

GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH:
 - CITY OF COQUITLAM SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 3558, 2003 AS AMENDED MARCH 2016 AND THE APPLICABLE CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAILED DRAWINGS TO MMCD 2009 EDITION.
 - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN.
 - MASTER MUNICIPAL CONSTRUCTION DOCUMENTS 2009 PLATINUM EDITION
 - THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THESE DOCUMENTS.
- 2. ALL WORK SHALL CONFORM TO THE CONSTRUCTION STANDARDS SPECIFIED IN THE SUBDIVISION AND DEVELOPMENT SERVICES BYLAW AND SHALL PASS THE INSPECTION OF THE CITY OF COQUITLAM OPERATIONS DEPARTMENT. CONTACT SENIOR ENGINEERING INSPECTOR MR. LARRY HOVEY AT 604-927-0319, 72 HOURS PRIOR TO CONSTRUCTION.
- 3. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS/PERMITS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- 4. EXISTING UNDERGROUND SERVICES SHOWN ARE BASED ON AS-CONSTRUCTED DRAWINGS PROVIDED BY THE CITY OF COQUITLAM. EXISTING UTILITIES SHOWN ARE BASED ON DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION OF EXISTING SERVICES AND UTILITIES UNDER THE SUPERVISION OF THE APPROPRIATE AUTHORITY PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS. THE CITY OF COQUITLAM AND THE UTILITY COMPANIES CANNOT BE HELD LIABLE FOR ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING NEAR OR AROUND EXISTING SERVICES, ANY DISTURBANCE TO THESE SERVICES SHALL BE REPLACED OR MADE GOOD TO THE SATISFACTION OF THE CITY OF COQUITLAM OR THE OWNER OF THE UTILITY.
- 6. DISTURBANCE TO ANY LANDSCAPING OR IMPROVEMENT SHALL BE RESTORED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF COQUITLAM. IN SOME CASES THE CITY OF COQUITLAM MAY REQUIRE THE CONTRACTOR TO OBTAIN WRITTEN ACCEPTANCE OF THE RESTORATION FROM THE AFFECTED PROPERTY OWNERS.
- 7. ALL MONUMENTS, POSTS OR IRON PINS DISTURBED OR DESTROYED SHALL BE REPLACED AND RESURVEYED AT THE CONTRACTOR'S EXPENSE AND TO THE CITY OF COQUITLAM'S SATISFACTION.
- 8. ALL EXISTING LIVE SERVICES SHALL BE MAINTAINED OPERATIONAL DURING CONSTRUCTION.
- 9. WORK REFERENCED AS 'BY DEVELOPER' SHALL BE CARRIED OUT BY THE CONTRACTOR. WORK REFERENCED TO AS 'BY BUILDER' WILL BE CARRIED OUT BY OTHERS.
- 10. STORM AND SANITARY SEWERS SHALL BE VIDEO INSPECTED ONCE DURING THE PERIOD BETWEEN COMPLETION OF CONSTRUCTION AND THE END OF MAINTENANCE PERIOD AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ONE COPY OF THE VIDEO AND DATA REPORT.
- 11. ALL EXISTING SERVICES THAT REQUIRE CAPPING (TEMPORARY OR PERMANENT) MUST BE CAPPED BY THE ENGINEERING & PUBLIC WORKS DEPARTMENT OF THE CITY OF COQUITLAM AT THE DEVELOPERS' COST. PLEASE CONTACT MS. DEBBIE MURRAY AT 604-927-3508 TO MAKE NECESSARY ARRANGEMENTS AND PAYMENT TO GET THE SERVICES CAPPED.

LEGEND OF SYMBOLS

EXISTING	PROPOSED	EXISTING	PROPOSED

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Road
Drainage sewer, MH	Water service	Utility pole/post top	Vegetation Center
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, post top	Vegetation Shrub
Sanitary foremanhole	Catch basin, side inlet	Survey iron pin	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Survey Level Peg	Survey Monument
Hydro duct, MH	Drainage service	Junction box	
Telephone duct, MH	Drainage cleanout		

1	2021-05-05	S.U.	RECORD DRAWING
2	2020-06-02	B.D.	ROAD B REVISED
3	2020-03-08	B.D.	ISSUED FOR CONSTRUCTION
4	2020-11-21	B.D.	RE-ISSUED FOR SERVING AGREEMENT
5	2019-12-12	B.D.	RE-ISSUED FOR SERVING AGREEMENT
6	2019-11-01	B.D.	ISSUED FOR SERVING AGREEMENT
7	2019-09-15	R.D.	RE-ISSUED FOR CITY REVIEW
8			
9			
10			

Design by: WSP CANADA INC. 4400-55 HURONTARIO STREET NEW WESTMINSTER, B.C. CANADA V3B 5P5 TEL: 604-666-1144 FAX: 604-628-5710

