



DEVELOPMENT PERMIT NO. DP001042

NORDEL HOMES (NANAIMO) LTD.
Name of Owner(s) of Land (Permittee)

4670 LAGUNA WAY
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 4, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 45346
EXCEPT PART IN PLAN VIP64655, VIP69605, VIP79560 AND VIP82382**

PID No. 008-021-295

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 Clearing Limit Plan
Schedule D Grading Plan
Schedule E Site Servicing Plan

- 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.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the proposed Site Plan prepared by Williamson and Associates Professional Surveyors, dated 2016-AUG-16.
2. Existing vegetation within the development shall be retained in accordance with the Clearing Limit Plan prepared by Newcastle Engineering Ltd., dated 2017-FEB-21.
3. The subject property is developed in accordance with the Preliminary Grading Plan and the Preliminary Grading Plan Lots 77 to 81 prepared by Newcastle Engineering Ltd., dated 2017-JAN-18.
4. Landscaping to screen the proposed retaining walls, in accordance with the City of Nanaimo Steep Slope Development Permit Area Guidelines, must be provided at the base of the retaining walls on Lots 21, 22, 23, 24, 25, 26, 27, and 45.
5. The subject property is developed in general accordance with the Schematic Site Servicing Plan prepared by Newcastle Engineering Ltd., dated 2017-JAN-18.
6. The subject property is developed in accordance with the Wildland-Urban Interface Fire Hazard Assessment prepared by Strathcona Forestry Consulting, dated 2016-NOV-17.
7. The subject property is developed in accordance with the Geotechnical Assessment prepared by Lewkowich Engineering Associates Ltd., dated 2017-NOV-14.
8. The subject property is developed in accordance with the Bio-Inventory of 4670 Laguna Way prepared by Toth and Associates Environmental Services, dated May 2016.

REVIEWED AND APPROVED ON

2017 May 18
Date


D. Lindsay
Director

Community Development

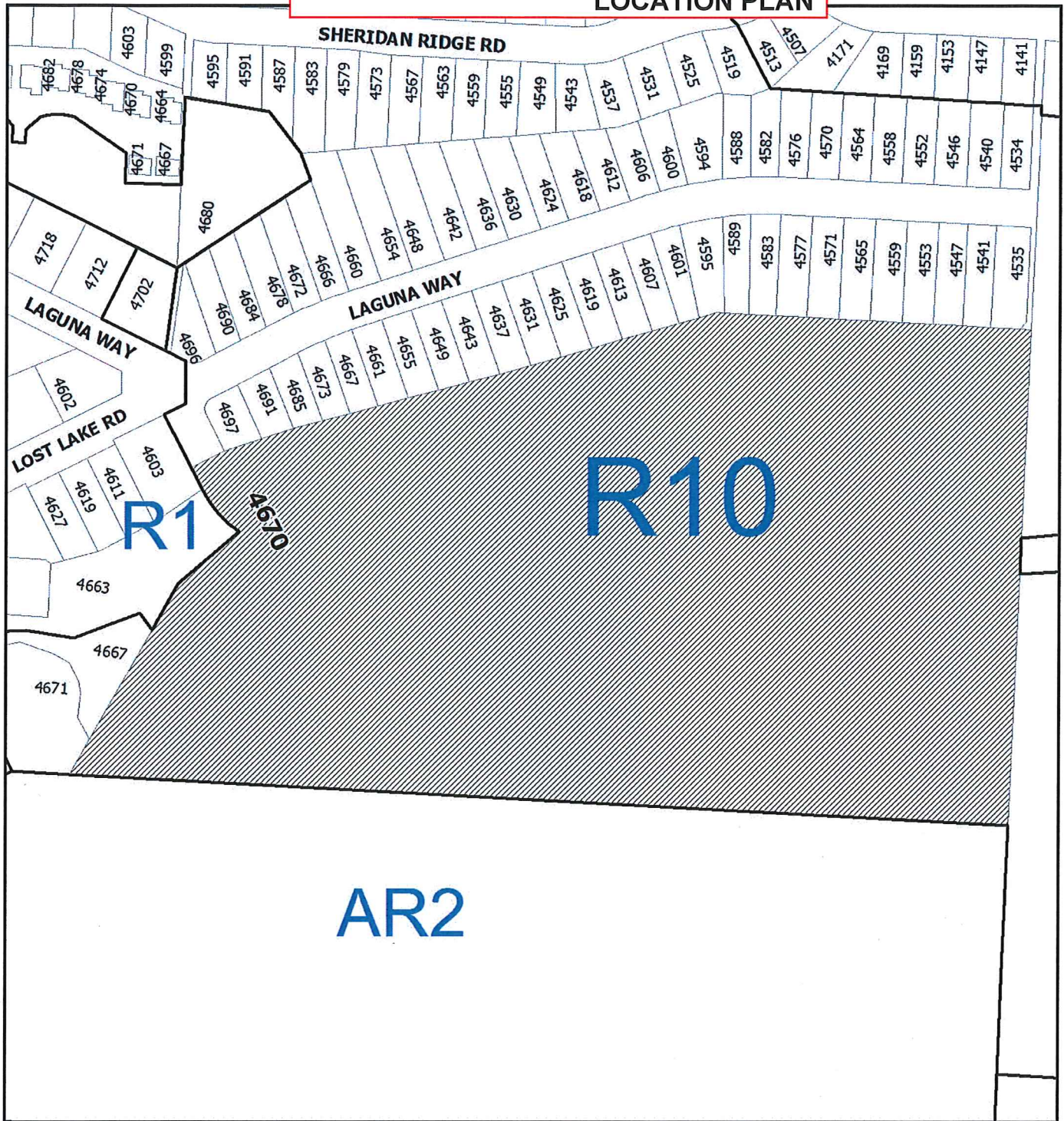
Pursuant to Section 154 (1)(b) of the Community Charter

