



SITE DESCRIPTION:
 PLAN OF SURVEY OF
 ALL OF LOT 70
 LAND REGISTRAR'S COMPILED
 PLAN 28
 TOWNSHIP OF HALLOWELL
 THE MUNICIPALITY OF THE
 COUNTY OF PRINCE EDWARD
 SCALE - 1: 500

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 ALL TOPOGRAPHIC AND SIGHTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM A SURVEY CONDUCTED ON THE LOT BY IVAN B. WALLACE SURVEYORS LTD., 2012

SITE INFO:

LOT AREAS:
 PHASE 1 AREA= 13922.0 SQM
 PHASE 2 AREA= 3396.0 SQM
 PHASE 3 AREA= 11615.0 SQM
 PHASE 4 AREA= 12700.0 SQM
 TOTAL LOT AREA= 41633.0 SQM (10.29 ACRES)

BUILDING INFO. & LOT COVERAGE:
 PHASE 1 BLDG AREA= 3020.5 SQM
 PHASE 2 BLDG AREA= 1323.0 SQM
 PHASE 3 BLDG AREA= 1783.7 SQM
 PHASE 4 BLDG AREA= 2094.0 SQM
 TOTAL BLDG AREA = 8181.2 SQM
 TOTAL BUILDING LOT COVERAGE = 19.6%
 TOTAL ASPHALT AREA = 4943.3 SQM (11.9% COVERAGE)
 TOTAL OPEN LANDSCAPE AREA = 28508.5 SQM (68.5% COVERAGE)

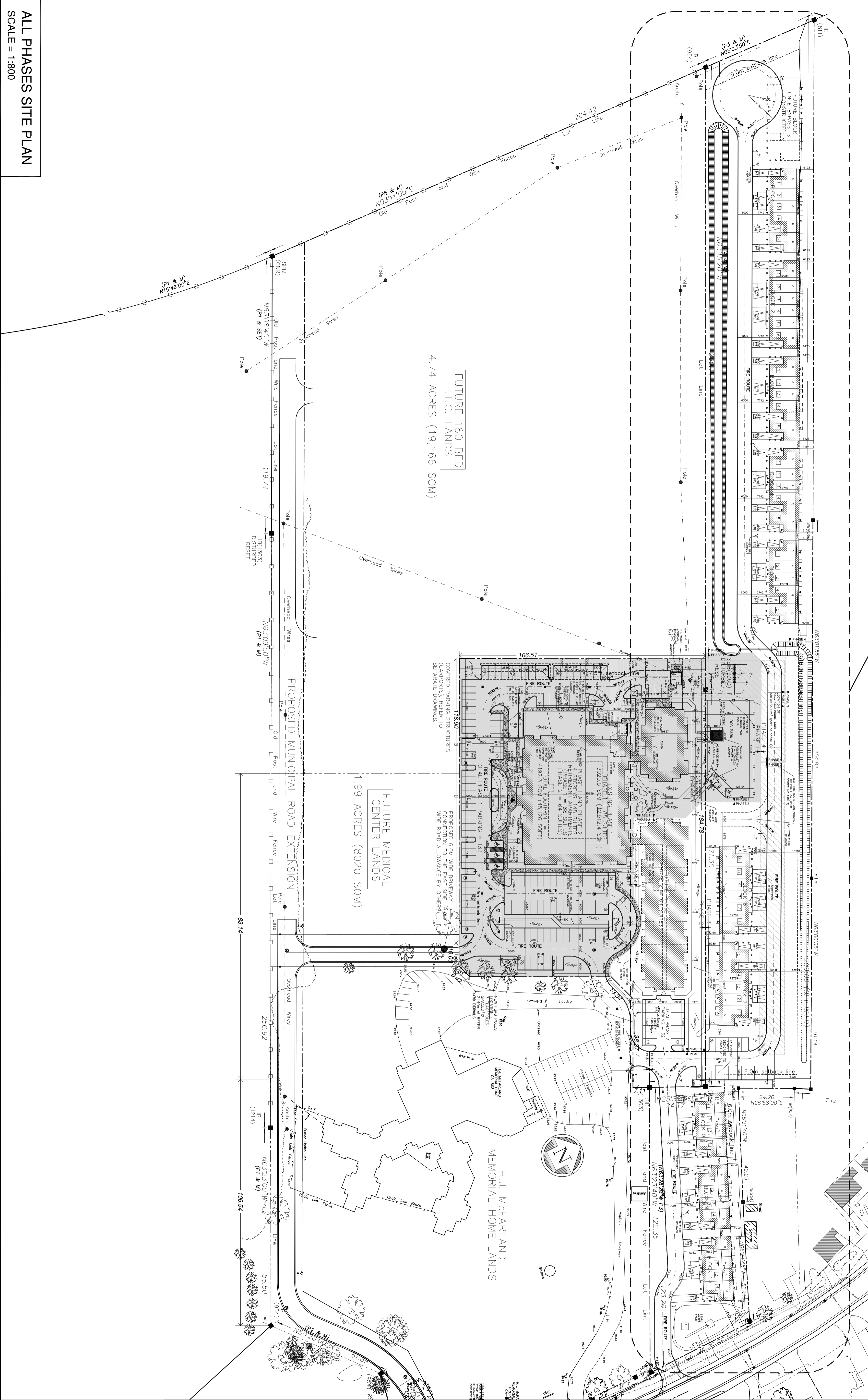
PHASE 1 EXISTING UNITS = 88
PHASE 2 ADDITION PROPOSED UNIT TYPES:
 1 BEDROOM = 8
 1 BEDROOM + DEN = 32
 2 BEDROOM = 24
 TOTAL # PROPOSED UNITS PHASE 2 = 64

