TOWN OF OSOYOOS

BYLAW NO. 1100.02, 2025

A Bylaw to amend the Subdivision and Development Servicing Bylaw No. 1100, 1998

WHEREAS Council deems it desirable to amend the Subdivision and Development Servicing Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025".

2. The "Osoyoos Subdivision and Development Servicing Bylaw No. 1100, 1998," is amended by:

   i) replacing Section I (Title) in its entirety with the following:

   SECTION I INTRODUCTION

   (a) Title

   i) This bylaw may be cited for all purposes as the "Osoyoos Subdivision and Development Servicing Bylaw No. 1100, 1998".

   (b) Schedules

   i) This bylaw includes the following schedules:

   Schedule 'A' – Subdivision & Development Standards & Specifications

   Schedule 'B' – Standard Drawings

   ii) replacing the definition of "Highway" under Section II(b) (Definitions) in its entirety with the following:

   (b) "Highway" means a highway as defined in the *Land Title Act*.

   iii) replacing the definition of "OCP" under Section II(e) (Definitions) in its entirety with the following:

   (e) "Official Community Plan" means the Town of Osoyoos Official Community Plan (OCP) Bylaw, as amended.

   iv) replacing the definition of "Zone" under Section II(f) (Definitions) in its entirety with the following:

   (f) "Zone" means a zone enacted by the Town of Osoyoos Zoning Bylaw, as amended.

   v) replacing the definition of "Municipal Act" under Section II(j) (Definitions) in its entirety with the following:

   (j) *deleted*.

vi) replacing Section II(k) (Definitions) in its entirety with the following:

(k) Unless otherwise defined herein, all words or expressions used in this Bylaw shall have the same meaning as is given to them as like words or expressions contained in the *Land Title Act* and *Local Government Act* and amendments thereto.

vii) replacing Section III (Subdivision Applications) in its entirety with the following:

SECTION III SUBDIVISION APPLICATIONS

(a) An application for subdivision shall be submitted in accordance with the requirements of the Town of Osoyoos Land Use Procedure (LUP) Bylaw.

viii) replacing Section IV (Conformity with Regulations) in its entirety with the following:

SECTION IV CONFORMITY WITH REGULATIONS

(a) No person shall subdivide or develop land in the Town of Osoyoos contrary to the provisions of this Bylaw.

ix) replacing Section V (Area, Shape and Dimension of Lots) in its entirety with the following:

SECTION V PARCEL FRONTAGE

(a) No parcel being created by any subdivision shall have less than 10% of its perimeter fronting on highway, except that this provision may be exempted by the Approving Officer, pursuant to authority given in the *Land Title Act*.

x) replacing Section VI (Works Required and Construction Standards) in its entirety with the following:

SECTION VI WORKS REQUIRED AND CONSTRUCTION STANDARDS

(a) No person shall subdivide or develop land except in conformity to the requirements set out hereunder.

(b) All works and services required to be constructed and installed shall be supplied, constructed and installed at the expense of the owner.

(c) Standards of works and services shall be as prescribed in Schedules “A” and “B” of this Bylaw.

(d) The owner shall provide works and services in accordance with the standards prescribed by Schedules “A” and “B” of this Bylaw as follows:

i) a water supply system within the site being subdivided or developed that shall be:

1. connected to the municipal system; or
2. provided with a source of potable water having a flow capacity at a rate prescribed in Schedule “A” of this Bylaw where connecting to the municipal water system is not an option.

ii) a sewage collection system within the site being subdivided or developed, which shall be connected to the municipal system; and

iii) a drainage, collection and disposal system within the site being subdivided or developed; and

iv) the construction of sidewalks, curbs, boulevards, transit bays and the installation of street lighting and underground wiring on that portion of a highway within the site being subdivided or developed or immediately adjacent thereto, up to the center of the highway, including the clearing, draining and surfacing of the highway.

xi) replacing the first sentence of section (a) under Section VII (Completion of Works and Services) in its entirety with the following:

All works and services required to be constructed and installed at the expense of the owner shall be constructed and installed to the standards prescribed in Schedules "A" and "B" of this Bylaw before the Approving Officer approves of the subdivision or development, or the building inspector issues the building permit, unless the owner of the land:

xii) replacing section (b) under Section VIII (Engineered Drawings) in its entirety with the following:

(b) Upon completion of the works or services required under this Bylaw, the owner shall prepare and submit to the approving officer constructed drawings, prepared to the standard prescribed in Schedules "A" and "B" of this Bylaw and sealed by a professional engineer.

xiii) replacing Section IX (Approval in Principle) in its entirety with the following:

SECTION IX APPROVAL IN PRINCIPLE

deleted.

xiv) replacing the fourth paragraph under Section 1.2 (Manual Format) of Schedule "A" (Subdivision & Development Standards & Specifications) in its entirety with the following:

Sections 4.0, 5.0, 6.0, and 7.0 provide standards for the design and construction of water systems, sanitary and storm sewers and roads. Each of these sections are divided into three basic parts under the following subheadings:

1. Design Criteria
2. Material Specifications
3. Installation

xv) replacing the fifth paragraph under Section 1.2 (Manual Format) of Schedule "A" (Subdivision & Development Standards & Specifications) in its entirety with the following:

It is important to note that a standard drawing contained at Schedule "B" may be pertinent to more than one section of Schedule "A". This overlap is particularly relevant to the storm and sanitary sewer sections.

xvi) replacing the third sentence under the first paragraph of Section 3.1.5 (Standard Details and Symbols) of Schedule "A" (Subdivision & Development Standards & Specifications) in its entirety with the following:

Standard symbols for utilities and services are presented on the Standard Drawing No. C-1, included in Schedule "B".

xvii) deleting Drawing Number “C-1” (Standard Design / Drafting Symbol) and “C-2” (Block Drawing Format) under Section 3.4 (As-Built Drawings) of Section 3.0 (Design Drawings) of Schedule “A” (Subdivision & Development Standards & Specifications).

xviii) replacing Section 4.4 (Standard Drawings) under Section 4.0 (Waterworks) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 4.4 *deleted.*

xix) replacing Section 5.4 (Standard Drawings) under Section 5.0 (Sanitary Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 5.4 *deleted.*

xx) replacing Section 6.1.4 (Rainfall Intensity Curve) under Section 6.0 (Storm Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

6.1.4 Rainfall Intensity Curve

For major and minor storm water flow calculations, rainfall intensity curves as presented in Standard Drawing D-1 under Schedule “B” shall be used.

xxi) replacing Section 6.4 (Standard Drawings) under Section 6.0 (Storm Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 6.4 *deleted.*

xxii) replacing Section 7.4 (Standard Drawings) under Section 7.0 (Roads) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 7.4 *deleted.*

xxiii) replacing Section 8.4 (Standard Drawings) under Section 8.0 (Street Lighting) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 8.4 *deleted.*

xxiv) replacing Section 9.0 (Electrical Distribution, Telephone, Gas and Cable Television) of Schedule A (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 9.0 UNDERGROUND WIRING SERVICES

.1 The construction and installation of underground pre-ducting for electrical distribution and telecommunications wiring shall be in accordance with the standards of the authority having jurisdiction and to the following standard:

Road Classification	Installation Type
Arterial, Collector, Urban Residential & Urban Local	Underground
Industrial and Rural Residential	Overhead

xxv) adding a new Schedule ‘B’ (Standard Drawings) following Schedule “A” (Subdivision & Development Standards & Specifications) as shown on the attached Schedule “A”, which forms part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

Mayor Corporate Officer

Town of Osoyoos
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1100.02, 2025 File No. BLW-420

SCHEDULE "B"

Attached to and forming part of the Town of Osoyoos
Subdivision and Development Servicing Bylaw No. 1100, 1998.

STANDARD DRAWINGS

Town of Osoyoos
Subdivision and Development Standards
Standards Drawings

Section C – General

S-Card Service Card
C-1 Standard Design Drafting Symbols

Section D – Storm Sewers and Drainage

D-1 Rainfall Intensity Duration/Frequency Design Curves
D-2 Overland Flow Time Curves
D-3 Sanitary or Storm Sewer Connections to Main Where Manholes are Required
D-4 Catch Basin Assembly Standard Type
D-5 Catch Basin Assembly Curb-Inlet Type
D-6 Catch Basin Installation Depressed Gutter
D-7 Drainage Drywell
D-8 Storm Sewer Outlet Structure
D-9 Storm Sewer Inlet Structure
D-10 Typical Storm Sewer Manhole

Section R – Roads

R-1 Arterial (Four Lanes)
R-2 Collector Road
R-3 Urban Residential Road
R-4 Urban Local Road (Low Volume)
R-5 Residential Cul - de - Sac
R-6 Industrial Road
R-7 Rural Residential Road
R-8 Typical Curb Types
R-9 Typical Wheelchair Ramp, Curb Radius and Corner Cut
R-10 Sidewalk Cross – Over & Finishing Details
R-11 Paving Stone Sidewalk Runner Bond Pattern
R-12 Paving Stone Sidewalk Railway Pattern
R-13 Extruded Concrete Curb for Islands and Medians
R-14 Concrete Sign Base and Signage
R-15 Protective Bollard
R-16 Typical Tree Planting Detail Softscape
R-17 Typical Boulevard Tree Planting
R-18 Concrete Sign Base and Signage for Round Post

Section S – Sanitary Sewer

S-1 Typical Pipe Bedding and Backfill within the Pipe Zone
S-2 Typical Trench Sections
S-3 Typical Sewer Manhole
S-4 Typical Exterior Drop Manhole
S-5 Typical Sewer Service Connection
S-6 Typical Sewermain Cleanout

S-7 Service Connection Detail in a Cul - de - Sac
S-8 Typical Manhole Benching
S-9 Typical Pressure Sewer Service
S-10 Typical Air Release and Air Vacuum Valve for Sewer Forcemains
S-11 Sewer Service Inspection Chamber

Section SL – Street Lighting

SL-1 Typical Street Light
SL-2 Typical Street Light Complete with Power Base
SL-3 Anchor Base for Street Light without Power Base
SL-4 Anchor Base for Street Light with Power Base
SL-5 Anchor Base for Walkway Light
SL-6 Non Metered Power Base Wiring Detail
SL-7 Power Base Wiring Metered Electrical Service
SL-8 Handhole Wiring Schematic 120v Street Light
SL-9 Metered Power Base Wiring Detail

Section W – Waterworks

W-1 Typical Pipe Bedding and Backfill within the Pipe Zone
W-2 Typical Trench Section
W-3 Typical Water Service
W-4 Typical Thrust Block Details
W-5 Typical Fire Hydrant Assembly
W-6 Above Ground Self-Draining Standpipe
W-7 Below Ground Watermain Blowoff
W-8 Typical Valve Box Details
W-9 Typical Air Release Valve for Watermains
W-9A Typical Air Release Valve and Interconnect for Watermains
W-10 Typical Lot Service Locations
W-11 Typical Inside Water Meter Installation c/w Copper Meter Setter
W-12 38mm and 50mm Meter Vault for Non-Traffic Areas
W-13 16mm and 25mm Meter Vault for Non-Traffic Areas
W-14 50mm Metered Irrigation Service
W-15 Watermain Relocation
W-16 Typical Irrigation Service

X

WATER AND SEWER SERVICE CONNECTION RECORD CARD

X	X	LOT X PLAN X
NAME	ADDRESS	LEGAL DESCRIPTION

REFERENCE AS-BUILT DRAWING X

X	X	TRUE
DRAWING NUMBER	DATE (M/Y)	BY

LEGEND

- -MANHOLE
- -CLEANOUT
- -SEWER MAIN
- -SEWER SERVICE
- -WATER MAIN
- -WATER SERVICE
- -VALVE
- -HYDRANT
- -CURB STOP
- -GAS MAIN
- -UNDERGROUND ELECTRIC

SEWER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
LENGTH (m)	X
INV ELEVATION AT PROPERTY LINE (m)	X
DEPTH AT PROPERTY LINE (m)	X
DISTANCE FROM MH TO FITTING AT MAIN (m)	X
MEASURE FROM MH (m)	X
RISER (Y/N)	X
BENDS X	X
FITTING AT MAIN	X
DIST. FROM P/L CNR (m)	X

WATER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
DISTANCE FROM MAIN TO CURB STOP (m)	X
DEPTH AT PROPERTY LINE (m)	X
DIST. FROM P/L CNR (m)	X

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DATE OF LAST REVISION	X

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY MAIN	
	SANITARY FORCEMAIN	
	SANITARY MANHOLE	
	CLEANOUT	
	LIFT STATION	
	SEPTIC TANK	
	STORM MAIN	
D	STORM DITCH	D
	CULVERT	
	STORM MANHOLE	
	CATCHBASIN	
	STORM DRYWELL	
	WATER MAIN	
	WATER SERVICE	
	CURB STOP	
	VALVE	
	STANDPIPE	
	HYDRANT	
	AIR RELEASE VALVE	
	REDUCER	
	SPRINKLER	
IRR	IRRIGATION BOX	IRR
	END CAP	
P	POWER	P
T	TEL	T
C	CABLE	C
	STREET LIGHT	
G	GAS	G
	POWER POLE	
	LAMP STANDARD	
	LIGHT POST	
	POLE ANCHOR	
J	JUNCTION BOX	J
	TEST PIT	
	IRON PIN	
	SURVEY CONTROL	

TOWN OF OSOYOOS

STANDARD DESIGN
DRAFTING SYMBOLS

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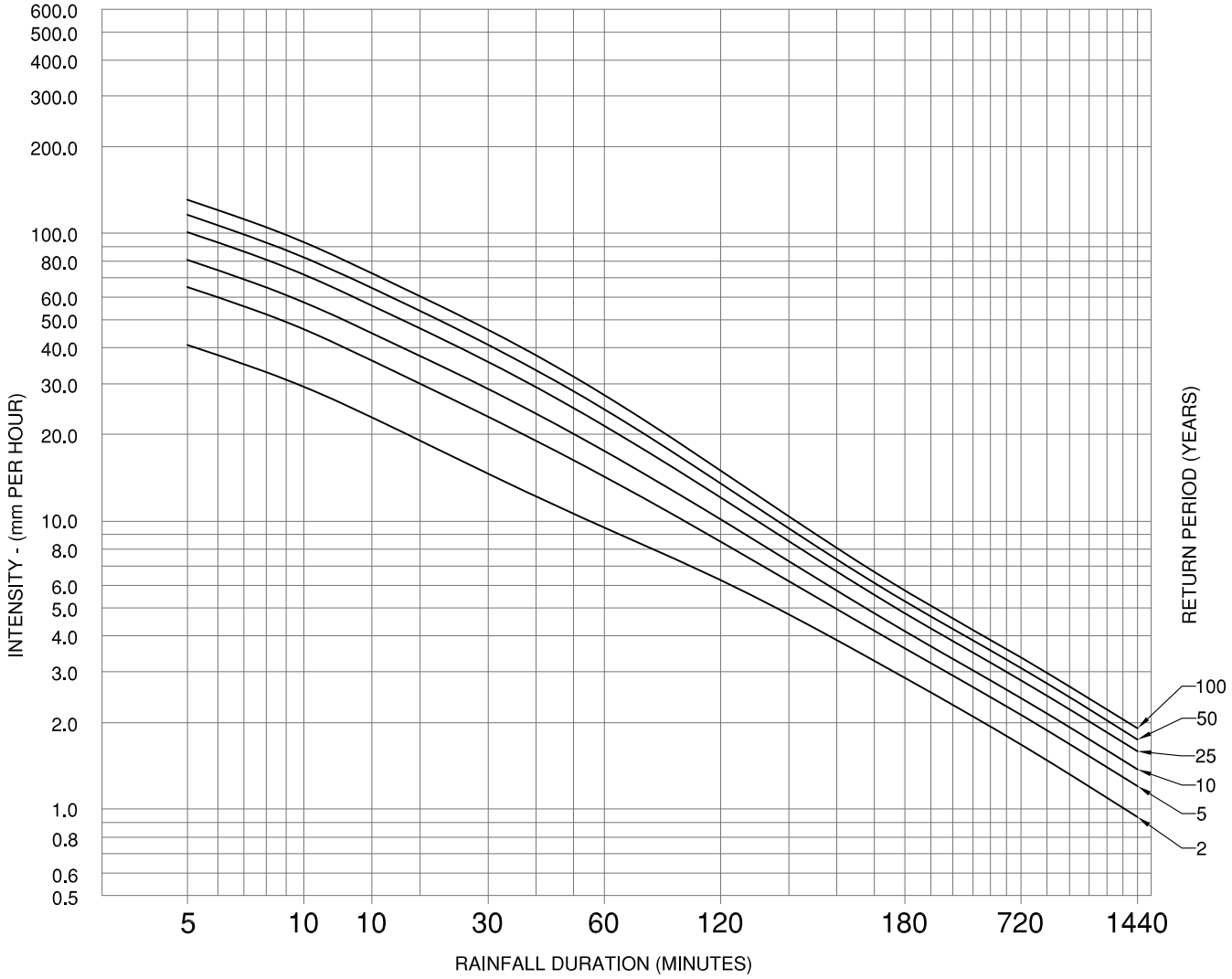
DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2023
SCALE:	N.T.S.
DWG. NO.:	C-1
REV.:	

Acad Filename:Os-C-1.dwg



BASED ON RECORDING RAIN GAUGE DATA FOR THE PERIOD OF 1953 TO 2002
(45 YEARS) - PENTICTON AIRPORT

LATITUDE 49° 28'N, LONGITUDE 119° 36'W, ELEVATION 344m

TOWN OF OSOYOOS

RAINFALL INTENSITY DURATION/FREQUENCY DESIGN CURVES

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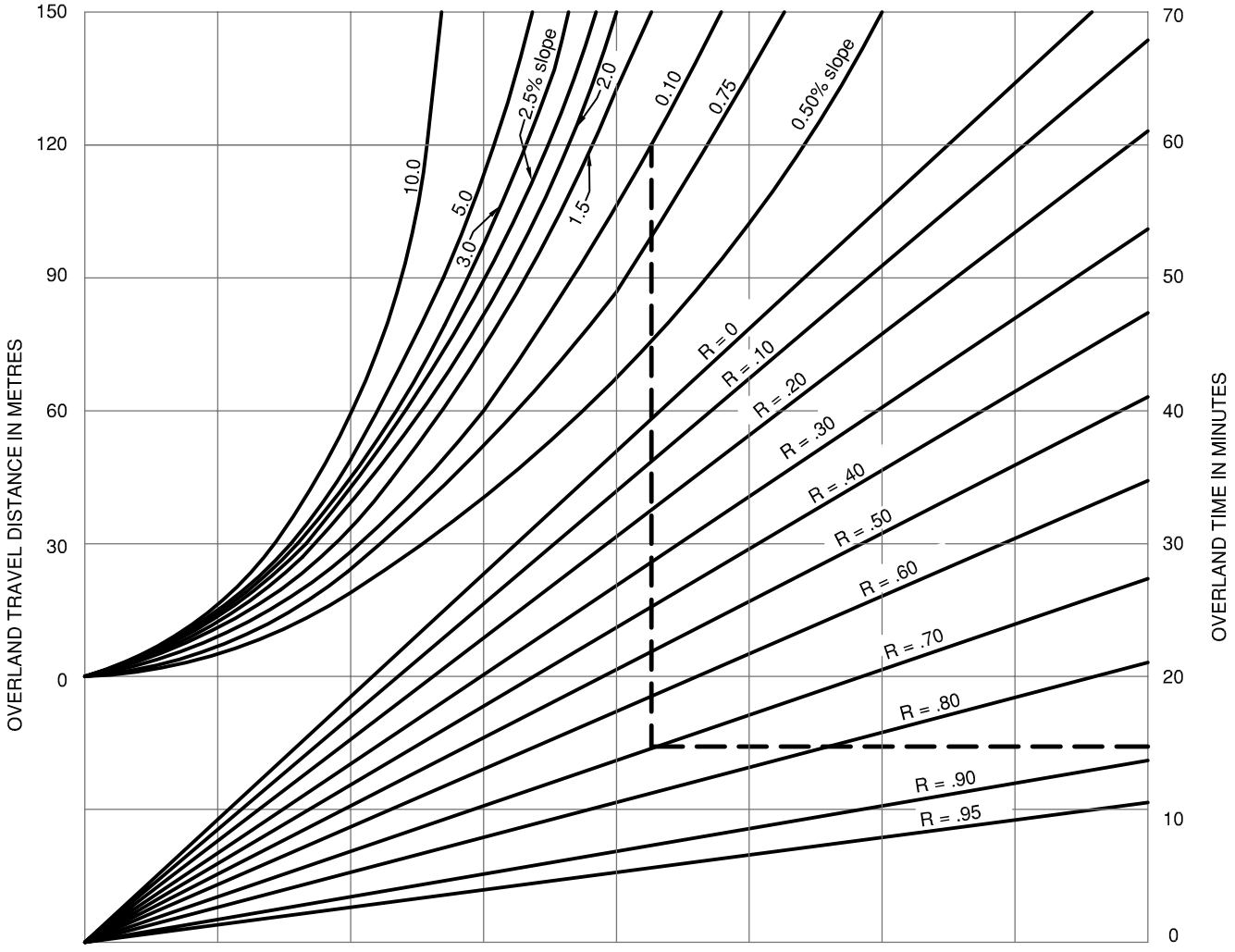
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEPT 2017
SCALE:	N.T.S.
DWG. NO.:	D-1
REV.:	1

Acad Filename:Os-D-1.dwg



OVERLAND FLOW CURVES FOR ESTIMATING FLOW TIMES.

TOWN OF OSOYOOS	Osoyoos Canada's warmest welcome ®*	DWN. BY: TT
		CHK. BY: SU
		DATE: NOV 2012
OVERLAND FLOW TIME CURVES		SCALE: N.T.S.
		DWG. NO.: D-2 / REV.:

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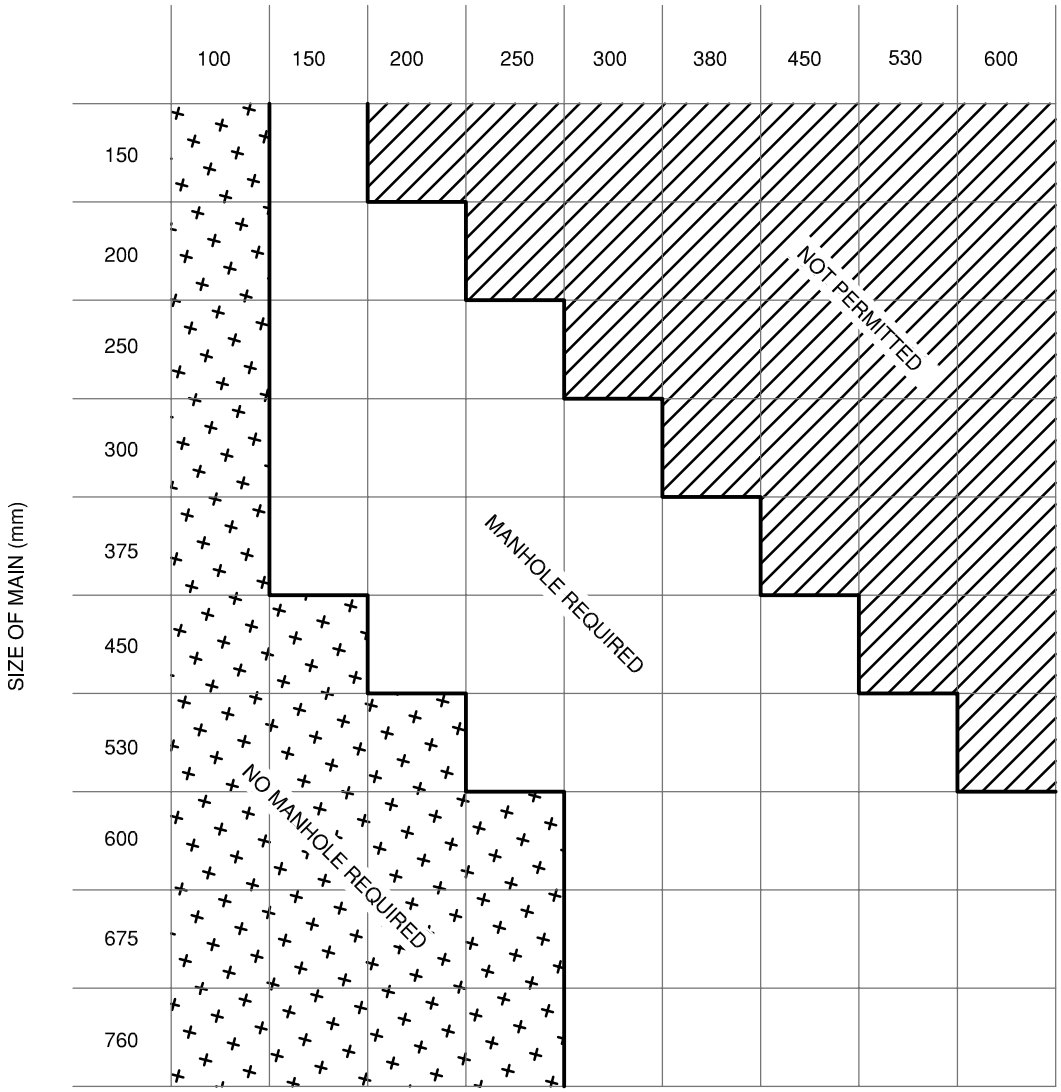
SIZE OF SERVICE (mm)



THE ABOVE ARE GUIDELINES ONLY AND FOR CONNECTIONS TO EXISTING MAINS THE TYPE AND CONDITION OF EXISTING PIPE MAY DETERMINE WHEN A MANHOLE IS REQUIRED

TOWN OF OSOYOOS

SANITARY OR STORM SEWER CONNECTIONS TO MAIN WHERE MANHOLES ARE REQUIRED

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DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-3	

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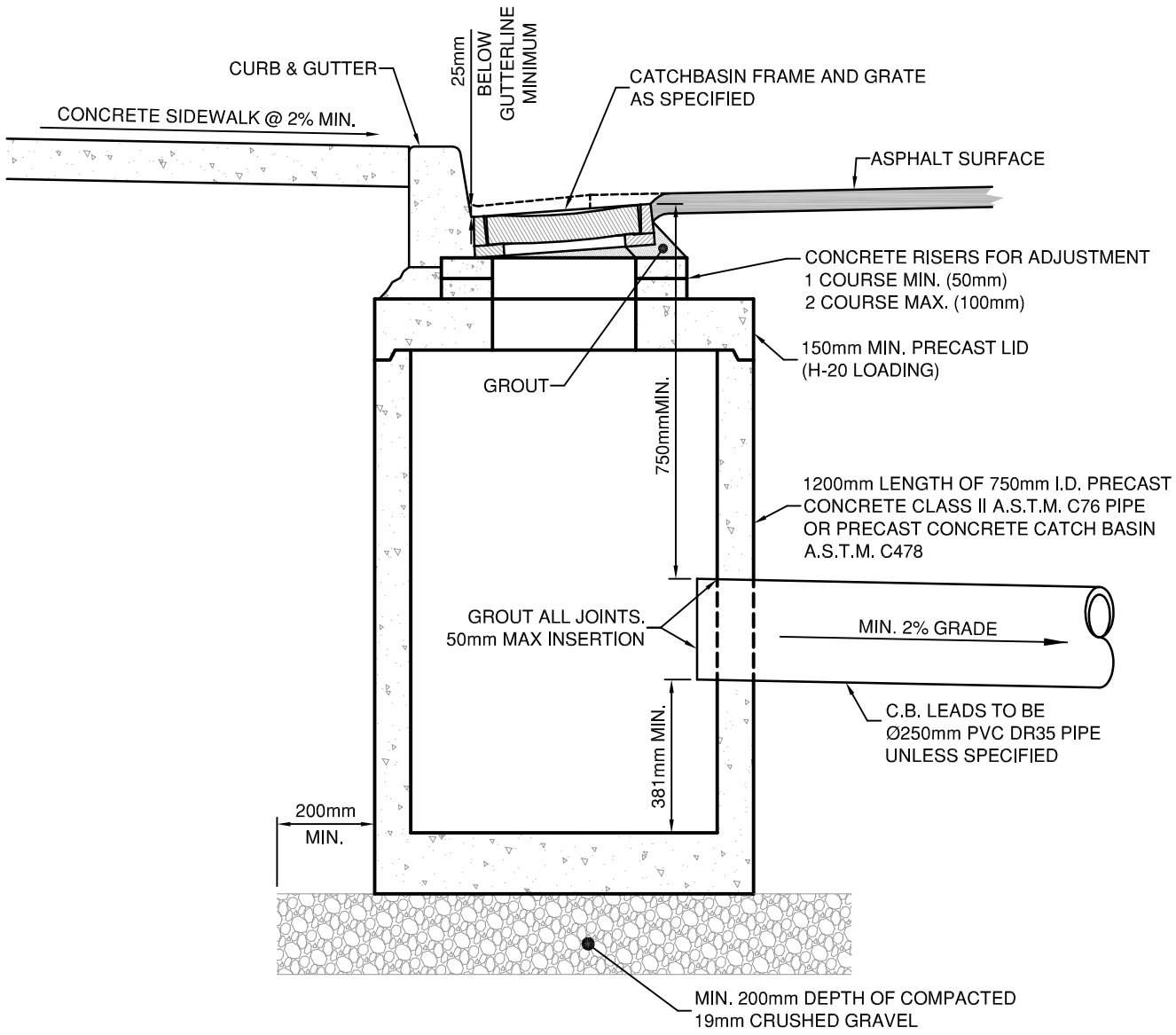

CROSS-SECTION

APPROVED PATTERNS

MANUFACTURER	DESIGNATION	
	GRATE	FRAME
DOBNEY FOUNDRY CO. Ltd. SURREY & PENTICTON B.C.	B-18 B19A - Mod	B-19 B-19A
MINIMUM WEIGHTS	68 kg	86 kg
"OR APPROVED EQUIVALENTS"		

CASTING SPECIFICATIONS

THE CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM CRACKS, GAS HOLES, FLAWS, AND EXCESSIVE SHRINKAGE. SURFACES OF THE CASTINGS SHALL BE FREE FROM BURNT SAND AND SHALL BE REASONABLY SMOOTH. RUNNERS, RISER, FINS, AND OTHER CAST ON PIECES SHALL BE REMOVED.

- FRAME MATERIAL SPECIFICATION CAST IRON A.S.T.M. A-48 CLASS 20
- GRATE MATERIAL SPECIFICATION DUCTILE IRON A.S.T.M. A-445 OR CAST STEEL -Grade 60-90 (TABLE II A.S.T.M. DESIGNATION A-148)

Note: Grates Available in Both Left and Right Hand Patterns

TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY STANDARD TYPE

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DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-4	

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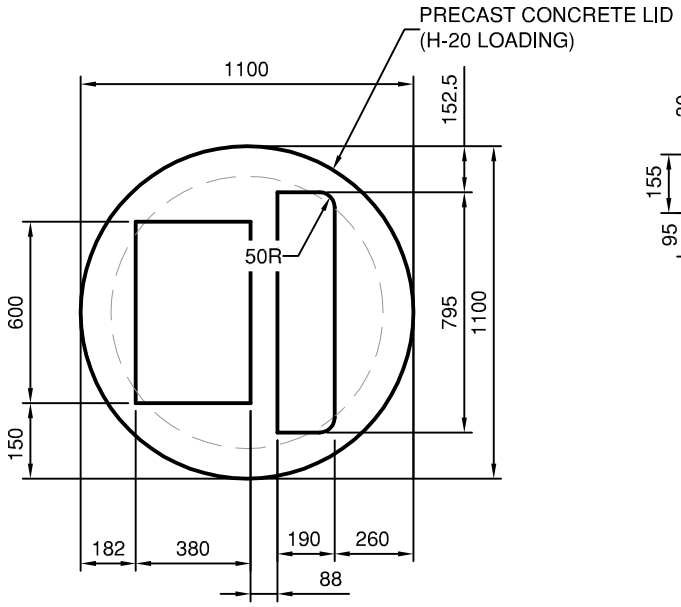
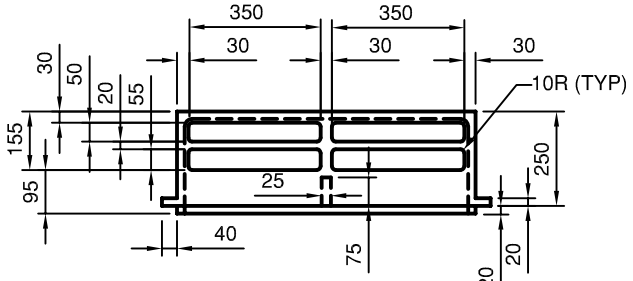
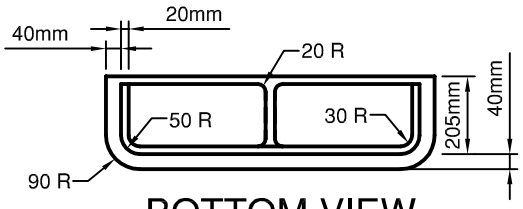


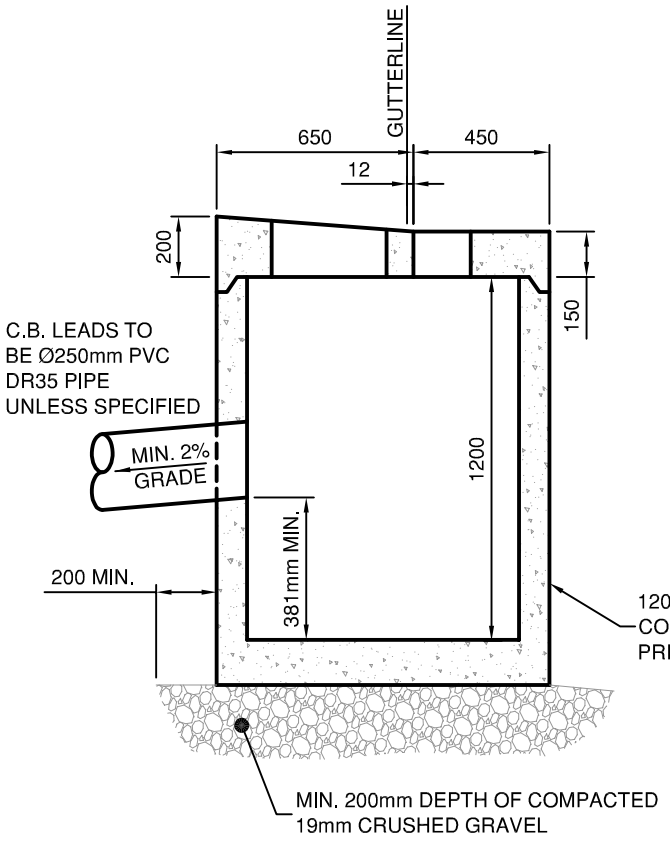
CONCRETE LID PLAN



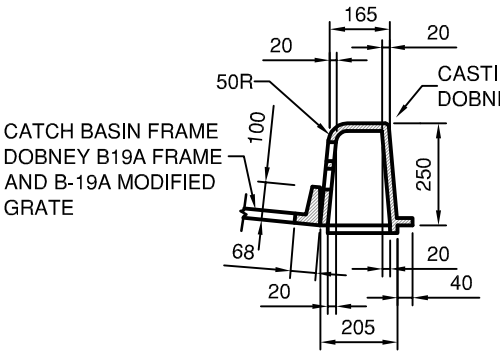
FRONT VIEW



BOTTOM VIEW



CROSS-SECTION



CROSS-SECTION

50mm MAX INSERTION OF CATCHBASIN LEAD

TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY
CURB-INLET TYPE

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DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-5	

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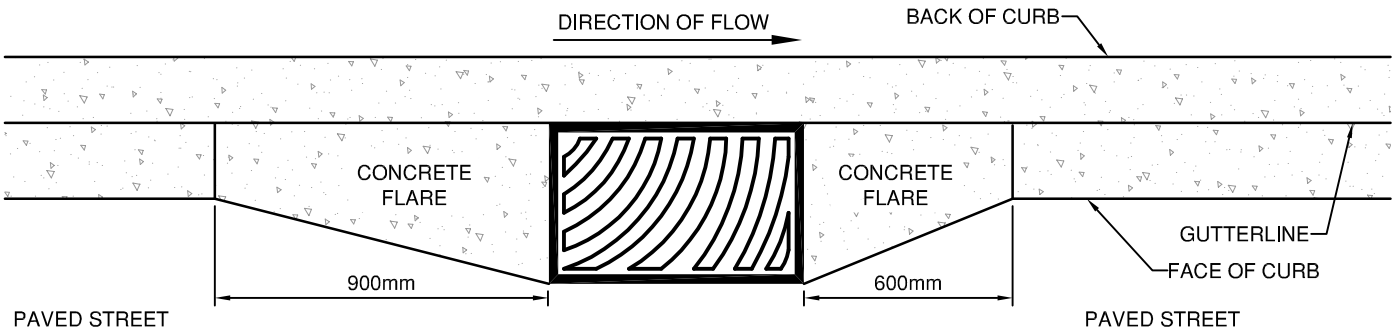
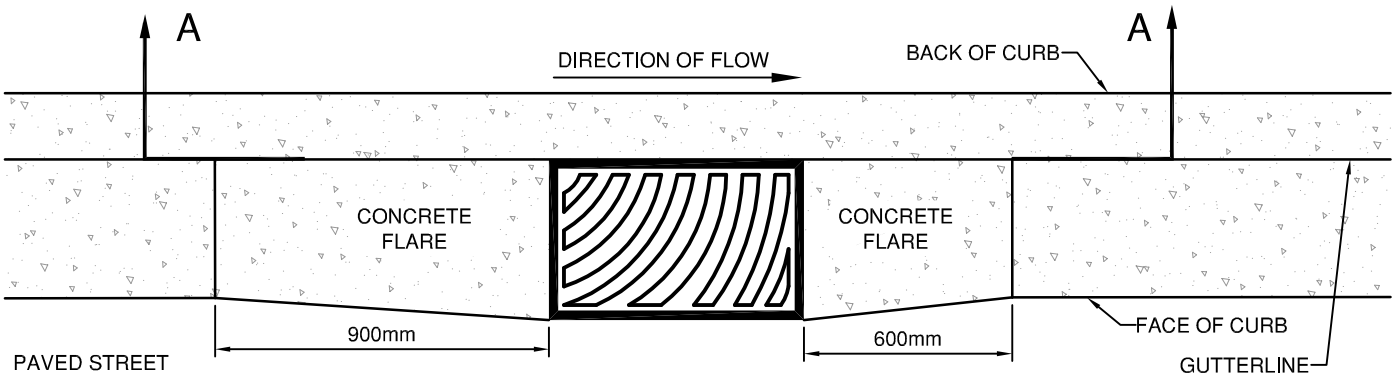
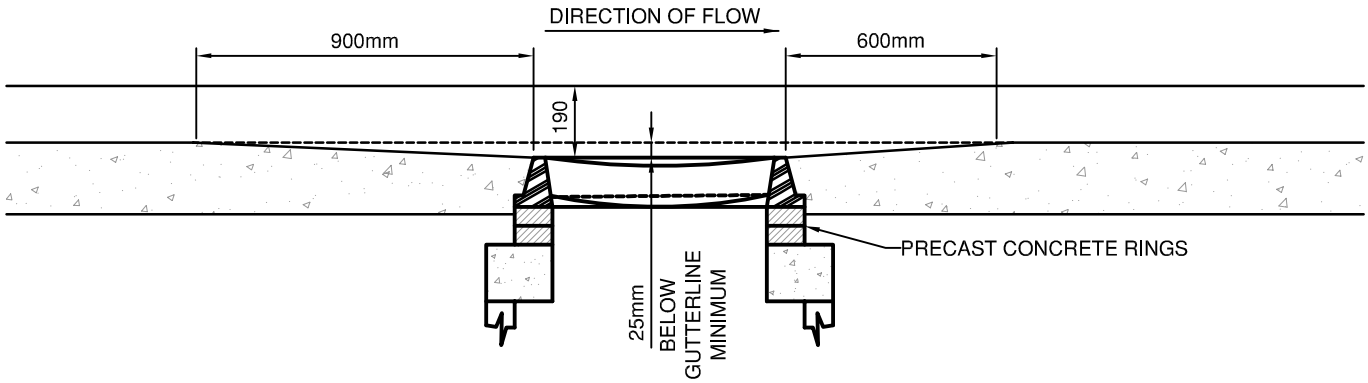


ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER



SECTION A-A

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

TOWN OF OSOYOOS

CATCH BASIN INSTALLATION
DEPRESSED GUTTER

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DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-6	

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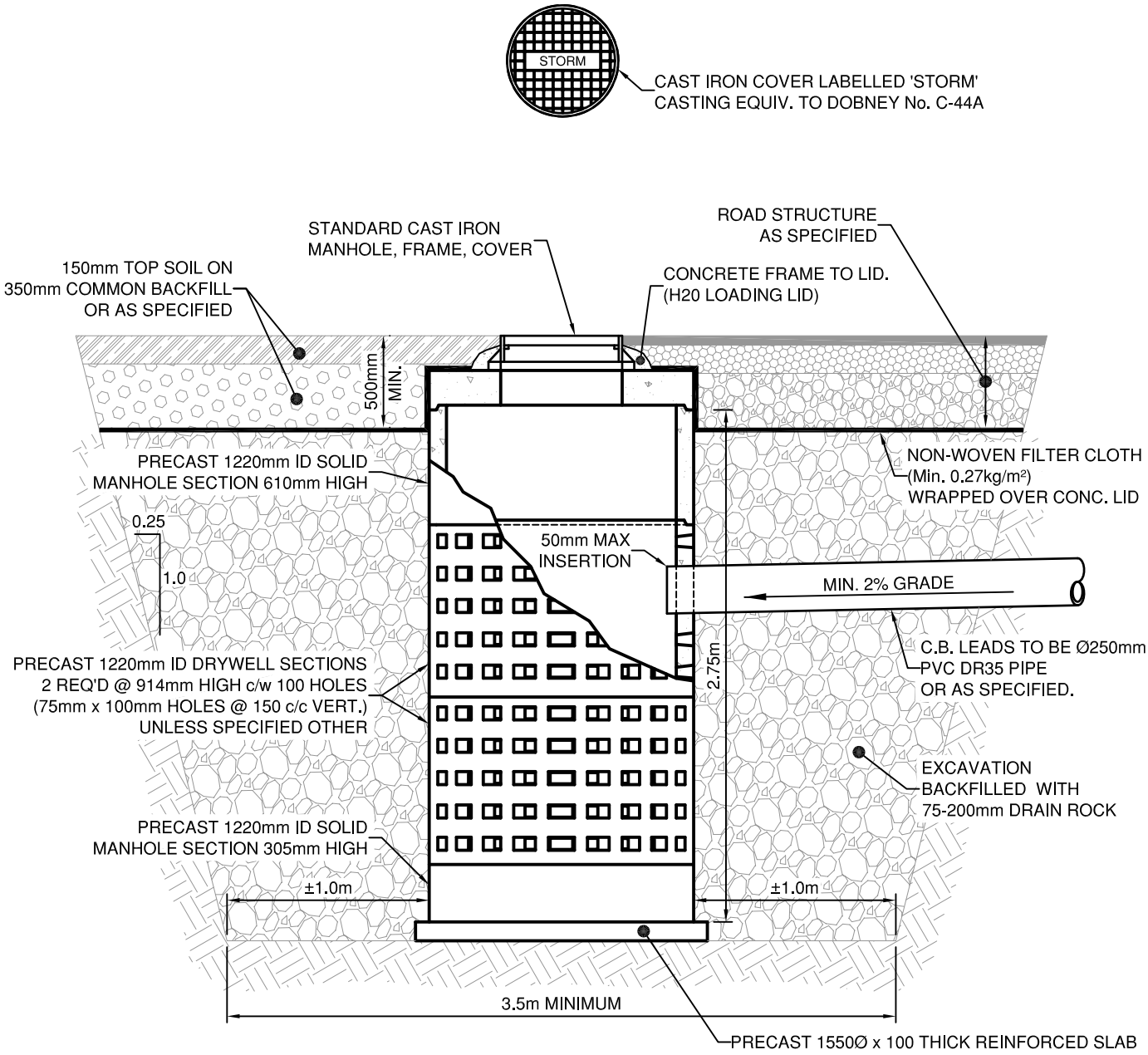


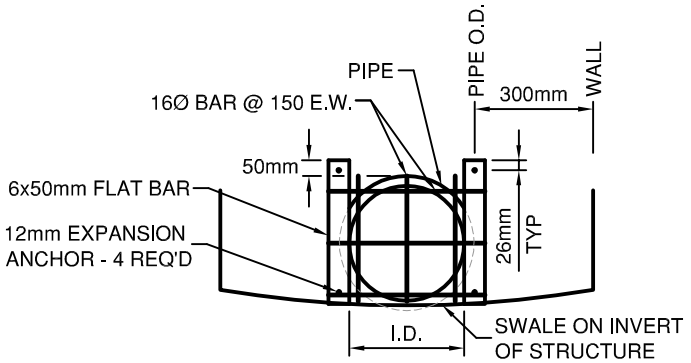
NOTES:

- THE NUMBER AND SPACING OF DRAINAGE DRYWELLS, WILL DEPEND UPON THE AREA BEING DRAINED, AND UPON GROUND CONDITIONS.
- PLACE Min. 150mm of 38mm DRAIN ROCK UNDER PRECAST SLAB FOR UNSTABLE BASE MATERIALS (or AS SPECIFIED by ENGINNER)
- WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THE EXCAVATION SLOPE MAY BE MODIFIED. WHEN "FLOWING" SANDS OR GRAVELS ARE ENCOUNTERED, THE EXCAVATION SHALL BE LINED WITH FILTER CLOTH TO PREVENT THE MIGRATION OF NATIVE SOILS INTO THE DRAIN ROCK.

