

LOT A UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	0.92m	0.92m
PROPOSED INVERT ELEVATION (m)	22.62	22.62
MAXIMUM DEPTH REQUESTED	YES	NO

LOT B UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	0.93m	0.93m
PROPOSED INVERT ELEVATION (m)	22.67	22.67
MAXIMUM DEPTH REQUESTED	YES	NO

CITY OF VICTORIA PARKS NOTES:

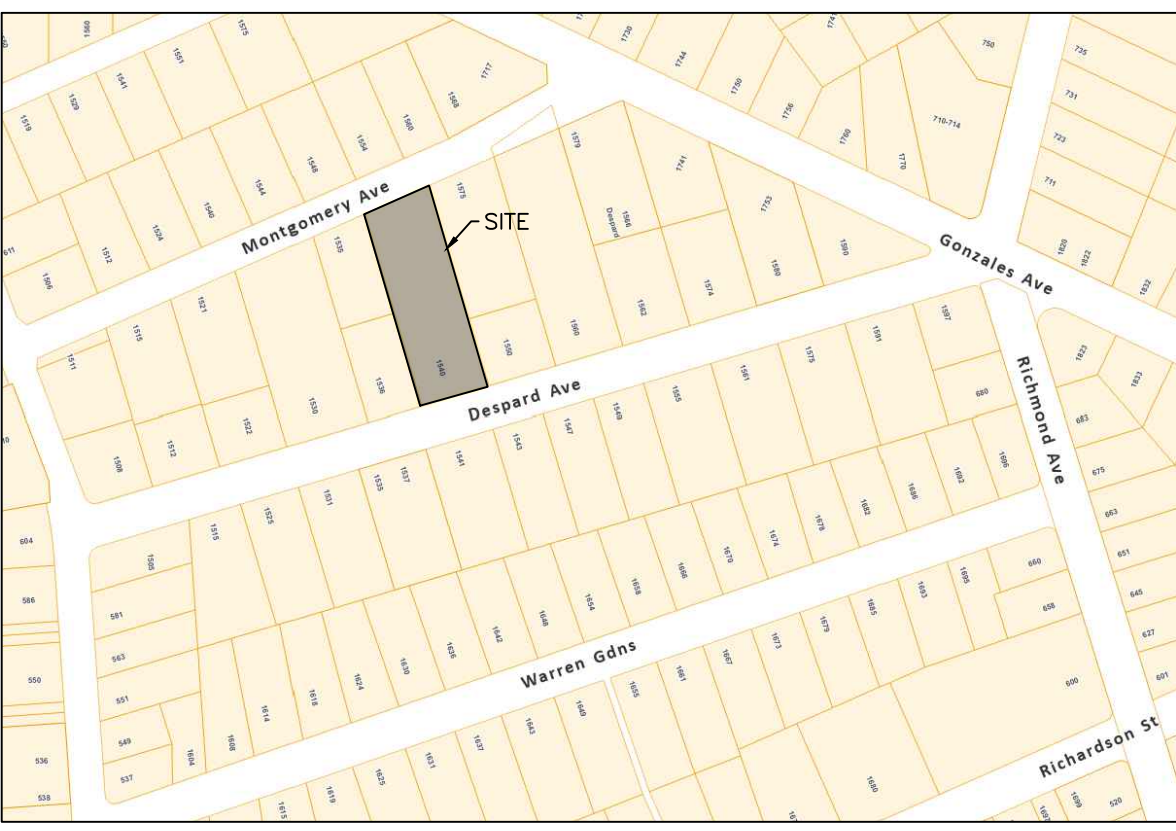
- ALL PRIVATE BYLAW-PROTECTED TREES WITHIN ROAD DEDICATION WILL REQUIRE A TREE PERMIT PRIOR TO REMOVAL AND REPLACEMENT.
- ALL MUNICIPAL TREES WITHIN THE ROAD DEDICATION SHALL HAVE THEIR APPRAISED VALUE PAID AND ARE TO BE REMOVED AT THE DEVELOPER'S EXPENSE PRIOR TO THE CITY TAKING OWNERSHIP.

- GENERAL NOTES**
 - ALL FRONTAGE WORKS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF MMCD SPECIFICATIONS, AS WELL AS THE CITY'S SUBDIVISION AND DEVELOPMENT BYLAW No. 12-042 SCHEDULE B "SUPPLEMENTARY SPECIFICATIONS" IF A DISCREPANCY OCCURS BETWEEN THE TWO DOCUMENTS, THE CITY'S SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED.
 - ALL WORKS ON PRIVATE PROPERTY (ONSITE) TO BE AS PER THE LATEST BC BUILDING CODE AND ARE TO BE INSPECTED BY THE MUNICIPAL PLUMBING OR BUILDING INSPECTOR. A PLUMBING PERMIT IS REQUIRED.
 - CONTRACTOR SHALL ACQUIRE THE REQUIRED PERMITS FROM THE CITY OF VICTORIA TO WORK IN THE CITY RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, A CONTRACTOR'S PERMIT. THE CONTRACTOR MUST APPLY FOR, AND BE ISSUED, THE CONTRACTOR'S PERMIT PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL SUBMIT A COPY OF GENERAL LIABILITY INSURANCE, WITH THE CITY NAMED AS AN ADDITIONAL INSURED AND WITH NOT LESS THAN \$5,000,000 COVERAGE, AS WELL AS CURRENT WCB "WORKSAFE" DOCUMENTATION AND APPROPRIATE WCB COVERAGE.
 - CONTRACTOR SHALL SUBMIT EMERGENCY CONTACT NUMBERS TO THE MUNICIPALITY A MINIMUM OF 48 HRS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF AS-CONSTRUCTED DRAWINGS. DRAWINGS TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION LAYOUT, MEANS, METHODS, TECHNIQUES, PROCEDURES, AND FOR COORDINATING THE VARIOUS PARTS OF THE WORK.
 - CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE SHALL BE REFERENCED AND, IF DISTURBED, REPLACED BY A BCLS AT THE DEVELOPER'S EXPENSE.
 - CONTRACTOR TO PROVIDE A MINIMUM OF 24 HRS NOTICE PRIOR TO INSPECTION OR WITNESS TESTS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATION REQUIRED AS A RESULT OF DAMAGE DONE DURING CONSTRUCTION TO CITY INFRASTRUCTURE. THIS INCLUDES CURB, GUTTER, SIDEWALK, PAVEMENT, ROAD MARKING (LINE PAINTING AND CURB PAINTING) AND BOULEVARD RESTORATION AS REQUIRED.
 - THE APPLICANT SHALL CONTACT THE CITY'S REPRESENTATIVE WITH THE ENGINEERING DEPARTMENT, LAND DEVELOPMENT SECTION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING FOR THE FRONTAGE WORKS. 10 WORKING DAYS ADVANCE NOTICE FOR THE MEETING IS REQUIRED. FOLLOWING THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR WILL BE REQUIRED TO COMPLETE AND SUBMIT A CONTRACTOR'S PERMIT TO THE CITY'S REPRESENTATIVE, 5 DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ALL THIRD-PARTY UTILITY COMPANIES EXCAVATING IN CITY RIGHT OF WAY MUST APPLY TO THE CITY FOR A UTILITY PERMIT.
- TRAFFIC MANAGEMENT**
 - THE CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN FOR REVIEW BY STAFF, AS WELL, AS A STREET OCCUPANCY PERMIT MUST BE APPLIED FOR AND OBTAINED FOR ANY WORK OCCUPYING/IMPACTING CITY PROPERTY. THE APPLICANT SHALL SUBMIT THE TRAFFIC MANAGEMENT PLAN AND THE STREET OCCUPANCY PERMIT TO THE TRANSPORTATION DEPARTMENT (eng@victorias.ca) AT LEAST 10 WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES UNLESS OTHERWISE PERMITTED BY THE MUNICIPALITY.
 - ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED. THE CONTRACTOR SHALL ACCOMMODATE FOOT ACCESS AT ALL TIMES. CONTRACTOR TO PROVIDE 24 HOURS NOTICE TO RESIDENCES IF VEHICULAR ACCESS CAN NOT BE MAINTAINED. VEHICLE ACCESS MUST BE RESTORED PRIOR TO THE END OF THE WORKING DAY.
- PUBLIC IDENTIFICATION**
 - THE PUBLIC NOTICE SHALL BE DISTRIBUTED A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCING OF CONSTRUCTION.
 - THE PUBLIC NOTICE IS TO BE PREPARED BY THE CONTRACTOR AND PRESENTED TO THE ENGINEER FOR REVIEW PRIOR TO THE DISTRIBUTION TO RESIDENCES.
 - THE PUBLIC NOTICE SHALL IDENTIFY THE PROJECT, EXPECTED CONSTRUCTION PERIOD AND PROVIDE CONTACT INFORMATION FOR THE CONTRACTOR, ENGINEER AND THE MUNICIPALITY.
 - THE PUBLIC NOTICE SHALL BE HAND DELIVERED TO ALL RESIDENTS AND BUSINESSES WITHIN ONE BLOCK OF THE PROJECT LIMITS.
- ENVIRONMENTAL PROTECTION**
 - TO PROTECT THE SOIL, WATER, AND VEGETATIVE RESOURCES OF THE DEVELOPMENT ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION OF THE WORKS AND SERVICES CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR CONTROLLING EROSION AND SEDIMENT TRANSFER BY UTILIZING SUCH MEASURES AS CONSTRUCTION OF INTERCEPTOR DITCHES, SILT FENCES, HAY BALE STRUCTURES, SEDIMENT CONTROL PONDS, SEDIMENT TRAPS, STAGED GRAVEL FILTERS, OR OTHER METHODS HE MAY DEEM NECESSARY TO PREVENT DISCHARGE OF SEDIMENT INTO WATERCOURSES.
PRIOR TO SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL PREPARE AND REVIEW WITH THE OWNER A PLAN WHEREBY THE OWNER WILL UPON FINAL COMPLETION ASSUME RESPONSIBILITY FOR ONGOING EROSION AND SEDIMENT CONTROL MEASURES ON THIS SITE.
THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
 - ENVIRONMENTAL PROTECTION MEASURES TO BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR TO OBTAIN PERMIT PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY.
- HYDRO/TELEPHONE/CABLE/STREETLIGHTING**
 - HYDRO/TEL/CABLE SERVICING ARE SHOWN SCHEMATICALLY ON THESE PLANS. REFER TO UTILITIES PLANS FOR DETAILED INSTRUCTIONS.

