

Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application
is submitted for
one or more of
the following:

- ☐ Rezoning/Bylaw Text Amendment
☐ OCP Amendment
☒ Development Permit
☐ Development Variance Permit

- ☐ Board of Variance
☐ Temporary Use Permit
☐ _____

Description of Property

Civic Address 687 Ardmore Drive, North Saanich PID 030-363-829

Legal Lot A Block _____ Section 6 Range 2W Plan EPP79531
LOT A, PLAN EPP79531, SECTION 6, RANGE 2W, NORTH SAANICH LAND DISTRICT

Contacts

Please print clearly.

Applicant

Name Jacob Verheyden		Company Coast Geotechnical Consulting	
Address 4226 Commerce Cir #101		City Victoria	
Email [REDACTED]		Po s V8Z 6N6	
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]	

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required) [REDACTED]	Date November 18, 2024
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Owner

If the applicant is
NOT the owner,
complete "Owner's
Authorization" form.

Name [REDACTED]		Company	
Address 687 Ardmore Drive		City North Saanich	
Email [REDACTED]		Postal Code V8L5G2	
Phone [REDACTED]	Cell [REDACTED]	Fax [REDACTED]	

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
Required Documents	Receipt No.	Fees
Required Plans		\$

Forms of payment accepted:

CASH

CHEQUE

INTERAC



Cascadia Biological Services
772 Goldstream Ave
PO Box 27034
Victoria, BC
V9B 5S4

May 28th 2025

District of North Saanich
Attn: Senior Planner

Environmental Impact Assessment
687 Ardmore Road – District of North Saanich, BC

Purpose

This report is in response to a request by the District of North Saanich for an environmental assessment of potential impacts resulting from proposed disturbances on a property located at 687 Ardmore Road. The subject property is located in the District of North Saanich with the property fronting onto the Saanich Inlet. Refer to Attachment I for an overview map of the property. The disturbances proposed are associated with the construction of a mortared wall along the marine high water mark interface for the purposes of emergency bank maintenance. This work is required as a result of recent slippage along this area. The proposed works are being located above the marine high-water mark and trigger the requirements of the District of North Saanich's 15m marine foreshore development permit area. Please refer to Attachment II for an overview of the proposed work area.

Typical site photographs are presented following this letter report in Attachment III.

Background

At the request of the owner of the property, [REDACTED] Cascadia Biological Services was retained to conduct an overview environmental impact assessment of a proposed disturbance area associated with ongoing erosion along a 40 m² – 10 linear meter area along the marine foreshore of the property. The assessment is required as a small (<40 m²) area needs to be grubbed and brought back to bearing ground for a proposed mortared retaining wall. The retaining wall being proposed is required to reduce ongoing slumping of the foreshore area at this location. Overall, a total of between 40-50 m² is proposed to be disturbed. A detailed design of the proposed work (retaining wall) is presented in Attachment IV.



Four trees will be affected by the retaining wall placement and construction. No large diameter trees and/or natural state ecosystems are to be removed or disturbed resulting from this development permit application.

As a result, Cascadia Biological Services was tasked with conducting an overview environmental assessment of the proposed disturbed area. The assessment was completed over a two-day period in March of 2025. Prior to the field visit, an overview search of existing environmentally significant areas was conducted including a search of the British Columbia Conservation Data Centre (BC CDC) rare element occurrences of which none were documented (on or adjacent to the property). Please refer to Attachment V for a detailed BC Conservation Data Centre map.

Environmental Assessment Findings

- 1) **Land Use** – The riparian zone along the foreshore of Ardmore Road properties have been utilized for residential purposes for many years. Most of the native vegetation in and around the subject property has been replaced by lawns and ornamental gardens comprised primarily of introduced species. Some smaller older second-generation Douglas fir/arbutus/Gary Oak polygons do exist in and around the surrounding area however, have been severely fragmented due to urban encroachment. Land Use within the marine environment along the subject and adjoining properties is primarily limited to docks, gangways and erosion control platforms extending into and along the water. Most of these structures extend no more than 30m into the harbour waters.
- 2) **Subject Property** - The marine development permit area within the subject property measures approximately 50m (length along foreshore) X 15m (development permit area width) for a total area of 750 m². This area has been previously disturbed (>90%) except for several small < 20 m² polygon immediately along the foreshore of the property adjacent to the marine environment. Existing vegetation within the proposed disturbed area associated with the disturbances will be limited to a 40-50 m² area (8m linear X 5m approximate) composed primarily of some native shrubs as well as introduced grasses/shrubs and invasive species including Daphnia and Himalayan blackberry. Refer to Attachment V for typical site pictures.
- 3) **Rare Plants/Wildlife/Ecosystems** – From our assessment, there are no environmentally significant polygons/attribute along the proposed disturbed area associated with the retaining wall construction/footprint. From our assessment, no rocky outcrops, wildlife trees/dens, stick nest or other environmentally significant attributes including sensitive ecosystems were noted along the proposed disturbed area. Two smaller Gary oaks, one Douglas fir and one arbutus have the potential to be affected by the proposed works. If removal is required, then they will be replaced on the property at a 6:1 ratio
- 4) **Watercourses** – There are no freshwater watercourses within or adjacent to the subject property meeting the definition under the Provincial Riparian Areas Protection Regulations (RAPR) legislation. A RAPR report and submission are not required for the proposed work,



Conclusions

From my assessment of the site in March of 2025 and upon reviewing the different options available to deal with the eroding bank along the marine foreshore, I have come up with the following conclusions;

- 1) The proposed disturbed area within the marine development permit area has been impacted over 90% of the total area from historic activities including various landscaping activities from previous landowners;
- 2) No environmentally significant attributes including raptor nests, heron rookeries, nesting cavities or wildlife dens were noted along the proposed disturbed area;
- 3) There are four trees that may require removal two of which are Gary oaks and one is an arbutus. No trees to be removed are considered old growth or significant to the local area.
- 4) There is one species of special concern listed by the BC CDC found along Ardmore Road that has the potential to occur on or near the property. The species is identified as a wandering salamander. None were encountered during our amphibian assessment of the property nor are expected to occur within the proposed disturbed area.