PHASE 3 TOWNHOUSE UNIT TYPES:
 UNIT TYPE 'A' = 1 BEDROOM = 12
 UNIT TYPE 'D' = 2 BEDROOM W/ CARPORT = 10
 UNIT TYPE 'E' = 2 BEDROOM W/ CARPORT = 1
 TOTAL # OF TOWNHOUSE UNITS IN PHASE 3 = 23

PHASE 4 TOWNHOUSE UNIT TYPES:
 UNIT TYPE 'A' = 1 BEDROOM = 12
 UNIT TYPE 'D' = 2 BEDROOM W/ CARPORT = 10
 UNIT TYPE 'E' = 2 BEDROOM W/ CARPORT = 4
 TOTAL # OF TOWNHOUSE UNITS IN PHASE 4 = 26

PARKING:
 PHASE 1 PARKING = 132 (132 RECD)
 PHASE 2 PARKING = 32 (32 RECD)
 PHASE 3 PARKING = 34 (29 RECD)
 PHASE 4 PARKING = 40 (33 RECD)
 TOTAL PARKING = 238 (226 RECD)

REFER TO DRAWING A1.2 FOR ENLARGED PHASE 3 & 4 SITE PLANS



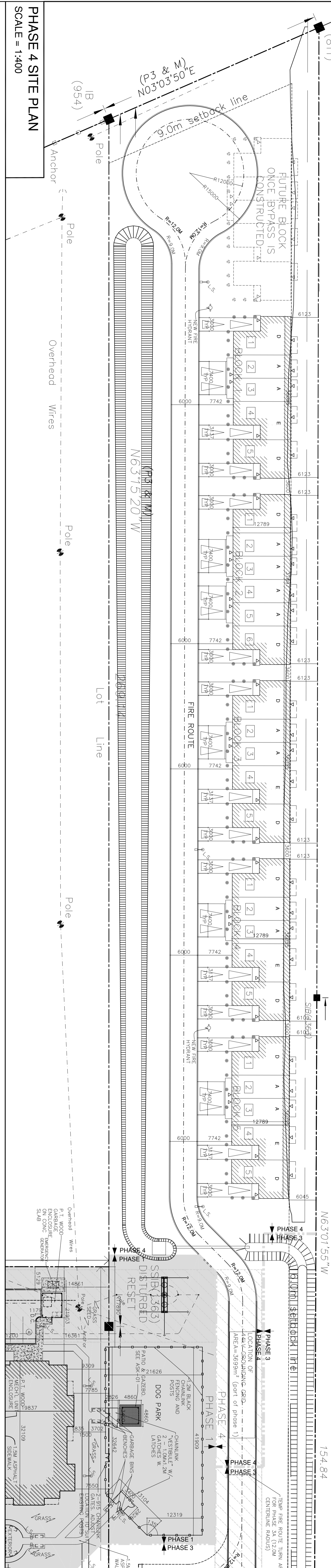
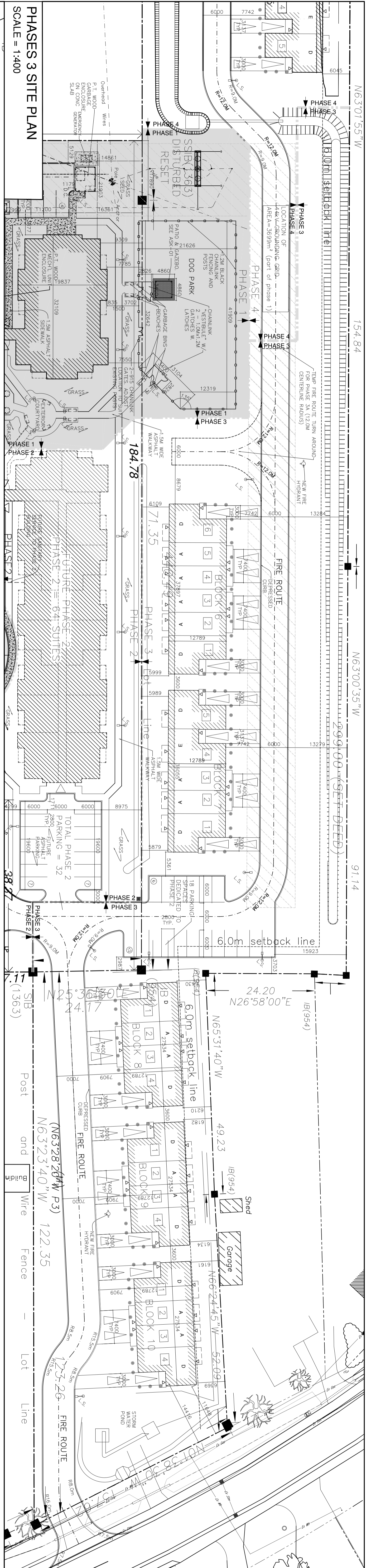
ALL PHASES SITE PLAN
 SCALE = 1:800


| REVISIONS | DATE | BY |
|-----------|---------|---------|
| 1 | JUN1920 | JAN1131 |
| 2 | JUN1920 | MAR0221 |
| 3 | JUN1920 | MAR0221 |
| 4 | JUN1920 | MAR0221 |
