

BC LAND SURVEYORS SITE PLAN OF:

Civic: 4367 Viewmont Avenue

Legal Lot C, Section 8-A,  
Lake District, Plan 46600

Parcel Identifier: 010-714-251  
in the District of Saanich

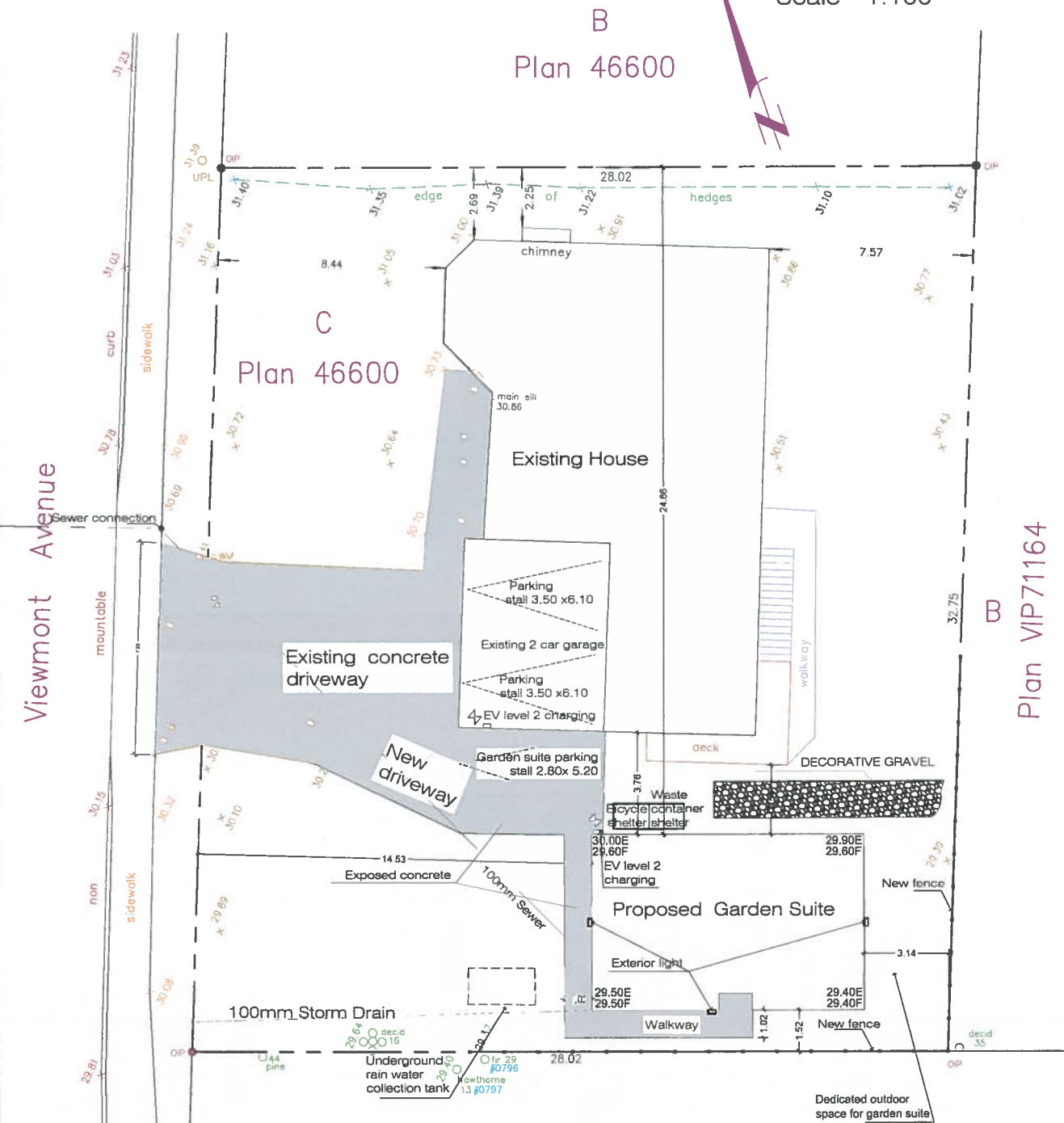
LEGEND

Elevations are geodetic and referenced  
to the CVD28BC datum.

- WM ● - denotes - water meter
- UPL ○ - denotes - utility pole with light
- # - denotes - tree tag number
- ##+ - denotes - existing elevation
- OP ● - denotes - Iron Post found

Tree diameters are in centimetres.  
Lot Area = 916 m<sup>2</sup>

Scale - 1:100



October 30, 2020

File : 13,307-66D  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Average Natural Grade:  
 $(30.0+29.9+29.4+29.5)/4 = 29.7$  m

Average Finished Grade:  
 $(29.60+29.6+29.4+29.5)/4 = 29.52$  m

Project data:  
Site Area - 916 m<sup>2</sup>=9860 sq.f.  
Zone RS-6

Floor area - 699.6 sq. f.

Lot Coverage -  $\frac{2687}{9860} = 27.3\%$

Setbacks:  
Front - 1.52 m  
Rear - 24.66 m  
Side (West) - 14.53 m  
Side (East) - 3.14 m

Height - 3.10 m



May 05, 2021 Permit Application

REVISIONS  
PROJECT:  
4367 Viewmont Ave.  
New Garden Suite

MODERN HOME DESIGN  
Phone: (250) 391-1058  
Cell: (250) 888-5617  
Email: moderndesign@shaw.ca

4563 Gordon Point Dr., Victoria, BC, V8N9L3

TITLE:  
Site Plan

SCALE: 1:100	DRAWN BY: V. Melamed	SHEET: A1
DATE:	CHECKED BY: V. Melamed	