

# SURVEY PLAN OF PROPOSED LOT B DISTRICT LOT 7 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP \_\_\_\_\_

PRESENTLY (PENDING SUBDIVISION):  
PART OF LOT 109 DL 9 NWD PLAN 32976, EXCEPT PLAN EPP79687

SCALE 1:250

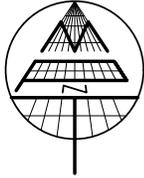


DISTANCES AND ELEVATIONS ARE IN METRES.

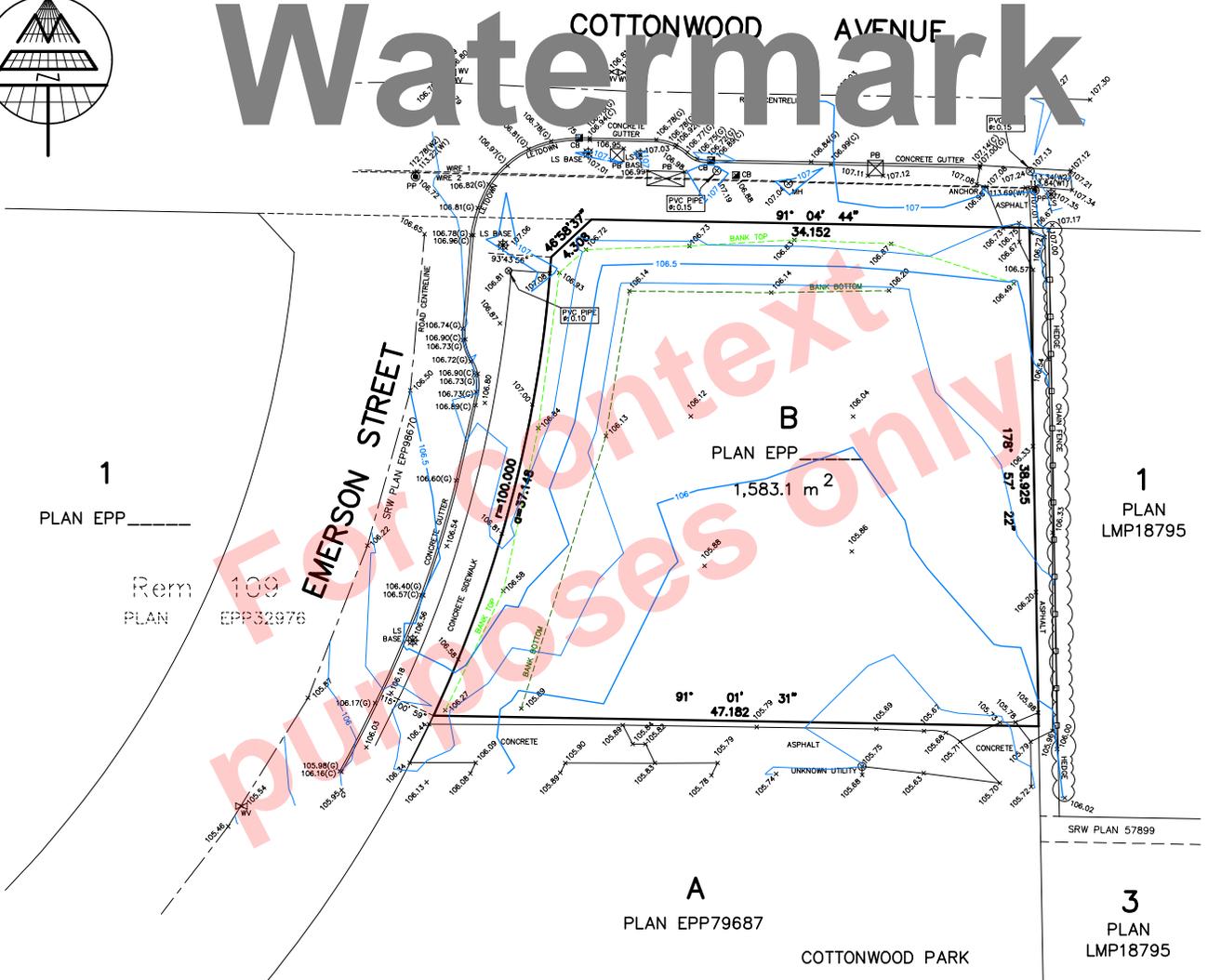
ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENT 73H0184 WITH AN ELEVATION OF 108.181 METRES CVD28GVRD2018 GEODETIC DATUM.

PROPERTY BOUNDARIES ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEY.

CONTOUR INTERVAL: 0.25



# Watermark



## LEGEND

- 109.006 INDICATES SPOT ELEVATION
- B INDICATES BOLLARD
- CB INDICATES CATCH BASIN
- ▣ PB INDICATES PULL BOX
- ⊠ COMM INDICATES COMMUNICATION BOX
- FH INDICATES FIRE HYDRANT
- MH INDICATES MANHOLE
- ⊙ LS INDICATES LAMP STANDARD
- ⊙ PP INDICATES POWER POLE
- ⊙ WV INDICATES WATER VALVE
- ∅ INDICATES DIAMETER
- (C) INDICATES CURB ELEVATION
- (G) INDICATES GUTTER ELEVATION
- (W1) INDICATES WIRE 1 ELEVATION

