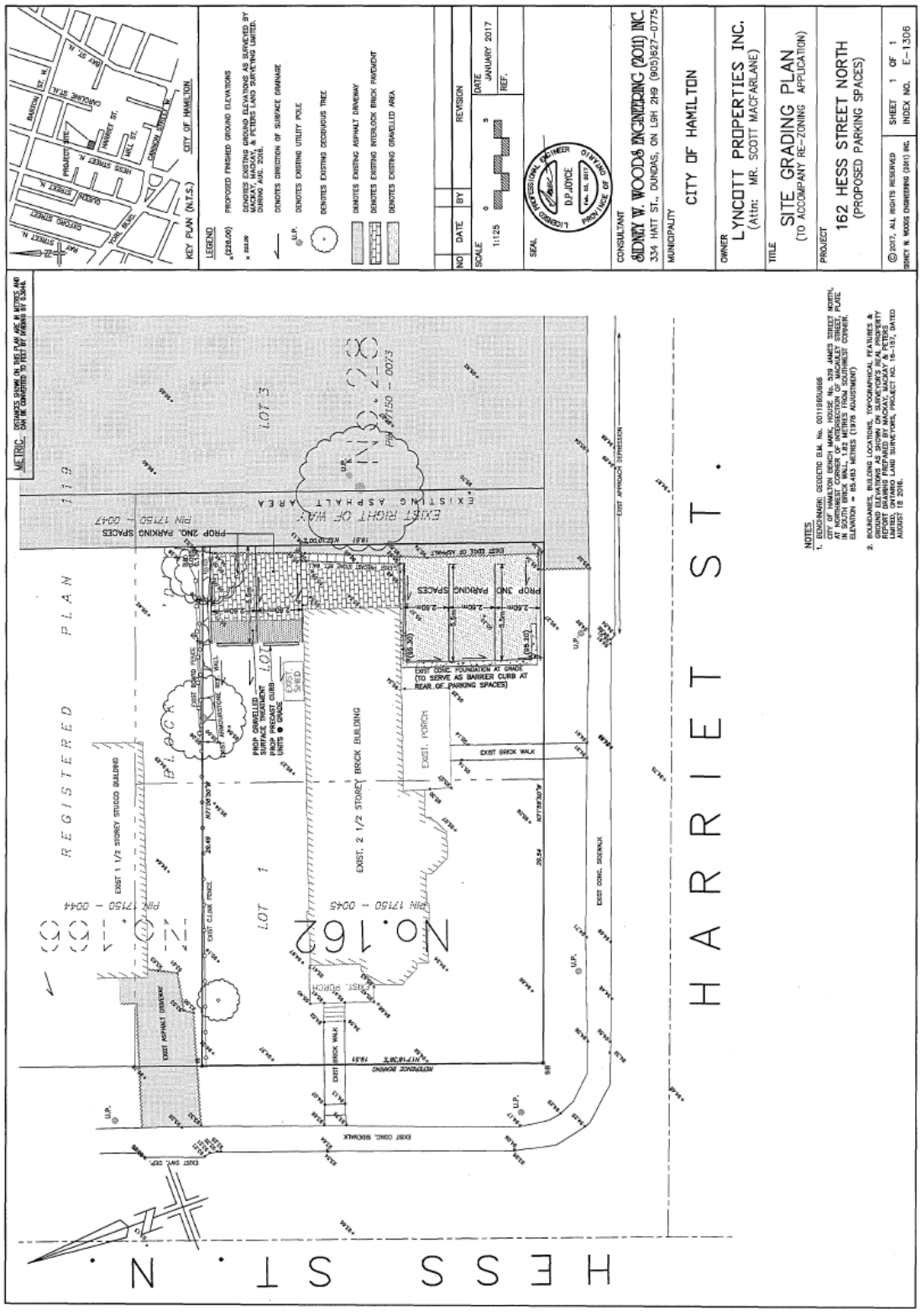
METRIC - DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
KEY PLAN (N.T.S.)
CITY OF HAMILTON
LEGEND
PROPOSED FINISHED GROUND ELEVATIONS
DENOTES EXISTING GROUND ELEVATIONS AS SURVEYED BY J.D. BARNES LIMITED & PETERS LAND SURVEYING LIMITED. DURING JULY, 2016.