Date: SEPT 2018

Drawn by: SD

Checked by: SD

Approved by: SD

ACCEPTED FOR CONSTRUCTION Date: _____

Manager of Development Servicing

Coquitlam Engineering & Public Works 3000 Oxford Way, Coquitlam, B.C. V3B 7H2

Scale 1:500

Scale 1:500

Sheet 2 of 23

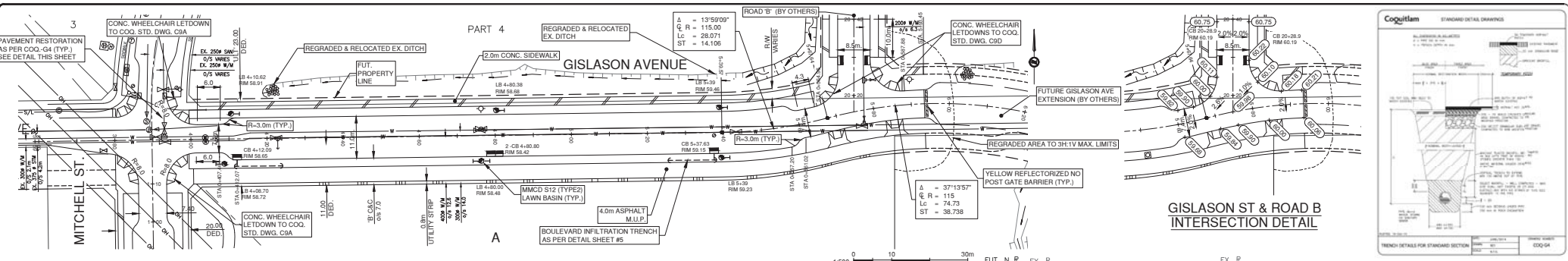
Eng. Project No. 16-110057 SD

Project MITCHELL TOWNHOMES

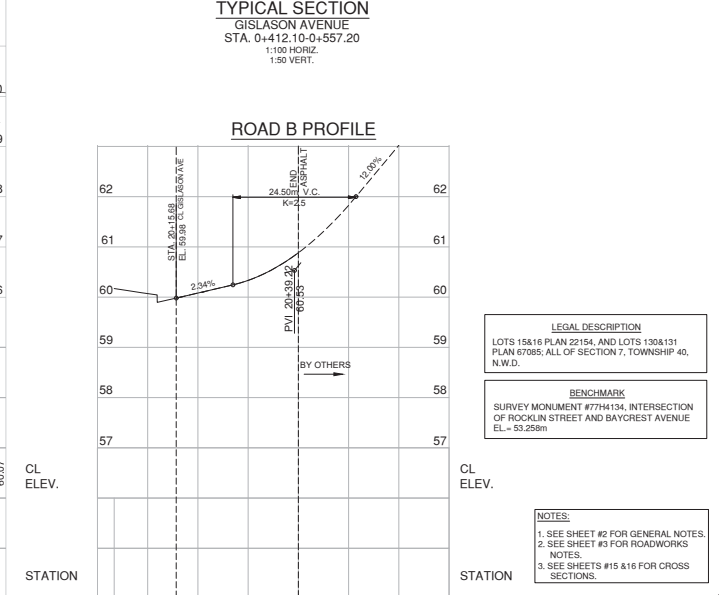
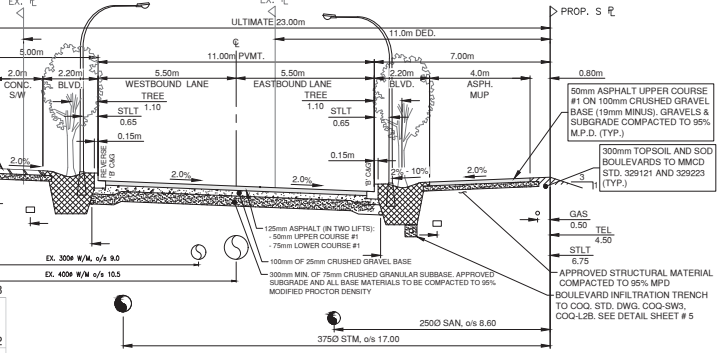
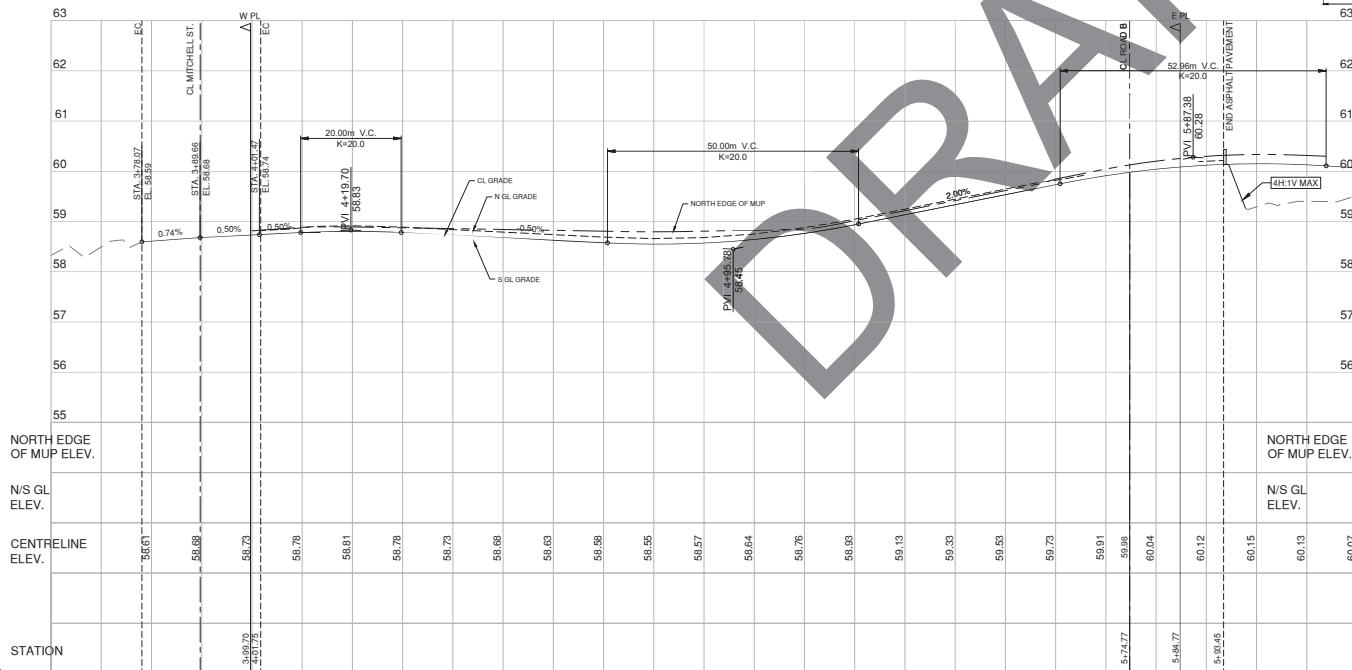
Description KEY PLAN

