

4459 TORQUAY DRIVE 3 LOT SUBDIVISION

CONSTRUCTION NOTES

1.0 GENERAL

- PROPOSED WATER, DRAIN, AND SANITARY SEWER SERVICES ALONG TORQUAY DRIVE TO BE INSTALLED UNDER DRIVEWAYS IN ORDER TO MINIMIZE IMPACT ON EXISTING TREES AS PER RECOMMENDATION FROM SAANICH PARKS.
- HYDRO/TEL/CABLE SERVICE FOR LOTS 1, 2, AND 3 TO BE PROVIDED VIA OVERHEAD LINES IN ORDER TO PROTECT FRONTAGE TREES AS PER SAANICH PARKS RECOMMENDATION. UTILITIES TO COORDINATE FINAL LOCATION WITH DEVELOPER/BUILDER AT BUILDING PERMIT APPLICATION.
- EXISTING HOUSE AT 4459 TORQUAY DRIVE TO BE DEMOLISHED AND DRIVEWAY REMOVED.
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE DISTRICT OF SAANICH STANDARD SPECIFICATIONS AND DRAWINGS (OFF-SITE) DISTRICT OF SAANICH AMENDMENTS TO THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND THE MMCD UNLESS OTHERWISE NOTED.
- CONSTRUCTION OF ON-SITE SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND NATIONAL BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE MUNICIPAL INSPECTORS.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE AND/OR MUNICIPAL RIGHT OF WAY FROM THE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY UNDERGROUND CONSTRUCTION.
- LOCATE AND EXPOSE ALL EXISTING SERVICES AND UTILITIES AT CONNECTION AND CROSSING POINTS 48 HOURS PRIOR TO STARTING CONSTRUCTION AND CONFIRM HORIZONTAL AND VERTICAL LOCATION. INFORM CONTRACT ADMINISTRATOR IF INFORMATION CONFLICTS WITH DESIGN DRAWINGS AND PROVIDE AS-CONSTRUCTED INFORMATION.
- BEH ALL PIPE USING CLASS "B" BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.00m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PITRUNG GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE UNDERSIDE OF THE ROAD, PARKING, OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE EXCAVATION AND WORKS HAVE BEEN APPROVED BY THE ENGINEER.
- EXISTING NON-CONFORMING BUILDINGS ARE TO BE REMOVED PRIOR TO SUBDIVISION APPROVAL.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE DISTRICT OF SAANICH AND/OR PRIVATE PROPERTY OWNER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG CEDAR HILL ROAD DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR ALL SERVICES FOR THE AS-CONSTRUCTED DRAWINGS.

2.0 ROAD

- CONSTRUCT ALL ROAD WORKS IN ACCORDANCE WITH THE DISTRICT OF SAANICH MUNICIPAL STANDARD DRAWINGS FOR COLLECTOR ROADS (STD DWG R45S).
- DRIVEWAY CROSSING IS TO BE CONSTRUCTED AS PER SAANICH DRAWING No. C7SS & C16SS. MAXIMUM DRAIN WIDTH WITHIN THE MUNICIPAL ROAD ALLOWANCE IS TO BE 7.0m.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY SAANICH AT THE CONTRACTOR'S EXPENSE.
- PAVEMENT RESTORATION PER SAANICH STD DWG G055S5.

