

PARCEL A (EXPLANATORY PLAN 27413I) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

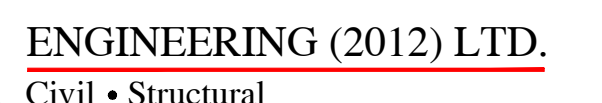
PARCEL A (EXPLANATORY PLAN 27413I) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.



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

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.

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



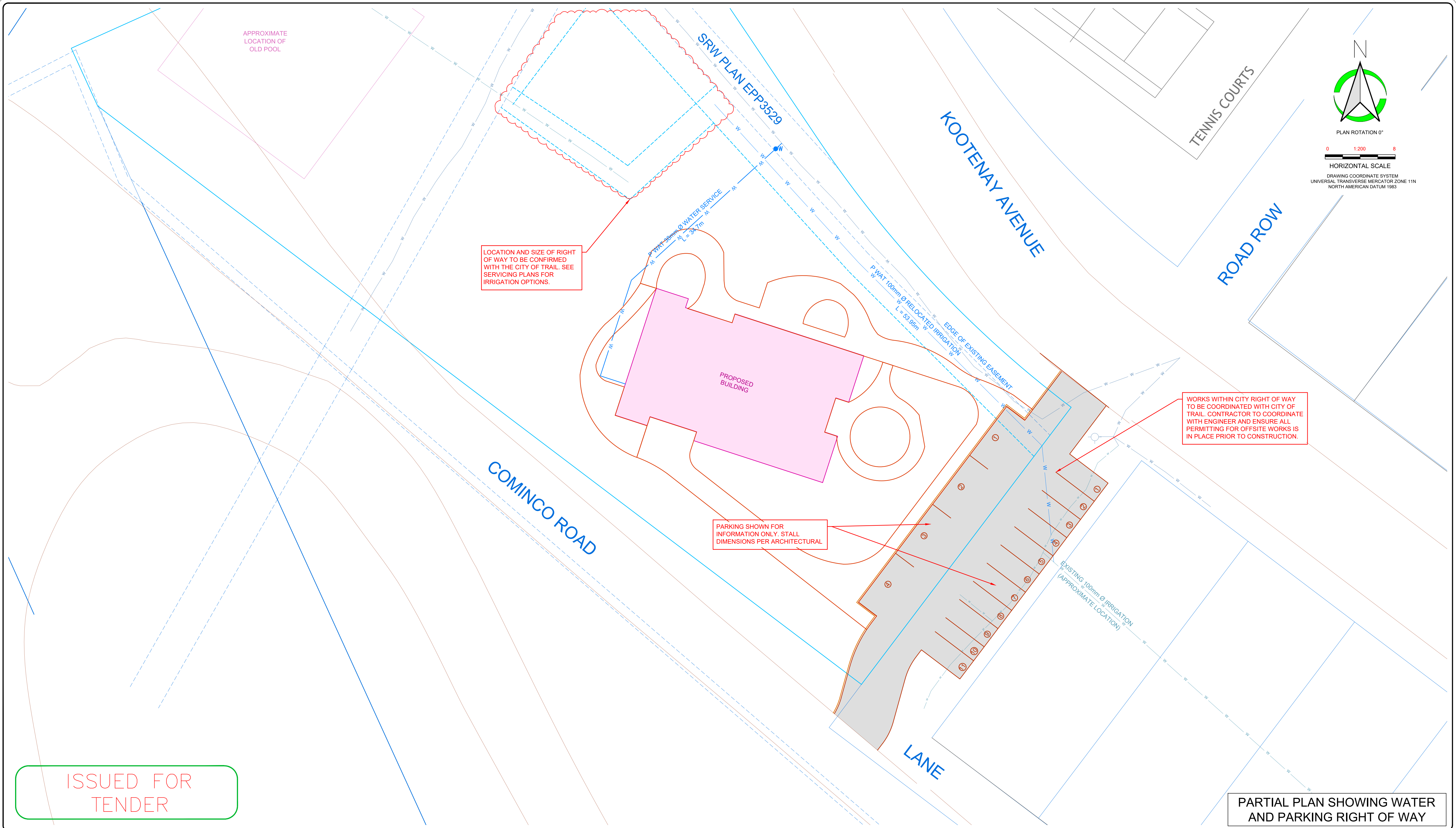
BC Permit to Practice No. 1003247



PARCEL A (EXPLANATORY PLAN 274131) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

ISSUED FOR
TENDER

HOR. SCALE	1:200	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C2	# IN SET	11
ISSUE	D	REV.	



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

No.	DD/MM/YYYY	BY	ISSUE	ENG.
D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS
A	18/12/2025	AJ	FOR COORDINATION	DS



DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
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APPROVED BY	DATE
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GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO CITY OF TRAIL SUBDIVISION REGULATION BYLAW NO 1988, 1984 AND THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS AND SPECIFICATIONS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE, UNLESS THESE DRAWINGS SPECIFY OTHERWISE.
- FOR DETAIL REFERENCE DRAWINGS AND SPECIFICATIONS REFER TO MUNICIPALITY WORKS AND SERVICING BYLAW 1111, APPENDIX A AND MMCD VOLUME 2, INSTRUCTIONS TO TENDERS - PART 2 GENERAL CONDITIONS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS. MUNICIPALITY STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE.

SANITARY

- SANITARY MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER, PRECAST CONCRETE ASTM C478.
- GRAVITY SEWER MAINS MINIMUM 200 mm Ø SDR 35 PVC ASTM D3034, CSA B182.2. SERVICE CONNECTIONS MINIMUM 100 mm Ø SDR 28 PVC c/w INSPECTION CHAMBER; LOW-PRESSURE SANITARY SEWER MAINS SDR 17 HDPE ASTM D3035, SERVICES MINIMUM 37.5 mm SDR 11 HDPE c/w CHECK VALVE AND ISOLATING VALVE.
- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

STORMWATER

- STORMWATER MANHOLES MINIMUM 1050 mm INTERNAL DIAMETER, PRECAST CONCRETE ASTM C478.
- CATCHBASINS 750 mm INTERNAL DIAMETER PRECAST CONCRETE ASTM C478 WITH H20 LOAD-RATED LID, FRAME AND GRATE DOBNEY FOUNDRY B23 / B24. CATCHBASIN LEADS MINIMUM 150 mm Ø SDR 35 PVC ASTM D3404 AT MINIMUM 2% GRADE.
- STORM SEWER MAINS MINIMUM 200mm Ø SDR 35 PVC ASTM D3034, CSA B182.2 OR CORRUGATED EQUIVALENT (ASTM F794). SERVICE CONNECTIONS MINIMUM 150mm Ø SDR 35 PVC c/w INSPECTION CHAMBER.
- INSPECTION CHAMBER TO BE INSTALLED AT 1.8 m DEPTH OR AS ACCEPTED, 0.3 m FROM PROPERTY LINE WITHIN A RIGHT-OF-WAY OR EASEMENT

WATER

- WATER MAINS MINIMUM CLASS 150 SDR 18 PVC AWWA C900; SINGLE DOMESTIC WATER SERVICE 25mm Ø CLASS 160 PEX AWWA C901-20, ASTM F827.
- WATER MAINS TO BE INSTALLED MINIMUM 3.0m FROM ANY SANITARY OR STORM SEWER, INCLUDING DITCH INVERTS. WHERE 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 0.45 m 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 ENCASED OR 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 0.15 m VERTICAL SEPARATION IS ACCEPTABLE.
- WRAP CATCHBASIN LEADS WITHIN 3.0 m OF WATER MAIN.
- MINIMUM 1.0 m HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND MANHOLES OR CATCHBASINS.
- WATER MAIN PRESSURE TESTING TO BE CONDUCTED IN ACCORDANCE WITH MMCD SECTION 33 11 01 3.19 AND CERTIFIED BY CONTRACT ADMINISTRATOR.
- 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.

