

PER No.:	19-089
Tenant:	Graestone Ready Mix Inc.
Project:	Concrete Batch Plant
Project Location:	9260 Oak Street, Vancouver
VFPA SID No.:	VAN607
Land Use Designation:	Industrial
Applicant/Permit Holder:	Graestone Ready Mix Inc.
Category of Review:	B
Date of Approval:	January 21, 2020
Date of Expiry:	January 31, 2021

1 INTRODUCTION

The Vancouver Fraser Port Authority (VFPA), a federal port authority, manages lands under the purview of the *Canada Marine Act*, which imparts responsibilities for environmental protection. VFPA accordingly conducts project and environmental reviews of works and activities undertaken on these lands to ensure that the works and activities will not likely cause significant adverse environmental effects. This project and environmental review report and project permit (the Permit) documents VFPA's project and environmental review of PER No. 19-089: Concrete Batch Plant (the Project) proposed by Graestone Ready Mix Inc. (the Applicant).

This project and environmental review was carried out to address VFPA's responsibilities under the *Canada Marine Act*, and to meet the requirements of the *Impact Assessment Act*, as applicable. The proposed Project is not considered a "designated project" under the *Impact Assessment Act* and an impact assessment as described in the *Impact Assessment Act* is not required. However, VFPA authorization is required for the proposed Project to proceed and in such circumstances, where applicable, Section 82 of *Impact Assessment Act* requires federal authorities to assure themselves that projects will not likely cause significant adverse environmental effects. This review provides that assurance. In addition, VFPA considers other interests, impacts and mitigations through the project and environmental review.

The project and environmental review considered the application along with supporting studies, assessments and consultations carried out or commissioned by the Applicant, as well as other information provided by the Applicant. In addition, this project and environmental review considered other information available to VFPA and other consultations carried out by VFPA. A full list of information sources germane to the review is provided in the following pages of this report.

This Permit is the authorizing document allowing the Applicant to proceed with the Project subject to the listed project and environmental conditions.

2 PROJECT DESCRIPTION

Graestone Ready Mix Inc. proposes to construct a concrete batch plant at 9260 Oak Street, Vancouver. The site is approximately 10,000 m² (107,640 ft²) and it is anticipated that the facility would produce approximately 300 to 400 m³ (10,595 to 14,125 ft³) of concrete per day, to supply to construction projects throughout Metro Vancouver.

Project works would include the installation of the concrete batch plant, paved parking areas for concrete mix trucks and employees, small modular operational support buildings, water collection and treatment facilities, and utilities. Some demolition and excavation would also be required for the installation of the raft foundations, the containments ponds, utilities and the partial removal of existing foundations and slabs, primarily in the area of the mixer plant. Excavation is not anticipated to exceed 1.5 m (5 ft) below ground level.

In this project permit, the Project means the physical activities authorized by VFPA to be carried out pursuant to **PER No. 19-089**, as described below.

2.1 Proposed Works

- Installation of a ready-mix batch plant comprising:
 - Two (2) silos for cement storage and an integrated conical hopper for the transfer of cement to the conveyance equipment
 - One (1) 100 tonne silo, approximate height 21 m (70 ft)
 - One (1) 75 tonne silo, approximate height 19 m (60 ft)
 - Four (4) 40 ton aggregate feed/weigh bins and integrated conical feed hoppers for transfer of aggregates to the conveyance equipment
 - Covered conveyance equipment (conveyors) for transfer of cement and aggregate to the concrete mixer equipment
 - One (1) Wet batch concrete mixer with a 9.2 m³ (325 ft³) yield, and a conical hopper for loading mix trucks with concrete
- Installation of three (3) modular units/ containers:
 - A two-storey modular unit with an external staircase, approximate dimensions: W 2.5 m x L 12 m x H 5 m (8 ft x 40 ft x 16 ft). The unit will comprise an electrical room at ground level, with an office/crew facility and washroom above.
 - A single-storey modular unit, approximate dimensions: W 2.5 m x L 12 m x H 2.5 m (8 ft x 40 ft x 8 ft). The unit will house four (4) 4,000 to 5,000 L admixture tanks
 - A single-storey modular unit, approximate dimensions: W 2.5 m x L 6 m x H 2.5 m (8 ft x 20 ft x 8 ft). The unit will house mechanical equipment
- Installation of equipment housing:
 - Installation of mixer building, approximate dimensions: W 3.5 m x L 7.5 m x H 12 m (11.5 ft x 24 ft x 40 ft) for housing batch mixer equipment
- Installation of five (5) connected lock-block aggregate storage bunkers. The bunkers will be four lock blocks (3 m / 10 ft) high, and the walls will be two lock blocks (1.5 m / 5ft) deep
- Excavation to a max depth of 1.5 m (5 ft) to install concrete raft foundations for the cement silos, mixer building, and aggregate bins.
- Grading and paving of all process areas with concrete slab, approximately 1,097 m² (11,808 ft²)
- Grading and paving of parking area for 10 concrete mix trucks and 15 employee/visitor vehicles, approximately 938m² (10,096 ft²)
- Installation of a slump inspection platform/ rack
- Installation of a manual wheel wash
- Installation of ramp and concrete lock-blocks leading up to aggregate bins
- Installation of ramp and truck trough adjacent to the concrete recycling system
- Installation of concrete recycling system (Enviro-Port) to recycle any leftover concrete in trucks after a concrete delivery
- Excavation (max depth of 1.5 m (5 ft)) to install sump.
- Excavation to a max depth of 1.5 m (5 ft)) and installation of three (3) connected process water collection/ settlement ponds.
- Installation of a process water treatment plant
- Installation of a stormwater management system, comprising two (2) catch basins in employee parking and mixer truck parking areas and an oil/water separator, connecting to underground drainage
- Excavation and installation of underground utility services including: water supply, sanitary sewer, storm sewer and gas
- Installation of above ground utility service including: electrical power and communications
- Installation of LED lighting across the site (approximately 21 light fixtures, each with a 300W output).

