

P:\50869\100\50869-100-C2

MTE FILE PATH:

August 10, 2022 - 3:24:46 PM - Plotted By: Rose Colagero

# PORTAGE ROAD

# MCLEOD ROAD

# RAILWAY LANDS

MATCH INTO EXISTING GRADES ALONG PROPERTY LINE AS SHOWN

MATCH INTO EX. GRADES WITH 3:1 SLOPING  
MAINTAIN EXISTING LOW POINT

MATCH INTO EX. GRADES WITH 3:1 SLOPING

MAINTAIN EXISTING HIGH POINT

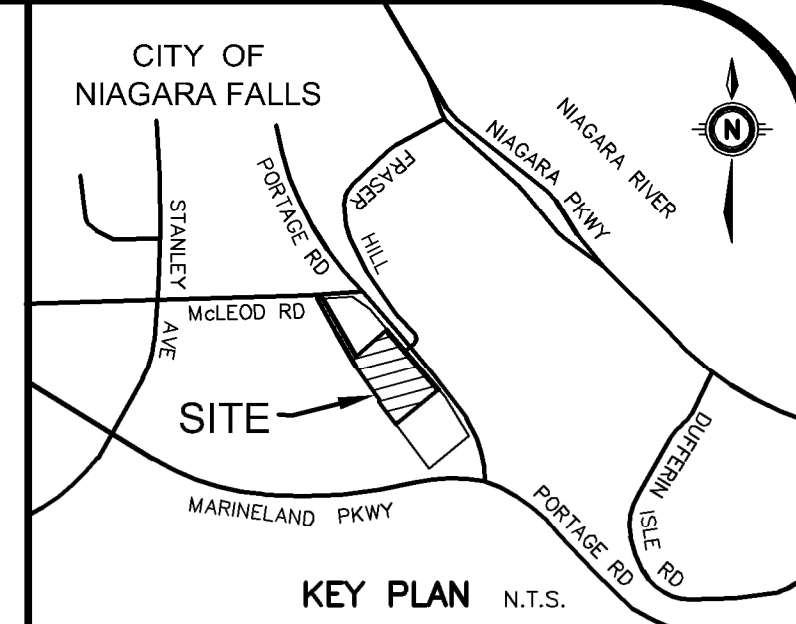
MATCH INTO EX. GRADES AT PROPERTY LINE AS SHOWN

MAINTAIN EXISTING HIGH POINT

MATCH INTO EXISTING GRADES WITH 3:1 SLOPE MAX

TREE PRESERVATION FENCE  
EX. TREE TO BE PRESERVED

SEE DWG. C2.2 & C2.3



GEODETIC BM ELEV. = m

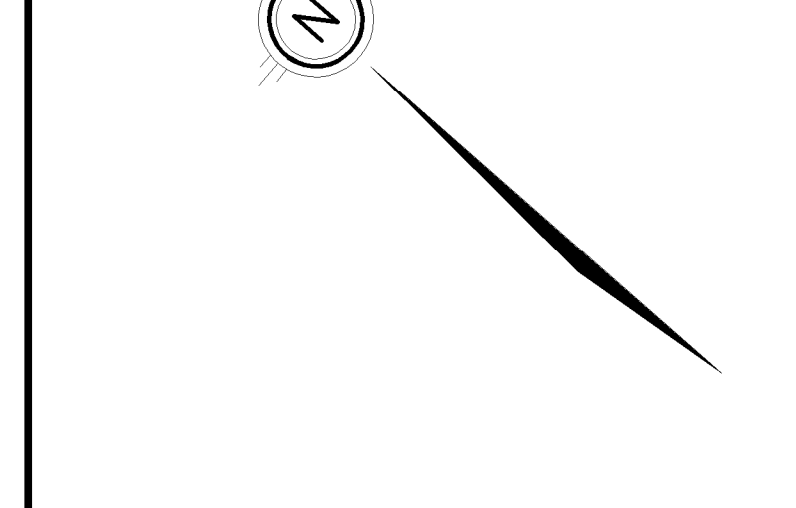
SITE BENCHMARK ELEV. = 186.42m  
IRON MONUMENT AT THE NORTHEAST CORNER OF PART 4, PLAN 59-10776, ELEVATION=186.42 METERS

NOTE TO CONTRACTOR :  
DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

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THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.



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1.	ISSUED FOR ZBA	KRR 2022-08-10
No.	REVISION	BY YYYY-MM-DD

**MTE**  
Engineers, Scientists, Surveyors  
905-639-2552

NOT FOR CONSTRUCTION

CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

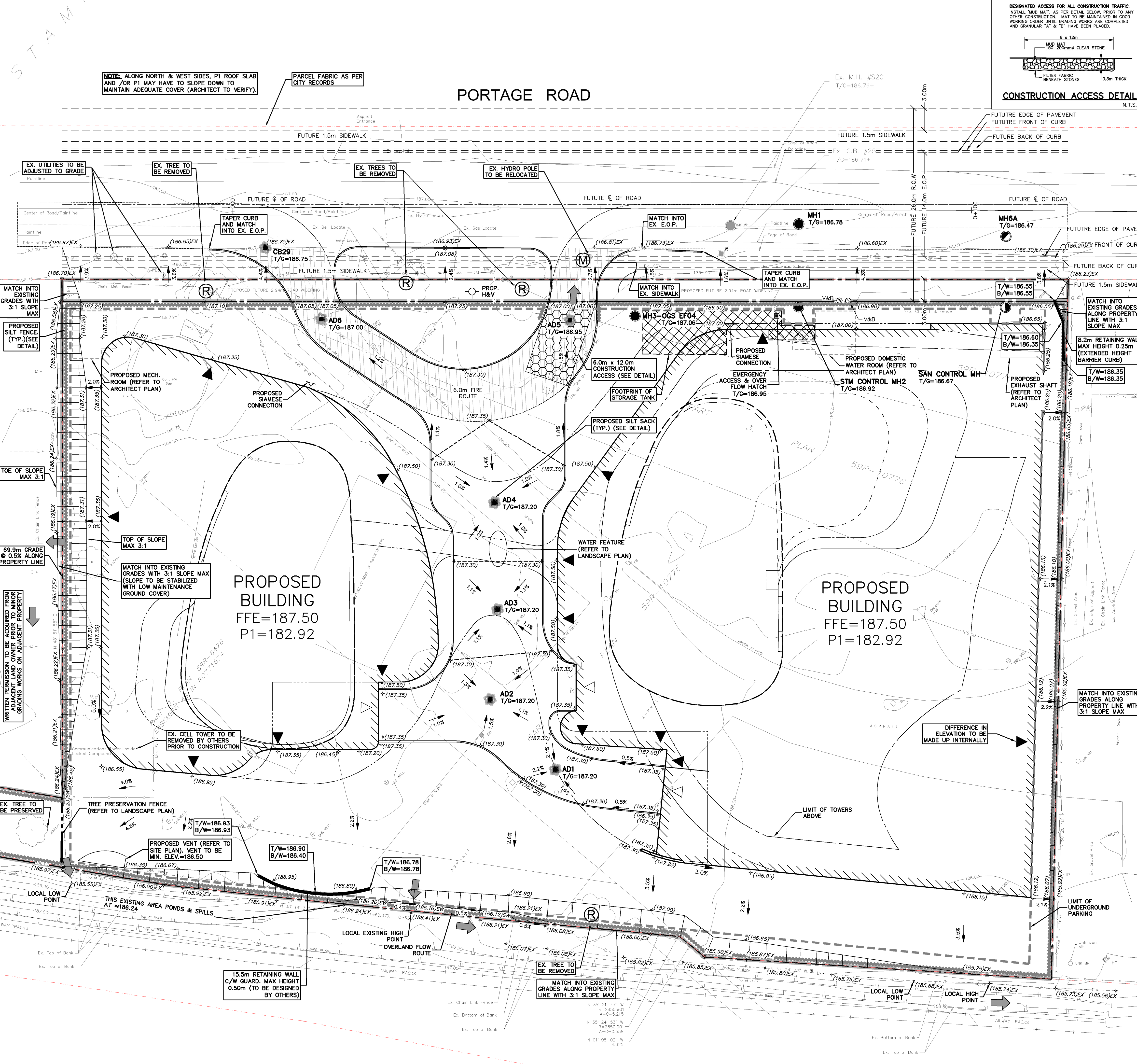
PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS2-4 50R-10776 NIAGARA FALLS

DRAWING  
**SITE GRADING AND SERVICING PLAN PART 1**

Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	C2.1
Date	Apr.25/22	Scale	1:250
Scale	1:250	Sheet	1 of 7



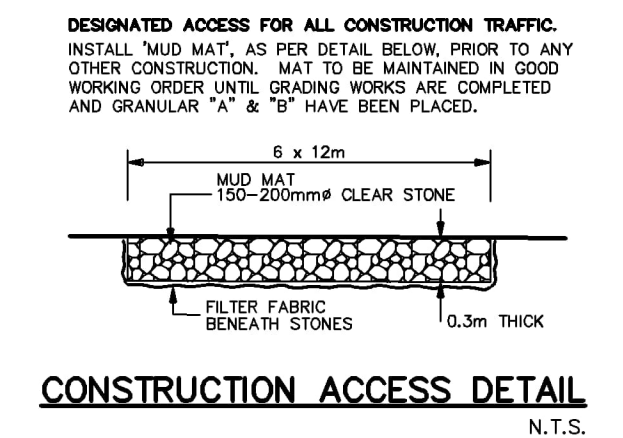
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MTE FILE PATH:  
August 10, 2022 - 3:26:06 PM - Plotted By: Rose Colagero



NOTE: ALONG NORTH & WEST SIDES, P1 ROOF SLAB AND /OR P1 MAY HAVE TO SLOPE DOWN TO MAINTAIN ADEQUATE COVER (ARCHITECT TO VERIFY).

