

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R2			
LOT AREA (sq. ft.)	360.00	448.00	
LOT FRONTAGE (ft.)	12.00	12.80	
FRONT YARD SETBACK (ft.)	4.50	6.05	
INTERIOR SIDE YARD SETBACK (ft.)	0.60/1.20	0.65/1.25	
EXTERIOR SIDE YARD SETBACK (ft.)	3.00	N/A	
REAR YARD SETBACK (ft.)	7.50	11.17	
GROSS FLOOR AREA (sq. ft.)	-	190.30	
LOT COVERAGE (%)	45.0	42.5%	
BUILDING HEIGHT (ft.)	9.0	8.21	

STRUCTURE	
MODEL NO.	42-06 B
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY
ADJACENT MODEL:	EAST
	WEST
	NORTH
	SOUTH
FIREBREAK LOT	LOTS 88N & 95N

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.81	228.16
SAUNTERARY	Y	2.78	227.08
STORM	Y	1.62	228.26

[illegible]

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, MANHOLELS AND OTHER SERVICES. IF ANY DISCREPANCIES ARE MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
2. BUILDER TO INSTALL THE APPROVED LOT IMPACT DEVELOPMENT APPLICATION PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNSHAL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE RANGEMASTER SHALL MEET THE SPECIFICATION OF THE APPROVED I/D APPLICATION PRESENTED ON THE I/D FEATURE DESIGN DRAWINGS RGI / R02 & R3 PREPARED BY GRADNO AND INTERNATIONAL CONSULTING LTD DATED NOVEMBER 2015. I/D APPLICATION TO BE GRADNO AND INTERNATIONAL CONSULTING LTD'S COMPLETION OF THE RANGEMASTER ENGINEER DURING LOT COMPLETION OF APPROVED DESIGN. THE CERTIFICATION OF THE CONSTRUCTED I/D FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

This is a detailed plat map of a section of land, likely in the 1800s, showing various lots and their dimensions. The map includes a north arrow pointing towards the top right. The land is divided into several large blocks, each containing numerous smaller lots. Lot numbers are written in the center of each lot, and their dimensions are written around the perimeter. The map is oriented with a north arrow pointing towards the top right.

Top Section (North of 5th St):

- Block 1 (Top Left):** Lots 1-10. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 2 (Top Center):** Lots 11-20. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 3 (Top Right):** Lots 21-30. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.

Middle Section (Between 5th St and 10th St):

- Block 4 (Middle Left):** Lots 31-40. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 5 (Middle Center):** Lots 41-50. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 6 (Middle Right):** Lots 51-60. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.

Bottom Section (South of 10th St):

- Block 7 (Bottom Left):** Lots 61-70. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 8 (Bottom Center):** Lots 71-80. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.
- Block 9 (Bottom Right):** Lots 81-90. Dimensions: 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100', 100' x 100'.

Map Details:

- North Arrow:** Located at the top center, pointing towards the top right.
- Streets:** Labeled streets include 5th St, 10th St, 15th St, 20th St, 25th St, 30th St, 35th St, 40th St, 45th St, 50th St, 55th St, 60th St, 65th St, 70th St, 75th St, 80th St, 85th St, 90th St, 95th St, 100th St.
- Lot Numbers:** Written in the center of each lot.
- Dimensions:** Written around the perimeter of each lot.

RAIN GARDEN - CROSS SECTION

SHRUBS, PERENNIALS AND GRASSES
TOLERANT OF FREQUENT INUNDATION AND DROUGHT

SOD

250 mm OF TOPSOIL

CLEAR GRAVEL LEVEL SPREADER
ON UPHILL SIDE OF RAIN GARDEN

BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

DIRECTION OF FLOW

DIRECTION OF FLOW

SIDEWALK

SUBGRADE SOILS

75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH

RAINWATER STORED TEMPORARILY
PERCOLATES INTO SUB-GRADE SOILS

N.T.S.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF OILFORD
BENCHMARK C.N.R. IRON PIPE CALVERT 1.6 KM
NORTH OF STATION AND 90.9 KM FROM TORONTO,
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION 1 AND 11, TOWNSHIP OF INNISFIL
BOLT IN HEAD END OF WEST FACE OF WEST
STONE HEADWALL, FIRST COURSE BELOW COPING

BENCHMARK # 2001190616649 **ELEVATION:** 253.06

TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

DESIGNED:

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION

URBAN WATERSEED

6200 LTD

COMPANY NAME

URBAN WATERSEED
GROUP LTD

APPROVED BY: Jim Hartman, PE
SIGNATURE [Signature]

DATE: 15 Nov. 2017

ZANCOR HOMES
LOT 89N
PLAN 51M-XXX
ELLEAIRE SHORES
TOWN OF INNISFIL

1:250 DWG. NO.

14084

This is to certify that these plans comply with the applicable Architectural Design Guidelines as approved by the Town of INNISFILL.

