CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP000797

ADVANCED WINDOW SYSTEMS
Name of Owner(s) of Land (Permittee)

4800 CEDAR RIDGE PLACE
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.

2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

   Legal Description:

   LOT 1, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN 32491, EXCEPT PART IN PLANS 37954, VIP62511 AND VIP64055
   PID No. 000-153-087

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

   Schedule A LOCATION PLAN
   Schedule B SITE PLAN
   Schedule C SITE GRADING PLAN
   Schedule D PARKADE FLOOR PLAN
   Schedule E LANDSCAPE PLAN
   Schedule F PUBLIC WALKWAY PAVING APRON
   Schedule G PARKING AREA SCREEN FENCE
   Schedule H PARKING LOT BUFFER STRIP
   Schedule I FENCE & ARBOUR DETAIL
   Schedule J BICYCLE PARKING
   Schedule K PARKING SUMMARY
   Schedule L BUILDING ELEVATIONS
   Schedule M BUILDING ELEVATIONS
   Schedule N MATERIALS & COLOURS
   Schedule O TREE MANAGEMENT PLAN
   Schedule P STORMWATER MANAGEMENT PLAN
   Schedule Q EROSION & SEDIMENT CONTROL PLAN
   Schedule R STEEP SLOPE ANALYSIS & SITE SECTION
   Schedule S TREE PROTECTION FENCING DETAIL

a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.

4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Building Height
Section 7.6.1 allows a maximum building height of 14 m. The proposed building has a height of 15 m, a height variance of 1 m.

Required Onsite Parking
The required onsite parking for 87 multi-family units is 144 parking spaces. The proposed onsite parking is 122 parking spaces, a variance of 22 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **13TH** DAY OF **AUGUST**, **2012**.

A/ Manager of Legislative Services
Kristin King

2012-Aug-16
Date

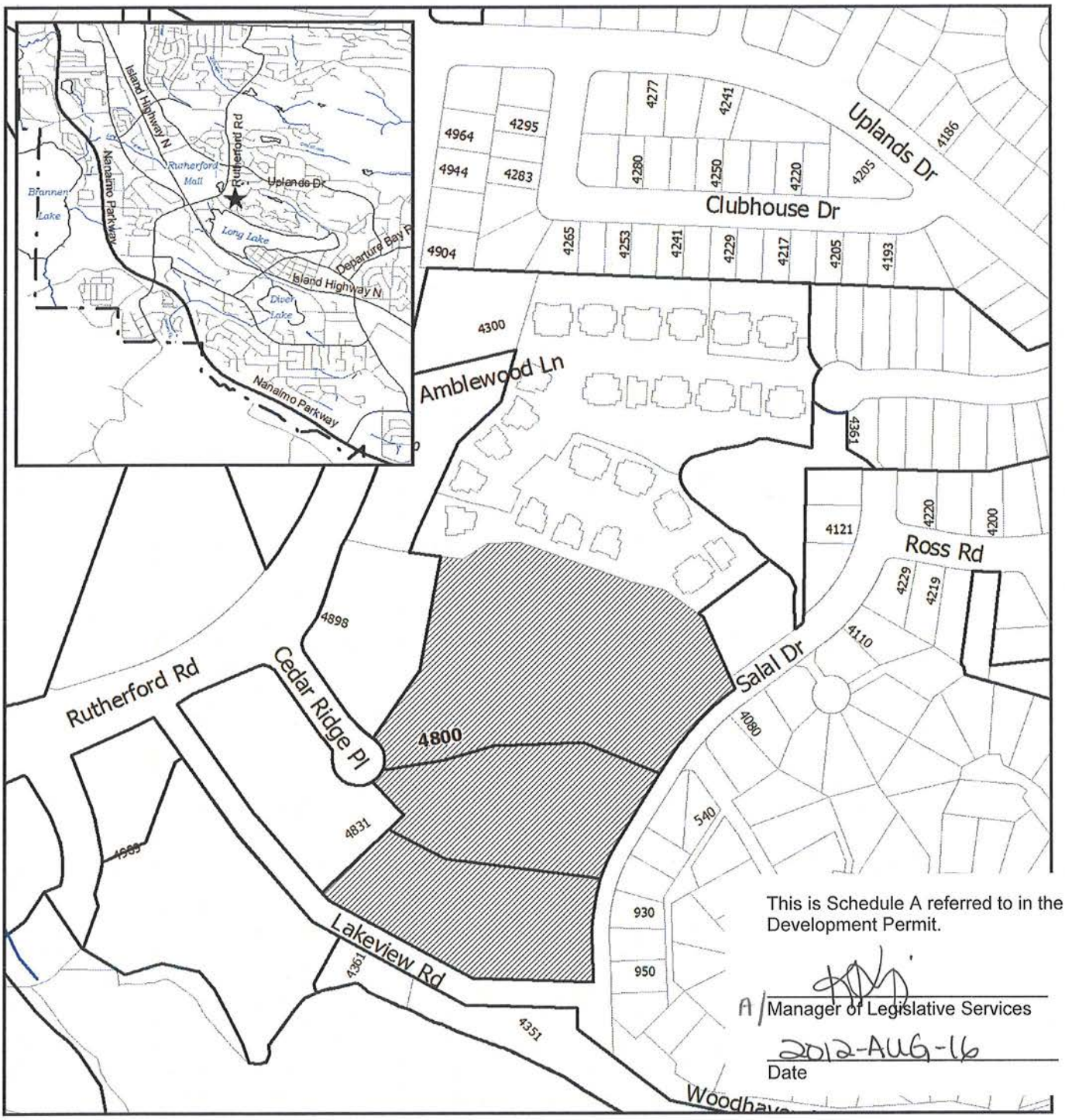
GN/lb

Prospero attachment: DP000797

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule A

Location Plan



This is Schedule A referred to in the Development Permit.

A/Manager of Legislative Services

2012-AUG-16
Date

DEVELOPMENT PERMIT NO. DP000797

LOCATION PLAN

Subject Property

N

Civic: 4800 Cedar Ridge Place
Lot 1, District Lot 17, Wellington District, Plan 32491,
Except Part in Plans 37954, VIP62511 and VIP64055

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule B

Site Plan

RUTHERFORD ROAD

CEDAR RIDGE PLACE

Existing Grand Hotel

Rock Knoll and Trees

Future Development

Project Sign (coord w/ Landscape)

Access Road

Commercial Site

Phase 1 Apartment Building (3+4 Storey) 87 Units

Natural Rock Feature Amenity Area

SALAL DRIVE

Nature Walk

Nature Walk

Future Development

LAKE VIEW ROAD (NOT BUILT)

Park adjacent Long Lake

This is Schedule B referred to in the Development Permit.

A/ Manager of Legislative Services

2012-AUG-16
Date

Site Plan

Scale: 1:500

0 5 10 15 30 Meters

0 20 40 100 Feet

Location Plan

Cedar Ridge Nanaimo BC
SkyRider Developments
Derek Crawford Architect Inc.
Grace Point Square 2203-115 Fulford-Ganges Road
Salt Spring Island, BC V8K 2T9

Re-issued for Development Permit
April 16, 2010

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule C

Site Grading Plan

AVERAGE ***NATURAL*** GRADE TABLE

Location	existing Elevation in feet		
Center Stair	499		
NE Corner	478		
East Stair	499		
SE Corner	492		
SE Mech.	499		
South Center	499		
SW Storage	499		
SW Corner	450		
NW Corner	457		
North Center	488		
Sum of 10	4835		
Average NATURAL grade equals		483.5	feet
Main Floor Elevation		486.5	feet
Main Floor to Average Natural Grade		2.9	feet
Main Floor to Highest Roof		46.09	feet
Average Natural Grade to Highest Roof equals		49.09	feet
14m allowable height equals		45.92	feet
1m requested variance equals		3.281	feet
15m requested height equals		49.212	feet
Maximum Geodetic calculation			
		483.5	feet
		49.212	feet
Maximum Geodetic equals		512.81	feet
or		*156.385	m

AVERAGE ***FINISHED*** GRADE TABLE

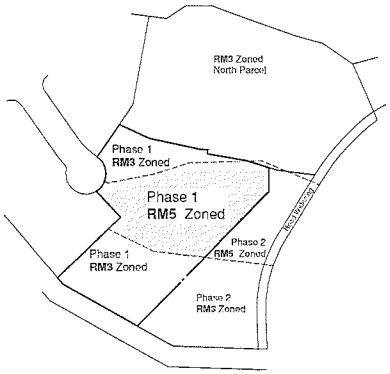
Mark	Elevation 1 in feet	Elevation 2 for sloped grade	Average for sloped grade	Wall Length in feet	Mult. Av Wall Length	
1	465.83			181.42	84510.9	
1a	465.83			30.08	14012.2	
2	471.18			11	5182.8	
3	484.87	482.83	482.75	20	9655.0	
3a	484.87	458	481.34	24	11072.0	
4	485.83	484.87	485.25	15.08	7016.0	
5	480.83	484.87	482.75	10.67	4937.5	
5a	484.87			112.08	52080.2	
6	485.83	459	481.52	20.07	9547.8	
6a	485.83			54.25	25271.2	
7	485.87			54.58	25475.0	
8	485.83	490	482.92	67.25	31131.0	
9	480			38.42	17973.2	
10	480			47.97	21928.2	
11	490			12	5520.0	
11a	455.5			7.12	3243.2	
12	455.5			42.08	19167.4	
13	455.5	462.83	459.17	17.25	7920.0	
14	462.83	455.83	464.33	75.08	35205.2	
			Total	841.7	390220.45	
	Average FINISHED grade equals				463.61	feet
	Main Floor Elevation equals				486.50	feet
	Main Floor to Average Finished Grade				2.89	feet
	Main Floor to Highest Roof				49.09	feet
	Average Finished Grade to Highest Roof equals				46.97	feet

SITE INFORMATION:

LEGAL DESCRIPTION:
LOT 1, D.L. 17, W.D. PLAN 32 491
EXCEPT PART IN PLANS 37954,
VIP62511 AND VIP64055

SITE AREA:

RM5 Zoned portion of Phase 1 66,422 sq. ft. or 6170.6 M2



RM5 Parcel:

MUNICIPAL ADDRESS: 4800 CEDAR RIDGE PLACE
LEGAL DESCRIPTION: Plan VIP 54 405

SITE AREA:
63,964 sq. ft. or 5886.55 M2

CURRENT ZONING = RM5

FOOTPRINT AREAS:
Apartment Building:
(Parkade GFA) 23,029 sq. ft. or 2139.4 M2

TOTAL FOOTPRINT AREA 31,511 sq. ft. or 2927.4 M2

GROSS FLOOR AREAS:

Basement (excl. Parkade)	1914 S.F.	(177.8 m2)
Main Floor (excl. Lobby -378)	20,234 S.F.	(1879.7 m2)
Second Floor	20,560 S.F.	(1910.0 m2)
Third Floor	20,560 S.F.	(1910.0 m2)
Fourth Floor	18,943 S.F.	(1760.4 m2)
TOTAL Apartment G.F.A.	82,217 S.F.	(7638.0 m2)

PROPOSED USE = Apartment

AVERAGE GRADE CALCULATIONS
Avg. *Natural Grade* At Bldg Corners = 463.6' Geodetic
Avg. *Finished Grade* At Bldg Corners = 463.61' Geodetic
Max. Bldg. Elevation from Avg. *Natural Grade* = 512.81' Geodetic

BUILDING HEIGHT

Criteria	Required	Proposed
From *Natural* Grade	14.0m (46'-0" ft.) max.	15.0m (49'-2") max.

