

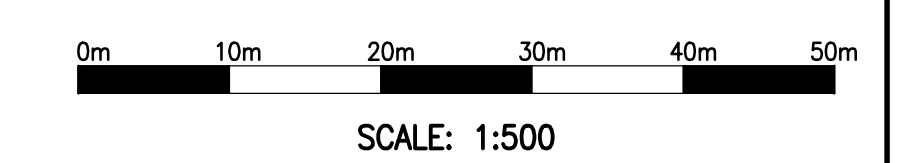
LEGEND

5	LOT NUMBER
MBE 43.00	MINIMUM BASEMENT ELEVATION (ELEVATION OF LOWEST FLOOR INCL. BASEMENT FLOOR SLAB OR UNDERSIDE OF FLOOR JOISTS ABOVE CRAWL SPACE)
4.67	FINISHED GRADE ELEVATION (WHERE DIFFERS FROM EX. GRADE ELEVATION)
MEET	MEET EXISTING GROUND SURFACE ELEVATION
(Tree symbol)	EXISTING TREE TO BE REMOVED
(Tree symbol)	EXISTING TREE TO BE RETAINED
(Wall symbol)	FINISHED TOP OF RETAINING WALL ELEVATION.
(Wall symbol)	FINISHED GROUND SURFACE ELEVATION ON THE LOW ELEVATION SIDE OF THE RETAINING WALL.
(Line symbol)	RETAINING WALL. EXPOSED RETAINING WALL HEIGHT, DESIGN, INSPECTIONS AND SIGN-OFF BY GEOTECHNICAL ENGINEER
(Shaded area)	EXTENT OF PROPOSED BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

- SITE GRADING NOTES**
- ALL ON-SITE CIVIL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH COLUMBIA'S BUILDING CODES AND PLUMBING CODES, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCCD) PLATINUM EDITION, THE DISTRICT OF MISSION'S DESIGN CRITERIA MANUAL, THE DISTRICT OF MISSION'S STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS, SUPPLEMENTARY SPECIFICATIONS AND SUPPLEMENTARY STANDARD DRAWINGS) AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICES, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS, OFFSETS, SIZES AND ELEVATIONS ARE METRIC AND TO GEODETIC DATUM, UNLESS NOTED OTHERWISE.
 - ALL ROAD ELEVATIONS ARE FINISHED SURFACE PAVEMENT AND FINISHED SURFACE GUTTER LINE ELEVATIONS.
 - CHANGES IN GRADE LINES SHALL BE FORMED BY SMOOTH CURVES.
 - ADJUST ALL EXISTING AND PROPOSED RIMS, I.C.'S AND COVERS FLUSH WITH FINISHED SURFACE GRADES (UNLESS NOTED OTHERWISE).
 - TIE-IN ALL PROPOSED SURFACE WORKS TO EXISTING SURFACE WORKS WITH A SMOOTH TRANSITION.
 - FINISHED GUTTER LINE ELEVATIONS SHALL BE INSTALLED WITHIN A VERTICAL AND HORIZONTAL TOLERANCE OF 10mm OR THEY ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - ALL CONCRETE PARKING CURBS (AS PER DETAIL ON THIS SHEET) THAT CONNECT TO A ROADWAY ROLLER CURB & GUTTER SHALL BE ADJUSTED TO PROVIDE A SMOOTH FLARED TRANSITION.
 - EXISTING SUB-GRADE SHALL BE PREPARED AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF IMPORTED SUB-BASE AND BASE MATERIALS. SUB-BASE AND BASE MATERIALS SHALL BE INSTALLED AND COMPACTED AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCING ASPHALT PAVING.
 - ALL LOOSE AND/OR ORGANIC MATERIAL WITHIN THE ROADWAY SHALL BE OVER EXCAVATED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND SHALL BE REPLACED WITH APPROVED ENGINEERED FILL AS PER GEOTECHNICAL RECOMMENDATIONS AND APPROVAL.
 - REFER TO THE GEOTECHNICAL REPORT AND MCCD SECTION 32.12.16 FOR HOT-MIX ASPHALT PAVEMENT RECOMMENDATIONS SUCH AS MIX DESIGN AND MINIMUM FINISHED PAVEMENT THICKNESS.
 - SURFACE WATER PONDING IS NOT PERMITTED AND IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
 - IF REQUIRED, ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO MCCD STANDARD DRAWING NUMBER G5 AND TO CURRENT DISTRICT OF MISSION'S STANDARDS.
 - REFER TO LANDSCAPE DRAWINGS FOR ROAD PAVEMENT AND DECORATIVE PAVING DETAILS AND SPECIFICATIONS. PAVERS SHALL MEET H20 TRAFFIC LOADING SPECIFICATIONS.
 - REFER TO ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DETAILED GRADING AROUND BUILDINGS AND LANDSCAPE AREAS.
 - PRIOR TO INSTALLATION OF CONCRETE CURBS & GUTTERS AND HOT-MIX ASPHALT PAVING, THE CONTRACTOR SHALL OBTAIN WRITTEN SIGN-OFF APPROVAL FROM THE ELECTRICAL CONSULTANT AND BC HYDRO THAT ALL THE UNDERGROUND ELECTRICAL AND TELECOMMUNICATIONS SERVICES HAVE BEEN INSTALLED AND ARE ACCEPTABLE TO THE ELECTRICAL CONSULTANT AND BC HYDRO.
 - THE DEVELOPER SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER FOR FIELD REVIEWS AND CERTIFICATIONS RELATED TO STRIPPING DEPTHS, SUB-GRADE EXCAVATION, SUB-GRADE PREPARATION, ENGINEERED FILL, BACKFILL MATERIALS WITHIN TRENCHES, SHORING, ROAD STRUCTURE MATERIALS, COMPACTION, ASPHALT MIX DESIGN, ASPHALT CORE TESTING, ASPHALT COMPACTION TESTING, ETC.
 - PRIOR TO PLACEMENT OF CONCRETE CURBS & GUTTERS, THE CONTRACTOR SHALL PERFORM A PROOF ROLL TEST IN ACCORDANCE WITH MCCD SECTION 32.11.15.1 CLAUSE 3.5 ALONG ALL CURB & GUTTER LINES IN THE PRESENCE OF THE DEVELOPER'S GEOTECHNICAL INSPECTOR.
 - AFTER PLACEMENT OF HOT-MIX ASPHALT PAVING, THE DEVELOPER'S CIVIL CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER'S GEOTECHNICAL ENGINEER AND SHALL PROVIDE ASPHALT CORE TEST RESULTS APPROXIMATELY EVERY 50 METRES OF ROADWAY AS DIRECTED BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.

