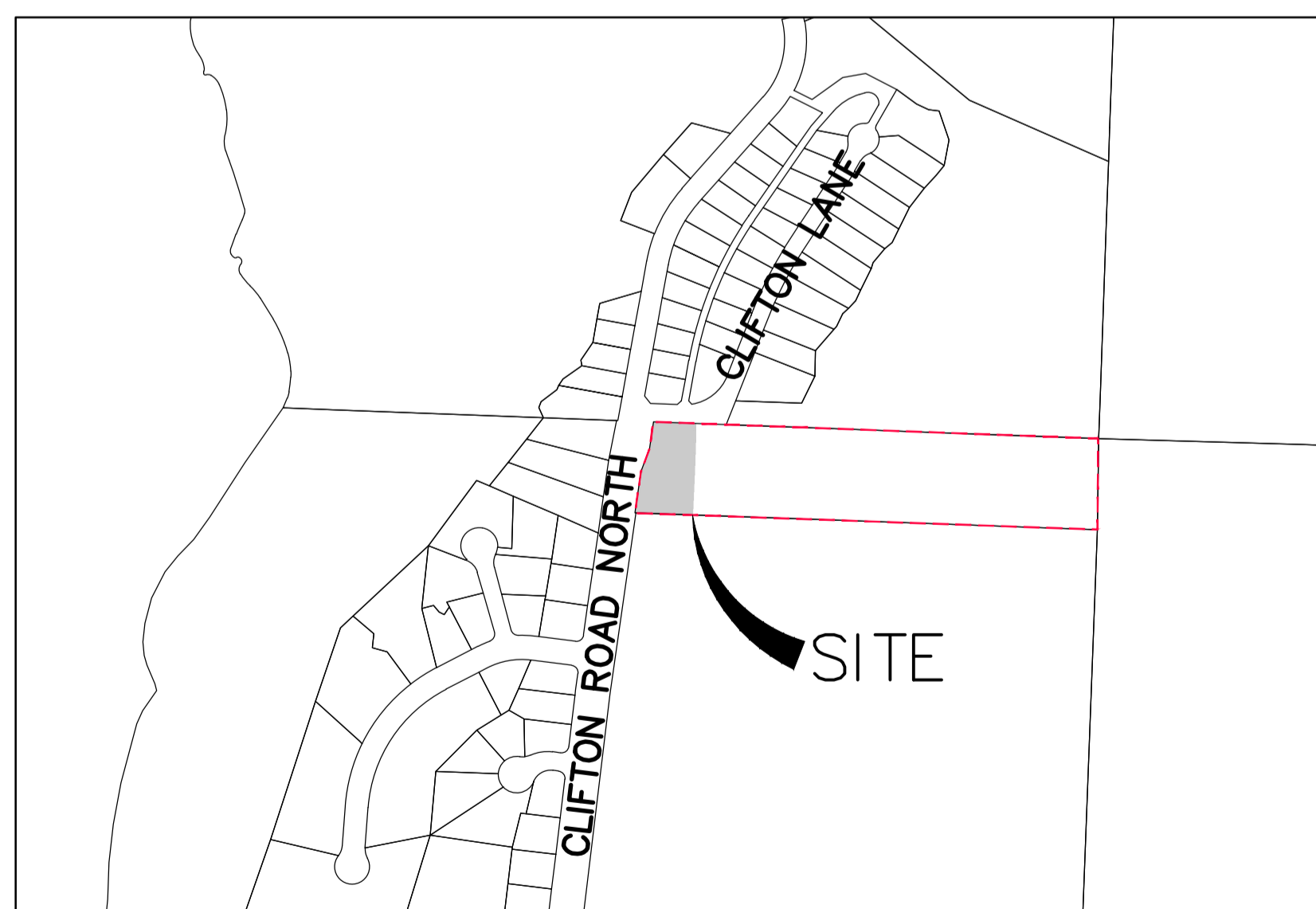


CHRISTIAN HOLZHEY
CLIFTON ROAD NORTH
5 LOT SUBDIVISION
KELOWNA, BC

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

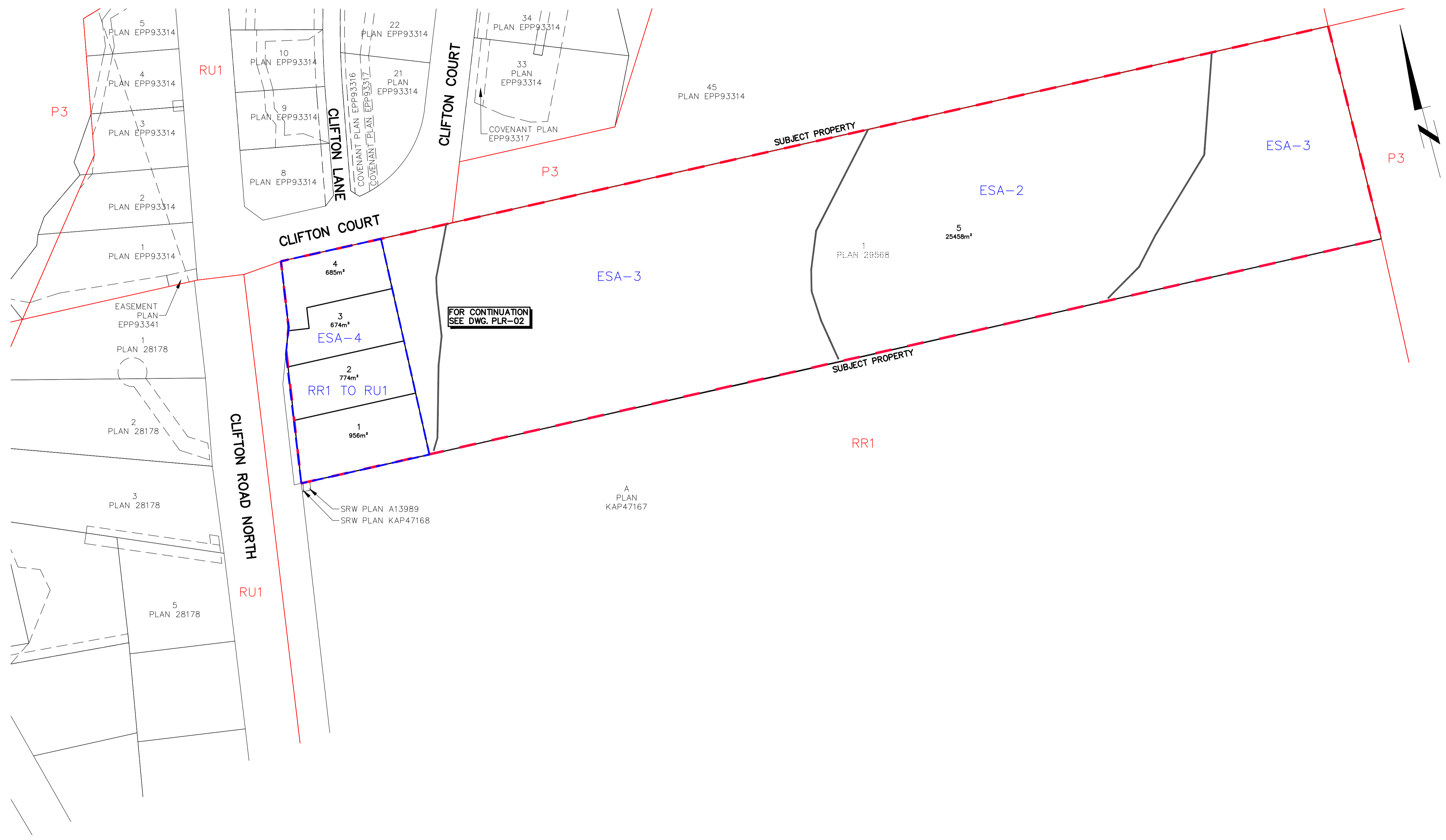
PROPOSED SUBDIVISION OF
LOT 1 PLAN KAP29568

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JUNE 2023
PROJECT #22022
CITY FILE #TBD

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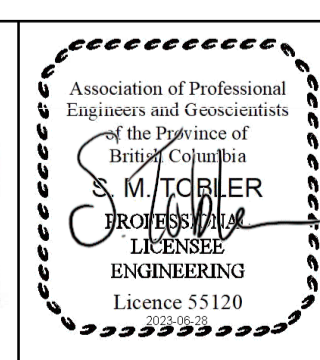
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THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
CLIFTON ROAD NORTH
5 LOT SUBDIVISION
LOT LAYOUT PLAN – OVERALL SITE

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

Drawn MJD/TF
 Design MJD/TF
 Approved
 Date JUNE 2023
 Scale 1:750



No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
2	23.06.27	SC	FOR APPROVAL	HK					
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FOR CONTINUATION
SEE DWG. PLR-01

5
25458m²
1
PLAN 28178

LEGAL DESCRIPTION:

LOT 1, SEC 8, TP 23, ODYD, PLAN 29568

CIVIC ADDRESS: 491 CLIFTON ROAD NORTH

CURRENT ZONING=RR1
PROPOSED ZONING=RU1

DESIGN CRITERIA:

