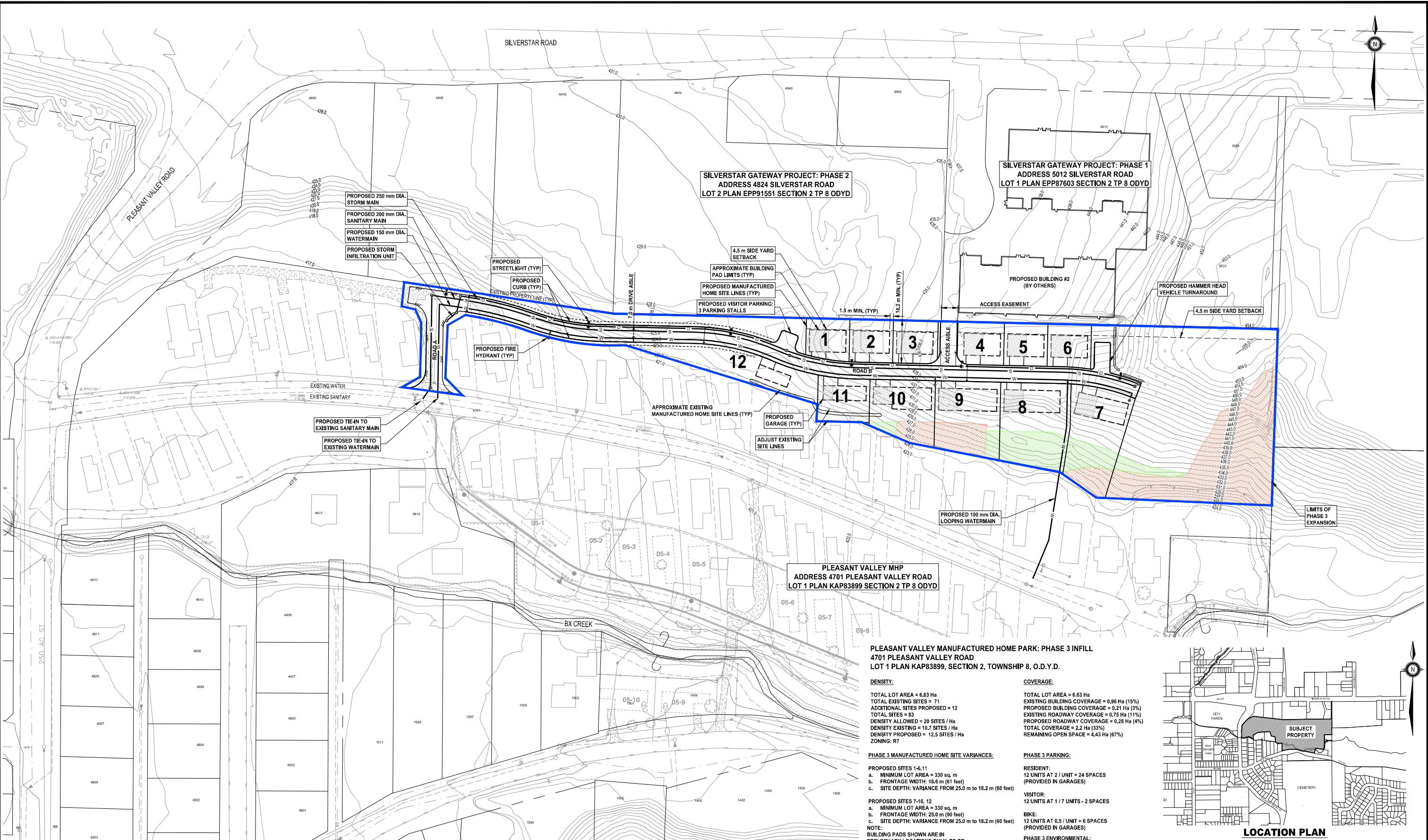
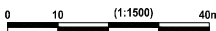




SITE PLAN
Scale 1:1,500



PLEASANT VALLEY MANUFACTURED HOME PARK: PHASE 3 INFILL
4701 PLEASANT VALLEY ROAD
LOT 1 PLAN KAP83899, SECTION 2, TOWNSHIP 8, O.D.Y.D.

DENSITY:

TOTAL LOT AREA = 6.63 Ha
TOTAL EXISTING SITES = 71
ADDITIONAL SITES PROPOSED = 12
TOTAL SITES = 83
DENSITY ALLOWED = 20 SITES / Ha
DENSITY EXISTING = 10.7 SITES / Ha
DENSITY PROPOSED = 12.5 SITES / Ha
ZONING: R7

PHASE 3 MANUFACTURED HOME SITE VARIANCES:

PROPOSED SITES 1-6, 11
a. MINIMUM LOT AREA = 330 sq. m
b. FRONTAGE WIDTH: 18.6 m (61 feet)
c. SITE DEPTH: VARIANCE FROM 25.0 m to 18.2 m (60 feet)

PROPOSED SITES 7-10, 12

a. MINIMUM LOT AREA = 330 sq. m
b. FRONTAGE WIDTH: 25.0 m (90 feet)
c. SITE DEPTH: VARIANCE FROM 25.0 m to 18.2 m (60 feet)

NOTE:
BUILDING PADS SHOWN ARE IN
PRELIMINARY LOCATIONS ONLY. TO BE
CONFIRMED DURING DETAILED DESIGN.

