

P. ROCK LTD. &  
BRITISH PACIFIC PROPERTIES LTD.

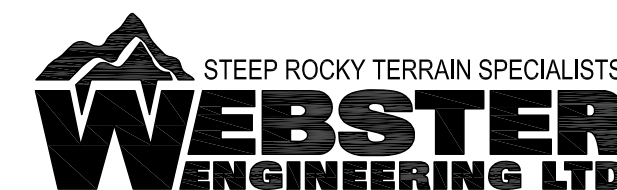
# DEVELOPMENT PERMIT APPLICATION

PROPOSED 37 LOT SUBDIVISION  
RODGERS CREEK - AREA 4  
WEST VANCOUVER, BRITISH COLUMBIA



SCALE 1 : 10,000

PREPARED BY:



PROFESSIONAL ENGINEERS \* LAND DEVELOPMENT CONSULTANTS  
3745 DELBROOK AVENUE  
NORTH VANCOUVER, BRITISH COLUMBIA  
PH: 604.983.0458 FAX: 604.983.0459



FORMA DESIGN INC.  
209 - 828 HARBOURSIDE DRIVE  
NORTH VANCOUVER, BRITISH COLUMBIA  
PH: 604.986.9193 FAX: 604.986.7320

#### DRAWING LIST

FORMA DESIGN INC.

L100 LANDSCAPE CONCEPT  
L102 SITE SECTIONS PLAN  
L103 TRAIL ENLARGEMENT PLAN  
L104 CREEK CROSSING DETAILS PLAN  
L105 D.P. WALL DETAILS PLAN  
L106 PLANT LIST PLAN

WEBSTER ENGINEERING LTD.

CJ-1 COMPOSITE UTILITY PLAN  
SA-1 SLOPE ANALYSIS PLAN  
G-1 GRADING PLAN FOR ROADS  
CP-1 CLEARING PLAN - FOR ROADS AND SERVICES  
CC-1 CREEK CROSSING - C2-2i - ROAD E (4+637) & FUTURE DWY  
CC-2 CREEK CROSSING - C2-2iii - ROAD E (4+410)  
CC-3 CREEK CROSSING - C1-1i - TRAIL CONNECTION (0+132)  
TYP-1 TYPICAL CROSS-SECTIONS  
SECT-1 SAMPLE CROSS-SECTIONS - ROAD E  
SECT-2 SAMPLE CROSS-SECTION - TRAIL CONNECTION

**LEGAL DESCRIPTION**

SEE LEGAL SUBDIVISION PLAN BY CHAPMAN SURVEY

**BENCHMARK**

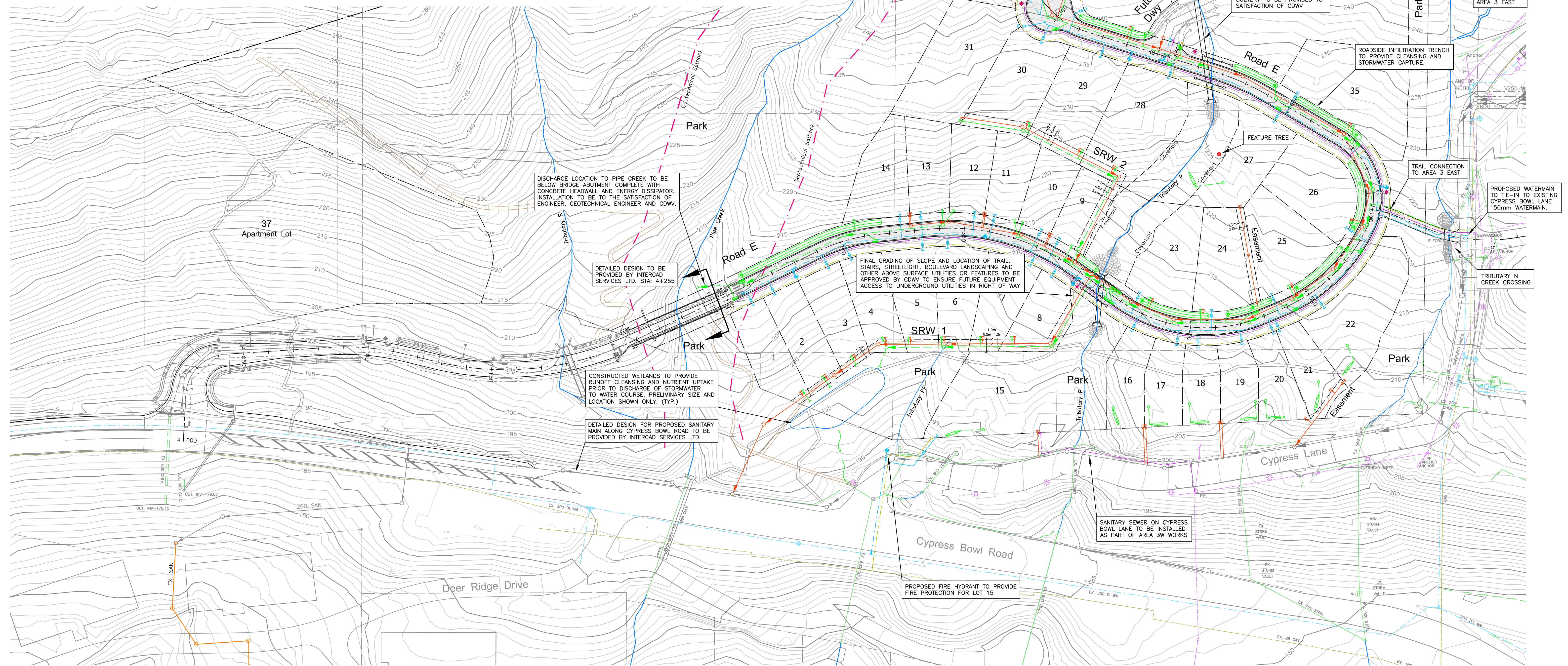
ELEVATIONS ARE TO GEODETIC DATUM

**NOTES:**

- SEE FORMA DESIGN LANDSCAPE DRAWINGS FOR PLANTING DETAILS
- ENVIRONMENTAL SETBACK PER SARTORI ENVIRONMENTAL SERVICES FEB. 2008 AND SEP. 23 2009 AREA 3 EAST SETBACK MAPS
- DETAILS FOR CONSTRUCTED WETLANDS TO BE PROVIDED BY ENVIRONMENTAL CONSULTANT

**LEGEND - SERVICES**

DESCRIPTION	SYMBOLS		
	PROPOSED	EXISTING	BY OTHERS
PROPERTY LINE	---	---	---
RIGHT-OF-WAY	---	---	---
EDGE OF ASPHALT	---	---	---
CURB	---	---	---
ENVIRONMENTAL SETBACK	---	---	---
GEOTECHNICAL SETBACK	---	---	---
WATERMAIN	---	---	---
FIRE HYDRANT	+	+	+
GATE VALVE	+	+	+
SANITARY SEWER	---	---	---
STORM SEWER	---	---	---
CULVERT	---	---	---
CATCH BASIN	---	---	---
SIDE INLET CATCH BASIN	---	---	---
DITCH	---	---	---
CONSTRUCTED WETLANDS	---	---	---
INFILTRATION TRENCH	---	---	---
GAS	---	---	---
HYDRO & TEL	---	---	---
STREET LIGHT	*	*	*



no.	date	revision	chk'd	no.	date	revision	chk'd
4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDWV COMMENTS)	JAT				
3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDWV COMMENTS)	JAT				
2	JUN.18.13	DP SUBMISSION #2 (REV. PER CDWV COMMENTS)	JAT				
1	JUN.14.13	DP SUBMISSION #1	JAT				

client  
**P. ROCK LTD. & BRITISH PACIFIC PROPERTIES LTD.**

project  
**RODGERS CREEK - AREA 4 WEST VANCOUVER, BRITISH COLUMBIA**

PROFESSIONAL ENGINEERS



STEEL ROCKY TERRAIN SPECIALISTS  
**WEBSTER ENGINEERING LTD.**  
LAND DEVELOPMENT CONSULTANTS

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drawn by P.B.B.  
checked by P.M.W.  
date JUN.03.13

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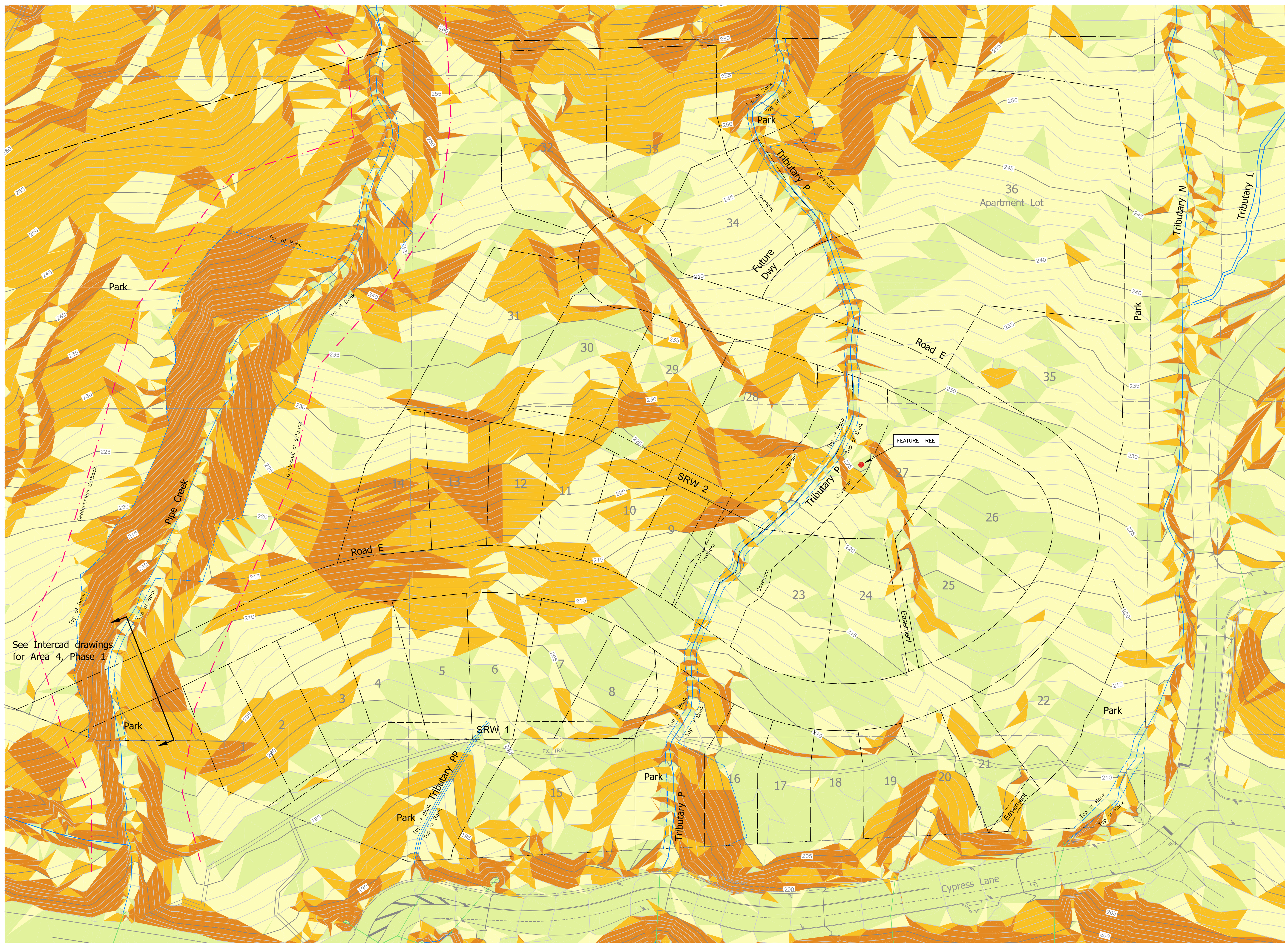
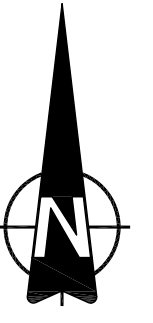
file no. **3247-A**

drawing no. **CU-1**

rev. **4**

COMPOSITE UTILITY PLAN

P:\3200\3247-Rogers West\3247-A - AREA 4 DP DESIGN\COMP UTILITY PLAN - DP.dwg, 7/23/2013 1:36:59 PM, P.B.B.



