

VIS-ENG CONSULTING LTD.

CIVIL ENGINEERING & PROJECT MANAGEMENT
 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC, V7M 1A5
 PHONE: 604-431-1111 WEB: VIS-ENG.ca

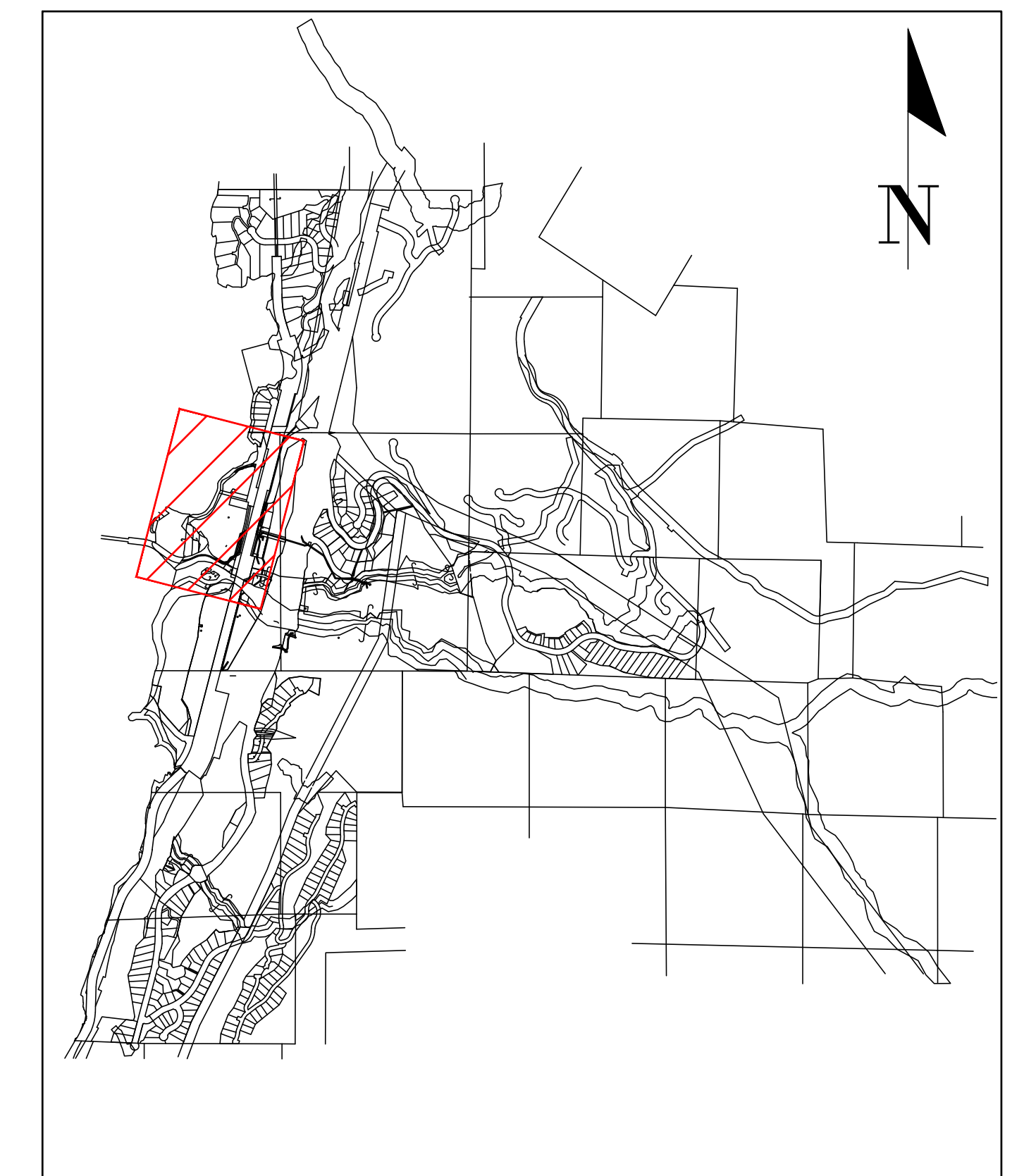
PROJECT:

OLIVER'S LANDING FURRY CREEK, BC

CLIENT:

FINE PEACE HOLDINGS LTD.

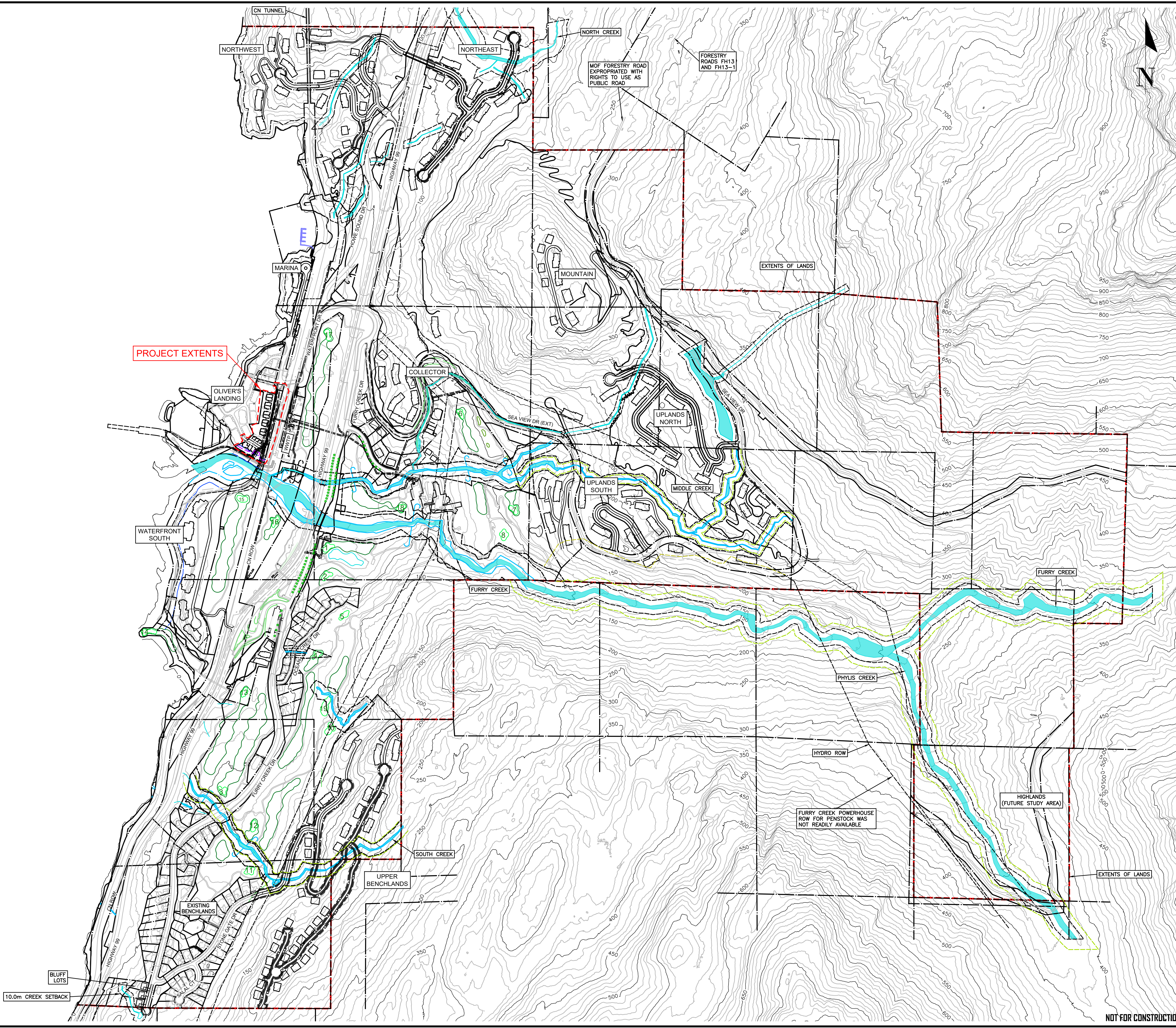
DRAWING LIST		
DWG NO.		
KEY-1a	CONTEXT PLAN	
KEY-012-1	KEY PLAN	OLIVERS LANDING
SUB-012-1	SUBDIVISION PLAN	
SUB-012-2	SUBDIVISION PLAN	
SUB-012-3	SUBDIVISION PLAN	
ESC-012-1	EROSION AND SEDIMENT	CONTROL PLAN
ESC-012-2	EROSION AND SEDIMENT	CONTROL PLAN
C-012-1	SERVICING PLAN	
R-012-1	ROADWORKS	WATERFRONT DRIVE
R-012-2	ROADWORKS	BEACH DRIVE
GRAD-012-1	GRADING PLAN	WATERFRONT DRIVE
GRAD-012-2	GRADING PLAN	BEACH DRIVE & DIKE
SWM-012-1	STORMWATER MANAGEMENT	
W-012-1	WATERWORKS	WATERFRONT DRIVE
W-012-2	WATERWORKS	WATERFRONT DRIVE
W-012-3	WATERWORKS	BEACH DRIVE
S-012-1	SANITARY WORKS	WATERFRONT DRIVE
S-012-2	SANITARY WORKS	WATERFRONT DRIVE
S-012-3	SANITARY WORKS	BEACH DRIVE
D-012-1	STORMWORKS	WATERFRONT DRIVE
D-012-2	STORMWORKS	WATERFRONT DRIVE
D-012-3	STORMWORKS	BEACH DRIVE
SS-012-1	SITE SECTIONS	WATERFRONT DRIVE
SS-012-2	SITE SECTIONS	BEACH DRIVE
SS-012-3	CROSS SECTIONS	BEACH DRIVE
DET-012-1	STANDARD DETAILS	
DET-012-2	STANDARD DETAILS	
DET-012-3	STANDARD DETAILS	



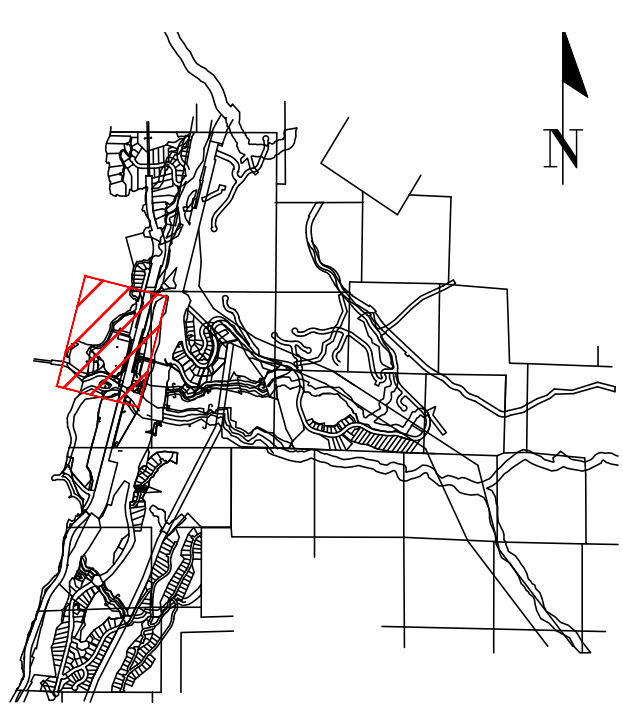
LOCATION PLAN
SCALE NTS

2024-12-09
REISSUED FOR DP

HOWE SOUND



PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
HYDRO	---	---	---
STREETLIGHT	---	---	---
GATE	---	---	---
FIRE HYDRANT	---	---	---
GATE VALVE	---	---	---
AIR VALVE	---	---	---
REGULATOR	---	---	---
PROTECTION CHAMBER	---	---	---
CATCHBASIN (STD/SD)	---	---	---
MANHOLE	---	---	---
POWER POLE	---	---	---
STREETLIGHT	---	---	---



approved

2024-12-09

client

FINE PEACE HOLDINGS LTD.

project

OLIVER'S LANDING
FURRY CREEK, BC

title

CONTEXT PLAN

no.	date	revision	by	check
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	C.W.	
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T.J.	
10	24-08-27	ISSUED FOR BUILDING PERMIT	C.W.	
9	24-08-28	ISSUED FOR BUILDING PERMIT	C.W.	
8	24-08-22	ISSUED FOR BUILDING PERMIT	T.J.	
7	24-07-02	ISSUED FOR TEAM REVIEW	T.J.	
6	24-06-27	ADDITIONAL UPDATE PER NISA	T.J.	
5	24-05-07	UPDATING BLOG IT PER ARCH	T.J.	
rev.	by	check	date	description
12				

engineer of record	EDH	scale	1:5000
designed by	EDH	hor.	
drawn by	T.J.	vert.	
date	2022-09-27	file no.	14305
		drawing no.	KEY-1a

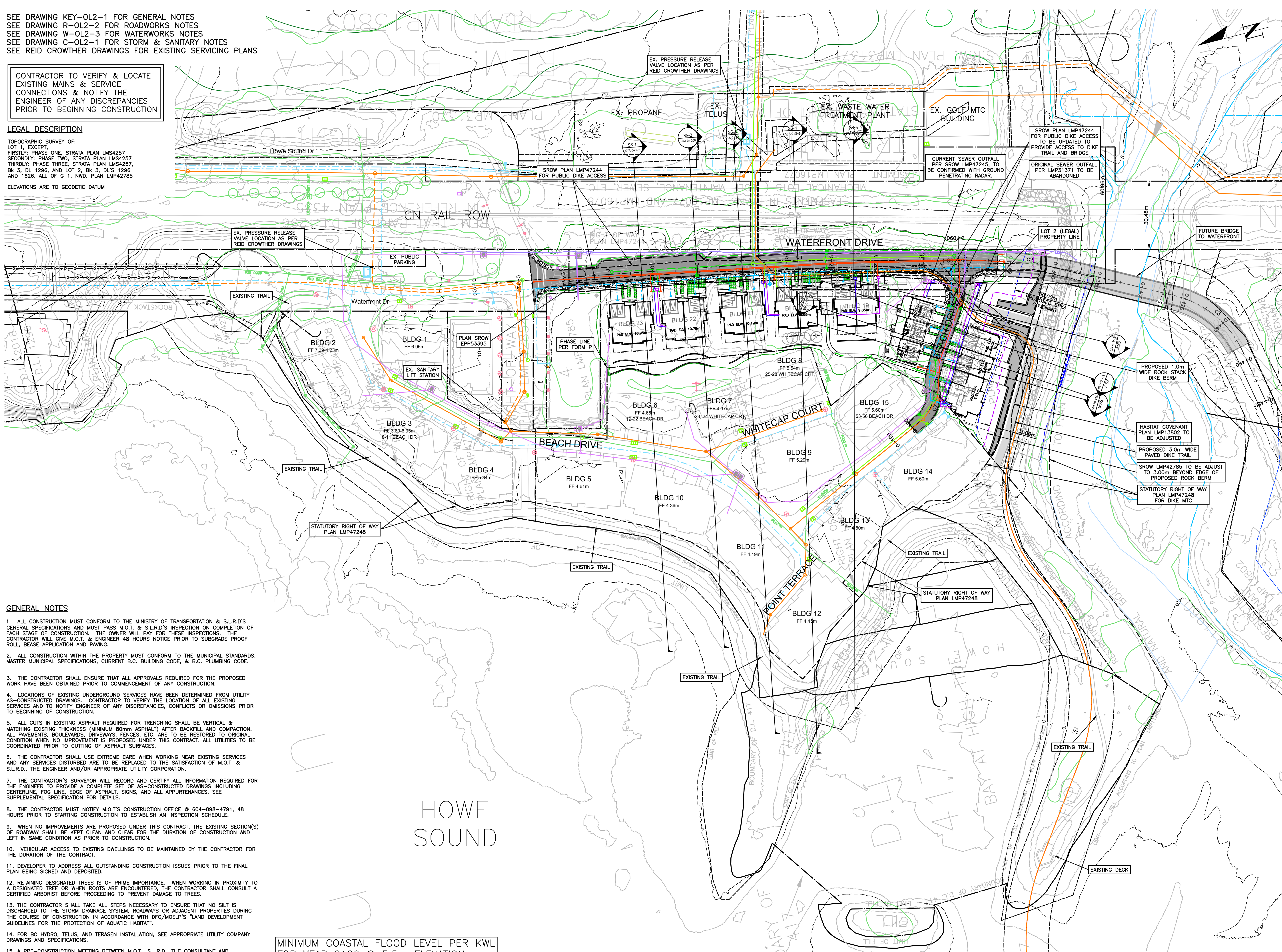
NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

LEGAL DESCRIPTION

TOPOGRAPHIC SURVEY OF LOT 1, EXCEPT
 FIRSTLY: PHASE ONE, STRATA PLAN LMS4257
 SECONDLY: PHASE TWO, STRATA PLAN LMS4257
 THIRDLY: PHASE THREE, STRATA PLAN LMS4257,
 BK 3, DL 1296, AND LOT 2, BK 3, DL'S 1296
 AND 1626, ALL OF G 1, NWD, PLAN LMP42785
 ELEVATIONS ARE TO GEODETIC DATUM



GENERAL NOTES

- ALL CONSTRUCTION MUST CONFORM TO THE MINISTRY OF TRANSPORTATION & S.L.R.D.'S GENERAL SPECIFICATIONS AND MUST PASS M.O.T. & S.L.R.D.'S INSPECTION ON COMPLETION OF EACH STAGE OF CONSTRUCTION. THE OWNER WILL PAY FOR THESE INSPECTIONS. THE CONTRACTOR WILL GIVE M.O.T. & ENGINEER 48 HOURS NOTICE PRIOR TO SUBGRADE PROOF ROLL, BEASE APPLICATION AND PAVING.
- ALL CONSTRUCTION WITHIN THE PROPERTY MUST CONFORM TO THE MUNICIPAL STANDARDS, MASTER MUNICIPAL SPECIFICATIONS, CURRENT B.C. BUILDING CODE, & B.C. PLUMBING CODE.
- THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN DETERMINED FROM UTILITY AS-CONSTRUCTED DRAWINGS. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO BEGINNING OF CONSTRUCTION.
- ALL CUTS IN EXISTING ASPHALT REQUIRED FOR TRENCHING SHALL BE VERTICAL & MATCHING EXISTING THICKNESS (MINIMUM 80mm ASPHALT) AFTER BACKFILL AND COMPACTION. ALL PAVEMENTS, BOULEVARDS, DRIVEWAYS, FENCES, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT. ALL UTILITIES TO BE COORDINATED PRIOR TO CUTTING OF ASPHALT SURFACES.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF M.O.T. & S.L.R.D., THE ENGINEER AND/OR APPROPRIATE UTILITY CORPORATION.
- THE CONTRACTOR'S SURVEYOR WILL RECORD AND CERTIFY ALL INFORMATION REQUIRED FOR THE ENGINEER TO PROVIDE A COMPLETE SET OF AS-CONSTRUCTED DRAWINGS INCLUDING CENTERLINE, FOG LINE, EDGE OF ASPHALT, SIGNS, AND ALL APPURTENANCES. SEE SUPPLEMENTAL SPECIFICATION FOR DETAILS.
- THE CONTRACTOR MUST NOTIFY M.O.T.'S CONSTRUCTION OFFICE @ 604-898-4791, 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
- WHEN NO IMPROVEMENTS ARE PROPOSED UNDER THIS CONTRACT, THE EXISTING SECTION(S) OF ROADWAY SHALL BE KEPT CLEAN AND CLEAR FOR THE DURATION OF CONSTRUCTION AND LEFT IN SAME CONDITION AS PRIOR TO CONSTRUCTION.
- VEHICULAR ACCESS TO EXISTING DWELLINGS TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
- DEVELOPER TO ADDRESS ALL OUTSTANDING CONSTRUCTION ISSUES PRIOR TO THE FINAL PLAN BEING SIGNED AND DEPOSITED.
- RETAINING DESIGNATED TREES IS OF PRIME IMPORTANCE. WHEN WORKING IN PROXIMITY TO A DESIGNATED TREE OR WHEN ROOTS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONSULT A CERTIFIED ARBORIST BEFORE PROCEEDING TO PREVENT DAMAGE TO TREES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH DFO/MOELP'S LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT.
- FOR BC HYDRO, TELUS, AND TERASEN INSTALLATION, SEE APPROPRIATE UTILITY COMPANY DRAWINGS AND SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING BETWEEN M.O.T., S.L.R.D., THE CONSULTANT AND CONTRACTOR IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

MINIMUM COASTAL FLOOD LEVEL PER KWL FOR YEAR 2100 @ 5.5m ELEVATION

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE		
EXISTING WATERWAY		
EXISTING SANITARY		
EXISTING HYDRO		
EXISTING TRAIL		
EXISTING STREETLIGHT		
EXISTING FIRE HYDRANT		
EXISTING GATE VALVE		
EXISTING AIR VALVE		
EXISTING PRESSURE CHAMBER		
EXISTING CATCH BASIN (STD/50)		
EXISTING LAMP		
EXISTING POWER POLE		
EXISTING TELEPHONE		



approved

2024-12-09

FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING

FURRY CREEK, BC

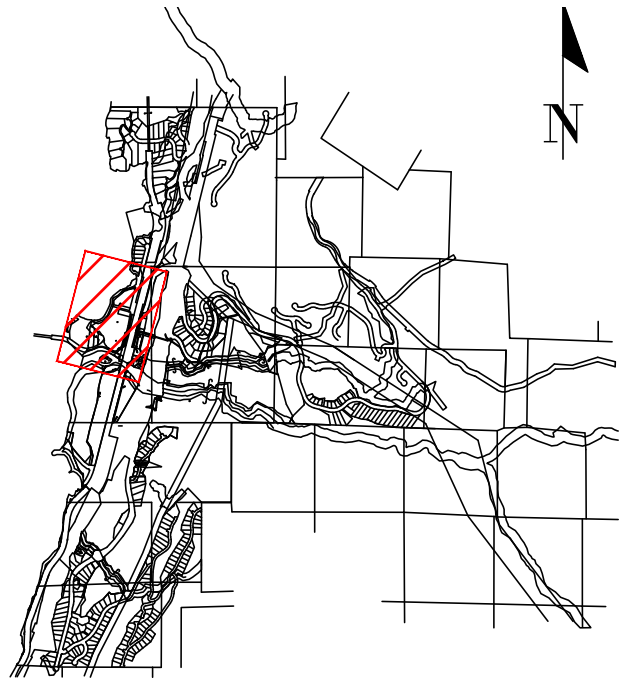
KEY PLAN
OLIVER'S LANDING

no.	date	revision	author	checked
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	C.W.	
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T.J.V.	
10	24-08-27	ISSUED FOR BUILDING PERMIT	C.W.	
9	24-08-28	ISSUED FOR BUILDING PERMIT	C.W.	
8	24-08-22	ISSUED FOR BUILDING PERMIT	T.J.V.	
7	24-07-02	ISSUED FOR TEAM REVIEW	T.J.V.	
6	24-06-27	ADDITIONAL UPDATE PER NDSA	T.J.V.	
5	24-05-07	UPDATING BLDG 17 PER ARCH	T.J.V.	

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engineer of record	KBH	scales	1:750
designed by	KBH	file no.	14305
drawn by	TJV	drawing no.	KEY-0L2-1
date	2022-09-27		

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

LEGAL LINE	EXISTING	PROP.	TO BE REMOVED
EXISTING	---	---	---
PROPOSED	---	---	---
TO BE REMOVED	---	---	---



2024-12-09

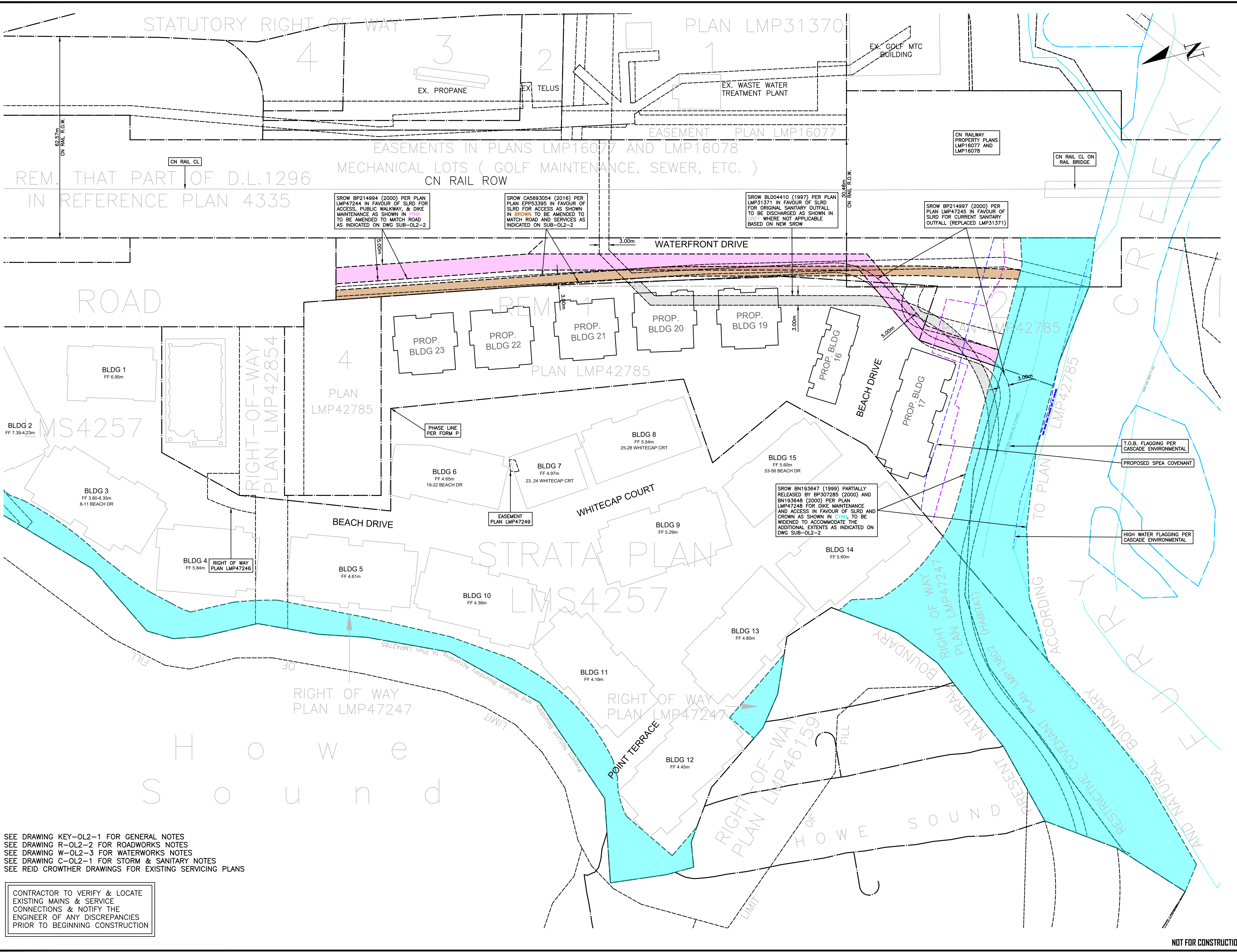
FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING
FURRY CREEK, BC

SUBDIVISION PLAN

NO.	DATE	REVISION	BY
8	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
7	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
6	24-08-17	ISSUED FOR SUBDIVISION SUMMARY	CLW
5	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
4	24-08-26	ISSUED FOR BUILDING PERMIT	CLW
3	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
2	24-07-12	RE-ISSUED FOR TEAM REVIEW	TJJ
1	24-07-12	ISSUED FOR TEAM REVIEW	TJJ

engineer of record	EDH	scale	1:500
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drawn by	TJJ	vert:	
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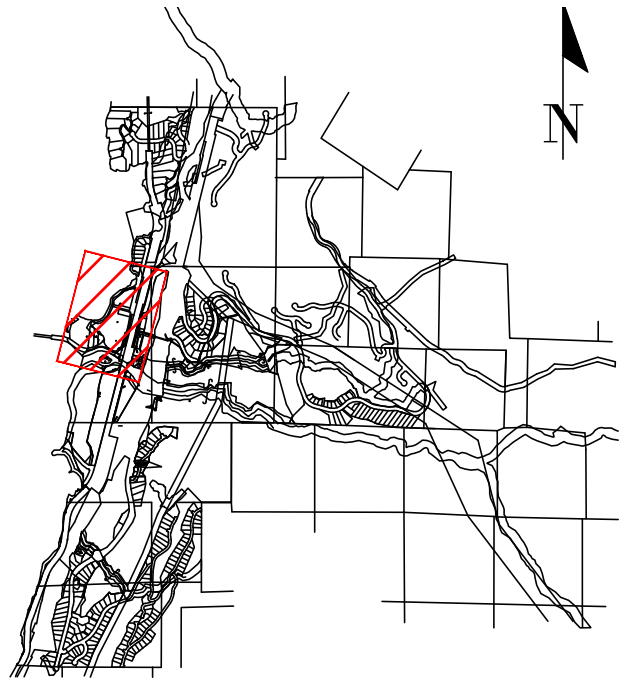


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EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---
EXISTING WATERMAIN	---	---
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EXISTING STORM	---	---
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2024-12-09

FINE PEACE HOLDINGS LTD.

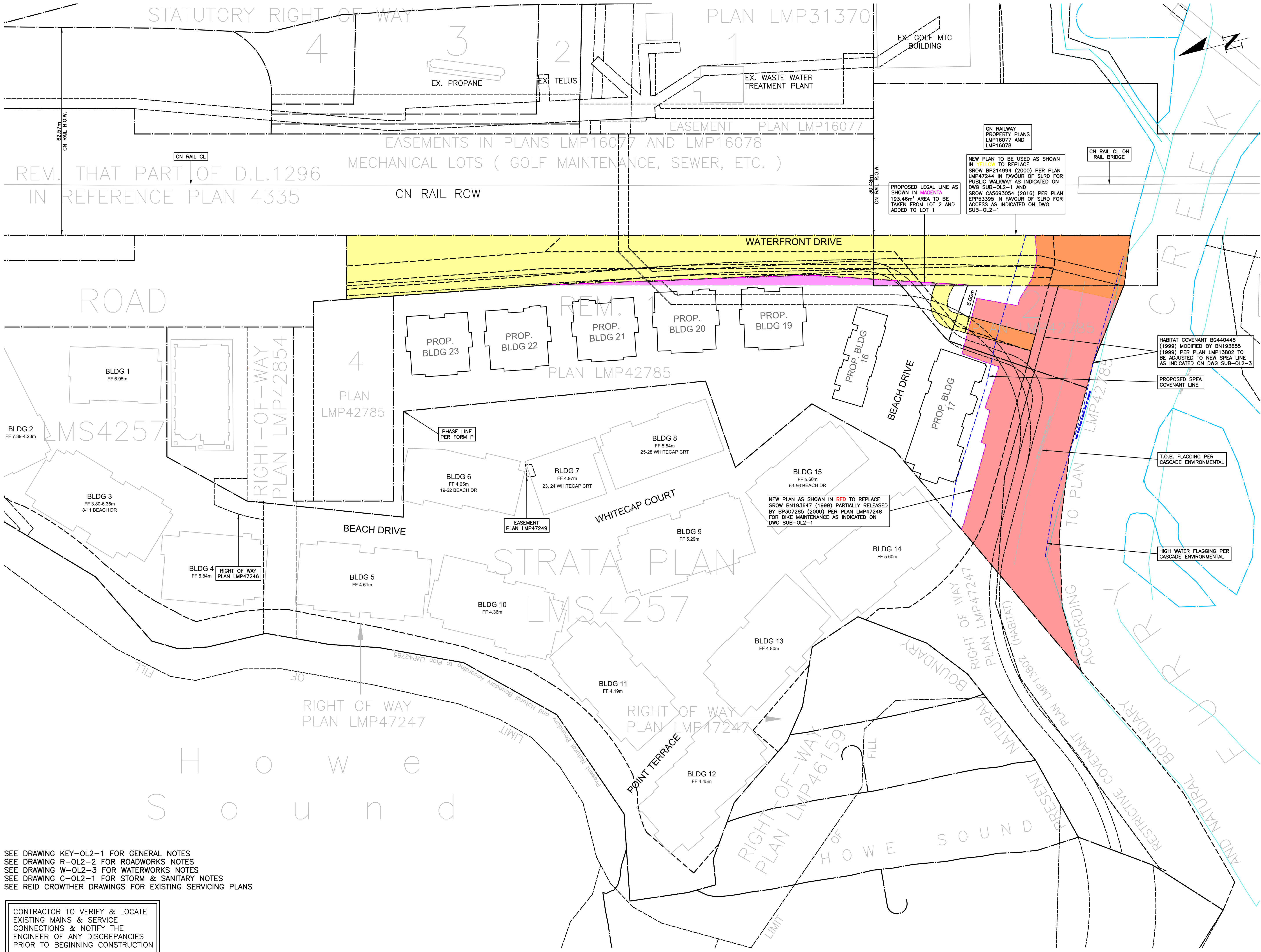
OLIVER'S LANDING

FURRY CREEK, BC

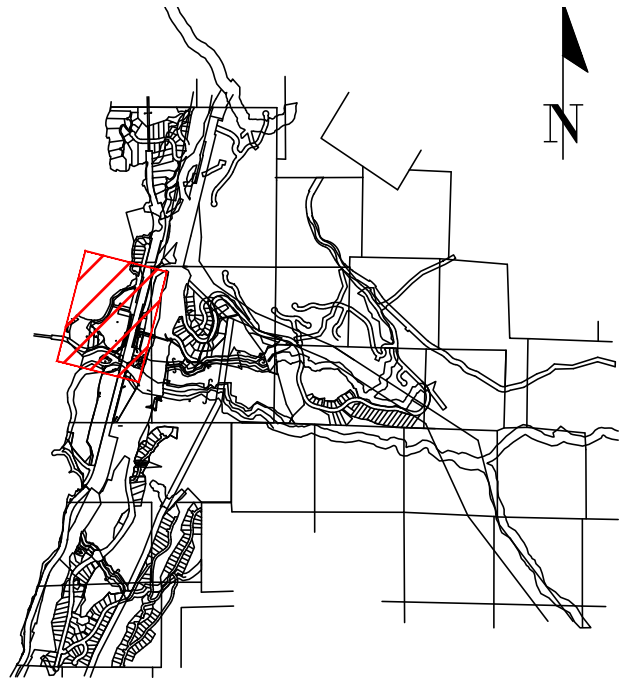
SUBDIVISION PLAN

no.	date	revision	author
3	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLH
2	24-09-24	ISSUED FOR DEVELOPMENT PERMIT	TJJ
1	24-09-17	ISSUED FOR SUBDIVISION SUMMARY	CLH

engineer of record	EDH	scale	1:500
designed by	EDH	hor.	
drawn by	CLH	file no.	14305
date	2022-09-27	drawing no.	SUB-012-2
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PERMIT TO PRACTICE # 1005639



DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---
EXISTING WATERMAIN	---	---
EXISTING SANITARY	---	---
EXISTING HYDRO	---	---
EXISTING STREETLIGHT	---	---
EXISTING GATE	---	---
EXISTING FIRE HYDRANT	---	---
EXISTING GATE VALVE	---	---
EXISTING AIR VALVE	---	---
EXISTING REDUCER	---	---
EXISTING INSPECTION CHAMBER	---	---
EXISTING CATCHBEN (CIB)/SD	---	---
EXISTING CIP	---	---
EXISTING MANHOLE	---	---
EXISTING POWER POLE	---	---
EXISTING STREETLIGHT	---	---



2024-12-09

FINE PEACE HOLDINGS LTD.

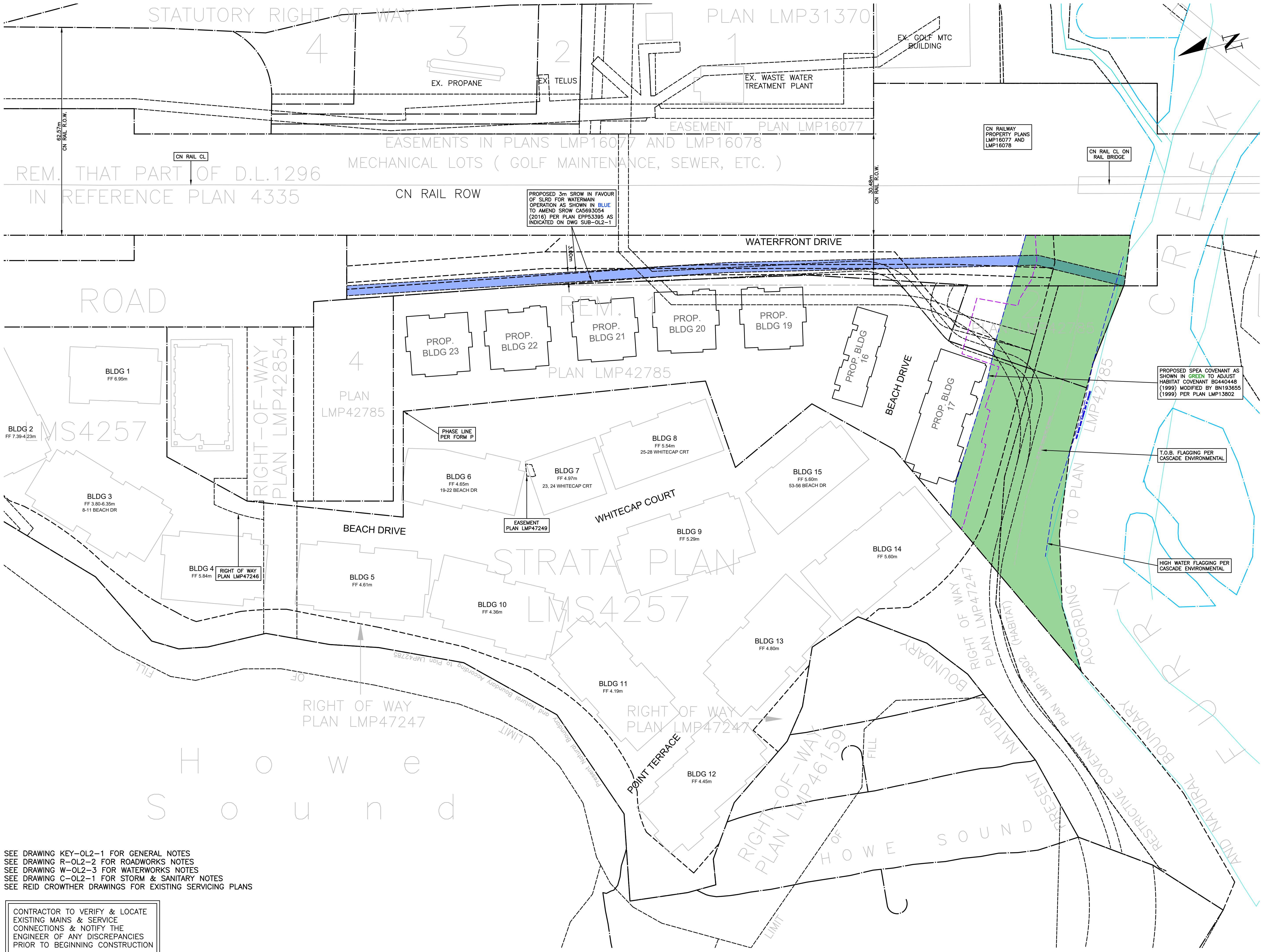
OLIVER'S LANDING
FURRY CREEK, BC

SUBDIVISION PLAN

no.	by/m/d	revision	CHK'D
3	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLH
2	24-09-24	ISSUED FOR DEVELOPMENT PERMIT	TJJ
1	24-09-17	ISSUED FOR SUBDIVISION SUMMARY	CLH

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engineer of record	EDH	scale	1:500
designed by	EDH	hor.	
drawn by	CLH	file no.	14305
date	2022-09-27	drawing no.	SUB-012-3



SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

NOT FOR CONSTRUCTION

VEHICLE ACCESS PAD & WHEEL WASH
HEAVY VEHICLE ACCESS TO SITE VIA 15m LONG x 7.2m WIDE GRAVEL PAD C/W 75mm CLEAR CRUSHED GRAVEL (300mm THICKNESS ON GEOTEXTILE) & WHEEL WASH TO MEET REQUIREMENTS. RENEW GRAVEL AS REQUIRED TO MINIMIZE TRACKING ON TO ADJACENT STREETS. EXACT LOCATION TO BE DETERMINED IN FIELD WITH ENGINEER.

CONTRACTOR TO PROVIDE CUT OFF DITCH TO SEGREGATE CLEAN WATER. CONTRACTOR TO MAINTAIN CUT OFF DITCH AT BASE OF EXCAVATION AND DIRECT TO POND AND MOVE AS EXCAVATION PROGRESSES (TYP.)

NO CONSTRUCTION STAGING OR STORAGE PERMITTED ON ON PROPERTY. TEMPORARY FENCING TO BE INSTALLED ALONG PROPERTY BOUNDARY ONCE GRADING IS COMPLETED

SEDIMENT POND 5
3.0m x 3.0m SEDIMENT POND
C/W DRAIN ROCK TO BE INSTALLED DURING FILL OPERATION FOR ROAD & ON ROW THEN TO BE DECOMMISSIONED WHEN STABILIZED. EXACT LOCATION TO BE DETERMINED IN FIELD WITH ENGINEER. SEDIMENT POND TO BE MOVED ON SITE AS DEEMED SUITABLE BY ENGINEER AS PROJECT PROGRESSES. ANY TEMPORARY DITCHES TO BE REDIRECTED TO SEDIMENT POND IF RELOCATED. SEE DETAIL ON VIS-ENG DWG ESC-2.

SEDIMENT POND 3
3.0m x 3.0m SEDIMENT POND
C/W DRAIN ROCK TO BE TIED INTO STORM CONVEYANCE. EXACT LOCATION TO BE DETERMINED IN FIELD WITH ENGINEER. SEDIMENT POND TO BE MOVED ON SITE AS DEEMED SUITABLE BY ENGINEER AS PROJECT PROGRESSES. ANY TEMPORARY DITCHES TO BE REDIRECTED TO SEDIMENT POND IF RELOCATED. SEE DETAIL ON VIS-ENG DWG ESC-2.

SEDIMENT POND 4
6.0m x 6.0m SEDIMENT POND
C/W DRAIN ROCK. EXACT LOCATION TO BE DETERMINED IN FIELD WITH ENGINEER. SEDIMENT POND TO BE MOVED ON SITE AS DEEMED SUITABLE BY ENGINEER AS PROJECT PROGRESSES. ANY TEMPORARY DITCHES TO BE REDIRECTED TO SEDIMENT POND IF RELOCATED. SEE DETAIL ON VIS-ENG DWG ESC-2.

SILT FENCE
TO BE INSTALLED IMMEDIATELY UPSTREAM OF FURRY CREEK SPEA ZONE FOR THE DURATION OF THE WORKS EXCEPT DURING WORKS WHICH HAVE BEEN APPROVED TO OCCUR WITHIN THE SPEA ZONE. SILT FENCE ROUTING TO BE ADJUSTED ACCORDING TO PREVENT RUNOFF TO ADJACENT WATERCOURSES AND DIRECT FLOW TO SEDIMENT POND. LOCATION TO BE DETERMINED IN FIELD WITH ENGINEER (TYP.)

