

TOTAL SITE AREA	329855 m ²
AQUATIC AREA	64660 m ²
DEVELOPMENT AREA	265195 m ²
PARK DEDICATION 5%	17175 m ²
DEVELOPMENT AREA	248020 m ²

PARK DEDICATION	PARK SHOWN
84855 m ²	5% REQUIRED
17175 m ²	TRANSFER AREA
67680 m ²	

4.0m TRAIL	691 m ²
PARK AREA	16484 m ²
TOTAL AREA	17175 m ²

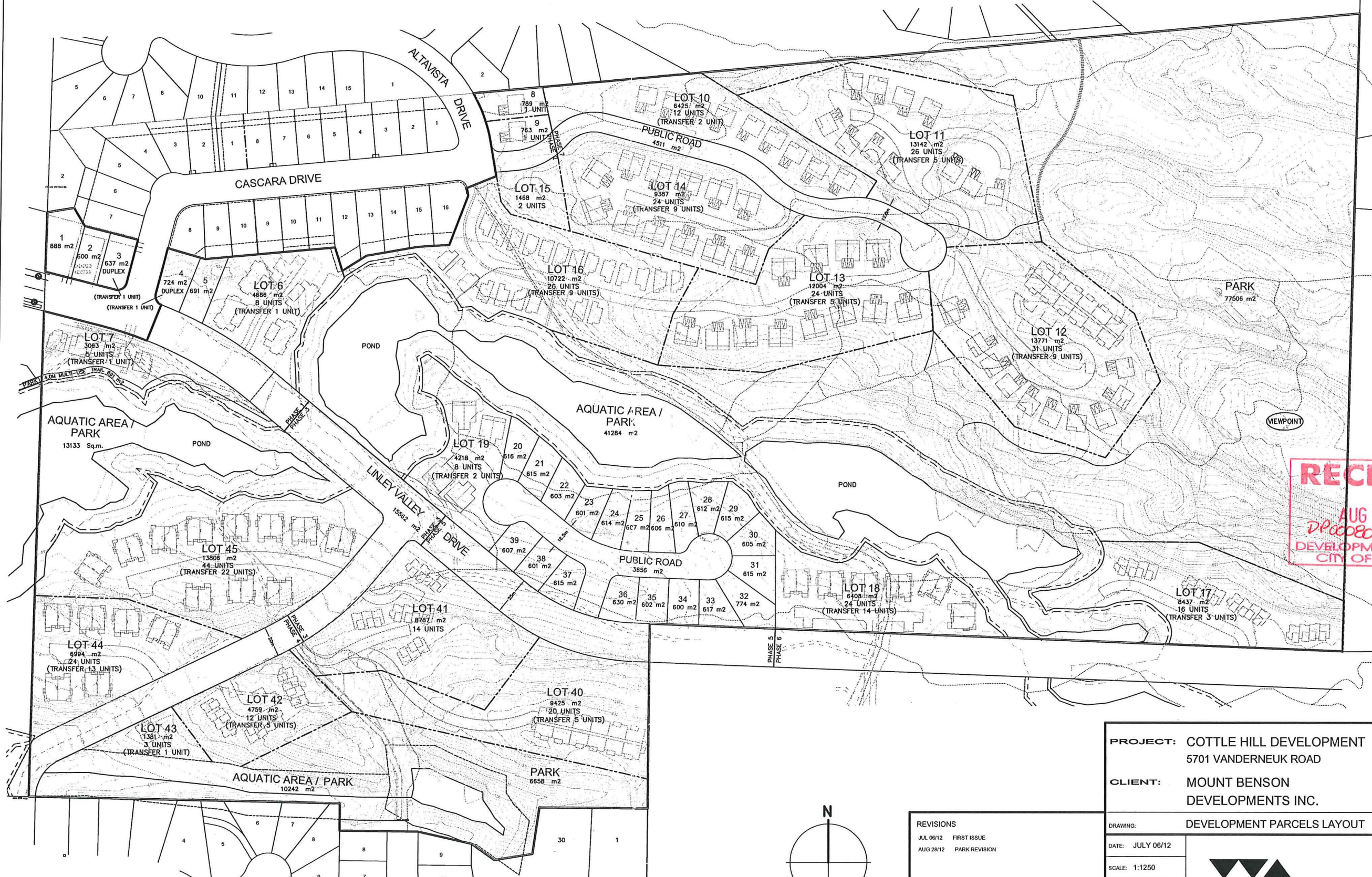
LOTS 600m² OR LARGER = 25

MULTI-SITES (M) & SMALL LOTS (SL)