Options and Recommendations

It is in my opinion that the proposed disturbed area as shown (refer to Attachment II) for the subject property located at 687 Ardmore Road in the District of North Saanich will not negatively impact the 15m marine foreshore development permit area if the following recommendations are adhered to:

- 1) All works will be monitored by the designated Qualified Environmental Professional (QEP). The QEP will periodically visit the site during the construction period to ensure the impacts to the environment are negligible. It is anticipated that one site visit each week will be sufficient. Any contraventions will be forwarded by the on-site biologist to the appropriate agencies;
- 2) The proposed removal/alterations of the four trees described above need to be replanted with the same species at a 4:1 ratio. Cascadia Biological Services will complete the work. The proposed planting area will be within the exact footprint of the disturbed area.
- 3) A native flower mix of seeds will also be dispersed over the disturbed area.
- 4) Sediment fencing should be installed immediately outside of the proposed disturbed area at both the 15m marine setback as well as the proposed disturbed areas. The designated QEP will advise the appropriate agencies that the sediment fencing is in place and that the proposed works may proceed;
- 5) Older second-generation trees within the development permit area and outside of the proposed disturbances will be protected during construction by tree protection fencing to the approval of qualified environmental professional;



- 6) All equipment required for the proposed works including backhoes and excavators etc. need to be fuelled outside of the 15m marine foreshore development permit setback area unless the fuel stations are confined to an absorbent bath containment system. QEP to designate safe fuelling area and/or best management practices directly to the developer;
- 7) As a result of the proposed disturbed areas within the marine development permit areas, Cascadia Biological Services recommends that 2 nesting boxes be erected at select locations within the subject property(s) to improve upon existing passerine nesting cavities. QEP to erect the nesting boxes and notify the appropriate agencies once activities are deemed complete and the nesting boxes are in place;
- 8) The proposed disturbances should take place outside of the bird nesting window which generally begins mid-March and ends in July unless otherwise cleared for work by the onsite R.P. Bio.
- 9) The budget for the proposed works and recommendations above is presented in Attachment VI.

If you have any questions regarding this assessment, please do not hesitate to contact me by means below.

Thanks for your time.