**Legend**

- 0 - 20% slope
- 20 - 35% slope
- 35 - 50% slope
- > 50% slope

no.	date	revision	chk'd	no.	date	revision	chk'd
4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDVV COMMENTS)	JAT				
3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDVV COMMENTS)	JAT				
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 drawn by P.B.B.  
 checked by P.M.W.  
 date JUN.03.13

title  
**SLOPE ANALYSIS PLAN**

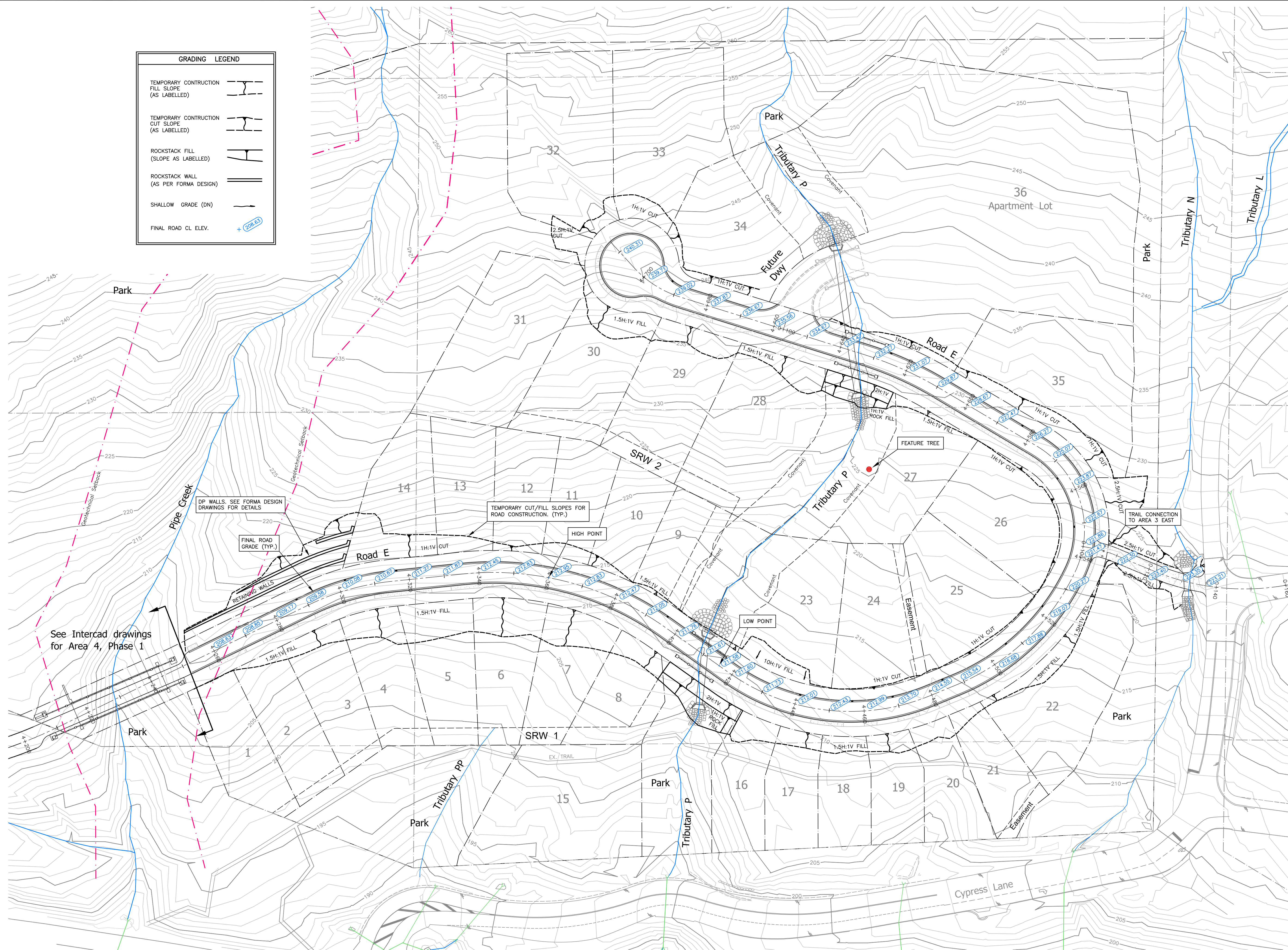
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file no.  
**3247-A**

drawing no.  
**SA-1**

rev.  
**4**

GRADING LEGEND	
TEMPORARY CONSTRUCTION FILL SLOPE (AS LABELLED)	
TEMPORARY CONSTRUCTION CUT SLOPE (AS LABELLED)	
ROCKSTACK FILL (SLOPE AS LABELLED)	
ROCKSTACK WALL (AS PER FORMA DESIGN)	
SHALLOW GRADE (DN)	
FINAL ROAD CL. ELEV.	



no.	date	revision	chk'd	no.	date	revision	chk'd
4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDVV COMMENTS)	JAT				
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**RODGERS CREEK - AREA 4 WEST VANCOUVER, BRITISH COLUMBIA**

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 STEEP ROCKY TERRAIN SPECIALISTS  
 LAND DEVELOPMENT CONSULTANTS  
 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458

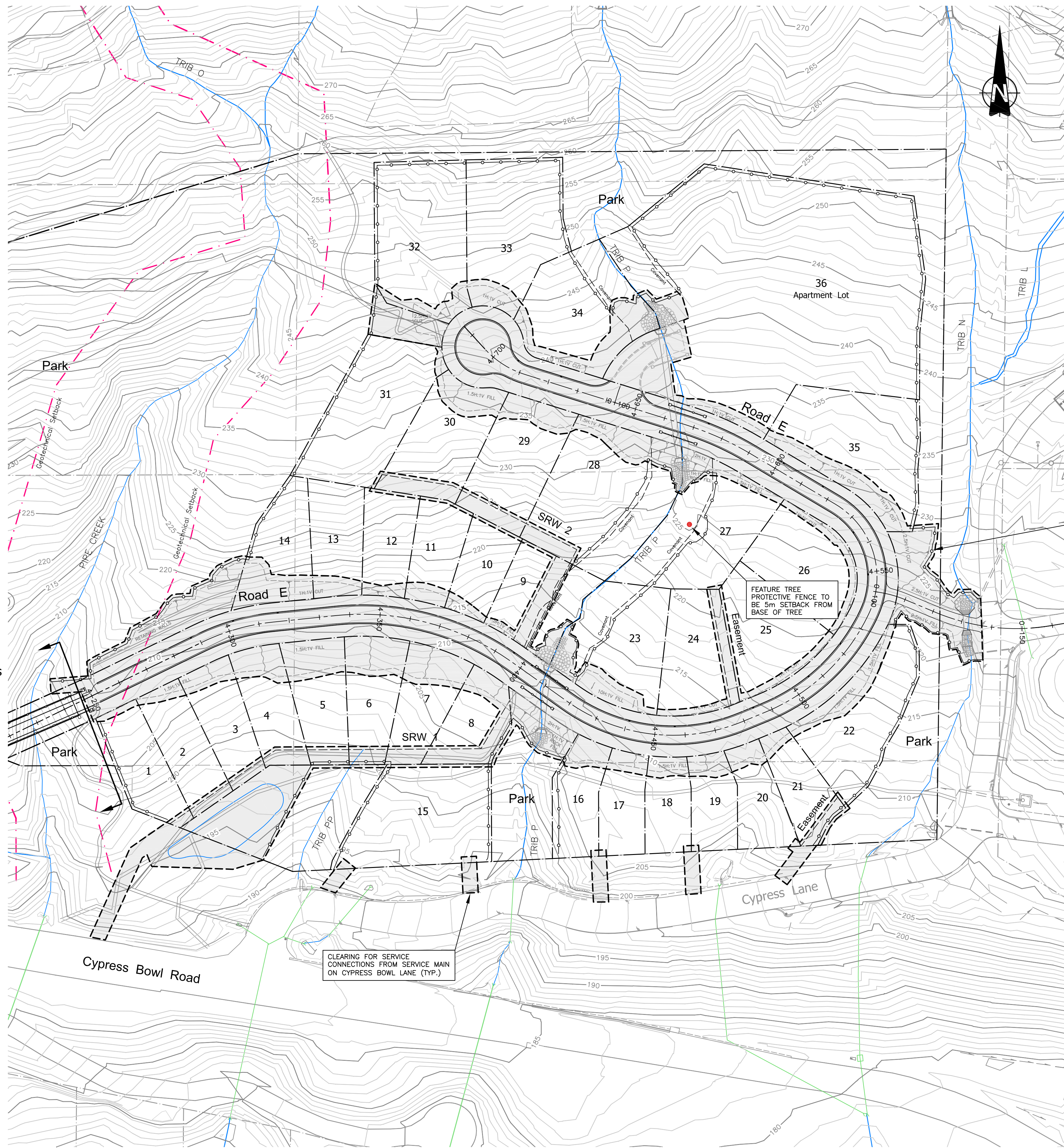
designed by	checked by	date
J.A.T.	P.M.W.	JUN.03.13

title  
**GRADING PLAN FOR ROADS**

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file no.	<b>3247-A</b>	
drawing no.	G-1	rev. 4

P:\3200\3247-Rodgers West\3247-A - AREA 4\DP DESIGN\DEV PLAN - DP.dwg, 7/2/2013 1:28:29 PM, P88, P88

SEE DRAWING CU-1 FOR GENERAL NOTES

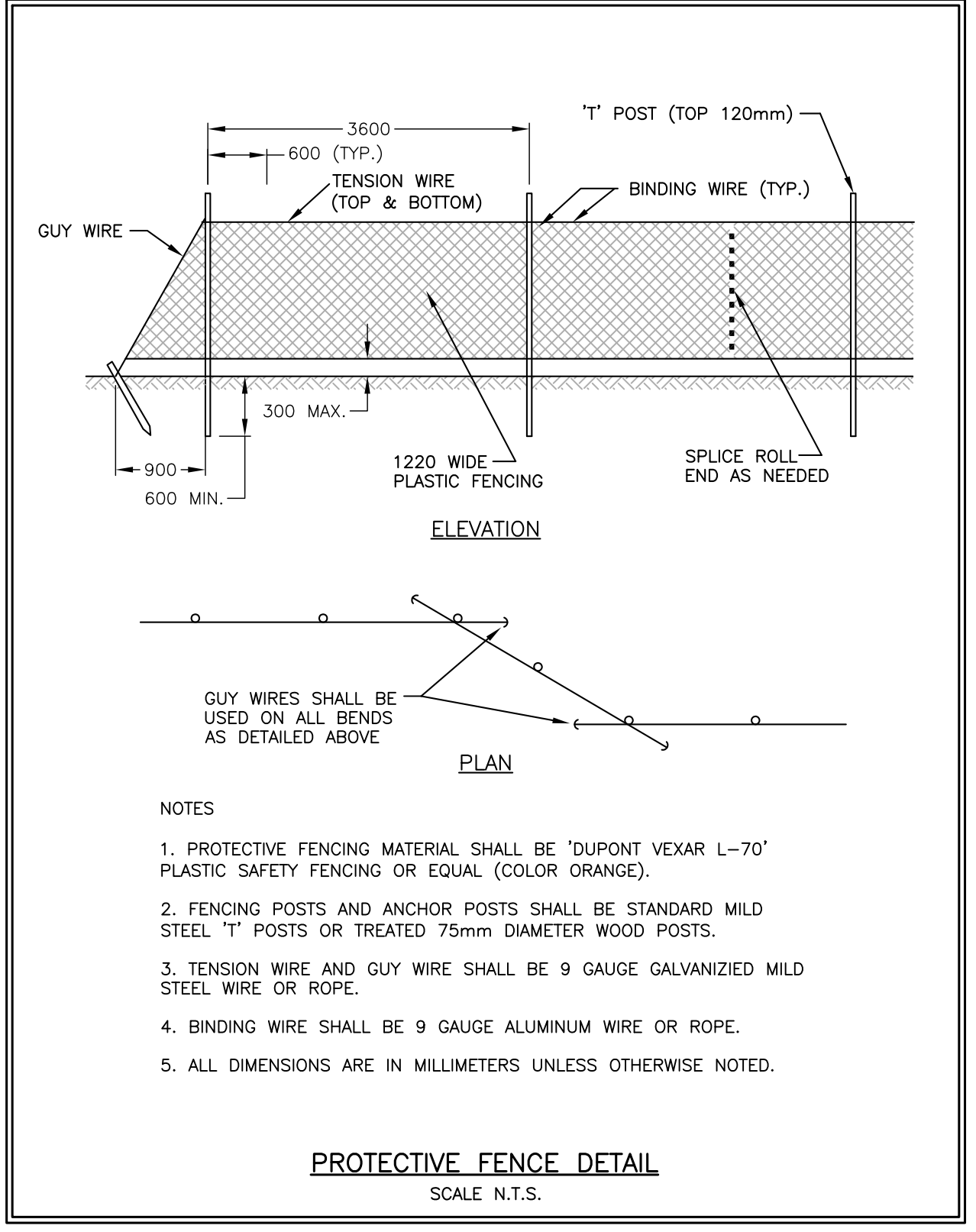


See Intercad drawings for Area 4, Phase 1

**CLEARING & SEDIMENT CONTROL LEGEND**

CLEARING LIMITS  
 PROTECTIVE (SNOW) FENCE

TOTAL CLEARING AREA FOR ROADS & SERVICES = 17,720m<sup>2</sup>



- NOTES**
1. PROTECTIVE FENCING MATERIAL SHALL BE 'DUPONT VEXAR L-70' PLASTIC SAFETY FENCING OR EQUAL (COLOR ORANGE).
  2. FENCING POSTS AND ANCHOR POSTS SHALL BE STANDARD MILD STEEL 'T' POSTS OR TREATED 75mm DIAMETER WOOD POSTS.
  3. TENSION WIRE AND GUY WIRE SHALL BE 9 GAUGE GALVANIZED MILD STEEL WIRE OR ROPE.
  4. BINDING WIRE SHALL BE 9 GAUGE ALUMINUM WIRE OR ROPE.
  5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

SEE SARTORI ENVIRONMENTAL SERVICES REPORT FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS

no.	date	revision	chk'd	no.	date	revision	chk'd
4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDVV COMMENTS)	JAT				
3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDVV COMMENTS)	JAT				
2	JUN.18.13	DP SUBMISSION #2 (REV. PER CDVV COMMENTS)	JAT				
1	JUN.14.13	DP SUBMISSION #1	JAT				

