GENERAL NOTES:

1. UNDERTAKE ALL SERVICING CONSTRUCTION IN ACCORDANCE WITH THE 1998 B.C. BUILDING CODE, INCLUDING PART 7, PLUMBING SERVICES AND, WHERE APPLICABLE, THE CURRENT CITY OF COURTENAY SPECIFICATIONS.
2. CIVIL ENGINEERING DRAWINGS DO NOT INCLUDE WORK WITHIN 1.0m OF BUILDING FOUNDATIONS (OR AS SHOWN ON THE DRAWINGS). REFER TO MECHANICAL DRAWINGS FOR DETAILS OF PLUMBING AND PERIMETER DRAINS.
3. ALL LEGAL AND TOPOGRAPHIC INFORMATION PROVIDED BY HOERBURGER LAND SURVEYORS.
4. ALL PROPOSED BUILDING AND PARKING LOT LAYOUT INFORMATION PROVIDED BY DAVID GOYER ARCHITECTS.
5. OBTAIN AND PAY FOR ROAD CUT PERMIT FROM CITY FOR WORK WITHIN THE PUBLIC ROAD (17th ST. AND CLIFFE AVE.).
6. PROVIDE 72 HOUR ADVANCE NOTICE TO THE CITY PUBLIC WORKS DEPT. (338–1525), PRIOR TO UNDERTAKING WORK WITHIN THE PUBLIC ROAD RIGHT OF WAY.

WATERMAINS:

1. PROVIDE MINIMUM 1.0m COVER FROM FINISHED GRADE, UNLESS OTHERWISE SHOWN.
2. WATERMAIN PIPE – PVC C–900, CLASS 150 (DR18).
   WATER SERVICE PIPE – EXPOSE AND MATCH EXISTING 50mmø SERVICE PIPE MATERIAL, AFTER CONFIRMING PIPE MEETS THE BUILDING CODE.
3. HYDRANTS – AWWA C–502, COMPRESSION TYPE. REFER TO CITY STD. DWG SF–1 FOR DETAILS OF PARTS & THREADS.
4. VALVES – AWWA C–509 & CITY STD. DWG. SF–2.
5. IN–LINE FITTINGS – CAST IRON (AWWA C–110) OR PVC CLASS 150 (AWWA C–907).
6. PROVIDE MIN. 3.0m HORIZONTAL AND 0.5m VERTICAL SEPARATION BETWEEN WATERMAIN AND ALL STORM/SANITARY PIPES. ADVISE ENGINEER IF SPECIFIED SEPARATION CANNOT BE MAINTAINED.
7. FLUSH, CHLORINATE & NEUTRALIZE WATERMAINS (AWWA C–601).
8. PRESSURE TEST WATERMAINS TO 150 PSI FOR 1 HOUR WITHOUT PRESSURE DROP.

STORM & SANITARY SEWERS:

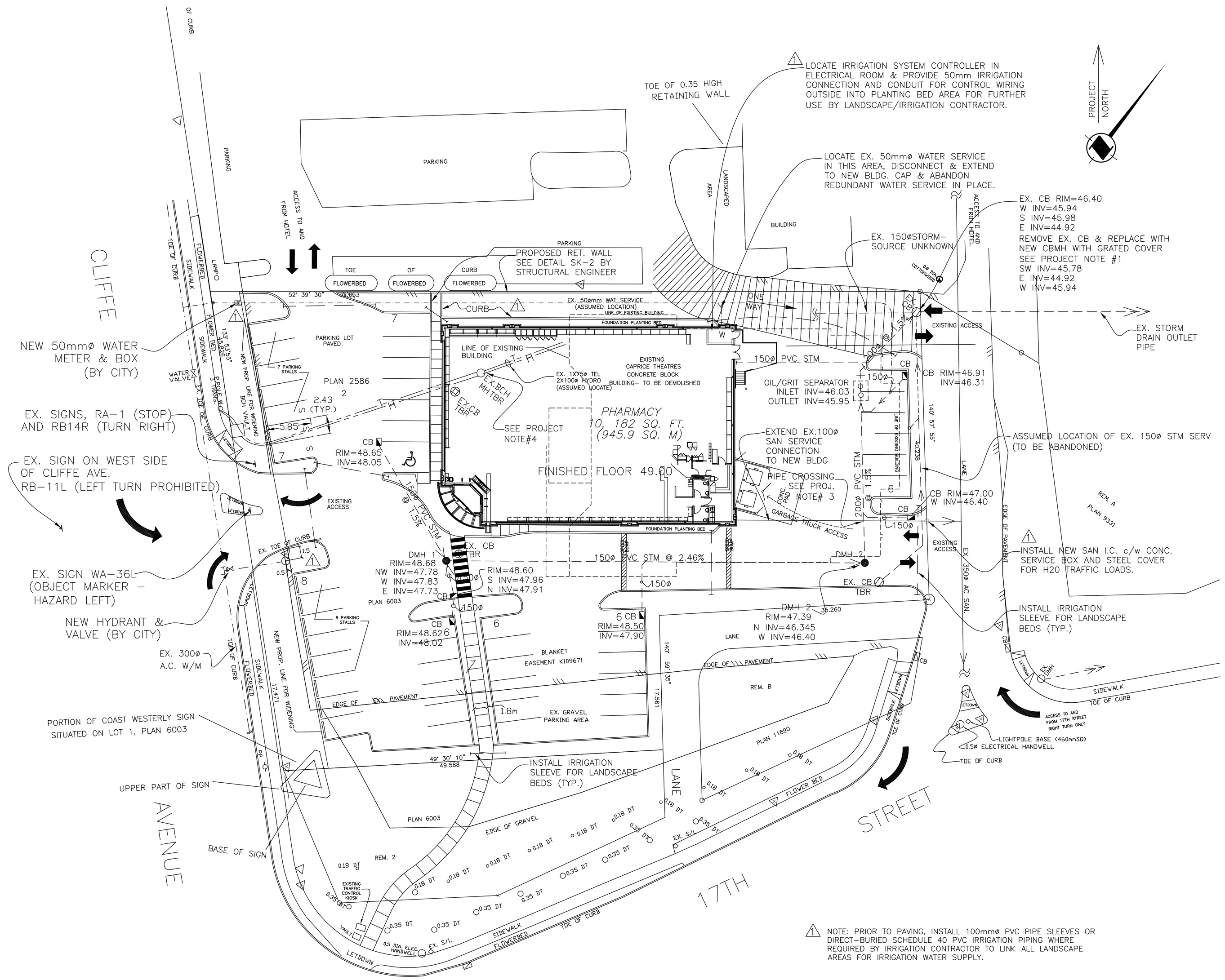
1. PIPES – 200 mm DIA. – PVC DR35 TO CSA B182.2
   – 100 & 150 mm DIA. – PVC DR28 TO CSA B182.2 UNLESS OTHERWISE NOTED
2. MANHOLES – PRECAST CONCRETE TO ASTM C–478 AND CITY STANDARDS (DWG SD–7); 1050mm I.D.; CAST–IN–PLACE OR PRECAST CONCRETE BASE WITH SMOOTH FINISH CONCRETE BENCHING. FOR CBMH– PROVIDE 600mm DEEP SUMP WITH NO BENCHING.
3. CATCHBASINS – PRECAST CONCRETE TO ASTM C–478 & CITY STANDARDS (DWG. SD–12) AND/OR MMCD STD. S11.
   – 600mm DIA. UNLESS OTHERWISE SHOWN.
4. CATCH BASIN RIM ELEVATIONS ARE DEPRESSED 25mm BELOW SURROUNDING ASPHALT.
5. INSTALL ALL LATERAL CONNECTIONS AT 2% GRADIENT UNLESS OTHERWISE SPECIFIED.
6. MAKE ALL IN–LINE PIPE CONNECTIONS USING FACTORY WYE FITTINGS. TEES NOT PERMITTED.
7. PROVIDE 90° ELBOW TRAPS ON CATCHBASIN OUTLET CONNECTIONS.
8. OIL/GRIT SEPARATOR – 1000 GAL. AS SUPPLIED BY HYLAND PRECAST INC. c/w 200mm ø PIPING, PRECAST CONCRETE RISER RINGS AND CAST IRON MAINTENANCE HOLE FRAMES & COVERS FOR TWO ACCESS OPENINGS.

