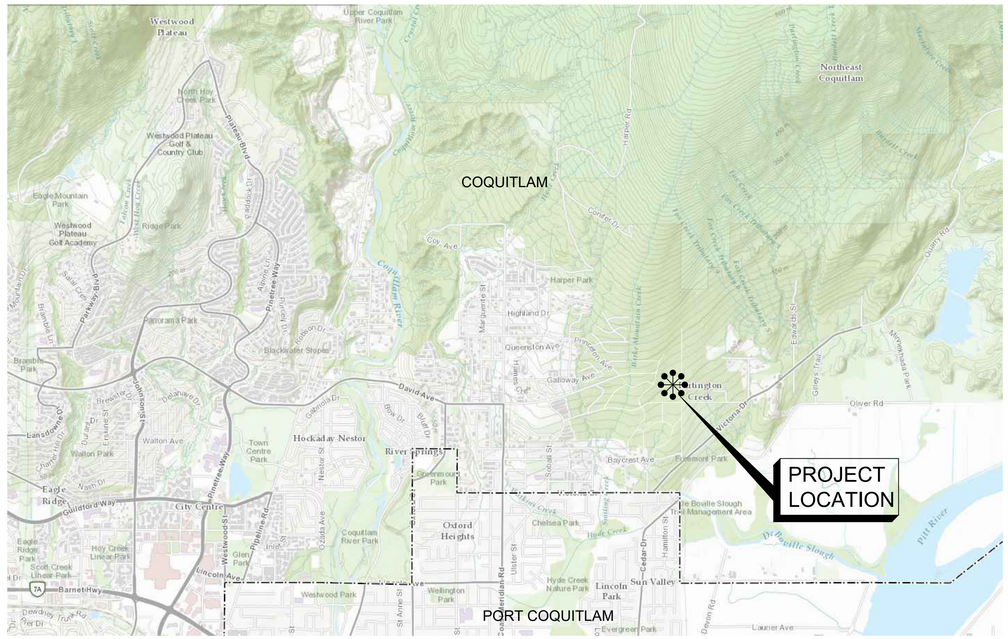
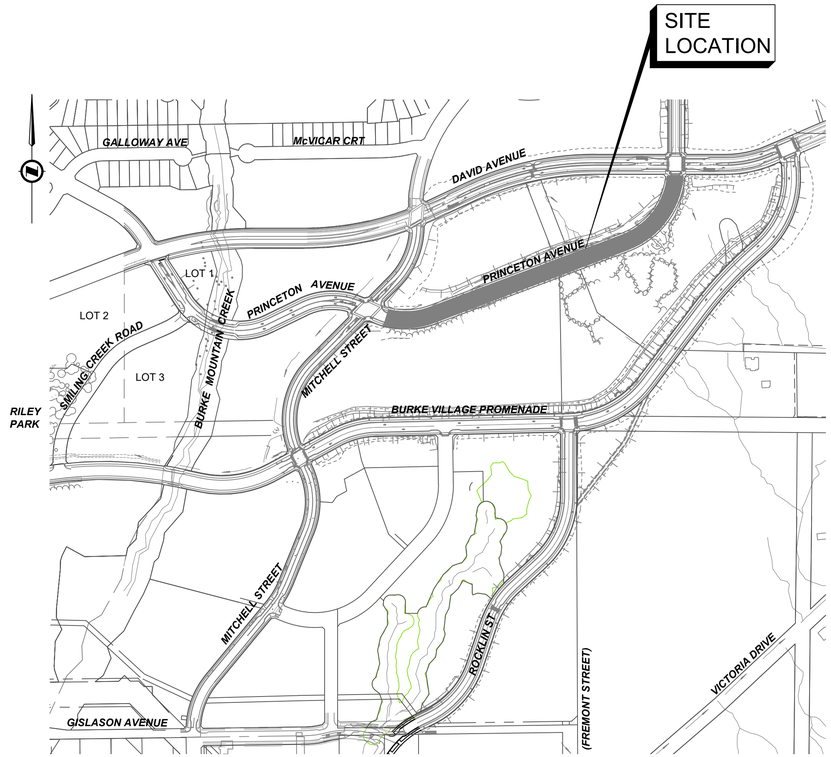
51163 - PHASE 1 - PRINCETON AVENUE
UTILITY CONSTRUCTION & ROAD GRADING
ISSUED FOR TENDER



LOCATION PLAN
NTS

	DRAWING SCHEDULE		
	DWG. NO	SHEET TITLE	REV. NO
GENERAL	00	COVER	B
	01	GENERAL NOTES	B
	02	PRINCETON TYPICALS	B
ROAD AND WATER	03	SITE PLAN	B
	03	ROAD & WATER 1	B
	04	ROAD & WATER 2	B
	05	ROAD & WATER 3	B
SIGNAGE	06	ROAD & WATER 4	B
STORM UTILITY	07	STORM 1	B
	08	STORM 2	B
	09	STORM 3	B
SANITARY UTILITY	10	SANITARY 1	B
	11	SANITARY 2	B
	12	SANITARY 3	B
SERVICES	13	PRINCETON-SERVICES	B
ESC	14	ESC-NOTES AND DETAILS	B
	15	ESC-PLAN	B
SECTIONS	16	SECTIONS 2+490-2+560	B
	17	SECTIONS 2+570-2+640	B
	18	SECTIONS 2+650-2+720	B
	19	SECTIONS 2+730-2+800	B
	20	SECTIONS 2+810+2+880	B
	21	SECTIONS 2+890-2+930	B



SITE PLAN
NTS

Permit to Practice
ISL Engineering and Land Services Ltd.
RR Signature:
RR EGBC ID: 42221
Date: 2026-02-18
Permit Number 1000419
Engineers & Geoscientists British Columbia

ISL Engineering and Land Services
#201, 3999 Henning Drive, Burnaby, BC, V5C 6P9
T: (604)629-2696 F: (604)629-2698

GENERAL NOTES:

ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN NAD83 / UTM ZONE 10 GROUND COORDINATES.

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE PLATINUM EDITION (2009) OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND MMCD SUPPLEMENTARY UPDATES TO DATE AND CITY OF COQUITLAM SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.
2. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION SHALL BE GIVEN AT LEAST 5 DAYS NOTICE PRIOR TO THE START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER PRIOR TO UNDERTAKING ANY WORK.
3. THE LOCATION OF EXISTING UTILITIES IS COMPILED FROM OWNER AND UTILITY SUPPLIED RECORD DRAWINGS AND ARE CONSIDERED APPROXIMATE ONLY. THE EXACT LOCATION AND EXTENT OF UTILITIES SHOULD BE DETERMINED BY CONSULTING THE LOCAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT ELEVATION BY HAND OR HYDROVAC EXCAVATION BEFORE CONSTRUCTION OF UTILITY CROSSINGS AND SHALL BE RESPONSIBLE FOR RESTORATION OF ANY DAMAGE TO EXISTING UTILITIES. ANY COSTS ASSOCIATED WITH UTILITY CONFLICTS THAT WERE NOT PRELOCATED WILL BE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR IS TO NOTIFY THE CITY OF COQUITLAM 48 HOURS IN ADVANCE OF ANY CONSTRUCTION OR UTILITY RELOCATION/CONFLICTS.
5. REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR A MIN 72 HOURS PRIOR TO CONSTRUCTION.
6. ALL SURVEY MONUMENTS WITHIN THE PROJECT BOUNDARIES SHALL BE PROTECTED DURING THE COURSE OF THE WORK. SHOULD ANY SURVEY MONUMENT REQUIRE RAISING OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND OPERATIONS DEPARTMENT AT LEAST 72 HOURS IN ADVANCE OF SCHEDULING WORK. ALL DISTURBED MONUMENTS WILL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
7. SURVEY PINS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED BY A B.C. LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
8. ALL PUBLIC ROADWAYS AFFECTED BY THE WORKS SHALL BE KEPT IN A CLEAN STATE AT ALL TIMES. DUST CONTROL MEASURES SHALL ALSO BE EMPLOYED DURING THE COURSE OF THE WORK.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THERE IS NO DISRUPTION TO SERVICE, AND IF DISRUPTION IS ANTICIPATED, TO NOTIFY THE CONTRACT ADMINISTRATOR A MINIMUM OF 72 HOURS PRIOR, AND OBTAIN APPROVAL FOR THE DISRUPTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL EXCAVATED MATERIAL UNSUITABLE FOR REUSE AT A SUITABLE OFF-SITE DISPOSAL AREA, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY POLE SUPPORTS NECESSARY TO COMPLETE THE WORKS AS AN INCIDENTAL ITEM TO GENERAL CONTRACT REQUIREMENTS WHERE AND AS REQUIRED.
12. CONTRACTOR TO MAINTAIN AN UP TO DATE SET OF AS-CONSTRUCTED DRAWINGS AT ALL TIMES. AS-CONSTRUCTED DRAWINGS TO BE DELIVERED TO THE CONTRACT ADMINISTRATOR AT SUBSTANTIAL PERFORMANCE FOR PREPARATION OF FINAL RECORD DRAWINGS. THE CONTRACT ADMINISTRATOR SHALL BE PROVIDED ACCESS TO REVIEW THE AS-CONSTRUCTED DRAWINGS AT ALL TIMES TO CONFIRM THEY ARE UP TO DATE.
13. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE PROVISIONS FOR EROSION CONTROL AND SEDIMENT AS PER THE CITY BYLAW 4403, 2013 AND AS PER THE CONTRACT DOCUMENTS.

CONCRETE NOTES:

1. STAMPED CONCRETE - ROUGH ASHLAR SLATE, SHALL CONFORM TO THE FOLLOWING
   - STAMP PATTERN: ROUGH ASHALR SLATE
   - CONCRETE COLOUR: NATURAL
   - ANTIQUE RELEASE AGENT: FRENCH GREY
   - SEALER: BRICKFORM SATIN SEAL (WATER BASED, ACRYLIC, SATIN FINISH)
2. ALL WHEELCHAIR LETDOWNS ARE TO BE BROOM FINISH.

TRAFFIC MANAGEMENT, NOTIFICATION AND APPROVALS NOTES:

1. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE, BARRIERS, FLASHING INDICATORS, ETC. AT ALL TIMES TO ENSURE THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL TRAFFIC REQUIREMENTS AS SPECIFIED WITHIN THE CONTRACT DOCUMENTS. NO ROAD SHALL BE CLOSED WITHOUT THE WRITTEN CONSENT OF THE DIRECTOR OF ENGINEERING AND OPERATIONS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCING THE WORK.
3. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PERSONNEL AT LEAST 72 HOURS PRIOR TO THE WORK. SCHEDULING AND OTHER CONSTRUCTION CONSTRAINTS IMPOSED BY THESE WORKS SHALL BE TAKEN INTO ACCOUNT.
4. A TRAFFIC AND PEDESTRIAN SAFETY CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. APPROVALS FOR REQUIRED TREE CUTTING OR TRIMMING NOT INDICATED IN CONTRACT DRAWINGS SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY PRIOR TO WORK BEING PERFORMED.
6. CONTRACTOR TO OBTAIN APPROVED LANE CLOSURE REQUEST FORM FOR ALL WORKS. APPROVED REQUESTS ARE CIRCULATED TO ALL EMERGENCY SERVICES.
7. CONTRACTOR TO SUBMIT A TRAFFIC MANAGEMENT PLAN WITH LANE CLOSURE REQUEST FOR ALL MAJOR ROADS AND ANY LOCAL ROADS WHICH REQUIRE ANY DETOURS.
8. ALL TRAFFIC CONTROL TO CONFORM TO THE LATEST EDITION OF THE BC TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS.
9. APPROVAL OF NOISE VARIANCE FOR ALL WORK OUTSIDE OF NORMAL APPROVED WORK HOURS REQUIRED BY THE CITY.
10. NOTICE OF CONSTRUCTION SIGNS TO BE INSTALLED AT ALL PROJECT LIMITS AND PREFERRED DETOUR ROUTE. NOTIFY CONTRACT ADMINISTRATOR WITH CONSTRUCTION SCHEDULE AND LOCATIONS. SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETION OF ALL TAPED TEMPORARY AND PERMANENT PAINT AND THERMOPLASTIC PAVEMENT MARKINGS IN THE PLACE OF THE WORK. PERMANENT LANE MARKINGS ARE TO BE PLACED WITHIN SEVENTY-TWO (72) HOURS OF FINAL PAVING AND PERMANENT THERMOPLASTIC PAVEMENT MARKINGS ARE TO BE PLACED WITHIN FIVE (5) DAYS OF FINAL PAVING. ALL TEMPORARY MARKINGS TO BE REMOVED IMMEDIATELY FOLLOWING PLACEMENT OF PERMANENT PAVEMENT MARKINGS.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TRAFFIC MANAGEMENT DETAILED SPECIFICATIONS IN THE CONTRACT DOCUMENTS.

STORM AND SANITARY SEWER NOTES:

1. NO CHANGES TO BE MADE TO PIPES, MANHOLES, OR ALIGNMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR.
2. THE CONTRACTOR IS TO EXPOSE EXISTING WATERMAINS, STORM AND SANITARY SEWERS AT TIE-IN LOCATION AND ALL EXISTING UTILITIES BETWEEN. UTILITY DEPTHS AND LOCATIONS ARE TO BE RECORDED AND FORWARDED TO THE CONTRACT ADMINISTRATOR FOR REVIEW.
3. ASSURANCE OF PROTECTION OF THE WATERMAIN AS PER FRASER HEALTH AUTHORITY, JULY 14, 2006:
   PARALLEL LINES: WATERMAINS SHOULD BE LAID AT LEAST 3m HORIZONTALLY FROM ANY SANITARY OR STORM SEWER. WHERE THIS HORIZONTAL SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATERMAIN SHOULD BE AT LEAST 45cm ABOVE THE TOP OF THE SEWER AND SUFFICIENTLY TO ONE SIDE OF THE SEWER TO ALL FOR SEWER REPAIRS WITHOUT DISTURBING THE WATERMAIN. IF THIS VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER SHOULD BE OF THE SAME SERVICE CAPABILITY AS THE WATERMAIN, WITH PRESSURE CLASS JOINTS DESIGNED TO REMAIN WATERTIGHT IF THE GROUNDWATER TABLE PERIODICALLY RISES ABOVE THE SEWER, AND ARE PRESSURE TESTED BEFORE BACKFILLING. OTHER PRECAUTIONS, SUCH AS A WATERMAIN WITH IMPROVED JOINTS AND HIGHER STRENGTH MAY BE NEEDED.
4. CROSSINGS: WHERE A WATERMAIN CROSSES A SANITARY OR STORM SEWER, THE LINES SHOULD BE LAID WITH THE WATERMAIN CROSSING OVER THE SEWER AND WITH THE MIDDLE OF PIPE LENGTHS LOCATED AT THE CROSSING POINT, TO MAXIMIZE THE SEPARATION BETWEEN JOINTS. WHERE A MINIMUM 3m JOINT SEPARATION AND/OR A MINIMUM 45cm CLEAR VERTICAL SEPARATION IS NOT POSSIBLE AT THE CROSSING, PRECAUTIONS TO IMPROVE WATER TIGHTNESS OF THE SEWER JOINTS AND STRUCTURAL IMPROVEMENTS SUCH AS HIGHER STRENGTH WATERMAIN AND/OR SEWER AT THE CROSSING AREA MAY BE NEEDED. SLEEVING, PIPE BRIDGING OR OTHER SUITABLE MEASURES MAY BE CONSIDERED. ALL JOINTS WITHIN 3m OF THE CROSSING BE:
   - WRAPPED WITH HEAT SHRINK PLASTIC OR
   - PACKED WITH INERT PETROLATUM COMPOUND AND WRAPPED IN TAPE IN ACCORDANCE WITH ANSI/AWWA STANDARDS C209 AND C217-90.

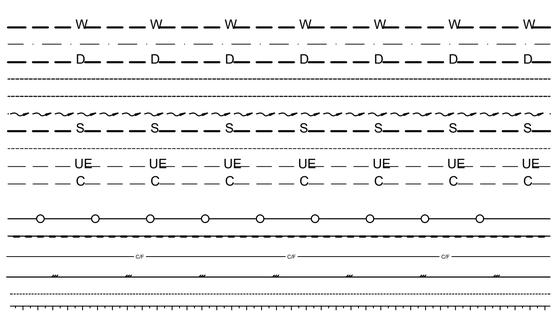
   FOR SERVICE CONNECTIONS, WHEREVER POSSIBLE, THE ABOVE CONSTRUCTION PRACTICES SHOULD ALSO BE APPLIED.
5. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
6. REFER TO COQ STD. DWG. COQ-G4 FOR UTILITY TRENCH DETAIL.
7. STORM SEWER MATERIALS ARE TO CONFORM TO THE MMCD SPECIFICATIONS.
8. ALL PIPE SIZES INDICATED REFER TO MINIMUM INSIDE DIAMETER DIMENSIONS.
9. CATCH BASIN AND LAWN DRAIN LEADS TO BE 150mm DIAMETER PVC 28 PIPE FOR SINGLE CATCH BASINS AND LAWN DRAINS THAT TIE INTO THE MAIN DIRECTLY.
10. STORM AND SANITARY MANHOLE RIM ELEVATIONS ARE RELATIVE TO THE FUTURE PRINCETON AVENUE FINISHED GROUND. ALL MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND INSTEAD HAVE STEEL PLATES INSTALLED OVER BARRELS WITH GRAVEL ABOVE TO SUIT INTERIM GRADING. ALL MANHOLES TO BE SURVEYED.

WATERMAIN NOTES:

1. ALL NEW 200mm WATERMAINS SHALL BE V-BIO ENCASED CLASS 50 DUCTILE IRON AND INSTALLED WITH 1.0m MINIMUM COVER UNLESS OTHERWISE NOTED.
2. NO CHANGES TO BE MADE TO PIPE, FITTINGS, OR ALIGNMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR
3. ALL TIE-INS TO EXISTING WATERMAINS AND WATER SERVICE TRANSFERS WILL BE PERFORMED BY THE CONTRACTOR.
4. THE CONTRACTOR IS TO EXPOSE EXISTING WATERMAINS AND WATER SERVICES AT TIE-IN LOCATION AND ALL EXISTING UTILITIES BETWEEN. UTILITY DEPTHS ARE TO BE RECORDED AND FORWARDED TO THE CONTRACT ADMINISTRATOR FOR REVIEW.
5. ASSURANCE OF PROTECTION OF THE WATERMAIN AS PER FRASER HEALTH AUTHORITY, JULY 14, 2006
6. PARALLEL LINES: WATERMAINS SHOULD BE LAID AT LEAST 3m HORIZONTALLY FROM ANY SANITARY OR STORM SEWER, WHERE THIS HORIZONTAL SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATERMAIN SHOULD BE AT LEAST 45cm ABOVE THE TOP OF THE SEWER AND SUFFICIENTLY TO ONE SIDE OF THE SEWER TO ALLOW FOR SEWER REPAIRS WITHOUT DISTURBING THE WATERMAIN. IF THIS VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER SHOULD BE OF THE SAME SERVICE CAPABILITY AS THE WATERMAIN, WITH PRESSURE CLASS JOINTS DESIGNED TO REMAIN WATERTIGHT IF THE GROUNDWATER TABLE PERIODICALLY RISES ABOVE THE SEWER, AND ARE PRESSURE TESTED BEFORE BACKFILLING. OTHER PRECAUTIONS, SUCH AS A WATERMAIN WITH IMPROVED JOINTS AND HIGHER STRENGTH MAY BE NEEDED.
7. CROSSINGS: WHERE A WATERMAIN CROSSES A SANITARY OR STORM SEWER, THE LINES SHOULD BE LAID WITH THE WATERMAIN CROSSING OVER THE SEWER AND WITH THE MIDDLE OF PIPE LENGTHS LOCATED AT THE CROSSING POINT, TO MAXIMIZE THE SEPARATION BETWEEN JOINTS. WHERE A MINIMUM 3m JOINT SEPARATION AND/OR A MINIMUM 45cm CLEAR VERTICAL SEPARATION IS NOT POSSIBLE AT THE CROSSING, PRECAUTIONS TO IMPROVE WATER TIGHTNESS OF THE SEWER JOINTS AND STRUCTURAL IMPROVEMENTS SUCH AS HIGHER STRENGTH WATERMAIN AND/OR SEWER AT THE CROSSING AREA MAY BE NEEDED. SLEEVING, PIPE BRIDGING OR OTHER SUITABLE MEASURES MAY BE CONSIDERED. ALL JOINTS WITHIN 3m OF THE CROSSING SHOULD BE:
   - WRAPPED WITH HEAT SHRINK PLASTIC OR;
   - PACKED WITH INERT PETROLATUM COMPOUND AND WRAPPED IN TAPE IN ACCORDANCE WITH ANSI/AWWA STANDARDS C209 AND C217-90.
8. THRUST BLOCKS: THRUST BLOCKS TO BE PROVIDED AT ALL FITTINGS & CHANGES IN DIRECTION AS PER MMCD DETAIL DRAWING W1. WHERE CONDITIONS DO NOT PERMIT USE OF THRUST BLOCKS, THE CONTRACTOR SHALL USE JOINT RESTRAINTS AS SPECIFIED IN THE OWNER'S SUPPLEMENTAL SPECIFICATIONS.
   - 8.1. THRUST BLOCKS FOR THE 300Ø Z2 WATERMAIN SHALL HAVE A MINIMUM BEARING AREA OF 0.4m² AGAINST NATIVE GLACIAL TILL AND 1.0m² AGAINST SGSB OR OTHER IMPORTED FILL.
   - 8.2. THRUST BLOCKS FOR THE 400Ø Z1 WATERMAIN SHALL HAVE A MINIMUM BEARING AREA OF 0.7m² AGAINST NATIVE GLACIAL TILL AND 1.75m² AGAINST SGSB OR OTHER IMPORTED FILL.
9. ALL NEW FIRE HYDRANTS LEADS TO BE CAPPED DOWNSTREAM OF VALVE. ALL LEAD LOCATIONS TO BE SURVEYED PRIOR TO BACKFILL.
10. MAXIMUM JOINT DEFLECTION SHOULD NOT EXCEED ONE-HALF OF THE MANUFACTURER'S RECOMMENDED SPECIFICATION.
11. ALL VERTICAL BENDS TO BE MINIMUM 2-LUG AND TIE-RODDED TOGETHER AND USE FIELD LOK 350 GASKETS FOR 3 PIPE LENGTHS BACK OF VERTICAL FITTINGS.
12. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
13. ALL VALVES GREATER THAN 1.5m DEEP FROM THE NUT REQUIRE AN EXTENSION
14. ALL PIPE ZONE BACKFILL TO HAVE LESS THAN 50ppm CHLORIDE IONS, AND LESS THAN 50ppm SULFATE IONS. CONTRACTOR TO PROVIDE SOURCE TESTING RESULTS PRIOR TO DELIVERY TO SITE.