The project site is adjacent to 9250 Oak Street, where remedial works are currently taking place to address subsurface contamination issues from historical industrial operations and activities at the property. Concrete barriers will be used to separate the concrete batch plant facility from the adjacent site.

Light industrial mobile equipment will be used during construction, including excavators, loaders, hydraulic cranes, forklifts and man-lifts. The modular units will be pre-assembled off-site.

The works will take place during regular port authority construction hours, between 7:00 a.m. and 8:00 p.m. Monday to Saturday, excluding holidays. Construction staging and lay down areas will take place/ be located on-site.

A building permit is required for the installation of the batch plant structures and buildings

The estimated project cost is \$500,000 and construction is anticipated to take approximately eight (8) months to complete.

Operations:

During operations, the site is anticipated to receive a maximum of 30 gravel truck deliveries, 40 concrete truck deliveries, and 4 bulker truck deliveries per weekday. Trucks will arrive through the south gate and depart through the north gate.

The aggregate will be transferred from the trucks to the aggregate storage bunkers on site, and will be stockpiled up to a maximum height of 3.5 m (11.5 ft). Front-end loaders will be used to move the aggregate around the site. Cement and substitute powders, such as fly ash or silica fume, will be stored in the elevated silos. These materials will be transferred to the silos via a pneumatic conveyance system pipeline. Chemical admixtures will be stored in tanks, inside a containment structure. All cement handling operations will be fully enclosed, and the plant will use clean aggregate products. The silos will also include dust control equipment to manage any dust generated during conveyance.

Water collected in the collection sump and concrete recycling system (Enviro-Port) may be reused in batching operations or treated, as required, in the water treatment plant using a CO₂ based treatment system. Water that meets regulatory discharge requirements may be discharged to the sanitary sewer.

The proposed hours of operation are Monday to Saturday 7 am to 5 pm (7 am to 12 pm on Saturdays), with no operations on Sundays or statutory holidays.

3 VANCOUVER FRASER PORT AUTHORITY INTERNAL REVIEWS

The following VFPA departments have undertaken and completed a review of these works and confirm that the proposal meets their requirements, subject to the listed project and environmental conditions.

Planning

Environmental Programs

Engineering

Marine Operations

Public Engagement

Transportation

Indigenous Consultation

4 INDIGENOUS CONSULTATION

VFPA has reviewed the proposed works and determined that while the project does not have the potential to adversely impact Indigenous or Treaty rights, there may be the potential to impact archaeology. To address this, Musqueam Indian Band was consulted.

The following consultation activities were conducted:

- Initial engagement letter
- Project and Environmental Report with maps
- Meeting with Musqueam Indian Band representative
- Follow-up engagement to determine appropriate contacts within Musqueam Indian Band for archaeological monitoring.

To address concerns regarding potential impact to archaeology and how they were considered as part of the project and environmental review, Conditions No. 16, 25, 26, and 27 have been included in relation to archaeological mitigation and monitoring. The Permit Holder is required to contact Musqueam Indian Band to organize an archaeological monitor and an Indigenous monitor to address any cultural protocols should artifacts be uncovered.

Based on the record of consultation, VFPA is of the view that the duty to consult has been met.

5 EXISTING POLICIES OR GUIDELINES

The Project area is designated as “Industrial” in the port authority Land Use Plan (2014). The use of the property for a concrete batch plant is considered to be appropriate as an interim conditional use only, and is not appropriate for the long-term primary use of the site. As an interim conditional use, the Project is considered to be compliant with the Land Use Plan.

6 NOTIFICATIONS

6.1 Municipal Notification

The proposed Project was assessed by VFPA to have potential impacts to municipal interests. A notification letter was sent to the City of Vancouver on October 31, 2019, notifying them of the proposed Project. The City responded via email on November 6, 2019. Below is a table summarizing the City’s comments and how they were considered as part of the project and environmental review.

Issue	Mitigations and Permit Conditions	Rationale
Comment: This property is City zoned land (M-2) so I would expect that the Port would follow the City permitting processes for this proposed development.	Not applicable.	The land is within port authority jurisdiction; therefore, City permitting processes do not apply.