PARCEL RECORDS AS PER CITY RECORDS

### PORTAGE ROAD

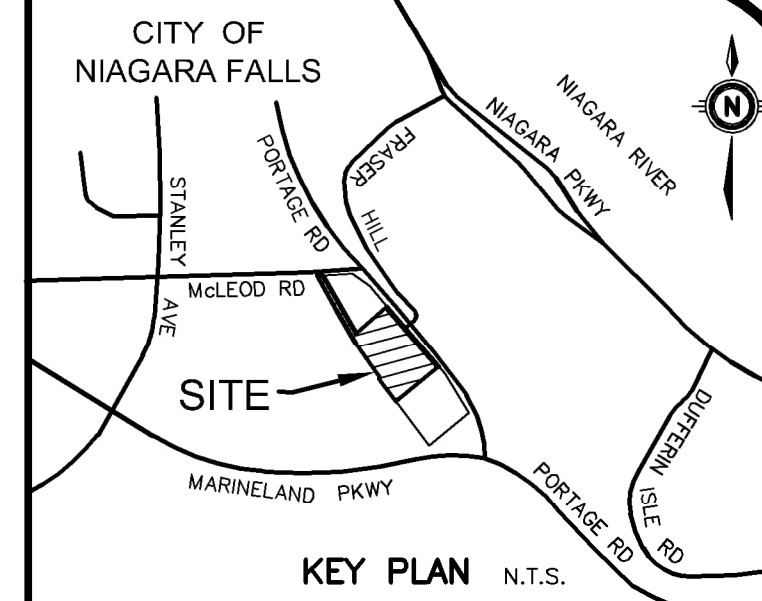


### LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS/CONTOURS
- EXISTING DIRECTION OF DRAINAGE/SWALE
- EXISTING CURB
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING FENCE
- EXISTING TREE
- EXISTING HYDRO POLE
- EXISTING TV PEDESTAL

### LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
  - EX = MAINTAIN EXISTING
  - T/G = TOP OF CASTING/GRATE
  - INV = INVERT ELEVATION
  - FFE = FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
  - MAN DOOR
  - VEHICLE DOOR
  - CONCRETE CURB
  - GUARDRAIL
  - RETAINING WALL
  - OVERLAND FLOW ROUTE (MAJOR STORM)
  - SEDIMENT CONTROL FENCE (SEE DETAIL)
  - SILT SACK (SEE DETAIL)
  - CONSTRUCTION ACCESS (SEE DETAIL)
  - TREE PRESERVATION FENCE
  - FIRE ROUTE

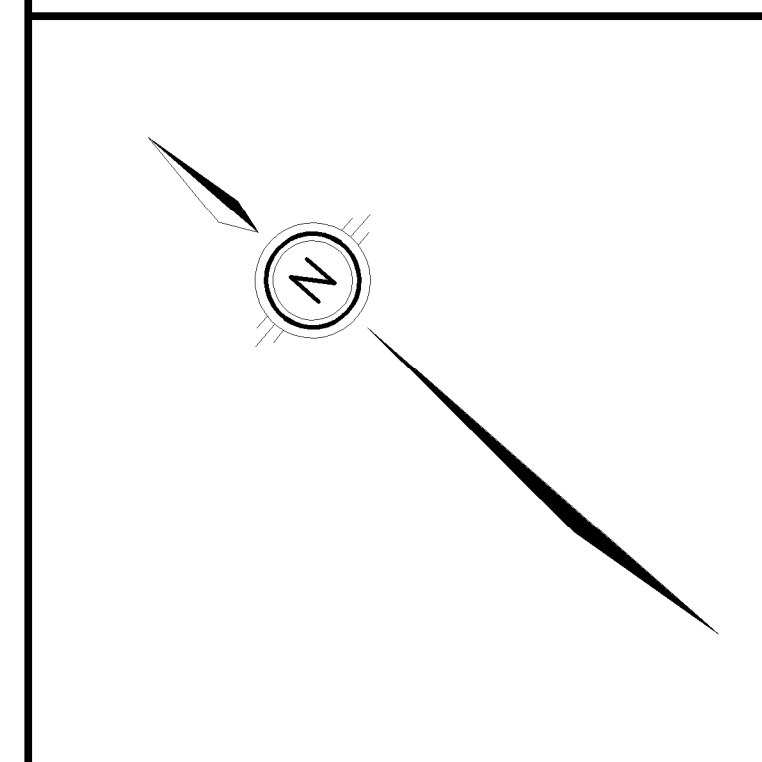


GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = 186.42m  
IRON MONUMENT AT THE NORTHEAST CORNER OF PART 4, PLAN 59-10776, ELEVATION=186.42 METERS

NOTE TO CONTRACTOR :  
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No.	REVISION	BY	DATE
1.	ISSUED FOR 2BA	KRR	2022-08-10



### TEMPORARY SILTSACK SITUATION CONTROL IN CB

- MAINTENANCE SCHEDULE
  - INSPECT AFTER EVERY MAJOR RAIN EVENT.
  - INSPECT EVERY 3 WEEKS MINIMUM.
  - SILTSACK SHOULD NEVER BE OVER HALF FULL.
  - FULL BAG CAN BE REMOVED, DUMPED, CLEANED AND REUSED (TO REMOVE INSERT 25mm REBAR INTO REMOVAL FLAP POCKETS) (TO DUMP INSERT 25mm REBAR INTO BOTH DUMPING STRAPS)

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CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS-4 50R-10776 NIAGARA FALLS

DRAWING  
**SITE GRADING PLAN PART 2**

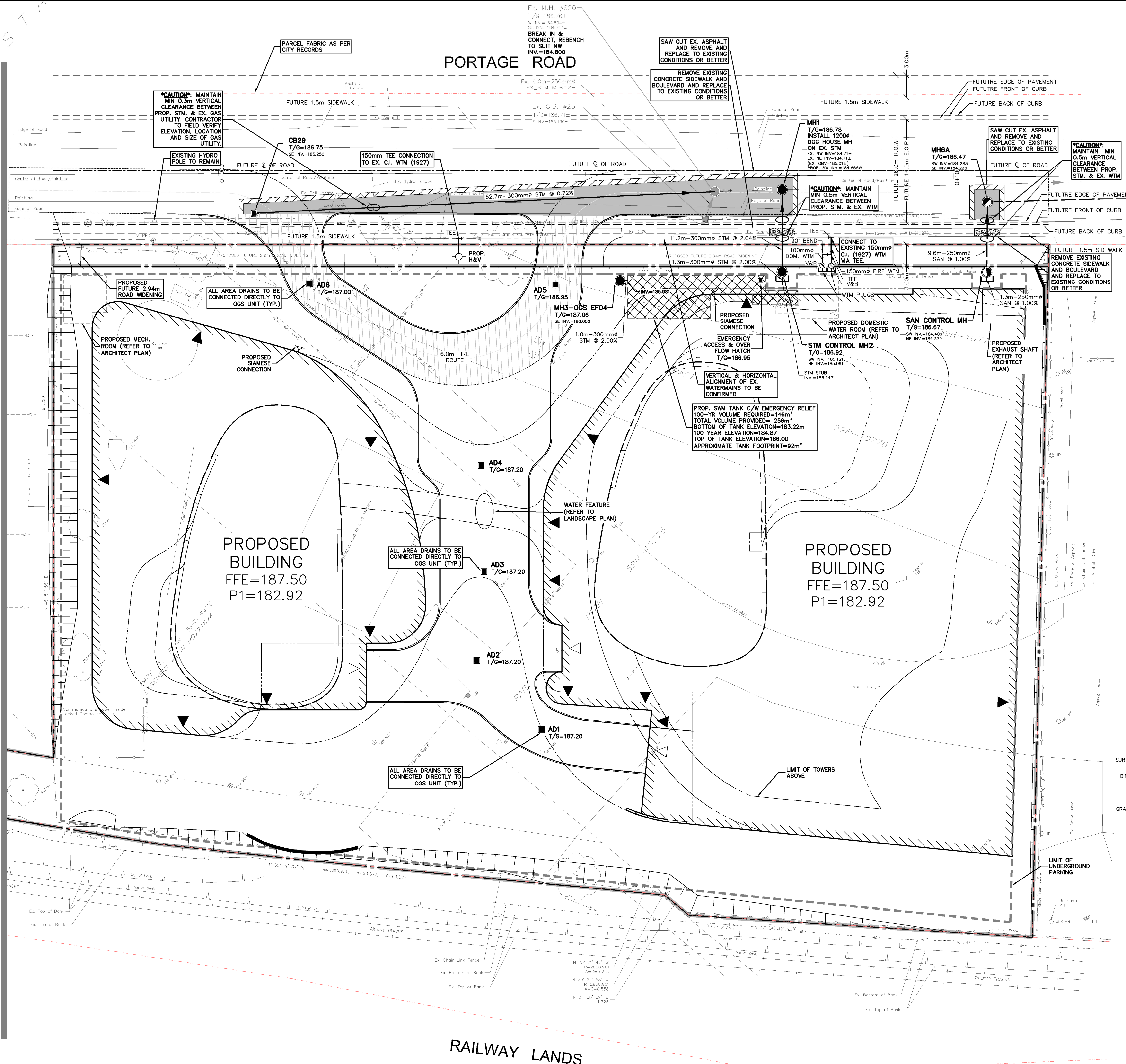
Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	C2.2
Date	Apr.25/22	Scale	1:250
Sheet	2 of 7		