PHASE 3 MANUFACTURED HOME BUILDING HEIGHT

VARIANCES SITES 7-10:

- a. INCREASE MAXIMUM BUILDING HEIGHT TO 8.0 m
- b. INCREASE MAXIMUM BUILDING HEIGHT TO 2 STOREYS

COVERAGE:

TOTAL LOT AREA = 6.63 Ha
EXISTING BUILDING COVERAGE = 0.96 Ha (15%)
PROPOSED BUILDING COVERAGE = 0.21 Ha (3%)
EXISTING ROADWAY COVERAGE = 0.75 Ha (11%)
PROPOSED ROADWAY COVERAGE = 0.28 Ha (4%)
TOTAL COVERAGE = 2.2 Ha (33%)
REMAINING OPEN SPACE = 4.43 Ha (67%)

PHASE 3 PARKING:

RESIDENT:
12 UNITS AT 2 / UNIT = 24 SPACES
(PROVIDED IN GARAGES)

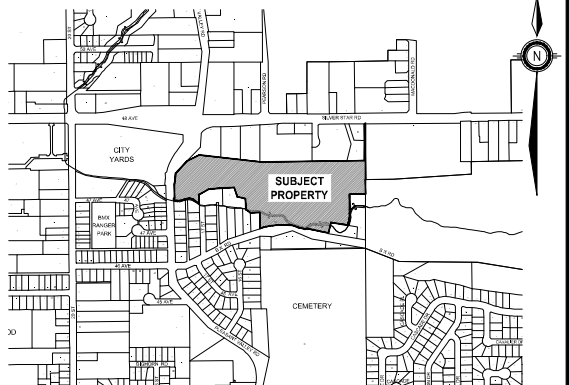
VISITOR:
12 UNITS AT 1 / 7 UNITS = 2 SPACES

BIKE:
12 UNITS AT 0.5 / UNIT = 6 SPACES
(PROVIDED IN GARAGES)

PHASE 3 ENVIRONMENTAL:

See Western Water Associates Ltd. September 26, 2019
Ecosystem Impact Assessment Report

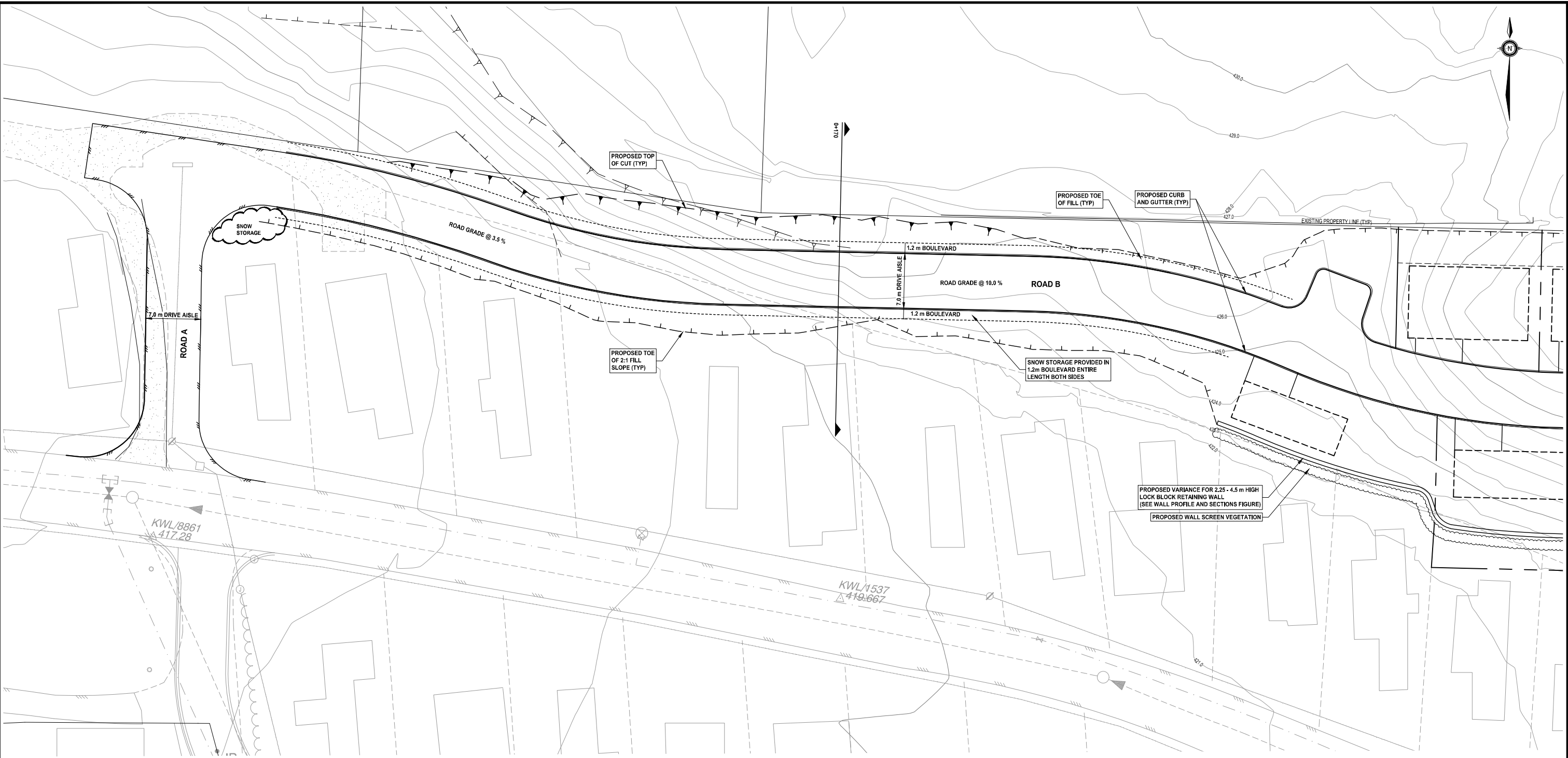
- APPROXIMATE PHASE 3 ENVIRONMENTAL AREA (2375m²)
- APPROXIMATE PHASE 3 NATURAL AREA (850 m²)



