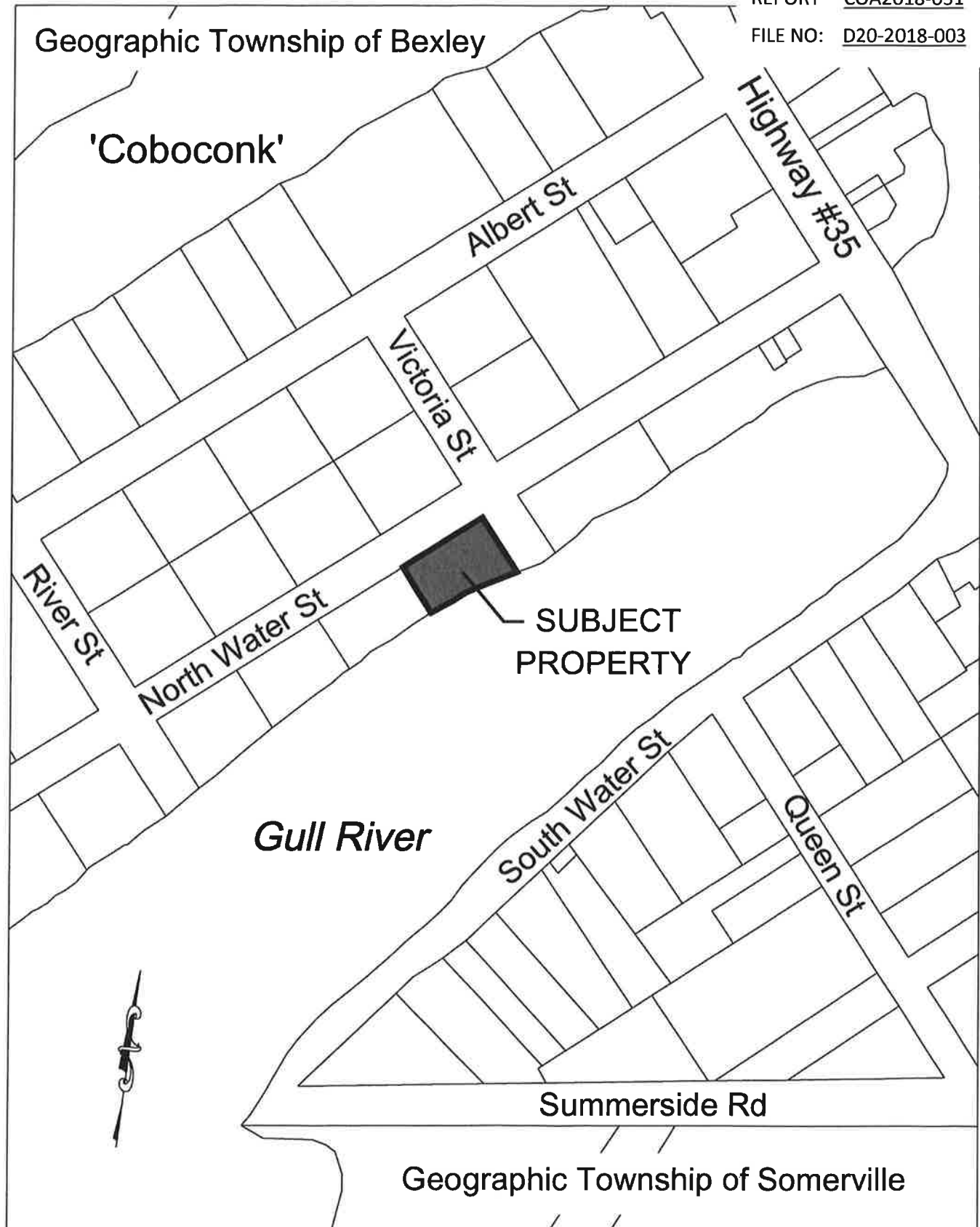


to

REPORT COA2018-031

FILE NO: D20-2018-003





This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES.



