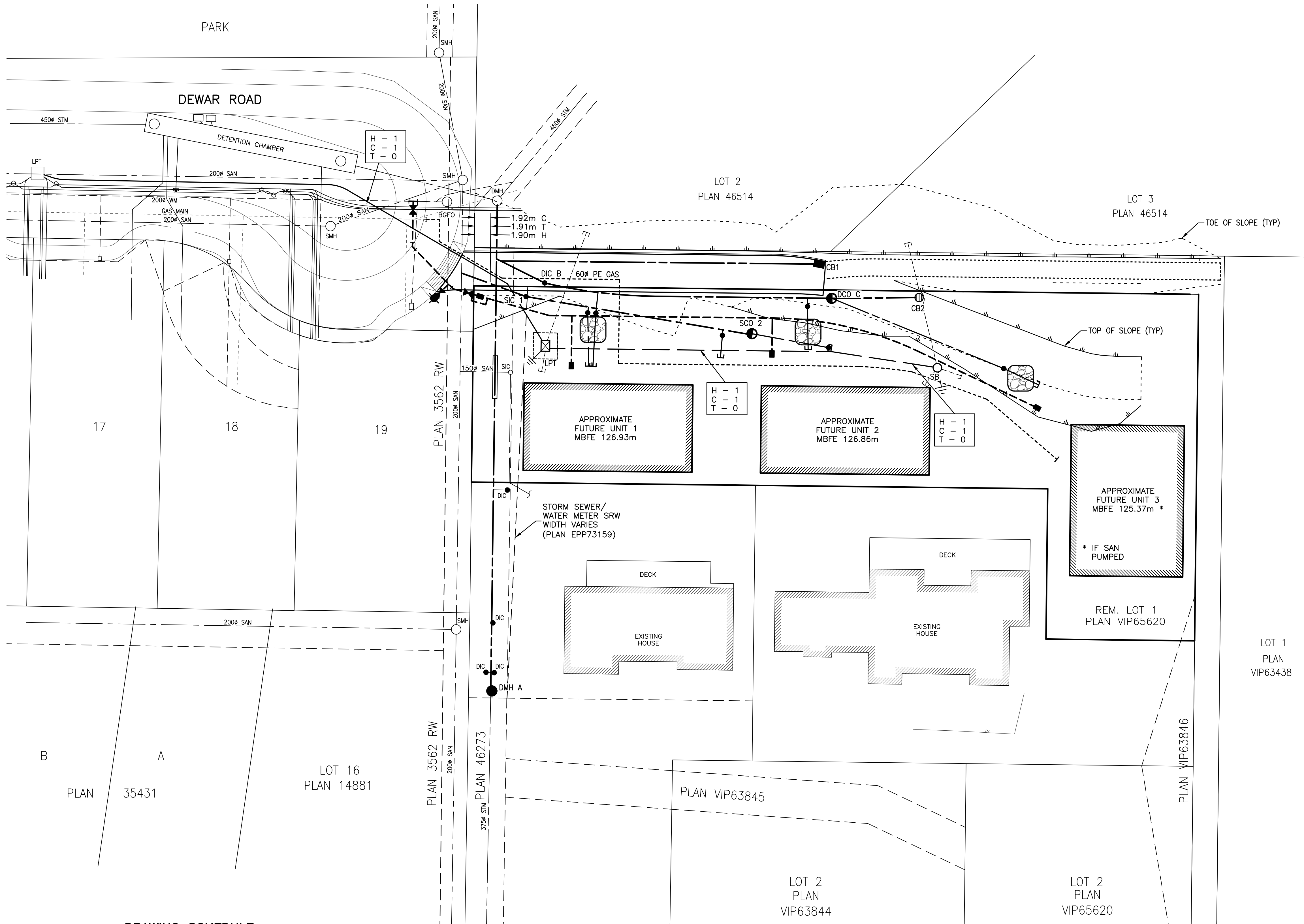




LOCATION PLAN
N.T.S.

