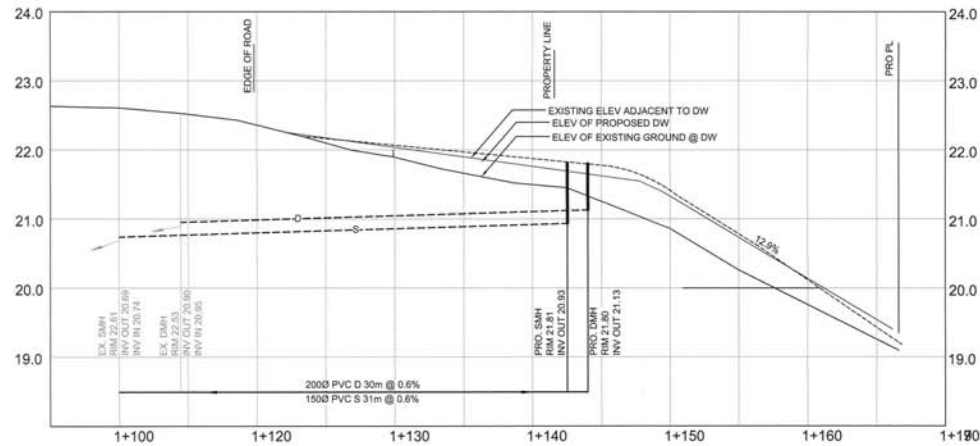


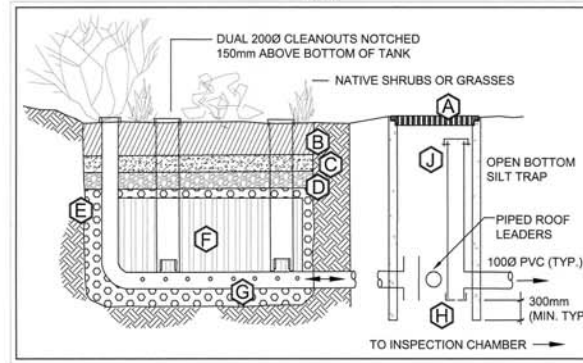
SEWER & DRAIN PROFILE

V 1:50 H 1:250



BRENTWOOD STORMWATER SYSTEM

N.T.S.



BRENTWOOD RAIN TANK SCHEDULE

IMPERMEABLE STORAGE AREAS (m ²)	STORAGE REQD (m ³)	STORAGE PROVIDED (m ³)	NUMBER OF TANK UNITS	ALLOWABLE DISCHARGE (Lps)	# OF 10mm OUTLET HOLES IN SILT TRAP	MIN. SILT TRAP INV. (m)	SILT TRAP LID ELEV. (m)	LENGTH (m)	WIDTH (m)	DEPTH (m)
RG1 394	3.94	-4.14	15	0.39	3	21.25	22.3	5	1.5	0.50

- A GRATED LID
 - B 200mm 100% LEAF COMPOST, NO SILTS OR CLAY
 - C 100mm-COURSE SAND
 - D 100mm-CLEAN FINE CRUSH, 19mm-5mm
 - E PLACE 100mm OF CLEAN DRAIN ROCK AROUND TANKS
 - F USE BRENTWOOD RAIN TANKS BY EMCO WATER MANAGEMENT SYSTEMS FOR STORAGE AREA.
 - G 1000 PERFORATED PVC PIPE TO BE 100mm ABOVE BASE OF ROCK
 - H BOTTOM OF OUTLET TEE TO BE CAPPED, ONE OR MORE CONTROLLED DISCHARGE HOLES ARE TO BE DRILLED IN THE CAP AS PER THE RAIN TANK SCHEDULE
 - J WHEN A GRATED LID IS USED ON THE SILT TRAP, THE OVERFLOW MUST BE PROTECTED FROM CLOGGING BY SUSPENDING A 2000 CAP OVER THE 1500 OUTLET RISER, ALLOWING WATER TO PASS FROM BELOW WHILE PREVENTING LEAVES TO ENTER FROM ABOVE
- SIDES AND BOTTOM OF TANKS ALONG WITH PERF PIPE TO BE WRAPPED IN GEO-FABRIC
- PIPED RUNOFF MUST ALWAYS PASS THROUGH A SILT TRAP, OR GARDEN FILTER BEFORE ENTERING THE RAIN TANKS

