



LOCATION PLAN
N.T.S.

RECEIVED
SUB00963
APR 26 2012
CITY OF NANAIMO
DEVELOPMENT SERVICES
PLANNING DIVISION

AREA SUMMARY

TOTAL SITE AREA	3.040 Ha.
REQUIRED PARK DEDICATION AREA (5%)	0.152 Ha.
PROPOSED PARK DEDICATION AREA	0.177 Ha.
ELIGIBLE DEVELOPMENT DENSITY AREA:	2.863 Ha.
PARK/GREENSPACE DENSITY BONUS AREA:	0.437 Ha.
R10 ZONING ALLOWABLE DENSITY	16 UPH
ALLOWABLE UNIT COUNT	52 UNITS
PROPOSED UNIT COUNT	37 UNITS

PROPOSED 7m BUILDING SETBACK FROM TOE OF FILL SLOPE AS PER GEOTECHNICAL ASSESSMENT REPORT PREPARED BY LENKOWICH ENGINEERING ASSOCIATES LTD. (FILE No. G9927.01) DATED APRIL 18, 2012

LOT AREA SUMMARY
(EXCLUDING 30% GRADES < 10m LONG)

LOT No.	TOTAL LOT AREA	AREA <30% GRADE	LOT No.	TOTAL LOT AREA	AREA <30% GRADE
1	750 s.m.	615 s.m.	14	720 s.m.	720 s.m.
2	856 s.m.	608 s.m.	15	620 s.m.	620 s.m.
3	714 s.m.	609 s.m.	16	603 s.m.	603 s.m.
4	709 s.m.	623 s.m.	17	613 s.m.	613 s.m.
5	860 s.m.	640 s.m.	18	608 s.m.	608 s.m.
6	895 s.m.	640 s.m.	19	661 s.m.	661 s.m.
7	943 s.m.	708 s.m.	20	660 s.m.	660 s.m.
8	1275 s.m.	N/A	21	660 s.m.	660 s.m.
9	1434 s.m.	N/A	22	614 s.m.	614 s.m.
10	1618 s.m.	N/A	23	678 s.m.	678 s.m.
11	714 s.m.	746 s.m.	24	625 s.m.	625 s.m.
12	608 s.m.	640 s.m.	25	620 s.m.	620 s.m.
13	608 s.m.	640 s.m.	26	659 s.m.	659 s.m.

SHADED AREAS INDICATE EXISTING SURFACE GRADIENT @ 30% OR GREATER

NOTE:
1. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENGR

LEGEND

PROP.	EXIST.	PROP.	EXIST.
WATERMAIN	FLUSHOUT	HYDRANT ABOVE GROUND	FLUSHOUT
STORM SEWER	SANITARY SEWER	BELOW GROUND	FLUSHOUT
GAS MAIN	ELECTRICAL DUCT	CATCHBASIN	MANHOLE
CULVERT & DITCH	DITCH INLET/OUTLET	SWALE	CLEANOUT
EDGE OF PAVEMENT	VALVE BOX	LIMIT OF CONSTRUCTION	HYDRO POLE
			CAP
			PLUG
			STREETLIGHT
			FENCE

SITE LEGAL DESCRIPTION
LOT A, DISTRICT LOT 54,
WELLINGTON LAND DISTRICT, PLAN 36692

BENCHMARK DESCRIPTION
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT
No. 82H5686 LOCATED ON HAMMOND BAY ROAD AS SHOWN.
ELEVATION = 45.165m

ENGINEER'S SEAL
DESIGN: RHS
DRAWN: dh
CHECKED:
PLOT DATE: 04-24-12
PRINT DATE:
HORIZONTAL SCALE: 1:500
VERTICAL SCALE:

CLIENT NAME: JAGATS HOLDINGS LTD.
PROJECT NAME: PROPOSED SUBDIVISION
5011 HAMMOND BAY ROAD

DRAWING TITLE: PRELIMINARY LOT LAYOUT

PROJECT TYPE: L	CLIENT No.: 437	PROJECT No.: 29	DRAWING No.: PLA	REVISION No.: 00	CITY PLAN FILE No.:
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ENG00 / SUB00