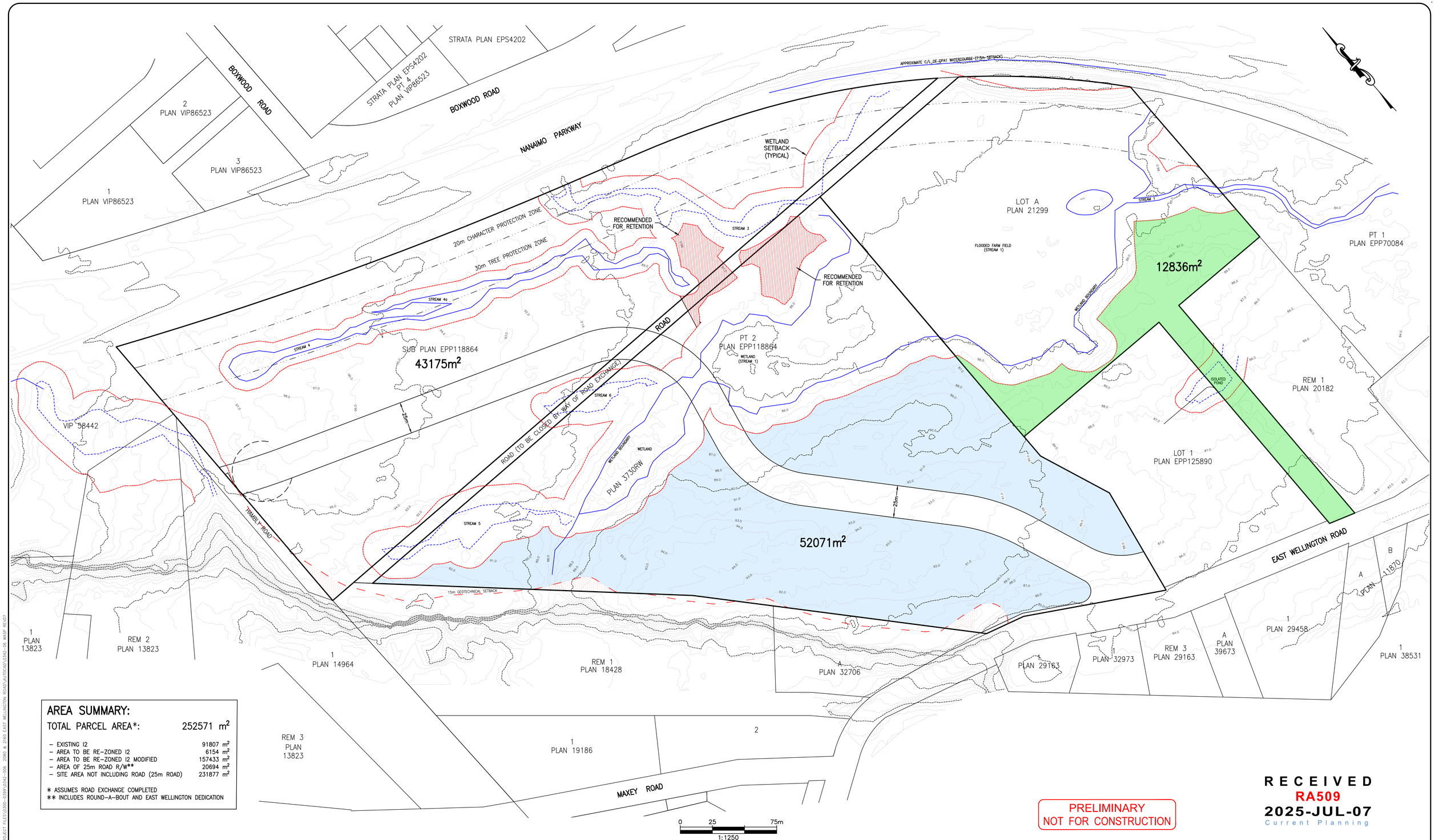

AREA SUMMARY:

TOTAL PARCEL AREA*:	252571 m²
– EXISTING I2	91807 m²
– AREA TO BE RE-ZONED I2	6154 m²
– AREA TO BE RE-ZONED I2 MODIFIED	157433 m²
– AREA OF 25m ROAD R/W**	20694 m²
– SITE AREA NOT INCLUDING ROAD (25m ROAD)	231877 m²

* ASSUMES ROAD EXCHANGE COMPLETED
** INCLUDES ROUND-A-BOUT AND EAST WELLINGTON DEDICATION

PRELIMINARY
NOT FOR CONSTRUCTION

RECEIVED
RA509
2025-JUL-07
Current Planning

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG
00	03/05/24	dp	SUBMITTED FOR REVIEW – NOT FOR CONSTRUCTION	NBT
01	03/18/24	dp	SUBMITTED FOR REVIEW – NOT FOR CONSTRUCTION	NBT
02	03/19/24	dp	SUBMITTED FOR REVIEW – NOT FOR CONSTRUCTION	NBT
03	03/21/24	dp	SUBMITTED FOR REVIEW – NOT FOR CONSTRUCTION	NBT
04	04/02/24	dp	CLIENT REVIEW COMMENTS ADDRESSED – NOT FOR CONSTRUCTION	NBT
05	05/16/24	dp	UPDATED STREAM 6 SETBACK – NOT FOR CONSTRUCTION	NBT
06	05/22/24	dp	CLIENT REVIEW COMMENTS ADDRESSED – NOT FOR CONSTRUCTION	NBT
07	04/02/25	TV	CLIENT REVIEW COMMENTS ADDRESSED – NOT FOR CONSTRUCTION	NBT

LEGEND

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

SITE LEGAL DESCRIPTION
LOT A, SECTIONS 14 & 15, RANGE 7, MOUNTAIN DISTRICT, PLAN 21299 EXCEPT PLAN VIP57764, AND LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, EPP118864

BENCHMARK DESCRIPTION

ENGINEER'S SEAL

EGBC PERMIT TO PRACTICE NUMBER: 1000856

DESIGN	NBT
DRAWN	dp
CHECKED	NBT
PLOT DATE	04–02–25
PRINT DATE	
HORIZONTAL SCALE	1:1250
VERTICAL SCALE	

CLIENT NAME
EAST WELLINGTON DEVELOPMENTS LIMITED PARTNERSHIP

PROJECT NAME
2080 & 2160 EAST WELLINGTON ROAD

DRAWING TITLE
WEST ACCESS SITE PLAN

NEWCASTLE ENGINEERING LTD.
4–3179 BARONS ROAD
NANAIMO, B.C. V9T 5W5
PHONE (250) 756–9553

PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
0342–006	WASP	07	

4.2.2025 P:\10000 – PROJECTS\11000 – PROJECT FILES\0300–0399\0342–006 2080 & 2160 EAST WELLINGTON ROAD\AUTOCAD\0342–06 WASP REV07