ZONING INFORMATION:

Criteria	Required	Proposed
Lot Area	1800 M2 min.	6170.6 M2
F.A.R.	1.25	1.24
Lot Coverage	40% max.	36%
Front Setback	6.0M (19.69 ft.) + 2M proj'n	Met or exceeded
Side Setback	3.0m (9.84 ft.) + .75M proj'n	Met or exceeded
Rear Setback	10.5m (34.45 ft.)	Met or exceeded

AMENITY SPACE

5% of Lot area Required 844.7 M2

Interior Amenity Area, Fitness - 48.9 M2	
x 2 For Int Space equals	**97.7 M2**
Common Exterior Decks	**145.7 M2**
Designated Useable	
Open Space	**972 M2**
Total Amenity Space	**1215.4 M2**

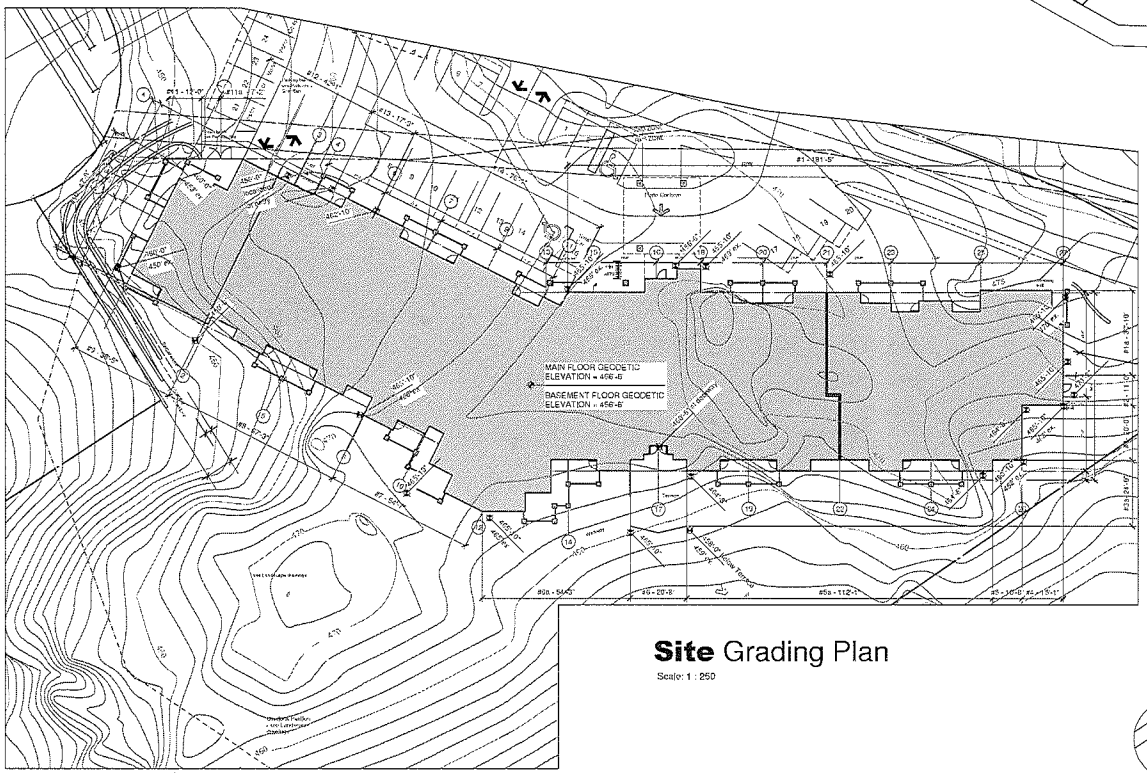
PARKING SUMMARY:
Requirements:
Apartment Units
87 Units x 1.0* = 87 *Relaxation

Parking Provided = **92**
87 for residents
4 for visitors
1 for Co-op Program
- including 3 handicapped stalls (2 required)
and 30 small cars (30 maximum)

UNIT BREAKDOWN:
Apartment Building

Type	Number
1	33
1a	2
1+d	2
2	30
2a	8
2b	7
2c	3
2+d	2

Total Apartment Building Units = **87**



Site Grading Plan
Scale: 1 : 250

Ceda
SkyRider Deve
Derek Crawf
Grace Point Square 2203-
Salt Spring Island, BC V8

This is Schedule C referred to in the Development Permit.

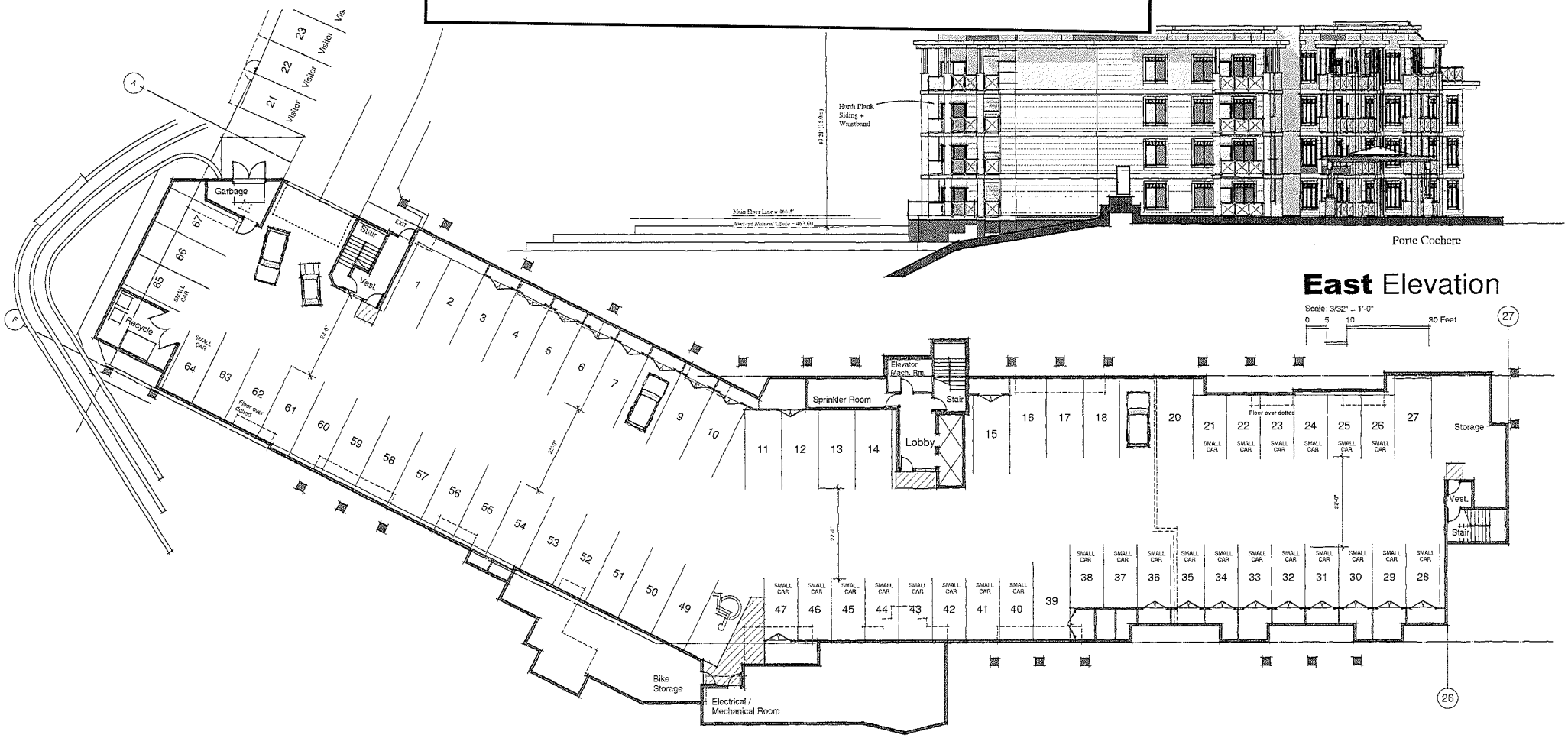
Manager of Legislative Services

2012-AUG-16
Date

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule D

Parkade Floor Plan



This is Schedule D referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

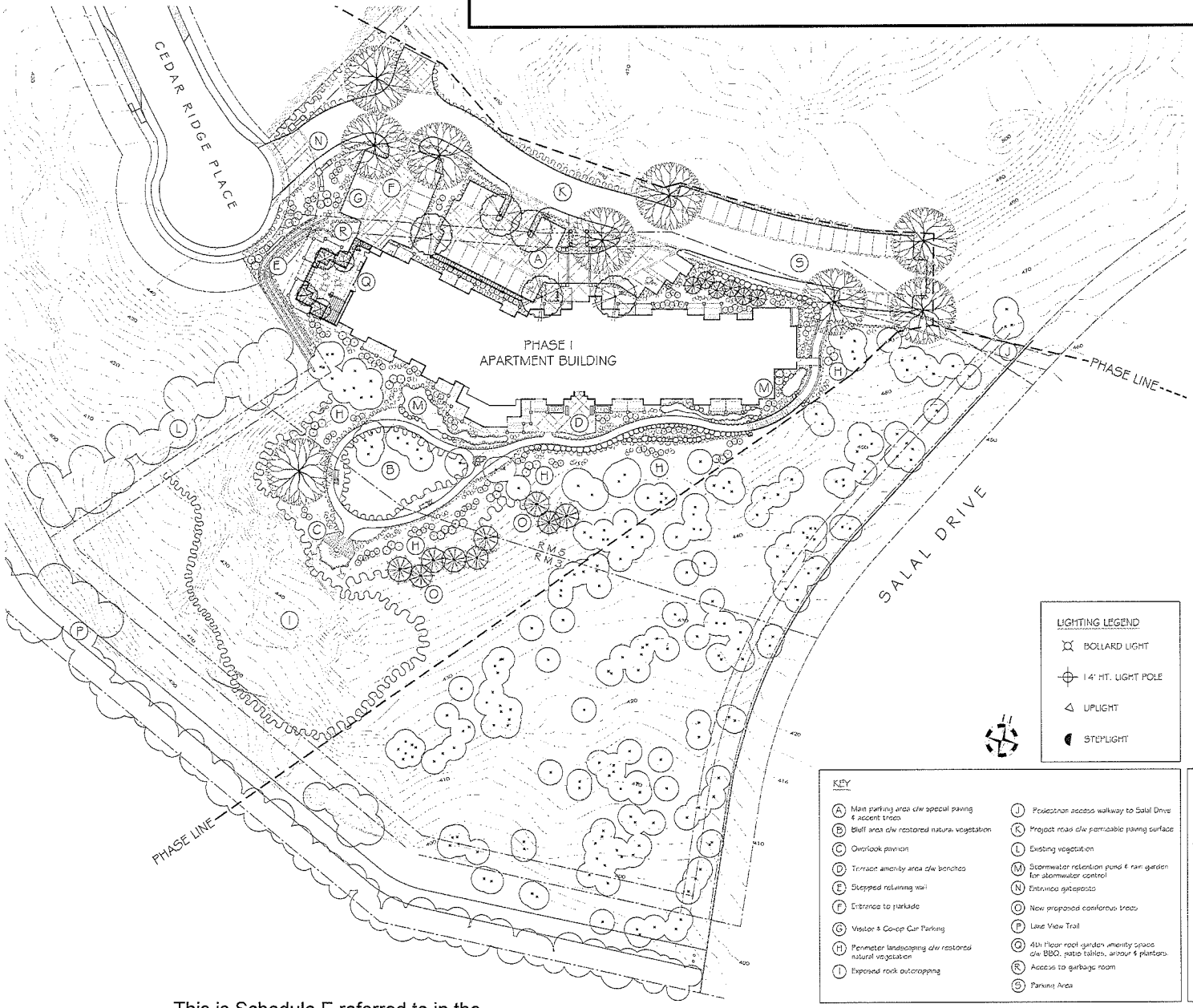
Cedar Ridge Nanaimo BC
SkyRider Developments
Derek Crawford Architect Inc.
Grace Point Square 2203-115 Fulford-Ganges Road
Salt Spring Island, BC V8K 2T9

