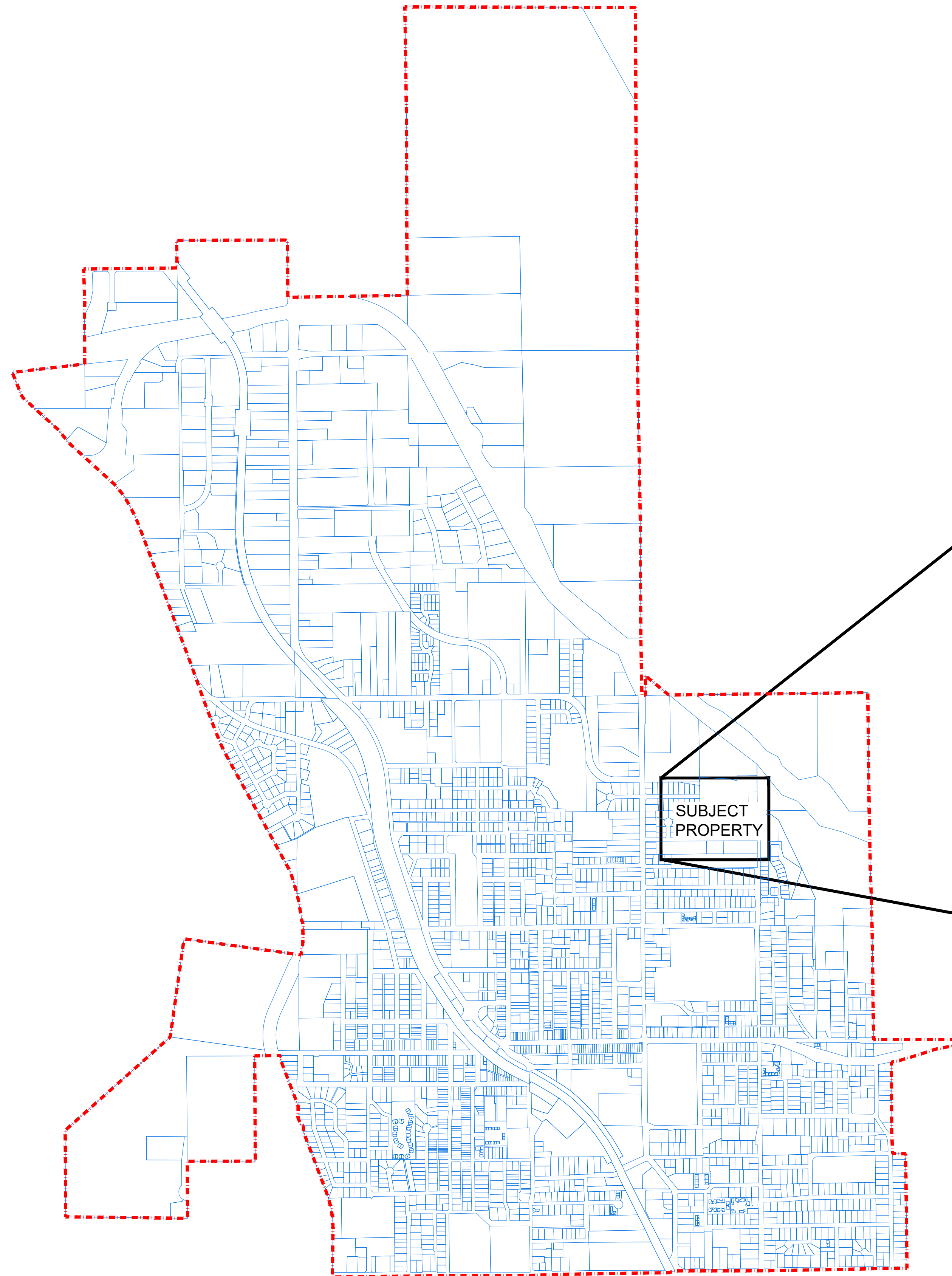