BZ/mb

Prospero attachment: DP001042

Development Permit DP001042 Schedule A
4670 Laguna Way

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001042



LOCATION PLAN

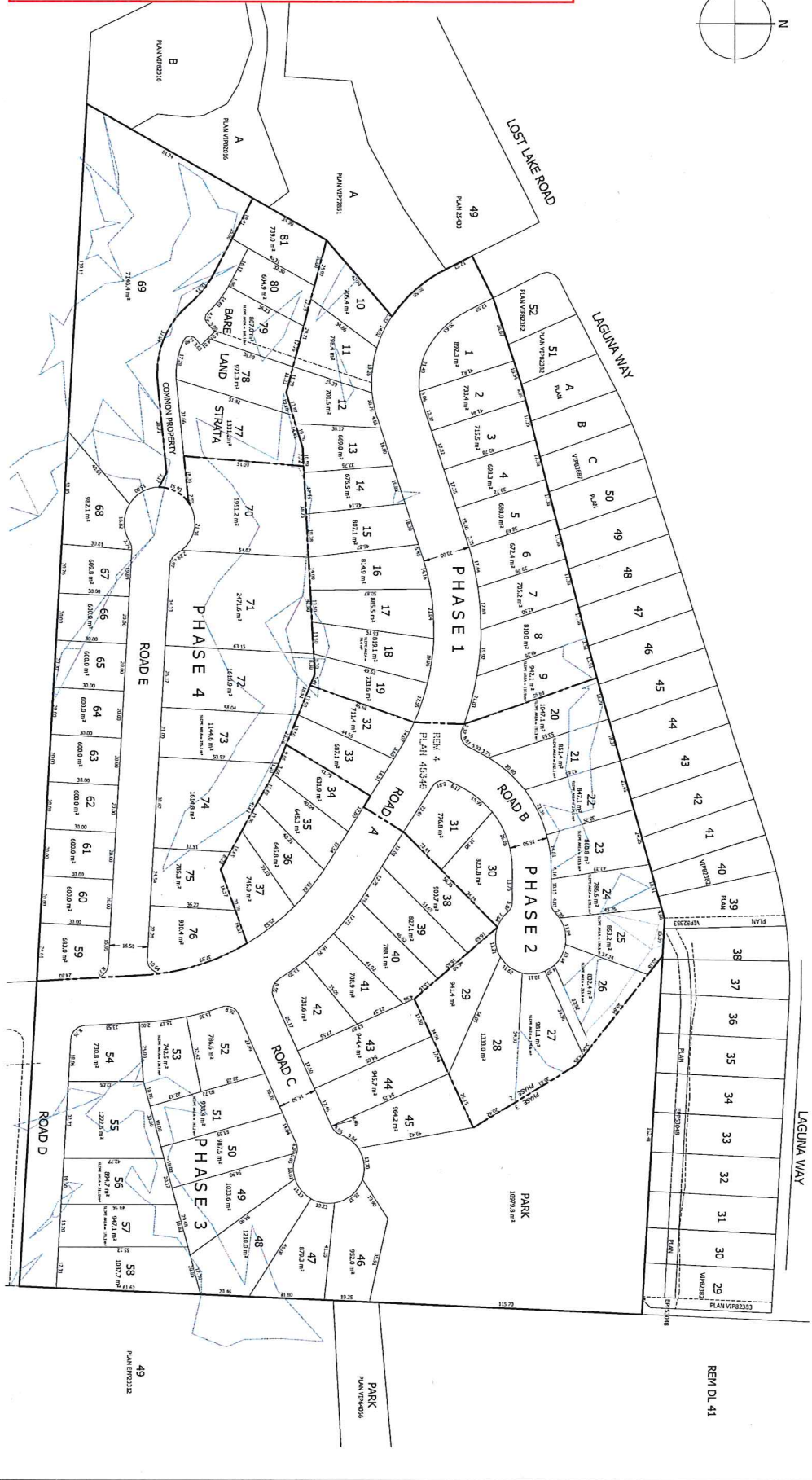
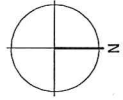
Civic: 4670 Laguna Way
Lot 4, District Lot 55, Wellington District,
Plan 45346, Except Part in Plan VIP64655,
VIP69605, VIP79560 and VIP82382



