STORM WATER CONTROL LEGEND

100 YEAR OVERLAND FLOW

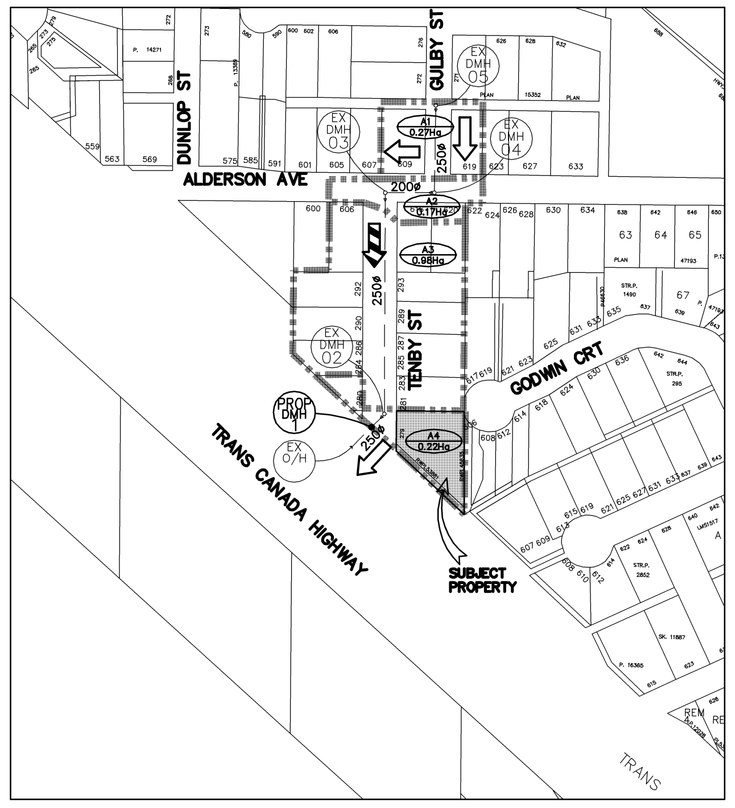
100 YEAR SURCHARGE FLOW

100 YEAR FLOW IN PIPE

SUB CATCHMENT BOUNDARY LINE

CATCHMENT AREA — CATCHMENT AREA (Ha) # / Ha

EXISTING STORM SEWER



STORMWATER MANAGEMENT PLAN
SCALE: 1:2500

THE CONTRACTOR IS TO NOTIFY THE CONSULTANT IMMEDIATELY IN WRITING IF THE PROPOSED SERVICE CONNECTIONS ARE INSTALLED ABOVE DESIGN ELEVATION.

ALL WORKS ARE TO CONFORM TO THE CURRENT CITY OF COQUITLAM CONSTRUCTION STANDARDS. CONTRACTOR TO PROVIDE VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS (INC. SERVICE CONNECTIONS) PRIOR TO PROJECT BEING PLACED ON MAINTENANCE. VIDEO INSPECTIONS ARE TO BE TO THE CURRENT STANDARDS AND REQUIREMENTS OF THE CITY OF COQUITLAM INSPECTION DEPARTMENT.

SANITARY NOTE:

TIE-INS TO EXISTING SANITARY (MANHOLE, SEWER, SERVICE) ARE TO BE DONE BY THE DEVELOPER'S CONTRACTOR. COQUITLAM MAINTAINS THE OPTION TO HAVE MUNICIPAL CREWS DO THESE WORKS UNTIL THE PRE-CONSTRUCTION MEETING HAS OCCURRED.

STORM WATER CALCULATION SHEET

CITY PROJECT NO.: --------
H.Y. ENGINEERING FILE: 123566
LOCATION: 279 Tenby Street, Coquitlam
CLIENT: Zulkifar Gill

INTENSITY CURVE: 10 Coquitlam (Maillardville)
DESIGN RETURN PERIOD: 10 year/100 year
n=0.012, PVC
n=0.013, Conc.