ZONING RUI

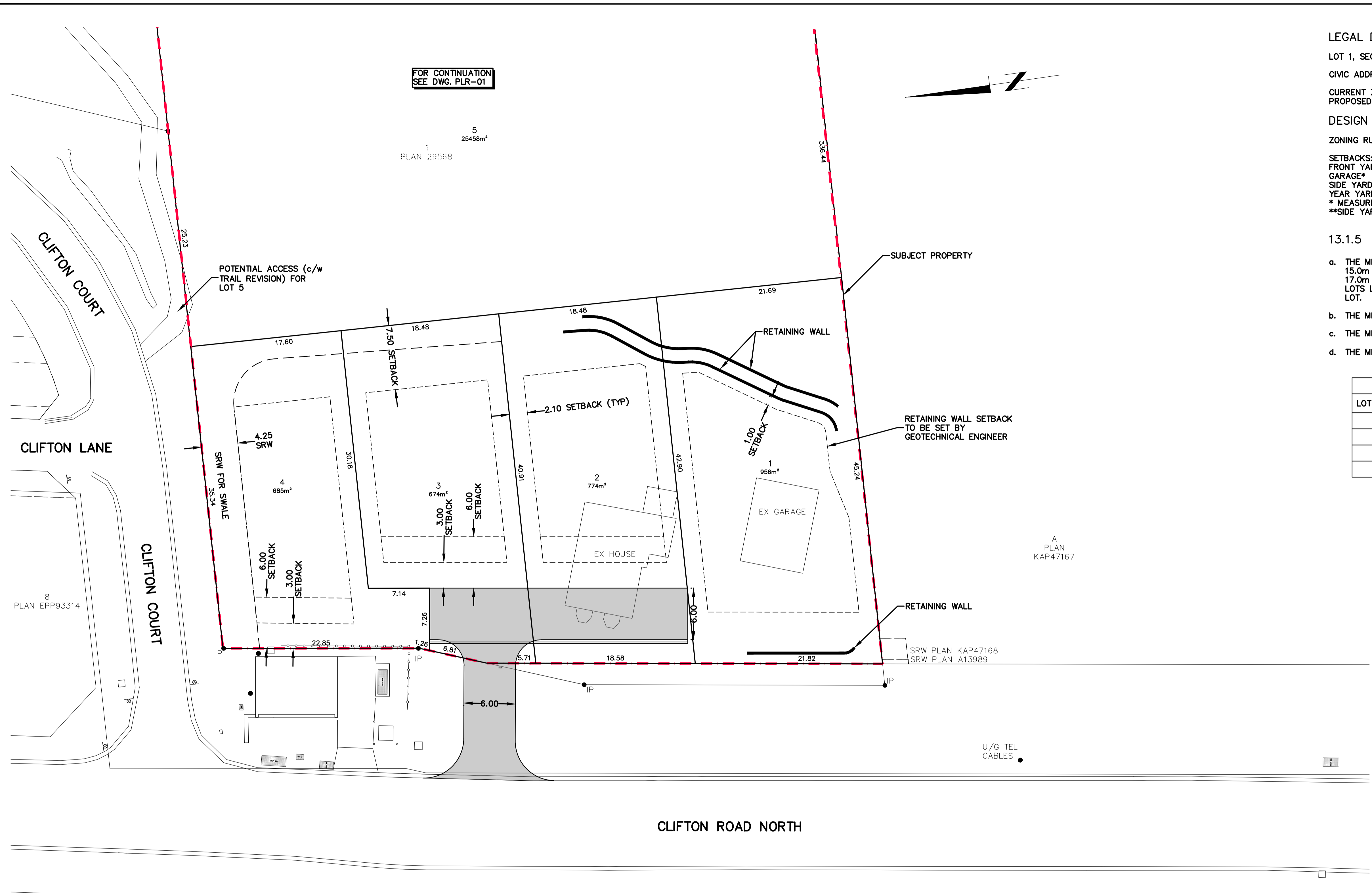
SETBACKS:
FRONT YARD 3.0m
GARAGE* 6.0m
SIDE YARD** 2.1m
YEAR YARD 7.5m

* MEASURED FROM BACK OF CURB OR SIDEWALK.
**SIDE YARD SETBACK FOR FLANKING STREET IS 3.0m.

13.1.5 SUBDIVISION REGULATIONS:

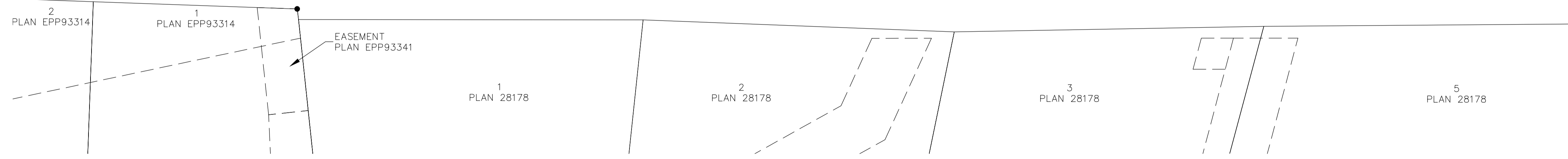
- a. THE MINIMUM LOT WIDTH IS 16.5m, EXCEPT IT CAN BE 15.0m WHERE THERE IS ACCESS TO A REAR LANE. IT IS 17.0m FOR A CORNER LOT OR WHERE IT WOULD CREATE LOTS LESS THEN 50% OF THE WIDTH OF AN ABUTTING ru1 LOT.
- b. THE MINIMUM LOT DEPTH IS 30.0m
- c. THE MINIMUM LOT AREA IS 550m²
- d. THE MINIMUM BUILDABLE AREA IS 150m²

BUILDABLE AREA	
LOT NUMBER	AREA (m ²)
1	420.7
2	279.2
3	251.4
4	257.7



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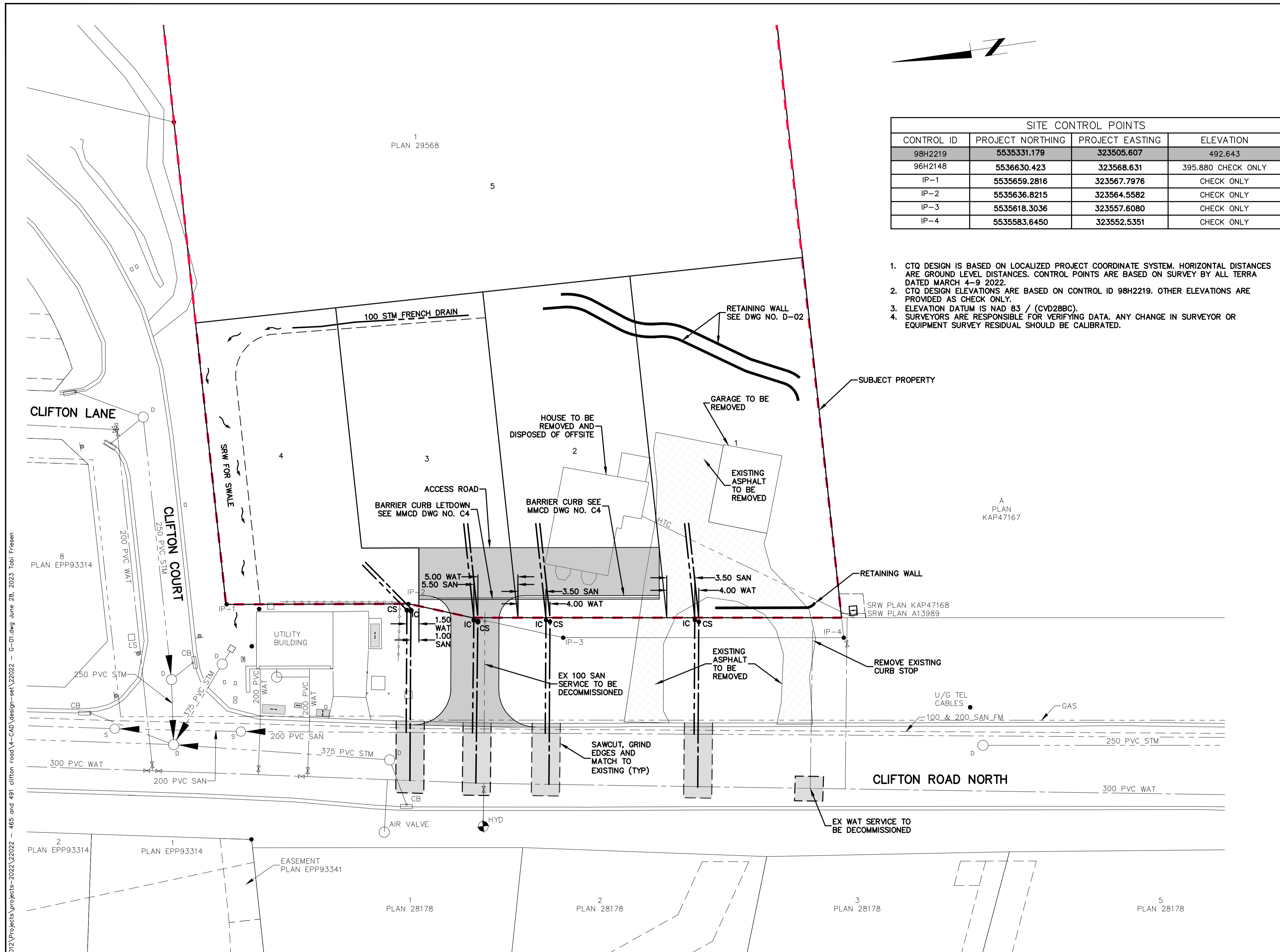
CITY FILE # TBD
22022

