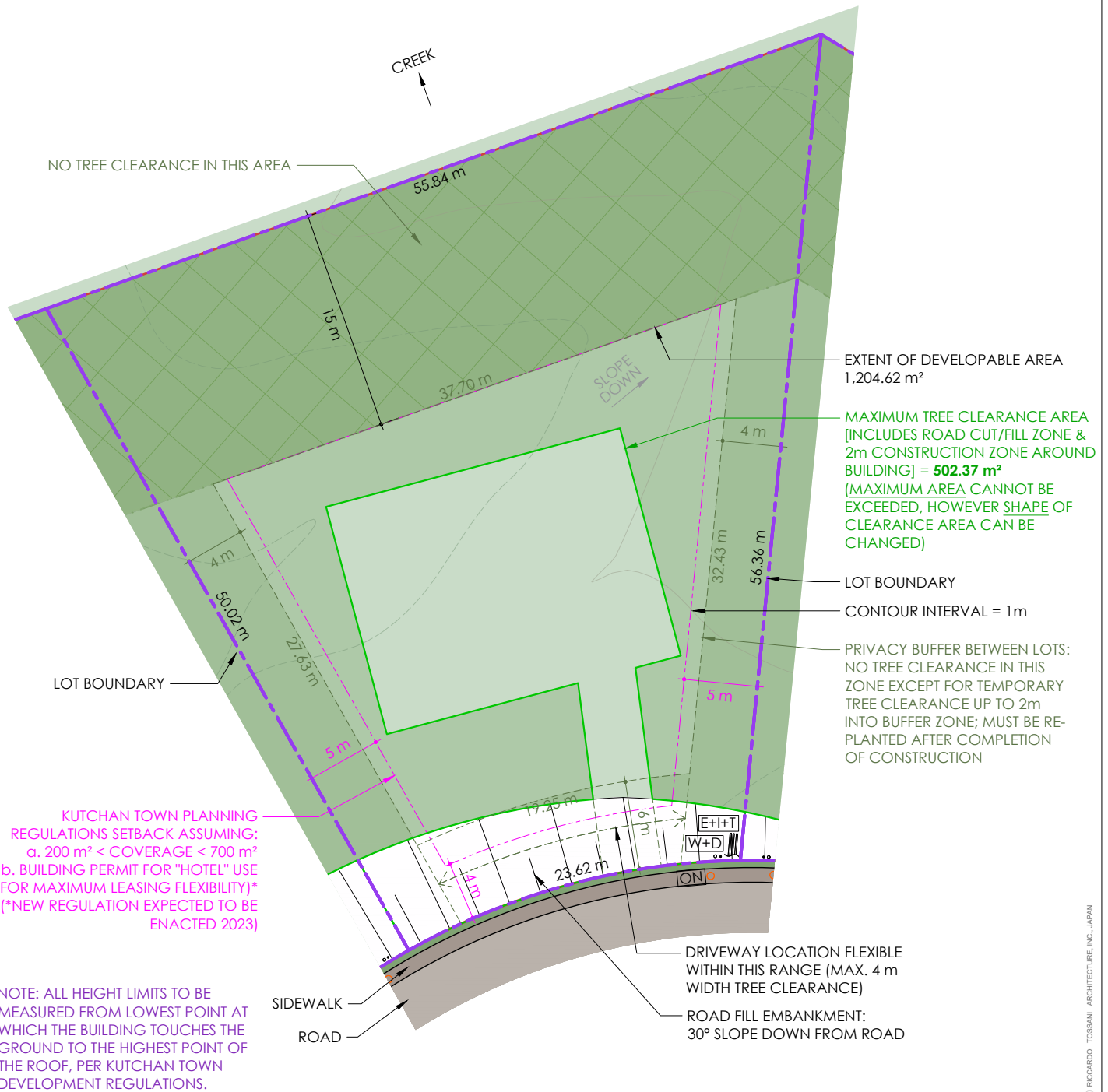
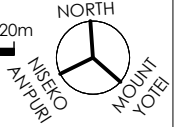
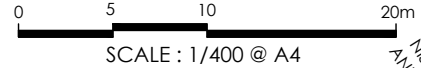


FINAL ELECTRICAL CAPACITY = **48 KVA** → **E**
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **2 BATHS** → **ON**
 (1 BATH = 1.8 m³)

UTILITIES LEGEND
E ELECTRICITY
I+T INTERNET + TELEPHONE
W+D WATER + DRAINAGE
ON ONSEN



KUTCHAN TOWN PLANNING REGULATIONS	
DEVELOPMENT ZONE :	WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
MAX. FLOOR AREA RATIO :	200% (50% FOR "HOTEL" BUILDING PERMIT)*
MAX. HEIGHT :	13 m
MIN. ROAD SETBACK :	2 m (COVERAGE < 200 m ²) 4 m (200 m ² < COVERAGE < 700 m ²)
MIN. SIDE SETBACK :	1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m) 5.0 m ("HOTEL" BUILDING PERMIT)*
ROAD SHASEN LINE RATIO:	1.25:1*
SIDE SHASEN LINE RATIO:	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS	
MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) =	361.39 m ²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) =	502.37 m ²
ALL REMAINING FOREST IS TO BE PRESERVED.	
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.	
ADDITIONAL HANACREEK PLANNING CONTROLS	
BUILDING TYPE:	RESIDENCE (2-KEY OPTION PERMITTED)
LAND & ROOF DRAINAGE :	DRAINAGE SHALL NOT FALL TOWARDS ROAD
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.	
* NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023	



Hanacreek LOT 7
1,969.89 m²
 (1,204.62 m² DEVELOPABLE AREA)