

C:\Users\Elina\Documents\1792 - Urban Lifestyle Homes\1792 - Urban Lifestyle Homes\1792-01-BASE.dwg

LEGAL DESCRIPTION OF PROPERTY
LOT 1 BLK DL 2616 PL BCP 35295 REM
PID: 027-427-641

PARENT PARCEL AREA
2.8ha

DEVELOPMENT AREA
1.8ha

RM3 ZONE REQUIREMENTS
PERMITTED DENSITY AS PER CA4661768: 70 units
MAX. SITE COVERAGE: 55%
MIN. FRONT YARD: 6.0m
MIN. REAR YARD: 6.0m
MIN. SETBACK BETWEEN PRINCIPAL BUILDINGS: 4.5m

PROPOSED DEVELOPMENT
PROPOSED DENSITY: 69 units
SITE COVERAGE: 20%
FRONT YARD SETBACK: 6.0m
REAR YARD SETBACK: 6.0m
SETBACK BETWEEN PRINCIPAL BUILDINGS: 4.5m

NOTES:
1. TOPOGRAPHICAL SURVEY COMPLETED BY L&M ENGINEERING LTD. DECEMBER 2021.
2. ALL ELEVATION GEODETIC BASE ON ISM 86H1817 (ELEV. 653.46)
3. CONTOUR INTERVAL = 0.5m MINOR & 2.0m MAJOR. CONTOURS SHOW WERE CREATED FROM SURVEY POINTS AND 2018 LIDAR INFORMATION FROM CITY OF PRINCE GEORGE.

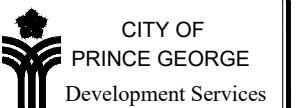


LEGEND

- PROPERTY BOUNDARY
- DEVELOPMENT BOUNDARY
- RM3 ZONE MINIMUM SETBACK
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE

NO.	DATE (D/M/Y)	REVISION	BY

NOT FOR CONSTRUCTION



CONSULTANTS PROJECT No.:	1792-01
DRAWN:	MLH
CHECKED:	JRB
ENGINEER:	JRB
DATE:	MARCH 2022
SCALE:	FULL 1:400
SCALE:	HALF 1:800
EGBC PERMIT TO PRACTICE No. 1002375	

URBAN LIFESTYLE HOMES LTD.
UNIVERSITY HEIGHTS
69 UNIT TOWNHOUSE
DEVELOPMENT PERMIT
APPLICATION
CONCEPTUAL SITE PLAN

DRAWING No.

DP01

