

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- █ EXISTING TRAIL
- █ LANDSCAPE AREA
- █ STANDARD CONCRETE C/W BROOM FINISH
- █ PROPOSED 2.5m WIDE TRAIL
- █ PROPOSED BUILDING
- █ NATIVE VEGETATION BUFFER

GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED, AUTOMATED IRRIGATION AS PER IRRIGATION DRAWINGS.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

LEGAL DESCRIPTION: THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF DISTRICT LOT 1599 CARIBOO DISTRICT EXCEPT PLANS H705, 22760, PGP35931 AND EPP64091

CIVIC ADDRESS: 7277 BEAR ROAD  
 ZONING: AG  
 PROPOSED ZONING: RM1  
 SITE AREA: 8.41 HA

	PERMITTED	PROPOSED
DENSITY	30 UNITS/HA (252.3 UNITS)	170 UNITS (MAX 250 UNITS)
SITE COVERAGE	55% (46207 sq.m.)	37% (31280 sq.m.)
BUILDING HEIGHT	10.00m	4.5m TO 7.6m

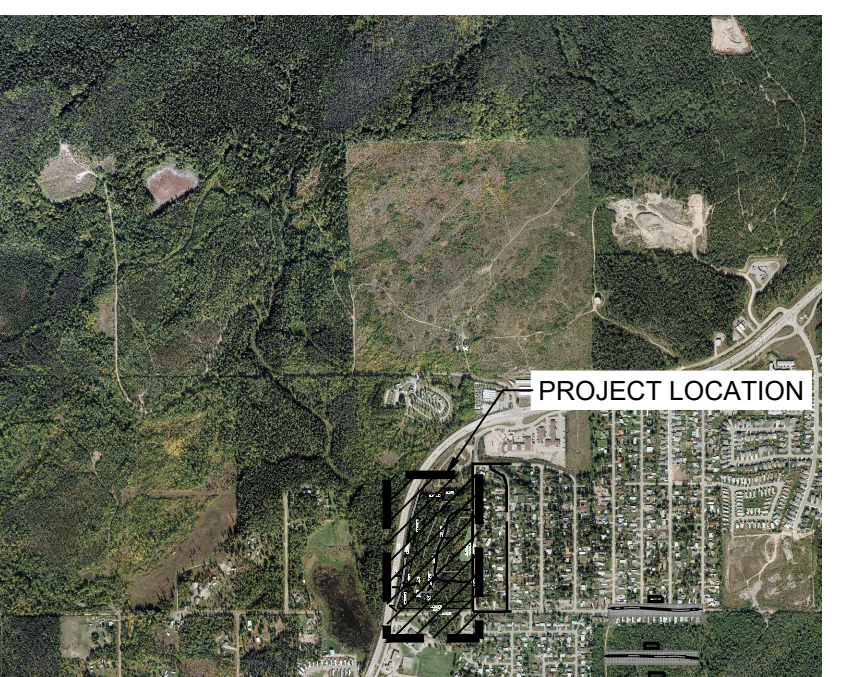
SETBACKS  
 NORTH 1.2m 4.5m  
 SOUTH 3.0m 10.0m +  
 EAST 4.5m 6.0m  
 WEST 6.0m 10.0m +

FLOODPLAIN: NO  
 10 MINUTE FIRE RESPONSE TIME: YES  
 SPRINKLERED: YES

VISITOR PARKING IS 1 SPOT PER 7 UNITS  
 170 UNITS / 7 = 24 SPOTS REQUIRED  
 24 SPOTS PROPOSED

**UTILITY LOCATES**

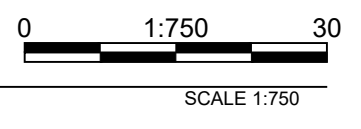
NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.



KEY PLAN SCALE N.T.S.

