

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2214098



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
AND
CITY OF PORT COLBORNE
INDIVIDUAL LOT GRADING CERTIFICATE

LOCATION LOT 32, PLAN 827, GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
CITY OF PORT COLBORNE, REGIONAL MUNICIPALITY OF NIAGARA
APPLICANT J. V. HOME DESIGN ADDRESS 4871 MAPLEVIEW CRESCENT

AS CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE
FINISHED ELEVATIONS SHOWN +100.00 WITH
RESPECT TO THE GRADING OF THIS LOT.
FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING
AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE
LOT GRADING AND DRAINAGE POLICY OF THE CITY
OF PORT COLBORNE.

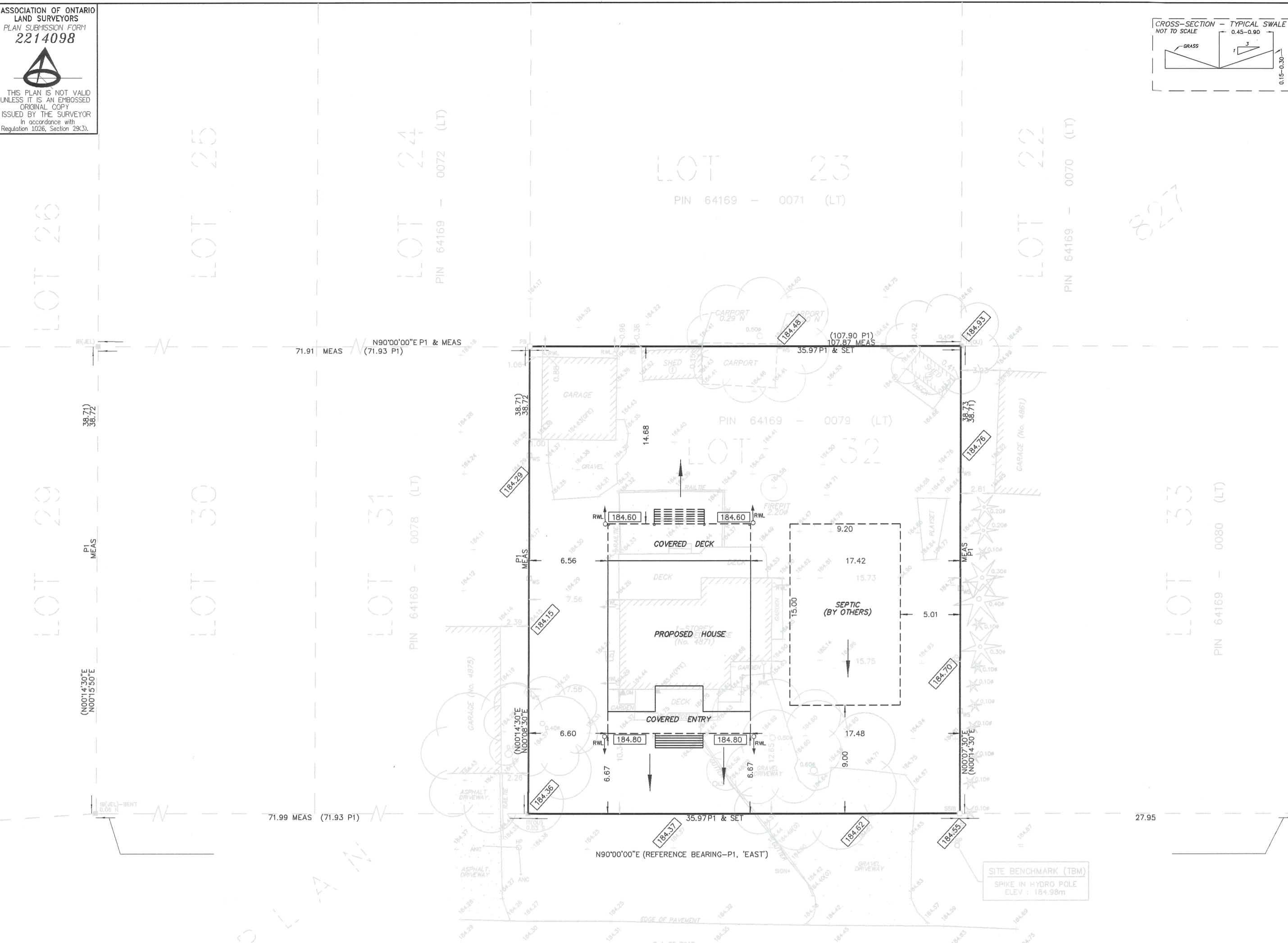
DATE LEVELS TAKEN _____
BARE _____
SIGNATURE _____
DATE _____
ACCEPTED BY CITY _____

PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL
BE COMPATIBLE WITH THE PROPOSED GRADING AND THE
OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY.
FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE
ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN
ACCEPTABLE OUTLET.

DATE LEVELS TAKEN FEBRUARY 15, 2024
DATE HAROLD D. HYDE O.L.S.
SIGNATURE *Harold D. Hyde*
DATE JUNE 3, 2024
ACCEPTED BY CITY _____

0 5 10 15 20 m
SCALE 1 : 200



LEGEND & NOTES

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- IP DENOTES IRON PIPE
- PB DENOTES PLASTIC BAR
- WT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (JEL) DENOTES J. E. LANTHIER, OLS
- P1 DENOTES REGISTERED PLAN 827
- C-L DENOTES CENTRELINE
- HP DENOTES HYDRO/UTILITY POLE
- OUL DENOTES OVERHEAD UTILITY/HYDRO LINE
- HM DENOTES HYDRO METER
- AC DENOTES AIR CONDITIONER
- PED DENOTES COMMUNICATION PEDESTAL
- NPCA DENOTES NIAGARA PENINSULA CONSERVATION AUTHORITY FLOODLINE ELEVATION 176.48 m
- DENOTES DIAMETER
- DENOTES CONIFEROUS TREE (TREE CANOPY NOT TO SCALE)
- DENOTES DECIDUOUS TREE (TREE CANOPY NOT TO SCALE)
- +100.00 DENOTES EXISTING GROUND ELEVATION
- 100.00 DENOTES PROPOSED FINISHED GRADE
- DENOTES PROPOSED SURFACE RUN-OFF
- N-NORTH; S-SOUTH; W-WEST; E-EAST

BEARING NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTH LIMIT
OF MAPLEVIEW CRESCENT AS SHOWN ON P1 AND HAVING A BEARING OF 'EAST'.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED
TO GEODETIC SURVEY OF CANADA BENCHMARK 0011971U035 (AKA 71U035)
HAVING AN ELEVATION OF 186.512m (CGVD-1928:1978)

LOCATION : TOWNSHIP: SHERKSTON HUMBERSTONE (S.S. No. 1, 1953) SCHOOL
AT INTERSECTION OF SHERKSTONE AND EMPIRE ROADS, 1.5 KM
NORTHWEST OF POST OFFICE, TABLET IN NORTHWEST CONCRETE
FOUNDATION, 72 CM FROM SOUTHWEST CORNER, 9 CM BELOW
THE BRICKWORK.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK.
ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

LOT DETAILS

TOTAL LOT AREA: 1393 s.m. (100%)
EXISTING DWELLING: 96.8 s.m. (6.9%)(REMOVAL)
PROPOSED DWELLING (WITH ENTRY & DECK): 206.5 s.m. (14.8%)
EXISTING GARAGE: 42.2 s.m. (3.0%)
EXISTING CARPORT: 21.6 s.m. (1.6%)
SHED 1: 12.1 s.m. (0.9%)
SHED 2: 7.0 s.m. (0.5%)

METRIC NOTE

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

PROPOSED GRADES

FFE: 186.14
T/FDN: 185.79
GRADE @ FRONT APRON: 184.80
GRADE @ REAR APRON: 184.60
T/FTG: 183.35
U.S./FTG: 183.20

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2024.

JUNE 2, 2024
DATE HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

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(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 SURVEY : 24F009 DRWN BY : J.H.