

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-89478

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

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
APPROVED GRADING PLAN AND DRAINAGE POLICY
OF MUNICIPALITY.

DATE LEVELS TAKEN
NAME
SIGNATURE
DATE
ACCEPTED BY MUNICIPALITY
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
ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN
ACCEPTABLE OUTLET.

DATE LEVELS TAKEN
NAME
SIGNATURE
DATE
ACCEPTED BY MUNICIPALITY
DATE

LOT DETAILS

TOTAL LOT AREA: 4090 s.m. (100%)
EXISTING HOUSE: 122.1 s.m. (2.9%)
PROPOSED ADDITION: 77.4 s.m. (1.9%)
PROPOSED ACCESSORY BUILDING: 225.9 s.m. (5.5%)

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
AND SITE PLAN FOR NEW CONSTRUCTION

PART OF LOT 30
CONCESSION 5
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

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)
- IBØ

DENOTES

ROUND IRON BAR (20mm DIA X 60cm)
- IP

DENOTES

IRON PIPE
- PB

DENOTES

PLASTIC BAR
- WIT

DENOTES

WITNESS
- OU

DENOTES

ORIGIN UNKNOWN
- PIN

DENOTES

PROPERTY IDENTIFIER NUMBER
- (759)

DENOTES

C. J. CLARKE, OLS
- P1

DENOTES

PLAN 59R-741
- C-L

DENOTES

CENTRELINE
- HP

DENOTES

HYDRO/UTILITY POLE
- OUL

DENOTES

OVERHEAD UTILITY/HYDRO LINE
- HM

DENOTES

HYDRO METER
- AC

DENOTES

AIR CONDITIONER
- GM

DENOTES

GAS METER
- (INV)

DENOTES

INVERT OF CULVERT
- TOS

DENOTES

TOP OF SLOPE
- BOS

DENOTES

BOTTOM OF SLOPE
- PWF

DENOTES

POST & WIRE FENCE
- NPCA

DENOTES

NIAGARA PENINSULA CONSERVATION AUTHORITY
- DENOTES

NPCA FLOODLINE (175.42)
- Ø

DENOTES

DIAMETER
- ★

DENOTES

CONIFEROUS TREE (TREE CANOPY NOT TO SCALE)
- ☼

DENOTES

DECIDUOUS TREE (TREE CANOPY NOT TO SCALE)
- FFE

DENOTES

FINISHED FLOOR ELEVATION
- GFE

DENOTES

GARAGE FLOOR ELEVATION
- T/W100.00

DENOTES

TOP OF WALL ELEVATION
- +100.00

DENOTES

EXISTING GROUND ELEVATION
- 100.00

DENOTES

PROPOSED FINISHED GRADE
- DENOTES

PROPOSED SURFACE RUN-OFF
- CONTOUR INTERVAL: 1.00m (MAJOR)
- N-NORTH; S-SOUTH; W-WEST; E-EAST

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 16th DAY OF DECEMBER, 2024.

JULY 16, 2025
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 : 400 SURVEY : 24-254 DRWN BY : J.H.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO MINISTRY OF TRANSPORTATION ONTARIO BENCHMARK 00819698366 HAVING AN ELEVATION OF 177.861m (CGVD-1928:1978)

LOCATION : ONE STOREY FRAME ADDITION TO AN UNUSED BRICK CHURCH (OWNED BY MR. S. SKOTINISKI) ON SOUTH SIDE OF HWY 3, 7.4 KM WEST OF JCT OF HWYS 3 AND 3A, AND FORKES RD IN THE HAMLET OF CHAMBERS CORNERS, 12.5 M EAST OF FLANNIGAN RD AND 14 KM SOUTH OF CENTRELINE OF HWY 3. TABLET IS SET HORIZONTALLY IN WEST FACE OF CONCRETE FOUNDATION, 9.05 M NORTH OF S. W. CORNER 9 CM BELOW BRICKWORK.

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

NPCA NOTES

NPCA FLOOD ELEVATION IS 175.42 (GVD 28:1978)
TOTAL VOLUME OF FILL IN FLOOD PLAIN: 50 m³ (MAX)

BEARING NOTE

BEARINGS HEREON ARE GRID, UTM ZONE 17, (NAD 83-CSRS : CBNV6 (Epoch 2010.0)) DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) USING THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

ROTATION NOTE

FOR THE PURPOSES OF COMPARISON THE ASTRONOMIC BEARINGS ON P1 HAVE BEEN ROTATED 1°07'10" COUNTER-CLOCKWISE.

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR (CSF = 0.9997742)

METRIC NOTE

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