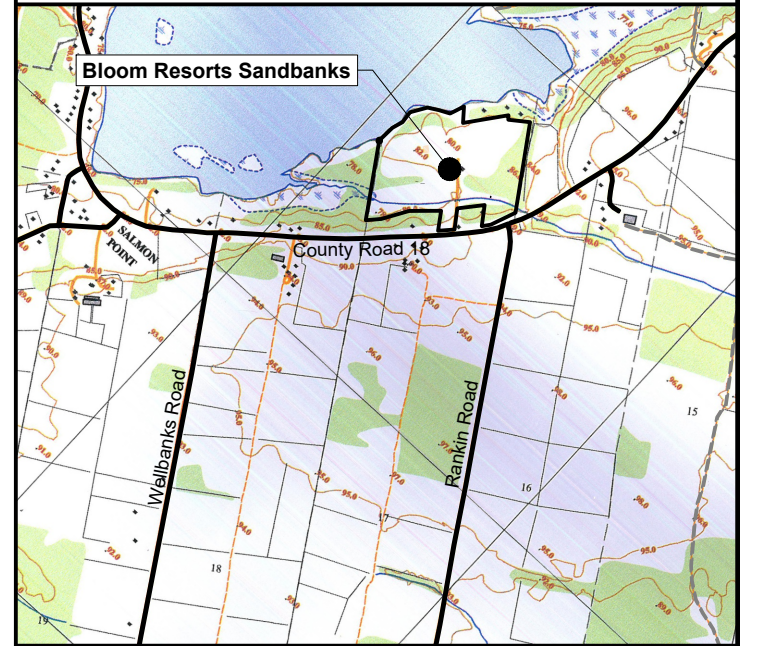
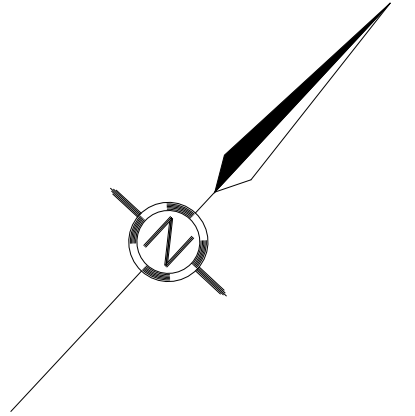


Site Statistics Notes:	
Site Legal Description: 55076-0312 LT	
PIN: PT LT 17 CON 1 South Side of East ATHOL PT 1, 2, 3, 4	
47R2627 AN S/T PE8945; ST PE13365; Prince Edward	
Site Area:	10.12 Ha
Lot Frontage:	73.08 m
Swimming Pool:	226 m ²
Shelter:	217 m ²
Office:	121 m ²
Manager's Residence:	228 m ²
Controls Building:	9 m ²
Comfort Station No. 2:	40 m ²
Water Treatment / Pump House:	31 m ²
Total:	872 m ²
Proposed Lot Coverage:	0.86 %
Number of Dwelling Units:	1
Open Space:	39.5 %
156 Seasonal RV Sites + 3 Park Models:	159 Sites
Number of Parking Spaces:	161
Number of Barrier Free Parking Spaces:	1
Number of Loading Spaces:	0
Refer to drawing SPCA 6 for typical trailer site zoning regulations	



KEY PLAN

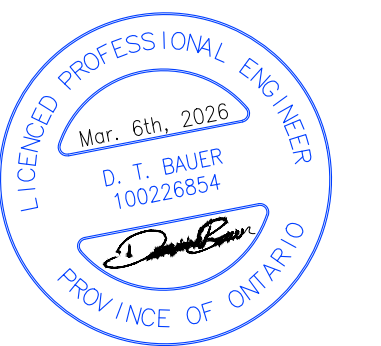
LEGEND

	Water Distribution Pipe
	Existing Sanitary Sewage Collection Pipe
	Existing Sanitary Forcemain
	Existing Internal Gravel Road

Note:
 The total site count for Bloom Resorts Sandbanks is 156 with an additional three (3) Park model seasonal sites. Totalling 159 Seasonal Sites.

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2022	Storm drainage updates from review comments	JR
Rev. 2	30-AUG-2023	Revised Right of Way	JR
Rev. 3	30-OCT-2023	Revised Right of Way (Cottages)	JR
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Rev. 8	12-JUN-2025	Update Drainage Area	JR
Rev. 9	11-NOV-2025	Update Drainage Catchment Design	JR
Rev. 10	19-FEB-2026	New Revised Drainage Plan	JR

Engineer's Stamp:



Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

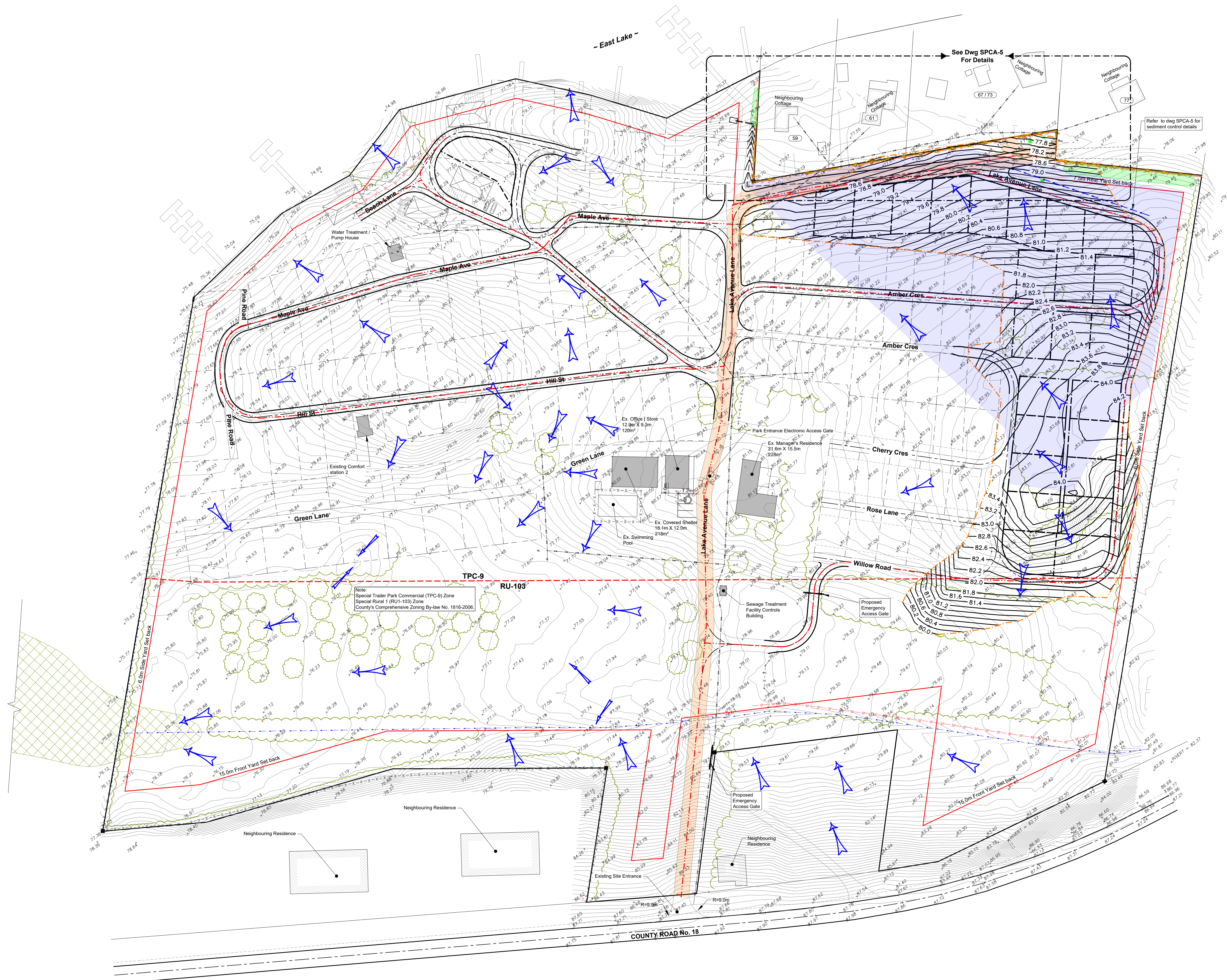
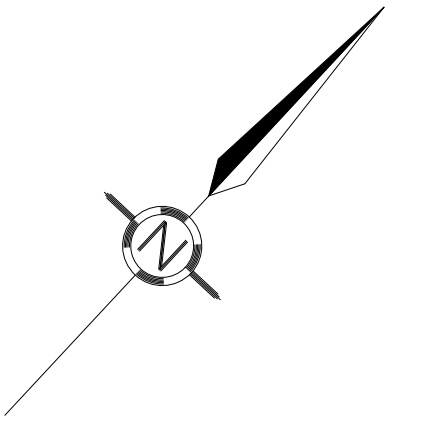
Existing Overall Site Plan Detailing
Existing Services

Scale: 1:750	Designed By: EG
Date: 21-JUN-2021	Drawn By: JR
Project No.:	Checked By: BC
	Drawn No.:

D3858 SPCA-1



Plot 2: 000001, 000002, 000003, 000004, 000005, 000006, 000007, 000008, 000009, 000010, 000011, 000012, 000013, 000014, 000015, 000016, 000017, 000018, 000019, 000020, 000021, 000022, 000023, 000024, 000025, 000026, 000027, 000028, 000029, 000030, 000031, 000032, 000033, 000034, 000035, 000036, 000037, 000038, 000039, 000040, 000041, 000042, 000043, 000044, 000045, 000046, 000047, 000048, 000049, 000050, 000051, 000052, 000053, 000054, 000055, 000056, 000057, 000058, 000059, 000060, 000061, 000062, 000063, 000064, 000065, 000066, 000067, 000068, 000069, 000070, 000071, 000072, 000073, 000074, 000075, 000076, 000077, 000078, 000079, 000080, 000081, 000082, 000083, 000084, 000085, 000086, 000087, 000088, 000089, 000090, 000091, 000092, 000093, 000094, 000095, 000096, 000097, 000098, 000099, 000100, 000101, 000102, 000103, 000104, 000105, 000106, 000107, 000108, 000109, 000110, 000111, 000112, 000113, 000114, 000115, 000116, 000117, 000118, 000119, 000120, 000121, 000122, 000123, 000124, 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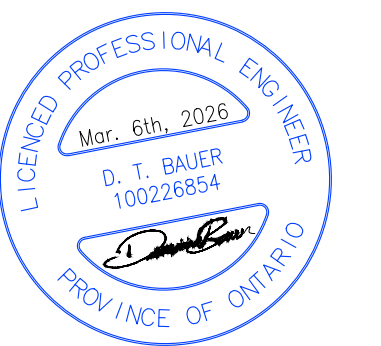