- NOTES:
1. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE 2013 EDITION OF THE CITY OF NANAIMO'S ENGINEERING STANDARDS AND SPECIFICATIONS OR AS OTHERWISE APPROVED BY THE CITY OF NANAIMO'S ENGINEERING SERVICE DIVISION.
 2. SEE DRAWING E-1 BY RB ENGINEERING LTD. FOR STREET LIGHT RECORD INFORMATION.
 3. NON-ELECTRICAL SERVICES WERE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 0.9m FROM BC HYDRO DUCTS.
 4. HYDRO, TEL, SHAW CABLE & FORTIS BC GAS DESIGN SHOWN FOR INFORMATION ONLY. INSTALLATION OF HYDRO, TEL DUCTS, AND APPURTENANCES WAS CARRIED OUT IN ACCORDANCE WITH APPLICABLE PLANS & SPECIFICATIONS.

- BC HYDRO AND TELUS SERVICES:
1. SHAW SERVICE DUCTS ARE 50mmØ. SHAW MAIN DUCTS ARE 100mmØ. ALL BC HYDRO DUCTS ARE 75mmØ.

- NATURAL GAS:
1. ALL UNDERGROUND GAS UTILITIES CONFORM TO DRAWINGS, STANDARDS, AND SPECIFICATIONS OF FORTIS BC GAS.
 2. GAS STUBS 1.0m MINIMUM SEPARATION FROM OTHER UTILITIES.
 3. 100Ø PVC SDR 28 SLEEVES PROVIDED FOR FORTIS BC GAS ROAD AND SIDEWALK CROSSINGS.