PRELIMINARY FOR DISCUSSION PURPOSES

NOT FOR CONSTRUCTION



BENCHMARK:
ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: OCM 87H3515

LOCATED AT: S/W INT. OF G.F. WAY & HORN ST AND HAVING ELEVATION OF: 47.039M

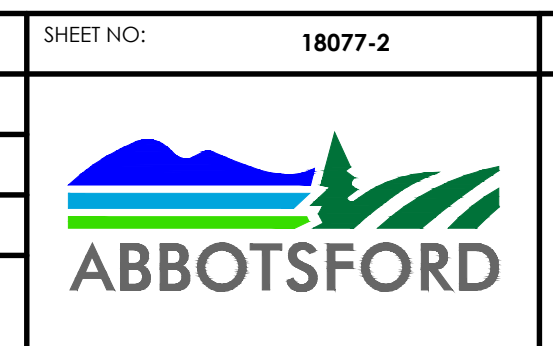
CLIENT: **FREEDOM CONSTRUCTION LTD.**
46492 VALLEYVIEW ROAD
CHILLIWACK, BC V2R 5M8

PROJECT: **PROPOSED DEVELOPMENT**
2910 & 2946 - HORN STREET, ABBOTSFORD, BC

ENGINEER: **CENTRAS Engineering Ltd**
CROYDON BUSINESS CENTRE
#214-2630 CROYDON DRIVE, SURREY, BC V3S 6T3
PH: 604-782-6927 EMAIL: info@centras.ca

NO.	DATE	BY	REVISIONS	TECH	ENG.

PROJECT NO: 18077
DATE: 2018-12-19
DWN BY: NB
DESIGN: NB
SCALE HORZ: 1:500
SCALE VERT: 1:500



GRID NO. CITY FILE NO. **SUB-**

City of Abbotsford

KEY PLAN

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