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

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

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
2	23.06.27	SC	FOR APPROVAL	HK					
1	23.04.12	SC	FOR APPROVAL	SC	1	23.06.27	TF	AS PER CITY COMMENTS	HK

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



SITE CONTROL POINTS			
CONTROL ID	PROJECT NORTHING	PROJECT EASTING	ELEVATION
98H2219	5535331.179	323505.607	492.643
96H2148	5536630.423	323568.631	395.880 CHECK ONLY
IP-1	5535659.2816	323567.7976	CHECK ONLY
IP-2	5535636.8215	323564.5582	CHECK ONLY
IP-3	5535618.3036	323557.6080	CHECK ONLY
IP-4	5535583.6450	323552.5351	CHECK ONLY

- CTQ DESIGN IS BASED ON LOCALIZED PROJECT COORDINATE SYSTEM. HORIZONTAL DISTANCES ARE GROUND LEVEL DISTANCES. CONTROL POINTS ARE BASED ON SURVEY BY ALL TERRA DATED MARCH 4-9 2022.
- CTQ DESIGN ELEVATIONS ARE BASED ON CONTROL ID 98H2219. OTHER ELEVATIONS ARE PROVIDED AS CHECK ONLY.
- ELEVATION DATUM IS NAD 83 / (CVD28BC).
- SURVEYORS ARE RESPONSIBLE FOR VERIFYING DATA. ANY CHANGE IN SURVEYOR OR EQUIPMENT SURVEY RESIDUAL SHOULD BE CALIBRATED.

- GENERAL NOTES:**
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH MMCD PLATINUM EDITION VOLUME II, AND THE CITY OF KELOWNA SUBDIVISION, DEVELOPMENT AND SERVICING BYLAW NO. 7900 AND AMENDMENTS, AND BC BUILDING CODES 2018.
 - CONTRACTOR TO CALL BC ONE CALL (1-800-474-6886) PRIOR TO CONSTRUCTION.
 - MEASURE INFORMATION (LOCATION/ELEVATION) ANY AND ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND FORWARD THIS INFORMATION TO CTQ CONSULTANTS LTD.
 - THE CONTRACTOR AND CONSULTANT ARE TO COMPLETE ALL TIE-INS AND DISCONNECTS FOR CITY WATER, SEWER AND DRAINAGE SYSTEMS IN THE PRESENCE OF CITY PERSONNEL. THE CONTRACTOR IS TO COORDINATE THIS WITH THE UTILITY SERVICE PERSON (250-470-0490) AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO SCHEDULING. FOR WATER TIE-INS, PRIOR APPROVAL IS REQUIRED FROM THE WATER UTILITY ENGINEERING TECHNOLOGIST (250-470-0679) TO CONFIRM SUCCESSFUL PRESSURE TESTING, CHLORINATION, AND FLUSHING. PRIOR TO SCHEDULING, THE CONTRACTOR MUST OBTAIN A ROAD USAGE 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 MMCD (PLATINUM EDITION) ENVIRONMENTAL PROTECTION SECTION 01 57 01 REQUIREMENTS, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL-UPLAND WORKS BY CITY OF KELOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DFO + BCMOE.
 - LOTS 1-3 SERVICES TO BE EXTENDED 3.0m PAST EDGE OF ACCESS LANE. LOT 4 SERVICES TO BE EXTENDED 3.0m PAST PROPERTY LINE.
 - MARK ALL SERVICE STUB LOCATIONS WITH 2x4 POST PAINTED AS PER MMCD; WATER-BLUE, SANITARY-RED. MARK POSTS WITH SERVICE DEPTH.
 - CONNECT ALL SEWER SERVICE WYES AT 45° FROM SPRING LINE AS PER CITY OF KELOWNA DWG. SS-S7 AND MMCD DWG. S8.
 - 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 SERVICE STUB LOCATIONS WITH 2x4 POST PAINTED AS PER MMCD; WATER-BLUE, SANITARY-RED. 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-S7.
 - WATER SERVICE - CURB STOP TO BE INSTALLED 0.5m OFFSET FROM PROPERTY LINE AS PER CITY OF KELOWNA DRAWING SS-W2.

PIPE TYPE:
 SERVICE CONNECTIONS (SINGLE FAMILY)
 WATER - 25mm PE
 SANITARY - 100mm DR28 PVC

FOR APPROVAL

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Legend	
existing	proposed
Water	Blowoff
Sanitary Sewer	Hydrant
Storm Sewer	Water Valve
Gas	San Manhole
Hydro, Tel, Cable	Storm Manhole
O/H Utility	Cleanout
Edge of Asphalt	Catch Basin
Survey Control	Drywell
	Utility Pole
	Lamp Standard

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
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Drawn	MJD/TF
Design	MJD/TF
Approved	
Date	JUNE 2023
Scale	1:250

CITY FILE # TBD

THE CITY OF KELOWNA

ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH

5 LOT SUBDIVISION

COMPOSITE UTILITY PLAN

Division

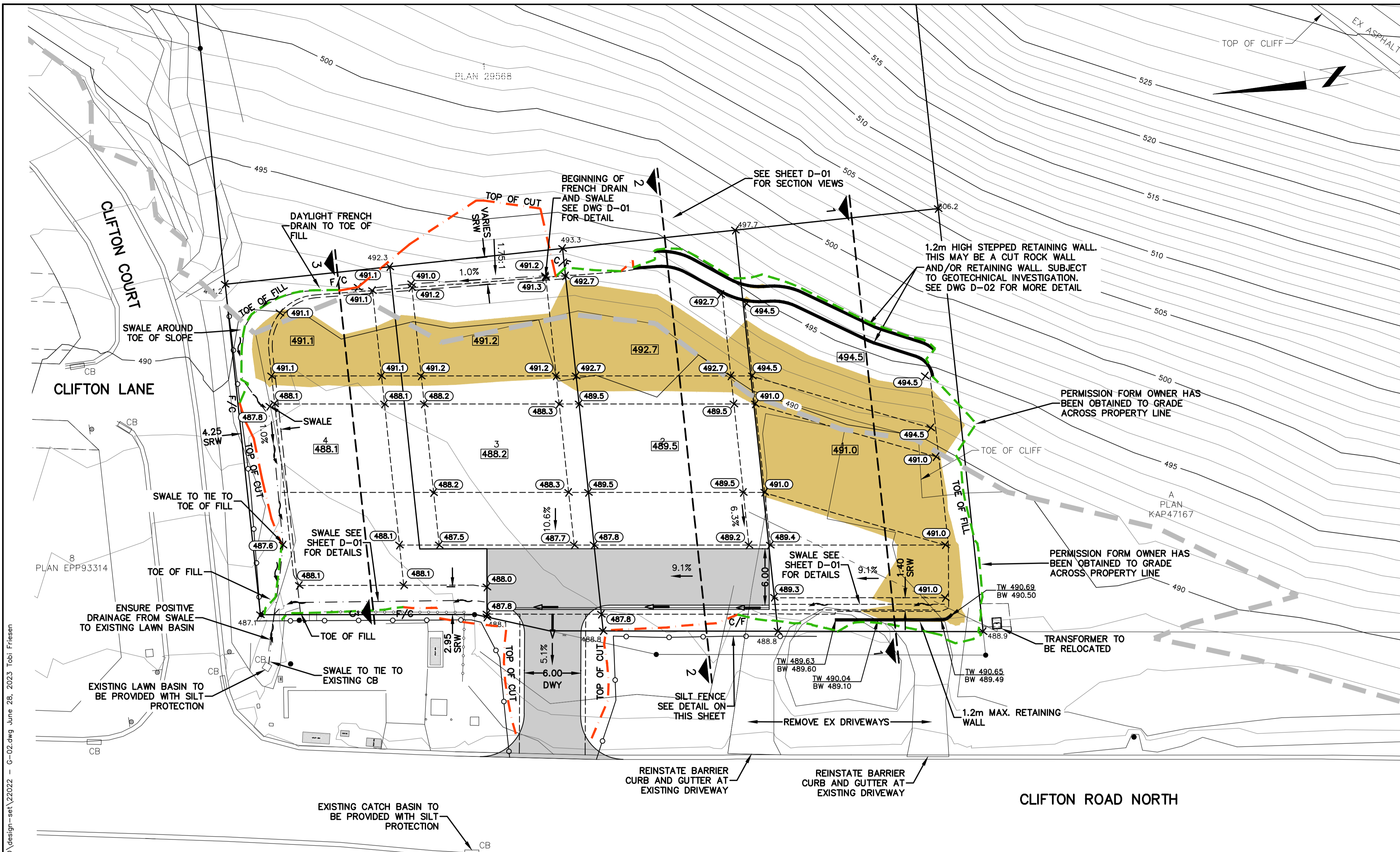
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Drawing No. **G-01**