APPROXIMATE LOCATION OF OLD POOL

PRIOR TO INSTALLATION OF NEW MAIN, LOCATE TIE IN POINT & REPORT TO ENGINEER. ENSURE IRRIGATION MAIN IS TURNED OFF. CUT INTO EXISTING MAIN AND INSTALL A 90° BEND AND THRUST BLOCK. ENSURE IRRIGATION LINE CROSSING THE SITE IS CAPPED AND ABANDONED.

SANITARY LIFT STATION

- TO BE SIZED TO ACCOMMODATE 55 FIXTURE UNITS
- APPROXIMATE LOCATION
 - ENSURE SUFFICIENT DISTANCE FROM BUILDING TO ENSURE FOUNDATION IS NOT UNDERMINED IN THE EVENT OF FUTURE MAINTENANCE.
- LINE FROM BLDG TO STATION: 100mm Ø @ 1.0%
- LINE FROM STATION TO THE CITY: 50mm Ø @ 13m
- SEE LIFT STATION PERFORMANCE SPECIFICATION

WATERMAIN NO LONGER ACTIVELY SERVICES TECK LANDS. IT IS TO BE CAPPED & ABANDONED. WATERMAIN ENCOUNTERED DURING SANITARY SERVICE. INSTALLATION TO BE REMOVED AS REQUIRED.

ELECTRICAL CONTROL & STAND BY POWER.

EXCAVATE, LOCATED AND EXPOSE EX F/M. CONTACT ENGINEER TO CONFIRM SIZE, MTRL AND CONDITION.

INSTALL 150mm PVC DR18 (AWWA C900) SPOOL 150mm x 50mm PVC DR18 WYE (AWWA C900/C905) c/w PIPE RESTRAINTS & CONC THRUST BLOCK (2) 150mm DI-PVC TRANSITION COUPLING

CONTRACTOR TO PROVIDE TIE IN CONSTRUCTION PROCEDURE TO ENGINEER FOR REVIEW AND APPROVAL MINIMUM 14 DAYS PRIOR TO CONSTRUCTION.

PROCEDURE TO INCLUDE AT MINIMUM:

F/M DRAINING AND DISPOSAL PLAN ENVIRONMENTAL MANAGEMENT AND SPILL RESPONSE PLAN SHUT DOWN SCHEDULE EMERGENCY CONTACT LIST AND ESCALATION PROCEDURE TRAFFIC MANAGEMENT PLAN

NOTES:

- ANTICIPATED F/M STANDING VOLUME (TO BE DRAINED) 30 m³
- CONTRACTOR TO COORDINATE F/M TIE IN WITH ENGINEER, RDKB, TECK AND CITY OF TRAIL.
- WORK WILL BE COMPLETED ON TECK LAND. CONTRACTOR TO ENSURE PROPER NOTIFICATION, PERMITTING AND WORK PROCEDURES FOLLOWED.

LIFT STATION PERFORMANCE SPECIFICATION

- DUPLEX 2HP SUBMERSIBLE GRINDER PUMP, 208V/60Hz/3Ph, DUTY POINT 3.0 L/s @ 20m TDH
- CONCRETE OR FRP BASIN, 1.5m DIAMETER, 4.27m HEIGHT, TOTAL VOLUME 7.5 m³
- DUPLEX WEATHERPROOF CONTROL PANEL c/w AUDIBLE & VISUAL ALARMS
- PROVIDE SUBMERSIBLE PRESSURE LEVEL SENSORS, 4-20mA
- PROVIDE DUAL CHECK VALVES & MANUAL BALL VALVE ON STATION OUTLET
- LIFT OUT ASSEMBLY
- AIR RELEASE VALVE
- ODOUR CONTROL
- GAS-TIGHT LID, PEDESTRIAN LOAD RATING, 0.6 x 0.9 m HATCH AND LID
- PROVIDE PRESSURE TRANSDUCER ON LIFT STATION OUTLET, INTERLOCK TO PUMP RUN PERMISSIONS
- CONTRACTOR TO SUBMIT LIFT STATION SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL

THRUST BLOCK BEARING AREAS

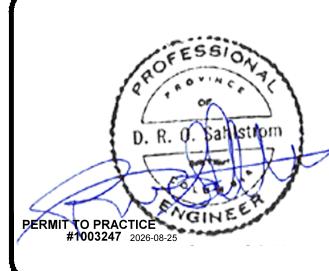
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90°	300	900	450
45°	300	450	450

MINIMUM THRUST AREAS FOR FITTINGS AT 1034kPa PRESSURE AND FOR SOILS WITH MINIMUM BEARING AREA OF 96kPa.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

ISSUED FOR TENDER

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	WIDTH	LENGTH	HEIGHT
90°	300	900	450
45°	300	450	450
22.5°	300	600	300
TEE	300	600	450

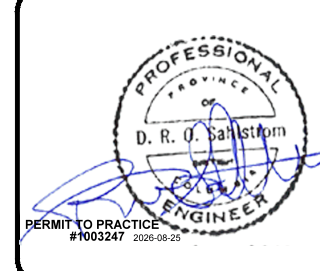
MINIMUM THRUST AREAS FOR FITTINGS AT
1034kPA PRESSURE AND FOR SOILS WITH
MINIMUM BEARING AREA OF 96kPA.

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

 **ENGINEERING (2012) LTD**
Civil • Structural
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 P: (888) 617-6992
BC Permit to Practice No. 1001

