



NEW WESTMINSTER

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
ENGINEERING SERVICES



SITE PLAN
SCALE: 1:1000

TERRA NOBIS CONSULTING INC.

UNIT 203 - 15585 24 AVENUE, SURREY, BC, V4A 2J4

EMAIL: INFO@TERRANOBIS.COM

PHONE: 604.946.3007

PRACTICE NUMBER: 1000490

DEVELOPER: LAKHBIR LUDHAR

PROJECT: 2 LOT RESIDENTIAL SUBDIVISION

SITE ADDRESS: 262 HUME STREET,
NEW WESTMINSTER, BC

MUNICIPAL FILE: PRJ-006999

DEVELOPMENT SUMMARY

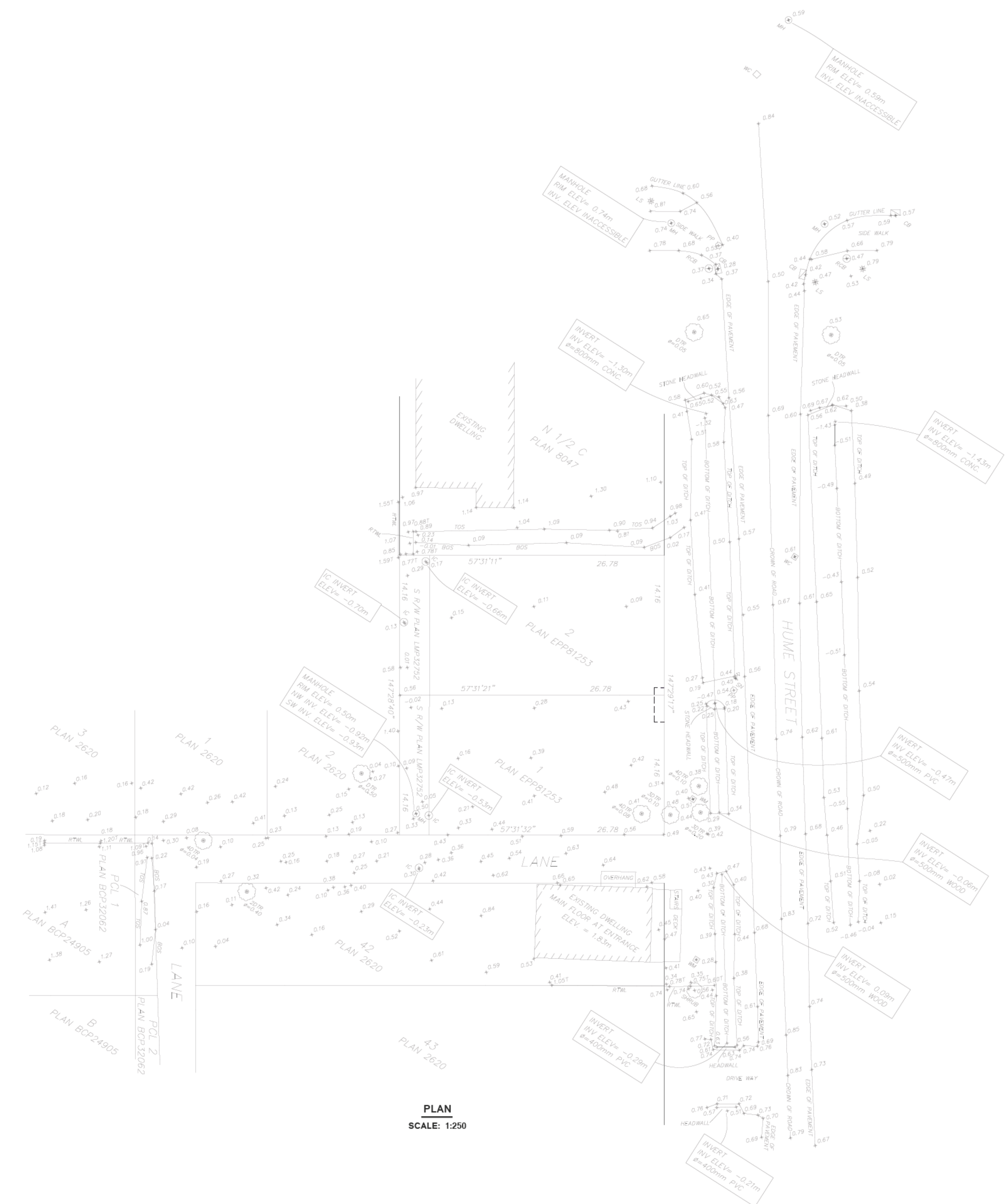
| UTILITY | QUANTITY | UNIT |
|----------------|----------|----------------|
| ROADS | 320 | m ² |
| SIDEWALKS | 34 | METRES |
| STREET LIGHTS | 1 | UNIT |
| FIRE HYDRANTS | 0 | UNIT |
| WATERMAIN | N/A | METRES |
| STORM SEWER | 77 | METRES |
| SANITARY SEWER | N/A | METRES |
| TREES | 2 | UNIT |
| LOTS | 2 | UNIT |

DRAWING INDEX

| SHEET TITLE | SHEET NUMBER |
|----------------------------------|--------------|
| TOPOGRAPHIC SURVEY PLAN | 1 OF 12 |
| KEY PLAN | 2 OF 12 |
| ROADWORKS - HUME STREET | 3 OF 12 |
| ROADWORKS - LANE | 4 OF 12 |
| STORM SEWER - HUME STREET | 5 OF 12 |
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| STORM ANALYSIS | 7 OF 12 |
| LOT GRADING PLAN | 8 OF 12 |
| STREET LIGHTING AND SIGNAGE PLAN | 9 OF 12 |
| TREE PLANTING PLAN | 10 OF 12 |
| ESC PLAN | 12 OF 12 |
| NOTES | 12 OF 12 |

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| No | DATE | BY | CK | REVISIONS DESCRIPTION |
|----|-------------|----|----|-----------------------|
| 2. | 02 JUN 2022 | HM | AJ | THIRD SUBMISSION |
| 1. | 14 MAR 2022 | HM | AJ | SECOND SUBMISSION |
| 0. | 10 SEP 2021 | HM | AJ | FIRST SUBMISSION |



PLAN
SCALE: 1:250

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| | | | |
|----------|----------------------|----------|--|
| — W — | WATERMAIN | — W — | |
| — S — | WASTEWATER SEWER | — S — | |
| — D — | LAND DRAINAGE SEWER | — D — | |
| — — — | PROPERTY LINES | — — — | |
| — G — | GAS | | |
| — T — | TELEPHONE | | |
| — H — | HYDRO | | |
| — — — | CENTER LINE OF DITCH | | |
| existing | plan-legend | proposed | |

BENCHMARK

ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012

ELEVATION 0.797m

| No. | y/m/d | Issued/Reviewed/Revision | By | App. |
|-----|------------|--------------------------|----|------|
| 2. | 2022/06/02 | THIRD SUBMISSION | HM | AJ |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM | AJ |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM | AJ |

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2022/06/02

CLIENT

LAKHBIR LUDHAR

262 Hume Street
New Westminster, BC V3M 5E8
EMAIL: sherwoodinfrastructures@gmail.com

TERRA NOBIS CONSULTING INC.

UNIT 203 - 15585 24 AVENUE,
SURREY, BC V4A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

NEW WESTMINSTER

Received _____ Date _____
Checked _____
Approved _____
CITY ENGINEER

Project:

262 HUME STREET

TOPOGRAPHIC SURVEY PLAN

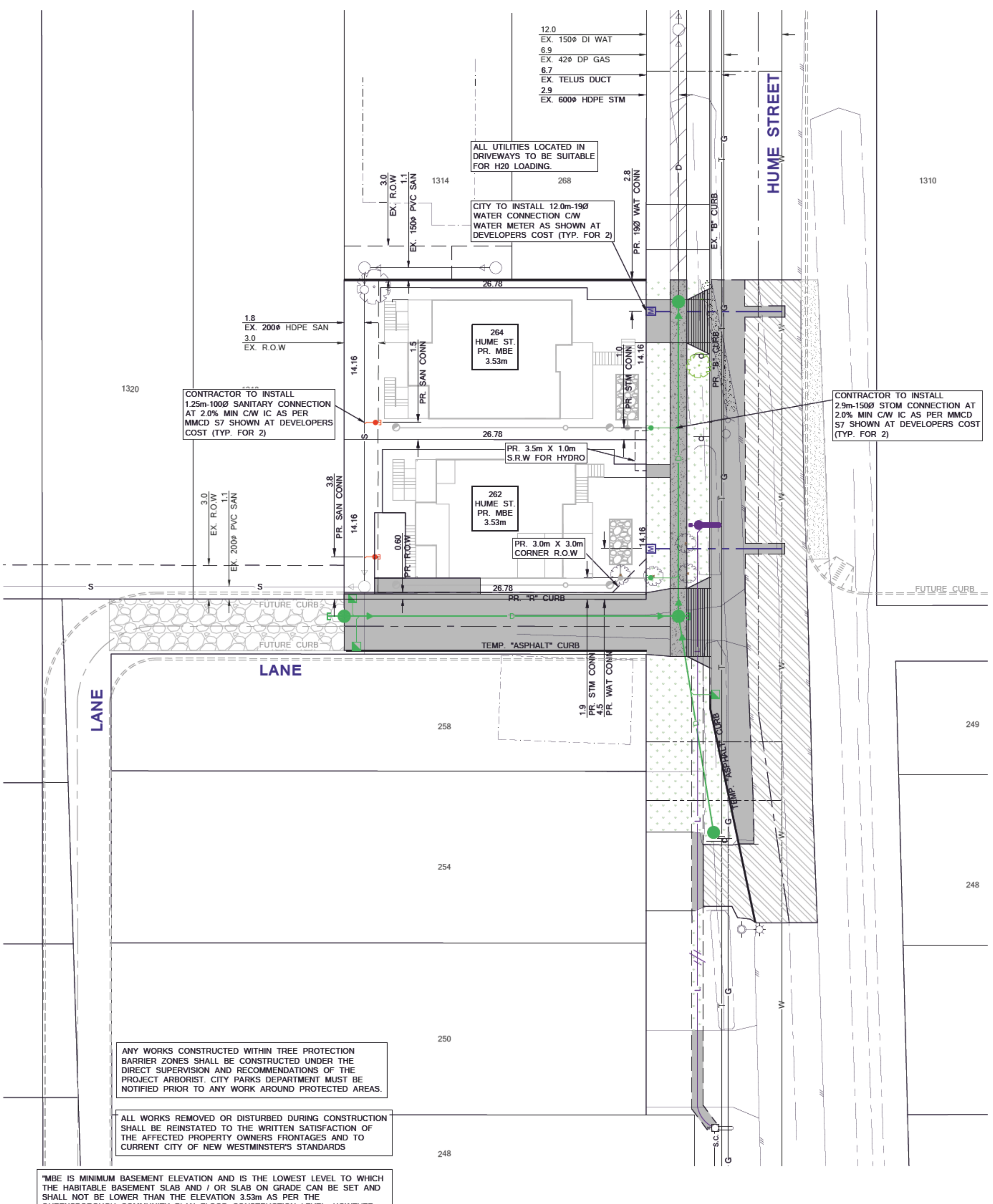
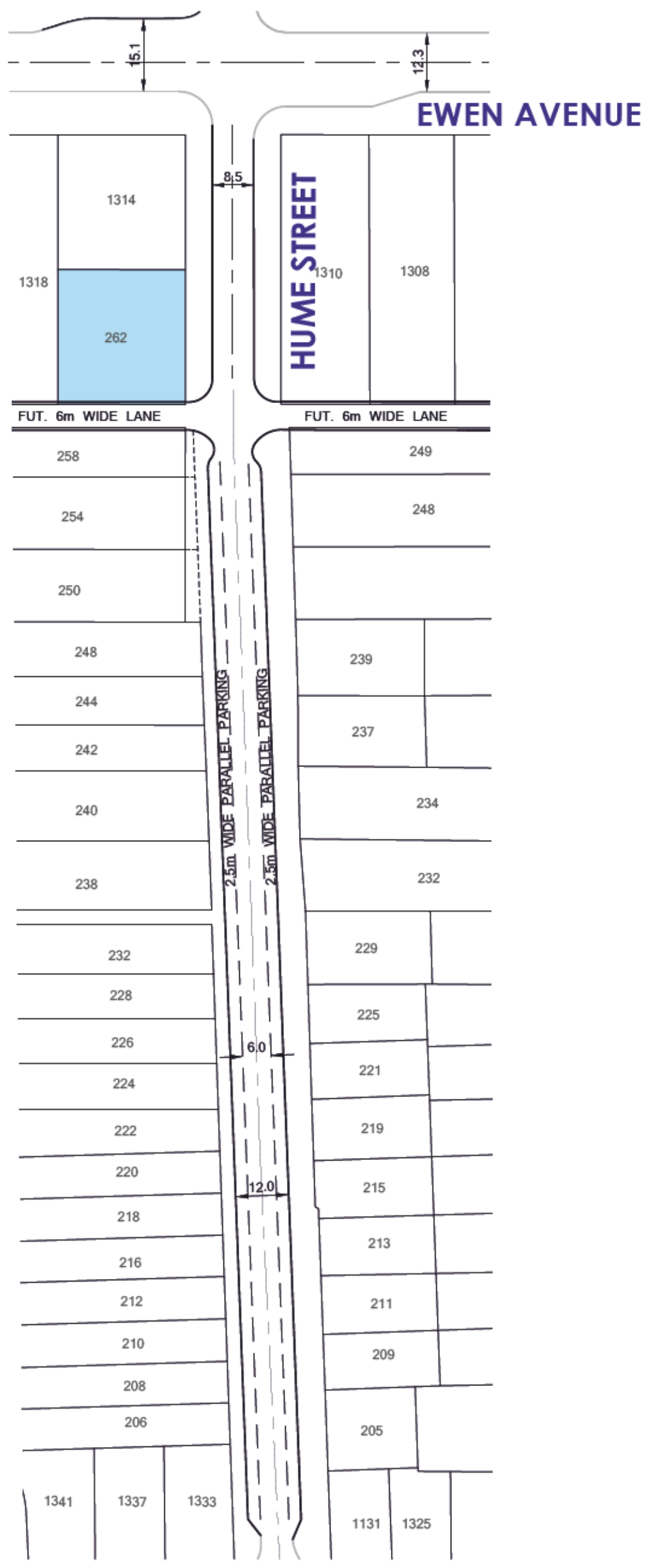
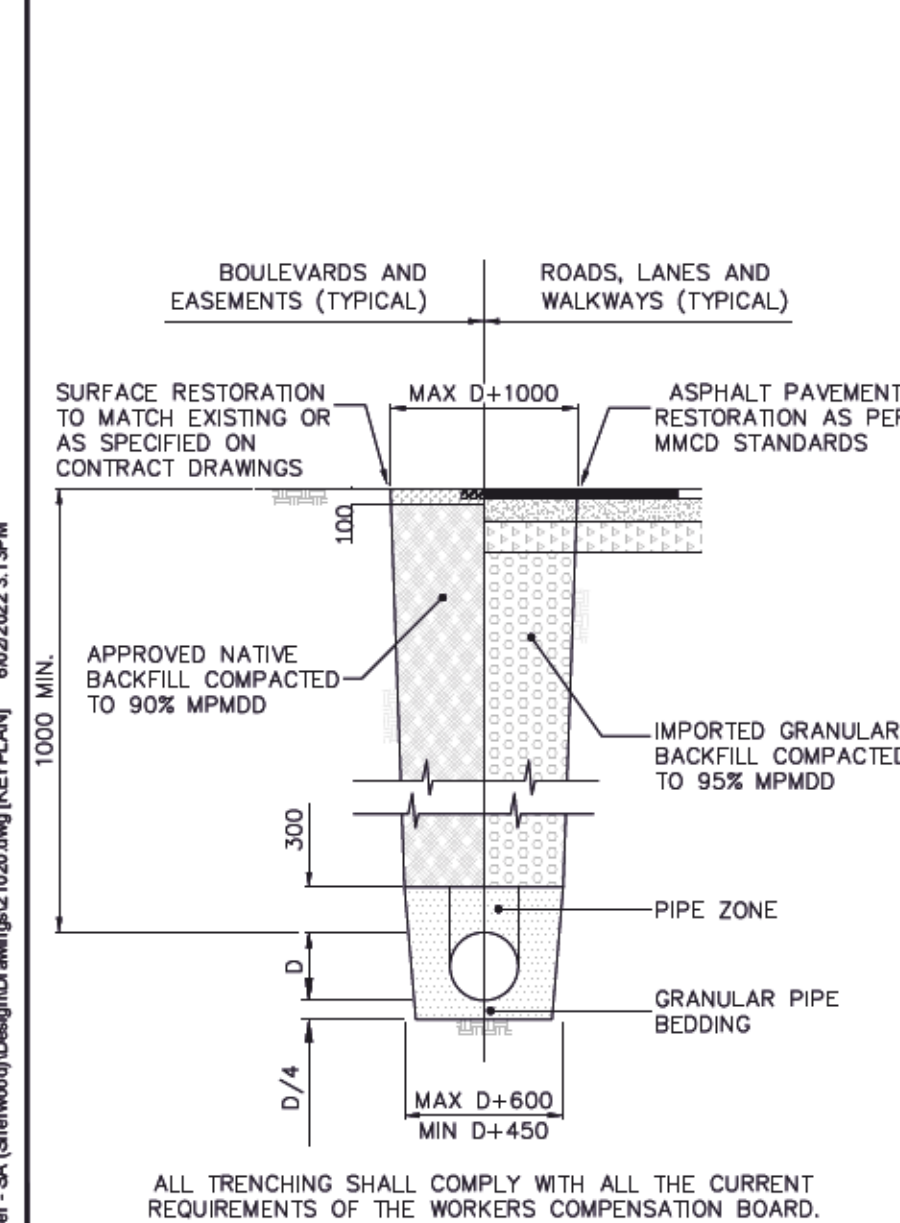
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| Drawn: | H.M. | Sheet: | y/m/d: |
| Checked: | A.J. | 1 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS SHOWN |
| Checked: | A.J. | Drawing No. | |
| City Project No. | PRJ-006999 | 1 of 12 | 2. |
| Project No. | 21020 | | |

LEGEND

| | |
|----------|--|
| [Symbol] | PAVEMENT RESTORATION |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPOSED ASPHALT |
| [Symbol] | EXISTING SIDEWALK |
| [Symbol] | PROPOSED BOULEVARD |
| [Symbol] | PROPOSED WATER SERVICE CONNECTION |
| [Symbol] | PROPOSED WATER METER |
| [Symbol] | PROPOSED STORM SEWER SERVICE CONNECTION |
| [Symbol] | PROPOSED STORM SEWER INSPECTION CHAMBER LABELED "STORM SEWER" TO MMCD STANDARD S9. |
| [Symbol] | PROPOSED STORM SEWER CLEAN OUT TO MMCD STANDARD S6. |
| [Symbol] | PROPOSED STORM SEWER CAP |
| [Symbol] | PROPOSED 600Ø LAWN DRAIN (NEW WESTMINSTER STANDARD DRAWING L6.6) |
| [Symbol] | PROPOSED SANITARY SEWER SERVICE CONNECTION |
| [Symbol] | PROPOSED SANITARY SEWER CAP |
| [Symbol] | EXISTING STREET LIGHT POLE |
| [Symbol] | EXISTING POWER POLE WITH LEASE LIGHT. |
| [Symbol] | FUTURE 7.6m DAVIT STREET LIGHT POLE CW LED LUMINAIRE |
| [Symbol] | EXISTING PEDESTRIAN OSL |
| [Symbol] | EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT FOR DETAILS. |
| [Symbol] | EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS. |
| [Symbol] | EXISTING EDGE OF PAVEMENT |
| [Symbol] | PROPOSED IRRIGATION PIPE |

SERVICE REQUIREMENTS

| | 264 | | 262 | |
|--|-----|----|-----|----|
| | YES | NO | YES | NO |
| PROPOSED BASEMENT | | ✓ | ✓ | ✓ |
| ROOF DRAINS BY GRAVITY TO CITY STORM CONNECTION | ✓ | | ✓ | |
| STORM SUMP AND PUMP REQUIRED FOR FOUNDATION DRAINAGE | | ✓ | | ✓ |
| SANITARY PUMPS REQUIRED FOR BASEMENT | | ✓ | | ✓ |



ANY WORKS CONSTRUCTED WITHIN TREE PROTECTION BARRIER ZONES SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION AND RECOMMENDATIONS OF THE PROJECT ARBORIST. CITY PARKS DEPARTMENT MUST BE NOTIFIED PRIOR TO ANY WORK AROUND PROTECTED AREAS.

ALL WORKS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO THE WRITTEN SATISFACTION OF THE AFFECTED PROPERTY OWNERS FRONTAGES AND TO CURRENT CITY OF NEW WESTMINSTERS STANDARDS

MBE IS MINIMUM BASEMENT ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE HABITABLE BASEMENT SLAB AND / OR SLAB ON GRADE CAN BE SET AND SHALL NOT BE LOWER THAN THE ELEVATION 3.53m AS PER THE QUEENSBOROUGH COMMUNITY PLAN FLOOD CONSTRUCTION LEVEL. HOWEVER, NON-HABITABLE BUILDINGS SUCH AS GARAGE AND SHEDS CAN BE BUILT BELOW THE FLOOD CONSTRUCTION LEVEL (FCL). THE MBE SHALL ALSO BE A MINIMUM OF 0.3 METERS ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION. STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND / OR STORM SEWER CONNECTION.

- ### GENERAL NOTES:
- ALL OFFSITE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF NEW WESTMINSTERS SUBDIVISION BYLAW AND MMCD PLATINUM EDITION AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
 - ALL ONSITE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BRITISH COLUMBIA PLUMBING CODE STANDARDS, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE METRIC, UNLESS NOTED OTHERWISE.
 - THE DEVELOPER'S CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT CITY OF NEW WESTMINSTERS STANDARDS.
 - ALL NEW MAIN LINE TIE-INS AND SERVICE CONNECTIONS TO THE EXISTING WATERMANS, STORM SEWERS AND SANITARY SEWERS SHALL BE CONSTRUCTED BY THE CITY AT THE DEVELOPER'S COST, UNLESS NOTED OTHERWISE.
 - ALL NEW INSPECTION CHAMBERS ON EXISTING SANITARY SEWER SERVICE CONNECTIONS SHALL BE CONSTRUCTED BY THE CITY AT THE DEVELOPER'S COST, UNLESS NOTED OTHERWISE.
 - BEDDING SHALL BE AS PER THE SUMMIT GEOTECHNICAL REPORT VAN-1744 DATED MAY 22, 2018, AND MEMORANDUM VAN-1844 DATED AUGUST 26, 2019.
 - TRENCH BACKFILL UNDER ROADWAYS SHALL BE AS PER SUMMIT GEOTECHNICAL REPORT VAN-1744 DATED MAY 22, 2018, AND MEMORANDUM VAN-1844 DATED AUGUST 26, 2019.
 - ALL NEW WATER SERVICE CONNECTIONS SHALL BE METERED.
 - CITY TO INSTALL NEW WATER SERVICE CONNECTIONS FROM MAIN TO PROPERTY LINE CW WATER METER BOX AT THE DEVELOPER'S EXPENSE.
 - ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT CITY OF NEW WESTMINSTERS STANDARDS.
 - ALL CONSTRUCTION WORKS SHALL BE COMPLETED IN SUCH A MANNER SO AS TO PREVENT THE RELEASE OF ANY CONSTRUCTION WATER, SILT, CONCRETE LEACHATE AND ANY OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OR PLACED IN SUCH A MANNER AS TO PREVENT ITS ENTRY INTO ANY STORM SEWER SYSTEM, WATER COURSE, RAVINE OR RESTRICTIVE COVENANT AREA.
 - ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS, THE CONTRACTOR SHALL EXPOSE AND VERIFY INVERTS, LOCATIONS, MATERIAL TYPES AND SIZES OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT TIE-IN AND CROSSING POINTS, AND ADVISE TERRA-NOBIS CONSULTING INC. IMMEDIATELY OF ANY DISCREPANCY.
 - ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS SHALL BE LOCATED UNDERGROUND, UNDER SUPERVISION OF A CERTIFIED ELECTRICAL CONTRACTOR RECOGNIZED BY BC SAFETY AUTHORITY.
 - ADJUST ALL EXISTING AND PROPOSED RIMS, I.C.A. AND COVERS FLUSH WITH FINISHED SURFACE GRADES (UNLESS NOTED OTHERWISE).
 - TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS WITH A SMOOTH TRANSITION.
 - ANY DAMAGE TO EXISTING UNDERGROUND MUNICIPAL UTILITIES SHALL BE REPAIRED BY THE CITY OF NEW WESTMINSTER AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF NEW WESTMINSTER AT 604.946.3007 AND TERRA NOBIS CONSULTING INC.
 - ANY DAMAGE TO EXISTING SURVEY POSTS AND/OR MONUMENTS (DESTROYED OR DAMAGED DURING CONSTRUCTION) SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 - THE DEVELOPER AND DEVELOPER'S CONTRACTOR ARE RESPONSIBLE FOR SWEEPING OF THE EXISTING ROADWAYS FREE OF DIRT AND SEDIMENT FOR THE ENTIRE DURATION OF THE BUILDING PERMIT/CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE ALL RESIDENTS AFFECTED BY THE PROPOSED CONSTRUCTION WORKS TO 5 DAYS NOTICE BY LETTER PRIOR TO ANY CONSTRUCTION LETTER TO BE REVIEWED BY THE CITY OF NEW WESTMINSTER PRIOR TO ISSUANCE TO RESIDENTS.
 - CONTRACTOR SHALL COORDINATE AND MAKE ARRANGEMENTS WITH THE CITY OF NEW WESTMINSTER TO INSTALL THE NEW WATER AND SANITARY SEWER SERVICE CONNECTIONS AS IDENTIFIED ON THE DRAWINGS.
 - CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS AND PERMITS INCLUDING A HIGHWAY USE PERMIT ARE OBTAINED FROM THE CITY OF NEW WESTMINSTER. 48 HOURS NOTICE SHALL BE PROVIDED TO THE CONSULTANT AND THE MUNICIPAL INSPECTOR PRIOR TO THE INITIAL CONSTRUCTION COMMENCEMENT.
 - ALL WORKS CONSTRUCTED BY THE DEVELOPER'S CONTRACTOR SHALL BE INSPECTED BY TERRA NOBIS CONSULTING AND THE CITY OF NEW WESTMINSTER.
 - UPON SUBSTANTIAL CONSTRUCTION COMPLETION, THE CONTRACTOR'S SURVEYOR (B.C.L.S. OR P.ENG.) SHALL SUBMIT TO TERRA NOBIS CONSULTING INC. AS-BUILT SURVEY INFORMATION FOR THE PROPOSED WORKS AND SERVICES SHOWN ON THE SITE GRADING PLAN AND THE SITE SERVICES PLAN PREPARED BY TERRA NOBIS CONSULTING INC.
 - ALL ONSITE WORKS SHALL CONFORM TO THE CURRENT CITY OF NEW WESTMINSTERS STANDARDS AND TO THE CURRENT BRITISH COLUMBIA PLUMBING CODE STANDARDS. TO BE INSTALLED BY OTHERS AT BUILDING PERMIT STAGE (TYP.) ALL GRAVITY SEWERS TO BE INSTALLED WITH 0.6m MINIMUM COVER (TYP.)

CONNECTION SUMMARY TABLE

| LOT NUMBER | 264 | 262 |
|---------------------------|-------|-------|
| WATER METER RIM | 0.95 | 0.80 |
| STORM I.C. RIM | 0.95 | 0.88 |
| STORM I.C. INVERT | -0.02 | 0.05 |
| STORM CONNECTION DEPTH | 0.97 | 0.83 |
| SANITARY I.C. RIM | 0.70 | 0.51 |
| SANITARY I.C. INVERT | 0.03 | -0.19 |
| SANITARY CONNECTION DEPTH | 0.67 | 0.70 |
| MBE | 3.53 | 3.53 |

NOTE: ALL INVERT ELEVATION INFORMATION IS OBTAINED FROM AS-BUILT DOCUMENTS PROVIDE CITY OF NEW WESTMINSTER. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY AND CONTRACTOR TO CONFIRM ALL INVERTS PRIOR TO CONSTRUCTION AND REPORT AND CONFLICTS OR CHANGES TO TERRA NOBIS CONSULTING.

