



NICK ABDALLAH RES

REVISION 6
Feb 5, 26

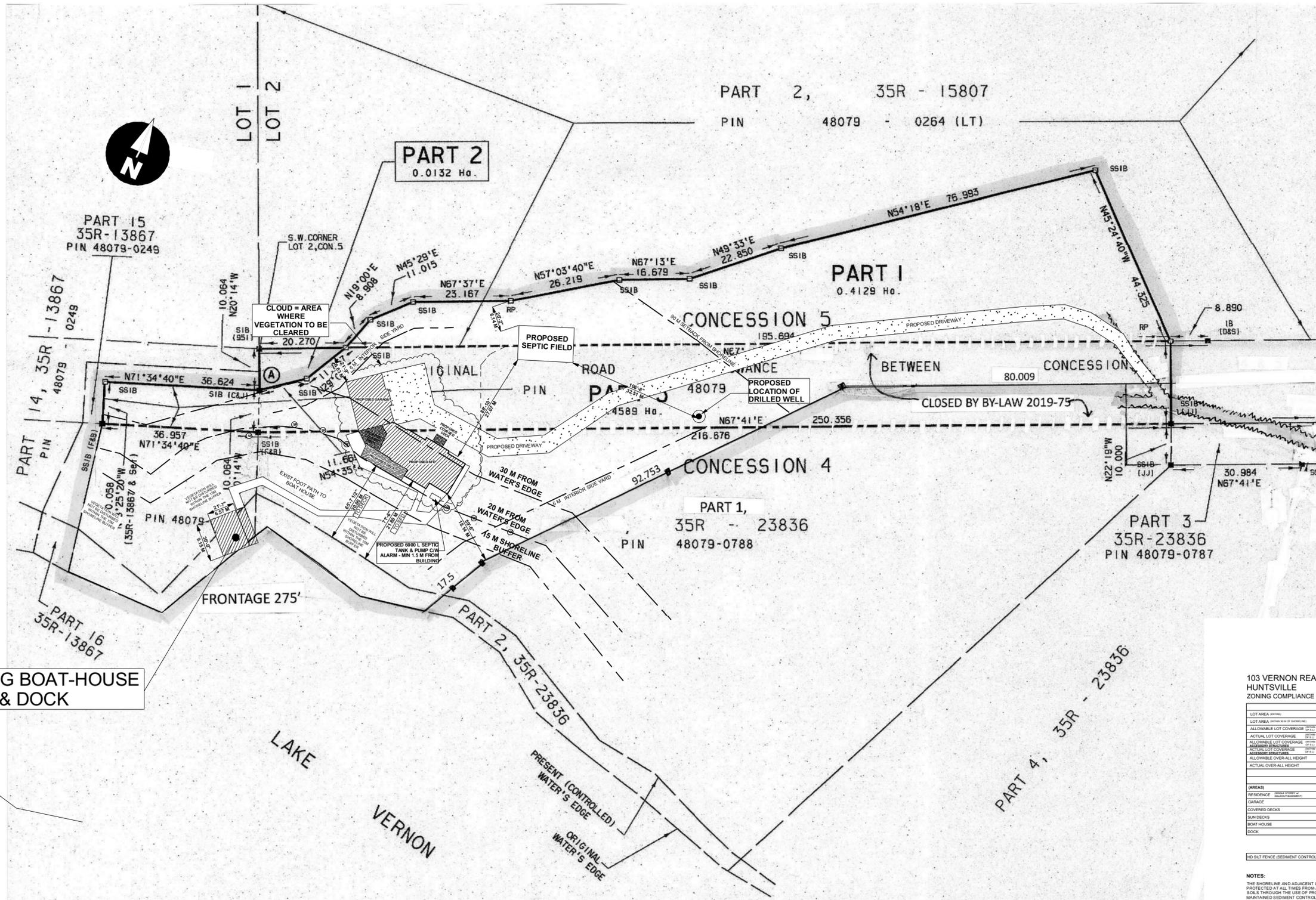
B C IN / ENG

SCALE NTS

SITE PLAN

SHEET

1



103 VERNON REACH ROAD,
HUNTSVILLE
ZONING COMPLIANCE - (WR-1) Residential

PARAMETER	REQUIREMENT	ACTUAL
LOT AREA (sqm)	12,355.34 SQ M	
LOT AREA (within 10' of shoreline)	7,864.5 SQ M	
ALLOWABLE LOT COVERAGE (20' ZONING)	362.7 SQ M (3%)	
ACTUAL LOT COVERAGE	353.5 SQ M (3%)	
ALLOWABLE LOT COVERAGE (25' ZONING)	362.7 SQ M (3%)	
ACTUAL LOT COVERAGE	353.5 SQ M (3%)	
ALLOWABLE OVER-ALL HEIGHT	9.0 M	
ACTUAL OVER-ALL HEIGHT	6.93 M	
RESIDENCE	179.8 SQ M	
GARAGE	107.1 SQ M	
COVERED DECKS	29.8 SQ M	
SUN DECKS	37.0 SQ M	
BOAT HOUSE	61.3 SQ M	
DOCK	20.4 SQ M	

NOTES:
THE SHORELINE AND ADJACENT LAKE ENVIRONMENT ARE TO BE PROTECTED AT ALL TIMES FROM ANY EXCAVATED AND UNSTABLE SOILS THROUGH THE USE OF PROPERLY PLACED, INSTALLED AND MAINTAINED SEDIMENT CONTROL (S.C.) STRUCTURES TO LIMIT THE COLDWATER NATURE OF LAKE VERNON AND STEEP RIPARIAN LANDS. HEAVY DUTY SEDIMENT FENCE IS RECOMMENDED ALONG THE LIMITS OF THE 20M SETBACK.
- ALL SITE DISTURBANCE SHOULD BE MINIMIZED TO THE EXTENT POSSIBLE, AND ALL DISTURBED SOILS SHOULD BE STABILIZED AND/OR VEGETATED AS SOON AS PRACTICAL, FOLLOWING CONSTRUCTION ACTIVITIES.
