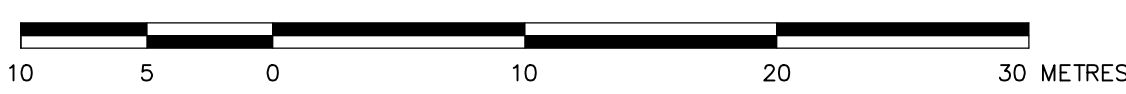
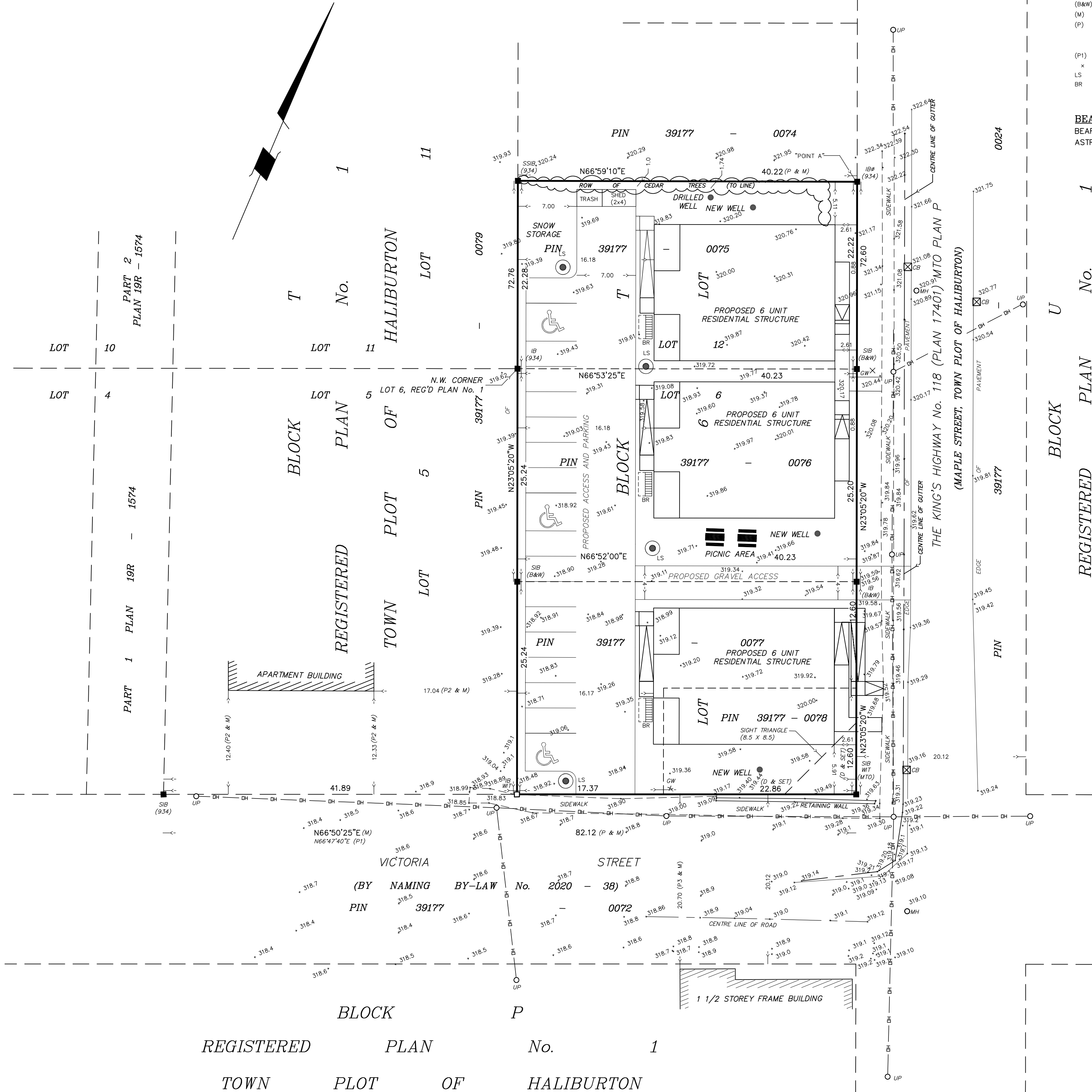


SITE DEVELOPMENT PLAN OF
PART OF LOTS 6 & 12, BLOCK T
REGISTERED PLAN No. 1
(TOWN PLOT OF HALIBURTON)
GEOGRAPHIC TOWNSHIP OF DYSART
UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT,
GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE
COUNTY OF HALIBURTON

SCALE 1 : 300 METRIC



RODNEY GEYER O.L.S.