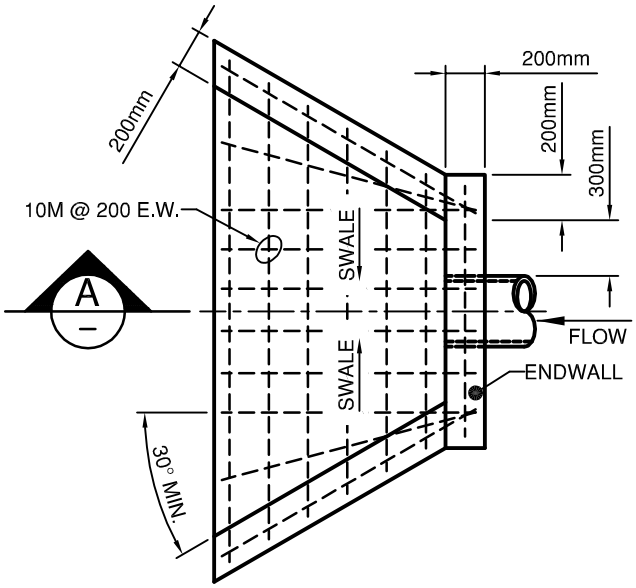
TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
DRAINAGE DRYWELL	Osoyoos Canada's warmest welcome	DATE: NOV 2014
		SCALE: N.T.S.
		DWG. NO.: D-7 / REV.:

Acad FIlename:Os-D-7.dwg

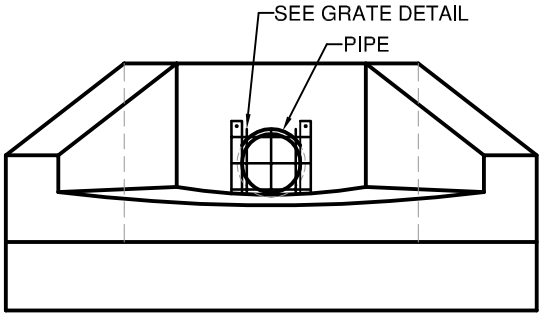
NOTE:
ALL GRATE MATERIALS FINISHED
c/w RUST RESISTANT PAINT.



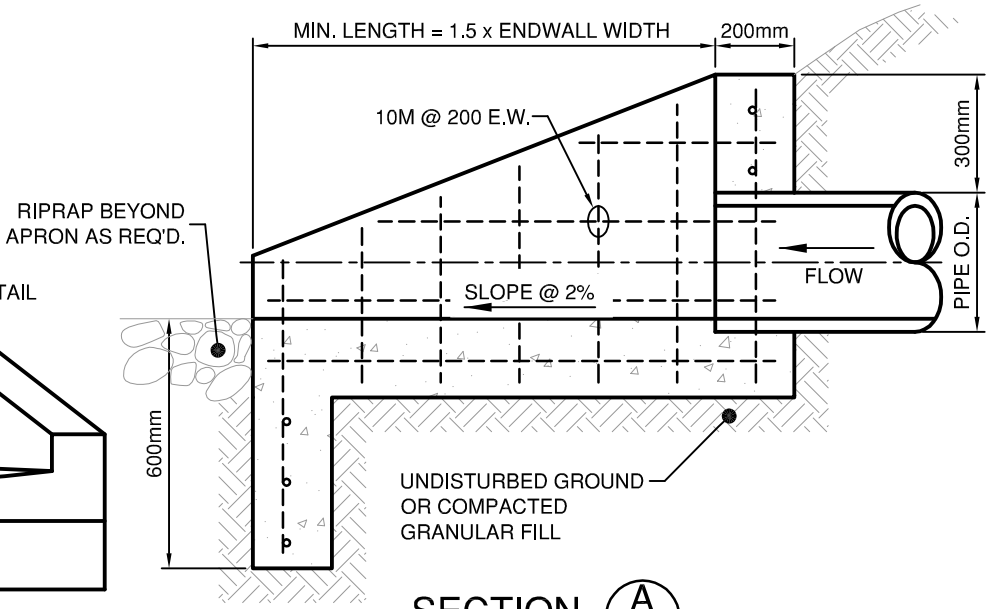
GRATE DETAIL



PLAN



ELEVATION



SECTION A

NOTES:
1. 10mm CHAMFER ON ALL EXPOSED EDGES.
2. ALL REINFORCING SPLICES TO BE 40 x BAR DIAMETER.
3. CONCRETE 20MPa @ 28 DAYS.

TOWN OF OSOYOOS

STORM SEWER
OUTLET STRUCTURE

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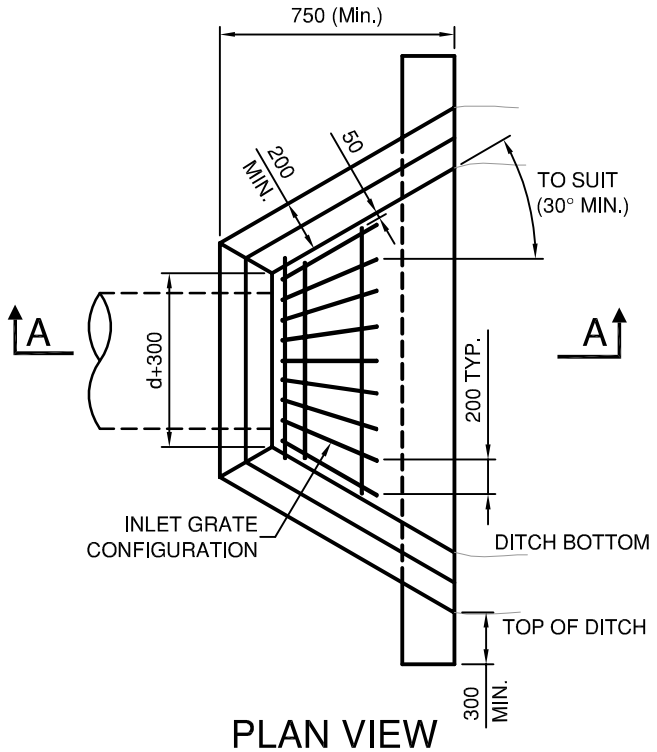
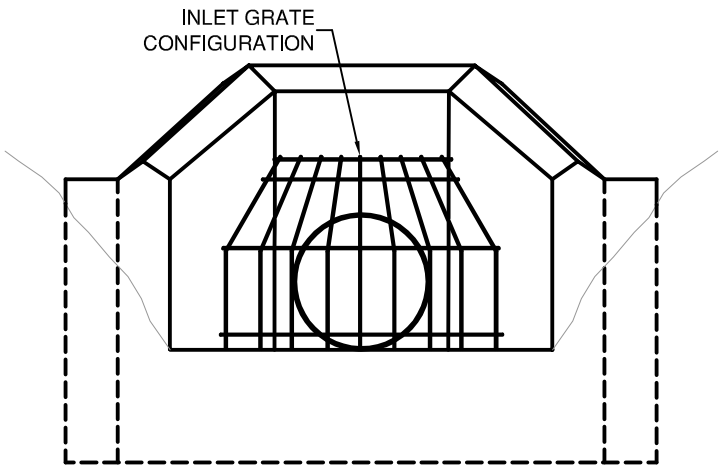
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-8	

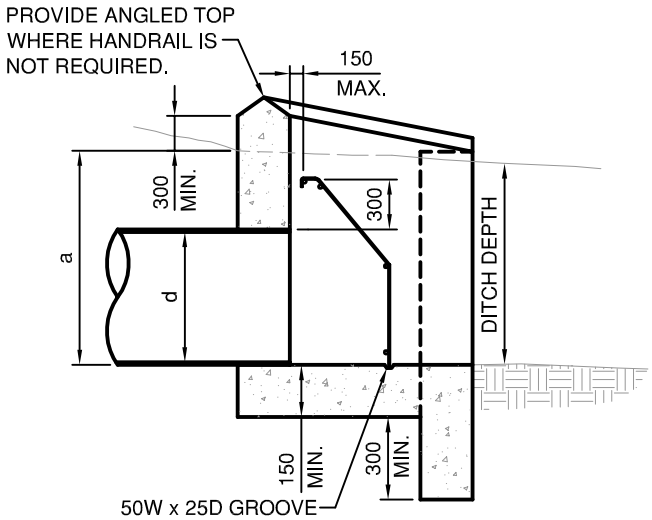
Acad FIlename:\Os-D-8.dwg



PLAN VIEW



FRONT VIEW



SECTION A-A

NOTES:

1. THIS DRAWING IS TO BE USED AS A GUIDE ONLY. THE DETAILED DESIGN SHALL CONSIDER EXISTING SITE AND SOIL CONDITIONS.
2. APPROVED HANDRAIL REQUIRED WHERE `a' EXCEEDS 1.2m.
3. MAXIMUM PIPE SIZE 600mm DIAMETER.
4. STEEL BAR GRILL TO BE 20M BARS WELDED TOGETHER.
5. ALL METAL TO BE HOT DIPPED GALVANIZED.
6. DESIGN TO INCLUDE STEEL REINFORCEMENT.
7. STEEL BAR GRILL TO BE REMOVABLE, WITHOUT TOOLS.

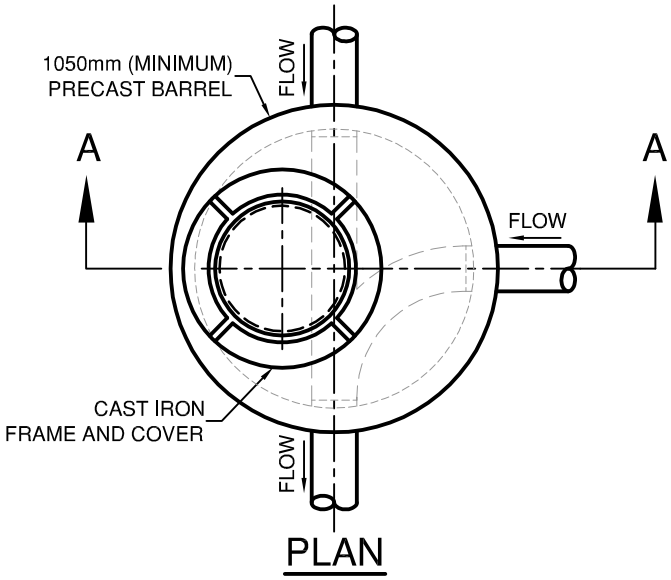
TOWN OF OSOYOOS

STORM SEWER
INLET STRUCTURE

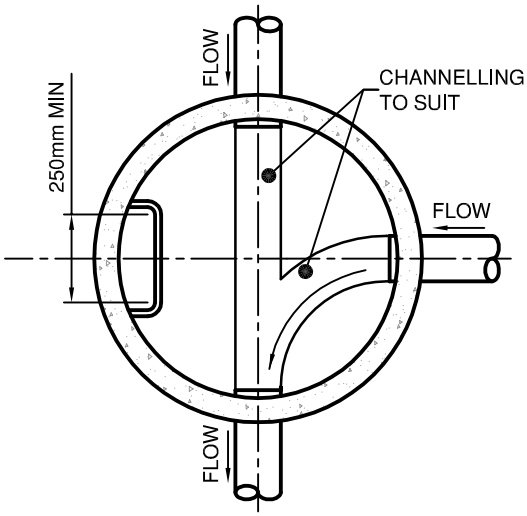
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-9	

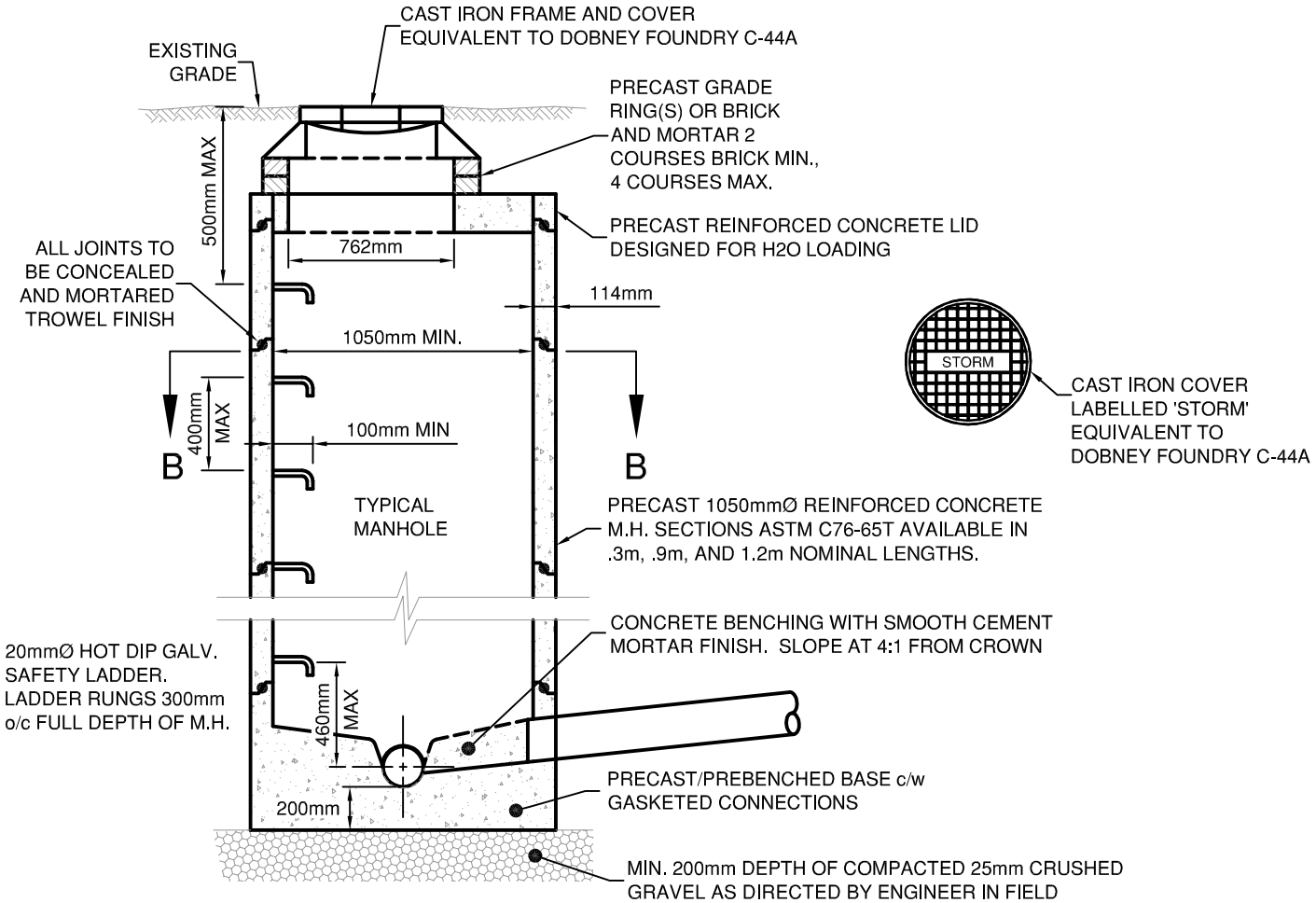
Acad FIlename:\Os-D-9.dwg



PLAN



SECTION B-B



SECTION A-A

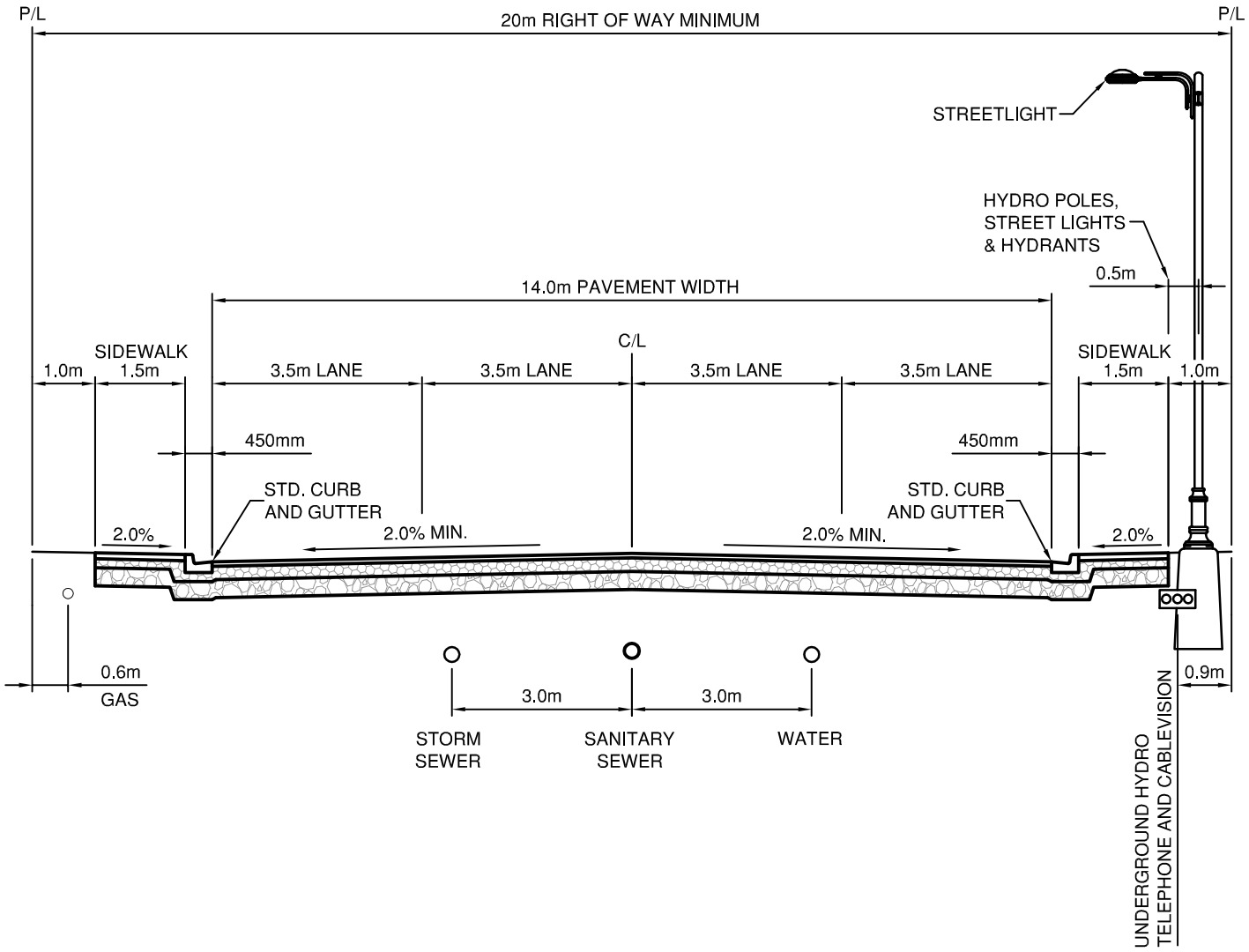
TOWN OF OSOYOOS

TYPICAL STORM SEWER MANHOLE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-10	

Acad FIlename:Os-D-10.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

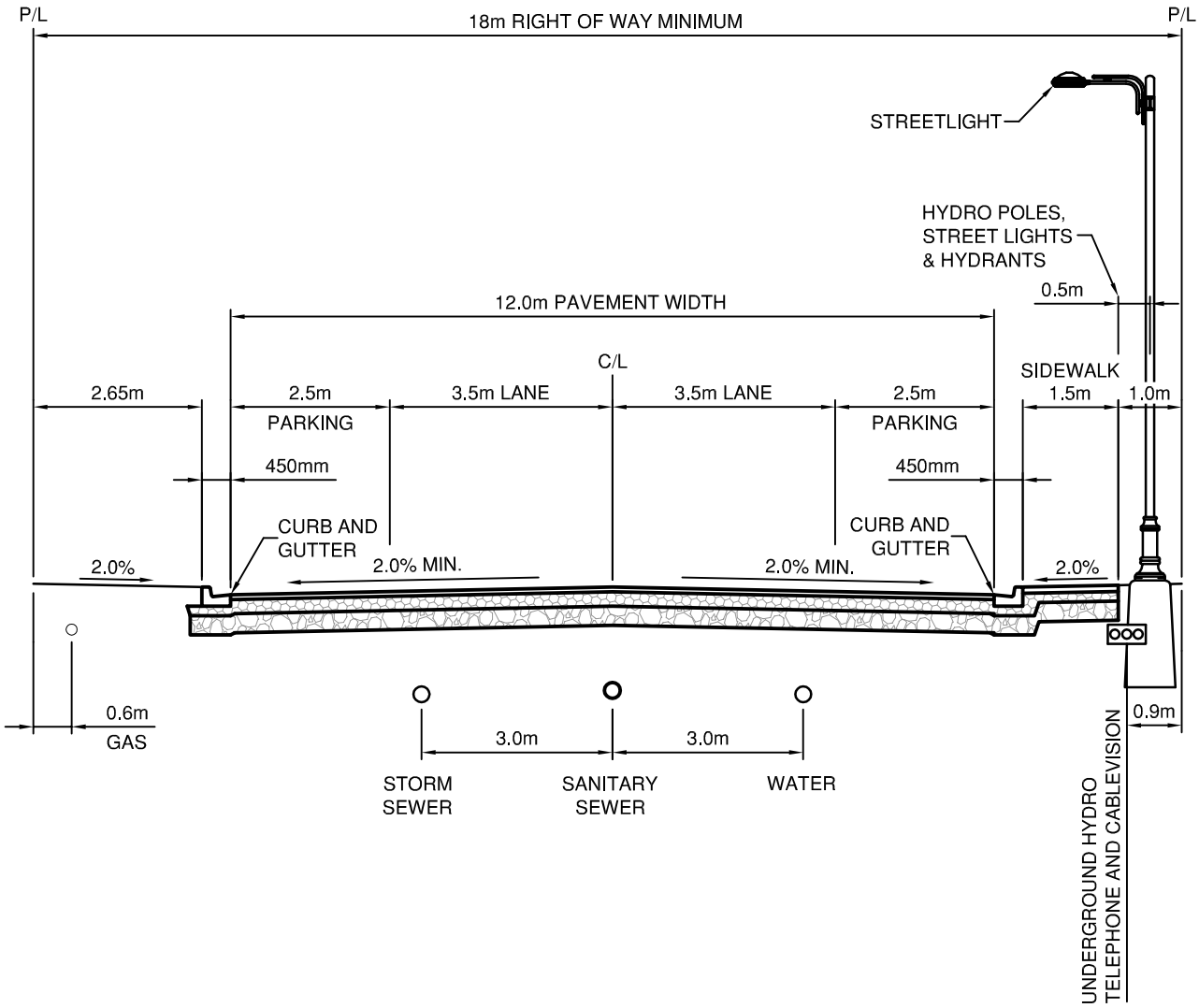
TOWN OF OSOYOOS

ARTERIAL ROAD (FOUR LANES)

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-1	

Acad FIlename:\Os-R-1.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD OR ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

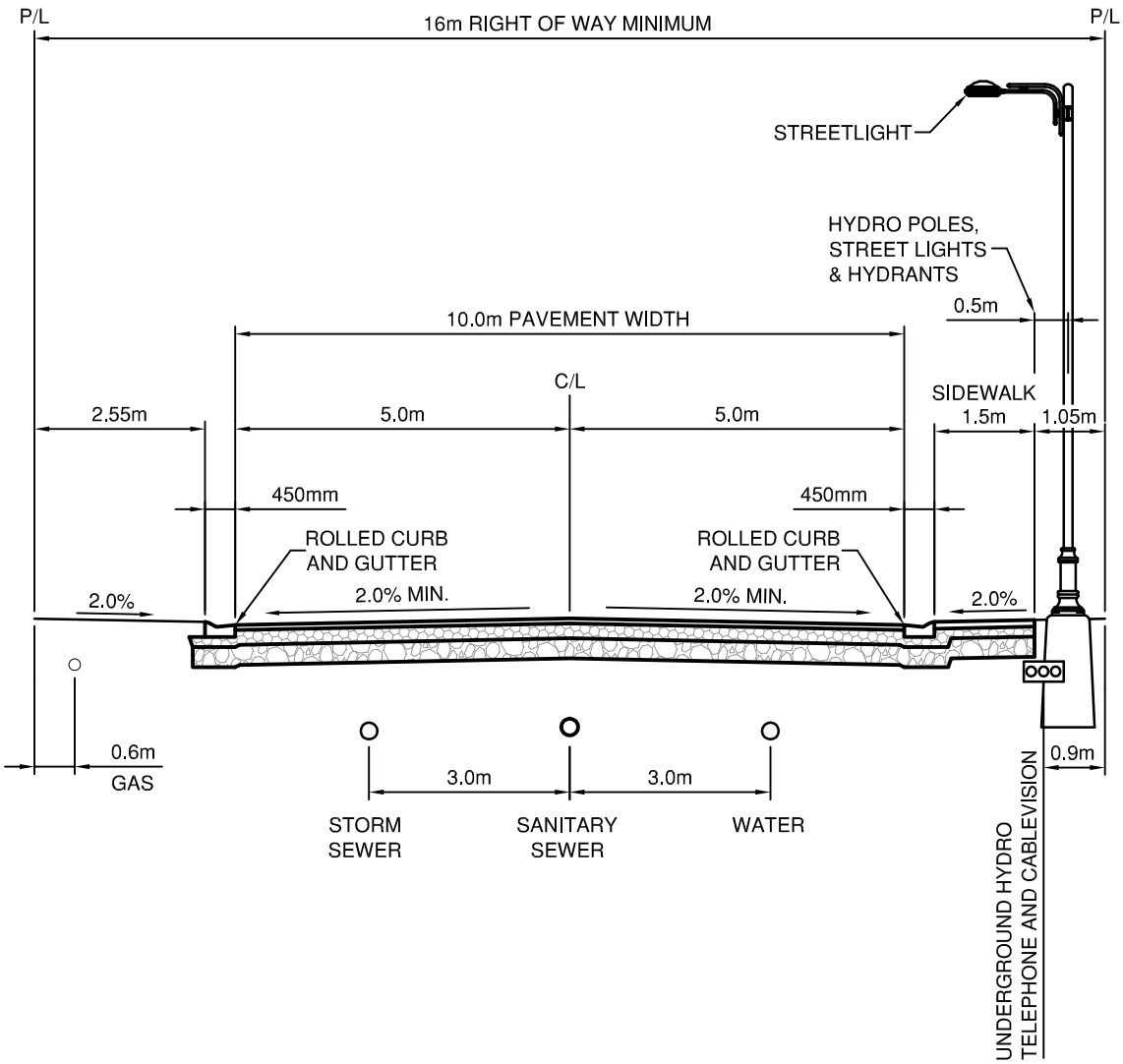
TOWN OF OSOYOOS

COLLECTOR ROAD

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-2	

Acad Filename:\Os-R-2.dwg

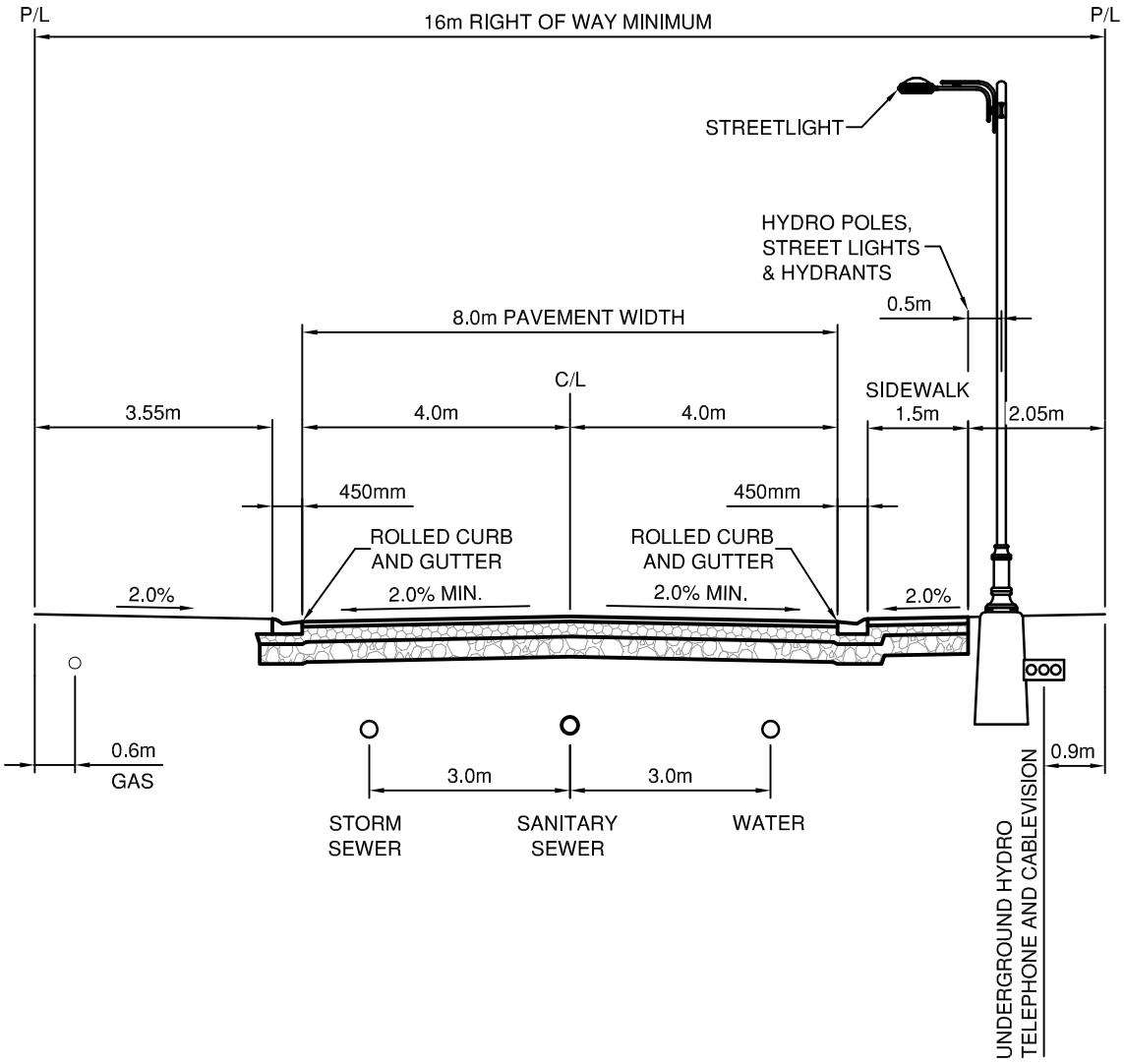


NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
URBAN RESIDENTIAL ROAD	Osoyoos Canada's warmest welcome ®*	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-3 / REV.:

Acad FIlename:\Os-R-3.dwg



NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

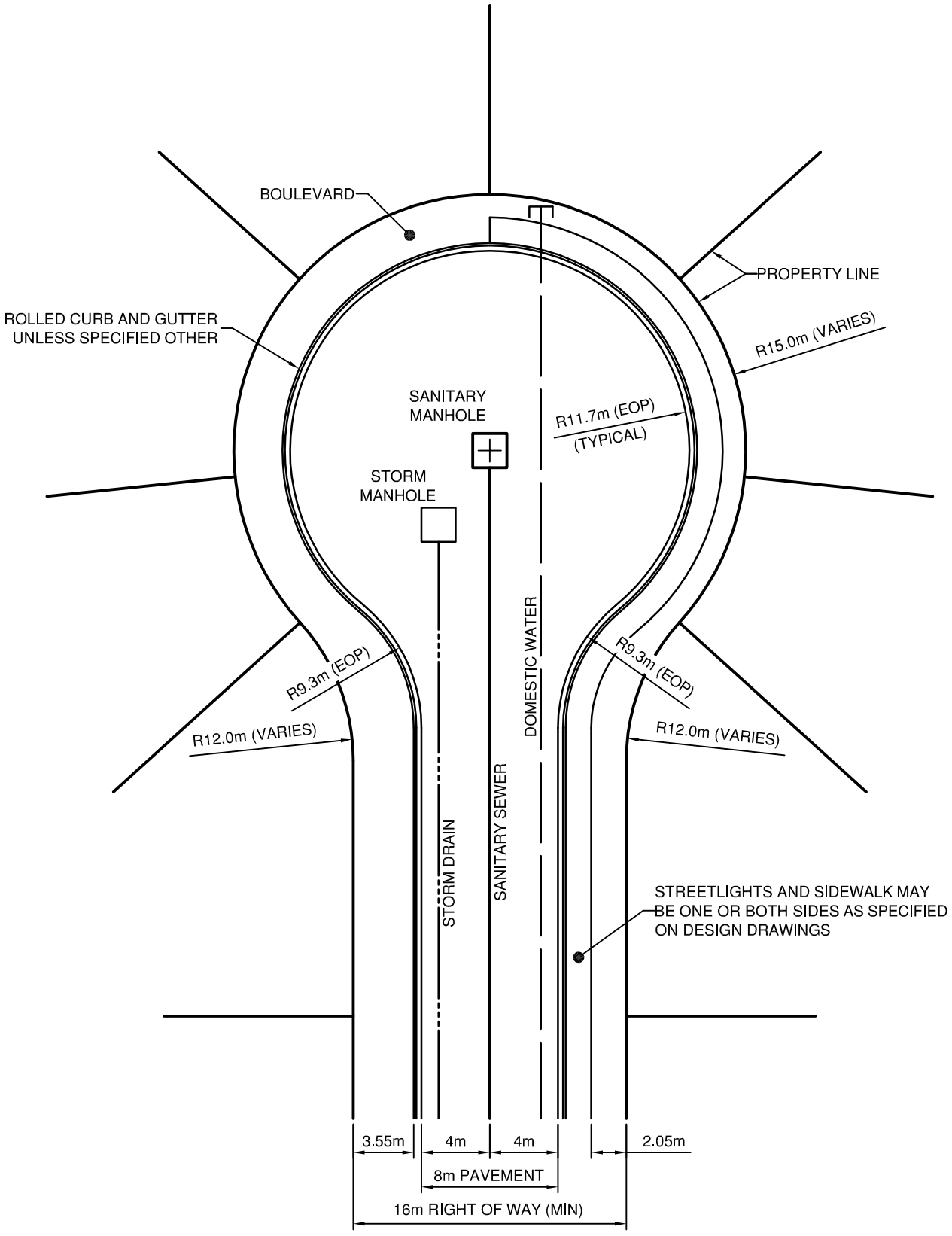
TOWN OF OSOYOOS

URBAN LOCAL ROAD
(LOW VOLUME)

