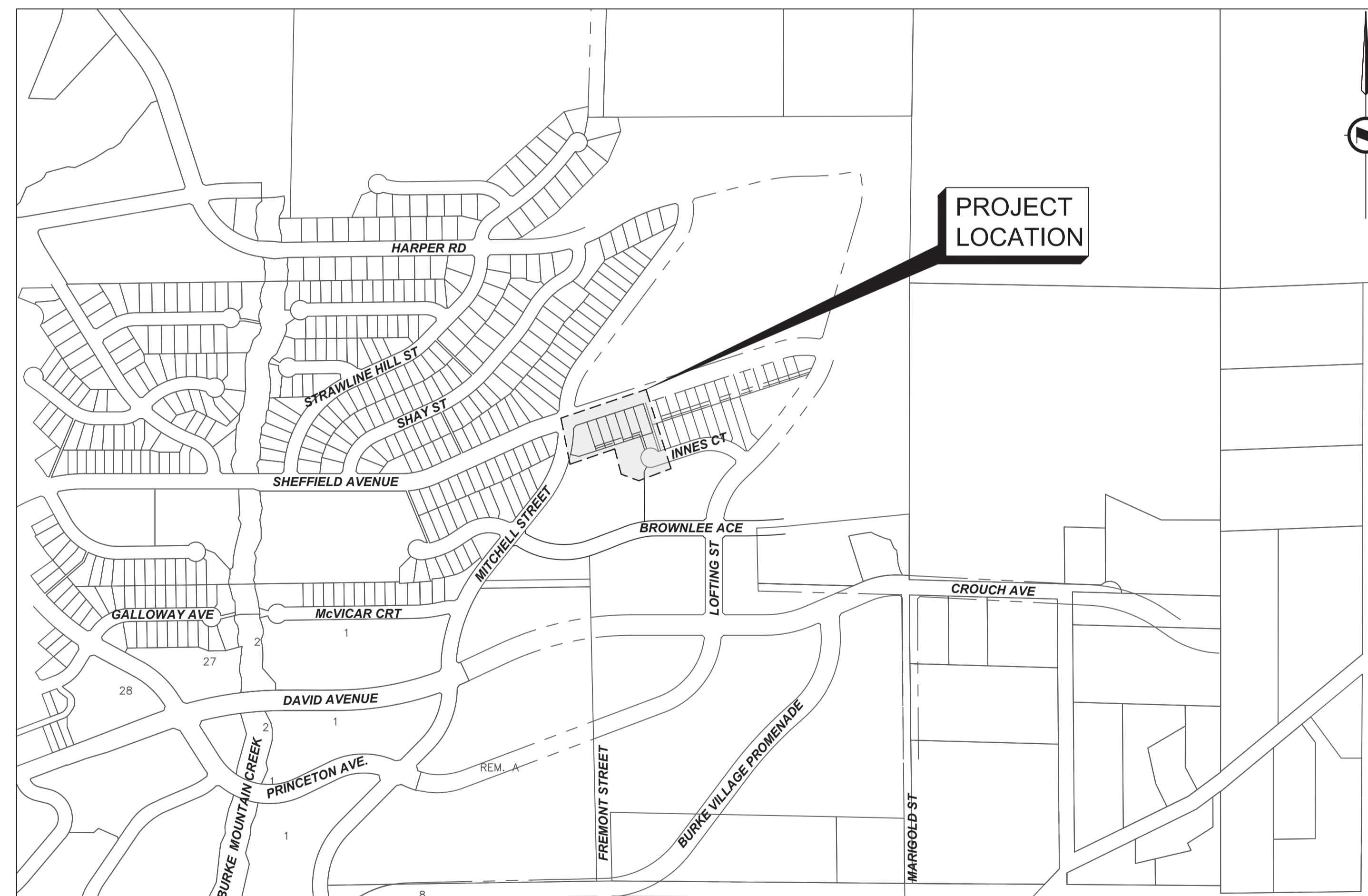


SHEFFIELD AVENUE SUBDIVISION ISSUED FOR TENDER



LOCATION PLAN

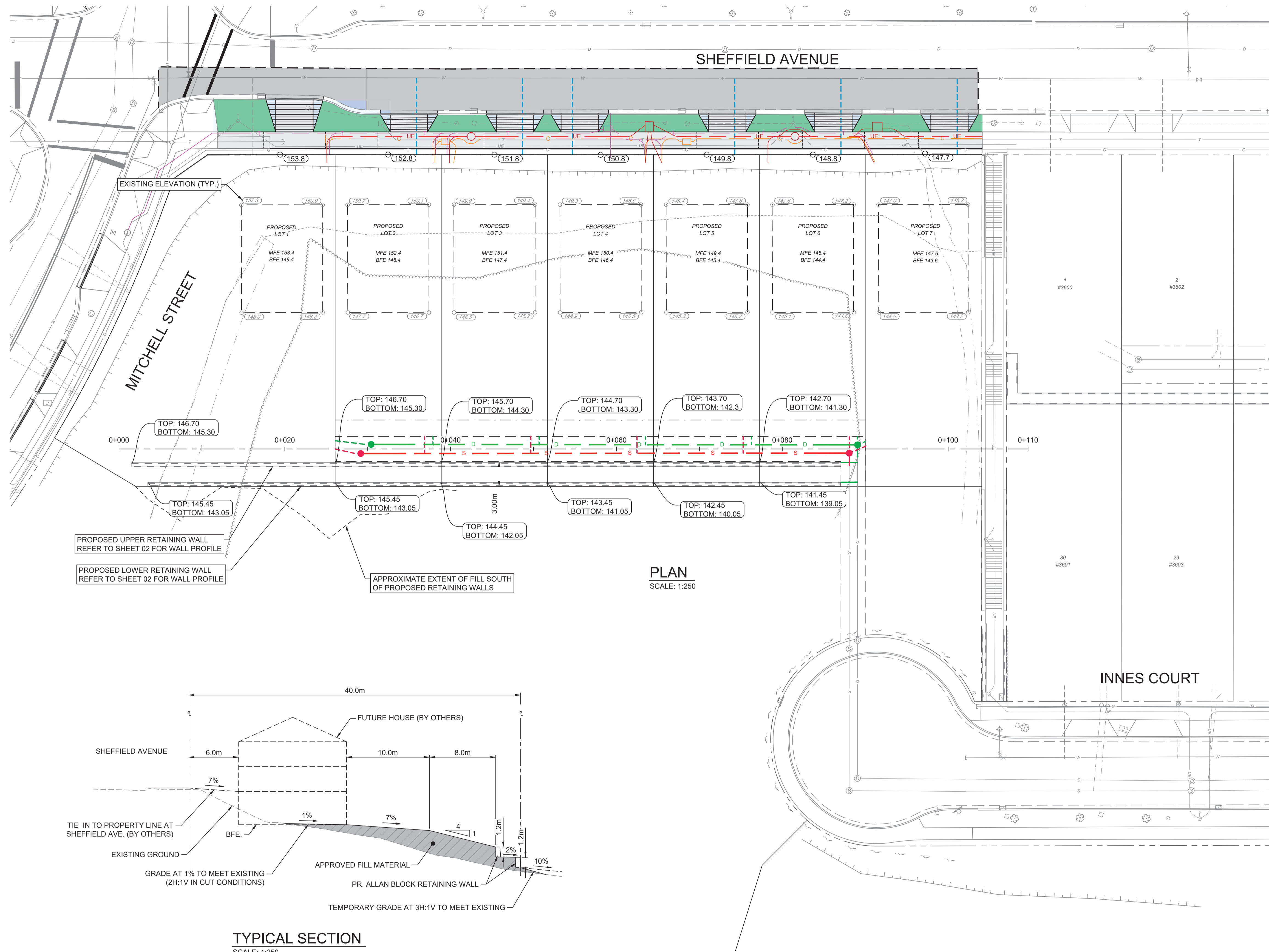
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DWG. NO	DESCRIPTION	REV. NO
00	COVER	
01	GENERAL NOTES	A
02	GRADING PLAN	C
03	RETAINING WALL & SITE SERVICING	C
04	NEW DRIVEWAY, SIDEWALK & WATER	C
05	ESC DETAIL	A
06	ESC PLAN	A

