

LOT DETAILS

TOTAL LOT AREA: 921 s.m. (100%)
EXISTING HOUSE: 65.4 s.m. (7.1%)
EXISTING SHED: 9.3 s.m. (1.0%)
PROPOSED HOUSE: 117.0 s.m. (12.7%)
PROPOSED GARAGE: 29.3 s.m. (3.2%)

PROPOSED GRADES (HOUSE ON HELICAL PILES)

TOP OF SUB-FLOOR: 182.41
TOP OF HELICAL PILES: 182.0±
GRADE UNDER HOUSE: 181.5±
-NO ADVERSE AFFECT ON ADJACENT PROPERTIES
-MAINTAIN EXISTING DRAINAGE PATTERN

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

LOCATION LOT 32, PLAN 811, GEOGRAPHIC TOWNSHIP OF HUMBERSTONE,
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
OWNER ANGELA & CHRIS SIMPSON ADDRESS 3618 FIRELANE 12

AS CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE
FINISHED ELEVATIONS SHOWN () 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 _____
NAME _____
SIGNATURE _____
DATE MAY 1, 2024
ACCEPTED BY TOWN _____
DATE _____

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
ON THIS PROPERTY HAS BEEN ACCOMMODATED AND
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN
ACCEPTABLE OUTLET.

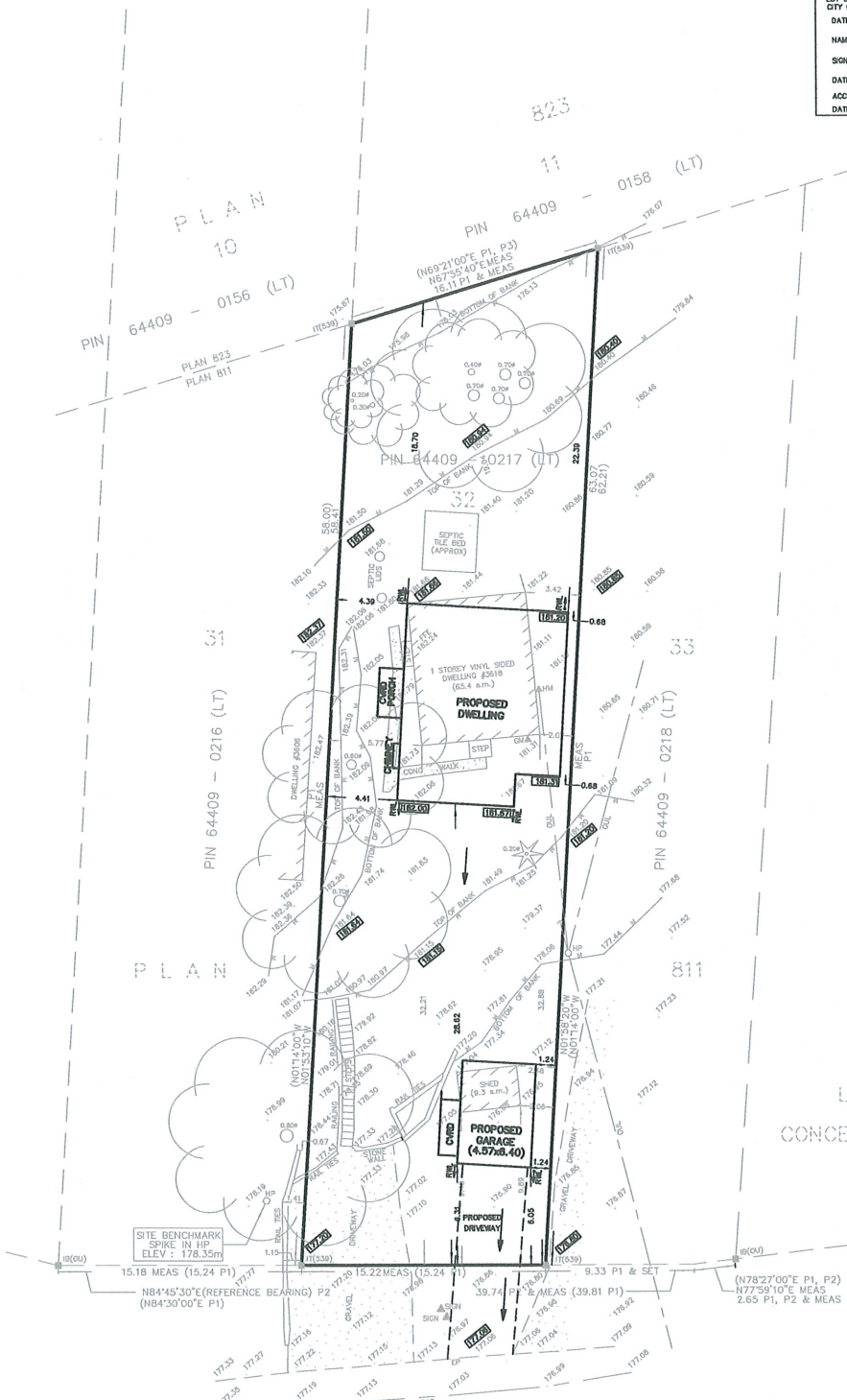
DATE LEVELS TAKEN SEPTEMBER 18, 2023
NAME HAROLD D. HYDE O.L.S.
SIGNATURE *Harold D. Hyde*
DATE MAY 1, 2024
ACCEPTED BY TOWN _____
DATE _____

0 5 10 15 20m
SCALE 1 : 200



LEGEND

- 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)
 - CC DENOTES CUT CROSS
 - CM DENOTES CONCRETE MONUMENT
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - WT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (539) DENOTES D. G. URE O.L.S.
 - P1 DENOTES PLAN 811
 - P2 DENOTES PLAN 59R-14091
 - P3 DENOTES PLAN 823
 - C-L DENOTES CENTRELINE
 - EP DENOTES EDGE OF PAVEMENT
 - FPE DENOTES FINISHED FLOOR ELEVATION
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - HP DENOTES HYDRO/UTILITY POLE
 - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
 - +100.00 DENOTES EXISTING GROUND ELEVATION
 - 100.00 DENOTES PROPOSED ELEVATION
 - DENOTES DIRECTION OF DRAINAGE
 - ↓ DENOTES RAIN WATER LEADER
 - DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
 - DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
- N=North, S=South, E=East, W=West



METRIC NOTE

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

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 18th DAY OF SEPTEMBER 2023.

OCTOBER 4, 2023
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH & HYDE LTD.
Ontario Land Surveyors

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DUNNVILLE, ONT. N1A 2X1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 SURVEY : 23F096 DRWN BY : T. Motheson

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED
TO GEODETIC SURVEY OF CANADA BENCHMARK 0011971U034
HAVING AN ELEVATION OF 179.216m (CGVD-1928:1978)

LOCATION : SHERKSTON LARGE CONCRETE CULVERT UNDER HIGHWAY No. 3, 2.1 KM EAST OF
JUNCTION WITH NIAGARA REGIONAL ROAD No. 5, 0.7 KM EAST OF ST. JOHN'S LUTHERAN CHURCH,
OPPOSITE CONSUMERS GAS PLANT, TABLET IN TOP OF SOUTH END, 18.2 M FROM CENTRELINE OF
ROAD, 60 CM BELOW ROAD LEVEL, 42 CM FROM SOUTH END, 42 CM FROM WEST EDGE.

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

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE NORTH LIMIT OF FIRELANE 12 AS SHOWN ON
PLAN 59R-14091 HAVING A BEARING OF N84°45'30"E.