Thomas Roy, R.P. Bio., QEP
Cascadia Biological Services

Cascadia Biological Services

Attachment I – Overview Map of Site



Note: Subject property identified as red polygon above

Cascadia Biological Services

Attachment II – Overview Map of Site with Proposed Disturbed Area



Note: Proposed disturbed area represented by yellow polygon

Cascadia Biological Services
Attachment III – Typical Site Photographs



Plate #1. View of existing conditions within the 15m marine DPA

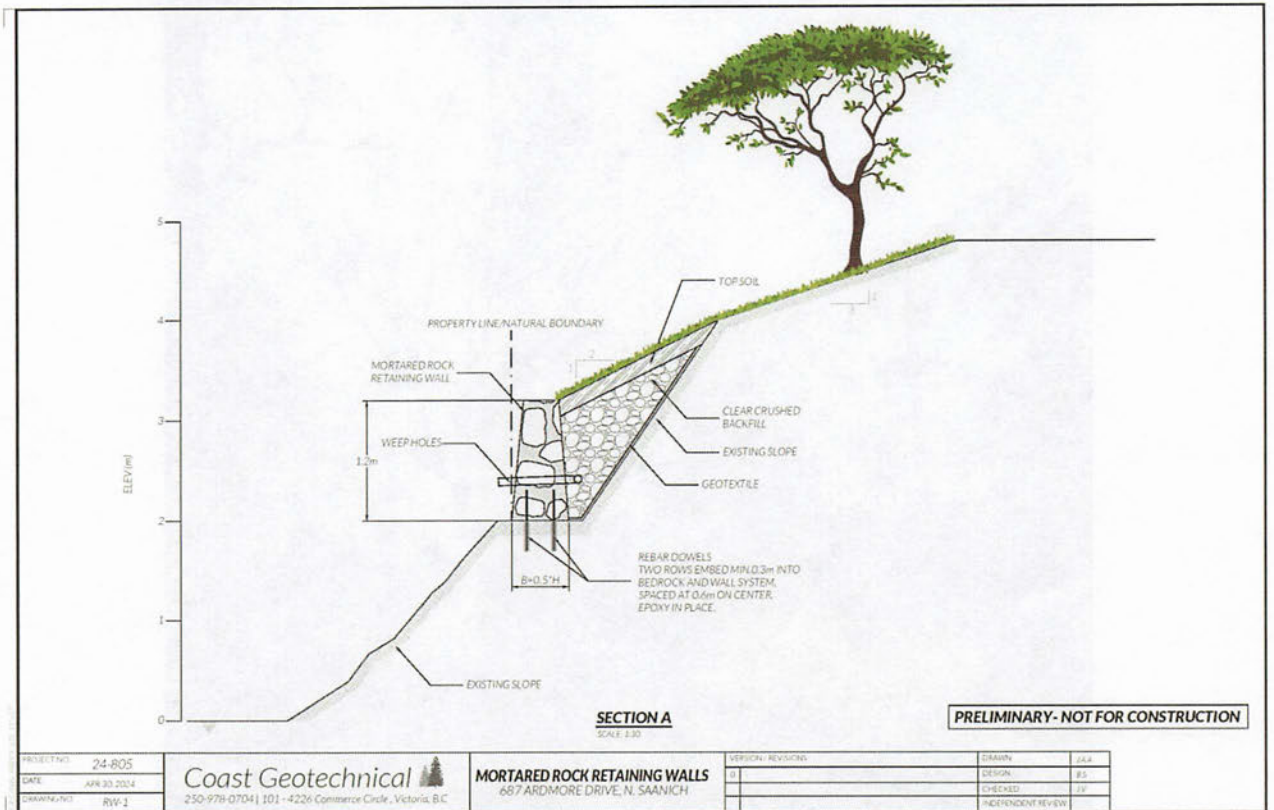


Plate #2. Typical view of existing conditions along the 15m marine DPA and the proposed retaining wall area. Works are proposed above the exposed bedrock



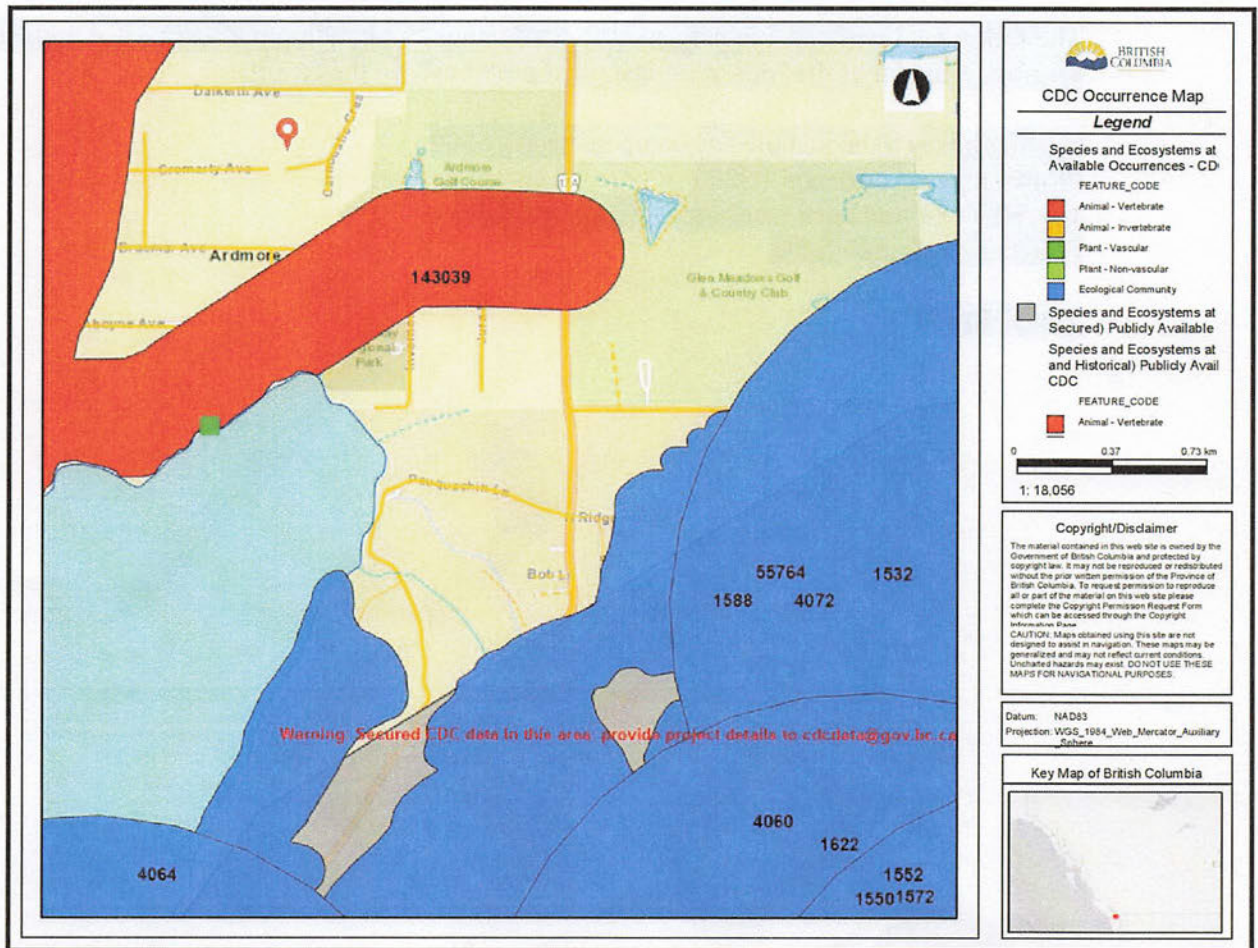
Plate #3. Typical view of existing conditions along the 15m marine DPA and the proposed retaining wall area. Works are proposed above the exposed bedrock

Cascadia Biological Services
Attachment IV – Overview of the Proposed Retaining Wall



Note: All work proposed are above the marine High-Water Mark

Cascadia Biological Services
 Attachment V – Overview BC CDC Map



Note: Map shows potential for the wandering salamander in and around the Ardmore Road area. No amphibians were noted during our assessment. Subject property identified as green square above



Attachment VI – Restoration Budget

The following line items are presented for budgetary and bonding purposes. The budget assumes removal of the four trees described previously in the report.

