

HP WITH LIGHT HPL

HYDRO METER HM

HYDRO POLE HP

GAS METER GM

DOWNSPOUT DS

EXISTING ELEVATION x206.55

PROPOSED ELEVATION x(206.55)

FENCELINE — X — X —

PROPOSED DIRECTION OF FLOW —————>

EXISTING DIRECTION OF FLOW ~~~~~>

CONIFEROUS TREE

DECIDUOUS TREE

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 CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

1. TOP NUT OF FIRE HYDRANT LOCATED AT SOUTH WEST CORNER OF THE INTERSECTION OF DURHAM ROAD AND GARAFRAXA ROAD HAVING AN ELEVATION OF 375.41.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 30th DAY OF APRIL, 2026.

JAMES M. LAWS
ONTARIO LAND SURVEYOR

NOTES:

- ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETTING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- DOWNSPOUTS CANNOT DISCHARGE TOWARDS ABUTTING DWELLINGS.
- ANY GRADING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
- 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 50mm HL3F 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 AND THE UTILITY PROVIDER.
- ROUTE OF HYDRO SERVICE TO BE DETERMINED BY UTILITY SERVICE PROVIDER.

SEDIMENT AND EROSION CONTROL NOTES:

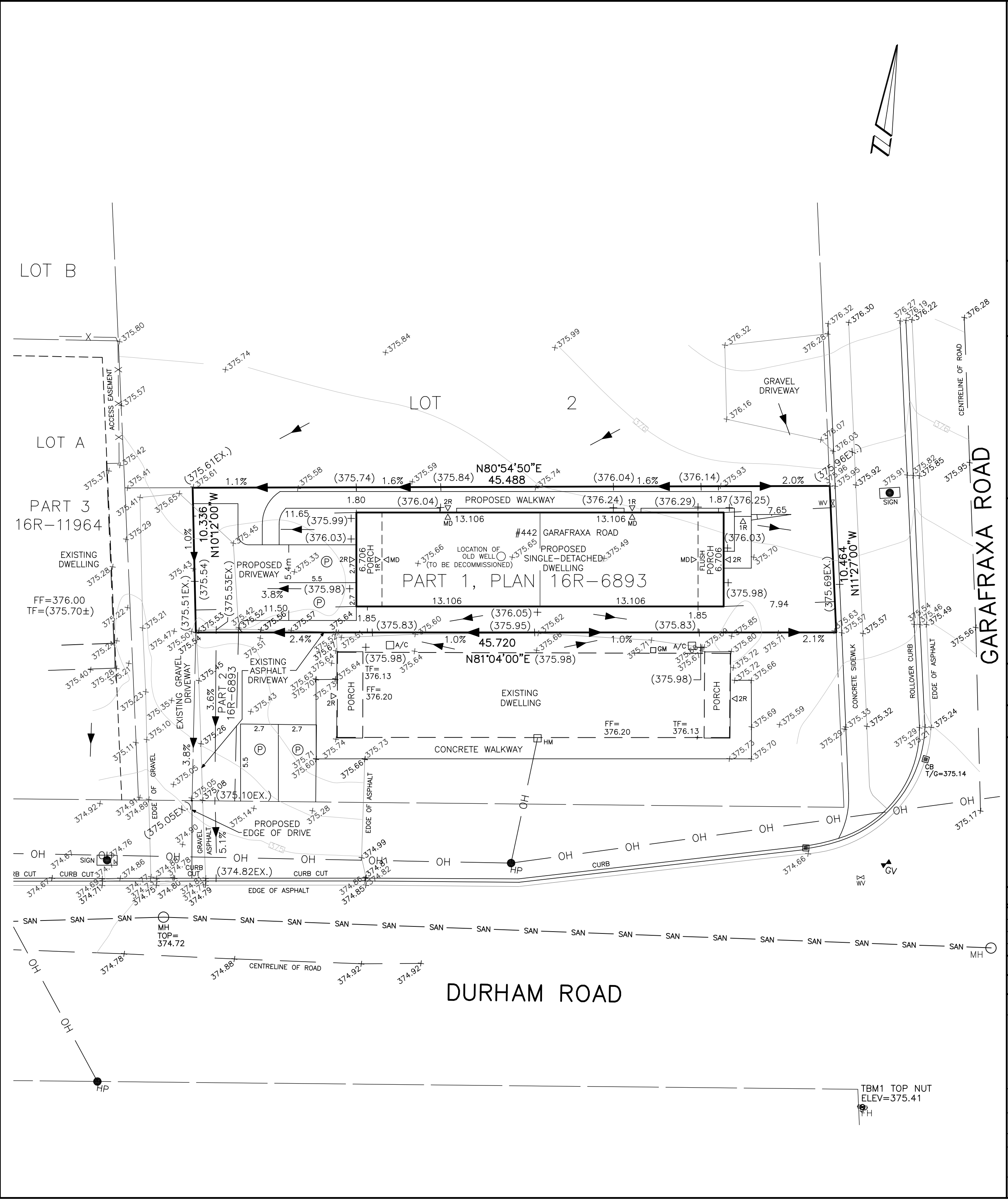
- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING. SILT FENCE AS PER OPSD 219.030.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.

UNDERGROUND SERVICES NOTE

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

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.



KEYMAP:

PROPERTY DESCRIPTION:

- PIN 37222-0157 (LT)
- 442 GARAFRAXA ROAD, DURHAM
- PART OF LOT 3, REGISTERED PLAN 508, BEING PART 1, DEP. PLAN 16R-6893
- GEOGRAPHIC TOWN OF DURHAM
- MUNICIPALITY OF WEST GREY, COUNTY OF GREY

ZONING: RESIDENTIAL: R2

- MINIMUM LOT AREA = 465m2
- MINIMUM LOT FRONTAGE = 15.0 m*
- MINIMUM FRONT YARD = 7.60 m
- MINIMUM INTERIOR SIDE YARD = 1.20 m (ONE STOREY)
- MINIMUM REAR YARD = 7.60 m
- MAXIMUM COVERAGE = 40%
- MAXIMUM HEIGHT = 10.50 m
- MINIMUM GROSS FLOOR AREA = 83.6 m2

* SECTION 6.21 NON-CONFIRMING USES

PROPOSED DWELLING:

TOP OF FOUNDATION @ PORCH = (376.29)
TOP OF FOUNDATION = (376.44)
UNDERSIDE OF FOOTING = (375.07)
FINISHED FLOOR = (376.44)
TOP OF PORCH = (376.41)
FROST FOOTINGS REQUIRED (MIN. = 374.76)

NOTE:

- 3'-10" FOUNDATION WALL, 8" THICK FOOTINGS.
- "SLAB ON GRADE" FOUNDATION TYPE.

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 ON

PART 1, DEPOSIT PLAN 16R-6893

PART OF LOT 3,

REGISTERED PLAN 508

(GEOGRAPHIC TOWN OF DURHAM)

MUNICIPALITY OF WEST GREY

COUNTY OF GREY

DRAWING REVISION SCHEDULE		
2	WALKWAY	JULY 28, 2026
1	DRIVEWAY	JULY 2, 2026
0	INITIAL SUBMISSION	JUNE 12, 2026
NO.	REVISION	DATE

PREPARED FOR: CANDUE HOMES

PROJECT No. 35436-26

DRAWING SCALE 1 : 200

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DRAWN BY: TML CHECKED BY: WV PROJECT No. 35436-26

Jul 28, 2026-4:47pm
G:\DURHAM\508\acad\LOT 3, GARAFRAXA STREET (35436-26) UTM 2010.dwg

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