

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
 - RP DENOTES ROCK POST
 - 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 REGISTERED PLAN 549
 - P2 DENOTES SURVEY BY (375), PROJ. No. 326-67, JUNE 16, 1967
 - P3 DENOTES SURVEY BY (VH), PROJ. No. 14524-01, MAY 24, 2001
 - P4 DENOTES SURVEY BY (VH), PROJ. No. 81-5434, JUNE 4, 1981
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- | | | | |
|--------------------------|------------|--|-----------------------|
| EXISTING ELEVATION | x 206.55 | | PROPOSED GRASS/GARDEN |
| TOP OF FOUNDATION | T/F=206.33 | | CONCRETE |
| FINISHED FLOOR ELEVATION | F/F=206.33 | | GARDEN |
| UTILITY POLE | ● UP | | ASPHALT |
| HYDRO POLE | ● HP | | BUILDING |
| HP WITH LIGHT | ● HP | | PAVESTONE |
| LIGHT STANDARD | ● LS | | TRAFFIC FLOW |
| HYDRO METER | □ HM | | |
| FIRE HYDRANT | ● FH | | |
| WATER VALVE | ● WV | | |
| CATCHBASIN | □ CB | | |
| MANHOLE | ○ MH | | |
| WATER LINE | | | |
| SANITARY SEWER | | | |
| STORM SEWER | | | |
| DITCH/SWALE | | | |
| OVERHEAD HYDRO | | | |
| FENCELINE | | | |
| TOP OF BANK | | | |

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99959594.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

BEARING COMPARISONS:

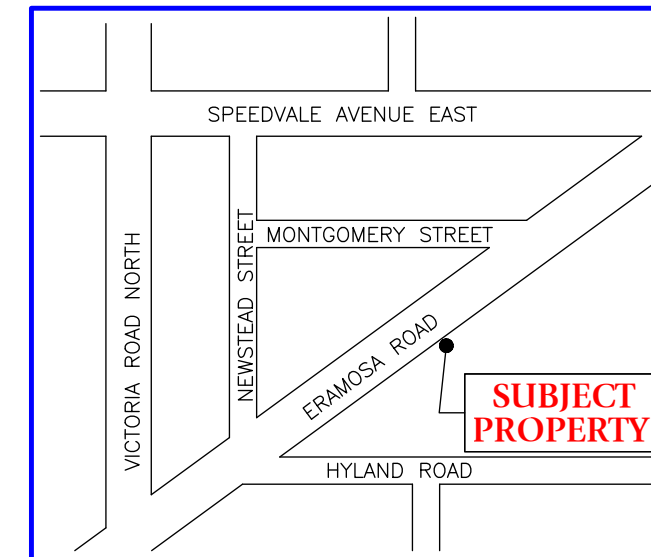
FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P4	-0°33'20"

UNDERGROUND SERVICES:

- WATER** : BASED ON CITY OF GUELPH SERVICE DRAWING No. P-98.
- STORM** : BASED ON LOCATION OF CATCH BASINS, MANHOLES, AND CITY OF GUELPH SERVICE DRAWING No. P-98.
- SANITARY** : BASED ON LOCATION OF MANHOLES, AND CITY OF GUELPH SERVICE DRAWING No. P-98.

KEYMAP:



PROPERTY DESCRIPTION:

- PIN 71349-0017 (LT)
- ALL OF LOTS 4 & 5, AND PART OF LOTS 3 & 6, REGISTERED PLAN 549.
- AS IN INSTRUMENT MS49723
- ADDRESS: 639 ERAMOSA ROAD
- CITY OF GUELPH

EASEMENTS

- SUBJECT TO EASEMENT AS IN INSTRUMENTS MS16433 & MS19851

ZONING: OFFICE RESIDENTIAL (OR)

REQUIRED	PROPOSED
• MINIMUM LOT AREA = 370m ²	• (1,428m ²)
• MINIMUM LOT FRONTAGE = 12m	• (46.863m)
• MINIMUM FRONT YARD = 3m	• (5.37m)
• MINIMUM INTERIOR SIDE YARD = 3m	• (11.80m)
• MINIMUM REAR YARD = 10m	• (11.69m)
• MINIMUM PARKING SET BACK FROM STREET = 3m	• (3.6m)
• MINIMUM REQUIRED ACCESSIBLE PARKING SPACES (MEDICAL CLINIC) = 25 FOR 380m ² GROSS FLOOR AREA	• (22)*
• MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 1	• (1)
• MINIMUM DRIVEWAY WIDTH = 3m	• (3.7m)

* SPECIAL PROVISION TO BE REQUESTED

PROPOSED DWELING:

TOP OF FOUNDATION	= ()
UNDERSIDE OF FOOTING	= ()
BASEMENT FLOOR	= ()
FINISHED FLOOR	= ()
GARAGE CUT	= ()

- NOTES:
- --- GARAGE SLAB SLOPE REQUIRED.
 - --- FOUNDATION WALLS.