Permit to Practice
 ISL Engineering and Land Services Ltd.
 RR Signature: *[Signature]*
 RR EGBC ID: 42221
 Date: 2025-03-08
Permit Number 1000419
 Engineers & Geoscientists British Columbia

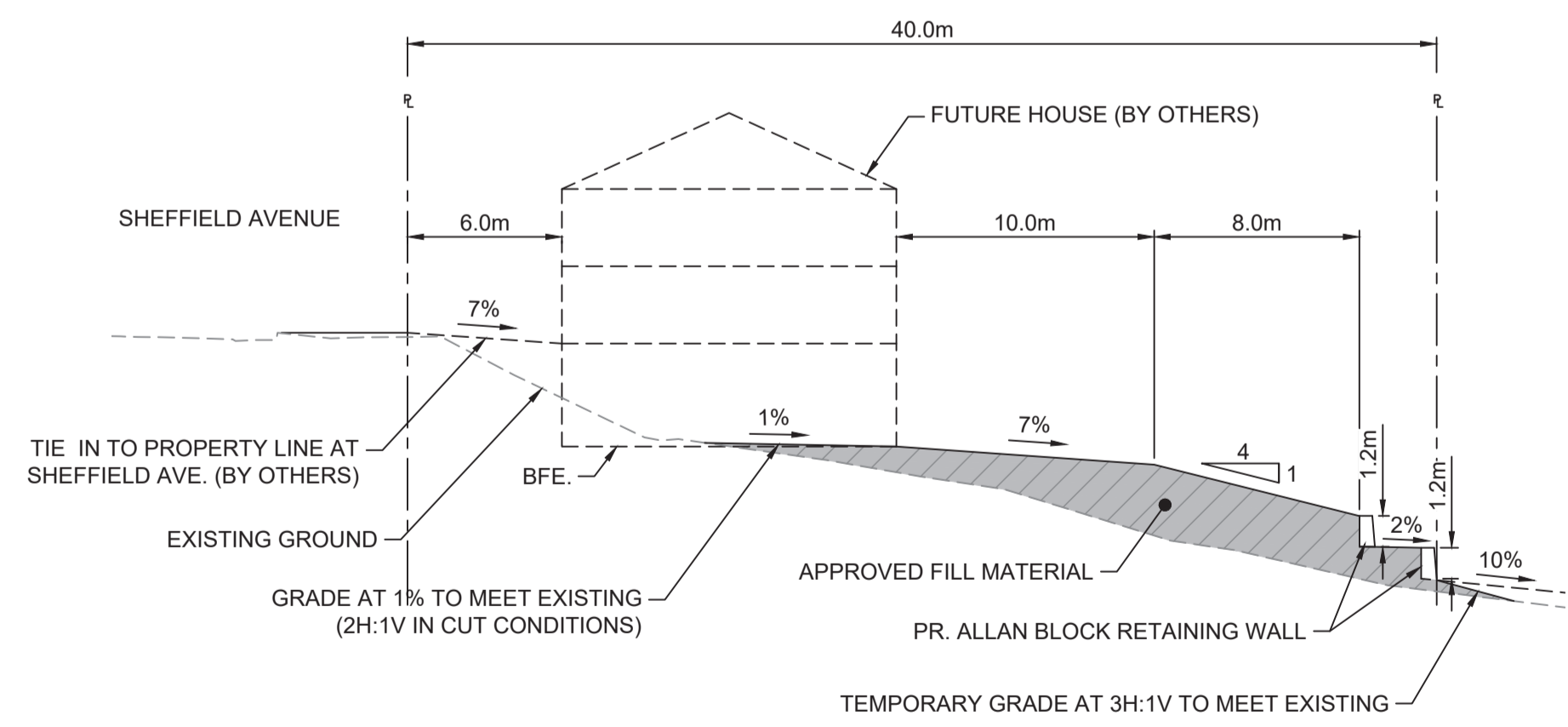


#201, 3999 Henning Drive, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698





PLAN
SCALE: 1:250



TYPICAL SECTION
SCALE: 1:250



File: Z:\Shared\Projects\32970\32970_CCO_Brownie_Avenue\02_CADD\00_Drafting\02_Sheets\32970_SH_SHEFFIELD_SERVICE_BACKYARD.dwg

REV. NO.	REVISION DESCRIPTION	DATE	DRAWN	APPR'D
A	PRELIMINARY DESIGN	2023/12/11	EH	CJB
B	DETAILED DESIGN	2024/03/20	EH	CJB
C	ISSUED FOR TENDER	2025/03/05	EH	CJB



