

SURVEYOR'S SEAL

SKETCH

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# SKETCH SHOWING TOPOGRAPHICAL INFORMATION 3416 SOUTH GRIMSBY ROAD 3 TOWNSHIP OF WEST LINCOLN

0 10 20 30 40 50m

SCALE 1:500

RASCH & HYDE LTD.  
ONTARIO LAND SURVEYORS

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## 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 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 JUNE 4, 2025

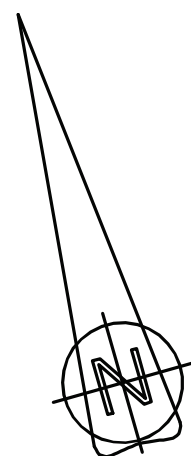
NAME HAROLD D. HYDE O.L.S.

SIGNATURE *Harold Hyde*

DATE FEBRUARY 18, 2026

ACCEPTED BY MUNICIPALITY \_\_\_\_\_

DATE \_\_\_\_\_



EAST GORE

EAST LOT

PIN 46048 - 0002 (LT)

AND Q, EAST GORE (LT)

0089

PIN 46048 - 0012 (LT) GORE

### LOT COVERAGE

TOTAL LOT AREA:	4554.1 s.m.
EXISTING DWELLING:	142.8 s.m. (3.1%)
EXISTING SHED:	21.7 s.m. (0.5%)
EXISTING FRONT DECK:	21.7 s.m. (0.5%)
EXISTING REAR DECK:	18.7 s.m. (0.4%)
PROPOSED ADU:	119.0 s.m. (2.6%)
PROPOSED CARPORT:	31.9 s.m. (0.7%)
PROPOSED COVERED PATIO:	41.5 s.m. (0.9%)
PROPOSED GARAGE ADDITION:	57.6 s.m. (1.3%)

### LEGEND

PIN	DENOTES PROPERTY IDENTIFIER NUMBER
AC	DENOTES AIR CONDITIONER
C-L	DENOTES CENTRELINE
FFE	DENOTES FINISHED FLOOR ELEVATION
GFE	DENOTES GARAGE FLOOR ELEVATION
HM	DENOTES HYDRO METER
HP	DENOTES HYDRO/UTILITY POLE
OUL	DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
*	DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
○	DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
+100.00	DENOTES EXISTING GROUND ELEVATION
100.00	DENOTES PROPOSED ELEVATION
→	DENOTES DIRECTION OF DRAINAGE
•DS	DENOTES DOWNSPOUT
RWL	DENOTES DIRECTION OF DRAINAGE
S/D	DENOTES SUMP DISCHARGE

N=NORTH, S=SOUTH, E=EAST, W=WEST

### ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO MINISTRY OF TRANSPORTATION ONTARIO BENCHMARK 00819708344 HAVING AN ELEVATION OF 182.568m (CGVD-1928:1978)

LOCATION: TWO STOREY RED BRICK HOUSE ON SOUTH SIDE OF HWY 20, 2.7 KM EAST OF UNITED CHURCH IN HAMLET OF SMITHVILLE, 33.5 M WEST OF PATTERSON RD AND 43.0 M SOUTH OF CENTRELINE OF HWY 20. TABLET IS SET HORIZONTALLY IN EAST FACE OF CONCRETE AND STONE FOUNDATION, 1.19 M SOUTH OF N. E. CORNER, 24 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.

### PROPERTY DESCRIPTION

PART OF LOT Q, PART OF THE ROAD ALLOWANCE BETWEEN LOTS J AND Q, EAST GORE, GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY, TOWNSHIP OF WEST LINCOLN, REGIONAL MUNICIPALITY OF NIAGARA ALL OF PIN 46048-0011 (LT); PART OF PIN 46048-0089 (LT)

### CAUTION

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### BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS, PLAN 30R-16493 AND ACTUAL FIELD WORK.

### METRIC NOTE

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

**RASCH + HYDE LTD.**  
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B  
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 : 500

SURVEY : 25-106

DRWN BY : T. Matheson

SITE BENCHMARK  
SPIKE IN HP  
ELEV = 194.77m

