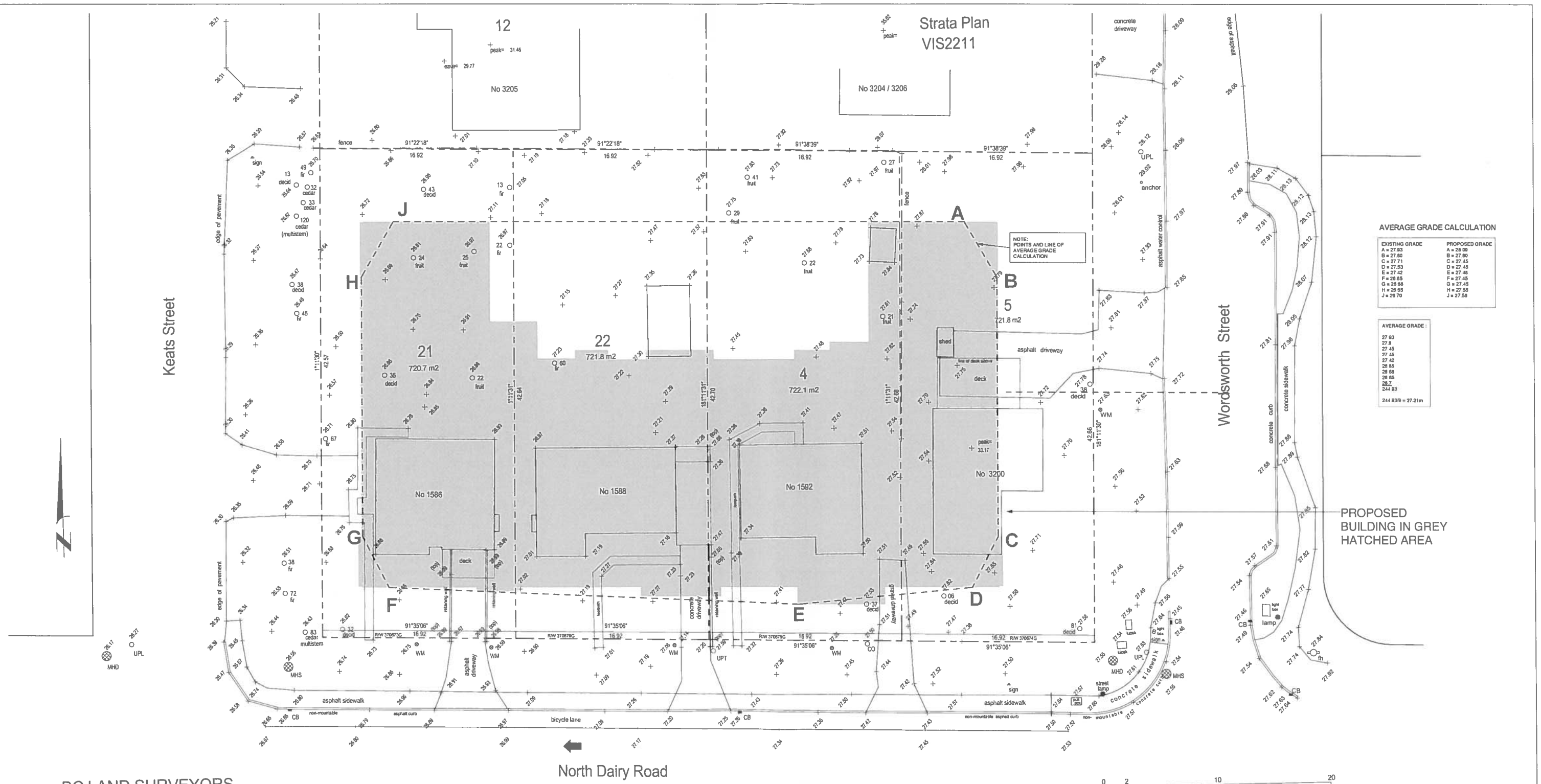

AVERAGE GRADE CALCULATION

EXISTING GRADE	PROPOSED GRADE
A = 27.83	A = 28.09
B = 27.80	B = 27.80
C = 27.71	C = 27.45
D = 27.53	D = 27.45
E = 27.42	E = 27.48
F = 26.85	F = 27.45
G = 26.68	G = 27.45
H = 26.85	H = 27.55
J = 26.70	J = 27.58

AVERAGE GRADE :

27.93
27.8
27.45
27.45
27.42
26.85
26.68
26.65
28.7
244.93

244.93/9 = 27.21m

BC LAND SURVEYORS

SITE PLAN OF:

1586, 1588 & 1592 North Dairy Road
3200 Wordsworth Street
Lots 21 & 22, Block 4, Plan 1228,
and Lots 4 & 5, Plan 9016
all in Section 34, Victoria District

Parcel Identifier: 007-737-149, 007-737-114,
005-522-358, 005-522-404

Prepared for: ABSTRACT DEVELOPMENTS

LEGEND

Elevations are geodetic referred to Saanich Integrated Survey Monument 80H2424. (elev = 28.073m)

MHS - denotes - Manhole - Sanitary Sewer
MHD - denotes - Manhole - Storm Drain
WM - denotes - Water meter
UPT - denotes - Utility Pole with Transformer
UPL - denotes - Utility Pole with Light
ANC - denotes - guy wire
sign - denotes - Traffic Sign
CB - denotes - Catch Basin
WM - denotes - Water Meter
CO - denotes - Cleanout

The following non-financial charges are shown on the current title and may affect the property

370673G - Right of Way
370674G - Right of Way
370675G - Right of Way
370679G - Right of Way

Setbacks are derived from field survey.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Parcel dimensions shown hereon are derived from Land Title Office records and may vary upon locating additional survey eveidence and registration of a Legal Plan.

Total Site Area
2886 m2

0 2 10 20

All distances are shown in metres.

The intended plot size of this plan is 457mm in width by 610mm in height (Arch C size) when plotted at a scale of 1:200.

RECEIVED
MAR 31 2017
PLANNING DEPT.
DISTRICT OF SAANICH

January 19, 2017

File : 12276-31
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

LOW HAMMOND ROWE ARCHITECTS ABSTRACT 1588 NORTH DAIRY ROAD REZONING & DEVELOPMENT PERMIT SITE SURVEY

30 MARCH 2017 As indicated A2