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

SILTATION CONTROL NOTES

- SQUAMISH LILLOOET REGIONAL DISTRICT REQUIRES THE ENGINEER TO BE INFORMED OF THE CONSTRUCTION SCHEDULE. PRIOR TO BUILDING PERMIT APPROVAL, THE FIRST EROSION AND SEDIMENT CONTROL INSPECTION REPORT MUST BE SUBMITTED TO S.L.R.D.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A SILTATION CONTROL SYSTEM AS SHOWN ON THESE DRAWINGS AS WELL AS ANY ADDITIONAL TEMPORARY WORKS NECESSARY TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL CONSTRUCT ALL NECESSARY SILTATION AND EROSION CONTROL WORKS BEFORE COMMENCING ANY OTHER ON-SITE CONSTRUCTION OTHER THAN FALLING TREES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, MARINE ENVIRONMENT, WATERCOURSES, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT THE SILTATION AND EROSION CONTROL WORKS, PRIOR TO, DURING AND IMMEDIATELY FOLLOWING RAINFALL EVENTS AND UNDERTAKE ANY REMEDIAL WORK REQUIRED FOR FUNCTIONAL OPERATION.
- SILT SACS MUST BE INSTALLED, MONITORED AND REPLACED AT ALL CATCHBASINS WHICH MAY BE AFFECTED BY CONSTRUCTION. CONTRACTOR TO CLEAN AND MAINTAIN AS REQUIRED.
- WHEN SPECIFIED, ALL ON SITE SURFACE RUN-OFF IS TO BE DIRECTED TO WATER FILTRATION SYSTEM AND THEN DISCHARGED TO THE STORM SYSTEM, AS SHOWN IN THE DRAWING. NO SURFACE RUN-OFF IS TO EXIT THE SITE UNLESS ROUTED THROUGH THE WATER FILTRATION SYSTEM.
- ALL EXPOSED CUTS/SLOPES/STOCKPILES ARE TO BE COVERED WITH SHOTCRETE OR POLYETHYLENE LINING. ALL STOCKPILED MATERIALS LEFT ON SITE FOR GREATER THAN 24 HOURS TO BE COVERED WITH SECURE POLYETHYLENE SHEETING AND SURROUNDED WITH A SILT FENCE. SHEETING MUST BE INSPECTED ON A REGULAR BASIS AND ANY SEPARATION OR TEARS REPAIRED IMMEDIATELY. STORE EXCAVATED SOILS AWAY FROM STORM DRAINS OR OTHER POTENTIAL OFFSITE TRANSPORT PATHWAYS AND MINIMUM 15m FROM TOP OF BANK, WHERE APPLICABLE.
- NO MUD SHALL BE TRACKED ONTO CIVIC LANDS OR STREETS. EMPLOY STREET SWEEPERS AS REQUIRED. NO FLUSHING ON ROADS IS PERMITTED. IN DRY PERIODS OR AS DIRECTED BY THE ENGINEER, APPROPRIATE DUST SUPPRESSION MEASURES MUST BE UNDERTAKEN.
- THE CONTRACTOR WILL NOT PERMIT THE DIRECT OR INDIRECT DISCHARGE, FROM ANY PROPERTY, OF WATER THAT DOES NOT AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS OF SQUAMISH LILLOOET REGIONAL DISTRICT ELECTORAL AREA D SUBDIVISION AND DEVELOPMENT SERVICING BYLAW #741.
- THE CONTRACTOR SHALL PLACE, STORE, TRANSPORT, OR DISPOSE OF ANY "PROHIBITED SUBSTANCE" IN SUCH A MANNER SO AS TO PREVENT THE LIKELY ESCAPE OF THE MATERIALS INTO THE "DRAINAGE SYSTEM."
- CONSTRUCTION AND MAINTENANCE OF THE SILTATION AND EROSION CONTROL SYSTEM SHALL BE IN ACCORDANCE WITH THE SQUAMISH LILLOOET REGIONAL DISTRICT'S BYLAWS, THE LATEST EDITION OF THE DEPARTMENT OF FISHERIES AND OCEANS/MINISTRY OF ENVIRONMENT, LANDS AND PARKS "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT" AND SECTION 01561 OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD).
- THE DISCHARGE CRITERIA FROM THE WATER FILTRATION SYSTEM INCLUDES A PH OF BETWEEN 6.5-8.0 AND A TOTAL SUSPENDED SOLIDS (TSS) CONTENT OF LESS THAN OR EQUAL TO 75mg/l (OCTOBER TO APRIL) ABOVE "BACKGROUND" OR LESS THAN OR EQUAL TO 25mg/l (MAY TO SEPTEMBER) ABOVE "BACKGROUND" CONTENT - VIS-ENG CONSULTING LTD. SHOULD BE RETAINED TO INSPECT THE SEDIMENT CONTROLS IN PLACE, MONITOR THE DISCHARGE ON A WEEKLY BASIS AND DURING OR AFTER EACH SIGNIFICANT RAINFALL. NO DISCHARGE OF PETROLEUM HYDROCARBONS, SOLVENTS, HEAVY METAL PARTICULATE, CEMENT, ETC. OR ANY MATERIAL THAT COULD BE DEEMED "DELETERIOUS UNDER THE FISHERIES ACT" IS TO BE DISCHARGED FROM THE SITE. CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO DELETERIOUS SUBSTANCES ARE DISCHARGED. DISCHARGE FROM SITE IS NOT TO EXCEED THOSE PARAMETERS LISTED IN "APPROVED AND WORKING CRITERIA FOR WATER QUALITY" AS PUBLISHED BY MINISTRY OF ENVIRONMENT, WATER MANAGEMENT BRANCH MARCH 1989, AND "URBAN RUNOFF QUALITY CONTROL GUIDELINES FOR BRITISH COLUMBIA" AS PUBLISHED BY WASTER MANAGEMENT GROUPS, BRITISH COLUMBIA RESEARCH CORPORATIONS, JUNE 1992.
- INSPECTION, MONITORING AND TESTING OF THE "CONSTRUCTION WORK" BY VIS-ENG CONSULTING LTD. IN CASE OF A SILTATION CONTROL EMERGENCY CALL KEVIN HEALY @ 604-817-0095.
- ALL CONCRETE SUPPLY TRUCKS SHALL BE EQUIPPED WITH WASH BUCKET SYSTEM FOR FLUSHING OF FLUME. UNDER NO CIRCUMSTANCES SHALL EXCESS CONCRETE FROM FLUME AND/OR TRUCK BE FLUSHED ONTO ROADS OR INTO STORM SEWER SYSTEMS.
- CONTRACTOR TO PROVIDE NECESSARY DUST CONTROL
- AS CONSTRUCTION PROGRESSES AND INTERCEPTED FLOWS ARE REDUCED, THE SEDIMENT AND EROSION CONTROL PLAN BE ADJUSTED ACCORDING TO THE DISCRETION OF THE ENGINEER. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED UNDER THE DISCRETION OF SQUAMISH LILLOOET REGIONAL DISTRICT.
- DECOMMISSION ALL SEDIMENT CONTROL SYSTEMS ONLY AFTER HARD SURFACES ARE IN PLACE AND SURFACE WATER SUITABLY DIRECTED TO THE STORM WATER SYSTEM. ALL SEDIMENT TO BE REMOVED OFF SITE AND DISPOSED APPROPRIATELY. ANY REQUIRED SQUAMISH LILLOOET REGIONAL DISTRICT PERMITS TO BE ACQUIRED BY THE CONTRACTOR PRIOR TO DECOMMISSIONING.
- MONITORING REPORTS AS FOLLOWS ARE TO BE PROVIDED TO SQUAMISH LILLOOET REGIONAL DISTRICT:
FROM JUNE 1ST TO SEPTEMBER 30TH, BI-WEEKLY OR AS REQUIRED IF PRECIPITATION EXCEEDS 20mm.
FROM OCTOBER 1ST TO MAY 31ST, WEEKLY OR AS REQUIRED IF PRECIPITATION EXCEEDS 20mm.
- DEFINITIONS:
"EXCESSIVE SUSPENDED SOLIDS DISCHARGE" MEANS THE DISCHARGE OF A FLUID CONTAINING "TOTAL SUSPENDED SOLIDS" OF 25 MILLIGRAMS PER LITRE ABOVE BACKGROUND "TOTAL SUSPENDED SOLIDS" OF THE RECEIVING ENVIRONMENT DURING THE MONTHS OF MAY TO SEPTEMBER, OR 75 MILLIGRAMS PER LITRE ABOVE BACKGROUND "TOTAL SUSPENDED SOLIDS" OF THE RECEIVING ENVIRONMENT DURING THE MONTHS OF OCTOBER TO APRIL.
"PROHIBITED SUBSTANCE" MEANS: PESTICIDES, HERBICIDES, FERTILIZERS, SOAPS, DETERGENTS, HOUSEHOLD AND COMMERCIAL GRADE CLEANING COMPOUNDS, PAINTS, SOLVENTS, CHEMICALS, CHLORINATED WATER, WASTE OIL OR ANY MATERIAL OR SUBSTANCE WHICH IS A "HAZARDOUS PRODUCT", "CONTAMINANT", "TOXIC SUBSTANCE", "DELETERIOUS SUBSTANCE", "SPECIAL WASTE", "DANGEROUS GOOD" OR "REPORTABLE SUBSTANCE" THAT IS IDENTIFIED OR DESCRIBED IN OR DEFINED BY ANY APPLICABLE STATUTE, REGULATION OR LAW, INCLUDING ANY SUBSTANCE THAT VIOLATES THE FISHERIES ACT R.S.C. 1985 OR THE WASTE MANAGEMENT ACT R.S.B.C. 1996, C.482 WHICH, IF INTRODUCED TO THE "DRAINAGE WORKS", WOULD FOUL IT; OR

ANY SEDIMENT, ROCK, GRAVEL, SAND, CLAY, SILT, SEDIMENT, EARTH, CONSTRUCTION OR EXCAVATION WASTES, CEMENT, CONCRETE, EXPOSED AGGREGATE WASH WATER OR OTHER SUBSTANCES WHICH, WHEN INTRODUCED INTO A DRAINAGE SYSTEM, WILL AT THE POINT OF DEPOSITION, RESULT IN AN "EXCESSIVE SUSPENDED SOLIDS DISCHARGE" OR A PH VALUE, OUTSIDE OF THE RANGE 6.5 - 8.0, OR TEMPERATURE INCREASE OF 2 DEGREES CELSIUS OR MORE.

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE		
EXISTING WATERWAY		
EXISTING STORM WATER		
EXISTING STREETLIGHT		
EXISTING	PROP.	TO BE REMOVED
FIRE HYDRANT		
GATE VALVE		
RELEASER		
WATERMETER CHAMBER		
CALIBRATION STD/SD		
MANHOLE		
POWER POLE		
STREETLIGHT		



2024-12-09

FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING
FURRY CREEK, BC

EROSION AND SEDIMENT CONTROL PLAN

NO.	DATE	REVISION	BY
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	C.W.
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T.U.
10	24-08-27	ISSUED FOR BUILDING PERMIT	C.W.
9	24-08-28	ISSUED FOR BUILDING PERMIT	C.W.
8	24-08-22	ISSUED FOR BUILDING PERMIT	T.U.
7	24-07-02	ISSUED FOR TEAM REVIEW	T.U.
6	24-06-27	ADDITIONAL UPDATE PER NDSA	T.U.
5	24-05-07	UPDATING BLOG BY PER ARCH	T.U.
4	24-04-03	REVISION	C.W.

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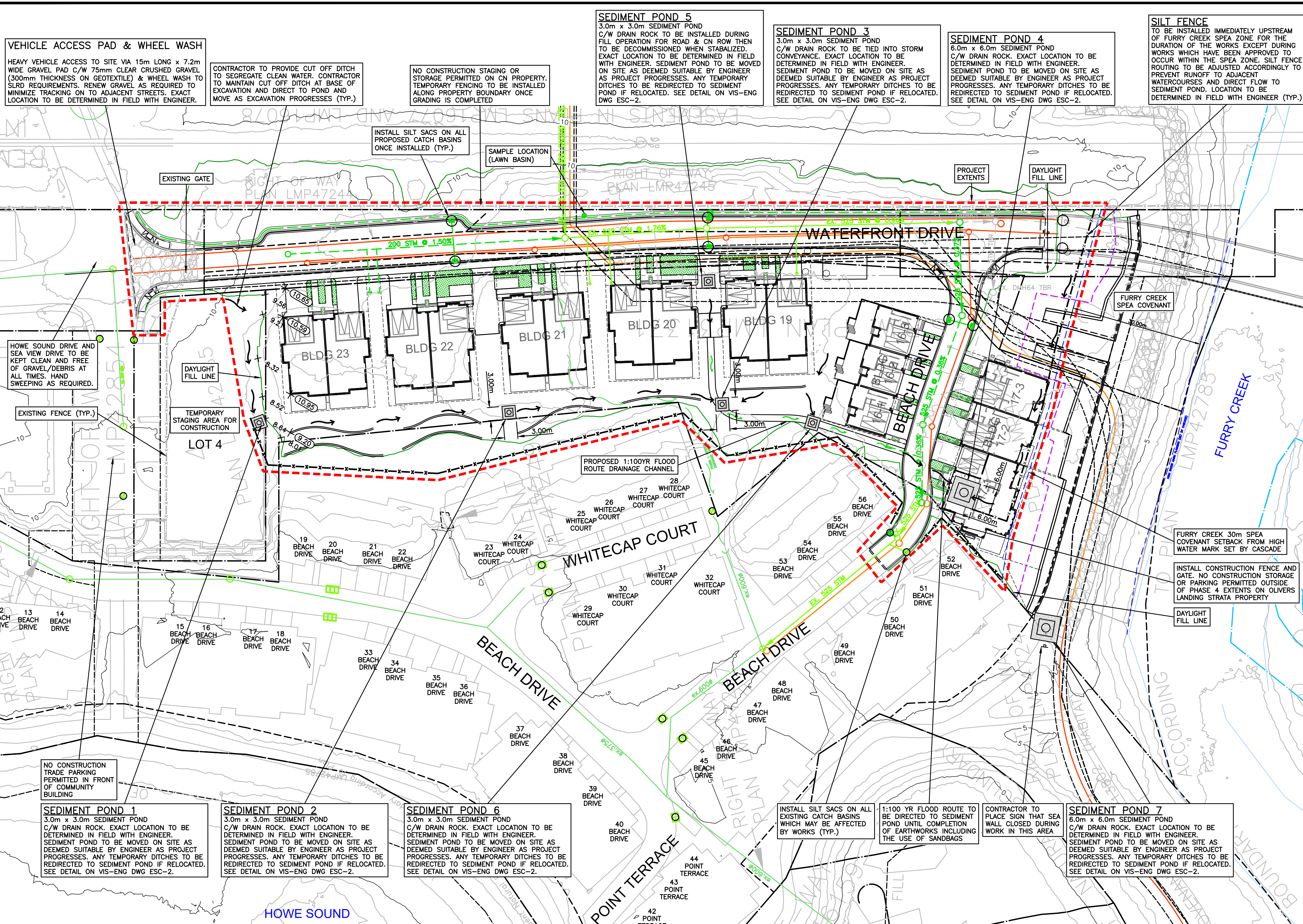
engineer of record: EDH scale: 1:500
designed by: EDH file no.: 14305
drawn by: T.U. drawing no.: ESC-012-1
date: 2022-09-27

OPERATION & MAINTENANCE SCHEDULE

SEDIMENT CONTROL BMP	MAINTENANCE ACTIVITY	FREQUENCY
ENGINEER'S INSPECTION	ENGINEER TO REVIEW AND DOCUMENT CONDITION OF SEDIMENT CONTROL WORKS AND ALERT CONTRACTOR OF ANY REQUIRED CHANGES.	PONDS 1-4, SAMPLE LOCATION 1-4 -MAY TO OCT: ONCE PER MONTH -OCT TO MAY: TWICE PER MONTH -AFTER ALL SIGNIFICANT RAINFALL EVENTS 15mm OR LESS AS DETERMINED BY ENG.
CATCH BASIN	REPAIR & REPLACE DEGRADED FABRIC. REMOVE ACCUMULATED SEDIMENT & DEBRIS	ONCE A WEEK, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT (5mm/hr OR 10mm/24hr) OR AS REQUIRED
ACCESS ROADS	SWEEP	DAILY OR AS REQUIRED
GRAVEL PAD	REPLACE WITH CLEAN CRUSH ROCK AS REQUIRED	AS REQUIRED
SEDIMENT TANKS	REMOVE ACCUMULATED SEDIMENT, ADDITIONAL AS PER MANUFACTURERS INSTRUCTIONS	ONCE A WEEK, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT OR AS REQUIRED
WHEEL WASH	REMOVE ACCUMULATED SEDIMENT & RENEW WATER	EVERY HEAVY VEHICLE EXITING THE SITE
SILT FENCE	MAINTAIN/REPLACE	AS REQUIRED
CO2 BUBBLER	ONSITE DURING AND 72HRS AFTER CONCRETE POUR	CHECK CAPACITY PRIOR TO EACH POUR
MECHANICAL SYSTEM	CHECK PER MANUFACTURER/CONTRACTOR RECOMMENDATIONS	CHECK PER MANUFACTURER/CONTRACTOR RECOMMENDATIONS
SILT FENCE	KEEP ON SITE IN DRY LOCATION	CHECK AFTER SIGNIFICANT RAINFALL EVENT
NW CUT OFF DITCH	CHECK FOR FLOW	ONCE A WEEK, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT OR AS REQUIRED
LAWN BASIN	CHECK FOR FLOW ENTERING THE LAWN BASIN	ONCE A WEEK, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT OR AS REQUIRED

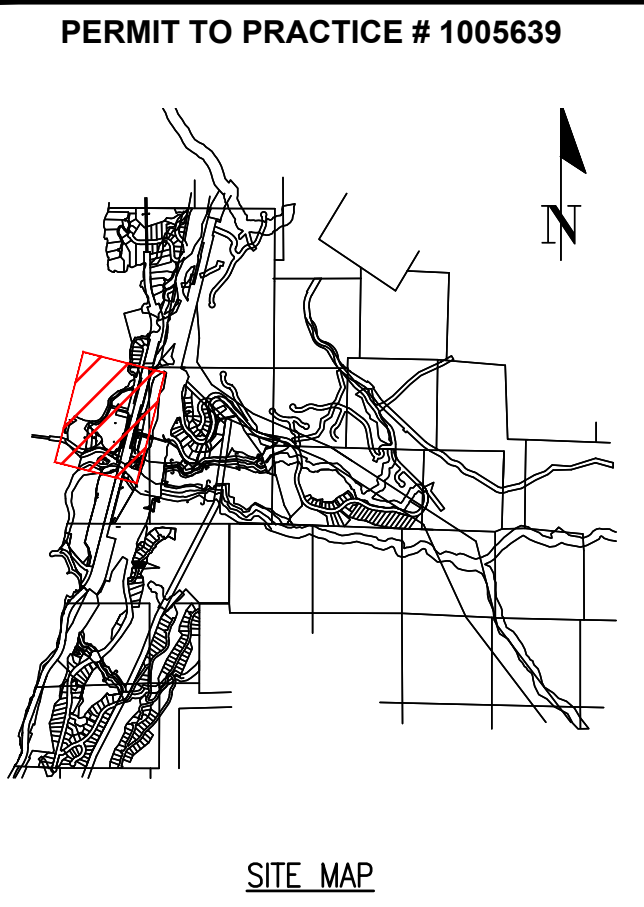
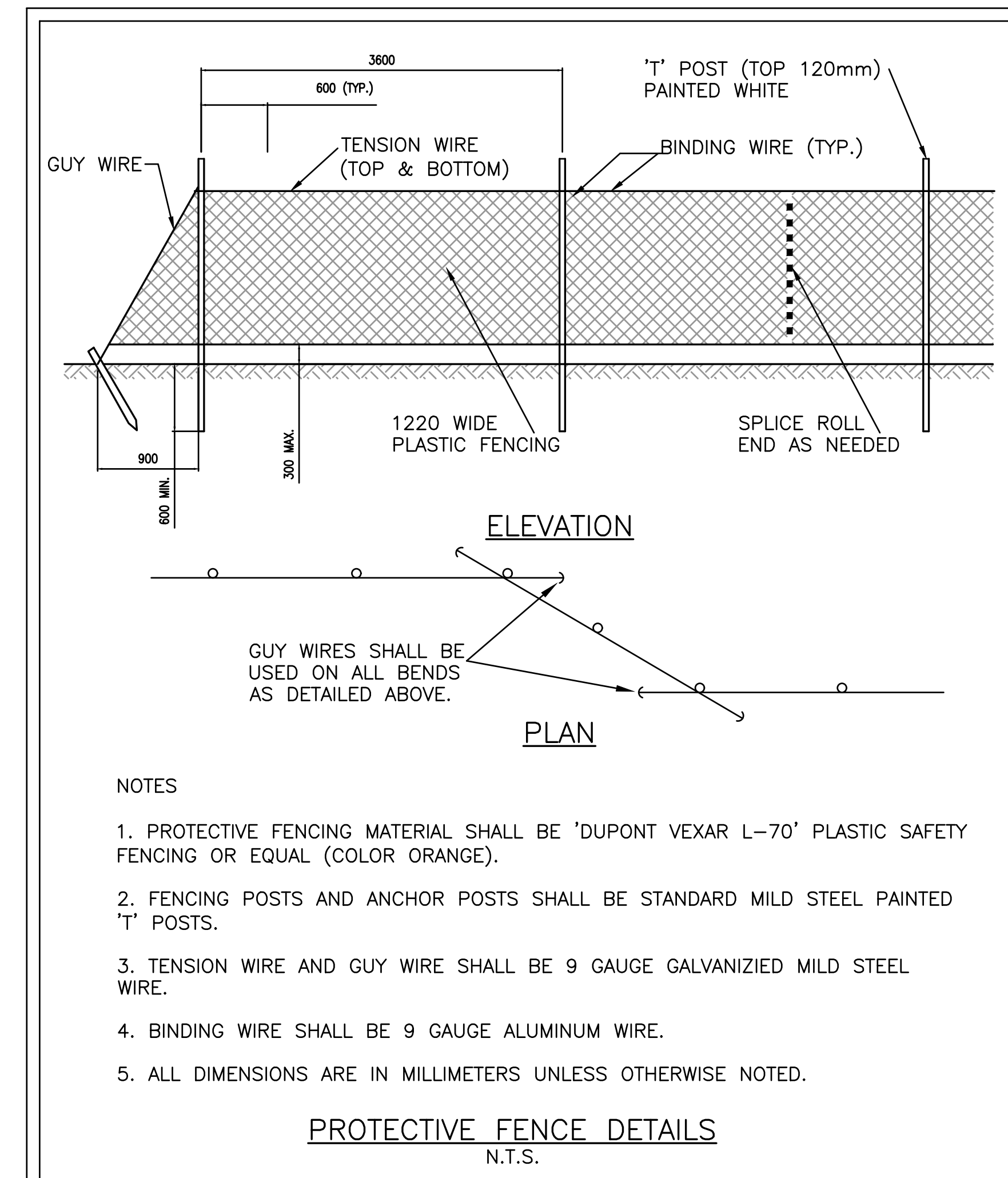
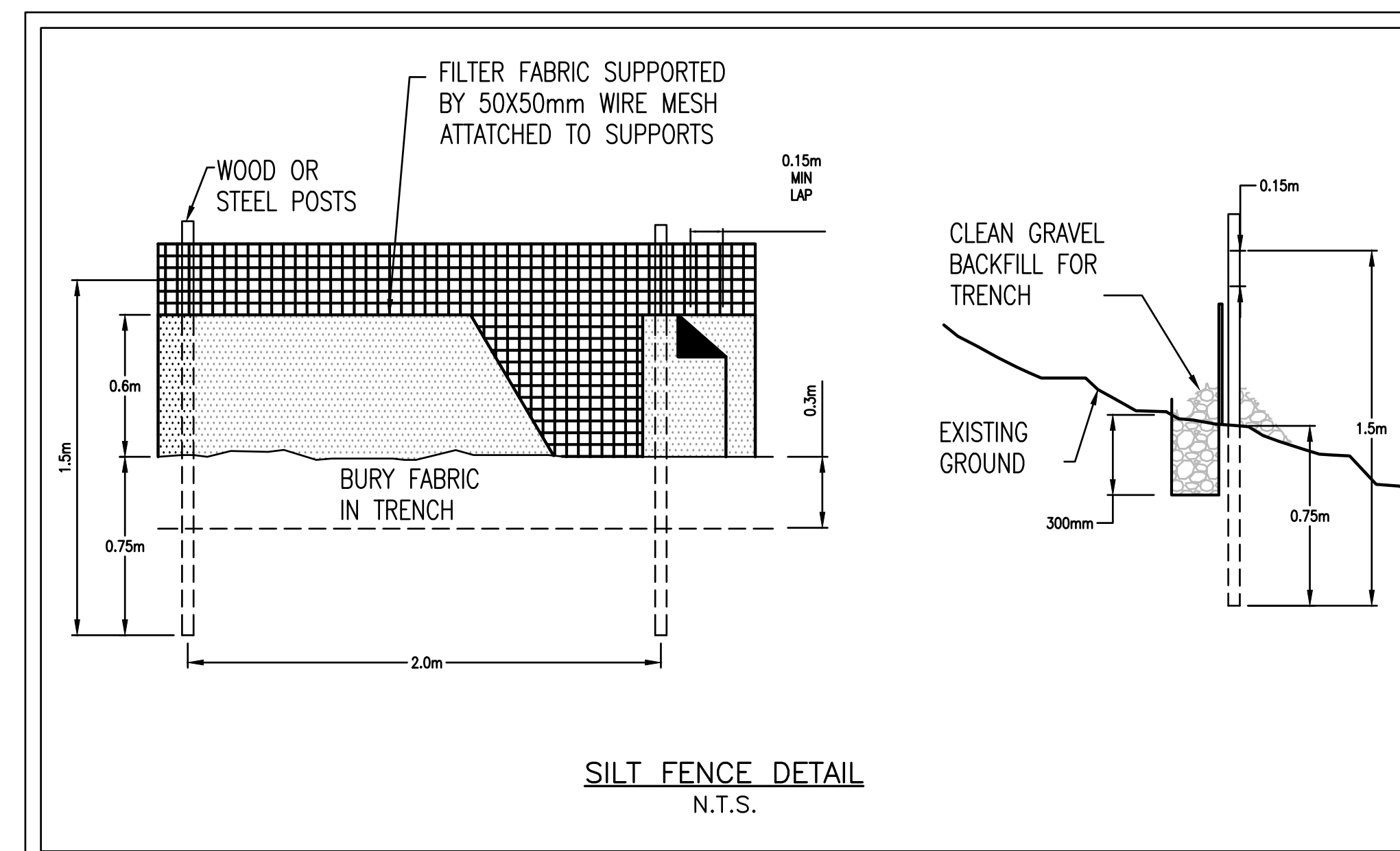
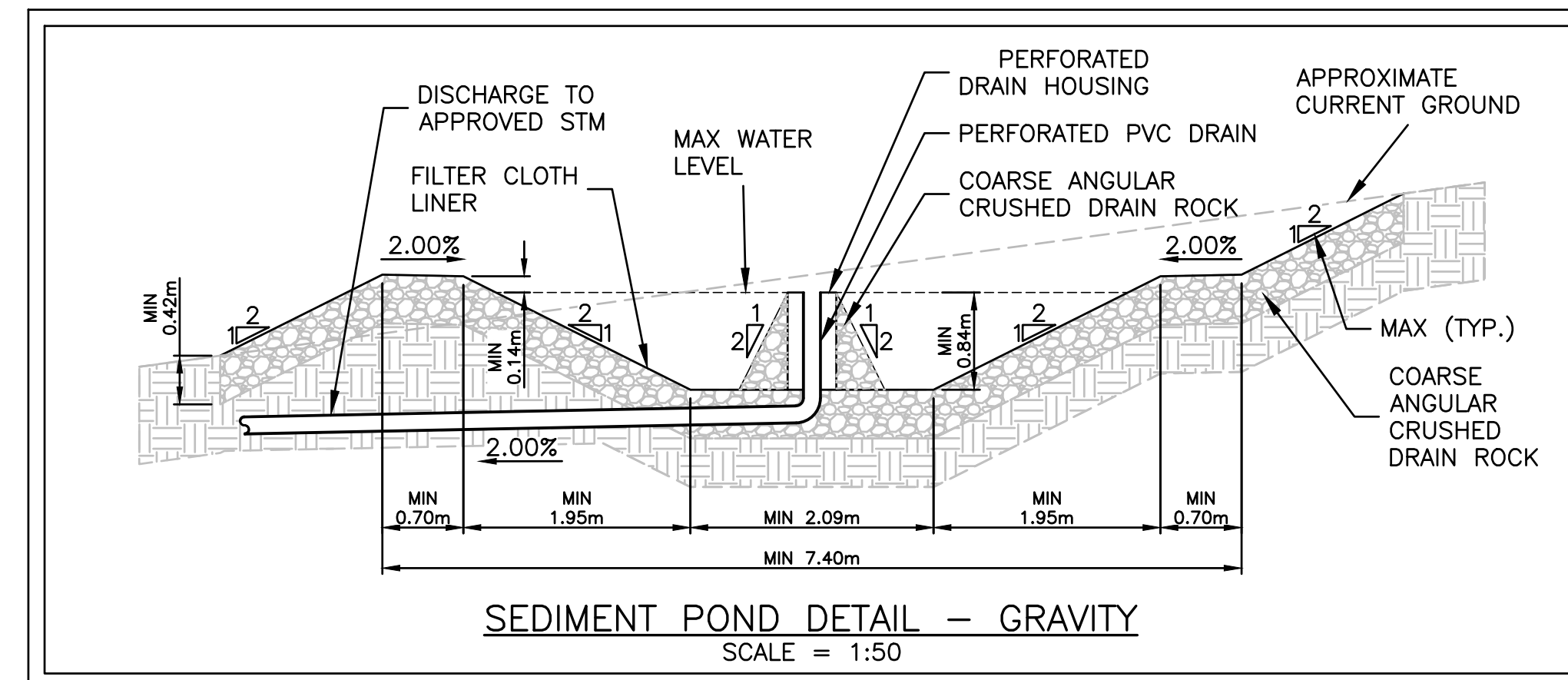
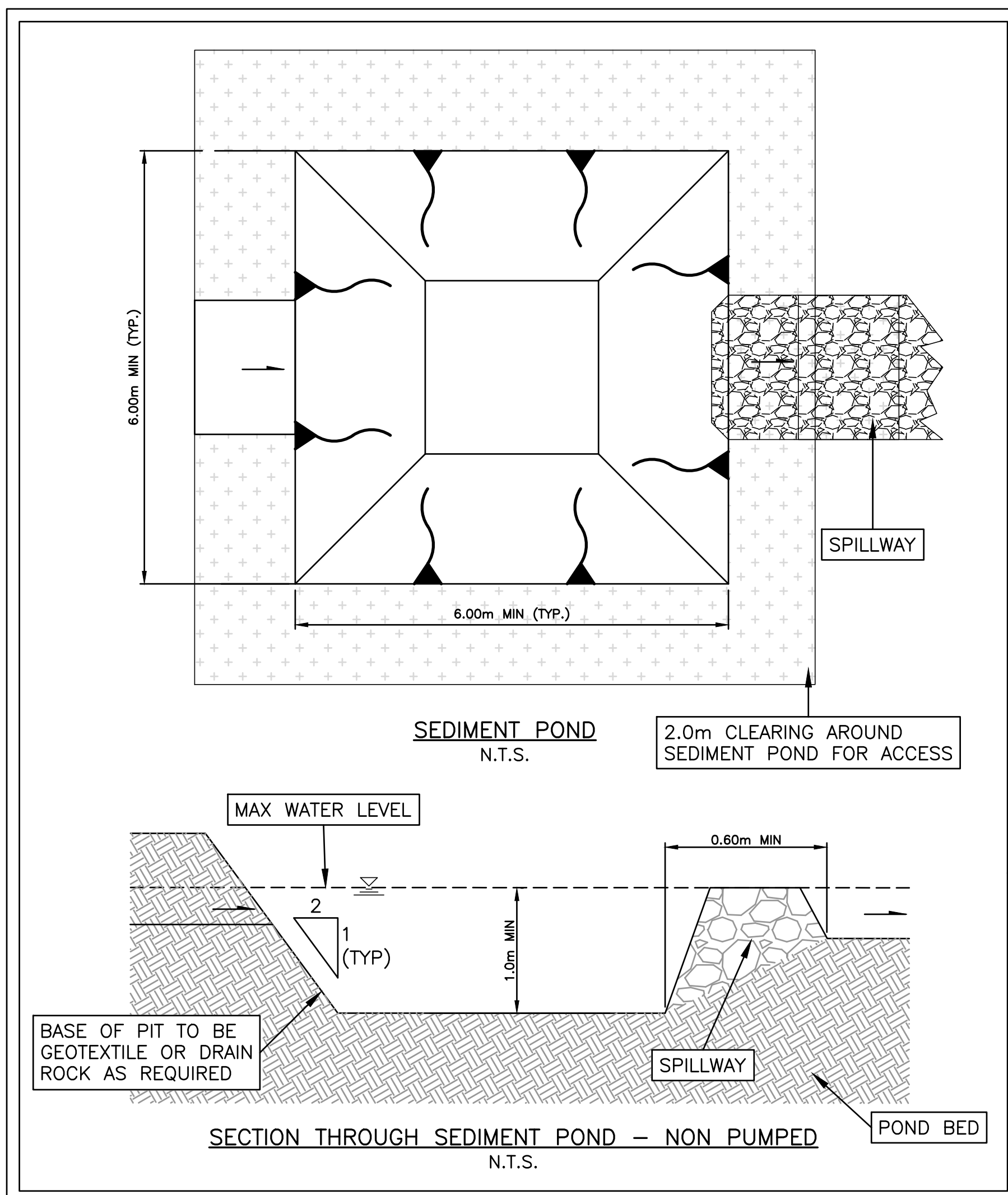
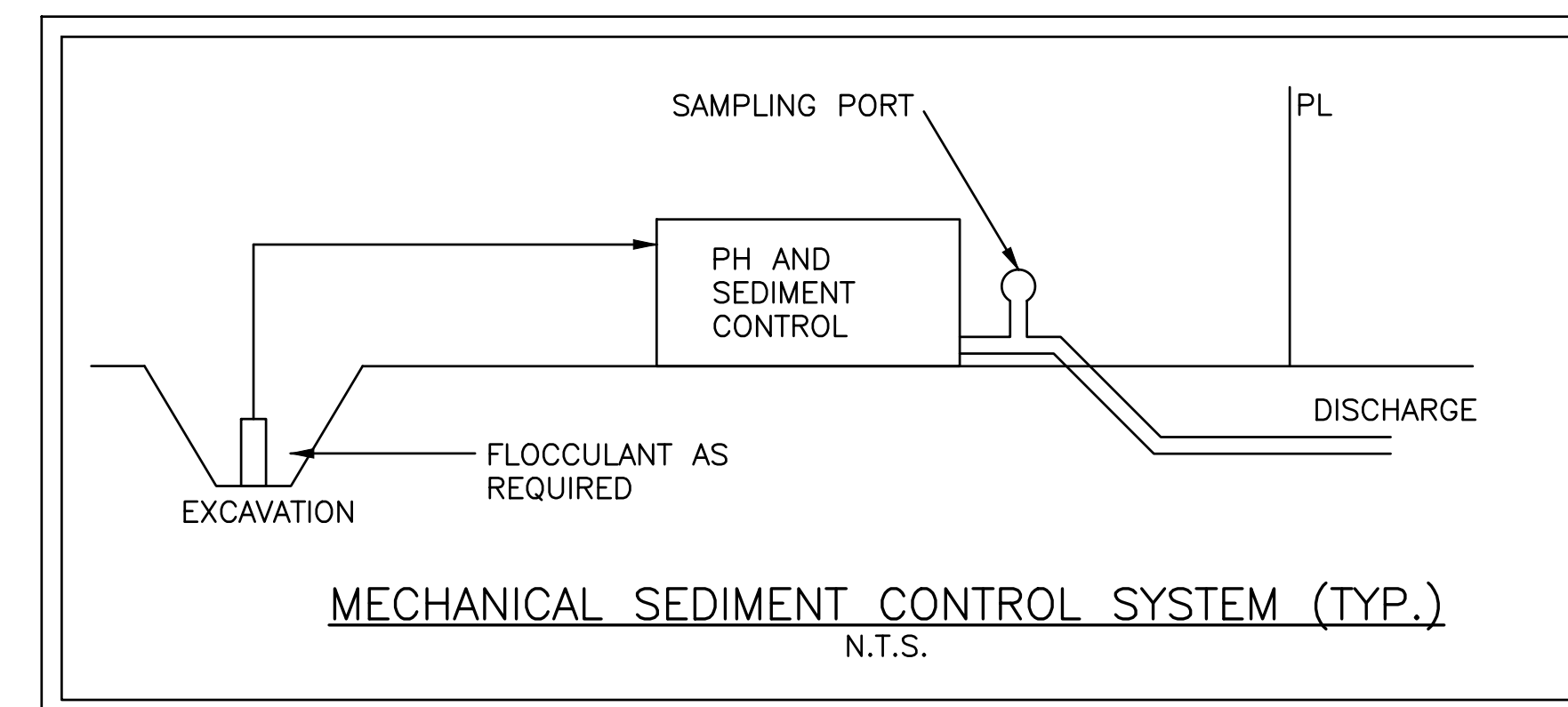
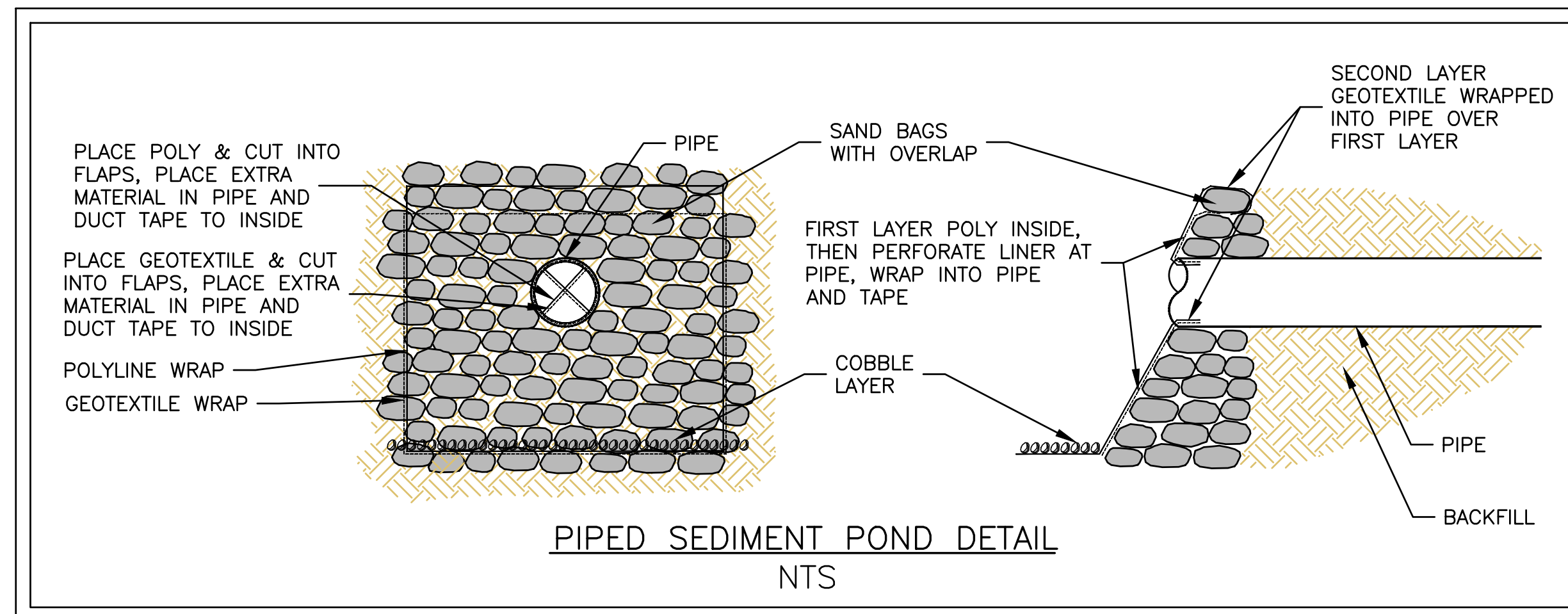
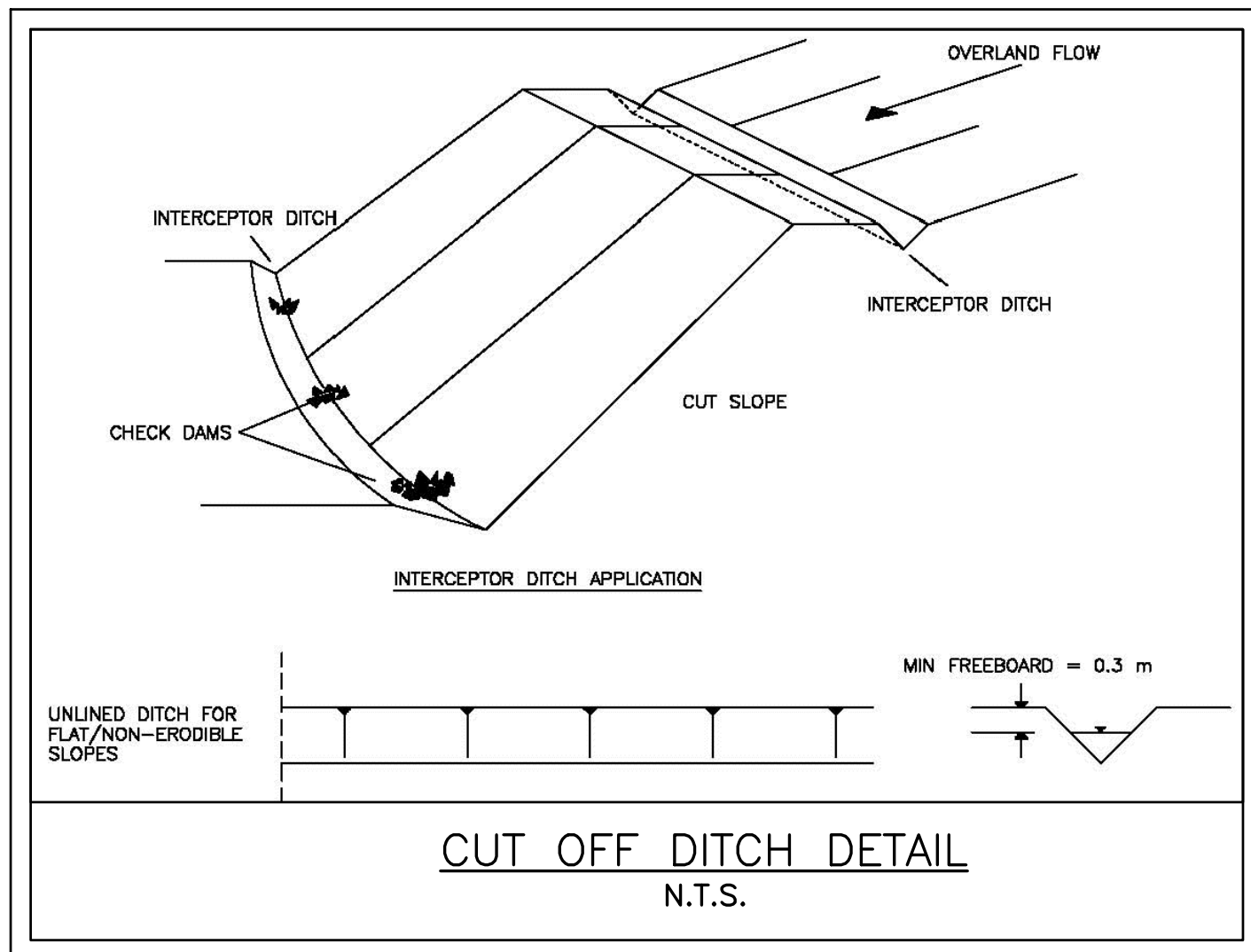
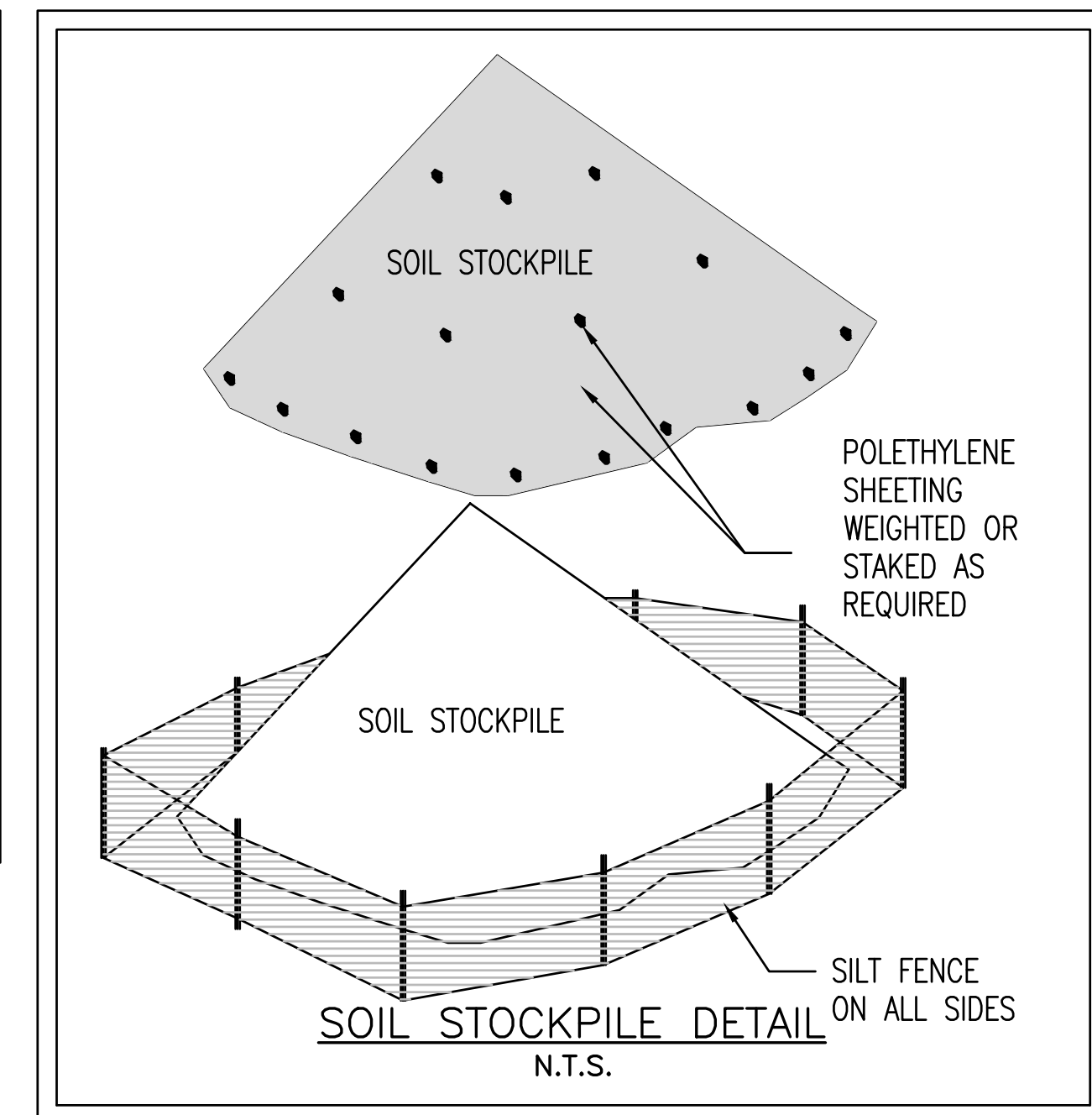
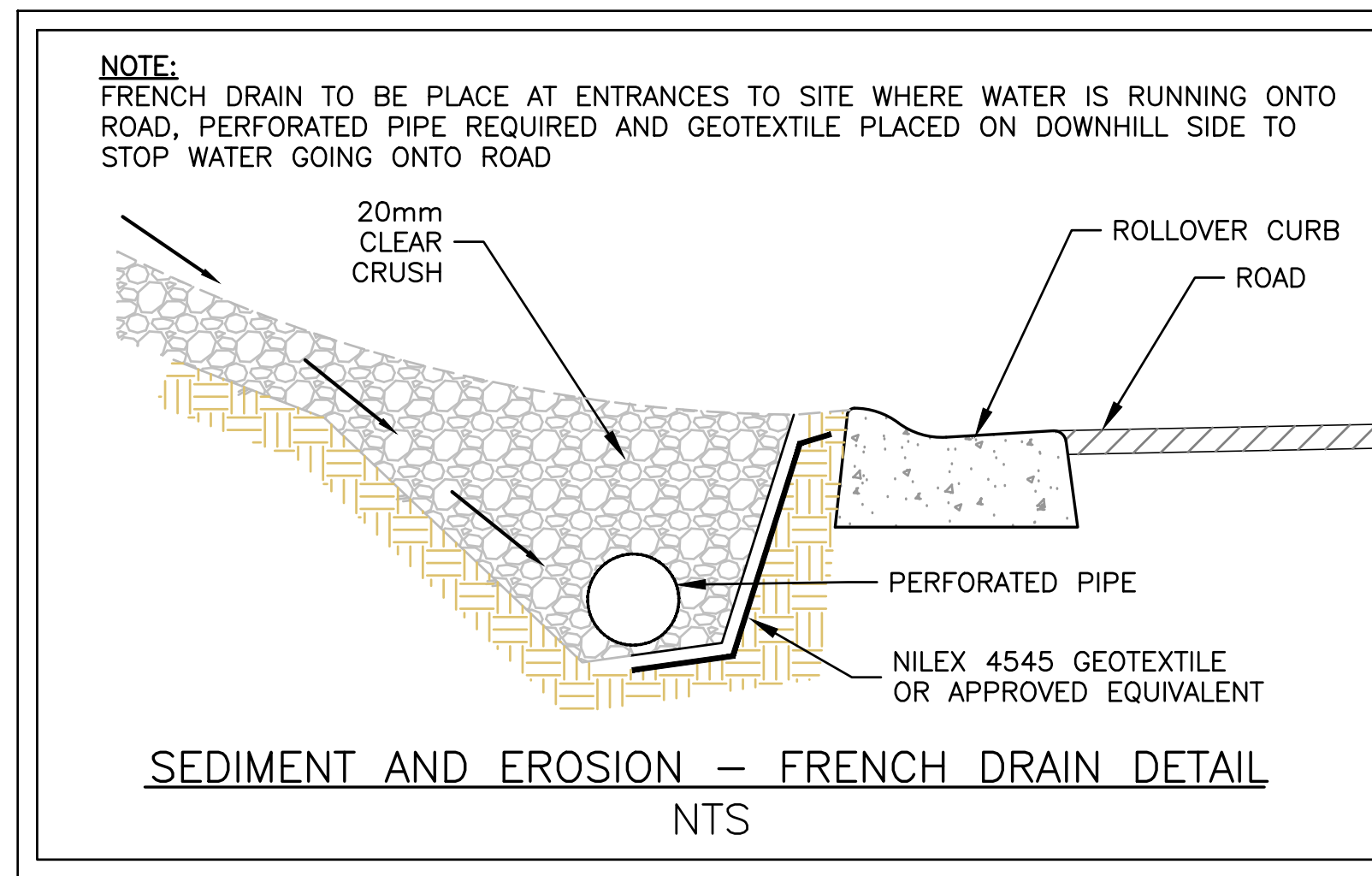
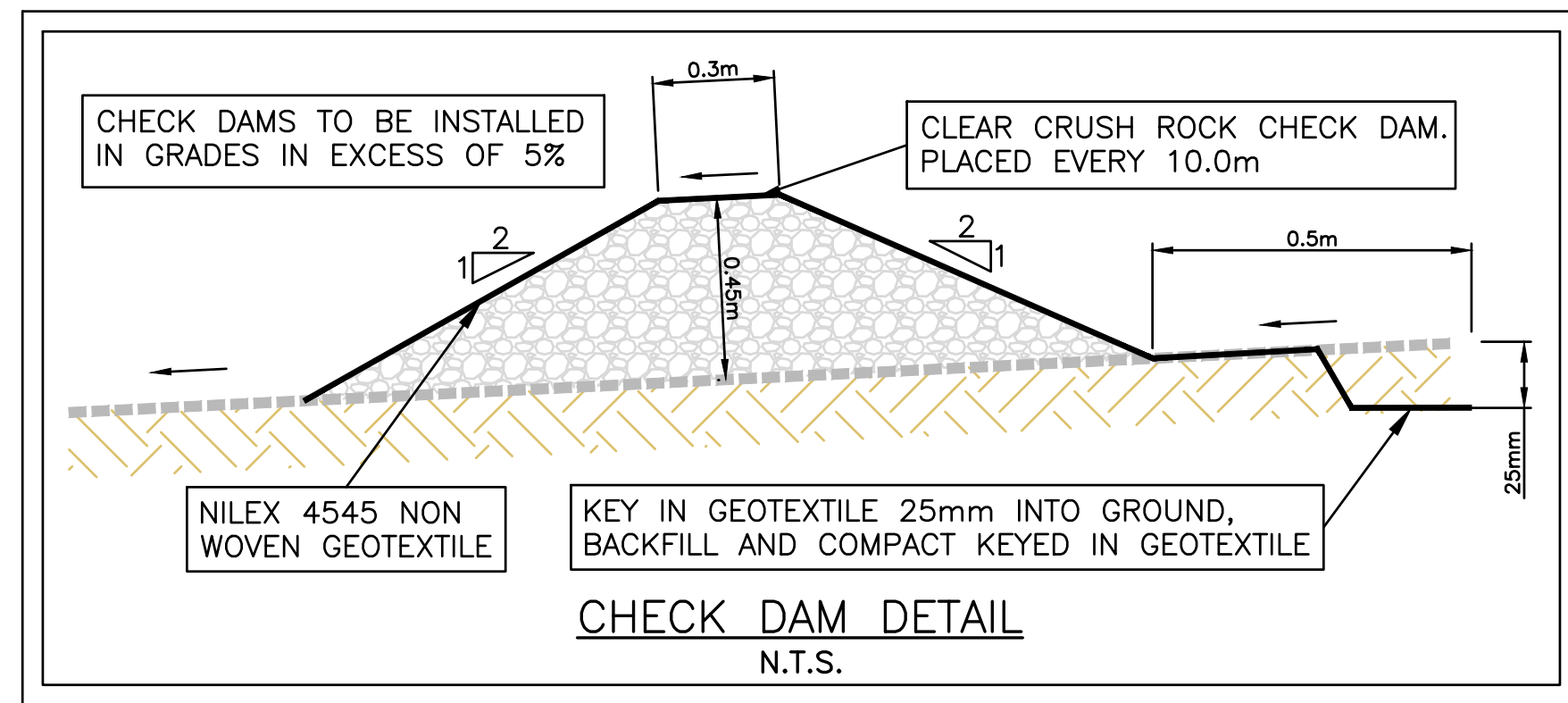
ESC LEGEND

