



KEY PLAN
SCALE 1:5000

LEGEND

490.94 ⊕	FINISHED GRADE ELEVATION
PAD:491.09	PAD ELEVATION
696.8m ² 0.172 Ac.	BUILDING ENVELOPE AREA
⊗ CS	CURB STOP
●	INSPECTION CHAMBER
●	HYDRANT
☀	STREET LIGHT
⊠ S	JUNCTION BOX
⊠	WATER VALVE
▨	NO DISTURB COVENANT
■	NO BUILD COVENANT
▨	SIDE WALK

UTILITIES

— — — — —	WATER MAIN
— — — — —	SANITARY SEWER
— — — — —	STORM SEWER
- - - - -	ELECTRICAL POWER
— — — — —	NATURAL GAS
— x — x —	FENCE
- - - - -	CONTOUR
— — — — —	TOP OF SLOPE
— — — — —	BOTTOM OF SLOPE
— — — — —	BUILDING ENVELOPE

NOTES

1. REFER TO CITY OF KELOWNA FOR WATER, SANITARY AND STORM INFORMATION.
2. INFORMATION TO BE USED AS A GUIDELINE ONLY, AND IS SUBJECT TO CHANGE.
3. DRAWING IS NOT INTENDED FOR DESIGN PURPOSES.
4. ELEVATIONS SHOWN ON THIS DRAWING ARE FOR BULK GRADING ONLY. FINISHED GRADES ARE THE RESPONSIBILITY OF BUILDER/OWNER.
5. ALL BUILDING SETBACKS NEED TO BE VERIFIED (BY BUILDER/HOMEOWNER) DURING HOME DESIGN TO ENSURE THEY MEET RU2H ZONING BYLAW REQUIREMENTS.
6. THIS IS NOT A LEGAL PLAN. CONTACT ALLTERRA LAND SURVEYING FOR LEGAL PLANS.
7. ALL DIMENSIONS AND ELEVATIONS ARE SHOWN IN METERS.
8. IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER TO VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO THE START OF HOME CONSTRUCTION.
9. ANY ROCK ENCOUNTERED HAS BEEN OVER-BLASTED BY 0.3m BELOW SHOWN PAD ELEVATIONS.
10. ROOF LEADERS AND FOUNDATION PERIMETER DRAINAGE TO BE CONNECTED TO STORM SEWER SERVICE. FINAL COMPONENTS AND FITTINGS TO FOLLOW BC BUILDING CODE AND CITY OF KELOWNA BYLAWS.
11. RETAINING WALLS (IF APPLICABLE) ARE TO BE LOCATED ON AND THE RESPONSIBILITY OF THE PROPERTY THAT THE WALLS ARE HOLDING UP SOIL.



PROJECT:

TRAILHEAD AT THE PONDS

SCALE:
N/A

DATE:
2021-02-04

TITLE:

LOT 3 INDIVIDUAL PLAN

PROJECT NO:
19M-00857-01

DRAWING NO:

L3