

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA
MEMORANDUM

Date: October 13, 2015
File No.: Z15-0047

To: Community Planning (LK)

From: Development Engineering Manager

Subject: 260 Davie Road

RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- a) This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current Bylaws and policies requirements.
- b) A water meter is mandatory as well as a sewer credit meter to measure all the irrigation water. Water meters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

3. Road Improvements

- (a) Davie Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, boulevard landscaping, etc. and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$15,186.00**not including utility service cost
- b) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Davie Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Davie Road

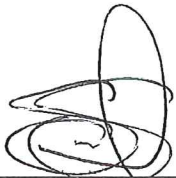
Item	Cost
Drainage	\$4,604.00
Curb &Gutter	\$2,865.00
Sidewalk	\$3,581.00
Street Lighting	\$ 967.00
Landscape Boulevard	\$ 537.00
Road Fillet	\$2,632.00
Total	\$15,186.00

4. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

5. Electric Power and Telecommunication Services

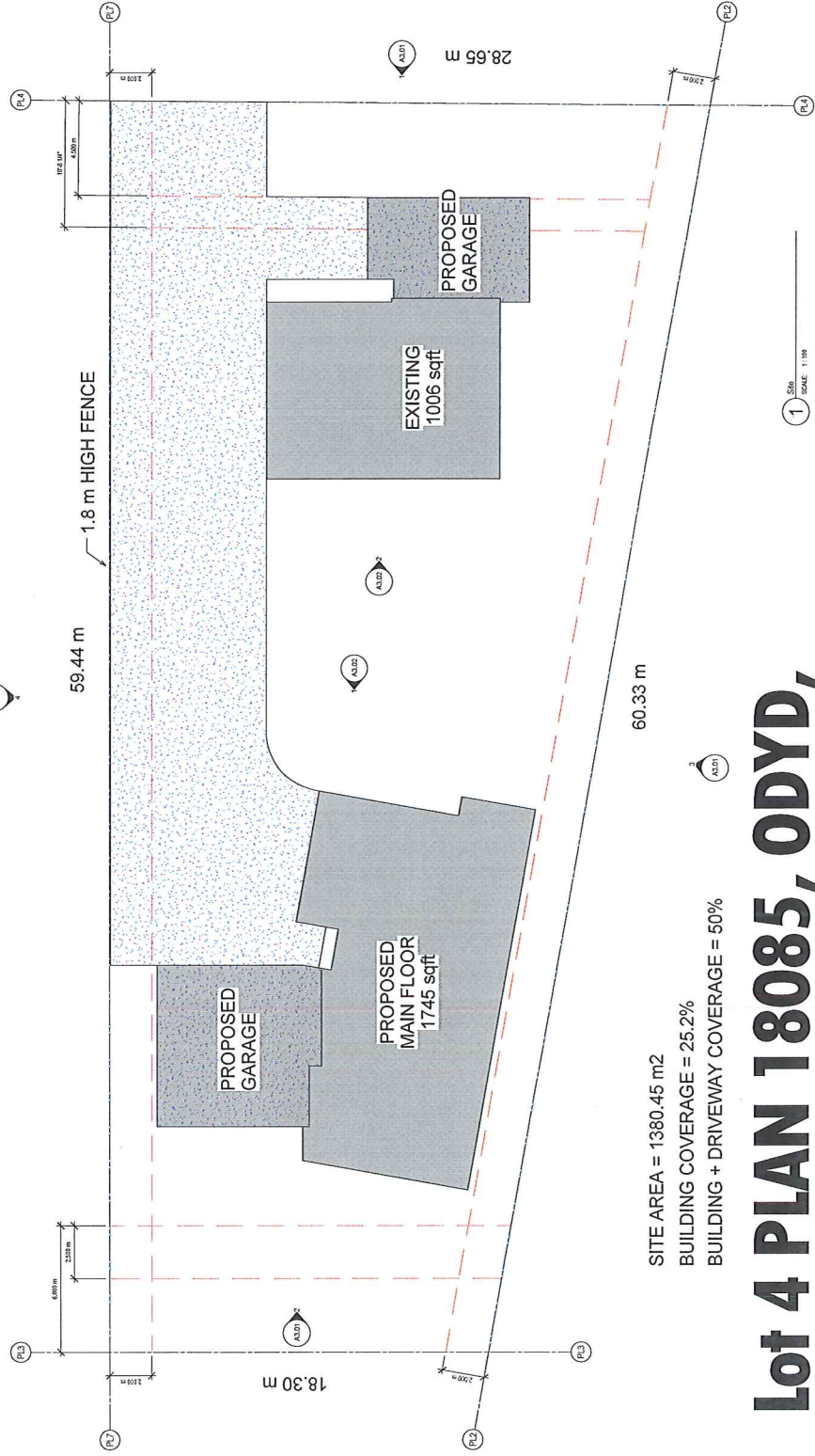
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