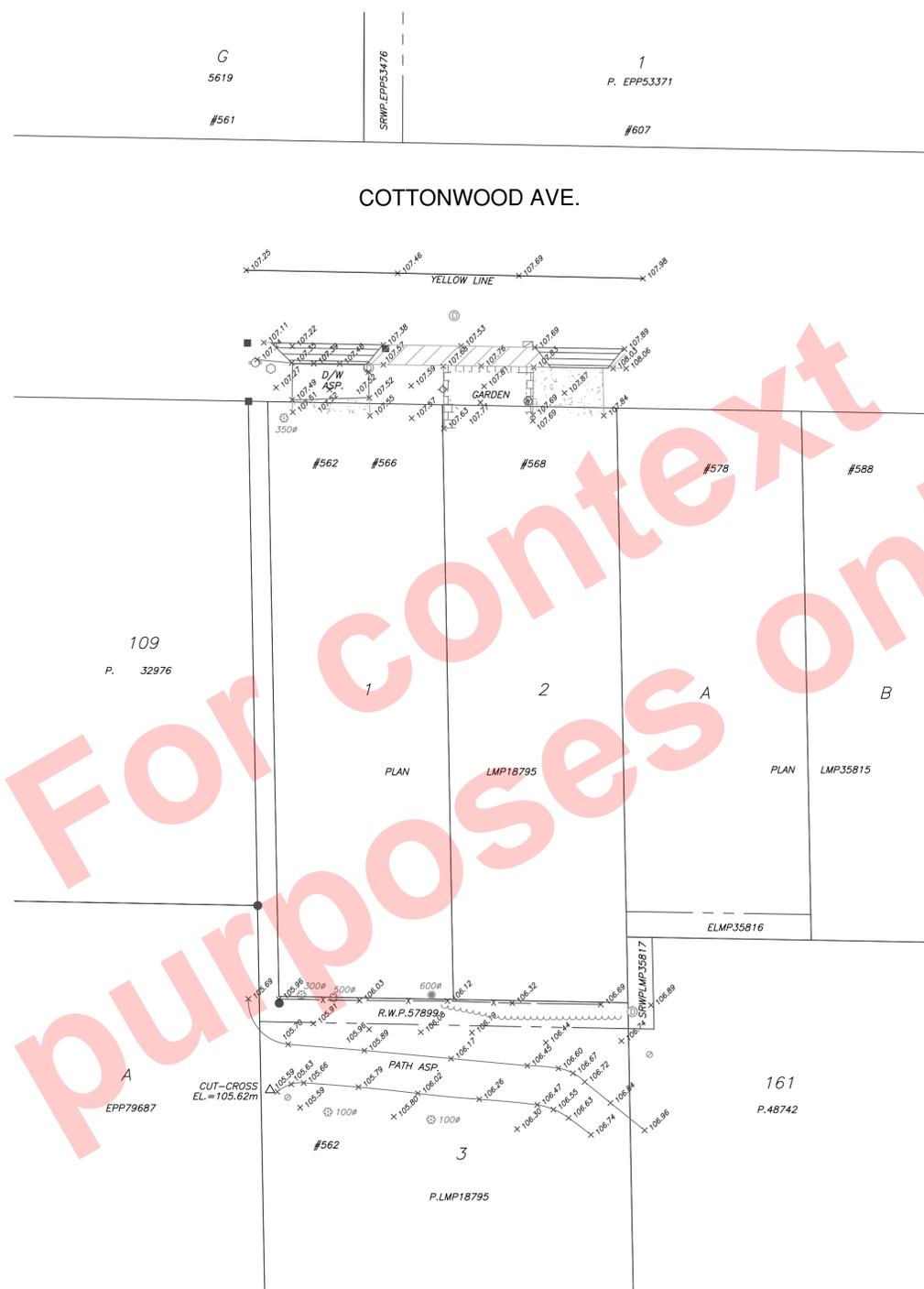
**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604.270.9331  
FAX: 604.270.4137  
DATA FILE: 20342-2025-11-18-TPG.TXT  
CADFILE: 19133-006-TOPO-TPG-001.DWG  
C-25-19133-6-TPG-1

DATES OF SURVEY: NOVEMBER 18, 2025

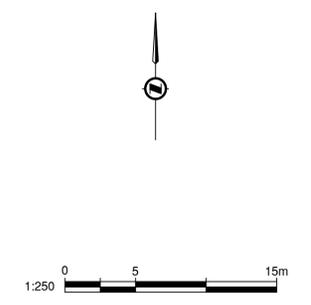


D. AARON CREAMER  
BC LAND SURVEYOR (#1015)

"THIS DOCUMENT IS NOT VALID  
UNLESS ORIGINALLY SIGNED  
AND SEALED."