LEGEND

- Existing Contour Interval
- Existing Spot Elevation
- Proposed Contour Interval 0.2m
- Proposed Contour Interval 79.6
- Surface Water Flow Direction
- Drainage Area
- Proposed Silt Fence OPSD 219.130 (See drawing SPCA 6)

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2022	Storm drainage updates from review comments	JR
Rev. 2	30-AUG-2023	Revised Right of Way	JR
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Rev. 6	24-FEB-2025	Sediment Control Added	JR
Rev. 7	11-APR-2025	PEC Comments Addressed	JR
Rev. 8	12-JUN-2025	Update Drainage Area	JR
Rev. 9	11-NOV-2025	Update Drainage Catchment Design	JR
Rev. 10	19-FEB-2026	New Revised Drainage Plan	JR

Engineer's Stamp:



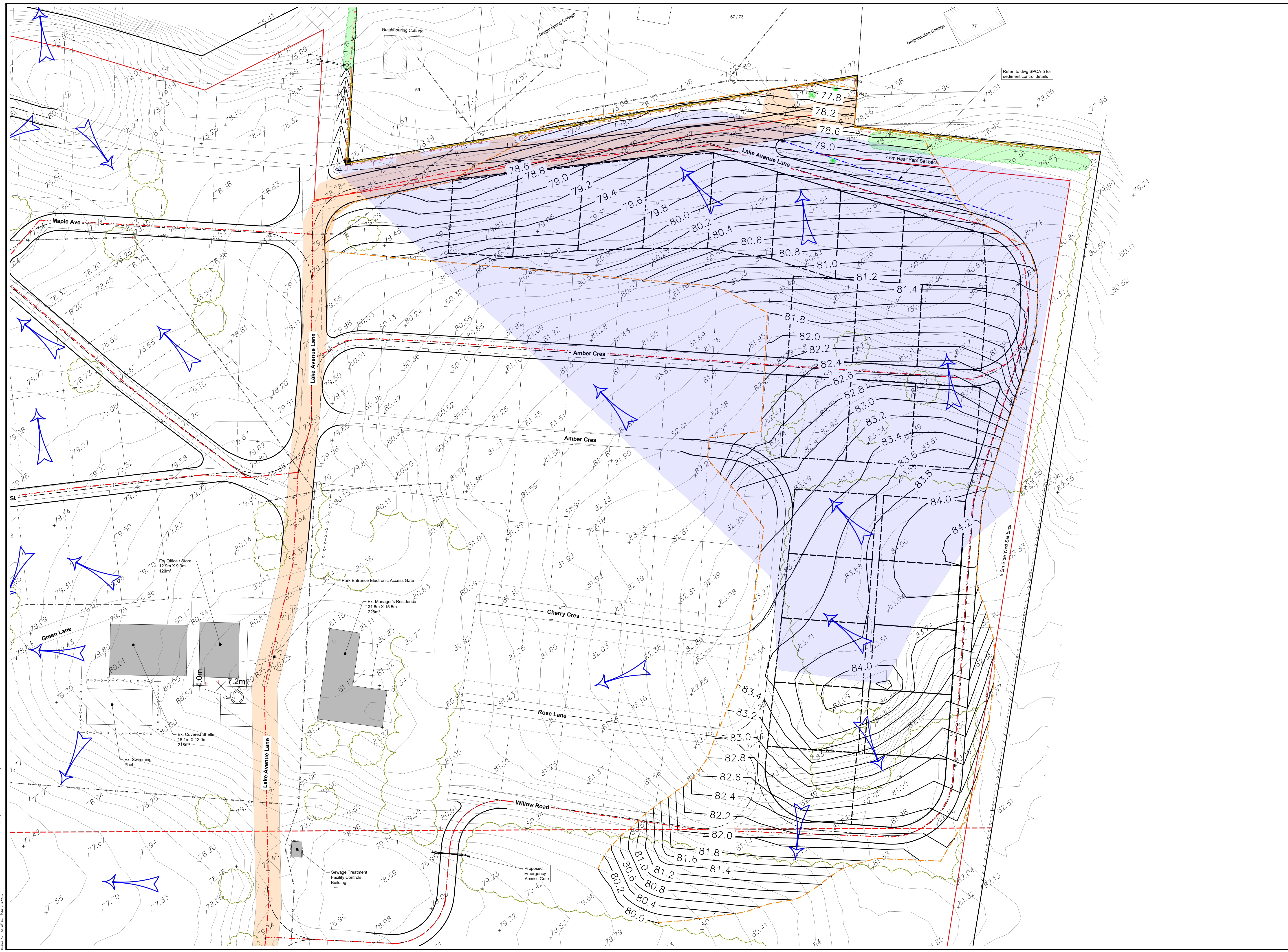
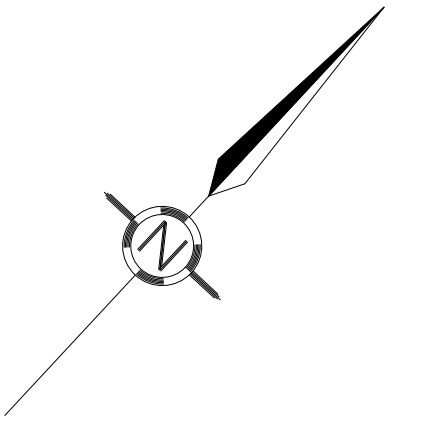
Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

Overall Site Plan:
Proposed Grading Plan

Scale: 1:750	Designed By: EG
Date: 21-JUN-2021	Drawn By: JR
Project No.:	Checked By: BC
	Drawing No.:

D3858 SPCA-4-1

AutoCAD 2021, AutoCAD LT 2021, MicroStation V8i(32) - Interim, Revit 2021, SolidWorks 2021, Bentley MicroStation V8i(32) - Interim, AutoCAD 2021, AutoCAD LT 2021, MicroStation V8i(32) - Interim, Revit 2021, SolidWorks 2021, Bentley MicroStation V8i(32) - Interim



LEGEND

- - - Existing Contour Interval
- + Spot Elevation
- - - Proposed Contour Interval 0.2m
- - - Proposed Contour Label
- Surface Water Flow Direction
- Blue Shaded Area Drainage Area
- - - Proposed Silt Fence OPSD 219.130 (See drawing SPCA 5)

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2022	Storm drainage updates from review comments	JR
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Rev. 10	19-FEB-2026	New Revised Drainage Plan	JR

Engineer's Stamp:

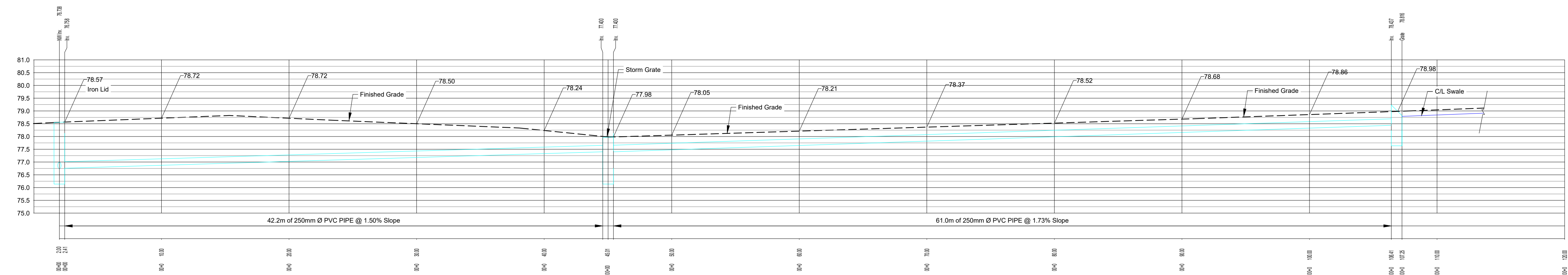
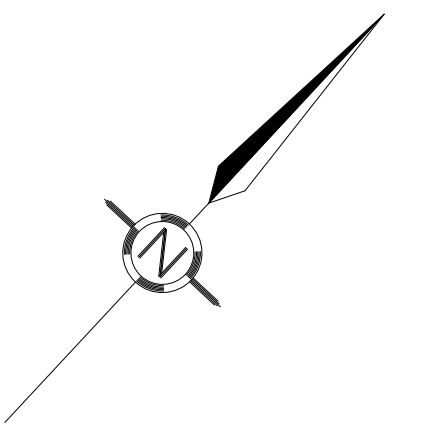


Bloom Resorts Sandbanks
37 - 38 Lake Avenue Lane
Cherry Valley, Prince Edward County

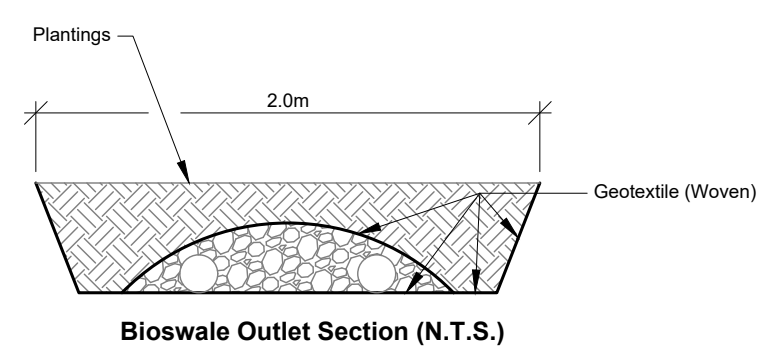
Part Site Plan:
Proposed Grading Plan

Scale: 1:400	Designed By: EG
Date: 21-JUN-2021	Drawn By: JR
Project No.:	Checked By: BC
	Drawing No.:

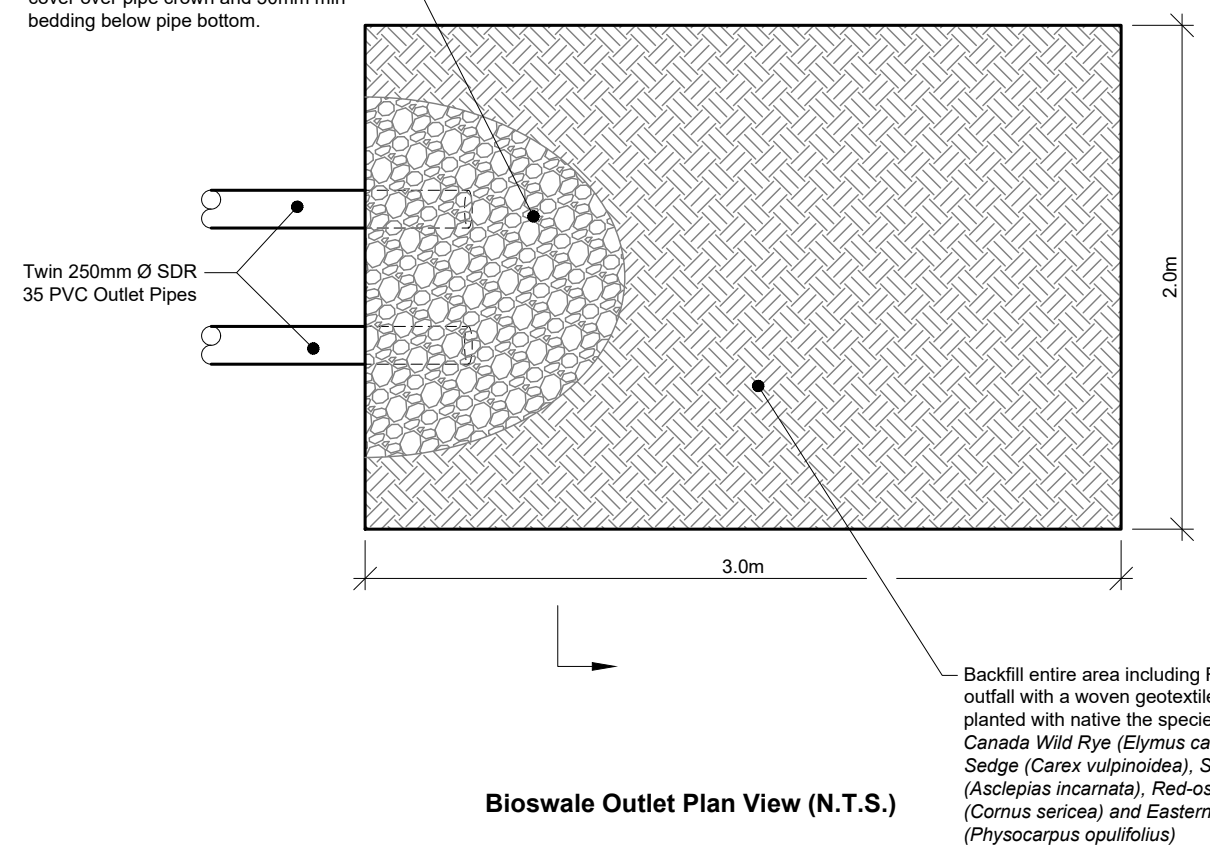
D3858 SPCA-4-2



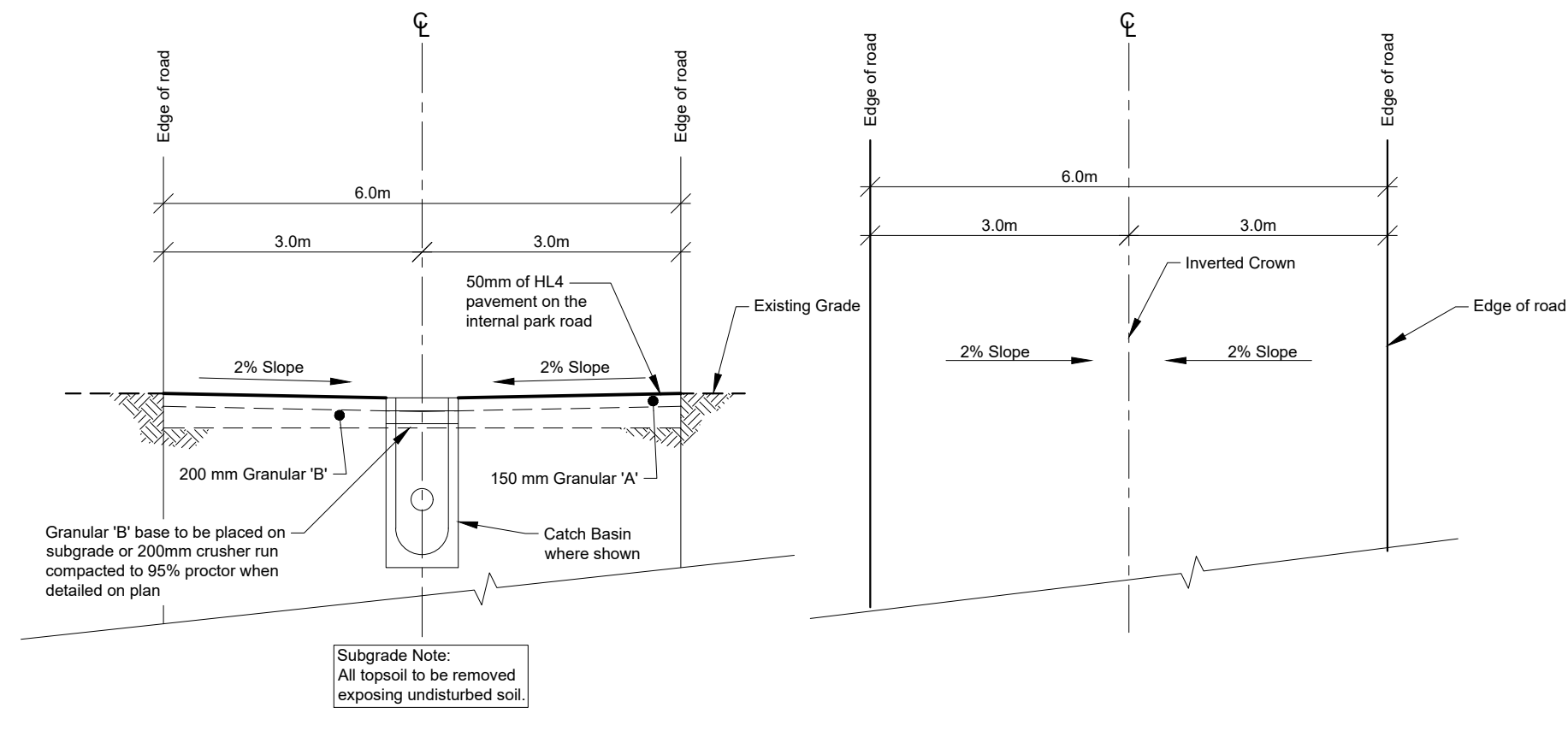
*Storm Pipe Note:
 Proposed swales to discharge
 into 250 mm Ø storm pipe
 through surface grate connection
 OPSD 705.040



Final Effluent outlet into Rip-Rap
 over Filter cloth to protect against
 erosion.
 Note: Rip-Rap to be 50mm minimum
 cover over pipe crown and 50mm min
 bedding below pipe bottom.

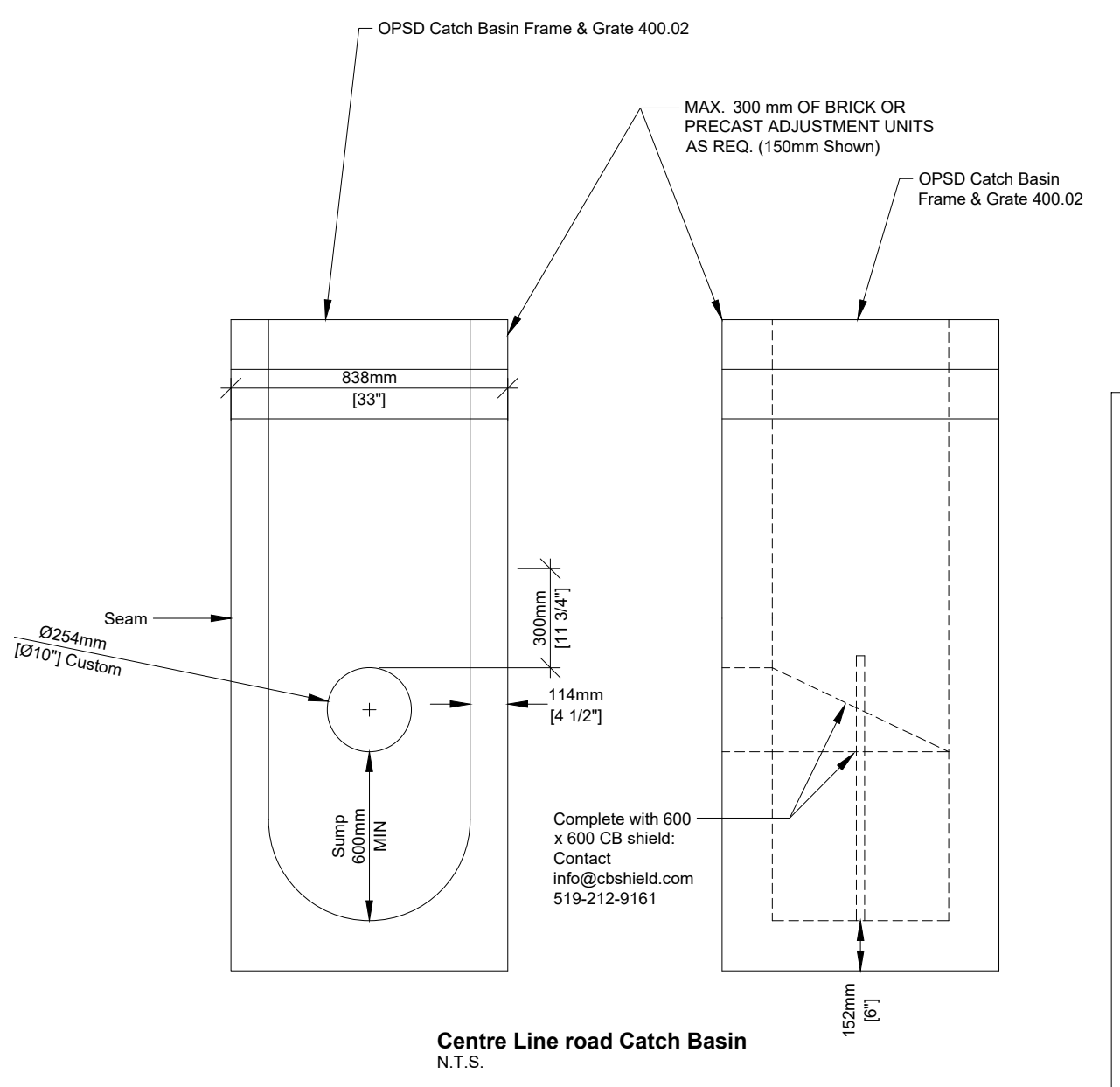


Backfill entire area including Rip-Rap at the
 outlet with a woven geotextile under triple mix
 planted with native the species:
 Canada Wild Rye (*Elymus canadensis*), Fox
 Sedge (*Carex vulpinoidea*), Swamp Milkweed
 (*Asclepias incarnata*), Red-osier Dogwood
 (*Cornus sericea*) and Eastern Ninebark
 (*Physocarpus opulifolius*)