FOR

Steve Muenz, P. Eng.
Development Engineering Manager

SS

NOVATION
 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000
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SITE AREA = 1380.45 m²
 BUILDING COVERAGE = 25.2%
 BUILDING + DRIVEWAY COVERAGE = 50%

Lot 4 PLAN 18085, ODYD, TWP 26

Project File Name and Location: \\S:\1\17\Projects\Odyd\18085\18085_High_Coverage\18085_Cover\18085_Plan\18085_Plan_P1.dwg 18085_Plan_P1.dwg

ISSUED FOR DEVELOPMENT PERMIT

- This document is for:
- NOT FOR CONSTRUCTION (NFC) - For use by the client and other stakeholders.
 - APPROVED FOR CONSTRUCTION (AFC) - For use by the contractor and other stakeholders.
 - APPROVED FOR PERMITTING (AFP) - For use by the permitting authority.
 - THE FINAL DESIGN OF THE PROJECT.
 - ALL OTHER USES.
 - ANY OTHER USES.
 - ANY OTHER USES.
 - ANY OTHER USES.
 - ANY OTHER USES.

NOVATION
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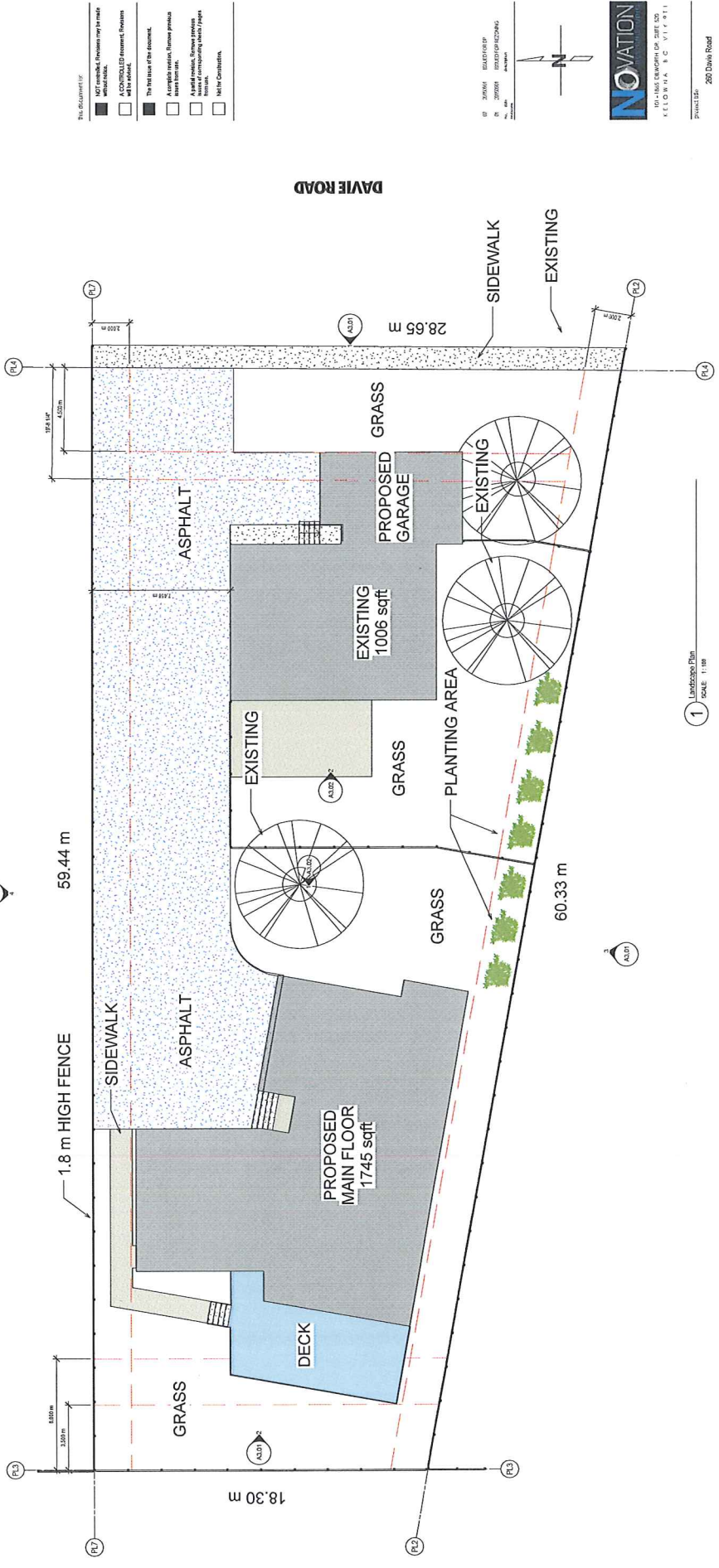


