12/22/2025

NOTE:

BUILDING ENVELOPE SETBACKS:
FRONT YARD SETBACK – 5.0m
INTERIOR YARD SETBACK – 3.0m
REAR YARD/WATER/WETLAND SETBACK – 50.0m

BUILDING, SEPTIC AND WELL LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. THERE WILL BE VARIATIONS TO HOW EACH LOT WILL BE DEVELOPED.

BUILDINGS ARE DRAWN TO 250m² | 2690ft² AND ARE FOR ILLUSTRATION PURPOSES ONLY

WELL SETBACK RADII – 30.0m

GENERAL NOTES:

- ALL INFORMATION TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTANT IMMEDIATELY.
- ALL UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL CONFIRM THE LOCATION ON SITE AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES
- EXCLUDING THE BENCHMARK AND DESCRIPTION PROVIDED FOR THIS PROJECT, NO OTHER ELEVATIONS ARE TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

METRIC NOTE:

- ALL DIMENSIONS SHOWN ARE IN METRES OR MILLIMETRES, UNLESS OTHERWISE NOTED.

GEOMETRIC NOTE:

- ALL SURVEY DATA SHOWN ON THIS DRAWING WAS RECORDED USING REAL-TIME KINETIC (RTK) GPS OBSERVATIONS IN REFERENCE TO UTM 18 NORTH COORDINATE SYSTEM.
- ALL ELEVATIONS ARE IN REFERENCE TO LOCAL DATUM NAD83 - GEODETIC MODEL HT2_0, UNLESS DESCRIBED OTHERWISE.

* * DRAWINGS ARE NOT TO BE SCALED * *

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

- FLOODLINE HAZARD
- 100-YR FLOODLINE - 76.02m
- WETLAND BOUNDARY
- 50.0m SETBACK FROM SHORE LINE / WETLAND /REAR LOT LINE
- PROPOSED WELL
- EXISTING WELL (LOT 17)
- PROPOSED DRY HYDRANT
- PROPOSED SEPTIC BED

N W E S

JEWELL ENGINEERING

FLATT'S POINT
SUBDIVISION

COUNTY OF PRINCE EDWARD

DEVELOPMENT PLAN

DRAWN BY: JH	PROJECT NO: 210-5054	
DESIGNED BY:	DATE: December 2025	
CHECKED BY: BK	SCALE: HORIZONTAL - 1:1,500 VERTICAL - N/A	
APPROVED BY:	CONTRACT NO:	DRAWING NO: DVP-1

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