

tel : 604.249.5040  
fax : 604.249.5041

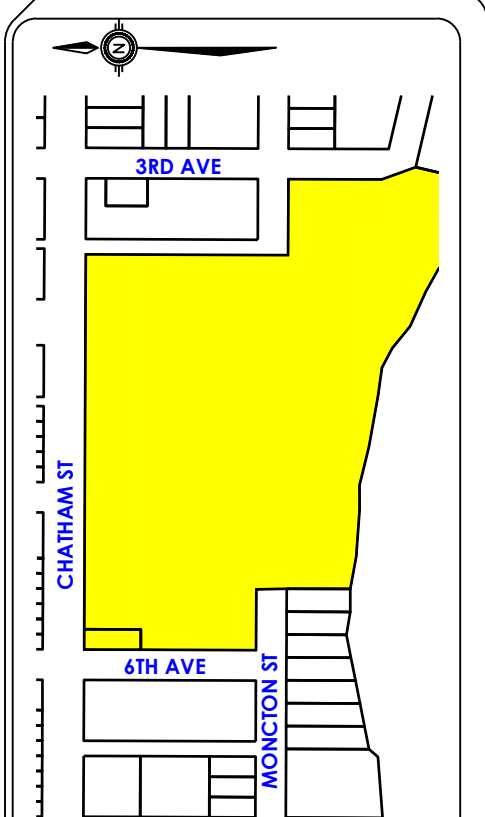
#220-2639 Viking Way, Richmond, BC, V6V 3B7  
www.coreconceptconsulting.com

**NOT FOR CONSTRUCTION**

**DRAWING SHEETS**

**COVER**

- 1- TOPOGRAPHIC SURVEY (DWG 1 OF 2)
- 2- PHASE 2 SERVICING PLAN (DWG 2 OF 2)



ISSUED FOR CLIENT REVIEW

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**Core Concept CONSULTING LTD.**  
#220-2639 Viking Way, Richmond, BC, V6V 3B7

