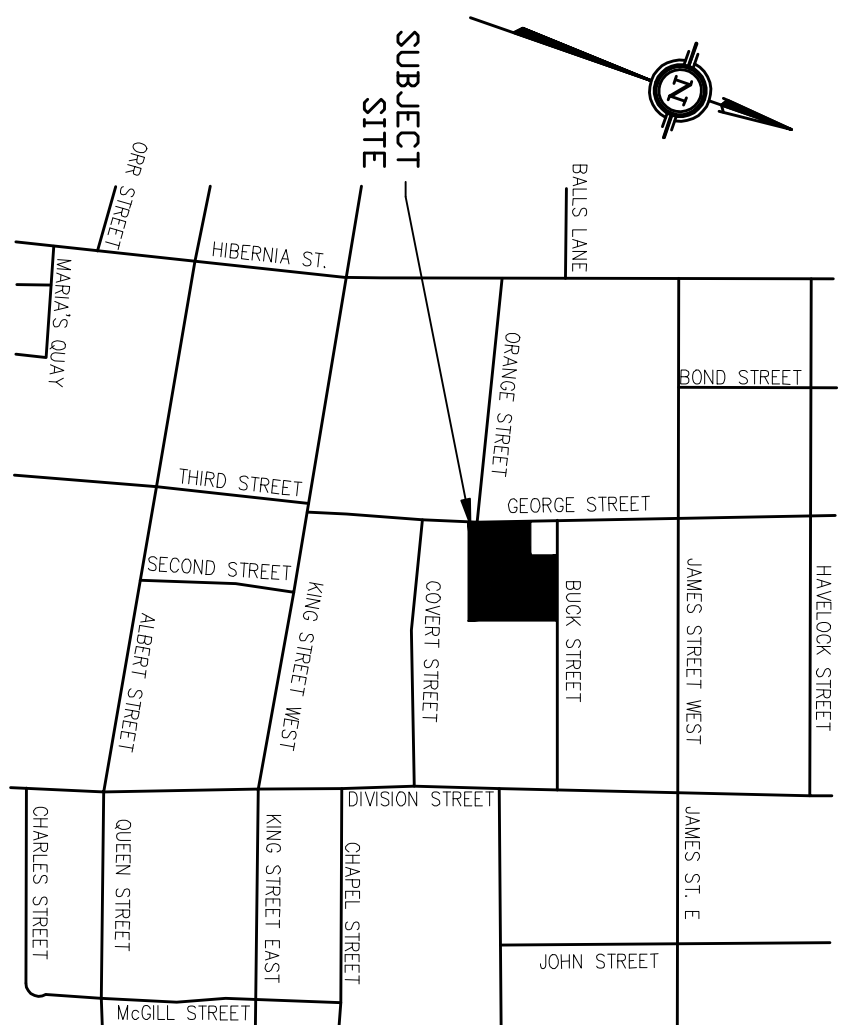


DATE	NO.	ISSUE	INIT.
NOV/22/19	1	FOR TOWN PRE-CONSULTATION	RWB
FEB/17/21	2	FOR FIRST SUBMISSION	RWB

KEY PLAN

N.T.S.



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TOPOGRAPHIC DETAIL OF 296 GEORGE STREET TOWN OF COBOURG

SCALE 1 : 250 METRES

0 1 2 3 4 5 10 20

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

COORDINATES

COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 17N, NAD83(GRS)(2010).

COMBINED SCALE FACTOR = 1.000228

BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH PLAN OF SURVEY BY IVAN B. WALLACE O.L.S. LTD., DATED APRIL 30, 2019 (PROJECT NUMBER 4-5094)

ELEVATIONS

ELEVATIONS ARE GEODETIC AND REFERRED TO TOWN OF COBURG BENCHMARK 0011910U17 AND HAVING A GEODETIC ELEVATION OF 80.14 METRES.

