



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23077

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: 2066052 Alberta Ltd., o/a Bar W Resort
Address: 24292 Meadow Drive, Calgary, AB, T3R 1A8
Owner: 2066052 Alberta Ltd., o/a Bar W Resort

In respect of development involving: Recreational Vehicle Park and Rural Convenience Store

Legal description of land to be developed: NE 20-40-20-4

Roll Number: 581400

Rural Address: 40332 Range Road 20-4

Zoning District: Recreational Facility

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 23077 and the following documents submitted with the application:

1. Development Permit Application Form
2. Memo – Narrative Description dated July 7, 2023
3. Site Plans – Drawing C.20 and Drawings C2.1 through C2.7 dated July 7, 2023 (the “Site Plans”)
4. Existing Buildings – Details for Buildings 1 through 3
5. Proposed Office, Store and Maintenance Building Plans dated April 2022

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreational Vehicle Park and Rural Convenience Store development on the NE 20-40-20-4.

The following variances have been granted as part of this approval:

1. A variance to allow landscaping to be within 75ft (22.9m) of the property line abutting Bayview Street and the property line abutting Range Road 20-4.
2. A variance to allow the east emergency access to be located in the sight triangle at the intersection of Bayview Street and Range Road 20-4.
3. A variance to allow gravel parking stalls.
4. A variance to allow the water slide to have a height up to 22ft (6.7m).
5. A variance to allow a 16.4ft (5m) setback from the top of slope along the north facing escarpment and an 8.2ft (2.5m) setback from the top of slope along the northeast and east facing slopes using a Factor of Safety of 1.3.

This approval is subject to compliance with the following conditions:

Area Approved for Development

1. Unless otherwise specifically identified in a condition of this approval, the development of the property shall be limited to the portion of the property that is shown within the “construction boundary” on the “Site Plans.”
2. Unless expressly needed to satisfy a condition of this approval, and authorized by the Development Officer, the portion of the property that is shown outside the “construction boundary” on the “Site Plans” shall remain in its natural or current state with only the following activities and improvements being allowed:
 - a. Informal pathways and trails that do not have a gravel base or paved base for use by leaseholders and their guests.
 - b. Use of the beach area by leaseholders and their guests provided no structures are installed and the existing building at the beach location is used for storage purposes only.
 - c. A 20ft (6m) wide gravel lake access road leading to the beach area that is able to be used by emergency response vehicles, has a suitable gravel turnaround at the or near the beach area that is satisfactory to the Development Officer, and is physically barricaded to restrict use to maintenance and emergency response purposes.

Modifications to “Site Plans”

3. The “Site Plans” shall be modified to address each of the points listed below and the development shall be carried out in accordance with the modified “Site Plans” that are approved by the Development Officer:
 - a. All plantings shown within the 350ft (106m) sight triangle at the intersection of Bayview Street and Range Road 20-4 must be removed and moved to a location that is satisfactory to the Development Officer.
 - b. One or more areas must be identified and constructed as common storage for boat and other recreational vehicle trailers that may not be able to be stored on the individual recreational vehicle sites. The size, location and design of each area may be approved by the Development Officer and may be located in the area east of the proposed maintenance building beyond the “construction boundary.”
 - c. The main entrance into the property must be widened to a width of 33ft (10m).
 - d. The location and design of the onsite control gate must be submitted to, reviewed and approved by the Development Officer. The location must ensure adequate stacking space for a vehicle with trailer to stop in front of the gate without interfering with vehicle movements in the main entrance off Bayview Street. If necessary, the Development Officer may approve changes to the “Site Plans” near the proposed gate location to ensure efficient onsite vehicle movement.
 - e. The outer perimeter road following the northwest, northeast and east facing slopes must be increased in width to provide a 20ft (6m) wide all-weather travel surface to allow emergency response and evacuation/clearance of the area.

- f. A Security/Operator Dwelling Unit may be added in the area east of the Maintenance Building. The dwelling unit must meet the requirements of Section 83 of the Land Use Bylaw and the location must be acceptable to the Development Officer.
 - g. Any further changes that may be needed to satisfy any other condition that is attached to this approval.
4. The modified "Site Plans" must be submitted to, reviewed and approved by the Development Officer before any construction begins or the approved uses of the property commence.

Development and Use of Individual Recreational Vehicle Sites

5. Each approved individual recreational vehicle site may be further developed over the life of the recreational vehicle park without requiring further development permit approval provided the following parameters are followed:
- a. Only one recreational vehicle may be placed on the site and its height must not exceed 18ft (5.5m);
 - b. In addition to the gravel pad for the recreational vehicle and tow vehicle, one additional gravel vehicle parking stall at least 9ft (2.7m) wide and 18ft (5.5m) deep must be provided on site;
 - c. Only one small storage shed with a height less than 10ft (3m) and floor area less than 100ft² (9.3m²) may be placed on the site;
 - d. A fire pit with a maximum diameter of 3ft (0.9m) and a 10ft (3m) buffer between the fire pit and any combustible building, structure or vehicle;
 - e. The planting and maintenance of at least one tree or shrub as shown on the approved "Site Plans";
 - f. One deck or gazebo with the height of any gazebo limited to 16ft (4.88m);
 - g. No use of permanent foundations, pilings or basements; and
 - h. The portion of the site covered by the recreational vehicle pad, parking stall, deck, storage shed and any other accessory building must not exceed 40% of the site area.
6. In addition to the requirements of Condition 5, the size of recreational vehicle that may be placed on recreational vehicle sites 173 to and including 178 shown on the "Site Plans" shall be limited to a length of 30ft (9.1m) due to these sites not having the recommended stall size and depth of the Land Use Bylaw.
7. No recreational vehicle site may be used for overnight accommodation between October 16 and April 30 of any calendar year. The Development Officer may allow up to five (5) recreational vehicle sites to be used between October 16 and April 30 for resort staff involved in the start-up and shut down of each operating season.
8. No occupancy or use of a recreation vehicle site shall be allowed prior to May 1, 2024. The Development Officer may approve use of up to five (5) of the sites prior to May 1, 2024 for construction staff.

Development Near Slopes

9. With the exception of a gravel pathway/trail, no development shall take place within 16.4ft (5m) of the top of slope along the northwest-facing slope or within 8.4ft (2.5m) of the top of slope along the northeast-facing and east-facing slopes identified in the Updated Geotechnical (Slope Stability) Assessment prepared, signed and sealed by professional engineers from Geo-Slope Stability Services.
10. To facilitate identification of each top of slope, the existing fence shown on the "Site Plans" and following the top of slope shall be repaired as needed and shall be maintained in a good state of repair throughout the life of the recreational vehicle park.
11. The resort operator shall conduct regular inspections along the top of each slope, especially following periods of heavy rainfall and, should any signs of instability be identified, the resort operator must notify the Development Officer and contact a qualified geotechnical engineer to assess the situation and provide recommendations.
12. No unauthorized fill shall be placed on any of the slopes and no cuts shall be made on, or at the toe of any of the slopes, without the prior review and approval of a qualified geotechnical engineer.
13. No surface runoff shall be discharged down any of the slopes except where purposefully designed as part of the approved storm water management plan with appropriate erosion control measures in place.

