ZONING INFORMATION	ORMAT	NOI
ZONE DESIGNATION R2	PERMITTED	PROVIDED
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.71
GROSS FLOOR AREA (sq. m)	-	186.3
LOT COVERAGE (%)	45.0	41.6%
BUILDING HEIGHT (m)	9.0	8.17

FIREBREAK LOT			ADJACENT MODEL		(i.e. walkout, bungalow etc.)	MODEL NO	STRUCTURE
	SOUTH	NORTH	WEST	EAST	retc.)		낆
LOTS 88N & 95N	42-05 A	42-05 A	42-05 A	LOT 94N	TWO STOREY	42-05 B	

SERVICING CHECK BOX	G C	SERVICIN
LOIS 88N & 95N		FIREBREAK LOT
42-05 A	SOUTH	
42-05 A	NORTH	
42-05 A	WEST	ADJACENT MODE
LOT 94N	EAST	
TWO STOREY	v etc.)	(i.e. walkout, bungalow etc.)
:= ::: ·		

DEPTH AT P/L INVERT @ P.
SERVICING CHECK BOX
LOIS 88N & 95N

RAIN GARDEN -CROSS SECTION

OR CLEAR STONE MULCH

75mm LAYER OF HARDWOOD MULCH

RAINWAYER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOIL

OEA	CINC	SERVICING CHECK BOX	BOX
SERVICES	YESNO	DEPTH AT P/L	INVERT @ P/L
WATER	~	1.81	227.91
SANITARY	Υ	2.54	227.06
STORM	Υ	1.61	228.01
LEGEND	D ₽	FINISHED FLOOR ELEVATION TOP OF FOUNDATION WALL	WALL .
	Sal	TOP OF BASEMENT SLAB	8

-8			Ø	0	Þ	STD	REV	BOM	FOB	OOW	70	USFG	USFR	USF	TBS	WH CITY
DBL CATCH BASIN	CATCH BASIN	CABLE PEDESTAL	BELL PEDESTAL	WINDOW	DOOR	STANDARD PLAN	REVERSE PLAN	WALK OUT BASEMENT	LOD KOUT BASEMENT	WALKOUT DECK	NUMBER OF RISERS TO GRADE	UNDER SIDE FOOTING @ GARAGE	UNDER SIDE FOOTING @ REAR	UNDER SIDE FOOTING	TOP OF BASEMENT SLAB	TOP OF FOUNDATION WALL

1	•	œ	•	M	N.	- ¢	*	*	Θ	C
-	WATER CONN	WATER VALVE	TRANSFORME	MAILBOX	STREET LIGHT	FIRE HYDRAN	HYDRO CONN	ENGINEERED	DBL CATCH B	

DIRECTION OF PLON

GENERAL NOTES

- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
- 2 BUILDER TO INSTALL THE APPROVED LOW IMPACT
 DEVELOPMENT APPLICATION (LID) PRIOR TO
 RECEIVING OCCUPANCY FROM THE TOWN OF
 INNISHE BUILDING DEPARTMENT THE INSTALLATION
 AND CONSTRUCTION OF THE APPROVED LID
 APPLICATION PRESENTED ON THE LID FEATURE
 DESIGN, DRAWINGS ROS, 1622 A RG3 PREPARED BY
 GREEN AND INTERNATIONAL CONSULTING LTD.
 DATED HOVEMBER 2015 LID APPLICATION TO BE
 INSPECTED BY EDVELOPERS E NGINEER DURING LOT
 GRADING CERTIFICATION OF THE CONSTRUCTED LID FEATURE
 OF ROPHOMANCE OF APPROVED DESIGN
 CERTIFICATION OF THE CONSTRUCTED LID FEATURE
 IN ACCORDANCE WITH THE APPROVED DESIGN WILL
 BE REQUIRED FOR LOT GRADING AND FINAL
 CERTIFICATION.

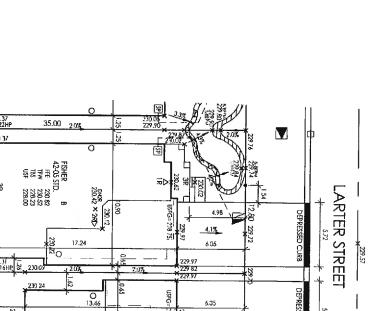




This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL

with the applicable id bears no further ensibility.





SHRUBS, PERENNIALS AND GRASSES TOLERANT OF FREQUENT INUNDATION AND DROUGH ON UPHILL SIDE OF RAIN GARDEN BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

92N

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BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHP OF GILFORD

BENCHMARK C.N.RY., IRON PIPE CULVERT, 16 KM
NORTH OF STATION AND 80.6 KM FROM TORONTO,
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION I AND II, TOWNSHIP OF INNISFIL,
BOLT IN NORTH END OF WEST FACE OF WEST

TOWNSHIP OF MEST COURSE BELOW COPING.

NOV 22 17

ō **3** L 3.2% 2.0% 20% 35.00 3.2% 230 37 -3.23 1007 LARTER STREET 12.80_{,230.05HP} 12.80 93N 230.3g ***** √ 3k WICKHAM ROAD 129N 1171 11.71 3.2% 723 230.31 230.16HR 2 230.07 35.00 2.0% 35.00 2.0% 2.0% 15.47 11.17 A RE 94N



COMPANY LOGO FOR PLAN DESIGNER (include address/phone no.)

P.ENG STAMP "CE OF OWNERS OFESSION VON. 2017 HARTMAN

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

COMPANY NAME: URBAN WATERSHED

5 NOU. 2017 HARTHAN, RENG

ZANCOR HOMES LOT 93N

BELLEAIRE SHORES TOWN OF INNISFIL PLAN 51M-XXX

DWG. NO.

SCALE: DATE: DRAWN:

DESIGNED

14084