LEGEND:

—□—	DENOTES SURVEY MONUMENT SET
—■—	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB	DENOTES .015 x .015 x 0.60 IRON BAR
375	DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s

OVERHEAD HYDRO — DH — DH — DH —

FENCELINE — x — x — x —

CENTRELINE OF ROAD

TOP OF BANK

DITCH/SWALE

DECK | GRAVEL | PAVESTONE | ASPHALT | BUILDING

EXISTING ELEVATION × 289.66

PROPOSED ELEVATION (289.66)

HYDRO POLE ● HP

GUY WIRE GW

LIGHT STANDARD ☼ LS

GATE

DECIDUOUS TREE

CONIFEROUS TREE

HYDRO METER H HM

GAS METER G GM

CATCHBASIN CB

MANHOLE MH

SIGN

NOTES:

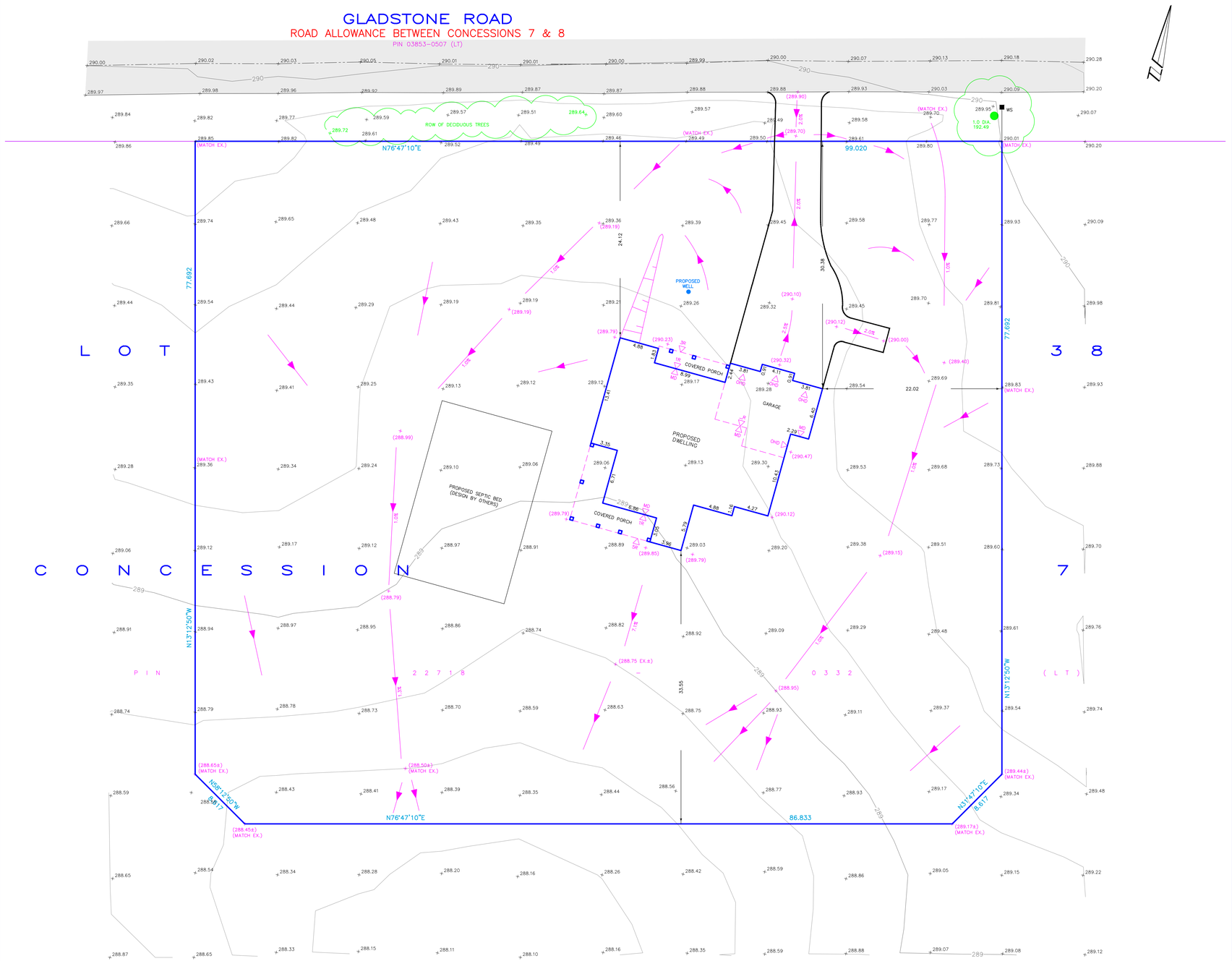
- MATCH TO EXISTING GRADE AT PROPERTY LINE.
- LOCATION OF WELL IS SUBJECT TO CHANGE.
- SEWAGE SYSTEM DESIGNED BY OTHERS. SEPTIC BED ENVELOPE SIZE AND LOCATION SUBJECT TO CHANGE.
- IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE FOOTINGS ARE PLACED ABOVE SEASONAL GROUNDWATER LEVELS.

SEDIMENT AND EROSION CONTROL NOTES:

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



KEYMAP:

PROPERTY DESCRIPTION:

- PART OF PIN 22718-0332 (LT)
- PART OF LOT 38, CONCESSION 7, AS IN WS98415 (SECONDLY), EXCEPT 330883, 1526532, PART 1, 67R-3859, PARTS 1 & 2, 58R-9621, PART 1, 67R-3890, PART 1, 67R-9828, & PARTS 1 & 2, 58R-18356
- TOWNSHIP OF NORTH DUMFRIES
- SUBJECT TO EASEMENTS AS IN INSTRUMENTS 154166, ND12440, & ND12878

ZONING: AGRICULTURAL (ZONE 1)

REQUIRED	PROPOSED
MINIMUM LOT AREA = 1,390m², UP TO 0.4ha	(0.82ha)
MINIMUM LOT FRONTAGE = 30m	(99.02m)
MINIMUM FRONT YARD = 16.0m	(24.12m)
MINIMUM INTERIOR SIDE YARD = 3m	(22.02m)
MINIMUM REAR YARD = 7.5m	(33.55m)

PROPOSED DWELLING:

TOP OF FOUNDATION	=	(290.62)
UNDERSIDE OF FOOTING	=	(287.64)
BASEMENT FLOOR	=	(287.94)
FINISHED FLOOR	=	(290.98)
GARAGE CUT	=	(0.30)

NOTES:

- 0.15m (6")_____ GARAGE SLAB SLOPE REQUIRED
- 9'-1 1/2" FOUNDATION WALLS
- 4" SLAB, 8" FOOTINGS

SURVEY INFORMATION:

BENCHMARK REFERENCE:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY, 2019.

JAMES M. LAWS
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS — JAMES M. LAWS — MAR 13/19 — 1792

CAUTION: – THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

– THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN FOR:

PART OF LOT 38, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE

PREPARED FOR: HUNKE CONSTRUCTION

PROJECT No. 26129-18

DRAWING SCALE 1 : 250

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. | DESIGNED BY: W.V. | CHECKED BY: J.M.L.

Mar 13,2019-9:21am
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