

REM EAST 1/2 SEC. 11



REM EAST 1/2

PRE-DESIGN

NOTES:

- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH MMCD PLATINUM EDITION VOLUME II, AND THE DISTRICT OF LAKE COUNTRY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 985, 2016 AND AMENDMENTS, AND BC BUILDING CODES 2018.
- VERIFY LOCATION AND GRADE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED STORM, SANITARY AND WATER MAINS.
- CONTRACTOR TO CALL BC ONE CALL (1-800-474-6886) PRIOR TO CONSTRUCTION.
- MEASURE INFORMATION (LOCATION/ELEVATION) ANY AND ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND FORWARD THIS INFORMATION TO CTQ CONSULTANTS LTD.
- CONNECTION TO EXISTING SANITARY, STORM, AND WATER TO BE COMPLETED BY CONTRACTOR CREWS UNDER SUPERVISION OF DISTRICT OF LAKE COUNTRY AT DEVELOPER'S EXPENSE.
- ENSURE MINIMUM COVER OVER WATERMAIN IS 1.5m.
- ENSURE WATERMANS HAVE HORIZONTAL SEPARATION, PIPE EDGE TO PIPE EDGE, OF 3.0m FROM STORM AND SANITARY MAINS AND A VERTICAL DIFFERENCE, PIPE EDGE TO PIPE EDGE, OF 0.45m AT CROSSINGS.
- WRAP WATERMAIN JOINTS WHERE IT IS NOT POSSIBLE TO ACHIEVE 0.45m VERTICAL AND/OR 3.0m HORIZONTAL SEPARATION FROM SANITARY OR STORM MAINS. (USE I.H.A. APPROVED WRAP).

- ALL LOT SERVICES TO BE EXTENDED 4.0m INSIDE OF PROPERTY LINE UNLESS OTHERWISE NOTED.
- MARK ALL SERVICE STUB LOCATIONS WITH 2x4 POST PAINTED AS PER MMCD; WATER-BLUE, SANITARY-RED, STORM-GREEN. MARK POSTS WITH SERVICE DEPTH.
- CONNECT ALL SEWER SERVICE WYES AT 45° FROM SPRING LINE AS MMCD DWG. S8.

SERVICING NOTES:

- EXTEND SERVICES TO EACH LOT PLATFORM AND MARK ALL SERVICE STUB LOCATIONS WITH 2x4 POST PAINTED AS PER MMCD; WATER-BLUE, SANITARY-RED, STORM-GREEN. MARK POSTS WITH SERVICE DEPTH.
- STORM SERVICE TO BE INSTALLED AS PER MMCD DWG. S8.
 - SANITARY SERVICE - INSPECTION CHAMBER TO BE INSTALLED 0.3m OFFSET FROM PROPERTY LINE (WITHIN ROAD RIGHT OF WAY) AS PER DISTRICT OF LAKE COUNTRY DLC S7a.
 - WATER SERVICE - CURB STOP TO BE INSTALLED 0.3m OFFSET FROM PROPERTY LINE (WITHIN ROAD RIGHT OF WAY) AS PER DISTRICT OF LAKE COUNTRY DRAWING DLC W2a.

UTILITY INSTALLATION

LOCATIONS AND OFFSETS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE COMPILED FROM THE MOST RECENT INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. PROPOSED LOCATION OF ALL SHALLOW UTILITY APPURTENANCES ARE SCHEMATIC ONLY, DETAILS MUST BE OBTAINED FROM EACH UTILITY COMPANY.

ELECTRICAL

ALL CONSTRUCTION TO CONFORM TO BC HYDRO SPECIFICATIONS AND THEIR DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT DRAWINGS.

TELEPHONE

ALL CONSTRUCTION TO CONFORM TO TELUS SPECIFICATIONS AND THEIR DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT DRAWINGS.

CABLE T.V.

ALL CONSTRUCTION TO CONFORM TO SHAW CABLE T.V. SPECIFICATIONS AND THEIR DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT DRAWINGS.

GAS

CARRIER PIPE IS REQUIRED AT ALL ROAD CROSSINGS TO FACILITATE GAS MAIN INSTALLATION. SEE GAS DESIGN DRAWINGS FOR INSTALLATION INSTRUCTIONS.

SITE CONTROL POINTS

CONTROL ID	PROJECT NORTHING	PROJECT EASTING	ELEVATION
IP1	5544764.424	329059.264	470.170
IP2	5544779.025	328948.876	458.931
IP3	5544091.470	328886.969	427.196
CP500	5544647.775	329085.004	488.553

MONUMENT

TABLET NO.	PROJECT NORTHING	PROJECT EASTING
96H2120	5543606.245	328693.025

CONVERSION TYPE SCALE FACTOR

GROUND (PROJECT) TO GRID (UTM)	0.99988475
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- GEODETIC ELEVATIONS ARE BASED ON CGVD28 DATUM.
- SURVEYORS ARE RESPONSIBLE FOR VERIFYING DATA. ANY CHANGE IN SURVEYOR OR EQUIPMENT SURVEY RESIDUAL SHOULD BE CALIBRATED.
- CTQ DESIGN IS BASED ON LOCALIZED PROJECT COORDINATE SYSTEM. HORIZONTAL DISTANCES ARE GROUND LEVEL DISTANCES. CONTROL POINTS ARE BASED ON SURVEY BY ALLTERRA LAND SURVEYING LTD. DATED APRIL 4, 2025.

Legend

existing	proposed	existing	proposed
Water	Sanitary Sewer	Storm Sewer	Gas
Hydro, Tel, Cable	O/H Utility	Edge of Asphalt	Survey Control
Blowoff	Hydrant	Water Valve	San Manhole
Cleanout	Catch Basin	Drywell	Utility Pole
Lamp Standard			

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
2	25.06.03	ST	FOR CONSTRUCTION - IHA ONLY	ST					
1	25.04.30	VB	FOR PRE-DESIGN	GW					



Drawn	TF
Design	GW/TF
Approved	
Date	JUNE 2025
Scale	1:500

CITY FILE # S2016-022 04061-20

DISTRICT OF LAKE COUNTRY
ENGINEERING DEPARTMENT

COPPER HILL
PHASE 4
COMPOSITE UTILITY PLAN

Division MUNICIPAL

Drawing No. **G-401** Rev No. **0**

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