

A. CITY GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION AND ACCOUNTABILITY THE DEVELOPER MUST ADVISE THE SURREY CITY INSPECTOR, IN WRITING, WHICH OF THE CITY NOTES IS GOING TO BE THE RESPONSIBILITY OF THE DEVELOPER'S CONTRACTOR.
2. CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CITY OF SURREY HIGHWAY AND TRAFFIC BYLAW NO. 13007, SUBDIVISION BYLAW NO. 8830 AND THE APPLICABLE MUNICIPAL MASTER SPECIFICATIONS AND STANDARD DETAIL DRAWINGS, CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS, SUPPLEMENTARY SPECIFICATIONS & STANDARD DRAWINGS AND CITY DESIGN CRITERIA.
3. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE DEVELOPER AND THE DEVELOPER SHALL COMPLY WITH SECTION 52 OF THE INDUSTRIAL HEALTH AND SAFETY REGULATIONS OF THE WORKERS' COMPENSATION BOARD OF B.C. AND THE INSTRUCTIONS OUTLINED ON THE CITY ROAD AND RIGHT-OF-WAY PERMIT AND TRAFFIC OBSTRUCTION PERMIT ISSUED BY THE CITY.
- THE DEVELOPER IS TO HAVE, ON SITE, A COPY OF THE CURRENT "B.C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS" AS PUBLISHED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY PERMITS FOR WORK WITHIN THE CITY ROAD ALLOWANCE.
5. WHERE UTILITY OR SERVICE CROSSINGS ARE REQUIRED ACROSS EXISTING PAVEMENTS, AN UNDERGROUND METHOD OF INSTALLATION IS REQUIRED UNLESS SPECIAL APPROVAL IS GIVEN FROM THE CITY FOR AN OPEN CUT OPERATION. ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC., ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION AND IN ACCORDANCE WITH CITY SPECIFICATIONS AND THE PAVEMENT CUT POLICY.
6. SURREY'S ISA MONUMENT(S) ARE TO BE PROTECTED AND SHOULD THEY REQUIRE RAISING OR RELOCATING, THE DEVELOPER WILL NOTIFY SURREY'S SURVEY DEPARTMENT AT (604)591-4253 FORTY-EIGHT (48) HOURS IN ADVANCE OF SCHEDULING WORK AFFECTING THEM. AN ISA MONUMENT SHALL BE CONSIDERED TO BE DISTURBED OR DESTROYED, BY THE DEVELOPER, IF THE CONSTRUCTION FOR THE PROJECT:
- (1) LOWERS THE GRADE OF THE ROAD AT THE LOCATION OF AN ISA MONUMENT(S),
- (2) RAISES THE GRADE OF THE ROAD AT THE LOCATION OF AN ISA MONUMENT(S) OR
- (3) INSTALLS ANY UNDERGROUND UTILITIES (INCLUDING BC GAS, BC HYDRO, BC TELEPHONE, GVRD WATER/SANITARY SEWER/OR DRAINAGE ETC.) WITHIN 1.500 METRE RADIUS OF THE ISA MONUMENT(S).
- THE CITY WILL INVOICE THE DEVELOPER A NON REFUNDABLE FLAT RATE FEE OF -\$1,750.00 FOR EACH ISA MONUMENT DISTURBED OR DESTROYED -\$3,150 FOR EACH HIGH PRECISION SECONDARY BENCHMARK DISTURBED OR DESTROYED -\$7,250 FOR EACH HIGH PRECISION NETWORK BENCHMARK DISTURBED OR DESTROYED
7. ALL STREET, TRAFFIC, AND ADVISORY SIGNS, PAVEMENT MARKINGS AND NO-POST GUARDRAILS REQUIRED BUT NOT NECESSARILY SHOWN ON THE DRAWINGS, SHALL BE INSTALLED BY THE CITY AT THE DEVELOPER'S COST.

8. WHERE INFILLING OF EXISTING DITCHES IS REQUIRED OR WHERE SERVICES ARE CONSTRUCTED IN A FILL SECTION, FILL MATERIAL IS TO BE IN ACCORDANCE WITH CITY SPECIFICATIONS AND IS TO BE COMPACTED TO 95 % OF MODIFIED PROCTOR DENSITY.
9. DRIVEWAY BOULEVARD CROSSINGS TO EACH OF THE PROPOSED LOTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD DRAWINGS.
10. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT MUST BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION.
- THE DEVELOPER WILL REQUIRE WRITTEN AUTHORIZATION FROM A PRIVATE PROPERTY OWNER, WITH A COPY TO THE CITY, PRIOR TO ANY ENTRY ONTO PRIVATE PROPERTY AND A WRITTEN RELEASE, FROM THE PROPERTY OWNER, WHEN COMPLETED.
11. WHEN NATIVE SITE GRANULAR BACKFILL IS PROPOSED FOR USE IN TRENCHES THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING FOR PERFORMANCE OF IN PLACE DENSITY AND SIEVE TESTING. SELECTION OF THE PROFESSIONAL ENGINEER AND USE OF THE SITE MATERIAL IS TO BE APPROVED BY THE CITY. THE SITE MATERIAL MUST FALL WITHIN ONE OF THE GRANULAR BACKFILL MATERIAL SPECIFICATIONS. RIVER SAND IS NOT ACCEPTABLE AS TRENCH BACKFILL MATERIAL.
12. THE DEVELOPER SHALL FACILITATE AND SUPPLY ALL NECESSARY SAFETY EQUIPMENT REQUIRED UNDER THE WCB REGULATIONS FOR THE CITY OR ITS REPRESENTATIVES OR THE ENGINEER OF RECORD TO INSPECT THE SANITARY SEWER AND STORM SEWER SYSTEMS. THE EQUIPMENT SHALL BE SUPPLIED UNTIL SUCH TIME AS A CERTIFICATE OF COMPLETION IS ISSUED BY THE CITY.
13. DEVELOPER IS TO VERIFY THE LOCATION AND ELEVATION OF ALL PIPES, OR OTHER UTILITY CROSSINGS, PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS.
14. THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ENGINEER TO DESIGN A SEDIMENT AND EROSION CONTROL SYSTEM IN THE DEVELOPMENT IN ORDER TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES.
15. THE "TREE CUTTING AND PRESERVATION BYLAW NO. 12880" REQUIRES THAT A CUTTING PERMIT BE OBTAINED BEFORE ANY TREES ARE REMOVED FROM THE SITE. OTHER PROVISIONS OF THE BYLAW MAY ALSO BE APPLICABLE.
- B. CITY ROADWORK NOTES
1. THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN GEOTECHNICAL ENGINEERING FOR PERFORMANCE OF IN PLACE TESTING DURING THE PREPARATION OF THE SUB-GRADE AND CONSTRUCTION OF THE ROAD STRUCTURE TO VERIFY THE ADEQUACY OF THE PROPOSED AND EXISTING ROAD STRUCTURE AND SUB-GRADE. SELECTION OF THE PROFESSIONAL ENGINEER IS TO BE APPROVED BY THE CITY.
2. EXISTING VALVE BOXES, MANHOLES, ETC. WITHIN THE ROAD ALLOWANCE MUST BE ADJUSTED TO SUIT THE PROPOSED FINISHED GRADE.
3. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOT(S) ARE

TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT OR AS DIRECTED BY THE CITY.

C. CITY SANITARY SEWER AND STORM SEWER NOTES

1. UNLESS PRIOR APPROVAL IS GIVEN TO THE DEVELOPER BY THE CITY, TIE-INS AND CONNECTIONS TO EXISTING SANITARY SEWERS ARE TO BE PERFORMED BY THE CITY AT THE DEVELOPER'S COST.
2. ALL SERVICE CONNECTIONS SHALL BE MADE TO THE MAIN WHEREVER POSSIBLE. SHOULD A CONNECTION HAVE TO BE MADE TO A MANHOLE, THE CONNECTION INVERT SHALL BE AT THE SAME ELEVATION AS THE CROWN OF THE HIGHEST SEWER MAIN.
3. ALL MANHOLES ARE TO BE A MINIMUM OF 1050 MM DIAMETER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER AND STORM SEWER SERVICE CONNECTIONS ARE TO BE A MINIMUM 100 MM DIAMETER.
5. ALL GRANULAR PIPE BEDDING SHALL BE EITHER TYPE 1 OR TYPE 2 ONLY AS PER THE CITY SPECIFICATIONS.

D. CITY WATER WORKS NOTES

1. THE DEVELOPER SHALL SUPPLY ALL MATERIALS AND FITTINGS REQUIRED FOR THE TIE-IN OF THE NEW WATER MAINS BY THE CITY.
2. ALL NEW WATER MAINS, AT TIE-IN POINTS, ARE TO BE CAPPED 1.5 M FROM THE EXISTING WATER MAIN. THE PROPOSED WATER MAIN IS TO BE SET AT THE LINE AND GRADE TO MEET THE EXISTING WATER MAIN.
3. TIE-INS TO EXISTING WATER MAINS AND FINAL TESTING AND CHLORINATION OF NEW MAINS IS TO BE PERFORMED BY THE CITY AT THE DEVELOPER'S COST.
4. ALL DOMESTIC SERVICE CONNECTIONS WILL BE A MINIMUM OF 19 MM DIAMETER UNLESS OTHERWISE SPECIFIED.
5. WHERE 100 MM DIAMETER PIPE IS USED IT WILL BE DUCTILE IRON (D.I.) AND SHALL CONFORM TO THE CITY SPECIFICATIONS.
6. NO MCAVITY FITTINGS OR VALVES ETC. ARE TO BE USED.
7. NO CAST IRON VALVES ON FITTINGS.

