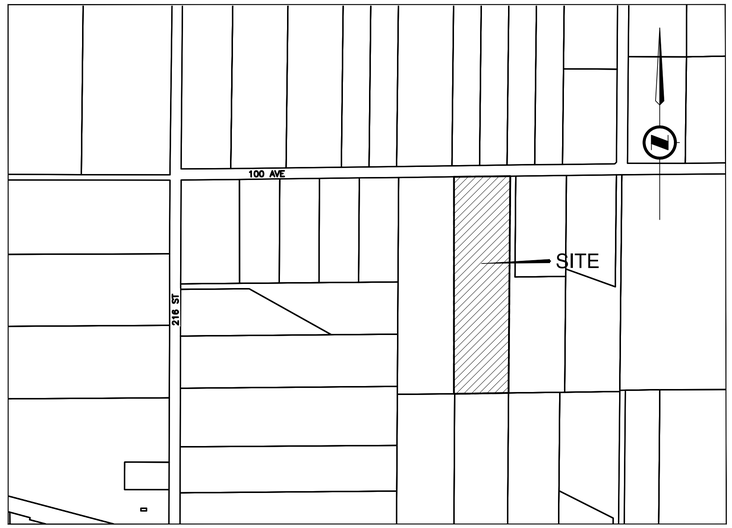


SITE PLAN
SCALE 1:5000

Township of Langley
Est.1873

GUIDE ENGINEERING LTD.
UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC
PH: (778) 704 - 0214
PERMIT TO PRACTICE #:1000770

MAY. 29, 2024

DEVELOPER:
COREY MANG
21886 100 AVENUE
TOWNSHIP OF LANGLEY, BC, V1M 3V1
CONTACT: COREY MANG
PHONE: 604-377-6767

PROJECT:
2 LOT SUBDIVISION
21886 100 AVENUE
TOWNSHIP OF LANGLEY,
BC, V1M 3V1

LEGAL DESCRIPTION:
LT 8, SEC 6, TWP 12, PL 43999

BENCHMARK:
COORDINATES ARE UTM NAD83(CSRS) - 4.0.0.BC.1.GVRD CONVERTED TO GROUND LEVEL USING COMBINED SCALE FACTOR OF 0.99961115. ELEVATIONS ARE IN METERS AND REFER TO CDV28GVRD2018- GEODETIC DATUM. ELEVATIONS ARE TIED TO GCM No. 91H9944 (ELEV. 11.02M)

LIST OF DRAWINGS:

SHEET NO.	DRAWING DESCRIPTION
23.025.C.00	COVER SHEET
23.025.C.01	KEY MAP
23.025.C.02	SITE GRADING PLAN
23.025.C.03	ACCESS ROAD PLAN & PROFILE
23.025.C.04	LEGEND
23.025.C.05	GENERAL NOTES

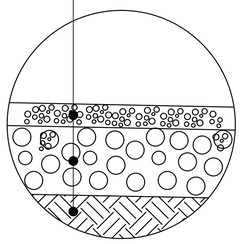
TWO-LOT SUBDIVISION
21886 100 AVENUE,
TOWNSHIP OF LANGLEY

PROJECT NO.: 2023.025.LNG

BUILDING PERMIT NO.: 12-06-0022

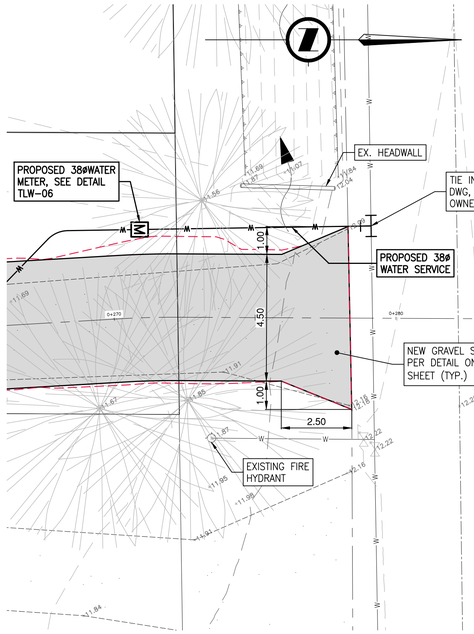
ISSUED FOR CONSTRUCTION

D:\Server\Guide Engineering\Mahyar Nitoumand - Projects\Civil\2023\2023.025.LNG\Drawings\23.025.C.00.dwg



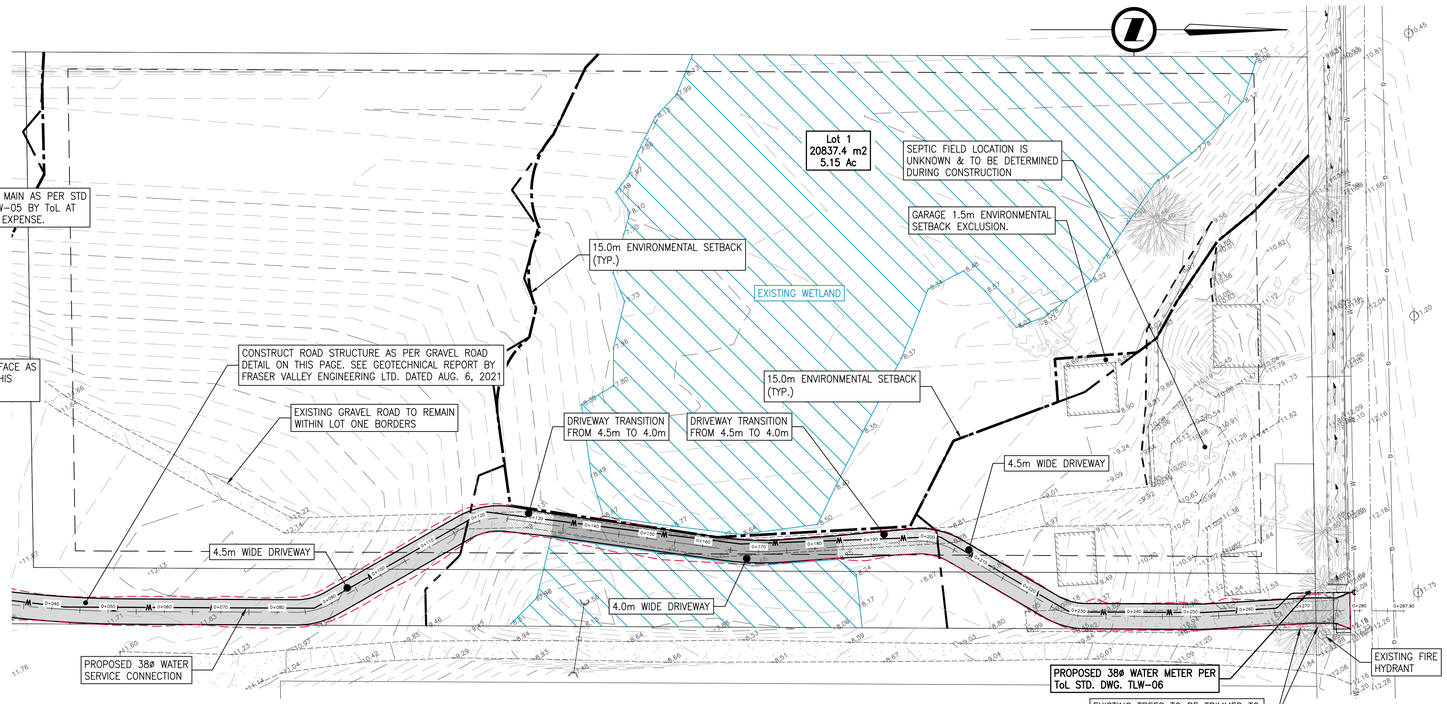
GRAVEL ROAD STRUCTURE DETAIL

FROM STA. 0+XXX.XX.