**DFO - SMALL CRAFTS DIVISION**

**Core Concept Consulting Project No. 20016**

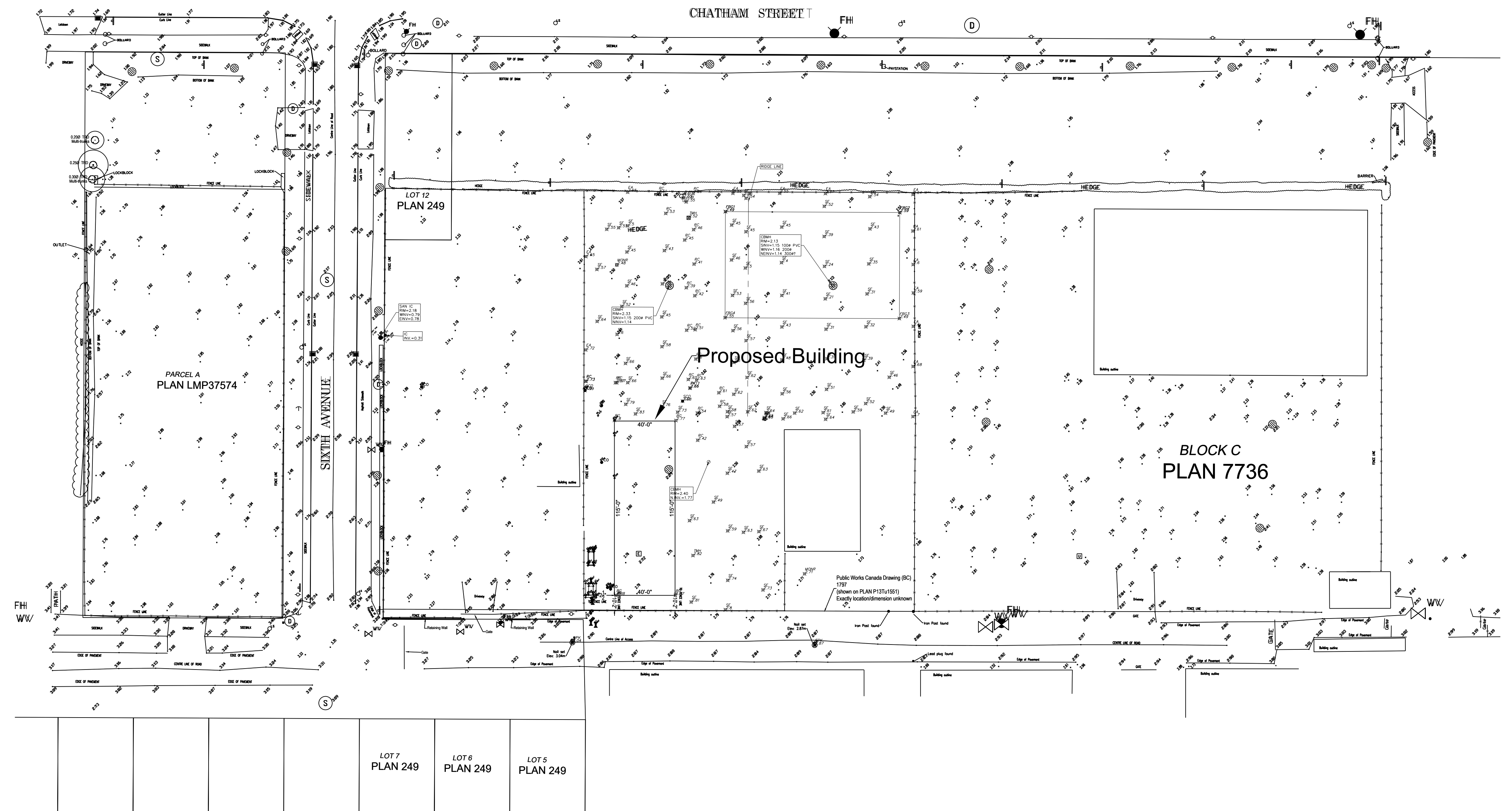
REV'N	DATE	BY	CH.	DESCRIPTION
0.	06 AUG 2023	AP	NMM	ISSUED FOR CLIENT REVIEW

TITLE: 3300 CHATHAM STREET

DESIGN: AP	DATE: AUG 2020
DRAWN: GG	SCALE: 1 : 1000
CHECKED: NMM	SEC. No.: 10-3-7
ENGINEER: TS	SHT No.: 1 OF 1

**Note:**

- Survey date: between April 10, 2019 and May 1st, 2019
- Any improvements performed by the City onwards will not reflect on this survey.
- Designer should contact BC One Call for location sketches of underground gas line or any conduits within the survey area.
- False elevation values were used for measurements in "Laser" mode, please filter out the elevations in the negative 99 range (ie, -90 to -99) when creating DTM.
- Most of these measurements were used to remotely locate fenceline and shrubs.



**FORTIS BC SERVICES**

THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF GAS SERVICE LINES, AND WHERE NECESSARY ARRANGE FOR THEIR RELOCATION IN ORDER TO FACILITATE INSTALLATION OF THE WORKS SHOWN ON THESE PLANS. A LIST OF SERVICE LINE LOCATIONS MAY BE OBTAINED FROM:

BC ONE CALL SERVICE RECORDS DEPARTMENT  
TELEPHONE: (604) 257-1900

FORTIS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

**NOTES:**

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO BENCHMARK NUMBER:

HPN 191 - 02H2453  
DATUM: CVD28CVRD2918

ELEVATION ±1.663m

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT "MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)" UNLESS OTHERWISE NOTED.

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Core Concept Consulting Project No. 20016  
DWG. 1 OF 2

REV'N	DATE	BY	CH.	DESCRIPTION
0	06 AUG 2021	AP	NMM	ISSUED FOR CLIENT REVIEW
REVISIONS				

NOT FOR CONSTRUCTION

**TITLE: TOPOGRAPHIC SURVEY**

3300 CHATHAM STREET

DESIGN: AP	DWG. No.: .	DATE: AUG 2020
DRAWN: GG	SCALE: 1 : 500	SEC. No.: 10-3-7
CHECKED: NMM	ENGINEER: TS	SHT No.: 1 OF 1