DRAWING INDEX	
SHEET NO.	DRAWING TITLE
1	LOCATION PLAN AND GENERAL NOTES
2	KEY PLAN
3	SITE SERVICING PLAN: NORTH
4	SITE SERVICING PLAN: SOUTH
5	SITE GRADING PLAN: SOUTHWEST
6	SITE GRADING PLAN: NORTHWEST
7	SITE GRADING PLAN: NORTHEAST
8	SITE GRADING PLAN: SOUTHEAST
9	STORM WATER MANAGEMENT PLAN

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

A. CONSULTANT'S SUPPLEMENTARY GENERAL NOTES:

1. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
2. ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
3. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL DRAWINGS FOR THE SITE TO CONFIRM BUILDING AND CURB ALIGNMENTS/LAYOUT .
4. THE LOCATION OF EXISTING UNDERGROUND SERVICES IS NOT GUARANTEED, AND HAS BEEN COMPILED FROM A COMBINATION OF 'AS-CONSTRUCTED' DRAWINGS AND GROUND SURVEYS. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND SERVICES BY HAND EXCAVATION OR HYDRO-VACUUM EXCAVATION TO CONFIRM THEIR LINE AND GRADE PRIOR TO COMMENCEMENT OF SITE SERVICING. ANY AND ALL DISCREPANCIES SHALL BE COMMUNICATED TO KM CIVIL CONSULTANTS LTD. IMMEDIATELY.
5. SHOP DRAWINGS, IF REQUIRED, SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND COMMENT PRIOR TO ORDERING MATERIALS. COMMENTS PROVIDED BY THE CONSULTANT REFER TO GENERAL ARRANGEMENT OF SHOP DRAWING COMPONENTS (DIMENSIONS AND ELEVATIONS) ONLY AND DO NOT CONSTITUTE A DETAILED DESIGN REVIEW OF INDIVIDUAL COMPONENT DETAILS, WHICH IS THE RESPONSIBILITY OF THE MANUFACTURER.
6. THE CONTRACTOR SHALL ENSURE THAT THEY ARE WORKING FROM A CERTIFIED COPY OF THE 'ISSUED FOR CONSTRUCTION' DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DRAWINGS NOT BEARING THE 'ISSUED FOR CONSTRUCTION' REVISION NOTE SHALL NOT BE USED FOR CONSTRUCTION.

B. CONSULTANT'S SUPPLEMENTARY ROADWORKS NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL COMPACTION/DENSITY TESTING WITH THE DEVELOPER'S GEOTECHNICAL ENGINEER DURING PREPARATION OF ROAD SUBGRADE, AND PLACEMENT OF SUB BASE FILLS AND PAVEMENT STRUCTURE GRAVELS.
2. ALL CHANGES IN GRADE SHALL BE FORMED USING SMOOTH VERTICAL CURVES.
3. COMPACTED ROAD SUB BASE AND BASE MATERIALS SHALL EXTEND A MINIMUM OF 0.30m BEYOND THE SIDEWALK AND/OR CURB AND GUTTER.
4. CONDITIONS FOR PLACEMENT OF ASPHALT OR PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE SPECIFICATIONS DETAILED UNDER THE MMCD SPECIFICATIONS AND THE CITY SUPPLEMENTARY SPECIFICATIONS.

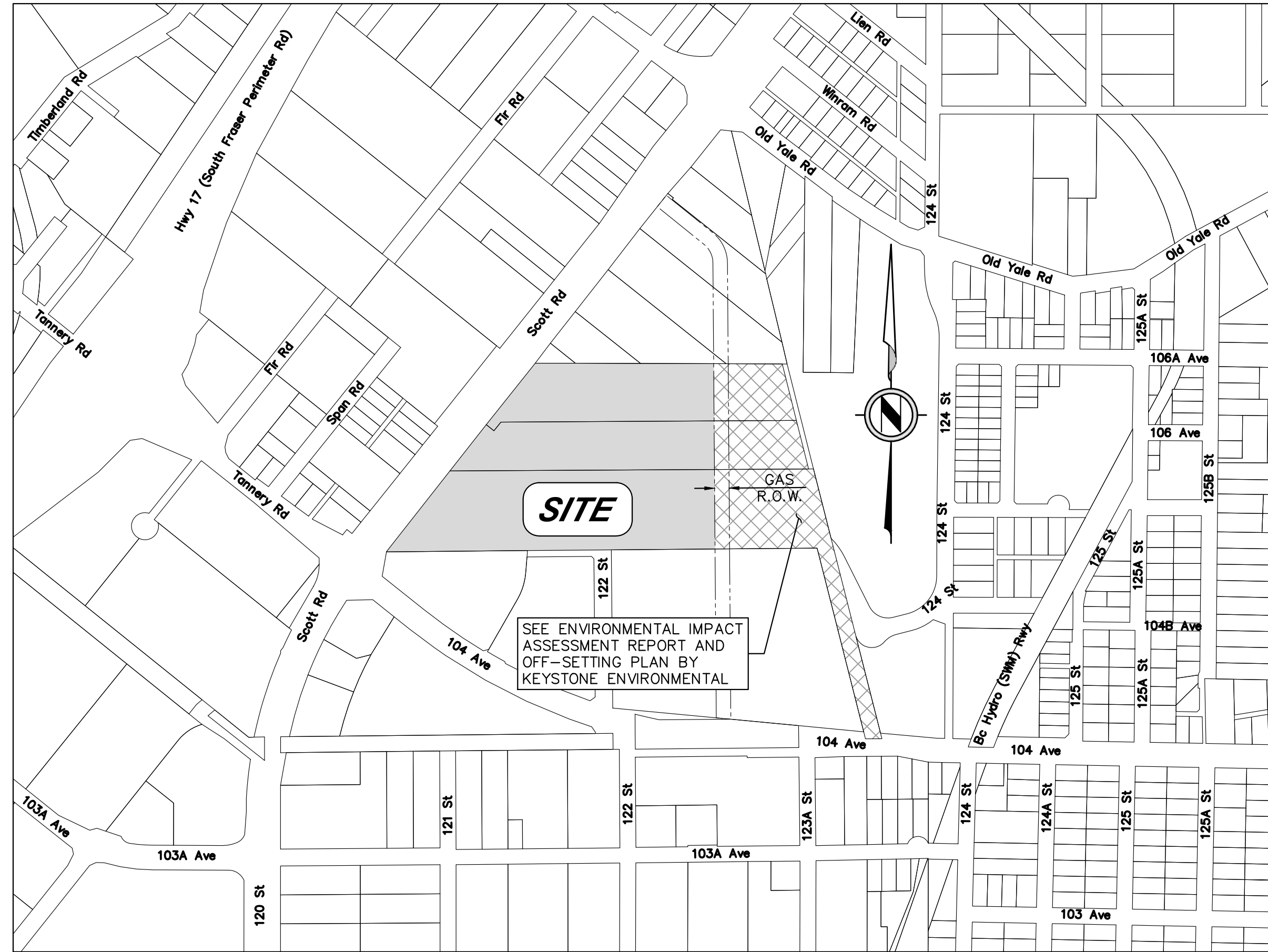
C. CONSULTANT'S SUPPLEMENTARY SANITARY AND STORM SEWER NOTES:

1. ALL ON-SITE PIPEWORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE, PART 7, PLUMBING SERVICES.
2. ALL STORM MAIN PIPE SHALL BE PVC DR35 (150mm TO 250mm DIAMETER) OR PVC RIBBED (300mm DIAMETER AND GREATER). WHERE STORM MAINS ARE TO BE INSTALLED UNDER BUILDINGS, ALL PIPE SHALL BE PVC DWV.
3. ALL SANITARY MAIN PIPE SHALL BE PVC DR28 (150mm DIAMETER) OR PVC DR35 (200mm DIAMETER AND GREATER). WHERE SANITARY MAINS ARE TO BE INSTALLED UNDER BUILDINGS, ALL PIPE SHALL BE PVC DWV.
4. ALL STORM SEWER PIPES WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED OR DWV PIPE IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE, 2006, PLUMBING SERVICES (PART 7).
5. STORM AND SANITARY SERVICE CONNECTIONS SHALL BE INSTALLED TO WITHIN 1.0m OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE THAT SERVICE CONNECTIONS ARE INSTALLED AT A LINE AND GRADE THAT WILL FACILITATE CONNECTION TO THE BUILDING DRAINAGE/SANITARY SYSTEM.
6. ALL CLEANOUTS INSTALLED WITHIN THE TRAVELLED PORTION OF THE ROADWAY SHALL BE COMPLETE WITH LIDS CAPABLE OF SUPPORTING H20 TRAFFIC LOADING.

