GENERAL NOTES

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.

2. ALL RAINWATER LEADERS TO BE DIRECTED TO SIDEYARD SWALES AND TO ROAD.

3. A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.

4. ALL PERIMETER GRADES TO REMAIN AS EXISTING.

NOTE:

ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

BUILDER MUST VERIFY THE EXISTING STORM AND SANITARY INVERT ELEVATIONS.
BUILDER TO CONFIRM TO CONSULTING ENGINEER THAT MINIMUM 2% SLOPE CAN BE ACHIEVED PRIOR TO PLACING CONCRETE FOOTINGS.

ZONING INFORMATION AS PER:

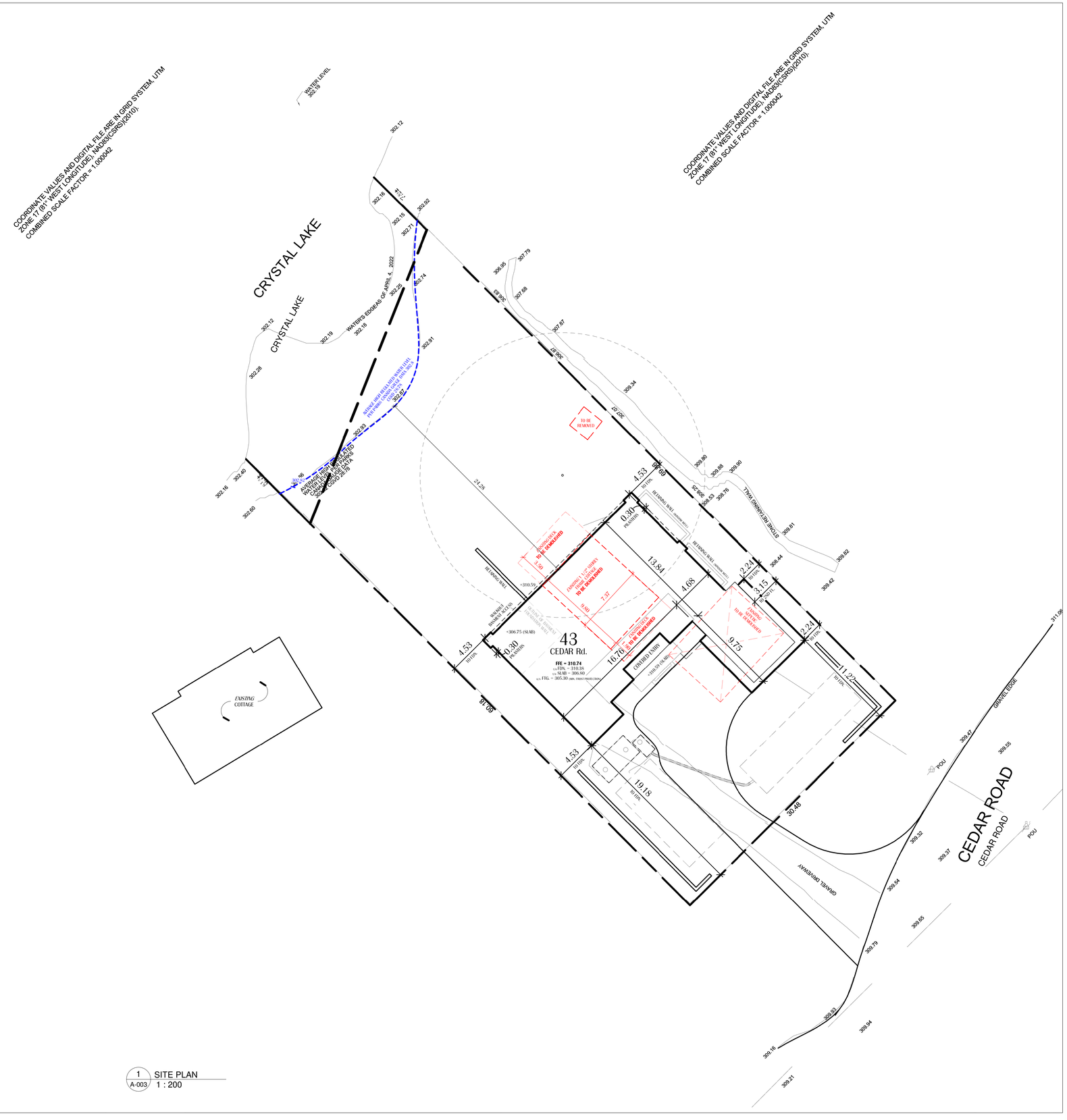
THE CORPORATION OF THE
MUNICIPALITY OF TRENT LAKES
BY-LAW NO. B2014-070
JULY 15, 2014