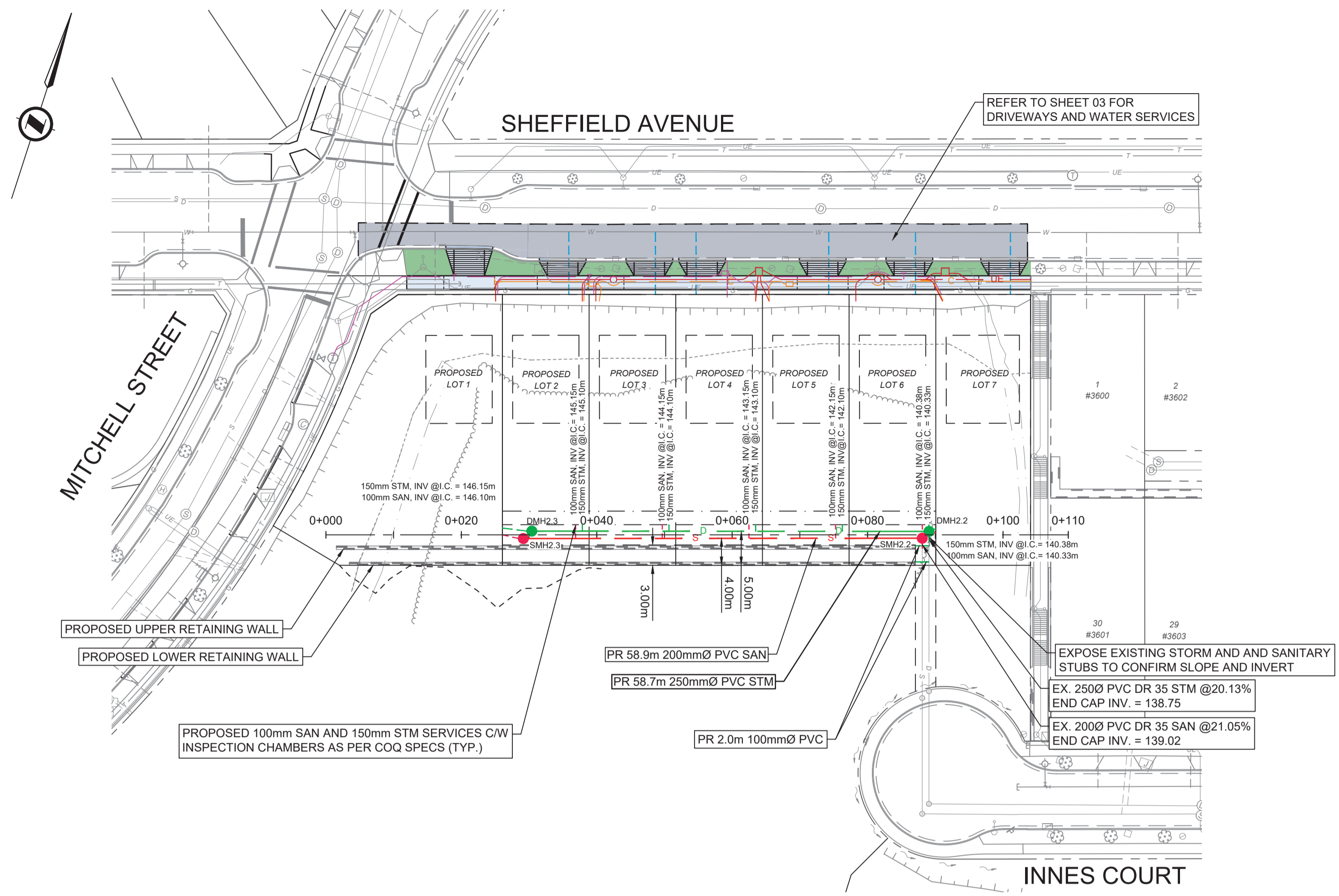
GRADING PLAN
SHEFFIELD AVENUE



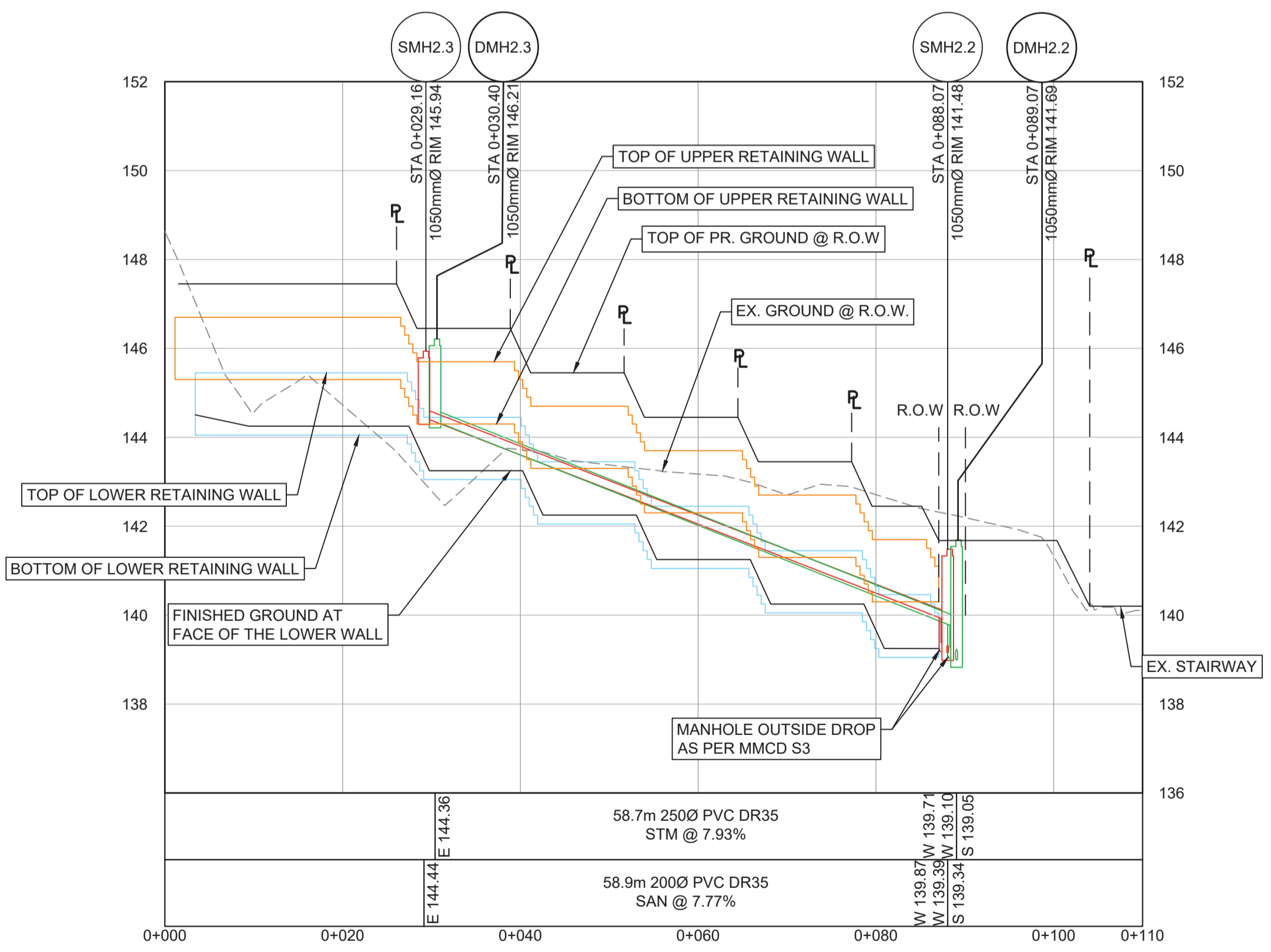
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32970

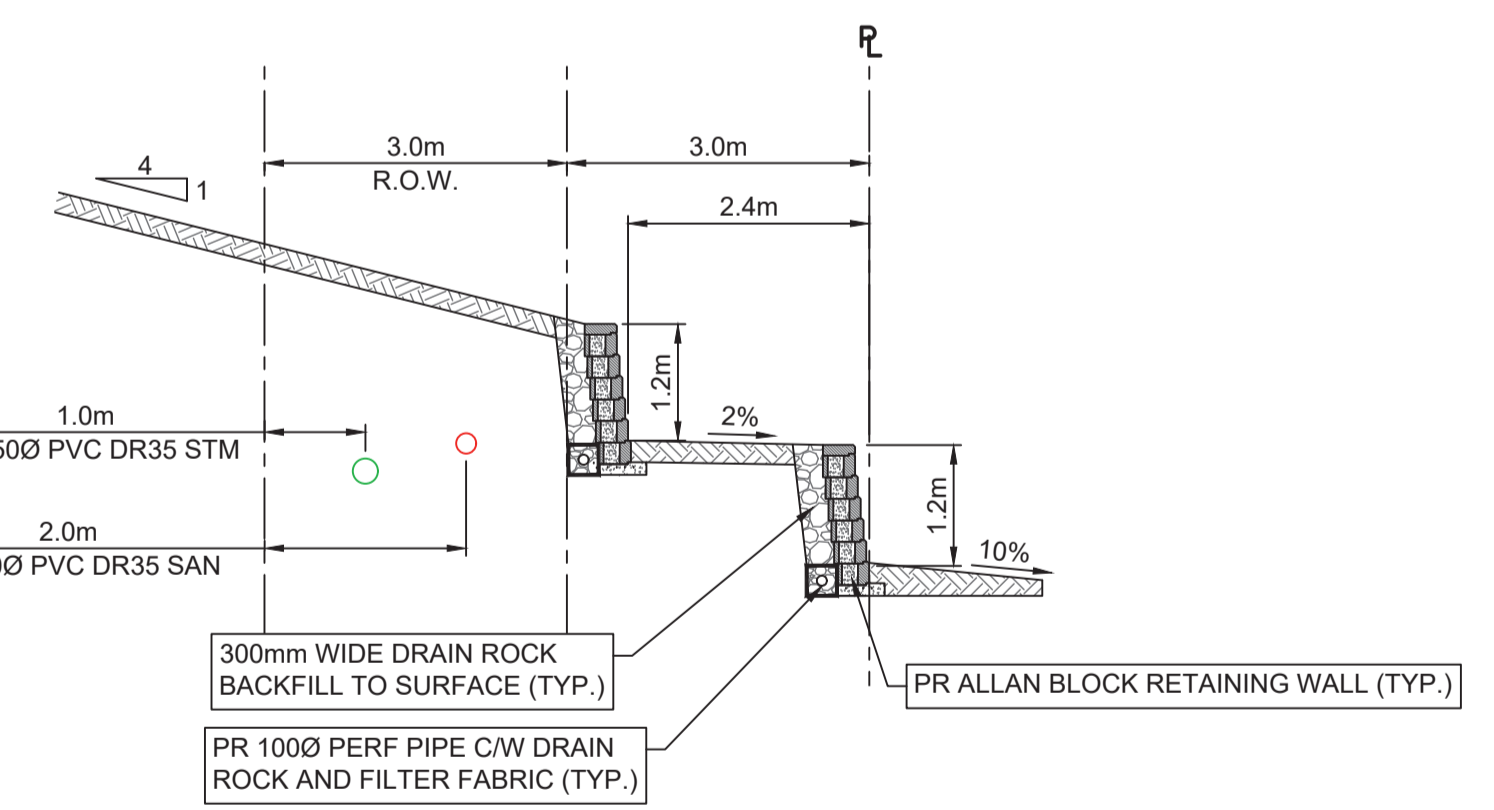
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DRAWN BY	EH	DESIGN BY	CJB	02 OF 06
CHECKED BY	CJB	APPROVED BY	CJB	REV. C