D. CONSULTANT'S SUPPLEMENTARY WATERWORKS NOTES:

1. ALL WATERMAINS SHALL BE INSTALLED WITH MINIMUM 1.2m COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED. FOR INSTALLATIONS WITH LESS THAN 1.2m COVER, A CONCRETE PIPE CAP, PER MMCD STD G7 - ALTERNATIVE 2 SHALL BE UTILIZED.
2. ALL WATERMAIN SHALL BE PVC C-900 OR DUCTILE IRON PC350, UNLESS OTHERWISE NOTED.
3. WATERMAIN SERVICE CONNECTIONS SHALL BE INSTALLED TO WITHIN 1.0m OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE THAT SERVICE CONNECTIONS ARE INSTALLED AT A LINE AND GRADE THAT WILL FACILITATE CONNECTION TO THE BUILDING WATER SYSTEM.

4. ON-SITE DOMESTIC AND FIRE WATER SYSTEM PRESSURE, DISINFECTION, AND BACTERIOLOGICAL TESTING SHALL BE PERFORMED BY A CERTIFIED TESTING FIRM, RETAINED BY THE CONTRACTOR AT THE CONTRACTOR'S COST, UNDER WITNESS BY THE CONSULTANT. WATERMAIN TEST RESULTS SHALL BE FORWARDED TO THE CONSULTANT IMMEDIATELY UPON RECEIPT FOR REVIEW AND DISTRIBUTION TO THE CITY.
5. PRESSURE TESTING OF BOTH DOMESTIC AND FIRE WATER SYSTEMS SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C600 STANDARDS. DISINFECTION AND BACTERIOLOGICAL TESTING OF BOTH DOMESTIC AND FIRE WATER SYSTEMS SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651 STANDARDS.
6. TIE-IN OF ON-SITE WATER SYSTEM TO MUNICIPAL SYSTEM TO BE COMPLETED BY THE CITY.



LOCATION PLAN
SCALE 1:5000

LEGAL DESCRIPTION: LOTS 1 AND 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19, BLOCK 5, NORTH RANGE 2, WEST, NEW WESTMINSTER DISTRICT PLAN 14280 AND PARCELS 19 (REF. PLAN 4663) FRACTIONAL SECTION 19 EXCEPT: FIRSTLY: PART 208.2 SQUARE METRES (BYLAW PLAN 58239), SECONDLY: PART ON SRW PLAN LMP20327, NEW WESTMINSTER DISTRICT SURVEY BENCHMARK:ELEVATIONS DERIVED FROM CITY OF SURREY MONUMENT 10H2587 LOCATED AT THE INTERSECTION OF LOD YALE ROAD AND SCOTT ROAD EL.=2.269m (CVD286VRD2018)

REV.	DATE	DESCRIPTION	BY
5			
4			
3			
2	2021.11.30	ISSUED FOR PER	SM
1	2021.11.17	ISSUED FOR REVIEW	SM

"BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, ADDENDA, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT, HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS."

CONSULTANT



ABBOTSFORD OFFICE
110 - 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
Tel: 604-853-8831 Fax: 604-853-1580
VANCOUVER OFFICE
110 - 2920 Virtual Way
Vancouver, BC V5M 0C4
Tel: 604-294-6662 Fax: 604-294-6665

CLIENT WALES McLELLAND CONSTRUCTION

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGINI TEL: (604)638-1212

TITLE LOCATION PLAN AND GENERAL NOTES

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



2021-11-30

SCALE: HOR. AS SHOWN
VERT.

DESIGNED

DRAWN NWP

REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG. NO.

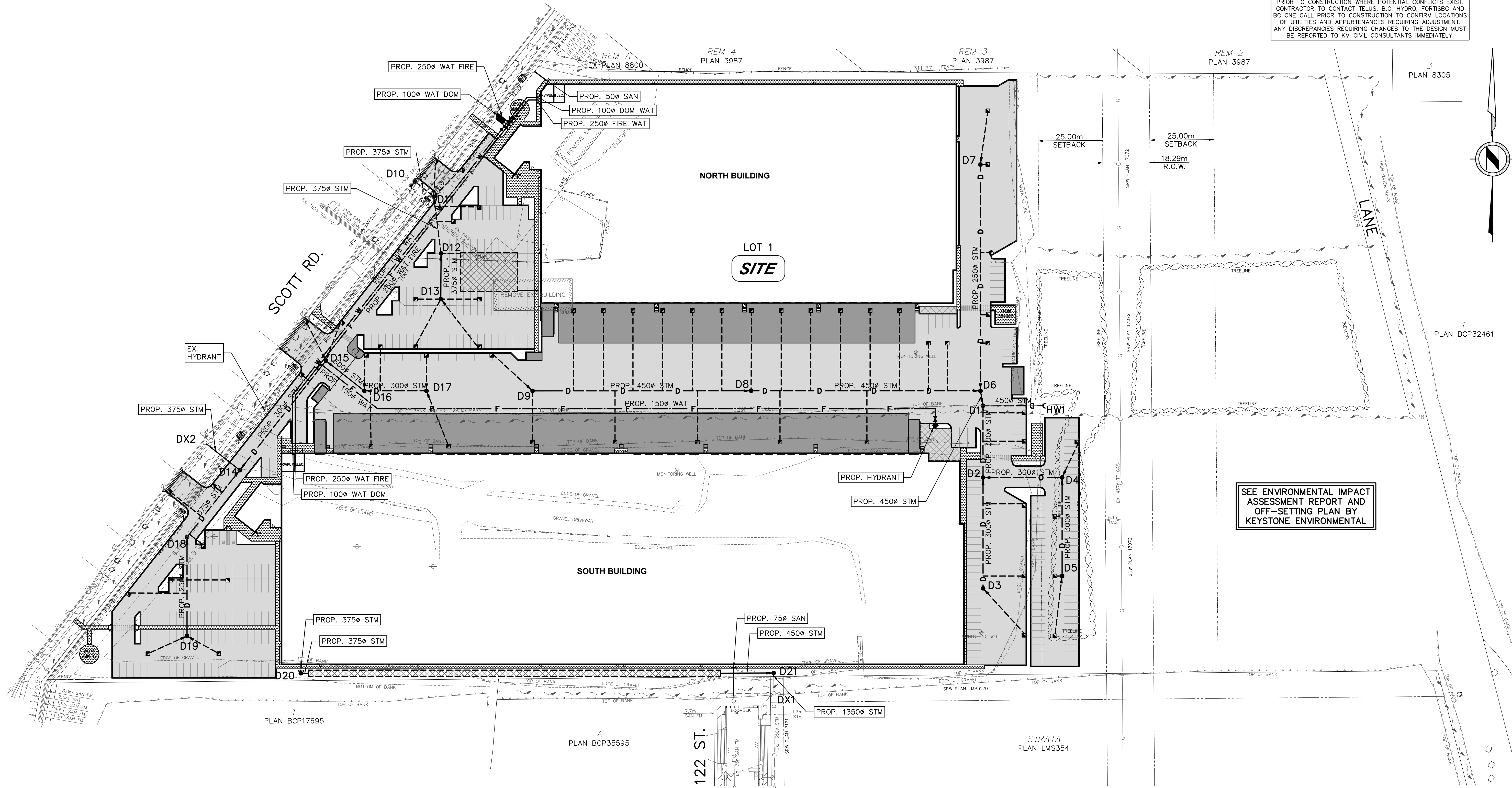
1 of 9

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

REV. 2

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



SEE ENVIRONMENTAL IMPACT
ASSESSMENT REPORT AND
OFF-SETTING PLAN BY
KEYSTONE ENVIRONMENTAL

LEGAL DESCRIPTION: LOTS 1 AND 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19, BLOCK 5, NORTH RANGE 2, WEST, NEW WESTMINSTER DISTRICT PLAN 14280 AND PARCEL 10 (REF. PLAN 4653) FRACTIONAL SECTION 19 EXCEPT: FIRSTLY: PART 208.2 SQUARE METRES (BYLAW PLAN 58239), SECONDLY: PART ON SRW PLAN LMP20327, NEW WESTMINSTER DISTRICT SURVEY BENCHMARK: ELEVATIONS DERIVED FROM CITY OF SURREY MONUMENT 10H2587 LOCATED AT THE INTERSECTION OF LOD YALE ROAD AND SCOTT ROAD EL.=2.269m (CVD286VRD2018)			
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TITLE

KEY PLAN

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



SCALE: HOR. 1:750
VERT.

DESIGNED

DRAWN

REVIEWED

NWP

SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG. NO.

