

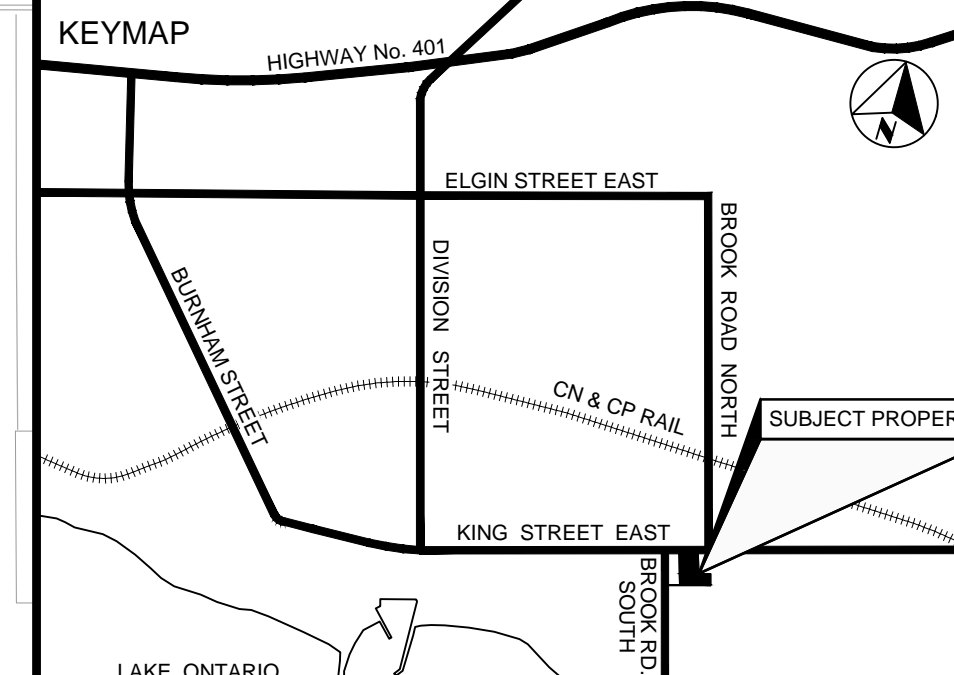
EXISTING YOUTH CENTRE

EXISTING COMMERCIAL

BROOK ROAD NORTH
EXISTING SIGNALIZED INTERSECTION

KING STREET EAST (THE KING'S HIGHWAY NO. 2)

DEVELOPMENT SITE PLAN
425 KING STREET, EAST
PART OF LOT 13 & PART OF THE ROAD ALLOWANCE BETWEEN LOTS 12 AND 13 (CLOSED BY UNREGISTERED BY-LAW 286, AS IN INSTRUMENT NC302925), CONCESSION B
GEOGRAPHIC TOWNSHIP OF HAMILTON
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE = 1:500



LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1-5 - ROW DWELLINGS (MINIMUM 300sq.m. LOT AREA/UNIT)	10407.1	65.9	27
18.0m MUNICIPAL ROAD ALLOWANCE (ORCHARD LANE) KING STREET WIDENING AND STORM DRAINAGE	5392.3	34.1	
TOTAL	15799.4m²	100.0%	27

PROVISION - "R4-4" ZONE

	REQ'D	PROPOSED
LOT AREA (min.) - PER UNIT	300.0m ²	430.5m ²
LOT FRONTAGE (min.)	6.5m	8.9m
LOT COVERAGE (max.)	40.0%	40.0%
FRONT YARD (min.) - TO PORCH	6.0m	3.0m
- TO GARAGE		6.0m
REAR YARD (min.)	7.0m	7.0m
EXTERIOR SIDE YARD (min.)	6.0m	3.0m
INTERIOR SIDE YARD (min.) - 1 STOREY	1.5m	1.5m
- 2 STOREY	2.5m	2.5m
LANDSCAPED OPEN SPACE (min.)	35.0%	35.0%
BUILDING HEIGHT (max.)	10.7m	10.7m

