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 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to AREA CONSULTING INC without delay.  
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- Legend**
- PROPERTY LINE
  - FACE OF CURB
  - EXISTING FACE OF CURB
  - EXISTING CONCRETE WALK
  - DIRECTION OF FLOW AND GRADE
  - EXISTING GROUND ELEVATION
  - SOD ELEVATION
  - TOP OF FOUNDATION WALL ELEVATION
  - TOP OF GRAVEL
  - TOP OF ASPHALT ELEVATION
  - TOP OF CONCRETE ELEVATION
  - FINISHED FLOOR ELEVATION
  - FOUND IRON PIN
  - SWALE ELEVATION
  - FACE OF CURB
  - NORMAL STRENGTH PAVEMENT
  - HEAVY STRENGTH PAVEMENT
  - LANDSCAPED AREA
  - GRIND AND OVERLAY BOUNDARY
  - CONCRETE
  - DEVELOPMENT BOUNDARY
  - LIMIT OF CONSTRUCTION

- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE DRAWINGS OR NOT, AT NO EXTRA COST TO THE OWNER. THE LOCATIONS AND EXISTENCE OF UTILITIES SHOWN ON THESE DRAWINGS IS APPROXIMATE ONLY.
  - THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF PRINCE GEORGE EROSION AND SEDIMENTATION CONTROL GUIDELINES.
  - CONTRACTOR TO LOCATE ALL EXISTING UTILITIES FOR ALIGNMENT & DEPTH PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON SITE.
  - EXISTING UTILITY ALIGNMENT & ELEVATIONS ARE FOR INFORMATION ONLY. CONTRACTOR TO VERIFY THIS INFORMATION IN FIELD PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. ANY ERRORS AND/OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER WITHOUT DELAY.
  - ALL WORK TO BE IN ACCORDANCE WITH CITY OF PRINCE GEORGE STANDARD GUIDELINES FOR THE CONSTRUCTION OF MUNICIPAL IMPROVEMENTS, OR AS OTHERWISE APPROVED.
  - ALL TIE-IN'S TO THE SATISFACTION OF THE CITY OF PRINCE GEORGE.
  - TRAFFIC ACCOMMODATION PLAN IN WORK ZONE MUST BE SUBMITTED BY CONTRACTOR FOR APPROVAL & TO THE SATISFACTION OF THE CITY OF PRINCE GEORGE.
  - STORMWATER OR APPROVED EQUIVALENT SHOP DRAWINGS MUST BE SUBMITTED BY CONTRACTOR FOR APPROVAL & TO THE SATISFACTION OF THE CITY OF PRINCE GEORGE AND CONSULTANT.
  - STORM POND MUST HOLD 130 CUBIC METER OF STORM WATER AND DISCHARGE AT A MAXIMUM FLOW OF 0.012 CUBIC METERS PER SECONDS.

