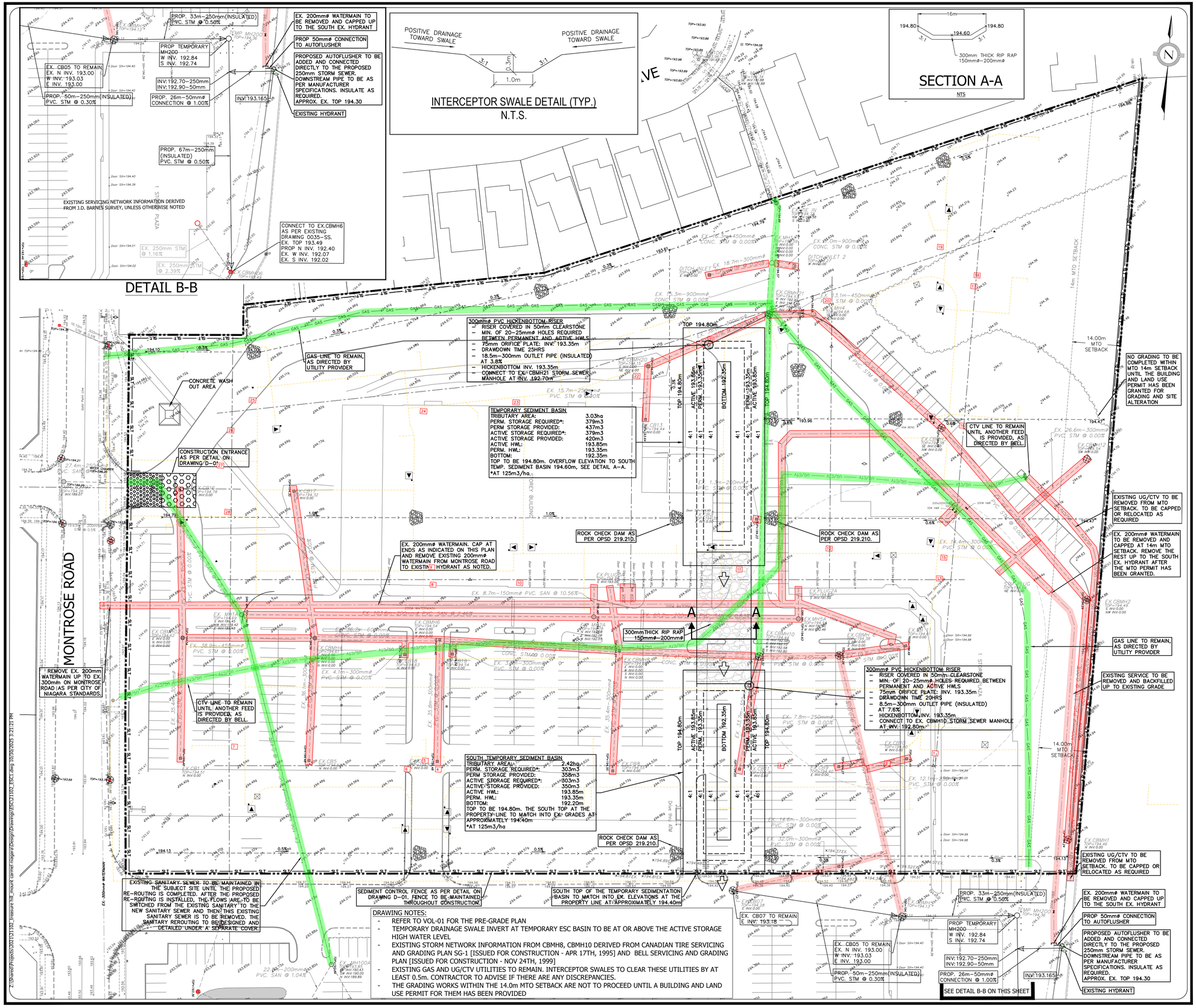

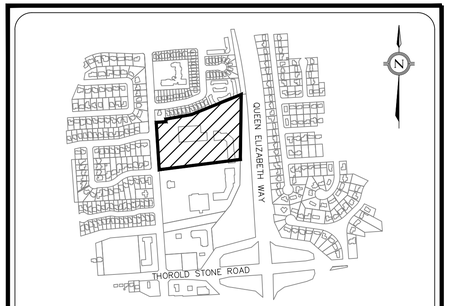

KEY PLAN

LEGEND

- CONSTRUCTION ENTRANCE
- LIGHT DUTY SILT FENCE (OPSD 219.110)
- PROPERTY LINE
- TEMPORARY DRAINAGE SWALE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING BELL CABLE
- OVERLAND FLOW
- ROCK CHECK DAM (OPSD 219.210)
- CATCHBASIN SEDIMENT TRAP
- MUDMAT ENTRANCE
- EXISTING UNDERGROUND INFRASTRUCTURE TO REMAIN UNTIL SITE SERVICING PERMIT*
- EXISTING UNDERGROUND INFRASTRUCTURE TO BE REMOVED*

*MTO BUILDING AND LAND USE PERMIT FOR SITE HAS BEEN GRANTED

LEGAL & TOPOGRAPHY

PROVIDED BY: J.D BARNES
4318 PORTAGE ROAD UNIT 2,
NIAGARA FALLS, ON, L2F 6A4
PHONE:(905) 358–3693

BENCHMARK AND ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC CGVD–1928:78 AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATIONAL RESOURCES CANADA'S GEOID MODEL HT2.0.
BEARINGS ARE GRID BEARINGS DERIVED FROM REAL–TIME NETWORK OBSERVATIONS (SMARTNET V6–2014), AND ARE REFERRED TO THE CENTRAL MERIDIAN 81W OF UTM ZONE 17, NAD83 (CSRS2010).

No.	REVISIONS/ISSUED	DATE	BY	CITY
15.	COMMON ELEMENT CONDO APPLICATION 3770 MONTROSE RD	2025–10–30	BB	
14.	RE–ISSUED FOR SERVICING PERMIT	2025–10–09	BB	
13.	ISSUED FOR MATERIAL ORDERING	2025–09–12	ZS	
12.	RE–ISSUED FOR SERVICING PERMIT (REVISED)	2025–06–27	ZS	
11.	RE–ISSUED FOR SERVICING PERMIT	2025–06–10	ZS	
10.	REVISED PAVEMENT STRUCTURE	2025–02–07	ZS	
9.	REVISED AS PER CLIENT COMMENTS	2023–09–27	ZS	
8.	ISSUED FOR 4TH DPOC SUBMISSION	2024–09–17	ZS	
7.	REVISED FOR DPOC AND SERVICING PERMIT	2024–08–22	JY	

counterpoint ENGINEERING
COUNTERPOINT ENGINEERING INC.
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LICENSED PROFESSIONAL ENGINEER
B.S. BABAYAN
100151059
Oct 30, 2025
PROVINCE OF ONTARIO

APPLICANT:

CASSONE DWELLINGS (BT) INC.
1681 LANGSTAFF ROAD, UNIT 1
VAUGHAN ONTARIO L4K 5T3

SITE LOCATION:

3770 MONTROSE ROAD
NIAGARA FALLS
ONTARIO

ESC, SEWER/WATERMAIN REMOVALS & EARTHWORKS

DESIGNED BY: Z.S.	CHECKED BY: Z.S.	DATE: APRIL 2024	
DRAWING BY: S.C	CHECKED BY:	PROJECT NO.	21102
SWM BY: Z.S.	CHECKED BY:		
SCALE: 1:500m (0m, 10m, 20m, 30m)		DRAWING NO.	ESC-1

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