PROJECT NOTES:

1. REMOVE EXISTING CATCHBASIN AT THE NE CORNER OF PROPERTY AND REPLACE WITH A 1050mmø CATCHBASIN MANHOLE WITH A GRATED INLET. PROVIDE A 90° ELBOW TRAP ON THE OUTLET PIPE.
2. REMOVE ALL EXISTING CATCHBASINS AND CAP OR PLUG ALL PIPES, ABANDONING SAME IN PLACE. IF ANY EXISTING PIPING IS ENCOUNTERED OUTSIDE THE NEW BUILDING ENVELOPE, ENSURE IT IS REDUNDANT AND ABANDON IN PLACE, CAPPING OR SEALING THE PIPES AS NECESSARY.
3. WHERE NEW STORM DRAIN CROSSES THE SANITARY SEWER SERVICE EXTENSION TO THE BUILDING, EXPOSE THE EXISTING SEWER CONNECTION AND CONFIRM ELEVATION TO VERIFY THERE WILL BE NO PIPE CROSSING CONFLICT. IF A CONFLICT IS DETERMINED CONTACT THE ENGINEER TO DETERMINE DESIGN ADJUSTMENTS, PRIOR TO PROCEEDING WITH PIPE INSTALLATION.
4. WHEN POWER IS NO LONGER REQUIRED FOR THE EXISTING BUILDING, ADVISE BC HYDRO & TELUS AND ARRANGE FOR THE DISCONNECTION AND REMOVAL OF POWER & TELEPHONE CABLES. UPON VERIFICATION OF CABLE REMOVAL, THE EXISTING BC HYDRO SECONDARY VAULT AND CONDUITS CAN BE DEMOLISHED AND REMOVED.

BENCHMARK:

ELEVATIONS ARE BASED ON ASSUMED LOCAL DATUM OF 50.00m. ELEVATIONS CAN BE CONVERTED TO GEODATIC DATUM BY SUBTRACTING 40.810m. ADJUSTMENT DERIVED FROM GEODETIC BM#88C503, HWY 19A BRIDGE, OVER THE COURTENAY RIVER, TABLET IN SOUTH FACE OF EAST CONCRETE ABUTMENT AT TRAFFIC GATE, 45cm WEST OF EAST END OF SQUARE CONCRETE BLOCK, 19cm BELOW TOP.



NOTE: PRIOR TO PAVING, INSTALL 100mmø PVC PIPE SLEEVES OR DIRECT–BURIED SCHEDULE 40 PVC IRRIGATION PIPING WHERE REQUIRED BY IRRIGATION CONTRACTOR TO LINK ALL LANDSCAPE AREAS FOR IRRIGATION WATER SUPPLY.

No.	Date	Revision	Dr	Ch
2	Feb 27/07	PER TENDER ADDENDA – FOR CONSTRUCTION	JMG	HM
1	Dec 14/06	AS PER CITY ENGINEERING COMMENTS AT BUILDING PERMIT APPLICATION	JMG	HM

BC 1 CALL — CALL BEFORE YOU DIG! 1-800-474-6886 — CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU PLAN TO DIG

MARTYN ENGINEERING LTD.
801B – 29th STREET
COURTENAY, B.C. V9N 7Z5
TELEPHONE (250)334–3846

C & H PROPERTIES INC.

SITE SERVICING PLAN
COURTENAY REXALL PHARMAPLUS
1604 CLIFFE AVE., CITY OF COURTENAY, B.C.

Engineer	Designed HM/JMG	Job No. 0609	City File No. 3320–20–3666
	Drawn JMG	Scale HOR. 1:250 VER. –	Drawing No. C3
	Chkd/Apprvd HM	Date 06/07/12	
	Acad File 0609base.dwg	Field Books – / Rev. No. 2	of 3