



EX. SMH
 RM 73.31m
 INV 70.36m (N)
 INV 70.44m (S)
 INV 70.46m (E)

PROPOSED 1050# DRAIN MANHOLE
 INV: 70.90m
 CAPPED MAIN FOR FUTURE
 EXTENSION
 EXISTING SEWER SERVICE FOR
 LOT 1 TO BE RELOCATED 9.0m
 SOUTH OUTSIDE OF EXISTING
 DRIVEWAY

PROPOSED SILT TRAP INSTALLED OVER
 EXISTING CULVERT AND TIES INTO
 PROPOSED DRAIN MANHOLE
 INV: 71.60m
 EXISTING SEWER SERVICE TO BE
 UPGRADED TO 150# IN PLACE
 OF EXISTING 100# AND USED
 FOR PROPOSED STRATA
 DEVELOPMENT

EX. SMH
 RIM 71.00m
 INV 68.28m (N)
 INV 68.33m (S)
 PROPOSED 1050# DRAIN MANHOLE
 INV: 70.19m (IN)
 INV: 70.14m (OUT)

EXISTING CULVERT
 INV = 69.91m

EXISTING DITCH FROM 2374 HALCYON
 PLACE DRIVEWAY TO DITCH OUTLET (22.5m)
 TO DEEPEMED AND RE-GRADED AT 0.5%

DRAIN DISCHARGES TO EXISTING
 DITCH ON NORTH SIDE OF
 HALCYON PLACE
 INV: 70.02m
 EXISTING CULVERT TO BE
 REMOVED AND DISPOSED OF
 OFF-SITE

43.8m OF 200# PVC DRAIN
 MAIN AT 1.0%; EXISTING DITCH
 TO BE FILLED IN AND
 BOULEVARD REINSTATED WITH
 TOP SOIL AND GRASS

EXISTING SHED TO BE REMOVED
 6.0m FRONT LOT LINE SETBACK
 VARIANCE REQUESTED FOR SL B
 1.5m EASEMENT OVER STRATA LOT
 IN FAVOR OF LOT 5 DRAIN
 SERVICE

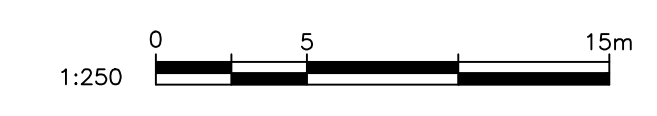
6.0m FRONT LOT LINE SETBACK
 VARIANCE REQUESTED FOR SL B
 EXISTING TREE CRZ PER
 ARBORIST REPORT

TREE TABLE

TREE#	TYPE	DBH	PRZ	STATUS
601	DOUGLAS-FIR	53	6.0	BUILDING PERMIT REMOVAL
604	PLUM	54	6.0	SERVICING REMOVAL
605	ROWAN	18	2	BUILDING PERMIT REMOVAL
608	DOUGLAS-FIR	50	6.0	BUILDING PERMIT REMOVAL
609	GARRY OAK	56	7	SERVICING REMOVAL
610	SHORE PINE	41	5.0	BUILDING PERMIT REMOVAL
611	FALSE CYPRESS	60	7.0	RETAIN
612	ROYAL RED NORWAY MAPLE	60	7	RETAIN
613	NORWAY MAPLE	59	7	RETAIN
614	PORTUGUESE LAUREL	57	7.0	RETAIN
615	ENGLISH YEW	36	4.0	RETAIN
650	SHORE PINE	26	3.0	RETAIN
616	YELLOW CEDAR	25	3.0	RETAIN
617	WHITE SPRUCE	38	5.0	RETAIN
618	PURPLE LEAF PLUM	55	7.0	SERVICING REMOVAL
619	DOUGLAS-FIR	47	6.0	SERVICING REMOVAL
620	JAPANESE MAPLE	29	3.0	SERVICING REMOVAL
621	ROWAN	47	6.0	BUILDING PERMIT REMOVAL
622	SHORE PINE	42	5.0	BUILDING PERMIT REMOVAL
623	WILLOW OAK	43	4.0	BUILDING PERMIT REMOVAL
624	SHORE PINE	39	5.0	RETAIN
625	TULIP POPLAR	48	6.0	BUILDING PERMIT REMOVAL
626	NORWAY MAPLE	27	3.0	RETAIN
627	WILLOW OAK	33	4.0	RETAIN
OS1	DOUGLAS-FIR	65	8.0	RETAIN
OS2	DOUGLAS-FIR	60	7.0	RETAIN
OS3	DOUGLAS-FIR	65	8.0	RETAIN
OS4	EMERALD CEDAR	45	5.0	RETAIN

- REPLACEMENT TREE
- EXISTING TREE
- EXISTING TREE - BUILDING PERMIT REMOVAL
- EXISTING TREE - SERVICING REMOVAL

MAY 6, 2024
**SUBMITTED FOR REZONING /
 DEVELOPMENT PERMIT
 APPLICATION**



LOT:	IMPERVIOUS AREA (m ²)	REQUIRED STORAGE (m ³)
LOT 1	224	3.400
LOT 2	262	3.900
STRATA:		
ROAD	364	5.500
SL A	184	2.800
SL B	250	3.700
SL C	191	2.800
TOTAL	989	14.800

STORMWATER DESIGN NOTES:
 STORMWATER DESIGN AS PER CENTRAL SAANICH SURFACE WATER
 MANAGEMENT PLAN BYLAW NO. 1606, 2010:
 • LOT 1 WILL REQUIRE 3.4m³ OF STORAGE
 • LOT 2 WILL REQUIRE 3.9m³ OF STORAGE
 • THE STRATA AREA WILL REQUIRE A TOTAL STORAGE OF 14.8m³

SERVICING PLAN
 SCALE 1:250

Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Cleanout	Reducer	Cap / Plug
Street Lighting	Pole Mount	Standard Mount	Traffic Sign	Silt Trap
Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Gas Valve
			Water Meter	

REVISION #	DATE	SIGNED	DESCRIPTION
6			
5			
4			
3			
2			
1			

REVISION #	DATE	SIGNED	DESIGN APPROVED
1			
2			
3			

DESIGN APPROVED	DATE	SIGNED

DISTRICT OF CENTRAL SAANICH				ISLANDER ENGINEERING
2384 ALTA VISTA PI & 6673 BUENA VISTA RD				FILE # 2817
CONCEPTUAL SERVICING PLAN				MUNICIPAL DESIGN # -
B.M. : -				REV. # -
Scale: Hor: 1:250 Vertical: -				DRAWING # C01
Date: 2024-05-06				SHEET # 1 OF 1

BC 1 CALL
 1-800-474-6886
 THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

ISLANDER ENGINEERING, May 6, 2024 / G:\sherlock-targets-by-id\08174RW5\un\Tdm945\F5a0D\F10A\Civil Projects\2817 - 2384 Alta Vista Pl. & 6673 Buena Vista Rd\3 Drawings\2024-05-06 - 2817 - Design Base.dwg