




-  PG AIRPORT LIGHT INDUSTRIAL PLAN AREA
-  CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
-  PRINCE GEORGE AIRPORT AUTHORITY LANDS



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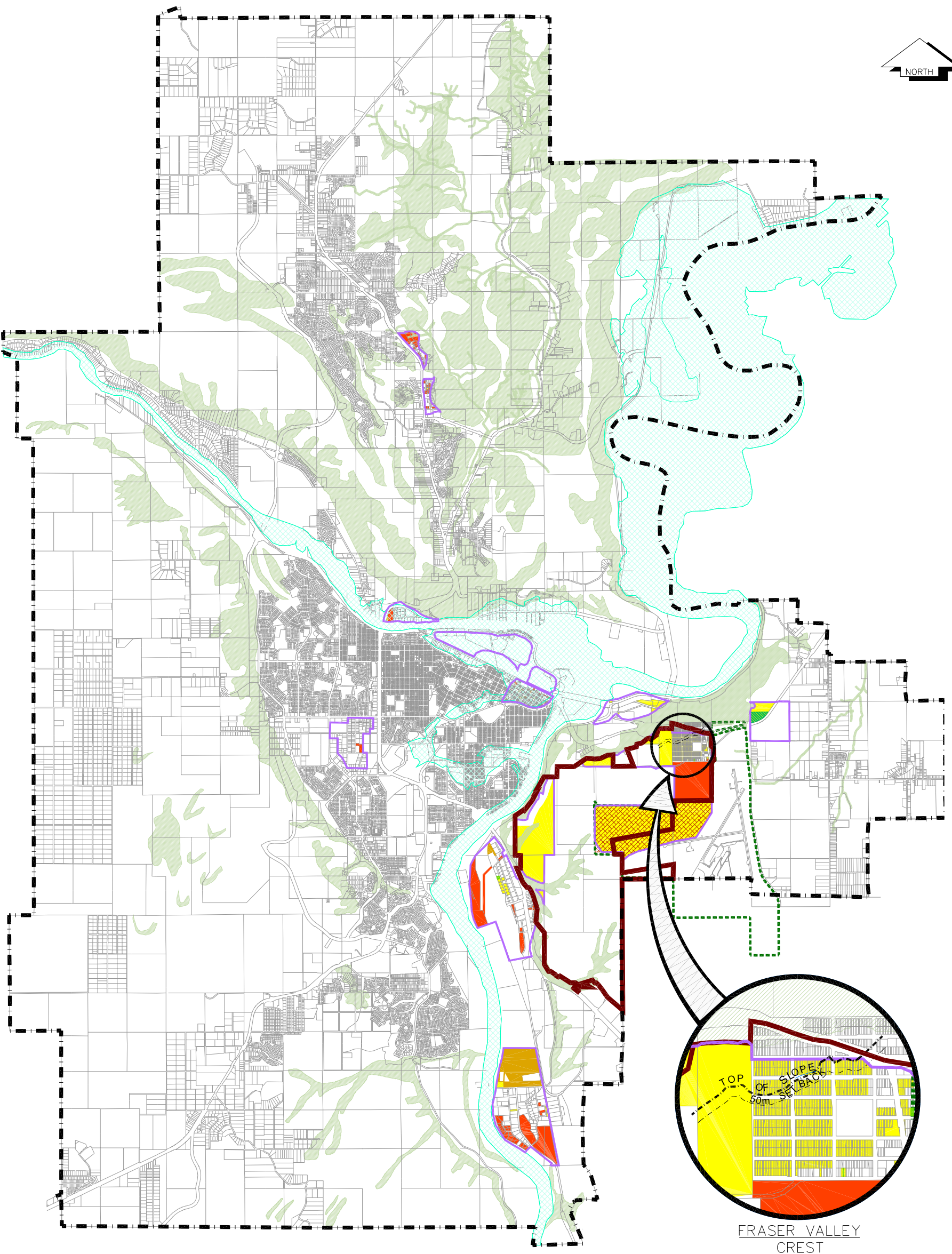
JOB No: 1282-07-00
DATE: SEPT 25 2008
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SCALE: NTS

PG AIRPORT LIGHT INDUSTRIAL PLAN













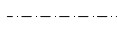


CONTEXT PLAN

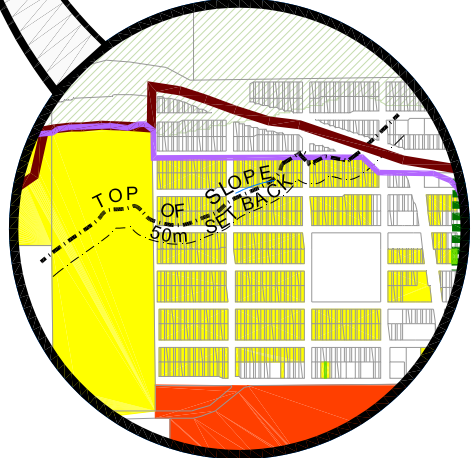
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F1



LEGEND:

- | | | |
|---|---|---|
|  PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY |  DEVELOPED LAND DESIGNATED LIGHT INDUSTRIAL |  VACANT LAND - WATER & SANITARY APPROX. 155 ha |
|  PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY |  FLOOD PLAIN |  VACANT LAND - WATER APPROX. 59 ha |
|  CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY |  AIRPORT RESERVE - FEDERAL JURISDICTION NOT TO BE INCLUDED AS PART OF INDUSTRIAL LAND BASE FOR CPG |  VACANT LAND - SANITARY APPROX. 0.4 ha |
|  LIGHT INDUSTRIAL OCP BOUNDARY |  REZONING APPLICATION AWAITING FINAL READING TO BE CHANGED TO COMMERCIAL |  VACANT LAND - NO SERVICES APPROX. 156 ha |
|  FRASER VALLEY CREST TOP OF SLOPE |  OCP SIGNIFICANT SLOPE DESIGNATION | TOTAL VACANT LAND APPROX. 370 ha |
|  50m GEOTECHNICAL LIMITATION SETBACK | | |



FRASER VALLEY CREST

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ENGINEERING LIMITED
PLANNING CENTRE
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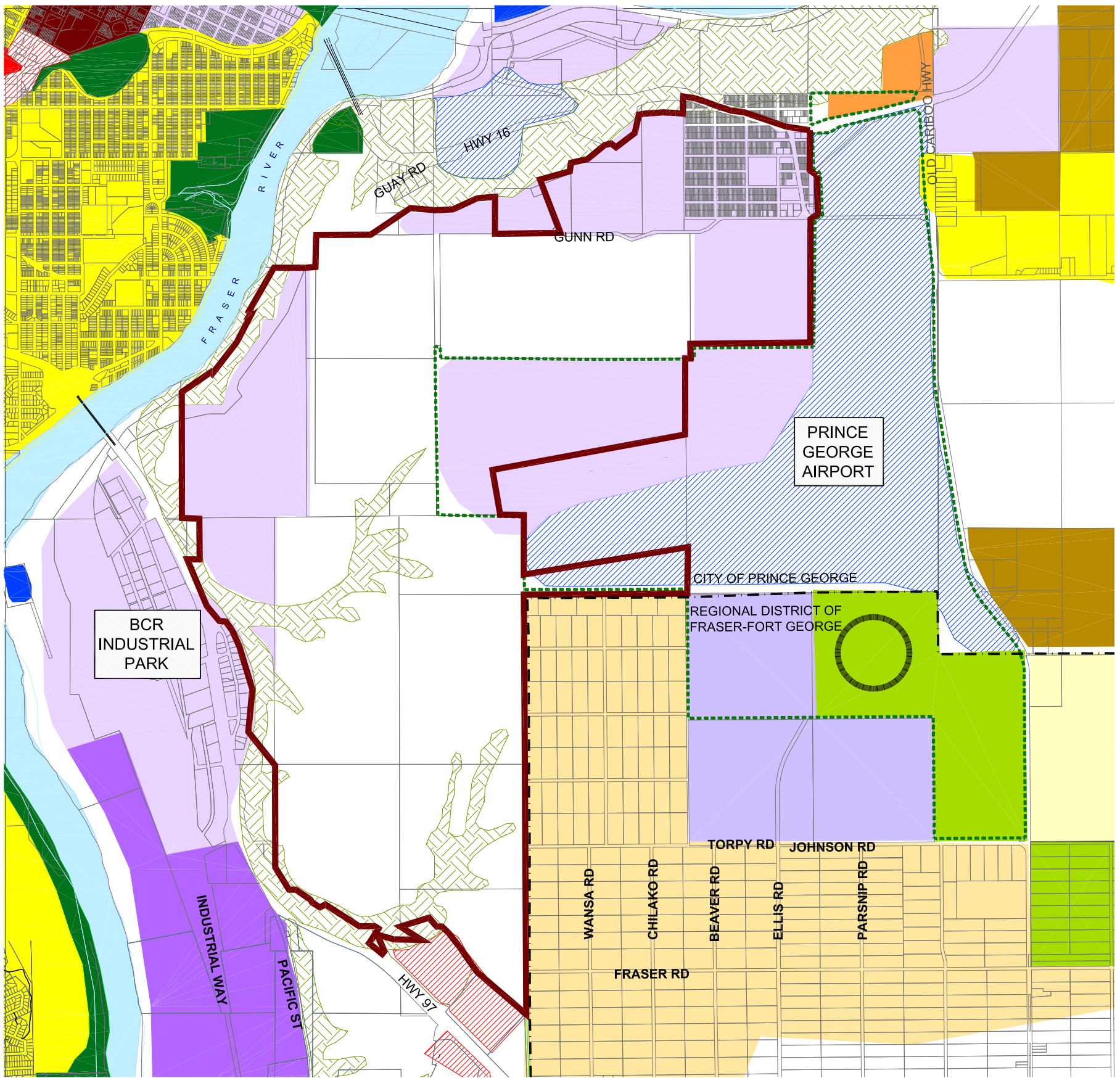


