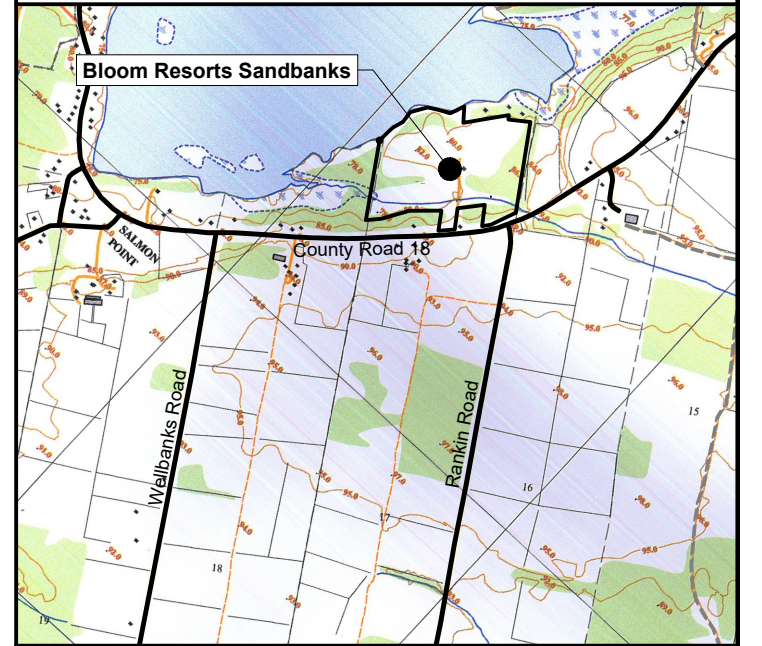
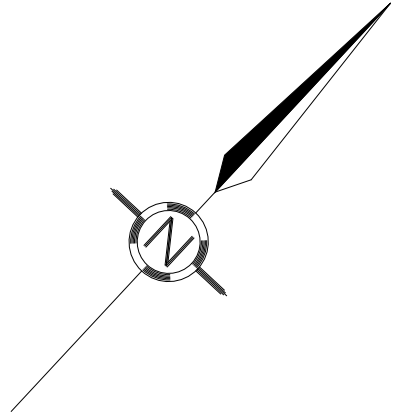


Site Statistics Notes:	
Site Legal Description:	55076-0212 LT
PT LT 17 CON 1 South Side of East ATHOL PT 1, 2, 3, 4	
47R2627 AN S/T PE8945; ST PE133655; Prince Edward	
Site Area:	10.12 Ha
Lot Frontage:	73.08 m
Swimming Pool:	226 m ²
Shelter:	217 m ²
Office:	121 m ²
Manager's Residence:	228 m ²
Controls 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

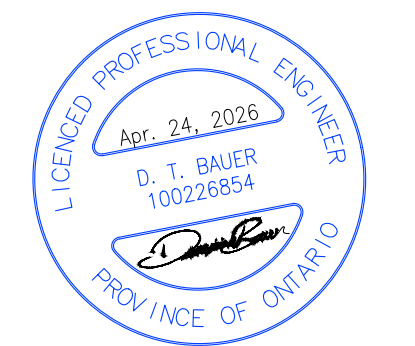
LEGEND

- Water Distribution Pipe
- Existing Water Transmission 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-2023	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
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Rev. 7	17-APR-2025	PECC Comments Addressed	JR
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Rev. 10	18-FEB-2026	New Revised Drainage Plan	JR
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PECC Comments Addressed	JR

Engineer's Stamp:



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

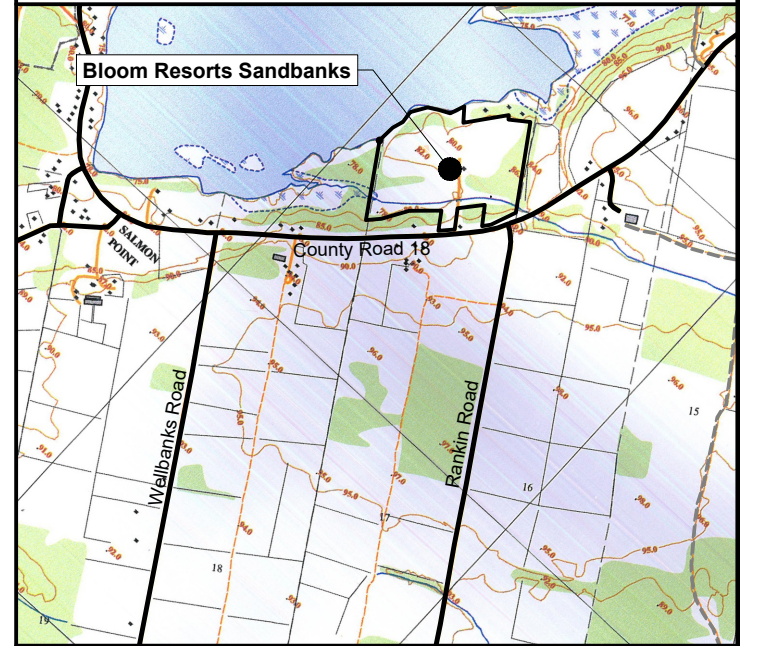
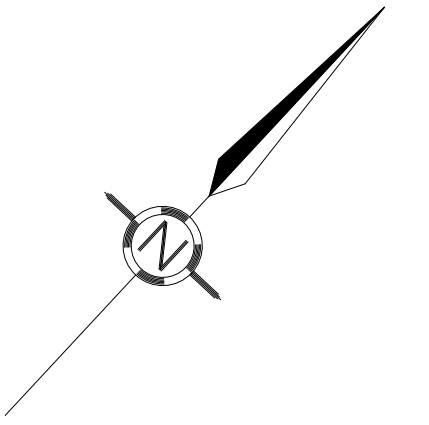
Existing Overall Site Plan Detailing
Existing Services

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

D3858 SPCA-1



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 Plot Path: D:\Projects\Bloom Resorts Sandbanks\Drawings\SPCA-1.dwg
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 Plot Size: 3000x4200
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.5
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Title: Existing Overall Site Plan Detailing Existing Services
 Plot Author: JR
 Plot Date: 2026-04-24 10:00:00 AM
 Plot Path: D:\Projects\Bloom Resorts Sandbanks\Drawings\SPCA-1.dwg
 Plot Scale: 1:750
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 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.5
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 Plot Font: Arial, 10
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 Plot Author: JR
 Plot Date: 2026-04-24 10:00:00 AM

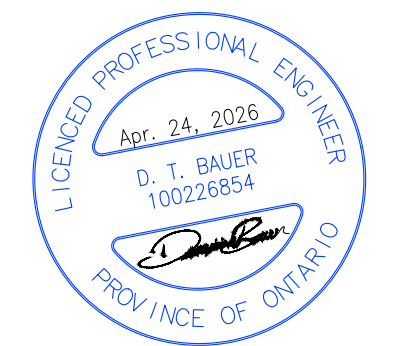


KEY PLAN

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-2021	Storm drainage updates from review comments	JR
Rev. 2	30-AUG-2021	Revised Right of Way	JR
Rev. 3	30-OCT-2021	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	Settlement Control Added	JR
Rev. 7	17-APR-2025	PEIC Comments Addressed	JR
Rev. 8	12-JUN-2025	Update Drainage Area	JR
Rev. 9	11-NOV-2025	Update Drainage Catchment Design	JR
Rev. 10	18-FEB-2026	New Revised Drainage Plan	JR
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PEIC Comments Addressed	JR

Engineer's Stamp:

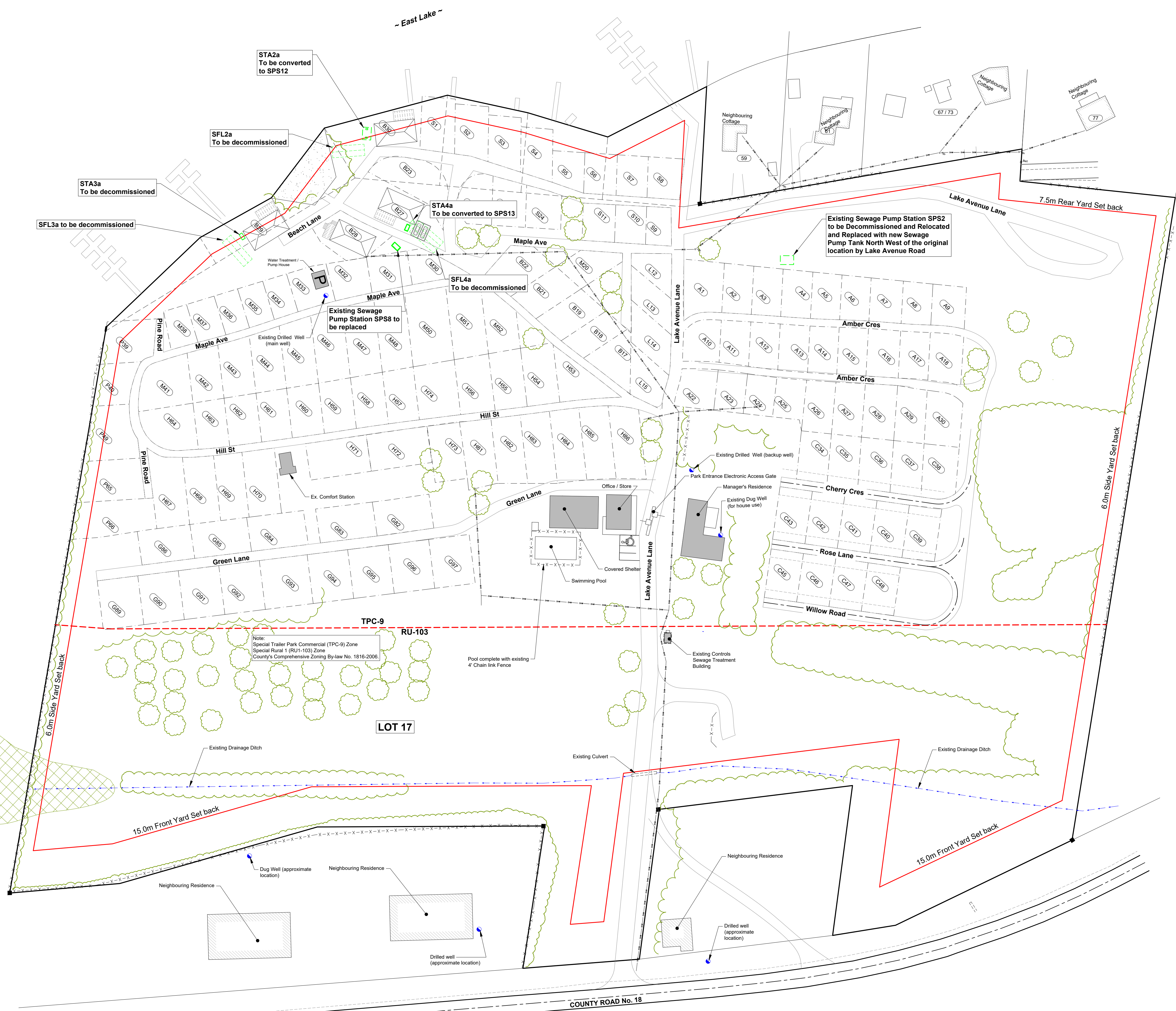


Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

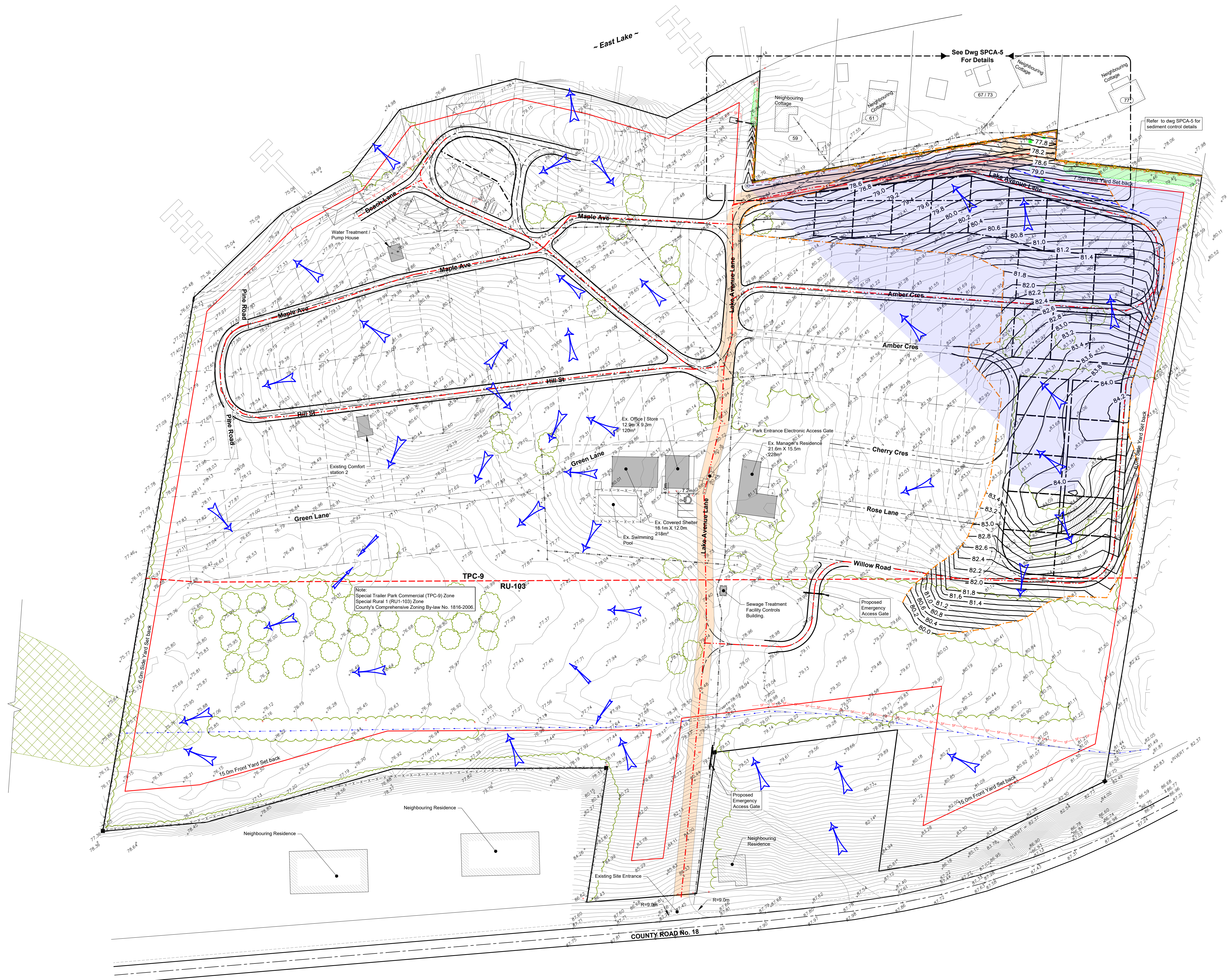
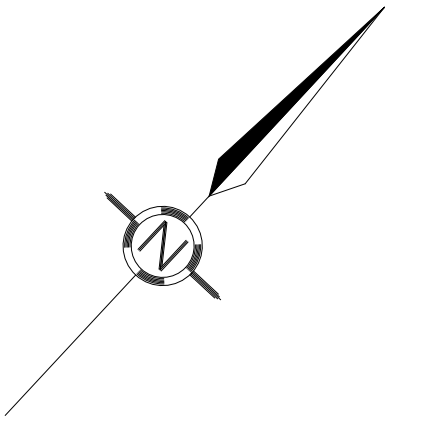
Overall Site Plan: Existing Site Plan with Existing Services to be Decommissioned

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

D3858 SPCA-2



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LEGEND

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

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2023	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	Settlement Control Added	JR
Rev. 7	17-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	18-FEB-2026	New Revised Drainage Plan	JR
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PEC Comments Addressed	JR

Engineer's Stamp:

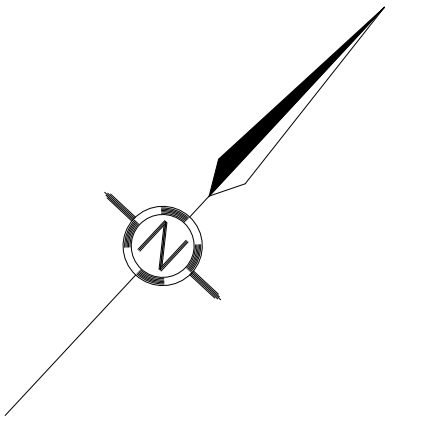
Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

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

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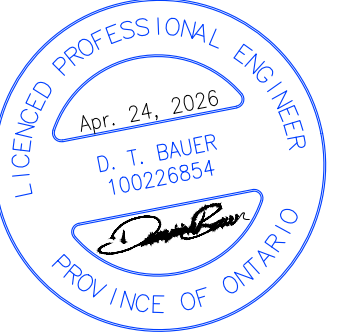


LEGEND

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

Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2023	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	Settlement Control Address	JR
Rev. 7	17-APR-2025	PECC 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
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PECC Comments Addressed	JR

Engineer's Stamp:

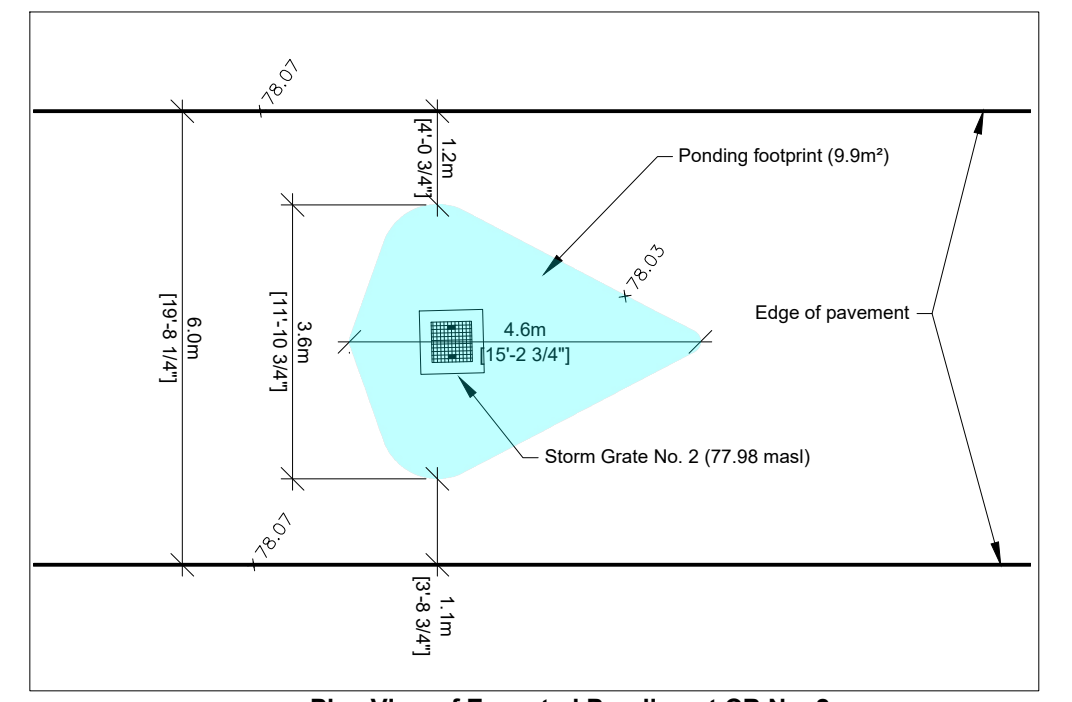
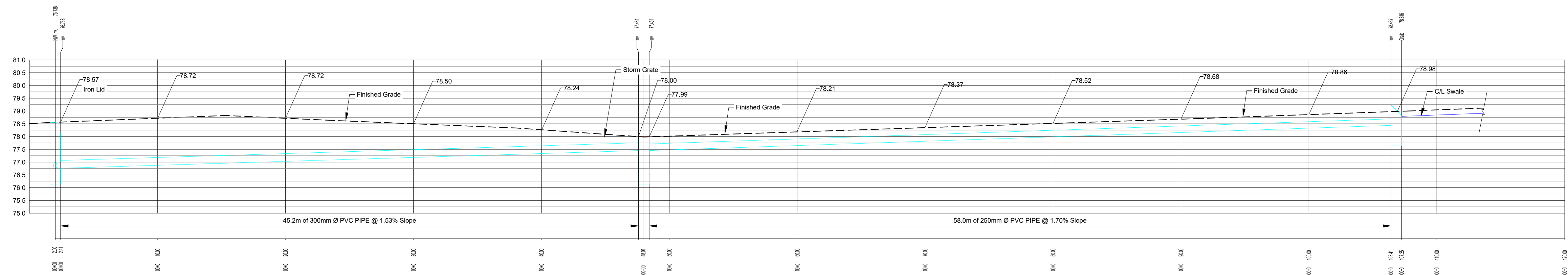
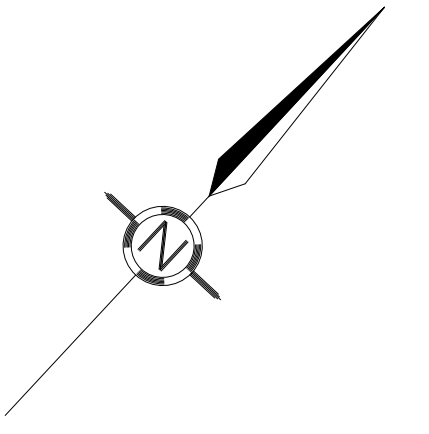


Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

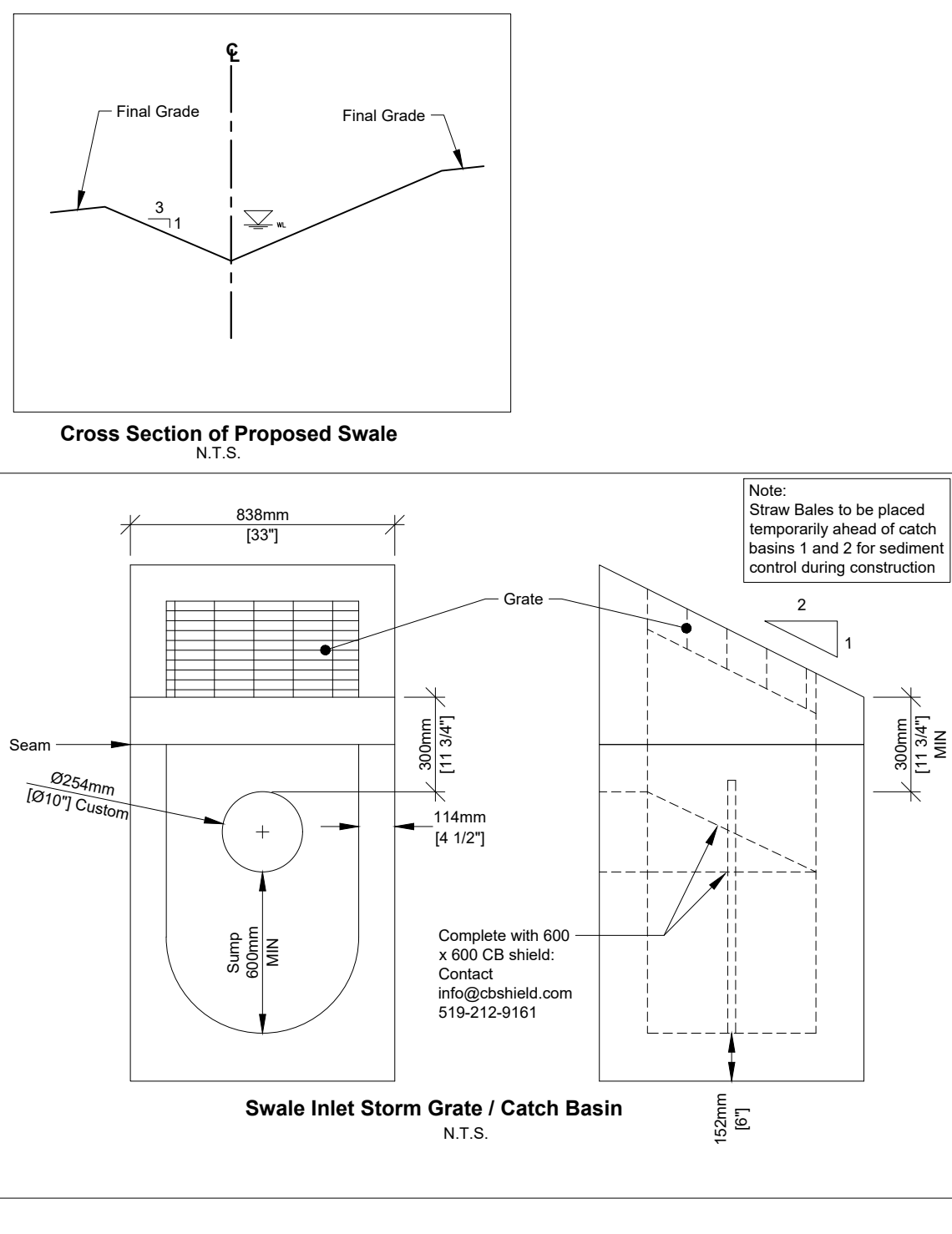
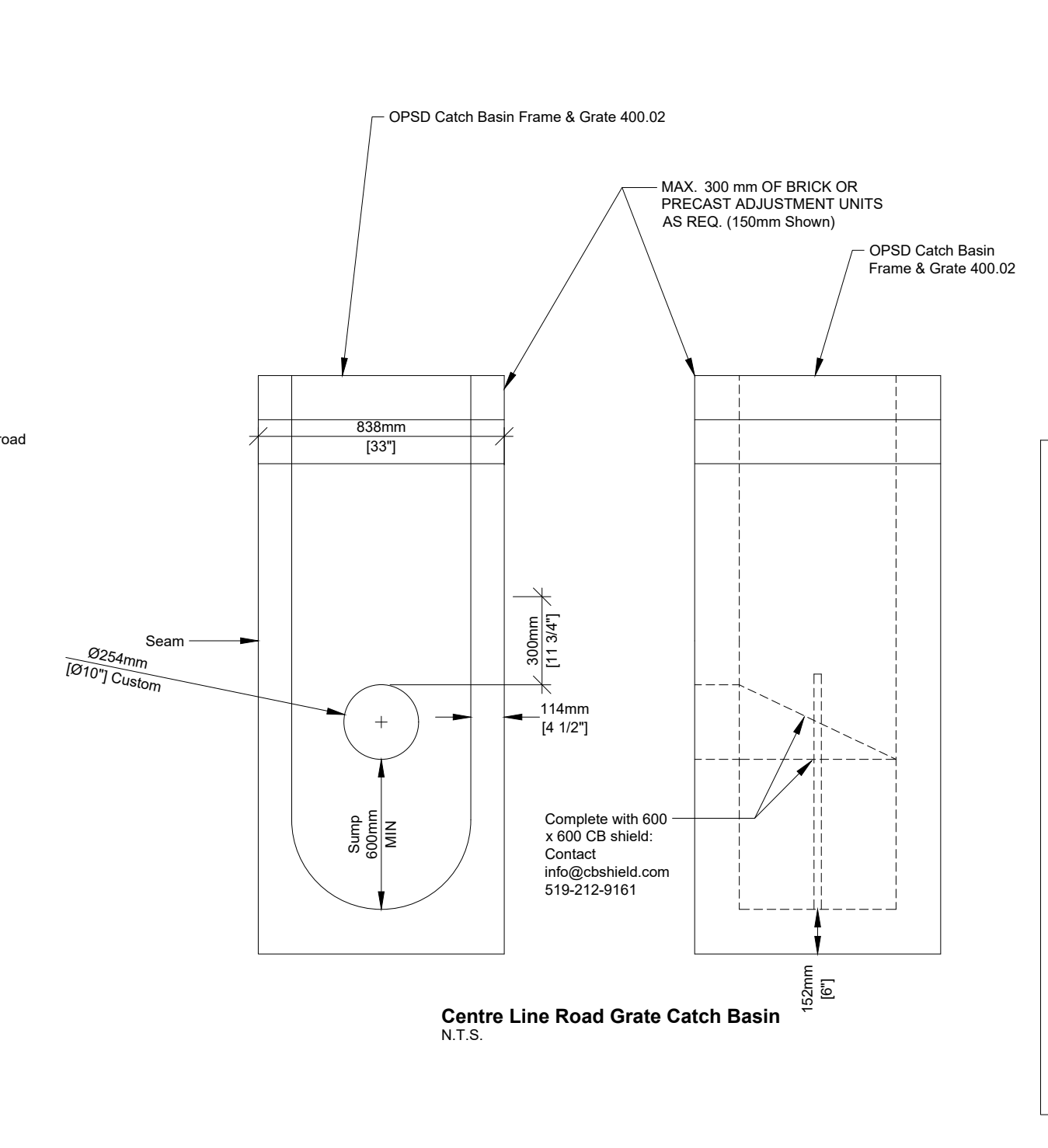
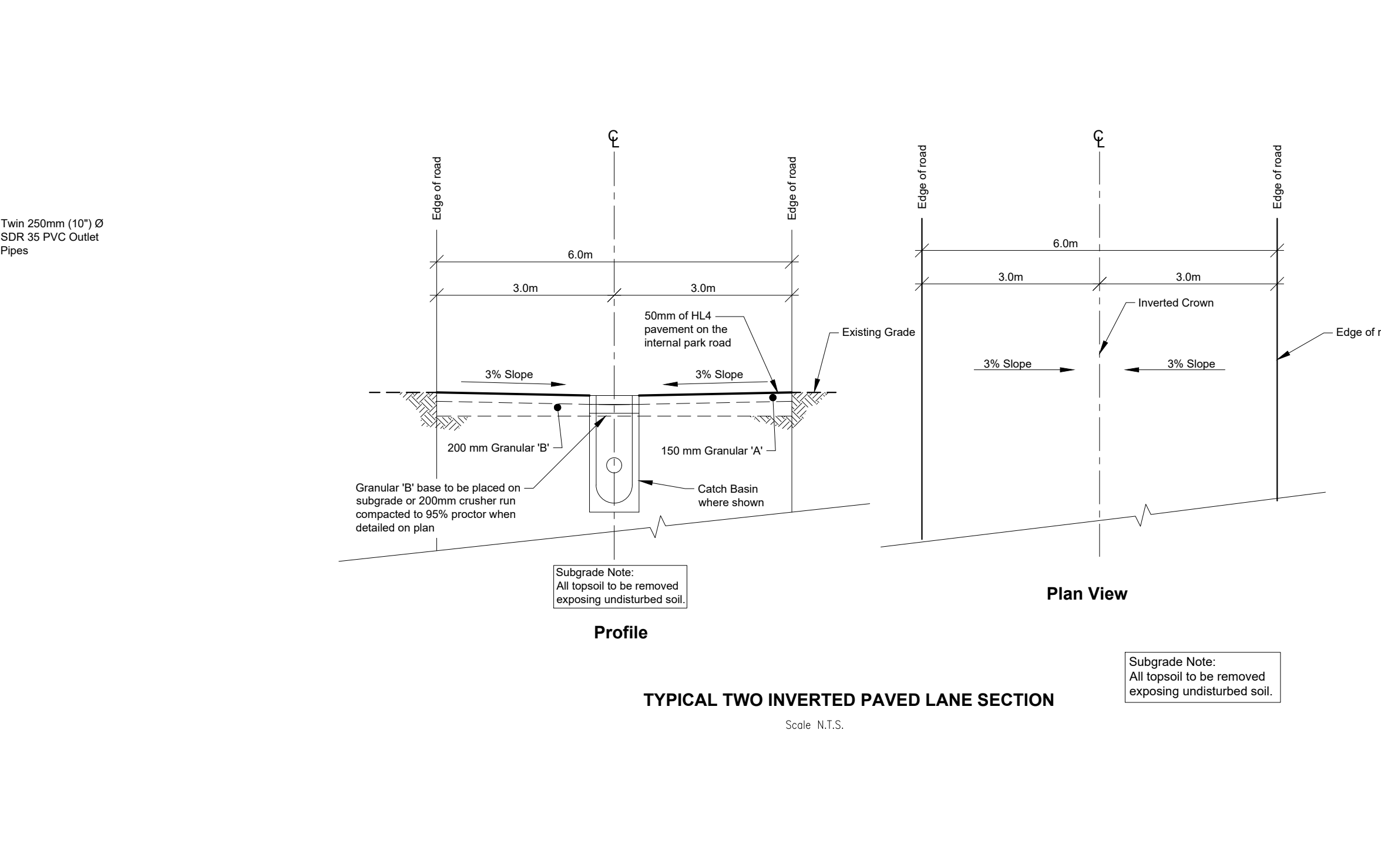
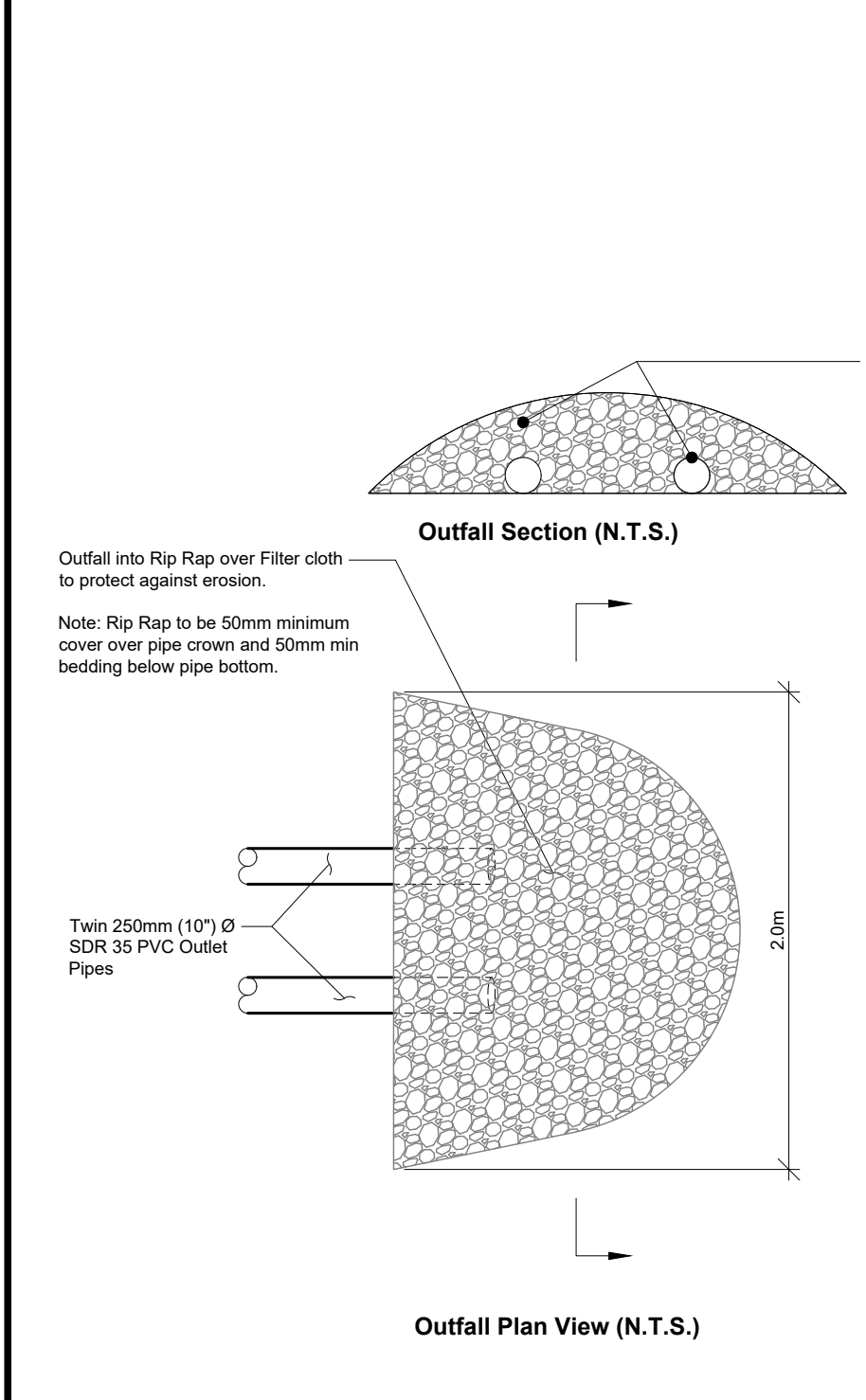
Part Site Plan:
Proposed Grading Plan

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

D3858 SPCA-4-2



Plan View of Expected Ponding at CB No. 2
N.T.S.



