

Civic Address: 931 Woodhall Drive, Victoria, B.C.
 PID: 001-134-264
 Zoning: RS-6

NOTES

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original unaltered drawing.
 Lot dimensions are derived from Field Survey, but may change upon completion of final survey.

This plan lies within the Municipality of Saanich
 This plan lies within the Capital Regional District.
 The trees shown on this plan must be confirmed by an arborist.

Off-site trees shown on the tree plan have been located by Gye and Associates.

CIVIL LEGEND

- ⊙ --- Denotes Lamp Standard
- ⊙ --- Denotes Water Service
- ⊙ --- Denotes Water Valve Box
- ⊙ --- Denotes Catch Basin
- ⊙ --- Denotes Sewer Manhole
- ⊙ --- Denotes Drain Manhole
- ⊙ --- Denotes Irrigation Valve
- FS --- Denotes Fee Simple
- SL --- Denotes Strata Lot

TREE PRESERVATION MEASURES FOR SUBDIVISION AND SITE SERVICING PHASE

1. The Project Arborist shall meet with the consulting engineer and site servicing contractor to review the tree plan prior to any site work proceeding. The Project Arborist shall blaze trees indicated for removal during the site servicing phase prior to felling. Only trees indicated with red crosses on the plan and in red highlight in the attached Tree Table shall be blazed. (Trees indicated in blue are to be retained and protected until building permit stage.) Tree contractors shall be competent in controlled urban tree removal procedures.
2. The building envelope for Lot FS-1 has been reduced to accommodate the retention of Tree 42. (To inform this design, a 0.75m vertical trench was hand-dug along the northern portion of the east boundary of the building envelope to assess the number, size and distribution of roots associated with Tree 42 at this location.)
3. Once tree debris is removed and before further site preparation, tree protection fencing and signage shall be erected as indicated. Tree fencing must be inspected and approved by the Project Arborist.
4. The arborist will be present to oversee all stump removal, excavation, service trenching, site grading and blasting within, or adjacent to, the tree protection areas (TPAs).
5. Any tree roots damaged will be pruned back to undamaged tissue by the arborist.
6. The vertical face of the excavation adjacent to the TPAs will be covered with geo-textile to prevent soil desiccation and erosion.
7. Procedure for blasting near tree root zones:
 - a) When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor will work with the arborist to develop a blasting plan that minimizes impacts to protected trees.
 - b) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec. All blast events must be measured and recorded at the nearest edge of adjacent TPAs to the blasting work area. Data records shall be reviewed by the Project Arborist on a daily basis.
 - c) Use Dynamite as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
 - d) The contractor will prevent rock debris from the blast site from entering the TPA.
8. Retained trees will be irrigated twice weekly during the dry summer period to a minimum effective depth of 30cm.
9. Temporary construction access within a TPA must be approved and supervised by the project arborist.
10. No equipment, materials or excavated soil will be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING.
11. Six replacement trees (all Garry oaks) will be planted in the covenant area in compensation for the removal of two bylaw-protected trees (3:1 ratio).
12. Four additional replacement trees shall be provided as indicated on the plan over and above the requirements of the tree bylaw in support of Saanich's Urban Forest Policy.
13. Two new boulevard Garry oak trees shall be planted as indicated on the tree plan as required by Schedule 1 of the District's Subdivision Bylaw.

EXPLANATORY NOTE

This plan shows the location of six replacement trees associated with two tree removals required for Site Servicing. In addition to these replacement trees required by the tree bylaw, the plan indicates four additional trees that shall be planted at the conclusion of the site servicing phase to lend further support for Saanich's Urban Forest Policy. The four additional trees will be classified as "protected" under the current tree bylaw.