SITE INFORMATION TAKEN FROM:

IBW SURVEYORS
71 MEARNS COURT, UNIT 16
BOWMANVILLE, ON L1C 4N4
1-800-667-0696

SITE PLAN and BUILDING STATISTICS

1	ZONING	SHORELINE RESIDENTIAL (SR) ZONE	
		REQUIRED	**PROPOSED**
2	LOT AREA	0.4 ha / 1.0 ac (MIN.)	1,928.25 m² (0.476 ac) [EXISTING]
3	LOT FRONTAGE	45.0 m (MIN.)	30.48 m [EXISTING]
4	LOT COVERAGE	20% (MAX.)	19.37%
		BUILDING AREA	372.71 m²
		COVERED PORCHES	0.77 m²
		TOTAL	373.48 m²
5	GROSS FLOOR AREA (GFA)	1ST FLOOR	300.73 m²
		2ND FLOOR	232.35 m²
		TOTAL	533.08 m²
6	FRONT YARD SETBACK	12.0 m (MIN.)	11.22 m
7	REAR YARD SETBACK	9.0 m (MIN.)	24.28 m
8	INT. SIDE YARD SETBACK	4.5 m (MIN.) 1 STOREY (ATTACHED GARAGE)	2.24 m
		2 STOREY (DWELLING)	3.15 m
9	INT. SIDE YARD SETBACK	4.5 m (MIN.)	4.52 m
10	BUILDING HEIGHT	11.0 m (MAX.) ROOF MEDIAN	10.03 m HIGHEST POINT
	AVERAGE FINISHED GRADE = 306.96 + 310.56 + 310.36 + 308.18 + 308.18 + 310.26 + 310.26 + 310.22 + 307.85 / 9 = **309.20**		
11	SHORELINE FRONTAGE	45.0 m (MIN.)	33.23 m [EXISTING]
12	WATER YARD (HWL)	30.0 m (MIN.)	24.28 m



1 / A-003 SITE PLAN
1 : 200

S+H STAMP & HAMMER

STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

The undersigned has reviewed and takes responsibility for this design, has the qualifications, and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
required unless design is exempt under Division 3.2.5.1 of the 2012 Ontario Building Code

REGISTRATION INFORMATION
required unless design is exempt under Division 3.2.5.1 of the 2012 Ontario Building Code

Stamp and Hammer Inc.

REVISION SCHEDULE

No.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSULTANT COORDINATION	2024-10-11	M.S.
2	UPDATED AS REQUESTED FOR MUNICIPAL PLANNING DISCUSSIONS	2024-06-18	B.B.

TIME DATE STAMP: 2024m04d15 5:11:30 PM

NEW DEVELOPMENT | LAKE FRONT PROPERTY | NEW CONSTRUCTION | SINGLE FAMILY DWELLING

CRYSTAL COVE

43 CEDAR ROAD
KINMOUNT ON K0M 2A0
MUNICIPALITY OF TRENT LAKES

SCALE: As indicated

DATE: MAY 2023

TITLE: SITE PLAN

A-003

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.