SEE DWG. C2.1

NOT FOR CONSTRUCTION



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MTE FILE PATH:  
SEE DWG. C2.1  
August 10, 2022 - 3:26:39 PM - Plotted By: Rosie Colagero

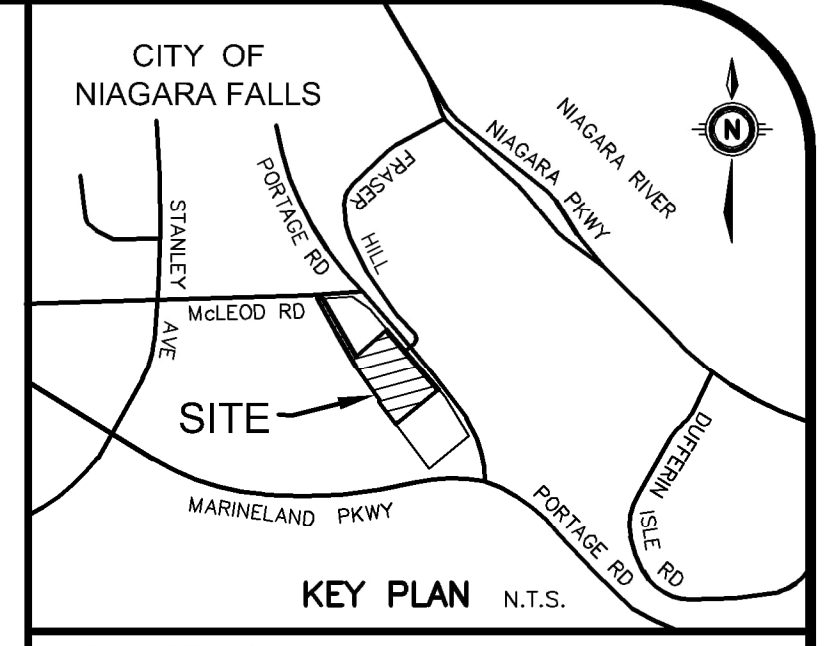
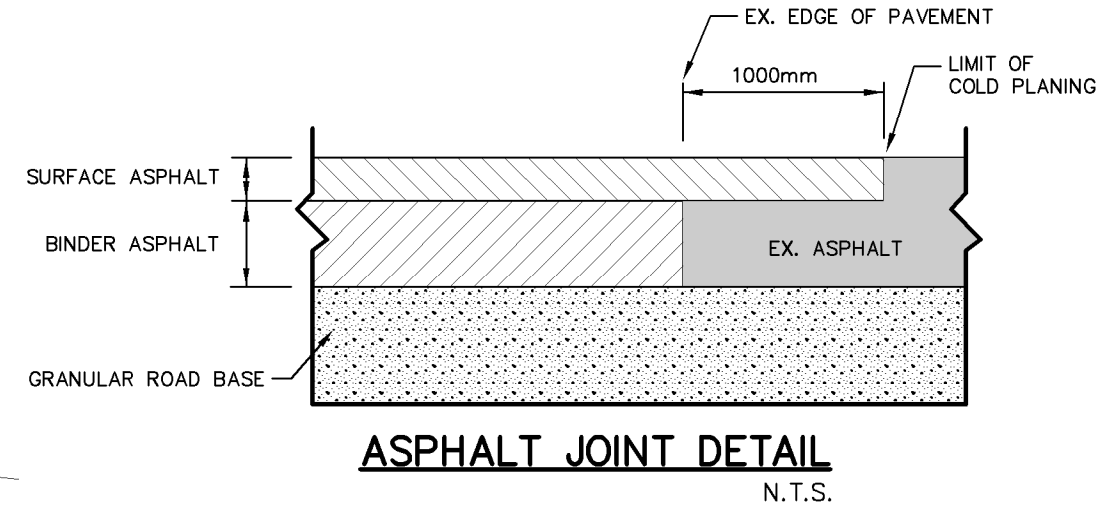


### LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- Ex. 300mm S&W @ 0.45%
- Ex. 200mm WTM (1951)s
- Ex. 375mm STM @ 0.35%
- Ex. Drop Curb
- Top of Bank
- Bottom of Bank
- Ex. Hydr. Pole
- Ex. U/G Gas
- Ex. U/G Hydro
- Ex. U/G Bell
- Ex. Tree
- Ex. Hydro Pole
- Ex. TV Pedestal

### LEGEND OF PROPOSED FEATURES

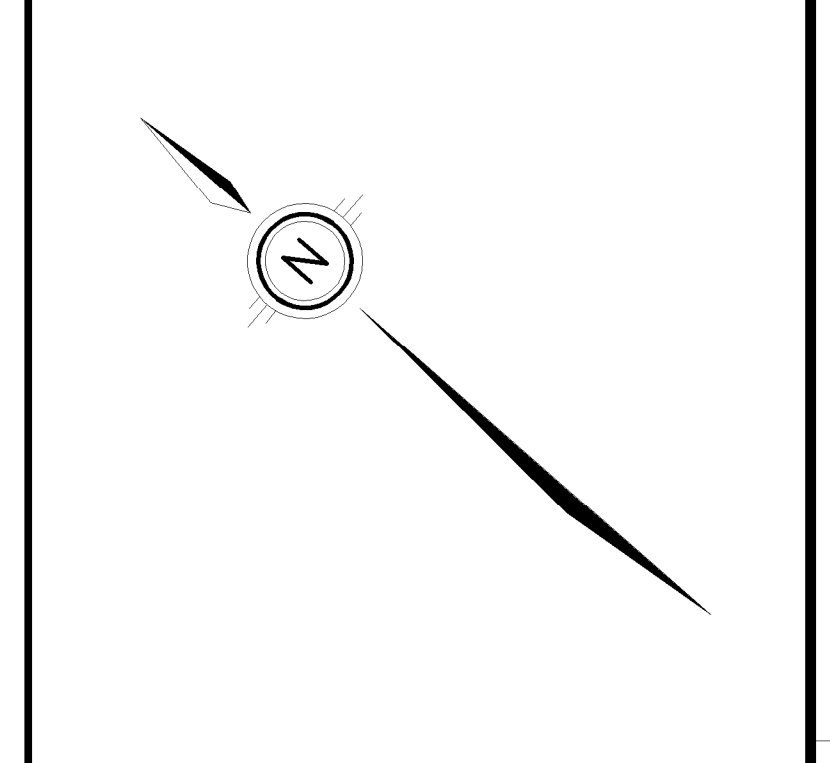
- (TOP) 3:1 (BOTTOM)
- MH 14.6m-200mm SAN @ 1.5%
- MH 21.3m-300mm STM @ 1.3%
- 200mm WTM
- HYD. SET
- TEE
- O<sub>x1</sub>
- SEWER CROSSING (REFER TO CROSSING CHART)
- PROPOSED BUILDING
- MAN DOOR
- VEHICLE DOOR
- CONCRETE CURB
- GUARDRAIL
- RETAINING WALL
- FIRE ROUTE
- CONCRETE AREA RESTORATION
- ASPHALT AREA RESTORATION
- SAW CUT c/w LAP JOINT (SEE DETAIL)
- LIMIT OF UNDERGROUND PARKING
- LIMIT OF TOWERS ABOVE (REFER TO ARCHITECT PLANS)



GEODETIC BM ELEV. = m

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PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS2-4 50R-10776 NIAGARA FALLS

