

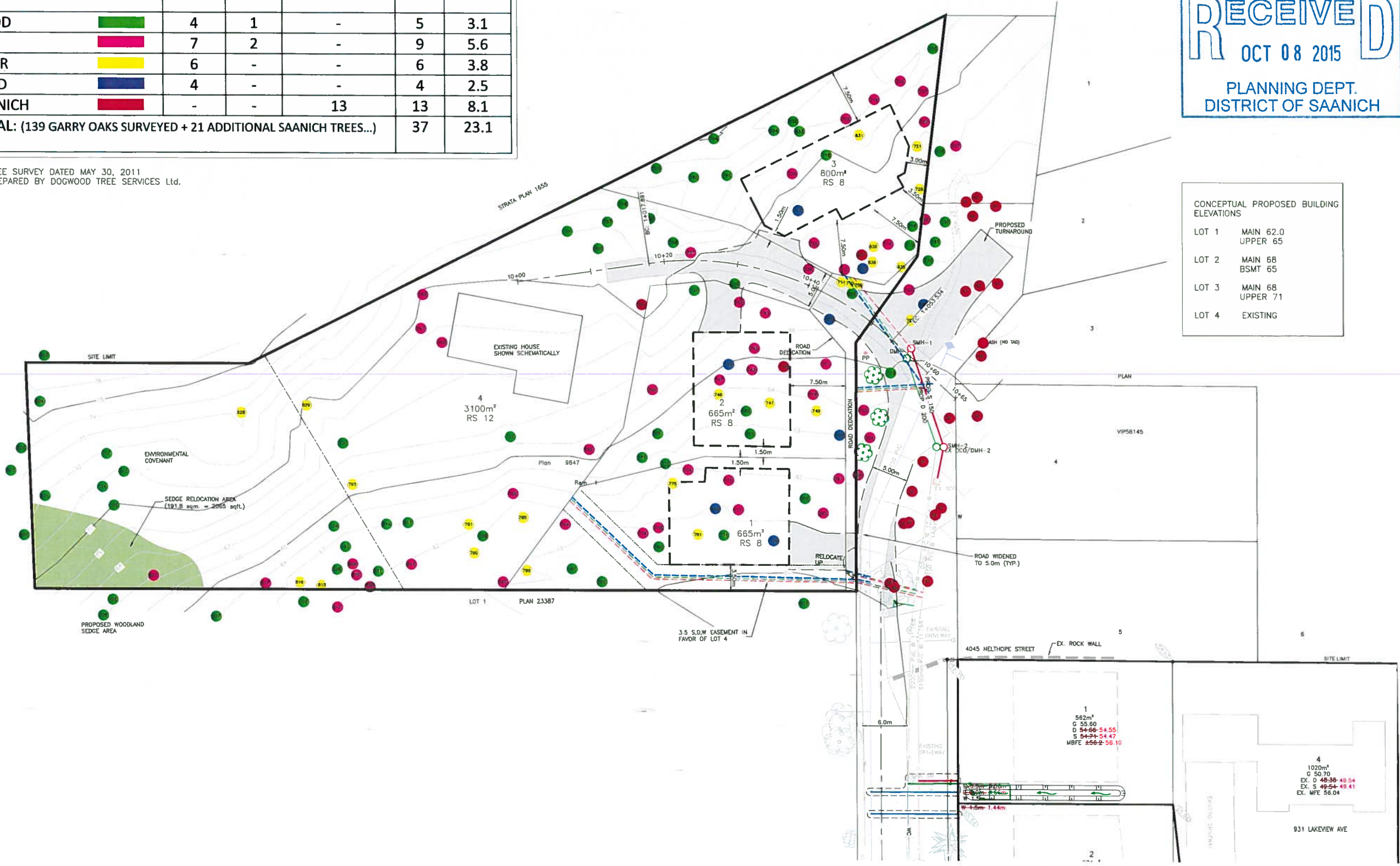
TREE SURVEY:	HOUSE	DRIVE	NELTHORPE	LOST	%
GOOD	4	1	-	5	3.1
FAIR	7	2	-	9	5.6
POOR	6	-	-	6	3.8
DEAD	4	-	-	4	2.5
SAANICH	-	-	13	13	8.1
TOTAL: (139 GARRY OAKS SURVEYED + 21 ADDITIONAL SAANICH TREES...)				37	23.1

TREE SURVEY DATED MAY 30, 2011  
PREPARED BY DOGWOOD TREE SERVICES Ltd.

**RECEIVED**  
OCT 08 2015  
PLANNING DEPT.  
DISTRICT OF SAANICH

CONCEPTUAL PROPOSED BUILDING ELEVATIONS

LOT 1	MAIN 62.0 UPPER 65
LOT 2	MAIN 68 BSMT 65
LOT 3	MAIN 68 UPPER 71
LOT 4	EXISTING



**4050 NELTHORPE STREET**

DESIGN: MTP  
DRAWN BY: MTP  
DRAWING NO: 27287-01-CP1

**JEA J.E. ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS  
4212 GLAVORS AVENUE, VICTORIA, B.C. V8L 4R7  
TEL: 250-727-2214 FAX: 250-727-3300  
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CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES  
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve
Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve
Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer
Street Lighting Pole Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve
Post Top Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	Gas Valve
				Water Meter

REVISIONS

REVISION #	DATE	SIGNED	DESCRIPTION
1	REVISED AS PER SAANICH COMMENTS - MAY 23, 2014		
2	TENTATIVE PLAN - OCTOBER 07, 2013		

DESIGN APPROVED

DESIGN APPROVED	DATE	SIGNED
Design Engineer		
Manager of Development		
Development Coordinator		

DISTRICT OF SAANICH

**4050 NELTHORPE STREET**

CONCEPTUAL SITE PLAN

B.M.:  
Design: MTP/TDH  
Scale: Hor: 1:250  
Vertical: 1:50

Elev: PCB  
Checked: PCB  
Date: SEPT 30, 2015

FILE No: TBD  
DESIGN No: TBD  
DRAWING No: Sheet 1