Staircase Removal

14. The Applicant shall apply for a demolition permit for the removal of the staircase on the north facing slope by January 31, 2024. The demolition and removal of debris must be complete by April 30, 2024. Until such time as the staircase has been removed, the Applicant shall barricade the top and bottom of the staircase to prevent their use and put up warning signs that are satisfactory to the Development Officer.

Existing Retaining Walls

15. The existing retaining walls along the north facing slope must be reviewed by an individual or corporate entity licensed to practice engineering in Alberta to determine if the existing walls are sufficiently stable and/or if any modifications are needed to make them stable. The written assessment, signed and sealed by the author/reviewer, must be provided to the Development Officer by November 30, 2023. In the event that the assessment requires modifications to be made to any of the retaining walls a separate development approval shall be made.
16. A copy of the approval issued by the Safety Codes Council or other accredited agency for the retaining walls, which must address the need for any safety railings at the top of each retaining wall, shall be provided to the Development Officer prior to use and occupancy of any recreational vehicle site.

Development of Amenity Sites and Facilities

17. Prior to the use and occupancy of any recreational vehicle site or building, a copy of the Building Permit issued by the Safety Codes Council or other accredited agency for the store/office building, maintenance building, security/operator dwelling unit and buildings at each of the amenity sites shall be submitted to the Development Officer.
18. Building 3 shown on the "Site Plans" shall not be used for any purpose or activity involving indoor public assembly unless suitable emergency response access has been provided and approved by the Regional Fire Chief.
19. The maintenance materials, supplies, sea cans, miscellaneous items and stockpiles in the part of the property east of the proposed location of the maintenance building shall be relocated to an area that is less visible from Bayview Street and Range Road 20-4 and suitable visual screening shall be provided. The location and screening provisions must be reviewed and approved by the Development Officer. The location may include some of the area outside the "construction boundary" marked on the "Site Plans." This condition must be satisfied no later than October 15, 2024.
20. Solid waste collection bins shall be located and screened from view to the satisfaction of the Development Officer. The Development Officer may defer this condition until the second season of operation to allow the resort owner opportunity to determine the most suitable number of bins and locations.
21. Any signage remaining from previous activity that is no relevant to the approved use shall be removed.

Emergency Response

22. The gates installed at the two emergency accesses and the main entrance must not open outwards or towards the vehicle trying to gain access to the site through the gate. Arrangements for key access for each gate for the use of emergency responders must be made that are satisfactory to the Regional Fire Chief.
23. Direction of travel signage shall be installed along all roads intended for one-way travel to the satisfaction of the Development Officer prior to occupancy of any recreational vehicle site.
24. Signage communicating parking restrictions on internal roads shall be installed to the satisfaction of the Development Officer prior to occupancy of any recreational vehicle site.
25. Each occupied recreational vehicle site shall have the recreational vehicle site number posted on the recreational vehicle so that it is highly visible from the access road when a recreational vehicle is onsite.
26. A directory map shall be installed and maintained at the entrance to the recreational vehicle site area that displays the individual site identification number for information for visitors and emergency responders and provides key emergency contact numbers. The size, content and location of the directory map must be reviewed and approved by the Development Officer. The directory map must be in place prior to occupancy of any recreational vehicle site.

27. Prior to occupancy of any recreational vehicle site, an emergency response plan that is acceptable to the Regional Fire Chief must be filed with the Stettler Regional Fire Department and available to resort staff onsite. The emergency response plan must be updated from time to time to remain current.

Water, Wastewater and Storm Water Management

28. Prior to occupancy of any recreational vehicle site, a copy of the permit issued by the Safety Codes Council or other accredited agency for the onsite communal water system shall be submitted to the Development Officer.
29. Prior to occupancy of any recreational vehicle site, the Applicant shall enter into and fully implement a development agreement that is satisfactory to the County of Stettler in relation to the connection to municipal water services and infrastructure to service the development.
30. Prior to occupancy of any recreational vehicle site, a copy of the Alberta Environment and Protected Areas approval of the onsite communal wastewater system shall be submitted to the Development Officer.
31. All hauling of wastewater effluent from the development area shall require a Road Use Agreement to be in place with the County of Stettler prior to the haul commencing. The resort operator shall enter into, and comply with the terms and conditions of a Road Use Agreement satisfactory to the County.
32. Prior to occupancy of any recreational vehicle site, a copy of the Alberta Environment and Protected Areas approval of the storm water management plan shall be submitted to the Development Officer and the required storm water management facilities must be substantially constructed to the point of managing water inflow, storage and outflow. Final landscaping of each storm pond may be deferred but must be complete by October 15, 2024.

Landscaping

33. Prior to occupancy of any recreational vehicle site, a revised landscape design shall be provided for the area along the west side of the property. The revised design must account for the elevation differences between the street in Island View Close and the recreational vehicle sites being screened. The base of the screening materials or the ground elevation at the base of the plantings used must be at least 4 ft higher than the street in Island View Close. A screen fence must be included and must remain in place until such time as the landscaping has matured as determined by the Development Officer. The revised design must be reviewed and approved by the Development Officer. The design approved by the Development Officer must be implemented by October 15, 2024.
34. The revised design approved under Condition 33 shall be implemented and extended into the area north of the west pond up to the top of slope of the north facing slope.
35. Fencing along west property boundary shall be installed from the southwest corner of the property up to the top of the slope to the satisfaction of the Development Officer.

36. Once all conditions involving revisions to landscaping have reached the point of having an approved, revised design, the Applicant shall provide the Development Officer with an estimate for the supply and installation of the required landscaping that is to be located along the west, south and east perimeters of the property. This estimate shall be used to determine the amount of security that the Applicant must provide to the County before occupancy of any recreational vehicle site. The security shall take the form of an irrevocable letter of credit in an amount equal to 100% of the estimated cost to supply and install the required landscaping.