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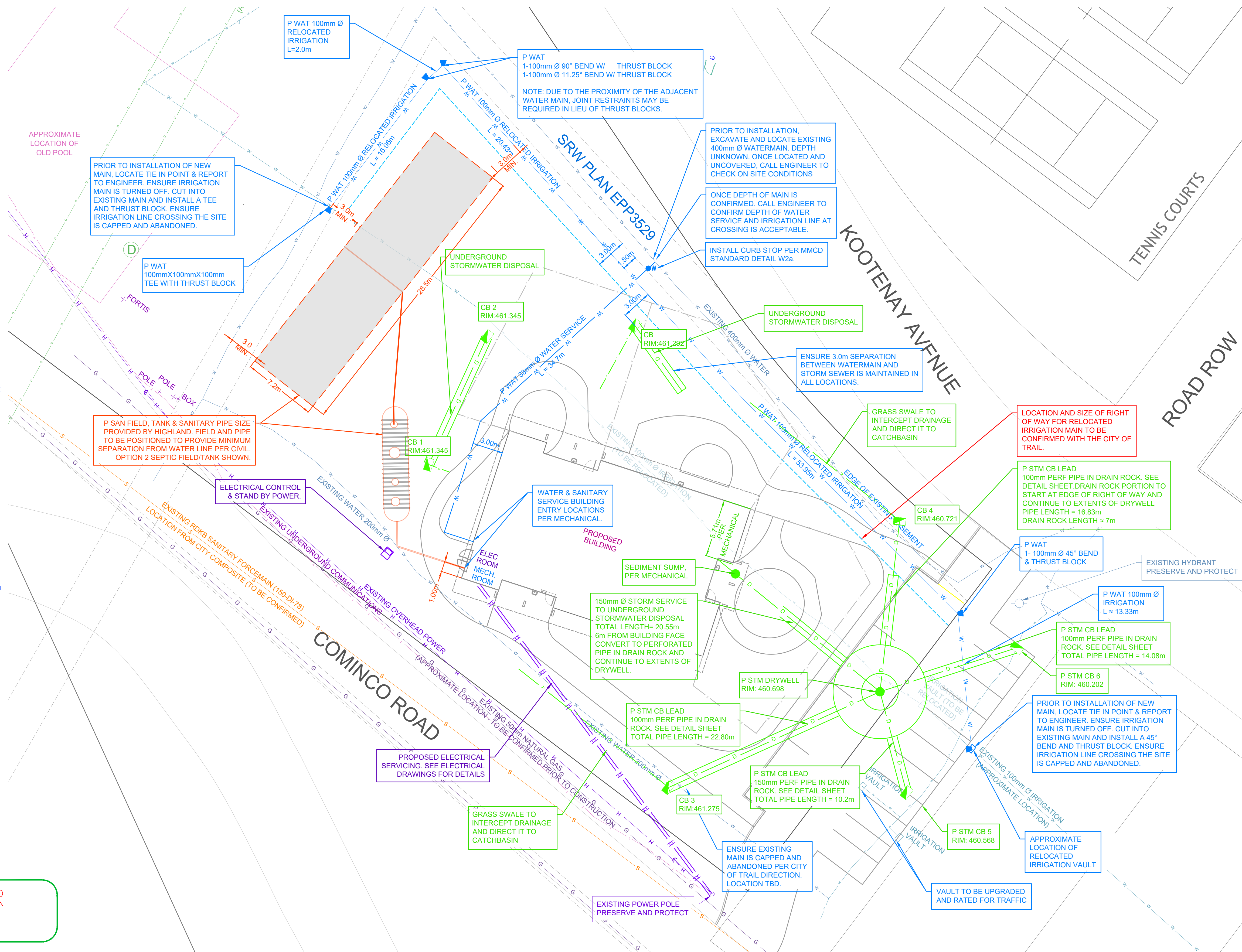
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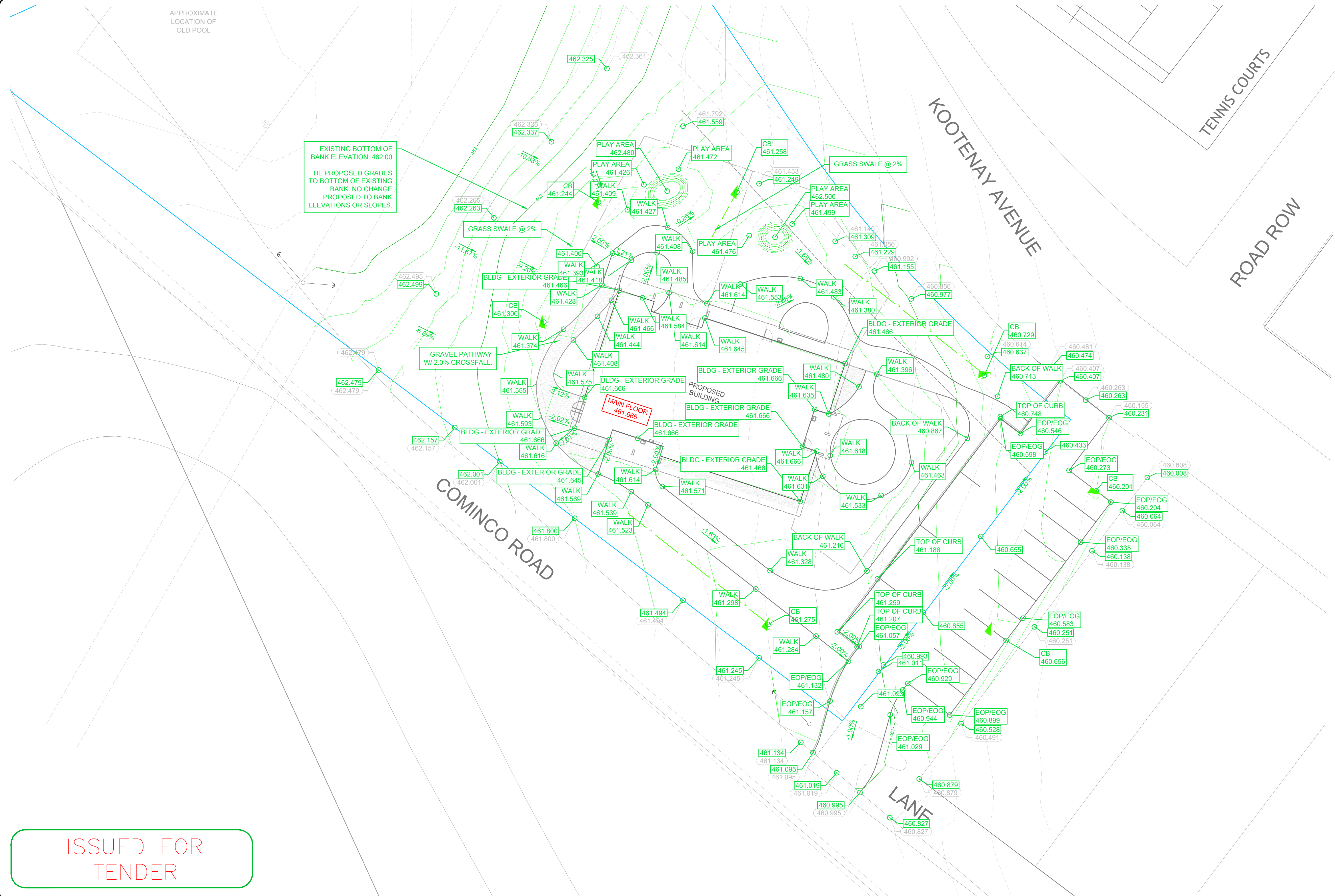


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SERVICING PLAN 2 - OPTIONAL PRICING (SEPTIC)

HOR. SCALE	1:200	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C4.1	# IN SET	11
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PLAN ROTATION 0°

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HORIZONTAL SCALE

DRAWING COORDINATE SYSTEM

UNIVERSAL TRANSVERSE MERCATOR ZONE 11N

NORTH AMERICAN DATUM 1983

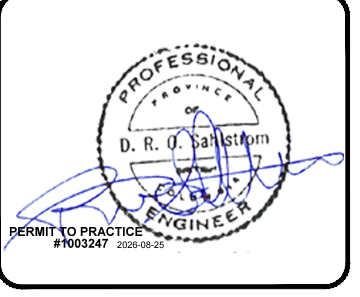
ISSUED FOR
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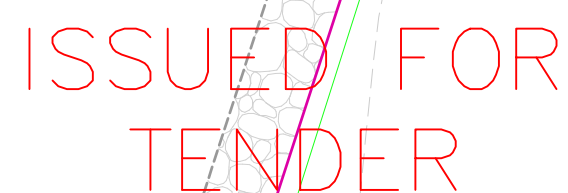
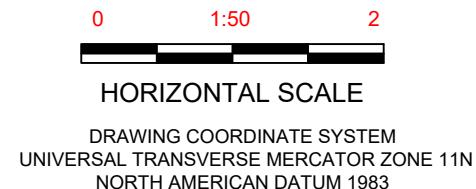


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UNICORN DAYCARE
TADANAC (TRAIL), BC
PARCEL A (EXPLANATORY PLAN 27413) BLOCK B, PLAN
623A, DISTRICT LOT 367, KOOTENAY DISTRICT.