CHECK BEFORE YOU DIG

CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY. CONTACT BC ONE CALL PRIOR TO CONSTRUCTION AT 604 257 1940

| Symbol | Legend | Symbol | Legend |
|----------|----------------------|----------|----------------------|
| — W — | WATERMAIN | — W — | WATERMAIN |
| — S — | WASTEWATER SEWER | — S — | WASTEWATER SEWER |
| — D — | LAND DRAINAGE SEWER | — D — | LAND DRAINAGE SEWER |
| — G — | GAS | — G — | GAS |
| — T — | TELEPHONE | — T — | TELEPHONE |
| — H — | HYDRO | — H — | HYDRO |
| — — — | CENTER LINE OF DITCH | — — — | CENTER LINE OF DITCH |
| existing | plan-legend | proposed | proposed |

BENCHMARK

| No. | y/m/d | Issued/Reviewed/Revision | By | App. |
|-----|------------|--------------------------|----|------|
| 2 | 2022/06/02 | THIRD SUBMISSION | HM | AJ |
| 1 | 2022/03/14 | SECOND SUBMISSION | HM | AJ |
| 0 | 2021/09/15 | FIRST SUBMISSION | HM | AJ |

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ELEVATION 0.797m

CLIENT: LAKHBIR LUDHAR

262 Hume Street
New Westminister, BC V3M 5E8
EMAIL: sherwoodinfrastructures@gmail.com

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PHONE: 604.946.3007
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PRACTICE NUMBER: 1000490

Project: 2022/06/02

TERRA NOBIS CONSULTING INC.

NEW WESTMINSTER

Received: _____ Date: _____

Checked: _____

Approved: _____ CITY ENGINEER

Project: 262 HUME STREET

KEY PLAN

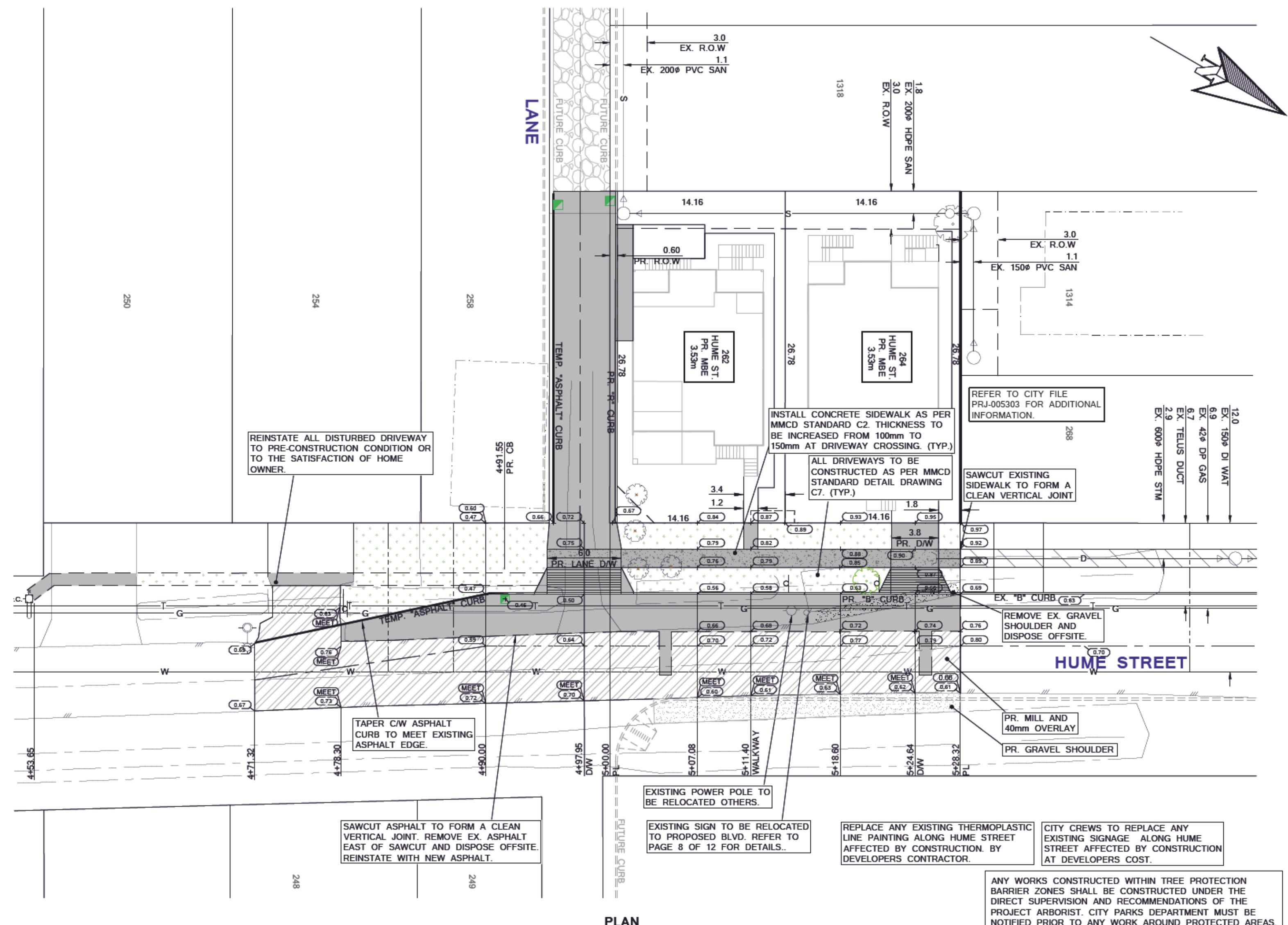
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| Drawn: | H.M. | Sheet: | y/m/d: |
| Checked: | A.J. | 2 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS SHOWN |
| Checked: | A.J. | Drawing No. | |
| City Project No. | PRJ-006999 | 2 of 12 | 2. |
| Project No. | 21020 | | |

ROAD NOTES

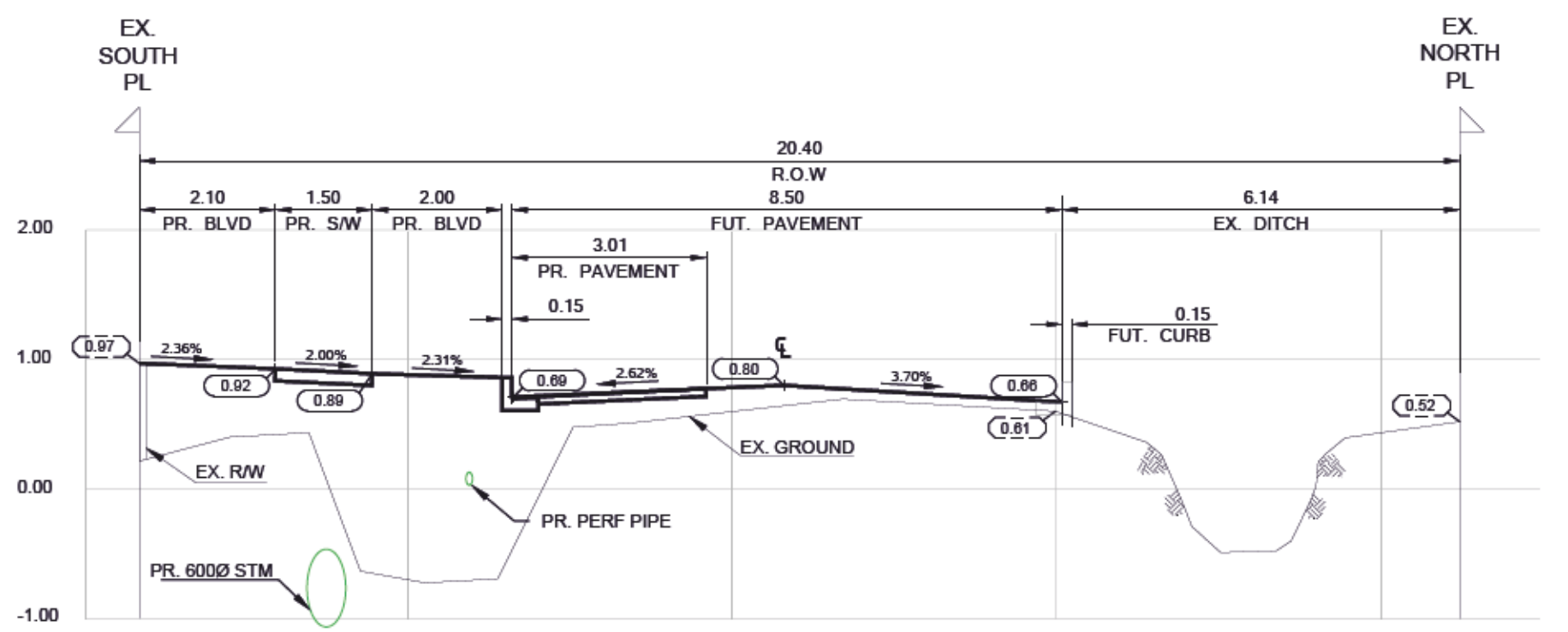
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND CITY OF NEW WESTMINSTER SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING ALL PROPERTY OWNERS WHOSE LAND WILL BE AFFECTED BY THE PROPOSED WORKS ONE MONTH IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION. THIS APPLIES PARTICULARLY WHERE WORKS WILL ENCRATCH ON PRIVATE LANDS SUCH AS FILL SLOPES FROM RAISED ROADWAYS, INSTALLATION OF INSPECTION CHAMBERS AND CONSTRUCTION OF SANITARY SEWERS IN EASEMENTS. THE DEVELOPER SHALL OBTAIN FROM THE PRIVATE PROPERTY OWNERS WRITTEN PERMISSION FOR ANY INCURSIONS ONTO THEIR LANDS AS STATED ABOVE IN A FORM ACCEPTABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NEGOTIATE WITH PRIVATE PROPERTY OWNERS FOR THE SUCCESSFUL ACQUISITION OF ALL LANDS REQUIRED TO COMPLETE THE WORKS SHOWN ON THESE DRAWINGS.
- FOR CONSTRUCTION DETAILS OF CURB, GUTTER AND SIDEWALK SEE MMCD STANDARD DETAIL DRAWINGS. PHYSICAL DIMENSIONS SHOWN ON THE DRAWINGS MAY CONFLICT. IN SUCH INSTANCES, SUCH CONFLICTS SHALL BE FORWARDED TO TERRA NOBIS CONSULTING INC.
- PRELIMINARY CONSTRUCTION OF PAVEMENT IS TO BE 35mm BELOW DESIGN GRADE. FOR THE FINISH COURSE IS TO BE LAID AT A LATER DATE BY THE DEVELOPER AFTER SUFFICIENT TIME IS ALLOWED FOR SETTLEMENT (MINIMUM 6 MONTHS).
- DURING THE TWO YEAR MAINTENANCE PERIOD FOLLOWING COMPLETION OF CONSTRUCTION, THE CITY OF NEW WESTMINSTER DEPARTMENT SHALL BE FINAL AND BINDING REGARDING ANY NECESSARY REPAIRS, REPLACEMENTS OR OTHER CORRECTIONS REQUIRED.
- ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE PROVIDED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION BY THE DEVELOPER, WHERE THE POSSIBILITY OF DAMAGE TO EXISTING UNDERGROUND UTILITIES MAY BE CAUSED BY NEW CONSTRUCTION SHOWN ON THESE PLANS, SUCH UTILITIES SHALL BE EXPOSED, RAISED/LOWERED, RELOCATED OR, IF NECESSARY, REMOVED BY THE OWNER OF THE UTILITY AT THE DEVELOPER'S EXPENSE.
- MINIMUM DEPTH OF COVER FOR RESPECTIVE UTILITIES ARE:

| | |
|-----------------------|--------|
| WATERMAIN | 1000mm |
| STORM SEWER | 900mm |
| SANITARY SEWER | 1000mm |
| STREET LIGHT CONDUIT | 1000mm |
| TRAFFIC LIGHT CONDUIT | 1000mm |

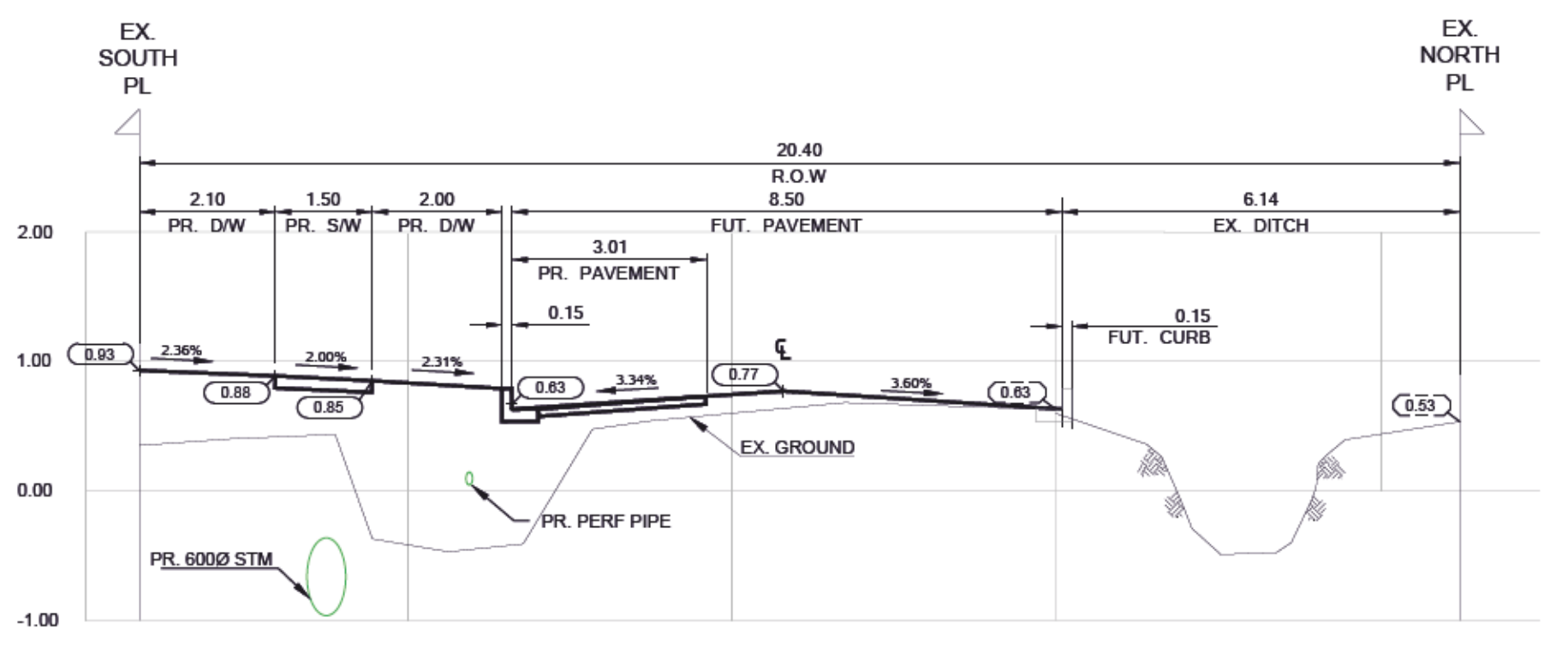
 FOR OTHER UTILITIES SUCH AS TRUNK PRESSURE GAS MAINS, JET FUEL LINE, TELUS, BC HYDRO AND TELECOMMUNICATIONS CONDUITS REFER TO RESPECTIVE AGENCIES' STANDARDS.
- ALL RESIDENTIAL DRIVEWAY CROSSINGS SHALL BE CONSTRUCTED AS PER MMCD STANDARD DETAIL DRAWING C7. (TYP.)
- EXISTING DRIVEWAYS SHALL BE REINSTATED FROM BACK OF CURB OR SIDEWALK AS FOLLOWS:
 - CONCRETE DRIVEWAYS WITH CONCRETE.
 - ASPHALT OR GRAVEL DRIVEWAYS WITH ASPHALT.
- REINSTATED DRIVEWAYS, AND WHERE REQUIRED, STEPS TO PRIVATE WALKWAYS, HANDRAILS AND RETAINING WALLS SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE.
- ALL MANHOLES, VALVE BOXES, ETC., LOCATED IN ROADWAY AREA SHALL BE RAISED/LOWERED TO MEET NEW SURFACE ELEVATION.
- ALL CHANGES MEASURED ALONG THE CENTERLINE OF ROAD, SEE TYPICAL SECTION FOR DETAILS.
- CONTRACTOR TO TRIM OR REMOVE VEGETATION WHERE REQUIRED AT THE DIRECTION OF THE CONTRACT ADMINISTRATOR.
- IF POWER POLES HAVE NOT BEEN REMOVED PRIOR TO CONSTRUCTION, THEY MUST BE SUPPORTED.
- ALL EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED. ALL SURVEY MONUMENTS THAT BECOME DISTURBED SHALL BE REINSTITATED BY A QUALIFIED LEGAL SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- SUITABLE PEDESTRIAN AND BICYCLE ROUTES SHALL BE MAINTAINED ALONG ADJACENT STREETS AT ALL TIMES DURING CONSTRUCTION TO THE SATISFACTION OF THE DIRECTION OF ENGINEERING.
- CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
- CONTRACTOR SHALL MAINTAIN GRADING AND PROVIDE DUST CONTROL ON THE ROAD SURFACE FOR THE DURATION OF CONSTRUCTION ON THE GRAVEL SURFACES PRIOR TO PAVING.



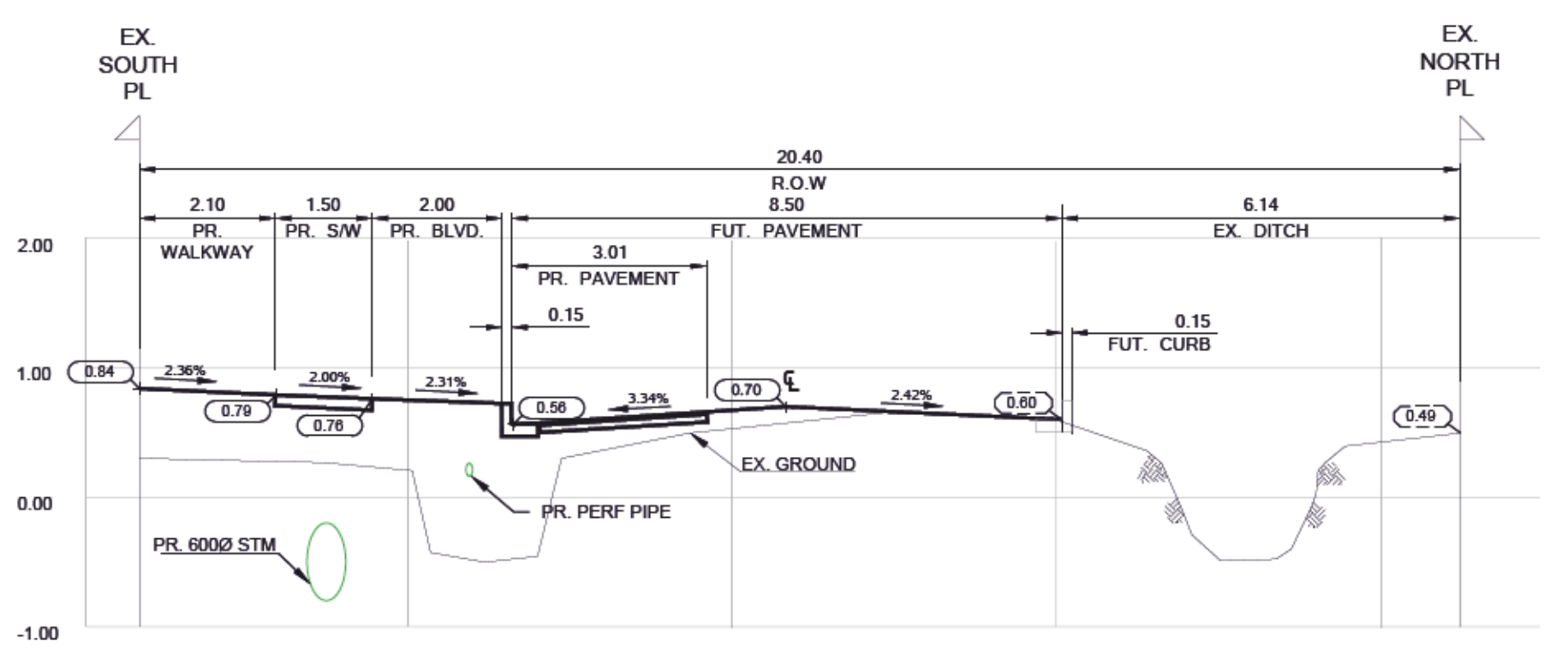
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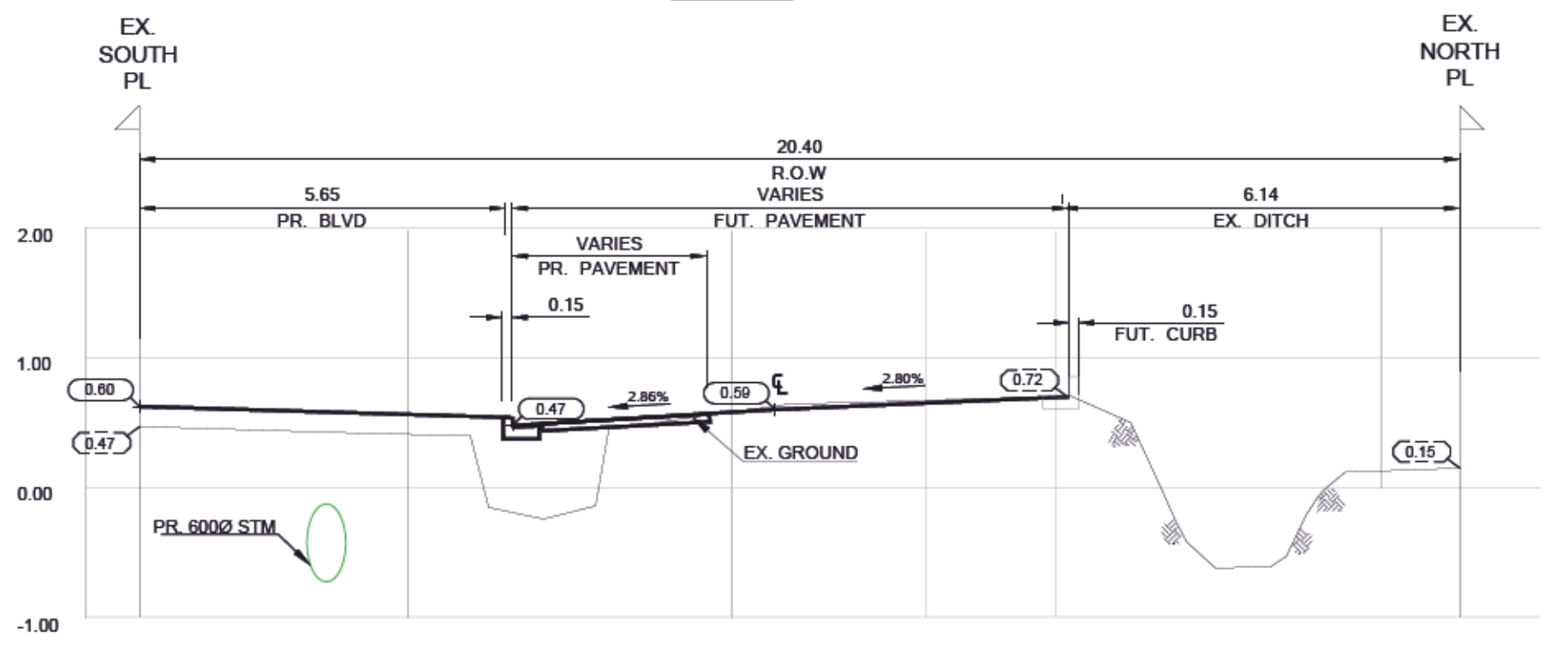
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5+18.95



