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LOT GRADING PLAN

CITY OF PORT COLBORNE

LOCATION LOT 18 AND PART OF LOT 17 REGISTERED PLAN No. 800

STREET & No. 239 FIRELANE 26

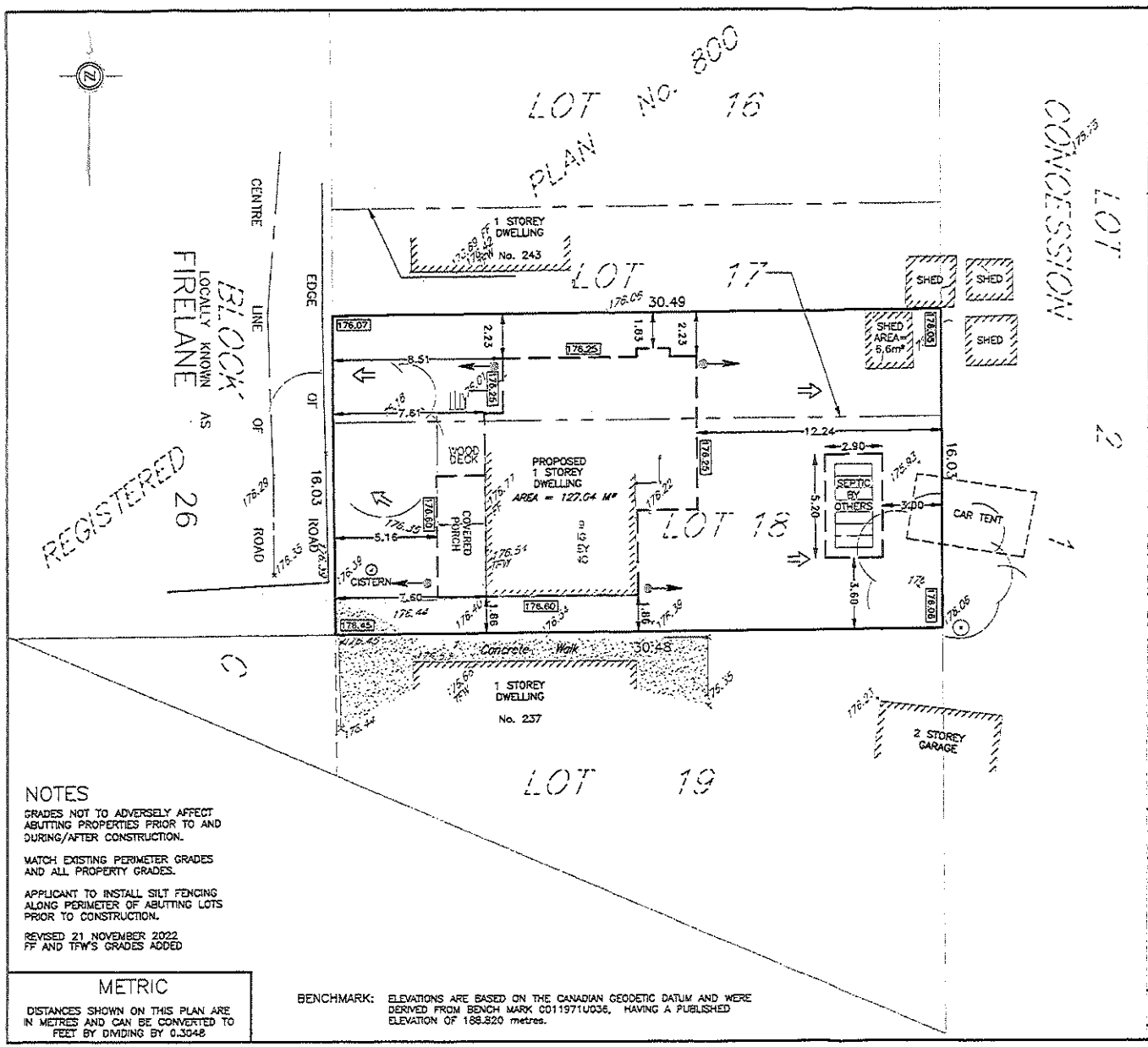
BUILDER _____ OWNER RON WEBB

EXISTING ELEVATIONS – Date Levels Taken FEBRUARY 11, 2021

FINISHED GRADING – Date Levels Taken _____

SCALE 1 : 200

5 0 5 10 metres



LEGEND

100.00	DENOTES EXISTING GROUND ELEVATION
176.07	PROPOSED ELEVATION
(100.00)	FINISHED ELEVATION
	SUMP DISCHARGE
	DRAINAGE DIRECTION
	DOWNSPOUT & DIRECTION OF DISCHARGE
	SETBACK MEASUREMENT
	DECIDUOUS TREE
TFW	DENOTES TOP OF FOUNDATION WALL ELEVATION
FF	DENOTES TOP OF FINISHED FLOOR ELEVATION

REVISION 1 – NEW BUILDING PLANS

TOP OF FOUNDATION = 176.75

PROPERTY AREA = 488 M²
PROPOSED ADDITION AREA = 127.04 M²
EXISTING SHED = 5.6 M²
LOT COVERAGE 27.35 %

Proposed Grading Certificate

I HEREBY CERTIFY THAT THE PROPOSED GRADING WILL BE COMPATIBLE WITH ADJACENT LANDS AND THAT ALL SURFACE DRAINAGE ORIGINALLY FLOWING THROUGH, ONTO OR OVER THIS SITE IS BEING ACCOMMODATED, AND THAT THIS LOT WILL DRAIN SATISFACTORILY TO THE PRESENT EXISTING GRADES OF ADJACENT PROPERTIES.

REV.2 AUGUST 8, 2023
REV.1 JULY 21, 2023

Signature _____ Date FEBRUARY 26, 2021

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____
MUNICIPALITY

As Constructed Grading Certificate

I HAVE TAKEN THE FIELD ELEVATIONS SHOWN (100.0) WITH RESPECT TO THE FINAL GRADING AND DO HEREBY CERTIFY THAT THE BUILDING CONSTRUCTED AND GRADING OF THE LOT IS IN CONFORMITY WITH THE PREVIOUS SUBMISSION FOR A BUILDING PERMIT. I FURTHER CERTIFY THAT THIS LOT WILL DRAIN SATISFACTORILY AND SUCH GRADING HAS NOT ADVERSELY AFFECTED ADJACENT PROPERTIES.

Signature _____ Date _____

Firm KIRKUP MASCOE URE SURVEYING LTD.

Accepted by: _____ Date _____
MUNICIPALITY

NOTES

GRADES NOT TO ADVERSELY AFFECT ABUTTING PROPERTIES PRIOR TO AND DURING/AFTER CONSTRUCTION.

MATCH EXISTING PERIMETER GRADES AND ALL PROPERTY GRADES.

APPLICANT TO INSTALL SILT FENCING ALONG PERIMETER OF ABUTTING LOTS PRIOR TO CONSTRUCTION.

REVISED 21 NOVEMBER 2022
FF AND TFW'S GRADES ADDED

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCHMARK: ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK C011971U036, HAVING A PUBLISHED ELEVATION OF 188.820 metres.

Kirkup Mascoe Ure Surveying
A Division of J.D. Barnes Limited
SURVEYING MAPPING GIS
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CN/AC	RSK	21-49-017-00
PLOTTED: JULY 18, 2023		DATED: JULY 18, 2023