2 of 9

REV. 2

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

STORM MANHOLE INFORMATION

STM MH D9 (1200ø) RIM = 3.84± INV.E = 1.80 INV.NW = 2.27	STM MH D13 (1200ø) RIM = 3.69± INV.N = 2.42 INV.W = 2.94 INV.SE = 2.94 INV.SW = 2.94	STM MH D16 (1200ø) RIM = 3.64± INV.E = 1.85 INV.NW = 1.82 INV.N = 1.97
STM MH D10 (1200ø) RIM = 2.50± INV.SE = 1.32 INV.SW = 1.29 INV.NE = 1.29	STM MH DX2 (1050ø) RIM = 2.66± INV.SW = 1.12 INV.N = 1.78 INV.SE = 1.28 INV.NE = 1.15	STM MH D17 (1200ø) RIM = 3.76± INV.S = 2.02 INV.W = 1.87 INV.N = 2.02
STM MH D11 (1200ø) RIM = 3.01± INV.N = 1.77 INV.NW = 1.67 INV.S = 1.70 INV.NE = 1.77	STM MH D14 (1200ø) RIM = 3.48± INV.SW = 1.66 INV.NE = 1.66 INV.NW = 1.63	STM MH D18 (1050ø) RIM = 3.53± INV.NE = 1.74 INV.S = 1.87
STM MH D12 (1200ø) RIM = 3.98± INV.S = 2.40 INV.N = 2.37 INV.E = 2.40	STM MH D15 (1200ø) RIM = 3.20± INV.SW = 1.77 INV.N = 1.90 INV.SE = 1.80 INV.NW = 1.90	STM MH D19 (1050ø) RIM = 4.42± INV.SW = 3.44 INV.N = 2.82 INV.SE = 3.44
		STM MH D20 (1050ø) RIM = 4.26± INV.N = 1.88 INV.E = 1.88

NOTES:

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
- EXPLORE AND VERIFY DEPTH AND LOCATION OF ALL TIE-IN POINTS AND EXISTING UNDERGROUND SERVICES CROSSING PROPOSED STORM, SANITARY AND WATER MAINS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED CURB AND BUILDING ALIGNMENT/LAYOUT, AS WELL AS DETAILS OF CONCRETE SIDEWALKS, STYLES, COLOURING, AND TYPES.
- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE, MMCD PLATINUM EDITION (2009), AND THE SURREY SUPPLEMENTARY SPECIFICATIONS.
- REFER TO MECHANICAL PLANS FOR ALL SERVICING DETAILS WITHIN ONE METRE OF THE BUILDING.
- TYPE 1 BEDDING AND 100mm GRANULAR BACKFILL PER MMCD STD. DWG. G4.
- ALL WATER FITTINGS TO BE D.I.
- ALL WATER MAIN PIPE TO BE PVC C900 UNLESS OTHERWISE NOTED.
- ALL PVC C900 WATER MAIN TO BE INSTALLED WITH MIN. 1.2m COVER AND MIN. 0.10% GRADE.
- ALL SANITARY MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL TRENCH DRAIN AND WALL DRAIN LEADS TO BE 150mm DIAMETER PVC DWV AT MINIMUM 1.0%, UNLESS OTHERWISE NOTED.
- ALL STORM MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS AND LAWN DRAINS TO BE c/w TRAPPING HOODS AND 600mm SUMPS.
- ALL LAWN DRAINS TO BE 600ø c/w 150ø PVC SDR35 LEAD at MIN. 1.0% UNLESS OTHERWISE NOTED.
- ALL STORM MAINS TO BE INSTALLED c/w GASKETED JOINTS.
- ALL CATCH BASINS TO BE AS PER DOBNEY No. 23 (GRATE) AND No. 24 (FRAME) OR APPROVED EQUIVALENT c/w 150ø PVC SDR 35 LEAD at MIN. 1.0% UNLESS OTHERWISE NOTED.
- ALL STORM CONNECTIONS TO EXCLUDE BUILDING SUMPS. SUMPS TO BE BY OTHERS.
- ALL SANITARY AND WATER MAINS AND CONNECTIONS WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7.
- ALL STORM PIPES WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7 OR DWV PIPE IN ACCORDANCE WITH BRITISH COLUMBIA PLUMBING CODE, 2018.
- WATER MAIN JOINTS ARE TO BE WRAPPED WITH PETROLATUM TAPE WITHIN 3.0m ON EACH SIDE OF ALL CROSSINGS, WHERE 0.5m CLEARANCE FROM OTHER UTILITIES CANNOT BE ACHIEVED, IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARDS C217, C214 OR C209.
- REINSTATE ALL DISTURBED BOULEVARDS, SHOULDERS, CONCRETE AND ASPHALT SIDEWALK AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION.
- ADJUST ALL EXISTING MANHOLE, VALVE, ETC. RIM ELEVATIONS AS REQUIRED TO MEET PROPOSED GRADES.
- ALL WATER MAIN TEES AND BENDS TO HAVE THRUST RESTRAINTS.
- ALL WATER MAIN JOINTS TO BE FULLY RESTRAINED USING UNI-FLANGE RESTRAINTS OR APPROVED ALTERNATE.

BEFORE YOU DIG

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

CONTINUE ON SHEET 4

REV.	DATE	DESCRIPTION	BY
5			
4			
3			
2	2021.11.30	ISSUED FOR PER	SM
1	2021.11.17	ISSUED FOR REVIEW	SM

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CONSULTANT



ABBOTSFORD OFFICE
110 - 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
Tel: 604-853-8831 Fax: 604-853-1580
VANCOUVER OFFICE
110 - 2820 Virtual Way
Vancouver, BC V5M 0C4
Tel: 604-294-6662 Fax: 604-294-6665

CLIENT **WALES McLELLAND CONSTRUCTION**

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGINI TEL: (604)638-1212

TITLE **SITE SERVICING PLAN: NORTH**

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



SCALE: HOR. 1:500
VERT.

