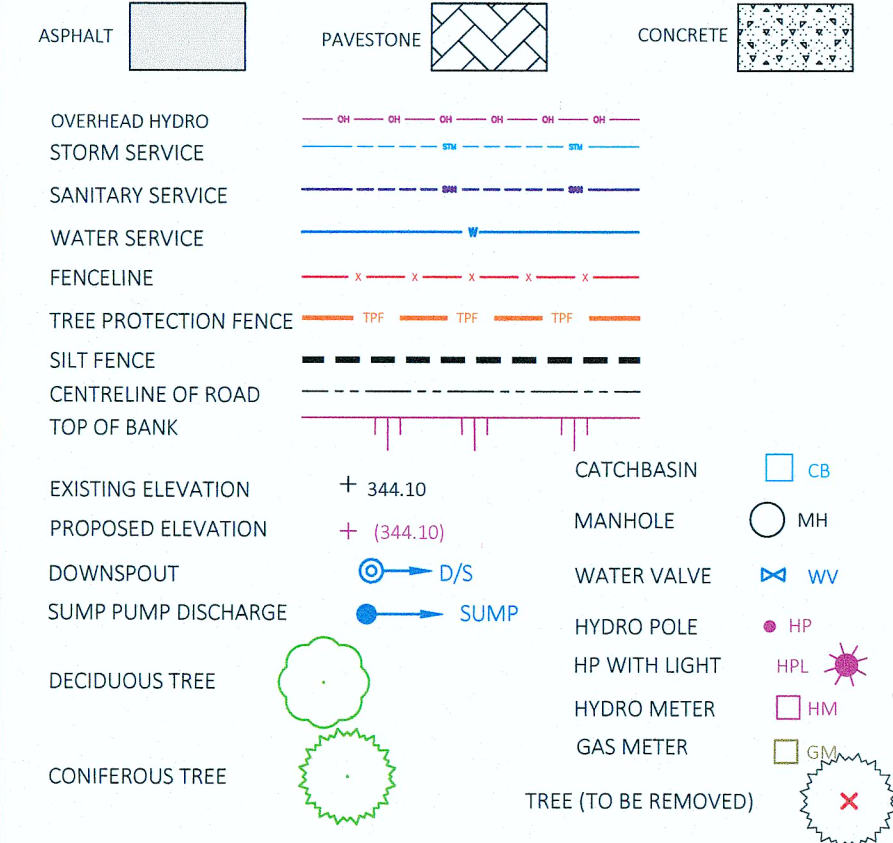


LEGEND:

□ 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
RP DENOTES ROCK POST
WIT DENOTES WITNESS
CC DENOTES CUT CROSS
OU DENOTES ORIGIN UNKNOWN
VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
375 DENOTES BLACK, SHOEMAKER ET AL., O.L.S.
P1 DENOTES SURVEY 87-8356 BY VH, DATED SEPTEMBER 11, 1987
P2 DENOTES SURVEY 76-245 BY VH, DATED MARCH 8, 1976
P3 DENOTES PLAN 61R-20519 BY 375, DATED SEPTEMBER 26, 2014



NOTES:

- 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.
- THE SITE STORM DRAINAGE IS TO BE DISCHARGED TO THE CITY'S RIGHT OF WAY. EXISTING PROPERTY LINE GRADE ARE TO BE MATCHED, AND GRADING SHALL NOT EXTEND ONTO ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE ADJACENT PROPERTY OWNER.
- REFER TO STORM WATER BRIEF BY VAN HARTEN SURVEYING INC.
- BOULEVARD PORTION OF DRIVE TO BE PAVED.
- ALL WORK IN RIGHT OF WAY TO BE COMPLETED BY CITY FORCES.
- RETAINING WALL TO BE DESIGNED BY OTHERS. LOCATION AND ELEVATIONS ARE SUBJECT TO CHANGE (I.E.: TO SUIT SITE CONDITIONS).

