

GENERAL NOTES

- ANY SIGNIFICANT REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE OWNER'S ENGINEER, WHO SHALL REVIEW ANY CHANGES WITH THE MUNICIPAL ENGINEER, PRIOR TO ANY CONSTRUCTION.
- WORKSAFE BC IS TO BE GIVEN NOTICE OF CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE TO BE LOCATED (EXCAVATED AND SURVEYED) PRIOR TO INSTALLING ANY NEW UNDERGROUND SERVICES. ANY DISCREPANCY IN ELEVATION OR LOCATION IS TO BE REFERRED TO KM CIVIL CONSULTANTS IMMEDIATELY.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING AND SWEEPING OF EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
- TRAFFIC CONTROL IS TO BE MAINTAINED AT ALL TIMES WHEN WORKING ON OR ADJACENT TO MUNICIPAL RIGHTS-OF-WAY (SIGNS, BARRICADES, CERTIFIED FLAGPERSONS).
- CONSTRUCTION IN AND CLOSE TO A WATERCOURSE MUST RECEIVE PRIOR APPROVAL FROM THE PROVINCIAL MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY AND/OR THE FEDERAL DEPT. OF FISHERIES AND OCEANS, WHERE APPLICABLE.
- LEGAL SURVEY POSTS, MONUMENTS, STAKES AND INTEGRATED SURVEY MONUMENTS ARE TO BE REPLACED IF DESTROYED OR DAMAGED DURING CONSTRUCTION AT THE OWNER'S EXPENSE; THIS WORK IS TO BE UNDERTAKEN BY A B.C. LAND SURVEYOR UNLESS OTHERWISE NOTED.
- THE VILLAGE OF PEMBERTON'S SURVEY MONUMENTS ARE TO BE PROTECTED. SHOULD THEY REQUIRE RAISING OR RELOCATING, THE CONTRACTOR MUST NOTIFY THE MUNICIPAL INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK AFFECTING THEM.
- MATERIAL SUPPLIED AND CONSTRUCTION PERFORMED ARE TO BE IN ACCORDANCE WITH THE VILLAGE OF PEMBERTON SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 677, 2011, MMCD SPECIFICATIONS, AND APPLICABLE DESIGN CRITERIA AND SPECIFICATION STANDARD DRAWINGS IN EFFECT AT THE TIME OF DRAWING ACCEPTANCE.
- APPROVED GRANULAR MATERIAL MUST BE USED FOR BACKFILL IN TRENCHES WHEN INSIDE ROAD LIMITS. APPROVED NATIVE MATERIAL MAY BE USED ONLY AS CONFIRMED IN WRITING BY A GEOTECHNICAL ENGINEER, AND ACCEPTED BY THE MUNICIPAL ENGINEER.
- WHERE UTILITY OR SERVICE CROSSINGS ARE REQUIRED ACROSS EXISTING PAVEMENT, ALL EXISTING PAVEMENT, BOULEVARDS, DRIVEWAYS, ETC. WHICH ARE DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO ORIGINAL OR BETTER CONDITION, WHERE NO IMPROVEMENT IS OTHERWISE PROPOSED UNDER THIS CONTRACT. EXISTING DRIVEWAYS MUST BE SHAPED ACROSS THE WIDTH OF BOULEVARD TO FORM A SMOOTH TRANSITION WITH NEW PAVEMENT. THE FINISHED PAVEMENT SURFACE OVER TRENCH EXCAVATIONS MUST BLEND IN SMOOTHLY WITH EXISTING PAVEMENT.
- WHERE INFILLING OF DITCHES ETC. IS REQUIRED OR PROPOSED, AND WHERE SERVICES ARE CONSTRUCTED IN FILL SECTIONS, THE FILL MATERIAL MUST BE APPROVED GRANULAR MATERIAL PLACED IN LIFTS NOT EXCEEDING 300mm AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- ALL REFERENCES TO MMCD REFER TO THE 2019 EDITION.

ROADWORKS

- THE CONTRACTOR IS TO ENGAGE A GEOTECHNICAL ENGINEER TO PERFORM IN-PLACE TESTING DURING THE PREPARATION OF THE SUBGRADE AND CONSTRUCTION OF THE ROAD STRUCTURE TO VERIFY THE ADEQUACY OF THE PROPOSED AND EXISTING ROAD STRUCTURE AND SUBGRADE.
- CHANGES OF GRADE ARE TO BE FORMED BY SMOOTH VERTICAL CURVES. GRADE TRANSITIONS ARE TO BE FORMED TO BE UNNOTICABLE TO VEHICULAR TRAFFIC WHEN BEING TRAVERSED.
- LOOSE OR ORGANIC MATERIAL IS TO BE EXCAVATED FROM ROADWAY PRISM.
- GRANULAR SUB-BASE AND OTHER BASE MATERIALS MUST BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- THE ROAD BASE MUST EXTEND A MINIMUM OF 0.3m BEYOND THE SIDEWALK AND/OR CURB & GUTTER.
- CATCH BASIN ELEVATIONS GIVEN ARE FOR TOP OF RIM. RIM IS TO BE SET 30mm BELOW GUTTER GRADE.
- EXISTING VALVE BOXES, MANHOLES, ETC. WITHIN THE RIGHT-OF-WAY ARE TO BE ADJUSTED TO FINISHED GRADE.
- PLACEMENT OF ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE IS TO BE UNDERTAKEN ONLY WHEN WEATHER CONDITIONS ARE IN CONFORMANCE WITH MMCD SPECIFICATIONS.
- UNLESS OTHERWISE ACCEPTED BY THE MUNICIPAL ENGINEER, ASPHALT CONCRETE IS TO BE LAID IN A MINIMUM OF 2 LIFTS TO A MAXIMUM OF 85mm PER LIFT AND A MINIMUM OF 35mm PER LIFT.
- ASPHALT TAPERS TO BE CONSTRUCTED TO PAVEMENT DESIGN SPECIFICATIONS AS SHOWN IN THE VILLAGE OF PEMBERTON SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 677, 2011.
- MACHINERY AND MATERIALS MUST NOT BE PARKED OR PLACED IN THE MUNICIPAL RIGHT-OF-WAY OVERNIGHT WHERE POSSIBLE. ANY SUCH PLACEMENT WILL REQUIRE A HIGHWAY USE PERMIT AND ILLUMINATED BARRICADES AND SIGNAGE.

WATERWORKS

- FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL, SEE MMCD STANDARD DETAIL DRAWING. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH THE VILLAGE OF PEMBERTON STANDARDS.
- WATERMAIN MATERIALS MUST CONFORM TO MMCD MASTER MUNICIPAL SPECIFICATIONS, AND SCHEDULE ' B' OF THE SQUAMISH-LILLOOET REGIONAL DISTRICT SUBDIVISION SERVICING BYLAW NO. 2373, 2015.
- TIE-INS OF PROPOSED MAINS AND SERVICE CONNECTIONS TO EXISTING WATERMANS WILL BE PERFORMED BY THE SQUAMISH-LILLOOET REGIONAL DISTRICT AT THE DEVELOPER'S EXPENSE.
- NEW WATERMAIN IS TO BE INSTALLED TO WITHIN 2.0m OF EXISTING WATERMAIN AT CONNECTION LOCATION EXCEPT AS ACCEPTED BY THE SQUAMISH-LILLOOET REGIONAL DISTRICT.

- THE CONTRACTOR MUST ENSURE NEW WATERMAIN ELEVATION MATCHES EXISTING WATERMAIN ELEVATION AT THE CONNECTION LOCATION.
- THE CONTRACTOR MUST EXPOSE AND CONFIRM ELEVATION & OFFSET OF ALL UTILITIES BETWEEN NEW WATERMAIN & EXISTING WATERMAIN AT THE CONNECTION LOCATION.
- CONNECTIONS MUST NOT BE MADE WITHIN 1.0m OF EXISTING CONNECTIONS, BENDS, VALVES, OR OTHER SYSTEM FITTINGS.
- MINIMUM COVER ON WATERMANS IS TO BE 1.0m.
- WATER SERVICE CONNECTIONS ARE TO BE SET SO THAT AN ADJUSTMENT OF 200mm ABOVE FINAL GRADE IS AVAILABLE BY THE TELESCOPING BURY-BOX, MINIMUM DEPTH 0.80m, MAXIMUM DEPTH 1.0m.
- HYDRANTS IN URBAN AREAS MUST BE SUPPLIED WITH THE CORRECT DEPTH OF BURY TO MEET FINAL BOULEVARD GRADES. FOR HYDRANT DETAILS, SEE MMCD OR SQUAMISH - LILLOOET REGIONAL DISTRICT STANDARD DRAWINGS.
- FOR VALVE-BOX AND VALVE INSTALLATION DETAILS, SEE MMCD STANDARD DRAWING.
- THRUST BLOCKS AS SHOWN ON MMCD STANDARD DRAWING ARE TO BE LOCATED AT VALVES, BENDS, TEES, WYES, REDUCERS AND PLUGS. REVERSE THRUST BLOCKS ARE REQUIRED ON CAPS AND BLOWOFFS
- HYDRANTS MUST HAVE A 1.2m OFFSET FROM PROPERTY LINE UNLESS OTHERWISE NOTED. DURING CONSTRUCTION, AND AT ANY TIME PRIOR TO ACCEPTANCE OF WATERMANS BY THE SQUAMISH-LILLOOET REGIONAL DISTRICT, THE CONTRACTOR SHALL INSTALL A 300mm X 300mm SQUARE 19mm SHEET OF PLYWOOD (PAINTED WHITE) OVER THE PUMPER NOZZLE OF EACH HYDRANT TO INDICATE THAT THE HYDRANT IS NOT IN SERVICE. HYDRANTS TO HAVE A STORZ QUICK RELEASE NOZZLE INSTALLED.
- THE CONTRACTOR MUST ENSURE THAT ALL SECTIONS OF LINES HAVE TEST POINTS AND TEMPORARY BLOW-OFFS SUITABLE TO ENSURE ADEQUATE PRESSURE TESTING, CHLORINATION AND FLUSHING. DISCHARGE OF CHLORINATED WATER IS NOT PERMITTED INTO DITCHES, STORM SEWERS OR WATERCOURSES UNLESS NEUTRALIZED WITH SODIUM THIO SULPHATE OR APPROVED EQUIVALENT ACCEPTED BY THE SQUAMISH-LILLOOET REGIONAL DISTRICT.
- TESTING AND CHLORINATION OF WATERMANS IS THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE SQUAMISH-LILLOOET REGIONAL DISTRICT. WATERMANS MUST PASS PRESSURE AND BACTERIOLOGICAL TESTING BEFORE CONNECTION IS MADE TO EXISTING WATER SYSTEM.
- WHERE APPLICABLE, ALL SERVICE CONNECTIONS ARE TO BE MARKED ON THE CURB WITH A 2mm DEEP SAW CUT AND A 50mm x 100mm STAKE 0.3m FROM PROPERTY LINE. BOTH ARE TO BE PAINTED BLUE.