DESIGNED
DRAWN NWP
REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

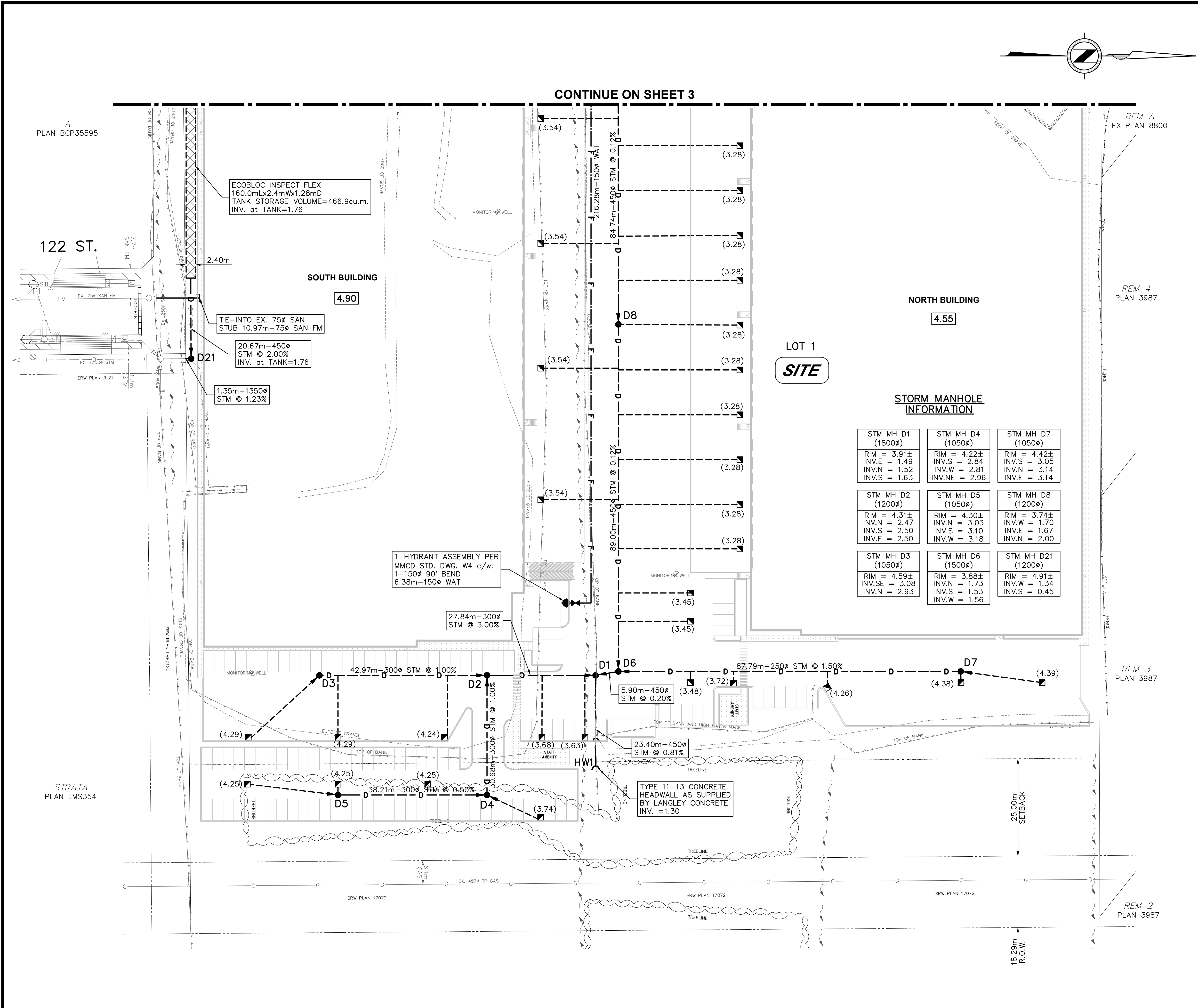
CONSULTANT PROJ. NO.
210574-C

DWG. NO.
3 of 9
REV. 2

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER



- NOTES:**
- ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
 - EXPOSE AND VERIFY DEPTH AND LOCATION OF ALL TIE-IN POINTS AND EXISTING UNDERGROUND SERVICES CROSSING PROPOSED STORM, SANITARY AND WATER MAINS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.
 - SEE ARCHITECTURAL DRAWINGS FOR DETAILED CURB AND BUILDING ALIGNMENT/LAYOUT, AS WELL AS DETAILS OF CONCRETE SIDEWALKS, STYLES, COLOURING, AND TYPES.
 - ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE, MMCD PLATINUM EDITION (2009), AND THE SURREY SUPPLEMENTARY SPECIFICATIONS.
 - REFER TO MECHANICAL PLANS FOR ALL SERVICING DETAILS WITHIN ONE METRE OF THE BUILDING.
 - TYPE 1 BEDDING AND 100mm GRANULAR BACKFILL PER MMCD STD. DWG. G4.
 - ALL WATER FITTINGS TO BE D.I.
 - ALL WATER MAIN PIPE TO BE PVC C900 UNLESS OTHERWISE NOTED.
 - ALL PVC C900 WATER MAIN TO BE INSTALLED WITH MIN. 1.2m COVER AND MIN. 0.10% GRADE.
 - ALL SANITARY MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
 - ALL TRENCH DRAIN AND WALL DRAIN LEADS TO BE 150mm DIAMETER PVC DWV AT MINIMUM 1.0%, UNLESS OTHERWISE NOTED.
 - ALL STORM MAIN PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
 - ALL CATCH BASINS AND LAWN DRAINS TO BE c/w TRAPPING HOODS AND 600mm SUMPS.
 - ALL LAWN DRAINS TO BE 600Ø c/w 150Ø PVC SDR35 LEAD at MIN. 1.0% UNLESS OTHERWISE NOTED.
 - ALL STORM MAINS TO BE INSTALLED c/w GASKETED JOINTS.
 - ALL CATCH BASINS TO BE AS PER DOBNEY No. 23 (GRATE) AND No. 24 (FRAME) OR APPROVED EQUIVALENT c/w 150Ø PVC SDR 35 LEAD at MIN. 1.0% UNLESS OTHERWISE NOTED.
 - ALL STORM CONNECTIONS TO EXCLUDE BUILDING SUMPS. SUMPS TO BE BY OTHERS.
 - ALL SANITARY AND WATER MAINS AND CONNECTIONS WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7.
 - ALL STORM PIPES WITH LESS THAN 1.0m COVER TO BE CONCRETE ENCASED PER MMCD STD. DWG. G7 OR DWV PIPE IN ACCORDANCE WITH BRITISH COLUMBIA PLUMBING CODE, 2018.
 - WATER MAIN JOINTS ARE TO BE WRAPPED WITH PETROLATUM TAPE WITHIN 3.0m ON EACH SIDE OF ALL CROSSINGS, WHERE 0.5m CLEARANCE FROM OTHER UTILITIES CANNOT BE ACHIEVED, IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARDS C217, C214 OR C209.
 - REINSTATE ALL DISTURBED BOULEVARDS, SHOULDERS, CONCRETE AND ASPHALT SIDEWALK AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION.
 - ADJUST ALL EXISTING MANHOLE, VALVE, ETC. RIM ELEVATIONS AS REQUIRED TO MEET PROPOSED GRADES.
 - ALL WATER MAIN TEES AND BENDS TO HAVE THRUST RESTRAINTS.
 - ALL WATER MAIN JOINTS TO BE FULLY RESTRAINED USING UNI-FLANGE RESTRAINTS OR APPROVED ALTERNATE.

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

LEGAL DESCRIPTION: LOTS 1 AND 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19, BLOCK 5, NORTH RANGE 2, WEST, NEW WESTMINSTER DISTRICT PLAN 14280 AND PARCEL 19 (REF. PLAN 4663) FRACTIONAL SECTION 19 EXCEPT: FIRSTLY: PART 208.2 SQUARE METRES (BYLAW PLAN 58239), SECONDLY: PART ON SRW PLAN LMP20327, NEW WESTMINSTER DISTRICT SURVEY BENCHMARK: ELEVATIONS DERIVED FROM CITY OF SURREY MONUMENT 10H2587 LOCATED AT THE INTERSECTION OF LOD YALE ROAD AND SCOTT ROAD EL.=2.269m (CVD286VRD2018)			
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CONSULTANT

KM Civil
CONSULTANTS LTD.

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CLIENT **WALES McLELLAND CONSTRUCTION**

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGNI TEL: (604)638-1212

TITLE **SITE SERVICING PLAN: SOUTH**

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL

2021-11-30

SCALE: HOR. 1:500
VERT.

DESIGNED

DRAWN NWP

REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG. NO.
4 of 9

REV. 2

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

SITE GRADING LEGEND:

- FIRST FLOOR ELEVATION OF BUILDING 3.50
- EXISTING SURVEY ELEVATION 3.50+
- PROPOSED GRADE ELEVATION 19.00
- FINISHED GROUND AT TOP OF WALL, TOP OF WALL TO BE 0.15m ABOVE FINISHED GROUND. 19.00 TW
- FINISHED GROUND AT BOTTOM OF WALL 19.00 BW
- DIRECTION OF OVERLAND FLOW
- EXISTING GROUND CONTOUR 10
- LANDSCAPED AREA - SEE LANDSCAPE ARCHITECTS PLANS DETAILS
- PROPOSED CONCRETE PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS
- PROPOSED ASPHALT PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS
- PROPOSED DECORATIVE PAVEMENT - SEE ARCHITECTURAL DRAWINGS FOR DETAILS
- PROPOSED CONCRETE SIDEWALK - SEE ARCHITECTURAL DRAWINGS FOR DETAILS
- CONCRETE CURB & GUTTER - SEE ARCHITECTURAL DRAWINGS FOR DETAILS
- RETAINING WALL
- PROPOSED CATCH BASIN (RIM ELEVATION) (23.54)
- PROPOSED LAWN DRAIN (RIM ELEVATION) (23.54)
- SWALE
- RIDGELINE

NOTES:

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

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ALL ROADWORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY: DATED: FILE:

MIN. 75mm ASPHALT PLACED IN TWO LIFTS*

MIN. 100mm GRANULAR BASE (19mm CRUSHED GRAVEL) COMPACTED TO 95% MPDD

MIN. 300mm CRUSHED GRANULAR SUB-BASE (75mm CRUSHED GRAVEL) COMPACTED TO 95% MPDD

APPROVED SUB-GRADE

*UPPER COURSE 35mm ASPHALT #2
LOWER COURSE 40mm ASPHALT #2

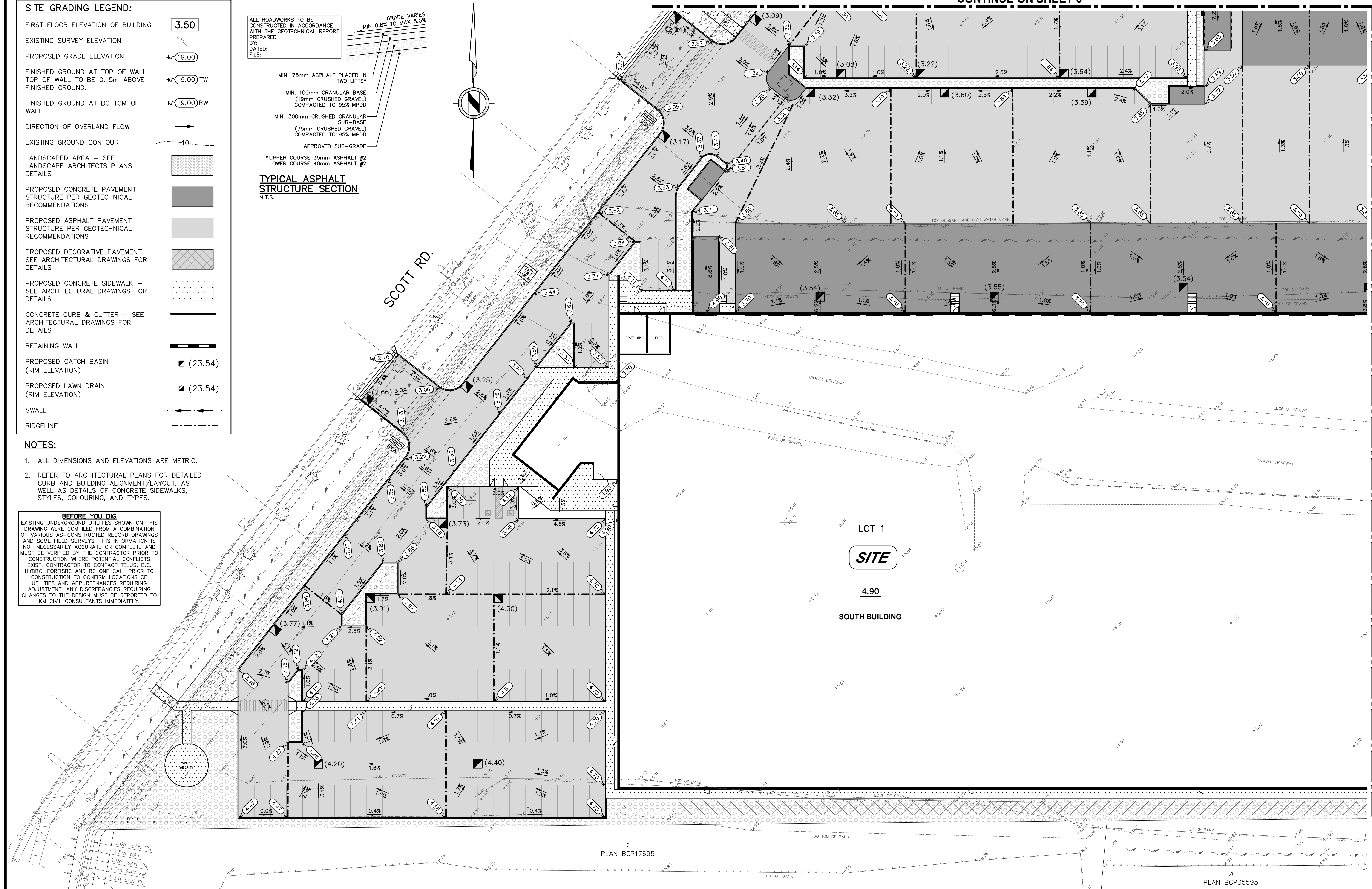
TYPICAL ASPHALT STRUCTURE SECTION

N.T.S.

SCOTT RD.

CONTINUE ON SHEET 6

CONTINUE ON SHEET 7



REV.	DATE	DESCRIPTION	BY
5			
4			
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CLIENT **WALES McLELLAND CONSTRUCTION**

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGINI TEL: (604)638-1212

TITLE **SITE GRADING PLAN: SOUTHWEST**

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



SCALE: HOR. 1:300
VERT.

DESIGNED
DRAWN NWP
REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG. NO.
5 of 9
REV. 2

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

Nov 30, 2021 - 8:04am K:\2021\210574-C 10582 Scott Road, Surrey - Wales Industrial\2-Dwg\5-Civil\1-CURRENT\210574-C-055C SW.dwg/210574-C-055C SW.stu

SITE GRADING LEGEND:

FIRST FLOOR ELEVATION OF BUILDING	3.50
EXISTING SURVEY ELEVATION	3.50+
PROPOSED GRADE ELEVATION	19.00
FINISHED GROUND AT TOP OF WALL. TOP OF WALL TO BE 0.15m ABOVE FINISHED GROUND.	19.00 TW
FINISHED GROUND AT BOTTOM OF WALL	19.00 BW
DIRECTION OF OVERLAND FLOW	→
EXISTING GROUND CONTOUR	10
LANDSCAPED AREA – SEE LANDSCAPE ARCHITECTS PLANS DETAILS	
PROPOSED CONCRETE PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
PROPOSED ASPHALT PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
PROPOSED DECORATIVE PAVEMENT – SEE ARCHITECTURAL DRAWINGS FOR DETAILS	
PROPOSED CONCRETE SIDEWALK – SEE ARCHITECTURAL DRAWINGS FOR DETAILS	
CONCRETE CURB & GUTTER – SEE ARCHITECTURAL DRAWINGS FOR DETAILS	
RETAINING WALL	
PROPOSED CATCH BASIN (RIM ELEVATION)	23.54
PROPOSED LAWN DRAIN (RIM ELEVATION)	23.54
SWALE	
RIDGELINE	

NOTES:

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ALL ROADWORKS TO BE
CONSTRUCTED IN ACCORDANCE
WITH THE GEOTECHNICAL REPORT
PREPARED
BY:
DATED:
FILE:

GRADE VARIES
MIN 0.8% TO MAX 5.0%

MIN. 75mm ASPHALT PLACED IN
TWO LIFTS*

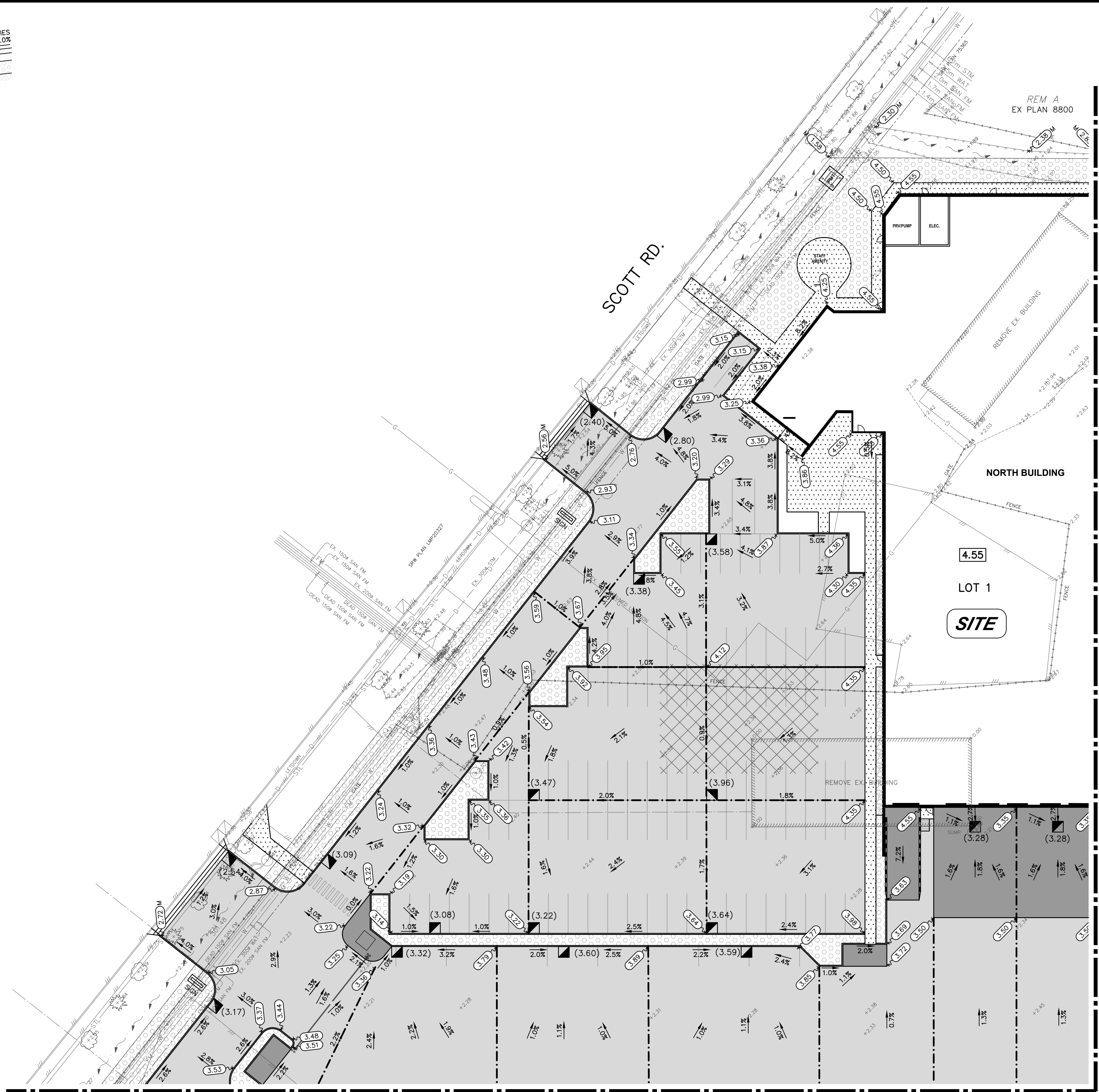
MIN. 100mm GRANULAR BASE
(19mm CRUSHED GRAVEL)
COMPACTED TO 95% MPDD

MIN. 300mm CRUSHED GRANULAR
SUB-BASE
(75mm CRUSHED GRAVEL)
COMPACTED TO 95% MPDD

APPROVED SUB-GRADE

*UPPER COURSE 35mm ASPHALT #2
LOWER COURSE 40mm ASPHALT #2

TYPICAL ASPHALT
STRUCTURE SECTION
N.T.S.



CONTINUE ON SHEET 7

CONTINUE ON SHEET 5

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CLIENT WALES McLELLAND CONSTRUCTION

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGNI TEL: (604)638-1212

TITLE SITE GRADING PLAN: NORTHWEST

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



SCALE: HOR. 1:300
VERT.

DESIGNED

DRAWN NWP

REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG.
NO.