Nesting boxes to be installed as compensation - \$500

Flower mix for dispersal - \$200

16 trees to be replanted (saplings) - \$25/tree - \$400

Protective fencing - \$200

Total - \$1300

DRAFT

Sent via email to [REDACTED]

April 2, 2025
Project No. 24-835

Attn: [REDACTED]

**Re: Geotechnical Assessment of Proposed Foreshore Erosion Protection
Located at 687 Ardmore Drive, North Saanich, BC**

1.0 INTRODUCTION

As requested, Coast Geotechnical Consulting Ltd. (Coast Geotechnical) has completed a geotechnical assessment of the foreshore at the subject property. The purpose of this assessment was to protect from shoreline erosion which was identified at the west side of the property and assist with a solution to prevent further erosion in an effort to maintain the trees and landscaped areas immediately upland of this issue. This assessment involved an initial site visit on April 29, 2024, and a return site visit accompanied by the qualified environmental professional (QEP), Cascadia Biological.

The proposed works are located in a Development Permit Area No. 1 (Marine Uplands and Foreshore) and Development Permit Area No. 4 (Steep Slopes) as detailed in the *District of North Saanich Official Community Plan, Bylaw No. 1130*. These areas apply to proposed development near the foreshore and on slopes greater than 17 degrees (30%). We understand that an application for proposed development in these areas must be accompanied by a report/plan from a qualified professional to ensure the development is completed in accordance with the *DPA Guidelines*. This report and the appended engineered drawings have been prepared for this purpose.

This report summarizes our site observations, and geotechnical assessment. This report referenced the engineered design drawings which have been prepared for the proposed erosion protection (rock and mortar wall), project planning and approving process for the considered improvements. This report has been prepared for the exclusive use of David Allan and their designated agents. We acknowledge that the District of North Saanich may rely on this report in their development and permit approval process.

2.0 SITE DESCRIPTION

The waterfront property is a 1.24-acre residential lot located at 687 Ardmore in North Saanich, BC. The site is rectangular in shape and is bounded by residential properties to the east and west, Madrona Drive to the north, and the Saanich Inlet to the south. The property contains a single-family residence, detached garage and pool, as shown on the attached *Site Plan via North Saanich GIS Map*.

The property is characterized by a gently sloping bench which slopes down from Ardmore to the south, and a steeply sloping bank from the rear of the house down to the ocean and foreshore area. The bench slopes at approximately 7% from Ardmore to the rear of the house, has a combination of grass and landscape areas gardens and trees/shrubs. The rear yard is approximately 15 meters wide, primarily grass covered with landscaped gardens and mature trees near the crest of slope. Beyond the crest of slope defines the gradient is very steep at approximately 100% - 150% down to the foreshore. Based on contour mapping we expect

the crest of slope occurs between 4 to 4.5 m elevation, and the natural boundary occurs at approximately 2-meter elevation. There are mature trees at the crest. Soil exposure is present in specific areas. This slope will be discussed further in Section 3.0 below.

The subject site is located on the northern shoreline of Coles Bay. We expect that this provides some protection from prevailing winds which approach the shoreline from the southwest. The foreshore has an existing pier and dock which projects diagonally from the shoreline to the southeast. The subject property is most susceptible to erosion during the winter months when high tide levels combine with winter storm surge events. During these events, we expect that the wave action overtops the shoreline of the subject property and impacts the slope.

The Capital Regional District has completed detailed modelling of coastal flood inundation (Capital Regional District, 2021). The subject site is located at transect TR_149 which provides a foreshore flood construction level (FCL) of 4.88 m and a Still Water Level of 4.26 m, when accounting for 2.0 m of sea level rise. To consider the present effects, the sea level rise component could be omitted, therefore the estimated wave runup elevation during intense storm events would be approximately 2.3 m, which matches our observations discussed in the following section.

3.0 SITE OBSERVATIONS

Coast Geotechnical visited the site on April 17th and traversed the property to review the site conditions. The visit was completed during a period of relatively dry weather, and conditions were clear and sunny. The initial reconnaissance was limited to visual observations of the slope and foreshore area. The following presents a summary of our key observations during our site visit:

- **Access to Foreshore:** The foreshore areas are accessed via a staircase located on the west side of the property. This staircase consists of concrete steps and mortared rock walls, which has been constructed to blend with the natural terrain. The beach is rocky, with little sand, although a small strip of sea grass was noted at the west side of the site.
- **Beach Composition:** The beach is predominantly rocky with minimal sandy patches. A narrow strip of sea grass was observed along the west side, adding to the ecological diversity of the site. The beach has a gentle slope. At the time of our visit the tide was out (low), and sea levels were approximately 30 meters from the property.
- **Bedrock and Soil Composition:** The natural boundary on the west side of the property is marked by bedrock that rises from the beach level. This area is characterized by a nearly vertical slope with a thin cap of naturally deposited silt, sand, gravel, and cobble. The soil exposures, particularly on the east side of the slope, reveal that the bedrock extends only about 1.5 meters above the beach elevation. Above this, the exposed soil shows signs of erosion from wave activity, with much of the eroded material being immediately washed away. In general, the slope is near vertical with a thin layer of naturally deposited silt, trace sand, trace gravel trace cobble, that is capping the rock face.
- **Vegetation and Erosion Impact:** Several mature trees along the crest of the slope show exposed root systems due to soil erosion on the west side, although they remain healthy despite a noticeable lean towards the slope. The trees near the crest of slope consist of grand fir, arbutus, and pine. This erosion threatens the stability of the trees and could lead to further degradation and regression of this area if the trees are lost.

- **Drainage System:** A drainage system located at the southwest corner of the property discharges onto the bedrock surface. It appears to be in good condition and is presumably managing stormwater and perimeter drainage effectively.