GRADING PLAN

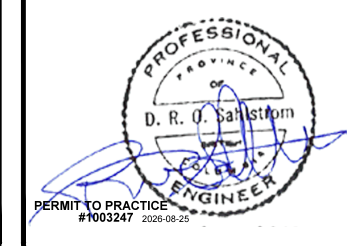
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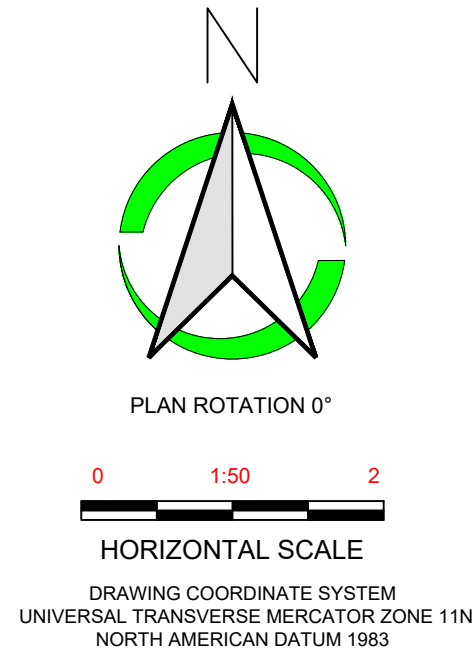
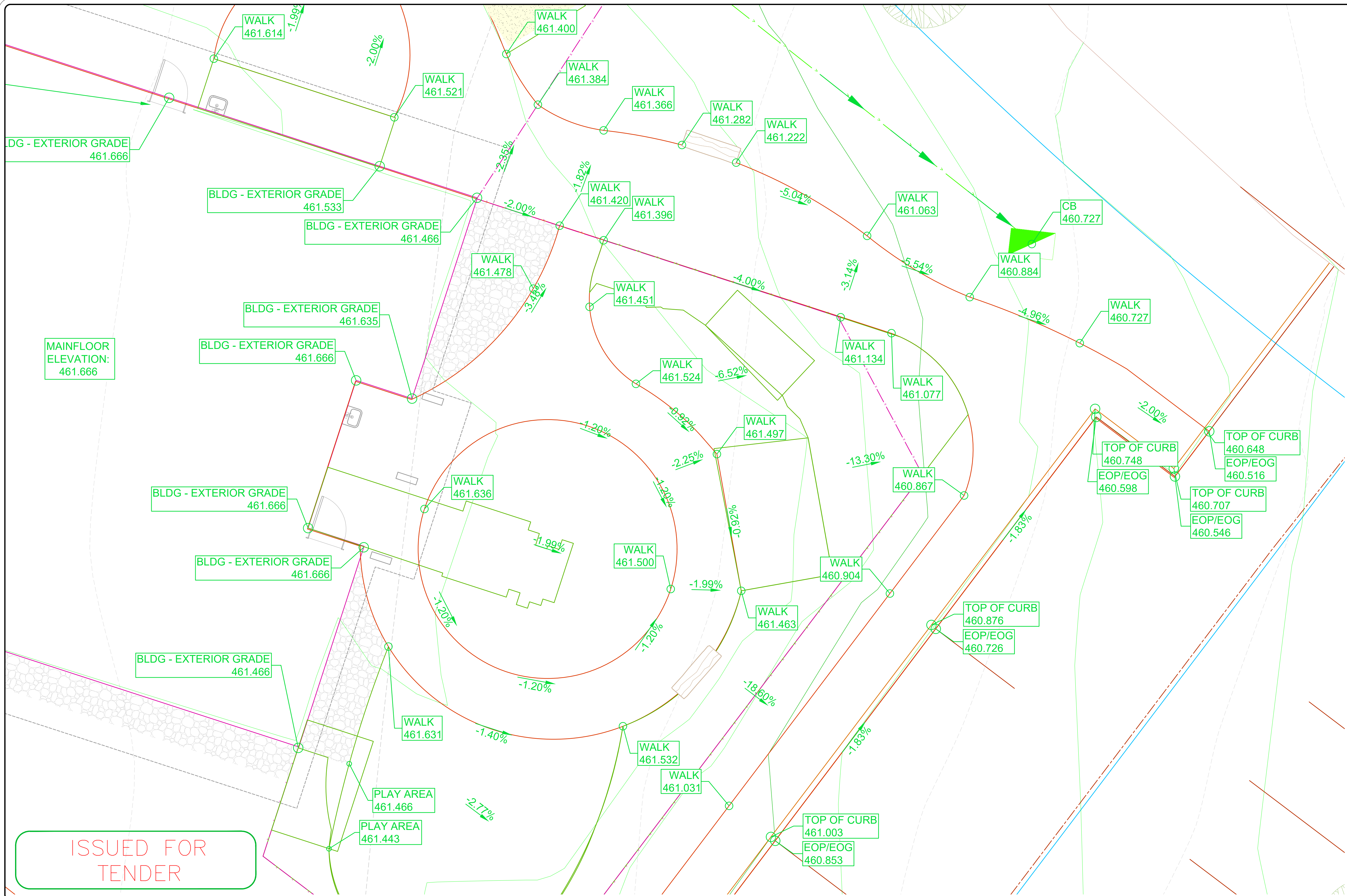
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GRADING PLAN - NORTH PLAY AREA

HOR. SCALE	1:50	VERT. SCALE	
PROJECT FILE No.	C26001 - 001		
SHEET	C5.1	# IN SET	11
ISSUE	D	REV.	



