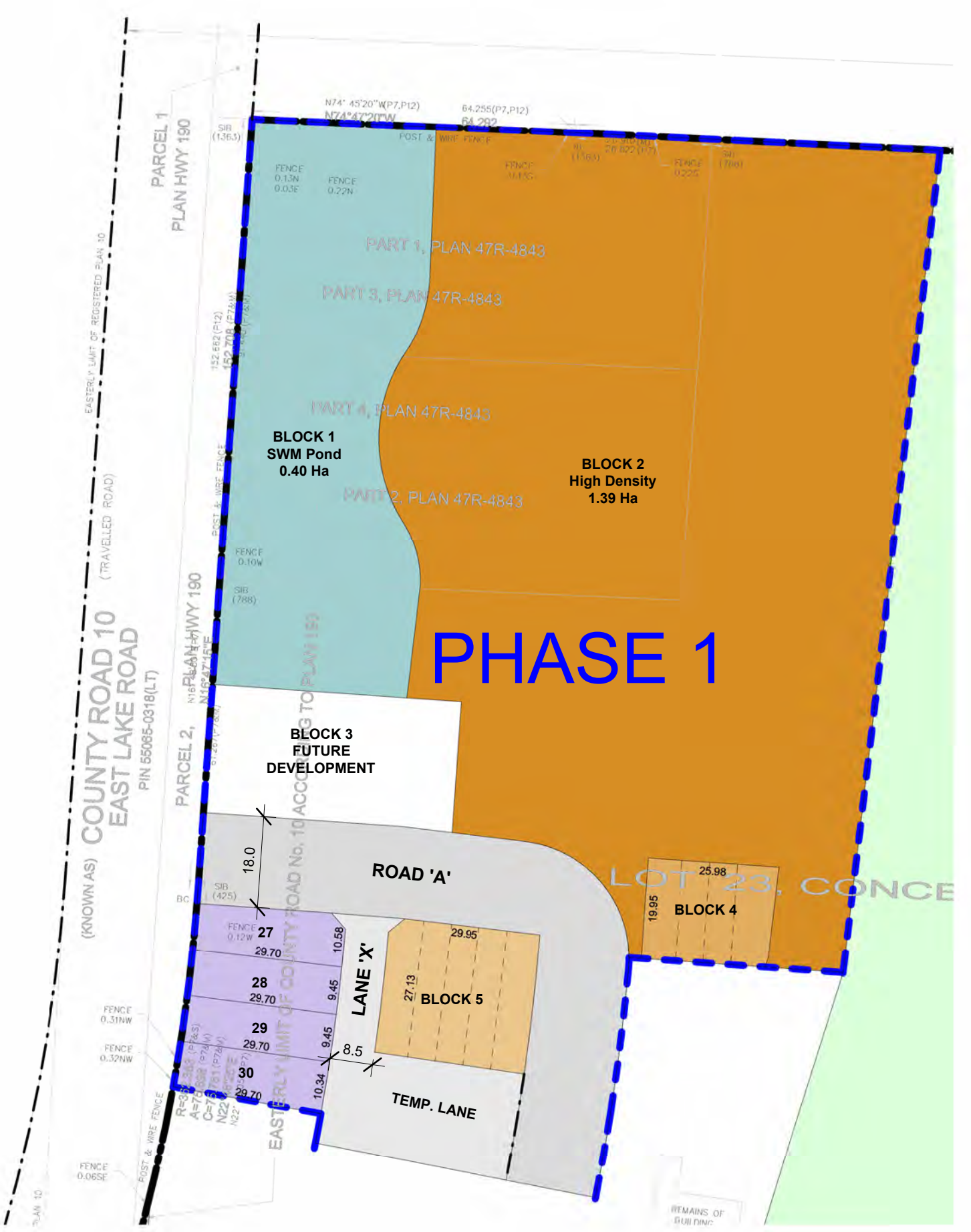
