

BC Land Surveyors Site Plan to
Accompany Permit Application for
Lot 4, Section 2, Esquimalt
District, Plan 45523
Civic: 910 Yarrow Place

Site Area
 573.2 Sq.m.

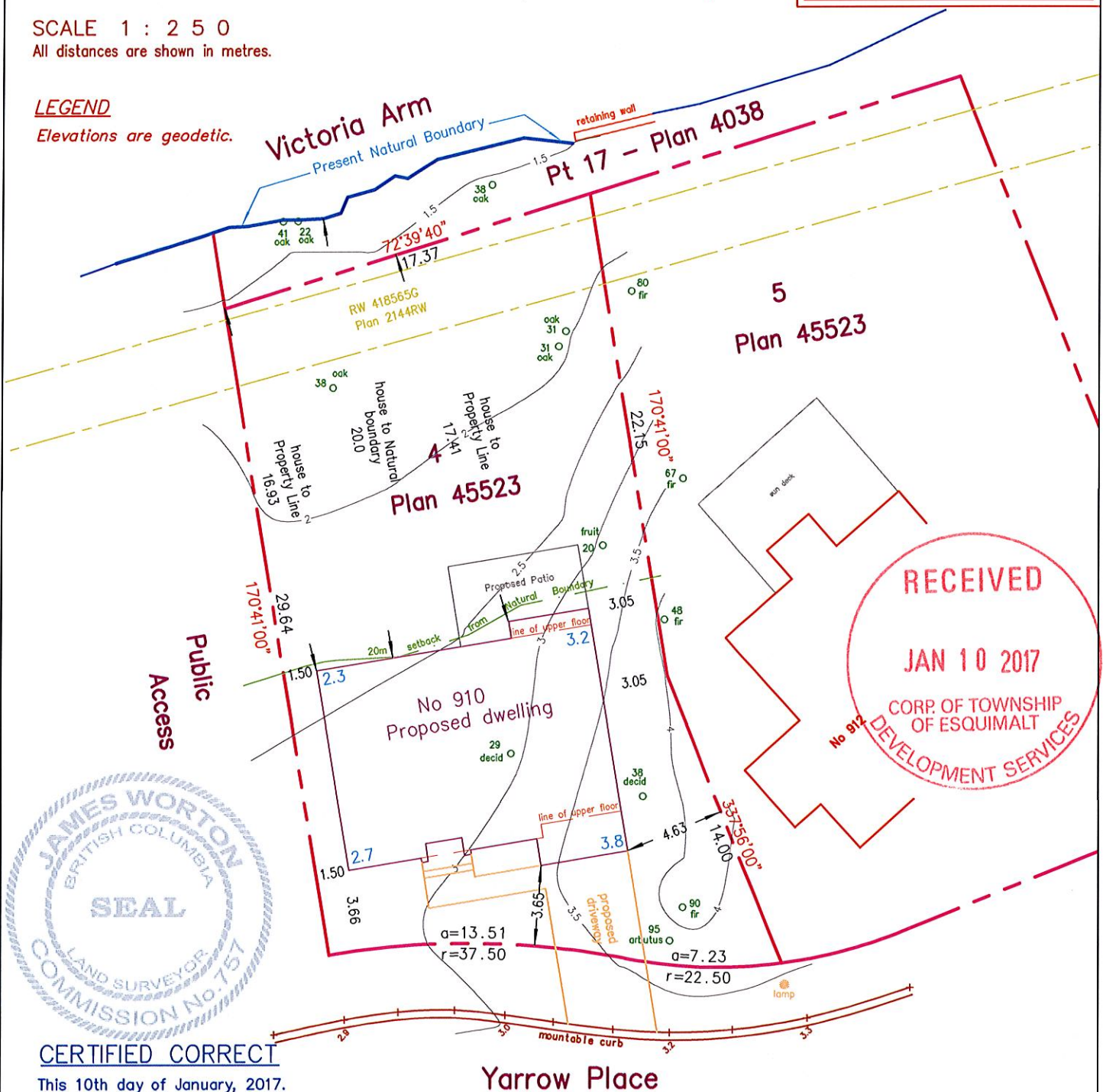
Date	January 10, 2017
Drawing	2039 LAYOUT 02
File	12039-36

POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

SCALE 1 : 250
 All distances are shown in metres.

