

**Lot 6, Plan KAP5817, District Lot 5076,
Osyoos Div of Yale Land District, Except Plan 19959**

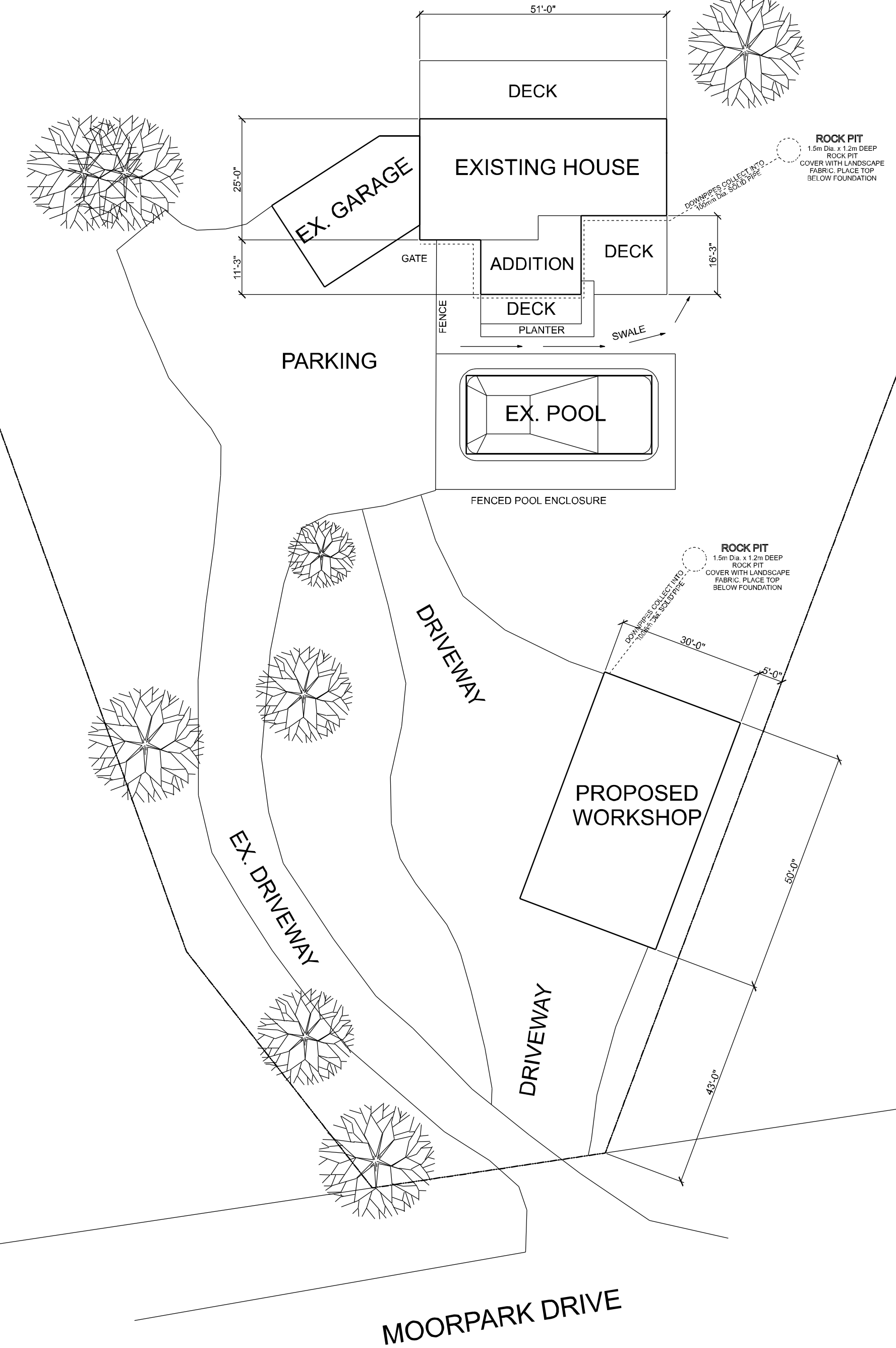
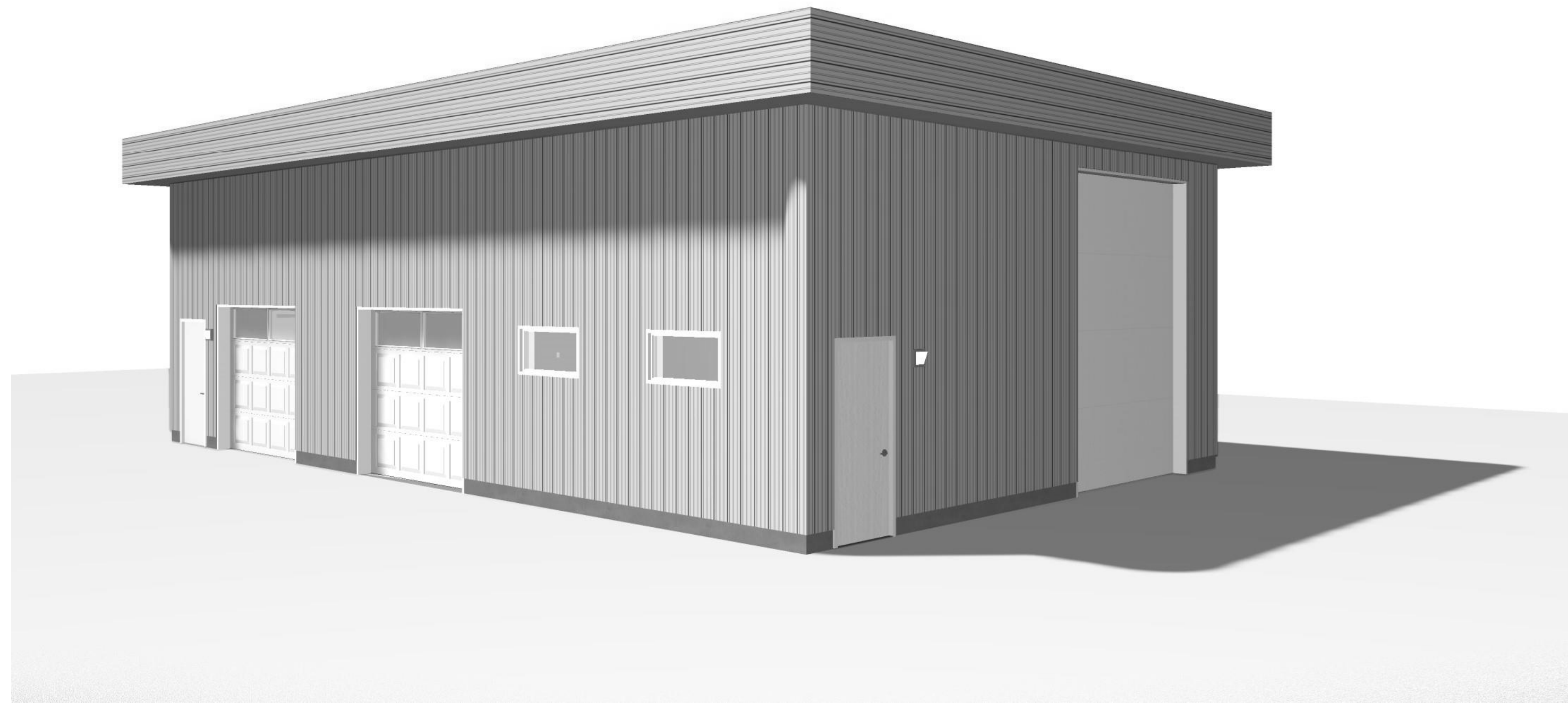
CIVIC ADDRESS: 1001 MOORPARK DRIVE, PENTICTON, B.C.
PID: 010-241-434