SAANICH GENERAL NOTES

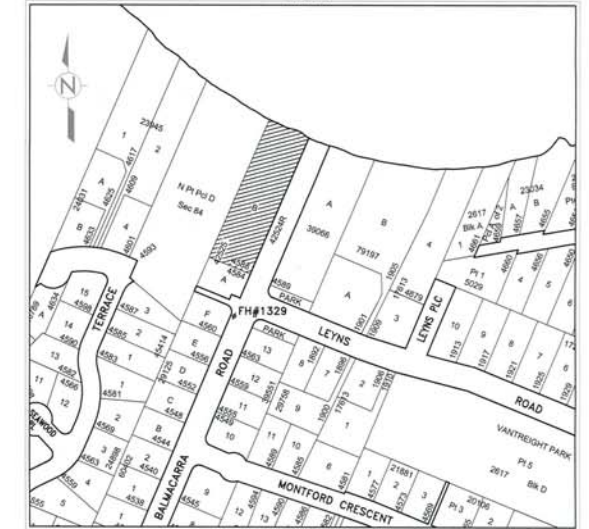
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE DISTRICT OF SAANICH STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC 1 CALL AT 1-800-474-6886, THREE WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS 48 HOURS PRIOR TO STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PITRULIN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% STANDARD PROCTOR, TOP 300mm TO BE 100%.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- SEWER AND DRAIN SERVICES TO BE 1000 PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS, ONSITE TO BE AS PER BC BUILDING CODE
- PIPE TO BE C.S.A. APPROVED PVC.

SERVICING NOTES

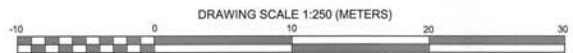
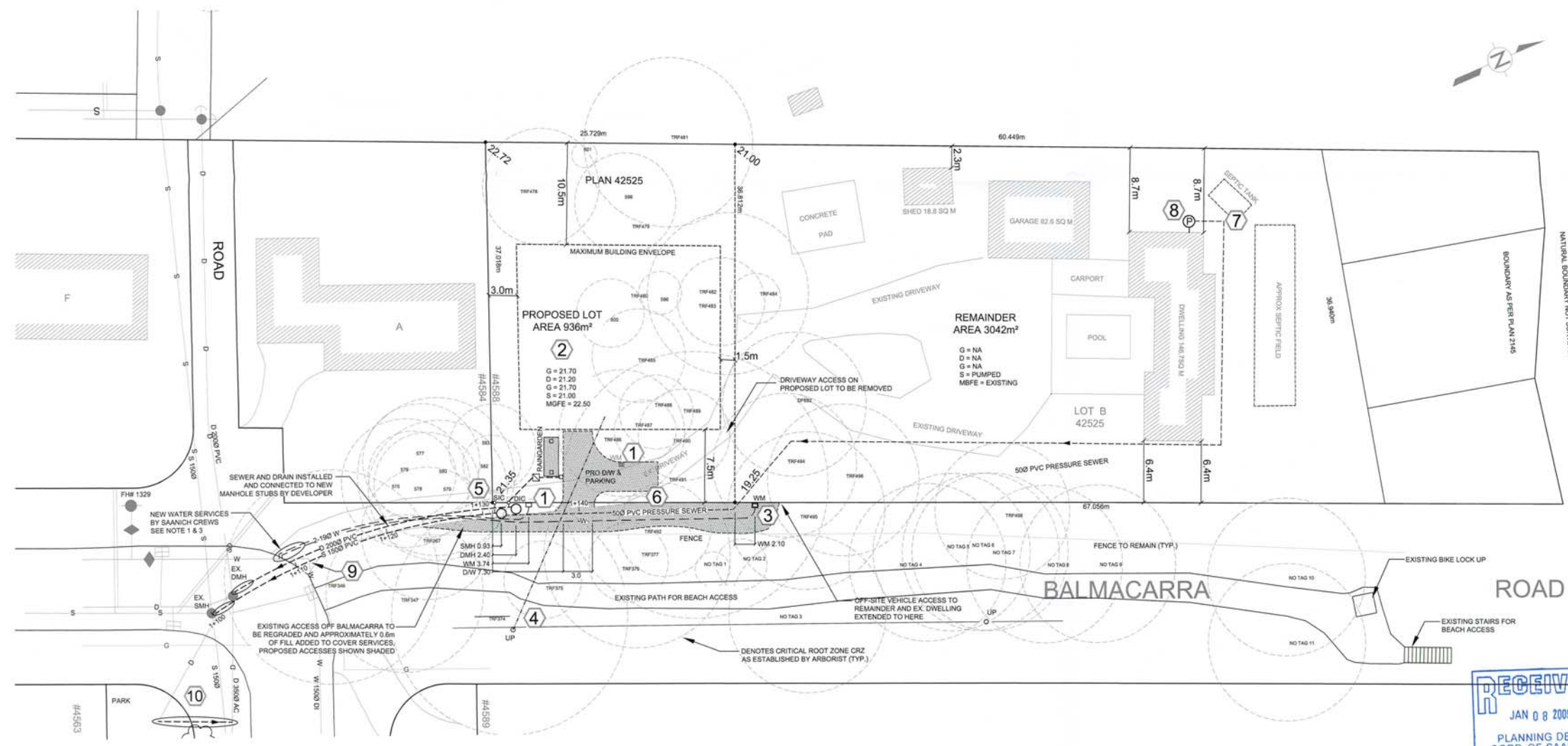
- 1 EXISTING WATER SERVICE ON PROPOSED LOT TO BE REMOVED AND REPLACED IN THE LOCATION SHOWN WITH A 19mm CONNECTION, BY SAANICH CREWS AT DEVELOPER'S EXPENSE
- 2 STORMWATER MANAGEMENT IN ACCORDANCE WITH SCHEDULE H TO BE PROVIDED ON THE PROPOSED LOT, SEE BRENTWOOD STORMWATER DETAILS
- 3 EXISTING LOT TO BE PROVIDED WITH A NEW 19mm WATER SERVICE AS SHOWN, BY SAANICH CREWS AT DEVELOPER'S EXPENSE
- 4 HYDRO/TELCABLE FOR PROPOSED LOT TO BE SERVED OVERHEAD OFF THE EXISTING POLE IN THE ROAD RIGHT OF WAY AS SHOWN
- 5 PROPOSED LOT TO BE PROVIDED WITH NEW 1000 SEWER AND DRAIN SERVICES OFF OF THE NEWLY CONSTRUCTED MAIN, THE NEW HOUSE MUST BE SERVED BY GRAVITY
- 6 THE EXISTING LOT IS TO BE PROVIDED WITH SEWER PUMP WHICH WILL DISCHARGE VIA A 500 PVC PRESSURE LINE DIRECTLY INTO PROPOSED SMH AS SHOWN, SEE SEPARATE PUMP DETAIL
- 7 THE EXISTING SEPTIC TANK MUST BE REMOVED OR DECOMMISSIONED THEN EMPTIED, CLEANED AND FILLED WITH SAND, VIA APPROVAL HAS BEEN ISSUED
- 8 SANITARY FIXTURES ARE TO DISCHARGE INTO FIBERGLASS BASINS AS SHOWN IN THE SEWAGE LIFT STATION DETAIL ON ATTACHED SHEET (PROVIDE VENT TO ROOF, OR TIE TO INTERNAL PLUMBING VENTS). SEWAGE WILL THEN BE CARRIED VIA A 500 PVC PRESSURE LINE WHICH WILL DISCHARGE INTO THE PROPOSED SANITARY MANHOLE
- 9 IF PROPOSED SEWER OR DRAIN ARE FOUND TO BE IN CONFLICT WITH THRUST BLOCK, THEN THE BLOCK IS TO BE REMOVED AND REINSTATED TO ELIMINATE CONFLICT BY SAANICH CREWS AT DEVELOPER'S EXPENSE
- 10 IF PROPOSED SEWER IS FOUND TO BE IN CONFLICT WITH EX. DRAIN SERVICE, THE SERVICE SHALL BE RELOCATED AS SHOWN BY SAANICH CREWS AT DEVELOPER'S EXPENSE

