SITE PLAN

5m 0m 5m

SCALE: 1:150

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:150

CIVIC ADDRESS:

2310 34A STREET,
VERNON, B.C.

LEGAL DESCRIPTION:

LOT A DISTRICT LOTS 72 AND 5220 OSOYOOS DIVISION YALE DISTRICT PLAN 43150

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEROF.

ELEVATIONS ARE GEODETIC (CGVD28) CONTOUR INTERVAL IS 0.5m

UTILITY DATA IS FROM PUBLICLY AVAILABLE SOURCES AND SHOULD BE CONFIRMED BY FIELD REVIEW AND MEASUREMENT BY ANY USER OF THIS DOCUMENT.

RDNO – WATER

CITY OF VERNON – SANITARY

24TH AVENUE

CITY OF VERNON – STORM

34A STREET

CITY OF VERNON ZONING BYLAW 6000 SETBACKS

LOT A
PLAN 43150
016–099–036
1677 Sq.m.
18050 Sq.ft.
22562 Sq.ft. FAR

PART SL5

PART SL4

PART SL3

PART SL2

PART SL1

GRAVEL

LOT A
PLAN 23206
006–542–298

LOT A
PLAN 19919
007–933–282

GATE

30m OFFSET TO HIGH WATER MARK

15m OFFSET TO HIGH WATER MARK

HIGH WATER MARK

EDGE OF WATER

VERNON CREEK

34.17
4.00
4.00
30.48
47.55
3.00
3.00
20.00
15.00
9.45
6.00
9.60
3.66
3.00

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE ESTATE OF BEVERLY JOAN ADAMS.

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SURVEYED BY:

DRAFTED BY: MB 07/22/2025

CHECKED BY:

REV	DATE	BY

DRAWING: 8519–SITE–R0.DWG

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