Re-issued for Development Permit
April 16, 2010

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule E

Landscape Plan



ested Plant List

	Common Name	Latin Name	Size
Large Trees	Bigleaf Maple	Acer macrophyllum	6cm Cal
	Fortune's Tree	Cercidiphyllum japonicum	6cm Cal
	Autumn Flowering Cherry	Prunus subhirtella	6cm Cal
	Norway Maple	Acer platanoides var. 'Emerald Queen'	6cm Cal
	Austrian Pine	Pinus nigra	2.5m Ht
	Western Red Cedar	Thuja plicata var. 'Sunsprite'	2.5m Ht
	Copper Beech	Fagus sylvatica	6cm Cal
	London Plane Tree	Platanus acerifolia var. 'Bloodgood'	5cm Cal
Small Trees	Vine Maple	Acer circinatum	6cm Cal
	Red Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal
	Bigleaf Cherry	Prunus cerasus var. 'Jolifa'	6cm Cal
	Serbian Spruce	Picea omorika	2.5m Ht
	Japanese Snowbell	Styrax japonica	6cm Cal
Large Shrubs	Mexican Orange	Choisya ternata var. 'Pink Perfection'	#5 Pot
	Oregon Grape	Mahonia aquifolium	#5 Pot
	Hydrangea	Hydrangea paniculata var. 'Grandiflora'	#10 Pot
	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#10 Pot
	Mock Orange	Philadelphus lewisii	#5 Pot
	'Cheer' Rhododendron	Rhododendron var. 'P. J. M. Walloonii'	#5 Pot
	Spring Flowering Viburnum	Viburnum tinus var. 'Spring Bouquet'	#5 Pot
	Pieris	Pieris japonica var. 'Mary Helen'	#5 Pot
Medium Shrubs	Yellow Leaf Dogwood	Cornus sericea var. 'Sunshine'	#2 Pot
	Blood Twig Dogwood	Cornus sanguinea	#2 Pot
	Winter Bloom Box	Sarcococca hookeriana var. humilis	#2 Pot
	Salal	Gaultheria shallon	#1 Pot
	Heavenly Bamboo	Nandina domestica var. 'Gulf Stream'	#2 Pot
	Rhododendron	Rhododendron var. 'Dexter & Christmas Cheer'	#5 Pot
	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot
	Nootka Rose	Rosa nutkana	#2 Pot
	Mexican Blueberry	Vaccinium ovatum	#2 Pot
	David Viburnum	Viburnum davidii	#5 Pot
Small Shrubs	Evergreen Azalea	Azalea japonica var. 'Guelph White'	#2 Pot
	Deer Fern	Blechnum spicant	#1 Pot
	Autumn Fern	Dryopteris erythrosora	#1 Pot
	Winter Flowering Heather	Erica carnea var. 'Arthur Johnson'	#1 Pot
	Creeping Evergreen	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	Creeping Mahonia	Mahonia repens	#1 Pot
	Dwarf Pieris	Pieris japonica var. 'Debutante'	#2 Pot
	Dwarf Mock Orange	Prunus laurocerasus	#2 Pot
	Sword Fern	Polystichum munitum	#1 Pot
	Dwarf Rhododendron	Rhododendron var. 'Bow Bells'	#2 Pot
	Dwarf Bridal Wreath	Spiraea prunifolia var. 'Plena'	#1 Pot
Vines	Evergreen Clematis	Clematis armandii	#5 Pot
	Montana Clematis	Clematis montana var. 'Jackmanii & Elizabeth'	#3 Pot
	Virginia Creeper	Parthenocissus quinquefolia var. 'Engelmann'	#1 Pot
	Climbing Rose	Rosa var. 'New Dawn', & 'Adelaide d'Orleans'	#3 Pot
Ground Covers	Bearberry	Arctostaphylos uva-ursi 'Kinnikinnick'	#2P4 Pot
	Bunchberry	Cornus canadensis	#2P4 Pot
	Trailing Oregongrape	Berberis aquifolium	#2P4 Pot
	Wintergreen	Gaultheria procumbens	#3P4 Pot
	Mexican Creeping	Vinca major minor	#3P4 Pot
	Heavenly Bamboo	Nandina domestica var. 'Pygmaea'	#2P9 Pot
Perennials	Aquilegia	Aquilegia canadensis var. 'Corbett'	#2P9 Pot
	Hooker's Orange Lily	Lilium maculatum var. 'Hookeri'	#2P9 Pot
	Yellow Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	#2P9 Pot
	Purple Dwarf Daylily	Hemerocallis var. 'Little Grapette'	#2P9 Pot
	Coral Bells	Heuchera micrantha var. 'Bressingham Bronze'	#2P9 Pot
	Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	#2P9 Pot
	Yellow	Anthemis tinctoria var. 'Wargrave'	#2P9 Pot
	English Lavender	Lavandula angustifolia var. 'Munstead'	#2P9 Pot
	Japanese Forest Grass	Carex morrowii var. 'Aureo-variegata'	#3P9 Pot
Grasses	Sedge	Carex pendula	#2P9 Pot
	Slender Sedge	Carex tenuiflora	#2P9 Pot
	Orange Flame Sedge	Carex testacea	#2P9 Pot
Bulbs	Winter Crocus	Crocus chrysanthus var.	Lb.b.
	Snowdrops	Galanthus nivalis	Bulb
	Daffodil	Narcissus var. 'Tete a Tete'	Bulb
	Tulip	Tulipa species	Bulb

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with automatic, underground system.

LIGHTING LEGEND

- BOLLARD LIGHT
- 14' HT. LIGHT POLE
- UPLIGHT
- STEPLIGHT

KEY

- (A) Main parking area c/w special paving & accent trees
- (B) Bluff area c/w restored natural vegetation
- (C) Overlook pavilion
- (D) Terrace amenity area c/w benches
- (E) Stepped retaining wall
- (F) Entrance to parkade
- (G) Visitor & Co-op Car Parking
- (H) Perimeter landscaping c/w restored natural vegetation
- (I) Exposed rock outcropping
- (J) Pedestrian access walkway to Salal Drive
- (K) Project road c/w permeable paving surface
- (L) Existing vegetation
- (M) Stormwater retention pond & rain garden for stormwater control
- (N) Entrance gateposts
- (O) New proposed coniferous trees
- (P) Lake View Trail
- (Q) 4th Floor roof garden amenity space c/w BBQ, patio tables, arbour & planters
- (R) Access to garbage room
- (S) Parking Area

PLANTING LEGEND

- CONIFEROUS TREES
- LARGE DECIDUOUS SHADE TREE
- LARGE SHRUB
- SMALL ORNAMENTAL DECIDUOUS TREES
- MEDIUM SHRUB
- SMALL SHRUB
- EXISTING TREE
- GROUND COVER & PERENNIALS
- EXISTING TREE TO BE REMOVED

CED.
LANDSC

This is Schedule E referred to in the Development Permit.

A/ Manager of Legislative Services

2012-Aug-16
Date

SCALE: 1/32"=1'-0"

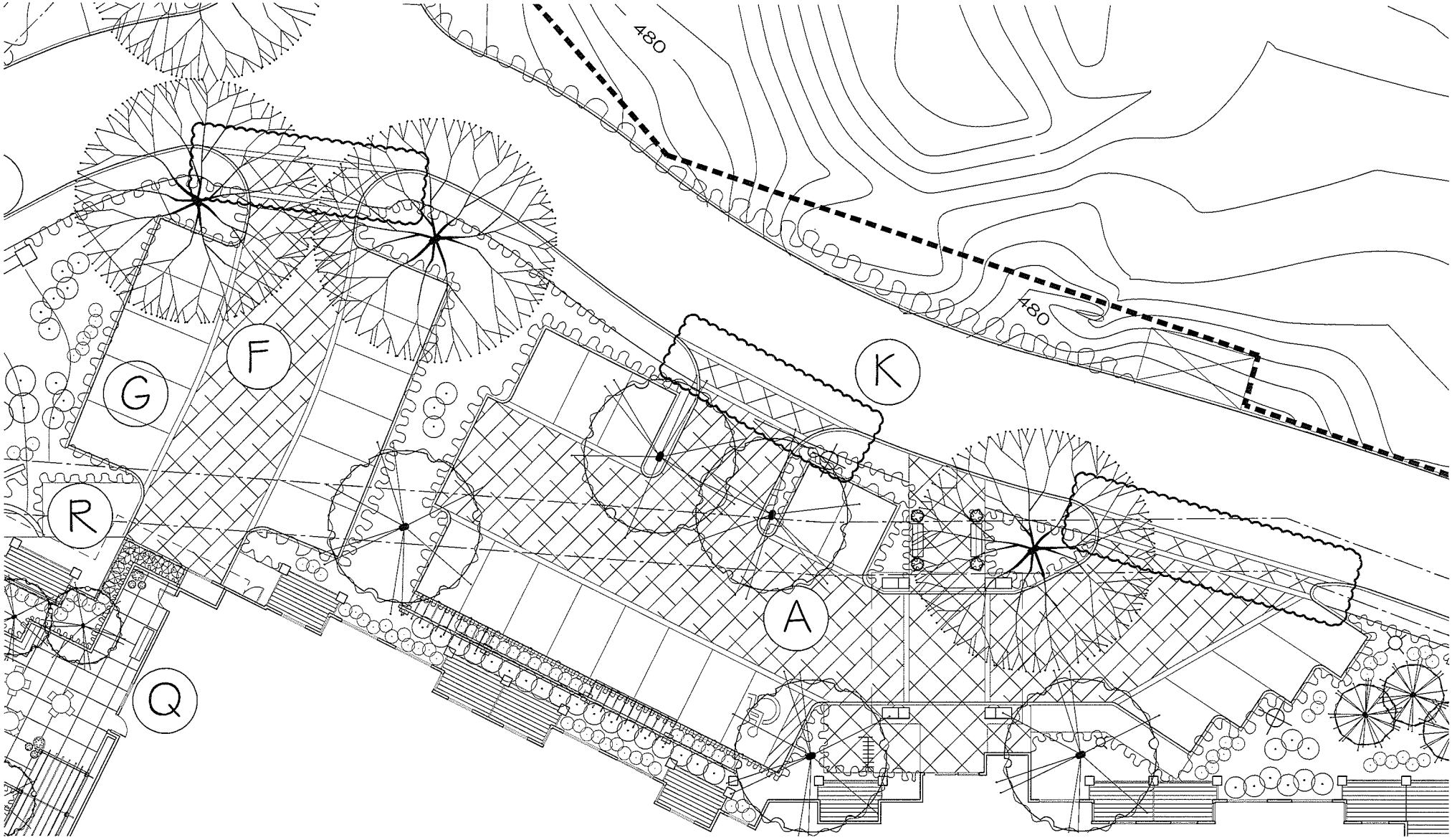
REVISED JUNE 24, 2010

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250-590-5302

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule F

Public Walkway Paving Apron



CEDAR RIDGE

LANDSCAPE DETAIL PLAN - PUBLIC WALKWAY PAVING APRONS

MAY 18, 2010

SCALE 1/16"=1'-0"

This is Schedule F referred to in the Development Permit.