**Subject
Property**

Development Permit DP001042
4670 Laguna Way

Schedule B
SITE PLAN



NO.	DATE	BY	REVISION
1	2017-04-02	WILLIAMSON & ASSOCIATES	ISSUE FOR PERMIT
2	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
3	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
4	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
5	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
6	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
7	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
8	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
9	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT
10	2017-04-02	WILLIAMSON & ASSOCIATES	REVISION TO PERMIT

RECEIVED
DP001042
2017-MAR-02

PROJECT: LAGUNA VIEWS;
4670 LAGUNA WAY

CLIENT: NORDEL HOMES

DATE: MAR 02 2017

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL SURVEYORS
12000-1, F.A.
TEL: 12000-1, F.A.
SHEET 1 OF 1

Development Permit DP001042
4670 Laguna Way

Schedule C

CLEARING LIMIT PLAN

NO.	DATE	BY	REVISION DESCRIPTION
00	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
01	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
02	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
03	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
04	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
05	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
06	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
07	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
08	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
09	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
10	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
11	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
12	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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13	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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14	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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15	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
16	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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17	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
18	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
19	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
20	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
21	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
22	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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23	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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30	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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31	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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41	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
42	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
48	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
54	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
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56	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

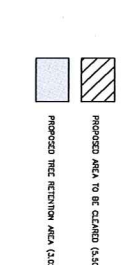
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NO.	DATE	BY	REVISION DESCRIPTION
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NO.	DATE	BY	REVISION DESCRIPTION
59	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION
60	02/21/17	CC	ISSUED TO SET OF MAIN PERMITS - SET FOR CONSTRUCTION

- NOTES:
1. LOCAL AND TERRAINING INFORMATION AND CONDITIONS HAS BEEN REFERRED TO WILLIAMSON AND ASSOCIATE PROFESSIONAL SURVEYING, HIGH QUALITY SURVEYING INC. FOR ALL SURVEYING INFORMATION AND CONDITIONS.
 2. THIS PLAN HAS BEEN CREATED ONLY TO SUPPORT A PERMITTING LAID OUT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 3. SUBJECT TO APPROVED DESIGN CERTIFIED BY A PROFESSIONAL ENGINEER, BE OBTAINED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE ADMINISTRATION OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY CONSTRUCTION.



SITE DATA DESCRIPTION

LOT 4, SECTION 34, T14N, R10E, W6E, PLAIN VALLEY VILLAGE, WYOMING, WYOMING & WYOMING.

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENTAL PLAIN VALLEY DATUM POINT IN PLAIN VALLEY, WYOMING. ELEVATION = 7895.00' (AS SHOWN).