PLANTING NOTES

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF PRINCE GEORGE STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED AND TREE WELLS TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:  
 TREES - 1000mm DEPTH  
 PLANTING BEDS (SHRUBS | PERENNIALS) - 450mm  
 CONTINUOUS DEPTH  
 LAWN - 150mm CONTINUOUS DEPTH



LANDSCAPE PLAN

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ORIGINAL DWG SIZE: ANSI D (22" x 34")



970 McMaster Way Unit 310, Kamloops, BC Canada V2C 6K2 Tel 2503742200

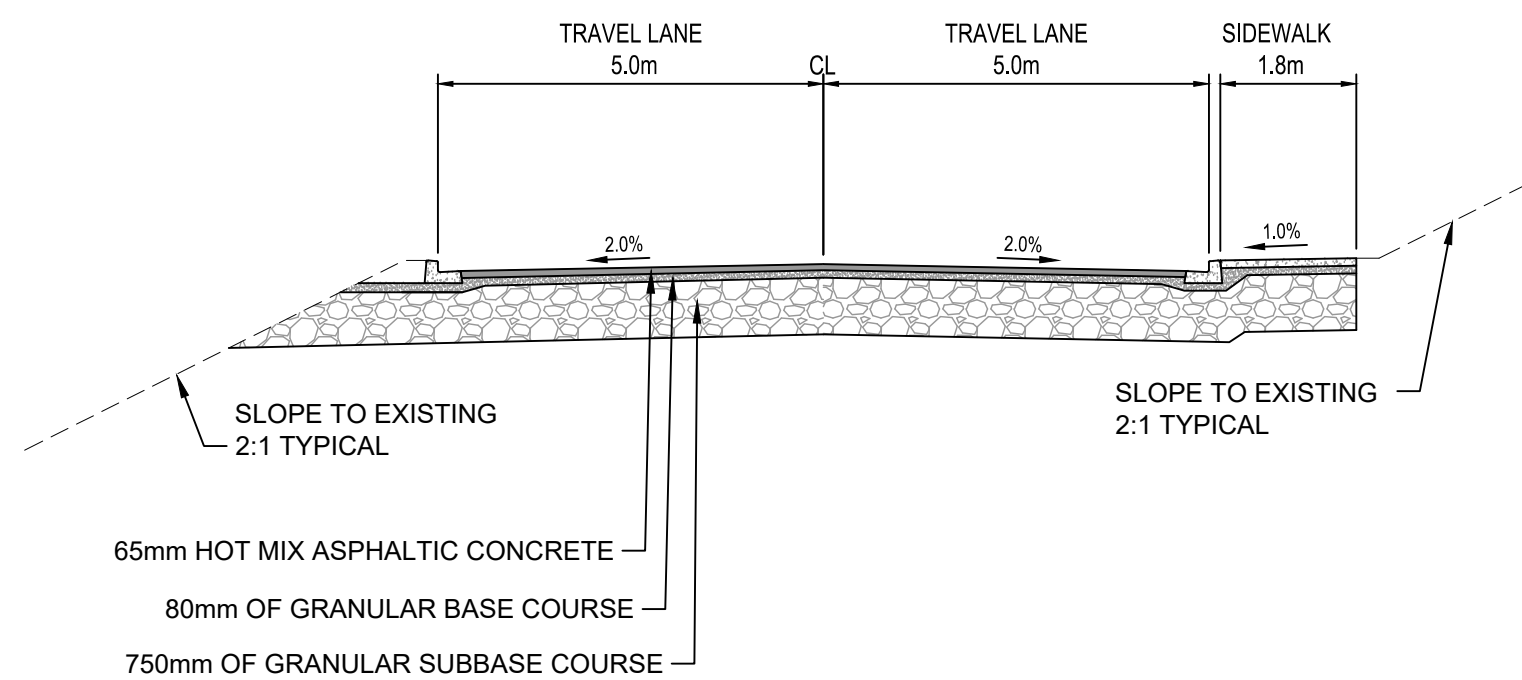
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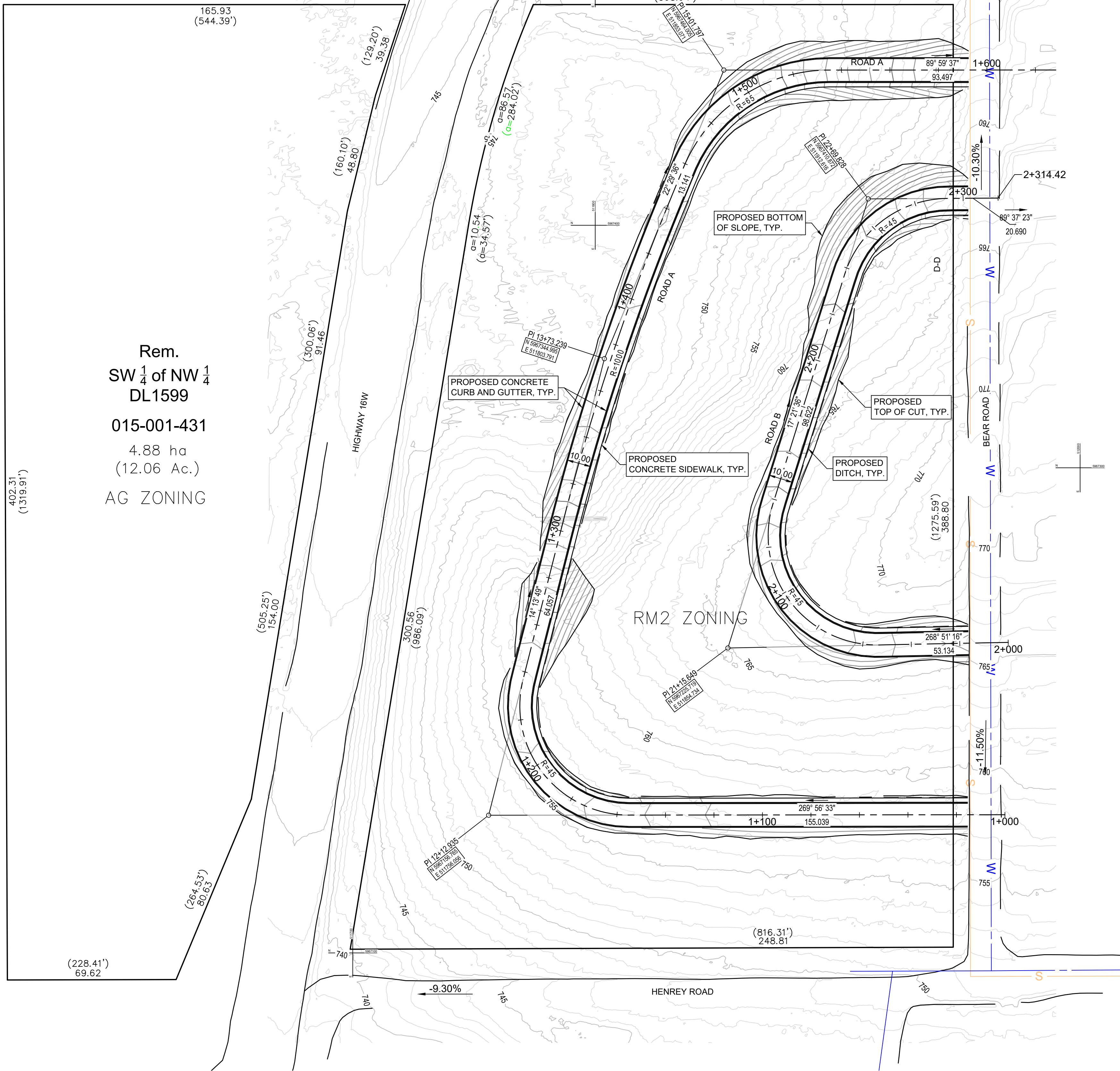
**D. PARMAR**  
 108-4275 22nd Avenue, Prince George BC V2N 3B3  
**7277 BEAR ROAD DEVELOPMENT**  
**CONCEPT LAYOUT PLAN**