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PG AIRPORT LIGHT INDUSTRIAL PLAN
EXISTING OCP LIGHT INDUSTRIAL
LAND USE DESIGNATIONS

DWG No
F2

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CITY PG OCP LEGEND:

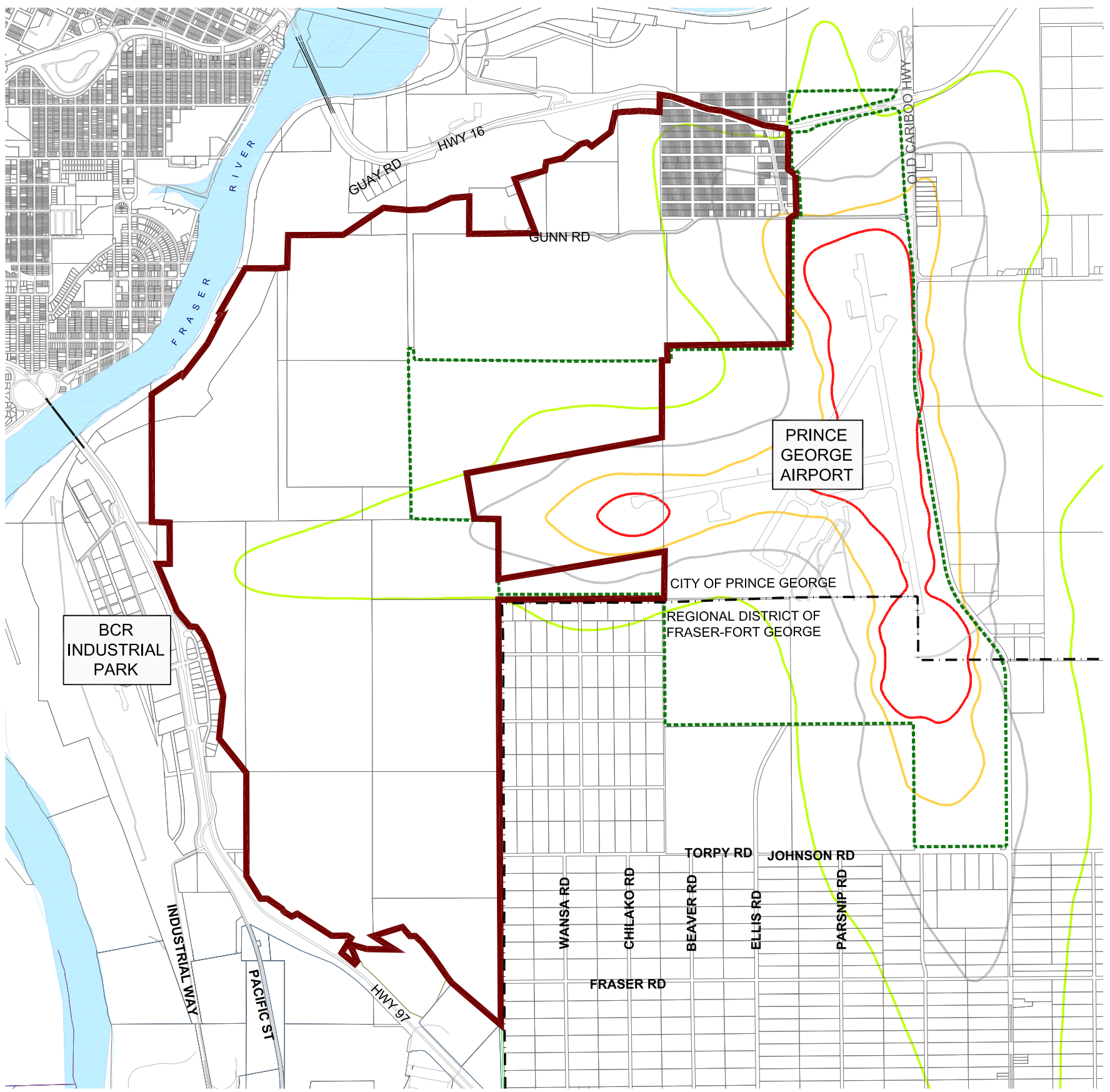
- | | |
|-----------------------|---------------------------------|
| DOWNTOWN | PUBLIC UTILITIES |
| COMMERCIAL REGIONAL | INSTITUTIONAL |
| COMMERCIAL ARTERIAL | SIGNIFICANT SLOPES |
| COMMERCIAL RECREATION | URBAN DEVELOPMENT |
| MAJOR INDUSTRIAL | RURAL RESOURCE (MIN 20 ha LOTS) |
| LIGHT INDUSTRIAL | MAJOR PARK |

REGIONAL DISTRICT FRASER FORT GEORGE – PINEVIEW OCP LEGEND:

- | |
|-----------------------------------|
| AGRICULTURAL/RESOURCE |
| RURAL RESIDENTIAL |
| LIGHT INDUSTRIAL |
| PUBLIC DEVELOPMENT/ INSTITUTIONAL |
| LIGHT INDUSTRIAL POLICY 5.0.3 |

LEGEND:

- | |
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| PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY |
| PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY |
| CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY |



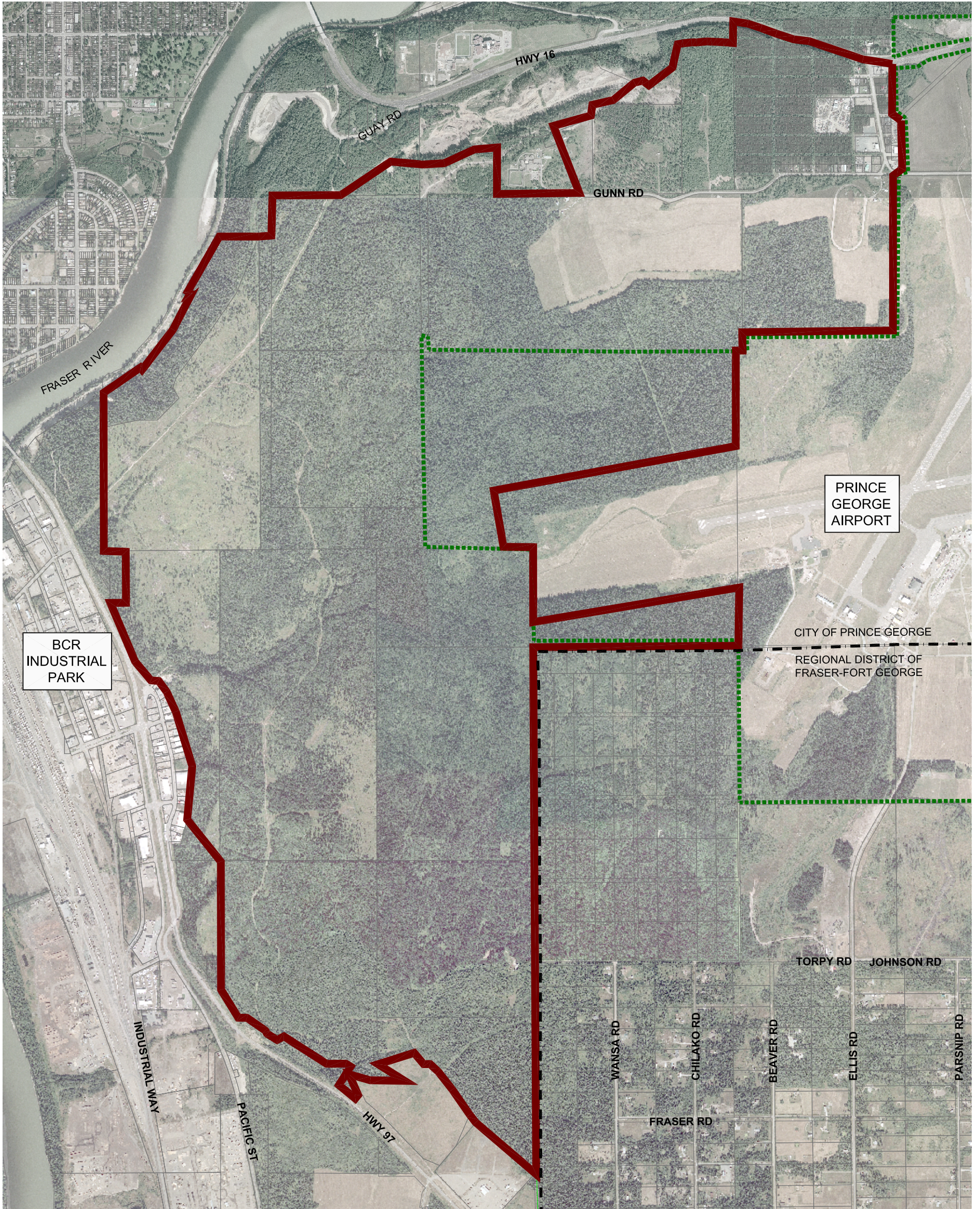
SOURCE: EBA ENGINEERING CONSULTANTS LTD.
 PROJECT #9600143 DRAWN 04-12-15
 ENVIRONMENT ASSESSMENT - RUNWAY EXTENSION
 FOR PRINCE GEORGE AIRPORT AUTHORITY
 * BASED ON 2013 NEF CONTOURS