LEGAL DESCRIPTION: LOTS 15&16 PLAN 22154, AND LOTS 130&131 PLAN 67085; ALL OF SECTION 7, TOWNSHIP 40, N.W.D.

BENCHMARK: SURVEY MONUMENT #77H434, INTERSECTION OF ROCKLIN STREET AND BAYCREST AVENUE EL = 53.258m



The seal and signature of the undersigned on this drawing certifies that the design information contained in this drawing accurately reflects the original design and the material design changes made during construction, that were brought to the undersigned's attention. This drawing is 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 this drawing, 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 material respects with the original design intent.



Edge of pavement

Watermain and valve

Drainage sewer, MH

Sanitary sewer, MH

Sanitary forcemain

Gasmain and valve

Hydro duct, MH

Telephone duct, MH

Hydrant

Water air valve

Water blowoff

Water service

Catch basin, top inlet

Catch basin, side inlet

Catch basin, round

Drainage service

Drainage cleanout

Sanitary service

Sanitary cleanout

Utility pole (point pole)

Utility pole with light

Streetlight, dual

Streetlight, post top

Corn signal pole

Traffic signal pole

Junction box

Hydro Guy Wire

Hydro Hoist

Vegetation Conifer

Vegetation Deciduous

Survey Traverse Hub

Survey Iron Pin

Survey Level Plug

Survey Monument

1

2021-05-06

S.U.

RECORD DRAWING

2

2020-06-02

B.D.

ROAD B REVISED

3

2020-03-06

B.D.

ISSUED FOR CONSTRUCTION

4

2020-01-21

B.D.

RE-ISSUED FOR SERVICING AGREEMENT

5

2019-12-12

B.D.

RE-ISSUED FOR SERVICING AGREEMENT

6

2019-11-01

B.D.

ISSUED FOR SERVICING AGREEMENT

7

2019-08-15

B.D.

RE-ISSUED FOR CITY REVIEW

No.

Date

By

Revisions

Design by

Date

Drawn by

Date

Checked by

Date

Approved by

Date

WSP CANADA INC.

4800-88 RICHMOND STREET

NEW WESTMINSTER, B.C.