6.2 Adjacent Tenant Notification

The proposed Project was assessed by VFPA to have limited potential impacts to adjacent tenant interests. However, a notification letter was sent to Canadian Pacific Railway on October 30, 2019, notifying them of the proposed Project. Canadian Pacific Railway did not provide any comments.

6.3 Public Engagement

To meet requirements of section 86 of the *Impact Assessment Act*, VFPA posted a description of the Project and notice of public participation to the Canadian Impact Assessment Registry to provide the public 30 calendar days to comment on the project and provide community knowledge.

6.3 Summary of Public Engagement

At the close of the 30 calendar day public comment period, no comments were received from the public.

Given the existing industrial context, the proposed Project was assessed by the port authority to have minimal or no potential impacts to community interests in the surrounding area either during construction or once the project is completed. Therefore, no construction notification was required.

7 INFORMATION SOURCES

VFPA has relied upon the following sources of information in its review of the Project.

- Application form and materials submitted by the Applicant on behalf of the tenant on July 23, 2019 and up to January 7, 2020.
- All Project correspondence from July 23, 2019 to January 7, 2020.

8 ENVIRONMENTAL REVIEW DECISION

In completing the environmental review, VFPA has reviewed and taken into account relevant information available on the proposed project and has considered any adverse impact that the project may have on the rights of the Indigenous peoples, Indigenous knowledge, community knowledge, comments received from the public, and measures that would mitigate any significant adverse environmental effects of the project. We conclude that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project is not likely to cause significant adverse environmental effects.

ORIGINAL COPY SIGNED

ANDREA MACLEOD
MANAGER, ENVIRONMENTAL PROGRAMS

January 17, 2020

DATE OF DECISION

9 CONCLUSION

In completing the project and environmental review, VFPA concludes that with the implementation of proposed mitigation measures and conditions described in the project and environmental conditions section below, the Project has appropriately addressed all identified concerns.

PROJECT AND ENVIRONMENTAL REVIEW DECISION

Project Permit PER No. 19-089 is approved by:

ORIGINAL COPY SIGNED

CHRIS BISHOP
MANAGER, PLANNING

January 21, 2020

DATE OF APPROVAL

10 PROJECT AND ENVIRONMENTAL CONDITIONS

VFPA has undertaken and completed a review of the Project in accordance with the *Canada Marine Act* and Section 5 of the *Port Authorities Operations Regulations* and, as applicable, Section 82 of the *Impact Assessment Act*.

If at any time Graestone Ready Mix Inc. (the Permit Holder) fails to comply with any of the project and environmental conditions set out in the project permit (the Permit) below, or if VFPA determines that the Permit Holder has provided any incomplete, incorrect or misleading information in relation to the Project, VFPA may, in its sole and absolute discretion, cancel its authorization for the Project or change the project and environmental conditions to which such authorization is subject.

Pursuant to Section 29 of the *Port Authorities Operations Regulations*, VFPA may also cancel its authorization for the Project, or change the project and environmental conditions to which such authorization is subject, if new information is made available to VFPA at any time in relation to the potential adverse environmental and other effects of the Project.

The following are the minimum conditions that must be followed by the Permit Holder to mitigate potential or foreseeable adverse environmental and other effects.

All VFPA Guidelines and Record Drawing Standards referenced in this document can be located at: <https://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-guidelines/>.

No.	GENERAL CONDITIONS
1.	The Permit Holder must have a valid lease, licence, or access agreement for the Project site prior to accessing the Project site or commencing construction or any other physical activities on the Project site. This Permit shall in no way limit any of the Permit Holder's obligations, or VFPA's rights, under such lease, licence, or access agreement.
2.	The Permit Holder shall at all times and in all respects, comply with and abide by all applicable statutes, laws, regulations and orders from time to time in force and effect, including all applicable environmental, labour and safety laws and regulations.
3.	This Permit in no way endorses or warrants the design, engineering, or construction of the Project and no person may rely upon this Permit for any purpose other than the fact that VFPA has permitted the construction of the Project, in accordance with the terms and conditions of this Permit.
4.	The Permit Holder shall indemnify and save harmless VFPA in respect of all claims, losses, costs, fines, penalties or other liabilities, including legal fees, arising out of: (a) any bodily injury or death, property damage or any loss or damage arising out of or in any way connected with the Project; and (b) any breach by the Permit Holder of its obligations under this Permit.