LEGEND

- DSE DENOTES DOOR SILL ELEVATION
- GM DENOTES GAS METER
- WM DENOTES WASTEWATER /KEY
- AN DENOTES ANCHOR POINT
- UP DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD UTILITY WIRES
- MH DENOTES MAINTENANCE HOLE ELEVATION AT CENTRE
- CB DENOTES CATCH BASIN ELEVATION AT TOP CENTRE
- JB DENOTES JUNCTION BOX
- WM DENOTES MONITORING WELL ELEVATION AT GROUND
- DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
- DENOTES DECIDUOUS TREE W/TRUNK DIAMETER
- DENOTES SPOT ELEVATION
- DENOTES CONIFEROUS SAPLING

CONTOURS

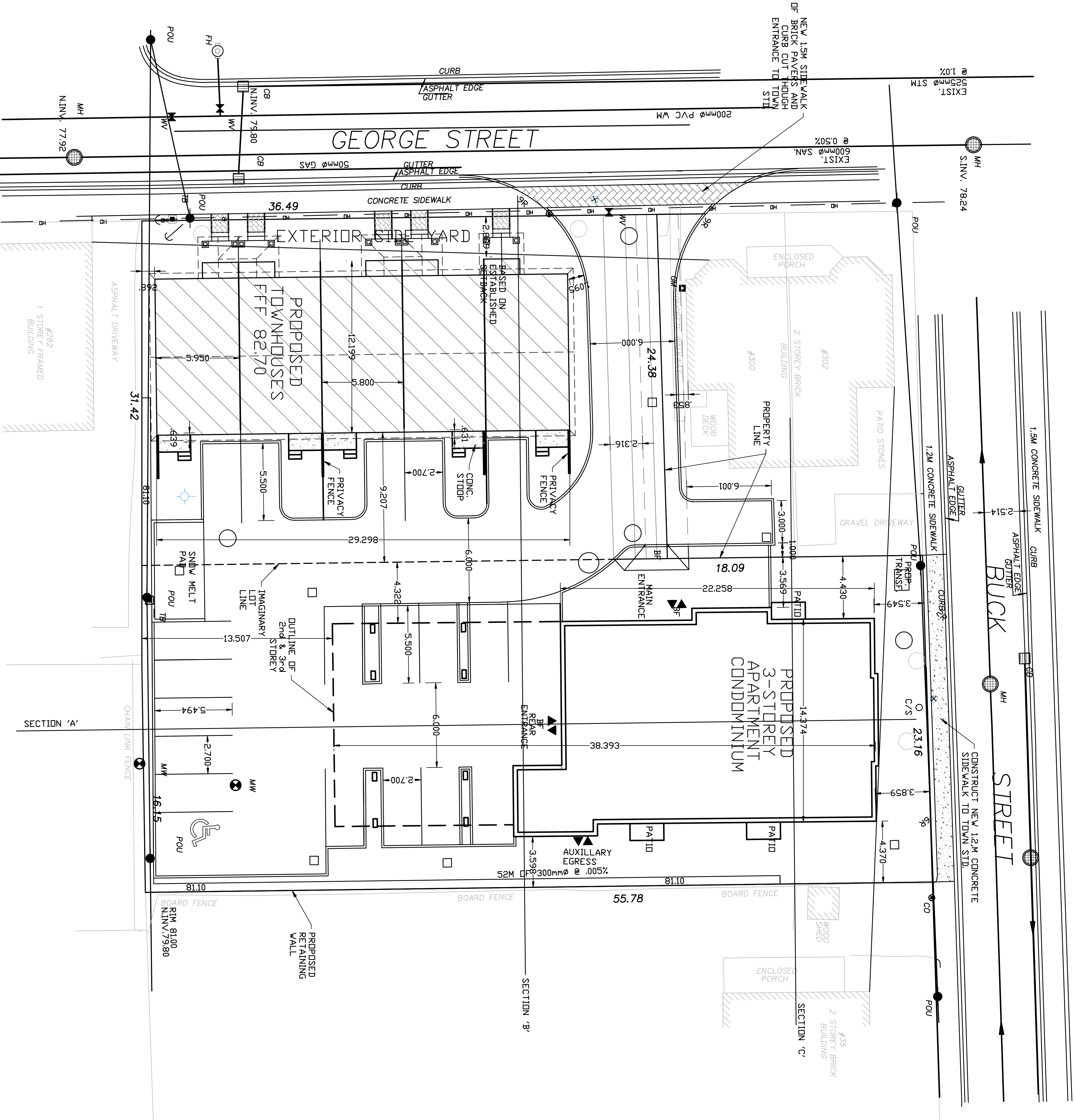
CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