| 5 | JUN1920 | MAR0221 |
| 6 | JUN1920 | MAR0221 |
| 7 | JUN1920 | MAR0221 |
| 8 | JUN1920 | MAR0221 |
| 9 | JUN1920 | MAR0221 |
| 10 | JUN1920 | MAR0221 |

PROJECT: THE WELLINGS OF PICTON ONTARIO CANADA
 DRAWING: OVERALL SITE PLAN

| ISSUE DATE | SCALE | DESIGNED BY | PROJECT NO |
|------------|-------|-------------|------------|
| JUN2020 | 1:800 | M.W. | 1716 |

A-1.1





Wellings
of PICTON

| REVISIONS | |
|-----------|------------------------------------|
| 1 | ISSUED FOR REVIEW |
| 2 | ISSUED FOR PHASE 3 SITE PLAN APPLN |
| 3 | ISSUED FOR PHASE 4 SITE PLAN APPLN |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

PROJECT: **THE WELLINGS OF PICTON ONTARIO CANADA**

DRAWING: **PHASE 3 & 4 SITE PLAN**

| | |
|-----------------------------|--------------------------|
| ISSUE DATE: JUN 2020 | DRAWING NO: A-1.2 |
| SCALE: 1:400 | |
| DRAWN BY: M.W. | |
| PROJECT NO: 1716 | |