

Site Plan showing
Proposed Lot Lines
and Driveway Entrances

**NEW WEST
DEVELOPMENT CORP.**

Lots 9 and 10, Sections 8 and 8A,
and Lot 11, Section 8,
All in Lake District, Plan 9095

ADDRESS : 853, 857, 863 Royal Oak Avenue

PROJECT SURVEYOR : PJW

DRAWN BY : LG/BA DATE : FEB 1/21

OUR FILE : 32993 REVISION : JUN 20/22



4212 GLANFORD AVE., VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

1:300



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:300.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

© Copyright 2021 J.E. Anderson & Associates. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on:

Title No. EW1140 (P.I.D. 005-538-416) Lot 9

Title No. EW51592 (P.I.D. 005-538-424) Lot 10

Title No. CA972281 (P.I.D. 005-538-432) Lot 11

Elevations are in metres, based on geodetic datum (CGVD28) and are derived from control monument 79H0731 (elevation = 34.49m).

Elevations are at grade unless noted otherwise.

Contour interval: 0.50m

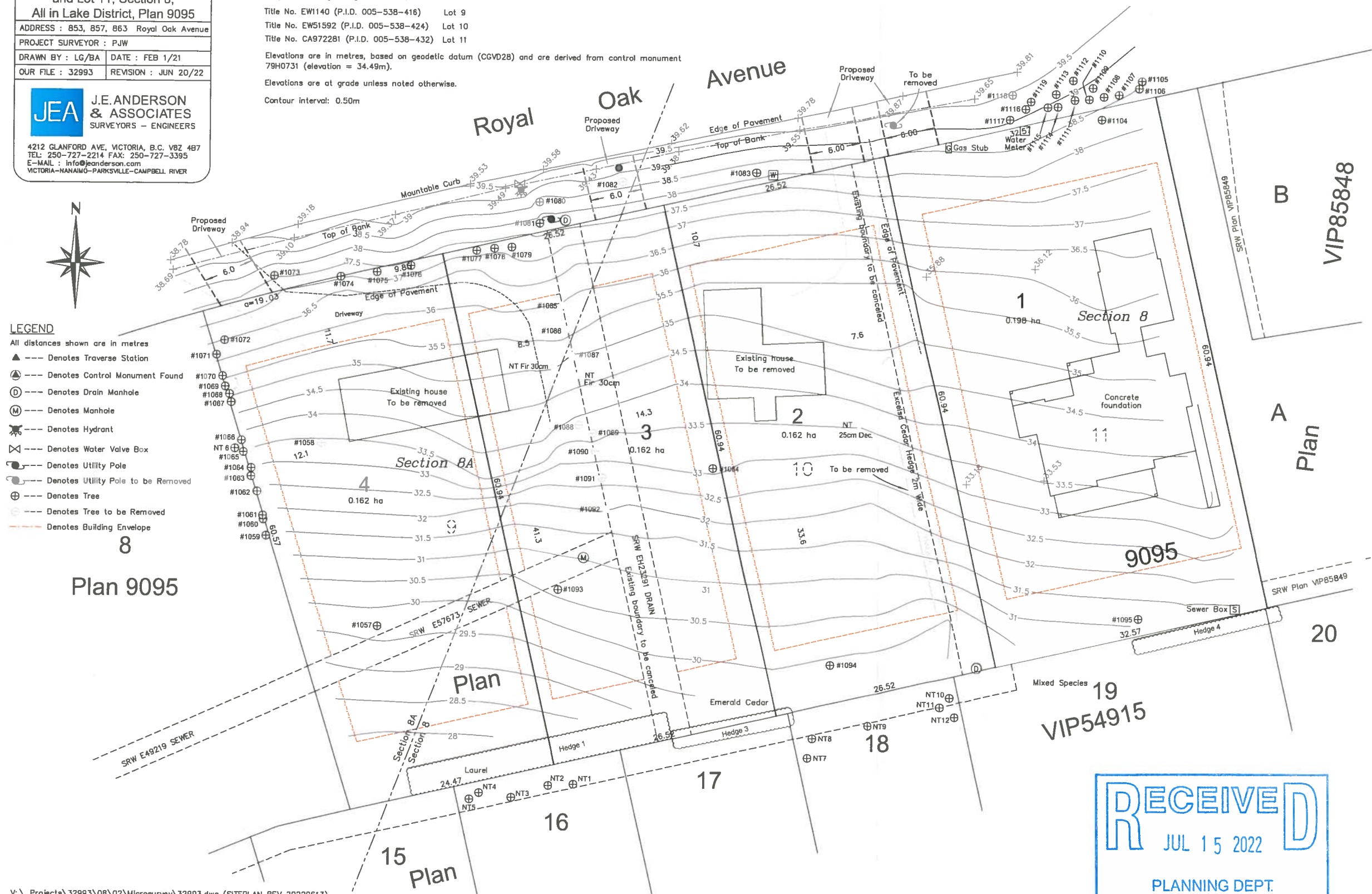
This plan was prepared for design purposes and is for the exclusive use of our client. JEA accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without the consent of JEA.

