

SECTION - FUTURE ROADWAY SECTION
SCALE 1:100

INSTALL NEW 1050# SMH AND TIE IN NEW 150# PVC SANITARY SERVICE
1010m² FOOTPRINT OF 98-UNIT CONDOMINIUM BUILDING; EXACT LOCATION AND DIMENSIONS TO BE CONFIRMED BY ARCHITECT
DMH005118
INV: ±32.25
SMH003440
INV: ±31.76

RETAIN EXISTING DRAIN MANHOLE (DMH005120) AND TIE IN PROPOSED 250# PVC DRAIN
E 34.18 IN RETAIN
W 34.15 OUT CAP
SW 34.15 NEW OUT
PROPOSED LOCATION FOR ON-SITE STORMWATER DETENTION TANKS (STORMWATER SC-740) & FLOW CONTROL MANHOLE; TIE INTO NEW MANHOLE
APPROXIMATE HEDGE LOCATION

PROPOSED 6.65m 250# PVC DRAIN @ 1.5%

PROPOSED DMH A
NE 34.00 IN
W 33.95 OUT
365m² FOOTPRINT OF 6 TOWNHOMES; EXACT LOCATION AND DIMENSIONS TO BE DETERMINED AND CONFIRMED BY ARCHITECT
EXISTING 300# WT DRAIN TO BE REMOVED

PROPOSED RIGHT OF WAY RE-ALIGNMENT LOCATION
PROPOSED 36.95m 250# PVC DRAIN @ 2.00%
PROPOSED DMH B
N 33.12 OUT
W 33.17 IN
PROPOSED 8.60m 250# PVC PIPE @ 5.23%

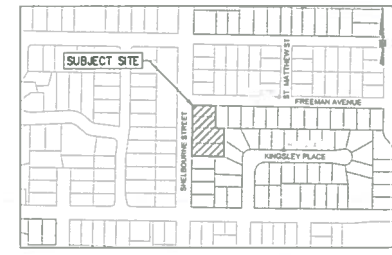
DMH005119
W 32.62 OUT (RETAIN)
N 32.81 IN EX. CAP
SE 32.67 IN (PROPOSED DRAIN)
E 32.63 IN (TO BE CAPPED)
S 32.77 IN (RETAINED)

DMH006837
W 31.82 OUT
E 31.96 IN

EXISTING DRAIN TIES INTO 1800# DRAIN CULVERT

PROPOSED FIRE HYDRANT
NEW 100# FIRE, 50# DOMESTIC LINE AND 50# METER c/w VAULT TO BE PROVIDED BY SAANICH FORCES AT DEVELOPER'S EXPENSE (SERVICE SIZE TO BE CONFIRMED)

RECEIVED
DEC 30 2019
PLANNING DEPT.
DISTRICT OF SAANICH



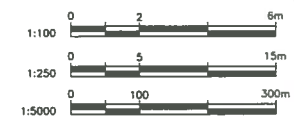
GENERAL LOCATION PLAN
1:5000

CIVIC 3385 - 3405 SHELBOURNE STREET
LEGAL: LOTS 5 & 6, SECTION 36, VICTORIA DISTRICT, PLAN 7544
LOTS 5 & 6, SECTION 36, VICTORIA DISTRICT, PLAN 13678

- LEGEND**
- EXISTING ELEVATION
 - EXISTING TREE
 - PROPOSED TREE

CONCEPTUAL SERVICING PLAN
1:250

DECEMBER 19, 2019
SUBMITTED FOR REZONING /
DEVELOPMENT PERMIT
APPLICATION



ISLANDER ENGINEERING
133 DISCOVERY STREET
VICTORIA, B.C. V8T2J8
PHONE 250 580 1200
www.islanderep.com

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain
Proposed Municipal Infrastructure	Sidewalk
Existing External U/G Utilities	Sewer
Proposed External U/G Utilities	Water
Street Lighting Pole Mount	Traffic Sign
Post Top	Ctrl Monument
	Traverse Hub
	Gas Valve
	Water Meter
	Curb
	Concrete Box
	Wood Box
	Manhole
	Cleanout
	Silt Trap
	Cap / Plug
	Gas Valve
	Water Meter
	Valve
	Flush Valve
	Hydrant
	Reducer
	Air Valve
	Water Meter

REVISIONS	
6	Valve
5	Flush Valve
4	Hydrant
3	Reducer
2	Air Valve
1	Water Meter

REVISIONS APPROVED			DESIGN APPROVED		
REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed
Approved	Approved	Approved	Design Engineer		
Date	Date	Date	Manager of Development		
Signed	Signed	Signed	Development Coordinator		

DESIGN APPROVED		
Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

DISTRICT OF SAANICH		ISLANDER FILE #	2264
3405 SHELBOURNE STREET		SAANICH DESIGN #	-
CONCEPTUAL SITE SERVICING		DRAWING #	CD1
B.M.:	Clev	Checked:	
Design: JB	Drawn: JE	Date: DEC 19, 2019	
Scale: Hor: 1:150	Vertical: -		
SHEET #		1 OF 1	