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-4	

Acad Filename:Os-R-4.dwg



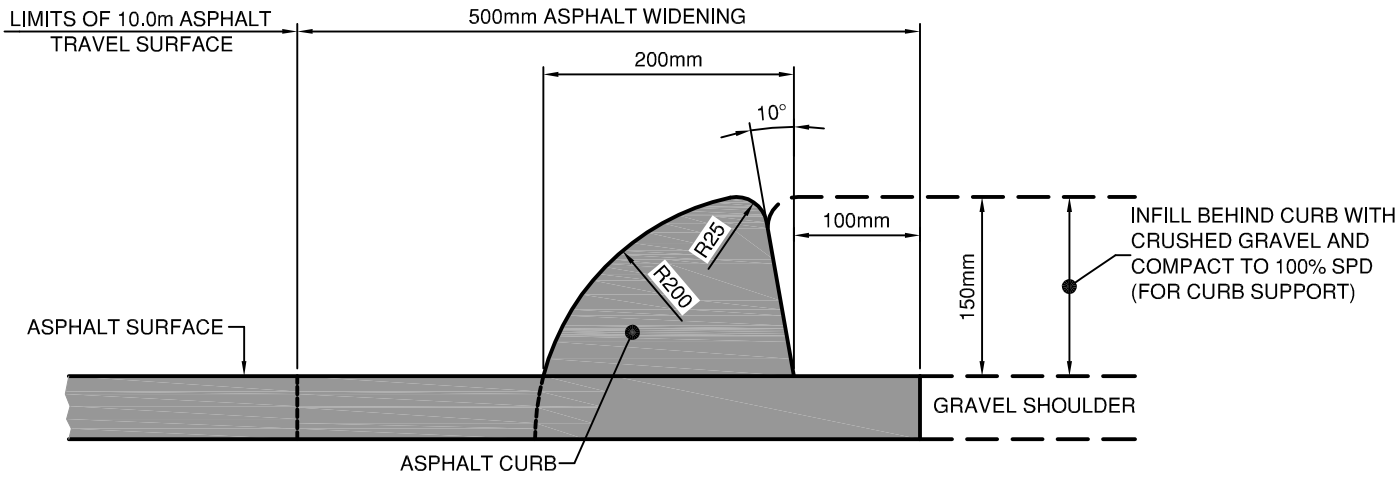
TOWN OF OSOYOOS

RESIDENTIAL
CUL-DE-SAC

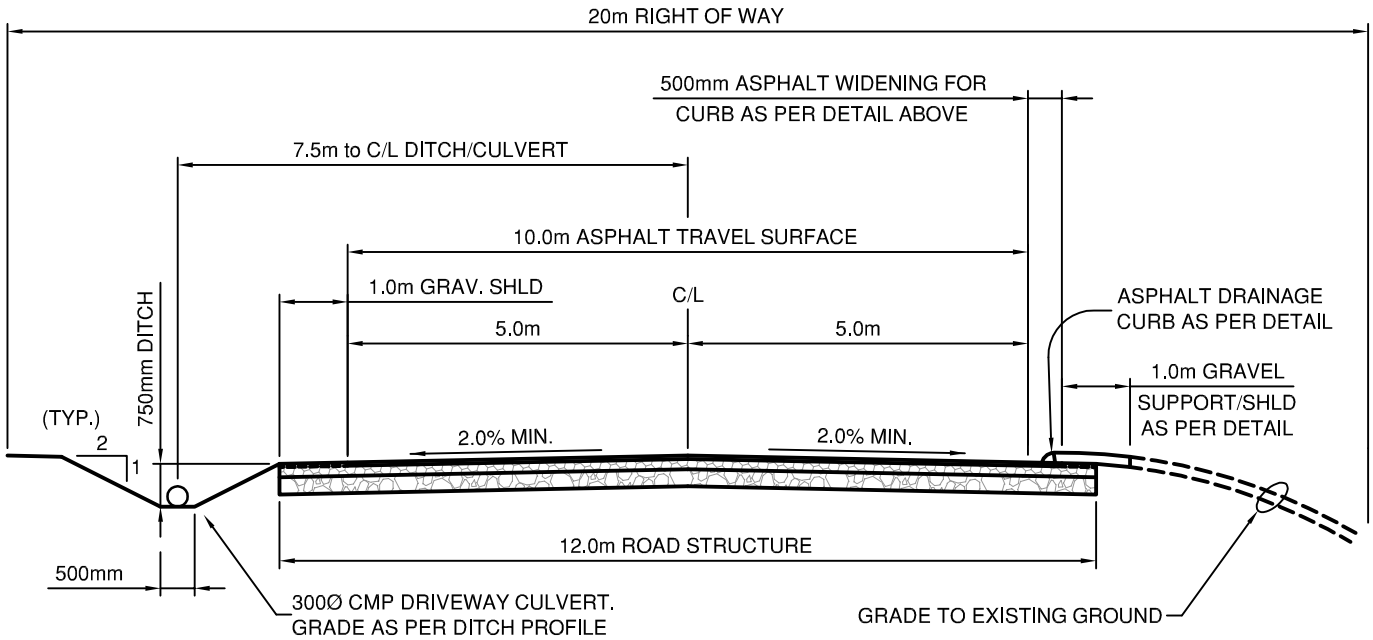
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-5	

Acad FIlename:\Os-R-5.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

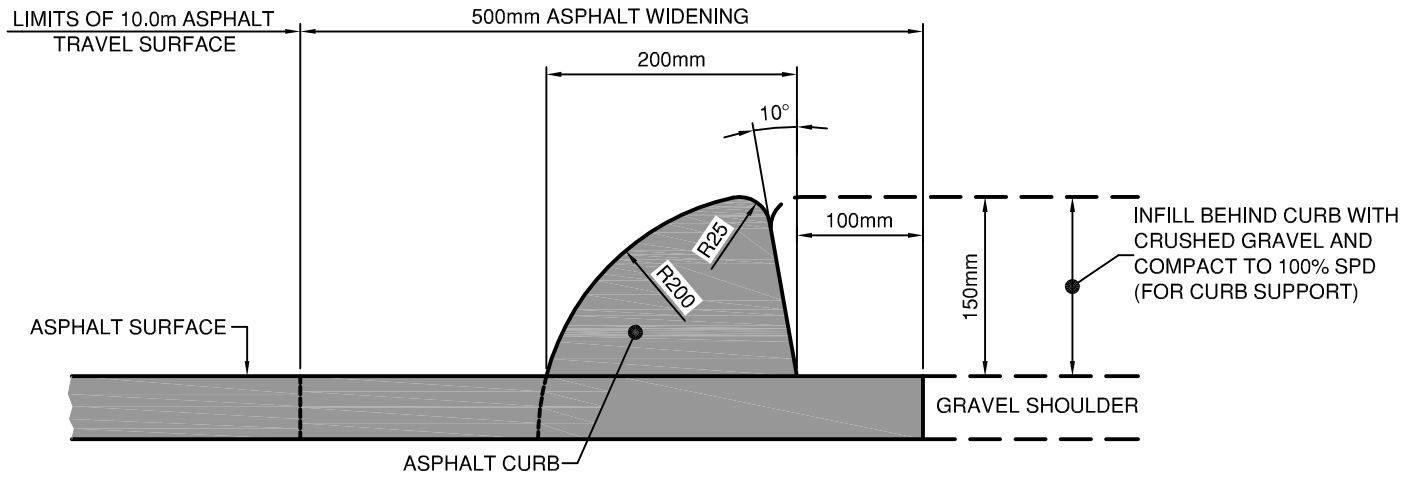
- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

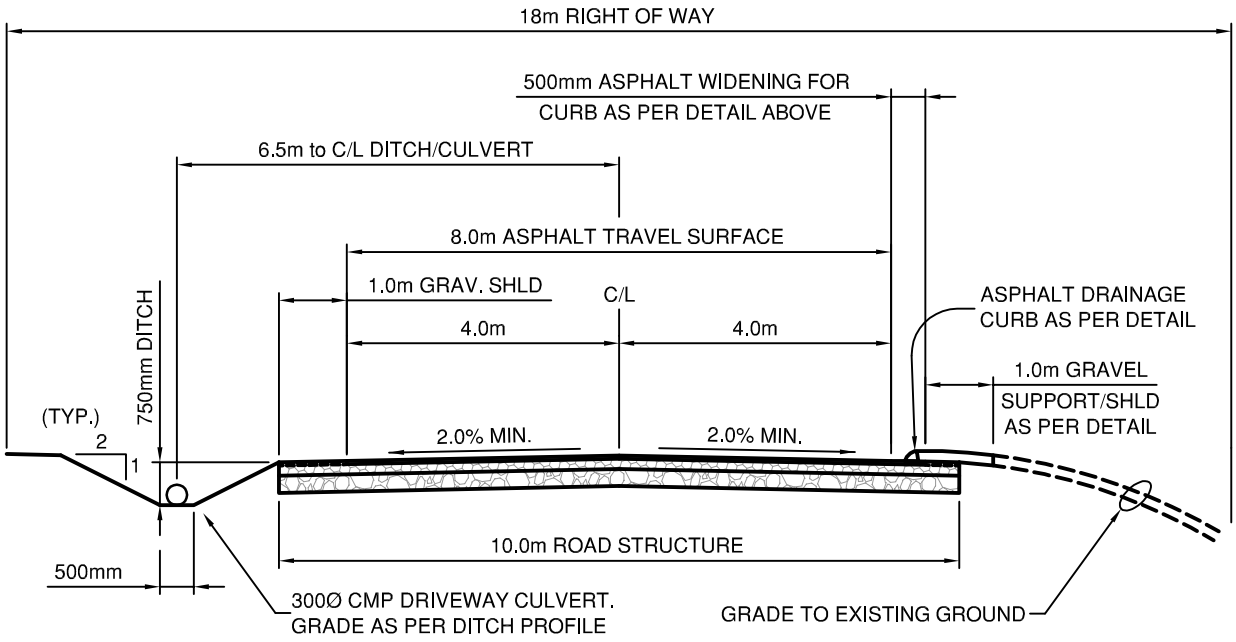
1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
INDUSTRIAL ROAD	Osoyoos Canada's warmest welcome	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-6 / REV.:

Acad FIlename:\Os-R-6.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

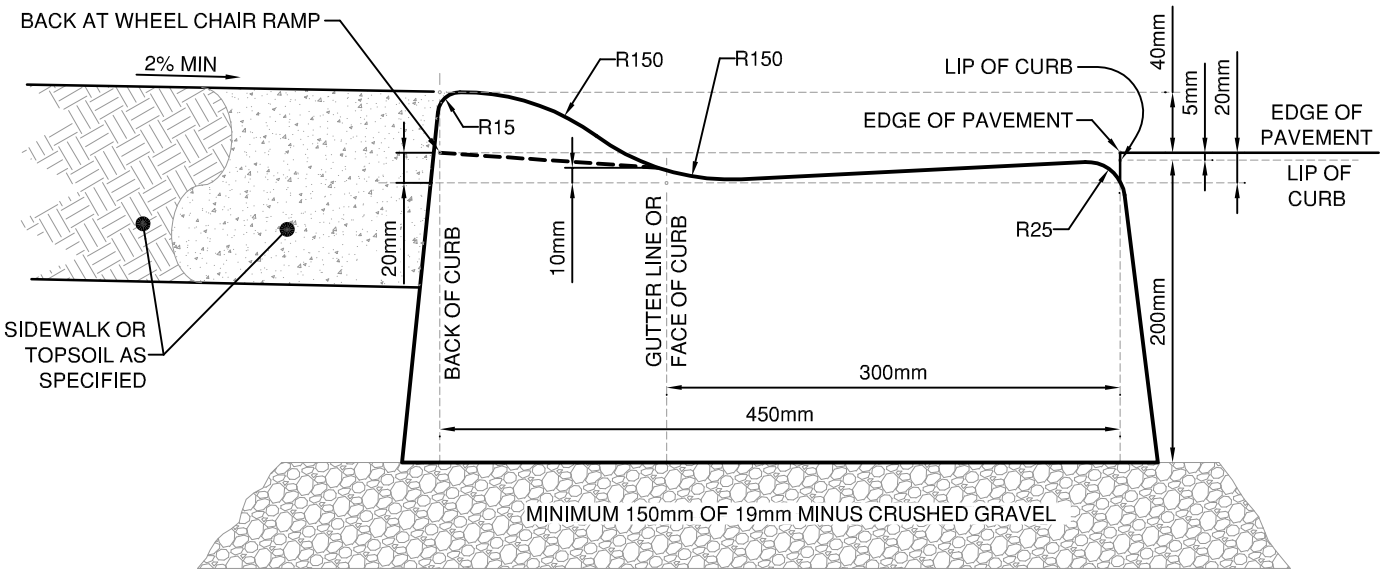
TOWN OF OSOYOOS

RURAL RESIDENTIAL ROAD

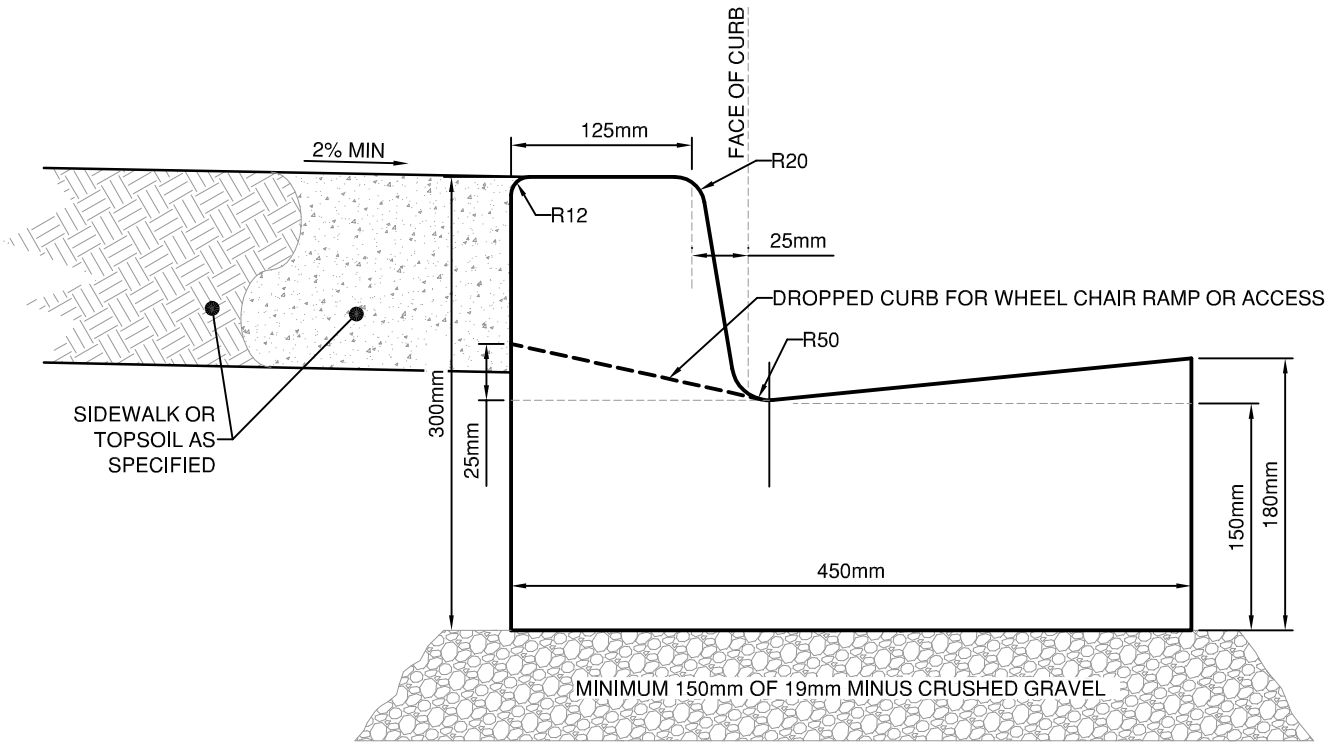
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-7	

Acad Filename:\Os-R-7.dwg



ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER

NOTE:
ALL COMPACTION TO MINIMUM 100% OF OPTIMUM DRY DENSITY

TOWN OF OSOYOOS

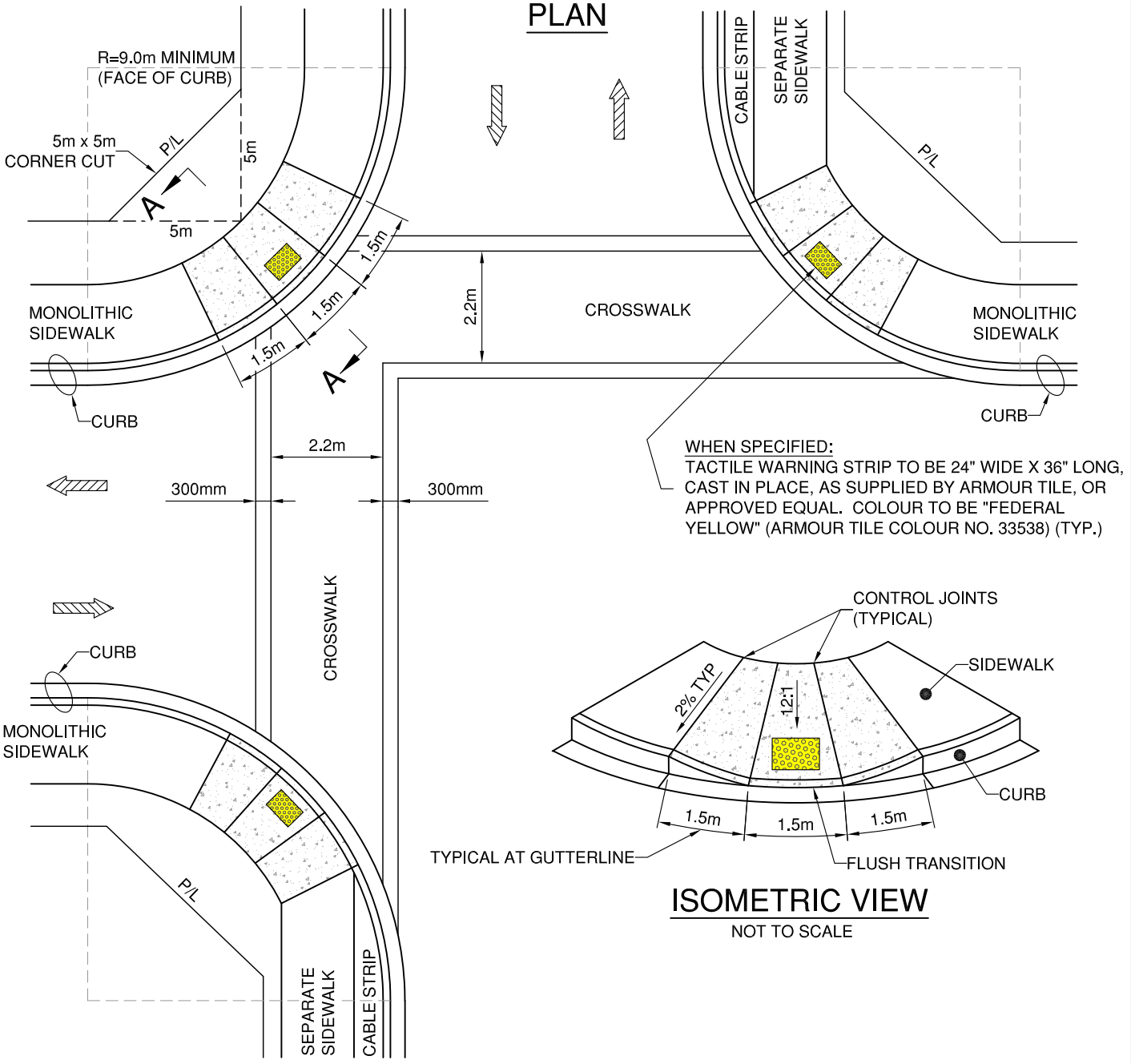
TYPICAL CURB TYPES

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-8	

Acad FIlename:\Os-R-8.dwg

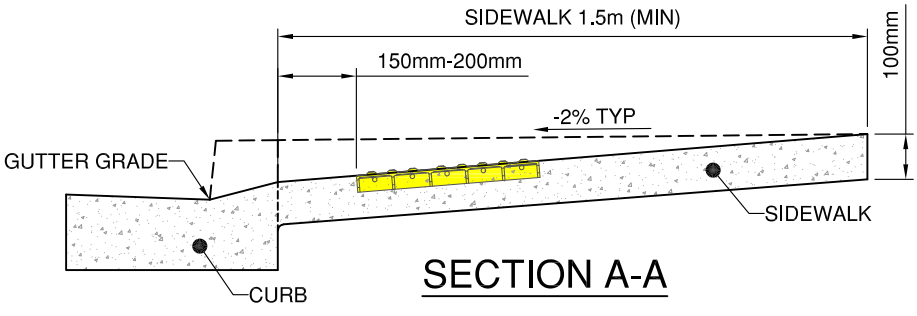
PLAN



WHEN SPECIFIED:
TACTILE WARNING STRIP TO BE 24" WIDE X 36" LONG, CAST IN PLACE, AS SUPPLIED BY ARMOUR TILE, OR APPROVED EQUAL. COLOUR TO BE "FEDERAL YELLOW" (ARMOUR TILE COLOUR NO. 33538) (TYP.)

ISOMETRIC VIEW

NOT TO SCALE



SECTION A-A

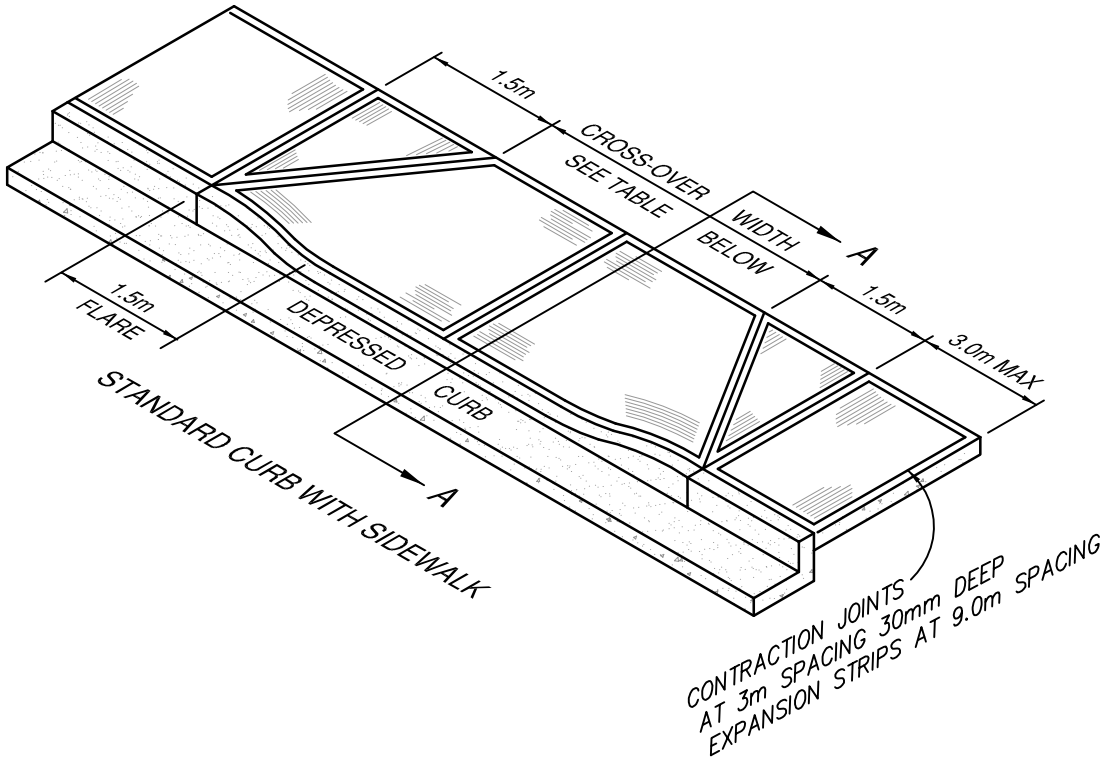
TOWN OF OSOYOOS

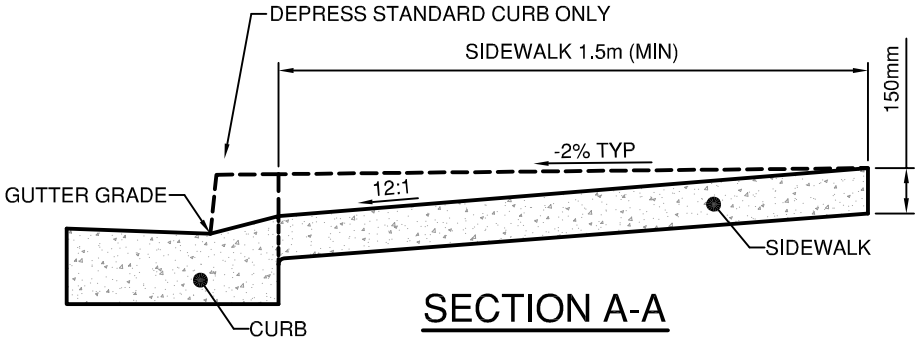
TYPICAL WHEELCHAIR RAMP, CURB RADIUS AND CORNER CUT

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2017
SCALE:	N.T.S.
DWG. NO.:	R-9
REV.:	1

Acad Filename:Os-R-9.dwg





SECTION A-A

NOTE:
EXPANSION STRIPS SHALL BE
19mm THICK FIBRE BOARD

MINIMUM DISTANCES OR = CLEARANCE REQUIRED FROM TOP OF FLARE TO:
A) SIDE PROPERTY LINE = 0.3m
B) FLANKING PROPERTY LINE AT CORNERS = 10m
C) BETWEEN CROSS-OVERS = 1.0m
D) HYDRANTS OR STREET SIGNS = 1.0m

CROSS - OVER	COMMERCIAL	RESIDENTIAL	LANES
MIN. WIDTH	6.7m	4.0m	5.0m
MAX. WIDTH	9.0m	9.0m	5.0m
THICKNESS OF CONC.	190mm	150mm	190mm
MAX. No. ALLOWED PER PROPERTY	2	1 UNLESS APPROVED	-

TOWN OF OSOYOOS

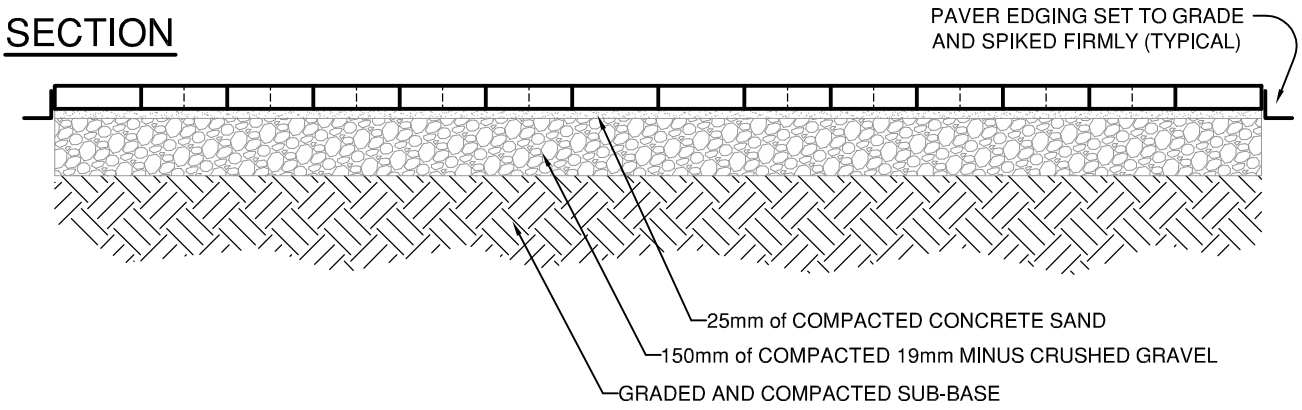
SIDEWALK CROSS-OVER
& FINISHING DETAILS

Osoyoos
Canada's warmest welcome ®*

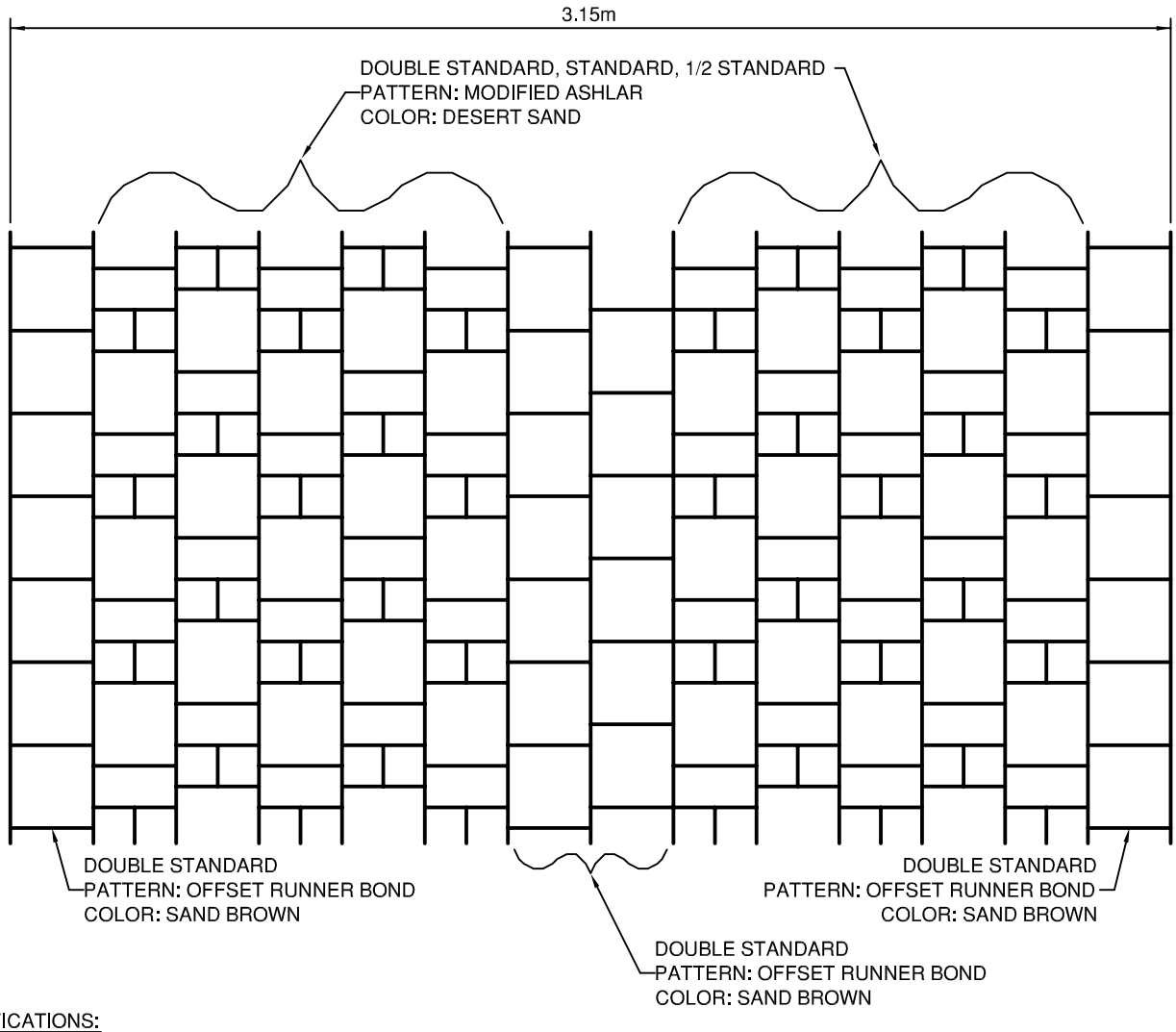
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-10	

Acad FIlename:Os-R-10.dwg

SECTION



PLAN



SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

TOWN OF OSOYOOS

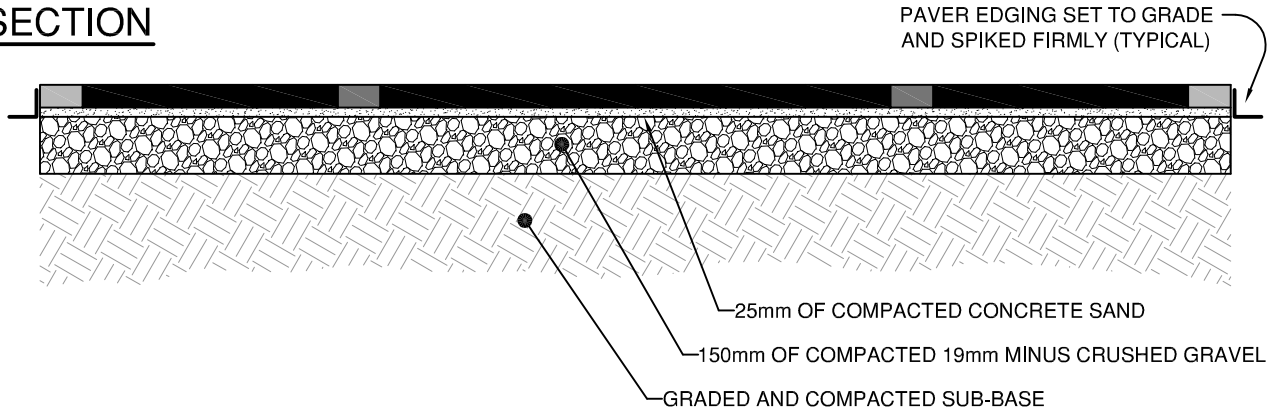
PAVING STONE SIDEWALK
RUNNER BOND PATTERN

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-11	

Acad FIlename:Os-R-11.dwg

SECTION



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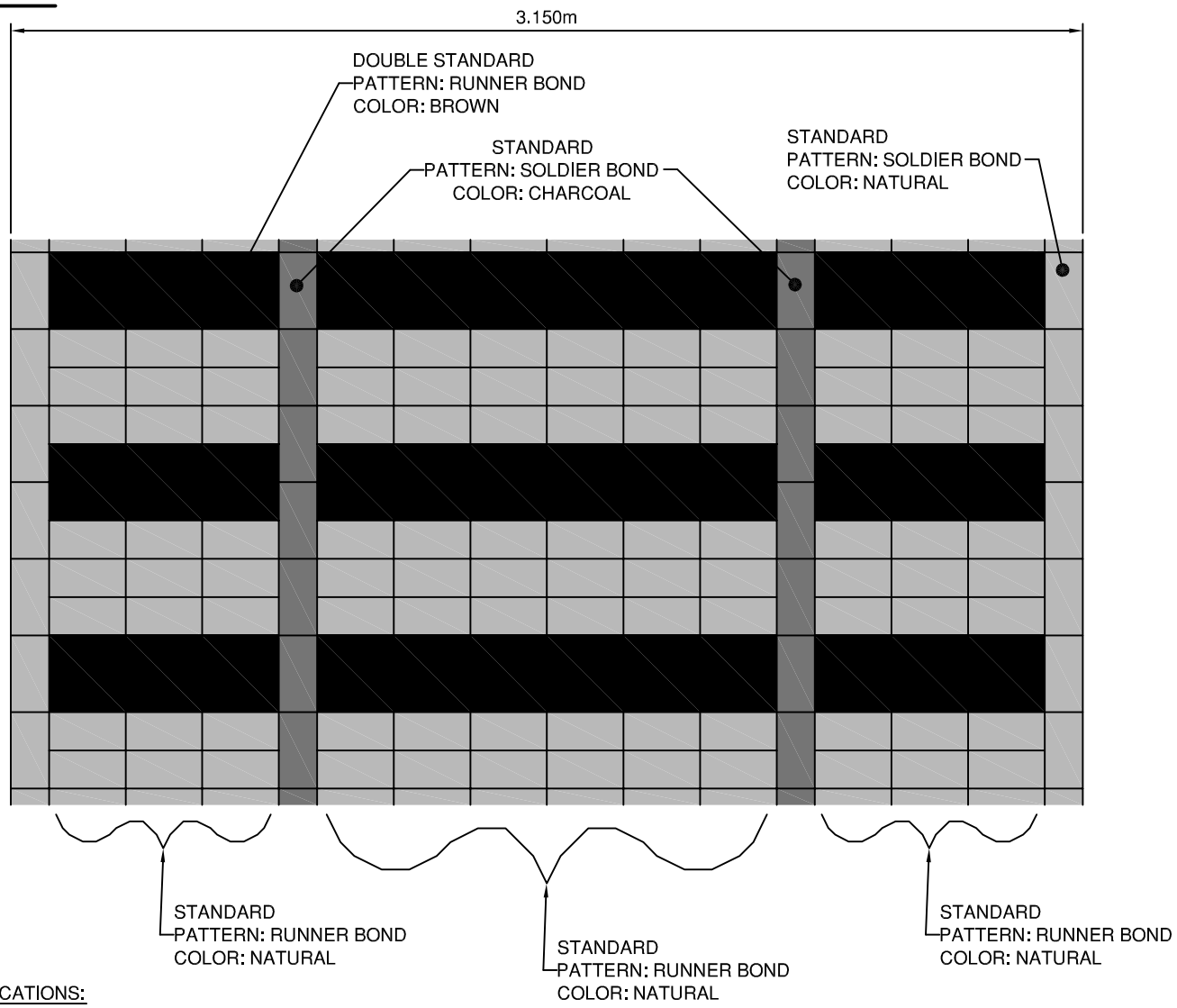


SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

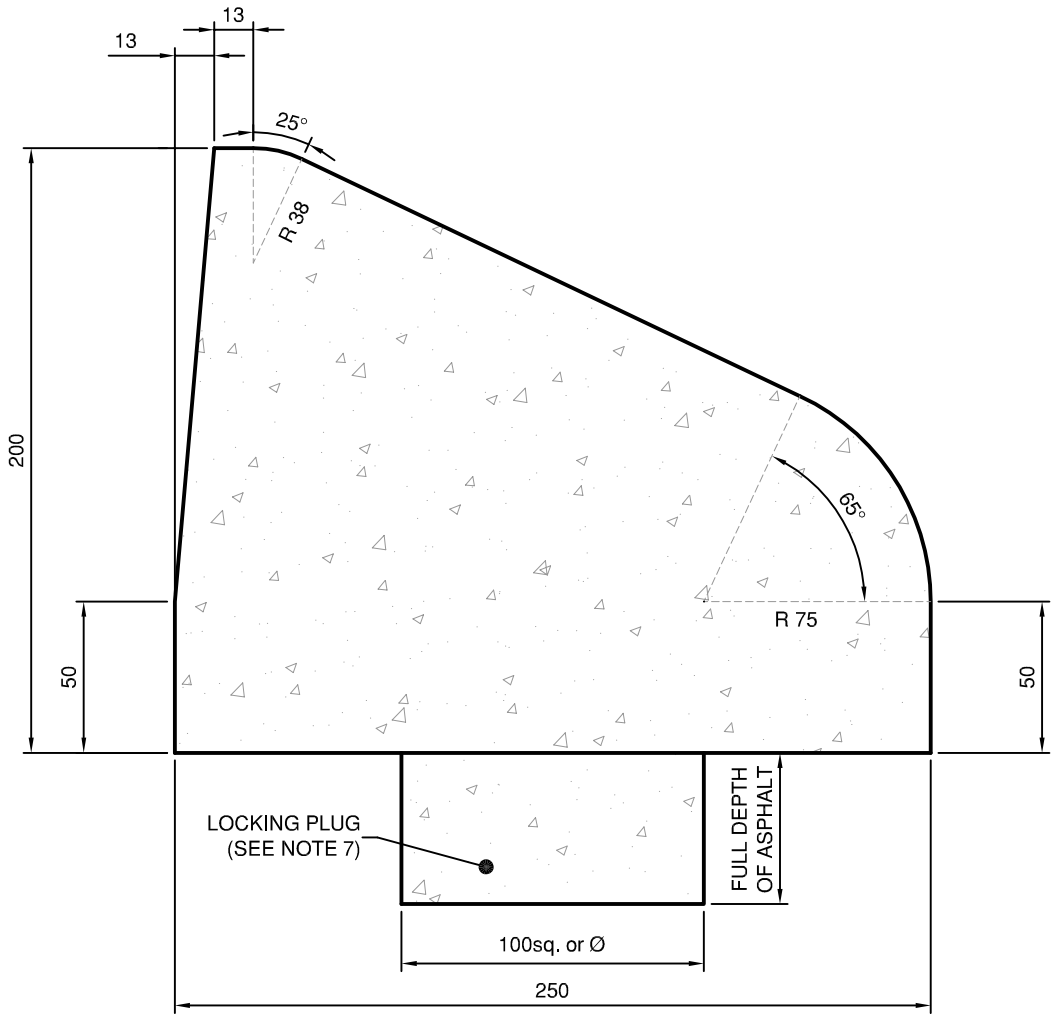
TOWN OF OSOYOOS

PAVING STONE SIDEWALK
RAILWAY PATTERN

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	R-12
REV.:	

Acad FIlename:Os-R-12.dwg



NOTES:

THE CONCRETE INCORPORATED IN THE CURB SHALL HAVE:

1. MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
2. COARSE AGGREGATE OF MAXIMUM PARTICLE SIZE NOT EXCEEDING 25mm.
3. MINIMUM CEMENT CONTENT OF 350 kg/m.
4. ENTRAINED AIR OF 6-8%
5. SLUMP: BETWEEN 0mm AND 10mm.
6. MAXIMUM WATER - CEMENT RATIO OF 0.45. CONTRACTION JOINTS SHALL BE CUT AND TOOLED INTO THE CONCRETE TO A DEPTH 60% OF THE THICKNESS OF THE CONCRETE AT INTERVALS OF 3m.
7. PROVIDE 'LOCKING PLUG' or APPROVED ALTERNATIVE. LOCKING PLUG TO BE POSITIONED 500mm EACH SIDE OF CONTROL JOINT. CONTROL JOINTS TO BE AT 3m o/s, MIDWAY ON RADII OVER 90° AND AT END OF RADIUS POINTS. FILL HOLES WITH CEMENT SLURRY AHEAD OF EXTRUDER.
   APPROVED ALTERNATIVE IS TO APPLY EPOXY TO ASPHALT AHEAD OF EXTRUSION. COVERAGE SHALL BE Min. 200mm WIDE WITH FULL COVERAGE AROUND ALL RETURNS AND AT 1m c/c ON TANGENTS. COVERAGE SHALL INCLUDE BOTH SIDES OF CONTRACTION JOINTS. APPROVED EPOXY "SIKADUR 32 Hi-Mod" APPLICATION CONDITIONS AS PER MANUF. SPECS.

