

KEYPLAN
SCALE: 1:20,000

DRAFT PLAN OF SUBDIVISION
PART OF LOT 20
CONCESSION 10

GEOGRAPHIC TOWNSHIP OF CLARENCE,
NOW THE CITY OF CLARENCE-ROCKLAND
COUNTY OF RUSSELL, ONTARIO

**ADDITIONAL INFORMATION AS
REQUIRED UNDER SECTION 51,
PLANNING ACT**

- A) AS SHOWN ON DRAFT PLAN
- B) AS SHOWN ON DRAFT PLAN
- C) AS SHOWN ON DRAFT PLAN
- D) REFER TO SCHEDULE OF LAND USE E) AS SHOWN ON DRAFT PLAN
- F) AS SHOWN ON DRAFT PLAN
- G) AS SHOWN ON DRAFT PLAN
- H) MUNICIPAL WATER SERVICE
- I) CLAY/BOULDERS
- J) AS SHOWN ON THE DRAFT PLAN
- K) HYDRO. BELL, CABLE, NATURAL GAS, SANITARY SEWER, WATERMAIN
- L) REFER TO SCHEDULE OF LAND USE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION TO BE SUBMITTED TO THE CITY OF CORNWALL FOR APPROVAL.

DATED March 28, 2024
FALCON HOME CONSTRUCTION INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

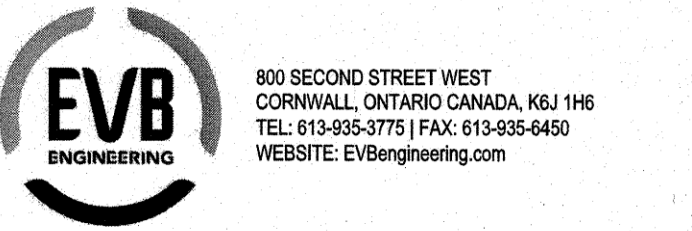
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED April 8, 2024
K. ADAMS SURVEYING LTD.
ONTARIO LAND SURVEYOR

DATE	No.	REVISION
2024/04/08	3	ADDED SLOPE STABILITY SETBACK
2023/07/04	2	REVISED LOT CONFIGURATION
2022/01/20	1	ISSUED FOR DRAFT PLAN REVIEW

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CLIENT:
FALCON HOME CONSTRUCTION INC.

PROJECT:
CHENEY SUBDIVISION

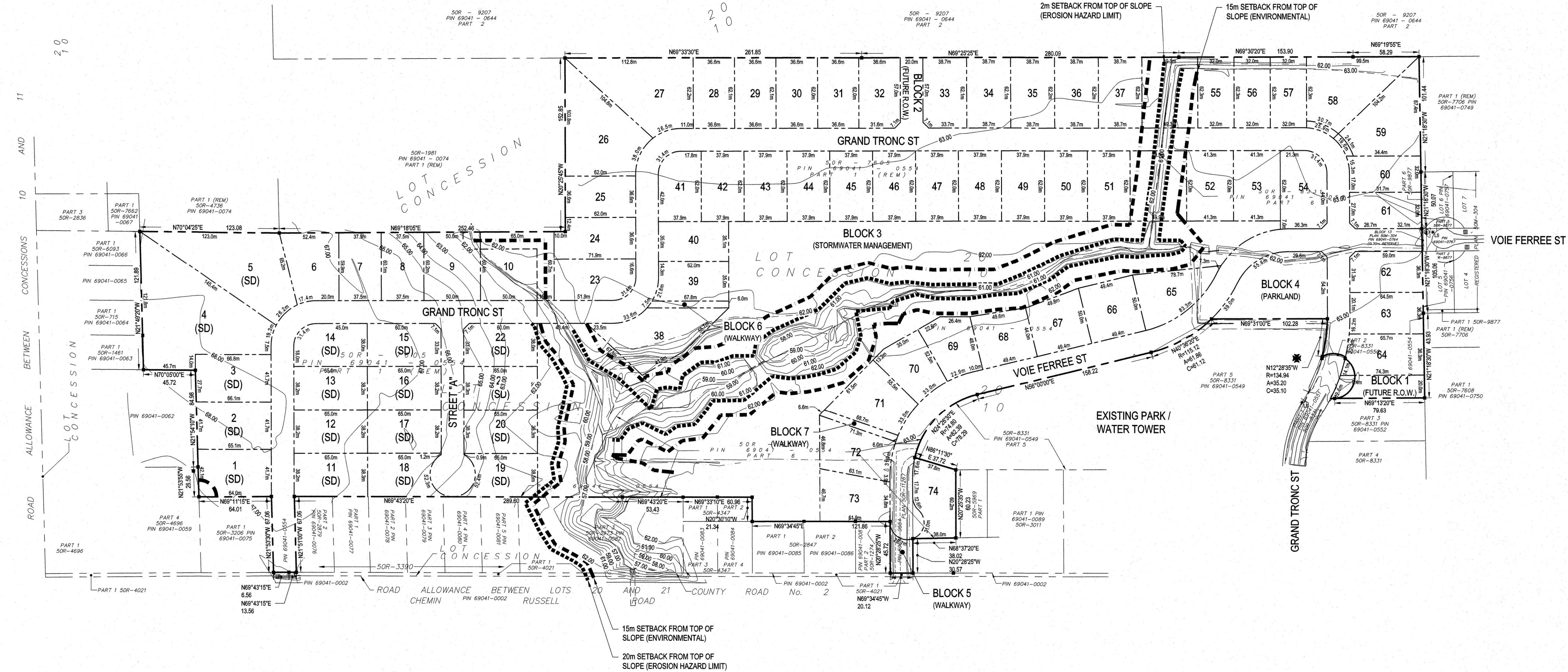
TITLE:
DRAFT PLAN

SCHEDULE OF LAND USE

DWELLING TYPE OR LAND USE	NUMBER OF LOTS	NUMBER OF DWELLINGS	TOTAL AREA (ha)
SINGLE	57	57	14.694
SEMI-DETACHED (SD)	17	34	5.153
RIGHT-OF-WAY			4.708
PARK			0.465
OTHER			7.979
TOTAL LOTS / DWELLINGS	74	91	32.999

SCALE: 1:2000
DESIGNED BY: F.L.
DRAWN BY: K.B.W.
CHECKED BY: J.E.

JOB NO: 20199
DATE: 2022/01/05
DRAWING NO: **DP.1**



M:\2020\2019 - Cheney Subdivision\6.0 Dwg\6.2 Civil\3.0 Non-productive\3. Draft Plan\2109-DP1-1.dwg, Apr 08, 2024 4:01 pm BY: (Kevin White)