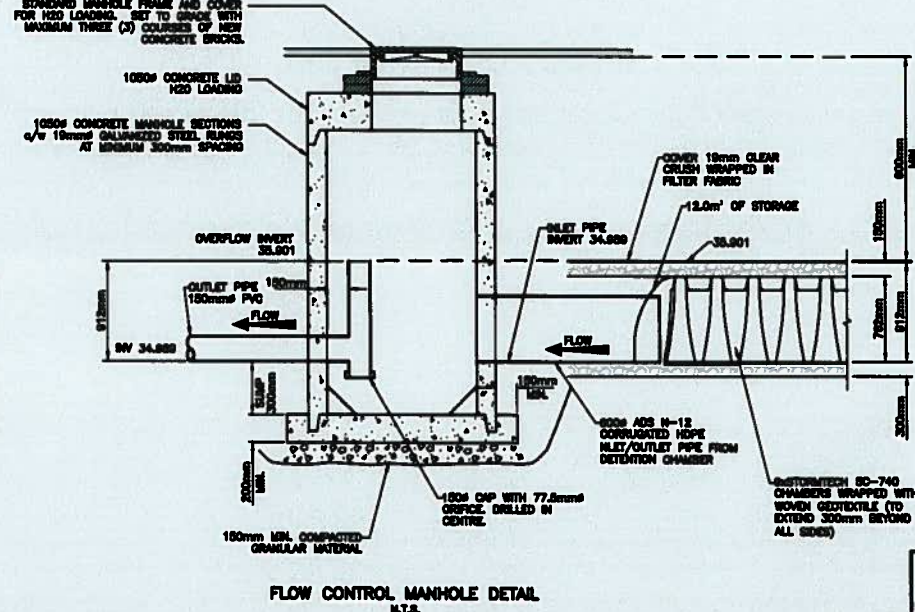
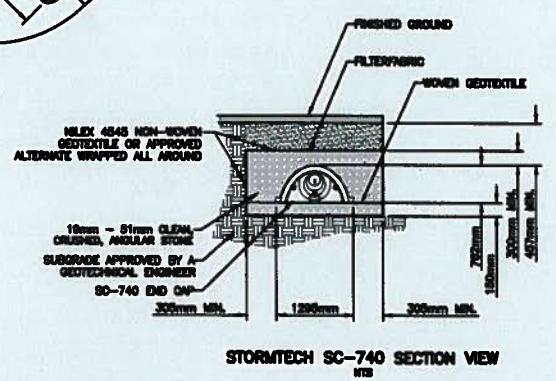
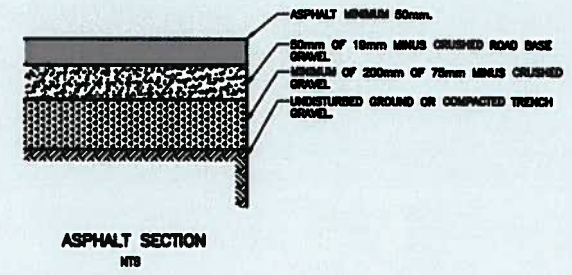
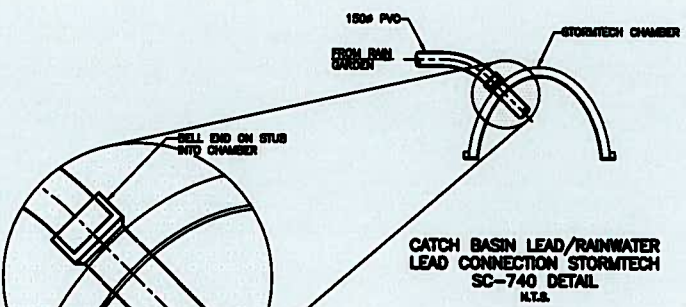
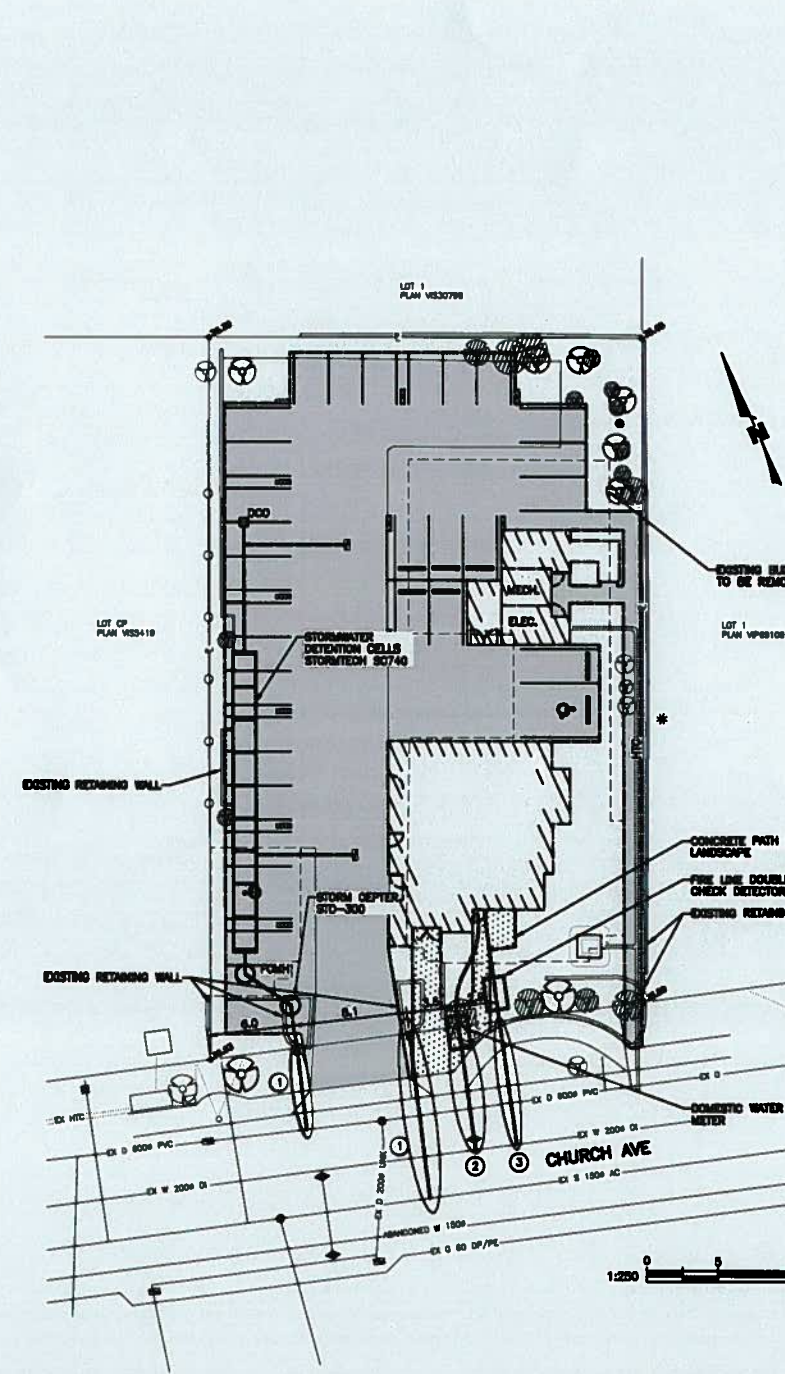