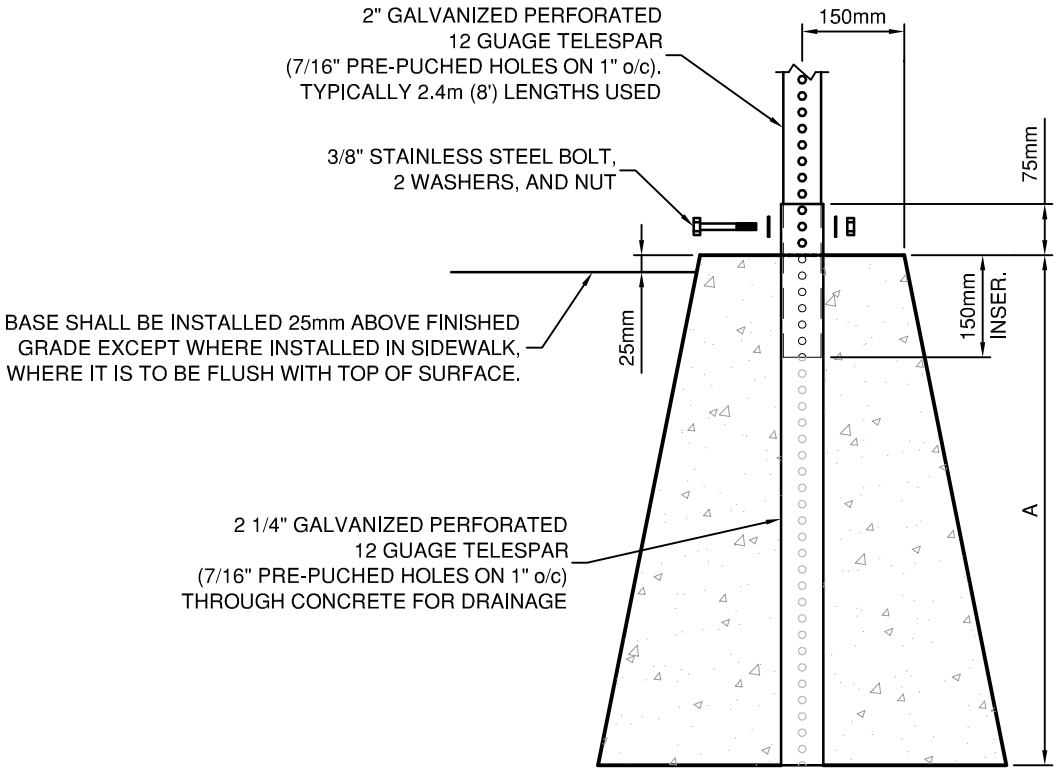
TOWN OF OSOYOOS

EXTRUDED CONCRETE CURB FOR ISLANDS & MEDIANS

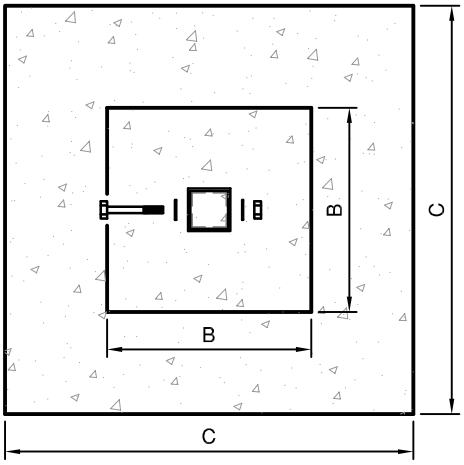
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-13	

Acad FIlename:Os-R-13.dwg



PLAN VIEW



FRONT VIEW

NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. SIGNS UP TO 750mm HEIGHT SHALL HAVE 2 BOLTS, LARGER SIGNS WILL HAVE A MINIMUM OF 3 BOLTS.
5. SIGNS SHALL BE MOUNTED WITH A 3/8" HEX BOLT, FLAT WASHER, AND NYLON WASHER AGAINST THE SIGN FACE. A FLAT WASHER AND NUT SHALL BE AGAINST THE TELESPAR. ALL FASTENERS ARE TO BE STAINLESS STEEL.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	A	B	C
1	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	610	203	305
2	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER	750	300	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE

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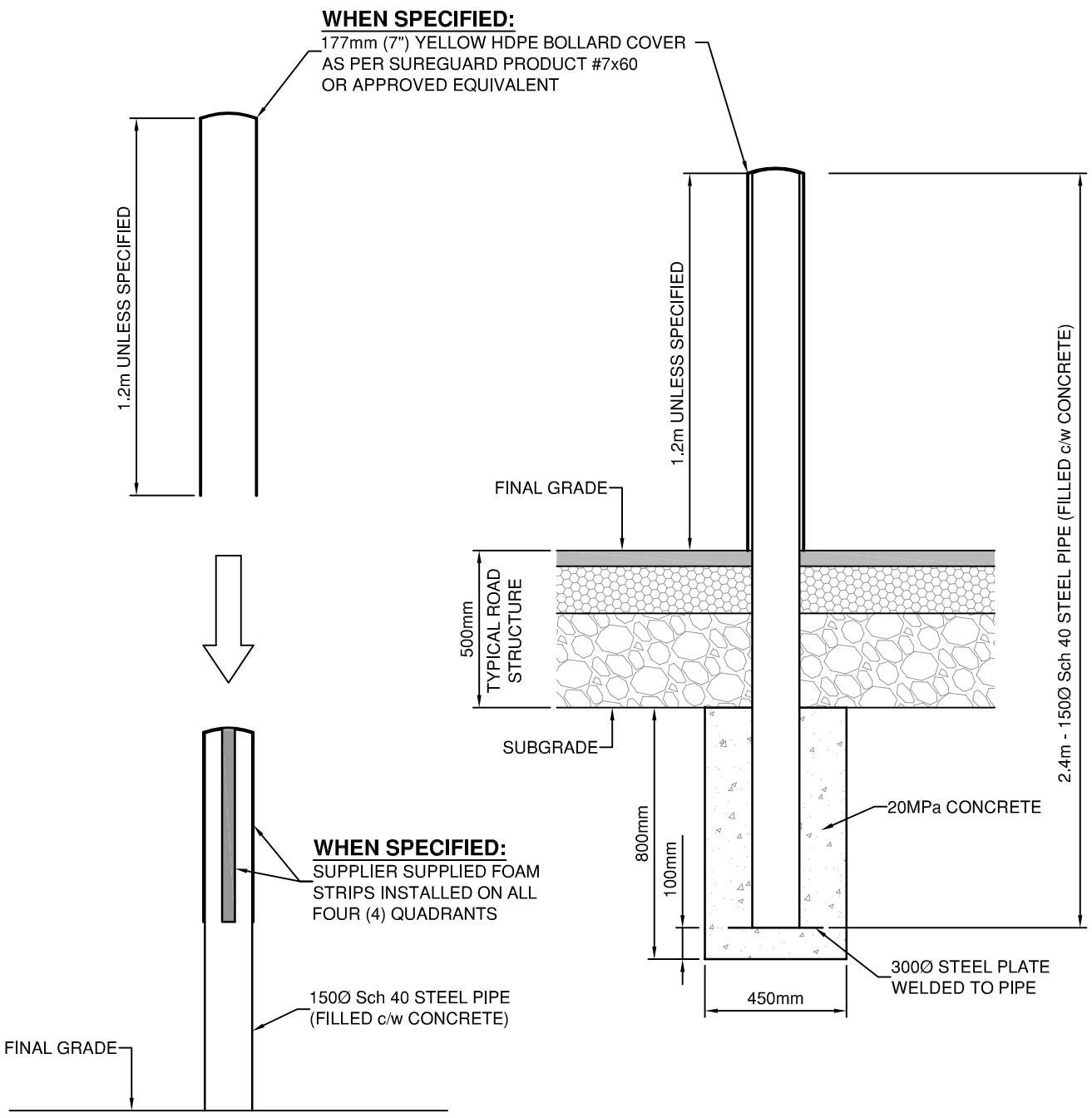
DWN. BY:	TT
CHK. BY:	SU
DATE:	DEC 2013
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-14	

Acad FIlename:Os-R-14.dwg



NOTE:
150Ø Sch 40 STEEL PIPE IS TO BE PAINTED c/w 2 COATS OF ENAMEL PAINT (IN PLACE OF HDPE BOLLARD COVER).
COLOR TO BE SAFETY YELLOW UNLESS SPECIFIED OTHERWISE.

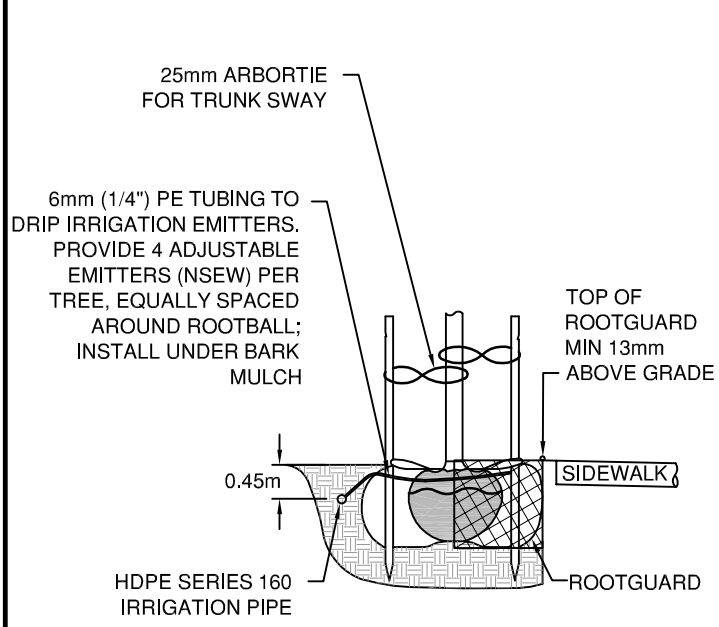
TOWN OF OSOYOOS

PROTECTIVE BOLLARD

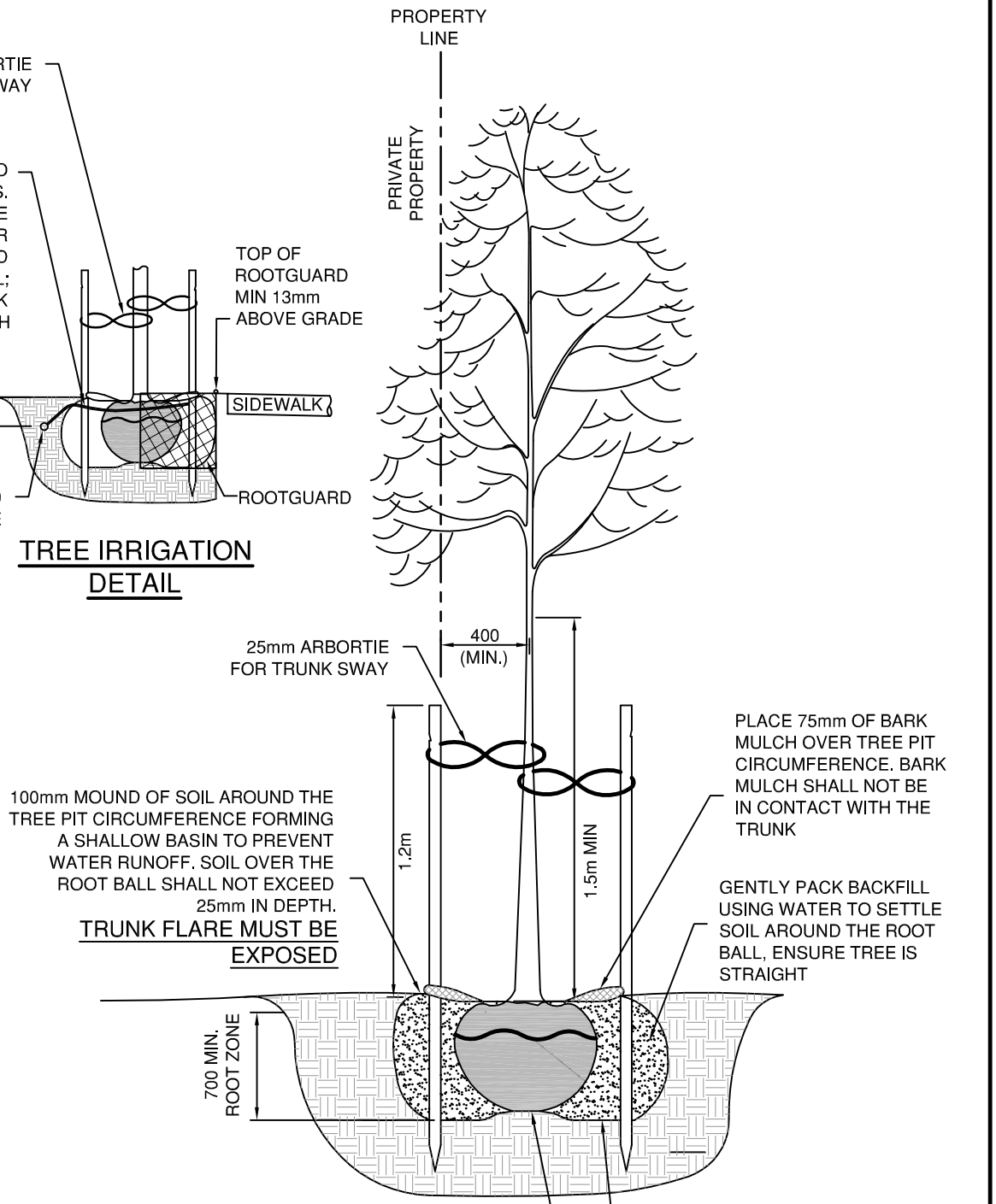
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-15	

Acad FIlename:Os-R-15.dwg



TREE IRRIGATION DETAIL



NOTES

- PRUNE ALL BROKEN AND DAMAGED BRANCHES
- TREE STAKES TO BE ALIGNED PARALLEL TO ROAD IF REQUIRED
- ALL PLANTING PITS TO BE DUG BY HAND OR VACUUM TRUCK AS UNDERGROUND SERVICES MAY EXIST NEAR STREET LOCATIONS.

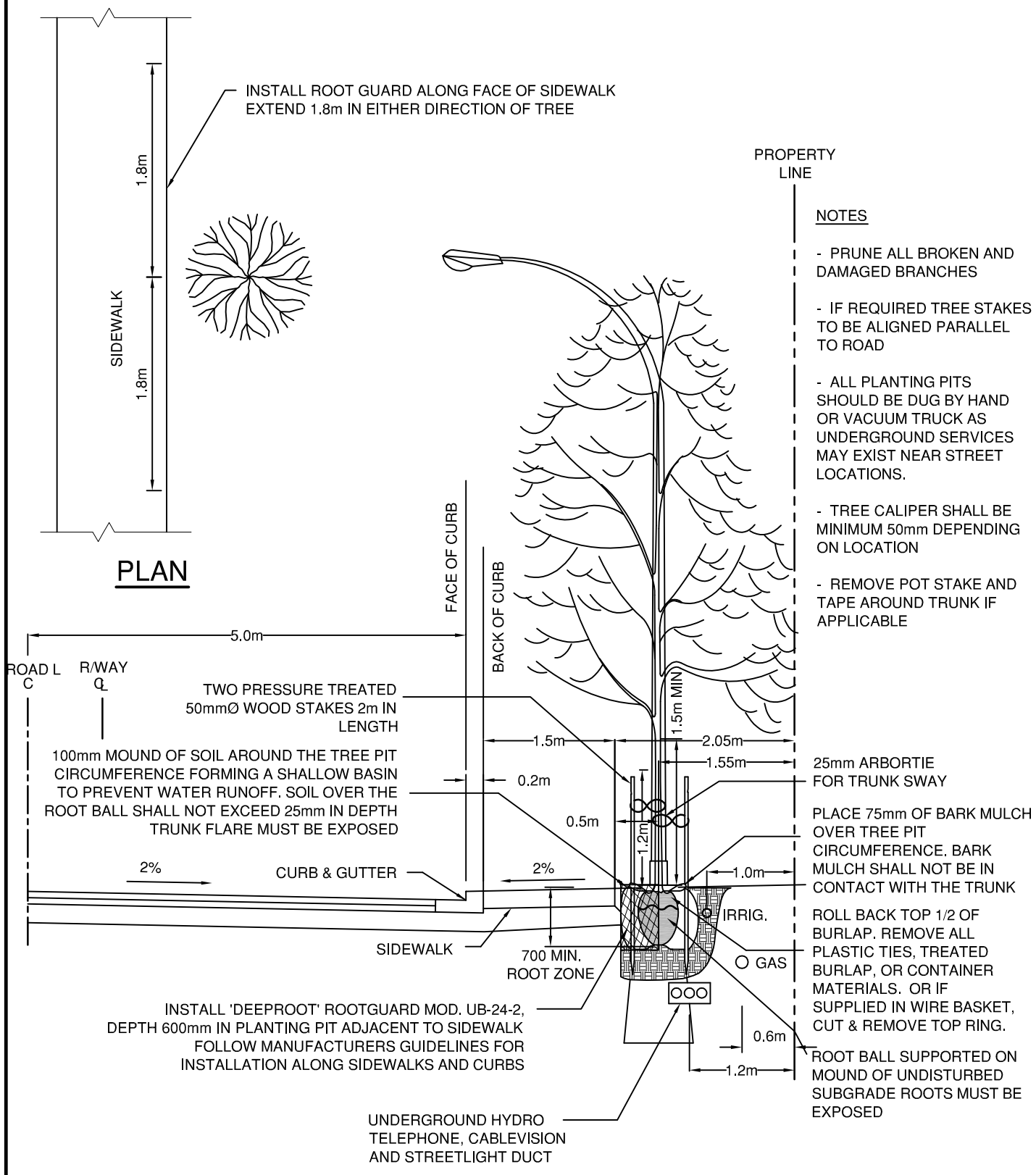
TOWN OF OSOYOOS

TYPICAL TREE PLANTING DETAIL SOFTSCAPE

Osoyoos Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-16	

Acad FIlename:Os-R-16.dwg



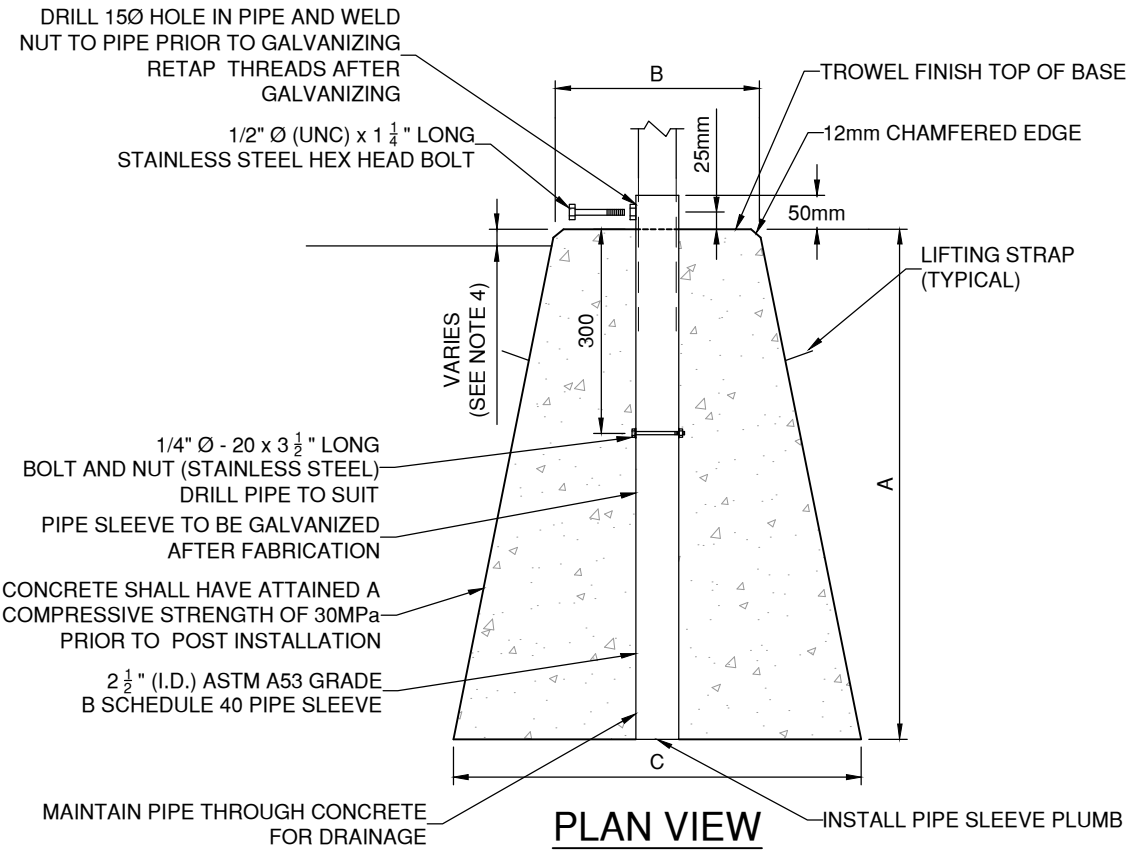
TOWN OF OSOYOOS

TYPICAL BOULEVARD TREE PLANTING

Osoyoos
Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-17	

Acad FIlename:Os-R-17.dwg



NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. BASE SHALL BE INSTALLED 25MM ABOVE FINISHED GRADE EXCEPT WHERE INSTALLED IN SIDEWALK IT SHALL BE FLUSH WITH TOP OF SURFACE WITH NO CHAMFERED EDGE.
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	APPROX. MASS	VOLUME OF CONCRETE	A	B	C
A	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	34 kg	0.015 m^3	400	160	230
B	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 x 1.2m	166 kg	0.068 m^3	470	300	460
C	TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 X 1.2m $\leq$ 1.2 x 2.4m	390 kg	0.16 m^3	750	330	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE FOR ROUND POST

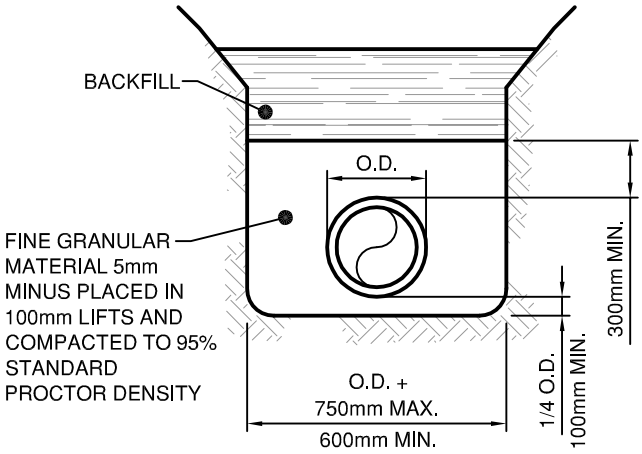
Osoyoos Canada's warmest welcome

DWN. BY:	TT/DL
CHK. BY:	SU
DATE:	FEB 2019
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-18	

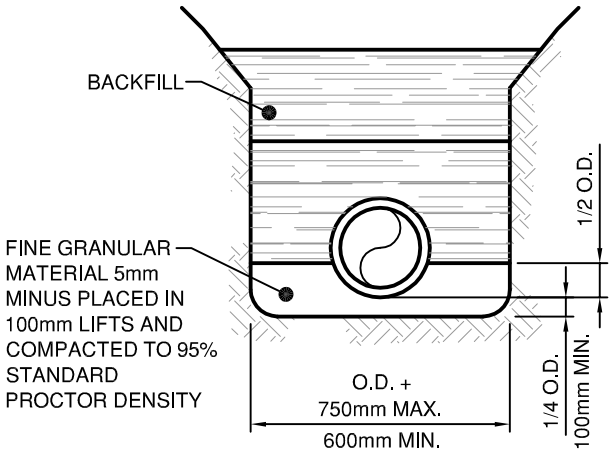
Acad Filename:Os-R-18.dwg

CLASS "B" BEDDING

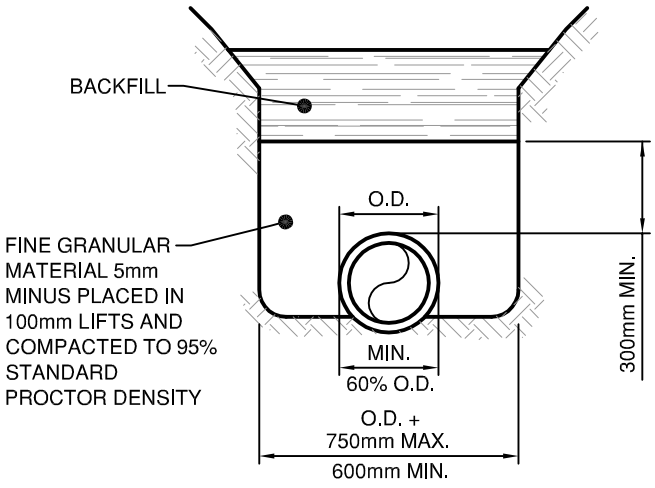
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN PIPE ZONE

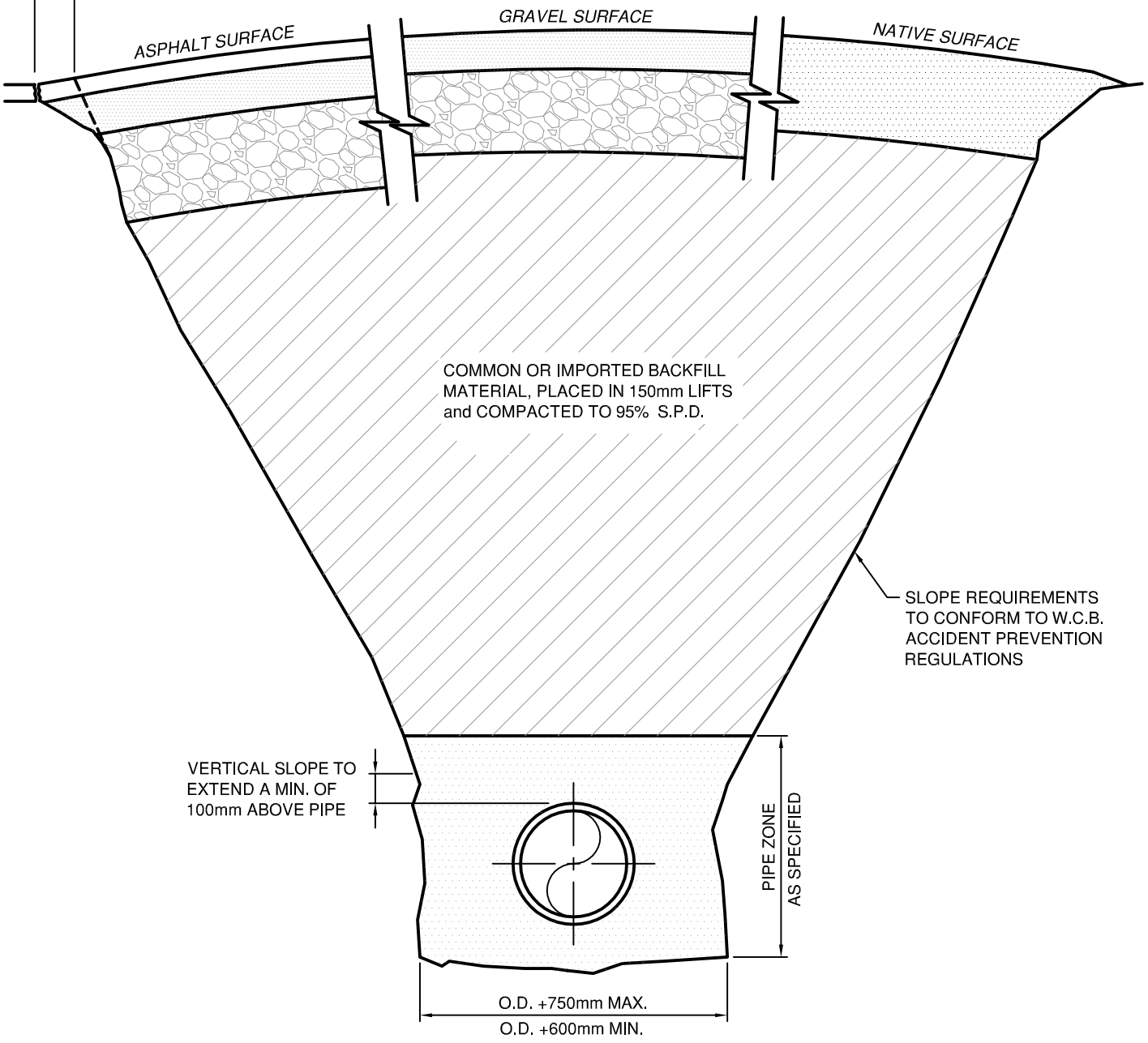
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-1	

Acad Filename:Os-S-1.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



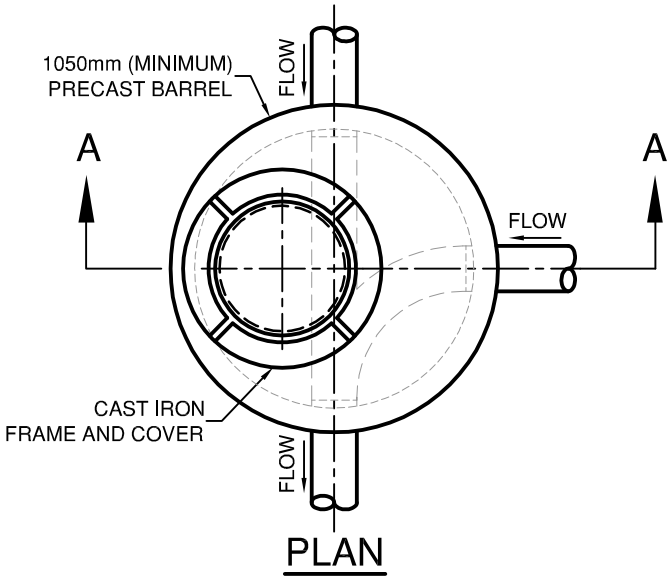
TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

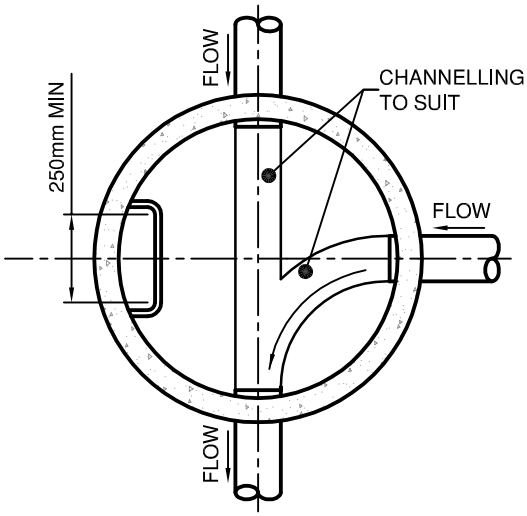
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	S-2
REV.:	

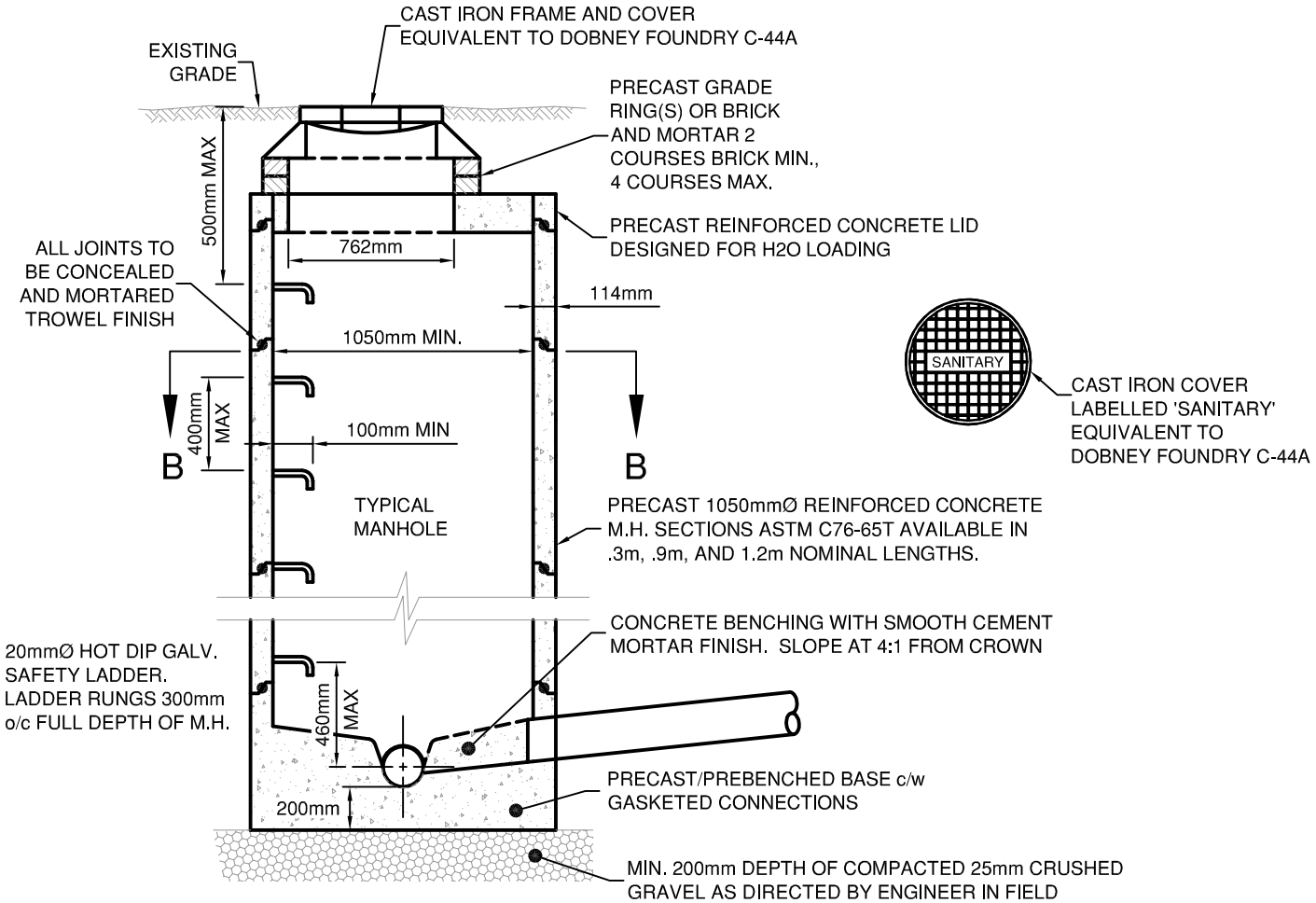
Acad Filename:Os-S-2.dwg



PLAN



SECTION B-B



SECTION A-A

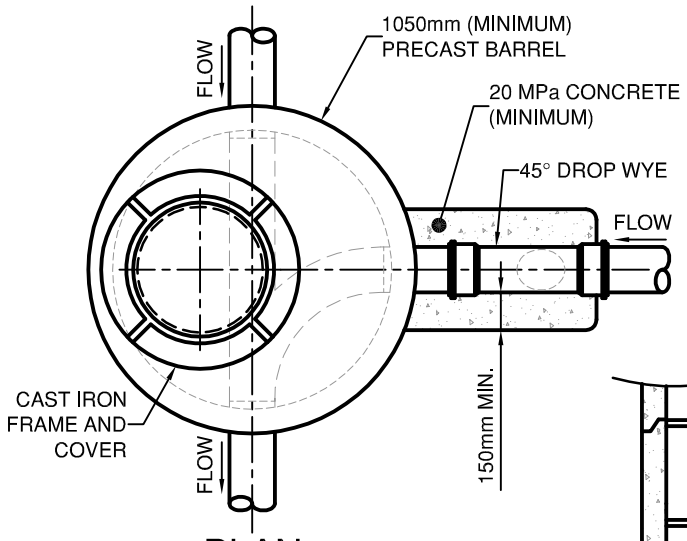
TOWN OF OSOYOOS

TYPICAL SEWER MANHOLE

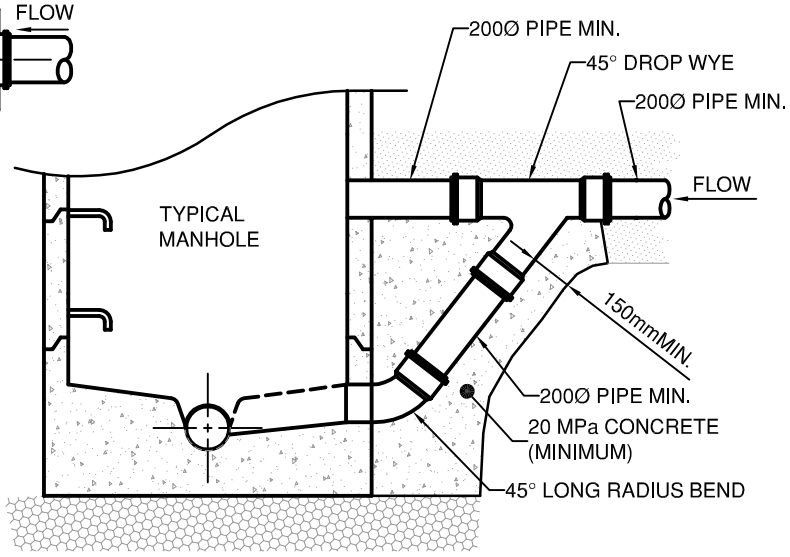
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-3
REV.:	

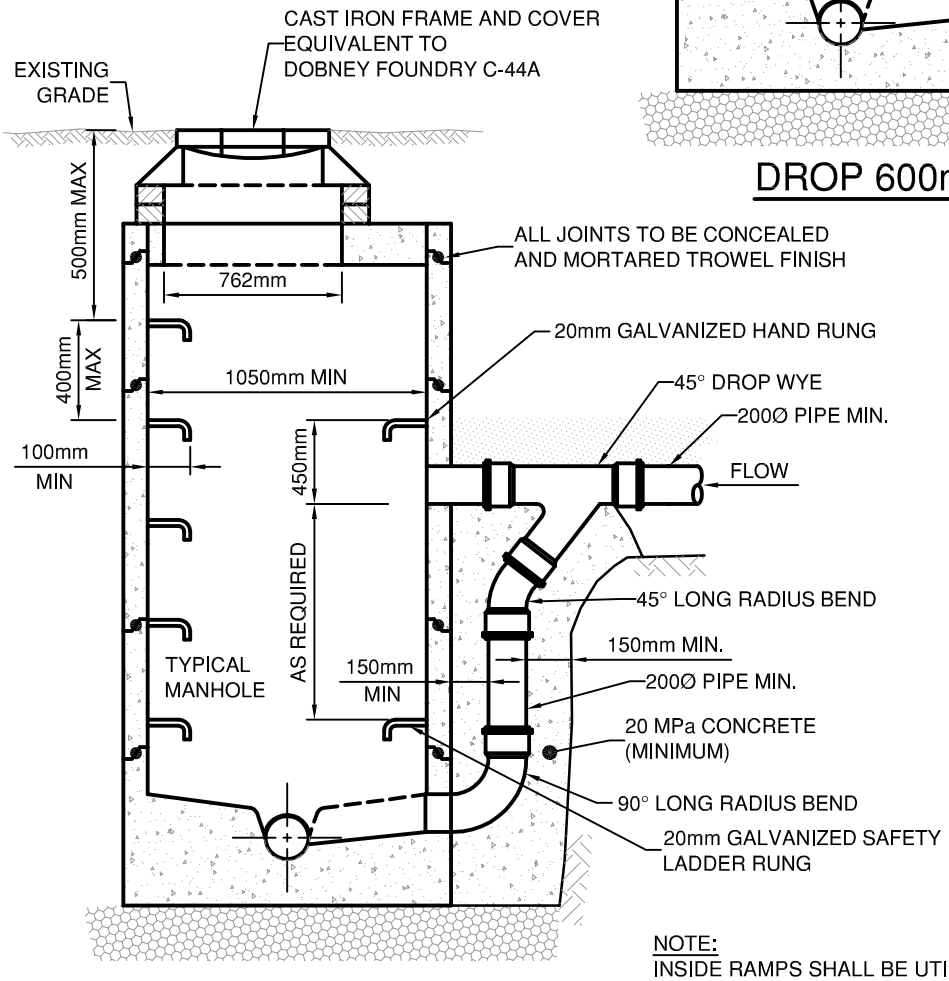
Acad Filename:Os-S-3.dwg



PLAN



DROP 600mm TO 1500mm



DROP GREATER THAN 1500mm

CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

20mmØ HOT DIP GALV.
SAFETY LADDER.
LADDER RUNGS 300mm
o/c FULL DEPTH OF M.H.

NOTE:
INSIDE RAMPS SHALL BE UTILIZED WHERE THE ELEVATION OF THE INVERT IS LESS THAN 600mm ABOVE THE INVERT OF THE CENTER OF THE MANHOLE.

