
CITY OF KELOWNA
MEMORANDUM

A

Z19-0048

Date: February 27, 2019
File No.: Z19-0048 LK

To: Land Use Management Department (LK)

From: Development Engineering Manager

Subject: 474 FARRIS RD Lot B Plan EPP89749 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

All municipal servicing requirements with regards to this development were dealt with as part of the Parent file S16-0078.

2. Electric Power and Telecommunication Services

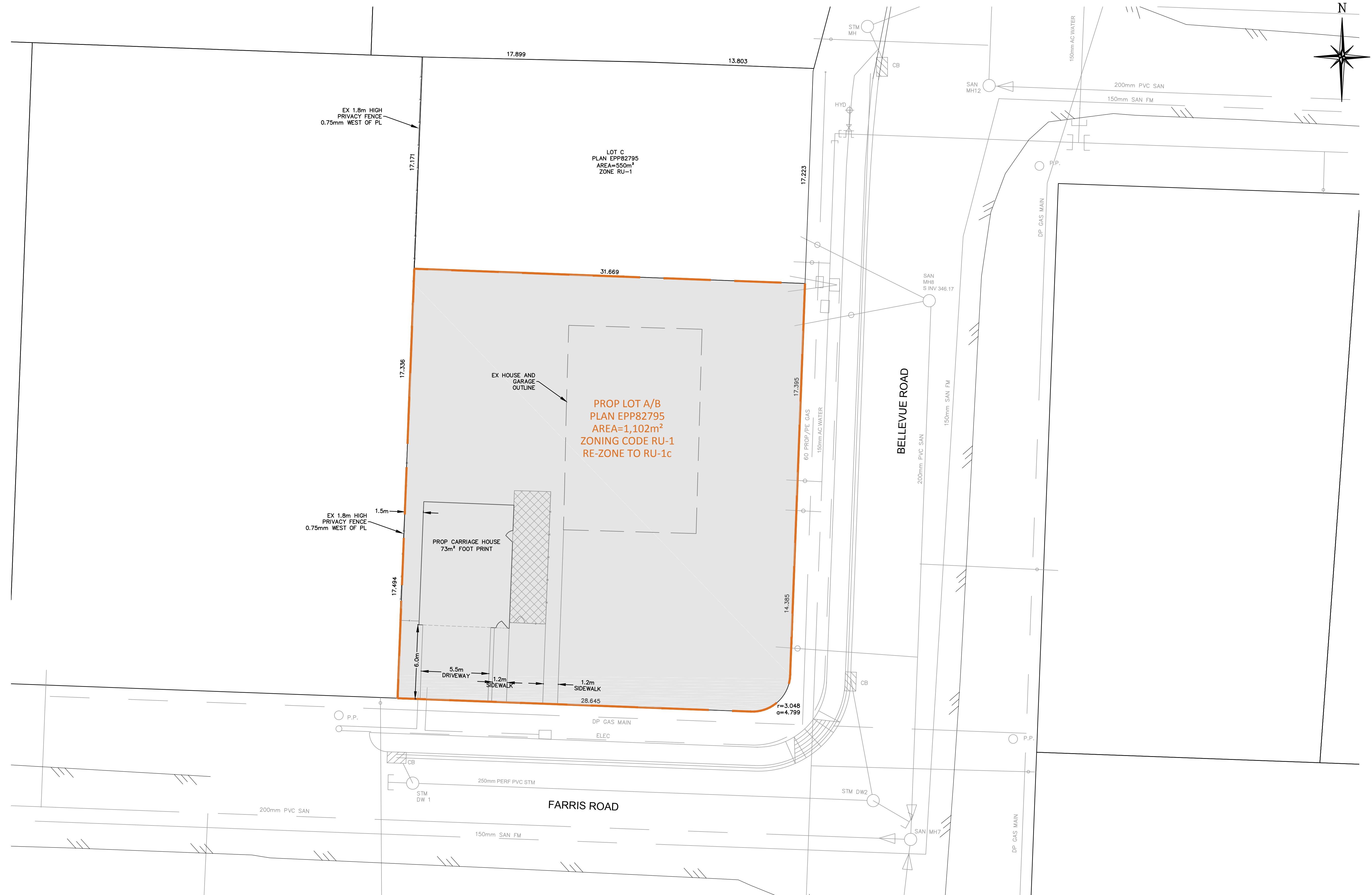
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

3. Access and Parking Requirements

The proposed parking module location for the Carriage House meets the bylaw requirements.