Access and Traffic Impacts

37. Prior to construction of the new approaches onto Bayview Street, one or more approach applications must be submitted to and approved by the County. Each approach shall be constructed in accordance with County standards.
38. Prior to the opening of the recreational vehicle park, the Applicant shall enter into, and comply with the terms and conditions of a Road Use Agreement satisfactory to the County. The Road Use Agreement shall address dust, increased wear and tear, and any other matter related to managing the impacts on the road infrastructure and properties along the route, on those roads used by traffic to and from the development. The Road Use Agreement may be updated and revised from time to time but a Road Use Agreement must be in place prior to the start of every operating season of the recreational vehicle park.
39. Prior to occupancy of any recreational vehicle site, the Applicant shall enter into a deferred services agreement that is satisfactory to the County of Stettler in relation to:
 - a. Contribution to the costs of future road network improvements that will benefit the development once the South Shore Traffic Study is complete and road improvements have been identified by the County; and
 - b. Contribution to the costs and connection to a regional wastewater collection system when such as system becomes available to serve the development.
40. Subject to Alberta Transportation and Economic Corridors' approval, the Applicant shall install directional signage along Highways leading to and from the development to direct traffic to use Township Road 40-2 as the access to and from the development. Directional signage shall be installed along Township Road 40-2 west of Highway 835, and at any other location identified by the County, to direct traffic to use Township Road 40-2.
41. The resort operator shall create and maintain an information tool that is satisfactory to the Development Officer to direct traffic to and from the resort to use the preferred route of Township Road 40-2 and Range Road 20-4.

Vehicular Public Access/Boat Launch

42. Prior to occupancy of any recreational vehicle site, the Applicant shall enter into an agreement that is satisfactory to the County of Stettler in relation to:
 - a. contribution to the intended improvements at the White Sands boat launch; or
 - b. construction of a publicly accessible boat launch on the NE 20-40-20-4.

Off-Site Impacts

43. The operation shall not create a public nuisance beyond the property boundary by way of dust or noise that exceeds a threshold that could be reasonably expected, at the County's discretion, from this type of operation.
44. Dust control on the roads internal to the development shall be implemented as deemed necessary by the County. This shall include, but is not limited to, watering or application of dust control products within the development area, at no cost to the County.

Date of Decision: September 8, 2023



Craig Teal, RPP MCIP
Development Officer

Attachments:

Site Plans – Drawing C.20 and Drawings C2.1 through C2.7 dated July 7, 2023

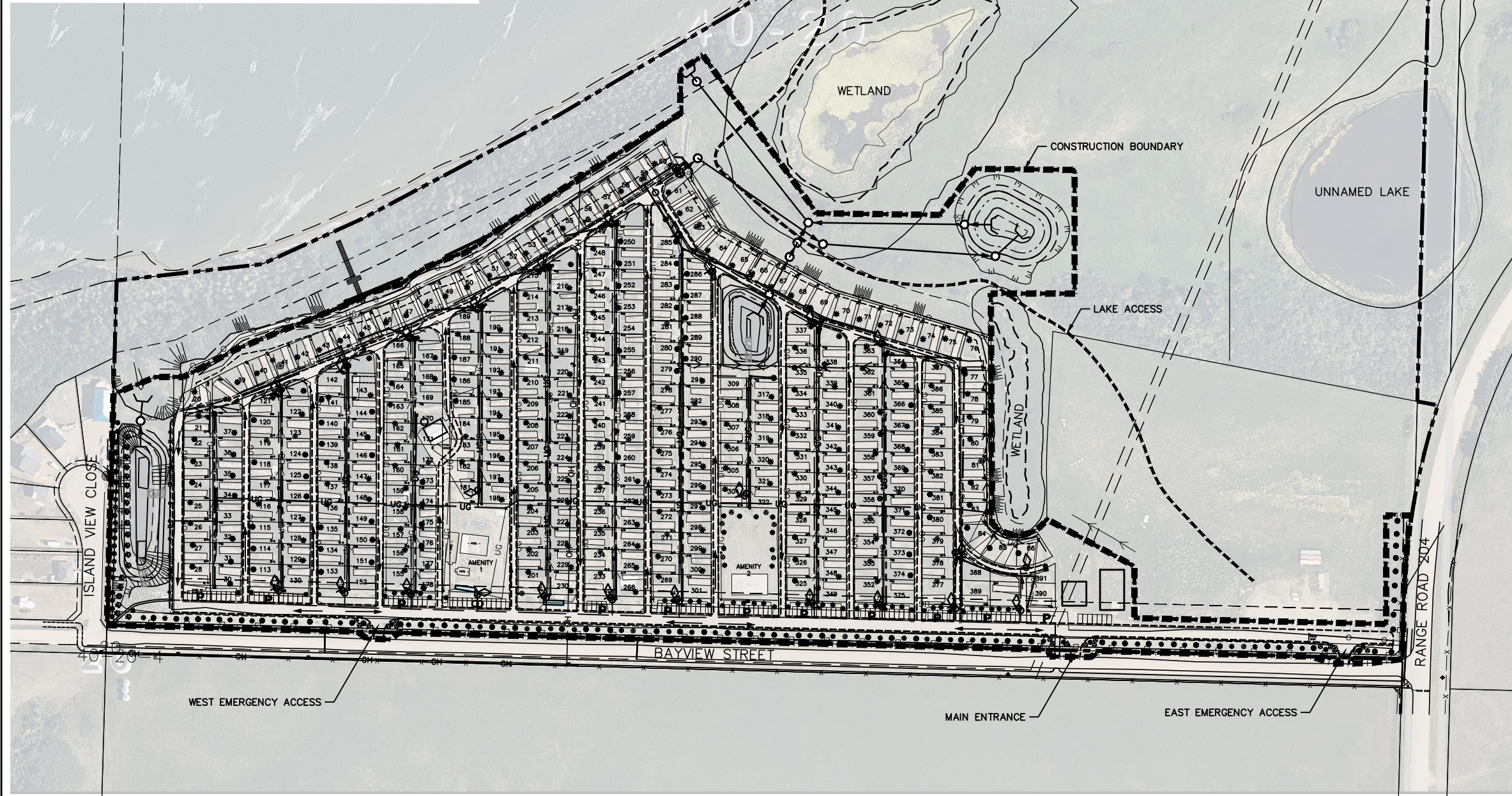
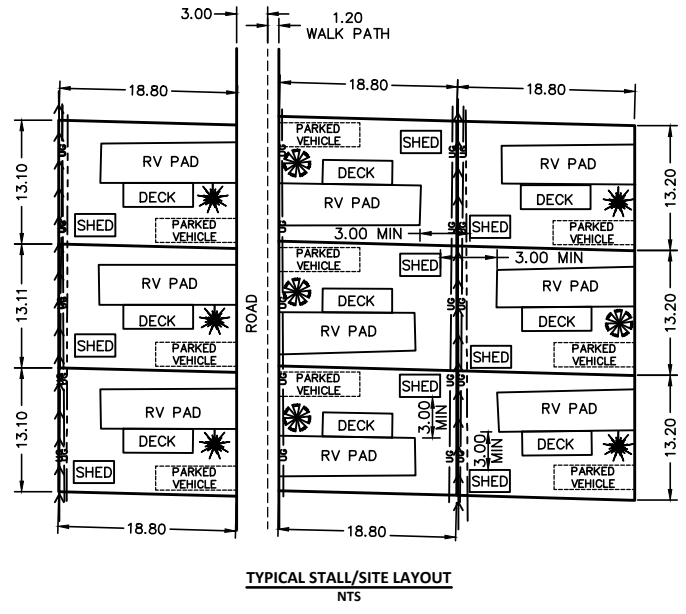
APPEAL PROVISIONS

The Applicant for this development permit may appeal this decision by giving notice in writing to the Land and Property Rights Tribunal, 2nd Floor, 1229 – 91 Street SW, Edmonton, AB, T6X 1E9 not later than 21 days from the date that this decision was provided to the Applicant.