SERVICING NOTES:

- WORK IN MUNICIPAL RIGHT-OF-WAY TO BE BY CITY FORCES.
- 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.
- EXISTING SERVICES ARE TO BE DECOMMISSIONED.
- LOCATION OF THE EXISTING SANITARY SERVICE TO BE CONFIRMED BY THE BUILDER.
- EXISTING SANITARY SERVICE IS TO BE CAPPED AND PLUGGED AT THE PROPERTY LINE.
- EXISTING WATER SERVICE TO BE PLUGGED AT THE WATER MAIN.
- NEW SERVICES ARE REQUIRED.
- WATER SERVICE TO BE 25mm DIA. TYPE "K" SOFT COPPER.
- SANITARY SERVICE TO BE 100mm DIA. PVC SDR 28.
- BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTIONS.
- IF GRAVITY FLOW TO THE SANITARY SERVICE CANNOT BE ACHIEVED FROM THE PROPOSED UNDERSIDE OF FOOTING, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.
- SUMP PUMP TO DISCHARGE TO REAR YARD.

FLOODLINE

- FLOODLINE ELEVATION IS 310.50. SECTION 12.4.3.2.1 ALLOWS FOR HABITABLE FLOOR SPACE TO BE 309.50 OR 1.0m BELOW THE REGULATORY FLOODLINE.

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.

TREES IN CITY RIGHT OF WAY:

ALL CITY TREES, LOCATED WITHIN THE CITY ROW MUST BE RETAINED IN THEIR EXISTING HEALTH AND STRUCTURE:

INSTALLATION OF TREE PROTECTION FENCING MUST BE COMPLETED AND INSPECTED BY CITY STAFF, PRIOR TO WORK COMMENCING ON SITE. TREES THAT ARE TO BE RETAINED ARE TO HAVE TREE PROTECTION FENCING INSTALLED AS PER SD-90a (FRAME AND PLYWOOD).

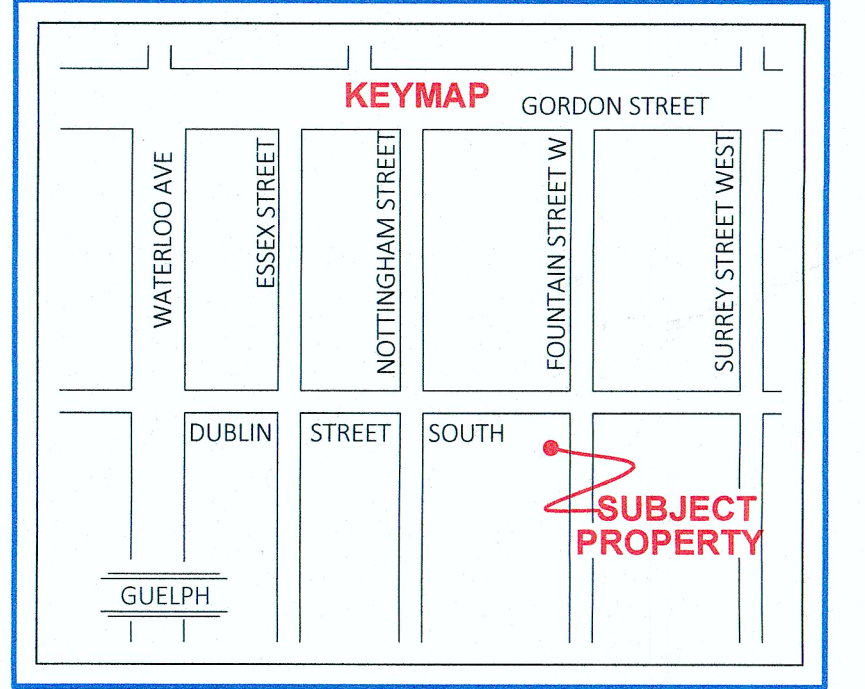
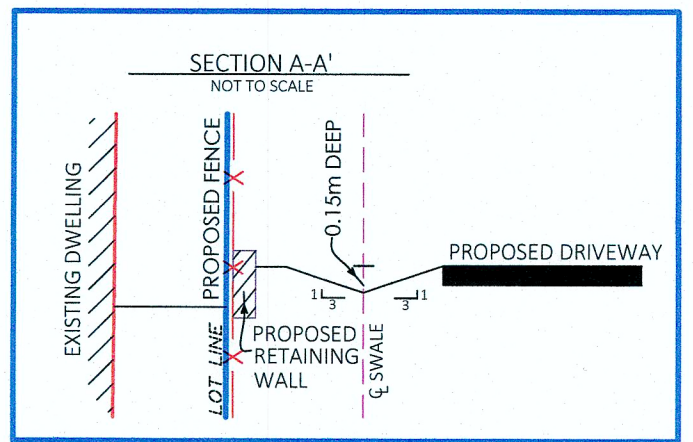
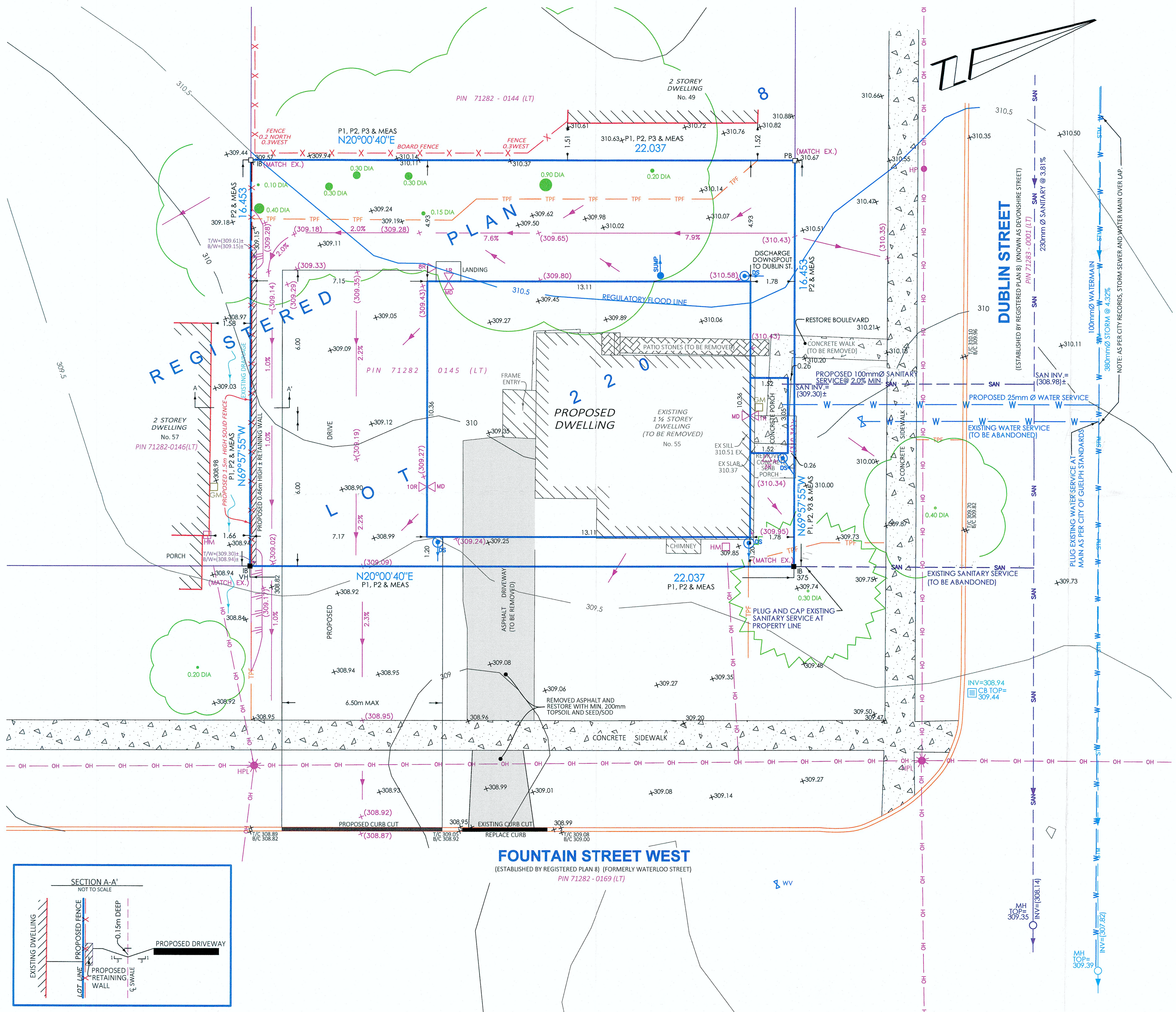
FENCING SHOULD BE INSTALLED AT THE DRIPLINE OF THE CITY OWNED TREES AND SHOULD BE AT LEAST PAIGE WIRE FENCING WITH EROSION CONTROL FENCING ATTACHED.