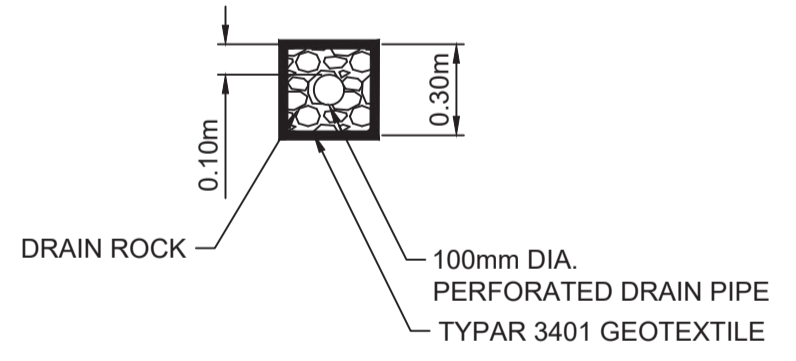
PLAN
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PROFILE
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SECTION
SCALE 1:75



DRAIN PIPE DETAIL
SCALE 1:75

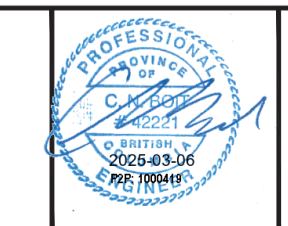


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REV NO.	REVISION DESCRIPTION	DATE	DRAWN	APPRD
A	PRELIMINARY DESIGN	2023/12/11	EH	CJB
B	DETAILED DESIGN	2024/03/20	EH	CJB
C	ISSUED FOR TENDER	2025/03/05	EH	CJB



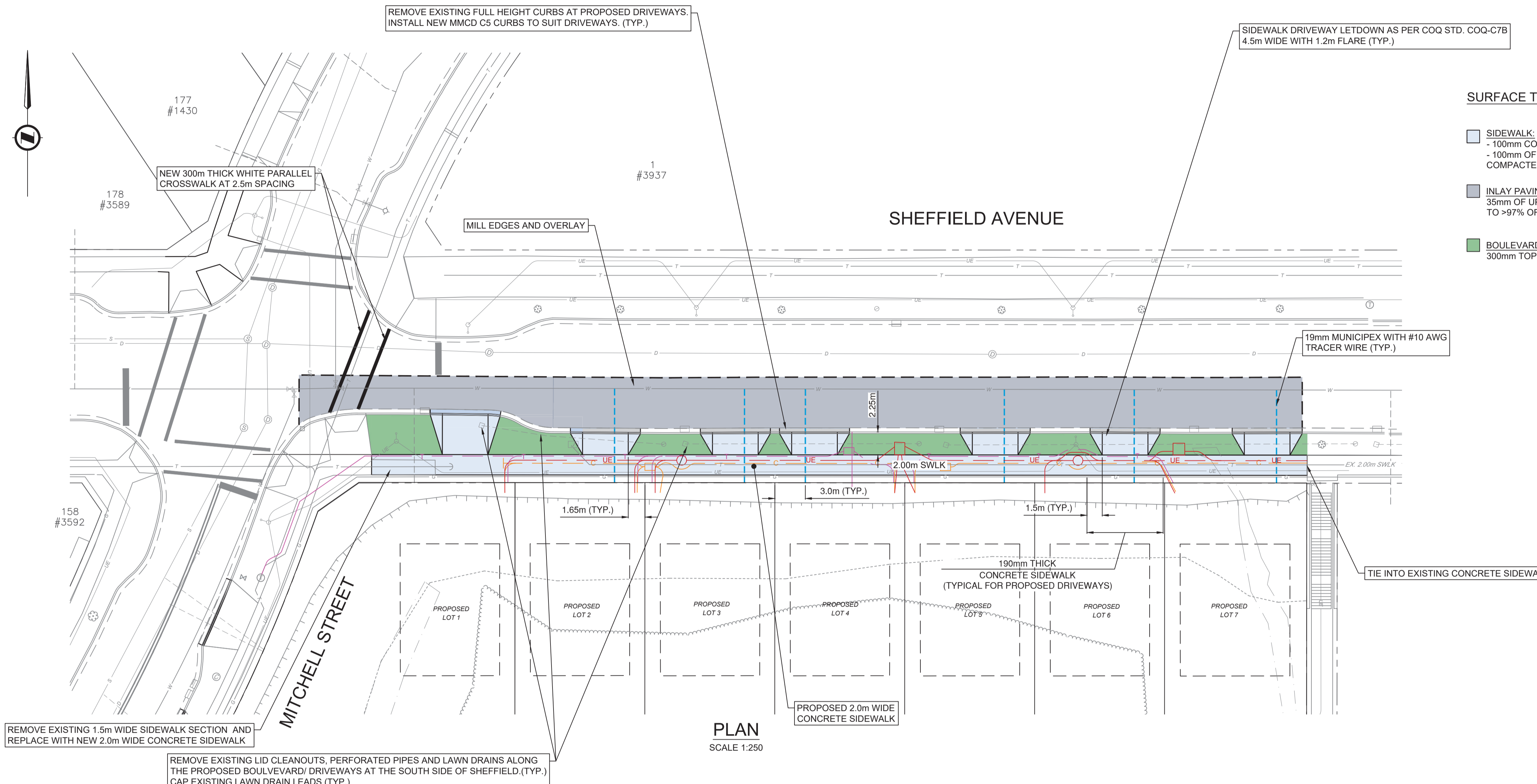
RETAINING WALL & SITE SERVICING
SHEFFIELD AVENUE



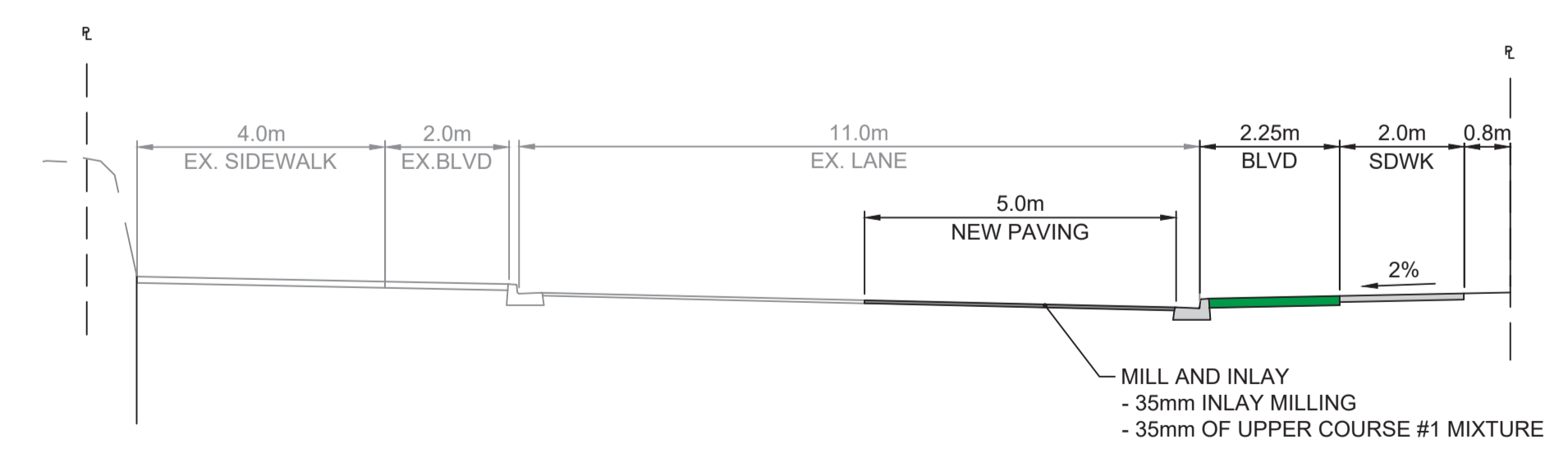
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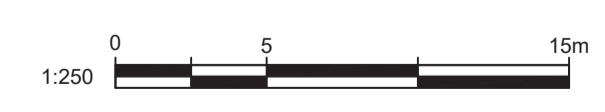
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DRAWN BY	EH	DESIGN BY	CJB	03
CHECKED BY	CJB	APPROVED BY	CJB	06
				REV. C



