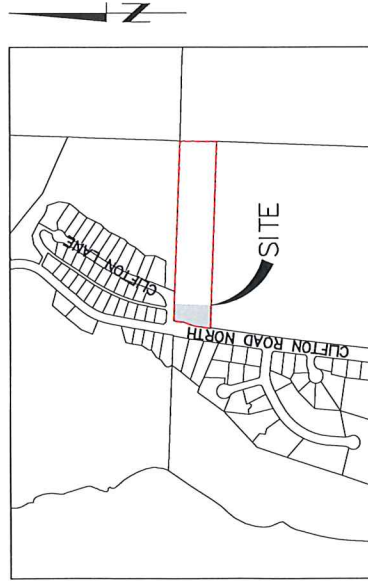


**CHRISTIAN HOLZHEY
CLIFTON ROAD NORTH
5 LOT SUBDIVISION
KELOWNA, BC**

FOR APPROVAL

KEY PLAN



SCALE 1:5000

LIST OF DRAWINGS

- PLR-01 LOT LAYOUT PLAN - OVERALL SITE - REV 0
- PLR-02 LOT LAYOUT PLAN - REV 1
- G-01 COMPOSITE UTILITY PLAN - REV 1
- G-02 SITE GRADING PLAN, DRAINAGE AND EROSION CONTROL PLAN - REV 1
- G-03 SITE CUT-FILL PLAN - REV 0
- D-01 SECTION VIEWS AND DETAILS - REV 1
- D-02 RETAINING WALL DETAILS - REV 0

LEGAL DESCRIPTION

PROPOSED SUBDIVISION OF
LOT 1 PLAN KAP29568

Engineers and
Geoscientists BC
CTQ - Permit to
Practice Number:
1000445



JUNE 2023
PROJECT #22022
CITY FILE #TBD

FOR APPROVAL

LEGAL DESCRIPTION:

LOT 1, SEC 8, TP 23, 00Y0, PLAN 20688
 CIVIC ADDRESS: 481 CLIFTON ROAD NORTH
 CURRENT ZONING-R81
 PROPOSED ZONING-RU1

DESIGN CRITERIA:

- ZONING RUI
 SETBACKS:
 FRONT YARD 3.0m
 SIDE YARD 2.1m
 SIDE YARD** 2.1m
 REAR YARD 3.0m
 **MEASURED FROM BACK OF CORB OR SIDEWALK.
 **SIDE YARD SETBACK FROM BACK OF FLANKING STREET IS 3.0m.

13.1.5 SUBDIVISION REGULATIONS:

- THE MINIMUM LOT WIDTH IS 16.5m, EXCEPT IT CAN BE 15.0m WHERE THERE IS ACCESS TO A REAR LAKE. IT IS 17.0m WHERE THERE IS ACCESS TO A REAR LAKE AND THE LOT IS LESS THAN 30% OF THE WIDTH OF AN ADJUTING LOT.
- THE MINIMUM LOT DEPTH IS 30.0m
- THE MINIMUM LOT AREA IS 550m²
- THE MINIMUM BUILDABLE AREA IS 150m²

LOT NUMBER	AREA (m ²)
1	462.7
2	276.2
3	231.4
4	257.7



ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

CITY FILE # TBD 22022

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
 CLIFTON ROAD NORTH
 5 LOT SUBDIVISION
 LOT LAYOUT PLAN

Division: MUNICIPAL
 Drawing No.: PLR-02
 Rev No.: 1

Drawn	MAB/TF
Design	MAB/TF
Approved	
Date	JUNE 2023
Scale	1:250

Signature: [Signature]
 Title: [Title]

No.	Y/M/D	By	As Per	Comments	CHK	CHK
1	23.04.12	SC	AS PER CITY COMMENTS		HK	CHK
2	23.06.27	SC	FOR APPROVAL		HK	CHK
3	23.06.27	TF	AS PER CITY COMMENTS		HK	CHK

FOR APPROVAL

GENERAL NOTES:

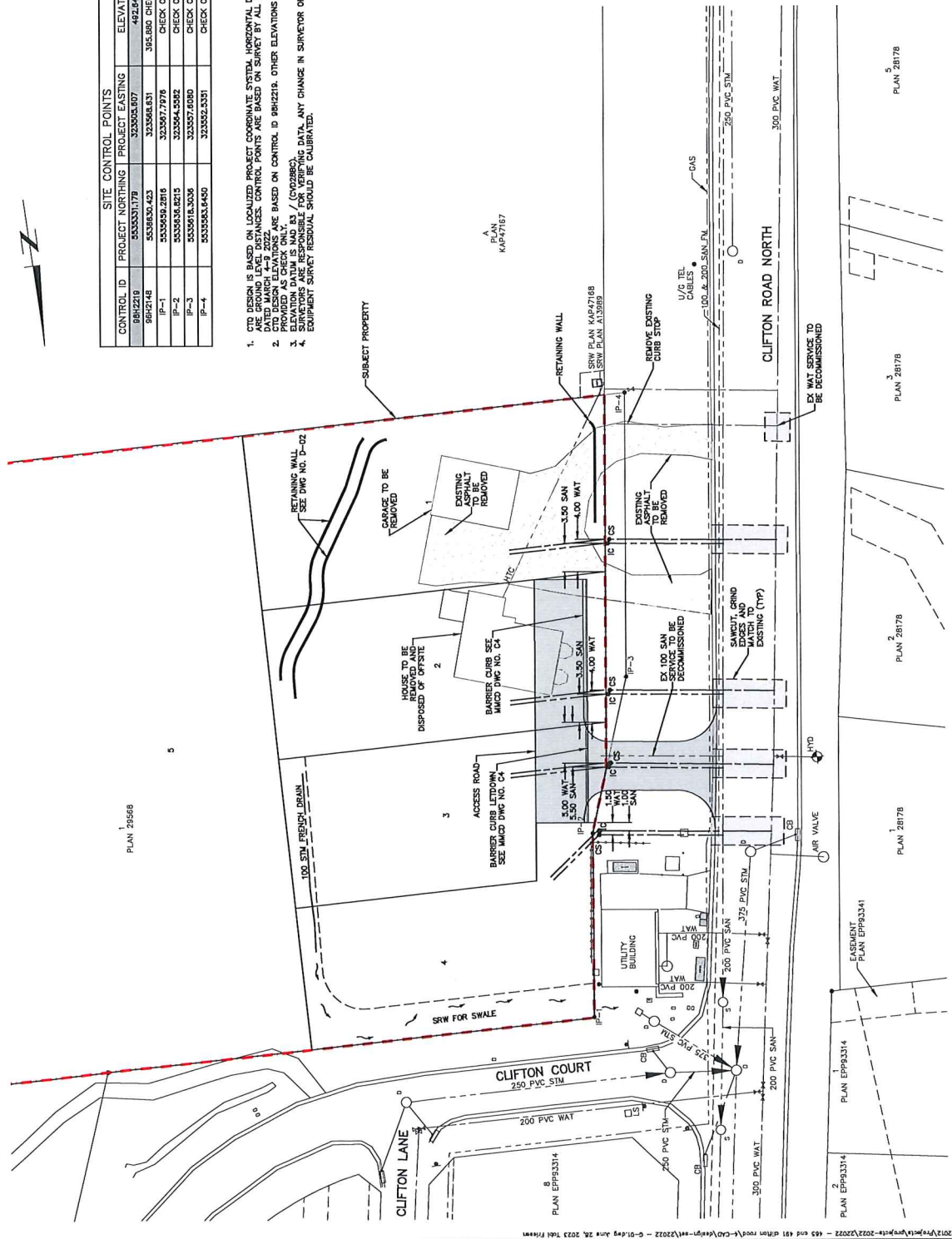
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH MUCD PLATINUM EDITION VOLUME II AND THE CITY OF KELOWNA SUBDIVISION, DEVELOPMENT AND SERVICING BYLAW NO. 7900 AND AMENDMENTS, AND BE BUILDING CODES SET.
- CONTRACTOR TO CALL BY ONE CALL (1-800-474-8866) PRIOR TO CONSTRUCTION.
- MEASURE INFORMATION (LOCATION/ELEVATION) ANY AND ALL EXISTING UTILITIES AND RECORD THEM TO BE FORWARDED TO THE CITY OF KELOWNA FOR FORWARD TO THE CITY CONSULTANTS LTD.
- THE CONTRACTOR AND CONSULTANT ARE TO COORDINATE ALL THE USES AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF CITY PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND SCHEDULING FOR AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING FOR THE WATER TIE-IN. PRIOR APPROVAL IS REQUIRED FROM THE CITY OF KELOWNA TO CONFIRM SUCCESSFUL PRESSURE TESTING, CHLORINATION, AND FLUSHING. PRIOR TO THE WORK BEING STARTED, THE CONTRACTOR MUST OBTAIN A USER PERMIT AND A THIRD PARTY WORK ORDER FROM THE CITY YARD OFFICE.
- A THIRD PARTY WORK ORDER MUST BE SIGNED BY THE PARTY RESPONSIBLE FOR PAYMENT OF SAME PRIOR TO THE CITY SCHEDULING THE WORK.
- ALL WORKS TO MEET MUCD (PLATINUM EDITION) ENVIRONMENTAL PROTECTION SECTION 01 57 OF THE MUCD PLATINUM EDITION. THE CONTRACTOR SHALL OBTAIN EROSION AND SEDIMENT CONTROL-UPLAND WORKS BY CITY OF KELOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DPO + BOMBE.
- LOTS 1-3 SERVICES TO BE EXTENDED 3.0m PAST EDGE OF ACCESSIBLE LOT LINE. SERVICES TO BE EXTENDED 3.0m PAST PROPERTY LINE.
- MARK ALL SERVING STUB LOCATIONS WITH 2x4 POST MARKED WITH WATER-BLUE AND SANITARY-BLUE. SANITARY-BLUE MARK POSTS WITH SERVICE DEPTH.
- CONNECT ALL SEWER SERVICE WICES AT 45° FROM SPRING LINE AS PER CITY OF KELOWNA DWS-55-57 AND MUCD DWS. 58.
- SRW FOR SWALE TO BE CONFIRMED BY LEGAL SURVEYOR AFTER SITE GRADING IS COMPLETED.