James Kay, P. Eng.
Development Engineering Manager
JF/ff



FILE LOCATION: P:\PROJECTS\16058-04 Farris Road\16058-04.dwg PRINTED ON: 3/27/2019 9:11 PM

Legend	
Water	Manhole
San. Sewer	Power Pole
Storm Sewer	Lamp Standard
Gas	Catch Basin
U.G. Telephone	Hydrant
U.G. Electrical	Trees
○ MH	I.C.
● P.P.	C.S.
□ C.S.	LPT
⊕ c.a.	SERVICE BOX
●	

PROTECH CONSULTING 2012
 200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771 FAX 860-1994

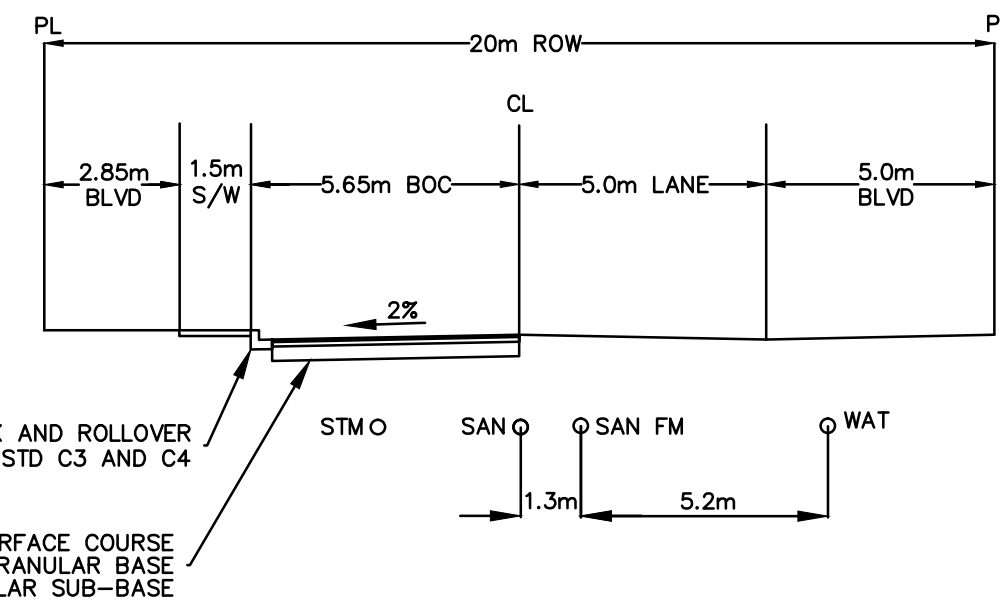
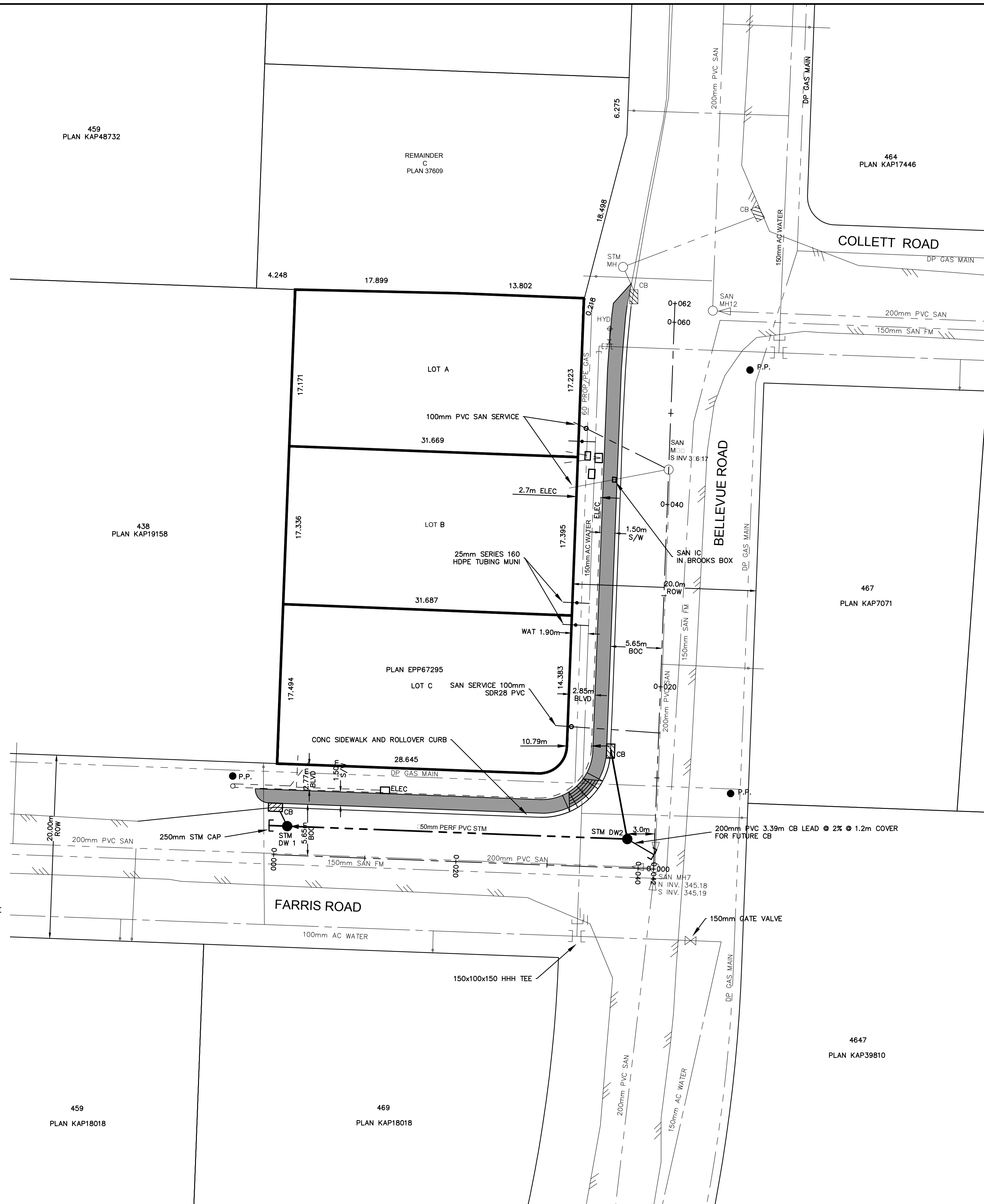
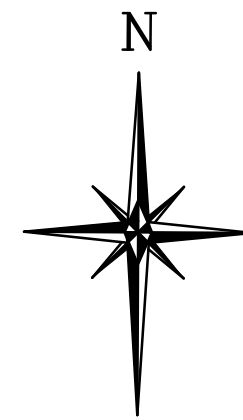
NO.	DATE	BY	REVISION	CH'KD

