

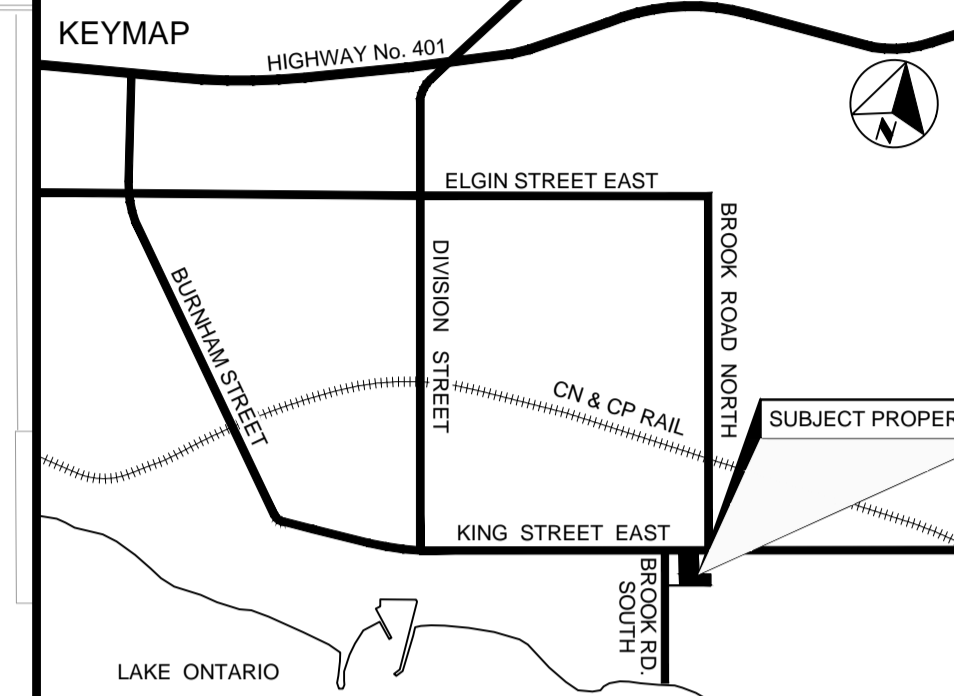
EXISTING YOUTH CENTRE

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

LOT AREA (min.) - PER UNIT	REQ'D	PROPOSED
300.0m ²	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 STORMTRAP UNDERGROUND STORAGE CHAMBER
 - PROPOSED STREET TREES
 - DECORATIVE 1.2m PICKET OR WROUGHT IRON FENCE WITH SHRUB SCREENING

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

LEGEND - TREE ASSESSMENT
(TREESCAPE CERTIFIED ARBORISTS - FEBRUARY 2018)
- UPDATED MAY 13, 2019

- TREES TO BE RETAINED (PROTECTION REQUIRED)
- CROWN SPREAD
- RECOMMENDED ROOT PROTECTION ZONE
- TREE COMPARTMENT PORTION TO BE PRESERVED
- TREE PROTECTION AREA (PROTECTIVE FENCE REQUIRED)

3	DRAWING UPDATED PER ENGINEERS GRADING DESIGN	SEPT. 10/19	R.F.A.
2	UPDATES PER URBAN DESIGN PLAN	JAN. 16/19	R.F.A.
1	DRAFT PLAN SUBMISSION	FEB. 7/18	R.F.A.
No.	REVISION	DATE	APPR'D
	DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: FEB. 07, 2018
			SCALE: 1:500

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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BRICK PAVING DRIVEWAY FEATURE
R=9.0
R=9.0
EXISTING SIDEWALK

ORCHARD AVENUE
(TO BE DEEDED TO THE MUNICIPALITY)

BLOCK 5
2386.9m²

BLOCK 1
1954.9m²

BLOCK 2
1963.6m²

BLOCK 4
2297.6m²

BLOCK 3
1804.1m²

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL
FOOTE CRESCENT SUBDIVISION

TREES TO BE PRESERVED WITHIN MOLLY BAKER TRAIL (RECOMMENDED ROOT PROTECTION ZONE)

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

TREE WELLS MAY BE CONSTRUCTED TO RETAIN THESE TREES. ADDRESS AT FINAL DESIGN.

ROAD AND SIDEWALK CONNECTION (LOCATION TO BE DETERMINED AT FINAL DESIGN)

"MOLLY BAKER TRAIL"
EXISTING MUNICIPAL OPEN SPACE

BROOK ROAD SOUTH

INFILTRATION SWALE

ROAD ALLOWANCE BETWEEN LOTS 12 AND 13 (CLOSED BY UNREGISTERED BY-LAW 286, AS IN INSTRUMENT NC302925)