SERVICING NOTES:

- EXTEND SERVICES TO EACH LOT PLATFORM AND MARK ALL SERVING STUBS WITH 2x4 POSTS MARKED WITH WATER-BLUE AND SANITARY-BLUE. MARK POSTS WITH SERVICE DEPTH.
 - SANITARY SERVICE - INSPECTION CHAMBER TO BE INSTALLED 0.3m OFFSET FROM PROPERTY LINE AS PER CITY OF KELOWNA DRAWING SS-57.
 - WATER SERVICE - CURB STOP TO BE INSTALLED 0.5m OFFSET FROM PROPERTY LINE AS PER CITY OF KELOWNA DRAWING SS-57.
- PPE TYPE:
 SERVICE CONNECTIONS (SINGLE FAMILY)
 SANITARY - 100mm DR28 PVC

SITE CONTROL POINTS		
CONTROL ID	PROJECT NORTHING	ELEVATION
IP-1	5535531.178	3235054.807
IP-2	5535530.423	305.880 CHECK ONLY
IP-3	5535530.2815	CHECK ONLY
IP-4	5535530.8215	CHECK ONLY
IP-5	5535531.5236	CHECK ONLY
IP-6	5535533.4430	CHECK ONLY

- CTD DESIGN IS BASED ON LOCALIZED PROJECT COORDINATE SYSTEM. HORIZONTAL DISTANCES DATED MARCH 4-14 2022.
- CTD DESIGN ELEVATIONS ARE BASED ON CONTROL ID 981218. OTHER ELEVATIONS ARE CHECK ONLY.
- ELEVATION DATUM IS MVD 84 / (CVD2882).
- EQUIPMENT SURVEY RESURVEY SHOULD BE OBTAINED.