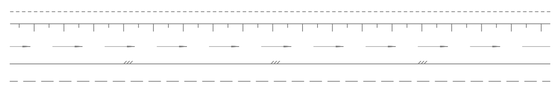
LEGEND

PROPOSED LINETYPES



RIGHT OF WAY
WATER MAIN
WATER SERVICE
STORM MAIN
STORM SERVICE
CB / DRAINAGE LEAD
DRAINAGE SWALE
SANITARY SEWER MAIN
SANITARY SERVICE
ELECTRICAL
CONDUIT
GAS
PEDESTRIAN FENCE
WALL
CUT/FILL BOUNDARY
EDGE OF GRAVEL ROAD
BOTTOM OF BANK
TOP OF BANK

EXISTING LINETYPES



BOTTOM OF BANK
TOP OF BANK
STREAM / CREEK / DITCH
EDGE OF PAVEMENT
EDGE OF GRAVEL/DIRT

PROPOSED SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER VALVE AIR		STORM CATCHBASIN DOUBLE
	WATER BEND 90°		STORM CATCHBASIN
	WATER BEND 45°		STORM CULVERT
	WATER BEND 22.5°		STORM SWALE
	WATER BEND 11.25°		STORM LAWN DRAIN
	WATER BLOWOFF	DMH	STORM MANHOLE
	WATER CAP	D	STORM SERVICE
	WATER CROSS	SMH	SANITARY MANHOLE
	WATER HYDRANT	S	STORM SERVICE
	WATER REDUCER		SIGN
	WATER ROBAR		STREETLIGHT
W	WATER SERVICE		
	WATER TEE		WALKWAY LIGHT
	WATER THRUST BLOCK		JUNCTION BOX
	WATER VALVE		ELECTRICAL BOX
	WATER BLOW-OFF		

EXISTING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER VALVE AIR		STORM CATCHBASIN DOUBLE
	WATER BEND 90°		STORM CATCHBASIN TOP INLET
	WATER BEND 45°		STORM CULVERT
	WATER BEND 22.5°		STORM LAWN DRAIN
	WATER BEND 11.25°		STORM MANHOLE
	WATER BLOWOFF		STORM DITCH
	WATER CROSS	S	SANITARY MANHOLE
	WATER HYDRANT		GUY WIRE
	WATER REDUCER		UTILITY TEL JUNCTION BOX
	WATER ROBAR/ADAPTER		POLE
W	WATER SERVICE		MISC SIGN
	WATER TEE		TREE
	WATER THRUST BLOCK		
	WATER VALVE		
	CAP		

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

GENERAL NOTES
PRINCETON AVENUE

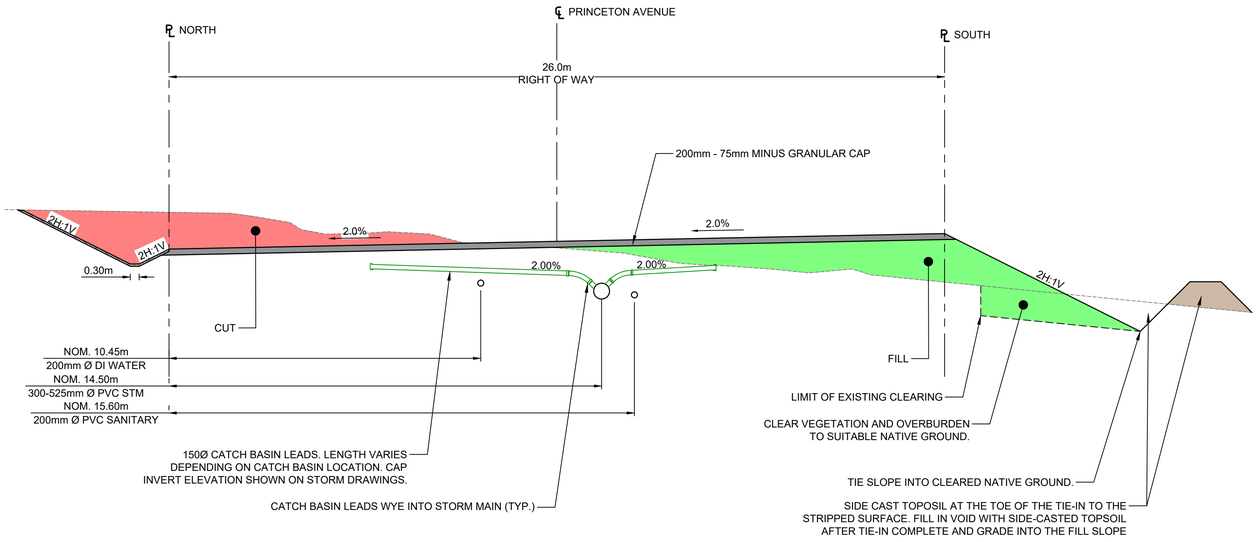
ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

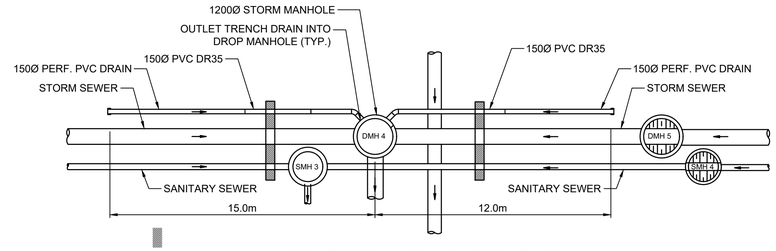
DWG. NO. 01 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

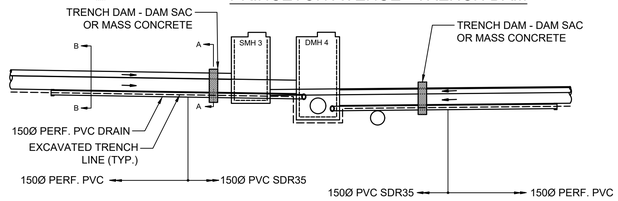
File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_00_Cover_and_Notes.dwg



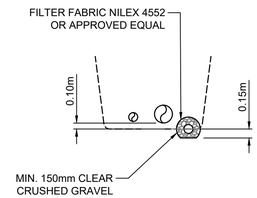
PRINCETON AVENUE - INTERIM GRADING TYPICAL CROSS SECTION



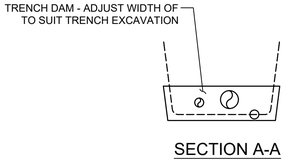
PRINCETON AVENUE - TRENCH DAM



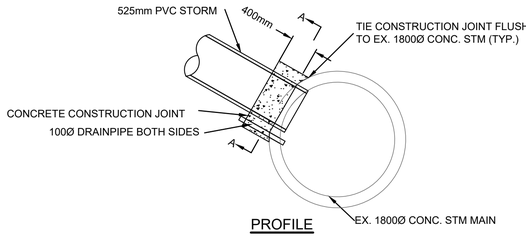
PRINCETON AVENUE - TRENCH DAM ELEVATION



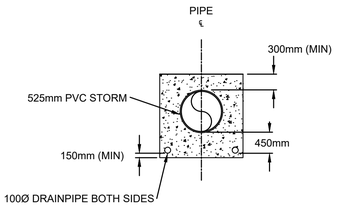
SECTION B-B



SECTION A-A

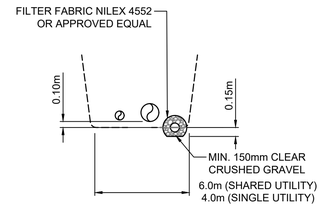


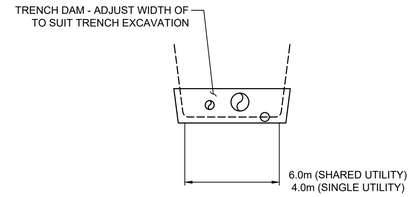
PROFILE



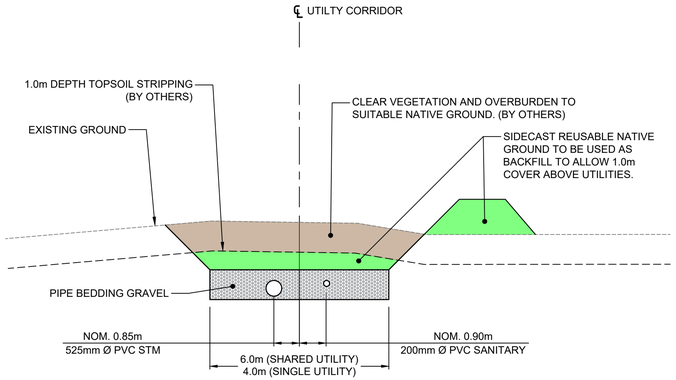
SECTION A-A

1800Ø STORM CONSTRUCTION JOINT DETAIL





PARK UTILITY CORRIDOR TRENCH DAM - SECTIONS



PARK UTILITY BERM TYPICAL CROSS SECTION

PLOT DATE: February 11, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
TYPICAL SECTIONS

PROFESSIONAL ENGINEER — 2026-02-18

ISL Engineering and Land Services
201-3999 HENNING DRIVE, BURNABY, BC, V5C 6G9
T: (604)529-2690 F: (604)529-2698

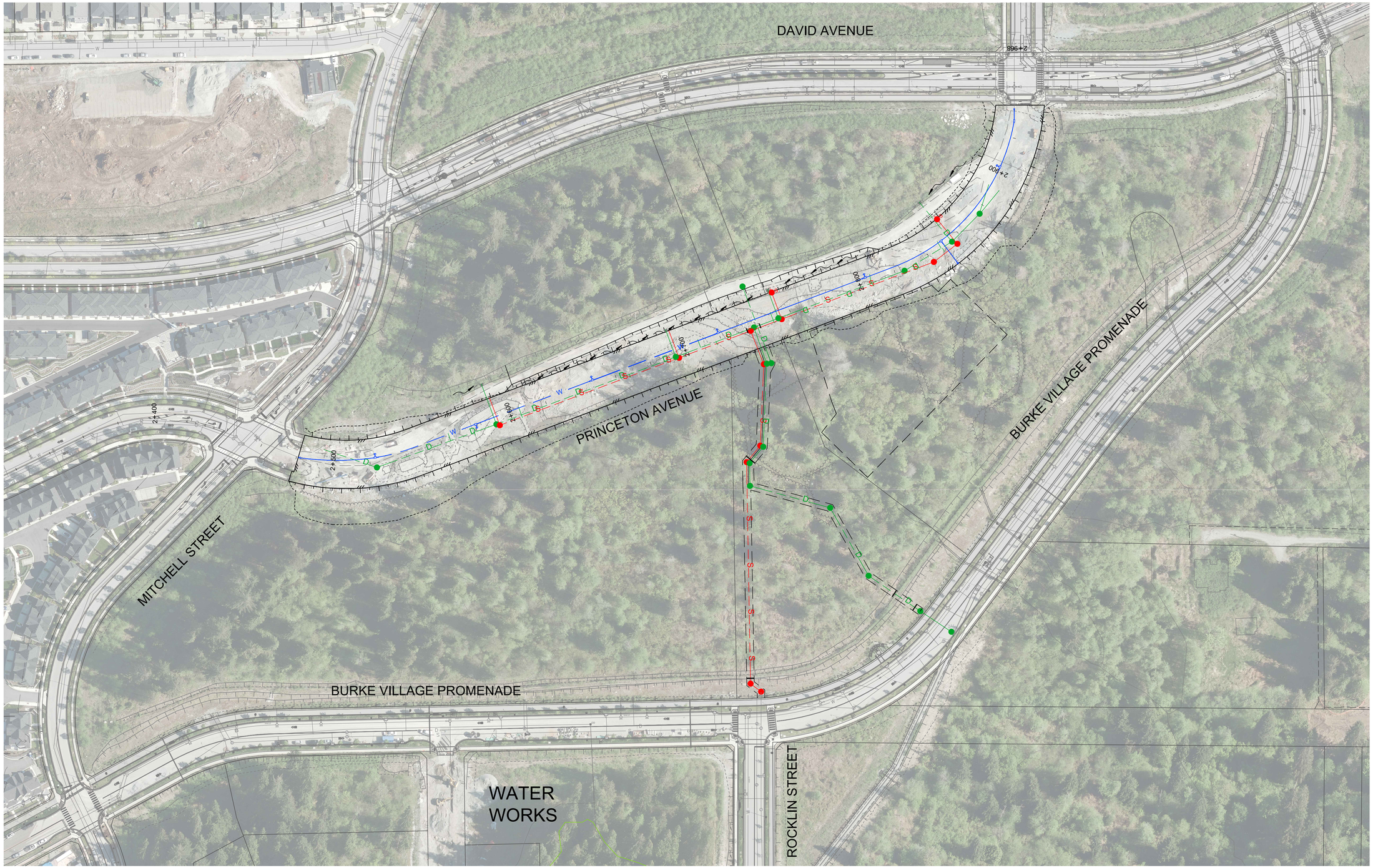
SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 02 OF 22
REV. B

IFT DESIGN NO. 32176

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_01_Typical_Sections.dwg



PLOT DATE: January 28, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE

OVERVIEW

1:1000 0 20 60m

IFT DESIGN NO. 32176

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

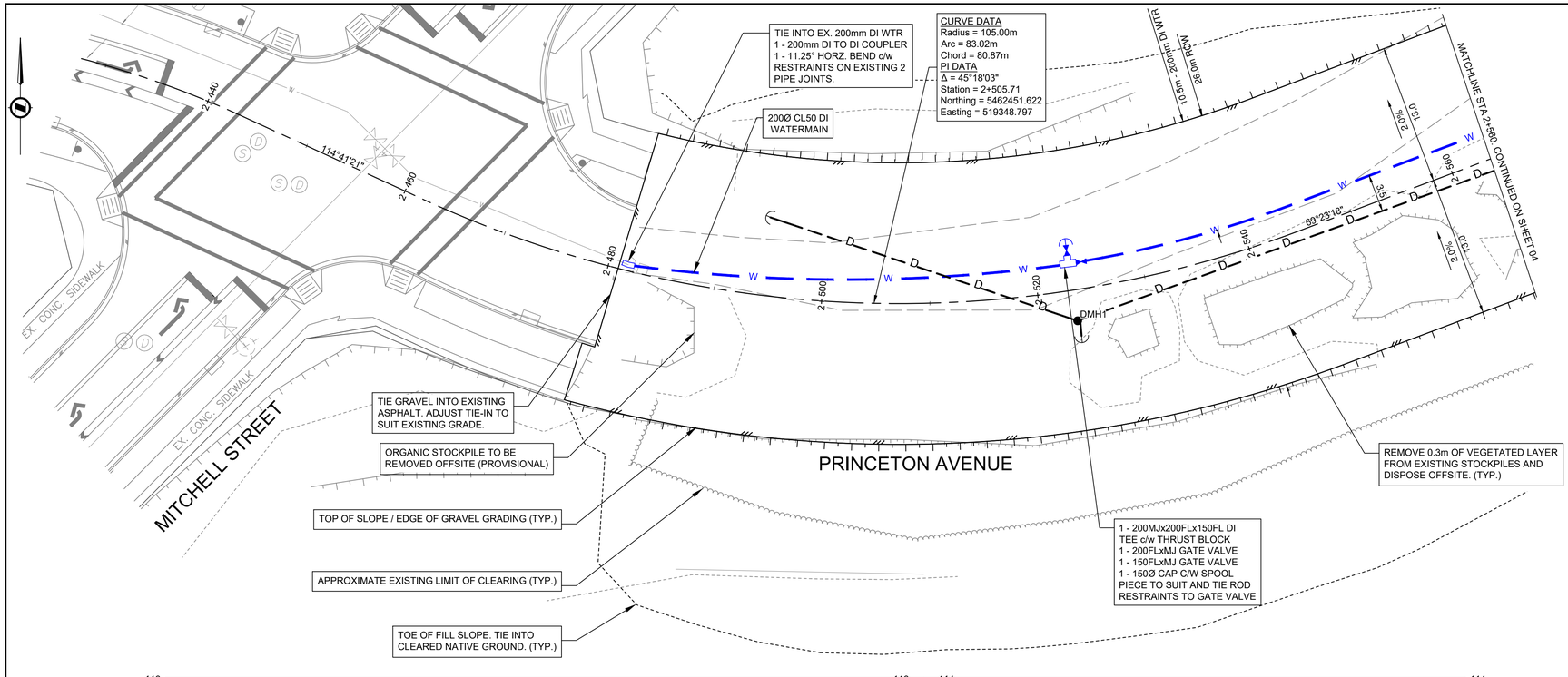
ISL Engineering and Land Services
201-3999 HENNING DRIVE, BURNABY, BC, V5C 6P8
T: (604)629-2696 F: (604)629-2698

SCALE	1:1000	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 03 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKACCDocs\ISL\32176\Project Files\00_Drafting\201_Production Sheets\32176_SH1_Site Plan.dwg



HYDRANT LOCATION		
HYD No.	STATION	OFFSET
HYD 1	2+520.10	5.790 LT

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. HYDRANT LEAD LOCATIONS TO BE SURVEYED PRIOR TO BACKFILL.
4. STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ABBREVIATIONS:

BC:	BEGINNING OF CURVE
BLD:	BOULEVARD LAWN DRAIN
BVCE:	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS:	BEGINNING OF VERTICAL CURVE STATION
BVLD:	BOULEVARD
CB:	CATCH BASIN
DLD:	DITCH LAWN DRAIN
EC:	END OF CURVE
ENC:	END NORMAL CROWN
EVCE:	END OF VERTICAL CURVE ELEVATION
EVCS:	END OF VERTICAL CURVE STATION
DI:	DUCTILE IRON
FL:	FLANGE CONNECTION
H:	HUB CONNECTION
HP:	HIGH POINT
LANE:	TRAVEL LANE
LP:	LOW POINT
LVC:	LENGTH OF VERTICAL CURVE
PI:	POINT OF INTERSECTION
MUP:	POINT OF REVERSE CURVE
PRKG:	PARKING LANE
PVI:	POINT OF VERTICAL INTERSECTION
S/W:	SIDEWALK
W/M:	WATERMAIN

ROAD CLASSIFICATIONS:
ARTERIAL:
DAVID AVENUE

COMMUNITY COLLECTOR:
MITCHELL STREET

CUSTOM (HIGH STREET):
PRINCETON AVENUE

POSTED SPEED 30km/h
DESIGN SPEED 50km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

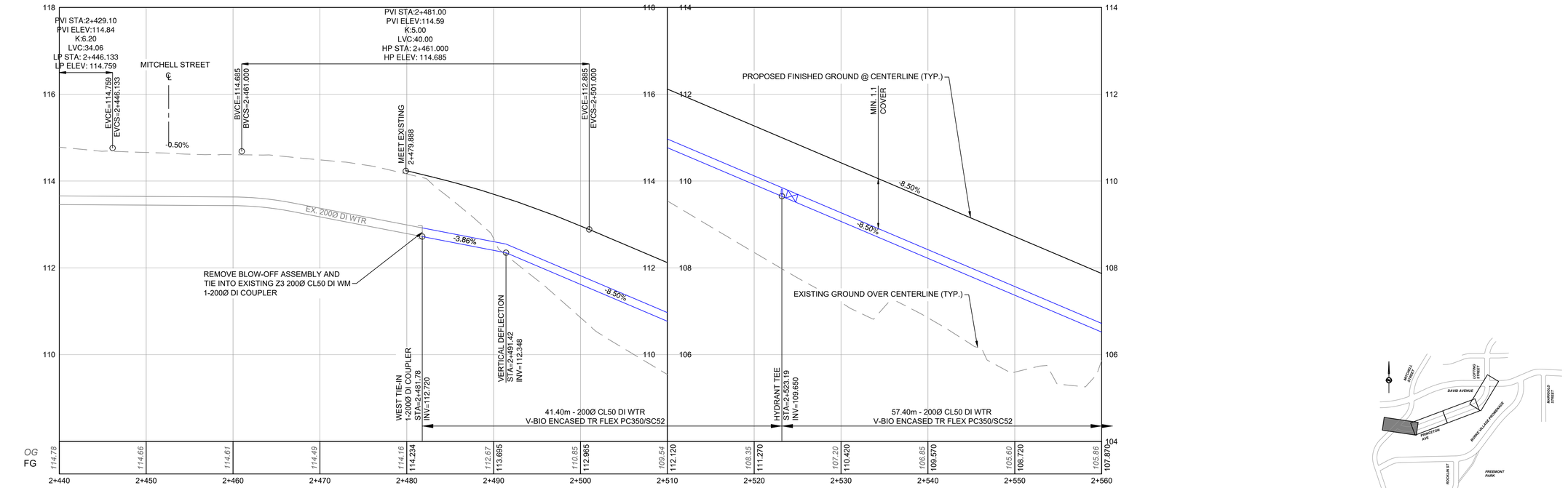
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



KEY PLAN

PRINCETON AVENUE
PROPOSED CENTERLINE PROFILE

HORZ. 1:250 - VERT. 1:50

PLOT DATE: February 12, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

ROADS & WATER

PRINCETON AVENUE
STA 2+440 TO STA 2+560

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

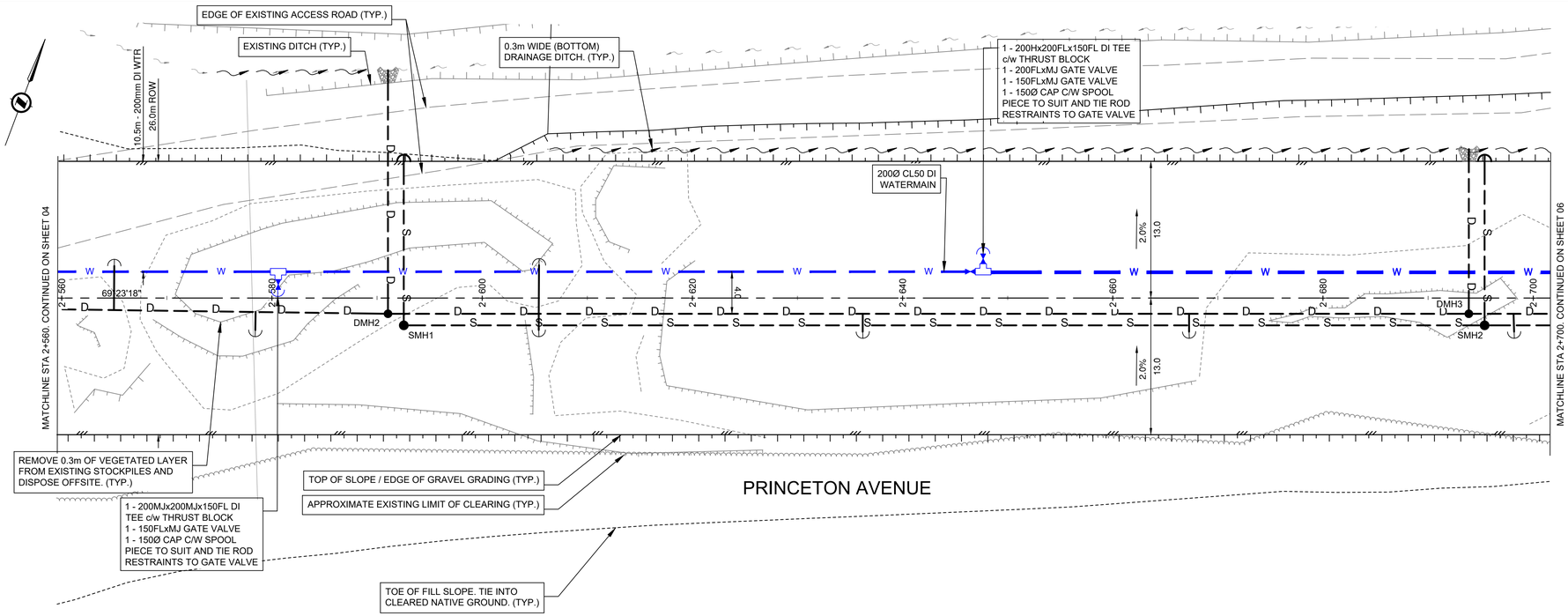
ISL Engineering and Land Services
201-3999 HENNING DRIVE, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 04 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_02_Road_and_Water.dwg



HYDRANT LOCATION		
HYD No.	STATION	OFFSET
HYD 2	2+580.56	4.250 RT
HYD 3	2+647.56	7.200 LT

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. HYDRANT LEAD LOCATIONS TO BE SURVEYED PRIOR TO BACKFILL.
4. STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ABBREVIATIONS:

- BC: BEGINNING OF CURVE
- BLD: BOULEVARD LAWN DRAIN
- BVCE: BEGINNING OF VERTICAL CURVE ELEVATION
- BVCS: BEGINNING OF VERTICAL CURVE STATION
- BVLD: BOULEVARD
- CB: CATCH BASIN
- DLD: DITCH LAWN DRAIN
- EC: END OF CURVE
- ENC: END NORMAL CROWN
- EVCE: END OF VERTICAL CURVE ELEVATION
- EVCS: END OF VERTICAL CURVE STATION
- DI: DUCTILE IRON
- FL: FLANGE CONNECTION
- H: HUB CONNECTION
- HP: HIGH POINT
- LANE: TRAVEL LANE
- LP: LOW POINT
- LVC: LENGTH OF VERTICAL CURVE
- PI: POINT OF INTERSECTION
- MUP: POINT OF REVERSE CURVE
- PRKG: PARKING LANE
- PVI: POINT OF VERTICAL INTERSECTION
- S/W: SIDEWALK
- W/M: WATERMAIN

ROAD CLASSIFICATIONS:
ARTERIAL:
DAVID AVENUE

COMMUNITY COLLECTOR:
MITCHELL STREET

CUSTOM (HIGH STREET):
PRINCETON AVENUE

POSTED SPEED 30km/h
DESIGN SPEED 50km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

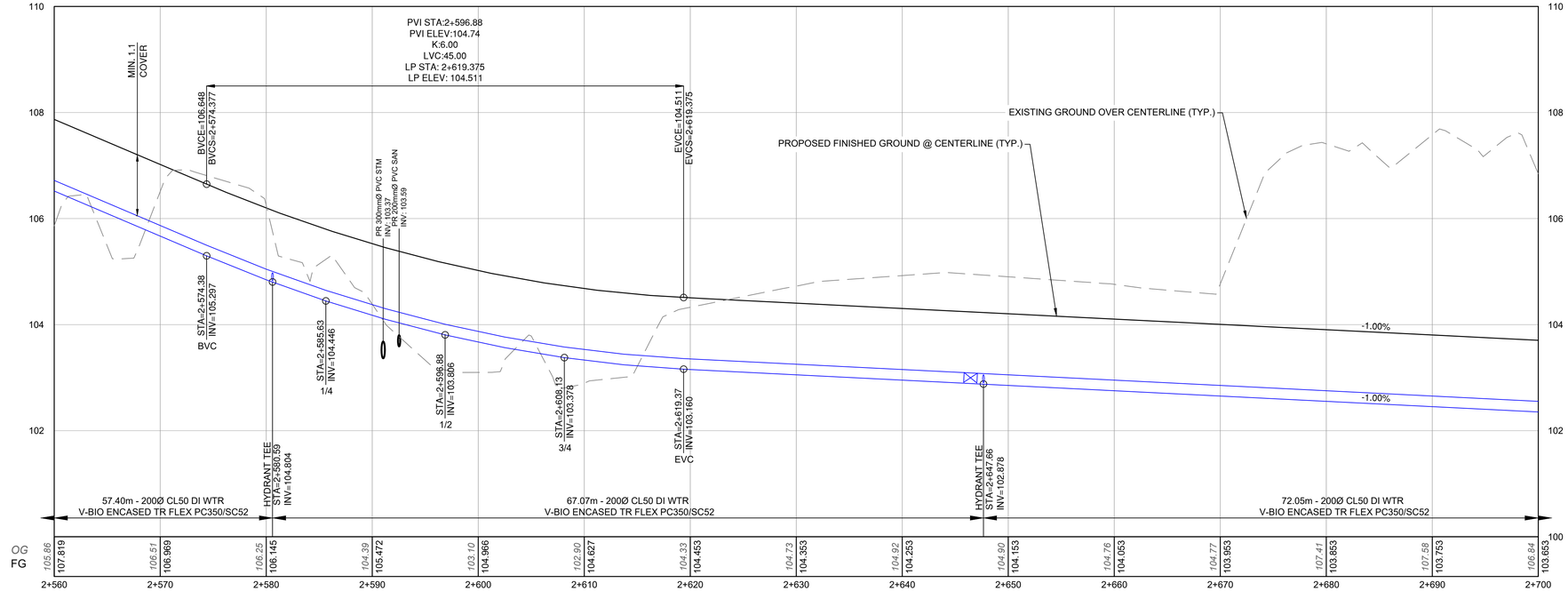
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

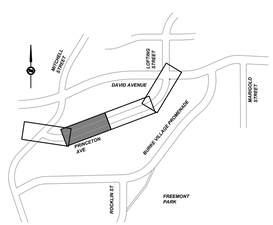
FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



PRINCETON AVENUE
PROPOSED CENTERLINE PROFILE
HORZ. 1:250 - VERT. 1:50



KEY PLAN

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

ROADS & WATER

PRINCETON AVENUE
STA 2+560 TO STA 700

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

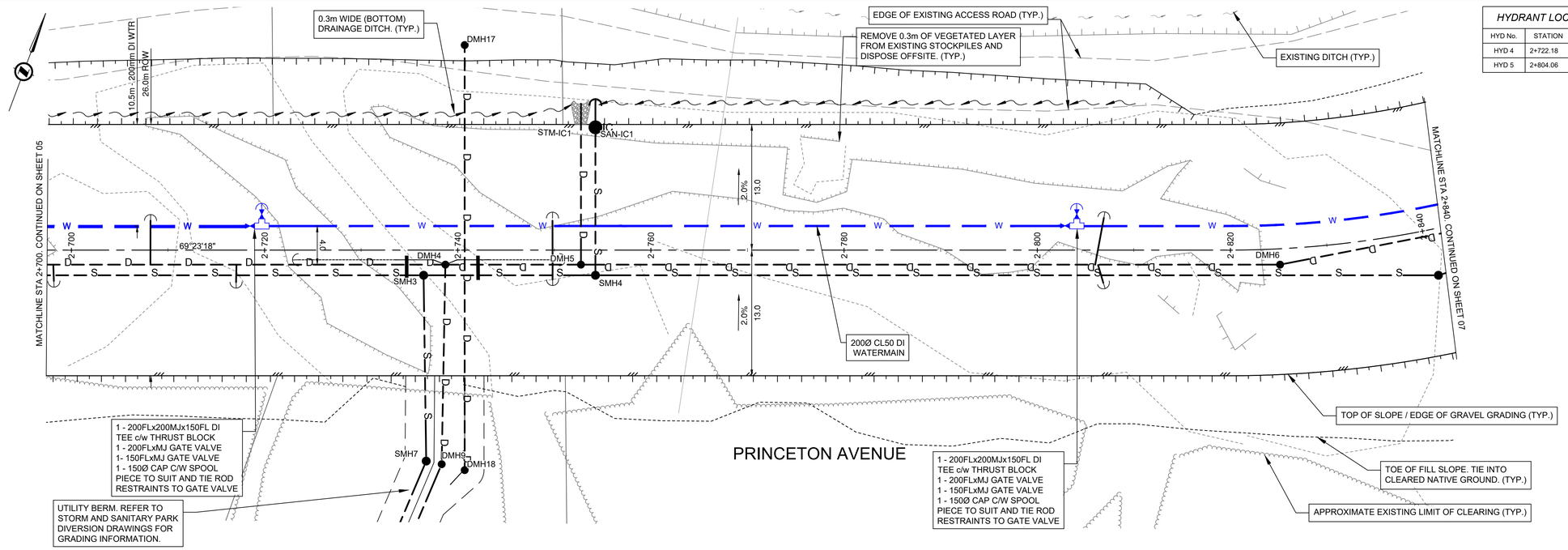
ISL Engineering and Land Services
201-3999 HENNING DRIVE, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 05 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_02_Road_and_Water.dwg



HYDRANT LOCATION		
HYD No.	STATION	OFFSET
HYD 4	2+722.18	4.500 LT
HYD 5	2+804.06	4.500 LT

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. HYDRANT LEAD LOCATIONS TO BE SURVEYED PRIOR TO BACKFILL.
4. STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ABBREVIATIONS:

BC: BEGINNING OF CURVE
BLD: BOULEVARD LAWN DRAIN
BVCE: BEGINNING OF VERTICAL CURVE ELEVATION
BVCS: BEGINNING OF VERTICAL CURVE STATION
BVLD: BOULEVARD
CB: CATCH BASIN
DLD: DITCH LAWN DRAIN
EC: END OF CURVE
ENC: END NORMAL CROWN
EVCE: END OF VERTICAL CURVE ELEVATION
EVCS: END OF VERTICAL CURVE STATION
DI: DUCTILE IRON
FL: FLANGE CONNECTION
H: HUB CONNECTION
HP: HIGH POINT
LANE: TRAVEL LANE
LP: LOW POINT
LVC: LENGTH OF VERTICAL CURVE
PI: POINT OF INTERSECTION
MUP: POINT OF REVERSE CURVE
PRKG: PARKING LANE
PVI: POINT OF VERTICAL INTERSECTION
S/W: SIDEWALK
W/M: WATERMAIN

ROAD CLASSIFICATIONS:
ARTERIAL:
DAVID AVENUE

COMMUNITY COLLECTOR:
MITCHELL STREET

CUSTOM (HIGH STREET):
PRINCETON AVENUE

POSTED SPEED 30km/h
DESIGN SPEED 50km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

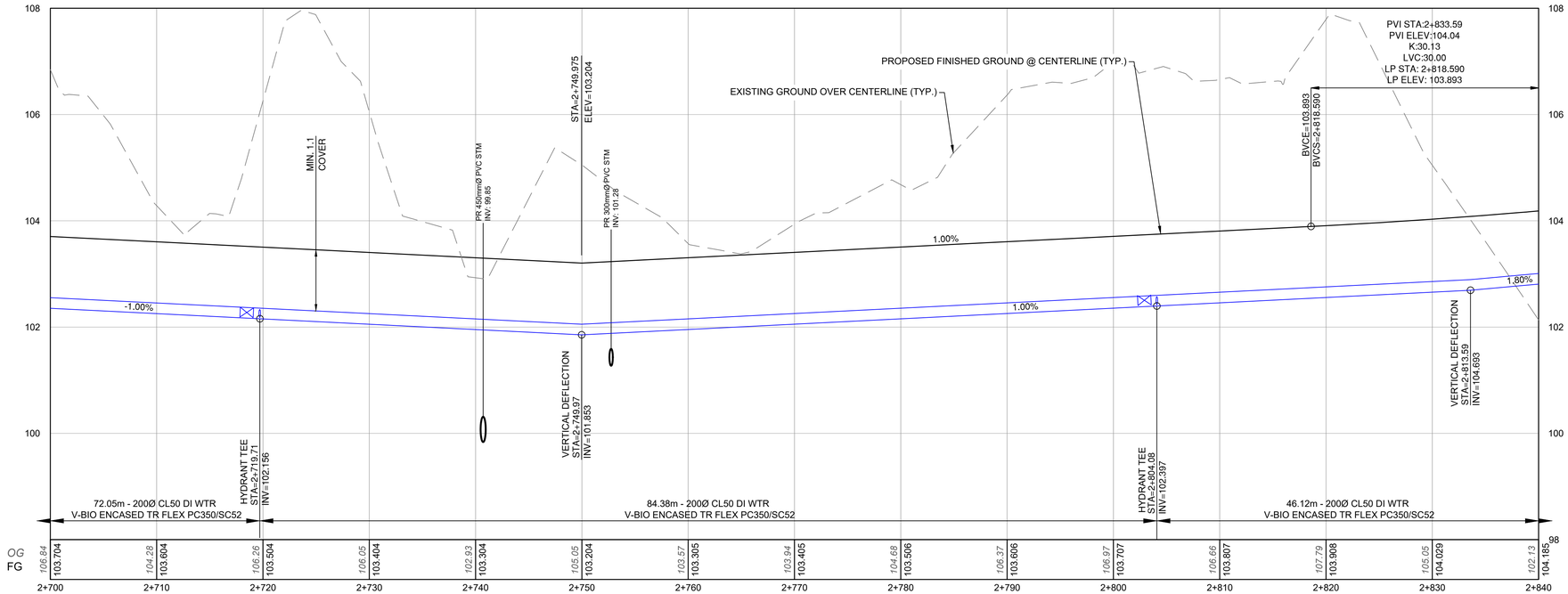
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

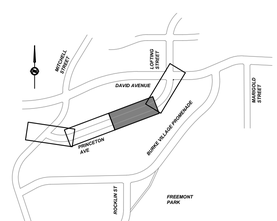
FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



PRINCETON AVENUE
PROPOSED CENTERLINE PROFILE
HORZ. 1:250 - VERT. 1:50



KEY PLAN

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

ROADS & WATER

PRINCETON AVENUE
STA 2+700 TO STA 2+840

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

ISL Engineering and Land Services
201-3999 HENNING DRIVE, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

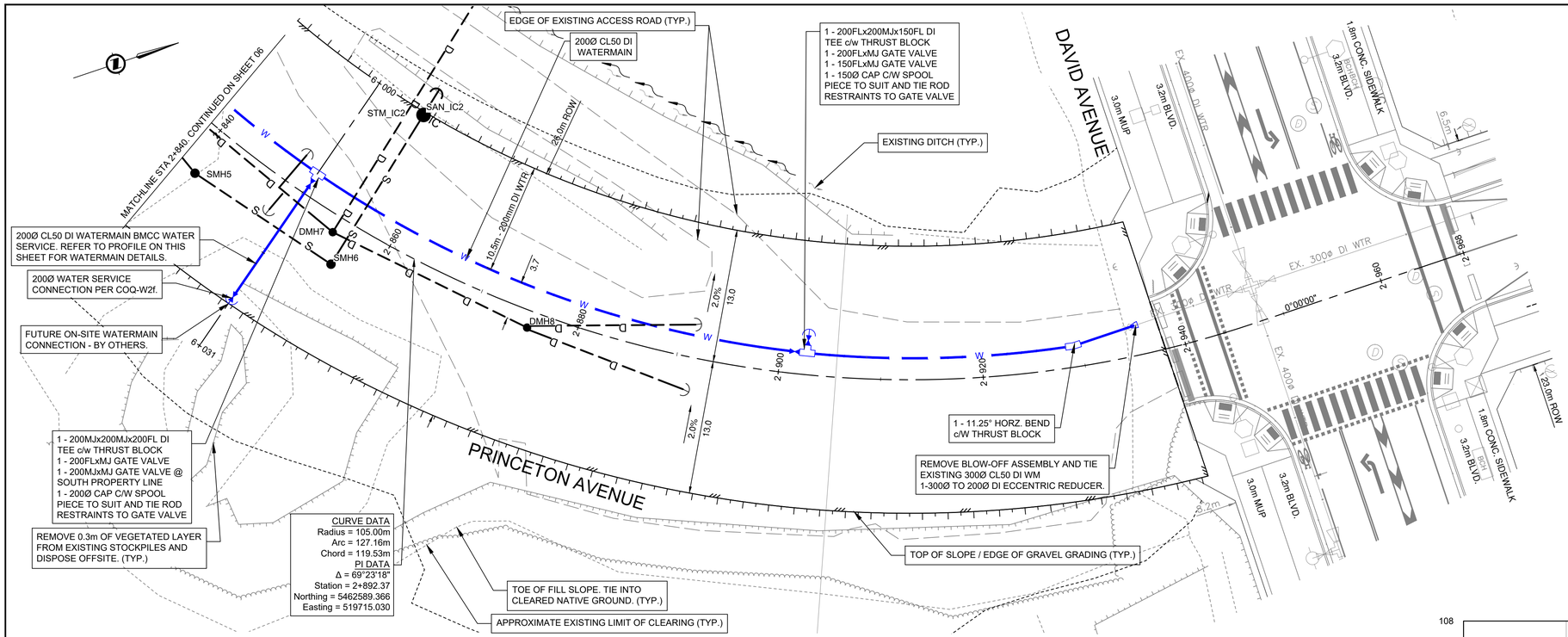
IFT DESIGN NO. 32176

SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 06 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_02_Road_and_Water.dwg



HYDRANT LOCATION		
HYD No.	STATION	OFFSET
HYD 6	2+902.63	6.900 LT

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. HYDRANT LEAD LOCATIONS TO BE SURVEYED PRIOR TO BACKFILL.
4. STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ABBREVIATIONS:

BC: BEGINNING OF CURVE
BLD: BOULEVARD LAWN DRAIN
BVCE: BEGINNING OF VERTICAL CURVE ELEVATION
BVCS: BEGINNING OF VERTICAL CURVE STATION
BVLD: BOULEVARD
CB: CATCH BASIN
DLD: DITCH LAWN DRAIN
EC: END OF CURVE
ENC: END NORMAL CROWN
EVCE: END OF VERTICAL CURVE ELEVATION
EVCS: END OF VERTICAL CURVE STATION
DI: DUCTILE IRON
FL: FLANGE CONNECTION
H: HUB CONNECTION
HP: HIGH POINT
LANE: TRAVEL LANE
LP: LOW POINT
LVC: LENGTH OF VERTICAL CURVE
PI: POINT OF INTERSECTION
MUP: POINT OF REVERSE CURVE
PRKG: PARKING LANE
PVI: POINT OF VERTICAL INTERSECTION
S/W: SIDEWALK
W/M: WATERMAIN

ROAD CLASSIFICATIONS:
ARTERIAL:
DAVID AVENUE

COMMUNITY COLLECTOR:
MITCHELL STREET

CUSTOM (HIGH STREET):
PRINCETON AVENUE

POSTED SPEED 30km/h
DESIGN SPEED 50km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

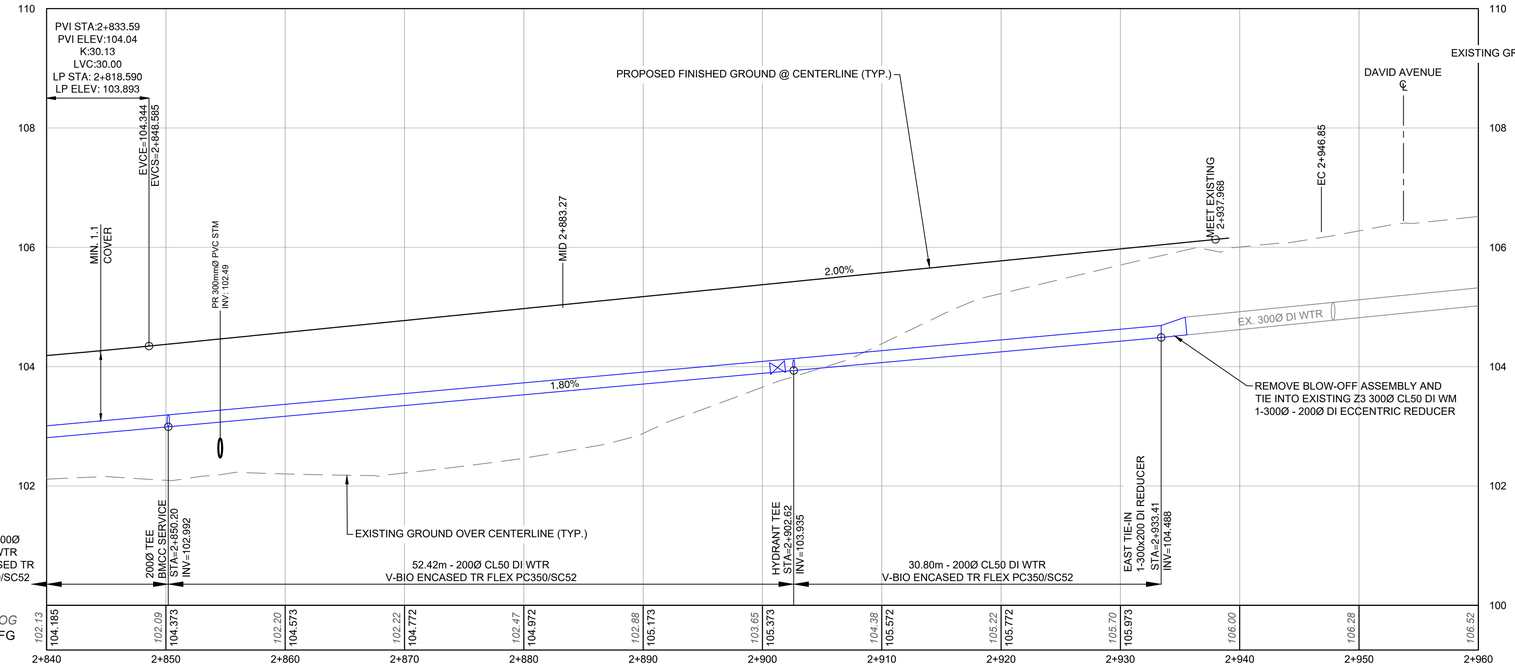
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

FOR PRINCETON SERVICES REFER TO SHEET 14

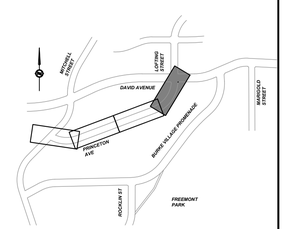
FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



PRINCETON AVENUE
PROPOSED CENTERLINE PROFILE
HORZ. 1:250 - VERT. 1:50

PRINCETON AVENUE
PROPOSED BMCC WTR SERVICE
HORZ. 1:250 - VERT. 1:50



KEY PLAN

32176

IFT DESIGN NO.

REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

ROADS & WATER

PRINCETON AVENUE
STA 2+840 TO STA 2+960

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

ISL Engineering and Land Services
201-3999 HENNING DRIVE, Burnaby, B.C. V5C 6P9
T: (604)629-2696 F: (604)629-2698

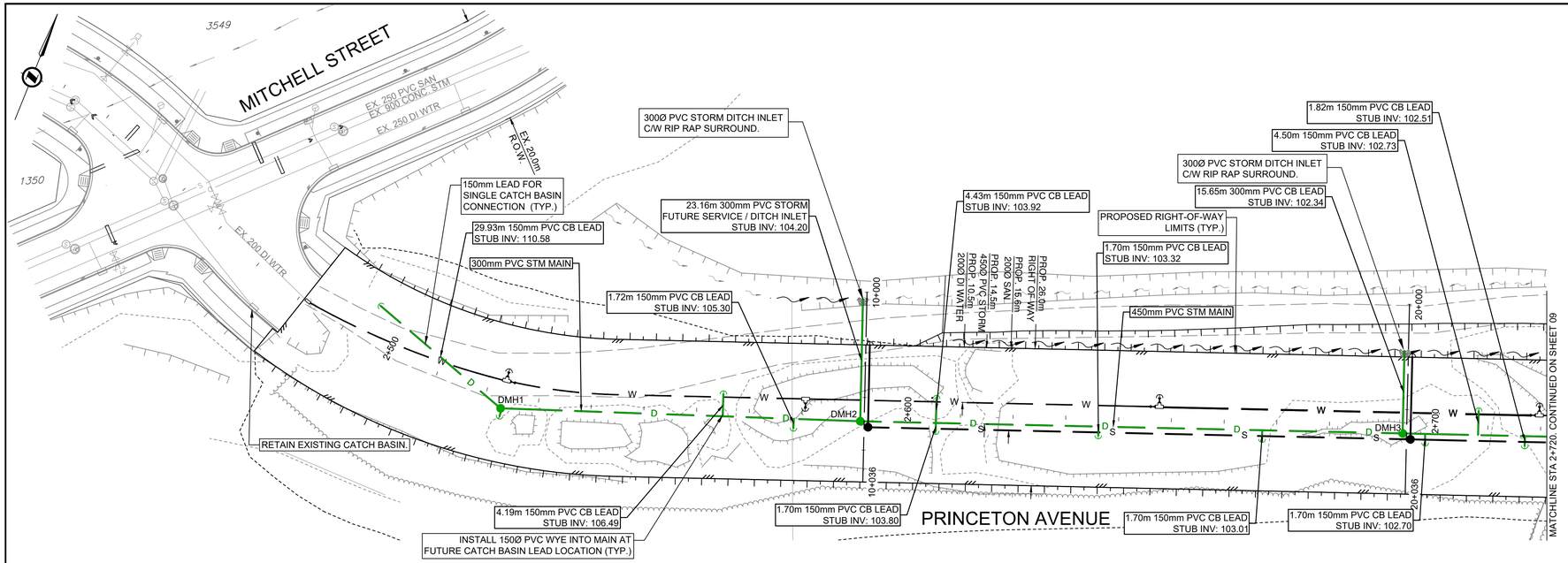
SCALE	AS SHOWN	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 07 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

PLOT DATE: February 12, 2026

File: C:\ADSKACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_02_Road_and_Water.dwg



NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.
4. CATCH BASIN LEADS TO BE CAPPED. LOCATIONS OF CAPS TO BE SURVEYED PRIOR TO BACKFILL.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

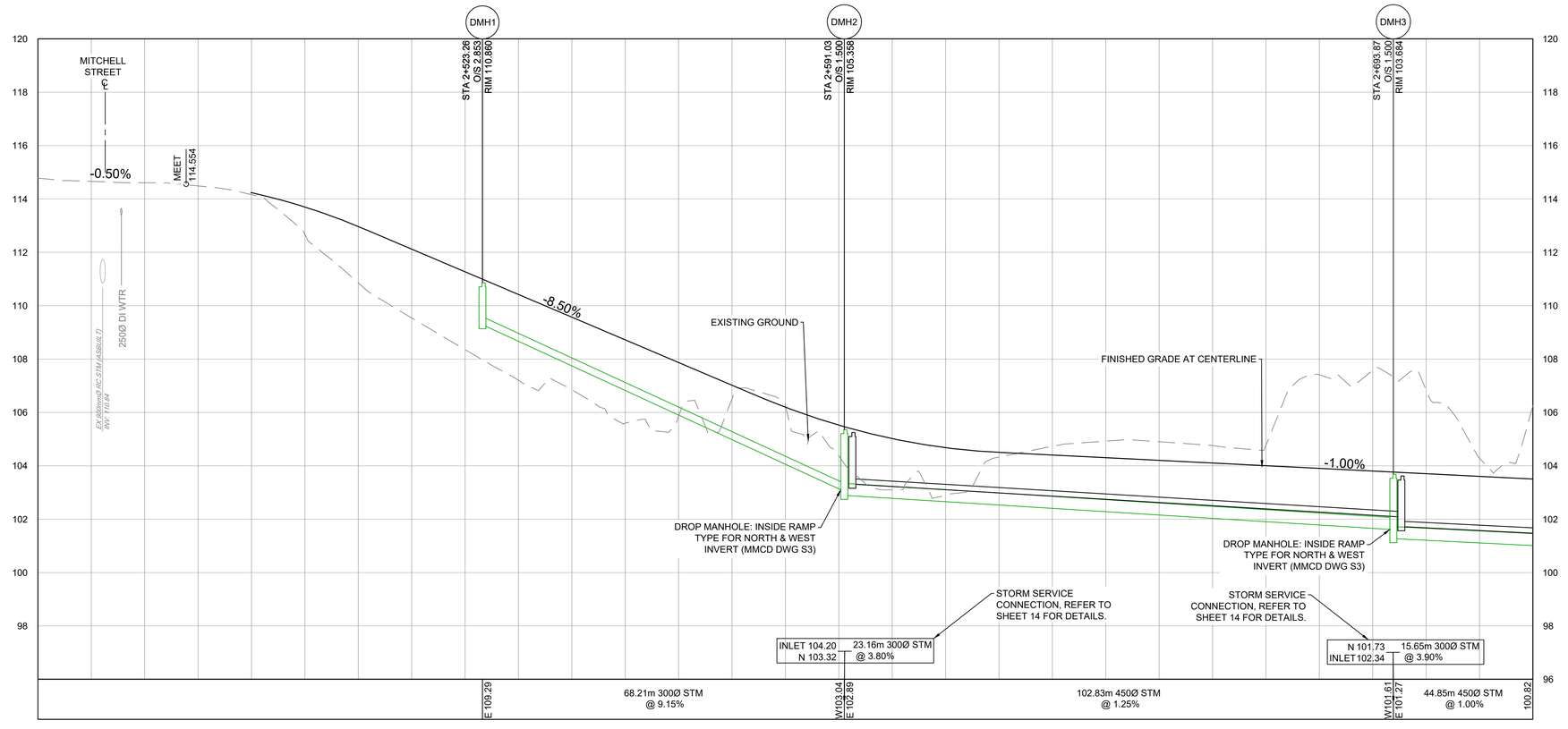
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

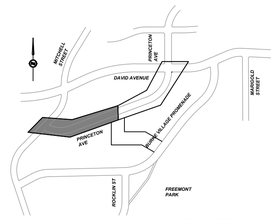
FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



STORM MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
DMH1	RIM = 110.86	E Out 109.29	NORTHING: 5462458.741 EASTING: 519369.340	1,050mm MH AS PER MMCD S1
DMH2	RIM = 105.36	N In 103.32 E Out 102.89 W In 103.04	NORTHING: 5462481.879 EASTING: 519433.507	1,050mm MH AS PER MMCD S1
DMH3	RIM = 103.68	W In 101.61 E Out 101.27 N In 101.73	NORTHING: 5462518.080 EASTING: 519529.757	1,050mm MH AS PER MMCD S1

1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m



KEY PLAN

IFT DESIGN NO.

32176

PLOT DATE: February 12, 2026

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_03_Storm.dwg

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

STORM SEWER

PRINCETON AVENUE
(STA. 2+480 TO 2+720)

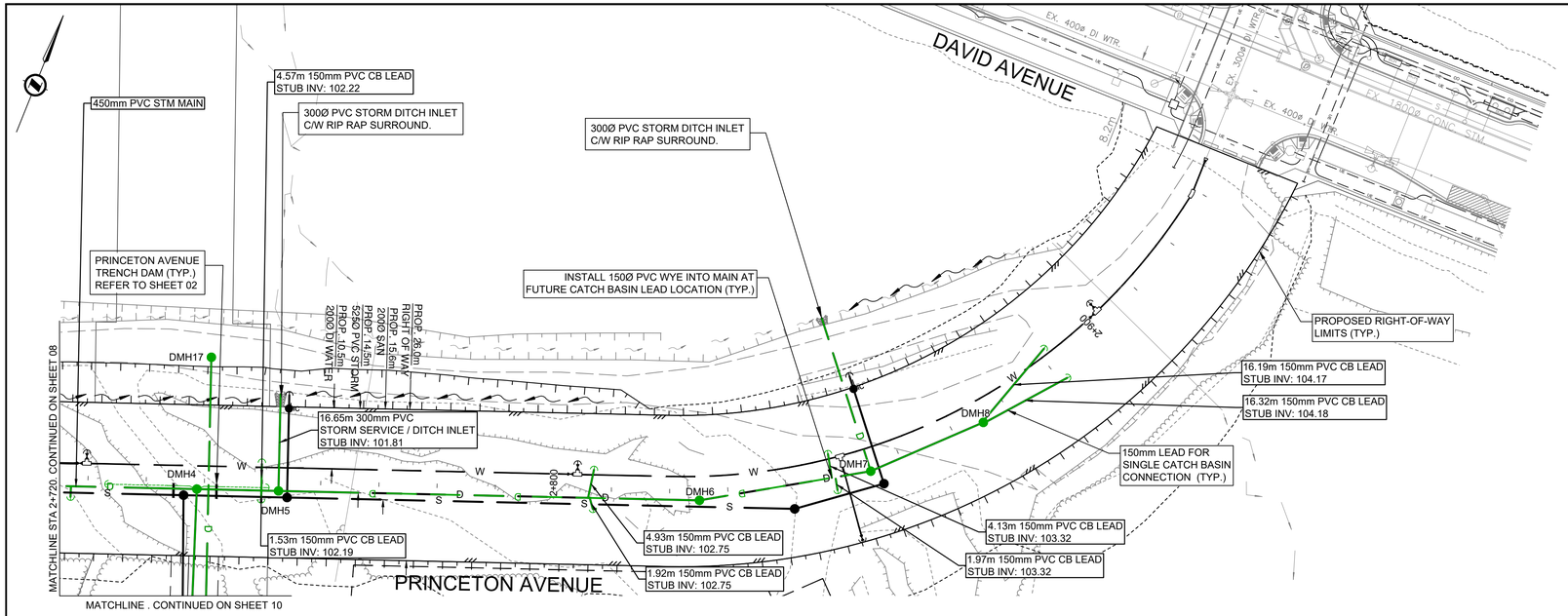
PROFESSIONAL ENGINEER
2026-02-18

ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2696 F: (604)629-2698

SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 08 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.



NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.
4. CATCH BASIN LEADS TO BE CAPPED. LOCATIONS OF CAPS TO BE SURVEYED PRIOR TO BACKFILL.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE,
PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

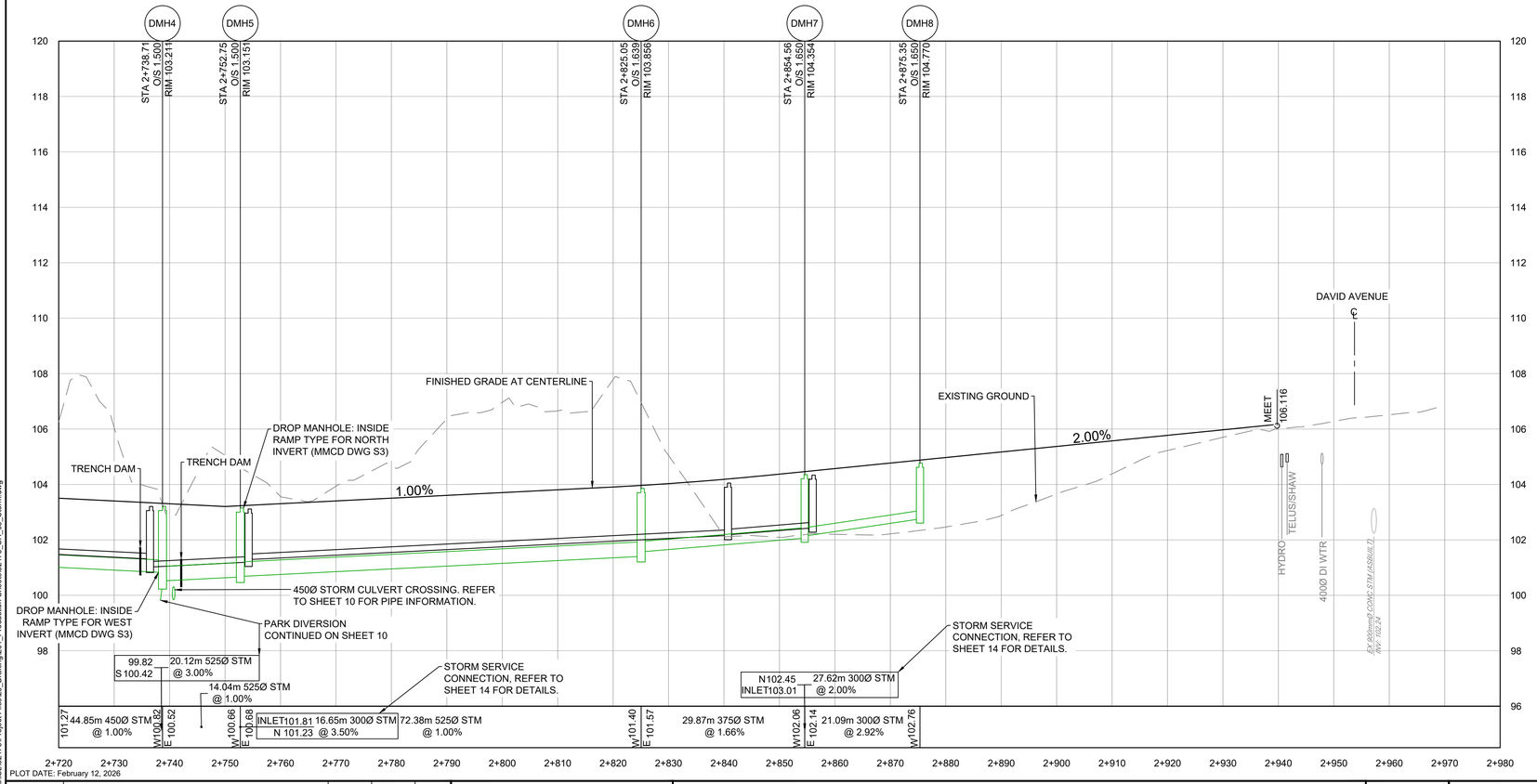
FOR PRINCETON SERVICES REFER TO SHEET 14

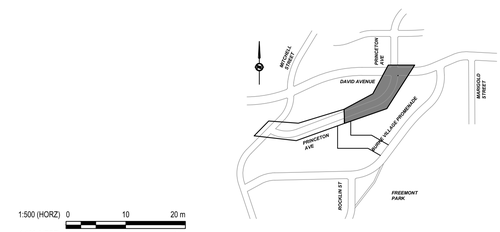
FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22

STORM MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
DMH4	RIM = 103.21	W In 100.82 E In 100.52 S Out 100.42	NORTHING: 5462533.868 EASTING: 519571.733	1,200mm MH AS PER MMCD S1
DMH5	RIM = 103.15	W Out 100.66 E In 100.68 N In 101.23	NORTHING: 5462538.810 EASTING: 519584.872	1,200mm MH AS PER MMCD S1
DMH6	RIM = 103.86	NE In 101.57 W Out 101.40	NORTHING: 5462564.290 EASTING: 519652.618	1,200mm MH AS PER MMCD S1
DMH7	RIM = 104.35	NE In 102.14 SW Out 102.06 NW In 102.45	NORTHING: 5462579.927 EASTING: 519678.068	1,050mm MH AS PER MMCD S1
DMH8	RIM = 104.77	SW Out 102.76	NORTHING: 5462594.917 EASTING: 519692.896	1,050mm MH AS PER MMCD S1





KEY PLAN

1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

STORM SEWER

PRINCETON AVENUE
(STA. 2+720 TO 2+940)

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

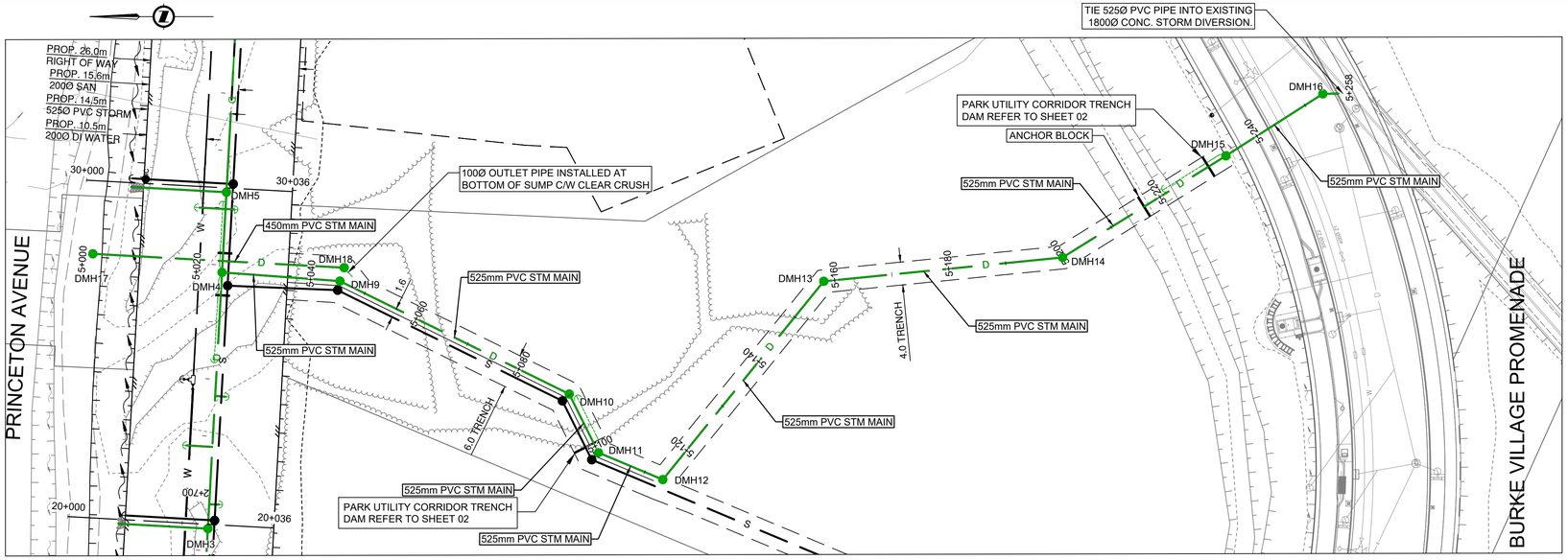
ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2696 F: (604)629-2698

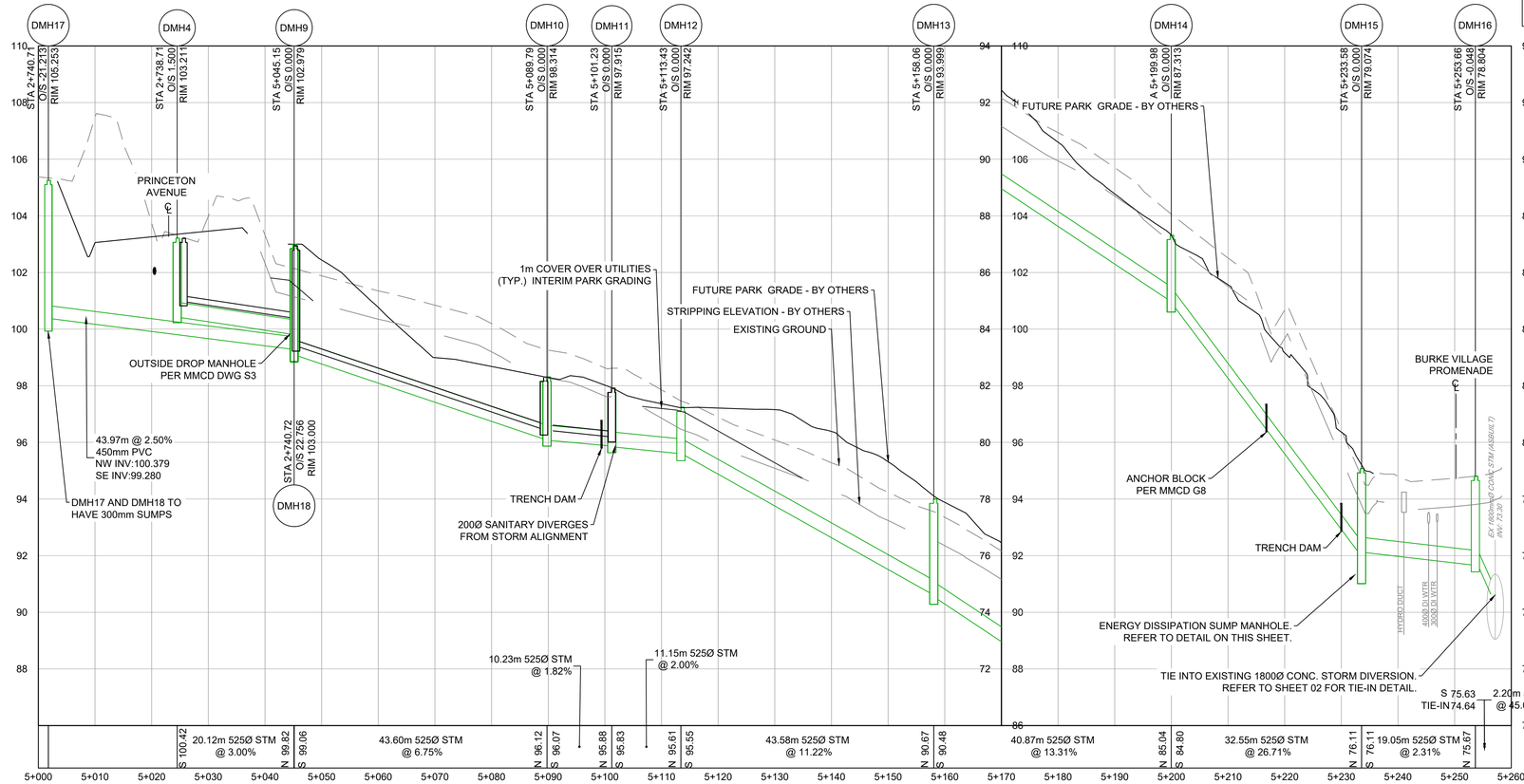
SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 09 OF 22 REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKWACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_03_Storm.dwg



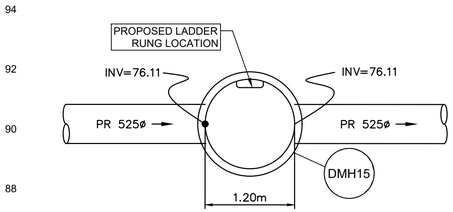


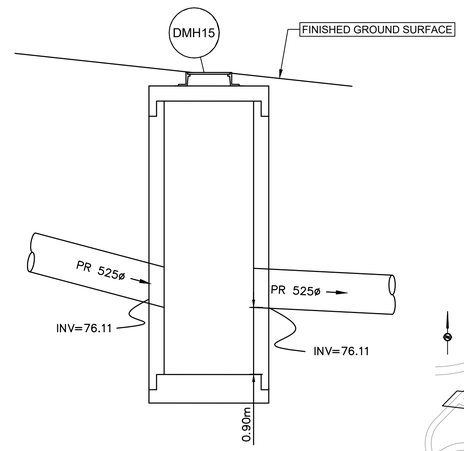
NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.
4. CATCH BASIN LEADS TO BE CAPPED. LOCATIONS OF CAPS TO BE SURVEYED PRIOR TO BACKFILL.

STORM MANHOLE TABLE

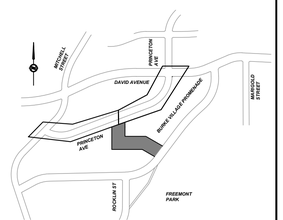
MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
DMH4	RIM = 103.21	W In 100.82 E In 100.52 S Out 100.42	NORTHING: 5462533.868 EASTING: 519571.733	1,200mm MH AS PER MMCD S1
DMH9	RIM = 102.98	S Out 99.06 N In 99.82	NORTHING: 5462514.409 EASTING: 519578.644	1,200mm MH AS PER MMCD S1
DMH10	RIM = 98.31	N In 96.12 SW Out 96.07	NORTHING: 5462469.805 EASTING: 519576.729	1,200mm MH AS PER MMCD S1
DMH11	RIM = 97.92	NE In 95.88 S Out 95.83	NORTHING: 5462461.016 EASTING: 519569.417	1,200mm MH AS PER MMCD S1
DMH12	RIM = 97.24	N In 95.61 E Out 95.55	NORTHING: 5462448.814 EASTING: 519569.634	1,200mm MH AS PER MMCD S1
DMH13	RIM = 94.00	W In 90.67 SE Out 90.48	NORTHING: 5462437.061 EASTING: 519612.687	1,200mm MH AS PER MMCD S1
DMH14	RIM = 87.31	NW In 85.04 SE Out 84.80	NORTHING: 5462400.568 EASTING: 519633.313	1,200mm MH AS PER MMCD S1
DMH15	RIM = 79.07	NW In 76.11 SE Out 76.11	NORTHING: 5462381.624 EASTING: 519661.062	1,200mm MH AS PER MMCD S1
DMH16	RIM = 78.80	NW In 75.67 SE Out 75.63	NORTHING: 5462370.497 EASTING: 519677.802	1,200mm MH AS PER MMCD S1
DMH17	RIM = 105.25	S Out 100.38	NORTHING: 5462555.830 EASTING: 519565.607	1,050mm MH AS PER MMCD S1
DMH18	RIM = 103.00	N In 99.28	NORTHING: 5462514.678 EASTING: 519581.090	1,050mm MH AS PER MMCD S1





ENERGY DISSIPATION SUMP MANHOLE

NTS



KEY PLAN

1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL: DAVID AVENUE

STANDARD COLLECTOR: MITCHELL STREET

COMMUNITY COLLECTOR: BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22

PLOT DATE: February 12, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

STORM SEWER

PRINCETON AVENUE
(BURKE VILLAGE PROMENADE TO PRINCETON AVE.)

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

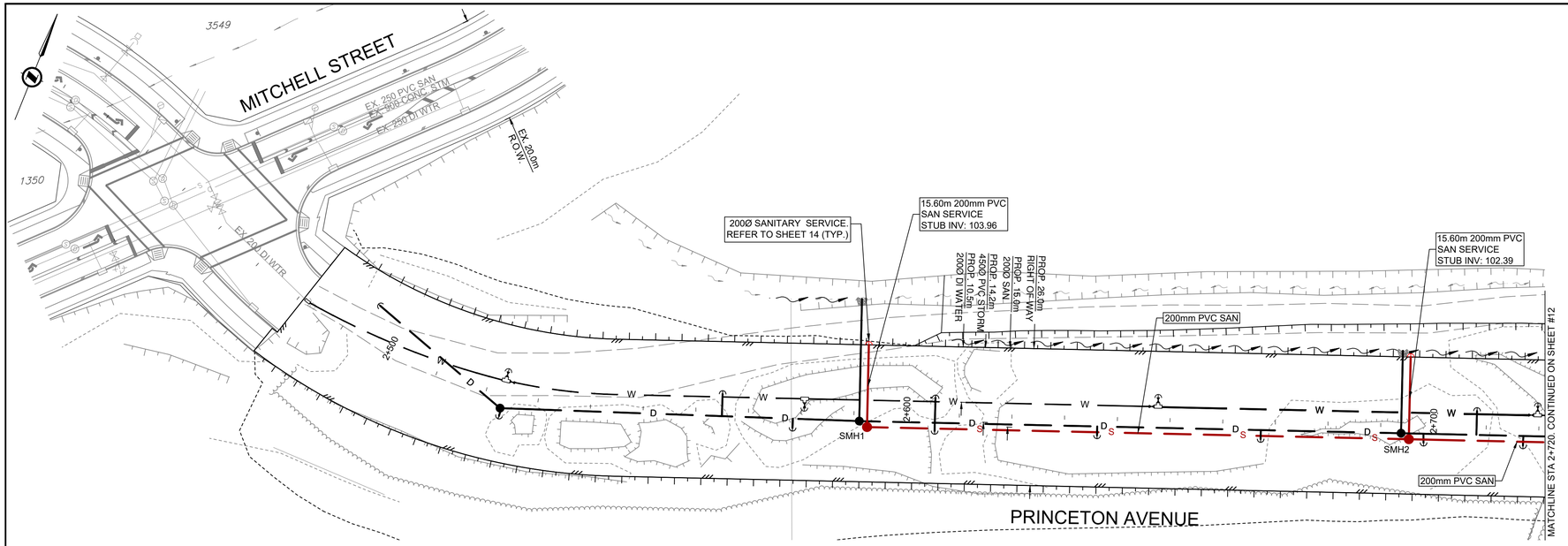
ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2696 F: (604)629-2698

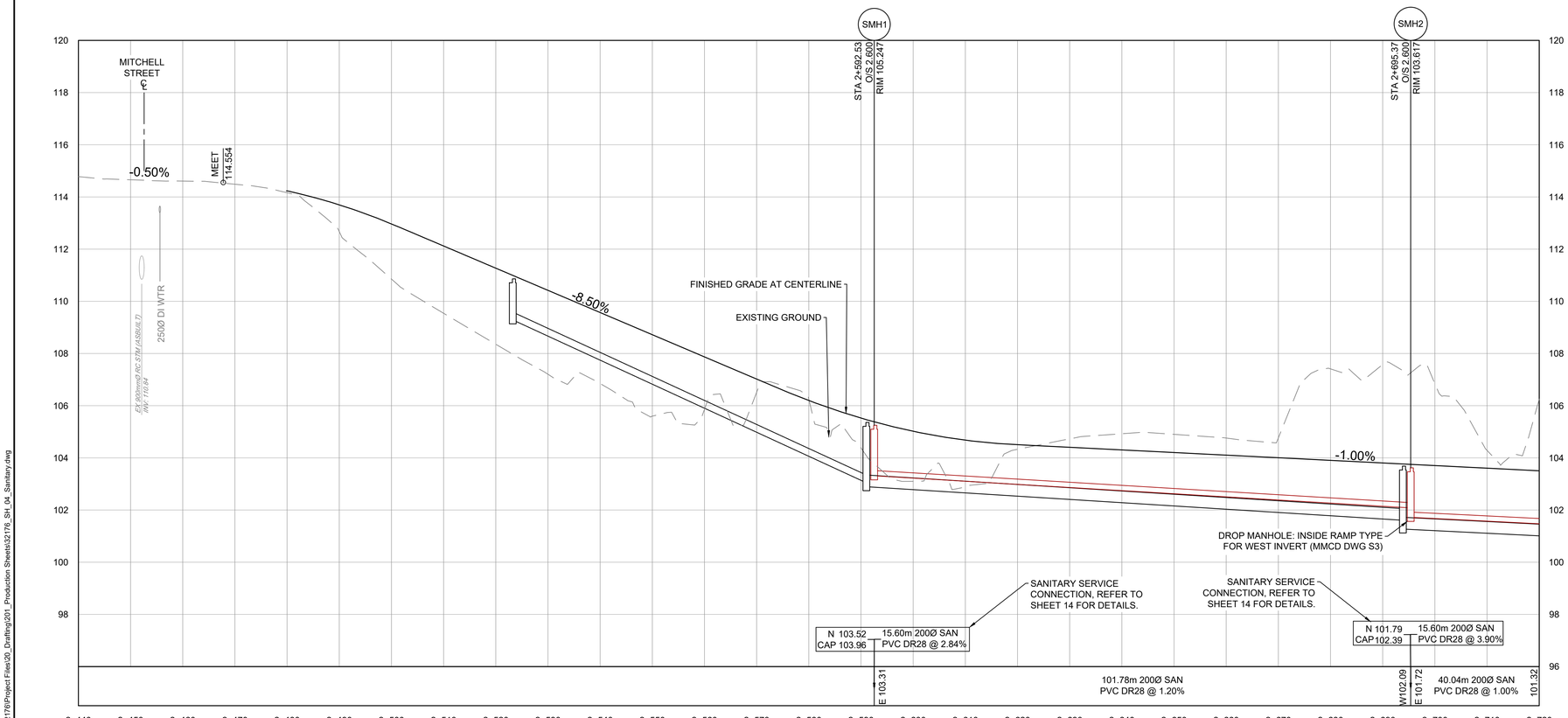
SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 10 OF 22 REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_03_Storm.dwg





NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

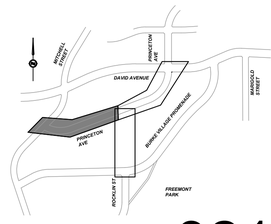
FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22

SANITARY MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
SMH1	RIM = 105.25	N In 103.52 E Out 103.31	NORTHING: 5462481.378 EASTING: 519435.297	1,050 DIA MH AS PER MMCD S1
SMH2	RIM = 103.62	W In 102.09 E Out 101.72 N In 101.79	NORTHING: 5462517.578 EASTING: 519531.547	1,050mm MH AS PER MMCD S1



1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m

KEY PLAN

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

SANITARY SEWER

PRINCETON AVENUE
(STA. 2+480 TO 2+720)

PROFESSIONAL ENGINEER
2026.02.18

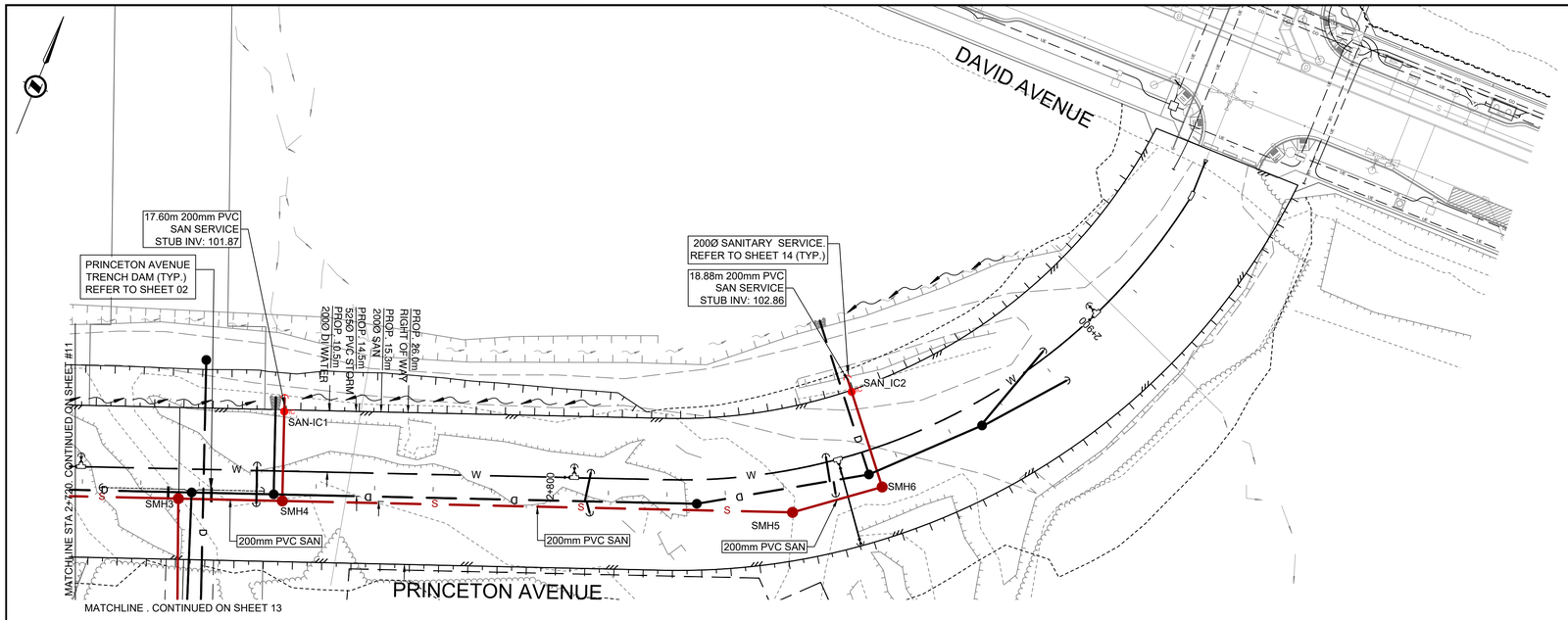
ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2696 F: (604)629-2698

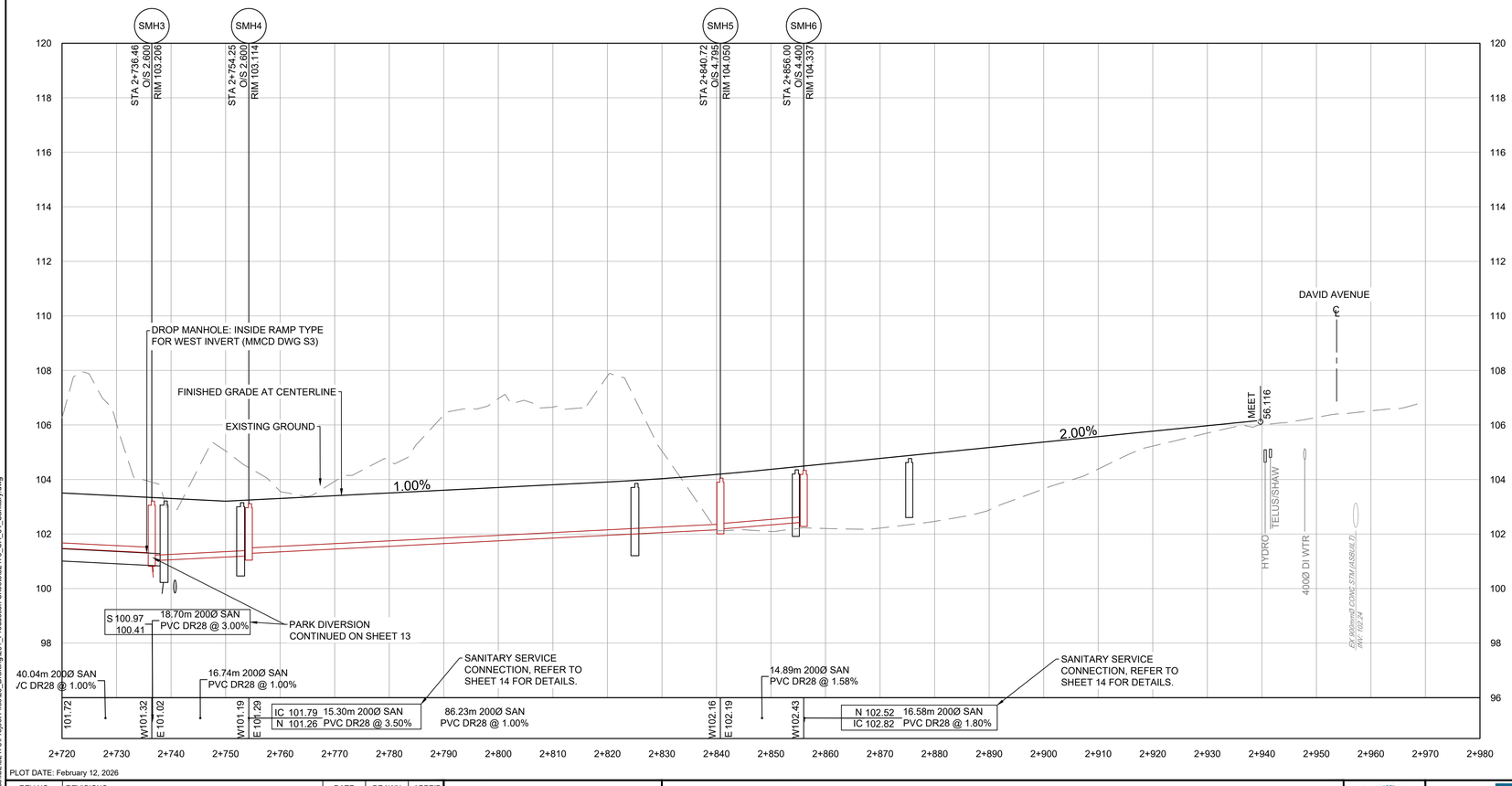
SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 11 OF 22 REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKWCCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_04_Sanitary.dwg





NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

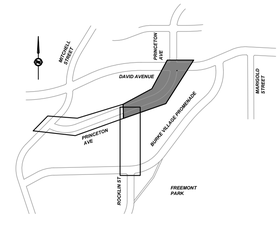
FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22

SANITARY MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
SMH3	RIM = 103.21	W In 101.32 E Out 101.02 S Out 100.97	NORTHING: 5462532.045 EASTING: 519570.011	1,050 DIA MH AS PER MMCD S1
SMH4	RIM = 103.11	W In 101.19 E Out 101.29 N In 101.26	NORTHING: 5462538.308 EASTING: 519586.663	1,050mm MH AS PER MMCD S1
SMH5	RIM = 104.05	W In 102.16 NE Out 102.19	NORTHING: 5462569.034 EASTING: 519668.357	1,050 DIA MH AS PER MMCD S1
SMH6	RIM = 104.34	SW In 102.43 NW In 102.52	NORTHING: 5462578.774 EASTING: 519680.971	1,050 DIA MH AS PER MMCD S1



KEY PLAN

1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

SANITARY SEWER

PRINCETON AVENUE
(STA. 2+720 TO 2+940)

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER J. BUSH
2026.02.18

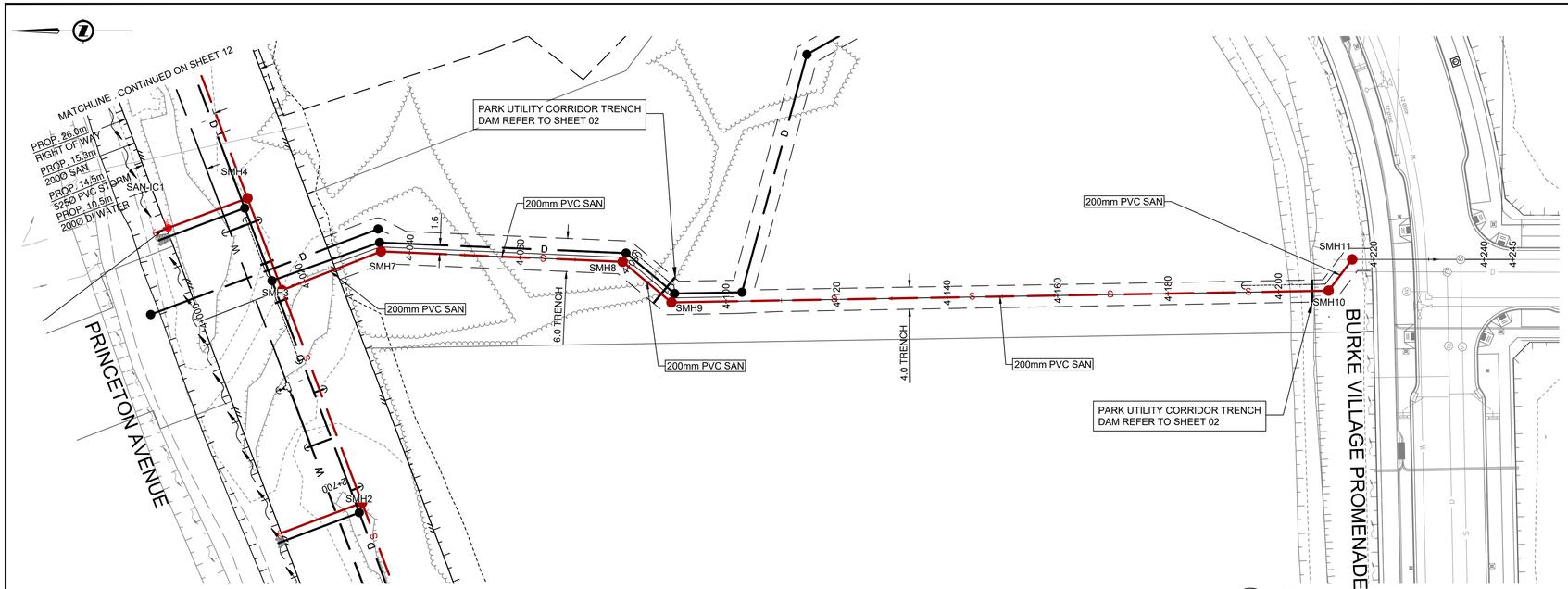
ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2699 F: (604)629-2698

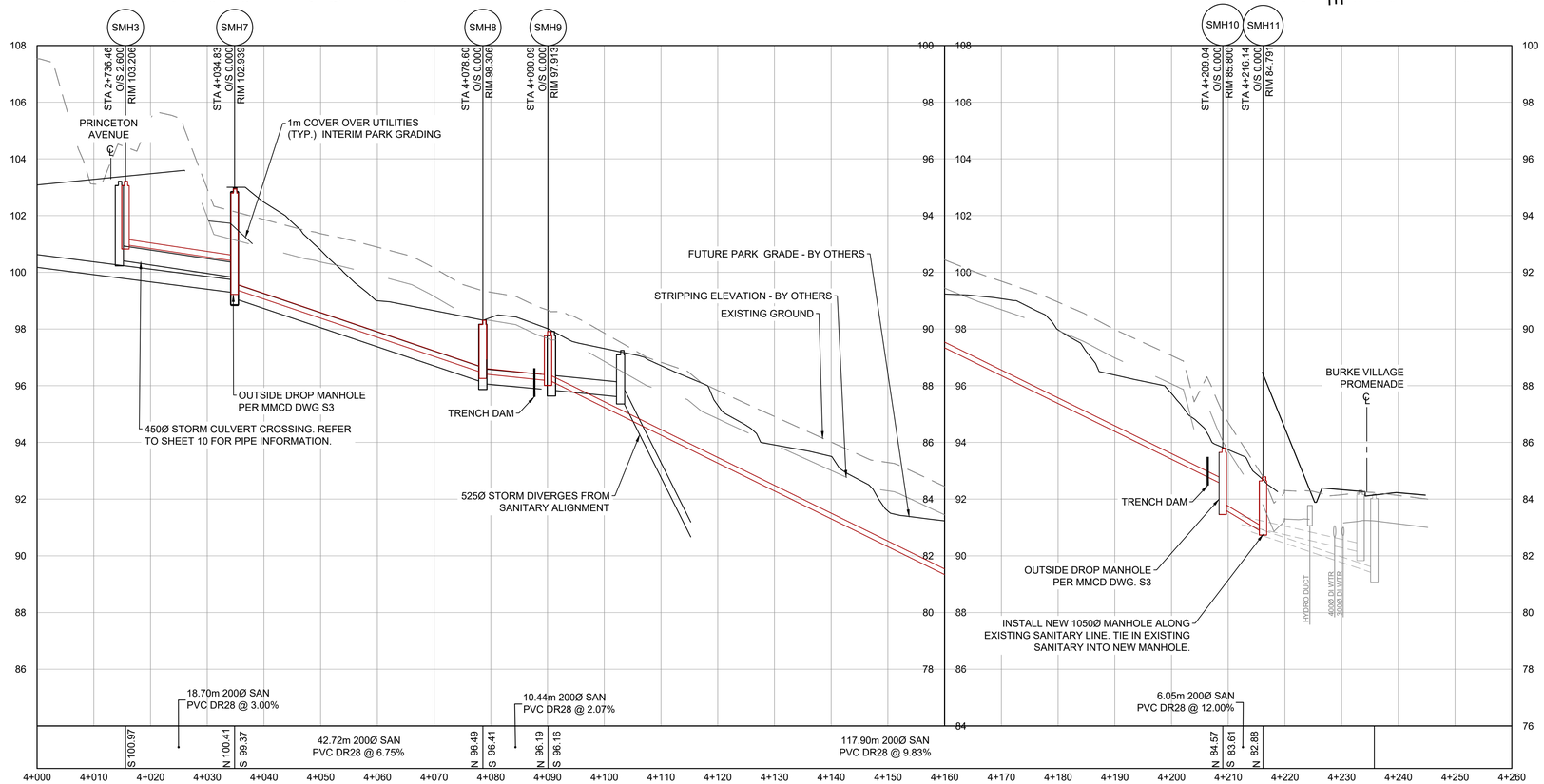
SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 12 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKXACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_Sht_04_Sanitary.dwg





NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

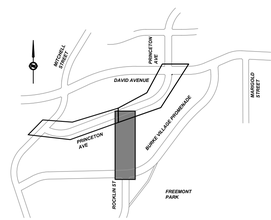
FOR PRINCETON SERVICES REFER TO SHEET 14

FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22

SANITARY MANHOLE TABLE

MH No.	RIM EL.	PIPE INV.	LOCATION	TYPE
SMH3	RIM = 103.21	W In 101.32 E Out 101.02 S Out 100.97	NORTHING: 5462532.045 EASTING: 519570.011	1,050 DIA MH AS PER MMCD S1
SMH7	RIM = 102.94	S Out 99.37 N In 100.41	NORTHING: 5462514.143 EASTING: 519577.031	1,050 DIA MH AS PER MMCD S1
SMH8	RIM = 98.31	N In 96.49 SW Out 96.41	NORTHING: 5462470.413 EASTING: 519575.154	1,050 DIA MH AS PER MMCD S1
SMH9	RIM = 97.91	NE In 96.19 S Out 96.16	NORTHING: 5462461.582 EASTING: 519567.807	1,050 DIA MH AS PER MMCD S1
SMH10	RIM = 85.80	N In 84.57 SE Out 83.61	NORTHING: 5462342.646 EASTING: 519569.917	1,050 DIA MH AS PER MMCD S1
SMH11	RIM = 84.79	NW In 82.88	NORTHING: 5462338.366 EASTING: 519575.584	1,050 DIA MH AS PER MMCD S1



KEY PLAN

1:500 (HORZ) 0 10 20 m
1:100 (VERT) 0 2 4 m

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

SANITARY SEWER
PRINCETON AVENUE
(BURKE VILLAGE PROMENADE TO PRINCETON AVE.)

2026-02-13

ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2696 F: (604)629-2692

SCALE	1:500H 1:100V	DATE	OCT 18, 2019
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 13 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKACCDocs\ISL\32176\Project Files\20_Drafting\#201_Production Sheets\32176_SH_04_Sanitary.dwg

NOTES:

1. REFER TO DRAWING 1 FOR GENERAL NOTES
2. ELEVATIONS ARE RELATIVE TO CVD28GVRD. HORIZONTAL COORDINATES ARE IN UTM ZONE 10 GROUND COORDINATES.
3. MANHOLE RIM ELEVATIONS ARE RELATIVE TO PRINCETON AVENUE FUTURE FINISHED GROUND ELEVATION. PRINCETON AVENUE STORM/SANITARY MANHOLES TO BE INSTALLED WITHOUT FRAME AND COVER AND HAVE STEEL PLATE INSTALLED ON TOP OF BARREL. LOCATION OF MANHOLE TO BE SURVEYED PRIOR TO GRADING BACKFILL OVER STEEL PLATES.
4. CATCH BASIN LEADS TO BE CAPPED. LOCATIONS OF CAPS TO BE SURVEYED PRIOR TO BACKFILL.

ROAD CLASSIFICATIONS:

MUNICIPAL ARTERIAL:
DAVID AVENUE

STANDARD COLLECTOR:
MITCHELL STREET

COMMUNITY COLLECTOR:
BURKE VILLAGE PROMENADE, PRINCETON AVENUE

DESIGN SPEED 30km/h

FOR DETAILS REFER TO SHEET 02

FOR ROAD AND WATER REFER TO SHEET 04 THRU 07

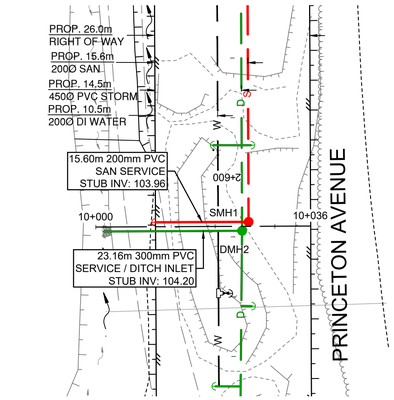
FOR STORM REFER TO SHEET 08 THRU 10

FOR SANITARY REFER TO SHEET 11 THRU 13

FOR PRINCETON SERVICES REFER TO SHEET 14

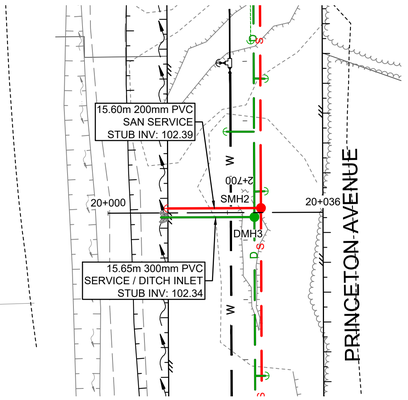
FOR ESC REFER TO SHEET 15 THRU 16

FOR CROSS-SECTIONS REFER TO SHEET 17 THRU 22



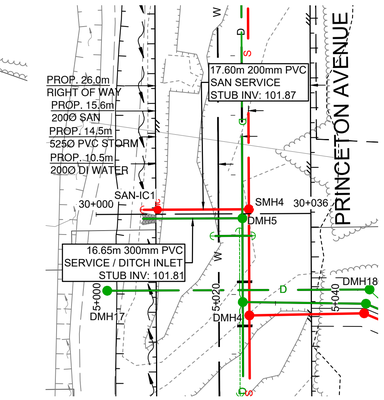
SERVICE LOCATION 1 - STORM / SANITARY PLAN

SCALE 1:500



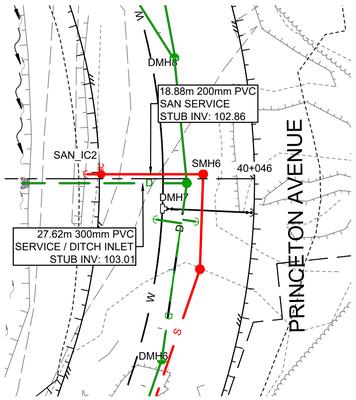
SERVICE LOCATION 2 - STORM / SANITARY PLAN

SCALE 1:500



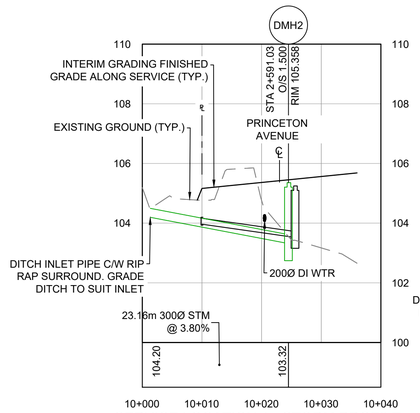
SERVICE LOCATION 3 - STORM / SANITARY PLAN

SCALE 1:500



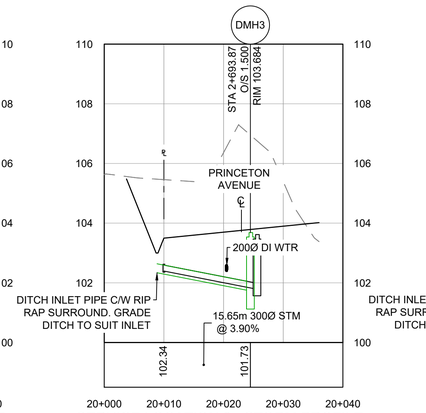
SERVICE LOCATION 4 - STORM / SANITARY PLAN

SCALE 1:500



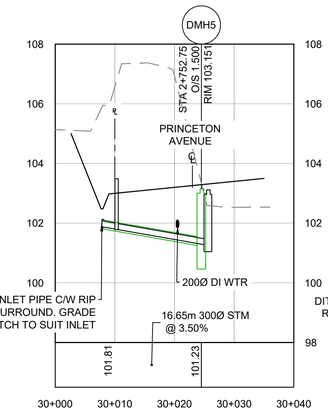
SERVICE LOCATION 1 - STORM PROFILE

SCALE 1:500H, 1:100V



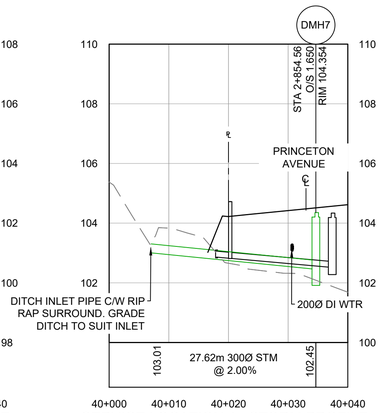
SERVICE LOCATION 2 - STORM PROFILE

SCALE 1:500H, 1:100V



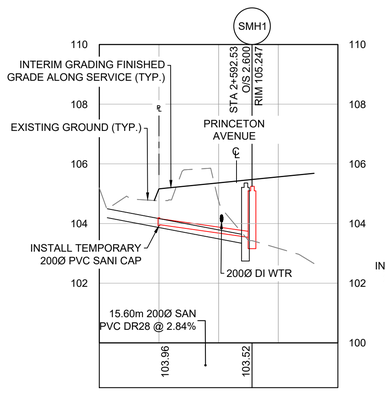
SERVICE LOCATION 3 - STORM PROFILE

SCALE 1:500H, 1:100V



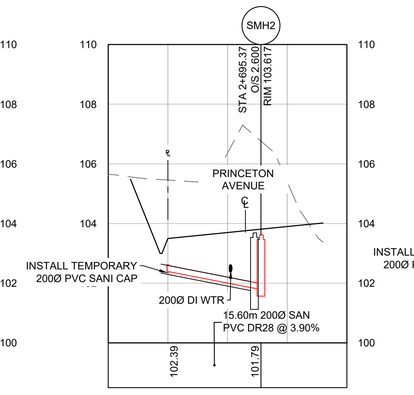
SERVICE LOCATION 4 - STORM PROFILE

SCALE 1:500H, 1:100V



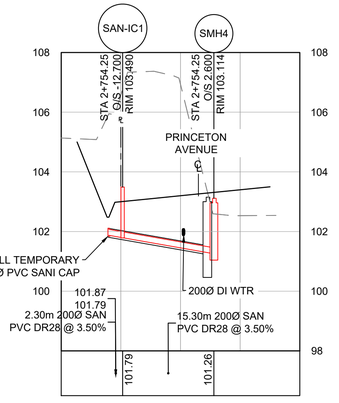
SERVICE LOCATION 1 - SANITARY PROFILE

SCALE 1:500H, 1:100V



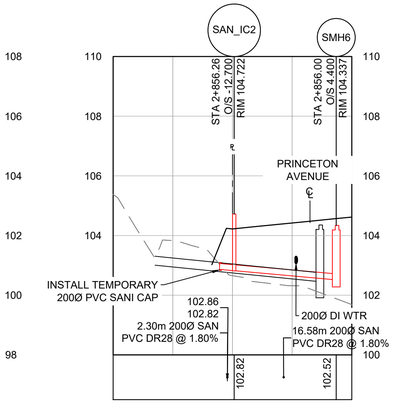
SERVICE LOCATION 2 - SANITARY PROFILE

SCALE 1:500H, 1:100V



SERVICE LOCATION 3 - SANITARY PROFILE

SCALE 1:500H, 1:100V



SERVICE LOCATION 4 - SANITARY PROFILE

SCALE 1:500H, 1:100V

1:500 (HORZ) 0 10 20 m

1:100 (VERT) 0 2 4 m

IFT DESIGN NO. 32176

PLOT DATE: February 12, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

STORM SEWER

PRINCETON AVENUE
SERVICE CONNECTIONS

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER J. BUSH ENGINEER 2026.02.18

ISL Engineering and Land Services
#201 - 3999 Henning Drive, Burnaby, BC, V5C6P9
T: (604)629-2699 F: (604)629-2698

SCALE	SCALE	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 14 OF 22 REV. B

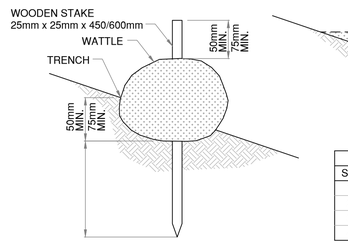
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_Sht_03_Storm.dwg

PROVISIONAL ITEMS

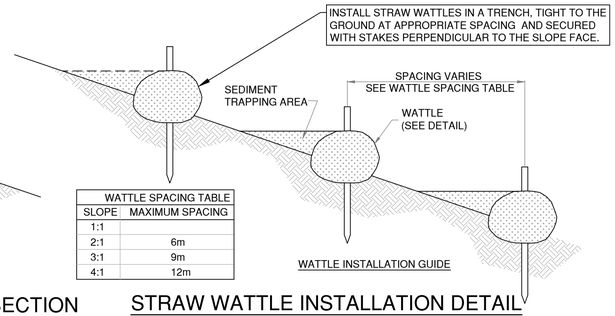
EROSION & SEDIMENT CONTROL GENERAL NOTES

1. ALL WORKS SHALL BE UNDERTAKEN AND COMPLETED IN A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT, SILT OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCE INTO ANY DRAINAGE SYSTEM OR WATERCOURSE AS PER THE CITY OF COQUITLAM " STREAM AND DRAINAGE SYSTEM PROTECTION BYLAW NO. 4403, 2013" AND BC WATER QUALITY GUIDELINES.
2. PRIOR TO COMMENCING WORKS WITHIN 30m OF A WATERCOURSE, ALL ENVIRONMENTAL APPROVALS, PERMITS, NOTIFICATIONS AND AUTHORIZATIONS MUST BE SECURED, AND KEPT ONSITE DURING CONSTRUCTION ACTIVITIES.
3. 3. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE NO PERSON SHALL CAUSE OR PERMIT TO BE RELEASED DIRECTLY OR INDIRECTLY INTO THE DRAINAGE SYSTEM ANY SEDIMENT, EARTH, CONSTRUCTION OR EXCAVATION WASTES, CEMENT, CONCRETE, OR OTHER SUBSTANCES WHICH MIXED WITH WATER WILL RESULT IN A pH VALUE OUTSIDE THE RANGE OF 6.5 TO 8.0, OR A DISCHARGE EXCEEDING A TURBIDITY LEVEL OF 25 NTU, EXCEPT DURING AND FOR 24 HOURS FOLLOWING A SIGNIFICANT RAIN EVENT (25mm OF RAIN WITHIN A 25 HOUR PERIOD) A DISCHARGE EXCEEDING 100 NTU.
4. THE BURKE MOUNTAIN RAIN GAUGE WILL BE REFERENCED FOR RAINFALL DETERMINATION AND INSPECTION FREQUENCY DETERMINATION.
5. THE WORKS SHOWN SHALL BE A MINIMUM REQUIREMENT. THE CONTRACTOR SHALL MODIFY AND/OR PROVIDE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO ACCOMMODATE CONSTRUCTION ACTIVITIES AND ACHIEVE THE DISCHARGE REQUIREMENTS OF THE BYLAW.
6. PRIOR TO WORKS A PRE-CONSTRUCTION SITE MEETING WILL BE ARRANGED AMONGST THE MANAGING ENGINEER, CONTRACTOR'S SITE SUPERVISOR AND ESCS.
7. ESC MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
8. AN EROSION AND SEDIMENT CONTROL SUPERVISOR (ESCS) WILL BE RETAINED BY THE CITY TO INSPECT SITE ACTIVITIES TO ENSURE CONFORMANCE WITH THIS PLAN AND COMPLIANCE WITH THE ESC BYLAW.
9. SRE INSPECTIONS WILL BE COMPLETED 48 HOURS PRIOR TO FORECASTED SIGNIFICANT RAINFALL EVENT (SRE) OR DURING AND WITHIN 24 HOURS OF AN SRE. SRE ESC REPORTING WILL TAKE PLACE WITHIN 7 DAYS OF MONITORING EVENT.
10. THE CONTRACTOR SHALL OBTAIN SUFFICIENT QUANTITIES OF SILT FENCING, STRAW, CLEAN GRANULAR MATERIAL, POLYETHYLENE SHEETING, ETC PRIOR TO COMMENCING GROUND DISTURBANCE ACTIVITIES.
11. EXPOSED SOIL STOCK PILES ARE TO BE COVERED WITH ONE LAYER OF 6MIL POLY AND WEIGHTED OR STAPLED INTO PLACE. SEE DETAIL THIS SHEET.
12. EXPOSED SLOPES AND/OR CUT SLOPES TO BE COVERED WITH ONCE LAYER OF 6MIL POLY AND WEIGHTED OR STAPLED INTO DURING SIGNIFICANT RAIN EVENTS.
13. THE CONTRACTOR SHALL INSTALL EFFECTIVE ESC FACILITIES TO PREVENT ENTRY OF SEDIMENT INTO WATERCOURSES AND DRAINAGE SYSTEM.
14. 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 FENCING, RE-STAKING FALLEN SILT FENCING, DISPOSAL OFFSITE OF DEBRIS AND SEDIMENT, REPLACING FOULED GRAVEL EGRESS PADS AND CLEANING OUT ANY SEDIMENT CONTROL SWALES.
15. THE CONTRACTOR IS TO AVOID EARTH DISTURBING ACTIVITIES DURING SIGNIFICANT RAIN EVENTS LEADING TO GROUND SATURATION. SIGNIFICANT RAIN EVENTS AND GROUND SATURATION WILL BE DETERMINED BY THE ESCS BASED UPON ON-THE-GROUND INVESTIGATION.
16. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OR 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).
17. MINIMIZE EXPOSURE OF MINERAL SOILS DURING THIS PHASE OF WORKS BY APPLICATION OF STRAW. APPLY STRAW TO 3cm OR WHEN UNDERLYING SOILS ARE NOT VISIBLE. RE-APPLY STRAW, AS IT DEGRADES. THE USE OF HAY SHALL BE AVOIDED AS IT MAY CONTAIN SEEDS OF INVASIVE PLANTS.
18. TRUCK EGRESS PADS SHALL BE CONSTRUCTED AT THE ENTRANCE/EXIT OF THE SITE. SEE DETAIL THIS SHEET.
19. WHEN THE EGRESS PAD BECOMES FOULED, IT WILL BE SCARIFIED TO REMOVE OCCLUDING SEDIMENTS, AND ADDITIONAL CLEAN MATERIAL WILL BE ADDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
20. ANY SEDIMENT TRANSPORTED ONTO CITY STREETS IS TO BE IMMEDIATELY SWEPT.
21. IF THE ROCK ACCESS PAD AND ROAD SWEEPING IS INEFFECTIVE AT CONTROLLING TRACKING OF SEDIMENT FROM THE SITE, A WHEEL WASH WILL HAVE TO BE INSTALLED AT THE CONTRACTOR'S EXPENSE.



TYPICAL STRAW WATTLE SECTION

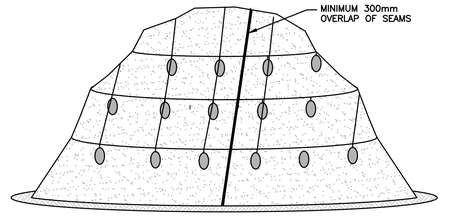
SCALE: NTS



WATTLE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1:1	
2:1	6m
3:1	9m
4:1	12m

STRAW WATTLE INSTALLATION DETAIL

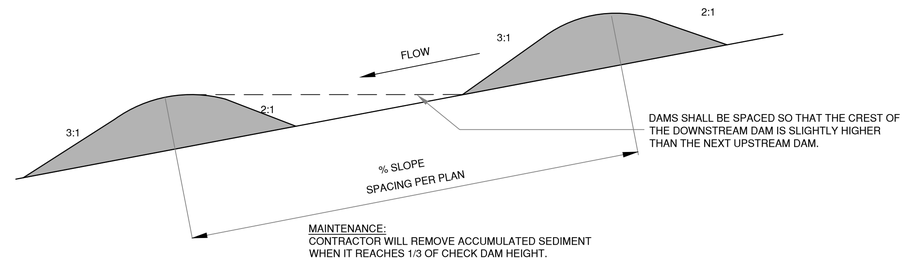
SCALE: NTS



NOTES:
1. MINIMUM 300mm OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. 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

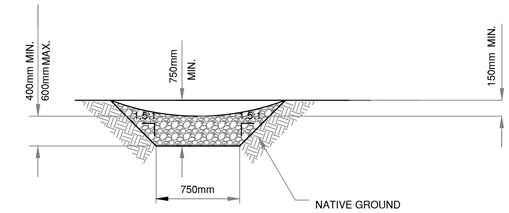
SCALE: NTS



MAINTENANCE:
CONTRACTOR WILL REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 OF CHECK DAM HEIGHT.

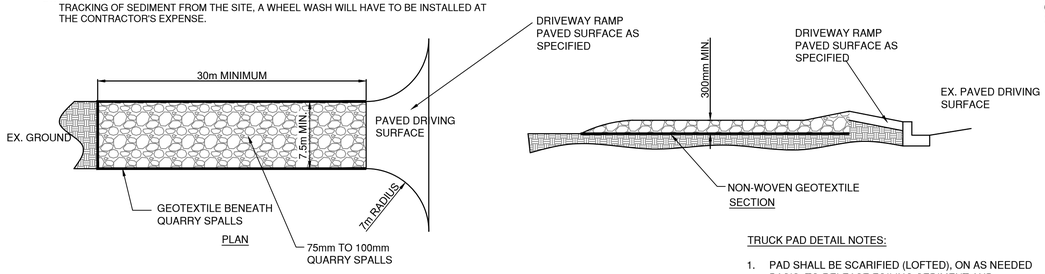
SEDIMENT CONTROL CHECK DAM - ELEVATION

SCALE: NTS



SEDIMENT CONTROL CHECK DAM - SECTION

SCALE: NTS

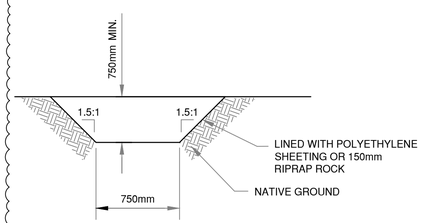


TEMPORARY TRUCK ACCESS PAD DETAIL

SCALE: NTS

TRUCK PAD DETAIL NOTES:

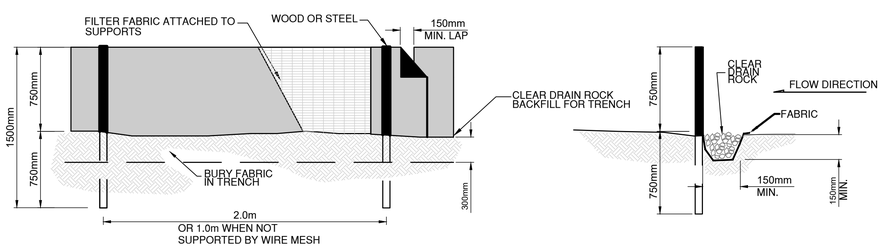
1. PAD SHALL BE SCARIFIED (LOFTED), ON AS NEEDED BASIS, TO RELEASE FOILING SEDIMENT AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE ENGINEER/ESC SUPERVISOR.
2. ADDITIONAL CLEAN MATERIAL MUST BE ADDED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE ENGINEER/ESC SUPERVISOR.
3. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE ENGINEER/ESC SUPERVISOR.