0.05 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes

CIVIC ADDRESS: 17 WATER STREET
OWNER: JOSEPHINE DIANA HARLOW
BUILDER:
BUILDING PERMIT No. _____
ROLL No. _____

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF
LOT 5

EAST OF WATER STREET
REGISTERED PLAN No. 46
GEOGRAPHIC TOWNSHIP OF BEXLEY
CITY OF KAWARTHA LAKES

SCALE 1 : 200

COE, FISHER, CAMERON

© COPYRIGHT 2018

METRIC

ALL DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- 1. SURVEY MONUMENT
- 2. STANDARD IRON BAR
- 3. IRON BAR
- 4. CUT CROSS
- 5. PROPOSED ELEVATION
- 6. ORIGINAL GROUND
- 7. SLOPE
- 8. SWALE
- 9. F.F.E. - FIRST FLOOR ELEVATION
- 10. T.B.S. - TOP OF BASEMENT WALL
- 11. T.B.S. - TOP OF BASEMENT SLAB
- 12. T.G.S. - TOP OF GARAGE SLAB
- 13. T.G.S. - TOP OF GARAGE WALL
- 14. U.F. - UNDERSIDE OF FOOTING
- 15. HP - HIGH POINT
- 16. HPED - HYDRO PEDESTAL

GENERAL NOTES:

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES. PROPERLY TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEEDING AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT EROSION OF SLOPE AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO PREVENT EROSION OF SLOPE AND SEDIMENT FROM THE SUBJECT LOT TO ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL DRAINAGE MEASURES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE OVERHEADS AND OTHER DRAINAGE DISCHARGES.
5. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICES LOCATES PRIOR TO ANY WORKS.
6. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR OBTAINING A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
7. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. A COPY OF THE REVIEWED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY OF KAWARTHA LAKES FOR REVIEW AND APPROVAL.
9. BUILDER TO ENSURE MINIMUM OVERLAP FOR PROTECTIVE PROTECTION ON FOOTINGS.
10. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER. SWALES SHALL BE DESIGNED TO BE NEAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND 1.5m.

ZONING		HR		F.F.E.	
LOT AREA		779.79 SQ. m.		A T.B.W. 729.19	
BUILDING AREA		154.7 SQ. m.		B T.B.W. 256.85	
				T.G.S. 256.85	
				A U.F. 256.45	
				B U.F. 256.45	
No.		DATE		DESCRIPTION	
				REVISIONS	
				SHEET 1	

ELEVATIONS:
ELEVATIONS SHOWN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
2m SOUTHEAST OF THE SOUTHERN CC
(559052-1970)