DRAWING  
**SITE SERVICING PLAN PART 2**

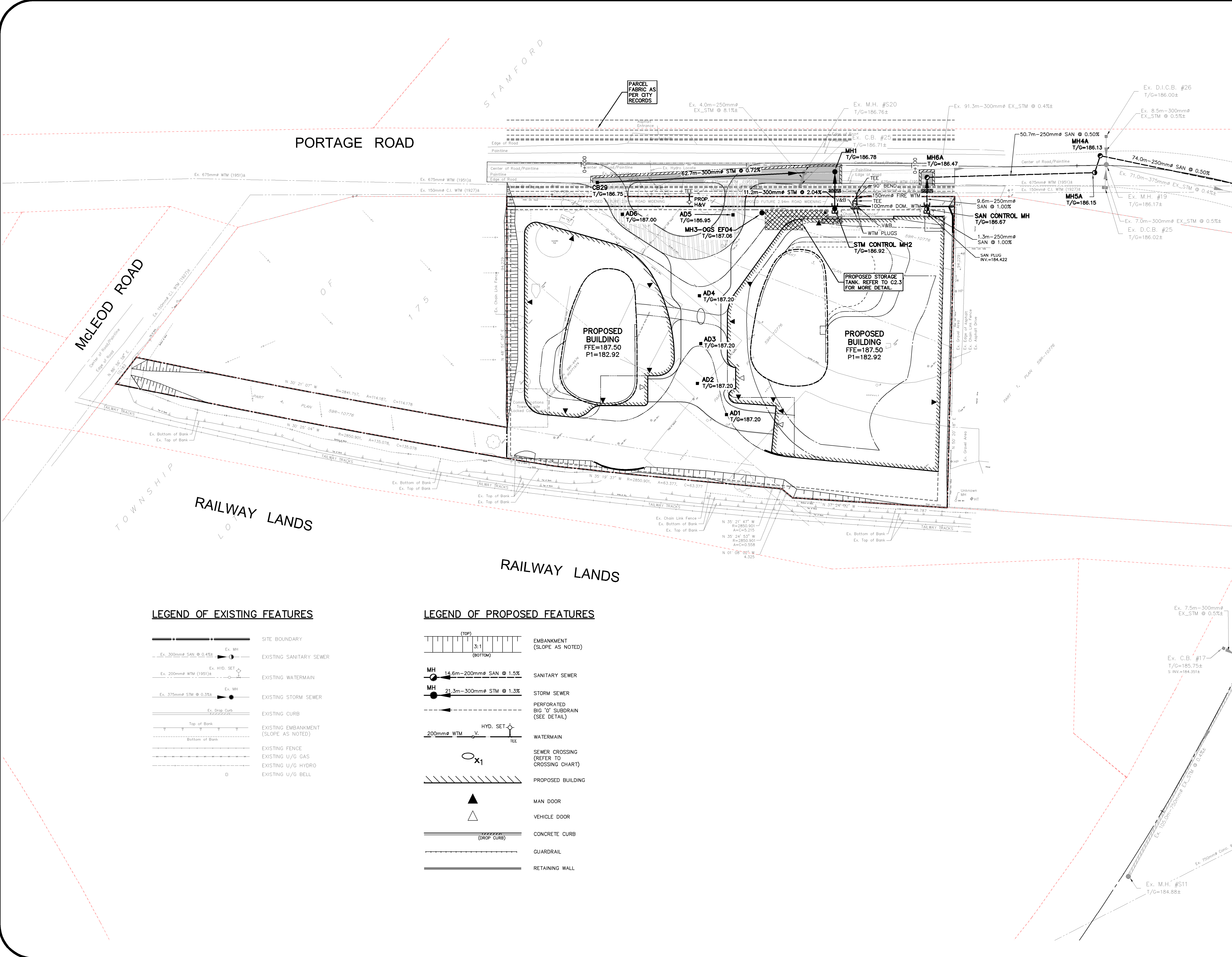
Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	
Date	Apr.25/22	<b>C2.3</b>	
Scale	1:250	Sheet 3 of 7	



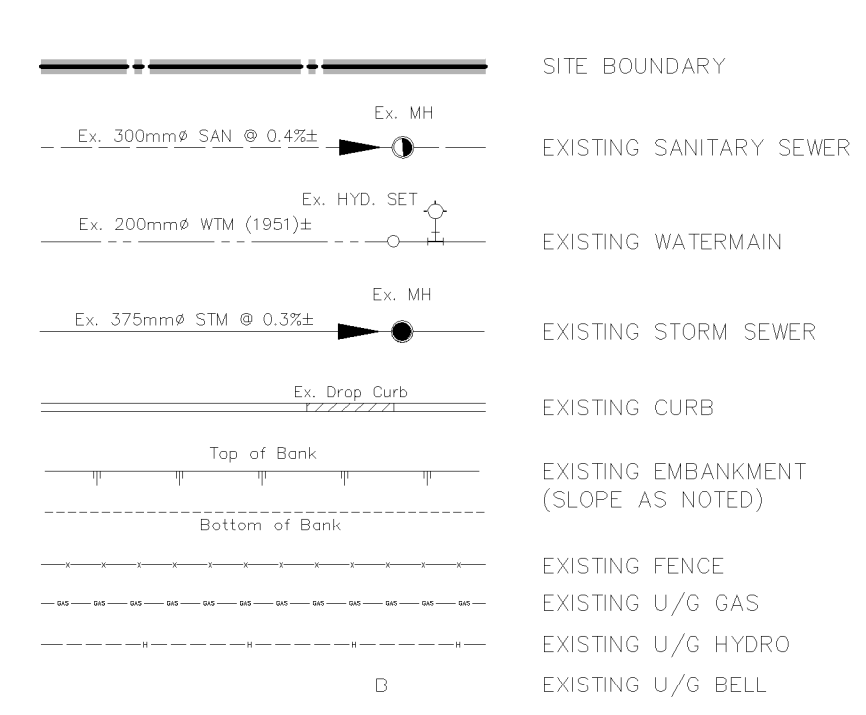
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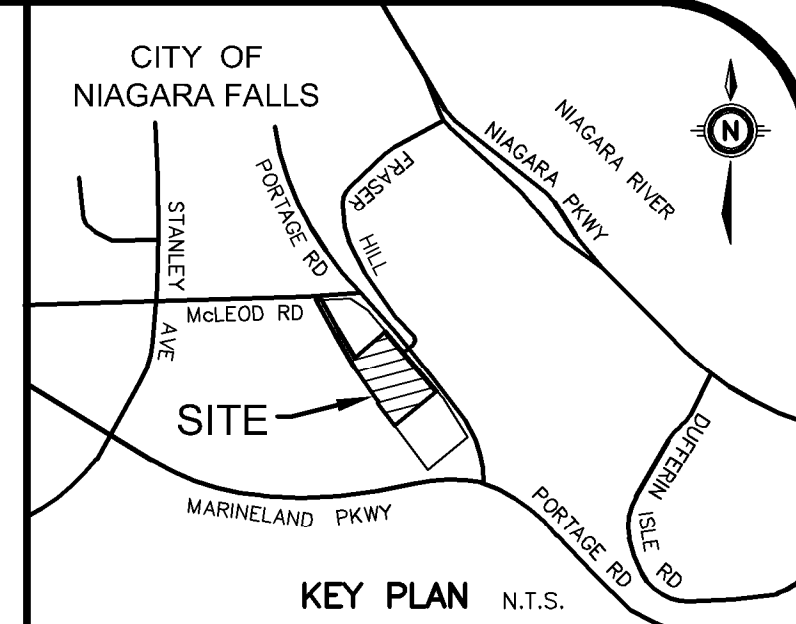
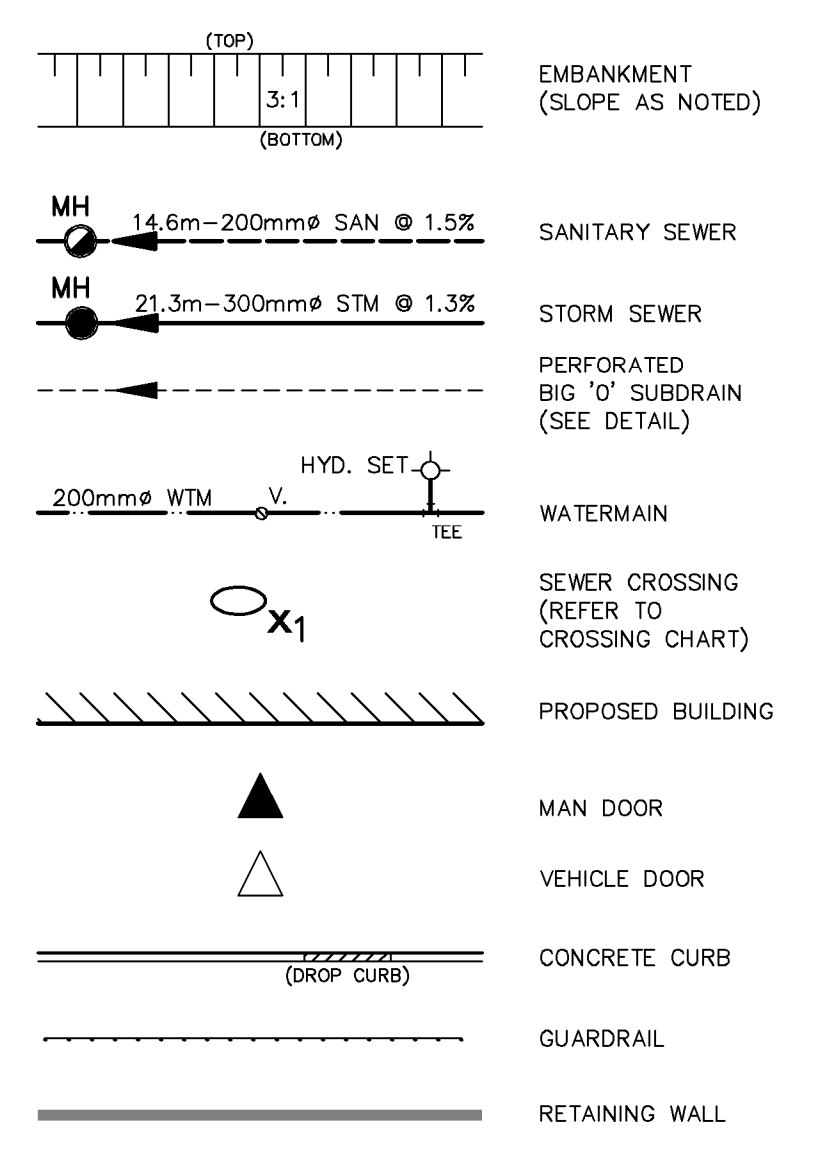
August 10, 2022 - 3:27:26 PM - Plotted By: Rosie Colagrosso