4.0 GEOTECHNICAL ASSESSMENT

The surficial soils which occur on the western slopes are erodible. Most consequentially, the soil is susceptible to erosion resulting from wave action at the toe along the shoreline. This leads to progressive oversteepening of the soils above which can initiate retrogressive slides (land slippage) which would affect the mature trees and yard areas. As discussed in Section 3.0 much of the shoreline is bedrock controlled, however the east side has two areas which are unprotected, and soil controlled in the upper strata. In these areas we expect wave attack to cause erosion and retrogression to occur over the long term.

From a geotechnical perspective, continuing the mortared rock wall to match the adjacent shoreline features would stem the erosion of the eastern areas and maintain cover soils for the mature trees at the crest of slope. Because bedrock and the other section of mortared rock wall already exist on each side of the soil exposure, it would be appropriate from an engineering perspective to consider a hard armour which simulates the robust nature of a bedrock/protected shoreline.

5.0 RECOMMENDATIONS

We recommend a mortared rock retaining wall be constructed for the purposes of erosion protection. This mortared is proposed to border the existing shoreline, adjacent to the natural boundary. Engineered design drawings are attached following the text of this report.

The mortared rock wall will mimic the hard armoured state of the natural bedrock shoreline which is present along most the shoreline. The wall will provide protection for the areas prone to soil erosion. The wall will be prepared by minor amounts of excavation, just enough to achieve the base width of the wall. We expect that preparation of the wall will involve cleaning of the bedrock surface, and manual drilling / breaking to achieve a level bench within the bedrock. The contractor will be required to control dust, debris, and soils from entering the foreshore area. We expect that the work will be scheduled during low tides periods to mitigate impacts and allow for daily cleanup as necessary.

Once the bedrock surface is prepared the engineer will direct the bedrock dowelling specifications to secure the base of wall to the bedrock surface.

4.1 Tree Removal Considerations

North Saanich Development permit area No.1: Marine Uplands and Foreshore, OCP section 14.3.2 states *"existing trees and vegetation on the upland area and adjacent to the foreshore must be retained in order to maintain existing habitat and to control erosion"*. In our opinion, the existing vegetation cover on the slope should be generally maintained, and trees should only be cut if their roots are undermined by slope regression or if they are severely leaning. We expect three (3) of the trees are in a compromised position due to the erosion, and it may be necessary to remove these trees to complete the works. These have been marked by red arrows in Photo 2. The others will be retained, marked green. We understand that the District of North Saanich may require replacement trees for this proposed removal. An arborist shall be contacted as necessary to direct any topping, pruning or cutting of trees.

4.2 Other Considerations

We understand these improvements have other environmental and permit considerations. This work would be subject to the requirements of *DoNS Development Permit Area No. 1: Marine Uplands and Foreshore*. This requires an assessment by a Qualified Environmental Professional (QEP) to consider the effects on the foreshore ecosystem and biodiversity.

Machine access to the foreshore areas can also be challenging. We expect that a mortared rock wall could be completed using equipment and tooling accessed from the subject property rather than by barge. If machine access to the foreshore is necessary, it should be coordinated by the contractor, and proposed to Coast Geotechnical to confirm the proposed access can meet the requirements of the DPA Guidelines. Machine access for projects is typically by barge in areas with sufficient water depth, or from land to the beach through a right-of-way, or private property.

It is prudent to preserve a healthy natural vegetated surficial cover. Exposed soils should be seeded to encourage new growth. Disposal of organic debris, excavation spoils, or other fills, yard waste, etc. shall not be dumped onto the slope or placed on the crest of the slope.

6.0 CLOSURE

Coast Geotechnical has conducted this geotechnical assessment for the specific purpose identified in this report. This report is intended solely for our client and authorized users, and we accept no responsibility for other uses. Should you require further clarification or additional details, please do not hesitate to contact us.

Prepared By:



Jacob Verheyden, P.Eng.
Geotechnical Engineer

Reviewed by:



Ben Schmidt, P.Eng.
Principal | Senior Geotechnical Engineer

For:

Coast Geotechnical Consulting Ltd.
Permit to Practice #: 1001639

ATTACHMENTS:

Site Photos
Site Location Plan
Engineered Retaining Wall Plans

Photo 1:

View of existing mortared rock wall at the west side of foreshore slope.

Photo taken by BS on April 24, 2024.

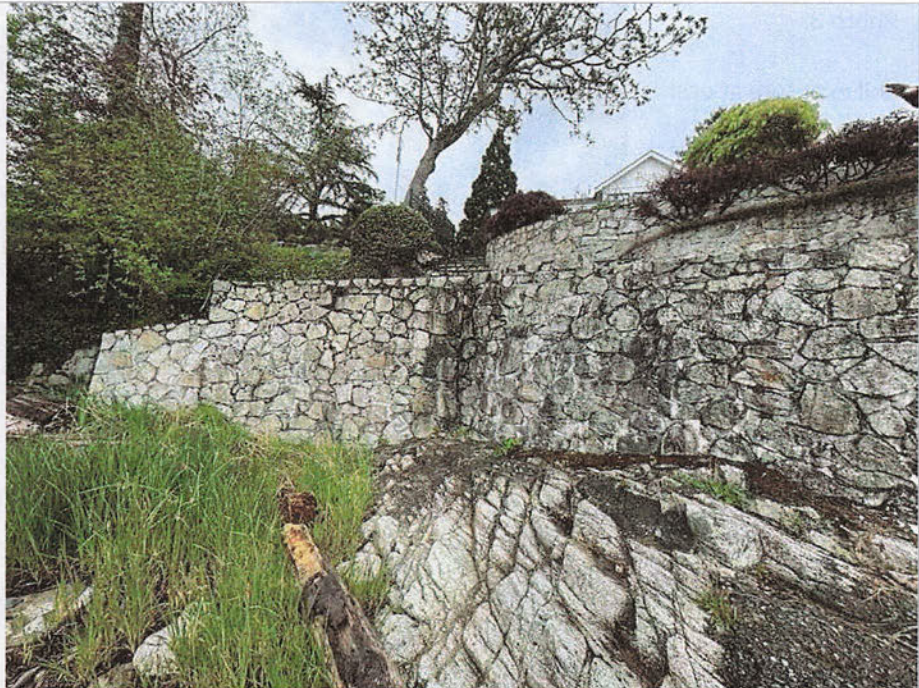


Photo 2:

Soil exposure at mid-east section of slope.

