

SITE AREA	0.548Ha
PARK DED.	0.0049Ha
ROAD DED.	0.0725Ha
NET DEV. AREA	0.4705Ha
21 UN/HA	

ZONING		
MIN LOT SIZE		371m2
MIN LOT DEPTH		24.00m
MIN LOT WIDTH		12.00m
MIN LOT WIDTH CORNER		13.50m

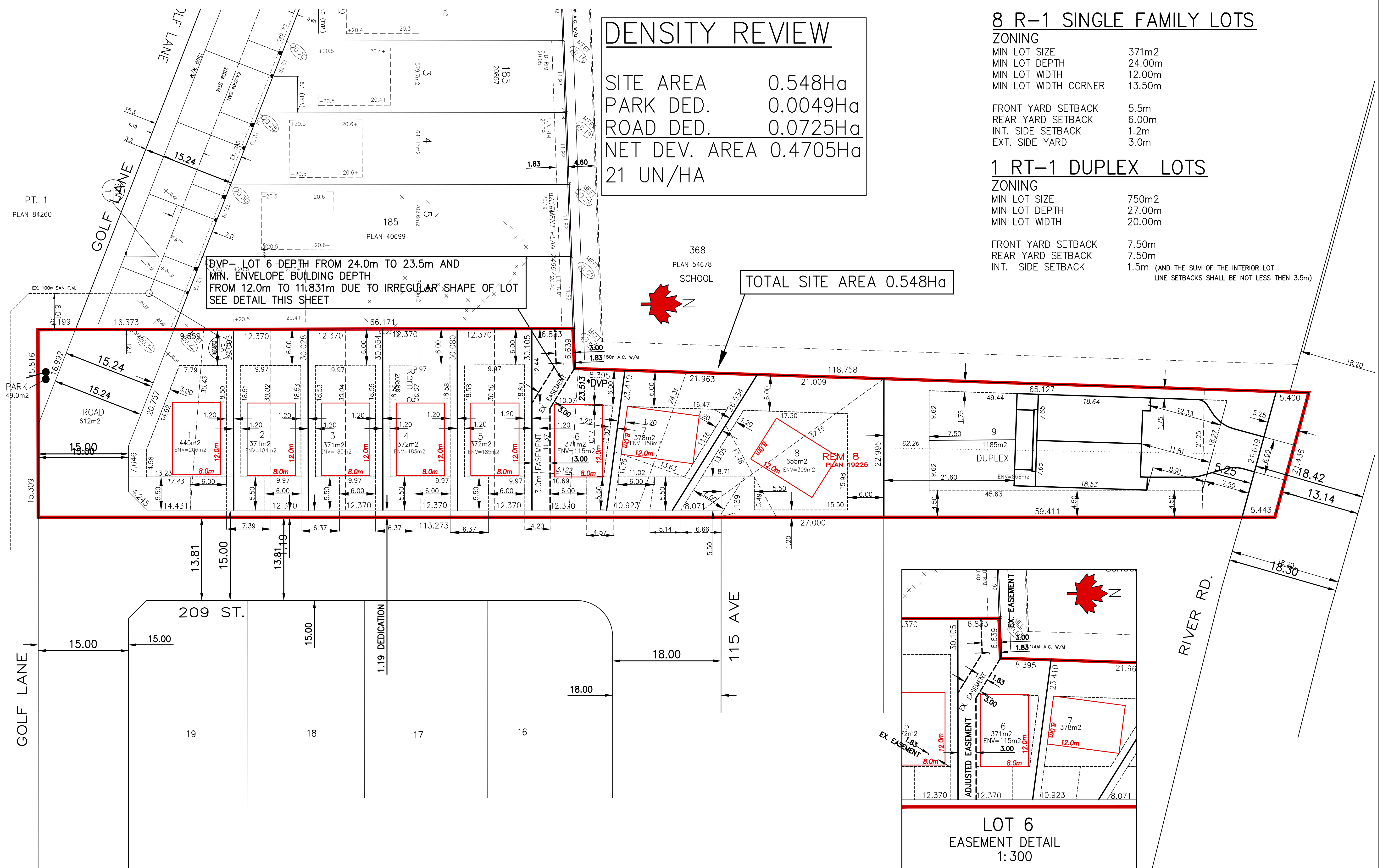
FRONT YARD SETBACK	5.5m
REAR YARD SETBACK	6.00m
INT. SIDE SETBACK	1.2m
EXT. SIDE YARD	3.0m

ZONING	
MIN LOT SIZE	750m2
MIN LOT DEPTH	27.00m
MIN LOT WIDTH	20.00m

FRONT YARD SETBACK 7.50m
 REAR YARD SETBACK 7.50m
 INT. SIDE SETBACK 1.5m (AND THE SUM OF THE INTERIOR LOT
 LINE SETBACKS SHALL BE NOT LESS THEN 3.5m) //

TOTAL SITE AREA 0.548Ha

DVP- LOT 6 DEPTH FROM 24.0m TO 23.5m AND
MIN. ENVELOPE BUILDING DEPTH
FROM 12.0m TO 11.831m DUE TO IRREGULAR SHAPE OF LOT
SEE DETAIL THIS SHEET



07	JULY 8/24	AS PER CITY COMMENTS	AJD
06	JUNE 24/24	AS PER CITY COMMENTS	AJD
05	MAY 23/24	AS PER CITY COMMENTS	AJD
04	MAY 08/24	ADDED DIMENSIONS	AJD
03	APR 15/24	DUPLEX EAST SIDE YARD TO 4.5m	AJD
02	AUG 21/21	LOT 9 DUPLEX LOT	AJD
01	JAN 20/21	REVISE FOR PANHANDLE LOT	AJD
No	Date	Revision	BY

DARCY PALOMBI P.ENG
25123 10 AVE, ALDERGROVE, B.C.
V4W 2S7 CEL: 778-888-3090,
EMAIL: darcypalombi@outlook.com
PERMIT TO PRACTICE 1001710

EXISTING	_____
PROPOSED	_____
STORM SEWER	
SANITARY SEWER	
GAS	
WATER	
U.G. LIGHTING	
U.G. HYDRO	
U.G. TELEPHONE	
MANHOLE	
CATCH BASIN	
WATER OR GAS VALVE	

DITCH
UTILITY POLE /ANCH
FIRE HYDRANT
IRON PIN
BASEMENT ELEV.
EDGE OF PAVEMENT
FENCE
SIDEWALK
SURVEY MONUMENT
SAN. INSPECTION CH
STREET LIGHT

EDGE OF GRAVEL
SLOPE
SHRUB
HEDGE
TREE
BUILDING

DRAWN	AJD
DESIGNED	DKB
CHECKED	
APPROVED	
FIELD BOOK	
SCALES	HORZ. 1:300 VERT. —

	SFAI
--	------

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

SUBDIVISION PLAN
20886 RIVER ROAD

Date
JAN 2024

SHEET
1 OF

Wg. No. 0