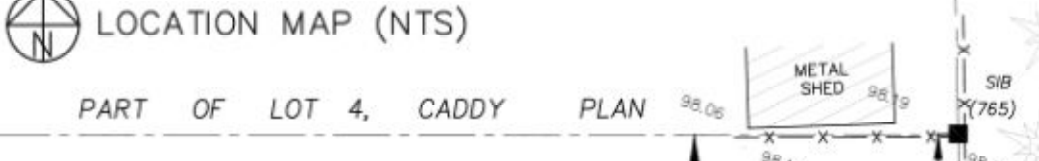


440-448 ELGIN STREET WEST, COBOURG
PROPOSED FREEHOLD TOWNHOUSE DEVELOPMENT SUMMARY

LOT No.	LOT AREA (SM)	MODEL	COVERAGE (SM)
1	227.4	C1	89.28 SM (39.3%)
2	215.8	D1	85.84 SM (39.8%)
3	216.0	D1	85.84 SM (39.7%)
4	216.2	D1	85.84 SM (39.7%)
5	216.4	D2	85.84 SM (39.7%)
6	216.4	D2	85.84 SM (39.7%)
7	216.4	D2	85.84 SM (39.7%)
8	230.8	C2	86.91 SM (37.6%)
9	230.7	C2	86.91 SM (37.7%)
10	216.0	D2	85.84 SM (39.7%)
11	215.8	D2	85.84 SM (39.8%)
12	215.8	D1	85.84 SM (39.8%)
13	215.7	D1	85.84 SM (39.8%)
14	226.1	C1	89.28 SM (39.5%)
15	276.0	A1	89.28 SM (32.4%)
16	221.9	B2	85.84 SM (38.7%)
17	216.0	B2	85.84 SM (38.7%)
18	223.7	A2	83.54 SM (37.3%)
19	223.6	A2	83.54 SM (37.4%)
20	215.5	B2	85.84 SM (39.8%)
21	215.3	B1	85.84 SM (39.9%)
22	215.2	B1	85.84 SM (39.9%)
23	215.0	B2	85.84 SM (39.9%)
24	239.4	A1	89.28 SM (37.3%)
TOTAL	5,337.1		
STREET	1,888.0		
ROAD WIDENING	379.3		

LEGEND:

EXISTING GRADE ELEVATION	SANITARY SEWER
EXISTING MENHOLE	STORM SEWER
EXISTING WATER KEY	HYDRO/BELL/CABLE
PROPOSED MANHOLE	WATER MAIN
PROPOSED CATHANAS	GAS MAIN
PROPOSED PRIVATE FIRE HYDRO	EXISTING TREE TO REMAIN
PROPOSED LIGHT STANDARD	EXISTING TREE TO BE REMOVED
	PROPOSED NEW TREE



ZONING INFORMATION:

MULTIPLE RESIDENTIAL 4 (R4) ZONE	
MINIMUM LOT AREA:	215 SM (TOWNHOUSE)
MAXIMUM NET DENSITY:	50 UNITS/HA
MINIMUM LOT FRONTAGE:	6.5 M (TOWNHOUSE)
MAXIMUM LOT COVERAGE:	40%
MINIMUM FRONT YARD SETBACK:	6 M
MINIMUM REAR YARD SETBACK:	7 M
INTERIOR SIDE YARD SETBACK:	1.5 M (TOWNHOUSE)
MINIMUM LANDSCAPED OPEN SPACE:	1.5 M 1 STOREY
MAXIMUM BUILDING HEIGHT:	3 STOREY
VISITOR PARKING:	0.25 SPACE/UNIT

PROPOSED FREEHOLD TOWNHOUSE DEVELOPMENT SITE INFORMATION:

LOT AREA:	7,584.7 SM
3 M ROAD WIDENING AREA:	379.3 SM
NET LOT AREA:	7,205.4 SM (0.72 HA)
EACH LOT COVERAGE:	(40%) MAXIMUM
TOTAL BLDG COVERAGE:	2,071.46 SM (38.8%) < 40%
DENSITY:	24 UNITS (33.2 UNIT/HA)
BUILDING HEIGHT MAXIMUM:	2 STOREYS
EACH LOT FRONT YARD SETBACK:	6 M MINIMUM
EXTERIOR SIDE YARD SETBACK:	7.0 M MINIMUM
INTERIOR SIDE YARD SETBACK:	1.5 M
TOTAL LANDSCAPED OPEN SPACE:	3,345.9 SM (46.4%) > 35%
VISITOR PARKING REQUIRED:	6 CARS
VISITOR PARKING PROVIDED:	24 UNITS X 0.25
STANDARD PARKING SPACE:	6 CARS
HANDICAPPED PARKING SPACE:	1 CAR

ELGIN STREET WEST
(COUNTY ROAD No. 20)
ROAD ALLOWANCE BETWEEN CONCESSIONS A & 1
PIN 51084-0440

DEVELOPMENT SITE PLAN

NOTE: INFORMATION SHOWN ON THIS SITE PLAN AREA TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT—PART 1, PLAN OF PART OF UNNUMBERED LOTS CADDY PLAN, BLOCK B, (FORMERLY LOT 20, CONCESSION 1, TOWNSHIP OF HAMILTON, TOWN OF COBOURG (COUNTY OF NORTHUMBERLAND), PREPARED BY ERTL SURVEYORS, COMPLETED 24TH JANUARY, 2014.

02 REV. FOR SPA	JUL 02, 20 WL
01 ISSUED FOR SPA	AUG 26, 19 WL
NO REVISION	DATE BY

HENRY W CHIU ARCHITECT
2347 KENNEDY ROAD #507, SCARBOROUGH ONTARIO M1T 3T8 TEL: 416-298-4085

PROJECT TITLE
PROPOSED TOWNHOUSE DEVELOPMENT
440-448 ELGIN STREET WEST
COBOURG, ONTARIO

TITLE: CONCEPTUAL PLAN
SCALE: 1:200 DRAWN BY: AY
DATE: NOV, 2017 ISSUED:
PROJ NO: DWG NO: A-1.1