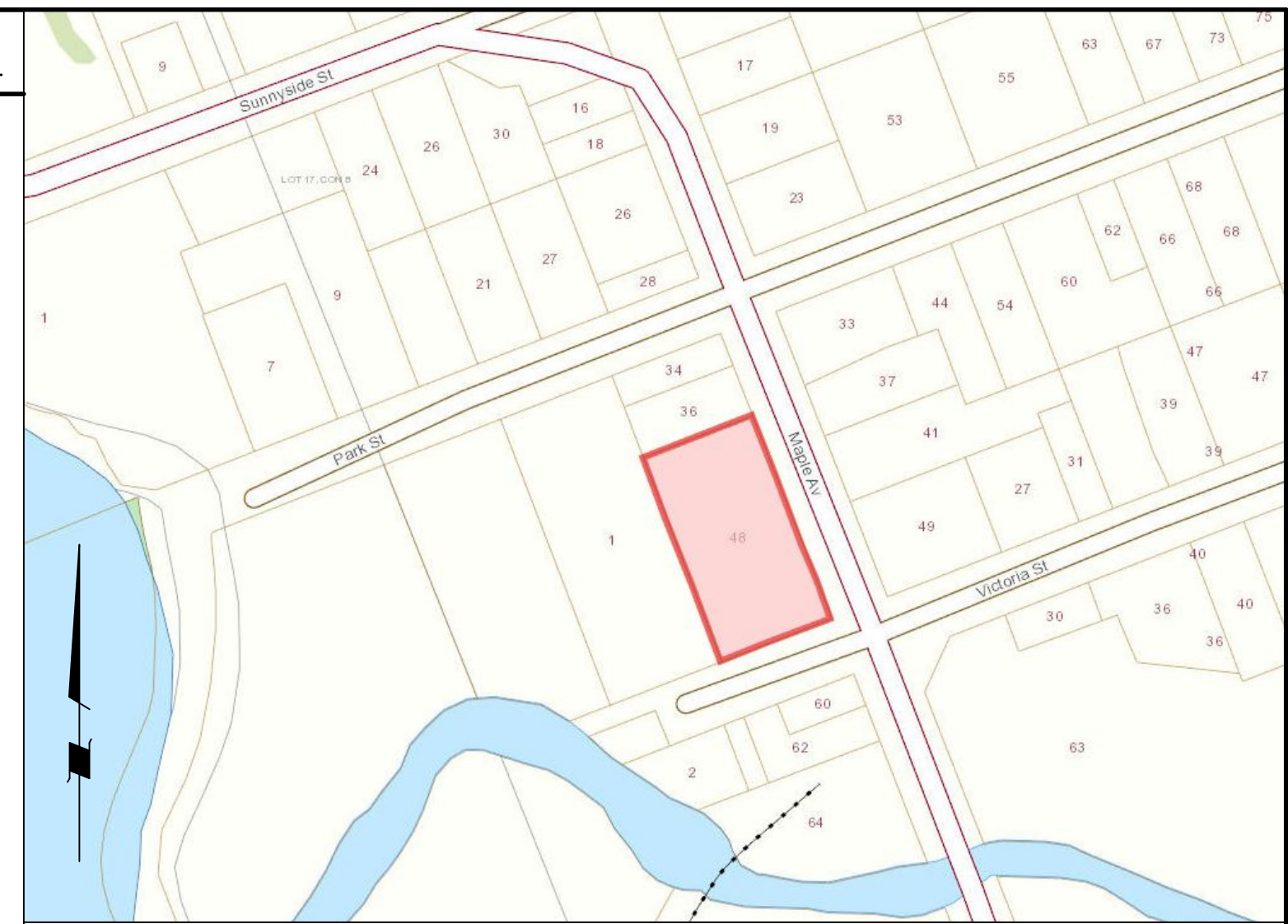
METRIC: DISTANCES AND COORDINATES ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ✕ DENOTES WOOD STAKES
- SSB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- IB# DENOTES 3/4" DIA. ROUND IRON BAR
- WT DENOTES WITNESS
- UP DENOTES UTILITY POLE
- OH DENOTES OVERHEAD WIRES
- OW DENOTES GUY WIRE
- CB DENOTES CATCH BASIN
- MH DENOTES MANHOLE
- (934) DENOTES GREG BISHOP SURVEYING AND CONSULTING LTD.
- (934) DENOTES H.C. BISHOP O.L.S.
- (B&W) DENOTES BISHOP & WILSON LTD O.L.S.
- (M) DENOTES MEASURED
- (P) DENOTES CALCULATION SHEET BY GREG BISHOP O.L.S., DATED OCTOBER 30, 2009 OF RECORD IN THE OFFICE OF GREG BISHOP SURVEYING AND CONSULTING LTD.
- (P1) DENOTES PLAN 19R-1574
- × DENOTES SPOT ELEVATIONS
- LS DENOTES PROPOSED LIGHT STANDARD
- BR DENOTES PROPOSED BIKE RACK

BEARING NOTE:

BEARINGS ARE GEODETIC AND CAN BE CONVERTED TO
ASTRONOMIC BY ADDING 1'45"50" CLOCKWISE.