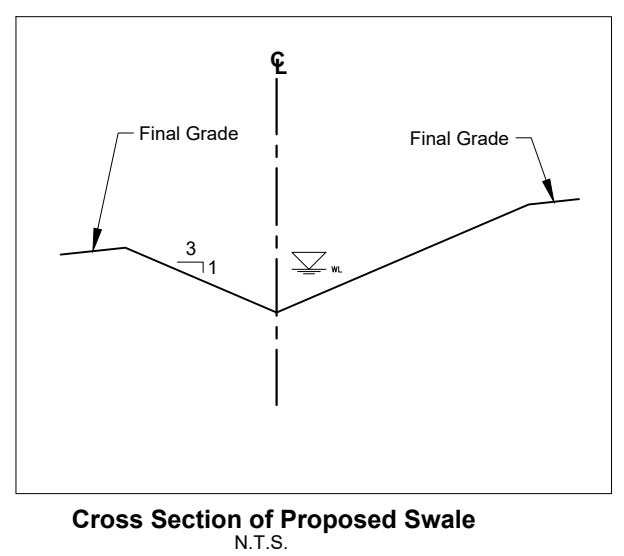


TYPICAL TWO INVERTED PAVED LANE SECTION
 Scale N.T.S.

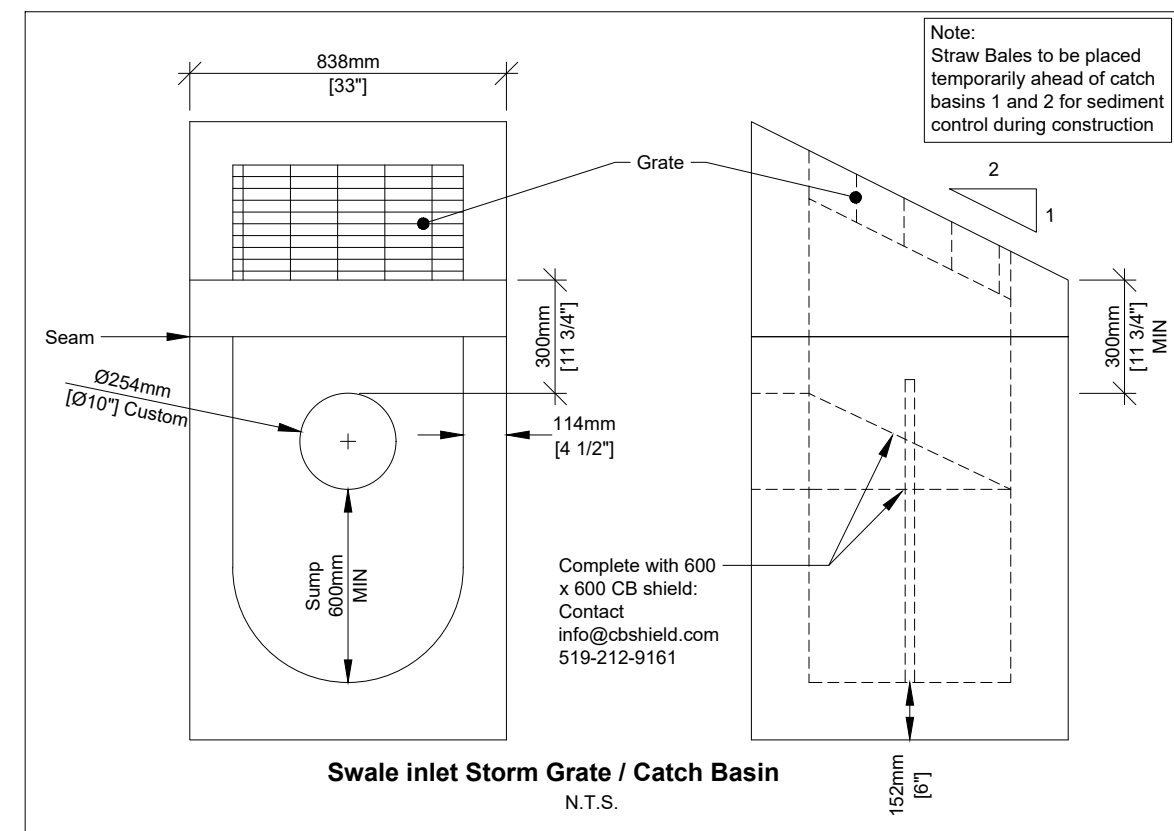
Subgrade Note:
 All topsoil to be removed
 exposing undisturbed soil.



Centre Line road Catch Basin
 N.T.S.



Cross Section of Proposed Swale
 N.T.S.



Swale Inlet Storm Grate / Catch Basin
 N.T.S.

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Rev. 10	19-FEB-2026	New Revised Drainage Plan	JR

Engineer's Stamp:

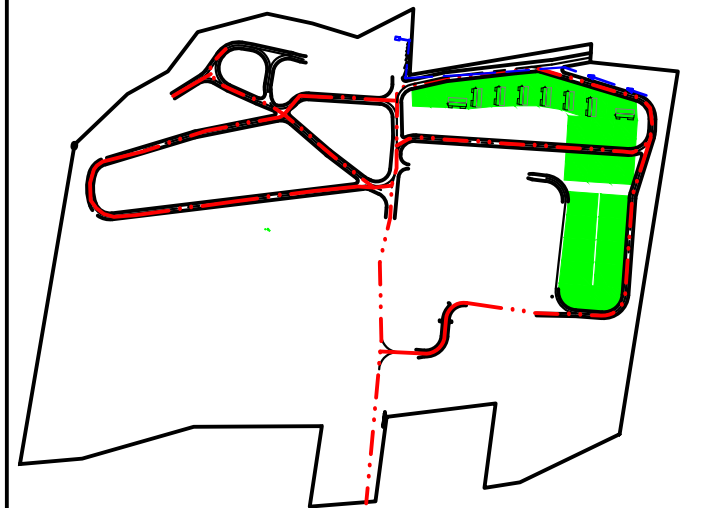
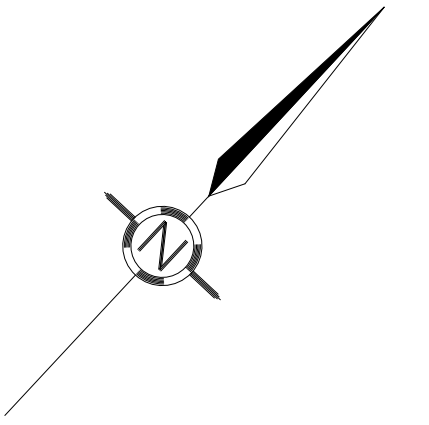


Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

Proposed Stormwater Drainage Works

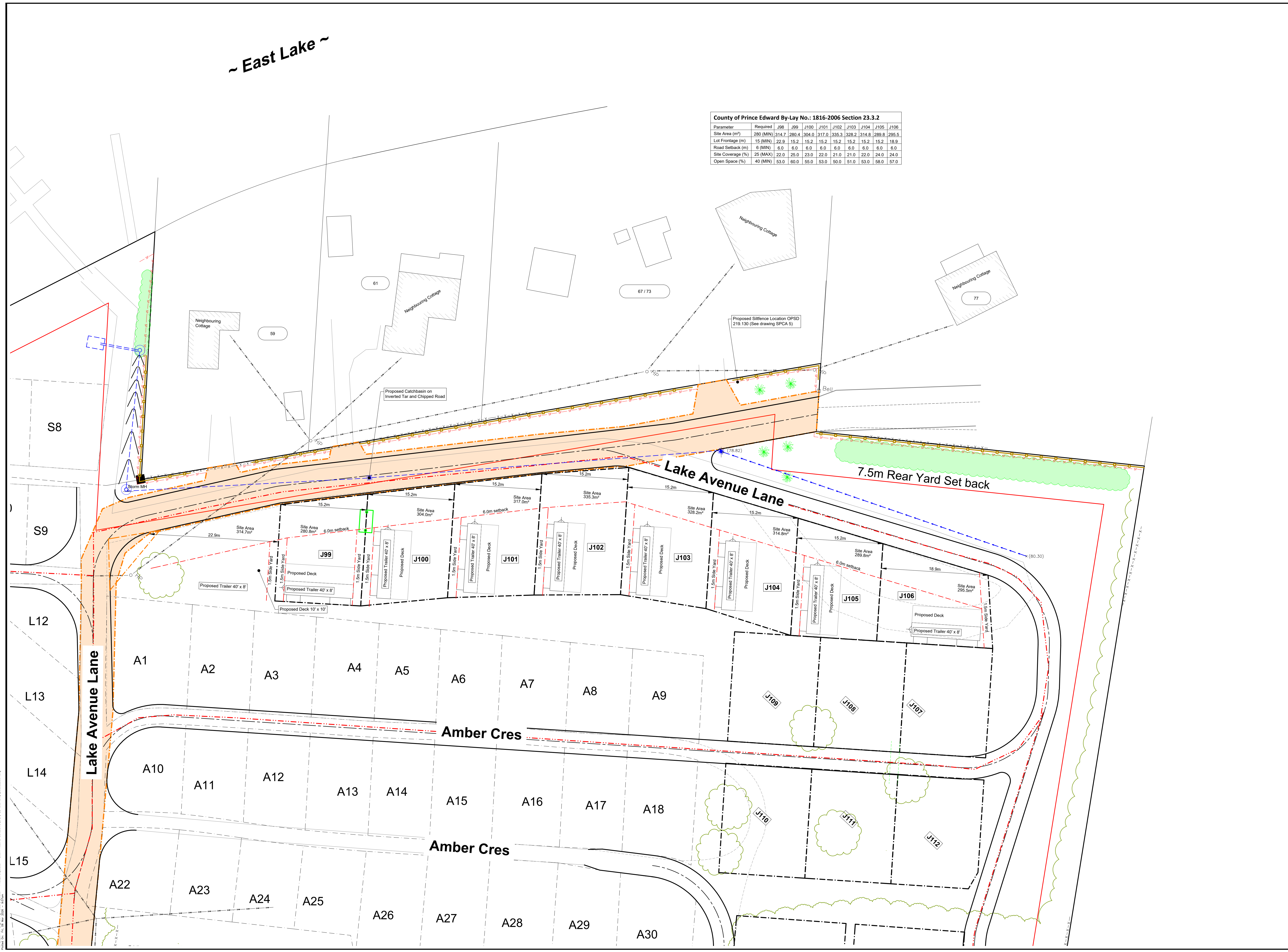
Scale: 1:200	Designed By: EG
Date: 21-JUN-2021	Drawn By: JR
Project No.:	Checked By: BC
	Drawing No.:

D3858 SPCA-5



County of Prince Edward By-Lay No.: 1816-2006 Section 23.3.2

Parameter	Required	J98	J99	J100	J101	J102	J103	J104	J105	J106
Site Area (m ²)	280 (MIN)	314.7	280.4	304.0	317.0	335.3	328.2	314.8	289.8	295.5
Lot Frontage (m)	15 (MIN)	22.9	15.2	15.2	15.2	15.2	15.2	15.2	15.2	18.9
Road Setback (m)	6 (MIN)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Site Coverage (%)	25 (MAX)	22.0	25.0	23.0	22.0	21.0	21.0	22.0	24.0	24.0
Open Space (%)	40 (MIN)	53.0	60.0	55.0	53.0	50.0	51.0	53.0	58.0	57.0



Note:
 The total site count for Bloom Resorts Sandbanks is 156 with an additional three (3) Park model seasonal sites. Totalling 159 Seasonal Sites.

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2022	Storm drainage updates from review comments	JR
Rev. 2	30-AUG-2023	Revised Right of Way	JR
Rev. 3	30-OCT-2023	Revised Right of Way (Cottages)	JR
Rev. 4	17-JUN-2024	Revised Right of Way (Cottages)	JR
Rev. 5	10-SEP-2024	New Site Dimensions	JR
Rev. 6	24-FEB-2025	Sediment Control Added	JR
Rev. 7	11-APR-2025	PEC Comments Addressed	JR
Rev. 8	12-JUN-2025	Update Drainage Area	JR
Rev. 9	11-NOV-2025	Update Drainage Catchment Design	JR
Rev. 10	19-FEB-2026	New Revised Drainage Plan	JR

Engineer's Stamp:



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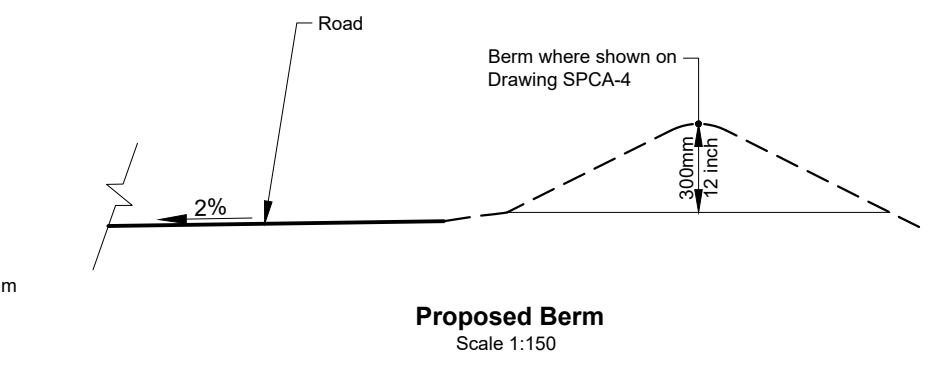
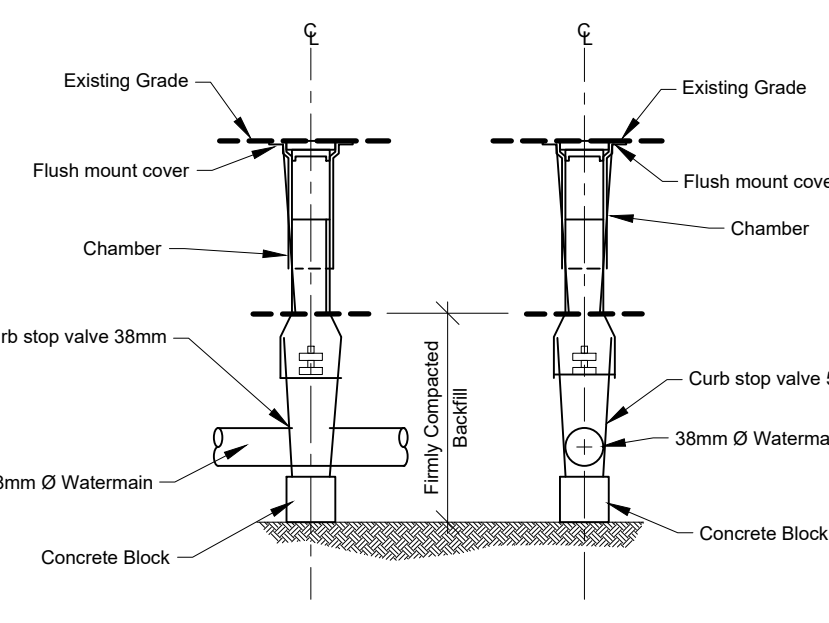
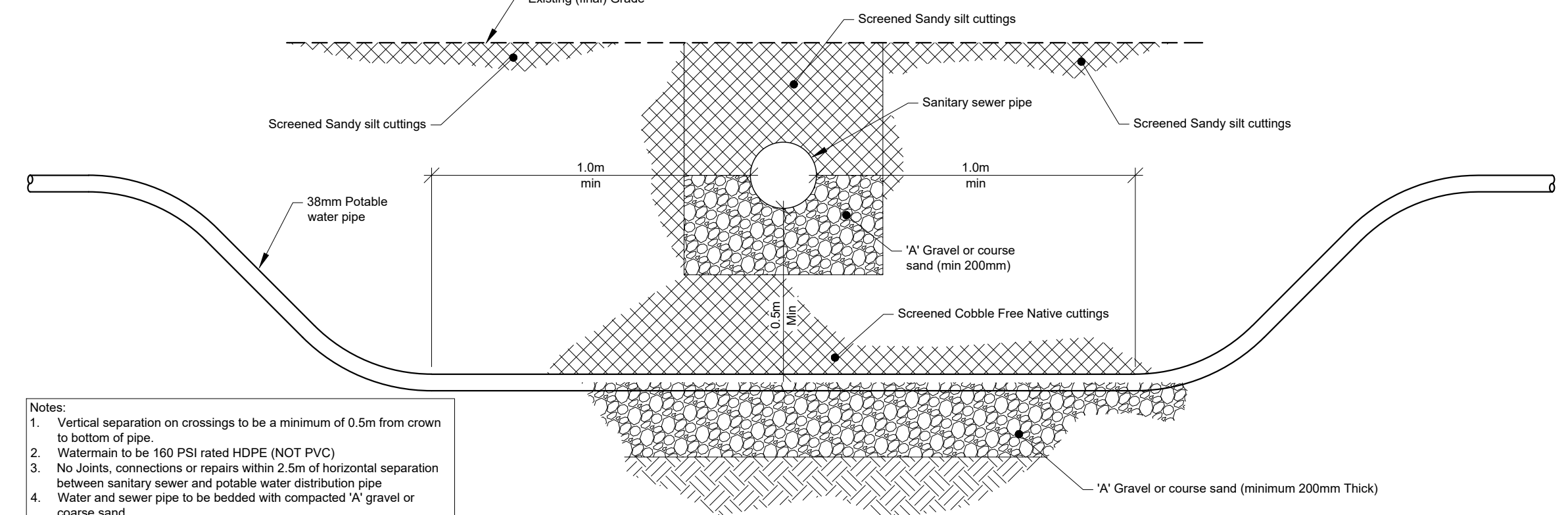
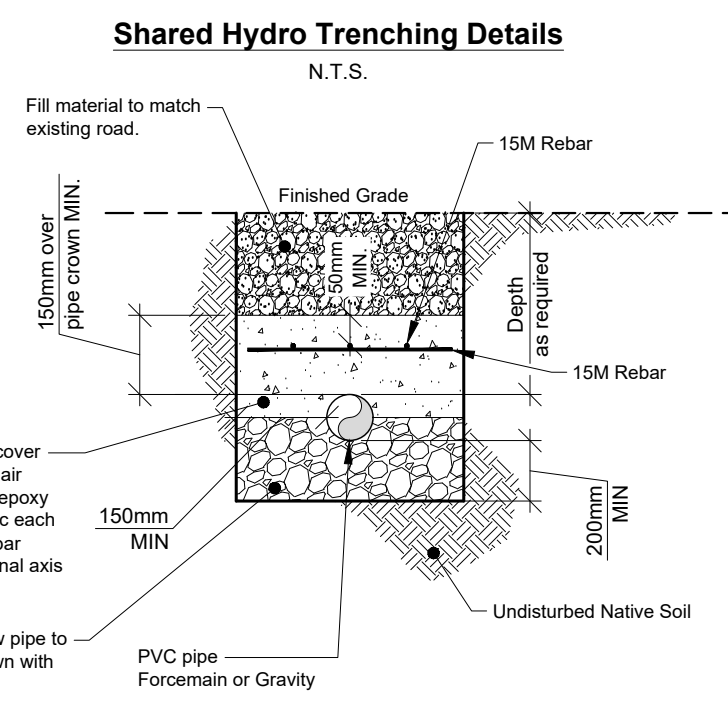
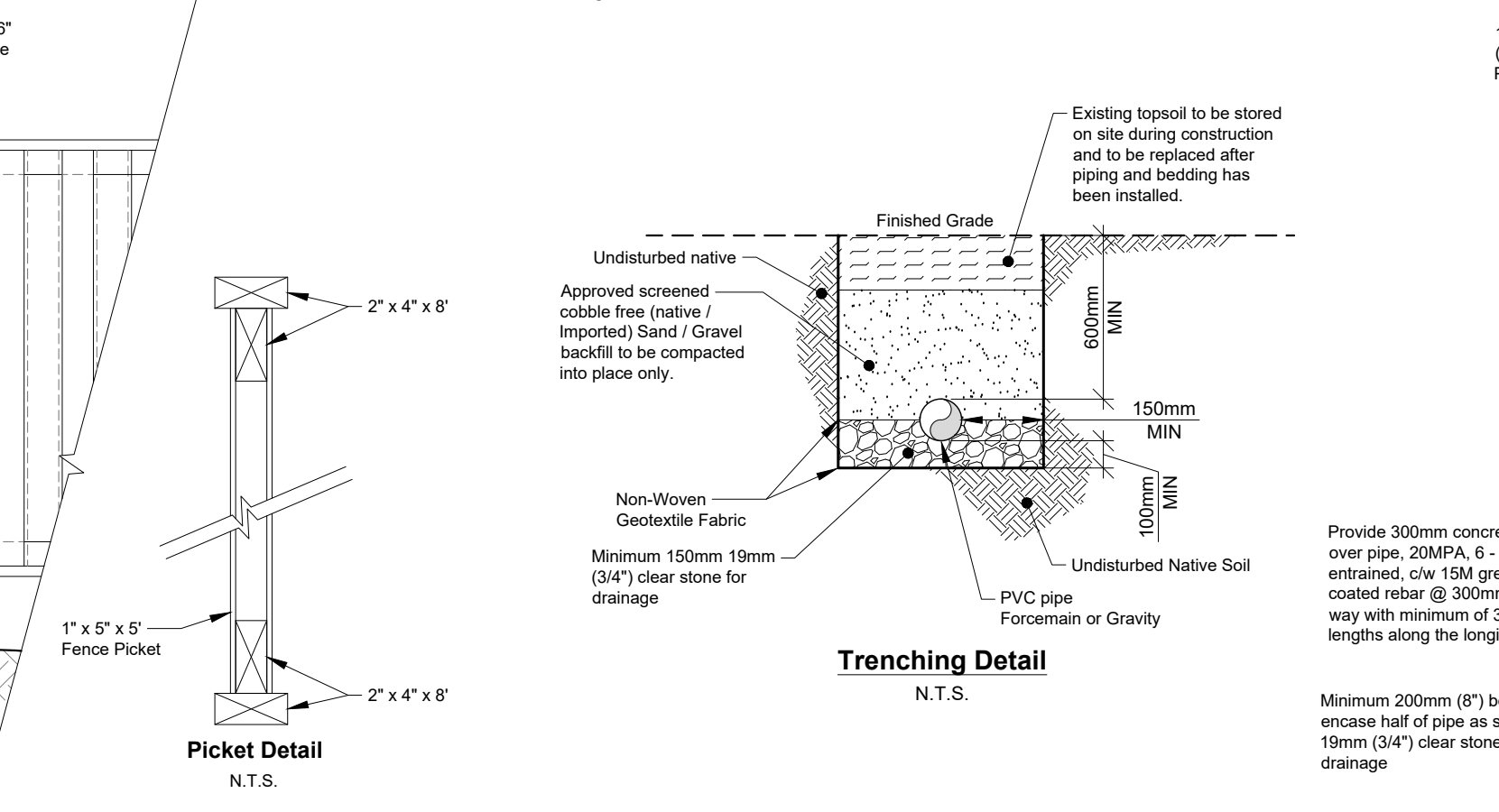
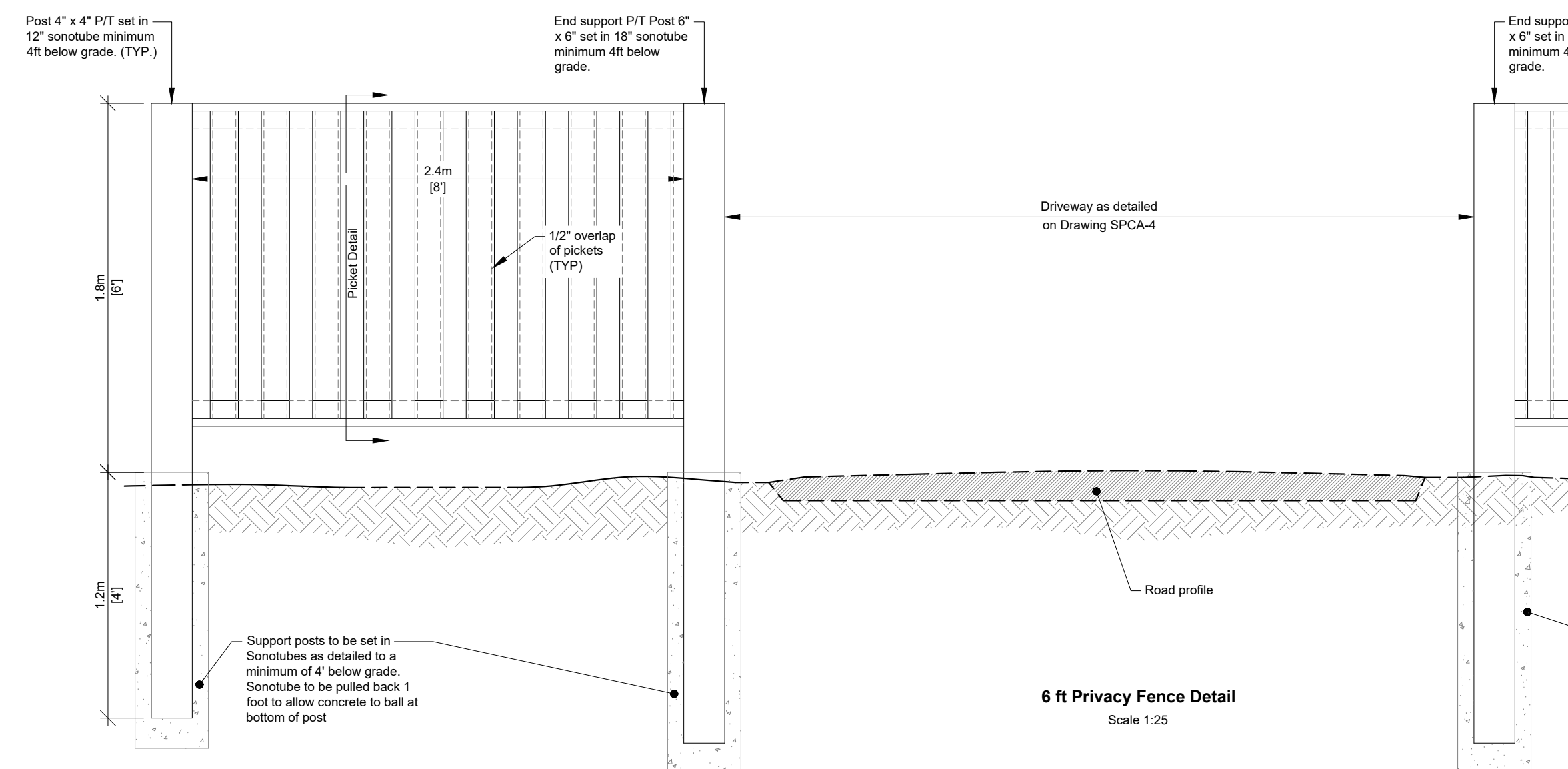
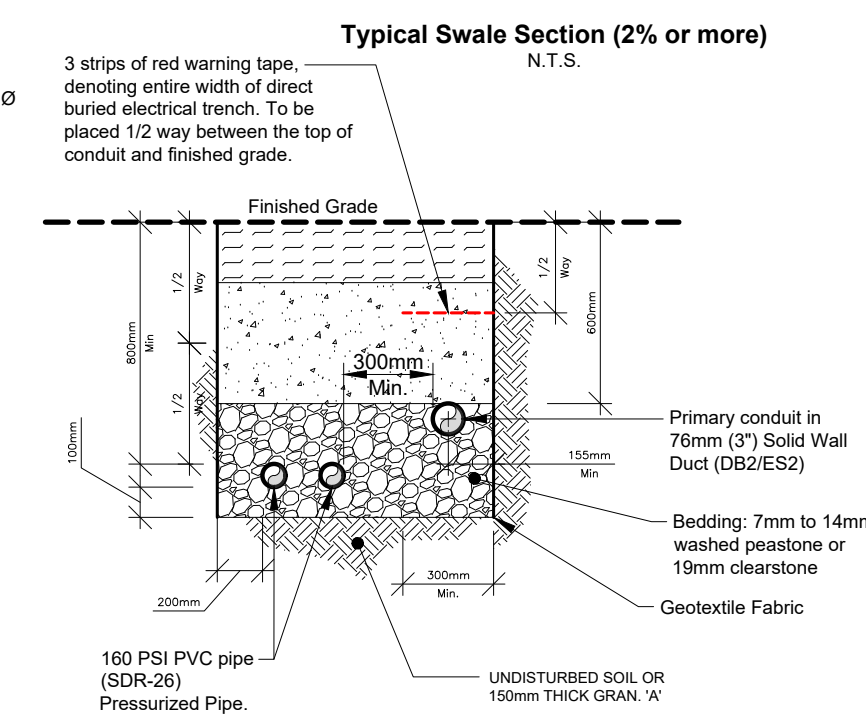
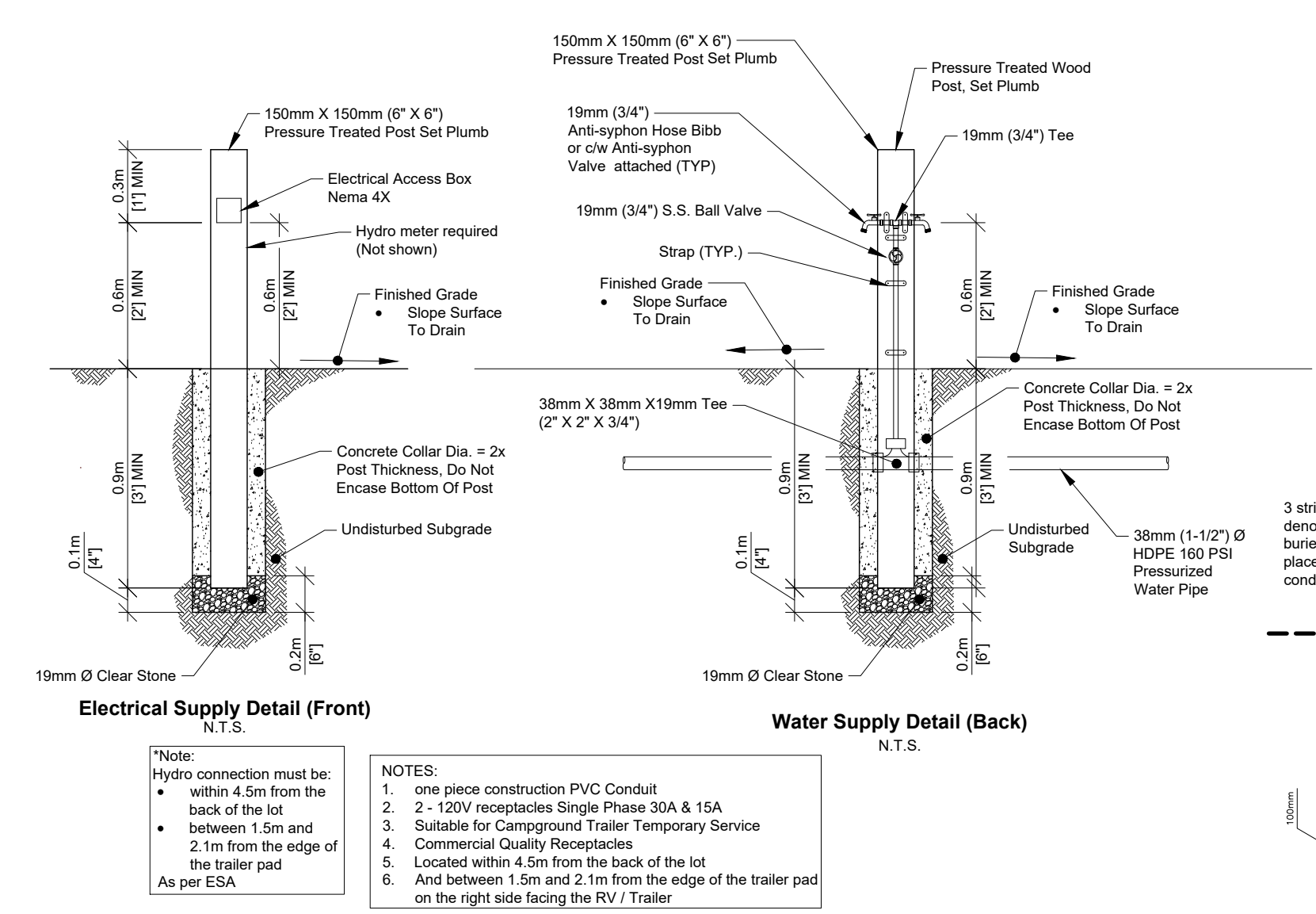
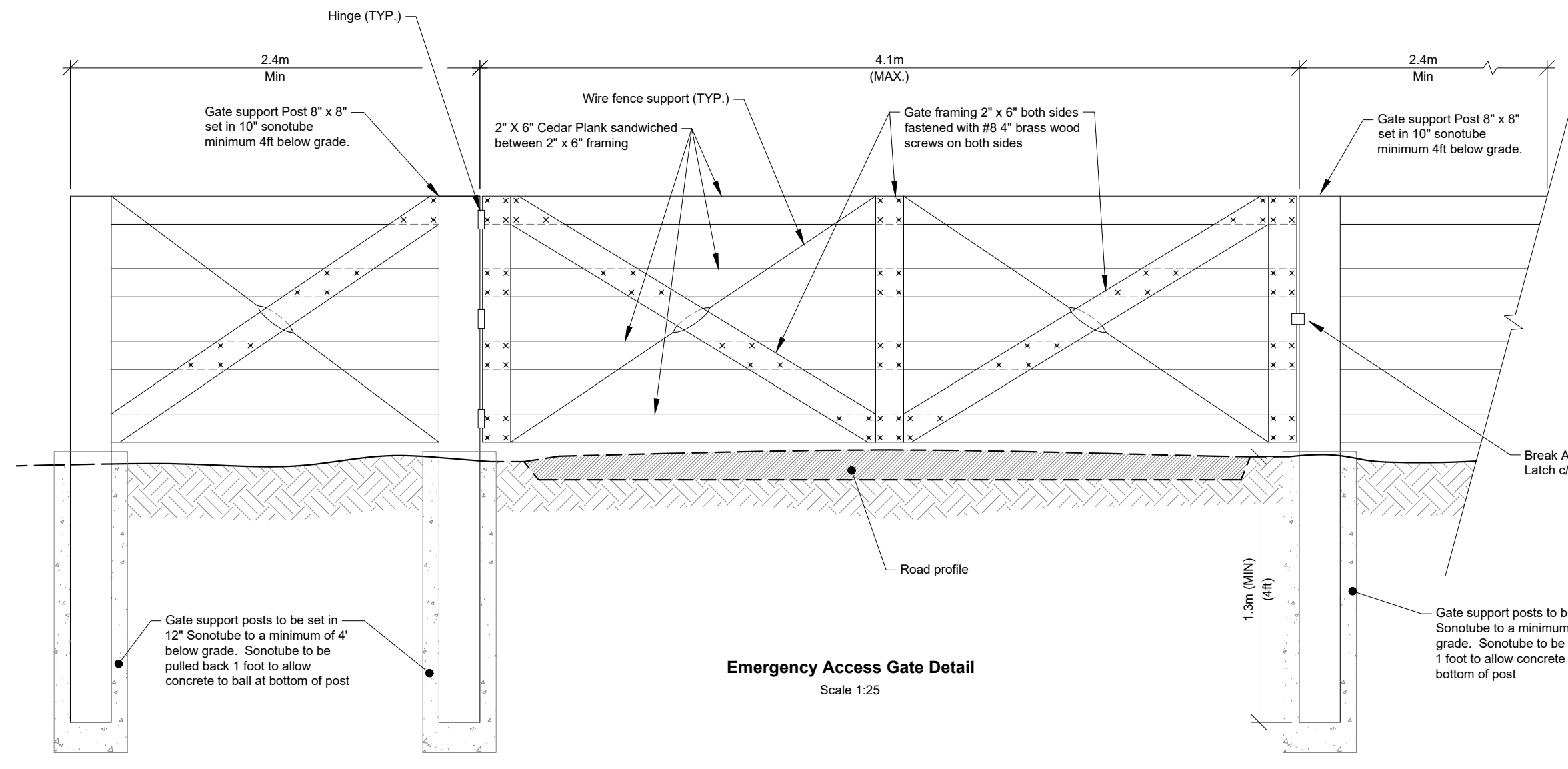
Part Site Plan: Proposed Trailer 40' x 8'
Site Dimensions & Swale C/L Elevations

