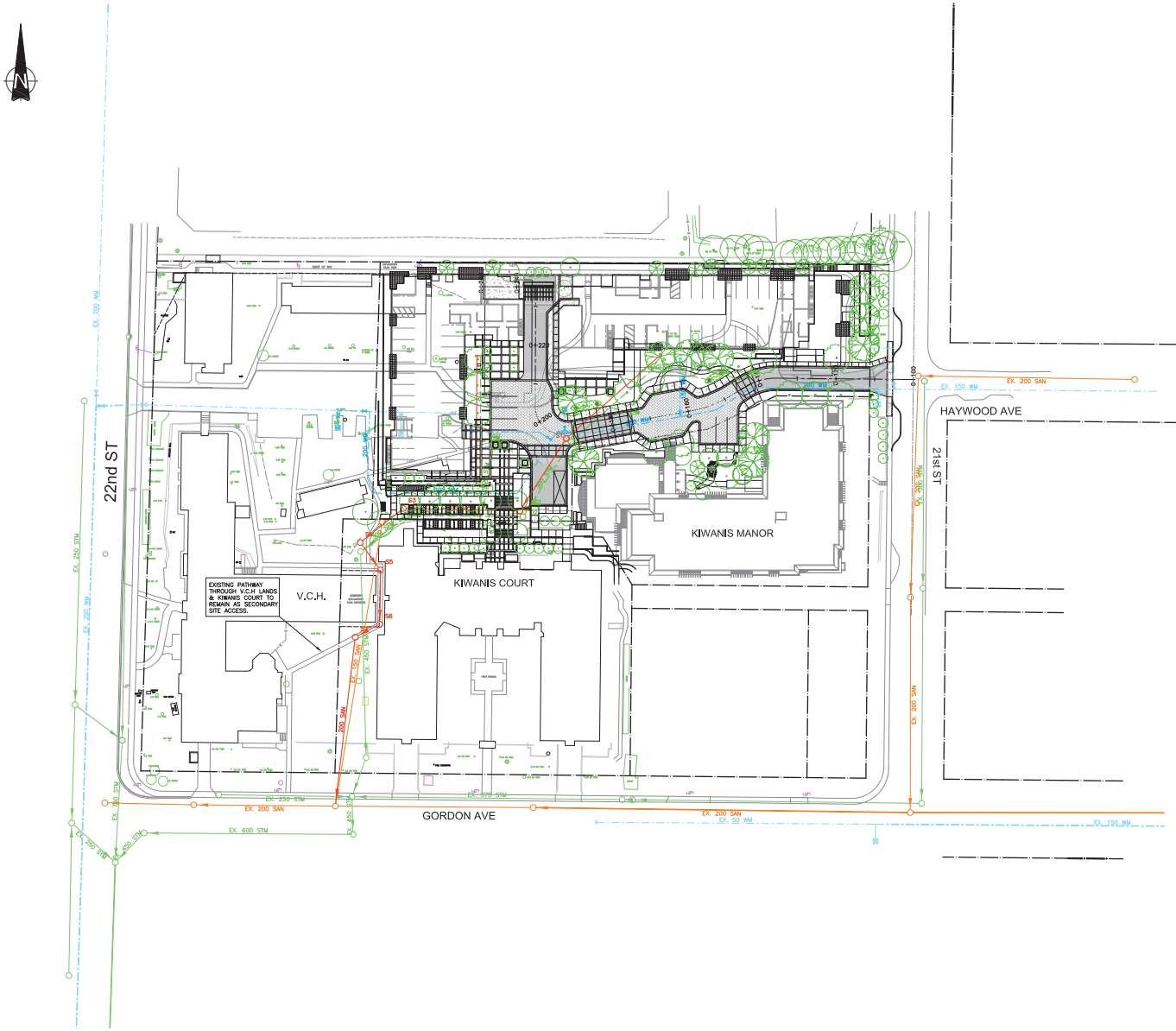

LEGAL DESCRIPTION

LOT 'A', PLAN BCP 11635, NEW WESTMINSTER DISTRICT

BENCH MARK CONTROL
ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER DATUM.

BENCH MARK USED: INVERT OF MANHOLE No.188 LOCATED AT THE INTERSECTION OF 22ND STREET AND GORDON AVENUE. INVERT ELEVATION 51.61 METRES

BENCH MARK SET: ARROW HEAD NUT ON FIRE HYDRANT LOCATED AT THE SOUTH WEST CORNER OF 22ND STREET AND HAYWOOD AVENUE.
ELEVATION 59.586 METRES

GENERAL NOTES

1. ALL CONSTRUCTION MUST CONFORM TO THE DISTRICT OF WEST VANCOUVER & MMCD SPECIFICATIONS AND MUST PASS THE ENGINEER'S INSPECTION ON COMPLETION OF EACH STAGE OF CONSTRUCTION. THE OWNER WILL PAY FOR THESE INSPECTIONS. THE CONTRACTOR WILL GIVE THE DISTRICT 48 HOURS NOTICE PRIOR TO THIS REQUIREMENT FOR INSPECTIONS.

2. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONTRUCTION.

3. LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN DETERMINED FROM THE DISTRICT AND UTILITIES AS-CONSTRUCTED DRAWINGS AND SURVEY. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO BEGINNING CONSTRUCTION.

4. ALL CUTS IN EXISTING ASPHALT REQUIRED FOR TRENCHING SHALL BE VERTICAL & REPLACED WITH MINIMUM 80mm ASPHALT AFTER BACKFILL AND COMPACTION. ALL PAVEMENTS, BOULEVARDS, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.

5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE DISTRICT AND/OR APPROPRIATE UTILITY CORPORATION.

6. THE CONTRACTOR'S SURVEYOR WILL RECORD ALL INFORMATION REQUIRED FOR THE ENGINEER TO PROVIDE A COMPLETE SET OF AS-CONSTRUCTED DRAWINGS.

7. 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.

8. WHERE EXCAVATION FOR SERVICES LIES WITHIN THE BEARING ZONE OF BUILDING FOUNDATIONS, BACKFILL WILL BE CLEAN, INORGANIC EARTH OR SAND AND GRAVEL PLACED IN 200mm LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.

9. VEHICULAR ACCESS TO EXISTING DWELLINGS TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.

10. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR OR DEVELOPER'S AGENT WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PRIVATE PROPERTY OWNERS.

11. FOR BC HYDRO & TELUS INSTALLATION, SEE APPROPRIATE UTILITY COMPANY DRAWINGS & SPECIFICATIONS.

12. 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.

13. ALL CONSTRUCTION IN C.D.W.V. ROAD R.O.W. MUST CONFORM TO THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND MUST PASS THE DISTRICT'S AND ENGINEER'S INSPECTION. THE CONTRACTOR WILL GIVE THE DISTRICT 48 HOURS NOTICE PRIOR TO HIS REQUIREMENT FOR INSPECTIONS.

14. 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.

15. COVERS FOR INSPECTION CHAMBERS AND VALVE RISERS IN DRIVEWAY SHALL BE SUITABLE FOR TRAVELLED AREAS MRB AS PER CDWV SPECS.

16. A PRECONSTRUCTION MEETING BETWEEN CDWV STAFF, THE CONSULTANT AND CONTRACTOR IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

17. SEE LANDSCAPE DRAWINGS FOR PLANTING DETAILS.

18. UPON COMPLETION, OWNER MUST CONDUCT CCTV TEST TO ENSURE NO CROSS CONNECTIONS & CONDITION OF PIPES. COPY OF REPORTS TO CDW UTILITES.

no.	date	revision	chk'd
3	JUL.07.11	REISSUED FOR DRC	DKD
2	MAR.18.11	RESUBMISSION FOR DESIGN REVIEW	DKD
1	FEB.14.11	ISSUED FOR PRELIMINARY SUBMISSION	DKD

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approved

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