TYP. CONSTRUCTION

SEDIMENT SWALE SECTION

SCALE: NTS



SILT FENCE DETAIL

SCALE: NTS

PLOT DATE: January 28, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE

ESC NOTES AND DETAILS

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER JAMES BUSHELL ENGINEER
2026-02-18

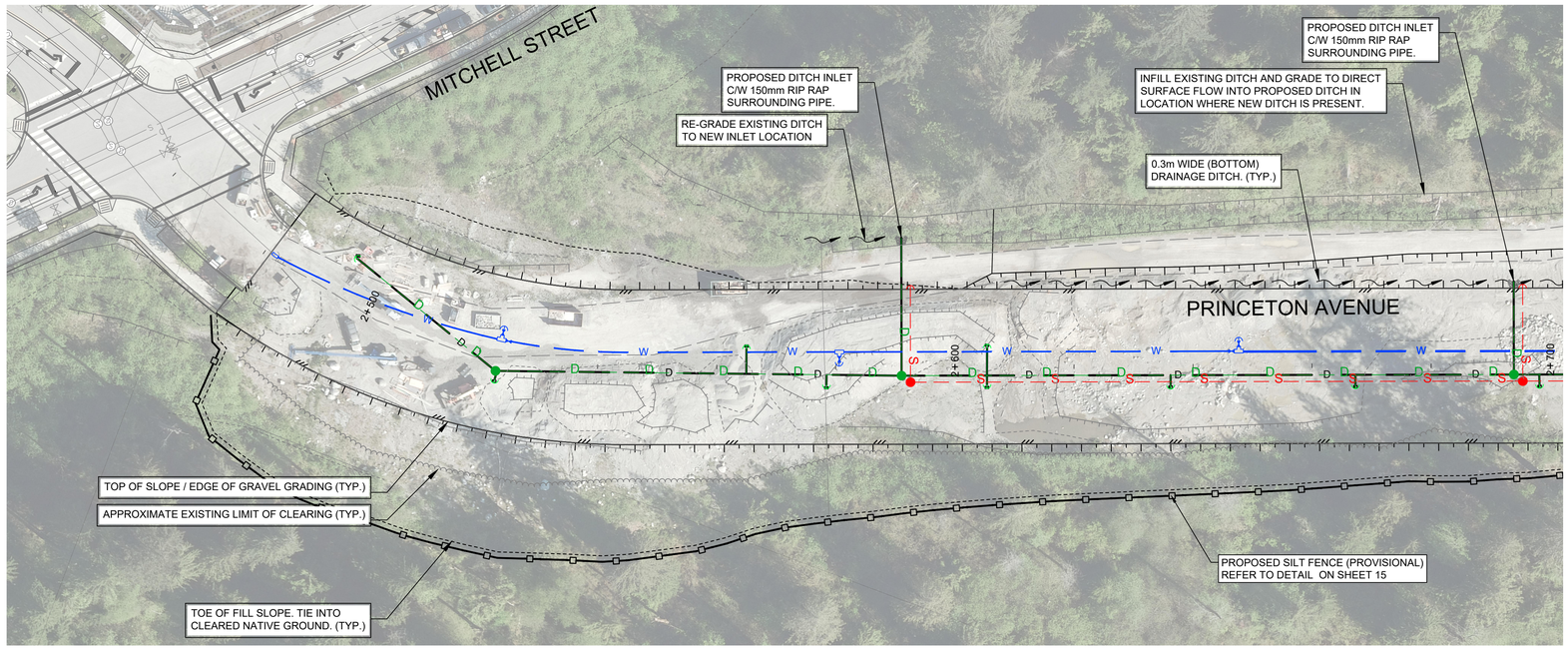
ISL Engineering and Land Services
201-3999 HENNING DRIVE, BURNABY, BC, V5C 6P8
T: (604)629-2699 F: (604)629-2698

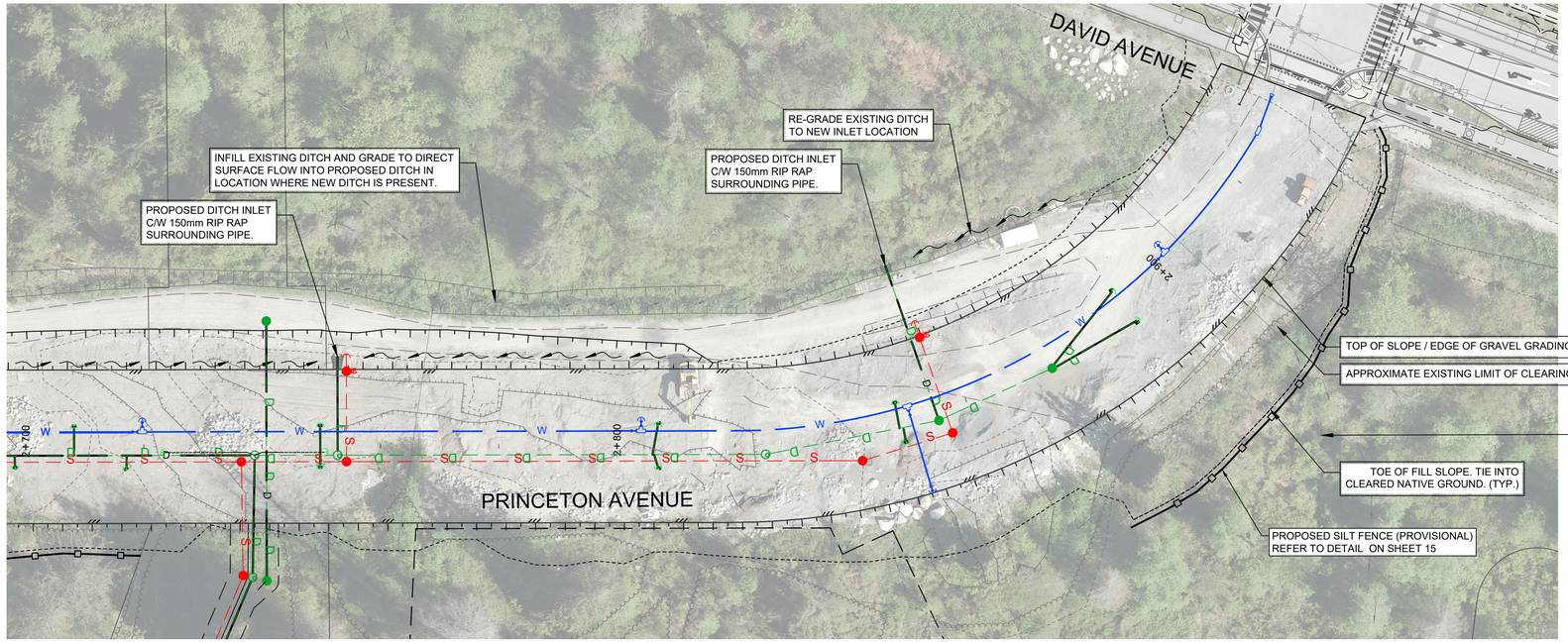
SCALE		DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB
			REV. B

DWG. NO. 15 OF 22

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_ESC.dwg





LEGEND

SILT FENCE

AT NO POINT SHALL TURBID WATER GENERATED ONSITE BE DISCHARGED—EITHER DIRECTLY OR INDIRECTLY—INTO NEARBY CREEKS (TYP.)

ALL SITE RUNOFF MUST BE CONTAINED, TREATED, AND MANAGED IN ACCORDANCE WITH THE APPROVED ESC MEASURES PRIOR TO RELEASE.

1:500 0 10 30m

PLOT DATE: January 28, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE

ESC PLAN

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER J. BUSH
2026-02-18

ISL Engineering and Land Services
201-3999 HENNING DRIVE, BURNABY, BC, V5C 6P8
T: (604)629-2696 F: (604)629-2698

SCALE	1:500	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB
			REV. B

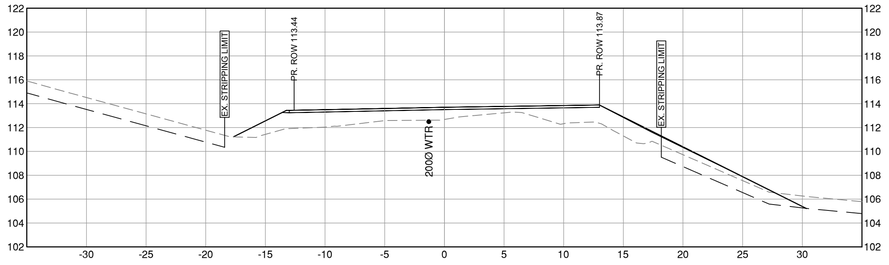
IFT DESIGN NO. 32176

DWG. NO. 16 OF 22

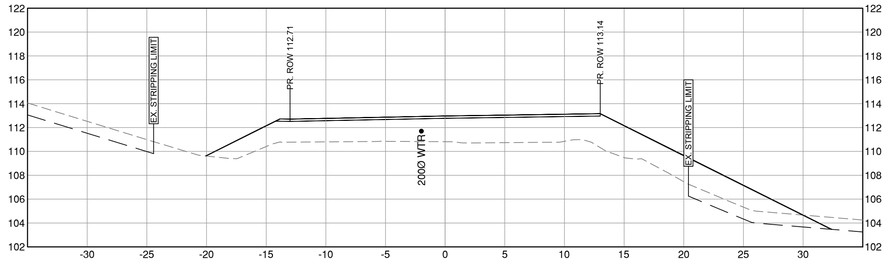
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_ESC.dwg

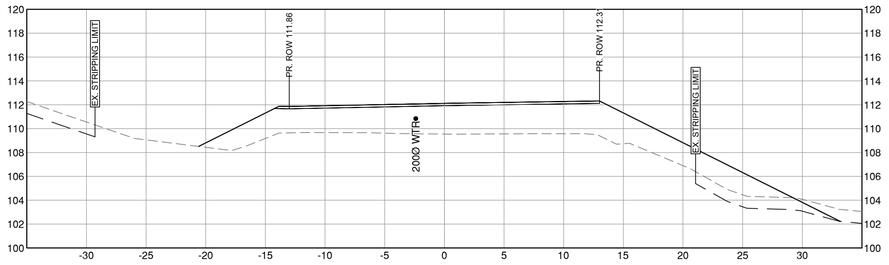
2+490



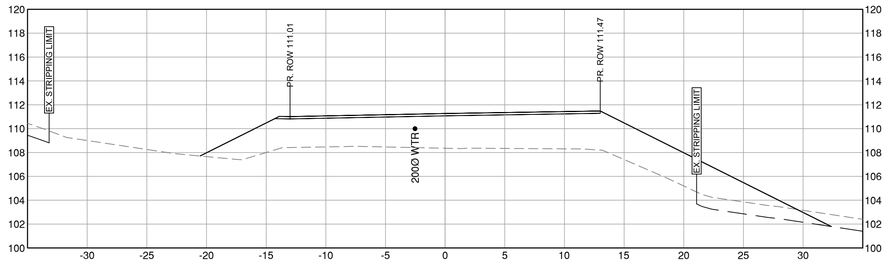
2+500



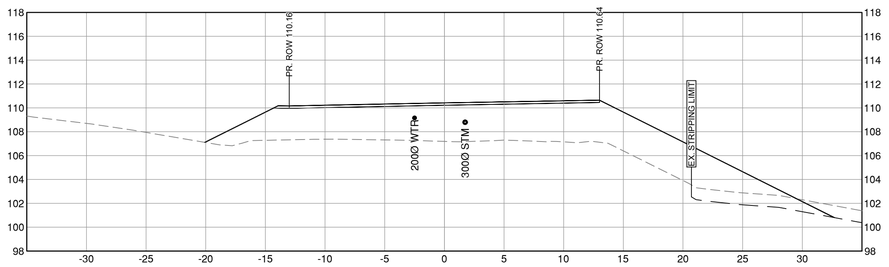
2+510



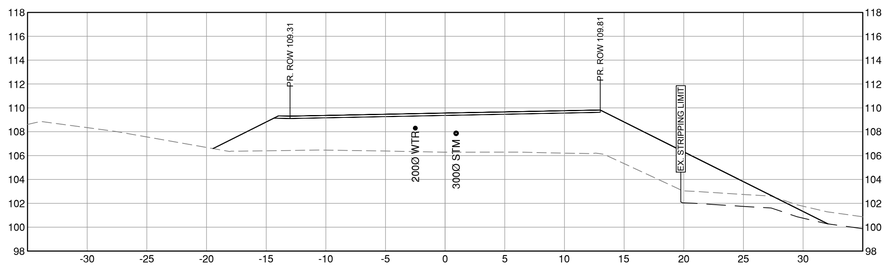
2+520



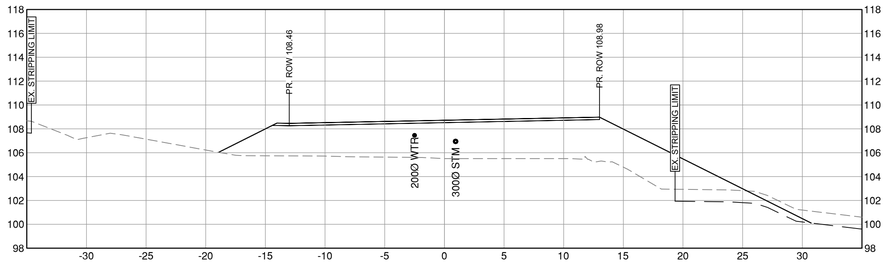
2+530



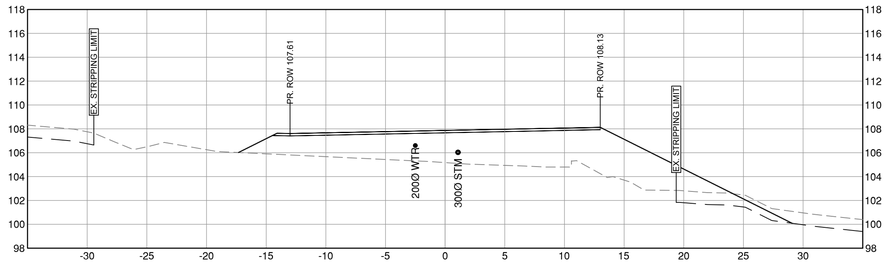
2+540



2+550



2+560



PLOT DATE: January 28, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
STA 2+490 TO STA 2+560

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER J. BUSH
2026-02-18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

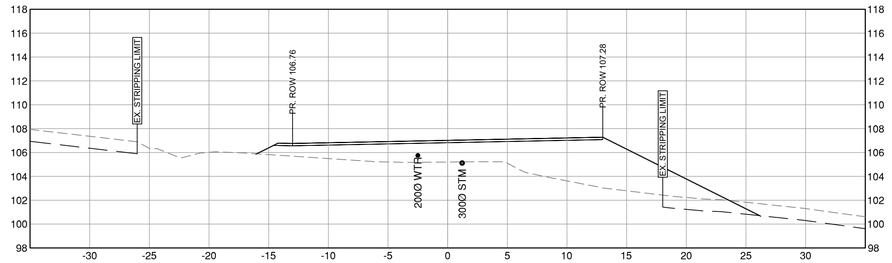
SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB
			REV. B

DWG. NO. 17 OF 22

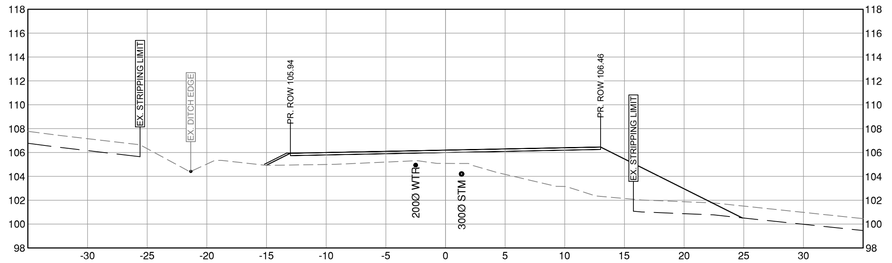
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKWACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_05_Sections.dwg

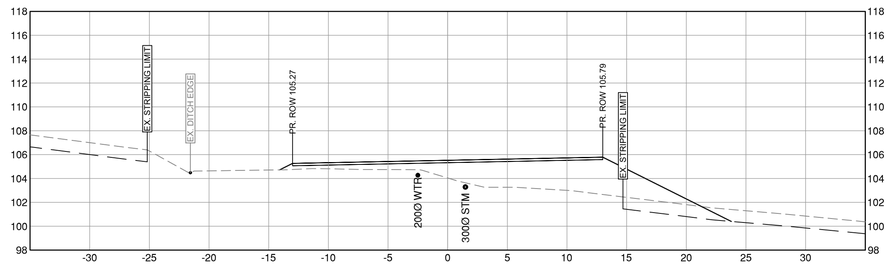
2+570



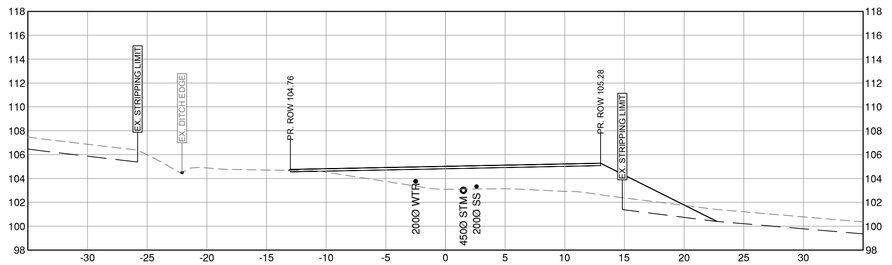
2+580



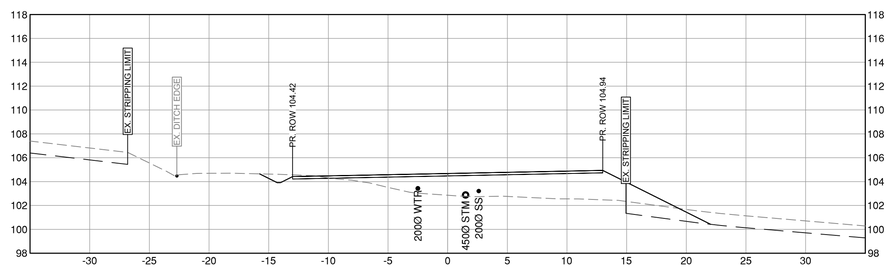
2+590



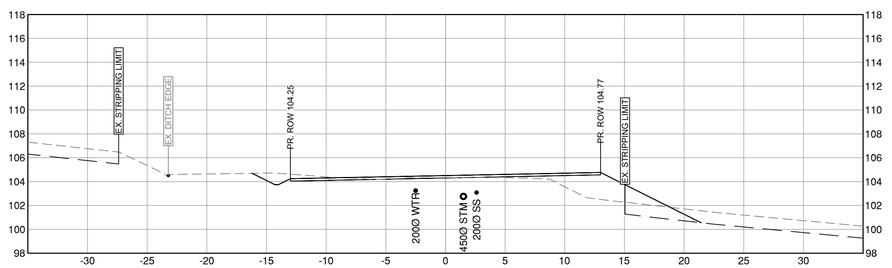
2+600



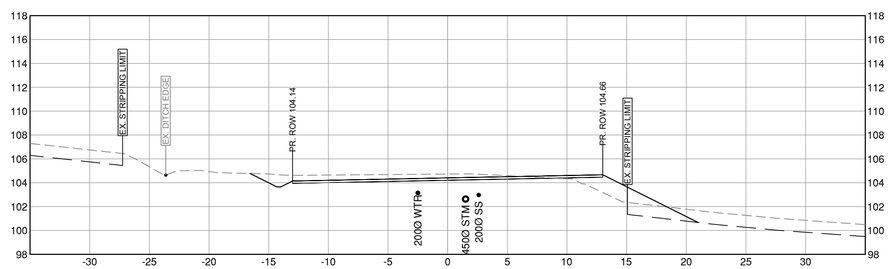
2+610



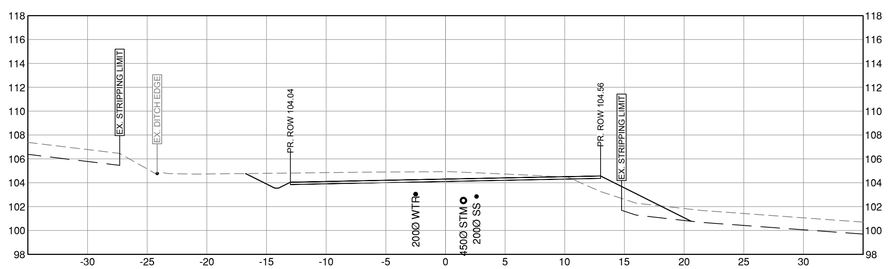
2+620



2+630



2+640



PLOT DATE: January 28, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPRD
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE

STA 2+570 TO STA 2+640

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026-02-18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

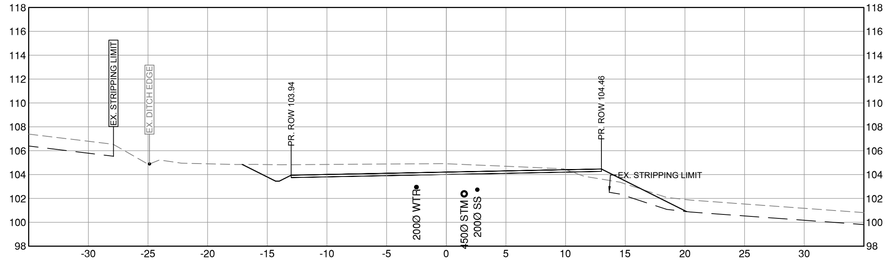
SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 18 OF 22
REV. B

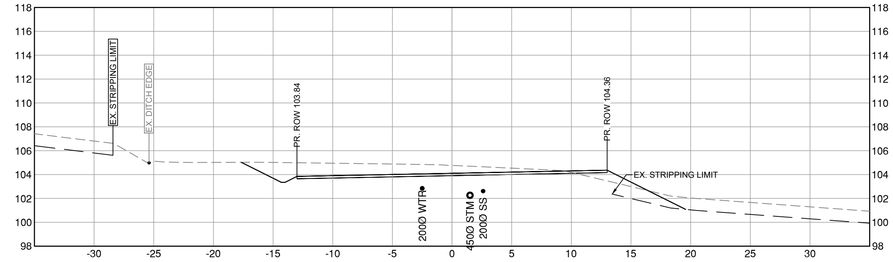
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSK\ACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_05_Sections.dwg