CANADA V3B 5P5

TEL: 604-681-1144 FAX: 604-681-1170

www.wsp.ca

ACCEPTED FOR CONSTRUCTION

Date:

Manager of Development Servicing

Coquitlam

Engineering & Public Works

3000 Guildford Way, Coquitlam, B.C. V3B 7W2

Scale

1:500

Scale

1:50

Sheet

4 of 23

Eng. Project No.

16-110057 SD

Project

MITCHELL TOWNHOMES

Description

ROADWORKS

GISLASON AVENUE

Notes:

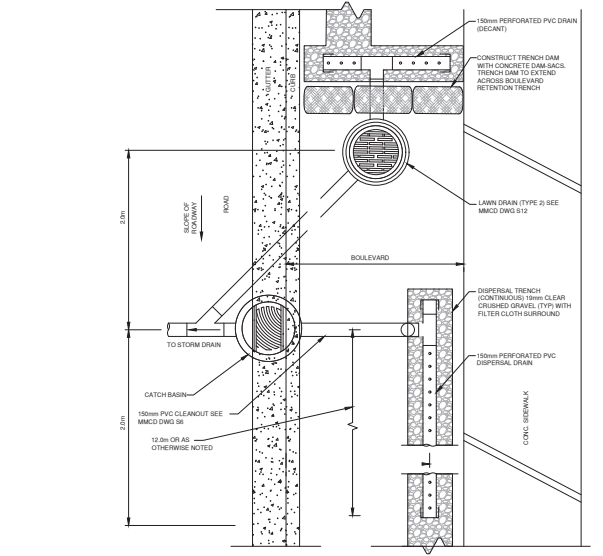
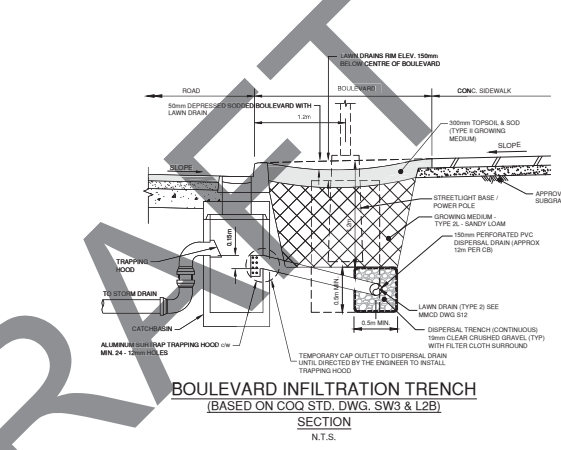
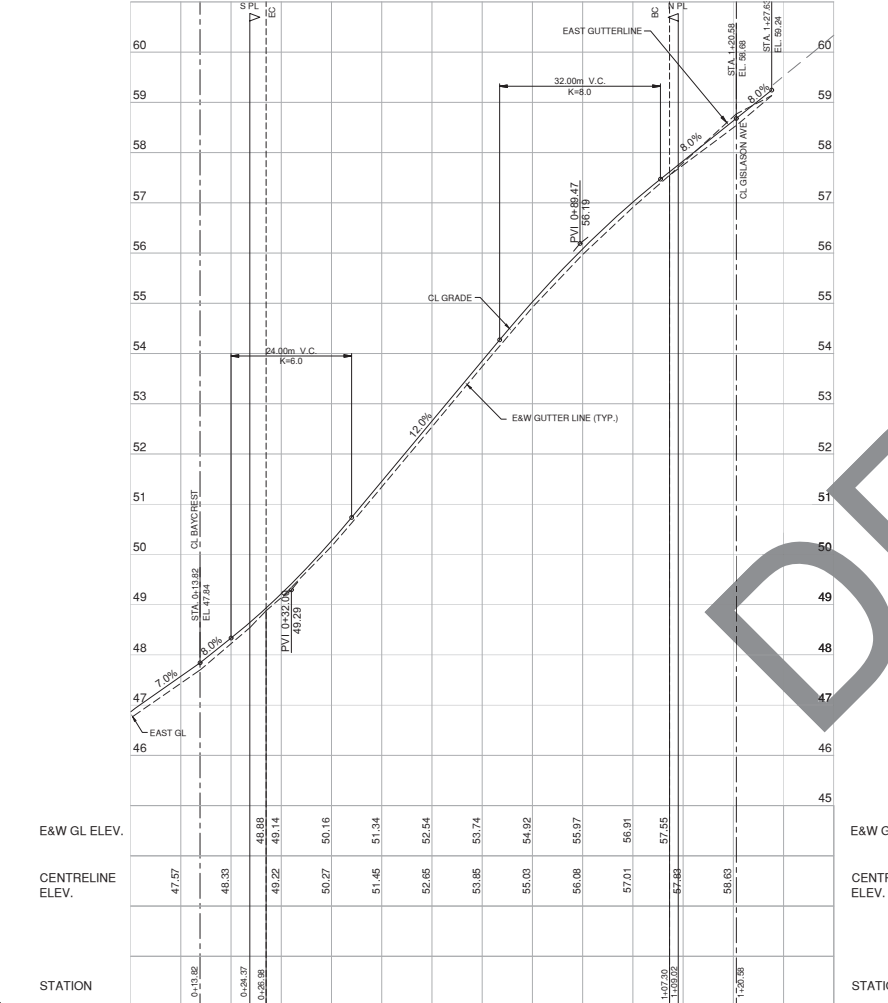
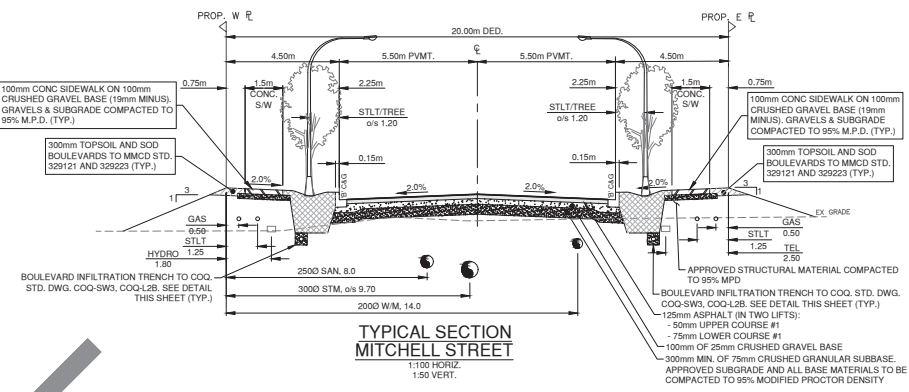
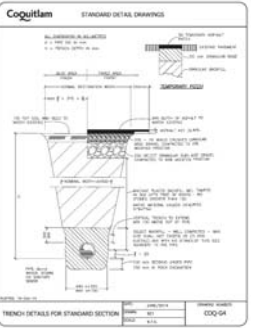
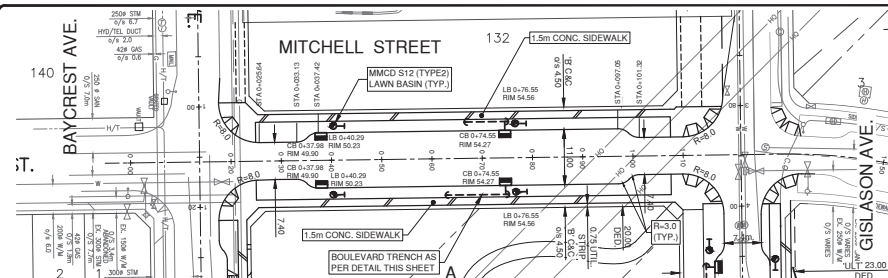
1. SEE SHEET #2 FOR GENERAL NOTES.

