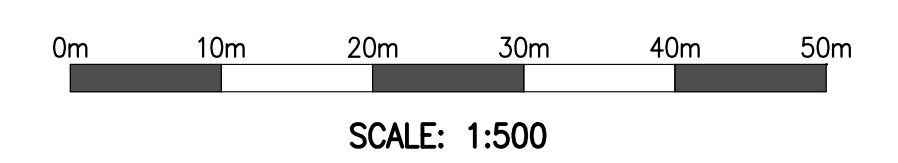


CONTINUED SHEET #4

PRIOR TO ANY CONSTRUCTION (IN PARTICULAR TREE CUTTING), CONTRACTOR SHALL CONTACT ARBORIST TO DETERMINE WHICH TREES TO BE CUT DOWN AND REMOVED. NO TREES SHALL BE CUT DOWN WITHOUT ARBORIST WRITTEN AUTHORIZATION.

- LEGEND**
- NEW ASPHALT PAVEMENT AS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS (BY DEVELOPER'S CONTRACTOR)
 - MILL AND REPAVE EXISTING PAVEMENT AS REQUIRED (BY DEVELOPER'S CONTRACTOR)
 - PAVEMENT CUT AND PATCH
 - MIN. 450mm TOPSOIL AND SOD
 - REINSTATE DISTURBED BOULEVARD WITH TOPSOIL AND SOD (TYP.)
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED w/ TREE ROOT ZONE

- NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
 2. CONTRACTOR SHALL REINSTATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT KATZIE RESERVE STANDARDS AND CITY OF PITT MEADOWS STANDARDS.
 3. ALL NEW SERVICE CONNECTIONS SHALL CONFORM TO CURRENT KATZIE RESERVE STANDARDS AND CITY OF PITT MEADOWS STANDARDS.
 4. ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT KATZIE RESERVE STANDARDS AND CITY OF PITT MEADOWS STANDARDS.
 5. ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT, LOCATION, MATERIAL TYPE AND SIZE OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT THE TIE-IN AND CROSSING POINTS PRIOR TO CONSTRUCTION, AND ADVISE HUB ENGINEERING INC. IMMEDIATELY OF ANY DISCREPANCY.
 6. CONTRACTOR SHALL REPLACE ANY NATIVE BACKFILL OVER EXISTING MAINS WITH IMPORTED GRANULAR BACKFILL.
 7. ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDERGROUND.
 8. ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT MMCD, KATZIE RESERVE STANDARDS, AND CITY OF PITT MEADOWS STANDARDS.
 9. CONTRACTOR SHALL ADJUST ALL EXISTING RIMS AND COVERS FLUSH WITH NEW SURFACE GRADES (UNLESS NOTED OTHERWISE).
 10. CONTRACTOR TO TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
 11. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH KATZIE RESERVE AND CITY OF PITT MEADOWS TO INSTALL ALL WATER SERVICES, TIE-INS AND RELOCATES AS IDENTIFIED ON DRAWINGS, AND ADVISE HUB ENGINEERING'S SITE REVIEWER OF INSTALL DATE(S).
 12. ALL EXISTING BUILDINGS, FENCES, DRIVEWAYS, STRUCTURES, POOLS, SEPTIC TANKS AND DISPOSAL FIELDS ON THE SITE SHALL BE DEMOLISHED AND DISPOSED OFFSITE PRIOR TO CONSTRUCTION WITH A DEMOLITION PERMIT. NO DEMOLITION TO COMMENCE UNTIL ALL EXISTING SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR SHALL PROVIDE COPY OF DEMOLITION SIGN OFF LETTER FROM KATZIE RESERVE TO HUB ENGINEERING INC.
 13. REMOVE ALL TOPSOIL AND UNSUITABLE MATERIAL WITHIN ROAD DEDICATION AND DISPOSE OFFSITE.
 14. CONTRACTOR SHALL PREVENT RELEASE OF SEDIMENT LADEN WATER TO ANY DITCH, WATERCOURSE OR STORM SEWER FOR DURATION OF CONSTRUCTION. PREVENTIVE MEASURES INCLUDE (BUT ARE NOT LIMITED TO):
 - CONSTRUCTION OF SWALES c/w SILT FENCES AT DOWNSTREAM SIDE OF ROADS.
 - SILT FENCES REQUIRED IN ALL DITCHES THAT MAY COLLECT DRAINAGE OFF THE CONSTRUCTION SITE.
 - STREET SWEEPING TO BE PROVIDED.
 - CATCHBASIN SUMPS TO BE CLEANED REGULARLY.
 - ALL NEW SWALES TO BE SODDED IMMEDIATELY AFTER CONSTRUCTION.
 - CONTRACTOR SHALL MAKE ALL EFFORTS TO PERFORM SITE STRIPPING (AND PLACE CLEAN GRAVEL ON EXPOSED SURFACES) AND PERFORM CONSTRUCTION DURING DRY WEATHER.
 15. a) NEW STORM CONNECTION SHALL BE 600mm PVC AT MIN. 2% UNLESS NOTED OTHERWISE.
 b) NEW SANITARY CONNECTION SHALL BE 300mm PVC AT MIN. 2% UNLESS NOTED OTHERWISE.
 c) NEW WATER CONNECTION SHALL BE 300mm UNLESS NOTED OTHERWISE.
 16. ALL CATCHBASIN (CB) LEADS TO BE 200mmØ AT MIN. 1% SLOPE.



