

ATTACHMENT C PROPOSED SITE PLAN



CONTEXT PLAN
NTS

**Streamside Protection Enhancement Area
(6.9m setback from Top of Bank)**

**Required 30m Watercourse Setback
from from Top of Bank**



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NO. | DATE | ISSUE
1 | 2019-11-09 | ISSUED FOR AQUATIC DP
2 | 2020-06-01 | REISSUED FOR AQUATIC DP

NO. | DATE | REVISION

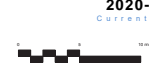
PROJECT
JARVIE RESIDENCE
3258 Stephenson Point Road
Nanaimo, B.C.

SITE PLAN

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PROJECT 19004
DB KS **CB** KS
SCALE 1:200
DATE October 31, 2019

RECEIVED
DP1171
2020-JUN-01
Central Planning



SITE PLAN
SCALE 1:200

DEVELOPMENT DATA	
Civic Address 3258 Stephenson Point Road, Nanaimo, BC, V9T 1K2	
Legal Description: Lot 2, Section 11, Wellington District, Plan VIP61952	
Zoning: R1 (Single Dwelling Residential)	
Development Permit Area: Watercourse Development Permit Area (Cottle Creek), and Environmentally Sensitive Area - Ocean (Departure Bay)	
Total Parcel Area:	2,217m ² 100%
Aquatic DP Area:	2,202m ² 99%
Net Developable Area:	15m ² 1%
Proposed Developable Area:	1,078m ² 49%
Proposed Building Footprint:	320m ² 14%
Proposed Paved Area:	220m ² 10%
Proposed Deck Area:	138m ² 6%
Proposed Landscape Area:	400m ² 18%

Refer to **Sheet L1.02** for Landscape Plan
Refer to **Sheet L2.01** for Plant Notes & Planting Plan North
Refer to **Sheet L2.02** for Plant List & Planting Plan South

LEGEND	
SYMBOL	DESCRIPTION
	30M WATERCOURSE LEAVE STRIP
	10M RAR SPEA
	7.5M F&W COVENANT
	15M ESA (OCEAN) DPA
	STEPPING STONE PATH
	BOULDERS (salvaged from site)
	DECK (refer to Architectural Drawings)
	DRIVEWAY (permeable paving)
	GRAVEL PATH (see sheet L1.02, Landscape Plan)
	GREEN SPACE (see sheet L1.02, Landscape Plan)
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

L1.01