City of Kelowna

Engineering Department
 5 Lot Subdivision
 Composite Utility Plan

City File # TBD
 22022

City of Kelowna
 Engineering Department
 5 Lot Subdivision
 Composite Utility Plan

Drawn: MJD/JF
 Checked: MJD/JF
 Approved: MJD/JF
 Date: JUNE 2023
 Scale: 1:250

No.	Y/M/DO	By	Issued	Revision	CHK	CHK No.	Y/M/DO	By
1	23.08.27	TF	AS PER CITY COMMENTS	HK	HK			
2	23.08.27	SC	FOR APPROVAL	HK	HK			
1	23.04.12	SC	FOR APPROVAL	SC	SC			

Legend

Proposed:
 Water, Sewer, Storm, Gas, Tel, Cable, SW Utility, Edge of Lot, Easement, Survey Point

Existing:
 Water, Sewer, Storm, Gas, Tel, Cable, SW Utility, Edge of Lot, Easement, Survey Point

FOR APPROVAL

- NOTES:
- BACK OF LOTS - FINISHED GRADE TO BE LEFT AT EXISTING GRADE UNLESS OTHERWISE INDICATED.
 - INDIVIDUAL LOT GRADING PLANS TO BE SUBMITTED WITH PLANS FOR BUILDING PERMIT.
 - DURING CONSTRUCTION OF HOUSES ALL LOTS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
 - USE - MINIMUM BUILDING ELEVATION (BASEMENT) - BASED ON SANITARY SERVICE ELEVATION.
 - IF BUILDER WISHES TO BUILD AT AN ELEVATION LESS THAN THE FRESH AIR THE REPORT SHALL BE DESIGNED AND SUPERVISED BY A GEOTECHNICAL ENGINEER.
 - ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON GIS DATA AND FIELD SURVEY.
 - TYPICAL SLOPES:
CUT SLOPE TO BE 1.7%:1
FILL SLOPE TO BE 2:1
 - RAIN WATER DOWNSPOUTS TO DISCHARGE ONTO SPLASH GUARDS.
 - WALLS HIGHER THAN 1.2m TO BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER.
 - ALL WORKS TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT POLLUTION AND THE RELEASE OF ANY OTHER POLLUTIOUS SUBSTANCES INTO ANY STORM SEWER OR WATERCOURSE.
 - ALL EXISTING CATCH BASINS OFF SITE TO HAVE FILTER FABRIC INSTALLED PRIOR TO ANY WORK STARTING.
 - TO PREVENT EROSION:
15.1. PREVENT CONCENTRATED OVERLAND FLOWS FROM OCCURRING.
15.2. COVER STOCKPILES, EXPOSED EARTH AND DISTURBED AREAS WITH TARP OR ANY APPROVED MEASURES.
15.3. LIMIT CLEARING AS MUCH AS POSSIBLE TO AREAS TO BE IMMEDIATELY WORKED.
 - PREVENT WIND BLOWN EROSION BY WATERING, COVERING EXPOSED EARTH OR BY OTHER APPROVED MEASURES.
 - EROSION & SEDIMENT MANAGEMENT WORKS SHALL BE INSTALLED BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENT MANAGEMENT WORKS ARE INTENDED INCLUDING REMOVALS, CLEARING AND EARTHWORKS.