For context purposes only



- SUPPLEMENTARY LEGEND**
- #100 House Number (Civic Address)
  - ⊗ 300 Vegetation Coniferous (diametre mm)
  - ⊙ 300 Vegetation Deciduous (diametre mm)
  - ☒ Catch Basin Side-Inlet
  - ~~~~~ Bush outline
  - X- Fence
  - - - - - Garden line
  - ▣ Concrete
  - ▤ Brick

- NOTES:**
1. SURVEY ELEVATIONS ARE DERIVED FROM G.P.S. OBSERVATIONS. DATUM IS CANADIAN VERTICAL DATUM OF 1928 CGVD28 (GVRD 2018)
  2. THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF NAD83 U.T.M. COORDINATES MULTIPLY BY THE COMBINED FACTOR 0.9995887. DATE OF SURVEY COMPLETION IS SEPTEMBER 18, 2025.
  3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE INDICATED IN THE PUBLIC ROAD ALLOWANCE ONLY AND ARE SHOWN APPROXIMATE ONLY CITY UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BC ONE-CALL PROVIDES UNDERGROUND UTILITY LOCATIONS (1-800-474-6886).
  4. BASEMAP WAS IMPORTED FROM CITY OF COQUITLAM G.I.S. COORDINATE GEOMETRY. ACCURACY IS ESTIMATED AT ±0.15m.

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH	Water blowoff	Utility pole (joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, davit	Vegetation Shrub
Sanitary forcemain	SFM - Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	G - Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	UE - Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	T - Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions

Design by	Date
Drawn by	Date
WH	SEP 24, 2025
Checked by	Date
Approved by	Date

Coquitlam

Engineering & Public Works

3000 Guildford Way, Coquitlam, B.C. V3B 7N2

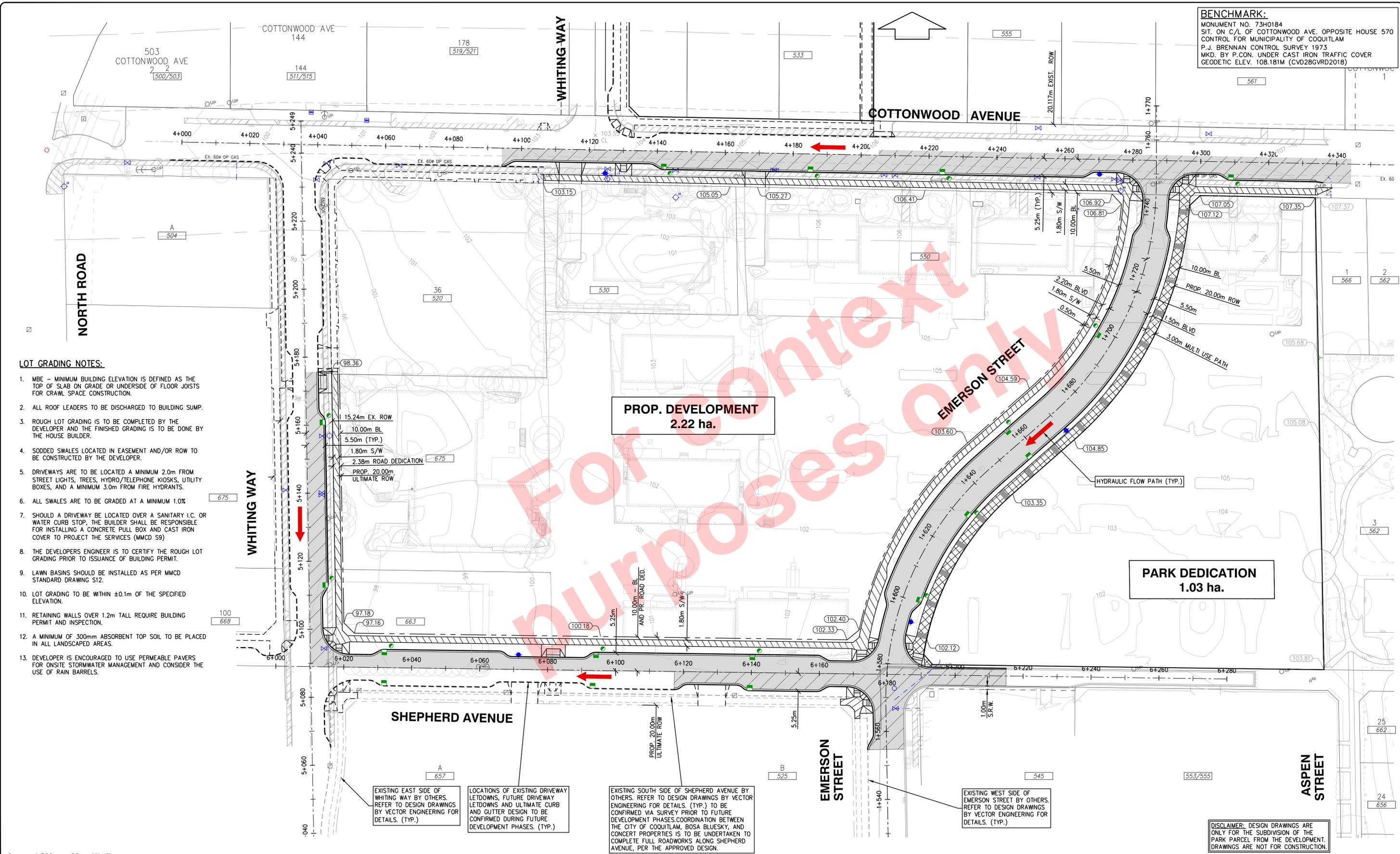
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Sheet of	1	OF	1
Eng. Project No.			

Project **566 & 568 COTTONWOOD AVE.**

Description **TOPOGRAPHIC SURVEY**

File: 25COTTONW09234944T0

**BENCHMARK:**  
 MONUMENT NO. 73H0184  