Rev No. **1**

22022

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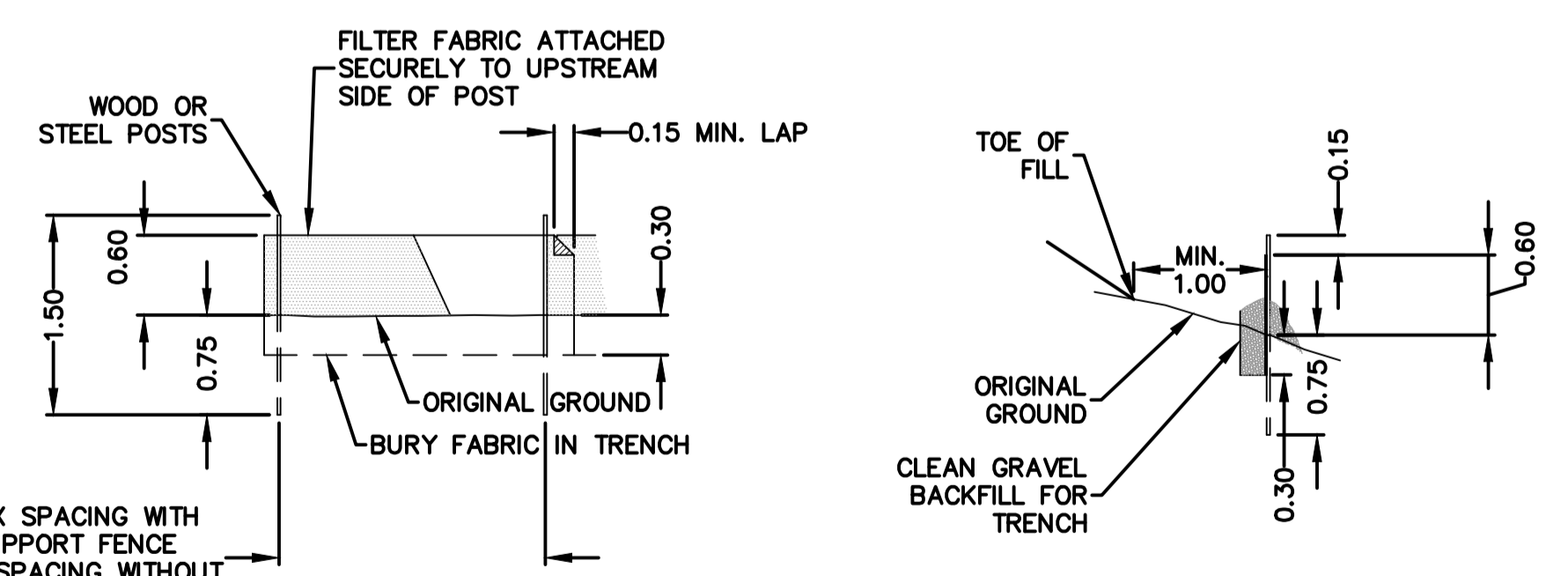


- NOTES:**
- BACK OF LOTS – FINISHED GRADE TO BE LEFT AT EXISTING GRADE UNLESS OTHERWISE INDICATED.
 - INDIVIDUAL LOT GRADING PLANS TO BE SUBMITTED WITH PLANS FOR BUILDING PERMIT.
 - DURING CONSTRUCTION OF HOUSES ALL LOTS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
 - MBE – MINIMUM BUILDING ELEVATION (BASEMENT) – BASED ON SANITARY SERVICE ELEVATION.
 - IF BUILDER WISHES TO BUILD AT AN ELEVATION LESS THAN THE DESIGN MBE THE ROCKPIT SHALL BE DESIGNED AND SUPERVISED BY A GEOTECHNICAL ENGINEER COMPLETE WITH BUILDING FORMS B1, B2 AND C-B.
 - ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON GIS DATA AND FIELD SURVEY
 - TYPICAL SLOPES:
CUT SLOPE TO BE 1.75:1
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 MEET MMCD (PLATINUM EDITION) ENVIRONMENTAL PROTECTION SECTION 01 57 01 REQUIREMENTS, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL—UPLAND WORKS BY CITY OF KELOWNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT – DFO & BCMOE.
 - THIS PLAN NOT TO BE USED FOR BUILDING DESIGN PURPOSES.
 - SRW FOR SWALE TO BE CONFIRMED BY LEGAL SURVEYOR AFTER SITE GRADING IS COMPLETED.

- EROSION AND SEDIMENT MANAGEMENT – ALL STAGE OF CONSTRUCTION**
- ALL WORK IS TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, AND/OR ANY OTHER DELETERIOUS 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:
 - PREVENT CONCENTRATED OVERLAND FLOWS FROM OCCURRING
 - COVER STOCKPILES, EXPOSED EARTH AND DISTURBED AREAS WITH TARP OR ANY APPROVED PRODUCT.
 - 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 PRIOR TO ANY WORK IN THE AREA FOR WHICH THE EROSION & 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 SUMPS 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 RAINFALL OR SNOW MELT EVENTS. ENSURE INSPECTIONS ARE COMPLETED AT END OF WORK WEEK OR HOLIDAYS.
 - PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR TO INSPECT ALL CATCH BASINS TO ENSURE FILTER FABRIC IS SECURE AND CLEAR OF DEBRIS TO PREVENT SEDIMENT FROM ENTERING ANY STORM SYSTEM.
 - DURING CONSTRUCTION THE CONTRACTOR IS TO FLUSH 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 INSTALLED EROSION AND SEDIMENT MANAGEMENT WORKS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER AS SITE CONDITIONS CHANGE.
 - ALL EROSION AND SEDIMENT MANAGEMENT WORKS ARE TO REMAIN IN PLACE UNTIL ALL BUILDING ACTIVITIES ARE 97% 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, RPBio, P.Ag, ASct, CPESC, CISEC OR CESCL) RESPONSIBLE FOR INSPECTING AND MONITORING THE ESC 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 MUST BE MADE AVAILABLE TO THE CITY UPON REQUEST. SHOULD A SITE BE DETERMINED TO BE NON-COMPLIANT, THE PROFESSIONAL WILL BE RESPONSIBLE FOR SUBMITTING NOTIFICATION AND PRESENTING A REMEDIATION PLAN TO THE CITY WITHIN TWO DAYS OF THE EVENT.

FOR APPROVAL

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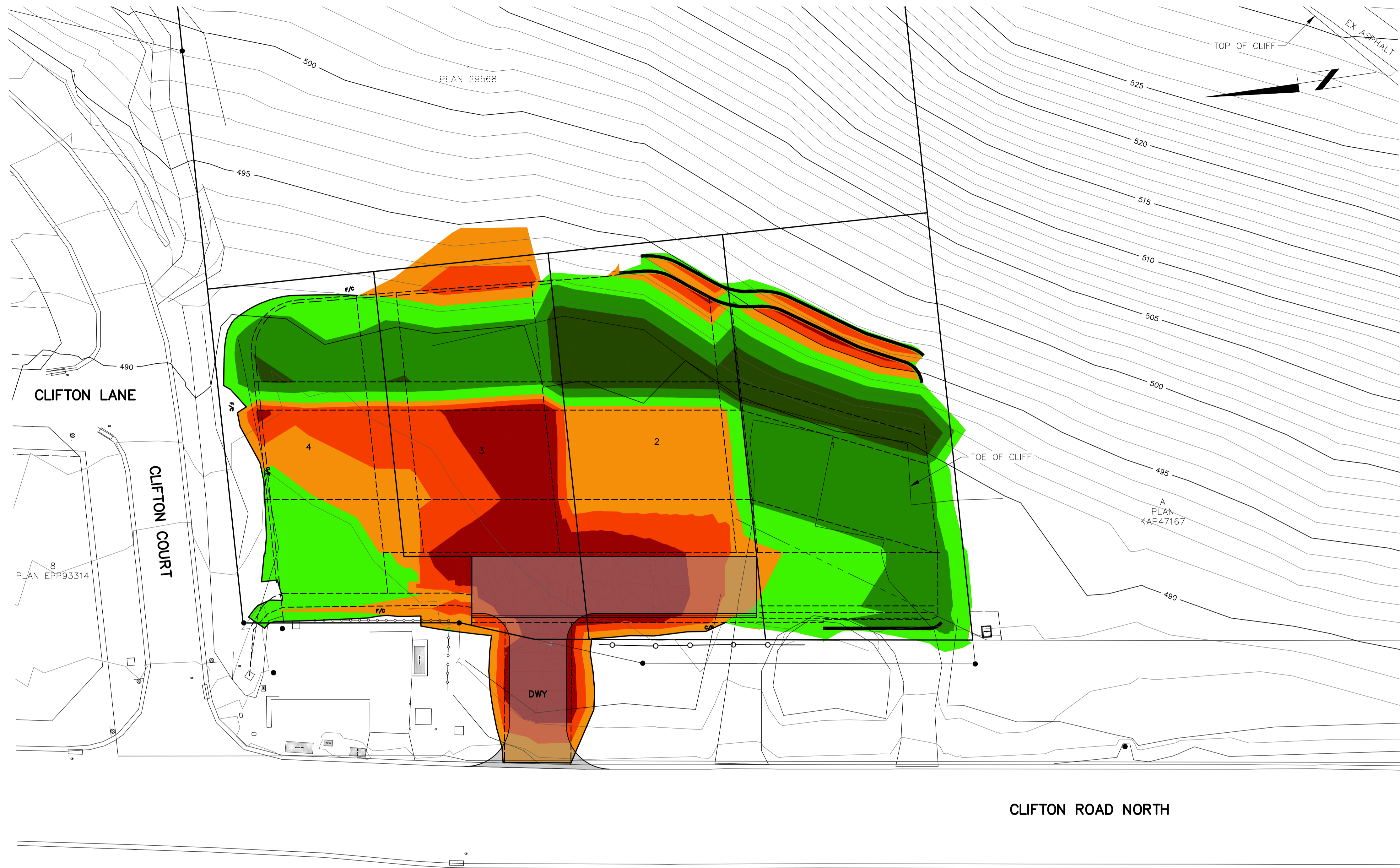
SILT FENCE DETAILS
SCALE 1:50

Legend

604.5	EXISTING ELEVATIONS		AREA WITH > 1.0m FILL		TOE OF WALL
441.3	DESIGN ELEVATIONS		OVERLAND FLOW ROUTE		BOTTOM OF WALL AT FINISHED GRADE
510.6	MBE – MINIMUM BASEMENT ELEVATION		GRADE BREAKS		TOE OF FILL
	SWALE		BOUNDARY OF AREA WITH > 30% SLOPE		TOP OF CUT
					EXTENT OF GRADING

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
2	23.06.27	SC	FOR APPROVAL	HK					
1	23.04.12	SC	FOR APPROVAL	SC	1	23.06.27	TF	AS PER CITY COMMENTS	HK

		Drawn MJD/TF	CITY FILE # TBD THE CITY OF KELOWNA ENGINEERING DEPARTMENT CLIFTON ROAD NORTH 5 LOT SUBDIVISION SITE GRADING PLAN, DRAINAGE AND EROSION CONTROL PLAN	Division MUNICIPAL
		Design MJD/TF		Drawing No. G-02
		Approved	Scale 1:250	Rev No. 1
		Date JUNE 2023		



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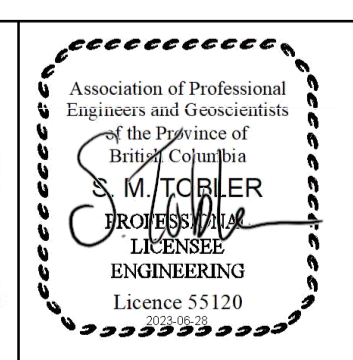
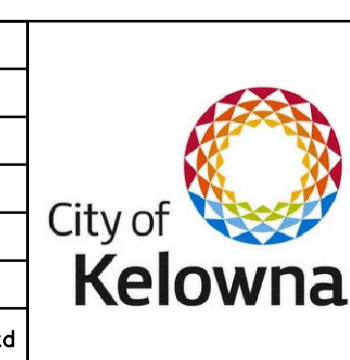
Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-1.670	-1.000	Red
2	-1.000	-0.500	Orange
3	-0.500	0.000	Light Orange
4	0.000	1.000	Yellow
5	1.000	2.000	Light Green
6	2.000	3.715	Dark Green

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

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Legend	
604.5	EXISTING ELEVATIONS
441.3	DESIGN ELEVATIONS
510.6	MBE - MINIMUM BASEMENT ELEVATION
	SWALE
	AREA WITH > 1.0m FILL
	OVERLAND FLOW ROUTE
	GRADE BREAKS
	TOP OF WALL
	BOTTOM OF WALL AT FINISHED GRADE
	TOE OF FILL
	TOP OF CUT
	EXTENT OF GRADING

