
CITY OF KELOWNA

MEMORANDUM

Date: October 26, 2018
File No.: Z18-0110
To: Community Planning (AF)
From: Development Engineering Manager(JK)
Subject: 4389 Hobson Road



RU1 – 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

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. The service will be adequate for this application.

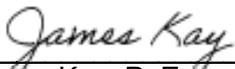
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide as per bylaw.

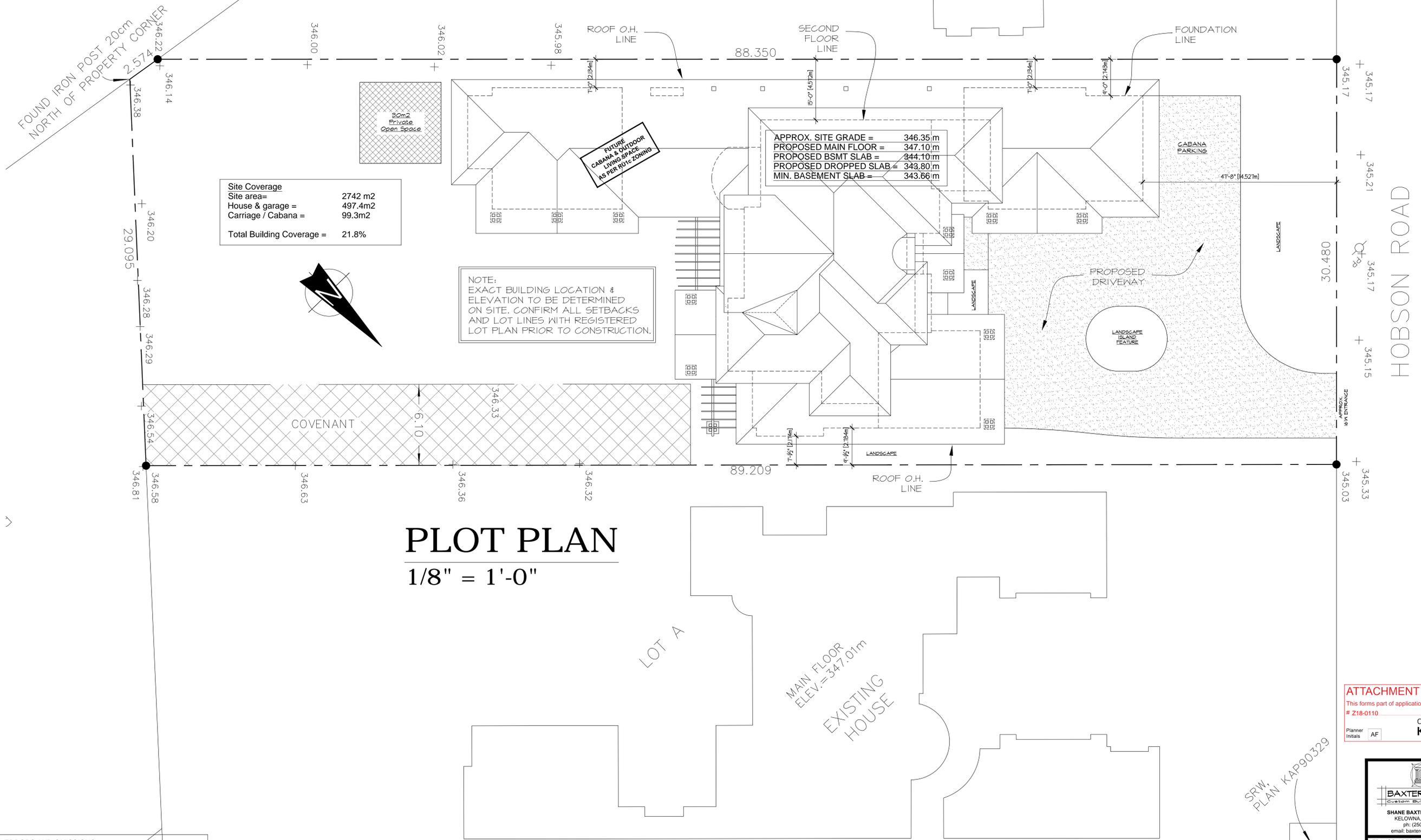
4. Electric Power and Telecommunication Services

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
JA

Proposed Franson Residence 4389 Hobson Road, Kelowna, B.C.



PLOT PLAN
1/8" = 1'-0"

ERRORS AND OMISSIONS
 - BAXTER DESIGN and SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
 - BAXTER DESIGN and SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-contractors to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

ATTACHMENT B
 This forms part of application # 218-0110
 City of Kelowna
 COMMUNITY PLANNING

BAXTER DESIGN
 Custom Building Design
 SHANE BAXTER DESIGNS INC.
 KELOWNA, B.C. CANADA
 ph: (250) 862-9662
 email: baxterdesign@shaw.ca

FRANSON RESIDENCE
 4389 HOBSON ROAD
 KELOWNA, B.C.
 Drawing Scale: 1/4" = 1'-0"
 Date: JAN. 15, 2018
 Rev. Date: MAY 18, 2018
 Dm. By: S.H.B.