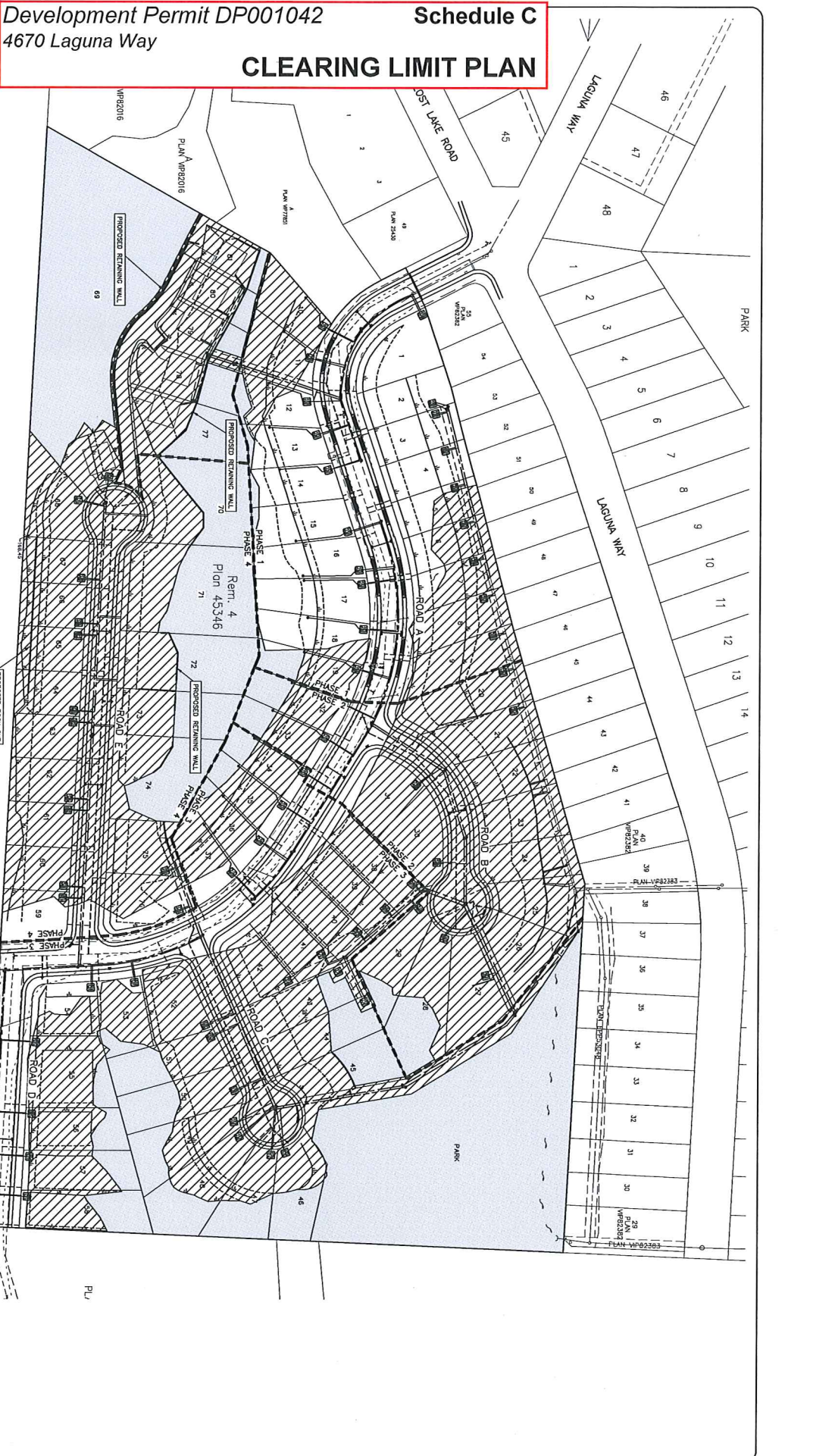
VERTICAL SCALE: 1/2" = 10'

HORIZONTAL SCALE: 1/2" = 40'

SCALE: 1/2" = 40'

PART DL 55

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT: CLEARING LIMIT PLAN

CLIENT: NORDEL HOMES (NANAIMO) LTD.