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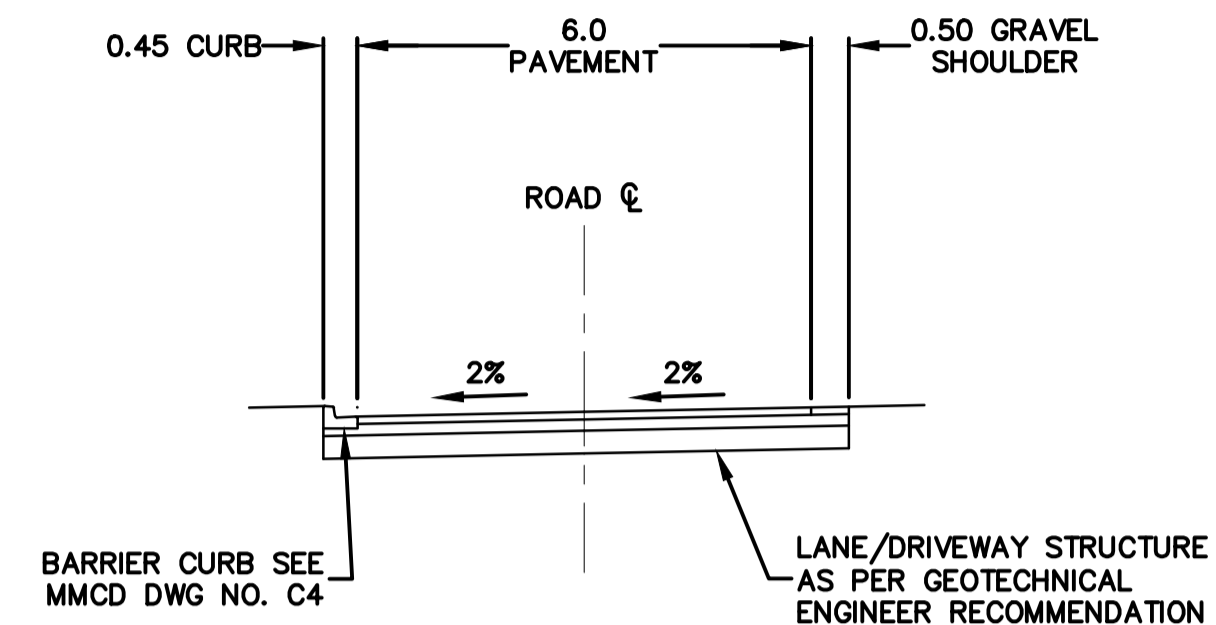
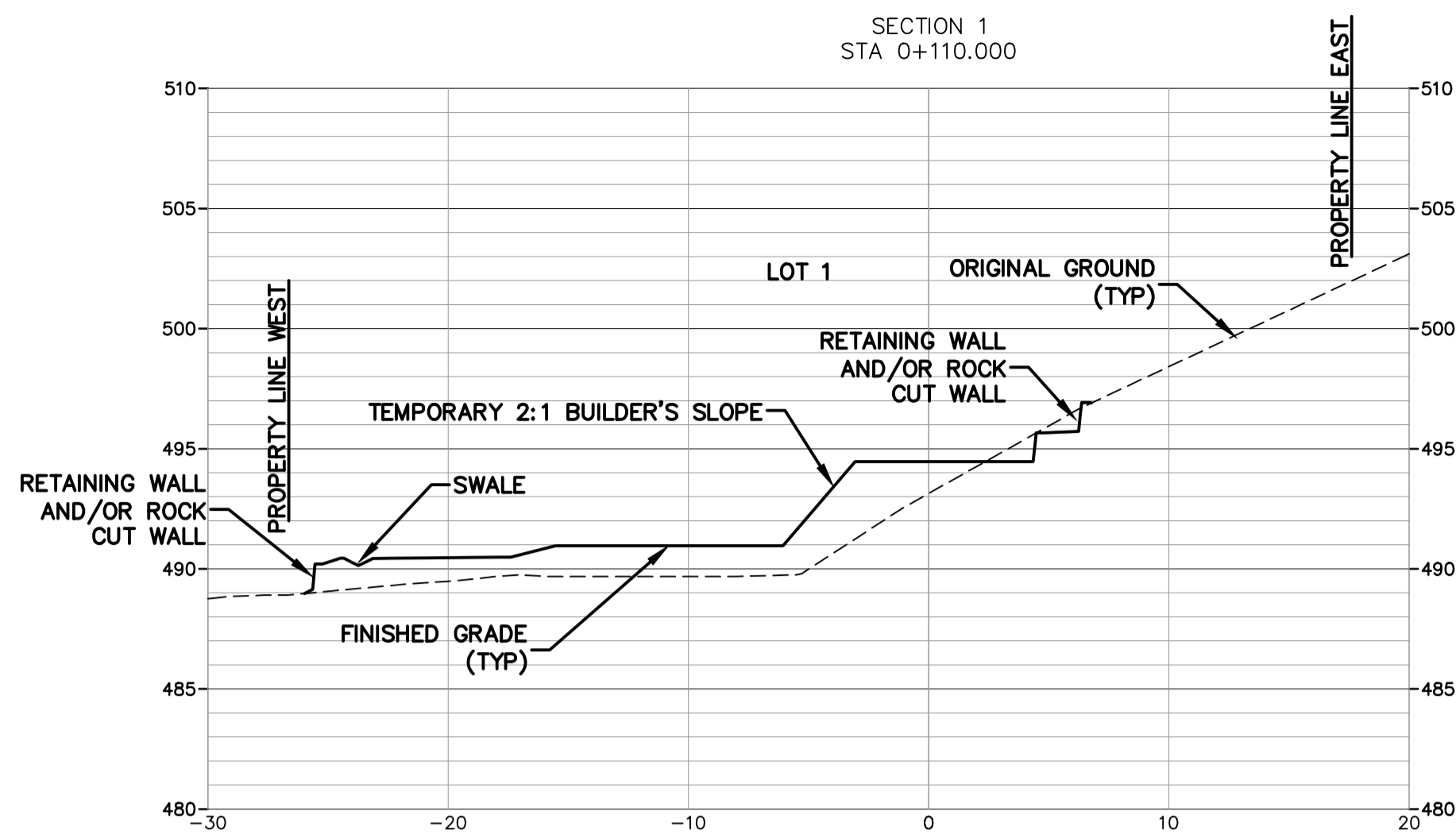
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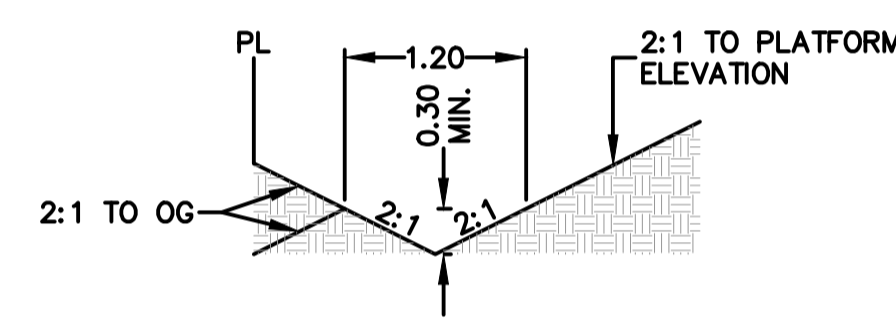
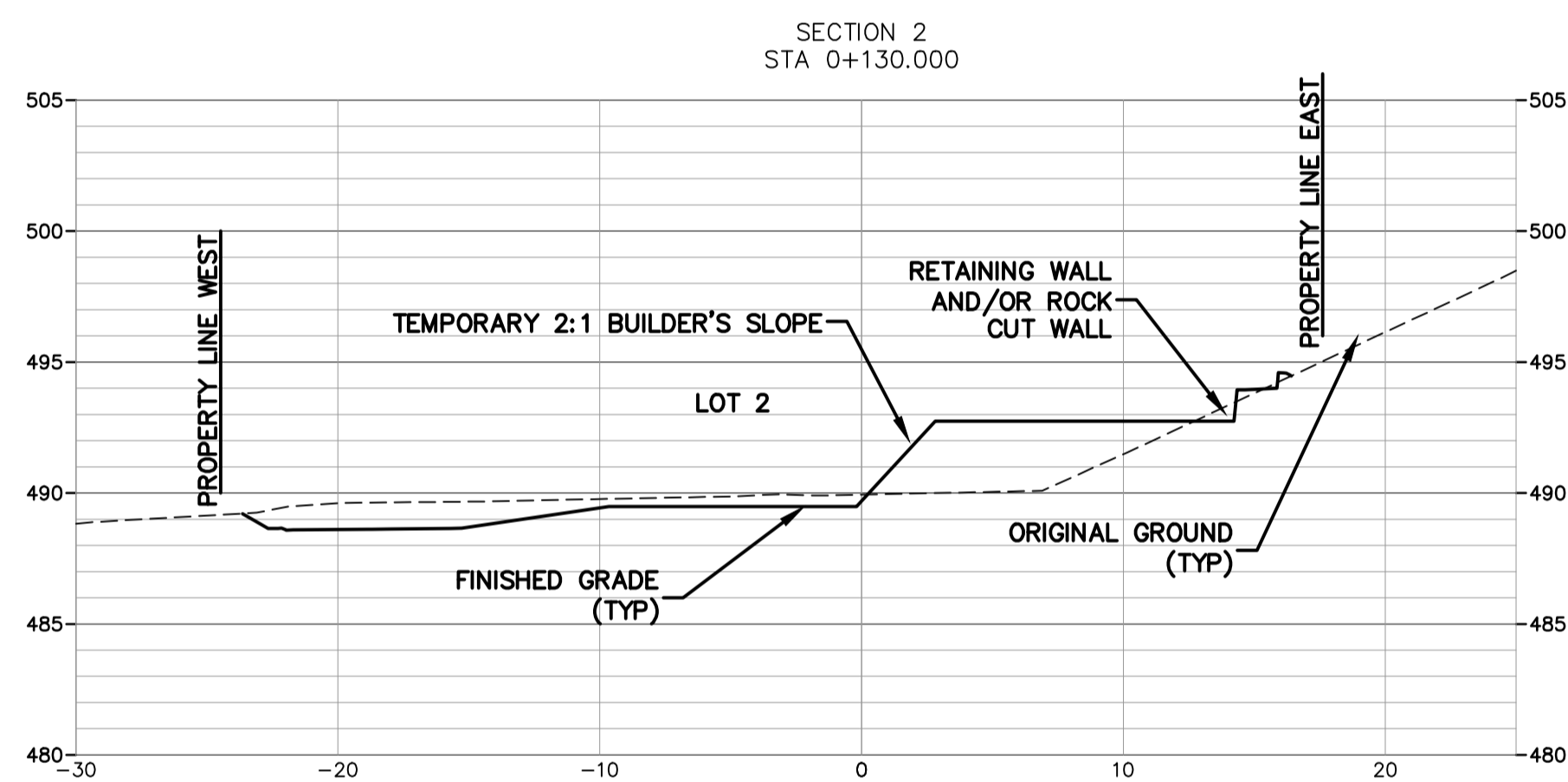
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THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

**CLIFTON ROAD NORTH
5 LOT SUBDIVISION
SITE CUT-FILL PLAN**

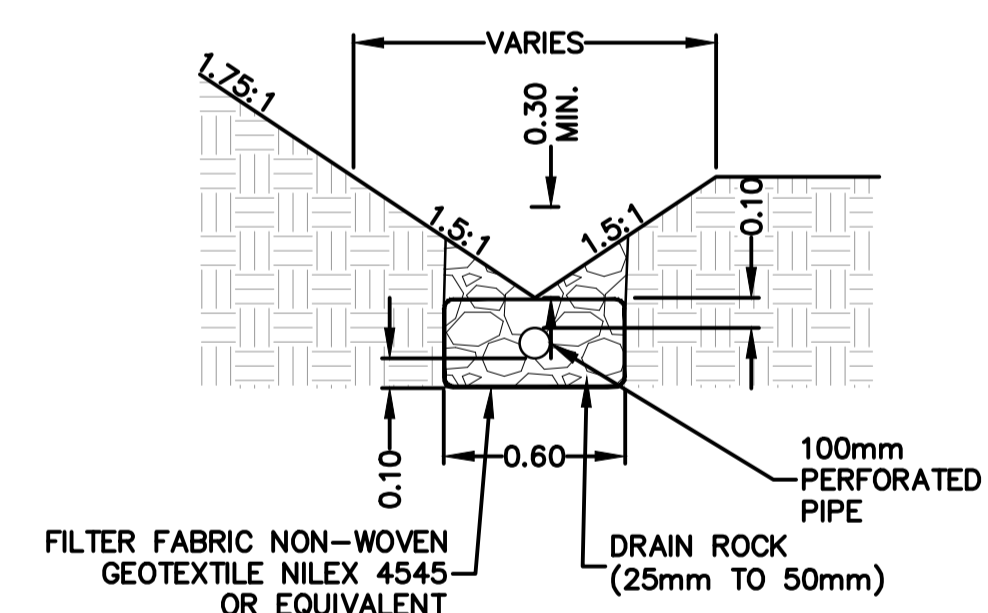
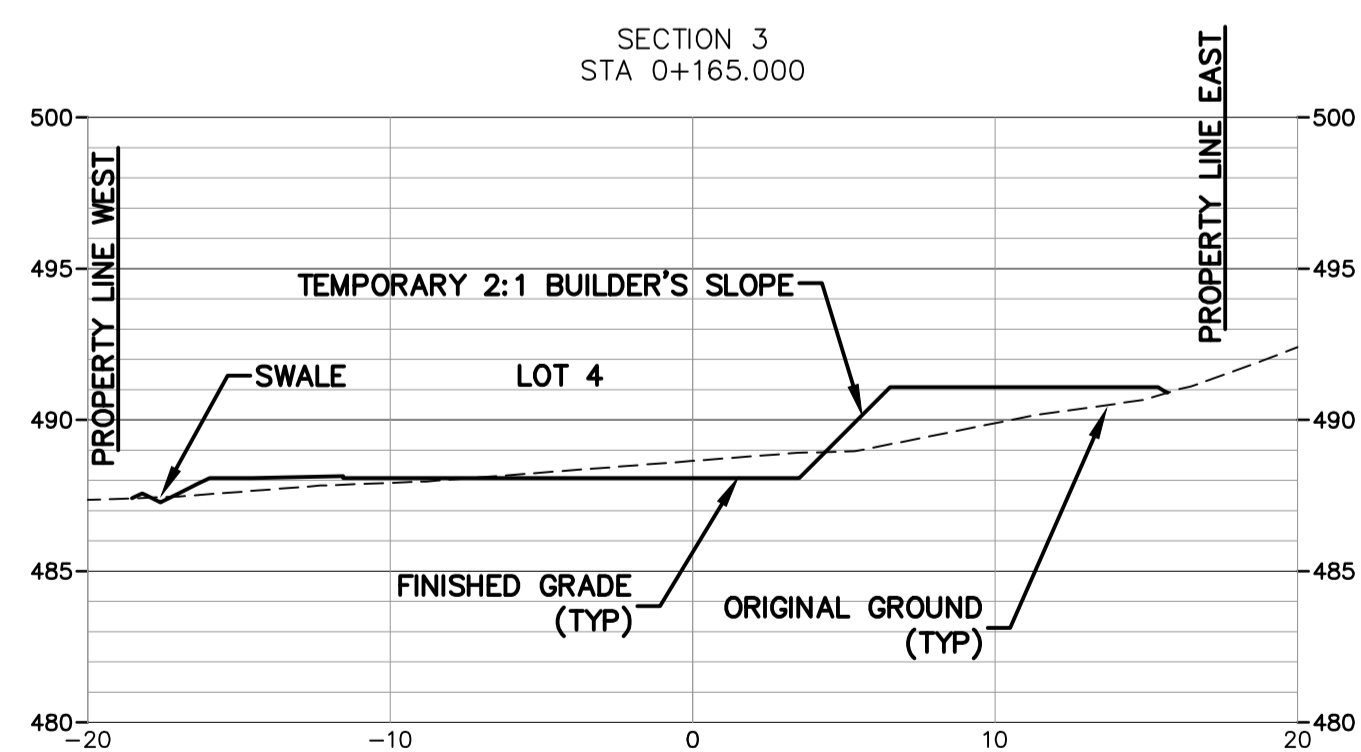
Division MUNICIPAL	
Drawing No. G-03	Rev No. 0



