

City Park

no disturb covenant

3
1016m²

2
1847m²

1
1117m²

4
4024m²

Per-407-35
6.89

Per-407-35
9.28

Per-407-35
10.77

Per-407-35
13.23

30.65

60.95

43.35

24.20

31.45

22.88

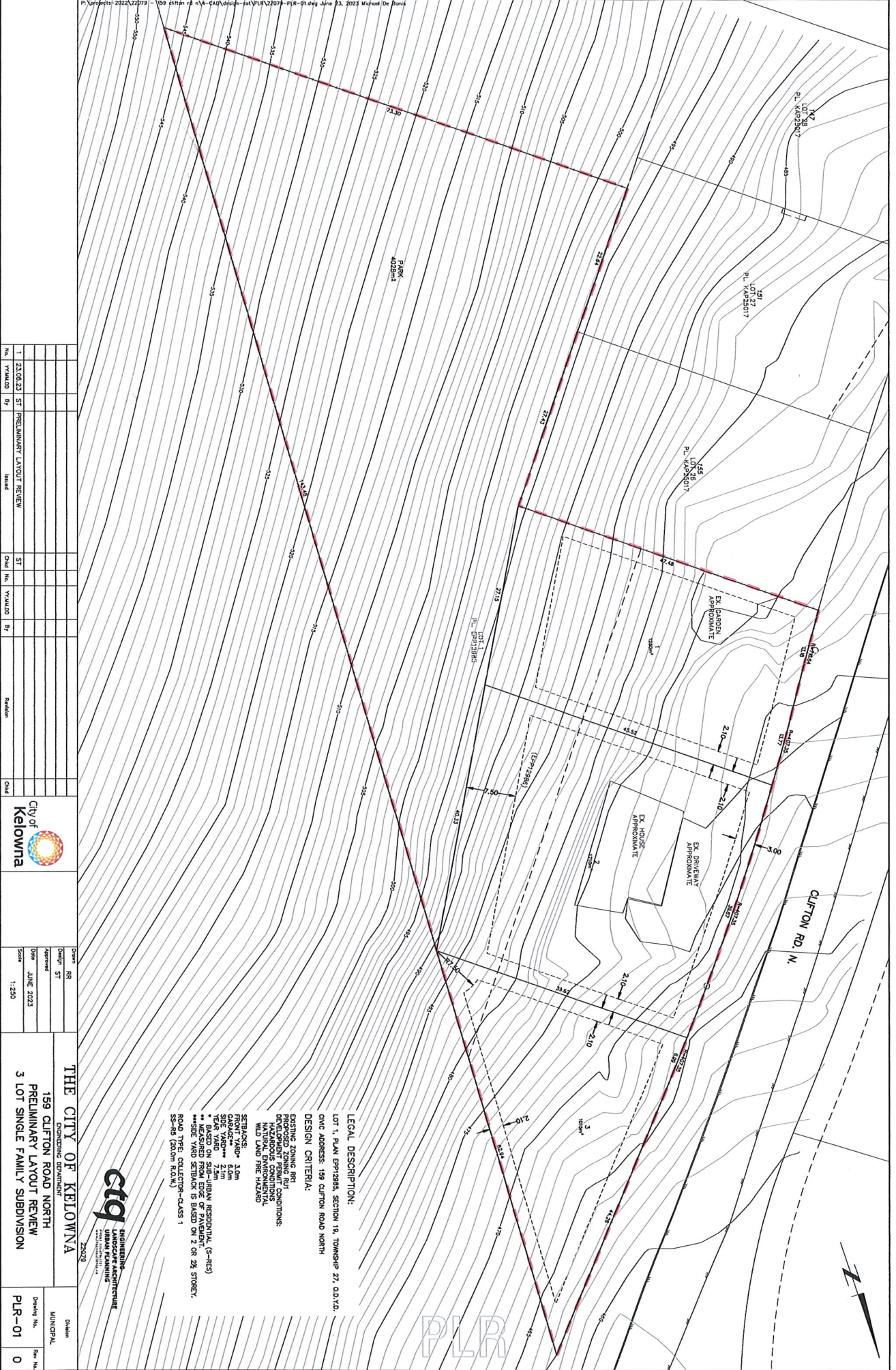
73.25

143.47

44.38

47.59

43.61



Project: 2022/22079 - 159 Clifton Rd N - C42/Colch - 1st - 1st - 22079 - PLR-01.dwg Date: 23. June 2023 Michael De Bona						