DETAILED CONSTRUCTION NOTES:

- (A) CITY OF VICTORIA CREWS TO INSTALL NEW 100mm SANITARY AND STORM SERVICES COMPLETE WITH INSPECTION CHAMBERS ON PROPERTY LINE AT DEVELOPER'S EXPENSE.
- (B) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN AND SANITARY SERVICE AT DEVELOPER'S EXPENSE.
- (C) CITY OF VICTORIA TO INSTALL NEW 25mm WATER SERVICE TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
- (D) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING 19mm WATER SERVICE AT DEVELOPER'S EXPENSE.
- (E) PROPOSED OVERHEAD HYDRO, TELUS AND SHAW SERVICE. CONTRACTOR TO COORDINATE WITH BC HYDRO AND COMMUNICATIONS PROVIDERS AT BUILDING PERMIT STAGE.
- (F) FORTIS BC CREWS TO INSTALL NEW GAS SERVICING. GAS SERVICE INSTALLATION TO BE COMPLETED AT BUILDING PERMIT STAGE.
- (G) CONTRACTOR TO INSTALL NEW 3.5m DRIVEWAY COMPLETE WITH 1.5m FLARES AS PER CITY OF VICTORIA SD C70. PROPOSED DRIVEWAY TO BE 1.2m (MINIMUM) FROM EXISTING UTILITY POLE.
- (H) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND REINSTATE WITH TOPSOIL AND SEED AS REQUIRED.
- (I) CONTRACTOR TO UPGRADE MONTGOMERY AVENUE ROAD FRONTAGE WITH NEW 1.8m SIDEWALK, BOULEVARD, NEW CURB/GUTTER, AND ASPHALT RESTORATION TO CENTERLINE AS REQUIRED.
- (J) CONTRACTOR TO UPGRADE DESPARD AVENUE ROAD FRONTAGE WITH NEW 1.5m SIDEWALK, BOULEVARD, 3.90m WIDE LANE, AND ASPHALT RESTORATION AS REQUIRED.
- (K) CITY OF VICTORIA CREWS TO PROVIDE CATCH BASIN LEAD STUB. CONTRACTOR TO INSTALL NEW OFFSET CATCH BASIN AND CATCH BASIN LEAD COMPLETE WITH MANHOLE AS PER CITY OF VICTORIA SD11C.
- (L) PROPOSED 1.38m ROAD DEDICATION. SEE LEGAL PLANS FOR DETAILS.
- (M) CONTRACTOR TO COORDINATE WITH ARBORIST TO INSTALL TREE PROTECTION FENCING AS PER CITY OF VICTORIA STANDARDS. SEE ARBORIST REPORT FOR DETAILS.
- (N) CONTRACTOR TO EXPOSE EXISTING WATER, SANITARY AND STORM SERVICES AND TRANSFER TO NEW SERVICING AS REQUIRED. ALL WORKS TO BE UNDER SUPERVISION AND GUIDANCE BY DEVELOPER'S ARBORIST.
- (O) CONTRACTOR TO INSTALL 100mm STORM AND SANITARY SERVICES COMPLETE WITH CLEANOUTS TO LOT A AT A MINIMUM OF 1.0% AS PER BCPC STANDARDS.
- (P) FUTURE ASPHALT DRIVEWAY GRADING TO DIRECT DRAINAGE EAST AWAY FROM BUILDING, OR BE EQUIPPED WITH TRENCH DRAIN.
- (Q) BOULEVARD TO BE RESTORED WITH SOIL AND SEED AS PER CANADIAN LANDSCAPE STANDARD.
- (R) CONTRACTOR TO INSTALL PROPOSED TRENCH DRAIN AND CONNECT TO LOT B STORM SERVICE ON-SITE. CLEANOUTS REQUIRED AS PER BC PLUMBING CODE.

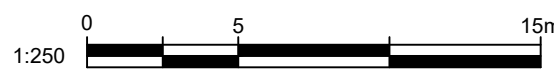
- QUALITY ASSURANCE TESTING**
 - CONTRACTOR SHALL RETAIN AND PAY THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEER FOR QUALITY ASSURANCE TESTING DURING CONSTRUCTION IN MUNICIPAL RIGHT-OF-WAY AND SHALL AT A MINIMUM PROVIDE:
 - SIEVE ANALYSIS OF SANDS AND AGGREGATES TO BE USED IN THE WORK
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS
 - COMPACTION TESTS:
 - TRENCH BEDDING (MAINLINE) - ONE FOR EVERY 75 M OF TRENCH
 - TRENCH BACKFILL (MAINLINE) - ONE FOR EVERY 75 M OF TRENCH
 - TRENCH BEDDING (SERVICE) - ONE FOR EVERY 20 M OF TRENCH
 - TRENCH BACKFILL (SERVICE) - ONE FOR EVERY 20 M OF TRENCH
 - GRANULAR BASE (SIDEWALKS/CURBS/GUTTER) - MINIMUM TWO PER FRONTAGE
 - CONCRETE MIX DESIGN
 - CONCRETE STRENGTH TESTS
 - ONE PER 150m³ OF SIDEWALK AND/OR CURB AND GUTTER. MINIMUM OF ONE PER DAY DURING CONCRETE PLACING.
 - ASPHALT MIX DESIGN
 - ASPHALT TESTING
 - AGGREGATE GRADATION TESTS - ONE PER EACH 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT).
 - MARSHALL TEST - THREE BROUQUETS FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM ONCE PER DAY DURING ASPHALT PLACEMENT)
 - COMPACTION - ONE CORE FOR EACH 500 SQ. M.
- TRENCHING, EXCAVATING AND BACKFILLING**
 - EXISTING UTILITIES SHOWN ARE AS PER MUNICIPAL RECORDS. THE CONTRACTOR SHALL EXPOSE ALL CROSSINGS PRIOR TO COMMENCING CONSTRUCTION. SHOULD ANY CONFLICT OR DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - CONTRACTOR TO OBTAIN PERMIT PRIOR TO DEPOSIT OR REMOVAL OF MATERIALS ON THIS SITE.
 - ALL SERVICES SHALL BE INSPECTED BY THE ENGINEER AND/OR MUNICIPAL INSPECTOR PRIOR TO BACKFILLING.
 - CONTRACTOR TO ENSURE EXISTING SERVICES REMAIN IN SERVICE DURING CONSTRUCTION.
- WATER**
 - ALL PIPE BEDDING AS PER MMCD STANDARD DETAIL DRAWING G4.
 - CONSTRUCTION SHALL NOT PROCEED WITHOUT FIRST OBTAINING CONSTRUCTION APPROVAL.
 - CONTRACTOR SHALL BE REGISTERED WITH WORK SAFE BC.
 - WATER MAINS TO BE DUCTILE IRON PRESSURE CLASS 350 TO AWWA C151 OR PVC PC 235 TO AWWA C900.
 - CONTRACTOR SHALL CONDUCT PRESSURE TEST IN ACCORDANCE WITH CRD WATER SERVICES ENGINEERING SPECIFICATIONS AND IN THE PRESENCE OF CRD PERSONNEL AND CONSULTING ENGINEER.
 - ALL PRIVATE DOMESTIC WATERWORKS CONSTRUCTION, TESTING AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST BC PLUMBING CODE SPECIFICATIONS (SECTION 2.3.7.2). PRIVATE WATERMAIN SYSTEMS SHALL BE WATER PRESSURE TESTED AT 150 PSI FOR 2 HOURS WITH NO MEASURABLE LEAKAGE.
 - ALL FIRE SYSTEM WATERWORKS CONSTRUCTION, TESTING AND MATERIALS TO BE IN ACCORDANCE WITH NFPA STANDARDS. PRIVATE FIRE WATER SYSTEMS SHALL BE WATER PRESSURE TESTED AT 200 PSI OR 1.5 TIMES THE WORKING PRESSURE FOR 2 HOURS WITH NO MEASURABLE LEAKAGE.
 - WATER MAINS TO BE DUCTILE IRON PRESSURE CLASS 350 TO AWWA C151 OR PVC PC 235 TO AWWA C900.
 - CONTRACTOR SHALL FLUSH AND DISINFECT WATER MAINS IN ACCORDANCE WITH AWWA STANDARDS AND AS APPROVED BY CRD. WATER SAMPLES FOR HEALTH TESTS TO BE COLLECTED AND PROCESSED BY CRD/LAB WORKSHOPS TO BE TESTED.
 - PROVIDE A MINIMUM OF 0.9m COVER FOR WATER MAINS.
 - WATER MAINS SHALL BE MARKED BELOW GRADE USING A METALLIC DETECTABLE REINFORCED UNDERGROUND UTILITY MARKING TAPE. THE TAPE SHALL BE MINIMUM 150mm WIDE, METALLIC BLUE IN COLOUR AND SHALL BE MARKED "CAUTION: WATER LINE BURIED BELOW". THE TAPE IS TO BE INSTALLED ON TOP OF THE PIPE CUSHION, A MINIMUM OF 300mm ABOVE THE TOP OF THE PIPE. MARKING TAPE SHALL BE "THORTEC" OR APPROVED EQUAL.
 - A MINIMUM OF 3.0m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL SANITARY SEWERS/SERVICES AND DRAIN SEWERS/SERVICES EXCEPT WHERE NOTED AND APPROVED BY THE CRD WATER SERVICES. SANITARY SEWER MAINS SHALL NOT CROSS OVER WATER MAINS. FOR A SANITARY FORCEMAIN, WHERE THE ABOVE-NOTED SEPARATIONS CAN NOT BE ACHIEVED, THE FORCEMAIN SHALL BE GASKETED PIPE PRESSURE RATED PIPE WITH A MINIMUM DR (DIMENSION RATIO) OF 28.
 - CHLORINE SOLUTIONS SHALL BE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES & OCEANS CANADA PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE.
 - ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 4" STORZ QUICK CONNECTOR PUMPER NOZZLES ON THE PUMPER PORT.
- SEWER AND DRAIN**
 - ALL PIPE BEDDING AS PER MMCD STANDARD DETAIL DRAWING G4.
 - ALL DRAIN AND SEWER MAINS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
 - ALL DRAIN AND SEWER SERVICES SHALL BE PVC SDR 28 UNLESS NOTED OTHERWISE.
- GAS**
 - CALL BC ONE CALL MINIMUM 72 HOURS PRIOR TO EXCAVATION 1-800-474-6886.



