



**LEGAL DESCRIPTION:**

LOT 63, BLOCK B, DISTRICT LOT 4297,

**CIVIC ADDRESS:**

5520 McCourt Road

**RECONCILIATION:**

ZONE: R4  
 SITE AREA: GROSS SITE AREA = 3.00 ac. (1.215 Ha.)  
 DENSITY:  
 = MAX. = 48 du  
 = ACTUAL = 31 du  
 LOT COVERAGE: ALLOWABLE TOTAL = 75%  
 ACTUAL BUILDINGS = 34.0%  
 PARKING/DRIVEWAYS = 21.2%  
 ACTUAL TOTAL = 55.2%

**SETBACKS - TOWNHOUSES:**

FRONT LOT LINE (FLL) = 7.5m  
 REAR LOT LINE (RL) = 7.5m  
 INTERIOR SIDE LOT LINE (ISLL) = 3.0m  
 EXTERIOR SIDE LOT LINE (ESLL) = 3.0m

**BUILDING HEIGHT:**

MAXIMUM ALLOWABLE = 10.5m  
 PROPOSED = 9.2 m

**PARKING:**

REQUIRED (15 x 2) = 30 SPACES  
 REQUIRED (16 x 1.5) = 24 SPACES  
 = 54 SPACES  
 PROVIDED = 58 SPACES

March 18, 2009  
 ADJUST PHASE LINES - 5 PHASES  
 January 09, 2009  
 ADJUST PHASE LINES - 7 PHASES  
 October 24, 2008  
 ADJUST PHASE LINES - 5 PHASES  
 March 26, 2008  
 ADJUST PHASE LINES FOR PHASE 2  
 March 24, 2008  
 BUILDING PERMIT FOR PHASE 2  
 January 21, 2008  
 REVISIONS FOR PHASE 2  
 MARCH 23, 2007  
 GENERAL REVISIONS  
 SEPTEMBER 30, 2005  
 REVISED FOR BUILDING PERMIT  
 AUGUST 12, 2005  
 RE-ISSUED FOR BUILDING PERMIT  
 MARCH 29, 2005  
 ISSUED FOR BUILDING PERMIT  
 FEB. 7, 2005  
 ISSUED FOR CONSULTANTS  
 JUNE 22, 2004  
 ISSUED FOR DEVELOPMENT PERMIT  
 JUNE 22, 2004  
 REVISED ELEVATIONS & COLOURS  
 REVISIONS

CONSULTANTS

**PROJECT**  
**31 UNIT TOWNHSE /GARDEN APT DEVELOPMENT**

SEAVIEW VILLA ESTATES LTD.

LOCATION  
 MCCOURT RD & JASPER RD  
 SECHLT, BC

DRAWING TITLE

**SITE PLAN**  
**SITE INFO**

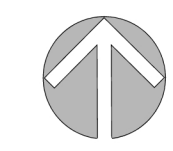
DRAWN DB,OAS CHECKED

SCALE AS NOTED DATE Aug. 12, 2005

SHEET NO. FILE NO.  
**A-1.01 0308**

**LEGEND:**

- 15.50m ± EXISTING GRADE
- 16.02m ± PROPOSED GRADE
- A BUILDING TYPE
- ③ UNIT NUMBER



**SITE PLAN**  
 SCALE: 1" = 30'

**NOTE:**  
 - SEE CIVIL DWGS FOR ROAD & SITE DRAINAGE.  
 - SEE LANDSCAPE DWGS