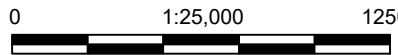


CITY OF CASTLEGAR - PARTIAL PLAN



HABITAT FOR HUMANITY

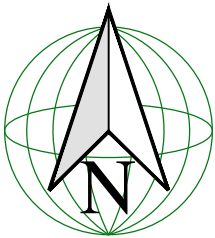
560 8TH STREET

CASTLEGAR, BC

PARCEL A, BLOCK 3, DISTRICT LOT 181, KOTTENAY DISTRICT, PLAN NEP2524

DRAWING INDEX

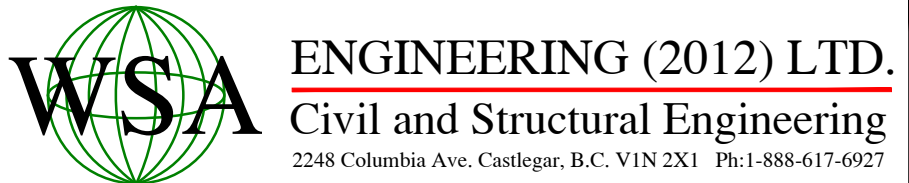
- C1 - LOCATION PLAN AND DRAWING INDEX
- C2 - SUBDIVISION PLAN
- C3 - VARIANCE PLAN
- C4 - PARKING PLAN
- C5 - SERVICING PLAN
- C6 - GRADING PLAN
- C7 - SECTIONS
- C8 - DRAINAGE PLAN
- C9 - LANDSCAPE PLAN
- C10 - DETAIL SHEET



BASE CONTOUR MAP, CADASTRE AND EXISTING INFRASTRUCTURE ADJACENT TO DEVELOPMENT AREA SUPPLIED BY OTHERS AND IS FOR INFORMATION ONLY. THE LOCATION OF ALL EXISTING UTILITIES INCLUDING UNDERGROUND, SURFACE AND OVERHEAD FEATURES SHOWN ON THE DRAWINGS IS NOT GUARANTEED. NOR IS IT GUARANTEED THAT ALL UTILITIES WHICH MAY BE ENCOUNTERED ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND LIABLE FOR ANY DAMAGE RESULTING FROM ENCOUNTERING THEM.
BC ONE CALL: 1-800-474-6886
http://www.onecall.bc.ca
THIS DRAWING IS PRODUCED FOR ANSI D PAPER (34" LENGTH x 22" HEIGHT). REPRODUCTION OF THIS DRAWING ON OTHER SIZES WILL INVALIDATE THE INDICATED SCALE (USE SCALE BAR). CERTIFICATION OF THE CONTENTS OF THIS DRAWING AND APPROVAL OF THE INCORPORATED DESIGN BY A PROFESSIONAL SIGNING AUTHORITY ARE PROVIDED BY ATTACHMENT OF THE APPROPRIATE SEAL AND DATED SIGNATURE. DRAWINGS WITHOUT THIS CERTIFICATION ARE NOT TO BE USED FOR PERMITTING APPLICATION, APPROVALS OR CONSTRUCTION PURPOSES.

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HABITAT FOR HUMANITY
560 8TH STREET, CASTLEGAR BC
PARCEL A, BLOCK 3, DISTRICT LOT 181, KOOTENAY DISTRICT, PLAN NEP2524

LOCATION PLAN
AND DRAWING INDEX

	DESIGN BY	DATE
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REFERENCE DRAWINGS	HOR. SCALE	AS NOTED	VERT. SCALE
	PROJECT FILE No.	C21001 - 022	
	SHEET	# IN SET	10
	ISSUE	C	REV.

LOT 31DL 181
NEP2298
(EXC PTN OF A LINE PARALLEL TO &
16.5FT FROM NORTHERLY BNDRY)

LOT B
DL 181
NEP14911

LOT 3
BLOCK 1
DL 181
NEP2563

5TH AVENUE

PLAN ROTATION 0°

01:50025

HORIZONTAL SCALE

LOT BOUNDARIES AND DIMENSIONS SHOWN FOR INFORMATION ONLY. PLAN EPP92424 PREPARED AND REGISTERED BY HANGO LAND SURVEYING INC. TO GOVERN IN CASE OF DISCREPANCY

8TH STREET

PROPOSED 3.0m RIGHT OF WAY

PORTION OF 8TH STREET
ROAD ALLOWANCE TO BE
CONSOLIDATED WITH PROPERTY
LOCATED AT 580 8TH STREET

8TH STREET

LOT A
BLOCK 3
DL 181
NEP80487

560 8TH STREET
(LOT TO BE CONSOLIDATED
WITH PORTION OF 8TH
STREET ROAD ALLOWANCE)

BLOCK 3
DL 181
NEP2524
(BEING A CONSOLIDATION OF
LOTS 7&8, SEE CA 6408259)

EXISTING LANE

LOT 3
DL 181
NEP80487

LOT 2
DL 181
NEP80487

LOT 1
DL 181
NEP80487

LOT 4
DL 181
NEP80487

LOT B
BLOCK 3
DL 181
NEP80487

EXISTING LANE

LOT 6
BLOCK 3
DL 181
NEP2524

LOT 5
BLOCK 3
DL 181
NEP2524

5TH AVENUE

KERRIA STREET

ENGINEERING (2012) LTD.
Civil and Structural Engineering
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 Ph:1-888-617-6927

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HABITAT FOR HUMANITY
560 8th STREET, CASTLEGAR
PARCEL A BLOCK 3 DISTRICT LOT 181 KOOTENAY DISTRICT PLAN NEP2524