STORM SEWER

- STORM SEWER MATERIALS ARE TO CONFORM TO THE MMCD SPECIFICATIONS AND PART 10 OF THE VILLAGE OF PEMBERTON SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 677, 2011.
- FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL, SEE MMCD STANDARD DETAIL DRAWING.
- EXISTING DRAINS FROM PRIVATE PROPERTIES ARE TO BE TIED INTO THE NEW STORM SYSTEM WHEN INFILLING EXISTING DITCHES, CONNECTIONS ARE NOT TO PROTRUDE INTO MAIN.
- FOR TYPICAL CATCH BASIN DETAILS REFER TO MMCD STANDARD DETAIL DRAWING UNLESS OTHERWISE SPECIFIED BY MUNICIPAL ENGINEER.
- ALL SINGLE CATCH BASIN LEADS ARE TO BE MINIMUM 200mm DIAMETER, ALL DOUBLE CATCH BASIN LEADS ARE TO BE MINIMUM 250mm DIAMETER. NO CURVES OR BENDS ARE PERMITTED IN THE LEADS.
- ALL STORM SEWER SERVICE CONNECTIONS ARE TO BE MINIMUM 100mm DIAMETER FOR RESIDENTIAL AND 150mm FOR INDUSTRIAL/COMMERCIAL.
- DIAMETER OF ALL STORM SEWER MANHOLES MUST CONFORM TO THE MMCD STANDARD DETAIL DRAWING UNLESS OTHERWISE NOTED.
- MANUFACTURED WYES ARE TO BE USED ON STORM PIPE UNDER 450mm DIAMETER.
- STORM SEWERS ARE TO BE CONSTRUCTED WITH SEALED JOINTS UNLESS OTHERWISE SPECIFIED ON THE DESIGN DRAWINGS.
- WHERE APPLICABLE ALL STORM SEWER CONNECTIONS ARE TO BE MARKED BY ALL OF THE FOLLOWING - 2mm DEEP SAW CUT ON THE CURB, 50mm x 100mm STAKE (PAINTED GREEN) AND PLACED AT END OF PIPE, AND THE END OF THE PIPE TO BE CAPPED AND PAINTED GREEN. STORM IC LID IS ALSO PAINTED GREEN.
- TOP OF INSPECTION CHAMBER STANDPIPES IS TO BE CONSTRUCTED TO 600mm ABOVE FINAL LOT GRADE.
- SEWER MAINS AND CONNECTIONS TO BE VIDEO INSPECTED PRIOR TO USE. CONTRACTOR TO PROVIDE A VIDEO COPY ON DVD TO THE VILLAGE OF PEMBERTON.

SANITARY SEWER

- SANITARY SEWER MATERIALS MUST CONFORM TO THE MMCD SPECIFICATIONS AND PART 10 OF THE VILLAGE OF PEMBERTON SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 677, 2011.
- MANHOLE DETAILS TO BE IN ACCORDANCE WITH MMCD STANDARD DETAIL DRAWINGS.
- FOR TYPICAL DETAILS OF ALL SEWER CONNECTIONS, SEE VILLAGE OF PEMBERTON SUPPLEMENTARY DRAWINGS.
- FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL SEE MMCD STANDARD DETAIL DRAWING.
- SERVICE CONNECTIONS ARE AS PER DRAWING No. 2
- TOP OF INSPECTION CHAMBER STANDPIPES ARE TO BE CONSTRUCTED TO 600mm ABOVE FINAL LOT GRADE.
- NEW SEWER LINES TIED INTO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED, FLUSHED AND ACCEPTED BY THE VILLAGE OF PEMBERTON.
- SERVICE CONNECTIONS MUST BE MADE TO THE MAIN WHEREVER POSSIBLE. SHOULD A CONNECTION HAVE TO BE MADE TO A MANHOLE, IT MUST BE AT A HIGHER ELEVATION THAN THE CROWN OF THE HIGHEST SEWER MAIN ENTERING THE MANHOLE.
- TIE-INS OF PROPOSED MAINS TO EXISTING SANITARY SEWER MAINS ARE TO BE PERFORMED BY THE CONTRACTOR.
- TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE MUNICIPAL ENGINEER. SEWER MAINS MUST PASS PRESSURE TESTING BEFORE CONNECTION IS MADE TO EXISTING SEWER SYSTEM.

- THE CONTRACTOR MUST DISCONNECT AND SEAL ABANDONED SERVICES TO THE ACCEPTANCE OF THE MUNICIPAL ENGINEER.
- CONNECTIONS TO MAIN MUST BE PERPENDICULAR TO MAIN EXCEPT AS ACCEPTED BY THE MUNICIPAL ENGINEER.
- WHERE APPLICABLE, ALL SANITARY SEWER CONNECTIONS ARE TO BE MARKED BY ALL OF THE FOLLOWING - 2mm DEEP SAW CUT ON CURB, 50mm x 100mm STAKE (PAINTED RED) AT END OF PIPE, AND THE END OF THE PIPE TO BE PAINTED RED. SANITARY I.C. LID IS ALSO PAINTED RED.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING VILLAGE OF PEMBERTON INSPECTOR IS PRESENT TO WITNESS SERVICE CONNECTION TIE-INS TO EXISTING SEWERS.
- SEWER MAINS AND CONNECTIONS TO BE VIDEO INSPECTED PRIOR TO USE. CONTRACTOR TO PROVIDE A VIDEO COPY ON DVD TO THE VILLAGE OF PEMBERTON.

SILTATION CONTROL

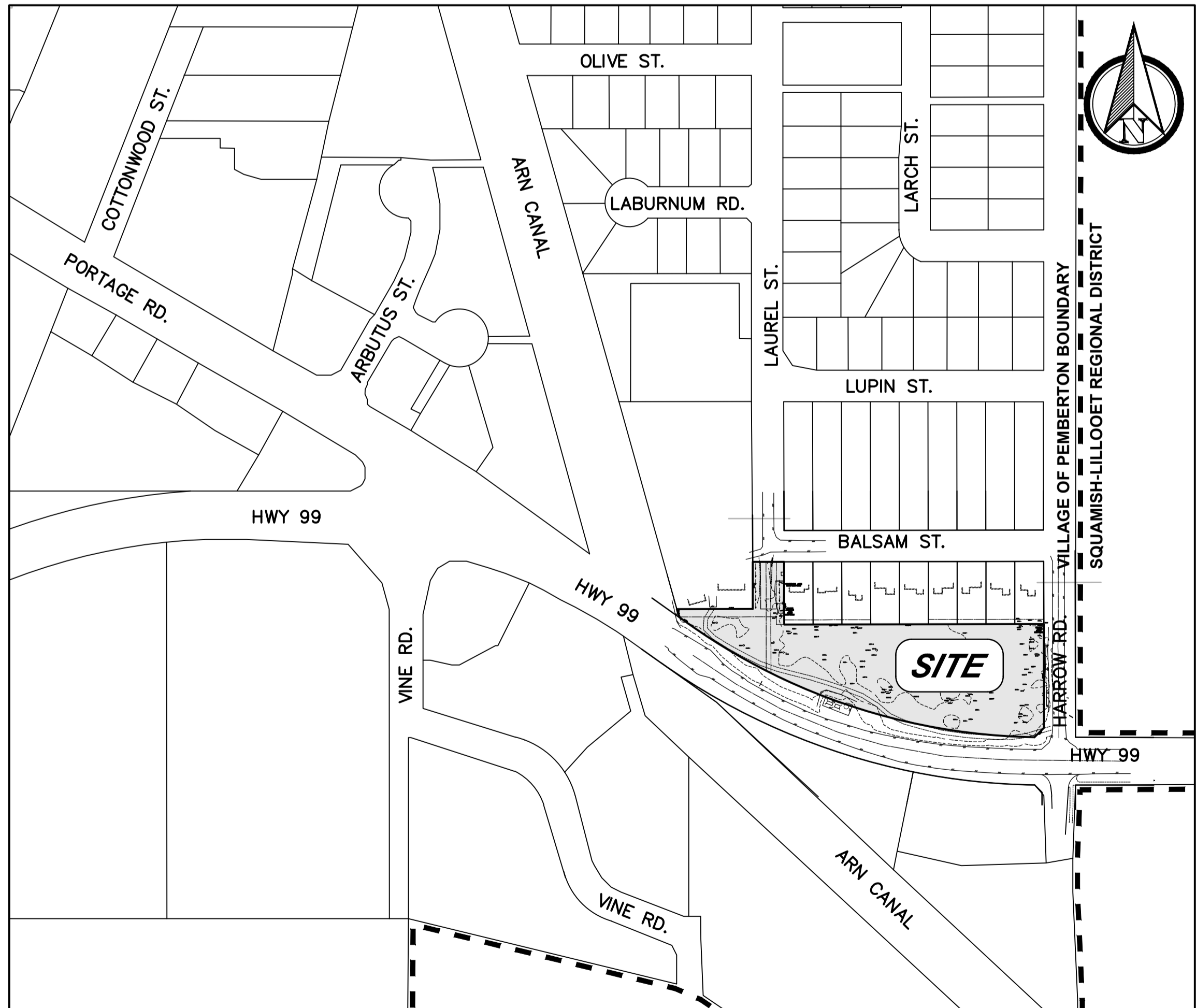
- THE CONTRACTOR SHALL ENSURE THAT TEMPORARY SILTATION CONTROL IS PROVIDED DURING CONSTRUCTION AS REQUIRED BY PROVINCIAL MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY AND/OR THE FEDERAL DEPT. OF FISHERIES AND OCEANS AND AS SPECIFIED IN PART 10 OF THE VILLAGE OF PEMBERTON SUBDIVISION AND DEVELOPMENT CONTROL SERVICING STANDARDS BYLAW No. 677, 2015, UNTIL 90% OF THE CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR TO RETAIN THE SERVICES OF AN ENVIRONMENTAL CONSULTANT TO REGULARLY MONITOR AND, IF NECESSARY, MODIFY SILTATION CONTROL MEASURES DURING VARIOUS PHASES OF CONSTRUCTION.
- THE CONTRACTOR TO MAINTAIN EXISTING ROADS IN A CLEAN CONDITION BY SWEEPING ACCEPTABLE TO THE MUNICIPALITY.
- THE CONTRACTOR TO COVER ALL EXCAVATED MATERIAL WITH POLY AND INSTALL A PERIMETER SILT FENCE AROUND STOCKPILED MATERIALS.

DRAWING INDEX

SHEET NO.	DRAWING TITLE
1	LOCATION PLAN AND GENERAL NOTES
2	SITE GRADING PLAN
3	SITE SERVICING PLAN
4	-

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		BENCH MARK - GEODETIC DATUM
		GRAVEL SURFACE TREATMENT
		EDGE OF PAVEMENT
		CURB AND GUTTER
		SANITARY SEWER
		SANITARY FORCE MAIN
		SANITARY SEWER SERVICE (c/w INSPECTION CHAMBER)
		STORM SEWER
		STORM SEWER SERVICE (c/w INSPECTION CHAMBER)
		CATCH BASIN - TOP INLET
		CATCH BASIN - SIDE INLET
		CATCH BASIN - ROUND
		SWALE
		DITCH
		SIDEWALK (ASPHALT)
		SIDEWALK (CONCRETE)
		WATERMAIN
		WATER SERVICE CONNECTION
		WATER VALVE
		AIR VALVE
		HYDRANT AND VALVE ASSEMBLY
		CAPPED END
		BLOW-OFF
		TEMPORARY BLOW-OFF
		JUNCTION BOX
		UNDERGROUND HYDRO/TELEPHONE
		GAS MAIN
		UTILITY POLE
		UTILITY POLE WITH LIGHT
		STREET LIGHT



LOCATION PLAN

SCALE 1:2500

No.	DATE	REVISION	DRN	TECH	ENG
6					
5					
4	2022.03.17	REVISED PER NEW ARCHITECTURAL SITE PLAN	NWP	JKC	PRG
3	2022.03.11	TRAIL REMOVED	NWP	JKC	PRG
2	2022.03.10	DETENTION TANK LOCATION REVISED	NWP	JKC	PRG
1	2022.03.04	OCP AMENDMENT AND DP SUBMISSION	NWP	JKC	PRG

LEGAL DESCRIPTION: LOT 2, DISTRICT LOT 203, LILLOOET DISTRICT PLAN KAP56640.
BENCHMARK: ELEVATIONS ARE ON CGVD28BC GEODETIC DATUM AND WERE DERIVED FROM NATURAL RESOURCE CANADA'S PPP SERVICE USING GNSS OBSERVATIONS.