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checked by P.M.W.  
date JUN.03.13

titles

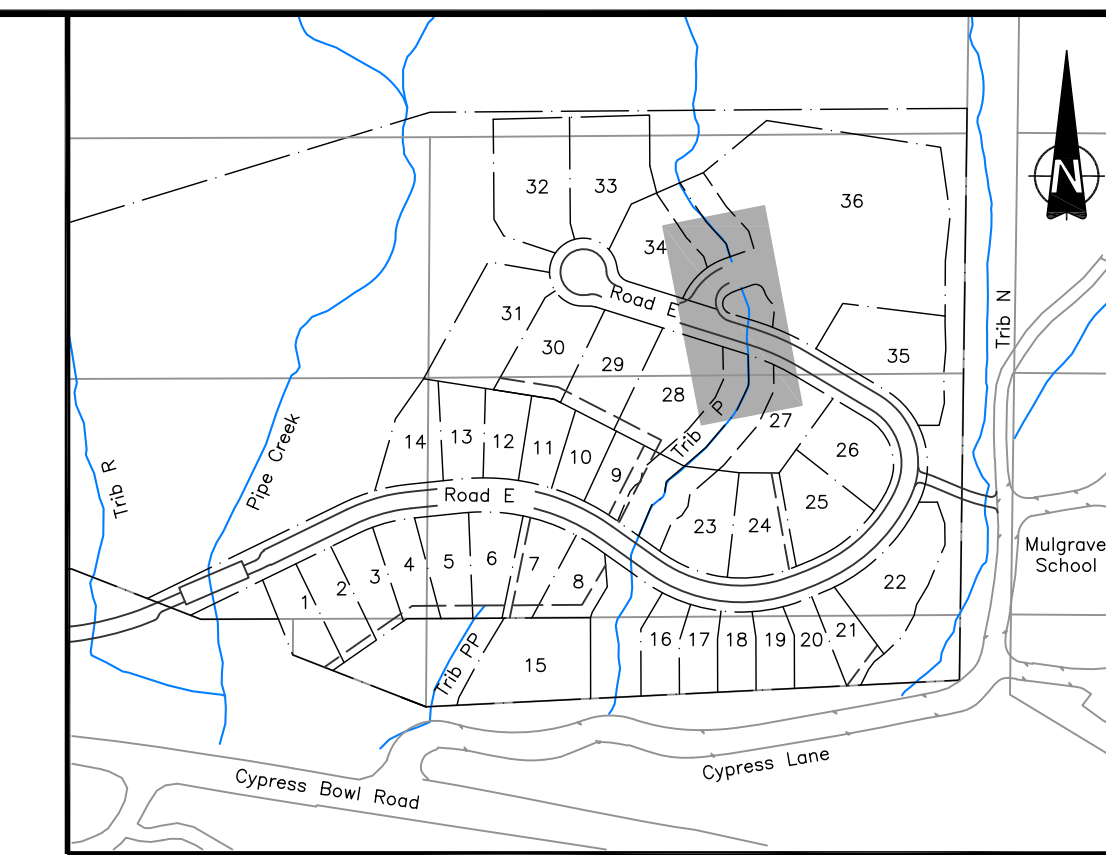
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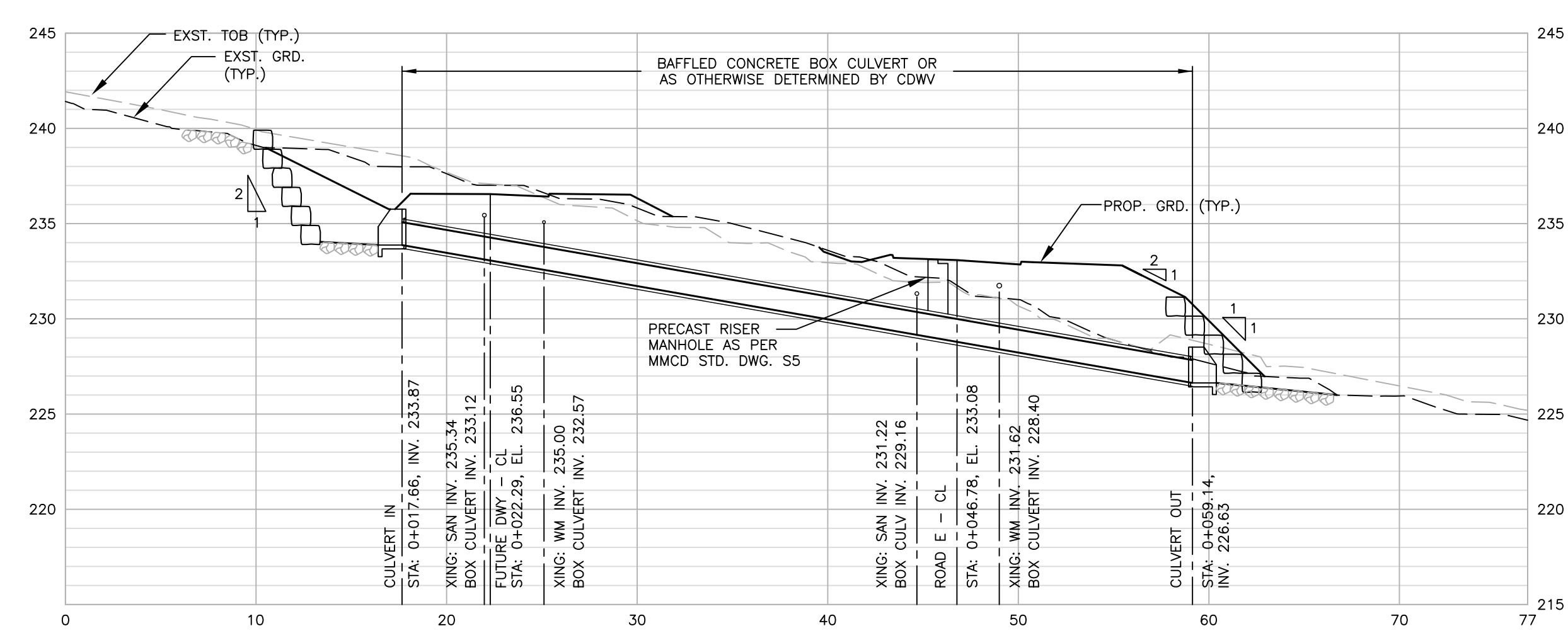
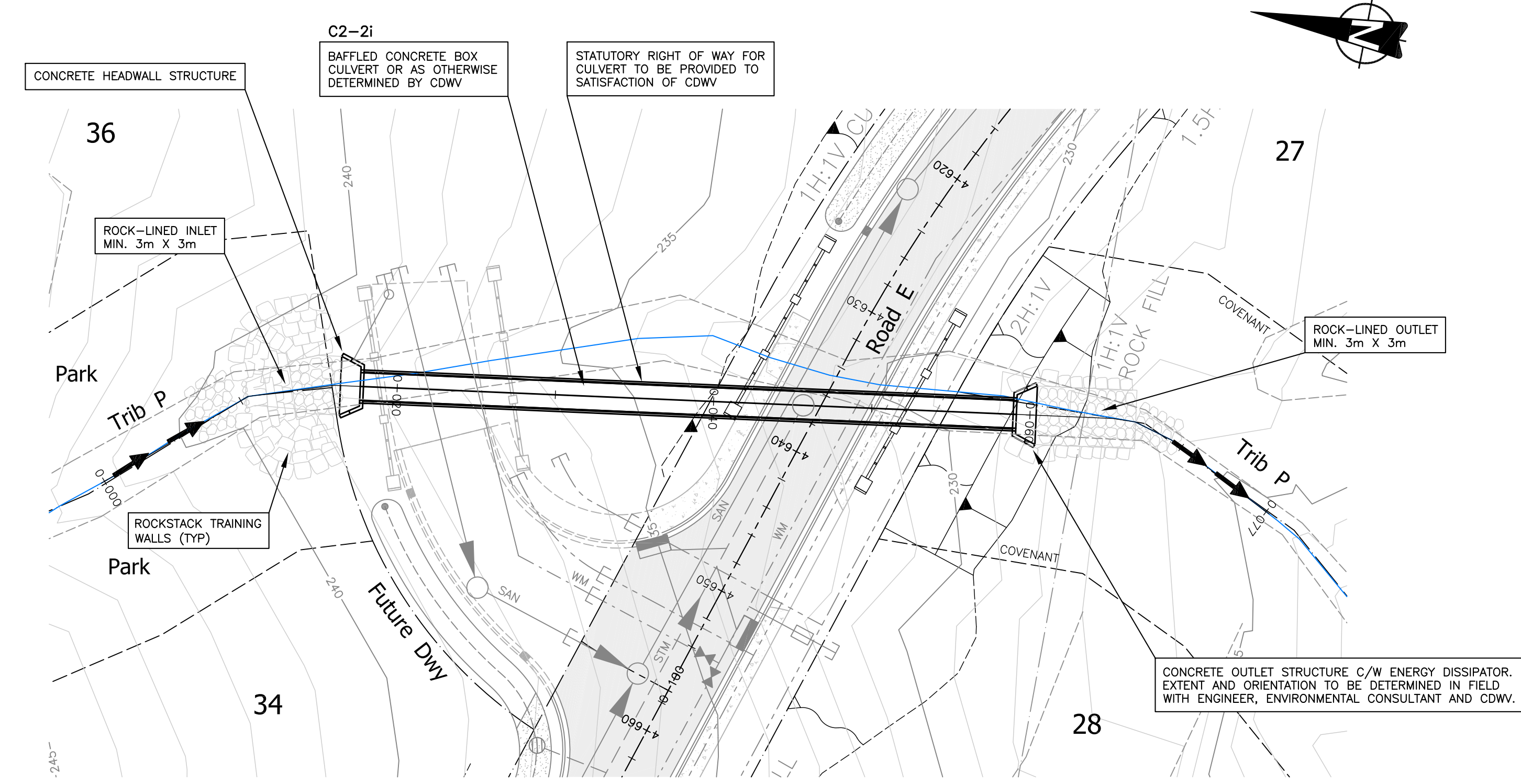
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drawing no. **CP-1** rev. **4**

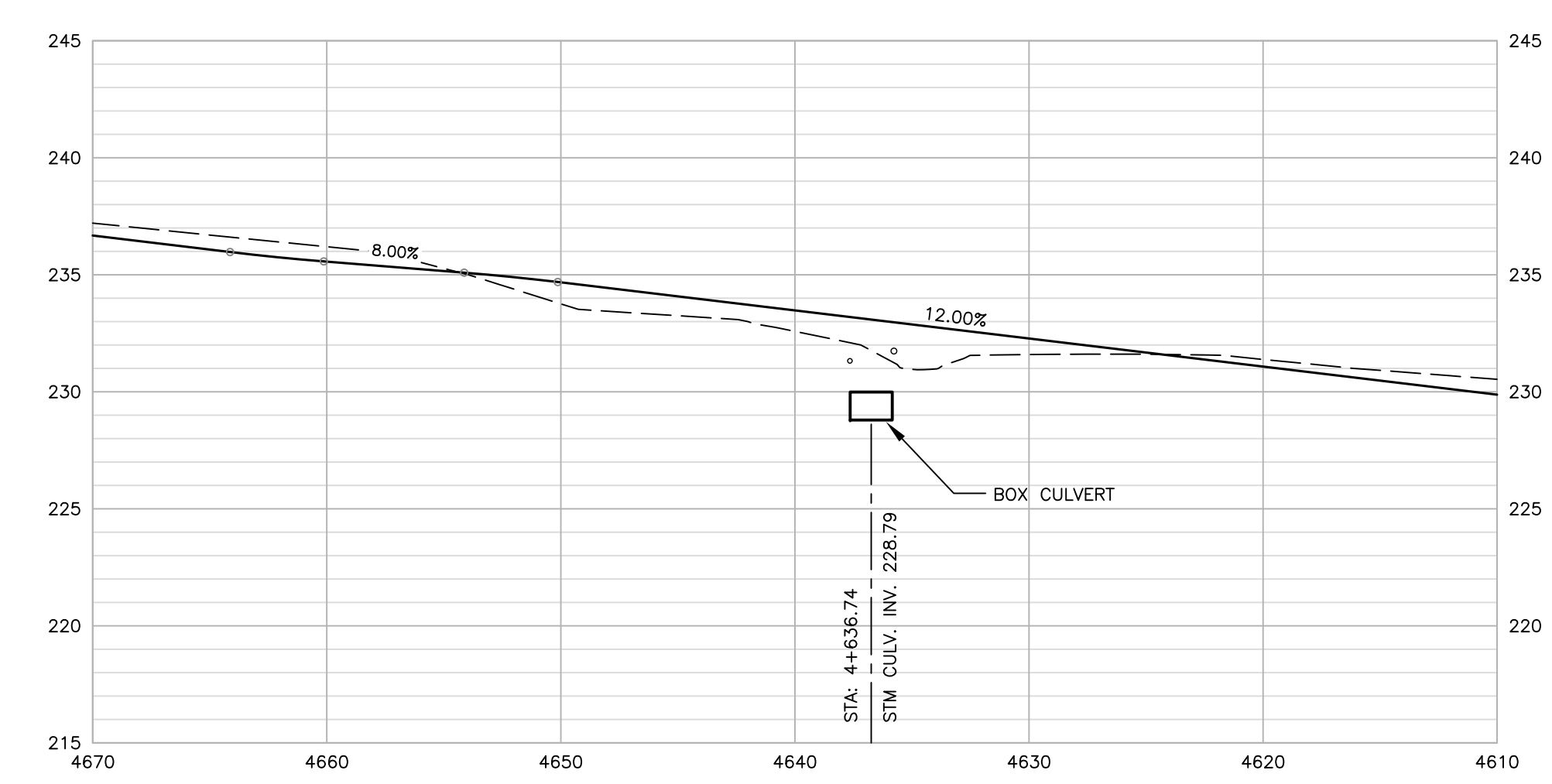
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SCALE 1:3,000



Culvert C2-2i Profile



Road E - Profile

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3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDWV COMMENTS)	JAT				
2	JUN.18.13	DP SUBMISSION #2 (REV. PER CDWV COMMENTS)	JAT				
1	JUN.14.13	DP SUBMISSION #1	JAT				

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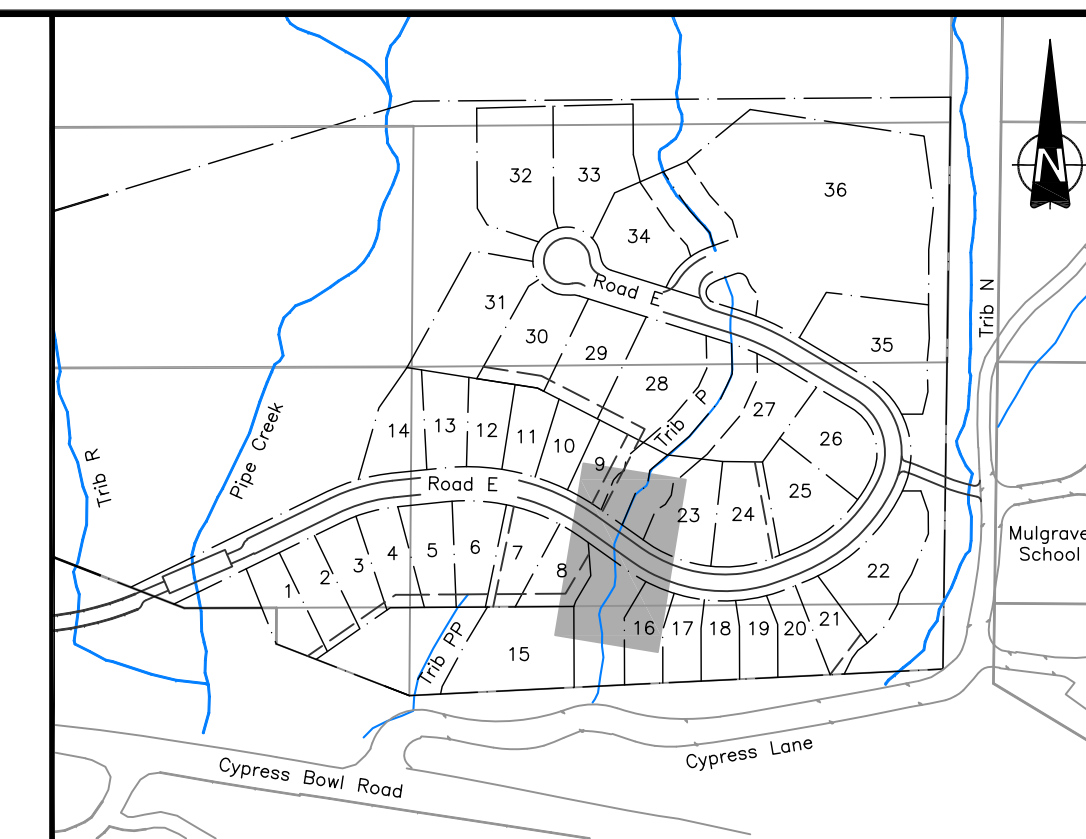
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 drawn by M.J.F.  
 checked by P.M.W.  
 date MAR.24.11

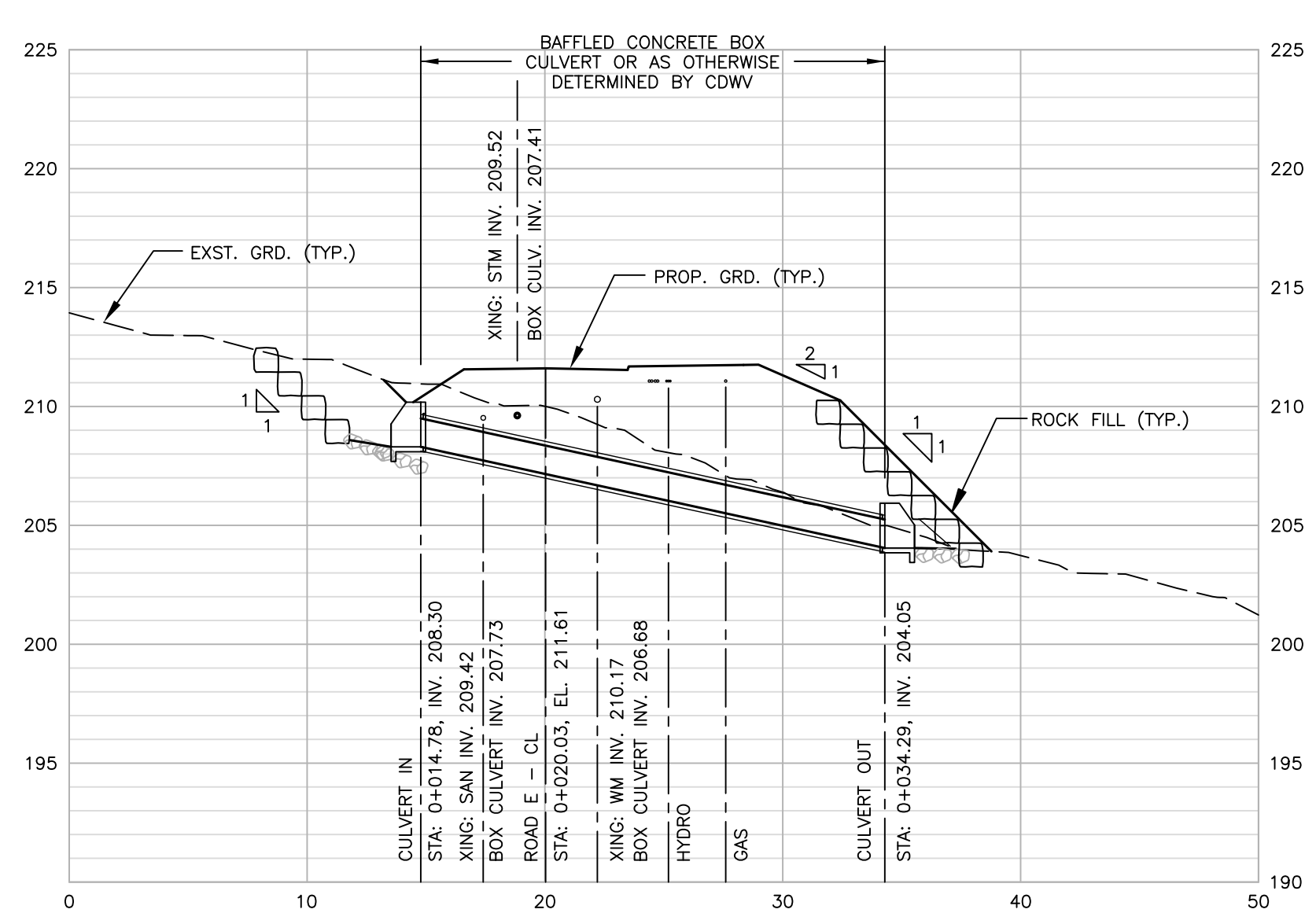
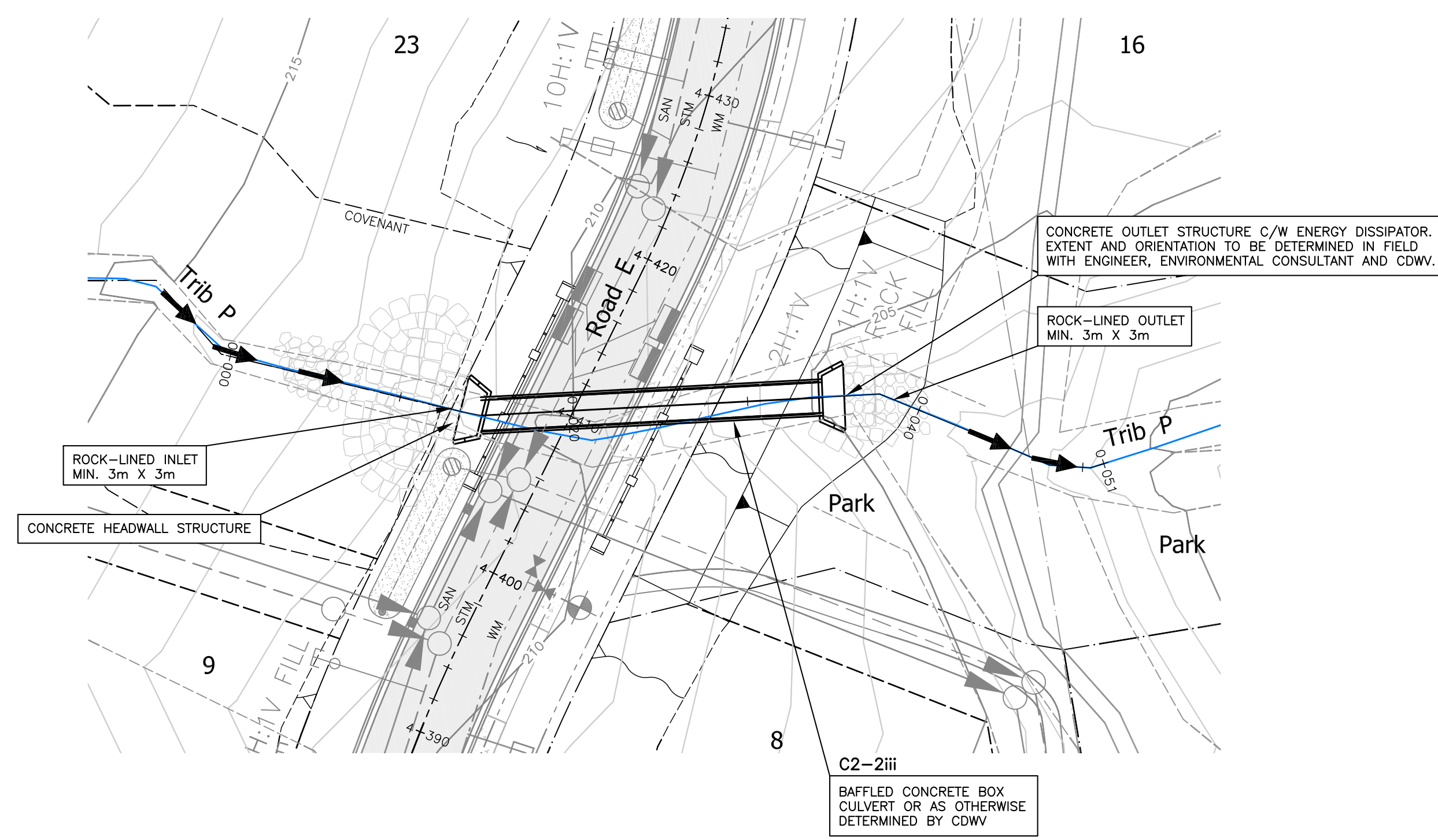
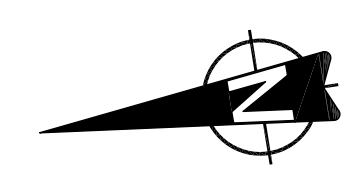
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 drawing no.  
**CC-1** rev.  
**4**

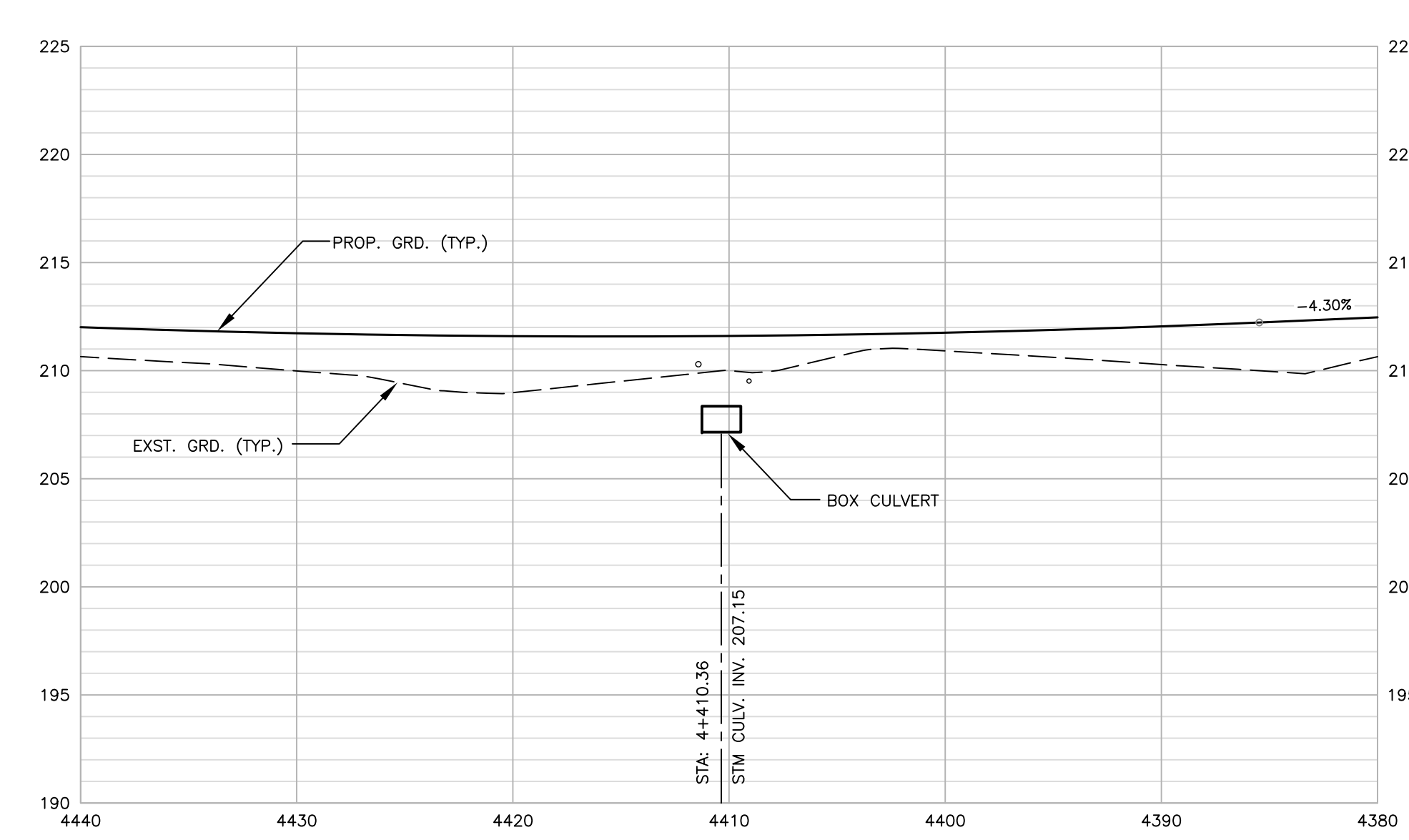
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SCALE 1:3,000



Culvert C2-2iii - Profile



Road E - Profile

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3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDWV COMMENTS)	JAT				
2	JUN.18.13	DP SUBMISSION #2 (REV. PER CDWV COMMENTS)	JAT				
1	JUN.14.13	DP SUBMISSION #1	JAT				

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 project  
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 checked by P.M.W.  
 date DEC.19.11

title  
**CREEK CROSSING - C2-2iii ROAD E (4+410)**

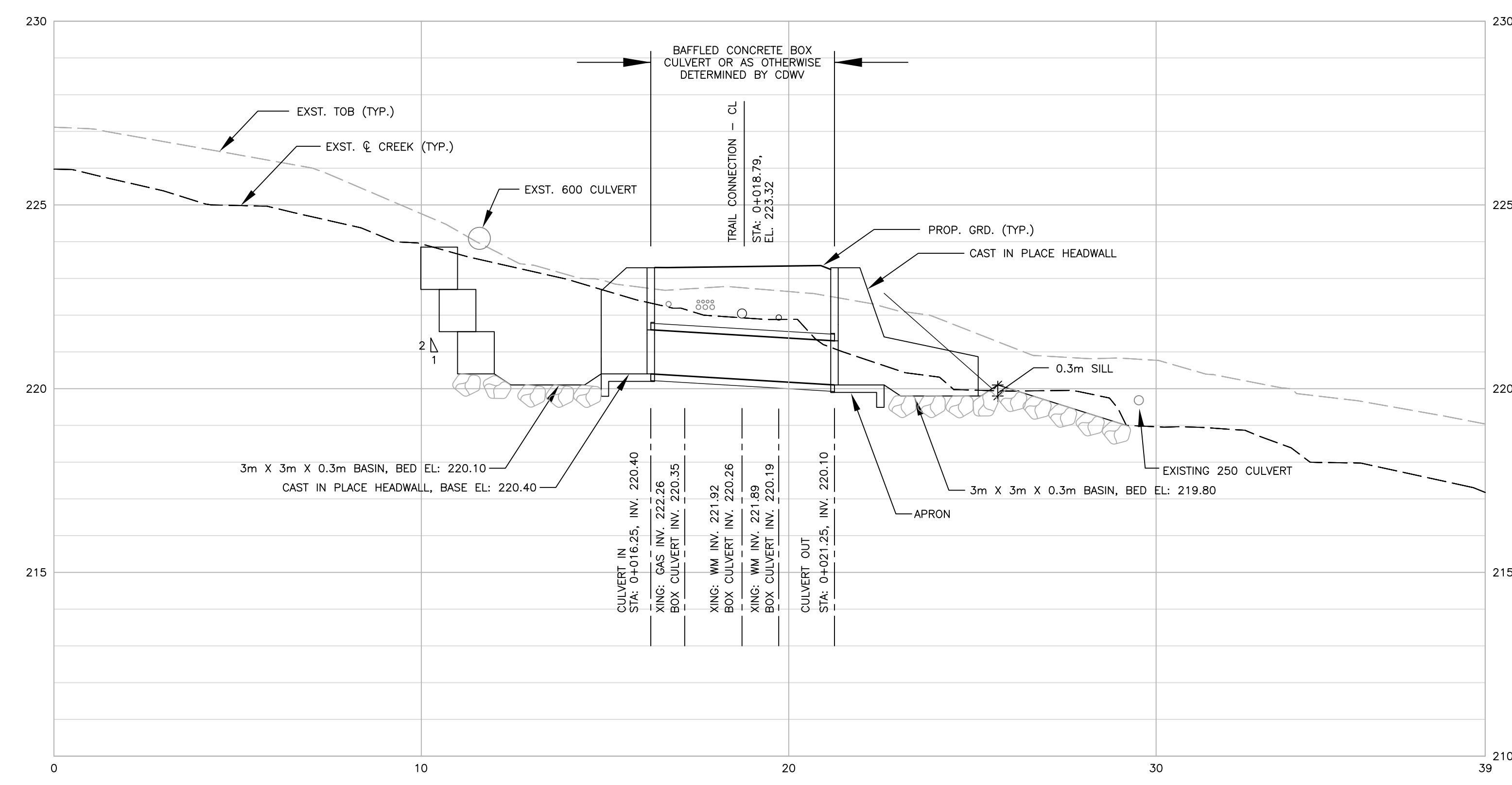
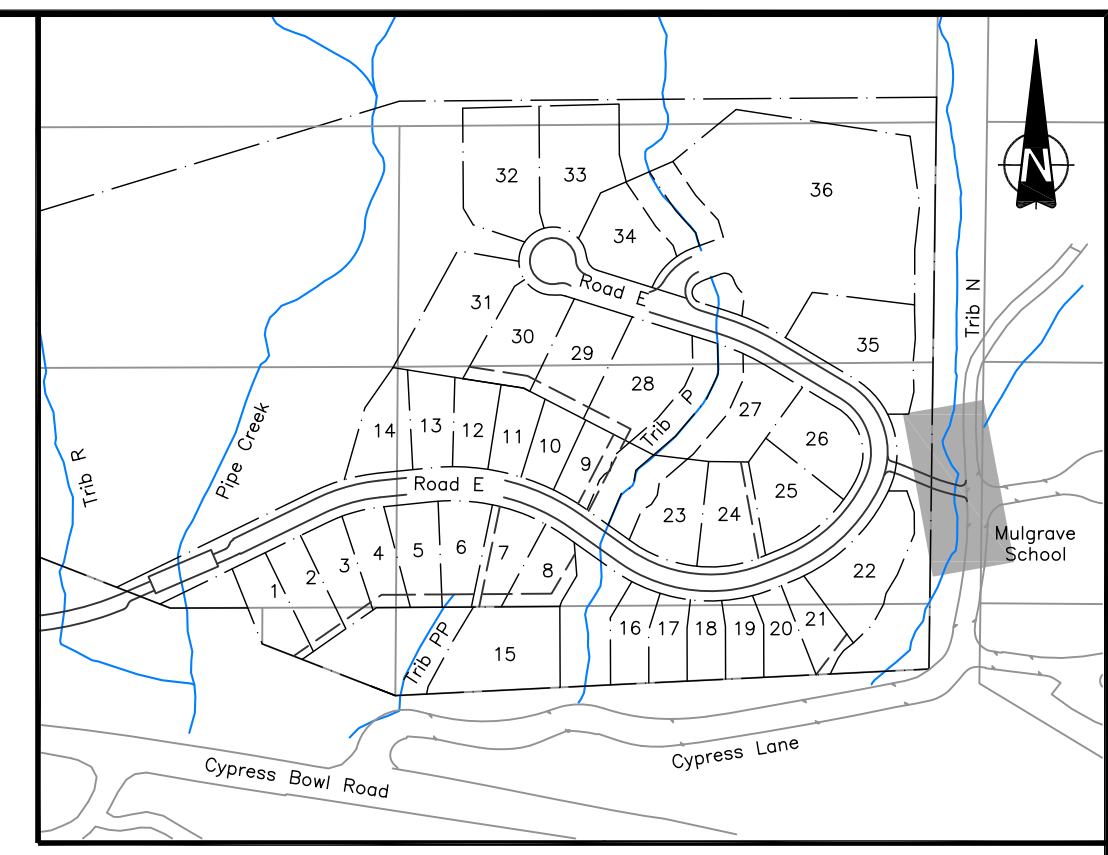
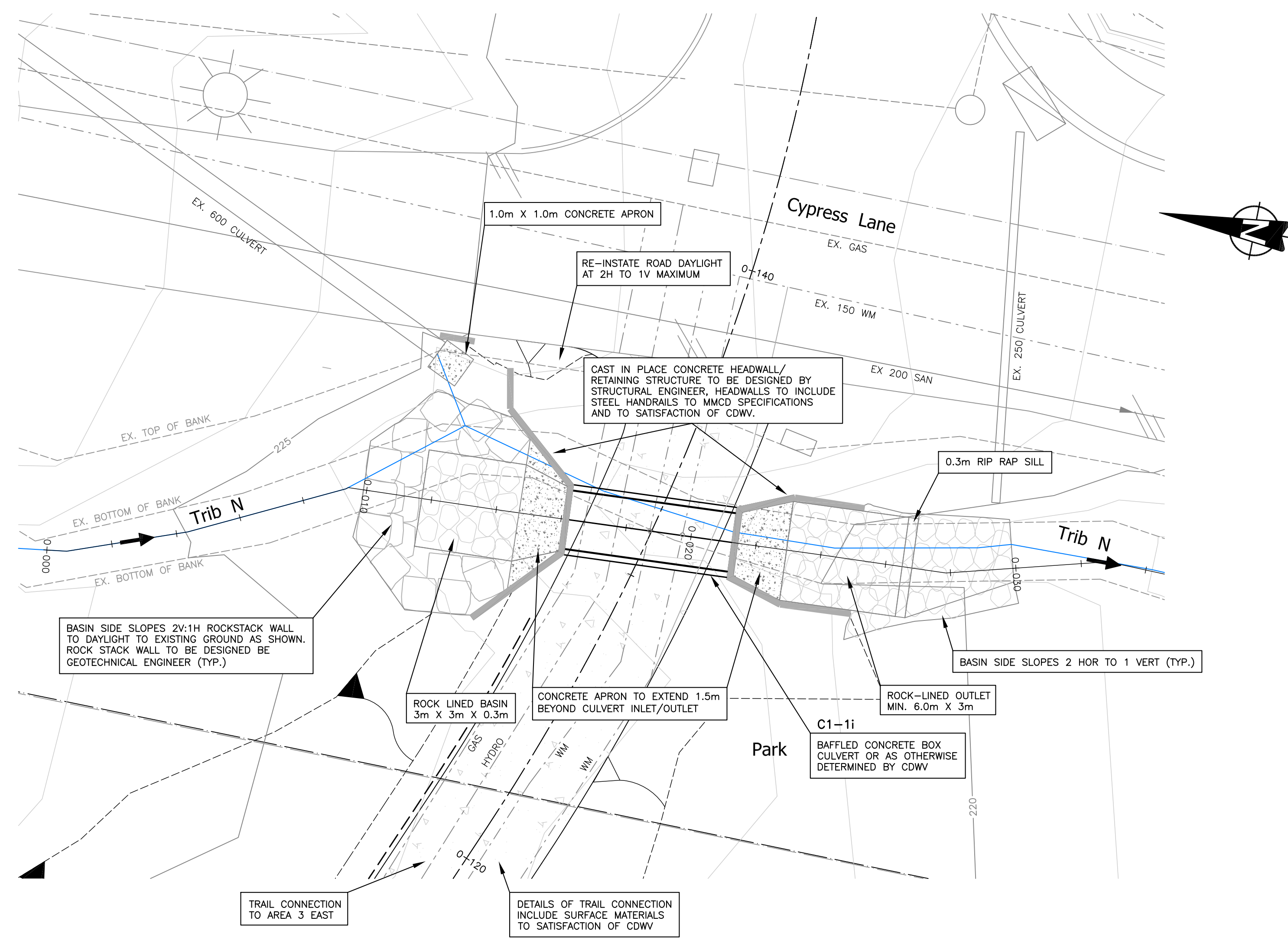
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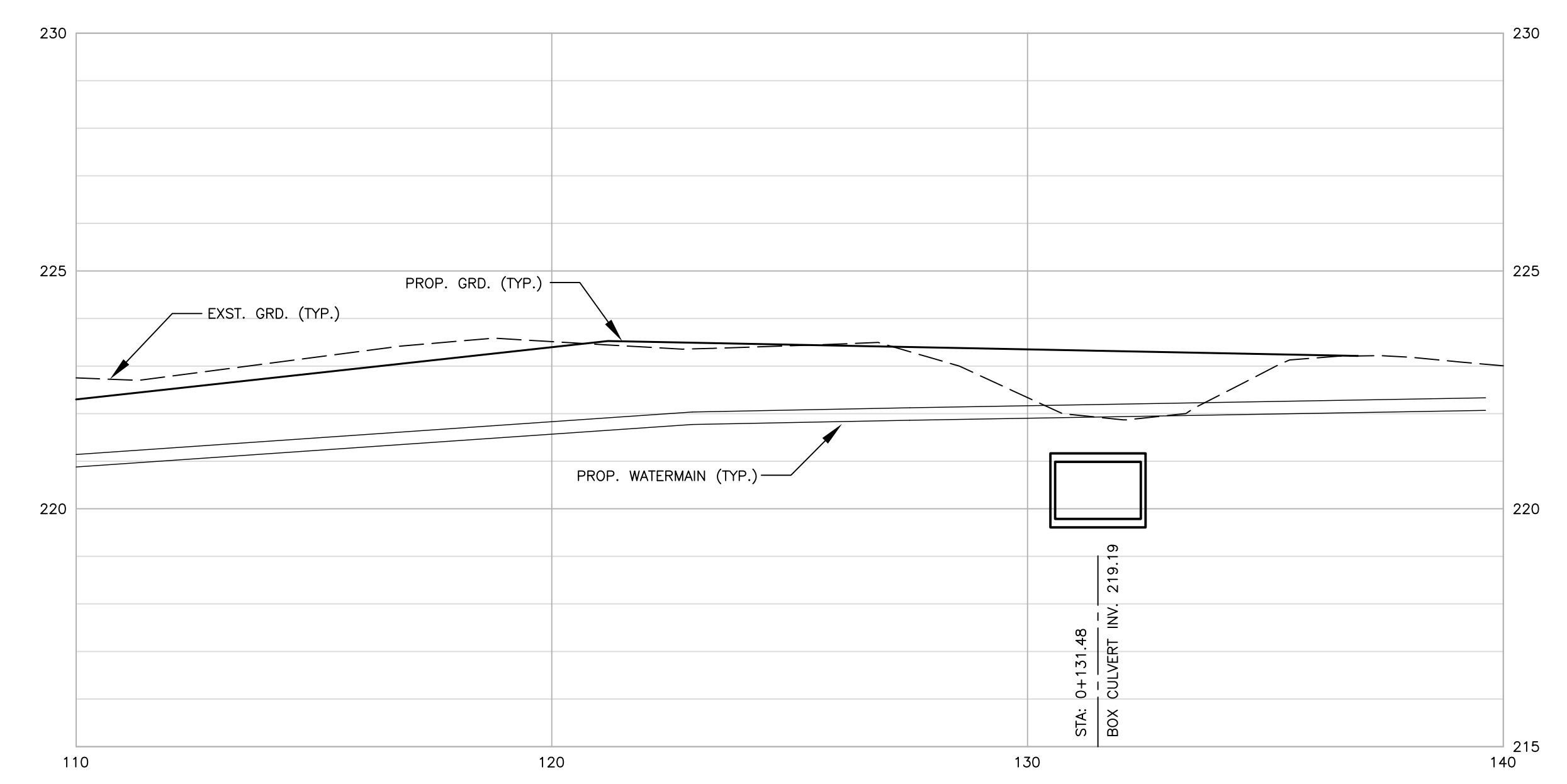
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rev.  
**4**