DATE: 11/24/2018
DATED

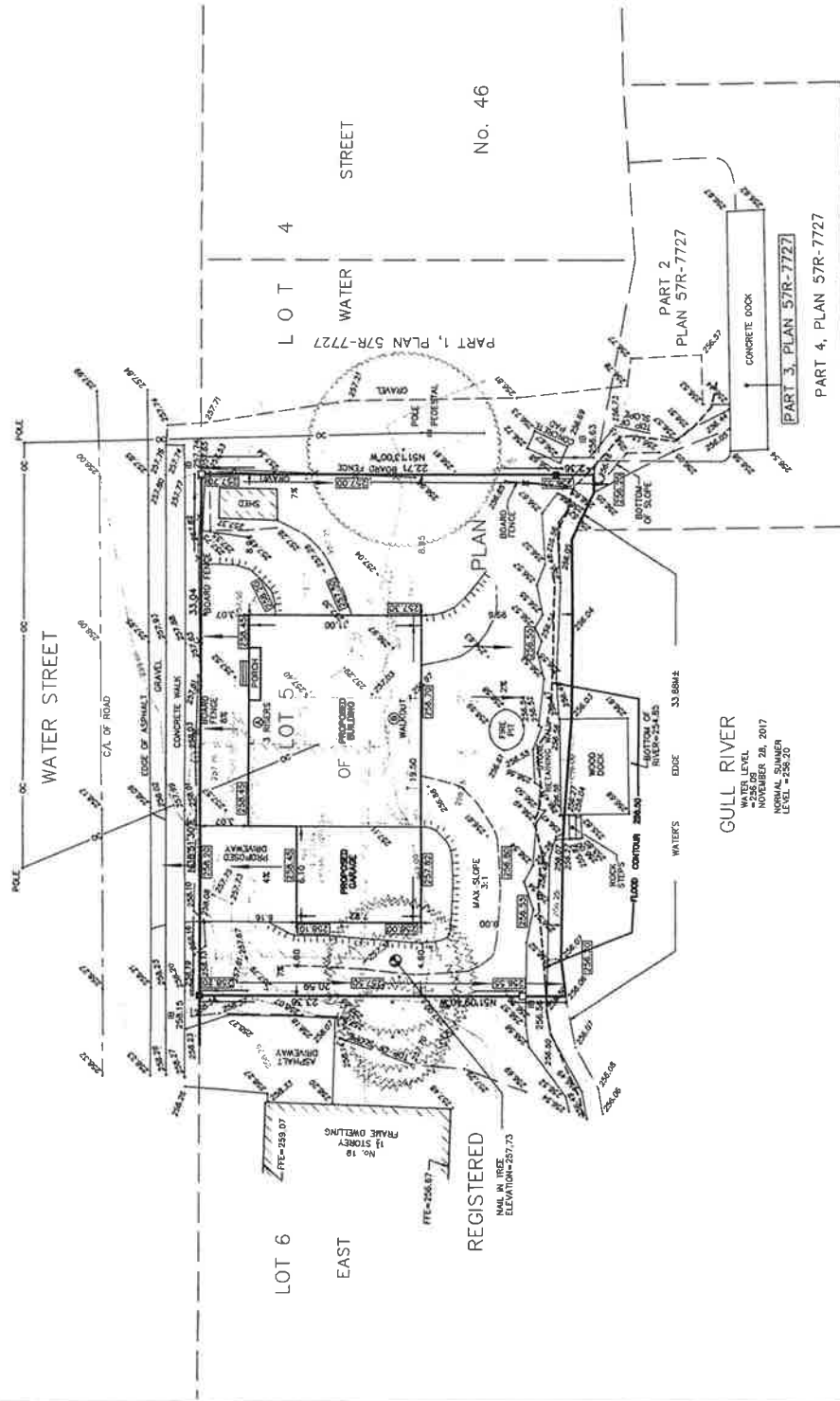
COE FIS

A wholly owned:
257 KENT STREET
T: (905) 324-4152

OWNER: J.D. AP

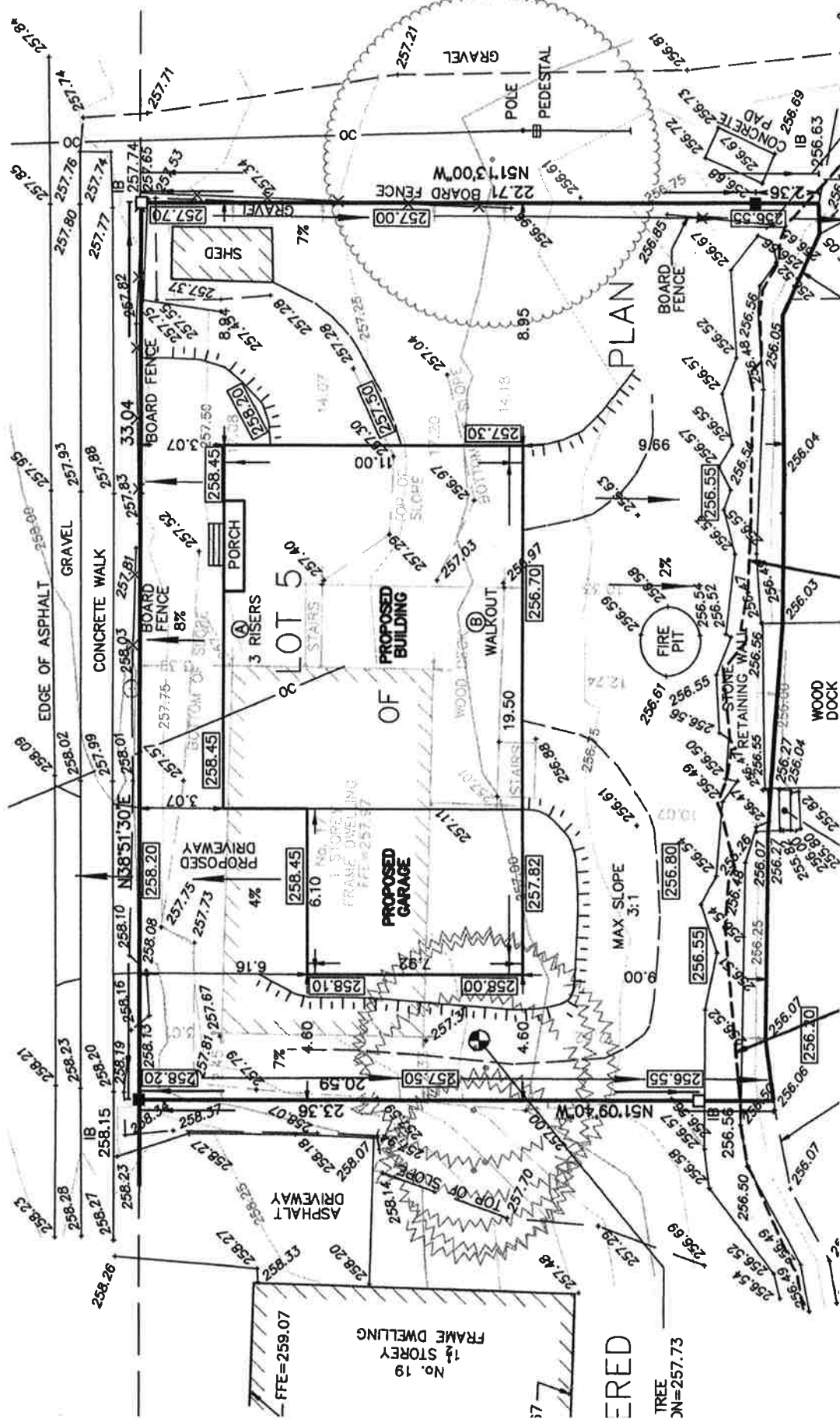
CHECKED BY:

FILE: C:\17-17-55A\17-55A\17-55A.dwg



GULL RIVER
WATER LEVEL
NOVEMBER 28, 2017
NORMAL SUMMER
LEVEL = 256.20

PART 1, PLAN 57R-7727



to

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The *Clarkson*

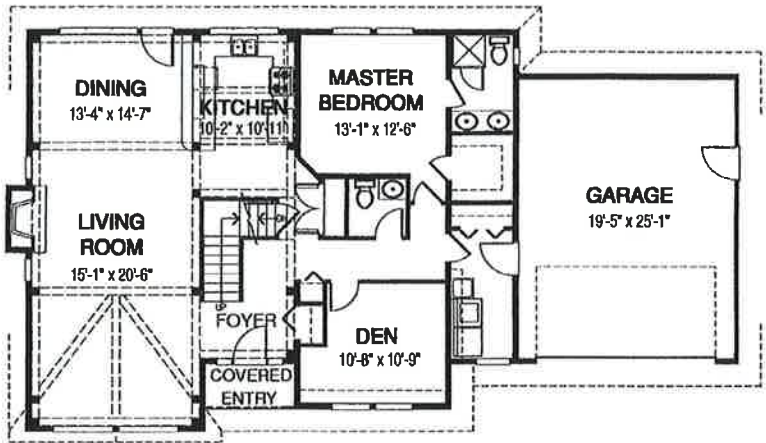
TIMBER FRAME & LOG



Square Footage

MAIN FLOOR	1472
UPPER FLOOR	971
UNFINISHED/ BONUS AREA	—
TOTAL LIVING AREA	2443
GARAGE	511
COVERED ENTRY/PORCH	32
BALCONY/ DECK	—
TOTAL AREA	2986

MAIN FLOOR



UPPER FLOOR



Dimensions

WIDTH	DEPTH
64	36

to

David HardingREPORT CDR 2018-031

From: Derryk Wolven
Sent: Thursday, June 07, 2018 9:43 AM
To: Charlotte Crockford-Toomey
Subject: Minor Variances

FILE NO. D20-2018-023

Please be advised building division has the following comments:

D20-2018-003 No Concerns
D20-2018-019 No Concerns
D20-2018-023 Built without permit
D20-2018-024 No Concerns
D20-2018-025 No Concerns
D20-2018-026 No Concerns

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1273 www.kawarthalakes.ca