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YELLOWRIDGE CONSTRUCTION LTD.

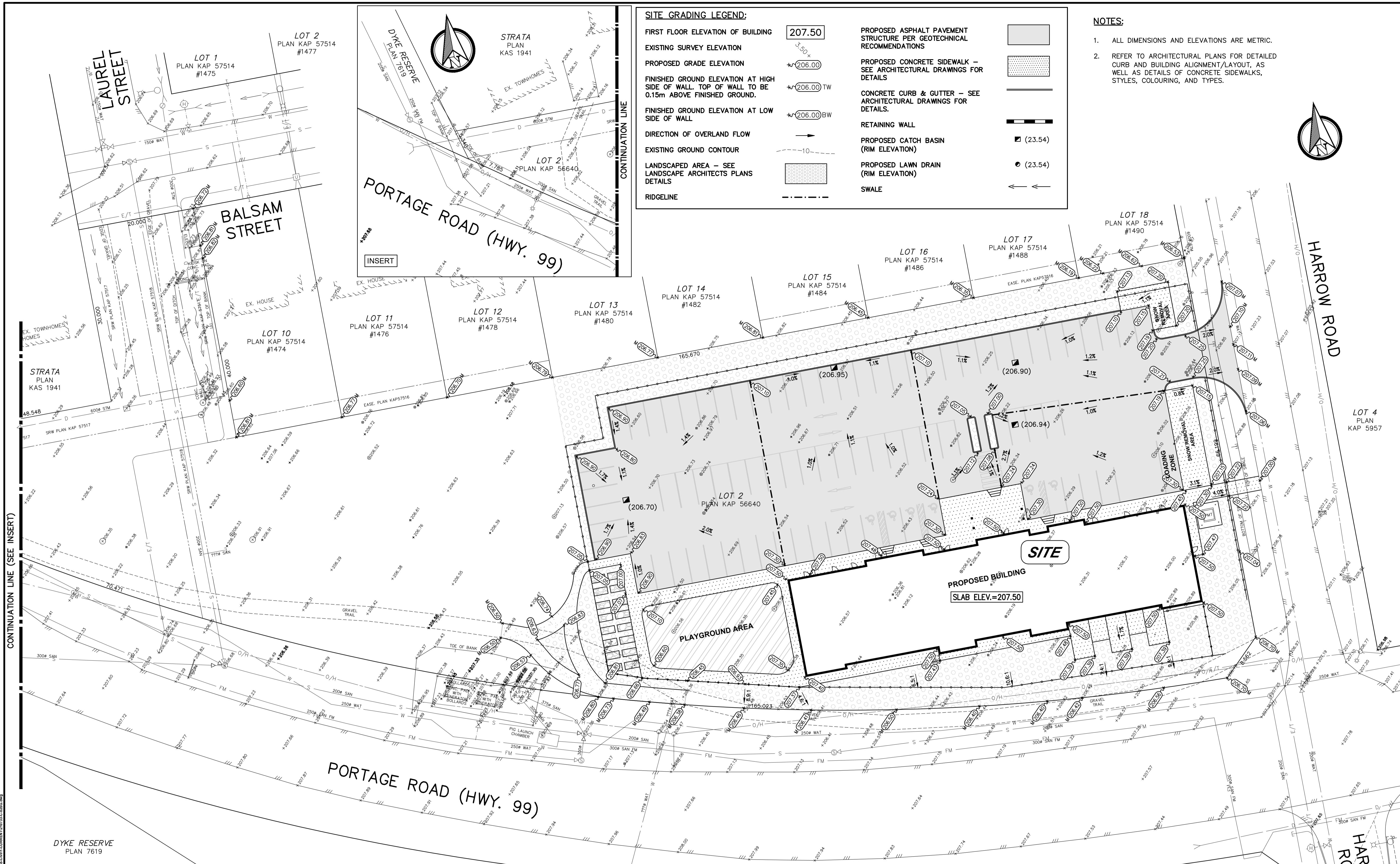
200-2605 CLARKE STREET,
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LOCATION PLAN AND GENERAL NOTES				
MUNICIPAL PROJECT NUMBER:	DRAWING No. 1			
MUNICIPAL DRAWING NUMBER:	1			
KM CIVIL PROJECT No.:	210733-C of 5			
DESIGNED: JKC	DRAWN: DBL	REVIEWED: PRG	APPROVED: PRG	SCALE: HORIZ. AS SHOWN VERT.
DATE: JANUARY, 2022	REVISION No. 4			

PLOT DATE: MAY 11, 2022

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

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SITE GRADING LEGEND:

FIRST FLOOR ELEVATION OF BUILDING	207.50	PROPOSED ASPHALT PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	[Symbol]
EXISTING SURVEY ELEVATION	3.50+	PROPOSED CONCRETE SIDEWALK - SEE ARCHITECTURAL DRAWINGS FOR DETAILS	[Symbol]
PROPOSED GRADE ELEVATION	±206.00	CONCRETE CURB & GUTTER - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.	[Symbol]
FINISHED GROUND ELEVATION AT HIGH SIDE OF WALL. TOP OF WALL TO BE 0.15m ABOVE FINISHED GROUND.	±206.00 TW	RETAINING WALL	[Symbol]
FINISHED GROUND ELEVATION AT LOW SIDE OF WALL	±206.00 BW	PROPOSED CATCH BASIN (RIM ELEVATION)	■ (23.54)
DIRECTION OF OVERLAND FLOW	→	PROPOSED LAWN DRAIN (RIM ELEVATION)	● (23.54)
EXISTING GROUND CONTOUR	-10-	SWALE	←←
LANDSCAPED AREA - SEE LANDSCAPE ARCHITECTS PLANS DETAILS	[Symbol]		
RIDGELINE	- - - -		

- NOTES:**
- ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILED CURB AND BUILDING ALIGNMENT/LAYOUT, AS WELL AS DETAILS OF CONCRETE SIDEWALKS, STYLES, COLOURING, AND TYPES.

BEFORE YOU DIG
 EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT TELUS, B.C. HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.

No.	DATE	REVISION	DRN	TECH	ENG
6					
5					
4	2022.03.17	REVISED PER NEW ARCHITECTURAL SITE PLAN	NWP	JKC	PRG
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1	2022.03.04	OCP AMENDMENT AND DP SUBMISSION	NWP	JKC	PRG

LEGAL DESCRIPTION:
 LOT 2, DISTRICT LOT 203, LILLOET DISTRICT PLAN KAP56640.

BENCHMARK:
 ELEVATIONS ARE ON CGVD28BC GEODETIC DATUM AND WERE DERIVED FROM NATURAL RESOURCE CANADA'S PPP SERVICE USING GNSS OBSERVATIONS.

KM Civil
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 EGBC PERMIT TO PRACTICE No. 1000138

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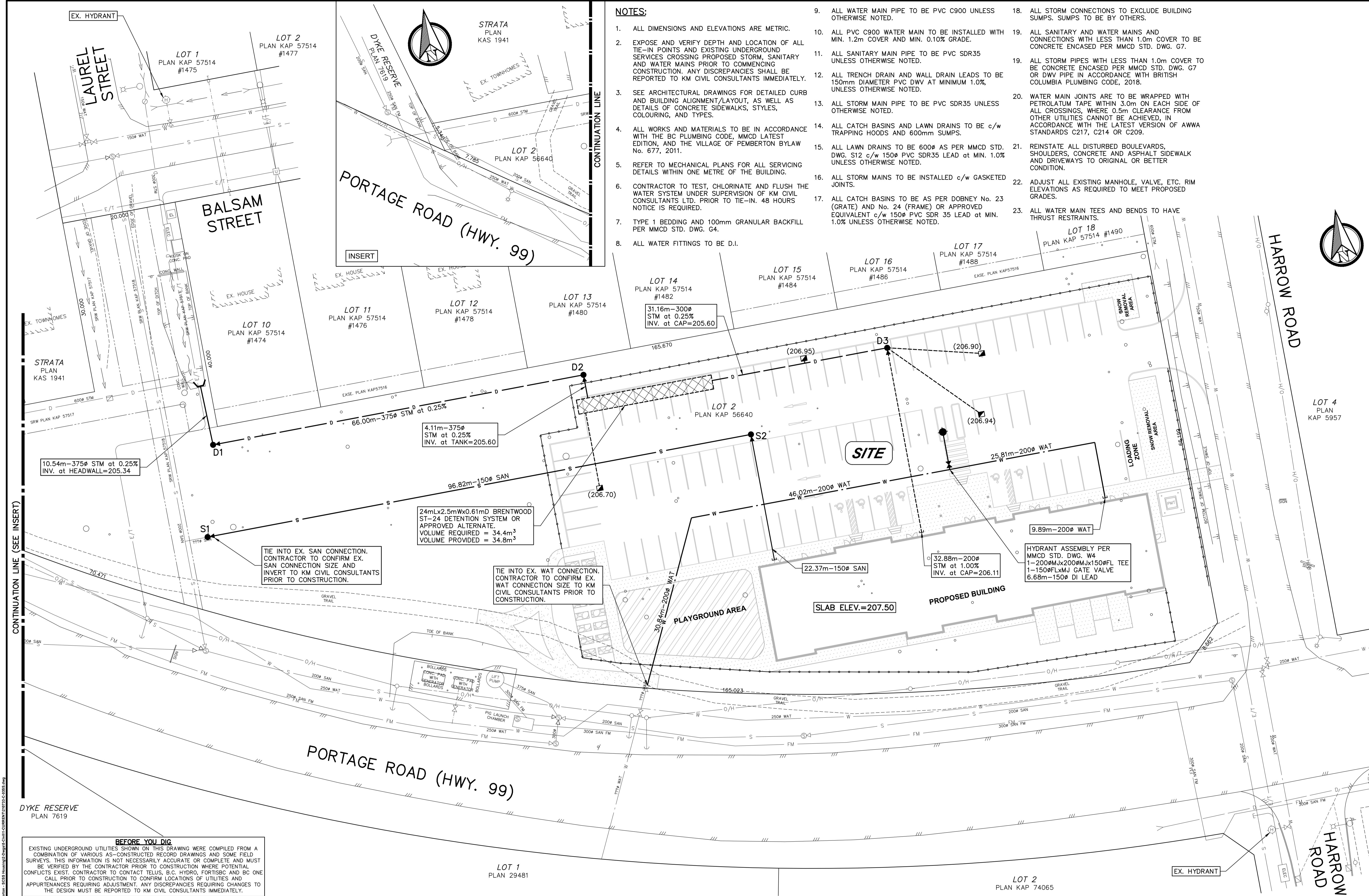
200-2605 CLARKE STREET,
 PORT MOODY, B.C., V3H 1Z4
 ATTENTION: RONALDO DUFOUR
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SITE GRADING PLAN

LOT 2, HARROW RD., PEMBERTON, B.C.