- SURFACE TREATMENT**
- SIDEWALK:**
 - 100mm CONCRETE (190mm CONCRETE AT DRIVEWAYS)
 - 100mm OF 19mm MINUS CRUSHED GRANULAR BASE
 - COMPACTED TO > 95% MODIFIED PROCTOR DENSITY
 - INLAY PAVING:**
 - 35mm OF UPPER COURSE #1 MIXTURE, COMPACTED TO >97% OF BLOW MARSHALL
 - BOULEVARD:**
 - 300mm TOPSOIL AND SODDING



SHEFFIELD TYPICAL SECTION
SCALE: 1:100



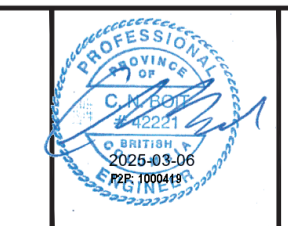
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PLOT DATE: March 5, 2025

REV NO.	REVISION DESCRIPTION	DATE	DRAWN	APPR'D
A	PRELIMINARY DESIGN	2023/12/11	GA	CJB
B	DETAILED DESIGN	2024/03/20	EH	CJB
C	ISSUED FOR TENDER	2025/03/05	EH	CJB



NEW DRIVEWAY, SIDEWALK AND WATER
SHEFFIELD AVENUE



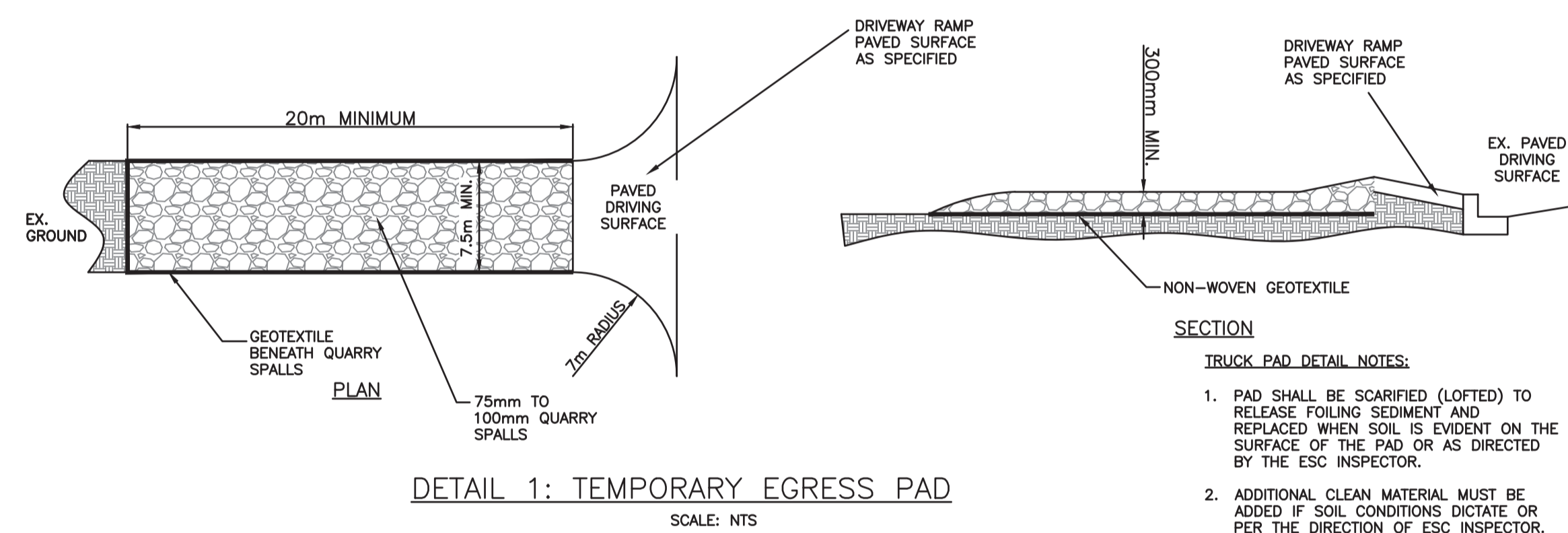
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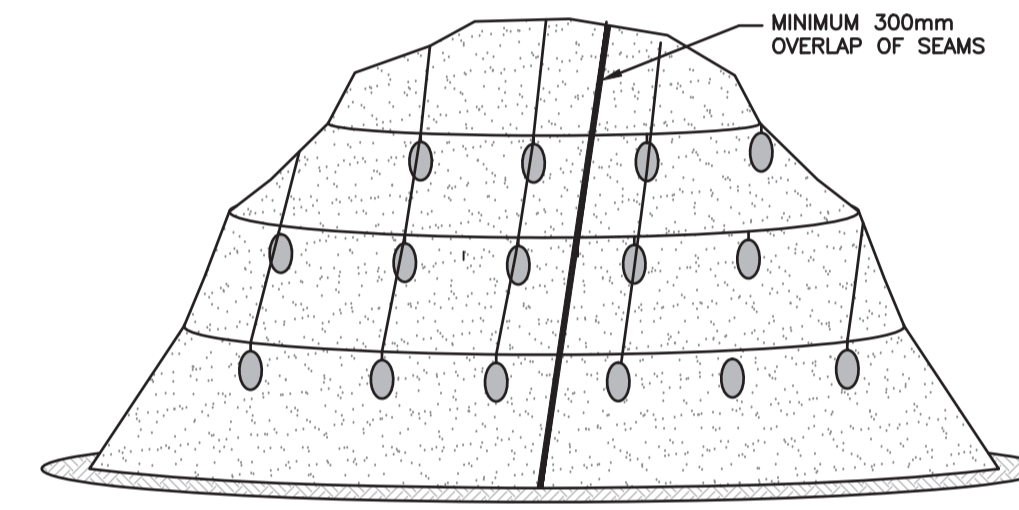
SCALE	AS SHOWN	CREATION DATE	FEB - 2025	DWG. NO.
DRAWN BY	GA	DESIGN BY	CJB	04 OF 06
CHECKED BY	CJB	APPROVED BY	CJB	REV. C