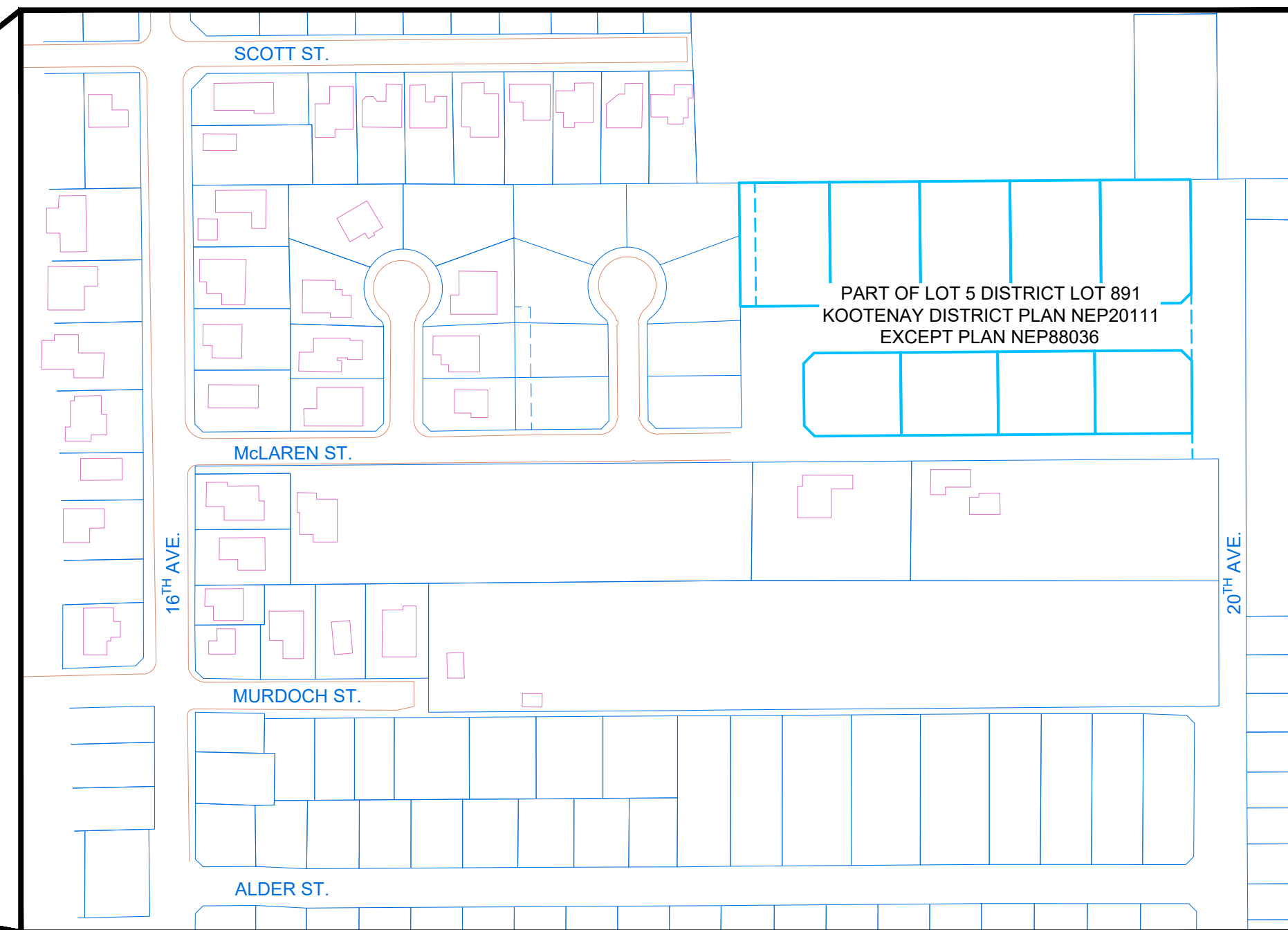