NOVATION
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Project File: 18085_Plan_P1.dwg
 Project No: 18085
 Drawing No: 18085_Plan_P1.dwg
 Drawing Title: SITE PLAN
 Scale: 1:100
 Date: 2024-10-14
 Author: J. Smith

Sheet No. A1.01
 Total Sheets: 10
 Project Name: 18085

Notes:
 1. This drawing is a landscape architectural plan for a site. It shows the proposed layout of the site, including the location of buildings, parking, and landscaping.
 2. The drawing is based on the information provided to the architect by the client. The architect is responsible for the accuracy of the information provided.
 3. The drawing is intended to provide a visual representation of the proposed landscape design. It is not intended to be used as a construction document.
 4. The drawing is subject to change without notice. The architect is not responsible for any errors or omissions in the drawing.
 5. The drawing is the property of the architect. It is not to be reproduced or distributed without the architect's written consent.
 6. The drawing is to be used in conjunction with the other drawings in the project set.
 7. The drawing is to be used in conjunction with the other drawings in the project set.
 8. The drawing is to be used in conjunction with the other drawings in the project set.



This document is the property of the architect. It is not to be reproduced or distributed without the architect's written consent.

- NOT TO SCALE
- UNCONTROLLED DOCUMENT
- FOR INFORMATION
- TO BE USED IN CONJUNCTION WITH OTHER DRAWINGS
- TO BE USED IN CONJUNCTION WITH OTHER DRAWINGS
- TO BE USED IN CONJUNCTION WITH OTHER DRAWINGS
- TO BE USED IN CONJUNCTION WITH OTHER DRAWINGS



NOVATION
 NOVATION LANDSCAPE ARCHITECTURE
 250 Davey Road
 KEOORNA VIC 3143
 TEL: 03 9400 8888
 WWW.NOVATIONLA.COM.AU

NOVATION LANDSCAPE ARCHITECTURE	PROJECT NO.	1003
LANDSCAPE PLAN	DATE	11/11/2023
REVISED	DRAWN BY	BD
DATE	CHECKED BY	
	APPROVED BY	
		A1.03
		250 DAVEY ROAD

ISSUED FOR DEVELOPMENT PERMIT

Notes:
 1. Check for the latest revisions of the drawings and specifications before starting work.
 2. All dimensions are in feet and inches unless otherwise noted.
 3. All work shall be in accordance with the Ontario Building Code and the National Building Code of Canada.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 5. The contractor shall be responsible for the accuracy of all dimensions and locations of work.

- THE REQUIREMENTS:**
- NOT CONTROLLED: Provisions may be made without notice.
 - CONTROLLED: Equipment, Provisions and materials.
 - The Work Item of the document.
 - Applicable to the entire project.
 - Applicable to the entire project.
 - Applicable to the entire project.
 - Applicable to the entire project.
 - Applicable to the entire project.

