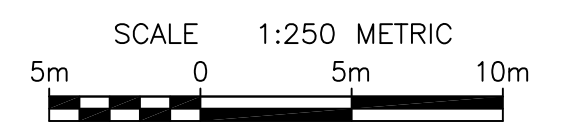
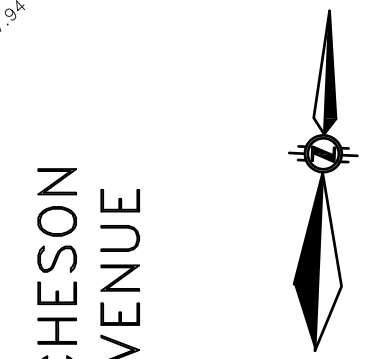
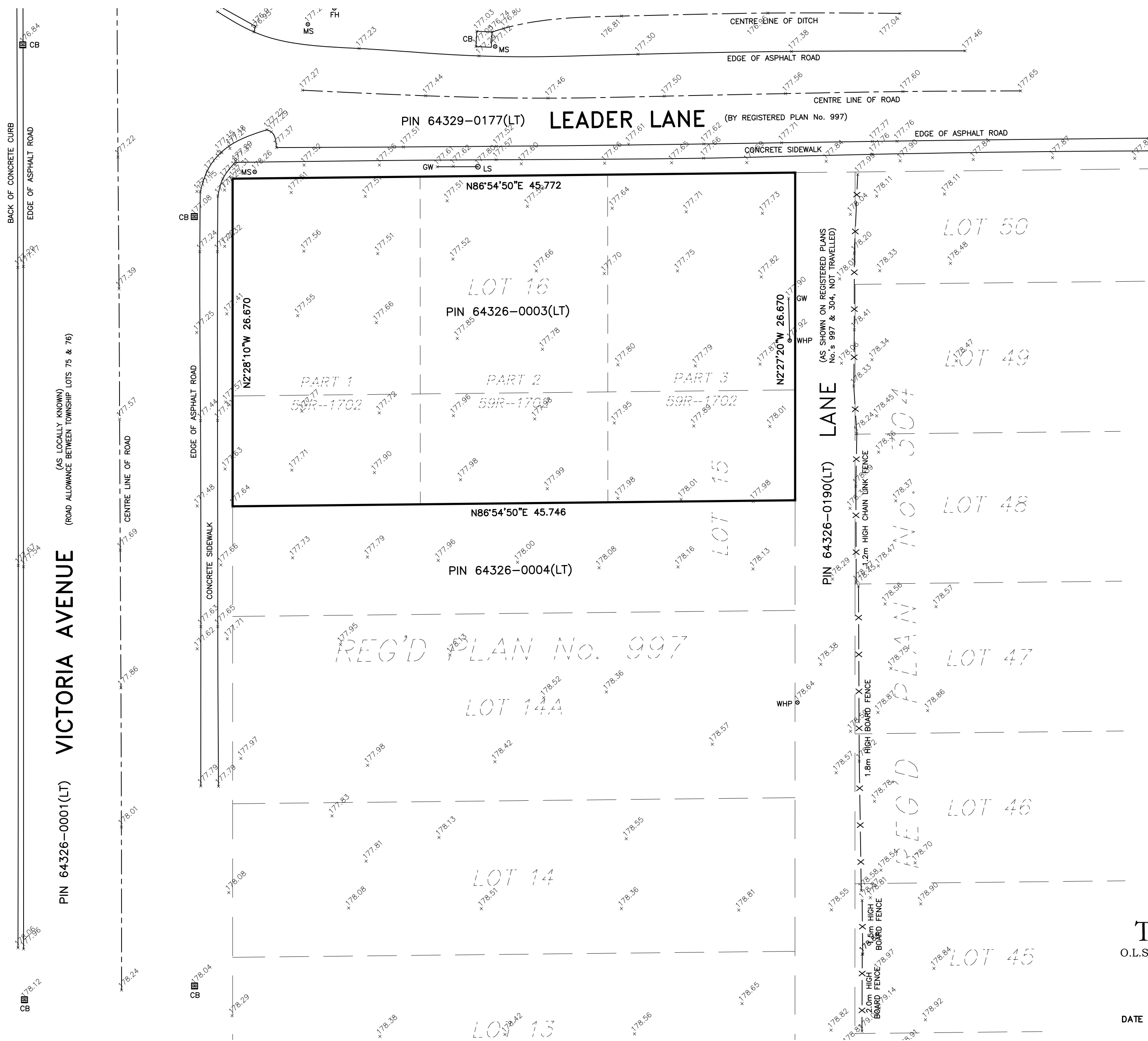


SITE CONDITION PLAN
LOT 16 & PART OF LOT 15
REGISTERED PLAN No. 997
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA



BEARING NOTE
 BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS BY REAL-TIME NETWORK OBSERVATIONS (LEICA SMARTNET) AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00'W LONGITUDE, ZONE 17, UNIVERSAL TRANSVERSE MERCATOR (6° UTM). THESE VALUES ARE NAD83 (CSRS v7) EPOCH 2010.0 REFERENCE SYSTEM.

ELEVATION NOTE
 ELEVATIONS HEREON ARE ORTHOMETRIC AND ARE RELATED TO CGVD28, HT2, AS PREVIOUSLY ESTABLISHED BY THE LAROCQUE GROUP.

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99987999.

- LEGEND**
- CB DENOTES CATCH BASIN
 - FH DENOTES FIRE HYDRANT
 - GW DENOTES GUY WIRE
 - LS DENOTES LIGHT STANDARD
 - MH DENOTES MANHOLE
 - MS DENOTES METAL SIGN
 - WHP DENOTES WOOD HYDRO POLE
 - 177.20 DENOTES EXISTING ELEVATION

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