LEGEND

Elevations are geodetic.



RECEIVED

JAN 10 2017

CORP. OF TOWNSHIP
 OF ESQUIMALT

DEVELOPMENT SERVICES



CERTIFIED CORRECT

This 10th day of January, 2017.

James Worton
 IXPDG3

Digitally signed by James Worton
 IXPDG3
 DN: cn=James Worton (IXPDG3),
 o=BC Land Surveyors, ou=Verify ID at
 www.juricent.com/LXUP.dfm(IXPDG3)
 Date: 2017.01.10 14:13:28 -0800

James Worton, BCLS

BC LAND SURVEYORS SITE PLAN OF:
Civic: 910 Yarrow Place
Lot 4, Section 2, Esquimalt
District, Plan 45523

Parcel Identifier: 008-270-588
Prepared for: Robertson

SCALE 1: 100

LEGEND
Elevations are geodetic referred to Saanich Integrated Survey
Monument 78-18708 (elev = 2.912m)

lamp - denotes - Light Pole
+ denotes - existing elevation

Site Area
573.2 Sq.m.

The following non-financial charges are shown on
the current title and may affect the property:
418565G - Right of Way
589238 - Statutory Building Scheme

Setbacks are derived from field survey.

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

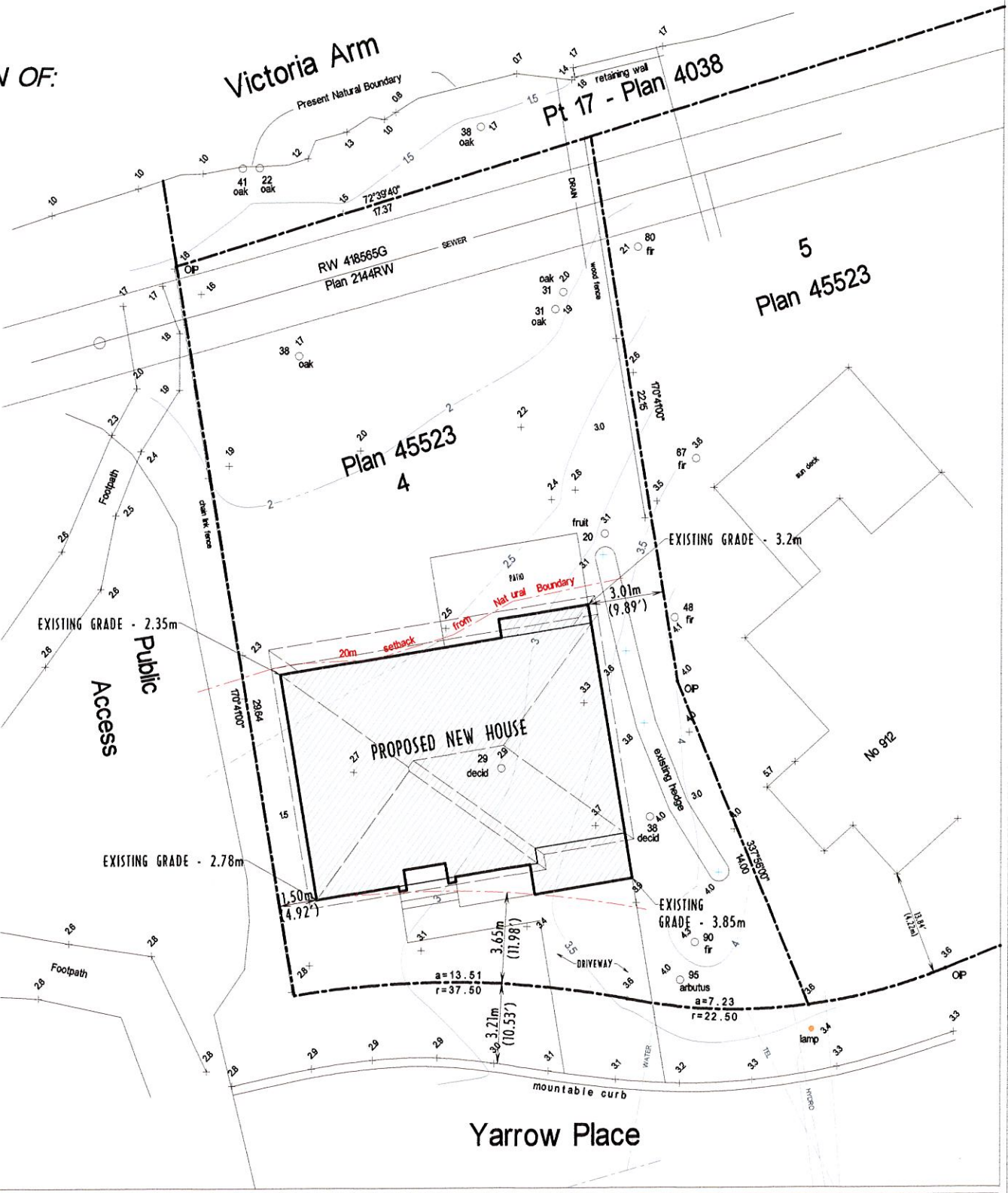
This document shows the relative location of the surveyed
features and shall not be used to define property boundaries.