NOVATION
 260 Davis Road
 KELLOWA, B.C. V1P 9T1



NOVATION
 260 Davis Road
 KELLOWA, B.C. V1P 9T1

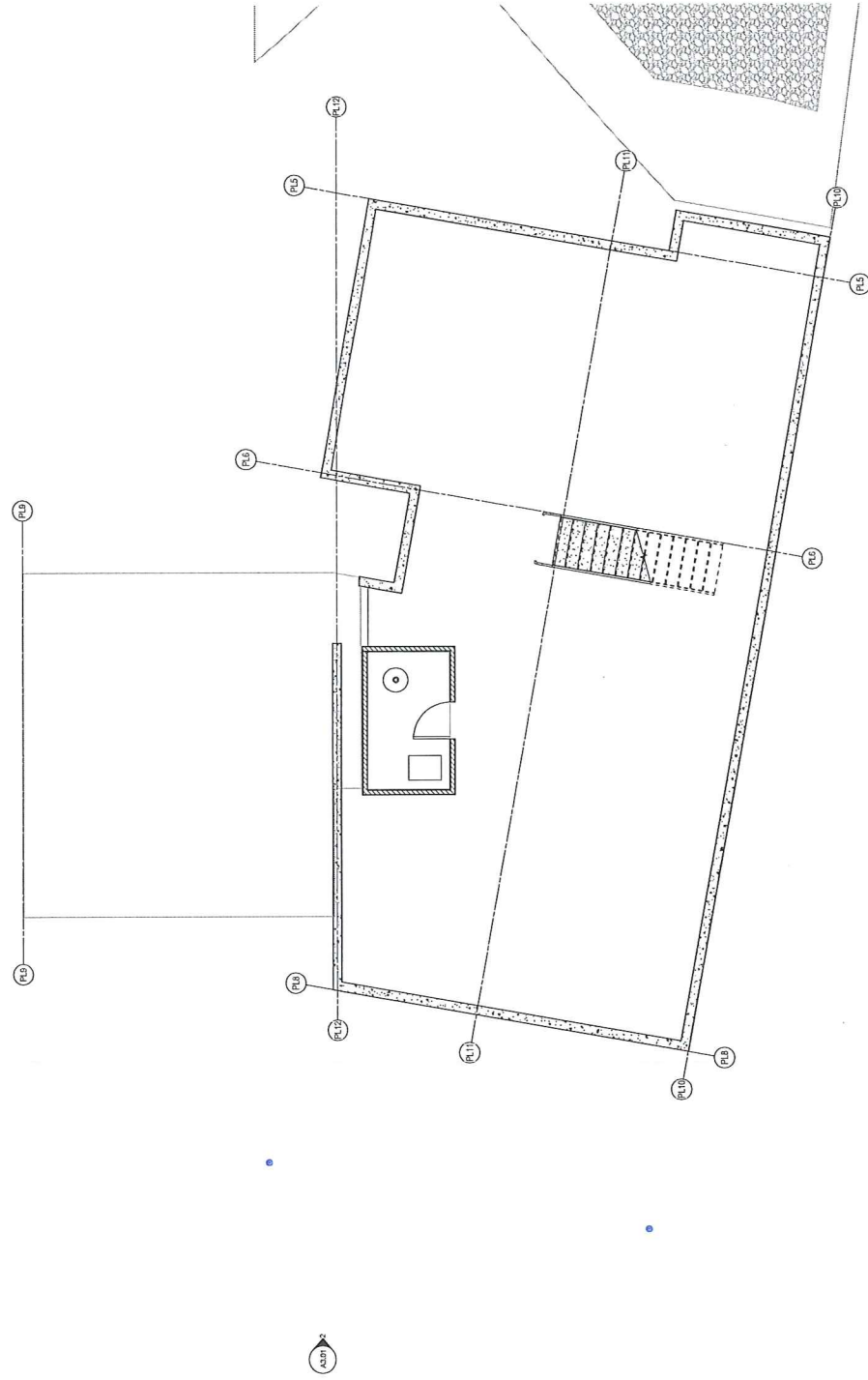
260 Davis Road

Project No. 1001

Basement Floor

Scale: 1/4" = 1'-0"

