ATTACHMENT B
CONCEPTUAL SITE PLANS

1655 Cedar Road
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Project: 1530-BROWNS LANE

Sheet Title: BUILDING SITING PLAN

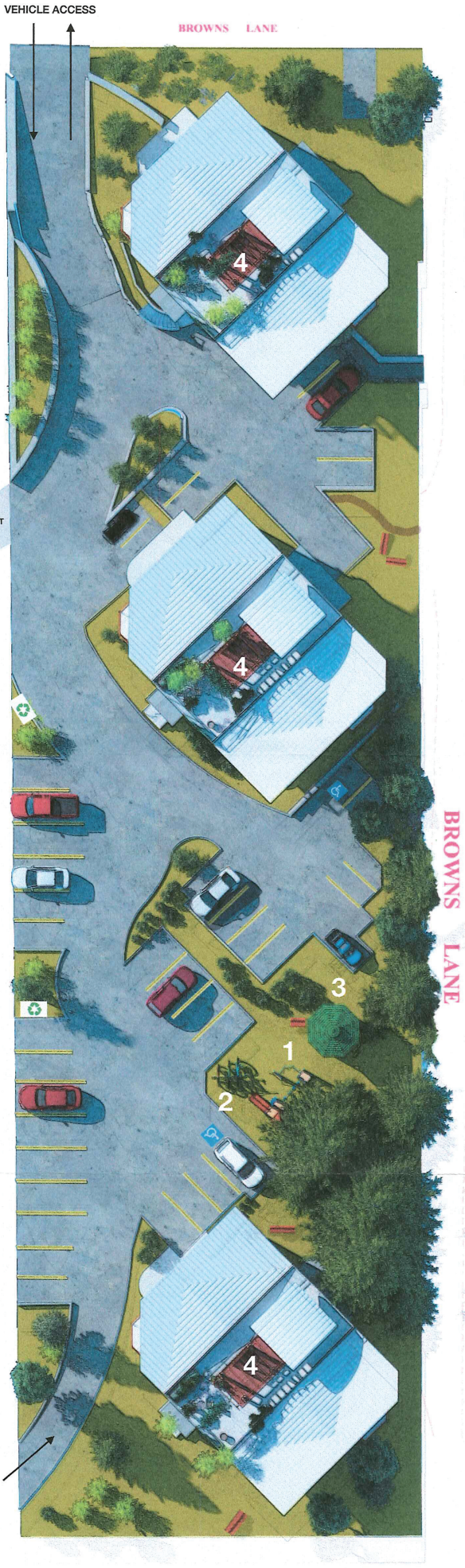
Date: OCT 17, 2018

Drawing #: 1530-C-1017-33

Scale: AS PER BAR SCALES

Meters 0 1 2 3 4 5 6 7 8

Feet 0 5 10 15 20 25



PLAYGROUND

BICYCLE STATIONS

Site Development Data

Site Area - 0.99 ACRE (4010.6 M²)
Site Coverage - 17.86%
Gross Floor Area - 2027 M²
Floor Area Ratio - .51
DU/floor = 3 3 floors/bldg 3 bldgs = 27 suites
Average suite size - 720 sq ft.
24 - 2 bedroom suites & 3 - 1 bedroom suites
Parking per Area 2 - 24 - 2bdr x 1.62 = 38.9 +
3 - 1bdr x 1.26 = 3.8 = 42.7
Proposed prkg - 21 large & small cars each
+ 1 smart car/ motorcycle space
+ 3 Loading zone spaces + 46
Building Heights - 14m

COMMONS GREEN SPACE

ROOFTOP GARDENS

Note: This site plan has been prepared based on survey documentation provided by T.G. Hoyt, BCLS, - May 24, 2016.