2. SEE SHEET #3 FOR ROADWORKS NOTES.

3. SEE SHEETS #15 & 16 FOR CROSS SECTIONS.

File: 151-08188-00_RecordDWg

Plot Date: June 8, 2021



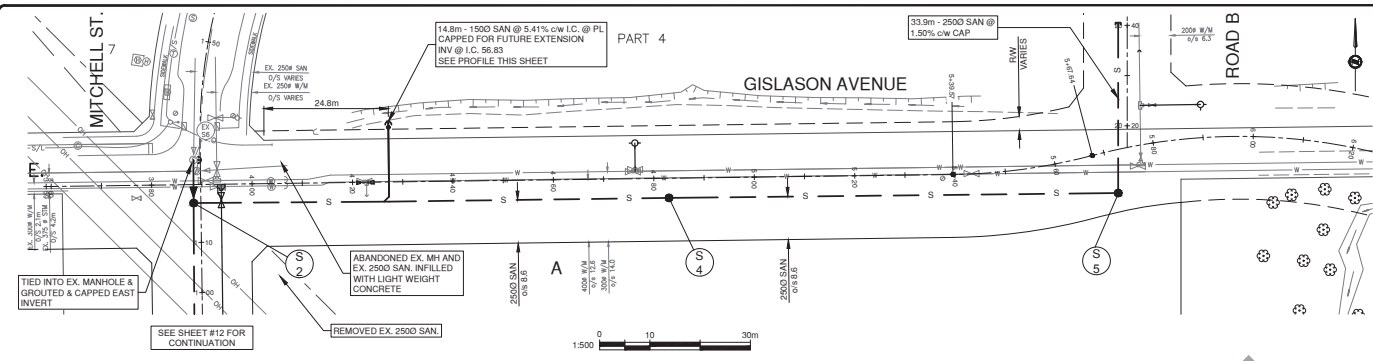
Edge of pavement	W	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	W	Water air valve	Sanitary cleanout	Hydro Hoist
Drainage sewer, MH	D	Water blowoff	Utility pole (point pole)	Vegetation Center
Drainage ditch	S	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	S	Catch basin, top inlet	Streetsight, dual	Vegetation Shrub
Sanitary forcemains	SFM	Catch basin, side inlet	Streetsight, post top	Survey Traverse Hub
Gasmain and valve	G	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	UE	Drainage service	Traffic signal pole	Survey Level Plug
Telephone duct, MH	T	Drainage cleanout	Junction box	Survey Monument