5.	The Permit Holder is responsible for locating all existing site services and utilities including any located underground. The Permit Holder is responsible for repair or replacement of any damage to existing site services and utilities, to the satisfaction of VFPA, that result from construction and operation of the Project.	
6.	The Permit Holder shall undertake and deliver the Project to total completion in a professional, timely and diligent manner in accordance with applicable standards and specifications set out in the sections above entitled Project Description and Information Sources, including the attached plans and drawings numbered PER No. 19-089-A to E . The Permit Holder shall not carry out any other physical activities unless expressly authorized by VFPA.	
7.	The Permit Holder shall cooperate fully with VFPA in respect of any review by VFPA of the Permit Holder's compliance with this Permit, including providing information and documentation in a timely manner, as required by VFPA. The Permit Holder is solely responsible for demonstrating the Permit Holder's compliance with this Permit. Accordingly, the Permit Holder shall be familiar with VFPA's compliance and enforcement program: https://www.portvancouver.com/development-and-permits/compliance/	
8.	The Permit Holder shall review the Permit with all employees, agents, contractors, licensees and invitees working on the Project site, prior to such parties participating in any construction or other physical activities on the Project site. The Permit Holder shall be solely responsible for ensuring that all such employees, agents, contractors, licensees and invitees comply with this Permit.	
9.	The Permit Holder shall make available upon request by any regulatory authority (such as a Fishery Officer) a copy of this Permit.	
10.	Unless otherwise specified, the Permit Holder shall provide all plans, documents, and notices required under this Permit to the following email address: per@portvancouver.com and referencing PER No.19-089 .	
11.	Unless otherwise specified, all plans, schedules, and other Project-related documentation that the Permit Holder is required to provide under this Permit must be to VFPA's satisfaction.	
12.	VFPA shall have unfettered access to environmental compliance documentation and the Project site at all times during construction without notice.	
13.	The Permit Holder must maintain and retain any records associated with, or produced by, actions or activities undertaken to achieve compliance or that indicate non-compliance with project permit conditions. These records must be made available at the request of VFPA.	
	CONDITIONS – PRIOR TO COMMENCING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES	SUBMISSION TIMING (business days)
14.	The Permit Holder shall submit signed and sealed drawings for proposed works approved for construction by a professional engineer licensed to practice in the Province of British Columbia.	5 business days before commencing construction or any physical activities
15.	The Permit Holder shall submit a construction parking and traffic management plan to VFPA's satisfaction. The Permit Holder shall carry out the Project in accordance with the construction parking and traffic management plan, and any subsequent amendments approved by VFPA.	20 business days before commencing construction or any physical activities
16.	The Permit Holder shall submit an Archaeological Chance Find Procedure for the Project site, to VFPA's satisfaction. The Permit Holder shall carry out the Project in accordance with this Procedure, and any subsequent amendments approved by VFPA.	30 business days before commencing construction or any physical activities

17.	For buildings, structures and proposed interior changes to buildings that are reviewable under the National Building Code and National Fire Code, the Permit Holder shall apply for a VFPA Building Permit.	40 business days before commencing construction or any physical activities
CONDITIONS – DURING CONSTRUCTION OR ANY PHYSICAL ACTIVITIES		
18.	The Permit Holder shall notify VFPA upon commencement of construction, or any physical activities (e.g., mobilization to the Project site).	
19.	All general construction and physical activities related to the Project shall be conducted from Monday to Saturday between the hours of 7:00 am and 8:00 pm . No construction and physical activities shall take place on Sundays or holidays. To modify these hours, the Permit Holder must submit a written request to VFPA's satisfaction no less than 25 business days prior to the desired start date.	
20.	The Permit Holder shall notify VFPA within two business days of any complaints received from the community and stakeholders during construction and indicate how the Permit Holder has responded to such complaints.	
21.	The Permit Holder shall carry out the Project in accordance with the construction environmental management plan provided by the Permit Holder, and any subsequent amendments approved by VFPA.	
22.	The Permit Holder shall immediately notify Metro Vancouver of any actual or potential damage to Metro Vancouver infrastructure (including pipelines and outfalls) at: 604-985-1478.	
23.	The Permit Holder shall remove all abandoned utilities from the project site, both underground and aboveground. At locations of connection to municipal work (i.e., at property lines), the abandoned utilities shall be capped.	
24.	The Permit Holder shall ensure that an appropriately qualified archaeological monitor be on the Project site at all times during ground disturbing activities with the potential to intrude into native soils.	
25.	The Permit Holder shall provide opportunities for interested Indigenous groups to monitor and be present on the Project site at all times during ground disturbing activities with the potential to intrude into native soils.	
26.	<p>If the Permit Holder encounters, expects to encounter, or should expect to encounter an actual or potential archaeological resource, the Permit Holder shall:</p> <ol style="list-style-type: none"> a) Immediately stop any activities that may disturb the archaeological resource or the site in which it is contained (Site); b) Not move or otherwise disturb the archaeological resource or other remains present at the Site; c) Stake or flag the Site to prevent additional disturbances; and, d) Immediately notify VFPA by email and phone. 	
27.	The Permit Holder shall use reasonable efforts to retain existing native riparian vegetation and native soil. Disturbance or clearing of vegetation shall be staged and strictly limited to that required for the Project.	
28.	The Permit Holder shall not dewater excavations unless a dewatering plan has been reviewed and accepted by VFPA.	

