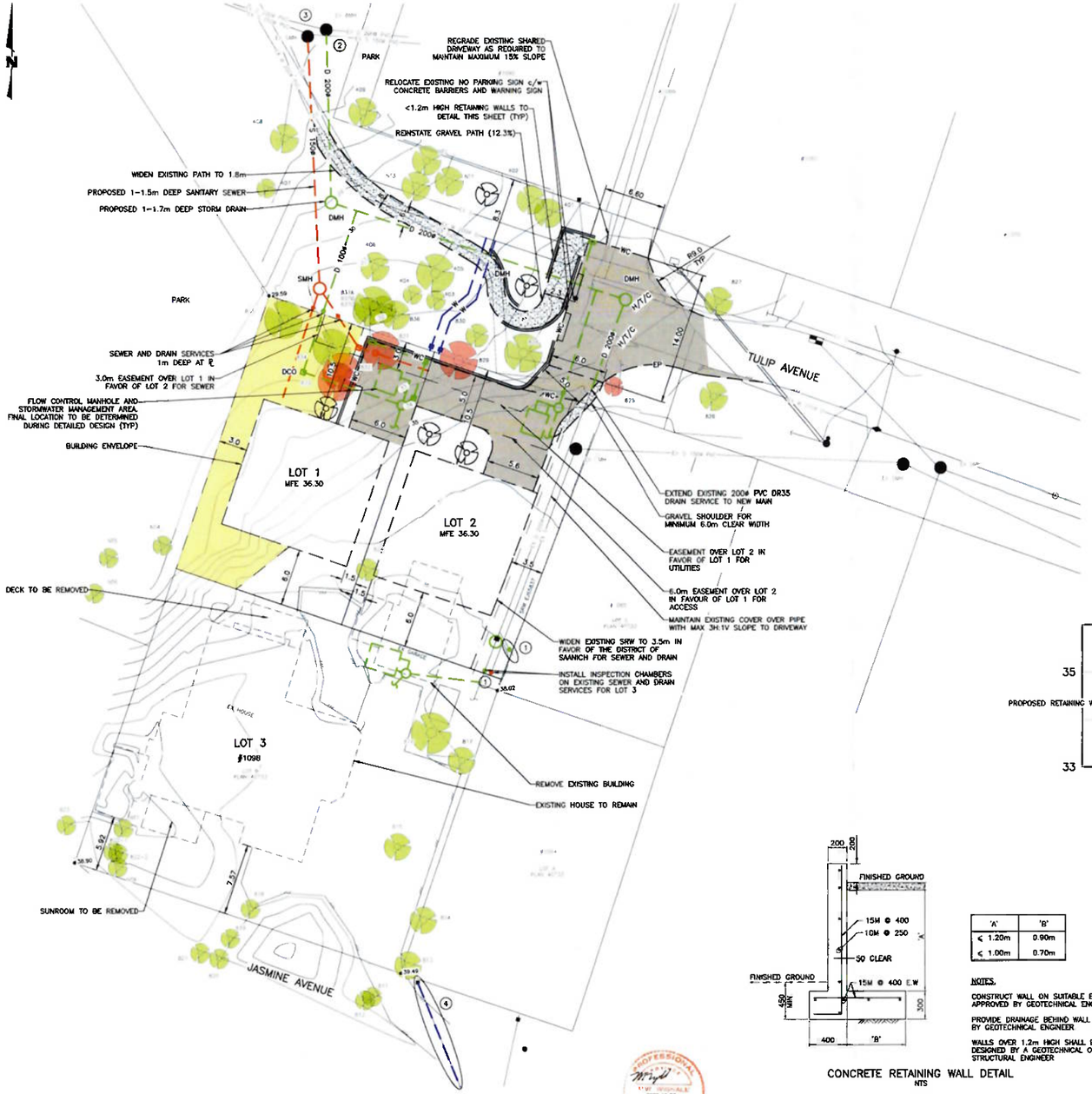
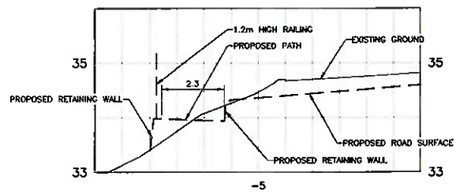
NOTES:

1. DISTRICT OF SAANICH FORCES SHALL INSTALL THE PROPOSED IC ON THE EXISTING SEWER & DRAIN SERVICES AT THE DEVELOPER'S EXPENSE.
2. DISTRICT OF SAANICH FORCES SHALL INSTALL THE 200ø DRAIN STUB ON THE EXISTING MANHOLE AT THE DEVELOPER'S EXPENSE.
3. DISTRICT OF SAANICH FORCES SHALL INSTALL THE 150ø SEWER STUB ON THE EXISTING MANHOLE AT THE DEVELOPER'S EXPENSE.
4. DISTRICT OF SAANICH FORCES SHALL UPGRADE THE EXISTING WATER SERVICE AND METER FROM 13mm TO 19mm AT THE DEVELOPER'S EXPENSE.



TURNAROUND AND DRIVEWAY GRADING
1:250



A PATH SECTION
H 1:100 V 1:50

LEGEND

- APPROXIMATE EXTENT OF PROPOSED ASPHALT PAVING
- PROPOSED GRAVEL PATH
- PROPOSED NATURAL STATE COVENANT AREA
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE LOCATION TO BE DETERMINED PENDING LANDSCAPE DESIGN AND CONSTRUCTION IMPACTS DURING THE DEVELOPMENT PHASE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

CONCRETE RETAINING WALL DETAIL
NTS

'A'	'B'
≤ 1.20m	0.90m
≤ 1.00m	0.70m

NOTES:

CONSTRUCT WALL ON SUITABLE BASE MATERIAL APPROVED BY GEOTECHNICAL ENGINEER.

PROVIDE DRAINAGE BEHIND WALL IF REQUIRED BY GEOTECHNICAL ENGINEER

WALLS OVER 1.2m HIGH SHALL BE DESIGNED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER

ISSUED FOR
REZONING APPLICATION

LOCATION PLAN
N.T.S.

PROPOSED SUBDIVISION OF LOT B, SECTION 79, PLAN 40733, VICTORIA DISTRICT

1:250 0 5 15m

RECEIVED
OCT 12 2023
PLANNING DEPT.
DISTRICT OF SAANICH

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS

LEGEND – Existing services shown solid

WATER	W	CURB	C	EXISTING U/G UTL.		MANHOLE	O	HYDRANT		REDUCER	SEPTIC TANK
DRAIN	D	SIDEWALK	S/W	PROPOSED U/G UTL.		CLEANOUT	□	VALVE		CAP	TEST PIT
DITCH		EDGE PAVE.		LIGHT STANDARD		CATCHBASIN		FLUSH VALVE		PLUG	PERC. HOLE
SEWER	S	BUSHLINE		POWER POLE		SILT TRAP		AIR VALVE		CULVERT	MONUMENT
GAS	G	TREE		ANCHOR		CONC. BOX		METER		ROAD SIGN	LOT PIN

REVISIONS		
3		
2		
1		

REVISIONS APPROVED

REVISION # 1			REVISION # 2			REVISION # 3		
APP.	DATE	SIGN	APP.	DATE	SIGN	APP.	DATE	SIGN
ENGINEER			ENGINEER			ENGINEER		
DEVELOPMENT COORDINATOR			DEVELOPMENT COORDINATOR			DEVELOPMENT COORDINATOR		

DESIGN APPROVED

EXCEPTIONS		
APPROVED BY	DATE	SIGN
DESIGN ENG.		
MGR OF DEV.		
DEV. COORD		

WESTBROOK Consulting Ltd.
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Telephone 250-391-8562 Facsimile 250-391-8593

1098 JASMINE AVENUE
JANICE PARKER & TERRY WEBER

DISTRICT OF SAANICH
JASMINE AVENUE & TULIP AVENUE
WATER, SEWER, DRAIN, ROAD, HYDRO, TEL, CABLE

B.M.			ELEV.
DESIGN	IK/MW	DRAWN	BB
SCALES	Hor. 1:250	Vertical	N/A

CHECKED
DATE JANUARY 2023

WESTBROOK PROJECT No.	3294
SHEET 1 OF 1	REV.
WESTBROOK DWG No.	329401
SAANICH DWG No.	
SAANICH FILE No.	SUB00895

WESTBROOK CONSULTING LTD. – 2023-10-03 10:36AM – H:\PROJECTS\3294 - 1098 Jasmine Ave\CAD Drawings\329401_REZ.dwg