SITE PLAN OVER A PORTION OF LOT A, DL 5076, ODYD, PLAN 29316

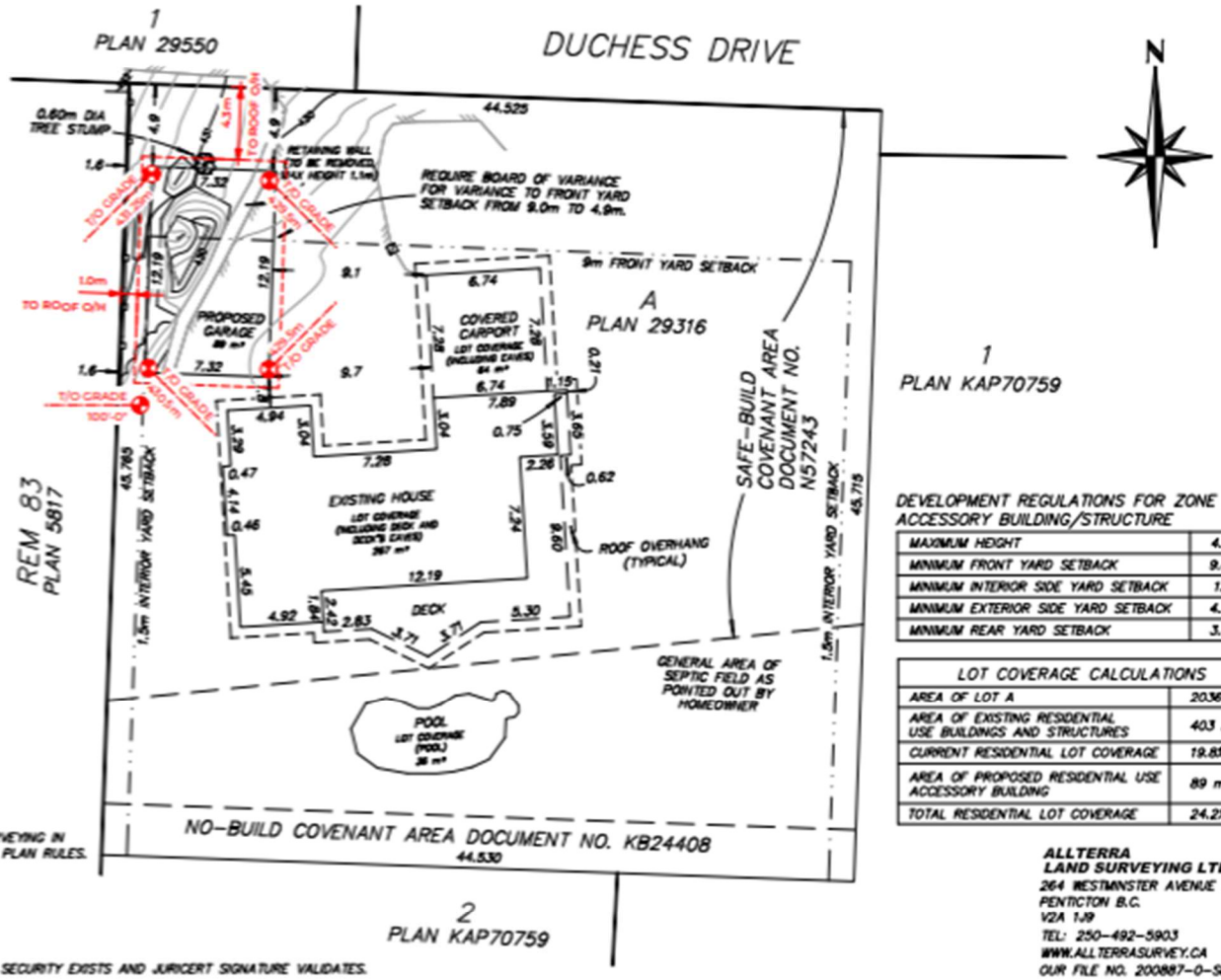
SCALE : 1:250

0 5 10 15 20m

(ALL DIMENSIONS ARE IN METRES)

CIVIC ADDRESS:
1603 DUCHESS DRIVE, PENTICTON, BC

ZONING: SH5 (SMALL HOLDINGS WEST BENCH ZONE)



LEGEND

ELEVATIONS ARE GEODETIC AND DERIVED FROM AUTONOMOUS GNSS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA'S PRECISE POINT POSITIONING SERVICE.

CONTOUR INTERVAL: 0.25m

- DENOTES EDGE OF PAVEMENT
- DENOTES EDGE OF VEGETATION
- DENOTES WOODEN FENCE
- DENOTES CATCH BASIN

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN ALLTERRA AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE. PROPERTY DIMENSIONS ARE ACCORDING TO LAND TITLE OFFICE RECORDS.

CLIENT: AYSHA CURLEY

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CERTIFIED CORRECT AS TO THE PRACTICE OF LAND SURVEYING IN ACCORDANCE WITH PART 11-5(2) OF THE SURVEY AND PLAN RULES.

DEVELOPMENT REGULATIONS FOR ZONE SH5
ACCESSORY BUILDING/STRUCTURE

MAXIMUM HEIGHT	4.5m
MINIMUM FRONT YARD SETBACK	9.0m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m
MINIMUM REAR YARD SETBACK	3.0m

LOT COVERAGE CALCULATIONS	
AREA OF LOT A	2036 m²
AREA OF EXISTING RESIDENTIAL USE BUILDINGS AND STRUCTURES	403 m²
CURRENT RESIDENTIAL LOT COVERAGE	19.8%
AREA OF PROPOSED RESIDENTIAL USE ACCESSORY BUILDING	89 m²
TOTAL RESIDENTIAL LOT COVERAGE	24.2%

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2 / A1.1 SURVEY PLAN / SITE PLAN
Scale: 1:200