LOCATION PLAN
N.T.S.

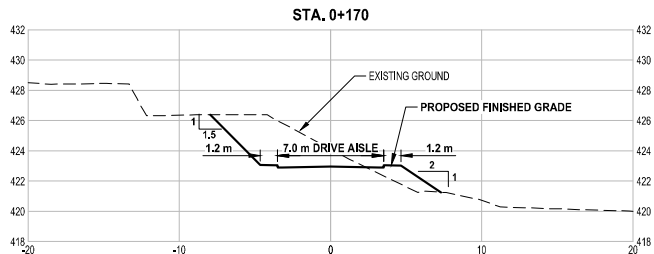
SITE PLAN (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD

SAVED 26/06/17 2:36 AM
Paper Size - A3SD
Actual Size. This border measures 520 mm x 300 mm
0 10 50 100 millimeters
P:\2026-2599-2275-002-501-Drawings\B-Figures\Conceptual Option #2 (14. Load) - Site Grading.dwg



SITE GRADING - PLAN
Scale 1:500

0 2 (1:500) 10m

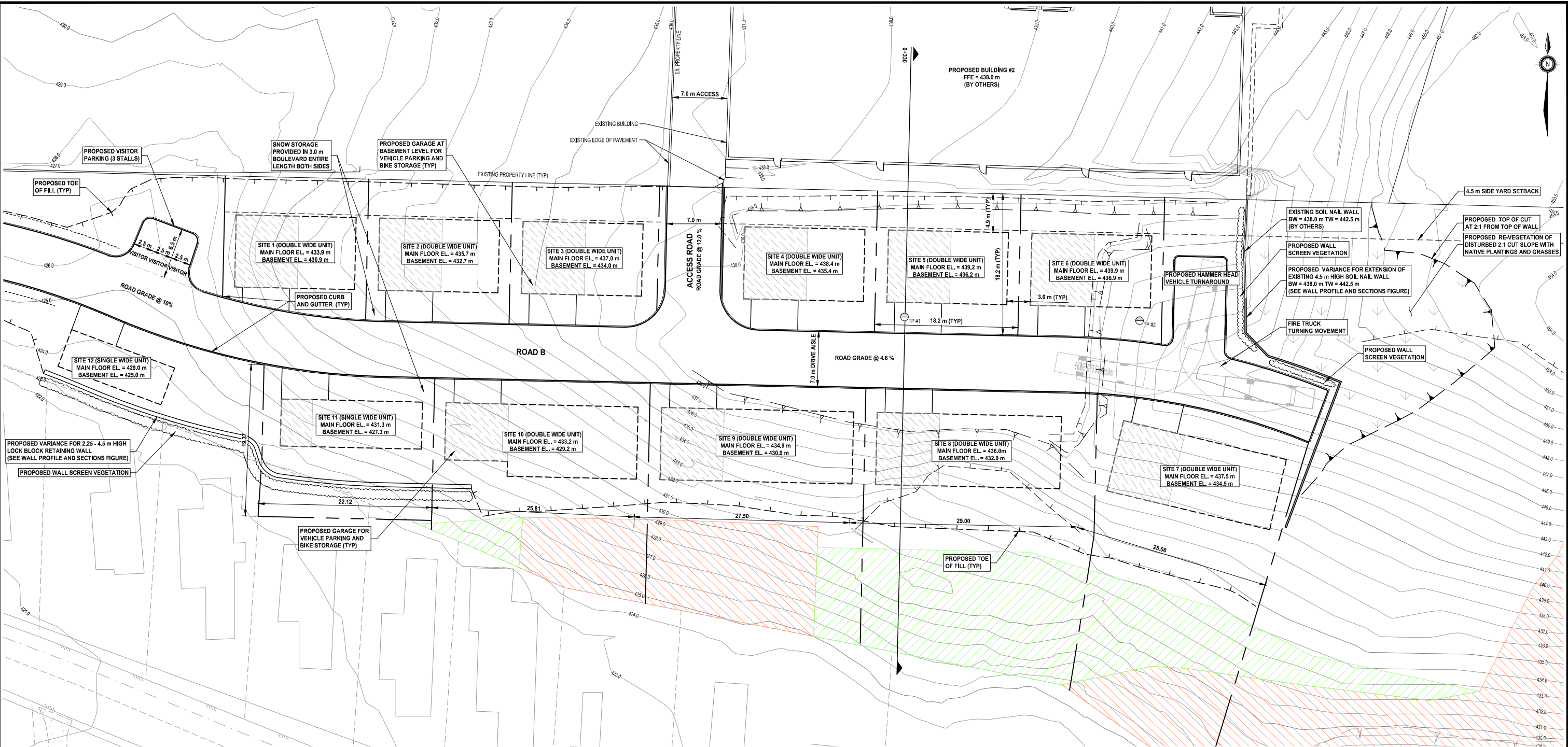


SITE GRADING - ROAD SECTION
Scale 1:500



202 - 3334 30th Avenue
Vernon, BC V1T 2C8
T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca

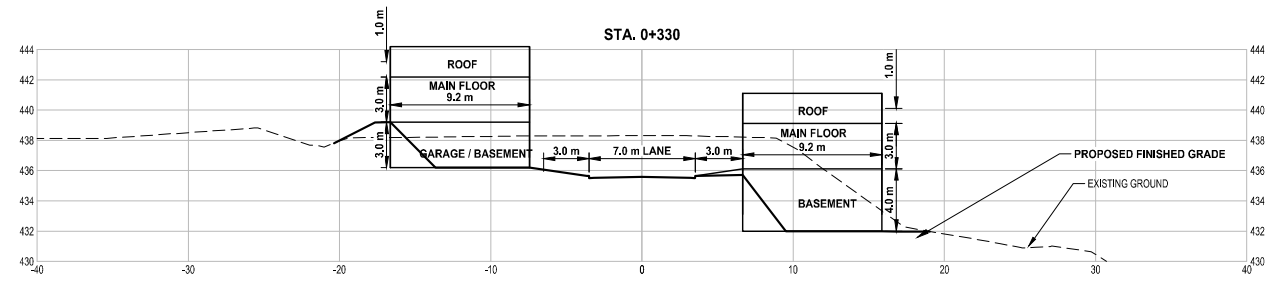
SITE GRADING - A (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD



SITE GRADING - PLAN
Scale 1:500

PHASE 3 ENVIRONMENTAL:
See Western Water Associates Ltd. September 26, 2019
Ecosystem Impact Assessment Report

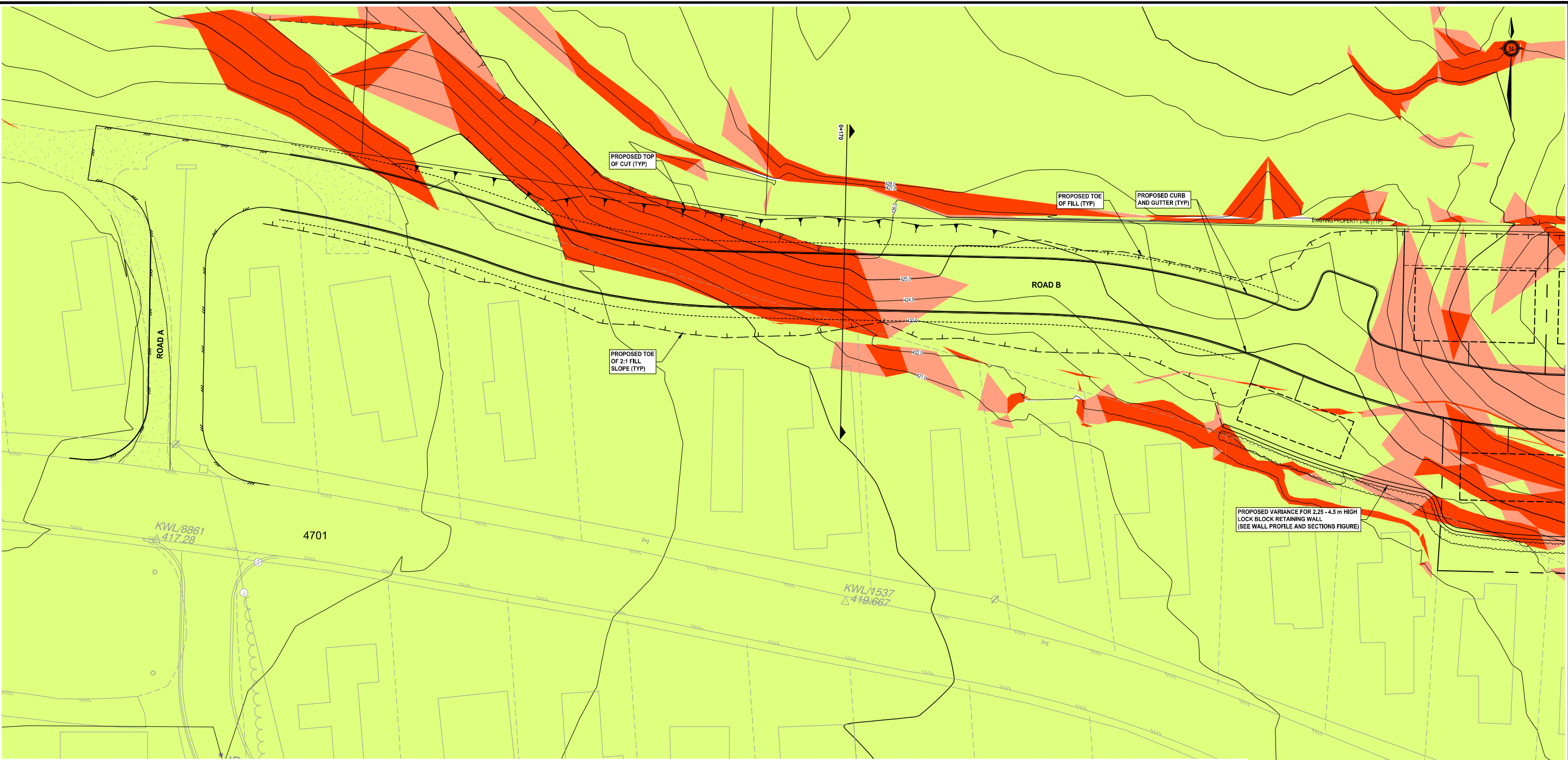
- APPROXIMATE PHASE 3 ENVIRONMENTAL AREA (2375m²)
- APPROXIMATE PHASE 3 NATURAL AREA (850 m²)



