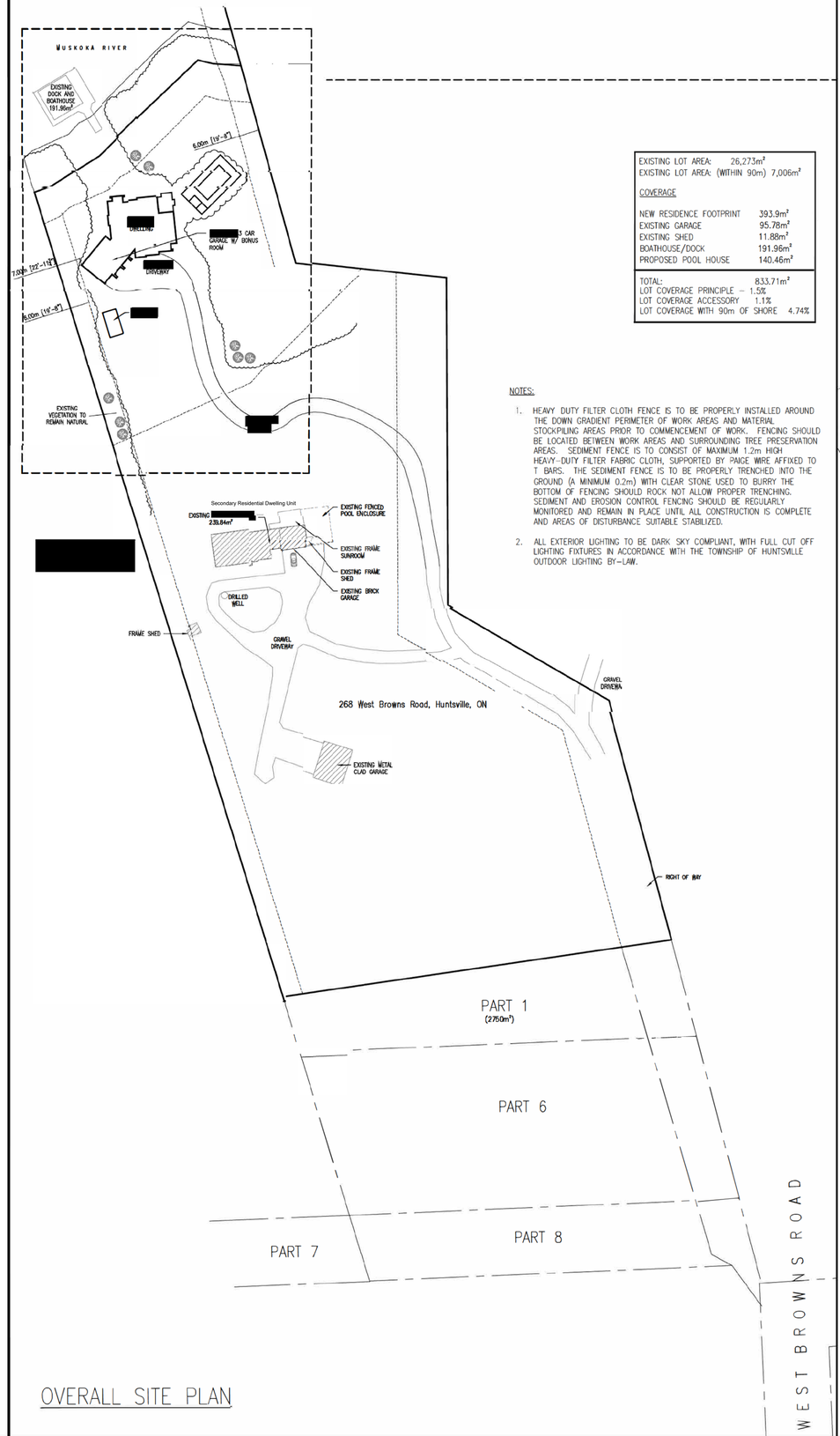
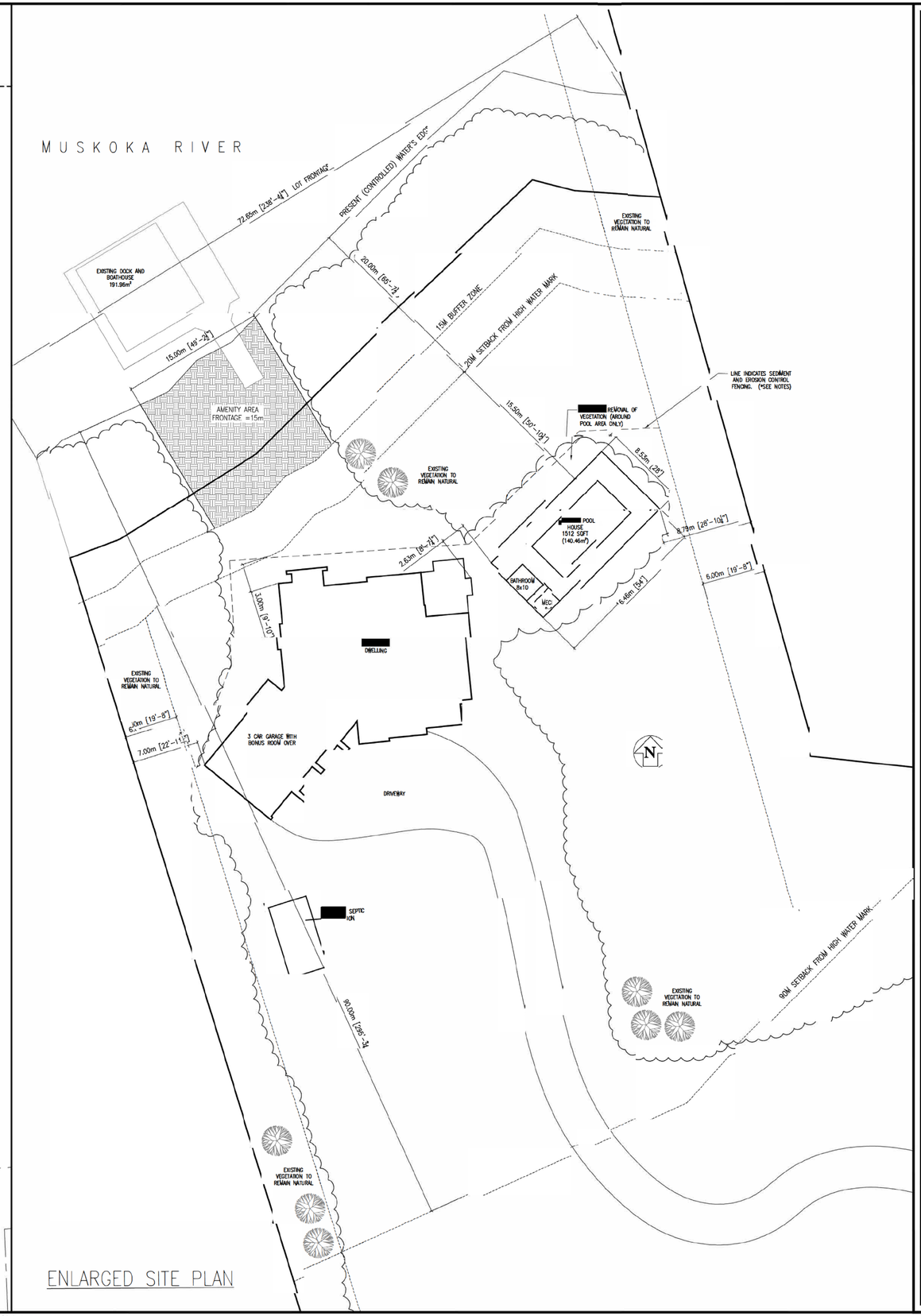


