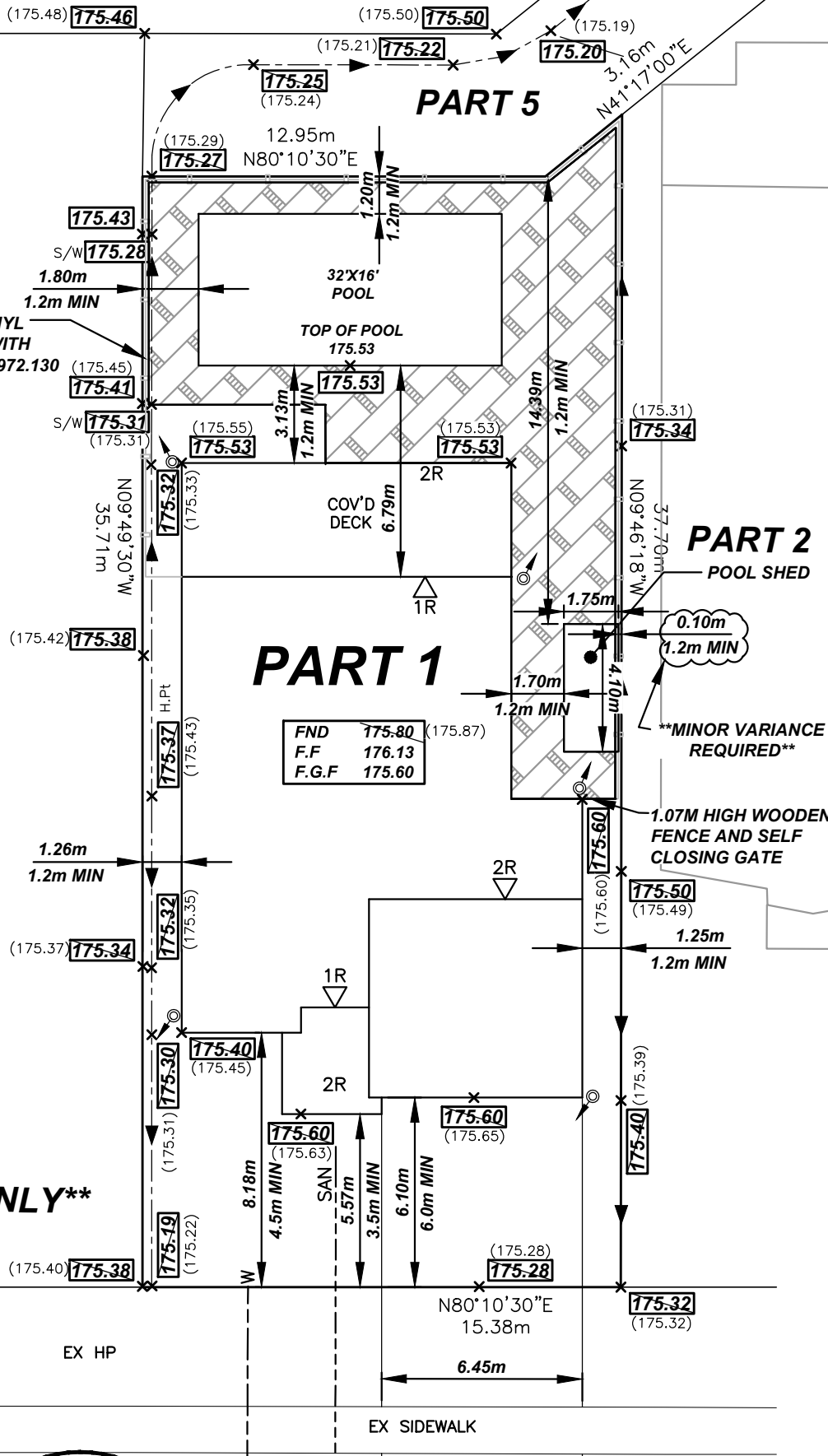


**LOT 351**  
REG'D PLAN No. 261

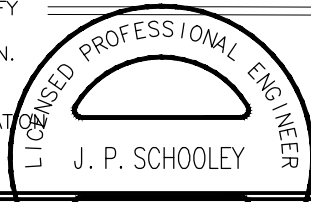


**\*\*POOL PERMIT ONLY\*\***

TOTAL LOT AREA	552.26m <sup>2</sup>
BUILDING AREA	232.97m <sup>2</sup>
SHED AREA	7.18m <sup>2</sup>
LOT COVERAGE	43.48%
MAX COVERAGE	45.00%
LANDSCAPE AREA	272.76m <sup>2</sup>
LANDSCAPE COVERAGE	49.39%

**NOTE:**  
BUILDER AND SURVEYOR TO VERIFY LOCATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.

SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING SIZE & LOCATION PRIOR TO LAYOUT OF BUILDING FOUNDATION



**GUNNING DRIVE**

**CERTIFICATION OF EXISTING AND PROPOSED GRADES**

I hereby certify that this proposed Lot Grading Plan satisfies the technical requirements described on sheet 2 of this Certificate and conforms to the latest revision of the Subdivision Grade Control Plan for this project

NAME: JASON SCHOOLEY (P.ENG.) SIGNATURE: [Signature]  
FIRM: UPPER CANADA CONSULTANTS DATE: AUGUST 22, 2024

**CERTIFICATION OF FINAL AS-CONSTRUCTED GRADES**

I hereby certify that I have taken the finished grades shown on this Lot Grading Plan and that the grading of this lot generally conforms with the intent of the approved Subdivision Grade Control Plan for this project.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
FIRM: \_\_\_\_\_ DATE: \_\_\_\_\_

**OFFICE USE ONLY**

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

The City of Niagara Falls  
Canada

**NEW SUBDIVISION LOTS  
LOT GRADING PLAN  
(CERTIFICATE OF FINAL LOT GRADING)  
SHEET 1 OF 2  
NF-STD-602**

**PROPERTY INFORMATION**

MUNICIPAL ADDRESS: 3615 GUNNING DRIVE  
LOT No. PART 1 PLAN No. 59R-16118  
APPLICANT (OWNER) BRAD FOLEY  
EMAIL: precision99@outlook.com  
BUILDER: \_\_\_\_\_  
PHONE No. \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS  
3-30 Hannover Drive  
St. Catharines, ON  
L2W 1A3  
Phone: (905)688-9400  
Fax: (905)688-5274

**LEGEND**

- Drainage direction
- 7.0m± Setback measurement
- ⊙ Downspout & direction of discharge
- 83.90 Proposed ground elevation
- As constructed ground elev.

SCALE: 1:200 BENCHMARK: HCM 90036030 REV. No. \_\_\_\_\_  
DRAWN BY: T.A.  
CHECKED BY: J.S.