TYPICAL ROAD SECTION
SCALE 1:100



SWALE DETAILS
SCALE 1:50



FRENCH DRAIN AND
SWALE DETAIL
SCALE 1:25

SITE SECTIONS
SCALE 1:250

FOR APPROVAL



CITY FILE # TBD

22022

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

CLIFTON ROAD NORTH
5 LOT SUBDIVISION
SECTION VIEWS AND DETAILS

Division
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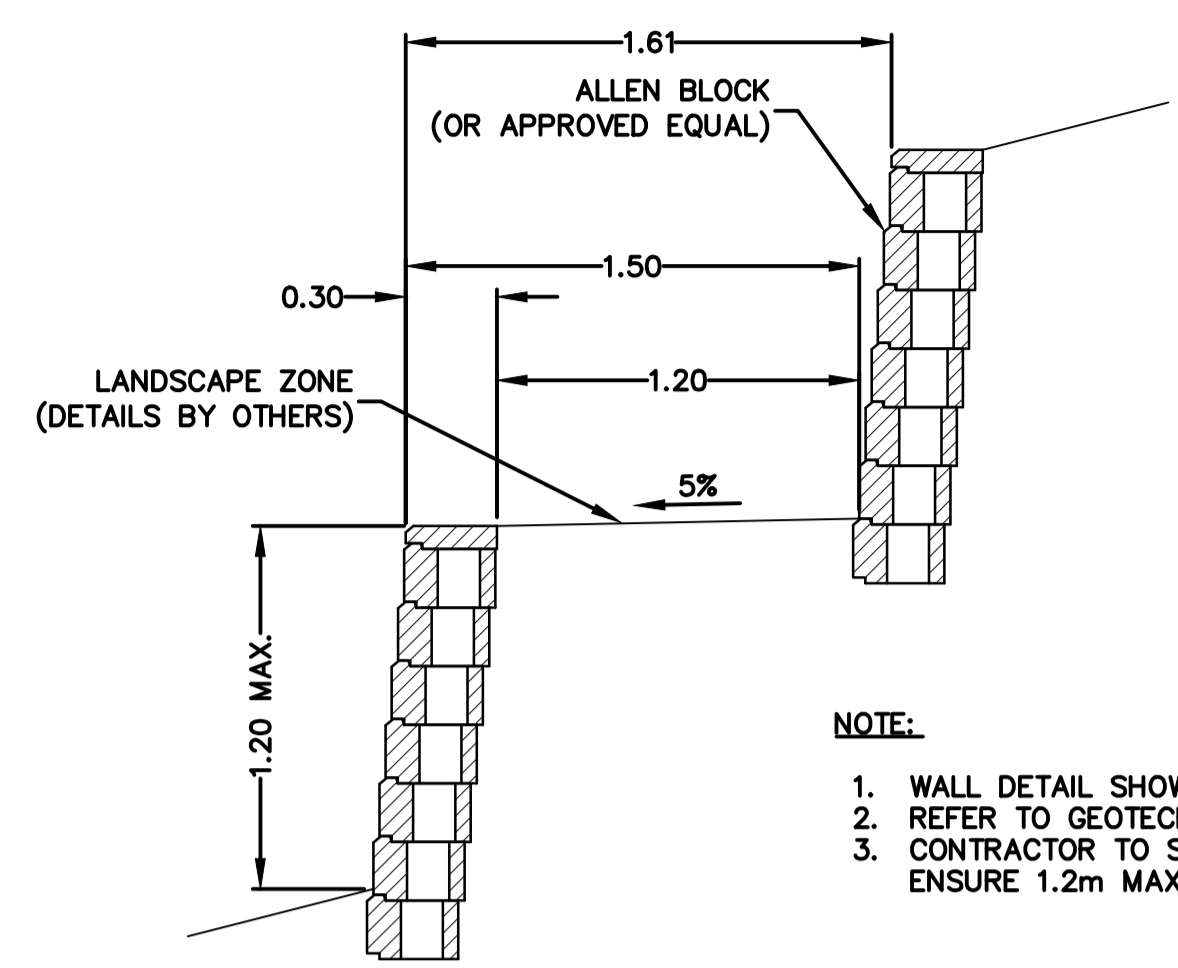
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Rev No. 1

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2	23.06.27	SC	FOR APPROVAL	HK					
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Design	MJD/TF
Approved	
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Scale	AS NOTED