M-LOT	AREA	UNITS	TRANSFER
3	637	1	1
4	724	1	1
5	4686	7	1
7	3063	4	1
10	6425	10	2
11	13142	21	5
12	13771	22	9
13	12004	19	5
14	9387	15	9
15	1468	2	0
16	10722	17	9
17	8437	13	3
18	6408	10	14
19	4218	6	2
40	9425	15	5
41	8787	14	0
42	4759	7	5
43	1381	2	1
44	6994	11	13
45	13806	22	22

140244	219	108
T/A	67680	(TRANSFER AREA) (108)

TOTAL UNITS = 352 UNITS
ZONING R10 - 16 UNITS/HA



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DEVELOPMENT SERVICES
CITY OF NANAIMO

PROJECT: COTTLE HILL DEVELOPMENT
5701 VANDERNEUK ROAD

CLIENT: MOUNT BENSON
DEVELOPMENTS INC.

DRAWING: DEVELOPMENT PARCELS LAYOUT

DATE: JULY 06/12

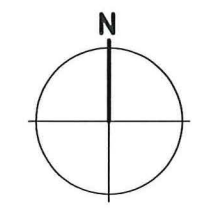
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DRAWN: CH

FILE: 06112-37

SHEET: 1 OF 1

REVISIONS	
JUL 06/12	FIRST ISSUE
AUG 28/12	PARK REVISION



WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4E5
PHONE: (250) 756-7123 FACSIMILE (250) 756-7724
EMAIL: WAPS@TELUS.NET

