

MILLER PARK FIELD

MILLER PARK, 900 OAKVIEW ST | COQUITLAM | BC

LANDSCAPE PLANS



3		
2	2024/07/17	ISSUED FOR RFP
1	2024/07/05	ISSUED FOR REVIEW
NO.	DATE: (y/m/d)	DESCRIPTION:
ISSUES & REVISIONS:		
SEAL:		



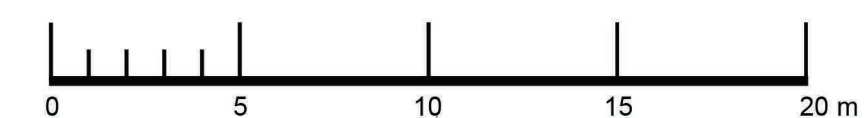
PROJECT NAME:
MILLER PARK FIELD

PROJECT ADDRESS:
**MILLER PARK, OAKVIEW STREET,
COQUITLAM, BC**

DRAWING TITLE:
EXISTING PLAN

SCALE:	1:200
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	230885-L

DRAWING NO.:
L1



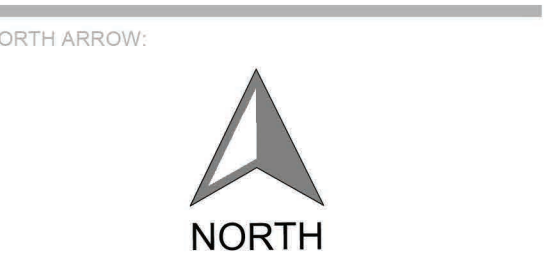
GENERAL NOTES

1. BACK STOP TO BE REPLACED. BACK STOP FOOTINGS TO BE COORDINATED WITH STRUCTURAL. FINAL APPROVAL FOR BACK STOP DETAILS TO BE GIVEN BY THE CITY OF COQUITLAM.
2. OUTFIELD SOD TO BE REPLACED. SOD/SEED TO BE CONFIRMED BASED ON PROJECT TIMELINES. REVIEW SOIL COMPOSITION AND SEED MIXTURE PRIOR TO COMMENCEMENT. FINAL APPROVAL TO BE GIVEN BY THE CITY OF COQUITLAM.

LEGEND

- LIMIT OF WORK
- - - PROPERTY LINE
- - - 1.2M CHAIN LINK FENCE
- TURF
- CONCRETE WALKWAY
- EXISTING VEGETATION
- EXISTING GRAVEL ACCESS
- EXISTING TREE
- ROCK DUST
- EXISTING ASPHALT TRAIL

