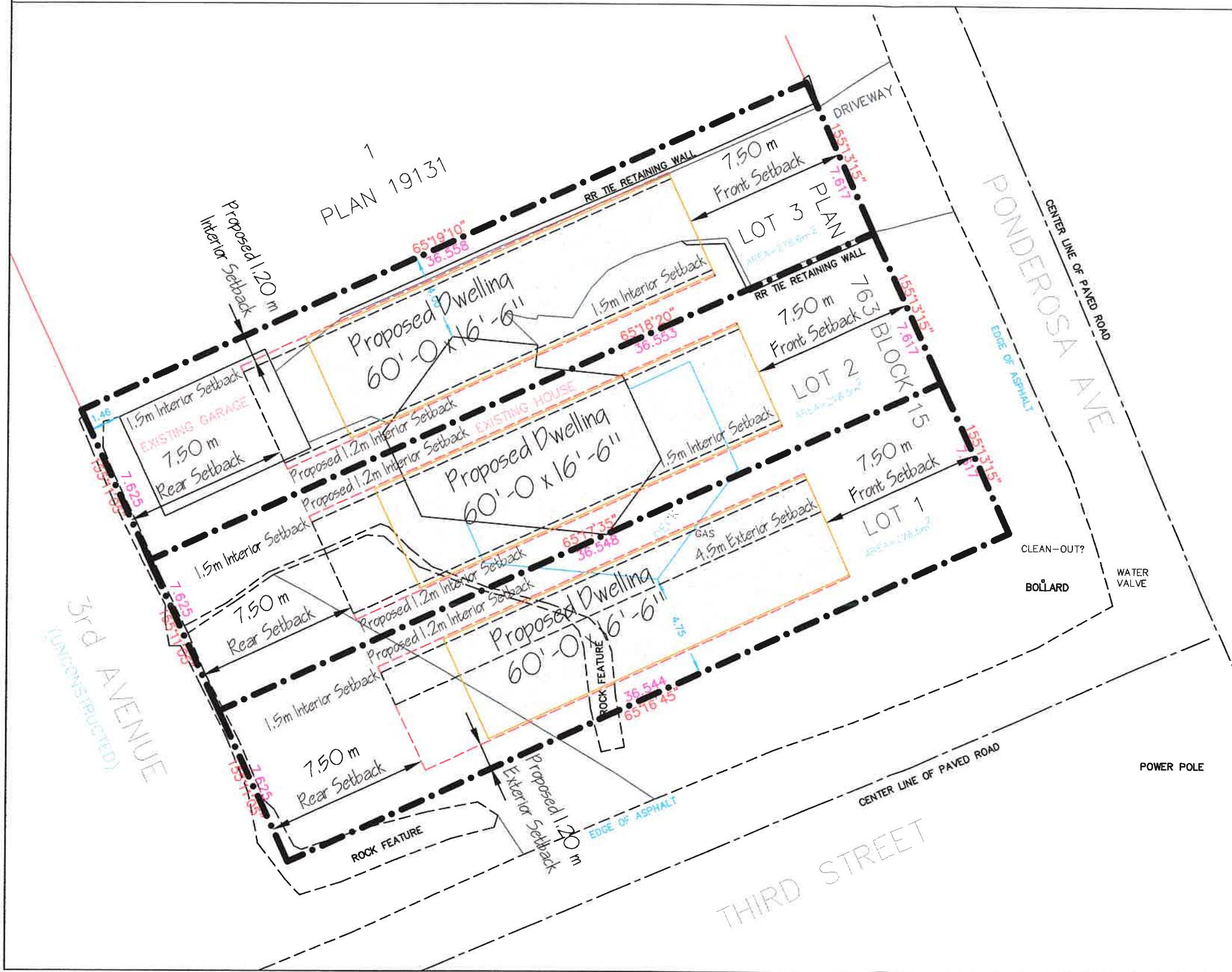


OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:
13222 KELLY AVE, SUMMERLAND, B.C. PO BOX 774, VOH 1Z0
PH: (250) 494-0747
EMAIL: odcinc@telus.net

PROJECT:
PROJECT ADDRESS:
LEGAL DESCRIPTION:
CURRENT ZONING:
DRAWING DATE:
PLOT DATE:

PROPOSED FOR ED ISAAK
130 PONDEROSA AVE, KALEDEN B.C.
LOT 1, 2 AND 3 BLOCK 15 DL 1055, SDYD PLAN 763
RS1
MARCH 16, 2022
March 22, 2022



Project Compliance Data

-Part 9. Construction-
Zoning Requirements
Current Zoning- RS1
Lot Within

-ALR-	No
-ESA-	No
-Riparian Area-	No
-High Hazard-	No
-Fire Response Within 10 Minuets-	Yes

Building Setbacks - Principal

Front-	7.5m
Rear-	7.5m
Side Interior-	1.5m
Side Exterior-	4.5m

MAX Principal Building & Structure Height- 10.0m
MAX Accessory Building & Structure Height- 5.5m

Lot 1 Coverage Calculations

Existing Lot Size-	278.6m ²
MAX Lot Coverage 35%-	278.6 x 35% = 97.51m ²
Proposed Dwelling-	91.97m ² (990sq.ft)
Proposed Lot Coverage-	91.97m ² - 33%