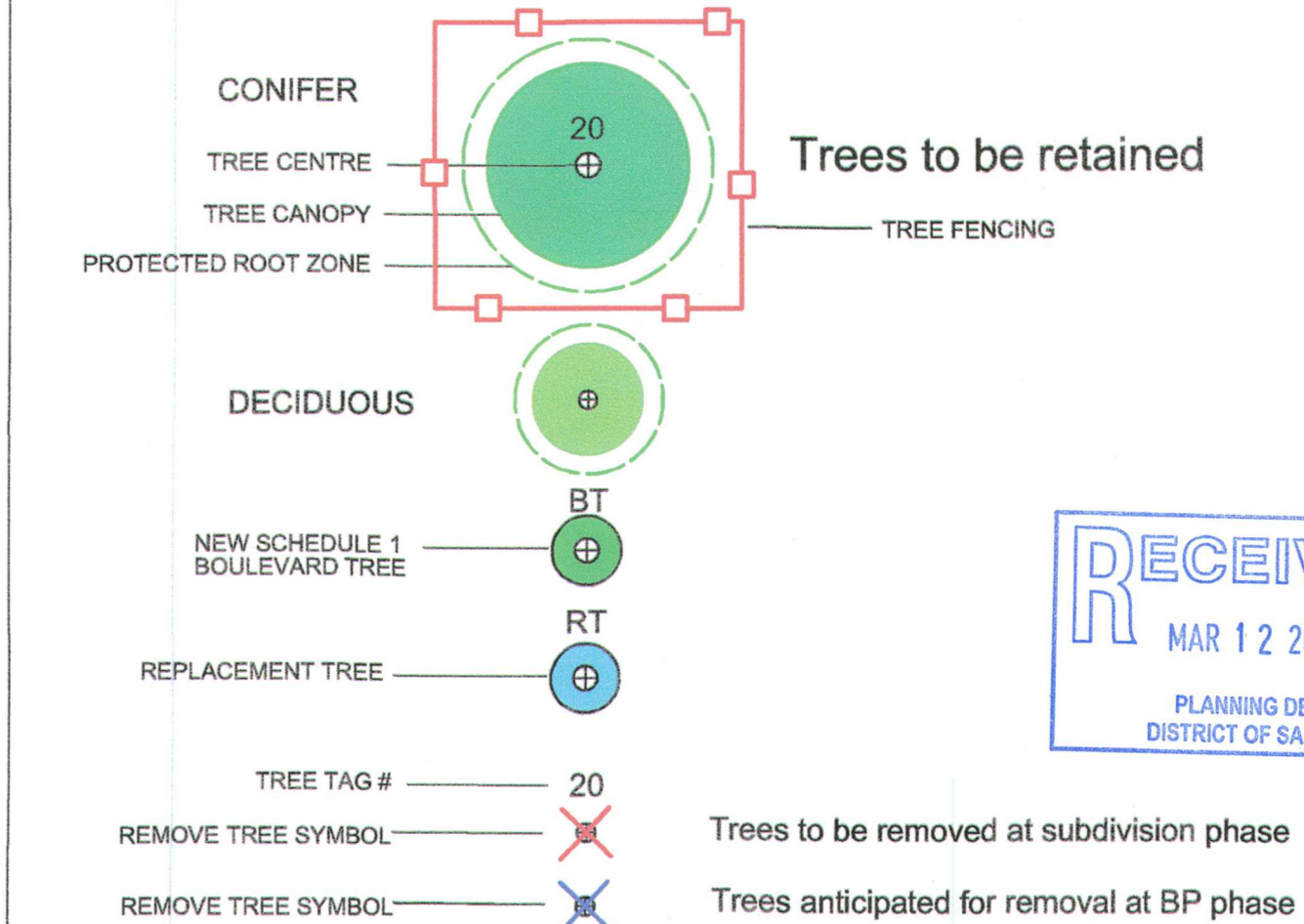
When the new homes made possible by this subdivision application are built, it is anticipated that two further tree removals will be required. Four additional replacement trees (2:1 ratio) will be planted by the new owners as a condition of their building permits at that time.

Tree Protection Fencing Detail

Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.
 16 x 24" all-weather signage will be attached with the following wording:
 Wording for protected trees: DO NOT ENTER - Tree Protection Zone
 Wording for future tree planting sites: DO NOT ENTER - Future Tree Planting Zone
 In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using batten, zip-ties, staples, wire or nails.



TREE RESOURCE LEGEND



Tree Fencing Signage (16x24")



PROJECT
 931 Woodhall Drive,
 Saanich, BC
 SHEET TITLE
 Tree Management Plan
 Subdivision and Site Servicing

