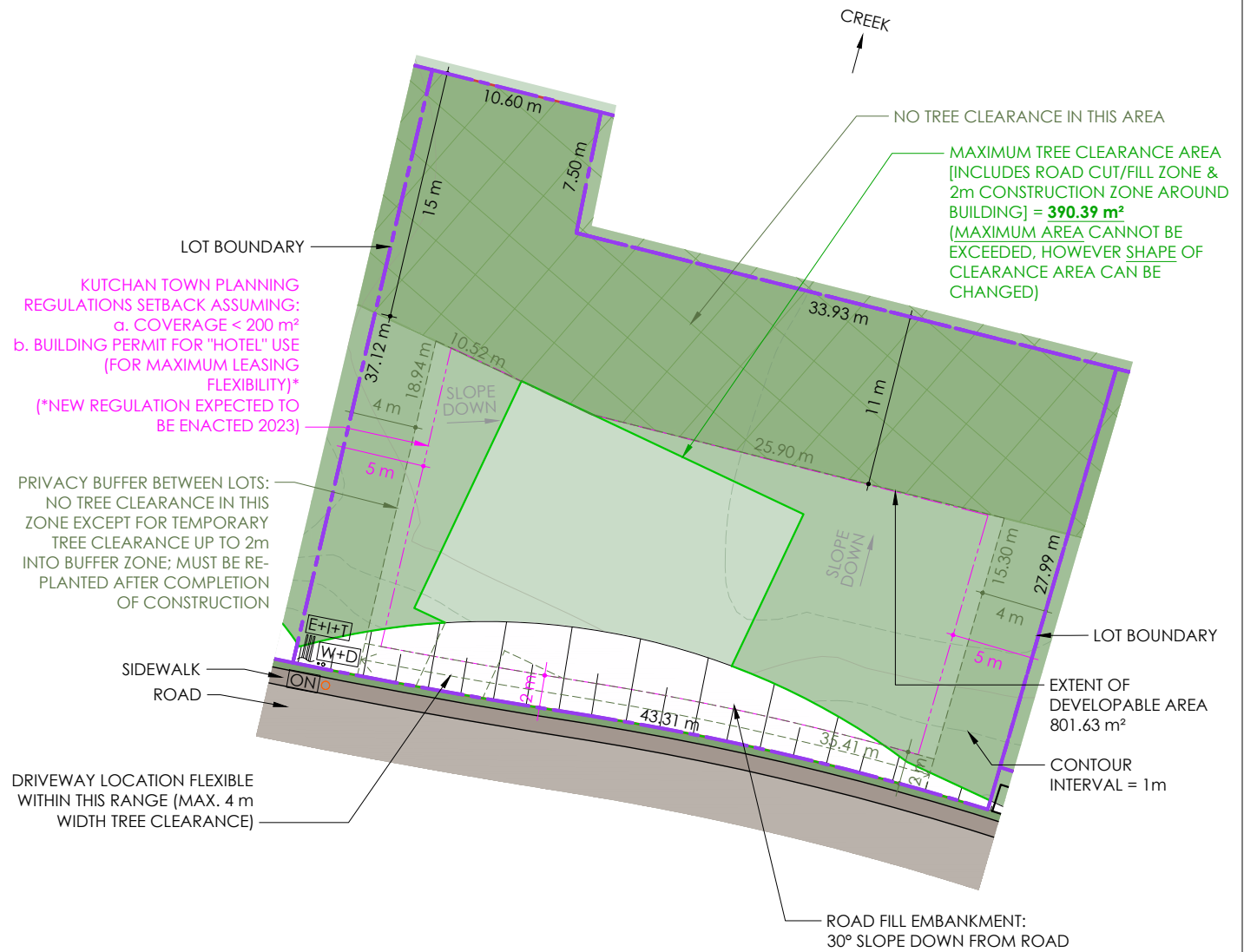
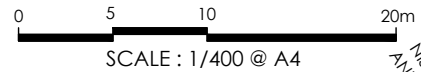


FINAL ELECTRICAL CAPACITY = **34 KVA** → **E**
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → **ON**
 (1 BATH = 1.8 m²)

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



NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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)
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) = 240.49 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 390.39 m²
ALL REMAINING FOREST IS TO BE PRESERVED.
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS
 BUILDING TYPE: **RESIDENCE**
 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 10
1,328.75 m²
(801.63 m² DEVELOPABLE AREA)