



3054 SPRINGFIELD ROAD
SCALE 1/16" = 1'-0"



3054 Springfield Road
Current conditions



CITY OF KELOWNA

MEMORANDUM

Date: ~~August 31, 2017~~ September 13, 2017
File No.: Z17-0078 Revision
To: Community Planning (TB)
From: Development Engineering Manager (JK)
Subject: 3054 Springfield Rd Lot 171 Plan 22418 RU1 to RU1c Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced by RWD. No additional services required.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An IC is required to be installed by City crews. A 3rd party work order (obtained from City Yards) will be required to be filled out prior to installation.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Maximum one (1) driveway access per fronting road as per bylaw. Parking to accommodate exit onto Springfield without reversing onto street. Parking in front yard does not meet safety requirements due to the location on a collector road on a hill (visual safety concerns).

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



James Kay, P. Eng.
Development Engineering Manager

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