 - ALL EROSION & SEDIMENT MANAGEMENT WORKS TO BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES TO ASSURE PROPER OPERATIONS. REPLACEMENT OF SILT FENCES AND FILTER CLOTHS (CATCH BASINS), THE FLUSHING OF SEWERS AND CLEANING OF PUMPS ARE REQUIRED DURING THE COURSE OF CONSTRUCTION.
 - REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT FROM SEDIMENT MANAGEMENT FACILITIES BEFORE SEDIMENT REACHING ONE THIRD OF THE HEIGHT OF THE FACILITY.
 - MONITOR EROSION AND SEDIMENT MANAGEMENT WORKS DAILY AND AFTER HEAVY RAIN. WORK WEEKS OR HOLIDAYS. ENSURE INSPECTIONS ARE COMPLETED AT END OF WORK WEEK OR HOLIDAYS.
 - PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR TO INSPECT ALL CATCH BASINS TO PREVENT EROSION AND SEDIMENT MANAGEMENT WORKS FROM ENTERING ANY STORM SYSTEM.
 - DURING CONSTRUCTION THE CONTRACTOR IS TO FLUSH AND CLEAN STORM SYSTEMS AS REQUIRED AND AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR MAY NEED TO EMPLOY ADAPTIVE MEASURES, AND/OR ADDITIONAL MEASURES, AND/OR ADJUST FACILITIES WEEKLY AND AFTER ANY RAIN EVENT WHICH EXCEEDS THE INTENSITY OF 25mm OF TOTAL RAINFALL DEPTH IN A 24-HOUR PERIOD. ALL RECORDS AND DATA TO BE MAINTAINED THROUGHOUT THE PROJECT AND UPON COMPLETION. THE CONTRACTOR WILL BE NON-COMPLIANT IF THE PROFESSIONAL WILL BE RESPONSIBLE FOR SUBMITTING NOTIFICATION AND PRESENTING A REMEDIATION PLAN TO THE CITY WITHIN TWO DAYS OF THE EVENT.
 - ALL STORM AND SEDIMENT MANAGEMENT WORKS ARE TO BE INSTALLED IN PLACE UNTIL ALL BUILDING CONSTRUCTION IS COMPLETE AND UNTIL VEGETATION HAS DEVELOPED ON EXPOSED AND DISTURBED AREAS WHICH CONTRIBUTE FLOWS TO EROSION AND SEDIMENT MANAGEMENT WORKS.
 - AS PER BYLAW 7900, SCHEDULE 4, SECTION 3.13. THE OWNER MUST RETAIN A QUALIFIED PROFESSIONAL (P-ENG, R-REG, P-AS, A-SEC, P-ENVIRONMENTAL) TO CONDUCT AND REPORT ON CONSTRUCTION OF EROSION AND SEDIMENT FACILITIES WEEKLY AND AFTER ANY RAIN EVENT WHICH EXCEEDS THE INTENSITY OF 25mm OF TOTAL RAINFALL DEPTH IN A 24-HOUR PERIOD. ALL RECORDS AND DATA TO BE MAINTAINED THROUGHOUT THE PROJECT AND UPON COMPLETION. THE PROFESSIONAL WILL BE NON-COMPLIANT IF THE PROFESSIONAL WILL BE RESPONSIBLE FOR SUBMITTING NOTIFICATION AND PRESENTING A REMEDIATION PLAN TO THE CITY WITHIN TWO DAYS OF THE EVENT.