No.	Issued By	Issue	Check No.	Reviewed By	Revision	Draw
1	23.06.23	ST PRELIMINARY LAYOUT REVIEW	ST			
Drawn	RR	Check	ST	Date	JUNE 2023	Scale
1:250						
THE CITY OF KELOWNA ENGINEERING DEPARTMENT 159 CLIFTON ROAD NORTH PRELIMINARY LAYOUT REVIEW 3 LOT SINGLE FAMILY SUBDIVISION						
Order	MUNICIPAL	Drawn No.	PLR-01	Rev No.	0	

LEGAL DESCRIPTION:
 LOT 1, PLAN EPI19845, SECTION 19, TOWNSHIP 27, Q.D. Y.D.
 CMC ADDRESS: 159 CLIFTON ROAD NORTH

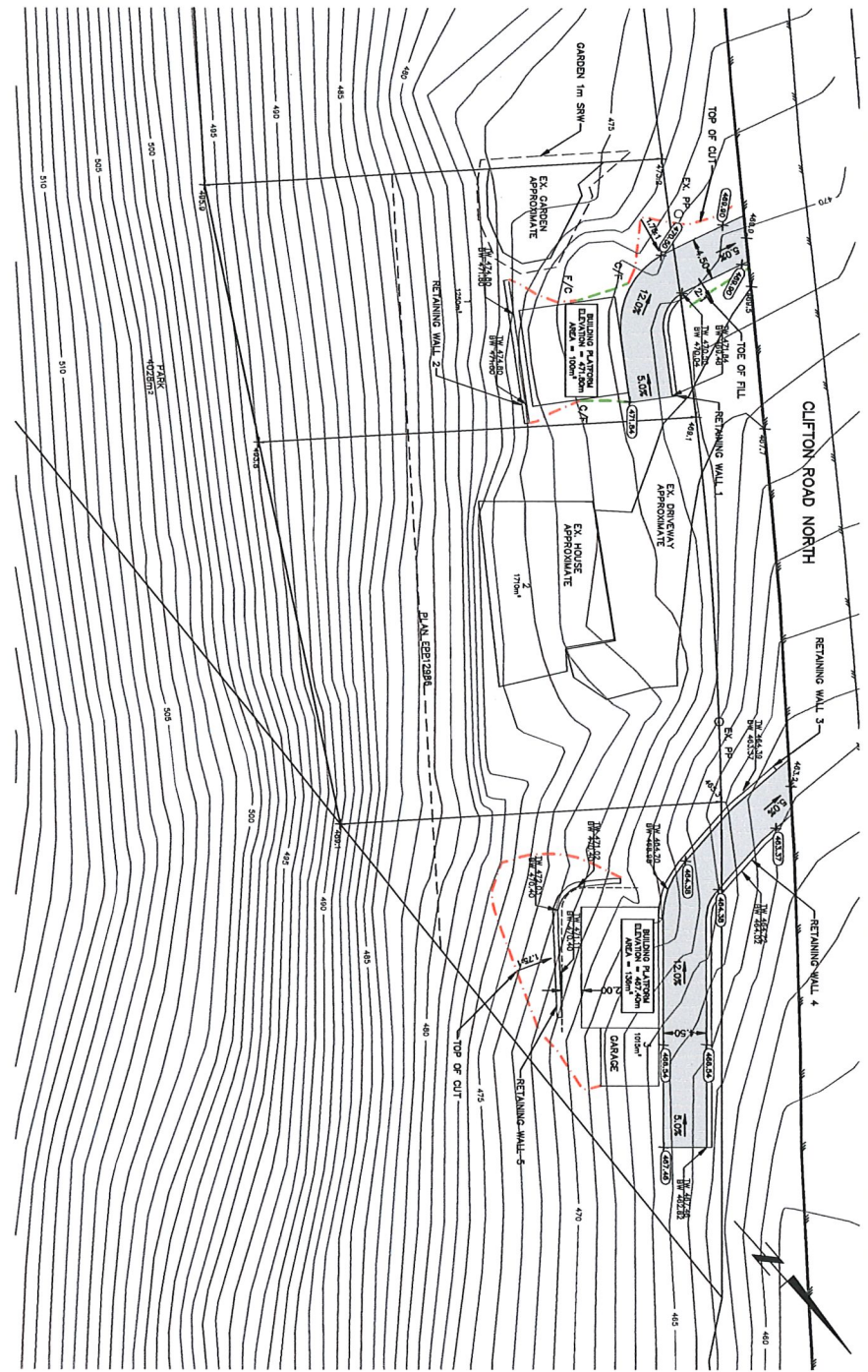
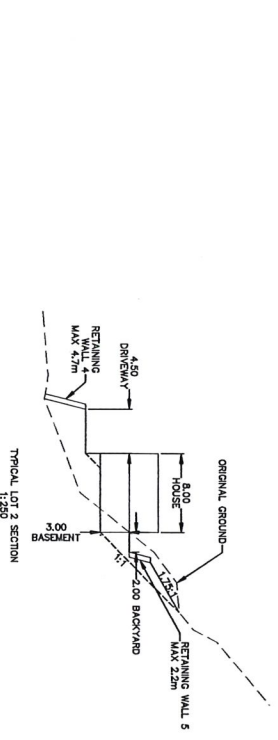
DESIGN CRITERIA:
 EXISTING ZONING: RRT
 PROPOSED ZONING: RRT
 HAZARDOUS CONDITIONS: NONE
 NATURAL ENVIRONMENT: NONE
 SETBACKS:
 FRONT YARD: 3.0m
 SIDE YARD: 0.6m
 REAR YARD: 7.5m
 ** BASED ON SUB-URBAN RESIDENTIAL (S-RS3)
 ** SIDE YARD SETBACK IS BASED ON 2 OR 2X STOREY,
 SS-95 (C420N R.O.W.)