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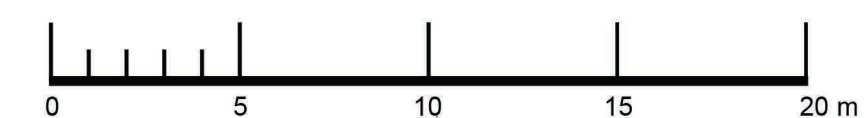
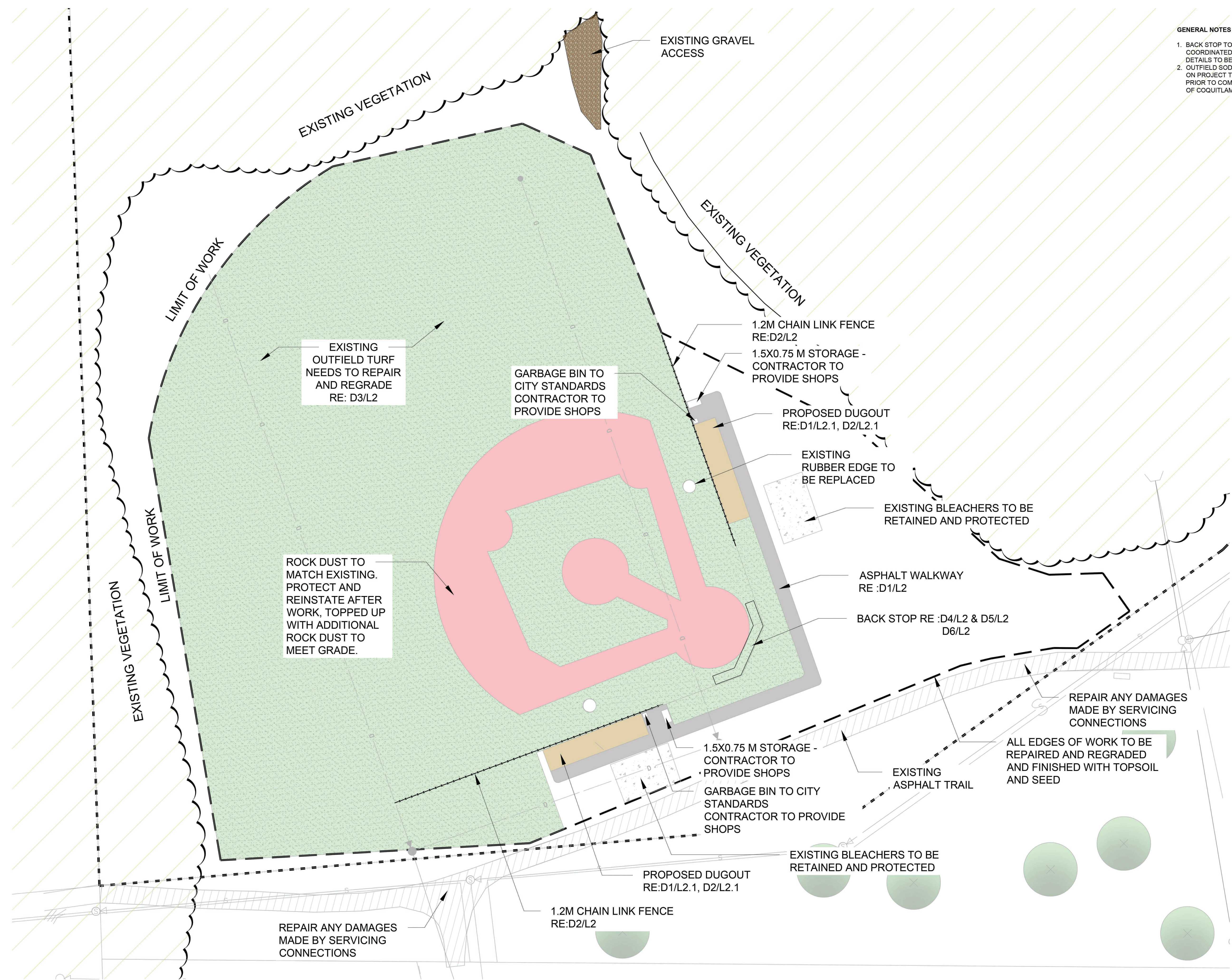
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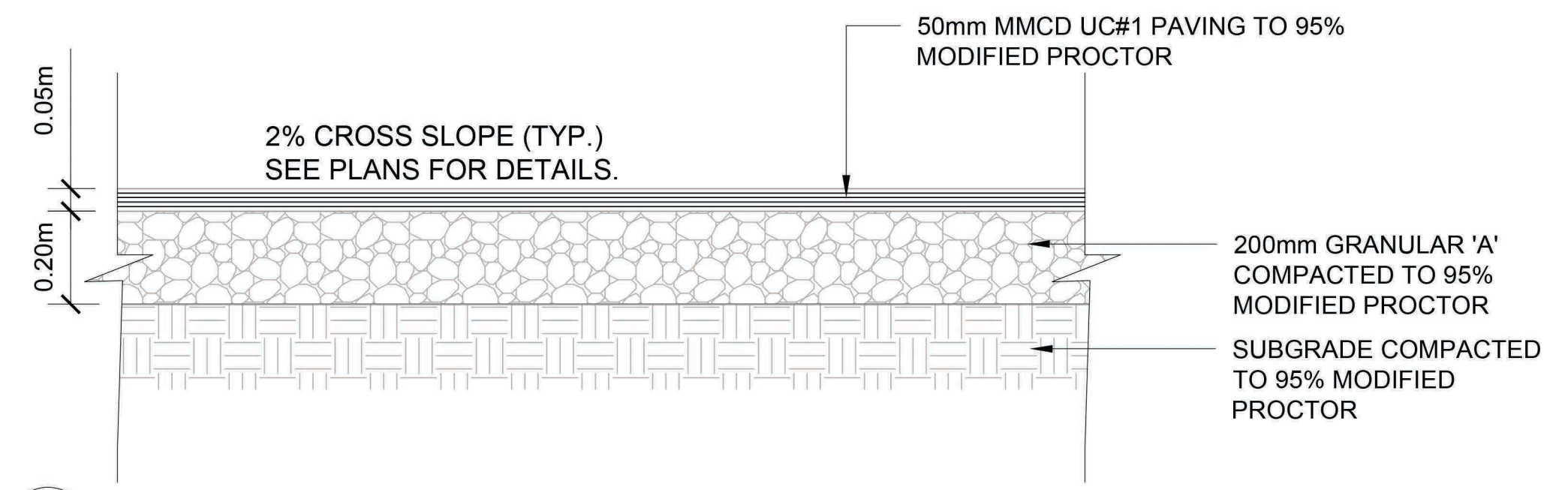
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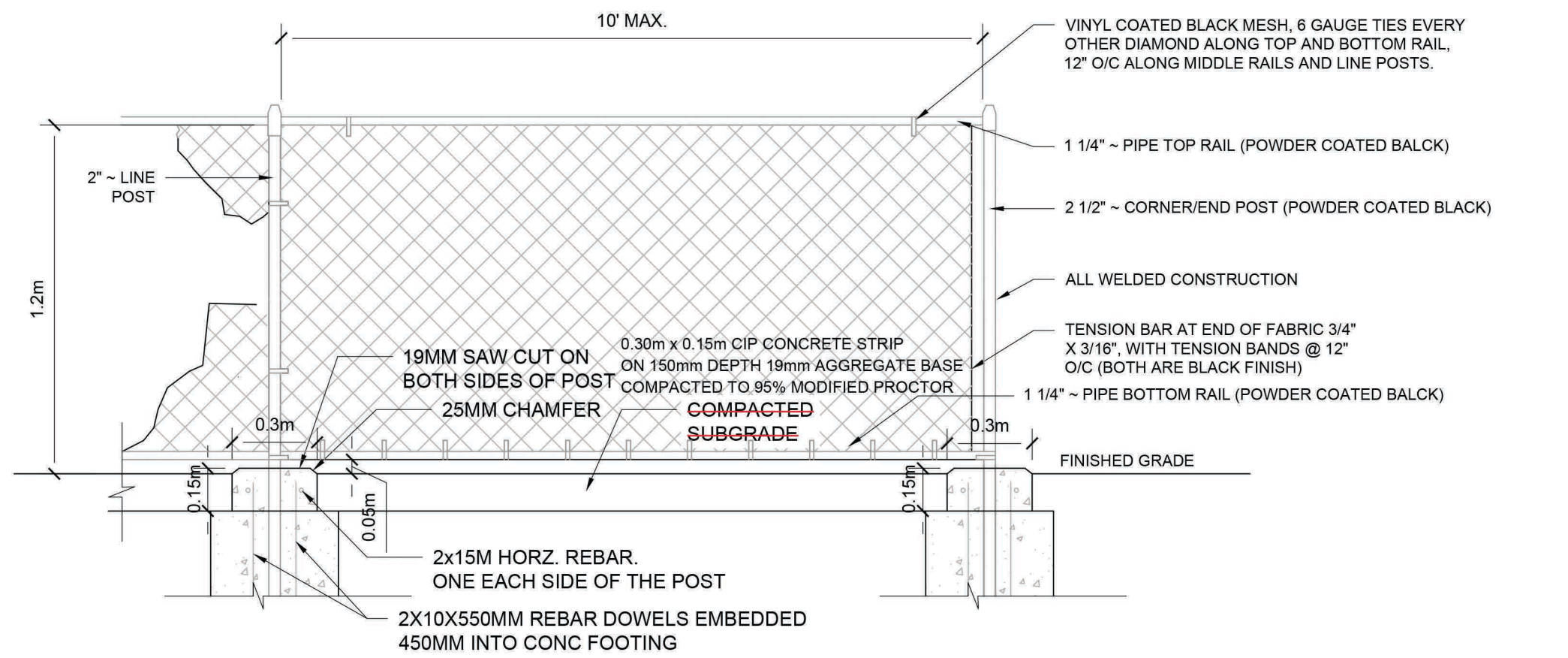
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DRAWING NO: **L1.1**