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- ALL WORK SHALL BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT, SILT OR SEDIMENT LADEN WATER, CONCRETE OR CONCRETE LEACHATE OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY DITCH WATERCOURSE AS PER COQUITLAM BYLAW NO. 4403, 2013. ESC MEASURES AND FACILITIES MUST BE COMPLETED BEFORE WORK COMMENCES.
- THE CONTRACTOR SHALL MAINTAIN ALL ESC MEASURES AND FACILITIES ON AN AS-NEEDED BASIS. MAINTENANCE MAY INCLUDE BUT IS NOT NECESSARILY LIMITED TO REPLACING SILT FENCE, RE-STAKING FALLEN SILT FENCING, DISPOSAL OFFSITE OF DEBRIS AND SEDIMENT, REPLACING FOULLED GRAVEL EGRESS PADS AND CLEANING OUT SEDIMENT CONTROL SWALES.
- THE WORKS SHOWN SHALL BE A MINIMUM REQUIREMENT. THE CONTRACTOR SHALL MODIFY AND/OR PROVIDE ADDITIONAL ESC MEASURES AS NECESSARY TO ACCOMMODATE CONSTRUCTION ACTIVITIES AND TO SATISFY THE REQUIREMENTS OF THE GOVERNING AGENCIES.
- IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO PERSON SHALL DISCHARGE, DIRECTLY OR INDIRECTLY, WATER WITH A TURBIDITY GREATER THAN 25 NTU INTO THE CITY OF COQUITLAM'S DRAINAGE SYSTEM. WATER TURBIDITY LEVELS UP TO 100 NTU WILL BE ACCEPTED AFTER A RAINFALL EVENT GREATER THAN 25 mm/hr PER BURKE MOUNTAIN RAIN GAUGE.
- THE BURKE MOUNTAIN RAIN GAUGE WILL BE UTILIZED FOR RAINFALL INTENSITY CALCULATION/DETERMINATION.
- AN EROSION AND SEDIMENT CONTROL INSPECTOR SHALL MONITOR THE ONGOING WORK, DRAINAGE AND SEDIMENT CONTROL MEASURES AND REPORT TO THE OWNER AND CITY AS PRESCRIBED BY PERMITS.
- ESC INSPECTIONS WILL BE UNDERTAKEN ONCE A WEEK AND AFTER A SIGNIFICANT RAINFALL EVENT GREATER THAN 25 MM/ 24 HRS IN THE WET SEASON AND BI-WEEKLY AND AFTER A SIGNIFICANT RAINFALL EVENT DURING THE DRY PERIOD.
- IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE EFFECTIVE AND EFFICIENT MAINTENANCE AND OPERATION OF THE EROSION AND SEDIMENT CONTROL (ESC) MEASURES AND TO ENSURE THAT THE WATER BEING DISCHARGED FROM THE SITE MEETS pH LEVELS BETWEEN 6.5 AND 9 OR OTHER LEVELS SPECIFIED BY THE CITY OF COQUITLAM BYLAW NO. 4403, 2013.
- THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL ESC MEASURES UNTIL 90% OF THE LANDSCAPING IS COMPLETED OR UNTIL PERMISSION IS GRANTED IN WRITING BY THE CITY OF COQUITLAM DEVELOPMENT ENGINEERING DEPARTMENT.
- IF TEMPORARY SEDIMENT CONTROL SWALES FAIL TO MEET WATER QUALITY REQUIREMENTS, THE CONTRACTOR WILL BE REQUIRED TO USE A FLOCCULANT OR PROPRIETARY PORTABLE TREATMENT SYSTEM (I.E. FILTERTECH, STORMTECH, STORMGUARD, ETC) TO ENSURE DISCHARGE REQUIREMENTS ARE MET.
- EXPOSED SLOPES AND SOIL STOCK PILES TO BE COVERED WITH ONE LAYER OF 6mil POLY SECURED BY WEIGHTING OR PROTECTED WITH EROSION SEDIMENT CONTROL BLANKETS.
- ROW/EASEMENTS AND COVENANTED AREAS TO BE KEPT FREE OF SEDIMENT CONTROL MEASURES, CONSTRUCTION MATERIALS/STOCK PILE.
- SILT FENCING WILL NEED TO BE REMOVED FROM THE SITE ONCE SITE SOIL STABILIZATION HAS BEEN ACHIEVED.
- ROADS MUST BE SWEEPED CLEAN OF SOIL, LOOSE ROAD BASE, EARTH AND SEDIMENT.
- THE CONTRACTOR SHALL KEEP ALL PORTIONS OF THE WORK DRAINED DURING THE CONSTRUCTION AND UNTIL COMPLETION. WHERE NECESSARY, CATCHWATER DITCHES SHALL BE CONSTRUCTED ALONG THE TOPS OF EXCAVATIONS OR FILL SLOPES TO PREVENT WATER FLOWING INTO OR OVER THE EXCAVATED OR FILLED AREAS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR FOR DAMAGE, DIRECTLY RESULTING FROM HIS OPERATIONS AND FOR THE REMOVAL OF DIRT OR DEBRIS FROM EXISTING SYSTEMS, WHICH MAY BE CAUSED BY OR WHICH MAY RESULT FROM WATER BACKING UP OR OVERFLOWING THROUGH, FROM, OR ALONG ANY PART OF THE WORK OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH THESE REPAIRS UNTIL WORKS IS COMPLETE AND ACCEPTED BY THE OWNER(S).
- EXISTING SERVICE CONNECTIONS AND UTILITIES LOCATIONS ARE CALCULATED AND DERIVED FROM AVAILABLE DRAWINGS. THE CONTRACTOR IS TO CONFIRM ELEVATION AND LOCATION OF ALL EXISTING SERVICES PRIOR TO INSTALLATION OF ONSITE SERVICES. REPORT ALL DISCREPANCIES IN EXISTING CONNECTIONS TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXISTING LIVE SERVICES SHALL BE MAINTAINED OPERATIONAL UNLESS OTHERWISE NOTED BY THE ENGINEER.
- ALL EXISTING MUNICIPAL UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. APPROPRIATE CITY OF COQUITLAM UTILITY PERSONNEL SHALL BE CONTACTED IMMEDIATELY WHERE AND WHEN UNFORESEEN CONFLICTS OCCUR. ADJUSTMENT OR REPAIR OF UTILITIES IS TO BE CARRIED OUT ONLY BY THE AUTHORITY OF JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PEDESTRIAN AND VEHICULAR TRAFFIC ON ALL MUNICIPAL RIGHTS OF WAY BY THE USE OF SIGNS, BARRICADES, FLAG PERSONS, ETC. ACCEPTABLE TO THE CITY OF COQUITLAM AND BRITISH COLUMBIA MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (BC MOTI).

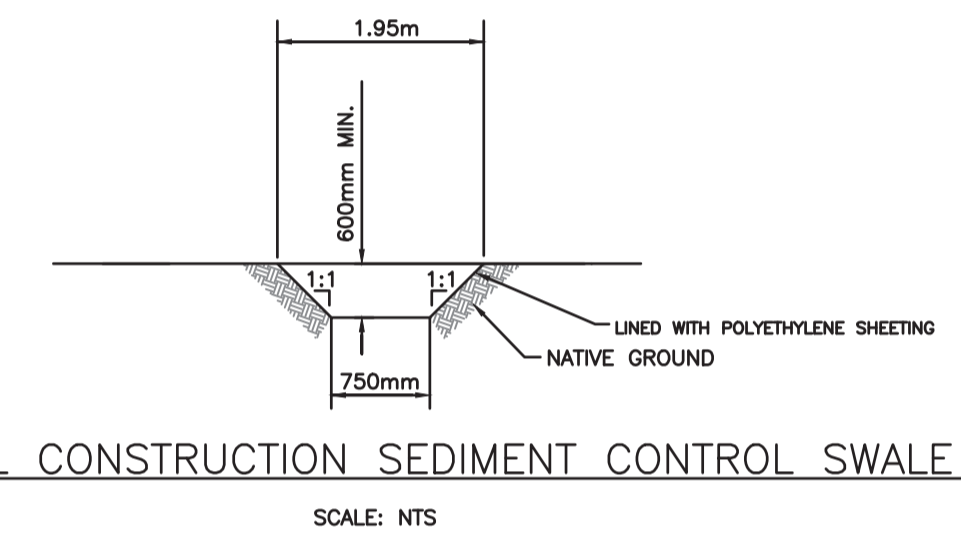


DETAIL 1: TEMPORARY EGRESS PAD
SCALE: NTS

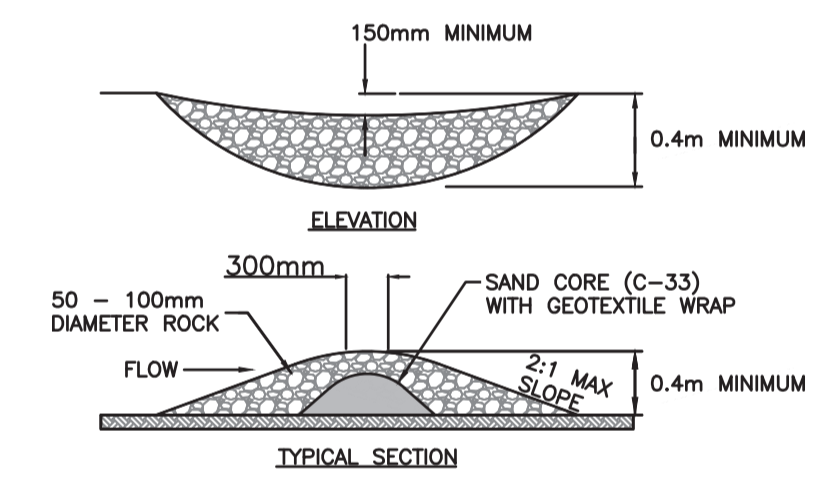


- NOTES:**
- MINIMUM 300mm OVERLAP OF ALL SEAMS REQUIRED.
 - BARRIER REQUIRED @ TOE OF STOCK PILE.
 - COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 3.0m GRID SPACING IN ALL DIRECTIONS.