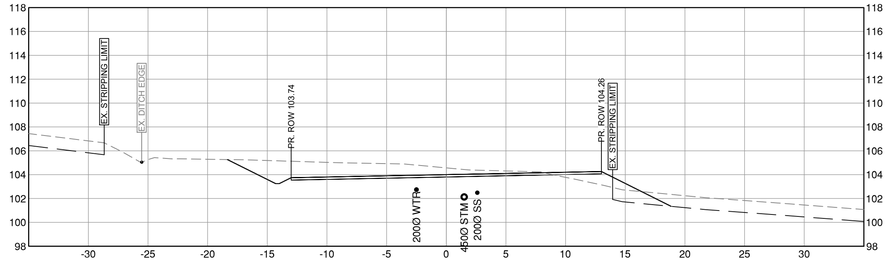
2+650



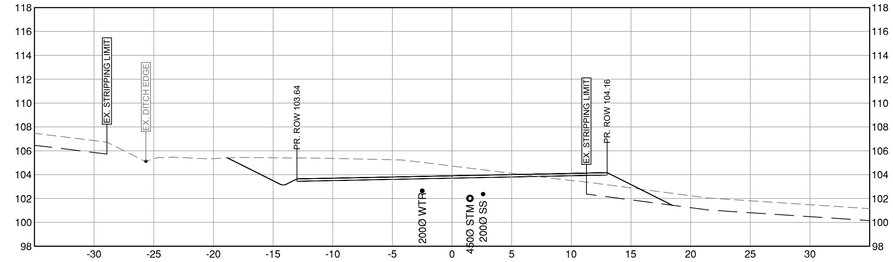
2+660



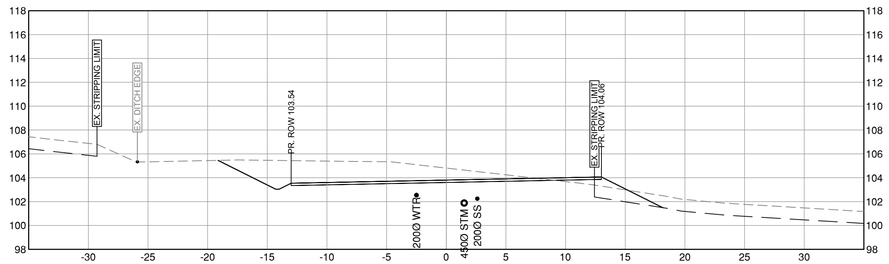
2+670



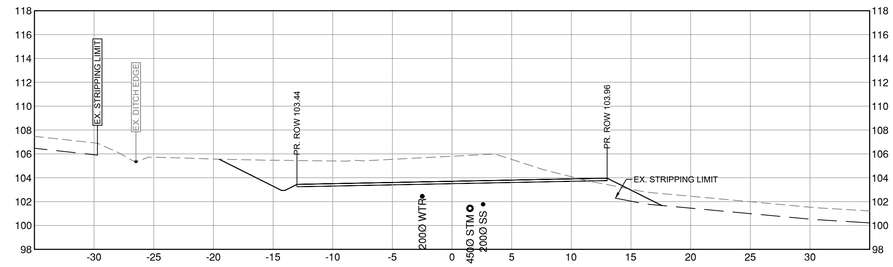
2+680



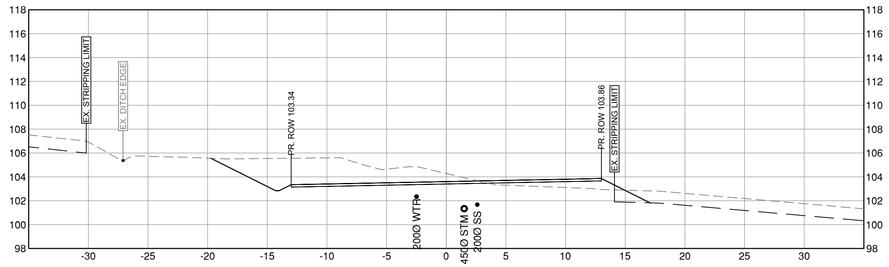
2+690



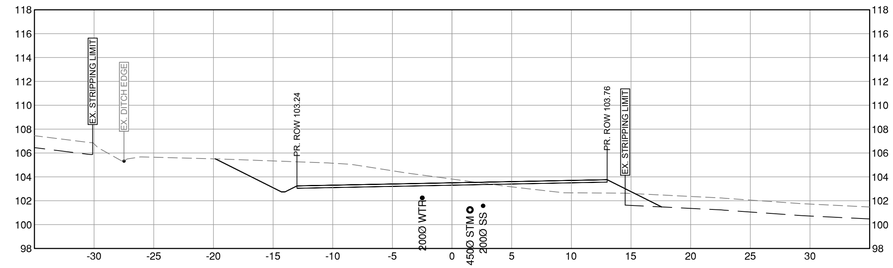
2+700



2+710



2+720



PLOT DATE: January 28, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
STA 2+650 TO STA 2+720

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
2026.02.18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

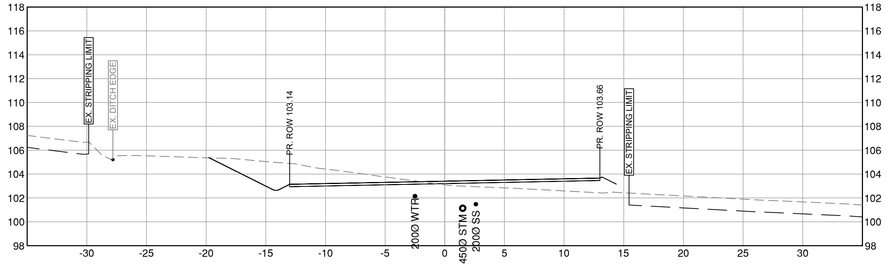
SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 19 OF 22
REV. B

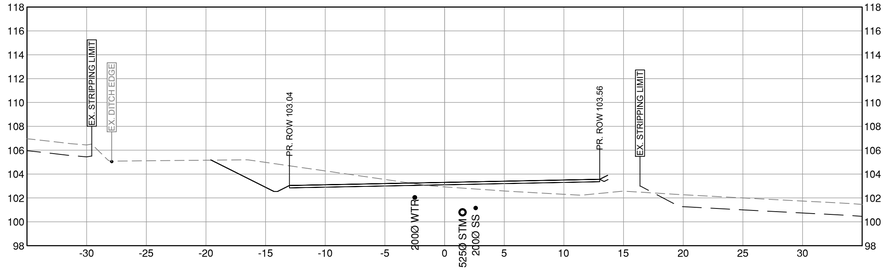
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKWACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_05_Sections.dwg

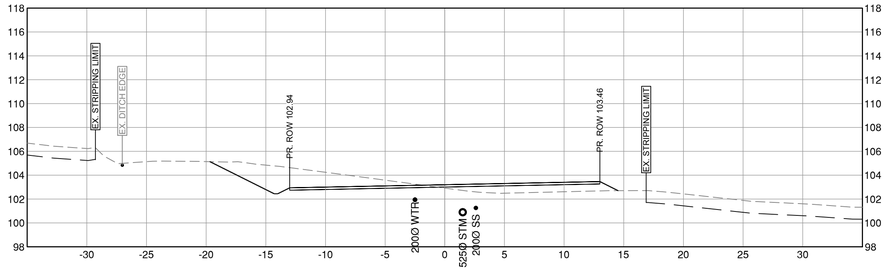
2+730



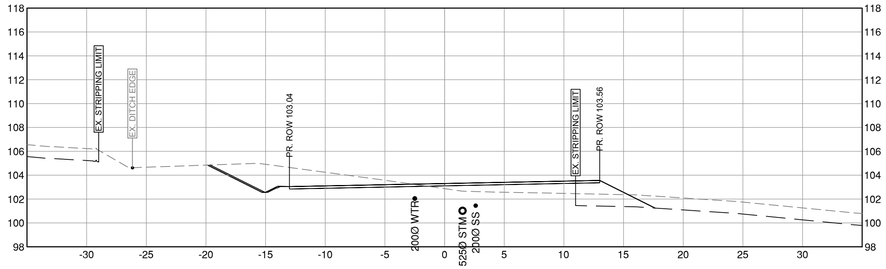
2+740



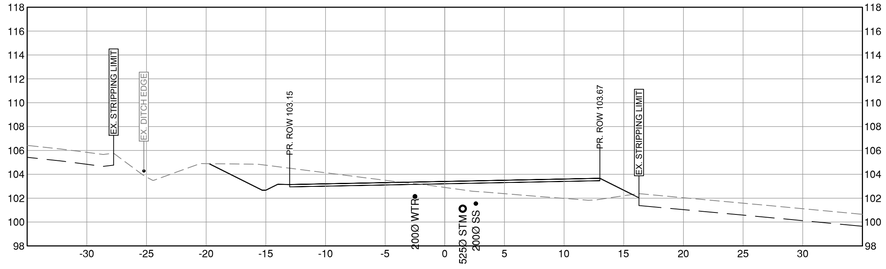
2+750



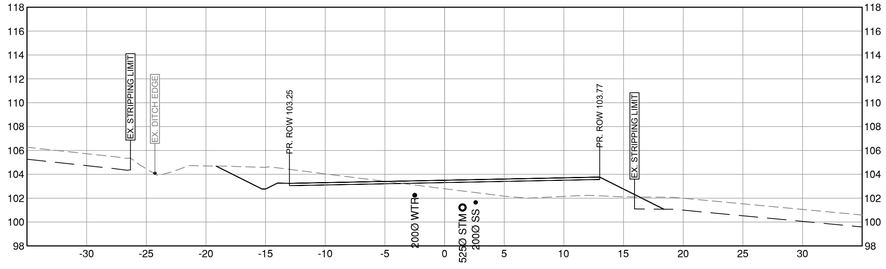
2+760



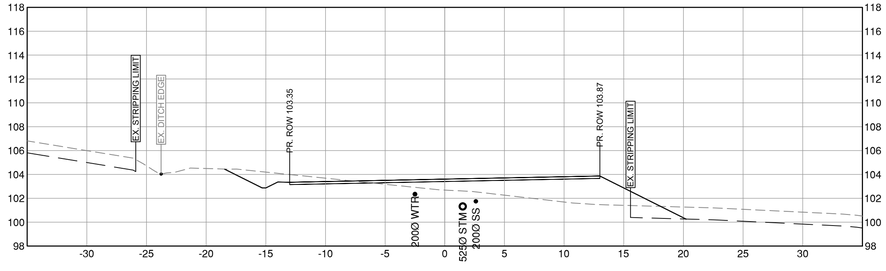
2+770



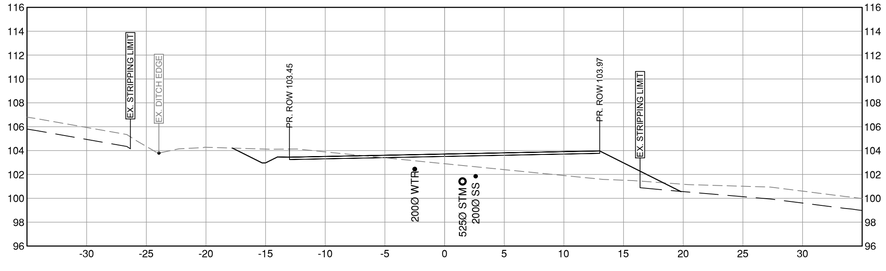
2+780



2+790



2+800



PLOT DATE: January 28, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
STA 2+730 TO STA 2+800

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRISTOPHER J. BUSH
2026.02.18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

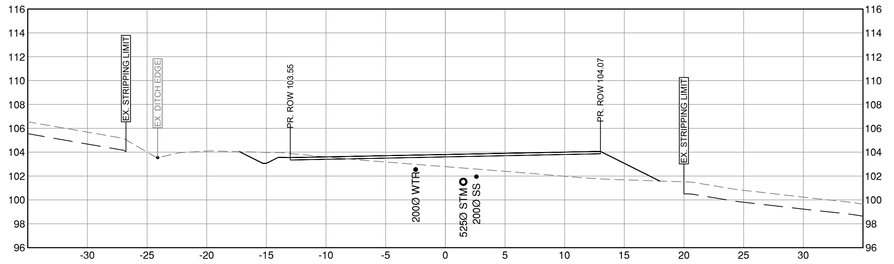
DWG. NO. 20 OF 22
REV. B

IFT DESIGN NO. 32176

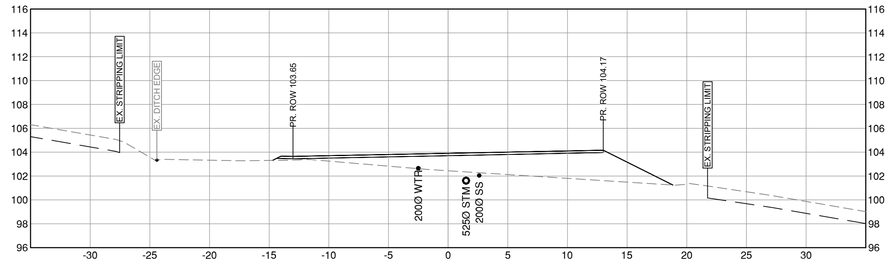
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKVAULT\Documents\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_Sht_05_Sections.dwg

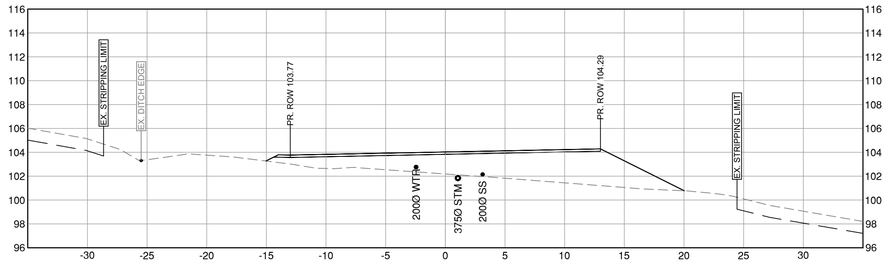
2+810



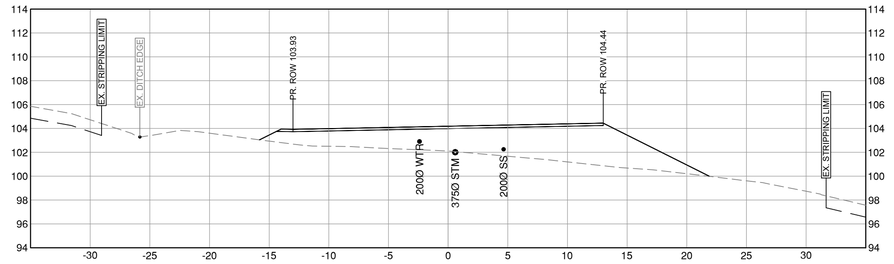
2+820



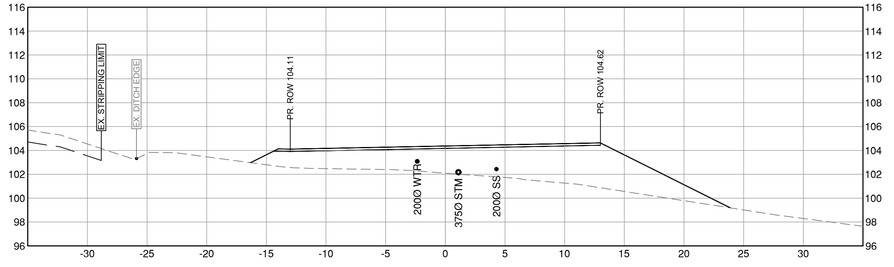
2+830



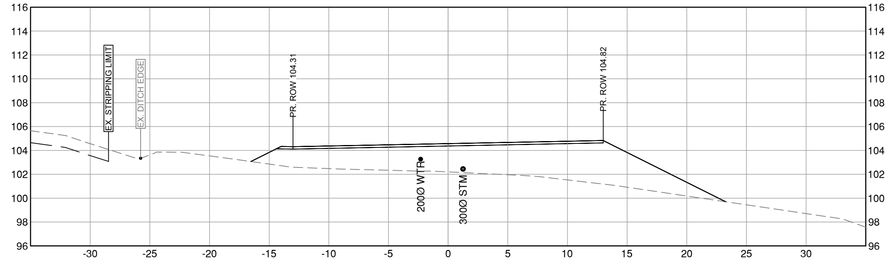
2+840



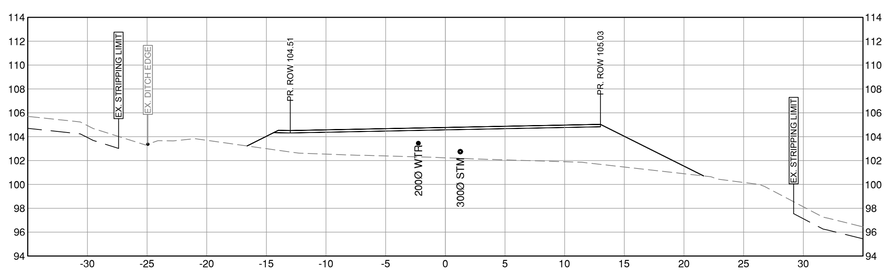
2+850



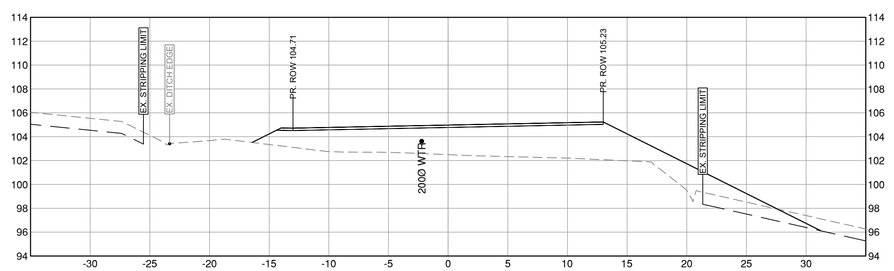
2+860



2+870



2+880



PLOT DATE: January 28, 2026

IFT DESIGN NO. 32176

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
STA 2+810 TO STA 2+880

PROFESSIONAL ENGINEER — CHRISTOPHER J. BUSH — LICENSED — 2026-02-18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

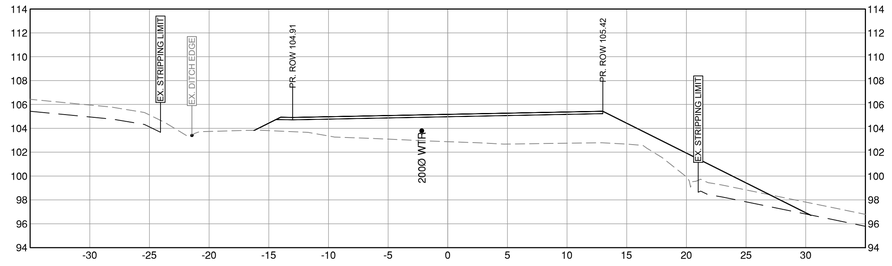
SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB
			REV. B

DWG. NO. 21 OF 22

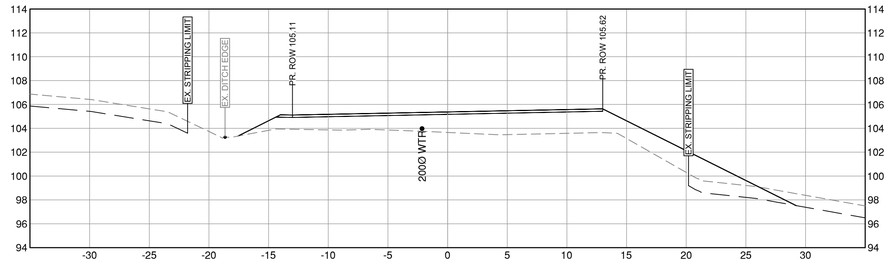
DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_05_Sections.dwg

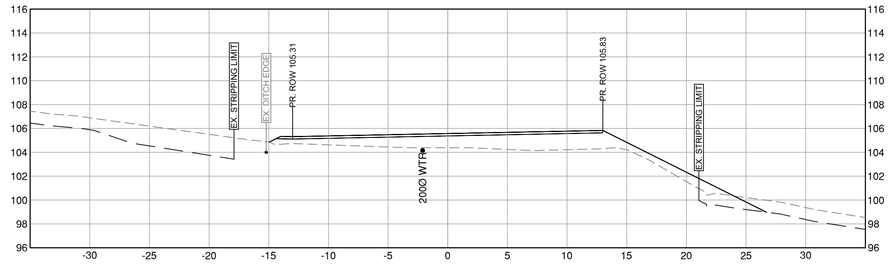
2+890



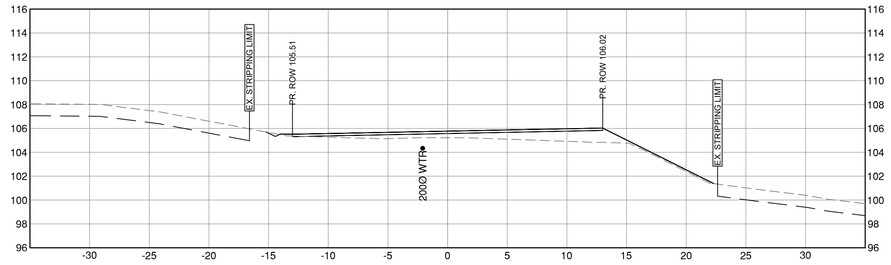
2+900



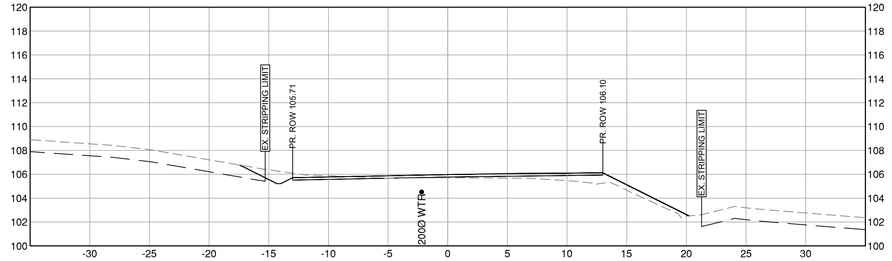
2+910



2+920



2+930



PLOT DATE: January 28, 2026

REV NO	REVISIONS	DATE	DRAWN	APPR'D
A	ISSUED FOR TENDER - DRAFT	2026-01-23	PM	CJB
B	ISSUED FOR TENDER	2026-02-12	PM	CJB

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

PRINCETON AVENUE
STA 2+890 TO STA 2+930

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — CHRISTOPHER J. BUSH — 2026.02.18

ISL Engineering and Land Services
#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698

IFT DESIGN NO. 32176

SCALE	1:250	DATE	JUN. 12, 2018
DRAWN BY	PM	DESIGN BY	PM
CHECKED BY	CJB	APPROVED BY	CJB

DWG. NO. 22 OF 22
REV. B

DESTROY ALL PRINTS BEARING PREVIOUS NO.

File: C:\ADSKACCDocs\ISL\32176\Project Files\20_Drafting\201_Production Sheets\32176_SH_05_Sections.dwg