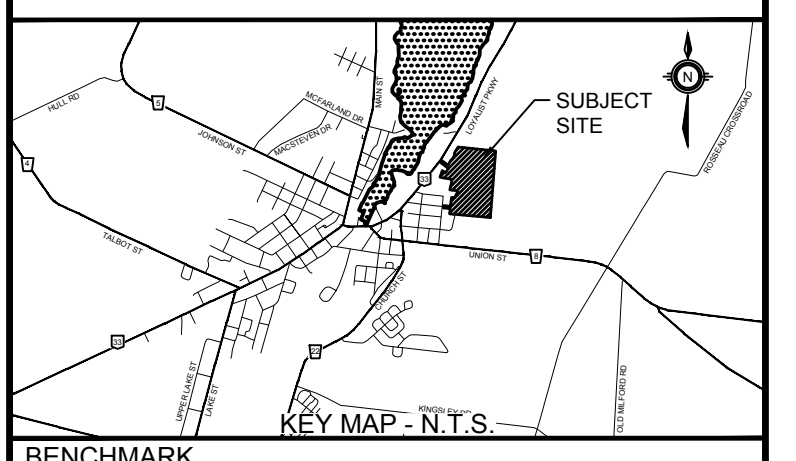


FILE: V115791_HighResPrint_V3.dwg Drawings V3.dwg V:\Projects\115791\115791.dwg_2022-05-16 LAYOUT1.dwg SAVED BY: BIL INEMAS, 2022-05-16 5:57 PM

DRAFT PLAN OF SUBDIVISION

TULIP ESTATES

PART OF LOTS 1080 AND 1081,
REGISTERED PLAN 24,
TOWN OF PICTON,
PART OF LOTS 19 AND 20
CONCESSION SOUTH EAST OF
CARRYING PLACE
TOWNSHIP OF HALLOWELL
NOW IN THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD



INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- (a) - AS SHOWN
- (b) - AS SHOWN
- (c) - AS SHOWN
- (d) - AS LISTED BELOW
- (e) - AS SHOWN
- (f) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - SILTY SAND
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - NONE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: KEITH WATSON, O.L.S.
WATSON LAND SURVEYORS LTD., Ontario Land Surveyors

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED: Eric DenOuden
Hidden Homes

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE	AREA (Ha)	NO. OF UNITS MIN	NO. OF UNITS MAX
BLOCKS 2-9, 14-16, 20-21, 23-24	SINGLE DETACHED, SEMI-DETACHED, STREET TOWNHOUSE RESIDENTIAL	10.170	169	285
BLOCK 22	WALKWAY	0.051	n/a	n/a
BLOCK 13	TOWNHOUSE RESIDENTIAL	1.789	30	40
BLOCKS 11, 19	PARK	1.064	n/a	n/a
BLOCK 12	STORMWATER MANAGEMENT FACILITY	1.317	n/a	n/a
BLOCK 10	WATER BOOSTER STATION / LIFT STATION	0.115	n/a	n/a
BLOCK 26	0.30 METRE RESERVE	0.001	n/a	n/a
BLOCK 25	FUTURE RESIDENTIAL	0.071	n/a	n/a
BLOCK 22	AREA OF ROADS	3.802	n/a	n/a
TOTAL		18.373	199	325

REVISIONS

#	DATE	BY	DESCRIPTION
5	2022-05	BT	REMOVE APT BLOCK AND REVISE SWM AREA
4	2021-11	CA	REVISE BLOCKS 7, 11, 12, 25
3	2021-09	CA	FOR CLIENT REVIEW / DISCUSSION
2	2020-11	CA	UPDATED BLOCKS 23-26, ADDED BLOCK 29
1	2020-08	CA	MODIFIED TO ADDRESS COMMENTS RECEIVED