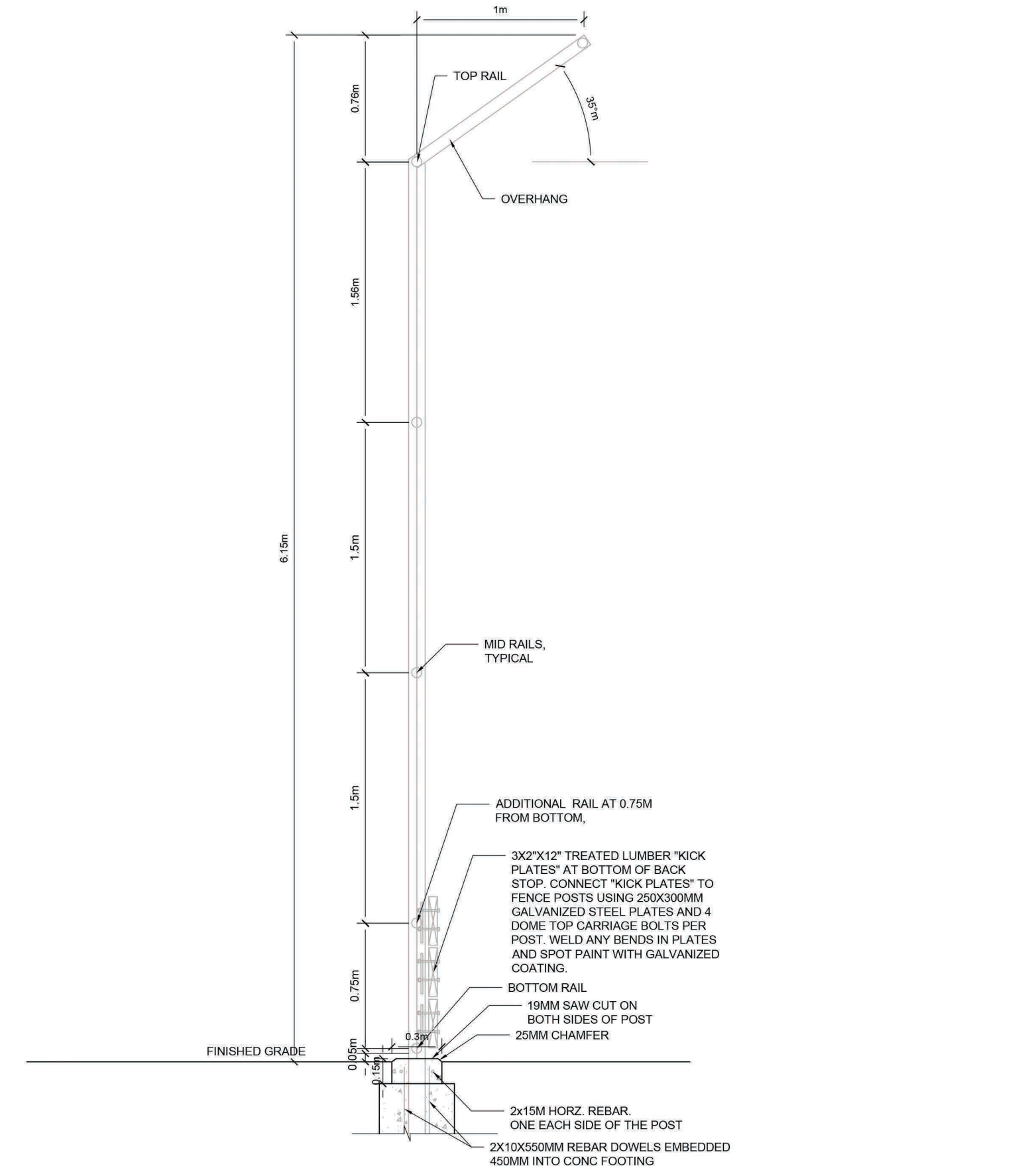
D1 ASPHALT WALKWAY N.T.S.



D2 1.2 m CHAINLINK FENCE N.T.S.



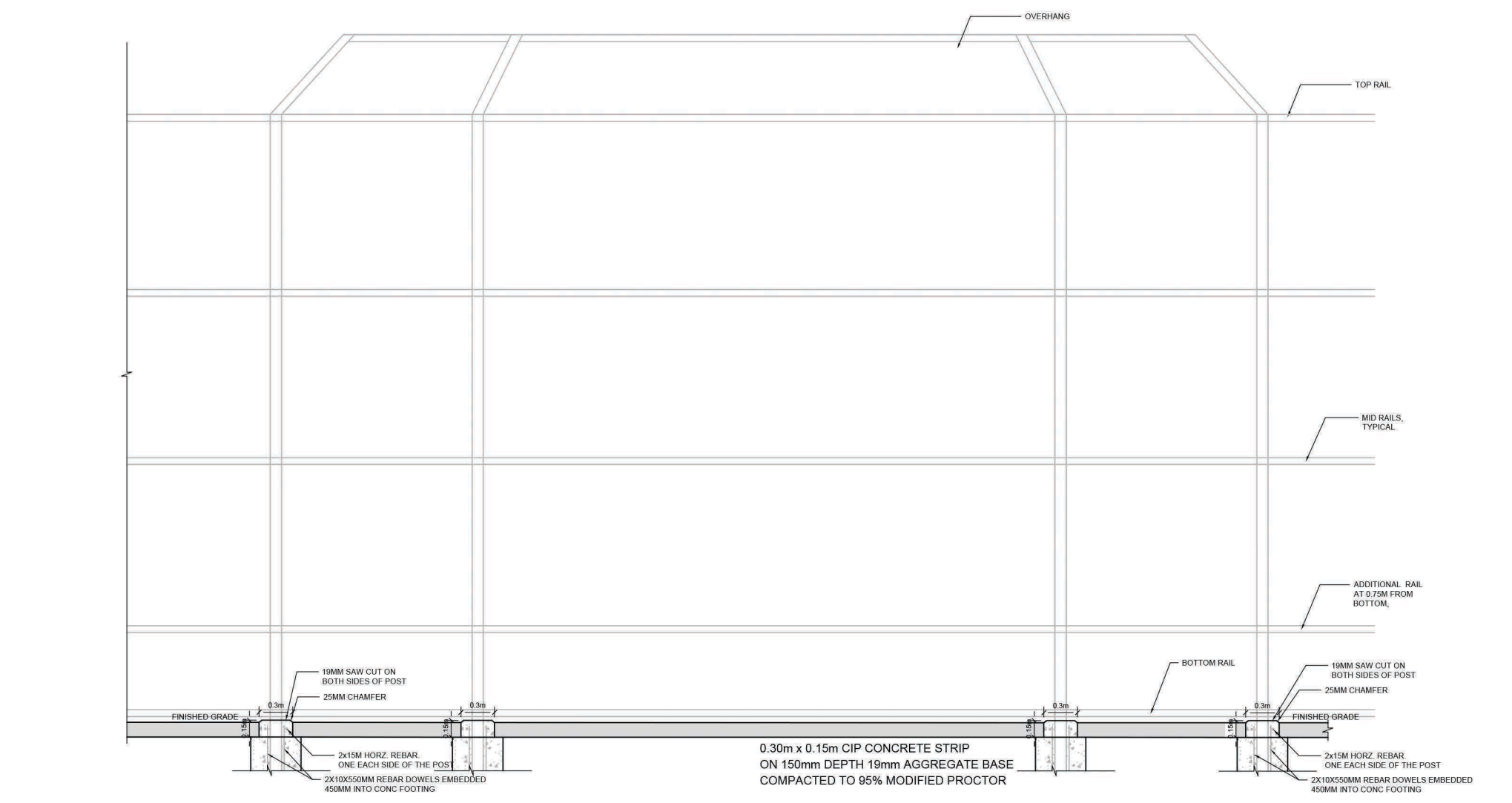
D3 SPORTS FIELD MIX N.T.S.



