



kerkhoff[™]
CONSTRUCTION

205-43995 Progress Way,
Chilliwack, BC, V2R 0E6
(604) 824-4122

Development Proposal
510/550 Clifton Road, Kelowna, BC

October 5, 2018

The purpose of submitting a Natural Environment and Hazardous Conditions Development Permit is to facilitate the initial phase of our subdivision and construction process.

Design has been completed on the following:

- Building and roadway location and design
- Site Grading
- Site Servicing
- Stormwater Management including lot drainage and erosion and sediment control.

Additionally, reports have been completed on the following:

- Geotechnical and Landslide Assessment
- Environmental Assessment
- Wildfire Hazard Assessment
- Hydrogeological Assessment

We wish to proceed with bulk excavation and the construction of the Cara Glen Road extension at this time as well as the construction of a secondary road access for the city via Lane 3 and 5 (Scope shown on the site servicing plan). Once this work is complete, we will be proceeding with the subdivision process and will be constructing in four phases. Phase 1 will be Lot 2 and Lanes 4, and the Lane 3 extension. Phase 2 will be Lot 3 and Lanes 6 and 7. Phase 3 will be Lot 1 and Lanes 1 and 2. The fourth and final phase will construction of the condominiums in lots 4, 5 and 6.

The initial stage of excavation will involve grading the entire lot east of the Top of Slope Line as designated on the Site Grading Plan. Material from the higher elevations will be moved to lower elevation areas to be used as fill. In order to conserve the ecosystem in the more delicate ESA2 area, we are providing a do not disturb zone west of the Top of Slope. Once site grading is complete, the slope descending east of this line will be temporarily graded at a 1.75:1 slope until the condominiums on lots 4, 5 and 6 are under construction.

This slope will be covered and maintained per recommendation 12 of the Environmental Assessment. Upon completion of Phase 4 construction, a permanent slope will be established terminating at the back wall of the condominiums which will act as a retaining walls. Landscape Restoration on Lots 4, 5 and 6 as recommended in the Environmental Assessment will be undertaken at this time.

PID: 027-456-579 (LOT 1) & 027-456-587 (LOT 2)
CIVIC ADDRESS: 510 & 550 CLIFTON ROAD
CLIENT: KERKHOFF CONSTRUCTION

Lot dimensions shown are derived from Land Title Office records.