29.	The Permit Holder shall conduct all activities involving the use of concrete, cement, mortars and other Portland cement or lime-containing construction materials in a manner that shall not deposit sediments, debris, concrete (cured or uncured), and concrete fines into the aquatic environment, either directly or indirectly. Water that has contacted uncured or partly cured concrete or Portland cement or lime-containing construction materials (such as the water that may be used for exposed aggregate wash-off, wet curing, equipment and truck washing) shall not be permitted to enter the aquatic environment. The Permit Holder shall provide containment facilities at the site for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment, as required.	
30.	Without limiting the generality of permit condition #2, materials brought onto the project site to be used for backfilling, site preparation, or other uses shall be from sources demonstrated to be clean and free of environmental contamination, invasive species and noxious weeds. The Permit Holder shall maintain records to verify this.	
31.	All non-road diesel equipment in use within VFPA jurisdiction shall be reported as required under the Non-Road Diesel Equipment Program (http://www.portvancouver.com/environment/air-energy-climate-action/cargo-handling-equipment/nrde/).	
32.	No in-water works or activities below the top of bank shall be conducted as part of the Project.	
33.	Without limiting the generality of permit condition #2, the Permit Holder shall not, directly or indirectly: (a) deposit or permit the deposit of a deleterious substance of any type in water frequented by fish in a manner contrary to Section 36(3) of the Fisheries Act; or (b) adversely affect fish or fish habitat in a manner contrary to Section 35(1) of the Fisheries Act.	
34.	The Permit Holder may place temporary construction trailers on the Project site while this Permit remains in effect, provided that the Permit Holder does not connect such trailers to any underground utilities without the prior written consent of VFPA which may require, at VFPA's discretion, a VFPA Building Permit.	
	CONDITIONS – UPON COMPLETION	SUBMISSION TIMING (Business Days)
35.	The Permit Holder shall notify VFPA upon completion of the Project.	Upon substantial completion
36.	The Permit Holder shall provide record drawings in accordance with VFPA's Record Drawing Standards (available at: http://www.portvancouver.com/development-and-permits/project-and-environmental-reviews/technical-guidelines/), in both AutoCAD and Adobe (PDF) format to VFPA, including a Project site plan that clearly identifies the location of works.	Within 40 business days of completion
VFPA reserves the right to rescind or revise these conditions at any time that new information warranting this action is made available to VFPA.		
LENGTH OF PERMIT VALIDITY		
The Project must be completed no later than January 31, 2021 (the Expiry Date).		

AMENDMENTS

- Details of any material proposed changes to the Project, including days and hours when construction and any physical activities will be conducted, must be submitted to VFPA for consideration of an amendment to this Permit.
- For an extension to the Expiry Date, the Permit Holder must apply in writing to VFPA no later than 30 days prior to that date.

Failure to apply for an extension as required may, at the sole discretion of VFPA, result in termination of this Permit.

CONTACT INFORMATION

Vancouver Fraser Port Authority (VFPA)
100 The Pointe, 999 Canada Place
Vancouver BC V6C 3T4 Canada

Project & Environmental Review
Tel.: 604-665-9047
Fax: 1-866-284-4271
Email: PER@portvancouver.com
Website: www.portvancouver.com

After normal business hours:

In the event of any land or marine construction incidents or concerns related to works carried out on-site under this permit, please contact the 24/7 Port Operations Centre 604-665-9086. In the event of an emergency requiring 'First Responders', please call 911 first.

Concrete Batch Plant PER No.: 19-089

-  VFPA Boundary
-  Proposed Project Area

VANCOUVER FRASER PORT AUTHORITY

This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

Address: 9260 Oak Street



VFPA Spatial Data Group
 Prepared by: BLI
 Created: Oct 29, 2019
 Last updated: Oct 29, 2019
 PLAN#G2019-104





