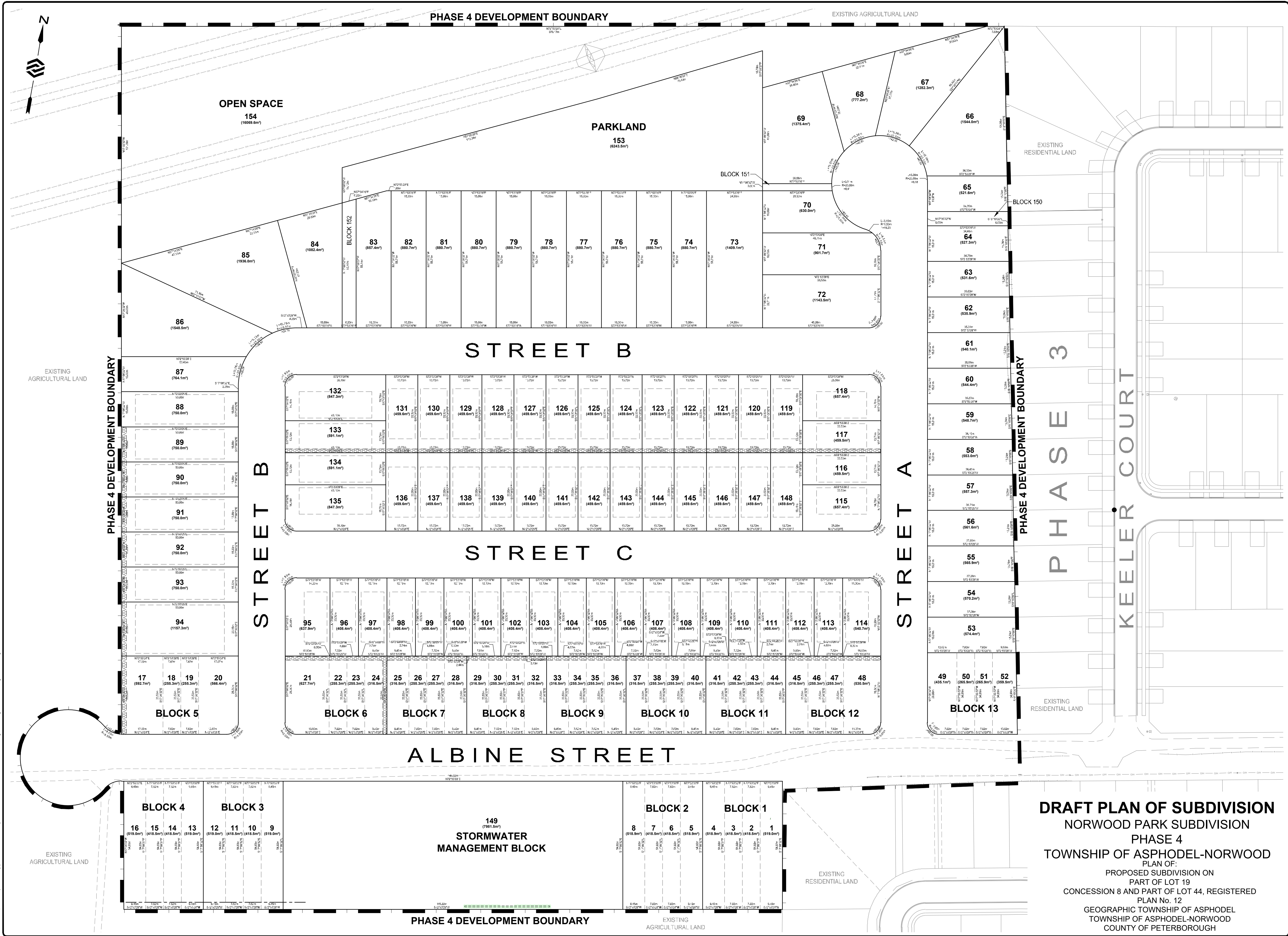




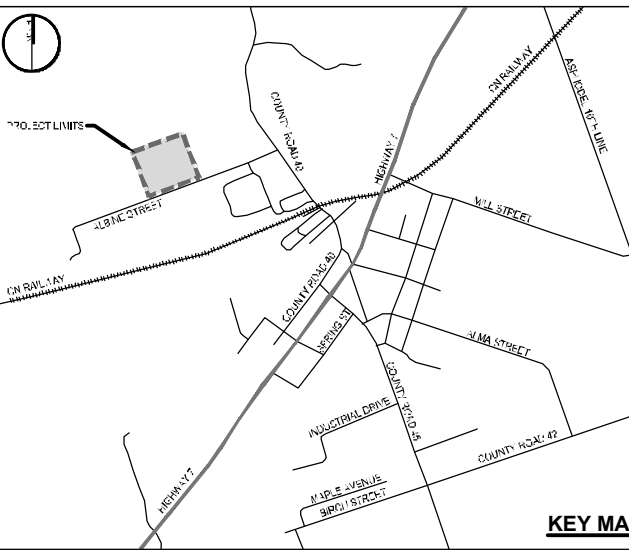
BENCHMARK
CUT CROSS IN CONCRETE GUTTER ON KEELER COURT AT THE INTERSECTION OF KEELER COURT AND MARYANN LANE. CUT CROSS IS ON THE WEST SIDE OF THE ROAD APPROXIMATELY 100m NORTH OF THE INTERSECTION OF ALBINE STREET AND KEELER COURT.
ELEV: 213.160m

OWNER'S CERTIFICATE
I AUTHORIZE ENGAGE CONSULTING SERVICES INC. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOROUGH.

DATE: 2021-12-10
DPH DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

DATE: 2021-12-10
SHAWN M. O'CONNOR
Ontario Land Surveyor



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (A-L) OF THE PLANNING ACT:
a. AS SHOWN ON THIS DRAFT PLAN
b. AS SHOWN ON THIS DRAFT PLAN
c. AS SHOWN ON THIS DRAFT PLAN
d. RESIDENTIAL DWELLINGS
e. AS SHOWN ON THIS DRAFT PLAN
f. AS SHOWN ON THIS DRAFT PLAN
g. AS SHOWN ON THIS DRAFT PLAN
h. REFER TO FUNCTIONAL SERVICING REPORT BY ENGAGE ENGINEERING
i. REFER TO STORMWATER MANAGEMENT REPORT BY ENGAGE ENGINEERING
j. AS SHOWN ON THIS DRAFT PLAN
k. HYDRO, TELEPHONE, MUNICIPAL SEWAGE SERVICING, MUNICIPAL WATER SERVICING AND STORMWATER MANAGEMENT PONDS
l. NA

LAND USE SUMMARY			
LAND USE	AREA (m ²)	AREA (%)	UNITS
TOWNHOMES BLOCKS 1-13	19,029.30m ²	13.80%	52
SINGLE-FAMILY LOTS 53-148	61,568.10m ²	43.90%	96
SWM BLOCK 149	7981.50m ²	5.70%	-
SERVICING BLOCKS 150-152	621.30m ²	0.40%	-
PARKLAND BLOCK 153	6,243.50m ²	4.50%	-
OPEN SPACE BLOCK 154	16,089.60m ²	11.50%	-
20.0m MUNICIPAL ROAD ALLOWANCE	28,578.30m ²	20.40%	-
TOTAL AREA	140,078.60m ²	100.00%	148

1.	ISSUED FOR DRAFT PLAN SUBMISSION	JD	2021-12-10
No.	REVISION	BY	DATE



NORWOOD PARK SUBDIVISION PHASE 4

TOWNSHIP OF ASPHODEL-NORWOOD

DRAFT PLAN

DRAWN BY: J. DUNN		NORWOOD, ONTARIO	
DESIGNED BY: J. DUNN		STAMP:	
APPROVED BY: P. HURLEY			
DATE: 2021-08-30			
SCALE: 1:750			
PROJECT NUMBER: 20120	SHEET NAME: DP1	SHEET: 1 of 1	

DRAFT PLAN OF SUBDIVISION
NORWOOD PARK SUBDIVISION
PHASE 4
TOWNSHIP OF ASPHODEL-NORWOOD
PLAN OF:
PROPOSED SUBDIVISION ON
PART OF LOT 19
CONCESSION 8 AND PART OF LOT 44, REGISTERED
PLAN No. 12
GEOGRAPHIC TOWNSHIP OF ASPHODEL
TOWNSHIP OF ASPHODEL-NORWOOD
COUNTY OF PETERBOROUGH