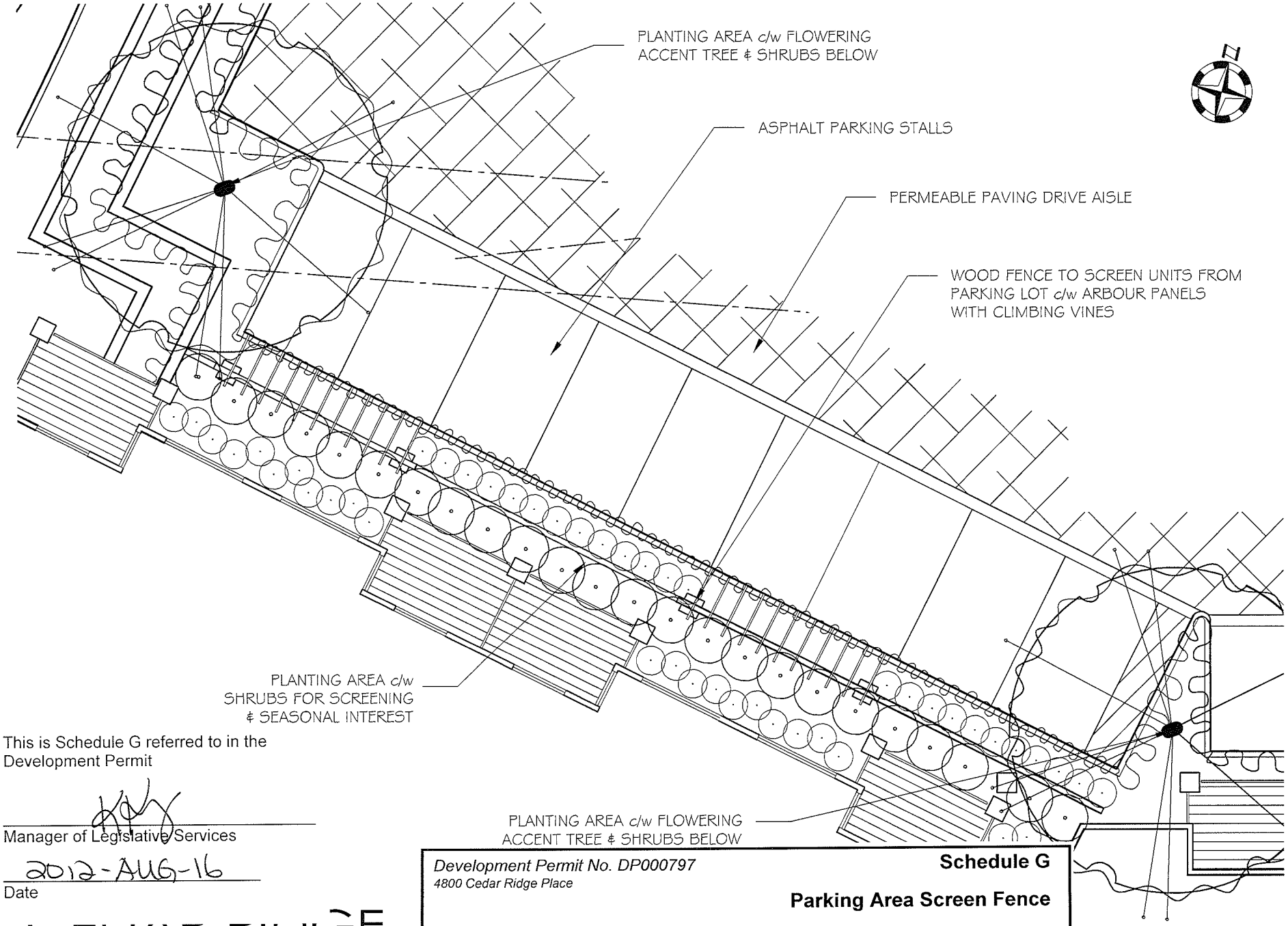
Manager of Legislative Services

2012-AUG-16

Date

4 ☆ SITE

LANDSCAPE ARCHITECTURE AND SITE PLANNING 250 509-5302



This is Schedule G referred to in the Development Permit

Manager of Legislative Services

2012-AUG-16
Date

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule G

Parking Area Screen Fence

CEDAR RIDGE

LANDSCAPE DETAIL PLAN - PARKING AREA SCREEN FENCE

MARCH 25, 2010

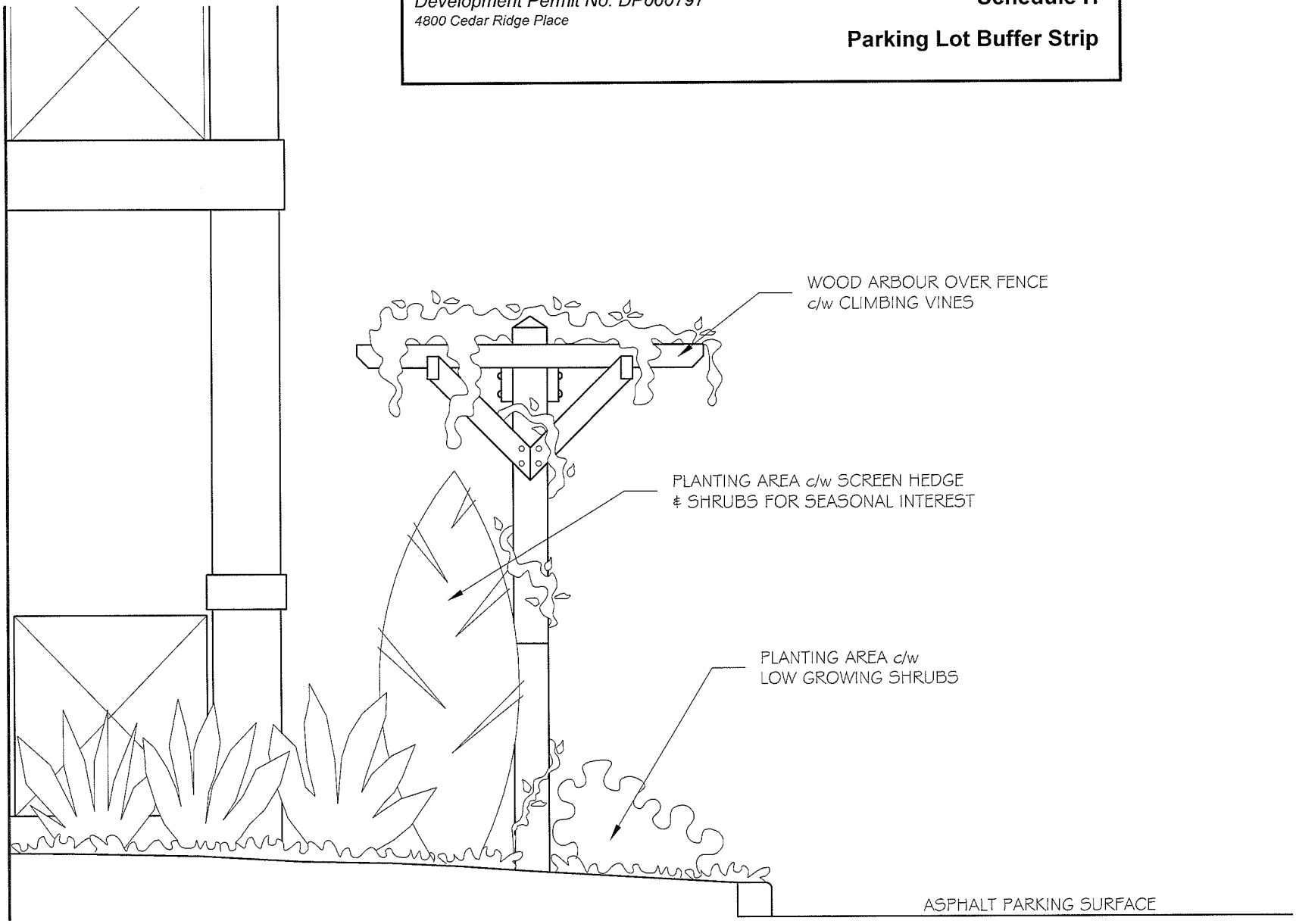
SCALE 3/32"=1'-0"