Scale: 1:300	Designed By: EG
Date: 21-JUN-2021	Drawn By: JR
Project No.:	Checked By: BC
	Drawing No.:

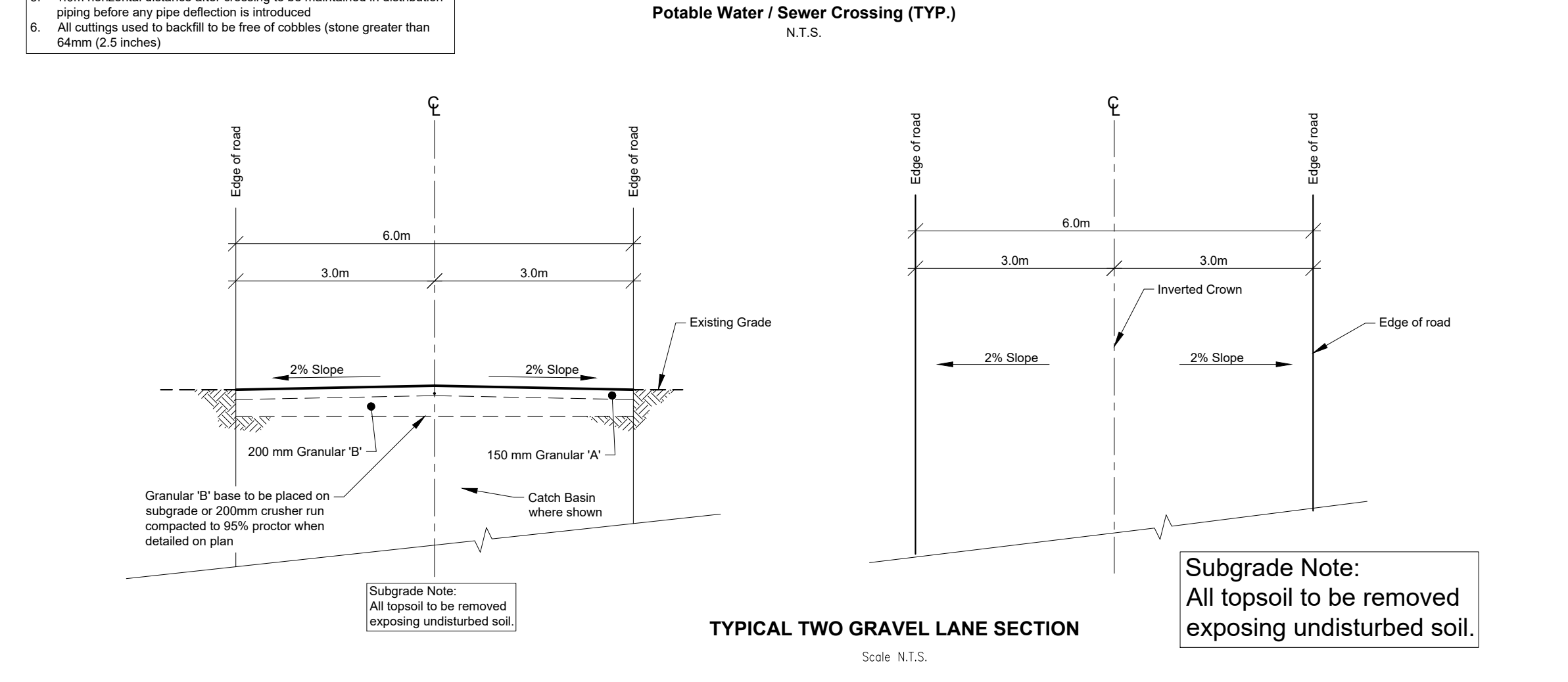
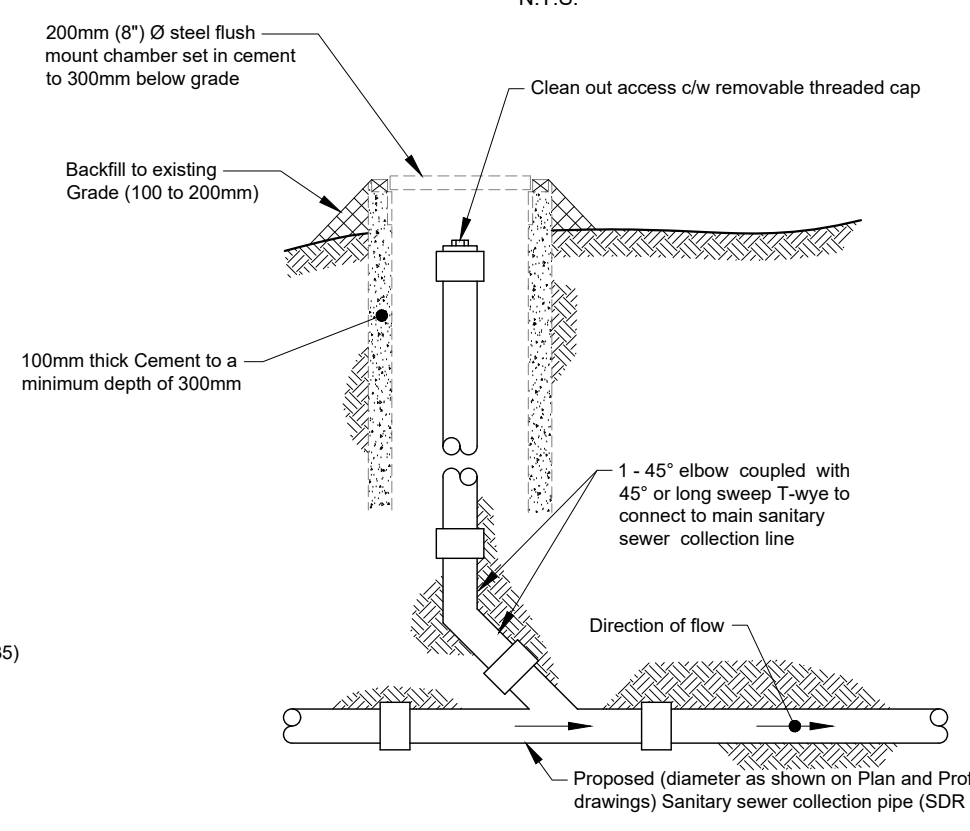
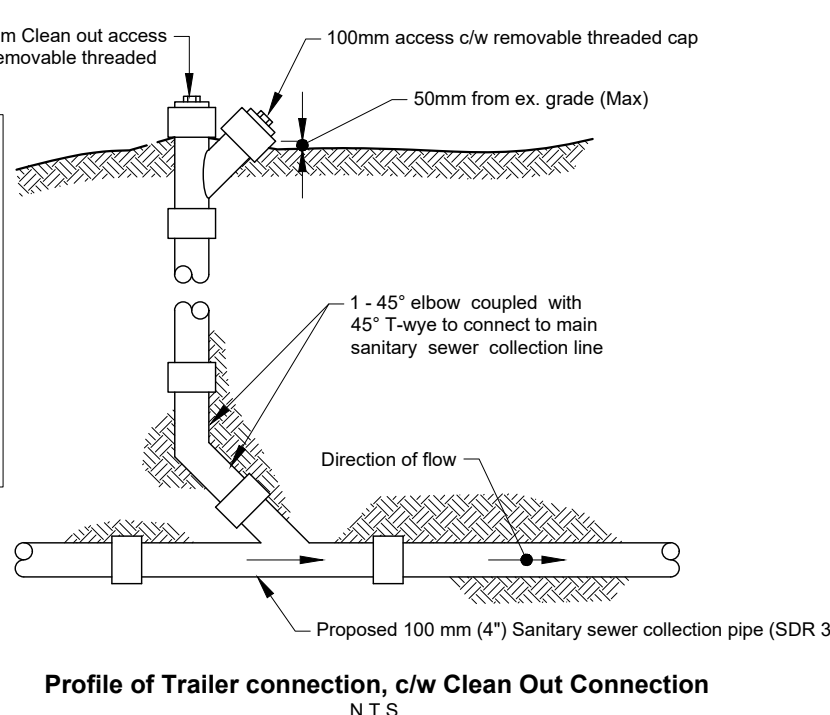
D3858 SPCA-7