**WATERWORKS NOTES:**

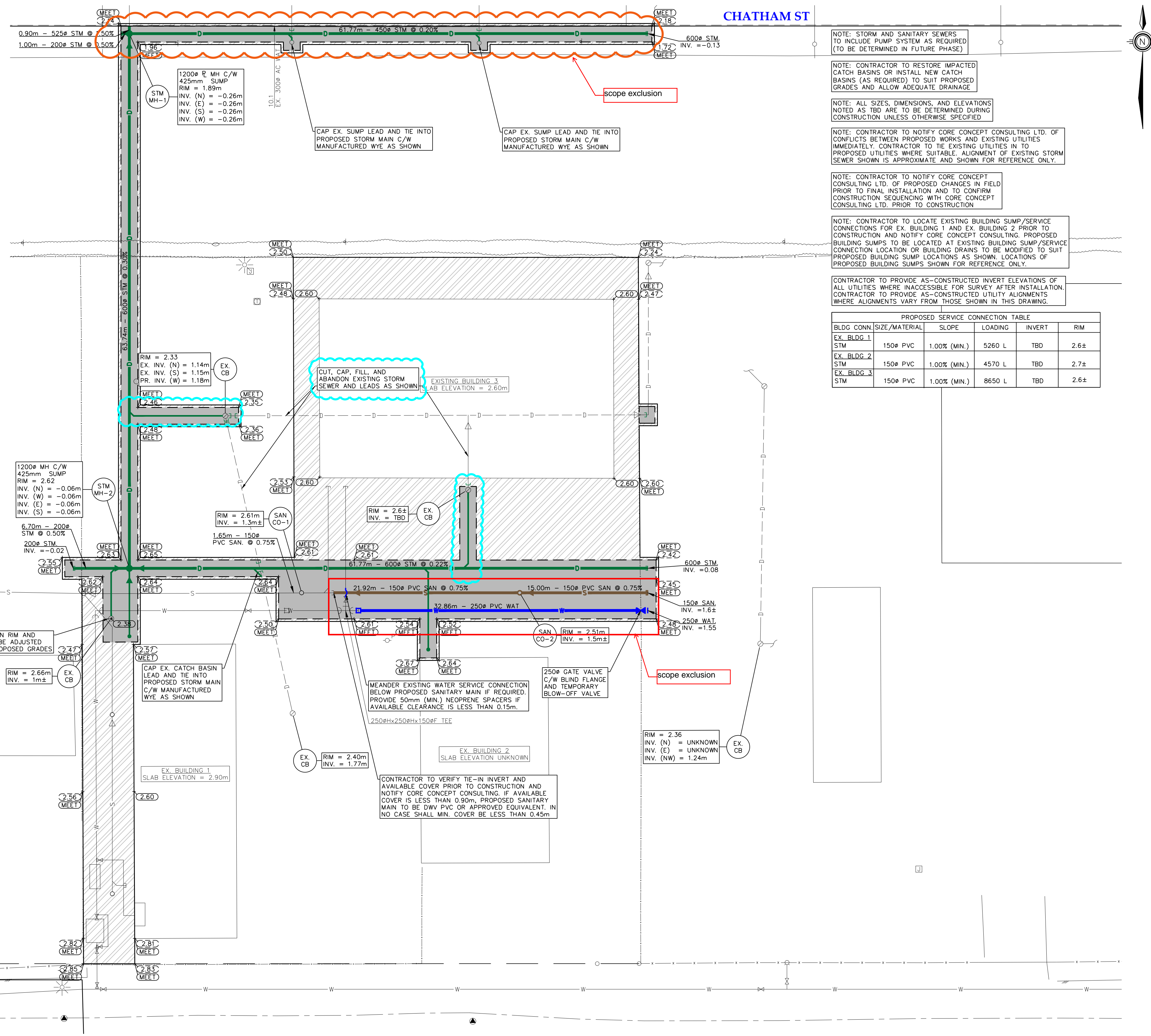
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE B.C. PLUMBING CODE.
- FINAL LOCATIONS, INVERTS AND SIZES OF WATER CONNECTIONS TO THE BUILDING SHALL BE CONFIRMED WITH THE MECHANICAL ENGINEER AND BUILDING PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO CORE CONCEPT CONSULTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO TEST, CHLORINATE AND FLUSH THE WATER SYSTEM UNDER SUPERVISION OF THE CITY INSPECTOR PRIOR TO TIE-IN. 48 HOURS OF NOTICE IS REQUIRED.
- WATERMANS TO HAVE A MINIMUM OF 0.90m COVER AND 0.15m VERTICAL CLEARANCE FROM OTHER UTILITIES.
- PIPE DEFLECTION SHALL NOT EXCEED THE MAXIMUM DEFLECTION SPECIFIED BY THE MANUFACTURER.
- ALL WATERMAIN TO BE AWWA C900 CLASS 100 PVC PIPE UNLESS NOTED OTHERWISE.
- ALL WATER SERVICE CONNECTIONS TO BE 1.0m FROM BUILDING UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICE MAIN CROSSINGS SHOWN THUS:
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS BY OTHERS.
- ALL JOINTS WITHIN 3.0M OF STORM SEWERS OR SANITARY SEWERS SHALL BE WRAPPED WITH HEAT SHRINK PLASTIC OR PACKED WITH COMPOUND AND WRAPPED WITH PETROLEUM TAPE IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI/AWWA STANDARDS C214, C209, C217.
- REFER TO MECHANICAL DRAWINGS FOR UNIT WATER VALVE OR MANIFOLD DETAILS.
- ALL TRENCH BACKFILL AND BEDDING COMPACTION SHALL BE GREATER THAN 95% MODIFIED PROCTOR DENSITY OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL TRENCH BACKFILL AND BEDDING SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL JOINTS TO BE ADEQUATELY JOINT RESTRAINED.