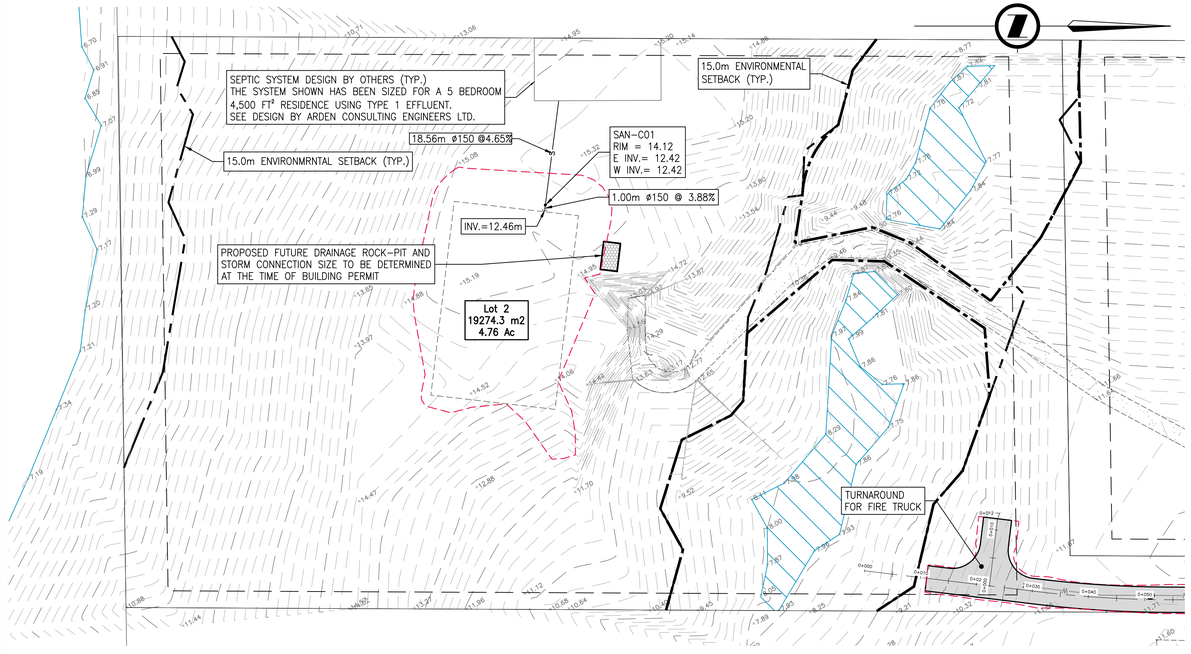
GRAVEL ACCESS ROAD INTERSECTION

SCALE: 1:100



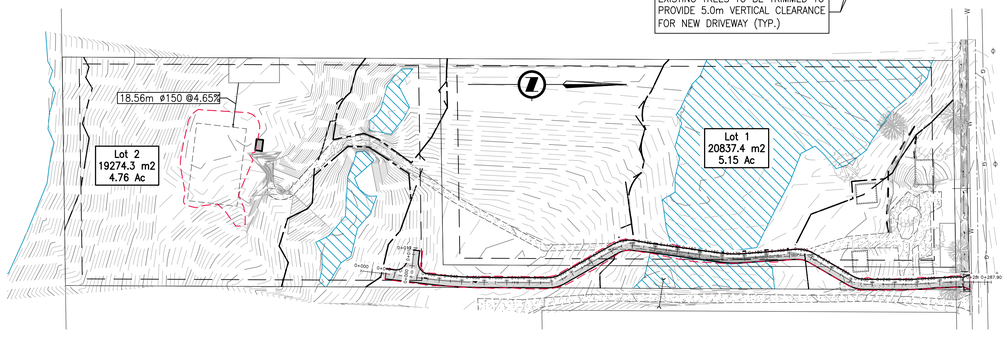
PLAN VIEW

SCALE: 1:500



PLAN VIEW

SCALE: 1:500



SUBDIVISION KEY MAP

SCALE: 1:250

GENERAL NOTES

1. WORKS AT TOWNSHIP CREW AT DEVELOPER'S COST.

   A. WATER CONNECTION TO LOT 2: 38ø PER ToL STD. DWG, TLW-06, c/w METER BY BUILDER.
2. ALL EXISTING BUILDINGS ON LOT 1 TO REMAIN.
3. NEW LOT (LOT 2) TO BE SERVICED WITH OVERHEAD HYDRO/TELUS/SHAW SERVICES.
4. ALL EX. SERVICES TO BE REPLACED IF EX. CONDITIONS DO NOT MEET TOWNSHIP REQUIREMENTS.

BEFORE YOU DIG:
THE LOCATION OF EXISTING UTILITIES HAS BEEN SHOWN BASED ON THE AVAILABLE INFORMATION. THE ACCURACY & COMPLETENESS OF THE DRAWINGS IN THIS RESPECT IS NOT GUARANTEED. THE EXACT LOCATION OF UTILITIES & SERVICES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL CONFLICTS TO BE IMMEDIATELY REPORTED TO GUIDE ENGINEERING & CITY PROJECT MANAGER.

SITE SERVICING NOTES

1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
2. CONTRACTOR TO EXPOSE AND VERIFY DEPTH AND LOCATION OF ALL TIE-IN POINTS, AND INVERTS OFF ALL EXISTING UNDERGROUND SERVICES CROSSING PROPOSED WATER, SANITARY AND STORM CONNECTIONS PRIOR TO COMMENCING CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO GUIDE ENGINEERING IMMEDIATELY.
3. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE, MMCD AND THE ToL BUILDING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
4. REINSTATE ROAD CUTS TO ToL PAVEMENT CUT POLICY.
5. TRAPPING HOODS REQUIRED IN ALL CATCH BASINS AND LAWN DRAINS.
6. ALL LAWN DRAIN LEADS TO BE 150ø PVC SDR28 AT MIN 1.0% UNLESS OTHERWISE NOTED.
7. ALL ROOF LEADERS TO DISCHARGE TO SPLASH PADS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: **GCM No. 91H9944**
ELEVATION = 11.02m

LEGAL: **LT 8, SEC 6, TWP 12, NWD, PL 43999**

OWNER

COREY MANG
21886 100 AVE.
TOWNSHIP OF LANGLEY BC
V1M 3V1
CONTACT: COREY MANG
PHONE: 604-377-6767

OWNER'S ENGINEER

GUIDE ENGINEERING LTD.
UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC
PH: (778) 704 - 0214

PERMIT TO PRACTICE NUMBER: 1000770

SEAL

I, MAHYAR NIROUMAND, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS
2	2024/05/29	ISSUED FOR CONSTRUCTION
1	2023/11/02	ISSUED FOR APPROVAL

PLAN

DESIGN BY:	NR/VK
DRAWN BY:	NR/VK
APPROVED BY:	MN
DATE:	2024/05/29
SCALE:	HORIZ. AS SHOWN VERT.

BUILDING PERMIT NO.

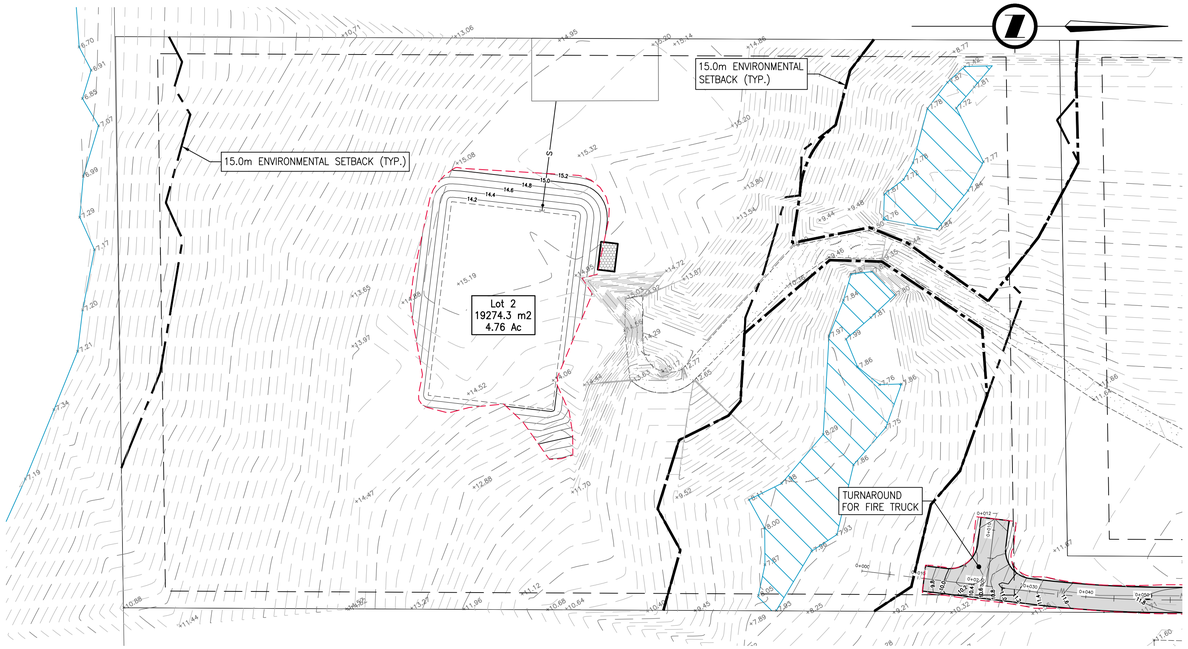
The Corporation of the Township of Langley

