P:\1610-001\4. Drawings\1. GSAI\2025 07 July\DCP July 11 25.dwg

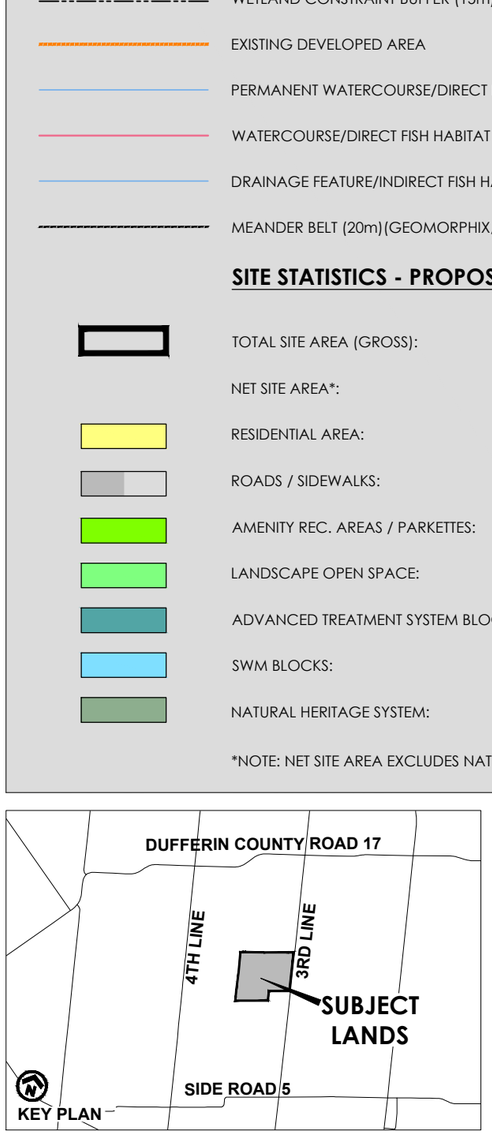
LEGEND

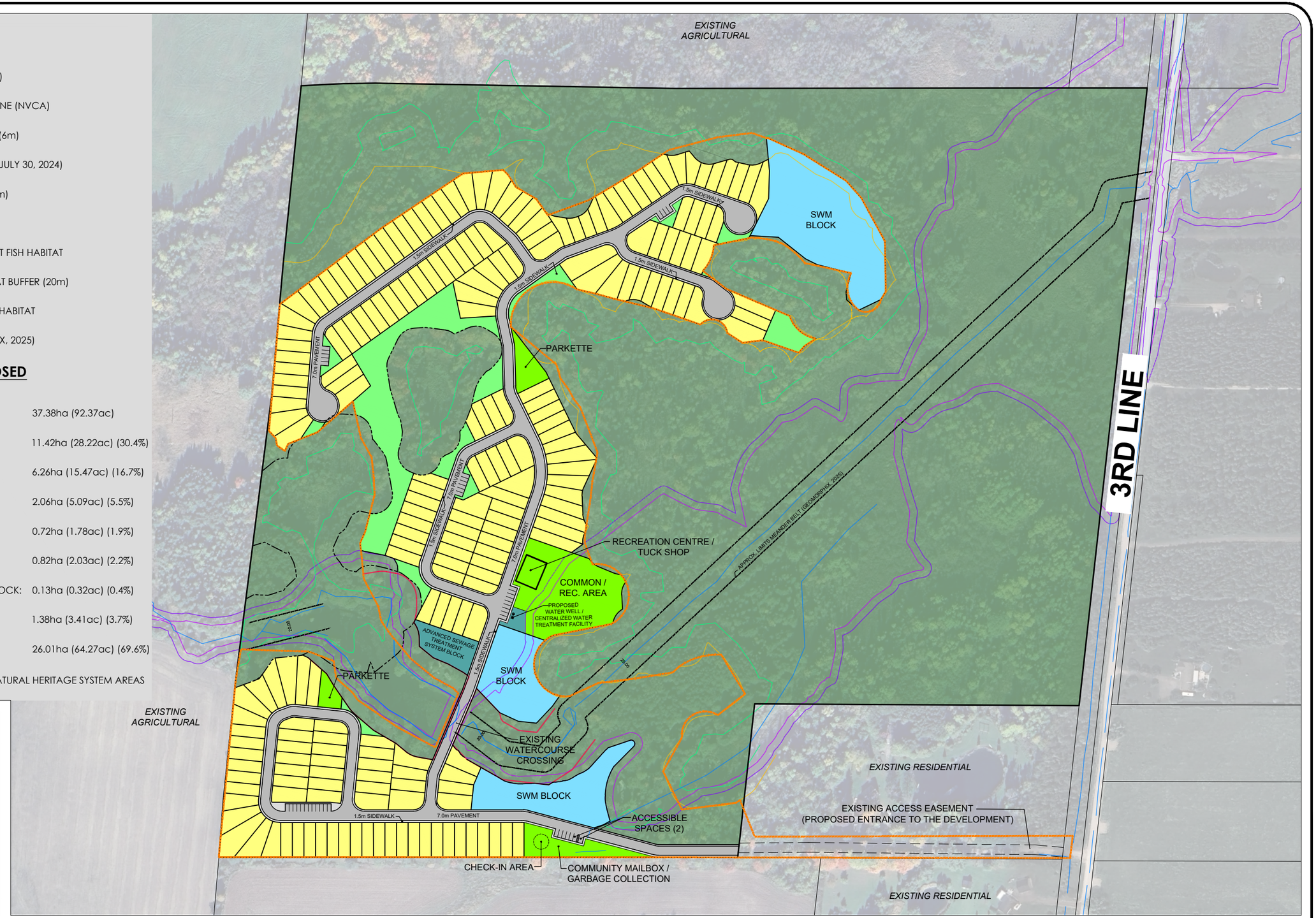
- EXISTING WATERCOURSE
- EXISTING WATER FEATURE (AZIMUTH)
- ESTIMATED EX. REGIONAL FLOOD LINE (NVCA)
- EX. REGIONAL FLOOD LINE BUFFER (6m)
- WETLAND CONSTRAINT (AZIMUTH - JULY 30, 2024)
- WETLAND CONSTRAINT BUFFER (15m)
- EXISTING DEVELOPED AREA
- PERMANENT WATERCOURSE/DIRECT FISH HABITAT
- WATERCOURSE/DIRECT FISH HABITAT BUFFER (20m)
- DRAINAGE FEATURE/INDIRECT FISH HABITAT
- MEANDER BELT (20m)(GEOMORPHIX, 2025)

SITE STATISTICS - PROPOSED

TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
NET SITE AREA*:	11.42ha (28.22ac) (30.4%)
RESIDENTIAL AREA:	6.26ha (15.47ac) (16.7%)
ROADS / SIDEWALKS:	2.06ha (5.09ac) (5.5%)
AMENITY REC. AREAS / PARKETTES:	0.72ha (1.78ac) (1.9%)
LANDSCAPE OPEN SPACE:	0.82ha (2.03ac) (2.2%)
ADVANCED TREATMENT SYSTEM BLOCK:	0.13ha (0.32ac) (0.4%)
SWM BLOCKS:	1.38ha (3.41ac) (3.7%)
NATURAL HERITAGE SYSTEM:	26.01ha (64.27ac) (69.6%)

*NOTE: NET SITE AREA EXCLUDES NATURAL HERITAGE SYSTEM AREAS





CONCEPT PLAN
CHIPWOODS

476420 3RD LINE, PART OF LOT 8, CONCESSION 3, OLD SURVEY, TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN

ADDITIONAL SITE STATISTICS

UNIT COUNTS:	224 UNITS (9.14m x 27.5m)
AMENITY AREA / RECREATION AREA / PARKETTES:	7,145m² (6.26% OF NET SITE AREA)
VISITOR PARKING PROVIDED:	43 SPACES (0.19 SPACES / UNIT)

SCALE 1:3000
JULY 11, 2025

GSAI
Glen Schnarr & Associates Inc.