DENOTES DIRECTION OF SURFACE DRAINAGE
DENOTES EXISTING UTILITY POLE
DENOTES EXISTING DECIDUOUS TREE
DENOTES EXISTING ASPHALT DRIVEWAY
DENOTES EXISTING INTERLOCK BRICK PAVEMENT
DENOTES EXISTING GRAVELLED AREA
NO
DATE
BY
REVISION
SCALE
1:125
DATE
JANUARY 2017
REF.
SEAL
PROFESSIONAL ENGINEER
D.P. JOYCE
LICENCED
PROVINCE OF ONTARIO
CONSULTANT
SIDNEY W. WOODS ENGINEERING (2011) INC.
334 HATT ST., DUNDAS, ON L9H 2H9 (905)627-0775
MUNICIPALITY
CITY OF HAMILTON
OWNER
LYNCOTT PROPERTIES INC.
(Attn: MR. SCOTT MACFARLANE)
TITLE
SITE GRADING PLAN
(TO ACCOMPANY RE-ZONING APPLICATION)
PROJECT
162 HESS STREET NORTH
(PROPOSED PARKING SPACES)
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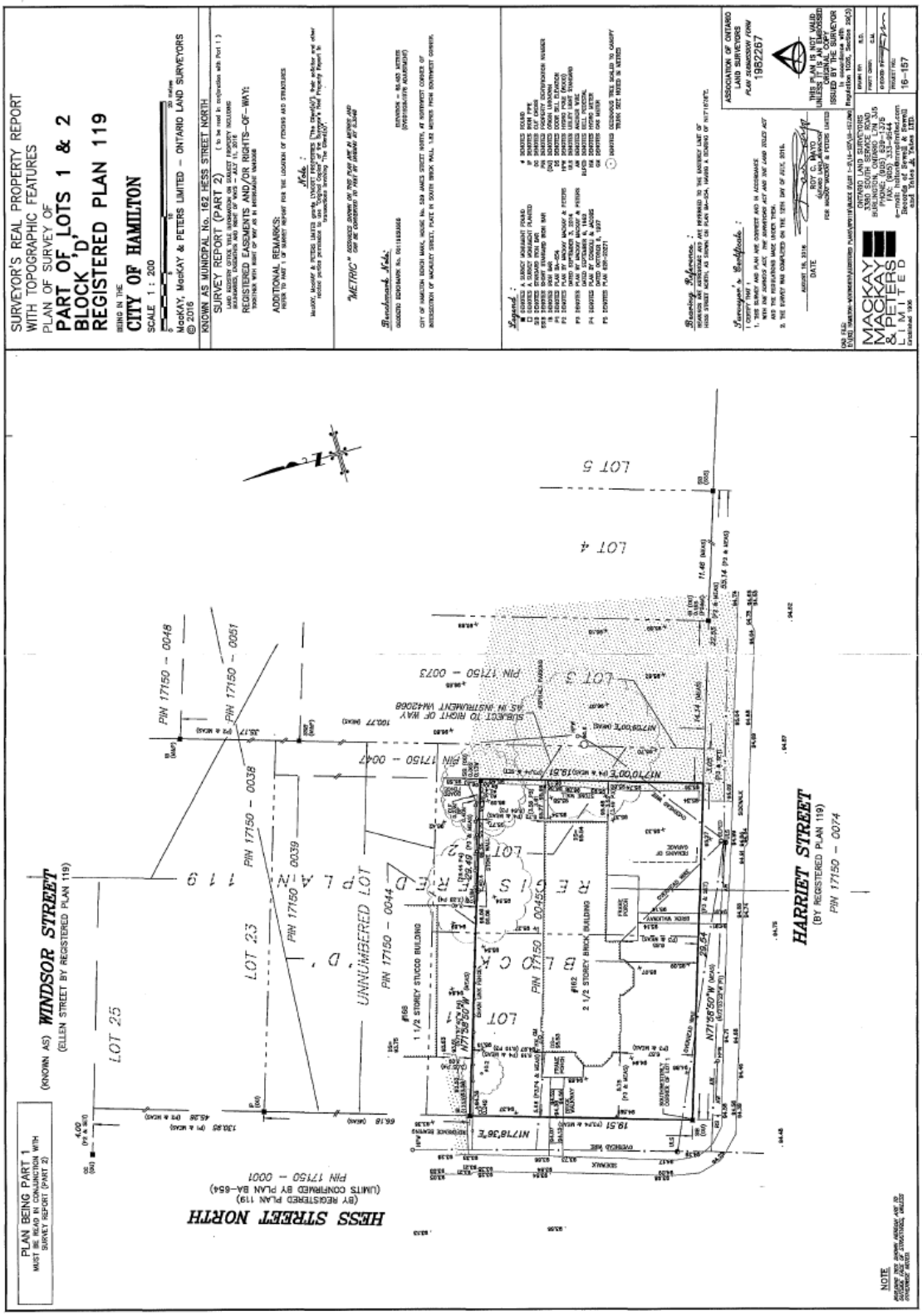
SIDNEY W. WOODS ENGINEERING (2011) INC.
