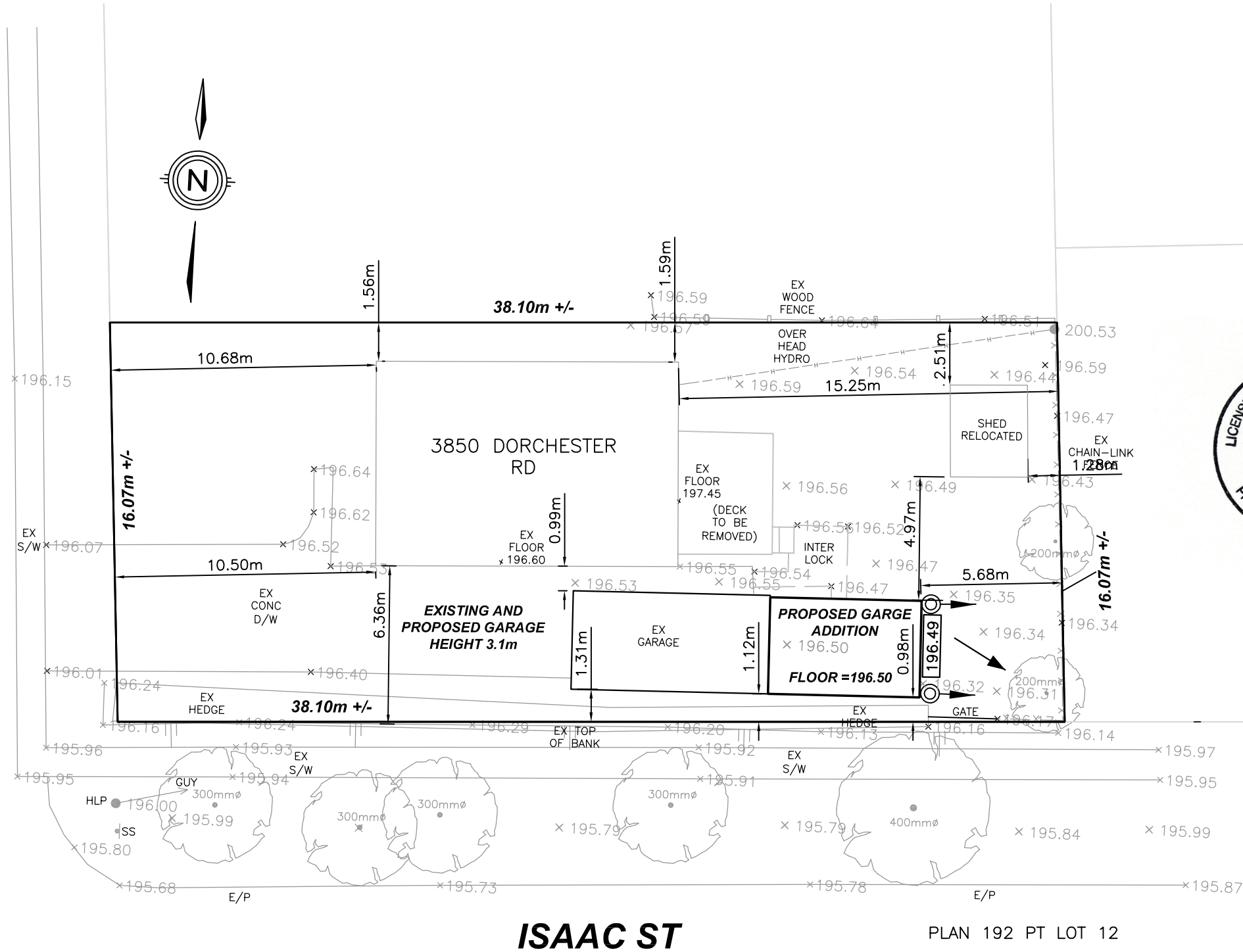


DORCHESTER RD



- GRADING NOTES:**
- ROOFWATER LEADERS ON THE PROPOSED DWELLING TO SPILL TO GRADE.
  - MAINTAIN EXISTING GRADING AND SURFACE DRAINAGE PATTERNS SO AS NOT TO IMPACT ABUTTING PROPERTIES
  - THIS PLAN TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS AND SHOULD COORDINATE.
  - ALL BLVD. AREAS WITHIN CITY RIGHT OF WAY TO BE RESTORED WITH 150mm TOPSOIL AND NO. 1 NURSERY SOD.



TOTAL LOT AREA	611.82m <sup>2</sup>
SURFACE PARKING AREA	86.83m <sup>2</sup>
% OF LOT AREA	14.19%
LANDSCAPE AREA	339.45m <sup>2</sup>
% OF LOT AREA	55.48%

TOTAL LOT AREA	611.82m <sup>2</sup>
EXIST DWELLING	99.69m <sup>2</sup>
EXIST GARAGE	31.89m <sup>2</sup>
EXIST SHED	11.48m <sup>2</sup>
PROP GARAGE ADDITION	23.69m <sup>2</sup>
TOTAL LOT COVERAGE	166.75m <sup>2</sup> (27.3%)

**BENCHMARK:**  
ELEVATIONS HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

**NOTE:**  
THIS IS NOT A PLAN OF SURVEY

**LEGEND**

182.00 x — PROPOSED ELEVATION

190.63 — EXISTING ELEVATION

→ — DIRECTION OF DRAINAGE FLOW

⊙ — DOWNSPOUT DISCHARGE

TOTAL LOT AREA	611.82m <sup>2</sup>
EXIST DWELLING	99.69m <sup>2</sup>
EXIST GARAGE	31.89m <sup>2</sup>
EXIST SHED	11.48m <sup>2</sup>
PROP GARAGE ADDITION	23.69m <sup>2</sup>
TOTAL LOT COVERAGE	166.75m <sup>2</sup> (27.3%)

**CERTIFICATION OF EXISTING AND PROPOSED GRADES**

I hereby certify that this proposed Lot Grading Plan satisfies the technical requirements for City of Niagara Falls drainage policy. The proposed grades shown are compatible with adjacent properties and this lot will drain satisfactorily and not adversely affect adjacent properties.

NAME: Garrett Russell SIGNATURE: Garrett Russell

LIC#: 1005068448 DATE: April 28, 2025

**DETAILED LOT AND GRADING PLAN**

ADDRESS 3850 DORCHESTER RD

PLAN No. LOT 12 PLAN 192

DATE APR 28, 2025

HOUSE STYLE GARAGE ADDITION

SCALE 1:200m

DR.BY R.T.S. REV 4