LEGAL DESCRIPTION: REM. LOT 9, SECTION 88, VICTORIA DISTRICT, PLAN 2664
BENCHMARK: MONUMENT 918375
ELEV. 22.551m

ISSUED FOR CONSTRUCTION

PLAN - SITE
H 1:250



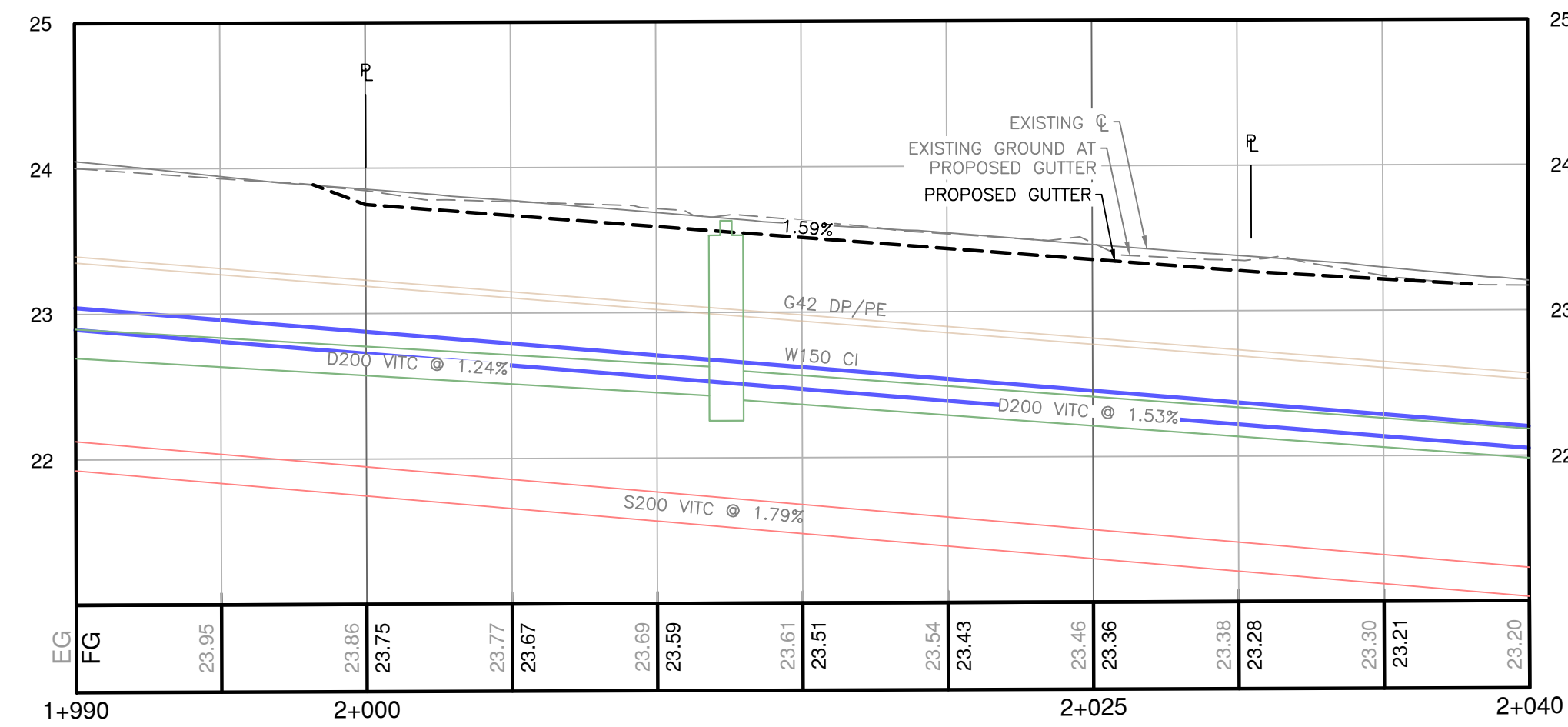
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2	ISSUED FOR CONSTRUCTION	20231020	MP	JA	AM						
1	ISSUED FOR APPROVAL	20230817	MP	JA	AM						

LEGEND		
LAMP STANDARD	LS	LS
CLEANOUT	□	□
POLE(Hydro, Tel.)	PP	PP
CATCHBASIN	□	□
U/G WIRING	UE	UE
MANHOLE	○	○
GAS	G	G
SERVICE RISER	○	○
WATER	W	W
MOUNTABLE CURB	MC	MC
SEWER	S	S
NON-MOUNT. CURB	NMC	NMC
DRAIN	D	D
EDGE ASPHALT	—	—
DITCH	—	—
METER	○	○
FLUSH VALVE	○	○
VALVE	○	○
REDUCER	○	○
HYDRANT	○	○
AIR VALVE	○	○

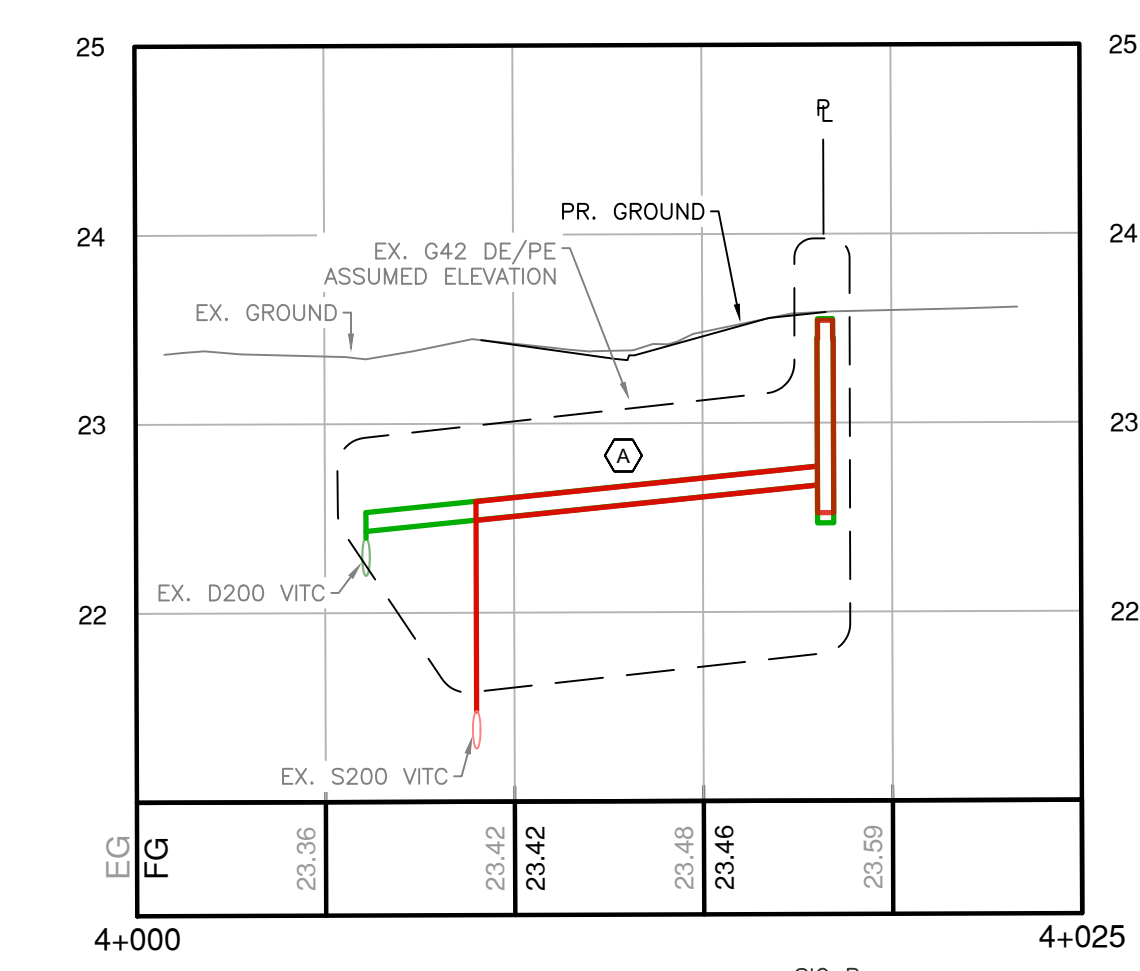
JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

JURISDICTION: CITY OF VICTORIA
CLIENT: TURNBULL DEVELOPMENT GROUP
PROJECT: 1540 DESPARD AVENUE
SITE SERVICING PLAN, NOTES & KEY PLAN
34152 01 C1
ENGINEERS SEAL: MUN. FILE BP058441, BP058442, SHEET 1 OF 4