PROJECT NAME: 4670 LAGUNA WAY

DATE: 02-21-17

SCALE: N/A

PROJECT NO: 1020-001

CLP: 00

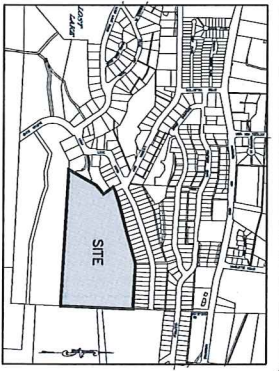
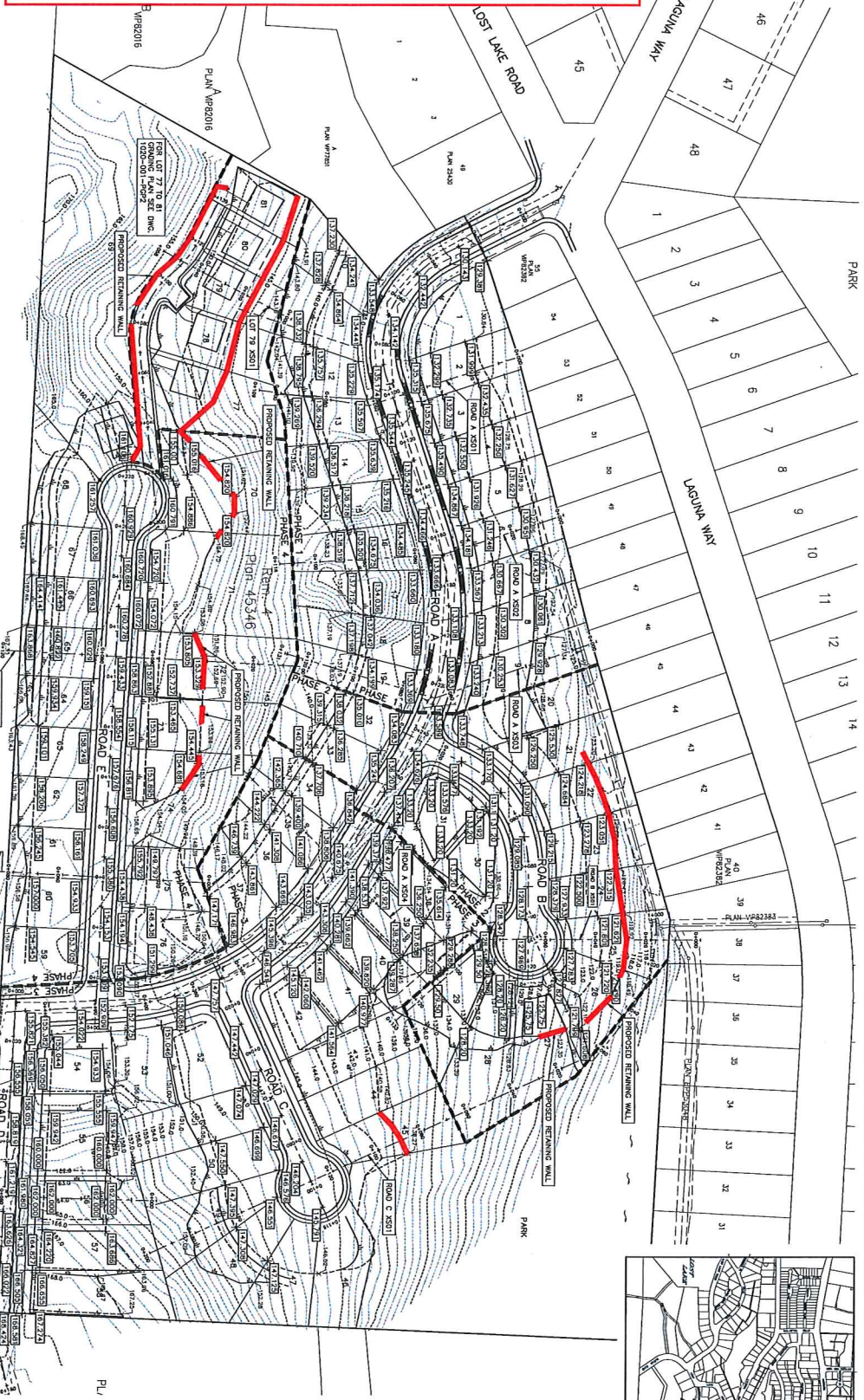
ENGINEER: NEWCASTLE ENGINEERING LTD.

REGISTERED PROFESSIONAL ENGINEER (P.E.) NO. 2033

PROFESSORIAL ENGINEER (P.E.) NO. 2033

- NOTES:**
1. LOCAL AND TERRAIN INFORMATION, USE CONSTRAINTS AND PROPERTY OF WILKINSON AND ASSOCIATES PROFESSIONAL SERVICES, THEIR FILE #11598-1-1, HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE ACT AND REGULATIONS.
 2. THIS PLAN HAS BEEN CREATED ONLY TO SUPPORT A PERMITTING APPLICATION SUBJECT TO OFFICIAL DESIGN CERTIFIED BY A PROFESSIONAL ENGINEER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF THE PLAN TO THE ACT AND REGULATIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