DESIGNED: JKC DRAWN: NWP REVIEWED: PRG APPROVED: PRG SCALE: HORZ: 1:300 VERT:

MUNICIPAL PROJECT NUMBER: 210733-C	DRAWING No.: 2
MUNICIPAL DRAWING NUMBER:	
KM CIVIL PROJECT No.:	of 5
DATE: JANUARY, 2022	REVISION No. 4



NOTES:

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
- EXPOSE AND VERIFY DEPTH AND LOCATION OF ALL TIE-IN POINTS AND EXISTING UNDERGROUND SERVICES CROSSING PROPOSED STORM, SANITARY AND WATER MAINS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED CURB AND BUILDING ALIGNMENT/LAYOUT, AS WELL AS DETAILS OF CONCRETE SIDEWALKS, STYLES, COLOURING, AND TYPES.
- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE, MMCD LATEST EDITION, AND THE VILLAGE OF PEMBERTON BYLAW No. 677, 2011.
- REFER TO MECHANICAL PLANS FOR ALL SERVICING DETAILS WITHIN ONE METRE OF THE BUILDING.
- CONTRACTOR TO TEST, CHLORINATE AND FLUSH THE WATER SYSTEM UNDER SUPERVISION OF KM CIVIL CONSULTANTS LTD. PRIOR TO TIE-IN. 48 HOURS NOTICE IS REQUIRED.
- TYPE 1 BEDDING AND 100mm GRANULAR BACKFILL PER MMCD STD. DWG. G4.
- ALL WATER FITTINGS TO BE D.I.
- ALL WATER MAIN PIPE TO BE PVC C900 UNLESS OTHERWISE NOTED.
- ALL PVC C900 WATER MAIN TO BE INSTALLED WITH MIN. 1.2m COVER AND MIN. 0.10% GRADE.
- ALL SANITARY MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL TRENCH DRAIN AND WALL DRAIN LEADS TO BE 150mm DIAMETER PVC DWV AT MINIMUM 1.0%, UNLESS OTHERWISE NOTED.
- ALL STORM MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS AND LAWN DRAINS TO BE c/w TRAPPING HOODS AND 600mm SUMPS.
- ALL LAWN DRAINS TO BE 600Ø AS PER MMCD STD. DWG. S12 c/w 150Ø PVC SDR35 LEAD AT MIN. 1.0% UNLESS OTHERWISE NOTED.
- ALL STORM MAINS TO BE INSTALLED c/w GASKETED JOINTS.
- ALL CATCH BASINS TO BE AS PER DOBNEY No. 23 (GRATE) AND No. 24 (FRAME) OR APPROVED EQUIVALENT c/w 150Ø PVC SDR 35 LEAD AT MIN. 1.0% UNLESS OTHERWISE NOTED.
- ALL STORM CONNECTIONS TO EXCLUDE BUILDING SUMPS. SUMPS TO BE BY OTHERS.
- ALL SANITARY AND WATER MAINS AND CONNECTIONS WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7.
- ALL STORM PIPES WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7 OR DWV PIPE IN ACCORDANCE WITH BRITISH COLUMBIA PLUMBING CODE, 2018.
- WATER MAIN JOINTS ARE TO BE WRAPPED WITH PETROLATUM TAPE WITHIN 3.0m ON EACH SIDE OF ALL CROSSINGS, WHERE 0.5m CLEARANCE FROM OTHER UTILITIES CANNOT BE ACHIEVED, IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARDS C217, C214 OR C209.
- REINSTATE ALL DISTURBED BOULEVARDS, SHOULDERS, CONCRETE AND ASPHALT SIDEWALK AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION.
- ADJUST ALL EXISTING MANHOLE, VALVE, ETC. RIM ELEVATIONS AS REQUIRED TO MEET PROPOSED GRADES.
- ALL WATER MAIN TEES AND BENDS TO HAVE THRUST RESTRAINTS.

10.54m-375Ø STM at 0.25% INV. at HEADWALL=205.34

4.11m-375Ø STM at 0.25% INV. at TANK=205.60

24mLx2.5mWx0.61mD BRENTWOOD ST-24 DETENTION SYSTEM OR APPROVED ALTERNATE. VOLUME REQUIRED = 34.4m³ VOLUME PROVIDED = 34.8m³

TIE INTO EX. SAN CONNECTION. CONTRACTOR TO CONFIRM EX. SAN CONNECTION SIZE AND INVERT TO KM CIVIL CONSULTANTS PRIOR TO CONSTRUCTION.

TIE INTO EX. WAT CONNECTION. CONTRACTOR TO CONFIRM EX. WAT CONNECTION SIZE TO KM CIVIL CONSULTANTS PRIOR TO CONSTRUCTION.

HYDRANT ASSEMBLY PER MMCD STD. DWG. W4
1-200ØMx200ØMx150ØFL TEE
1-150ØFLxMxJ GATE VALVE
6.68m-150Ø DI LEAD

BEFORE YOU DIG
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT TELUS, B.C. HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.

No.	DATE	REVISION	DRN	TECH	ENG
6					
5					
4	2022.03.17	REVISED PER NEW ARCHITECTURAL SITE PLAN	NWP	JKC	PRG
3	2022.03.11	TRAIL REMOVED	NWP	JKC	PRG
2	2022.03.10	DETENTION TANK LOCATION REVISED	NWP	JKC	PRG
1	2022.03.04	OCP AMENDMENT AND DP SUBMISSION	NWP	JKC	PRG

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 203, LILLOET DISTRICT PLAN KAP56640.

BENCHMARK:
ELEVATIONS ARE ON CGVD28BC GEODETIC DATUM AND WERE DERIVED FROM NATURAL RESOURCE CANADA'S PPP SERVICE USING GNSS OBSERVATIONS.



ABBOTSFORD OFFICE
400 - 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
Tel: 604-853-8831 Fax: 604-853-1580

VANCOUVER OFFICE
110 - 2920 Virtual Way
Vancouver, BC V5M 0C4
Tel: 604-294-6662 Fax: 604-294-6665

YELLOWRIDGE CONSTRUCTION LTD.

200-2605 CLARKE STREET,
PORT MOODY, B.C., V3H 1Z4
ATTENTION: RONALDO DUFOUR
TEL:(604)936-2605 EMAIL: info@yellowridge.ca

SITE SERVICING PLAN

LOT 2, HARROW RD., PEMBERTON, B.C.

DESIGNED:	DRAWN:	REVIEWED:	APPROVED:	SCALE:
JKC	NWP	PRG	PRG	HORZ: 1:300 VERT.

MUNICIPAL PROJECT NUMBER:
MUNICIPAL DRAWING NUMBER:
KM CIVIL PROJECT No.:
210733-C
DATE: **JANUARY, 2022**

DRAWING No.:
3
of 5
REVISION No. 4

Harrow Road/Portage Road

FUS Sprinkler Demand Calculations

1. Development Details

Type: Commercial/Residential
 Floor Area: 61,520 sq.ft.
 Floor Area: 5,715 sq.m

2. Construction Details

Type: Fire Rated Structure - Concrete Main Floor / Wood Frame Stories Above
 FUS Type: Combustible
 FUS 'C' Value: 0.92

3. FUS Basic Fire Flow Requirement

Fire Flow: $220 * C * (A)^{1/2}$ L/min
 Fire Flow: 15000 L/min (rounded to nearest 1,000)

4. Adjustment for Occupancy Type

Occupancy: Multi-Family
 Occupancy: Limited Combustible
 Charge: -15.00 %

5. Adjustment for Sprinklering

Sprinklered: YES
 Reduction: 50 %

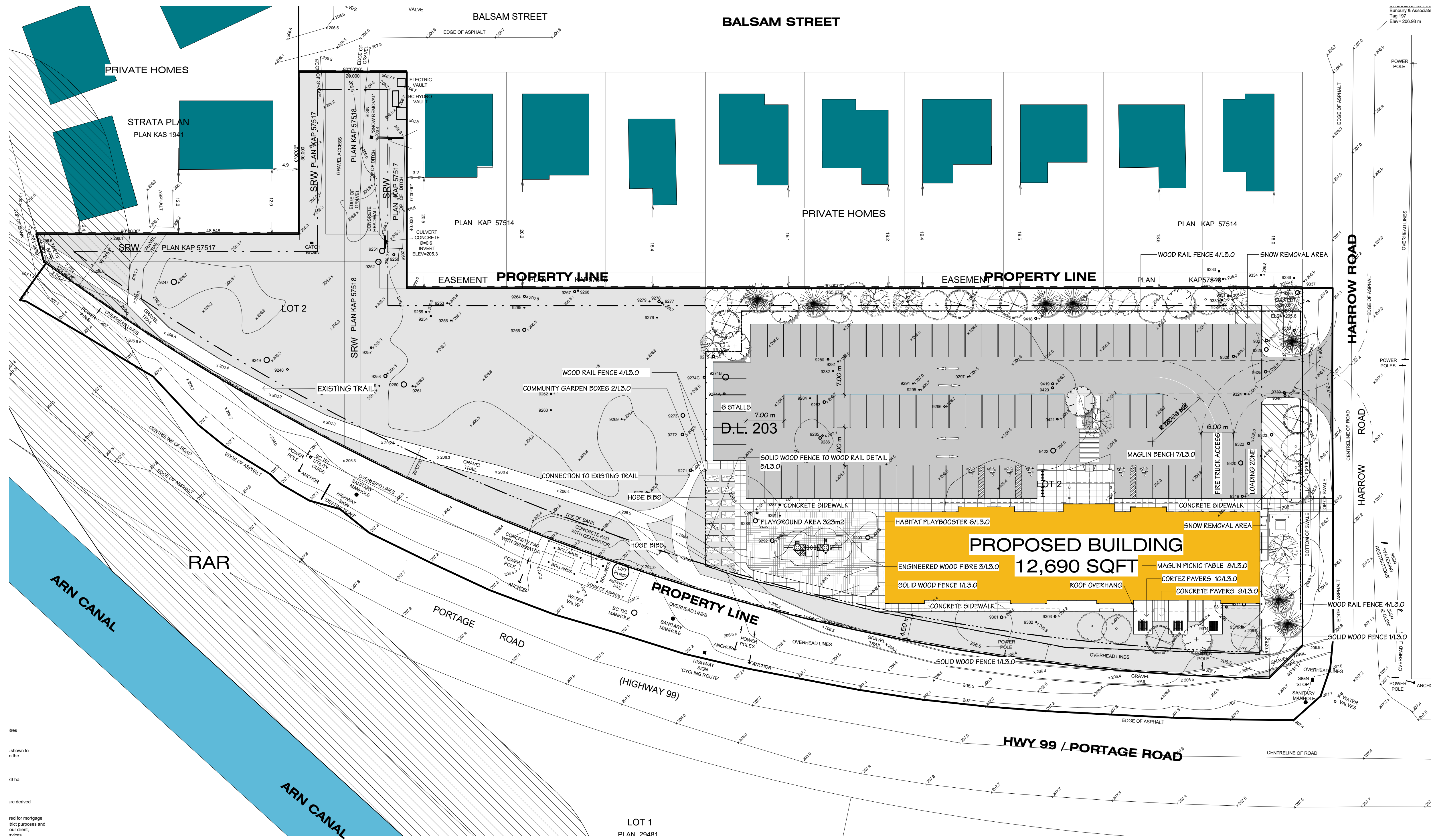
6. Adjustment for Exposure

Location:	Distance (m)	Charge (%)
South side:	>45	0
West side:	8.5	20
East side:	35	5
North side:	>45	0
Total:		25

