



SITE PLAN
NTS

NOTES
LOCATIONS AND OFFSETS OF EXISTING UTILITIES ARE COMPILED FROM THE MOST RECENT INFORMATION AVAILABLE, BUT ARE NOT GUARANTEED ACCURATE, AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL UTILITIES NOT NECESSARILY SHOWN.

LEGAL DESCRIPTION
SUBDIVISION OF LOT 1, PLAN EPP95194, SEC. 24, TP 28, S.D.Y.D.

LEGEND
 ■■■■■ SUBDIVISION BOUNDARY
 ~ 190 ~ EXISTING GROUND CONTOUR

UTILITIES
 POTABLE WATER _____ CITY OF KELOWNA WATER UTILITY
 NATURAL GAS _____ FORTIS BC NATURAL GAS
 TELEPHONE _____ TELUS
 ELECTRICITY _____ FORTIS BC
 SEWAGE DISPOSAL _____ COMMUNITY (CITY OF KELOWNA)
 FIRE PROTECTION _____ KELOWNA FIRE DEPARTMENT
 GARBAGE COLLECTION _____ COMMUNITY (CITY OF KELOWNA)

PROPOSED ZONING
 PROPOSED ZONING _____ RUS
 LAND USE _____ SINGLE FAMILY URBAN RESIDENTIAL
 PROPOSED SUBDIVISION AREA _____ 1.15 ha.
 TOTAL No. OF RUS LOTS _____ 9
 MINIMUM LOT AREA _____ 325m²
 MINIMUM LOT WIDTH _____ 12.0m
 MINIMUM LOT DEPTH _____ 25.0m

EXISTING ZONING
 EXISTING ZONING _____ RR3
 LAND USE _____ SINGLE FAMILY RURAL RESIDENTIAL
 PROPOSED SUBDIVISION AREA _____ 1.15 ha.
 MINIMUM LOT AREA _____ 1600m²
 MINIMUM LOT WIDTH _____ 18.0m
 MINIMUM LOT DEPTH _____ 30.0m

PROPOSED SETBACKS
 FRONT YARD _____ 4.5m
 SIDE YARD _____ 1.5m
 SIDE FLANKING YARD _____ 3.0m
 REAR YARD _____ 6.0m

EXISTING SETBACKS
 FRONT YARD _____ 6.0m
 SIDE YARD _____ 2.0m
 SIDE FLANKING YARD _____ 4.5m
 REAR YARD _____ 7.5m

LEGEND	
CABLE TV	■ CATCH BASIN
GAS	⊕ ELECTRICAL BOX
SAN. SEWER	⊕ HYDRANT
STORM SEWER	⊕ VALVE
U.G. ELECTRICAL	□ LAMP STANDARD
U.G. TELEPHONE	
WATER	
○ SANITARY MH (EXISTING OR FUTURE)	○ SANITARY MH (PROPOSED)
○ STM# STORM MH (EXISTING OR FUTURE)	○ STM# STORM MH (PROPOSED)
⊕ TRANSFORMER	⊕ UTILITY JUNCTION BOX

No.	MM/DD/YY	BY	REVISION	Chk'd	No.	MM/DD/YY	BY	REVISION	Chk'd
					2	07/22/21	AW	AS PER COK REVIEW	DM
					1	01/25/21	AW	REMOVED RV PARKING	DM

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DAVID K.Y. MORI, P.ENG.	DRAWN	A.W.
	DESIGN	P.A.C.E.
	APPROVED	D.K.Y.M.
	DATE	NOVEMBER 2019
	SCALE	1:500

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
5347 UPPER MISSION DRIVE
ESSENTIAL IDEA LTD.
PRELIMINARY LOT LAYOUT

CITY FILE No. **S20-0002**
 DRAWING NO. **2475-P1**
 DIVISION REV. NO. **2**