Notes for Information and Follow-up by Applicant:

- a. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters. Further, the issuance of this development permit specifically does not absolve the applicant or the landowner from their responsibility to comply with the *Environmental Protection and Enhancement Act*, the *Water Act* or the *Public Lands Act*, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this development permit may impact a wetland.
- b. Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional building must be inspected from time to time and on an ongoing basis for code compliance. Therefore, it is in the best interest of the landowner/applicant to consult with the Stettler Regional Fire Chief at the time of making an application for a building permit under the Alberta Safety Codes Act, and definitely prior to construction start, so that fire code compliance can be addressed at that time, in order to avoid costly building modifications later on.
- c. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- d. The applicant/property owner is responsible for:
 - i. determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
 - ii. ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
 - iii. ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
 - iv. ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
 - v. making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
 - vi. notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;

- vii. ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- viii. ensuring that foundation and drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- ix. ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- x. ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.



LEGEND

- CONSTRUCTION BOUNDARY
- DIRECTION OF TRAFFIC FLOW - ONE WAY
- ↔ DIRECTION OF TRAFFIC FLOW - TWO WAY
- P VISITOR PARKING
- - - SANITARY MAIN
- SANITARY MANHOLE
- SANITARY HOLDING TANK
- ⊙ SANITARY SERVICE CONNECTION
- WATER MAIN
- ⊠ WATER/ELECTRICAL CONNECTION
- ⊕ BLOWOFF
- CURB STOP
- ⊠ IRRIGATION BOX
- STORM MAIN
- STORM MANHOLE
- * LIGHT POLE
- ← GRASS SWALE
- ⊠ ELECTRICAL TRANSFORMER
- UG 120-240V BURIED CABLE
- UG 600V BURIED CABLE
- TREE - EXISTING
- SPRUCE - PROPOSED
- LILAC - PROPOSED
- DOGWOOD SHRUB - PROPOSED
- DECIDUOUS TREE - PROPOSED
- POST AND ROPE FENCE
- WOOD RAIL FENCE

2	23-07-07	AS PER COUNTY COMMENTS
1	22-07-29	FOR APPROVAL
ISSUE	YY-MM-DD	REVISION

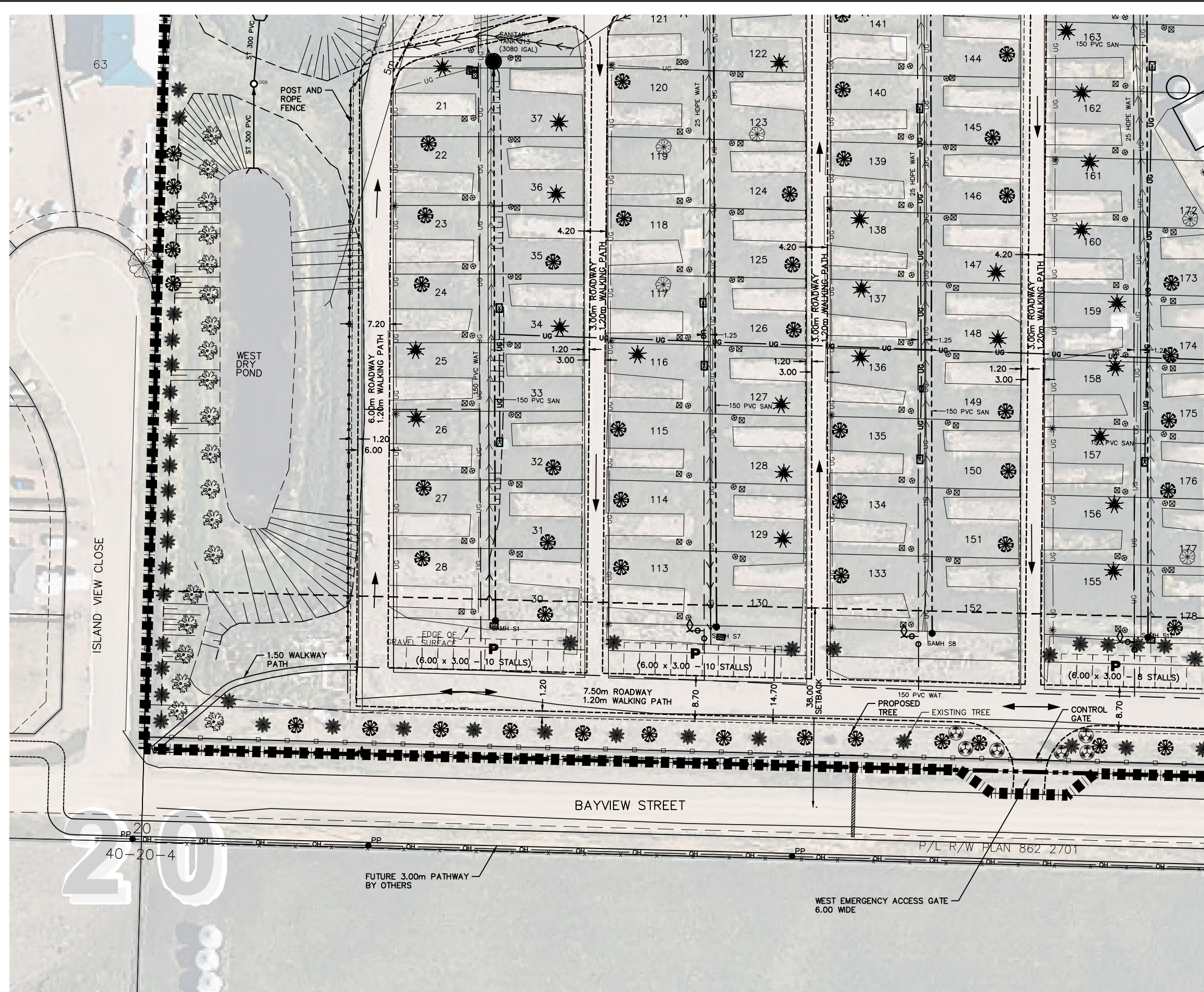
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BAR W RESORT

**BAR W RESORT
CIVIL
OVERALL SITE PLAN**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:3000
DATE	JUNE 2022	DRAWING	C2.0



