

- 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
  - SSIB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
  - CC DENOTES CUT CROSS
  - OU DENOTES ORIGIN UNKNOWN
  - 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
  - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
  - P1 DENOTES \_\_\_\_\_
  - P2 DENOTES \_\_\_\_\_
  - P3 DENOTES \_\_\_\_\_
  - P4 DENOTES \_\_\_\_\_
  - P5 DENOTES \_\_\_\_\_
- EXISTING ELEVATION x 313.58  
 PROPOSED ELEVATION x (300.00)  
 TOP OF FOUNDATION T/F=  
 FINISHED FLOOR ELEVATION F/F=  
 UTILITY POLE UP DECIDUOUS TREE  
 HYDRO POLE HP CONIFEROUS TREE  
 FIRE HYDRANT FH  
 WATER VALVE WV  
 BELL PEDESTAL BELL  
 TV PEDESTAL CATV MANHOLE MH  
 CATCHBASIN CB  
 GAS METER GM  
 DIRECTION OF FLOW  
 DITCH/SWALE  
 OVERHEAD HYDRO  
 CENTRELINE OF ROAD  
 FENCELINE  
 TOP OF BANK  
 SILT FENCE  
 TREE PROTECTION FENCE  
 DECK  
 ASPHALT  
 BUILDING

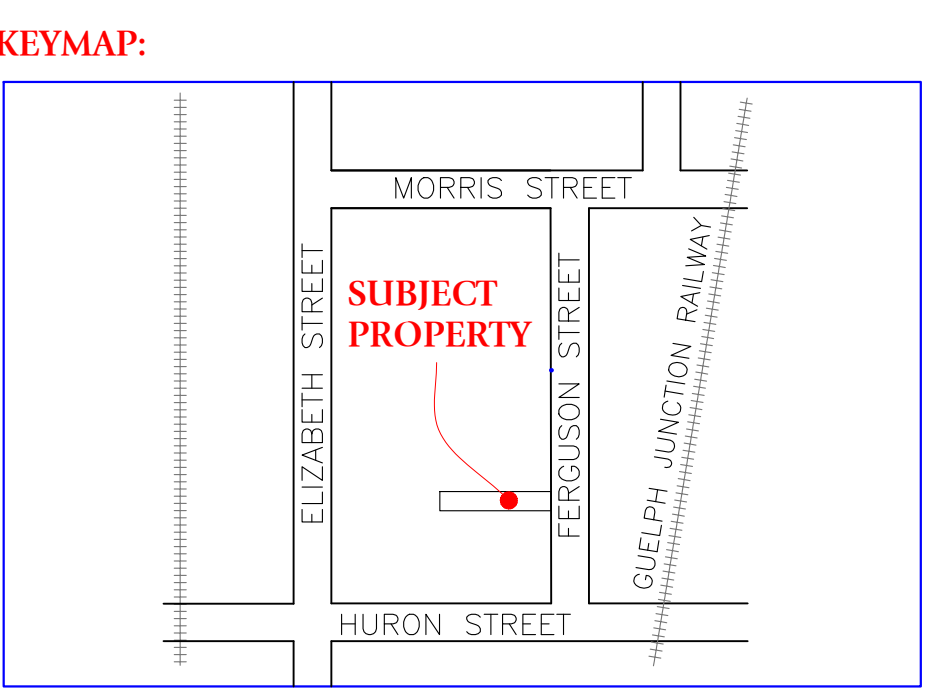
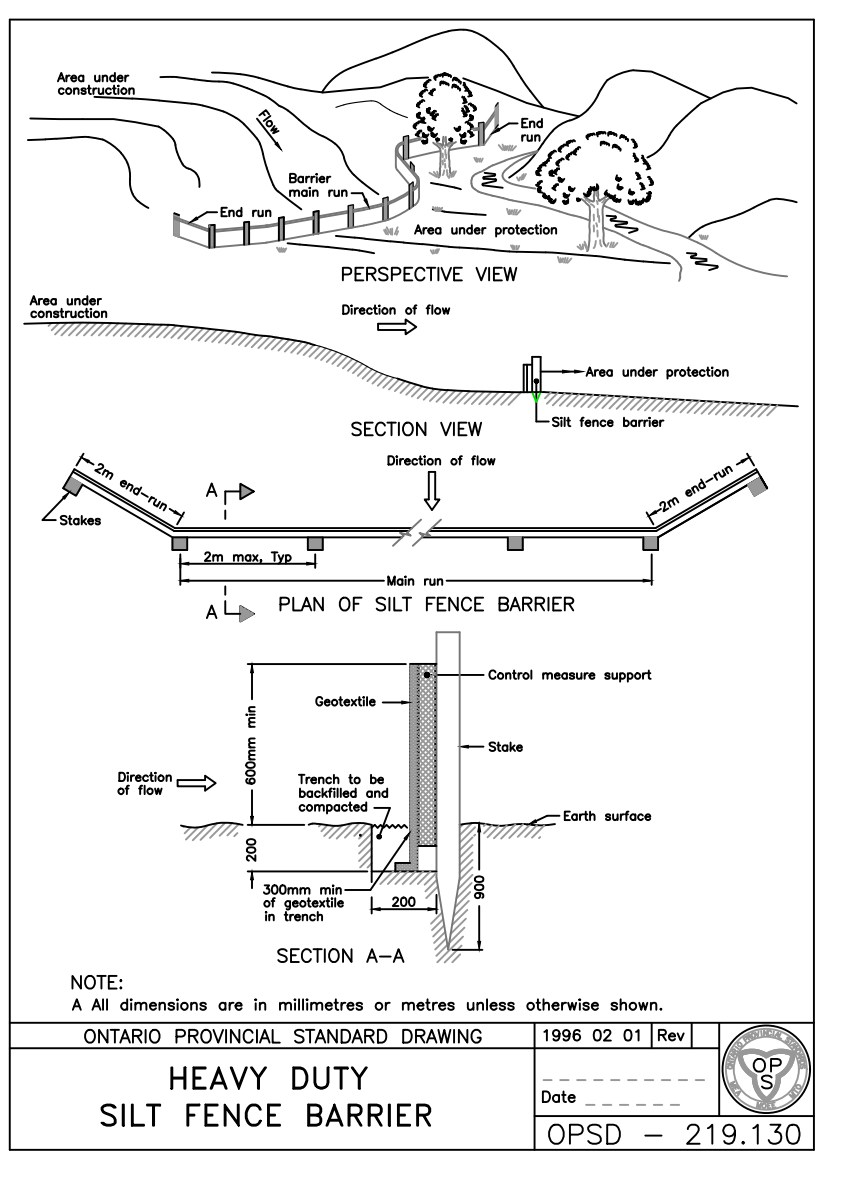
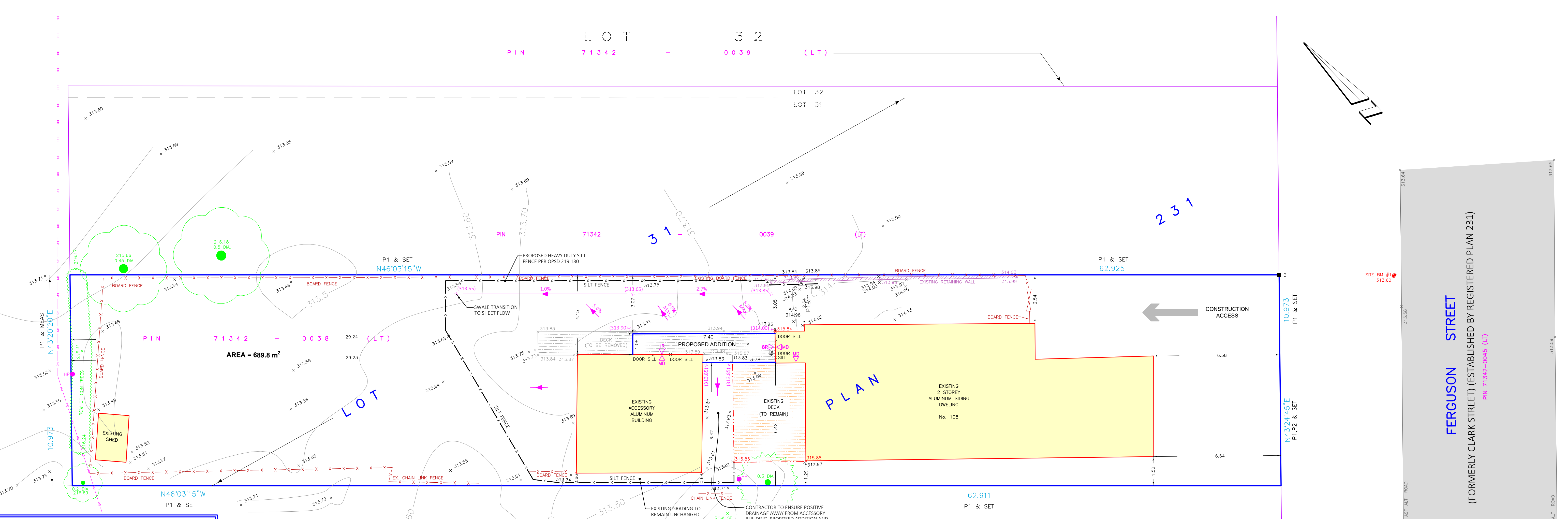
- EXISTING DWELLING:**  
 TOP OF FOUNDATION = (314.98)  
 FINISHED FLOOR = (315.31)
- EXISTING ACCESSORY BUILDING:**  
 TOP OF FOUNDATION = (313.93)  
 FINISHED FLOOR = (313.93)
- PROPOSED ADDITION:**  
 TOP OF FOUNDATION = (314.98)  
 FINISHED FLOOR = (313.93)
- BUILDER TO ENSURE ADEQUATE FROST PROTECTION FOR FOUNDATION.