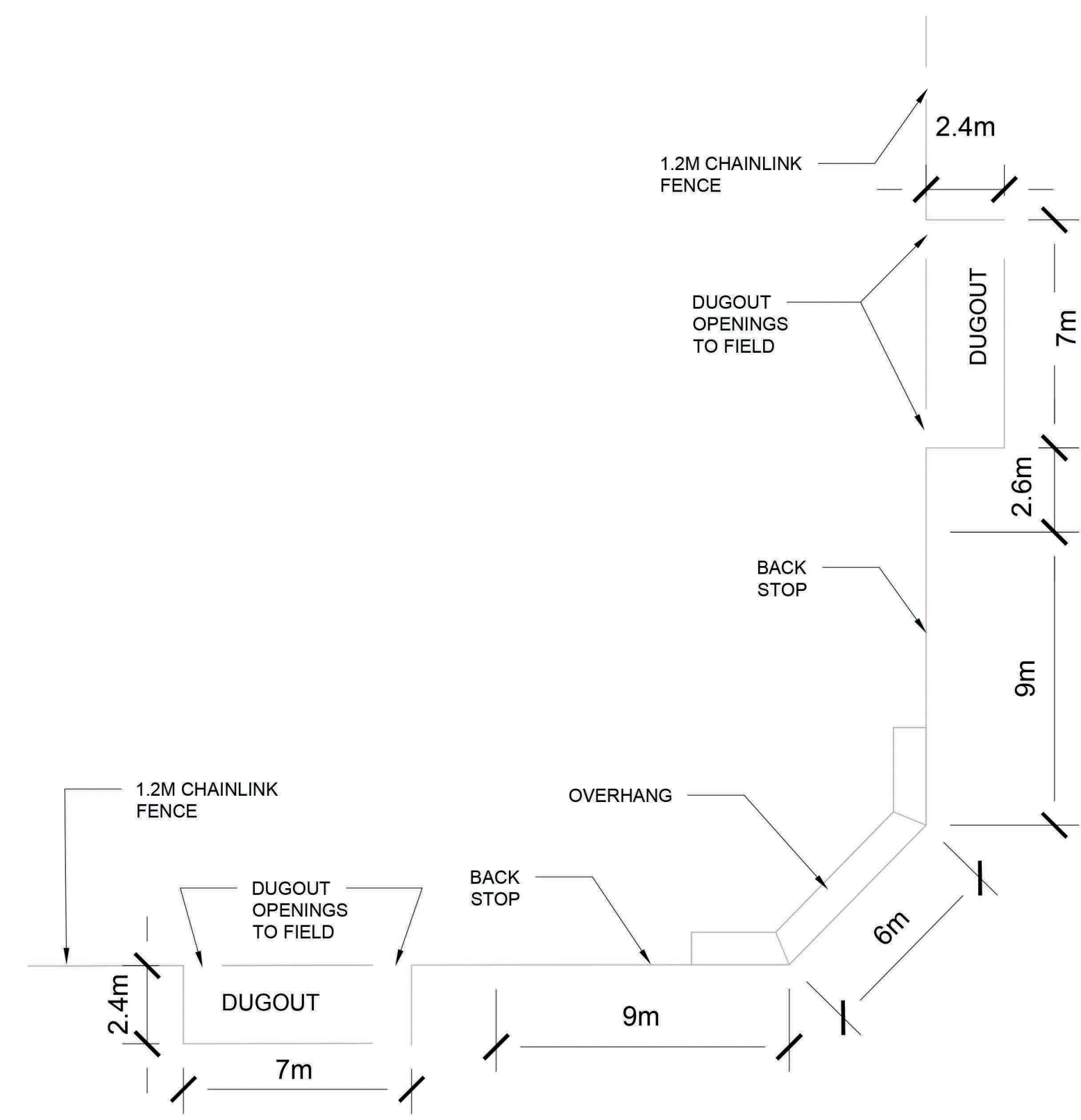
D4 BACK STOP - CROSS SECTION N.T.S.

NOTES:

- ALL COMPONENTS GALVANIZED & POWDER COATED BLACK
- CONTRACTOR TO PROVIDE SHOP DRAWINGS



D5 BACK STOP - ELEVATION N.T.S.



D6 BACK STOP - LAYOUT N.T.S.

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MILLER PARK, OAKVIEW STREET, COQUITLAM, BC

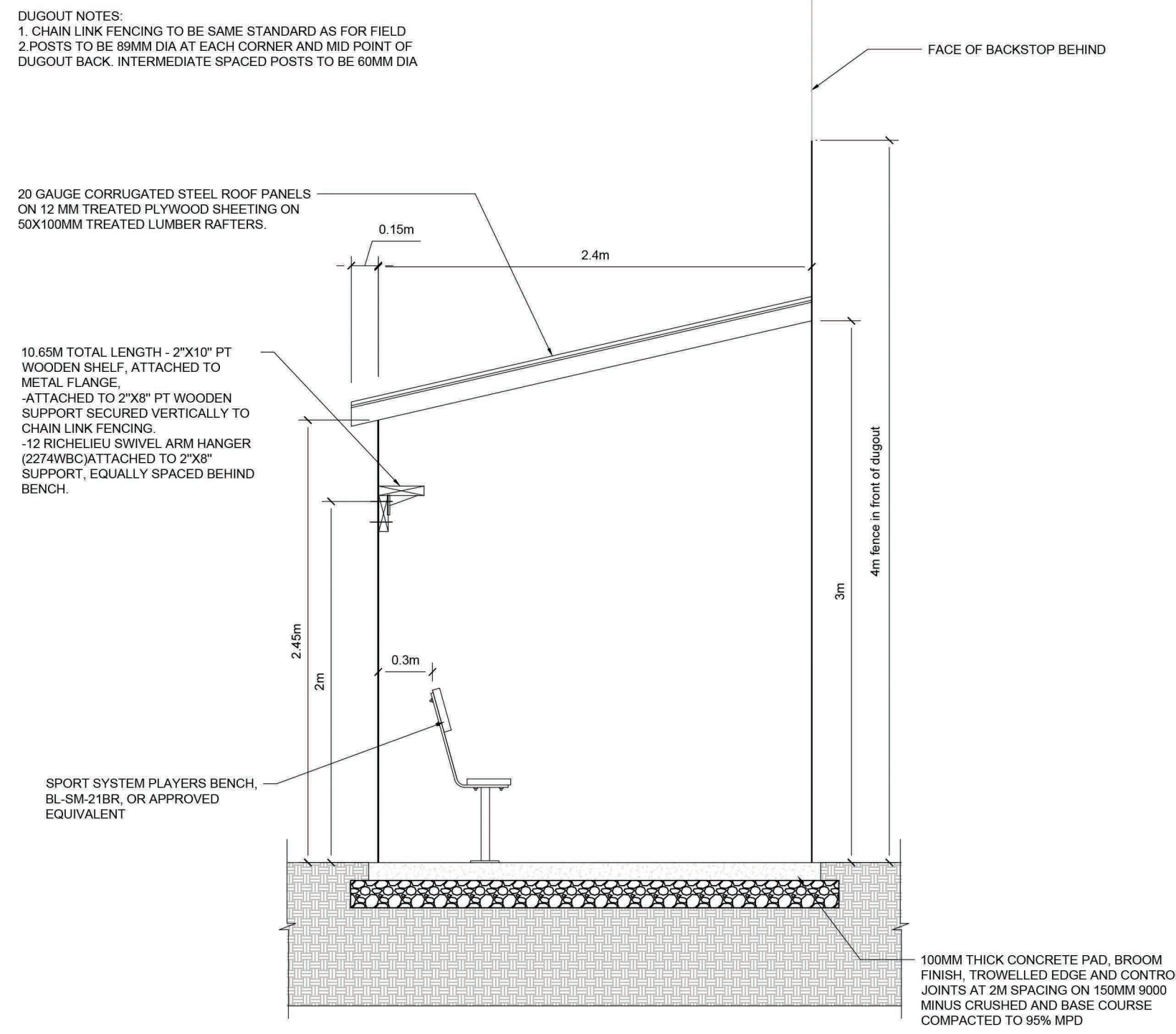
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DETAILS