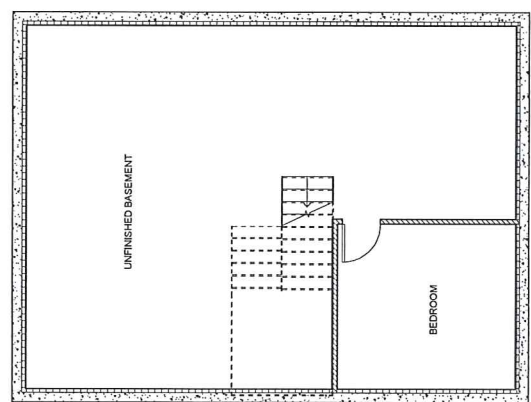
A2.02



1 Basement
 Scale: 1/4" = 1'-0"

NOTES:
 1. Check all dimensions, elevations, and notes for accuracy and consistency. The architect is not responsible for errors or omissions in the drawings or specifications.
 2. All work shall be in accordance with the applicable building codes and regulations of the State of Maryland.
 3. The architect is not responsible for the accuracy of the information provided by others.
 4. The architect is not responsible for the accuracy of the information provided by others.
 5. The architect is not responsible for the accuracy of the information provided by others.
 6. The architect is not responsible for the accuracy of the information provided by others.
 7. The architect is not responsible for the accuracy of the information provided by others.
 8. The architect is not responsible for the accuracy of the information provided by others.
 9. The architect is not responsible for the accuracy of the information provided by others.
 10. The architect is not responsible for the accuracy of the information provided by others.

- THIS DOCUMENT IS:**
- NOT CONTROLLED. Revisions apply to all sheets unless noted.
 - A CONTROLLED document. Revisions will be noted.
 - The first issue of the document.
 - An approved revision. Revisions must be approved by the architect.
 - A field revision. Revisions must be approved by the architect.
 - A revision of a drawing that is not a field revision.
 - A revision of a drawing that is not a field revision.



1 Existing Basement
 SCALE: 1/8" = 1'-0"

NOVATION
 100 W. 14th Street, Suite 200
 Kewanee, IL 60143
 Phone: 815.295.1100
 Fax: 815.295.1101



NOVATION
 100 W. 14th Street, Suite 200
 Kewanee, IL 60143
 Phone: 815.295.1100
 Fax: 815.295.1101

Project Title: 280 Davis Road

Architect: Robert, Brian Collins
 Project No.: 1503

Drawing Title:
 EXISTING BASEMENT
 FLOOR PLAN

Sheet No.	PS	Scale	1/8" = 1'-0"
Project No.	1503	Sheet No.	
Project Name		Sheet Title	

A2.05

Project No.: 1503
 Sheet Title:

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NOTES:
 1. All work shall be in accordance with the relevant standards and specifications of the relevant authorities.
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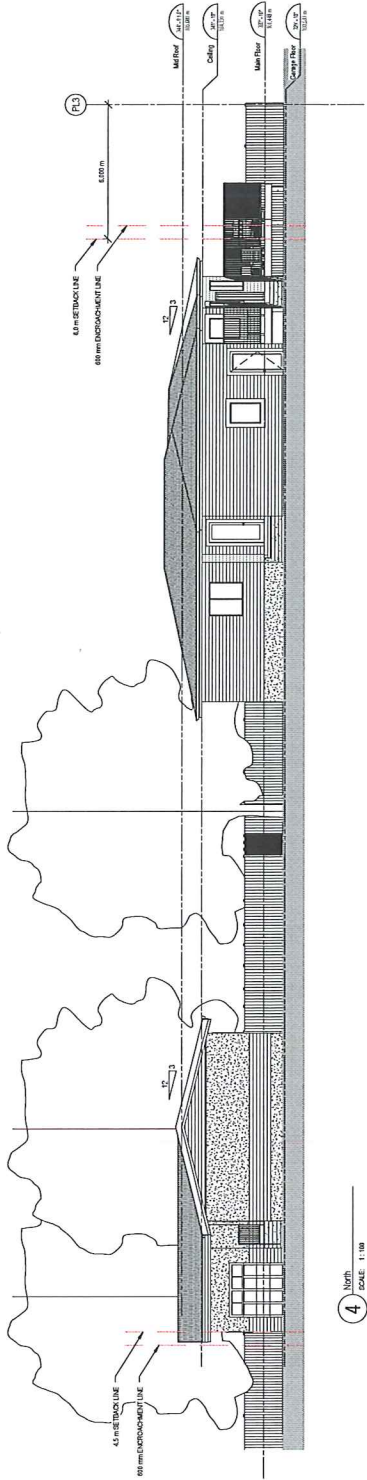
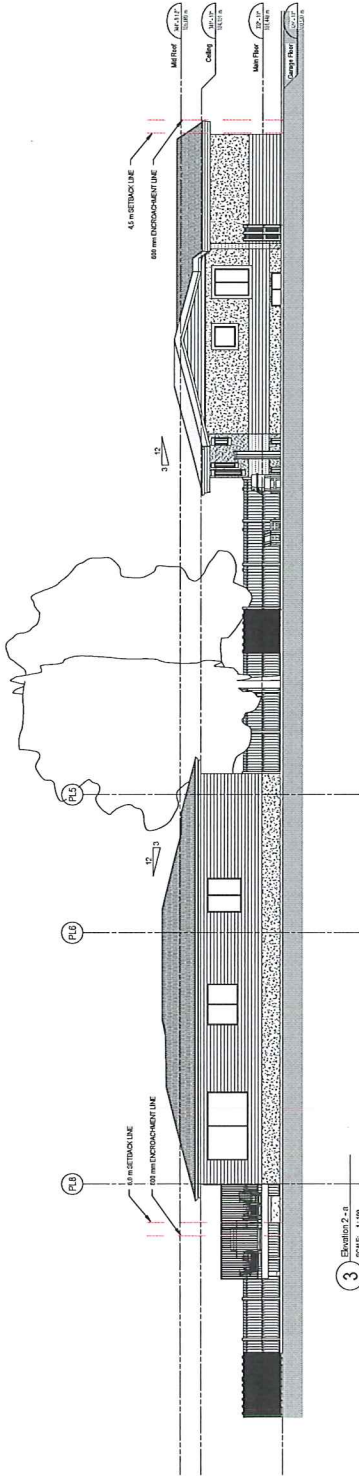
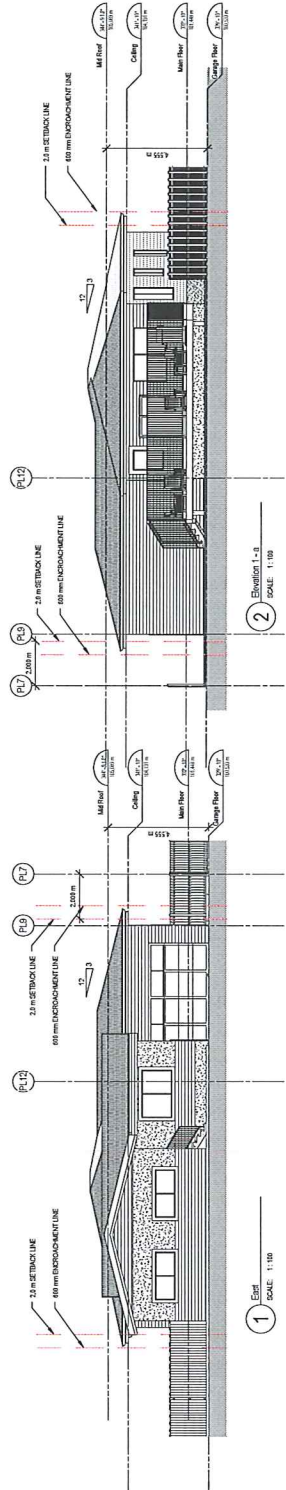
- THE DRAWING IS:
- NOT NOTED: Features may be made without work.
 - CONTROLLED DOCUMENT: Features will be noted.
 - The Work Item of the document.
 - A complete technical drawing.
 - A set of technical drawings.
 - A set of technical drawings, showing details of construction.
 - A set of technical drawings, showing details of construction.
 - A set of technical drawings, showing details of construction.