 SIT. ON C/L OF COTTONWOOD AVE. OPPOSITE HOUSE 570  
 CONTROL FOR MUNICIPALITY OF COQUITLAM  
 P.J. BRENNAN CONTROL SURVEY 1973  
 MKD. BY P.CON. UNDER CAST IRON TRAFFIC COVER  
 GEODETIC ELEV. 108.181M (CVD28GVRD2018)



- LOT GRADING NOTES:**
1. MBE - MINIMUM BUILDING ELEVATION IS DEFINED AS THE TOP OF SLAB ON GRADE OR UNDERSIDE OF FLOOR JOISTS FOR CRAWL SPACE CONSTRUCTION.
  2. ALL ROOF LEADERS TO BE DISCHARGED TO BUILDING SUMP.
  3. ROUGH LOT GRADING IS TO BE COMPLETED BY THE DEVELOPER AND THE FINISHED GRADING IS TO BE DONE BY THE HOUSE BUILDER.
  4. SODDED SWALES LOCATED IN EASEMENT AND/OR ROW TO BE CONSTRUCTED BY THE DEVELOPER.
  5. DRIVEWAYS ARE TO BE LOCATED A MINIMUM 2.0m FROM STREET LIGHTS, TREES, HYDRO/TELEPHONE KIOSKS, UTILITY BOXES, AND A MINIMUM 3.0m FROM FIRE HYDRANTS.
  6. ALL SWALES ARE TO BE GRADED AT A MINIMUM 1.0%.
  7. SHOULD A DRIVEWAY BE LOCATED OVER A SANITARY I.C. OR WATER CURB STOP, THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLING A CONCRETE PULL BOX AND CAST IRON COVER TO PROJECT THE SERVICES (MMCD S9)
  8. THE DEVELOPER'S ENGINEER IS TO CERTIFY THE ROUGH LOT GRADING PRIOR TO ISSUANCE OF BUILDING PERMIT.
  9. LAWN BASINS SHOULD BE INSTALLED AS PER MMCD STANDARD DRAWING S12.
  10. LOT GRADING TO BE WITHIN ±0.1m OF THE SPECIFIED ELEVATION.
  11. RETAINING WALLS OVER 1.2m TALL REQUIRE BUILDING PERMIT AND INSPECTION.
  12. A MINIMUM OF 300mm ABSORBENT TOP SOIL TO BE PLACED IN ALL LANDSCAPED AREAS.
  13. DEVELOPER IS ENCOURAGED TO USE PERMEABLE PAVERS FOR ONSITE STORMWATER MANAGEMENT AND CONSIDER THE USE OF RAIN BARRELS.

**PROP. DEVELOPMENT**  
 2.22 ha.

**PARK DEDICATION**  
 1.03 ha.

EXISTING EAST SIDE OF WHITING WAY BY OTHERS. REFER TO DESIGN DRAWINGS BY VECTOR ENGINEERING FOR DETAILS. (TYP.)

LOCATIONS OF EXISTING DRIVEWAY LETDOWNS, FUTURE DRIVEWAY LETDOWNS AND ULTIMATE CURB AND GUTTER DESIGN TO BE CONFIRMED DURING FUTURE DEVELOPMENT PHASES. (TYP.)