NOISE CONTOURS

- 25 NEF CONTOUR
- 30 NEF CONTOUR
- 35 NEF CONTOUR
- 40 NEF CONTOUR

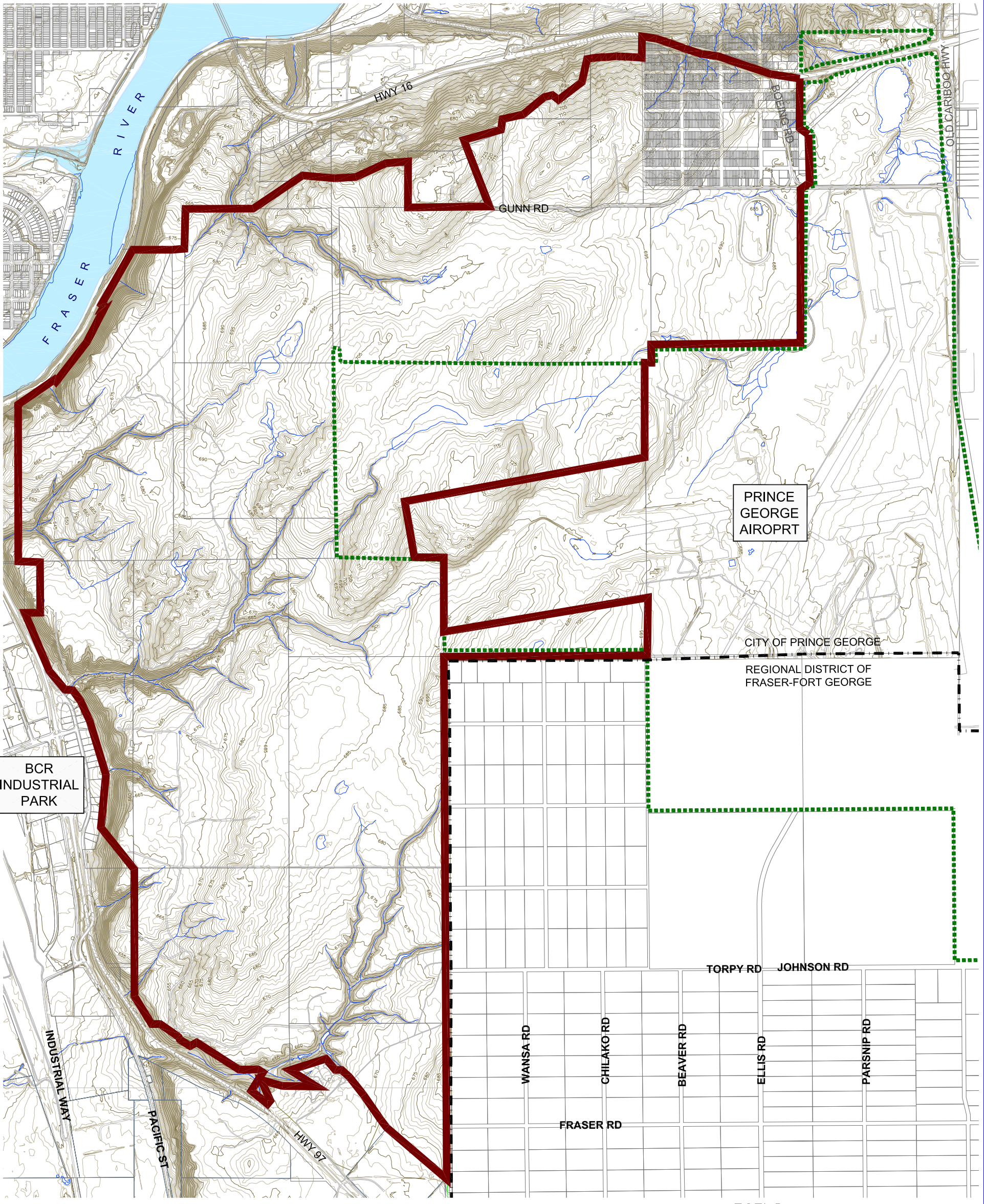
LEGEND:

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- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
- - - CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY







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- - - - - PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY



LEGEND:

-  PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
-  PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
-  CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
-  HYDROLOGY

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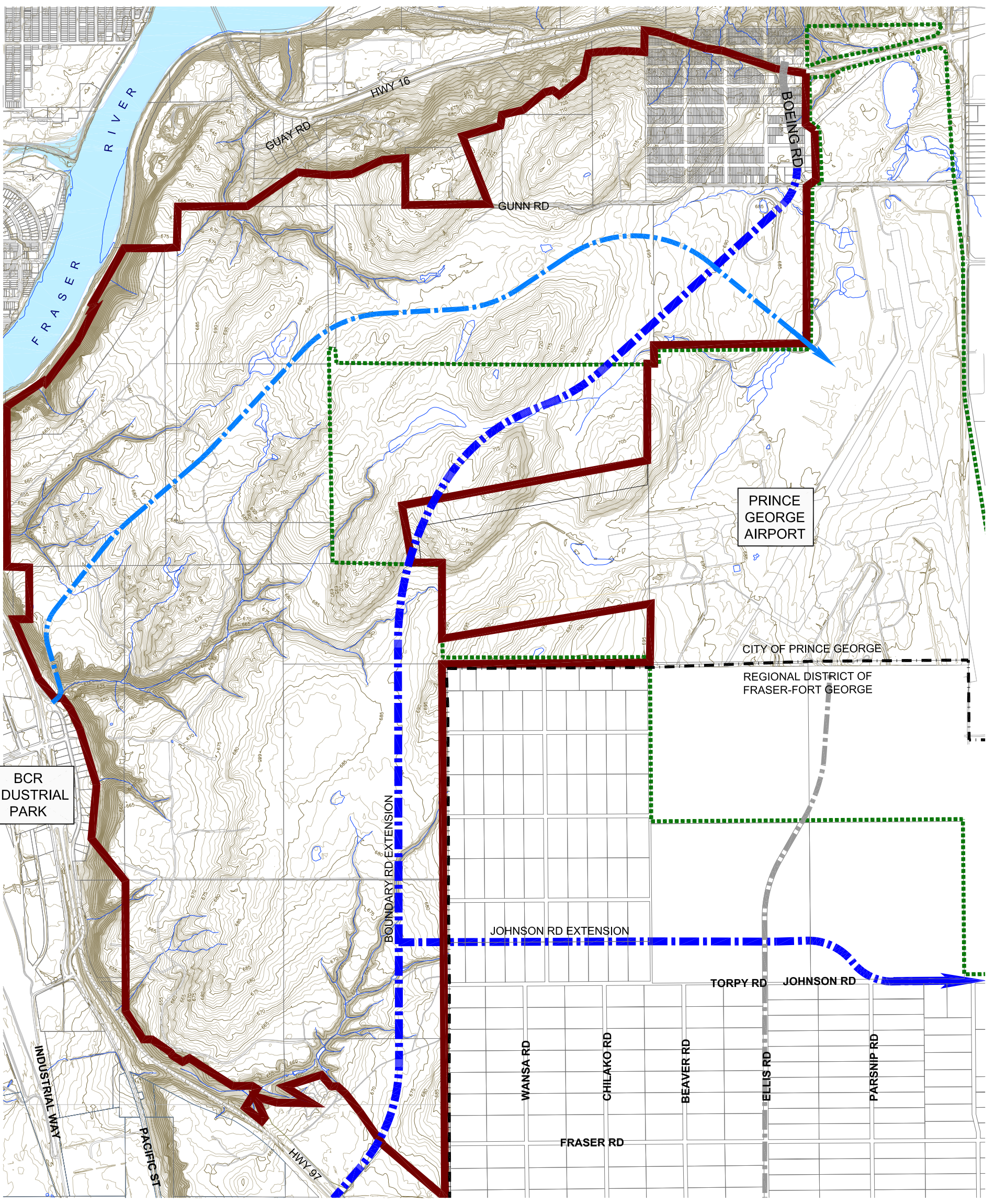
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PG AIRPORT LIGHT INDUSTRIAL PLAN
EXISTING TOPOGRAPHY & HYDROGRAPHY