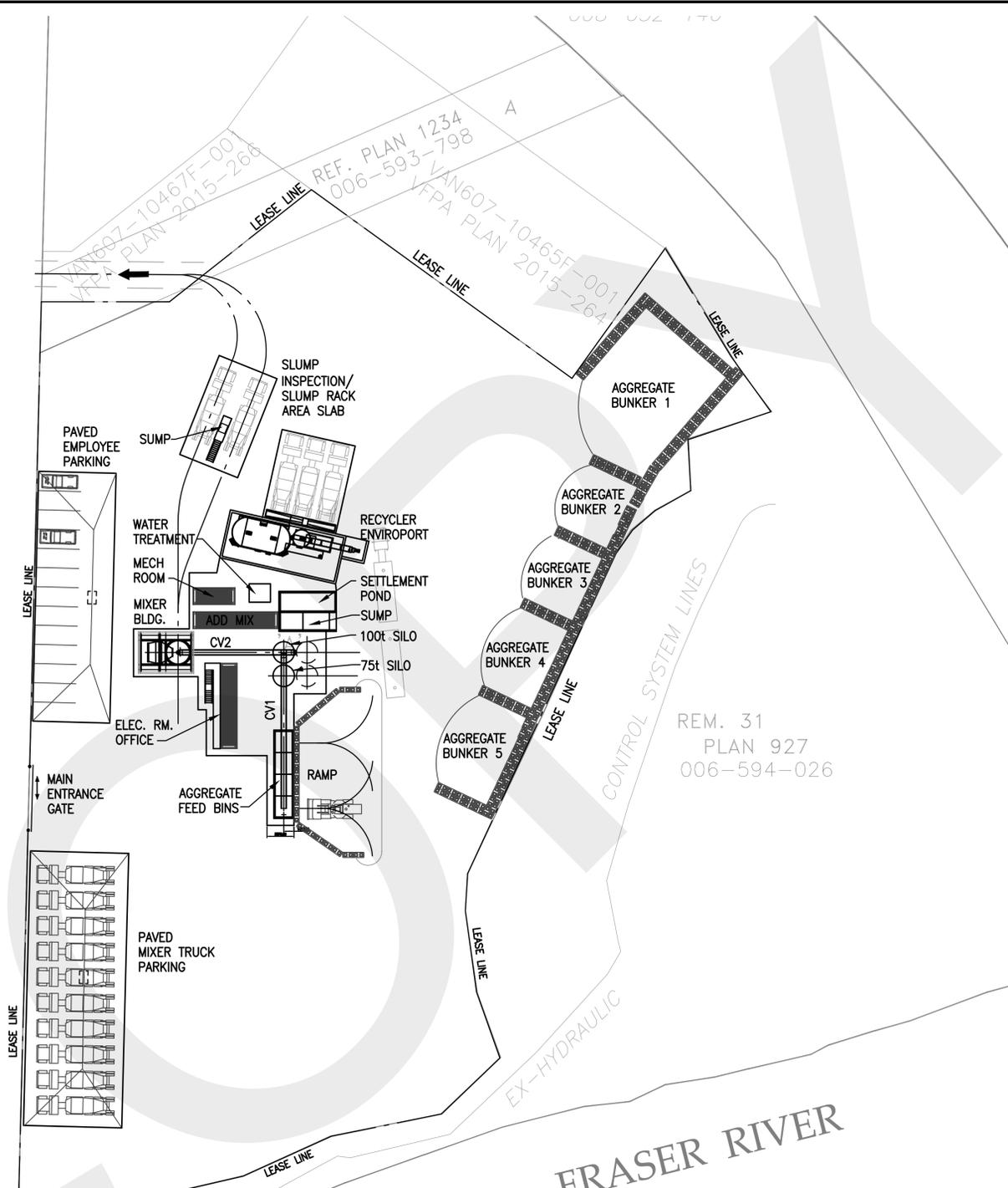
D
PLAN 4749
005-359-309

C
PLAN 4749
005-360-331

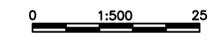
E
PLAN 5100
005-359-180

OAK STREET

FRASER RIVER



REM. 31
PLAN 927
006-594-026



**PRELIMINARY
NOT FOR CONSTRUCTION**

VANCOUVER FRASER PORT AUTHORITY
This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

No.	YYYY-MM-DD	DESCRIPTION	DRAWN	DWG. CHECK	DESIGN	DESIGN CHECK	APPROVED
P4	2019-09-27	ISSUED FOR CLIENT REVIEW	CPL				
P3	2019-07-12	ISSUED FOR CLIENT REVIEW	RLH				
P2	2019-07-04	SITE LAYOUT REVISED	RLH				
P1	2019-07-03	ISSUED FOR CLIENT REVIEW	RLH				



GRAESTONE OAK STREET BATCH PLANT

This drawing has been prepared by CWA Engineers Inc. as an instrument of service and is the exclusive property of CWA. This drawing shall be used solely for the purpose of this project. The client agrees that this drawing shall not be used for purposes other than those intended, and shall hold the engineer harmless for any other such use.