EXISTING SOUTH SIDE OF SHEPHERD AVENUE BY OTHERS. REFER TO DESIGN DRAWINGS BY VECTOR ENGINEERING FOR DETAILS. (TYP.) TO BE CONFIRMED VIA SURVEY PRIOR TO FUTURE DEVELOPMENT PHASES. COORDINATION BETWEEN THE CITY OF COQUITLAM, BOSA BLUESKY, AND CONCERT PROPERTIES IS TO BE UNDERTAKEN TO COMPLETE FULL ROADWORKS ALONG SHEPHERD AVENUE, PER THE APPROVED DESIGN.

EXISTING WEST SIDE OF EMERSON STREET BY OTHERS. REFER TO DESIGN DRAWINGS BY VECTOR ENGINEERING FOR DETAILS. (TYP.)

**DISCLAIMER:** DESIGN DRAWINGS ARE ONLY FOR THE SUBDIVISION OF THE PARK PARCEL FROM THE DEVELOPMENT. DRAWINGS ARE NOT FOR CONSTRUCTION.

0 1:500 20m  
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Drainage sewer, MH	Water blowoff	Utility pole (joint pole)	Vegetation Canister
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, down	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
5	2022-09-13	BD	REVISED PER CITY COMMENTS
4	2021-12-15	BD	REVISED PER CITY COMMENTS
3	2021-07-21	BD	REVISED PER CITY COMMENTS
2	2021-03-31	BD	REVISED PER CITY COMMENTS
1	2020-10-16	CS	REVISED PER CITY COMMENTS

Design by CS Date 2020-11-30  
 Drawn by CS Date 2020-11-30  
 Checked by TC Date 2020-11-30  
 Approved by TC Date 2020-11-30

**BINNIE**  
 The people behind your infrastructure.  
 TEL 604 420 1721 BINNIE.com

ACCEPTED FOR CONSTRUCTION  
 Date: \_\_\_\_\_  
 Manager of Development Servicing

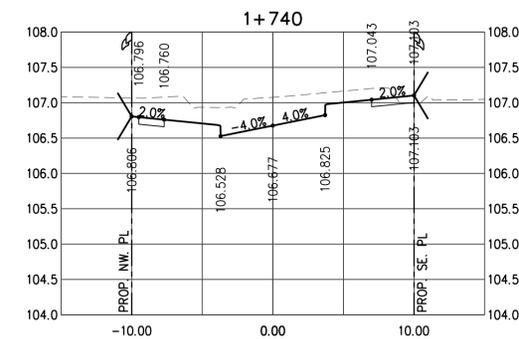
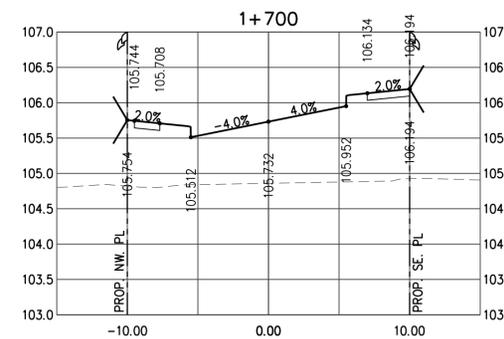
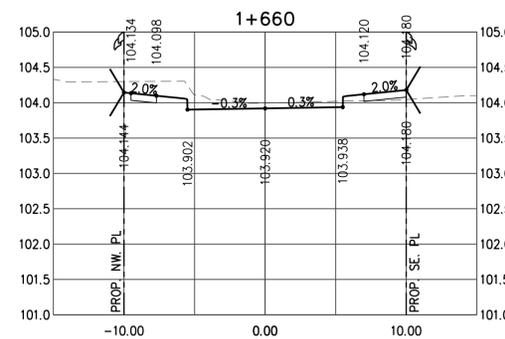
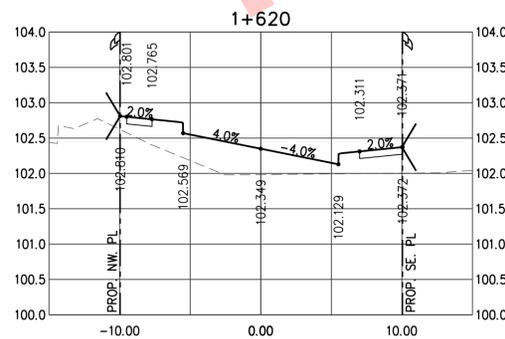
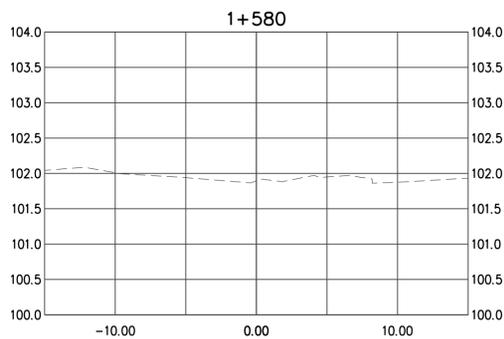
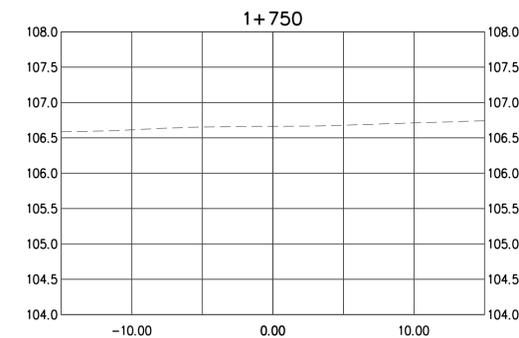
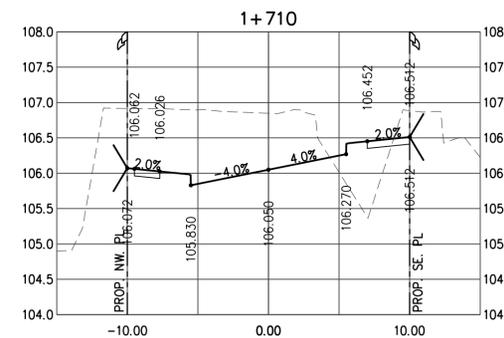
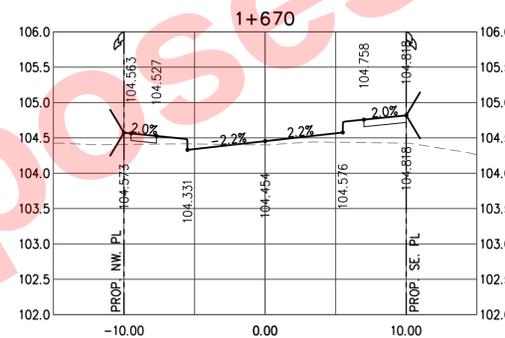
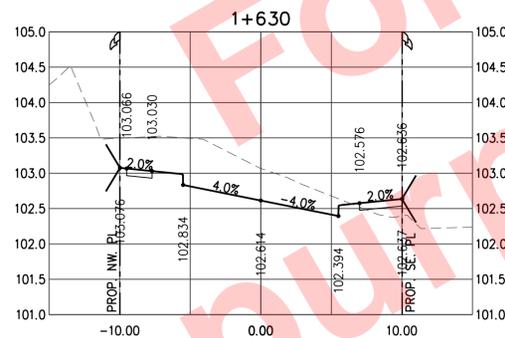
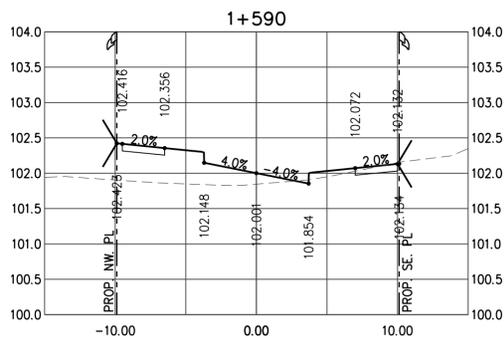