DWG No
F6



LEGEND:

-  PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
-  PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
-  CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
-  COLLECTOR ROAD NETWORK EXISTING
-  COLLECTOR ROAD NETWORK PROPOSED
-  ARTERIAL ROAD NETWORK EXISTING
-  ARTERIAL ROAD NETWORK PROPOSED

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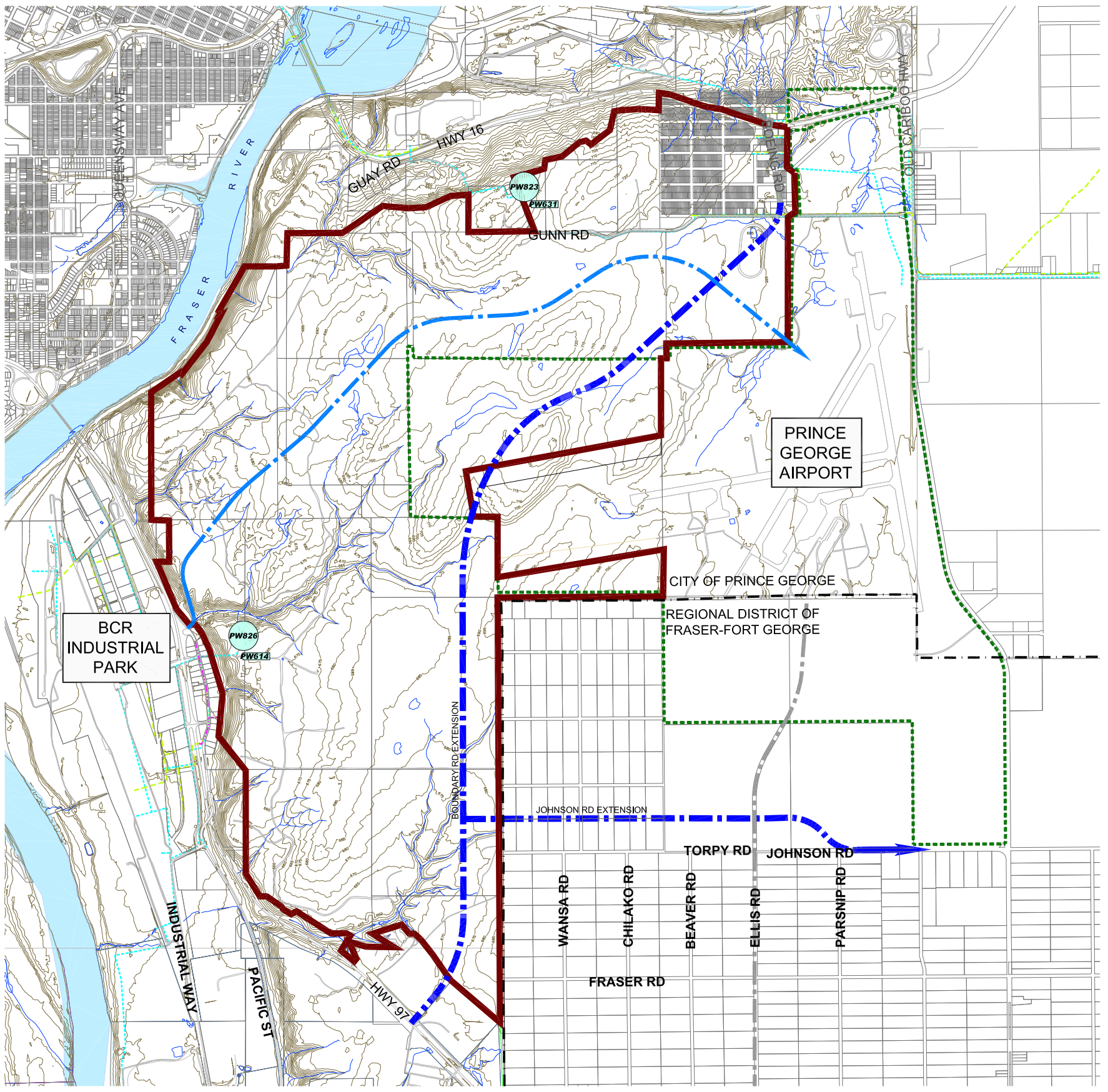
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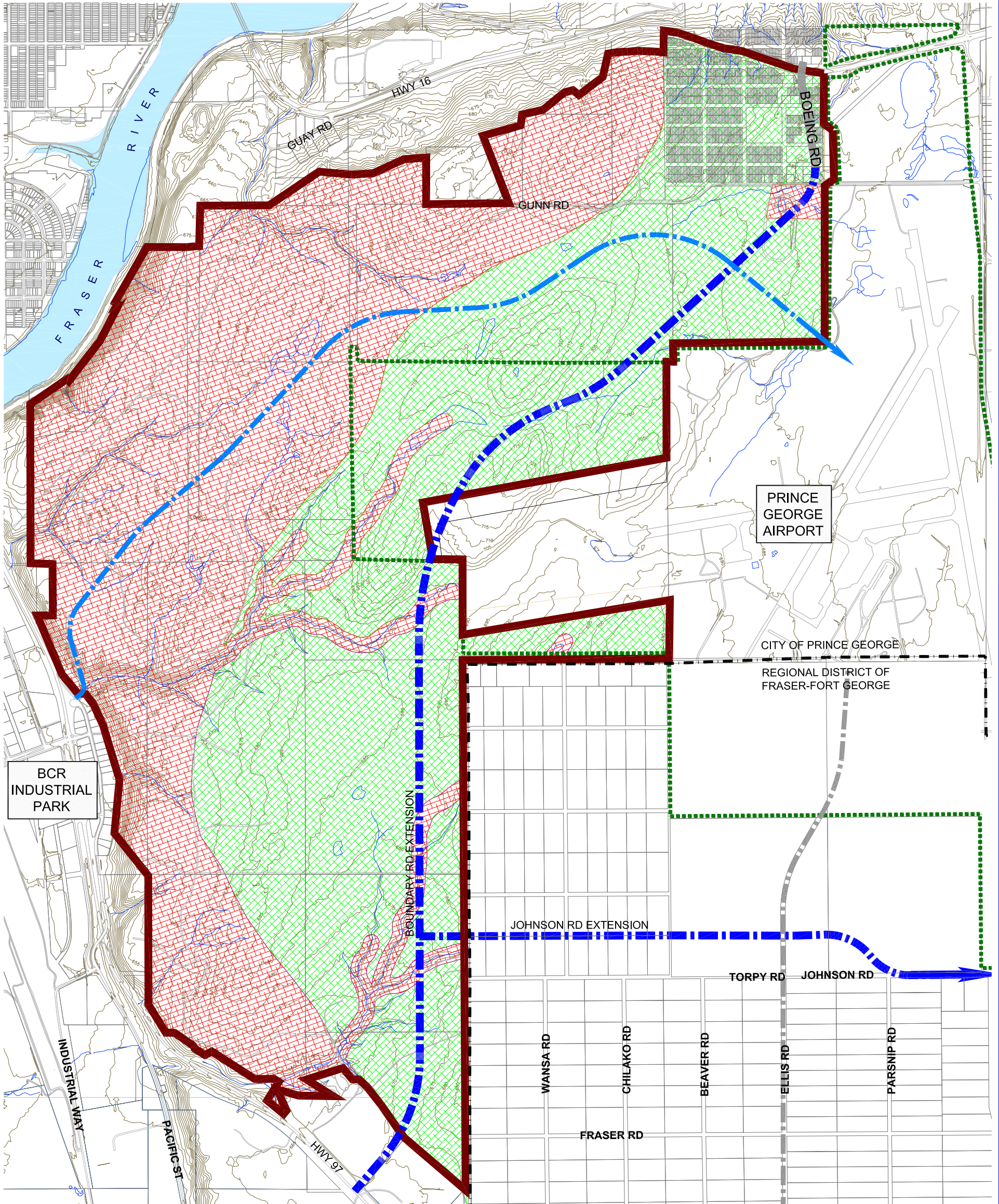
PG AIRPORT LIGHT INDUSTRIAL PLAN
PROPOSED MAJOR ROADS

DWG No
F7



LEGEND:

- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
- COLLECTOR ROAD NETWORK EXISTING
- COLLECTOR ROAD NETWORK PROPOSED
- ARTERIAL ROAD NETWORK EXISTING
- ARTERIAL ROAD NETWORK PROPOSED
- EXISTING SANITARY
- EXISTING WATER
- EXISTING STORM
- EXISTING WATER STORAGE RESERVOIR
- EXISTING WELL OR BOOSTER STATION



LEGEND:

- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
- COLLECTOR ROAD NETWORK EXISTING
- COLLECTOR ROAD NETWORK PROPOSED
- ARTERIAL ROAD NETWORK EXISTING
- ARTERIAL ROAD NETWORK PROPOSED
- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
- HIGH POTENTIAL FOR ARCHAEOLOGICAL
- MODERATE POTENTIAL FOR ARCHAEOLOGICAL