LEGEND	
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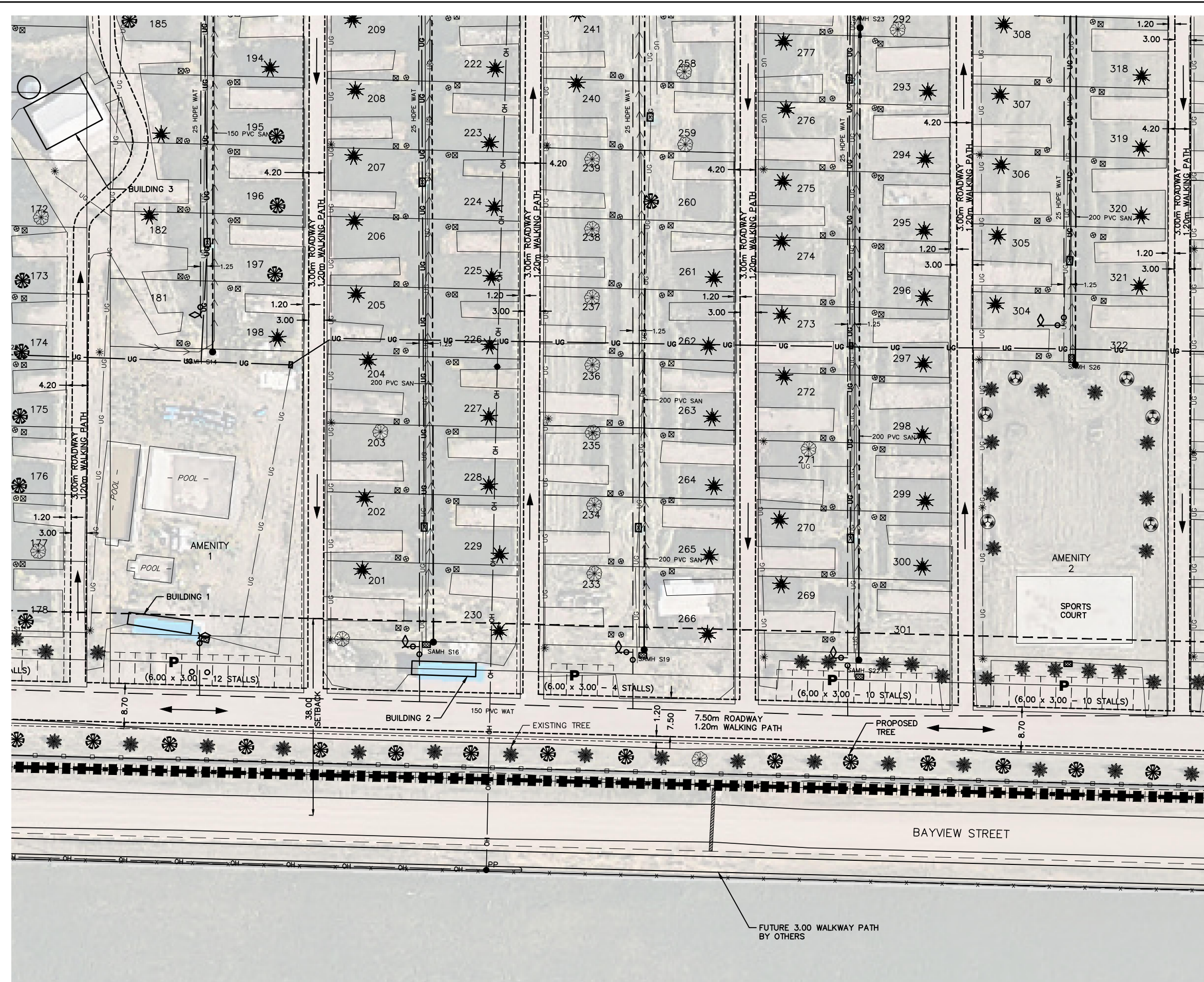
MON DD, YYYY