SUBDIVISION PLAN

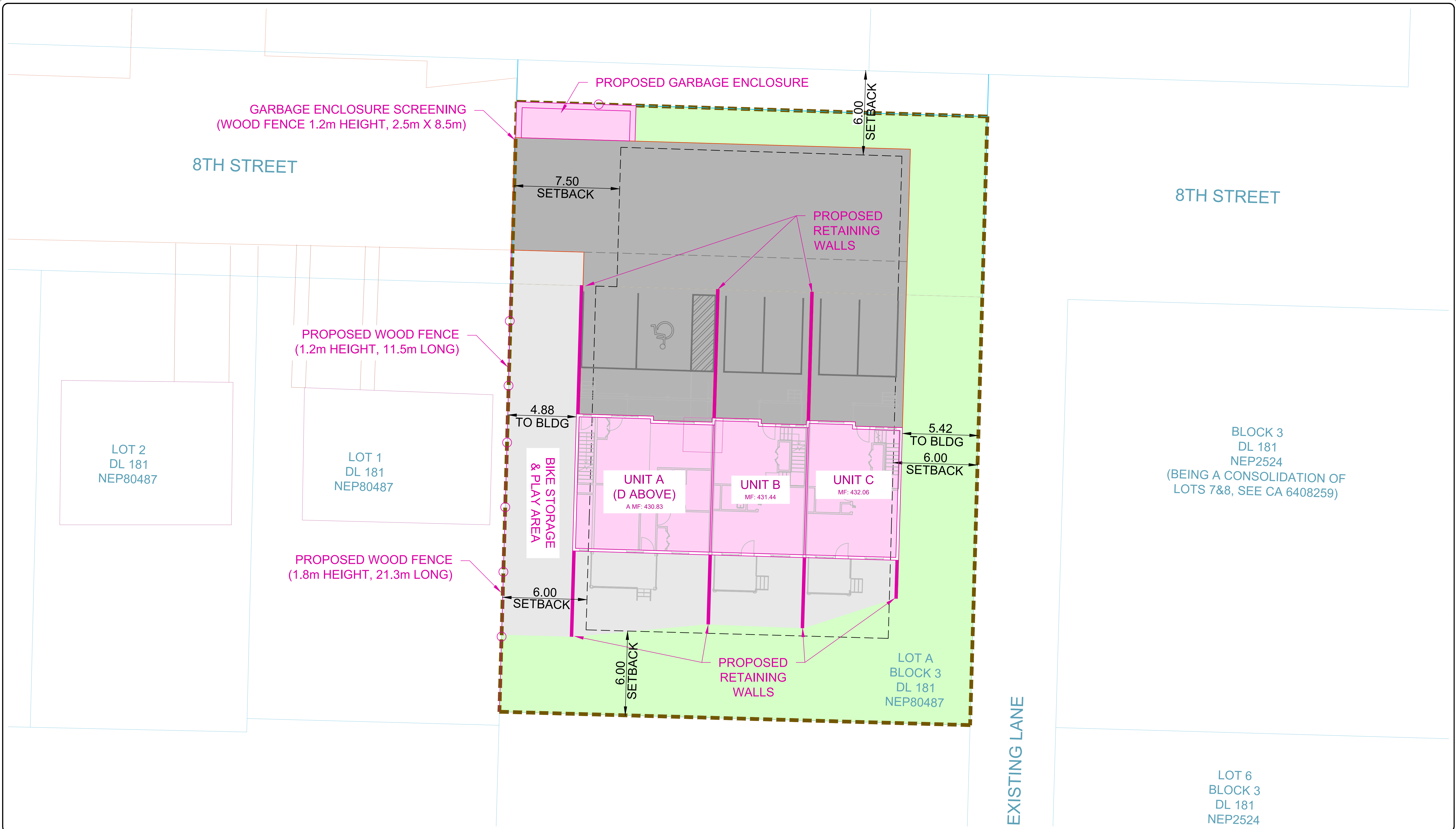
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VERT. SCALE

PROJECT FILE No. C21001-022

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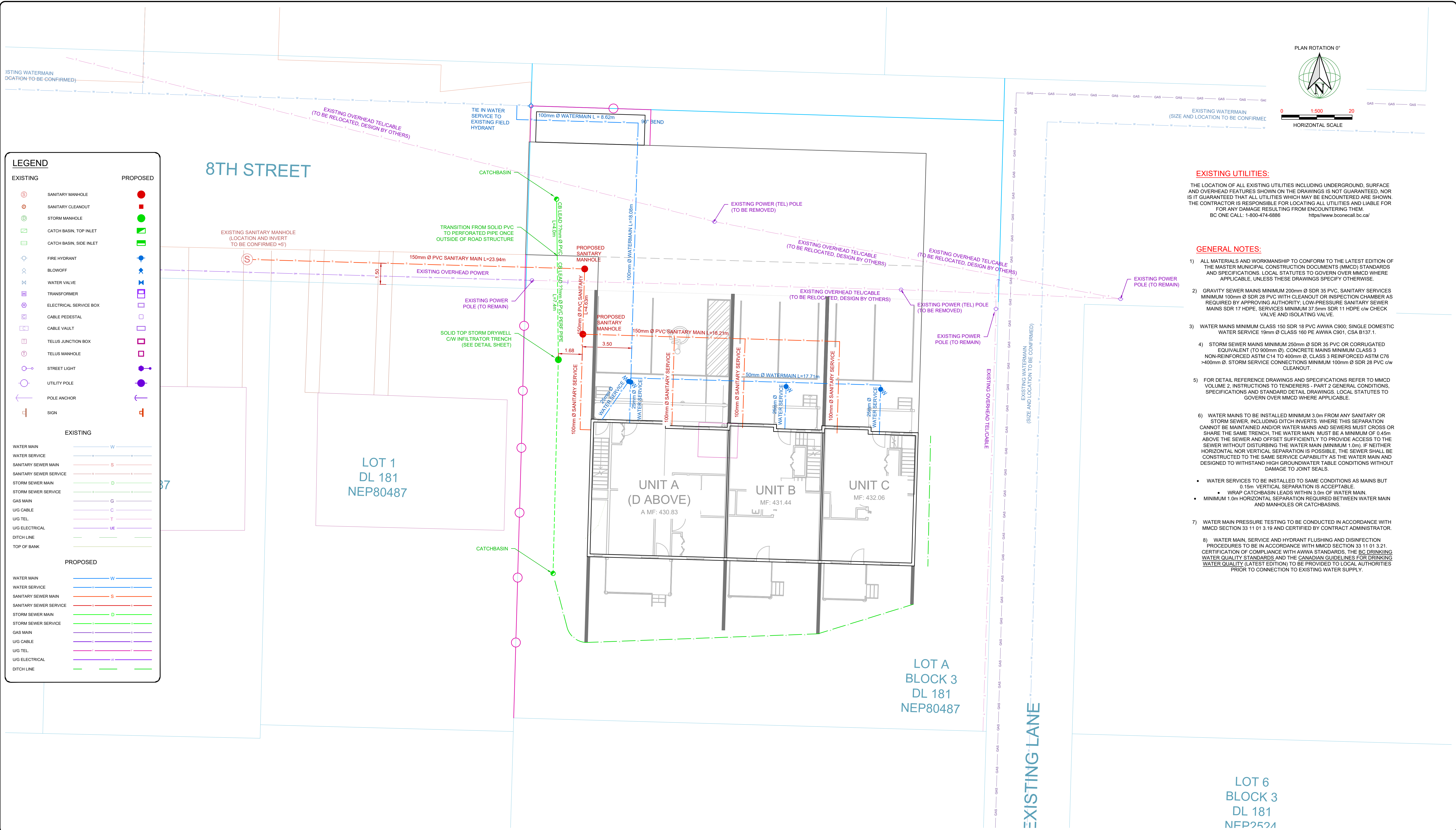
ISSUE C REV.



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No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE C	ENG.

No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE C	ENG.



