LEGEND:

- 33' SINGLES
- 37' SINGLES
- 42' SINGLES
- 50' SINGLES
- BUNGALOW TOWNHOMES
- TWO-STOREY TOWNHOMES
- MEDIUM DENSITY RESIDENTIAL BLOCK
- PARK / PATHWAYS
- SWM
- CREEK CORRIDOR
- FUTURE RESIDENTIAL DEVELOPMENT BLOCK

400 Division Street

* Setback Assumptions: 6.0m FY, 6.0m RY, 3.0m Ext Side, 1.2m Int (Single) / 1.5m Int (Townhome)

Areas	Area (Ha)
Residential Development	15.33
Park	0.98
SWM	0.95
14m MTO Setback	0.48
Creek Corridor	4.05
Other Lands to be Dedicated (Potential Lands to be Transferred and ROW Widening)	0.40
Total Site Area	**22.19**

Unit Count

Unit Type	PH1	%	PH2A	%	PH2B	%	PH3	%	PH4	%	Total	%
50' Singles	9	13.8	5	12.5	3	8.3	6	15.0	6	6.6	29	10.7
42' Singles	16	24.6	2	5.0	10	27.8	11	27.5	20	22.0	59	21.7
37' Singles	5	7.7	1	2.5	7	19.4	7	17.5	21	23.1	41	15.1
33' Singles	4	6.2	4	10.0	4	11.1	2	5.0	7	7.7	21	7.7
Bungalow Towns	5	7.7	8	20.0	0	0.0	6	15.0	7	7.7	26	9.6
2 Storey Towns	12	18.5	20	50.0	12	33.3	8*	20.0	30	33.0	82	30.1
Medium Density	14	21.5									14	5.1
Total	**65**	**100.0**	**40**	**100.0**	**36**	**100.0**	**40**	**100.0**	**91**	**100.0**	**272**	**100.0**

*Excludes 6-unit TH Block that cannot be developed until cul-de-sac removed.

Unit Count - Overall

Unit Type	Count	%
50' Singles	29	10.7
42' Singles	59	21.7
37' Singles	41	15.1
33' Singles	21	7.7
Bungalow Towns	26	9.6
2 Storey Towns	82	30.1
Medium Density	14	5.1
Total	**272**	**100.0**

SOURCE REFERENCE:
Legal Information: *Plan of Survey*
Adam Kasprzak Surveying Ltd. / Aug 2023 / MTM Zone 9, NAD 83 (CSRS)
Topographic Information: *1:2000*
Town of Arnprior / 2000 / Converted from UTM Zone 18, Nad27 to MTM Zone 9, NAD 83 ORIG

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
3.	PHI UNIT TYPE REVISION	SEPT 06/24	TM
2.	REVISED PER COMMENTS	AUG 28/24	TM
1.	ISSUED FOR DISCUSSION	AUG 14/24	TM

SCALE: 1:1500 (A1) / 1:3000 (11x17)

1:1500 — 0 15 30 45 60

FOR REVIEW ONLY

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TOWN of ARNPRIOR
400 DIVISION STREET

DRAWING NAME: CONCEPT PLAN 22

PROJECT No. 121306-00
REV REV #3
DRAWING No. 121306-CP22

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PLANNCIRCLE.DWG - 3TX-WARNA03.pltcfg