BAR W RESORT

**BAR W RESORT
CIVIL
SITE PLAN 1 OF 7**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.1



LEGEND

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1	22-07-29	FOR APPROVAL
ISSUE	YY-MM-DD	REVISION
MON DD, YYYY		



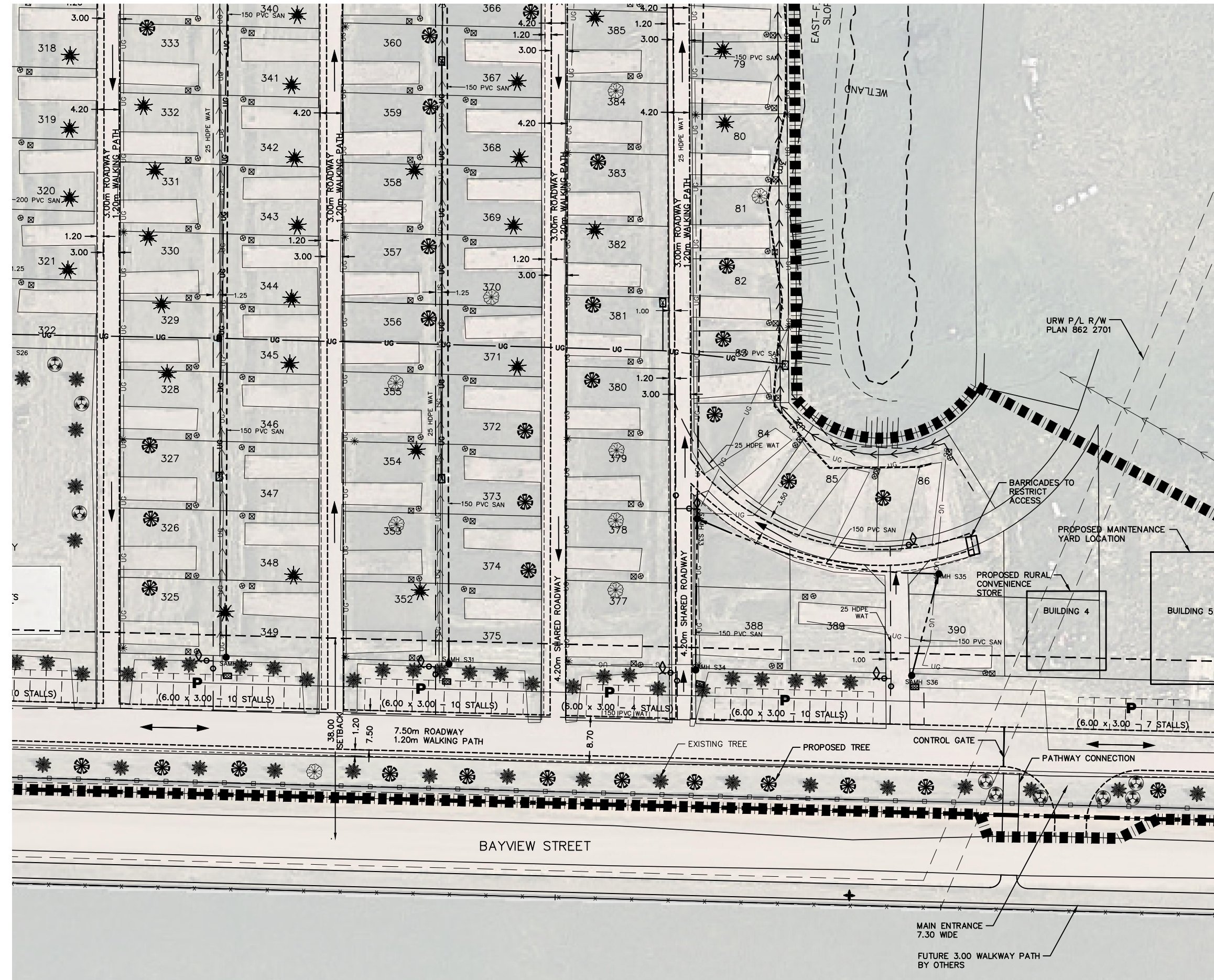
BAR W RESORT

BAR W RESORT
CIVIL
SITE PLAN 2 OF 7

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.2

DIGITAL DRAWINGS BEST VIEWED IN ©ADOBE ACROBAT READER

THIS DRAWING MAY HAVE BEEN MODIFIED FROM ITS ORIGINAL SIZE. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS



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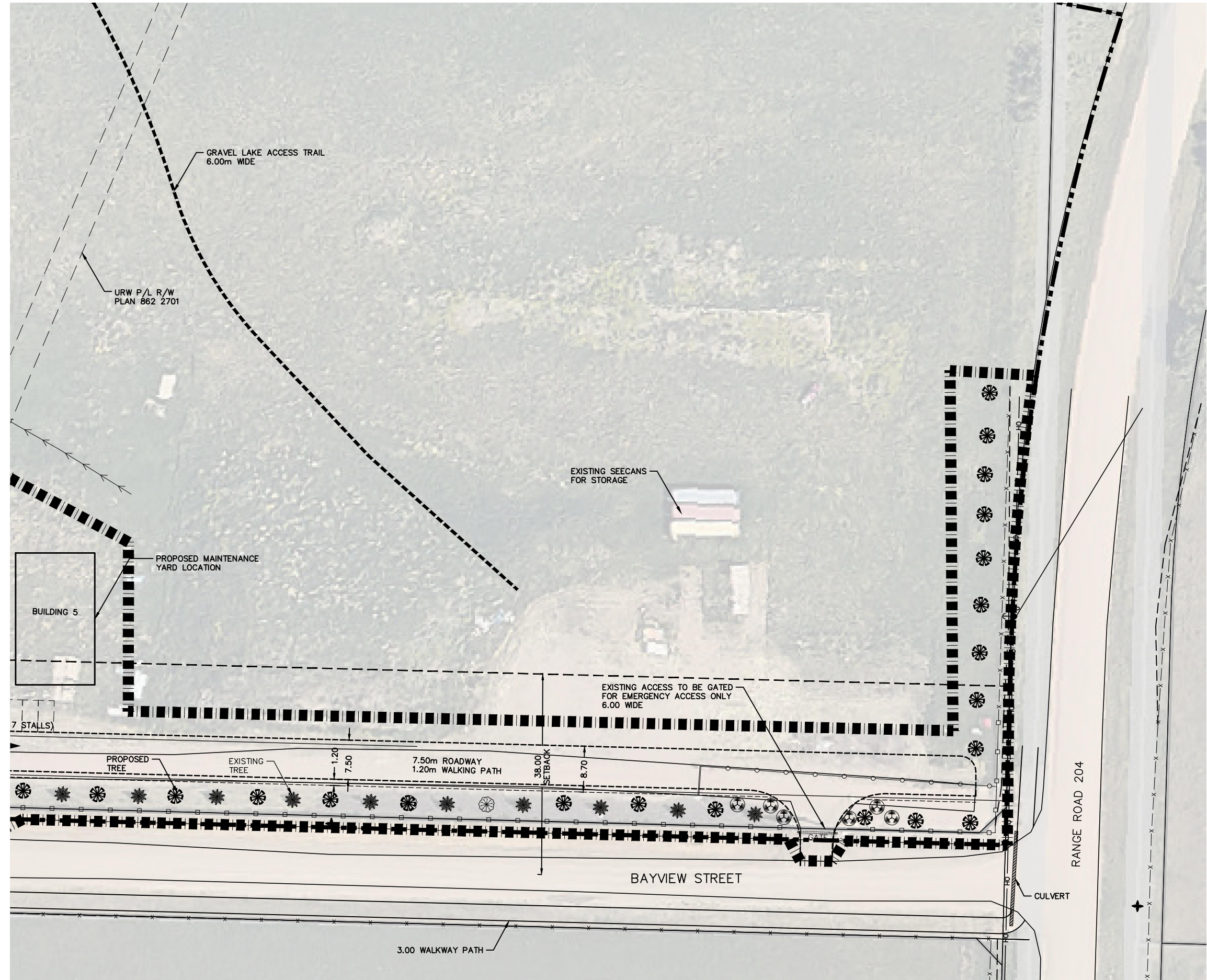
MON DD, YYYY