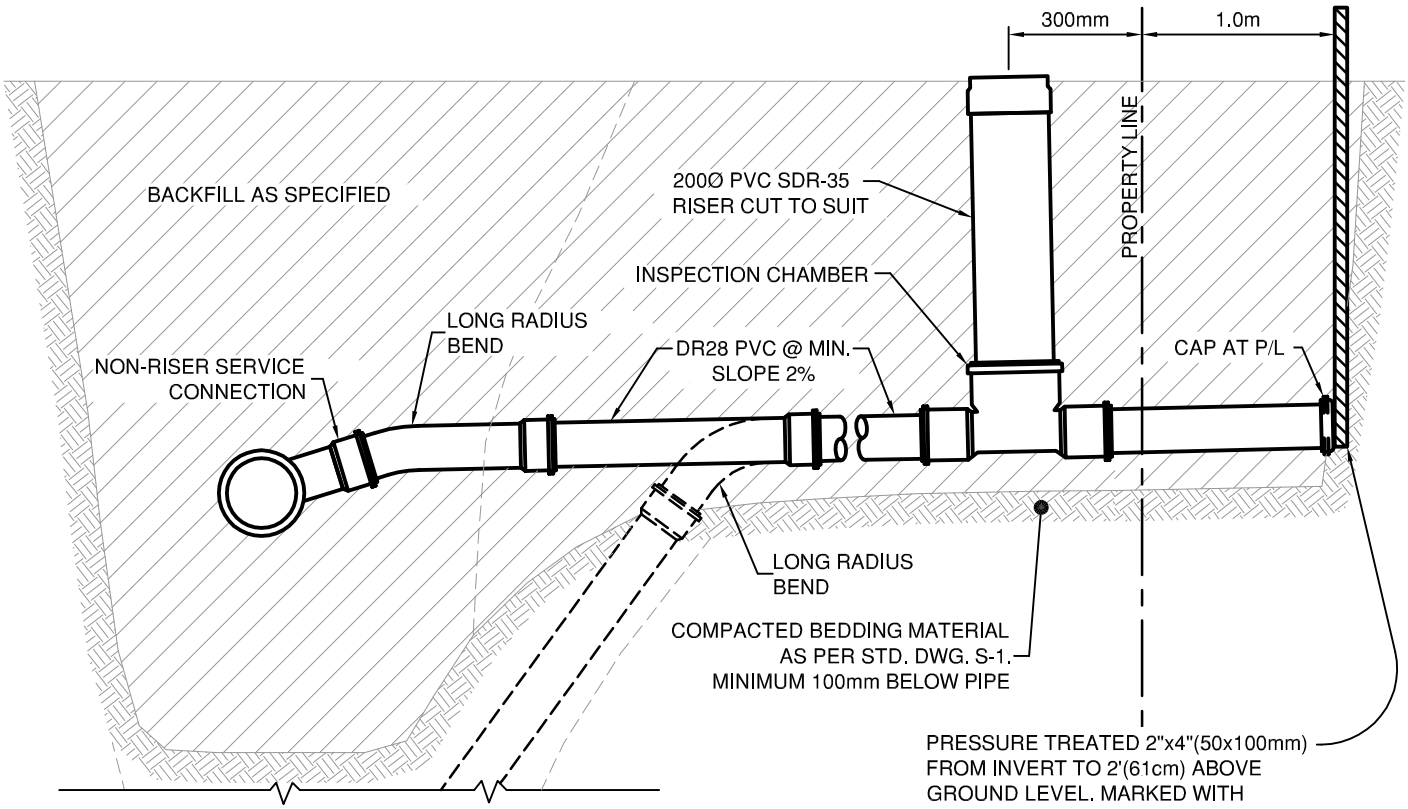
TOWN OF OSOYOOS

TYPICAL EXTERIOR
DROP MANHOLE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-4
REV.:	

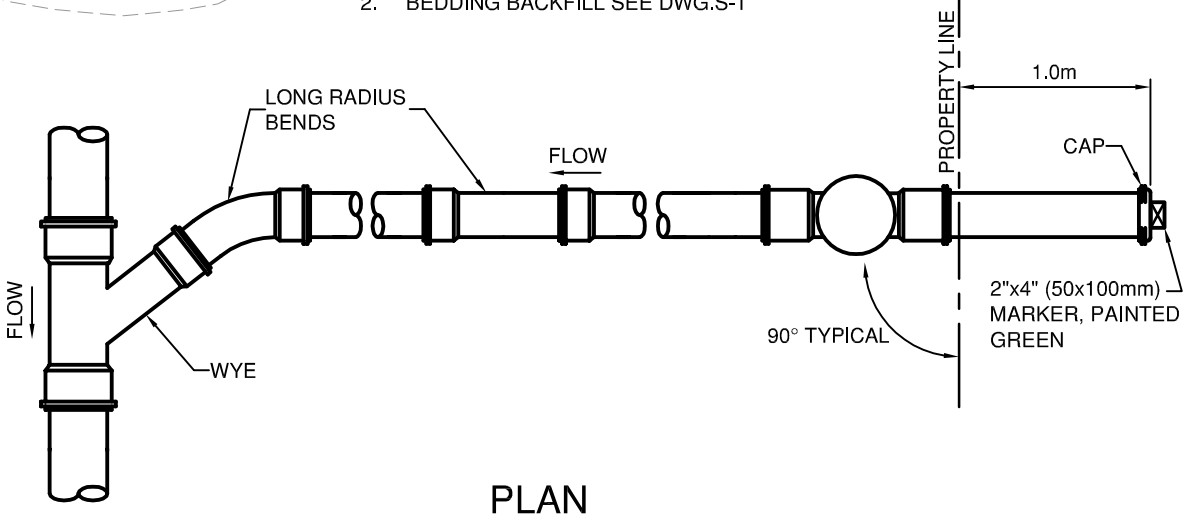
Acad Filename:Os-S-4.dwg



SECTION

NOTES:

1. USE MISSION CLAY BAND SEAL COUPLING PLUS APPROPRIATE BUSHING WHEN CONNECTING TO EXISTING PIPE AT PROPERTY LINE OR AT MAIN.
2. BEDDING BACKFILL SEE DWG.S-1



PLAN

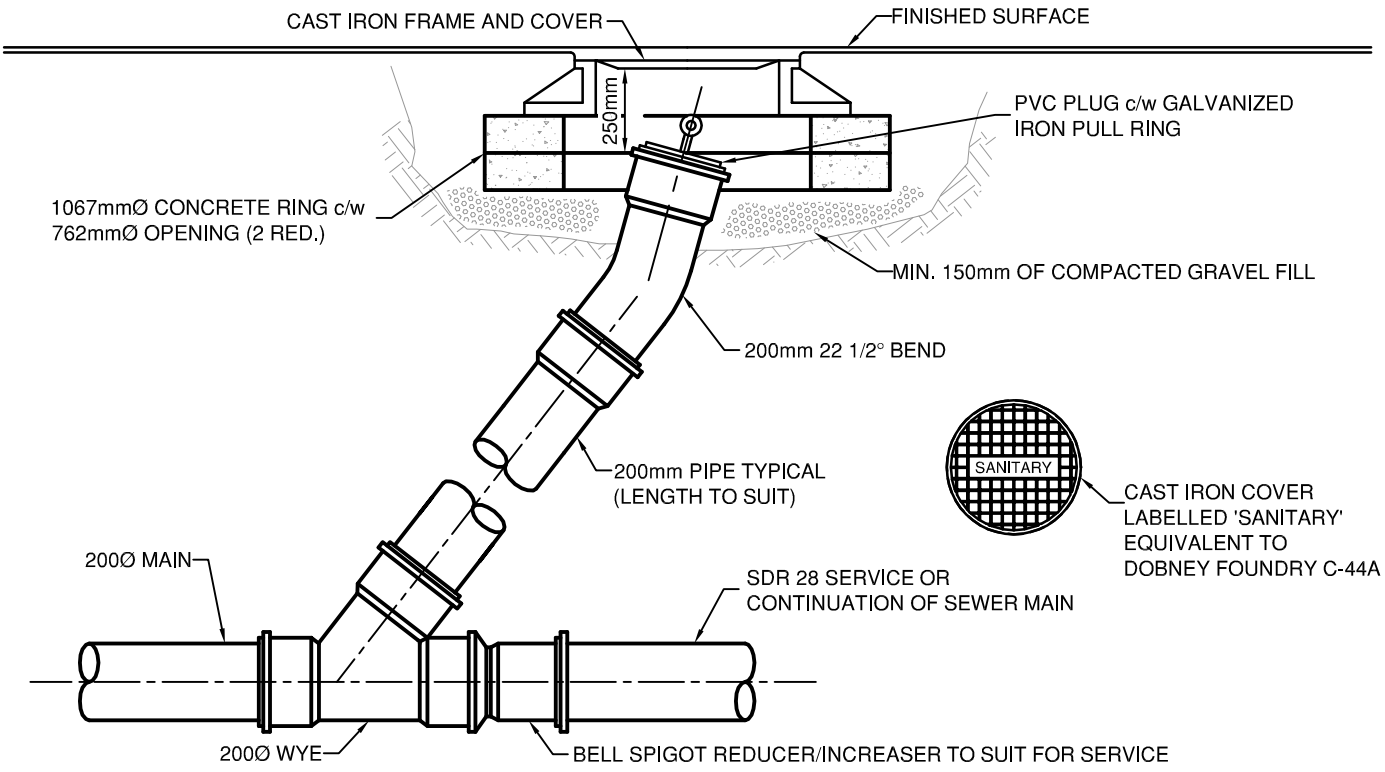
TOWN OF OSOYOOS

TYPICAL SEWER SERVICE CONNECTION

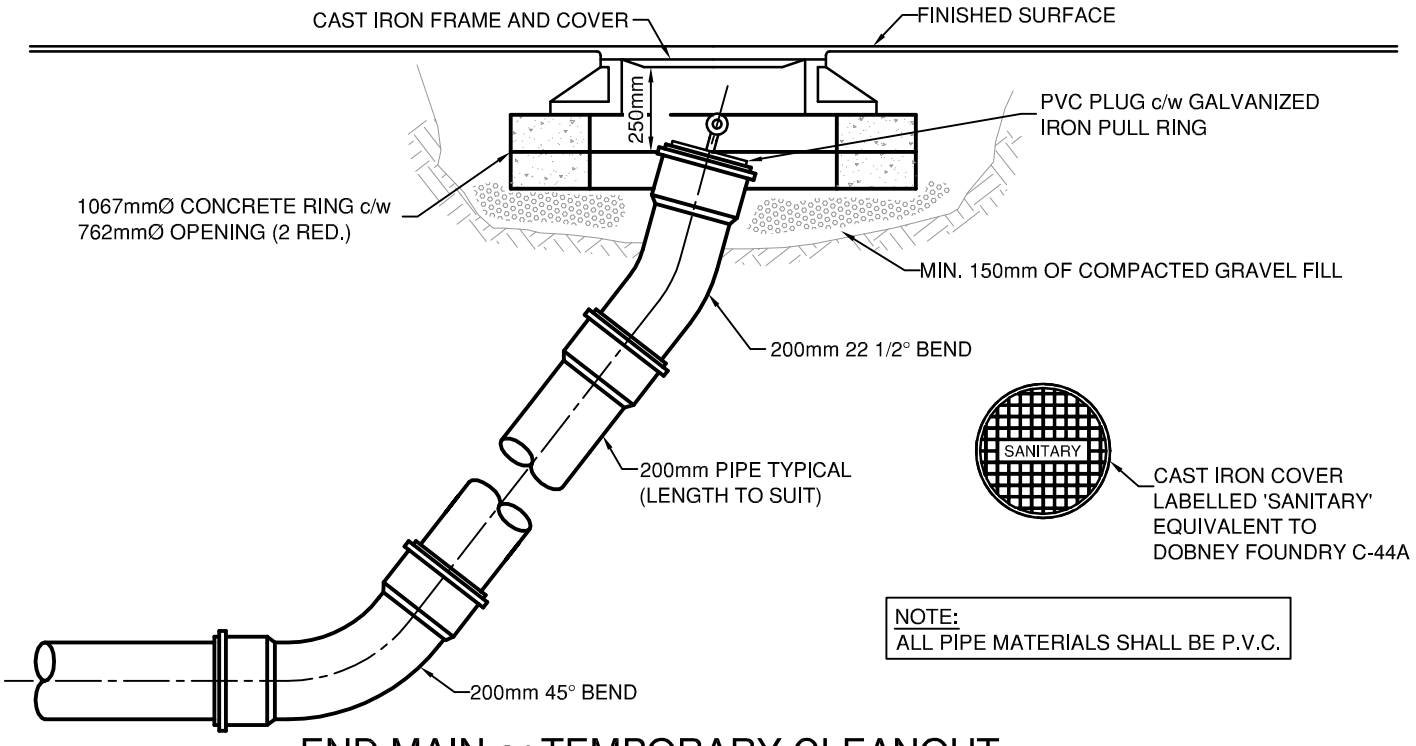
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-5	

Acad Filename:Os-S-5.dwg



MID-MAIN or END MAIN with SERVICE



NOTE:
ALL PIPE MATERIALS SHALL BE P.V.C.

END MAIN or TEMPORARY CLEANOUT

TOWN OF OSOYOOS

TYPICAL SEWERMAIN CLEANOUT

Osoyoos
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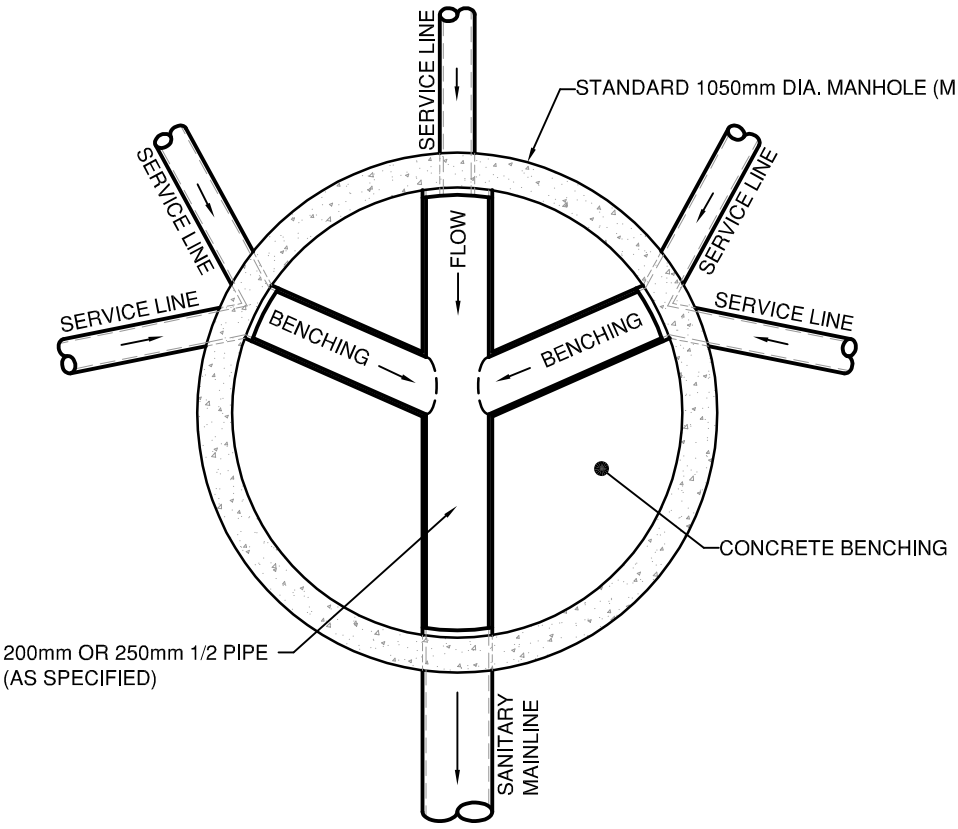
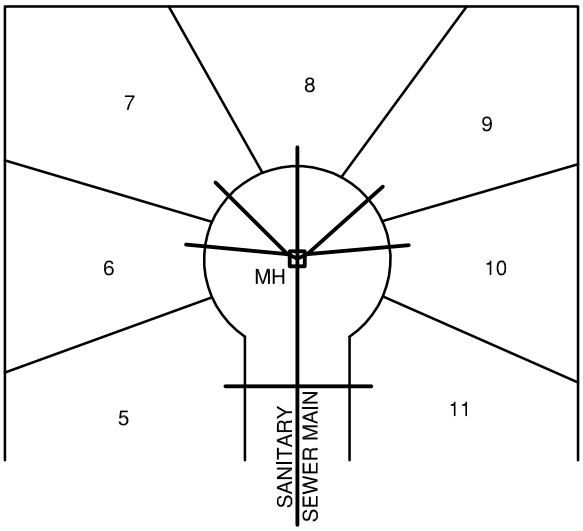
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-6	

Acad Filename:Os-S-6.dwg



NOTE:

1. SANITARY MAIN TO GO STRAIGHT THROUGH MANHOLE WITH 1/2 PIPE TO OPPOSITE WALL.
2. MAXIMUM HEIGHT OF INLET 300mm ABOVE INVERT OF OUTLET



TYPICAL SITE PLAN

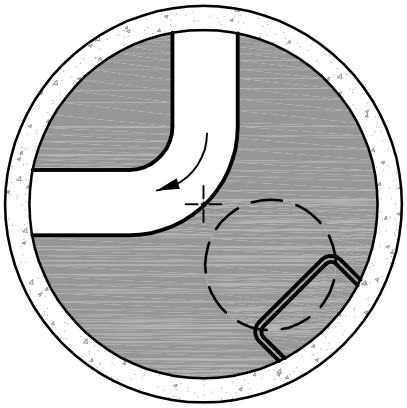
TOWN OF OSOYOOS

SERVICE CONNECTION DETAIL
IN A CUL-DE-SAC

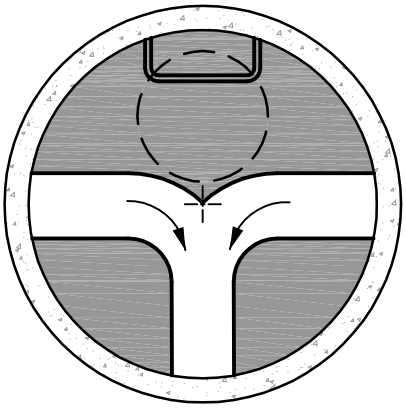
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	S-7
REV.:	

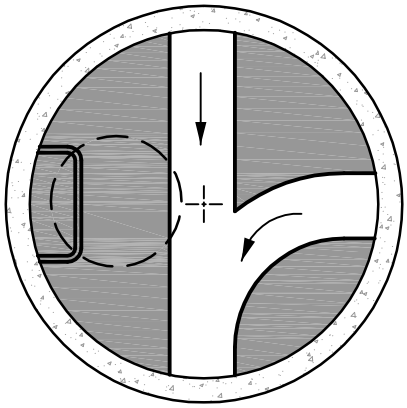
Acad Filename:Os-S-7.dwg



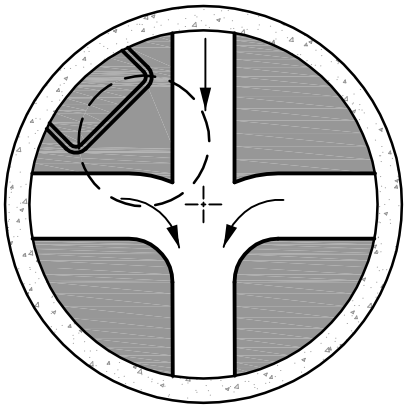
1. RIGHT ANGLE BEND



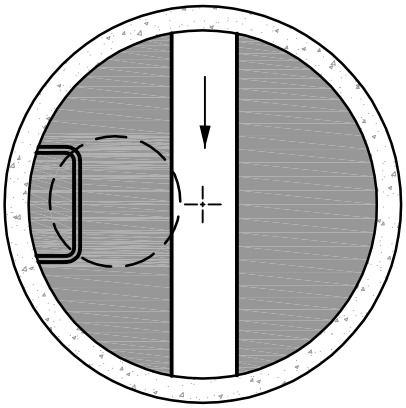
2. TEE CONNECTION



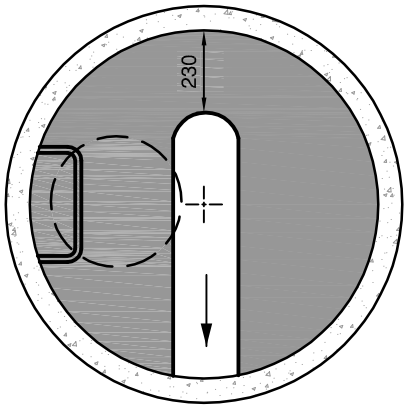
3. THREE WAY JUNCTION



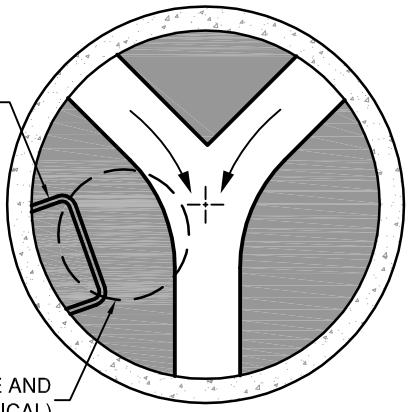
4. FOUR WAY JUNCTION



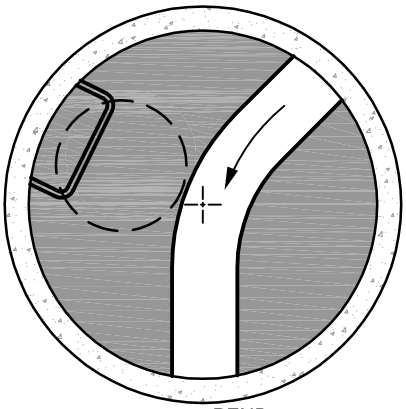
5. STRAIGHT THROUGH



6. DEAD END



7. WYE CONNECTION



8. 45° BEND

NOTES:

1. ALL CHANNELS SHALL BE TROWEL FINISHED. BENCHING (SHADED AREAS) SHALL BE BROOM FINISHED.
2. MANHOLE RUNG LOCATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.

CAST IRON COVER LABELLED 'SANITARY' OR 'STORM' EQUIVALENT TO DOBNEY FOUNDRY C-44A

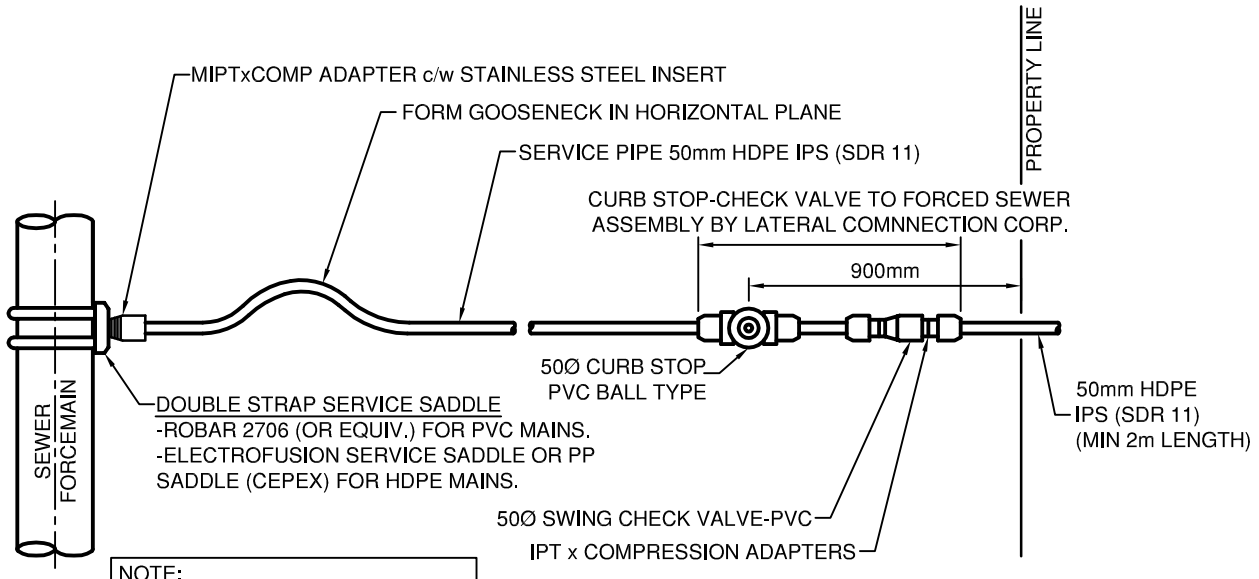
TOWN OF OSOYOOS

TYPICAL MANHOLE BENCHING

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-8	

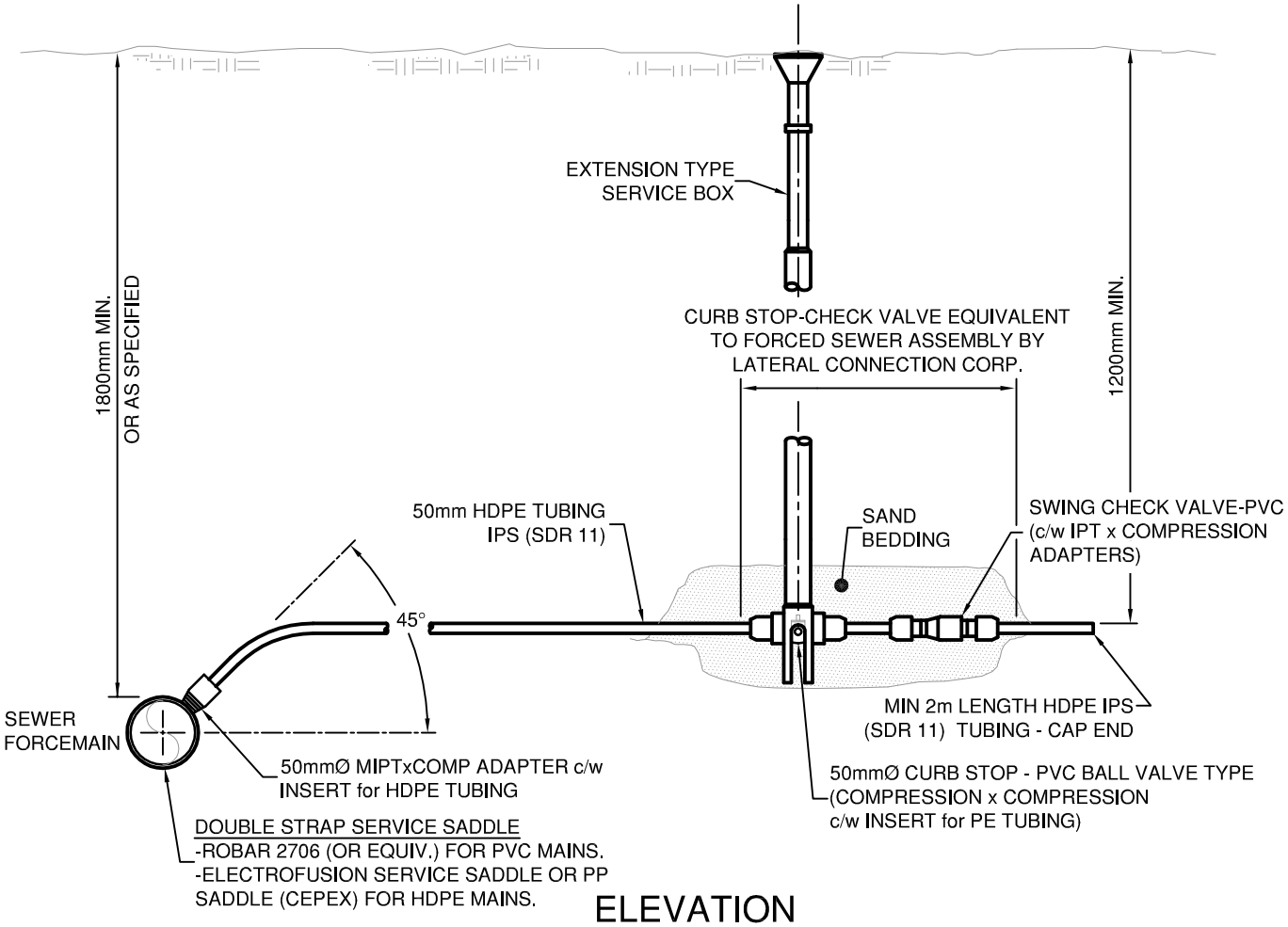
Acad Filename:Os-S-8.dwg



NOTE:
STAINLESS STEEL SERVICE SADDLE-DOUBLE STRAP 50mm IPT

PLAN

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



ELEVATION

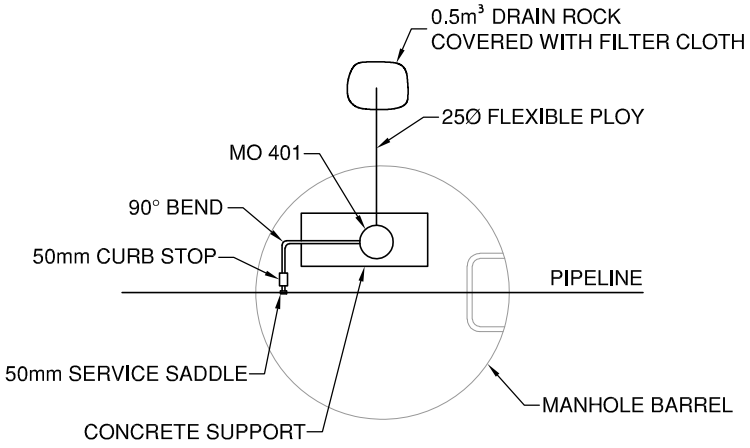
TOWN OF OSOYOOS

TYPICAL PRESSURE SEWER SERVICE

Osoyoos
Canada's warmest welcome

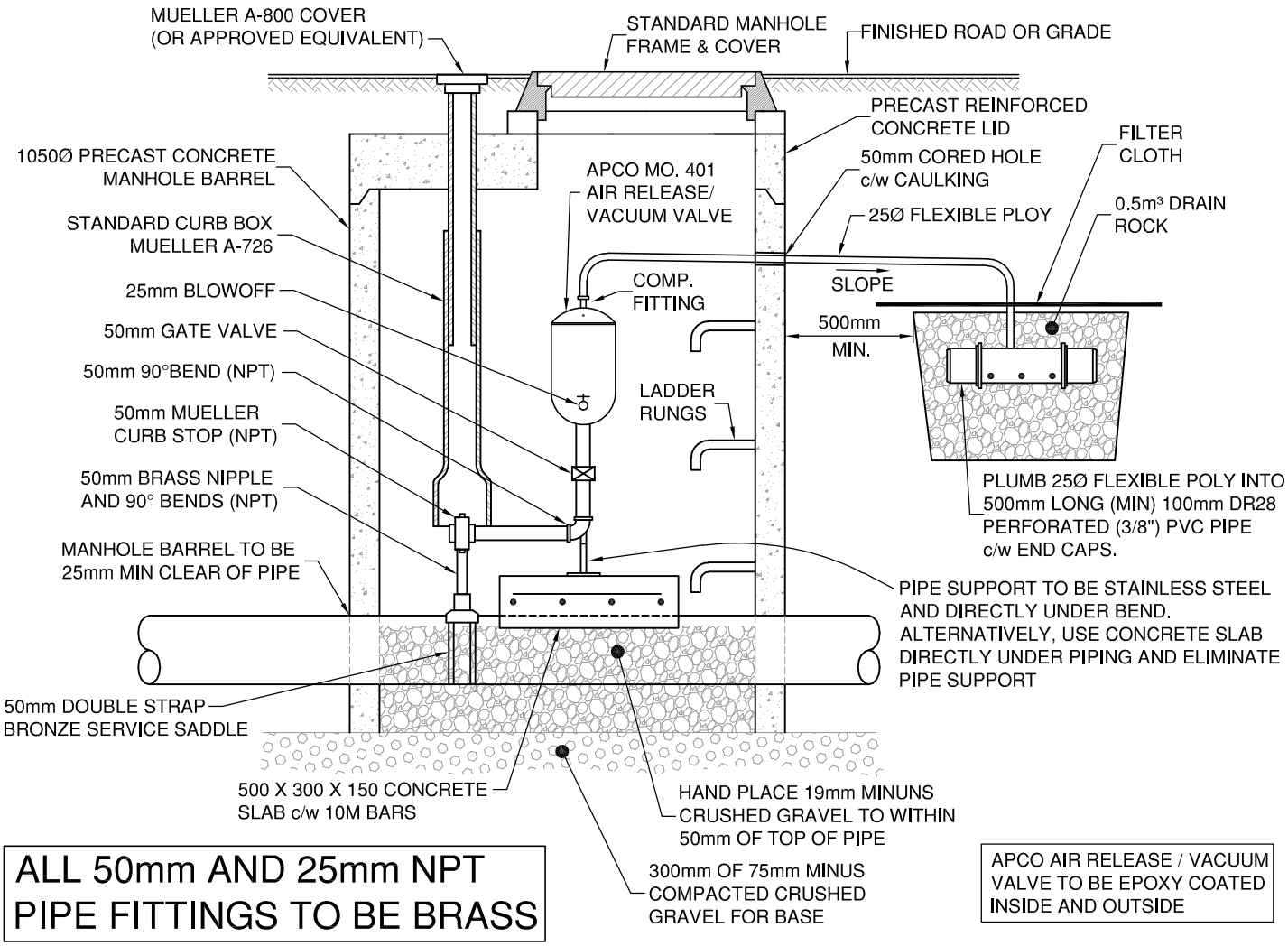
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	S-9
REV.:	

Acad Filename:Os-S-9.dwg



CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

SCHEMATIC OF PIPING LAYOUT-PLAN



ALL 50mm AND 25mm NPT PIPE FITTINGS TO BE BRASS

APCO AIR RELEASE / VACUUM VALVE TO BE EPOXY COATED INSIDE AND OUTSIDE

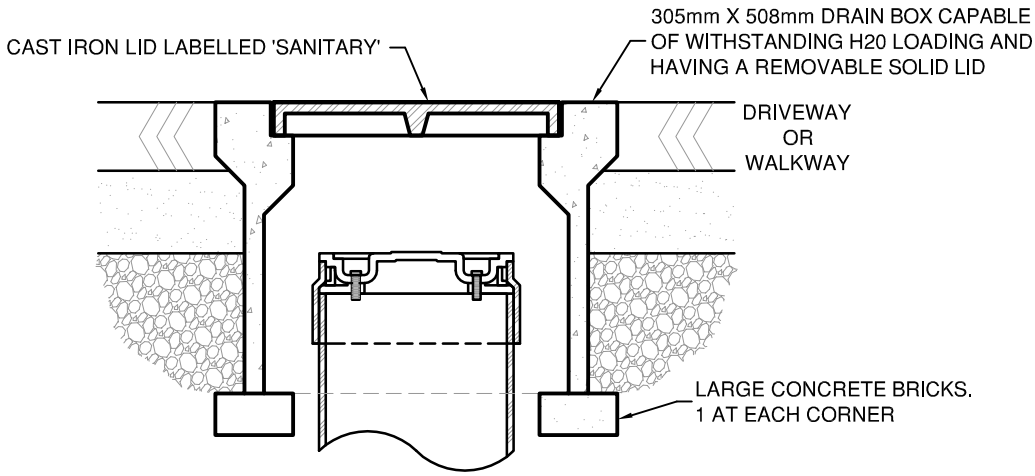
TOWN OF OSOYOOS

TYPICAL AIR RELEASE AND AIR VACUUM VALVE FOR SEWER FORCEMAINS

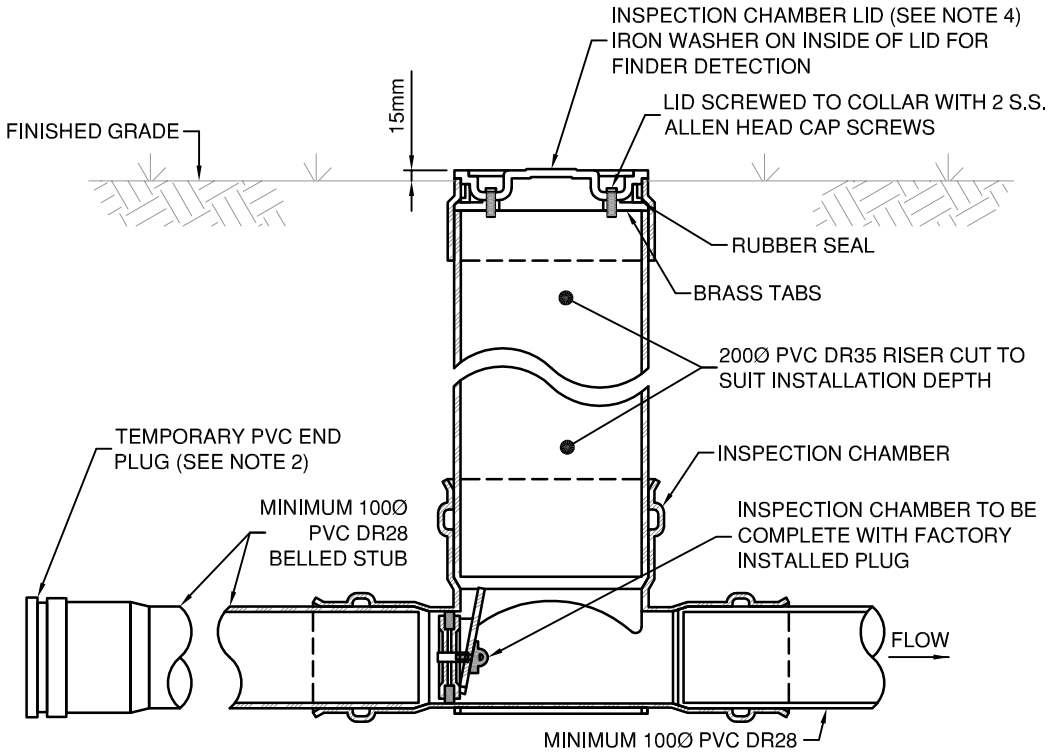
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-10
REV.:	

Acad Filename:Os-S-10.dwg



INSTALLATION IN DRIVEWAY



INSTALLATION IN BOULEVARD

NOTES:

1. INSPECTION CHAMBER TO BE APPROVED MANUFACTURED FITTING.
2. PAINT INSPECTION CHAMBER LID AND RISER RED (MIN 500mm).
3. PAINT UPSTREAM BELL AND END PLUG RED, FOR A MINIMUM OF 500mm BELOW BELL, AT TIME OF INSTALLATION.
4. REFER TO SPECIFICATION DRAWING S-5 TYPICAL 100mm SANITARY INSTALLATION.