LEGAL DESCRIPTION: ----

SURVEY BENCHMARK: MON: 88H0617

SCALE FACTOR: ELEV.: 6.525m (GEOID TIC)

REV.	DATE	DESCRIPTION	BY
4	FEB 10/22	ADDRESS COMMENTS	KK
3	DEC 02/21	DESIGN REVISION	KK
2	NOV 17/21	ISSUED FOR MUNICIPAL REVIEW	KK
1	JUN 22/21	ISSUED FOR MUNICIPAL PRELIMINARY REVIEW	MC
-	FEB 02/21	ISSUED FOR DEVELOPMENT PERMIT	MC

CONSULTANT

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | email@hub-inc.com
www.hub-inc.com



CLIENT

EM BUSINESS PARK LTD.
1910 - 117 WEST HASTINGS STREET
VANCOUVER, B.C., V6E 2K3

TITLE

KEY-BONSON
KATZIE RESERVE No. 1

SEAL

SCALE: HOR. 1:500
VERT.

DESIGNED: MC/KK

DRAWN: AKG

REVIEWED: KL/RFG

DATE (YYYY.MM.DD)
FEB 2020

CONSULTANT PROJ. NO.
20001

DWG. NO.
5

REV. 4

APR 29, 2022

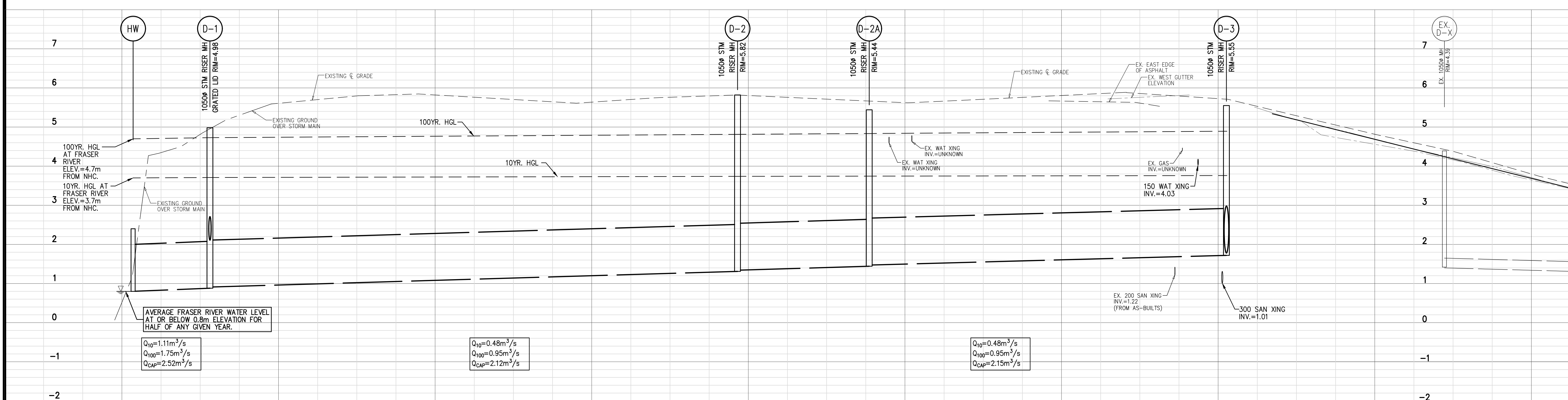
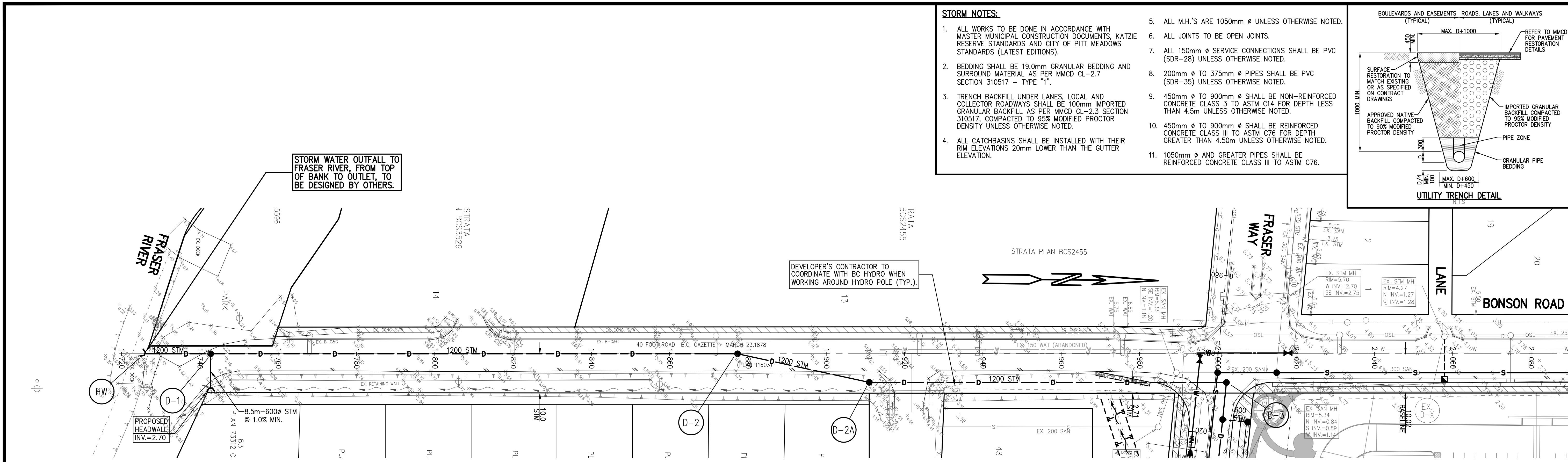
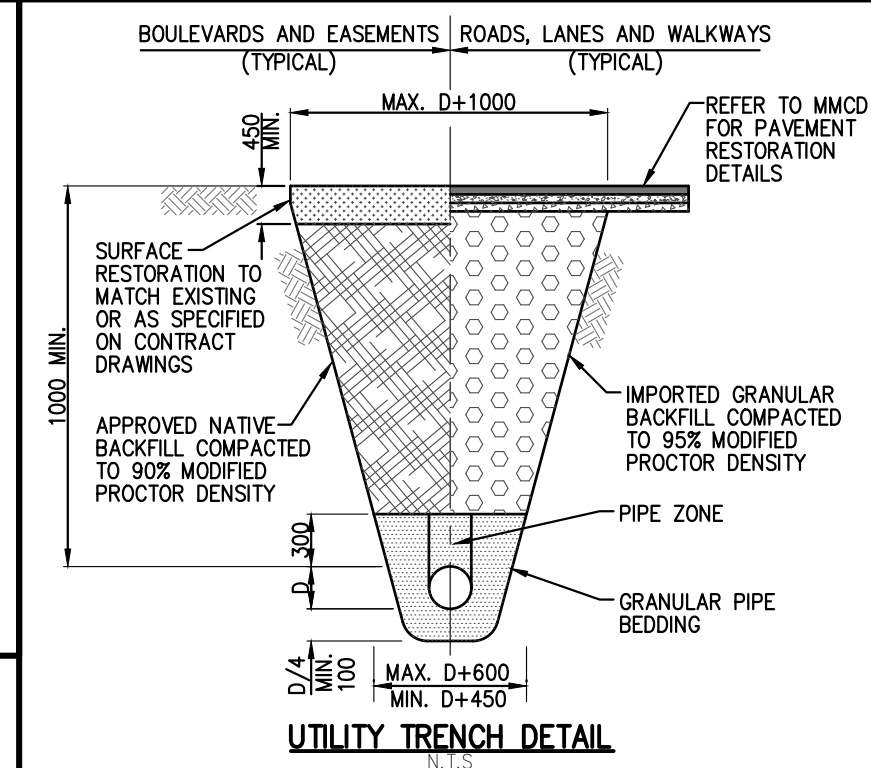
MUNICIPAL PROJECT NUMBER	-
DRAWING TYPE	KEY PLAN

