




SITE PLAN  
H 1:200

- SHEET NOTES:**
- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
  - (B) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 2450MM CONDUITS AND JUNCTIONS BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF CB LEADS.
  - (C) NEW 6.0m DRIVEWAY AS PER CoV D/W DETAIL TA-64.
  - (D) PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.
  - (E) NEW DOMESTIC AND FIRE WATER SERVICE BY CoV AT DEVELOPERS EXPENSE.
  - (F) NEW SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.
  - (G) NEW STORM DRAIN SERVICE BY CoV AT DEVELOPERS EXPENSE.
  - (H) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE, CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED.
  - (I) EXISTING TREE TO BE CLEARED BY CoV AT DEVELOPERS EXPENSE AND GRUBBED BY CONTRACTOR.
  - (J) EXISTING POLE TO BE RELOCATED BY BC HYDRO AT DEVELOPERS EXPENSE. PROPOSED HYDRO SERVICING AS PER BC HYDRO REDLINE.
  - (K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.
  - (L) EXISTING CROSSWALK SIGNAL TO BE RELOCATED/UPGRADED AS PER CoV NEW PANDORA BIKE LANES PROJECT.
  - (M) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CITY STANDARDS.
  - (N) PRELIMINARY STORM CONNECTION FROM PROPOSED RAIN GARDEN TO EXISTING MAIN.
  - (O) HYDRO SERVICING SHOWN TO NEW PMT LOCATION. REFER TO BC HYDRO PLANS FOR DETAILED SERVICING.
  - (P) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR DETAILS.
  - (Q) EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLANS FOR DETAILS.
  - (R) ONSITE RAINGARDEN. REFER TO LANDSCAPE PLANS FOR DETAILS.
  - (S) PROPOSED LOCATION FOR THIRD PARTY UTILITY GAS SERVICING. LOCATION TO BE DETERMINED AS PER FORTIS BC PLANS.
  - (T) PROPOSED 6.0m EV PARKING STALL COMPLETE WITH EV CHARGING SYMBOL.
  - (U) PROPOSED DUAL PEDESTAL EV CHARGING STATION AND EV CHARGING/ CAR SHARE SIGNAGE.
  - (V) PROPOSED IRRIGATION SLEEVING.
  - (W) APPLICANT TO COORDINATE NEW BIKE LANES, CURB RETURNS, AND INTERSECTION IMPROVEMENTS WITH CITY OF VICTORIA AS REQUIRED.



KEY PLAN  
NTS



**Revisions**

**Received Date:**  
**January 4, 2023**

**PRELIMINARY CIVIL PLAN**

LEGEND		
LS	CLEANOUT	DITCH
PP	CATCHBASIN	METER
UE	MANHOLE	FLUSH VALVE
G	SERVICE RISER	VALVE
W	MOUNTABLE CURB	REDUCER
S	NON-MOUNT. CURB	HYDRANT
D	EDGE ASPHALT	AIR VALVE



**1270 -1286 PANDORA  
1516 CAMOSUN  
PRELIMINARY CIVIL PLAN**

Scale  
horiz. 1:200  
Sheet 1 of 1  
Scale  
vert. N/A

Eng. Project No. **33318**

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