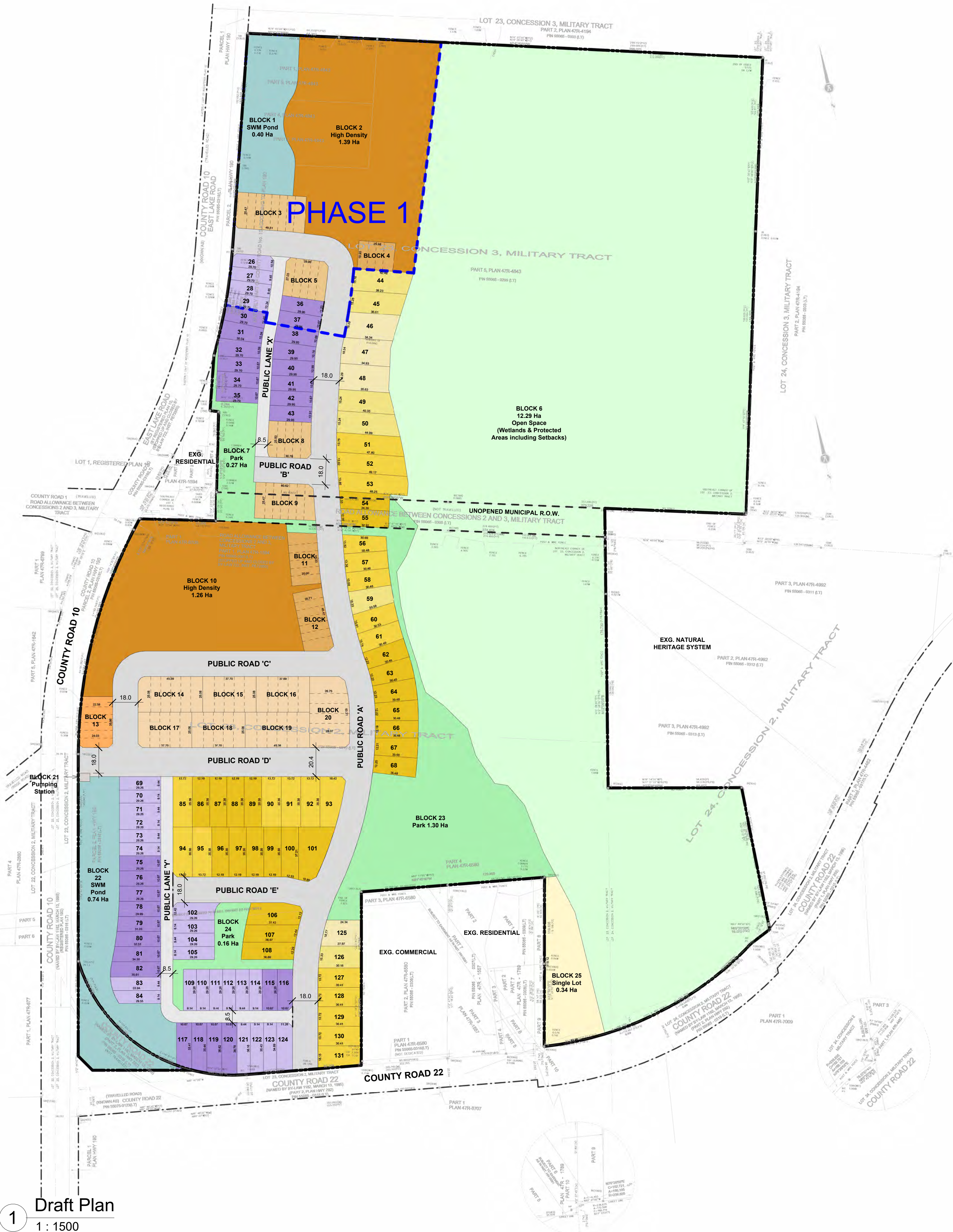