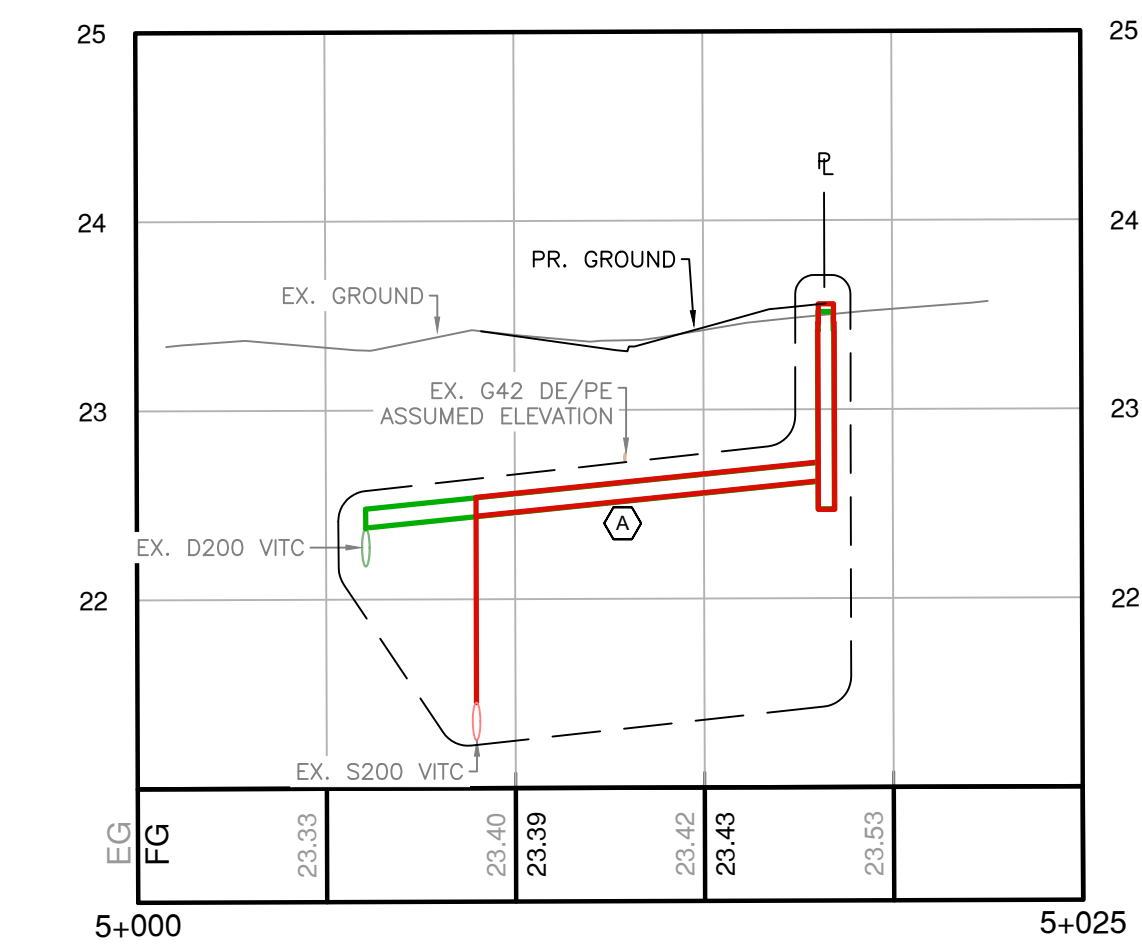
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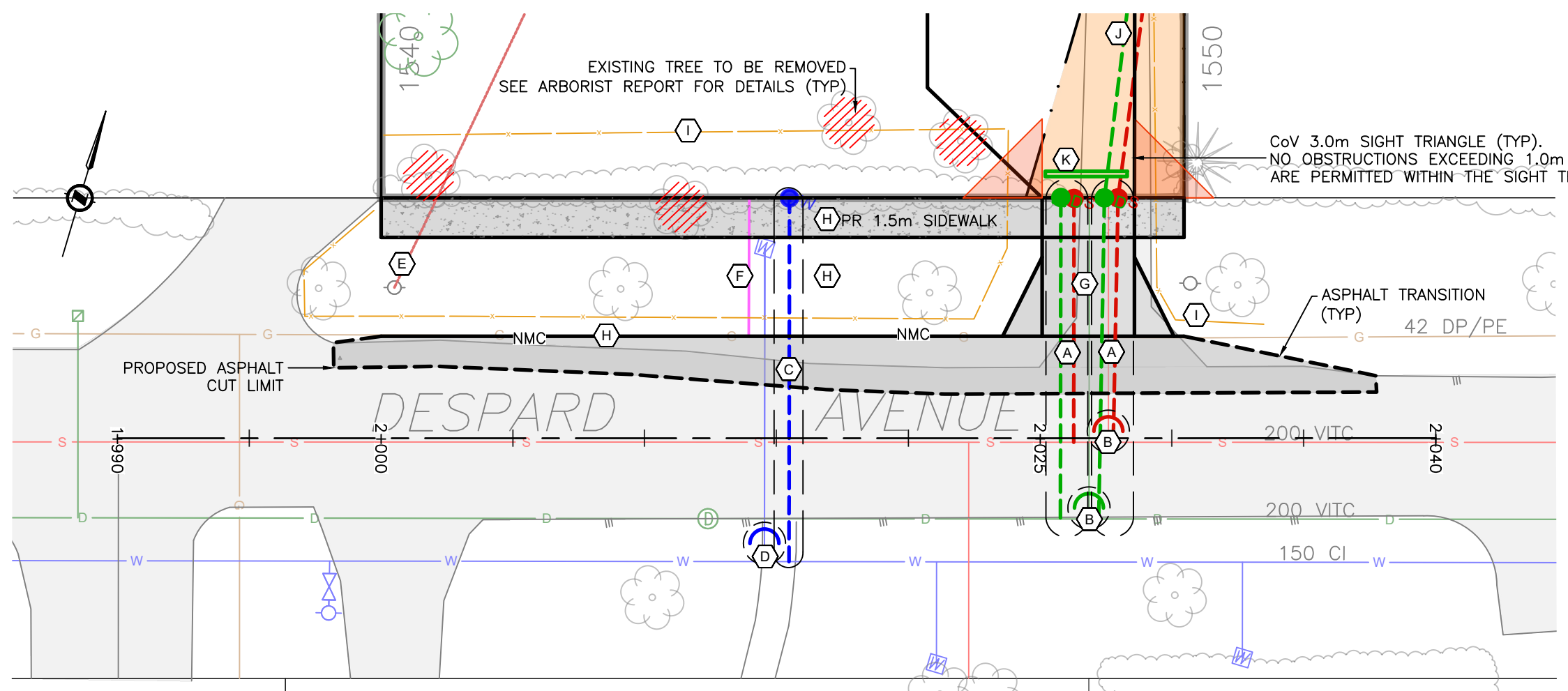
PROFILE - DESPARD AVENUE
H 1:200
V 1:40



