

BC LAND SURVEYORS SITE PLAN OF:

Civic: 3120 Washington Avenue

Legal- Lot 7, Section 7A, Victoria District, Plan 435

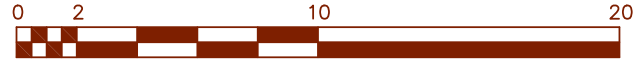
Parcel Identifier: 009-077-596 in the City of Victoria

Civic: 3106 Washington Avenue

Legal- Lot 8, Sections 7 and 7A, Victoria District, Plan 431

Parcel Identifier: 009-077-600 in the City of Victoria

Scale - 1:250 Distances are in metres.



The intended print size is 24" by 18".

LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

Tree diameters are in centimetres.

Contour Interval = 0.50 metres

Contours have been derived by digital terrain modelling and any critical elevations must be verified by field survey.

CLEARANCE PRUNING (BRANCHES)

PRUNING IS REQUIRED FOR MACHINERY ACCESS, BUILDING FOOTPRINT, AND PARKING AREA. PRUNING SPECIFICATIONS ARE OUTLINED IN THE ARBORIST IMPACT ASSESSMENT (MAY 3, 2024) AND WILL BE PERFORMED BY AN ISA CERTIFIED ARBORIST.

SPECIFIED TREE PROTECTION ZONE (STPZ)

DIRECT ONGOING ARBORIST SUPERVISION IS REQUIRED FOR FOUNDATION EXCAVATION. ROOTS ENCOUNTERED FROM EXPLORATORY EXCAVATION ARE REQUIRED TO BE PRUNED AND DOCUMENTED BY AN ISA CERTIFIED ARBORIST.

INSTALLATION OF DRIVEWAY

DIRECT AND ONGOING SUPERVISION IS REQUIRED FOR ALL EXCAVATION ACTIVITIES WITHIN THE ESTABLISHED STPZ.

UTILITY TRENCHING

HYDROVAC EXCAVATION IS REQUIRED FOR UNDERGROUND SERVICE TRENCHING. DIRECT AND ONGOING SUPERVISION IS REQUIRED FOR ALL EXCAVATION ACTIVITIES WITHIN THE ESTABLISHED STPZ. THE SUPERVISING ARBORIST WILL CONDUCT ROOT PRUNING IF REQUIRED.

SPECIFIED TREE PROTECTION ZONE (STPZ)

DIRECT ONGOING ARBORIST SUPERVISION IS REQUIRED FOR ALL EXCAVATION. ROOTS ENCOUNTERED ARE REQUIRED TO BE PRUNED AND DOCUMENTED BY AN ISA CERTIFIED ARBORIST.

TREE PROTECTION FENCING

DIRECT ONGOING ARBORIST SUPERVISION IS REQUIRED FOR ANY ENTRY OR EXCAVATION INSIDE OF FENCING. ROOTS ENCOUNTERED ARE REQUIRED TO BE PRUNED AND DOCUMENTED BY AN ISA CERTIFIED ARBORIST.

A TREE RISK ASSESSMENT MAY BE REQUIRED AT THE DISCRETION OF THE ATTENDING ARBORIST IF ROOT PRUNING REQUIREMENTS ARE MODERATE TO SEVERE IN SIZE OR QUANTITY.

Arborist Tree Management Plan

D.Clark Arboriculture
Ryan Senechal ISA TRAQ, ISA ON-1272AT
November 17, 2023
Revised: January 29, 2025



Legend

- - Canopy Spread
- - Calculated Tree Protection Zone (12x) of tree to be retained
- - Specified Tree Protection Zone
- - Tree Protection Fencing

CALCULATED TREE PROTECTION ZONE (CTPZ)

DIRECT ONGOING ARBORIST SUPERVISION IS REQUIRED FOR ANY EXCAVATION.

NO EQUIPMENT MOVEMENT, EQUIPMENT STORAGE, OR MATERIAL STORAGE WITHOUT PROJECT ARBORIST GUIDANCE.

TREE PREVIOUSLY REMOVED

#212 REMOVED ON SEPERATE TREE PERMIT

No. 3106 measurements are to the exterior finish

Revised December 18, 2019

October 22, 2019

File : 13,080 -33

POWELL & ASSOCIATES

B C Land Surveyors

250-2950 Douglas Street

Victoria, BC V8T 4N4

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Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Washington

