SCHEDULE "A"

N

DUFFERIN CRESCENT

ASPHALT   SIDEWALK
CONCRETE CURB
FH   H/TP   BUS SHELTER   SERVICE BOX   SIGN
H/TP   CG

56.33
2.5m road dedication
37.91
2.50
18.48
12.98   9.14

FLANKING
4.5m FRONT YARD SETBACK

CONCRETE WALLS
GARBAGE AREA

A
AREA = 0.10 ha
EXISTING BUILDING

B
AREA = 0.27 ha

REAR

SIDE
4.5m REAR YARD SETBACK

FRONT
4.0m SIDE YARD SETBACK

PLAN 27521

1

TRENCH DRAIN

3.75
3.75m ROAD DEDICATION
64.61
BOUNDARY CRESCENT

4.5m FRONT YARD SETBACK
3.0m SIDE YARD SETBACK
4.5m REAR YARD SETBACK
28.55
3.0m SIDE YARD SETBACK
71.75

2
PLAN 27521

3.75

SCALE 1:250
0 2 4 6 8 10   25 metres
ALL DISTANCES ARE IN METRES.
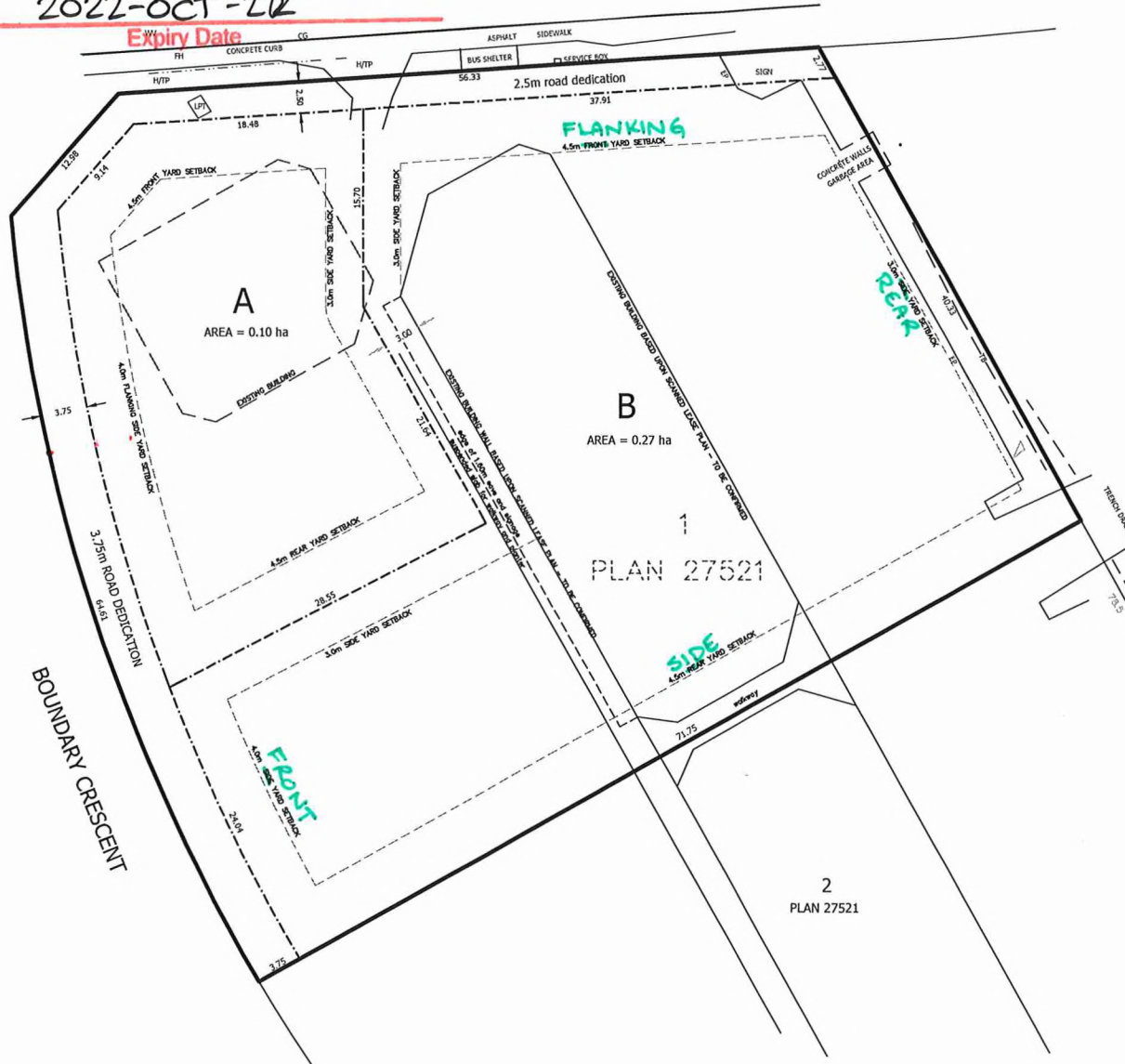
SITE STATISTICS

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 27521
CIVIC ADDRESS: 1588 BOUNDARY CRESCENT
EXISTING ZONE: CC5
LOT AREA: 0.42 ha
LOT COVERAGE ALLOWED: 50%
MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR): 1.00
MAXIMUM BUILDING HEIGHT ALLOWED: 14m

NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED
FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THE EXISTING IMPROVEMENT LOCATIONS HAVE BEEN IMPORTED FROM A SCAN OF A PAPER PRINT OF A PLAN PREPARED
BY WRIGHT PARRY TAYLOR AND FULLER TITLED "BEAUFORT CENTRE TOPOGRAPHIC SURVEY" DRAWING NUMBER
N3081-1, DATED DEC./92. LOCATIONS ARE THEREFORE APPROXIMATE AND MUST BE VERIFIED PRIOR TO FINAL
BOUNDARY DETERMINATION.

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).

AERIAL IMAGE IS CITY OF NANAIMO 2018 ORTHOPHOTOGRAPHY.

LOT ALIGNMENT IS PRELIMINARY AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES &
PERMITS:
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE EN10114
FILED 1999-02-04
NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE EN102955
FILED 1999-11-08

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

NO.	DATE	REVISION
00	MARCH 12, 2020	FIRST ISSUE.
01	MAY 11, 2020	REVISE LOT LINE TO FIT SUSPENDED SLAB
02	DECEMBER 08, 2020	ROAD DEDICATION.
03	JUNE 28, 2021	MINOR CHANGES AS PER ARCHITECT PLANS

PROJECT: HOSPITAL COMMONS;
1588 BOUNDARY CRESCENT.

CLIENT: R.W.(BOB) WALL LTD.

DRAWING: SITE PLAN

DATE: MAR 12/20
SCALE: 1:250
DRAWN: CH
FILE: 20023-2
SHEET: 1 OF 1

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

SUBD1395