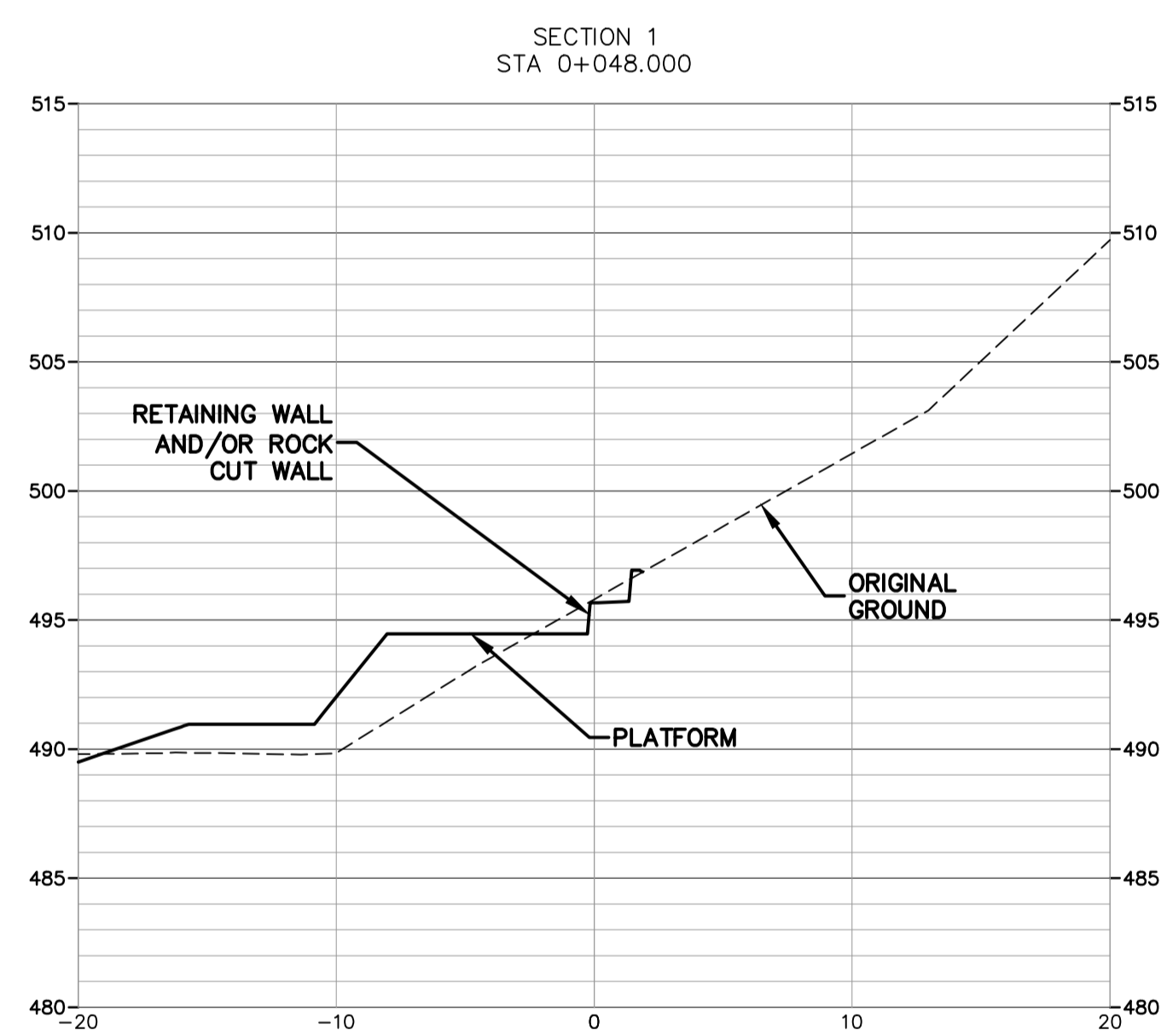
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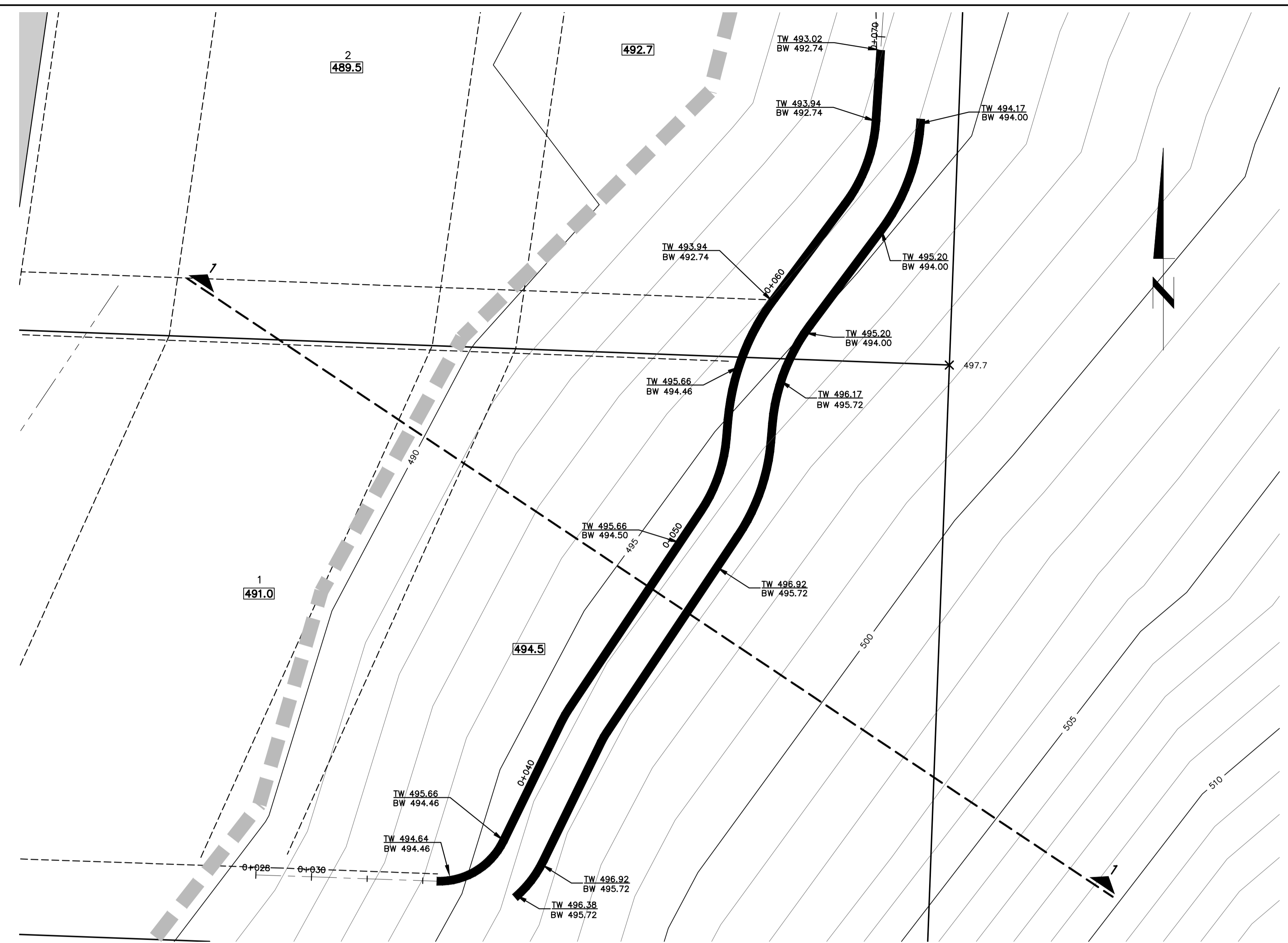


- NOTE:**
1. WALL DETAIL SHOWN IS FOR INFORMATION ONLY
 2. REFER TO GEOTECH FOR WALL DESIGN
 3. CONTRACTOR TO START BASE COURSE TO ENSURE 1.2m MAX. WALL HEIGHT

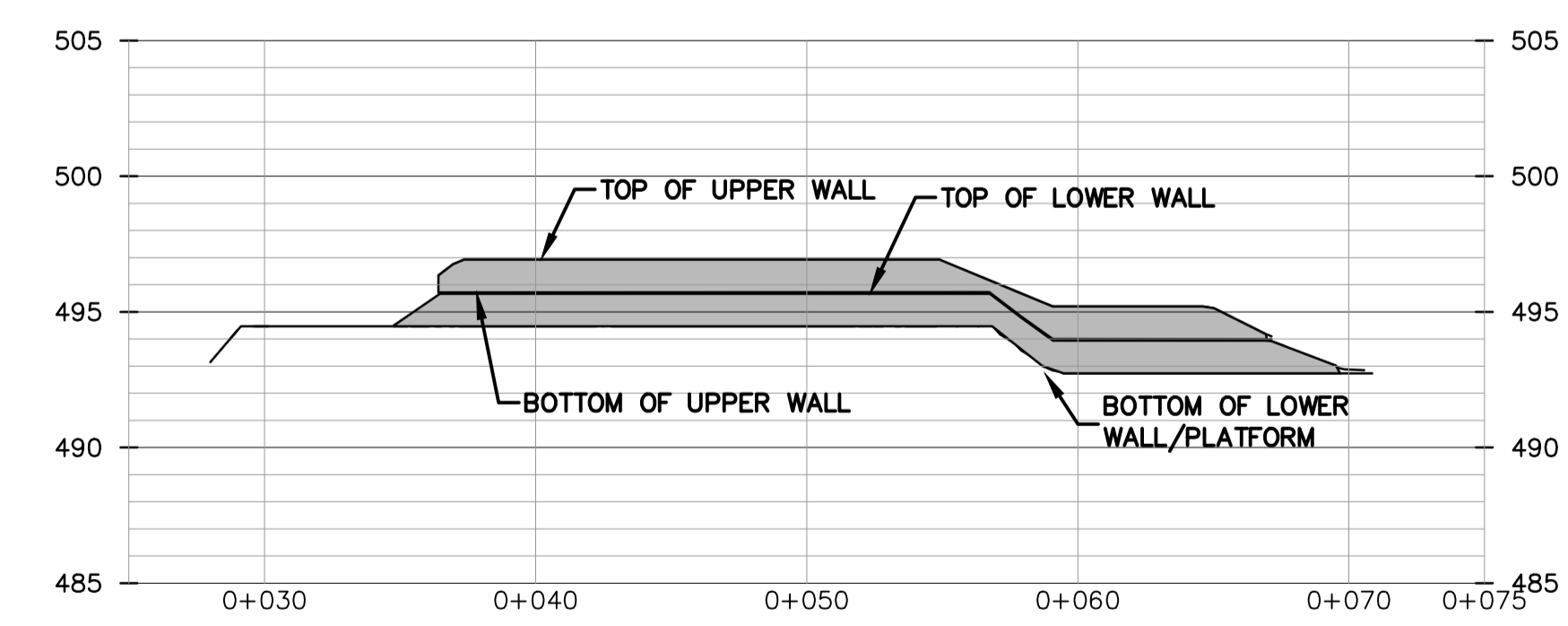
1.2m MAXIMUM HIGH STEPPED WALL DESIGN CRITERIA N.T.S.



WALL SECTION SCALE 1:250

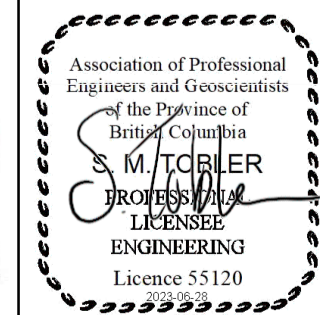


WALL PLAN VIEW SCALE 1:100



ROCK CUT/WALL FACE SCALE 1:250

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CITY FILE # TBD
THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
CLIFTON ROAD NORTH
5 LOT SUBDIVISION
RETAINING WALL DETAILS

Division MUNICIPAL	
Drawing No. D-02	Rev No. 0



22022

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