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67680 m ²	TRANSFER AREA

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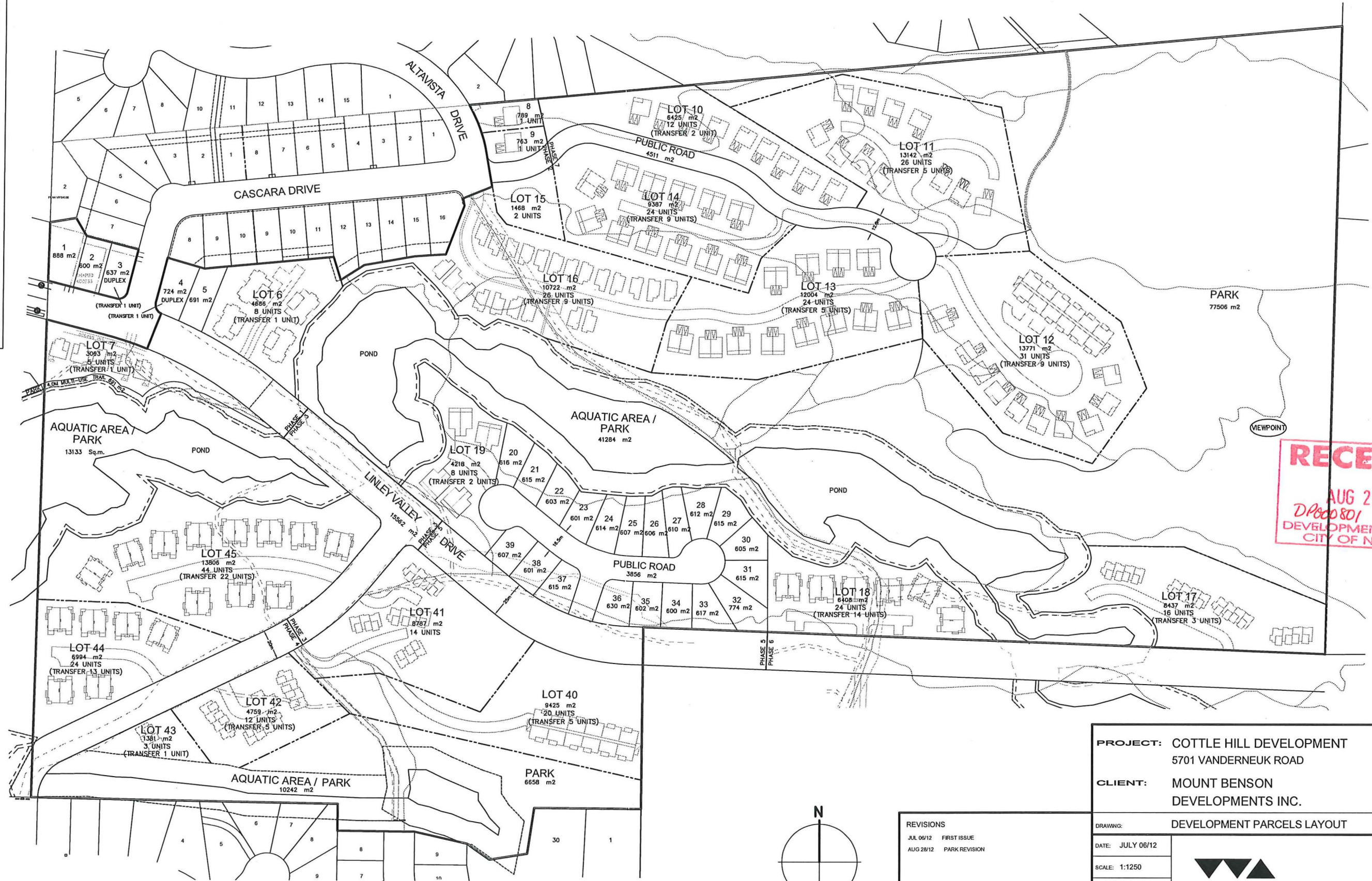
LOTS 600m² OR LARGER = 25

MULTI-SITES (M) & SMALL LOTS (SL)

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3	637	1
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13	12004	19
14	9387	15
15	1468	2
16	10722	17
17	8437	13
18	6408	10
19	4218	6
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ZONING R10 - 16 UNITS/HA