2 Draft Plan Phase 1
1 : 1000

Phase 1 Land Use Schedule						
Lot/ Block #	Unit Type	Min. Lot Width (m)	Min. Lot Width (ft)	No. Units	Area (Ha)	Density (Units/Ha)
Lot 26, 27, 28, 29	Link	9.15m	(30 ft)	4	0.11	36.4
Block 5	Townhouse	5.50m	(18 ft)	5	0.08	62.5
Block 4	Townhouse	5.50m	(18 ft)	4	0.05	80.0
Block 2	High Density			145	1.39	104.3
Net Phase 1 Developable Total				158	1.63	96.9
Block 1	SWM Pond				0.40	
Lane X	R.O.W. Public Lane				0.01	
Road A	R.O.W. Public Street				0.23	
Total Phase 1 Site Area					2.27	

Total Land Use Schedule						
Lot/ Block #	Unit Type	Min. Lot Width (m)	Min. Lot Width (ft)	No. Units	Area (Ha)	Density (Units/Ha)
Lot 26, 27, 28, 29, 69, 70, 71, 72, 73, 74, 83, 84, 102, 103, 104, 105, 109, 110, 111, 112, 113, 114, 121, 122, 123, 124	Link	9.15m	(30 ft)	26	0.75	34.7
Lot 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 75, 76, 77, 78, 79, 80, 81, 82, 115, 116, 117, 118, 119, 120	Link	10.51m	(35 ft)	28	0.94	29.8
Total Link				54	1.69	32.0
Lot 54, 55, 62, 63, 64, 65, 66, 67, 68, 86, 87, 88, 89, 96, 97, 98, 99, 100, 101, 106, 107, 108	Single Detached	12.19m	(40 ft)	22	0.97	22.7
Lot 51, 52, 53, 56, 57, 58, 60, 61, 85, 90, 91, 92, 93, 94, 95, 127, 128, 129, 130, 131	Single Detached	13.35m	(45 ft)	20	0.94	21.3
Lot 44, 45, 49, 50, 59, 126	Single Detached	15.24	(50 ft)	6	0.28	21.4
Lot 46, 47, 48, 125	Single Detached	18.29	(60 ft)	4	0.24	16.7
Lot 25	Single Detached	43.8	(144 ft)	1	0.34	2.9
Total Single Detached				53	2.77	19.1
Block 3, 5, 8, 9	Townhouse	5.50m	(18 ft)	25	0.39	64.1
Block 4, 11, 12, 13	Townhouse	5.50m	(18 ft)	23	0.30	76.7
Block 14, 15, 16, 17, 18, 19, 20	Townhouse	7.00m	(23 ft)	38	0.74	51.4
Total Townhouse				86	1.43	60.1
Block 2, 10	High Density			290	2.65	109.4
Total High Density				290	2.65	109.4
Net Developable Total				483	8.54	56.6
Block 1, 22	SWM Pond				1.14	
Block 21	Pumping Station				0.005	
Lane X, Y	R.O.W. Public Lane				0.34	
Road A, B, C, D, E	R.O.W. Public Street				2.19	
Block 7, 23, 24	Parkland Dedication				1.73	
Block 6	EP Land Conveyance				12.29	
Total Site Area					26.24	

1. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.

2. DO NOT SCALE DRAWINGS.

3. CONTRACTOR TO VERIFY JOB SITE, DRAWING DIMENSIONS AND CONDITIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

4. ALL WORK MUST CONFORM TO THE LATEST LOCAL BUILDING CODE, LOCAL BY-LAWS AND NFPA 96.

5. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT.

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LEGAL DESCRIPTION
PART OF LOTS 23 AND 24
CONCESSION 2
MILITARY TRAIL
TOWNSHIP OF HALLOWELL
COUNTY OF PRINCE EDWARD

KEY PLAN - N.T.S.

Revisions		
No.	Description	Date

REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

(a) See surveyors certificate
(b) As shown on Draft Plan
(c) As shown on Draft Plan
(d) See Land Use Schedule
(e) See Draft Plan
(f) As shown on Draft Plan
(g) As shown on Draft Plan
(h) Piped water to be provided
(i) Silty clay and sand, some gravel
(j) As shown on Draft Plan
(k) Sanitary and storm sewers to be provided
(l) As shown on Draft Plan

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY KRCMAR SURVEYORS LTD.

SASA KRCMAR O.L.S.

DATE

OWNERS CERTIFICATE:
I HEREBY AUTHORIZE SWN ARCHITECTS + PLANNERS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PRINCE EDWARD.

HOMES FIRST DEVELOPMENT CORPORATION

DATE

HSPM
HOLDINGS INC.

51 OAK AVENUE, RICHMOND HILL, ON L4C 6R5
BETH@HSPMHOLDINGS.COM

Homes First Development Corporation

Lake Street

**SUBDIVISION
CONCEPT PLAN**

Project number	22-3
Date	Issue Date
Drawn by	HSPM
Checked by	HSPM
SCP 100	
Scale	As indicated

1 Draft Plan
1 : 1500