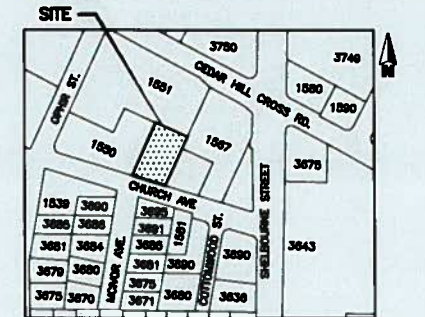
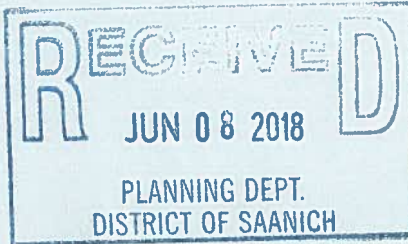
LEGEND

	APPROXIMATE LIMIT OF PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	BOULEVARD TREES TO BE PLANTED. LOCATION AND SPACING TO BE APPROVED BY CITY OF VICTORIA

- GENERAL NOTES**
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MRCO, PLATINUM EDITION, AND THE DISTRICT OF SAANICH STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
 - WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE DISTRICT OF SAANICH ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
 - CONTACT BC HYDRO, TELLS, SNAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 - EXPONE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 - USE ALL PIPE LINEING CLASS Y BEDDING.
 - WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SURFACE.
 - DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG CHURCH AVENUE DURING CONSTRUCTION.
 - COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 98% MOIFIED PROCTOR DENSITY.
 - ADJUST ALL PROPOSED AND EXISTING APPLIANCES TO MEET THE FINAL DESIGN GRADES.
 - ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE DISTRICT OF SAANICH WORKS INSPECTOR.
 - CONSTRUCT SEWER, DRAIN, WATER AND ROAD WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLANNING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE DISTRICT OF SAANICH INSPECTORS.



