

ASPHALT GRAVEL PAVESTONE CONCRETE

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.

NAIL IN HYDRO POLE IN FRONT OF HOUSE No. 387 HAVING AN ELEVATION OF 344.09 (APPROXIMATELY 1.9m ABOVE GROUND).

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE
2nd DAY OF JULY, 2025.

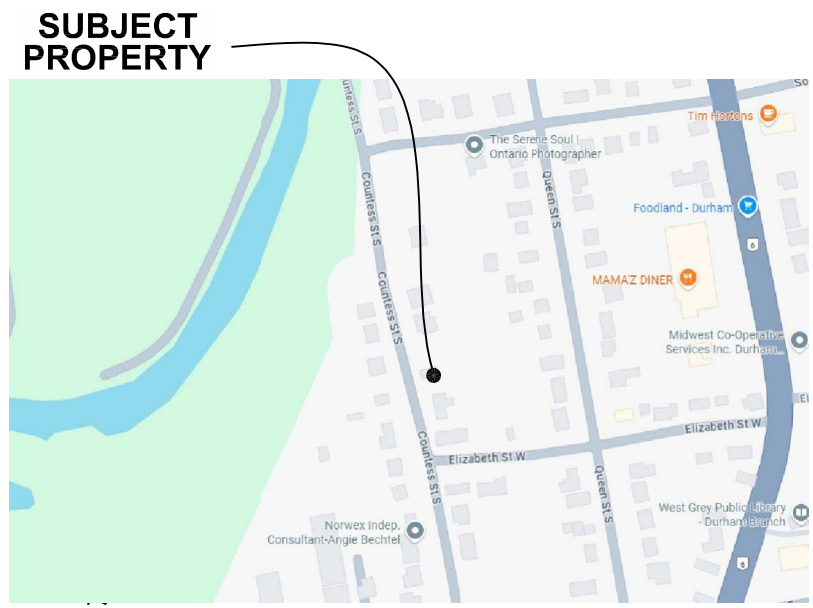
- ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- DOWNSPOUTS TO DISCHARGE TO FRONT YARD AND REAR YARD ONLY AND CANNOT DISCHARGE TOWARDS ABUTTING DWELLINGS.
- ANY DRAINING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
- IF GROUNDWATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
- THE BUILDERS SHALL BE RESPONSIBLE TO ENSURE THE FOOTINGS ARE PLACED ABOVE SEASONAL GROUNDWATER LEVEL.
- ENTRANCE PERMIT FROM TOWNSHIP IS REQUIRED.
- DRIVEWAY TO BE CONSTRUCTED WITH 150mm GRANULAR 'A' BASE, 300mm GRANULAR 'B' SUB BASE. THE BOULEVARD PORTION OF DRIVEWAY UP TO THE MUNICIPAL RIGHT OF WAY LIMIT IS TO BE COVERED WITH A HARD SURFACE SUCH AS ASPHALT, HALF ASPHALT PAVING, OR ANY OTHER SUBSTITUTE THAT IS ACCEPTABLE TO THE MUNICIPALITY.
- BUILDER IS RESPONSIBLE TO COORDINATE WITH HYDRO, GAS AND OTHER UTILITIES.
- HYDRO METER AND GAS METER LOCATIONS ARE SUBJECT TO THE DISCRETION OF THE DEVELOPER OR THE UTILITY PROVIDER.
- ROUTE OF HYDRO SERVICE TO BE DETERMINED BY UTILITY SERVICE PROVIDER.

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING. SILT FENCE AS PER OPD 219.030.
- 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.

- SUMP PUMP TO DISCHARGE TO GRADE.
- BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTION.
- 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.
- PRIOR TO ANY CONSTRUCTION, THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
- SERVICES TO BE DESIGNED BY OTHERS.

- ALL UNDERGROUND SERVICES INCLUDING STORM, SEWER, WATER, SANITARY, GAS, HYDRO, TELEPHONE, & CABLE SERVICES HAVE NOT BEEN LOCATED OR SURVEYED.

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.



- PIN 37317-0283 (LT)
- 375 COUNTESS STREET SOUTH
- LOT 8, REGISTERED PLAN 506
- GEOGRAPHIC TOWN OF DURHAM, MUNICIPALITY OF WEST GREY
- COUNTY OF GREY

ITEM	REQUIRED	PROPOSED
• MINIMUM LOT AREA/UNIT	= 275.00m ²	= 481.81m ²
• MINIMUM LOT FRONTAGE/UNIT	= 9.00m	= 9.449m
• MINIMUM FRONT YARD	= 7.60m	= 7.65m
• MINIMUM INTERIOR SIDE YARD	= 1.20m	= 1.24m
• MINIMUM REAR YARD	= 7.60m	= 20.74m
• MAXIMUM COVERAGE	= 45%	= 34%
• MAXIMUM HEIGHT	= 10.50m	=

TOP OF FOUNDATION	= (343.10)
UNDERSIDE OF FOOTING	= (340.51)
BASEMENT FLOOR	= (340.87)
FINISHED FLOOR	= (343.40)
GARAGE CUT TO FINISHED SLAB	= (0.20)
FROST FOOTINGS REQUIRED	= (MIN. 340.35)

- 7'-10" FOUNDATION WALL HEIGHT WITH 8" FOOTINGS AND 4" CONCRETE BASEMENT FLOOR PLUS 2" INSULATION.
- SIDE YARD TOLERANCE IS LESS THAN 0.05m. IT IS THE SURVEYOR'S RECOMMENDATION THAT FOOTINGS BE PINNED.
- BUILDER IS TO ENSURE PROPOSED UNDERSIDE OF FOOTING ALLOWS GRAVITY SANITARY CONNECTION. SEWAGE EJECTOR MAY BE REQUIRED.

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.

**EAST OF COUNTESS STREET
REGISTERED PLAN 506
GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF WEST GREY
COUNTY OF GREY**

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1	CLIENT'S COMMENTS	OCT. 7, 2025
NO.	REVISION	DATE

PREPARED FOR: CANDUE HOMES

PROJECT No. 34576-25

DRAWING SCALE 1 : 200



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DRAWN BY: TML

DESIGNED BY: WV

PROJECT No. 34576-25

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