PLR

EXISTING ELEVATIONS ON	TOP OF WALL
DESIGN ELEVATIONS ON	TOP OF WALL
PAVEMENT	TO PROPOSED SHADE TO PROPOSED SHADE
DESIGN ELEVATIONS ON	TO PROPOSED SHADE
PROPOSED FLOW	EXTENT OF GRAVITY
GRADE BREAKS	GRADE BREAKS

No.	TYPMAD	By	Checked	No.	TYPMAD	By	Checked
1	23.06.07	ST					



City of Kelowna logo

City File # TBD

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
159 CLIFTON RD N
GRADING PLAN

22079

ctg ENGINEERING ARCHITECTURE URBAN PLANNING

Drawn	MD
Check	ST
Appr	ST
Date	JUNE 2023
Scale	1:250

Division	MUNICIPAL
Drawing No.	C-01
Rev. No.	0

- NOTES:
1. BACK OF LOTS - FINISHED GRADE TO BE LEFT AT EXISTING GRADE UNLESS OTHERWISE INDICATED.
 2. INDIVIDUAL LOT GRADING PLANS TO BE SUBMITTED WITH PLANS FOR BUILDING PERMIT.
 3. FINISH CONSTRUCTION OF HOUSES ALL LOTS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
 4. IF BUILDER WISHES TO BUILD AT AN ELEVATION LOWER THAN THE DESIGN USE THE PROPOSED SHALE DESIGNED AND SUPERSEDED BY A GEOTECHNICAL ENGINEER COMPLETE WITH BUILDING PERMS BY BE AND C-B.
 5. ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON CAN GIS CONTOURS.
 6. TYPICAL SLOPES:
CUT SLOPES TO BE 1:1.75:1
DIT (ROCK) SLOPE TO BE 1:75:1
FILL SLOPE TO BE 2:1
 7. REFER TO GEOTECHNICAL REPORT BY BEADON GEOTECHNICAL DATED APRIL 20TH, 2011, FOR UNPAVED GEOTECHNICAL REPORT TO BE PROVIDED AT A LATER DATE.
 8. ROCK WALLS TO BE CERTIFIED BY GEOTECHNICAL ENGINEER.
 9. WALLS HIGHER THAN 1.2m TO BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER.
 10. ALL WORKS TO BE MET AND (MAXIMUM 3.00m) RAINFALL RATED PROTECTION, SECTION OF 27 OF FOUNDATIONS, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL-UPLAND WORKS BY CITY OF KELOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DRG & BRIDGE.

- EROSION AND SEDIMENT MANAGEMENT - ALL STAGE OF CONSTRUCTION.**
11. ALL WORK IS TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTORS IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, AND/OR ANY OTHER DELTERIOUS SUBSTANCES INTO ANY STORM SEWER OR WATERCOURSE.
 12. ALL EXISTING CATCH BASINS OFF SITE TO HAVE FILTER FABRIC INSTALLED PRIOR TO ANY WORK STARTING.
 13. TO PREVENT EROSION:
13.1. PREVENT CONCENTRATED OVERLAND FLOW FROM OCCURRING
13.2. COVER EXPOSED EARTH AND DISTURBED AREAS WITH TURF OR ANY EQUIVALENT
13.3. LIMIT CLEANING AS MUCH AS POSSIBLE TO AREAS TO BE IMMEDIATELY WORKED.
 14. PREVENT WIND BLOWN EROSION BY WATERING, COVERING EXPOSED EARTH OR BY OTHER APPROVED MEASURES.
 15. EROSION & SEDIMENT MANAGEMENT WORKS SHALL BE INSTALLED BY THE CONTRACTORS PRIOR TO ANY WORK IN THE AREA FOR WHICH THE EROSION & SEDIMENT MANAGEMENT WORKS ARE INTENDED INCLUDING REMOVAL, CLEANING AND EARTHWORKS.
 16. ALL EROSION & SEDIMENT MANAGEMENT WORKS TO BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES TO ASSURE PROPER OPERATION; REPLACEMENT OF SILT TRAPES AND FILTER CLOTHS (CATCH BASINS); THE FLUSHING OF SEWERS AND CLEANING OF SHUPS ARE REQUIRED DURING THE COURSE OF CONSTRUCTION.
 17. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT FROM SEDIMENT MANAGEMENT FACILITIES BEFORE SEDIMENT REACHES ONE THIRD OF THE HEIGHT OF THE FACILITY.
 18. MONITOR EROSION AND SEDIMENT MANAGEMENT WORKS DAILY AND AFTER HEAVY WORK WEEK OR HOLIDAYS.
 19. PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR TO INSPECT ALL CATCH BASINS TO DETERMINE THE EXISTING SIZES AND START OF BASINS TO PREVENT SEDIMENT FROM ENTERING ANY STORM SYSTEM.
 20. DURING CONSTRUCTION THE CONTRACTOR IS TO FUSH AND CLEAN STORM SYSTEM AS REQUIRED AND AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR MAY NEED TO EMPLOY ADAPTIVE MEASURES, AND/OR ADDITIONAL MEASURES, AND/OR ADJUST THE SEDIMENT TRAPES TO PREVENT THE RELEASE OF SEDIMENT UNDER VARYING AS SITE CONDITIONS CHANGE.
 21. ALL EROSION AND SEDIMENT MANAGEMENT WORKS ARE TO BE COMPLETED BY ALL BUILDING ACTIVITIES ARE TO BE COMPLETED AND UNTIL VEGETATION HAS DEVELOPED ON EXPOSED AND DISTURBED AREAS WHICH CONTRIBUTE FLOWS TO EROSION AND SEDIMENT MANAGEMENT WORKS.