

# DRAFT PLAN OF SUBDIVISION

Part of Lot 11, Concession 1  
Geographic Township of Brantford  
County of Brant

## LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached Residential	1-16	16	1.23
Total		16	1.23

## ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.  
h) Municipal water supply  
i) Clay  
k) All sanitary and storm sewers as required

## OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF BRANT.

RIVERVIEW HOLDINGS (PARIS) HOLDINGS LTD.  
RIVERVIEW HOLDINGS (1045) HOLDINGS LTD.  
RIVERVIEW HOLDINGS (1067) HOLDINGS LTD.

HENRY STOLP

DATE

GARY NORRIS

DATE

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

JOHN W. MUIR OLS  
MACAULAY, WHITE & MUIR LTD

DATE



gspgroup.ca

Date: December 21, 2016

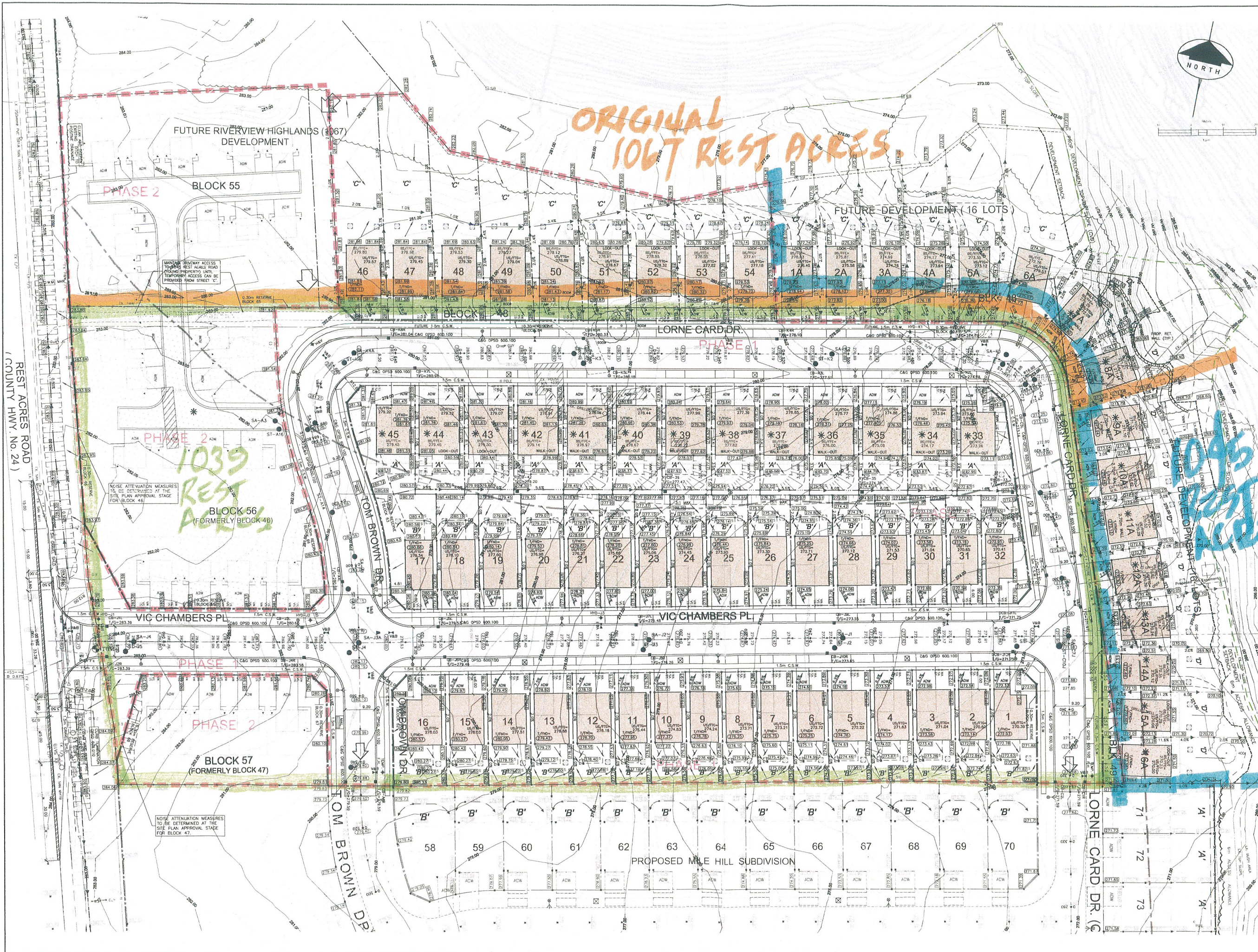
Drawn By: S.L./J.H.