- SEWER AND DRAIN**
- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150mm PVC DRESS AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 100mm PVC DRESS UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE QUICILE IRON PIPE.
 - SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DRESS AND DRESS FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
 - THE DISTRICT OF SAANICH SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE OF LOT A AT THE DEVELOPER'S EXPENSE.
 - CONNECT ALL EXISTING DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAINING.
 - VERIFY RESPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MARKS ON PUBLIC AND PRIVATE PROPERTY.
- SEWER**
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE SEWER MAINS UNDER THE DIRECTION OF THE ENGINEER, CHLORINATION AND DISINFECTION TO AWWA C651.
 - CONTRACTOR TO ENSURE CLEANING SOLUTIONS ARE INSTALLED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
 - THE DISTRICT OF SAANICH FORCES TO UPGRADE EXISTING DOMESTIC WATER SERVICE TO 75mm AT DEVELOPER'S EXPENSE.
 - THE DISTRICT OF SAANICH SHALL INSTALL THE PROVISIONAL 100mm WATER CONNECTIONS TO THE PROPERTY LINE OF LOT A AT THE DEVELOPER'S EXPENSE.
- ROAD**
- CONSTRUCT ALL ROADWAYS AND C&G BE DONE IN ACCORDANCE WITH THE DISTRICT OF SAANICH STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
 - 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 A D.L.S. AT THE CONTRACTOR'S EXPENSE.
- HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS**
- CONTACT "T.O. ONE CALL" AT 1-800-474-8888 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 - LOT A TO BE SERVICED UNDERGROUND.
 - BC HYDRO, TELLS, SNAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
 - CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELLS AND SNAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
 - IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.



LOCATION PLAN N.T.S.
PROPOSED DEVELOPMENT OF LOT A, SECTION 28, PLAN 43446, VICTORIA DISTRICT.

 WESTBROOK Consulting Ltd. #115 - 888 Goldstream Ave., Victoria, BC V8B 0J3 Telephone: 250-351-8582 Facsimile: 250-351-8583	VARITY MEWS CUBE MANAGEMENT	WESTBROOK PROJECT No. 3258 SHEET 1 OF 1 REV.																																																							
	DISTRICT OF SAANICH CHURCH AVENUE WATER, SEWER, DRAIN, ROAD, HYDRO, TEL, CABLE, GAS ELEV. DESIGN BC DRAWN BY CHECKED SCALES Hor. 1:200 Ver/Sec 1:50 DATE MAY 2018																																																								
REVISIONS	REVISIONS APPROVED	DESIGN APPROVED																																																							
<table border="1"> <tr><th>REV. #</th><th>DATE</th><th>BY</th><th>APP.</th><th>DATE</th><th>BY</th><th>APP.</th><th>DATE</th><th>BY</th><th>APP.</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	REV. #	DATE	BY	APP.	DATE	BY	APP.	DATE	BY	APP.											<table border="1"> <tr><th>REVISION # 1</th><th>REVISION # 2</th><th>REVISION # 3</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REVISION # 1	REVISION # 2	REVISION # 3													<table border="1"> <tr><th>EXCEPTIONS</th><th>APPROVED BY</th><th>DATE</th><th>SIGN</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	EXCEPTIONS	APPROVED BY	DATE	SIGN																
REV. #	DATE	BY	APP.	DATE	BY	APP.	DATE	BY	APP.																																																
REVISION # 1	REVISION # 2	REVISION # 3																																																							
EXCEPTIONS	APPROVED BY	DATE	SIGN																																																						

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 START OF ANY EXCAVATIONS

LEGEND - Existing services shown solid

WATER - W	CLUB	EXISTING U/O UTIL.	MANHOLE	HYDRANT	REDUCER	SEPTIC TANK
DRAIN - D	SIDEWALK	PROPOSED U/O UTIL.	CLEANOUT	VALVE	GAFF	TEST PIT
OTCH - O	EDGE PAVL.	LIGHT STANDARD	CATCHBASKET	FLUSH VALVE	FLUO	PERC. HOLE
SEWER - S	BASELINE	POWER POLE	SILT TRAP	AIR VALVE	CULVERT	MONUMENT
GAS - G	TREE	ANCHOR	CONC. BOX	METER	ROAD SIGN	LOT PIN