

NOTICE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS CORRESPOND WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



LEGAL DESCRIPTION: LOT 1, PLAN EPP41204, DL 134
 B.M. MONUMENT NO. 9541812
 LOCATED EAST SIDE OF SPRINGBROOK ROAD (OPPOSITE ENTRY TO TROTTER BEACH).
 ELEVATION: 244.54m

LEGEND

WATER	NEW PAVEMENT
SEWER	ASPHALT REPLACEMENT
U/G TELEPHONE	MIL AND OVERLAY
U/G ELECTRICAL	

APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING
 1188 8th Street, Kelowna, B.C. Canada V1Y 1Z4
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NO.	DATE	BY	REVISION
1	27/03/20	AB	ISSUED SUBDIVISION PLAN
2	27/03/20	AB	ISSUED FOR CONSTRUCTION
3	27/03/20	AB	ISSUED FOR TENDER
4	27/03/20	AB	ISSUED FOR BUILDING PERMIT
5	27/03/20	AB	ISSUED FOR DEVELOPMENT PERMIT
6	27/03/20	AB	REVISION

DATE	DESIGN	APPROVED	DATE
MARCH 2021	AB		
DATE	DESIGN	APPROVED	DATE
MARCH 2021	AB		

THE CITY OF KELOWNA
 ENGINEERING AND CONSTRUCTION
 DEVELOPMENT SITE
 SUBDIVISION PLAN

DRAWING NO.	19-3088-C30
CITY DRAWING NO.	4

ISSUED FOR CONSTRUCTION



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TOWNHOUSE SUBDIVISION APPLICATION HIAWATHA DEVELOPMENT

1.0 INTRODUCTION

The proposed property is located within the Mission neighbourhood and has a site area of 6.94 ha (17.15 ac) and includes plans for a master developed community. In December, 2019 the developer retained the services of Aplin & Martin Consultants Ltd. (Aplin Martin) to provide civil engineering design for the proposed development.

2.0 CURRENT ZONING DESIGNATION

The proposed subdivision is consistent with the current zoning of CD24.

3.0 PROPOSED SUBDIVISION

It is proposed to subdivide three properties from the subject parcel to support a three phase town home development adjacent to the Mission Springs neighbourhood. The remaining parcel will be subdivided to support the ultimate development of the property under a Master Development Agreement.

The proposed lot sizes are as follows:

Lot 1:

- Area: 7,559.5m² (81,369.8ft²)
- Min Width: 109.85m
- Min Depth: 41.59m

Lot 2:

- Area: 6,122.3m² (65,899.9ft²)
- Min Width: 84.73m
- Min Depth: 60.03m

Lot 3:

- Area: 6,434.4m² (69,259.3ft²)
- Min Width: 98.71m
- Min Depth: 60.03m