— = Retaining Wall Locations



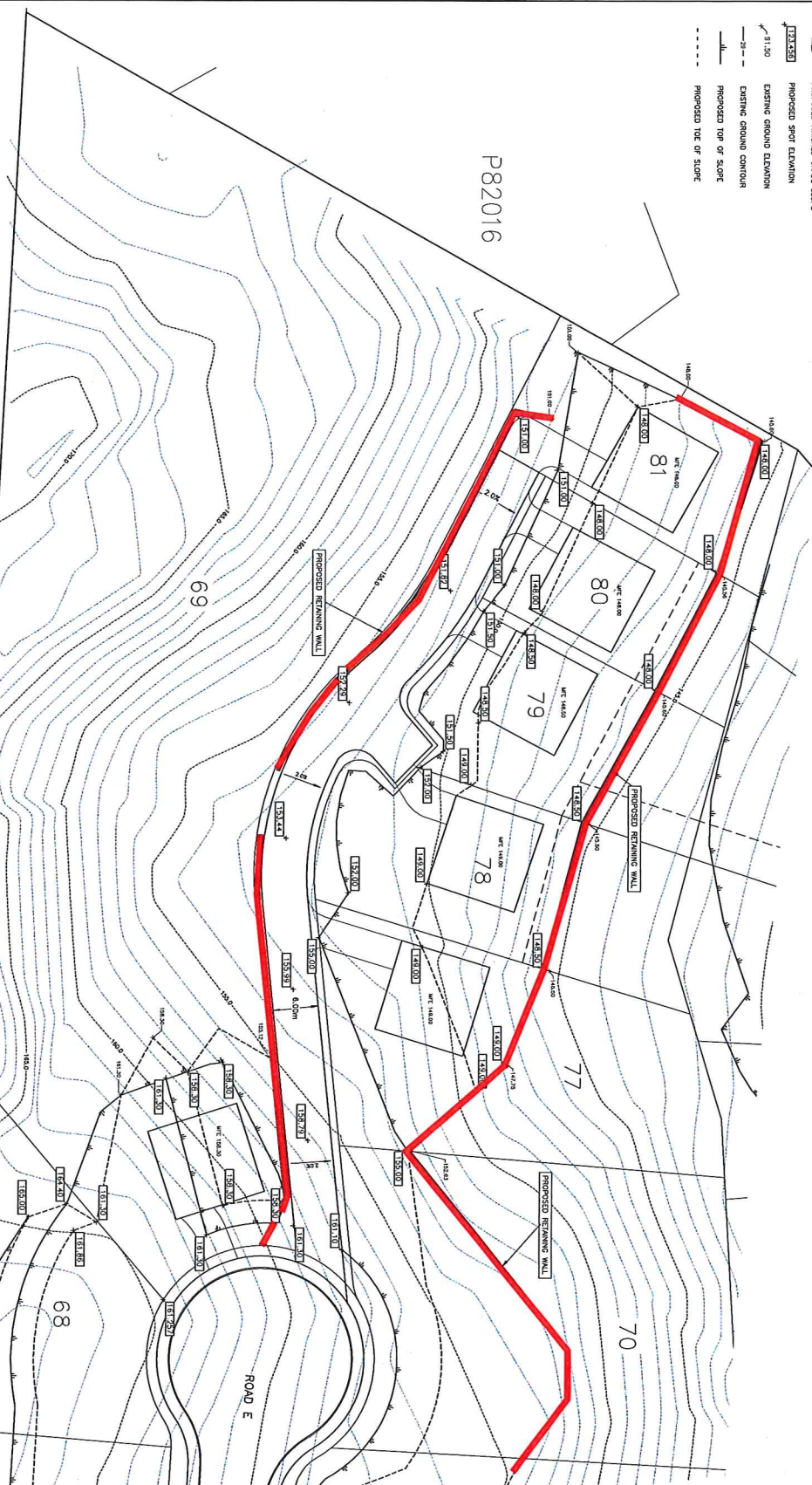
NO.	DATE	BY	REVISION DESCRIPTION	SCALE	LEGEND	SITE DATA DESCRIPTION	PROJECTION SCALE	SECTION	CLIENT NAME	DRAWING TITLE	PROJECT NO.	REVISION NO.	DATE	BY
01	2017-01-18	ME	ISSUED FOR PERMITTING	1:750	<ul style="list-style-type: none"> Proposed Retaining Wall Proposed Grading Proposed Road Proposed Utility Proposed Structure Proposed Planting Proposed Fencing Proposed Driveway Proposed Parking Proposed Stormwater Proposed Sewer Proposed Water Proposed Gas Proposed Electric Proposed Telephone Proposed Cable Proposed Fire Proposed Other 	LOT 4, DISTRICT OF SA, WILKINSON DISTRICT, PLAN 454146, PART IN PLAN 454146, VRS(2008), VRS(2008) & VRS(2008)	PROJECTION SCALE: 1:750	SECTION: ME	NORDEL HOMES (NANAIMO) LTD.	PRELIMINARY GRADING PLAN	1020-001	PGP1	04	
02						ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT								
03						NO. 184 ELEVATION = 18.8312m								
04														

PRELIMINARY
NOT FOR CONSTRUCTION

NEWCASTILE ENGINEERING
4-1318 BURNING BUSH
VANCOUVER, BC V6V 2M9
TEL: 604-276-2833
WWW.NEENGINEERING.COM

--- ADJING LEGEND

---	PROPOSED FINISHED GRADE SLOPE
---	PROPOSED SPOT ELEVATION
---	EXISTING GROUND ELEVATION
---	EXISTING GROUND CONTOUR
---	PROPOSED TYPE OF SLOPE
---	PROPOSED TOE OF SLOPE



- NOTES:
1. LEAD AND TOPOGRAPHIC INFORMATION WAS OBTAINED AND PROVIDED BY WILLIAMSON AND ASSOCIATES PROFESSIONAL SERVICES, THEIR FILE #15090-1.
 2. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 3. SUBJECT TO THE DESIGN CRITERIA SET FORTH IN THE SPECIFICATIONS AND SUBJECT TO THE DESIGN CRITERIA SET FORTH IN THE SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF THE RETAINING WALLS TO THE SLOPE OF ANY CONTACT.

--- = Retaining Wall Locations

NO.	DATE	BY	REVISION DESCRIPTION
01	10/17/14	DC	ISSUED TO CITY OF WAIMANUA FOR REVIEW - NOT FOR CONSTRUCTION

PROJECT NO.	1020-001	PROJECT NAME	NORDEL HOMES (NANAIMO) LTD. 4670 LAGUNA WAY
DATE	2017-01-18	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250
PROJECT NO.	1020-001	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250

PROJECT NO.	1020-001	PROJECT NAME	NORDEL HOMES (NANAIMO) LTD. 4670 LAGUNA WAY
DATE	2017-01-18	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250
PROJECT NO.	1020-001	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250

PROJECT NO.	1020-001	PROJECT NAME	NORDEL HOMES (NANAIMO) LTD. 4670 LAGUNA WAY
DATE	2017-01-18	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250
PROJECT NO.	1020-001	SCALE	1:250
PROJECT NAME	PRELIMINARY GRADING PLAN LOTS 77 TO 81	SCALE	1:250

PRELIMINARY
NOT FOR CONSTRUCTION

Development Permit DP001042 Schedule E
4670 Laguna Way
SITE SERVICING PLAN

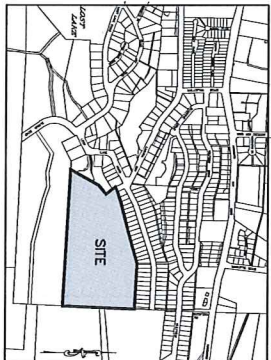
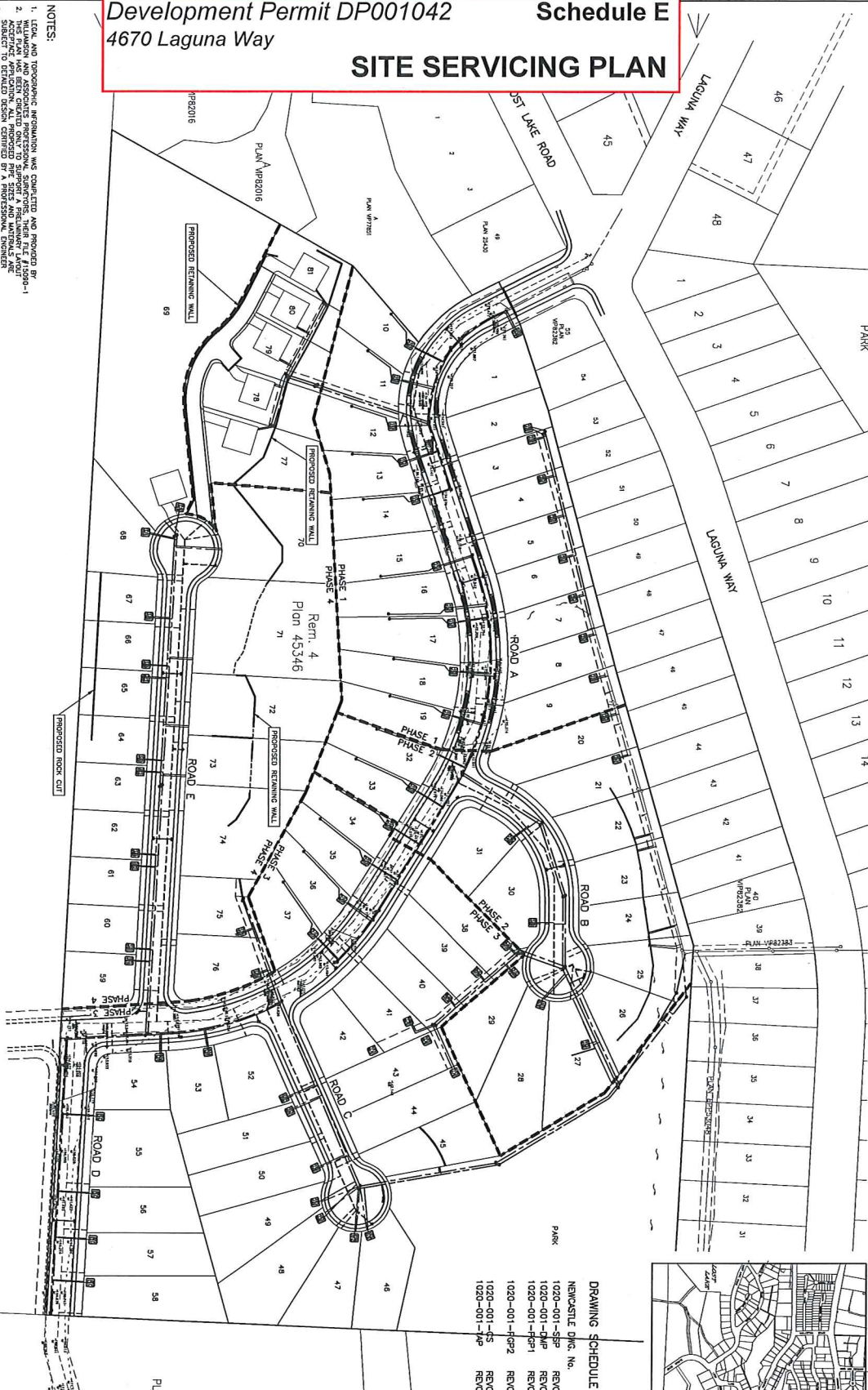
NOTES:
 1. LOCAL AND TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED AND PROVIDED BY WILLIAMSON AND ASSOCIATES PROFESSIONAL SERVICES, THEIR FILE #15090-1.
 2. THIS PLAN AND DESIGN CREATED ONLY TO SUPPORT A PRELIMINARY LAND ADJUSTMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 3. SUBJECT TO LOCAL DESIGN CRITERIA, A PROFESSIONAL ENGINEER SHALL BE CONSULTED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONTACT.

NO.	DATE	BY	REVISION DESCRIPTION	DATE	BY
01	01/20/20	SP	ISSUED FOR CITY OF VANCOUVER, BC FOR CONSTRUCTION		
02	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC		
03	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC		

NO.	DATE	BY	REVISION DESCRIPTION
01	01/20/20	SP	ISSUED FOR CITY OF VANCOUVER, BC FOR CONSTRUCTION
02	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC
03	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC

NO.	DATE	BY	REVISION DESCRIPTION
01	01/20/20	SP	ISSUED FOR CITY OF VANCOUVER, BC FOR CONSTRUCTION
02	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC
03	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC

NO.	DATE	BY	REVISION DESCRIPTION
01	01/20/20	SP	ISSUED FOR CITY OF VANCOUVER, BC FOR CONSTRUCTION
02	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC
03	01/20/20	SP	REVISION FOR COMMENTS FROM VANCOUVER, BC



DRAWING SCHEDULE

NO.	DATE	BY	REVISION DESCRIPTION
1020-001-SP	01/20/20	SP	SCHEMATIC SERVICING PLAN
1020-001-SP	01/20/20	SP	DRAINAGE MANAGEMENT PLAN
1020-001-SP	01/20/20	SP	FULL SITE GRADING PLAN
1020-001-SP	01/20/20	SP	PROPOSED GRADING PLAN
1020-001-SP	01/20/20	SP	LOTS 77 TO 81
1020-001-SP	01/20/20	SP	CROSS SECTIONS
1020-001-SP	01/20/20	SP	TERMINAL ANALYSIS PLAN

PART DL 55

RECEIVED
2024 MAR 02
NOT FOR CONSTRUCTION

PROPERTY SCALE: 1:750
SECTION: 08
PROJECT NAME: 4670 LAGUNA WAY
SCHEMATIC SERVICING PLAN
NORDEL HOMES (NANAIMO) LTD.
PROJECT NO.: 1020-001
SSP
03

NEWCASTLE
4527A BAYVIEW AVE
VANCOUVER, BC V6M 4K5
PHONE: (604) 275-5533