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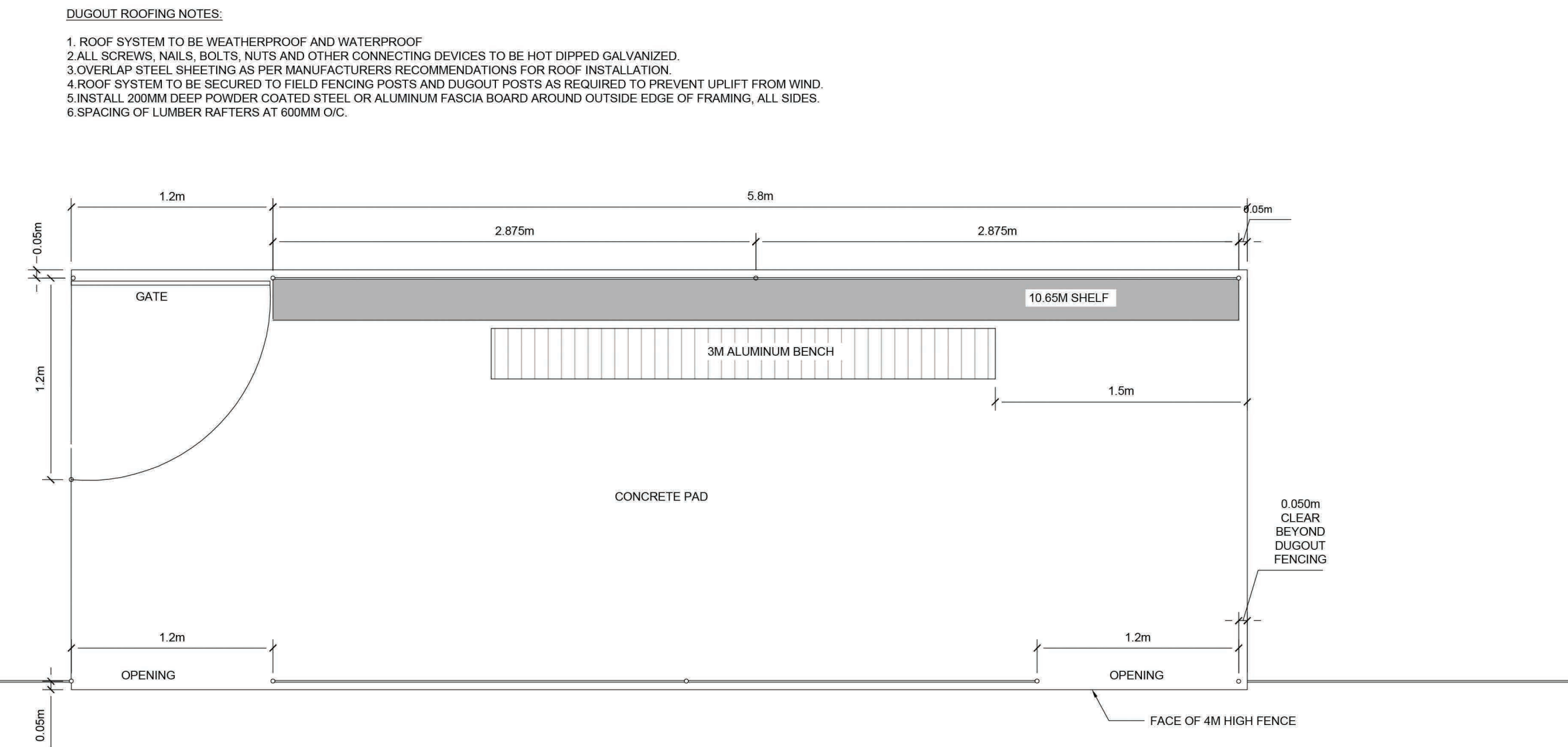
DRAWING NO.:

L2



D1 DUGOUT - SECTION

N.T.S.



D2 DUGOUT - PLAN

N.T.S.

NOTES

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

SEEDING NOTES

- AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
- REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
- TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 300MM.
- TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
- SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN AUGUST 15TH AND OCTOBER 15TH
- SEED APPLICATION METHOD: HYDRO SEEDING BY APPROVED CONTRACTOR.
- CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED.
- GRASS AREAS ARE VIGOROUSLY GROWING, WELL ESTABLISHED WITH A THICK, DENSE AND HEALTHY GREEN APPEARANCE, AND ESTABLISHED ROOTS.
- FREE OF INVASIVE AND/OR NOXIOUS BROADLEAF WEEDS AND GRASSES, BARE AREAS, DEAD SPOTS, OR ERODED/WITHOUT AREAS.
- SEEDED AREAS WILL NOT BE REVIEWED FOR TOTAL PERFORMANCE UNTIL APRIL 15TH THE NEXT YEAR.
- NO GROWING MEDIUM IS VISIBLE WHEN ESTABLISHED GRASS HAS BEEN CUT TO HEIGHT OF 38 MM.
- MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:

SPORTS FIELD PRG MIX BY EBERGRO,7430 HOPCOTT RD, DELTA (604-940-0290) OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.