Note: All setbacks to be confirmed with
Township of Esquimalt Planning Department.

Note: Location of Utility services scaled from
Township of Esquimalt records. All information
to be confirmed by field inspection / survey.

File : 12039-36
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phone (250) 382-8855

April 15, 2015



910 YARROW PLACE - SITE DATA

	PROPOSED	RS-1 REQUIREMENTS
LOT AREA	573.2 sq.metres	530 sq.metres
TOTAL FLOOR AREA HOUSE	198.44 sq.metres	
TOTAL FLOOR AREA GARAGE	23.37 sq.metres	
FLOOR AREA RATIO	.35	.35
LOT COVERAGE	21.53% or 123.41 sq.metres	30%
BUILDING HEIGHT	7.14m	7.3m
BUILDING WIDTH	12.65m	7.0m
SETBACKS		
FRONT	**3.65m	7.5m
REAR	20.0m	20.0m (DEVELOPMENT PERMIT AREA)
EAST SIDE	3.01m	1.5m
WEST SIDE	1.5m	1.5m
SUM OF SIDE YARD SETBACKS	4.51m	4.5m

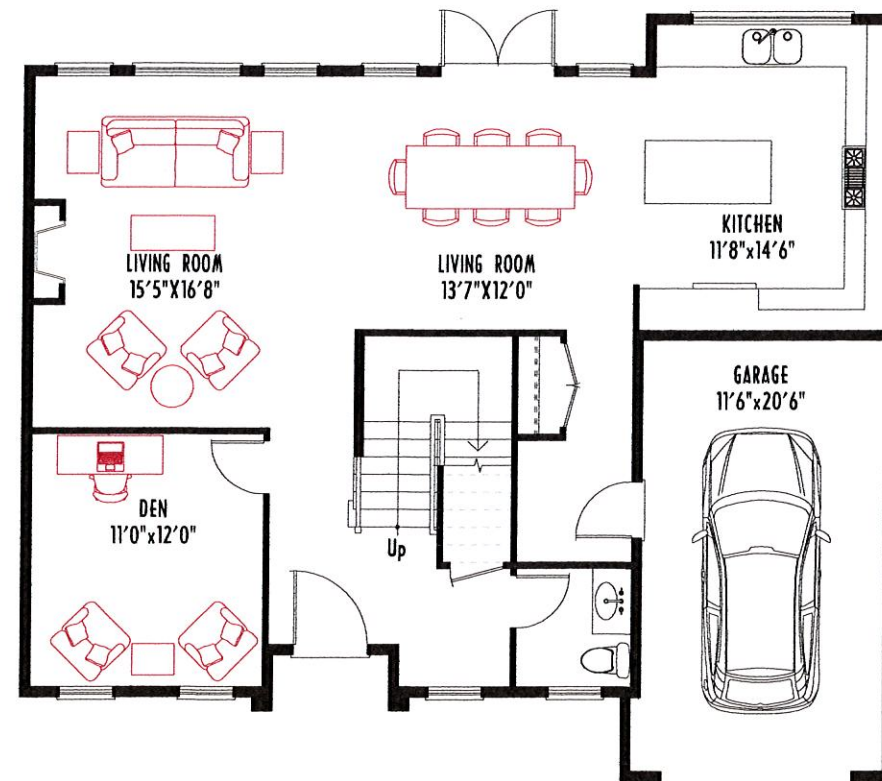
** REQUIRES VARIANCE

DATE - January 3, 2017
SHEET 1 OF 3

THE
bwd
GROUP

The BWD Group
109-2605 Bridge Street
Victoria, BC V8T 4Y4
Phone - 250-704-8984
Email - bw@brucewilkin.ca
mw@bwdgroup.ca

PROPOSED NEW RESIDENCE 910 YARROW PLACE

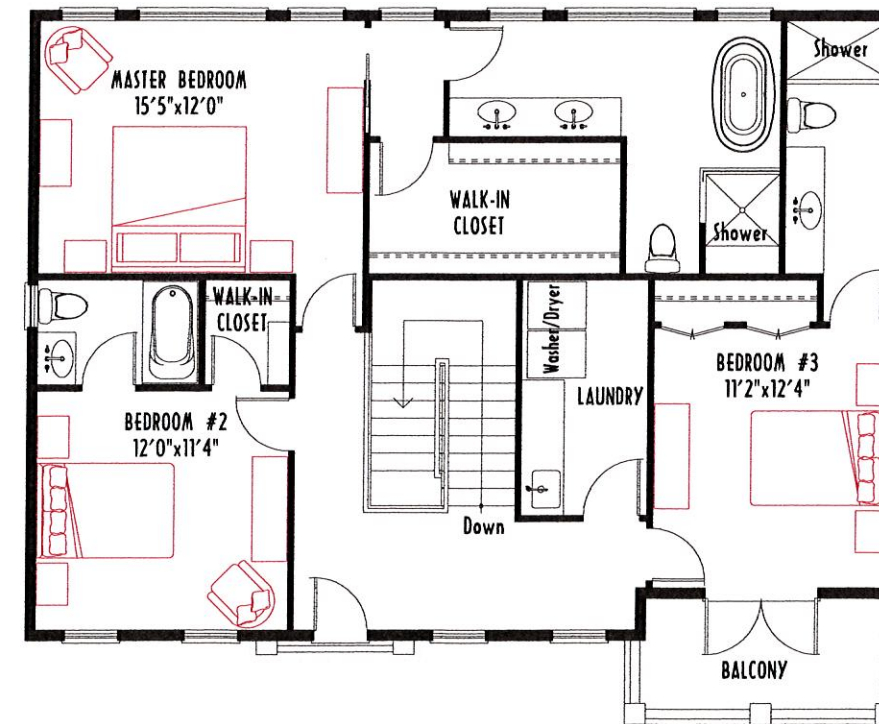


FIRST STOREY FLOOR PLAN

HOUSE FLOOR AREA - 91.56 sq.metres (985.5 sq.ft.)

GARAGE FLOOR AREA - 23.37 sq.metres (251.5 sq.ft.)

SCALE - 1/4" = 1'-0"



SECOND STOREY FLOOR PLAN

FLOOR AREA - 106.88 sq.metres (1150.5 sq.ft.)