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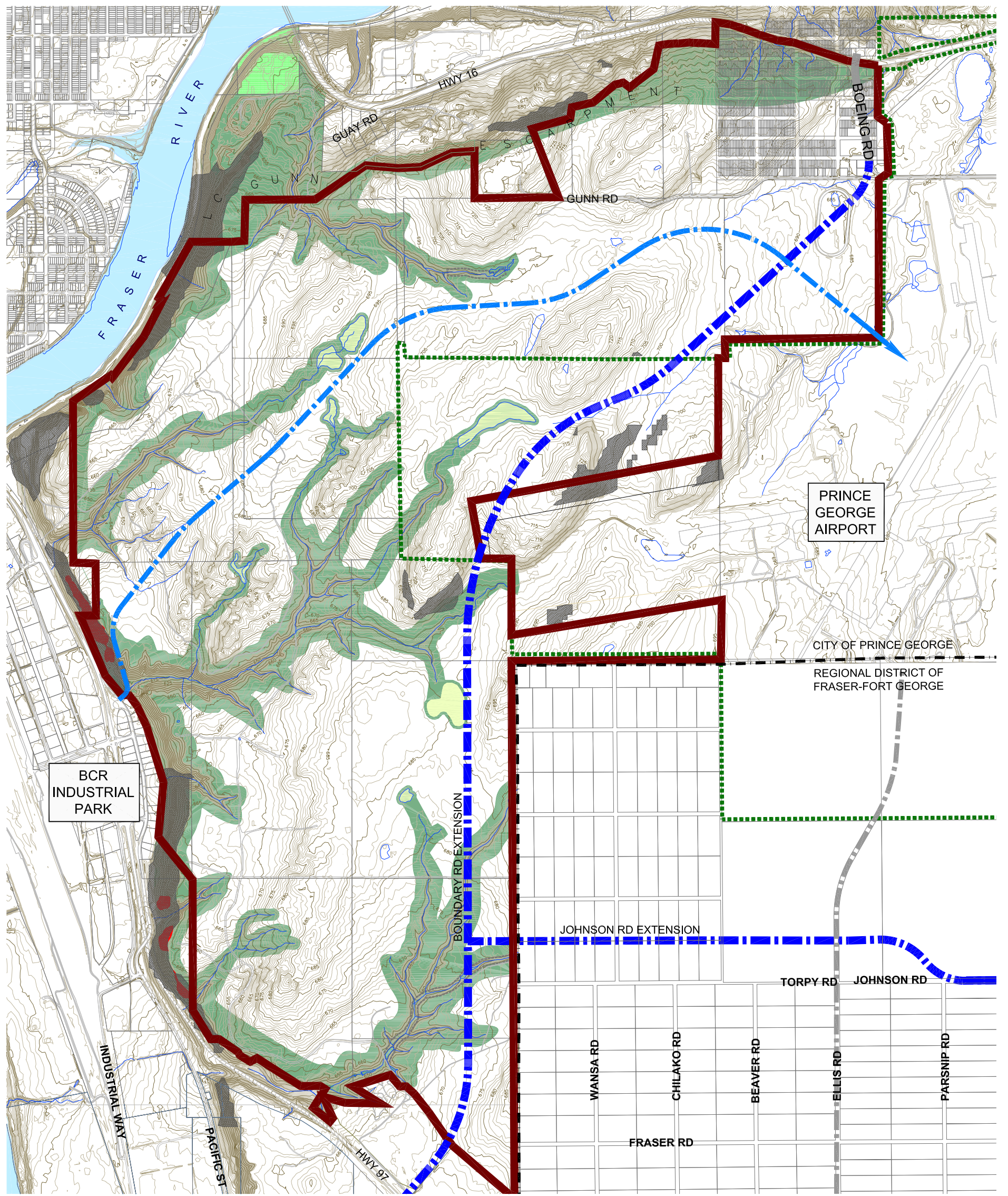


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PG AIRPORT LIGHT INDUSTRIAL PLAN

ARCHAEOLOGICAL OVERVIEW

DWG No
F9



BCR INDUSTRIAL PARK

PRINCE GEORGE AIRPORT

CITY OF PRINCE GEORGE
REGIONAL DISTRICT OF FRASER-FORT GEORGE

JOHNSON RD EXTENSION

TORPY RD JOHNSON RD

LEGEND:

- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
- COLLECTOR ROAD NETWORK
- EXISTING
- PROPOSED
- ARTERIAL ROAD NETWORK
- EXISTING
- PROPOSED
- ENVIRONMENTALLY SENSITIVE AREAS
- WETLANDS
- GREENBELT
- OCP WILDFIRE INTERFACE AREAS
- BEAVER FLOODED AREAS

NOTE:

SITE SPECIFIC SETBACKS FROM WATERCOURSES AND WETLANDS ARE TO BE DEFINED BY DETAILED ASSESSMENT AT THE TIME OF SUBDIVISION AND IN CONJUNCTION WITH *THE LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT*.



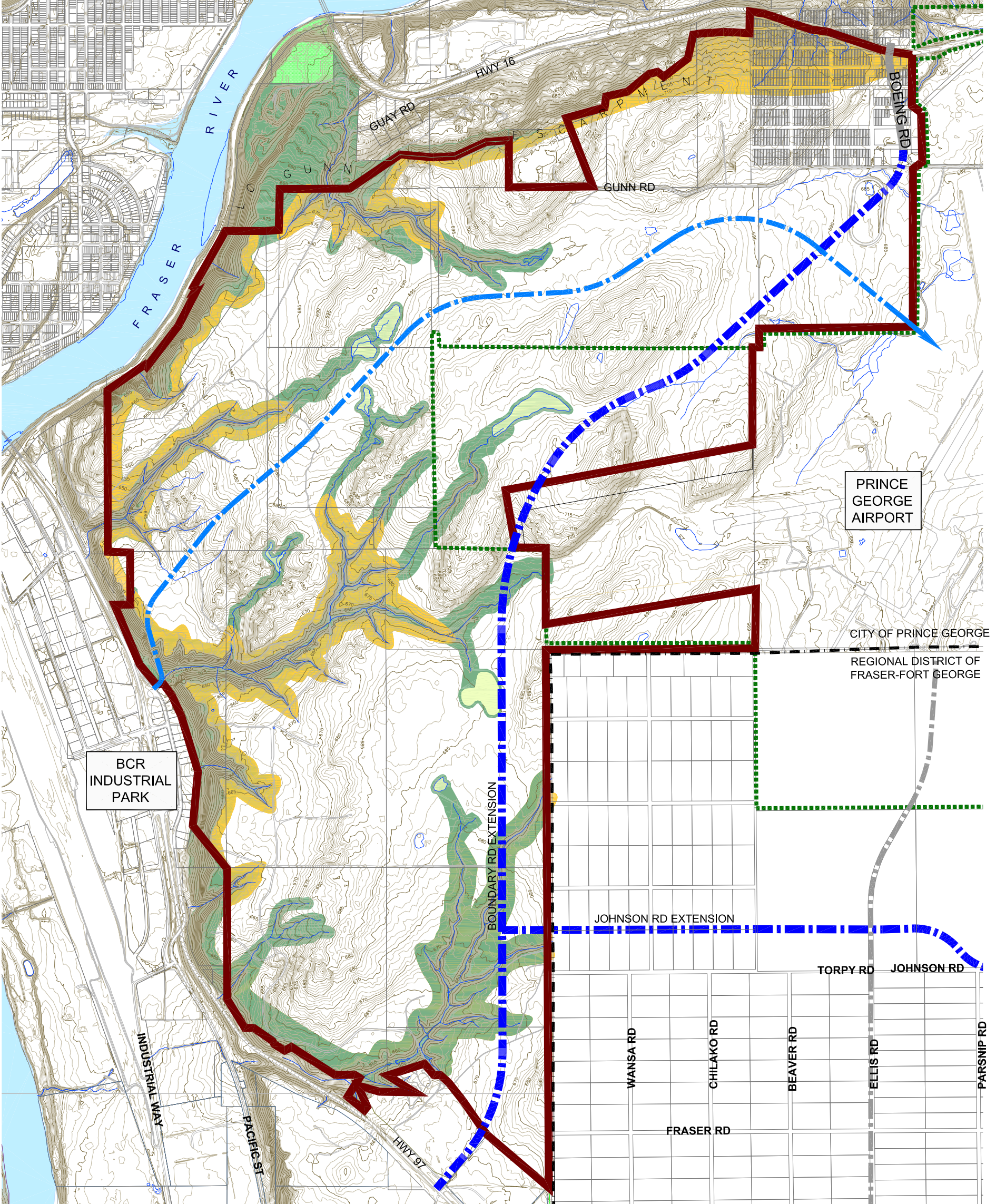
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PG AIRPORT LIGHT INDUSTRIAL PLAN
ENVIRONMENTAL OVERVIEW

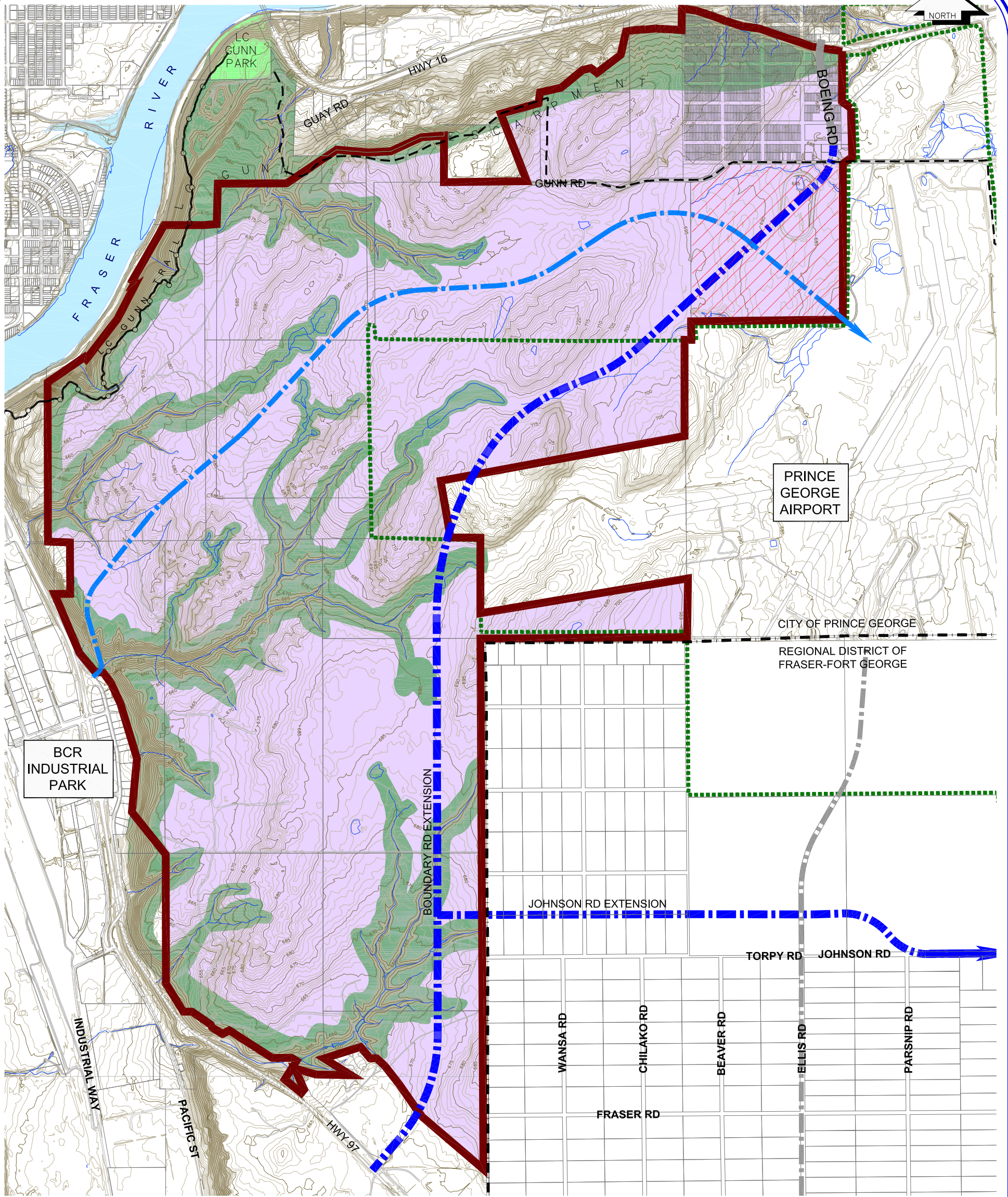
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LEGEND:

- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
 - CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
 - COLLECTOR ROAD NETWORK EXISTING
 - COLLECTOR ROAD NETWORK PROPOSED
 - ARTERIAL ROAD NETWORK EXISTING
 - ARTERIAL ROAD NETWORK PROPOSED

- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
 - PROPOSED GEOTECHNICAL PRELIMINARY SETBACK AREAS
 - GREENBELT



*LAND USE SUMMARY

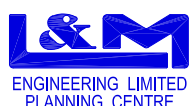
Land Use	Area (ha)	% of Gross Area
Light Industrial Land	736	62%
Road Right-of-Way	120	10%
Green Space	324	28%
Gross Area	1180	100%
Less Green Space	324	28%
Gross Developable Area	856	72%
Less Road RoW	120	10%
Net Developable Area	726	62%

*NOTE:

GROSS AREA IS ALL LANDS WITHIN THE PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
GROSS DEVELOPABLE AREA IS THE TOTAL AREA MINUS THE GREEN SPACE
GREENBELT IS THE LANDS CONSIDERED CONSTRAINED BY ENVIRONMENTAL & GEOTECHNICAL CONSIDERATIONS
LIGHT INDUSTRIAL LAND IS THE TOTAL GROSS DEVELOPABLE MINUS THE 14% ROAD RIGHT OF WAY DEDICATION
ROAD RIGHT OF WAY AREA IS 14% OF THE GROSS DEVELOPABLE AREA

LEGEND:

- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- PG AIRPORT LIGHT INDUSTRIAL PLAN AREA BOUNDARY
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
- COLLECTOR ROAD NETWORK EXISTING
- PROPOSED (TO CoPG STANDARDS)
- ARTERIAL ROAD NETWORK EXISTING
- PROPOSED (TO CoPG STANDARDS)
- PHASE 1 DEVELOPMENT
- PROPOSED LIGHT INDUSTRIAL LANDS
- GREENBELT
- TRAIL NETWORK EXISTING
- PROPOSED



