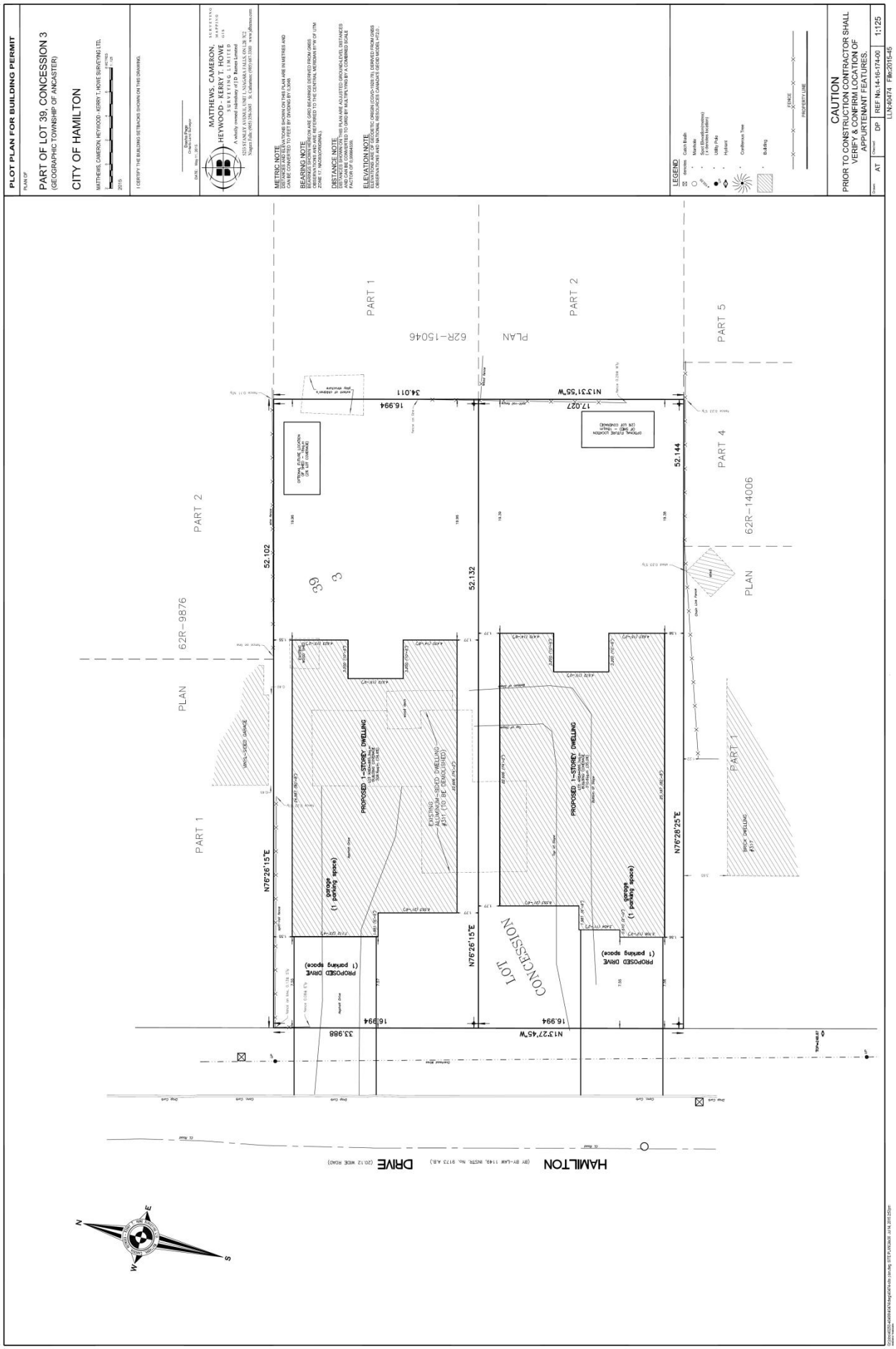
PLOT PLAN FOR BUILDING PERMIT
PLAN OF
PART OF LOT 39, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF ANCASTER)
CITY OF HAMILTON
MATTHEWS, CAMERON, HEYWOOD, KERRY T. HOWE SURVEYING LTD.
2015
I CERTIFY THE BUILDING SETBACKS SHOWN ON THIS DRAWING.
Deanna Page
ONTARIO LAND SURVEYOR
DATE: May 7, 2015
MATTHEWS, CAMERON, HEYWOOD + KERRY T. HOWE
A wholly owned subsidiary of J.D. Barnes Limited
3215 STANLEY AVENUE, UNIT 3, NIAGARA FALLS, ON L2E 7E2
Niagara Office 905.374.9467 St. Catharines Office 905.687.4225 www.jdbarnes.com
METRIC NOTE
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
BEARING NOTE
BEARINGS ARE UTM GRID AND ARE DERIVED FROM ORBN OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W OF UTM ZONE 17 (NAD83(ORBN)).
DISTANCE NOTE
DISTANCES ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996534.
ELEVATION NOTE
ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS AND NATIONAL RESOURCES CANADA'S GEOID MODEL HT2.0
LEGEND
Denotes Cedro Bush
Manhole
Sanitary (Maintenance Hole)
(+ denotes location)
Utility Pole
Hydrant
Coniferous Tree
Building
FENCE
PROPERTY LINE
CAUTION
PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY & CONFIRM LOCATION OF APPURTENANT FEATURES.
Drawn: AT
Checked: DP
REF No.14-16-174-00
1:125
LLN-40474 File:2015-45
PART 1
PART 2
PART 4
PART 5
62R-15046
62R-9876
62R-14006
PLAN
LOT
CONCESSION
39
3
PROPOSED 1-STOREY DWELLING
EXISTING ALUMINUM-SIDED DWELLING #317 (TO BE DEMOLISHED)
PROPOSED DRIVE (1 parking space)
garage (1 parking space)
OPTIONAL FUTURE LOCATION OF SHED - 3.6m x 3.6m (12ft x 12ft)
OPTIONAL FUTURE LOCATION OF SHED - 3.6m x 3.6m (12ft x 12ft) (2ft LOT CONFIRMED)
52.102
52.132
52.144
34.011
16.994
17.027
N13°31'55"W
N13°27'45"W
N76°26'15"E
N76°28'25"E
33.988
HAMILTON
DRIVE (20.12 WIDE ROAD)