

CHECKLIST OF LEGAL SURVEY PLAN REQUIREMENTS for sewer and water permit applications

The survey plan needs to be:

- Prepared by a BC Registered Land Surveyor
- Certified correct with digital seals and signatures
- Dated within 6 months of the permit application date

The survey plan needs to include the following:

Category	Items
Drawing standards	<ul style="list-style-type: none"> - Scale not less than 1/20" = 1'0" - Dimensions of site including north arrow
Property identification	<ul style="list-style-type: none"> - PID (property identifier number) - Legal description (found on tax notice) - Street address, street name(s) and location, as well as location and width of any lane(s)
Property boundaries and legal constraints	<ul style="list-style-type: none"> - Ultimate property line (where lane "dedications" are required, setbacks must be measured from the dedication line) - Lane dedications, registered easements, encroachments, and rights-of-way - Location of lead plugs, iron pins and show corner angles, datum
Existing structures and setbacks	<ul style="list-style-type: none"> - Location and dimensions of all existing buildings on the site for proposed additions - Front yard setback of the two adjacent sites on each side of the proposed building(s) as well as side yard setbacks (based on Zoning and Development By-law requirements) <ul style="list-style-type: none"> - Setbacks must be taken from the established building line (where applicable) - If rear yard compatibility is being used, the rear yard setbacks of the buildings on the adjacent sites are required - Front and rear yard depth at each corner of the house (especially important where site dimensions are irregular)
Grading and elevations	<ul style="list-style-type: none"> - Existing grades at the top and bottom of all retaining walls at 3 m (10' 0") intervals - Existing grades at each of the four corners of the site - Existing grades at each corner of the existing and/or proposed principal building envelope (based on Zoning and Development By-law requirements) - Existing grades on the adjacent property, parallel to side property lines at regular intervals approximately 3 m (10' 0") into the neighbouring sites - Existing grade levels at the four corners of the proposed accessory building envelope - Elevations along the centre line of the lane opposite to the centre line of the accessory building envelope (if lane paved, elevations must also be shown along the centre-line of the gutter)

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Streetscape and infrastructure

- Location of existing street crossings
- Along the road and lane frontages including registered rights-of-way and extending to the opposite side of the street, lane and registered rights-of-way, to a point 3 m (10' 0") beyond either side of the property lines, rights-of-way, locate the following:
 - All utility manhole covers and their elevations
 - Fire hydrants
 - Streetlights
 - Utility kiosks
 - Utility poles and their anchor rod locations
 - Catch basins
 - Any other street furniture
- Streets
- Lanes
- Registered rights-of-way
- Sidewalks
- Curbs
- Gutters

Elevation profiles

- For 3 m (10' 0") adjacent to the property and extending to the opposite side of the street(s) or lane(s) and/or registered rights-of-way at 3 m (10' 0") increments, provide the centre line elevation of the following:
 - All trees
 - Lanes
 - Registered rights-of-way
 - Sidewalks
 - Curbs
 - Gutters

Trees and vegetation

- Indicate location of all existing trees (Refer to the [Protection of Trees By-law 9958](https://vancouver.ca/your-government/protection-of-trees-by-law.aspx) ¹)
 - Indicate location, height, and diameter of all stumps 20 cm (8") caliper or greater
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¹ <https://vancouver.ca/your-government/protection-of-trees-by-law.aspx>