**READY-MIX BATCH PLANT
GENERAL ARRANGEMENT**

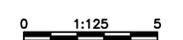
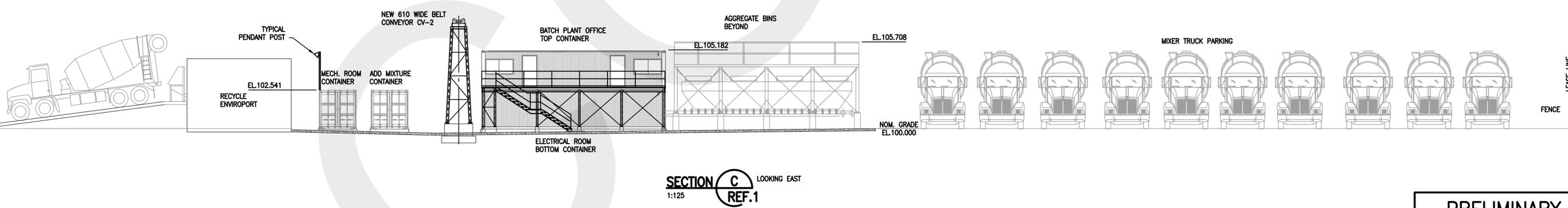
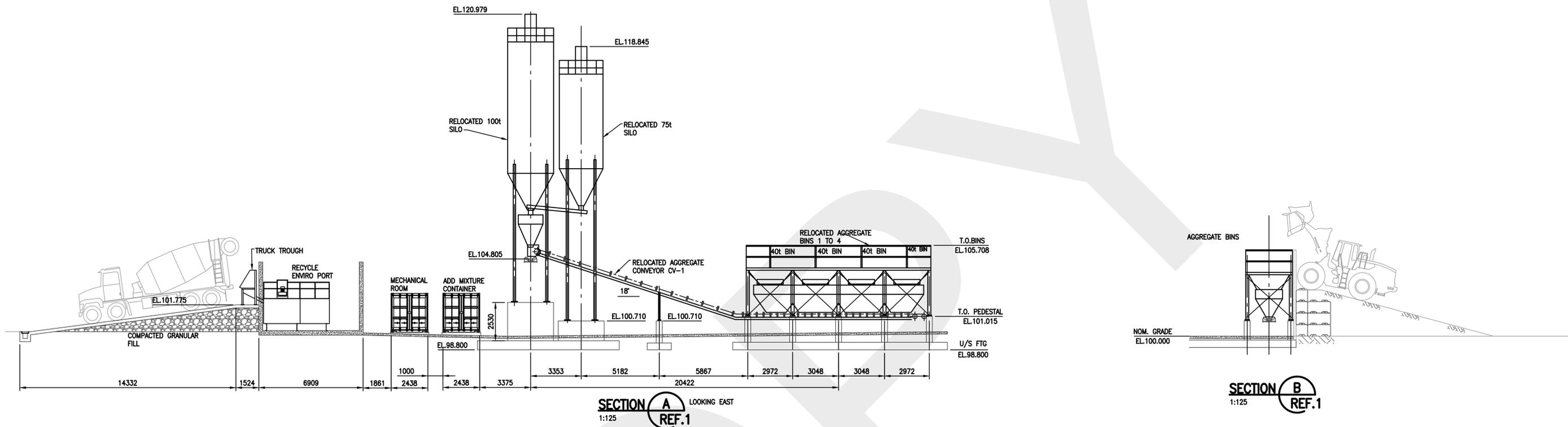
REF.	DWG. NUMBER	DESCRIPTION
		REFERENCE DRAWINGS / DESIGN STANDARDS

CLIENT PROJECT No: - CWA ACAD FILE: 19024-100-G-002.DWG

ISSUES / REVISIONS * HAND INITIALS ON FILE

DRAWN BY: RLH SCALE: AS NOTED

19024	100	G	002	P4
PROJECT No.	AREA	DEPT.	DWG. No.	REV.