Drawing No. **L101**  
 Project Number 2341-06859-00  
 Rev. PB

DATE: 2024-08-30, 11:33 FILE: \\hwy16w\proj\2341\proj\2341-06859-00\Parma - Hwy 16W Rezoning and Subdivision\10.0 Drawings\10.1 Engineering\10.1.3 Modelling\16W\16W-C-MOD-2.dwg



TYPICAL ROAD SECTION



Rem.  
SW 1/4 of NW 1/4  
DL1599  
015-001-431  
4.88 ha  
(12.06 Ac.)  
AG ZONING

RM2 ZONING

1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND BASED ON FUNCTIONAL DESIGN. AS SUCH, THEY DO NOT REFLECT ALL WORK OR SCOPE REQUIRED FOR IMPLEMENTATION. FURTHER SITE INVESTIGATIONS AND DETAILED DESIGN IS NEEDED PRIOR TO IMPLEMENTATION OF THE RECOMMENDATIONS SHOWN HEREIN.
2. EXISTING TOPOGRAPHY PROVIDED BY CITY OF PRINCE GEORGE PUBLIC LIDAR DATED 2018
3. INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES, OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS DRAWING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLETE A BC 1 CALL ASSESSMENT AND EXPOSE THE LOCATIONS OF EXISTING FACILITIES NEAR PROPOSED EXCAVATIONS BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.
4. THE PROPERTY BOUNDARIES SHOWN ARE APPROXIMATE, AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

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THIS DRAWING SHALL NOT BE USED TO DEFINE PROPERTY CORNERS OR BOUNDARIES.

BENCHMARK  
ALL ELEVATION REFER TO CONTROL MONUMENT: -  
LOCATED AT: -  
ELEVATION: -

0 1:1,000 50

ORIGINAL DWG SIZE: ANSI D (22" x 34")

**McElhanney**

12 - 556 North Nechako Road,  
Prince George BC V2K 1A1  
Tel. 250 561 2229

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**D. PARMAR**

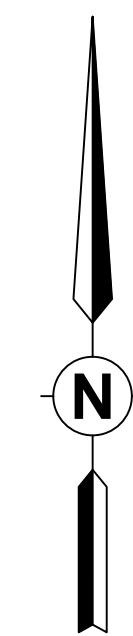
108-4275 22nd Avenue, Prince George BC V2N 3B3