NOVATION
 200 DUNE ROAD
 KILMORN, DUNDEE
 PROJECT NO. 1503
 DRAWING NO. A3.01

NOVATION
 200 DUNE ROAD
 KILMORN, DUNDEE
 PROJECT NO. 1503
 DRAWING NO. A3.01

EXTERIOR ELEVATIONS
 PROJECT NO. 1503
 DRAWING NO. A3.01

PROJECT NO.	1503
DRAWING NO.	A3.01
SCALE	1:100



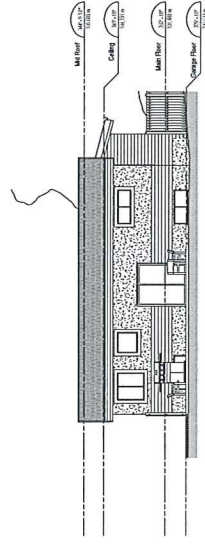
ISSUED FOR DEVELOPMENT PERMIT

Project Name and Location: NOVATION 200 DUNE ROAD, KILMORN, DUNDEE

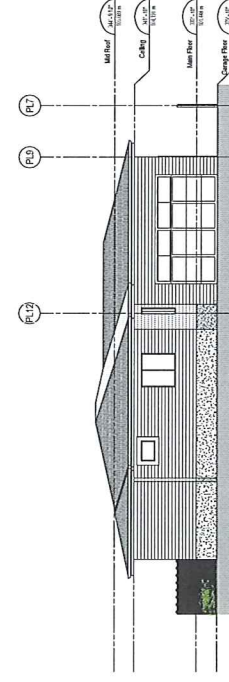
Notes:
 1. Control Elevation: This elevation shows the actual proposed elevation of the building and is used for all construction purposes.
 2. Maximum Elevation: This elevation shows the maximum height of the building and is used for all construction purposes.
 3. All elevations shall be in accordance with the applicable building code.
 4. All elevations shall be in accordance with the applicable zoning code.
 5. All elevations shall be in accordance with the applicable subdivision map.
 6. All elevations shall be in accordance with the applicable deed restrictions.
 7. All elevations shall be in accordance with the applicable covenants, conditions and restrictions.
 8. All elevations shall be in accordance with the applicable local ordinances.
 9. All elevations shall be in accordance with the applicable state regulations.
 10. All elevations shall be in accordance with the applicable federal regulations.
 11. All elevations shall be in accordance with the applicable international standards.
 12. All elevations shall be in accordance with the applicable industry best practices.
 13. All elevations shall be in accordance with the applicable state of the art technology.
 14. All elevations shall be in accordance with the applicable local climate conditions.
 15. All elevations shall be in accordance with the applicable local soil conditions.
 16. All elevations shall be in accordance with the applicable local topography.
 17. All elevations shall be in accordance with the applicable local vegetation.
 18. All elevations shall be in accordance with the applicable local aesthetics.
 19. All elevations shall be in accordance with the applicable local culture.
 20. All elevations shall be in accordance with the applicable local history.

THE SUBMITTALS:

- NOT CONTROLLED ELEVATION: Elevation not to be used without notes.
- CONTROLLED ELEVATION: Elevation to be used.
- The first issue of the document.
- Approved by architect, Engineer, Planner, Surveyor, or other professional.
- Approved by local government.
- Approved by other relevant authority.
- Not for construction.



2 Elevation 4-3
SCALE: 1:100



1 Elevation 3-3
SCALE: 1:100

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 www.novation.com

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 KENNESAW, GA 30144
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 Fax: 770.420.0001
 www.novation.com

Project Site: 280 Davis Road

Project Name: Newborn, Ellen Caliente
 Project No: 1503

Drawn by: [Name]
 Checked by: [Name]

Sheet No: PS
 Date: 1:100
 Scale: BD
 Title: EXTERIOR ELEVATIONS

A3.02

Project Name: 280 Davis Road
 Project No: 1503

ISSUED FOR DEVELOPMENT PERMIT