Design by	Date	WSP CANADA INC.
DUR	SEPT 2018	400-55 RICHMOND STREET
Drawn by	Date	NEW WESTMINSTER, B.C.
SD	SEPT 2018	CANADA V6A 3P5
Checked by	Date	TEL: 604-682-1244 FAX: 604-682-5710
GR	APR 2019	WWW.WSP.CA
Approved by	Date	

ACCEPTED FOR CONSTRUCTION	Manager of Development Servicing
Coquitlam Engineering & Public Works	3000 Oxford Way, Coquitlam, B.C. V3B 7H2

Scale	1:500	Scale	1:50
Sheet	5 of 23	Eng. Project No.	16-110057 SD

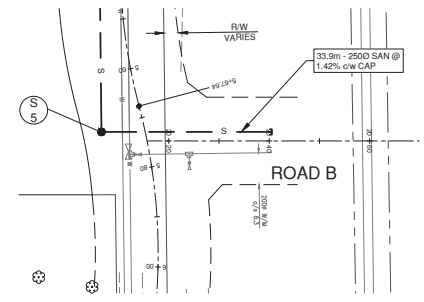
Project	MITCHELL TOWNHOMES
Description	ROADWORKS MITCHELL STREET



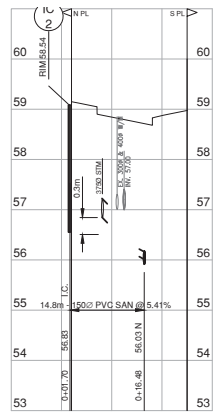
SANITARY SEWER

- UNLESS OTHERWISE INDICATED SANITARY SEWER MATERIALS SHALL BE:
MAINS: - PVC DR 35
SERVICE CONNECTIONS: 100mmØ AND 150mmØ - PVC DR 28
200mmØ AND GREATER - PVC DR 35
MANHOLES: 1050mmØ - PRECAST REINFORCED CONCRETE
- MANHOLES SHALL BE INSTALLED AS PER MMCD STANDARD DRAWING S1 AND S2. BENCHING SHALL BE AS PER MMCD STANDARD DRAWING S3. MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY OF COQUITLAM STANDARD DRAWING COQ-S16.
- INSPECTION CHAMBERS SHALL BE INSTALLED FOR ALL CONNECTIONS AS PER MMCD STANDARD DRAWING S9.
- SANITARY CONNECTION TO BE 100mmØ PVC UNLESS OTHERWISE NOTED
- TRENCHING SHALL BE AS PER CITY OF COQUITLAM STANDARD DRAWING COQ-G4.
- ALL WYES TO BE MANUFACTURED.
- TIE INTO EXISTING SEWERS TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE MUNICIPAL INSPECTOR. 48 HOURS NOTICE REQUIRED.
- ALL MANHOLES TO BE 1050Ø UNLESS OTHERWISE NOTED.