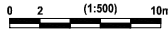
SITE GRADING - ROAD SECTION
Scale 1:500

SITE GRADING - B (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD

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SLOPE ANALYSIS - PLAN
Scale 1:500



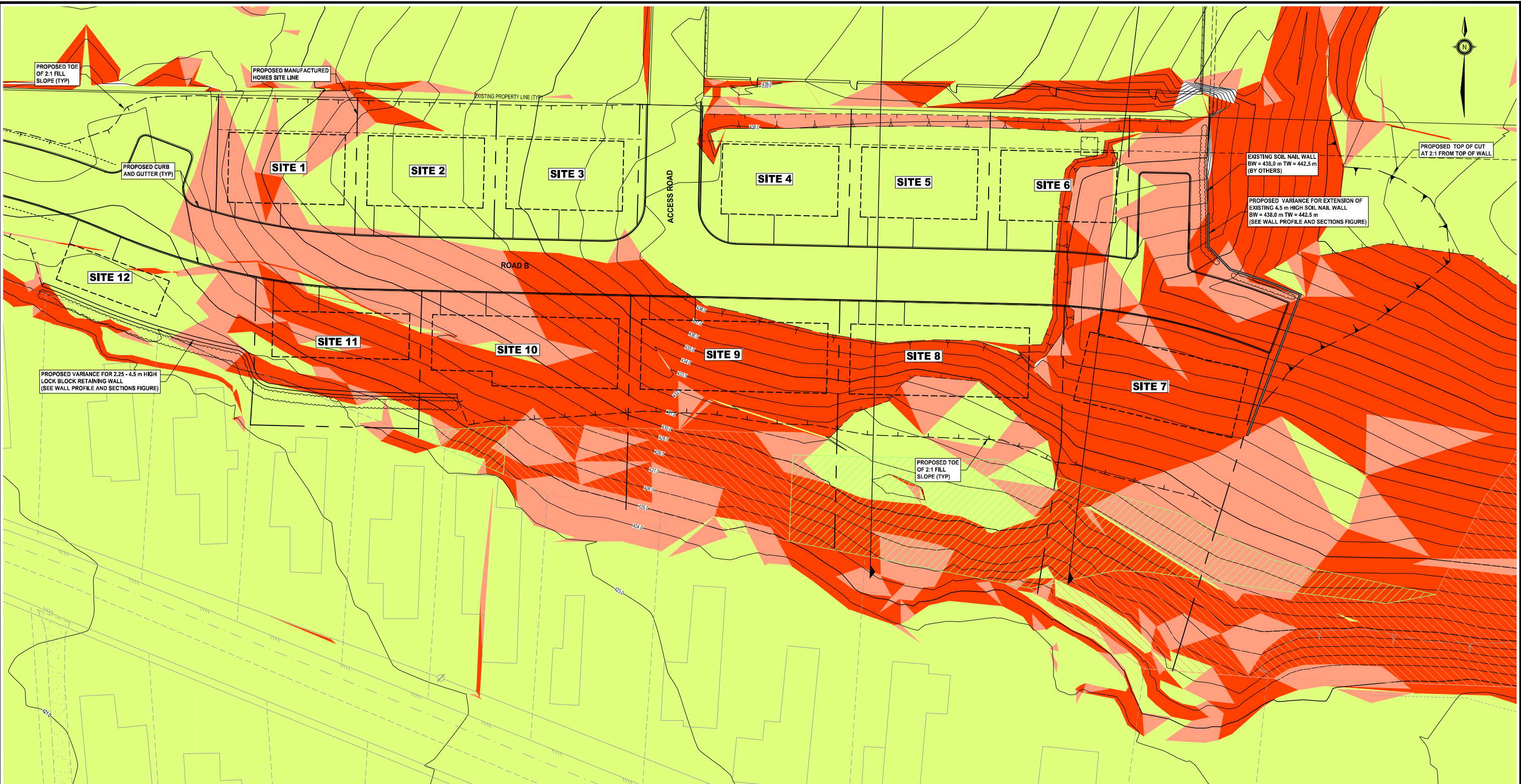
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NUMBER	SLOPE	COLOUR
1	0% - 30%	Light Green
2	30% - 40%	Light Orange
3	40% - 200%	Dark Orange



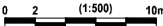
202 - 3334 30th Avenue
Vernon, BC V1T 2C8
T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca

SLOPE ANALYSIS - A (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD

SAVED 26/05/17 2:36 AM
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1:00
millimeters
50
10
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SLOPE ANALYSIS - PLAN
Scale 1:500