Harrow Road/Portage Road

FUS Sprinkler Demand Calculations**7. Resultant FUS Fire Flow Requirement**

Base Flow:	15000.00	L/min
Occupancy:	-2250.0	L/min
<hr/>		
Sub-Total:	12750.00	L/min
Sprinklers:	-6375.0	L/min
Exposures:	3187.5	L/min
<hr/>		
Total:	10000.0	L/min
Total:	166.7	L/sec
Duration:	2.0	hours
Volume:	1200	cubic metres



OVERALL LANDSCAPE PLAN
1 : 400
NORTH

LANDSCAPE DRAWING LIST

- L1.0 OVERALL LANDSCAPE PLAN
- L2.0 OVERALL PLANTING PLAN
- L3.0 LANDSCAPE DETAILS
- L3.1 LANDSCAPE DETAILS

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO CONFIRM UNITS AND MEASUREMENTS
2. PREVENT DAMAGE TO ALL LANDSCAPING , BUILDINGS , STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES. MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION, TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

station one architects

604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford 203-2

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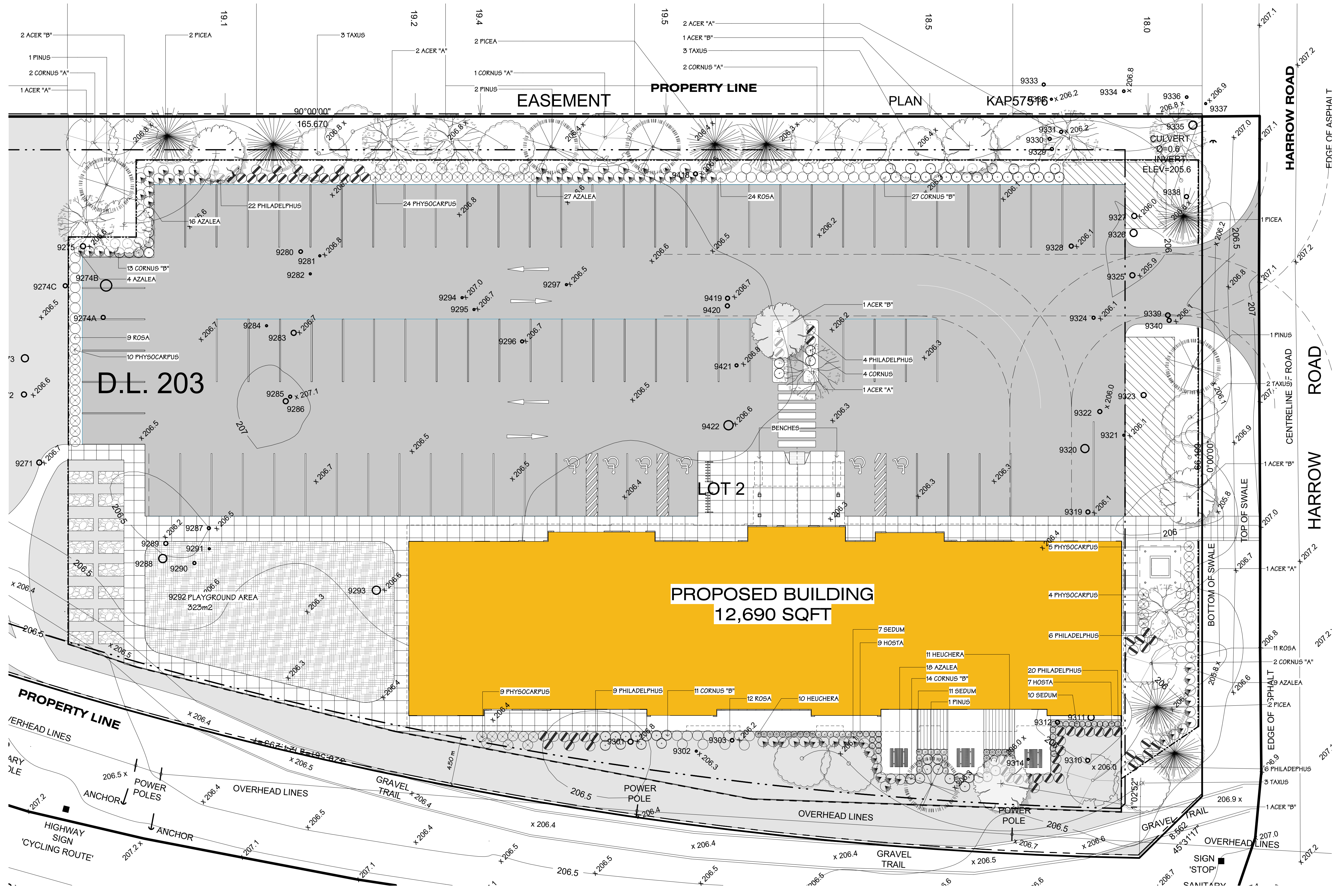
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OVERALL LANDSCAPE PLAN	ISSUED FOR DP

HARROW ROAD AFFORDABLE HOUSING
LOT 2 HARROW ROAD, PEMBERTON

DRAWING NAME

L1.0

OVERALL LANDSCAPE PLAN
JOB NO. 20123
SCALE As indicated
DATE Issue Date



PLANTING PLAN
1 : 200
NORTH

PLANTING SCHEDULE - TREES						
TYPE	QUANTITY	LATIN NAME	COMMON NAME	SIZE	ROOTS	REMARKS
"B"	6	ACER PALMATUM DISS CRIMSON QUEEN	WEeping JAPANESE MAPLE	6cm CAL.		1.8M STAND.
"A"	7	ACER RUBRUM	RED MAPLE	6cm CAL.		1.8M STAND.
"A"	7	CORNUS NUTTALLII	PACIFIC DOGWOOD	6cm CAL.		1.8M STAND.
	7	PICEA ABIES OHLENDORFII	NEST SPRUCE			
	5	PINUS THUNBERGII TEMPLETON	TEMPLETON PINE			
	11	TAXUS FAST. AUREOMARGINATA	GOLDEN COLUMNER YEW			

PLANTING SCHEDULE - SHRUBS						
TYPE	QUANTITY	LATIN NAME	COMMON NAME	SIZE	ROOTS	REMARKS
	74	AZALEA JAPONICA	EVERGREEN AZALEA			
"B"	69	CORNUS GERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD			
	67	PHILADELPHUS LEWISII	MOCK ORANGE			
	52	PHYSOCARPUS OPULIFOLIUS DIABLO	NINEBARK			
	56	ROSA NUTKANA	NOOTKA ROSE			

PLANTING SCHEDULE - PERENNIAL						
TYPE	QUANTITY	LATIN NAME	COMMON NAME	SIZE	ROOTS	REMARKS
PERENNIALS						
	21	HEUCHERA	CORAL BELLS			
	26	HOSTA 'SIEBOLDIANA ELEGANS', 'SUM AND SUBSTANCE' 'SUN POWER' 'ZOUNDS'	SLUG RESISTANT HOSTA			
	18	SEDUM 'AUTUMN JOY'	SEDUM 'AUTUMN JOY'			

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DRAWING NAME
OVERALL PLANTING PLAN

