



**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
- EXISTING GROUND CONTOUR

**ZONING**

EXISTING ZONING \_\_\_\_\_ RR3  
 LAND USE \_\_\_\_\_ SINGLE FAMILY RURAL RESIDENTIAL  
 PROPOSED SUBDIVISION AREA \_\_\_\_\_ 1.15 ha.  
 TOTAL No. OF RR3c LOTS \_\_\_\_\_ 4  
 MINIMUM LOT AREA \_\_\_\_\_ 1600m<sup>2</sup>  
 MINIMUM LOT WIDTH \_\_\_\_\_ 18.0m  
 MINIMUM LOT DEPTH \_\_\_\_\_ 30.0m

**SETBACKS**

FRONT YARD \_\_\_\_\_ 4.5m  
 SIDE YARD \_\_\_\_\_ 2.0m  
 SIDE FLANKING YARD \_\_\_\_\_ 3.0m  
 REAR YARD \_\_\_\_\_ 7.5m

**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)

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

No.	DATE	BY	REVISION	Chk'd	No.	DATE	BY	REVISION	Chk'd

**D.E. Pilling & ASSOC. I**  
CONSULTING ENGINEERING

2200-540 Cross Street, Kelowna, B.C. V1Y 4T7  
 PH: 250.763.2310  
 FX: 250.763.5539  
 E: telephon@pilling.ca

DALE E. PILLING, P.E.H.	DRAWN A.W.
	DESIGN PACE
	APPROVED D.E.P.
	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.	—
DRAWING NO.	<b>2475-P1</b>
DIVISION	REV. NO
	<b>0</b>