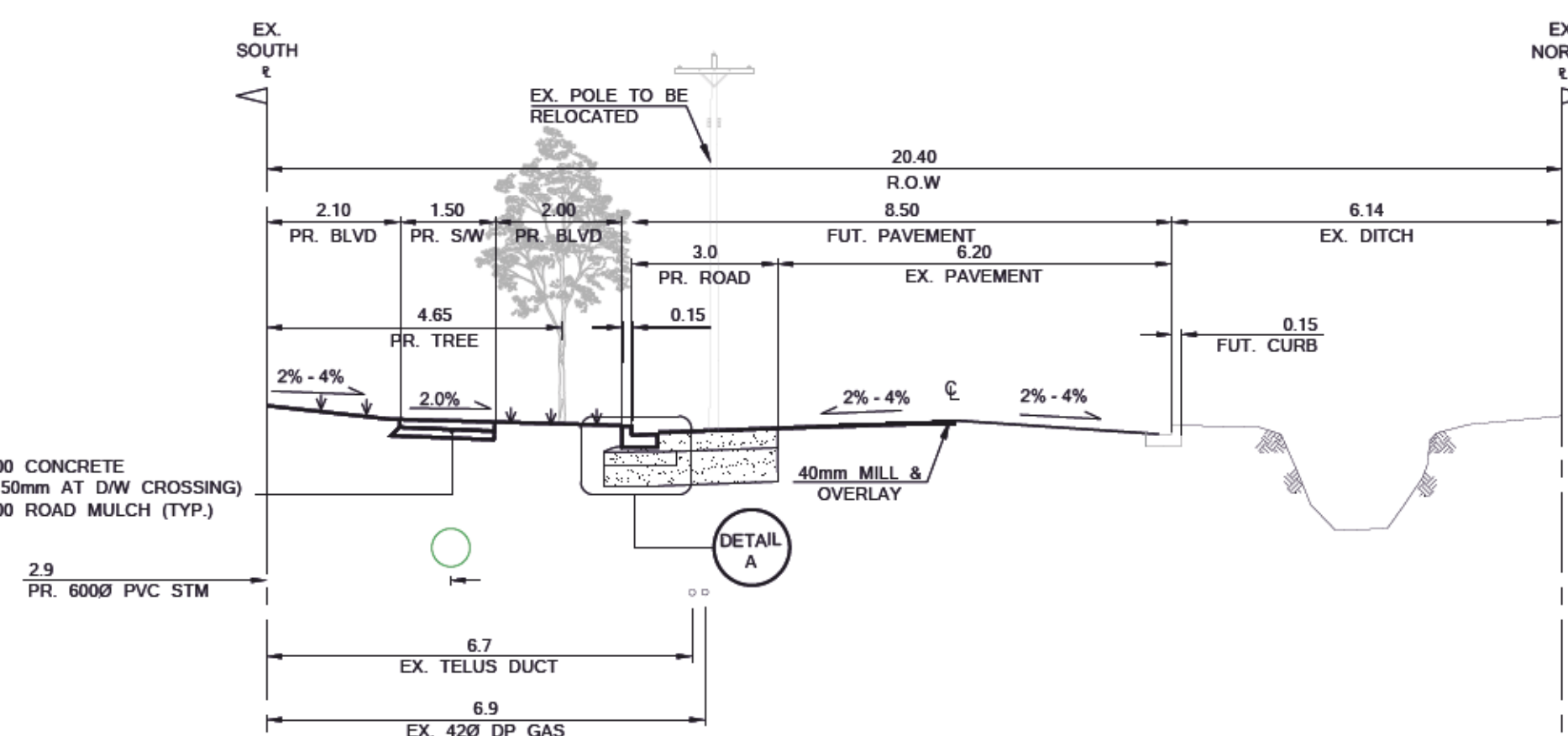
5+07.10



4+90.00

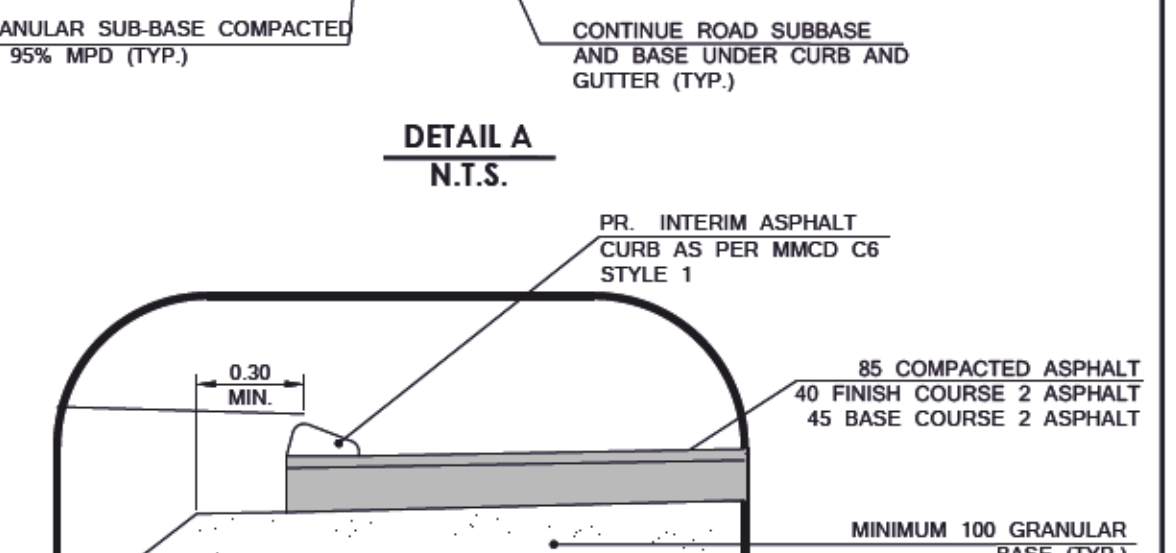
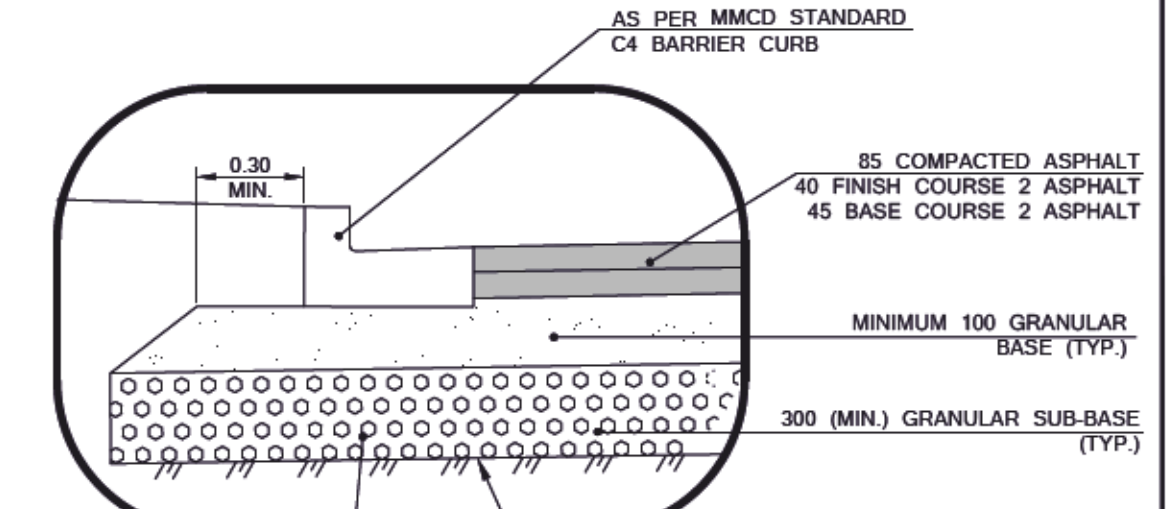
ROAD CROSS-SECTIONS - HUNTER ROAD

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1:50 V



HUME STREET. (TYP. CROSS SECTION)

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CHECK BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY. CONTACT BC ONE CALL PRIOR TO CONSTRUCTION AT 604 257 1940

| | |
|--|--------------------------|
| | PAVEMENT RESTORATION |
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| | EXISTING SIDEWALK |
| | PROPOSED BOULEVARD |
| | EXISTING CURB |
| | FUTURE CURB |
| | PROPOSED CURB |
| | EXISTING ELEVATIONS |
| | PROPOSED ROAD ELEVATIONS |

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| | WATERMAIN | |
| | WASTEWATER SEWER | |
| | LAND DRAINAGE SEWER | |
| | PROPERTY LINES | |
| | GAS | |
| | TELEPHONE | |
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| | CENTER LINE OF DITCH | |
| | existing | |
| | plan-legend | |
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CLIENT
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UNIT 203 - 15585 24 AVENUE, SURREY, BC V4A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

| | |
|----------|------|
| Received | Date |
| Checked | |
| Approved | |

CITY ENGINEER

Project:
262 HUME STREET

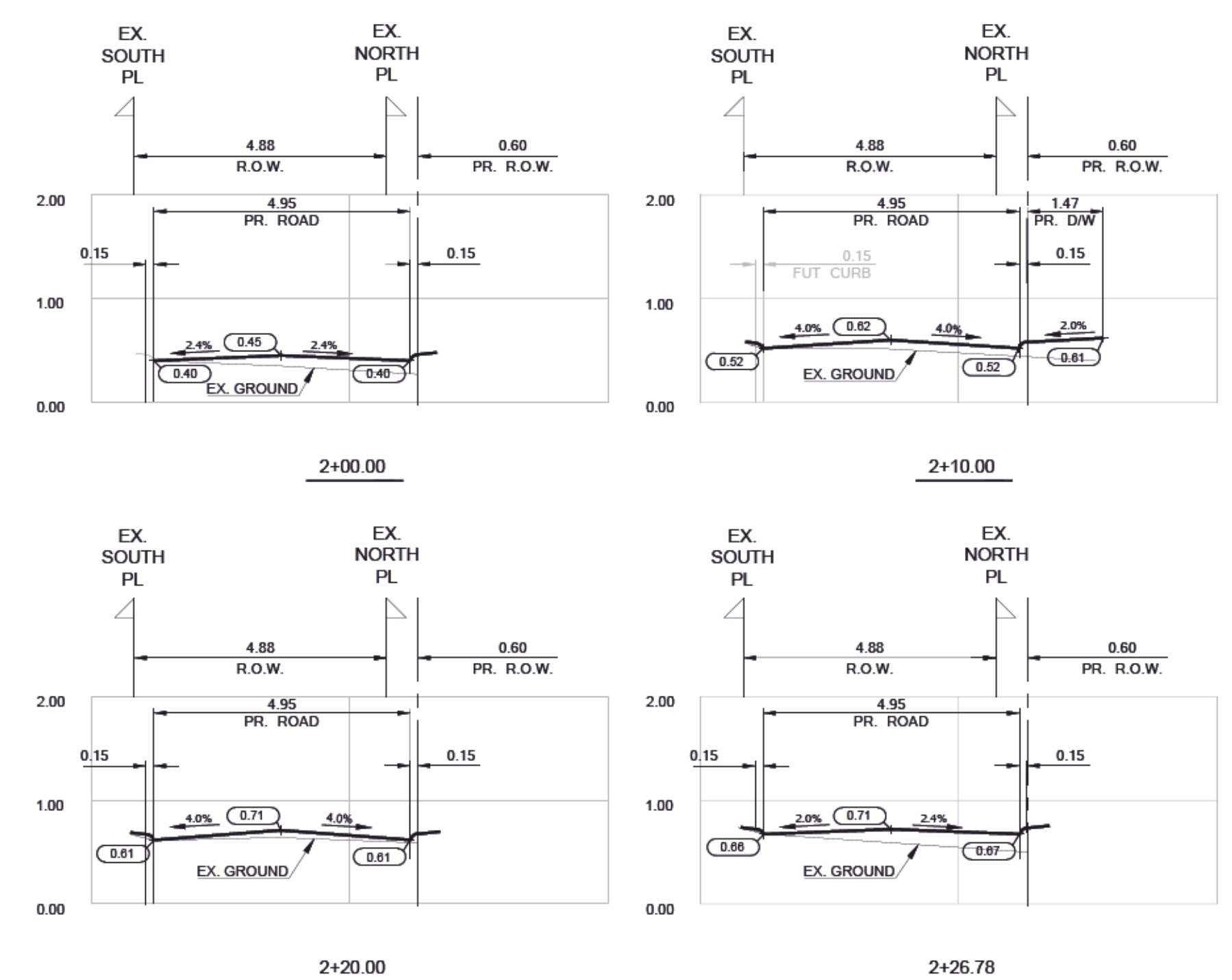
ROADWORKS - HUME STREET

| | | | |
|-------------------|------------|--------------|------------|
| Drawn: | H.M. | Sheet: | y/m/d: |
| Checked: | A.J. | 3 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS SHOWN |
| City Project No.: | FRJ-006999 | Drawing No.: | 3 of 12 |
| Project No.: | 21020 | Rev.: | 2. |

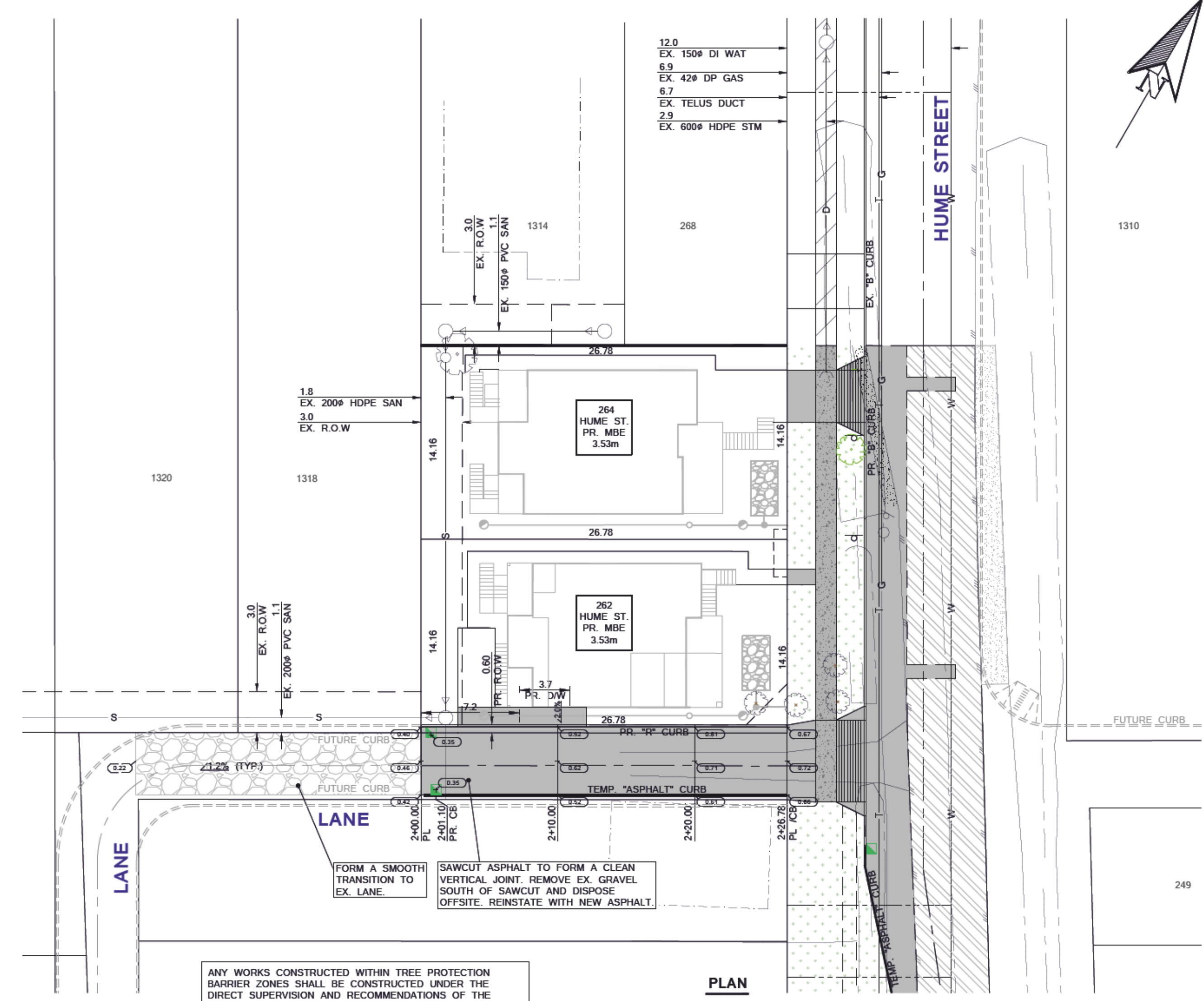
ROAD NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND CITY OF NEW WESTMINSTER SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING ALL PROPERTY OWNERS WHOSE LAND WILL BE AFFECTED BY THE PROPOSED WORKS ONE MONTH IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION. THIS APPLIES PARTICULARLY WHERE WORKS WILL ENCRUCH ON PRIVATE LANDS SUCH AS FILL SLOPES FROM RAISED ROADWAYS, INSTALLATION OF INSPECTION CHAMBERS AND CONSTRUCTION OF SANITARY SEWERS IN EASEMENTS. THE DEVELOPER SHALL OBTAIN FROM THE PRIVATE PROPERTY OWNERS WRITTEN PERMISSION FOR ANY INCURSIONS ONTO THEIR LANDS AS STATED ABOVE IN A FORM ACCEPTABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NEGOTIATE WITH PRIVATE PROPERTY OWNERS FOR THE SUCCESSFUL ACQUISITION OF ALL LANDS REQUIRED TO COMPLETE THE WORKS SHOWN ON THESE DRAWINGS.
- FOR CONSTRUCTION DETAILS OF CURB, GUTTER AND SIDEWALK SEE MMCD STANDARD DETAIL DRAWINGS. PHYSICAL DIMENSIONS SHOWN ON THE DRAWINGS MAY CONFLICT. IN SUCH INSTANCES, SUCH CONFLICTS SHALL BE FORWARDED TO TERRA NOBIS CONSULTING INC.
- PRELIMINARY CONSTRUCTION OF PAVEMENT IS TO BE 35mm BELOW DESIGN GRADE FOR THE FINISH COURSE IS TO BE LAID AT A LATER DATE BY THE DEVELOPER AFTER SUFFICIENT TIME IS ALLOWED FOR SETTLEMENT (MINIMUM 6 MONTHS).
- DURING THE TWO YEAR MAINTENANCE PERIOD FOLLOWING COMPLETION OF CONSTRUCTION, THE CITY OF NEW WESTMINSTER DECISION SHALL BE FINAL AND BINDING REGARDING ANY NECESSARY REPAIRS, REPLACEMENTS OR OTHER CORRECTIONS REQUIRED.
- ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE PROVEN IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION BY THE DEVELOPER WHERE THE POSSIBILITY OF DAMAGE TO EXISTING UNDERGROUND UTILITIES MAY BE CAUSED BY NEW CONSTRUCTION SHOWN ON THESE PLANS. SUCH UTILITIES SHALL BE EXPOSED, RAISED/LOWERED, RELOCATED OR, IF NECESSARY, REMOVED BY THE OWNER OF THE UTILITY AT THE DEVELOPER'S EXPENSE.
- MINIMUM DEPTH OF COVER FOR RESPECTIVE UTILITIES ARE:

| | |
|-----------------------|--------|
| WATERMAIN | 1000mm |
| STORM SEWER | 900mm |
| SANITARY SEWER | 1000mm |
| STREET LIGHT CONDUIT | 1000mm |
| TRAFFIC LIGHT CONDUIT | 1000mm |
- FOR OTHER UTILITIES SUCH AS TRUNK PRESSURE GAS MAINS, JET FUEL LINE, TELUS, BC HYDRO AND TELECOMMUNICATIONS CONDUITS REFER TO RESPECTIVE AGENCIES' STANDARDS.
- ALL RESIDENTIAL DRIVEWAY CROSSINGS SHALL BE CONSTRUCTED AS PER MMCD STANDARD DETAIL DRAWING C7 (TYP.).
- EXISTING DRIVEWAYS SHALL BE REINSTATEMENT FROM BACK OF CURB OR SIDEWALK AS FOLLOWS:
 - CONCRETE DRIVEWAYS WITH CONCRETE
 - ASPHALT OR GRAVEL DRIVEWAYS WITH ASPHALT.
- REINSTATEMENT DRIVEWAYS AND WHERE REQUIRED, STEPS TO PRIVATE WALKWAYS, HANDRAILS AND RETAINING WALLS SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE.
- ALL MANHOLES, VALVE BOXES, ETC., LOCATED IN ROADWAY AREA SHALL BE RAISED/LOWERED TO MEET NEW SURFACE ELEVATION.
- ALL CHANGES MEASURED ALONG THE CENTERLINE OF ROAD, SEE TYPICAL SECTION FOR DETAILS.
- CONTRACTOR TO TRIM OR REMOVE VEGETATION WHERE REQUIRED AT THE DIRECTION OF THE CONTRACT ADMINISTRATOR.
- IF POWER POLES HAVE NOT BEEN REMOVED PRIOR TO CONSTRUCTION, THEY MUST BE SUPPORTED.
- ALL EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED. ALL SURVEY MONUMENTS THAT BECOME DISTURBED SHALL BE REINSTATEMENT BY A QUALIFIED LEGAL SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- SUITABLE PEDESTRIAN AND BICYCLE ROUTES SHALL BE MAINTAINED ALONG ADJACENT STREETS AT ALL TIMES DURING CONSTRUCTION TO THE SATISFACTION OF THE DIRECTION OF ENGINEERING.
- CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
- CONTRACTOR SHALL MAINTAIN GRADING AND PROVIDE DUST CONTROL ON THE ROAD SURFACE FOR THE DURATION OF CONSTRUCTION ON THE GRAVEL SURFACES PRIOR TO PAVING.

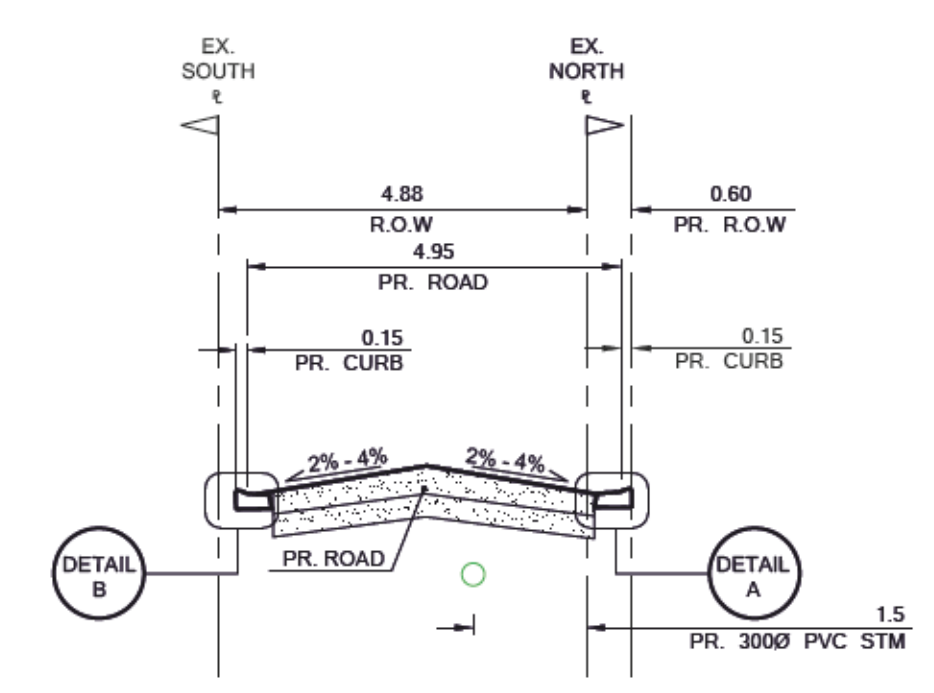


ROAD CROSS-SECTIONS - LANE
SCALE: 1:100 H
1:50 V

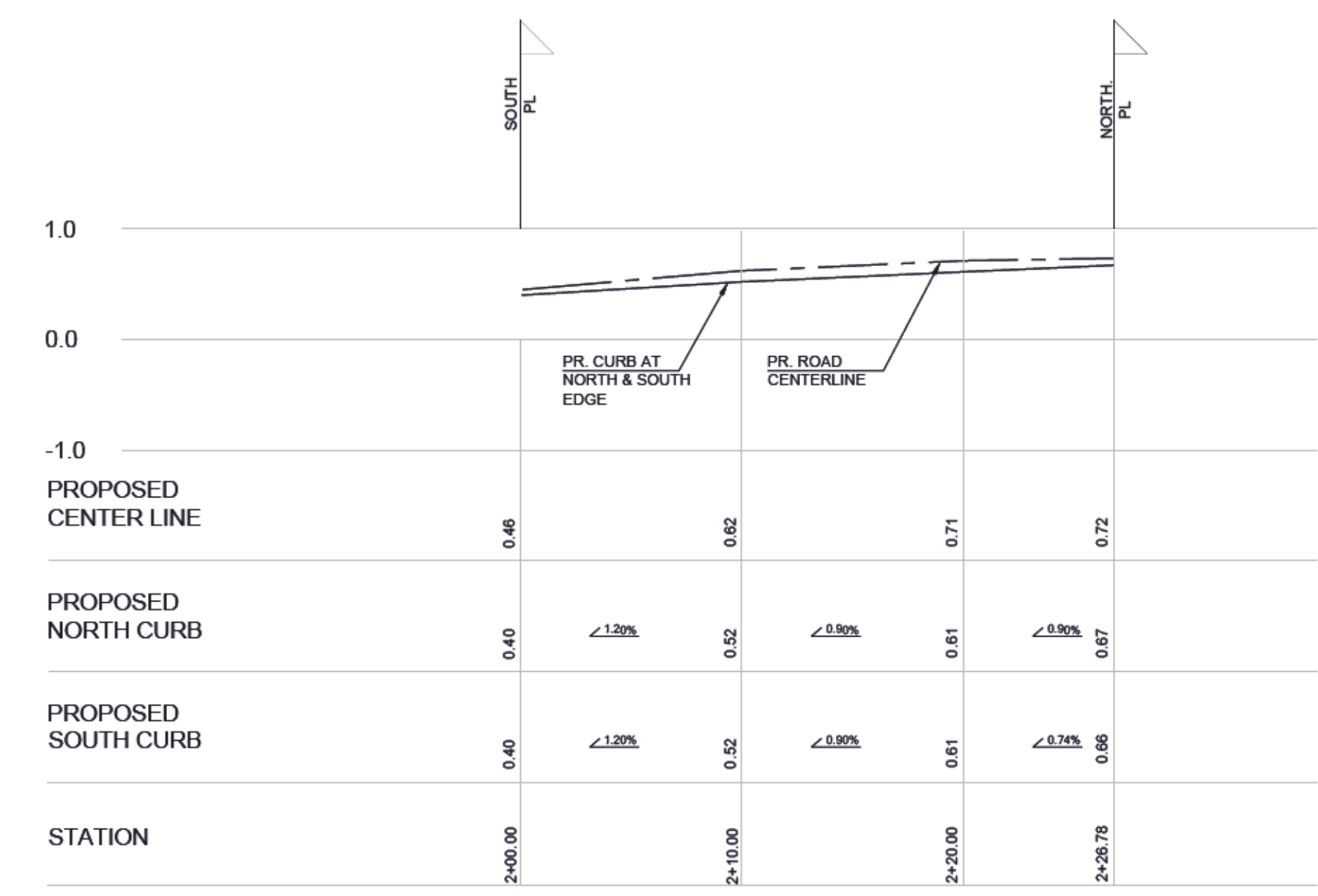


PLAN
SCALE: 1:250

ANY WORKS CONSTRUCTED WITHIN TREE PROTECTION BARRIER ZONES SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION AND RECOMMENDATIONS OF THE PROJECT ARBORIST. CITY PARKS DEPARTMENT MUST BE NOTIFIED PRIOR TO ANY WORK AROUND PROTECTED AREAS.



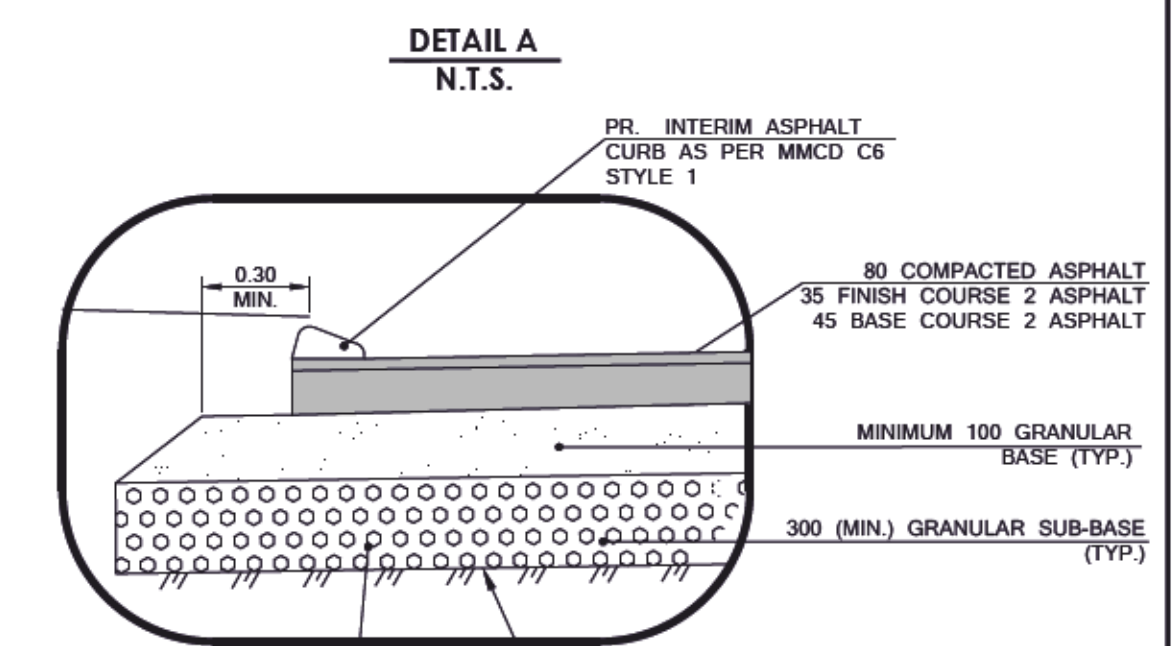
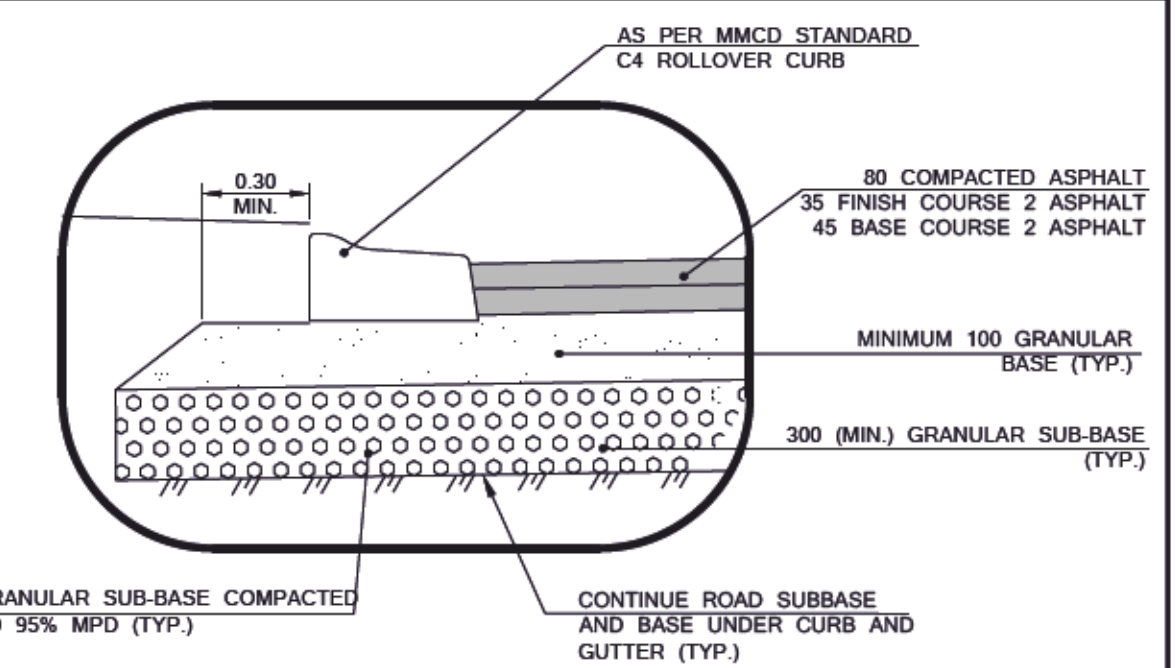
LANE (TYP. CROSS SECTION)
SCALE: 1:100 HOR.,
NTS. VERT.