Lot 2 Coverage Calculations

Existing Lot Size-	278.5m ²
MAX Lot Coverage 35%-	278.5 x 35% = 97.475m ²
Proposed Dwelling-	91.97m ² (990sq.ft)
Proposed Lot Coverage-	91.97m ² - 33%

Lot 3 Coverage Calculations

Existing Lot Size-	278.6m ²
MAX Lot Coverage 35%-	278.5 x 35% = 97.475m ²
Proposed Dwelling-	91.97m ² (990sq.ft)
Proposed Lot Coverage-	91.97m ² - 33%

(A) Site Plan
1:200



SITE PLAN OF LOTS 1-3, BLOCK 15, DL 105s, SDYD, PLAN 763

CIVIC ADDRESS: 130 PONDEROSA AVENUE, KALEDEN, B.C.
 PID: 008-792-429, 008-792-461, 008-792-470

SCALE 1:200



LEGEND

- + 343.07 SPOT ELEVATION
- WATER VALVE
- POWER POLE
- CLEAN-OUT?

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

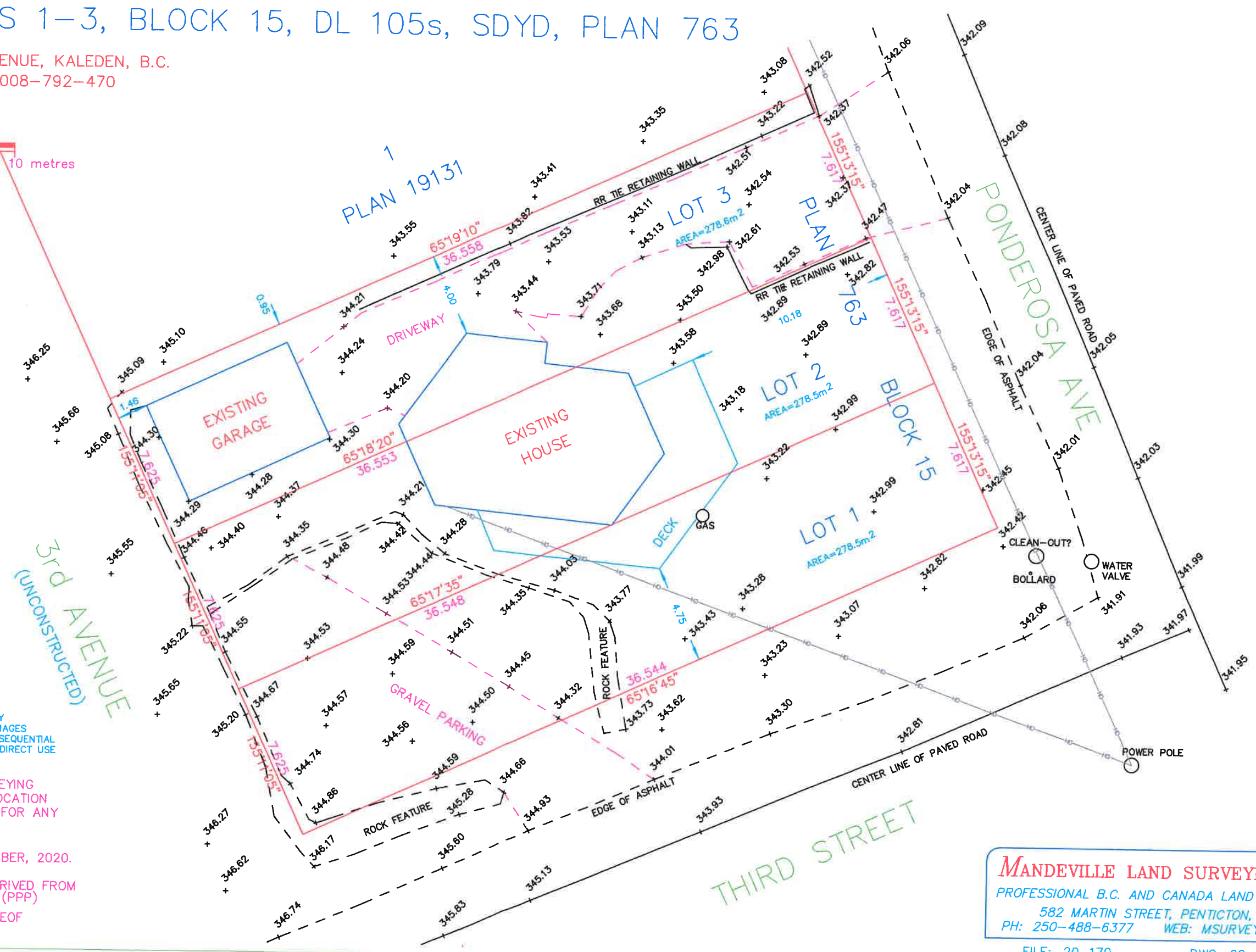
LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

FIELD SURVEY COMPLETED THIS 30th DAY OF SEPTEMBER, 2020.

ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP)

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED



MANDEVILLE LAND SURVEYING INC.
 PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
 582 MARTIN STREET, PENTICTON, B.C.
 PH: 250-488-6377 WEB: MSURVEYING.COM

FILE: 20-170 DWG: 20-170A