3.0 SEWER AND DRAIN

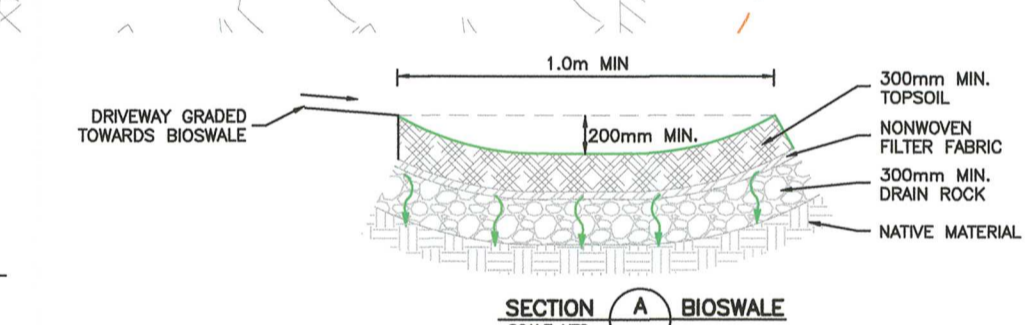
- PROPOSED SANITARY SEWER SERVICES FOR LOTS 1 AND 2 TO BE 100# MINIMUM AT 2.0% GRADE WITHIN THE MUNICIPAL BOULEVARD c/w INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCD S7 WITH THE PLUG AND POST PAINTED RED BY SAANICH AT DEVELOPER'S EXPENSE.
- THE EXISTING SEWER CONNECTION IS TO BE PROVIDED A NEW INSPECTION CHAMBER TO SERVE LOT 3 BY SAANICH AT DEVELOPER'S EXPENSE.
- PROPOSED DRAIN SERVICES FOR LOTS 1 AND 2 TO BE 100# MINIMUM AT 2.0% GRADE WITHIN THE MUNICIPAL BOULEVARD c/w INSPECTION CHAMBER AT PROPERTY LINE AS PER MMCD S7 WITH THE PLUG AND POST PAINTED GREEN BY SAANICH AT DEVELOPER'S EXPENSE.
- CONTRACTOR TO EXTEND EXISTING 200mm# DRAIN MAIN ALONG 3.5m SRW 16.4m @ 0.76%. c/w NEW DMH AND DCO.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND - DR35 FOR 200mm AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- DRIVEWAY RUNOFF TO BE GRADED TOWARDS GRASSED "SWALE" LEADING TO STORMWATER DETENTION SYSTEM c/w FLOW CONTROL MANHOLE BEFORE DISCHARGING TO THE MUNICIPAL SYSTEM.
- ROOF LEADERS SHALL DISCHARGE TO SPLASH PAD c/w GRAVEL OUTFALL PRIOR TO ENTERING GRASSED SWALE.
- FILL AS REQUIRED TO MAINTAIN MINIMUM 700mm COVER OVER ONSITE STORMWATER LEADS.
- DISTRICT OF SAANICH TO CONNECT EXISTING CATCH BASINS TO PROPOSED 200# DRAIN MAIN ALONG TORQUAY DRIVE AT THE DEVELOPER'S EXPENSE.

4.0 WATER

- EXISTING 13mm WATER SERVICE TO BE ABANDONED. METER AND METER BOX TO BE REMOVED BY SAANICH FORCES AT THE DEVELOPER'S EXPENSE.
- PROPOSED LOT 1, 2, AND 3, 19mm WATER SERVICES c/w APPROVED METER BOX TO BE INSTALLED BY SAANICH AT DEVELOPER'S EXPENSE.
- 19mm SERVICES SHALL BE POLYETHYLENE.
- CONTRACTOR TO PLACE REFLECTIVE TAPE 0.3m ABOVE WATER MAIN AND SERVICES.
- A NEW FIRE HYDRANT SHALL BE INSTALLED AT STA 0+085.77 BY SAANICH AT DEVELOPER'S EXPENSE.
- HYDRANTS SHALL BE AS PER MMCD W4 AND SHALL NOT BE LOCATED WITHIN 3m OF A UTILITY POLE OR LIGHT STANDARD, WITHIN 1m HORIZONTALLY OF UNDERGROUND SERVICE PIPES, OPEN DITCHES OR WITHIN 2.2m OF THE CURB LINE.

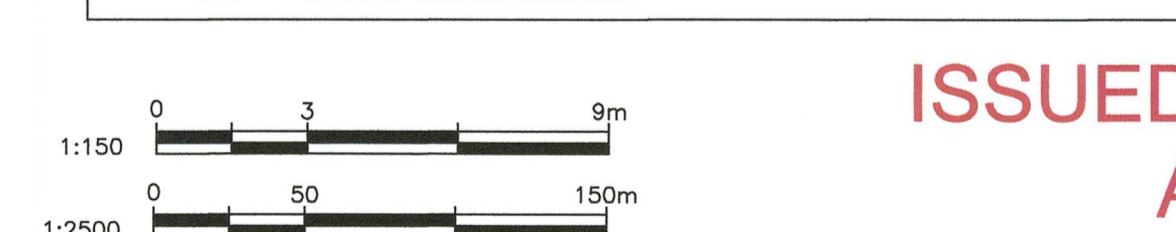
5.0 TRENCHING, EXCAVATING AND BACKFILLING

- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH DoS STD DWG G9SS AND MMCD SECTION 31 23 01.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS IF REQUESTED
 - TRENCH BEDDING DENSITY TEST (MANLINE) - ONE PER DAY OR FOR EVERY 75m OF TRENCH
 - TRENCH BACKFILL DENSITY TEST (SERVICE) - ONE PER DAY OR FOR EVERY 75m OF TRENCH
 - TRENCH BEDDING DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING
 - TRENCH BACKFILL DENSITY TEST (SERVICE) - ONE PER ROAD CROSSING AT EACH 1.0m FILL DEPTH
- RESIDENTIAL ROADS AFFECTED BY TRENCHING SHALL BE RESTORED AS PER MUNICIPAL STANDARD DRAWING G5SS.
- SUB-GRADE TO BE APPROVED BY GEOTECH. PROOF OF ROLL TEST REQUIRED IN PRESENCE OF GEOTECH & SUBSEQUENT REPORT.



NOTES
 ALL RUNOFF FROM HARD SURFACED DRIVEWAY AREAS TO BE GRADED TOWARDS BIOSWALE.
 EXACT LOCATION AND ELEVATION TO BE DETERMINED IN THE FIELD BY CA/ENGINEER.
 BIOSWALE TO DISCHARGE TO ROCK PIT.