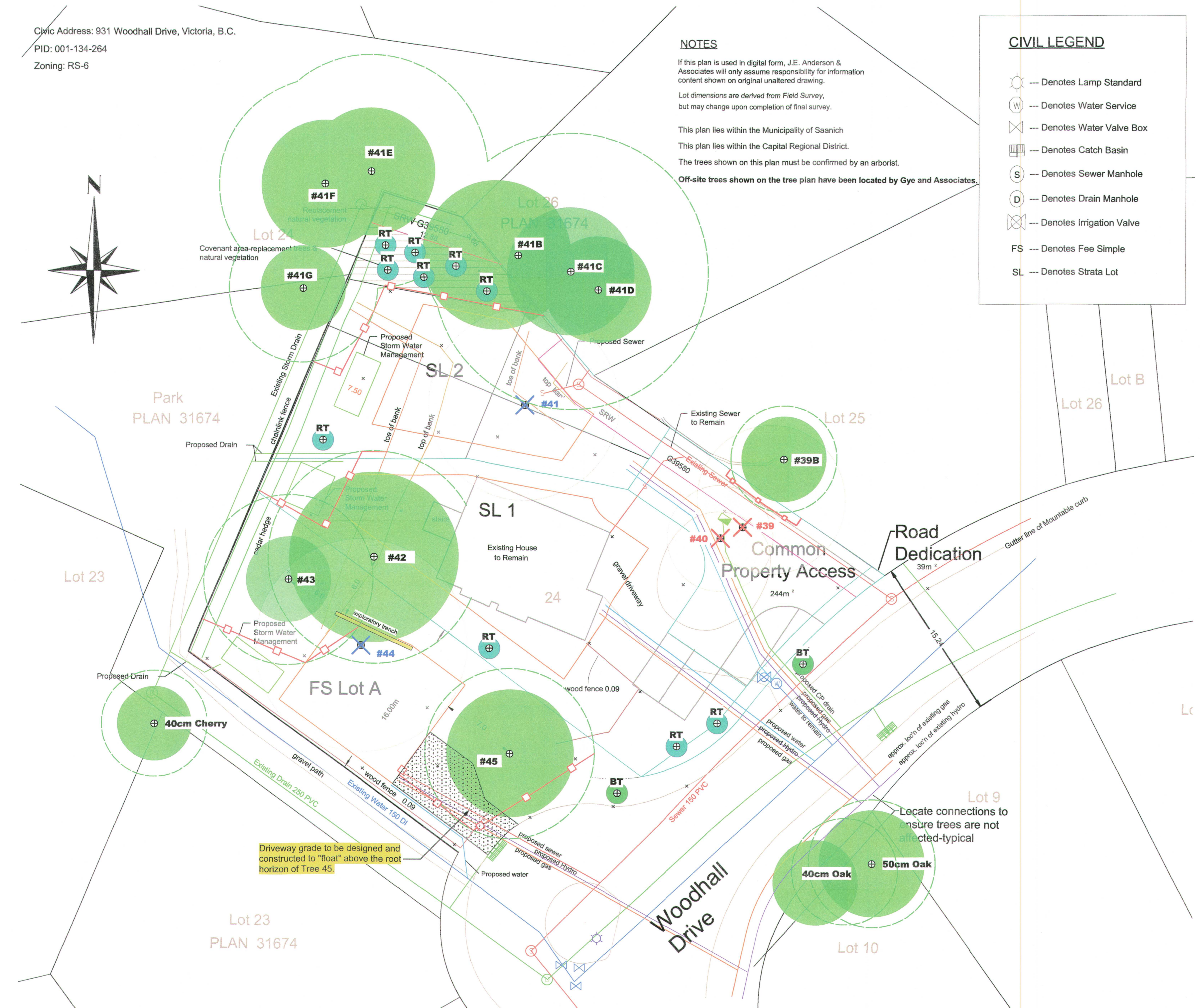
REV NO	DESCRIPTION	DATE
3	For S/D application	March 4, 2021
2	For S/D application	June 4, 2020
1	For S/D application	April 10, 2020

PROJECT NO. **18-018**
 DATE September 4, 2018
 SCALE 1:200
 DRAWN BY JG
 SHEET NO. **T - 1**

SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees indicated on tree plan (Saanich boulevard trees)	17
(Adjacent off-site trees within work area)	0
(On-site bylaw-protected trees)	8
Proposed protected tree removals at S/D phase	7
Replacement trees for S/D phase (3:1)	2
Additional replacement trees in support of Urban Forest Policy at S/D phase	6
TOTAL REPLACEMENT TREES PROPOSED FOR SITE SERVICING PHASE:	8
New boulevard trees required by sub-division bylaw	2
Additional protected tree removals anticipated at building permit (BP) phase	2
2:1 replacement trees anticipated at BP phase (not shown on plan)	4

Tree Tag #	Common Name	DBH (cm)	PRZ(m)	Canopy radius (m)	Health	Structural Condition	Bylaw Protected?	Comments	Recommendation
39	Garry oak	54	10	11E; 10N	Good	Fair	Yes	Crown asymmetric North-east; conflicts with proposed Common Access and underground services.	REMOVE at Site Servicing
39B	Cherry	30	5	4	Good	Good	No	Off-site tree / no tag.	Retain and protect
40	Douglas fir	60	11	7	Good	Good	Yes	Large superficial roots; conflicts with proposed Common Access and underground services.	REMOVE at Site Servicing
41	Garry oak	75	14	9	Good	Good	Yes		REMOVE at Construction
41B	Garry oak	50	9	9W; 5N	Good	Fair	Yes	Off-site tree/ no tag; lean toward building site; asymmetric canopy to west.	Retain and protect
41C	Douglas fir	70	13	6	Good	Good	Yes	Off-site tree/no tag	Retain and protect
41D	Garry oak	50	9	5W; 7S	Good	Good	Yes	Off-site tree/no tag	Retain and protect
41E	Garry oak	60	11	6	Good	Good	Yes	Off-site tree/no tag	Retain and protect
41F	Garry oak	55	10	6	Good	Good	Yes	Off-site tree/no tag	Retain and protect
41G	Fruiting cherry	30; 30	7	4	Good	Good	No	Off-site tree/no tag	Retain and protect
42	Douglas fir	68	10	8	Good	Good	Yes		Retain and protect
43	Red cedar	46	8	4	Fair	Good	Yes		Retain and protect
44	Garry oak	90	16	10	Good	Good	Yes		REMOVE at Construction
45	Red cedar	54	10	6	Good	Fair	Yes	Driveway elevation shall be designed to remain above tree root horizon.	Retain and protect



Driveway grade to be designed and constructed to "float" above the root horizon of Tree 45.

Locate connections to ensure trees are not affected-typical