



N73°08'20"W
R=612.605m
C=28.500m
A=28.503m

EXISTING RESIDENTIAL

LOT 26

27

LOT 28

FND 190.29
F.F 190.69
F.G.F 190.09

N80°22'20"W
R=18.000m
C=13.180m
A=13.494m

NOTE:
DRIVEWAY NOT TO CROSS
EXTENDED LOT LINE

SECRETARIAT COURT

MINOR VARIANCE REQUIRED

TOTAL LOT AREA	543.59m ²
BUILDING AREA	195.30m ²
LOT COVERAGE	35.93%
MAX COVERAGE	45.00%
LANDSCAPE AREA	300.80m ²
LANDSCAPE COV.	55.34%
MIN LANDSCAPE COV.	30.00%

ZONING CATEGORY: R1E-1094
NOTE:
MAXIMUM WIDTH OF
DRIVEWAY OR PARKING
AREA IN THE FRONT YARD
OF A LOT IS 50% OF THE
LOT FRONTAGE BUT IN NO
CASE NO MORE THAN
8 METRES

*SEE ARCHITECTURAL
PLANS FOR FURTHER
DIMENSIONING

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

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

<p align="center">CERTIFICATION OF EXISTING AND PROPOSED GRADES</p> <p>I hereby certify that this proposed Lot Grading Plan satisfies the technical requirements described on sheet 2 of this certificate and conforms to the latest revision of the Subdivision Grade Control Plan for this project</p> <p>NAME: <u>JASON SCHOOLEY (P.ENG.)</u> SIGNATURE: _____ FIRM: <u>UPPER CANADA CONSULTANTS</u> DATE: <u>MARCH 6, 2023</u></p>		<p align="center">CERTIFICATION OF FINAL AS-CONSTRUCTED GRADES</p> <p>I hereby certify that I have taken the finished grades shown on this Lot Grading Plan and that the grading of this lot generally conforms with the intent of the approved Subdivision Grade Control Plan for this project.</p> <p>NAME: _____ SIGNATURE: _____ FIRM: _____ DATE: _____</p>	
<p>OFFICE USE ONLY ACCEPTED BY: _____ DATE: _____</p>		<p align="center">LEGEND</p> <p>→ Drainage direction 7.0m± Setback measurement ⊙ Downspout & direction of discharge 83.90 Proposed ground elevation As constructed ground elev.</p>	
<p>The City of Niagara Falls Canada</p> <p align="center">City of Niagara Falls</p> <p align="center">NEW SUBDIVISION LOTS LOT GRADING PLAN (CERTIFICATE OF FINAL LOT GRADING) SHEET 1 OF 2 NF-STD-602</p>		<p align="center">PROPERTY INFORMATION</p> <p>MUNICIPAL ADDRESS: <u>SECRETARIAT COURT</u> Lot No. <u>27</u> PLAN No. <u>59M-</u></p> <p>APPLICANT (OWNER) _____ PHONE No. _____ BUILDER: <u>CENTENNIAL CONSTRUCTION</u> PHONE No. _____ SUBDIVISION NAME: <u>BEAVER VALLEY PH2</u></p>	
<p align="center">UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS 3-30 Hannover Drive St. Catharines, ON L2W 1A3 Phone: (905)688-9400 Fax: (905)688-5274</p>		<p>SCALE: <u>1:200</u> BENCHMARK: _____ REV. No. _____ DRAWN BY: <u>K.A.</u> CHECKED BY: <u>J.S.</u></p>	