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City of Prince George
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Date: September 19, 2018
L&M Project: 1647-01

Attention: Mandy Stanker, Supervisor of Planning and Development

Reference: Drainage Review Letter – 2924 Austin Road East

PID: 007-859-031 Legal Description: Lot 14 District Lot 4028 Cariboo District Plan 24401

Dear Ms. Stanker,

This Drainage Review Letter is to support the *Development Variance Permit Application (DVP)* for the above-referenced subject property to construct a new workshop and vary the 9.0 metre interior side yard setback identified in Schedule A of the Valleyview Park Subdivision Land Use Contract. The subject property is approximately 0.72 ha (approximately 1.78 acres) in size and is fronted by an open ditch drainage network on Austin Road.

The subject property slopes down from east to west with all overland flow entering the ditch network on Austin Road or the natural drainage ravine located to the west of the property. The open ditch drainage system on Austin Road collects and conveys storm drainage from east to west and ultimately discharges into the wetlands located within the Valleyview Reserve Park.

The construction of the new shop along the east property line will not impact or change the direction of flow leaving the subject property. The roof leaders from the new shop will be located to the west and/or south of the building to direct all flows to the fronting ditch network.

Thank you for the opportunity to submit this drainage letter. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

L&M ENGINEERING LIMITED

Dylan deSousa, EIT
Project Engineer

CC: Nicole Fraser, Planner City of Prince George

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