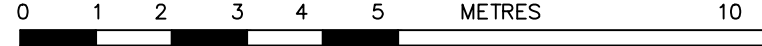


**Plate 3: Applicant's Sketch**  
**File No.: A11-24 (Wagler)**  
**Part Lot 543, Plan 500, 9 Delevan Crescent, Tillsonburg**

**SITE PLAN**  
 PREPARED FOR BUILDING PERMIT  
 AND LOT GRADING  
 FOR: SIMON WAGLER HOMES

SCALE 1:100  
  
 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**CAUTION**

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- LOCATION OF UNDER GROUND UTILITIES NOT DETERMINED

**NOTES**

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 41R-10627
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (35.75) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK #1 TOP NUT OF FIRE HYDRANT LOCATED AT NORTH-WEST CORNER OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 237.66 metres
- (7) - SITE BENCHMARK #2 TOP FOUNDATION WALL ADJOINING DWELLING TO THE WEST MUNICIPAL #11 HAVING A GEODETIC ELEVATION OF 237.25 metres
- (8) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2\_2010v70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
- (9) - ADD 200.00m TO ELEVATIONS SHOWN HEREON TO OBTAIN GEODETIC DATUM
- (10) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (11) - LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED
- (12) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
- (13) - THIS PROPOSED GRADING PLAN WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 3rd DAY OF JANUARY, 2024
- (14) - DISTANCE FROM T.F.W TO U.S.F IS 2.54m OR (8"4") THIS TO BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- (15) - LOCATION OF UNDER GROUND SERVICES ARE AS SHOWN ON TOWN OF TILLSONBURG DRAWINGS DATED SEPTEMBER 2005 PROJECT 2005-002 SHEET 1
- (16) - AREA OF PART 2, PLAN 41R-10627 IS 564.5 SQ.M. AREA OF PROPOSED DWELLING AND GARAGE = 158.9 SQ. M. PROPOSED LOT COVERAGE = 28.2%

**LEGEND**

- AREA OF PROPOSED SUBJECT LANDS = 564.5 SQ. METRES
- AREA OF PROPOSED DWELLING AND ATTACHED GARAGE = 174.05 SQ. M.
- PROPOSED LOT COVERAGE 30.8%
- [Symbol] DENOTES BELL PEDESTAL
- [Symbol] DENOTES PROPERTY LINE
- [Symbol] DENOTES UTILITY POLE
- [Symbol] DENOTES CATCH BASIN
- [Symbol] DENOTES FIRE HYDRANT
- [Symbol] DENOTES GUY WIRE
- [Symbol] DENOTES PROPOSED DWELLING
- [Symbol] DENOTES DECIDUOUS TREE
- [Symbol] DENOTES PROPOSED FINISHED GRADE
- [Symbol] DENOTES EXISTING ELEVATION
- T.F.W DENOTES TOP OF FOUNDATION WALL
- U.S.F DENOTES UNDERSIDE OF FOOTING
- DIAZ. DENOTES DIAMETER

**PROPERTY DESCRIPTION:**  
 PART OF LOT 543  
 JUDGE'S PLAN REGISTERED AS PLAN 500  
 PART 2, PLAN 41R-10627  
 TOWN OF TILLSONBURG  
 COUNTY OF OXFORD

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JULY 2, 2024

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 PROJECT: 24-19468  
 SIMON WAGLER HOMES REF: DG. LP  
 57 LISGAR AVENUE, TILLSONBURG FILE CD. KHZ

REV.	DESCRIPTION	DATE	BY
CREATION		JAN. 15/24	TWP
1	PROPOSED DRIVEWAY RE-LOCATED	JAN. 29/24	