4 SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250-509-5302

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule H

Parking Lot Buffer Strip



This is Schedule H referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

CEDAR RIDGE

LANDSCAPE SECTION - PARKING LOT BUFFER STRIP

MARCH 25, 2010

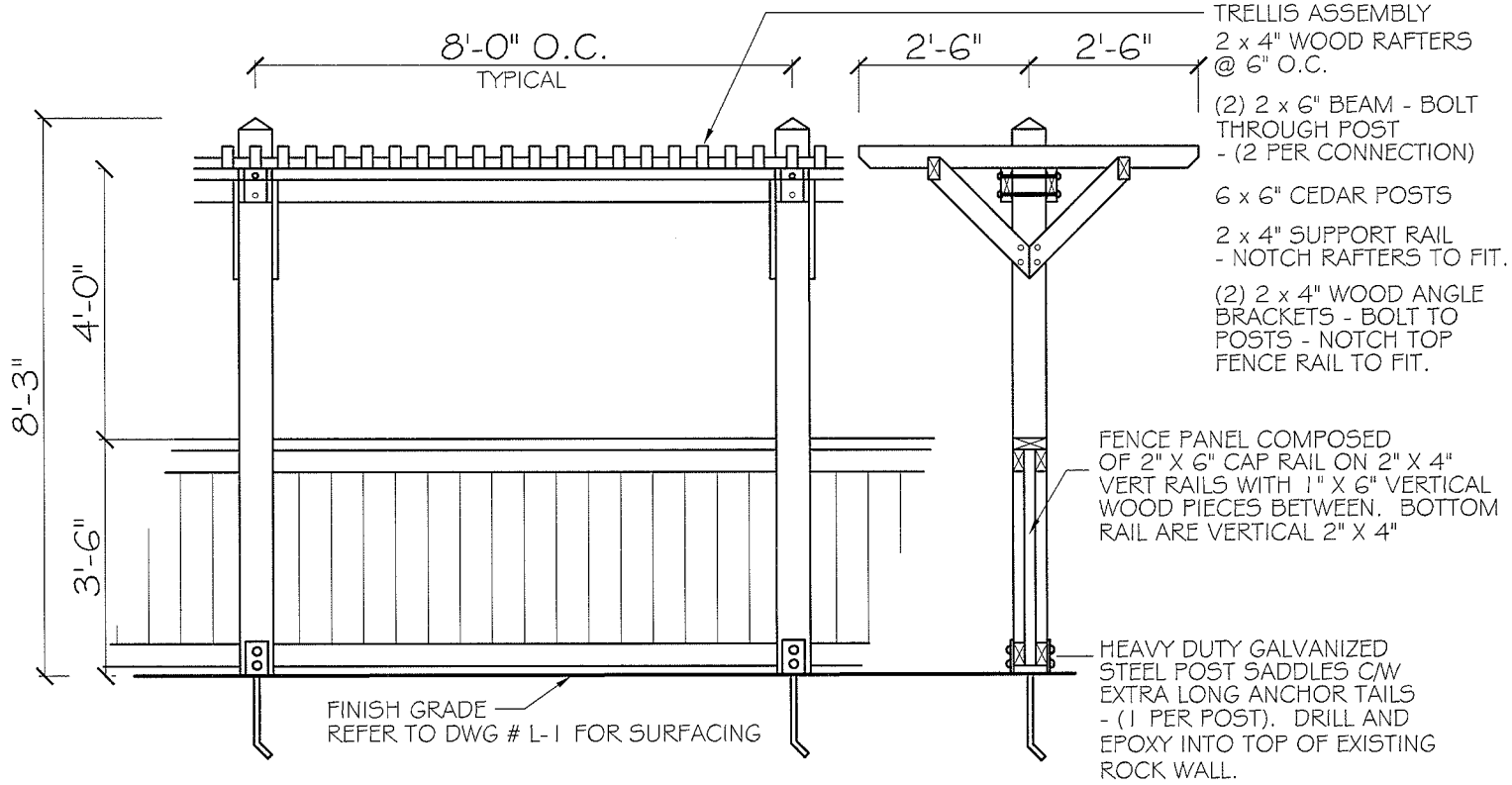
SCALE 1/2"=1'-0"

4 ★ SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250-509-5302

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule I

Fence & Arbour Detail



LOW WOOD FENCE c/w ARBOUR

SCALE 1/2" = 1' - 0"

CEDAR RIDGE

LANDSCAPE DETAIL - LOW WOOD FENCE WITH ARBOUR

MARCH 11, 2010

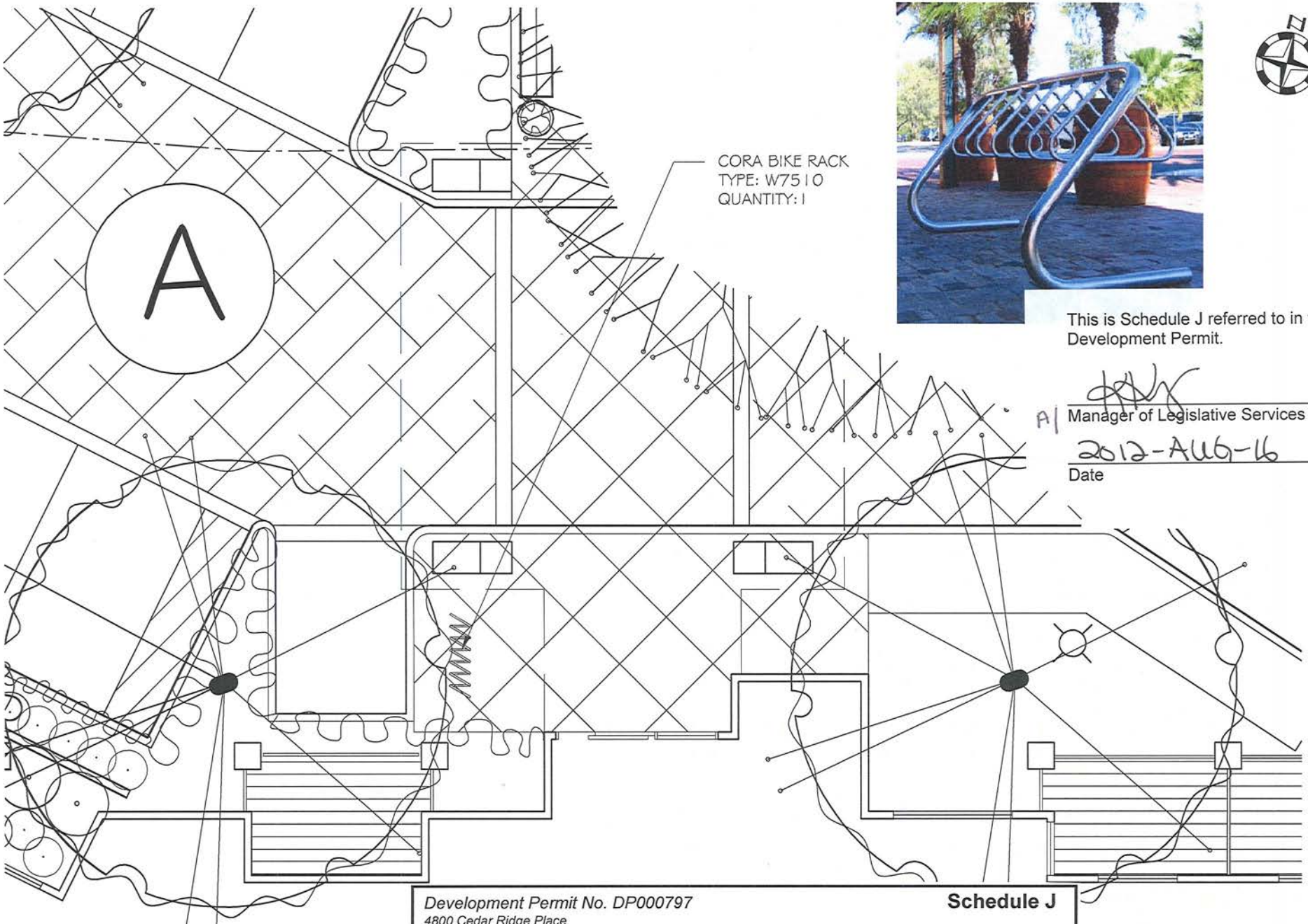
SCALE 3/8"=1'-0"

This is Schedule I referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

4 SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250-509-5302



This is Schedule J referred to in the Development Permit.

A| Manager of Legislative Services

2012-AUG-16
Date

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule J

Bicycle Parking

CEDAR RIDGE

LANDSCAPE DETAIL PLAN - BICYCLE PARKING AREA

MARCH 25, 2010

SCALE 1/8"=1'-0"

4 SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250-509-5302

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule K
Parking Summary

CEDAR RIDGE PARKING SUMMARY

DEREK CRAWFORD ARCHITECT INC.
REVISED June 24, 2010

	PARKADE Designated to Units	ON SITE Designated to Units	Designated to Visitors	Designated to Co-op parking
Standard stall 9'-0" x 19'-0"	39			
Standard stall 9'-0" x 19'-0" incl. 3' overhang past curb		36	6	1
Handicapped stall 12'-2" x 19'-0" incl. 3' overhang past curb			2	
Small Car stall 8'-3" x 15'-1"	30	7	1	
TOTAL Parkade designated to units	69			
sub-total On Site designated to units	43			
sub-total On Site designated to others	10			
TOTAL On Site	53			
GRAND TOTAL	122			

This is Schedule K referred to in the Development Permit.

A/ Manager of Legislative Services

2012-AUG-16
Date

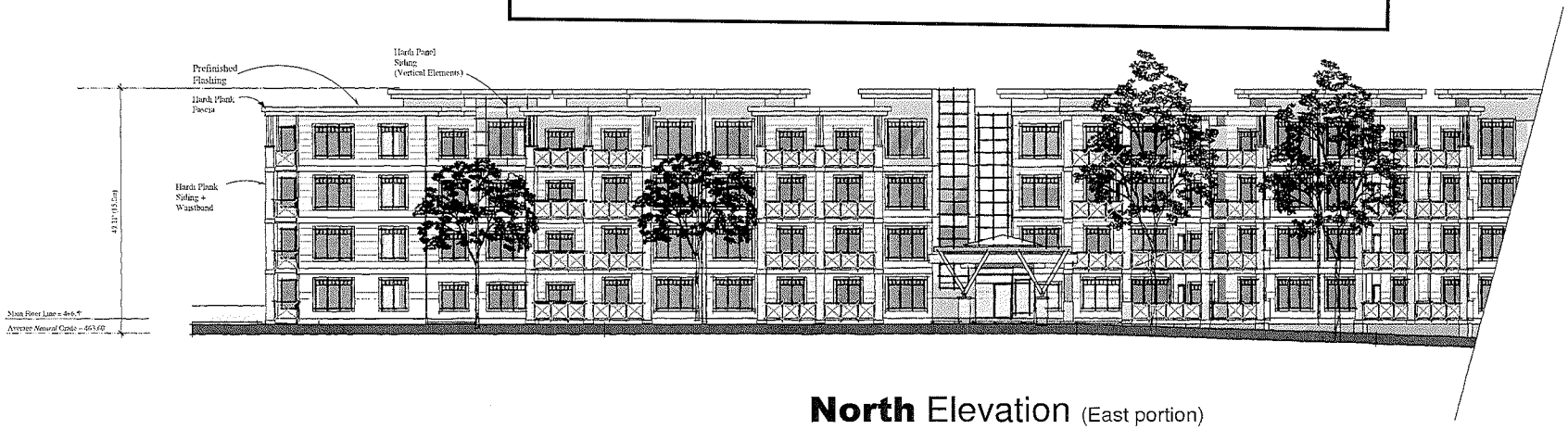
PARKING REQUIREMENTS :
number agreed to with City of Nanaimo = 122

Handicapped Stalls	2/100 req'd	2
	Provided	2
Small Cars	Max 33%	40
	Provided	38
Visitor Parking	Min. 1/22	6
	Provided	9