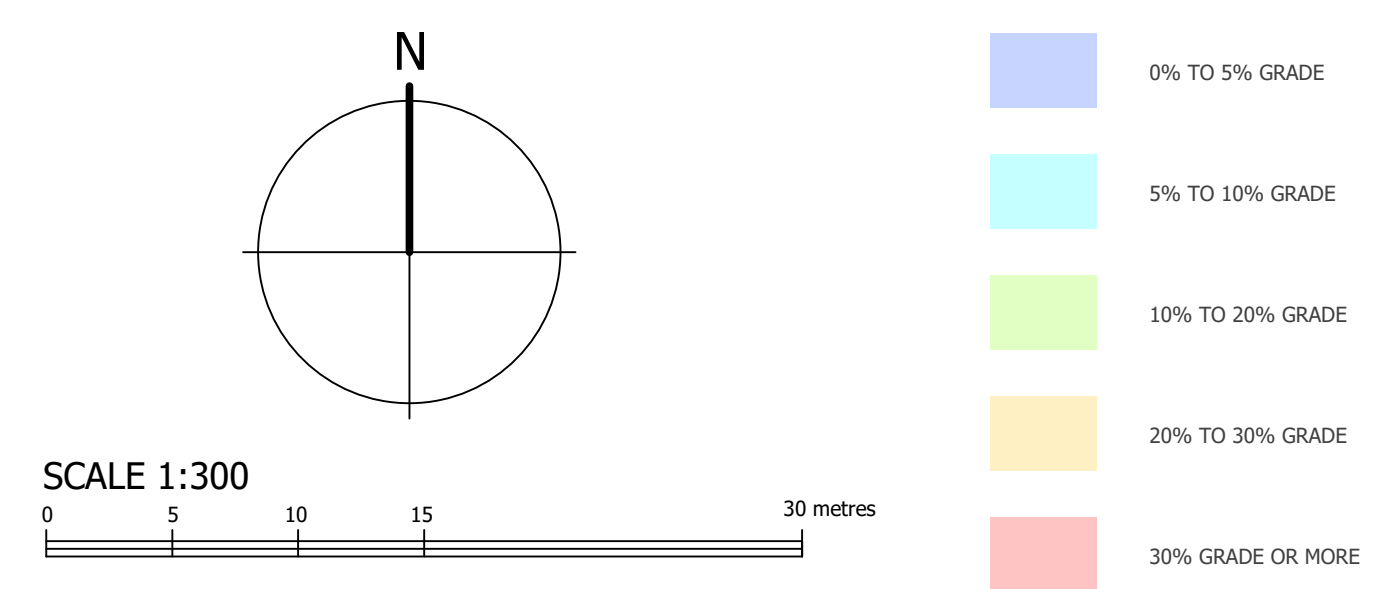
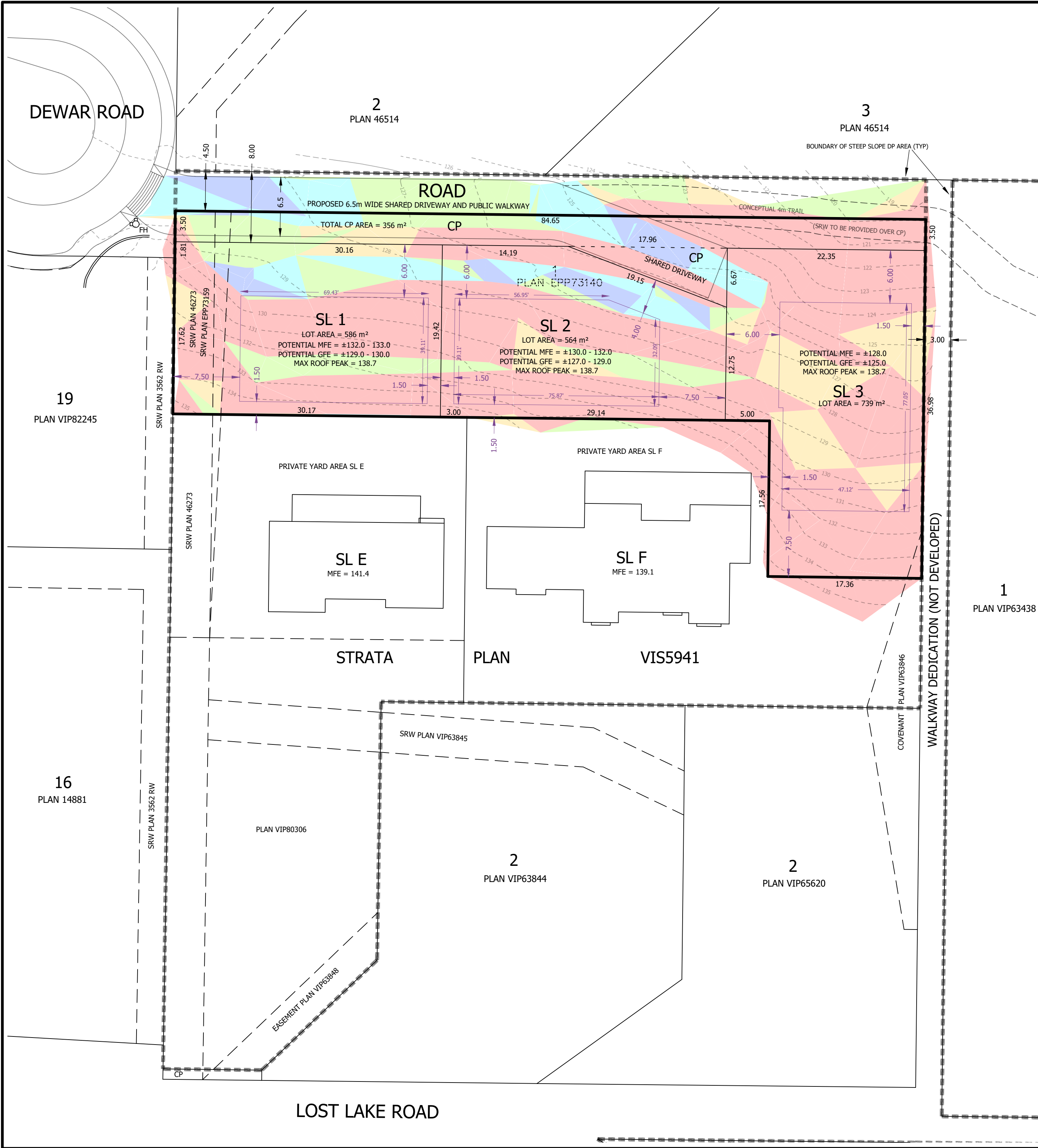
H -	# OF 75mm HYDRO DUCTS
C -	# OF 100mm SHAW CABLE DUCTS
T -	# OF 100mm TELUS DUCTS

DRAWING SCHEDULE

CITY DWG No.	NEL DWG No.	REVISION	TITLE
.	0926-001-01	REV09	SITE PLAN
.	0926-001-02	REV09	PRIVATE SITE SERVICING AND GRADING PLAN
.	0926-001-03	REV09	LOST LAKE ROAD HYDRANT AND STORM SEWER SRW
.	0926-001-05	REV04	COMMON DRIVEWAY AND WALKWAY