EXISTING UTILITIES:

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BC ONE CALL: 1-800-474-6886 <https://www.bconeacall.bc.ca/>

- GENERAL NOTES:**
- 1) ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS AND SPECIFICATIONS. LOCAL STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE, UNLESS THESE DRAWINGS SPECIFY OTHERWISE.
 - 2) GRAVITY SEWER MAINS MINIMUM 200mm Ø SDR 35 PVC. SANITARY SERVICES MINIMUM 100mm Ø SDR 28 PVC WITH CLEANOUT OR INSPECTION CHAMBER AS REQUIRED BY APPROVING AUTHORITY. LOW-PRESSURE SANITARY SEWER MAINS SDR 17 HDPE. SERVICES MINIMUM 37.5mm SDR 11 HDPE c/w CHECK VALVE AND ISOLATING VALVE.
 - 3) WATER MAINS MINIMUM CLASS 150 SDR 18 PVC AWWA C900; SINGLE DOMESTIC WATER SERVICE 19mm Ø CLASS 160 PE AWWA C901, CSA B137.1.
 - 4) STORM SEWER MAINS MINIMUM 250mm Ø SDR 35 PVC OR CORRUGATED EQUIVALENT (TO 900mm Ø). CONCRETE MAINS MINIMUM CLASS 3 NON-REINFORCED ASTM C14 TO 400mm Ø, CLASS 3 REINFORCED ASTM C76 >400mm Ø. STORM SERVICE CONNECTIONS MINIMUM 100mm Ø SDR 28 PVC c/w CLEANOUT.
 - 5) FOR DETAIL REFERENCE DRAWINGS AND SPECIFICATIONS REFER TO MMCD VOLUME 2: INSTRUCTIONS TO TENDERERS - PART 2 GENERAL CONDITIONS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. LOCAL STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE.
 - 6) WATER MAINS TO BE INSTALLED MINIMUM 3.0m FROM ANY SANITARY OR STORM SEWER, INCLUDING DITCH INVERTS. WHERE THIS SEPARATION CANNOT BE MAINTAINED AND/OR WATER MAINS AND SEWERS MUST CROSS OR SHARE THE SAME TRENCH, THE WATER MAIN MUST BE A MINIMUM OF 0.45m ABOVE THE SEWER AND OFFSET SUFFICIENTLY TO PROVIDE ACCESS TO THE SEWER WITHOUT DISTURBING THE WATER MAIN (MINIMUM 1.0m). IF NEITHER HORIZONTAL NOR VERTICAL SEPARATION IS POSSIBLE, THE SEWER SHALL BE CONSTRUCTED TO THE SAME SERVICE CAPABILITY AS THE WATER MAIN AND DESIGNED TO WITHSTAND HIGH GROUNDWATER TABLE CONDITIONS WITHOUT DAMAGE TO JOINT SEALS.
 - WATER SERVICES TO BE INSTALLED TO SAME CONDITIONS AS MAINS BUT 0.15m VERTICAL SEPARATION IS ACCEPTABLE.
 - WRAP CATCHBASIN LEADS WITHIN 3.0m OF WATER MAIN.
 - MINIMUM 1.0m HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND MANHOLES OR CATCHBASINS.
 - 7) WATER MAIN PRESSURE TESTING TO BE CONDUCTED IN ACCORDANCE WITH MMCD SECTION 33 11 01 3.19 AND CERTIFIED BY CONTRACT ADMINISTRATOR.
 - 8) WATER MAIN, SERVICE AND HYDRANT FLUSHING AND DISINFECTION PROCEDURES TO BE IN ACCORDANCE WITH MMCD SECTION 33 11 01 3.21. CERTIFICATION OF COMPLIANCE WITH AWWA STANDARDS, THE BC DRINKING WATER QUALITY STANDARDS AND THE CANADIAN GUIDELINES FOR DRINKING WATER QUALITY (LATEST EDITION) TO BE PROVIDED TO LOCAL AUTHORITIES PRIOR TO CONNECTION TO EXISTING WATER SUPPLY.

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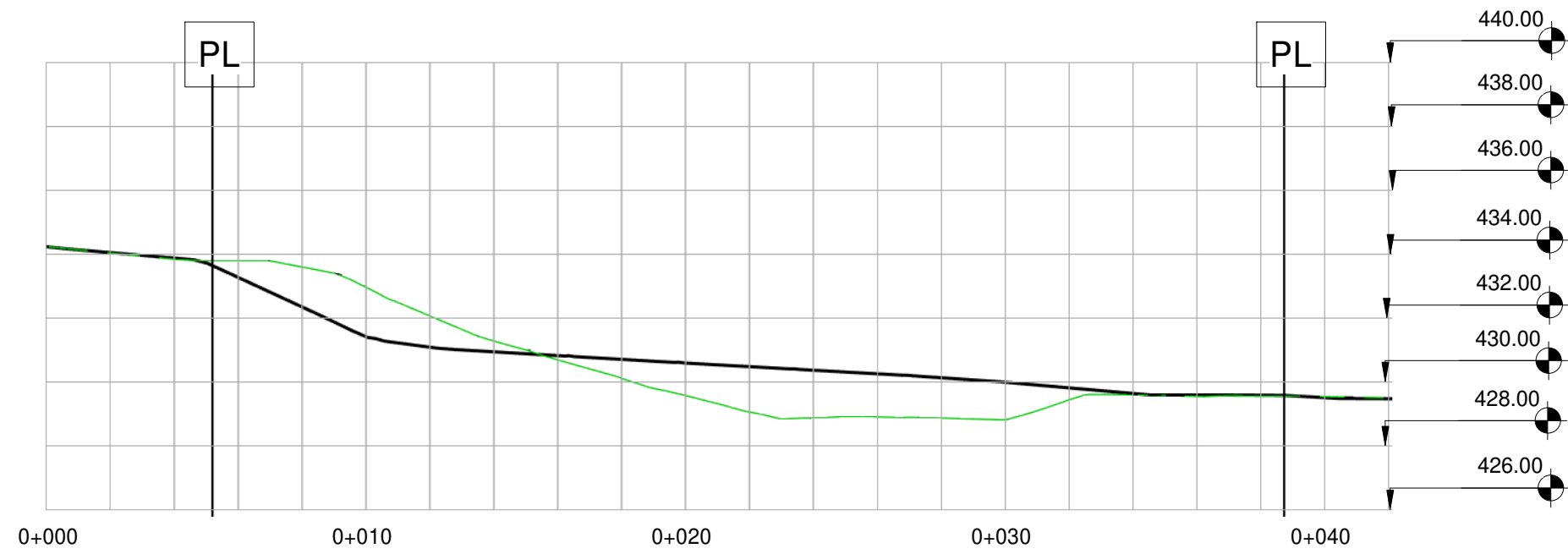
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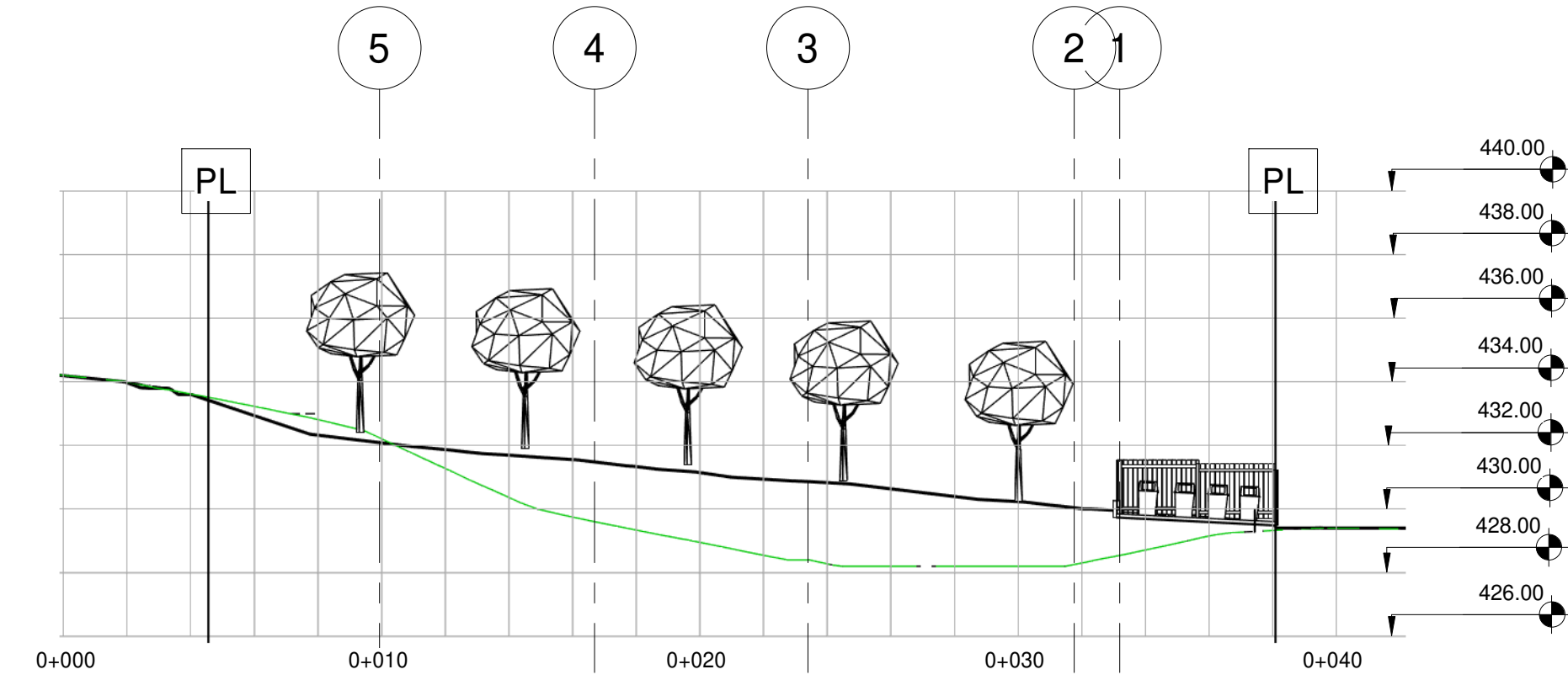
HABITAT FOR HUMANITY
560 8th STREET, CASTLEGAR
PARCEL A BLOCK 3 DISTRICT LOT 181 KOOTENAY DISTRICT PLAN NEP2524