**7277 BEAR ROAD DEVELOPMENT**

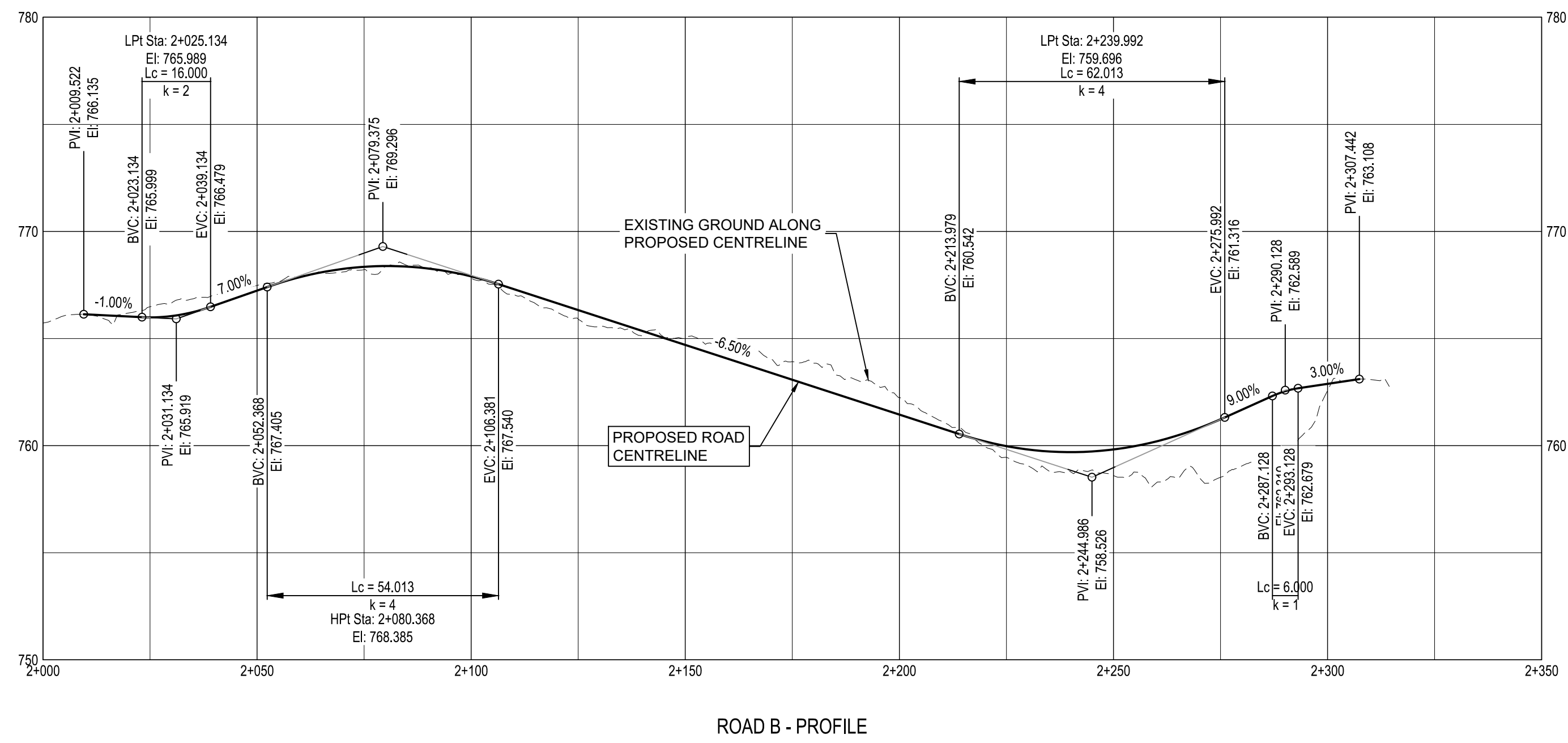
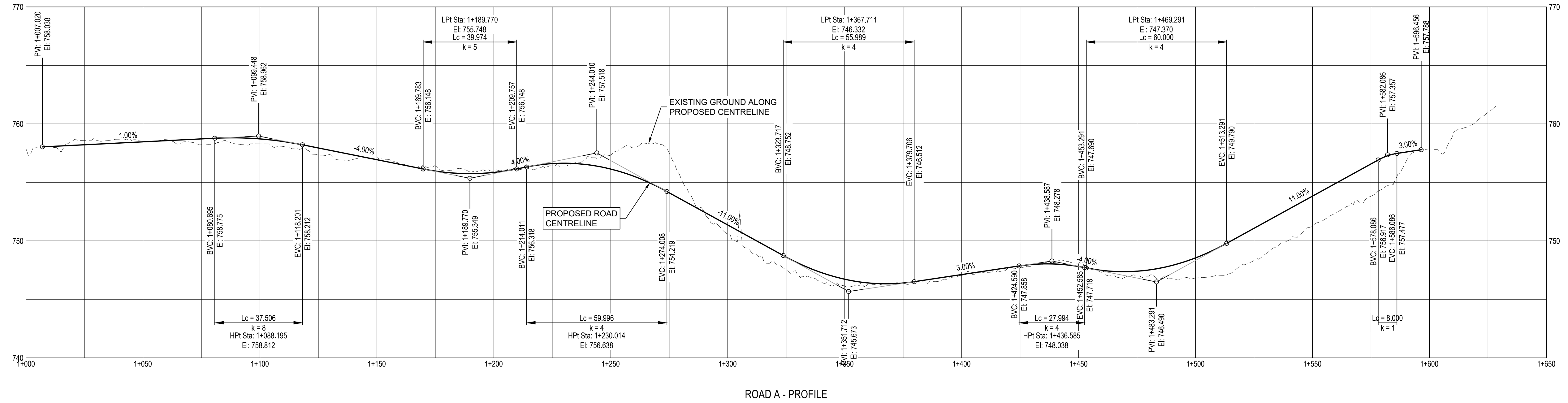
**CONCEPTUAL ROAD DESIGN**

**PLAN**

Drawing No.		<b>C101</b>
Project Number	Rev.	
2341-06859-00	PA	



DESTROY ALL PRINTS BEARING PREVIOUS REVISION



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0 1:1,000 H 50  
0 1:200 V 10

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**7277 BEAR ROAD DEVELOPMENT  
CONCEPTUAL ROAD DESIGN  
PROFILE**

Drawing No. **C201**

Project Number 2341-06859-00 Rev. PA