**LEGEND OF EXISTING FEATURES**



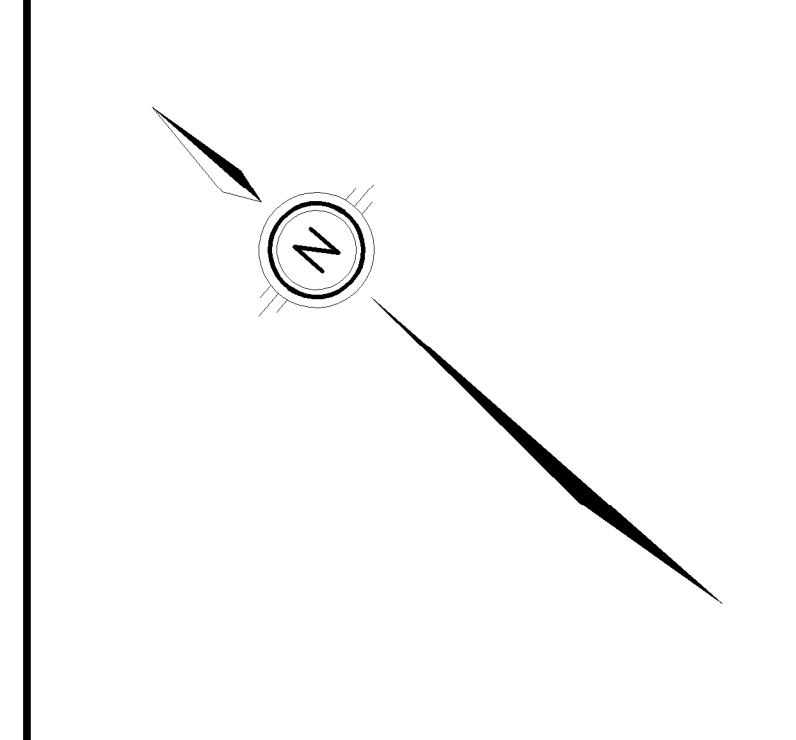
**LEGEND OF PROPOSED FEATURES**



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SEE DWG. C2.5

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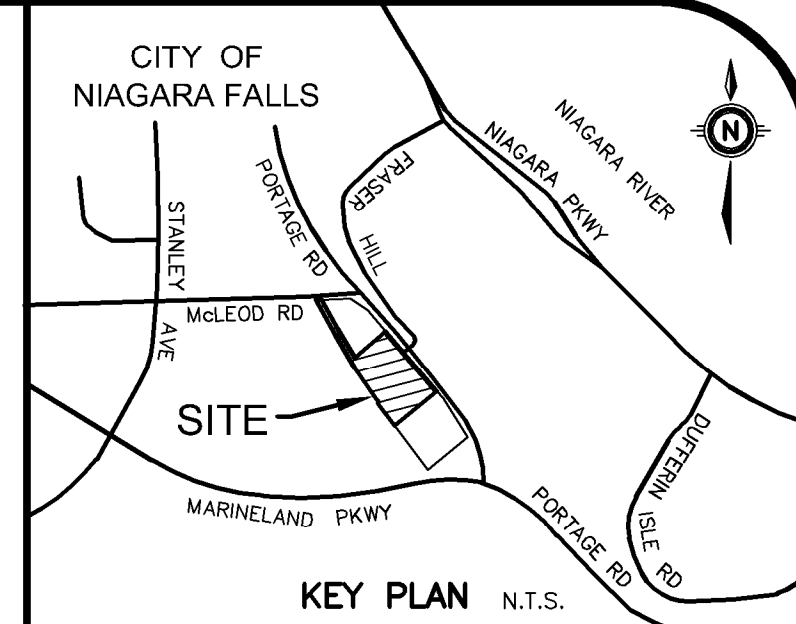
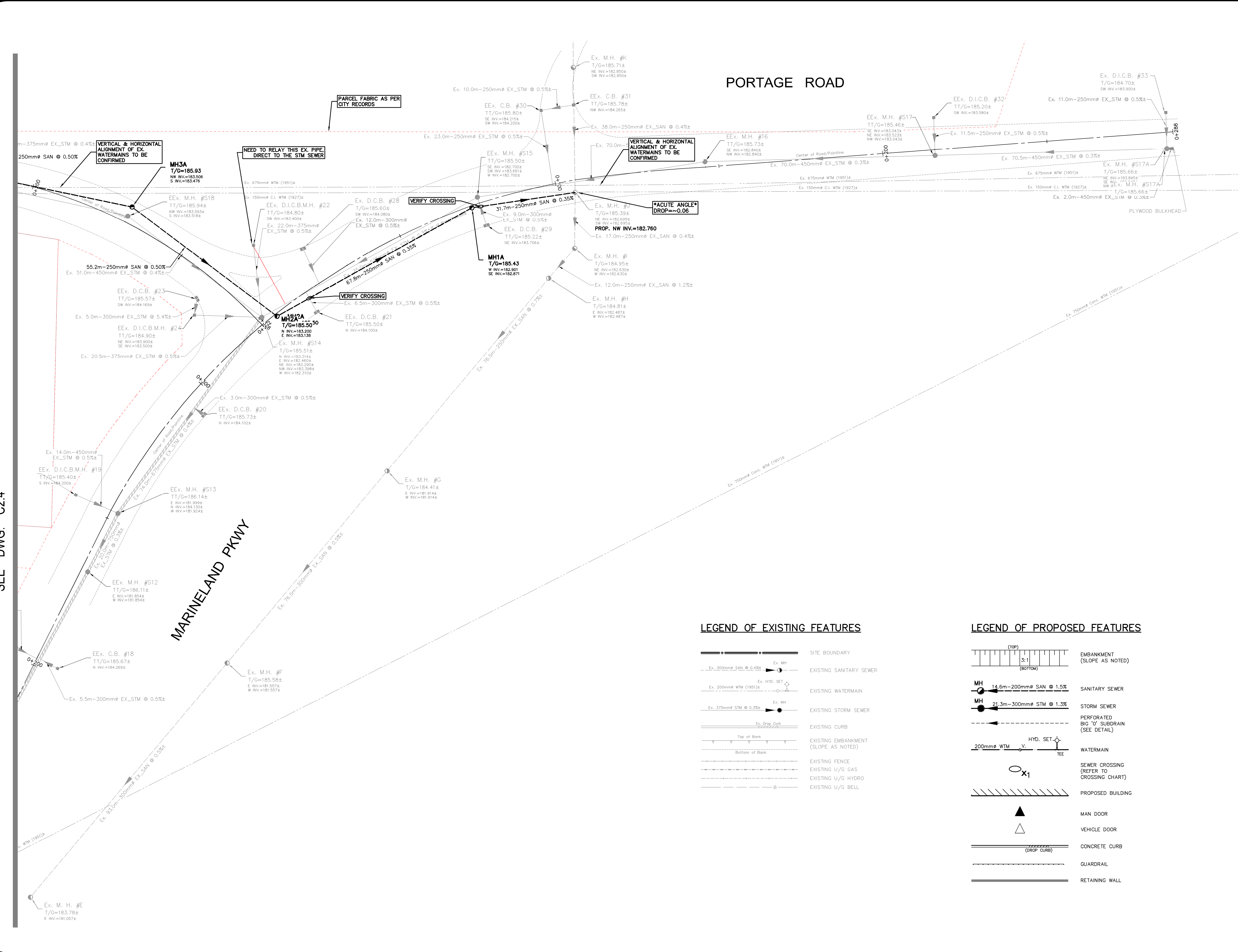
CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS2-4 50R-10776 NIAGARA FALLS