SILT FENCE	
SEDIMENT CONTROL POND	
CUTOFF DITCH	
OB REQUIRING A SILT SACK	
TURBIDITY MONITORING LOCATION	
EXISTING GROUND ELEVATION AS PER LIDAR SURVEY	+ 7.35
PROPOSED ELEVATION	



NOT FOR CONSTRUCTION

SEE DRAWING KEY-OL2-1 FOR GENERAL NOTES
 SEE DRAWING R-OL2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-OL2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-OL2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS



DRAWING LEGEND

LEGEND	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY SYSTEM	---	---	---
HYDRO TO STREETLIGHT	---	---	---
STREETLIGHT	---	---	---
EXISTING	---	---	---
PROP.	---	---	---
TO BE REMOVED	---	---	---
FIRE HYDRANT	---	---	---
GATE VALVE	---	---	---
VALVE	---	---	---
REDUCER	---	---	---
INSPECTION CHAMBER	---	---	---
CATCHER (STV/SD)	---	---	---
CHP	---	---	---
MANHOLE	---	---	---
POWER POLE	---	---	---
STREETLIGHT	---	---	---



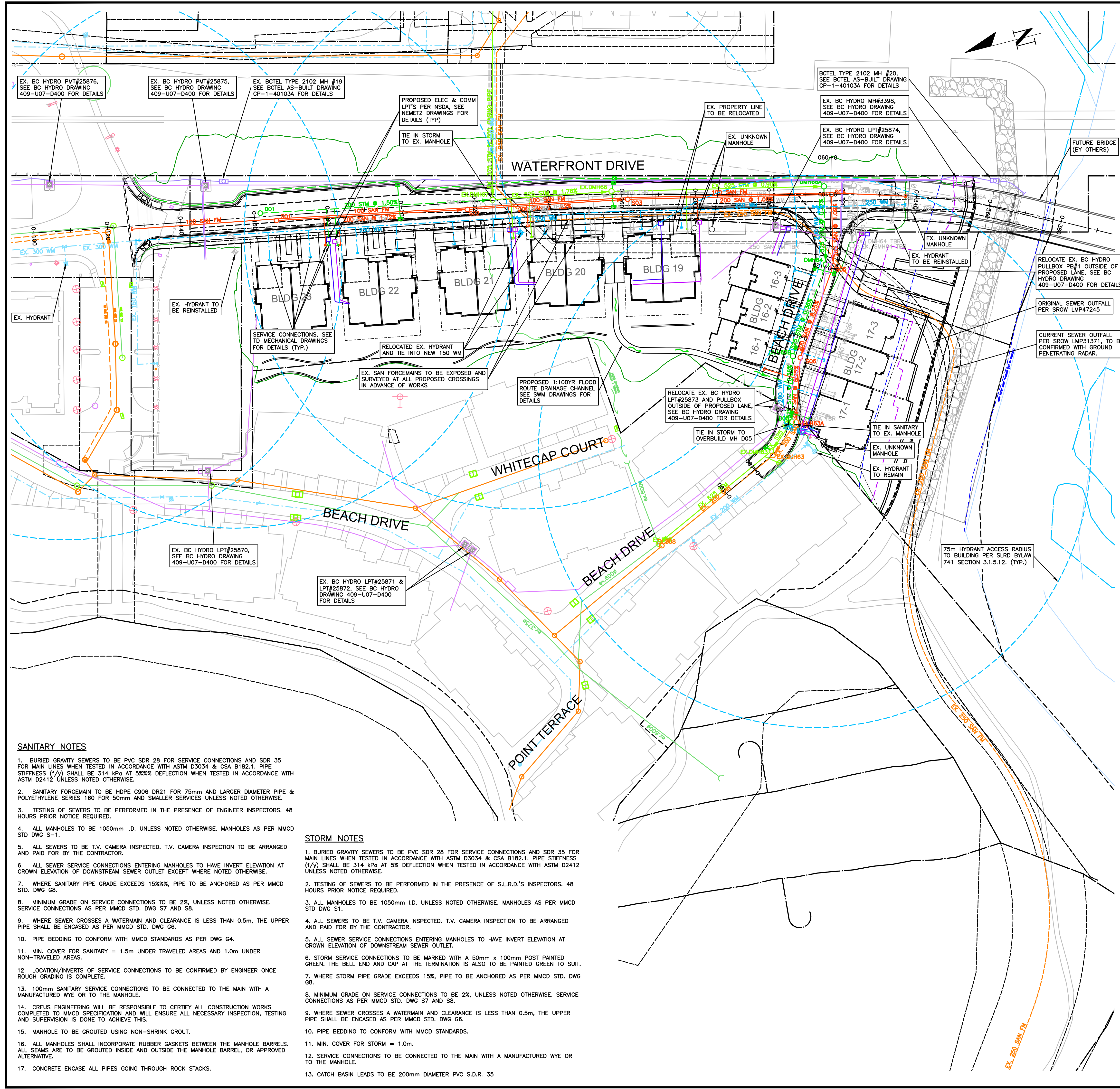
approved
 2024-12-09
 client: FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

title: EROSION AND SEDIMENT CONTROL PLAN DETAILS

no.	date	revision	by	checked
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	T.J.	C.W.
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T.J.	C.W.
10	24-08-27	ISSUED FOR BUILDING PERMIT	T.J.	C.W.
9	24-08-28	ISSUED FOR BUILDING PERMIT	T.J.	C.W.
8	24-08-22	ISSUED FOR BUILDING PERMIT	T.J.	C.W.
7	24-07-02	ISSUED FOR TEAM REVIEW	T.J.	C.W.
6	24-06-27	ADDITIONAL UPDATE PER NDSA	T.J.	C.W.
5	24-05-07	UPDATING BLOG IT PER ARCH	T.J.	C.W.

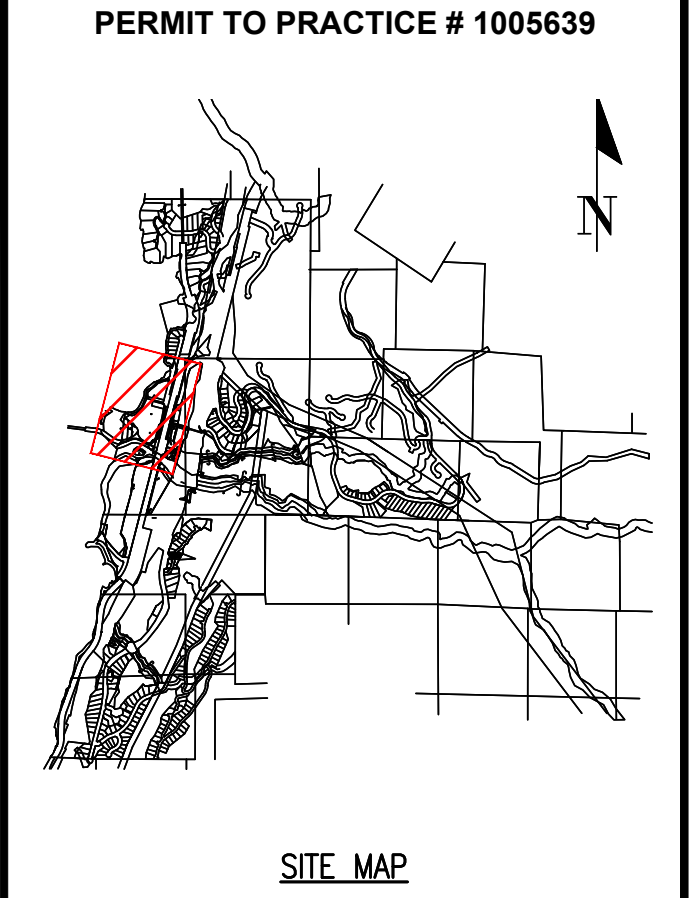
engineer of record	scale	hor.	vert.
EDH			
designed by	EDH	file no.	14305
drawn by	T.J.	drawing no.	ESC-OL2-2
date	2022-09-27		



SEE DRAWING KEY-OL2-1 FOR GENERAL NOTES
 SEE DRAWING R-OL2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-OL2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-OL2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICES PLANS

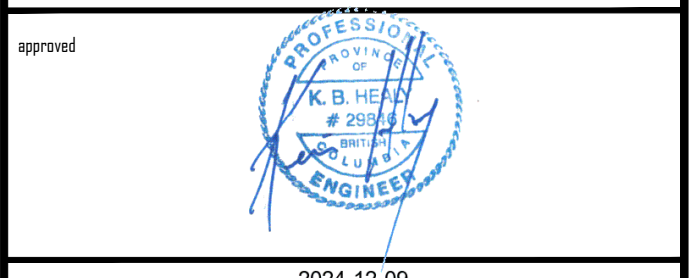
CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

VIS-ENG CONSULTING LTD.
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 WEB: VIS-ENG.ca



DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING RELOCATED	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCH BASIN (STD/S)	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved: 2024-12-09
 client: FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

title: SERVICING PLAN

no.	date	revision	by	chk
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	T.U.	C.W.
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T.U.	T.U.
10	24-08-27	ISSUED FOR BUILDING PERMIT	T.U.	C.W.
9	24-08-28	ISSUED FOR BUILDING PERMIT	T.U.	C.W.
8	24-08-22	ISSUED FOR BUILDING PERMIT	T.U.	T.U.
7	24-07-02	ISSUED FOR TEAM REVIEW	T.U.	T.U.
6	24-06-27	ADDITIONAL UPDATE PER NDSA	T.U.	T.U.
5	24-05-07	UPDATING BLOG 17 PER ARCH	T.U.	T.U.

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engineer of record: K.B. HEAL
 designed by: K.B. HEAL
 drawn by: T.U.
 date: 2022-09-27

scales: 1:500
 sheet no.: 14305
 drawing no.: C-OL2-1

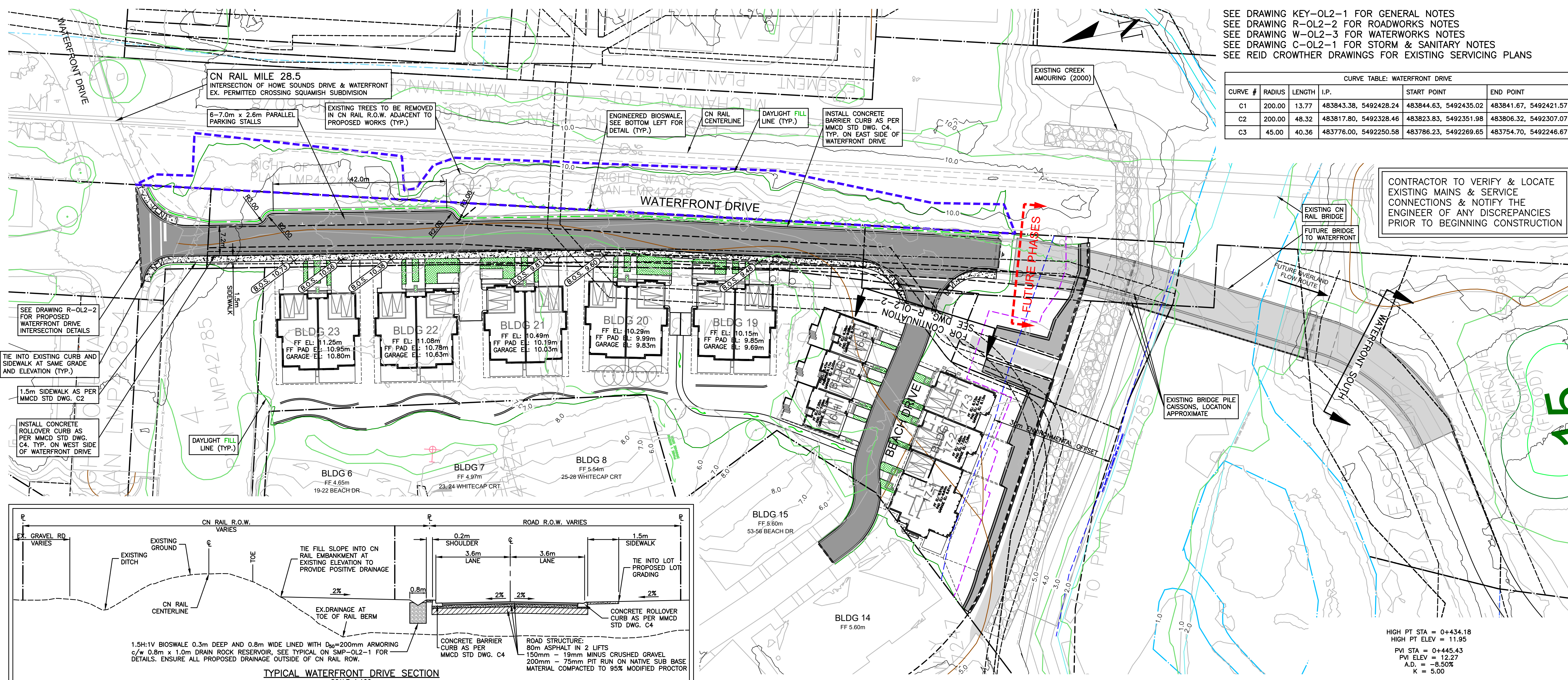
- SANITARY NOTES**
- BURIED GRAVITY SEWERS TO BE PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1. PIPE STIFFNESS (f/y) SHALL BE 314 kPa AT 5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE.
 - SANITARY FORCE MAINS TO BE HDPE C906 DR21 FOR 75mm AND LARGER DIAMETER PIPE & POLYETHYLENE SERIES 160 FOR 50mm AND SMALLER SERVICES UNLESS NOTED OTHERWISE.
 - TESTING OF SEWERS TO BE PERFORMED IN THE PRESENCE OF ENGINEER INSPECTORS. 48 HOURS PRIOR NOTICE REQUIRED.
 - ALL MANHOLES TO BE 1050mm I.D. UNLESS NOTED OTHERWISE. MANHOLES AS PER MMCD STD DWG S-1.
 - ALL SEWERS TO BE T.V. CAMERA INSPECTED. T.V. CAMERA INSPECTION TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR.
 - ALL SEWER SERVICE CONNECTIONS ENTERING MANHOLES TO HAVE INVERT ELEVATION AT CROWN ELEVATION OF DOWNSTREAM SEWER OUTLET EXCEPT WHERE NOTED OTHERWISE.
 - WHERE SANITARY PIPE GRADE EXCEEDS 15%, PIPE TO BE ANCHORED AS PER MMCD STD. DWG G8.
 - MINIMUM GRADE ON SERVICE CONNECTIONS TO BE 2%, UNLESS NOTED OTHERWISE. SERVICE CONNECTIONS AS PER MMCD STD. DWG S7 AND S8.
 - WHERE SEWER CROSSES A WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE UPPER PIPE SHALL BE ENCASED AS PER MMCD STD. DWG G6.
 - PIPE BEDDING TO CONFORM WITH MMCD STANDARDS AS PER DWG G4.
 - MIN. COVER FOR SANITARY = 1.5m UNDER TRAVELED AREAS AND 1.0m UNDER NON-TRAVELED AREAS.
 - LOCATION/INVERTS OF SERVICE CONNECTIONS TO BE CONFIRMED BY ENGINEER ONCE ROUGH GRADING IS COMPLETE.
 - 100mm SANITARY SERVICE CONNECTIONS TO BE CONNECTED TO THE MAIN WITH A MANUFACTURED WYE OR TO THE MANHOLE.
 - CREUS ENGINEERING WILL BE RESPONSIBLE TO CERTIFY ALL CONSTRUCTION WORKS COMPLETED TO MMCD SPECIFICATION AND WILL ENSURE ALL NECESSARY INSPECTION, TESTING AND SUPERVISION IS DONE TO ACHIEVE THIS.
 - MANHOLE TO BE GROUTED USING NON-SHRINK GROUT.
 - ALL MANHOLES SHALL INCORPORATE RUBBER GASKETS BETWEEN THE MANHOLE BARRELS. ALL SEAMS ARE TO BE GROUTED INSIDE AND OUTSIDE THE MANHOLE BARREL, OR APPROVED ALTERNATIVE.
 - CONCRETE ENCASE ALL PIPES GOING THROUGH ROCK STACKS.

- STORM NOTES**
- BURIED GRAVITY SEWERS TO BE PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1. PIPE STIFFNESS (f/y) SHALL BE 314 kPa AT 5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412 UNLESS NOTED OTHERWISE.
 - TESTING OF SEWERS TO BE PERFORMED IN THE PRESENCE OF S.L.R.D.'S INSPECTORS. 48 HOURS PRIOR NOTICE REQUIRED.
 - ALL MANHOLES TO BE 1050mm I.D. UNLESS NOTED OTHERWISE. MANHOLES AS PER MMCD STD DWG S1.
 - ALL SEWERS TO BE T.V. CAMERA INSPECTED. T.V. CAMERA INSPECTION TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR.
 - ALL SEWER SERVICE CONNECTIONS ENTERING MANHOLES TO HAVE INVERT ELEVATION AT CROWN ELEVATION OF DOWNSTREAM SEWER OUTLET.
 - STORM SERVICE CONNECTIONS TO BE MARKED WITH A 50mm x 100mm POST PAINTED GREEN. THE BELL END AND CAP AT THE TERMINATION IS ALSO TO BE PAINTED GREEN TO SUIT.
 - WHERE STORM PIPE GRADE EXCEEDS 15%, PIPE TO BE ANCHORED AS PER MMCD STD. DWG G8.
 - MINIMUM GRADE ON SERVICE CONNECTIONS TO BE 2%, UNLESS NOTED OTHERWISE. SERVICE CONNECTIONS AS PER MMCD STD. DWG S7 AND S8.
 - WHERE SEWER CROSSES A WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE UPPER PIPE SHALL BE ENCASED AS PER MMCD STD. DWG G6.
 - PIPE BEDDING TO CONFORM WITH MMCD STANDARDS.
 - MIN. COVER FOR STORM = 1.0m.
 - SERVICE CONNECTIONS TO BE CONNECTED TO THE MAIN WITH A MANUFACTURED WYE OR TO THE MANHOLE.
 - CATCH BASIN LEADS TO BE 200mm DIAMETER PVC S.D.R. 35

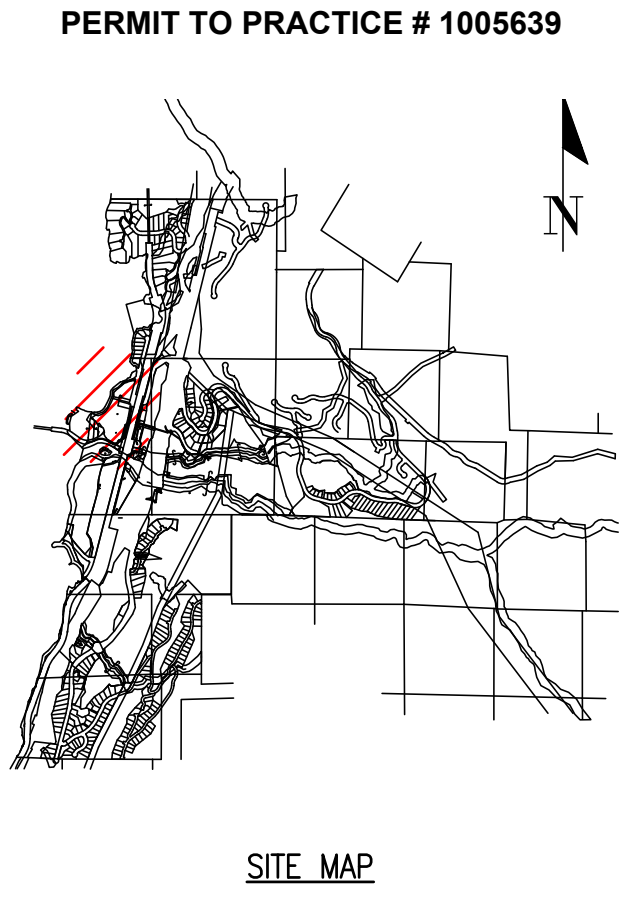
NOT FOR CONSTRUCTION

SEE DRAWING KEY-OL2-1 FOR GENERAL NOTES
 SEE DRAWING R-OL2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-OL2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-OL2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CURVE #	RADIUS	LENGTH	I.P.	START POINT	END POINT
C1	200.00	13.77	483843.38, 5492428.24	483844.63, 5492435.02	483841.67, 5492421.57
C2	200.00	48.32	483817.80, 5492328.46	483823.83, 5492351.98	483806.32, 5492307.07
C3	45.00	40.36	483776.00, 5492250.58	483786.23, 5492269.65	483754.70, 5492246.67



CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION



DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE		
EXISTING WATERMAIN		
EXISTING SANITARY		
EXISTING HYDRO		
EXISTING STREETLIGHT		
EXISTING FIRE HYDRANT		
EXISTING GATE VALVE		
EXISTING AIR VALVE		
EXISTING REDUCER		
EXISTING CHECK VALVE		
EXISTING POWER POLE		
EXISTING STREETLIGHT		



2024-12-09

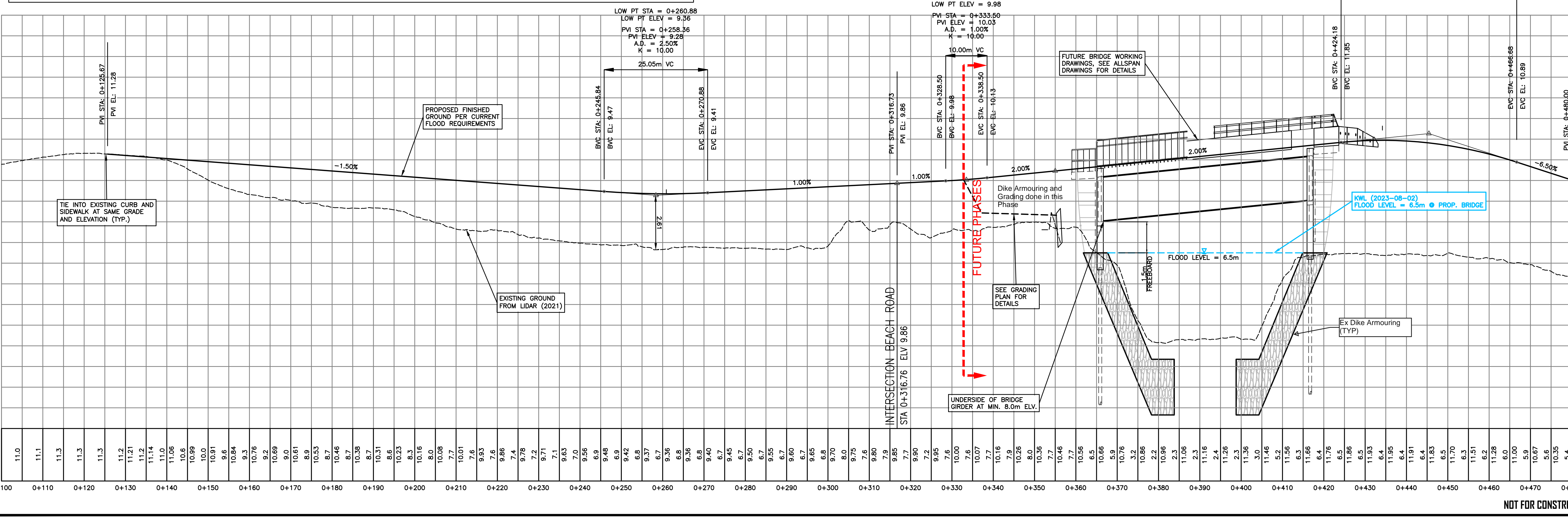
FINE PEACE HOLDINGS LTD.

OLVER'S LANDING
 FURRY CREEK, BC

ROADWORKS
 WATERFRONT DRIVE

no.	by/m/d	revision	scale
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	C/M
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	T/U
10	24-08-27	ISSUED FOR BUILDING PERMIT	C/M
9	24-08-28	ISSUED FOR BUILDING PERMIT	C/M
8	24-08-22	ISSUED FOR BUILDING PERMIT	T/U
7	24-07-02	ISSUED FOR TEAM REVIEW	T/U
6	24-06-27	ADDITIONAL UPDATE PER NDSA	T/U
5	24-05-07	UPDATING BLOG IT PER ARCH	T/U

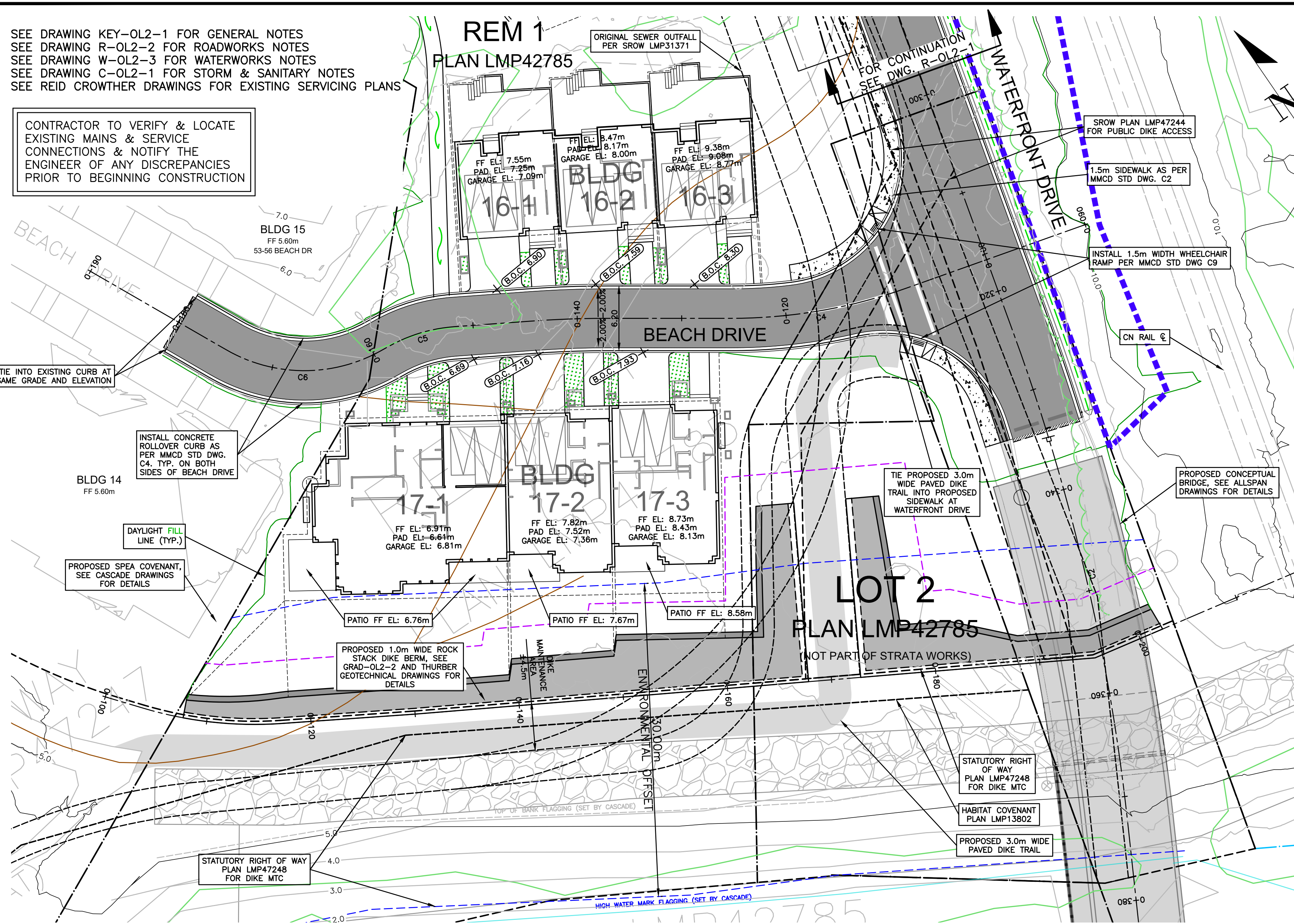
designed by	EDH	scale	1:500
drawn by	T.U	hor.	1:100
date	2022-09-27	vert.	1:100
		file no.	14305
		drawing no.	R-OL2-1



NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

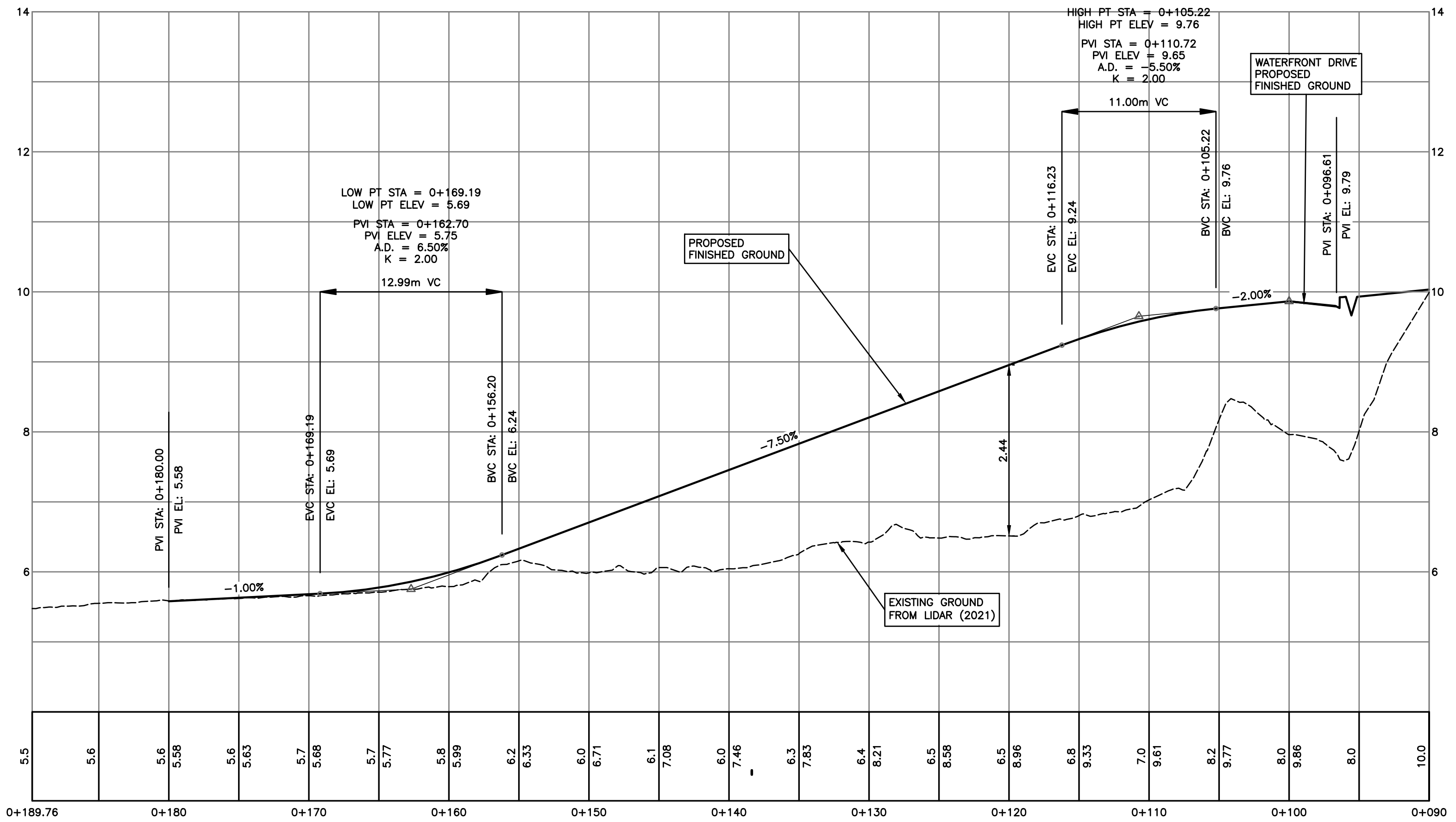
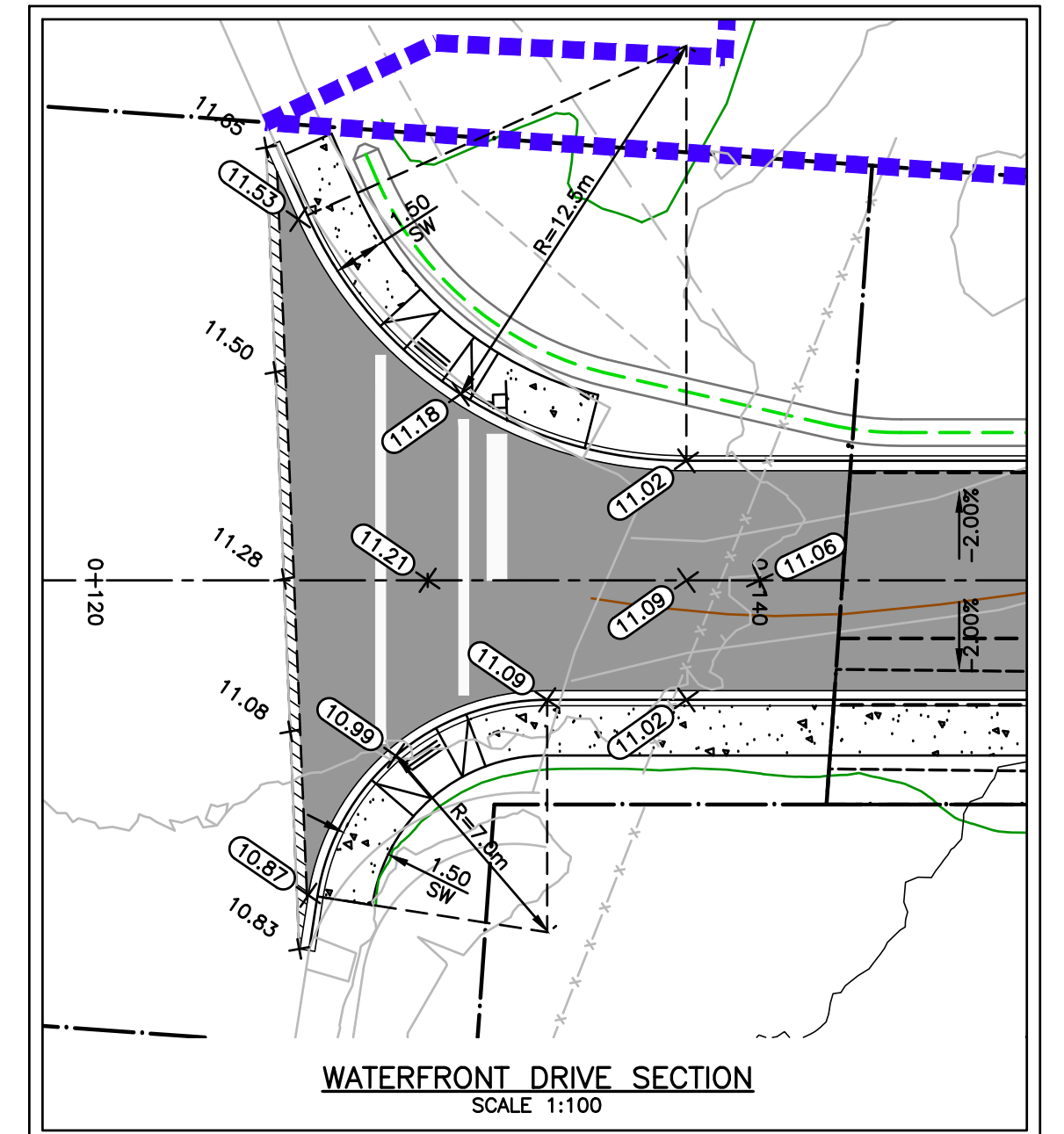
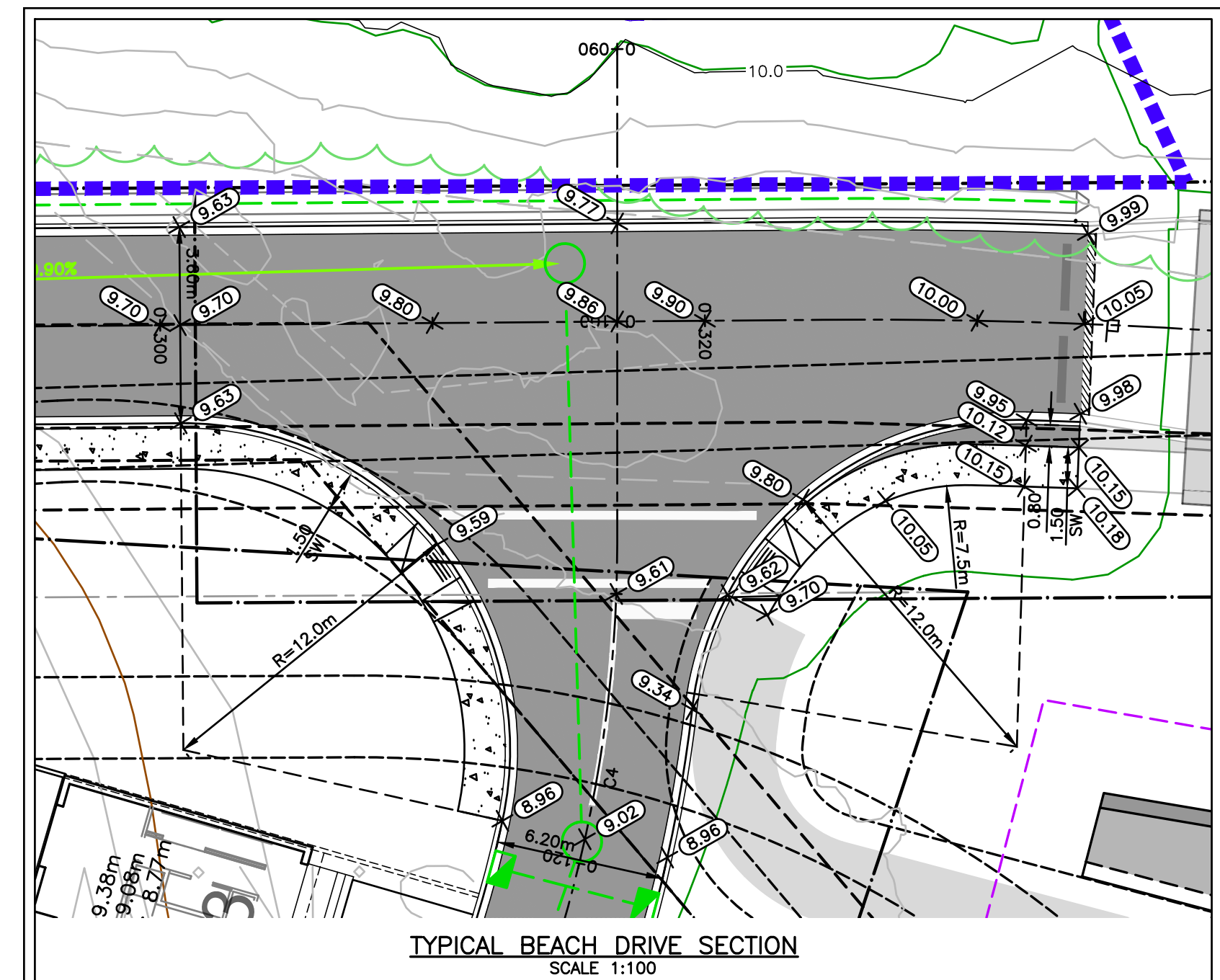
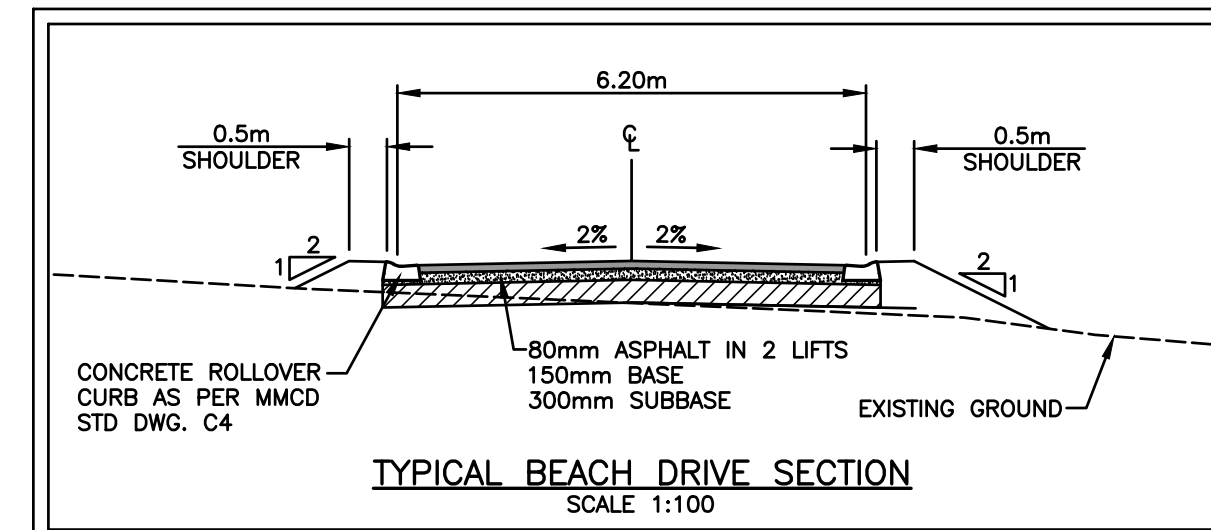


ROADWORK NOTES

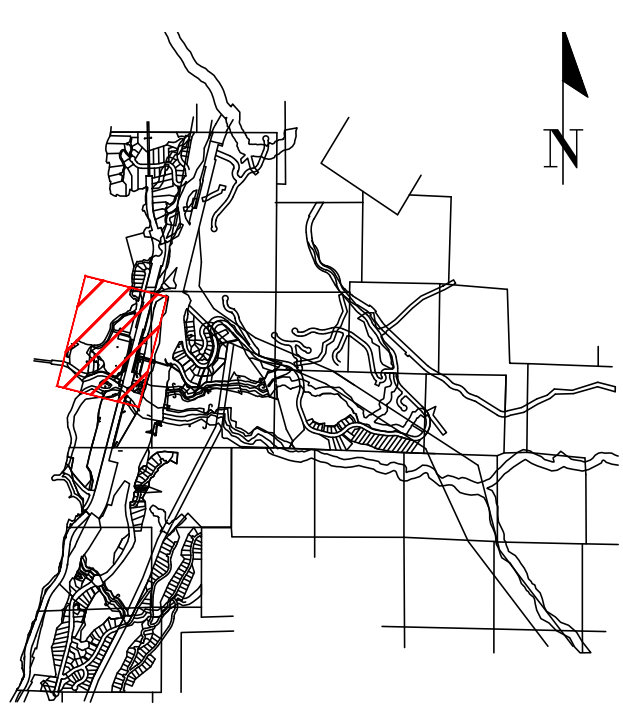
1. ALL MANHOLE LIDS, VALVE COVERS, CATCH BASIN RIMS AND LIDS OF ANY OTHER STRUCTURE TO BE SET AT FIRST LIFT ROAD ELEVATIONS & RAISED TO FINAL GRADE WHEN FINAL LIFT INSTALLED.
2. ALL STRUCTURAL FILL TO BE CONSTRUCTED TO THE REQUIREMENTS AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
3. ALL LOOSE AND ORGANIC MATERIAL TO BE EXCAVATED FROM ROADWAY, AND DISPOSED OF BY CONTRACTOR OFF SITE.
4. CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
5. TIE-IN TO EXISTING ASPHALT WITH VERTICAL DIAMOND SAW CUTS. PAVEMENT IS TO BE PLACED IN TWO LIFTS OF 50mm EACH. NEW ASPHALT TO BE KEED INTO EXISTING ASPHALT BY MILLING A 50mm DEEP BY 1.0m WIDE STRIP.
6. THE CONTRACTOR WILL ROUGHLY GRADE THE BOULEVARDS TO THE PROFILE SHOWN ON THE CROSS SECTIONS AT THE SAME TIME AS ROAD GRADING.
8. SUBGRADE AND ROADBASE MATERIALS SHALL BE PROPERLY PLACED & COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DRY DENSITY (100% STD PROCTOR) (ASTM D1557).
9. ALL FILL SLOPES TO RECEIVE 100mm MIN OF ORGANICS ON TOP OF DESIGN CROSS SECTION. OWNER TO ARRANGE FOR HYDRO MULCHING AS WORK IS COMPLETED.

CURVE TABLE: BEACH DRIVE

CURVE #	RADIUS	LENGTH	I.P.	START POINT	END POINT
C4	50.00	17.07	483809.48, 5492363.59	483817.81, 5492361.39	483802.37, 5492368.46
C5	100.00	7.29	483789.55, 5492377.25	483792.56, 5492375.19	483786.40, 5492379.08
C6	15.00	6.48	483777.17, 5492384.47	483780.01, 5492382.81	483773.89, 5492384.78
C7	15.00	15.44	483764.41, 5492385.69	483772.85, 5492384.88	483760.75, 5492393.34



PERMIT TO PRACTICE # 1005639



DRAWING LEGEND

SYMBOL	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCH BASIN (C/S)	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



2024-12-09

FINE PEACE HOLDINGS LTD.

OLVER'S LANDING
 FURRY CREEK, BC

ROADWORKS
 BEACH DRIVE

NO.	DATE	REVISION	BY
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CJM
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CJM
9	24-08-28	ISSUED FOR BUILDING PERMIT	CJM
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-05-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

engineer of record: KBJ
 designed by: KBJ
 drawn by: TJJ
 date: 2022-09-27

scale: 1:500
 sheet no.: 14305
 drawing no.: R-0L2-2

NOT FOR CONSTRUCTION

NOTE: ALL FINISHED GRADE ELEVATIONS SHOWN ARE SUBGRADE EXCEPT OTHERWISE NOTED

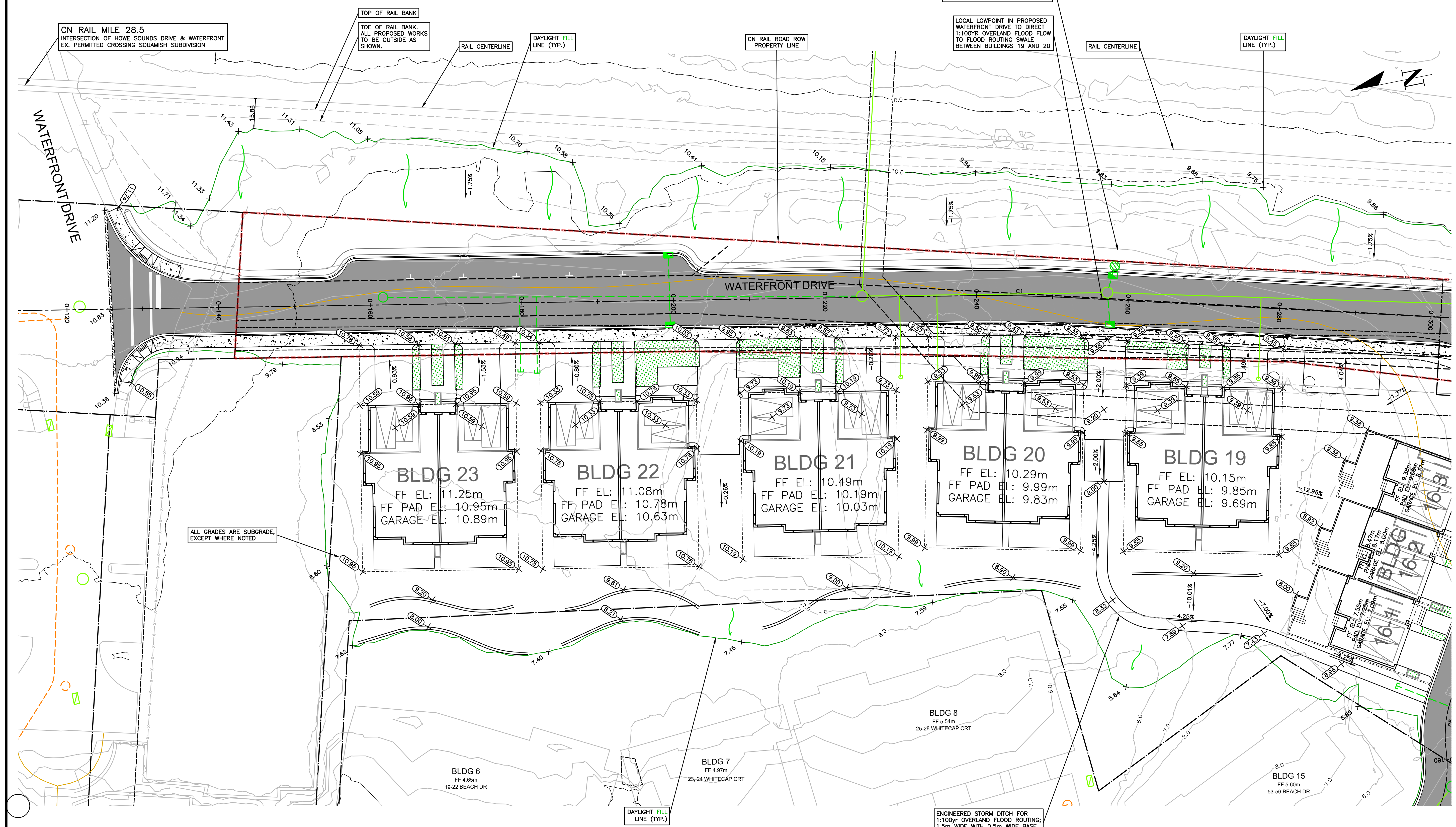
SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
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TOP INLET LAWBASIN TYPE 2 LB01 AS PER MMCO STD DET. S12 C/W 150 LEAD Ø MIN 2% GRADE (TYP.)
 RM EL: 9.16
 INV. EL: 7.93

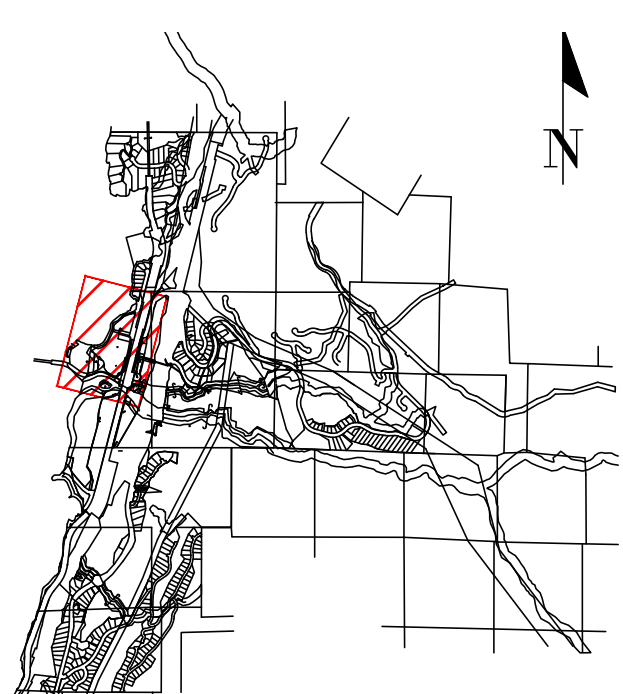
LOCAL LOWPOINT IN PROPOSED WATERFRONT DRIVE TO DIRECT 1:100YR OVERLAND FLOOD FLOW TO FLOOD ROUTING SWALE BETWEEN BUILDINGS 19 AND 20

ENGINEERED STORM DITCH FOR 1:100YR OVERLAND FLOOD ROUTING; 1.5m WIDE WITH 0.5m WIDE BASE AND SIDES AT 3H:1V



VIS-ENG CONSULTING LTD.
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 WEB: VIS-ENG.ca

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
PROP. FIRE HYDRANT	---	---	---
PROP. GATE VALVE	---	---	---
PROP. VALVE	---	---	---
PROP. INSPECTION CHAMBER	---	---	---
PROP. CATCH-BASIN (C/S)/S/D	---	---	---
PROP. MANHOLE	---	---	---
PROP. POWER POLE	---	---	---
PROP. STREETLIGHT	---	---	---



client: 2024-12-09
 FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING
 FURRY CREEK, BC

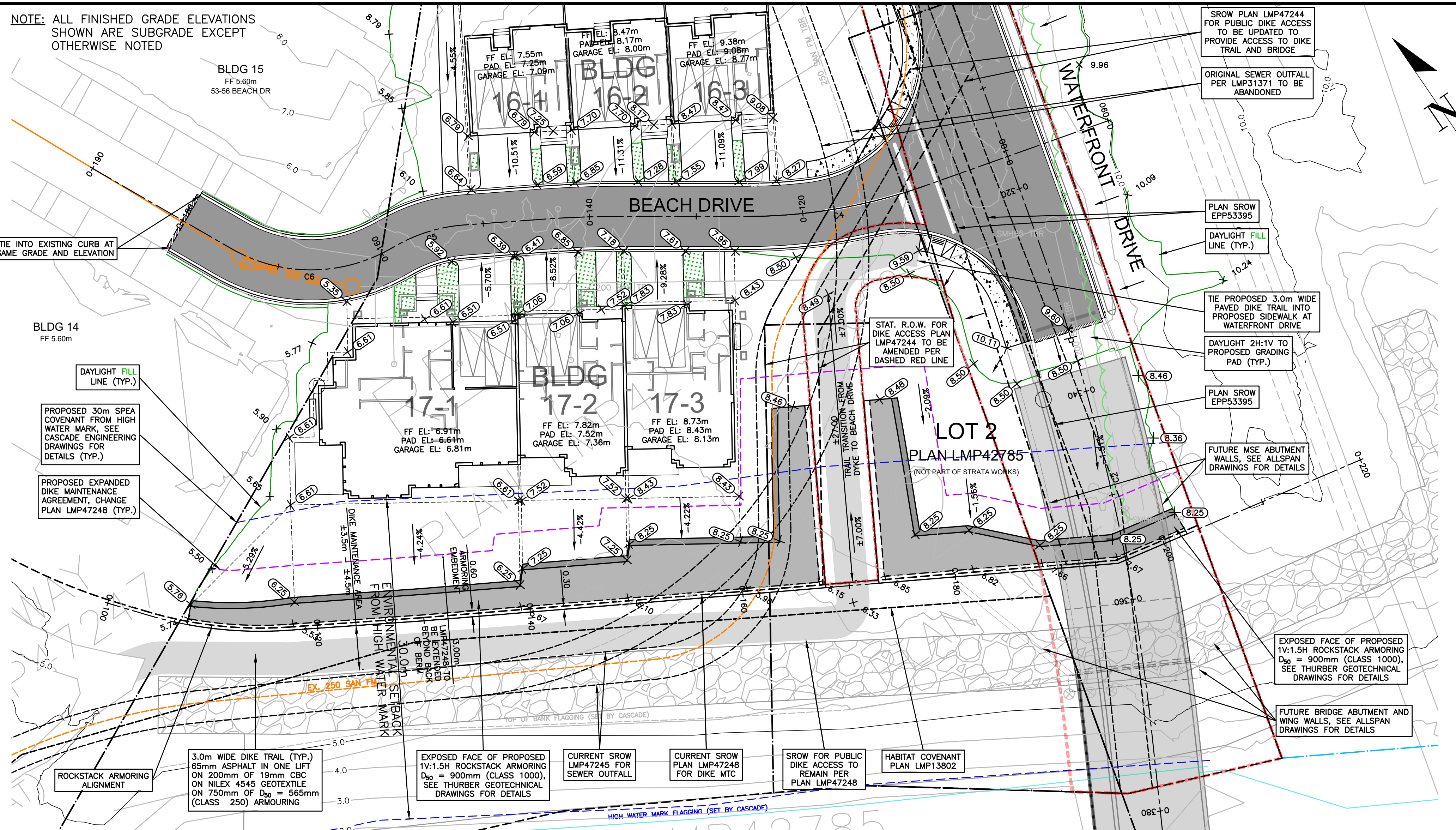
title: GRADING PLAN
 WATERFRONT DRIVE

no.	date	revision	by	chk
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW	
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ	
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW	
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW	
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ	
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ	
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ	
5	24-05-07	UPDATING BLDG 17 PER ARCH	TJJ	

engineer of record	EDH	scale	1:250
designed by	EDH	hor.	
drawn by	TJJ	vert.	
date	2022-10-27	file no.	14305
		drawing no.	GRAD-0L2-1

NOT FOR CONSTRUCTION

NOTE: ALL FINISHED GRADE ELEVATIONS SHOWN ARE SUBGRADE EXCEPT OTHERWISE NOTED

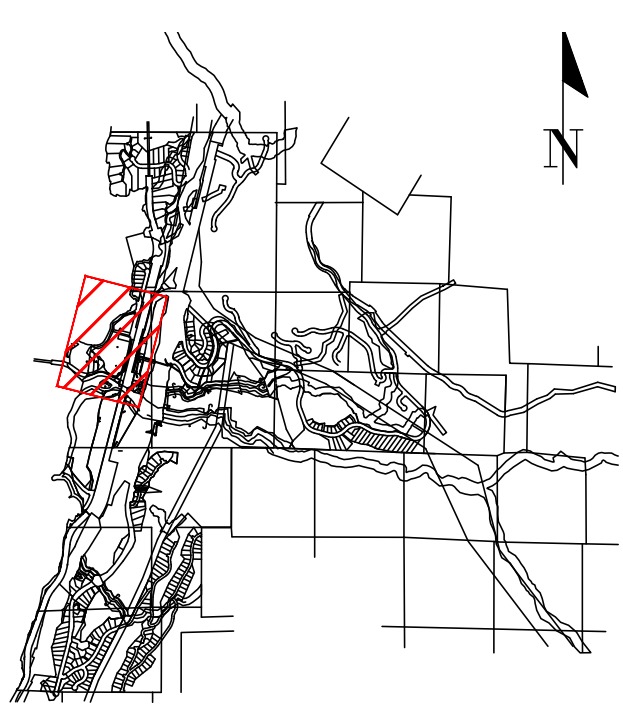


SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

VIS-ENG CONSULTING LTD.
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 WEB: VIS-ENG.ca

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING PRESSURE	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCH BASIN (CIB)/SD	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved

2024-12-09

client

FINE PEACE HOLDINGS LTD.

project

OLIVER'S LANDING

FURRY CREEK, BC

title

GRADING PLAN

BEACH DRIVE & DIKE

no.	date	revision	by
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ
4			
3			
2			
1			

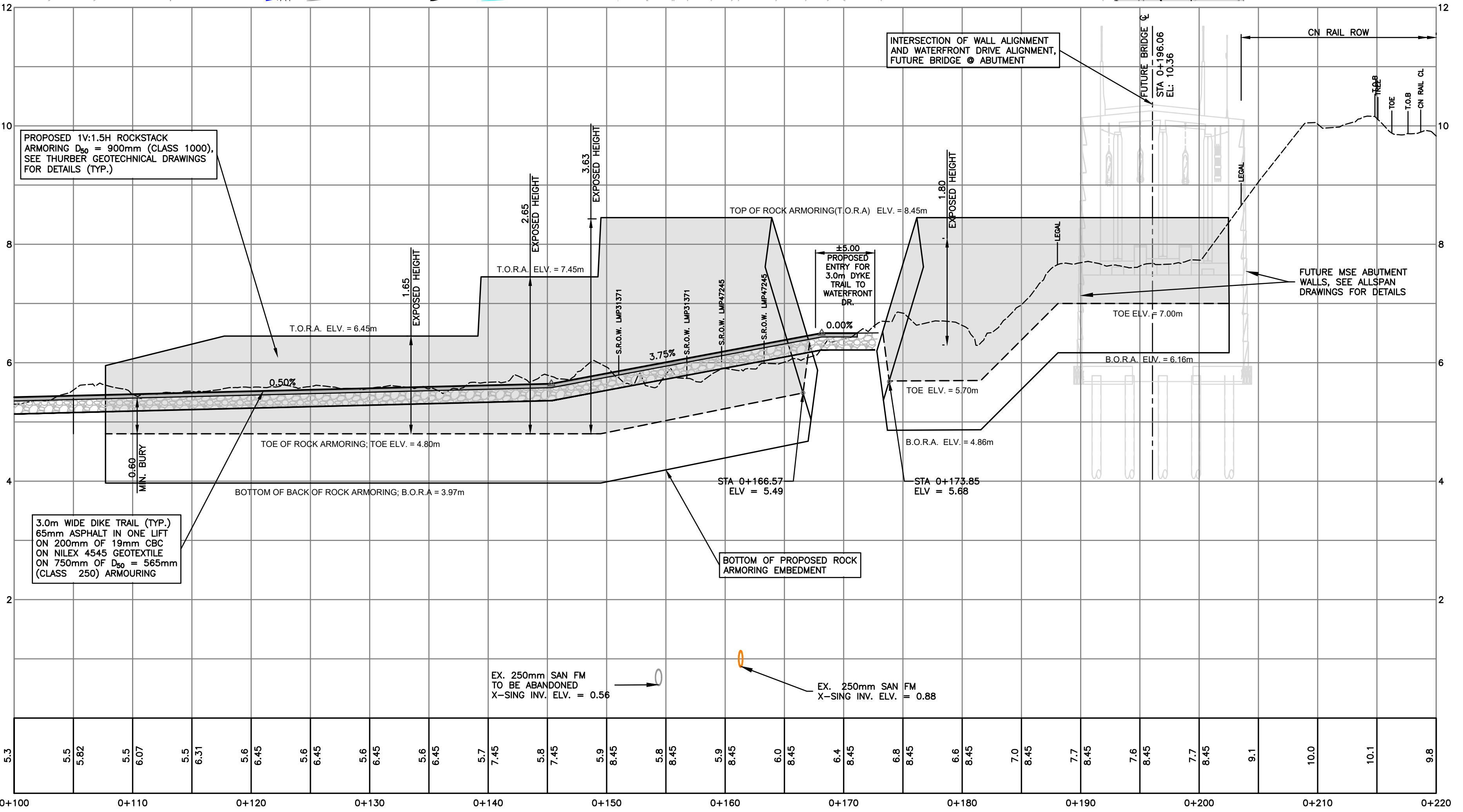
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engineer of record: KBJ scale: 1:250
 designed by: KBJ file no.: 14305
 drawn by: TJJ drawing no.:
 date: 2022-09-27

12

NOT FOR CONSTRUCTION

GRAD-0L2-2



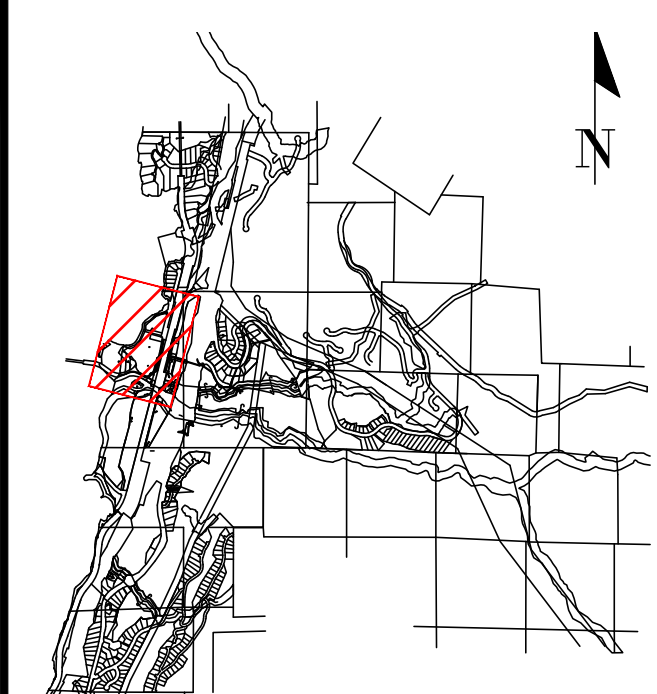
EX. 250mm SAN FM TO BE ABANDONED X-SING INV. ELV. = 0.56
 EX. 250mm SAN FM X-SING INV. ELV. = 0.88

	LANDSCAPE (PERMEABLE)
	HARDSCAPE (IMPERMEABLE)
	BUILDINGS (IMPERMEABLE)
	PERMEABLE PAVERS (SEMI-PERMEABLE)

SEE DRAWING KEY-OL2-1 FOR GENERAL NOTES
 SEE DRAWING R-OL2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-OL2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-OL2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE
 EXISTING MAINS & SERVICE
 CONNECTIONS & NOTIFY THE
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PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE			
EXISTING WATERMAIN			
EXISTING SANITARY			
EXISTING STORM			
EXISTING HYDRO			
EXISTING STREETLIGHT			
EXISTING FIRE HYDRANT			
EXISTING GATE VALVE			
EXISTING AIR VALVE			
EXISTING INSPECTION CHAMBER			
EXISTING CATCH BASIN (CB)/SUMP			
EXISTING MANHOLE			
EXISTING POWER POLE			
EXISTING STREETLIGHT			



approved

2024-12-09

FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING
 FURRY CREEK, BC

STORMWATER MANAGEMENT

NO.	DATE	REVISION	BY	CHECKED
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW	
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJV	
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW	
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW	
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJV	
7	24-07-02	ISSUED FOR TEAM REVIEW	TJV	
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJV	
5	24-05-07	UPDATING BLOG IT PER ARCH	TJV	

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engineer of record	EDH	scale	1:500
designed by	EDH	hor.	
drawn by	TJV	file no.	14305
date	2022-09-27	drawing no.	SWM-DL2-1

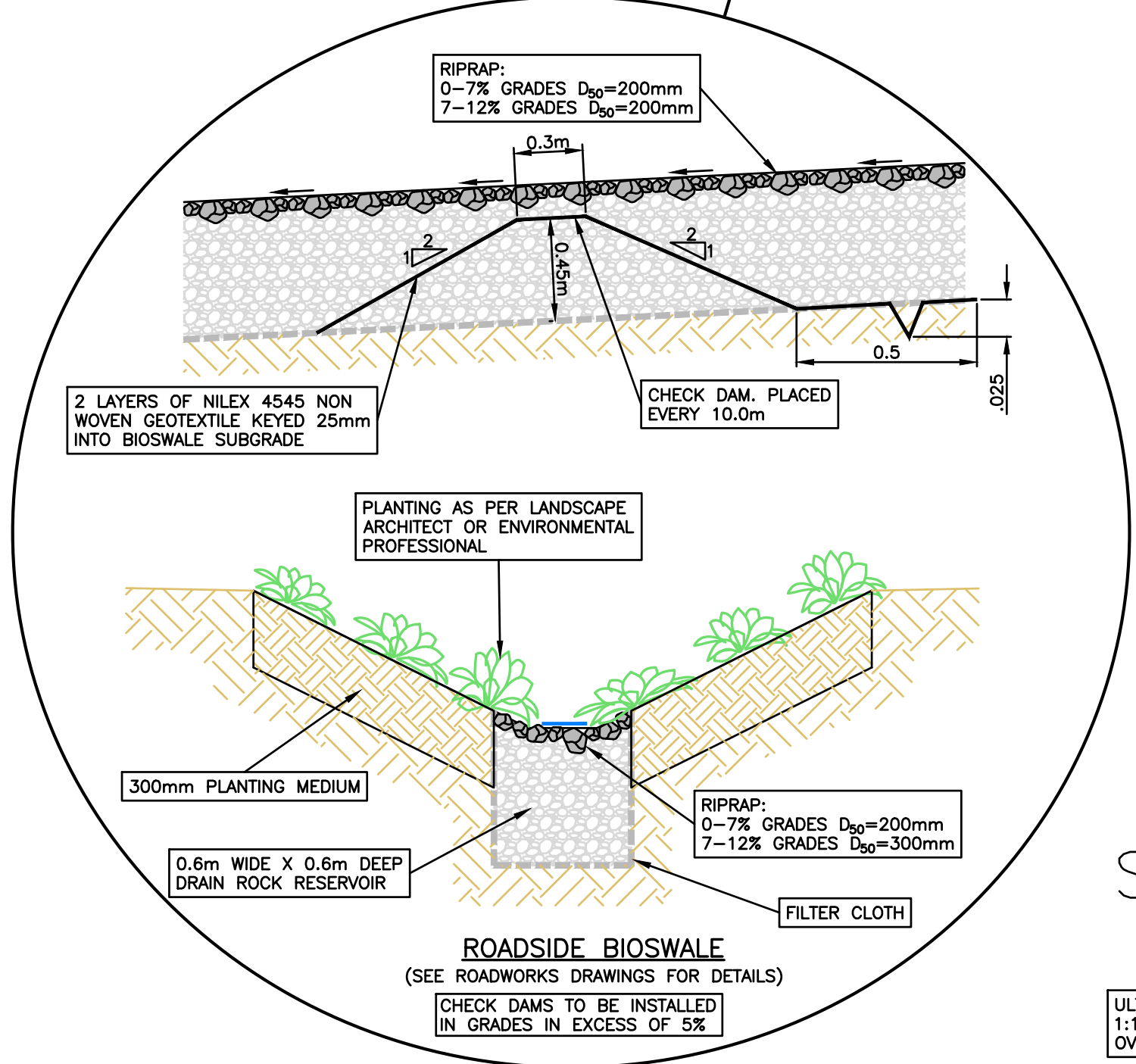
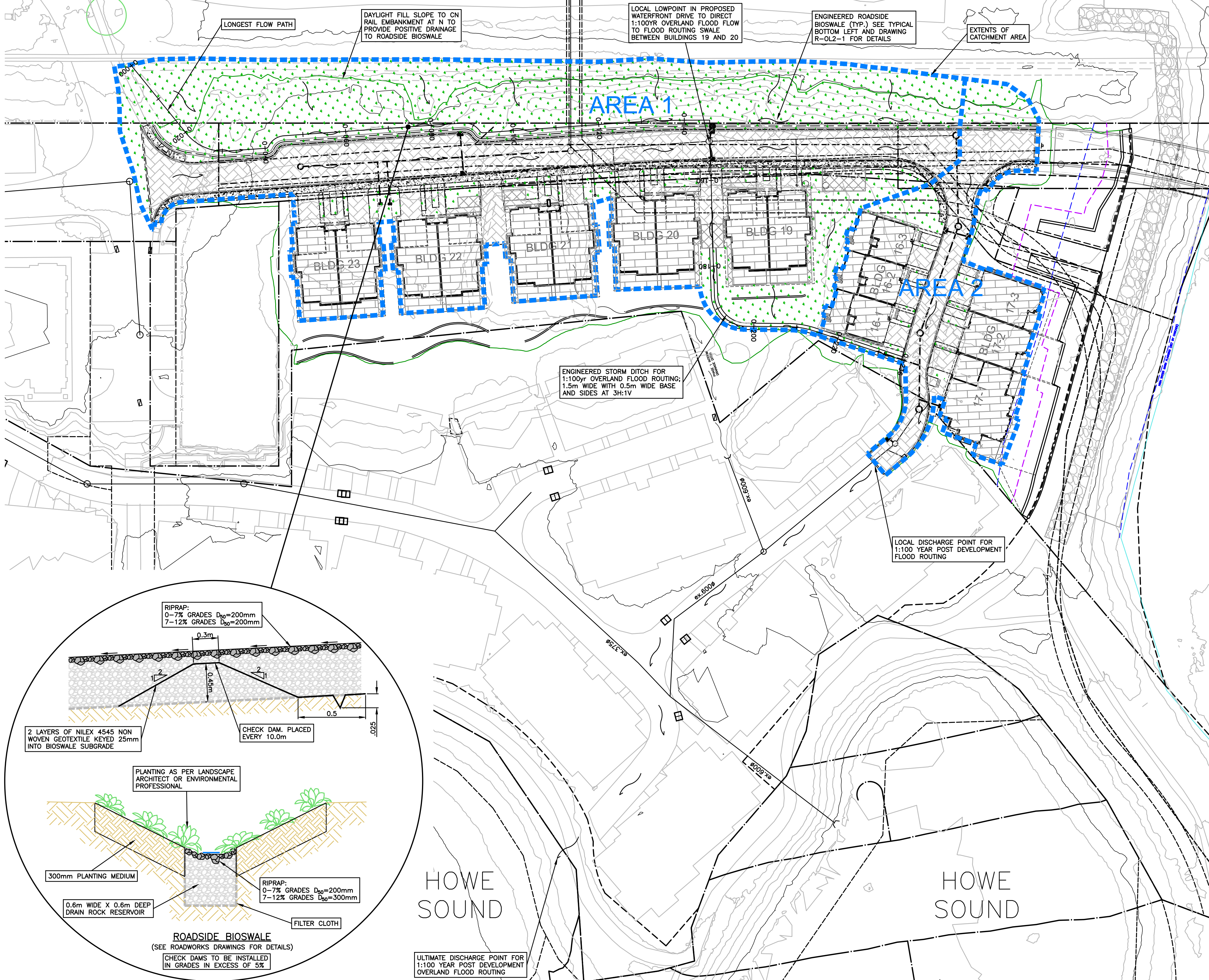
Drainage Calculations

Project: Olivers Landing File: 14307
 Subject: Stormwater Management Plan Date: 30-May-24
 Section: 1:100yr Flood Routing Capacity Calculations By: TJV

SITE	
IDF Curve Location/ID	= PORT MELLON/1046332
Frequency	= 1:100yr
Hydrology	= Rational Method

CATCHMENT AREAS	
Post Development Catchment Area	
<i>AREA 1 - Contributing to end of Flood Routing Swale</i>	
	Coefficient
Asphalt Road Area (Impervious)	= 1920 m ² 0.95
Landscape Area (Pervious)	= 4495 m ² 0.45
Driveway (Impervious)	= 586 m ² 0.95
Permeable Pavers (Semi-Pervious)	= 362 m ² 0.50
Building Area (Impervious)	= 1960 m ² 0.95
Total Area	= 9322 m²
Percent Impervious	= 48%
Runoff Coefficient	= 0.69
<i>AREA 2 - Contributing to end of proposed Beach Drive</i>	
	Coefficient
Asphalt Road Area (Impervious)	= 2637 m ² 0.95
Landscape Area (Pervious)	= 4896 m ² 0.45
Driveway (Impervious)	= 857 m ² 0.95
Permeable Pavers (Semi-Pervious)	= 398 m ² 0.50
Building Area (Impervious)	= 2995 m ² 0.95
Total Area	= 11784 m²
Percent Impervious	= 55%
Runoff Coefficient	= 0.73

FLOOD ROUTING SWALE CAPACITY CHECK	
Post-Development Peak Flow for 100 year event	
<i>AREA 1 - Contributing to end of Flood Routing Swale</i>	
Runoff Coefficient (C)	= 0.69 (Post-Develop.)
Time of Concentration (Tc)	= 5 min
100 Year Peak Intensity (I)	= 88.4 mm/hr
Total Catchment Area	= 9322 m ²
Peak Flow For Storm Duration	= 158.28 l/s = 0.158 m ³ /s
Peak Flow + CC (30%)	= 205.76 l/s 0.206 m³/s
<i>AREA 2 - Contributing to end of proposed Beach Drive</i>	
Runoff Coefficient (C)	= 0.73 (Post-Develop.)
Time of Concentration (Tc)	= 8 min
100 Year Peak Intensity (I)	= 74.4 mm/hr
Total Catchment Area	= 11784 m ²
Peak Flow For Storm Duration	= 177.11 l/s = 0.177 m ³ /s
Peak Flow + CC (30%)	= 230.25 l/s 0.230 m³/s

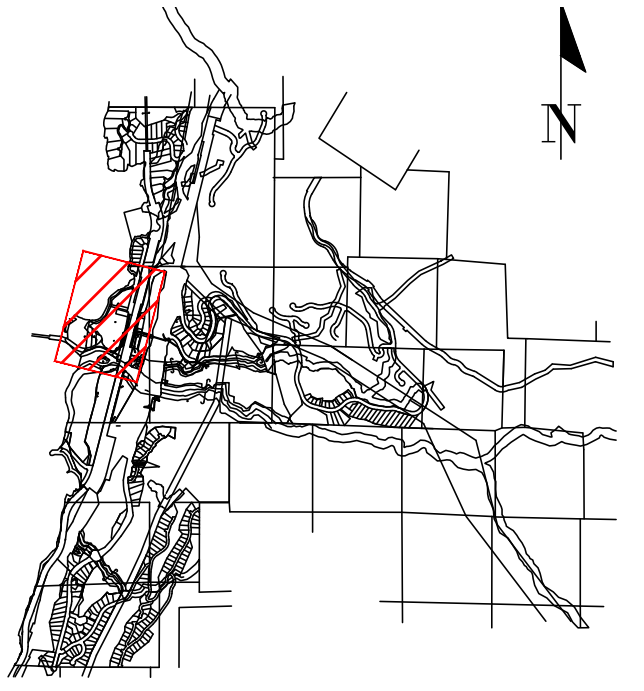


HOWE SOUND

HOWE SOUND

ULTIMATE DISCHARGE POINT FOR 1:100 YEAR POST DEVELOPMENT OVERLAND FLOOD ROUTING

NOT FOR CONSTRUCTION



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRANT	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
PROP. FIRE HYDRANT GATE VALVE	---	---	---
PROP. REDUCER	---	---	---
PROP. HYDRANT CHAMBER	---	---	---
PROP. CAP	---	---	---
PROP. MANHOLE	---	---	---
PROP. POWER POLE	---	---	---
PROP. STREETLIGHT	---	---	---



2024-12-09

FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING
FURRY CREEK, BC

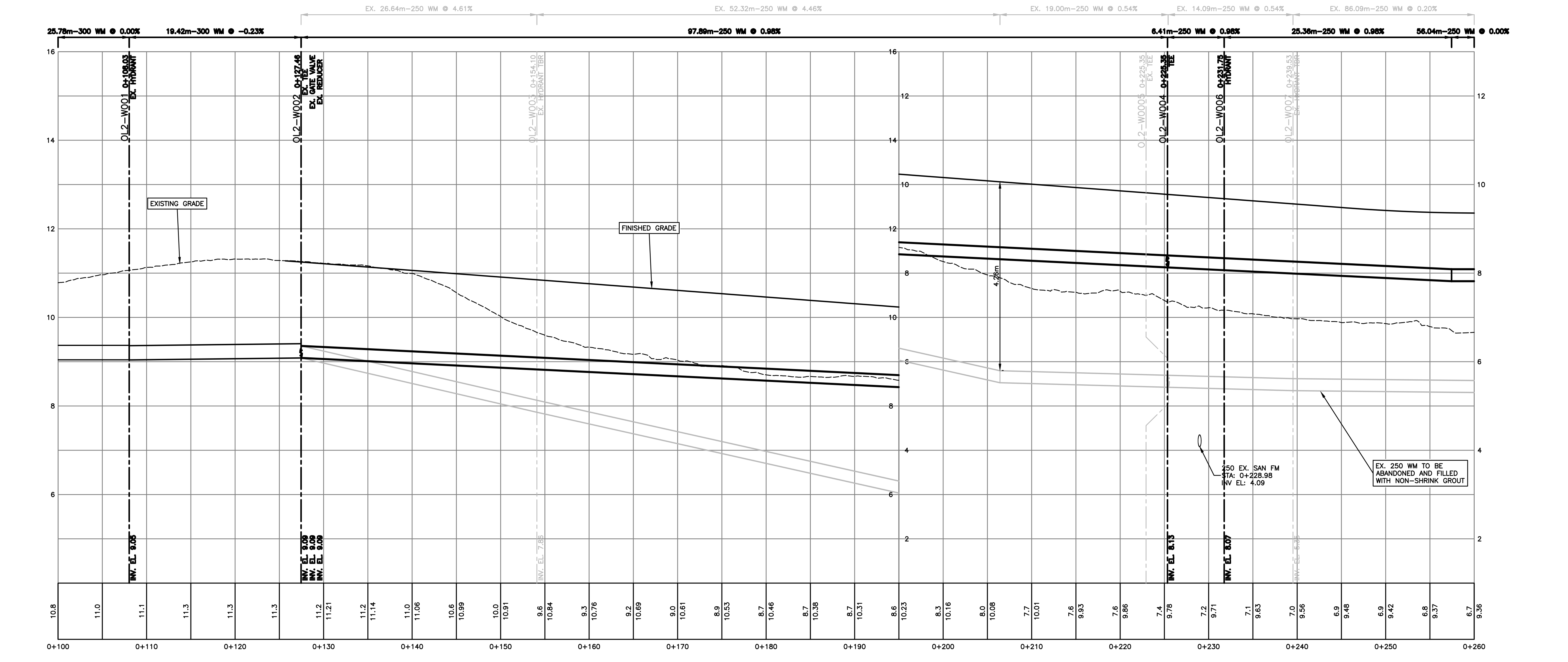
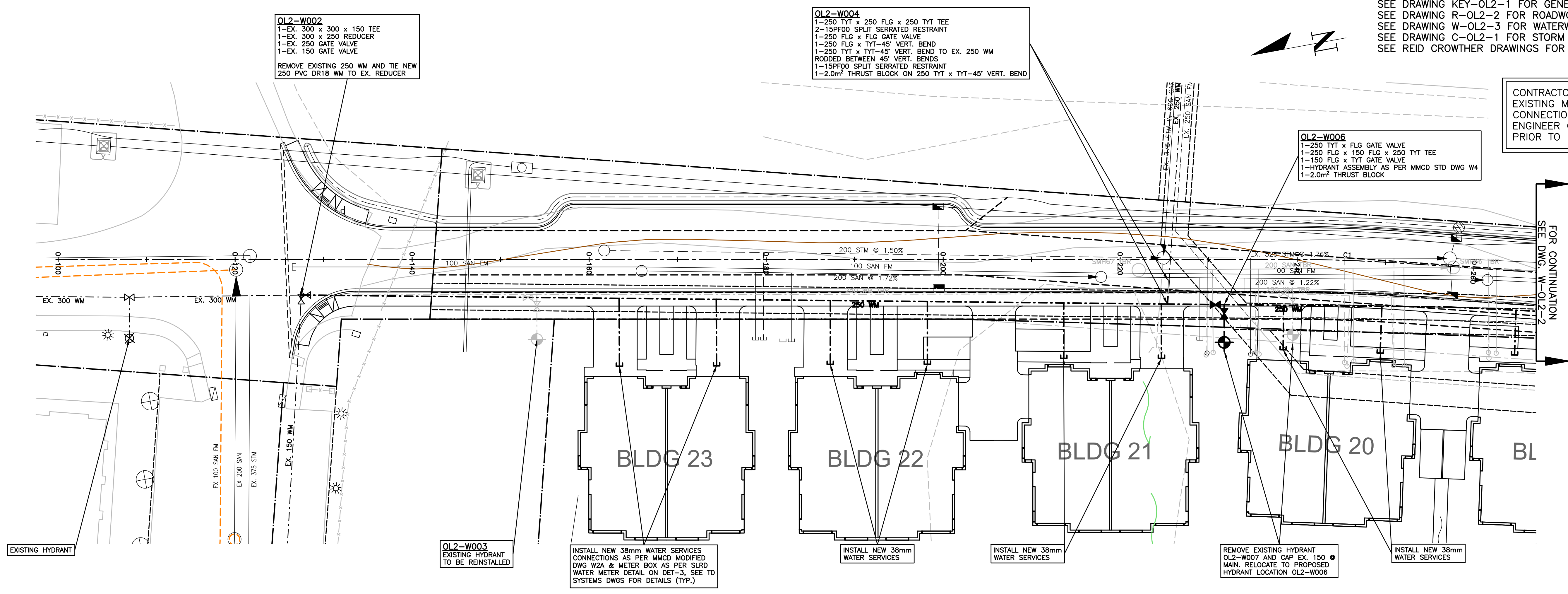
WATERWORKS
WATERFRONT DRIVE
STA 0+000 - STA 0+220

no.	date	revision	author
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

engineer of record	EDH	scale	1:500
designed by	EDH	hor.	1:500
drawn by	TJJ	vert.	1:500
date	2022-09-27	file no.	14305
		drawing no.	W-012-1

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION



NOT FOR CONSTRUCTION

OL2-W004
 1-250 TYT x 250 FLG x 250 TYT TEE
 2-15PF00 SPLIT SERRATED RESTRAINT
 1-250 FLG x FLG GATE VALVE
 1-250 FLG x TYT-45° VERT. BEND
 1-250 TYT x TYT-45° VERT. BEND TO EX. 250 WM
 1-15PF00 SPLIT SERRATED RESTRAINT
 1-2.0m² THRUST BLOCK ON 250 TYT x TYT-45° VERT. BEND

OL2-W006
 1-250 TYT x FLG GATE VALVE
 1-250 FLG x 150 FLG x 250 TYT TEE
 1-150 FLG x TYT GATE VALVE
 1-HYDRANT ASSEMBLY AS PER MMCD STD DWG W4
 1-2.0m² THRUST BLOCK

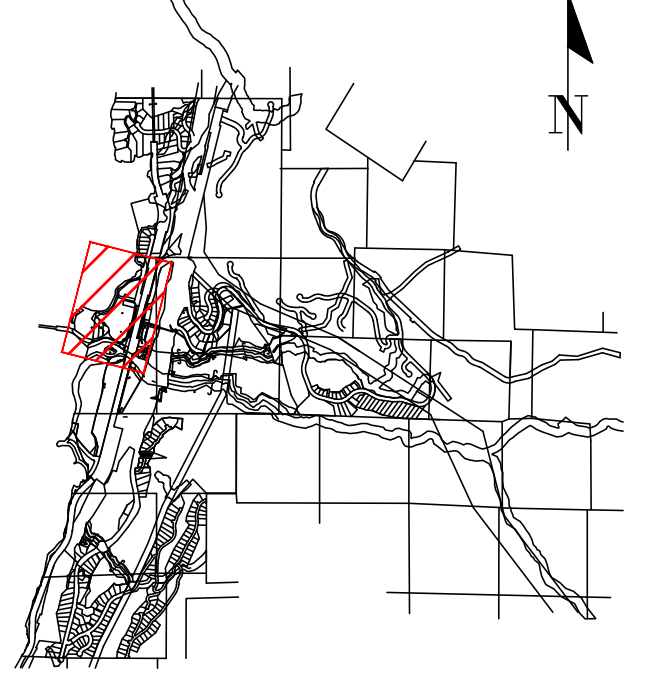
OL2-W008
 3-250 TYT x FLG GATE VALVE
 1-250 FLG x 200 FLG x 250 FLG TEE
 1-15PF00 SPLIT SERRATED RESTRAINT
 1-2.0m² THRUST BLOCK

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VIS-ENG CONSULTING LTD.
 CIVIL ENGINEERING & PROJECT MANAGEMENT
 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 WEB: VIS-ENG.ca

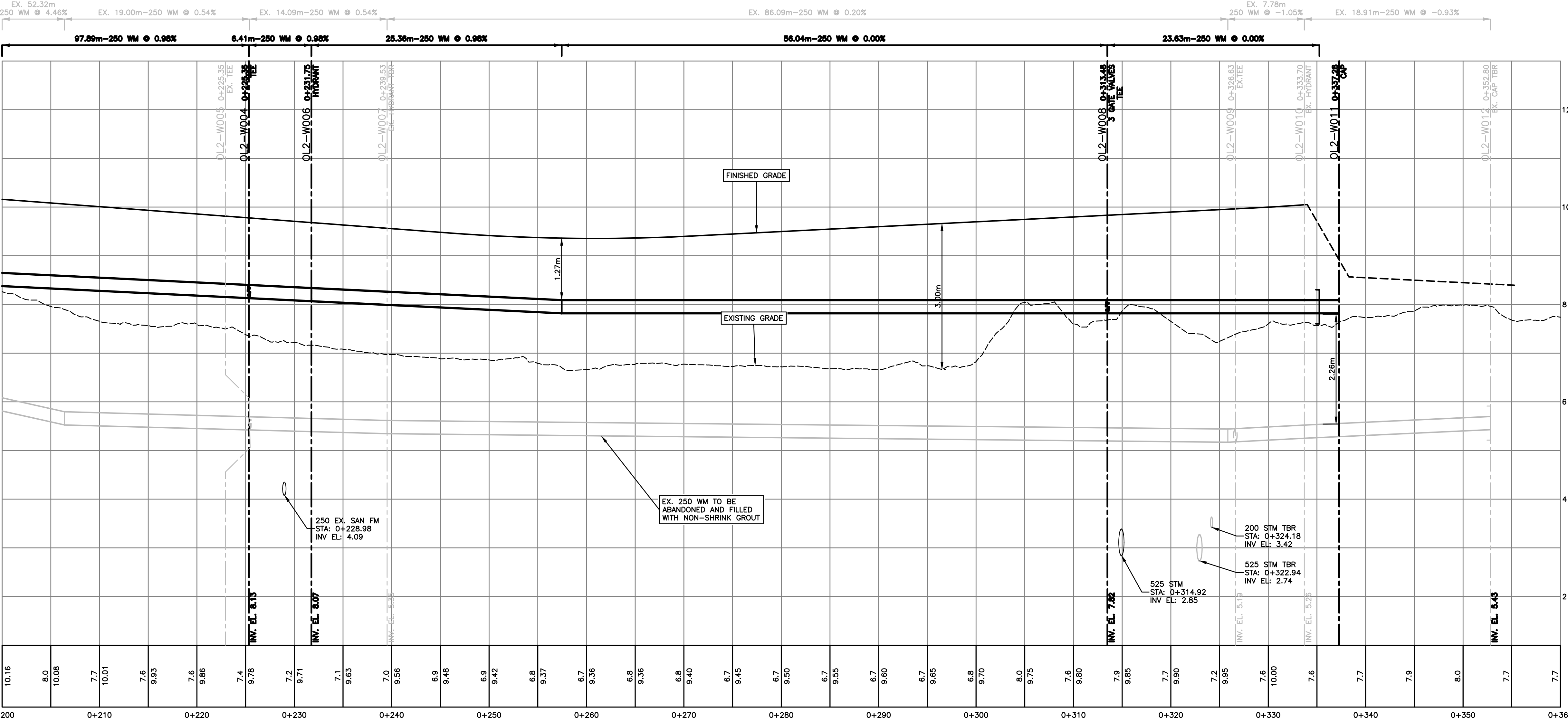
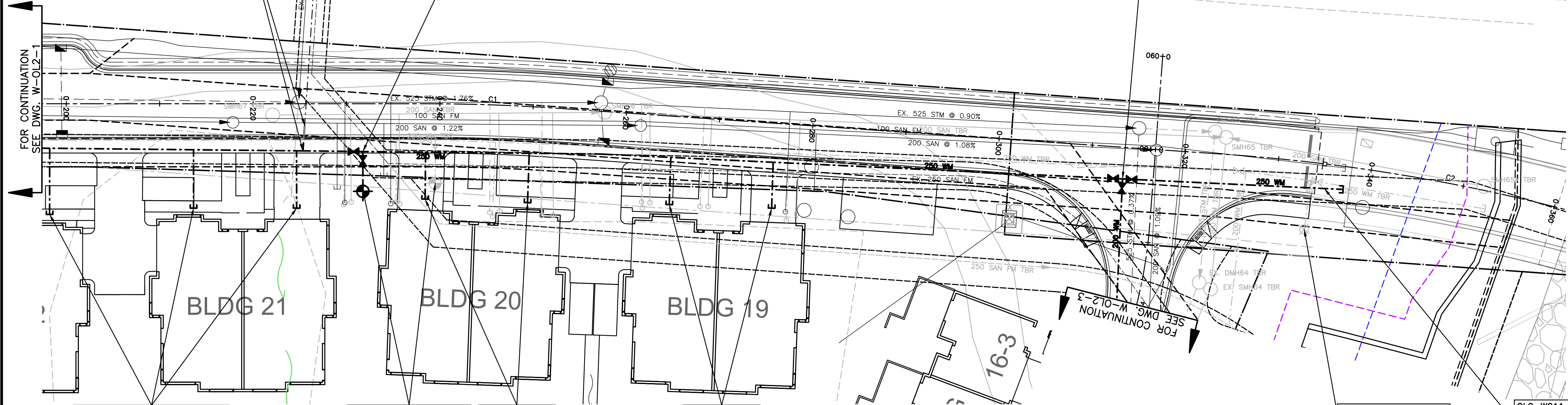
PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRANT	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
PROP. HYDRANT	---	---	---
PROP. GATE VALVE	---	---	---
PROP. RESTRAINT	---	---	---
PROP. CHECK VALVE	---	---	---
PROP. CAP	---	---	---
PROP. POWER POLE	---	---	---
PROP. STREETLIGHT	---	---	---



approved

client
 2024-12-09
 FINE PEACE HOLDINGS LTD.

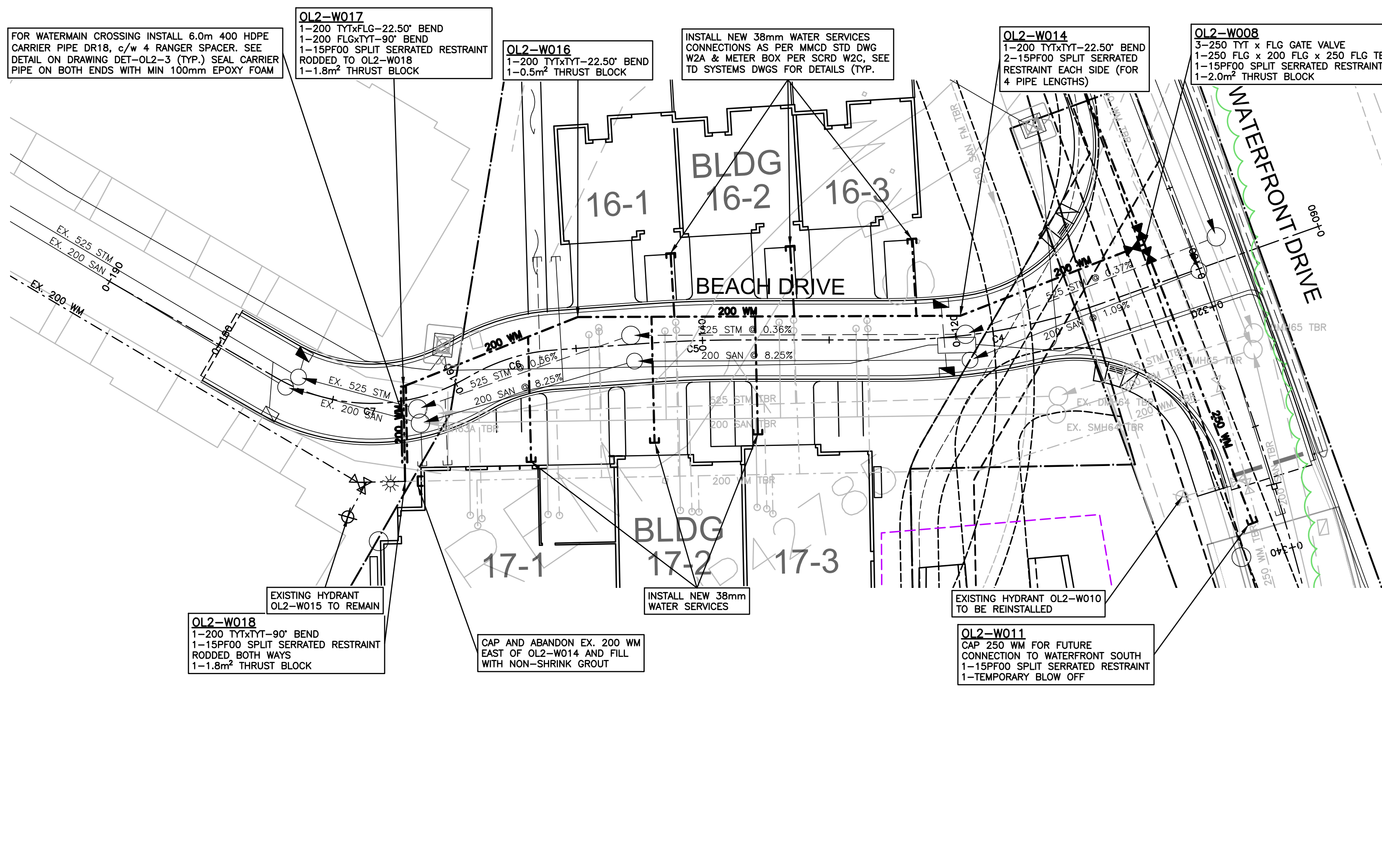
project
 OLIVER'S LANDING
 FURRY CREEK, BC

title
 WATERWORKS
 WATERFRONT DRIVE
 STA 0+200 - STA 0+360

no.	date	revision	by
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engineer of record	KLH	scale	1:500
designed by	KLH	hor.	1:500
drawn by	TJJ	vert.	1:500
date	2022-09-27	file no.	14305
		drawing no.	W-OL2-2

NOT FOR CONSTRUCTION

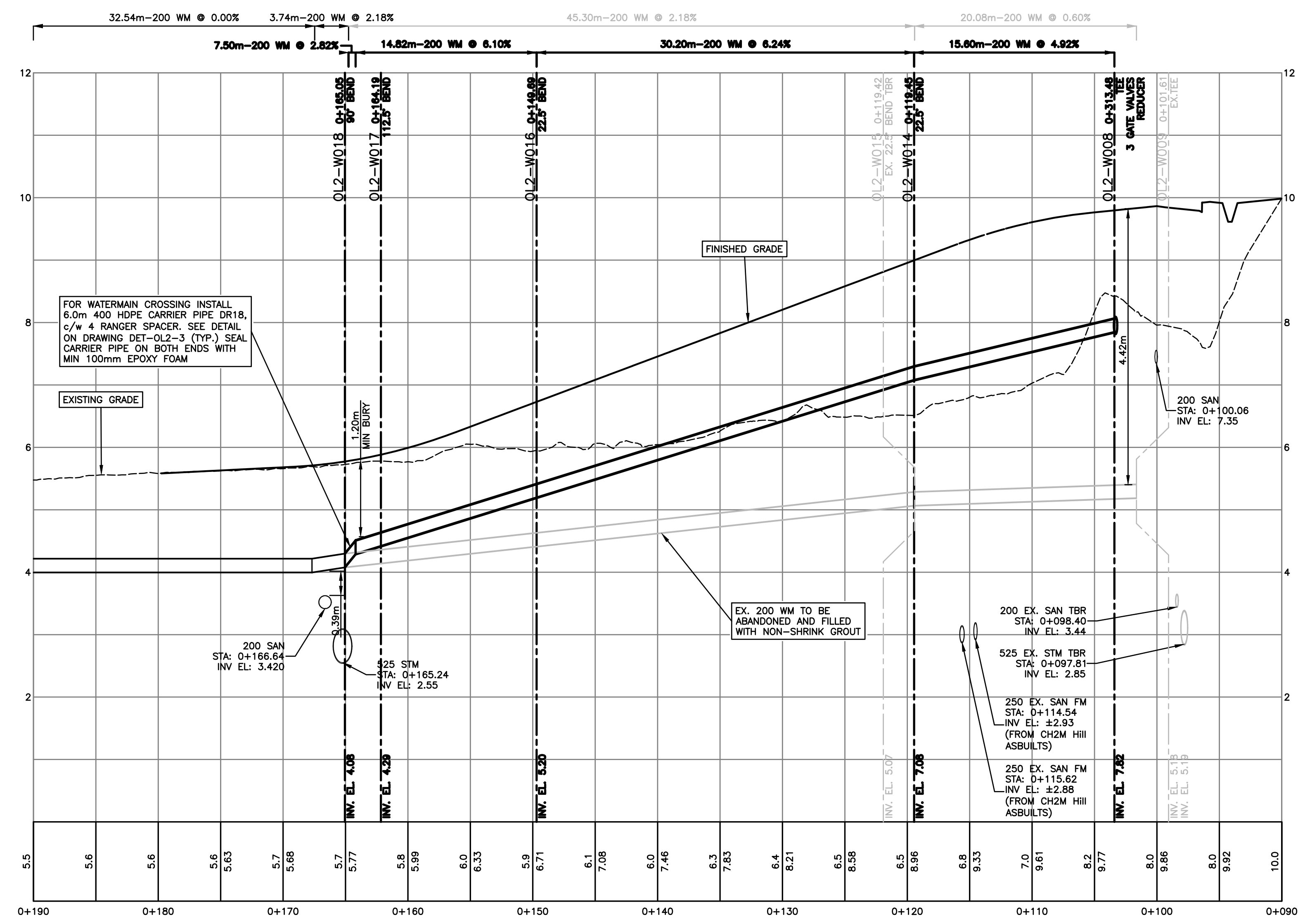


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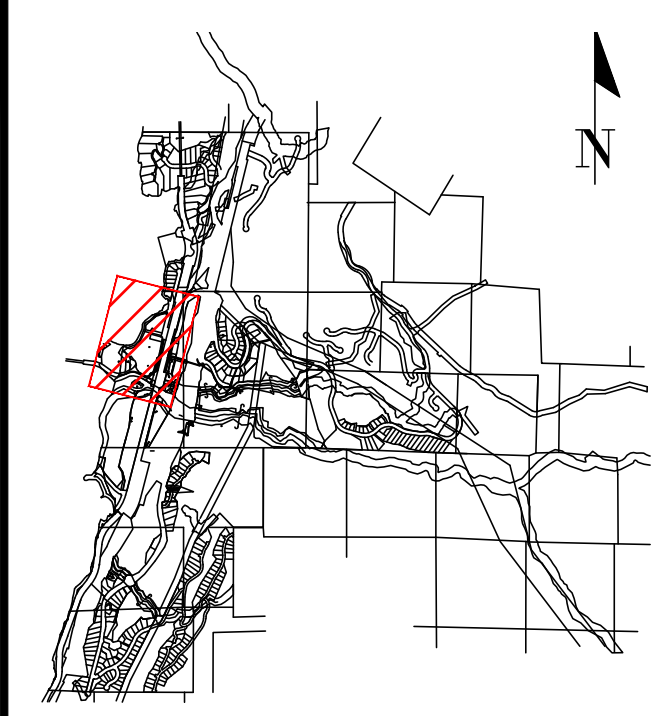
CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

WATERWORKS NOTES

- ALL WATERMAIN PIPING TO BE DUCTILE IRON TO AWWA C151, CEMENT MORTAR LINED TO AWWA C104, PRESSURE CLASS 350 OR PVC DR18 PIPE TO AWWA C900 FOR PIPE UP TO 300mm DIAMETER AND AWWA C905 FOR PIPE LARGER THAN 300mm. ALL PIPE TO BE CSA B137.3 CERTIFIED.
 - ALL FITTINGS TO BE DUCTILE IRON TO AWWA C110, CEMENT MORTAR LINED TO AWWA C104, TYTON JOINTS TO AWWA C111 AND ASTM D313.9, WITH CLOSED LUGS, & GASKET TO ASTM F477. PACKING AND JOINTING MATERIALS SHALL MEET THE STANDARDS OF CSA/AWWA.
 - ALL MATERIALS USED IN THE CONSTRUCTION AND OPERATING OF DRINKING WATER SYSTEMS INCLUDING PIPE, FITTINGS, VALVES, FIRE HYDRANTS AND MATERIALS USED FOR THE REHABILITATION OF WATERMANS SHALL CONFORM TO THE LATEST STANDARDS ISSUED BY THE CSA, AWWA, ASTM, NSF/ANSI, OR NFPA, AND PER SLRD BYLAW No. 741.
 - TESTING OF THE WATERMAIN TO BE COMPLETED BY THE CONTRACTOR AS NOTED IN THE CONSTRUCTION SPECIFICATIONS. ENGINEER & REGULATORY AUTHORITY MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ANY TESTING.
 - HYDRANTS TO BE INSTALLED TO S.L.R.D. STANDARDS AS PER MMCD STD. DWG W4 C/W STORZ NOZZLE AND IN ACCORDANCE WITH SLRD BYLAW 741 3.1.5.12.
 - SERVICE CONNECTIONS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH SLRD BYLAW No. 741 3.1.5.13. SINGLE FAMILY SERVICE CONNECTIONS TO BE MIN. 19mm DIA. POLYETHYLENE TO AWWA C901, PRESSURE CLASS 160 TUBING TO CSA B137.1 OR ENGINEER APPROVED ALTERNATIVE UNLESS OTHERWISE NOTED.
 - SERVICE CONNECTIONS TO BE MARKED WITH A 40mm x 90mm POST PAINTED BLUE AT TERMINATION. SERVICES TO BE TERMINATED 1m BEYOND THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - DURING CONSTRUCTION, AND AT ANY TIME PRIOR TO ACCEPTANCE AND PRESSURIZING OF MAINS, THE CONTRACTOR SHALL PLACE A 0.3m SQUARE 20mm SHEET OF PLYWOOD OVER THE PUMPER NOZZLE OF THE HYDRANT TO INDICATE THE HYDRANT IS NOT IN USE.
 - WHERE WATERMAIN PIPE GRADE EXCEEDS 10% PIPE TO BE ANCHORED AS PER MMCD STD DWG G8, INCLUDING JOINT RESTRAINTS, TRENCH DAMS, AND TRENCH DRAINS TO BE PROVIDED. JOINT RESTRAINTS TO MMCD SPECIFICATION SECTION 02666. CONTRACTOR TO INFORM ENGINEER IF GROUND WATER IS ENCOUNTERED IN THE TRENCH, AND ADDITIONAL DRAINAGE IS TO BE PROVIDED AS REQUIRED BY ENGINEER.
 - CONTRACTOR SHALL MAKE TIE-IN(S) TO EXISTING WATERMAIN(S) UNDER SUPERVISION OF ENGINEER. CONTRACTOR TO ADVISE ENGINEER 48 HOURS PRIOR TO TIE-IN.
 - INSTALLATION, TESTING AND CHLORINATING TO BE PERFORMED IN ACCORDANCE WITH S.L.R.D. AND MMCD CONSTRUCTION SPECIFICATIONS AND AWWA C600 AND C651. INSTALLATION AND TESTING OF PVC WATERMAIN TO AWWA M23.
 - MINIMUM COVER ON WATERMAIN = 1.2m AS PER SLRD BYLAW 741 3.1.5.5. IF MIN. COVER CANNOT BE ACHIEVED, PIPE IS TO BE INSULATED ACCORDINGLY PER ENGINEER REQUIREMENTS AND M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023 SECTION 16.7.2 TO PREVENT FREEZING AND ENSURE THE WATERMAIN IS NOT DAMAGED BY HEAVING.
 - THRUST BLOCKS AS PER MMCD STD DWG W1 AND SECTION 16.7.3 OF M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023. THRUST BLOCKS ARE REQUIRED AT BENDS, WYES, TEES, REDUCERS, FLANGES, CAPS, VALVES, HYDRANTS AND BLOW OFFS. CONTRACTOR TO NOTIFY ENGINEER IF BEARING SOIL IS DISTURBED OR OF REDUCED CAPACITY.
 - SERVICE CONNECTIONS AS PER MMCD STD DWG W2A.
 - BLOW OFF AND AIR VALVES AS PER MMCD STD DWGS W6 AND W8.
 - PIPE BEDDING TO CONFORM WITH MMCD STANDARDS. SEE MMCD STD. DWG G4.
 - LOCATION OF SERVICE CONNECTIONS TO BE CONFIRMED BY ENGINEER ONCE ROUGH GRADING COMPLETE.
 - BACKFLOW PREVENTERS SHALL BE INSTALLED AT ANY LOCATION WHERE A NON SLRD MAINTAINED CONNECTION IS MADE TO A DRINKING WATER SYSTEM, AS PER THE AWWA CROSS-CONNECTION CONTROL MANUAL. FOR APPLICATIONS INVOLVING HEALTH HAZARDS, ONLY AIR GAPS OR REDUCED PRESSURE DEVICES SHALL BE USED.
 - NEW WATERMANS AND RAW WATER SUPPLY LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL CLEARANCE OF 3m AND SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 0.45m ABOVE ANY PARALLEL PIPELINE CONVEYING TREATED OR UNTREATED WASTEWATER, INCLUDING FORCE MAINS, INLETS AND STRUCTURES, STORMWATER SEWERS, NON-POTABLE WATER OR HAZARDOUS FLUIDS INCLUDING PETROLEUM PRODUCTS, INDUSTRIAL WASTES AND WASTEWATER SLUDGE, IN ACCORDANCE WITH SECTION 16.6.1 OF M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023.
 - WHERE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS BETWEEN WATERMAIN AND SANITARY OR STORM SEWER (INCLUDING STORM CULVERTS) CANNOT BE ACHIEVED, APPROPRIATE PROTECTIVE MEASURES AND JOINT PROTECTION IS REQUIRED IN ACCORDANCE WITH SECTION 16.6.1 AND 16.6.2 OF M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023.
- WHERE WATERMAIN HAS A MINIMUM HORIZONTAL SEPARATION OF LESS THAN 3m FROM SEWER BUT MORE THAN 450mm ABOVE SEWER OR CROSSES BETWEEN 0.15m AND 0.45m ABOVE A SEWER, MINIMUM ONE OF THE FOLLOWING JOINT PROTECTIVE MEASURES ARE TO BE PROVIDED UNTIL MINIMUM HORIZONTAL AND VERTICAL SEPARATION IS ACHIEVED (PROTECTIVE MEASURES TO BE SPECIFIED BY ENGINEER AND PROVIDED AS REQUIRED DEPENDING ON CONFIGURATION):
- WRAP WATERMAIN JOINTS (AND SEWER JOINTS WHEN WATERMAIN CROSSES UNDER SEWER) WITH HEAT SHRINK PLASTIC OR PACK JOINTS WITH COMPOUND AND WRAP WITH PETROLATUM TAPE IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C217, AND AWWA C214 OR AWWA C209. FOR EXISTING SEWERS, THE DISTANCE FOR PROTECTIVE MEASURES MAY BE REDUCED TO 1.5M FROM THE NEW WATERMAIN TO AVOID EXCESSIVE EXCAVATION;
 - CONSTRUCT GRAVITY SEWER OF HIGHER-CLASS PRESSURE PIPE (EQUIVALENT TO WATERMAIN) OR REINFORCED CONCRETE PIPE USING FLEXIBLE GASKETS. PIPE SHOULD BE PRESSURE AND LEAKAGE TESTED MANHOLE-TO-MANHOLE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS;
 - ENCASE EITHER WATERMAIN OR SEWER INSIDE CASING PIPE SLEEVE WITH WATERTIGHT END SEALS. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WATERMAIN;
 - USE JOINTLESS PIPE (E.G. SOLID PIPE, WELDED JOINTS, HDPE PIPE WITH FUSION-WELDED JOINTS) FOR WATERMAIN, OR PARALLEL PIPE, OR BOTH;
- IN ADDITION TO ABOVE, THE FOLLOWING IS REQUIRED WHERE WATERMAIN IS LESS THAN 0.45m ABOVE A SEWER, OR CROSSES BELOW A SEWER:
- A CONTINUOUS HYDRAULIC BARRIER (E.G. CLAY SOIL GEOMEMBRANE OR EQUIVALENT) BETWEEN PIPES. CONTINUOUS HYDRAULIC BARRIER SHOULD EXTEND NO LESS THAN 300mm BEYOND OUTER EDGE OF WATERMAIN ON BOTH SIDES, OR WATERMAIN TRENCH BEDDING WIDTH, WHICHEVER IS GREATER.
21. WHERE WATERMAIN HAS A MINIMUM HORIZONTAL SEPARATION OF LESS THAN 3m FROM SEWER, WATERMAIN CROWN BELOW SEWER CROWN IS NOT TYPICALLY ACCEPTED. IN ADDITION, HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWER OF LESS THAN 1m IS TYPICALLY NOT ACCEPTED.
22. WATERMANS INSTALLED BELOW DITCHES SHALL MAINTAIN A MINIMUM DEPTH OF COVER OF 1m BELOW THE DITCH BOTTOM, IN ACCORDANCE WITH TABLE 17-1 OF THE MINISTRY OF TRANSPORTATION UTILITY POLICY MANUAL (2019) SPECIFICATIONS FOR WATER AND SEWER LINE INSTALLATIONS. JOINT PROTECTION AND RISK MITIGATION IS REQUIRED FOR WATERMANS INSTALLED BELOW STORMWATER DITCHES IN ACCORDANCE WITH SECTION 16.6.2.2 OF M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023:
- THE LENGTH OF WATER PIPE SHOULD BE CENTERED AT THE POINT OF CROSSING SO THAT JOINTS IN THE WATERMAIN WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE DITCH OR SEWER, CROSSING PERPENDICULAR IF POSSIBLE;
 - WATERMAIN JOINTS SHOULD BE WRAPPED WITH HEAT SHRINK PLASTIC OR PACK WATERMAIN JOINTS WITH COMPOUND AND WRAP WITH PETROLATUM TAPE IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C217, AND AWWA C214 OR AWWA C209 BEYOND THE DITCH CROSSING IN BOTH DIRECTIONS UNTIL MINIMUM 3m HORIZONTAL SEPARATION IS ACHIEVED. FOR EXISTING WATERMAIN THE DISTANCE FOR PROTECTIVE MEASURES MAY BE REDUCED TO 1.5 M FROM THE NEW DITCH CROSSING TO AVOID EXCESSIVE EXCAVATION.
- AND
- A CONTINUOUS HYDRAULIC BARRIER (E.G. CLAY SOIL GEOMEMBRANE OR EQUIVALENT) SHOULD BE INSTALLED IN THE TRENCH BETWEEN THE DITCH AND WATERMAIN, PER WATERWORKS NOTE 20.
23. IN ACCORDANCE WITH SECTION 16.6.3 OF M.O.H. DESIGN GUIDELINES FOR DRINKING WATER SYSTEMS IN BRITISH COLUMBIA, 2023. WATERMANS MUST MAINTAIN MINIMUM 3.0m HORIZONTAL CLEARANCE FROM ON-SITE SEWAGE DISPOSAL SYSTEMS, NOT BE INSTALLED WITHIN 30m OF ANY SANITARY LANDFILL OR HAZARDOUS WASTE DISPOSAL, WITHIN 10m OF ANY UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK, SEWAGE LIFT STATION, GROUNDWATER RECHARGE PROJECT SITE, OR WITHIN 7.5m OF MUNICIPAL DRAIN FIELDS.



PERMIT TO PRACTICE # 1005639



DRAWING LEGEND

EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---
EXISTING WATERMAIN	---	---
EXISTING SANITARY	---	---
EXISTING HYDRO	---	---
EXISTING STREETLIGHT	---	---
EXISTING FIRE HYDRANT	---	---
EXISTING GATE VALVE	---	---
EXISTING REDUCER	---	---
EXISTING INSPECTION CHAMBER	---	---
EXISTING CATCH BASIN (CB)	---	---
EXISTING MANHOLE	---	---
EXISTING POWER POLE	---	---
EXISTING STREETLIGHT	---	---

approved: [Signature]

2024-12-09

FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

title: WATERWORKS BEACH DRIVE

revision table:

no.	by/m/d	revision	date
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CJW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CJW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CJW
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6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

engineer of record: [Signature]

designed by: [Signature]

drawn by: [Signature]

date: 2022-09-27

scale: 1:500

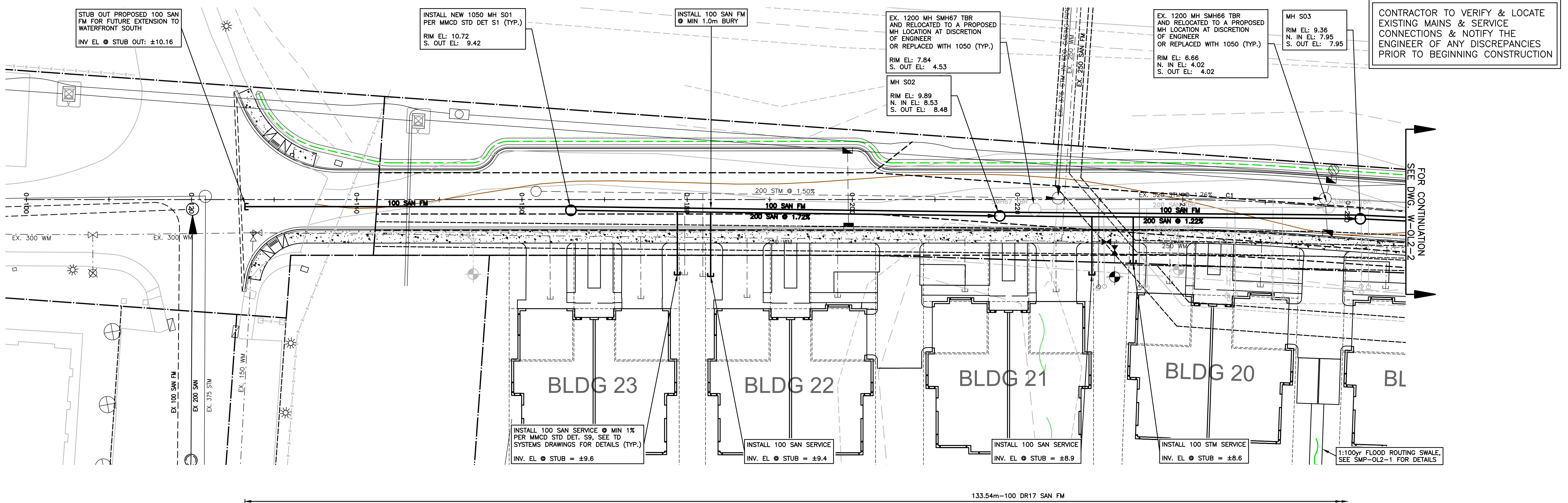
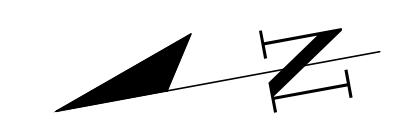
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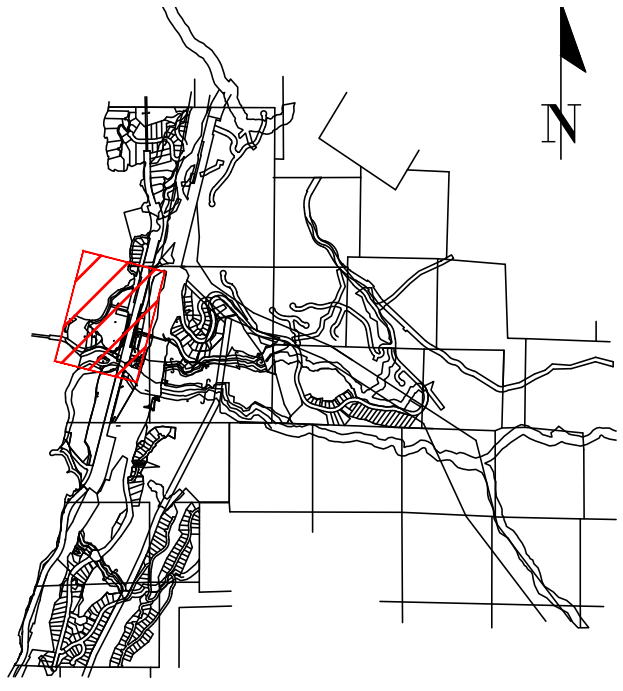
12

NOT FOR CONSTRUCTION

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LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
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EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHBASIN (STV/SO)	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved

2024-12-09

FINE PEACE HOLDINGS LTD.

