

SERVICING NOTES:

- Ⓐ DISTRICT OF SAANICH TO INSTALL WATER SERVICE AT DEVELOPERS EXPENSE.
- Ⓑ DISTRICT OF SAANICH TO INSTALL STORM SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- Ⓒ DISTRICT OF SAANICH TO INSTALL SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
- Ⓓ DISTRICT OF SAANICH TO CAP EXISTING WATER SERVICE AT DEVELOPER EXPENSE.
- Ⓔ EXISTING WATER SERVICE TO BE RE-USED FOR IRRIGATION.
- Ⓕ CONTRACTOR TO REMOVE EXISTING CURB, GUTTER, BOULEVARD AND SIDEWALK AND CONSTRUCT NEW CURB, GUTTER, BOULEVARD, BIKE LANE AND SIDEWALK AS PER SAANICH STANDARDS.
- Ⓖ CONTRACTOR TO INSTALL 7.0m DRIVEWAY AS PER SAANICH DETAIL C755 AND C1555.
- Ⓗ POSSIBLE RELOCATION OF HYDRO POLE.
- Ⓘ ONSITE STORMWATER MANAGEMENT IN ACCORDANCE TO THE DISTRICT OF SAANICH TYPE 1 REQUIREMENTS. SEE LANDSCAPE DRAWING FOR LIMITS OF PROPOSED PERVIOUS PAVERS.
- Ⓚ SIDEWALK TRANSITION TO EXISTING.
- Ⓛ EXISTING STORM AND SANITARY SERVICES TO BE CAPPED AT DEMOLITION.



ISSUED FOR DEVELOPMENT PERMIT

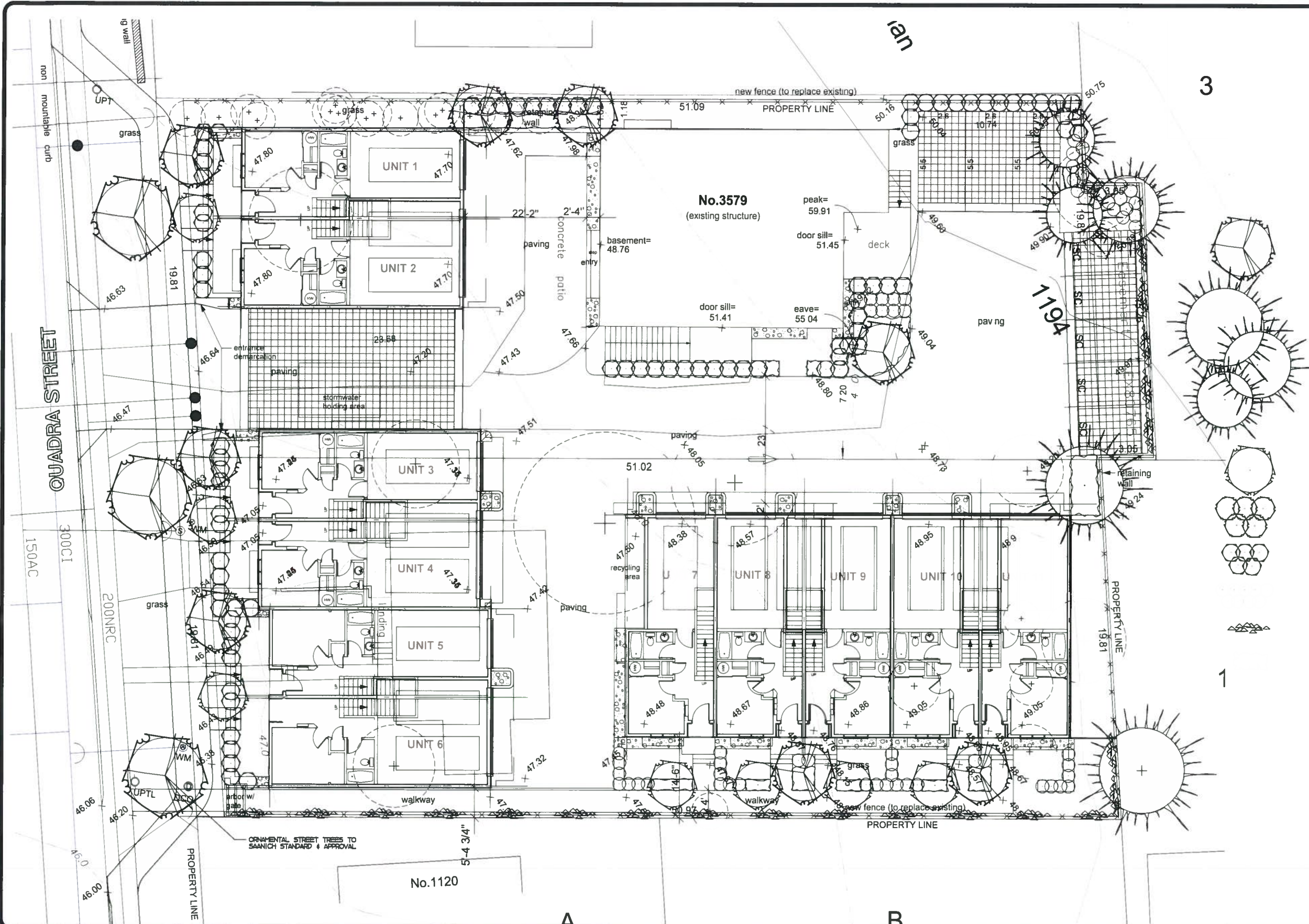
3579 & 2661 QUADRA STREET
 PRELIMINARY SERVICING PLAN
 JAN 08 2020