LOCATION PLAN

N.T.S.



PROPOSED SUBDIVISION OF LOT B, SECTIONS 84, VICTORIA DISTRICT, PLAN 42525, CIVIC ADDRESS 4588 BALMACARRA ROAD



LEGEND - EXISTING SERVICES SHOWN SOLID

WATER — W —	CURB — C —	EXISTING U/G UTL. —	MANHOLE —	HYDRANT —	REDUCER —	SEPTIC TANK —
DRAIN — D —	SIDEWALK — S/W —	PROPOSED U/G UTL. —	CLEAN OUT —	VALVE —	CAP —	TEST PIT —
DITCH —	EDGE PAVE. —	LIGHT STANDARD —	CATCH BASIN —	FLUSH VALVE —	PLUG —	PERC. HOLE —
SEWER — S —	BUSHLINE —	POWER POLE —	SILT TRAP —	AIR VALVE —	CULVERT —	MONUMENT —
GAS — G —	STREET —	ANCHOR —	CONC. BOX —	METER —	ROAD SIGN —	NOT PIN —

REVISIONS	
ISSUED TO	REVISION #
DISTRICT OF SAANICH	0
FOR APPROVAL	2008-09-22
DESCRIPTION	DATE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

RCL Consulting Ltd.
 CONSULTING ENGINEERING & PROJECT MANAGEMENT
 1890 SKYLARK PLACE
 VICTORIA, B.C. V8N 2X1
 (250) 477-7003
 Email: rclconsult@telus.net

DISTRICT OF SAANICH		CONSULTANT	106-01-01
4588 BALMACARRA ROAD		DWG No.	
WATER, SEWER, DRAIN, DRIVEWAY		DWG No.	097-2008
B.M. 80H1449	ELEV. 22.601	DATE	2009-01-07
DESIGN RHL	DRAWN JJB	CHECKED	
SCALES Hor. 1:250	Vertical 1:50	DATE	2009-01-07
		FILE No.	