**STORM SEWER NOTES:**

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE B.C. PLUMBING CODE.
- CATCH BASINS AND SUMPS SHALL BE 600mm DIAMETER COMPLETE WITH 450mm SUMP AND TRAPPING HOOD.
- ALL RIM ELEVATIONS OF MANHOLE, CLEANOUT AND BUILDING I.C. LIDS SHALL BE FLUSH WITH FINISHED GRADE.
- ALL CATCH BASIN LEADS TO BE 150mm DIAMETER PVC SDR28 AT 1.0% MINIMUM UNLESS OTHERWISE NOTED.
- STORM CONNECTIONS FROM MAIN TO BUILDING TO BE 150mm DIAMETER AT 1.0% MINIMUM AND HAVE 0.90m COVER MINIMUM UNLESS OTHERWISE NOTED.
- ALL PIPE TO BE PVC SDR35 OR CONCRETE CLIII WITH GASKET JOINTS UNLESS OTHERWISE NOTED.
- PIPE DEFLECTION SHALL NOT EXCEED THE MAXIMUM DEFLECTION SPECIFIED BY THE MANUFACTURER.
- ANY CHANGES FROM THESE DRAWINGS MUST BE REPORTED TO CORE CONCEPT CONSULTING PRIOR TO CONSTRUCTION.
- CATCH BASINS GRATES TO BE DOBNEY No. B-26 OR APPROVED EQUAL.
- ALL MANHOLES MUST BE 1050# I.D. UNLESS OTHERWISE NOTED.
- ALL BUILDING SUMPS ARE 600mm# AND TO BE LOCATED 0.90m FROM BUILDING UNLESS OTHERWISE NOTED.
- ALL STORM PIPE IN TRAVELLED AREAS WITH LESS THAN 0.90m OF COVER TO BE PVC SDR28 CERTIFIED OR APPROVED EQUAL.
- UNDERGROUND SERVICE MAIN CROSSINGS SHOWN THUS:
- FINAL LOCATIONS AND SIZES OF STORM CONNECTIONS TO THE BUILDING SHALL BE CONFIRMED WITH THE MECHANICAL ENGINEER AND BUILDING PLUMBING CONTRACTOR PRIOR TO THEIR CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO CORE CONCEPT CONSULTING PRIOR TO CONSTRUCTION.
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.
- ALL TRENCH BACKFILL AND BEDDING COMPACTION SHALL BE GREATER THAN 95% MODIFIED PROCTOR DENSITY OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL TRENCH BACKFILL AND BEDDING SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.

**SANITARY SEWER NOTES:**

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE B.C. PLUMBING CODE.
- ALL RIM ELEVATIONS OF MANHOLE, CLEANOUT AND I.C. LIDS IN THE ROADWAY SHALL BE FLUSH WITH FINISHED GRADE.
- ALL BUILDING SERVICE CONNECTIONS SHALL BE 100mm# AT 1.0% MINIMUM AND TERMINATED 0.9m FROM THE BUILDING UNLESS OTHERWISE NOTED.
- SANITARY MAINS TO BE PVC SDR35 UNLESS OTHERWISE NOTED.
- PIPE DEFLECTION SHALL NOT EXCEED THE MAXIMUM DEFLECTION SPECIFIED BY THE MANUFACTURER.
- ANY CHANGES FROM THESE DRAWINGS MUST BE REPORTED TO CORE CONCEPT CONSULTING PRIOR TO CONSTRUCTION.
- ALL MANHOLES MUST BE 1050# I.D. UNLESS OTHERWISE NOTED.
- ALL SANITARY PIPE IN TRAVELED AREAS WITH LESS THAN 0.90m OF COVER TO BE DWV PVC OR APPROVED EQUAL.
- UNDERGROUND SERVICE MAIN CROSSINGS SHOWN THUS:
- CITY APPROVAL TO BE OBTAINED PRIOR TO CONNECTION TO EXISTING SYSTEM AND CONNECTION TO BE CARRIED OUT UNDER CITY INSPECTOR'S SUPERVISION.
- FINAL LOCATIONS AND SIZES OF SANITARY CONNECTIONS TO THE BUILDING SHALL BE CONFIRMED WITH THE MECHANICAL ENGINEER AND BUILDING PLUMBING CONTRACTOR PRIOR TO THEIR CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO CORE CONCEPT CONSULTING PRIOR TO CONSTRUCTION.
- COORDINATES (IF SHOWN ON THIS PLAN) MAY NOT MATCH THOSE SHOWN ON PLANS PREPARED BY OTHERS.
- ALL TRENCH BACKFILL AND BEDDING COMPACTION SHALL BE GREATER THAN 95% MODIFIED PROCTOR DENSITY OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL TRENCH BACKFILL AND BEDDING SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.