McLAREN ESTATES SUBDIVISION PHASE 2 CRESTON, BC

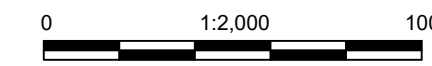
PART OF LOT 5 DISTRICT LOT 891 KOOTENAY DISTRICT
PLAN NEP20111 EXCEPT PLAN NEP88036



SUBJECT
PROPERTY



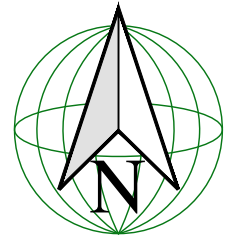
McLAREN STREET



TOWN OF CRESTON
NOT TO SCALE

DRAWING INDEX

- C1 - LOCATION PLAN AND DRAWING INDEX
- C2 - SITE PLAN
- C3 - SUBDIVISION PLAN
- C4 - SERVICING PLAN
- C5 - McLAREN ST. PLAN AND PROFILE



DRAWING COORDINATE SYSTEM
UNIVERSAL TRANSVERSE MERCATOR ZONE 11N
NORTH AMERICAN DATUM 1983

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**McLAREN ESTATES SUBDIVISION
PHASE 2**
PART OF LOT 5 DISTRICT LOT 891 KOOTENAY DISTRICT
PLAN NEP20111 EXCEPT PLAN NEP88036
**LOCATION PLAN
AND DRAWING INDEX**

DESIGN BY	DATE
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REFERENCE DRAWINGS	HOR. SCALE	AS NOTED	VERT. SCALE
PROJECT FILE No.	C21001-041		
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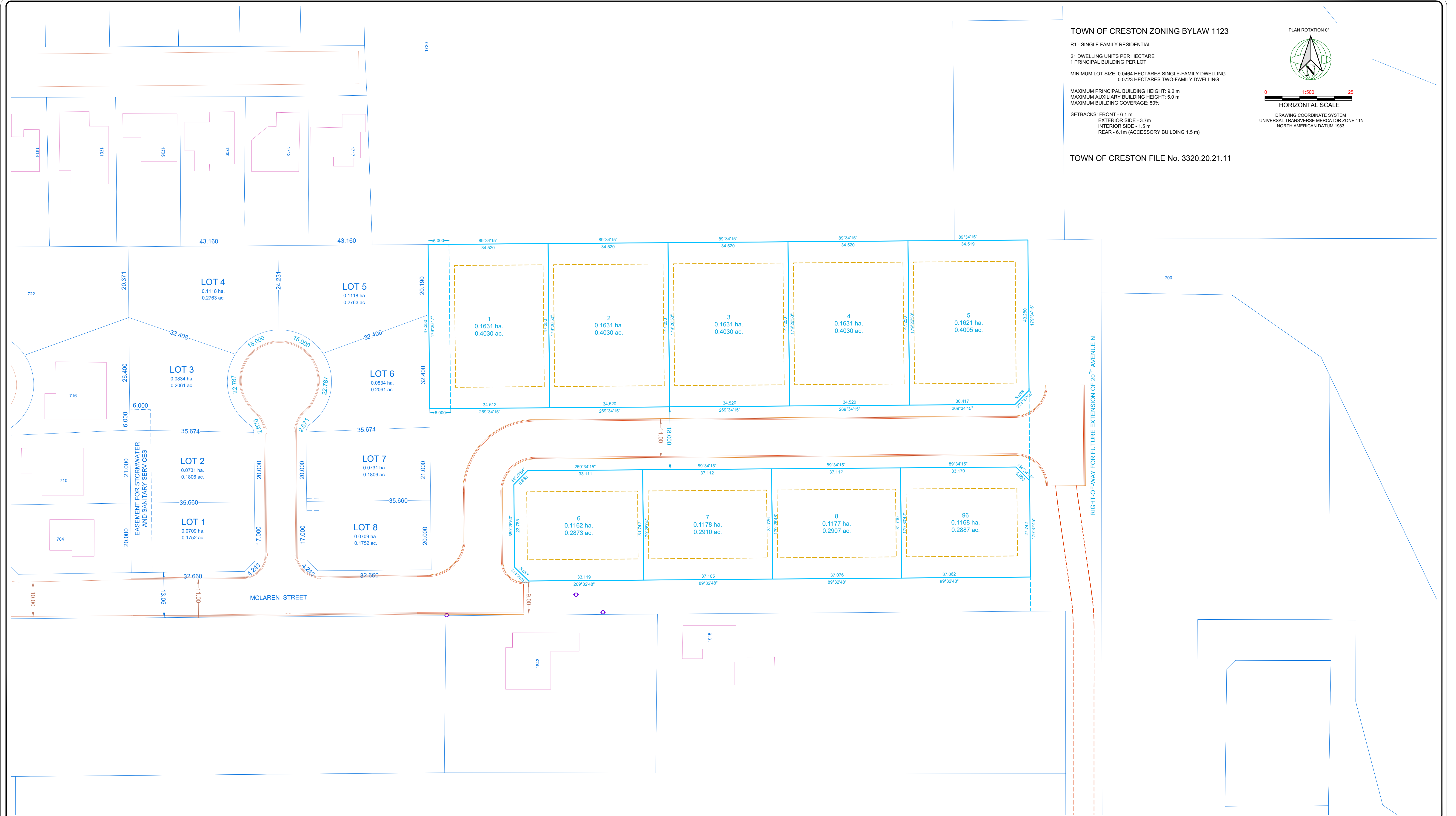
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McLAREN ESTATES SUBDIVISION
PHASE 2
 PART OF LOT 5 DISTRICT LOT 891 KOOTENAY DISTRICT
 PLAN NEP20111 EXCEPT PLAN NEP88036
SITE PLAN