Privacy Fence



- Notes:
 • All new sanitary trailer connections to have cleanout access.
 • All sewerage gravity collection pipes less than or equal to 100mm (4") diameter to have a cleanout access locations spaced of no more than 15m (50ft). All gravity sewers greater than 100mm (4") diameter pipes to have access spacing of no more than 30m (100ft).
 • Where cleanout connections are to be directional the direction will be downstream.
 • All new cleanout locations to be placed on or near trailer lot lines in compliance with spacing requirements above.



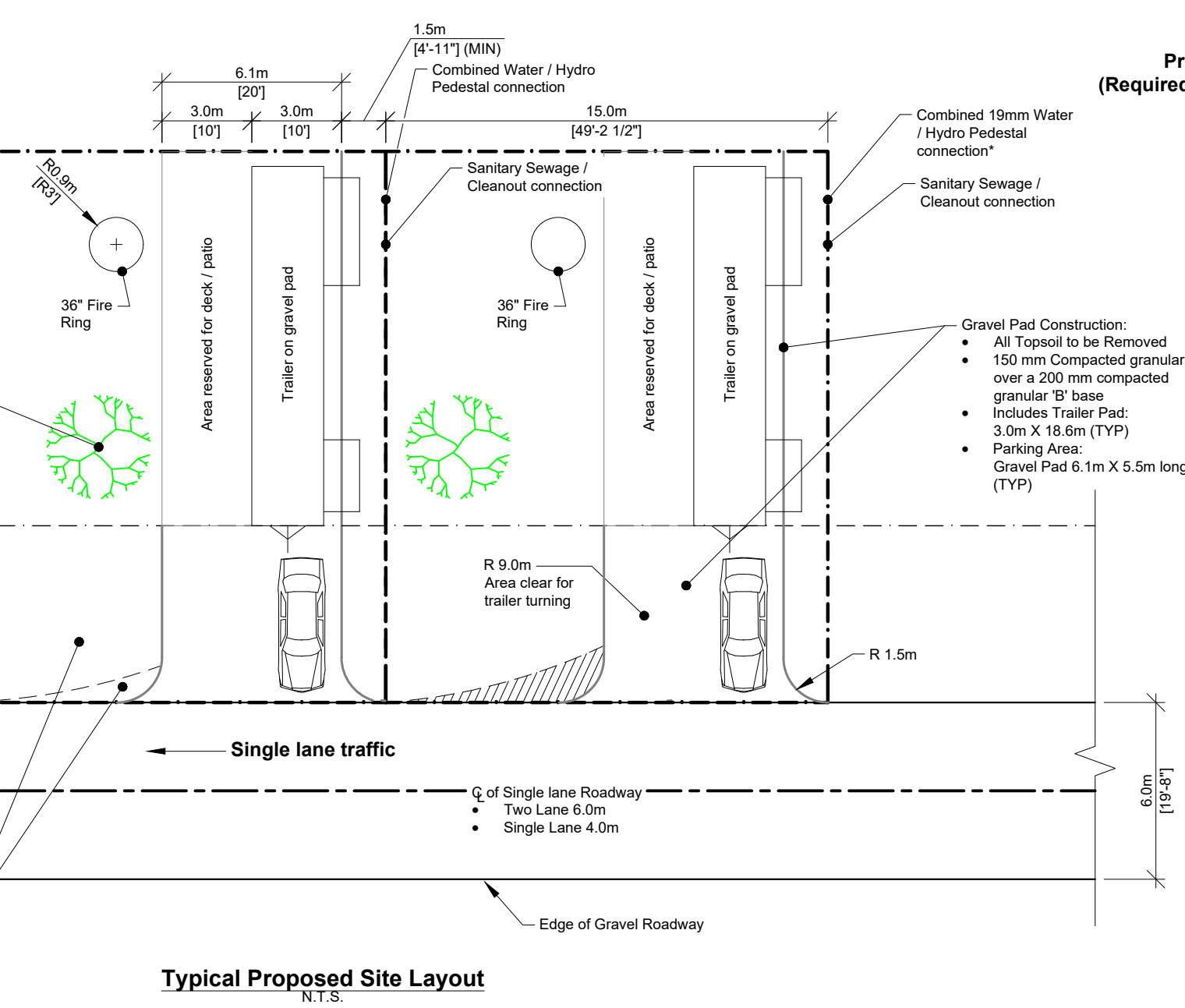
County of Prince Edward By-Law No.: 1816-2006 Section 23.3.2

Site Legal Description:
 PIN: 55076-0212 LT
 PTLT 17 CON 1 South Side of East ATHOL PT 1, 2, 3, 4 47R2627 AN S/T
 PE88945; ST PE133655; Prince Edward

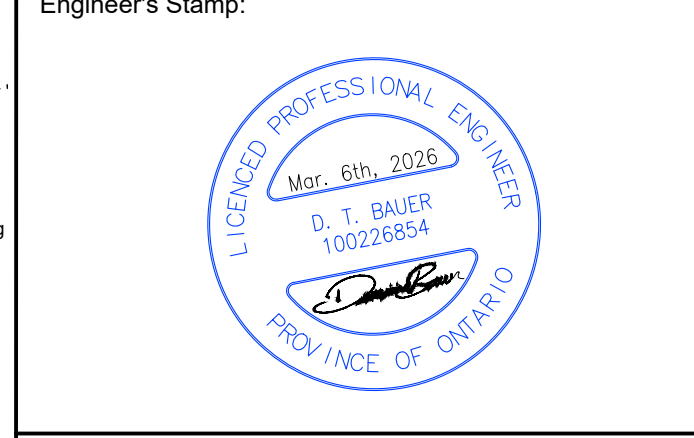
	Required	Provided
Min. Site Area:	280.0 m ²	280.8 m ²
Min. Lot Frontage:	15.0 m	15.2 m
Min. Road setback 6m (19.69ft)	6.0 m	6.0 m
Maximum Site Coverage:	25.0 %	23.8 %
Min. Open Space:	40 %	62.7 %
Max. Trailers per Site:	1 UN	1 UN

Maximum Trailer Height will be 5m and under

63mm (2.5") CAL. Deciduous Tree:
 • Quercus rubra - Red Oak (12 sites)
 • Acer saccharum - Sugar Maple (12 sites)



Rev. No.	Date	Description	CAD
Rev. 4	17-JUN-2024	Revised Right of Way (Cottages)	JR
Rev. 5	10-SEP-2024	New Site Dimensions	JR
Rev. 6	24-FEB-2025	Sediment Control Address	JR
Rev. 7	17-APR-2025	PEC Comments Addressed	JR
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Rev. 10	19-FEB-2026	New Drainage Plan	JR



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Miscellaneous Notes & Details

Scale: As Shown	Designed By: EG
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D3858 SPCA-8