EROSION AND SEDIMENT MANAGEMENT - ALL STAGE OF CONSTRUCTION

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22022

CITY FILE # TED

THE CITY OF KELOWNA

ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH

5 LOT SUBDIVISION

SITE GRADING PLAN, DRAINAGE

AND EROSION CONTROL PLAN

22022

City of Kelowna

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CLIFTON ROAD NORTH

CLIFTON LANE

CLIFTON COURT

PLAN 2/2018

DATE: JUNE 2023

SCALE: 1:250

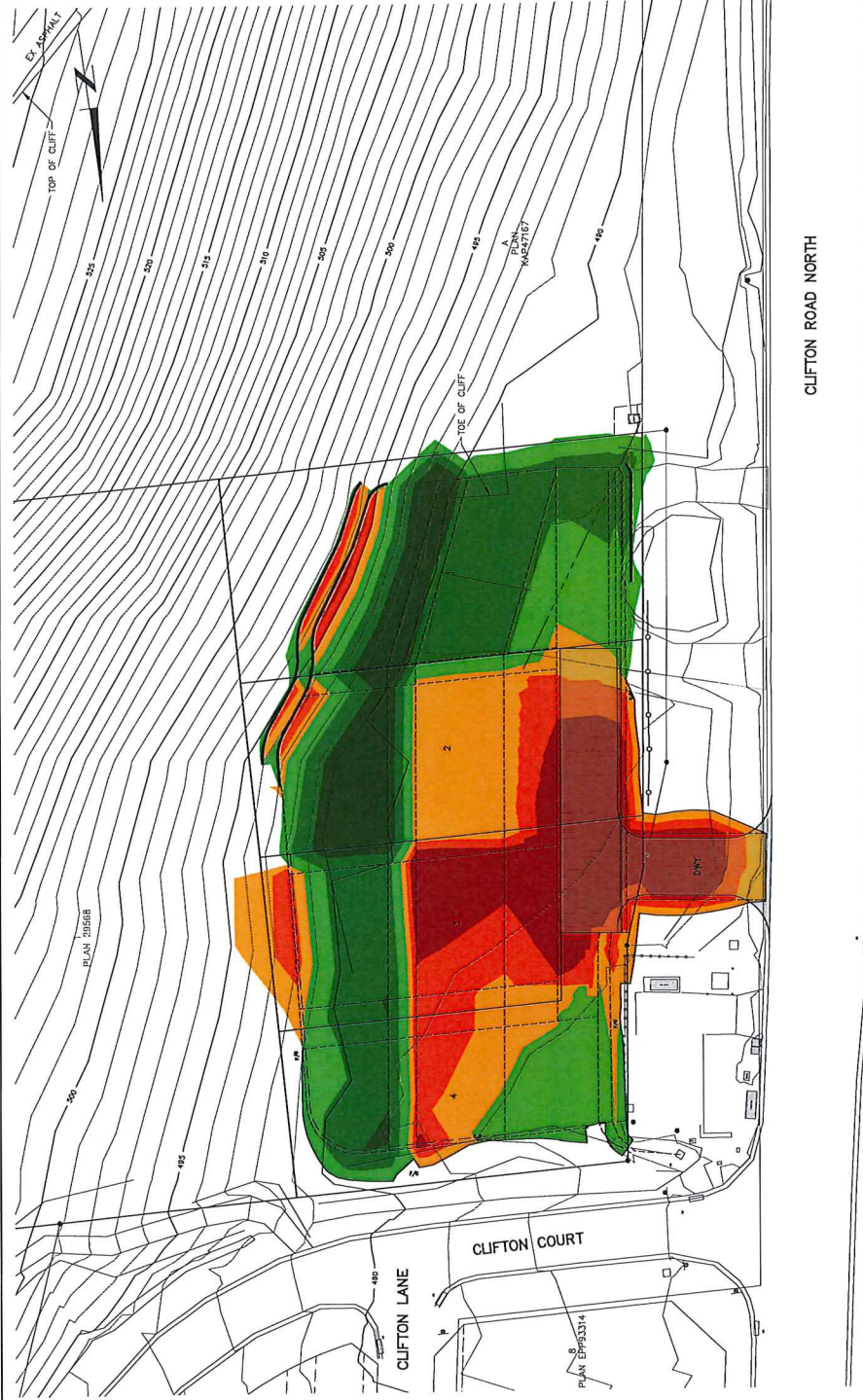
Drawn	M.D./J.F.	Checked	M.D./J.F.	Approved	M.D./J.F.	Date	Scale
						JUNE 2023	1:250

City of Kelowna	Engineering Department	City Engineer	City Engineer	City Engineer

City of Kelowna	City Engineer	City Engineer	City Engineer	City Engineer	City Engineer

City of Kelowna	City Engineer	City Engineer	City Engineer	City Engineer	City Engineer

FOR APPROVAL



NOTE:
1. ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS
BASED ON GS DATA AND FIELD SURVEY.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-1.070	-1.000	Red
2	-1.000	-0.500	Orange
3	-0.500	0.000	Yellow
4	0.000	1.000	Light Green
5	1.000	2.000	Green
6	2.000	3.715	Dark Green

Legend

- EXISTING ELEVATIONS
- DESIGN ELEVATIONS
- MSE - MINIMUM BASEMENT ELEVATION
- SCALE
- AREA WITH > 1.0m FILL
- DIVIDING FLOW ROUTE
- GRADE BREAKS
- EXTENT OF GRADING
- TOP OF WALL
- BOTTOM OF WALL AT FINISHED GRADE
- TOP OF FILL AT FINISHED GRADE
- TOP OF CUT

Chg	No.	Y/M/D	By	Issued	Revised	Chg
HK	SC	23.08.27	SC	FOR APPROVAL		
SC	SC	23.04.12	SC	FOR APPROVAL		

City of Kelowna

City of Kelowna logo and name.

