

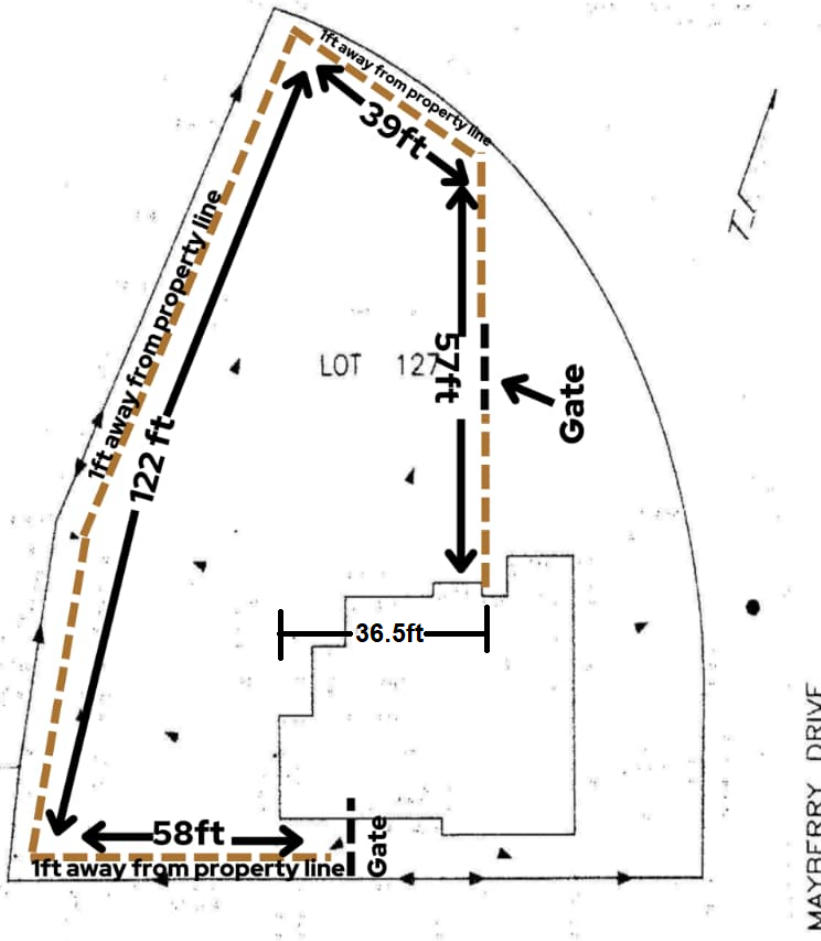
LOT DEVELOPMENT PLAN
LOT 127, REGISTERED PLAN 7M-67
TOWNSHIP OF EAST LUTHER GRAND VALLEY

PLAN 1 - 2/08

CAUTION

NOTE

HILBORN STREET



PROJECT NO.	DATE	APPROVED BY
LOT 127, REGISTERED PLAN 7M-67	2/08	[Signature]
TOWNSHIP OF EAST LUTHER GRAND VALLEY		



DATE OF SURVEY	SCALE
2/08	1" = 40'
BY	DATE
[Signature]	2/08

LOT DEVELOPMENT PLAN
LOT 127, REGISTERED PLAN 7M-67
TOWNSHIP OF EAST LUTHER GRAND VALLEY

SCALE 1 = 200

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEWER LINES.
- THIS LOT MAY CONTAIN STRUCTURAL FILL.
- © - THIS SKETCH IS PROTECTED BY COPYRIGHT.

NOTE: LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 7M-67 AND HAVE NOT BEEN VERIFIED BY SURVEY.

ZONING: RV-B

PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.

FRONT YARD - 7.00 MIN.
 FRONT YARD - 5.20 MIN. (PORCH/STEPS)
 SIDE YARD - 1.20 MIN. (ONE SIDE)
 SIDE YARD - 0.60 MIN. (OTHER SIDE)
 SIDE YARD - 1.80 REQUIRED BETWEEN DWELLINGS
 SIDE YARD - 0.30 ENCROACHMENT ALLOWED (CHIMNEY)
 REAR YARD - 6.00 MIN.
 COVERAGE - 50% MAX.

SODDED AREA = 873.0m²

SERVICE INVERTS
 ● PROPERTY LINE

WATER - 473.02
 STORM - 472.85
 SANITARY - 471.49

TOP OF FOUNDATION = 475.57
 UNDERSIDE OF FOOTING = 473.05
 BASEMENT FLOOR = 473.28
 FINISHED FLOOR = 475.87
 SUNKEN LAUNDRY = 475.68
 GARAGE CUT TO FINISHED SLAB = 0.24