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Culvert C1-1i - Profile

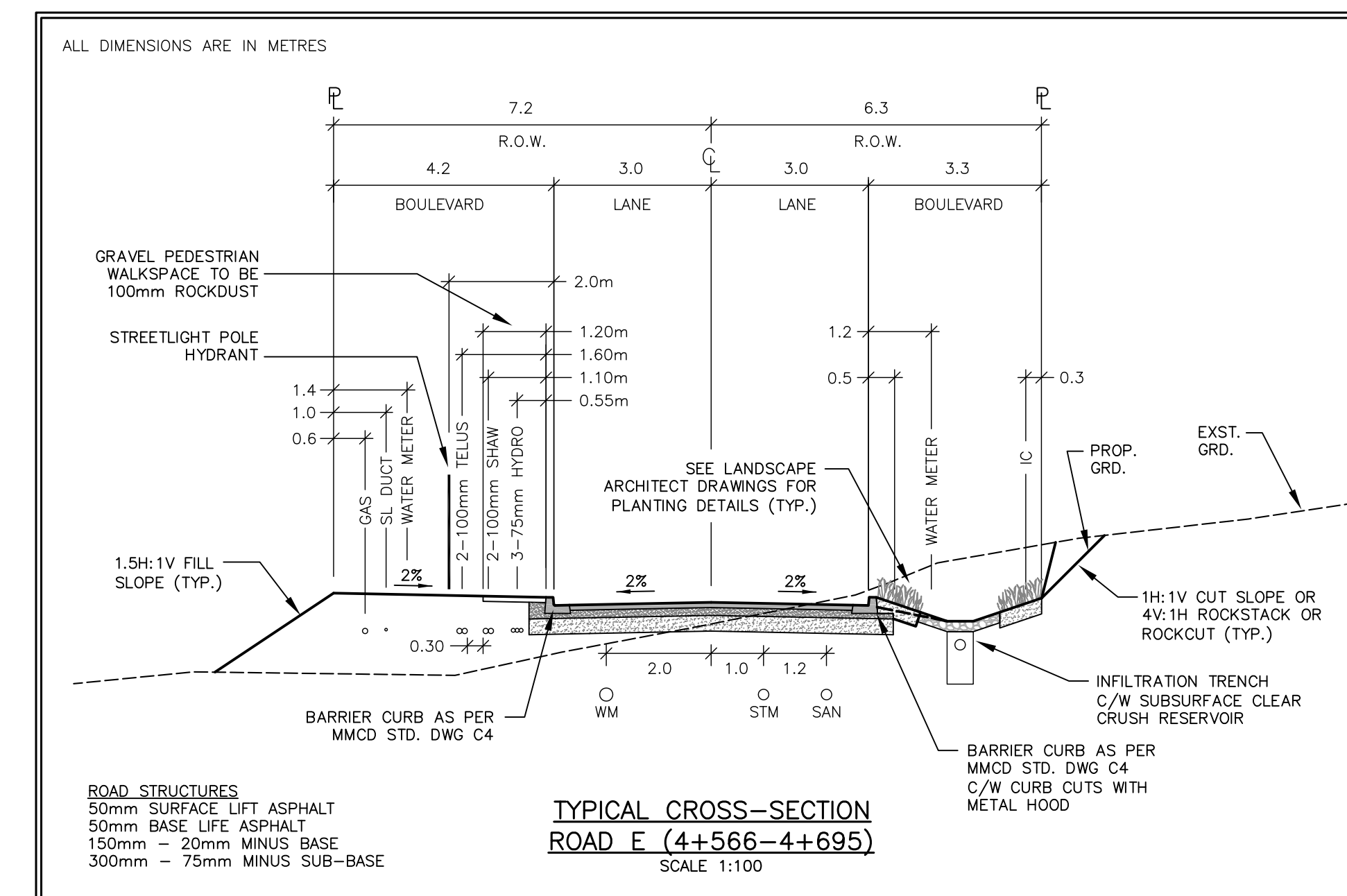
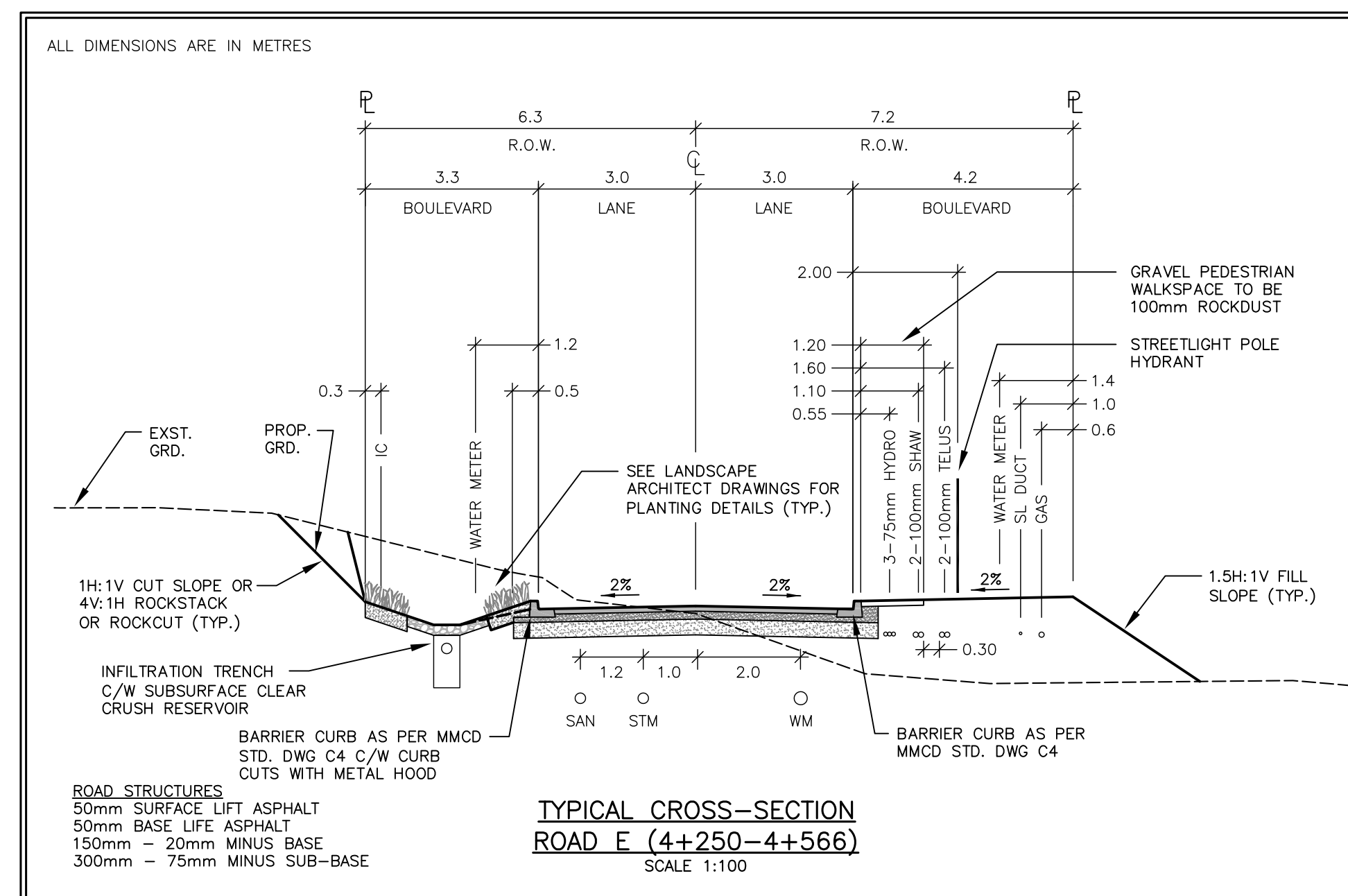
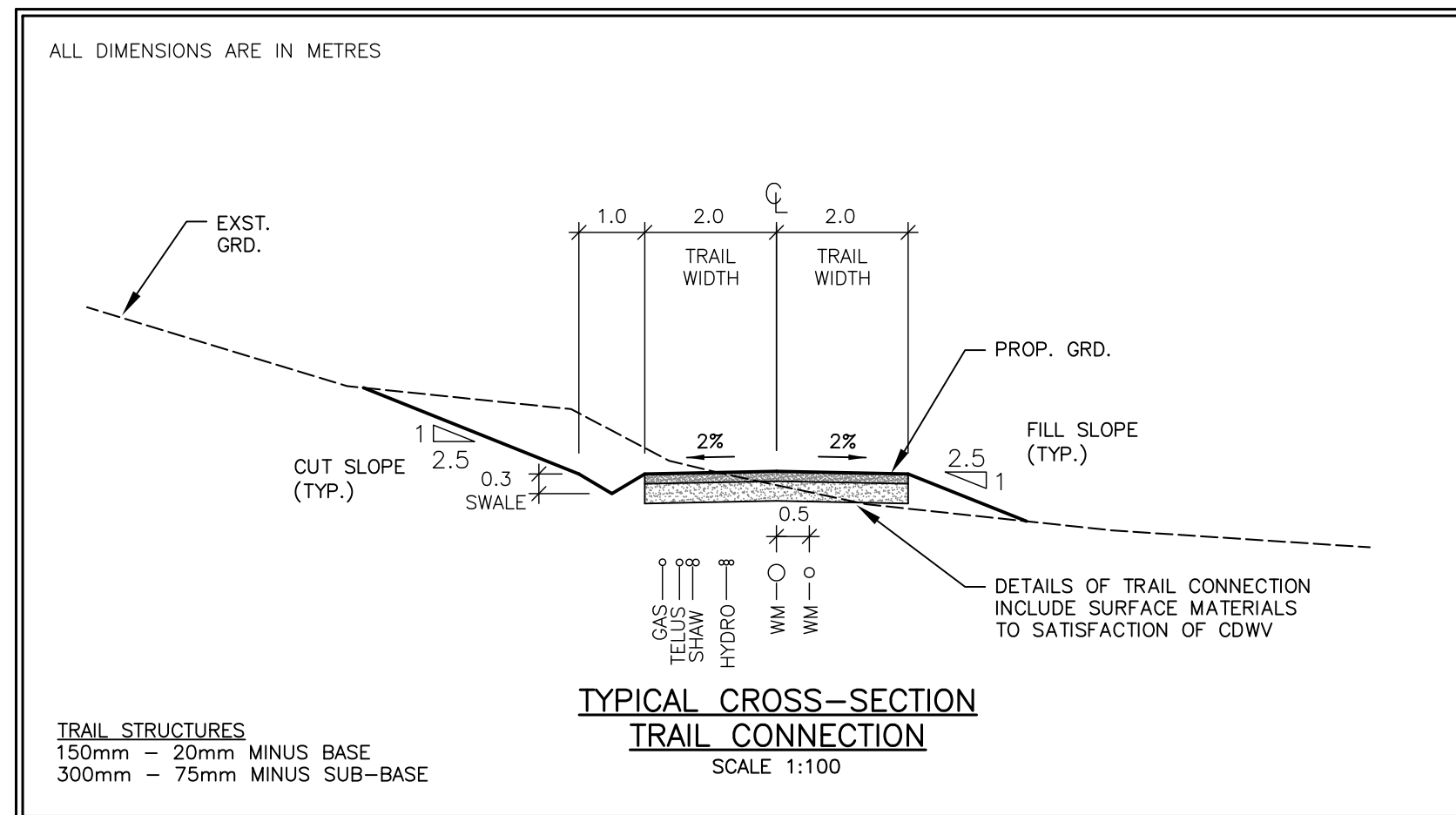