BASE 16058	DESIGN BMZ
APPROVED	
DATE	JANUARY 2019
SCALE	1-75
SCALE NOT ACCURATE OVER LONG DISTANCES	

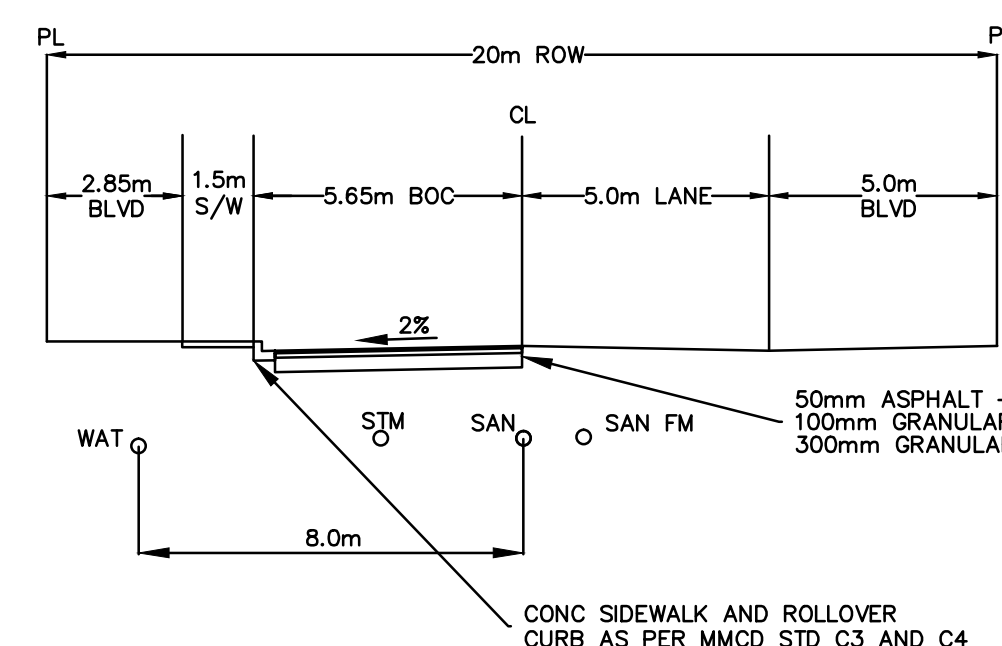
THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT

454 FARRIS ROAD
 PROPOSED RE-ZONE TO RU-1c

DIVISION	
DRAWING NO.	16058-RZ
REV NO.	0



FARRIS ROAD TYPICAL CROSS SECTION
NTS



BELLEVUE ROAD TYPICAL CROSS SECTION
NTS

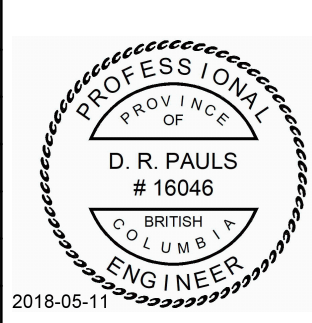
'AS CONSTRUCTED'
I HEREBY CERTIFY THE NEW WORK AND SERVICES SHOWN ON THIS DRAWING WERE INSPECTED DURING CONSTRUCTION AND INSTALLED IN ACCORDANCE WITH THIS DRAWING, AND THE SUBDIVISION, DEVELOPMENT & SERVICES BY-LAW NO. 7900, INCLUDING AMENDMENTS'

FILE LOCATION: P:\PROJECTS\16058-04 Farris Road\Drawings\16058-04-00.dwg PLOTTED ON: 5/11/2017 9:24 AM

Legend	
Water	Manhole
San. Sewer	Power Pole
Storm Sewer	Lamp Standard
Gas	Catch Basin
U.G. Telephone	Hydrant
U.G. Electrical	Trees
○ MH	I.C.
● P.P.	C.S.
○ L.S.	LPT
⊕ c.a.	SERVICE BOX

PROTECH CONSULTING 2012
200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771 FAX 860-1994