REVISIONS

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DATE

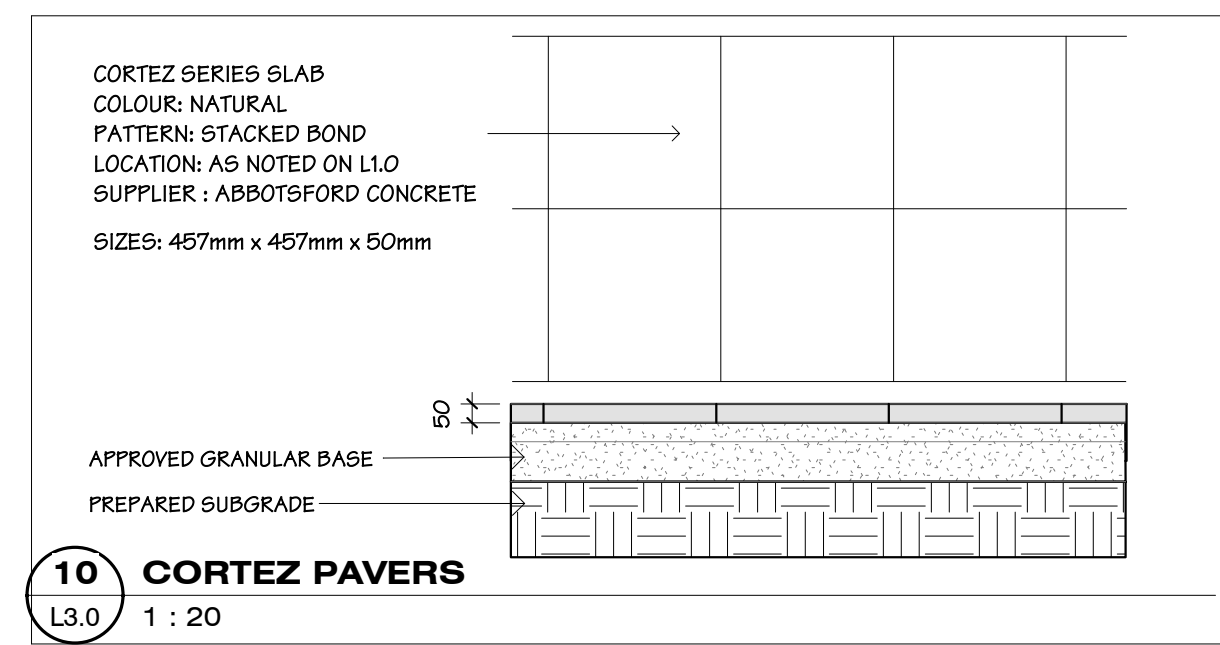
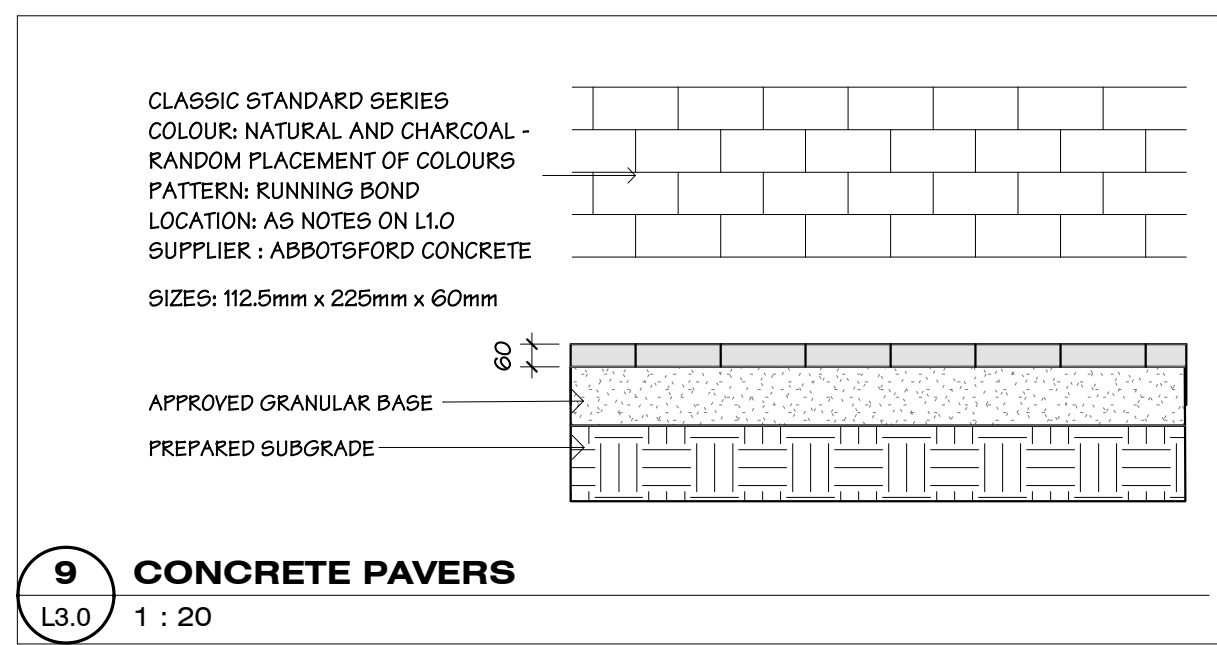
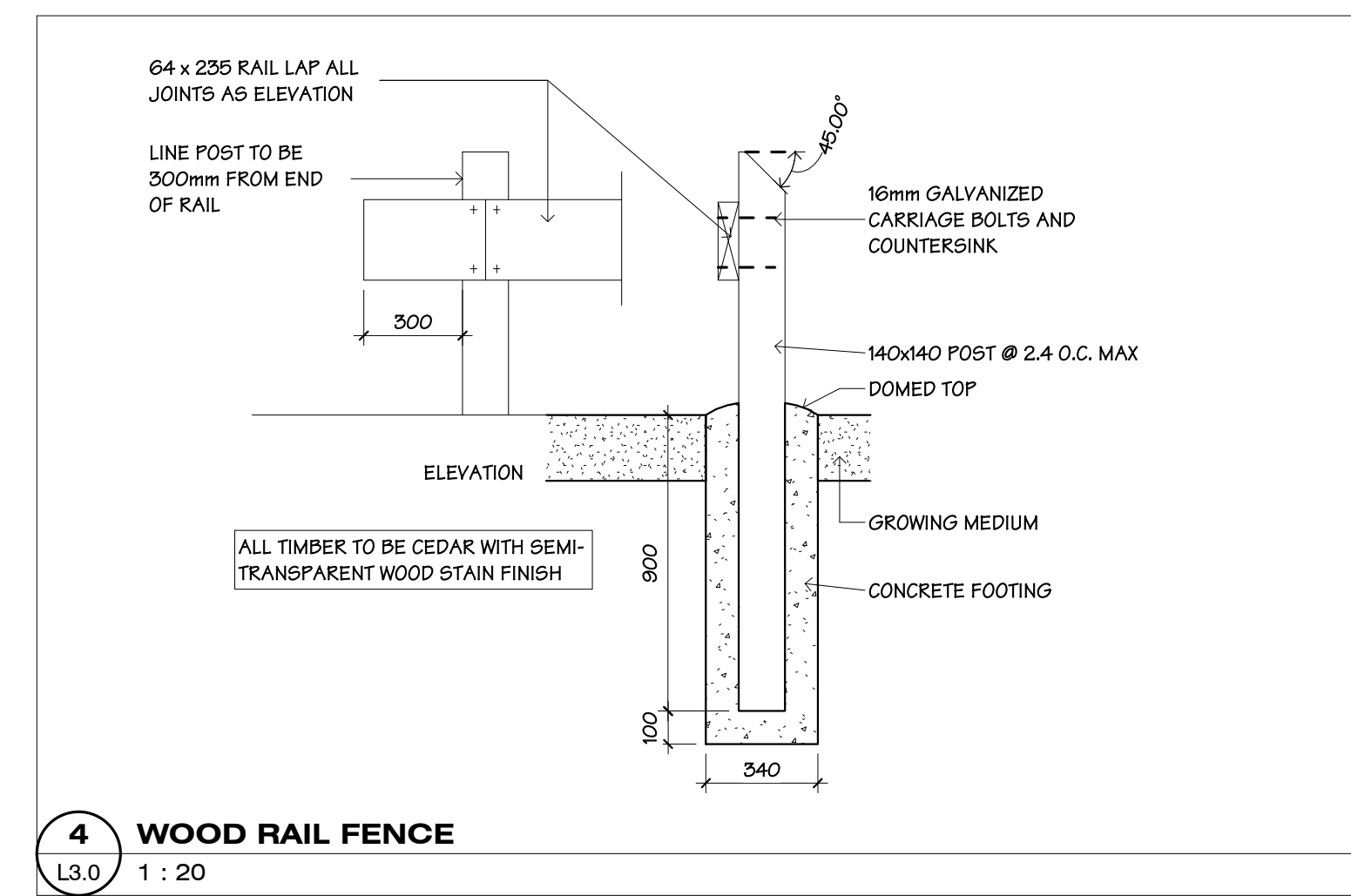
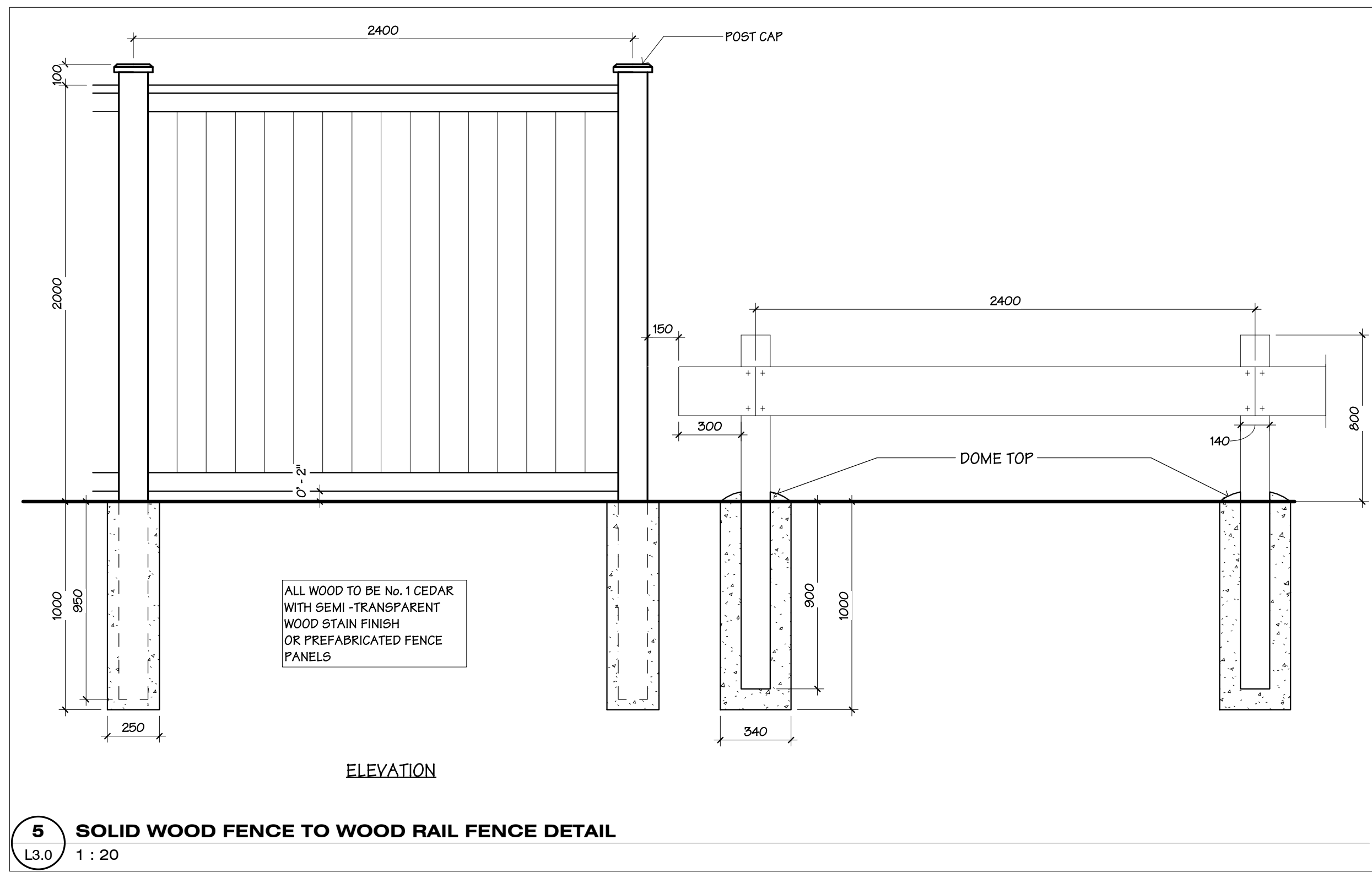