Township of Langley
EST. 1873

KEY MAP
21886 100TH AVENUE, LANGLEY

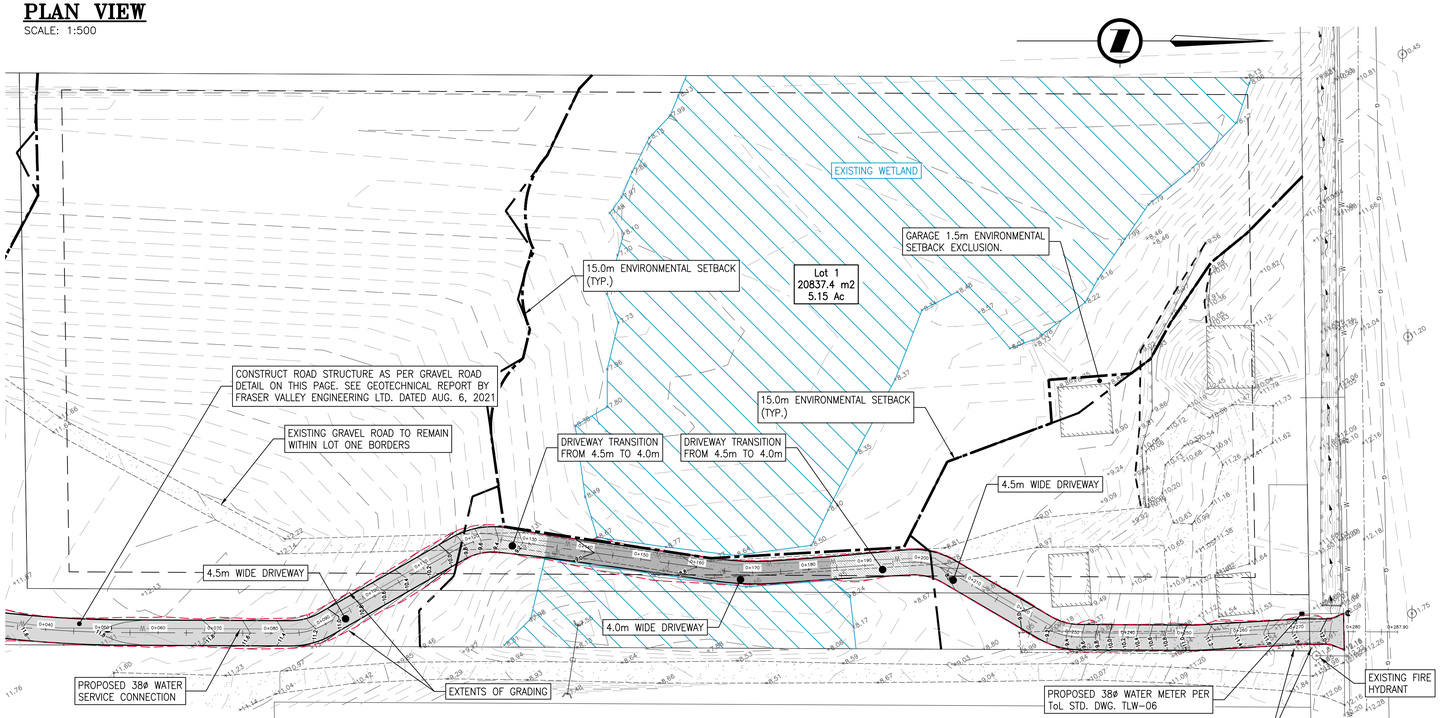
DESIGN FILE No	23.025.LNG	PLAN No	23.025.C.01
AS BUILT No.		SHEET NO.	2 OF 6
		REV.	2

May 29, 2024 - 8:15am D:\Fraser Valley Engineering\Mahyar Niroumand - Projects\Work\2023\2023-025-LNG\Drawings\23.025.C.01.dwg/C.01 User



PLAN VIEW

SCALE: 1:500



PLAN VIEW (CONTINUATION)

SCALE: 1:500

STORM WATER MANAGEMENT

- SWALE BY OWNER'S CONTRACTOR TO TLD3
- DIRECTION OF FLOW FOR SURFACE RUNOFF
- FILL >0.45m
- FILL >1.0m
- MAJOR FLOW PATH (IN PIPE)
- MAJOR FLOW PATH (SURCHARGED PIPE)
- M.B.E. 94.97 — MINIMUM BUILDING ELEVATION
- 230 — EXISTING GROUND CONTOUR
- LAWN BASIN 600ø MIN.
- × 93.27 — EXISTING GRADE ELEVATION
- × 21.21 — FINISHED GRADE ELEVATION
- × T.O.W. 21.21 — TOP OF WALL ELEVATION
- × B.O.W. 21.21 — BOTTOM OF WALL ELEVATION
- 413 — LOT NUMBER
- 0.3 — MAX. FILL DEPTH WITHIN BUILDING ENVELOPE
- BUILDING ENVELOPE
- LANDSCAPE RETAINING WALL

ALL PERVIOUS SURFACES TO BE COVERED WITH 300mm OF ABSORBENT TOPSOIL.

1. IMPERVIOUS SURFACE OF EACH LOT TO BE DRAINED AWAY FROM THE BUILDING AND TO BE PREVENTED FROM DRAINING TOWARDS NEIGHBORING LOTS.
2. FRONT AND BACK YARD LAWN DRAINS TO BE CONNECTED TO STORM SERVICE CONNECTIONS.
3. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASH-PADS OR SEPARATE PIPE SYSTEM TO INFILTRATION SYSTEM.
4. ROUGH LOT GRADING BY CONTRACTOR. FINISHED LOT GRADING BY HOUSE BUILDER.
5. 100 YEAR FLOW IS WITHIN THE PIPES; UNLESS OTHERWISE NOTED.
6. ROUGH LOT GRADING TO BE CERTIFIED UPON COMPLETION BY THE ENGINEER OF RECORD.
7. SHOULD THE PVC I.C. LIDS BE LOCATED WITHIN A DRIVEWAY THE HOUSE BUILDER RESPONSIBLE FOR INSTALLING OVER SANITARY CONNECTION EITHER DOBNEY TR 10C OR WESTVIEW MR 10 CASTING AND OVER STORM CONNECTION EITHER DOWNEY TR 8 OR WESTVIEW MR 8 CASTING C/W CONCRETE SURROUND OVERTOP.

NOTES:

1. ALL ON-SITE STORM PIPES WITH LESS THAN 600mm OF COVER TO BE CONCRETE ENCASED.
2. EXISTING SERVICE CONNECTION INVERTS ARE UNKNOWN, TO BE VERIFIED BY CONTRACTOR AND REPORTED TO OMEGA IF DIFFERENT THAN ASSUMED FOR POSSIBLE DESIGN CHANGE.
3. TLD-12(a,b&c) INFILTRATION SYSTEM BY BUILDER, REGISTERED COVENANT BY OWNER.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: **GCM No. 91H9944**
ELEVATION = 11.02m

LEGAL: **LT 8, SEC 6, TWP 12, NWD, PL 43999**

OWNER
COREY MANG
21886 100 AVE.
TOWNSHIP OF LANGLEY BC
V1M 3V1
CONTACT: COREY MANG
PHONE: 604-377-6767

OWNER'S ENGINEER
GUIDE ENGINEERING LTD.
UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC
PH: (778) 704 - 0214
PERMIT TO PRACTICE NUMBER: 1000770

SEAL

I, **MAHYAR NIROUMAND**, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS
2	2024/05/29	ISSUED FOR CONSTRUCTION
1	2023/11/02	ISSUED FOR APPROVAL

PLAN

DESIGN BY:	NR/VK
DRAWN BY:	NR/VK
APPROVED BY:	MN
DATE:	2024/05/29
SCALE:	HORIZ. 1:500 VERT.

BUILDING PERMIT NO.

