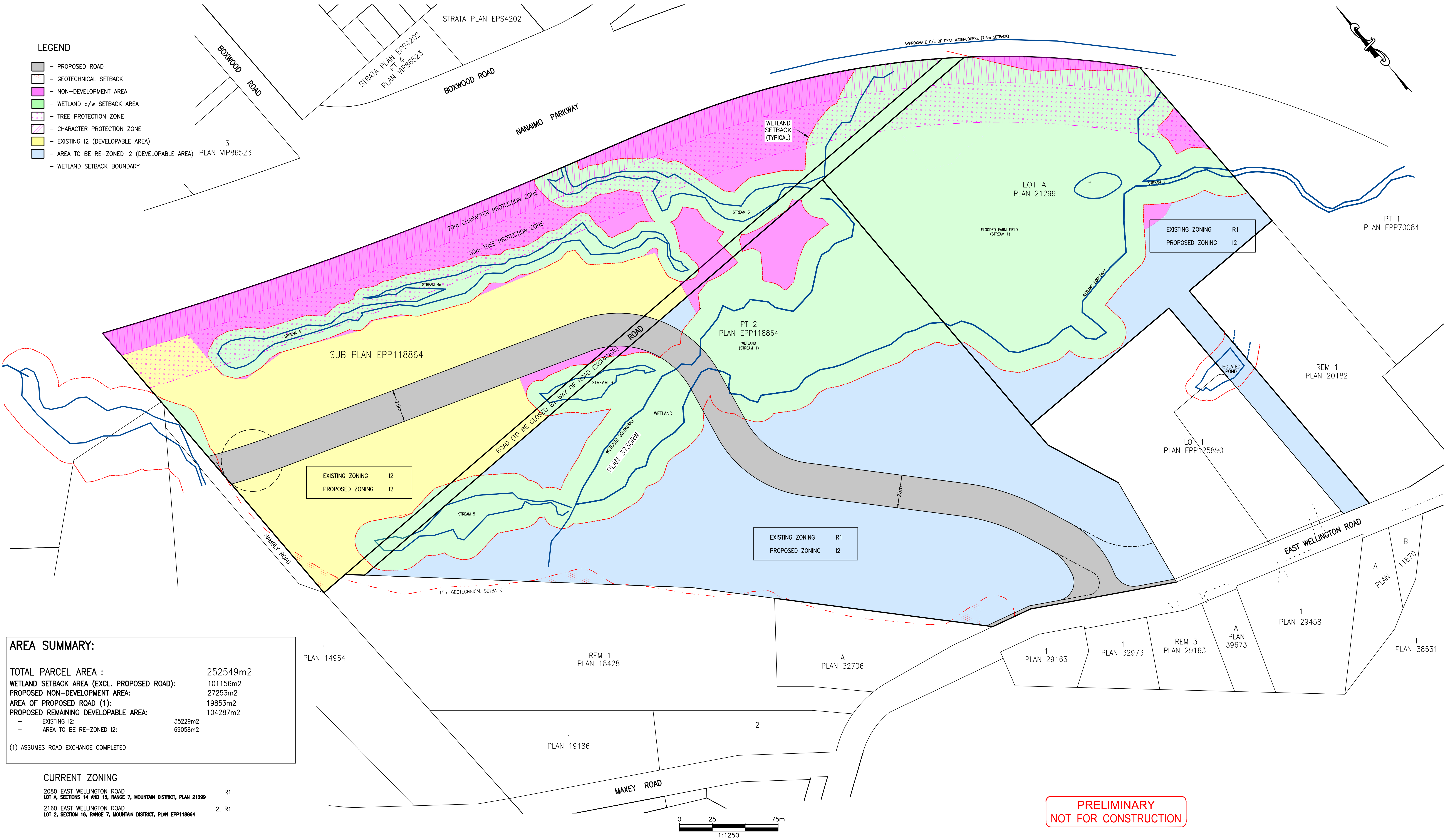


7-15-2026 \\WC-EN\PROJECTS\1000 - PROJECT FILES\0342-006-0342-006 2080 & 2160 EAST WELLINGTON ROAD\AUTOCAD\0342-06 WASP REV0

LEGEND

- PROPOSED ROAD
- GEOTECHNICAL SETBACK
- NON-DEVELOPMENT AREA
- WETLAND c/w SETBACK AREA
- TREE PROTECTION ZONE
- CHARACTER PROTECTION ZONE
- EXISTING I2 (DEVELOPABLE AREA)
- AREA TO BE RE-ZONED I2 (DEVELOPABLE AREA) PLAN VIP86523
- WETLAND SETBACK BOUNDARY



AREA SUMMARY:

TOTAL PARCEL AREA :	252549m2
WETLAND SETBACK AREA (EXCL. PROPOSED ROAD):	101156m2
PROPOSED NON-DEVELOPMENT AREA:	27253m2
AREA OF PROPOSED ROAD (1):	19853m2
PROPOSED REMAINING DEVELOPABLE AREA:	104287m2
- EXISTING I2:	35229m2
- AREA TO BE RE-ZONED I2:	69058m2

(1) ASSUMES ROAD EXCHANGE COMPLETED

CURRENT ZONING

2080 EAST WELLINGTON ROAD LOT A, SECTIONS 14 AND 15, RANGE 7, MOUNTAIN DISTRICT, PLAN 21299	R1
2160 EAST WELLINGTON ROAD LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP118864	I2, R1

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND			
00	03/05/24	dp	SUBMITTED FOR REVIEW - NOT FOR CONSTRUCTION	NBT	PROP.	EXIST.	PROP.	EXIST.
01	03/18/24	dp	SUBMITTED FOR REVIEW - NOT FOR CONSTRUCTION	NBT	WATERMAIN	---	HYDRANT	---
02	03/19/24	dp	SUBMITTED FOR REVIEW - NOT FOR CONSTRUCTION	NBT	STORM SEWER	---	ABOVE GROUND FLUSHOUT	---
03	03/21/24	dp	SUBMITTED FOR REVIEW - NOT FOR CONSTRUCTION	NBT	SANITARY SEWER	---	BELOW GROUND FLUSHOUT	---
04	04/02/24	dp	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	GAS MAIN	---	CATCHBASIN	---
05	05/16/24	dp	UPDATED STREAM 6 SETBACK - NOT FOR CONSTRUCTION	NBT	ELECTRICAL DUCT	---	DITCH INLET CB	---
06	05/22/24	dp	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	INLET/OUTLET HEADWALL	---	MANHOLE	---
07	04/02/25	TV	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	DITCH INLET/OUTLET	---	CLEANOUT	---
08	09/02/25	YL	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	SWALE	---	HYDRO POLE	---
09	12/09/25	MH	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	EDGE OF PAVEMENT	---	CAP	---
10	07/09/26	BH	CLIENT REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	BH	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
DESIGN
bh
DRAWN
bh
CHECKED
NBT
PLOT DATE
07-09-26
PRINT DATE
EGBC PERMIT TO PRACTICE NUMBER:
1000856
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
RECEIVED RA509 2026-JUL-15 City of Nanaimo
NEWCASTLE ENGINEERING LTD. 4-3179 BARONS ROAD NANAIMO, B.C. V9T 5W5 PHONE (250) 756-9553
PROJECT No.
0342-006
DRAWING No.
WASP
REVISION No.
10
CITY PLAN FILE No.

PRELIMINARY
NOT FOR CONSTRUCTION