PROFILE - LANE
SCALE: 1:250 H
1:50 V

CHECK BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY. CONTACT BC ONE CALL PRIOR TO CONSTRUCTION AT 604 257 1940

| LEGEND | |
|----------|--------------------------|
| [Symbol] | PAVEMENT RESTORATION |
| [Symbol] | PROPOSED SIDEWALK |
| [Symbol] | PROPOSED ASPHALT |
| [Symbol] | EXISTING SIDEWALK |
| [Symbol] | PROPOSED BOULEVARD |
| [Symbol] | EXISTING CURB |
| [Symbol] | FUTURE CURB |
| [Symbol] | PROPOSED CURB |
| [Symbol] | EXISTING ELEVATIONS |
| [Symbol] | PROPOSED ROAD ELEVATIONS |



C:\D:\proj\2022\22-03\22-03-13\PM [8/22/2022 3:13 PM] S:\B\m\m\m\Design\Drawings\22-03-13\RD\LANE

| Symbol | Utility Type | Color |
|--------|----------------------|------------|
| — W — | WATERMAIN | Blue |
| — S — | WASTEWATER SEWER | Red |
| — D — | LAND DRAINAGE SEWER | Green |
| — G — | PROPERTY LINES | Black |
| — T — | GAS | Yellow |
| — H — | TELEPHONE | Purple |
| — | HYDRO | Light Blue |
| — | CENTER LINE OF DITCH | Black |
| — | existing | Black |
| — | plan-legend | Black |
| — | proposed | Black |

| BENCHMARK | |
|--|--|
| ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012 | |
| ELEVATION 0.797m | |

| No. | y/m/d | Issued/Reviewed/Revision | By | App. |
|-----|------------|--------------------------|----|------|
| 2. | 2022/06/02 | THIRD SUBMISSION | HM | AJ |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM | AJ |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM | AJ |

CLIENT
LAKHBIR LUDHAR
262 Hume Street
New Westminister, BC V3M 5E8
EMAIL: sherwoodinfrastructures@gmail.com

TERRA NOBIS CONSULTING INC.
UNIT 203 - 15585 24 AVENUE,
SURREY, BC V3A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

| Received | Checked | Approved | Date |
|----------|---------|----------|------|
| | | | |
| | | | |
| | | | |

Project:
262 HUME STREET
ROADWOKS - LANE

| Drawn: | H.M. | Sheet: | y/m/d: |
|------------------|------------|-------------|------------|
| Checked: | A.J. | 4 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS ASHOWN |
| Checked: | A.J. | Drawing No. | |
| City Project No. | FRJ-006999 | 4 of 12 | |
| Project No. | 21020 | | |

TERRA NOBIS CONSULTING - STORM SEWER CALCULATIONS
EXISTING + IN STREAM + PROPOSED DEVELOPMENT

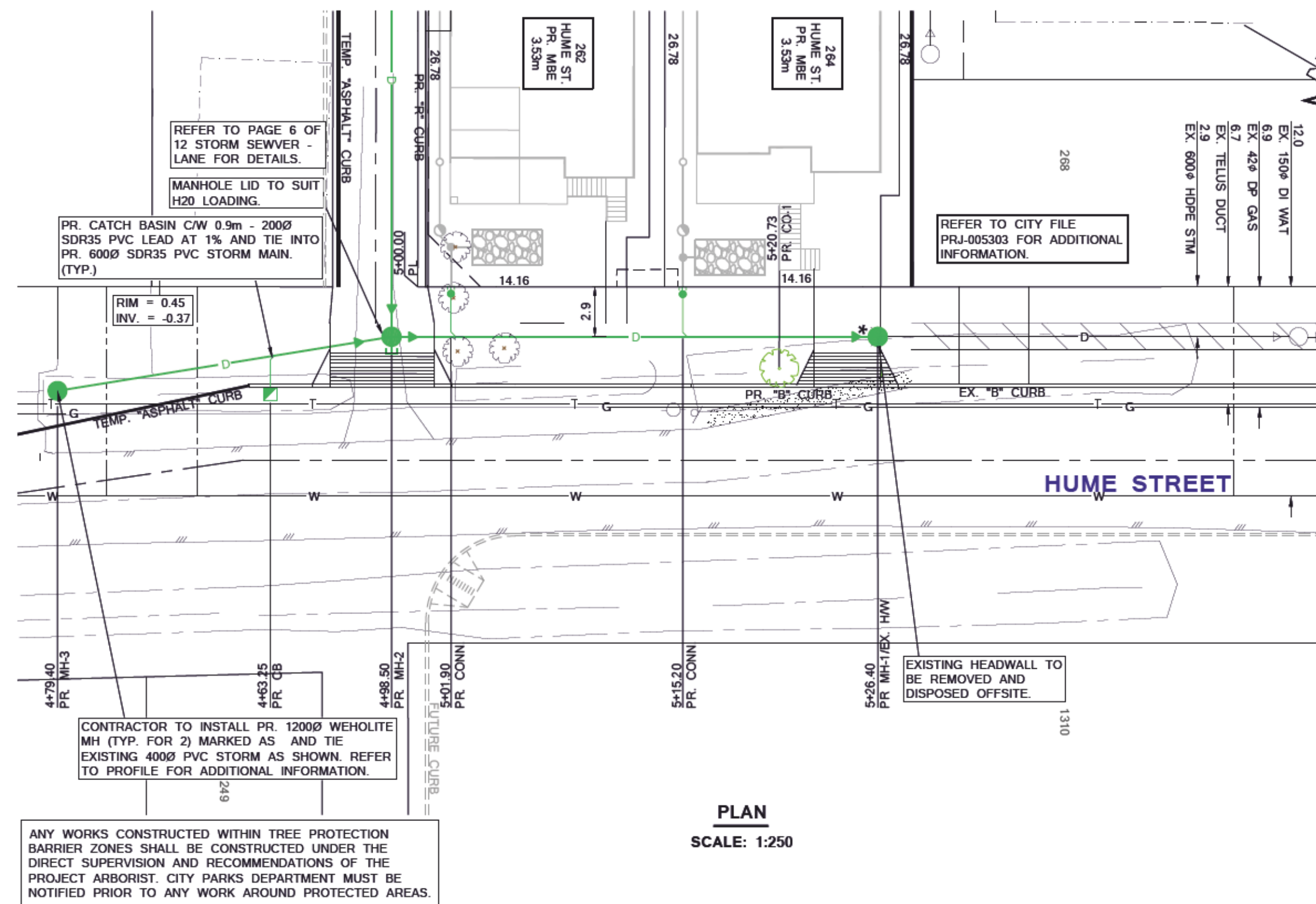
Location: 262 HUME ST. NEW WESTMINSTER
 Project: 21020
 Date: March 10, 2022
 Sheet: 1 of 1

Q = RAIN
 Q = Runoff (m³/s)
 Tc = Time of Concentration (min)
 Q_{DES} = Pipe Capacity (m³/s)
 D = Pipe Diameter (mm)
 n = Roughness Coefficient
 S = Slope of Pipe (%)
 L = Length (m)

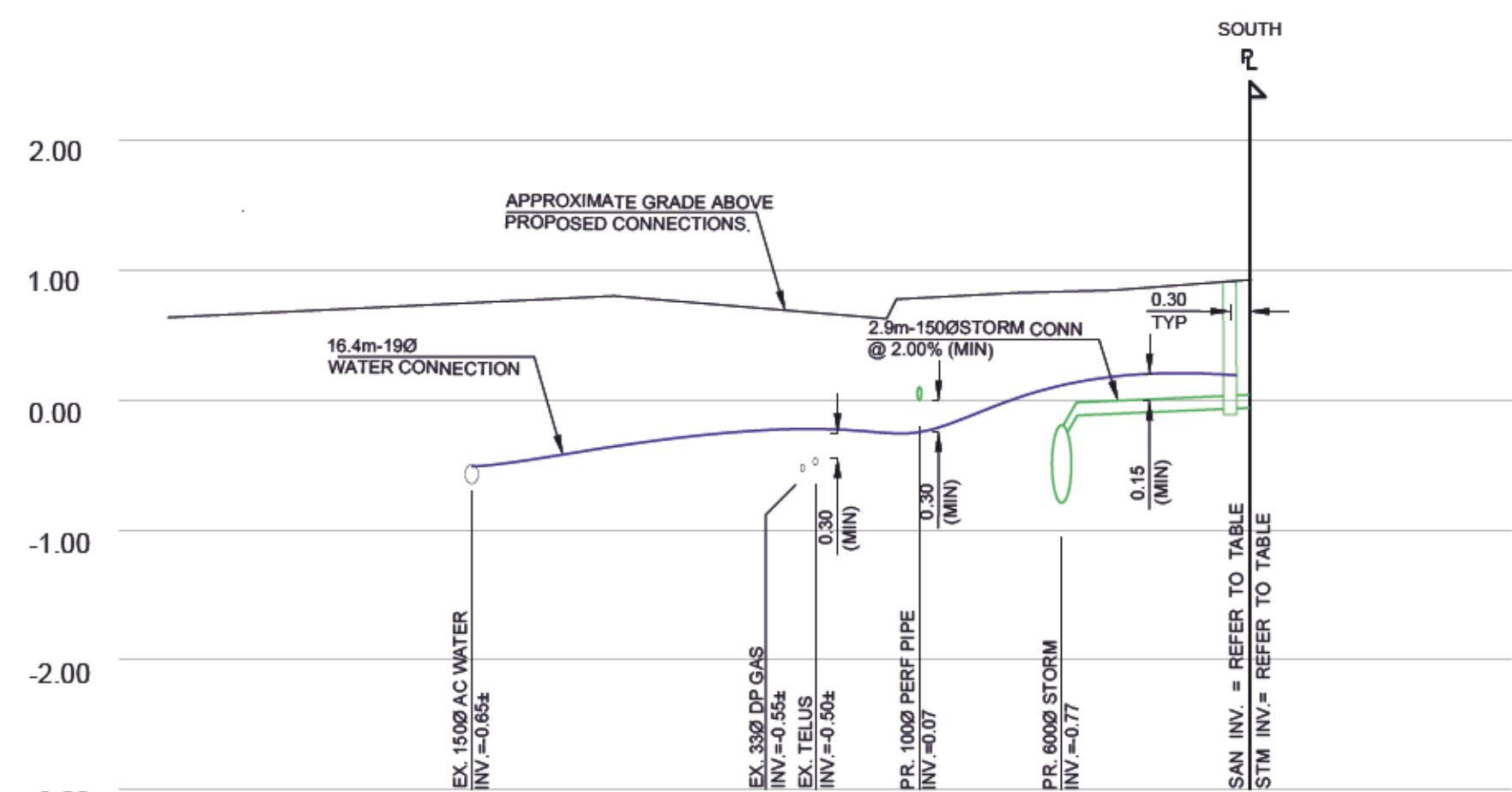
TI = Time of Travel (min)
 T_i = Time of Concentration (min)
 T_c = Time of Travel (min)
 T_c = 0.0477 L^{0.77} where L in m, T_c in hr
 a = 15.965
 b = -0.468

TEXT - DENOTES PROPOSED PIPE
 TEXT - DENOTES FLOW EXCEEDS PIPE CAPACITY

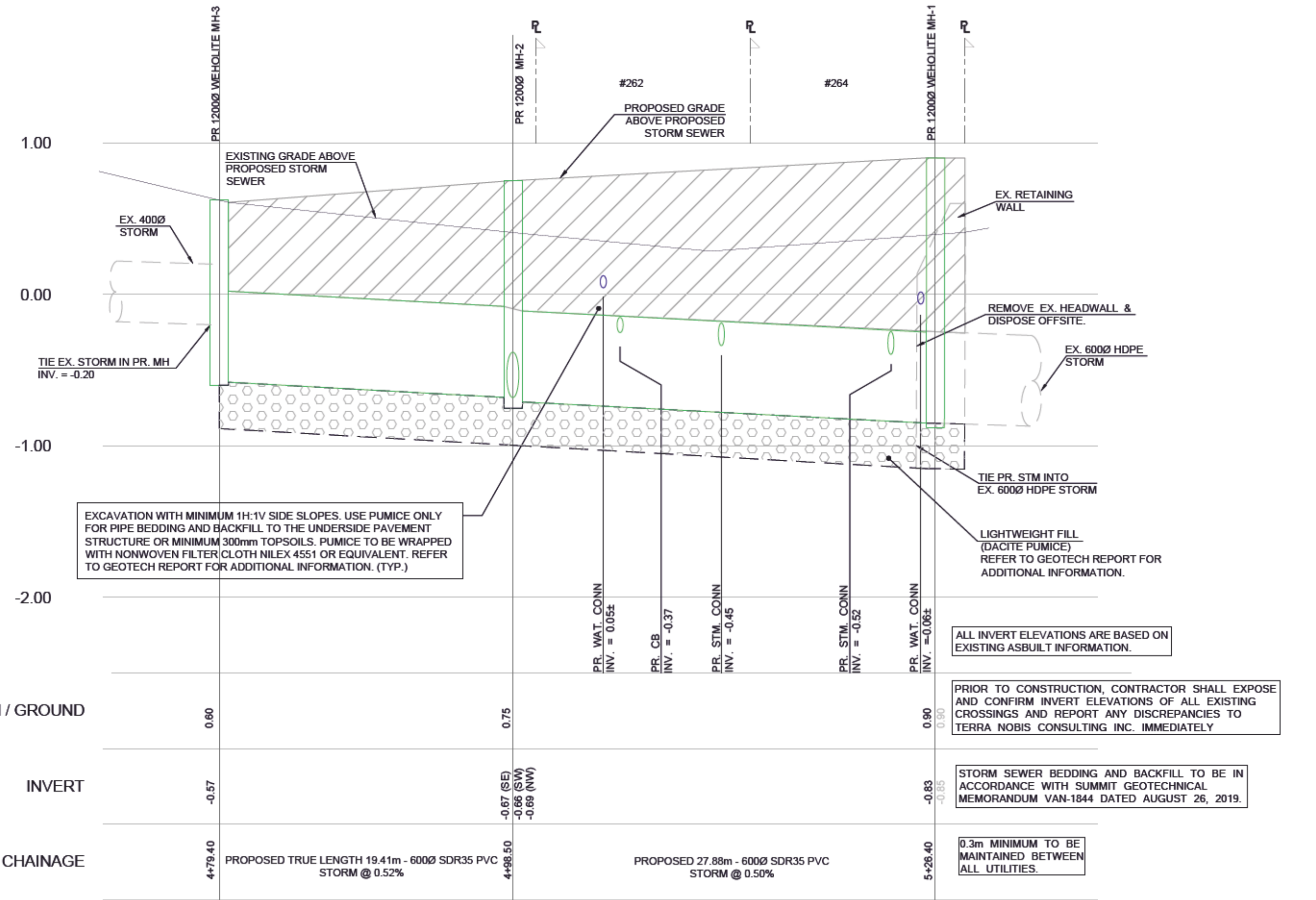
| Road | LOCATION | | CATCHMENT AREA Incremental Area A (ha) | LAND USE & RUNOFF COEFFICIENT / AREA | | FLOW TIME | | | RAINFALL Intensity (mm/hr) | RUNOFF Design Flow (m³/s) | SEWER DESIGN | | ELEVATION | | HYDRAULIC GRADE LINE | | NOTES | | | | | | | | | | | | | |
|-------------|------------|----------|--|---|---------------|-----------|----------------|----------------|----------------------------------|------------------------------------|----------------|--------------------|------------------|-----------|----------------------|-------------------|-------|-----------------------|--------|-------|-------|------------------|---------------------------|---------------------------|------|------|-------|-------|-------|---------|
| | From MH | To MH | | R | RA | X (RA) | T _i | T _c | | | T _c | Capacity (m³/s) | Diameter (mm) | Slope (%) | n | Velocity (m/s) | | Pipe Length (m) | Invert | Crown | Rim | HGL Slope (%) | Upper Elevation (m) | Lower Elevation (m) | | | | | | |
| LANE | RR MH-3 | RR MH-2 | 1 | 0.14 | SINGLE FAMILY | 0.50 | 0.07 | 0.07 | 15.00 | 0.00 | 15.00 | 30.6 | 0.009 | 1.4 | 0.441 | 600 | 0.52 | 0.013 | 1.56 | 19.4 | -0.57 | -0.67 | 0.03 | -0.07 | 0.60 | 0.75 | 0.515 | 0.01 | -0.09 | RN PIPE |
| HUME STREET | RR MH-2 | RR MH-1 | 2 | 0.11 | SINGLE FAMILY | 0.50 | 0.06 | 0.13 | 15.00 | 0.21 | 15.21 | 30.4 | 0.011 | 2.4 | 0.435 | 600 | 0.50 | 0.013 | 1.54 | 27.9 | -0.69 | -0.83 | -0.08 | -0.23 | 0.75 | 0.80 | 0.502 | -0.09 | -0.23 | RN PIPE |



PLAN
SCALE: 1:250



SERVICE CONNECTION PROFILE- HUME STREET (TYPICAL)
SCALE HOR 1:100
VERT 1:50



STORM MAIN-HUME STREET
SCALE HOR 1:250
VERT 1:25

- STORM SEWER NOTES:**
- ALL OFFSITE WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF NEW WESTMINSTER'S DESIGN CRITERIA, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCMCD), THE CITY OF NEW WESTMINSTER'S SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS, AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
 - PRIOR TO CONSTRUCTION AND ORDERING MATERIALS, THE CIVIL CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION, MATERIAL TYPE, SIZE AND INVERT OF THE EXISTING STORM SEWER AT THE POINT OF TIE-IN AND AT ALL UTILITY CROSSINGS AND THE CIVIL CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO TERRA NOBIS CONSULTING LTD.
 - PIPE BEDDING AND PIPE SURROUND SHALL BE LIGHTWEIGHT AGGREGATE CONSISTING OF DACCITE PUMICE. SEE SUMMIT GEOTECHNICAL MEMORANDUM VAN-1844 DATED AUGUST 26, 2019 AND STORM SEWER PROFILE FOR MORE INFORMATION.
 - TRENCH BACKFILL UNDER ROADWAYS AND SIDEWALKS SHALL BE AS PER SUMMIT GEOTECHNICAL REPORT VAN-1744 DATED MAY 22, 2018, AND MEMORANDUM VAN-1844 DATED AUGUST 26, 2019.
 - 600mm DIAMETER STORM SEWER MAINS SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
 - STORM SEWER SERVICE CONNECTIONS SHALL BE 200mm DIAMETER PVC SDR35 @ 2.0% MINIMUM AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NEW WESTMINSTER SUPPLEMENTARY DRAWING NUMBER SDS-3 UNLESS NOTED OTHERWISE.
 - ALL STORM SEWER MANHOLES ARE 1200mm DIAMETER UNLESS NOTED OTHERWISE.
 - ALL RIMS, COVERS AND IC'S SHALL BE CONSTRUCTED FLUSH WITH FINISHED SURFACE GRADES.
 - ALL STORM SEWER JOINTS TO BE CLOSED.
 - MINIMUM COVER OVER THE PROPOSED STORM SEWER SHALL BE 1.0 METER.
 - THE CIVIL CONTRACTOR SHALL VIDEO TEST ALL NEW STORM SEWER MAINS AND STORM SEWER SERVICE CONNECTIONS BY AN APPROVED TESTING COMPANY AND THE CIVIL CONTRACTOR SHALL SUBMIT TWO COMPLETE SETS OF ALL TESTING RESULTS TO TERRA NOBIS CONSULTING LTD. FOR REVIEW.
 - ALL CBS TO BE 6000 WITH 600mm DEEP SUMP, UNLESS OTHERWISE NOTED.
 - ALL CBS LEADS TO BE 2000 SDR35 @ 2% MINIMUM. (DOUBLE CB LEADS TO BE 2500)
 - ALL WYES TO BE MANUFACTURED.
 - TIE INTO EXISTING SEWERS TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE CONSULTANTS INSPECTOR, 48 HOURS NOTICE REQUIRED.
 - CONTRACTOR TO VIDEO INSPECT ALL STORM SEWER CITY SPECIFICATIONS.
 - ALL ASPHALT CUTS SHALL BE STRAIGHT WITH CLEAN VERTICAL EDGES.
 - ALL STORM PIPES UP TO AND INCLUDING 525mmØ PVC TO CNW SPECIFICATIONS AS FOLLOWS (UNLESS OTHERWISE NOTED):
 - 150mmØ & SMALLER SDR35
 - 200mmØ TO 525Ø SDR35 TO ASTM 03034 SPECS.

NOTE
ALL INVERT ELEVATION INFORMATION IS OBTAINED FROM AS-BUILT DOCUMENTS PROVIDED BY CITY OF NEW WESTMINSTER. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY AND CONTRACTOR TO CONFIRM ALL INVERTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR CHANGES TO TERRA NOBIS CONSULTING.

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C:\Users\p\Documents\Projects\21020 - 262 Hume Street, New Westminister - SA (8/10/2022)\Design\Drawings\1200.dwg (17/03/2022) 3:13PM

| | | |
|----------|----------------------|----------|
| — W — | WATERMAIN | — W — |
| — S — | WASTEWATER SEWER | — S — |
| — D — | LAND DRAINAGE SEWER | — D — |
| — G — | PROPERTY LINES | — G — |
| — T — | GAS | — T — |
| — H — | TELEPHONE | — H — |
| — — | HYDRO | — — |
| — — | CENTER LINE OF DITCH | — — |
| existing | plan-legend | proposed |

| | | | | | |
|-----------|------------|--|----|------------------|------------|
| BENCHMARK | | ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012 | | ELEVATION 0.797m | |
| No. | y/m/d | Issued/Reviewed/Revision | By | App. | 2022/06/02 |
| 2. | 2022/06/02 | THIRD SUBMISSION | HM | AJ | |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM | AJ | |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM | AJ | |

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EMAIL: sherwoodinfrastructures@gmail.com

TERRA NOBIS CONSULTING INC.
UNIT 203 - 15585 24 AVENUE, SURREY, BC V3A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

NEW WESTMINSTER
CITY ENGINEER

Project:
262 HUME STREET
STORM SEWER - HUME STREET

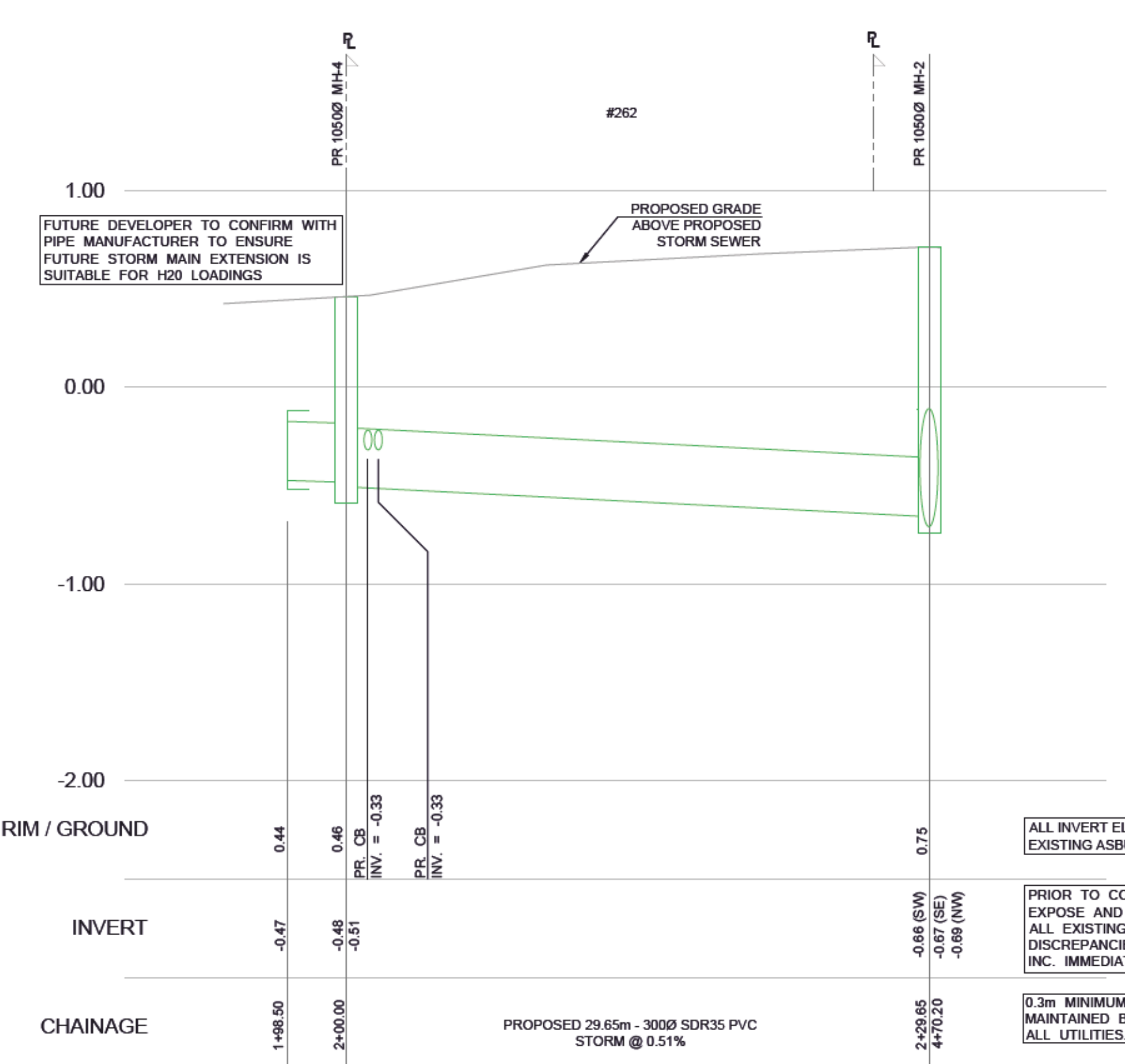
Drawn: H.M.
Checked: A.J.
Designed: H.M.
City Project No.: PRJ-006999
Project No.: 21020

Sheet: y/m/d
5 of 12
Scale: AS SHOWN
Drawing No.: 5 of 12
Rev.: 2.