Red outline shows where wall could be constructed atop bedrock to retain / protect the slope.

Trees to be removed marked in red.
Retained in green.

Photo taken by BS on April 24, 2024.

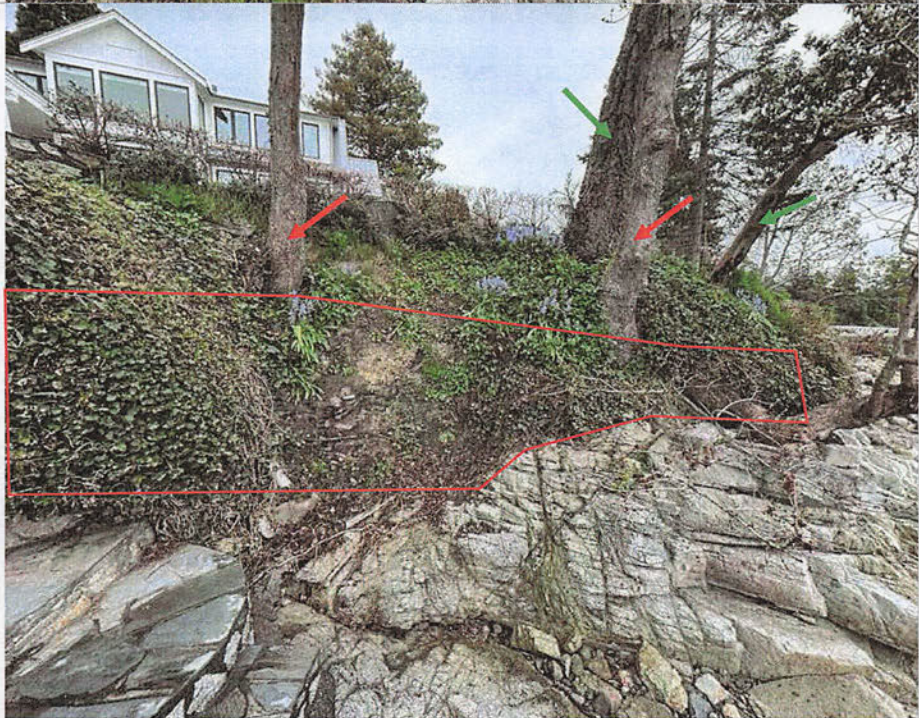


Photo 3:

Soil exposure at east section of slope.

Red outline shows where wall could be constructed atop bedrock to retain / protect the slope.

Photo taken by BS on April 24, 2024.



Photo 4:

View of rock beach and existing pier.



1.0 GENERAL

- 1.1 In these Notes, The Engineer is Coast Geotechnical Consulting Ltd.
- 1.2 The work described and shown involves the construction of a MORTARED ROCK RETAINING WALLS, herein referred to as the 'WALLS'.
- 1.3 The Contractor shall confirm the locations and elevations of all foundations and utilities which may be affected by the work and report any discrepancies to Coast Geotechnical (250-978-0704).
- 1.4 The Contractor is responsible for constructing the wall within the subject property. Contractor to complete work with care to ensure no damage to adjacent properties. Any damage caused during construction is the responsibility of the Contractor.

2.0 RETAINING WALL DESIGN

- 2.1 This retaining wall has been designed in general accordance with the following guidelines and bylaws:
- EGBC Professional Practice Guidelines - Retaining Wall Design V1.1 (February 2021)

2.2 Minimum Factors of Safety

Design Item	Static	1 in 475	1 in 2475
Sliding	1.5	1.2	1.1
Overturning	2.0	1.5	1.1
Bearing	2.0	1.5	1.1
Global Stability	2.0	1.2	1.1

- 2.3 Design Seismic event 2% and 10% in 50 year probability of exceedance from 2020 NBCC seismic calculator. Site = 48.63N, -123.471W. K_h taken as $\frac{1}{3}$ of PGA for each design event based on tolerable wall displacement of 50mm per AASHTO LRFD 11.6.5
- 2.4 Wall Design Parameters:
- Facing Batter: 1H:10V for mortared rock, or shallower
- No toe embedment is required where founded on bedrock sloping 5 degrees into slope.
- Dowels must be provided where founded on bedrock which is level or sloping out of slope.
- Dowels must be provided where base width of $\frac{1}{2}$ the wall height cannot be achieved.
- Design bearing pressure of wall is 266kPa.
- 2.5 Site Conditions:
- Water table assumed below base of wall.
- Subgrade at base of wall = Bedrock or engineered fill
- Surcharge: 5kPa for pedestrian loads and light vehicle loading.

3.0 SPECIFICATIONS

- 3.1 SUBGRADE:
Retaining wall to be founded on approved sound bedrock or approved engineered fill pad overlying bedrock. Upon completion of the excavation and rock breaking, the engineer is to verify the bearing conditions are suitable for the proposed retaining wall.
- 3.2 DOWELS:
Embedded rebar dowels will be required under two circumstances. 1) Where the minimum base width of $\frac{1}{2}$ the height of wall cannot be achieved due to existing bedrock, and 2) Where the base of wall (bedrock surface) cannot be prepared with 5 degree batter sloping into the slope.
- Dowels to consist of 15m rebar dowels, ASTM A615 Grade 40, $f_y = 275$ MPa, embed min. 450mm into sound rock, 300mm into mortared wall. Flush drill holes prior to epoxy and dowelling.

