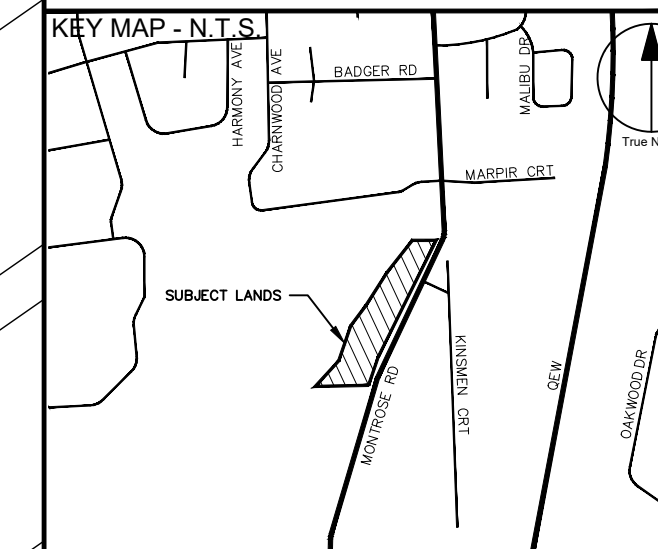


LAND USE SCHEDULE		
BLOCKS/LOTS	DESCRIPTION	AREA (ha)
LOTS 1-90	STREET TOWNHOMES, DRIVEWAYS	1.31
SOFTSCAPED AREA	LANDSCAPE AREA	0.49
HARDSCAPED AREA	SIDEWALK, ROW	0.48
TOTAL		2.28

DRAFT PLAN OF VACANT LAND CONDOMINIUM MONTROSE
 PART OF LOT 163 (GEOGRAPHIC TOWNSHIP OF STAMFORD), CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA

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 (f) - AS SHOWN
 (g) - AS SHOWN
 (h) - MUNICIPAL WATER
 (i) - UNKNOWN
 (j) - AS SHOWN
 (k) - MUNICIPAL SANITARY AND STORM SEWERS
 (l) - AS SHOWN

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 SIGNED: *[Signature]*
 DASHA PAGE, O.L.S.
 J. D. BARNES LIMITED
 DATE: JULY 26, 2023 23-16-194

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 SIGNED: *[Signature]*
 GEMINI CORP.
 DATE: Monday, July 24th, 2023

BENCHMARK
 BENCHMARK No. 8010836709
 MONUMENT TYPE: S.I.B. WITH BRASS CAP
 LOCATION: SOUTH SIDE AT MALEOD ROAD, 105 METRES WEST OF CENTRE LINE OF JUBILEE DRIVE.

SOURCE
 ACK ARCHITECTS ARCHITECTURAL DRAWINGS, DATED DECEMBER 19, 2022
 TOPOGRAPHIC SURVEY, PREPARED BY IBI GROUP, DATED NOVEMBER 17, 2020

No.	DESCRIPTION	DATE
01	1ST SUBM. DP of V.L.C. SP & ZBA	2023-07-19

DRAWING ISSUE RECORD	

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SCALE: 1:500 (m)

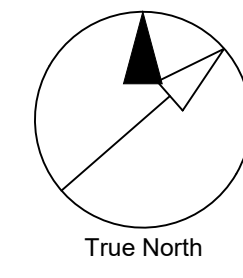
PROJECT NO: 126319
 DRAWN BY: T. NGUYEN / M. ROJAS
 PROJECT MGR: C. AGRO
 CHECKED BY: C. AGRO
 APPROVED BY: C. AGRO

SHEET TITLE
DRAFT PLAN OF VACANT LAND CONDOMINIUM (OVERALL SITE LAYOUT)

SHEET NUMBER: **DP 1.0** ISSUE: **0**



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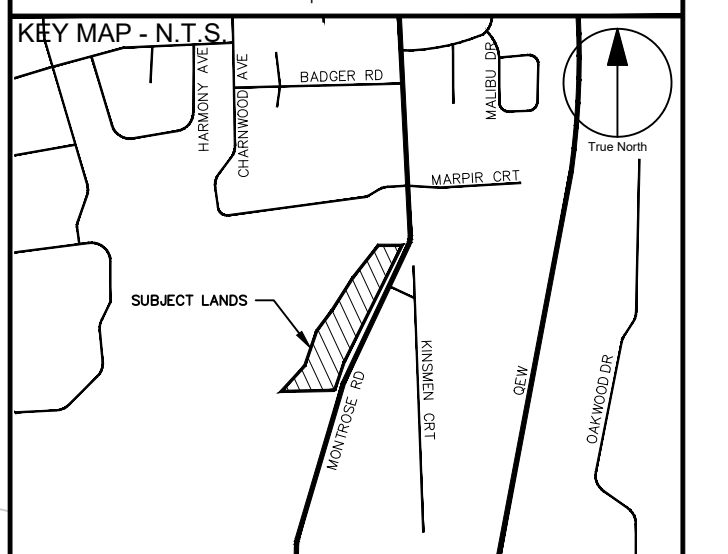