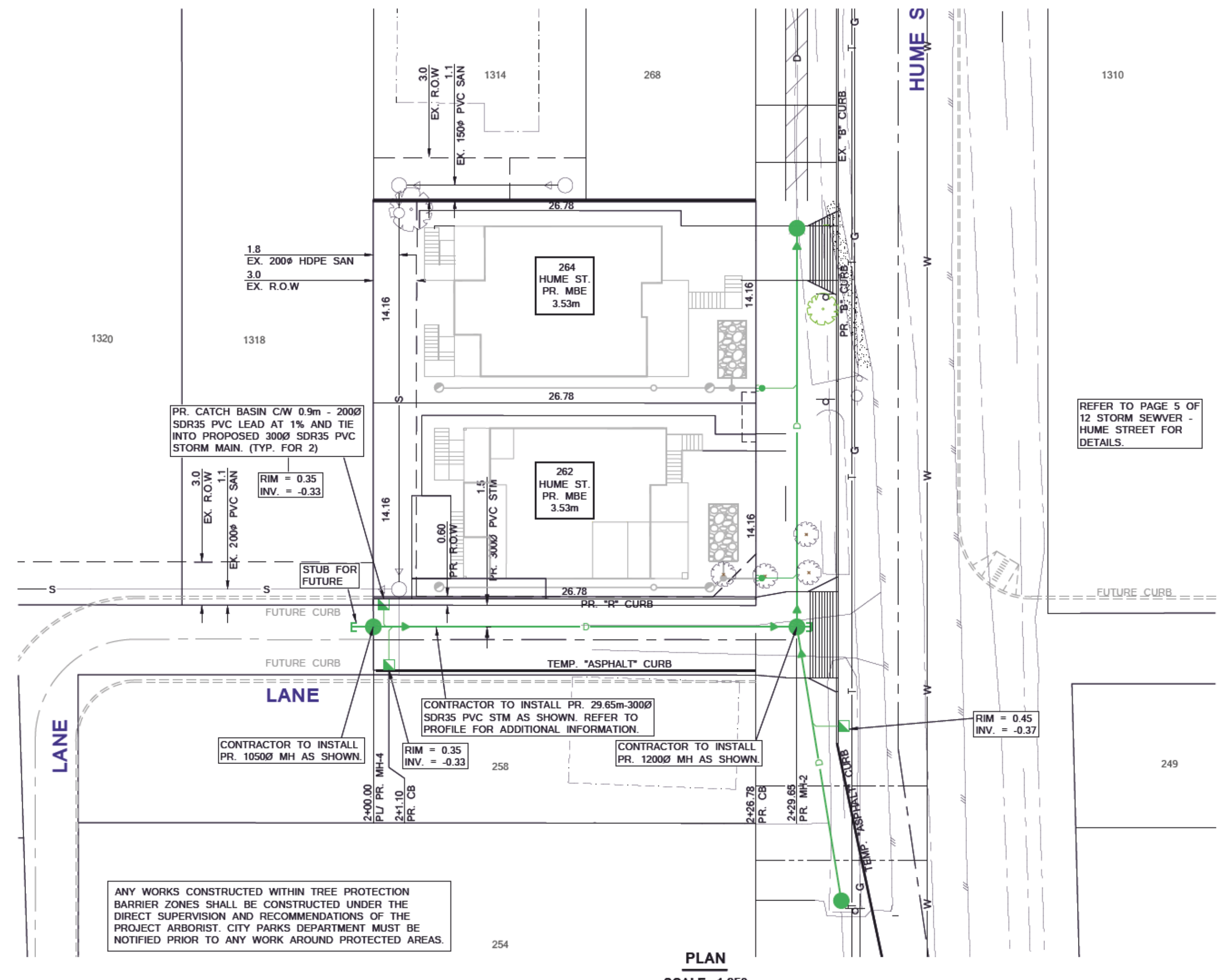
- STORM SEWER NOTES:**
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 5. 600mm DIAMETER STORM SEWER MAINS SHALL BE HDPE UNLESS NOTED OTHERWISE.
 6. STORM SEWER SERVICE CONNECTIONS SHALL BE 200mm DIAMETER PVC SDR-28 @ 2.0% MINIMUM AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NEW WESTMINSTER SUPPLEMENTARY DRAWING NUMBER SDS-3, UNLESS NOTED OTHERWISE.
 7. ALL STORM SEWER MANHOLES ARE 1200mm DIAMETER UNLESS NOTED OTHERWISE.
 8. ALL RIMS, COVERS AND IC'S SHALL BE CONSTRUCTED FLUSH WITH FINISHED SURFACE GRADES.
 9. ALL STORM SEWER JOINTS TO BE CLOSED.
 10. MINIMUM COVER OVER THE PROPOSED STORM SEWER SHALL BE 1.0 METER.
 11. THE CIVIL CONTRACTOR SHALL VIDEO TEST ALL NEW STORM SEWER MAINS AND STORM SEWER SERVICE CONNECTIONS BY AN APPROVED TESTING COMPANY AND THE CIVIL CONTRACTOR SHALL SUBMIT TWO COMPLETE SETS OF ALL TESTING RESULTS TO TERRA NOBIS CONSULTING LTD. FOR REVIEW.
 12. ALL C/S TO BE 6000 WITH 600mm DEEP SUMP, UNLESS OTHERWISE NOTED.
 13. ALL C/S LEADS TO BE 2000 SDR35 @ 2% MINIMUM. (DOUBLE CB LEADS TO BE 2500).
 14. ALL WYES TO BE MANUFACTURED.
 15. TIE INTO EXISTING SEWERS TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE CONSULTANTS INSPECTOR, 48 HOURS NOTICE REQUIRED.
 16. CONTRACTOR TO VIDEO INSPECT ALL STORM SEWER TO CITY SPECIFICATIONS.
 17. ALL ASPHALT CUTS SHALL BE STRAIGHT WITH CLEAN VERTICAL EDGES.
 18. ALL STORM PIPES UP TO AND INCLUDING 525mmØ PVC TO CNW SPECIFICATIONS AS FOLLOWS (UNLESS OTHERWISE NOTED):
 - 150mmØ & SMALLER SDR35
 - 200mmØ TO 525Ø SDR35 TO ASTM 03034 SPECS.

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STORM MAIN-LANE
SCALE HOR 1:250
VERT 1:25



PLAN
SCALE: 1:250

**TERRA NOBIS CONSULTING - STORM SEWER CALCULATIONS
EXISTING + IN STREAM + PROPOSED DEVELOPMENT**

| | | | | |
|--|--------------------------------|---|---|----------------------|
| Location: 262 HUME ST, NEW WESTMINSTER | Q = RAIN | Tc = TI + Tt | Q _{cap} = Pipe Capacity (m³/s) | Date: March 10, 2022 |
| TN PROJECT# 21020 | Q = Runoff (m³/s) | Tc = Time of Concentration (min) | Ø = Pipe Diameter (mm) | Sheet: 1 of 1 |
| I.D.F. Curve: Rainfall Intensity Curve Zone 4 (Fig 3.1 City of NW Design Criteria) | R = Runoff Coefficient | Ti = Inlet Time (min) | n = Roughness Coefficient | |
| Storm Frequency: 5 YEAR | A = Area (ha) | Tt = Time of Travel | S = Slope of Pipe (%) | |
| | I = Rainfall Intensity (mm/hr) | I = aT ^b where I in mm/hr, T in hr | V = Velocity (m/s) | |
| | N = 0.00278 | a = 15.965 | L = Length (m) | |
| | | b = -0.498 | | |

(Rainfall Intensity Formula interpolated based on IDF curve)

| LOCATION | CATCHMENT AREA | | LAND USE & RUNOFF COEFFICIENT / AREA | | | FLOW TIME | | | | RAINFALL | | | | RUNOFF | | | | SEWER DESIGN | | | | ELEVATION | | | | HYDRAULIC GRADE LINE | | | NOTES |
|----------|----------------|---------|--------------------------------------|---------------|------|-----------|--------|----------|----------|----------|-------------------|--------------------|------------|-----------------|---------------|-----------|-------|----------------|-----------------|-------------|-----------|------------|----------|----------|--------|----------------------|---------------------|---------------------|---------|
| | From MH | To MH | Incremental Area No. | Land Use | R | RA | Σ (RA) | TI (min) | Tt (min) | Tc (min) | Intensity (mm/hr) | Design Flow (m³/s) | Capacity % | Capacity (m³/s) | Diameter (mm) | Slope (%) | n | Velocity (m/s) | Pipe Length (m) | Invert From | Invert To | Crown From | Crown To | Rim From | Rim To | HGL Slope (%) | Upper Elevation (m) | Lower Elevation (m) | |
| LANE | PR-MH-4 | PR-MH-2 | 2 | SINGLE FAMILY | 0.50 | 0.19 | 0.19 | 15.00 | 0.00 | 15.00 | 30.6 | 0.016 | 22.9 | 0.069 | 300 | 0.51 | 0.013 | 0.97 | 29.7 | -0.51 | -0.66 | -0.21 | -0.38 | 0.46 | 0.75 | 0.506 | -0.21 | -0.38 | IN PIPE |

NOTE:
PROPOSED STORM MAIN IN LANE IS ANALYSED TO CAPTURE THE FUTURE UPSTREAM RUN-OFF. REFER TO STORM WATER ANALYSIS FOR MORE INFORMATION

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| | | |
|----------|----------------------|----------|
| W | WATERMAIN | W |
| S | WASTEWATER SEWER | S |
| D | LAND DRAINAGE SEWER | D |
| --- | PROPERTY LINES | --- |
| G | GAS | G |
| T | TELEPHONE | T |
| H | HYDRO | H |
| --- | CENTER LINE OF DITCH | --- |
| existing | plan-legend | proposed |

| | | | | | |
|-----------|------------|--|----|------------------|------------|
| BENCHMARK | | ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012 | | ELEVATION 0.797m | |
| No. | y/m/d | Issued/Reviewed/Revision | By | App. | 2022/06/02 |
| 2. | 2022/06/02 | THIRD SUBMISSION | HM | AJ | |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM | AJ | |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM | AJ | |

CLIENT
LAKHBIR LUDHAR
262 Hume Street
New Westminster, BC V3M 5E8
EMAIL: sherwoodinfrastructures@gmail.com

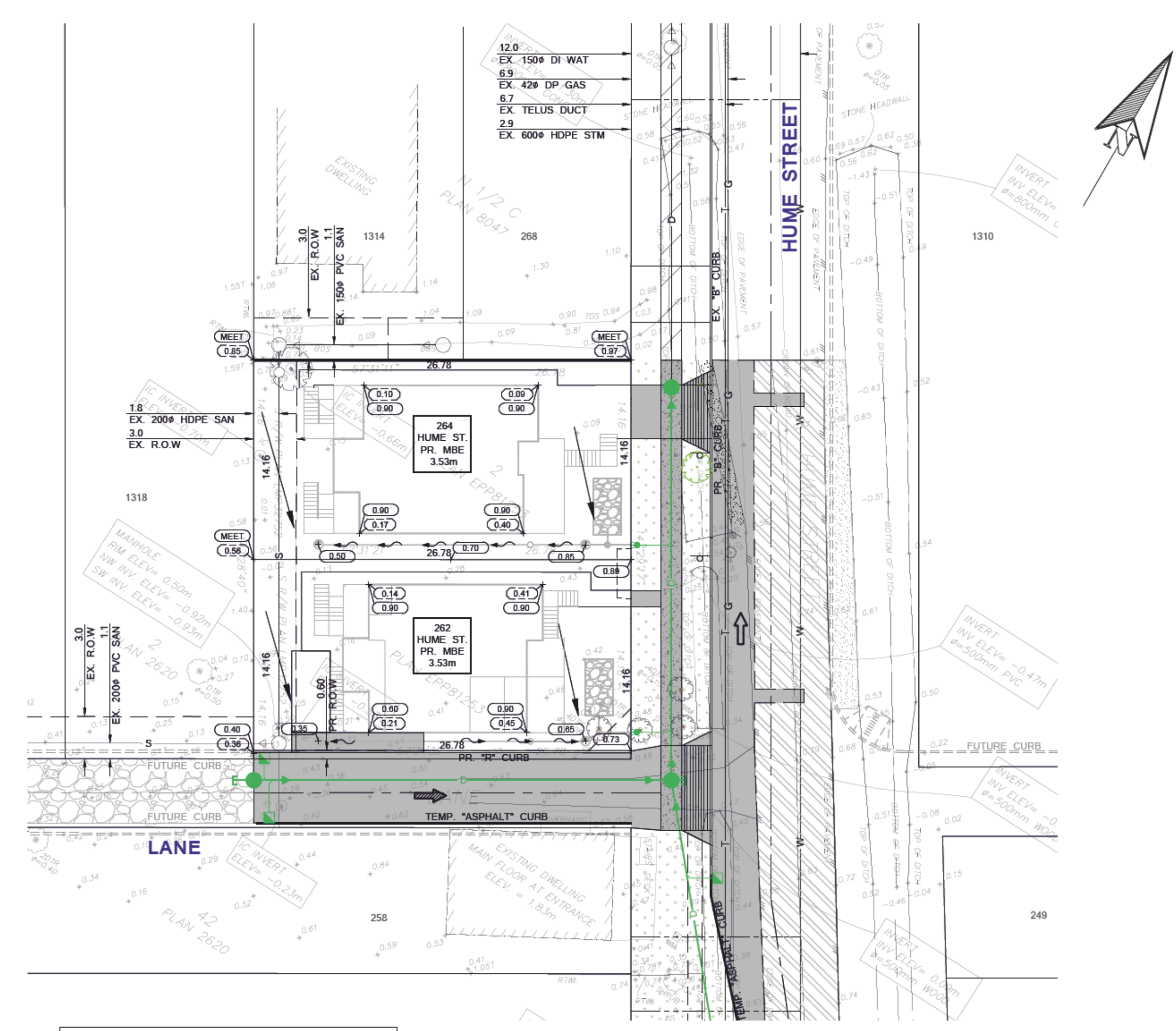
TERRA NOBIS CONSULTING INC.
UNIT 203 - 15585 24 AVENUE, SURREY, BC V4A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

NEW WESTMINSTER
Date: _____
Received: _____
Checked: _____
Approved: _____
CITY ENGINEER

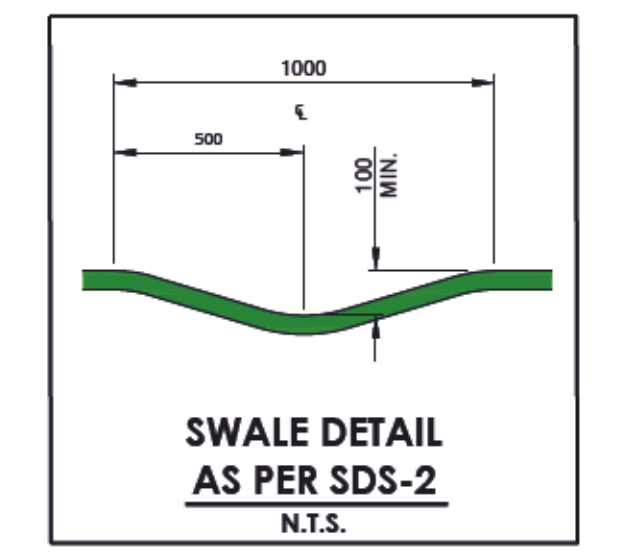
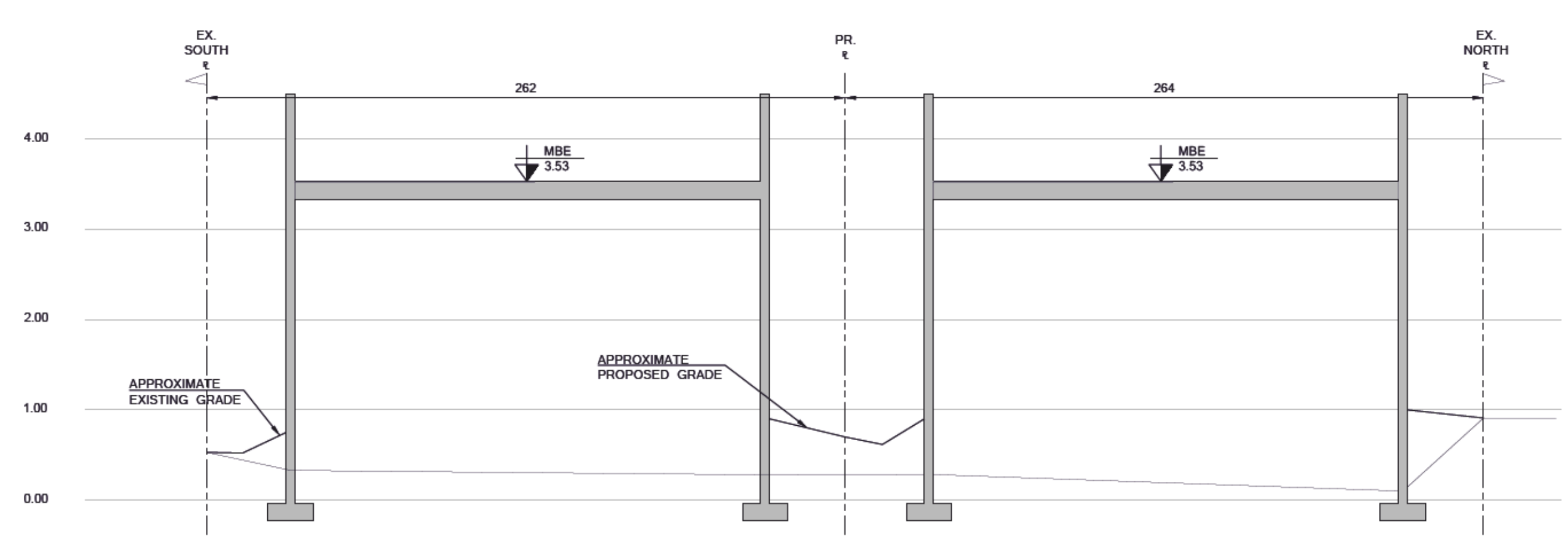
Project:
262 HUME STREET
STORM SEWER - LANE

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| Drawn: H.M. | Sheet: y/m/d |
| Checked: A.J. | 6 of 12 |
| Designed: H.M. | Scale: AS SHOWN |
| Checked: A.J. | Drawing No. |
| City Project No: PRJ-006999 | 6 of 12 |
| Project No: 21020 | 2. |

- LOT GRADING NOTES:**
1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF NEW WESTMINSTER'S SUBDIVISION BYLAW, 2015 AND MMCD PLATINUM EDITION AND ALL OTHER APPLICABLE MUNICIPAL BYLAWS AND POLICIES, UNLESS NOTED OTHERWISE.
 2. MINIMUM BASEMENT ELEVATION (MBE) IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE, FLOOR UNDERSIDE OF BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE ESTABLISHED AND SHALL NOT BE LOWER THAN THE ELEVATION SHOWN. THE MBE SHALL ALSO BE A MINIMUM OF 0.3m ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL OF ANY SEPTIC DISPOSAL SYSTEM, SANITARY SEWER SERVICE CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATHS AND/OR STORM SEWER SERVICE CONNECTIONS.
 3. THE CONTRACTOR SHALL ERECT TEMPORARY FENCING AS PER NEW WESTMINSTER'S SCHEDULE B OF THE CITY OF NEW WESTMINSTER'S TREE PROTECTION BYLAW AROUND EXISTING TREES TO BE RETAINED PRIOR TO ANY CONSTRUCTION. ANY TREE REMOVALS AND SITE CLEARING SHALL BE ACCORDANCE WITH THE ARBORIST REPORT AND THE CITY OF NEW WESTMINSTER'S STANDARDS AND BYLAWS.
 4. THE DEVELOPER'S CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT CITY OF NEW WESTMINSTER'S STANDARDS.
 5. ANY CONSTRUCTION WORKS LOCATED WITHIN THE DRIP LINE OR ROOT SYSTEM OF ANY EXISTING TREES SHALL BE SUPERVISED UNDER THE DIRECTION OF A CERTIFIED ARBORIST. NO CONSTRUCTION WORKS SHALL NEGATIVELY IMPACT THE EXISTING TREE STRUCTURE OR HEALTH. TREE TRIMMING OR ROOT CUTTING STRICTLY PROHIBITED UNLESS RECOMMENDED AND COMPLETED BY A CERTIFIED ARBORIST AND APPROVED BY THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT.
 6. HOME BUILDER TO INSTALL A BACKFLOW PREVENTOR ON ALL LOTS ON THE OUTLET PIPE OF THE FOUNDATION DRAIN TILE SUMP.

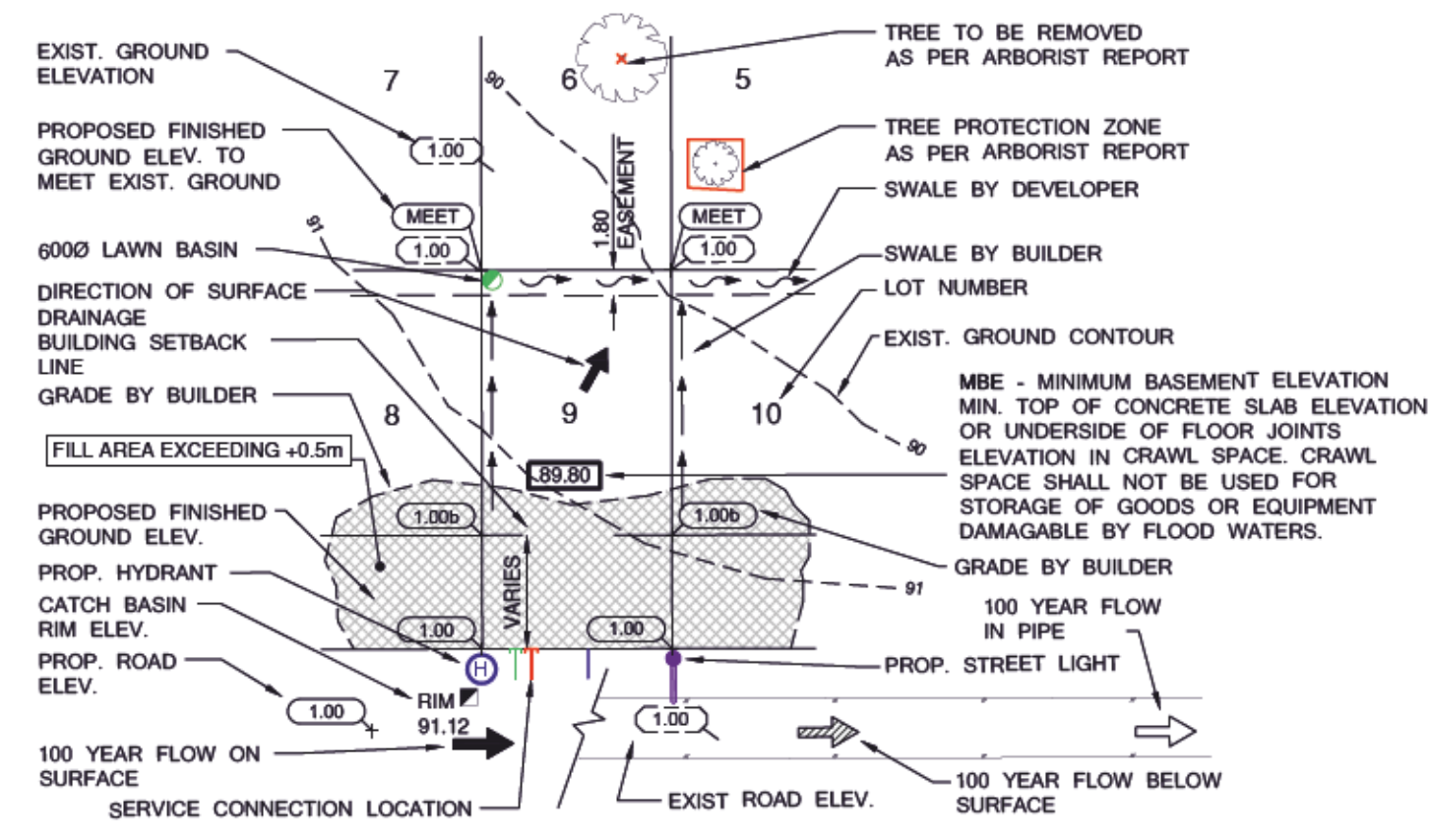


ANY WORKS CONSTRUCTED WITHIN TREE PROTECTION BARRIER ZONES SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION AND RECOMMENDATIONS OF THE PROJECT ARBORIST. CITY PARKS DEPARTMENT MUST BE NOTIFIED PRIOR TO ANY WORK AROUND PROTECTED AREAS.



NOTE: ALL INVERT ELEVATION INFORMATION IS OBTAINED FROM AS-BUILT DOCUMENTS PROVIDE CITY OF NEW WESTMINSTER. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY AND CONTRACTOR TO CONFIRM ALL INVERTS PRIOR TO CONSTRUCTION AND REPORT AND CONFLICTS OR CHANGES TO TERRA NOBIS CONSULTING.