GISLASON AVENUE



ROAD B SANITARY SEWER



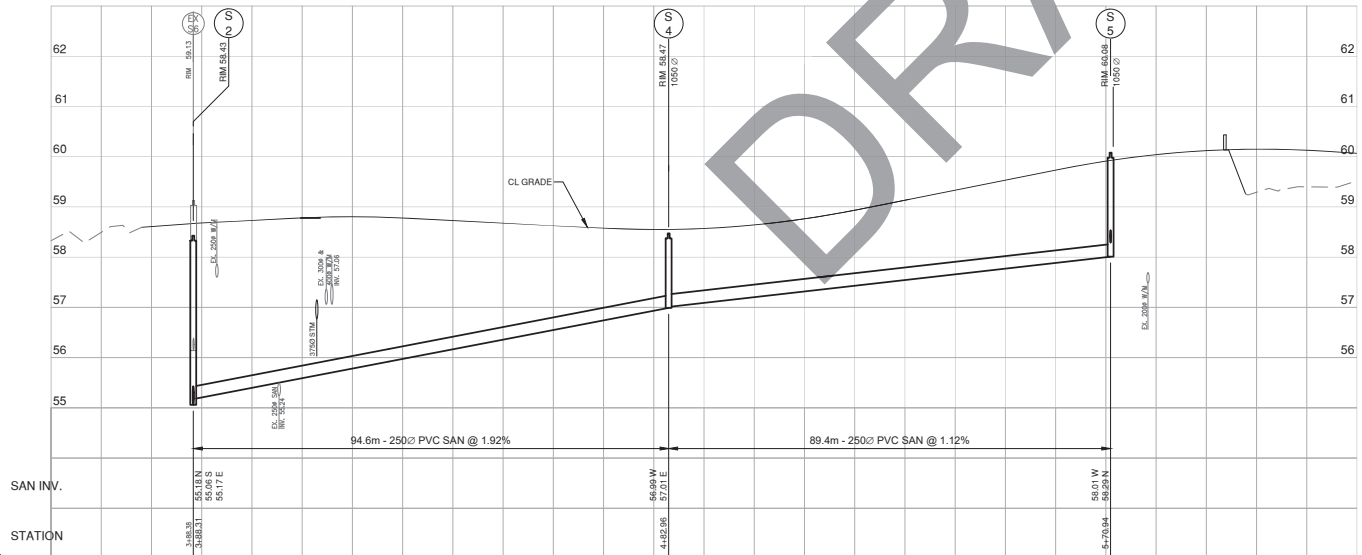
SANITARY CONNECTION

1:500 HORIZ
1:50 VERT.

NOTES:
1. SEE SHEET #2 FOR GENERAL NOTES.

LEGAL DESCRIPTION
LOTS 158/16 PLAN 22154, AND LOTS 1306/131
PLAN 67085; ALL OF SECTION 7, TOWNSHIP 40,
N.W.D.

BENCHMARK
SURVEY MONUMENT #77H134, INTERSECTION
OF ROCKLIN STREET AND BAYCEST AVENUE
E.L. = 53.250m



Edge of pavement	---	Hydrant	⊕	Sanitary service	⊕	Hydro Guy Wire	---
Watermain and valve	W	Water air valve	⊕	Sanitary cleanout	⊕	Hydro Hoist	⊕
Drainage sewer, MH	D	Water blowoff	⊕	Utility pole/point pole	⊕	Vegetation Center	⊕
Drainage ditch	---	Water service	⊕	Utility pole with light	⊕	Vegetation Deciduous	⊕
Sanitary sewer, MH	S	Catch basin, top inlet	⊕	Streetsight, dowl	⊕	Vegetation Shrub	⊕
Sanitary foremain	SFM	Catch basin, side inlet	⊕	Streetsight, post top	⊕	Survey Traverse Hub	⊕
Gasmain and valve	G	Catch basin, round	⊕	Comb signal pole	⊕	Survey Iron Pin	⊕
Hydro duct, MH	U	Drainage service	⊕	Traffic signal pole	⊕	Survey Level Plug	⊕
Telephone duct, MH	T	Drainage cleanout	⊕	Junction box	⊕	Survey Monument	⊕

1	2021-06-06	S.U.	RECORD DRAWING
2	2020-06-02	S.D.	ROAD B REVISED
3	2020-03-06	S.D.	ISSUED FOR CONSTRUCTION
4	2020-11-21	S.D.	RE-ISSUED FOR SERVICING AGREEMENT
5	2020-12-12	S.D.	RE-ISSUED FOR SERVICING AGREEMENT
6	2019-11-01	S.D.	RE-ISSUED FOR SERVICING AGREEMENT
7	2019-08-15	S.D.	RE-ISSUED FOR CITY REVIEW
No.	Date	By	Revisions

Design by	Date
DUR	SEPT 2018
Drawn by	Date
SD	SEPT 2018
Checked by	Date
SD	APR 2019
Approved by	Date

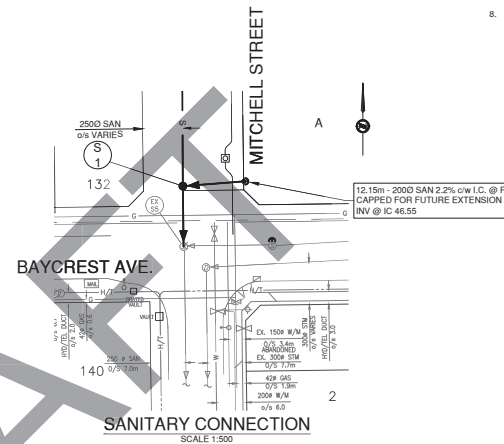
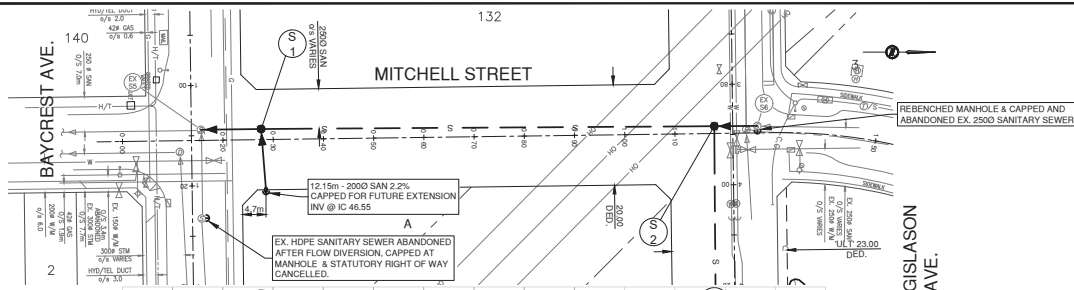
WSP CANADA INC.
4800-48 RICHMOND STREET
CANADA, V6A 3P6
TEL: 604-681-1144 FAX: 604-681-1170
www.wsp.ca

