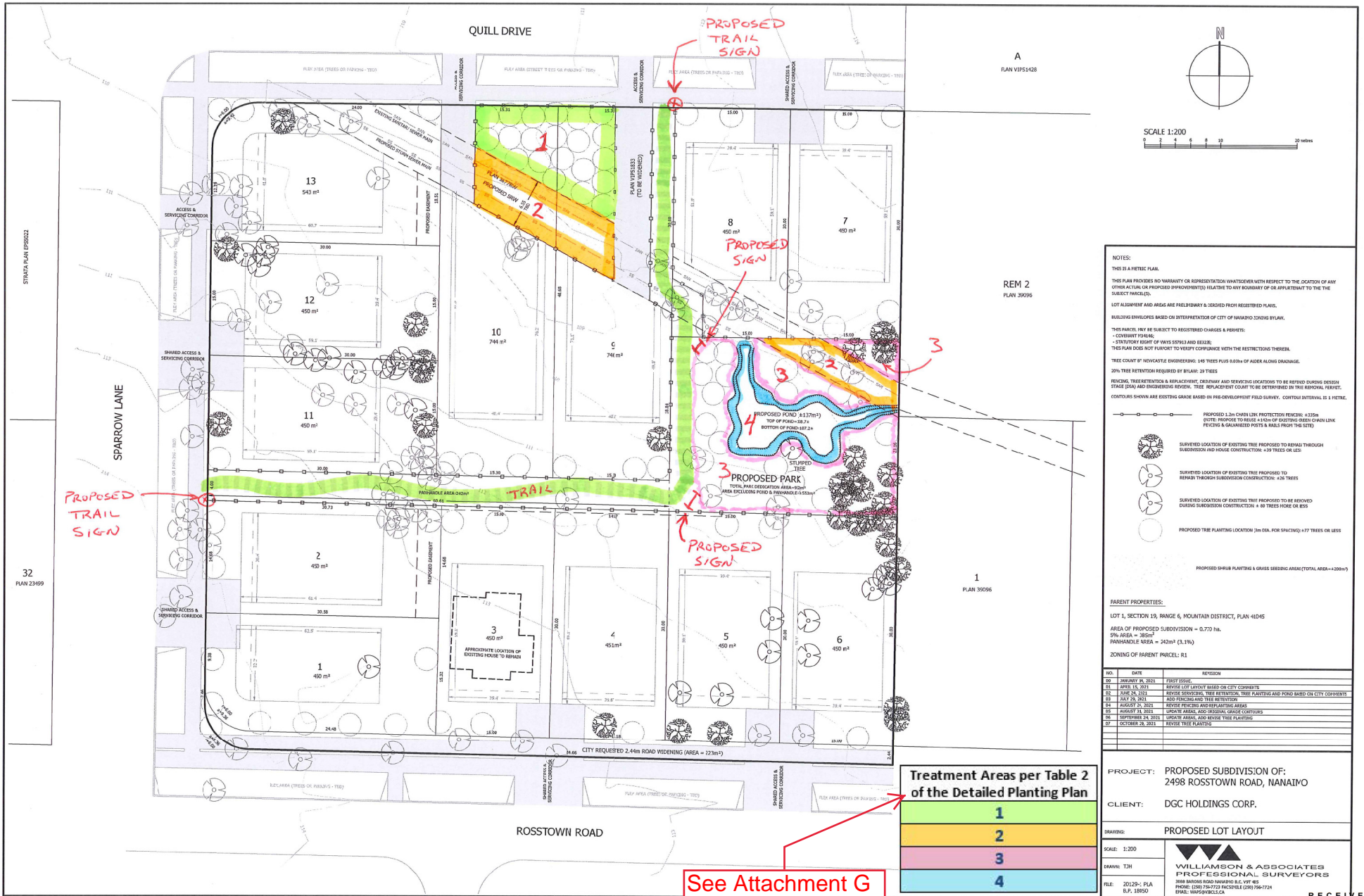


ATTACHMENT E PROPOSED SUBDIVISION PLAN



See Attachment G for planting details

NOTES:

THIS IS A METRIC PLAN.