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PG AIRPORT LIGHT INDUSTRIAL PLAN
 PROPOSED LAND USE PLAN

DWG No

F12

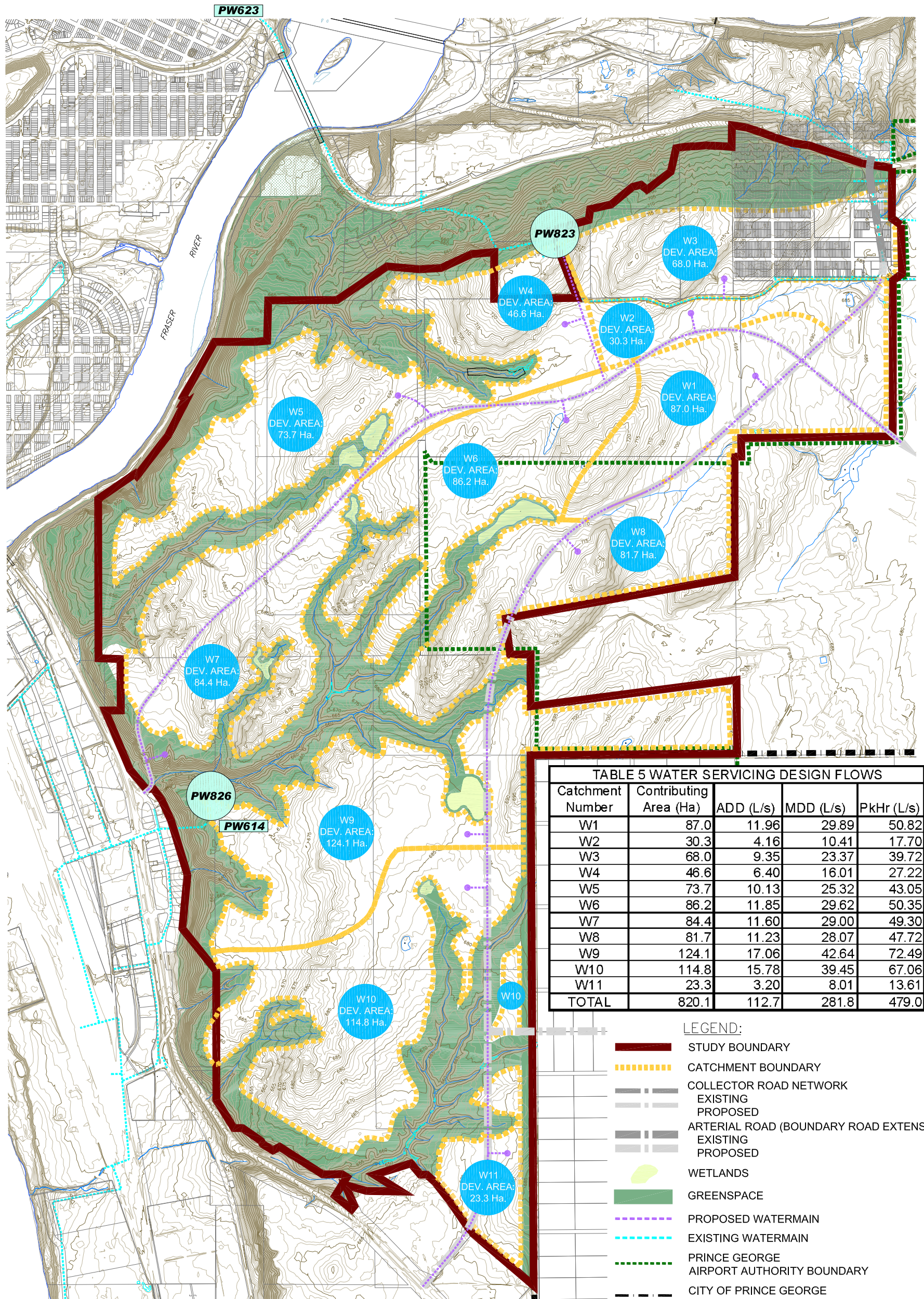
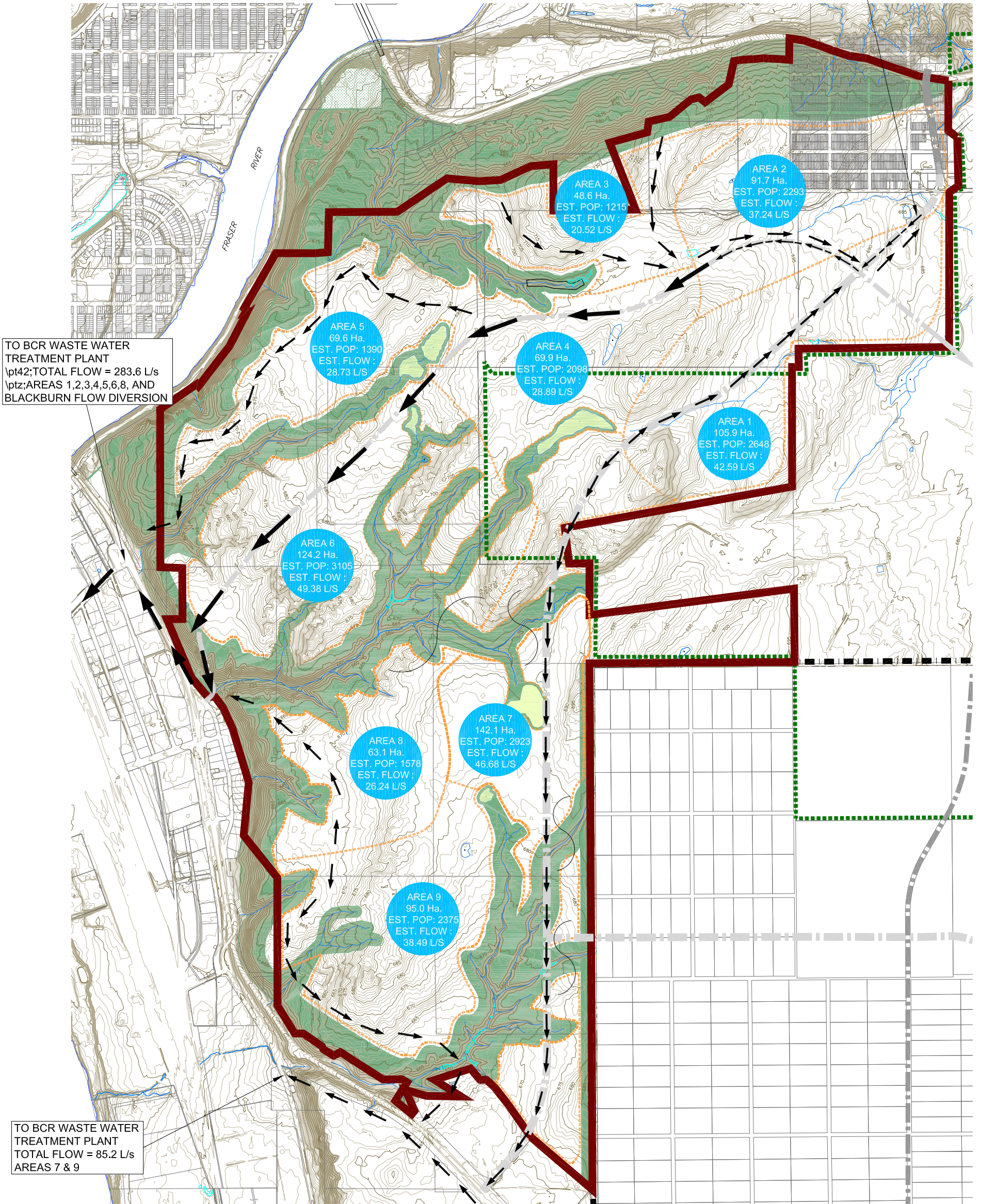


TABLE 5 WATER SERVICING DESIGN FLOWS

Catchment Number	Contributing Area (Ha)	ADD (L/s)	MDD (L/s)	PkHr (L/s)
W1	87.0	11.96	29.89	50.82
W2	30.3	4.16	10.41	17.70
W3	68.0	9.35	23.37	39.72
W4	46.6	6.40	16.01	27.22
W5	73.7	10.13	25.32	43.05
W6	86.2	11.85	29.62	50.35
W7	84.4	11.60	29.00	49.30
W8	81.7	11.23	28.07	47.72
W9	124.1	17.06	42.64	72.49
W10	114.8	15.78	39.45	67.06
W11	23.3	3.20	8.01	13.61
TOTAL	820.1	112.7	281.8	479.0

- LEGEND:**
- STUDY BOUNDARY
 - CATCHMENT BOUNDARY
 - COLLECTOR ROAD NETWORK
 - EXISTING
 - PROPOSED
 - ARTERIAL ROAD (BOUNDARY ROAD EXTENSION)
 - EXISTING
 - PROPOSED
 - WETLANDS
 - GREENSPACE
 - PROPOSED WATERMAIN
 - EXISTING WATERMAIN
 - PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
 - CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
 - EXISTING WATER STORAGE RESERVOIR
 - EXISTING WELL OR BOOSTER STATION

PROPOSED SANITARY LIFT STATION
 DESIGN FLOW = 129.8 L/s (INCLUDES
 BLACKBURN FLOW DIVERSION OF 50 L/s)



TO BCR WASTE WATER
 TREATMENT PLANT
 TOTAL FLOW = 283.6 L/s
 AREAS 1,2,3,4,5,6,8, AND
 BLACKBURN FLOW DIVERSION

TO BCR WASTE WATER
 TREATMENT PLANT
 TOTAL FLOW = 85.2 L/s
 AREAS 7 & 9

LEGEND:

- PROPOSED GRAVITY SANITARY TRUNK MAIN
- PROPOSED SANITARY FORCE MAIN
- STUDY BOUNDARY
- CATCHMENT BOUNDARY
- PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY
- CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY
- WETLANDS
- GREENSPACE
- COLLECTOR ROAD NETWORK EXISTING
- COLLECTOR ROAD NETWORK PROPOSED
- ARTERIAL ROAD EXISTING
- ARTERIAL ROAD PROPOSED