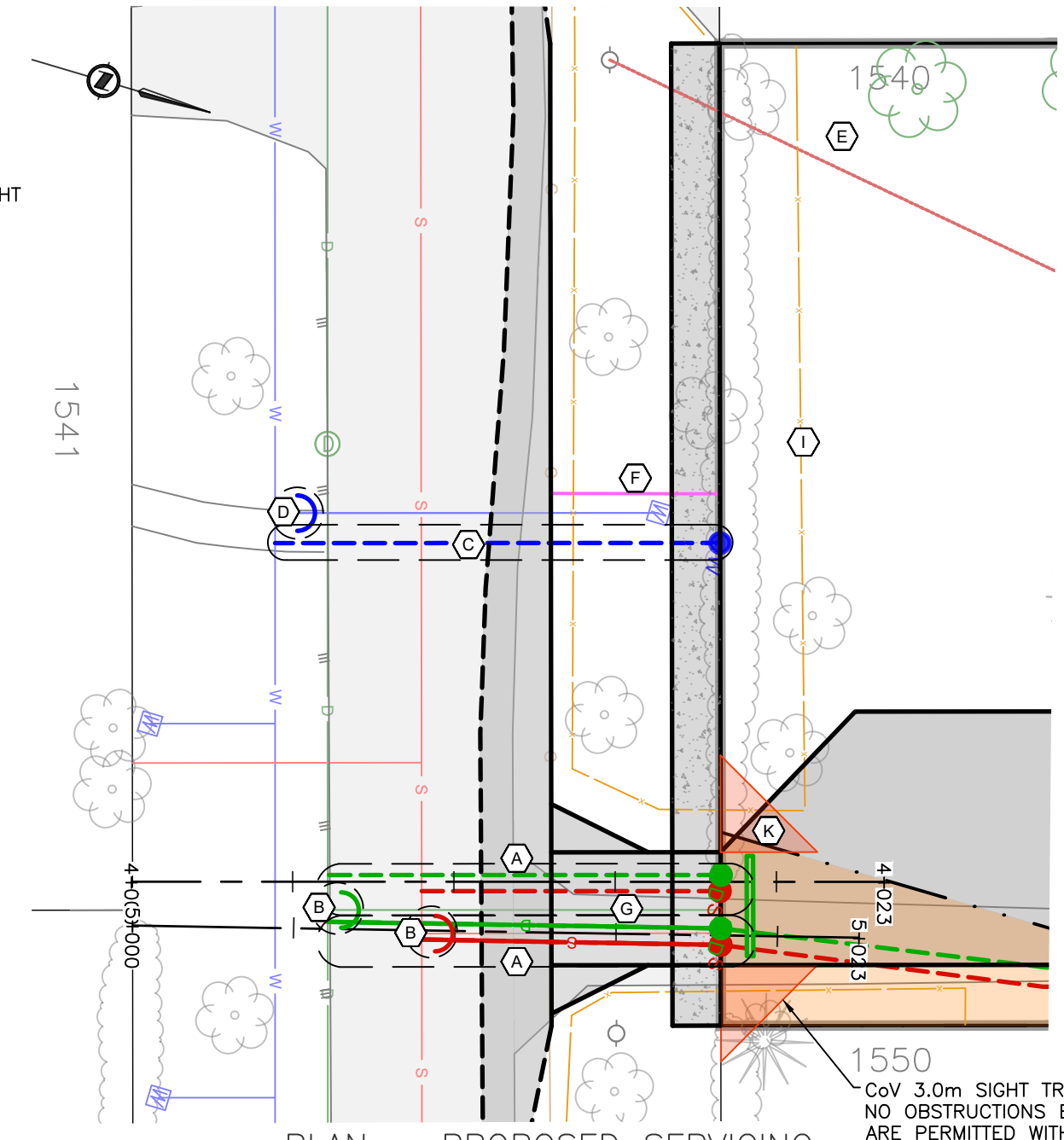
PROFILE - PROPOSED SERVICING
LOT B
H 1:200
V 1:40



PROFILE - PROPOSED SERVICING
LOT A
H 1:200
V 1:40



PLAN - DESPARD AVENUE
H 1:200



PLAN - PROPOSED SERVICING
H 1:200

DETAILED CONSTRUCTION NOTES:

- (A) CITY OF VICTORIA CREWS TO INSTALL NEW 100mm SANITARY AND STORM SERVICES COMPLETE WITH INSPECTION CHAMBERS ON PROPERTY LINE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA CREWS TO CAP AND ABANDON EXISTING DRAIN AND SANITARY SERVICE AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO INSTALL NEW 25mm WATER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
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- (E) PROPOSED OVERHEAD HYDRO, TELUS AND SHAW SERVICE. CONTRACTOR TO COORDINATE WITH BC HYDRO AND COMMUNICATIONS PROVIDERS AT BUILDING PERMIT STAGE.
- (F) FORTIS BC CREWS TO INSTALL NEW GAS SERVICING. GAS SERVICE INSTALLATION TO BE COMPLETED AT BUILDING PERMIT STAGE.
- (G) CONTRACTOR TO INSTALL NEW 3.5m DRIVEWAY COMPLETE WITH 1.5m FLARES AS PER CITY OF VICTORIA SD C7a. PROPOSED DRIVEWAY TO BE 1.2m (MINIMUM) FROM EXISTING UTILITY POLE.
- (H) CONTRACTOR TO UPGRADE DESPARD AVENUE ROAD FRONTAGE WITH NEW 1.5m SIDEWALK, BOULEVARD, 3.90m WIDE LANE, AND ASPHALT RESTORATION AS REQUIRED. BOULEVARD TO BE RESTORED WITH SOIL AND SEED AS PER CANADIAN LANDSCAPE STANDARD AS REQUIRED.
- (I) CONTRACTOR TO COORDINATE WITH ARBORIST TO INSTALL TREE PROTECTION FENCING AS PER CITY OF VICTORIA STANDARDS. SEE ARBORIST REPORT FOR DETAILS.
- (J) CONTRACTOR TO INSTALL 100mm STORM AND SANITARY SERVICES COMPLETE WITH CLEANOUTS TO LOT A AT A MINIMUM OF 1.0% AS PER BC PLUMBING CODE STANDARDS.
- (K) CONTRACTOR TO INSTALL PROPOSED TRENCH DRAIN AND CONNECT TO LOT B STORM SERVICE ON-SITE. CLEANOUTS REQUIRED AS PER BC PLUMBING CODE.

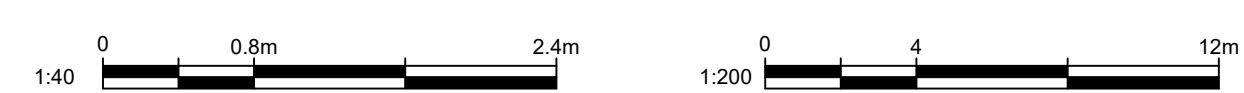
LOT A UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
PROPOSED DEPTH (m)	0.92m	0.92m
PROPOSED INVERT ELEVATION (m)	22.62	22.62
MAXIMUM DEPTH REQUESTED	YES	NO

LOT B UNDERGROUND SERVICE INFORMATION

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PROPOSED DEPTH (m)	0.93m	0.93m
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MAXIMUM DEPTH REQUESTED	YES	NO