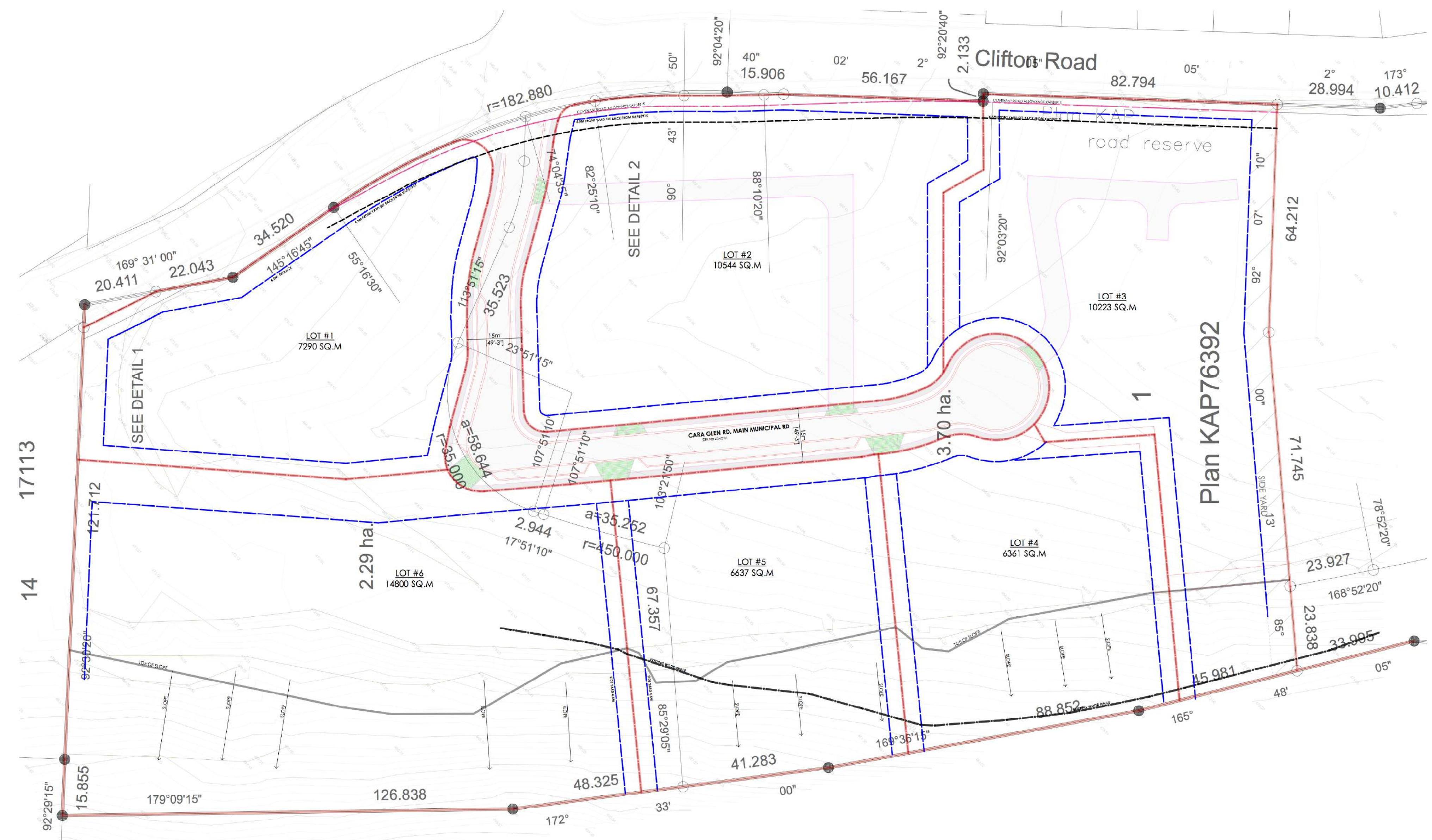
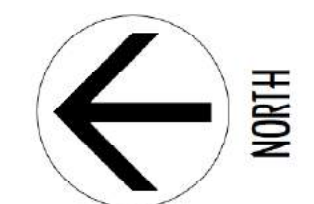
Scale 1:1500 Metric. Distances shown are in metres and decimal

Notes:..

- Unregistered interests have not been included or considered.
- This plan is based upon a survey conducted on October 1st and 2nd, 2018.

Charges on Title:
Lot 1
 -Statutory Rights of Way KB295, KC95004, LB26603, LB178998 & LB465353.
 -Covenants KW129775, LB178994, LB178995, LB179000, LB179002, LB179004 & LB179008.
 -Statutory Building Scheme LB179006.
Lot2
 -Statutory Rights of Way KB295, LB26603, LB178998 & LB465353.
 -Covenants KW129775, LB178994, LB178995, LB179000, LB179002, LB179004 & LB179008.
 -Statutory Building Scheme LB179006.