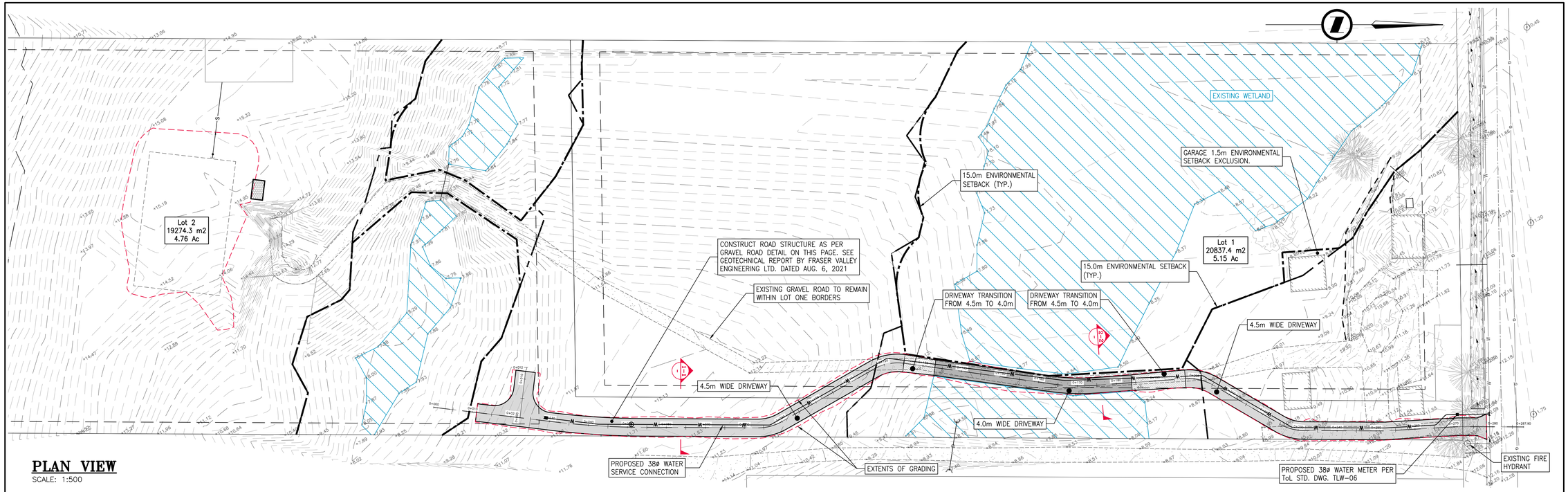
The Corporation of the Township of Langley

Township of Langley Est.1873

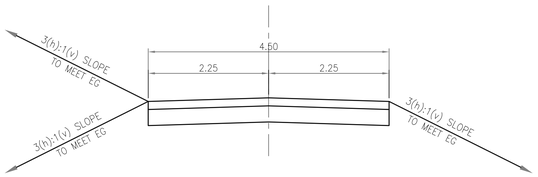
SITE GRADING PLAN
21886 100TH AVENUE, LANGLEY

DESIGN FILE No 23.025.LNG	PLAN No 23.025.C.02	
AS BUILT No.	SHEET NO. 3 OF 6	REV. 2

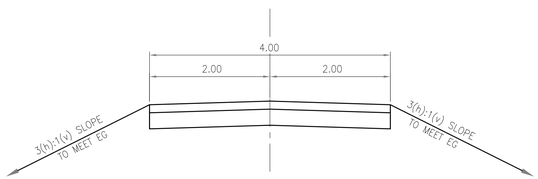
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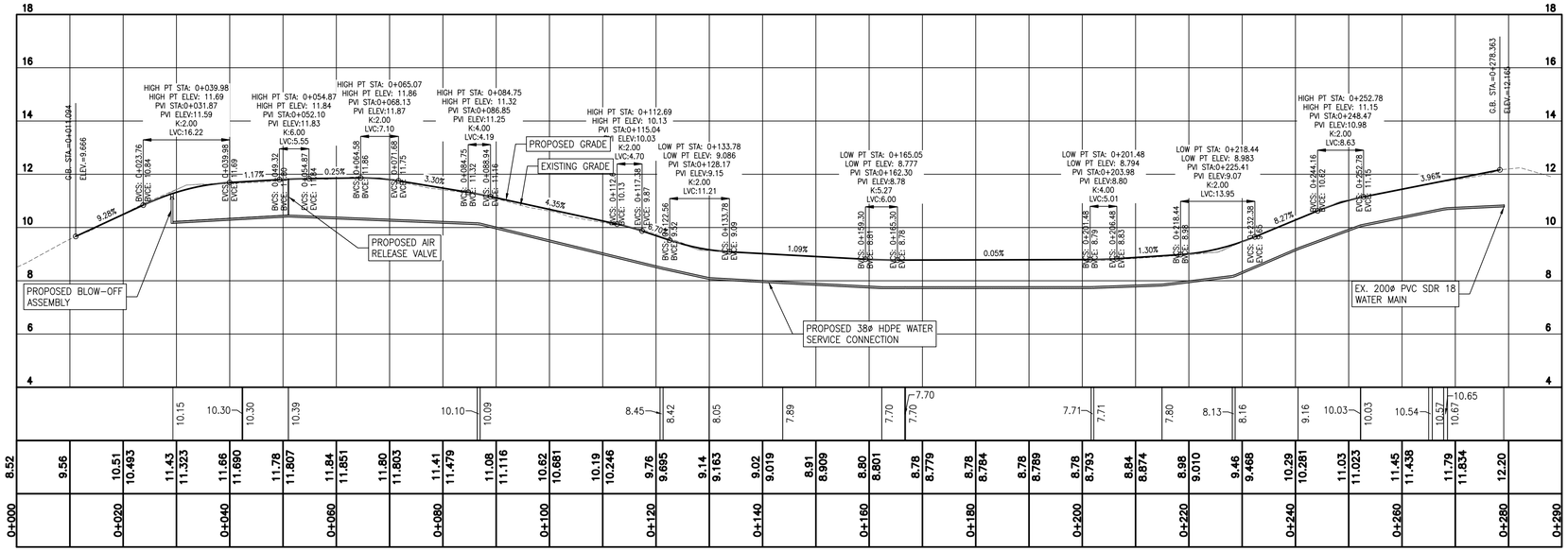
PLAN VIEW
SCALE: 1:500



GRAVEL ROAD - SECTION 1-1
STA. 0+011.09 TO 0+125.08 & 0+197.75 TO 0+275.94



GRAVEL ROAD - SECTION 2-2
STA. 0+133.11 TO 0+183.94



PROFILE
SCALE: HOR.: 1:500
VERT: 1:100

NOTES		
CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.	BENCHMARK	GCM No. 91H9944 ELEVATION = 11.02m
	LEGAL	LT 8, SEC 6, TWP 12, NWD, PL 43999

OWNER
COREY MANG
21886 100 AVE.
TOWNSHIP OF LANGLEY BC
V1M 3V1
CONTACT: COREY MANG
PHONE: 604-377-6767

OWNER'S ENGINEER
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UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC
PH: (778) 704 - 0214
PERMIT TO PRACTICE NUMBER: 1000770

SEAL

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EXCEPTIONS: _____

No	Date	REVISIONS
2	2024/05/29	ISSUED FOR CONSTRUCTION
1	2023/11/02	ISSUED FOR APPROVAL

PLAN

DESIGN BY: NR
DRAWN BY: NR
APPROVED BY: MN
DATE: 2024/05/29
SCALE: HORIZ. 1:500
VERT. 1:100

BUILDING PERMIT NO.