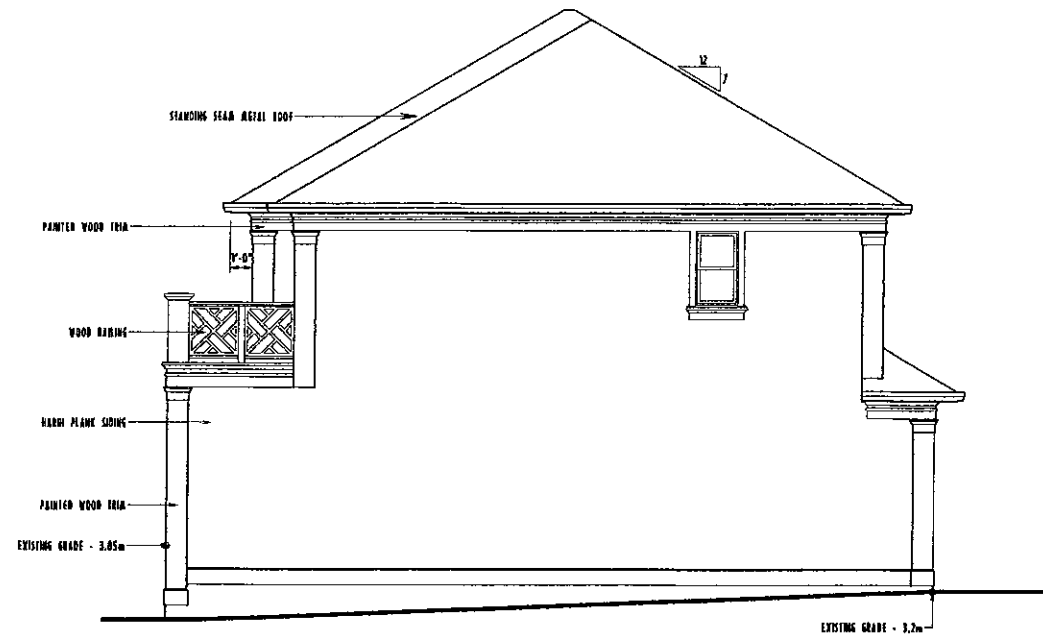
SCALE - 1/4" = 1'-0"

DATE - January 3, 2017
SHEET 2 OF 3

THE
bwd
GROUP

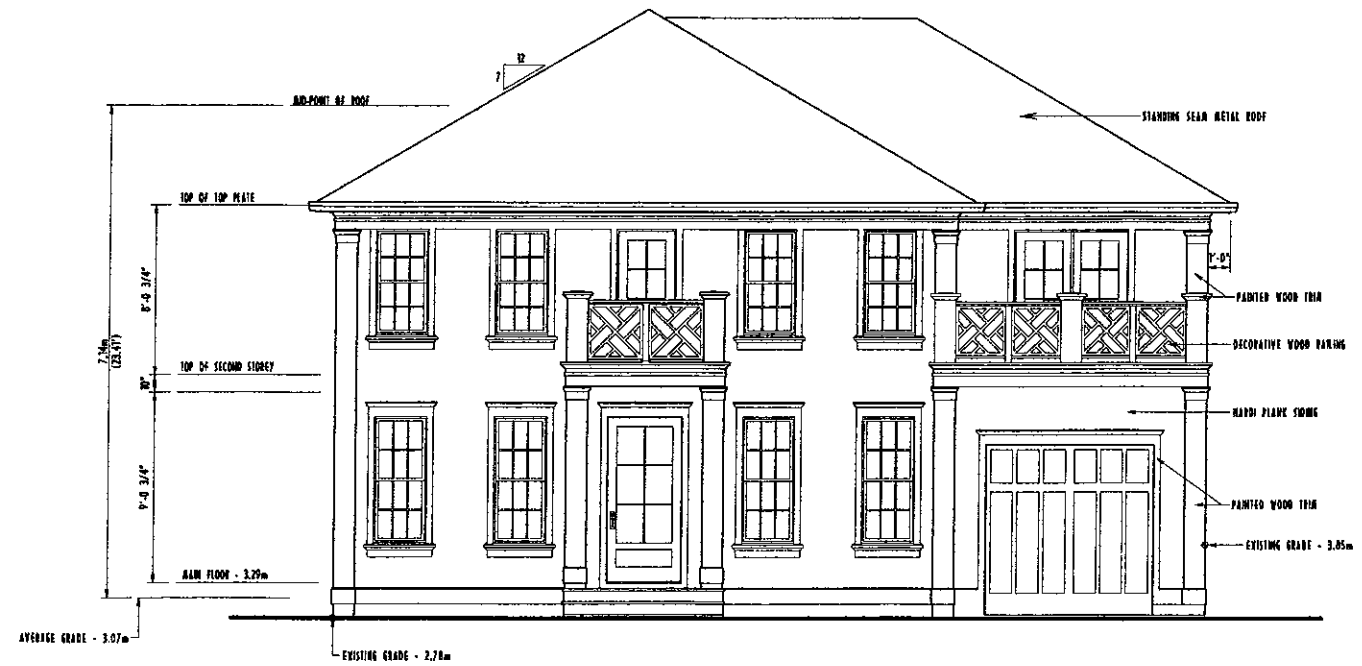
The BWD Group
109-2605 Bridge Street
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PROPOSED NEW RESIDENCE 910 YARROW PLACE