Development Permit No. DP000797
4800 Cedar Ridge Place

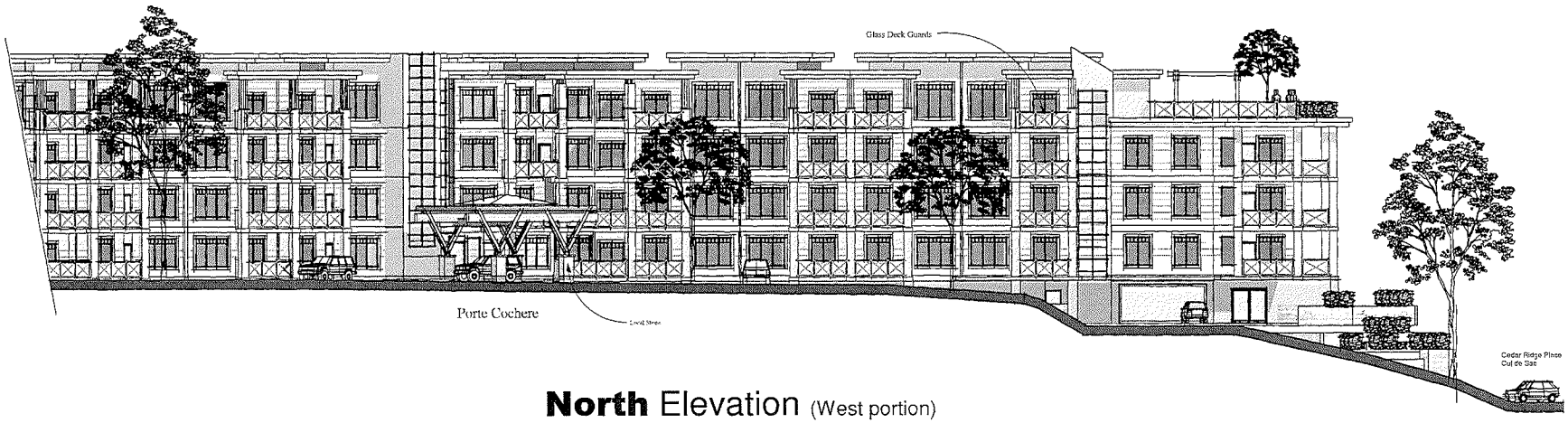
Schedule L

Building Elevations



North Elevation (East portion)

Scale: 3/32" = 1'-0"
0 5 10 30 Feet



North Elevation (West portion)

Scale: 3/32" = 1'-0"
5 10 30 Feet

This is Schedule L referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

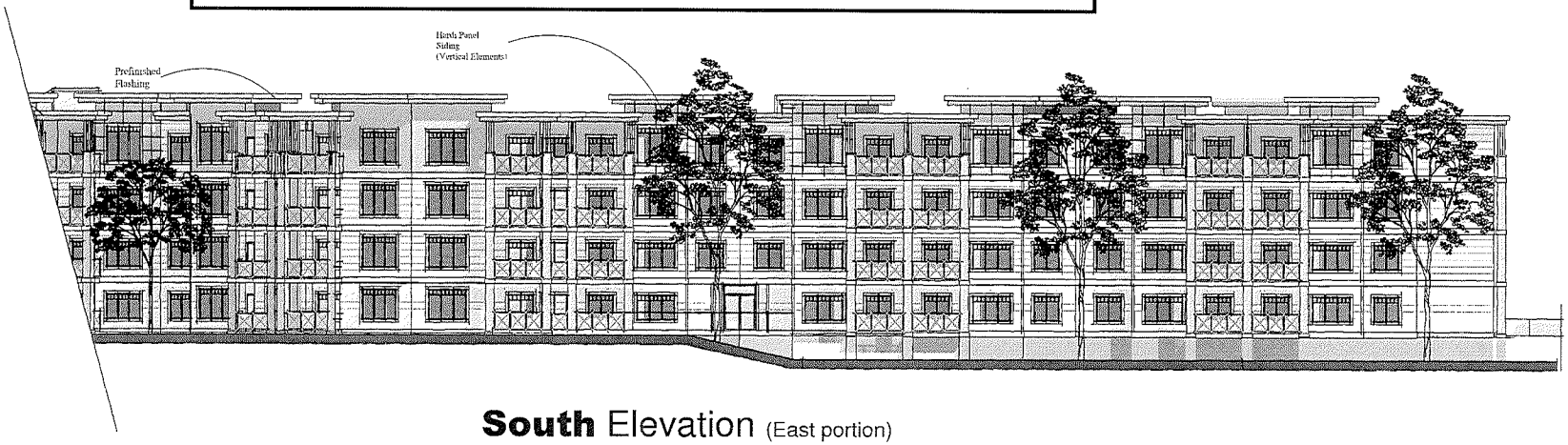
Cedar Ridge Nanaimo BC
SkyRider Developments
Derek Crawford Architect Inc.
Grace Point Square 2203-115 Fulford-Ganges Road
Salt Spring Island, BC V8K 2T9

Re-issued for Development Permit
April 16, 2010

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule M

Building Elevations



South Elevation (East portion)

Scale: 3/32" = 1'-0"
0 5 10 30 Feet

South Elevation (West portion)

Scale: 3/32" = 1'-0"
0 5 10 30 Feet

This is Schedule M referred to in the Development Permit.

A

Manager of Legislative Services

2012-AUG-16

Date

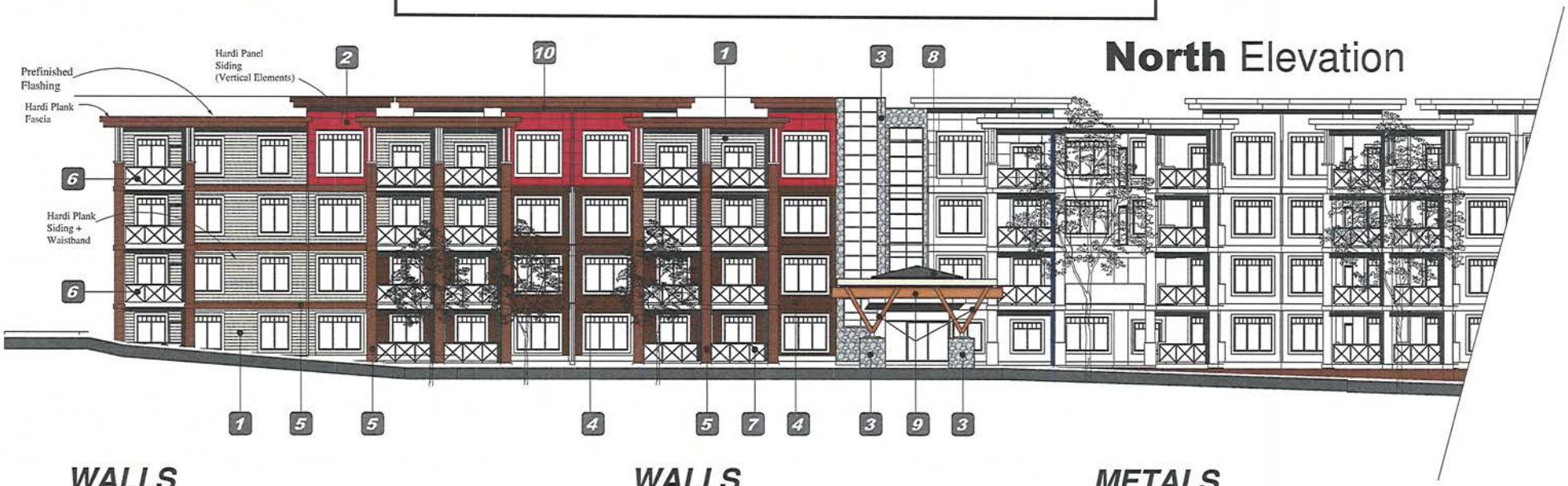
Cedar Ridge Nanaimo BC
SkyRider Developments
Derek Crawford Architect Inc.
Grace Point Square 2209-115 Fulford-Ganges Road
Salt Spring Island, BC V8K 2T9

Re-issued for
Development Permit
April 16, 2010

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule N

Materials & Colours



WALLS

1 6" Hardi Plank - ***AUTUMN TAN***

2 Hardi Panel - ***COUNTRY LANE***

3 Ledge Stone Accents
-Entry Columns
-4 storey stairway at entry

WALLS

4 4" T&G Cedar
Broda Stain- ***BUTTERNUT***

COLUMNS, BEAMS, BELLY BAND, FASCIA

5 Hardi Panel - ***CHESTNUT BROWN***

METALS

6 Aluminum Railings to be Black Where 'Autumn Tan' behind

7 Aluminum Railings to be Silver Where 'Buttermilk' behind

8 Porte Cochere Roof Standing Seam Metal

ENTRY TIMBERS

9 Porte Cochere - **Clear finish Glu-Lam**

SOFFITS

10 Broda Stain - **Teak**

214 Teak

This is Schedule N referred to in the Development Permit.

Manager of Legislative Services

A/

2012-AUG-16
Date

Ridge Nanaimo BC

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule O

Tree Management Plan

This is Schedule O referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

CEDAR RIDGE

TREE MANAGEMENT PLAN - PHASE 1

SCALE: 1/32"=1'-0"