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DETAILS & NOTES

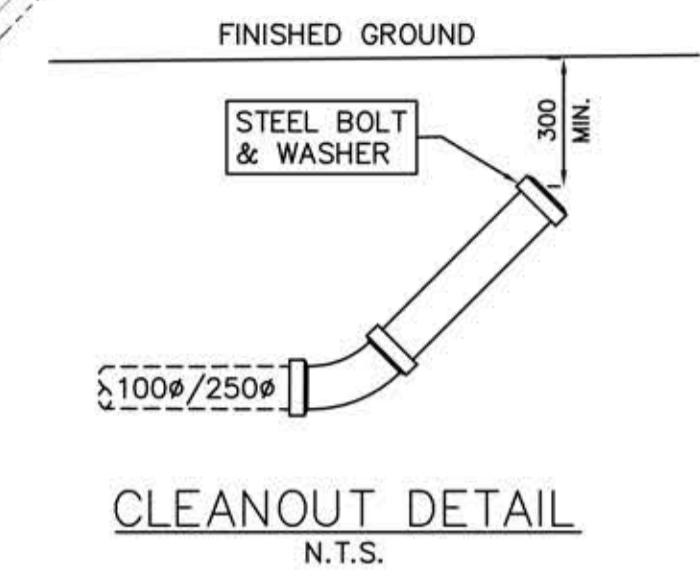
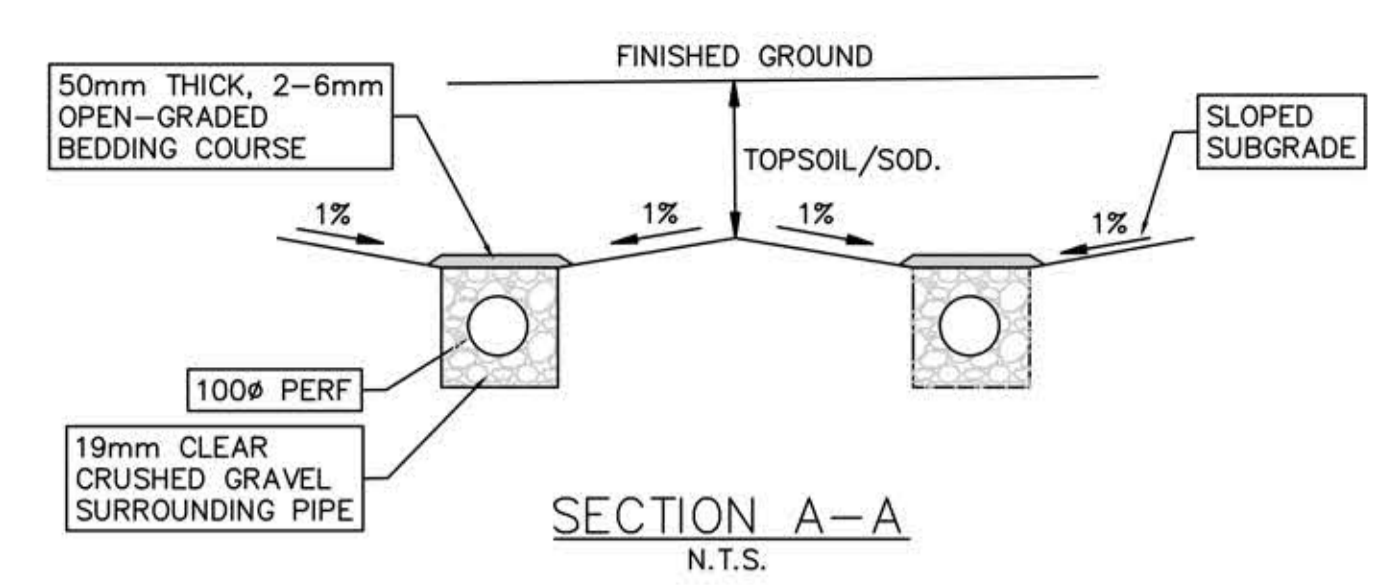
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L2.1

NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
2. EXPOSE AND VERIFY DEPTH AND LOCATION OF ALL TIE-IN POINTS AND EXISTING UNDERGROUND SERVICES CROSSING PROPOSED STORM, SANITARY AND WATER MAINS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.
3. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE BC PLUMBING CODE, MMCD PLATINUM EDITION (2009), AND THE CITY OF COQUITLAM MMCD SUPPLEMENTARY SPECIFICATIONS (2022).
4. TYPE 1 BEDDING AND 100mm GRANULAR BACKFILL PER MMCD STD. DWG. G4.
5. ALL WATER FITTINGS TO BE D.I.
6. ALL ONSITE WATER MAIN PIPE TO BE PVC C900 UNLESS OTHERWISE NOTED. WATER MAIN PIPE WITHIN CITY RIGHT OF WAYS TO BE DUCTILE IRON.
7. ALL PVC C900 WATER MAIN TO BE INSTALLED WITH MIN. 1.0m COVER AND MIN. 0.10% GRADE.
8. WATER MAIN JOINTS ARE TO BE WRAPPED WITH PETROLATUM TAPE WITHIN 3.0m OF STORM OR SANITARY PIPE CROSSINGS, IN ACCORDANCE WITH THE LATEST VERSION OF AWWA STANDARDS C217, C214 OR C209. WATER MAIN TO BE CONSTRUCTED WITH A HIGHER CLASS OF PIPE AT THE CROSSING. A FULL PIPE LENGTH SHALL BE CENTRED ACROSS THE CROSSING FOR BOTH THE WATER MAIN AND SEWER. THERE SHOULD BE MINIMUM 0.50m VERTICAL CLEARANCE BETWEEN WATERMAIN AND STORM OR SANITARY SEWERS.
9. REINSTATE ALL DISTURBED BOULEVARDS, AND CONCRETE SIDEWALK TO ORIGINAL OR BETTER CONDITION.
10. ADJUST ALL EXISTING MANHOLE, VALVE, ETC. RIM ELEVATIONS AS REQUIRED TO MEET PROPOSED GRADES.
11. ALL STORM MANHOLES PER MMCD STD. DWG. S1.
12. ALL STORM MAIN AND LEADS TO BE PVC SDR35 UNLESS OTHERWISE NOTED.



CROSSING INFORMATION:

Ⓐ 250 ϕ STM INV.=119.67
ASSUMED EX. 200 ϕ SAN INV.=118.10 \pm

STORM MANHOLE & CLEANOUT INFORMATION

CO1 RIM = 120.63 \pm INV. = 120.07	STM MH EX RIM = 119.93 \pm INV.W = 118.90 INV.S = 118.96 INV.N = 119.61
CO2 RIM = 120.84 \pm INV. = 120.30	STM MH D1 (1050 ϕ) RIM = 120.94 \pm INVE = 119.74 INV.N = 119.72 INV.S = 119.69
	STM MH D2 (1050 ϕ) RIM = 121.36 \pm INV.W = 119.92 INV.N = 119.97

BEFORE YOU DIG
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT TELUS, B.C. HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO KM CIVIL CONSULTANTS IMMEDIATELY.