The Corporation of the Township of Langley

Township of Langley — EST.1875

ACCESS ROAD PLAN & PROFILE
21886 100TH AVENUE, LANGLEY

DESIGN FILE No 23.025.LNG
PLAN No 23.025.C.03
AS BUILT No.
SHEET NO. 4 OF 6
REV. 2

May 29, 2024 - 9:16am D:\Server\Data\Engineering\Mahyar Niroumand - Projects\Civil\2023\23-025 (NG\Drawings\23.025-0.dwg/C-03 User

LEGAL PROPERTY

EXISTING	PROPOSED	DESCRIPTION
		IRON PIN
		LEAD PLUG
		SURVEY MONUMENT (GEODETIC DATUM)
		BENCH MARK (GEODETIC DATUM)
		EASEMENT
		PROPERTY LINES
		RIGHT OF WAY
TEXT – #123	TEXT - #123	LEGAL TEXT – LOTS NUMBERS
		SURVEY CONTROL POINTS
TEXT – #123	TEXT - #123	LEGAL TEXT – ADDRESSES
STREET	AVENUE	ROAD NAME

ROAD

FUTURE	EXISTING	PROPOSED	DESCRIPTION
			BARRIER (CONC, WOOD, OR STEEL)
			ASPHALT CURB
			CONCRETE CURB
			EDGE OF PAVEMENT
			YELLOW PAINT MARKING DASHED
			YELLOW PAINT MARKING SOLID
			WHITE PAINT MARKING DASHED
			WHITE PAINT MARKING SOLID
			CONCRETE SIDEWALK
			ASPHALT SIDEWALK
			BRICK SIDEWALK
			SIDEWALK (GRAVEL, PAVERS, ETC.)
			ASPHALT DRIVEWAY
			CONCRETE DRIVEWAY
			BRICK DRIVEWAY
			GRAVEL DRIVEWAY
			MISCELLANEOUS DRIVEWAY (PAVERS, EXP. AGG, ETC.)
			DRIVEWAY LETDOWNS
			RAILROAD TRACKS
			CURB CUT
			BOLLARDS
			THROUGH AND TURNING ARROW
			THROUGH ARROW
			TURNING ARROW
			MERGE ARROW
			SIGN
			RAISED CONCRETE MEDIAN
			PAINTED MEDIAN
			BIKE LANE
			STOP BAR
			ZEBRA CROSS WALK (WHITE)
			SPEED HUMP/RAISED CROSSWALK
TEXT – #123	TEXT - #123	TEXT - #123	TEXT

HYDROGRAPHIC

EXISTING	PROPOSED	DESCRIPTION
		BOTTOM OF CREEK
		PRESENT NATURAL BOUNDARY
		RIPRAP (LARGE GRAVELS, ROCKS, BOULDERS)

SANITARY SEWER

FUTURE	EXISTING	PROPOSED	DESCRIPTION
			INSPECTION CHAMBER
			GRAVITY SEWER MAIN
			FORCED SEWER MAIN
			SERVICE CONNECTION
			VALVE
			MANHOLE
			BLOW–DOWN
			AIR VALVE
			PUMP STATION
TEXT – #123	TEXT - #123	TEXT - #123	TEXT

STORM SEWER

FUTURE	EXISTING	PROPOSED	DESCRIPTION
			GRAVITY STORM MAIN/INVERT
			SERVICE CONNECTION
			CATCH BASIN/ LAWN BASIN LEADS
			CULVERT
			DETENTION POND
			TEMPORARY CLEANOUT
			SWALE
			DITCH
			CATCH BASIN – DOUBLE
			CATCH BASIN – SIDE
			CATCH BASIN – TOP
			LAWN BASINS
			HEADWALL (PRECAST)
			HEADWALL (VARIOUS)
			INSPECTION CHAMBER
			CB/MANHOLE (SLOTTED LID)
			MANHOLE
			FLAP GATE
			OIL INTERCEPTOR
TEXT – #123	TEXT - #123	TEXT - #123	TEXT

WATER

FUTURE	EXISTING	PROPOSED	DESCRIPTION
			WATERMAIN
			SERVICE CONNECTION
			WATER METER
			INSPECTION CHAMBER
			PUMP STATION
			WATER HYDRANT
			CAP
			SPRINKLER
			VENT PIPE
			AIR VALVE
			CHECK VALVE
			BLOW–OFF
			11.25° BEND
			22.5° BEND
			45° BEND
			90° BEND
			TEE
			TEMPORARY BLOW–OFF
			BLOW–DOWN
			VALVE
			WATER WELL
			WATER MANHOLE
			PRESSURE REDUCING VALVE
			REDUCER
TEXT – #123	TEXT - #123	TEXT - #123	TEXT

THIRD PARTY UTILITIES

EXISTING	PROPOSED	DESCRIPTION
T	T	U/G TELCOM (INCL MAINS, JB'S, KIOSKS, MH'S)
FO	FO	FIBRE OPTIC
UE	UE	U/G ELECTRICAL (INCL MAINS, JB'S, KIOSKS, MH'S)
G	G	FORTIS BC GAS (INLC. VALVES, MAINS, & SERVICES)
KM	KM	KINDER MORGAN (INCL. VALVES, MAINS, MH'S)
GVDD	GVDD	METRO VANCOUVER STORM SEWER
GVS	GVS	METRO VANCOUVER SANITARY SEWER
GVWD	GVWD	METRO VANCOUVER WATERMAIN
O/H	O/H	OVERHEAD ELECTRICAL LINES
O/H	O/H	OVERHEAD TELECOMMUNICATIONS LINES
		FUEL INSPECTION CHAMBER
		FUEL LINES (INCL. VALVES, MH'S, ETC.)
DE	DE	DISTRICT ENERGY
CO	CO	CONDUIT ONLY
TEXT – #123	TEXT - #123	TEXT

VEGETATION

EXISTING	PROPOSED	DESCRIPTION
		INDIVIDUAL TREES INCL. HEDGES
		PLANTERS AND GARDENS
		EDGE OF BUSH
		ROW OF TREES
		MISCELLANEOUS VEGETATION (SHRUBS, GRASS, ETC.)
		CONIFEROUS TREE
		DECIDUOUS TREE

NOTE; SCALE TREES/SHRUBS TO MAKE THEM DIMENSIONAL FOR SCALED SIZE, SCALE TREES AND TRUNKS FOR REAL SIZE BASED ON SURVEY.

TRAFFIC

FUTURE	EXISTING	PROPOSED	DESCRIPTION
			LIGHT W/ PED LIGHT
			DOUBLE LIGHT
			LUMINAIRE POLE ORNAMENTAL
			STREET POST–TOP
			UTILITY POLE
			UTILITY POLE WITH LIGHT
			TRAFFIC SIGNAL POLE
			COMBINATION LUMINAIRE TRAFFIC SIGNAL POLE
			PEDESTRIAN SIGNAL POLE
			TRANSFORMER
			JUNCTION BOX
			KIOSK
			VAULT
			NEMA TYPE TRAFFIC SIGNAL CONTROLLER
			ST. LIGHT DUCT
TEXT – #123	TEXT - #123	TEXT - #123	TEXT

TOPOGRAPHIC

EXISTING	PROPOSED	DESCRIPTION
		TOP OF BANK
		BOTTOM OF BANK
		FENCE
		GATE
TEXT	TEXT	TEXT

STRUCTURAL

EXISTING	PROPOSED	DESCRIPTION
		BRIDGE (INCL. DECK, ABUTMENTS)
		BUILDING CORNER
		BUILDING (INCL. OUTER WALLS, OVERHANGS)
		SLABS
		RETAINING WALLS
		STAIRS
TEXT – #123	TEXT - #123	TEXT

STORM WATER MANAGEMENT

	EXISTING DITCH	300mm	EXISTING CULVERT
	PROPOSED DITCH	300mm	PROPOSED CULVERT
	SWALE BY OWNER'S CONTRACTOR TO TLD.3	MBE 94.97	MINIMUM BUILDING ELEVATION
	SWALE BY BUILDER	96	EXISTING GROUND CONTOUR
	DIRECTION OF FLOW FOR SURFACE RUNOFF		LAWN BASIN
	MAJOR FLOW PATH (IN PIPE)	+ 94.44	EXISTING GRADE ELEVATION
	MAJOR FLOW PATH (SURCHARGED PIPE)	+ 95.57	FINISHED GRADE ELEVATION
	MAJOR FLOW PATH (OVERLAND)		

41	LOT NUMBER	
0.3	MAX. FILL DEPTH WITHIN BUILDING ENVELOPE	
	BUILDING ENVELOPE	
	FILL >0.45m	
	FILL >1.0m	

NOTES										
CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.	BENCHMARK	OCM 83H6533 EL.=58.628 LOCATED AT THE INTERSECTION OF 224TH ST. AND 3TH AVE.	OWNER	OWNER'S ENGINEER	SEAL	I, MAHYAR NIROUMAND, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.	No	Date	REVISIONS	PLAN	DESIGN BY: NR/VK DRAWN BY: NR/VK APPROVED BY: MN DATE: 2024/05/29 SCALE: HORIZ. N/A VERT. N/A	BUILDING PERMIT NO.
		LEGAL	SECTION 30, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP40224 PARCEL B, OF LOT 3 PLAN 5940,	COREY MANG 21886 100 AVE, TOWNSHIP OF LANGLEY, BC 21886 100 AVENUE	GUIDE ENGINEERING LTD. UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC PH: (778) 704 - 0214 PERMIT TO PRACTICE NUMBER: 1000770	EXCEPTIONS:	2	2024/05/29	ISSUED FOR CONSTRUCTION			The Corporation of the Township of Langley
							1	2023/11/02	ISSUED FOR APPROVAL			LEGEND 21886 100TH AVENUE, LANGLEY DESIGN FILE No 23.025.LNG PLAN No 23.025.C.04 AS BUILT No. SHEET NO. 5 OF 6 REV. 2

