

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R2			
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	13.30	
GROSS FLOOR AREA (sq. m)	-	162.70	
LOT COVERAGE (%)	45.0	36.3	
BUILDING HEIGHT (m)	9.0	8.37	

STRUCTURE		42-02 B
MODEL NO.		
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-04 A
	WEST	42-05 B
	NORTH	42-03 A
	SOUTH	42-05 B
FIREBRICK LOT	127N & 134N	

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.78	227.81
SAUNTARY	Y	2.65	226.83
STORM	Y	1.53	227.97

LEGEND

FEE	FINISHED FLOOR ELEVATION
TW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER POOR FOOTING
USFR	UNDER POOR FOOTING & REAR
USFRS	UNDER POOR FOOTING & REAR
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LDB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAIN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊗	BELL PEDESTAL
□	CABLE POST/PUL
□	CATCH BASIN
□	OIL CATCH BASIN
✦	ENGINEERED PILL
✧	HYDRO CONNECTION
◇	FIRE HYDRANT
⬤	STREET LIGHT
⬢	MALL SIGN
⬠	TRANSFORMER
⬡	WATER VALVE
⬣	WATER METER
▽	SEWER CONNECTION
▽	SEWER CONNECTION
▽	SEWER CONNECTION
▽	SUMP IRV SEWER CONNECTION
▽	STORM SEWER CONNECTION
▽	1 LOT
▲	AIR DRAIN
⬥	AIR CONDITIONING
⬥	SUMP PUMP
⬥	FREESTYLE LOT
⬥	DOWNSPOUT TO SPASH PAD
●	TREE
→	SMALL DIRECTION
-X-	CHAIN LINK FENCE
-XX-	PRIVATE FENCE
-XXX-	SOUND BARRIER
---	ROADWAY TO BE INTERFERED TO 18' MIN BELOW GRADES

1. BUILDER TO VERIFY LOCATION OF ALL HYDRAUTIC, 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 LOWIMPACT DEVELOPMENT APPLICATION LID PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNSLIL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE PAINCARNEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID DESIGN. THE APPROVED LID SHALL BE A PERMEABLE PAVING PRODUCT THAT MEETS THE DESIGN, DRAWINGS FOR LOT 2 AND LID FEATURE BY GREEN, AND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER JOINING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN.

CONSTRUCTION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE LID DESIGN SHALL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

RAIN GARDEN - CROSS SECTION

- SHRUBS, PERENNIALS AND GRASSES TOLERANT OF FREQUENT INUNDATION AND DROUGHT
- SOD
- 200 mm OF TOPSOIL
- CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN
- BIORETENTION SOIL FILTER MEDIA - 90mm DEEP
- DIRECTION OF FLOW
- 75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH
- BIORETENTION SOIL FILTER MEDIA - 90mm DEEP
- RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC,
REFERRED TO TOWNSHIP OF GILFORD
BENCHMARK C.N.R.T., IRON PIPE CULVERT, 1.8 KM
NORTH OF STATION AND 80.8 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
STONE HEADWALL, FIRST COURSE BELOW COPING.

BENCHMARK # .0011905056649 **ELEVATION:** 28.089

1417010, I AM declares that I have reviewed and take design responsibility for the design work on behalf of AM Design Limited under Division 8, Part 3, Subdivision 8.2 of the Building Code. I am qualified and the firm is registered in the appropriate class/categories.

QUARANTEED DESIGNER SIGN 41310

FIRM SIGN 52995

NOV - 21 - 17

SIGNATURE

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MM 8,27/13	BWS
2	ISSUED FOR FINAL	NOV 08/17	RP

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

URBAN WATERSHED GROUP LTD.

PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

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(include address/phone no.)

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

DESIGNED.

14084