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

G:\Projects\2020\20001\20001.dwg [REV: 2020] 4/29/2022 2:30PM

STORM NOTES:

1. ALL WORKS TO BE DONE IN ACCORDANCE WITH MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, KATZIE RESERVE STANDARDS AND CITY OF PITT MEADOWS STANDARDS (LATEST EDITIONS).
2. BEDDING SHALL BE 19.0mm GRANULAR BEDDING AND SURROUND MATERIAL AS PER MMCD CL-2.7 SECTION 310517 - TYPE "1".
3. TRENCH BACKFILL UNDER LANES, LOCAL AND COLLECTOR ROADWAYS SHALL BE 100mm IMPORTED GRANULAR BACKFILL AS PER MMCD CL-2.3 SECTION 310517, COMPACTED TO 95% MODIFIED PROCTOR DENSITY UNLESS OTHERWISE NOTED.
4. ALL CATCHBASINS SHALL BE INSTALLED WITH THEIR RIM ELEVATIONS 20mm LOWER THAN THE GUTTER ELEVATION.
5. ALL M.H.'S ARE 1050mm Ø UNLESS OTHERWISE NOTED.
6. ALL JOINTS TO BE OPEN JOINTS.
7. ALL 150mm Ø SERVICE CONNECTIONS SHALL BE PVC (SDR-28) UNLESS OTHERWISE NOTED.
8. 200mm Ø TO 375mm Ø PIPES SHALL BE PVC (SDR-35) UNLESS OTHERWISE NOTED.
9. 450mm Ø TO 900mm Ø SHALL BE NON-REINFORCED CONCRETE CLASS 3 TO ASTM C14 FOR DEPTH LESS THAN 4.5m UNLESS OTHERWISE NOTED.
10. 450mm Ø TO 900mm Ø SHALL BE REINFORCED CONCRETE CLASS III TO ASTM C78 FOR DEPTH GREATER THAN 4.5m UNLESS OTHERWISE NOTED.
11. 1050mm Ø AND GREATER PIPES SHALL BE REINFORCED CONCRETE CLASS III TO ASTM C76.



STORM LENGTH, SIZE, TYPE, & GRADE	INVERT ELEVATION	CHAINAGE
19.1m-1200mm DIA. CONC. STM @ 0.42%	0.80 NE	1+720 to 1+740
134.8m-1200mm DIA. CONC. STM @ 0.3%	0.88 SW, 0.91 N, 2.11 E	1+740 to 1+900
34.2m (TRUE LENGTH) 1200mm DIA. CONC. STM @ 0.3%	1.31 S, 1.34 N	1+877.25 to 1+900
91.2m-1200mm DIA. CONC. STM @ 0.3%	1.44 S, 1.47 N	1+910.88 to 1+990
	1.72 S, 1.78 E	2+000 to 2+060

LEGAL DESCRIPTION: ----

SURVEY BENCHMARK: MON: 88H0617

SCALE FACTOR: ELEV.: 6.525m (GEODETIC)

REV.	DATE	DESCRIPTION	BY
6	APR 25/22	ADD NOTES	KK
5	FEB 10/22	ADDRESS COMMENTS	KK
4	DEC 02/21	DESIGN REVISION	KK
3	NOV 17/21	ISSUED FOR MUNICIPAL REVIEW	KK
2	OCT 07/21	ISSUED FOR REVIEW	KK

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CLIENT

EM BUSINESS PARK LTD.
1910 - 117 WEST HASTINGS STREET
VANCOUVER, B.C., V6E 2K3

TITLE

BONSON ROAD
STA. 1+725.93 TO STA. 2+002.25
PLAN/PROFILE

SEAL

Apr 29, 2022

SCALE: HOR. 1:500
VERT. 1:50

DATE (YYYY.MM.DD)
FEB 2020

CONSULTANT PROJ. NO.
20001

DESIGNED: MC/KK
DRAWN: AKG
REVIEWED: KL/RFK

DWG. NO.
15

REV. NO.
6

MUNICIPAL PROJECT NUMBER

DRAWING TYPE
DRAINAGE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER