TOTAL DEVELOPMENT AREA = 6,737 SCCOMMON ELEMENT AREA = 1.519 SQ.M.
SEMI-DETACHED AREA = 1,839 SQ.M.
TOWNHOUSE AREA = 3,379 SQ.M. RESIDENTIAL ZONING - R3-21 OP - RESIDENTIAL €£€€£€€ €0€€€ < On 51(17) CIMPLIANCE STATEMENT

DARIES AS PER ACCOMPANYING PLAN BY IBW SURVEYORS

NING PUBLIC ROADS AND PRIVATE ROADS AS PER THIS PLAN

PLAN AS PER THIS PLAN

STO BE RESIDENTIAL USE AS SEMI-DETACHED AND FREE HOLD TOWNHOMES

TO THE NORTH, SOUTH AND WEST ARE SINGLE FAMILY RESIDENTIAL

STO THE ROBTH, SOUTH AND WEST ARE COMMERICIAL/INSTITUTIONAL

ISIONS OF PROPOSED LOTS ARE AS PER ACCOMPANYING PLAN BY IBW SURVEYORS

BUILDINGS HAVE BEEN REMOVED AND EXISTING TREES ARE AS PER ACCOMPANYING ARBOINSTIC WATER SUPPLY IS ADEQUATE AND PROVIDED BY THE TOWN OF COBOURG

SILL WATER SUPPLY IS ADEQUATE AND PROVIDED BY THE TOWN OF COBOURG

SILL IS DENSE SILTY CLAY WITH A PERCOLATION RATE > 80 MIN./CM

XISTING GRADES ARE AS PER ACCOMPANYING PLAN BY CANDEVCON

SERVICES ARE AS PER ACCOMPANYING PLAN BY CANDEVCON

SERVICES ARE AS PER ACCOMPANYING PLAN BY CANDEVCON

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AND THE SUBJECT LAND AS SHOWEVER. **(4)** N4310'10"W (P1 & M) 14.00 N42°27'00"W(P1 & M) 12.30 (P1 & M) N42°27'00"W ZONING -0 4.00 R4-10 USE CORRIDOR SIDENTIAL AREA RESIDENTIAL RDW. 0 PLAN OF SURVEY OF LOTS 6, 7 & PART OF LENGTH BLOCK B ROADWAY 19, LOT 8 20 & 21 SIDEWALK WILLIAM § STREET PLAN **- |BW** S∪R < E DIMENSIONS MUST NOT BE SCALED
AND VERIFIED AND ALL ERRORS OR
OMISSIONS SHALL BE REPORTED
TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK
ALL PRINTS OF PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE
CONSULTANTS AND MUST BE RETURNED
AT COMPLETION OF THE WORK
THIS DRAWING SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES UNTIL
IT IS SIGNED BY THE CONSULTANT
OF RECORD Nov.22,′19 R. W. BRUYNSON INC. ARCHITECT-CONSULTING ENGINEER
#6 HILLSIDE DR.
HAMPTON, ONTARIO LOB-1JO
TEL: 905-263-4466
E-mail: bruynson@on.aibn.com DATE .31,′19 LAND \[ \mathcal{D} \] Z |-SITE DEVELOPMENT C. of A.

Town Review 1st Submission ISSUE REVISION 7. '18 PROJE RWB DWG. RWB NO. PLAN SP-1 INIT. ΒY