Schedule 2a

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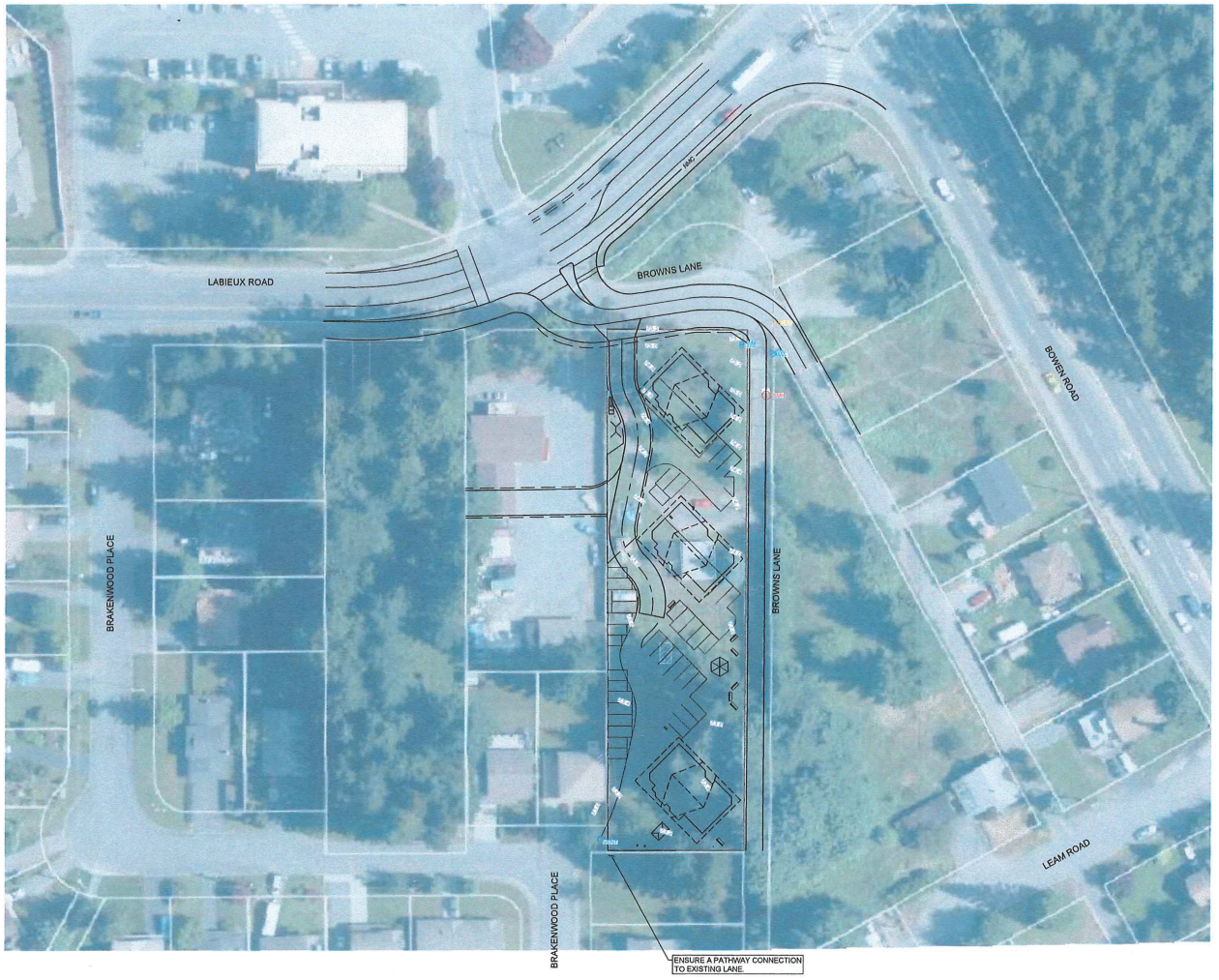
RA372
2019-MAR-01
Current Planning

SCHEDULE 5a



LOCATION PLAN
1:3000

NOTES:

AIR PHOTOGRAPH FROM CITY MAP.

SITE SURVEY FROM TG HOIGHT BC LAND SURVEY. THIS SURVEY MATCHES REASONABLY WELL WITH THE AIR PHOTOGRAPH.

THERE IS A DROP OF ABOUT 2 METRES BETWEEN THE EXISTING LANE AND THE BUILDING AT 2333 LABIEUX ROAD.

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Current Planning

1:500 0 10 30m

LEGAL DESCRIPTION	LOT 3, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 6733					
PROJECT DATUM	ELEVATIONS ARE GEODETIC AND TO NAD83	3	REVISED PER CoN COMMENTS	20181106		
		2	ISSUED FOR CITY OF NANAIMO REVIEW	20180719		
		1	ISSUED FOR ADEPT / CLIENT REVIEW	20180716		
		NO.	REVISION DESCRIPTION	YYYY/MDD	CHECK	APPR.

LEGEND

LAMP STANDARD		CLEANOUT	CO	DITCH	
POLE(Hydro, Tel.)	HP PP	CATCHBASIN	CB	METER	DWM
U/G WIRING		MANHOLE	DWM	FLUSH VALVE	
GAS		SERVICE RISER	GCOV	VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN	D	EDGE ASPHALT	EP	AIR VALVE	

JEA
J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-758-4631 E-MAIL: nanaimo@jeanderson.com

JURISDICTION: CITY OF NANAIMO
SCALE: 1:500 HORZ.
DESIGN: JB
DRAWN: SF

MUN. FILE RA000372
CLIENT GREENPLAN
PROJECT MULTI FAMILY DEVELOPMENT
2379 BROWNS LANE
SITE PLAN, KEY PLAN AND NOTES

89265 RD SK1

CITY DRAWING No: SHEET 1 OF 2