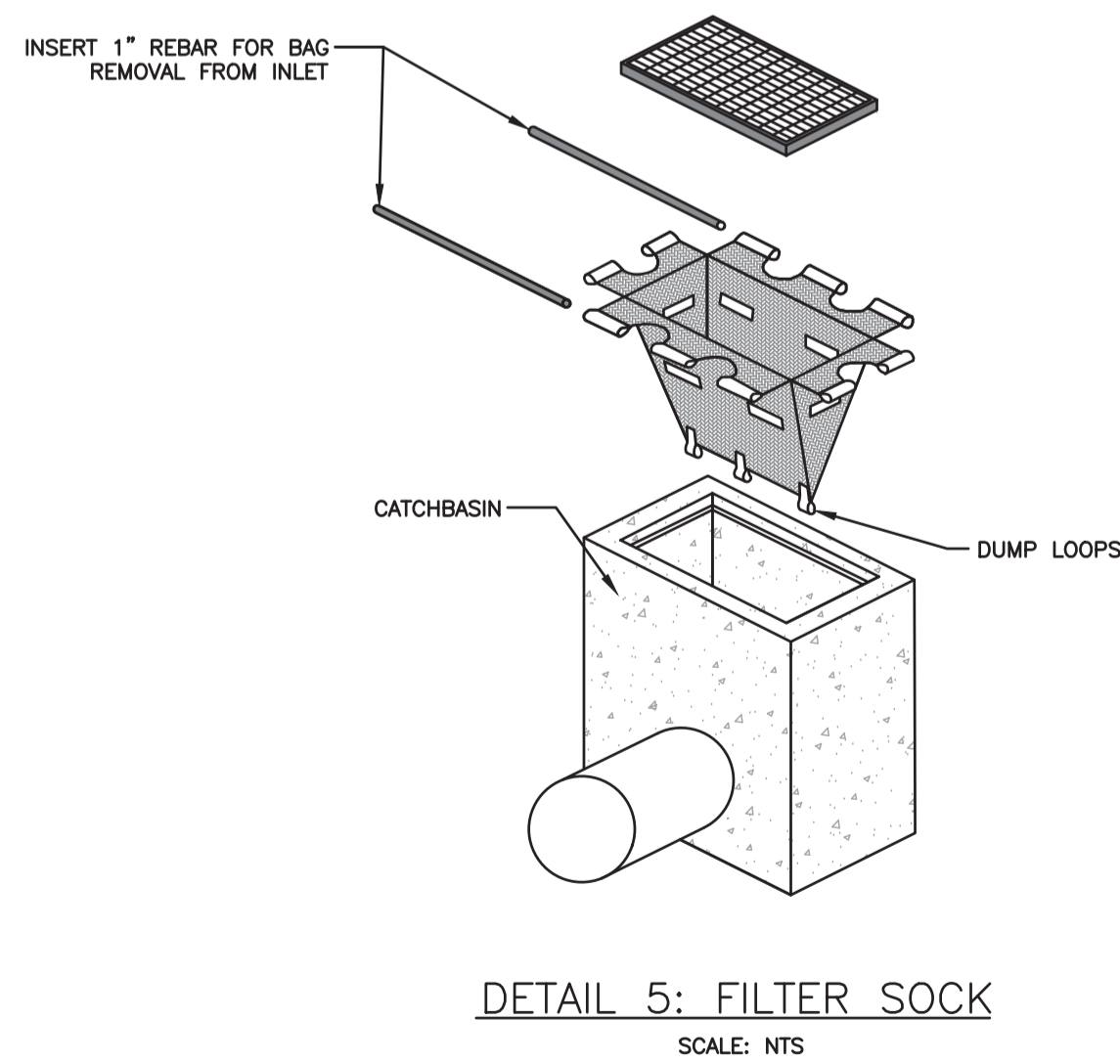
DETAIL 2: PLASTIC SHEETING
SCALE: NTS



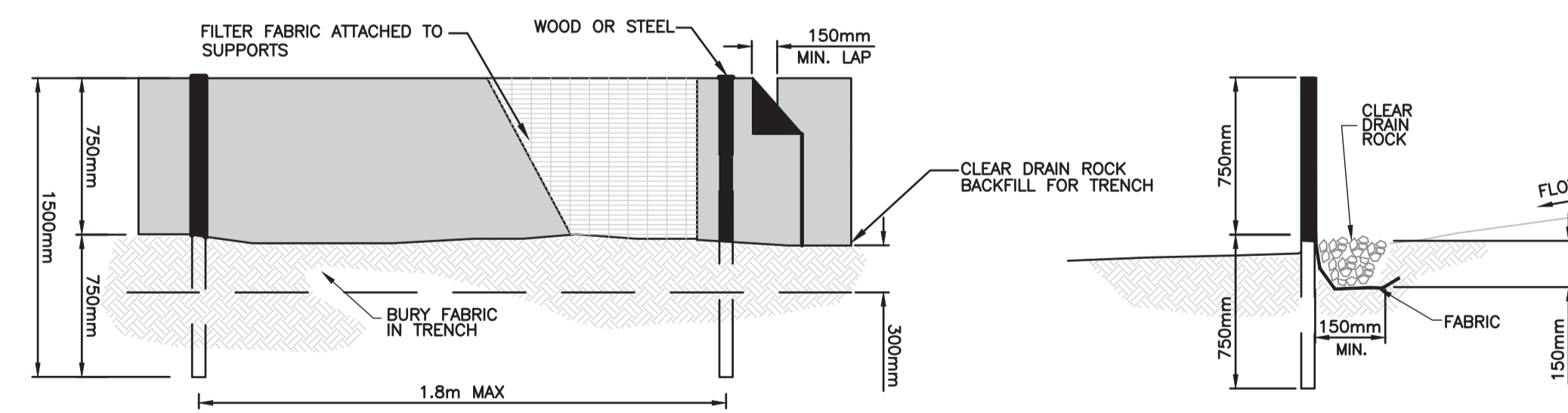
DETAIL 3: TYPICAL CONSTRUCTION SEDIMENT CONTROL SWALE SECTION
SCALE: NTS



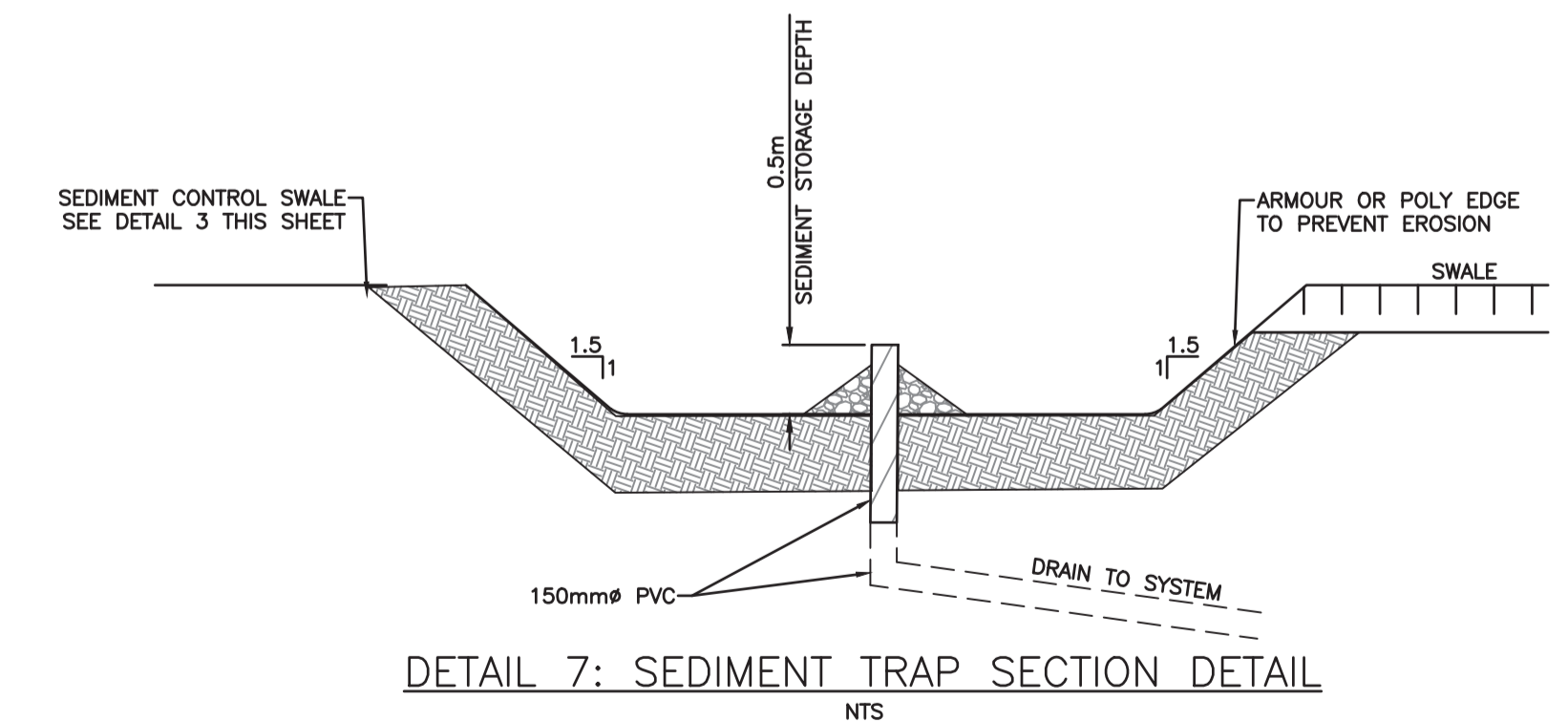
DETAIL 4: SEDIMENT CONTROL CHECK DAM
SCALE: NTS