OLIVER'S LANDING FURRY CREEK, BC

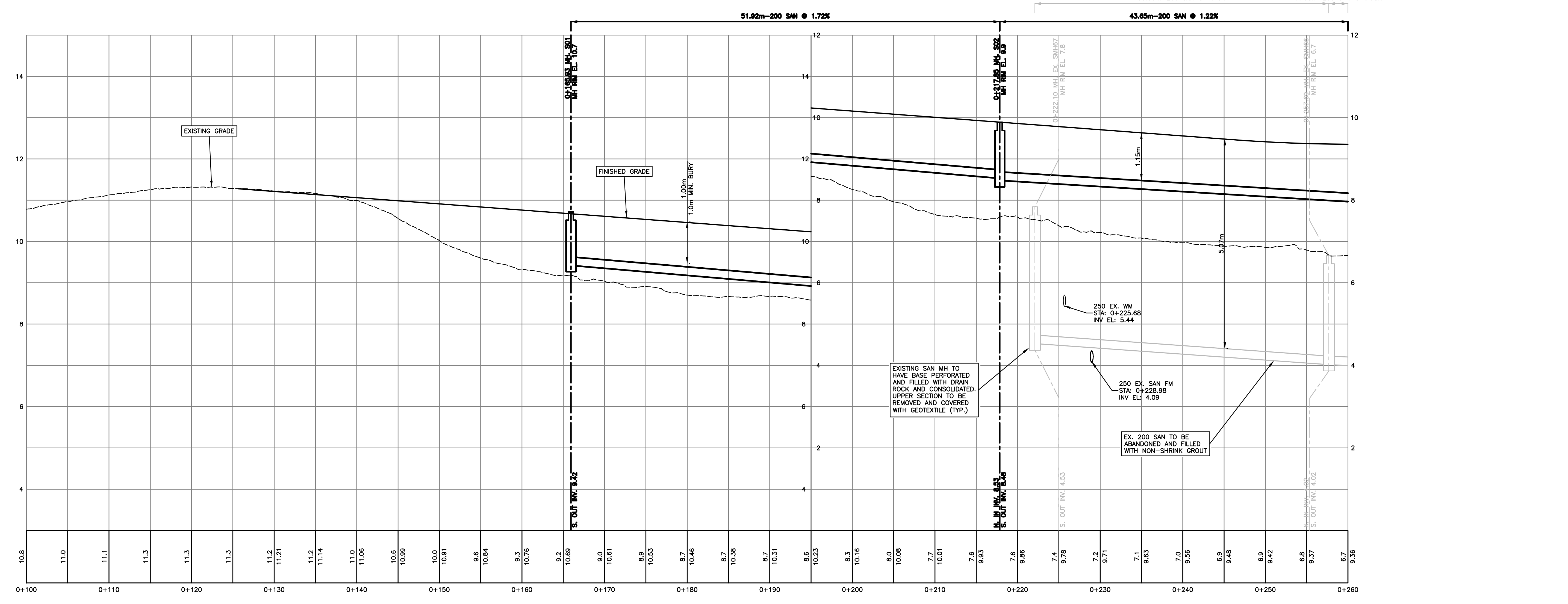
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no.	by (y/m/d)	revision	date
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engineer of record	scale	horizontal	vertical
EDH	1:500	1:500	
designed by	EDH	file no.	14305
drawn by	TJJ	drawing no.	S-OL2-1
date	2022-09-27		

NOT FOR CONSTRUCTION

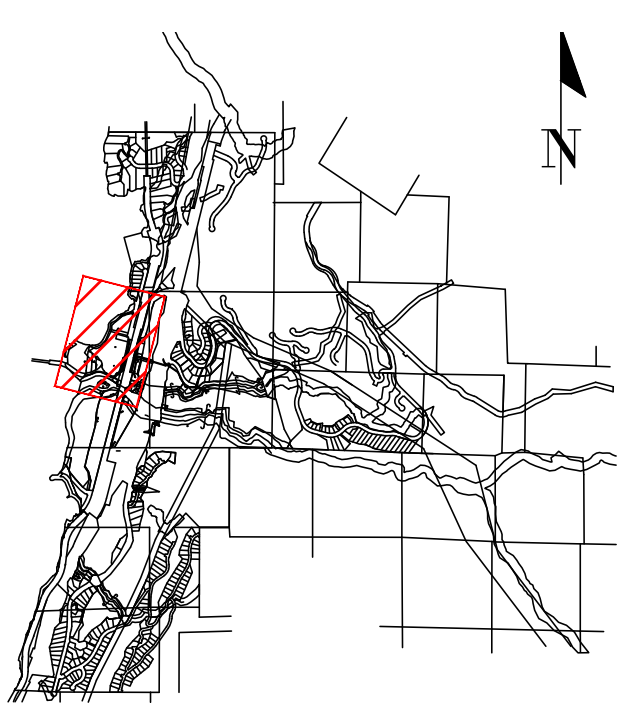


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EXISTING STREETLIGHT	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING REDUCER	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCH BASIN (CB)/SD	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved 2024-12-09

client FINE PEACE HOLDINGS LTD.

project OLIVER'S LANDING FURRY CREEK, BC

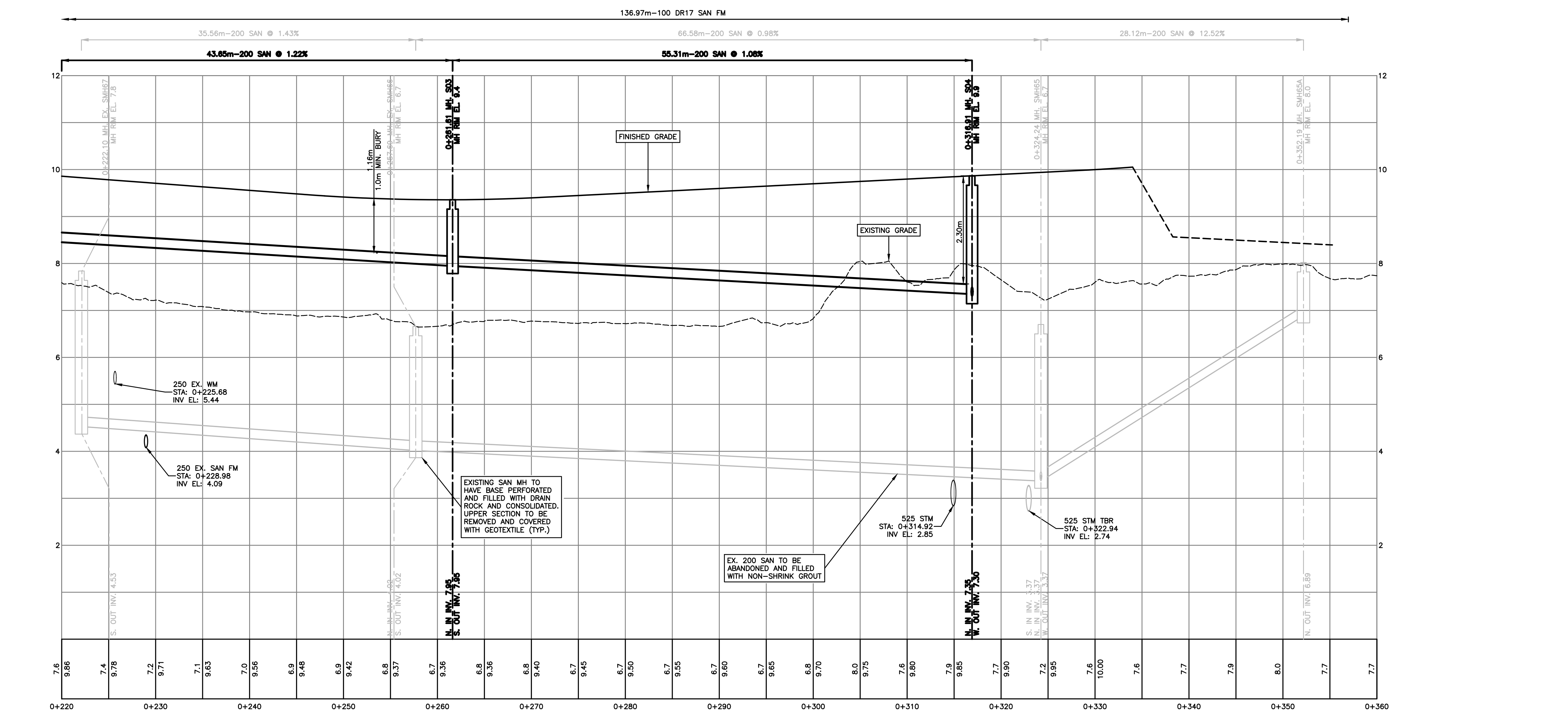
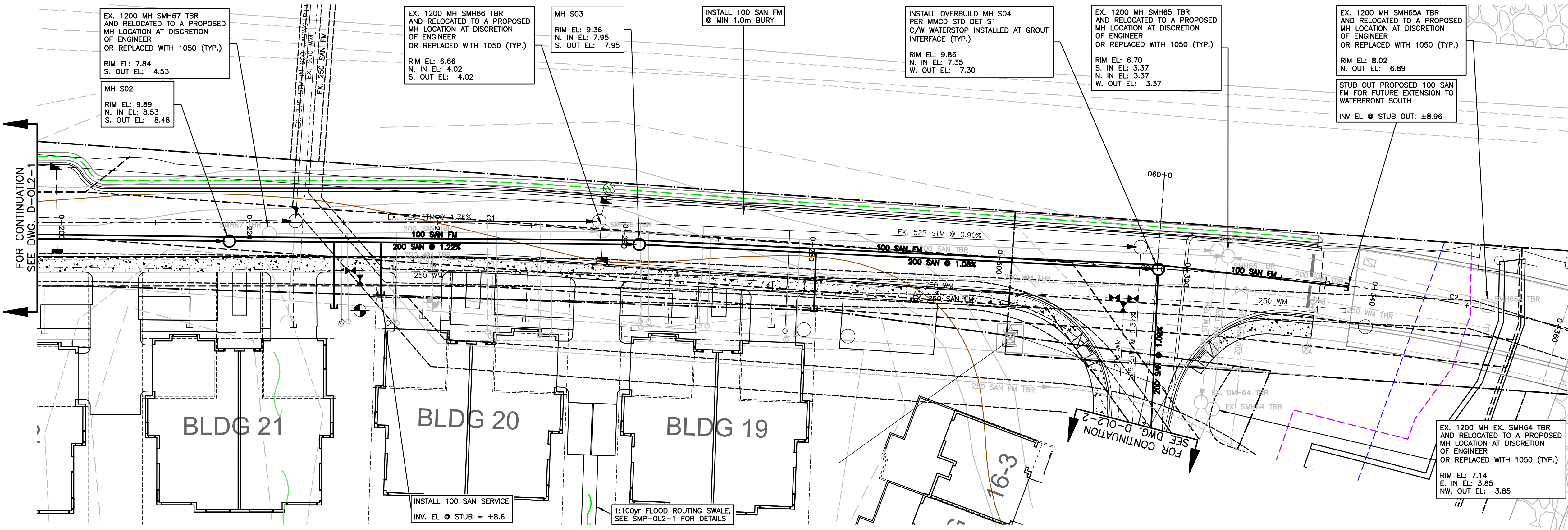
title SANITARY WORKS WATERFRONT DRIVE STA 0+200 - STA 0+360

no.	date	revision	by
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NISSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

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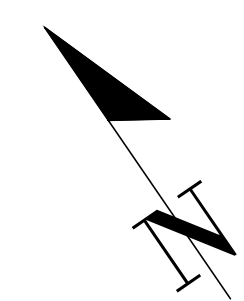
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designed by	EDH	hor.	1:50
drawn by	TJJ	vert.	1:50
date	2022-09-27	file no.	14305
		drawing no.	S-OL2-2

NOT FOR CONSTRUCTION



FOR CONTINUATION SEE DWG. D-OL2-1

FOR CONTINUATION SEE DWG. D-OL2-2

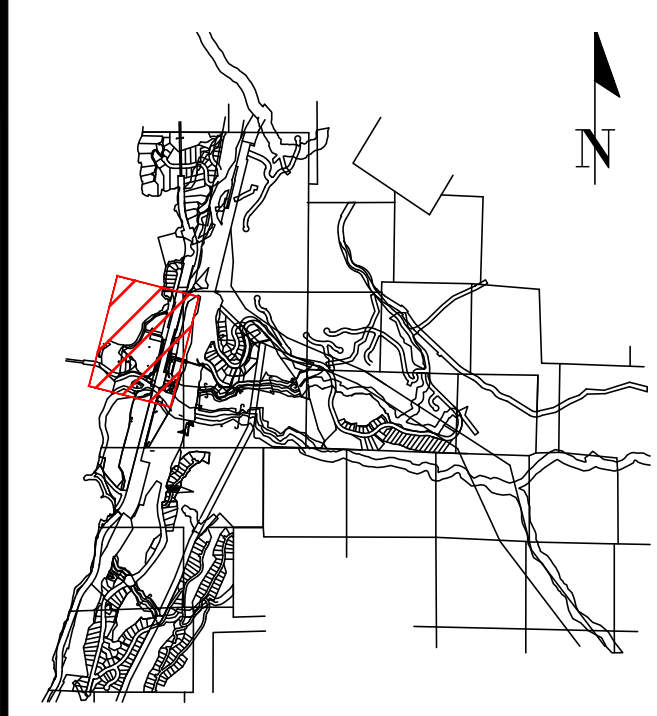


SEE DRAWING KEY-OL2-1 FOR GENERAL NOTES
 SEE DRAWING R-OL2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-OL2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-OL2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE
 EXISTING MAINS & SERVICE
 CONNECTIONS & NOTIFY THE
 ENGINEER OF ANY DISCREPANCIES
 PRIOR TO BEGINNING CONSTRUCTION

VIS-ENG
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 #303 - 267 ESPLANADE WEST, NORTH VANCOUVER, BC V7M 1A5
 WEB: VIS-ENG.CA

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING REDUCER	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHBEN/STV/SD	---	---	---
EXISTING CAP	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



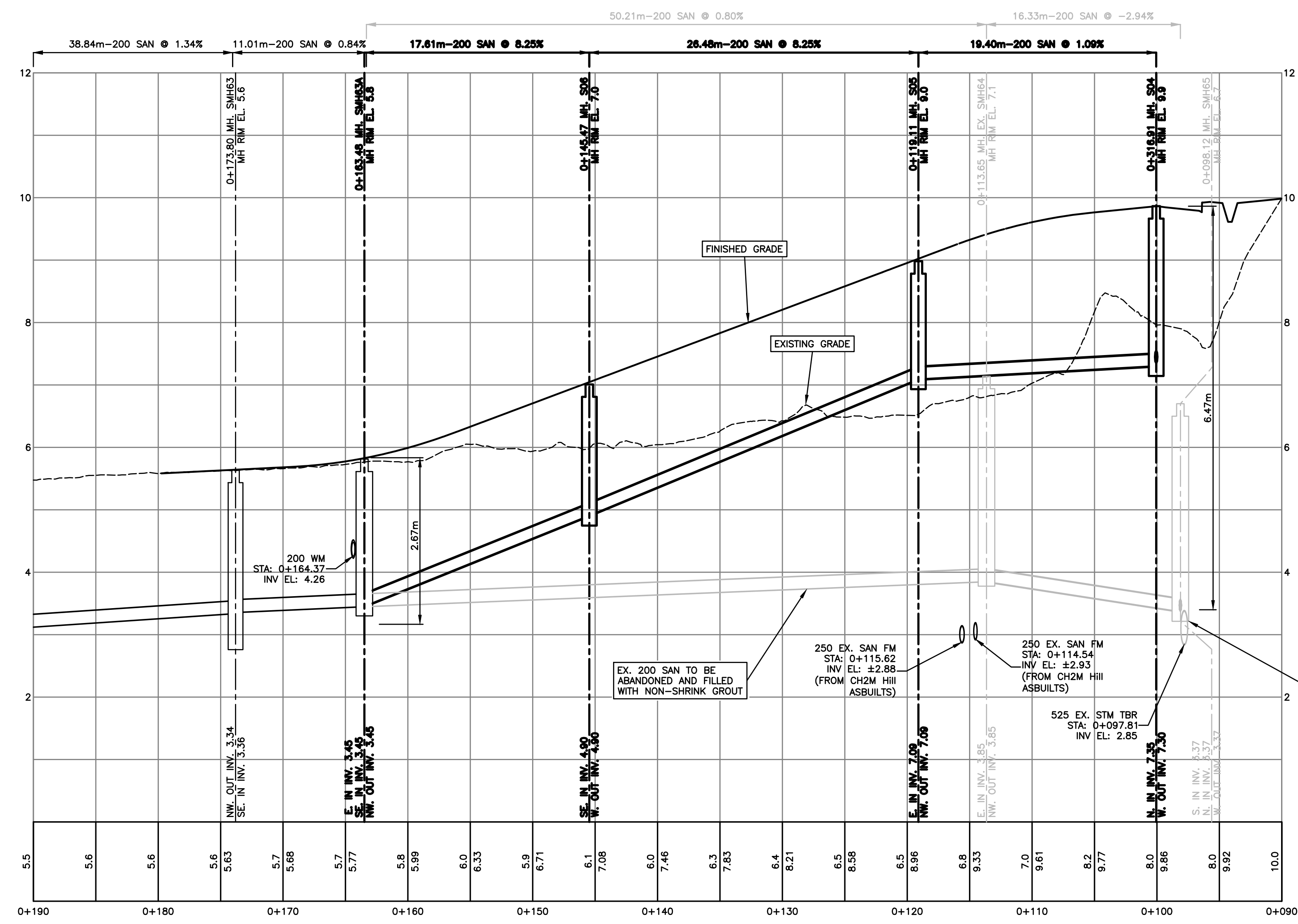
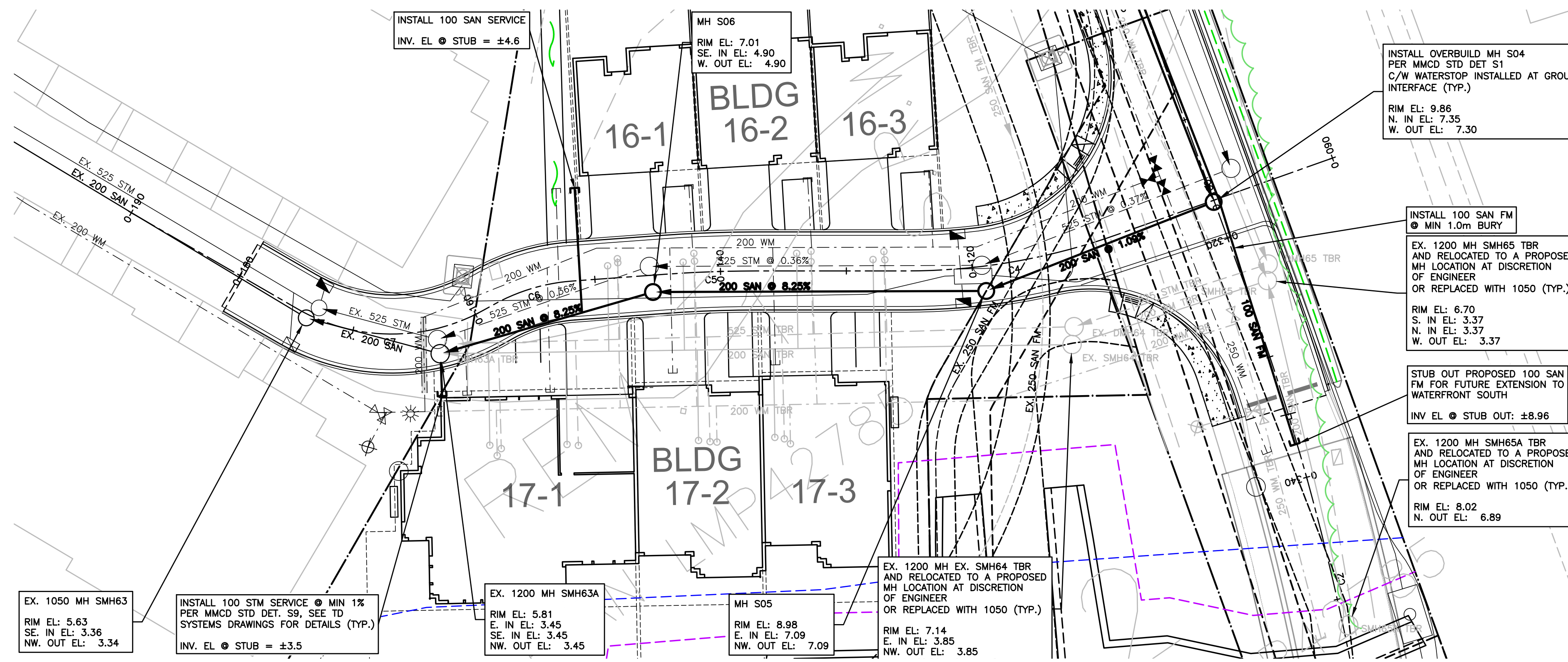
client: 2024-12-09
 FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING
 FURRY CREEK, BC

title: SANITARY WORKS
 BEACH DRIVE

no.	date	revision	by
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

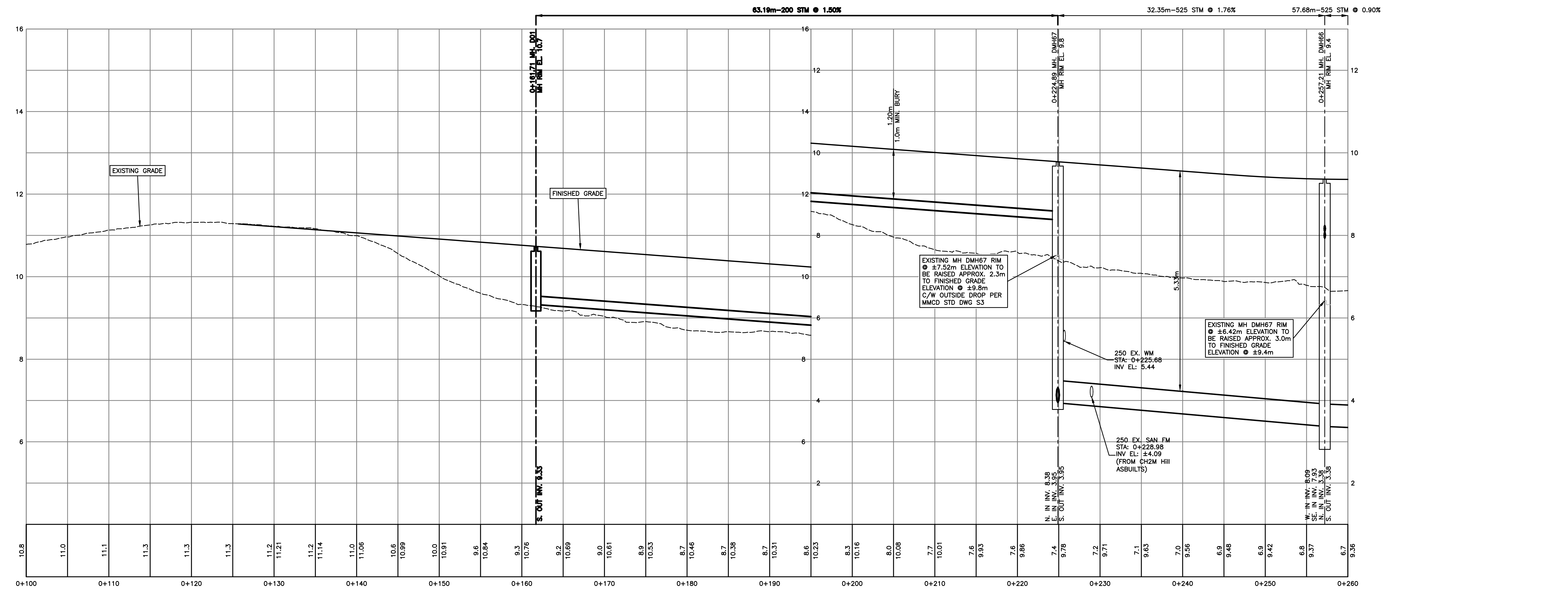
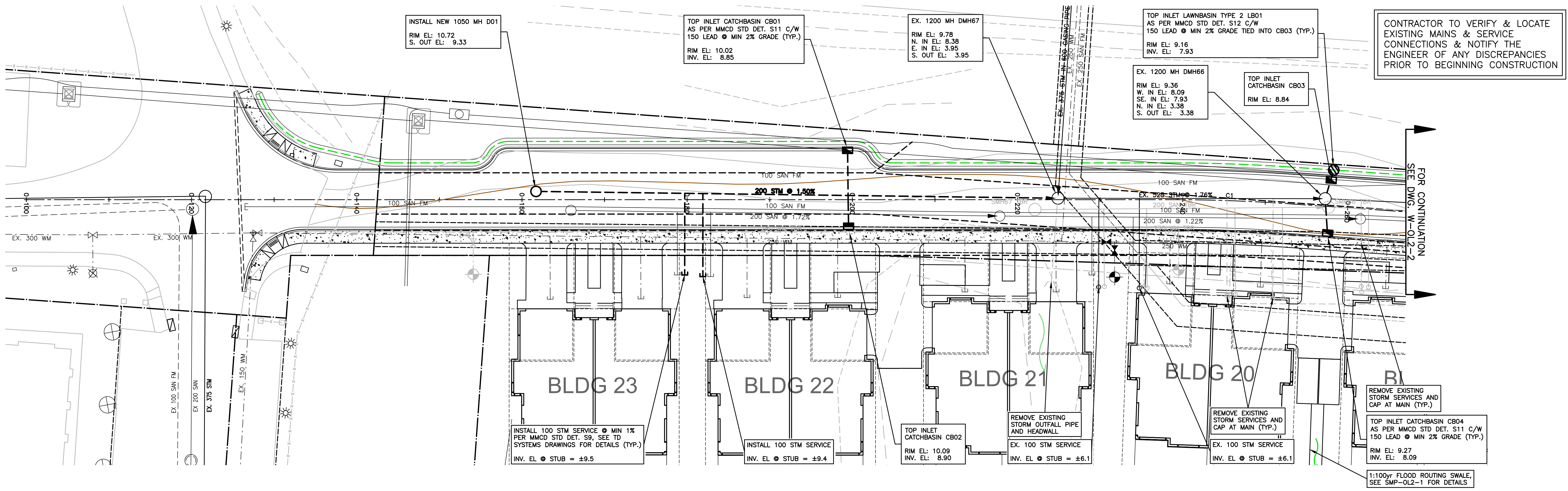
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designed by: KBJ	checked by: TJJ	drawing no: 14305	
drawn by: TJJ	date: 2022-03-27	drawing no: S-OL2-3	



EXISTING SAN MH TO
 HAVE BASE PERFORATED
 AND FILLED WITH DRAIN
 ROCK AND CONSOLIDATED,
 UPPER SECTION TO BE
 REMOVED AND COVERED
 WITH GEOTEXTILE (TYP.)

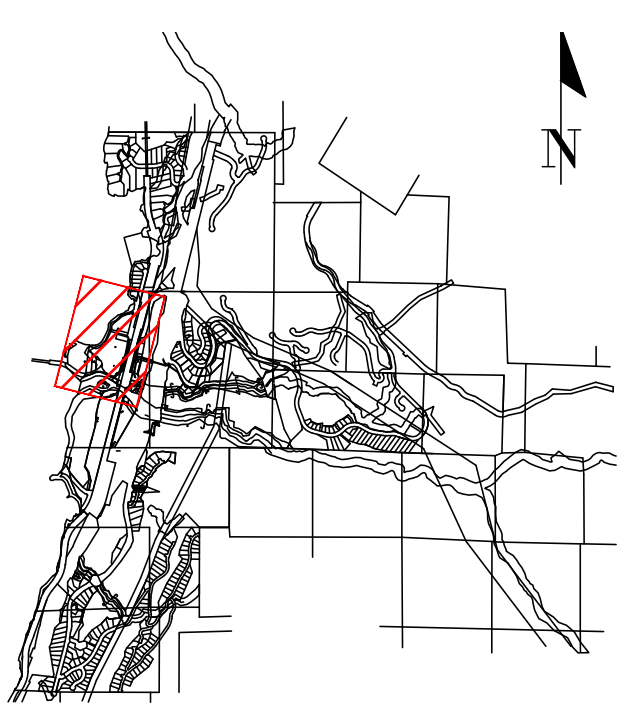
NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS



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 WEB: VIS-ENG.ca

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHBASIN (CB)/STUB	---	---	---
EXISTING CAP	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved: 2024-12-09

client: FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

title: STORMWORKS WATERFRONT DRIVE STA 0+000 - STA 0+220

no.	date	description	revision
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

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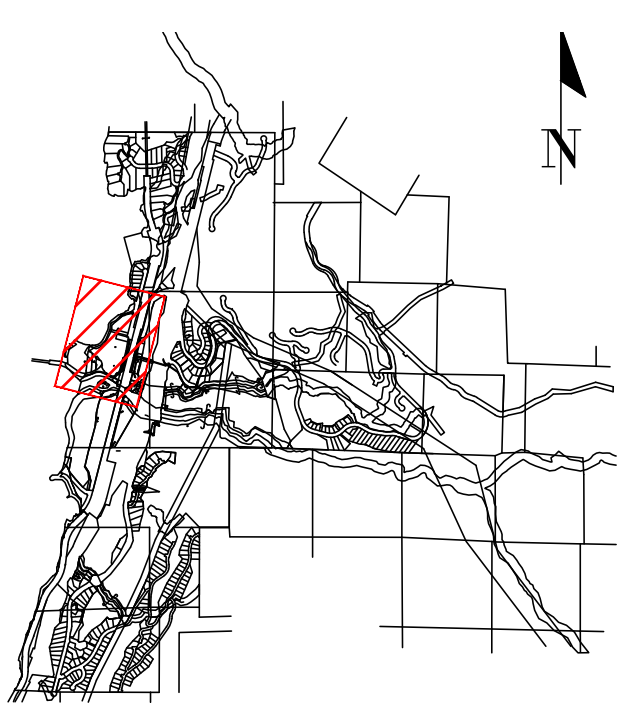
engineer of record: K.B. HEAL	scale: 1:250	horizontal: 1:50	vertical: 1:50
designed by: K.B. HEAL	file no.: 14305		
drawn by: TJJ	drawing no.: 0-0L2-1		
date: 2022-09-27			

NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
PROP. FIRE HYDRANT	---	---	---
PROP. GATE VALVE	---	---	---
PROP. AIR VALVE	---	---	---
PROP. REDUCER	---	---	---
PROP. INSPECTION CHAMBER	---	---	---
PROP. CATCHBASIN (STW/SD)	---	---	---
PROP. MANHOLE	---	---	---
PROP. POWER POLE	---	---	---
PROP. STREETLIGHT	---	---	---



approved

2024-12-09

client

FINE PEACE HOLDINGS LTD.

project

OLVER'S LANDING

FURRY CREEK, BC

title

STORMWORKS

WATERFRONT DRIVE

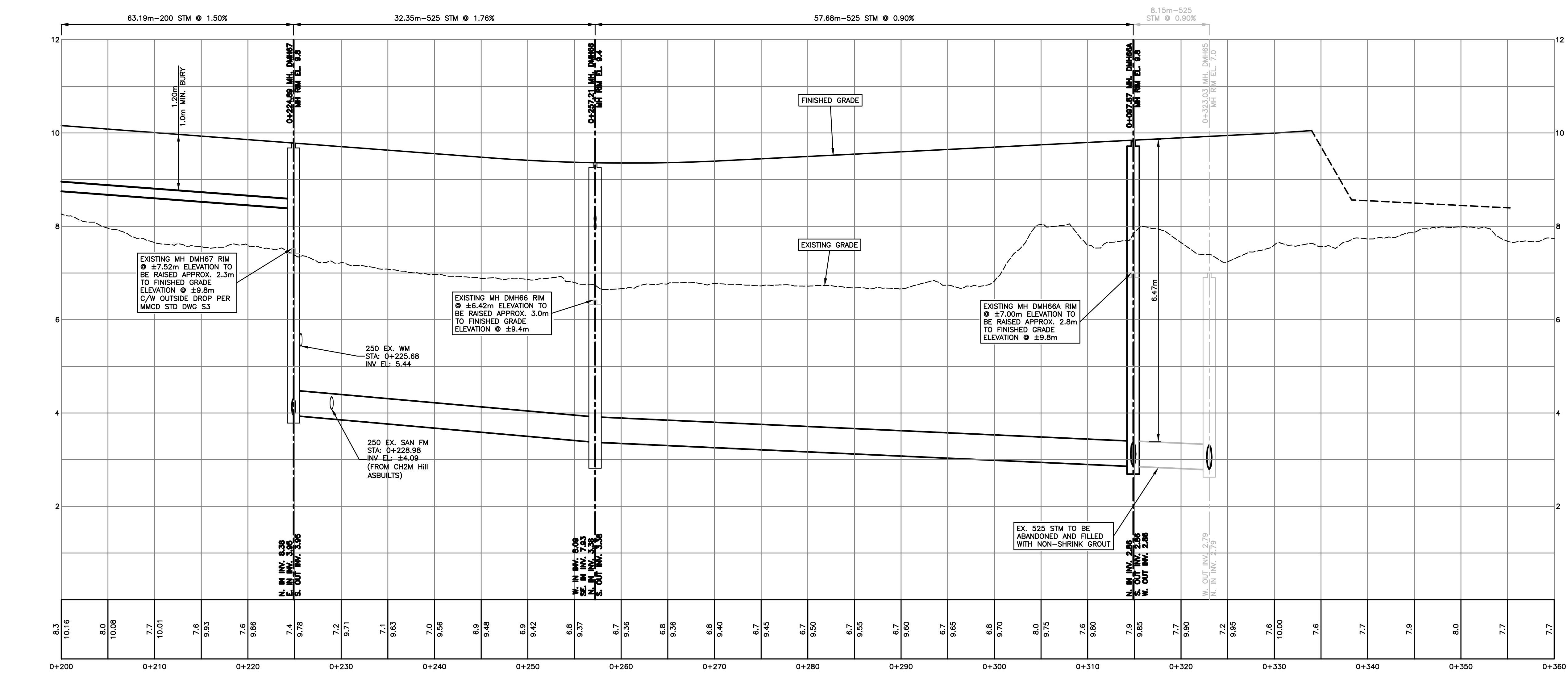
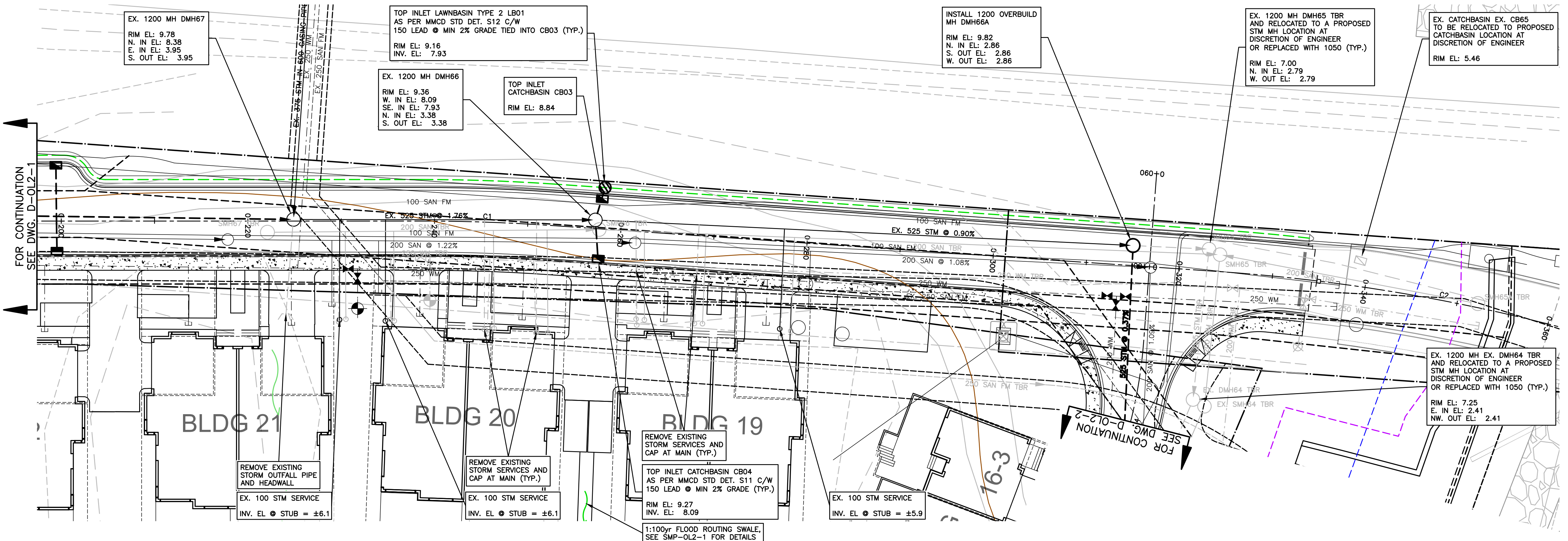
STA 0+200 - STA 0+360

no.	date	revision	by
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

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engineer of record	EDH	scale	1:250
designed by	EDH	hor.	1:50
drawn by	TJJ	vert.	1:50
date	2022-03-27	file no.	14305
		drawing no.	D-0L2-2

NOT FOR CONSTRUCTION

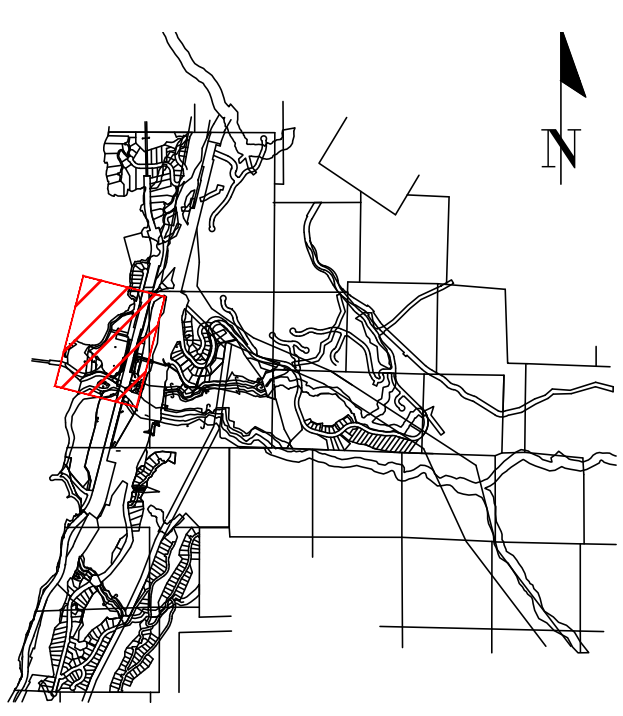


NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
 SEE REID CROWTHER DRAWINGS FOR EXISTING SERVICING PLANS

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PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING TO STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING REDUCER	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHBASIN (STW/SD)	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved

client: 2024-12-09

FINE PEACE HOLDINGS LTD.

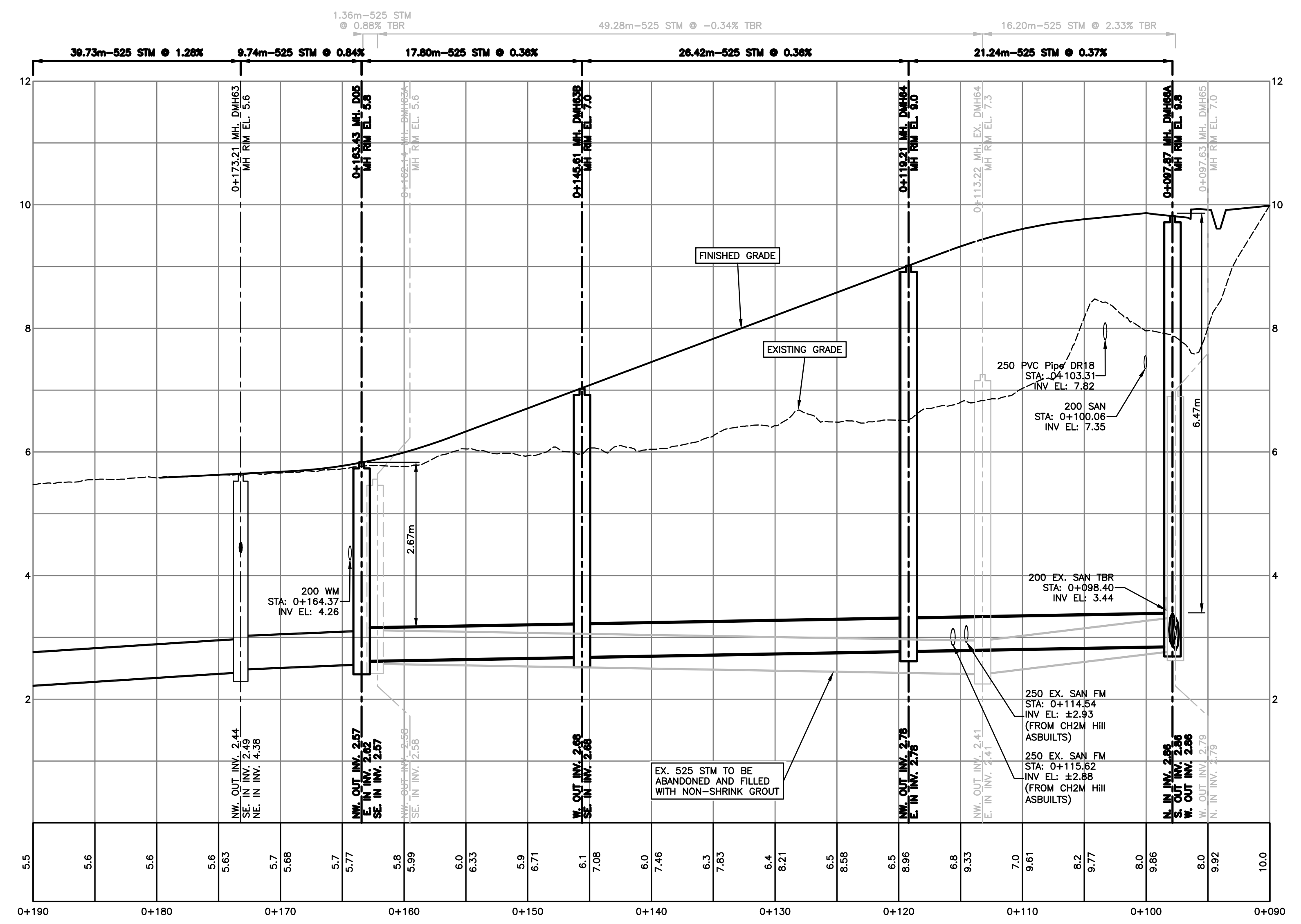
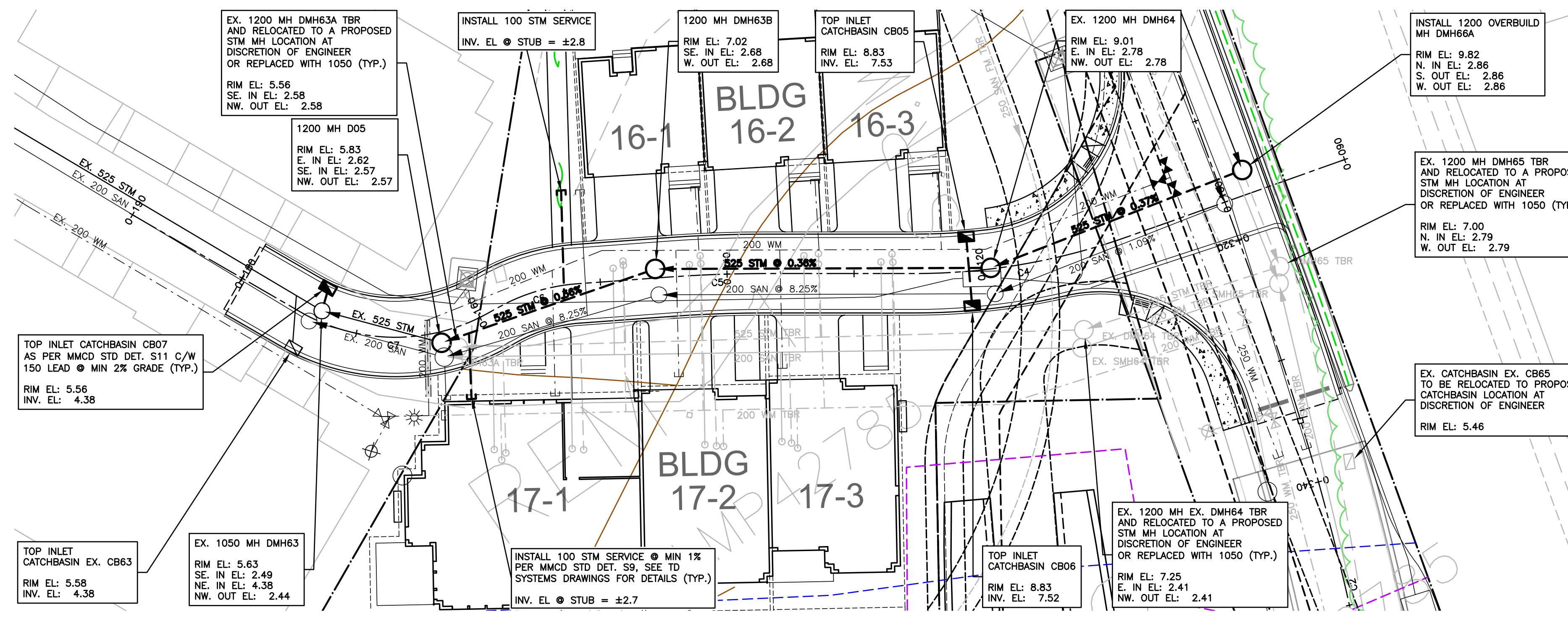
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site: STORMWORKS BEACH DRIVE

no.	date	revision	by
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11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

no.	date	revision	by
12	2022-09-27	ISSUED FOR DEVELOPMENT PERMIT	CLW

engineer of record	EDH	scale	hor: 1:250 vert: 1:50
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drawn by	TJJ	drawing no.	D-0L2-3
date	2022-09-27		

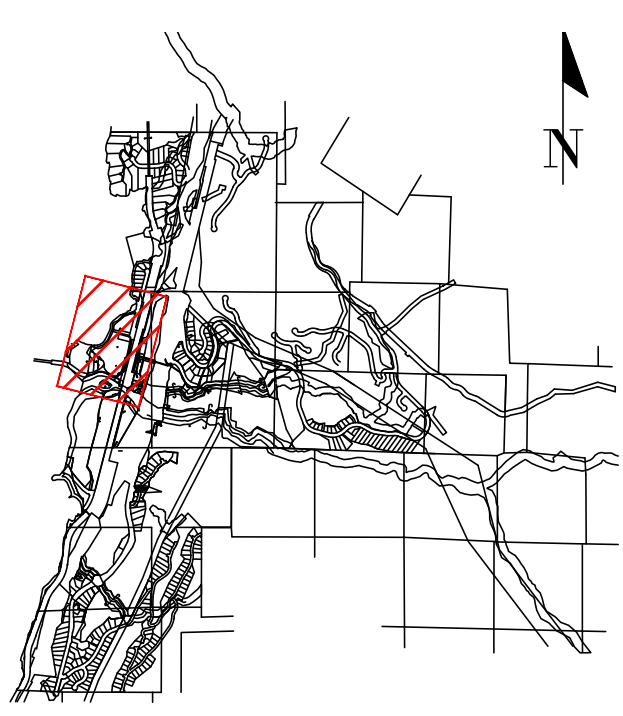


NOT FOR CONSTRUCTION

SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
 SEE DRAWING C-0L2-1 FOR STORM & SANITARY NOTES
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PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING STORM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING REDUCER	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCH-BASIN (STV/SD)	---	---	---
EXISTING CIP	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



client 2024-12-09

FINE PEACE HOLDINGS LTD.