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	CLIENT NAME	DRAWING TITLE
00	07/15/15	dp	SUBMITTED TO CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION	MIW	PROP. WATERMAIN	LOT 19, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN VIP82245		MIW	MR. EDWARD YEWCHIN/ MR. PETR BENDA	SITE PLAN
01	10/22/15	dp	CITY OF NANAIMO REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	MIW	EXIST. STORM SEWER			DRAWN dp		
02	11/19/15	dp	CITY OF NANAIMO REVIEW COMMENTS ADDRESSED	MIW	PROP. SANITARY SEWER			CHECKED		
03	12/08/15	dp	ISSUED FOR CONSTRUCTION	MIW	EXIST. GAS MAIN			PLOT DATE 09-26-17		
04	12/11/15	dp	UPDATED CLIENT INFORMATION	MIW	PROP. ELECTRICAL DUCT			PRINT DATE		
05	09/27/15	dp	REVISED DRIVEWAY ALIGNMENT AND SERVICING - NOT FOR CONSTRUCTION	MIW	EXIST. CATCHBASIN					
06	02/06/17	dp	CITY OF NANAIMO REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	MIW	PROP. CULVERT & DITCH					
07	02/20/17	gc	ISSUED FOR CONSTRUCTION	MIW	EXIST. DITCH INLET/OUTLET					
08	08/24/17	KA	RECORD DRAWING	MIW	PROP. SWALE					
09	09/26/17	KA	CITY OF NANAIMO COMMENTS ADDRESSED - RECORD DRAWING	MIW	EXIST. EDGE OF PAVEMENT					

PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
0926-001	01	09	21357



SITE STATISTICS

EXISTING ZONE: R10
 PROPOSED REZONING: R10 to R10 SITE SPECIFIC

TOTAL LOT AREA: 0.225 ha.
 MINIMUM LOT AREA (R10): 1200 m²
 MINIMUM LOT AREA PROPOSED: 500 m² FOR THE PURPOSE OF A BARE LAND STRATA LOT ONLY - NO SLOPE RESTRICTION TO LOT AREA
 PROPOSED MAXIMUM NUMBER OF BARE LAND STRATA LOTS: 3

MINIMUM LOT FRONTAGE (R10): 15.0m
 MINIMUM LOT FRONTAGE PROPOSED: N/A TO BARE LAND STRATA LOTS

MINIMUM LOT DEPTH: 30.0m
 MINIMUM LOT DEPTH PROPOSED: N/A TO BARE LAND STRATA LOTS

FLOOR AREA RATIO: 0.55

PROPOSED SETBACKS FOR BARE LAND STRATA LOTS: AS PER THIS PLAN

NOTES:

DISTANCES ARE IN METRES.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE THE SUBJECT PARCEL(S).

LOT ALIGNMENT IS PRELIMINARY AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- COVENANTS: CA6412477 & CA6412493;
- STATUTORY RIGHT OF WAYS: G22094, EX47819, EX47820, CA6412495, CA6412497, CA6412499 & CA6412500;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

NO.	DATE	REVISION
00	FEBRUARY 19, 2025	FIRST ISSUE.
01	JUNE 12, 2025	PREPARED FOR REZONING, DP AND PLA APPLICATIONS
02	JULY 28, 2025	ADD ROAD DEDICATION AND REVISE BARE LAND STRATA LOTS
03	MARCH 16, 2026	ADD PROPOSED HOUSE ELEVATIONS

PROJECT: 5179 DEWAR ROAD

LEGAL: LOT 1, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN EPP73140

CLIENT: ED YEWCHIN & PETER BENDA

DRAWING: PROPOSED BARE LAND STRATA LAYOUT

SCALE: 1:300

DRAWN: TP

FILE: 04230-25 PLA BASEPLAN: 16055

WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS
 3088 BARONS ROAD, NANAIMO B.C. V9T 4B5
 PHONE: (250) 756-7723, EMAIL: WAPS@VIBCLS.CA

RECEIVED
RA541
2026-MAR-27
 Current Planning