LAND USE SCHEDULE		
BLOCKS/LOTS	DESCRIPTION	AREA (ha)
LOTS 1-90	STREET TOWNHOMES, DRIVEWAYS	1.31
SOFTSCAPED AREA	LANDSCAPE AREA	0.49
HARDSCAPED AREA	SIDEWALK, ROW	0.48
TOTAL		2.28

DRAFT PLAN OF VACANT LAND CONDOMINIUM MONTROSE
 PART OF LOT 163 (GEOGRAPHIC TOWNSHIP OF STAMFORD), CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA

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SIGNED: *[Signature]*
 DASHA PAGE, O.L.S.
 J. D. BARNES LIMITED
 DATE: **JULY 26, 2023** 22-16-194

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SIGNED: *[Signature]*
 GEMINI CORP
 DATE: Monday, July 24th, 2023

BENCHMARK
 BENCHMARK No. 8010836709
 MONUMENT TYPE: S.I.B. WITH BRASS CAP
 LOCATION: SOUTH SIDE AT MALEOD ROAD, 105 METRES WEST OF CENTRE LINE OF JUBILEE DRIVE.

SOURCE
 ACK ARCHITECTS ARCHITECTURAL DRAWINGS, DATED DECEMBER 19, 2022
 TOPOGRAPHIC SURVEY, PREPARED BY IBI GROUP, DATED NOVEMBER 17, 2020

No.	DESCRIPTION	DATE
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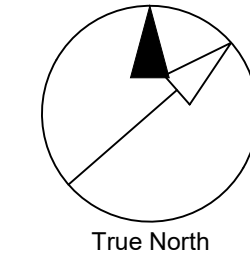
PROJECT NO: 126319
 DRAWN BY: T. NGUYEN / M. ROJAS
 PROJECT MGR: C. AGRO
 CHECKED BY: C. AGRO
 APPROVED BY: C. AGRO

SHEET TITLE: DRAFT PLAN OF VACANT LAND CONDOMINIUM (SOUTHERN PARCEL)

SHEET NUMBER: DP 1.1
 ISSUE: 0



File Location: \\1128319_McLeod-Monby\0_Design\17_Planning\126319DP.dwg
 Last Saved: November 6, 2023, by macarena.rojas
 Plot Date: Monday, November 6, 2023 6:22:25 PM by Macarena Rojas

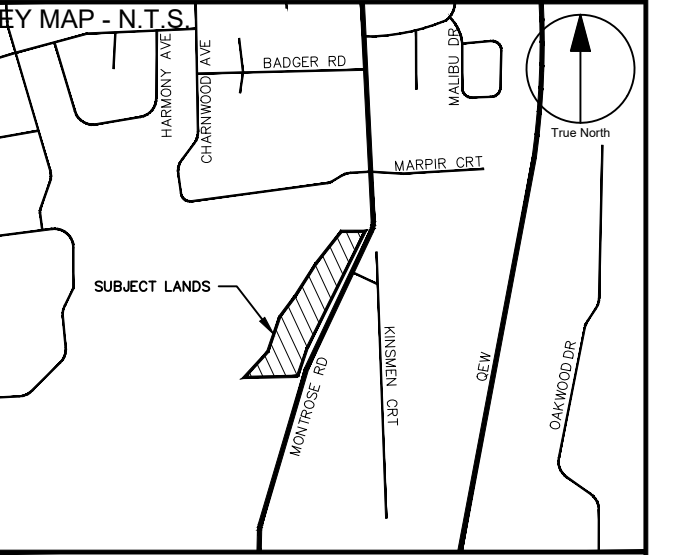


LAND USE SCHEDULE		
BLOCKSLOTS	DESCRIPTION	AREA (ha)
LOTS 1-90	STREET TOWNHOMES, DRIVEWAYS	1.31
SOFTSCAPED AREA	LANDSCAPE AREA	0.49
HARDSCAPED AREA	SIDEWALK, ROW	0.48
TOTAL		2.28

DRAFT PLAN OF VACANT LAND CONDOMINIUM MONTROSE
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 SIGNED: *[Signature]*
 DASHA PAGE, O.L.S.
 J. D. BARNES LIMITED
 DATE: **JULY 26, 2023** 22-16-194

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 SIGNED: *[Signature]*
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BENCHMARK
 BENCHMARK No. 8010836709
 MONUMENT TYPE: S.I.B. WITH BRASS CAP
 LOCATION: SOUTH SIDE AT MALEOD ROAD, 105 METRES WEST OF CENTRE LINE OF JUBILEE DRIVE.

SOURCE
 ACK ARCHITECTS ARCHITECTURAL DRAWINGS, DATED DECEMBER 19, 2022
 TOPOGRAPHIC SURVEY, PREPARED BY IBI GROUP, DATED NOVEMBER 17, 2020

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PROJECT NO: 126319
 DRAWN BY: T. NGUYEN / M. ROJAS
 PROJECT MGR: C. AGRO
 CHECKED BY: C. AGRO
 APPROVED BY: C. AGRO

SHEET TITLE
DRAFT PLAN OF VACANT LAND CONDOMINIUM (NORTHERN PARCEL)

SHEET NUMBER: **DP 1.2** ISSUE: **0**



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