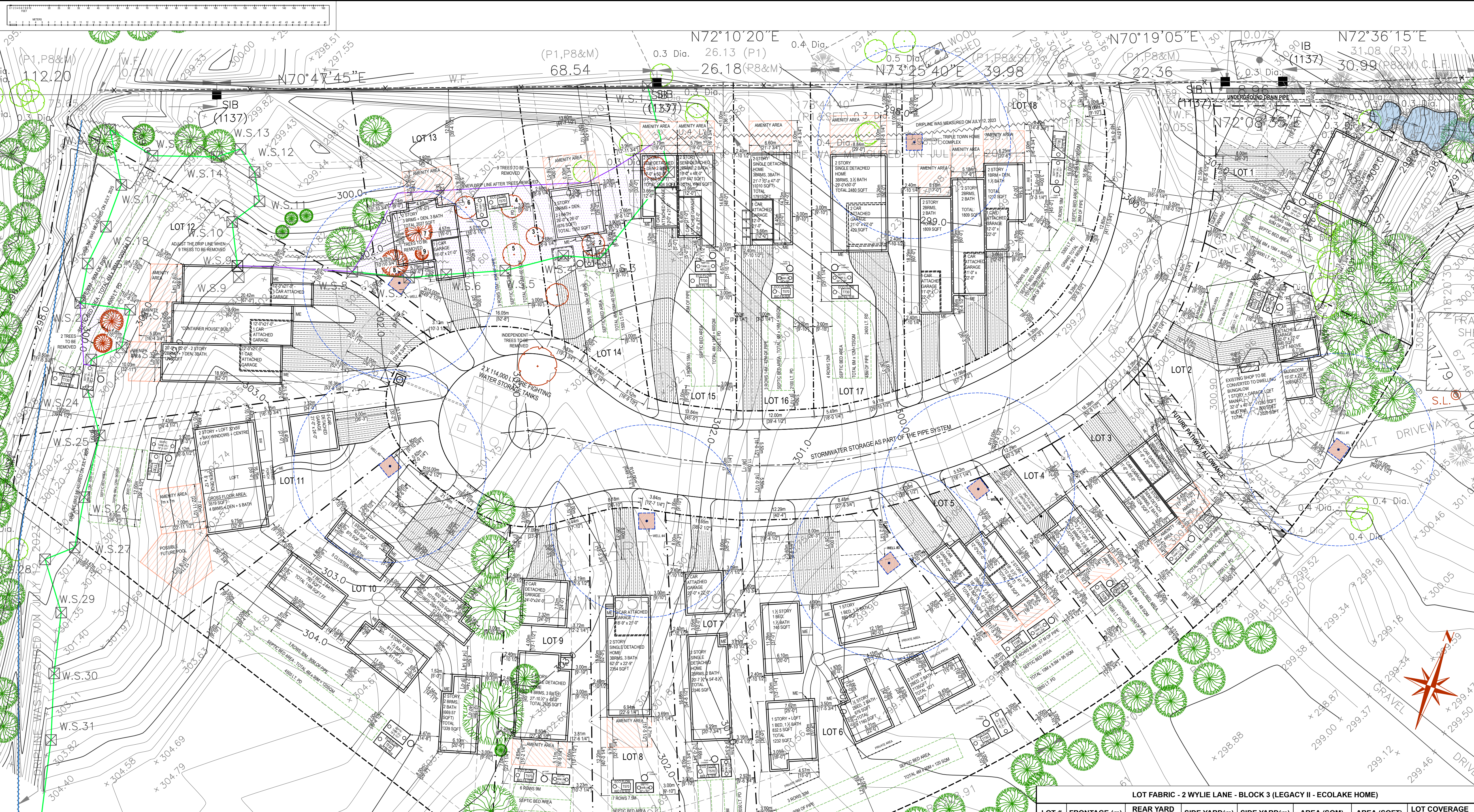




LEGACY II
RE-IMAGINED
MIXED SIZE HOME SUBDIVISION PLAN
AFFORDABLE HOMES TO MODEST ESTATES

4 WYLIE LANE,
WHITCHURCH-STOUFFVILLE, ON L4A 7X3

57 ROSEHILL DR., STOUFFVILLE, ON, L4A 2Y3
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eco lake homes

DATE: _____ SCALE: **3:1** DRAWN BY: _____
FILE: _____ REV: _____ CHECKED BY: _____
DRAWING TITLE: **LEGACY II - SITE PLAN** DRAWING #: **SP-1**

- KEYS TO
SUCCESSFUL 35-36
HOME PLAN**
- 17 METER ROAD ALLOWANCE (NOT 20) TOWN STILL ADOPTS ROAD
JUSTIFICATION: NO TOWN WATER OR SEWERS REQUIRED, 20m NOT NEEDED
RESULT: ADDS 2 LOTS AND 3 HOMES
 - FIRE FIGHTING TANKS UNDER TRAFFIC OVAL, AND STORM WATER INLINE WITH ROAD ALLOWANCE
JUSTIFICATION: IT IS COMMON PRACTICE AND IS USED BY MANY TOWNS
RESULT: SAVE 1 LARGE LOT (#1) 2 ADDITIONAL HOMES

- CLUSTER HOMES
2 ESTATE SIZE LOTS
5 SMALL CONDO CLUSTER
HOMES WITH COMMON PARKING
- JUSTIFICATION: OPPORTUNITY TO SAVE ON INFRASTRUCTURE AND BUILDING COST
RESULTING IN 5-6 ADDITIONAL AFFORDABLE HOMES
- * FINAL KEY, THIS PLAN ALLOWS LESS LOTS OF RECORD WHILE HELPING SEPTIC LOADING APPROVALS

USE NEW O.P.A ALLOWANCE FOR SHARED WELLS UP TO 5 HOMES PER WELL. PRIVATE ROAD PORTAL CONDO WILL MAINTAIN WELLS.

LOT FABRIC - 2 WYLIE LANE - BLOCK 3 (LEGACY II - ECOLAKE HOME)						
LOT #	FRONTAGE (m)	REAR YARD (m)	SIDE YARD(m)	SIDE YARD(m)	AREA (SQM)	LOT COVERAGE (%)
1	21.50	12	13.46	2.4	963.80	13.24
2	20.84	12	2.73	2	948.42	19.90
3	16.39	12	3	2.4	590.52	20.47
4	12.29	12	3	2.4	451.27	15.16
5	17.55	12	3	2.4	681.00	20.77
6	20.77	12	3	2.4	1634.26	21.84
7	11.65	12	3	2.4	658.17	21.81
8	12.02	12	3	2.4	781.53	16.27
9	12.53	12	3	2.4	825.66	20.06
10	21.33	12	3	2.4	1703.79	19.70
11	10.11	12	3	2.4	1214.52	13.46
12	10.28	12	3	2.4	1727.04	19.69
13	16.05	12	3	2.4	930.53	11.64
14	17.79	11	3	2.4	598.36	10.50
15	13.84	11	3	2.4	841.27	17.10
16	12	11	3	2.4	613.00	15.42
17	14.6	11	3	2.4	704.08	19.13
18	62.92	11	3	2.4	1202.23	22.10
TOTAL					17069.43	183733.62