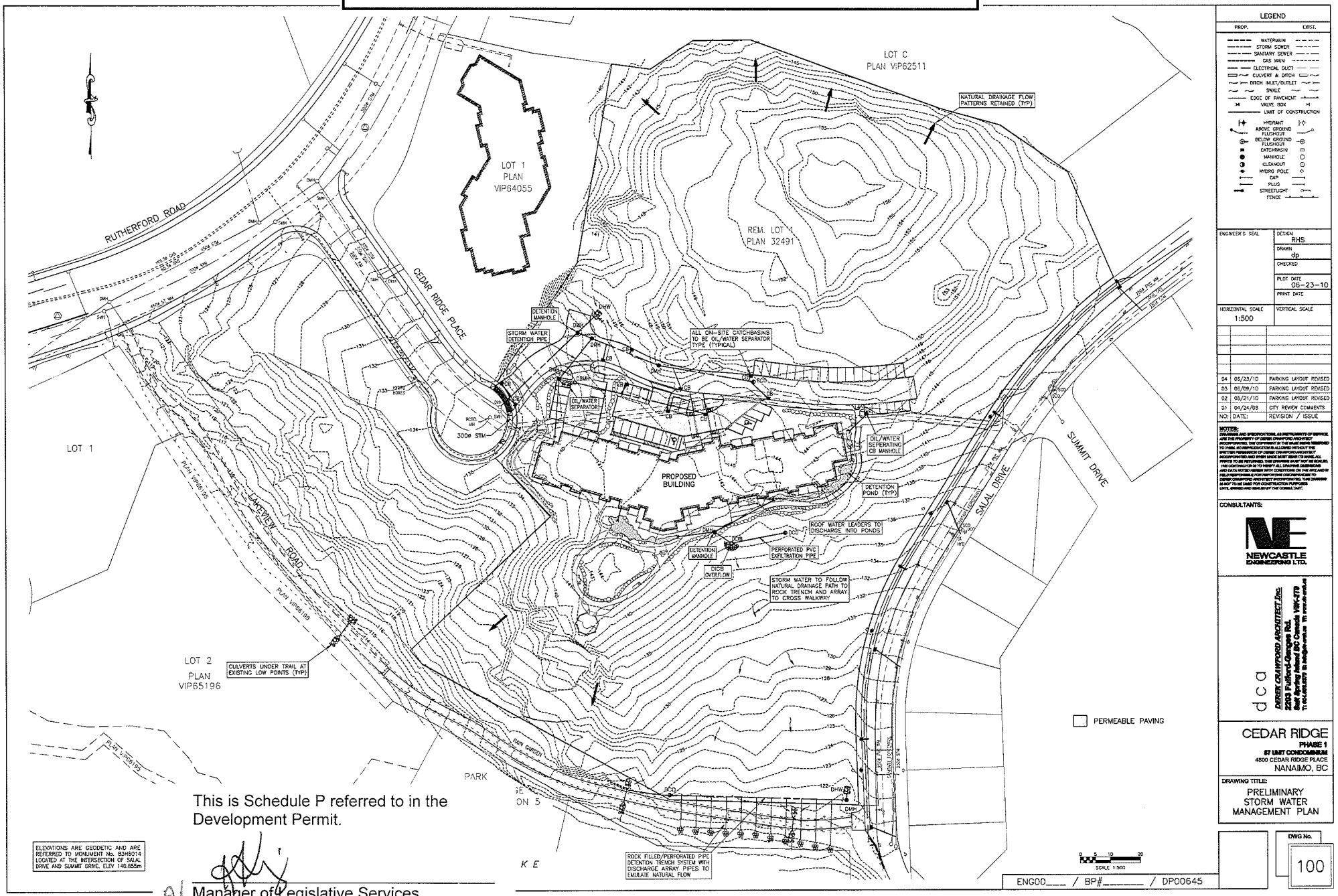
APRIL 24, 2010

5905 Walters Dr., Victoria, B.C. V8X 4N6
Phone: (250) 544-1709
E mail: jgye@shaw.ca
GYE & ASSOCIATES LTD
Consultants in Urban Forestry and Arboriculture

Development Permit No. DP000797
4800 Cedar Ridge Place

Schedule P

Stormwater Management Plan



This is Schedule P referred to in the Development Permit.

Manager of Legislative Services

2012-Aug-16
Date

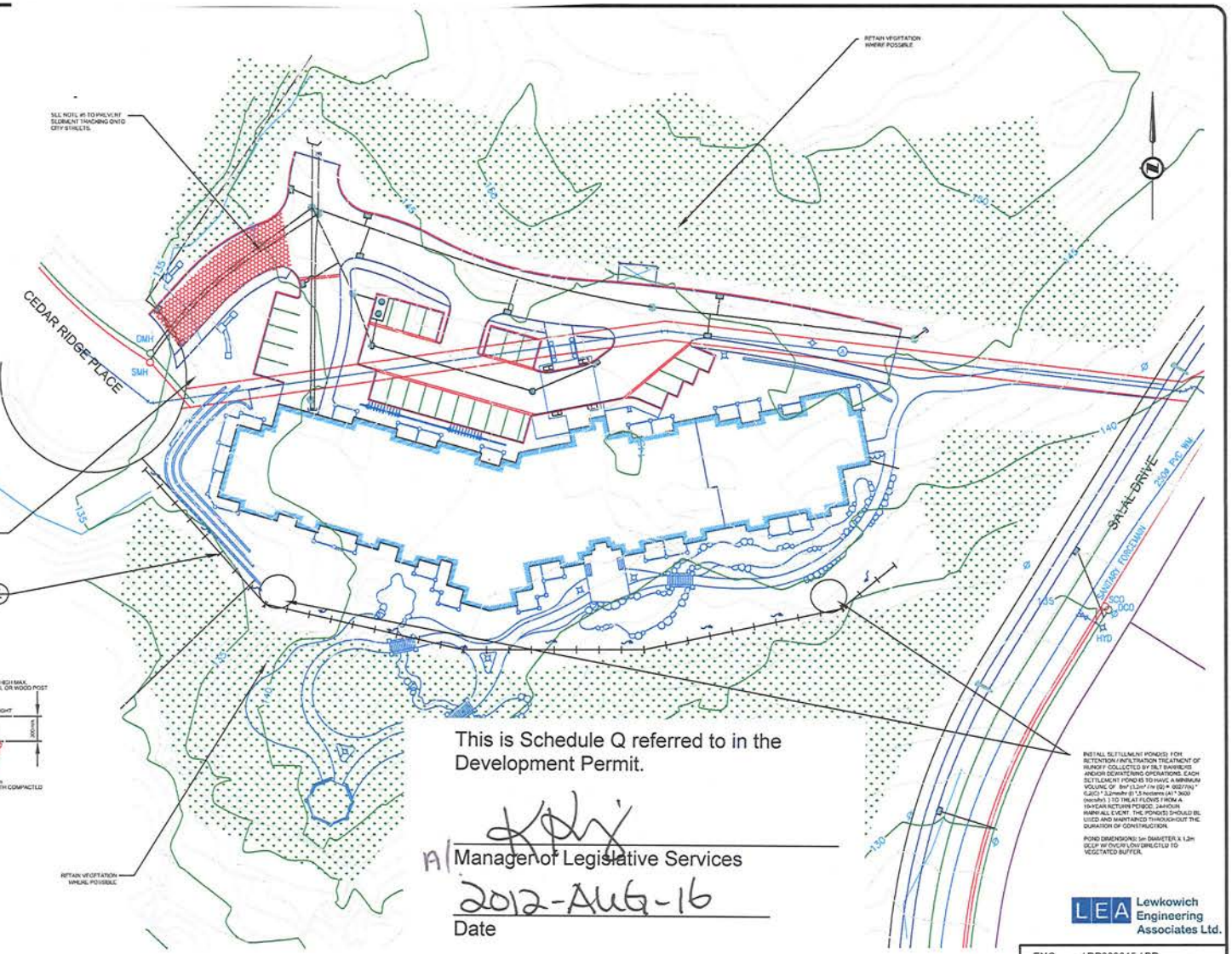
Development Permit No. DP000797
4800 Cedar Ridge Place

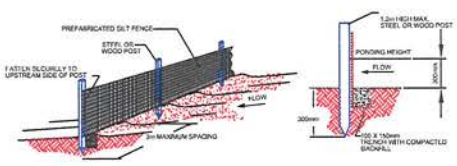
Schedule Q

Erosion & Sediment Control Plan

GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE FISHERIES AND OCEANS CANADA AND MINISTRY OF WATER, LANDS AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT, MAY 1992" AND "BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT IN BRITISH COLUMBIA, JUNE 2004" AND "EROSION & SEDIMENT CONTROL GUIDELINE" BY THE CITY OF NANAIMO. IT IS ENCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELF WITH THE REQUIREMENTS THEREIN.
2. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
3. ANY DIRECTION GIVEN BY THE ENGINEER TO THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL AND NOT FOLLOWED BY THE CONTRACTOR WILL BE REPORTED TO THE CITY OF NANAIMO.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT NO MUD, DIRT, SOIL, SILT OR ANY OTHER SUBSTANCES ARE SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THE CONTRACTOR IS TO CLEAN UP ANY SUCH MATERIAL IMMEDIATELY. STREETS ARE TO BE SWEPT WITH A VACUUM STREET SWEEPER AFTER WORK STOPPAGE EACH DAY.
5. PRIOR TO CONSTRUCTION, INSTALL A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD TO LIMIT TRACKING OF SITE SOILS ONTO OFF-SITE ROADWAYS. THE WIDTH OF THE PAD SHOULD NOT BE LESS THAN THE FULL WIDTH OF POINT OF EGRESS OR EGRESS AND IN ANY CASE SHOULD NOT BE LESS THAN 6m WIDE WITH A LENGTH OF NOT LESS THAN 20m. THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 200mm OF COARSE, GRANULAR MATERIAL, 40-75mm SHOT ROCK OR FRACTURED CRAIN ROCK UNDERLAIN WITH GEOTEXTILE FABRIC IS REQUIRED.
6. THE SITE ENTRANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. MAINTENANCE MAY INCLUDE THE PLACEMENT OF ADDITIONAL TOP DRESSING MATERIAL AS CONDITIONS DEMAND. A WHEEL WASH STATION SHOULD BE INSTALLED IF THE GRAVEL PAD IS NOT WORKING. THE TEMPORARY GRAVEL PAD MAY BE REMOVED DURING PREPARATION FOR PAVING.
7. PRIOR TO CONSTRUCTION, AREAS OF NO DISTURBANCE AND/OR VEGETATION TO BE RETAINED SHALL BE FENCED OFF AND/OR FLAGGED FOR PROTECTION. THESE MEASURES ARE TO REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
8. CLEARING AND GRUBBING OF THE SITE SHALL BE COMPLETED IN STAGES TO LIMIT THE DISTURBANCE AND POSSIBLE EROSION TO THE SITE (IF POSSIBLE).
9. CONTRACTOR IS TO GRADE THE SITE AND INSTALL DRAINAGE CONTROL MEASURES TO DIRECT SURFACE RUN-OFF TO ON-SITE SEDIMENT CONTROL POND(S) FOR DISPERSAL AND INFILTRATION.
10. IF GRADED AREAS WITHIN THE PROJECT WILL BE COMPLETED DURING THE WET SEASON (OCTOBER - APRIL), REVEGETATION AND/OR SURFACE EROSION MEASURES SHOULD BE CARRIED OUT WITHIN DAYS OF FINAL OR GRADING COMPLETION.
11. SILT FENCING IS TO BE INSTALLED AROUND ALL STOCKPILES, PILES, OR PILES ARE TO BE OTHERWISE PROTECTED TO LIMIT EROSION AND SEDIMENT GENERATION.
12. INSTALL SETTLEMENT POND(S) EQUIPPED WITH EMERGENCY OVERFLOW, FOR RETENTION/INFILTRATION TREATMENT OF RUNOFF COLLECTED BY INTERCEPTOR SWALES AND/OR SILT BARRIERS. THE SETTLEMENT PONDS ARE TO HAVE A MINIMUM VOLUME TO CONTAIN FLOWS FROM A 10 YEAR RETURN PERIOD, 24 HOUR RAINFALL EVENT. THE PONDS SHOULD BE USED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD.
13. LIMIT DISTURBANCE TO 4m ON EITHER SIDE OF TRENCHING. STRIP AND STOCKPILE TOPSOIL AND ROOT MATTER SEPARATELY FROM MINERAL SOIL. STOCKPILE THE ROOT MATTER AND TOPSOIL ON THE DOWN-SLOPE SIDE OF THE TRENCH AND MINERAL SOIL ON THE UP-SLOPE SIDE OF THE TRENCH TO DEFLECT ANY UP-SLOPE FLOW THAT MAY OCCUR. IF EXCAVATED SOIL WILL NOT BE REUSED, REMOVE IMMEDIATELY. SILT FENCE SHOULD BE ERECTED BETWEEN THE TRENCHING OPERATION AND AREAS OFF-SITE. BACKFILL ALL EXCAVATIONS UP TO THE WORKING END OF THE PIPE BY THE COMPLETION OF EACH WORK DAY. FOLLOWING BACKFILL, MATCH THE EXISTING GROUND SURFACE (I.E. THE FINISHED TRENCH SHOULD NOT FORM A BERM OR SWALE THAT WOULD CONCENTRATE OVERLAND FLOWS OF SURFACE WATER).
14. THE CONTRACTOR IS TO CARRY OUT ROUTINE INSPECTIONS AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL SYSTEM COMPONENTS ON-SITE. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMP'S WEEKLY AND PROVIDE A REPORT TO THE CONSULTANT FOR REVIEW.
15. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE CONTRACTOR SHOULD OBSERVE THE SETTLEMENT POND(S) AND/OR DOWNSTREAM STORM DRAINS TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT ENTERING THE STORM DRAINAGE SYSTEM. THE CONTRACTOR SHALL RECORD INSPECTION DATES (OR ANY SIGNIFICANT OBSERVATIONS AND ACTIONS TAKEN, AND THEN INFORM THE CONSULTANT AND THE CITY OF NANAIMO.
16. LEWKOWICH ENGINEERING ASSOCIATES (LEA) PERSONNEL WILL VISIT THE SITE TO ASSIST THE CONTRACTOR WITH THE IMPLEMENTATION OF THE ESCP, DURING STORM EVENTS, AND TO PROVIDE INDEPENDENT ESCP REVIEW AND DOCUMENTATION. MODIFICATIONS TO THE ESCP, IF NECESSARY, WILL BE PROVIDED IN A WRITTEN MEMO FORMAT.