250 ϕ CLEANOUT (TYP.) CAP AT 300mm BELOW FINISHED GRADE. ADD 1/2" BOLT c/w 2" STEEL WASHER TO CAP FOR FUTURE LOCATE. SEE CLEANOUT DETAIL

100 ϕ CLEANOUT (TYP.) CAP AT 300mm BELOW FINISHED GRADE. ADD 1/2" BOLT c/w 2" STEEL WASHER TO CAP FOR FUTURE LOCATE. SEE CLEANOUT DETAIL

100mm ϕ PERF PIPE. REFER TO SECTION FOR DETAILS.

CONNECTION TO 250mm ϕ VIA 250x100x250 TEE OR CROSS (TYP.)

50mm THICK, 2-6mm OPEN-GRADED BEDDING COURSE

100 ϕ PERF

19mm CLEAR CRUSHED GRAVEL SURROUNDING PIPE

SECTION A-A
N.T.S.

CLEANOUT DETAIL
N.T.S.

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66.63m-250 ϕ STM at 0.50%

69.11m-250 ϕ STM at 0.50%

CO2

CO1

100mm ϕ PERF PIPE. REFER TO SECTION FOR DETAILS.

CONNECTION TO 250mm ϕ VIA 250x100x250 TEE OR CROSS (TYP.)