3.3 ROCK + MORTAR WALL:

Cobbles/boulders must be of igneous origin (non-erodible), shale and sandstone are not acceptable.

Mortared or concrete must be provided within the wall to provide complete coverage within wall width. All voids to be eliminated. Use vibratory stinger, or rodding as necessary.

Where mortar is used, mortar must be in the proportions by volume of 1 part Portland cement, 1 part hydrated lime, and 4 parts of sand; or, 1 part Type II masonry cement and 3 parts sand or approved equivalent.

Where concrete is used, concrete to be a minimum of 20MPa, 28-day strength, high slump mix. Allow a minimum of 24 hours between concrete infill lifts. Infill zone to be a minimum of 30% concrete as determined by volume calculation.

3.4 BACKFILL:

Backfill to consist of 19mm clear crushed gravel with no more than 10% passing 4mm. Backfill to be compacted using a large vibratory plate tamper. It is recommended that larger rock fragments and small boulders be placed individually using the excavator, and that the voids between particles be infilled with finer material, prior to compaction.

3.5 DRAINAGE:

Weep drains to extend from backfill zone through concrete + rock fill and wall facing. Connect weep hole to wall drain via tee fitting and min. 1m of perf pipe surrounded by drainrock and geotextile. Weep drains to be 100mmØ solid core ABS or PVC 28 Pipe. Weep drains are to be spliced laterally every ≤ 3 m of wall face.

3.6 EMBEDMENT:

No toe embedment is required where founded on bedrock sloping 5 degrees into slope. Dowels must be provided where founded on bedrock which is level or sloping out of slope. Where wall is founded on native undisturbed soil or engineered fill, provide minimum 0.3m thickness of engineered fill as embedment.

4.0 REQUIRED INSPECTIONS

- 4.1 Coast Geotechnical must be contacted to review wall construction at the following stages:

- Review retaining wall area subgrade preparation.
- Review of rebar dowels at 50% completion.
- Following construction of base row and installation of drainage.
- Following substantial construction but prior to final backfill.

DRAWING LIST:

NOTES----- RW-1
SITE PLAN----- RW-2
SECTION A----- RW-3

PROJECT NO: 24-805
DATE: MAY 05, 2025
DRAWING NO: RW-1

Coast Geotechnical
250-978-0704 | 101 - 4226 Commerce Circle, Victoria, B.C.

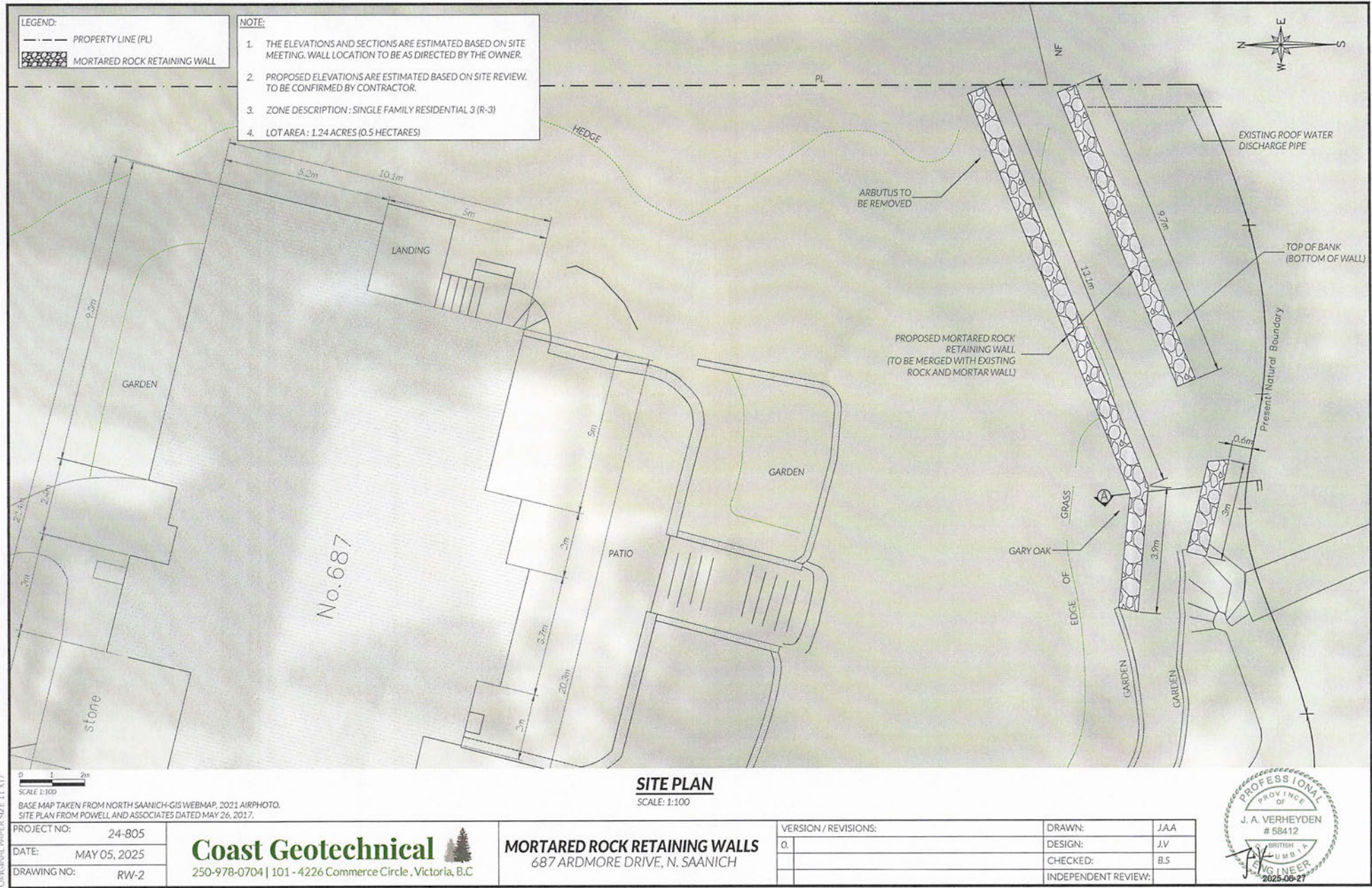
MORTARED ROCK RETAINING WALLS
687 ARDMORE DRIVE, N. SAANICH

