

SCHEDULE "A"

CITY OF NANAIMO PRELIMINARY LAYOUT ACCEPTANCE

2021-MAR-03

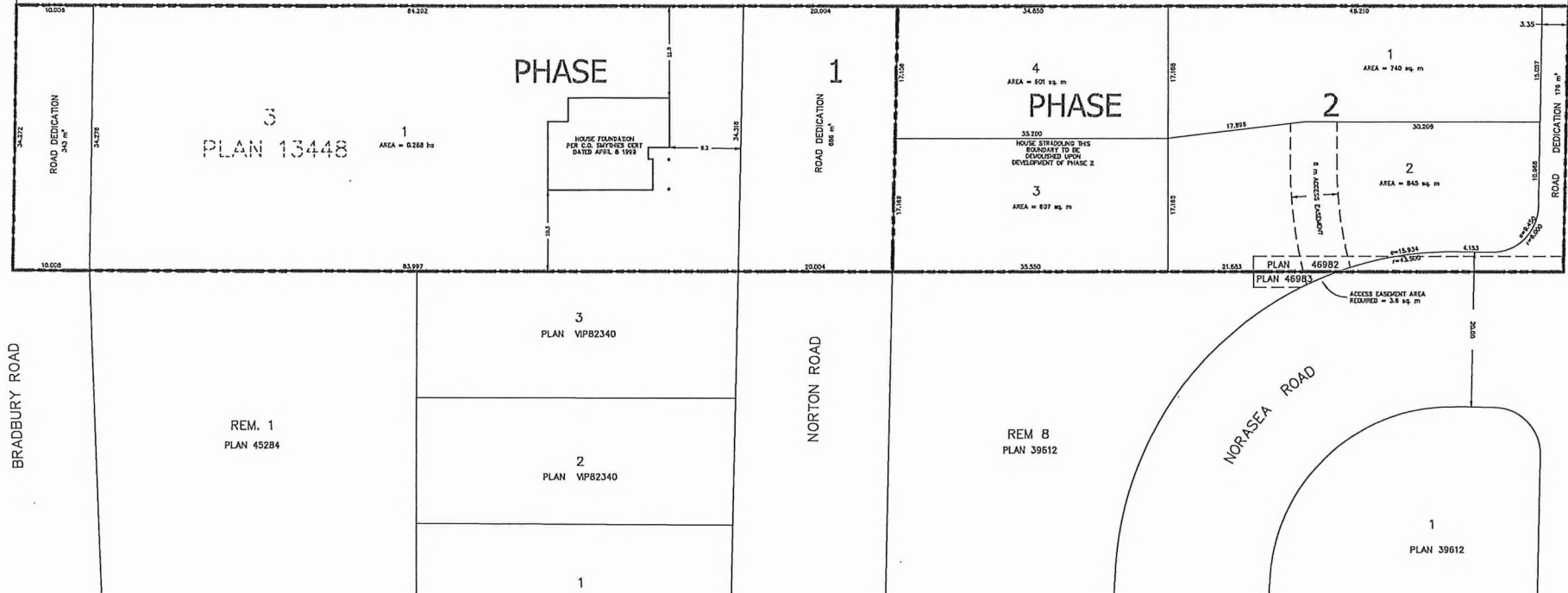
Date

2022-MAR-03

Expiry Date

Approved By

2
PLAN 13448



SCALE 1:250

REVISIONS		
NO.	DATE	REVISION
01	JULY 20, 2020	FIRST ISSUE
02	MARCH 8, 2022	REVISED FOR CORRECTIONS

NOTES

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

THIS PLAN REPORTS TO POSITION ONLY THE ACTUAL AND (OR) PROPOSED BOUNDARIES SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCELS.

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENTS RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCELS.

AERIAL IMAGE IS CITY OF NANAIMO 2018 ORTHOPHOTOGRAPHY. CONTENTS ARE DERIVED FROM 2023 CITY OF NANAIMO LIDAR SURVEY.

LOT ALIGNMENTS AND AREAS ARE FIELD-DRAWN AND DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & EASEMENTS.

- STATUTORY RIGHT OF WAY EROSION, BURIAL, BURIAL AND BURIALS.

THIS PLAN DOES NOT PURPORT TO REFLECT COMPLIANCE WITH THE RESTRICTIONS THEREON.

SITE STATISTICS

FEE SIMPLE R-10 2 PHASED SINGLE FAMILY RESIDENTIAL SUBDIVISION.

LEGAL DESCRIPTION: LOT 3, CONTRACT LOT 26, WILKINSON DISTRICT, PLAN 6346.

CITY ADDRESS: 5601 HAMMOND BAY ROAD AND 5361 NORTON ROAD

EXISTING ZONING: R10

PROPOSED ZONING: R10

PROPOSED DENSITY CALCULATIONS

TOTAL SITE AREA: 8,838 m²

PROPOSED ROAD DEDICATION: 0.322 ha

SITE AREA EXCLUSIVE OF PROPOSED ROAD DEDICATION: 8,516 m²

DENSITY AVAILABLE: 0.266 m² x 18 DWELLING UNITS / m² = 4.788 DWELLING UNITS

DENSITY PROPOSED: 1 DWELLING UNITS COMPOSED OF 1 EXISTING DWELLING UNIT ON PHASE 1 AND 1 NEW SINGLE FAMILY DWELLING UNITS ON PHASE 2. EXISTING DWELLING UNIT ON PHASE 1 TO BE DEMOLISHED WHEN PHASE 2 IS DEVELOPED.

PROJECT: 5601 HAMMOND BAY ROAD - R10 STEEP SLOPE SUBDIVISION.

CLIENT: SALLY CHRISTIANSSON-TANNAR

DRAWING: PROPOSED SUBDIVISION PLAN

DATE: JULY 30/20

SCALE: 1:250

DRAWN BY: EW

FILE: 15081-1

SHEET: 1 OF 1

**WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS**

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