RECEIVED
 PLANNING DEPT.
 DISTRICT OF SAANICH
 DEC 20 2019

JEA ASSOCIATES
 PLANNING DEPT.
 DISTRICT OF SAANICH

R. TUCK #20072
 SURVEYORS - ENGINEERS
 VICTORIA NANAIMO NANAIKVILLE CAMPBELL RIVER
 PHONE 250-727-2278





LEGEND

- SMALL DECIDUOUS TREE TO BE A SELECTION OF: JAPANESE MAPLE, AMUR MAPLE, PINK DOGWOOD, MOUNTAIN ASH, COLIFAR RED MAPLE, PYRAMIDAL EUROPEAN HORSEBEECH, SIZE 2.5 M HT., APPROXIMATE NO. - 00
- CONIFEROUS TREE TO BE A SELECTION OF: AUSTRIAN PINE, DOUGLAS FIR, NORWAY SPRUCE, RED CEDAR, SIZE 2.0 - 3.0 M HT., APPROXIMATE NO. - 00
- MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), STARFERN (DEC), HOLLY (BU), CAPELLIA (BU), JAPANESE ARALIA (BU), LILAC (DEC), SIZE 27 CM POT, APPROXIMATE NO. - 00
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BU), PIERIS (BU), RHODODENDRON (BU), MEXICAN ORANGE (BU), DECIDUOUS AZALEA (DEC), COTONEASTER (BU), PORTULACAE LAUREL (BU), FRETHERN (BU), HYDRANGEA (DEC), SIZE 27 CM POT, APPROXIMATE NO. - 00
- MEDIUM SHRUB TO BE A SELECTION OF: RHODODENDRON (BU), JAPANESE AZALEA (BU), PINK ESCALLONIA (BU), BARBERRY (BU), BUDLIS (BU), FERNS (BU), SIZE 2 CM POT, APPROXIMATE NO. - 00
- SMALL SHRUB TO BE A SELECTION OF: DWARF RHODODENDRON (BU), EDWARD BOUCHER ABELIA (BU), LAVENDER (BU), GOLD PLUME SPIREA (DEC), DWARF JAPANESE AZALEA (BU), NEWPORT DWARF ESCALLONIA (BU), SIZE 15 CM POT, APPROXIMATE NO. - 00
- VINES TO BE A SELECTION OF: PYRACANTHA (BU), SNEDELMANN V (DEC), OLEASTIS (DEC), SIZE 2 CM POT, APPROXIMATE NO. - 00
- GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE (BU), KIKYUKINOKI (BU), WINTERGREEN (BU), BEARBERRY (BU), SIZE 0 CM POT, PLANT 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

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PRELIMINARY PLAN TPT

NO. DATE BY REVISION	1. DEC.17.19 S.P. GENERAL
SCALE	S.P.
DESIGNED	J.P.
DATE	NOVEMBER 22, 2019
FILE	3579 QS-P1.DWG

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3579 QUADRA STREET

VICTORIA, B.C.

1 : 100

PRELIMINARY PLAN TPT