

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

#### EXISTING CONDITIONS

ADDRESS 3318 GARNER RD  
PLAN No. LOT 4 PLAN 186 STAMFORD  
DATE OCT 10, 2024  
HOUSE STYLE PROPOSED SHOP  
SCALE 1:200m  
DR. BY R.T.S. REV 0

TOTAL LOT AREA 4124.19m<sup>2</sup>  
HARDSCAPE AREA 384.33m<sup>2</sup>  
% OF LOT AREA 9.32%  
LANDSCAPE AREA 3451.18m<sup>2</sup>  
% OF LOT AREA 83.68%

TOTAL LOT AREA 4124.19m<sup>2</sup>  
EXIST HOUSE AREA 170.65m<sup>2</sup>  
EXIST GARAGE 36.89m<sup>2</sup>  
PROPOSED SHOP 81.14m<sup>2</sup>  
TOTAL COVERAGE 288.68m<sup>2</sup>  
LOT COVERAGE 7.0%

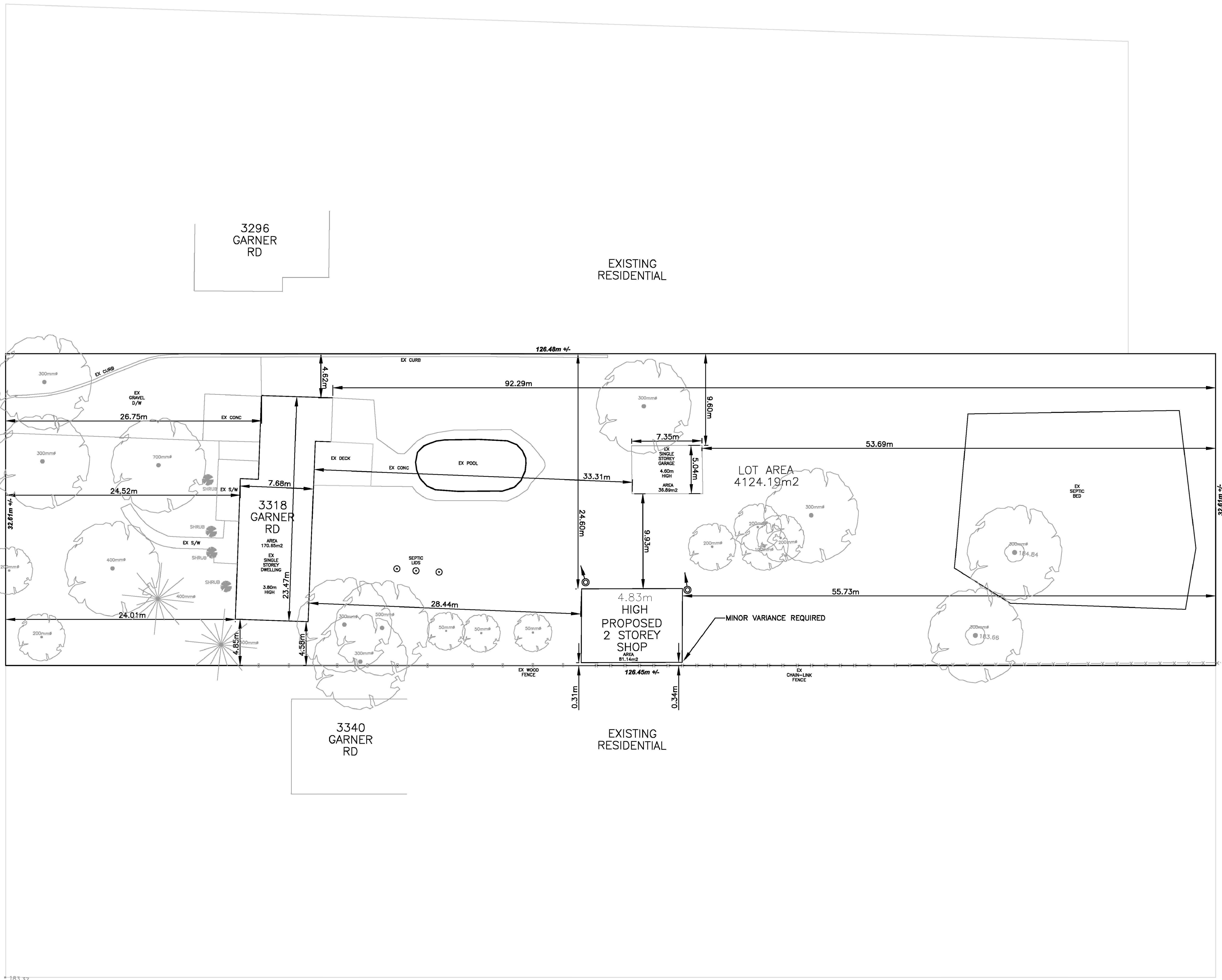
#### LEGEND

[182.00]<sup>x</sup> — PROPOSED ELEVATION  
190.63 — EXISTING ELEVATION  
→ — DIRECTION OF DRAINAGE FLOW  
→ — DOWNSPOUT DISCHARGE  
SP — SUMP PUMP

#### 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#: 100506848 DATE: DATE Oct 11, 2024



#### NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

#### DRAFTING

DRAFTING  
GAR  
DESIGN  
GAR  
CHECKED BY  
GAR  
APPROVED BY  
GAR

#### STAMP

#### NOTE:

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

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

#### GRADING NOTES:

- ROOFWATER LEADERS ON THE PROPOSED DWELLING TO SPILL TO GRADE ON SPLASH PAD.
- SUMP PUMP OUTLET TO BE DIRECTED TO GRADE
- MAINTAIN EXISTING GRADING AND SURFACE DRAINAGE PATTERNS SO NOT TO IMPACT ABUTTING PROPERTIES
- MIN. 2% TO A MAX. 5% SLOPE FOR REGRADING PROPOSED APRON TO MATCH INTO EXISTING GRADE



**3318 GARNER RD**  
**SITE PLAN**

DATE  
OCT 2, 2024

SCALE  
1:250 m

DWG No.  
**3318A**

REV  
**0**