EXISTING DWELLING

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EXISTING DWELLING

LOT 9 PLAN 41353 #5131

LOT 8 PLAN 41353 #821

LOT 7 PLAN 41354 #826

SRW PLAN 41354

EX. S 150ø PVC

EX. D 300ø PVC

EX. W 250ø AC

EX. G 60ø PE

EX. G 42ø PE

MON 79H1075

N

65.8

4.58

120.2

CONC. D/W

DECK

EXISTING DWELLING

SIDEWALK

56.5

3.50 SROW TO LOT 2/4 BOUNDARY

1 1368m²

APPROXIMATE TOE OF FILL, TYPICAL

7.50

3.00

3.00

BUILDING ENVELOPE

2 1242m²

1.8m CONCRETE SIDEWALK

20.00

ROAD DEDICATION 259.5m²

2.50

22.0

LOCATION OF COMMON DRIVEWAY

4.25

4.25

7.50

1.50

1.50

TOP OF BANK

3.50 EASEMENT TO LOT 3/4 BOUNDARY

APPROXIMATE LOCATION OF RETAINING WALL

3 1242m²

7.50

3.00

1.50

4 1325m²

7.50

4.00

22.0

32.9

LOT B PLAN 9363 #5117

CONTOURS FROM SURVEY

CONTOURS FROM DoS GIS MAPPING

PARK 5696.7m² (51% OF SITE)

99.3

13.7

9.8

SRW PLAN 36224

18.3

70.4

DEVELOPMENT BOUNDARY

WIDEN ROAD TO 8.5m RESIDENTIAL ROAD X-SECTION

LOCATION OF COMMON DRIVEWAY

1.8m CONCRETE SIDEWALK

42.6

4.3

LOT B PLAN H8194 #5103

EXISTING DWELLING

LOT A PLAN 48194 #5107

EXISTING DWELLING

DATA TABLE (RS–12)	
ADDRESS	5117 DEL MONTE AVENUE
LEGAL DESCRIPTION	LOT B, SECTIONS 45 & 46, LAKE DISTRICT, PLAN 9363
SITE AREA	11,115 SQ. METERS (2.75 Acres)
LOT WIDTH (RS–12)	22m (MINIMUM)
SITE COVERAGE (RS–12)	40% (MAXIMUM)
MAX. DWELLING SIZE (RS–10) – NON BASEMENT AREAS	348 SQ. METERS – (3,745 SQ. FEET) AS PER RS–10 ZONE
FLOOR SPACE RATIO (RS–12)	0.50 (MAXIMUM)
BUILDING SETBACKS (RS–12)	FRONT 7.5m, REAR 10.5m, SIDE 1.5m, TOTAL SIDE 4.5m, EXTERIOR SIDE 3.5m
NUMBER OF LOTS	4
NUMBER OF DRIVEWAY ACCESSES	2
PARKING REQUIREMENT FOR SINGLE FAMILY DWELLING	2 PARKING STALLS
PARKING REQUIREMENT FOR RESIDENTIAL SUITE	1 PARKING STALLS
BUILDING HEIGHT (RS–12)	7.5m (MAXIMUM)
OPEN SPACE	5,697 SQ. METERS (51% OF SITE)
VARIANCES REQUESTED	NONE

EXISTING TREE TO BE REMOVED

NUMBER OF ACCESSES ONTO DEL MONTE AVENUE – 2

NUMBER OF BOULEVARD TREES TO BE REMOVED – 42

RECEIVED
NOV 04 2016
PLANNING DEPT.
DISTRICT OF SAANICH

REVISED LAYOUT

NOVEMBER 2, 2016

FOR REZONING

1:250 0 5 15m

CONFIRM UNDERGROUND LOCATION WITH UTILITY COMPANIES

LEGEND – Existing services shown solid

Standard Mount	▷ 175 W ▷ 250 W ▷ 400 W ◇ POST TOP 175 W	Curb	—○—	Sidewalk	S/W	Silt Trap	☑
Pole Mount	○ 175 W ○ 250 W ○ 400 W	Ditch	—D—	Water	—W—	Concrete Box	☒
Existing U/G Utilities	oooooooooooooooooooooooooo	Drain	—D—			Wood Box	○
Proposed U/G Utilities	. . . . .	Gas	—G—	Manhole	○	Catch Basin	▦
		Sewer	—S—	Cleanout	□	Cap	⟶

Valve ◊ | Flush Valve ◊ | Hydrant ◇ | Reducer | Plug —<

REVISIONS	
5	
4	
3	
2	
1	

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

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

McElhanney
McElhanney Consulting Services Ltd.
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX (250) 370-9223

DISTRICT OF SAANICH			
5117 DEL MONTE AVENUE			SAANICH FILE No.
REVISED LOT LAYOUT FOR REZONING APPLICATION			SAANICH DESIGN No.
B.M. :		Elev:	
Design:	Drawn: DGS	Checked:	CONSULTANT DRAWING No. 14-283-CSP.01
Scale: Hor: 1: 250	Vertical:	Date: 2016-10-24	

P:\14-283 5117 DELMONTE\LIVD\ DRAWINGS\PLANNING\2016-10-24 REZONING SKETCH RESUBMISSION\14-283-CSP.01 WITH SIDEWALK-REV1.DWG 11/2/2016 2:14 PM