APPROVALS

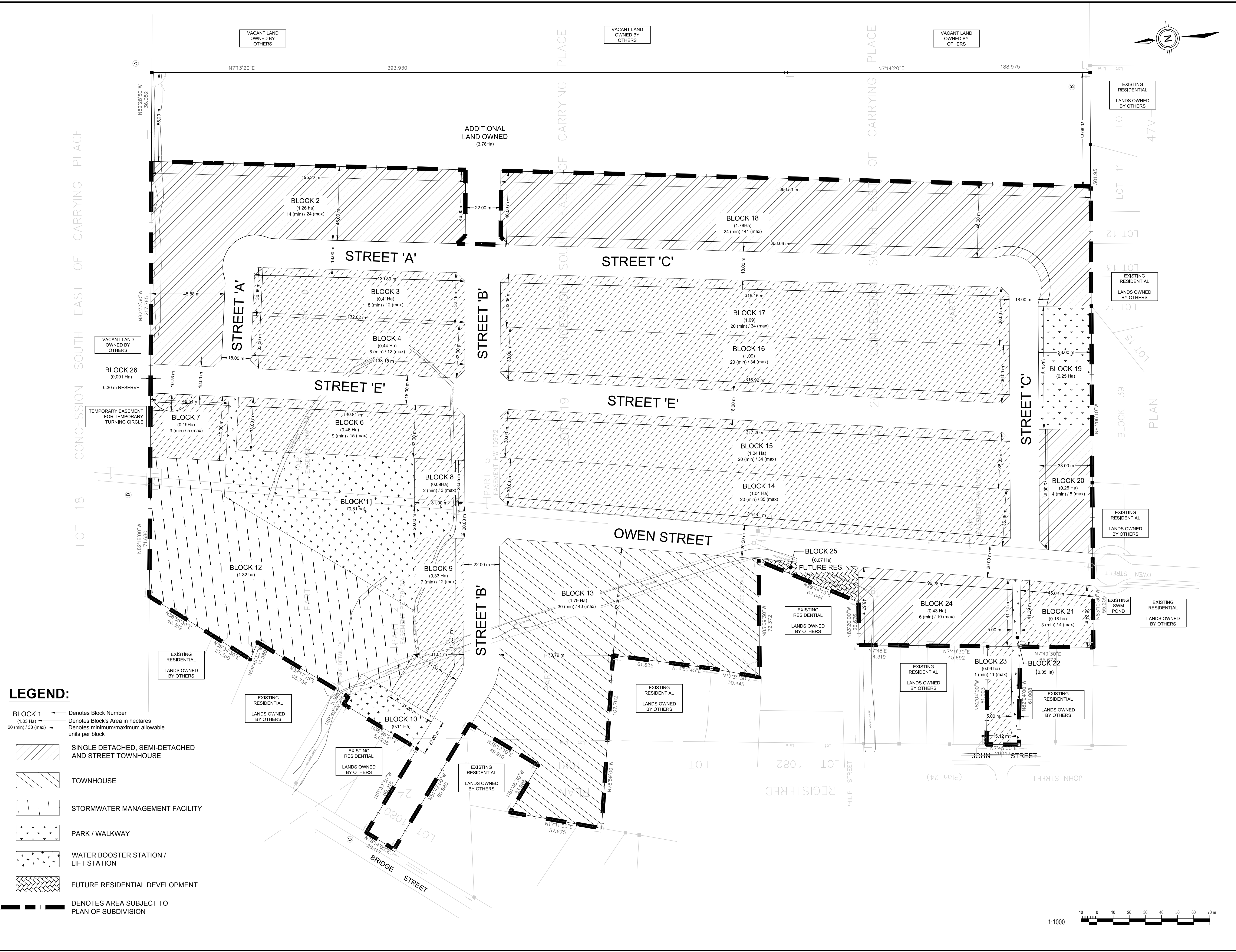
APPROVED: _____ DATE: _____

DESIGNED BY: _____ DWS DATE: 2019-09-09

DRAWN BY: _____ NBA FILE NUMBER: 115791

CHECKED BY: _____ DWS SHEET NUMBER: 01

IBI GROUP
650 Dalton Ave #110
Kingston ON K7M 8N7 Canada
tel 613 531 4440
ibigroup.com



LEGEND:

- BLOCK 1** (1.03 Ha) → Denotes Block Number
- Denotes Block's Area in hectares
- 20 (min) / 30 (max) → Denotes minimum/maximum allowable units per block
- [Diagonal Hatching] SINGLE DETACHED, SEMI-DETACHED AND STREET TOWNHOUSE
- [Diagonal Cross-hatching] TOWNHOUSE
- [Dotted Pattern] STORMWATER MANAGEMENT FACILITY
- [Star Pattern] PARK / WALKWAY
- [Cross-hatch with Stars] WATER BOOSTER STATION / LIFT STATION
- [Wavy Pattern] FUTURE RESIDENTIAL DEVELOPMENT
- [Thick Dashed Line] DENOTES AREA SUBJECT TO PLAN OF SUBDIVISION