NOTES:
1. SILT BARRIER SHALL BE PLACED NEAR PROPERTY BORDERS AND PARALLEL TO SLOPE CONTOURS WHERE POSSIBLE TO MAXIMIZE PONDING UPSTREAM.
2. INSPECT AND REPAIR BARRIER AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 300mm MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT BARRIER DETAILS
NOT TO SCALE

This is Schedule Q referred to in the Development Permit.

Manager of Legislative Services

2012-AUG-16
Date

LEA Lewkowich Engineering Associates Ltd.

ENG / DP000645 / BP

Rev. No.	DATE	BY	REVISION DESCRIPTION	CHECK

LEGEND
- FLOW
- SILT BARRIER
- ENTRANCE/EXIT PAD
- VEGETATION

SITE LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN 32401 EXCEPT PART IN PLANS 37954, VIP62511 AND VIP64055

BENCHMARK DESCRIPTION

DESIGNER'S SEAL

DRAWN: JH
DESIGN: JH
CHECKED: CH
PLOT DATE
PRINT DATE: APRIL 26, 2010
HORIZONTAL SCALE: 1:300
VERTICAL SCALE

CLIENT NAME: SKY-RIDER DEVELOPMENTS

PROJECT NAME: CEDAR RIDGE
4800 CEDAR RIDGE PLACE
NANAIMO, B.C.

DRAWING TITLE: EROSION AND SEDIMENT CONTROL SITE PLAN AND DETAILS

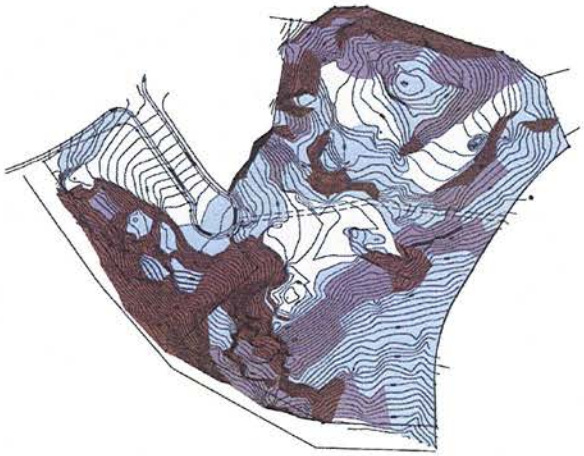
NEWCASTLE ENGINEERING LTD.

PROJECT TYPE	CLIENT No.	PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
L	818	01	G8058	00	

Development Permit No. DP000797
4800 Cedar Ridge Place

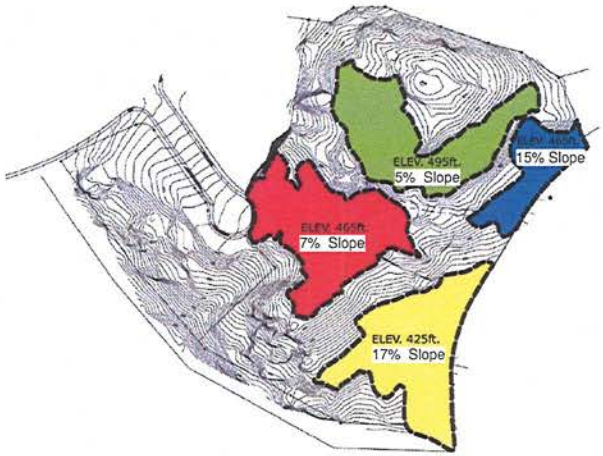
Schedule R

Steep Slope Analysis & Site Section

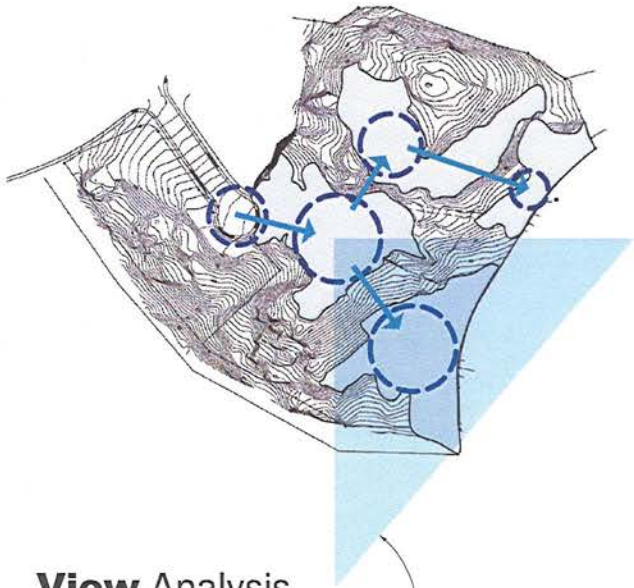


Slope Analysis

0-10% Optimal
10-20% Slope
20-30% Steep
Greater than 30% Slope

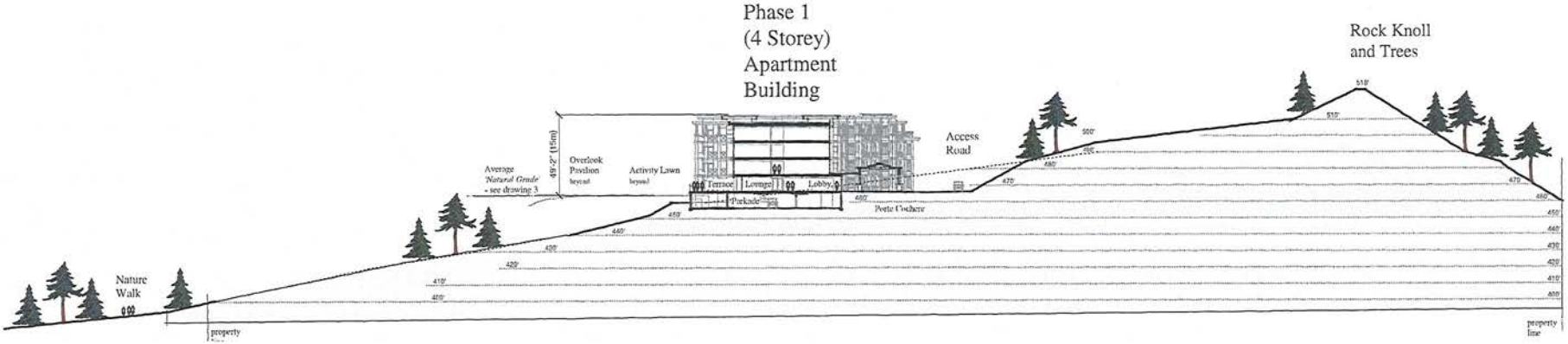


Preferred Sites



View Analysis

Major Views



ite **Section A**

This is Schedule R referred to in the Development Permit.

Manager of Legislative Services

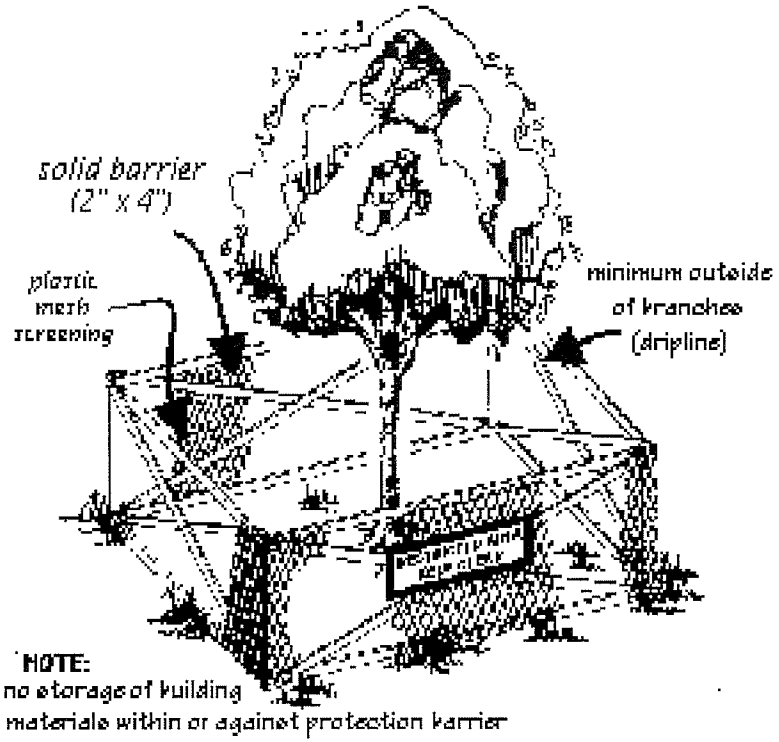
2012-AUG-16
Date

Cedar Ridge Nanaimo BC
SkyRider Developments
Derek Crawford Architect Inc.
Grace Point Square 2203-115 Fulford-Ganges Road
Salt Spring Island, BC V8K 2T9

Re-issued for
Development Permit
April 16, 2010

APPENDIX—6
TREE PROTECTION FENCING DETAIL

TREE PROTECTION FENCING DISTANCE TABLE	
Trunk Diameter (cm)	Minimum Distance in Meters From Tree (=diax12)
15.0	1.8
20.0	2.4
25.0	3.0
30.0	3.6
35.0	4.2
40.0	4.8
45.0	5.4
50.0	6.0
55.0	6.6
60.0	7.2
75.0	9.0
90.0	10.0
100.0	12.0



The tree protection fencing must be constructed of either **1.2m snow fencing** securely fastened to a (minimum) 2" x 4" wood frame with cross braces or **plywood** nailed to 2" x 4" wood stakes and weatherproof signage every 50m, or less, reading "Tree Protection Area, Keep Out". It is further recommended that the Tree Protection Fencing be located no less than 2 meters outside the dripline.

This is Schedule S referred to in the Development Permit

A/ Manager of Legislative Services

2012-AUG-16
Date