DRAWING <b>GENERAL PLAN PART 1</b>	
Project Manager K. RAMSEWAK	Project No. <b>50869-100</b>
Design By CNF/RNC	Checked By CNF
Drawn By SDU	Checked By CNF/KRR
Surveyed By BY OTHERS	Drawing No. <b>C2.4</b>
Date Apr.25/22	Scale 1:500
Scale 1:500	Sheet 4 of 7

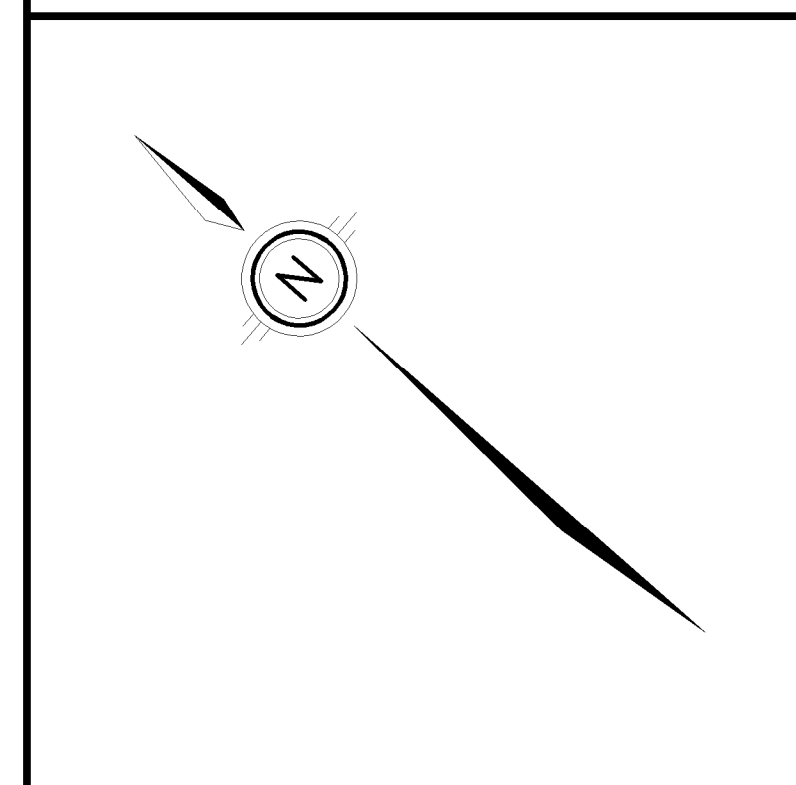


SEE DWG. C2.4



GEODETIC BM	ELEV. =	m
SITE BENCHMARK	ELEV. = 186.42m	
IRON MONUMENT AT THE NORTHEAST CORNER OF PART 4, PLAN 59-10776, ELEVATION=186.42 METERS		

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**MTE**  
Engineers, Scientists, Surveyors  
905-639-2552

CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS2-4 50R-10776 NIAGARA FALLS

DRAWING  
**GENERAL PLAN PART 2**

Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	<b>C2.5</b>
Date	Apr.25/22	Scale	1:500
Scale	1:500	Sheet	5 of 7

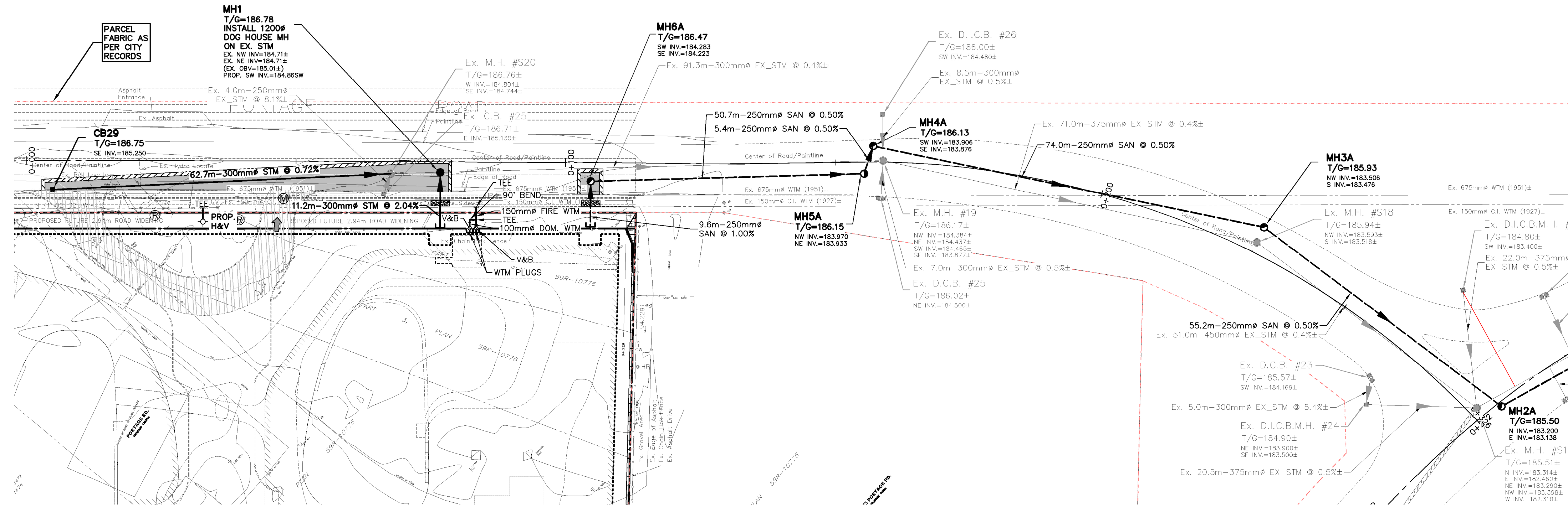
**LEGEND OF EXISTING FEATURES**

- SITE BOUNDARY
- EX. 300mm SAN @ 0.4%
- EX. HYD. SET
- EX. 375mm STM @ 0.3%
- EX. Drop Curb
- EXISTING EMBANKMENT (SLOPE AS NOTED)
- EXISTING FENCE
- EXISTING U/G GAS
- EXISTING U/G HYDRO
- EXISTING U/G BELL

**LEGEND OF PROPOSED FEATURES**

- EMBANKMENT (SLOPE AS NOTED)
- MH 14.6m-200mm SAN @ 1.5%
- MH 21.3m-300mm STM @ 1.3%
- 200mm WTM
- SEWER CROSSING (REFER TO CROSSING CHART)
- PROPOSED BUILDING
- MAN DOOR
- VEHICLE DOOR
- CONCRETE CURB (DROP CURB)
- GUARDRAIL
- RETAINING WALL





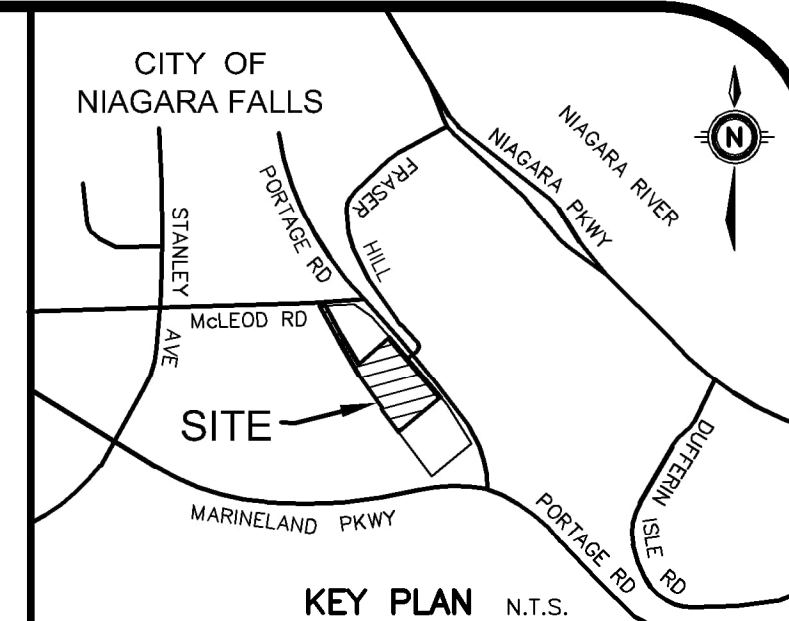
PORTAGE ROAD 1 PROFILE

LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EX. 300mm SAN @ 0.4%±
- EX. 200mm WTM (1951)±
- EX. 375mm STM @ 0.3%±
- EX. 1000 CURB