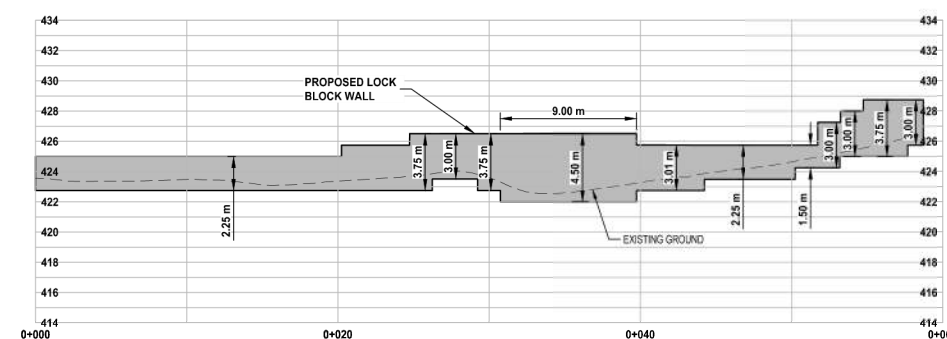
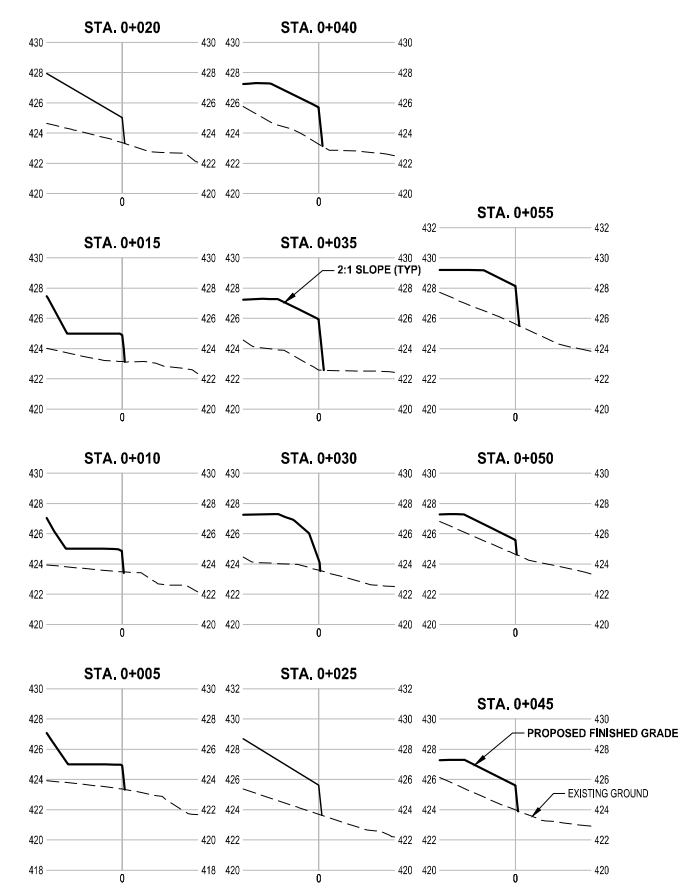
- APPROXIMATE PHASE 3 ENVIRONMENTAL
- APPROXIMATE PHASE 3 NATURAL

SURFACE SLOPE DATA		
NUMBER	SLOPE	COLOUR
1	0% - 30%	
2	30% - 40%	
3	40% - 200%	



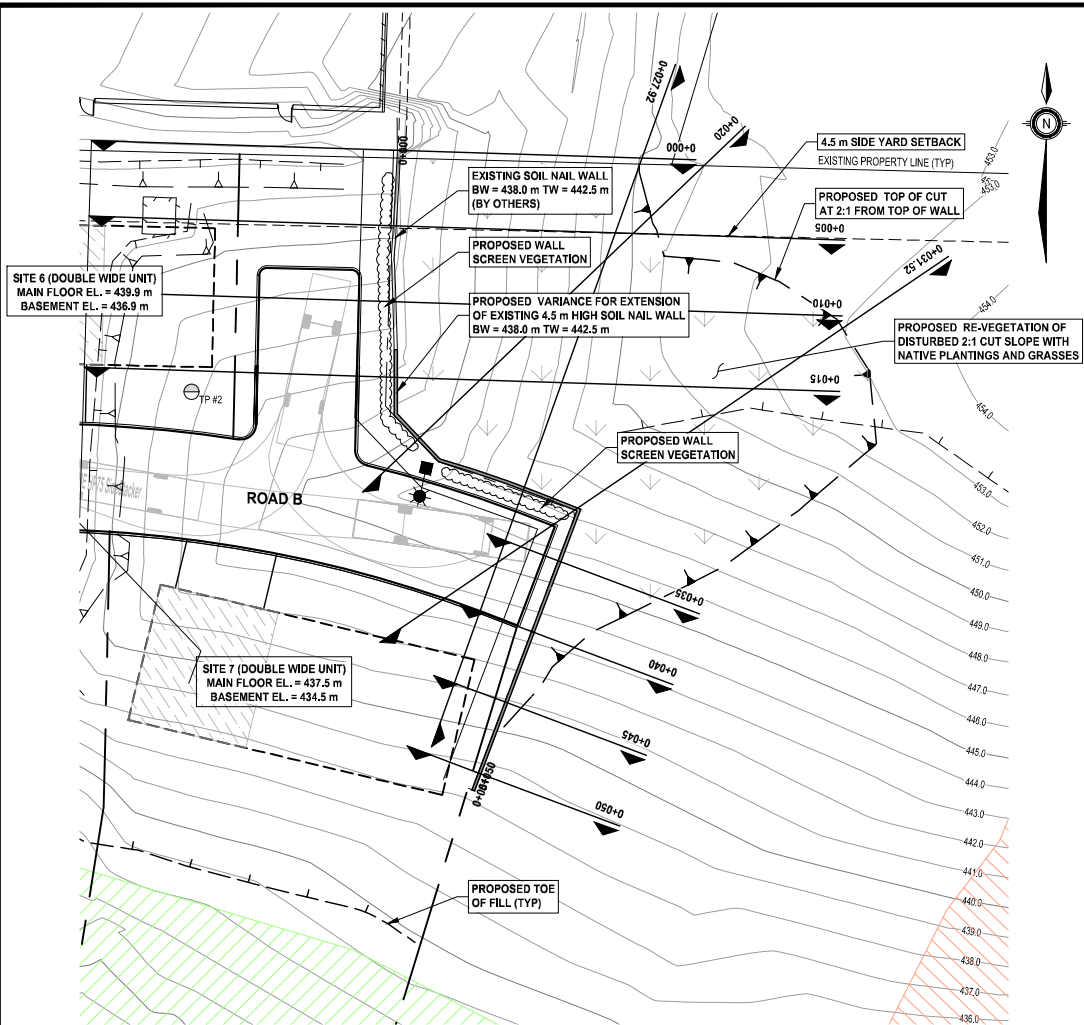
202 - 3334 30th Avenue
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T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca

SLOPE ANALYSIS - B (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD



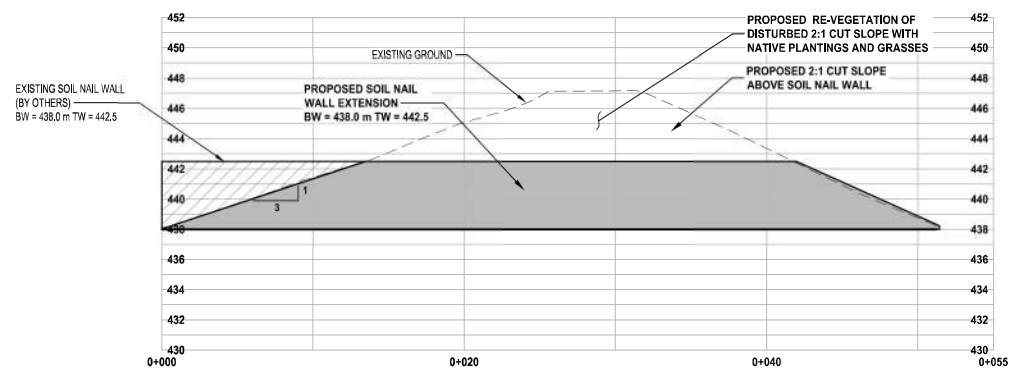
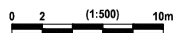
LOCK BLOCK WALL - PROFILE

LOCK BLOCK WALL - SECTIONS



SOIL NAIL WALL - PLAN

Scale 1:500

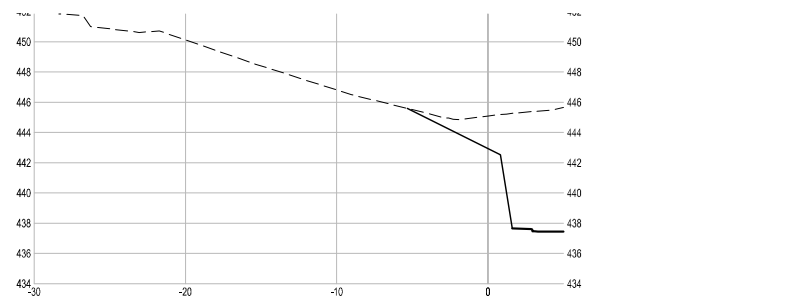


SOIL NAIL WALL - PROFILE

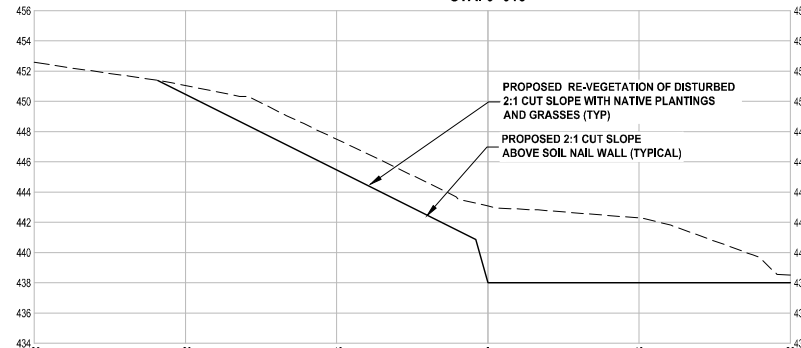
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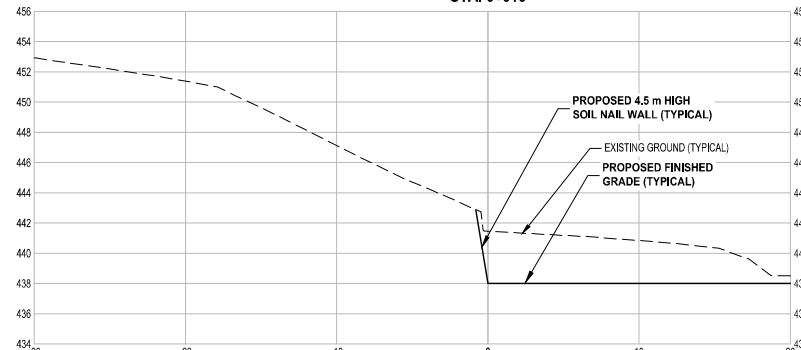
202 - 3334 30th Avenue
Vernon, BC V1T 2C8
T (250) 503-0841 F (250) 503-0847
E okanagan@kwl.ca