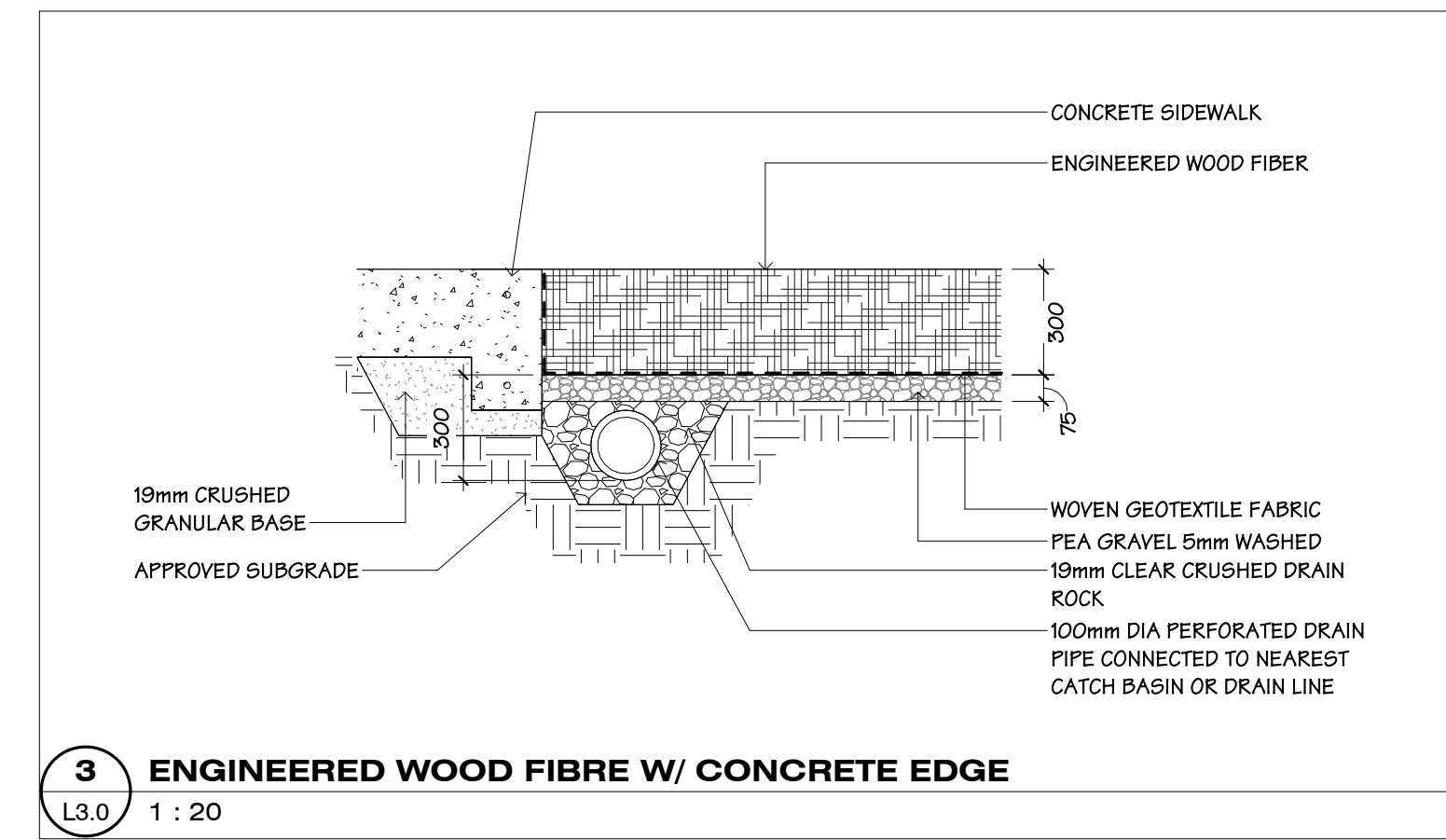
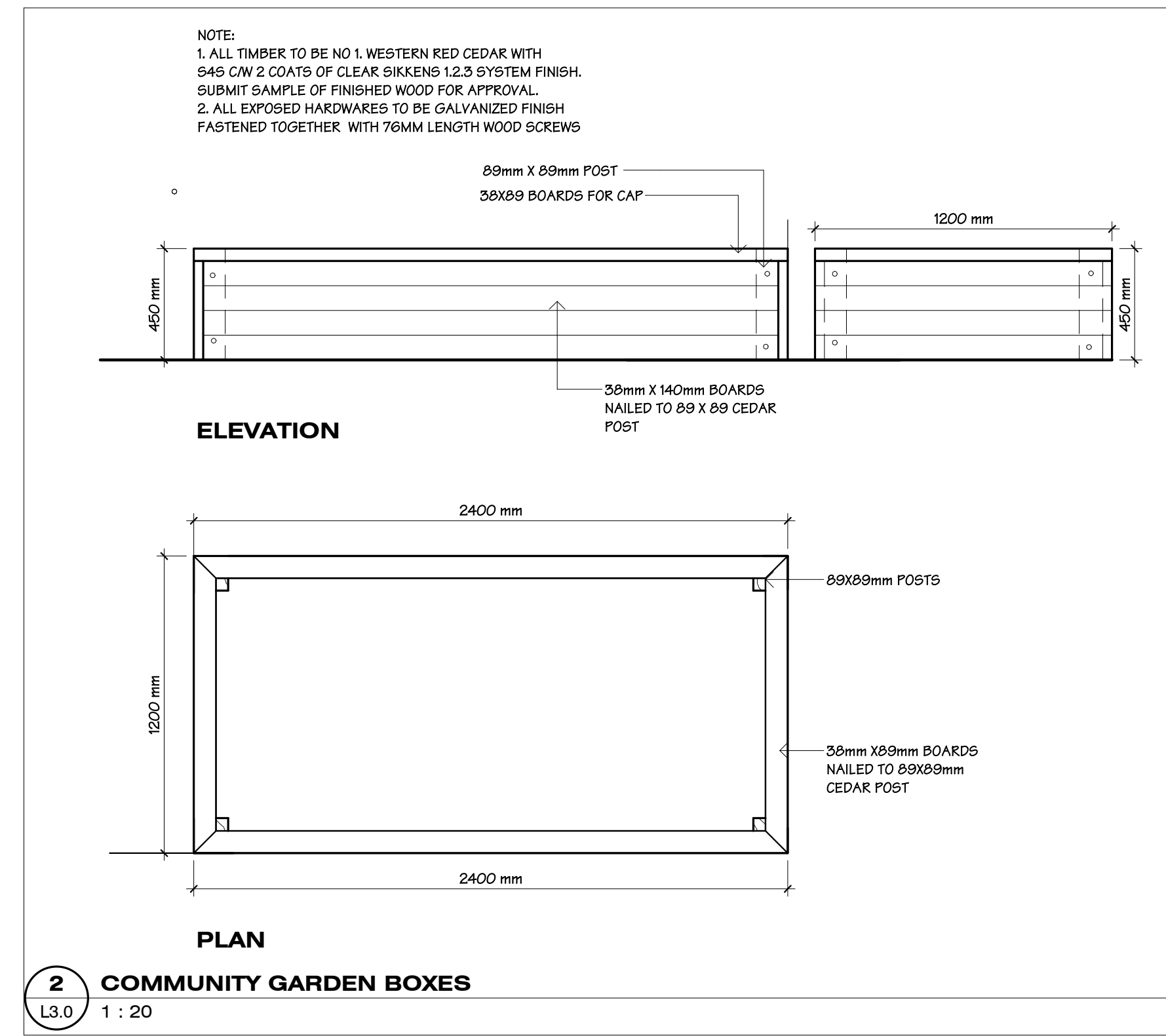
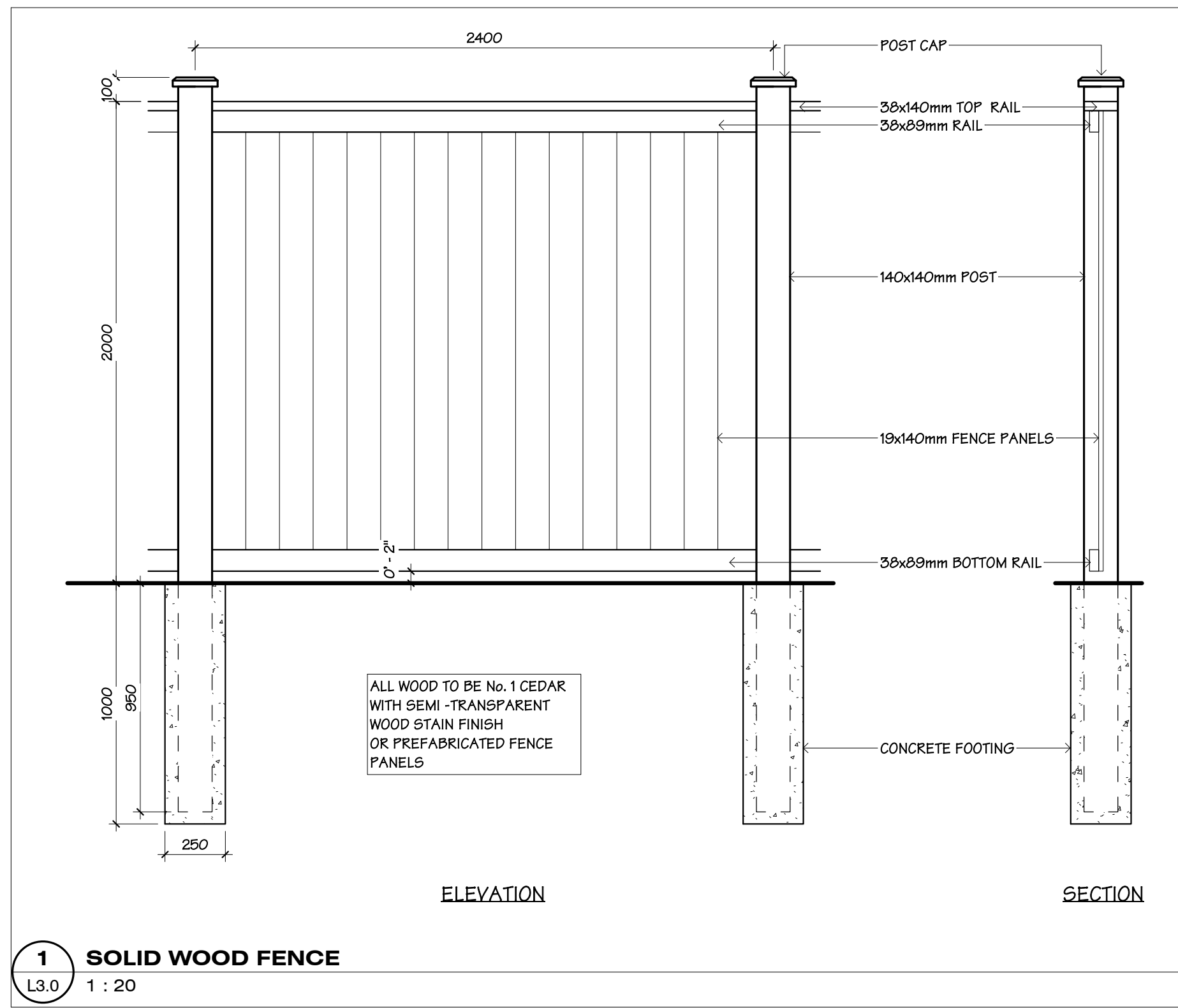
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604 793 9445
Chilliwack 9355 Young Rd V2P 4S3
Abbotsford 2