TOWN OF OSOYOOS

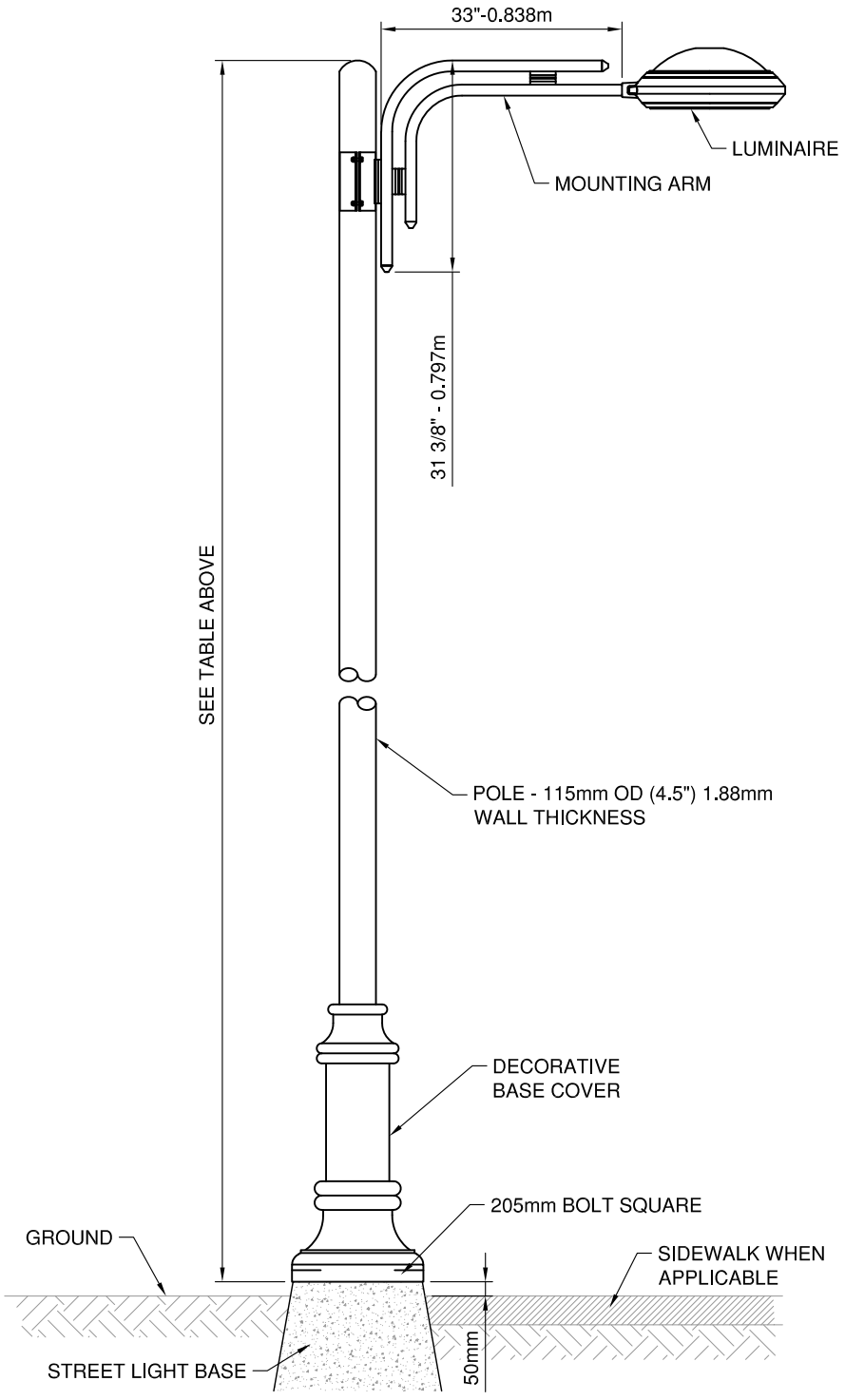
SEWER SERVICE
INSPECTION CHAMBER

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-11	

Acad FIlename:\Os-S-11.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	8.0m	6.0m	4.5m
POLE SPEC	NOVA POLE NSR 8m	NOVA POLE NSR 6m	NOVA POLE NSR 4.5m
BASE COVER	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)



NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

TOWN OF OSOYOOS

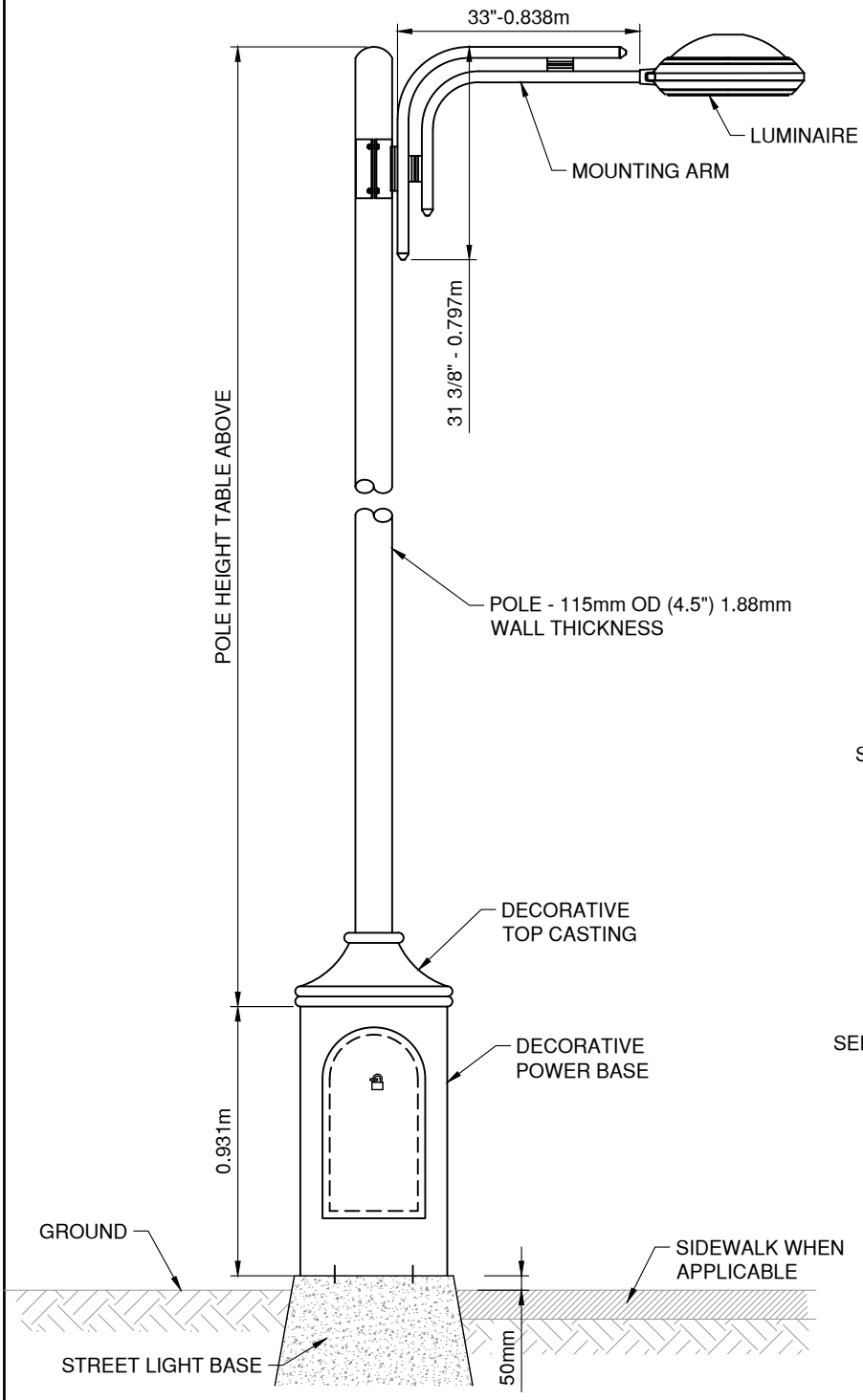
TYPICAL STREET LIGHT

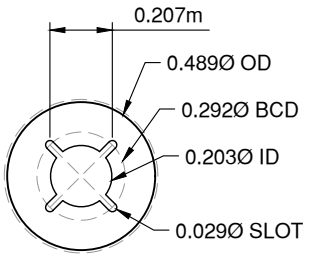
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2019
SCALE:	N.T.S.
DWG. NO.:	SL-1
REV.:	

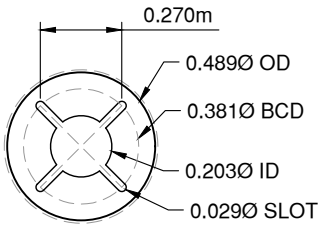
Acad Filename:Os-SL-01.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	7.1m	5.1m	3.6m
POLE SPEC	NOVA POLE NSR 8M	NOVA POLE NSR 6M	NOVA POLE NSR 4.5M
POWER BASE	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)





SERVICE BASE TOP PLATE PLAN



SERVICE BASE BOTTOM PLATE PLAN

NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

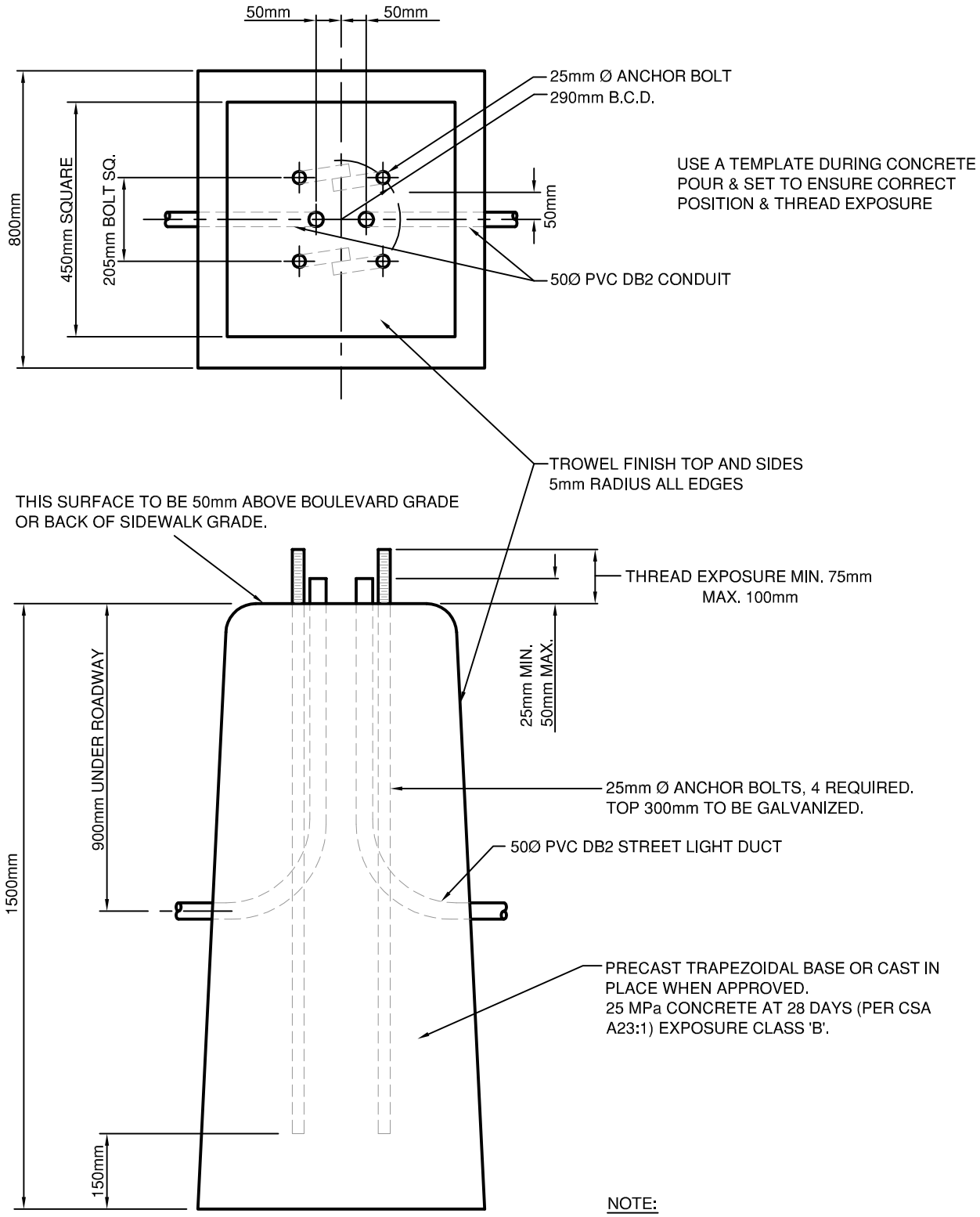
TOWN OF OSOYOOS

TYPICAL STREET LIGHT c/w POWER BASE

Osoyoos Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-2	

Acad Filename:Os-SL-02.dwg



USE A TEMPLATE DURING CONCRETE POUR & SET TO ENSURE CORRECT POSITION & THREAD EXPOSURE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE.

TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITHOUT POWER BASE

Osoyoos
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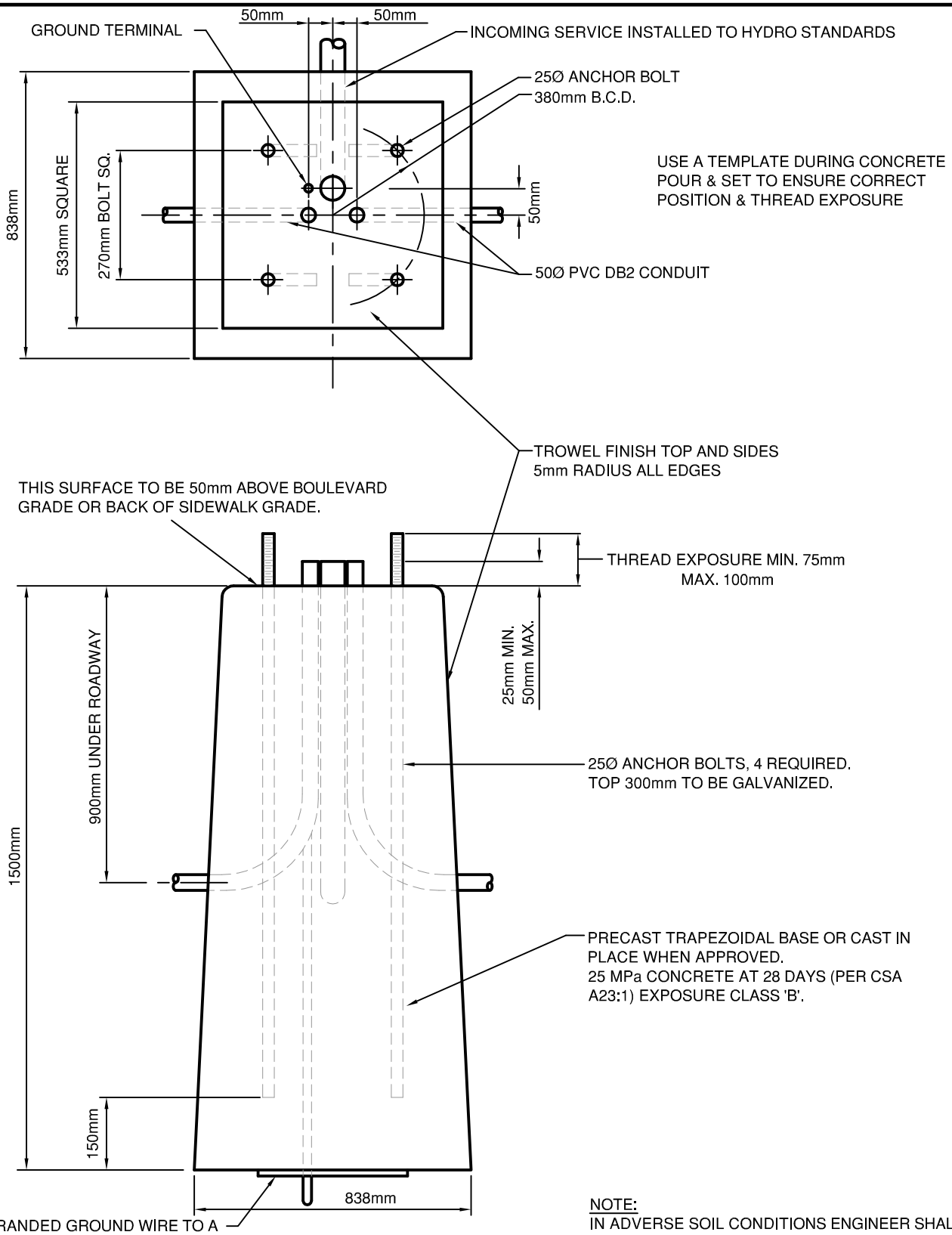
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-3	

Acad FIlename:Os-SL-03.dwg



NO.6 STRANDED GROUND WIRE TO A COPPERWELD PLATE ELECTRODE HAVING NOT LESS THAN 0.2m² OF SURFACE AREA AND SHALL BE NOT LESS THAN 1.5mm IN THICKNESS.

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE

TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITH POWER BASE

Osoyoos
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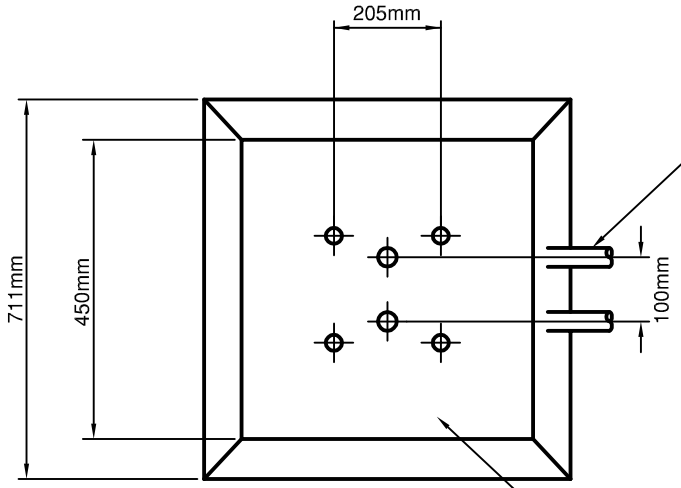
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-4	

Acad FIlename:Os-SL-04.dwg

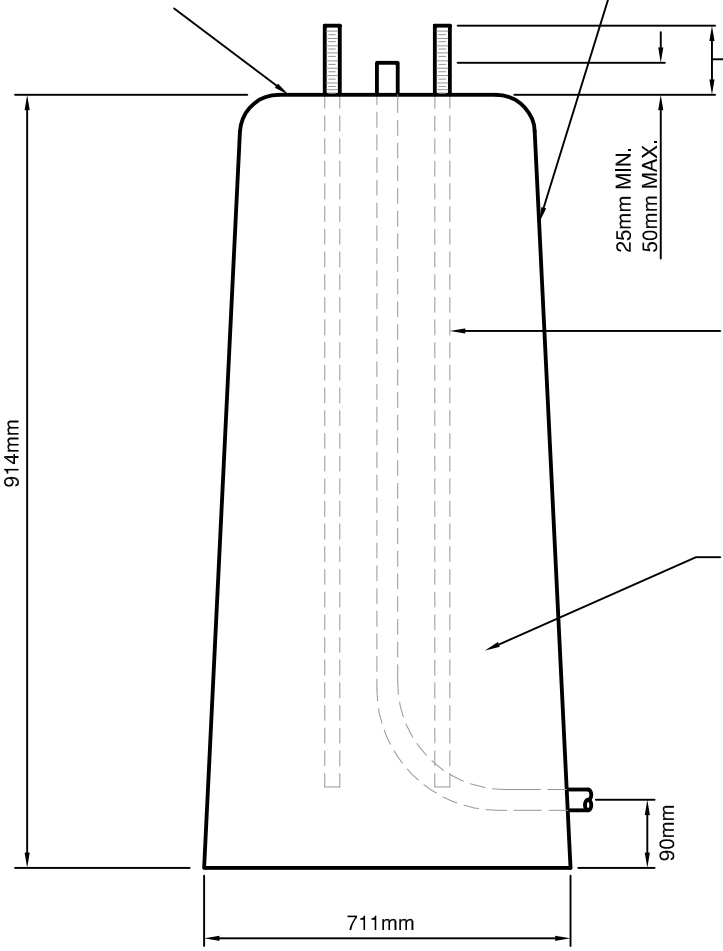


50Ø PVC DB2 DUCT
(ORIENTATE DUCTS TO SUIT LAYOUT)

USE A TEMPLATE DURING CONCRETE POUR
& SET TO ENSURE CORRECT POSITION &
THREAD EXPOSURE

TROWEL FINISH TOP AND SIDES
5mm RADIUS ALL EDGES

THIS SURFACE TO BE 75-100mm ABOVE BOULEVARD GRADE
OR BACK OF SIDEWALK GRADE.



THREAD EXPOSURE MIN. 75mm
MAX. 100mm

25mm Ø ANCHOR BOLTS, 4 REQUIRED.
TOP 300mm TO BE GALVANIZED.
OVERALL LENGTH 900mm MIN.

PRECAST TRAPEZOIDAL BASE OR CAST IN
PLACE WHEN APPROVED.
25 MPa CONCRETE AT 28 DAYS (PER CSA A23:1)
EXPOSURE CLASS 'B'.

MIN. 75mm WELL COMPACTED DRAIN ROCK ROCK
UNDER LAMP BASE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL
CONFIRM ADEQUACY OF BASE.

TOWN OF OSOYOOS

ANCHOR BASE FOR WALKWAY LIGHT

Osoyoos
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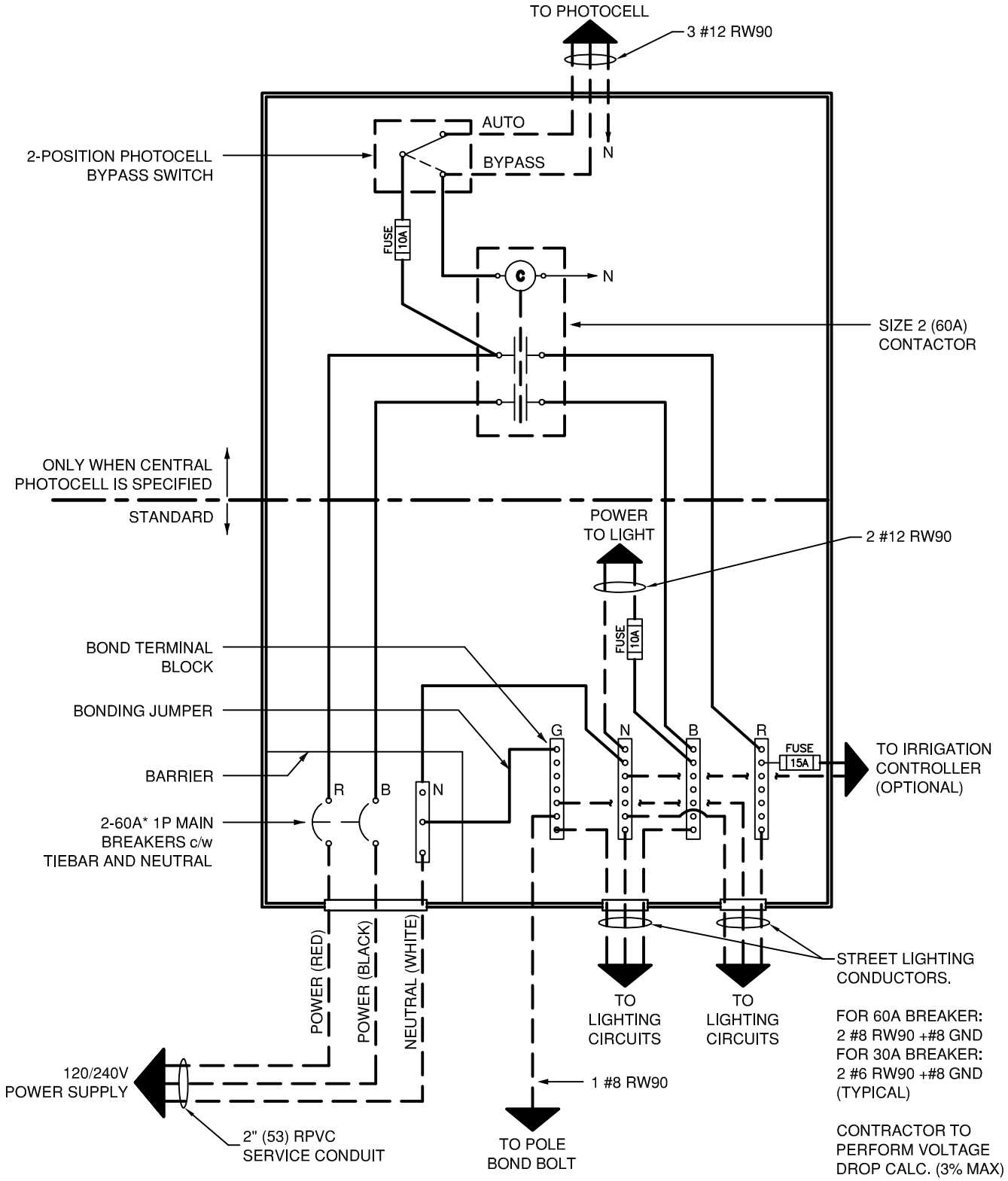
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-5	

Acad FIlename:Os-SL-05.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

NON METERED POWER BASE WIRING DETAIL

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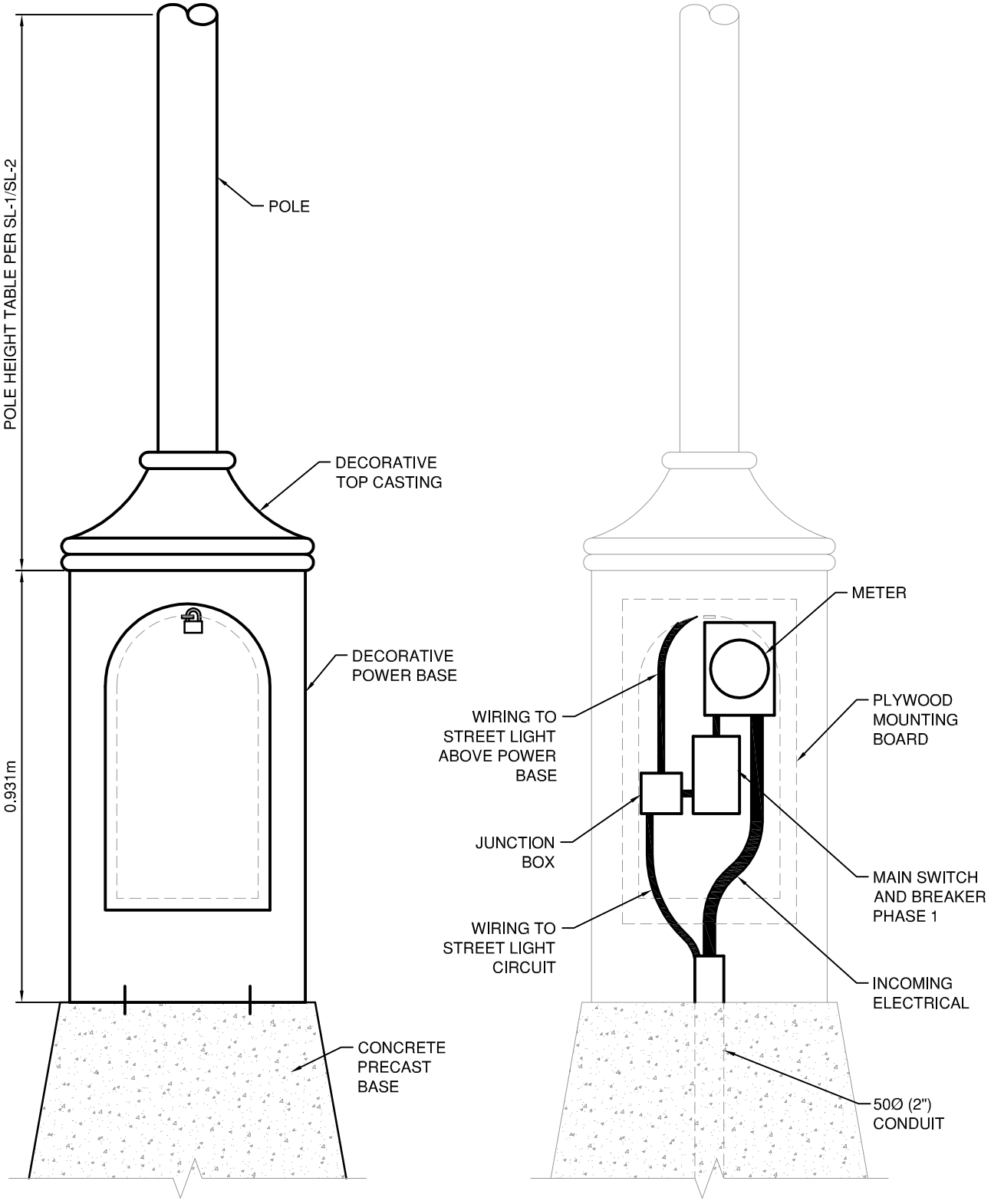
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-6	

Acad FIlename:Os-SL-06.dwg



TOWN OF OSOYOOS

POWER BASE WIRING
METERED ELECTRICAL SERVICE

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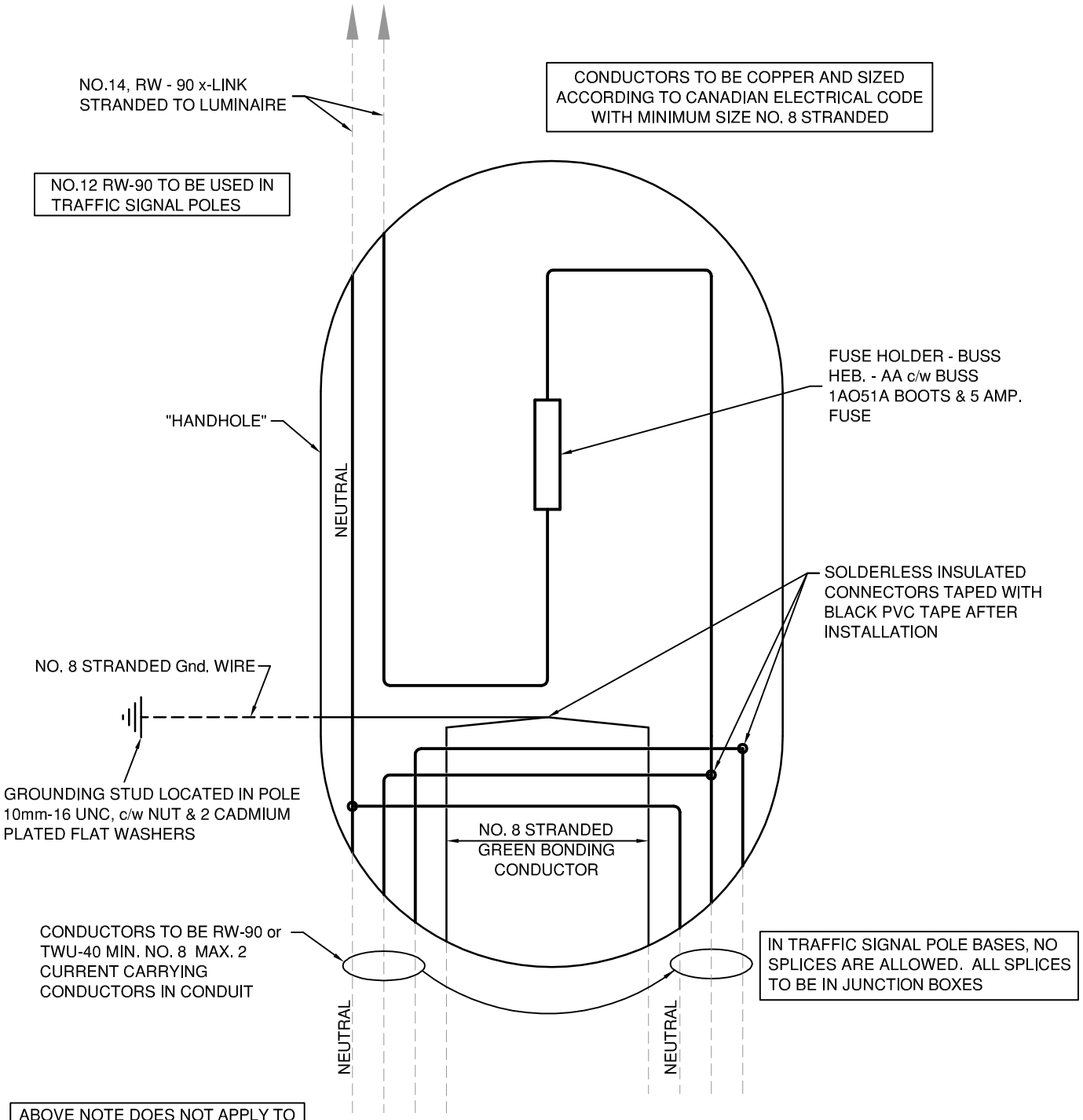
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	SL-7
REV.:	

Acad FIlename:Os-SL-07.dwg



SEE POLE & DWGS. FOR SERVICE BASE SPECS. THIS WILL BE NECESSARY WHEN MORE THAN 2 CONDUITS ENTER A POLE

GROUND ELECTRODE ONLY REQUIRED AT MAIN SERVICE. ONLY BONDING REQUIRED AT EACH POLE

TOWN OF OSOYOOS

HANDHOLE WIRING SCHEMATIC 120V STREET LIGHT

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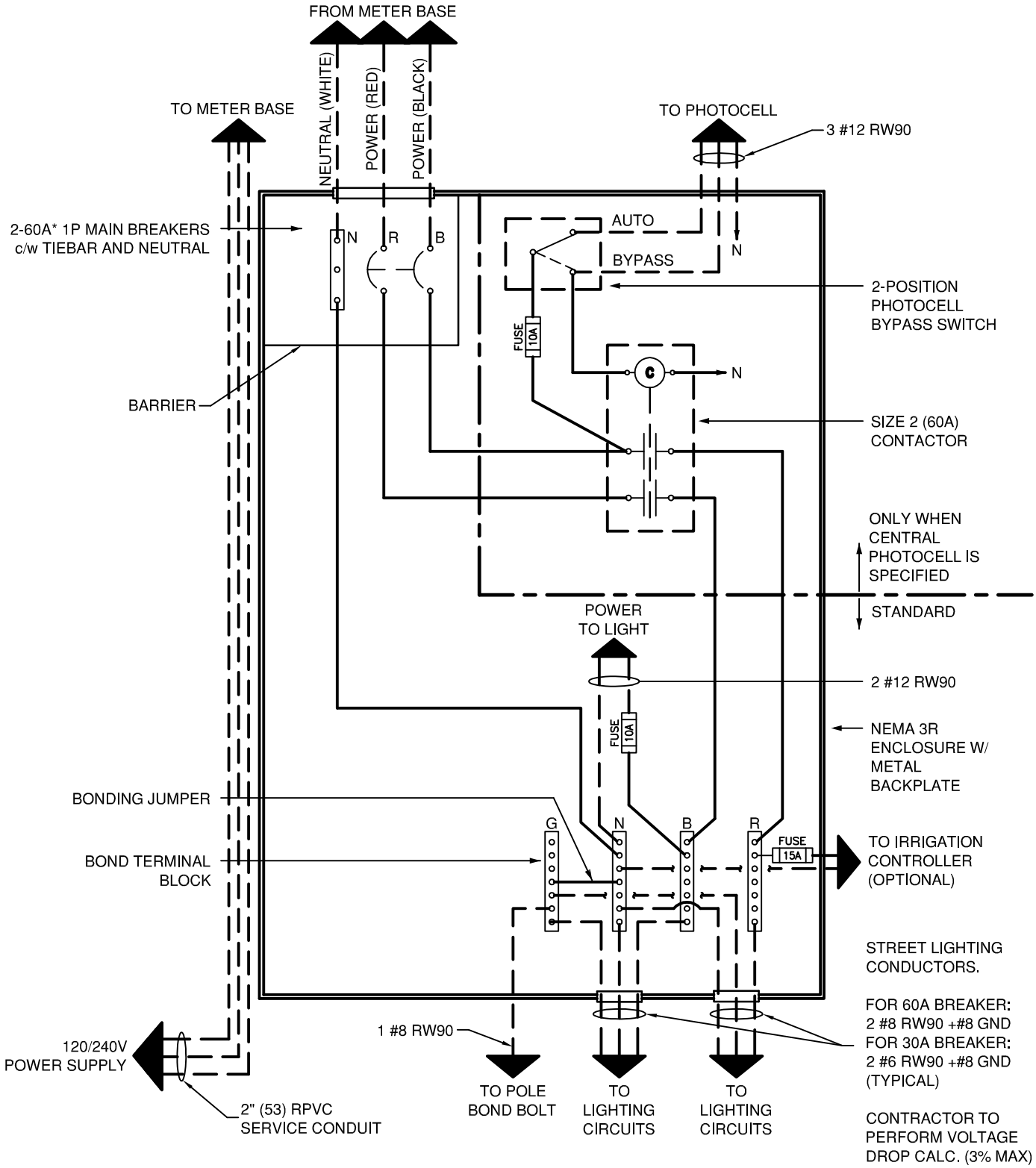
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-8	

Acad FIlename:Os-SL-08.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

METERED POWER BASE WIRING DETAIL

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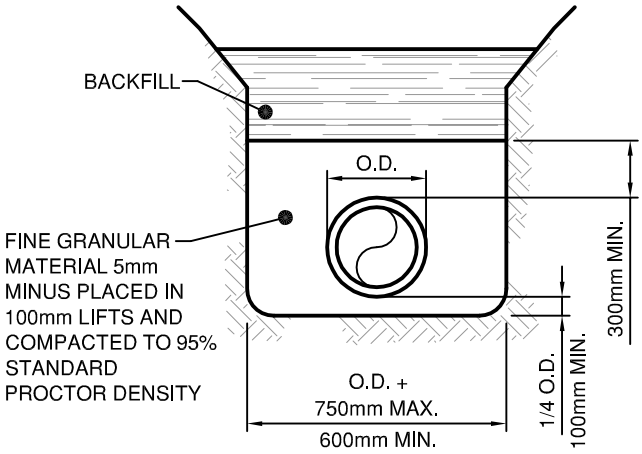
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-9	

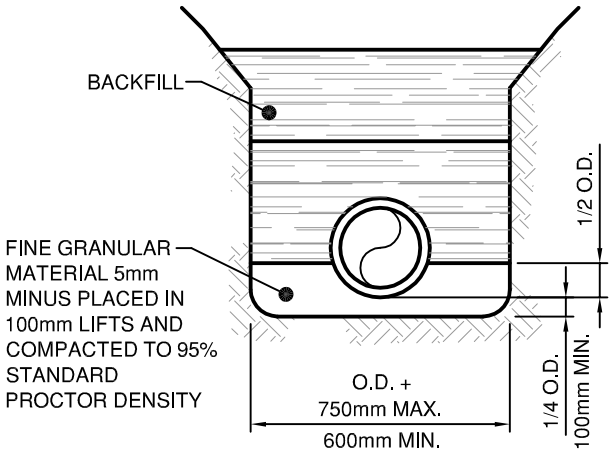
Acad FIlename:Os-SL-09.dwg

CLASS "B" BEDDING

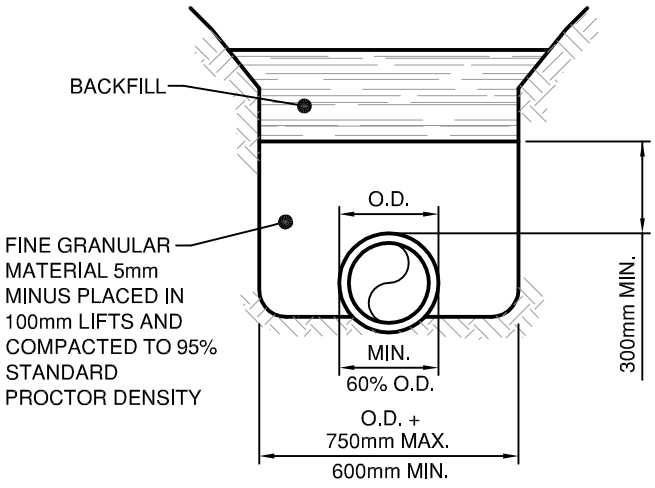
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN THE PIPE ZONE

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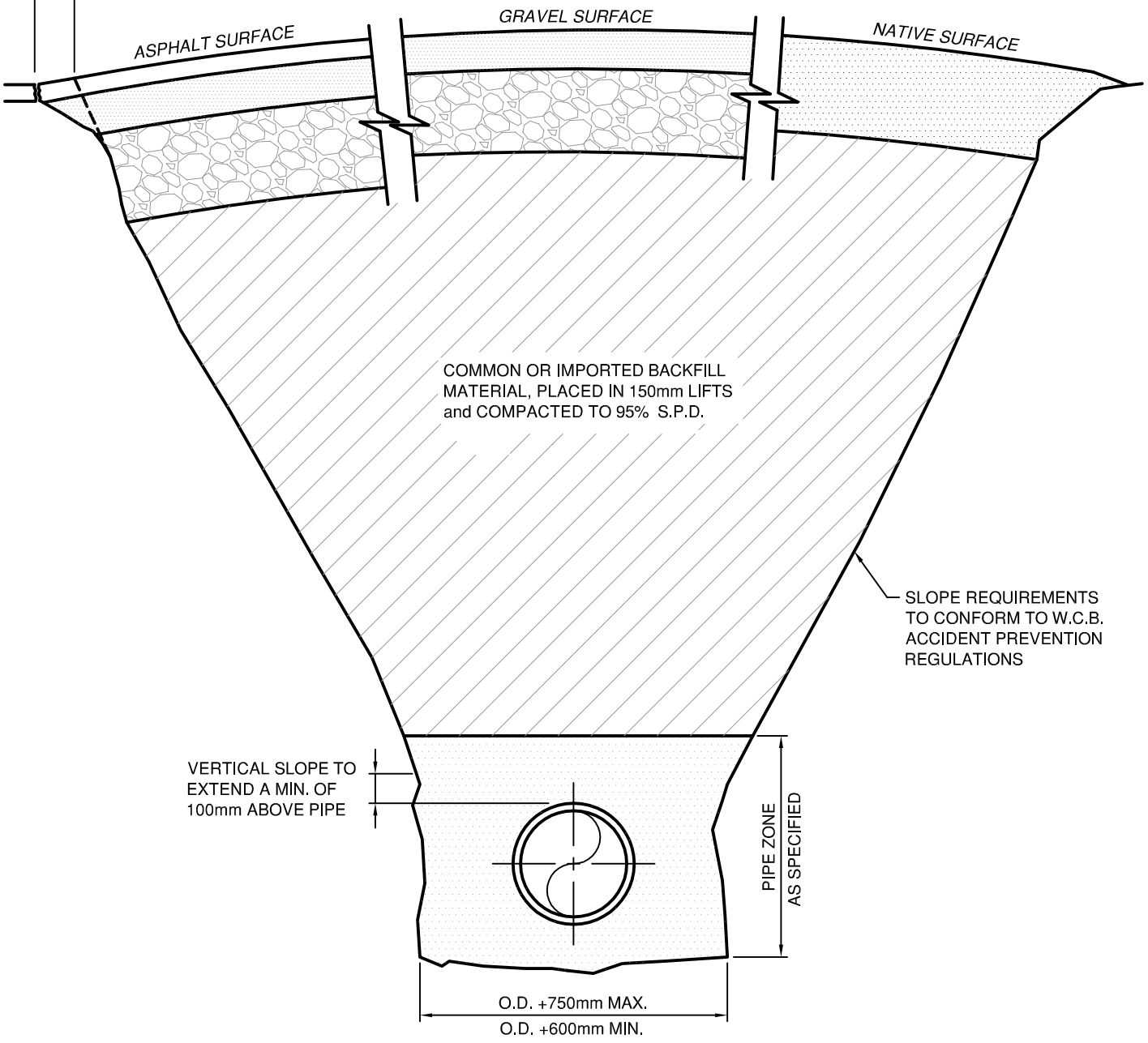
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-1	