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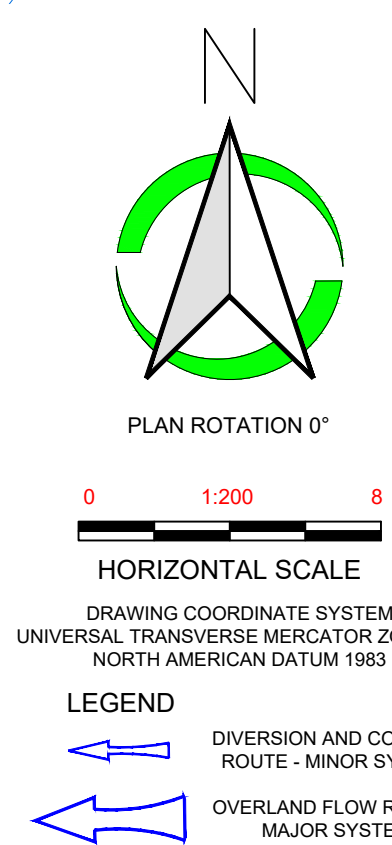
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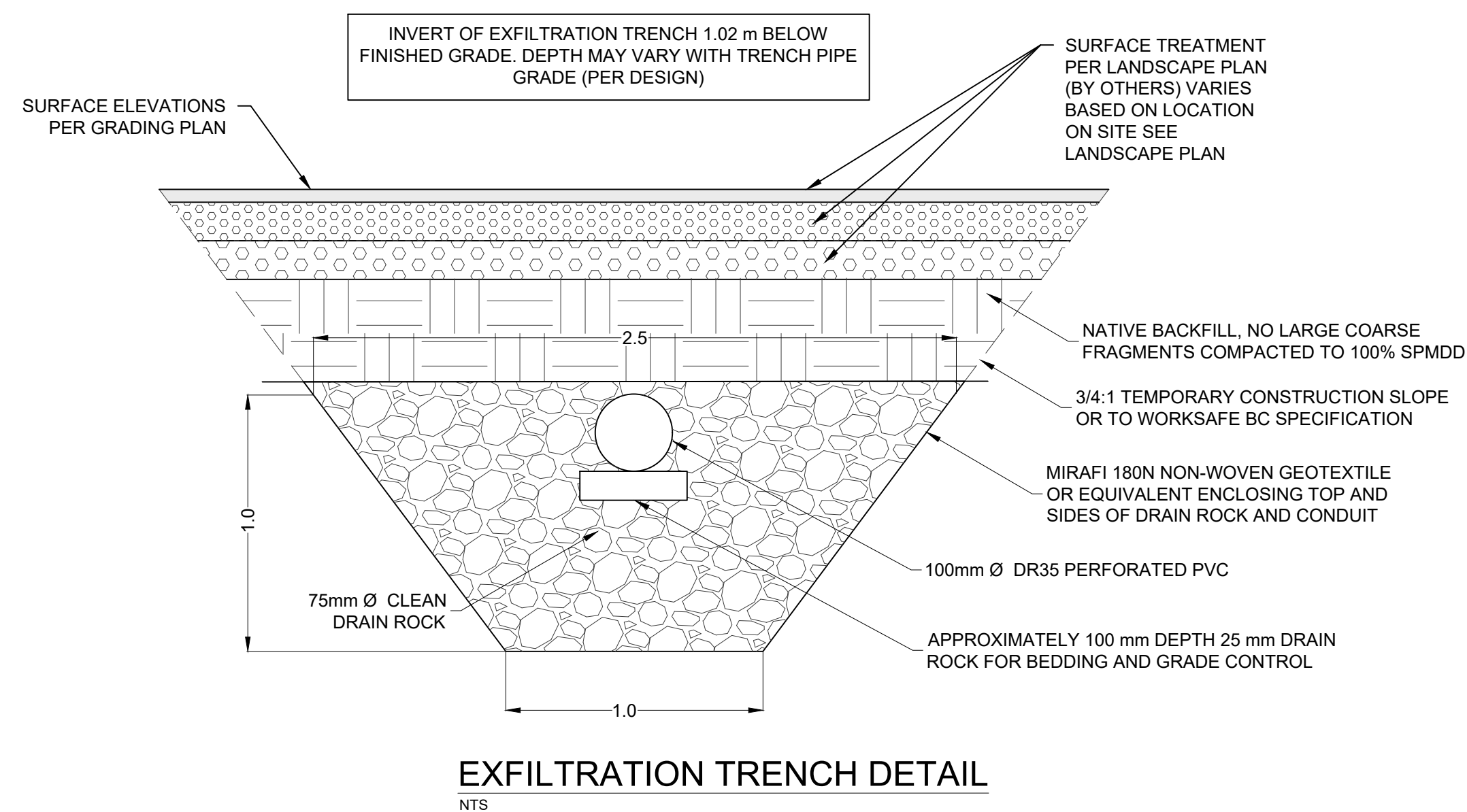
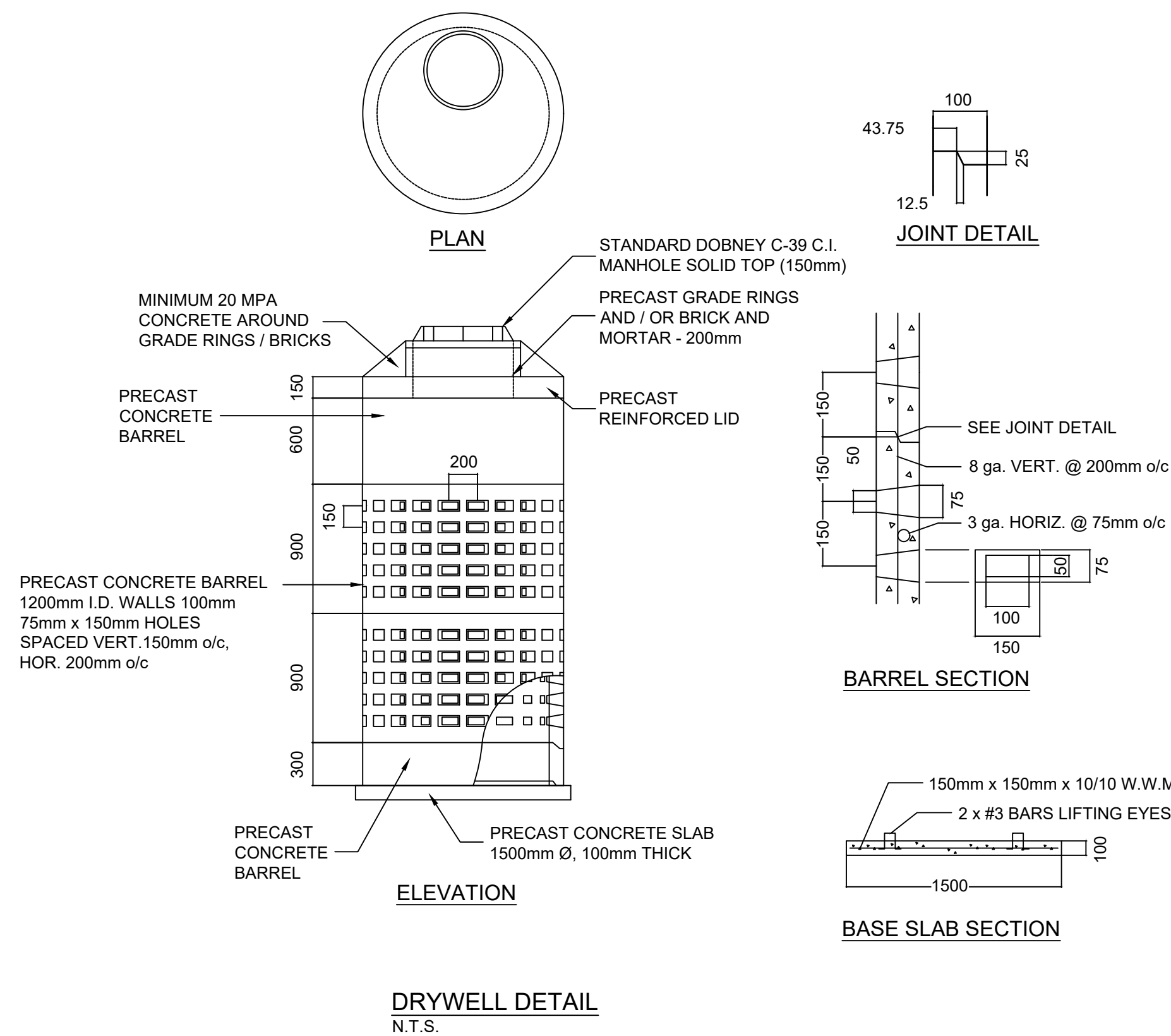
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PROJECT FILE No.	C26001 - 001		
SHEET	C5.2	# IN SET	11
ISSUE	D	REV.	-

CATCHMENT 3	
STORAGE REQUIRED	64.95m ³
STORAGE PROVIDED	
DRYWELL	27.65m ³
BLDG SERVICE (7.7m X 1m X 2m)	6.1m ³
CB 3 LEAD (18m X 1m X 2m)	14.4m ³
CB 4 LEAD (7m X 1m X 2m)	5.6m ³
CB 5 LEAD (5.6m X 1m X 2m)	4.5m ³
CB 6 LEAD (9.5m X 1m X 2m)	7.6m ³
TOTAL STORAGE PROVIDED	65.85m³