CHECK BEFORE YOU DIG
 CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY. CONTACT BC ONE CALL PRIOR TO CONSTRUCTION AT 604 257 1940



LOT GRADING LEGEND

| | | | |
|----------|----------------------|----------|--|
| W | WATERMAIN | W | |
| S | WASTEWATER SEWER | S | |
| D | LAND DRAINAGE SEWER | D | |
| | PROPERTY LINES | | |
| G | GAS | | |
| T | TELEPHONE | | |
| H | HYDRO | | |
| | CENTER LINE OF DITCH | | |
| existing | plan-legend | proposed | |

| | | | | | |
|--|-------|--------------------------|----|------|--|
| BENCHMARK | | | | | |
| ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012 | | | | | |
| ELEVATION 0.797m | | | | | |
| No. | y/m/d | Issued/Reviewed/Revision | By | App. | |

| | | | | | |
|---|-------|--------------------------|----|------|--|
| CLIENT | | | | | |
| LAKHBIR LUDHAR | | | | | |
| 262 Hume Street New Westminister, BC V3M 5E8 EMAIL: sherwoodinfrastructures@gmail.com | | | | | |
| No. | y/m/d | Issued/Reviewed/Revision | By | App. | |

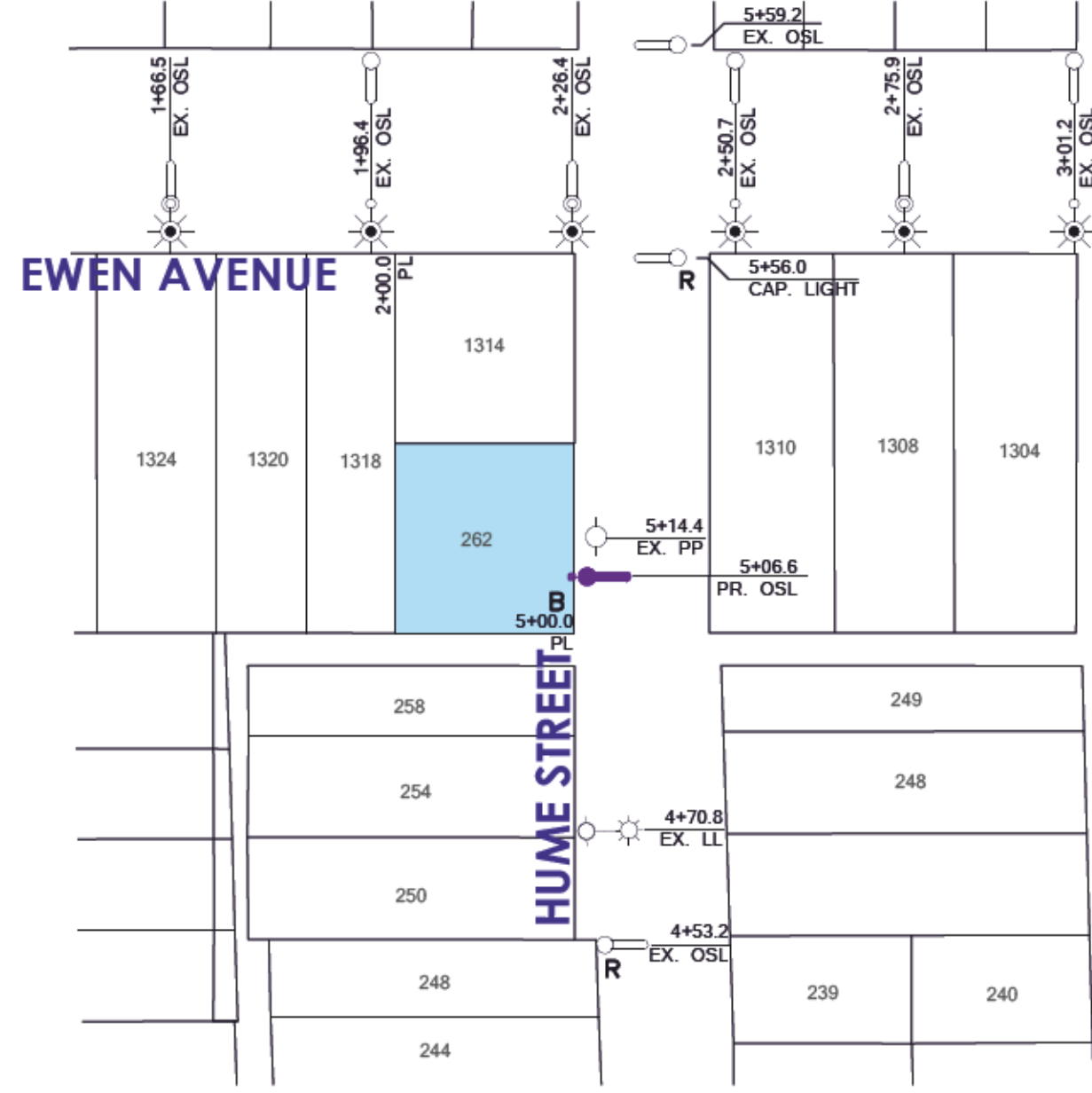
TERRA NOBIS CONSULTING INC.
 UNIT 203 - 15585 24 AVENUE, SURREY, BC V4A 2J4
 PHONE: 604.946.3007
 EMAIL: INFO@TERRANOBIIS.COM
 PRACTICE NUMBER: 1000490

NEW WESTMINSTER
 Received _____ Date _____
 Checked _____
 Approved _____
 CITY ENGINEER

Project: **262 HUME STREET**
LOT GRADING

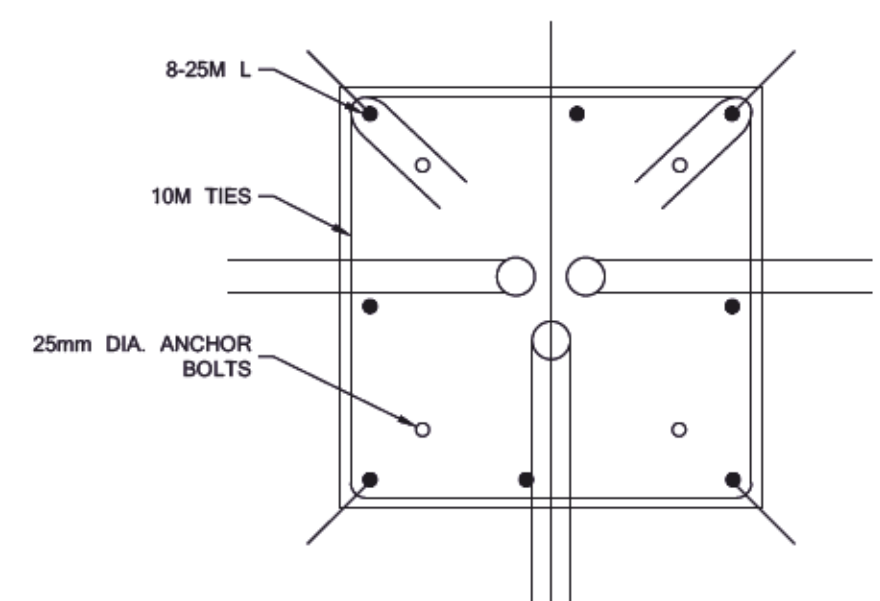
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| Drawn: | H.M. | Sheet: | y/m/d: |
| Checked: | A.J. | 7 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS SHOWN |
| Checked: | A.J. | Drawing No. | |
| City Project No. | PRJ-006999 | 8 of 12 | 2. |
| Project No. | 21020 | | |

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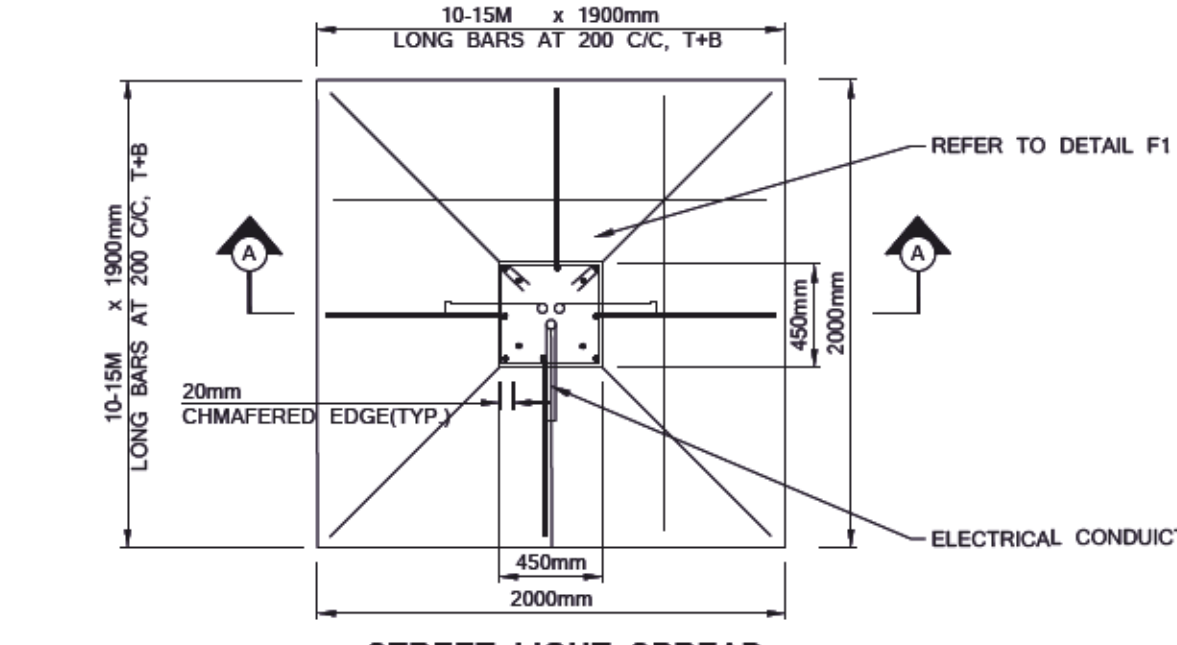


| DESIGN CRITERIA | | |
|--|---|-----------------|
| ITEM | DESIGN REQUIREMENTS | DESIGN ACHIEVED |
| STREET NAME(S) | HUME STREET | |
| PEDESTRIAN CONFLICT | MEDIUM | |
| ROAD CLASSIFICATION | LOCAL | |
| ILLUMINATION TYPE | 7.62m HIGH - NXT-M,60M-350mA-68W-TYPEII | |
| PHOTOMETRIC FILE | NXT-60M-350mA-2ES-4000K.IES | |
| LAMP COLOR TEMPERATURE | 4000K | |
| SPACING (MAX) | 53m ONE-SIDED | 53m ONE-SIDED |
| ILLUMINANCE LEVEL (AVG.) | 7.0 LUX | 9.6 LUX |
| ILLUMINANCE UNIFORMITY RATIO (AVG./MIN.) | 6:1 | 6:1 |

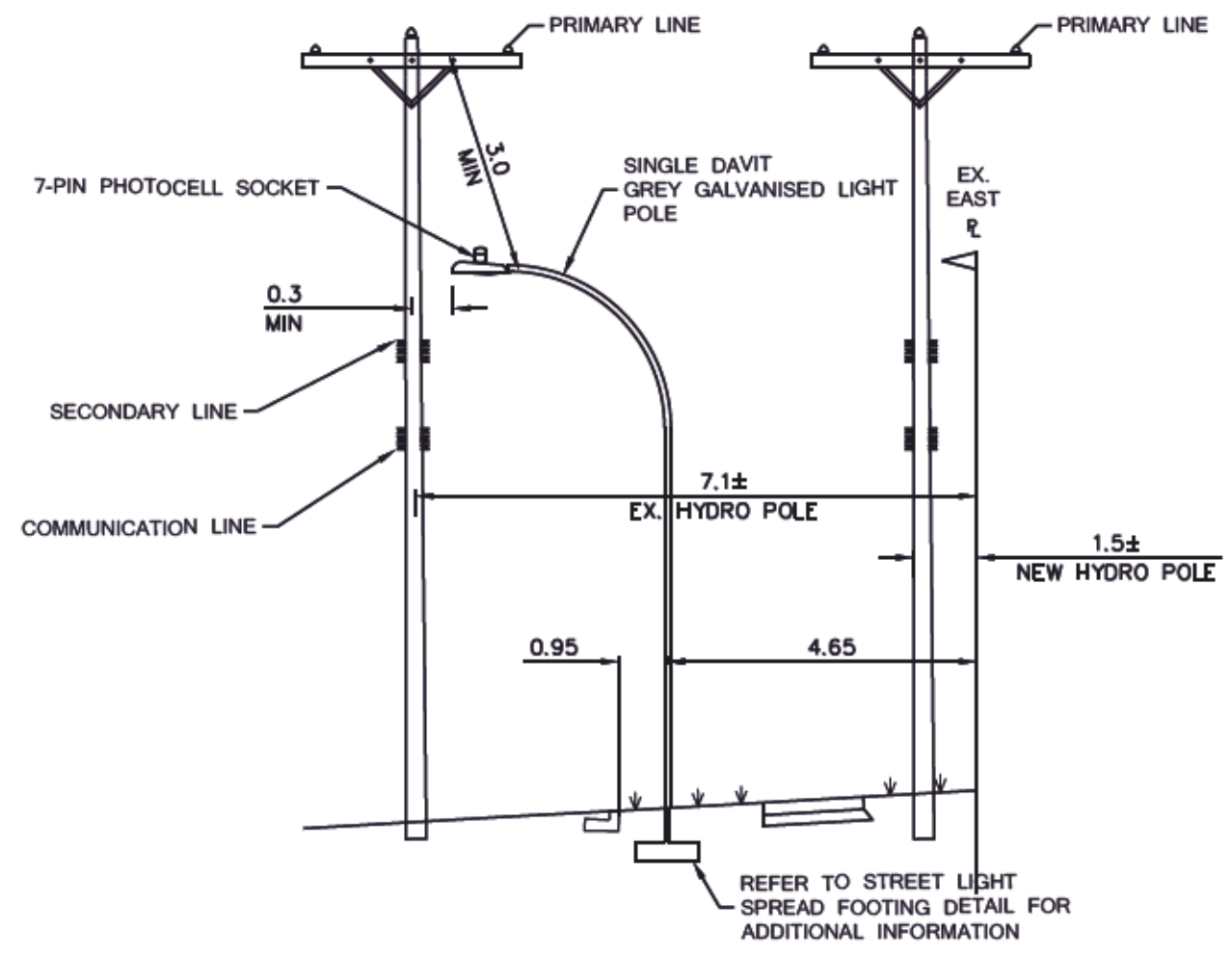
NOTE:
FOR ADDITIONAL INFORMATION ON EX. OSL ON EWEN AVE REFER TO AS BUILT DRAWING STREET LIGHTS NWIT-17-34 PAGE NO 49 AND 50 OF 84



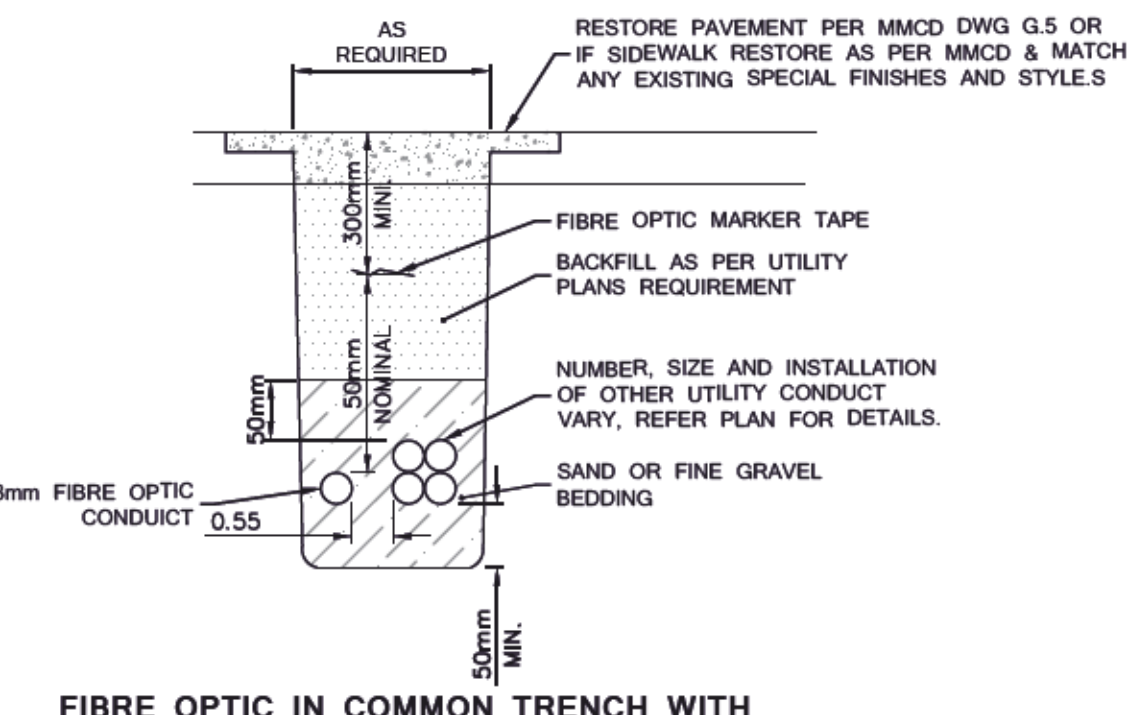
DETAIL F1
SCALE: NTS



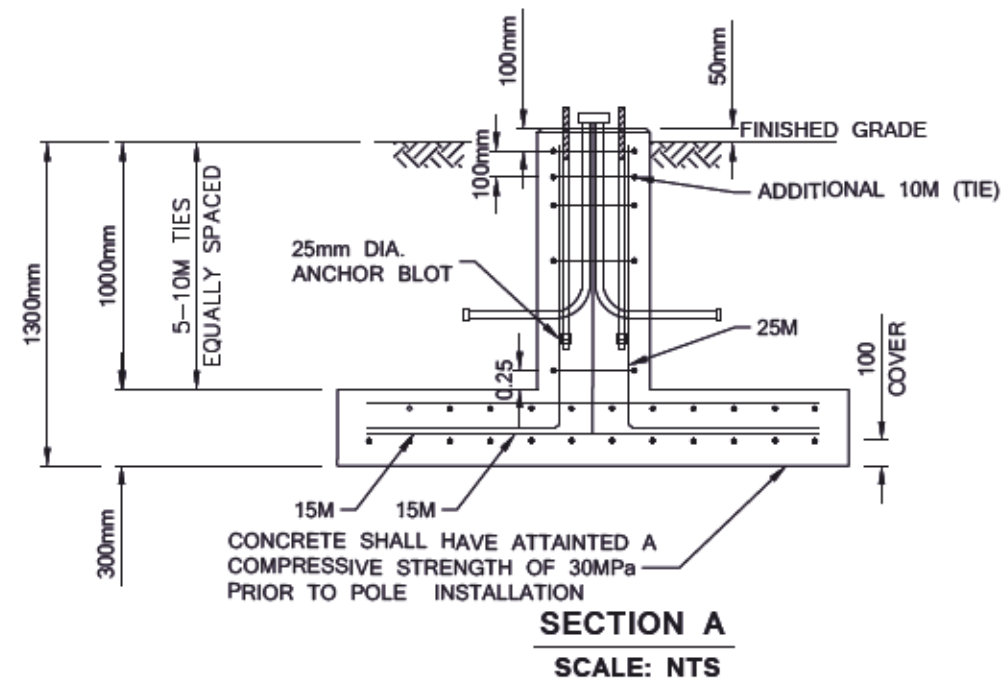
STREET LIGHT SPREAD FOOTING BASE
SCALE: NTS



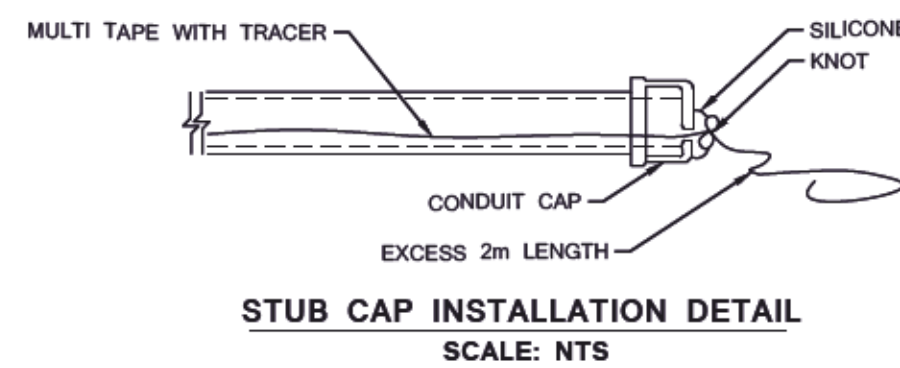
MINIMUM CLEARANCE TO OVERHEAD POWERLINES
SCALE: 1:100 HOR., NTS VERT.



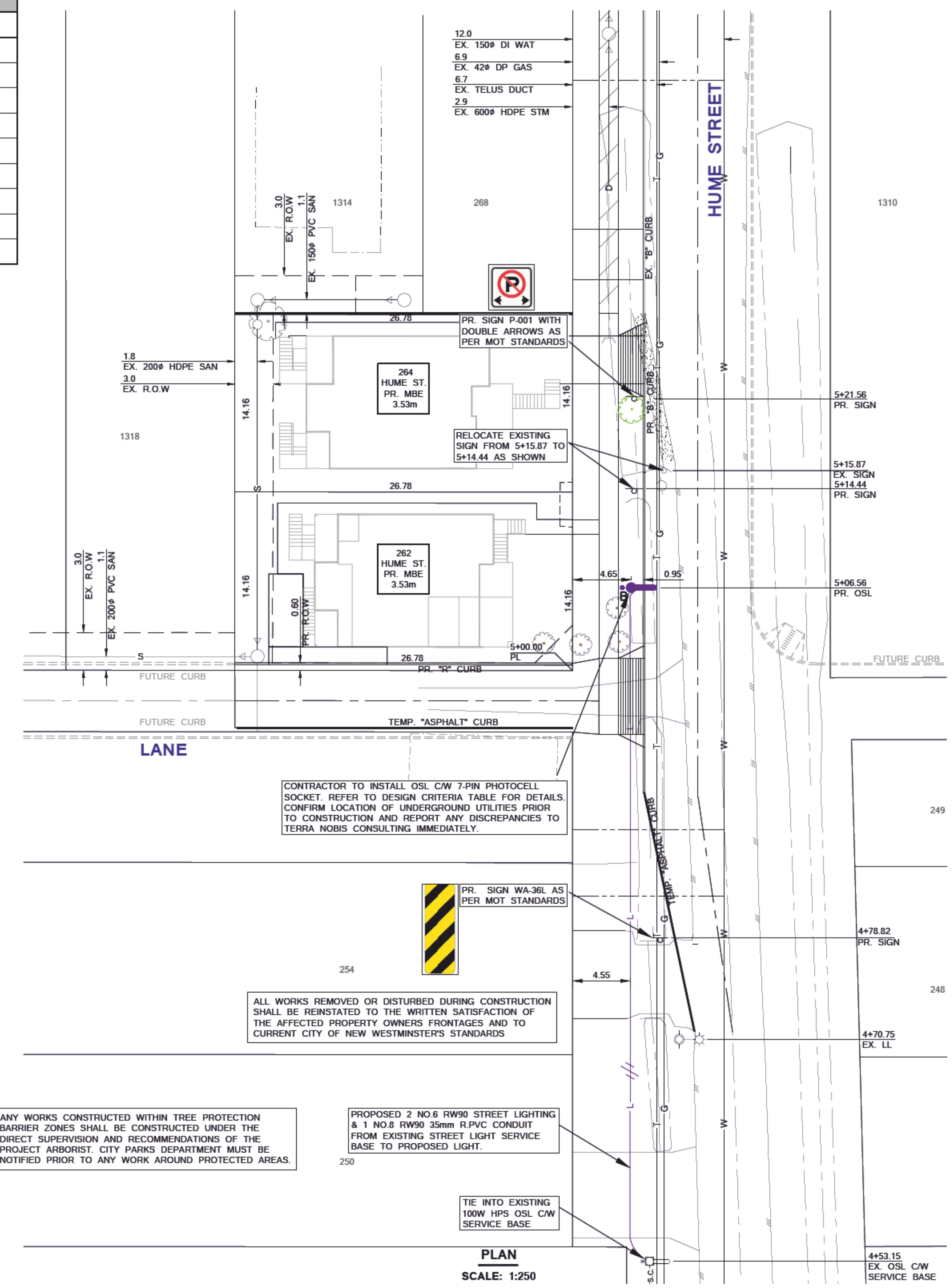
FIBRE OPTIC IN COMMON TRENCH WITH ELECTRICAL INSTALLATION DETAIL
SCALE: NTS



SECTION A
SCALE: NTS



STUB CAP INSTALLATION DETAIL
SCALE: NTS



PLAN
SCALE: 1:250

ANY WORKS CONSTRUCTED WITHIN TREE PROTECTION BARRIER ZONES SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION AND RECOMMENDATIONS OF THE PROJECT ARBORIST. CITY PARKS DEPARTMENT MUST BE NOTIFIED PRIOR TO ANY WORK AROUND PROTECTED AREAS.

CONTRACTOR TO INSTALL OSL CW 7-PIN PHOTOCELL SOCKET. REFER TO DESIGN CRITERIA TABLE FOR DETAILS. CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY.

PROPOSED 2 NO.6 RW90 STREET LIGHTING & 1 NO.8 RW90 35mm R/PVC CONDUIT FROM EXISTING STREET LIGHT SERVICE BASE TO PROPOSED LIGHT.

CAUTION!
EXCAVATION NEAR UTILITY POLE
ANY UNDERGROUND EXCAVATION WITHIN SOIL FOUNDATION INTERACTION AREA REQUIRES TEMPORARY UTILITY POLE SUPPORT. REFER TO BC HYDRO ESS3 E3-01 POLE FOUNDATION DESIGN FOR SOIL FOUNDATION INTERACTION AREA PARAMETERS. REFER TO BC HYDRO WORK ON WOOD POLES MANUAL (OR SAFERIB) AND BC HYDRO 2017-LF POLE HOLDING REQUIREMENTS FOR APPROVED TEMPORARY POLE SUPPORT METHODS. FOR MORE INFORMATION CONTACT workmethods@bchydro.com

LOCATING EQUIPMENT
FOR CLARITY CONDUITS, JUNCTION BOXES AND STREETLIGHT POLES MAY NOT BE SHOWN AT DESIGN OFFSETS. CONTRACTOR SHALL LOCATE ALL EQUIPMENT BASED ON STATIONS AND/OR OFFSETS AS NOTED AND SHALL NOT RELY ON COORDINATES OBTAINED FROM TERRA NOBIS DIGITAL DRAWINGS. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING PRIOR TO ORDERING EQUIPMENT.

CHECK BEFORE YOU DIG
CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING PRIOR TO ORDERING BASES.

OVERHEAD POWER LINE CONFLICTS
CONTRACTOR SHALL CONFIRM ON SITE PRIOR TO CONSTRUCTION THAT POLES & EQUIPMENT WILL MEET WORKABLE CLEARANCE REQUIREMENTS FOR OVERHEAD PRIMARY AND SECONDARY LINES. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING PRIOR TO ORDERING POLES AND INSTALLING CONCRETE BASES.

- STREET LIGHTING GENERAL NOTES:**
- ALL STREET LIGHTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE CITY OF NEW WESTMINSTER AND THE MMC.
 - A TRON GEB-AA WATER-RESISTANT FUSE HOLDER CW A 10A BUSS KTK FUSE, OR APPROVED EQUAL & 2" TYPE INSULATING BOOTS SHALL BE INSTALLED IN EACH LUMINAIRE LIVE CONDUCTOR IN THE HANDHOLE.
 - DAVIT LUMINAIRES SHALL BE LED AND TYPE 2 DISTRIBUTION, UNLESS OTHERWISE NOTED.
 - ALL DAVIT LUMINAIRES ARE TO BE CLEAR, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THESE DESIGN DRAWINGS AND CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
 - ALL STREETLIGHT POLES ARE TO BE 1.0m CLEAR OF DRIVEWAYS.
 - CONDUCTORS INSIDE POLE SHALL BE: NO. 12 RW90 X-LINK ALL LUMINAIRES SHALL BE BONDED WITH NO. 12 RW90 (GREEN) AT THE HANDHOLE.
 - ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE RW90 INSULATED AND COLOUR CODED.
 - COMM. AND ST. LTD. CONDUITS SHALL BE BURIED MIN. 600mm DEEP. A "BURIED CABLE" MARKER TAPE SHALL BE INSTALLED IN ALL TRENCHES.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL LOCATE AND AVOID ALL UNDERGROUND SERVICES.
 - ALL NEW DAVIT STREETLIGHT POLES, PEDESTRIAN LIGHT POLES AND SERVICE BASES SHALL BE GALVANIZED AND POWDER COATED SEMI-GLOSS TEXTURED BLACK.
 - SECURITY HANDHOLE COVER CW TAMPER PROOF BOLTS TO BE INSTALLED ON ALL NEW POLES.
 - THE CONTRACTOR SHALL CONFIRM EXACT SERVICE LOCATION WITH THE CITY OF NEW WESTMINSTER PRIOR TO CONSTRUCTION.
 - EACH CONCRETE BASE SHALL HAVE A 20mm X 3.0m LONG GALVANIZED GROUND ROD.
 - CONTRACTOR SHALL KEEP A RECORD OF ALL ELECTRICAL INSTALLATION ON DEDICATED SET OF DRAWINGS AND SUBMIT AS BUILT INFORMATION TO TERRA NOBIS CONSULTING WITHIN 2 WEEKS AFTER END OF CONSTRUCTION.
 - A NYLON PULL STRING SHALL BE PROVIDED IN ALL EMPTY CONDUITS.
 - THE CONTRACTOR SHALL REPLACE ALL ASPHALT, CONCRETE SIDEWALK PANELS, CURB & GUTTER, LANDSCAPE, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY OF NEW WESTMINSTER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ADEQUACY OF THE EXISTING STREETLIGHT SERVICE SERVICE BASE, CONDUIT AND CONDUCTORS. ALSO MAKE ALL NECESSARY REPAIRS TO ADEQUATELY COMPLETE ALL CONNECTIONS INTO THE EXISTING STREETLIGHT SYSTEM.

- STREET LIGHTING LEGEND**
- EXISTING POWER POLE.
 - EXISTING POWER POLE WITH LEASING LIGHT
 - EXISTING DAVIT STREETLIGHT POLE
 - EXISTING PEDESTRIAN STREETLIGHT POLE
 - EXISTING DAVIT STREETLIGHT POLE CW SERVICE BASE
 - EXISTING STREETLIGHT POLE CW PEDESTRIAN LIGHT MOUNTED ON THE BACK
 - PROPOSED 2 NO.6 RW90 DAVIT STREET LIGHT CW 7-PIN PHOTOCELL SOCKET, AND GREY GALVANIZED POLE.
 - LUMINAIRE ON RED PHASE CONDUCTOR.
 - LUMINAIRE ON BLACK PHASE CONDUCTOR.
 - PROPOSED 2 NO.6 RW90 STREET LIGHTING & 1 NO.8 RW90 BOND IN PROPOSED 35mm R/PVC CONDUIT
 - PROPOSED 50mm STREET LIGHTING CONDUIT ONLY.