project OLIVER'S LANDING
 FURRY CREEK, BC

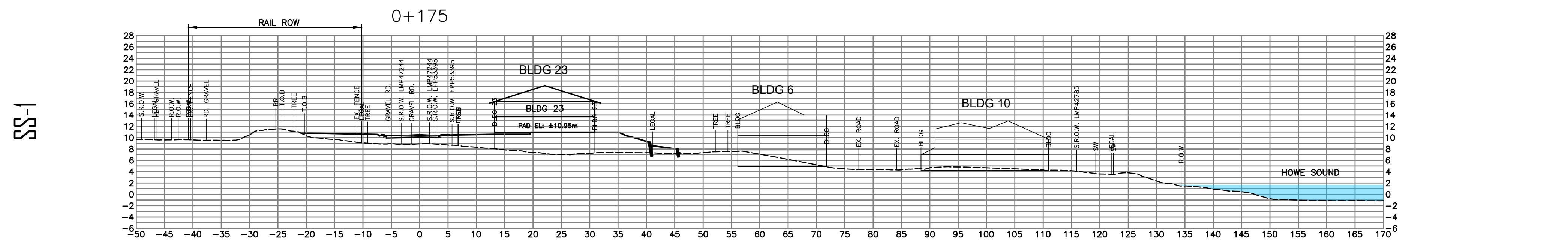
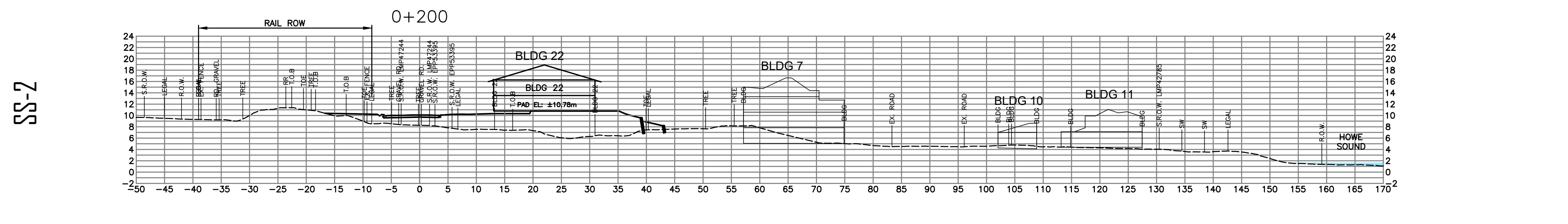
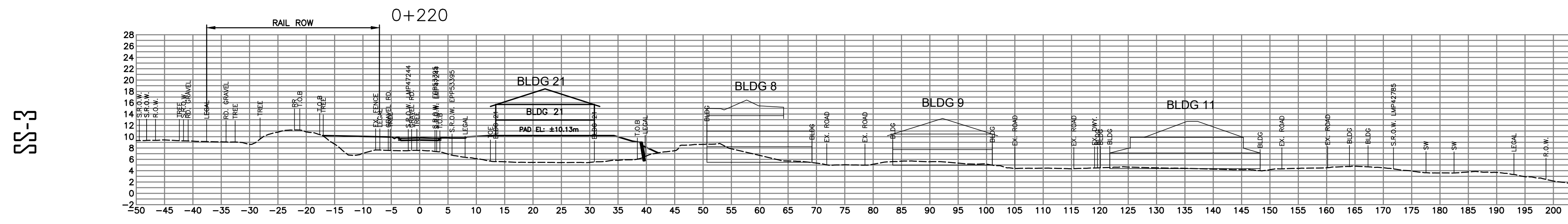
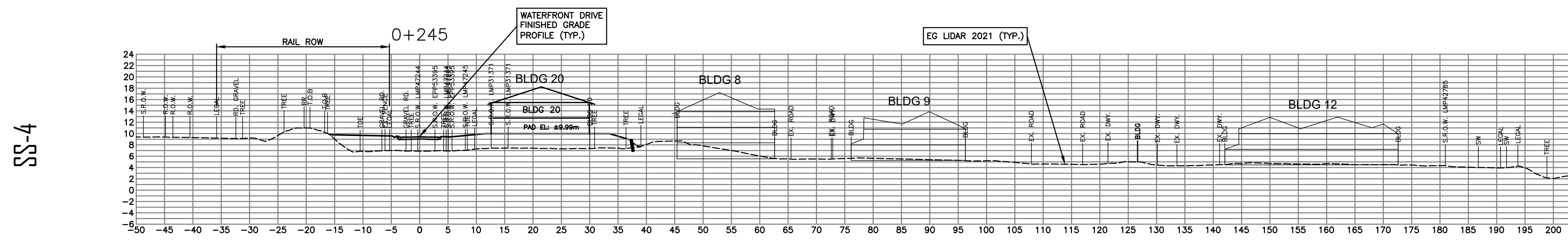
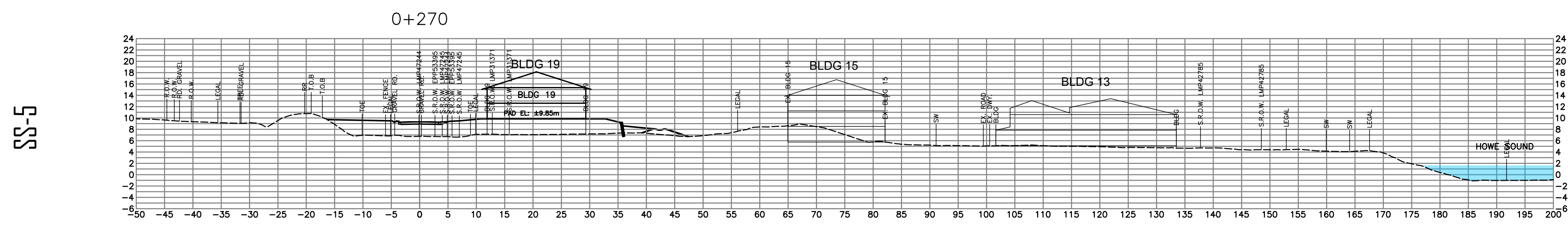
SITE SECTIONS
 WATERFRONT DRIVE

no.	ly/m/d	revision	author
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11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLDG 17 PER ARCH	TJJ

engineer of record: KBH scale: 1:250 hor: 1:50
 designed by: KBH file no.: 14305
 drawn by: TJJ drawing no.: SS-0L2-1
 date: 2022-09-27

NOT FOR CONSTRUCTION

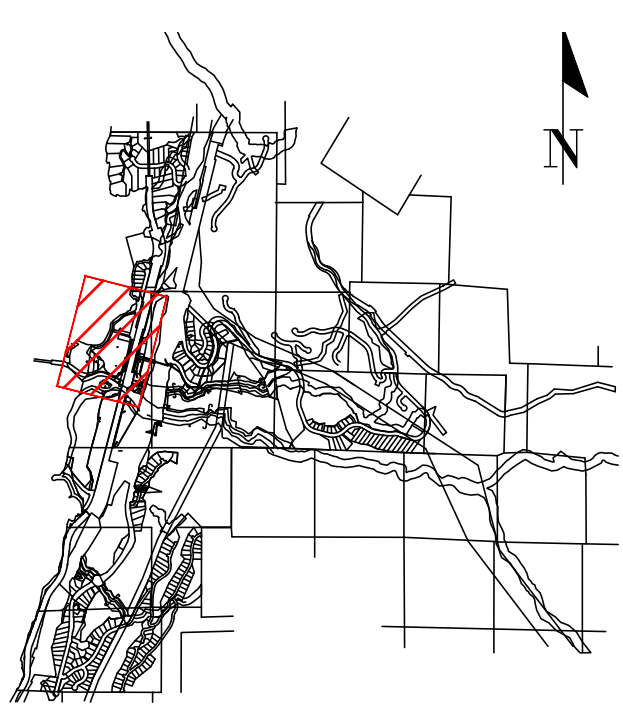
WATERFRONT DRIVE



SEE DRAWING KEY-0L2-1 FOR GENERAL NOTES
 SEE DRAWING R-0L2-2 FOR ROADWORKS NOTES
 SEE DRAWING W-0L2-3 FOR WATERWORKS NOTES
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PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SANITARY	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING FIRE HYDRANT	---	---	---
EXISTING GATE VALVE	---	---	---
EXISTING AIR VALVE	---	---	---
EXISTING REDUCER	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHBASIN (STW/SD)	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



client
 FINE PEACE HOLDINGS LTD.

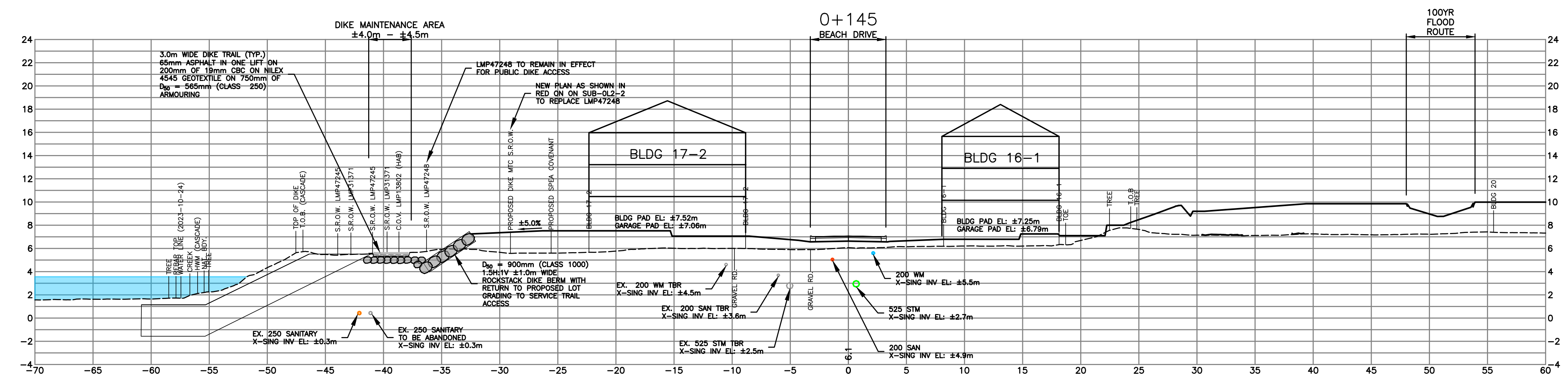
project
 OLIVER'S LANDING
 FURRY CREEK, BC

title
 CROSS SECTIONS
 BEACH DRIVE

no.	by/m/d	revision	date	status
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT		CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT		TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT		CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT		CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT		TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW		TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA		TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH		TJJ

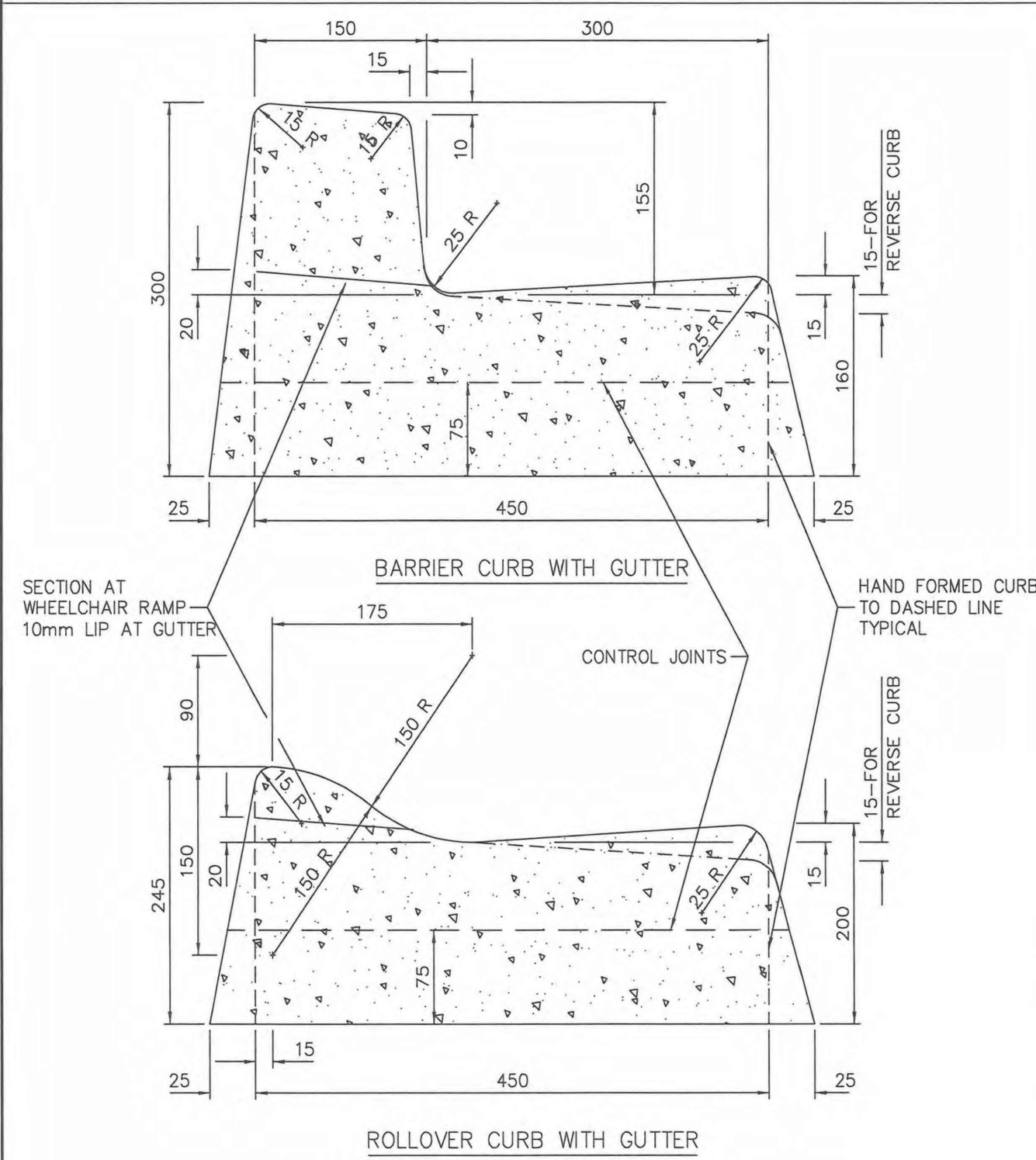
engineer of record	KBH	scale	hor: 1:250	vert: 1:50
designed by	KBH	file no.	14305	
drawn by	TJJ	drawing no.	SS-0L2-3	
date	2022-09-27	revision	12	

BEACH DRIVE
 SS-9



NOT FOR CONSTRUCTION

MMCD STANDARD DETAIL DRAWINGS



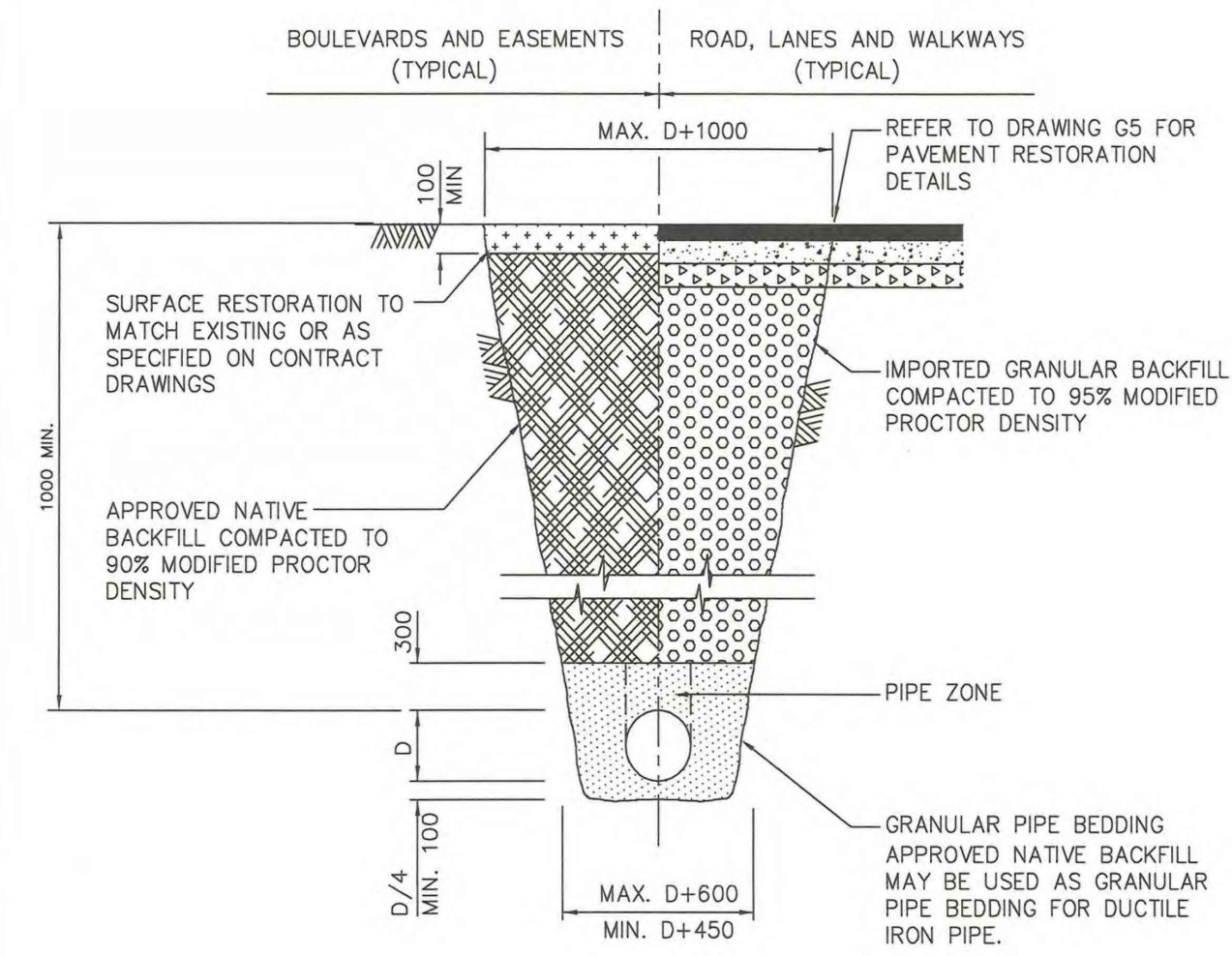
- NOTE: 1. SECTIONS SHOWN ARE FOR MACHINE EXTRUDED CURBS.
 2. REFER TO CONTRACT DRAWINGS, SECTION 03 30 20 FOR DETAILED SPECIFICATIONS.
 3. REFER TO DRAWING C1, C2 AND C3 FOR INSTALLATION DETAILS.
 4. REFER TO DRAWING C5 FOR DIMENSIONS OF WIDE BASE CURB AND GUTTER.

NOT TO SCALE

CONCRETE CURBS – NARROW BASE

DRAWING NUMBER:
C4

MMCD STANDARD DETAIL DRAWINGS



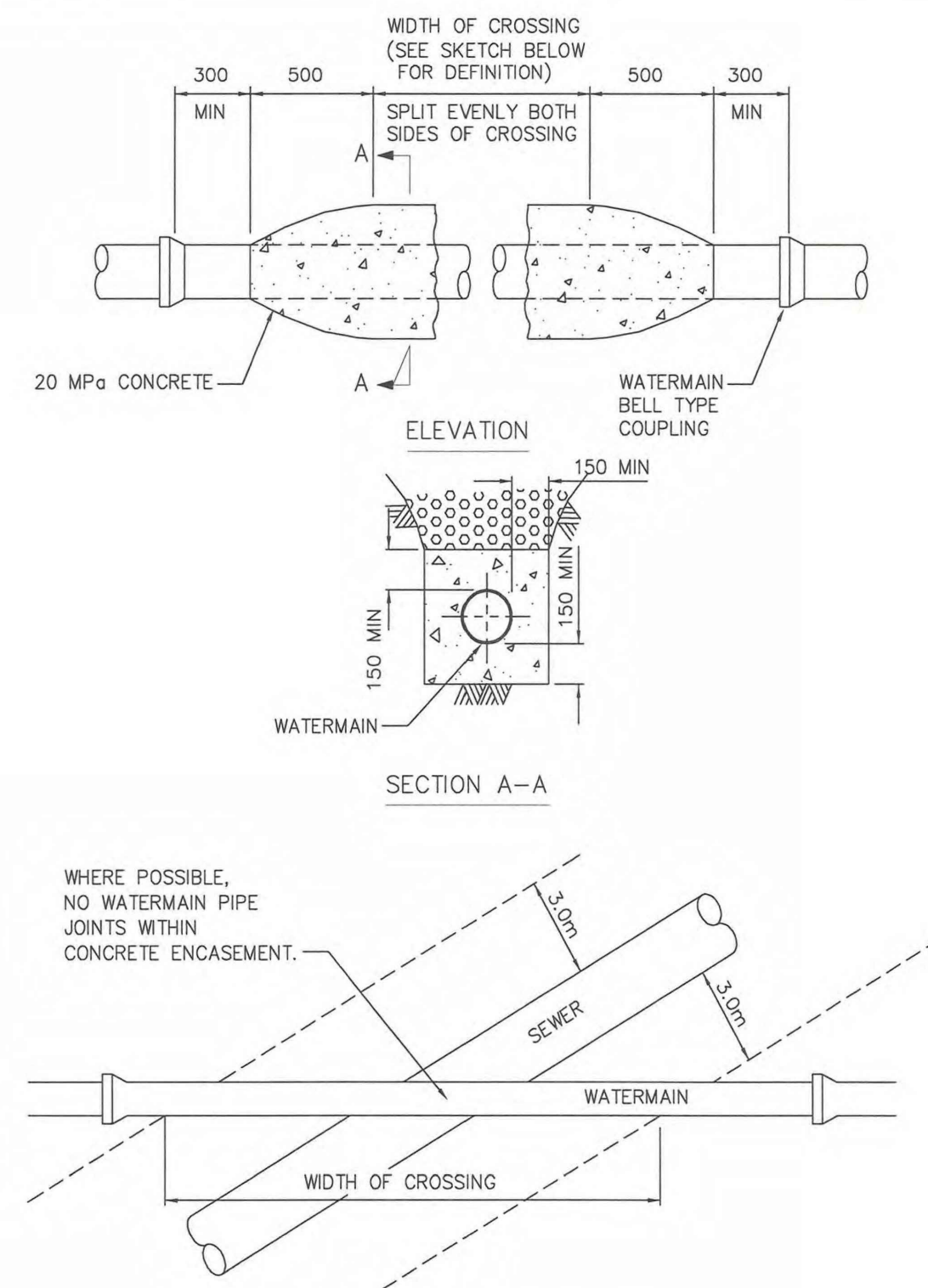
- NOTE: 1. TRENCHING TO COMPLY WITH ALL REQUIREMENTS OF WORKSAFE BC.
 2. REFER TO CONTRACT DRAWINGS, SECTION 31 23 01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

UTILITY TRENCH

DRAWING NUMBER:
G4

MMCD STANDARD DETAIL DRAWINGS



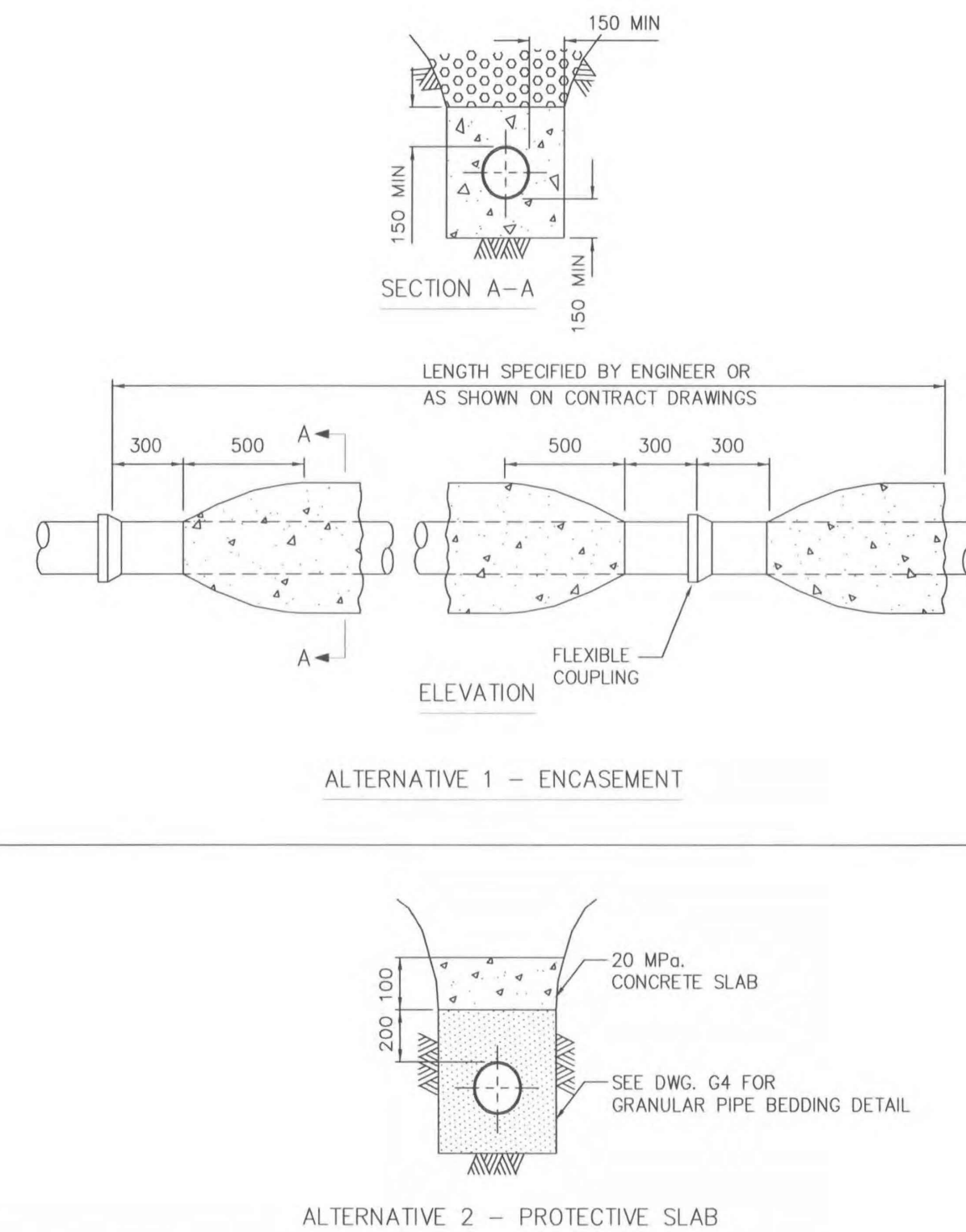
- NOTE: 1. THIS STANDARD IS APPLICABLE TO WATERMAIN/SEWER SEPARATION ONLY. SEE DRAWING G7 FOR CONCRETE PROTECTION OF UNDERGROUND UTILITIES.
 2. REFER TO CONTRACT DRAWINGS, SECTION 31 23 01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

CONCRETE ENCASEMENT FOR WATERMAIN/
SEWER SEPARATION

DRAWING NUMBER:
G6

MMCD STANDARD DETAIL DRAWINGS



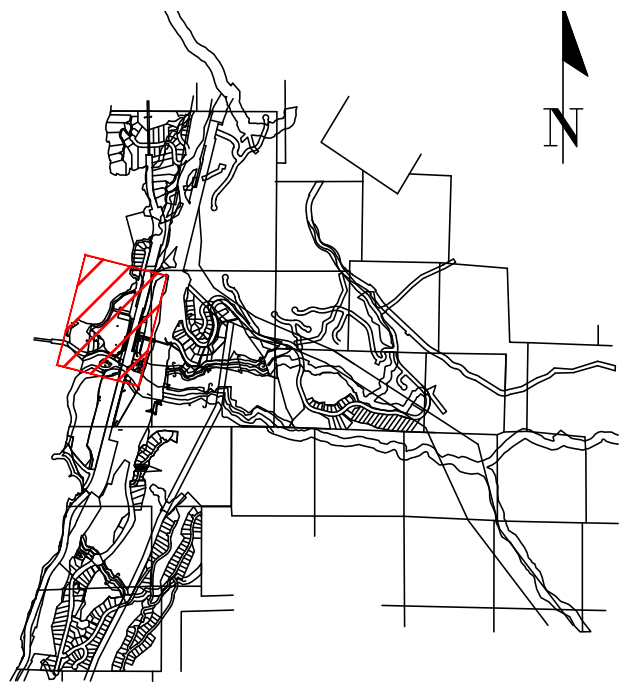
- NOTE: 1. USE ONLY WHERE DIRECTED BY CONTRACT ADMINISTRATOR OR AS SPECIFIED ON CONTRACT DRAWINGS.
 2. SEE DRAWING G6 FOR CONCRETE ENCASEMENT FOR SEPARATION OF SEWERS FROM WATERMAIN.
 3. REFER TO CONTRACT DRAWINGS, SECTION 31 23 01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

CONCRETE PROTECTION FOR UNDERGROUND UTILITIES

DRAWING NUMBER:
G7

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING WATERMAIN	---	---	---
EXISTING SEWER	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
PROP. FIRE HYDRANT	---	---	---
PROP. GATE VALVE	---	---	---
PROP. INSPECTION CHAMBER	---	---	---
PROP. MANHOLE	---	---	---
PROP. POWER POLE	---	---	---
PROP. STREETLIGHT	---	---	---

approved



client 2024-12-09

FINE PEACE HOLDINGS LTD.

project OLIVER'S LANDING
FURRY CREEK, BC

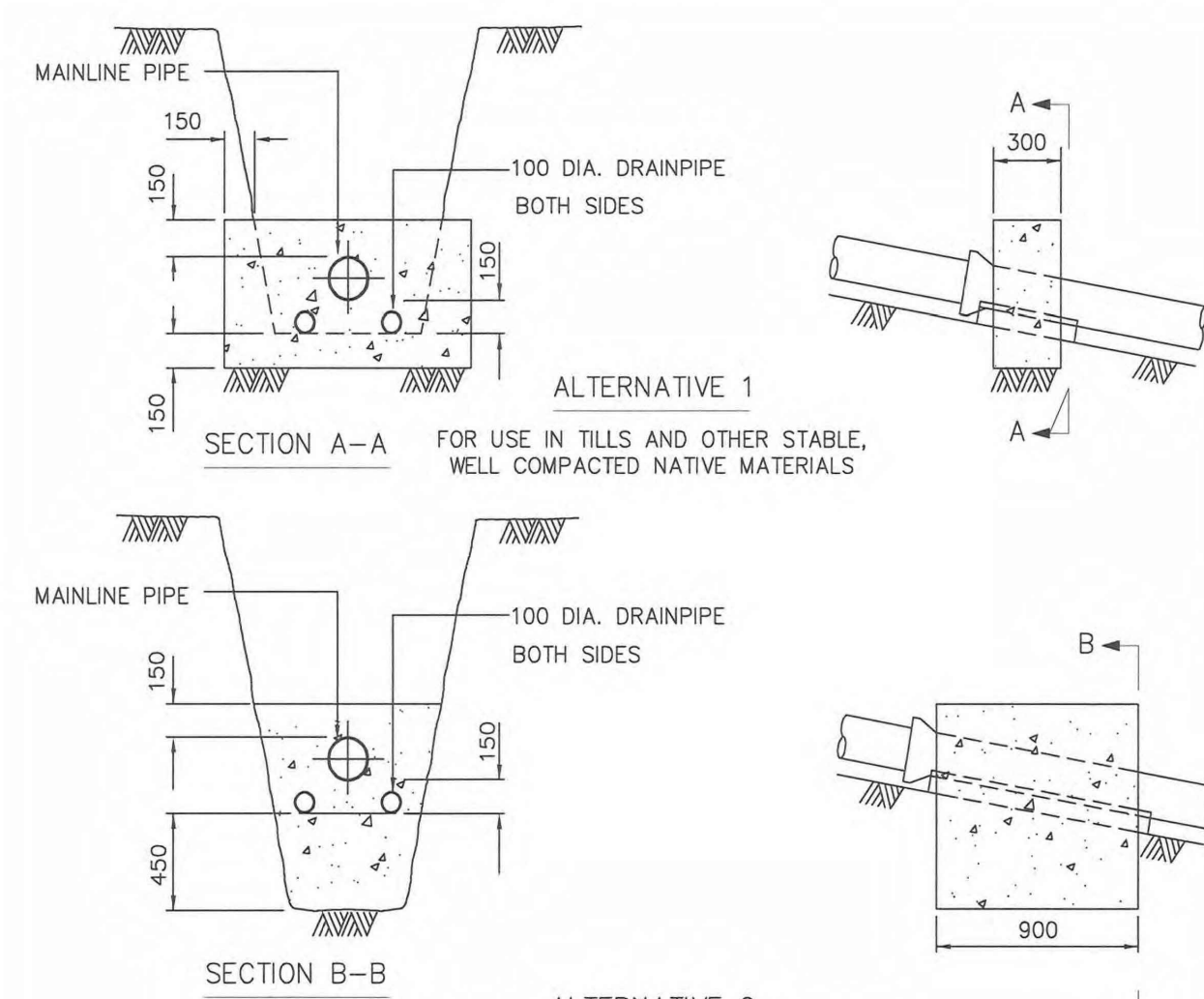
title STANDARD DETAILS

no.	date	revision	by
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
10	24-08-27	ISSUED FOR BUILDING PERMIT	CLW
9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

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engineer of record	KBH	scale	
designed by	KBH	hor:	vert:
drawn by	TJJ	file no.	14305
date	2022-09-27	drawing no.	DET-D12-1

MMCD STANDARD DETAIL DRAWINGS



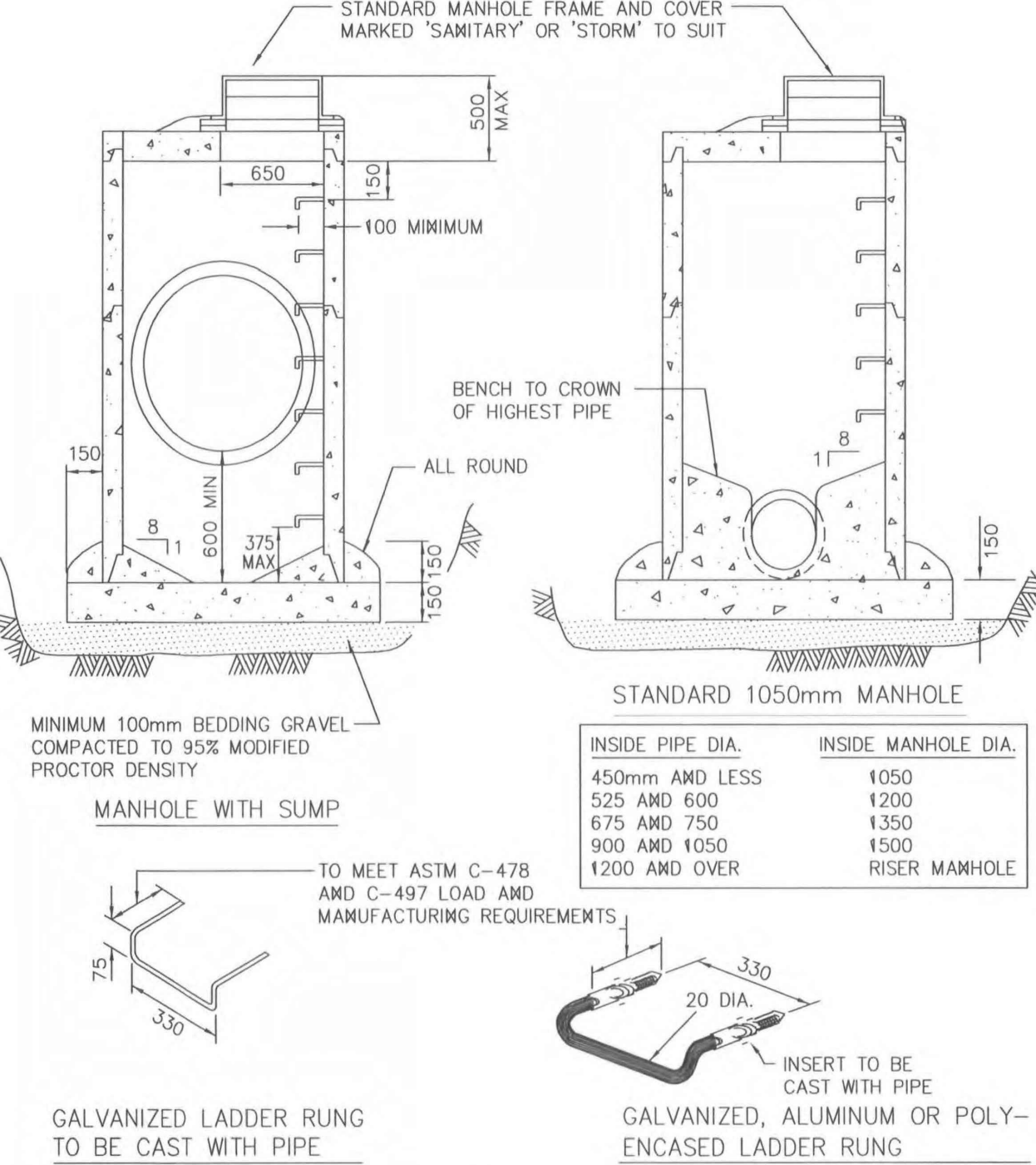
MAXIMUM SPACING OF ANCHOR BLOCKS (SEE NOTE 4)

SANITARY AND STORM GRAVITY SEWERS		WATERMAINS AND FORCEMAINS	
SLOPE	MAX. SPACING	SLOPE	MAX. SPACING
15% - 20%	25m	10% OR GREATER	10m
20% - 35%	20m		
35% - 50%	15m		
50% - OVER	10m		

- NOTE: 1. APPLICABLE TO ALL PIPE MATERIALS.
 2. USE ALTERNATIVES 1 OR 2 AS SPECIFIED ON CONTRACT DRAWINGS.
 3. USE 20 MPa CONCRETE UNLESS SPECIFIED OTHERWISE ON CONTRACT DRAWINGS.
 4. REFER TO CONTRACT DRAWINGS FOR SPECIFIED SPACING IF OTHER THAN MAXIMUM SHOWN IN TABLE.

PIPE ANCHOR BLOCKS DRAWING NUMBER: **G8**

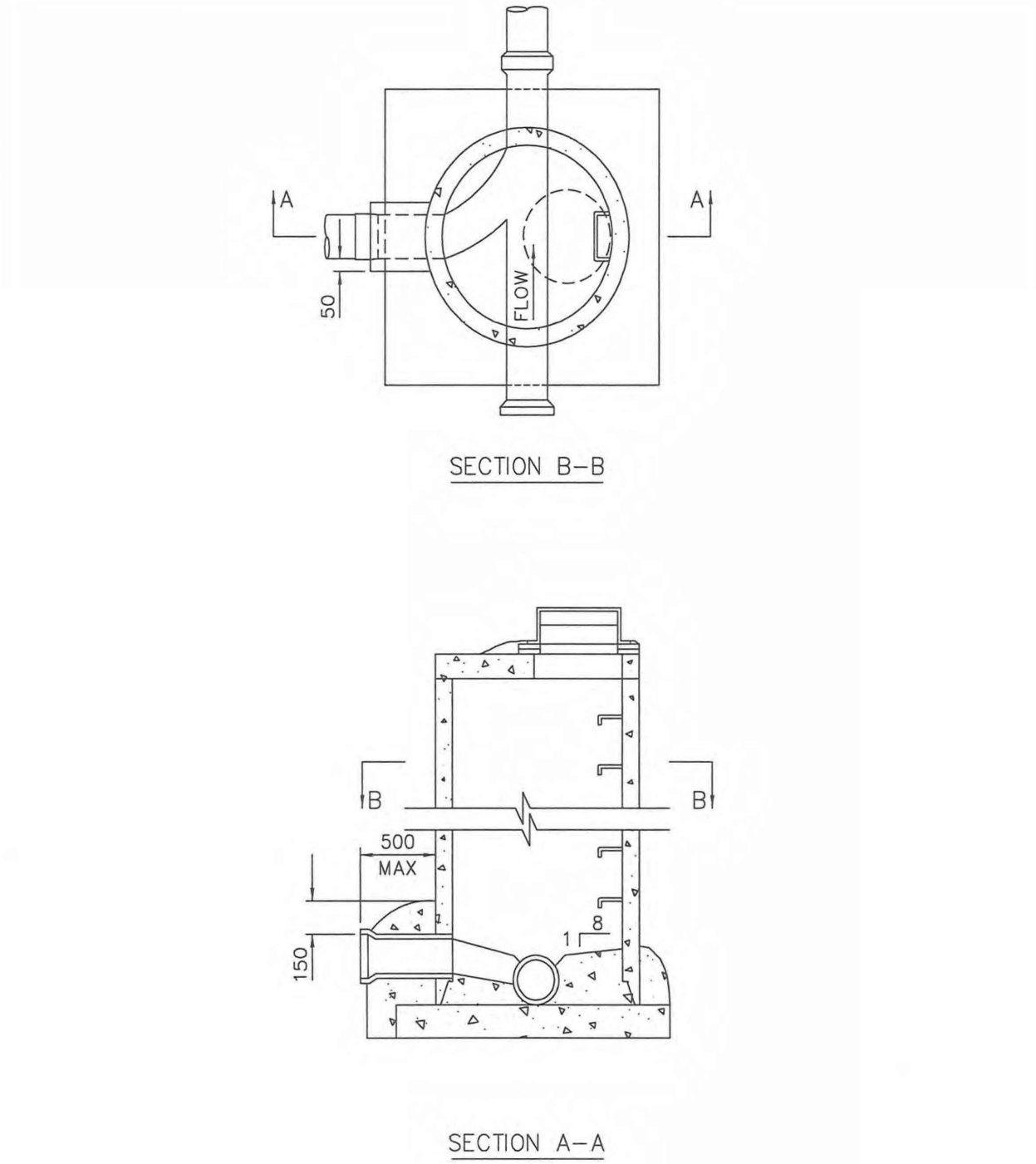
MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. DETAILS ARE DRAWN FOR PRECAST RISERS ON CAST-IN-PLACE BASE. PRECAST BASES APPROVED BY CONTRACT ADMINISTRATOR ARE ACCEPTABLE.
 2. MAXIMUM DEPTH TO FIRST RUNG IS 500mm. WHEN HANDHOLD IS INSTALLED BETWEEN TOP AND FIRST RUNG, MAXIMUM DEPTH MAY BE INCREASED TO 660mm.
 3. FOR MANHOLES OVER 1200mm DIA. BASE THICKNESS TO BE 200mm.
 4. REFER TO DRAWING S2 FOR CONNECTION DETAILS.
 5. REFER TO CONTRACT DRAWINGS, SECTION 33 44 01 FOR DETAILED SPECIFICATIONS.

STANDARD AND SUMP MANHOLES DRAWING NUMBER: **S1**

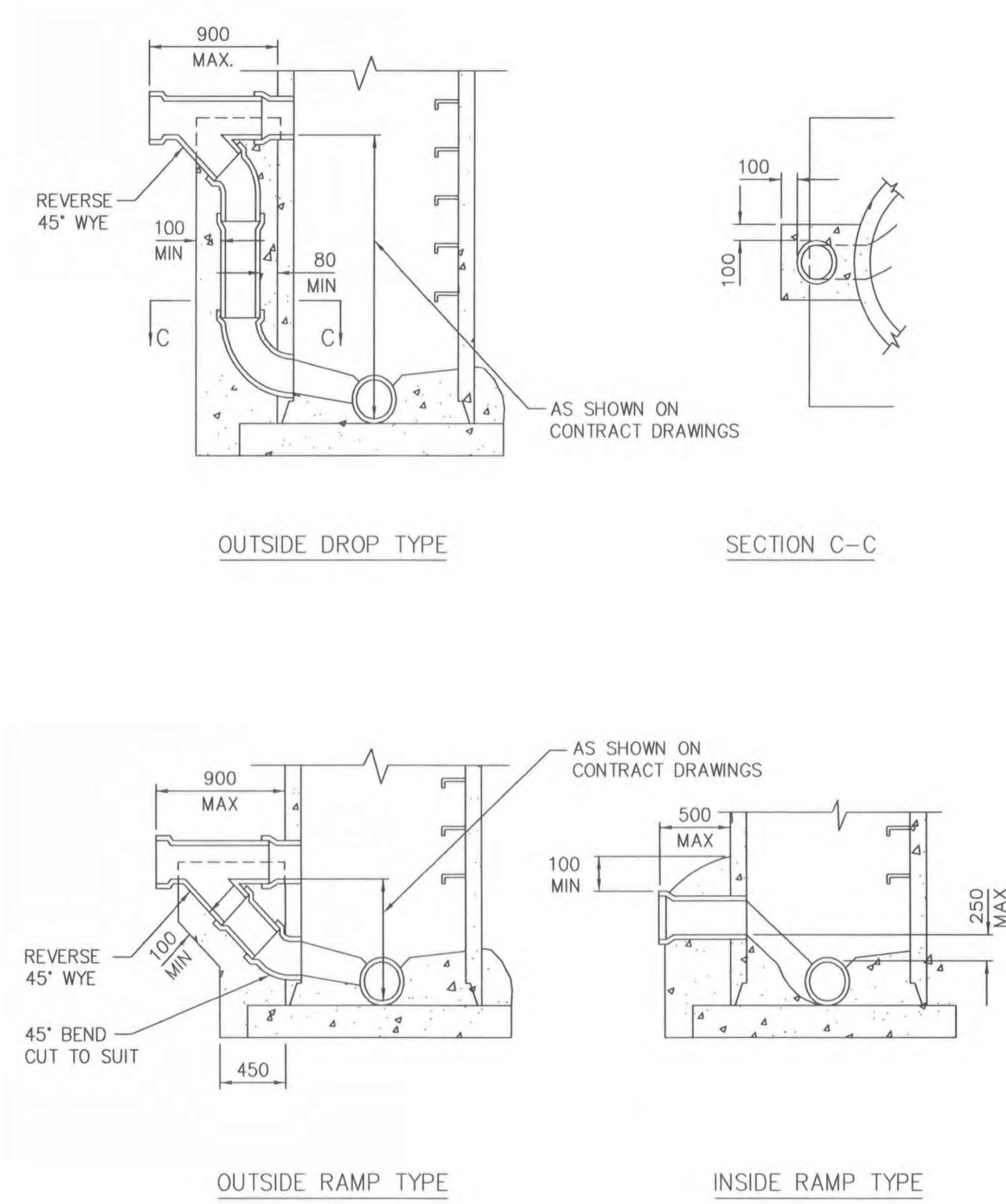
MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. THIS DRAWING SHOWS CONNECTION DETAILS ONLY, REFER TO DRAWING S1 FOR ALL OTHER DETAILS PERTAINING TO MANHOLE REQUIREMENTS AND INSTALLATION.
 2. REFER TO CONTRACT DRAWINGS, SECTION 33 44 01 FOR DETAILED SPECIFICATIONS.