ISSUED FOR CONSTRUCTION



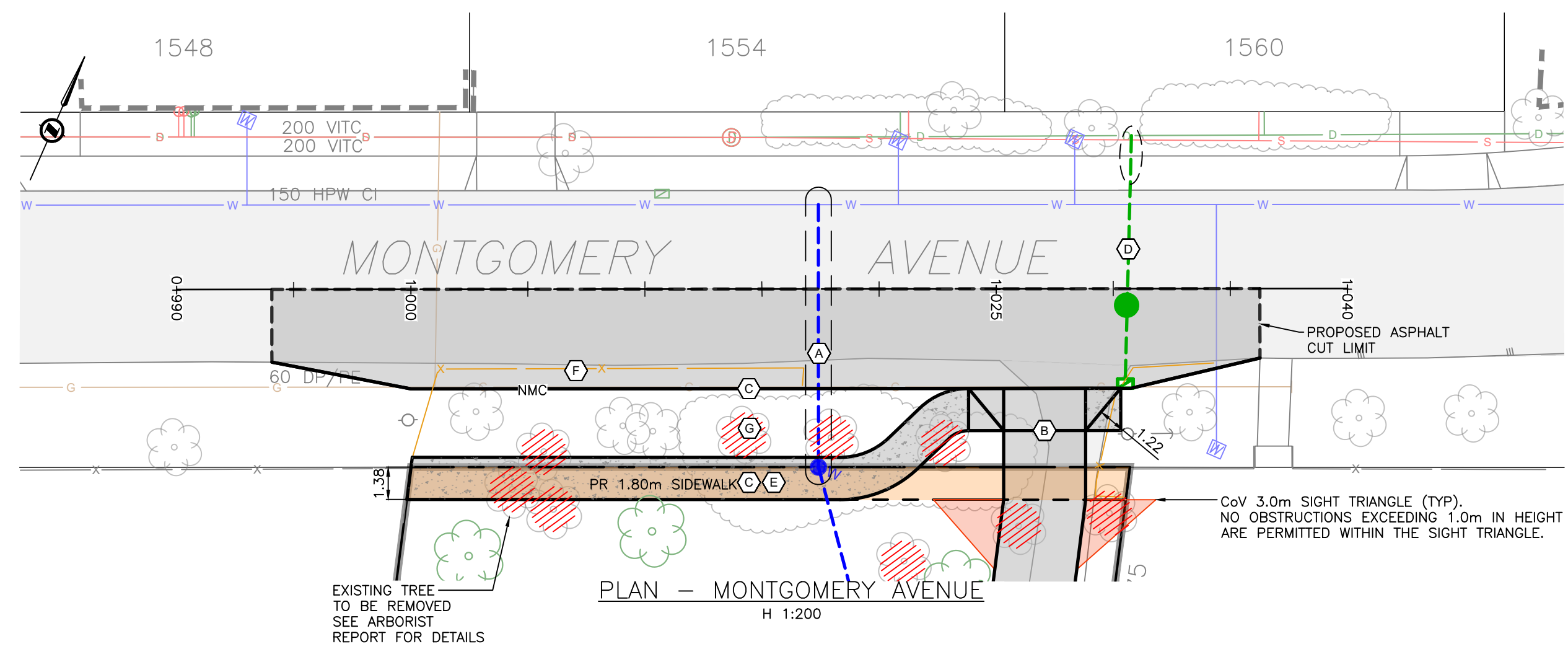
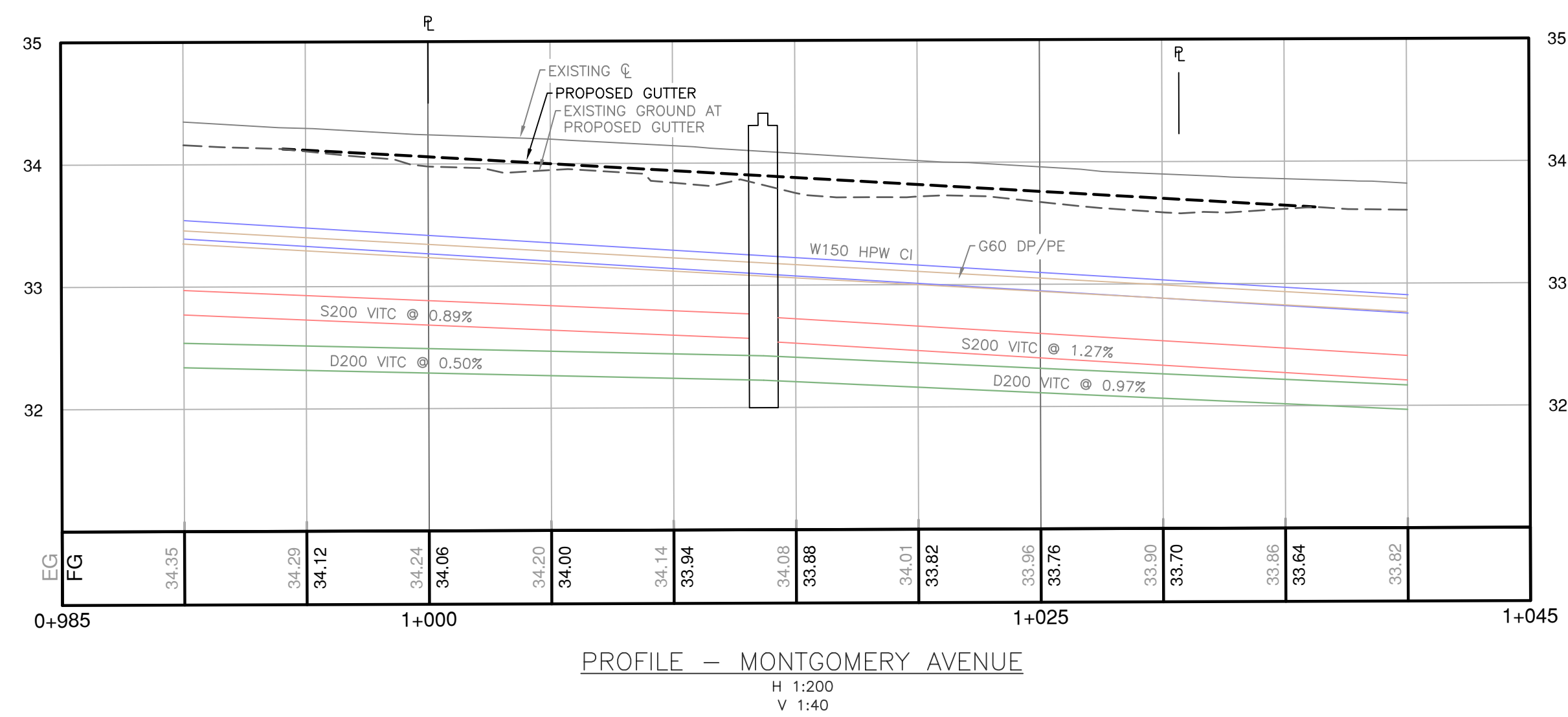
NO.	DESCRIPTION	DATE	BY	CHK	NO.	DESCRIPTION	DATE	BY	CHK
2	ISSUED FOR CONSTRUCTION	20231020	MP	JA	AM				
1	ISSUED FOR APPROVAL	20230817	MP	JA	AM				

LEGEND	
LAMP STANDARD	LS
POLE (Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CS
CATCHBASIN	CB
MANHOLE	MH
SERVICE RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
DITCH	DI
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FLUSH VALVE	FV
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HYDRANT	H
AIR VALVE	AV

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

JURISDICTION: CITY OF VICTORIA
CLIENT: TURNBULL DEVELOPMENT GROUP
PROJECT: 1540 DESPARD AVENUE
DESPARD AVENUE PLAN & PROFILE, PROPOSED SERVICING FOR LOT A & LOT B
34152 01 C2
ENGINEERS SEAL: MUN. FILE SHEET 2 OF 4

V:\Projects\34152 - Turnbull Devel. - 1540 Despard\07 - Engineering\02 - Drawings & Sketches (Eng)\34152 Design.dwg Plot Date: October 20, 2023



DETAILED CONSTRUCTION NOTES:

- (A) CITY OF VICTORIA TO INSTALL NEW 25mm WATER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (B) CONTRACTOR TO INSTALL NEW 3.5m DRIVEWAY COMPLETE WITH 1.5m FLARES AS PER CITY OF VICTORIA SD C7g. PROPOSED DRIVEWAY TO BE 1.2m (MINIMUM) FROM EXISTING UTILITY POLE.
- (C) CONTRACTOR TO UPGRADE MONTGOMERY AVENUE ROAD FRONTAGE WITH NEW 1.8m SIDEWALK, BOULEVARD, NEW CURB/GUTTER, AND ASPHALT RESTORATION TO CENTERLINE AS REQUIRED.
- (D) CITY OF VICTORIA CREWS TO PROVIDE CATCH BASIN LEAD STUB. CONTRACTOR TO INSTALL NEW OFFSET CATCH BASIN AND CATCH BASIN LEAD COMPLETE WITH MANHOLE AS PER CITY OF VICTORIA SD11c.
- (E) PROPOSED 1.38m ROAD DEDICATION. SEE LEGAL PLANS FOR DETAILS.
- (F) CONTRACTOR TO COORDINATE WITH ARBORIST TO INSTALL TREE PROTECTION FENCING AS PER CITY OF VICTORIA STANDARDS. SEE ARBORIST REPORT FOR DETAILS.
- (G) BOULEVARD TO BE RESTORED WITH SOIL AND SEED AS PER CANADIAN LANDSCAPE STANDARD.

ISSUED FOR CONSTRUCTION

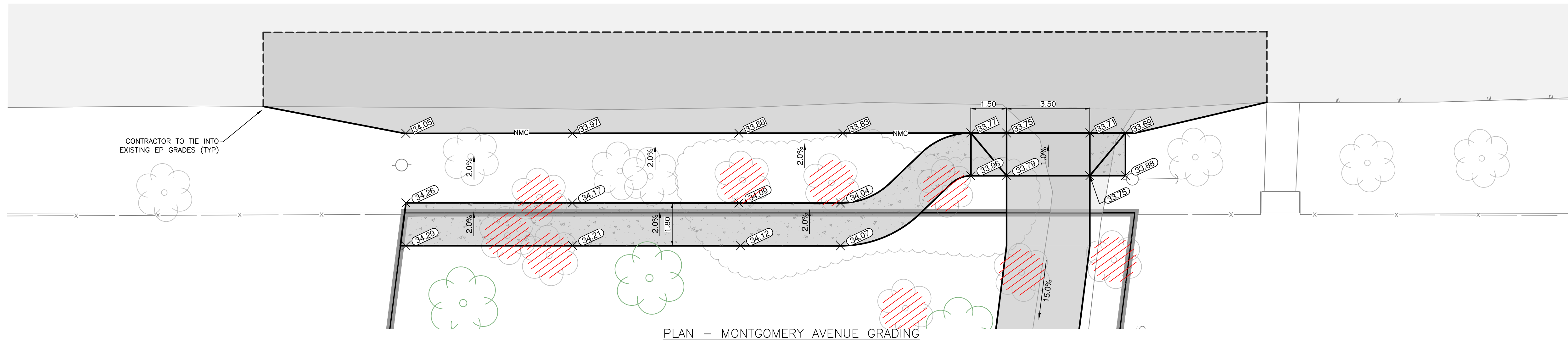


ISSUED				REVISION							
NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK	NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK
2	ISSUED FOR CONSTRUCTION	20231020	MP	JA	AM						
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LEGEND	
LAMP STANDARD	LS
POLE(Hydro, Tel.)	PP
U/G WIRING	UE
GAS	G
WATER	W
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REDUCER	R
HYDRANT	H
AIR VALVE	AV

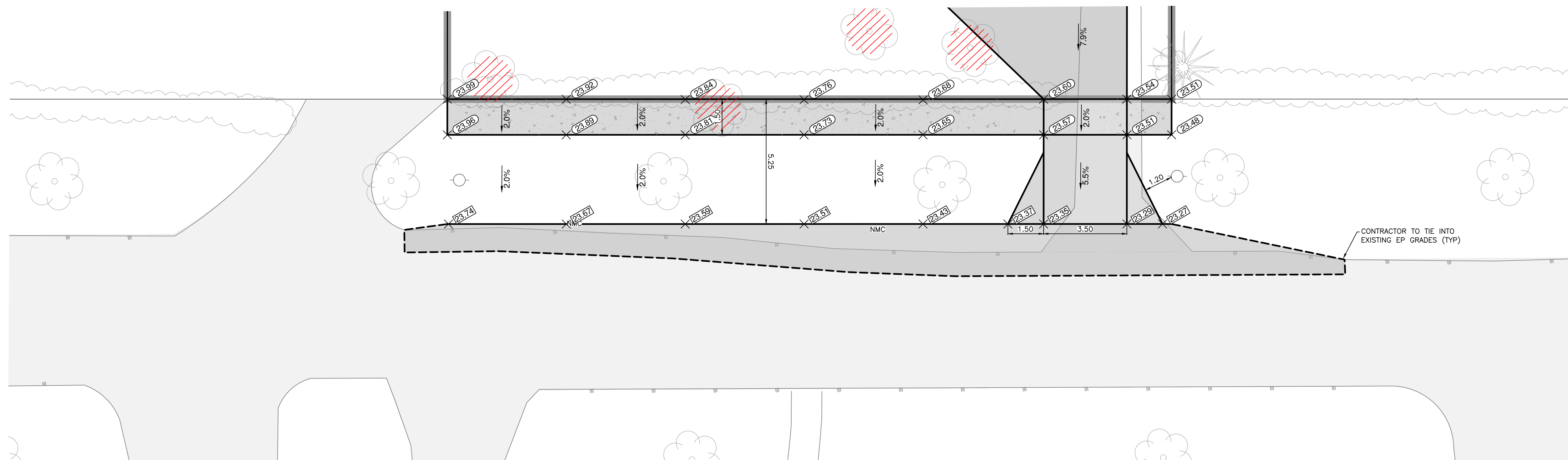
JEA J E ANDERSON & ASSOCIATES
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JURISDICTION CITY OF VICTORIA	CLIENT TURNBULL DEVELOPMENT GROUP
PROJECT 1540 DESPARD AVENUE MONTGOMERY AVENUE PLAN & PROFILE	
ENGINEERS SEAL	MUN. FILE
	SHEET 3 OF 4



PLAN - MONTGOMERY AVENUE GRADING

H 1:100



PLAN - DESPARD AVENUE GRADING

H 1:100

✕ 20.00	PROPOSED SIDEWALK ELEVATION
✕ 20.00	PROPOSED EDGE OF PAVEMENT (EP) & GUTTER ELEVATION

ISSUED FOR CONSTRUCTION



ISSUED				REVISION				LEGEND			
NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
2	ISSUED FOR CONSTRUCTION	20231020	MP JA AM					⊕ LS	LS	□	CLEANOUT
1	ISSUED FOR APPROVAL	20230817	MP AM JA					⊕ PP	PP	□	CATCHBASIN
								— UE	UE	⊕	MANHOLE
								— G	G	⊕	FLUSH VALVE
								— W	W	⊕	VALVE
								— S	S	⊕	REDUCER
								— D	D	⊕	HYDRANT
								—	—	⊕	AIR VALVE

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JURISDICTION CITY OF VICTORIA
 CLIENT TURNBULL DEVELOPMENT GROUP
 PROJECT 1540 DESPARD AVENUE
 DESPARD AVENUE AND MONTGOMERY AVENUE
 GRADING PLAN
 34152 01 C4
 ENGINEERS SEAL MUN. FILE SHEET 4 OF 4

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