



TREE RESOURCE NOTES

- EXISTING TREE RESOURCE INFORMATION INCLUDING CRITICAL ROOT ZONES, RETENTIONS AND REMOVALS - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES DATED MARCH 21, 2014. SEE ALSO SITE / TREE INVENTORY PLAN PREPARED BY HERBERT H. KWAN ARCHITECT.
- THE FOLLOWING TREE TAG NUMBERS 448, 449, 458, 462, 568-575, 571-579, 581-592 HAVE BEEN TAGGED BY TALBOT MACKENZIE & ASSOCIATES. THESE TREES HAVE NOT BEEN LOCATED BY A SURVEYOR AND ARE NOT SHOWN ON THIS PLAN.
- FOR EXISTING TREE GROUPING #334-#338 & #541 - IF A SMALLER CRITICAL ROOT ZONE THAN DEFINED IN THE ARBORIST REPORT IS RETAINED, DEVELOPER TO PROVIDE INTER-PLANTING OF FIVE - 1.0 - 1.5 M. HT. DOUGLAS FIR TREES DURING INSTALLATION OF THE LANDSCAPING.

GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR SITE GRADING.
- NEW PLANTING AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- DISTRICT OF SAANICH BOULEVARD AND MEDIAN PLANTING AREAS TO BE IRRIGATED TO DISTRICT OF SAANICH STANDARDS.
- PLANTING TO BE INSTALLED TO B.C. LANDSCAPE STANDARDS - 2012 EDITION.
- OUTDOOR LIGHTING TO COMPLY WITH THE MUNICIPAL OUTDOOR LIGHTING STANDARDS CONTAINED IN SCHEDULE B TO THE ZONING BYLAW.

TOPSOIL REQUIREMENTS

- LANDSCAPE CONTRACTOR TO PROVIDE SOIL TEST OF IMPORTED TOPSOIL WITH RECOMMENDATIONS TO BRING TOPSOIL TO B.C. LANDSCAPE STANDARD 2012 EDITION, TABLE T-6.9.5.2., LEVEL 1, 'WELL-BROOCHED' AREAS FOR LOW TRAFFIC LAWN AREAS (LJ) AND PLANTING AREAS (P).
- TOPSOIL DEPTHS (AFTER SETTLEMENT)
 - PLANTING BEDS - 18" AFTER SETTLEMENT.
 - GRASS AREAS - 6" AFTER SETTLEMENT.
 - ON-SITE TREE PITS FOR MEDIUM AND LARGE SIZE TREES - (6.0 CUBIC METRES PER TREE) EXCAVATE TREE PITS .6 M. DEEP X 3.6 M. DIAMETER. NOTE: TREE PITS CAN BE IRREGULAR IN SHAPE AS LONG AS 6.0 CUBIC METRES VOLUME OF TOPSOIL PER TREE IS PROVIDED.
 - ON-SITE TREE PITS FOR SMALL TREES - EXCAVATE .6 M. DEEP X 2.6 M. DIA. (3.0 CUBIC METRES PER TREE)
 - OFF-SITE TREE PLANTING - TOPSOIL VOLUMES FOR BOULEVARD AND MEDIAN TREE AND SHRUB PLANTING TO BE INSTALLED TO DISTRICT OF SAANICH STANDARDS.
- TRANSITION OF THE SIDES OF THE PITS TO SHALLOWER GROWING MEDIUM SHALL HAVE A SHALLOW ANGLE.
- CONTRACTOR TO USE EXTREME CAUTION WHEN EXCAVATING TREE PITS ON UNDERGROUND PARKING SLAB.

ELK LAKE DRIVE PLANTING ISLANDS

- PLANTING TO CONSIST OF DECIDUOUS TREES AND GRASS TO MATCH THE DESIGN OF THE EXISTING PLANTING ISLANDS TO THE SOUTH ON ELK LAKE DRIVE.
- PROPOSED TREE SELECTIONS ARE 6.0 CM. CALIPER BOWHALL, RED MAPLE, TREE SELECTIONS, SIZES, SPACINGS AND LOCATIONS TO BE CONFIRMED WITH THE DISTRICT OF SAANICH PARKS DEPARTMENT AT THE BUILDING PERMIT STAGE. TREE LOCATIONS AND SPACINGS WILL BE COORDINATED WITH THE CIVIL CONSULTANT AT THE BUILDING PERMIT STAGE TO AVOID CONFLICTS WITH UNDERGROUND SERVICES.
- PLANTING ISLANDS TO BE PLANTED AND IRRIGATED TO DISTRICT OF SAANICH STANDARDS.
- PLANTING ISLANDS TOPSOIL REQUIREMENTS - THE ENTIRE AREAS OF THE PLANTING ISLANDS TO BE EXCAVATED TO A MINIMUM OF .7 METRE DEPTH. EXCAVATION TO BE FILLED WITH A MINIMUM OF .7 METRE DEPTH OF APPROVED TOPSOIL.

