

# Lynn Vallentyne N/S Rose Street

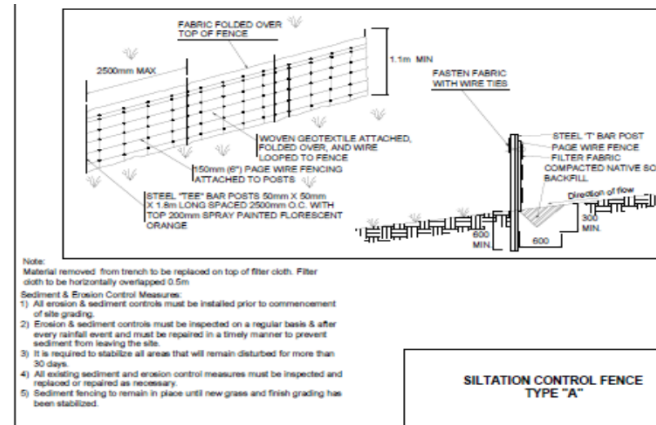
Application for Zoning By-law Amendment  
Rural Undersized Lot  
July 13<sup>th</sup>, 2016

Note:  
 1. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.  
 2. Soil and groundwater conditions may be variable across the site. If soil and underground water conditions, other than those used to prepare this design, are encountered during the installation, Gunnell Engineering Ltd. should be contacted to determine the effect on the proposed sewage system.  
 3. Contractor to verify location of neighbouring wells, if any, prior to septic system installation. Any conflict between wells and septic system (i.e. less than 30 metre clearance) should be discussed with Gunnell Engineering Ltd. prior to septic system installation.

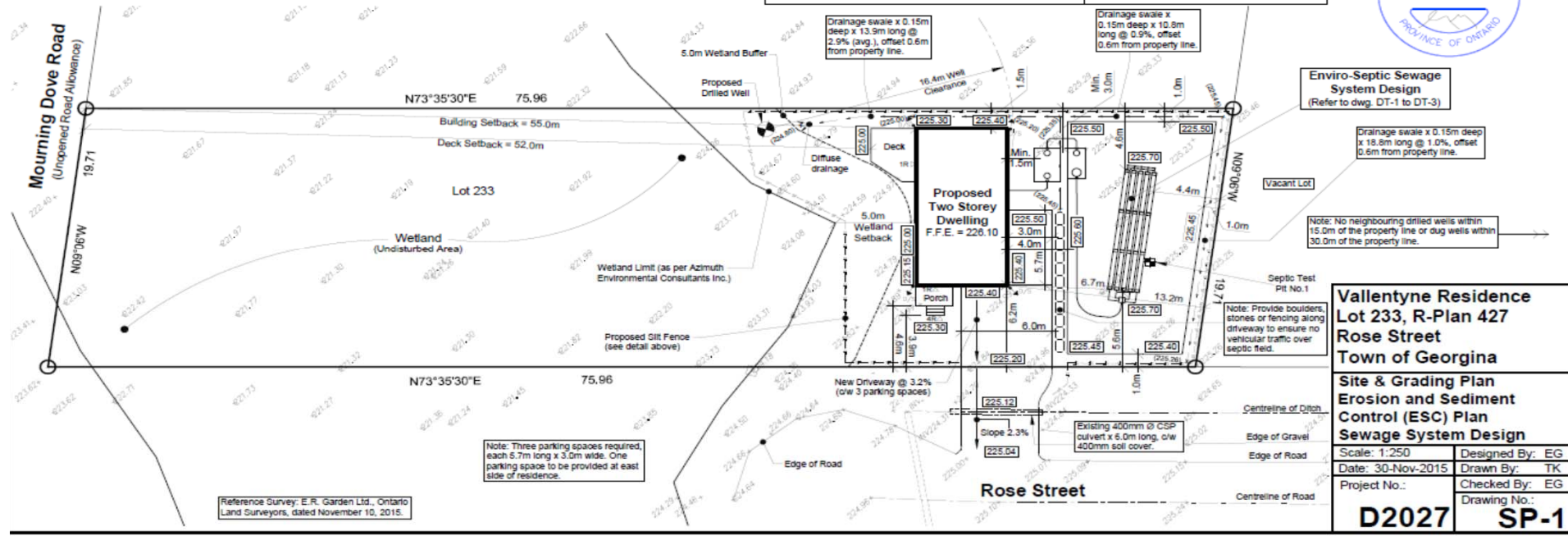
Notes:  
 1. All yard areas to be reinstated with 150mm top-soil and sod, or seed, except septic field to be provided with 200mm of top soil and be sodded.  
 2. Existing elevations as noted, i.e. 221.84  
 3. Proposed swale elevations as noted, i.e. (221.95)  
 4. Proposed elevations as noted, i.e. [220.40]  
 5. Existing slopes shown, i.e. (2.2%)  
 6. Maintain maximum slopes at 3 horizontal to 1 vertical, except slopes to be maximum 4:1 at septic field.  
 7. Provide new swales as detailed.  
 8. ● D/S = Downspout, c/w concrete splash pad.  
 9. All site grading to be in accordance with OBC, and Town of Georgina Engineering standards.