LEGEND

- All distances shown are in metres
- ▲ --- Denotes Traverse Station
- ⊙ --- Denotes Control Monument Found
- ⊕ --- Denotes Drain Manhole
- ⊖ --- Denotes Manhole
- ⊙ --- Denotes Hydrant
- ⊕ --- Denotes Water Valve Box
- ⊕ --- Denotes Utility Pole
- ⊕ --- Denotes Utility Pole to be Removed
- ⊕ --- Denotes Tree
- ⊕ --- Denotes Tree to be Removed
- Denotes Building Envelope

8

Plan 9095



Tree Data Prepared by Talbot McKenzie & Associates

Tag or ID #	Name	dbh (cm)
Hedge 1	English laurel	Multiple stems
NT1	Ash	25"
NT2	Red maple	25"
NT3	Western Redcedar	35"
NT4	Western Redcedar	25"
NT5	Western Redcedar	20"
Hedge 2	Emerald cedar	Multiple stems
1057	Bigleaf maple	15,17
1058	Bigleaf maple	34,36
1059	Douglas-fir	42
1060	Douglas-fir	17
1061	Douglas-fir	13,13
1062	Douglas-fir	22,15
1063	Douglas-fir	23
1064	Douglas-fir	21
1065	Douglas-fir	28
NT6	Arbutus	24
1068	Douglas-fir	37
1067	Douglas-fir	20
1069	Douglas-fir	32
1069	Douglas-fir	22
1070	Douglas-fir	35
1071	Douglas-fir	39
1072	Douglas-fir	49
1073	Laburnum	10,11,10, 9,6,6
1074	Laburnum	7,13,9
1075	Laburnum	15,7,9
1076	Laburnum	16,15,12, 5
1076	Laburnum	10,8,4,11, 11,8,9,7,6
1077	Laburnum	10,7,7,7,6
1078	Laburnum	8,5
1079	Laburnum	7,6,7

Tag or ID #	Name	dbh (cm)
1080	Douglas-fir	55
1081	Douglas-fir	81
1082	English hawthorn	9,11,16,1 0,8,12,10, 5x5
1083	English hawthorn	12,12,26, 29,10,18, 20,15
1084	Bigleaf maple	15,24
1085	Douglas-fir	37
1086	Douglas-fir	36
1087	Douglas-fir	31
1088	Douglas-fir	34
1089	Douglas-fir	41
1090	Douglas-fir	40
1091	Douglas-fir	40
1092	Douglas-fir	44
1093	Apple	27,18,18, 11
1094	Shore pine	33,51
Hedge 3	Emerald cedar	Multiple stems
NT7	Plum	25"
NT8	Portuguese laurel	18,14,8 3x5"
NT9	Cherry	21"
NT10	Portuguese laurel	11,20,6"
NT11	Portuguese laurel	25"
NT12	Portuguese laurel	25,25,10, 8,8,6"
Hedge 4	Mixed species	Multiple stems

Tag or ID #	Name	dbh (cm)
1095	Weeping willow	37,58
1096	Garry oak	130
1097	Garry oak	25
1098	Garry oak	6
1099	Garry oak	5
1100	Garry oak	5
1101	Garry oak	17
1102	Garry oak	10
1103	Garry oak	4,6
1104	Garry oak	26
1105	Deodar cedar	4
1106	English hawthorn	10,9
1107	English hawthorn	13,7,9,8,5
1108	Garry oak	12
1109	English hawthorn	5,7,9,11
1110	English hawthorn	4,4,4
1111	English hawthorn	6,12,6,7,1
1112	English hawthorn	1
1113	English hawthorn	6x9, 5x5
1114	English hawthorn	9,9,4x8
1115	English hawthorn	8,7,6,6
1116	English hawthorn	8,7,4
1117	Garry oak	19
1117	English hawthorn	7,9,8,3,4
1118	English hawthorn	10,5,9,11, 6,6,6
1119	English hawthorn	3x10,2x7, 2x15
Hedge 5	Excelsa cedar	Multiple stems

RECEIVED
JUL 15 2022
PLANNING DEPT.
DISTRICT OF SAANICH