May 29, 2024 - 9:19am D:\Active Works Engineering\Mahyar Niroumand - Projects Work\2023\2023-025 LNG\Drawings\23-025-C.04.dwg/C.04 User

GENERAL NOTES

1. 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.
2. WORKSAFE BC IS TO BE GIVEN NOTICE OF CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION MAY NOT COMMENCE PRIOR TO THE ISSUANCE OF A "PERMISSION TO CONSTRUCT" OR A "NOTIFICATION TO PROCEED".
4. 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 THE OWNER'S ENGINEER.
5. RESIDENTS AFFECTED BY THE PROPOSED CONSTRUCTION ARE TO BE NOTIFIED BY THE CONTRACTOR IN WRITING TWO COMPLETE WORKING WEEKS PRIOR TO THE START OF CONSTRUCTION AND PROVIDED WITH THE CONTRACTOR'S PHONE NUMBER AND SCHEDULE.
6. THE OWNER AND 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.
7. TRAFFIC CONTROL IS TO BE MAINTAINED AT ALL TIMES WHEN WORKING ON MUNICIPAL RIGHTS-OF-WAY (SIGNS, BARRICADES, CERTIFIED FLAG PERSONS). A HIGHWAY USE PERMIT MUST BE OBTAINED FROM THE TOWNSHIP OF LANGLEY ENGINEERING DEPARTMENT PRIOR TO WORKS WITHIN THE MUNICIPAL RIGHT-OF-WAY.
8. CONSTRUCTION IN AND CLOSE TO A WATERCOURSE MUST RECEIVE PRIOR APPROVAL FROM THE PROVINCIAL MINISTRY OF ENVIRONMENT AND/OR THE FEDERAL DEPT. OF FISHERIES AND OCEANS, WHERE APPLICABLE, BEFORE THE TOWNSHIP OF LANGLEY ACCEPTS OWNER'S CIVIL PLANS.
9. PERMANENT STREET, TRAFFIC AND ADVISORY SIGNS AND PAVEMENT MARKINGS REQUIRED BUT NOT NECESSARILY SHOWN ON THE DRAWINGS, MUST BE INSTALLED BY THE TOWNSHIP OF LANGLEY, AND ALL COSTS CHARGED TO OWNER, UNLESS OTHERWISE NOTED.
10. 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.
11. TOWNSHIP OF LANGLEY'S SURVEY MONUMENTS ARE TO BE PROTECTED AND A MINIMUM OF 2.5m CLEARANCE SHOULD BE MAINTAINED. GROUND DISTURBANCE WORKS WITHIN THE 2.5m CLEARANCE RESULT IN THE MONUMENT CONSIDERED DESTROYED OR DAMAGED, AND THE CONTRACTOR MUST NOTIFY THE MUNICIPAL INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK AFFECTING THEM.
12. MATERIAL SUPPLIED AND CONSTRUCTION PERFORMED ARE TO BE IN ACCORDANCE WITH THE SUBDIVISION & DEVELOPMENT SERVICING BYLAW, MMCD SPECIFICATIONS, AND APPLICABLE DESIGN CRITERIA AND SPECIFICATION STANDARD DRAWINGS IN EFFECT AT THE TIME OF DRAWING ACCEPTANCE.
13. THE TOWNSHIP OF LANGLEY HAS A LIST OF APPROVED MATERIALS AND PRODUCTS AS LISTED IN SCHEDULE "D" OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW. ONLY THOSE MATERIALS ON THE LIST OR, IF NOT ON THE LIST, SPECIFIED WITHIN THE MMCD MASTER MUNICIPAL SPECIFICATIONS MAY BE USED IN THE WORKS.
14. 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.
15. WHERE UTILITY OR SERVICE CROSSINGS ARE REQUIRED ACROSS EXISTING PAVEMENT, AUGERING AND JACKING ARE REQUIRED UNLESS THE OWNER'S CONTRACTOR RECEIVES APPROVAL FROM THE MUNICIPAL ENGINEER FOR OPEN CUT OPERATIONS. 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.
16. 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.
17. NEW SERVICE CONNECTIONS ARE TO BE LOCATED AT CENTRE-LINE OF LOT FRONTAGE AS SHOWN ON TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW STANDARDS, OR AS NOTED ON DRAWINGS.
18. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
19. OFFSETS AND SIZES OF ALL EXISTING MAINS, CONNECTIONS AND OTHER UTILITIES MUST BE DEPICTED ON THE KEY PLAN.
20. ALL REFERENCES TO MMCD REFER TO THE MOST RECENT EDITION.
21. ALL REFERENCES TO MMCD MASTER MUNICIPAL SPECIFICATIONS INCLUDE TOWNSHIP OF LANGLEY SUPPLEMENTARY SPECIFICATIONS, WHICH SUPERCEDE THE MMCD SPECIFICATIONS.

LOT GRADING

1. FOR URBAN DEVELOPMENT, LOTS ARE TO BE GRADED TO DESIGN GRADES AT CONTROL POINTS AND +/- 100mm BETWEEN CONTROL POINTS PRIOR TO THE INSPECTION FOR SUBSTANTIAL COMPLETION, UNLESS OTHERWISE NOTED.
2. LOTS ARE TO BE GRADED TO A MINIMUM SLOPE OF 2.0%. LOT GRADING MUST BE UNIFORM AND CONSISTENT.
3. GRADING IS TO MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINES COMMON WITH ADJOINING PROPERTIES UNLESS OTHERWISE NOTED. WHERE GRADING DOES NOT MEET EXISTING GROUND ELEVATIONS, APPROPRIATE PROTECTION MEASURES ARE TO BE TAKEN BY THE CONTRACTOR, TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
4. LOTS MARKED WITH THE "FILL" SYMBOL ARE SUBJECT TO BUILDING DEPARTMENT REVIEW AND MAY REQUIRE AN ENGINEERED FOUNDATION/FOOTINGS DESIGN BY A QUALIFIED GEOTECHNICAL ENGINEER.
5. MINIMUM BUILDING ELEVATION (M.B.E.) FOR LOTS ARE SET IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
6. RAIN WATER LEADERS ARE TO DISCHARGE TO SPLASH PADS UNLESS OTHERWISE APPROVED.
7. THE "HOUSE BUILDER" IS RESPONSIBLE FOR FINAL LOT GRADING WHICH MAY INCLUDE CONSTRUCTION OF INDIVIDUAL SWALES ON EACH LOT AS NOTED. ALL DEVELOPER'S SWALES ARE TO BE RESTORED TO LINE AND GRADE AND ARE TO BE RE-SODDED IF REQUIRED.
8. RETAINING WALLS MUST BE ENGINEERED IF OVER 1.2m IN HEIGHT.

ROADWORKS

1. 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.
2. CHANGES OF GRADE ARE TO BE FORMED BY SMOOTH VERTICAL CURVES. GRADE TRANSITIONS ARE TO BE FORMED TO BE UNNOTICEABLE TO VEHICULAR TRAFFIC WHEN BEING TRAVERSED.
3. LOOSE OR ORGANIC MATERIAL IS TO BE EXCAVATED FROM ROADWAY PRISM.
4. GRANULAR SUB-BASE AND OTHER BASE MATERIALS MUST BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
5. THE ROAD BASE MUST EXTEND A MINIMUM OF 0.3m BEYOND THE SIDEWALK AND/OR CURB & GUTTER.
6. CATCH BASIN ELEVATIONS GIVEN ARE FOR TOP OF RIM. RIM IS TO BE SET 30mm BELOW GUTTER GRADE.
7. EXISTING VALVE BOXES, MANHOLES, ETC, WITHIN THE RIGHT-OF-WAY ARE TO BE ADJUSTED TO FINISHED GRADE.
8. BENKELMAN BEAM TESTING WILL BE REQUIRED TO CONFIRM THE SUITABILITY OF THE ROAD STRUCTURE PRIOR TO PAVING.
9. PLACEMENT OF ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE IS TO BE UNDERTAKEN ONLY WHEN WEATHER CONDITIONS ARE IN CONFORMANCE WITH MMCD SPECIFICATIONS.
10. 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.
11. TIE-INS TO EXISTING PAVEMENT ARE TO BE MADE IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY PAVEMENT CUT POLICY NO. 05-116.
12. ASPHALT TAPERS TO BE CONSTRUCTED TO PAVEMENT DESIGN SPECIFICATIONS AS SHOWN IN THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
13. 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

1. FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL, SEE MMCD STANDARD DETAIL DRAWING. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY PAVEMENT CUT POLICY NO. 05-116.
2. WATERMAIN MATERIALS MUST CONFORM TO MMCD MASTER MUNICIPAL SPECIFICATIONS, AND SCHEDULE "D" OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
3. TIE-INS OF PROPOSED MAINS AND SERVICE CONNECTIONS TO EXISTING WATERMAINS WILL BE PERFORMED BY THE TOWNSHIP OF LANGLEY AT THE OWNER'S EXPENSE. ALL REQUIRED FITTINGS TO BE SUPPLIED BY THE TOWNSHIP OF LANGLEY AT OWNER'S COST.
4. NEW WATERMAIN IS TO BE INSTALLED WITHIN 2.0m OF EXISTING WATERMAIN AT CONNECTION LOCATION EXCEPT AS ACCEPTED BY THE MUNICIPAL ENGINEER.
5. THE CONTRACTOR MUST ENSURE NEW WATERMAIN ELEVATION AND GRADE MATCHES EXISTING WATERMAIN ELEVATION AND GRADE AT THE CONNECTION LOCATION.
6. THE CONTRACTOR MUST EXPOSE AND CONFIRM ELEVATION & OFFSET OF ALL UTILITIES BETWEEN NEW WATERMAIN & EXISTING WATERMAIN AT THE CONNECTION LOCATION.
7. CONNECTIONS MUST NOT BE MADE WITHIN 1.0m OF EXISTING CONNECTIONS, BENDS, VALVES, OR OTHER SYSTEM FITTINGS.
8. CONNECTIONS MUST BE PERPENDICULAR TO MAIN, EXCEPT AS ACCEPTED BY THE MUNICIPAL ENGINEER.
9. MINIMUM COVER ON WATERMAINS IS TO BE 1.2m.
10. SERVICE CONNECTIONS ARE TO BE 25mm DIAMETER UNLESS OTHERWISE NOTED.
11. 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.
12. HYDRANTS IN URBAN AREAS MUST BE SUPPLIED WITH THE CORRECT DEPTH OF BURY TO MEET FINAL BOULEVARD GRADES. FOR HYDRANT DETAILS, SEE MMCD STANDARD DETAIL DRAWING. HYDRANTS IN RURAL AREAS; REFER TO SUPPLEMENTAL DRAWING TLW1.
13. 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 (REFER TO TOWNSHIP OF LANGLEY SUPPLEMENTARY DRAWINGS FOR THRUST BLOCK AREA FOR DETAILS).
14. HYDRANTS MUST HAVE A 1.2m OFFSET FROM PROPERTY LINE UNLESS OTHERWISE NOTED. DURING CONSTRUCTION, AND AT ANY TIME PRIOR TO ACCEPTANCE OF WATERMAINS BY THE TOWNSHIP OF LANGLEY, 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.
15. 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 THIOSULPHATE OR APPROVED EQUIVALENT ACCEPTED BY THE MUNICIPAL ENGINEER.
16. TESTING AND CHLORINATION OF WATERMAINS IS THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE MUNICIPAL ENGINEER. WATERMAINS MUST PASS PRESSURE AND BACTERIOLOGICAL TESTING BEFORE CONNECTION IS MADE TO EXISTING WATER SYSTEM.
17. 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.
18. SERVICE CONNECTION PIPE MUST BE AS PER APPROVED LIST OF PRODUCTS, EXCEPT AS ACCEPTED BY THE MUNICIPAL ENGINEER. THE TYPE OF CURB STOP AND BURY BOX NOTED ON THE APPROVED DRAWING SHALL BE USED IN ALL CASES, UNLESS AN ALTERNATIVE IS ACCEPTED BY THE MUNICIPAL ENGINEER.

STORM SEWER

1. STORM SEWER MATERIALS ARE TO CONFORM TO THE MMCD SPECIFICATIONS AND SCHEDULE "D" OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
2. FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL, SEE MMCD STANDARD DETAIL DRAWING. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY PAVEMENT CUT POLICY NO. 05-116.
3. 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.
4. FOR TYPICAL CATCH BASIN DETAILS REFER TO MMCD STANDARD DETAIL DRAWING UNLESS OTHERWISE SPECIFIED BY MUNICIPAL ENGINEER.
5. FOR TYPICAL DETAILS OF ALL STORM SEWER CONNECTIONS, SEE TOWNSHIP OF LANGLEY SUPPLEMENTARY DRAWING.
6. 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.
7. ALL STORM SEWER SERVICE CONNECTIONS ARE TO BE MINIMUM 100mm DIAMETER, IF STORM SEWER CONNECTION IS TO A LAWN BASIN, CONNECTIONS ARE TO BE A MIN 150mm DIAMETER, FOR RESIDENTIAL AND 150mm FOR INDUSTRIAL/COMMERCIAL.
8. DIAMETER OF ALL STORM SEWER MANHOLES MUST CONFORM TO THE MMCD STANDARD DETAIL DRAWING UNLESS OTHERWISE NOTED.
9. TIE-INS OF MAINS TO EXISTING STORM SEWER SYSTEMS ARE TO BE PERFORMED BY THE CONTRACTOR.
10. MANUFACTURED WYES ARE TO BE USED ON STORM PIPE UNDER 450mm DIAMETER.
11. STORM SEWERS ARE TO BE CONSTRUCTED WITH SEALED JOINTS UNLESS OTHERWISE SPECIFIED ON THE DESIGN DRAWINGS.
12. 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.
13. TOP OF INSPECTION CHAMBER STANDPIPES IS TO BE CONSTRUCTED TO 600mm ABOVE FINAL LOT GRADE.
14. SEWER MAINS AND CONNECTIONS TO BE VIDEO INSPECTED PRIOR TO USE. CONTRACTOR TO PROVIDE A VIDEO COPY ON DVD TO THE TOWNSHIP OF LANGLEY.

SANITARY SEWER

1. SANITARY SEWER MATERIALS MUST CONFORM TO THE MMCD SPECIFICATIONS AND SCHEDULE "D" OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
2. MANHOLE DETAILS TO BE IN ACCORDANCE WITH MMCD STANDARD DETAIL DRAWINGS.
3. TYPICAL DETAILS OF ALL SEWER CONNECTIONS TO BE IN ACCORDANCE WITH MMCD STANDARD DETAIL DRAWING.
4. FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL SEE MMCD STANDARD DETAIL DRAWING. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY PAVEMENT CUT POLICY NO. 05-116.
5. SERVICE CONNECTIONS ARE TO BE 100mm DIAMETER FOR RESIDENTIAL AND MINIMUM 150mm DIAMETER FOR INDUSTRIAL/COMMERCIAL, UNLESS OTHERWISE NOTED.
6. TOP OF INSPECTION CHAMBER STANDPIPES ARE TO BE CONSTRUCTED TO 600mm ABOVE FINAL LOT GRADE.
7. NEW SEWER LINES TIED INTO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED, FLUSHED AND ACCEPTED BY THE TOWNSHIP OF LANGLEY.
8. 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.
9. TIE-INS OF PROPOSED MAINS TO EXISTING SANITARY SEWER MAINS ARE TO BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED.
10. 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.
11. THE CONTRACTOR MUST DISCONNECT AND SEAL ABANDONED SERVICES TO THE ACCEPTANCE OF THE MUNICIPAL ENGINEER.
12. CONNECTIONS TO MAIN MUST BE PERPENDICULAR TO MAIN EXCEPT AS ACCEPTED BY THE MUNICIPAL ENGINEER.
13. 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.
14. CONTRACTOR IS RESPONSIBLE FOR ENSURING OWNER'S ENGINEER OR TOWNSHIP INSPECTOR IS PRESENT TO WITNESS SERVICE CONNECTION TIE-INS TO EXISTING SEWERS.
15. SEWER MAINS AND CONNECTIONS TO BE VIDEO INSPECTED PRIOR TO USE. CONTRACTOR TO PROVIDE A VIDEO COPY ON DVD TO THE TOWNSHIP OF LANGLEY.