Acad FIlename:Os-w-01.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

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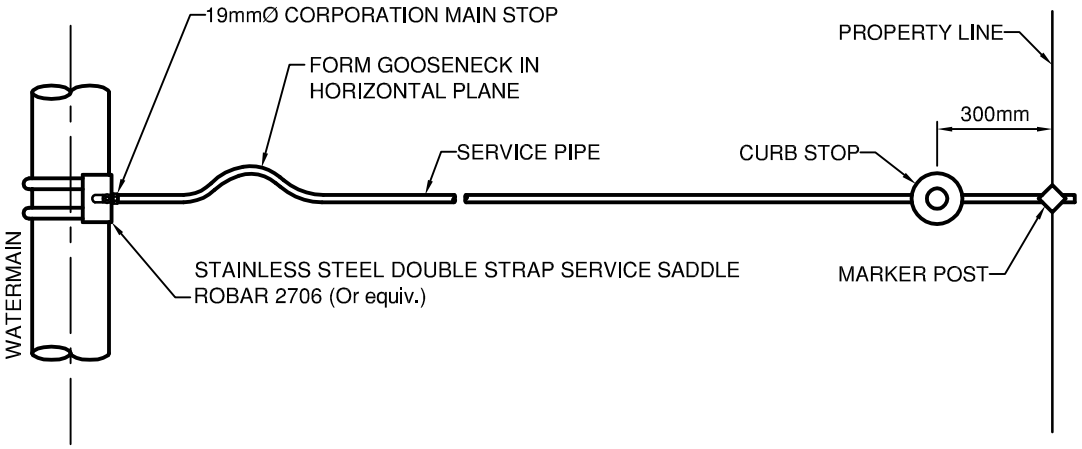
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-2
REV.:	

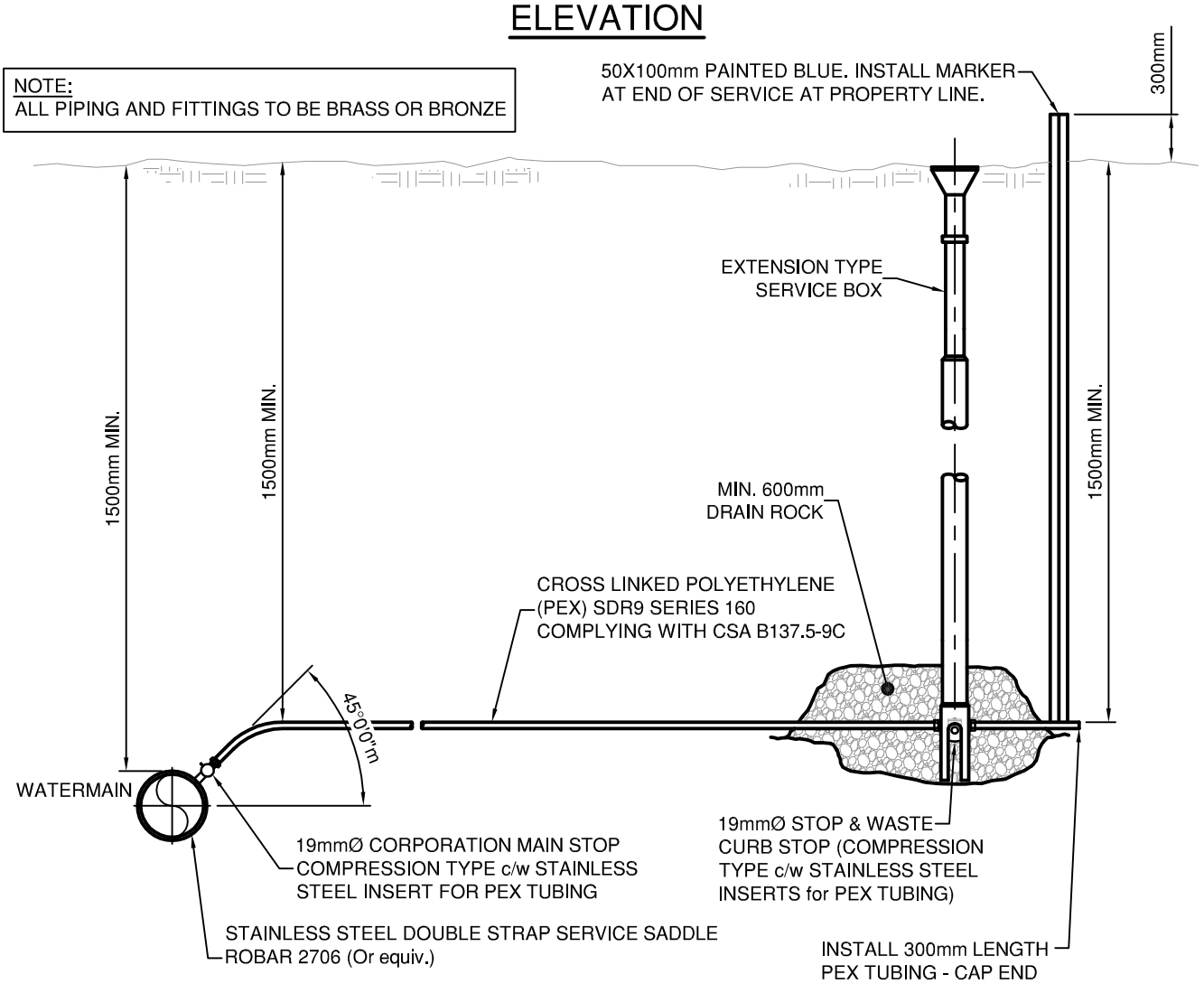
Acad FIlename:Os-w-02.dwg

PLAN



ELEVATION

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



TOWN OF OSOYOOS

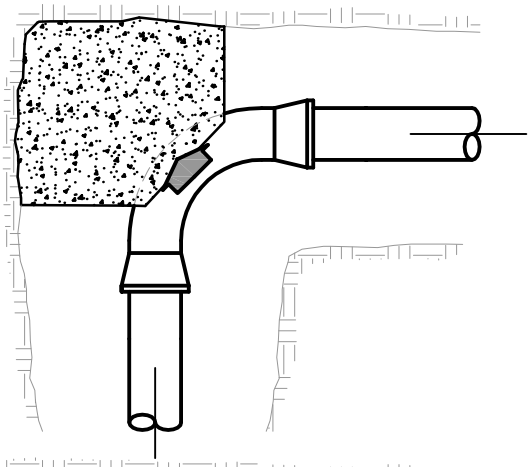
TYPICAL WATER SERVICE

Osoyoos
Canada's warmest welcome

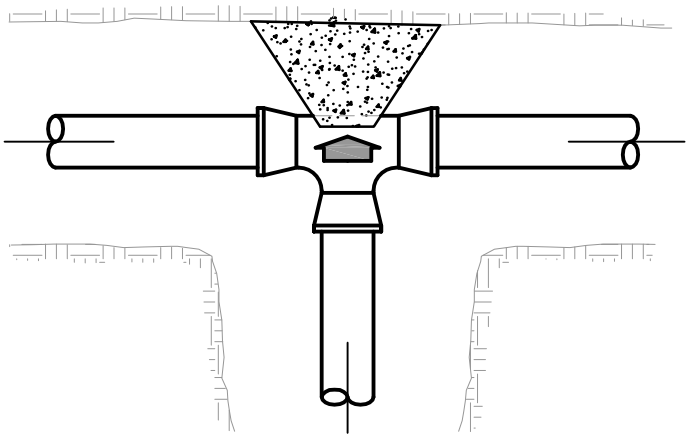
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-3	

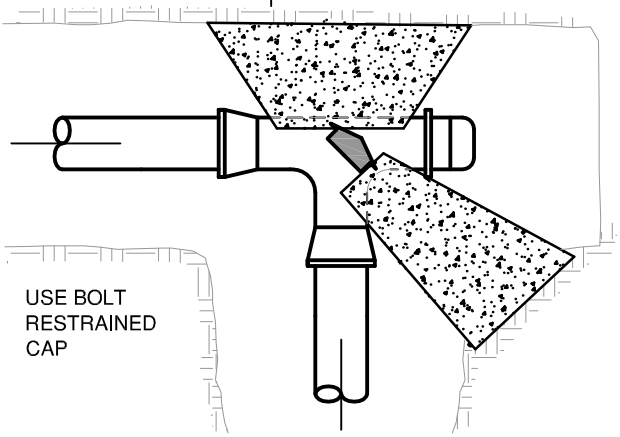
Acad Filename:Os-w-03.dwg

HORIZONTAL 90° BEND

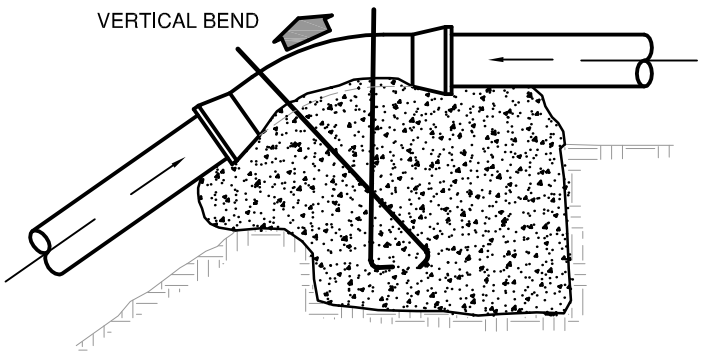


TEE

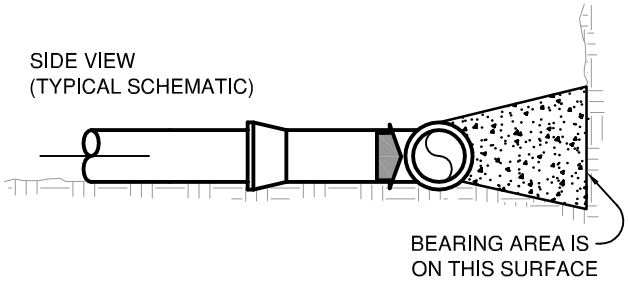




VERTICAL BEND



SIDE VIEW
(TYPICAL SCHEMATIC)



NOTES:

1. ⌂ DENOTES THRUST DIRECTION
2. CONCRETE STRENGTH - 25 MPa @ 28 DAYS
3. BEARING AREAS BASED ON 1050 KPa TEST PRESSURES
4. FOR GREATER TEST PRESSURES INCREASE BEARING AREA BY RATIO TP/1050
5. ALL THRUST BLOCK BEARING AREAS ON UNDISTURBED GROUND.
6. BEARING AREA BASED ON SOFT CLAY (0.048 MPa OR 1000 LBS/FT^2)
7. PROVIDE POLYETHYLENE BARRIER BETWEEN FITTING AND CONCRETE

THRUST BLOCK BEARING AREA IN m^2				
PIPE SIZE	TEES/ DEAD ENDS	90° BENDS	45° BENDS & VERTICAL BEND	22 1/2° BEND & SMALLER
100	0.2	0.3	0.15	0.1
150	0.4	0.6	0.30	0.15
200	0.7	1.0	0.55	0.30
250	1.2	1.6	0.9	0.45
300	1.6	2.2	1.2	0.60

TOWN OF OSOYOOS

TYPICAL THRUST BLOCK DETAILS

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DWN. BY:	TT
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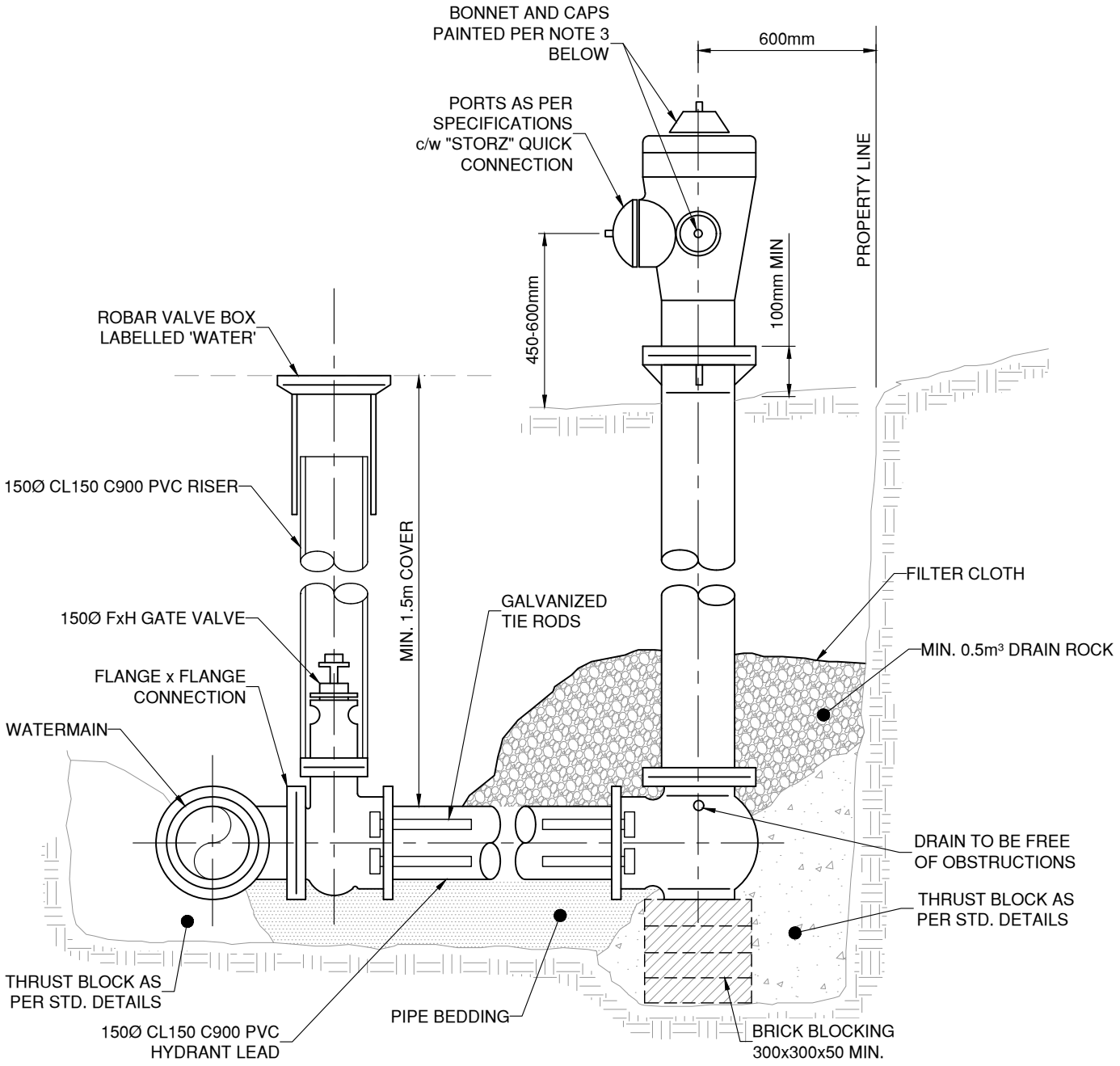
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-4	

Acad FIlename:Os-w-04.dwg



1. FIRE HYDRANTS SHALL BE 150Ø COMPRESSION TYPE and EACH SHALL CONTAIN
   a) 1 PUMPER PORT : 146mm O.D. (5.7609 inch) - 4 THREADS PER INCH
   b) 2 -(2 1/2") 65.5mm OUTLETS B.C. FIRE HOSE THREAD STANDARDS
2. MANUFACTURER: TERMINAL CITY C71-P
3. HYDRANT BODY TO BE PAINTED RED or as SPECIFIED.
   BONNET AND CAPS PAINTED AS FOLLOWS
   0 TO 500 GPM (CLASS C) - RED
   500 TO 999 GPM (CLASS B) - ORANGE
   1,000 TO 1,499 GPM (CLASS A) - GREEN
   1,500 TO 1,500+ GPM (CLASS AA) - LIGHT BLUE
4. THRUST BLOCK AND/OR TIE ROD SUPPORT TO MAIN VARY PENDING CONDITIONS AND ENGINEERS DIRECTION.
5. HYDRANT TO BE INSTALLED WITH PUMPER PORT FACING STREET.
6. HYDRANTS NOT IN USE MUST BE KEPT 'BAGGED' with SUITABLE BURLAP or BLACK POLY.
7. PROVIDE SUITABLE SUPPORT TO THE HYDRANT TO MAINTAIN PLUMBNESS DURING SET UP OF THRUST BLOCK.

TOWN OF OSOYOOS

TYPICAL FIRE HYDRANT ASSEMBLY

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DWN. BY:	TT
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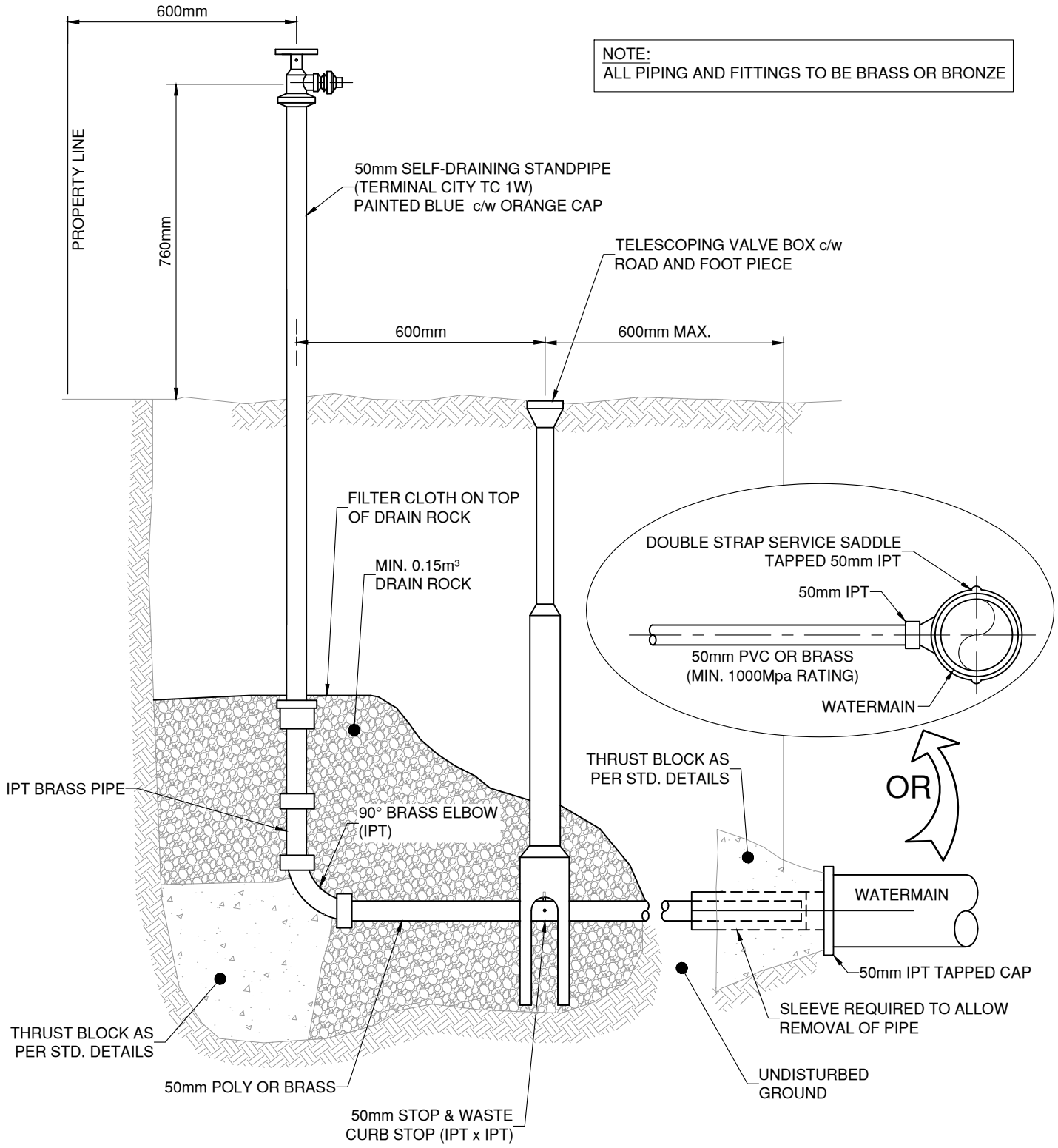
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-5	

Acad Filename:Os-w-05.dwg

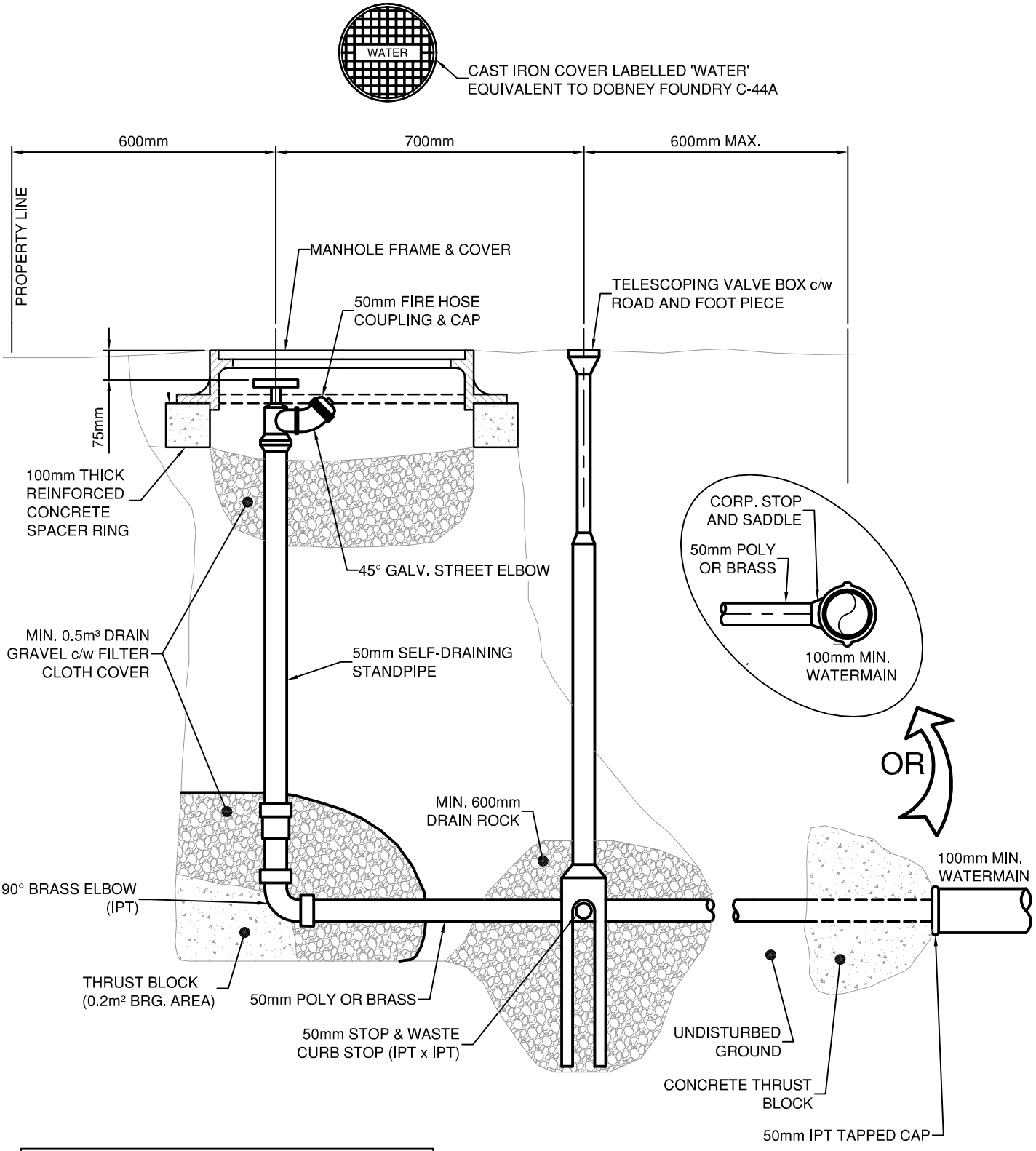


TOWN OF OSOYOOS

ABOVE GROUND
SELF-DRAINING STANDPIPE

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-6	

Acad Filename:Os-w-06.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

TOWN OF OSOYOOS

BELOW GROUND WATERMAIN BLOWOFF

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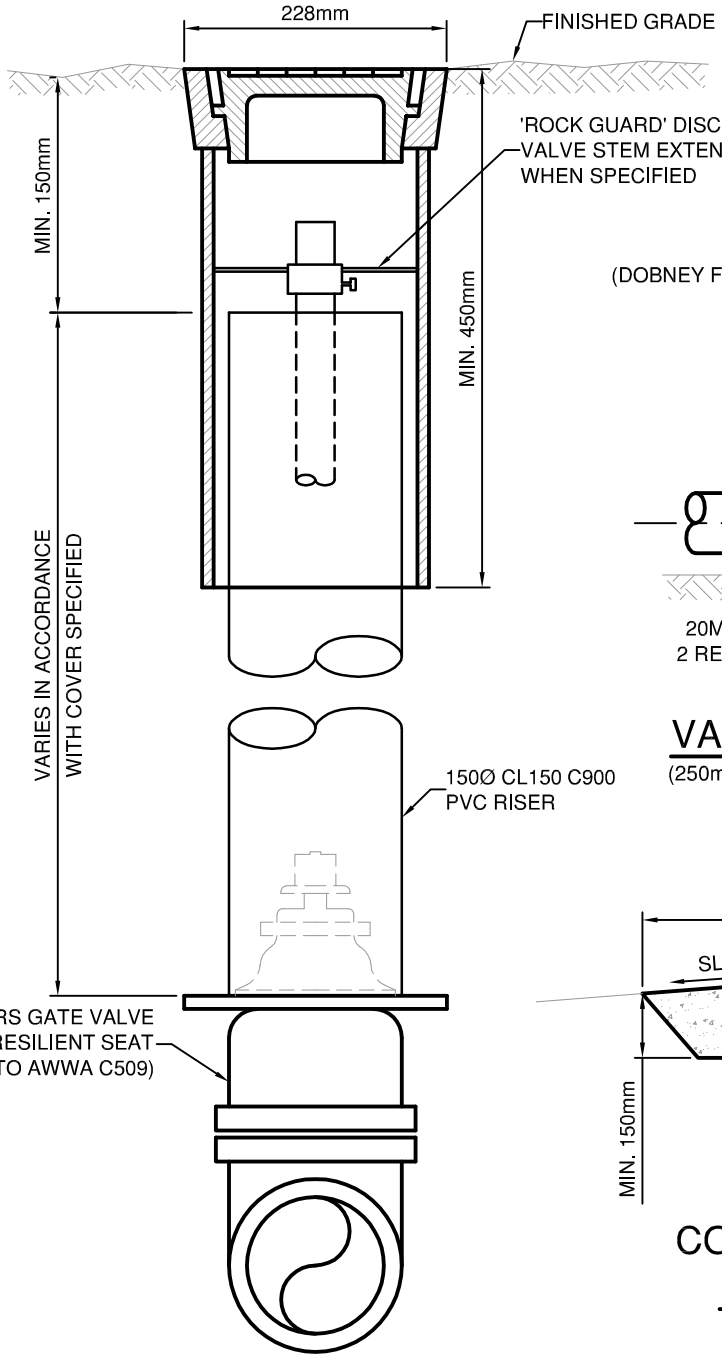
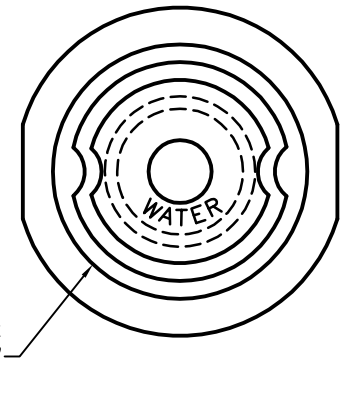
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	W-7
REV.:	

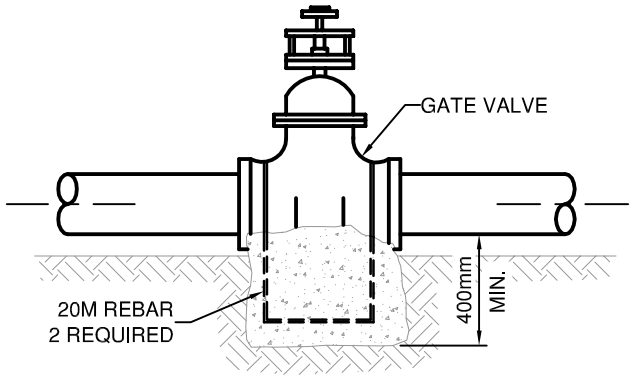
Acad FIlename:Os-w-07.dwg



SECTION

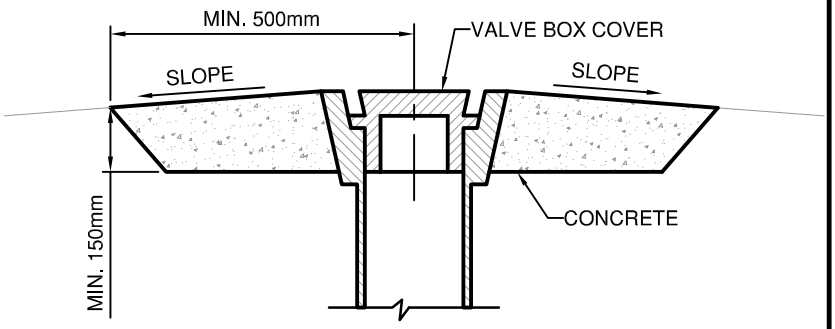
N.T.S.





VALVE ANCHORAGE DETAIL

(250mm VALVES and LARGER or WHERE SPECIFIED)



CONCRETE APRON DETAIL FOR UNPAVED AREAS

(WHERE SPECIFIED)

TOWN OF OSOYOOS	DWN. BY: TT
	CHK. BY: SU
TYPICAL VALVE BOX DETAILS	DATE: SEP 2015
	SCALE: N.T.S.
	DWG. NO.: W-8 / REV.:

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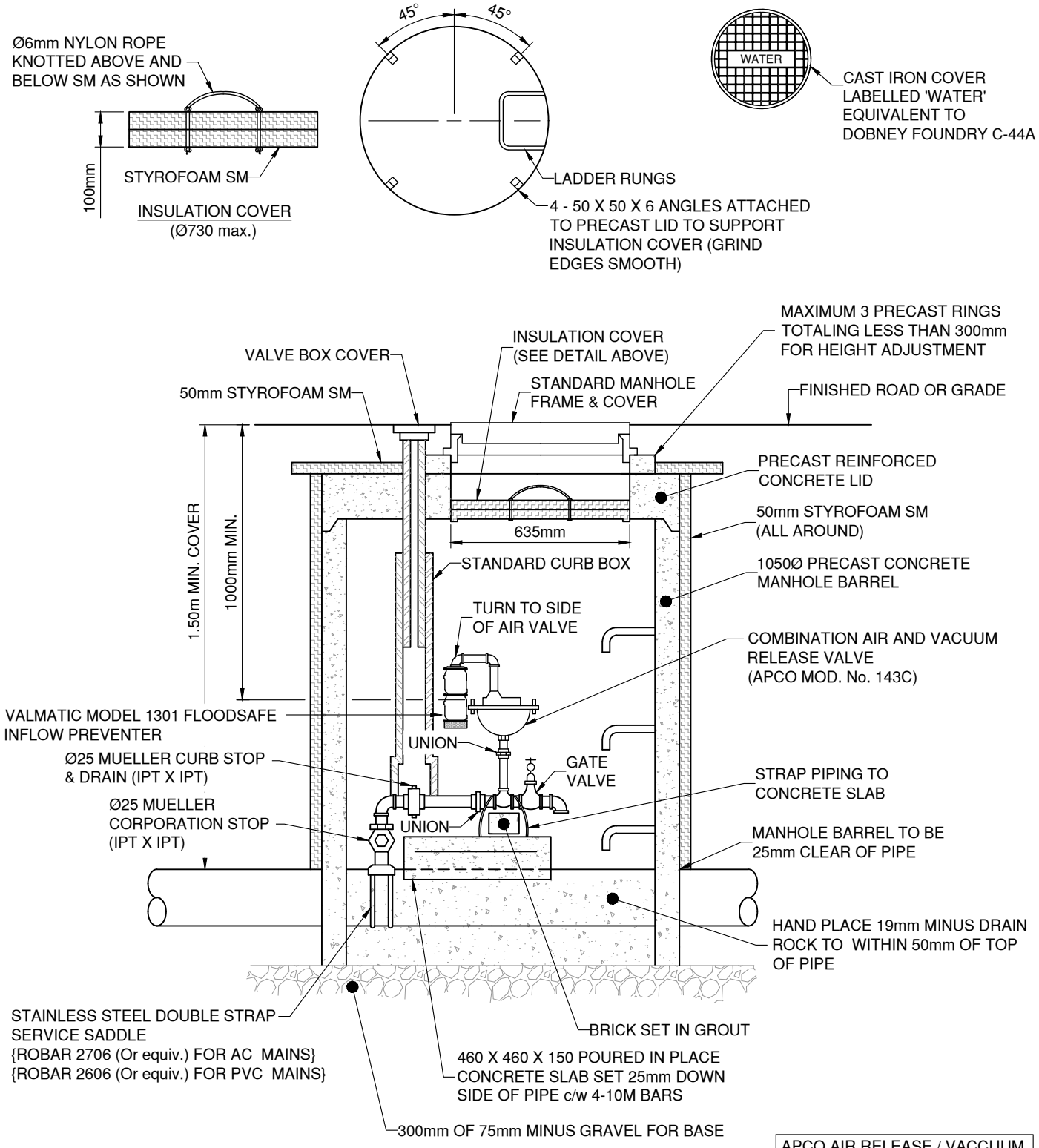
Acad FIlename:Os-w-08.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

APCO AIR RELEASE / VACCUUM
VALVE TO BE EPOXY COATED
INSIDE AND OUTSIDE

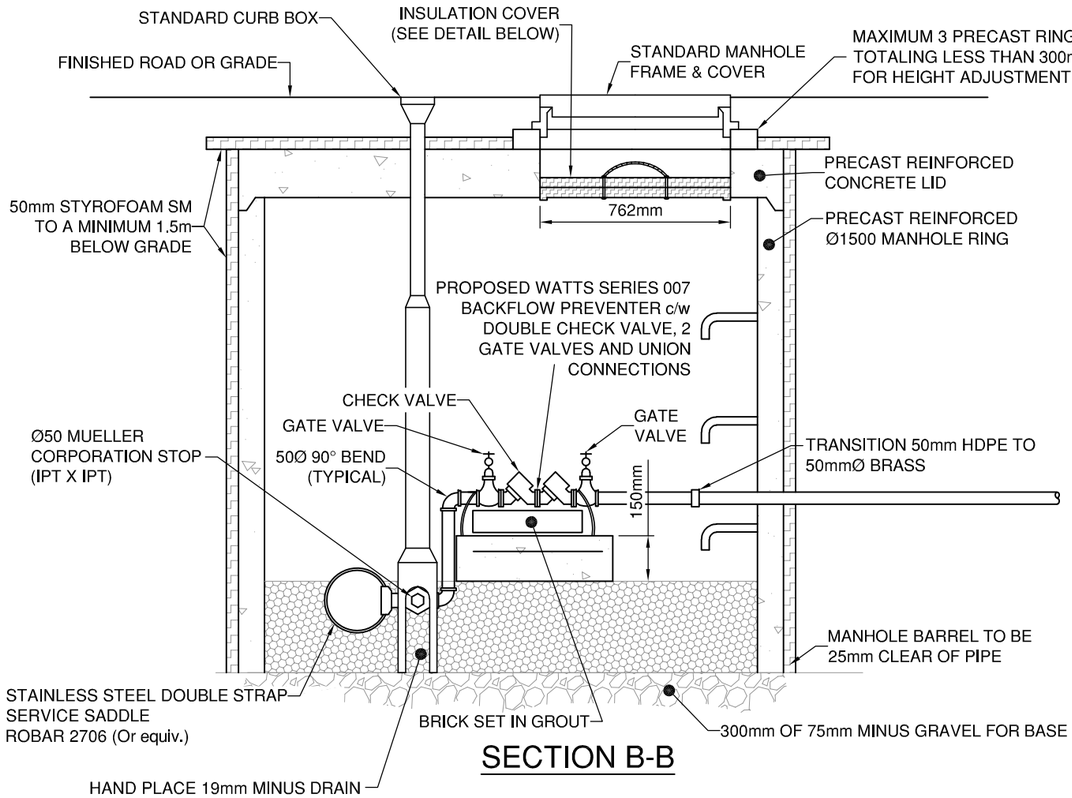
TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE FOR WATERMAINS

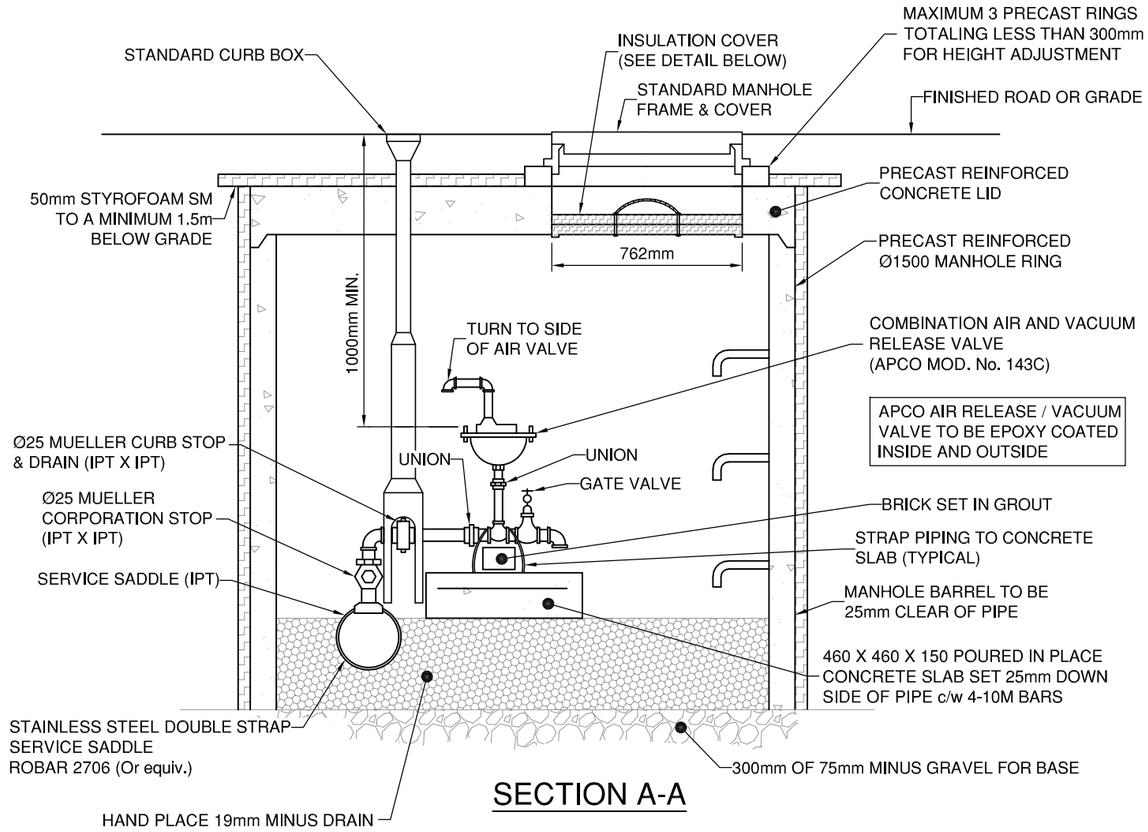
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-9	