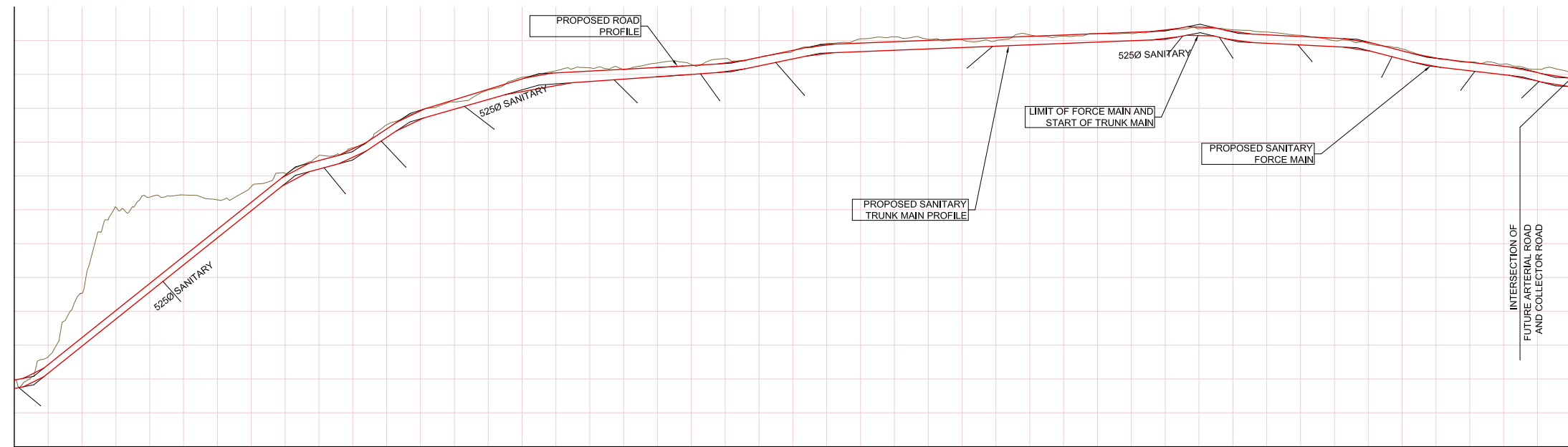
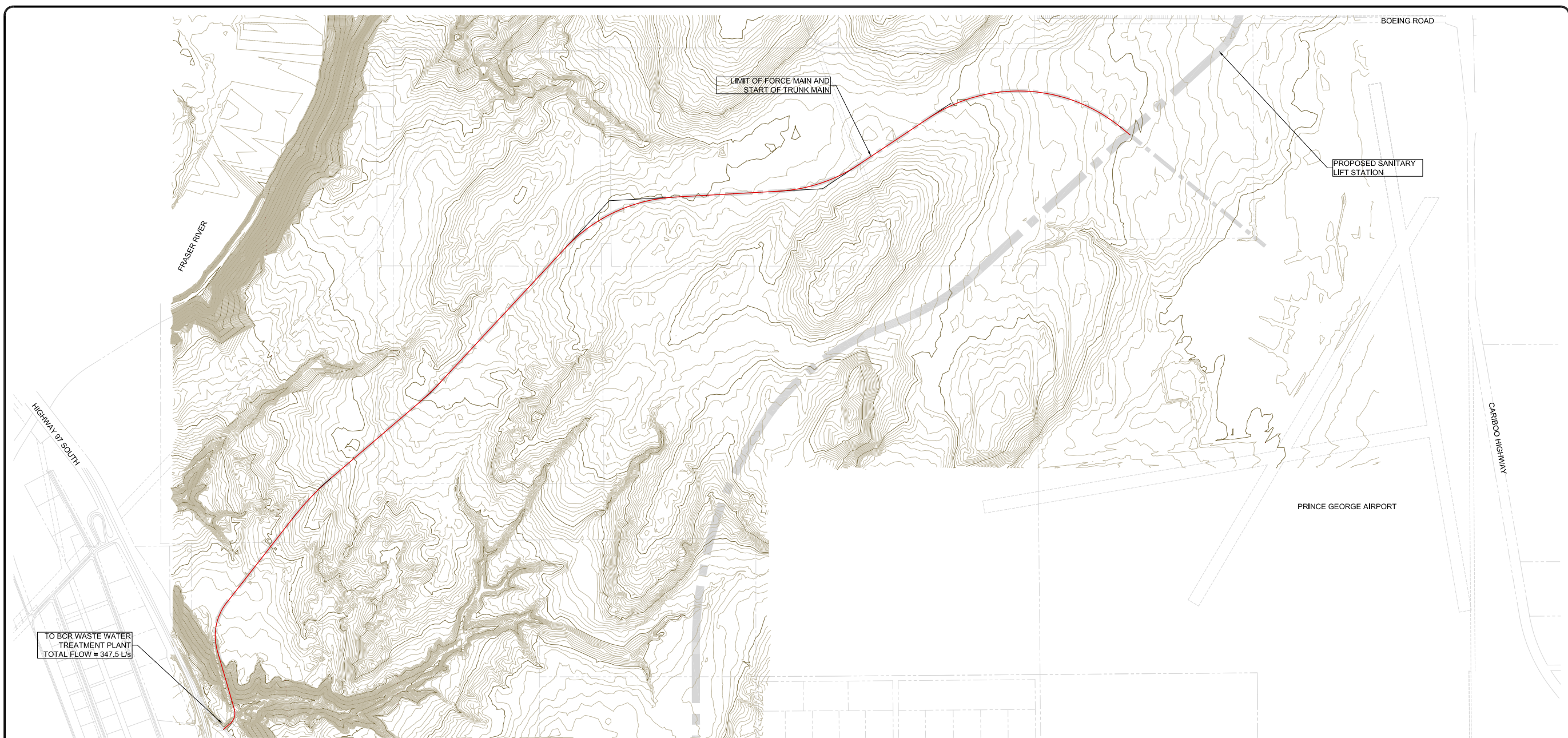
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PG AIRPORT LIGHT INDUSTRIAL PLAN
 SANITARY CATCHMENT PLAN
 AND DESIGN FLOWS

DWG No
F14



LEGEND

----- PROPOSED SANITARY AND COLLECTOR ROAD ALIGNMENT

===== PROPOSED ARTERIAL ROAD ALIGNMENT

NO.	DATE	REVISION	DR.

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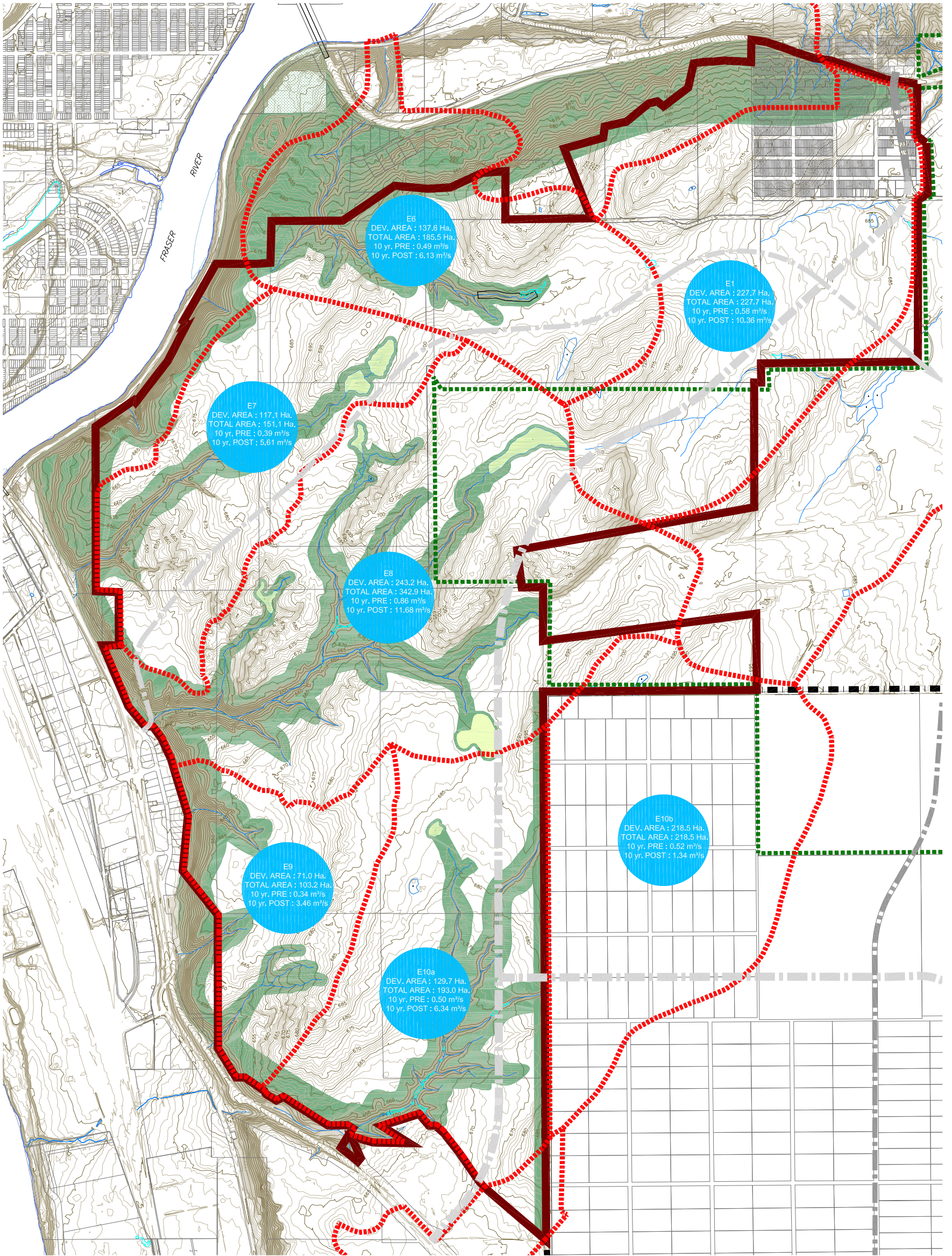
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ENGINEER:	JRB
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CORRESPONDENCE:	
GRID:	
DATE:	25/SEPT/2008
SCALES:	HORZ. 1:8000 VERT. 1:80000

AIRPORT
LIGHT INDUSTRIAL PLAN
PRELIMINARY SANITARY
TRUNK MAIN PLAN & PROFILE

CONSULTANTS PROJECT No.
1282-07-00
DRAWING No.
F15

SHEET No. 1 OF 1	REV. No. 0
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LEGEND:

- | | | | |
|--|--|--|--|
| | STUDY BOUNDARY | | WETLANDS |
| | CATCHMENT BOUNDARY | | GREENSPACE |
| | PRINCE GEORGE AIRPORT AUTHORITY BOUNDARY | | COLLECTOR ROAD NETWORK EXISTING |
| | CITY OF PRINCE GEORGE MUNICIPAL BOUNDARY | | COLLECTOR ROAD NETWORK PROPOSED |
| | | | ARTERIAL ROAD (BOUNDARY ROAD EXTENSION) EXISTING |
| | | | ARTERIAL ROAD (BOUNDARY ROAD EXTENSION) PROPOSED |