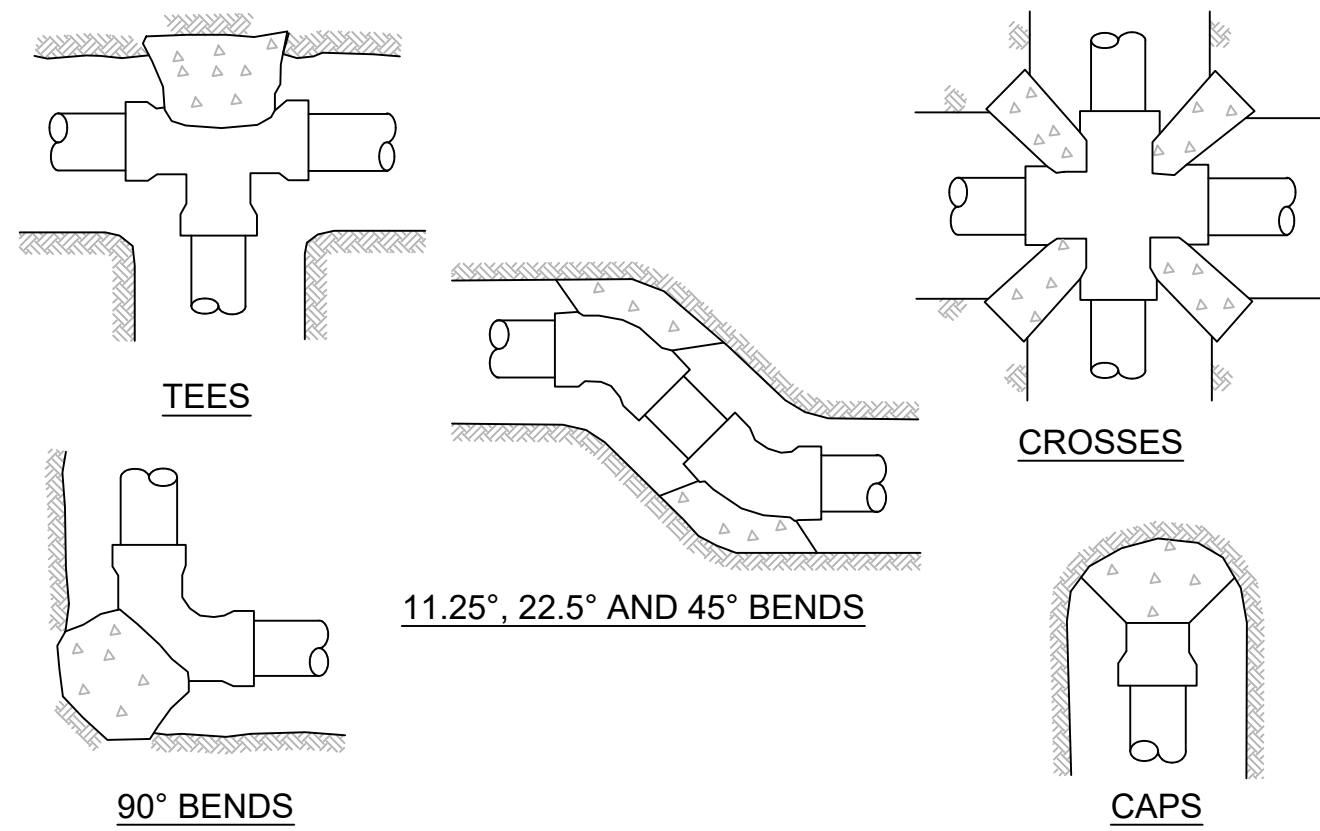


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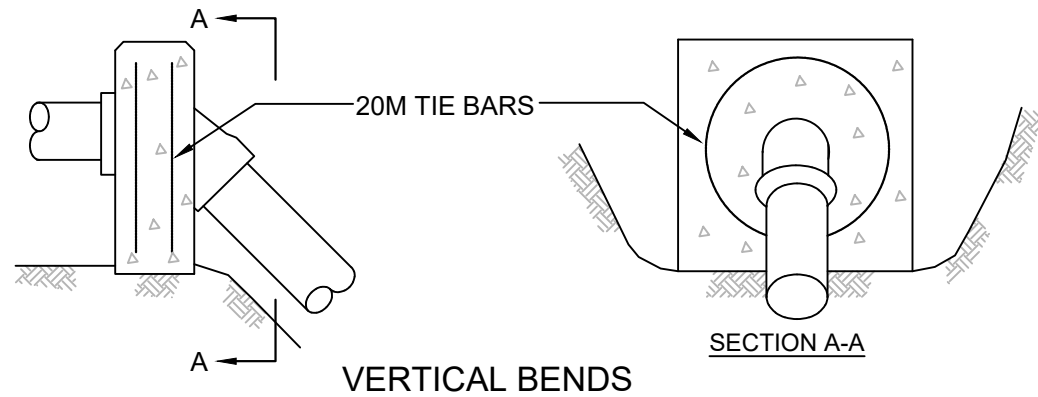
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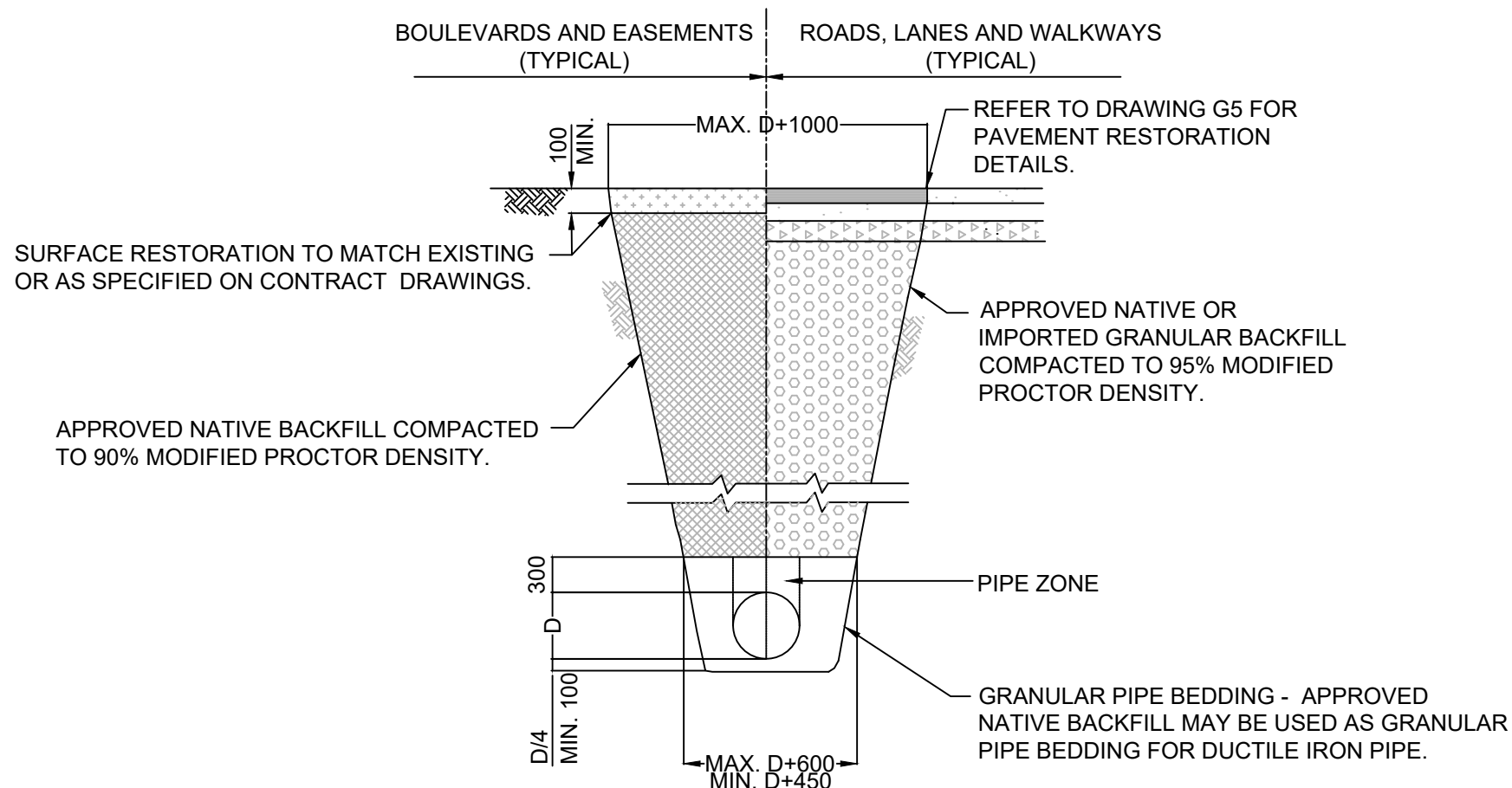
GENERAL ARRANGEMENTS - PLAN VIEW



