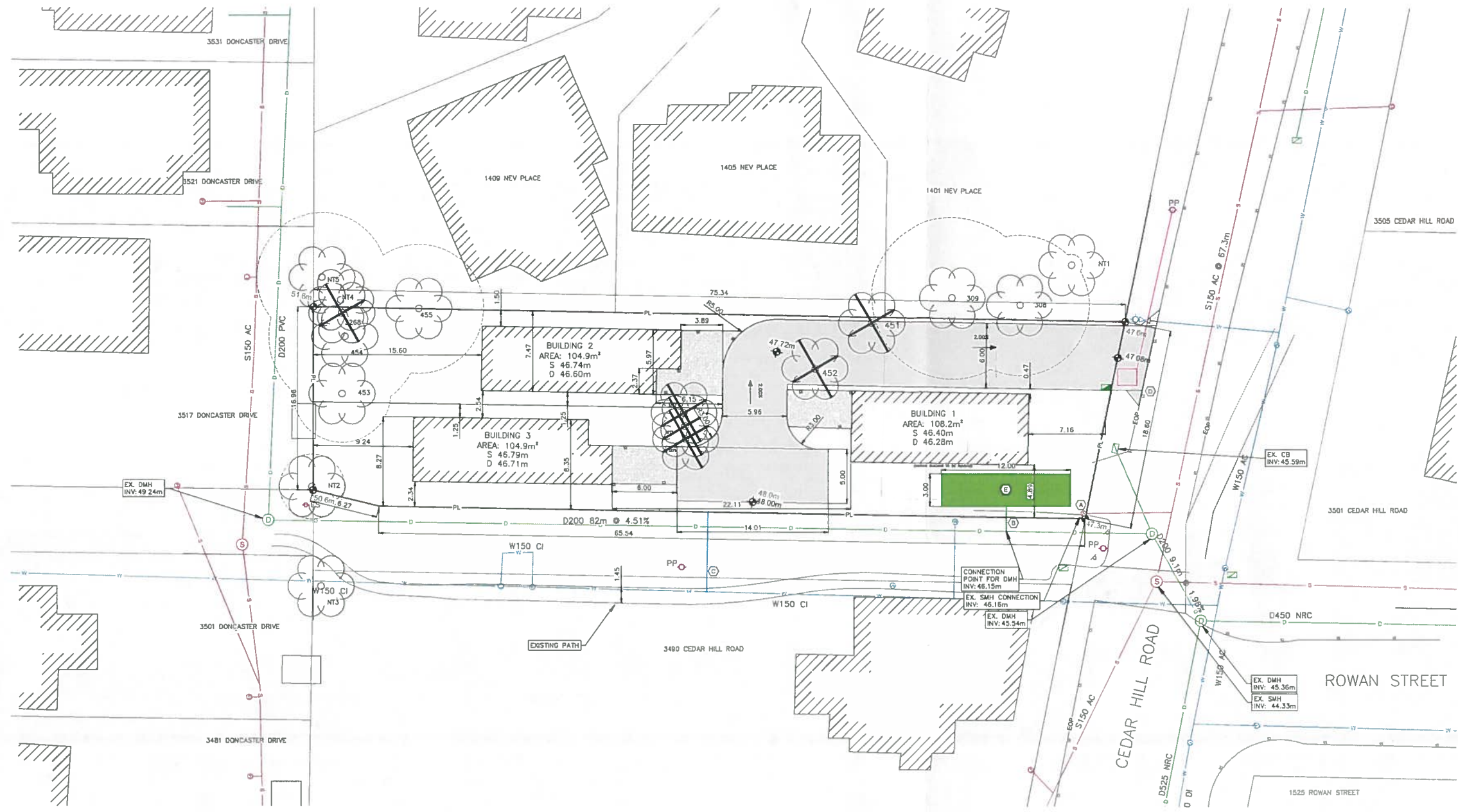


3494 CEDAR HILL ROAD

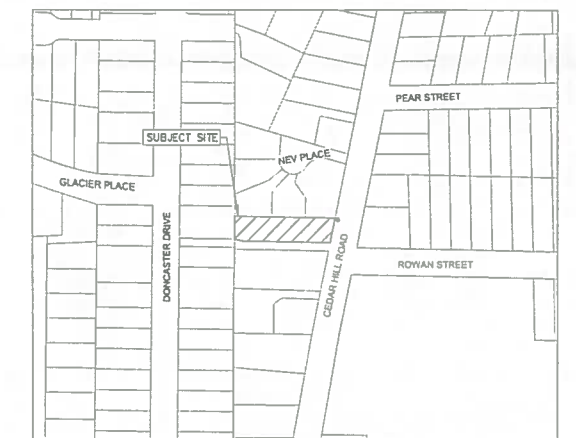
SINGLE FAMILY DETACHED



TREE TABLE

TREE#	TYPE	DBH (cm)	CRZ (m)	STATUS
308	GARY OAK	63	6.5	REMAIN
309	GARY OAK	75	7.5	REMAIN
451	DOUGLAS-FIR	51	7.5	REMOVE
452	SILVER MAPLE	57.40	9.5	REMOVE
453	GARY OAK	43	4.5	REMAIN
454	GARY OAK	45.43	7.0	REMAIN
455	DOUGLAS-FIR	40	6.0	REMAIN
3267	WESTERN RED CEDAR	32	5.0	REMOVE
3268	GARY OAK	40.30	-	REMOVE
3276	SITKA SPRUCE	61	7.5	REMOVE
3277	WESTERN RED CEDAR	23.17	5.0	REMOVE
NT1	PHOTINIA	5.53	1.0	REMAIN
NT2	ILEX SPP.	20.20	3.0	REMAIN
NT3	GARY OAK	70.40	9.5	REMAIN
NT4	GARY OAK	50	5.0	REMAIN
NT5	DOUGLAS-FIR	40	6.0	REMAIN

NOTE: TREE TABLE DERIVED FROM TREE RESOURCE TABLE PREPARED BY TALBOT MACKENZIE & ASSOCIATES; SEE ARBORIST REPORT FOR COMPLETE DETAILS



PROPOSED SITE PLAN
1:2500

CIVIC ADDRESS: 3494 CEDAR HILL ROAD
LEGAL DESCRIPTION: LOT A, SECTION 38, VICTORIA DISTRICT, PLAN 11197



SERVICING NOTES:

- (A) EXISTING SEWER SERVICE TO BE RE-USED AND FITTED WITH AN INSPECTION CHAMBER AT PL
- (B) PROPOSED DRAIN SERVICE c/w INSPECTION CHAMBER AT PL
- (C) PROPOSED PROVISIONAL WATER SERVICE; EXISTING WATER SERVICE TO BE CAPPED
- (D) PROPOSED UG HYDRO SERVICE
- (E) PROPOSED STORMWATER DETENTION SYSTEM c/w FLOW CONTROL MANHOLE; SIZE AND LOCATION SHOWN CONCEPTUALLY; EXACT SIZE AND LOCATION TO BE DETERMINED AT BUILDING PERMIT STAGE; STORM WATER MANAGEMENT SYSTEM TO ACCOMMODATE A TYPE 2 WATERSHED

GENERAL NOTES:

ALL SERVICE WORKS ARE TO BE COMPLETED UNDER THE SUPERVISION OF THE ARBORIST
THE EXISTING BUILDING AND DRIVEWAY WILL BE REMOVED

STORMWATER SIZING CALCULATIONS:

SCHEDULE H TO BYLAW 7452 SECTION 3.5:

TYPE 2 WATERSHED:
STORAGE REQUIRED: 100m³/ha OF IMPERVIOUS AREA
CONTROLLED RELEASE: 10 L/s PER HA OF TOTAL CONTRIBUTORY CATCHMENT

SITE:
IMPERVIOUS AREA = 640m² (ASSUMING FULL BUILDING ENVELOPE EXTENT TYP. ALL)
STORAGE REQUIRED = 6.4m³

CONTRIBUTORY CATCHMENT = 1342m²
CONTROLLED RELEASE = 1.4 L/s

DISCHARGE PROVIDED: $Q = A(Cd \times (2gh)^{0.5}) = 1.4L/s$ (ONE 25mm ORIFICE REQUIRED FOR ROCK PIT)

ROCKPIT SUMMARY

	SITE
BYLAW REQ'D STORAGE	6.4m ³
LENGTH	12.0m
WIDTH	3.0m
ACTIVE STORAGE DEPTH	0.5m
ROCK POROSITY	40%
STORAGE VOLUME	7.2m ³

LEGEND

Existing Municipal Infrastructure	Proposed Municipal Infrastructure	Existing External U/G Utilities	Proposed External U/G Utilities	Street Lighting	Post Top	Drain	Ditch	Curb	Sidewalk	Manhole	Cleanout	Street Lighting	Post Top	Concrete Box	Wood Box	Manhole	Culvert	Cap / Plug	Gas Valve	Valve	Flush Valve	Hydrant	Reducer	Air Valve	Water Meter
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

REVISIONS

REVISIONS APPROVED

DESIGN APPROVED

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.

SEPTEMBER 23, 2022
SUBMITTED FOR REZONING / DEVELOPMENT PERMIT APPLICATION

ISLANDER ENGINEERING
222 DISCOVERY STREET
VICTORIA, B.C. V8S4G4
PHONE 250.580.1200
www.islandrengineering.com

DISTRICT OF SAANICH

3439 CEDAR HILL ROAD
CONCEPTUAL SERVING PLAN
REV. # —
DRAWING # C01
SHEET # 1 OF 1

ISLANDER FILE # 2748
MUNICIPAL DESIGN # —
REV. # —
DRAWING # C01
SHEET # 1 OF 1

ISLANDER ENGINEERING: September 23, 2022 / G:\shortcut-longest-by-ig\091915\sum\T\Main\3494\Cedar Hill Rd - 3494 Cedar Hill Rd - Option B.dwg