Standard Iron Post Found



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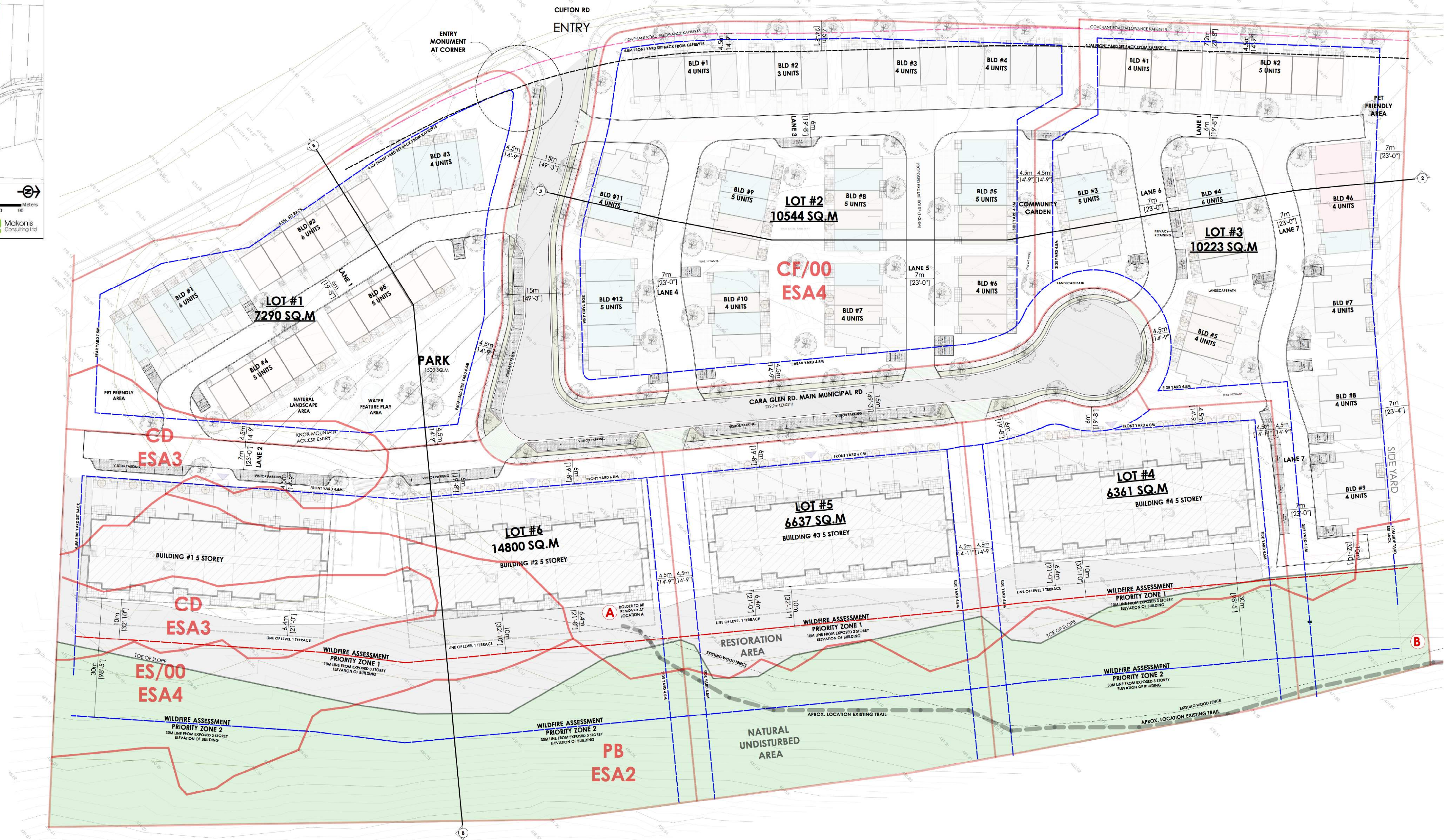
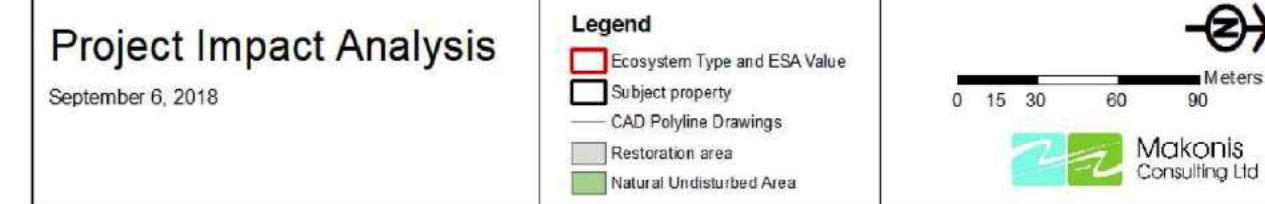
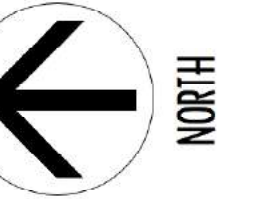
2 - 436 Lorne Street, Kamloops BC, V2C 1W3
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NATURAL ENVIRONMENTAL DP