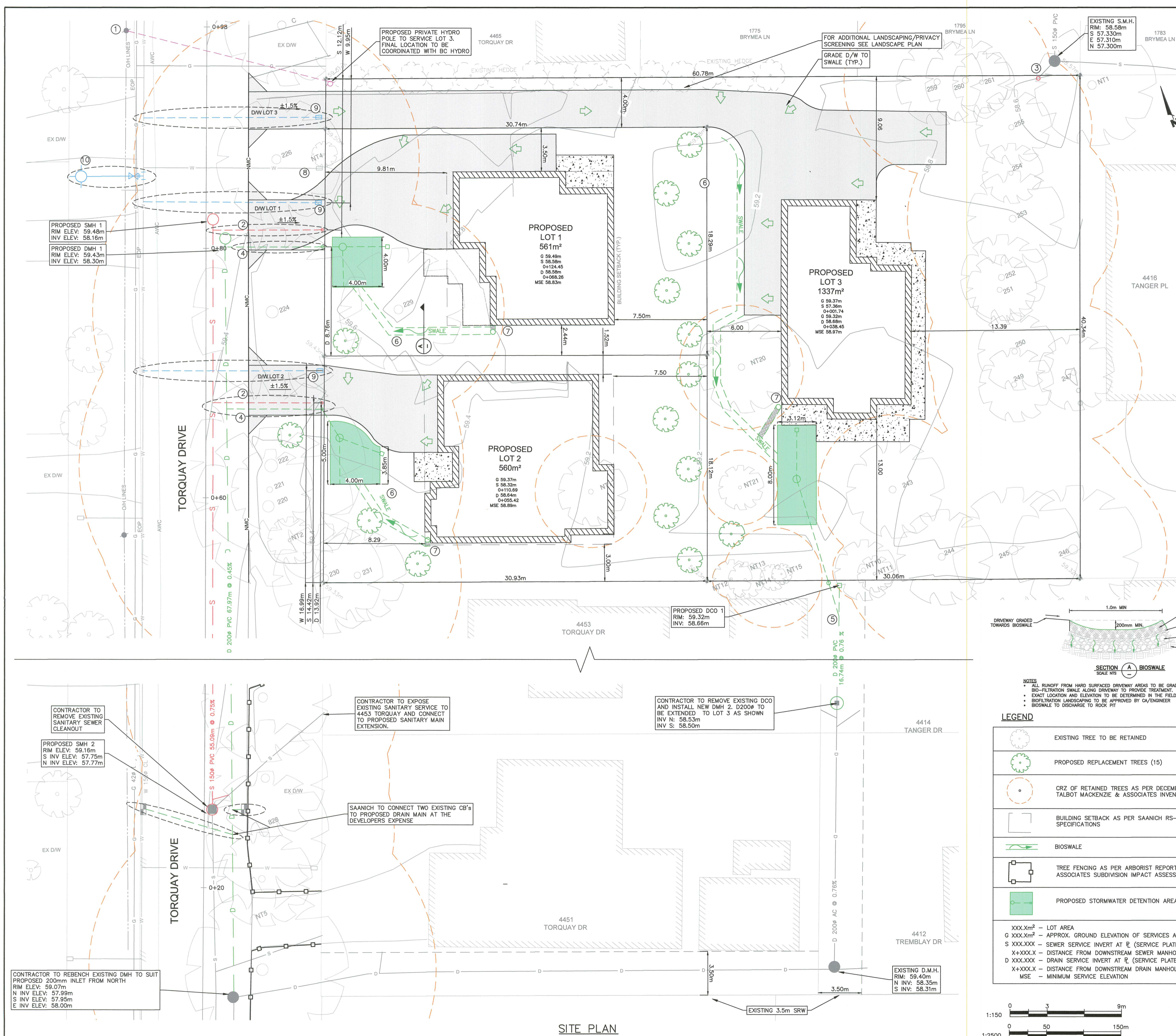
LEGEND	
	EXISTING TREE TO BE RETAINED
	PROPOSED REPLACEMENT TREES (15)
	CRZ OF RETAINED TREES AS PER DECEMBER 10, 2020 TALBOT MACKENZIE & ASSOCIATES INVENTORY
	BUILDING SETBACK AS PER SAANICH RS-6 ZONING SPECIFICATIONS
	BIOSWALE
	TREE FENCING AS PER ARBORIST REPORT (TALBOT MACKENZIE & ASSOCIATES SUBDIVISION IMPACT ASSESSMENT DECEMBER 10, 2020)
	PROPOSED STORMWATER DETENTION AREA
XXX.Xm ²	- LOT AREA
G XXX.Xm ²	- APPROX. GROUND ELEVATION OF SERVICES AT PL
S XXX.XXX	- SEWER SERVICE INVERT AT R (SERVICE PLATE 315)
X+XXX.X	- DISTANCE FROM DOWNSTREAM SEWER MANHOLE
D XXX.XXX	- DRAIN SERVICE INVERT AT R (SERVICE PLATE 315)
X+XXX.X	- DISTANCE FROM DOWNSTREAM DRAIN MANHOLE
MSE	- MINIMUM SERVICE ELEVATION



1:2500
 CIVIC ADDRESS: 4459 TORQUAY DRIVE
 LEGAL DESCRIPTION: LOT C SECTION 84, VICTORIA PLAN: B055 SAANICH

ISSUED FOR SUBDIVISION APPLICATION

ISLANDER ENGINEERING
 623 DISCOVERY STREET
 VICTORIA, B.C. V8T6G4
 PHONE 250.590.1200
 www.islanderengineering.com



CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			DISTRICT OF SAANICH	
Existing Municipal Infrastructure	Proposed Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed	FILE #
Existing External U/G Utilities	Proposed External U/G Utilities	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Approved	Approved	Design Engineer			2310
Street External U/G Utilities	Street External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Date	Date	Date	Manager of Development			SAANICH FILE #
Street Lighting	Pole Mount	Water	Cleanout	Culvert	Reducer	3	Signed	Signed	Signed	Manager of Development			SVS02318
Post Top	Pedestrian Signal	Traffic Sign	Ctrl Monument	Traverse Hub	Gas Valve	2	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator			REV #
						1							DRAWING #
													SHEET #
													1 OF 3

ISLANDER ENGINEERING LTD.: March 10, 2021 / C:\My Drive\Civil\Projects\2310 - 4459 Torquay Dr\3 Drawings\2021-03-10 - 2310 - 459 Torquay - IFA - Draft.dwg

MARCH 10, 2021
 APR 07 2021
 1 Apr 2021