Rev. No.	Date	Description	CAD
Rev. 1	11-FEB-2023	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	17-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	18-FEB-2026	New Revised Drainage Plan	JR
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PEC Comments Addressed	JR

Engineer's Stamp:

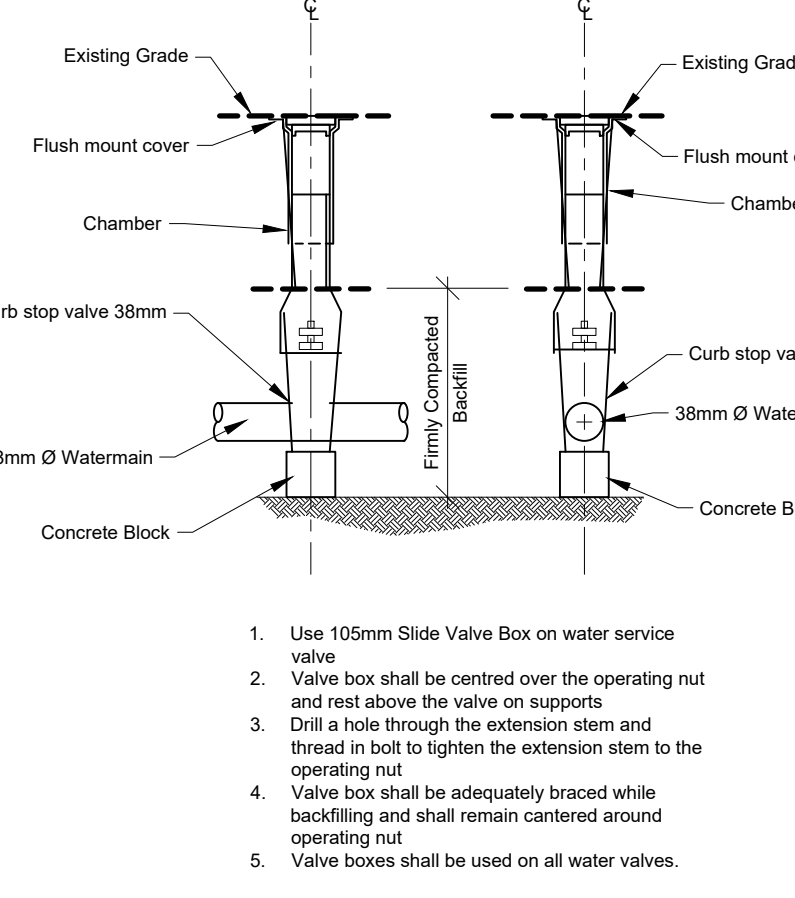
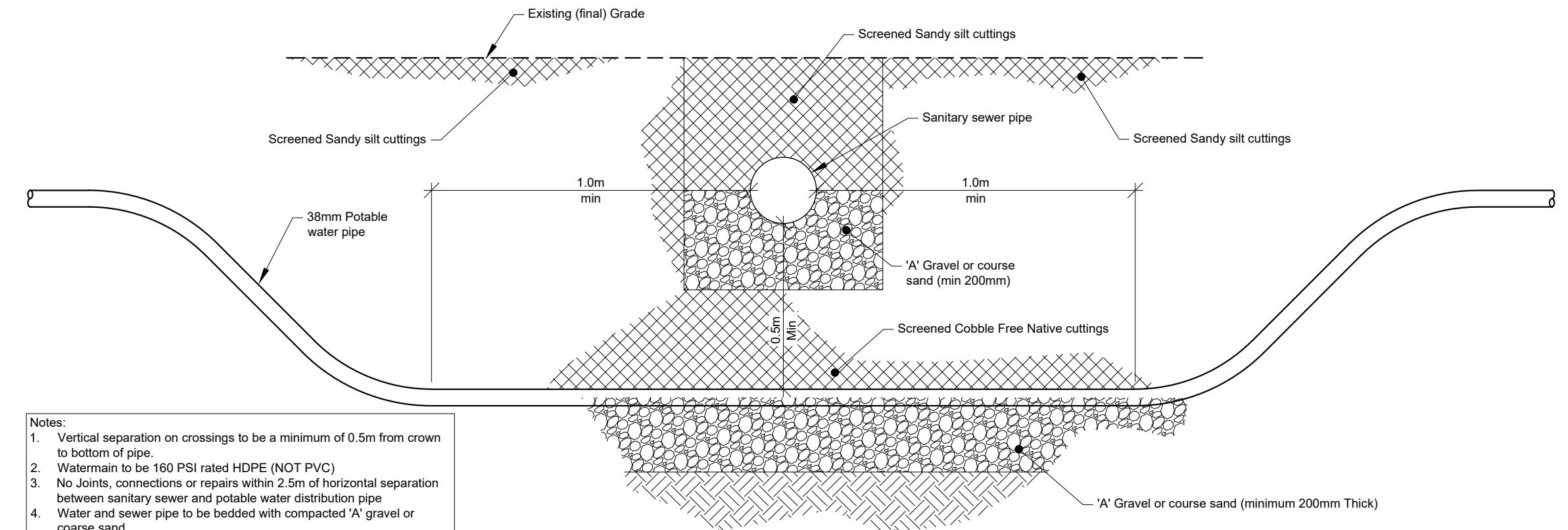
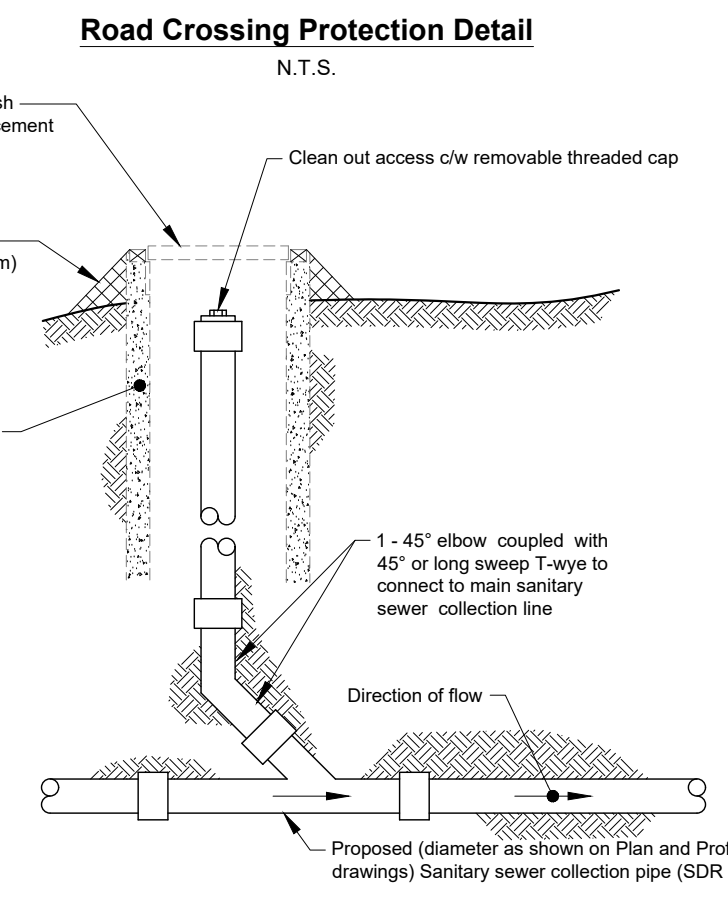
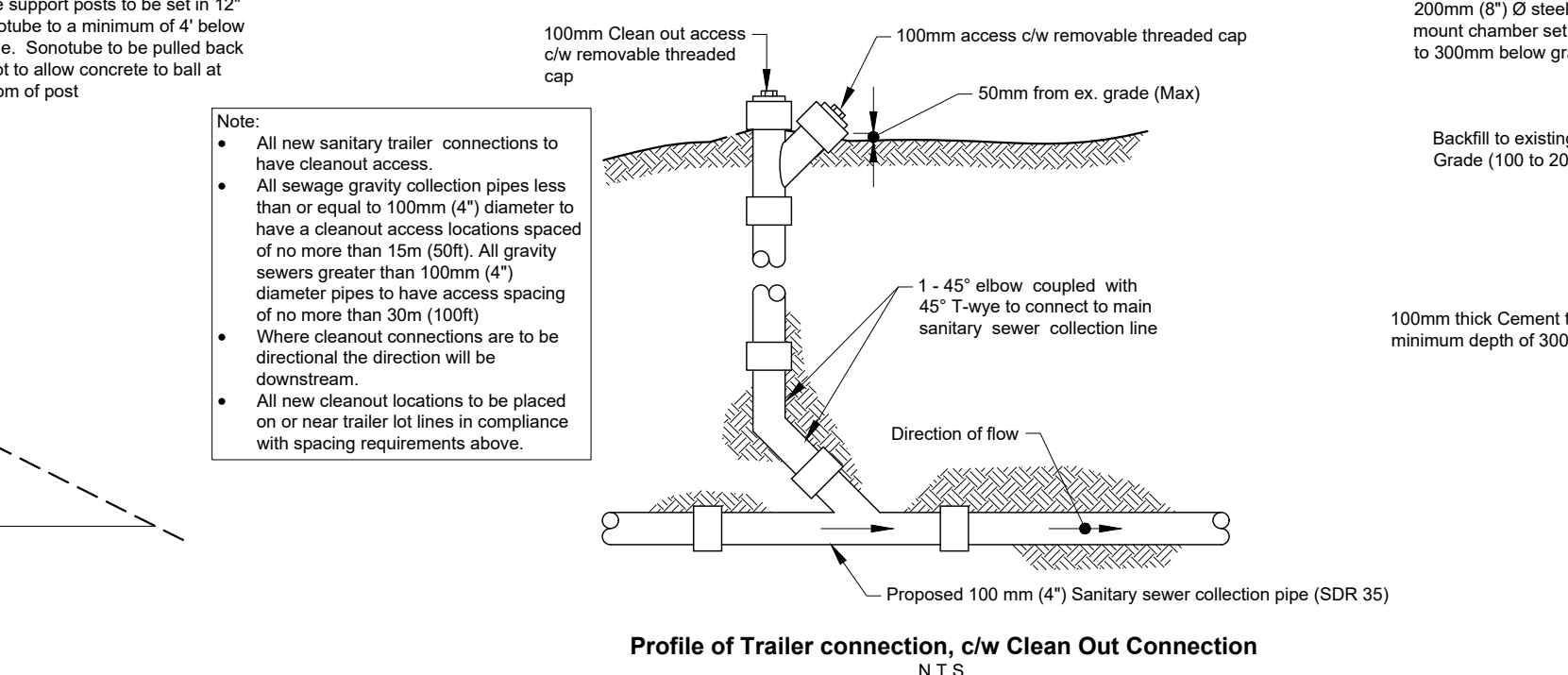
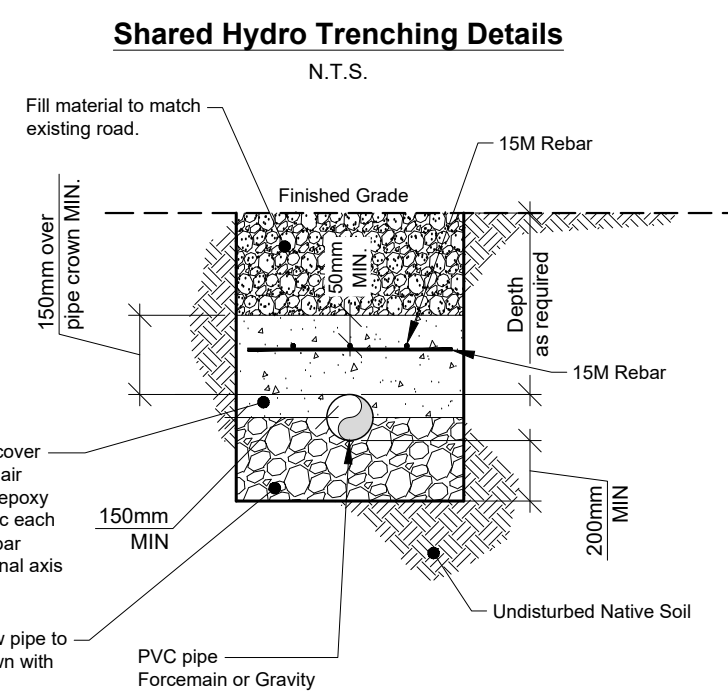
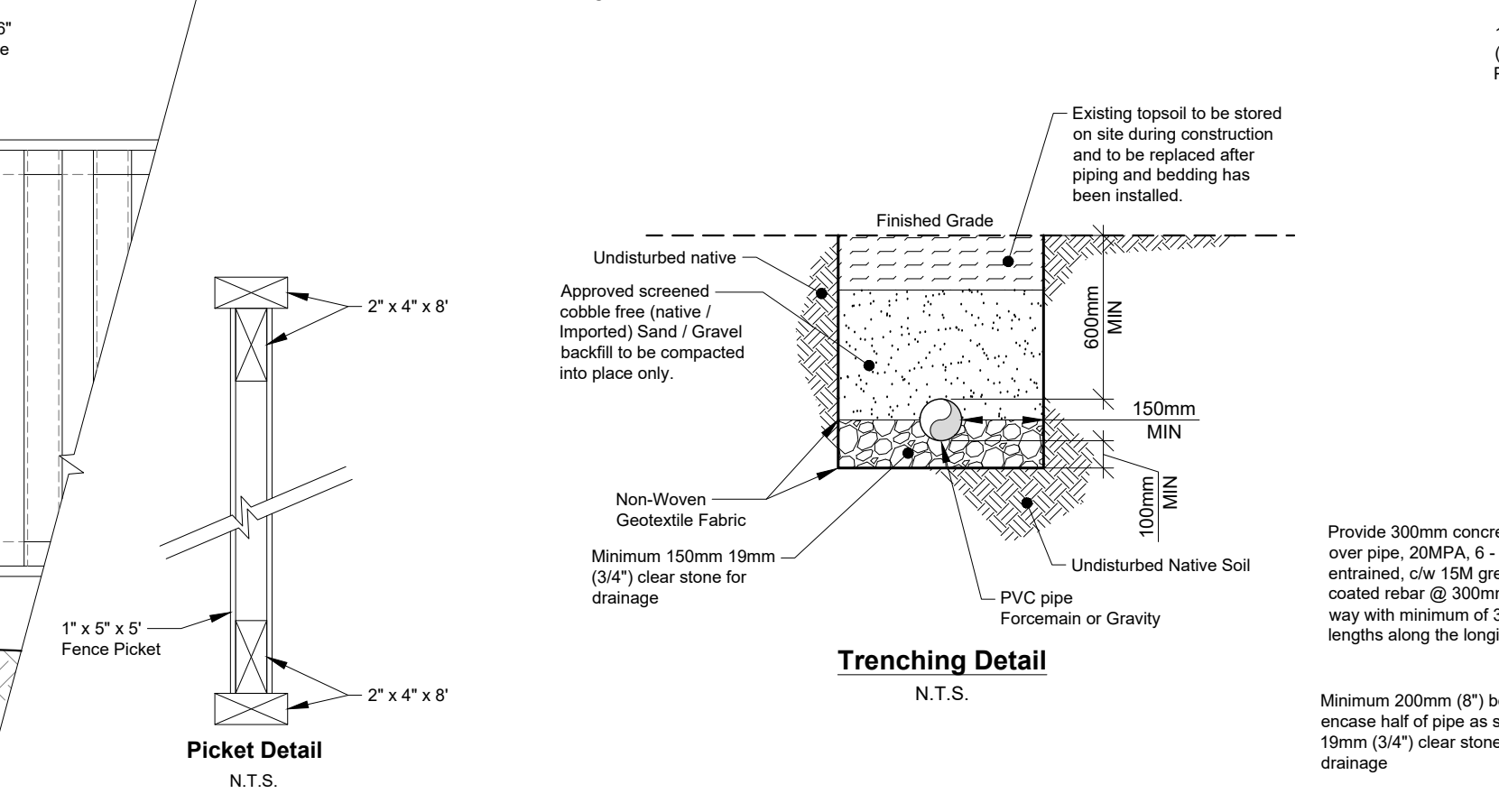