HOR. SCALE	1:500	VERT. SCALE
PROJECT FILE No.	C21001-041	
SHEET	C2	# IN SET 5
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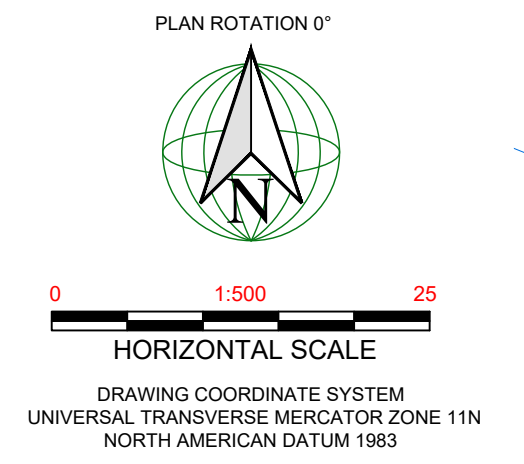
TOWN OF CRESTON ZONING BYLAW 1123

R1 - SINGLE FAMILY RESIDENTIAL
 21 DWELLING UNITS PER HECTARE
 1 PRINCIPAL BUILDING PER LOT

MINIMUM LOT SIZE: 0.0464 HECTARES SINGLE-FAMILY DWELLING
 0.0723 HECTARES TWO-FAMILY DWELLING

MAXIMUM PRINCIPAL BUILDING HEIGHT: 9.2 m
 MAXIMUM AUXILIARY BUILDING HEIGHT: 5.0 m
 MAXIMUM BUILDING COVERAGE: 50%

SETBACKS: FRONT - 6.1 m
 EXTERIOR SIDE - 3.7 m
 INTERIOR SIDE - 1.5 m
 REAR - 6.1 m (ACCESSORY BUILDING 1.5 m)