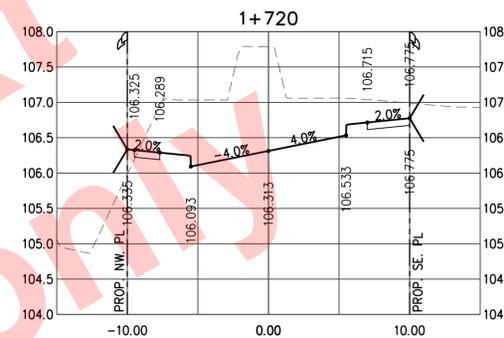
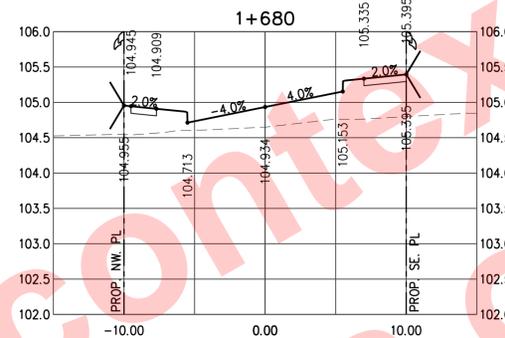
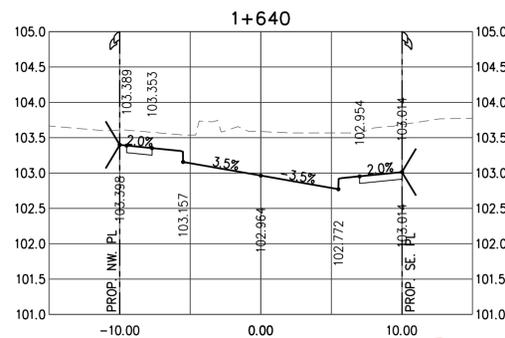
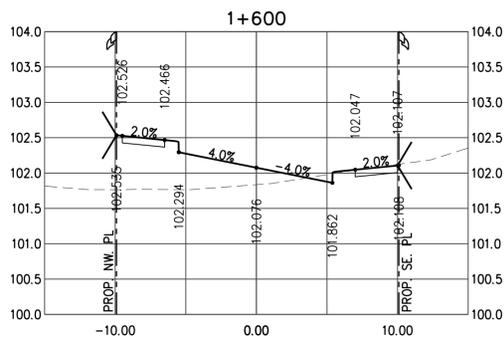
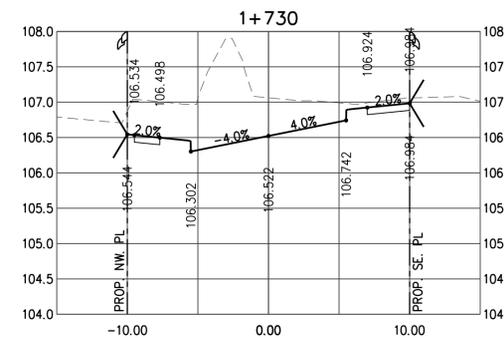
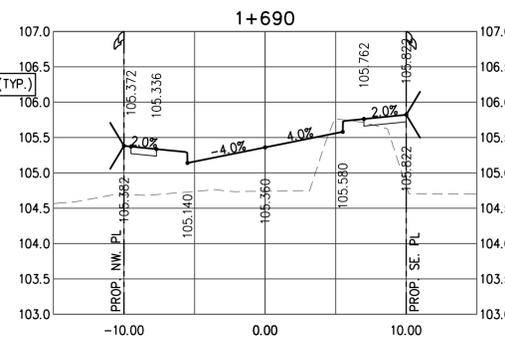
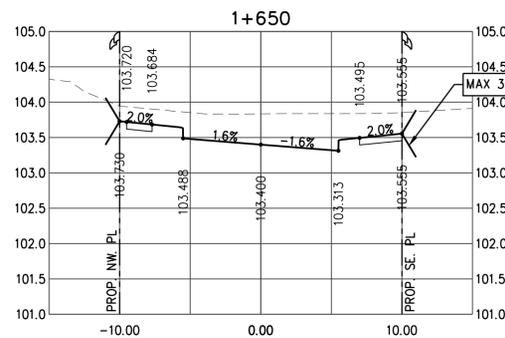
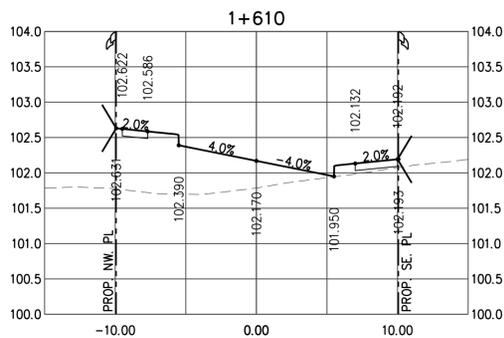
**Coquitlam**  
 Engineering & Public Works  
 3000 Guildford Way, Coquitlam, B.C. V3B 7N2

Scale 1:500 Scale 1:500  
 Sheet 02 of 27  
 Eng. Project No. \_\_\_\_\_

Project **WHITGIFT GARDENS**  
 Description **GRADING PLAN**  
 File: 16-0885A-GP  
 REV. 5

**PRELIMINARY - NOT FOR CONSTRUCTION**

**BENCHMARK:**  
 MONUMENT NO. 73H0184  
 SIT. ON C/L OF COTTONWOOD AVE. OPPOSITE HOUSE 570  
 CONTROL FOR MUNICIPALITY OF COQUITLAM  
 P.J. BRENNAN CONTROL SURVEY 1973  
 MKD. BY P.CON. UNDER CAST IRON TRAFFIC COVER  
 GEODETIC ELEV. 108.181M (CVD28GVRD2018)



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Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, dim	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
7	2021-07-21	BD	REVISED PER CITY COMMENTS
6	2021-03-31	BD	REVISED PER CITY COMMENTS
5	2020-10-16	CS	ISSUED FOR CITY REVIEW
4	2020-08-17	CS	ISSUED FOR COORDINATION
3	2019-07-05	BD	RE-ISSUED FOR CITY REVIEW
9	2022-09-13	BD	REVISED PER CITY COMMENTS
8	2021-12-15	BD	REVISED PER CITY COMMENTS

Design by	BD	Date	2018-04-10
Drawn by	BD	Date	2018-04-10
Checked by	TC	Date	2018-05-16
Approved by	TC	Date	2018-05-16

ACCEPTED FOR CONSTRUCTION  
 Date: \_\_\_\_\_

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

Scale	1:250	Scale	1:25
horiz.		vert.	
Sheet	07	of	27
Eng. Project No.			

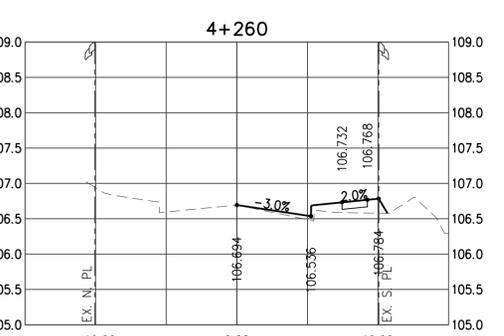
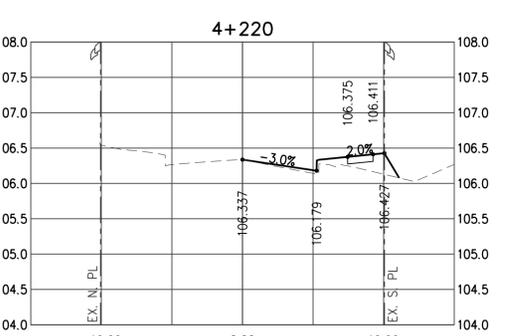
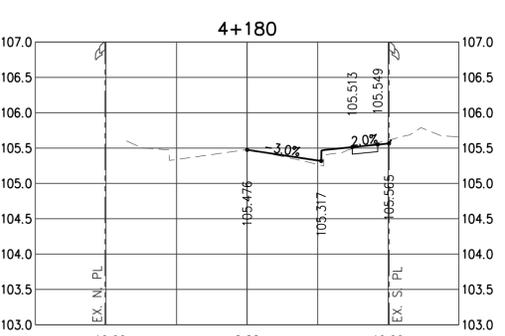
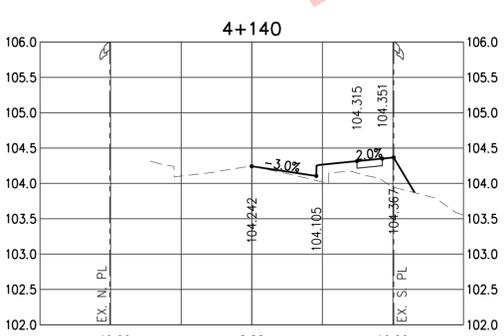
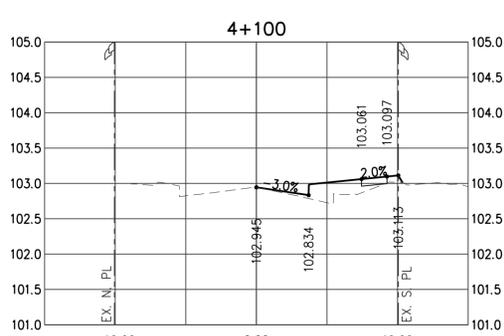