6 of 9

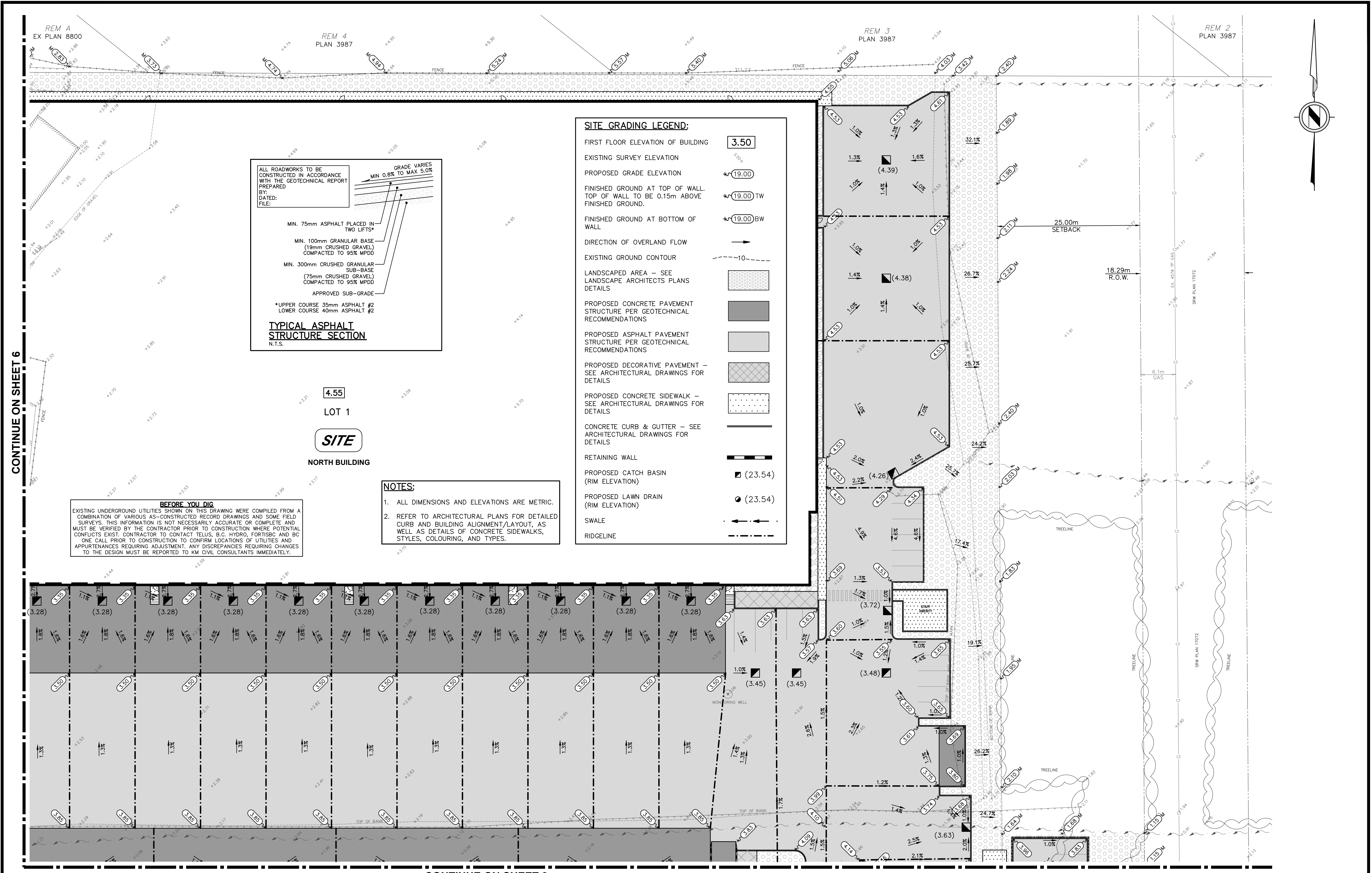
MUNICIPAL PROJECT NUMBER

DRAWING TYPE

REV.

2

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER



LEGAL DESCRIPTION: LOTS 1 AND 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19, BLOCK 5, NORTH RANGE 2 WEST, NEW WESTMINSTER DISTRICT PLAN 14280 AND PARCEL 19 (REF. PLAN 4663) FRACTIONAL SECTION 19 EXCEPT: FIRSTLY: PART 208.2 SQUARE METRES (BYLAW PLAN 58239), SECONDLY: PART ON SRW PLAN LMP20327, NEW WESTMINSTER DISTRICT SURVEY BENCHMARK: ELEVATIONS DERIVED FROM CITY OF SURREY MONUMENT 10H2587 LOCATED AT THE INTERSECTION OF LOD YALE ROAD AND SCOTT ROAD EL.=2.269m (CVD28GVRD2018)			
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6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGINI TEL: (604)638-1212

TITLE **SITE GRADING PLAN: NORTHEAST**

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL

SCALE: HOR. 1:300
VERT. 1:100

DATE (YYYY.MM.DD)
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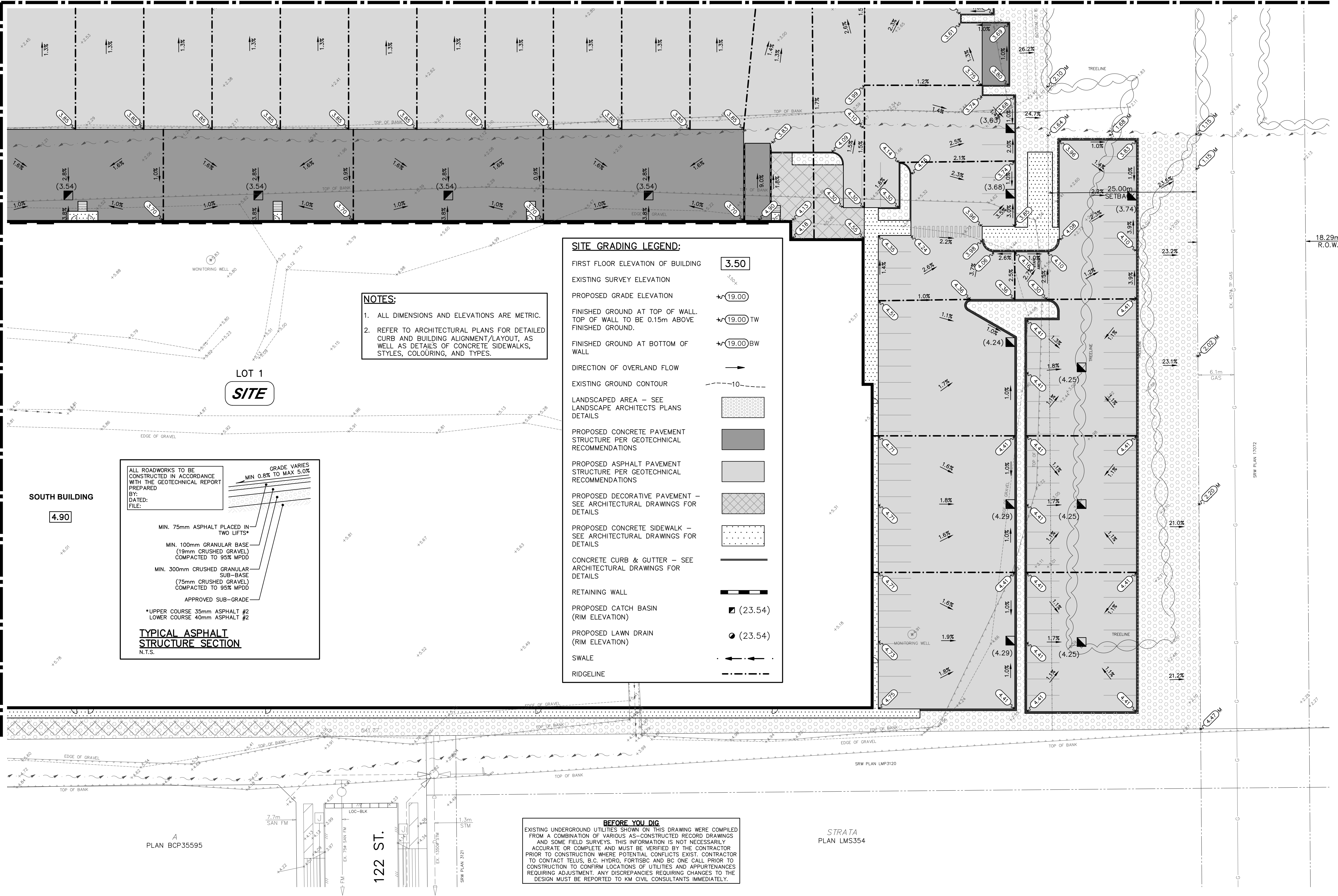
DWG. NO.
7 of 9

REV. 2

CONTINUE ON SHEET 5

CONTINUE ON SHEET 7

(3.48)



LEGAL DESCRIPTION: LOTS 1 AND 2, EXCEPT: PART ON SRW PLAN LMP20327, SECTION 19, BLOCK 5, NORTH RANGE 2, WEST, NEW WESTMINSTER DISTRICT PLAN 14280 AND PARCEL "B" (REF. PLAN 4663) FRACTIONAL SECTION 19 EXCEPT: FIRSTLY: PART 208.2 SQUARE METRES (BYLAW PLAN 58239), SECONDLY: PART ON SRW PLAN LMP20327, NEW WESTMINSTER DISTRICT SURVEY BENCHMARK: ELEVATIONS DERIVED FROM CITY OF SURREY MONUMENT 10H2587 LOCATED AT THE INTERSECTION OF LOD YALE ROAD AND SCOTT ROAD EL=2.269m (CVD286VRD2018)				
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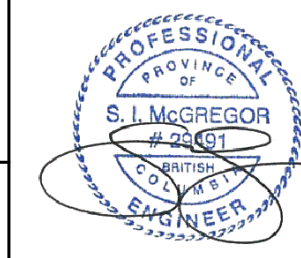
CLIENT **WALES McLELLAND CONSTRUCTION**

6211 FRASERWOOD PLACE, RICHMOND, B.C., V6W 1J2
ATTENTION: JULIA VIGINI TEL: (604)638-1212

TITLE **SITE GRADING PLAN: SOUTHEAST**

10566, 10582 AND 10626 SCOTT ROAD, SURREY

SEAL



SCALE: HOR. 1:300
VERT.