Date: 07-Jun-12
Design: ADS
Checked: JBP

Location of Drainage Area	From MH	To MH	Area "A"	"R"	"AR"	Total "AR"	Time of Concentration			Rainfall Intensity Q10 Q100		Sewer Design						Remarks
			ha				min			"I"		Slope	Diam	Length	Vel	Mann	Qcap	
							Inlet	Sect	Total	mm/hr	cms	%	m	m	m/s	n	cms	
										35.9	0.018							
A1	Ex D5	Ex D4	0.27	0.67	0.2	0.18	15.0	0.5	15.5	54.4	0.032	1.97	0.200	50.8	1.6	0.012	0.049	in pipe
										35.7	0.025							
A2	Ex D4	Ex D3	0.17	0.67	0.1	0.29	15.5	0.2	15.8	54.0	0.053	3.77	0.200	28.62	2.2	0.012	0.068	in pipe
										34.9	0.092							
A3	Ex D3	Ex D2	0.98	0.67	0.7	0.95	15.8	0.7	16.5	52.8	0.168	5.61	0.250	128.56	3.1	0.012	0.151	surcharge
										34.6	0.108							
A4	PROP D1	Ex O/F	0.22	0.74	0.2	1.11	16.5	0.1	16.5	52.7	0.196	20.82	0.250	26.8	5.9	0.012	0.291	in pipe

CITY GENERAL NOTES

1. For the purpose of construction and accountability the developer must advise the Coquitlam 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 Coquitlam, Subdivision Bylaw No. 3558, 2003 and the applicable Municipal Master Specifications and Standard Detail Drawings, City of Coquitlam. Supplementary Specifications & Detailed Drawings.
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 Worker's 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.
6. Coquitlam's ISA monument(s) are to be protected and should they require raising or relocating, the developer will notify Coquitlam's Survey Department at least three working days 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), or

   (2) Raises the grade of the road at the location of an ISA monument(s), or

   (3) Installs any underground utilities (including B.C. Gas, B.C. Hydro, B.C. Telephone, GVRD water/sanitary sewer/ or drainage, etc.) within 1.500 meter radius of the ISA monument(s).

   The City will invoice the developer the actual cost for each ISA monument 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.

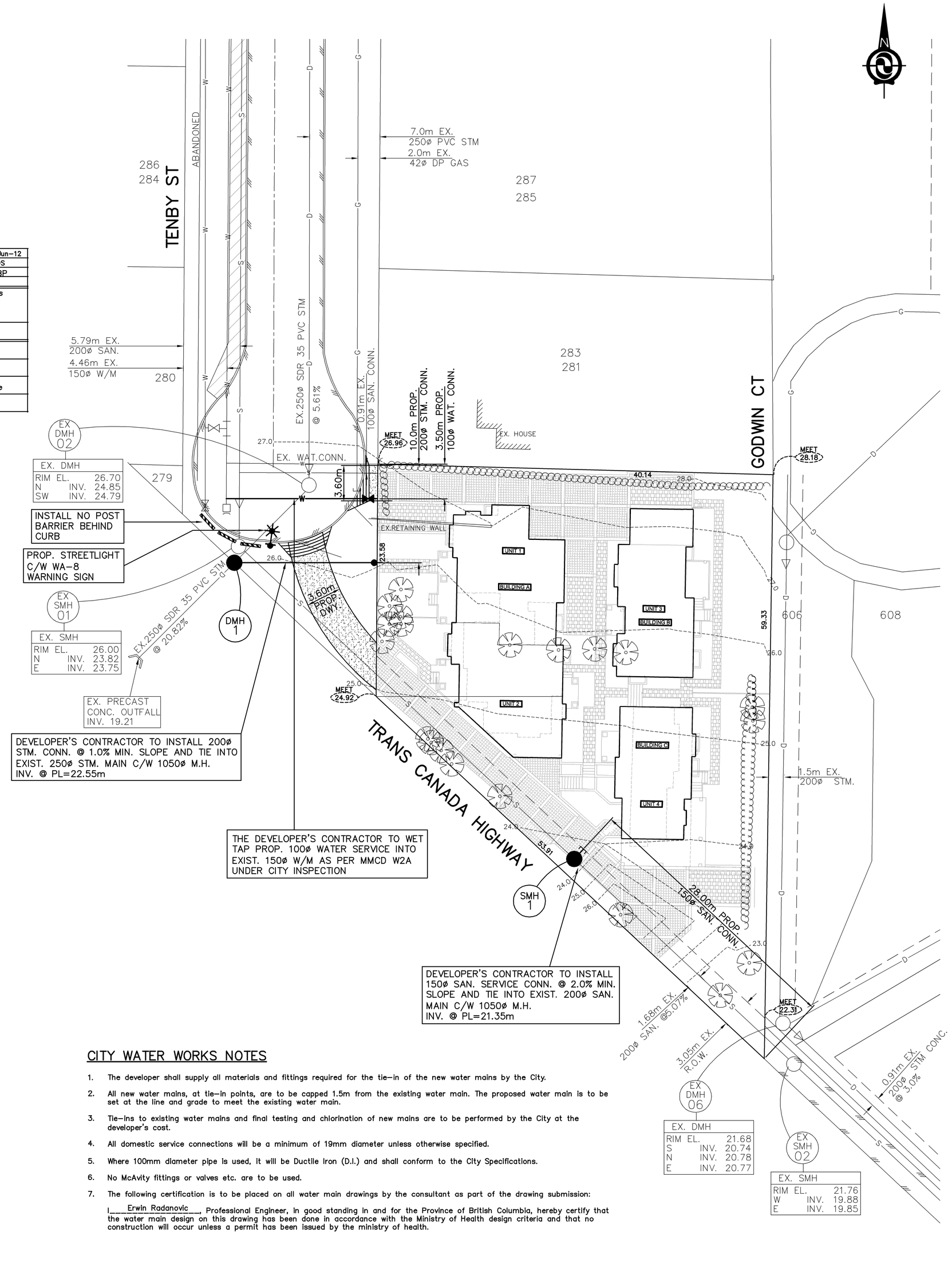
    The developer will require written authorization from a private property owner, with a copy to the City, prior to any entry onto private property and a written release, from the property owner, when completed.
11. When native site GRANULAR BACKFILL is proposed for use in trenches, the developer shall employ a Professional Engineer experienced 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 it's 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. Engineer of Record of any conflicts.
14. development in order to prevent silt discharges to the storm drainage system & watercourses.