PROPOSED SERVICE CONNECTION TABLE

BLDG CONN.	SIZE/MATERIAL	SLOPE	LOADING	INVERT	RIM
EX. BLDG 1 STM	150# PVC	1.00% (MIN.)	5260 L	TBD	2.6±
EX. BLDG 2 STM	150# PVC	1.00% (MIN.)	4570 L	TBD	2.7±
EX. BLDG 3 STM	150# PVC	1.00% (MIN.)	8650 L	TBD	2.6±

NOTE: STORM AND SANITARY SEWERS TO INCLUDE PUMP SYSTEM AS REQUIRED (TO BE DETERMINED IN FUTURE PHASE)

NOTE: CONTRACTOR TO RESTORE IMPACTED CATCH BASINS OR INSTALL NEW CATCH BASINS (AS REQUIRED) TO SUIT PROPOSED GRADES AND ALLOW ADEQUATE DRAINAGE

NOTE: ALL SIZES, DIMENSIONS, AND ELEVATIONS NOTED AS TBD ARE TO BE DETERMINED DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED

NOTE: CONTRACTOR TO NOTIFY CORE CONCEPT CONSULTING LTD. OF CONFLICTS BETWEEN PROPOSED WORKS AND EXISTING UTILITIES IMMEDIATELY. CONTRACTOR TO THE EXISTING UTILITIES IN TO PROPOSED UTILITIES WHERE SUITABLE ALIGNMENT OF EXISTING STORM SEWER SHOWN IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY.

NOTE: CONTRACTOR TO NOTIFY CORE CONCEPT CONSULTING LTD. OF PROPOSED CHANGES IN FIELD PRIOR TO FINAL INSTALLATION AND TO CONFIRM CONSTRUCTION SEQUENCING WITH CORE CONCEPT CONSULTING LTD. PRIOR TO CONSTRUCTION

NOTE: CONTRACTOR TO LOCATE EXISTING BUILDING SUMP/SERVICE CONNECTIONS FOR EX. BUILDING 1 AND EX. BUILDING 2 PRIOR TO CONSTRUCTION AND NOTIFY CORE CONCEPT CONSULTING. PROPOSED BUILDING SUMPS TO BE LOCATED AT EXISTING BUILDING SUMP/SERVICE CONNECTION LOCATION OR BUILDING DRAINS TO BE MODIFIED TO SUIT PROPOSED BUILDING SUMP LOCATIONS AS SHOWN. LOCATIONS OF PROPOSED BUILDING SUMPS SHOWN FOR REFERENCE ONLY.

CONTRACTOR TO PROVIDE AS-CONSTRUCTED INVERT ELEVATIONS OF ALL UTILITIES WHERE INACCESSIBLE FOR SURVEY AFTER INSTALLATION. CONTRACTOR TO PROVIDE AS-CONSTRUCTED UTILITY ALIGNMENTS WHERE ALIGNMENTS VARY FROM THOSE SHOWN IN THIS DRAWING.

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DWG. 2 OF 2

REV'N	DATE	BY	CH.	DESCRIPTION
0	06 AUG 2021	AP	NMM	ISSUED FOR CLIENT REVIEW

**NOT FOR CONSTRUCTION**

11 AUG 2021

**PHASE 2 SERVICING PLAN**  
3300 CHATHAM STREET

DESIGN: AP  
DRAWN: GC  
CHECKED: NMM  
ENGINEER: TS

DWG. No.:  
SCALE: 1 : 250  
SEC. No.: 10-3-7

DATE: AUG 2020  
SHT No.: 1 OF 1