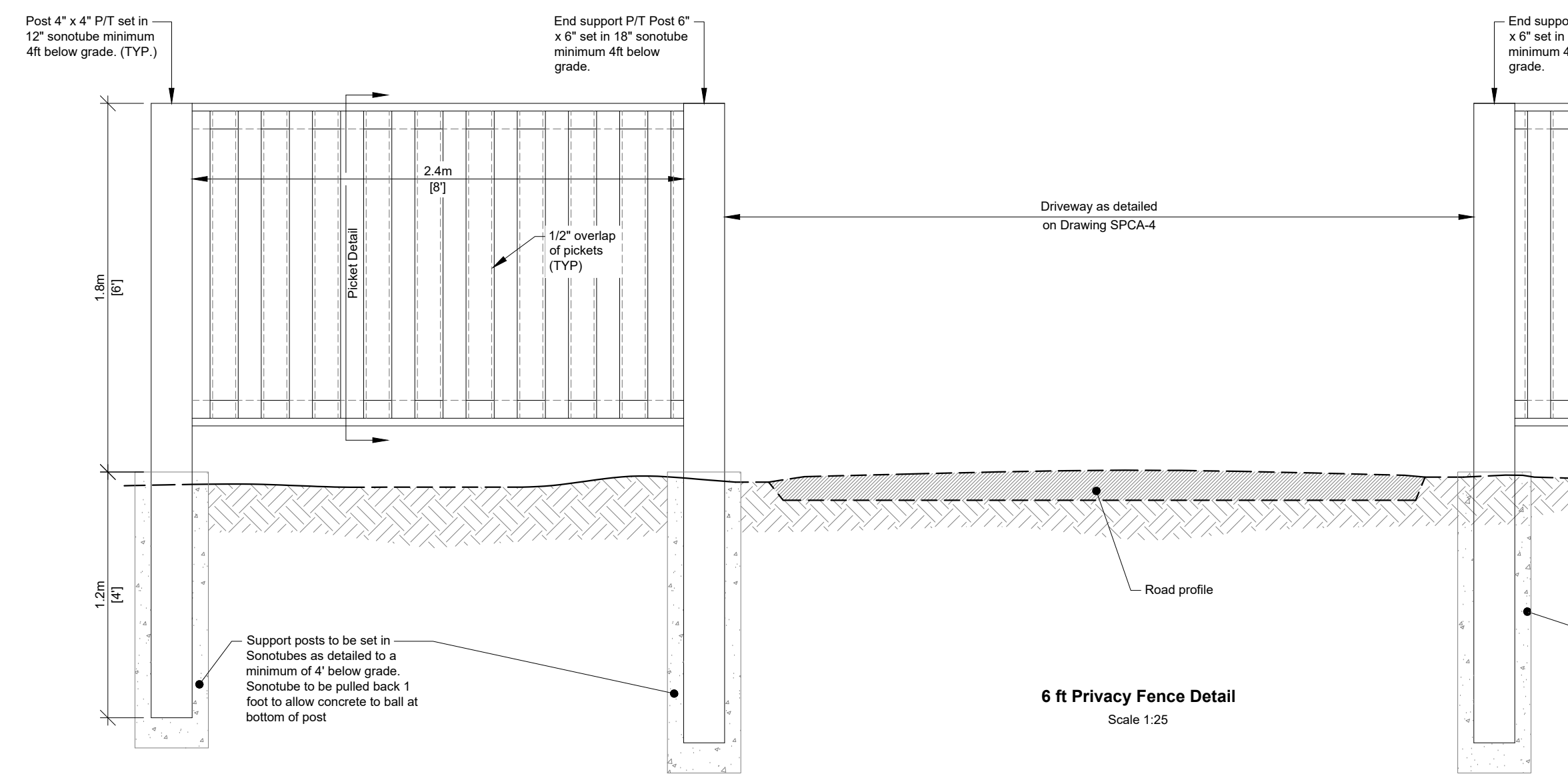
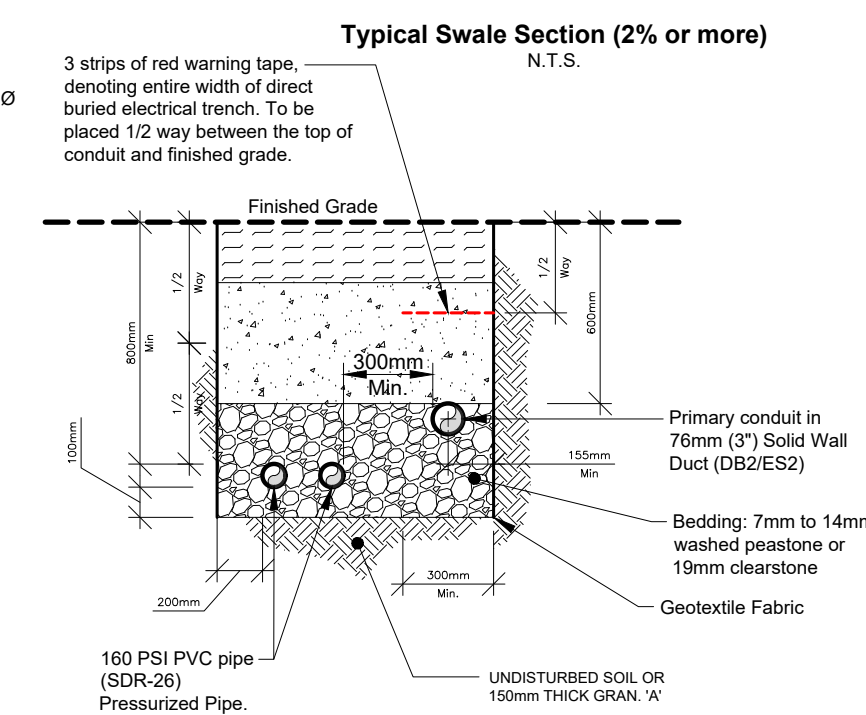
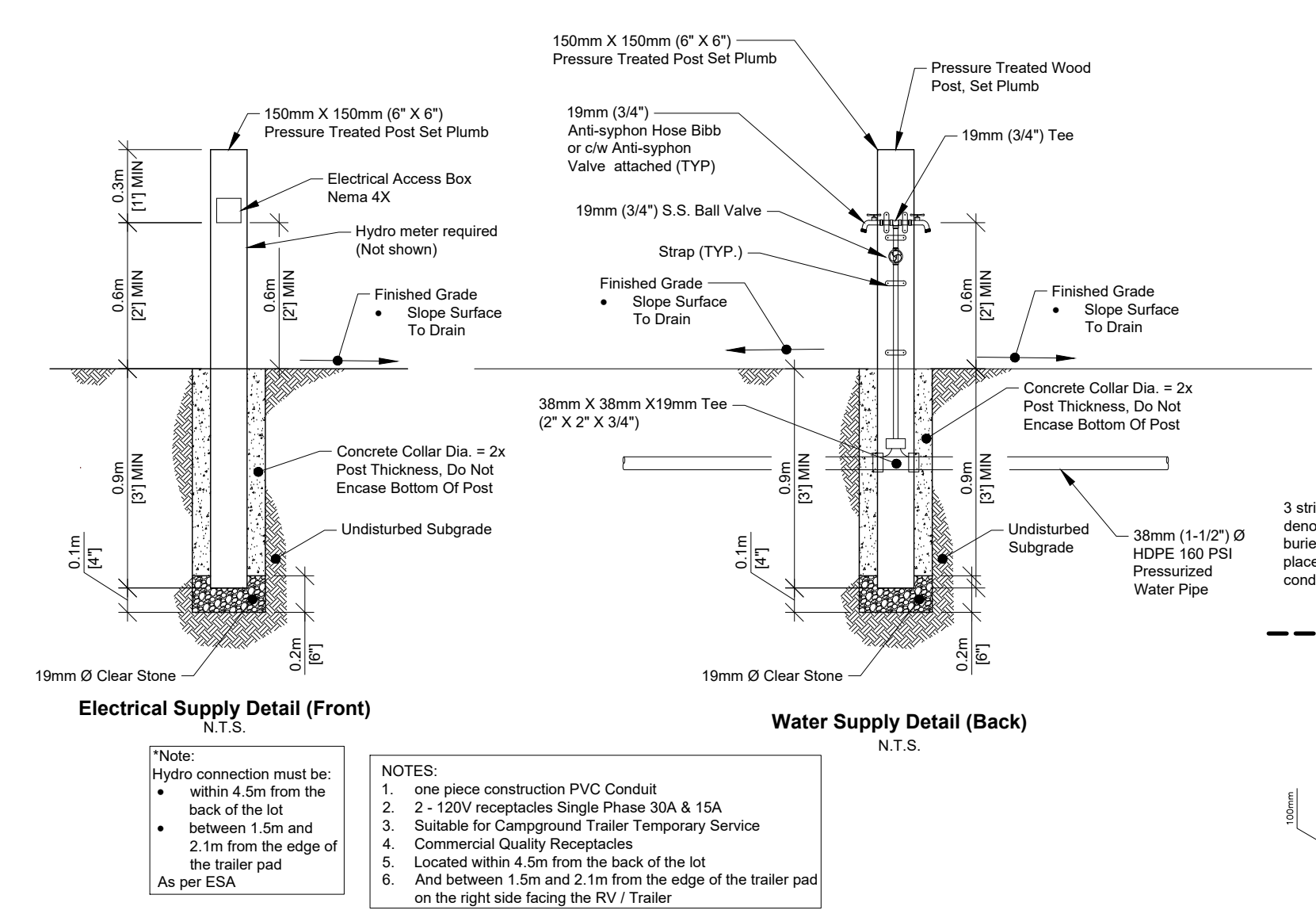
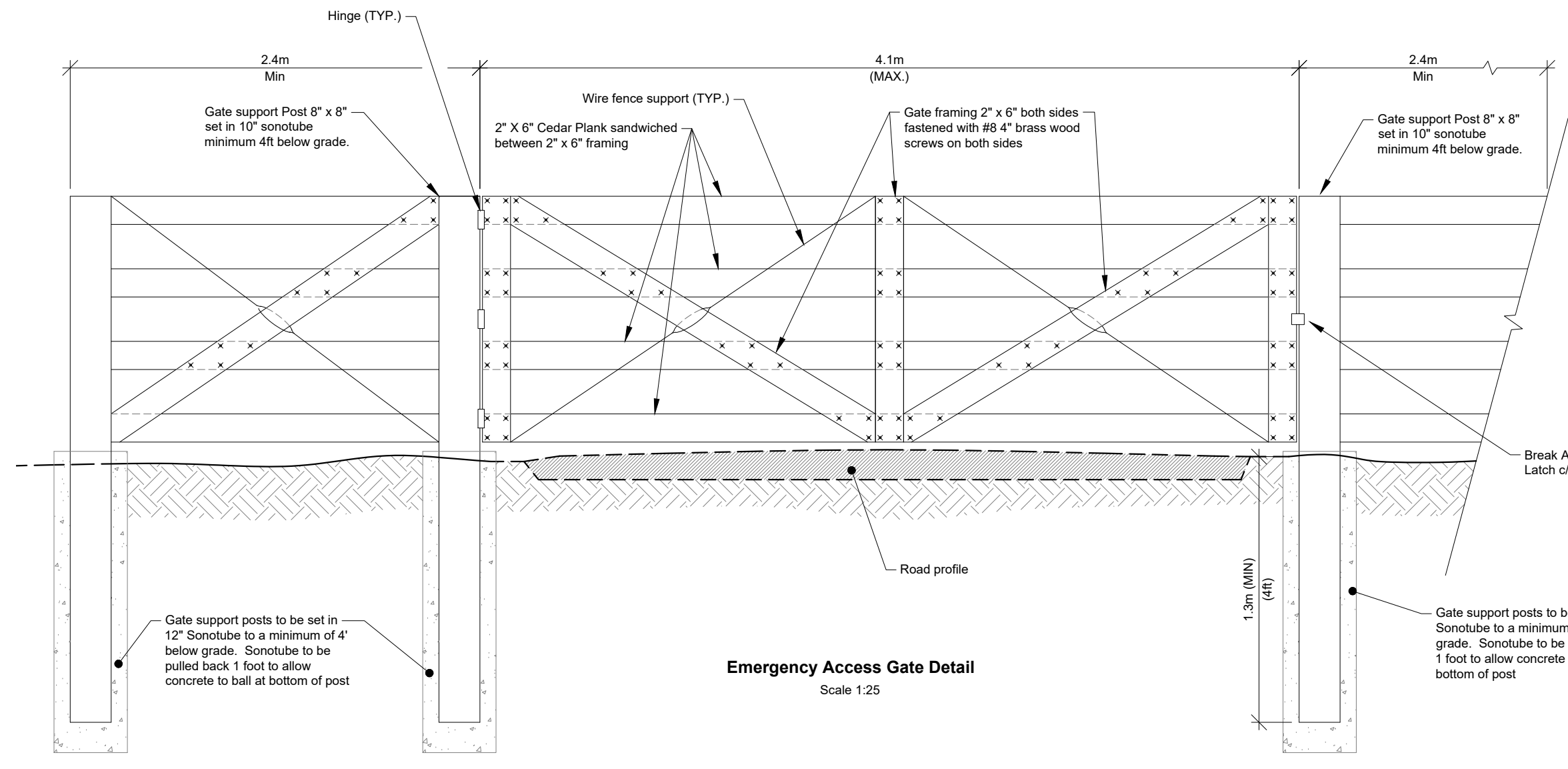
Bloom Resorts Sandbanks
 37 - 38 Lake Avenue Lane
 Cherry Valley, Prince Edward County

