

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— DH —

FENCELINE: —X— X —X— X —

CENTRELINE OF ROAD: ———

TOP OF BANK: ———

DITCH/SWALE: ———

DECK: [Pattern]

GRAVEL: [Pattern]

PAVESTONE: [Pattern]

ASPHALT: [Pattern]

BUILDING: [Pattern]

EXISTING ELEVATION x 289.66 DECIDUOUS TREE: [Symbol]

PROPOSED ELEVATION x (289.66) CONIFEROUS TREE: [Symbol]

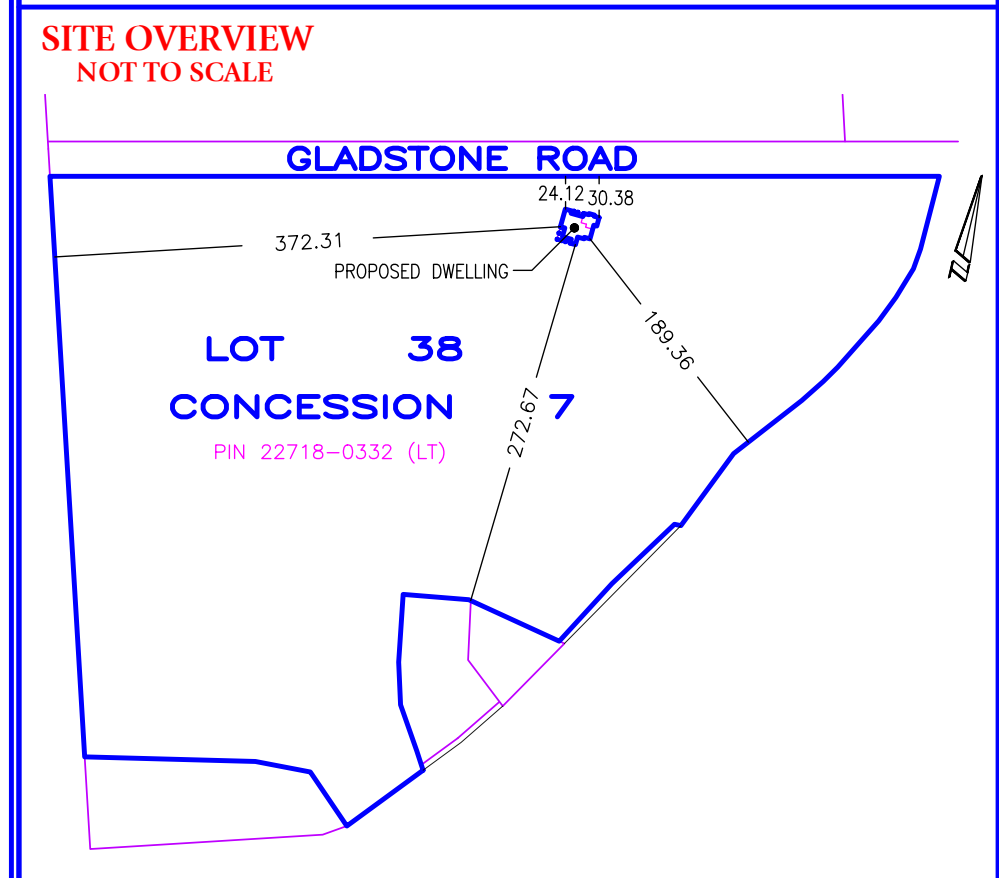
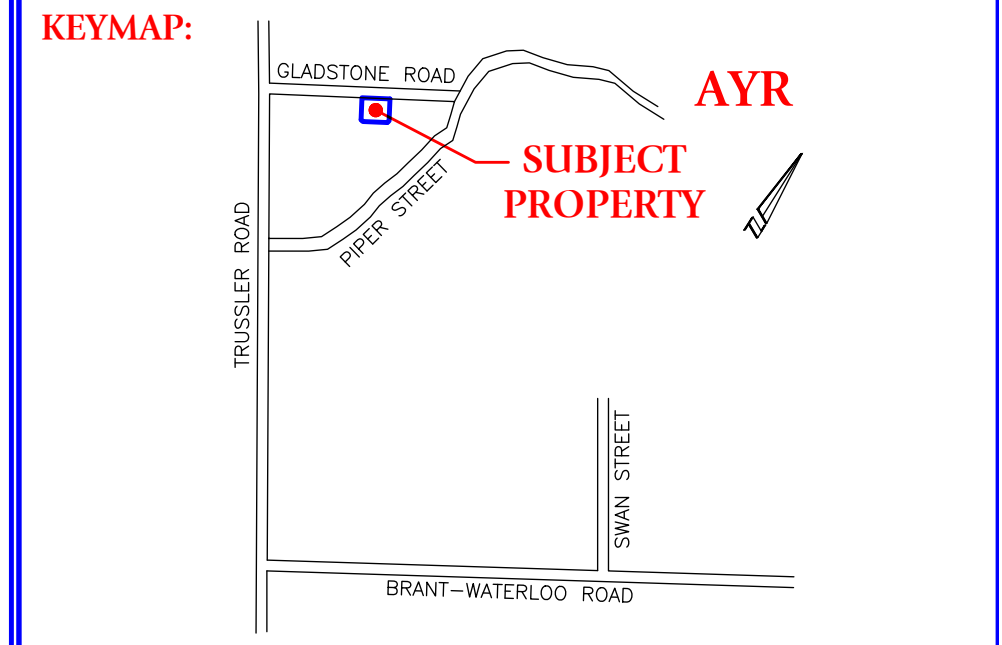
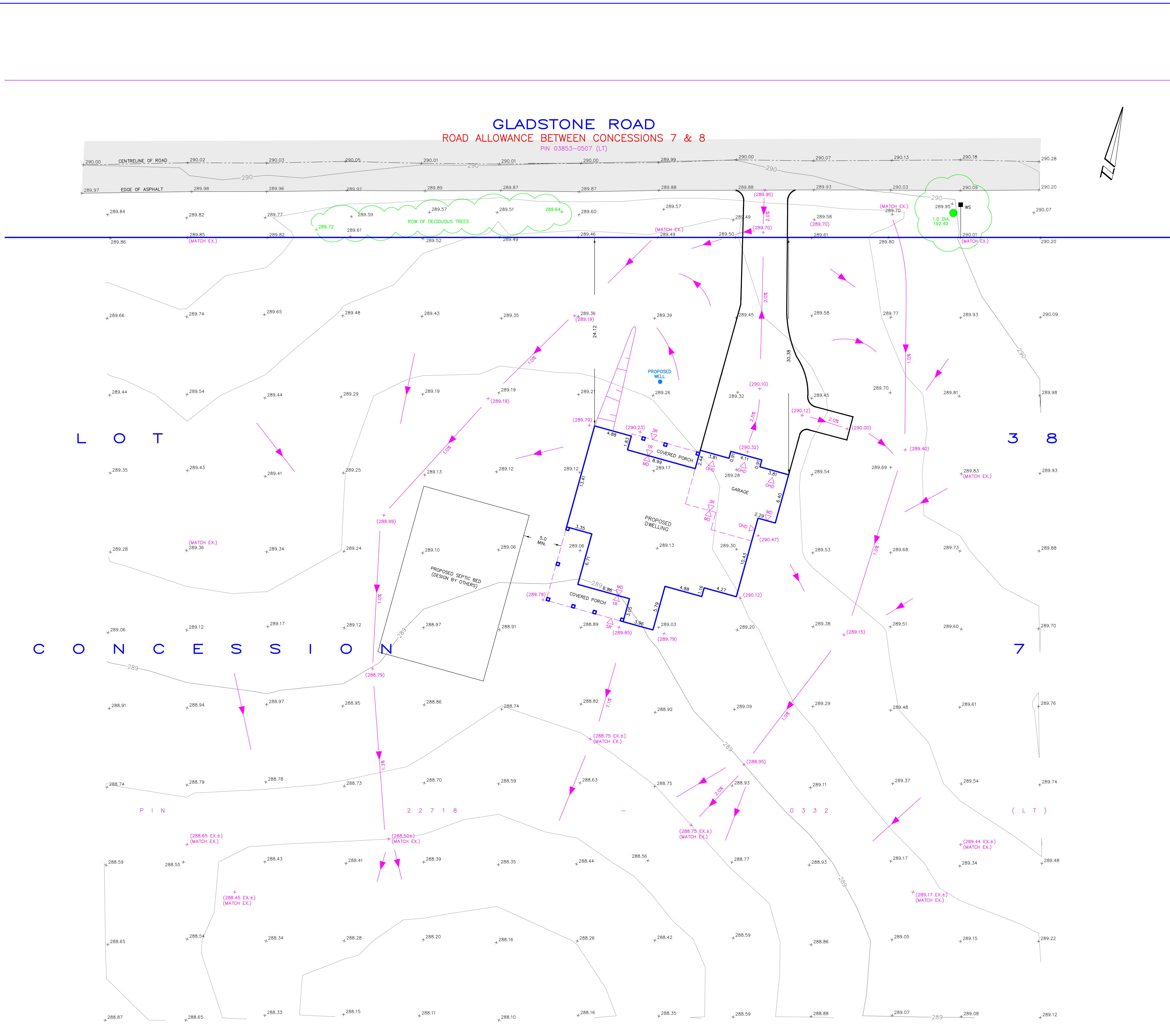
WOOD STAKE ■ WS

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.



PROPERTY DESCRIPTION:

- PART OF PIN 22718-0332 (LT)
- PART OF LOT 38, CONCESSION 7, AS IN WS598415 (SECONDLY), EXCEPT 330885, 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

REQUIRED	PROPOSED
• MINIMUM LOT AREA = 1,390m ² , UP TO 4.0ha	• (20.02ha)
• MINIMUM LOT FRONTAGE = 30m	• (653.7m)
• MINIMUM FRONT YARD = 16.0m	• (24.12m)
• MINIMUM INTERIOR SIDE YARD = 3m	• (189.36m)
• MINIMUM REAR YARD = 7.5m	• (272.67m)

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" BASEMENT 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 CGVD28 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
JAMES M. LAWS
ONTARIO LAND SURVEYOR

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
1	ADDED SITE OVERVIEW	MAY 2, 2019

PREPARED FOR: HUNKE CONSTRUCTION
PROJECT No. 26129-18
DRAWING SCALE 1 : 250

Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

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DRAWN BY: S.A.P. DESIGNED BY: W.V. CHECKED BY: J.M.L.
May 02, 2019-2:54pm
G:\NORTH DUMFRIES\Con 7\acad\STEP\LOT38 (HUNKE) UTM 2010.dwg

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.