Scale 1:500

0 5 10 20 30 40 50

MFE = 14.47

N

Approximate Well Shed location (Provided by others)

TOE OF BANK

EDGE OF CREEK

PNB FROM PLAN VIP84729

Approximate area of the Works per SRW FA888493 & FA488494

Approximate Septic Tank Location (Provided by others)

SECTION 12
SECTION 13

A
PLAN VIP84729
Zone: CA2

OEP Natural Boundary

Approximate Well Shed location (Provided by others)

Existing Septic Tank

Cedar 40cm Drip 3m (No elevs)
Cedar 30cm Drip 3m
Cedar 35cm Drip 3m
Dec 40cm Drip 3m
Drip 7m Cedar 90cm
Drip 7m Cedar 90cm
Drip 7m Cedar 90cm
Maple 40cm Drip 3m
Cedar 80cm
Maple 40cm Drip 3m
Maple 40cm Drip 3m
Cedar 125cm Drip 6m
Maple 40cm Drip 2m
Dec 100cm Drip 7m
Fir 70cm Drip 8m
Fruit 30cm Drip 3m
Fruit 40cm Drip 3m
Fruit 30cm Drip 3m
Dec 30cm Drip 3m
Fir 100cm Drip 5m
Fir 50cm Drip 5m
Fir 60cm Drip 6m
Fir 80cm Drip 5m
Fruit 40cm Drip 3m
Cottonwd 60cm Drip 2m
Fir 50cm Drip 3m (No elev)
Fir 15cm Drip 3m
4 Cotton 15cm Drip 4m
3 Maple 15cm Drip 4m
Fir 30cm Drip 4m
Fir 40cm Drip 3m
Cotton 20cm Drip 4m
Cotton 20cm Drip 4m
2 Cotton 15cm Drip 4m
Cotton 10cm Drip 5m
2 Maple 10cm Drip 3m
Fir 57cm Drip 4m
Fir 43cm Drip 3m
Fir 40cm Drip 3m
Fir 40cm Drip 3m
Dec. 15cm Drip 1m
Pine 15cm Drip 2m
Pine 15cm Drip 2m
Pine 10cm
Apple 40cm Drip 3m
Dec 55cm Drip 4m
Holly Multi
Holly Multi Drip 1m
Apple 20cm
Apple Multi
Apple Multi Drip 2m

10m o/s from Natural Boundary

Top of bank

CREEK

Fir 40cm 0.1m Wide Rock Wall

Bridge

Approximate Natural Boundary

Asphalt

CLEAN OUT
PROPANE

Gate Post

Power Post

Shed

Metal Post Fence

RIPARIAN ASSESSMENT AREA

Zone: CA2(b)

SPEA and 10m ZOS for Leaf Fall & Litter Drop and LWD

SPEA and 2m ZOS for Leaf Fall & Litter Drop and LWD 2m ZOS

Reach Break

Stream

HWM

Ditch

SHADE

ZOS for Shade

Bus Stop

Edge of Asphalt

Shoulder of Road

C
(DD38005I)

Natural Boundary Plan VIP64261

481 477 476 286 431 314 285 455 357 264 230 141 102 53 18 14 215 193 117 (204) 448 368 old52

50.55 59.74m (196') Bend 27.71 221 174.44 84.59 20.203 85.400

Easement

Driveway

Fallen

WELL

WOOD FENCE

CHAIN LINK FENCE

EDGE OF PAVEMENT

FULFORD – GANGES ROAD

Asphalt

LEGAL BOUNDARIES ARE APPROXIMATE AND SUBJECT TO FINAL LEGAL SURVEY

SITE PLAN

ECOVELOPMENT PROJECTS INC.

Lot A, Plan VIP84729, Section 12,
and Parcel C (DD38005I) Section 13,
All in Range 1,
South Saltspring Island, Cowichan District

ADDRESS : 2661 Fulford–Ganges Rd	
SURVEYOR : PJW	SCALE : 1:500
DRAWN : PJW	DATE : Aug 30/16
OUR FILE : 26660–2	REV: Aug 27/18

J.E. ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVENUE,
VICTORIA, BC, V8Z 4B7
TEL: 250–727–2214 FAX: 250–727–3395
WEB: www.jeanderson.com
VICTORIA – NANAIMO – PARKSVILLE

V:_Surveying\26660–2...\01...\26660–2.dwg (Working)

LEGEND

All distances and elevations shown are in metres
Elevations are geodetic referenced by GNSS ties to ACP Albert Head
Contour interval = 0.5m

- ● --- Denotes Standard Iron Post Found
- ▲ --- Denotes Traverse Station
- --- Denotes Utility Pole
- --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree

HWM --- Denotes High Water Mark
QEP --- Denotes Qualified Environmental Professional
Drip --- Denotes approximate radial distance from centre of tree trunk to outer limit of foliage
Dec. --- Denotes Deciduous

Certified correct, this 27th day of August, 2018.

Peter Wittstock QRVALE

c=CA, cn=Peter Wittstock QRVALE, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=QRVALE

Peter J. Wittstock, B.C.L.S.