ACCEPTED FOR
CONSTRUCTION
Date: _____
Manager of
Development Servicing

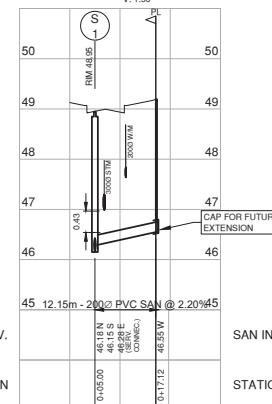
Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7W2

Scale
horiz: 1:500 Scale 1:50
vert.
Sheet
11 of 23
Eng. Project No. 16-110057 SD

Project
MITCHELL TOWNHOMES
Description
SANITARY SEWER
GISLASON AVENUE & ROAD B



SANITARY CONNECTION



SANITARY SEWER

- UNLESS OTHERWISE INDICATED SANITARY SEWER MATERIALS SHALL BE:

MAINS:	- PVC DR 35
SERVICE CONNECTIONS:	- PVC DR 28
	- 200mmØ AND GREATER
MANHOLES:	- PVC DR 35
	- 1050mmØ
	- PRECAST REINFORCED CONCRETE
- MANHOLES SHALL BE INSTALLED AS PER MMCD STANDARD DRAWING S1 AND S2. BENCHING SHALL BE AS PER MMCD STANDARD DRAWING S3. MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY OF COQUITLAM STANDARD DRAWING COQ-S16.
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NOTES:
1. SEE SHEET #2 FOR GENERAL NOTES.

LEGAL DESCRIPTION
LOTS 15&16 PLAN 22154, AND LOTS 130&131
PLAN 67085; ALL OF SECTION 7, TOWNSHIP 40,
N.W.D.

BENCHMARK
SURVEY MONUMENT #77H434, INTERSECTION
OF ROCKLIN STREET AND BAYCREST AVENUE
E.L. = 53.258m

0 10 20 30m
1:500

Scale
horizontal: 1:500
vertical: 1:500
Sheet
12 of 23
Eng. Project No.
16-110057 SD

Project
MITCHELL TOWNHOMES

Description
SANITARY SEWER
MITCHELL STREET

Rev: 151-08188-00_RecordDWg

Edge of pavement
Watermain and valve
Drainage sewer, MH
Drainage ditch
Sanitary sewer, MH
Sanitary force main
Gas main and valve
Hydro duct, MH
Telephone duct, MH

Hydrant
Water air valve
Water blowoff
Water service
Catch basin, top inlet
Catch basin, side inlet
Catch basin, round
Drainage service
Drainage cleanout

Sanitary service
Sanitary cleanout
Utility pole/post pole
Streetlight, post top
Comb signal pole
Junction box

Hydro Guy Wire
Hydro Hoist
Vegetation Confir
Vegetation Deciduous
Vegetation Shrub
Survey Traverse Hub
Survey Iron Pin
Survey Level Plug
Survey Monument

H 2021-05-06 S U RECORD DRAWING
G 2020-03-06 B D ISSUED FOR CONSTRUCTION
F 2020-01-21 B D RE-ISSUED FOR SERVICING AGREEMENT
E 2019-12-12 B D RE-ISSUED FOR SERVICING AGREEMENT
D 2019-11-01 B D ISSUED FOR SERVICING AGREEMENT
C 2019-08-15 B D RE-ISSUED FOR CITY REVIEW
B 2019-04-11 B D RE-ISSUED FOR CITY REVIEW

Design by
Date
Drawn by
Date
Checked by
Date
Approved by
Date

WSP CANADA INC.
4800-48 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3B 5P5
TEL: 604-682-1144 FAX: 604-682-6710
WWW.WSPCANADA.COM

ACCEPTED FOR
CONSTRUCTION
Date:
Manager of
Development Servicing

Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7W2

Plot Date: June 8, 2021