BAR W RESORT

BAR W RESORT
CIVIL
SITE PLAN 3 OF 7

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.3



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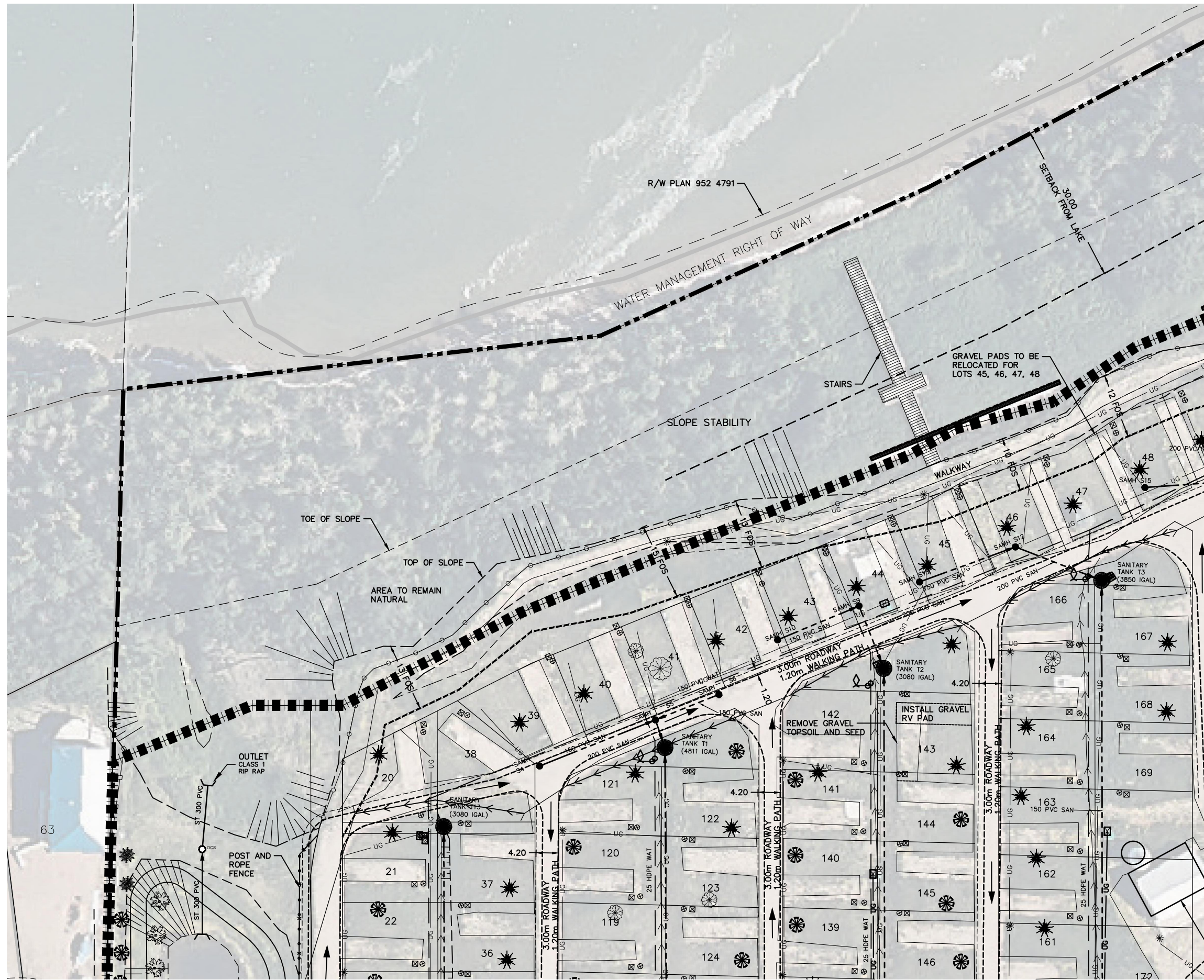
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BAR W RESORT

**BAR W RESORT
CIVIL
SITE PLAN 4 OF 7**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.4



LEGEND	
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	CURB STOP
	IRRIGATION BOX
	STORM MAIN
	STORM MANHOLE
	LIGHT POLE
	GRASS SWALE
	ELECTRICAL TRANSFORMER
	120-240V BURIED CABLE
	600V BURIED CABLE
	TREE - EXISTING
	SPRUCE - PROPOSED
	LILAC - PROPOSED
	DOGWOOD SHRUB - PROPOSED
	DECIDUOUS TREE - PROPOSED
	POST AND ROPE FENCE
	WOOD RAIL FENCE