- NOTES:**
1. MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
  2. DOWNSLOPES TO DISCHARGE TO SWALES AND CANNOT BE DIRECTED TOWARDS ABUTTING DWELLINGS.
  3. ANY GRADING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
  4. 0.5m MINIMUM BETWEEN DRIVEWAY AND NEAREST LOT LINE MUST BE LANDSCAPED SPACE (IE: GRASS, ETC.).
  5. FINAL GRADES AROUND BUILDINGS TO BE MINIMUM 0.15m LOWER THAN TOP OF FOUNDATION WALL AND MINIMUM 1.22m HIGHER THAN UNDERSIDE OF FOOTING. AREA TO BE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR BUILDINGS.

- SEDIMENT AND EROSION CONTROL NOTES:**
1. EROSION AND SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING THE CONSTRUCTION PERIOD. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES TO BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF INSPECTION.
  2. CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE. STREET SWEEPING IS REQUIRED AS NEEDED.
  3. NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE LIMITS OF THE SEDIMENT CONTROL FENCE OR THE LIMITS OF THE SITE WORKS.
  4. THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE CITY OF GUELPH AND GRCA.
  5. DISTURBED AREAS TO BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
  6. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITION CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
  7. INSPECTION OF ESC MEASURES TO OCCUR AT MINIMUM:
    - a. ON A WEEKLY BASIS
    - b. PRIOR TO PREDICTED RAINFALL EVENTS
    - c. AFTER EVERY SIGNIFICANT RAINFALL EVENT
    - d. AFTER SIGNIFICANT SNOWMELT EVENTS
    - e. DAILY DURING EXTENDED PERIODS OF RAIN OR SNOWMELT.
  8. ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS.
  9. THE CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.
  10. TEMPORARY EROSION AND SEDIMENT CONTROLS TO BE REMOVED FOLLOWING SITE RESTORATION AND ESTABLISHMENT OF VEGETATION.

**CALL BEFORE YOU DIG**

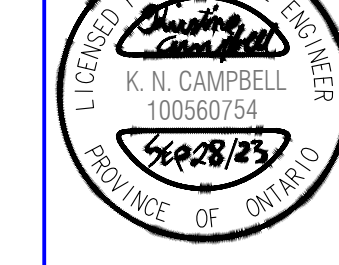
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



- PROPERTY DESCRIPTION:**
- PIN 71342-0038 (LT)
  - ADDRESS: 108 FERGUSON STREET
  - PART OF LOT 31, REGISTERED PLAN 231
  - CITY OF GUELPH
  - COUNTY OF WELLINGTON

- BEARING AND COORDINATE NOTE:**
1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR5 (2010) ADJUSTMENT.
  2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999599.

- SURVEY INFORMATION:**
- BENCHMARK REFERENCE:**  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSR5-2010) 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.
- SITE BENCHMARK:**  
 1. BASED ON CUT CROSS ON THE CORNER OF CONCRETE CURB HAVING AN ELEVATION OF 313.60 METRES.
- TOPOGRAPHIC SURVEY DATE:**  
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 3rd DAY OF AUGUST, 2023.



**TOPOGRAPHIC SURVEY DATE:**  
 THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 3rd DAY OF AUGUST, 2023.

JAMES M. LAWS  
 ONTARIO LAND SURVEYOR

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

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**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 31, REGISTERED PLAN 231**  
**CITY OF GUELPH**  
**COUNTY OF WELLINGTON**

**DRAWING REVISION SCHEDULE**

NO.	REVISION	DATE

PREPARED FOR: PATRICE SCICLUNA  
 PROJECT No. 32560-23  
 DRAWING SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

**Van Harten**  
 LAND SURVEYORS - ENGINEERS

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www.vanharten.com info@vanharten.com

DRAWN BY: C.E. DESIGNED BY: S.G. CHECKED BY: W.V.

Sep 28, 2023-9:43:49 AM  
 G:\GUELPH\231\ACAD\SITE LOT 31 (32560-23 SCICLUNA) UTM 2010.dwg