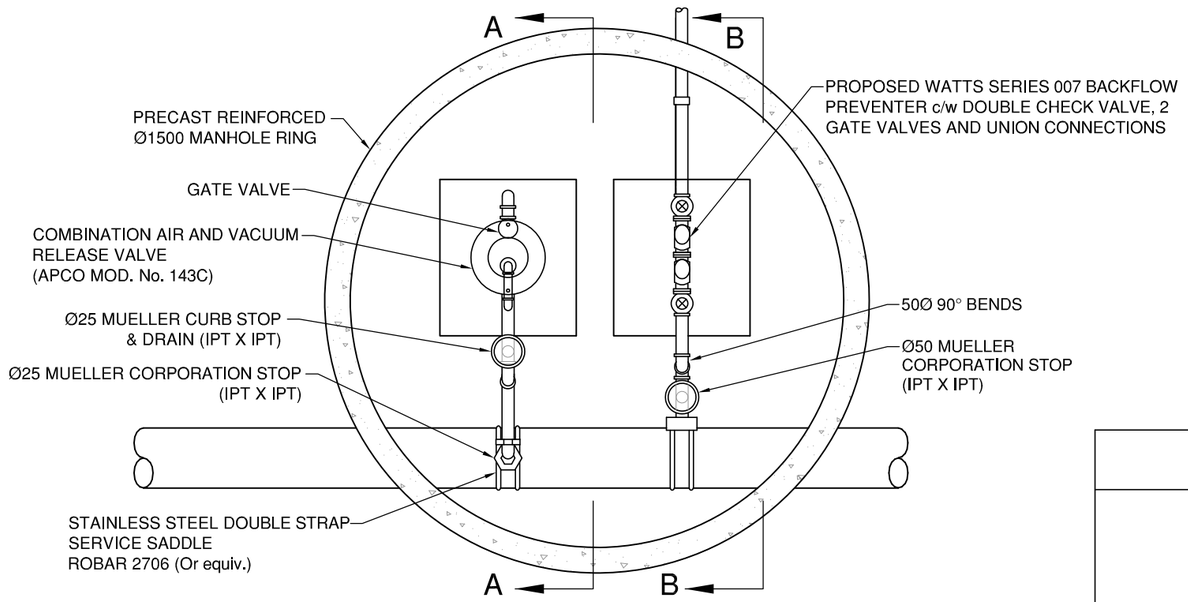
Acad Filename:Os-w-09.dwg



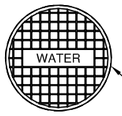
SECTION B-B



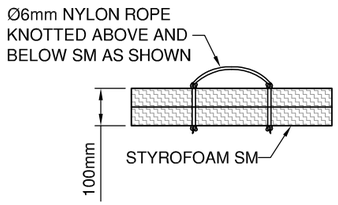
SECTION A-A



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

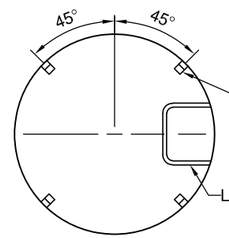


CAST IRON COVER LABELLED 'WATER' EQUIVALENT TO DOBNEY FOUNDRY C-44A



INSULATION COVER

(Ø730 MAX)



TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE AND INTERCONNECT FOR WATERMAINS

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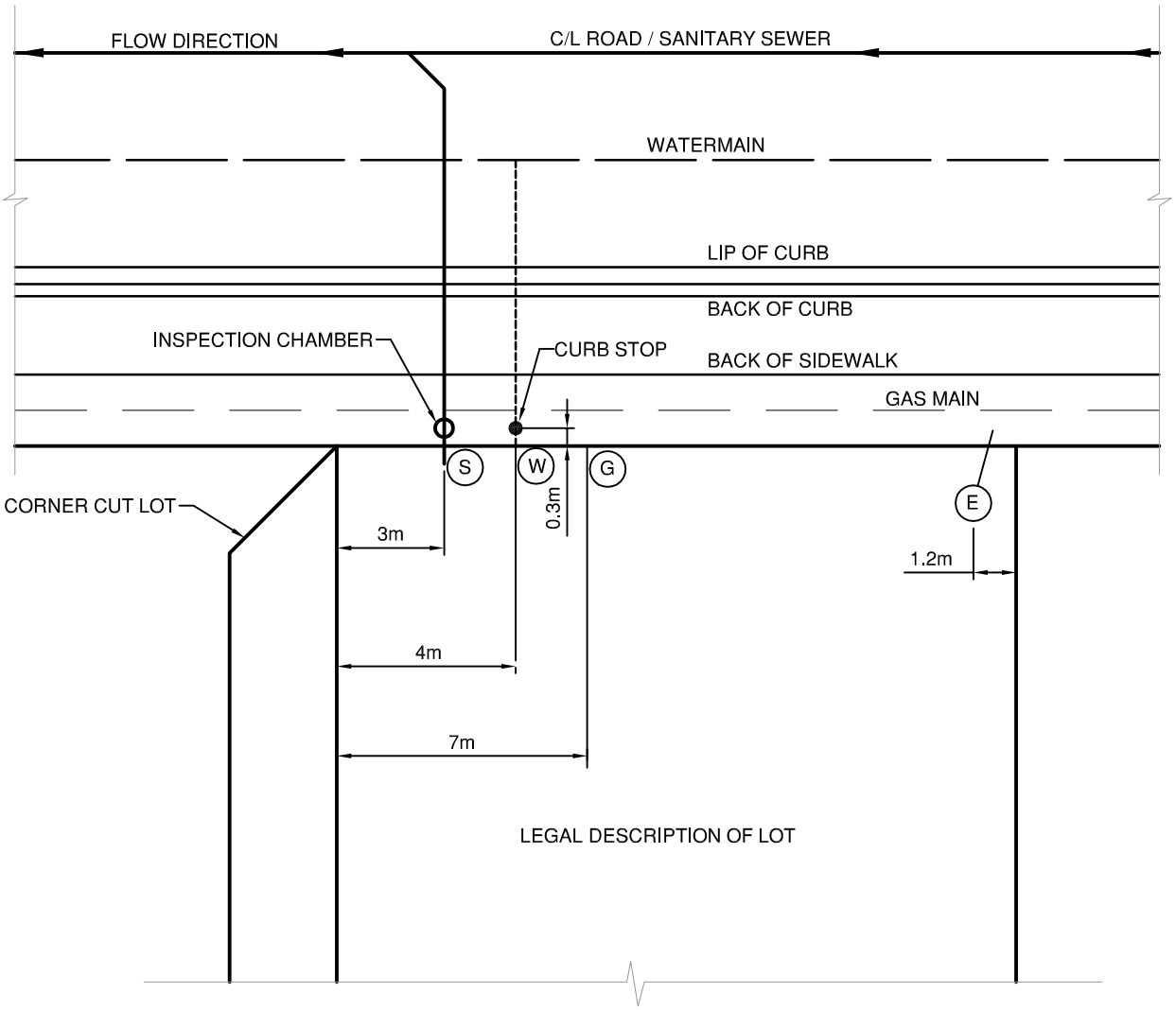
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	W-9A
REV.:	

Acad Filename: Os-w-09A.dwg



(S) SANITARY SERVICE

(W) WATER SERVICE

(G) GAS SERVICE

(E) ELECTRICAL SERVICE

TOWN OF OSOYOOS

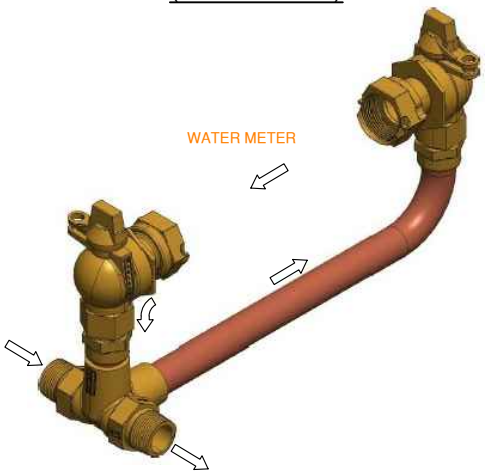
TYPICAL LOT SERVICE LOCATIONS

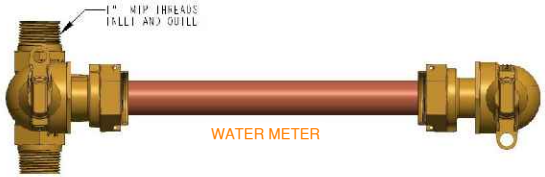
Osoyoos
Canada's warmest welcome ®*

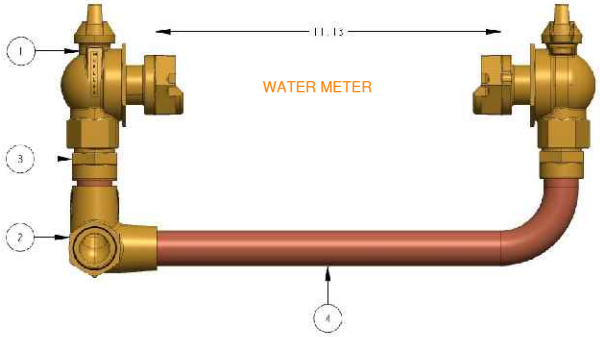
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-10
REV.:	

Acad FIlename:Os-w-10.dwg

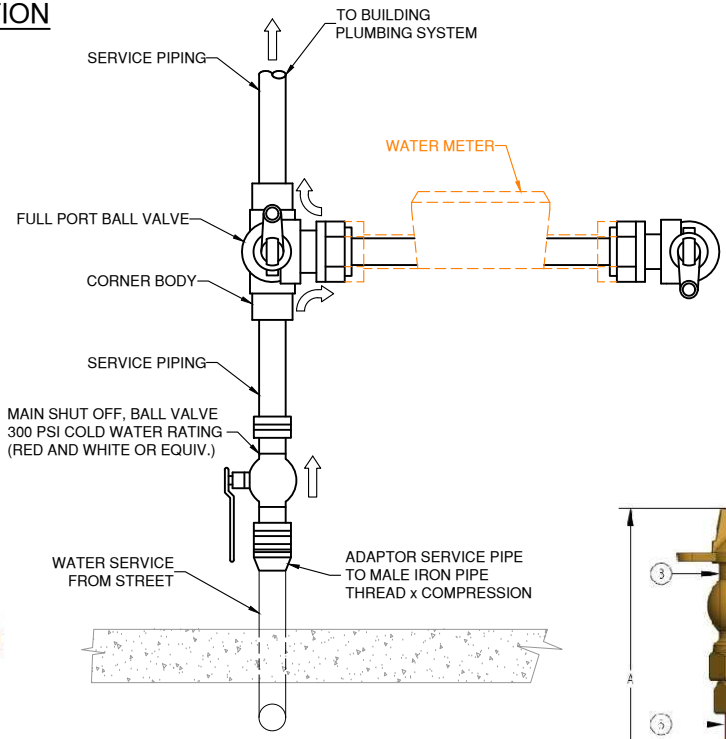
SAMPLE - BALL VALVE ON INLET & OUTLET OPTION (RETROFITS)







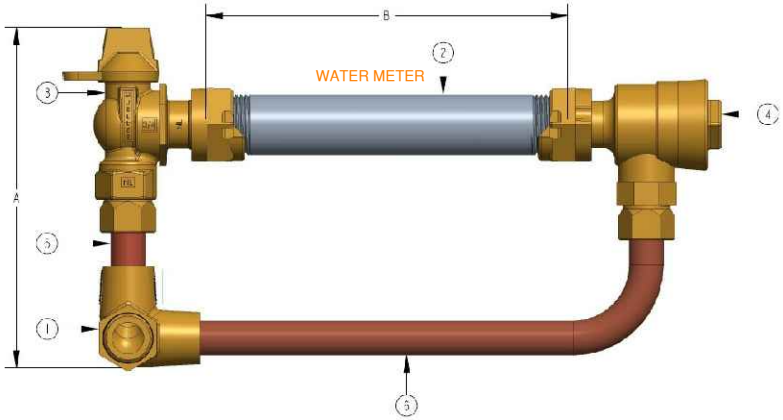
ITEM #	PART #	QUANTITY	DESCRIPTION
1	330B24265	2	1" FULL PORT BALL VALVE
2	525277E	1	1" CORNER BODY
3	681447E	1	INLET TUBE SUB ASSEMBLY *LLB*
4	681448E	1	OUTLET TUBE SUB ASSEMBLY *LLB*



SERVICE SIZE	METER SIZE (LAYING LENGTH)	ACCEPTABLE MANUFACTURER
19mm (3/4")	5/8"x3/4" (191mm)	
19mm (3/4")	3/4" (229mm)	
25mm (1")	1" (273mm)	
38mm (1.5")	1.5" (330mm)	
50mm (2")	2" (432/387mm)	

* REFER TO DESIGN DRAWINGS FOR METER TYPE

SAMPLE - BALL VALVE ON INLET ONLY (NEW INSTALLATIONS)



METER SIZE	5/8"	5/8" x 3/4"	3/4"	1"
A (minimum)	7 3/8"	7 3/8"	7 1/2"	9"
B	7 3/4"	7 3/4"	9 1/4"	11"
BODY	525276E	525276E	525319E	525277E
METER JUMPER	700220	700220	700439	700250
FULL PORT BALL VALVE	203B242655IN	215B242655IN	215B242655IN	330B24265N
ASSE DUAL ANGLE CHECK VALVE	203HI4244AN	215HI4244AN	215HI4244AN	330HI4244N

ITEM #	PART #	QUANTITY	DESCRIPTION
1		1	BODY
2		1	METER JUMPER
3	B242655IN	1	FULL PORT BALL VALVE
4	H14244AN	1	ASSE DUAL ANGLE CHECK VALVE
5		1	INLET TUBE SUB ASSEMBLY
6		1	OUTLET TUBE SUB ASSEMBLY

TOWN OF OSOYOOS

TYPICAL INSIDE WATER METER INSTALLATION c/w COPPER METER SETTER

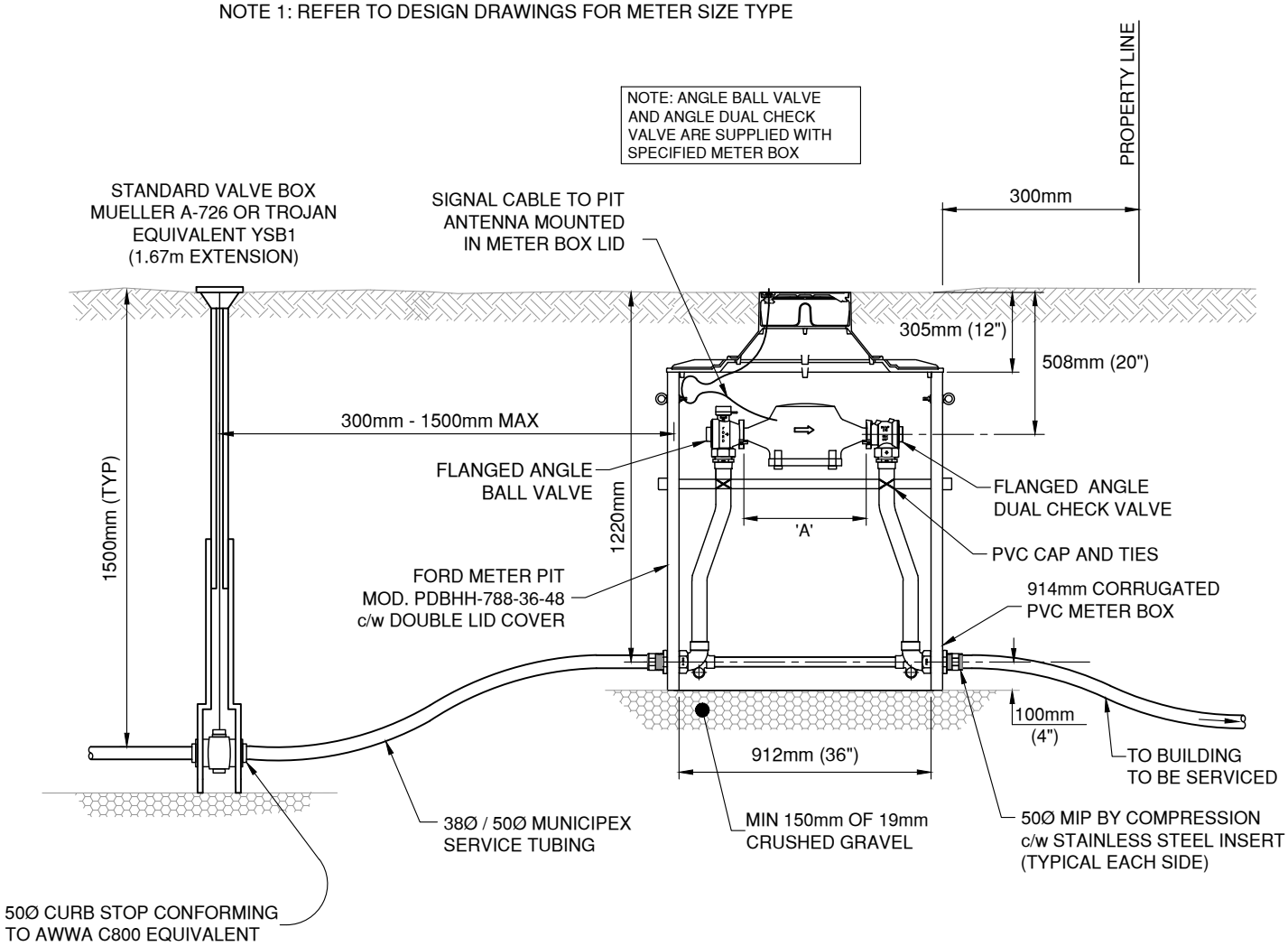
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-11
REV.:	2

Acad Filename: Os-w-11.dwg

ITEM	38Ø (1½") SERVICE	50Ø (2") SERVICE	50Ø (2") SERVICE
METER TYPE (NOTE 1)	STANDARD	STANDARD or COMPOUND	
METER	NEPTUNE T-10	NEPTUNE T-10	NEPTUNE TRU/FLO
REGISTER	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)
UNITS	CUBIC METRES	CUBIC METRES	CUBIC METRES
RADIO READ ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA (2 REQ'D)
METER BOX	FORD PDBHH-688-36-48-KT	FORD PDBHH-788-36-48-KT	FORD PDBHH-788-36-48-KT
METER BOX LID	FORD W3	FORD W3	FORD W3
RING EXTENSION	FORD No.5 EXTENSION	FORD No. 5 EXTENSION	FORD No. 5 EXTENSION
LAYING LENGTH ('A' MIN)	330 mm	432 mm	387 mm

NOTE 1: REFER TO DESIGN DRAWINGS FOR METER SIZE TYPE



R2 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

TOWN OF OSOYOOS

38mm & 50mm METER VAULT FOR NON-TRAFFIC AREAS

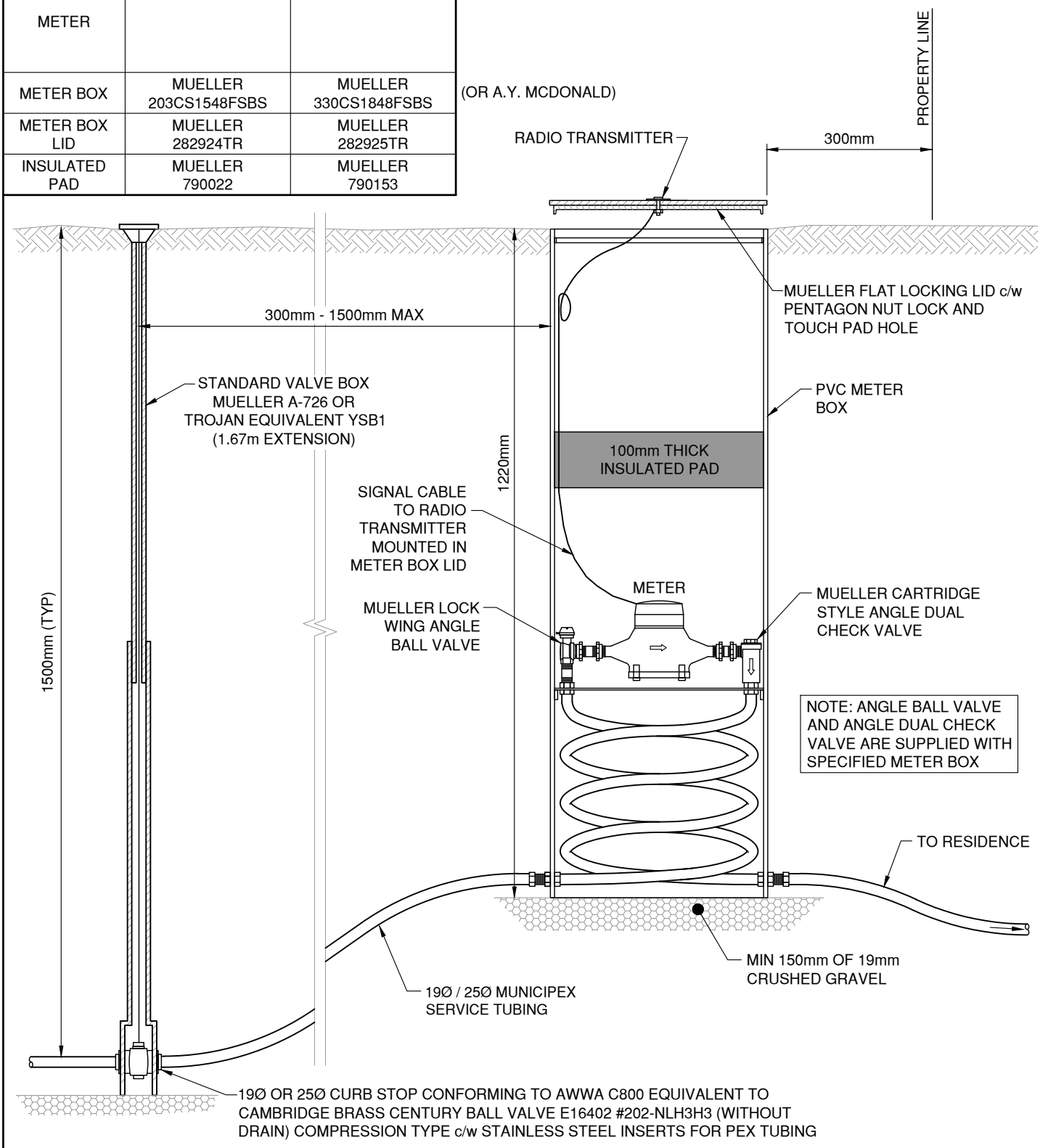
Osoyoos Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APR 2021
SCALE:	N.T.S.
DWG. NO.:	W-12
REV.:	2

Acad Filename:Os-w-12.dwg

ITEM	19Ø (3/4") SERVICE	25Ø (1") SERVICE
METER		
METER BOX	MUELLER 203CS1548FSBS	MUELLER 330CS1848FSBS
METER BOX LID	MUELLER 282924TR	MUELLER 282925TR
INSULATED PAD	MUELLER 790022	MUELLER 790153

(OR A.Y. MCDONALD)



R1 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

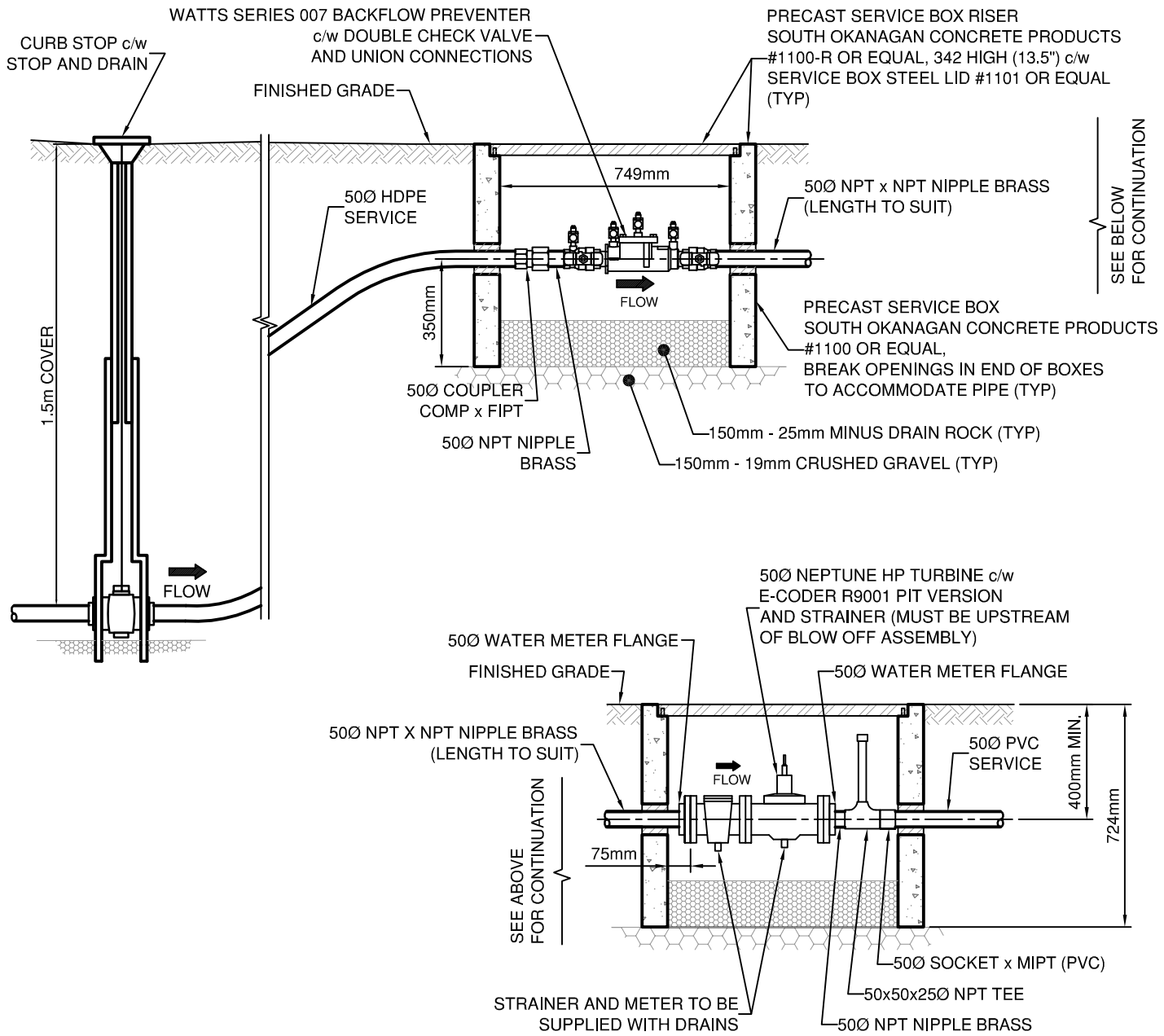
TOWN OF OSOYOOS

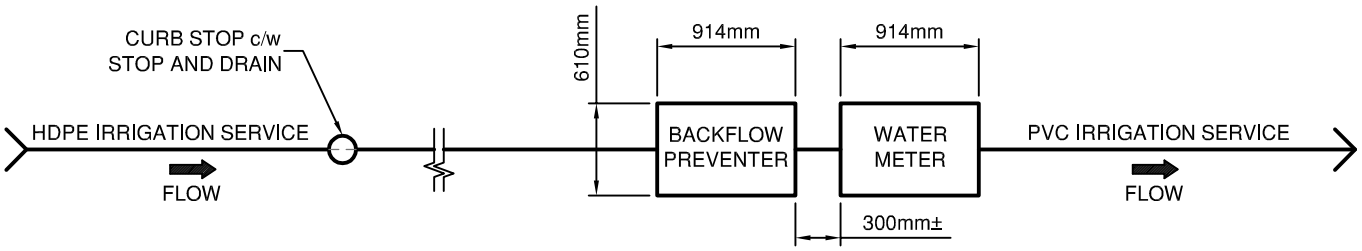
19mm & 25mm METER VAULT FOR NON-TRAFFIC AREAS

Osoyoos — Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-13
REV.:	2

Acad Filename:Os-w-13.dwg





SCHEMATIC

SCALE 1:50

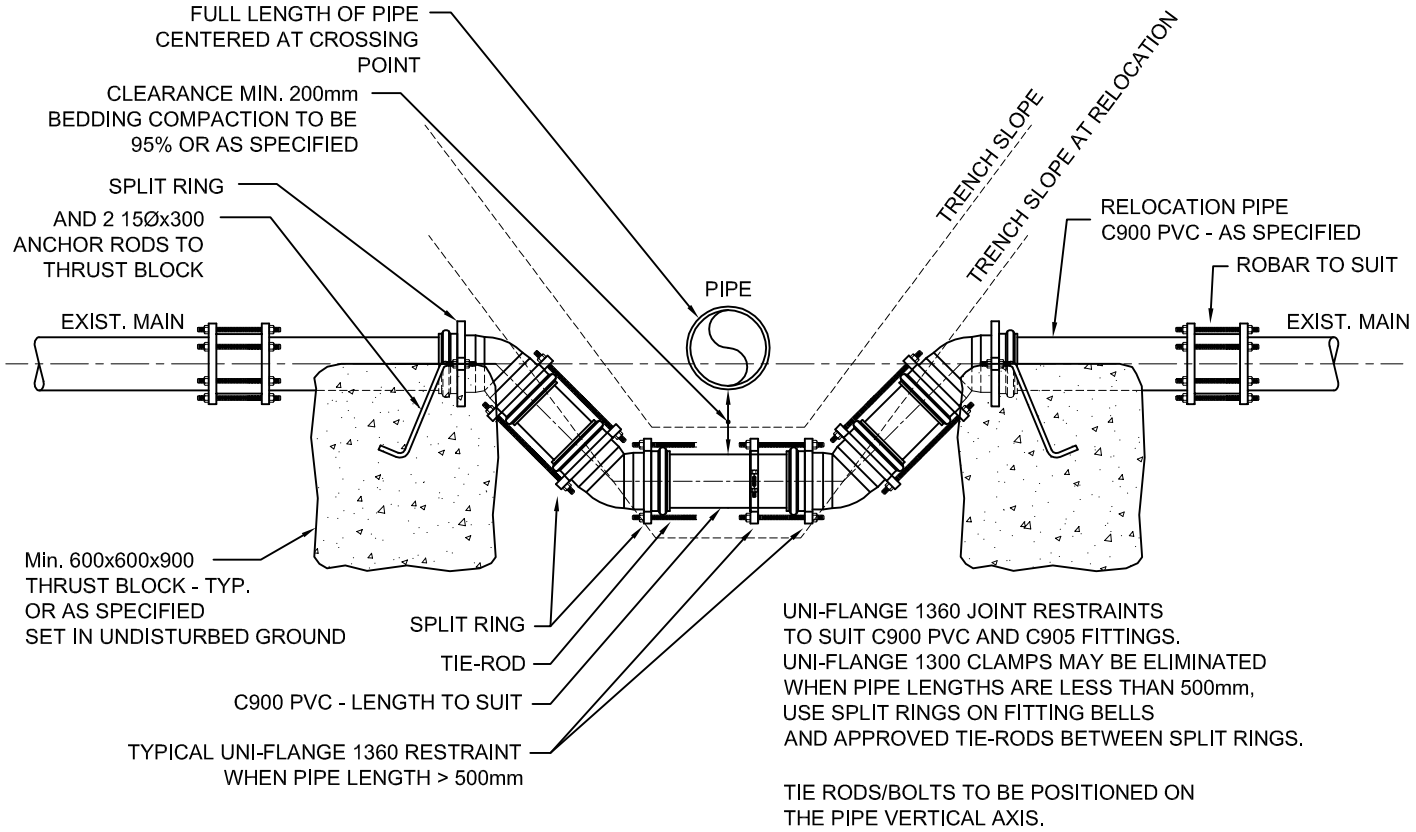
TOWN OF OSOYOOS

50mm METERED IRRIGATION SERVICE

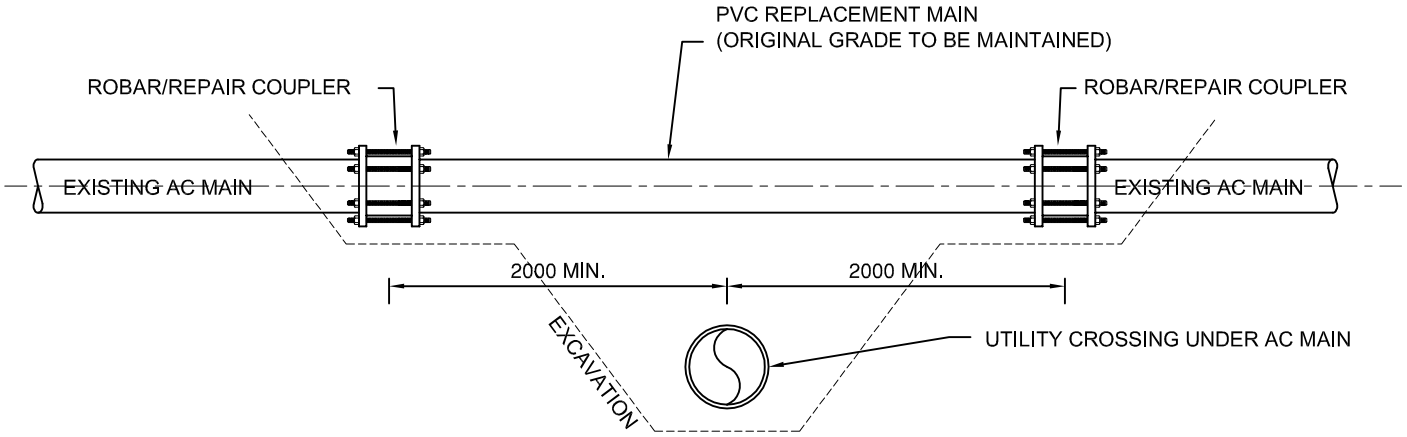
Osoyoos
Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	1:20
DWG. NO.:	W-14
REV.:	

Acad FIlename:Os-w-14.dwg



RELOCATION UNDER UTILITY



REPLACEMENT OVER UTILITY

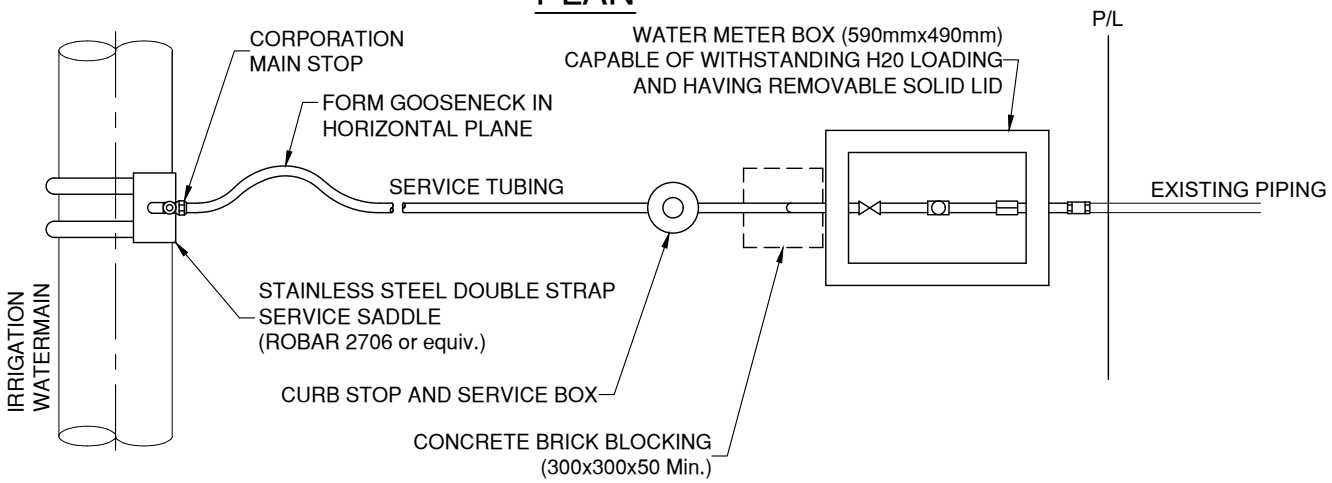
NOTES

1. ALL RELOCATION PIPE AND FITTINGS TO BE C900/C905 PVC AND MEET OR EXCEED EXISTING MAIN CLASS.
2. ALL RESTRAINERS TO BE UNI-FLANGE SERIES 1300/1360 FOR C900/C905 PIPE AND FITTINGS OR APPROVED EQUAL.
3. THRUST BLOCKS MAY BE ELIMINATED, BY RESTRAINING EXISTING PIPE JOINTS, AS DIRECTED AND APPROVED BY ENGINEER.
4. WHEN TYING TO EXIST A.C. MAINS THRUST BLOCKS MUST BE USED.
5. UNSHRINKABLE FILL OF MAX. 0.40MPa MAY BE USED IN RELOCATION ZONE WHEN APPROVED BY ENGINEER.

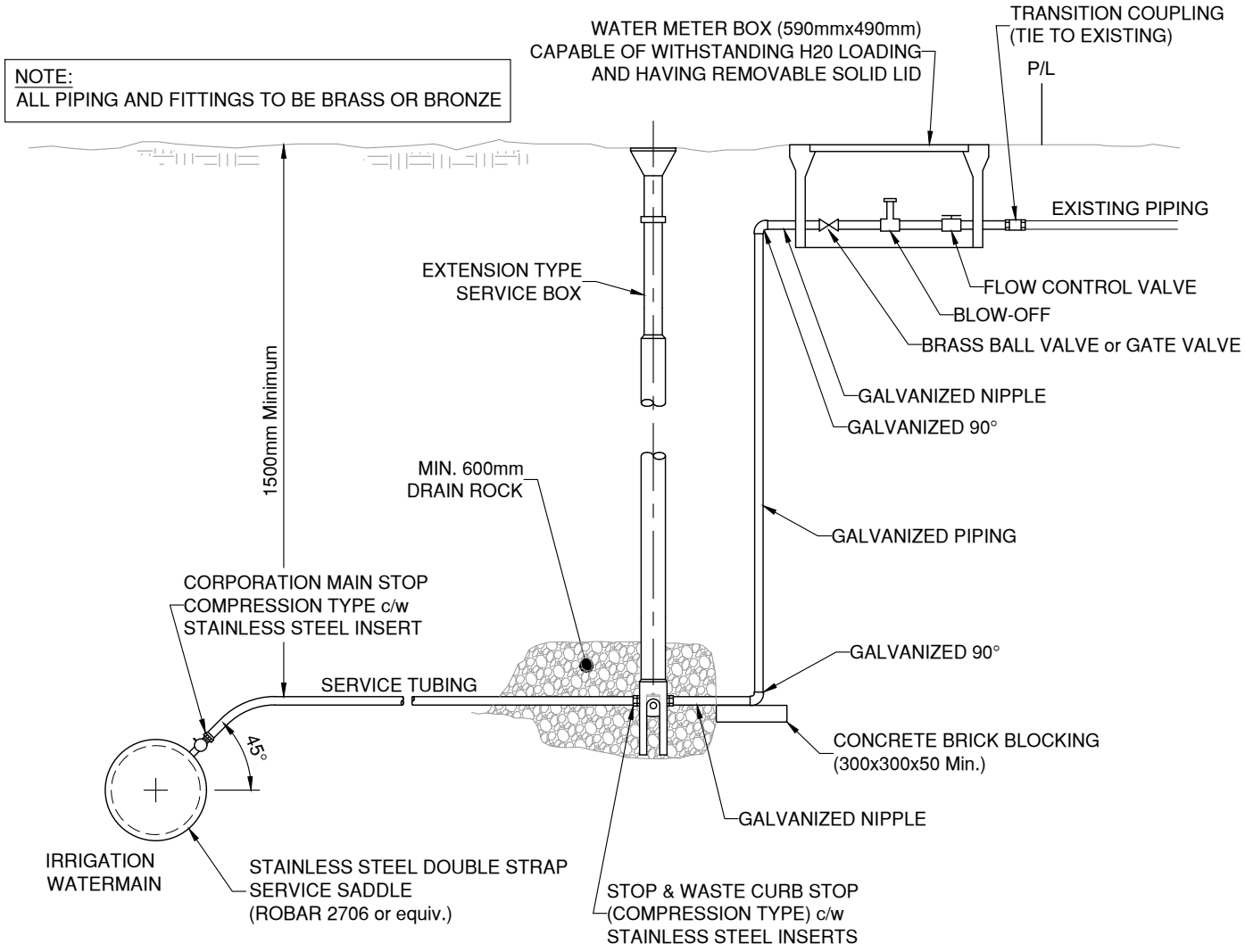
TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: TT
WATERMAIN RELOCATION	Osoyoos Canada's warmest welcome ®*	DATE: AUG 2016
		SCALE: N.T.S.
		DWG. NO.: W-15 / REV.:

Acad Filename:Os-W-15.dwg

PLAN



ELEVATION



TOWN OF OSOYOOS

TYPICAL IRRIGATION SERVICE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2021
SCALE:	N.T.S.
DWG. NO.:	W-16
REV.:	

Acad Filename:Os-w-03.dwg