CONCEPT SKETCH 1

AT 1708 BARRIE ROAD DISTRICT OF SAANICH

LEGAL :

LOT 1, SECTION 84,
VICTORIA DISTRICT, PLAN 6164

DRAWN BY : BR	PROJECT SURVEYOR : D.R. CARRIER
SCALE : 1 : 300	DATE : JANUARY 16th, 2018
CLIENT : DI TANG	
OUR FILE : 30893	REVISION : JUNE 15, 2021

NOTE : ELEVATIONS ARE TO GEODETIC DATUM
DISTANCES ARE IN METRES
LOT DIMENSIONS ARE CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS
TREE INFORMATION MUST BE CONFIRMED BY AN ARBORIST
TREE DIAMETER IS SHOWN IN mm
ALL INFO APPROXIMATE ONLY
SUBJECT TO TREE REPORT
SANITARY LINE SHOWN THUS:
STORM LINE SHOWN THUS:
WATER LINE SHOWN THUS:

LEGEND

Denotes Coniferous Tree
Denotes Deciduous Tree
Denotes Utility Pole

Cordova Bay

2X500 TAG442 ARB???
FIR 500 TAG442A
TOP OF BANK
4X400 CEDAR TAG442B
134.1
SRW Width as Required
C
Area= 0.500ha
320 PINE #490
360 CEDAR #491
400 CEDAR #492
Drain Manhole
460 PLUM #493
PINE800 TAG441
340/CYPRESS#494
EXISTING GARAGE
EXISTING RESIDENCE
Existing Overhead Hydro to Remain
Plan 4746
Part B
1 Plan 6164
1 Plan 10361
Existing BC Hydro SRW
Asphalt Water Control
300 BIRCH #438A
260 ASH #440A
Proposed Water Service Via Easement
Proposed Easement
Proposed Easement For Sewer
580 WALNUT #495
EXISTING RESIDENCE
Existing 150mm Sanitary Line
Water Box
SMH
Water Box
Water Valves
CB
CB Lead
PINE 800 #440
FIR 1000 #438
FIR 1000 #437
ARB 800 #439
Area to be Rezoned to RS-12 = 168m²
560 CYPRESS #495A
540 CYPRESS #495B
ASPHALT DRIVEWAY
FIR 500 #435
FIR 800 #434
FIR 600 #433
FIR 600 #432
SRW Registration# A97296
RS 13
RS 12
Zoning Boundary
Dedication
Water Box
SRW required for Storm Drain
Existing 150mm Storm Line
Abandon Existing Water
B
Area= 930m²
Proposed Storm Line
Proposed Sanitary Line
Existing 150mm Sanitary Line
Southerly Part of B Plan 4746
FIR 900 #431
4X400 ARB #430
FIR 650 #429
FIR900 TAG428
FIR 650 #425
9m Existing Road Allowance
Road
DRIVEWAY
Area= 395m²
7.5m Setback
1.5m Setback
Proposed 3m Easement
12.5m Setback
Lot A and B Hydro/Tel/Cable to be serviced by mid span or from existing hydro poles
380 BIRCH #237D
260 BIRCH #237C
260 BIRCH #237B
300 BIRCH #237A
Existing Water
FIR 1200 #424
FIR 1000 #423
ASPHALT DRIVEWAY
FIR1000 TAG422
FIR 600 #421
FIR 700 #420
FIR 400 #G419
FIR 450 #418
FIR 900 #417
6.0m Wide ASPHALT Proposed Water
Proposed 14.3 4.2m crowned road with level curbs
7.5m Setback
A
Area= 930m²
8 Plan 10361
9 10361
EXISTING
MAPLE #416
Anchor
Water Valve
GRAVEL DRIVEWAY
Prop FH
Prop UG
Anchor
7XMAPLE #237
Irrig. Pipe
EX WM
3.5m Setback
650 CYPRESS #236
24.6
850 CYPRESS #235
Prop Curb
Covenant Driveway Location
Proposed Driveway
10.5m Setback
31.0
120 PINE NO TAG
Scale 1:300
0 3 6 12 18 24 30
Torquay Drive
DMH
CB
Existing 150mm Water Line
Barrie Road
EX EP
Existing 600mm Storm Line

V:_Projects\30893 - Michael Adey - 1708 Barrie Road\08 - Survey\02 - Drawings\PDFs Created\30893_20210615.dwg Printed: June 15, 2021

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VICTORIA - NANAIMO - PARKSVILLE - CAMPBELL RIVER
File: 30893

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DISTRICT OF SAANICH