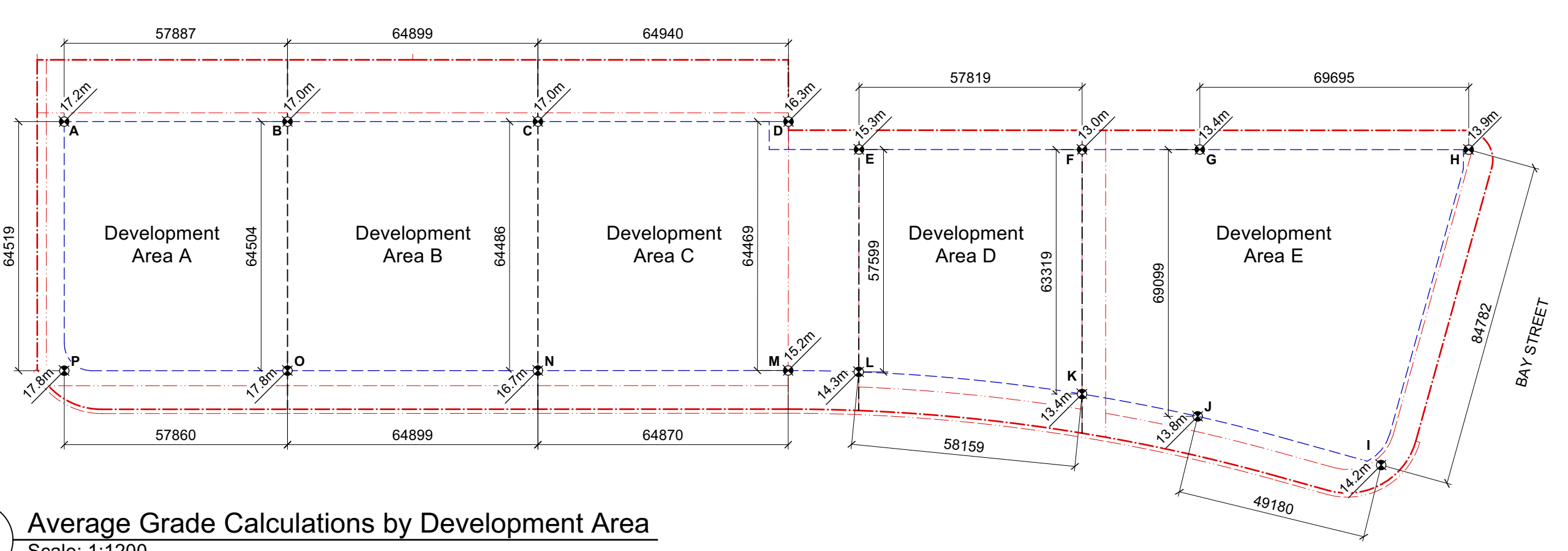


5 Site Plan
 Scale: 1:500



6 Average Grade Calculations by Development Area
 Scale: 1:1200

Scale 1:1200 (24 x 36")

Development Area A					Development Area B					Development Area C					Development Area D					Development Area E									
Grade point (Geodetic (m))	Interval	Average of Points (m)	Distance between points (m)	Subtotal (m)	Grade point (Geodetic (m))	Interval	Average of Points (m)	Distance between points	Subtotal (m)	Grade point (Geodetic (m))	Interval	Average of Points (m)	Distance between points	Subtotal (m)	Grade point (Geodetic (m))	Interval	Average of Points (m)	Distance between points	Subtotal (m)	Grade point (Geodetic (m))	Interval	Average of Points (m)	Distance between points	Subtotal (m)					
A	17.2	A to B	17.1	57.9	989.9	B	17.0	B to C	17.0	64.9	1,103.3	C	17.0	C to D	16.7	64.9	1,081.3	D	15.3	D to E	14.2	57.8	818.1	E	13.4	E to F	13.7	69.7	951.3
B	17.0	B to O	17.4	64.5	1,122.4	C	17.0	C to N	16.9	64.5	1,086.6	D	16.3	D to M	15.8	64.5	1,015.4	F	13.0	F to K	13.2	63.3	835.8	H	13.9	H to I	14.1	84.8	1,191.2
O	17.8	O to P	17.8	57.9	1,029.9	N	16.7	N to O	17.3	64.9	1,119.5	M	15.2	M to L	16.0	64.9	1,034.7	K	13.4	K to L	13.9	58.2	805.5	I	14.2	I to J	14.0	49.2	688.5
P	17.8	P to A	17.5	64.5	1,129.1	O	17.8	O to B	17.4	64.5	1,122.4	N	16.7	N to C	16.9	64.5	1,086.6	L	14.3	L to E	14.8	57.6	852.5	J	13.8	J to G	13.6	69.1	939.7
				244.8	4,271.2					258.8	4,432					258.8	4,217.9					236.9	3,311.9					272.8	3,770.8
Average Grade DA-A (m)					17.4						17.1						16.3						14.0						13.8