Proposed Stormwater Drainage Works

Scale: 1:200
 Date: 21-JUN-2021
 Project No.:
 Designed By: EG
 Drawn By: JR
 Checked By: BC
 Drawing No.:
D3858 SPCA-5



Privacy Fence

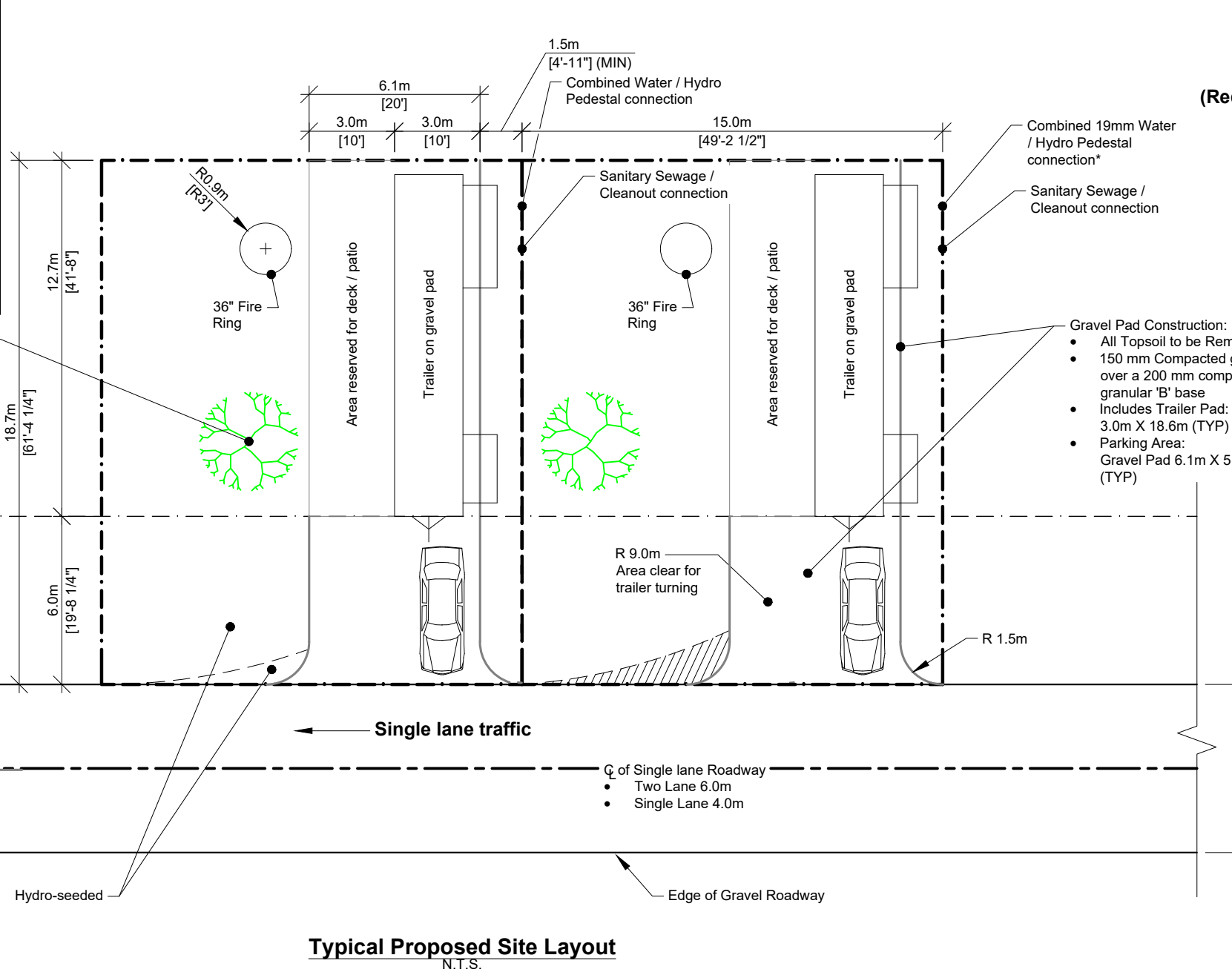
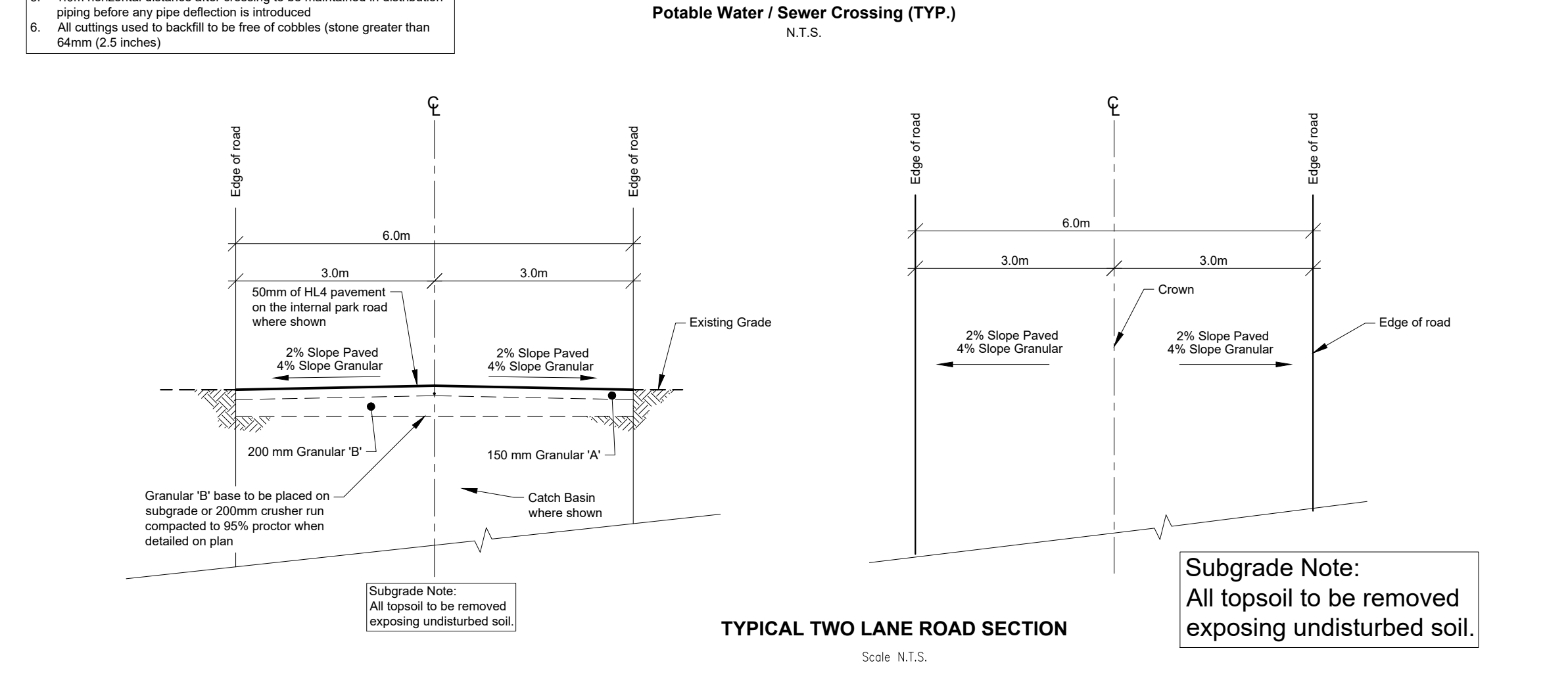


County of Prince Edward By-Law No.: 1816-2006 Section 23.3.2

Site Legal Description:
 PIN: 55076-0212 LT
 PTL LT 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



Profile of Typical Flush Mount Clean Out Connection (Required within 1m of roadside, in road or within 1m of driveway)
N.T.S.

Rev. No.	Date	Description	CAD
Rev. 6	24-FEB-2025	Settlement Control Added	JR
Rev. 7	17-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	18-FEB-2026	New Revised Drainage Plan	JR
Rev. 11	20-MAR-2026	Revised Based on Municipal Comments	JR
Rev. 12	24-APR-2026	PEC Comments Addressed	JR

Engineer's Stamp:

 D. T. BAUER
 100226854
 PROVINCE OF ONTARIO

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

Miscellaneous Notes & Details

Scale: As Shown
 Date: 21-JUN-2021
 Project No.:

Designed By: EG
 Drawn By: JR
 Checked By: BC
 Drawing No.:

D3858 SPCA-8