

ATTACHMENT C RETAINING WALL HEIGHT SURVEY

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDINGS ON LOT 1,
SECTION 5, WELLINGTON DISTRICT, PLAN EPP9079

P.I.D. 028-371-780



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:750

CIVIC ADDRESS:
4745 LEDGERWOOD ROAD,
NANAIMO, B.C.

CLIENT: WESTURBAN DEVELOPMENTS

NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN EPP9079.

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM CONCRETE FOUNDATION

GEODETIC ELEVATIONS ARE IN METRES, BASED ON GEODETIC CONTROL MONUMENT 98SG029

DATE OF FIELD SURVEY: SEPTEMBER 27, 2021 & JUNE 29, SEPTEMBER 2, AND OCTOBER 31, 2022

NOTE: TITLE SUBJECT TO:

STATUTORY RIGHT OF WAY (EG90882) CITY OF NANAIMO
COVENANT (EL70929) CITY OF NANAIMO
COVENANT (EL70931) CITY OF NANAIMO
COVENANT (CA2004530) CITY OF NANAIMO
COVENANT (CA7502546) BC HOUSING
COVENANT (CA8471489) BC HOUSING

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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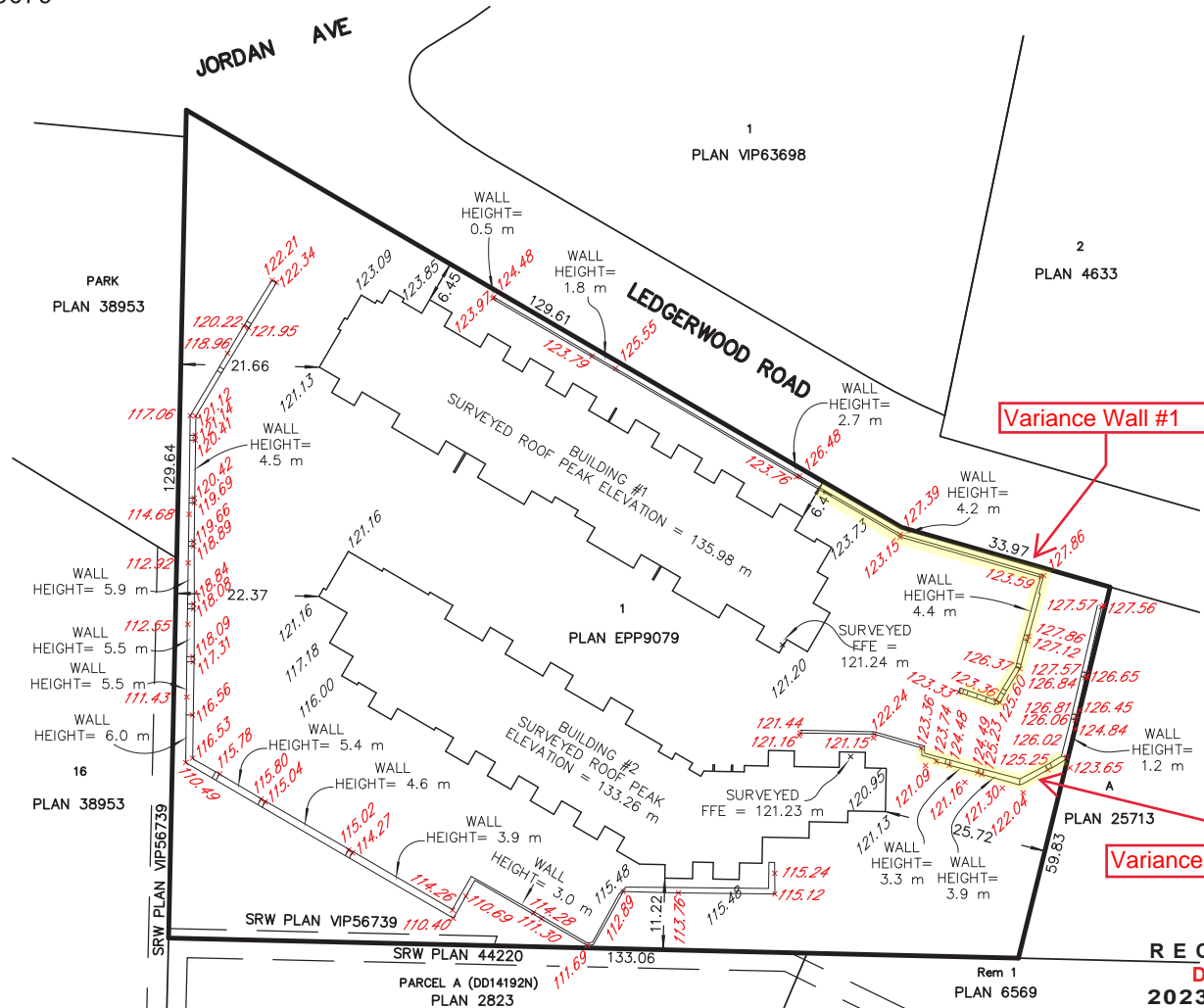
OUR FILE NO.: 2232-00330-10

DWG NO.: 2232-00330-10-V-1 BLC RETW 221031.dwg

BUILDING #1	
MAX. ALLOWABLE HEIGHT BY BYLAW	14.00 m
ROOF PEAK ELEVATION	135.98 m
SURVEYED FINISHED GRADE	122.60 m
HEIGHT OF DWELLING	13.38 m

BUILDING #2	
MAX. ALLOWABLE HEIGHT BY VARIANCE	15.7 m
ROOF PEAK ELEVATION	133.26 m
SURVEYED FINISHED GRADE	118.57 m
HEIGHT OF DWELLING	14.69 m

THIS LOCATION CERTIFICATE IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.



RECEIVED
DP1305
2023-APR-24
Current Planning
CERTIFIED CORRECT THIS 1st DAY OF NOVEMBER, 2022.

TYSON QUOCKSISTER, BCLS

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED