

**LEGEND**

**EXISTING**

- EXISTING EDGE OF PAVEMENT / OUTER LINE
- PROPERTY LINES
- SANITARY MAIN
- STORM MAIN
- WATER, STORM, SANITARY SERVICES
- MANHOLE SANITARY/STORM & CATCHBASIN
- CULVERT
- DITCH OR SWALE
- WATER MAIN & VALVE
- BLOWOFF HYDRANT
- FIRE HYDRANT
- FENCE

**PROPOSED**

- CONTOUR ELEVATION 667.50
- RIGHT-OF-WAY / EASEMENT
- PROPERTY LINE
- EDGE OF PAVEMENT / OUTER LINE
- DESIGN OUTER ELEVATION 668.54
- SANITARY MAIN
- STORM MAIN
- MANHOLE SANITARY/STORM & CATCHBASIN
- CULVERT
- DITCH OR SWALE
- WATER MAIN & VALVE
- WATER, STORM, SANITARY SERVICES
- FIRE HYDRANT
- ROAD SIGN

No.	DATE	REVISION	DR.
6	25/02/04	FOR RECORD	PTT
5	23/08/24	FOR CONSTRUCTION	DJF
4	23/08/13	FOR BUILDING PERMIT	DJF
3	23/04/03	FOR BUILDING PERMIT	DJF
2	22/05/17	FOR BUILDING PERMIT	DJF
1	20/07/03	FOR DEVELOPMENT PERMIT	BKK

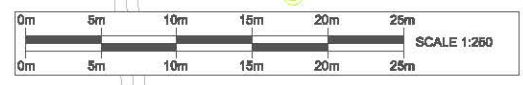
- 1) LOCATION OF UNDERGROUND SERVICES HAS BEEN DETERMINED FROM "RECORD" DRAWINGS PREPARED BY OTHERS. R. RADLOFF & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE "RECORD". THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION PRIOR TO COMMENCING CONSTRUCTION.
- 2) ALL WORKS SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN SCHEDULE C, INFRASTRUCTURE SPECIFICATIONS AND SCHEDULE D, STANDARD INFRASTRUCTURE DRAWINGS OF THE CITY OF PRINCE GEORGE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 8618, 2014.
- 3) RTK GPS SURVEY WAS COMPLETED USING THE CITY OF PRINCE GEORGE BASE STATION.
- 4) ALL STORM MANHOLES TO HAVE DOBNEY FOUNDRY B26-B GRATES.

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City of Prince George  
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5) THE SEAL AND SIGNATURE OF THE UNDERSIGNED ON THIS DRAWING CERTIFIES THAT THE DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN AND THE MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION, THAT WERE BROUGHT TO THE UNDERSIGNED'S ATTENTION. THESE DRAWINGS ARE INTENDED TO INCORPORATE ADDENDA, CHANGE ORDERS AND OTHER MATERIAL DESIGN CHANGES, BUT NOT NECESSARILY ALL SITE INSTRUCTIONS.

THE UNDERSIGNED DOES NOT WARRANT OR GUARANTEE, NOR ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS, BUT DOES, BY SEALING AND SIGNING, CERTIFY THAT THE AS-CONSTRUCTED INFORMATION, IF ACCURATE AND COMPLETE, PROVIDES AN AS-CONSTRUCTED SYSTEM WHICH SUBSTANTIALLY COMPLIES IN ALL RESPECTS WITH THE ORIGINAL DESIGN INTENT.



**Radloff**  
R. Radloff & Associates Inc.  
Engineering, Planning & Consulting  
1820 3rd Avenue  
Prince George, B.C. V2M 1G4  
Ph: (250) 562-6861  
Fax: (250) 562-6826



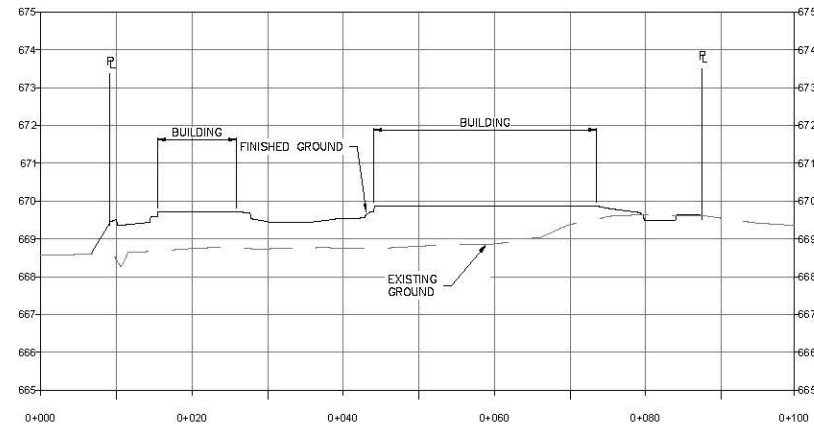
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CHECKED:	DJF
ENGINEER:	DSP
SURVEY FILE:	
DRAWING FILE:	894-001-03.dwg
CORRESPONDENCE:	CPG
GRID:	
DATE:	February 2025
HORIZ. SCALE:	1:250
VERT. SCALE:	