50mm THICK, 2-6mm OPEN-GRADED BEDDING COURSE

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TIE-INTO EX. STM MANHOLE. MANHOLE TO BE CORED, NOT BROKEN

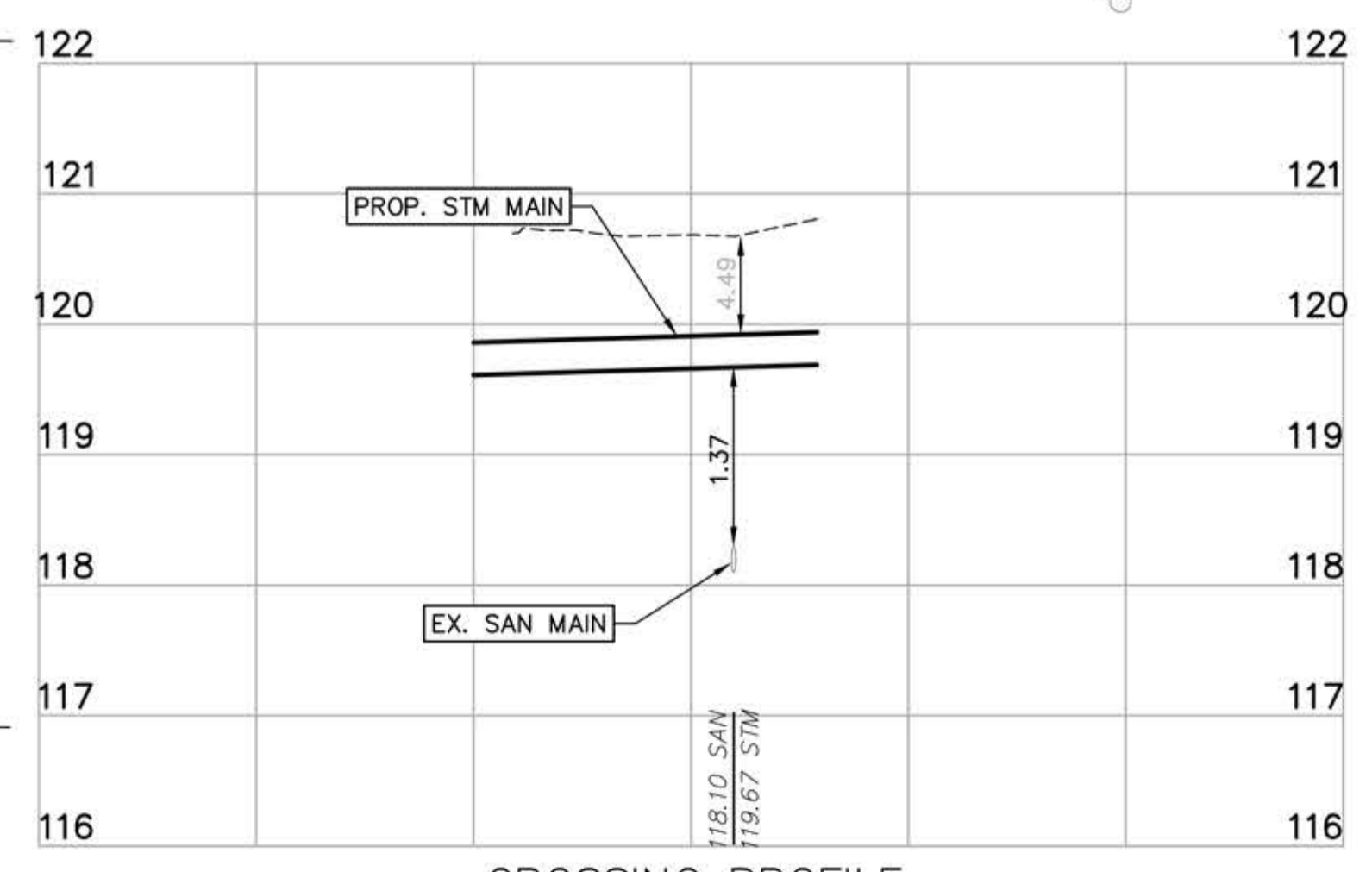
LOT 198
PLAN 34063

LOT 199
PLAN 34063

LOT 200
PLAN 34063

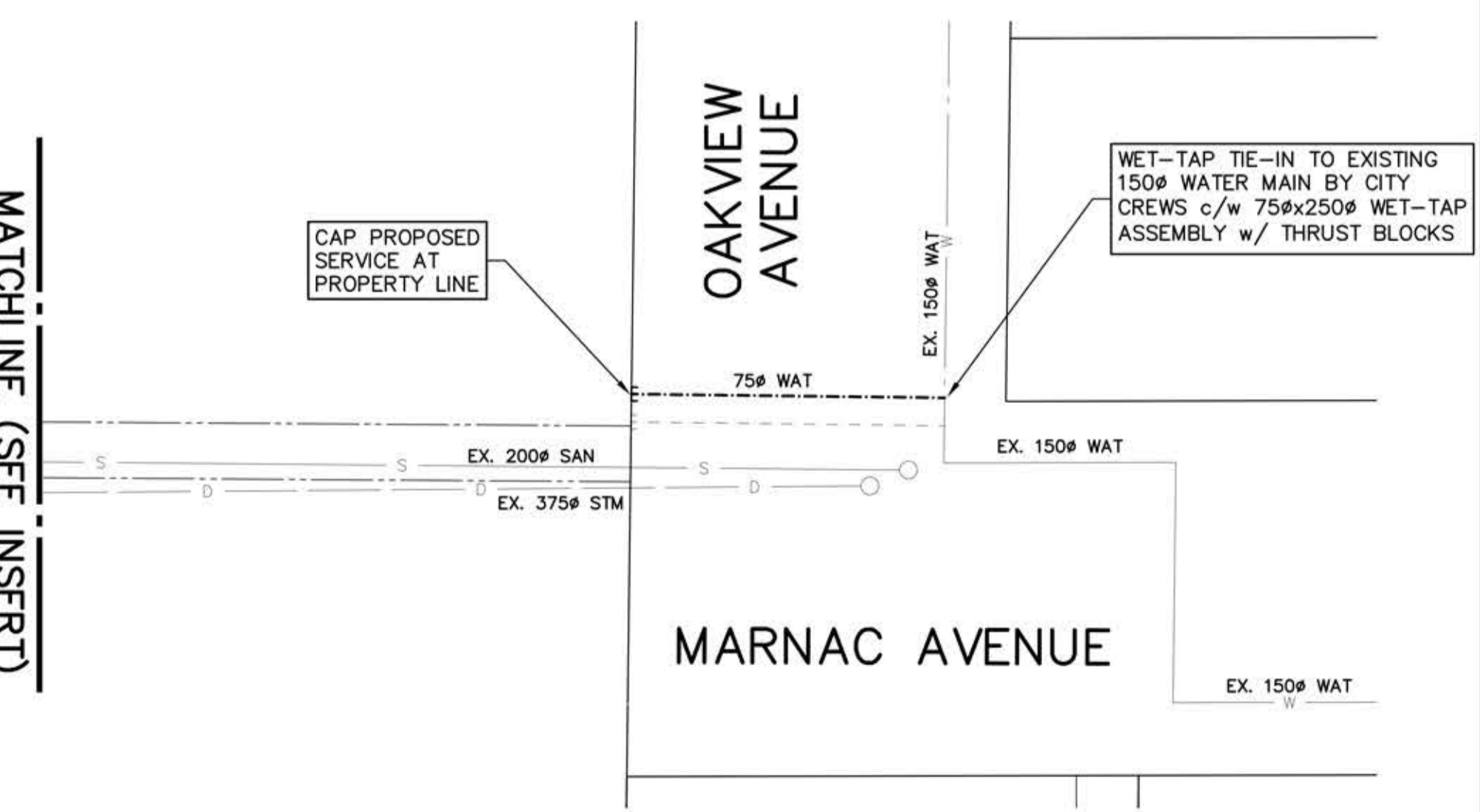
LOT 197
PLAN 34063

SPENCE AVENUE



CROSSING PROFILE
N.T.S.

MATCHLINE (SEE INSERT)



CAP PROPOSED SERVICE AT PROPERTY LINE

OAKVIEW AVENUE

MARNAC AVENUE

WET-TAP TIE-IN TO EXISTING 150 ϕ WATER MAIN BY CITY CREWS c/w 75 ϕ x250 ϕ WET-TAP ASSEMBLY w/ THRUST BLOCKS

6					
5					
4					
3					
2	2024.07.16	ISSUED FOR RFP AS PER CITY COMMENTS	PJM	PJM	DDD
1	2024.06.06	ISSUED FOR REVIEW	PJM	PJM	DDD
No.	DATE	REVISION	DRN	TECH	ENG

LEGAL DESCRIPTION:
LOT B, BLOCK 7, DISTRICT LOT 367, NEW WESTMINSTER DISTRICT PLAN 609

BENCHMARK:
ELEVATIONS ARE GEODETIC, IN METERS, DERIVED FROM CITY BENCHMARK TAG#5789 CGVD28.
ELEVATION=122.711m



ABBOTSFORD OFFICE
400 - 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
Tel: 604-853-8831 Fax: 604-853-1580

VANCOUVER OFFICE
110 - 2920 Virtual Way
Vancouver, BC V5M 0C4
Tel: 604-294-6662 Fax: 604-294-6665



CITY OF COQUITLAM
500 MARINER WAY, COQUITLAM B.C., V3B 7N2
ATTENTION: PIERCE REDON TEL: (604) 927-3000

SITE SERVICING PLAN

MILLER PARK FIELD
900 OAKVIEW STREET, COQUITLAM

DESIGNED: PRG DRAWN: NWP REVIEWED: PRG APPROVED: PRG SCALE: HORIZ 1:300 VERT 1:50

MUNICIPAL PROJECT NUMBER:	DRAWING No.:
MUNICIPAL DRAWING NUMBER:	1
KM CIVIL PROJECT No.:	of 2
230885-C	
DATE: JUNE, 2024	REVISION No. 2

PLOT DATE: JUL 18, 2024

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

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SITE GRADING LEGEND:

FIRST FLOOR ELEVATION OF BUILDING	5.30
EXISTING SURVEY ELEVATION	1.00
PROPOSED GRADE ELEVATION	3.55
FINISHED GROUND ADJACENT TO TOP OF WALL. TOP OF WALL TO BE MIN. 0.15m ABOVE FINISHED GROUND NEXT TO WALL.	19.00 TW
FINISHED GROUND AT BOTTOM OF WALL	19.00 BW
RETAINING WALL	
DIRECTION OF OVERLAND FLOW	
CONCRETE CURB & GUTTER - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.	
PROPOSED CATCH BASIN w/ NO. 23 GRATE AND NO. 24 FRAME (RIM ELEVATION)	(2.94)
PROPOSED CATCH BASIN w/ B26B FRAME AND GRATE (RIM ELEVATION)	(2.96)
RIDGELINE	X
TREE PROTECTION FENCING	
LANDSCAPED AREA - SEE LANDSCAPE ARCHITECTS PLANS DETAILS	
PROPOSED CONCRETE PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
PROPOSED ASPHALT PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
PROPOSED CONCRETE - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAILS	
PROPOSED PERMEABLE PAVEMENT STRUCTURE PER LANDSCAPE DRAWINGS	



REMOVE 150mm OF SOD/TOPSOIL FROM EXISTING GROUND. PLACE 300mm OF GROWING MEDIUM TO MEET ELEVATIONS AS SHOWN.

EXISTING INFIELD ROCK DUST TO BE PROTECTED AND REINSTATED AFTER WORK. TOP WITH ADDITIONAL ROCK DUST TO MEET GRADE.

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PLOT DATE: JUN 18, 2024
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No.	DATE	REVISION	DRN	TECH	ENG
6					
5					
4					
3					
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LEGAL DESCRIPTION:
 LOT B, BLOCK 7, DISTRICT LOT 367, NEW WESTMINSTER DISTRICT
 PLAN 609

BENCHMARK:
 ELEVATIONS ARE GEODETIC, IN METERS, DERIVED FROM CITY
 BENCHMARK TAG#5789 CGVD28.
 ELEVATION=122.711m

KM Civil
 CONSULTANTS LTD.
 EGBC PERMIT TO PRACTICE No. 1000138

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 # 400 - 34077 Gladys Avenue
 Abbotsford, BC V2S 2E8
 Tel: 604-853-8831 Fax: 604-853-1580

VANCOUVER OFFICE
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CITY OF COQUITLAM
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 900 OAKVIEW STREET, COQUITLAM

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