GRADING PLAN

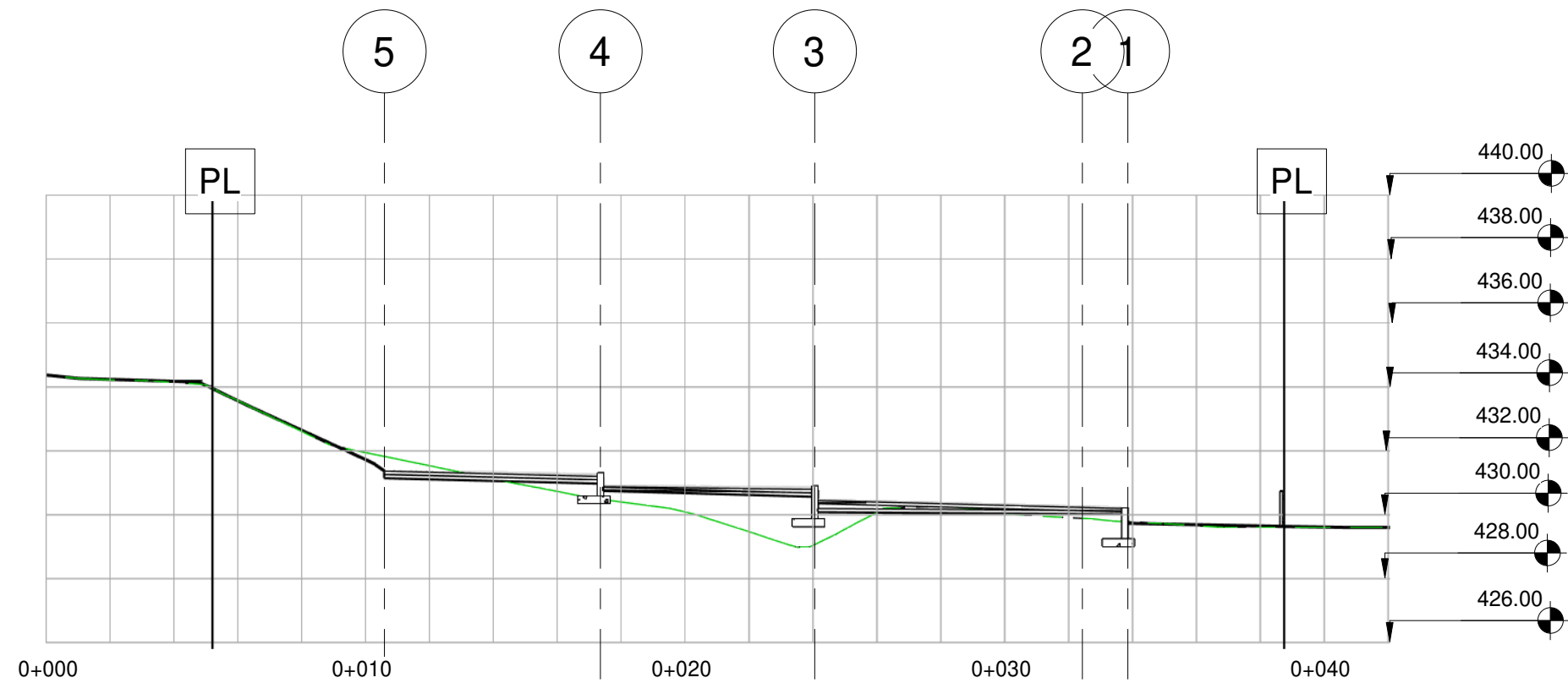
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ISSUE	C		