ZONING AND SITE DATA

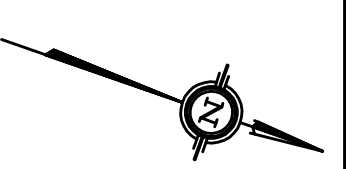
OFFICIAL PLAN DESIGNATION - MAIN CENTRAL AREA
5 CONDOMINIUM TOWNHOUSE UNITS WITH BUILDING AREA = 563 SQM.
ONE CONDOMINIUM TOWNHOUSE UNITS WITH SHARED COMMON ELEMENTS
TOTAL BUILDING AREA = 563 SQM
GROSS FLOOR AREA = 3040 M²
1 PARKING SPACE PER UNIT + 1 BF
1 REAR YARD SETBACK - 3.07M
EXTERIOR SIDEYARD SETBACK - 2.87M
INTERIOR SIDEYARD SETBACK - 1/2 HEIGHT ABOVE FRONT GRADE OF HABITABLE AREAS WITH WINDOWS
MAX. BUILDING HEIGHT - 11.30M
RESIDENTIAL DRIVEWAY WIDTH 6.0M
FLUOR SPACE INDEX - 1.39
FRONT YARD SETBACK - HISTORICALLY ESTABLISHED BUILDING LINE
SIDE YARD SETBACK - 0M
LOT AREA - 2,185 SQM.

PROPOSED USAGE PART 9 D.B.C.

15 UNIT CONDOMINIUM APARTMENT WITH BUILDING AREA = 563 SQM.
ONE CONDOMINIUM TOWNHOUSE UNITS WITH SHARED COMMON ELEMENTS
TOTAL BUILDING AREA = 563 SQM
GROSS FLOOR AREA = 3040 M²
1 PARKING SPACE PER UNIT + 1 BF
1 REAR YARD SETBACK - 3.07M
EXTERIOR SIDEYARD SETBACK - 2.87M
INTERIOR SIDEYARD SETBACK - 1/2 HEIGHT ABOVE FRONT GRADE OF HABITABLE AREAS WITH WINDOWS
MAX. BUILDING HEIGHT - 11.30M
RESIDENTIAL DRIVEWAY WIDTH 6.0M
FLUOR SPACE INDEX - 1.39
FRONT YARD SETBACK - HISTORICALLY ESTABLISHED BUILDING LINE
SIDE YARD SETBACK - 0M



DATE

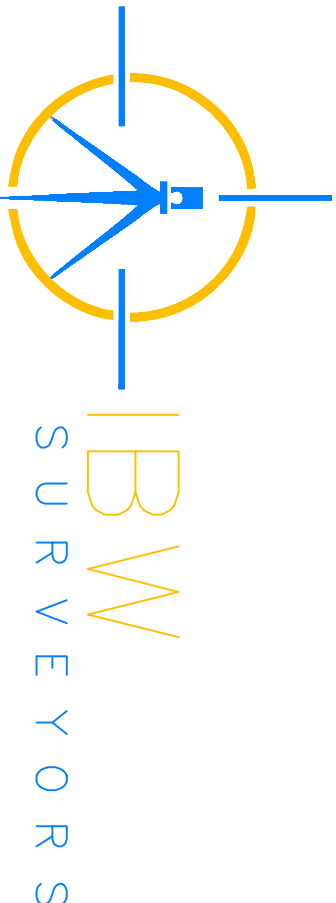


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E-mail: bruybson@rwbldn.com

PROJECT
**Proposed Apartment
& Townhouse Development**
296 George Street
Cobourg, Ontario

PRELIMINARY CONCEPT

DATE: Sept./19 PROJECT NO: 19029
SCALE: 1 : 150
DESIGNED BY: RWB DWG.
DRAWN BY: RWB NO.
CHECKED BY: RWB PRELIM.#1



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FILE NAME: 4-5094-TopoDetail.dwg
PLOT DATE: APRIL 29, 2019