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 19th DAY OF JULY, 2021.

Jeff Buisman
JEFFREY E. BUISMAN
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 ALL OF LOTS 4 & 5, AND PART OF LOTS 3 & 6 REGISTERED PLAN 549 CITY OF GUELPH COUNTY OF WELLINGTON DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
0	SUBMISSION FOR ZONE CHANGE APPLICATION	JULY 15, 2022

PROJECT No. 29248-21

DRAWING SCALE 1 : 200

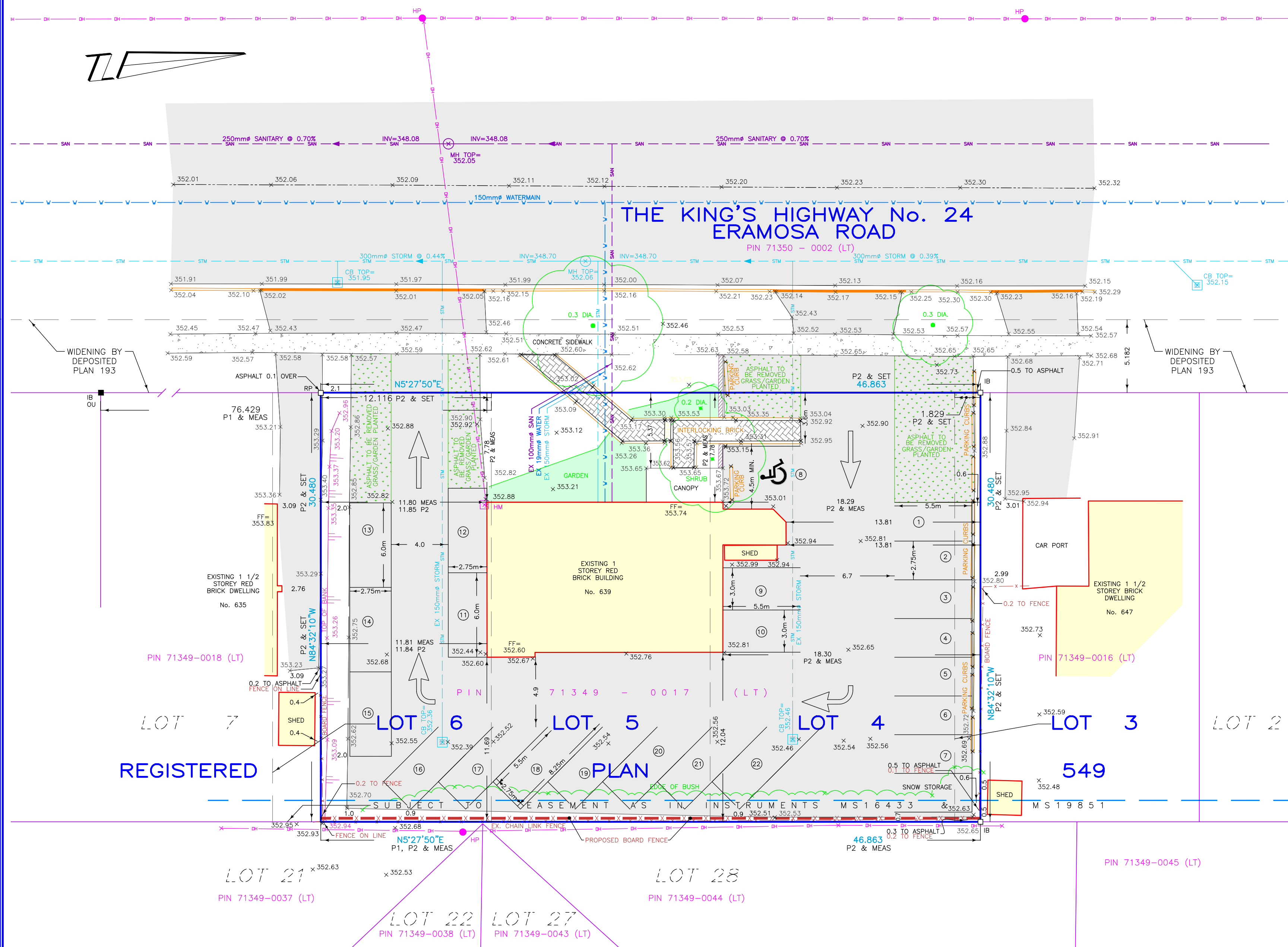


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www.vanharten.com | info@vanharten.com

DRAWN BY: S.A.P. | CHECKED BY: K.M.W.C.

Jul 15, 2022-10:28am | G:\GUELPH\549\acad\SITELOTS 3-6 (GRABOWSKI)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.