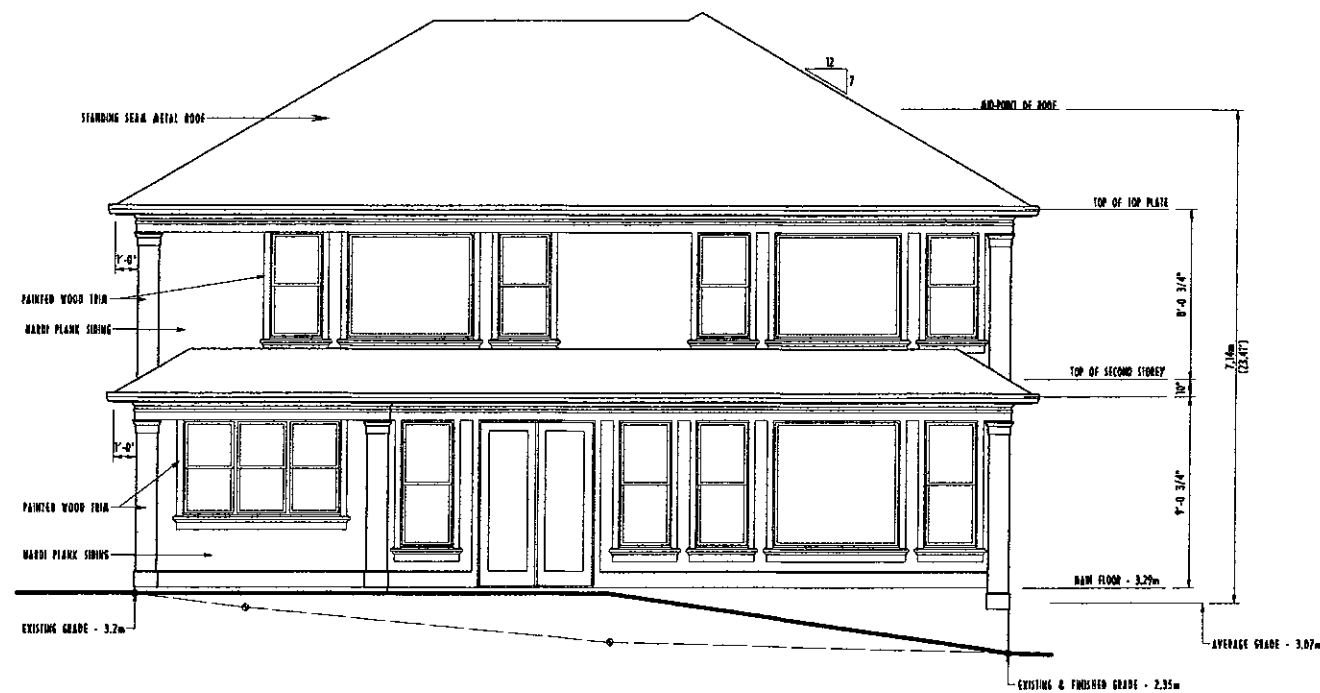
EAST SIDE ELEVATION)