LEGEND

Existing curb line

Existing trees to be retained:

- Trunk (DBH)
- Tag Number
- Canopy spread
- Protected root zone

Existing trees to be removed:

- Trunk (DBH)
- Tag Number
- Canopy spread
- Protected root zone

Tree Notes:

- Refer to Arborist Report and Tree Management Plan for full details and management strategies.
- New/replacement trees not shown. Refer to Schematic Replacement Tree Plan.

Street Right-of-Way Notes:

Modifications shown in the right-of-way are preliminary and per City of Victoria guidance.

A. Illustrated modifications to Dowler Place include:

- Reduction of travel lane width and curb reconfiguration;
- Landscape areas to define street parking;
- Raised intersection and all way stop at Kings and Dowler.

B. Illustrated modifications to Bay Street include:

- Curb modification and improved pedestrian and bicycle crossings at the intersection of Bay and Blanshard;
- Floating bus stop;
- Protected bicycle facilities along the project frontage;
- Reduction of one eastbound vehicle travel lane;
- Removal of left turn restrictions at Dowler and reconfiguration of the Bay and Dowler intersection;
- Removal of channelized right turn lane at Blanshard Street.

C. Illustrated modifications to Blanshard Street include:

- Curb modification and improved pedestrian and bicycle crossings at the intersections of both Bay and Hillside;
- Protected bicycle facilities along the project frontage;
- Reduction of one northbound vehicle travel lane;
- Removal of channelized right turn lane at Hillside Avenue.

D. Illustrated modifications to Hillside Avenue include:

- Inclusion of a crosswalk east of the subject property (crosswalk not in project scope);
- Curb modification and improved pedestrian and bicycle crossings at the intersection of Hillside and Blanshard;
- Protected bicycle facilities.

General Notes:

- Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated June 12, 2024.
- Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information.
- Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.
- Locations of new and/or replacement trees will be provided at the Development Permit stage.
- All on and off site improvements shown are conceptual in nature and will be subject to detailed design at the development permit stage. All improvements will be coordinated with City of Victoria requirements.
- Development Area boundaries are preliminary and subject to refinement with each Development Permit.

Scale 1:500 (24 x 36")

June 20, 2024 Bubbed Changes:

- Traffic Circle replaced with all-way stop
- Loop width reduced to 3m from 3-4m
- Removal of 'Potential SRW'
- Refinement of Development Area Lines
- Depiction/Visibility of Tree Information
- Per City of Victoria Guidance
- Bay Street frontage (addition of bicycle lane)
- Blanshard Street frontage (addition of protected bicycle lane, vehicle lane removal)
- Hillside Avenue frontage (addition of bicycle lane, bus stop)
- Removal of Hillside Avenue crosswalk

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project no. 2119
 drawing file Comprehensive Plan
 scale 1:500 unless noted otherwise
 drawn by JB
 date issued June 20, 2024
 sheet no. A2.1

rev no	description	date
1	Issued for Rezoning App. (r1)	June 20/2024
2	Issued for Discussion	Mar. 12/2024
3	Issued for Rezoning App.	Dec. 7/2023
4	Issued for Dev. Tracker	Nov. 16/2023

project name
Evergreen
 2501 Blanshard Street

sheet title
Site Plan
Average Grade Calc.