Trail Connection - Profile

4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDWV COMMENTS)	JAT		client	P. ROCK LTD. & BRITISH PACIFIC PROPERTIES LTD.	<p>STEEL ROCKY TERRAIN SPECIALISTS <b>WEBSTER ENGINEERING LTD</b> LAND DEVELOPMENT CONSULTANTS 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458</p>	<p>COPYRIGHT RESERVED. THIS DRAWING AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF WEBSTER ENGINEERING LTD. AND CANNOT BE USED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT. © 2012 WEBSTER ENGINEERING LTD.</p>	approved	designed by	J.A.T.	title	CREEK CROSSING - C1-1i TRAIL CONNECTION (0+132)	scales	hor: 1:100 vert: 1:100
3	JUN.24.13	DP SUBMISSION #3 (REV. PER CDWV COMMENTS)	JAT		project	RODGERS CREEK - AREA 4 WEST VANCOUVER, BRITISH COLUMBIA			checked by	P.M.W.	file no.	3247-A			
2	JUN.18.13	DP SUBMISSION #2 (REV. PER CDWV COMMENTS)	JAT				date	MAR.24.11	drawing no.	CC-3					
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no.	date	revision	chk'd	no.	date	revision	chk'd								

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5	JUL.20.12	SECTIONS REVISED FOR INFILTRATION TRENCH	PBB	9	JUL.03.13	DP SUBMISSION #4 (REV. PER CDWV COMMENTS)	JAT	client	P. ROCK LTD. & BRITISH PACIFIC PROPERTIES LTD.
4	MAR.16.11	TRAIL CONNECTION ADDED	PBB	8	JUN.24.13	DP SUBMISSION #3 (REV. PER CDWV COMMENTS)	JAT	project	RODGERS CREEK - AREA 4 WEST VANCOUVER, BRITISH COLUMBIA
3	FEB.22.11	GENERAL REVISION	PBB	7	JUN.18.13	DP SUBMISSION #2 (REV. PER CDWV COMMENTS)	JAT		
2	AUG.26.10	REVISION TO SERVICING ARRANGEMENT	PBB	6	JUN.14.13	DP SUBMISSION #1	JAT		
no.	date	revision	chk'd	no.	date	revision	chk'd		

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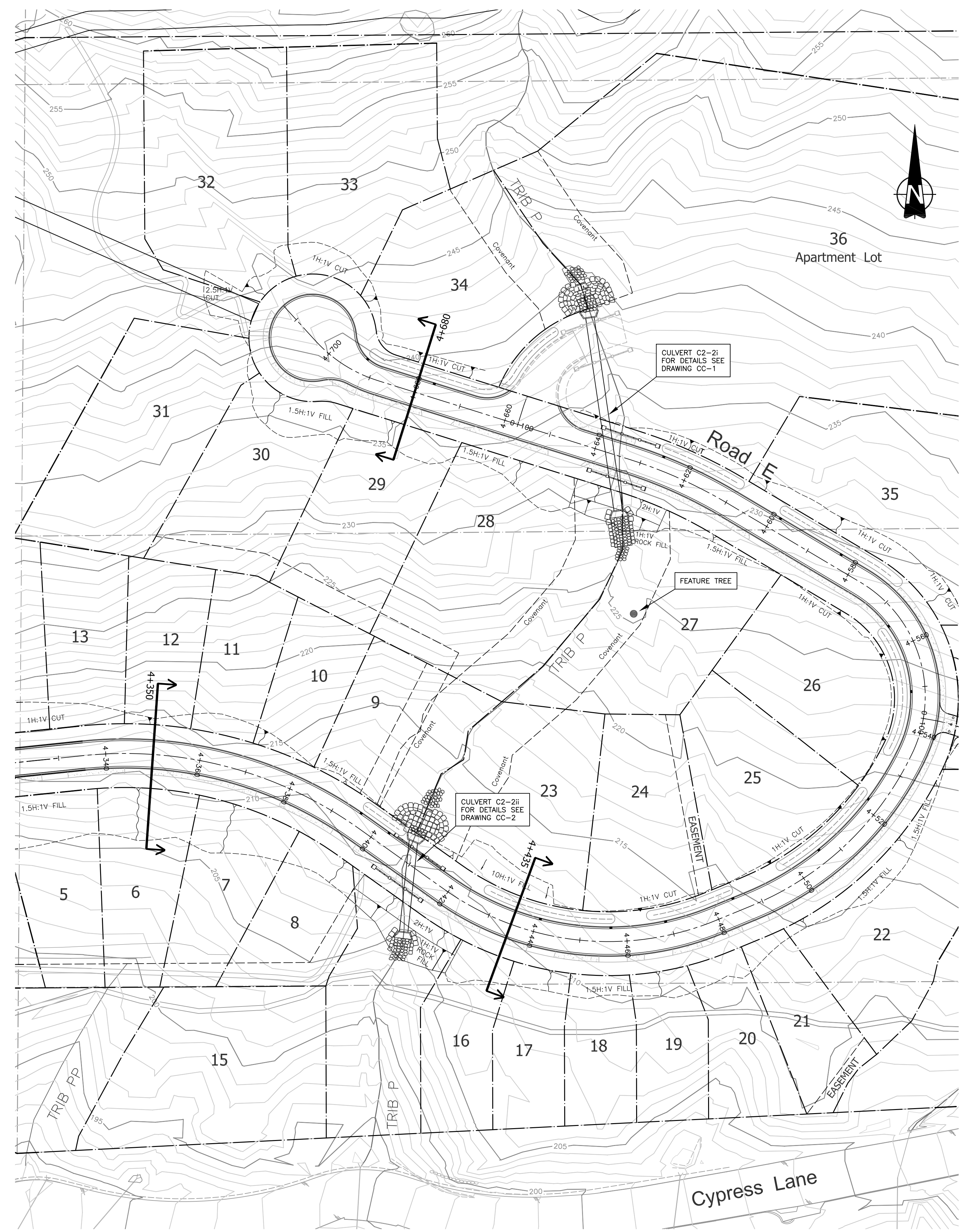
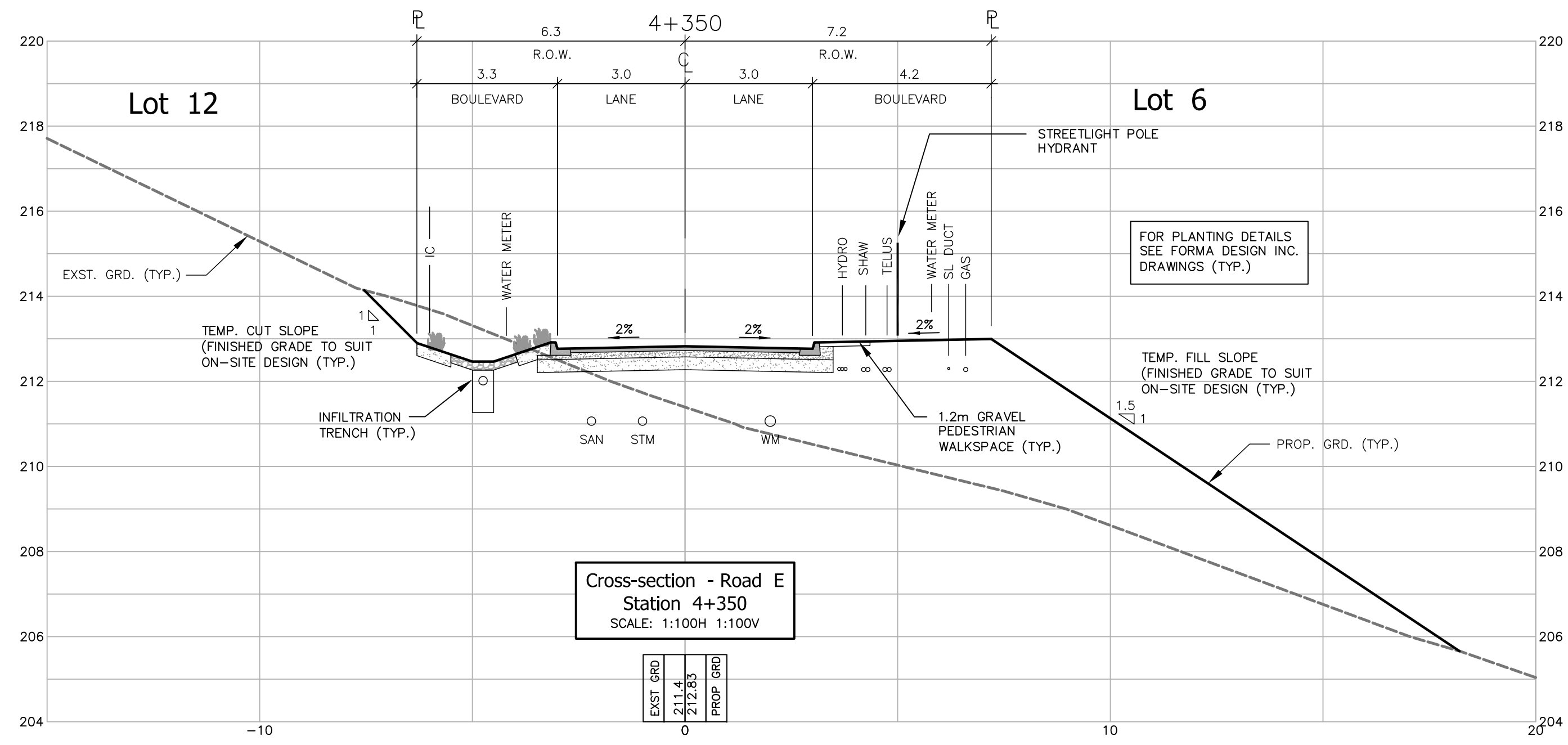
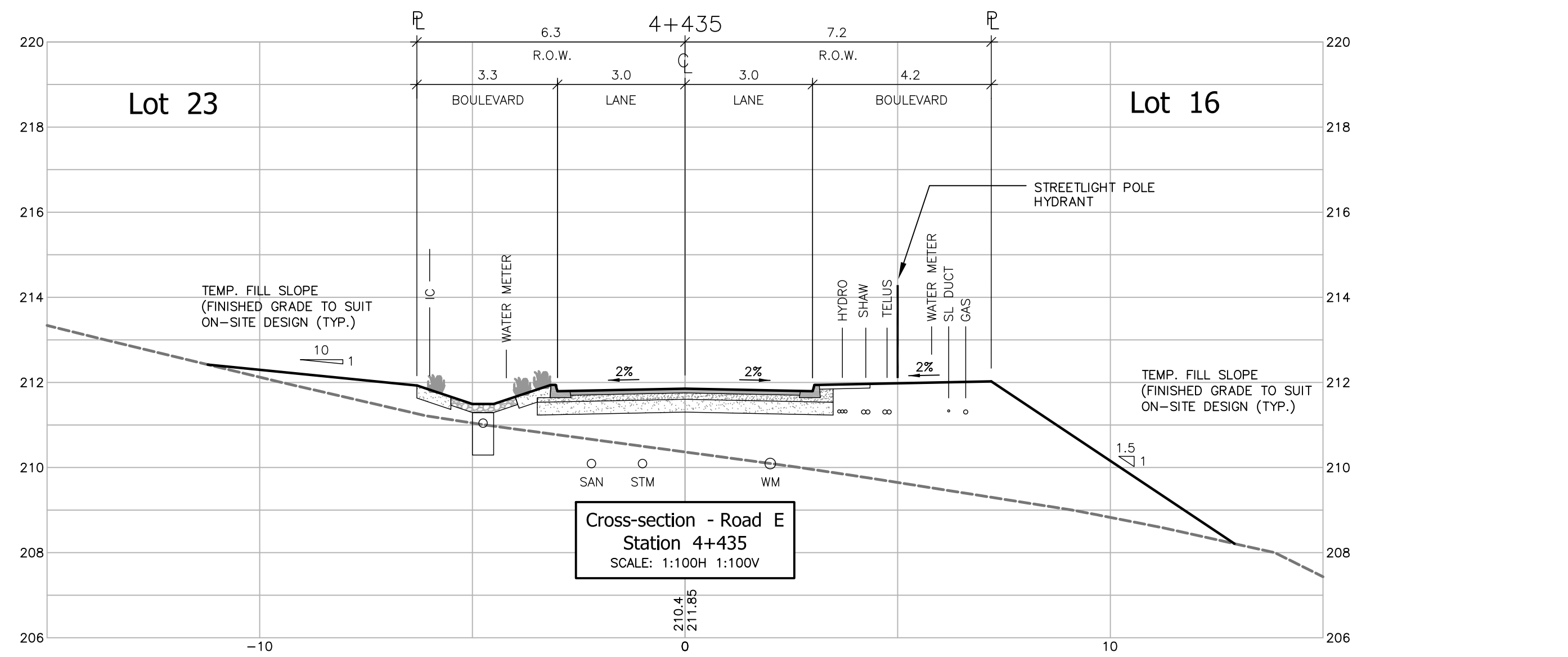
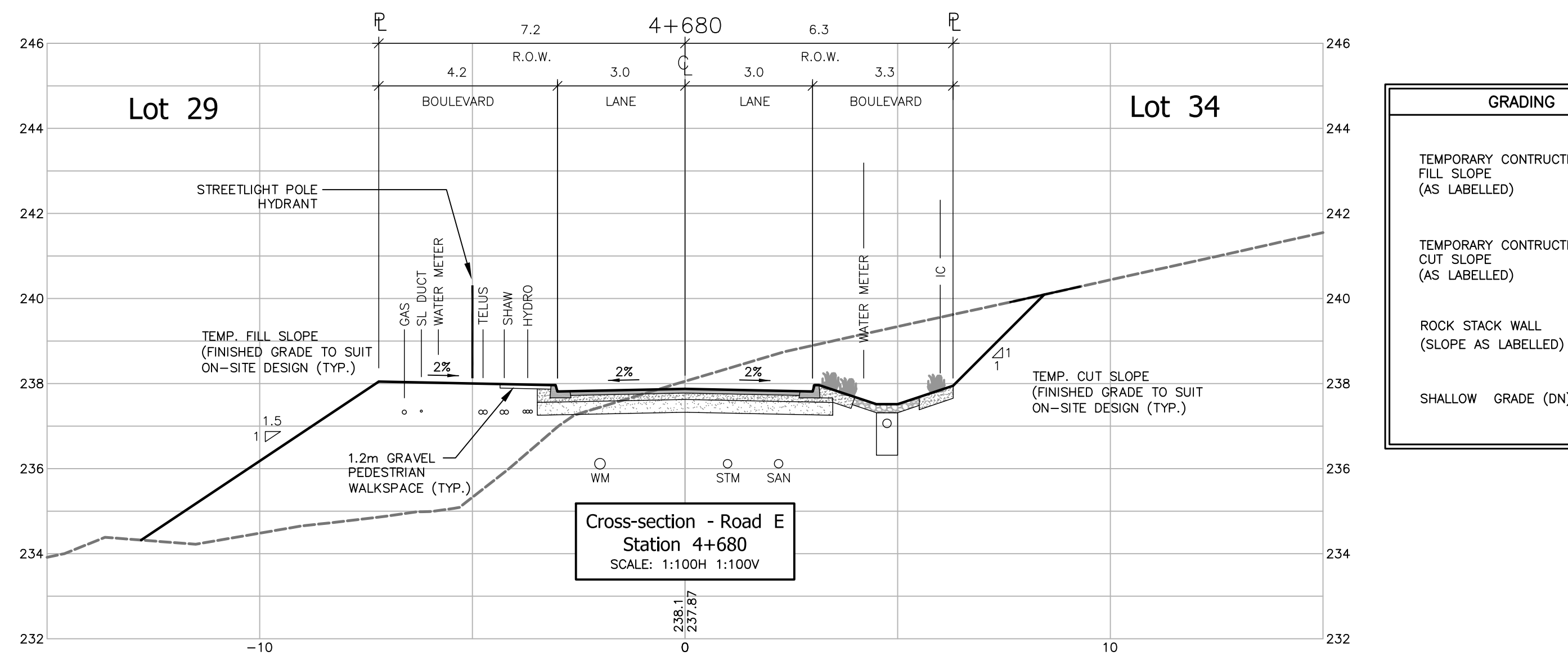
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drawn by	P.B.B.	
checked by	P.M.W.	
date	MAR.27.09	

