

CITY OF NIAGARA FALLS - LOT GRADING PLAN

Legal Description: PART OF LOT 1, CONCESSION 6, TOWNSHIP OF CROWLAND (BEING PARTS 7 & 8, PLAN 59R-7401)
Street No.: MONTROSE ROAD
Builder or Owner: KEVIN DILTS (905) 401-9404
Sub'dn Grade Control Plan No.: N/A
Building Plans: JUNE 27, 2022.

NOTE: BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY. THIS SKETCH DOES NOT VERIFY BUILDING CODE REQUIREMENTS.
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SECTION 23 - PUBLIC AND PRIVATE OPEN SPACE DISTRICT O2

THE FOLLOWING PROVISIONS SHALL APPLY IN ALL PUBLIC AND PRIVATE OPEN SPACE DISTRICTS O2:

NO PERSON SHALL HEREAFTER USE ANY BUILDING, STRUCTURE OR LAND NOR ERECT ANY BUILDING OR STRUCTURE EXCEPT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS:

23.1 USES PERMITTED

23.1.1 RECREATIONAL:

ALL USES PERMITTED IN O1 DISTRICT AND THE THE FOLLOWING:
PLAY-LOTS, PLAY FIELDS, PLAYGROUNDS, ATHLETIC FIELDS, FIELD HOUSES, COMMUNITY CENTRE, BLEACHERS, OPEN OR CLOSED SWIMMING POOLS, BOTANICAL GARDENS, ZOOLOGICAL GARDENS, BAND STANDS, SKATING RINKS, BOWLING GREENS, TENNIS COURTS, BOAT LIVERIES, BATHING STATIONS, GOLD COURSES, PARKING STATIONS, PUBLIC PARKING LOT, YACHT CLUB AND CEMETERY.

23.1.2 COMMERCIAL:

REFRESHMENT PAVILION OR BOOTH

LEGEND

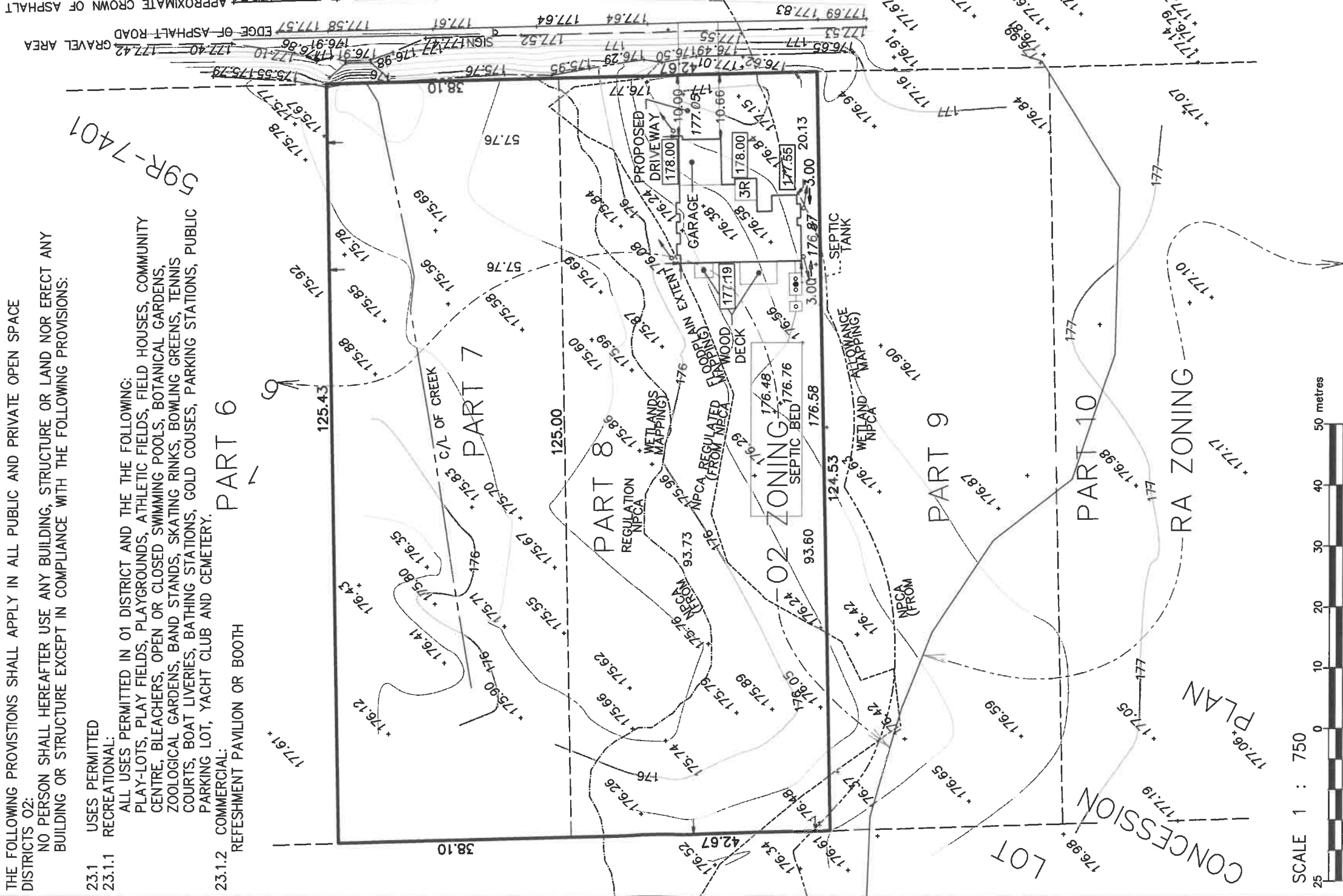
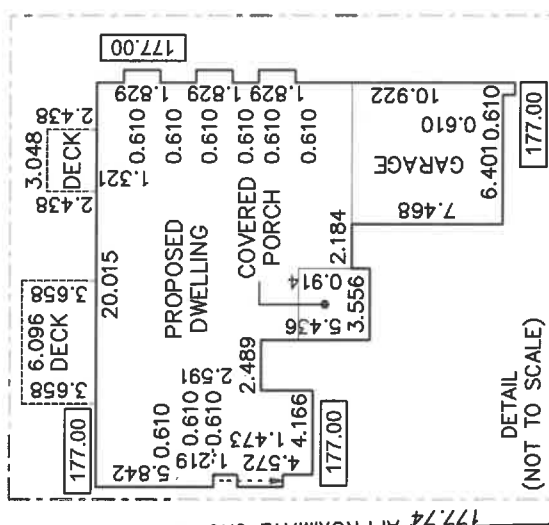
- Drainage Direction
- ↔ Setback Measurement
- ↓ Downspout & Direction of Discharge
- Existing Ground Elevation
- Proposed Ground Elevation
- Finished Ground Elevation
- SW Swale
- ⊙ Sump Pump

METRIC NOTE

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), DERIVED FROM GNSS OBSERVATIONS AND NRCAN'S GEOD MODEL HT2.0.



NOTE
STEPPED FOOTING TO MAINTAIN FROST COVERAGE



SCALE 1 : 750



LOT AREA=10060.7 sq.m.
LOT COVERAGE=322.1 sq.m. (3.2)%

Dwg	attached	DRAWN	BC/JN	CHECKED	DP	ZONE	O2	REF.	21-16-124-00	SCALE	1:750
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Proposed Grading Certification
I hereby certify that the proposed grading shown is compatible with abutting lands.

As Constructed Grading Certification
I hereby certify that I have taken the finished grades shown, and that the grading of this lot does not impact adversely on abutting lands.

Accept by City _____ O.L.S. Date _____

Date _____

Accept by City _____ O.L.S. Date _____

O.L.S. _____

PROPOSED ELEVATIONS

- 177.95 - TOP OF FOUNDATION (FRONT)
- 179.00 - FINISHED FLOOR
- 176.72 - TOP OF FOOTING
- 175.97 - UNDERSIDE OF FOOTING
- 177.55/178.00 - GRADE (FRONT)
- 177.19 - GRADE (REAR)

J.D. BARNES SURVEYING & MAPPING GIS LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

THIS SKETCH IS PROTECTED BY COPYRIGHT, AND IS AN ORIGINAL ONLY IF EMBOSSED BY A SURVEYOR'S SEAL
(FOOTINGS TO BE DEEPEEN IF NECESSARY TO PROVIDE PROPER FROST COVERAGE)