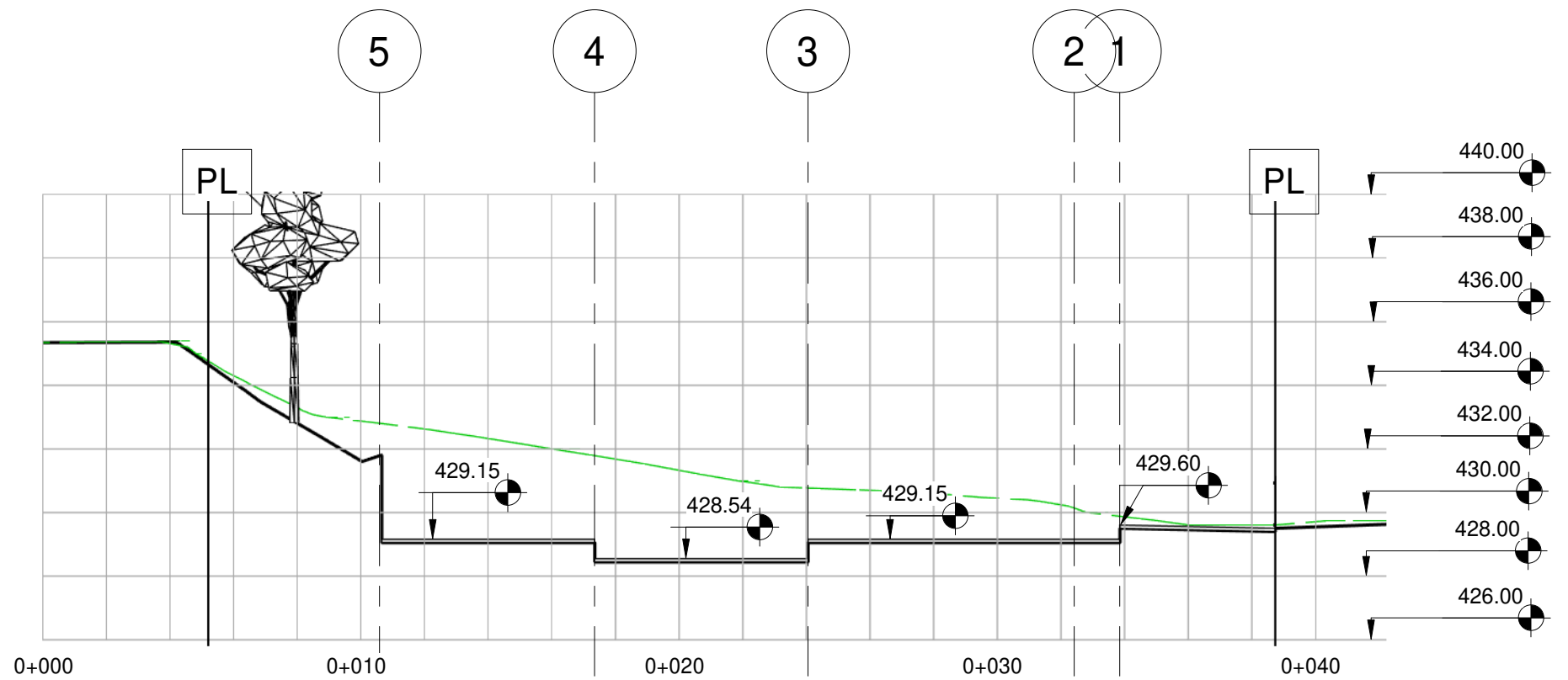
1 SECTION @ DRIVE AISLE
C7 1 : 200



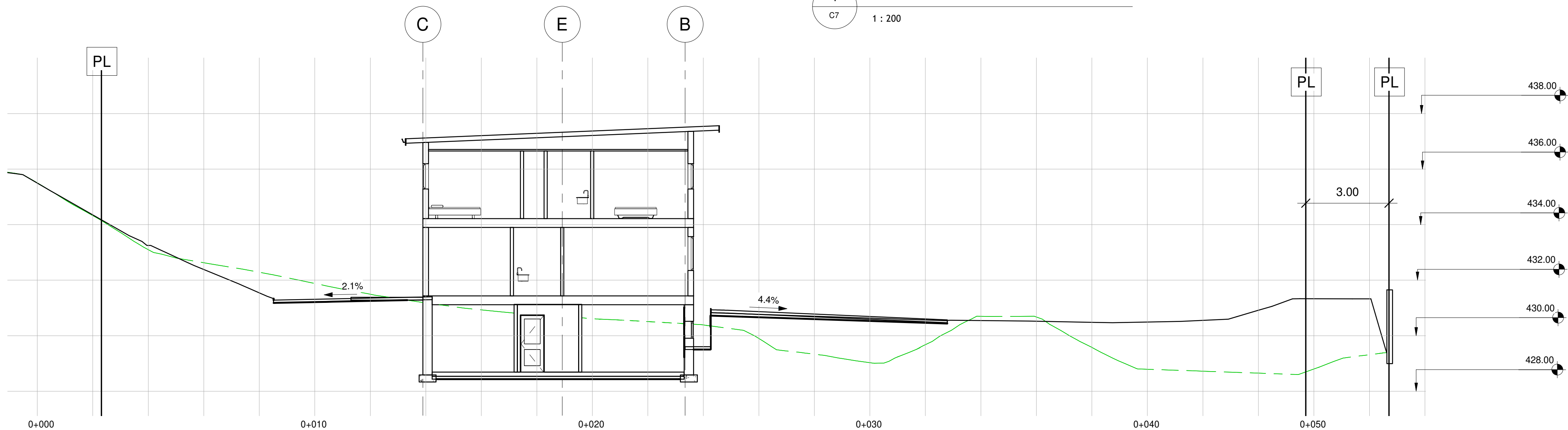
2 SECTION @ LANDSCAPE BUFFER
C7 1 : 200



3 SECTION @ PARKING PADS
C7 1 : 200



4 SECTION @ BUILDING FOUNDATION
C7 1 : 200



5 MID BUILDING - MID LOT
C7 1 : 100

ISSUED FOR
DEVELOPMENT PERMIT

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CATCHMENT 1	OFFSITE
SURFACE AREA	0.0100 ha.
RUNOFF COEFFICIENT (5/10yr)	0.60 (MMCD - MDR)
5-YEAR RAINFALL INTENSITY	55 mm/hr
5-YEAR RUNOFF VOLUME	0.000916 m³/sec
RUNOFF COEFFICIENT (100yr)	0.65 (MMCD - MDR)
100-YEAR RAINFALL INTENSITY	105 mm/hr
100-YEAR RUNOFF VOLUME	0.00189 m³/sec

CATCHMENT 2	ONSITE
SURFACE AREA	0.1453 ha.
RUNOFF COEFFICIENT (5/10yr)	0.60 (MMCD - MDR)
5-YEAR RAINFALL INTENSITY	55 mm/hr
5-YEAR RUNOFF FLOW	0.0133 m³/sec
RUNOFF COEFFICIENT (100yr)	0.65 (MMCD - MDR)
100-YEAR RAINFALL INTENSITY	105 mm/hr
100-YEAR RUNOFF FLOW	0.0275 m³/sec
DRYWELL #1	
KFS IN LOAMY SAND	1000mm/day
CAPACITY	20L/s
INFILTRATOR TRENCH	
CAPACITY	10L/s
TOTAL	30L/s

8TH STREET

8TH STRE

LOT 3
DL 181
NEP80487

LOT 2
DL 181
NEP80487

LOT 1
DL 181
NEP80487

BLO
DL
NEP
(BEING A CONS
LOTS 7&8, SEI

LOT A
BLOCK 3
DL 181
NEP80487

EXISTING LANE

LOT 6
BLOCK 3
DL 181
NEP2524

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LANDSCAPE / RETAINING WALLS AROUND GARBAGE ENCLOSURE AS REQ'D

J: NORTH WESTERN YARD:
ROAD BASE/CRUSH GRAVEL
 $2.5\text{m}^2 \times 5.5\text{m}^2 = 13.75\text{m}^2$
BEAR PROOF GARBAGE ENCLOSURES (2) - 2 BIN ENCLOSURES. FENCE IN AREA w/ 1.8m HEIGHT FENCE