OVERALL SITE PLAN

EXISTING LOT AREA:	26,273m²
EXISTING LOT AREA: (WITHIN 90m)	7,006m²
COVERAGE	
NEW RESIDENCE FOOTPRINT	393.9m²
EXISTING GARAGE	95.78m²
EXISTING SHED	11.88m²
BOATHOUSE/DOCK	191.96m²
PROPOSED POOL HOUSE	140.46m²
TOTAL:	833.71m²
LOT COVERAGE PRINCIPLE –	1.5%
LOT COVERAGE ACCESSORY	1.1%
LOT COVERAGE WITH 90m OF SHORE	4.74%

NOTES:

1. HEAVY DUTY FILTER CLOTH FENCE IS TO BE PROPERLY INSTALLED AROUND THE DOWN GRADIENT PERIMETER OF WORK AREAS AND MATERIAL STOCKPILING AREAS PRIOR TO COMMENCEMENT OF WORK. FENCING SHOULD BE LOCATED BETWEEN WORK AREAS AND SURROUNDING TREE PRESERVATION AREAS. SEDIMENT FENCE IS TO CONSIST OF MAXIMUM 1.2m HIGH HEAVY-DUTY FILTER FABRIC CLOTH, SUPPORTED BY PAGE WIRE AFFIXED TO T BARS. THE SEDIMENT FENCE IS TO BE PROPERLY TRENCHED INTO THE GROUND (A MINIMUM 0.2m) WITH CLEAR STONE USED TO BURRY THE BOTTOM OF FENCING SHOULD ROCK NOT ALLOW PROPER TRENCHING. SEDIMENT AND EROSION CONTROL FENCING SHOULD BE REGULARLY MONITORED AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND AREAS OF DISTURBANCE SUITABLE STABILIZED.
2. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT, WITH FULL CUT OFF LIGHTING FIXTURES IN ACCORDANCE WITH THE TOWNSHIP OF HUNTSVILLE OUTDOOR LIGHTING BY-LAW.



ENLARGED SITE PLAN

NOTES

Redline Revised - November 13, 2025

NO.	REVISION REMARK	DATE
6	TOWNSHIP COMMENTS	210706
5	ADD POOL HOUSE	210517
4	CHANGE SEPTIC LOCATION	210514
3	ISSUED FOR APPROVAL	210430
2	POSITION REVISION	210429
1	POSITION REVISION	210222

DESIGNER:
Timmerman Timberworks
Registration BCIN: 34157
3 Greengage Road
New Lowell, ON L0M 1N0
(705) 424-2222
Michael Krans BCIN: 24040
Kevin Lankin BCIN: 39129

PROJECT / LOCATION:
Edmonds Residence
268 West Browns Road, Huntsville, ON

CONTENT:
SITE PLAN

DRAWN BY:	CEV
CHECKED BY:	MLK
DATE:	October 1, 2019
SCALE:	1:175
DRAWING NO.:	A0.1