Professional Engineer

Signature and stamp of the Professional Engineer.

Drawn	M/D/YF
Design	M/D/YF
Approved	

Date	Scale
JUNE 2023	1:250

THE CITY OF KELOWNA

ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH
5 LOT SUBDIVISION
SITE CUT-FILL PLAN

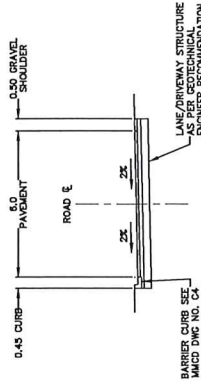
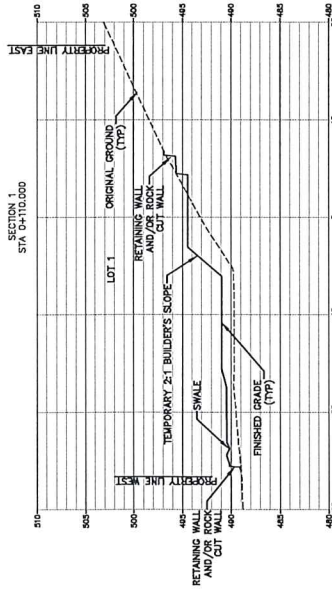
Drawing No.	Rev. No.
G-03	0

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

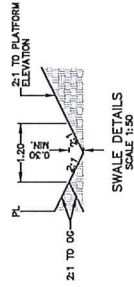
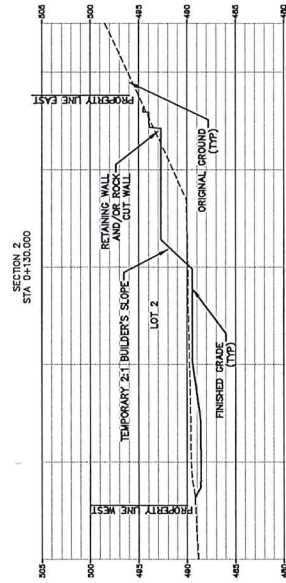
22022

CITY FILE # TBD

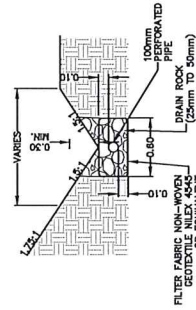
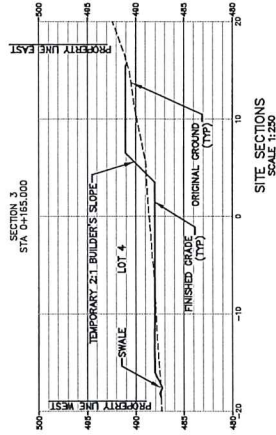
FOR APPROVAL



TYPICAL ROAD SECTION
SCALE 1:100



SWALE DETAILS
SCALE 1:50



FRENCH DRAIN AND
SWALE DETAIL
SCALE 1:25

SITE SECTIONS
SCALE 1:250



CITY FILE # TBD

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH
5 LOT SUBDIVISION
SECTION VIEWS AND DETAILS

Drawn M.A.D./T.F.
Design M.A.D./T.F.
Approved
Date JUNE 2023
Scale AS NOTED



Chg	Revised	By	Date
HK	AS PER CITY COMMENTS		

Chg	No.	Y/M/D	By	Reason
HK	1	23.05.27	TF	AS PER CITY COMMENTS

No.	Y/M/D	By	Issued
2	23.06.27	SC	FOR APPROVAL
1	23.04.12	SC	FOR APPROVAL

No.	Y/M/D	By	Issued
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