SITE INFORMATION

ZONE: SH6
MINIMUM PARCEL SIZE: 1.0 ha
BUILDING FOOTPRINT: 1500 Sq. Ft.
MAXIMUM PARCEL COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 14'-5" (4.5m) PROPOSED: 17'-11" (5.46m)

ACCESSORY BUILDING SETBACKS (MIN.):
FRONT: 9.0m
REAR: 3.0m
SIDE INT: 1.5m
SIDE EXT: 4.5m

SITE PLAN
SCALE: 1" = 20'-0"



SITE DRAINAGE

ALL GRADES ARE TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF THE WATER SUPPLY FOR SEPTIC TANK DISPOSAL BED. DRY WELLS SHALL NOT BE LESS THAN 10'-0" (3.0m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING.

SITE DRAINAGE SHOULD CONFORM TO ONE OF THE TWO FOLLOWING DRAINAGE METHODS:
1. BACK TO FRONT - WITH THIS TYPE OF GRADING, THE REAR LOT LINE IS THE HIGH POINT. FIRST OF ALL, AN ELEVATED APRON MUST BE CREATED AROUND THE HOUSE. THIS ALLOWS THE SURFACE DRAINAGE TO FLOW TOWARD THE BACK AND THEN FORWARD TO THE STREET AT THE EDGES OF THE PROPERTY.
BACK TO FRONT GRADING IS TYPICAL OF PROPERTIES ON A HILLSIDE OR MOUNTAINSIDE.
2. SPLIT - WITH THIS TYPE, THE HOUSE IS THE HIGH POINT AND THE LOT IS GRADED SO THAT SURFACE DRAINAGE FLOWS FORWARD TO THE STREET AND BACKWARD TOWARD THE REAR LOT LINE, WHICH IS THEN GENERALLY DRAINED BY A SWALE AND CATCH BASIN SYSTEM. THIS IS THE MORE COMMON TYPE AND IS TYPICAL OF HOUSING DEVELOPMENTS ON RELATIVELY FLAT LAND.

PLAN AND DESIGN SITE GRADING AND FOUNDATION DRAINAGE TO ANTICIPATE ALL SOURCES OF MOISTURE; DIVERT WATER AWAY FROM THE BASEMENT WALL AND PROVIDE AN EFFECTIVE DRAINAGE LAYER AROUND THE PERIMETER OF THE BASEMENT. THIS WILL PREVENT THE ACCUMULATION OF GROUND WATER THAT CAN CAUSE HYDROSTATIC PRESSURE ON THE BASEMENT WALLS AND AT THE FOOTINGS; DESIGN AND CONSTRUCT WINDOW WELLS PROPERLY TO ENSURE ACCEPTABLE PERFORMANCE UNDER ADVERSE WEATHER CONDITIONS.

SIZE AND LOCATE SUMP PUMPS TO EFFECTIVELY CONTROL THE GROUND WATER LEVEL OVER THE ENTIRE BASEMENT AREA.

MOST SURFACE DRAINAGE PROBLEMS OCCUR ALONG THE SIDE LOT LINES BETWEEN TWO HOUSES, ESPECIALLY WHERE THE HOUSES ARE CLOSE TOGETHER. IN THESE AREAS, A WELL-DEFINED SWALE BETWEEN THE HOUSES SHOULD BE FORMED, WHICH ALLOWS SURFACE WATER TO BE DIVERTED FROM THE HOUSE AND DIRECTED TO THE SWALE AND THEN FORWARD OR BACKWARD, DEPENDING ON THE TYPE OF LOT-GRADING APPROACH USED.

WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO THE SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER IN A MANNER WHICH WILL PREVENT SOIL EROSION. DOWNSPOUTS FROM THE ROOF SHOULD DISCHARGE GRADE ONTO SPLASH PAD AT LEAST 3'-0" (1.0m) AWAY FROM THE BUILDING. THEY SHOULD NOT BE DIRECTED TOWARD ADJACENT PROPERTY BUT RATHER TOWARD SWALES ESTABLISHED BETWEEN THE PROPERTIES AND WITHIN THE PROPERTY BOUNDARY.

IN ADDITION, THE FOLLOWING GUIDELINES SHOULD BE FOLLOWED:
MINIMUM HEIGHT OF TOP OF FOUNDATION WALL ABOVE GRADE: 8" (200mm)
MINIMUM SLOPE AWAY FROM THE HOUSE FOR AT LEAST 5'-0" (1.5m): 5%
APPROXIMATELY 1/2" INCH PER 12" (13mm PER 300mm)
MINIMUM SLOPE ON THE REST OF LOT: 1.5% - APPROXIMATELY 1/4" PER 12" (6mm PER 300mm)
MINIMUM ELEVATION OF LOT AT HOUSE, ABOVE STREET LEVEL: 1'-0" (450mm)
MINIMUM DEPTH OF SWALES: 6" (150mm)

WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAINS (DRAINAGE PIPE OR WEEPING TILE) SHALL DRAIN TO SEWER, DRAINAGE DITCH OR DRY WELL. SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM WINDOW WELLS, EXTERIOR STAIR WELLS AND DECKS. PLANNED ELEVATIONS AT THE PERIMETER OF THE LOT SHOULD NOT BE ALTERED AS A CONSEQUENCE OF GARDENING, LANDSCAPING OR FENCING PRODUCTS.

PROJECT:
OLFERT RESIDENCE
TERRY & HEATHER OLFERT
1001 MOORPARK ROAD, PENTICTON, BC
DESIGN BY: L.V.L.
DRAWN BY: L.V.L.
DATE: 11 DEC 2020
REVISED: 11 December 2020

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SITE PLAN