LEGEND OF PROPOSED FEATURES

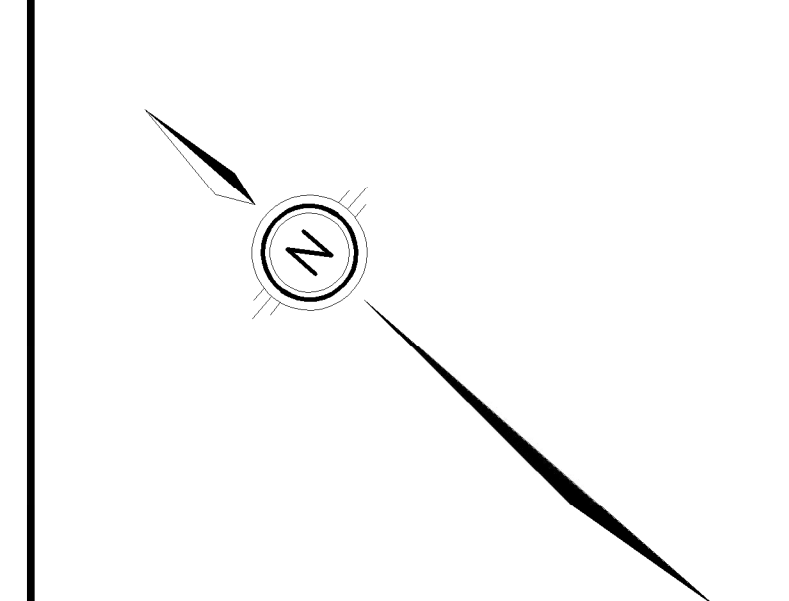
- EMBANKMENT (SLOPE AS NOTED)
- MH 14.6m-200mm SAN @ 1.5%
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IRON MONUMENT AT THE NORTHEAST CORNER OF PART 4, PLAN 59-10776, ELEVATION=186.42 METERS

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Engineers, Scientists, Surveyors  
905-639-2552

LICENSED PROFESSIONAL ENGINEER  
K.R. RAMSEWAK  
100100928  
2022-08-10  
PROVINCE OF ONTARIO  
**NOT FOR CONSTRUCTION**

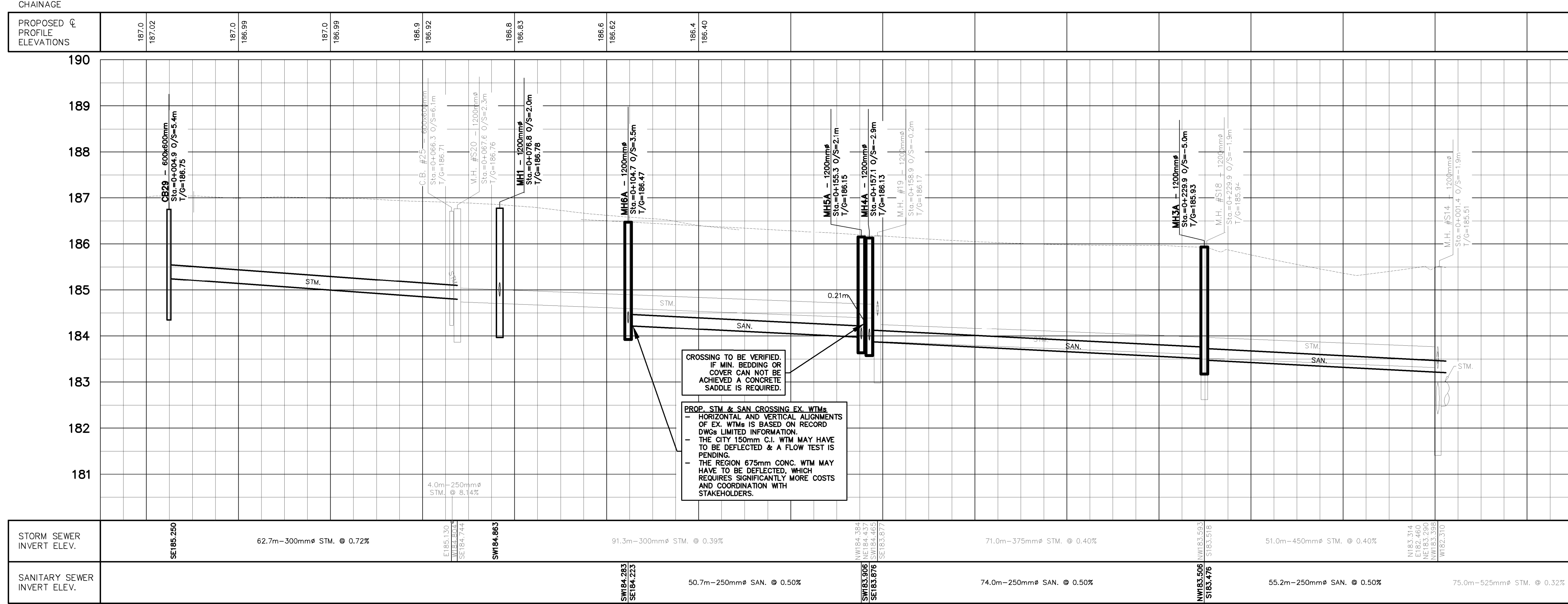
CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS2-4 50R-10776 NIAGARA FALLS

DRAWING  
**PORTAGE ROAD PART 1**  
STA. 0+000 TO STA. 0+280

Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	<b>PP1</b>
Date	Apr.25/22		
Scale	1:500		Sheet 6 of 7

-0+0100+000 0+020 0+040 0+060 0+080 0+100 0+120 0+140 0+160 0+180 0+200 0+220 0+240 0+260 0+280 0+300



CROSSING TO BE VERIFIED. IF MIN. BEDDING OR COVER CAN NOT BE ACHIEVED A CONCRETE SADDLE IS REQUIRED.

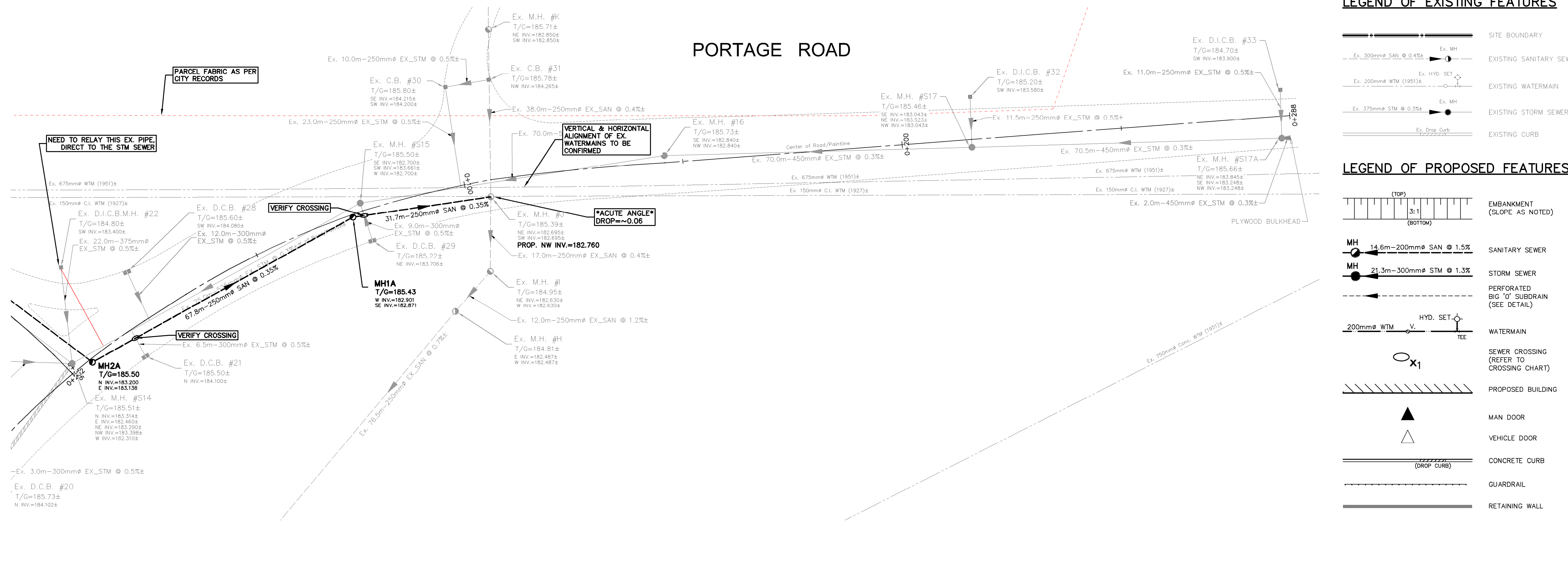
PROP. STM & SAN CROSSING EX. WTMs - HORIZONTAL AND VERTICAL ALIGNMENTS OF EX. WTMs IS BASED ON RECORD DWGS LIMITED INFORMATION. - THE CITY 150mm C.I. WTM MAY HAVE TO BE DEFLECTED & A FLOW TEST IS PENDING. - THE REGION 675mm CONC. WTM MAY HAVE TO BE DEFLECTED, WHICH REQUIRES SIGNIFICANTLY MORE COSTS AND COORDINATION WITH STAKEHOLDERS.