K: DRIVE AISLE $\approx 294.0\text{m}^2$
ASPHALT PAVING AS PER MMCD SPEC

PRIVACY FENCE ON GRADE ALONG WEST PROPERTY LINE.
22.5m @ 1.8m HEIGHT
10.4m @ 1.2m HEIGHT

L: WESTERN YARD GUEST PARKING: $5.6\text{m} \times 4.8\text{m} = 26.9\text{m}^2$
ROAD BASE/CRUSH GRAVEL

BIKE RACK / STORAGE AREA

M: WESTERN YARD:
 $13.2\text{m} \times 4.8\text{m} = 63.26\text{m}^2$
LANDSCAPE FABRIC AND WASHED PEA GRAVEL

A: SOUTHERN YARD $\approx 124.6\text{m}^2$
LANDSCAPE FABRIC AND WASHED GRAVEL
UNIT A: $9.5\text{m} \times 6.63\text{m} = 63\text{m}^2$
UNIT B: $6.5\text{m} \times 5.5\text{m} = 35.8\text{m}^2$
UNIT C: $6.45\text{m} \times 4.0\text{m} = 25.8\text{m}^2$

NEW PLANTING: (5) - RED MAPLE

I: PROPOSED RIGHT OF WAY: $33.5\text{m} \times 3.0\text{m}$
LANDSCAPE TO BE TIED TO EXISTING GROUND SURFACE COMPLETE WITH PEDESTRIAN PATH AND LANDSCAPE WALL AS NEEDED (BY OTHERS)

H: NORTHERN YARD/SLOPE $\approx 23.3\text{m}^2 \times 2.5\text{m}^2$
NEW PLANTING (5) - RED MAPLES
BARK MULCH GROUND COVER UNDER NEW PLANTING
WILD NATIVE GRASSES AND WILD NATIVE PLANTS AT UNDISTURBED AREAS

G: UNIT PARKING AREAS $\approx 134.6\text{m}^2$
ASPHALT PAVING AS PER MMCD SPEC
UNIT A: $9.5\text{m} \times 5.6\text{m} = 53.2\text{m}^2$
UNIT B: $6.7\text{m} \times 6.1\text{m} = 40.7\text{m}^2$
UNIT C: $6.7\text{m} \times 6.1\text{m} = 40.7\text{m}^2$

F: NORTHERN YARD $\approx 76.42\text{m}^2$
LANDSCAPE FABRIC AND WASHED PEA GRAVEL
UNIT A: $9.5\text{m} \times 3.37\text{m} = 32.02\text{m}^2$
UNIT B $\approx 6.6\text{m} \times 3.37\text{m} = 22.2\text{m}^2$
UNIT C $\approx 6.6\text{m} \times 3.37\text{m} = 22.2\text{m}^2$

E: FRONT ENTRY PATIO $\approx 15\text{m}^2$ (+ 12.3m^2 IF RAMP INCLUDED)
WOOD FRAMED FRONT ENTRY PATIO DECK
DECKING P.T. 2x MEMBERS OR VINYL DECK MEMBRANE AS PER CLIENT
UNIT A: 5m^2 (RAMP MAY ALSO BE WOOD FRAME CONSTRUCTION $\approx 12.3\text{m}^2$)
UNIT B: 5m^2
UNIT C: 5m^2

D: EAST SIDE SLOPE AREA $\approx 5.7\text{m} \times 43.4\text{m} = 247\text{m}^2$
WILD NATIVE GRASSES
WILD NATIVE PLANTS (DAISES, LOOSESTRIFE, LUPINS, COREOPSIS, ETC)
NEW PLANTING: (3) - LODGE POLE PINE

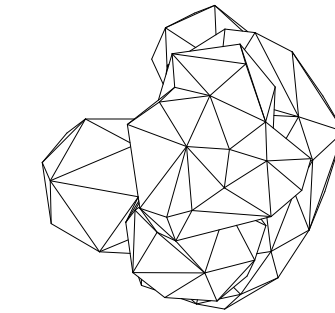
NEW PLANTING: (5) - LODGE POLE PINE

B: CONCRETE PATIO SLAB $\approx 27.9\text{m}^2$
MIN 100mm THK. CAST IN PLACE SLAB.
UNIT A: $4.67\text{m} \times 2.59\text{m} = 12.1\text{m}^2$
UNIT B: $3.05\text{m} \times 2.59\text{m} = 7.9\text{m}^2$
UNIT C: $3.05\text{m} \times 2.59\text{m} = 7.9\text{m}^2$

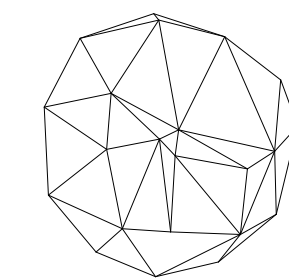
C: SOUTHERN SLOPE $\approx 33.54\text{m} \times 6.5\text{m} = 218\text{m}^2$
WILD NATIVE GRASSES
WILD NATIVE PLANTS (DAISES, LOOSESTRIFE, LUPINS, COREOPSIS, ETC)
NEW PLANTING: (2) - LODGE POLE PINE

- PROPOSED TIMBER DECKING : 27.3m^2
- PROPOSED CRASH GRAVEL/ROAD BASE : 40.65m^2
- PROPOSED ASPHALT PAVING : 428.6m^2
- PROPOSED PEA GRAVEL : 264.3m^2
- PROPOSED/EXISTING LANDSCAPE AREAS: 523m^2

WOOD FENCING:
22.5m @ 1.8M HEIGHT
10.4m @ 1.2M HEIGHT



LODGE POLE PINE (*PINUS CONTORTA*)



RED MAPLE (*ACER RUBRUM*)