SUBJECT TO VARIANCE APPROVAL

- LEGEND**
- PROPOSED TOWN HOUSE WITH PORCH
 - PROPOSED ASPHALT DRIVEWAY LOCATION
 - PROPOSED 8.5m MUNICIPAL ASPHALT ROAD
 - BOULEVARDS AND LANDS TO BE DEEDED TO MUNICIPALITY
 - PROPOSED 1.5m CONCRETE SIDEWALK
 - PROPOSED UNDERGROUND STORM WATER STORAGE
 - PROPOSED STREET TREES
 - DECORATIVE 1.2m FENCE WITH SHRUB SCREENING (SUBJECT TO REQUIREMENTS FOR NOISE MITIGATION)

NOTE:
* BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE AND FURTHER DESIGN REVIEW

- LEGEND - TREE ASSESSMENT**
(TREESCAPE CERTIFIED ARBORISTS - FEBRUARY 2018)
- TREES TO BE RETAINED (PROTECTION REQUIRED)
 - CROWN SPREAD
 - RECOMMENDED ROOT PROTECTION ZONE
 - TREE COMPARTMENT PORTION TO BE PRESERVED
 - PRESERVATION OF TREE PREFERRED (TO BE DETERMINED DURING DETAIL DESIGN STAGE)
 - PERMISSION FROM THE ADJACENT LANDOWNER REQUIRED IF THESE TREES ARE TO BE REMOVED
 - TREE PROTECTION AREA (PROTECTIVE FENCE REQUIRED)

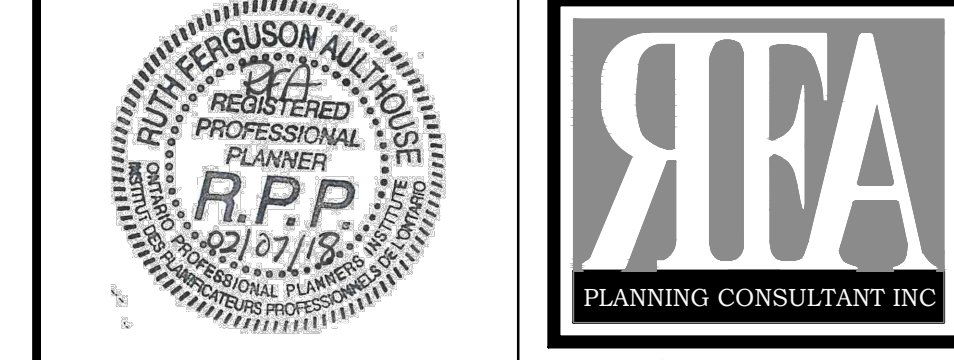
No.	REVISION	DATE	APPRD
2	UPDATES PER URBAN DESIGN PLAN	JAN. 29/19	R.F.A.
1	DRAFT PLAN SUBMISSION	FEB. 7/18	R.F.A.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

CONTOURS NOTE:
EXISTING TOPOGRAPHY PROVIDED BY ENGAGE ENGINEERING. CONTOURS DRAWN AT INTERVALS OF 0.2m.

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BROOK ROAD SOUTH

EXISTING RESIDENTIAL

EXISTING

RESIDENTIAL

EXISTING

RESIDENTIAL

ORCHARD AVENUE (TO BE DEEDED TO THE MUNICIPALITY)

FRONT ELEVATION OF EXISTING DWELLING

TIE-IN WITH EXISTING ORCHARD AVENUE ASPHALT ALIGNMENT AT DETAILED DESIGN STAGE.

EXISTING MUNICIPAL OPEN SPACE

EXISTING RESIDENTIAL FOOTE CRESCENT SUBDIVISION

"MOLLY BAKER TRAIL"

FOOT PATH CONNECTION TO MOLLY BAKER TRAIL (LOCATION TO BE DETERMINED AT FINAL DESIGN)