DETAIL 5: FILTER SOCK
SCALE: NTS



DETAIL 6: SILT FENCE
SCALE: NTS



DETAIL 7: SEDIMENT TRAP SECTION DETAIL
SCALE: NTS

File: Z:\Share\Projects\32000\32970_CDD\030\32970_ESC_Plan_SHEFFIELD_SERVICE.dwg

REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR TENDER	2025/03/05	EH	CJB

Coquitlam
Engineering & Public Works
3000 Guildford Way, Coquitlam, B.C. V3B 7N2

ESC TYPICAL SECTIONS
SHEFFIELD AVENUE

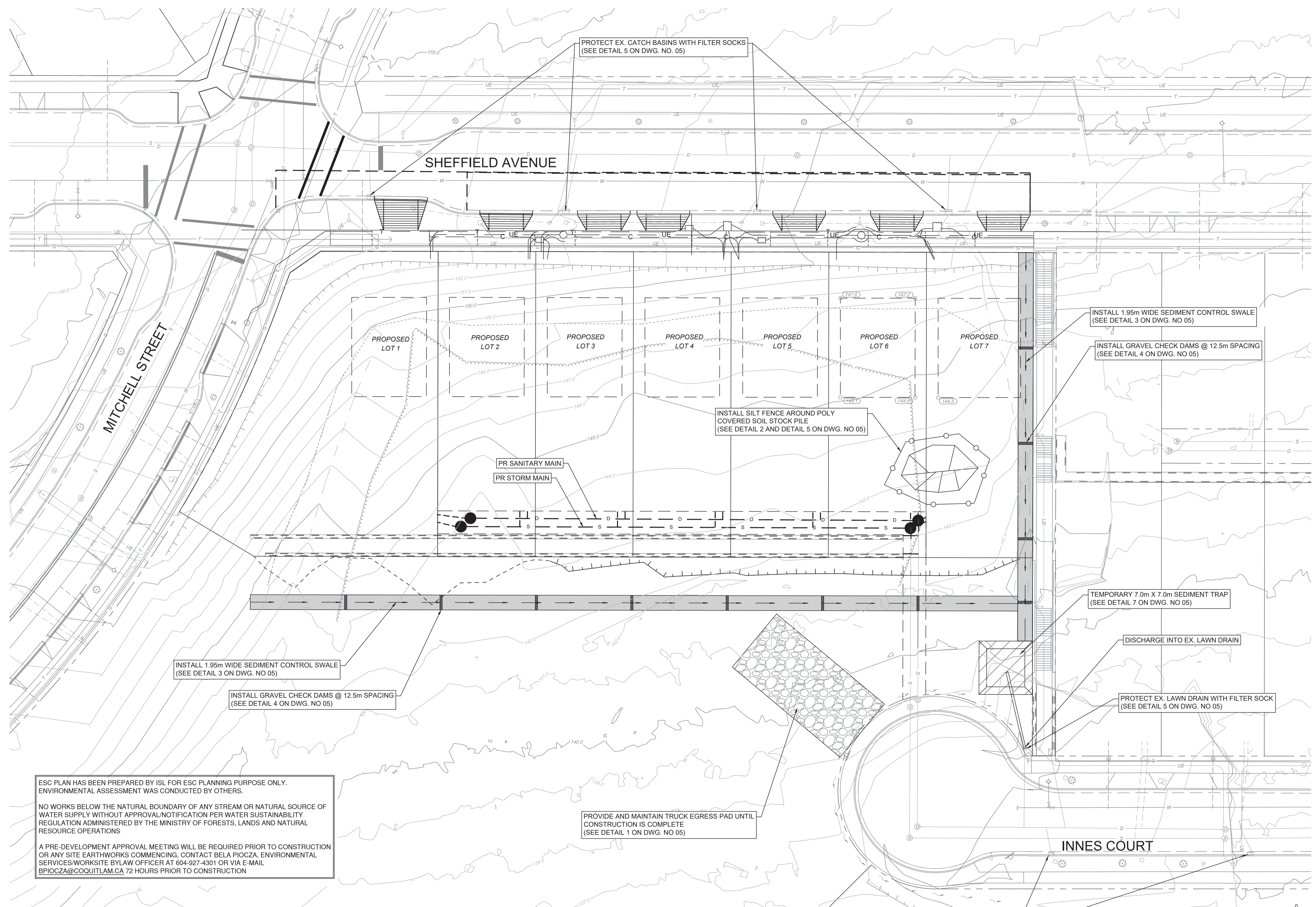


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ISSUED FOR TENDER DESIGN NO.

SCALE	AS SHOWN	CREATION DATE	FEB - 2025	DWG. NO.
DRAWN BY	EH	DESIGN BY	CJB	05 OF 06
CHECKED BY	CJB	APPROVED BY	CJB	REV. A

32970



ESC PLAN HAS BEEN PREPARED BY ISL FOR ESC PLANNING PURPOSE ONLY. ENVIRONMENTAL ASSESSMENT WAS CONDUCTED BY OTHERS.

NO WORKS BELOW THE NATURAL BOUNDARY OF ANY STREAM OR NATURAL SOURCE OF WATER SUPPLY WITHOUT APPROVAL/NOTIFICATION PER WATER SUSTAINABILITY REGULATION ADMINISTERED BY THE MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS

A PRE-DEVELOPMENT APPROVAL MEETING WILL BE REQUIRED PRIOR TO CONSTRUCTION OR ANY SITE EARTHWORKS COMMENCING. CONTACT BELA PIOCZA, ENVIRONMENTAL SERVICES WORKSITE BYLAW OFFICER AT 904-927-4301 OR VIA E-MAIL BPIOCZA@COQUITLAM.CA 72 HOURS PRIOR TO CONSTRUCTION

PLAN
SCALE 1:250



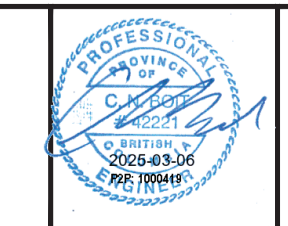
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REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER	2025/03/05	EH	CJB



**EROSION
SEDIMENT
CONTROL**

**ESC PLAN
SHEFFIELD AVENUE**



ISSUED FOR TENDER DESIGN NO.

SCALE	AS SHOWN	CREATION DATE	FEB - 2025	DWG. NO.
DRAWN BY	GA	DESIGN BY	CJB	06 OF 06
CHECKED BY	CJB	APPROVED BY	CJB	REV. A

32970

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