LANDSCAPE LEGEND
1 : 100

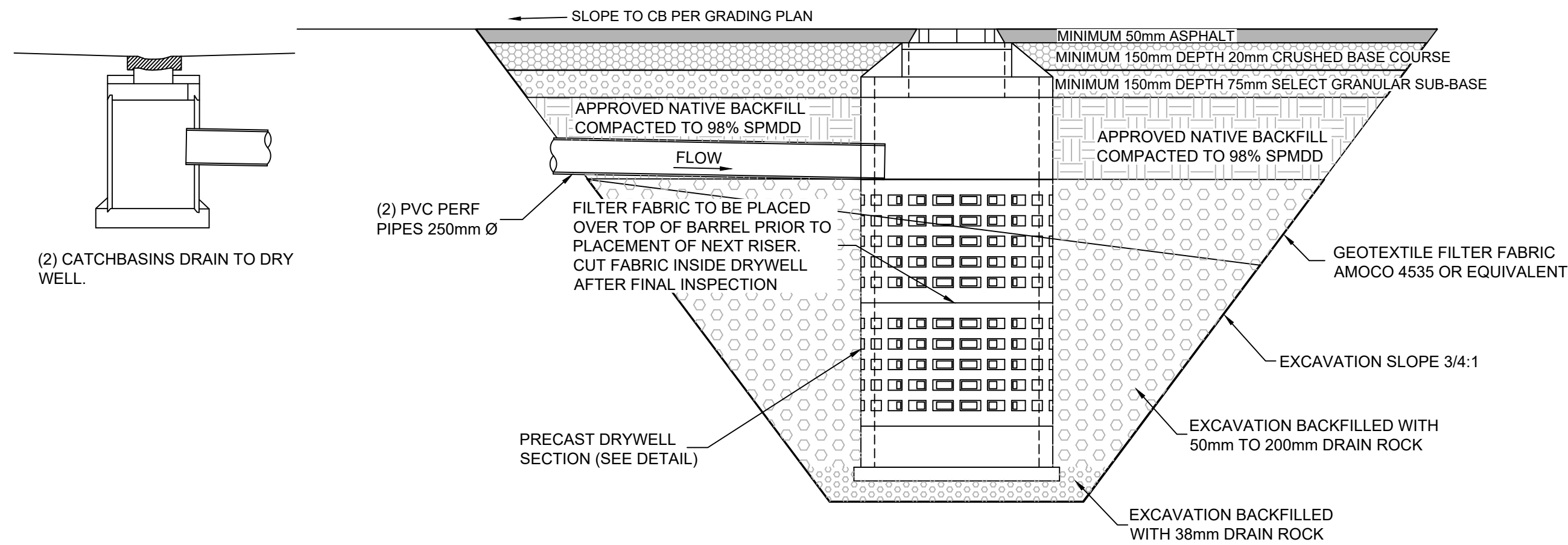
1
C9
LANDSCAPE PLAN
1 : 150

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DEVELOPMENT PERMIT

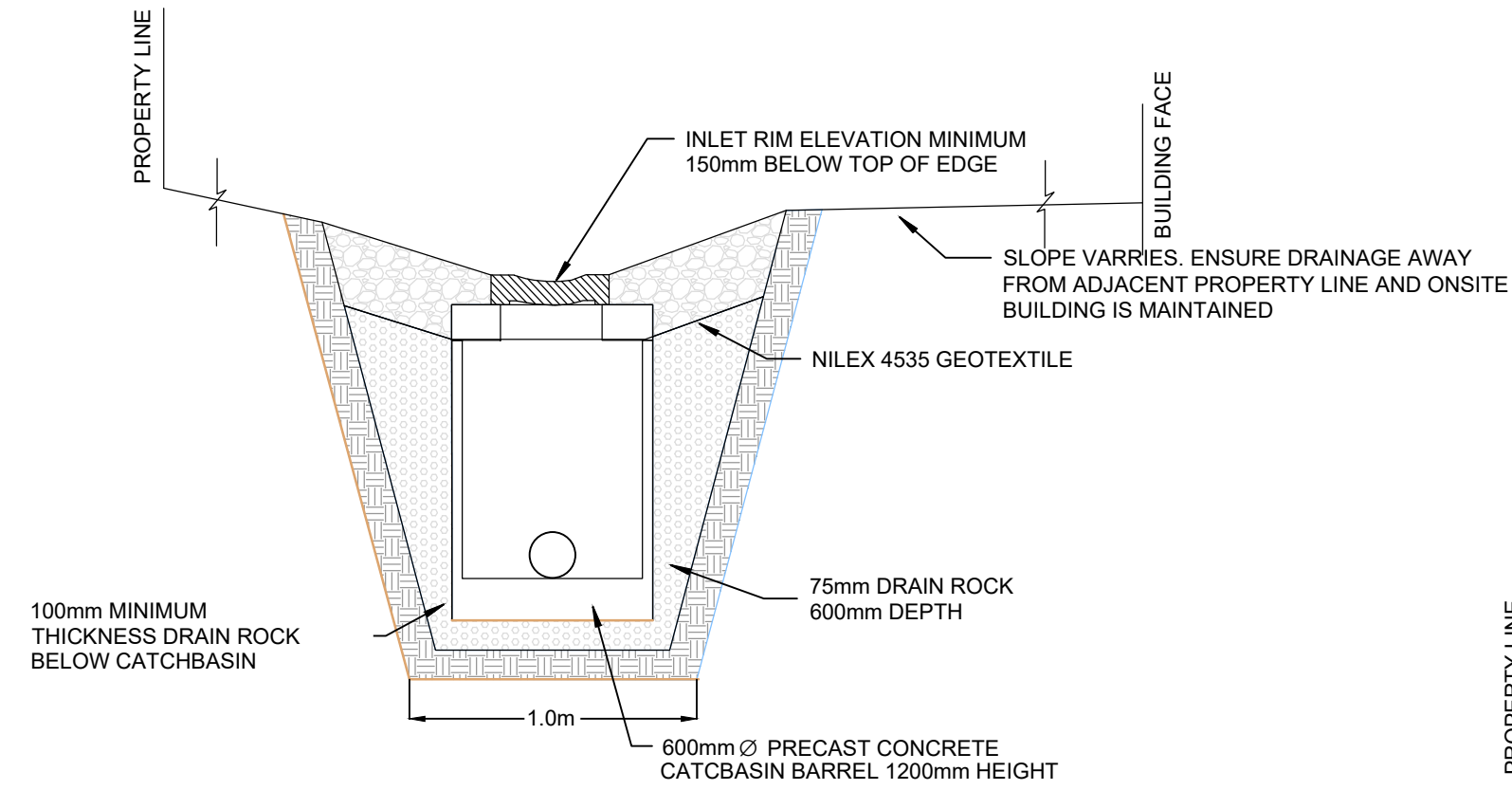
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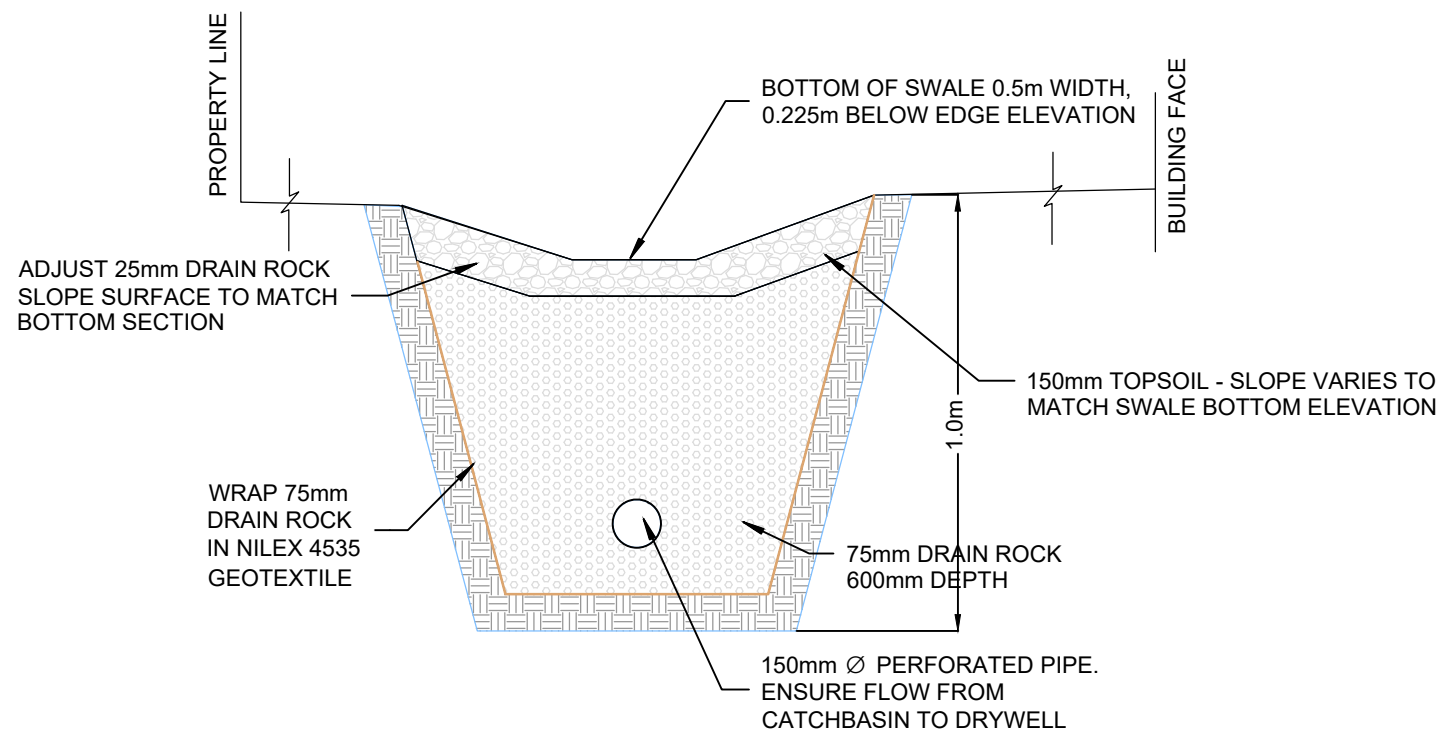
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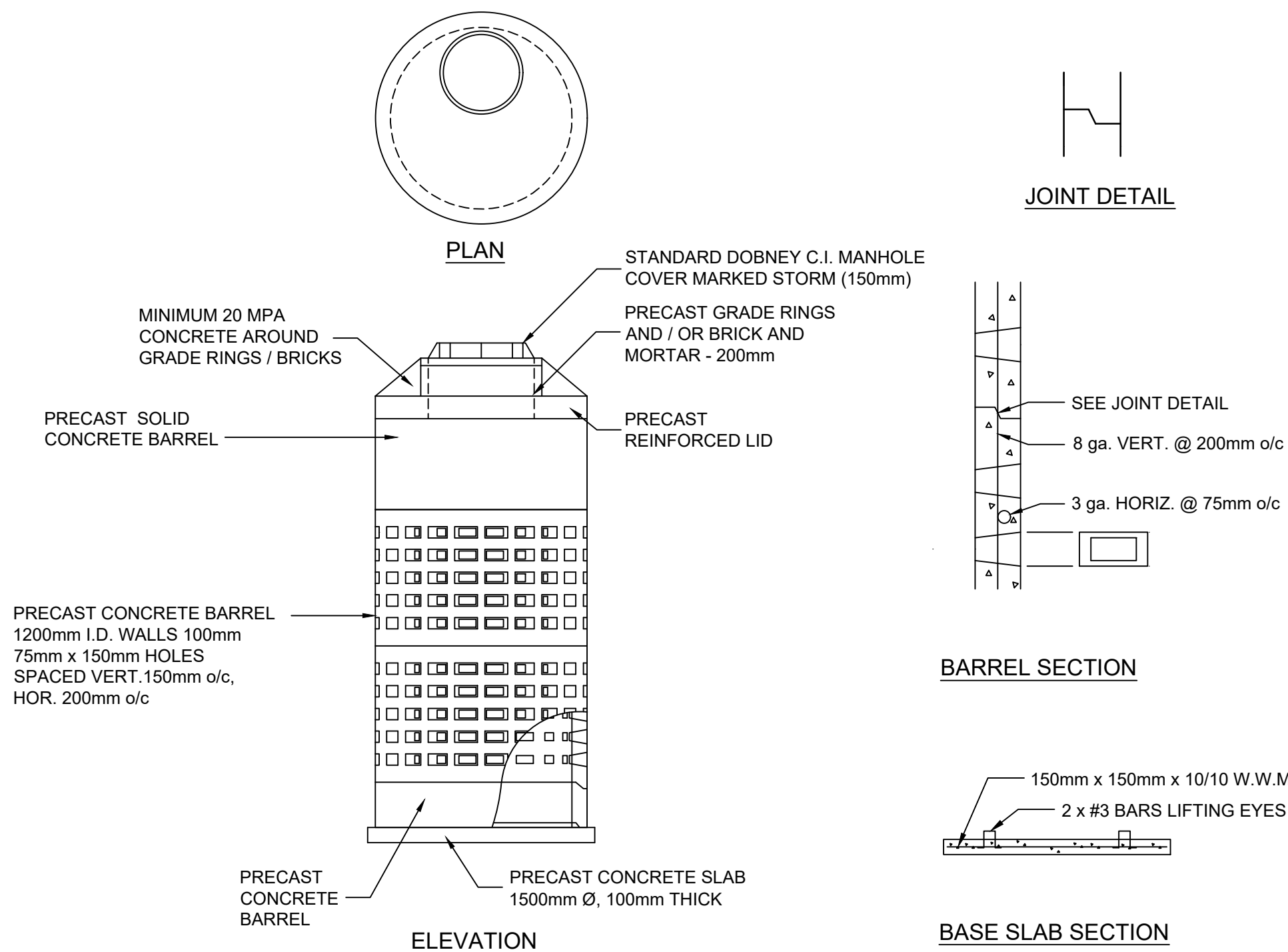
DRYWELL #1 INSTALLATION SECTION
NOT TO SCALE