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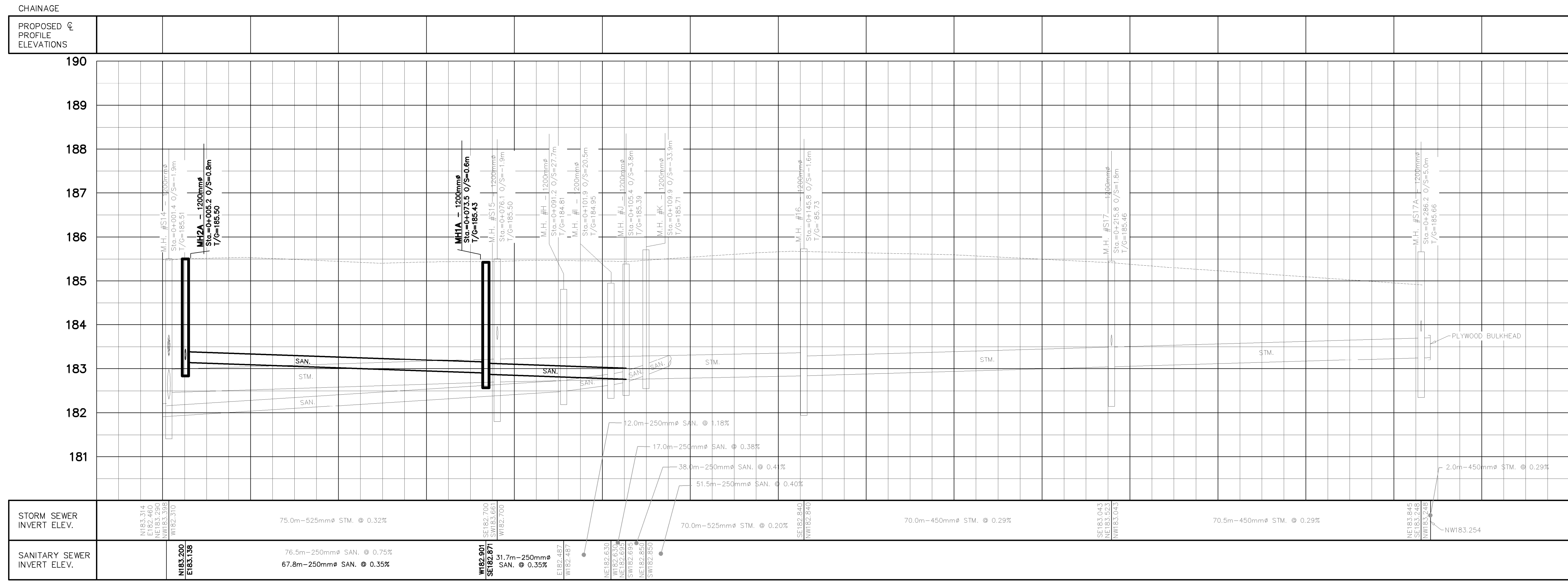
MTE FILE PATH:

August 10, 2022 - 3:28:06 PM - Plotted By: Rosie Colangelo



PORTAGE ROAD 2 PROFILE

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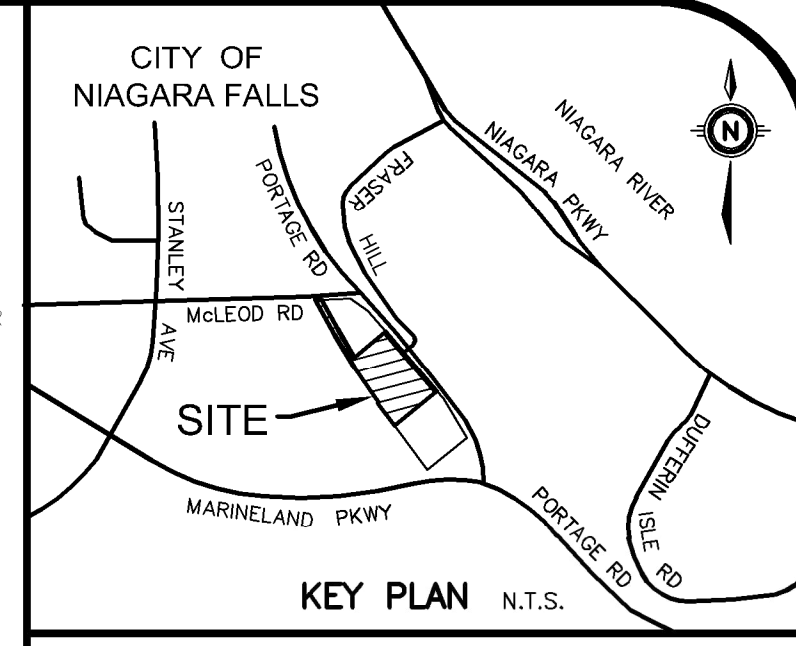


LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATERMAIN
- - - - - EXISTING STORM SEWER
- - - - - EXISTING CURB

LEGEND OF PROPOSED FEATURES

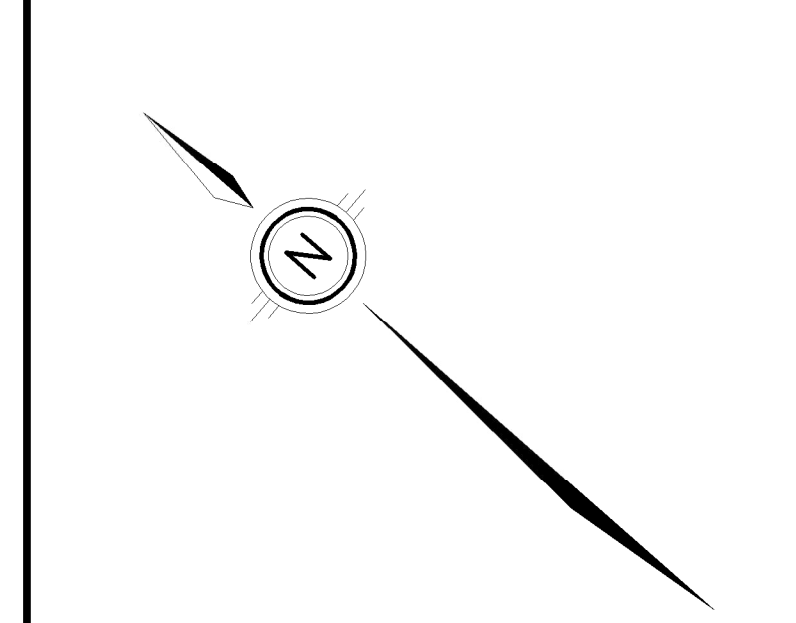
- EMBANKMENT (SLOPE AS NOTED)
- MH 14.6m-200mm SAN @ 1.5%
- MH 21.3m-300mm STM @ 1.3%
- PERFORATED 'O' SUBDRAIN (SEE DETAIL)
- 200mm WTM HYD. SET
- SEWER CROSSING (REFER TO CROSSING CHART)
- PROPOSED BUILDING
- MAN DOOR
- VEHICLE DOOR
- CONCRETE CURB (DROP CURB)
- GUARDRAIL
- RETAINING WALL



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SITE BENCHMARK ELEV. = 186.42m  
IRON MONUMENT AT THE NORTHEAST CORNER OF PART 4, PLAN 59-10776, ELEVATION=186.42 METERS

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DO NOT SCALE DRAWINGS.  
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.  
ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.  
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.



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1.	ISSUED FOR ZBA	KRR 2022-08-10
No.	REVISION	BY YYYY-MM-DD

**MTE**  
Engineers, Scientists, Surveyors  
905-639-2552

LICENSED PROFESSIONAL ENGINEER  
K.R. RAMSEWAK  
100100928  
2022-08-10  
PROVINCE OF ONTARIO

NOT FOR CONSTRUCTION

CLIENT  
**RUDANCO HOSPITALITY CORPORATION**

PROJECT  
**PORTAGE ROAD NEW 2 TOWER HIGHRISE**  
PART LOT 175; PARTS 2-4 50R-10776 NIAGARA FALLS

DRAWING  
**PORTAGE ROAD PART 2**  
STA. 0+000 TO STA. 0+320

Project Manager	K. RAMSEWAK	Project No.	50869-100
Design By	CNF/RNC	Checked By	CNF
Drawn By	SDU	Checked By	CNF/KRR
Surveyed By	BY OTHERS	Drawing No.	PP2
Date	Apr. 25/22		
Scale	1:500	Sheet	7 of 7