THE AREA WITHIN THE TREE PROTECTION FENCING SHOULD TREATED AS A NO TOUCH ZONE: NO STOCKPILING OF CONSTRUCTION MATERIALS, EQUIPMENT OR WORK SHOULD TAKE PLACE WITHIN THIS AREA, INCLUDING (IF PRACTICAL) PROPOSED DRIVEWAY OR SERVICING.

IF THERE IS WORK PROPOSED WITHIN THE POTENTIAL TREE PROTECTION ZONE (I.E. GRADING OF SWALES), THE CITY WOULD HIGHLY RECOMMEND A CERTIFIED ARBORIST TO BE INVOLVED DURING EXCAVATION OF THOSE AREAS TO ENSURE PROPER ROOT CUTTING AND OTHER APPROPRIATE ARBORICULTURE METHODS ARE EMPLOYED DURING WORK.

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 71282-0145 (LT), AS IN INSTRUMENT ROS187287
- ADDRESS: 55 DUBLIN STREET SOUTH
- PART OF LOT 220, REGISTERED PLAN 8
- CITY OF GUELPH

ZONING: RESIDENTIAL SINGLE DETACHED (R.1B) REQUIRED

MINIMUM LOT FRONTAGE	= 15m	= 16.45
MINIMUM FRONT YARD	= 6m	= 1.78
MINIMUM EXTERIOR SIDE YARD	= 4.5m	= 1.20
MINIMUM SIDE YARD	= 1.5m	= 4.93
MINIMUM REAR YARD	= 20% (4.41)	= 7.15

* SUBJECT TO MINER VARIANCE

PROPOSED DWELLING:

- TOP OF FOUNDATION = (310.73)
- UNDERSIDE OF FOOTING = (308.75)
- BASEMENT FLOOR = (309.54)
- FINISHED FLOOR = (311.09)
- FRONT PORCH = (310.91)

NOTES

- 1.83m (6'-0") FOUNDATION WALL
- 3'-11" BASEMENT (CRAWL SPACE)
- FROST FOOTINGS REQUIRED (308.02MIN.)

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
	-0°48'13"

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS HEREON ARE REFERRED TO GEODETIC DATUM AND ARE REFERRED TO CITY OF GUELPH BENCH MARK NO.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 12TH DAY OF OCTOBER, 2018 BY VAN HARTEN.

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:
PROPOSED DWELLING, 55 DUBLIN SOUTH
PART OF LOT 220, REGISTERED PLAN 8
CITY OF GUELPH
COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
PREPARED FOR: HALEY FARMS LIMITED		
PROJECT No. 25921-18		
DRAWING SCALE 1 : 100		
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.J.	DESIGNED BY: W.V.	CHECKED BY: JML
Nov 12, 2018-3:29pm G:\GUELPH\008\212-251\Acad\SITE LOT 220 (HALEY FARMS) UTM 2010 NR.dwg		