

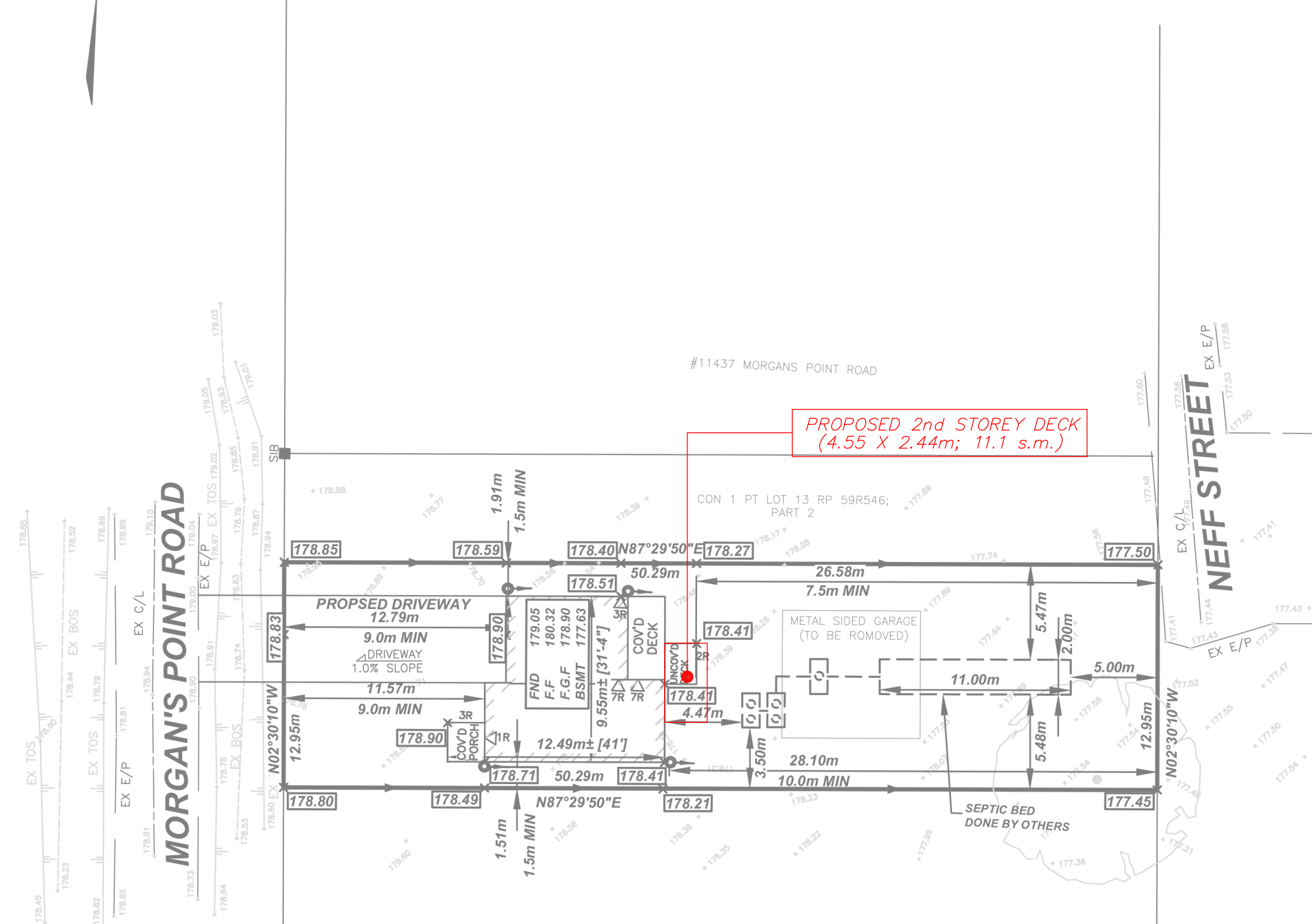


UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

3-30 Hannover Drive
St. Catharines, ON
L2W 1A3
Phone: (905)688-9400
Fax: (905)688-5274



SKETCH FOR MINOR VARIANCE APPLICATION

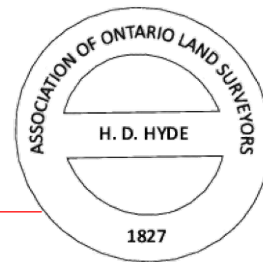


ADJACENT PROPERTIES ARE NOT TO BE AFFECTED BY CONSTRUCTION OR GRADING

*NO CHANGE TO APPROVED GRADING PLAN

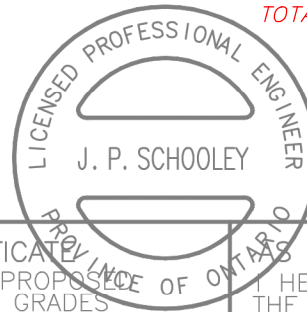
JULY 17, 2024
DATE

Harold Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR



PROPOSED DECK: 11.10 s.m. (1.70%)
TOTAL LOT COVERAGE 16.68%

NOTES ADDED IN RED BY RASCH & HYDE LTD., JULY 17, 2024



LOT AREA: 651.37m²
BUILDING AREA: 97.59m²
LOT COVERAGE: 14.98%
MAXIMUM: 15.00%

TOWNSHIP OF WAINFLEET GRADING PLAN

LOT # 13
REG'D PLAN # _____
STREET # 11435 MORGANS POINT RD
BUILDER Impero Homes & Construction
GRADE PLAN # _____
BENCHMARK _____

SCALE 1:300 m

PROPOSED GRADING CERTIFICATE
I HEREBY CERTIFY THAT THIS PROPOSED BUILDING AND THE PROPOSED GRADES SHOWN ARE COMPATIBLE WITH THE ADJACENT PROPERTIES AND THIS LOT WILL DRAIN SATISFACTORILY AND NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

NAME: JASON SCHOOLEY (P.ENG.)
FIRM: UPPER CANADA CONSULTANTS
SIGNATURE: *J. Schooley*
DATE: JUNE 6, 2023
ACCEPTED BY CITY: _____
DATE: _____

LEGEND
177.80 EXISTING GROUND ELEVATION
PROPOSED ELEVATIONS
(000.00) FINISHED GROUND ELEVATIONS

CONSTRUCTED GRADING CERTIFICATE
I HEREBY CERTIFY THAT THIS BUILDING AND THE AS CONSTRUCTED GRADES SHOWN ARE COMPATIBLES WITH THE ADJACENT PROPERTIES AND THIS LOT WILL DRAIN SATISFACTORILY AND NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

NAME: _____
FIRM: _____
SIGNATURE: _____
DATE: _____
ACCEPTED BY CITY: _____
DATE: _____

▶ DRAINAGE DIRECTION
◀ SETBACK MEASUREMENT
⊙ DOWNSPOUT & DIRECTION OF DISCHARGE