KEY PLAN: N.T.S.

GENERAL NOTES:

- 1 - Drainage shall be self-contained on site by the construction of swales or drain to a protected outlet. Drainage shall not cause increased impact to adjacent properties, and development will occur as outlined in the storm water management plan and report.
- 2 - Sediment and erosion control measures shall be implemented to prevent migration of silt and sediment from the subject lot to any adjacent lot, including municipal right-of-way. Special care shall be taken to ensure that silt and sediment laden surface water does not enter any watercourses or environmentally sensitive areas. The owner/building shall comply with all directives issued by any of the environmental agencies. Further mitigation may be required to control flow and it is the responsibility of the contractor to ensure proper protection.
- 3- Interim grading measures may be required during building construction to ensure that drainage does not adversely affect the neighbouring properties. Rough grading of the property shall be completed such that drainage is contained on site or controlled to a protected outlet.
- 4- All downspouts and other drainage discharge points shall discharge on to a splash pad or approved equivalent.
- 5- The owner/builder is responsible for obtaining utility and servicing locates prior to any works.
- 6- All disturbed areas are to be sodded or seeded over a minimum of 150mm of topsoil or approved equivalent.
- 7- The owner/builder must obtain permission from the Municipality of Dysart et al prior to any works within the adjoining road allowance.
- 8- All lighting is to be environmentally friendly using full cut off luminaires. All lighting will be be at a maximum height of 4.5 meters, directed downwards and not towards abutting lots or streets. No light standards are proposed and all exterior lighting will be mounted to the buildings.
- 9- Street and sidewalk connections shown hereon are conceptual and the associated civil and landscaping designs should be referred to for final construction and permitting.
- 10- Parking spaces shown hereon are 3 meters x 6 meters for standard spaces and 4.5m x 6m for accessible spaces. Parking has been set 1 meter from the sideline unless noted otherwise. All lane ways are 7 meters in width unless noted otherwise.

SERVICE NOTES:

THE POSITION OF SERVICES AND UTILITIES SUCH AS POLE LINE CONDUITS, WATER MAINS, SEWERS, AND OTHER SERVICES UNDERGROUND OR OVERHEAD, ARE NOT NECESSARILY SHOWN ON THIS PLAN.

THE ACCURACY OF THE POSITION OF NOTED UTILITIES AND STRUCTURES ARE NOT VERIFIED BY THIS PLAN.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF NOTED UTILITIES AND STRUCTURES, ASSUMING ALL LIABILITY FOR DAMAGING THEM.

BURIED SERVICES AND UTILITIES ARE NOT SHOWN AND LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION WORK.

BY-LAW INFORMATION

MINIMUM SETBACKS: R3 ZONES	MAIN BUILDING	ACCESSORY BUILDINGS
FROM MAXIMUM CONTROLLED WATER'S EDGE	30m	30m
FROM INTERIOR SIDE PROPERTY LINE	1.5m	1.5m
FROM EXTERIOR SIDE PROPERTY LINE	7.5m	7.5m
FROM REAR PROPERTY LINE	7.5m	7.5m

TOTAL LOT AREA 0.292 Ha.

THIS PLAN REFERS TO FILE NUMBER L04-SP-2022-008.

THE SURVEY INFORMATION SHOWN HEREON
WAS COLLECTED FEBRUARY 10, 2021.

APRIL 28, 2021
REVISED SEPTEMBER 27, 2021
REVISED OCTOBER 28, 2021
REVISED FEBRUARY 22, 2022
REVISED MARCH 22, 2022
REVISED MARCH 29, 2022
REVISED APRIL 20, 2022
REVISED APRIL 25, 2022
REVISED AUGUST 4, 2022
REVISED SEPTEMBER 14, 2022
REVISED OCTOBER 5, 2022
HALIBURTON, ONTARIO.

RODNEY GEYER
ONTARIO LAND SURVEYOR



**BISHOP GEYER
SURVEYING INC.**
ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M1S0
PHONE (705) 457 - 2811

CHECKED BY	DRAWN BY	REV. DATE	W.O.	REV.
C.S.R.	AW	OCTOBER 3, 2022	2020-316	SDP

ELEVATION NOTE:

ALL ELEVATIONS ARE DERIVED FROM THE TOP OF "SITE BENCH
MARK" HAVING AN ELEVATION OF 320.30 METRES (GEODETIC),
OBTAINED BY NETWORK RTK OBSERVATION.