GENERAL ARRANGEMENTS - ELEVATIONS

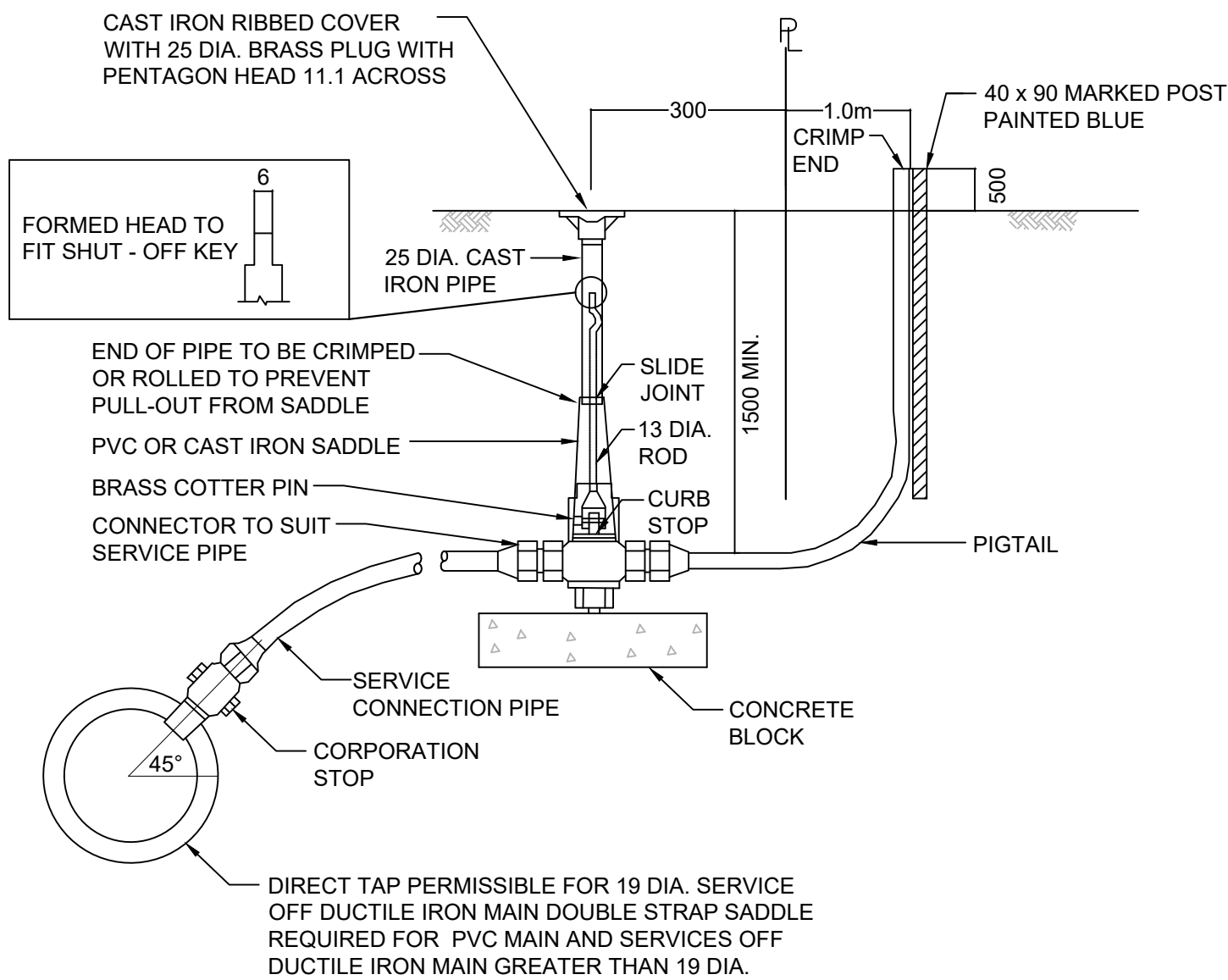
- NOTE:
1. REFER TO CONTRACT DRAWINGS FOR SPECIFIED BEARING AREAS OF THRUST BLOCKS AND / OR SPECIAL REQUIREMENTS NOT SHOWN ON THIS DRAWING.
 2. PLACE 6 MIL POLYETHYLENE IN INTERFACE BETWEEN CONCRETE AND FITTING.
 3. PLACE 20 MPa CONCRETE AGAINST UNDISTURBED GROUND, KEEP CONCRETE CLEAR OF FITTING JOINTS
 - 4.REFER TO CONTRACT DRAWINGS AND SECTIONS 33 11 01 AND 03 30 53 FOR DETAILED SPECIFICATIONS.

TYPICAL THRUST BLOCK ARRANGEMENTS
STANDARD DRAWING NUMBER W1
N.T.S.



- NOTE:
1. TRENCHING TO COMPLY WITH ALL REQUIREMENTS OF WORKSAFE BC.
 2. REFER TO CONTRACT DRAWINGS AND SECTION 31 23 01 FOR DETAILED SPECIFICATIONS.

UTILITY TRENCH
STANDARD DRAWING NUMBER G4
N.T.S.



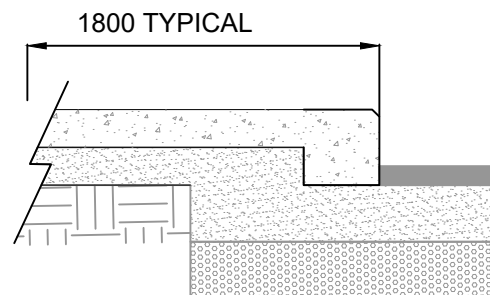
- NOTE:
1. THIS DETAIL IS FOR SERVICES 19mm TO 50mm ONLY.
 2. PVC SADDLES TO SECTION 33 11 01.
 3. INSTALL SERVICE PIPE WITH "GOOSE NECK" IN HORIZONTAL POSITION.
 4. WHEN CURB STOP INSTALLED IN DRIVEWAY PLACE COVER IN CHAMBER. MARK "WATER". SEE DRAWING S9 FOR TYPICAL DETAIL.
 5. REFER TO CONTRACT DRAWINGS AND SECTION 33 11 01 FOR DETAILED SPECIFICATIONS.
 6. OPERATING ROD DIAMETERS:
 - 14mm FOR 25mm OR SMALLER CURB STOPS
 - 19mm FOR 32MM TO 50mm CURB STOPS

WATER SERVICE CONNECTION
STANDARD DRAWING NUMBER W2a
N.T.S.

100mm DEPTH CONCRETE SIDEWALK, SURFACE FINISHED TO CONTRACT DRAWING SPECIFICATION. SEE MMCD STANDARD DETAIL DRAWING C2 FOR CONCRETE JOINT SPECIFICATION