SITE CONTEXT & LOCATION

AI.0

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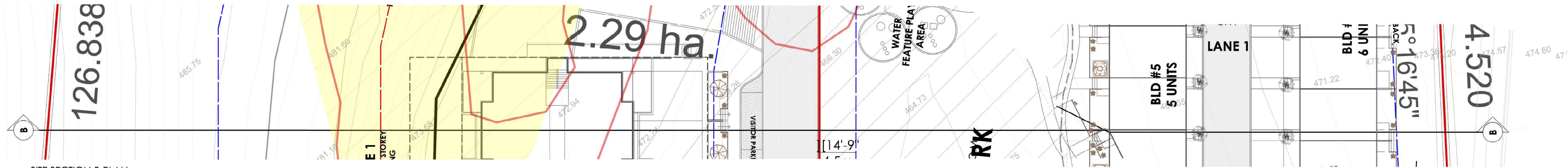


100 - 1353 ELLIS Street, Kelowna BC, V1Y 1Z9
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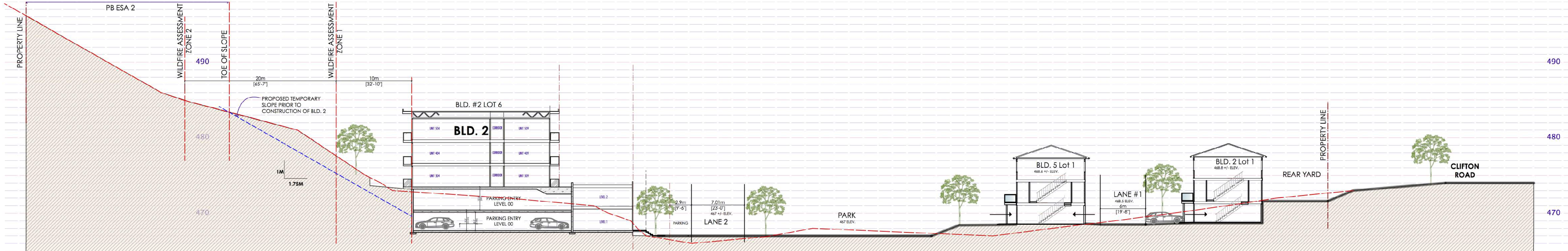
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KELOWNA BC

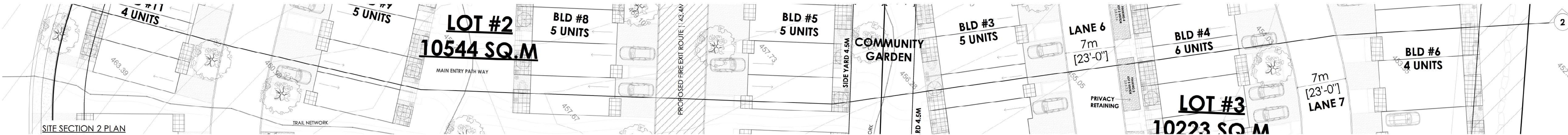
PROPOSED SITE DEVELOPMENT



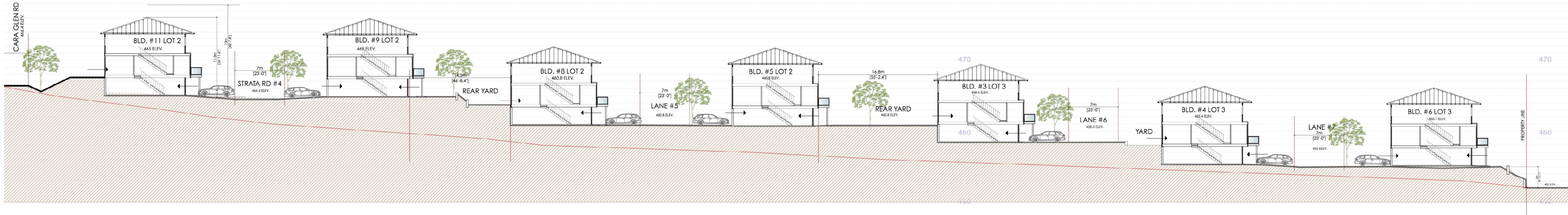
SITE SECTION B PLAN
SCALE: 1:250



SITE SECTION B BUILDING 2
SCALE: 1:250



SITE SECTION 2 PLAN
SCALE: 1:250



SITE SECTION 2 PLAN
SCALE: 1:250