VERSION / REVISIONS:

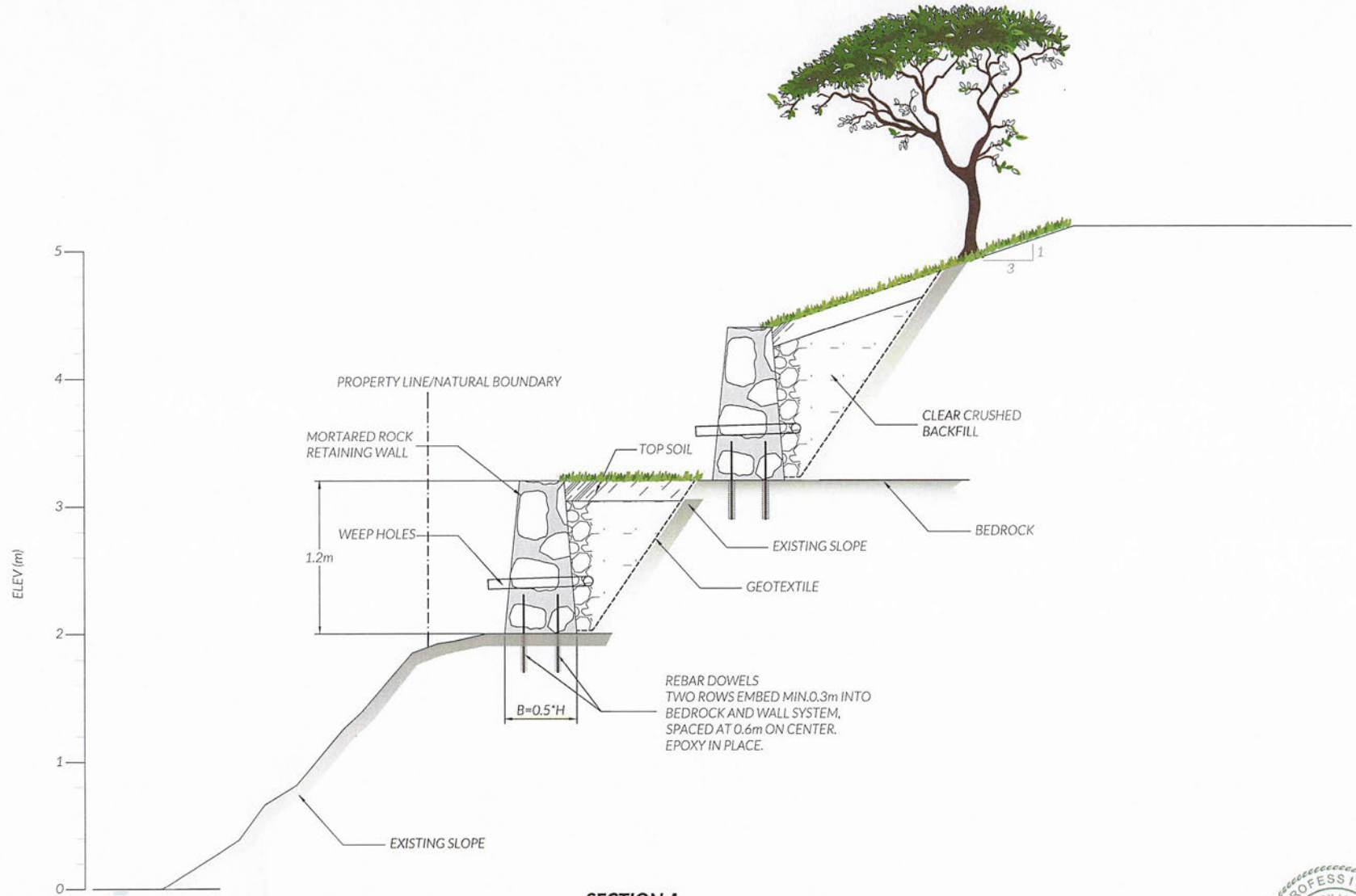
0.

DRAWN: JAA
DESIGN: JV
CHECKED: B.S
INDEPENDENT REVIEW: A.O





ORIGINAL PAPER SIZE 11" x 17"



SECTION A

SCALE: 1:30

PROJECT NO: 24-805
 DATE: MAY 05, 2025
 DRAWING NO: RW-3

Coast Geotechnical
 250-978-0704 | 101 - 4226 Commerce Circle, Victoria, B.C.

MORTARED ROCK RETAINING WALLS
 687 ARDMORE DRIVE, N. SAANICH

VERSION / REVISIONS:	DRAWN:	J.A.A.
0.	DESIGN:	J.V.
	CHECKED:	B.S.
	INDEPENDENT REVIEW:	

