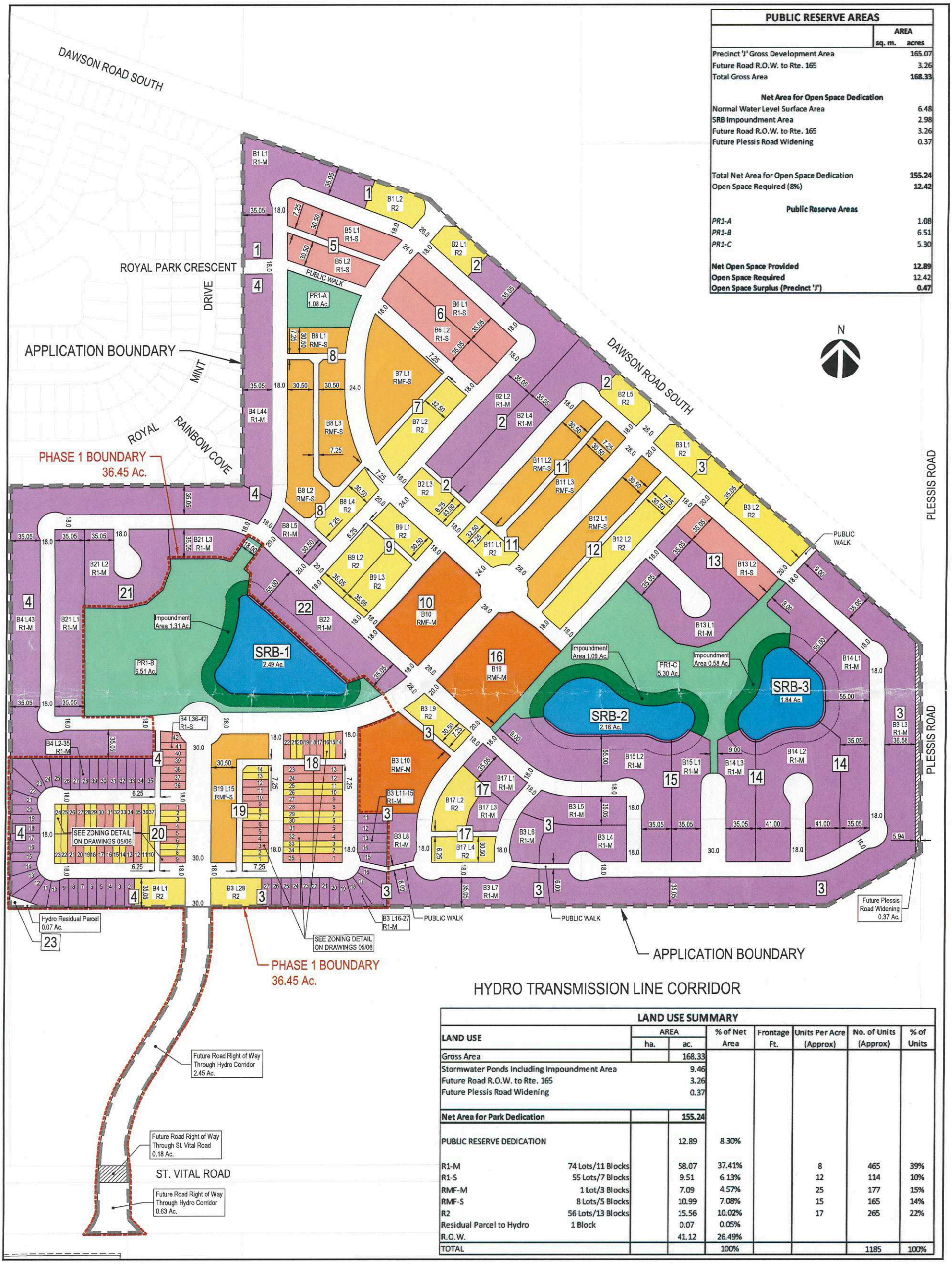
PUBLIC RESERVE AREAS	AREA sq. m.	AREA acres
Precinct 'J' Gross Development Area		165.07
Future Road R.O.W. to Rte. 165		3.26
Total Gross Area		168.33
Net Area for Open Space Dedication		
Normal Water Level Surface Area		6.48
SRB Impoundment Area		2.98
Future Road R.O.W. to Rte. 165		3.26
Future Plessis Road Widening		0.37
Total Net Area for Open Space Dedication		155.24
Open Space Required (8%)		12.42
Public Reserve Areas		
PR1-A		1.08
PR1-B		6.51
PR1-C		5.30
Net Open Space Provided		12.89
Open Space Required		12.42
Open Space Surplus (Precinct 'J')		0.47



HYDRO TRANSMISSION LINE CORRIDOR

LAND USE SUMMARY		AREA ha.	AREA ac.	% of Net Area	Frontage Ft.	Units Per Acre (Approx)	No. of Units (Approx)	% of Units
Gross Area			168.33					
Stormwater Ponds Including Impoundment Area			9.46					
Future Road R.O.W. to Rte. 165			3.26					
Future Plessis Road Widening			0.37					
Net Area for Park Dedication			155.24					
PUBLIC RESERVE DEDICATION			12.89	8.30%				
R1-M	74 Lots/11 Blocks		58.07	37.41%		8	465	39%
R1-S	55 Lots/7 Blocks		9.51	6.13%		12	114	10%
RMF-M	1 Lot/3 Blocks		7.09	4.57%		25	177	15%
RMF-S	8 Lots/5 Blocks		10.99	7.08%		15	165	14%
R2	56 Lots/13 Blocks		15.56	10.02%		17	265	22%
Residual Parcel to Hydro	1 Block		0.07	0.05%				
R.O.W.			41.12	26.49%				
TOTAL				100%			1185	100%

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PROJECT NO: XXX-XXXXX-XX

SCALE: 1:4000
DATE: 2024-01-25
DESIGNED BY: S.T.
DRAWN BY: S.T.

PROJECT: Precinct 'J'

TITLE: Conceptual Plan of Subdivision

DRAWING: 02