



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 5, PLAN KAP90635, 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)

EXISTING ZONING

- LOT 5**
- EXISTING ZONING _____ RR3C
 - LAND USE _____ SINGLE FAMILY RURAL RESIDENTIAL
 - PROPOSED SUBDIVISION AREA _____ 0.17 ha.
 - MINIMUM LOT AREA _____ 1600m²
 - MINIMUM LOT WIDTH _____ 18.0m
 - MINIMUM LOT DEPTH _____ 30.0m

EXISTING SETBACKS

- FRONT YARD _____ 6.0m
- SIDE YARD _____ 2.0m
- SIDE FLANKING YARD _____ 4.5m
- REAR YARD _____ 7.5m

PROPOSED ZONING

- LOT 5**
- PROPOSED ZONING _____ RUI
 - LAND USE _____ SINGLE FAMILY URBAN RESIDENTIAL
 - PROPOSED SUBDIVISION AREA _____ 0.17 ha.
 - TOTAL No. OF RUI LOTS _____ 2
 - MINIMUM LOT AREA _____ 550m²
 - MINIMUM LOT WIDTH _____ 16.5m
 - MINIMUM LOT DEPTH _____ 30.0m

PROPOSED SETBACKS

- FRONT YARD _____ 6.0m
- SIDE YARD _____ 2.0m
- SIDE FLANKING YARD _____ 4.5m
- REAR YARD _____ 7.5m

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

No.	MM/DD/YY	DATE	BY	REVISION	Chk'd	No.	MM/DD/YY	DATE	BY	REVISION	Chk'd

D.E. Pilling & ASSOC.
CONSULTING ENGINEERING

#200-540 Groves Avenue, Kelowna, B.C. V1Y 4Y7
PH: 250.763.2315
FX: 250.763.6509
E: reception@pilling.ca

DAVID B. PILLING, P.ENG.	DRAWN	A.W.
	DESIGN	P.A.C.E.
	APPROVED	D.K.Y.M.
	DATE	MARCH 2021
	SCALE	1:250

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

508 TRUMPETER ROAD
508 TRUMPETER ROAD DEVELOPMENTS LTD.
PRELIMINARY LOT LAYOUT

CITY FILE No.	-
DRAWING NO.	2516-P1
DIVISION	
REV. NO.	0