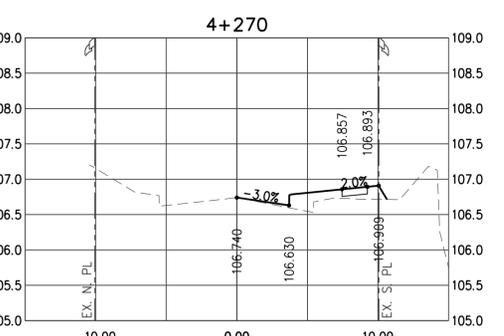
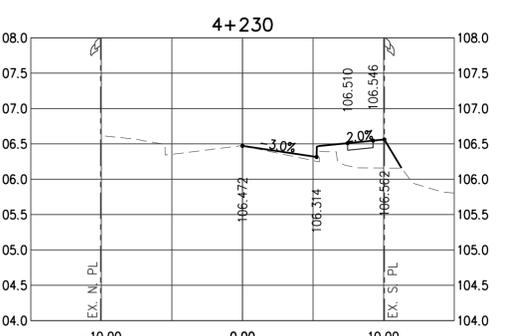
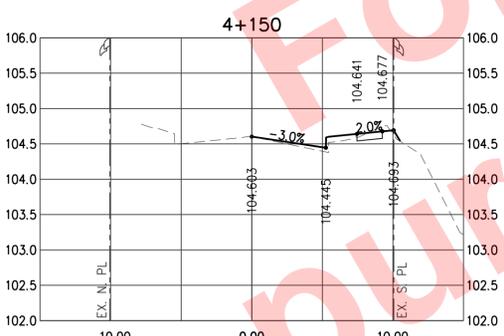
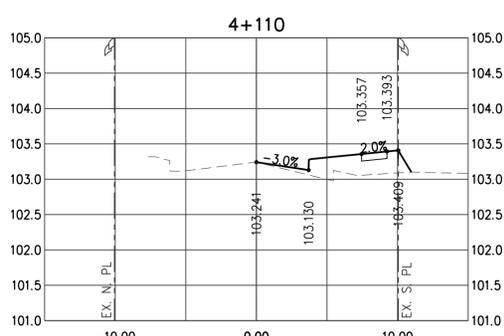
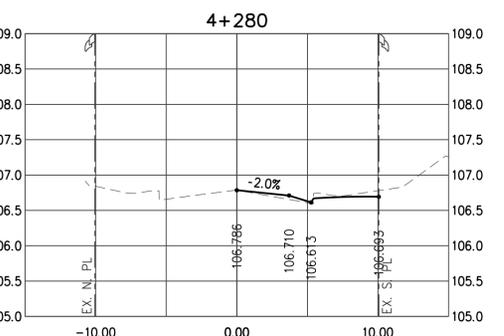
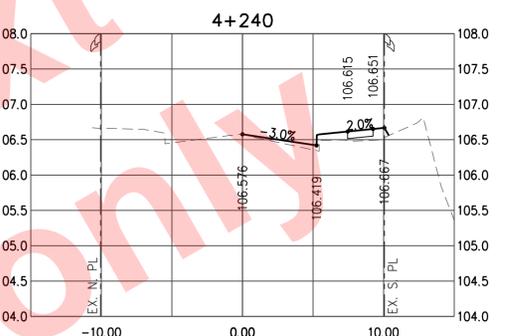
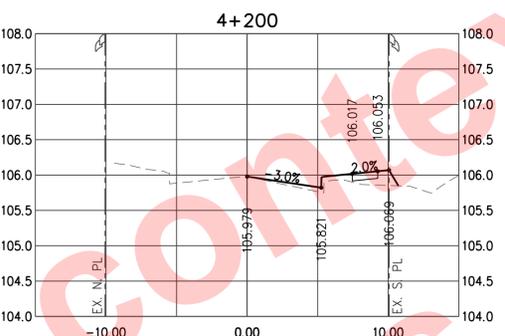
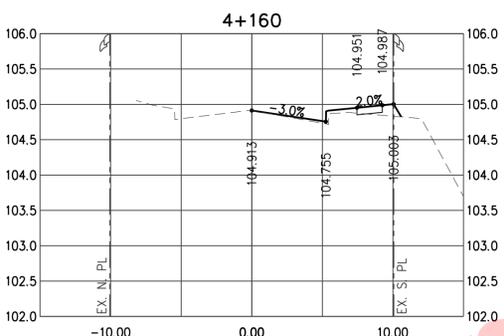
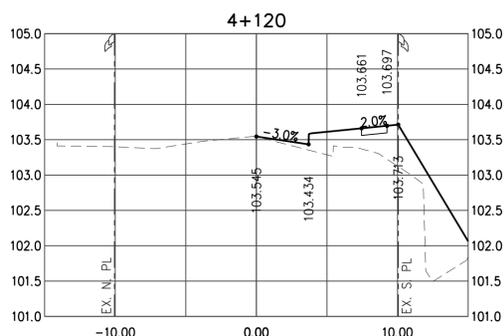
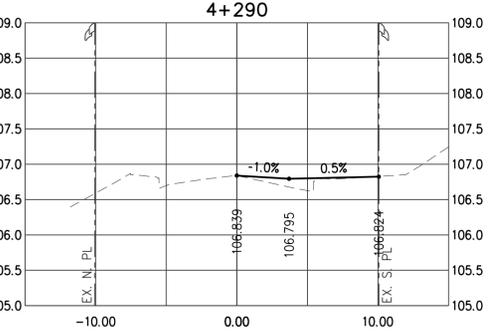
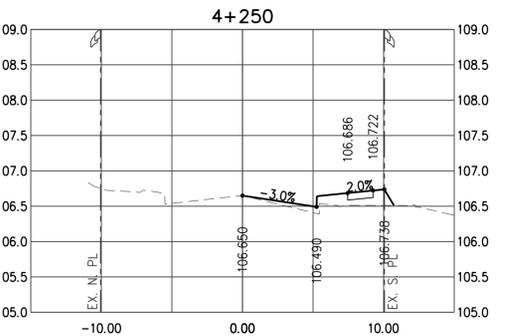
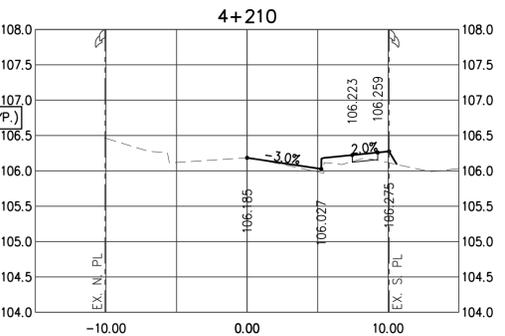
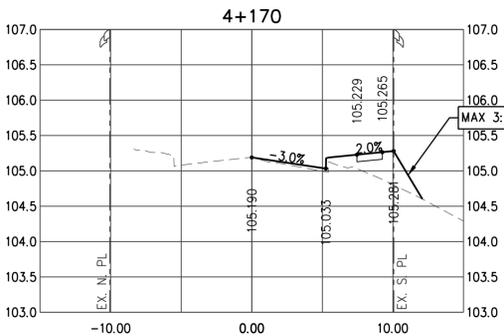
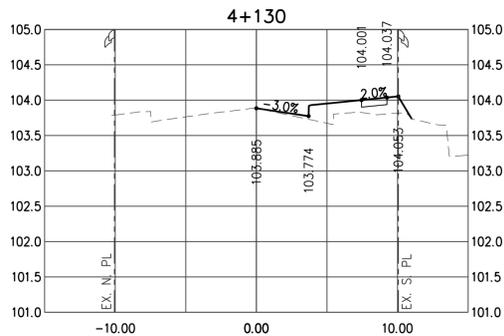
Project **WHITGIFT GARDENS**  
**EMERSON ST. (1+580 TO 1+800)**

Description **CROSS SECTIONS**

File: 16-0885A-XS1-3

REV. **9**

**BENCHMARK:**  
 MONUMENT NO. 73H0184  
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6	2021-03-31	BD	REVISED PER CITY COMMENTS
5	2020-10-16	CS	ISSUED FOR CITY REVIEW
4	2020-08-17	CS	ISSUED FOR COORDINATION
3	2019-07-05	BD	RE-ISSUED FOR CITY REVIEW
9	2022-09-13	BD	REVISED PER CITY COMMENTS
8	2021-12-15	BD	REVISED PER CITY COMMENTS

Design by: BD Date: 2018-04-10  
 Drawn by: BD Date: 2018-04-10  
 Checked by: TC Date: 2018-05-16  
 Approved by: TC Date: 2018-05-16

**BINNIE**  
 The people behind your infrastructure.  
 TEL 604 420 1721 BINNIE.com

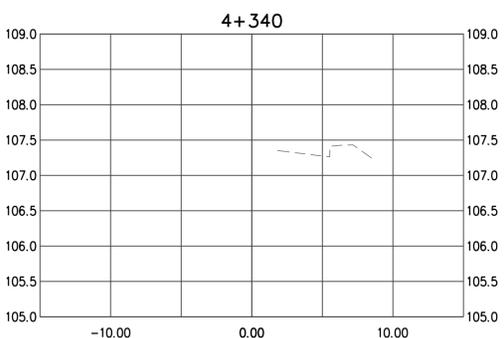
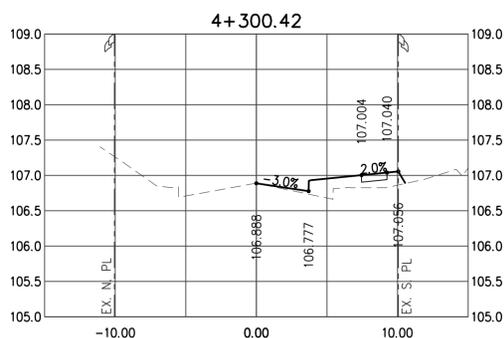
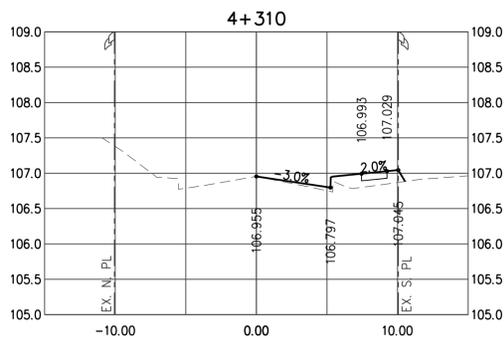
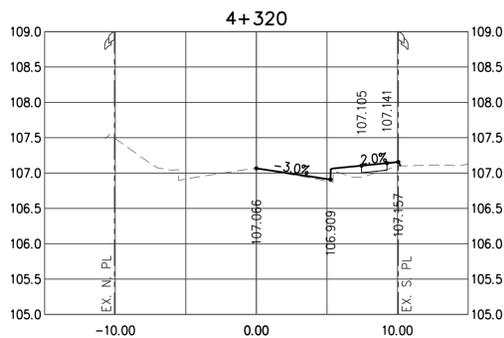
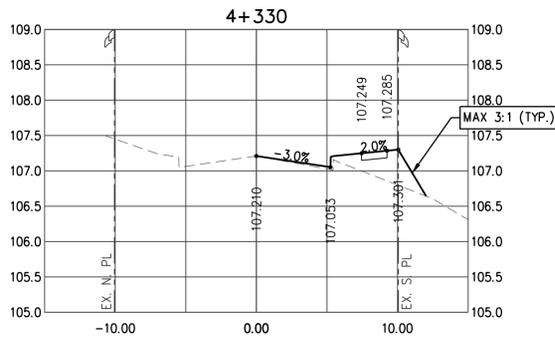
ACCEPTED FOR CONSTRUCTION  
 Date: \_\_\_\_\_  
 Manager of Development Servicing

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

Scale horiz. 1:250 Scale vert. 1:25  
 Sheet 08 of 27  
 Eng. Project No. \_\_\_\_\_

Project: **WHITGIFT GARDENS**  
**COTTONWOOD AVE. (4+100 TO 4+290)**  
 Description: **CROSS SECTIONS**  
 File: 16-0885A-XS4-1 REV. 9