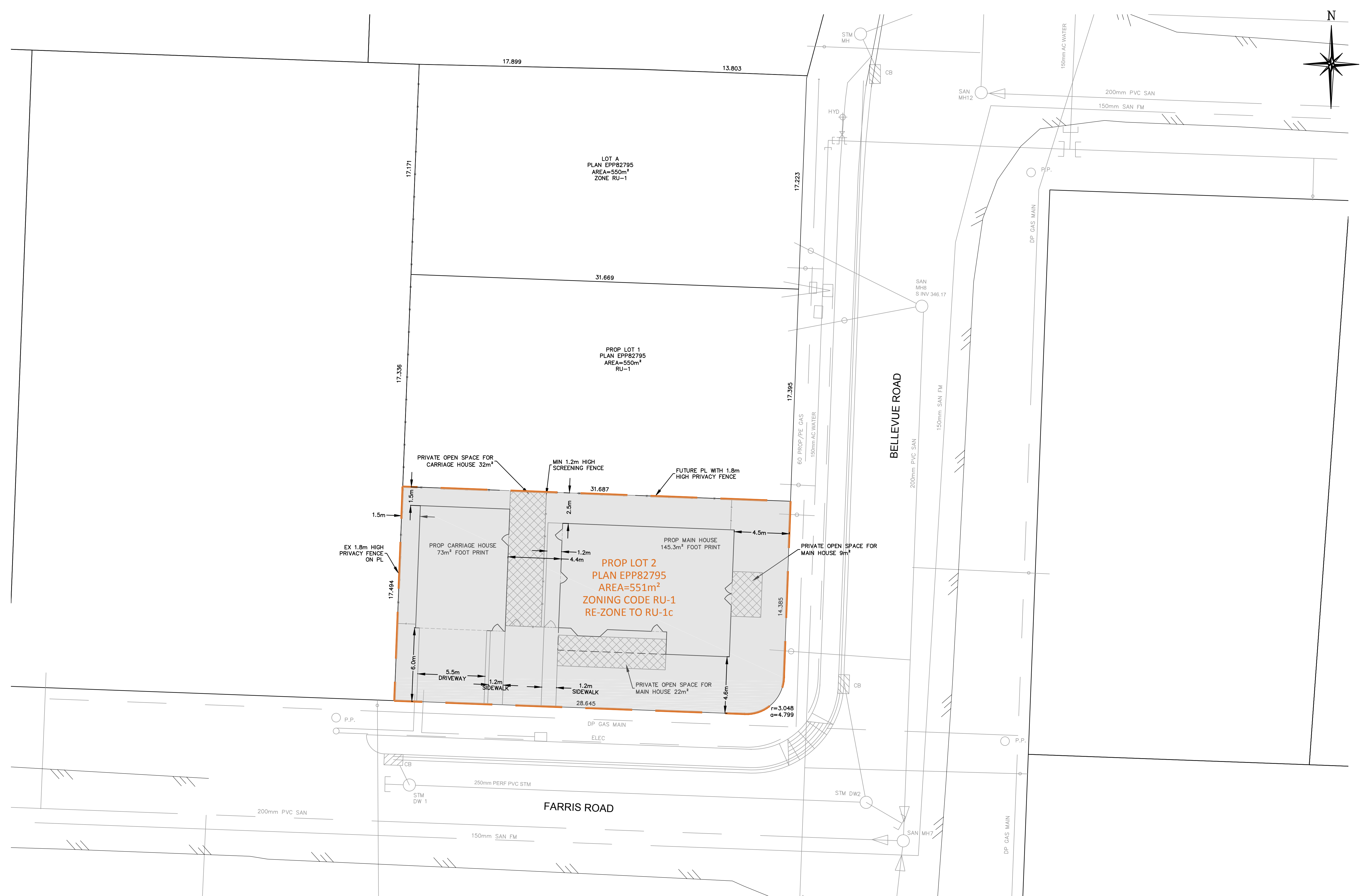
NO.	DATE	BY	REVISION	CHK'D
5	05/3/18	TWJM	RECORD PLAN	DRP
4	08/31/17	TWJM	ISSUE FOR CONSTRUCTION	DRP
3	08/01/17	KSP	REVISION AS PER CITY OF KELOWNA	DRP
2	07/27/17	TWJM	REVISION AS PER CITY OF KELOWNA	DRP
1	05/23/17	TWJM	REVISION AS PER CITY OF KELOWNA	DRP



BASE 16058	DESIGN TWJM
APPROVED	DRP
DATE	APRIL 2017
SCALE	HORIZ. 1:250 VERT. N/A
SCALE NOT ACCURATE OVER LONG DISTANCES	

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
454 FARRIS ROAD
COMPOSITE UTILITY PLAN

DIVISION	
DRAWING NO.	16058-CO
REV NO.	5



FILE LOCATION: P:\PROJECTS\16058-04 Farris Road\16058-04.dwg PRINTED ON: 1/29/2019 4:17 PM

Legend	
Water	Manhole
San. Sewer	Power Pole
Storm Sewer	Lamp Standard
Gas	Catch Basin
U.G. Telephone	Hydrant
U.G. Electrical	Trees
○ MH	I.C.
● P.P.	C.S.
□ c.s.	LPT
● SERVICE BOX	□

PROTECH CONSULTING 2012
 200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771 FAX 860-1994

NO.	DATE	BY	REVISION	CH'KD

BASE 16058	DESIGN BMZ
APPROVED	
DATE JANUARY 2019	
SCALE 1-75	
SCALE NOT ACCURATE OVER LONG DISTANCES	

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT

454 FARRIS ROAD
 PROPOSED RE-ZONE TO RU-1c

DIVISION	DRAWING NO.	REV NO.
	16058-RZ	0