TOWN OF CRESTON FILE No. 3320.20.21.11

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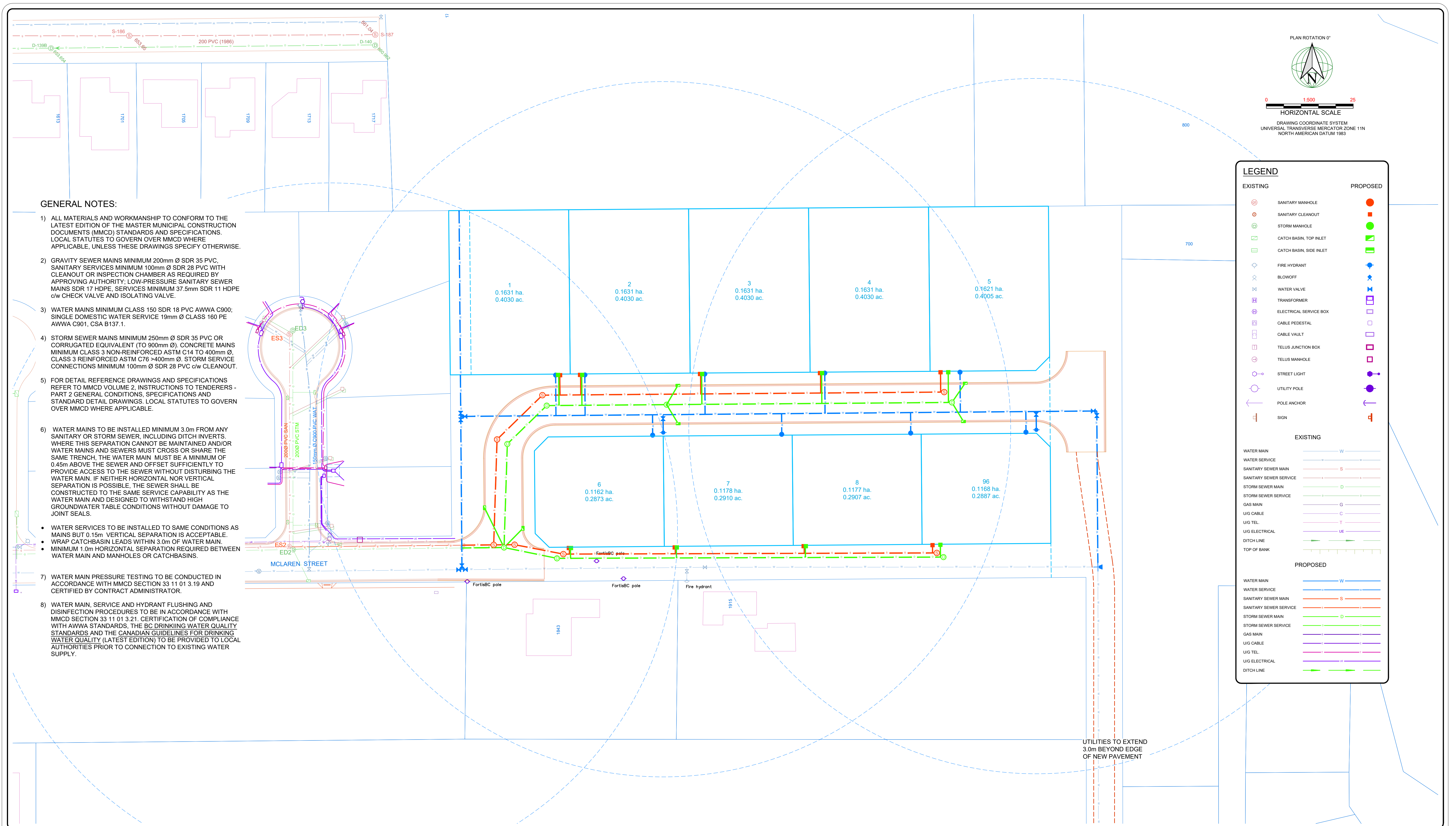
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McLAREN ESTATES SUBDIVISION
PHASE 2
 PART OF LOT 5 DISTRICT LOT 891 KOOTENAY DISTRICT
 PLAN NEP20111 EXCEPT PLAN NEP88036

SUBDIVISION PLAN

HOR. SCALE	1:500	VERT. SCALE
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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. 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.

