

Mar 04, 2022 - 2:42pm C:\pwworking\directory\projects\2021\dillon_10amc\dms27979\211551 - DPS Redline.dwg



MARCH 4, 2022
Project No. 21-1951

Draft Plan of Subdivision
PART OF LOT 281, CONCESSION SOUTH
OF TALBOT ROAD
TOWN OF ESSEX,
COUNTY OF ESSEX, ONTARIO

Scale: 1:3000 (11x17)

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: MARCH 4, 2022 SIGNED

2204157 ONTARIO INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN ON THIS PLAN.

DATE: MARCH 4, 2022 SIGNED

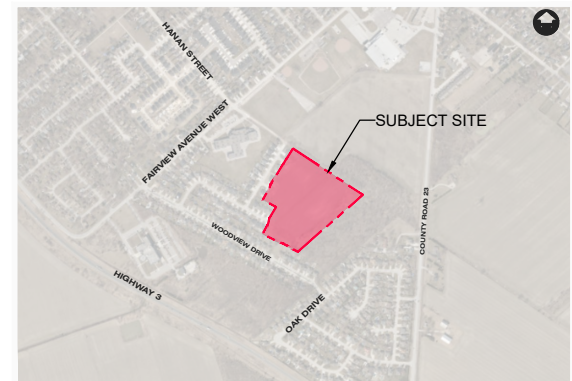
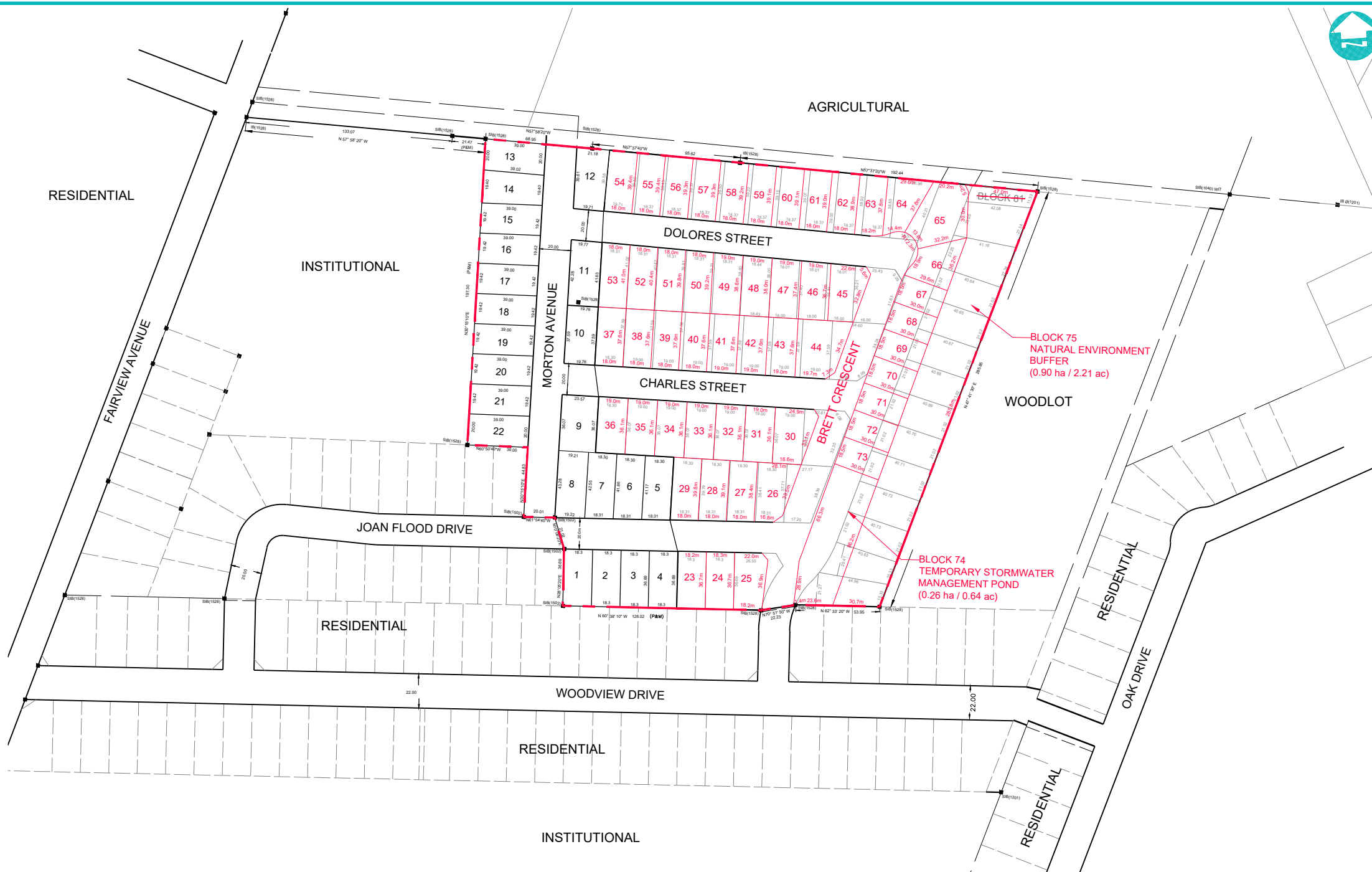
ROY A. SIMONE
ONTARIO LAND SURVEYOR

**ADDITIONAL INFORMATION REQUIRED UNDER
S. 51(17) OF THE PLANNING ACT**

- (a) AS SHOWN ON PLAN
- (b) AS SHOWN ON PLAN
- (c) AS SHOWN ON PLAN
- (d) SINGLE FAMILY RESIDENTIAL
- (e) NORTHEAST- AGRICULTURAL
SOUTHWEST - EXISTING RESIDENTIAL
SOUTHEAST - AGRICULTURAL
- (f) AS SHOWN ON PLAN
- (g) AS SHOWN ON PLAN
- (h) PIPED MUNICIPAL
- (i) HARD TO STIFF CLAY GENERALLY BROWN AND MOTTLED
- (j) AS SHOWN ON PLAN
- (k) ALL SERVICES TO BE PROVIDED
- (l) NONE

STATISTICS

DETACHED RESIDENTIAL	= LOTS	1 TO 473 (INCL.)
TEMPORARY STORMWATER MANAGEMENT POND	= BLOCK	74
NATURAL ENVIRONMENT BUFFER	= BLOCK	75
AREAS		
DETACHED RESIDENTIAL	=	6.20 ha (15.32 acres) = 73.28% 5.29 ha (13.07 acres) = 62.53%
TEMPORARY STORMWATER MANAGEMENT POND	=	0.26 ha (0.64 acres) = 3.07%
WOODLOT BUFFER	=	0.90 ha (2.22 acres) = 10.64%
RIGHT-OF-WAY	=	2.22 ha (5.48 acres) = 26.24% 2.01 ha (4.95 acres) = 23.75%
TOTAL AREA	=	8.46 ha (20.90 acres)



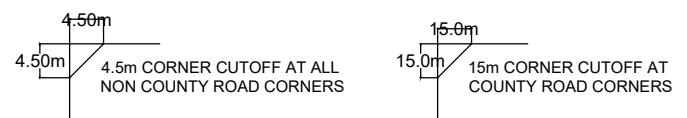
KEY PLAN
N.T.S.

SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERN LIMIT OF FAIRVIEW AVENUE WEST AS SHOWN ON PLAN 12R-16849, HAVING A BEARING OF N 47° 41' 30" E.

LEGEND

- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1528
- WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 12R-16849
- (P1) DENOTES PLAN 12R-21318
- (1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
- (1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO



"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048