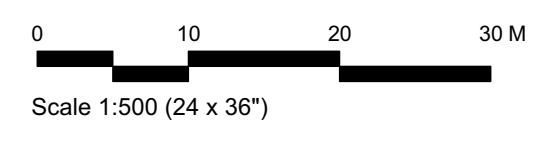


1 Site Plan
Scale: 1:500

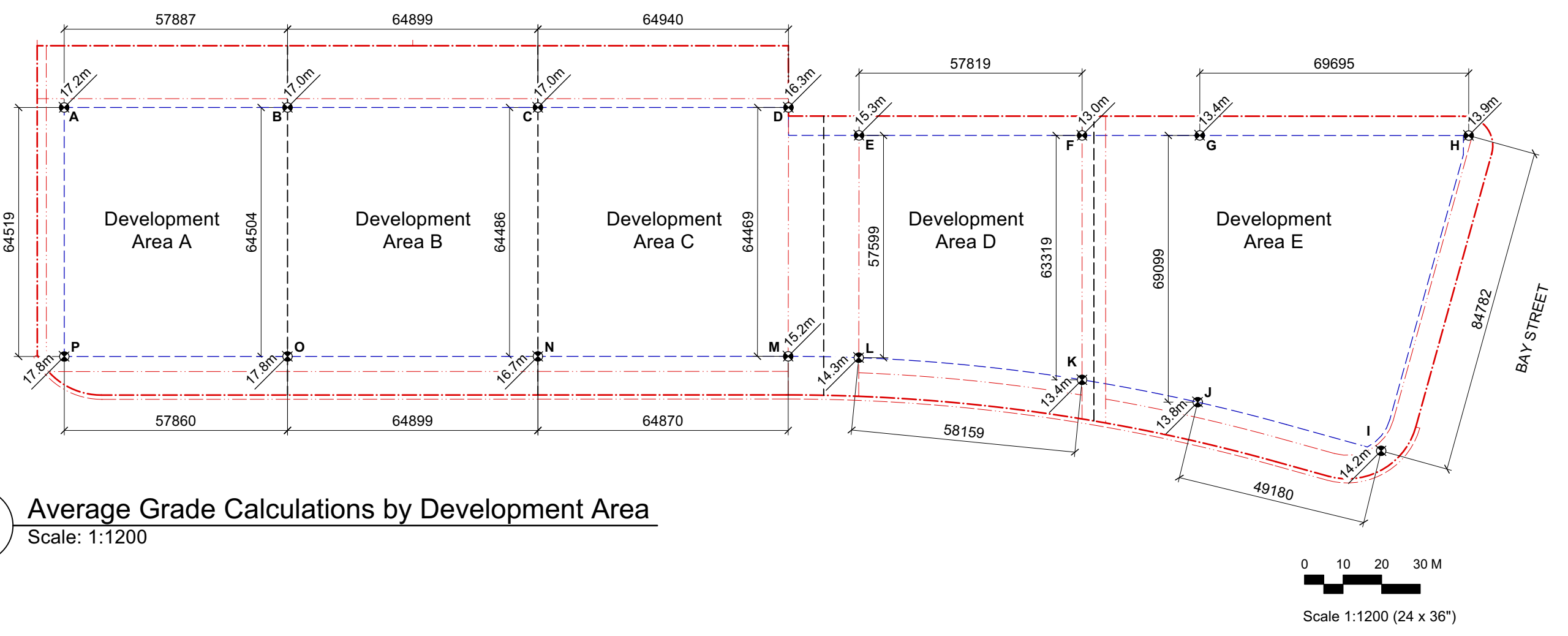
LEGEND
 ○ Trees intended to be retained
 * new/replacement trees not shown

Street Right of Way Notes:
 A. Illustrated modifications to Dowler Place include: reduction of travel lane width and curb reconfiguration; landscape areas to define street parking; traffic circle at Kings Road intersection.
 B. Illustrated modifications to Bay Street include: curb modification; reduction of one vehicle travel lane to improve cycling and pedestrian facilities; removal of left turn restrictions; reconfiguration of the Bay and Dowler intersection; removal of channelized right turn lane at Blanshard Street.
 C. Illustrated modifications to Blanshard Street include: relocation of the northbound bicycle lane onto the subject property; expansion of the boulevard along the site frontage by moving the curb to the west; removal of channelized right turn lane at Hillside Avenue.
 D. Illustrated modifications to Hillside Avenue include: relocation of the existing bus stop; inclusion of a crosswalk east of the subject property (crosswalk not in project scope).

General Notes:
 1. Existing site plan information is sourced from Polaris Land Surveying Inc. Site Plan, dated October 30, 2023.
 2. Site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual site servicing plan for more information.
 3. Existing trees are shown for reference only. Refer to tree survey and arborist report for detailed information.
 4. Locations of new and/or replacement trees will be provided at the Development Permit stage.
 5. 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.
 6. Development Area boundaries are preliminary and subject to refinement with each Development Permit.



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



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	E	15.3	E to F	14.2	57.8	818.1	G	13.4	G to H	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 N	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					

Issued for Rezoning App.	Dec. 7/2023	
Issued for Dev. Tracker	Nov. 16/2023	
rev no	description	date
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project name		
Evergreen		
2501 Blanshard Street		
sheet title		
Site Plan Average Grade Calc.		
project no.	2119	
drawing file	Comprehensive Plan	
scale	1:500 unless noted otherwise	
drawn by	JB	
date issued	sheet no.	
Dec. 7, 2023	A2.1	