CITY SANITARY SEWER AND STORM SEWER NOTES

1. Tie-ins and connections to existing sanitary sewers are to be performed by the Developer.
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 1050mm diameter unless otherwise noted.
4. All sanitary sewer service connections are to be a minimum 100mm diameter.
5. All storm sewer service connections are to be a minimum of 150mm diameter.

   All granular pipe bedding shall be either TYPE 1 or TYPE 2 ONLY as per the City Specifications.



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 1.5m 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 are to be performed by the City at the developer's cost.
4. All domestic service connections will be a minimum of 19mm diameter unless otherwise specified.
5. Where 100mm 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. The following certification is to be placed on all water main drawings by the consultant as part of the drawing submission:

   I, Erwin Radanovic, Professional Engineer, in good standing in and for the Province of British Columbia, hereby certify that the water main design on this drawing has been done in accordance with the Ministry of Health design criteria and that no construction will occur unless a permit has been issued by the ministry of health.

DRAWINGS BASED ON TARGET LAND SURVEYING ACAD C5009-TOP0.dwg DATED: 12 MARCH 2012

No.	DATE	REVISIONS	BY	APPROVED
B	01/17/13	SECOND SUBMISSION		NM
A	08/07/12	FIRST SUBMISSION		JBP

BENCHMARK
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MON: 93H1011 LOCATED AT THE INTERSECTION OF CHARLAND AVE AND LAUREENTIAN CRESCENT.
ELEVATION = 22.208m
DATUM NAD 83 (CSRS 2005)

LEGAL DESCRIPTION
PLAN OF LOT "89" D.L. 1 GROUP 1
N.W.D. PLAN 32318
PID: 006-717-110

CIVIC ADDRESS
279 TENBY ST.,
COQUITLAM, B.C.

H.Y. ENGINEERING LTD.
• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

SEAL

DEVELOPER: ZULKIFAR GILL
C/O ARCHITYPE DESIGN, 233 W 28th STREET
NORTH VANCOUVER, B.C. V7N 2H9
PH: 604-988-6063 FAX: 604-

PROPOSED 4 UNIT DUPLEX DEVELOPMENT
279 TENBY STREET
COQUITLAM, B.C.

TITLE: CONCEPT KEY PLAN

DESIGNED: JBP
DRAWN: ADS
CHECKED:
APPROVED:
SCALE: 1:250
DATE: MAY 2012
FILE No: 123566

CITY OF COQUITLAM
MUNICIPAL PROJECT No.
CITY NUMBER
MUNICIPAL DRAWING No.
REV. B
DWG. No. 123566-SK1

File Name: File Date: (DT2) 01/25/2013 Plot Date: 25/01/2013 02:34