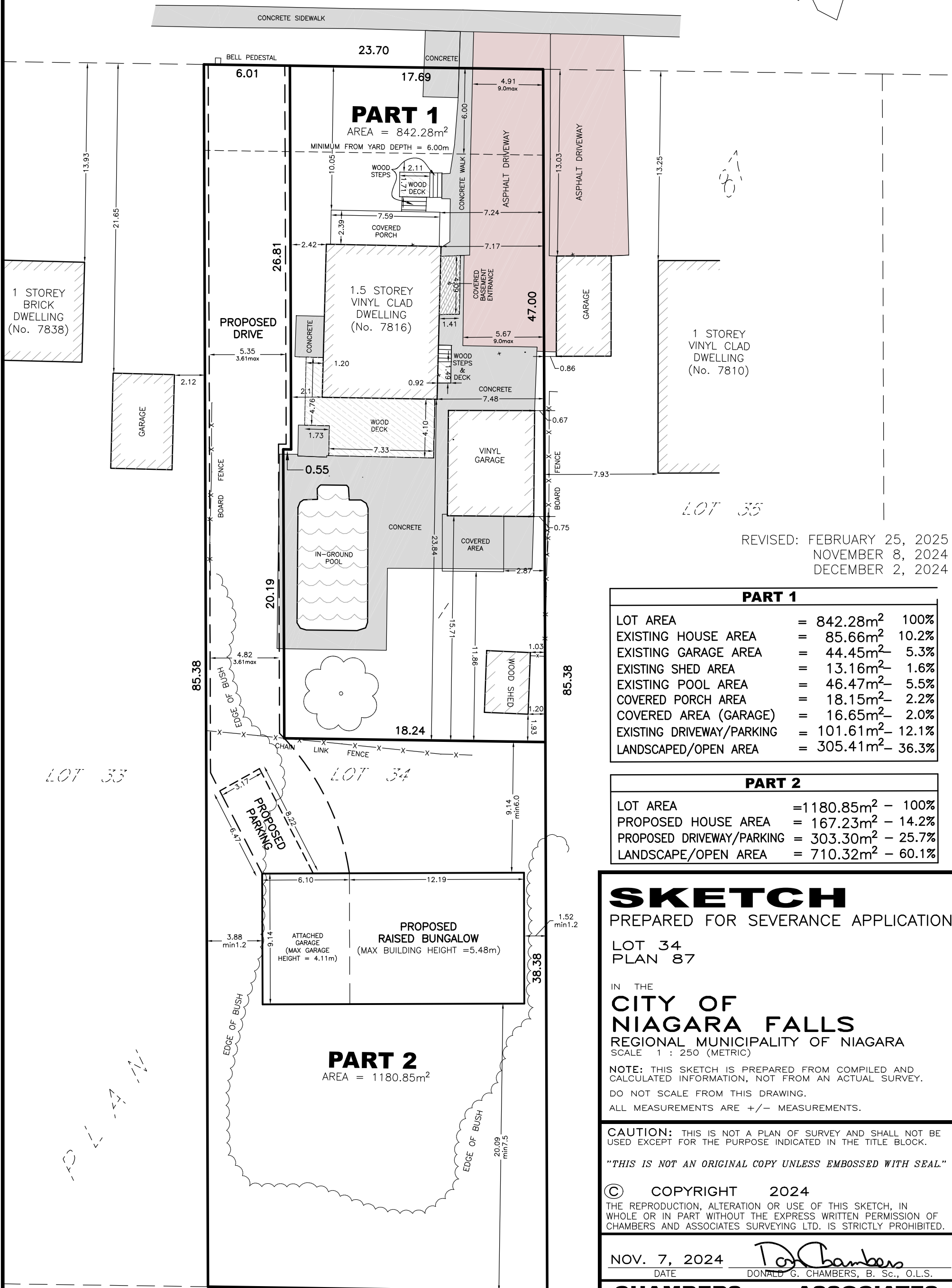
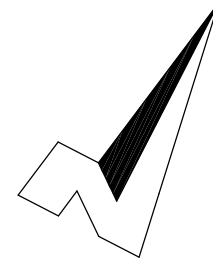


WATSON STREET

(20.12M WIDE)



REVISED: FEBRUARY 25, 2025
 NOVEMBER 8, 2024
 DECEMBER 2, 2024

PART 1		
LOT AREA	= 842.28m ²	100%
EXISTING HOUSE AREA	= 85.66m ²	10.2%
EXISTING GARAGE AREA	= 44.45m ²	5.3%
EXISTING SHED AREA	= 13.16m ²	1.6%
EXISTING POOL AREA	= 46.47m ²	5.5%
COVERED PORCH AREA	= 18.15m ²	2.2%
COVERED AREA (GARAGE)	= 16.65m ²	2.0%
EXISTING DRIVEWAY/PARKING	= 101.61m ²	12.1%
LANDSCAPED/OPEN AREA	= 305.41m ²	36.3%

PART 2		
LOT AREA	= 1180.85m ²	100%
PROPOSED HOUSE AREA	= 167.23m ²	14.2%
PROPOSED DRIVEWAY/PARKING	= 303.30m ²	25.7%
LANDSCAPE/OPEN AREA	= 710.32m ²	60.1%

SKETCH

PREPARED FOR SEVERANCE APPLICATION

LOT 34
PLAN 87

IN THE
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 250 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
 DO NOT SCALE FROM THIS DRAWING.
 ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
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NOV. 7, 2024
 DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

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