TROIKA DEVELOPMENT  
CARIBOU CROSSING  
GRADING PLAN

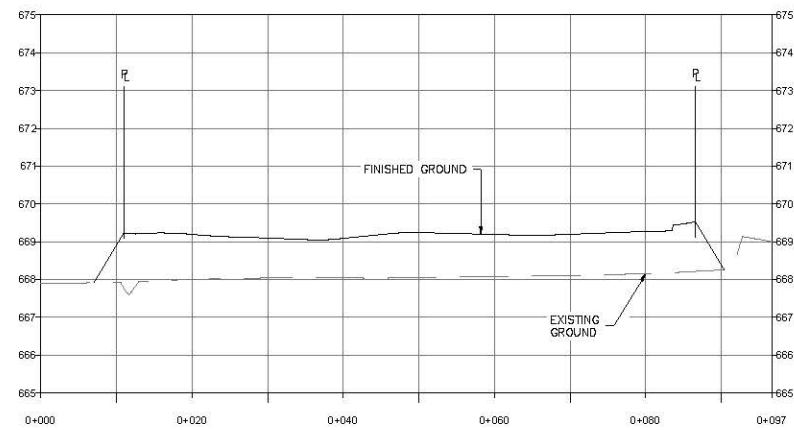
CONSULTANTS PROJECT No.  
**894-001-03**  
DRAWING No.  
**C003**

SHEET No.	REV. No.
3 of 9	6

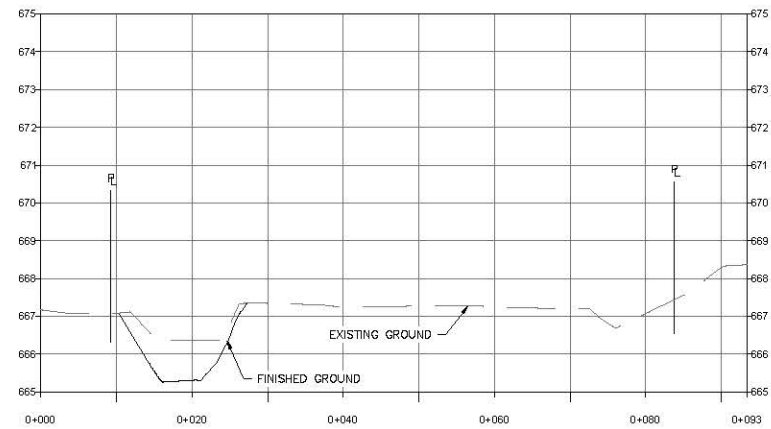
**SECTION A-A**



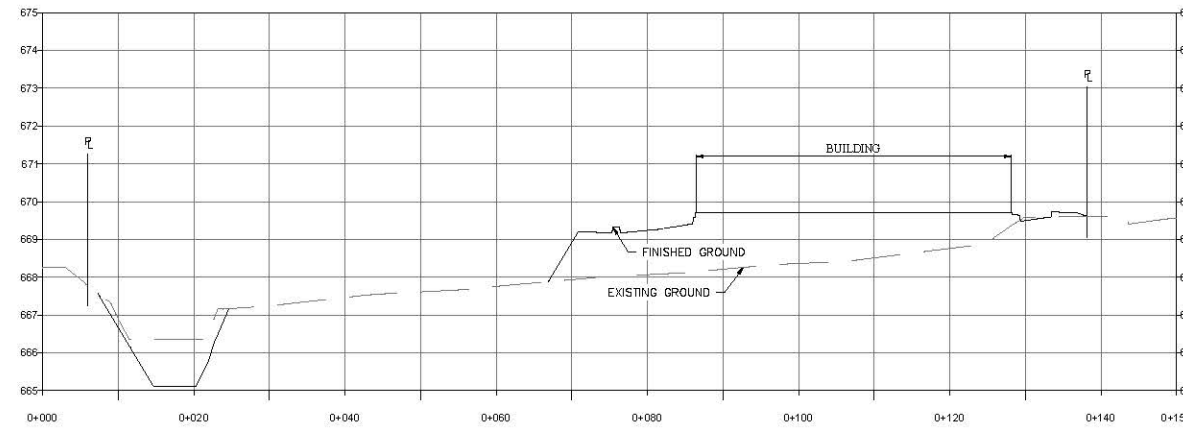
**SECTION B-B**



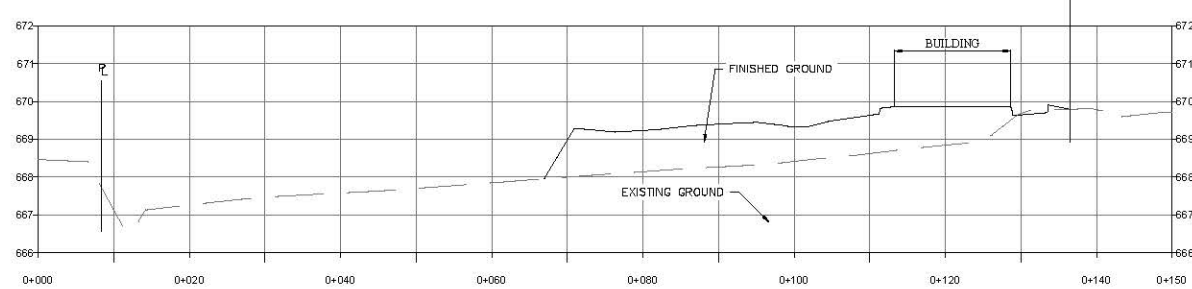
**SECTION C-C**



**SECTION D-D**



**SECTION E-E**

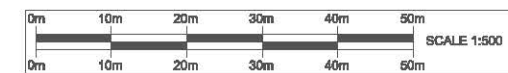


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- DESIGN GUTTER ELEVATION 668.354
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DATE:	February 2025
SCALES	
HORZ. 1:500	VERT. 1:100

TROIKA DEVELOPMENT  
CARIBOU CROSSING

CROSS SECTIONS

CONSULTANTS PROJECT No.  
**894-001-03**

DRAWING No.  
**C004**

SHEET No.	REV. No.
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