TYPICAL CROSS-SECTIONS

scales	hor: 1:100	vert: 1:100
file no.	3247-A	
drawing no.	TYP-1	rev. 9



no.	date	revision	chk'd	no.	date	revision	chk'd
4	JUL.03.13	DP SUBMISSION #4 (REV. PER CDVV COMMENTS)	JAT				
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date JUN.13.13

approved

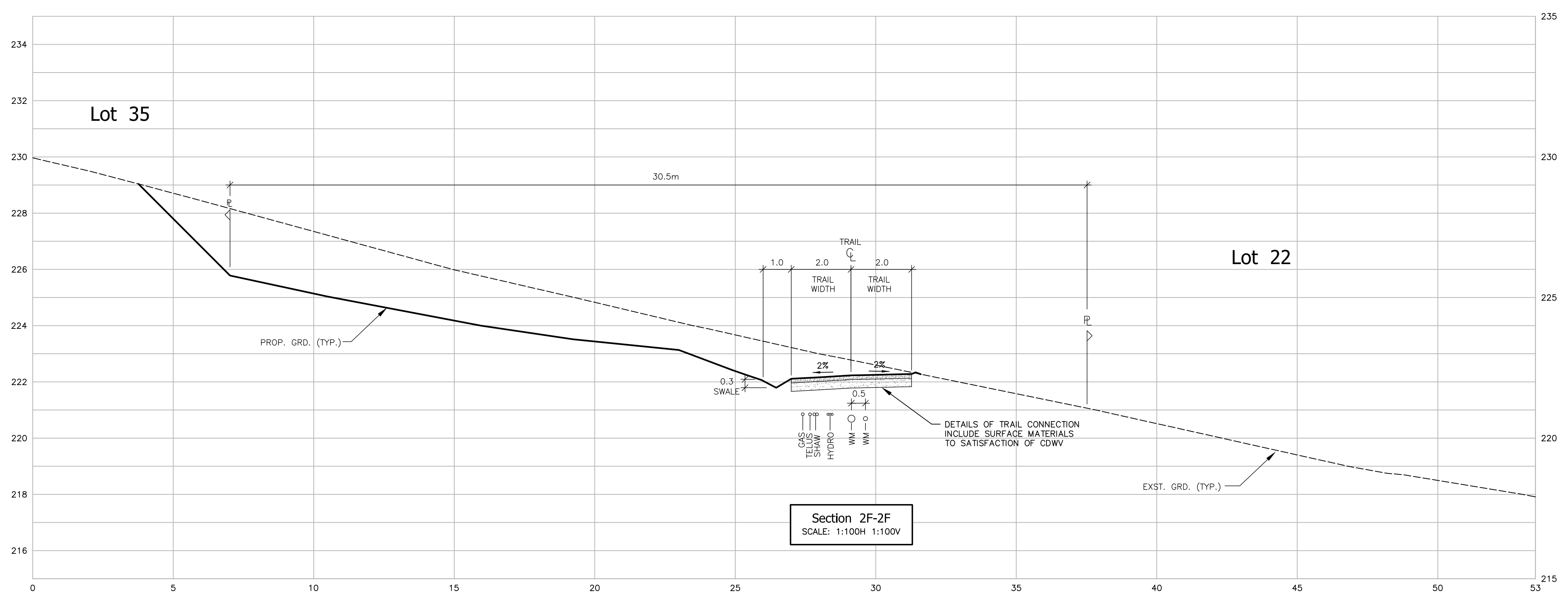
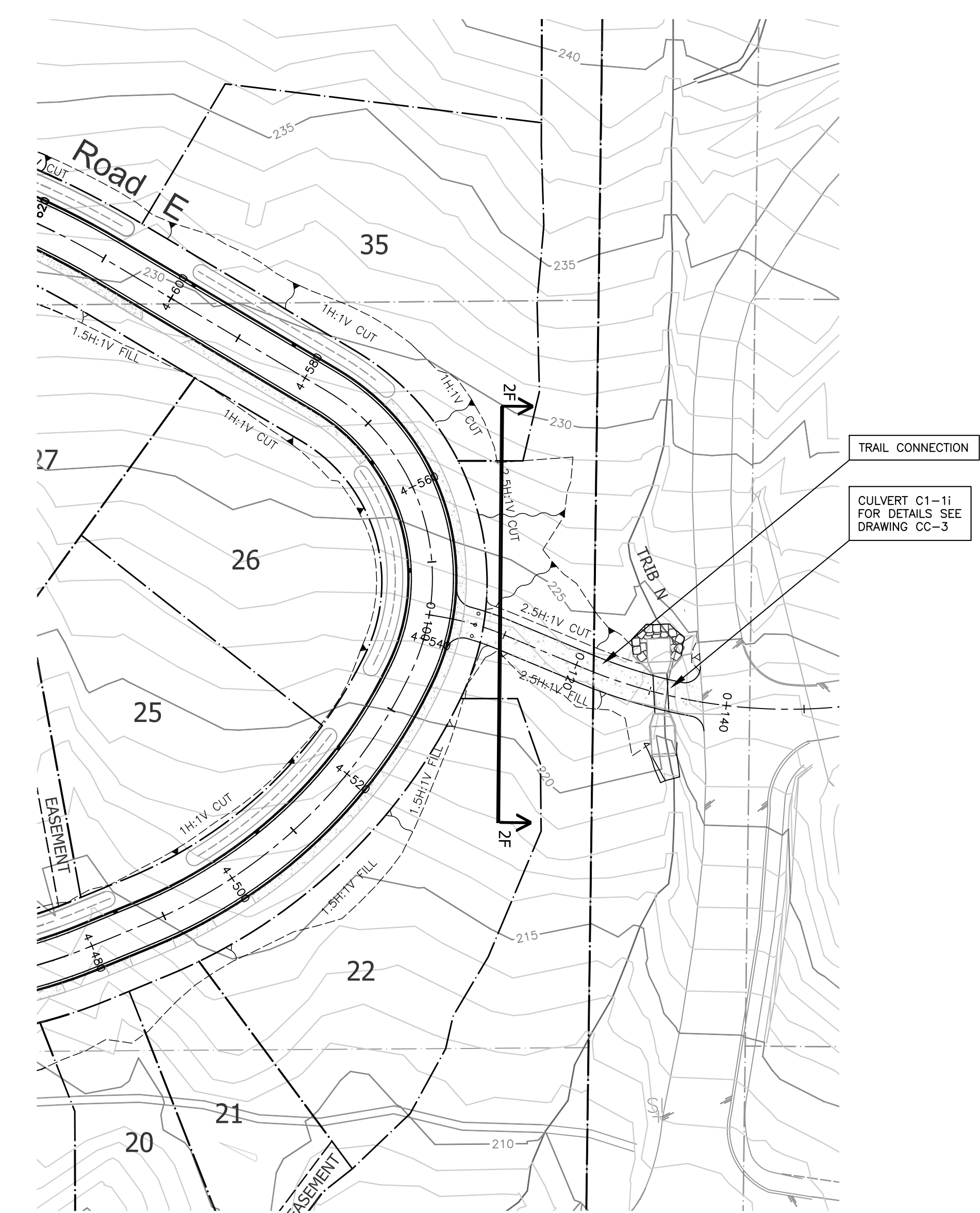
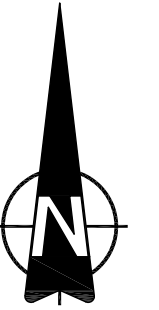
**SAMPLE CROSS-SECTIONS  
ROAD E**

scales  
hor: 1:500 vert: -

file no. 3247-A

drawing no. SECT-1 rev. 4

P:\3200\3247-Rodgers West\3247-A - AREA 4\DP DESIGN\DP SAMPLE SECTIONS - ROAD E.dwg, 7/3/2013 1:53:47 PM, PBE, PBE



no.		date		revision		chk'd		no.		date		revision		chk'd		client		project		professional engineers		approved		designed by		title		scales		hor:		vert:		file no.		drawing no.		rev.	
2		JUL.03.13		DP SUBMISSION #4 (REV. PER CDWV COMMENTS)		JAT										P. ROCK LTD. & BRITISH PACIFIC PROPERTIES LTD.		RODGERS CREEK - AREA 4 WEST VANCOUVER, BRITISH COLUMBIA		3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458		J.A.T.		SAMPLE CROSS-SECTION TRAIL CONNECTION		1:500				3247-A		SECT-2		2					
1		JUN.24.13		DP SUBMISSION #3 (REV. PER CDWV COMMENTS)		JAT																M.J.F.																	
																						A.G.G.																	
																						JUN.19.13																	

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