subject lot or lots. This information should match that on the posting plan.
- d) If all original survey posts are in place and are undisturbed, then a posting plan is not required. In this case survey posts must be shown on the topographic survey plan.

### Elevations

- e) All elevations are to be shown in metric and related to Canadian Geodetic Datum. The source of the elevations shall be an Integrated Survey Monument and its number shall be shown on the plan.
- e) Show spot elevations around the perimeter of the site and at a minimum of 5 feet onto adjacent property.
  - Show spot elevations for significant elevation changes on site (greater than 1' - 0").
  - Set a temporary benchmark on site.
  - Spot elevations at the building envelope are not required.
- g) Show spot elevations along both sides of driveways (proposed or existing) at property lines, curb, ditch or swale and road centerline.
- h) Show spot elevations on manholes upstream and downstream of sanitary and storm service connections to the property
  - This helps the Project Manager to calculate theoretical elevations for sewer service connections at the property line

### Front Yard Averaging

- i) Refer to the Burnaby Zoning Bylaw to determine whether or not front yard averaging is applicable.
  - Where front yard averaging is applicable, an adjacent vacant lot is to be included (including vacant lots in a new subdivision).
  - The front yard depth of an adjacent lot is measured from the front lot line to the foundation, to the cantilevered enclosed floor or to the supporting posts of sundecks, whichever is closest to the front lot line. Cantilevered balconies are not considered.
  - The front yard average is to be calculated by the B.C. Land Surveyor.

### Tree Plan

- j) Securely attach a numbered identification tag to all trees greater than 20 cm (8 inches) in diameter on the site. (Numbered identification tags are available from the Building Department).
  - Show all trees greater than 20 cm (8 inches) in diameter measured 1.3 m (4.3 feet) above the ground, including adjacent property trees within 2 m (6.6 feet) of the boundary of the site, and trees on any City street or lane allowances adjacent to the site.
  - Show the location of any tree stump greater than 20 cm (8 inches) in diameter on the site.
  - Show the number of each tagged tree on the site.
  - Show tree grades (existing tree base elevations) for trees greater than 20 cm (8 inches) in diameter.
  - Show the drip line (extent of branches) and species (type) of trees greater than 20 cm (8 inches) in diameter.