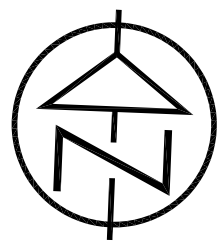


AQORPIONS Eco Retreat

GEORGIAN BAY



Proposed Development Statistics

Current Zoning: SR and EP
Site Address: Sydenham Con BF Pt Lot 3 RP 16R9207 Harbour Drive
Site Area: 119 636.5 sm
11.964 ha [29.56 Ac.]

Residential Yield: 5 Lots
Total GFA*: 2 784.8 sm [29,975 sf] ±
FSI*: 0.02
Building Footprints*: 2 078.7 sm [22,375 sf] ±
Coverage*: 1.74 %
Density - Residential: 0.42 uph [0.17 upa]

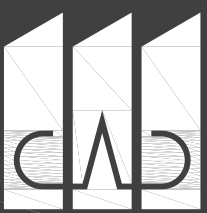
Clubhouse min. Setback: 29.3 m ±
Parking*: (includes 2 Barrier-free Spaces) 114 spaces

AREA	sm ±	%
Building Footprints	2 078.7	1.7
Site Features	1 106.9	0.9
Private Residential Lots	5 235.3	4.4
Driveways + Parking	7 993.4	6.7
Trails	6 780.6	5.7
Eco Retreat Septic Bed	3 161.6	2.6
Wetlands	17 040.3	14.3
Open Space	76 239.7	63.7
TOTAL:	119 636.5	100.0

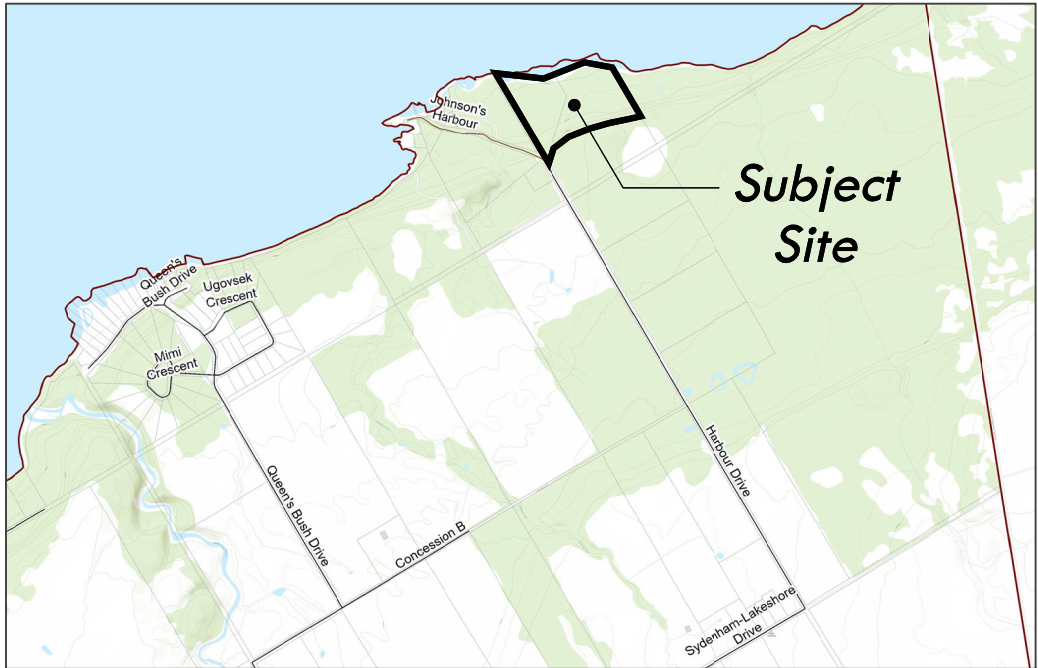
* excluding Residential Lots potential built form.
** based solely on Eco Retreat Clubhouse and associated Lodging.

DRAWING

Site
Plan



Eco Retreat AQORPIONS



Key Plan

Building/Features Legend + Stats

---	PROPERTY BOUNDARY	119 636.5 sm
---	ECO RETREAT CLUBHOUSE	Footprint = 10 000 sf GFA = 15 000 sf
WD 07	2 BR WATERFRONT HUTS @ 7 u	Footprint = 600 sf GFA = 800 sf
RD 04	2 BR RAVINE SIDE HUTS @ 4 u	Footprint = 600 sf GFA = 800 sf
RS 04	1 BR RAVINE SIDE HUTS @ 4 u	Footprint = 500 sf GFA = 500 sf
TT 02	TREETOP HUTS @ 2 u	Footprint = 600 sf GFA = 800 sf
LT 04	LUXURY TENTS @ 4 u	Footprint = 350 sf GFA = 350 sf
MH	MANAGER'S HUT @ 1 u	Footprint = 400 sf GFA = 400 sf
CS	COMFORT STATION @ 1 u	Footprint = 775 sf GFA = 775 sf
---	LOT LINES - 5 LOTS @ 5 lots	approx. 30m x 30m min. 900 sm/lot
---	AMPHITHEATRE / YOGA / OUTDOOR SEATING	
---	LOOKOUT TOWER	
---	SHORE WELL	
---	ENTRY ARCHWAY	
---	PERMANENT STEEL DOCK	
---	BRIDGE TO PROTECT WETLAND CUSP	
---	SHORELINE BOULDERS	
---	LANDSCAPE FEATURES	
---	MAIN DRIVEWAY	6.0 m wide
---	GRAVEL SHOULDERS	1.5 m wide per side
---	TRAILS + WALKWAYS	
---	ECO RETREAT SEPTIC BED	0.316 ha [0.78 Ac.] ±
---	WETLANDS	1.724 ha [4.26 Ac.] ±
---	30.0m WETLAND SETBACK	
---	HAZARD LIMIT	15.0m Setback from 100-YR Floodline - 177.90

SOURCES

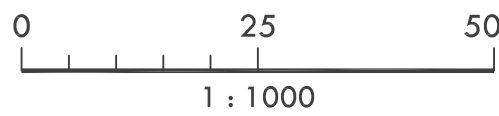
Base information comprised of Boundary, Topography, and Features from "Existing Features Plan", by Tatham Engineering, File 120218, Dwg E-1, Dated Nov 2020, Revised Jun/17/21.
Aerial Photography comprised of Grey County Orthophoto Mapping 20cm 500m Spring 2010, purchased from First Base Solutions - Mapwarehouse.

The Contractor shall verify and be responsible for all dimensions.
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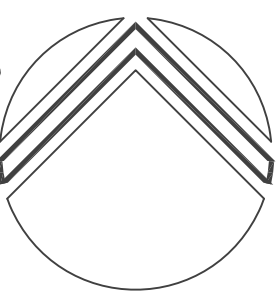
SITE PLAN

SYDENHAM CON BF PT LOT 3 RP 16R9207;
PARTS 1, 2, and 3
MUNICIPALITY OF MEAFORD
COUNTY OF GREY



seal prepared for north

AQORPIONS



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PROJECT 21101 SCALE 1:1000

DESIGN miCAD DATE 2022-04-19

DRAWN mvs DRAWING

CHECKED RS

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