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DEVELOPMENT SERVICES
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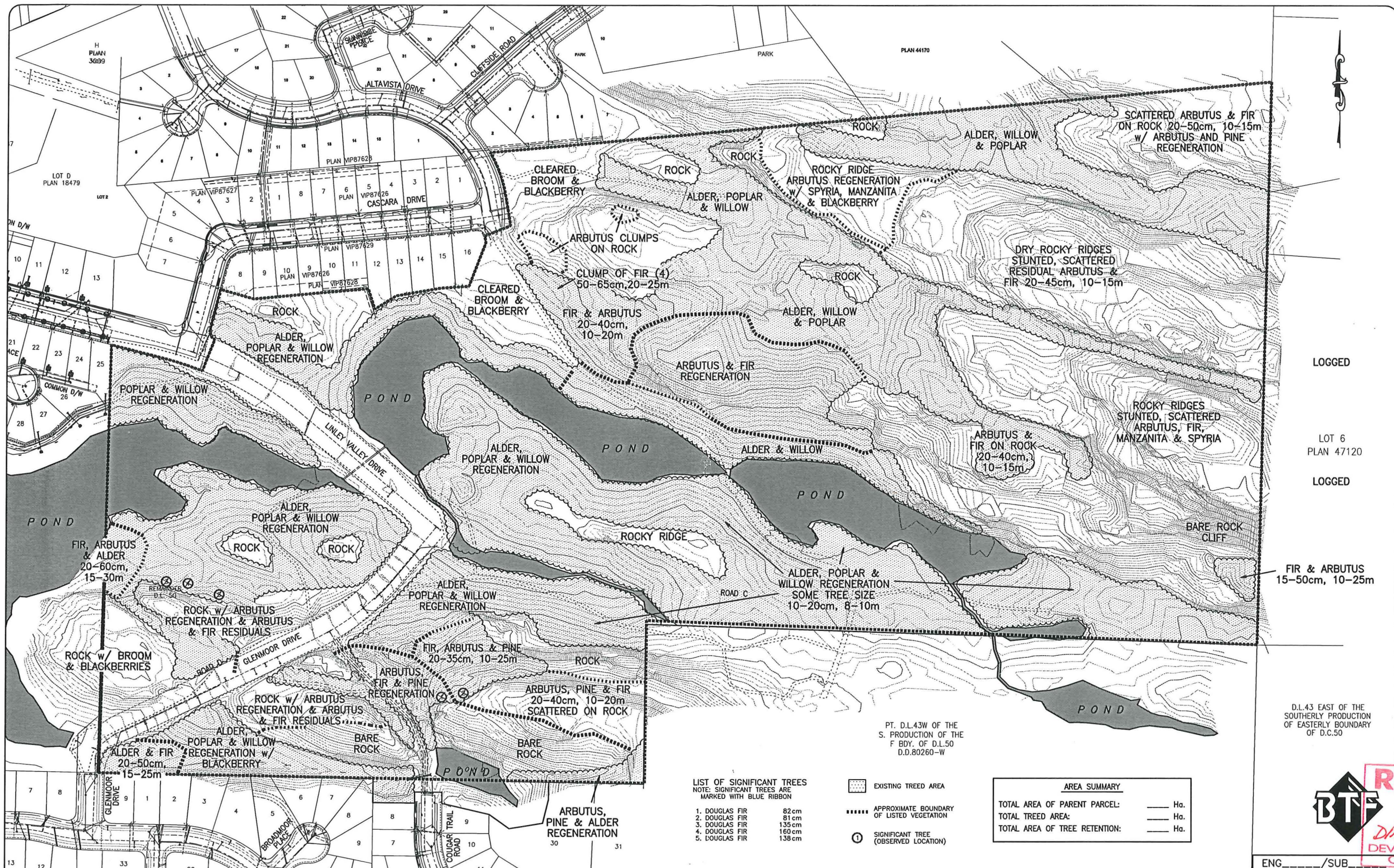
PROJECT: COTTLE HILL DEVELOPMENT
5701 VANDERNEUK ROAD
CLIENT: MOUNT BENSON DEVELOPMENTS INC.

DRAWING: DEVELOPMENT PARCELS LAYOUT

DATE: JULY 06/12
SCALE: 1:1250
DRAWN: CH
FILE: 06112-37
SHEET: 1 OF 1

REVISIONS
JUL 06/12 FIRST ISSUE
AUG 28/12 PARK REVISION

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE: (250) 756-7724
EMAIL: WAPS@TELUS.NET



LOGGED

LOT 6
PLAN 47120

LOGGED

D.L.43 EAST OF THE
SOUTHERLY PRODUCTION
OF EASTERLY BOUNDARY
OF D.C.50

- LIST OF SIGNIFICANT TREES**
NOTE: SIGNIFICANT TREES ARE
MARKED WITH BLUE RIBBON
- | | |
|----------------|-------|
| 1. DOUGLAS FIR | 82cm |
| 2. DOUGLAS FIR | 81cm |
| 3. DOUGLAS FIR | 135cm |
| 4. DOUGLAS FIR | 160cm |
| 5. DOUGLAS FIR | 138cm |

- ▨ EXISTING TREED AREA
- APPROXIMATE BOUNDARY OF LISTED VEGETATION
- ⊙ SIGNIFICANT TREE (OBSERVED LOCATION)

AREA SUMMARY	
TOTAL AREA OF PARENT PARCEL:	___ Ha.
TOTAL TREED AREA:	___ Ha.
TOTAL AREA OF TREE RETENTION:	___ Ha.