NOTE:
CONTRACTOR TO ENSURE THAT ALL POLES AND APPURTENANCES WILL MEET THE FOLLOWING CRITERIA PRIOR TO INSTALLING POLE BASE:

- MINIMUM 3m TO PRIMARY TRANSMISSION LINES
- MINIMUM 2m TO FROM BC HYDRO INFRASTRUCTURE (WOOD POLES, VAULTS, TUBS, ETC.)
- MINIMUM 1m FROM BC HYDRO SECONDARY (120V/240V) SUPPLY CONDUCTORS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATION ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PLEASE CONTACT TERRA NOBIS CONSULTING 3 DAYS BEFORE PLANNED BASE INSTALLATION TO ARRANGE FOR A CHECK OF THE LAYOUT AGAINST KNOWN UTILITIES TO AVOID ANY CONFLICTS.

NOTE:
ALL INVERT ELEVATION INFORMATION IS OBTAINED FROM AS-BUILT DOCUMENTS PROVIDE CITY OF NEW WESTMINSTER. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY AND CONTRACTOR TO CONFIRM ALL INVERTS PRIOR TO CONSTRUCTION AND REPORT AND CONFLICTS OR CHANGES TO TERRA NOBIS CONSULTING.

CHECK BEFORE YOU DIG
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| Symbol | Utility Type | Color |
|--------|----------------------|-------------|
| — W — | WATERMAIN | Blue |
| — S — | WASTEWATER SEWER | Red |
| — D — | LAND DRAINAGE SEWER | Green |
| — G — | PROPERTY LINES | Black |
| — T — | GAS | Orange |
| — H — | TELEPHONE | Purple |
| — | HYDRO | Black |
| — | CENTER LINE OF DITCH | Black |
| — | existing | plan-legend |
| — | proposed | proposed |

| No. | y/m/d | Issued/Reviewed/Revision | By | App. |
|-----|------------|--------------------------|----|------|
| 2. | 2022/06/02 | THIRD SUBMISSION | HM | AJ |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM | AJ |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM | AJ |

| Client | Project | Date |
|----------------|-----------------|------------|
| LAKHBIR LUDHAR | 262 Hume Street | 2022/06/02 |

TERRA NOBIS CONSULTING INC.
UNIT 203 - 15585 24 AVENUE, SURREY, BC V4A 2J4
PHONE: 604.946.3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

| Received | Checked | Approved |
|----------|---------|----------|
| | | |

| Project | Sheet | Scale | Date |
|-----------------|---------|----------|------------|
| 262 Hume Street | 8 of 12 | AS SHOWN | 2022/06/02 |

| Drawn | Checked | Designed | City Project No. | Project No. |
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| H.M. | A.J. | H.M. | FRJ-006999 | 21020 |

9 of 12
2

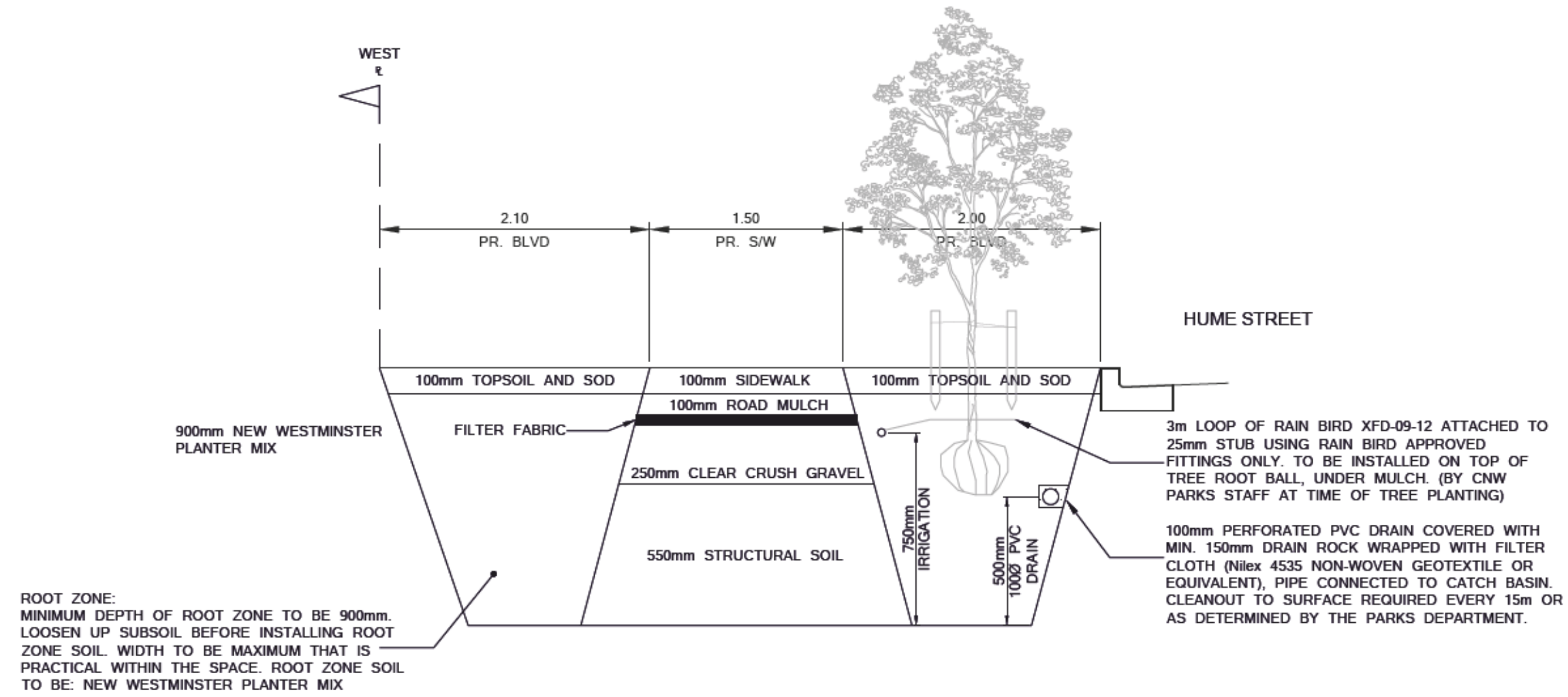
| | |
|-------------------------|-----------------------|
| PLANT LIST : | |
| KEY | |
| QTY. | 2 |
| BOTANICAL NAME | CITY TO SPECIFY |
| COMMON NAME | CITY TO SPECIFY |
| PLANTED SIZE / COMMENTS | 7cm B&B / HUME STREET |

MIN. STANDARDS FOR STREET TREE PLACEMENT

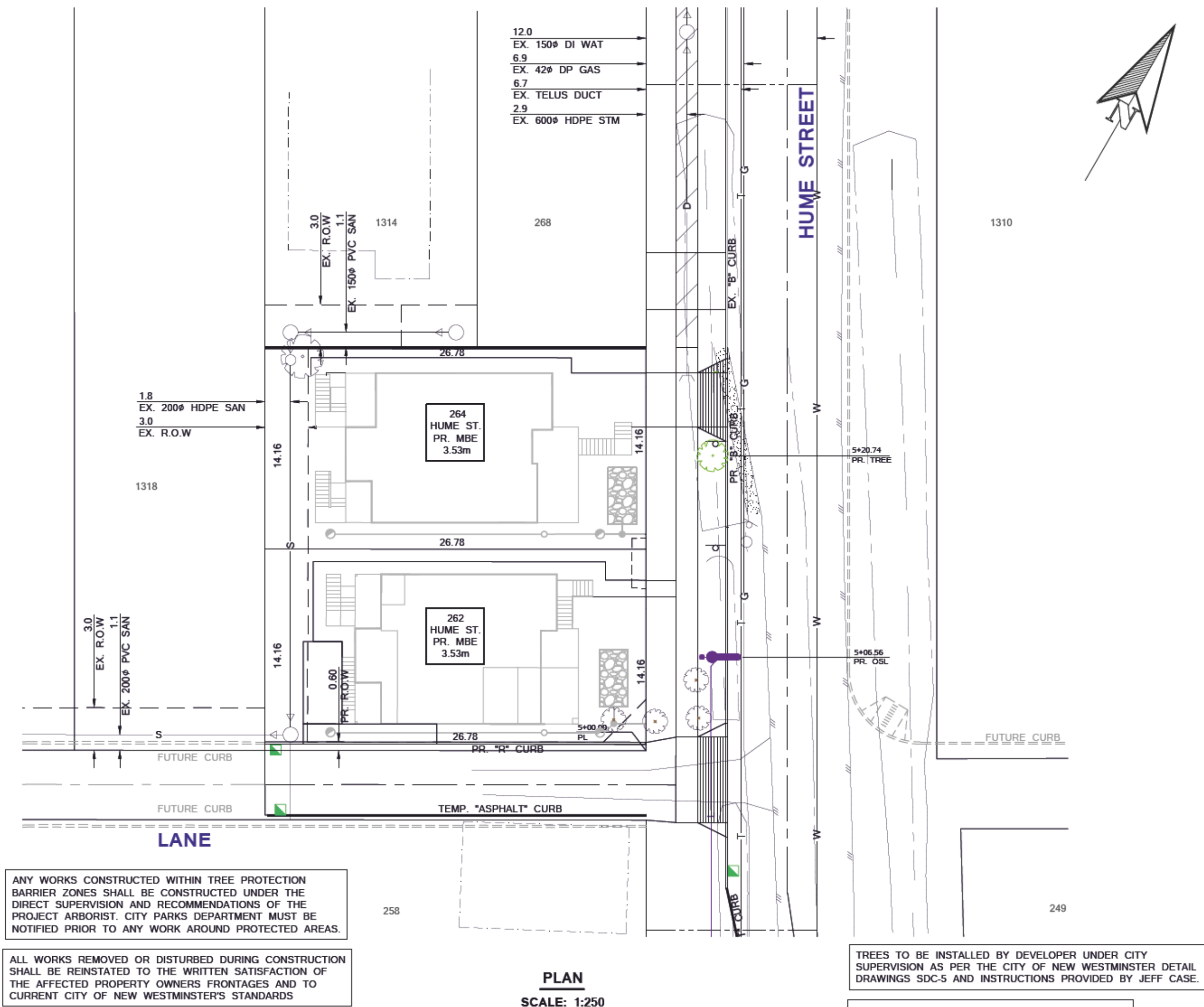
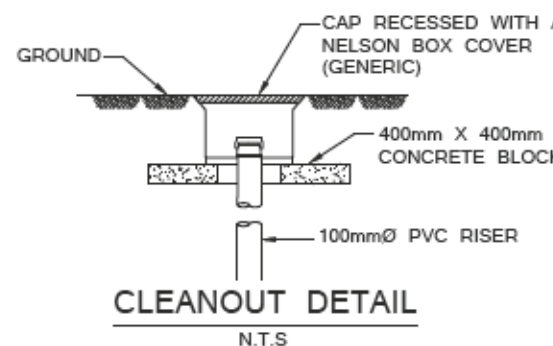
TREES SHALL NOT BE PLANTED CLOSER THAN:

- 6.0M FROM STREET LIGHTS
- 2.0M FROM CATCH BASINS
- 8.0M FROM STREET INTERSECTIONS
- 3.0M FROM HYDRANTS
- 2.0M FROM MANHOLES
- 2.0M FROM DRIVEWAYS
- 3.0M FROM ELECTRICAL JUNCTION BOXES
- 2.0M FROM KIOSKS
- 2.0M FROM SERVICE CONNECTIONS

NO UNDERGROUND UTILITIES TO PASS DIRECTLY UNDER ROOTBALL.



IRRIGATION:
LOCATE WIRE TO BE INSTALLED BESIDE MAIN RUN OF IRRIGATION PIPE, WITH ONE END INSIDE OF SERVICE VAULT. WIRE TO BE INSULATED 14 GAUGE SOLID COPPER.
25mm SCHEDULE 40 PVC IRRIGATION PIPE INSTALLED 250mm BELOW SIDEWALK LEVEL, UNIFORM DISTANCE FROM SIDEWALK (MAX. 300mm) 25mm STUB (HORIZONTAL) TO BE TIED INTO MAIN PIPE AT EACH TREE LOCATION. GLUE CAP ON MARK STUB LOCATION WITH UPRIGHT 25mm PVC PIE BURIED DEEP ENOUGH TO PREVENT EAST REMOVAL PIPES CROSSING UNDER DRIVEWAYS (OR ANY PAVED SURFACE) TO BE INSTALLED IN 75mm PVC SLEEVE EXTENDED MIN. 400mm PAST DRIVEWAY PAVING. PVC SOLVENT CEMENT TO BY 712 HEAVY BODIED GREY PRIMER TO BE P70 PURPLE PRIMER. NO WET OR DRY CEMENTS OR PRIMERS TO BE USED!



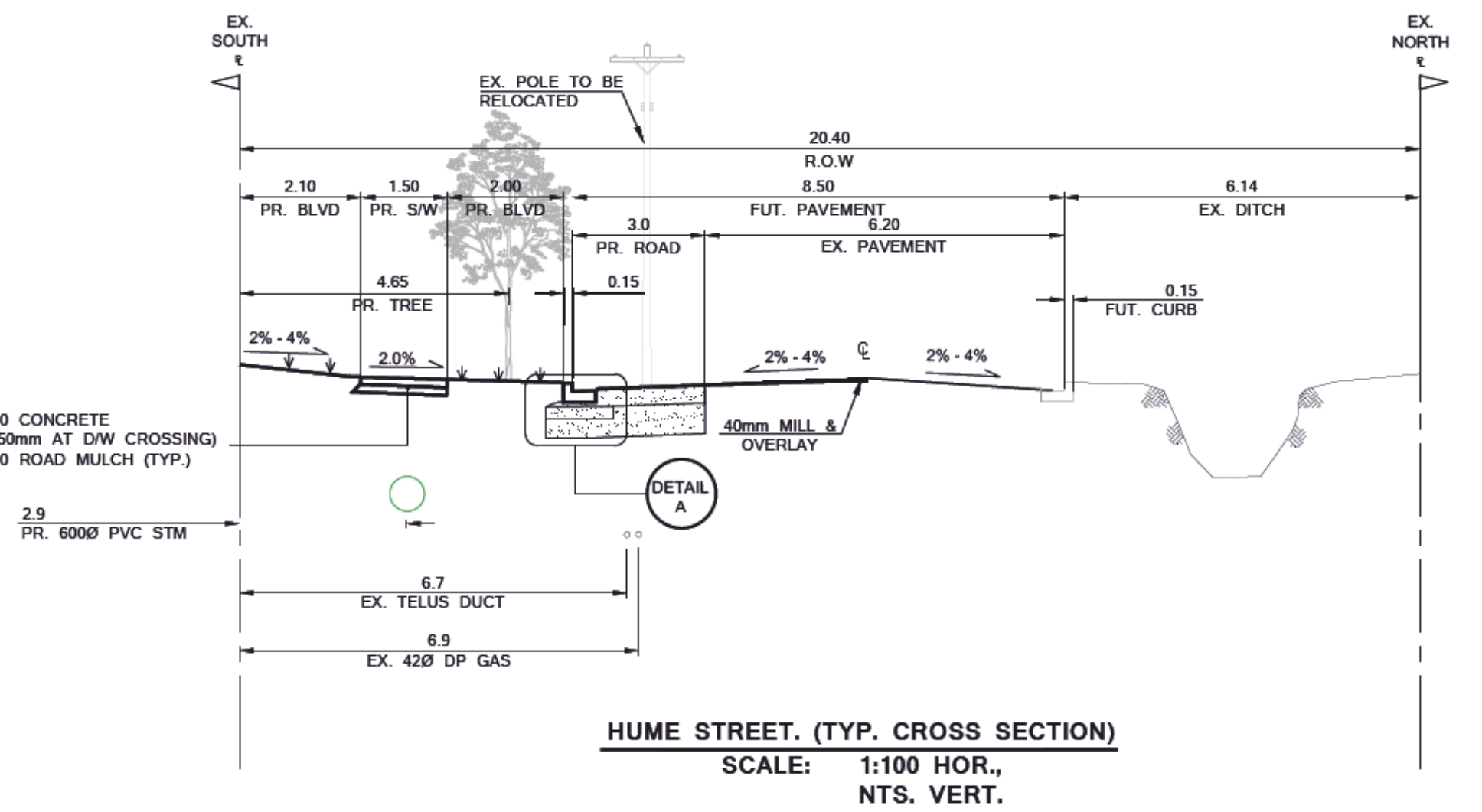
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ALL WORKS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO THE WRITTEN SATISFACTION OF THE AFFECTED PROPERTY OWNERS FRONTAGES AND TO CURRENT CITY OF NEW WESTMINSTER'S STANDARDS.

TREES TO BE INSTALLED BY DEVELOPER UNDER CITY SUPERVISION AS PER THE CITY OF NEW WESTMINSTER DETAIL DRAWINGS SDC-5 AND INSTRUCTIONS PROVIDED BY JEFF CASE.

BOULEVARD TREES ARE SELECTED BY THE PARKS DEPARTMENT. THE DEVELOPER IS RESPONSIBLE FOR PICK-UP AND/OR DELIVERY OF TREES.

CONTACT JEFF CASE AT 604 636 4319 TO INITIATE TREE SELECTION PROCESS.



- STREET LIGHTING GENERAL NOTES:**
- ALL STREET LIGHTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE CITY OF NEW WESTMINSTER AND THE MMCD.
 - A TRON GEB-AA WATER-RESISTANT FUSE HOLDER C/W A 10A BUSS KTK FUSE, OR APPROVED EQUAL & 2 1/2" TYPE INSULATING BOOTS SHALL BE INSTALLED IN EACH LUMINAIRE LIVE CONDUCTOR IN THE HANDHOLE.
 - DAVIT LUMINAIRES SHALL BE LED AND TYPE 2 DISTRIBUTION, UNLESS OTHERWISE NOTED.
 - ALL DAVIT LUMINAIRES ARE TO BE CLEAR, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THESE DESIGN DRAWINGS AND CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
 - ALL STREETLIGHT POLES ARE TO BE 1.0m CLEAR OF DRIVEWAYS.
 - CONDUCTORS INSIDE POLE SHALL BE No. 12 RW90 X-LINK. ALL LUMINAIRES SHALL BE BONDED WITH No. 12 RW90 (GREEN) AT THE HANDHOLE.
 - ALL CONDUCTORS SHALL BE STRANDED COPPER, TYPE RW90 INSULATED AND COLOUR CODED.
 - COMM. AND ST. LTG. CONDUITS SHALL BE BURIED MIN. 600mm DEEP. A "BURIED CABLE" MARKER TAPE SHALL BE INSTALLED IN ALL TRENCHES.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL LOCATE AND AVOID ALL UNDERGROUND SERVICES.
 - ALL NEW DAVIT STREETLIGHT POLES, PEDESTRIAN LIGHT POLES AND SERVICE BASES SHALL BE GALVANIZED AND POWDER COATED SEMI-GLOSS TEXTURED BLACK.
 - SECURITY HANDHOLE COVER C/W TAMPER PROOF BOLTS TO BE INSTALLED ON ALL NEW POLES.
 - THE CONTRACTOR SHALL CONFIRM EXACT SERVICE LOCATION WITH THE CITY OF NEW WESTMINSTER PRIOR TO CONSTRUCTION.
 - EACH CONCRETE BASE SHALL HAVE A 20mm X 3.0m LONG GALVANIZED GROUND ROD.
 - CONTRACTOR SHALL KEEP A RECORD OF ALL ELECTRICAL INSTALLATION ON DEDICATED SET OF DRAWINGS AND SUBMIT AS BUILT INFORMATION TO TERRA NOBIS CONSULTING WITHIN 2 WEEKS AFTER END OF CONSTRUCTION.
 - A NYLON PULL STRING SHALL BE PROVIDED IN ALL EMPTY CONDUITS.
 - THE CONTRACTOR SHALL REPLACE ALL ASPHALT, CONCRETE SIDEWALK PANELS, CURB & GUTTER, LANDSCAPE, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY OF NEW WESTMINSTER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ADEQUACY OF THE EXISTING STREETLIGHT SERVICE, SERVICE BASE, CONDUIT AND CONDUCTORS. ALSO MAKE ALL NECESSARY REPAIRS TO ADEQUATELY COMPLETE ALL CONNECTIONS INTO THE EXISTING STREETLIGHT SYSTEM.

NOTE
ALL INVERT ELEVATION INFORMATION IS OBTAINED FROM AS-BUILT DOCUMENTS PROVIDE CITY OF NEW WESTMINSTER. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY AND CONTRACTOR TO CONFIRM ALL INVERTS PRIOR TO CONSTRUCTION AND REPORT AND CONFLICTS OR CHANGES TO TERRA NOBIS CONSULTING.

CHECK BEFORE YOU DIG

CONTRACTOR SHALL REFER TO MUNICIPAL RECORD / CIVIL DESIGN DRAWINGS FOR ALL OTHER UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. CONTRACTOR TO REPORT ANY CONFLICTS OR DISCREPANCIES TO TERRA NOBIS CONSULTING IMMEDIATELY. CONTACT BC ONE CALL PRIOR TO CONSTRUCTION AT 604 257 1940

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| W | WATERMAIN | W |
| S | WASTEWATER SEWER | S |
| D | LAND DRAINAGE SEWER | D |
| | PROPERTY LINES | |
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| ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (CVD28GVRD) REFERRED TO CITY OF NEW WESTMINSTER MONUMENT 89H6012 | | | |
| ELEVATION 0.797m | | | |
| No. | y/m/d | Issued/Reviewed/Revision | By App. |
| 2. | 2022/06/02 | THIRD SUBMISSION | HM AJ |
| 1. | 2022/03/14 | SECOND SUBMISSION | HM AJ |
| 0. | 2021/09/15 | FIRST SUBMISSION | HM AJ |
| 2022/06/02 | | | |

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EMAIL: sherwoodinfrastructures@gmail.com

TERRA NOBIS CONSULTING INC.

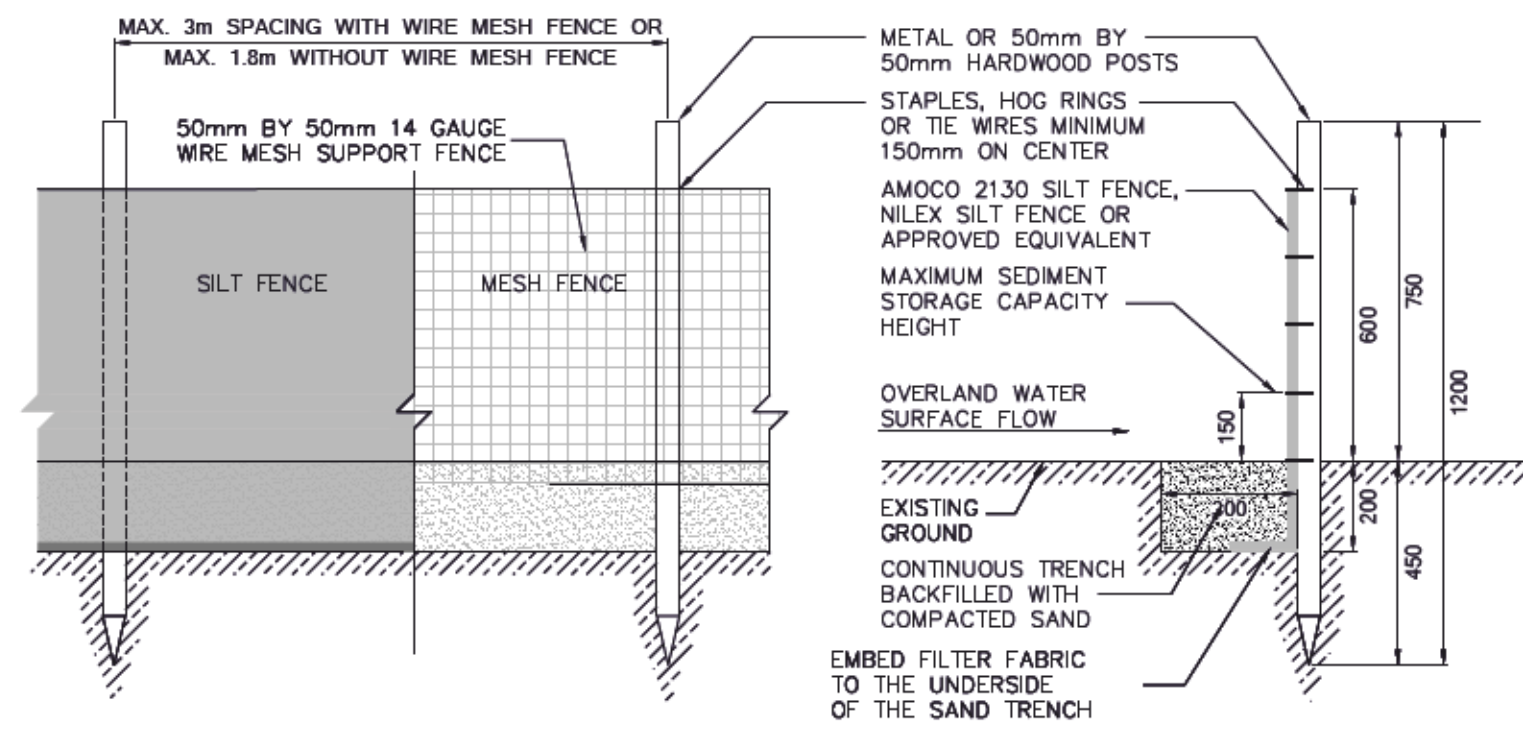
UNIT 203 - 15585 24 AVENUE,
SURREY, BC V4A 2J4
PHONE: 604 946 3007
EMAIL: INFO@TERRANOBIS.COM
PRACTICE NUMBER: 1000490

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| NEW WESTMINSTER | |
| Received | Date |
| Checked | |
| Approved | |
| CITY ENGINEER | |

Project:
262 HUME STREET

TREE PLANTING PLAN

| | | | |
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| Drawn: | H.M. | Sheet: | y/m/d: |
| Checked: | A.J. | 9 of 12 | 2022/06/02 |
| Designed: | H.M. | Scale: | AS SHOWN |
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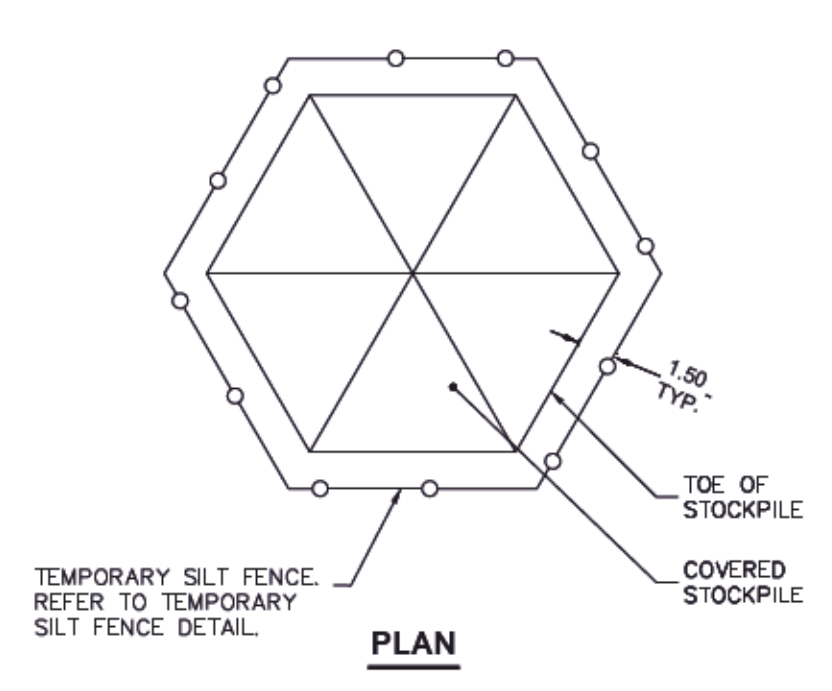
ELEVATION

SECTION

NOTES:

- UNLESS OTHERWISE SHOWN OR NOTED ON THE ESC PLANS, SILT FENCES SHALL BE INSTALLED ALONG EXISTING GROUND SURFACE CONTOURS.
- SILT FENCES SHALL BE PLACED AT LEAST 1.5m AWAY FROM THE TOE OF A SLOPE AND/OR ANY STOCK PILE.
- POSTS SHALL BE METAL POSTS AND/OR 50mm BY 50mm HARDWOOD POSTS.
- SILT FENCE FABRIC SHALL BE AMOCO 2130, NILEX SILT FENCE AND/OR AN APPROVED EQUIVALENT.
- THE CONTINUOUS COMPACTED SAND TRENCH SHALL BE EXCAVATED IN EXISTING UNDISTURBED GROUND AND SHALL BE 300mm WIDE BY 200mm DEEP AND PLACED ON THE UPHILL SIDE OF THE SILT FENCE.
- INSTALL THE SILT FENCE FABRIC ENDS FACING UPHILL IN THE BOTTOM OF THE CONTINUOUS COMPACTED SAND TRENCH AND THE FABRIC SHALL EXTEND AT LEAST 300mm INTO THE CONTINUOUS COMPACTED SAND TRENCH. PLACE AND COMPACT SAND OVER THE TOE OF THE SILT FENCE FABRIC.
- SILT FENCE FABRIC SHALL BE CUT FROM A CONTINUOUS SILT FENCE FABRIC ROLL TO REDUCE THE NUMBER OF FABRIC JOINTS. WHERE SILT FENCE FABRIC JOINTS ARE REQUIRED, FABRIC JOINTS SHALL ONLY BE PLACED AT POSTS WITH A 300mm FABRIC OVERLAP AND BOTH ENDS OF THE FABRIC ENDS SECURELY FASTENED TO THE POST.

