

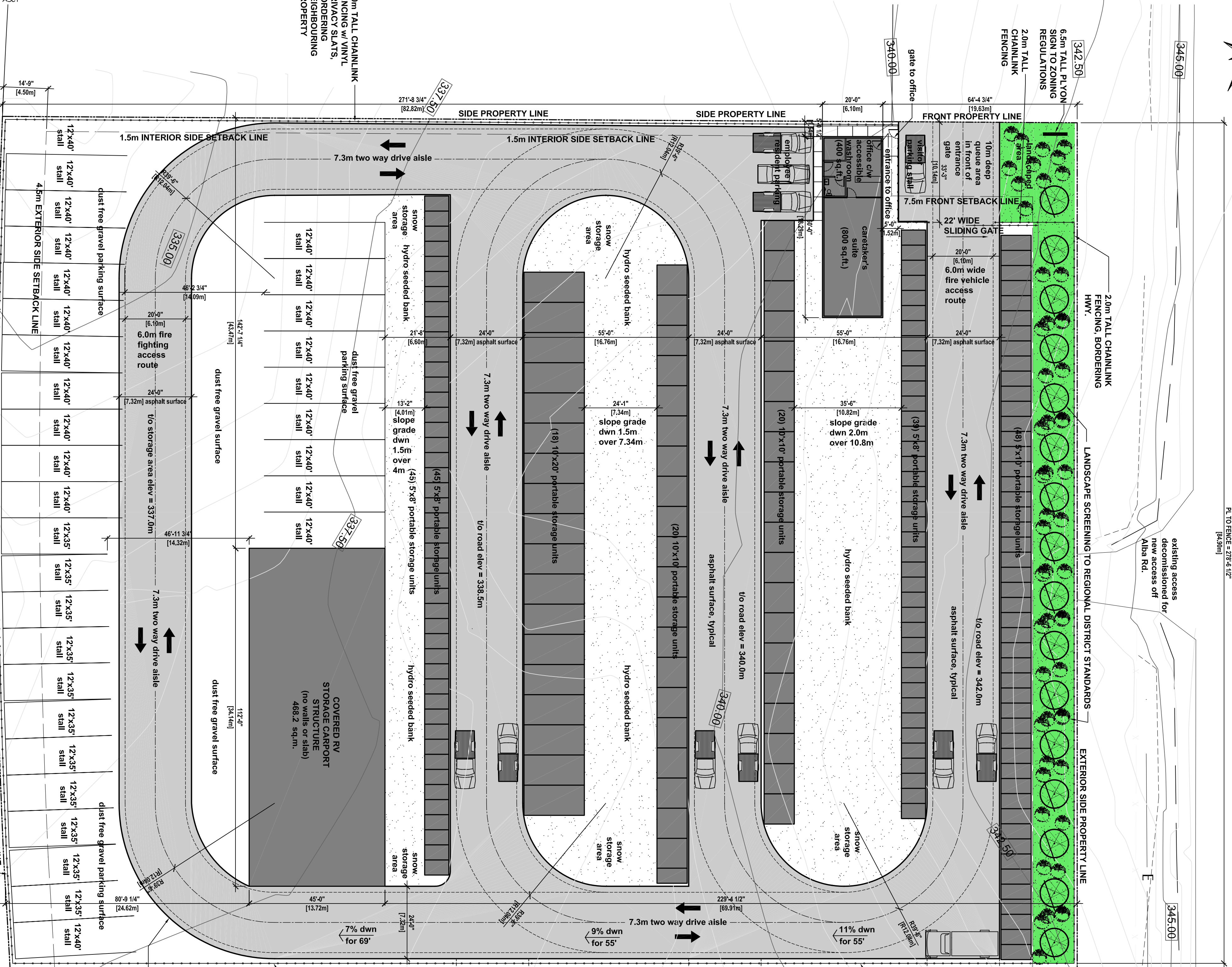
CAD VERSION: ACAD 2002  
 FILE LOCATION: \\CAD\Architectural.dwg  
 FILE NAME:   
 REVISION DATE:   
 EDITED BY: SAH AS&T

PARTIAL SITE PLAN  
 SCALE: 1" = 20'-0"

2.0m TALL CHAINLINK FENCING, TYP.

RAIL ROAD  
 ROAD PLAN EPP2144

OVERALL SITE PLAN



HIGHWAY 97



PROJECT DATA	
CIVIC ADDRESS:	1830 ALBA ROAD OK FALLS BC
LEGAL DESCRIPTION:	LEGAL DESCRIPTION, LOT 1, PLAN K09739, DL 10 5970, PID 027-631-091
PROJECT NAME:	OK FALLS RV STORAGE
APPLICANT:	BRAD ELENKO OFFICE NO. 250-485-0484
2456 ZONING BYLAW REQUIREMENTS	
CURRENT ZONING:	C-7 RECREATIONAL VEHICLE PARK ZONE
PROPOSED ZONING:	CD - MINI-STORAGE & OUTDOOR STORAGE
AREA TO BE DEVELOPED:	4,281 sq m (105 ha) 28% OF TOTAL AREA
INTENDED USAGE:	SELF-STORAGE AND OUTDOOR STORAGE
BUILDING AREA:	PROPOSED OFFICE/REPAIRER SUITE: 68055 FLOOR AREA (674) = 424 sq m
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LOT AREA (sq m):	15,281
LOT AREA (ha):	3.74
MAX NO. OF DWELLINGS:	4.0
BUILDING HEIGHT (max):	8.5m
SETBACKS (m):	
FRONT (ALBA RD):	7.5m
WEST EXTERIOR SIDE (RAIL TRAIL):	4.5m
INTERIOR SIDE (NORTH):	1.5m
REAR (SOUTH):	7.5m
EXISTING EXTERIOR SIDE:	1.5m
EAST EXTERIOR SIDE (RAIL TRAIL):	4.5m
REAR (SOUTH):	7.5m
PARKING:	BEED: 2 STALLS PER DWELLING = 2 STALLS
OFFICE:	1 PER 28 sqm = 1 STALL
LOADING SPACES:	
HANDICAP PARKING:	= 0 STALLS
BICYCLE PARKING SPACES:	= 0 SPACES

**CORNERSTONE**  
 CONTRACT SERVICES  
 3425 SAULTELLACK DRIVE, KELOWNA, BC V1Y 3A8  
 EMAIL: CORNERSTONE@CORNERSTONEBC.COM  
 TEL: 250-868-8888

PROJECT NAME:  
 OK FALLS RV & MINI-STORAGE  
 PHASE I, 1830 ALBA RD. OK FALLS, BC

DRAWING TITLE:  
 SITE PLAN & ZONING BYLAW REQUIREMENTS

DRAWING NUMBER:  
 A1

PROJECT NO.: 2020-014

DATE FOR REVISION: DEC 6/22

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