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENGR
01	05/02/07	dp	UPDATED LEGAL AND LAYOUT	RHS
02	04/25/12	dh	AS CONSTRUCTED ON-SITE WATERMAIN ADDED/ SURROUNDING DEVELOPMENT ADDED/SITE REVISED	RHS
03	05/15/12	dh	FIELD CHECKED BY BARRY FURNEUX, PHO384A	RHS

LEGEND			
PROF.	EXIST.	PROF.	EXIST.
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SITE LEGAL DESCRIPTION

PART OF REMAINDER
D.L.50 D080260-W,
WELLINGTON DISTRICT

BENCHMARK DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO
MONUMENT No. 79H9326 LOCATED ON LOST LAKE ROAD
ELEVATION 167.172m

ENGINEER'S SEAL

DESIGN: RHS
DRAWN: dh
CHECKED:
PLOT DATE: 08-21-12
PRINT DATE:

HORIZONTAL SCALE: 1:1250
VERTICAL SCALE:

CLIENT NAME
MOUNT BENSON
DEVELOPMENTS LTD.

PROJECT NAME
COTTLE HILL SUBDIVISION

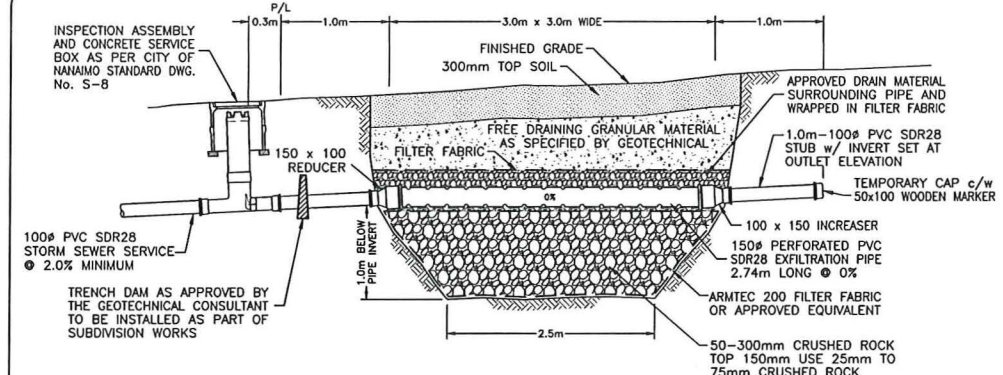
DRAWING TITLE
TREE MANAGEMENT PLAN

PROJECT TYPE	CLIENT No.	PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
L	019	08	TMP	03	



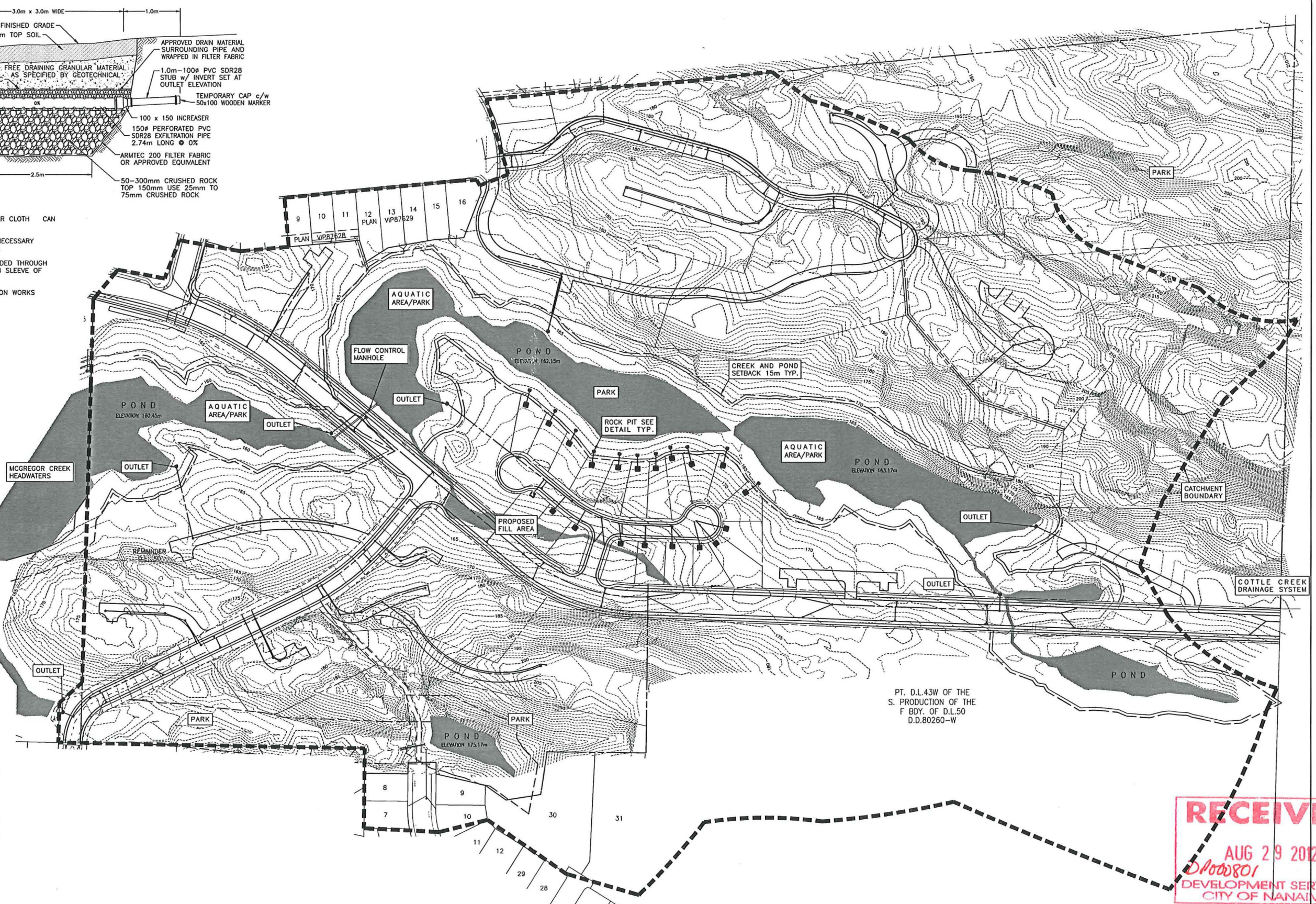
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DEVELOPMENT SERVICE
CITY OF NANAIMO





- NOTES:**
- EXCAVATION INTO ROCK MAY BE CUT VERTICAL AND FILTER CLOTH CAN BE EXCLUDED BELOW THE PIPE.
 - DESIGN MAY BE MODIFIED TO SUIT INDIVIDUAL LOTS AS NECESSARY WITH THE APPROVAL OF THE GEOTECHNICAL CONSULTANT.
 - PROPOSED SANITARY SEWER SERVICES ARE TO BE EXTENDED THROUGH ROCK PITS AND ARE TO BE PROTECTED WITH PVC SDR28 SLEEVE OF LARGER DIAMETER WITHIN ROCK PIT
 - ROCK PITS ARE TO BE INSTALLED AS PART OF SUBDIVISION WORKS
- STORM SEWER SERVICE CONNECTION TYPICAL INSTALLATION DETAIL N.T.S.**

- DRAINAGE MANAGEMENT NOTES:**
- INDIVIDUAL STORM WATER MANAGEMENT FACILITIES WILL BE INCLUDED FOR EACH LOT DURING SUBDIVISION DESIGN WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ROCK PITS, UNDERGROUND STORM WATER DETENTION CHAMBERS, ABOVE SURFACE DETENTION AND/OR RETENTION PONDS, LANDSCAPED WATER FEATURES AND ROOF TOP DETENTION.
 - EACH MULTI FAMILY LOT TO BE PROVIDED WITH STORM WATER MANAGEMENT/RETENTION FACILITIES TO BE DESIGNED AT THE BUILDING PERMIT STAGE AND APPROVED BY THE CITY OF NANAIMO DEVELOPMENT SERVICES DIVISION. MULTI FAMILY LOTS ARE TO REMAIN VEGETATED UNTIL DEVELOPED
 - STORM WATER DETENTION FACILITIES WILL BE INCORPORATED INTO THE DESIGN WHICH WILL LIMIT THE POST-DEVELOPMENT PEAK RUN-OFF, OF THE ENTIRE SITE, TO PRE-DEVELOPMENT LEVELS UP TO AND INCLUDING THE 1 IN 10YEAR RAINFALL EVENT.
 - DURING THE DESIGN PHASES OF THE PROJECT THE CIVIL, GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS WILL WORK TOGETHER WITH THE CITY OF NANAIMO'S DEVELOPMENT SERVICES DIVISION TO ESTABLISH AN EROSION AND SEDIMENT CONTROL PLAN TO ENSURE PROPER STORM WATER MANAGEMENT IS UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD AND THAT THE DOWNSTREAM WATERCOURSES ARE PROTECTED FROM ALL POTENTIAL DISTURBANCES.



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 CITY OF NANAIMO

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENGR

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

SITE LEGAL DESCRIPTION

PART OF REMAINDER D.L.50 DD80260-W, WELLINGTON DISTRICT

BENCHMARK DESCRIPTION

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 79H9326 LOCATED ON LOST LAKE ROAD ELEVATION = 167.172m

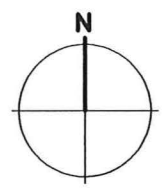
ENGINEER'S SEAL	DESIGN	RHS	CLIENT NAME	MOUNT BENSON DEVELOPMENTS LTD.
	DRAWN	DB	PROJECT NAME	COTTLE HILL SUBDIVISION
	CHECKED			
	PLOT DATE	08-21-12		
	PRINT DATE			
HORIZONTAL SCALE	VERTICAL SCALE	N/A		
1:1000				

DRAWING TITLE	STORM WATER MANAGEMENT PLAN			
PROJECT TYPE	CLIENT No.	PROJECT No.	DRAWING No.	REVISION No.
L	019	08	DMP	
CITY PLAN FILE No.				


NE
 NEWCASTLE
 ENGINEERING LTD.



- GRADING LEGEND
- TERRAIN SLOPED AT 0-5%
 - TERRAIN SLOPED AT 5-10%
 - TERRAIN SLOPED AT 10-20%
 - TERRAIN SLOPED AT 20-30%
 - TERRAIN SLOPED AT 30% AND GREATER



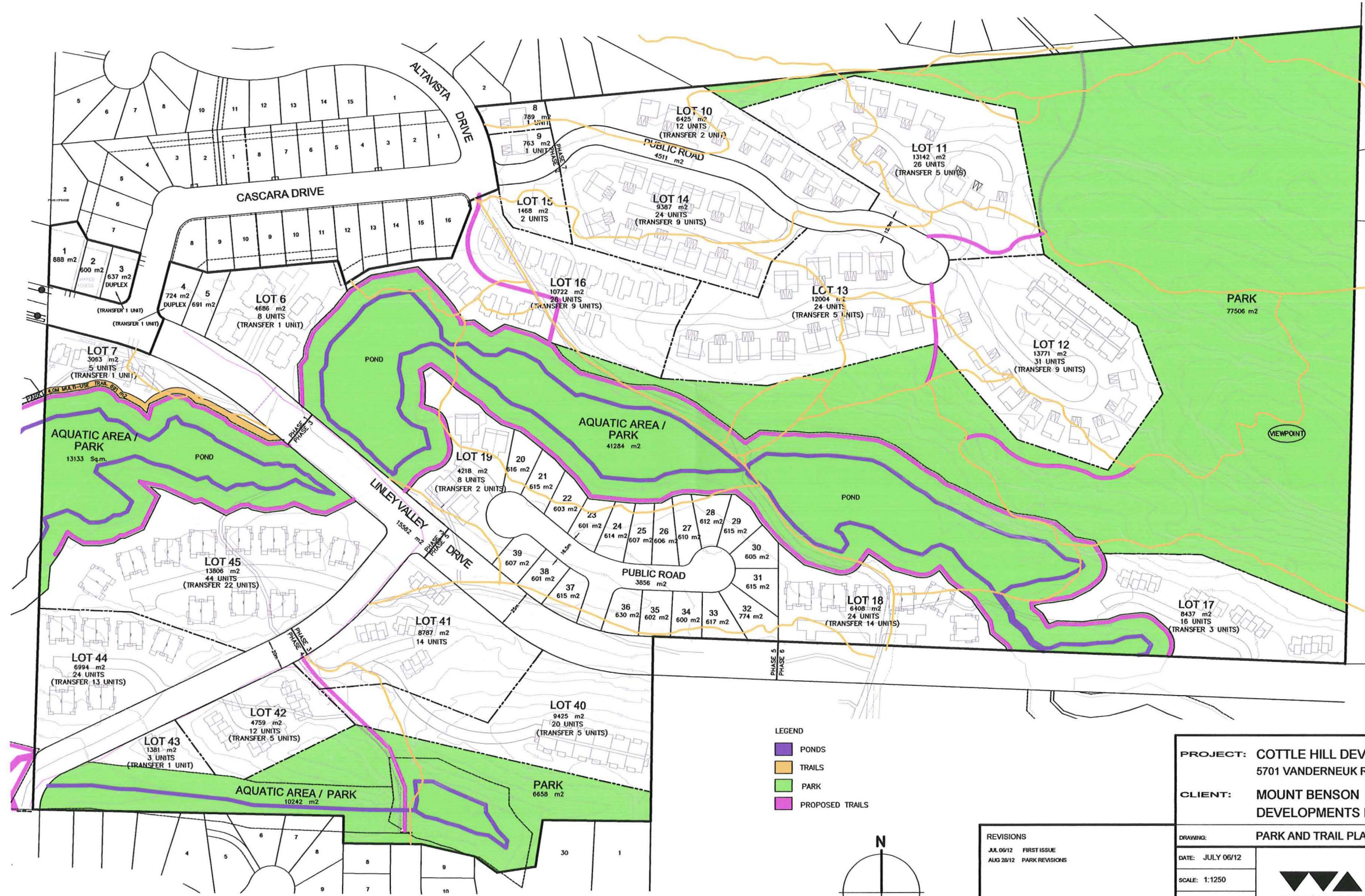
REVISIONS	
J.A. 06/12	FIRST ISSUE
AUG 28/12	PARK REVISIONS

PROJECT: COTTLE HILL DEVELOPMENT 5701 VANDERNEUK ROAD	
CLIENT: MOUNT BENSON DEVELOPMENTS INC.	
DRAWING: TERRAIN ANALYSIS PLAN	
DATE: JULY 06/12	 <p>WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS 3088 BARONS ROAD NANAIMO B.C. V9T 4E5 PHONE: (250) 756-7723 FACSIMILE (250) 756-7724 EMAIL: W&A@TELUS.NET</p>
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DRAWN: CH	
FILE: 06112-38	
SHEET: 1 OF 1	

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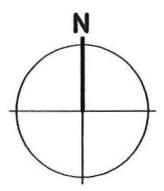
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 DEVELOPMENT SERVICES
 CITY OF NANAIMO

- LEGEND**
- PONDS
 - TRAILS
 - PARK
 - PROPOSED TRAILS



REVISIONS

JUL 06/12	FIRST ISSUE
AUG 28/12	PARK REVISIONS

PROJECT: COTTLE HILL DEVELOPMENT 5701 VANDERNEUK ROAD	
CLIENT: MOUNT BENSON DEVELOPMENTS INC.	
DRAWING: PARK AND TRAIL PLAN	
DATE: JULY 06/12	<p>WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS 3088 BARONS ROAD NANAIMO B.C. V9T 4B5 PHONE: (250) 756-7723 FACSIMILE: (250) 756-7724 EMAIL: WAPS@TELUS.NET</p>
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DRAWN CH	
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SHEET: 1 OF 1	