STANDARD MANHOLE CONNECTION DETAILS DRAWING NUMBER: **S2**

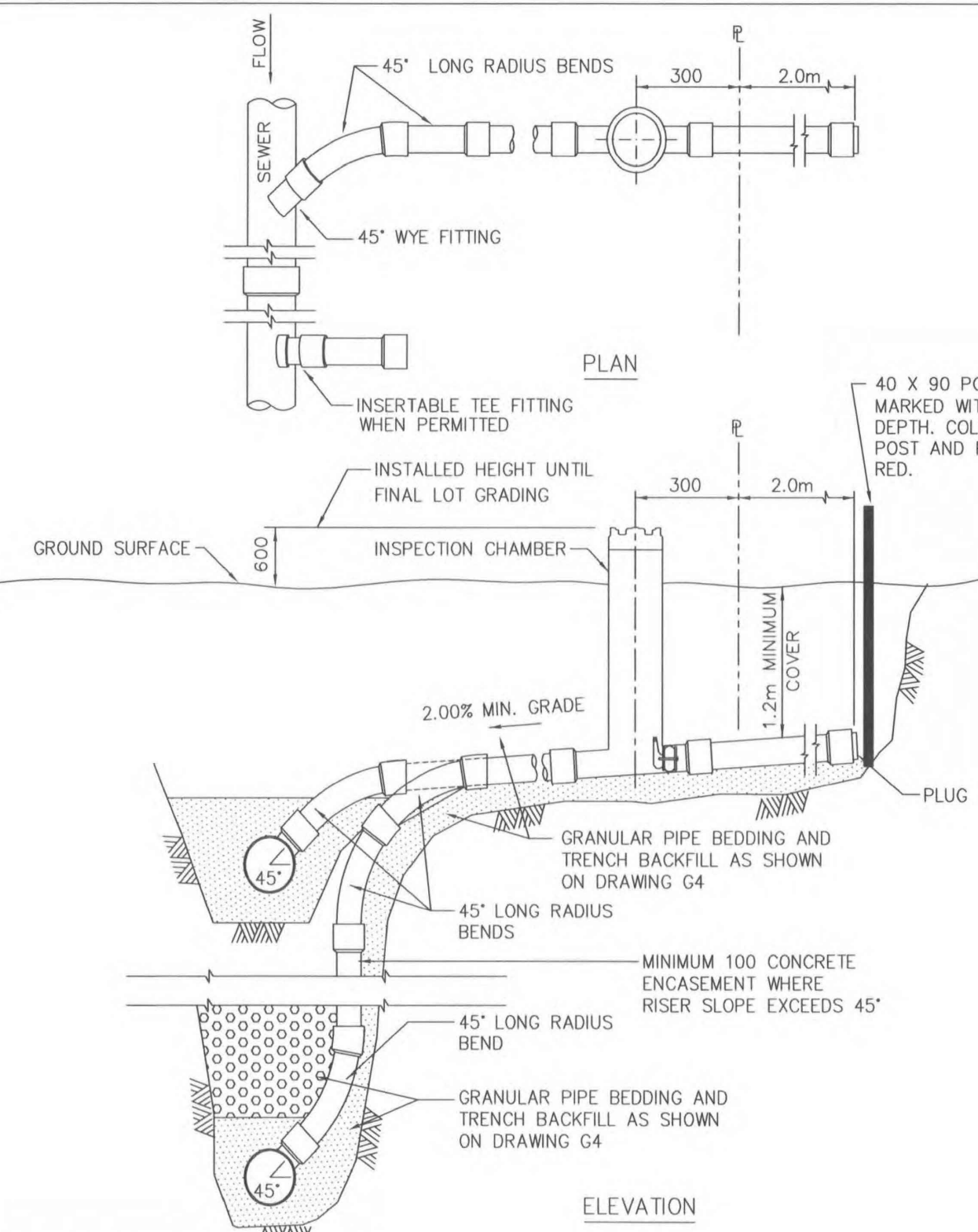
MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. THIS DRAWING SHOWS CONNECTION DETAILS ONLY, REFER TO DRAWING S1 FOR ALL OTHER DETAILS PERTAINING TO MANHOLE REQUIREMENTS AND INSTALLATION.
 2. REFER TO CONTRACT DRAWINGS, SECTION 33 44 01 FOR DETAILED SPECIFICATIONS.

MANHOLE CONNECTION DETAILS - DROP AND RAMP TYPE DRAWING NUMBER: **S3**

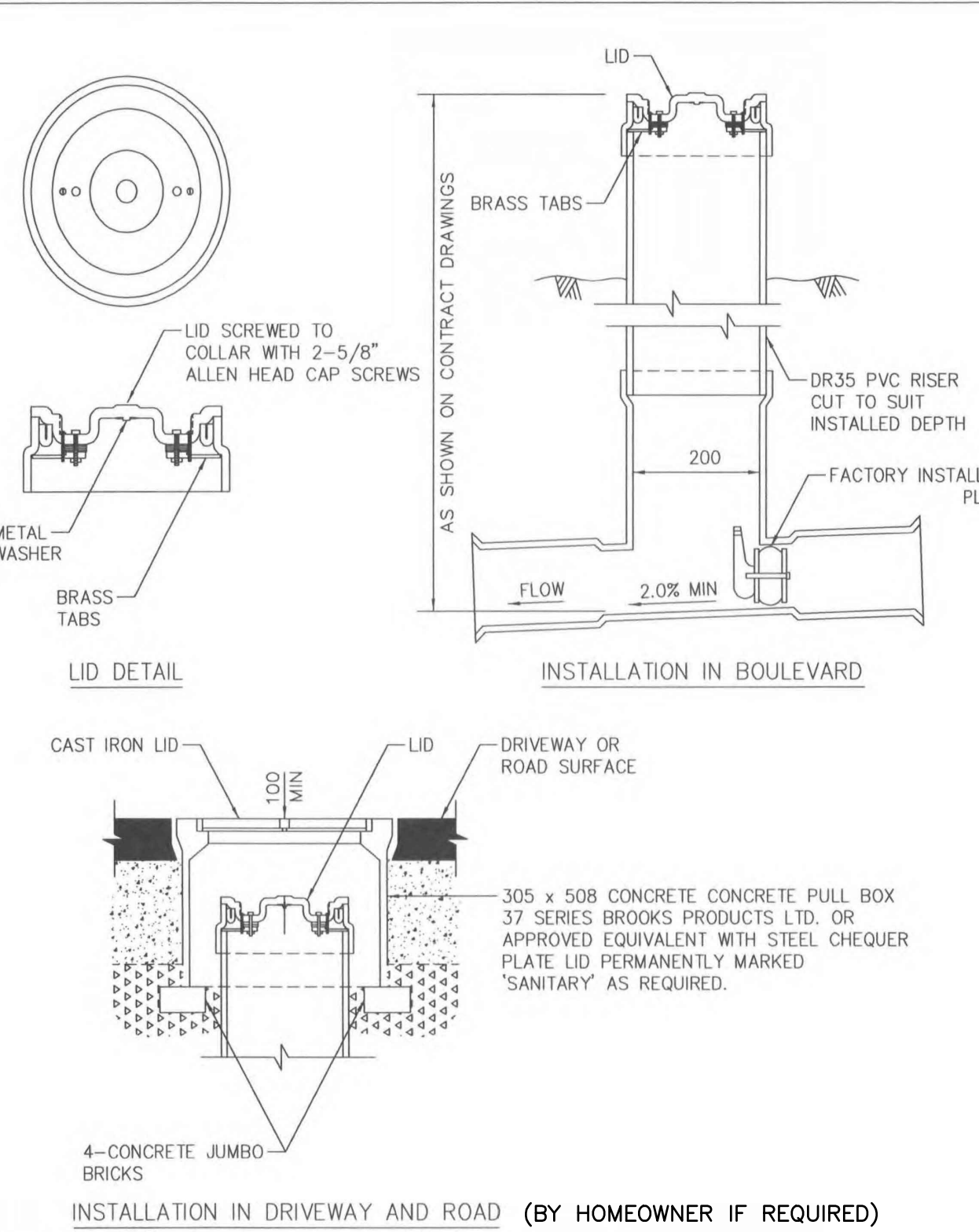
MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. CONNECTIONS TO BE 100 OR AS SPECIFIED ON CONTRACT DRAWINGS.
 2. RISER TYPE SERVICE TO BE USED ONLY WHEN SERVICE IS MORE THAN 2.4m ABOVE WYE INVERT OR AS DIRECTED BY CONTRACT ADMINISTRATOR.
 3. LOCATION OF SERVICE AND MARKER AS SHOWN ON CONTRACT DRAWINGS.
 4. SEE DRAWING S9 FOR DETAILS OF INSPECTION CHAMBER AND INSTALLATION REQUIREMENTS.

SANITARY SEWER SERVICE CONNECTION DRAWING NUMBER: **S7**

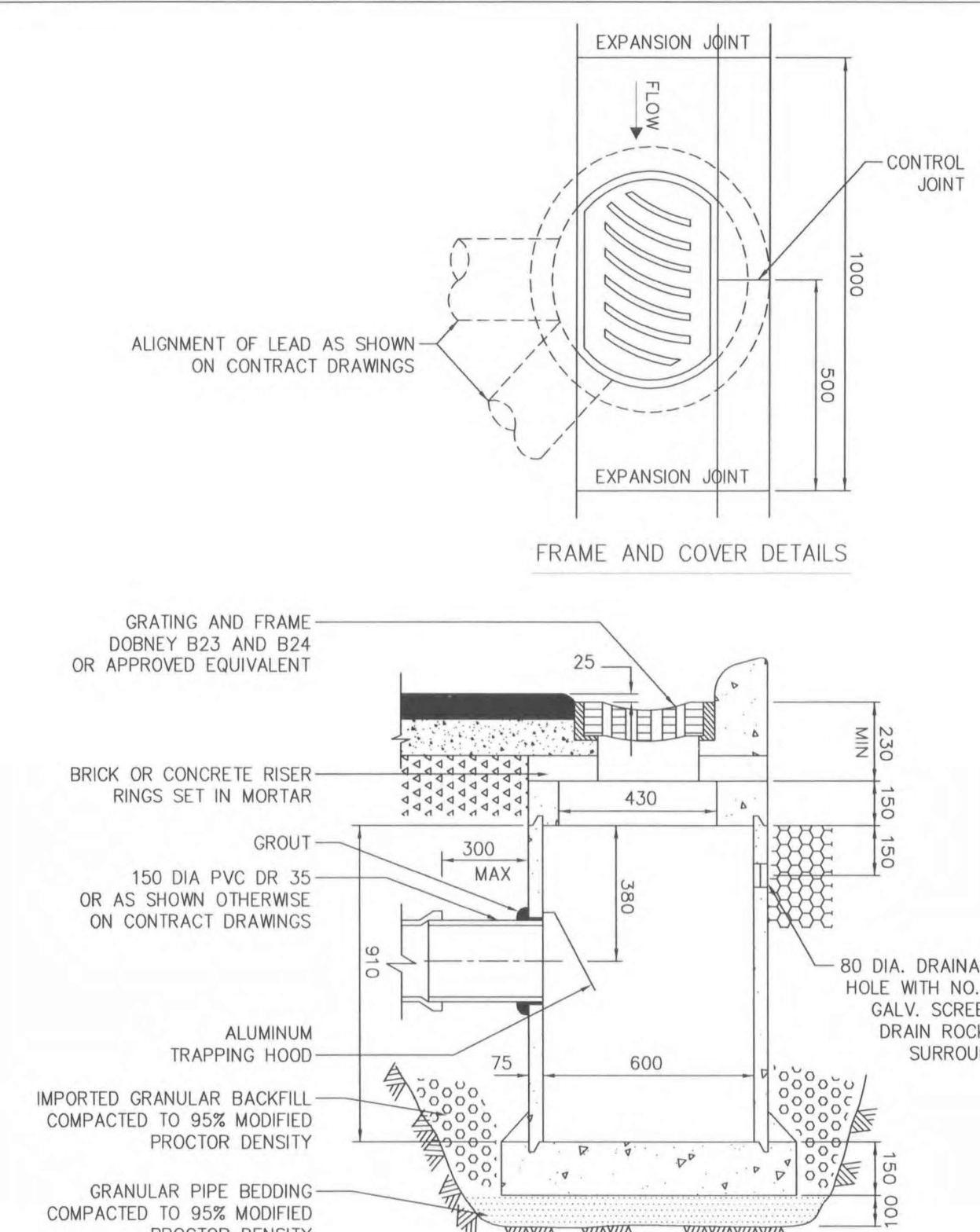
MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. REFER TO DRAWING S7 FOR INSTALLATION REQUIREMENTS.
 2. INSPECTION CHAMBER TO BE APPROVED MANUFACTURED FITTING.
 3. REFER TO CONTRACT DRAWINGS FOR SITE SPECIFIC DIMENSIONS. REFER TO SECTION 33 30 01 FOR DETAILED SPECIFICATIONS.

INSPECTION CHAMBER FOR 100 TO 200 SANITARY SEWER CONNECTION & STORM SEWER DRAWING NUMBER: **S9**

MMCD STANDARD DETAIL DRAWINGS



- NOTE: 1. PRECAST UNITS c/w BASE, APPROVED BY CONTRACT ADMINISTRATOR, ARE ACCEPTABLE.
 2. REFER TO CONTRACT DRAWINGS, SECTION 33 44 01 FOR DETAILED SPECIFICATIONS.

TOP INLET CATCHBASIN DRAWING NUMBER: **S11**

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

	EXISTING	PROP.	TO BE REMOVED
LEGAL LINE	---	---	---
EXISTING	---	---	---
PROPOSED	---	---	---
TO BE REMOVED	---	---	---
LEGAL LINE	---	---	---
EXISTING	---	---	---
PROPOSED	---	---	---
TO BE REMOVED	---	---	---



client: 2024-12-09

FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

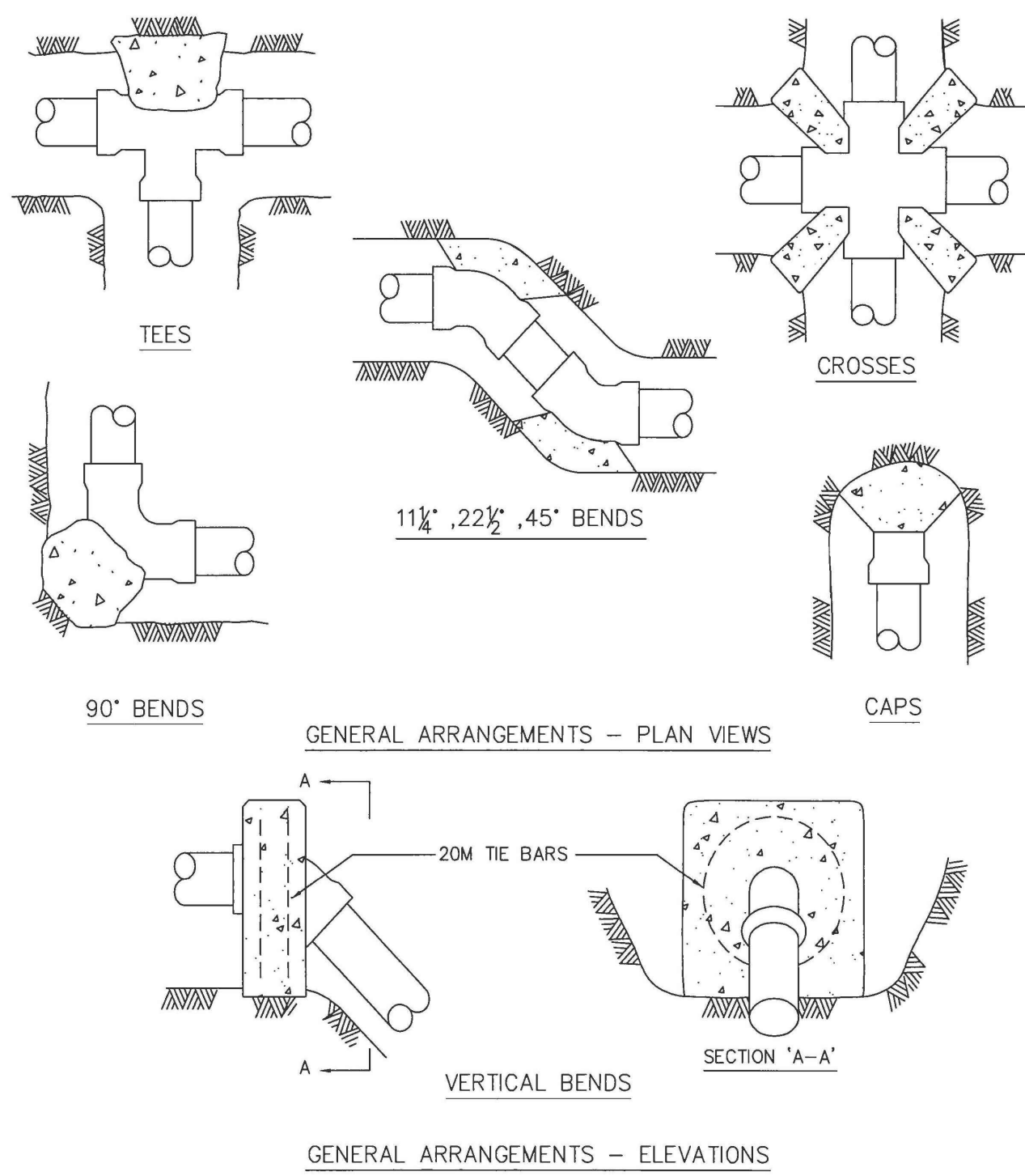
title: STANDARD DETAILS

no.	date	revision	author
12	24-12-09	ISSUED FOR DEVELOPMENT PERMIT	CLW
11	24-09-25	ISSUED FOR DEVELOPMENT PERMIT	TJJ
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9	24-08-28	ISSUED FOR BUILDING PERMIT	CLW
8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
7	24-07-02	ISSUED FOR TEAM REVIEW	TJJ
6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATING BLOG IT PER ARCH	TJJ

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engineer of record	scale	hor.	vert.
EDH			
designed by	file no.	14305	
EDH			
drawn by	drawing no.	DET-012-2	
TJJ			
date	2022-09-27		

MMCD STANDARD DETAIL DRAWINGS



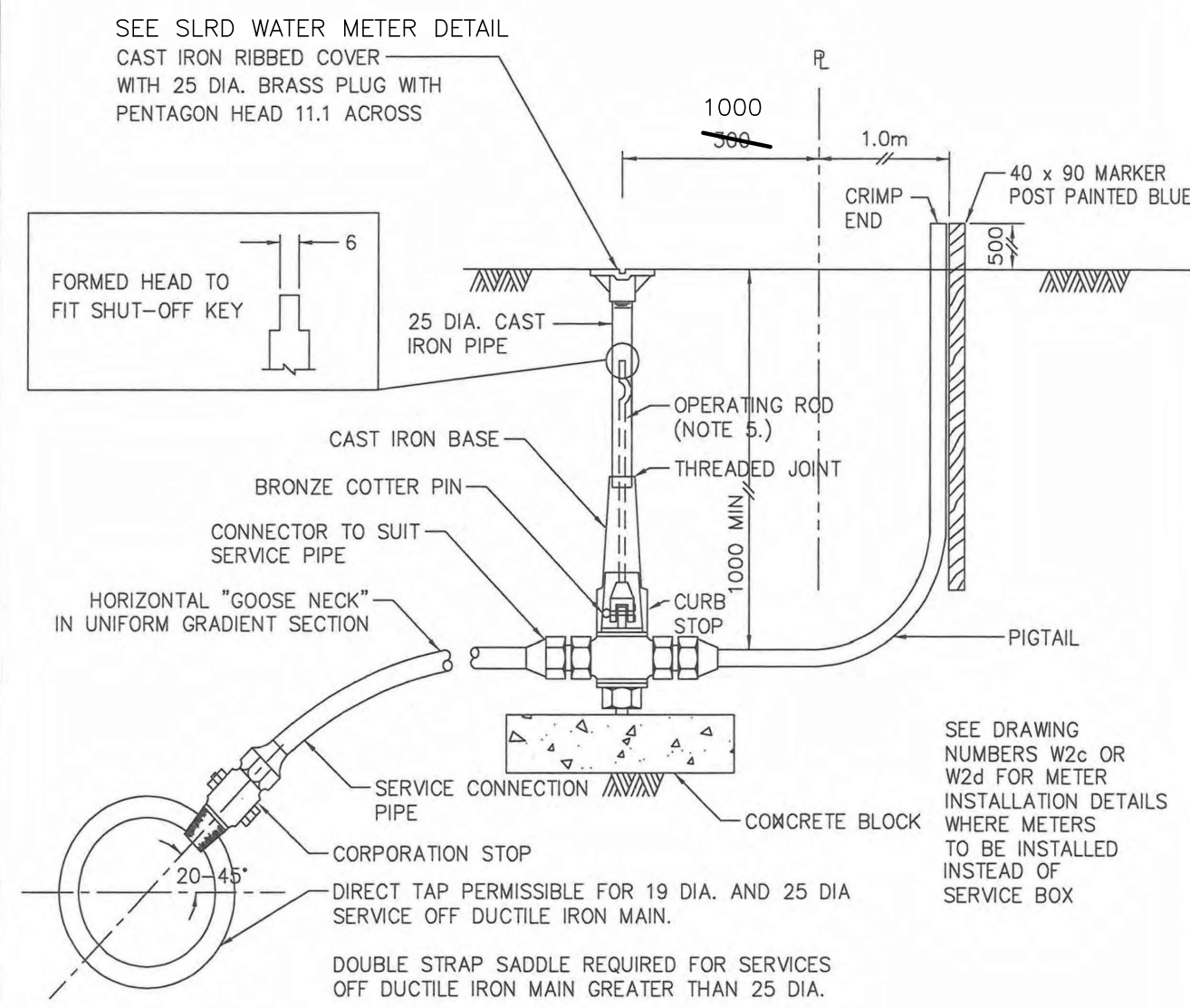
- NOTE: 1. REFER TO CONTRACT DRAWINGS FOR SPECIFIED BEARING AREAS OF THRUST BLOCKS AND/OR SPECIFIC REQUIREMENTS NOT SHOWN ON THIS DRAWING.
 2. PLACE 6 mil POLYETHYLENE ON INTERFACE BETWEEN CONCRETE AND FITTING.
 3. PLACE 20 MPa CONCRETE AGAINST UNDISTURBED GROUND; KEEP CONCRETE CLEAR OF FITTING JOINTS.
 4. REFER TO CONTRACT DRAWINGS, SECTIONS, 33 11 01 AND 03 30 53 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

TYPICAL THRUST BLOCK ARRANGEMENTS

DRAWING NUMBER: **W1**

MMCD STANDARD DETAIL DRAWINGS



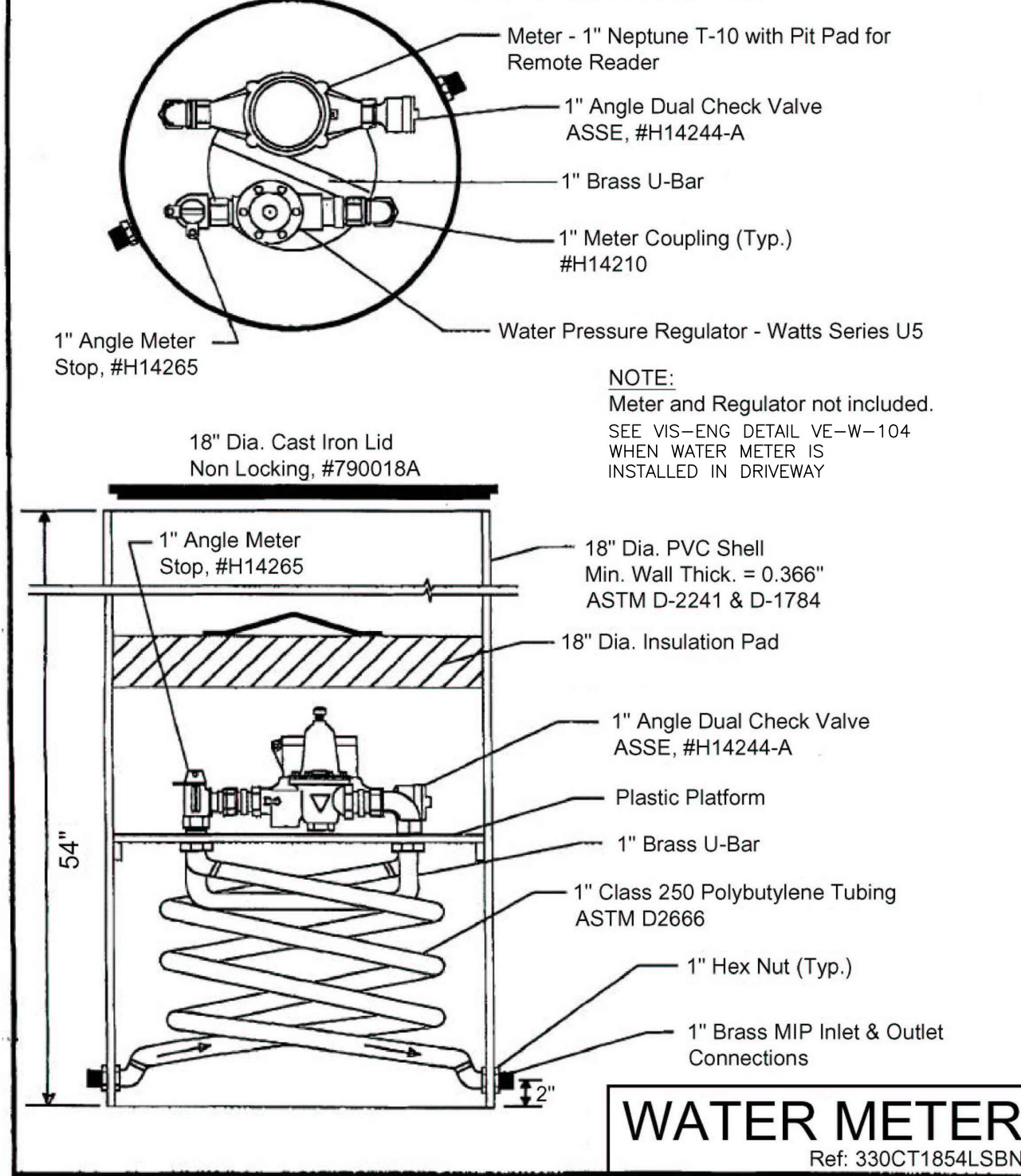
- NOTE: 1. THIS DETAIL FOR SERVICES 19 TO 50mm ONLY.
 2. PVC SADDLES TO SECTION 33 11 01.
 3. INSTALL SERVICE PIPE WITH "GOOSE NECK" IN HORIZONTAL POSITION.
 4. WHEN CURB STOP INSTALLED IN DRIVEWAY PLACE COVER IN CHAMBER. MARK "WATER". SEE DRAWING S9 FOR TYPICAL DETAIL.
 5. REFER TO CONTRACT DRAWINGS, SECTION 33 11 01 FOR DETAILED SPECIFICATIONS.
 6. OPERATING ROD DIAMETERS:
 • 14mm FOR 25mm OR SMALLER CURB STOPS.
 • 19mm FOR 32mm TO 50mm CURB STOPS.

NOT TO SCALE

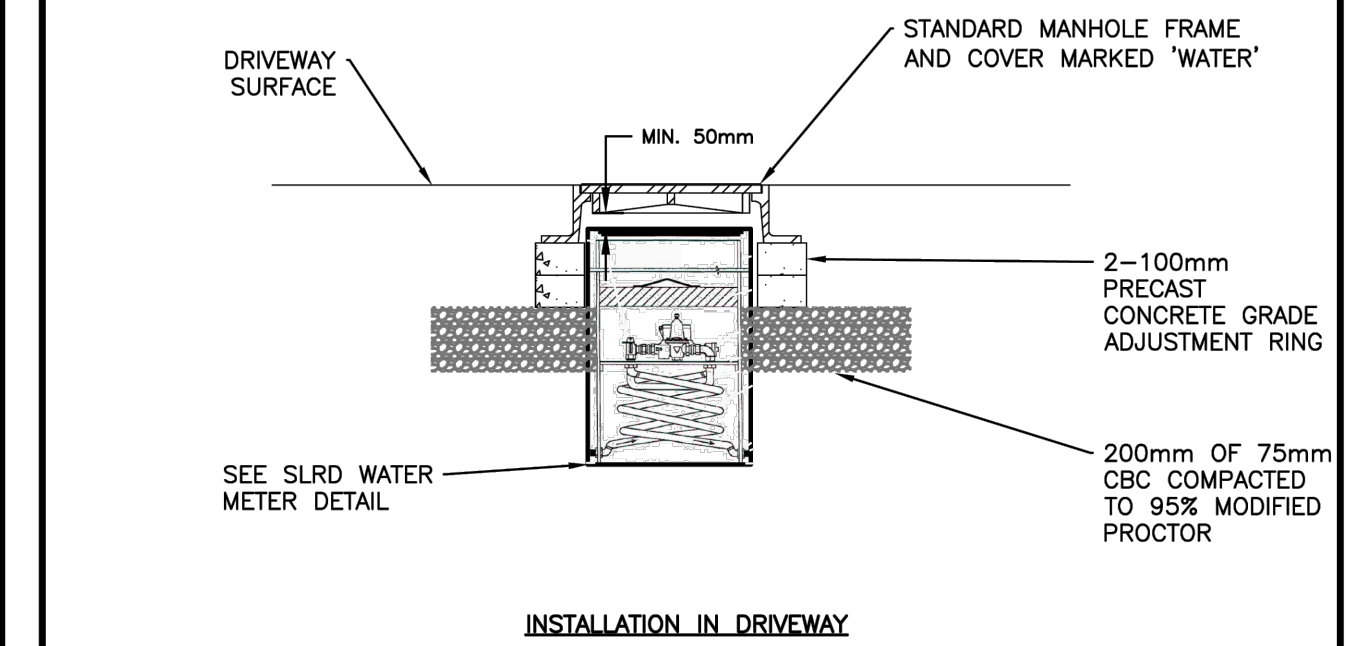
WATER SERVICE CONNECTION - SERVICE BOX

MODIFIED
DRAWING NUMBER: **W2a**

SLRD MUELLER / HUNT 18-Inch Diameter Coil Tandem Meter Pit for 1-Inch Meter



WATER METER
Ref: 330CT1854LSBN

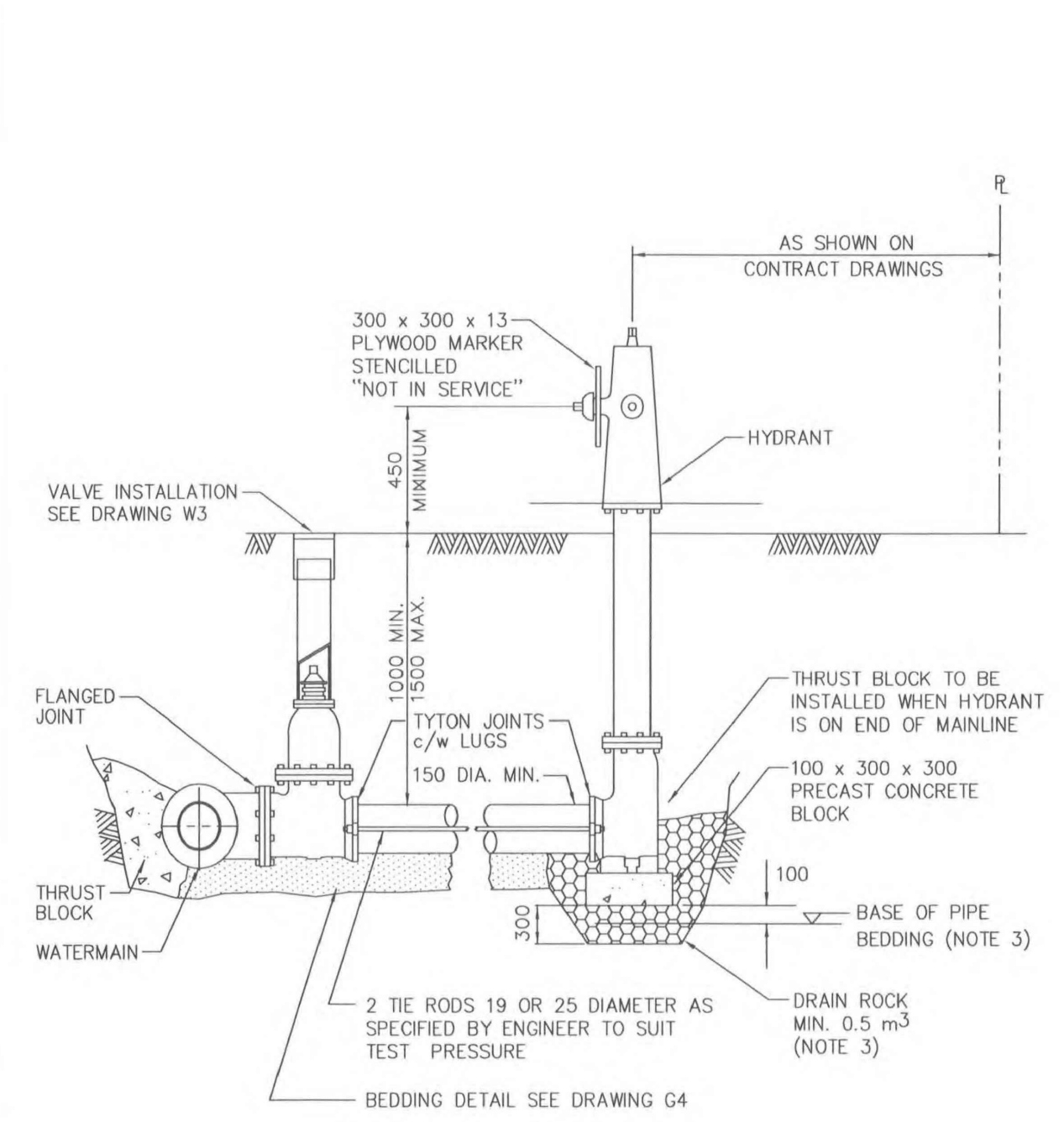


- NOTES:
 1. REFER TO CONTRACT DRAWINGS FOR SITE SPECIFIC DIMENSIONS AND LOCATION.
 2. MAY BE REQUIREMENT OF HOMEOWNER WHERE DRIVEWAY DETAILS NOT FINALIZED

SLRD WATER METER BOX - DRIVEWAY INSTALLATION

VIS-ENG CONSULTING LTD.
 Eng. by: CLW Rev. by: ---
 Eng. Date: 2024-12-06 Rev. Date: ---
 Eng. #. YE-W-104 Rev. #. 1

MMCD STANDARD DETAIL DRAWINGS



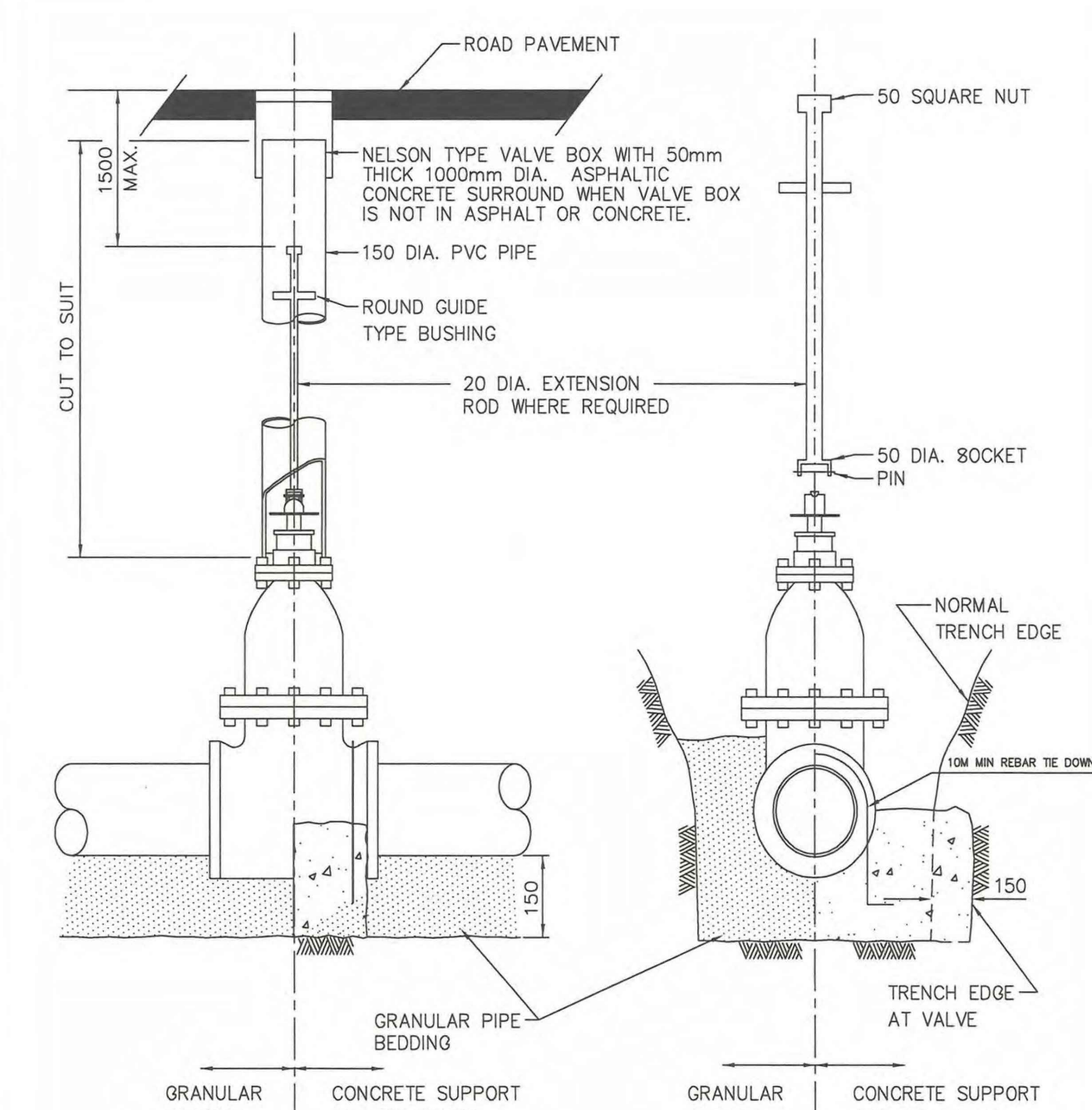
- NOTE: 1. REFER TO SUPPLEMENTAL SPECIFICATIONS FOR HYDRANT PAINTING REQUIREMENTS.
 2. REFER TO CONTRACT DRAWINGS, SECTION 33 11 01 FOR DETAILED SPECIFICATIONS.
 3. FOR INSTALLATIONS SHOWN ON CONTRACT DRAWINGS WHERE WATER TABLE (AT SEASONAL HIGH) IS ABOVE BASE OF DRAIN ROCK, INSERT THREADED PLUGS IN DRAIN HOLES AND SUBSTITUTE GRANULAR PIPE BEDDING FOR DRAIN ROCK. (COMPACT PIPE BEDDING TO 95% MODIFIED PROCTOR DENSITY)

NOT TO SCALE

FIRE HYDRANT INSTALLATION

DRAWING NUMBER: **W4**

MMCD STANDARD DETAIL DRAWINGS



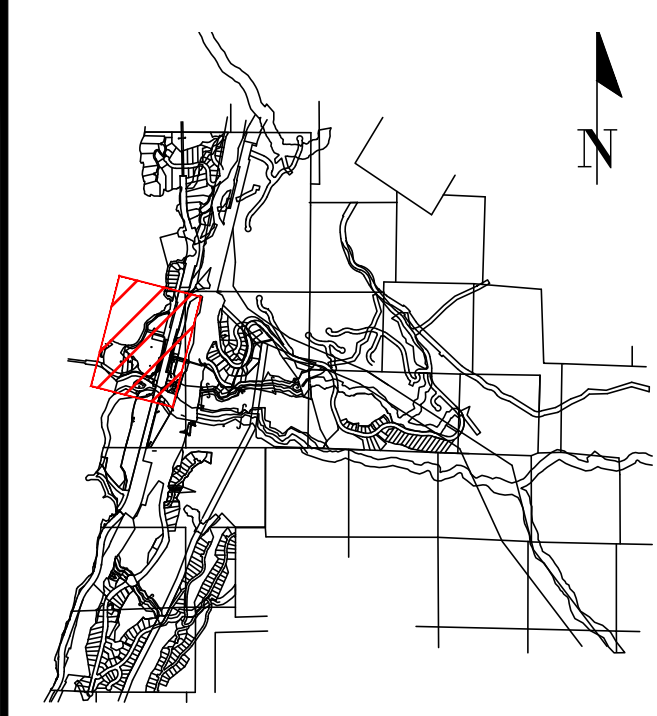
- NOTE: 1. REFER TO CONTRACT DRAWINGS FOR VALVE INSTALLATION DETAILS IN AREAS OF UNSTABLE GROUND (WHERE APPLICABLE).
 2. REFER TO CONTRACT DRAWINGS, SECTION 33 11 01 FOR DETAILED SPECIFICATIONS.

NOT TO SCALE

GATE VALVE INSTALLATION

DRAWING NUMBER: **W3**

PERMIT TO PRACTICE # 1005639



SITE MAP

DRAWING LEGEND

LEGAL LINE	EXISTING	PROP.	TO BE REMOVED
EXISTING WATERMAIN	---	---	---
EXISTING WATERMETER	---	---	---
EXISTING SANITARY SYSTEM	---	---	---
EXISTING HYDRO	---	---	---
EXISTING STREETLIGHT	---	---	---
EXISTING GATE	---	---	---
EXISTING VALVE	---	---	---
EXISTING INSPECTION CHAMBER	---	---	---
EXISTING CATCHER/CHURN	---	---	---
EXISTING MANHOLE	---	---	---
EXISTING POWER POLE	---	---	---
EXISTING STREETLIGHT	---	---	---



approved

client: 2024-12-09 FINE PEACE HOLDINGS LTD.

project: OLIVER'S LANDING FURRY CREEK, BC

title: STANDARD DETAILS

no.	by/m/d	revision	scale
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8	24-08-22	ISSUED FOR BUILDING PERMIT	TJJ
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6	24-06-27	ADDITIONAL UPDATE PER NDSA	TJJ
5	24-05-07	UPDATED ONE WALL GRADING PER ARCH	TJJ

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engineer of record: EDH	scale:
designed by: EDH	hor: vert:
drawn by: TJJ	file no: 14305
date: 2022-09-27	drawing no: DET-012-3