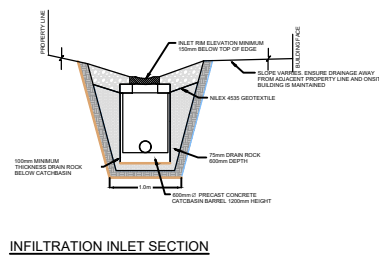
INFILTRATION INLET SECTION
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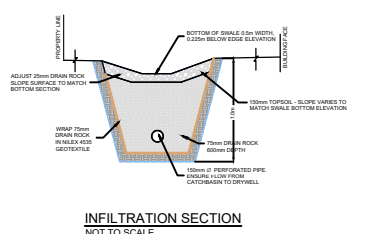
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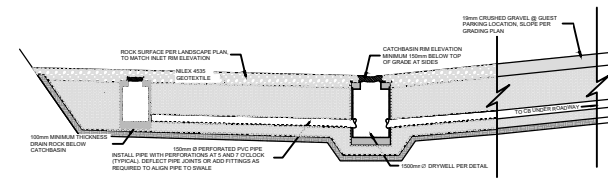
DRYWELL DETAIL
NOT TO SCALE



INFILTRATION INLET SECTION
NOT TO SCALE



INFILTRATION SECTION
NOT TO SCALE



INFILTRATION ELEVATION
NOT TO SCALE

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