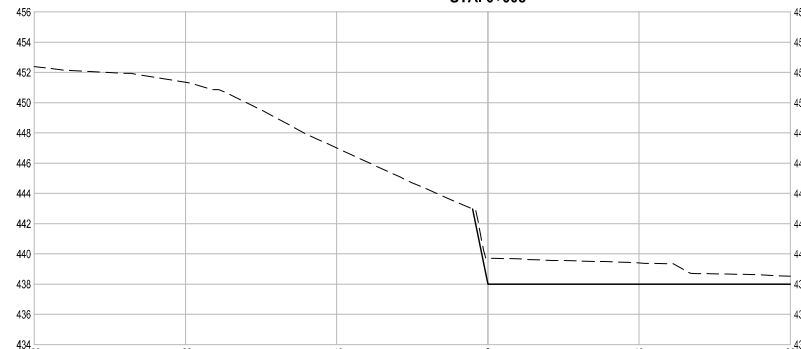
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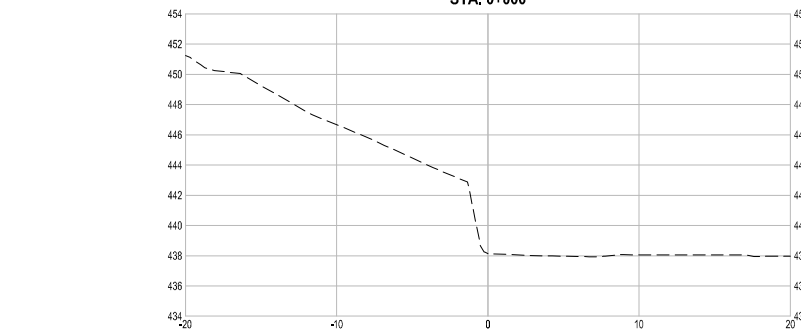
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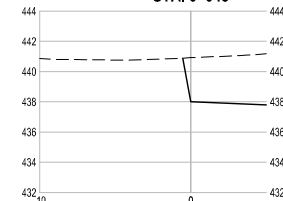
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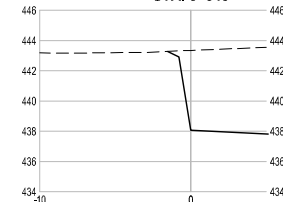
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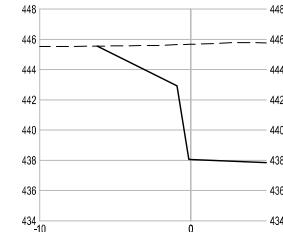
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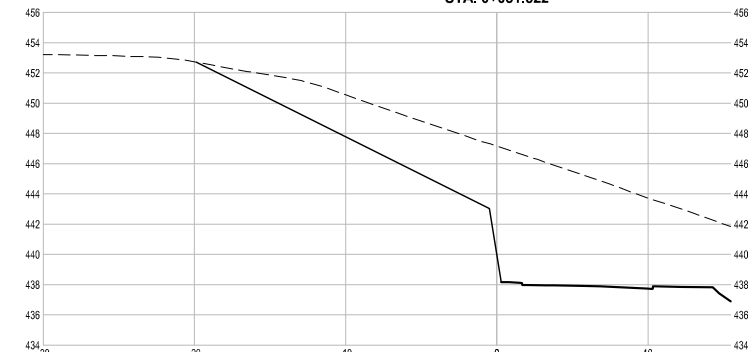
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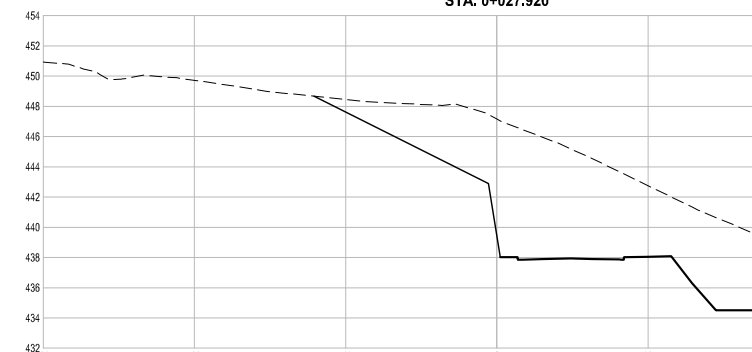
STA. 0+035



STA. 0+031.522



STA. 0+027.920



SOIL NAIL WALL VARIANCE (2023-03-07)
PHASE 3 INFILL - 12 SITES
PLEASANT VALLEY MHP INC
4701 PLEASANT VALLEY ROAD