

**AVERAGE GRADE CALCULATION**

EXISTING GRADE	PROPOSED GRADE
A = 27.93	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 = 26.55	H = 27.55
J = 26.70	J = 27.58

AVERAGE GRADE
27.93
27.80
27.45
27.42
26.85
26.68
26.55
26.11
24.93
244.839 = 27.21m

PROPOSED BUILDING IN GREY HATCHED AREA

**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 evidence and registration of a Legal Plan.

Total Site Area  
2886 m<sup>2</sup>

Total Site Area  
excluding road dedication  
2870m<sup>2</sup>



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.



June 14, 2017  
File : 12276-31  
**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855



**RECEIVED**  
 JUN 22 2017  
 PLANNING DEPT.  
 DISTRICT OF SANICHI

**BC LAND SURVEYORS**  
**SITE PLAN OF:**  
 1586, 1588 & 1592 North Dairy Road  
 Lots 21 & 22, Block 4, Plan 1228,  
 and Lot 4, Plan 9016  
 all in Section 34, Victoria District

Parcel Identifier: 007-737-148, 007-737-114, 005-522-358  
 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
  - CD ○ - denotes - Cleanout


Total Site Area  
 2164 m<sup>2</sup>

The following non-financial charges are shown on the current title and may affect the property.  
 370673G - 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 evidence and registration of a Legal Plan.

**SCALE 1 : 2 0 0**  
  
 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.

March 17, 2016  
 File : 12276-31  
**POWELL & ASSOCIATES**  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855