Project No: 15181-40

## REVISIONS


Dwg File Name: dp15181e.dwg





**LEGEND:**

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED ROAD C/L ELEVATIONS
- PROPOSED SWALE
- PROPOSED LOT LINE SWALE
- GENERAL DRAINAGE
- PROPOSED TOP OF FOUNDATION ELEVATION
- PROPOSED UNDERSIDE OF FOOTING ELEVATION
- PROPOSED BASEMENT FINISHED FLOOR ELEVATION
- LOT TYPE
- STRUCTURAL FILL LOTS
- RAIN WATER SOAKAWAY PIT

**NOTES:**

- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.).
- BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, POSTEAL ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MIN. CLEARANCE).
- STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS SUIT THE PROPOSED GRADES.
- PROPOSED FINISHED GARAGE FLOOR ELEVATION TO BE 0.60m BELOW THE SPECIFIED TOP OF FOUNDATION ELEVATION.
- THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
- PRIOR TO APPLICATION FOR A BUILDING PERMIT DETAILED INDIVIDUAL LOT GRADING PLAN (BASED ON ACTUAL ARCHITECTURAL PLANS) FOR EACH LOT SHALL BE PREPARED AND SHALL BE SUBMITTED BY THE DEVELOPER'S ENGINEER FOR APPROVAL.
- BUILDER/CONTRACTOR TO REPORT TO ENGINEER ANY CONDITIONS THAT DEVIATE FROM DESIGN CRITERIA (i.e. SOIL SUITABILITY, WATER TABLE ETC.).

T.B.M. No. 2 ELEV. = 279.68m (GEO)  
TOP NUT OF FIRE HYDRANT ON THE EAST SIDE OF REST ACRES ROAD 292.75m SOUTH OF TBM-1

T.B.M. No. 1 ELEV. = 284.90m (GEO)  
TOP NUT OF FIRE HYDRANT ON THE EAST SIDE OF REST ACRES ROAD IN FRONT OF SUBJECT PROPERTY AS SHOWN

NO.	REVISION	DATE	BY
8	GRADING ON LOTS 1A-16A DUE TO NEW DEVELOPMENT LIMIT	01/05/17	K.P.B.
7	LORNE CARD LOT ADJUSTMENTS & CHANGERS WATERWAY SIZE	11/01/16	K.P.B.
6	REVISED AS PER PEER REVIEW 5th SUBMISSION COMMENTS	10/03/16	K.P.B.
5	REVISED AS PER PEER REVIEW 4th SUBMISSION COMMENTS	09/06/16	K.P.B.
4	REVISED AS PER PEER REVIEW 3rd SUBMISSION COMMENTS	2/10/16	W.S.M.
3	REVISED SEWER GRADES ON STREET 'A'	9/22/15	W.S.M.
2	REVISED AS PER PEER REVIEW 2nd SUBMISSION COMMENTS	5/7/15	W.S.M.
1	REVISED AS PER PEER REVIEW 1st SUBMISSION COMMENTS	2/27/15	W.S.M.

**J.H. COHOON ENGINEERING LIMITED**  
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

PROJECT: PROPOSED RIVER VIEW HIGHLANDS PARIS SUBDIVISION  
1039 REST ACRES ROAD  
PARIS - ONTARIO  
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)  
COUNTY OF BRANT

CLIENT: RIVER VIEW HIGHLANDS (1039) HOLDINGS LTD.

**GENERAL LOT GRADING PLAN**

DESIGN:	R.W.P.	SCALE:	1:500
DRAWN:	W.S.M.	JOB NO.	7778
CHECKED:	R.W.P.	DWG. NO.	7778-3
SHEET:	LC1		
DATE:	MAR. 12, 2014		