- DISPOSAL OF MATERIAL SHOULD OCCUR IN A TIMELY FASHION TO MINIMIZE RISK OF ENTRY INTO A LAKE VERNON DIRECTLY OR INDIRECTLY.
- MAINTAIN RIPARIAN VEGETATION WITHIN THE 20M SETBACK. TREES SHOULD ONLY BE REMOVED WITHIN DIRECTLY ADJACENT TO THE BUILDING ENVELOPE. THE EXISTING WALKING PATH TO THE BOATHOUSE DOCK SHALL BE UTILIZED MOVING FORWARD TO LIMIT THE NEED FOR ANY ADDITIONAL RIPARIAN VEGETATION REMOVAL.
- ALL MACHINERY MAINTENANCE FUELING IS RECOMMENDED TO MAINTAIN A MINIMUM DISTANCE OF 30M FROM FISH HABITAT TO PREVENT ACCIDENTAL SPLASH OF DELETED FUEL SUBSTANCES.
THE CONTRACTOR AND/OR LANDOWNER SHALL HAVE A FULLY STOCKED SPILL KIT ON SITE AT ALL TIMES AND IS REQUIRED TO HAVE A CONTAMINANT AND SPILL MANAGEMENT PLAN IN PLACE PRIOR TO THE INITIATION OF WORK. IN THE EVENT OF A SPILL, THE CONTRACTOR MUST REPORT IT IMMEDIATELY TO THE SPILLS ACTION CENTRE (SAC) AT 1-800-268-0000.
ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH THE TOWN OF HUNTSVILLE'S OUTDOOR LIGHTING BY-LAW, AS AMENDED.
EXISTING VEGETATION TO REMAIN IN NATURAL STATE.

PLAN INCLUDES

EXISTING BOAT-HOUSE & DOCK