SHEET 1 OF 1
INDEX NO. E-1306
NOTES
1. BENCHMARK: GEODETIC B.M. No. 001196UB88
CITY OF HAMILTON BENCH MARK, MONUMENT No. 3258 (HESS STREET NORTH, AT NORTHWEST CORNER OF HESS STREET AND BRADLEY STREET, PLATE IN SOUTH BRICK WALL, 1.85 METRES FROM SOUTHWEST CORNER. ELEVATION = 85.483 METRES (1978 ADJUSTMENT)
2. BOUNDARIES, BUILDING LOCATIONS, TOPOGRAPHICAL FEATURES & GROUND ELEVATIONS AS SHOWN ON SURVEYOR'S PLAN PROPERTY SURVEY REPORT BY J.D. BARNES LIMITED, ONTARIO LAND SURVEYORS, PROJECT NO. 16-157, DATED AUGUST 18 2016.
REGISTERED PLAN
HARRIET ST.
HESS ST. N.
LOT 1
LOT 2
LOT 3
EXIST. 2 1/2 STOREY BRICK BUILDING
EXIST. 1 1/2 STOREY STUCCO BUILDING
EXIST. PORCH
EXIST. BRICK WALK
EXIST. CONC. SIDEWALK
EXIST. ASPHALT DRIVEWAY
EXIST. CLINK FENCE
EXIST. WOOD FENCE
EXIST. FLAGSTONE
EXIST. CONC. FOUNDATION AT GRADE (TO SERVE AS BARRIER CURB AT REAR OF PARKING SPACES)
PROP GRAVELLED ENTRANCE
PROP PRECAST CURB UNITS @ GRADE
PROP 2NO. PARKING SPACES
EXIST. RIGHT OF WAY
EXISTING ASPHALT AREA
EXIST APPROACH DEPRESSION
PIN 17150 - 0047
PIN 17150 - 0044
PIN 17150 - 0045
PIN 17150 - 0073
N 16°17'30" W
N 73°42'30" E
N 16°17'30" W
N 73°42'30" E
N 16°17'30" W
N 73°42'30" E
N 16°17'30" W
N 73°42'30" E
REFERENCE BEARING
N 16°17'30" W
1831
1831


SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC FEATURES
PLAN OF SURVEY OF
PART OF LOTS 1 & 2
BLOCK 'D'
REGISTERED PLAN 119
CITY OF HAMILTON
SCALE 1 : 200
MacKAY, MacKAY & PETERS LIMITED – ONTARIO LAND SURVEYORS
© 2016
KNOWN AS MUNICIPAL No. 162 HESS STREET NORTH
SURVEY REPORT (PART 2)
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
ADDITIONAL REMARKS:
"METRIC"
Benchmark Note:
Legend:
Bearing Reference:
Surveyor's Certificate:
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1982267
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
MACKAY MACKAY & PETERS LIMITED
ONTARIO LAND SURVEYORS
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7N 3J5
PHONE: (905) 639-1875
FAX: (905) 333-9544
Remarks of Bennett & Bennett and Yates & Yates LTD.
16-157
PLAN BEING PART 1
MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2)
(KNOWN AS) WINDSOR STREET
(ELLEN STREET BY REGISTERED PLAN 119)
HESS STREET NORTH
(BY REGISTERED PLAN 119)
(LIMITS CONFIRMED BY PLAN BA-654)
PIN 17150 – 0001
HARRIET STREET
(BY REGISTERED PLAN 119)
PIN 17150 – 0074
LOT 25
LOT 23
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
UNNUMBERED LOT
BLOCK 'D'
REGISTERED PLAN 119
PIN 17150 – 0048
PIN 17150 – 0051
PIN 17150 – 0038
PIN 17150 – 0039
PIN 17150 – 0044
PIN 17150 – 0047
PIN 17150 – 0073
PIN 17150 – 0045
SUBJECT TO RIGHT OF WAY AS IN INSTRUMENT WA42068
1 1/2 STOREY STUCCO BUILDING
2 1/2 STOREY BRICK BUILDING
NOTE