HOUSE ELEVATIONS	
Underside of Footings	= 222.80
Top of Footings	= 223.00
Top of Basement Slab	= 223.10
Top of Foundation Wall (9 ft. foundation walls)	= 225.74
Finished First Floor	= 226.10

Lot Area	= 1,485.0 m <sup>2</sup>
House Footprint	= 71.3 m <sup>2</sup>
Lot Coverage	= 4.8 %



Gunnell Engineering Ltd.  
 1110 Stellar Drive, Unit 106  
 Newmarket, ON L3Y 7B7  
 bus: 905-868-9400  
 fax: 905-853-5734  
 www.septicsign.ca

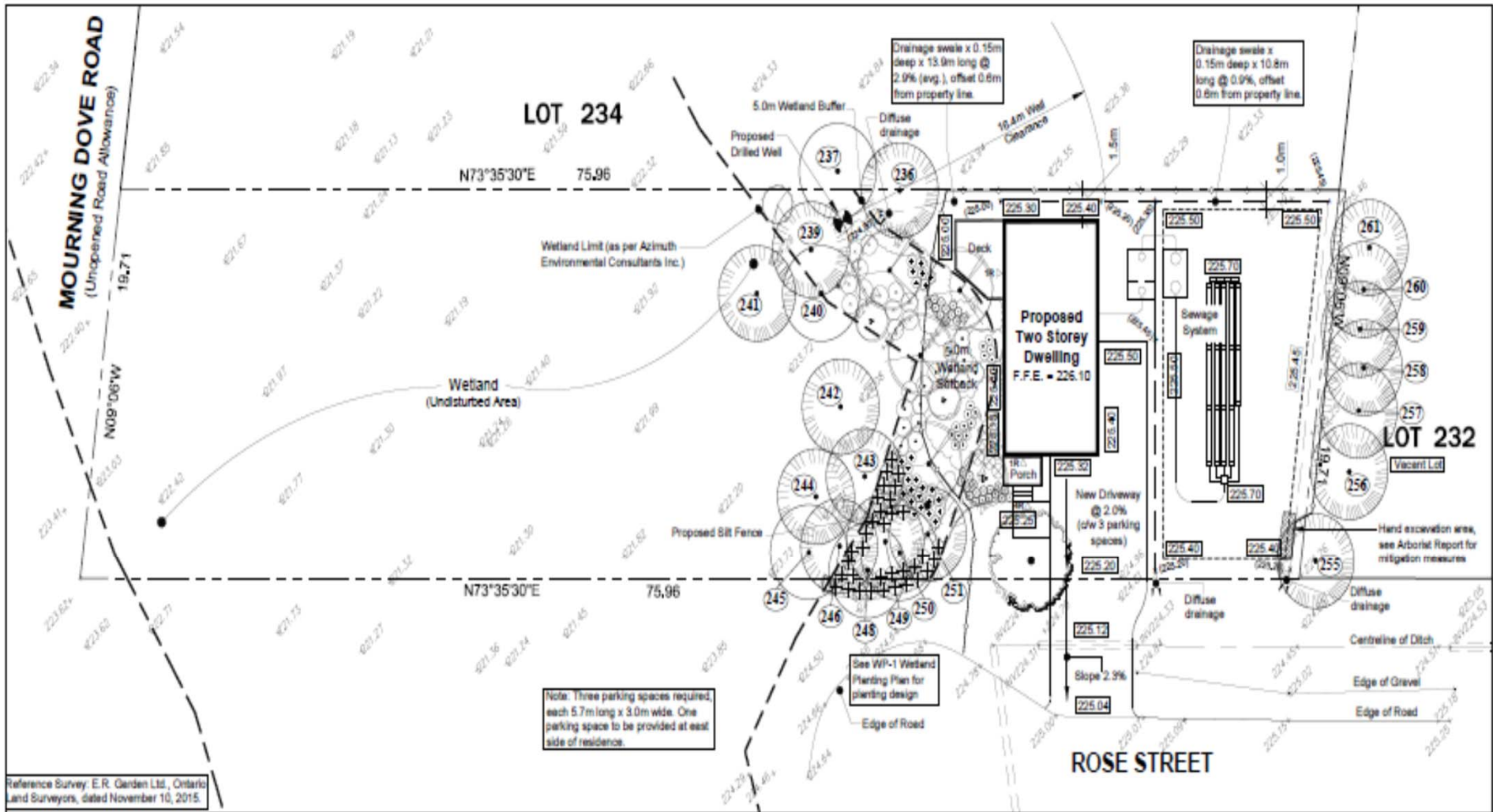


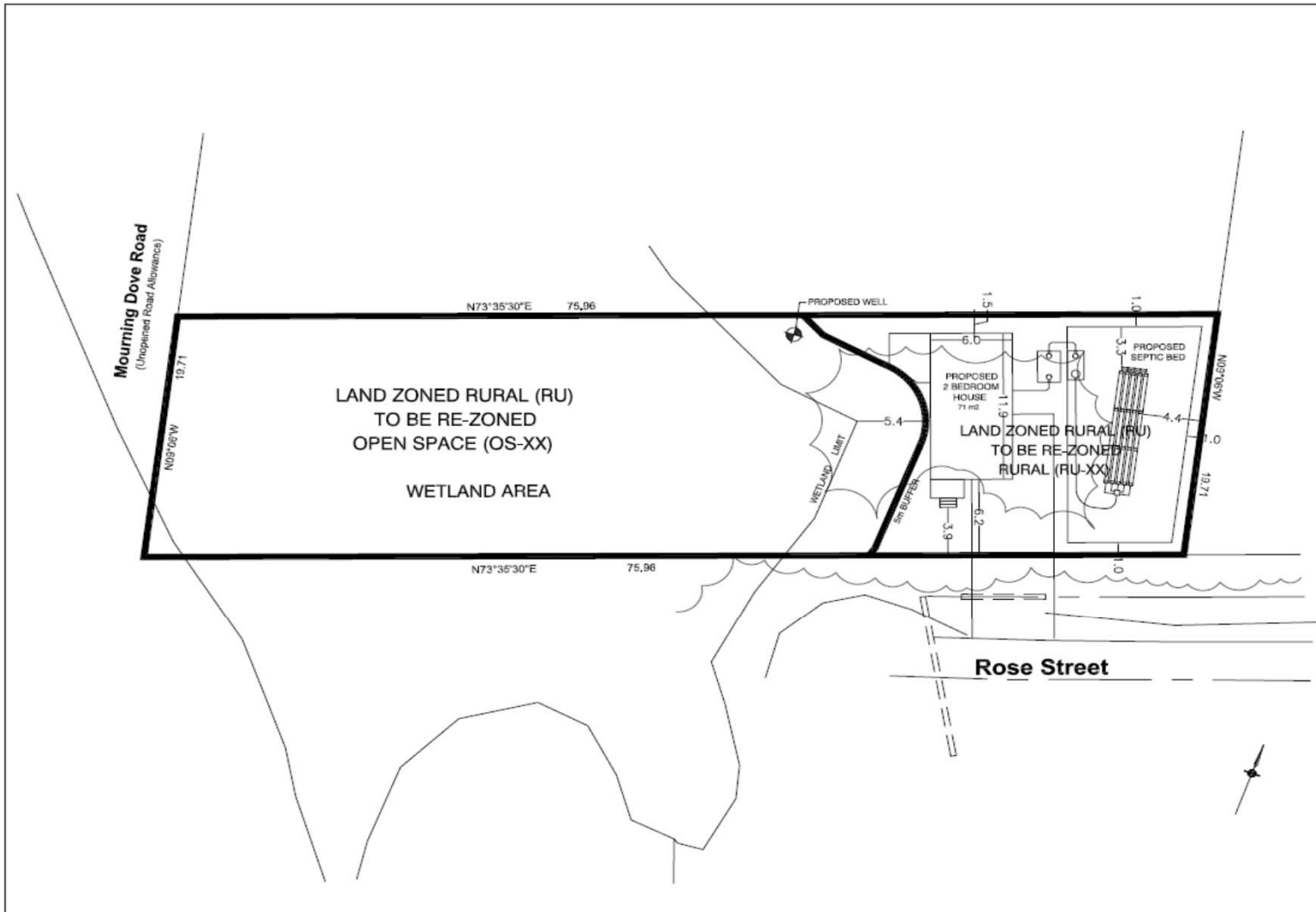
**Enviro-Septic Sewage System Design**  
 (Refer to dwg. DT-1 to DT-3)

**Vallentyne Residence**  
 Lot 233, R-Plan 427  
 Rose Street  
 Town of Georgina

**Site & Grading Plan**  
**Erosion and Sediment Control (ESC) Plan**  
**Sewage System Design**

Scale: 1:250	Designed By: EG
Date: 30-Nov-2015	Drawn By: TK
Project No.:	Checked By: EG
<b>D2027</b>	Drawing No.: <b>SP-1</b>





ZONING AMENDMENT SKETCH  
LYNN VALLENTYNE

Lot 233  
Registered Plan 427  
Town of Georgina  
Regional Municipality of York  
Geographic Township of North Gwillimbury

DATE	1/20/2014	PROJECT	WPCS	TOWN	VT
<b>Michael Smith</b> PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.					
REVISION					988-00