500 MARSETT PLACE
TOWNHOUSE COMPLEX

BUILDING D
4 STOREY
34 UNITS
MAIN FLOOR
ELEVATION 81.600m

490 MARSETT PLACE

KPL James
architecture
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5
250-388-4281

DORAL FOREST PARK:

DORAL FOREST PARK:
4734, 4744, 4754 ELK LAKE
DRIVE VICTORIA, BC.
V8Z 5M1

- LEGEND**
- LARGE DECIDUOUS TREES: SCARLET OAK, BIRCH, MAPLE, OCTOBER GLORY, RED MAPLE, SIZE 8.0 CM. CAL., QUANTITY - 7.
 - MEDIUM DECIDUOUS TREES: FLOWERING DOGWOOD, SCARLET RED MAPLE, BALDY HAMBOLIA, SIZE 5.0 CM. CAL., QUANTITY - 85.
 - COLLIMAR DECIDUOUS TREES FOR ELK LAKE DRIVE PLANTING ISLANDS: BOWHALL, COLLIMAR RED MAPLE, SIZE 8.0 CM. CAL., QUANTITY - 10.
 - COLLIMAR DECIDUOUS TREES: WESTERN COLLIMAR RED MAPLE, SIZE 6.0 CM. CAL., QUANTITY - 9.
 - SMALL DECIDUOUS TREES: HAMBOLIA, VINE MAPLE, JAPANESE MAPLE, SIZE 2.0 M. HT., QUANTITY - 105.
 - CONIFEROUS TREES: DOUGLAS FIR, WESTERN RED CEDAR, EXCELSA WESTERN RED CEDAR, SIZE 2.5-3.5 M. HT., QUANTITY - 31.
 - LARGE SHRUBS: PORTULACA, LAUREL, OCEAN SPRAY, WILLOW, BIRCH, DOGWOOD, REDTWIN DOGWOOD, SIZE #8 POTS, QUANTITY - 41.
 - MEDIUM SHRUBS: NODDIA ROSE, BISHOP'S CROWN, OREGON GRAPE, EVERGREEN HUCKLEBERRY, RHODODENDRON, GOLDEN PINE, SIZE #2.4 #8 POTS, QUANTITY - 1721.
 - SMALL SHRUBS: LAUREL, DWARF REDTWIN DOGWOOD, LOWLEAF HAMBOLIA, SWORD FERN, BLUEBERRY, COMMON RUSH, SIZE #1 POT, QUANTITY - 880.
 - CONIFEROUS HEDGING: PYRAMIDAL CEDAR, VIEW, SIZE 1.2-1.5 M. HT., QUANTITY - 56.
 - VINES / ESPALIER SHRUBS: FRAGRANT SIZE #6 POTS, FORSYTHIA, SIZE #1 POTS, QUANTITY - 64.
 - GROUND COVER: WINTERGREEN, KINKYNOCK, SIZE 10 CM. POT, 45 CM. O.C.
 - BOLLARD LIGHT
 - ROADWAY LIGHT
 - EXISTING TREE RESOURCE LEGEND
 - EXISTING DECIDUOUS TREES TO BE PRESERVED
 - EXISTING CONIFEROUS TREES TO BE PRESERVED
 - EXISTING TREES TO BE REMOVED
 - EXISTING HEDGES TO BE PRESERVED
 - EXISTING HEDGES TO BE REMOVED
 - EXISTING TREES TAKEN FROM THE HURBERG TAYLOR SURVEY PLAN
 - EXISTING TREES TAKEN FROM THE RICHARD WEY SURVEY PLAN
 - 500 MM DEPTH OF TOPSOIL AT TREE PIT
 - FRESHED GRADE
 - TREE PIT TRANSITION TO 150 MM DEEP SWALE AREA
 - CLEAN FREE DRAINAGE SLAB-BASE FILL AS PER ENGINEER SPEC.
 - FILTER FABRIC AT INTERFACE OF TOPSOIL AND DRAINAGE LAYER AS PER ENGINEER SPECIFICATION.
 - DRAINAGE COURSE DRAINAGE MAT OF MIN 100 MM WITH DRAIN TUBES PROTECTION BOARD WATERPROOF MEMBRANE AS PER ENGINEER SPECIFICATION TOP OF SLAB
 - TREE PIT VOLUME FOR TOPSOIL: 8.0 M. DIA. X 0.6 M. DEPTH = 8.0 CUBIC METRES. NOTE: TREE PITS CAN BE IRREGULAR IN SHAPE AS LONG AS 6.0 CUBIC METRES VOLUME OF TOPSOIL PER TREE IS PROVIDED.
 - MEDIUM SIZE DECIDUOUS TREE PLANTING OVER PARKING SLAB

RECEIVED LANDSCAPE PLAN
JUL 11 2018
PLANNING DEPT.
DISTRICT OF SAANICH

KPL JOB #: 1590
SCALE: 1:300
DRAWN BY: KING
CHECKED BY: KING
DATE: JUNE 29, 2018