LEGEND

EXISTING	PROPOSED

EXISTING	PROPOSED

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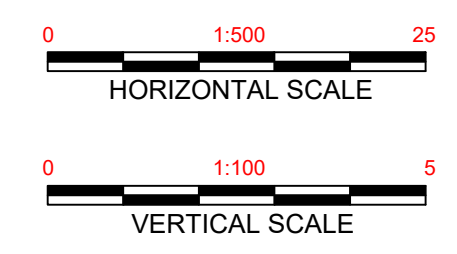
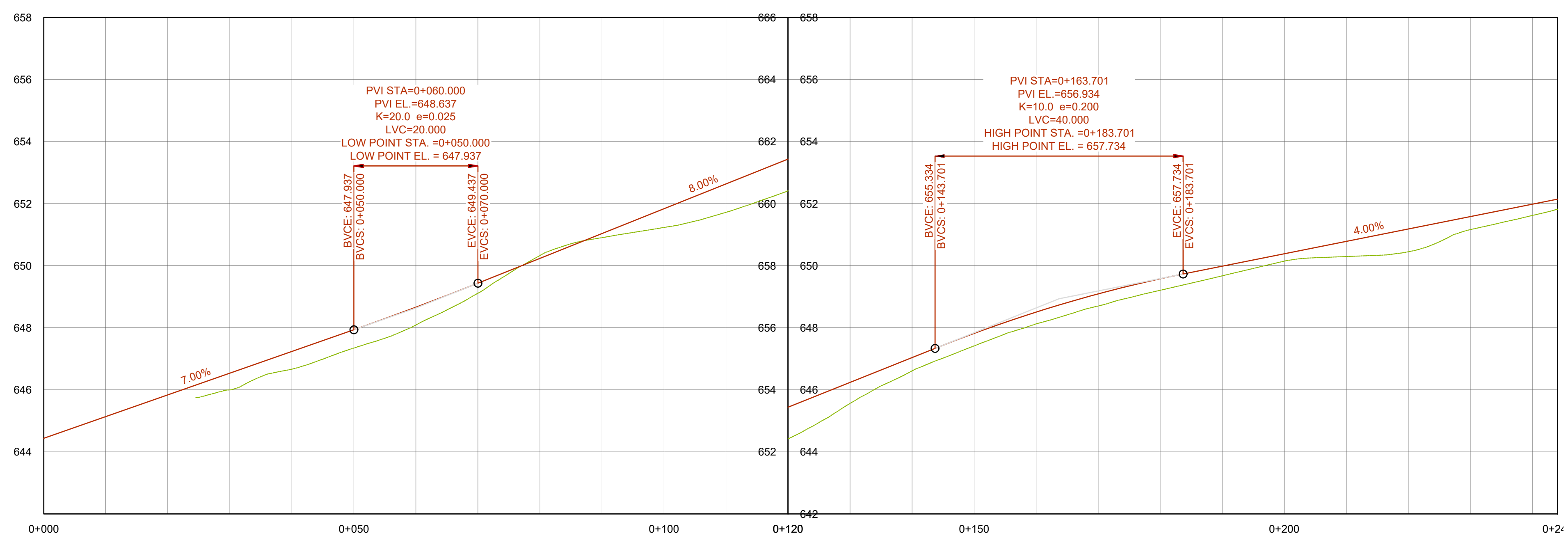
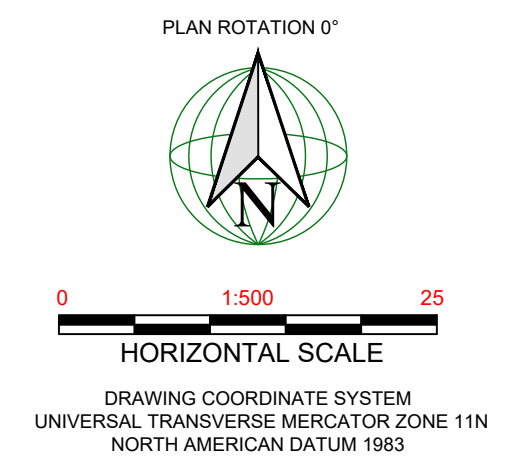
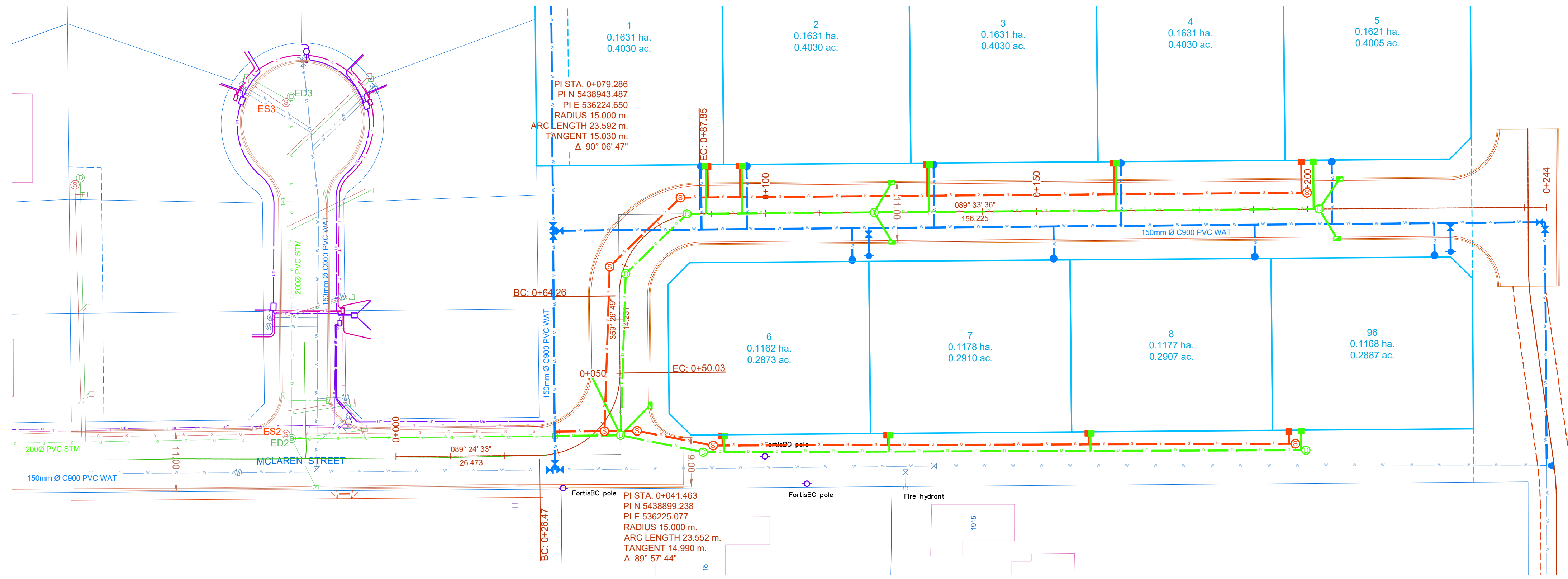
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MCLAREN ESTATES SUBDIVISION
PHASE 2
 PART OF LOT 5 DISTRICT LOT 891 KOOTENAY DISTRICT
 PLAN NEP20111 EXCEPT PLAN NEP88036
SERVICING PLAN

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