SCALE - 1/4" = 1'-0"



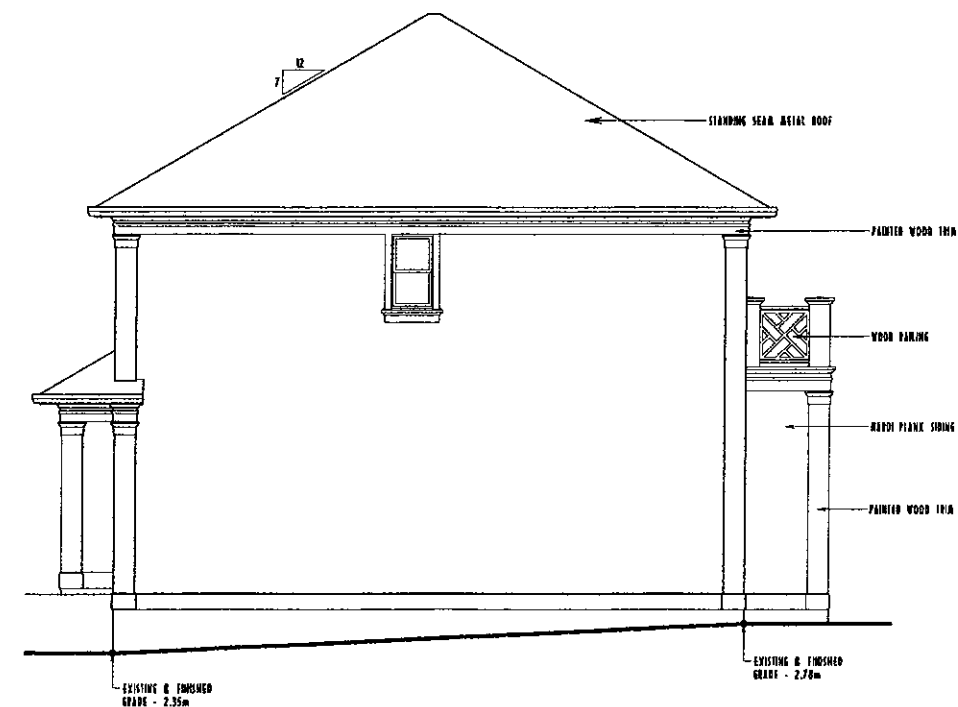
SOUTH (FRONT) ELEVATION)

SCALE - 1/4" = 1'-0"



NORTH (REAR) ELEVATION)

SCALE - 1/4" = 1'-0"



WEST SIDE ELEVATION)

SCALE - 1/4" = 1'-0"

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SHEET 3 OF 3

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PROPOSED NEW RESIDENCE 910 YARROW PLACE



Recommended Nursery Stock

Large Shrubs

Total: 44

Botanical Name	Common Name	Size
Ilex crenata 'Sky Pencil'	Sky Pencil Holly	2m ht.
Ribes sanguineum	Red Flowering Currant	#5 pot
Rosa nutkana	Nootka Rose	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	2m ht.

Medium Shrubs

Total: 10

Botanical Name	Common Name	Size
Symphoricarpos albus	Snowberry	#5 pot

Small Shrubs

Total: 229

Botanical Name	Common Name	Size
Buxus 'Green Velvet'	Green Velvet Boxwood	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Erica carnea 'Springwood White'	Springwood White Heather	#1 pot
Lavandula officinalis	English Lavender	#1 pot

Perennials, Annuals and Ferns

Total: 139

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Carex densa	Dense Sedge	#1 pot
Juncus effusus	Common Rush	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

910 Yarrow Place | Landscape Concept Plan