TEMPORARY SILT FENCE DETAIL
SCALE: NTS

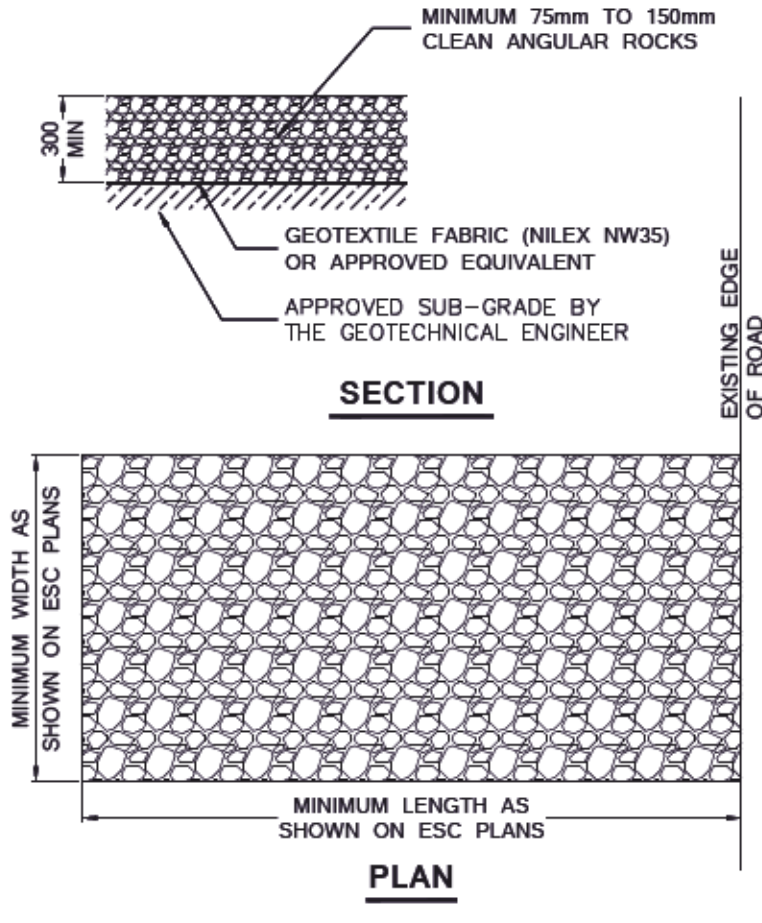


PLAN

NOTES:

- PLACE STOCKPILES ON THE HIGH END OF THE CONSTRUCTION SITE WHERE POSSIBLE AND KEEP THEM AWAY FROM CRITICAL AREAS SUCH AS STREAMS AND DRAINAGE INLETS.
- TEMPORARY SOIL STOCKPILES SHALL HAVE THEIR ENTIRE SURFACES COMPLETELY COVERED BY EITHER HYDRO SEED AND/OR POLYETHYLENE TARPS.
- IF TARPS ARE TO BE USED, THEY SHALL BE SECURELY ANCHORED TO THE STOCKPILE SO AS TO PREVENT THE STOCK PILE FROM BEING UNCOVERED. TARP EDGES SHALL OVERLAP EACH OTHER BY 2.0m MINIMUM.
- TARPS SHALL ONLY BE REMOVED FROM SOIL STOCKPILES DURING DRY WEATHER CONDITIONS.
- INSTALL COMPLETELY AROUND THE PERIMETER OF THE TEMPORARY SOIL STOCKPILE.

TEMPORARY SOIL STOCKPILE COVER
SCALE: NTS



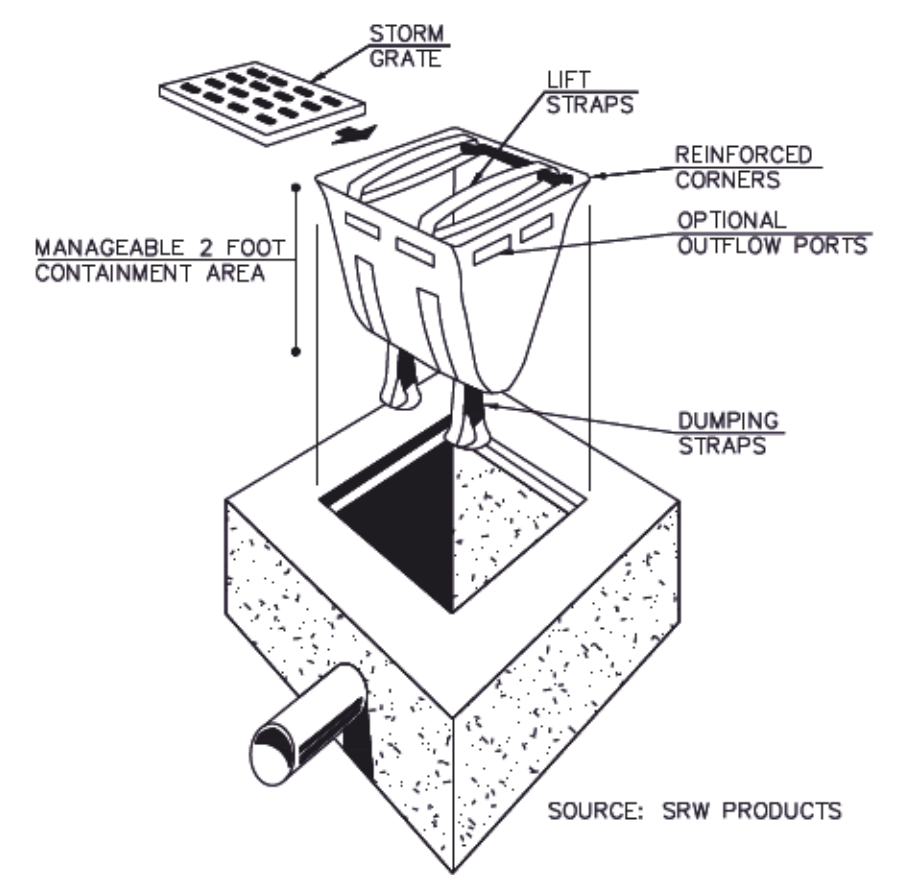
SECTION

PLAN

NOTES:

- THE TEMPORARY ROCK PAD SHALL BE CONSTRUCTED PRIOR TO ANY LICENSED VEHICLES TRAVELING ON-SITE. LICENSED VEHICLES ARE STRICTLY PROHIBITED TO TRAVERSE ON ROCK/GRAVEL AND/OR ASPHALT SURFACES ONLY.
- REMOVE TOPSOIL AND OVER BURDEN WITHIN THE ROCK PAD LOCATION TO APPROVED SUB-GRADE AS INSPECTED BY THE GEOTECHNICAL ENGINEER.
- PLACE GEOTEXTILE FABRIC (NILEX NW35 OR APPROVED EQUIVALENT) WITHIN ROCK PAD LOCATION OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- INSTALL A MINIMUM OF 300mm THICK OF 75mm TO 150mm CLEAN ANGULAR ROCKS (NO FINES) WITHIN THE SPECIFIED ROCK PAD LOCATION AND THE 300mm THICKNESS SHALL BE MAINTAINED BY THE CIVIL CONTRACTOR UNTIL THE ROCK PAD HAS BEEN APPROVED FOR REMOVAL.
- CONSTRUCTION EQUIPMENT AND VEHICLES TRAVELING OVER THE ROCK PAD SHALL MAINTAIN A SLOW AND CONSTANT SPEED.
- ROCK(S) LODGE BETWEEN VEHICLE TIRES, ESPECIALLY OF DUAL WHEEL VEHICLES, SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
- A STREET SWEEPER/SCRAPER SHALL BE KEPT ON-SITE UNTIL 90% CONSTRUCTION COMPLETION. ALL ASPHALT AND CONCRETE SURFACES (BOTH OFFSITE AND ON-SITE) SHALL BE SWEEPED CLEAN IMMEDIATELY OF ANY SEDIMENT AND/OR TRACKING. IT SHALL NOT BE REMOVED FROM PAVED OR CONCRETE SURFACES BY MEANS OF FLUSHING.
- OVERLAND SURFACE WATER FLOWS SHALL BE PREVENTED FROM PASSING THROUGH THE ROCK PAD AND THEY SHALL BE DIVERTED AWAY, UNDER AND/OR AROUND THE ROCK PAD BY MEANS OF SWALES AND/OR A TEMPORARY CULVERT.
- THE ROCK PAD(S) SHALL BE INSPECTED DAILY DURING DRY WEATHER CONDITIONS AND PERIODICALLY THROUGHOUT THE DAY DURING WET WEATHER CONDITIONS.
- THE CIVIL CONTRACTOR SHALL ADD ADDITIONAL ROCK AND/OR REMOVE/RE-INSTALL THE ROCK PAD AS REQUIRED IF THE ROCK PAD BECOMES BURIED AND/OR SATURATED WITH SEDIMENT.

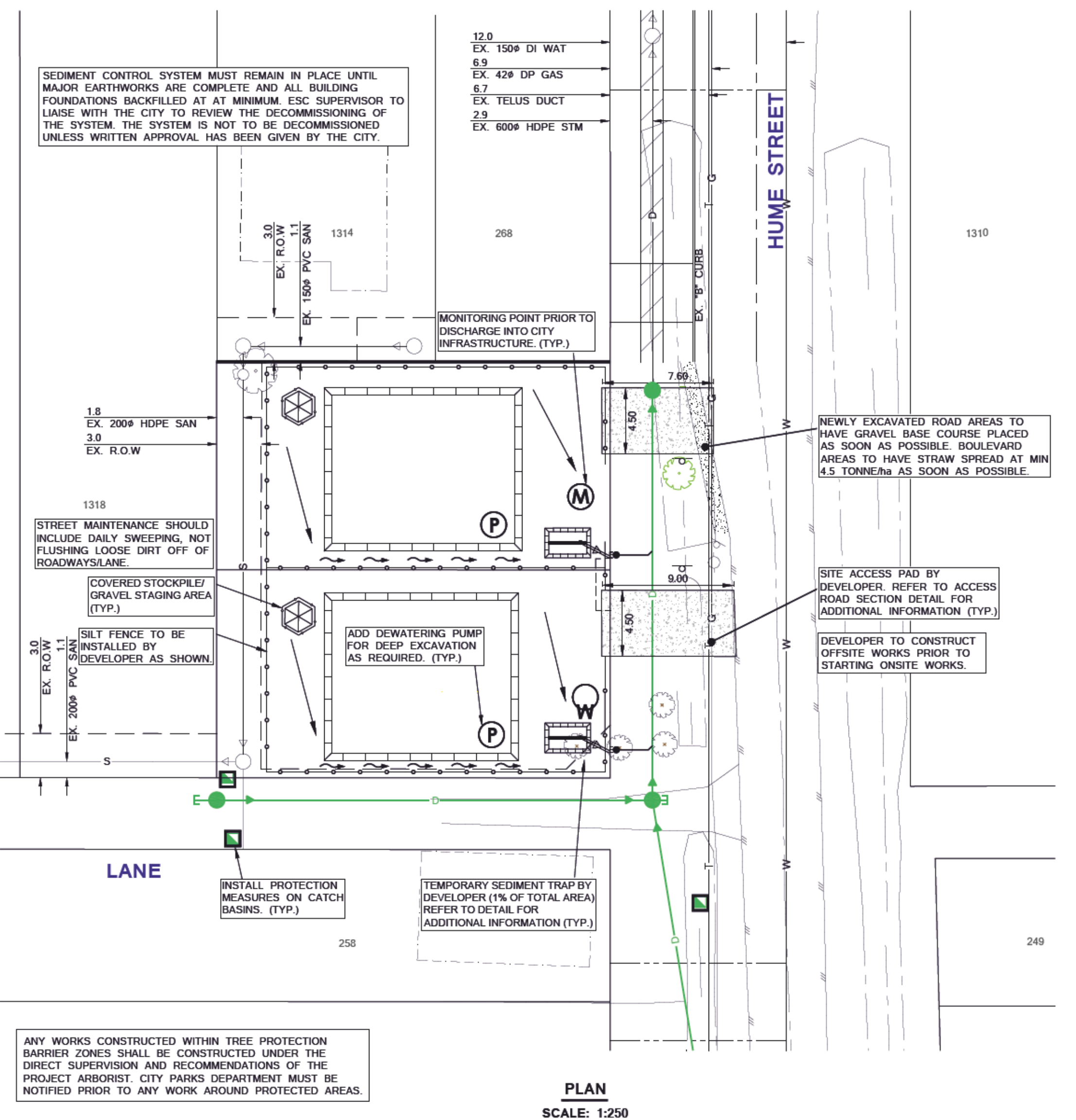
TEMPORARY ROCK ACCESS PAD DETAIL
SCALE: NTS



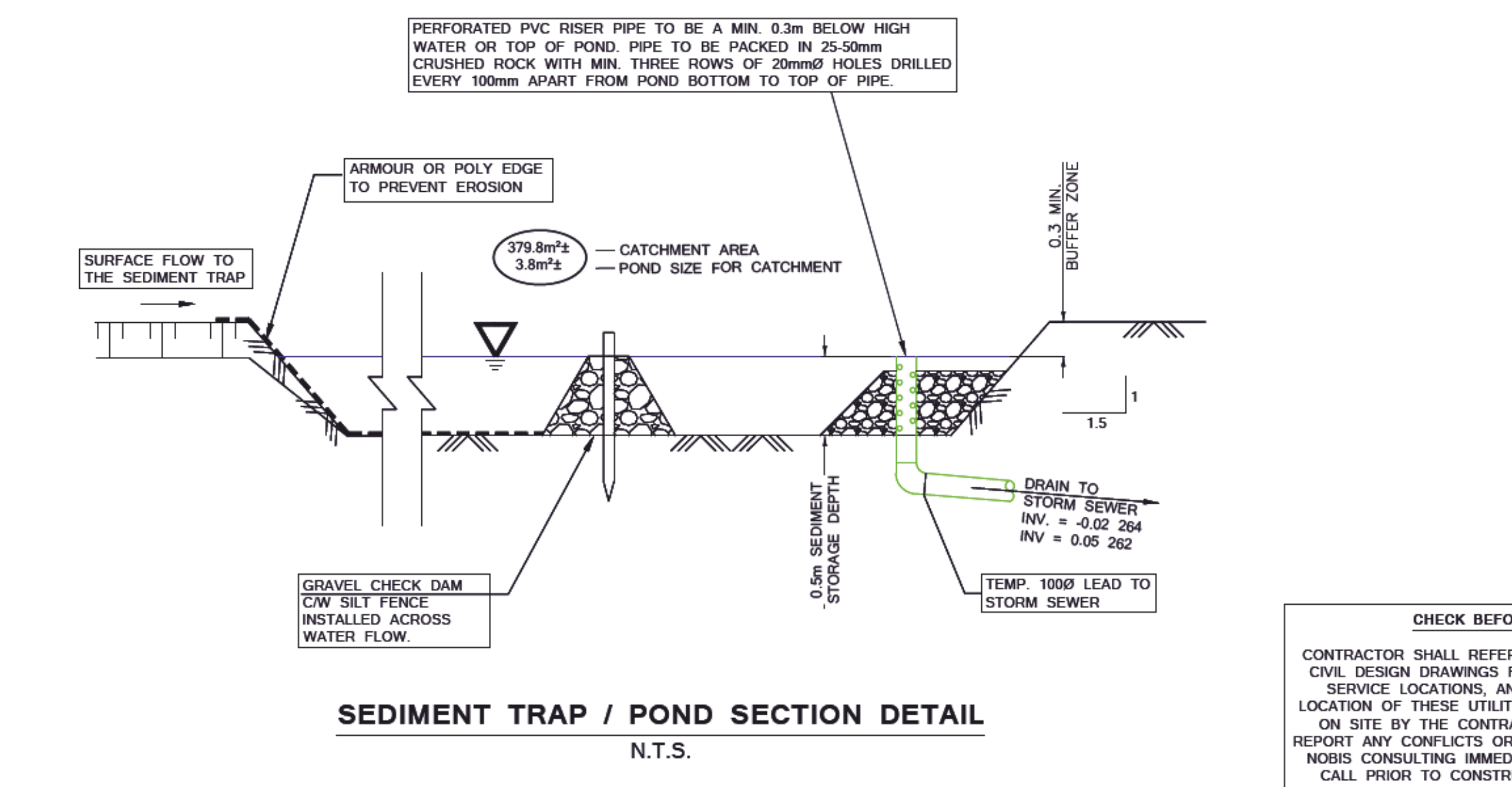
NOTES:

- CATCH BASIN SEDIMENT TRAPS SHALL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE GEOTEXTILE.
- TO INSTALL, REMOVE GRATE, PLACE SEDIMENT TRAP IN THE CATCH BASIN OPENING, HOLD OUT APPROXIMATELY 150mm OF THE SEDIMENT TRAP OUTSIDE THE FRAME AND REPLACE GRATE TO HOLD SEDIMENT TRAP IN PLACE.
- WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE AND/OR CATCH BASIN SEDIMENT TRAP REACHES 30% SEDIMENT CAPACITY, THE CATCH BASIN SEDIMENT TRAP IS FULL AND SHALL BE EMPTIED.
- TO REMOVE THE CATCH BASIN SEDIMENT TRAP, INSERT TWO PIECES OF REBAR THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SEDIMENT TRAP TO FACILITATE IN THE LIFTING OF THE SEDIMENT TRAP.
- TO EMPTY THE SEDIMENT CONTENTS, INSERT A PIECE OF REBAR THROUGH THE DUMP STRAPS AND LIFT. THIS WILL TURN THE SEDIMENT TRAP INSIDE OUT, CLEAN OUT AND RINSE THE SEDIMENT TRAP AND RETURN TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE CATCH BASIN FOR CONTINUED USE.
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT ITS RE-ENTRY INTO ANY DRAINAGE SYSTEM, STREAM, DITCH, WATERCOURSE, ETC., AND WHERE NECESSARY IT SHALL BE DISPOSED OF OFFSITE AT AN APPROVED LOCATION AT THE CIVIL CONTRACTOR'S EXPENSE.
- THE USE OF FILTER FABRIC AS A CATCH BASIN SEDIMENT TRAP IS STRICTLY PROHIBITED.

TEMPORARY CATCH BASIN SEDIMENT TRAP DETAILS
SCALE: NTS



PLAN
SCALE: 1:250



SEDIMENT TRAP / POND SECTION DETAIL
N.T.S.

GENERAL NOTES:

- CLEARING, ROAD STRIPPING, GRAVELING AND ROUGH GRADING (STAGE 1)**
- DEVELOPER / OWNER IS TO NOTIFY TERRA-NOBIS CONSULTING LTD. THAT CLEARING AND GRUBBING HAS COMMENCED.
 - PERIMETER ESC MEASURES TO BE INSTALLED AS APPLICABLE PRIOR TO COMMENCEMENT OF ON-SITE CLEARING AND GRUBBING.
 - INSTALL PROTECTIVE MEASURES AT EXISTING CATCHBASINS/LAWNS AS REQUIRED.
 - INSTALL SPECIFIED ESC ACCESS FACILITIES/MEASURES AT ENTRY/EXIT POINTS. ALL VEHICLE MOVEMENT TO AND FROM THE SITE IS TO BE RESTRICTED TO CONTROLLED ENTRY AND EXIT POINTS.
 - ANY STOCKPILED MATERIAL TO BE COVERED WITH POLY SHEETS AND ENCRICLED BY SEDIMENT FENCE AS SPECIFIED.
 - THE DEVELOPER WILL BE RESPONSIBLE TO ENSURE THAT THE EXISTING ROADS ARE REVIEWED DAILY AND SWEEPED REGULARLY.
 - AFTER ROUGH GRADING & TRACK COMPACTING APPROXIMATELY 1000mm, OWNER TO IMMEDIATELY SPREAD HAY OVER GRADED SECTION AT A MINIMUM 4.5 TONNES/ha (2.0 TONNES/ac).
- BUILDING CONSTRUCTION STAGE (STAGE 2)**
- DEVELOPER TO INSTALL ADDITIONAL SEDIMENT FENCING AS INDICATED ON THIS PLAN OR AS DIRECTED BY THE ENGINEER OF RECORD.
 - ALL ACCESS TO AND FROM SITE TO BE FROM THE RESTRICTED ENTRY/EXIT POINTS.
 - DEVELOPER TO ENSURE THAT ESC MEASURES ARE WELL MAINTAINED, CLEANED, REPAIRED/REPLACED EVERY WEEK OF AFTER ANY MAJOR STORM EVENT.
 - OFFSITE CATCH BASINS COMPLETE WITH PROTECTIVE MEASURES ARE TO BE INSTALLED BY THE BUILDER OWNER AT THE FIRST OPPORTUNITY DOWNSTREAM OF DEVELOPMENT.
 - DEVELOPER TO COORDINATE THE ELIMINATION OF TEMPORARY ESC FACILITIES IF THEY ARE NO LONGER REQUIRED OR TO FACILITATE SITE OPERATIONS WITH THE ENGINEER OF RECORD. ADDITIONAL ESC FACILITIES MAY BE NEEDED TO BE INSTALLED AS PER THE DIRECTION OF THE ENGINEER OF RECORD.
 - ANY STOCKPILED MATERIALS TO BE COVERED WITH POLY SHEET AND ENCRICLED BY SEDIMENT FENCE.
- FINAL GRADING THROUGH TO SUBSTANTIAL COMPLETION (STAGE 3)**
- DEVELOPER TO ENSURE THAT STORM WATER CONVEYANCE CHANNEL AND DISCHARGE POINTS TO ADJUST STREAMS DITCHES, OR ENTRY POINTS TO PIPED NETWORKS, ARE ADEQUATELY PROTECTED.
 - DEVELOPER TO ENSURE THAT THE ESC FACILITIES SPECIFIED IN THE ESC PLAN OR ANY ADDENDUMS ARE IMPLEMENTED ACCORDINGLY.
 - AFTER FINAL SITE GRADING IS COMPLETED ALL DISTURBED AREAS ARE TO BE PROTECTED AS PER THE ESC PLAN.
 - DEVELOPER TO COORDINATE THE ELIMINATION OF TEMPORARY ESC FACILITIES AS THEY ARE NO LONGER REQUIRED. ADDITIONAL ESC FACILITIES MAY NEED TO BE INSTALLED AS PER THE DIRECTION OF THE ENGINEER OF RECORD.
 - DEVELOPER TO ENSURE THAT ALL THE ESC FACILITIES SHOWN SHALL REMAIN IN PLACE & IN PROPER WORKING ORDER UNTIL 90% OF THE CONSTRUCTION IS COMPLETED.
- DECOMMISSION & BACK FILL:**
- UPON COMPLETION OF 90% OF CONSTRUCTION & APPROVAL OF ENGINEER OF RECORD DISMANTLE SILT FENCE, RESTORE BOULEVARD, REMOVE CB & LD FABRIC FILTER COVERS AND REMOVE ACCESS PAD.
 - RESTORE DISTURBED AREA AND APPLY FINISHED LANDSCAPE AND PAVEMENT TREATMENT EQUIVALENT TO EXISTING OR BETTER AS SPECIFIED BY THE ENGINEER OF RECORD.
- MAINTENANCE:**
- DEVELOPER WILL BE RESPONSIBLE TO ENSURE THAT THE EXISTING ROADS ARE REVIEWED DAILY AND MECHANICALLY SWEEPED MIN ONCE A WEEK. FLUSHING OF ROADWAYS IS PROHIBITED.
 - DEVELOPER TO ENSURE THAT THE SILT FILTER SOCKS & SILT FENCES TO BE INSPECTED WEEKLY, TO BE REPAIRED IF REQUIRED & CLEANED AT 40% CAPACITY, MORE FREQUENTLY DURING MAJOR 'ON-SITE' BUILDING CONSTRUCTION. AFTER ANY SIGNIFICANT STORM EVENT OR AS DIRECTED BY THE ENGINEER OF RECORD.
 - GRAVEL ACCESS PAD TO BE INSPECTED DAILY TO ENSURE FUNCTIONALITY & ADDITIONAL GRAVELS TO BE ADDED AS REQUIRED.
 - ALL SEDIMENT REMOVED FROM ESC CONTROL FACILITIES TO BE DISPOSED OF IN A MANNER AS NOT TO COMPOUND OR COMPROMISE THE SEDIMENT LOADING CAPACITY OF OTHER CONTROL MEASURES.
 - ALL DISTURBED SOIL IS TO BE PROTECTED FROM EROSION BY SPREADING HAY OR BY APPLYING EROSION CONTROL BLANKETS OVER THE EXPOSED AREAS.

ESC LEGEND

- TEMPORARY CATCH BASIN SEDIMENT TRAP IN EXISTING CATCH BASIN REFER TO TEMPORARY CATCH BASIN SEDIMENT TRAP DETAIL.
- TEMPORARY ROCK ACCESS PAD. REFER TO TEMPORARY ROCK ACCESS PAD DETAIL.
- APPROXIMATE TEMPORARY PUMP LOCATION. PUMP CONSTRUCTION WATER FROM SURFACE PONDING, FOOTING EXCAVATIONS, MANHOLES AND PIPE TRENCHES VIA FLEX HOUSE AS REQUIRED TO INFILTRATE INTO EXISTING GRASS SURFACES. RELOCATE ON-SITE WHERE AND AS REQUIRED.
- CATCHMENT AREA
410m² / 4.1m² - POND SIZE FOR CATCHMENT
- TEMPORARY SILT FENCE. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- CONSTRUCTION SWALE REFER TO DETAIL FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF TEMPORARY SOIL STOCKPILE IF REQUIRED. REFER TO TEMPORARY SOIL STOCKPILE DETAIL.
- APPROXIMATE LOCATION OF TEMPORARY MONITORING POINT.

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| W | WATERMAIN | W |
| S | WASTEWATER SEWER | S |
| D | LAND DRAINAGE SEWER | D |
| G | PROPERTY LINES | G |
| T | GAS | T |
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PRACTICE NUMBER: 1006490

NEW WESTMINSTER
Received _____ Date _____
Checked _____
Approved _____
CITY ENGINEER

Project:
262 HUME STREET
ESC PLAN

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| Designed: | H.M. | Scale: | AS SHOWN |
| Checked: | A.J. | Drawing No. | |
| City Project No. | FRJ-006999 | 12 of 12 | 2. |
| Project No. | 21020 | | |