- ADDITIONAL NOTES:**
- CONTRACTOR TO CONTACT THE CITY OF PRINCE GEORGE (CPG), TRANSPORTATION SERVICES 48 HOURS PRIOR TO ANY CONSTRUCTION ON RIGHT-OF-WAY.
  - OSCAM PERMITS MUST BE IN PLACE PRIOR TO ANY WORK BEING DONE IN ROAD RIGHT-OF-WAY CONTACT CITY OF PRINCE GEORGE.
  - PLEASE PROVIDE 2 WEEKS NOTICE TO THE CITY OF PRINCE GEORGE, OPERATIONS PRIOR TO BEGINNING CONSTRUCTION AND/OR DISRUPTING TRAFFIC.
  - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATION AND REPAIRS. ALL SOD MUST BE PLACED OVER 100mm OF TOPSOIL. ALL SEED OVER 150mm OF TOPSOIL.
  - ALL MATERIALS AND CONSTRUCTION TO CONFORM TO THE CITY OF PRINCE GEORGE MOST UP-TO-DATE COMPLETE STREETS DESIGN STANDARDS.
  - MATERIAL TESTING ACCORDING TO THE CITY OF PRINCE GEORGE DESIGN AND CONSTRUCTION STANDARDS TO BE ARRANGED BY THE CONTRACTOR. COSTS ASSOCIATED WITH GEOTECHNICAL TESTING TO BE PAID FOR BY THE DEVELOPER. TEST RESULTS MUST BE SUBMITTED TO THE SITE CONSULTANT AND CITY INSPECTOR FOR REVIEW AND APPROVAL.
  - PRIOR TO ANY REMOVALS, EXISTING ASPHALT/ROAD BASE MUST BE SAW CUT TO FULL DEPTH AT A MINIMUM OF 0.15m FROM THE LIP OF GUTTER. AFTER NEW CURB AND GUTTER HAS BEEN PLACED AND THE FORMS REMOVED, THE REMAINING SLOT IS TO BE FILLED WITH CONCRETE TO 50mm BELOW THE LIP OF GUTTER AND COMPLETED WITH A 50mm CAP OF ASPHALT. GRINDING AND OVERLAYING ADJACENT ASPHALT OF KEY CUT WILL BE REQUIRED TO TIE IN EDGE.
  - EXISTING CONCRETE CURB AND GUTTER OR SIDEWALK MUST BE SAW CUT AT TIE-IN POINT AND 300mm LONG 10M REBAR DOWELS DRILLED 150mm INTO THE EXISTING CONCRETE. DOWELS TO BE SPACED AT A MINIMUM OF 400mm WITH A MINIMUM OF 2 DOWELS PER TIE-IN.
  - ALL DESIGN ELEVATIONS AND DIMENSIONS TO BE VERIFIED AT TIME OF CONSTRUCTION LAYOUT SURVEY. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CITY INSPECTOR.
  - CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL CATCH BASINS, DITCH BASIN MANHOLES, WATER VALVES, FIRE HYDRANTS, ETC TO MATCH PROPOSED GRADES WHERE REQUIRED.

HEAVY AND LIGHT DUTY ASPHALT STRUCTURE AS PER GEOTECHNICAL RECOMMENDATIONS  
 GRAVEL YARD STRUCTURE AS PER GEOTECHNICAL RECOMMENDATIONS  
 SUBGRADE COMPACTION AS PER GEOTECHNICAL RECOMMENDATIONS

ALL IMPROVEMENTS ARE INSTALLED AS PER DESIGN UNLESS OTHERWISE SHOWN. ALL GRADES ARE WITH CENTIMETERS WITHIN DESIGN ELEVATION. DOES NOT REQUIRE TO BE CHANGED, AS PER SURVEYORS COMMENTS.

NO.	REVISION	DATE	BY	CK'D	APP'D
1	FOR APPROVAL	OCTOBER 29, 2021	A.A.S	A.A.S	A.A.S
2	ISSUE FOR CONSTRUCTION	MARCH 11, 2022	A.A.S	A.A.S	A.A.S
3	FOR APPROVAL	AUGUST 29, 2022	A.A.S	A.A.S	A.A.S
4	FOR APPROVAL	SEPTEMBER 14, 2022	A.A.S	A.A.S	A.A.S
5	ISSUE FOR CONSTRUCTION	SEPTEMBER 22, 2022	A.A.S	A.A.S	A.A.S
6	RECORD DRAWINGS	OCTOBER 30, 2023	A.A.S	A.A.S	A.A.S

**RECORD DRAWINGS**  
**PRINCE GEORGE, BC**

OCTOBER 30, 2023

SCALE	1:250	CLIENT NAME	<b>SEKO CONSTRUCTION</b>	
DATE	30 OCT 2023	PROJECT NAME	<b>7040 BOUNDARY COURT (LOT 4 PLAN EPP46674)</b>	
DESIGNED	A.A.S.		<b>OVERALL GRADING PLAN</b>	
DRAWN	A.A.S.		<b>PRINCE GEORGE, BC</b>	
CHECKED	A.A.S.	PROJECT NUMBER	<b>22-10-2021</b>	DWG. NO.
APPROVED	A.A.S.		<b>AREA CONSULTING INC</b>	<b>BC 2021-01</b>
			13204 166 AVENUE EDMONTON, ALBERTA	TEL: (780) 278-4834 ali@areaconsulting.ca