DESIGNED

DRAWN NWP

REVIEWED SIM

DATE (YYYY.MM.DD)
AUGUST, 2021

CONSULTANT PROJ. NO.
210574-C

DWG. NO.

8 of 9

REV. 2

MUNICIPAL PROJECT NUMBER

DRAWING TYPE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

Nov 30 2021 - 8:04am K:\2021\210574-C 10582 Scott Road, Surrey - Wales Industrial\2-Dwg\5-Civil\1-CURRENT\210574-C-085C SE.dwg/210574-C-085C SE.stn

CITY OF SURREY STORMWATER CALCULATION SHEET																			
PROJECT NUMBER:														KM CIVIL FILE No.: 210574-C					
PROJECT LOCATION: 10582 SCOTT ROAD														MANNING'S 'n': 0.013 CONCRETE, PVC / 0.024 CSP					
DATE: 2021.11.10														Q5 / Q100 = RIA			IDF CURVE: KWANTLEN PARK (APR 2020)		
CATCHMENT ID	MANHOLE		AREA, A (ha)	COEFF, R	A x R	Σ(A x R)	Tc (MIN)	Tc (HOURS)	i5	Q5	Qcap (cms)	PIPE SLOPE (%)	PIPE DIAMETE (mm)	LENGTH (m)	V full (m/s)	COMMENTS			
	FROM	TO							(mm/hr)	Q100 (cms)									
A1	D19	D18	0.330	0.80	0.26	0.26	15.0	0.250	35.5	0.026	0.094	2.50	250	38.30	1.92	IN PIPE			
				0.95	0.31	0.31			63.7	0.055									
A2	D18	D14	0.110	0.80	0.09	0.35	15.3	0.256	35.1	0.034	0.088	0.25	375	33.10	0.79	IN PIPE			
				0.95	0.10	0.42			62.9	0.073									
A5	D17	D16	0.160	0.80	0.13	0.13	15.0	0.250	35.5	0.013	0.031	0.10	300	24.10	0.43	IN PIPE			
				0.95	0.15	0.15			63.7	0.027									
A4	D16	D15	0.060	0.80	0.05	0.18	15.9	0.265	34.5	0.017	0.031	0.10	300	18.90	0.43	ON SURFACE			
				0.95	0.06	0.21			61.6	0.036									
A3	D15	D14	0.130	0.80	0.10	0.28	16.7	0.278	33.7	0.026	0.043	0.20	300	54.10	0.61	ON SURFACE			
				0.95	0.12	0.33			60.1	0.055									
	D14	DX2	0.000	0.80	0.00	0.63	18.1	0.302	32.2	0.057	0.293	2.80	375	17.20	2.66	IN PIPE			
				0.95	0.00	0.75			57.3	0.119									
			Σ0.79																
A6	D13	D12	0.220	0.80	0.18	0.18	15.0	0.250	35.5	0.017	0.055	0.10	375	17.80	0.50	IN PIPE			
				0.95	0.21	0.21			63.7	0.037									
A7+N.BLDG	D12	D11	1.570	0.80	1.26	1.43	15.6	0.260	34.8	0.139	0.304	3.00	375	22.20	2.75	IN PIPE			
				0.95	1.49	1.70			62.4	0.295									
A8	D11	D10	0.110	0.80	0.09	1.52	15.7	0.262	34.7	0.146	0.351	4.00	375	9.40	3.17	IN PIPE			
				0.95	0.10	1.81			62.1	0.311									
			Σ1.9																
S BLDG	D21	DX1	2.330	0.80	1.86	1.86	15.0	0.250	35.5	0.184	0.462	1.50	500	1.00	2.36	IN PIPE			
				0.95	2.21	2.21			63.7	0.392									
			Σ2.33																
A9	D9	D8	0.540	0.80	0.43	0.43	15.0	0.250	35.5	0.043	0.099	0.12	450	84.70	0.62	IN PIPE			
				0.95	0.51	0.51			63.7	0.091									
A10	D8	D6	0.510	0.80	0.41	0.84	17.3	0.288	33.0	0.077	0.099	0.12	450	89.00	0.62	IN PIPE			
				0.95	0.48	0.48			58.9	0.079									
A11	D7	D6	0.280	0.80	0.22	0.22	15.0	0.250	35.5	0.022	0.073	1.50	250	87.80	1.48	IN PIPE			
				0.95	0.27	0.27			63.7	0.047									
	D6	D1	0.000	0.80	0.00	1.06	19.7	0.328	30.9	0.091	0.128	0.20	450	5.90	0.80	IN PIPE			
				0.95	0.00	0.75			54.7	0.114									
A12	D3	D2	0.180	0.80	0.14	0.14	15.0	0.250	35.5	0.014	0.097	1.00	300	43.00	1.37	IN PIPE			
				0.95	0.17	0.17			63.7	0.030									
A13	D5	D4	0.130	0.80	0.10	0.10	15.0	0.250	35.5	0.010	0.068	0.50	300	38.20	0.97	IN PIPE			
				0.95	0.12	0.12			63.7	0.022									
A14	D4	D2	0.080	0.80	0.06	0.17	15.7	0.261	34.8	0.016	0.097	1.00	300	30.70	1.37	IN PIPE			
				0.95	0.08	0.20			62.2	0.034									
A15	D2	D1	0.070	0.80	0.06	0.37	16.0	0.267	34.3	0.035	0.167	3.00	300	27.80	2.37	IN PIPE			
				0.95	0.07	0.44			61.4	0.075									
	D1	HW1	0.000	0.80	0.00	1.43	19.8	0.330	30.8	0.122	0.257	0.81	450	23.40	1.61	IN PIPE			
				0.95	0.00	1.19			54.5	0.180									
			Σ1.79																

DETENTION CALCULATIONS - 100 YEAR (NORTH)							
Catchment Area (A):				1.48 ha			
Runoff Coefficient:				0.95			
Time of Concentration (Tc):				5 min			
Storm Frequency:				100 yrs			
Maximum Release Rate:				0.037 cms			
Peak Flow at Tc (Qp1):				0.4625 cms			
No.	Tr (min)	Tr (sec)	i100 (mm/hr)	Peak Flow Qp2 (cms)	Inflow Runoff Volume (cu.m)	Max Release Qrel (cms)	Required Storage (cu.m)
1	5	300	118.4	0.4625	138.75	0.037	127.65
2	6	360	106.8	0.4173	150.23	0.037	136.95
3	7	420	97.9	0.3625	160.67	0.037	145.22
4	8	480	90.8	0.3548	170.30	0.037	152.68
5	10	600	80.1	0.3128	187.70	0.037	165.71
6	15	900	63.7	0.2489	224.00	0.037	191.08
7	20	1200	54.2	0.2164	253.93	0.037	210.06
8	30	1800	43.3	0.1684	303.04	0.037	237.21
9	45	2700	34.3	0.1339	361.63	0.037	262.82
10	60	3600	29.2	0.1139	409.96	0.037	278.12
11	90	5400	23.2	0.0906	498.24	0.037	291.26
12	120	7200	19.7	0.0770	554.62	0.037	290.44
13	180	10800	15.7	0.0613	661.85	0.037	265.17
14	240	14400	13.3	0.0521	750.31	0.037	221.01
15	300	18000	11.8	0.0459	826.98	0.037	165.00
16	360	21600	10.6	0.0415	895.40	0.037	100.71
17	480	28800	9.0	0.0352	1015.06	0.037	-45.16
18	600	36000	8.0	0.0311	1118.78	0.037	-207.06
19	720	43200	7.2	0.0280	1211.34	0.037	-380.18
20	840	50400	6.6	0.0257	1295.55	0.037	-561.70
21	960	57600	6.1	0.0238	1373.22	0.037	-749.81
22	1080	64800	5.7	0.0223	1445.58	0.037	-943.26
23	1200	72000	5.4	0.0210	1513.53	0.037	-1141.14
24	1320	79200	5.1	0.0199	1577.75	0.037	-1342.78
25	1440	86400	4.9	0.0190	1638.76	0.037	-1547.66
				Required Storage			
				291.26			