2	23-07-07	AS PER COUNTY COMMENTS
1	22-07-29	FOR APPROVAL
ISSUE	YY-MM-DD	REVISION

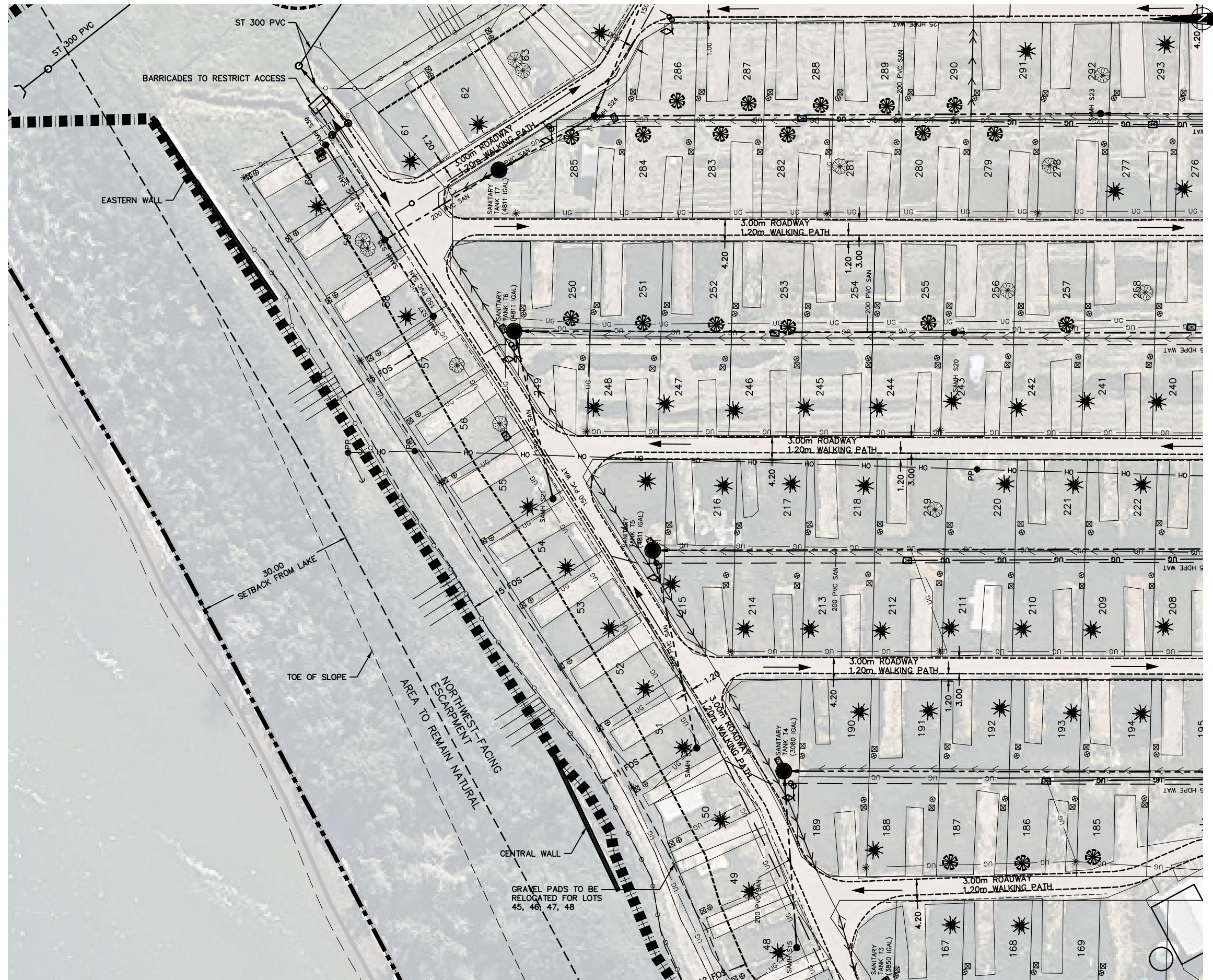
MON DD, YYYY



BAR W RESORT

**BAR W RESORT
CIVIL
SITE PLAN 5 OF 7**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.5



LEGEND

- CONSTRUCTION BOUNDARY
- DIRECTION OF TRAFFIC FLOW - ONE WAY
- ↔ DIRECTION OF TRAFFIC FLOW - TWO WAY
- P VISITOR PARKING
- SANITARY MAIN
- SANITARY MANHOLE
- SANITARY HOLDING TANK
- ⊗ SANITARY SERVICE CONNECTION
- WATER MAIN
- ⊗ WATER/ELECTRICAL CONNECTION
- ⊗ BLOWOFF
- CURB STOP
- ⊗ IRRIGATION BOX
- STORM MAIN
- STORM MANHOLE
- * LIGHT POLE
- ← GRASS SWALE
- ⊗ ELECTRICAL TRANSFORMER
- UG 120-240V BURIED CABLE
- UG 600V BURIED CABLE
- ⊗ TREE - EXISTING
- ⊗ SPRUCE - PROPOSED
- ⊗ LILAC - PROPOSED
- ⊗ DOGWOOD SHRUB - PROPOSED
- ⊗ DECIDUOUS TREE - PROPOSED
- POST AND ROPE FENCE
- WOOD RAIL FENCE

2	23-07-07	AS PER COUNTY COMMENTS
1	22-07-29	FOR APPROVAL
ISSUE	YY-MM-DD	REVISION

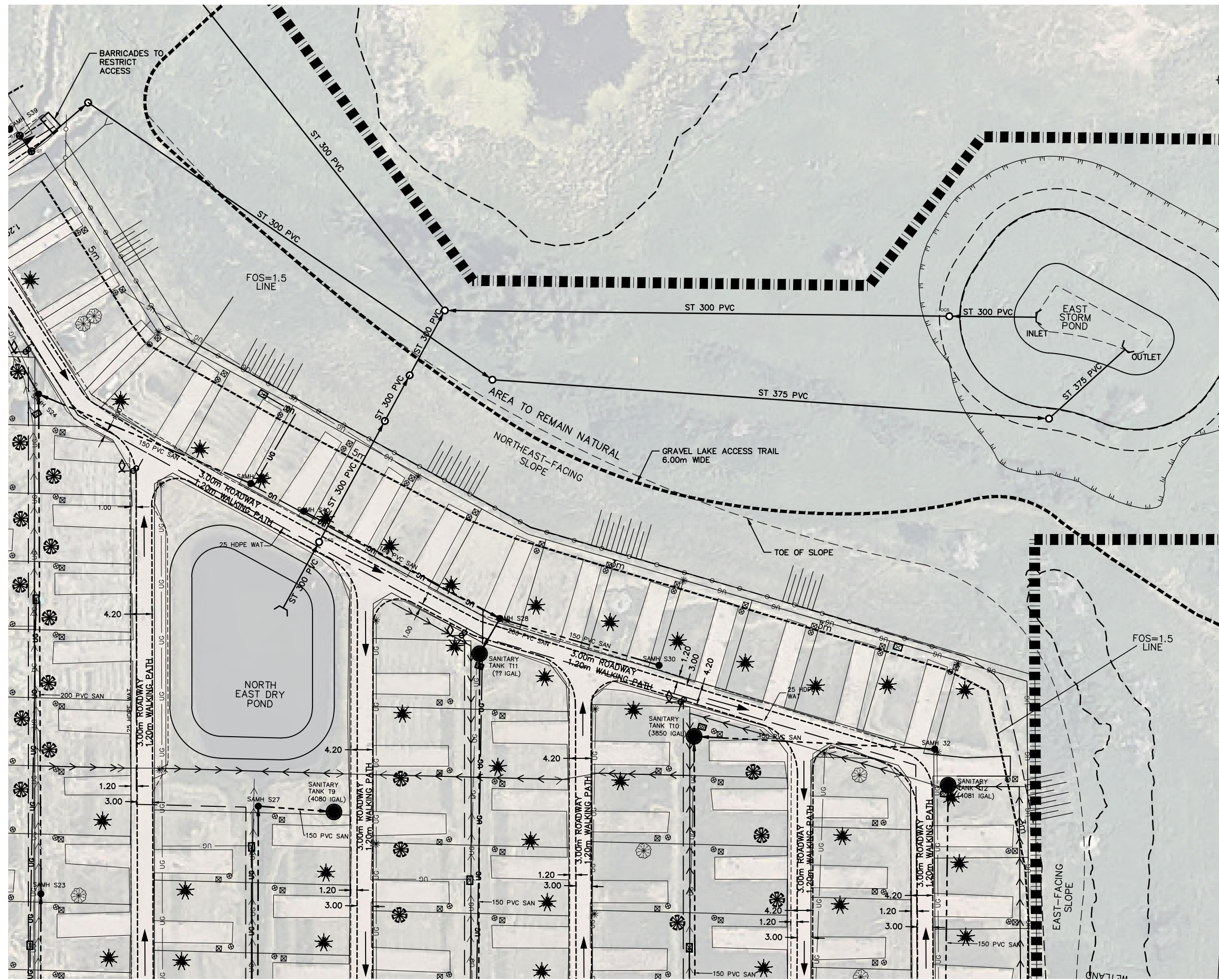
MON DD, YYYY



BAR W RESORT

**BAR W RESORT
CIVIL
SITE PLAN 6 OF 7**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.6



LEGEND	
	CONSTRUCTION BOUNDARY
	DIRECTION OF TRAFFIC FLOW - ONE WAY
	DIRECTION OF TRAFFIC FLOW - TWO WAY
	VISITOR PARKING
	SANITARY MAIN
	SANITARY MANHOLE
	SANITARY HOLDING TANK
	SANITARY SERVICE CONNECTION
	WATER MAIN
	WATER/ELECTRICAL CONNECTION
	BLOWOFF
	CURB STOP
	IRRIGATION BOX
	STORM MAIN
	STORM MANHOLE
	LIGHT POLE
	GRASS SWALE
	ELECTRICAL TRANSFORMER
	120-240V BURIED CABLE
	600V BURIED CABLE
	TREE - EXISTING
	SPRUCE - PROPOSED
	LILAC - PROPOSED
	DOGWOOD SHRUB - PROPOSED
	DECIDUOUS TREE - PROPOSED
	POST AND ROPE FENCE
	WOOD RAIL FENCE

2	23-07-07	AS PER COUNTY COMMENTS
1	22-07-29	FOR APPROVAL
ISSUE	YY-MM-DD	REVISION

MON DD, YYYY



BAR W RESORT

**BAR W RESORT
CIVIL
SITE PLAN 7 OF 7**

DESIGNED	G.J.S.	JOB	4753-001-00
DRAWN	J.S.	SCALE	1:750
DATE	JUNE 2022	DRAWING	C2.7