
CITY OF KELOWNA
MEMORANDUM

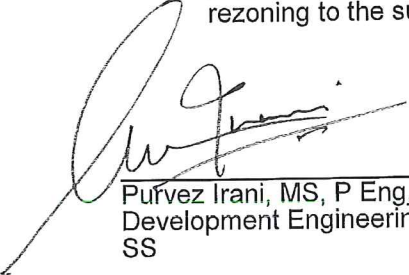
Date: September 1, 2016
File No.: Z16-0050
To: Community Planning (KB)
From: Development Engineering Manager (PI)
Subject: 3580 Casorso Rd RU1 to RU2

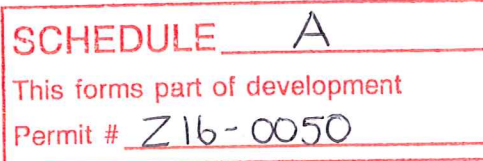
Development Engineering has the following comments and requirements associated with this application.

1. General

Frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense.

The proposed redevelopment includes the subject parcels being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. Development Engineering is prepared to defer the requirements of the rezoning to the subdivision stage.


Purvez Irani, MS, P Eng., PTOE
Development Engineering Manager
SS



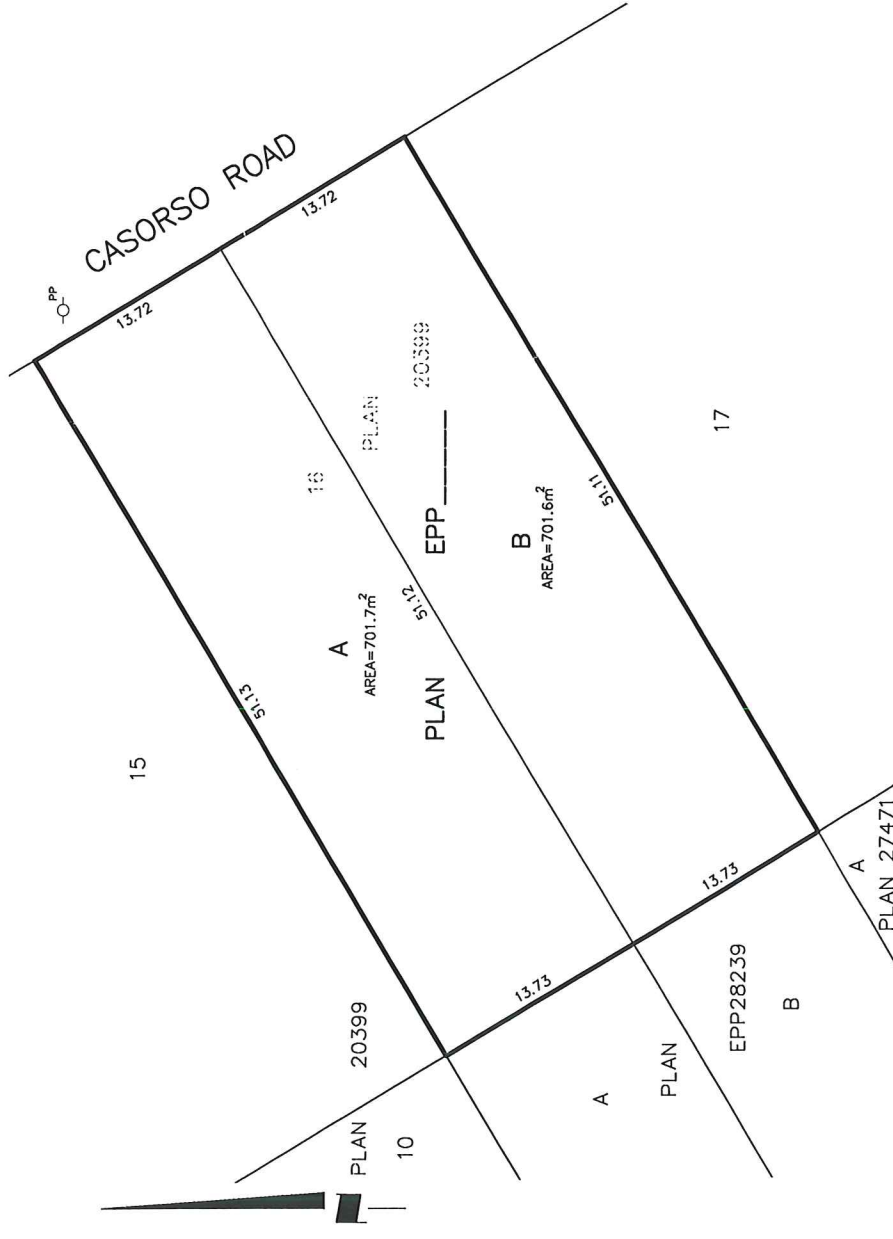
PROPOSED SUBDIVISION PLAN OF LOT 16
 DISTRICT LOT 134 ODYD PLAN 20399

BCGS 82E.084



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300

PLAN EPP _____



LEGEND:

-O-^{PP} POWER POLE

ADDRESS: 3580 CASORSO ROAD

DATE: JUNE 17, 2016

CURRENT ZONING: RU1

PROPOSED ZONING: RU2

THIS PLAN IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

PLEASE NOTE AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL SURVEY.

Ferguson Land Surveying & Geomatics Ltd.
 B.C. AND CANADA LAND SURVEYORS
 404-1630 PANDOSY STREET, KELOWNA, B.C.
 TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No: 20653-PROP SUB

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 DWG/PG: SEE FILE