



VEHICLE ACCESS FROM GRAVEL EMERGENCY ROAD TO STORMWATER FACILITY (ACROSS CITY OF CASTLEGAR PROPERTY)

SURVEYED TOP OF BANK
5m SETBACK REQUIRED

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER STRATA COMMON PROPERTY FOR WATER MAIN

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER STRATA COMMON PROPERTY FOR STORMWATER AND SANITARY MAINS

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER STRATA COMMON PROPERTY FOR STORMWATER RETENTION AND ACCESS
DL 12355

DL 12357 EXCL. PCL A (REF PLAN 80745I)

STRATA PHASE 2

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER PLAN NEP22831 FOR 200mm Ø SANITARY SEWER AND 750mm Ø STORM SEWER 8m WIDTH

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER PLAN NEP22831 FOR 200mm Ø SANITARY SEWER 8m WIDTH

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER PLAN NEP22831 FOR 200mm Ø SANITARY SEWER 14m WIDTH

UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER D.L. 12357 FOR 200mm Ø SANITARY SEWER 14m WIDTH

10m UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER D.L. 12356 FOR STORMWATER OVERLAND FLOW

10m UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER D.L. 12356 FOR WATER AND SANITARY MAINS

TERASEN NATURAL GAS RIGHT-OF-WAY CROSSING

8.8m UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER LOT 1 D.L. 12356, PLAN NEP80001 FOR 250mm Ø SANITARY MAIN

8.8m UTILITY R/W IN FAVOUR OF CITY OF CASTLEGAR OVER LOT 1 D.L. 12356, PLAN NEP80001 FOR 250mm Ø SANITARY MAIN

	DL 12355		DL 12357	
	UNITS	Ha.	UNITS	Ha.
PHASE 1 LOTS - R4 MDR	38	2.3088	13	0.7897
PHASE 2 LOTS - R4 MDR			36	3.2365
STRATA PHASE 1	59	8.3655		
STRATA PHASE 2	160	1.7583		2.2095
CITY OF CASTLEGAR RoW		3.7729		1.8891
PARCEL TOTAL HECTARES		16.2055		8.1248

NOTES:
 BASE CONTOUR MAP, CADASTRE AND EXISTING INFRASTRUCTURE ADJACENT TO DEVELOPMENT AREA SUPPLIED BY CITY OF CASTLEGAR AND IS FOR INFORMATION ONLY. CONTOURS AND DESIGN SURFACES DETERMINED BY WSA GROUND SURVEY, UTM ZONE 11 (17° CENTRAL MERIDIAN), NAD 83 DATUM.
 ELECTRICAL, TELECOMMUNICATIONS AND NATURAL GAS SERVICE DESIGNS BY OTHERS.
 MANHOLE PVI ELEVATIONS REFER TO THE INTERSECTION OF PIPE INVERT GRADES AT THE CENTER OF THE MANHOLE. INLET AND OUTLET ELEVATIONS SHALL BE BASED ON THE MINIMUM DROP ACROSS THE MANHOLE CALCULATED EITHER AS THE AVERAGE GRADE OF THE IN AND OUTLET PIPES MULTIPLIED BY THE MANHOLE DIAMETER OR MINIMUM VALUES FROM MMCD 4.12.12 AND 3.14.2 AS FOLLOWS:
 STRAIGHT RUN
 DEFLECTIONS UP TO 45° - 5mm DROP
 DEFLECTIONS 45° TO 90° - 30mm DROP

NO.	DATE	ISSUES	BY	APPD	NO.	DATE	REVISIONS	BY	APPD
B	20/06/07	ISSUED FOR CONSTRUCTION APPROVAL	SC		3	06/11/07	NOVEMBER 2, 2007 TECHNICAL REVIEW	SC	
					2	04/09/07	JULY 27, 2007 PRELIMINARY LAYOUT REVIEW	SC	
A	10/05/07	ISSUED FOR PLR	SC		1	21/02/07	ACCESS REVISED TO NORTH	SC	

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DSGN:	SC
DWN:	SC
CHK:	DS
DATE DWN:	15/10/2008

KOOTENAY-COLUMBIA
 SENIORS' HOUSING
 CO-OP ASSOCIATION
 GRANDVIEW HEIGHTS
 SUBDIVISION PLAN

SCALE:	1:1,250
DWG FILE:	C06001-0043D
JOB:	C06001-004
SHEET:	2 B3

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