100mm DEPTH 19mm GRANULAR BASE COMPACTED TO 100% SPMD

SUBGRADE UNDER PAVEMENT STRUCTURE COMPACTED TO 98% SPMD



CHAMFER EDGE 19mm

50mm DEPTH ASPHALT

SAWCUT EXISTING PAVEMENT 300mm FROM FACE OF INSTALLED CURB

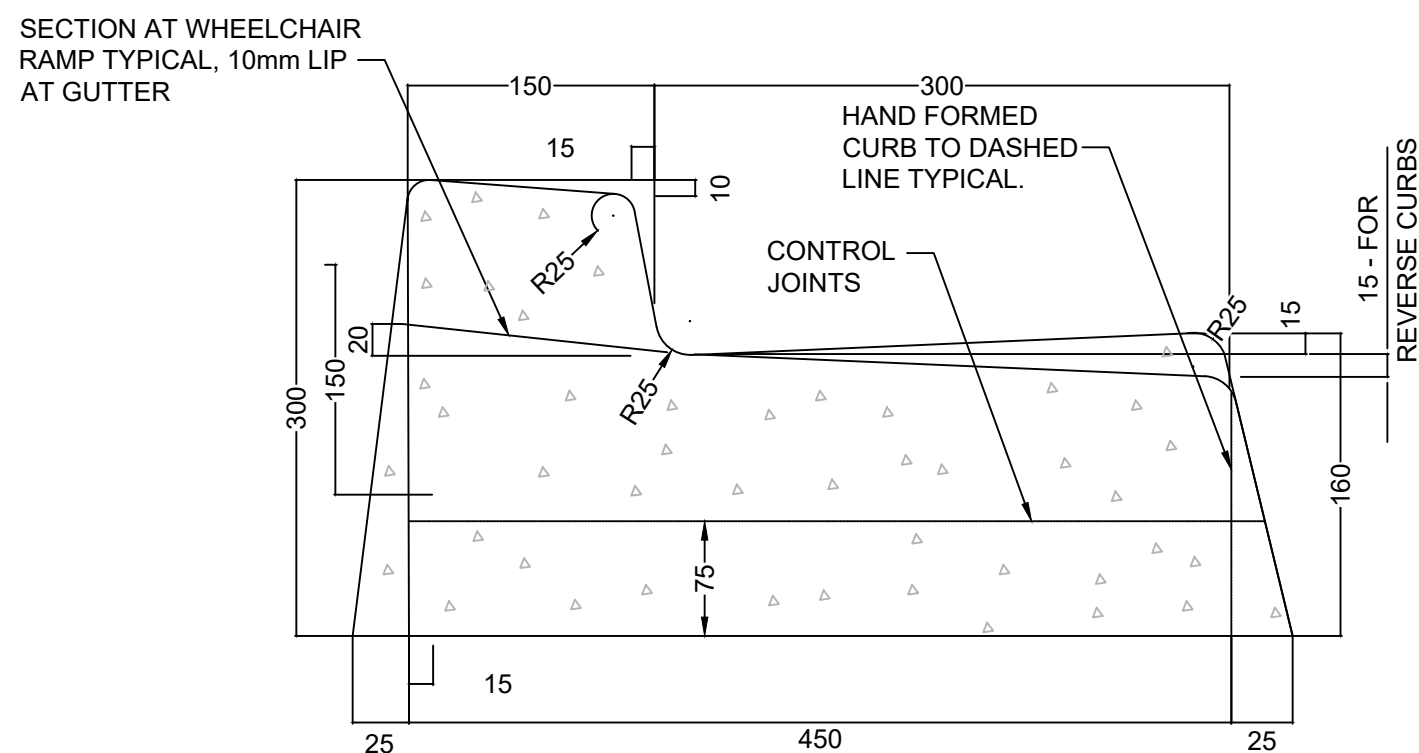
MATCH PAVEMENT STRUCTURE RESTORATION TO EXISTING. SEE STANDARD DETAIL DRAWING G5

150mm DEPTH 19mm GRANULAR BASE COMPACTED TO 100% SPMD

150mm DEPTH 75mm GRANULAR SUB-BASE COMPACTED TO 100% SPMD

- NOTE:
1. REFER TO CONTRACT DRAWINGS AND MMCD SECTION 02523 FOR DETAILED SPECIFICATIONS.

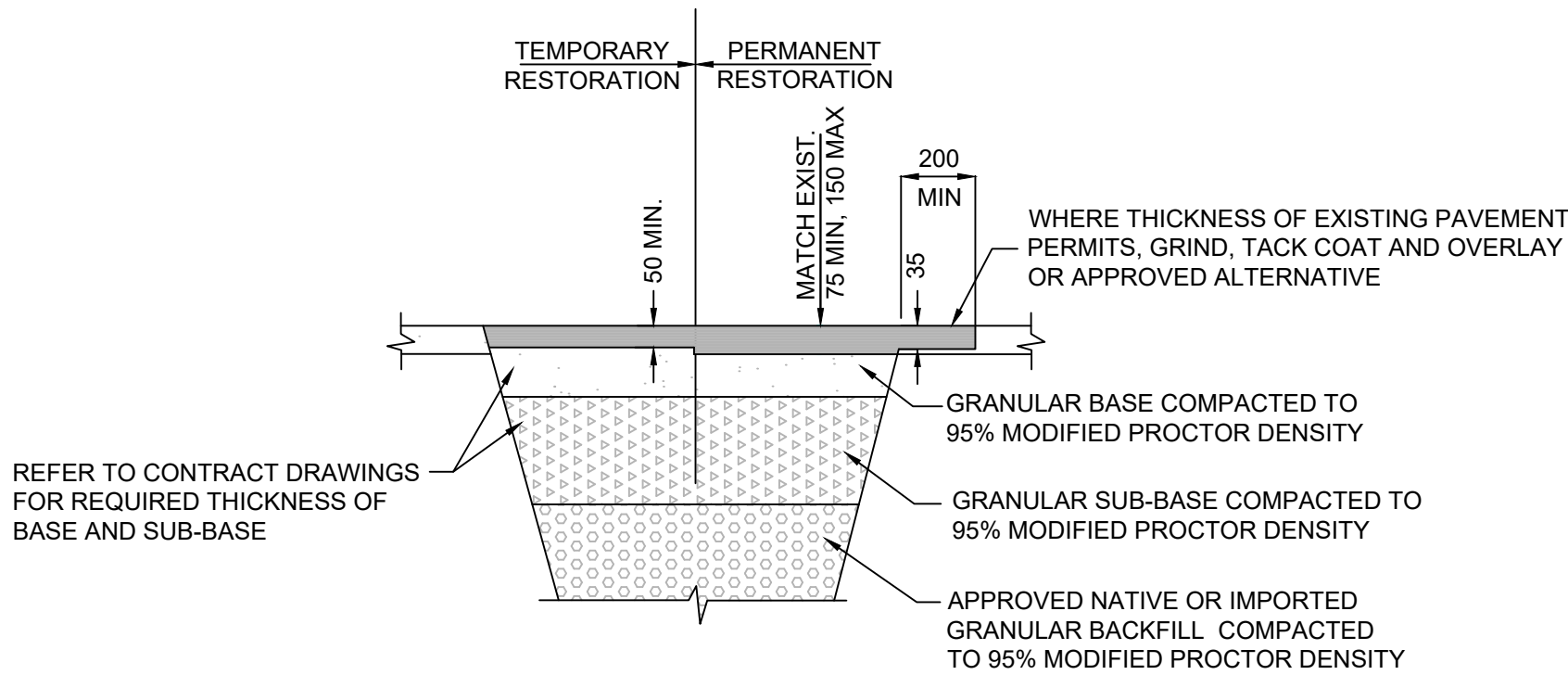
MONOLITHIC CONCRETE CURB AND SIDEWALK
N.T.S.



BARRIER CURB WITH GUTTER

- NOTE:
1. SECTIONS SHOWN ARE FOR MACHINE EXTRUDED CURBS
 2. REFER TO CONTRACT DRAWINGS AND SECTION 03 30 20 FOR DETAILED SPECIFICATIONS.
 3. REFER TO DRAWING C1, C2, AND C3 FOR INSTALLATION DETAILS.
 4. REFER TO DRAWING C5 FOR DIMENSIONS OF WIDE BASE CURB AND GUTTER.

CONCRETE CURBS - NARROW BASE
STANDARD DRAWING NUMBER C4
N.T.S.



- NOTE:
1. REFER TO CONTRACT DRAWINGS AND SECTIONS 31 23 01 AND 32 12 16 FOR DETAILED SPECIFICATIONS.

PAVEMENT RESTORATION
STANDARD DRAWING NUMBER G5
N.T.S.

ISSUED FOR
TENDER

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

D	25/08/2026	PN	FOR TENDER (WITH SEPTIC)	DS	
C	20/07/2026	AJ	FOR BUILDING PERMIT	DS	
B	05/03/2026	AJ	SCHEMATIC FOR PRELIM COSTING	DS	
A	18/12/2025	AJ	FOR COORDINATION	DS	
No.	DD/MM/YYYY	BY	ISSUE	ENG.	



DRAWN BY	DATE
AJ	10/12/2025
CHECKED BY	DATE
DS	10/12/2025
APPROVED BY	DATE
DS	10/12/2025