STREETLIGHTS

1. WORKS MUST COMPLY WITH THE CURRENT MMCD CONSTRUCTION DOCUMENTS AND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
2. THE CONTRACTOR MUST ARRANGE FOR EXACT HYDRO SERVICE BOX LOCATIONS PRIOR TO THE START OF WORK AND IS TO REFER TO B.C. HYDRO STANDARDS, REGULATIONS AND SPECIFICATIONS FOR CONNECTION DETAILS.
3. STREET LIGHT POLES ARE TO BE GALVANIZED.
4. LUMINARIES ARE TO BE 100W & 150W WITH TYPE 2 MC DISTRIBUTION, FLAT GLASS HIGH PRESSURE SODIUM (UNLESS OTHERWISE SPECIFIED ON PLAN).
5. THE CONTRACTOR MUST OBTAIN BASE TEMPLATES FROM THE POLE MANUFACTURER FOR ANCHOR BOLT INSTALLATION.
6. STAGGER CONNECTIONS IN EACH POLE SO THAT ONE FIXTURE CONNECTS TO THE BLACK PHASE CONDUCTOR AND THE OTHER TO THE RED PHASE CONDUCTOR (SEE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW).
7. PREDUCTING MUST BE EXTENDED ACROSS THE ROAD UNLESS OTHERWISE NOTED.
8. ALL STREETLIGHT POLES TO INCLUDE ANTI-WIRE THEFT DEVICE SUCH AS WIRE SENTRY OR APPROVED EQUIVALENT.
9. CONDUCTORS INSIDE POLES ARE TO BE NO. 12 RW90 X-LINK, NO. 8 RW90 BOND.
10. CONDUCTOR INSIDE CONDUIT ARE TO BE NO. 6 RW90 X-LINK.
11. PLOUGHING OF CONDUIT WILL NOT BE ALLOWED.
12. ALL STREETLIGHT CONNECTIONS ARE TO BE MADE WITH WIRE NUT. SEALING OF THE CONNECTIONS IS TO BE WITH PVC TAPE.

FIBRE OPTICS & FIBRE TESTING

1. ALL RPVC COMMUNICATIONS MANUFACTURED BENDS SHALL BE 900mm RADIUS UNLESS OTHERWISE NOTED.
2. FIBRE OPTIC JUNCTION BOX (5686) WITH GALVANIZED STEEL LID LABELED "TOL-COMM"
3. FIBRE OPTIC SPLICE BOX (243 COMMUNICATIONS VAULT) WITH GALVANIZED STEEL LID LABELED "TOL-COMM" FOR BOULEVARD USE.
4. FIBRE OPTIC SPLICE BOX (632 BCH SERVICE VAULT) WITH GALVANIZED LID LABELED (TOL-COMM) FOR ROADWAY USE.
5. OTDR ACCEPTANCE (BI-DIRECTIONAL, 2 WAVE LENGTHS (1310mm AND 1550mm)) TO BE DONE BY CONTRACTOR ON FULL RUN FOR EACH FIBRE SPLICED INTO SERVICE.
6. POWER METER ACCEPTANCE (BI-DIRECTIONAL, 2 WAVE LENGTHS) TO BE DONE BY CONTRACTOR ON FULL RUN PER EACH FIBRE SPLICED INTO SERVICE.

ENVIRONMENTAL & SEDIMENT/EROSION CONTROL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH MUNICIPAL PROVINCIAL AND FEDERAL ENVIRONMENTAL REQUIREMENTS (BOTH LEGISLATION AND BEST MANAGEMENT PRACTICES/GUIDELINES), INCLUDING ALL ASSOCIATED WORK AND OTHER WORKS AS DIRECTED BY THE QUALIFIED ENVIRONMENTAL PROFESSIONAL.
2. CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL MUNICIPAL,PROVINCIAL AND FEDERAL REQUIREMENTS.
3. EROSION AND SEDIMENT CONTROLS MUST BE ERECTED PRIOR TO CONSTRUCTION, MAINTAINED DURING CONSTRUCTION AND REMAIN INTACT AFTER CONSTRUCTION UNTIL THE ERECTED WORKS SHALL BE DIRECTED BY THE CONTRACT ADMINISTRATOR AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.
4. CONTRACTOR TO RECOGNIZE AND ADDRESS POTENTIAL IMPACTS TO AQUATIC HABITAT, WATER QUALITY, AND FISH POPULATIONS AS A RESULT OF THE PROPOSED WORKS; CONTRACTOR TO ENSURE PROTECTION OF FISH AND WILDLIFE AND THEIR HABITATS AND WATER QUALITY. THIS INCLUDES ISOLATION OF WORK FROM ADJACENT WATERCOURSES.
5. PROVIDE TEMPORARY DRAINAGE AND GRADING REQUIRED IN AND AROUND THE SITE TO PROTECT THE EXCAVATION AND WORK AREA DURING CONSTRUCTION. TEMPORARY DRAINAGE ROUTES SHALL NOT BE LOCATED ON PRIVATE PROPERTY, NOR SHALL THEY DIRECTLY OR INDIRECTLY IMPACT PRIVATE PROPERTY. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE FROM INADEQUATE DRAINAGE/PROTECTION. THE DISCHARGE OF ANY SUCH TEMPORARY WORKS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ENVIRONMENTAL, SEDIMENT AND EROSION CONTROL NOTES.
6. WASH DOWN AND SPRAY DOWN OF MACHINERY AND EQUIPMENT SHALL CONFORM TO CONTRACT DOCUMENT, TOWNSHIP STANDARDS AND GOVERNMENT LEGISLATION AD BEST MANAGEMENT PRACTICE.
7. ALL WORKS SHALL BE CONSTRUCTION WITHIN THE CONSTRUCTION SCHEDULES AS NOTED ON THE CONTRACT DOCUMENTS, PARTICULARLY THE FISHERIES SENSITIVE WORK AREAS.
8. A SPILL KIT WILL BE MAINTAINED IN THE ACTIVE CONSTRUCTION AREA AND AVAILABLE IN CLOSE PROXIMITY TO WORKING MACHINERY.
9. CONDUCTORS INSIDE POLES ARE TO BE NO. 12 RW90 X-LINK, NO. 8 RW90 BOND.
10. SEDIMENT LADEN WATER SHALL NOT BE DISCHARGED INTO WATERCOURSES, DITCHES, AND WETLAND HABITAT.
11. EXPOSED STOCKPILES TO BE COVERED WITH PLASTIC TO PREVENT SATURATION AND SEDIMENT TRANSPORT.
12. USE TEMPORARY COVERINGS (PLASTIC SHEETS) FOR SOIL STOCKPILES AND BARE SLOPES AND SURFACE MULCHES, INCLUDING LEAVES AND STRAW TO PROVIDE EROSION CONTROL FROM RAINDROP EROSION. CONTROL OF SHEET, RILL, AND GULLY EROSION REQUIRES MANAGEMENT OF SURFACE FLOWS.

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: OCM 83H6533 EL.=58.628 LOCATED AT THE INTERSECTION OF 224TH ST. AND 3TH AVE.

LEGAL: SECTION 30, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP40224 PARCEL B, OF LOT 3 PLAN 5940,

OWNER: **VEDDER MOUNTAIN HOMES INC.** PO BOX 4008, CHILLIWACK YARROW MAIN PO

OWNER'S ENGINEER: GUIDE ENGINEERING LTD. UNIT 512, 45715 HOCKING AVE, CHILLIWACK, BC PH: (778) 704 - 0214

PERMIT TO PRACTICE NUMBER: 1000770

SEAL

I, MAHYAR NIROUMAND, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date	REVISIONS
2	2024/05/29	ISSUED FOR CONSTRUCTION
1	2023/11/02	ISSUED FOR APPROVAL

PLAN

DESIGN BY: NR/VK
DRAWN BY: NR/VK
APPROVED BY: MN
DATE: 2024/05/29
SCALE: HORIZ. N/A VERT. N/A

BUILDING PERMIT NO.

The Corporation of the Township of Langley

Township of Langley EST. 1873

GENERAL NOTES

21886 100TH AVENUE, LANGLEY

DESIGN FILE No 23.025.LNG
PLAN No 23.025.C.05
AS BUILT No.
SHEET NO. 6 OF 6
REV. 2

May 29, 2024 - 8:16am I:\Delivery\Onsite Engineering\Mahyar Niroumand - Projects\Work\2023\2023-125 Nov\Drawings\23-125-GEN-GEN.dwg, ACAD User