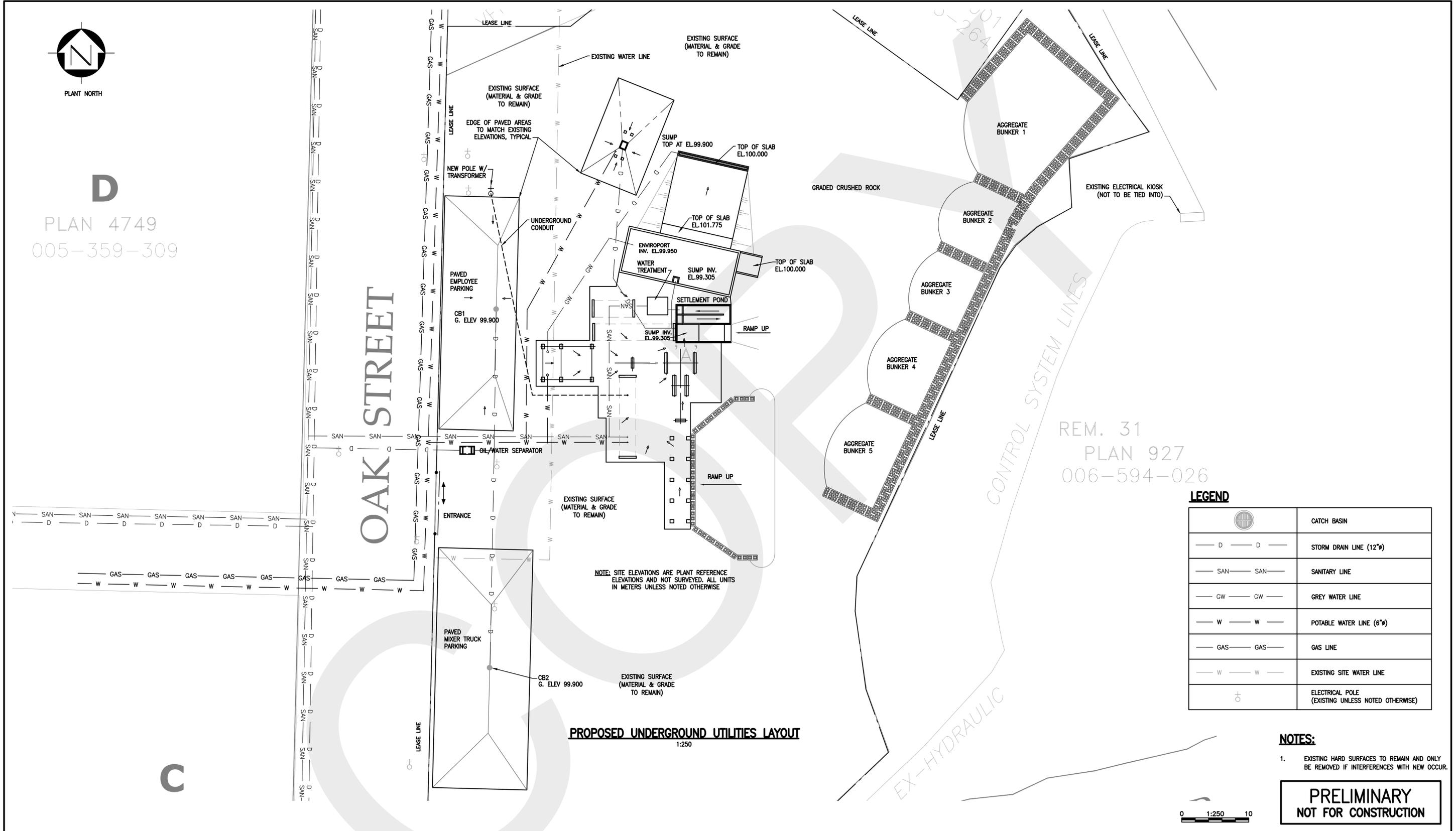
**PRELIMINARY
NOT FOR CONSTRUCTION**

<p>VANCOUVER FRASER PORT AUTHORITY This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.</p>		<p>CWA ENGINEERS www.cwaengineers.com</p>		<p>GRAESTONE READY MIX INC. GRAESTONE OAK STREET BATCH PLANT</p>	
<p>1 19024-100-G-003 PLAN</p>		<p>P2 2019-09-27 ISSUED FOR CLIENT REVIEW CPL</p>		<p>READY-MIX BATCH PLANT SECTIONS SHEET 1</p>	
<p>REF. DWG. NUMBER DESCRIPTION</p>		<p>No. YYYY-MM-DD DESCRIPTION</p>		<p>19024 100 G 004 P2</p>	
<p>REFERENCE DRAWINGS / DESIGN STANDARDS</p>		<p>CLIENT PROJECT No: - CWA ACAD FILE: 19024-100-G-004.DWG</p>		<p>ISSUES / REVISIONS * HAND INITIALS ON FILE</p>	
<p>DRAWN BY: RLH SCALE: AS NOTED</p>		<p>PROJECT No. AREA DEPT. DWG. No. REV.</p>		<p>19024 100 G 004 P2</p>	



D
 PLAN 4749
 005-359-309

OAK STREET



REM. 31
 PLAN 927
 006-594-026

LEGEND

	CATCH BASIN
	STORM DRAIN LINE (12")
	SANITARY LINE
	GREY WATER LINE
	POTABLE WATER LINE (6")
	GAS LINE
	EXISTING SITE WATER LINE
	ELECTRICAL POLE (EXISTING UNLESS NOTED OTHERWISE)

NOTE: SITE ELEVATIONS ARE PLANT REFERENCE ELEVATIONS AND NOT SURVEYED. ALL UNITS IN METERS UNLESS NOTED OTHERWISE

PROPOSED UNDERGROUND UTILITIES LAYOUT
 1:250

NOTES:
 1. EXISTING HARD SURFACES TO REMAIN AND ONLY BE REMOVED IF INTERFERENCES WITH NEW OCCUR.

**PRELIMINARY
 NOT FOR CONSTRUCTION**



REF.	DWG. NUMBER	DESCRIPTION
1		

VANCOUVER FRASER PORT AUTHORITY
 This drawing has been reviewed by the Vancouver Fraser Port Authority solely for the purpose of VFPA's issuance of a Project Permit. This permit in no way denotes design, engineering or structural approval or endorsement.

No.	YYYY-MM-DD	DESCRIPTION	DRAWN	DWG. CHECK	DESIGN	DESIGN CHECK	APPROVED
P3	2019-11-07	ISSUED FOR CLIENT REVIEW					CPL
P2	2019-09-27	ISSUED FOR CLIENT REVIEW					CPL
P1	2019-07-12	ISSUED FOR CLIENT REVIEW					RLH

www.cwaengineers.com

GRAESTONE OAK STREET BATCH PLANT
READY-MIX BATCH PLANT
PROPOSED UTILITIES LAYOUT

This drawing has been prepared by CWA Engineers Inc. as an instrument of service and is the exclusive property of CWA. This drawing shall be used solely for the purpose of this project. The client agrees that this drawing shall not be used for purposes other than those intended, and shall hold the engineer harmless for any other such use.

19024	100	G	006	P3
PROJECT No.	AREA	DEPT.	DWG. No.	REV.