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

LOT ALIGNMENT AND AREA ARE PRELIMINARY & DESIGNED FROM REGISTERED PLANS.

BUILDING ENVELOPES BASED ON INTERPRETATION OF CITY OF NANAIMO ZONING BYLAW.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- COVENANT F24346;
- SITUATION EIGHT OF WMS 50743 AND E222;

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

2% CROWN BY NEWCASTLE ENGINEERING. 145 TREES PLUS 0.8m OF AISLES ALONG DRAINAGE.

20% TREE RETENTION REQUIRED BY BYLAW: 29 TREES

FENCING: TREE EXTENSION & REPLACEMENT, DRIVEWAY AND SERVICES LOCATIONS TO BE REFINED DURING DESIGN STAGE (SUA AND ENGINEERING REVIEW). TREE REPLACEMENT COURT TO BE DETERMINED IN THE REZONAL PERMIT.

CONTIGUOUS SHOWN ARE EXISTING GRADE BASED ON PRE-DEVELOPMENT FIELD SURVEY. CONTIGUOUS INTERVAL IS 1 METRE.

PROPOSED 1.3m CHAIN LINK PROTECTION FENCING: 4.35m (NOTE: PROPOSE TO RAISE 4 FEET OF EXISTING BARRIER CHAIN LINK FENCING & GALVANIZED POSTS & RAILS FROM THIS SITE)

SURVEYED LOCATION OF EXISTING TREE PROPOSED TO REMAIN THROUGH SUBDIVISION AND HOUSE CONSTRUCTION: 439 TREES OR LES

SURVEYED LOCATION OF EXISTING TREE PROPOSED TO REMAIN THROUGH SUBDIVISION CONSTRUCTION: 426 TREES

SURVEYED LOCATION OF EXISTING TREE PROPOSED TO BE REMOVED THROUGH SUBDIVISION CONSTRUCTION: 4

PROPOSED TREE PLANTING LOCATION: 264 TREES FOR SPACING: 477 TREES OR LES

PROPOSED SHRUB PLANTING & GRASS SEEDING AREA (TOTAL AREA = 4200m²)

PARENT PROPERTIES:

LOT 1, SECTION 15, RANGE 6, MOUNTAIN DISTRICT, PLAN 41045

AREA OF PROPOSED SUBDIVISION = 0.770 ha.

57% AREA = 385m²

FRANZBLAU AREA = 42m² (3.1%)

ZONING OF PARENT PARCEL: R1

NO.	DATE	REVISION
01	JANUARY 16, 2021	FIRST ISSUE
02	APRIL 25, 2021	REVISE LOT LAYOUT BASED ON CITY COMMENTS
03	JUNE 24, 2021	REVISE SERVING TREE RETENTION, TREE PLANTING AND POND BASED ON CITY COMMENTS
04	JULY 29, 2021	AND FENCING AND TREE RETENTION
05	AUGUST 25, 2021	REVISE FENCING AND PLANTING AREAS
06	NOVEMBER 11, 2021	UPDATE AREAS AND PROVIDE SERVICE COMMENTS
07	SEPTEMBER 24, 2021	UPDATE AREAS AND REVISE TREE PLANTING
08	OCTOBER 26, 2021	REVISE TREE PLANTING

PROJECT: PROPOSED SUBDIVISION OF: 2498 ROSSTOWN ROAD, NANAIMO

CLIENT: DGC HOLDINGS CORP.

DRAWING: PROPOSED LOT LAYOUT

SCALE: 1:200

DRAWN: TJH

FILE: 20129-01A
S.F. 18050

**WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS**
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EMAIL: WAFS@WAFS.CA

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