**BENCHMARK:**  
 MONUMENT NO. 73H0184  
 SIT. ON C/L OF COTTONWOOD AVE. OPPOSITE HOUSE 570  
 CONTROL FOR MUNICIPALITY OF COQUITLAM  
 P.J. BRENNAN CONTROL SURVEY 1973  
 MKD. BY P.CON. UNDER CAST IRON TRAFFIC COVER  
 GEODETIC ELEV. 108.181M (CVD28GVRD2018)



For context purposes only

Scale: H 1:250 V 1:25  
 0 10m  
 0 1m

DISCLAIMER: DESIGN DRAWINGS ARE ONLY FOR THE SUBDIVISION OF THE PARK PARCEL FROM THE DEVELOPMENT. DRAWINGS ARE NOT FOR CONSTRUCTION.

**PRELIMINARY - NOT FOR CONSTRUCTION**

Edge of pavement	Hydrant	Sanitary service	Hydro Guy Wire
Watermain and valve	Water air valve	Sanitary cleanout	Hydro Kiosk
Drainage sewer, MH	Water blowoff	Utility pole (joint pole)	Vegetation Conifer
Drainage ditch	Water service	Utility pole with light	Vegetation Deciduous
Sanitary sewer, MH	Catch basin, top inlet	Streetlight, sign	Vegetation Shrub
Sanitary forcemain	Catch basin, side inlet	Streetlight, post top	Survey Traverse Hub
Gasmain and valve	Catch basin, round	Comb signal pole	Survey Iron Pin
Hydro duct, MH	Drainage service	Traffic signal pole	Survey Lead Plug
Telephone duct, MH	Drainage cleanout	Junction box	Survey Monument

No.	Date	By	Revisions
7	2021-07-21	BD	REVISED PER CITY COMMENTS
6	2021-03-31	BD	REVISED PER CITY COMMENTS
5	2020-10-16	CS	ISSUED FOR CITY REVIEW
4	2020-08-17	CS	ISSUED FOR COORDINATION
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Design by	Date	2018-04-13
Drawn by	Date	2018-04-13
Checked by	Date	2018-05-16
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ACCEPTED FOR CONSTRUCTION  
 Date: \_\_\_\_\_  
 Manager of Development Servicing

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

Scale	1:250	Scale	1:25
horiz.		vert.	
Sheet	09	of	27
Eng. Project No.			

Project: **WHITGIFT GARDENS**  
**COTTONWOOD AVE. (4+300 TO 4+340)**  
 Description: **CROSS SECTIONS**  
 File: 16-0885A-XS4-2  
 REV. **9**