LOT 2 HARROW ROAD, PEMBERTON

L2.0



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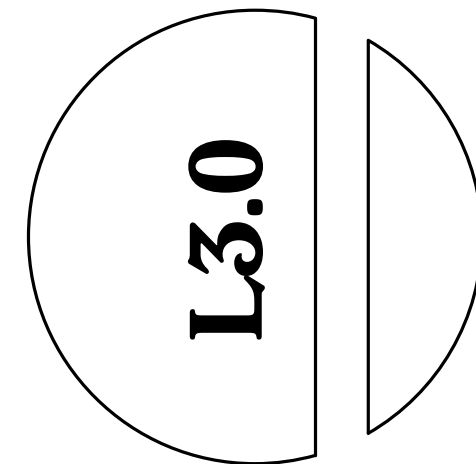
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HARROW ROAD AFFORDABLE HOUSING
LOT 2 HARROW ROAD, PEMBERTON

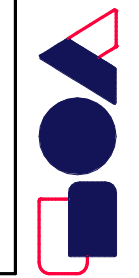
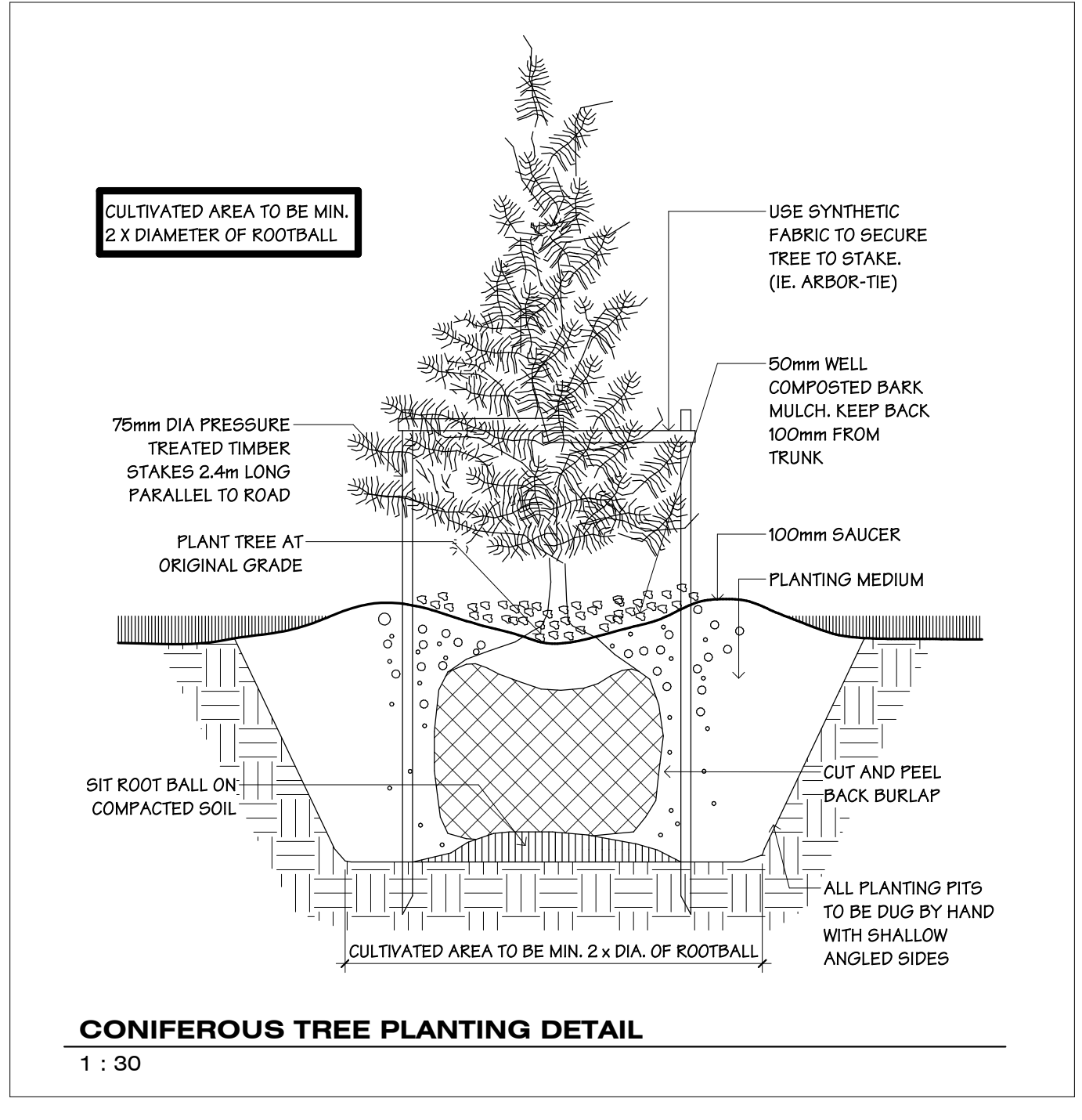
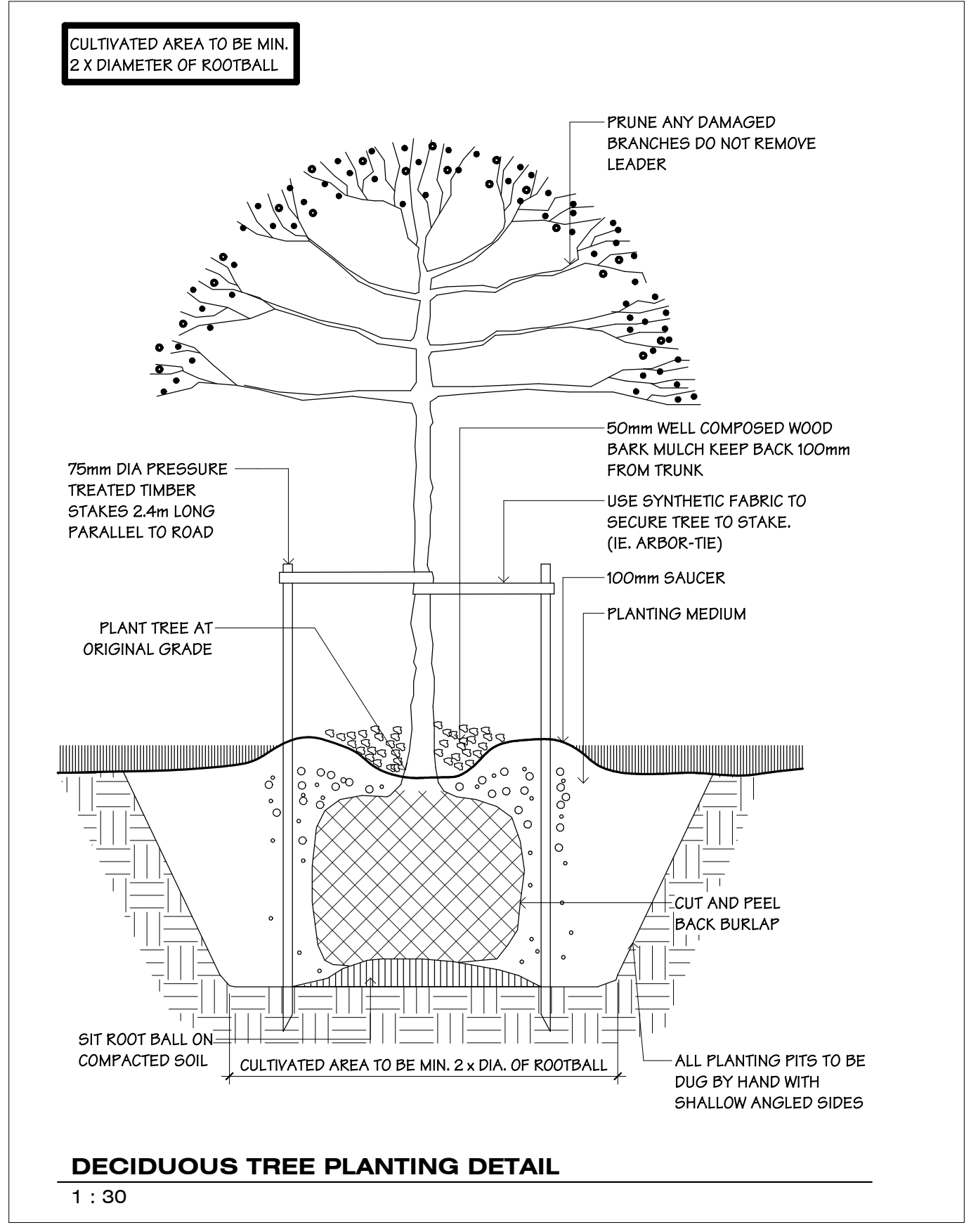
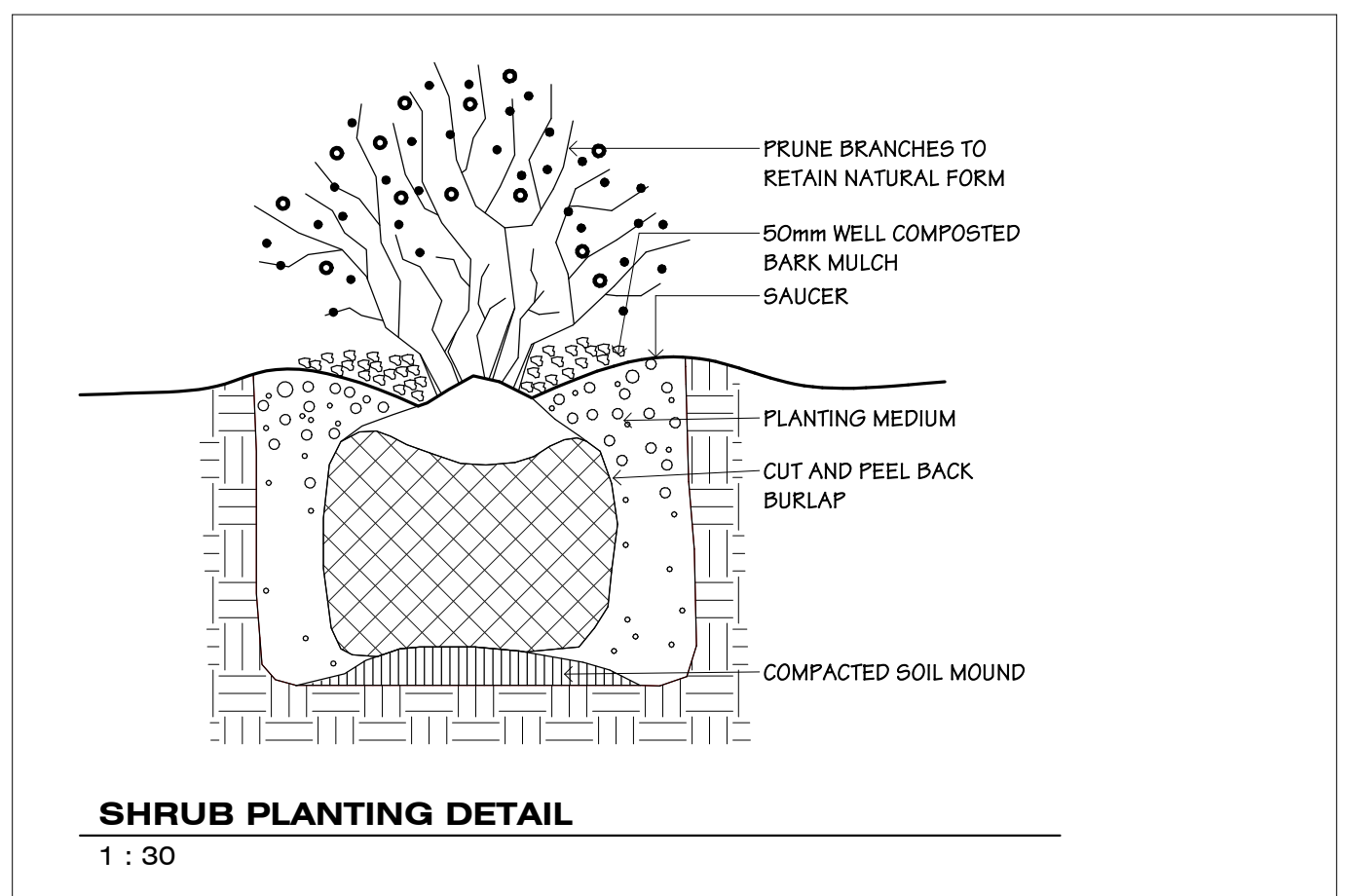
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 CANADA



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604 793 9445

Chilliwack 9355 Young Rd V2P 4S3

Abbotsford

LANDSCAPE DETAILS

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 LOT 2 HARROW ROAD, PEMBERTON

