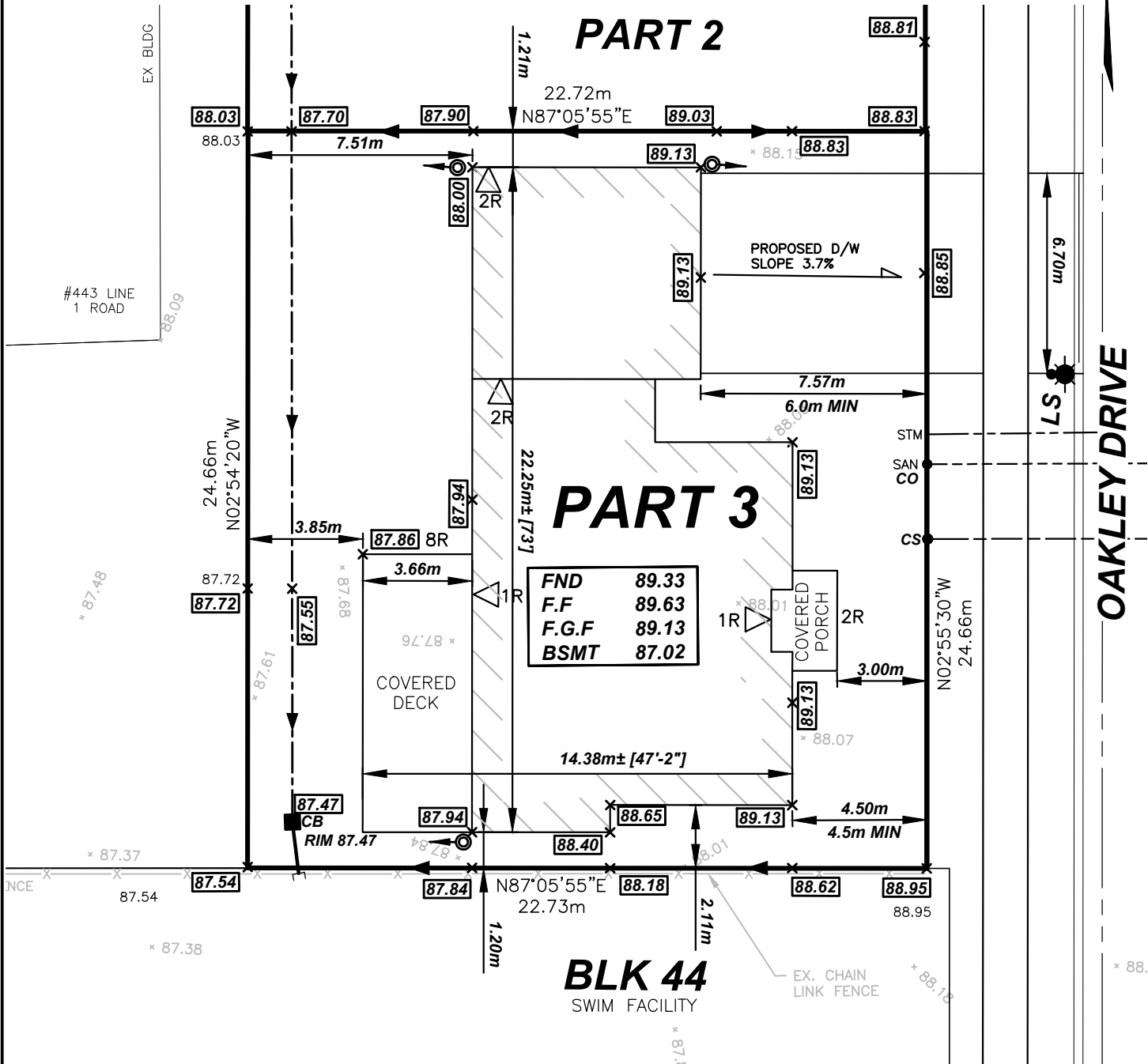


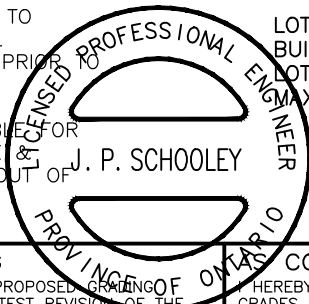
04] ^} a&AQ



NOTE:
THE MAXIMUM HEIGHT OF THE
CONCRETE SHOWING ON THE
FOUNDATION WALL SHALL NOT BE
MORE THAN 12" ABOVE THE FINAL
APPROVED GRADE ELEVATION.

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



LOT AREA: 560.38m²
BUILDING AREA: 240.51m²
LOT COVERAGE: 42.92%
MAXIMUM: 45.00%

NIAGARA-ON-THE-LAKE
INDIVIDUAL LOT GRADING PLAN
PART 3, 10 OAKLEY DR
REGISTERED PLAN 30R16179

SCALE: 1 : 200m
GRADE PLAN No.:
REVISION No.:
SUBDIVISION: 451 LINE 1 ROAD

GREY FOREST
BUILDER: HOMES PHONE: _____
OWNER: --- PHONE: ---

PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED GRADING OF
SHOWN CONFORMS TO THE LATEST REVISION OF THE
SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: JASON SCHOOLEY (P.Eng)
FIRM: UPPER CANADA CONSULTANTS
SIGNATURE: *J. Schooley*
DATE: FEBRUARY 11, 2025
ACCEPTED BY TOWN: _____

LEGEND

173.75	DEMOTES	PROPOSED ELEVATION
173.75	"	EXISTING GROUND ELEVATION
(173.75)	"	FINISHED ELEVATION
→	"	DRAINAGE DIRECTION
F.F.	"	FINISHED FLOOR ELEVATION
F.G.F.	"	FINISHED GARAGE FLOOR ELEVATION
FND.	"	TOP OF FOUNDATION ELEVATION
B.FTG.	"	BOTTOM OF FOOTING ELEVATION
⊙	"	DOWNSPOUT & DIRECTION

CONSTRUCTED GRADING

I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED
GRADES SHOWN, AND THAT THE GRADING OF THIS LOT
GENERALLY CONFORMS TO THE LATEST REVISION OF THE
SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: _____
FIRM: _____
SIGNATURE: _____
DATE: _____
ACCEPTED BY TOWN: _____
DATE: _____



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

3-30 Hannover Drive
St. Catharines, ON
L2W 1A3
Phone: (905)688-9400
Fax: (905)688-5274

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	651 741.27	4 787 524.87
ORP (B)	651 672.41	4 787 324.08
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 212.30 (GROUND), N18°55'35"E

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999874.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

(LOCALLY KNOWN AS) **LINE 1 ROAD** (ALSO KNOWN AS) **LAMBERT ROAD**
(ROAD ALLOWANCE BETWEEN LOTS 117 & 118)

SCHEDULE				
PART	LOT	TOWNSHIP	PIN	AREA
1	PART OF 118	NIAGARA	ALL OF 46384-0574 (LT)	636.9sq.m
2				560.2sq.m
3				560.4sq.m
4				10.1sq.m

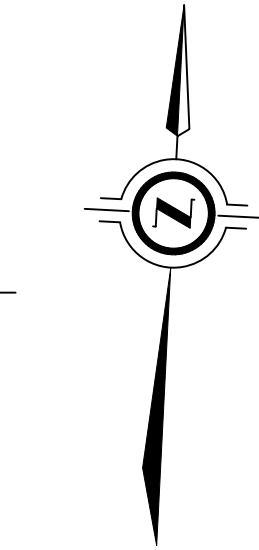
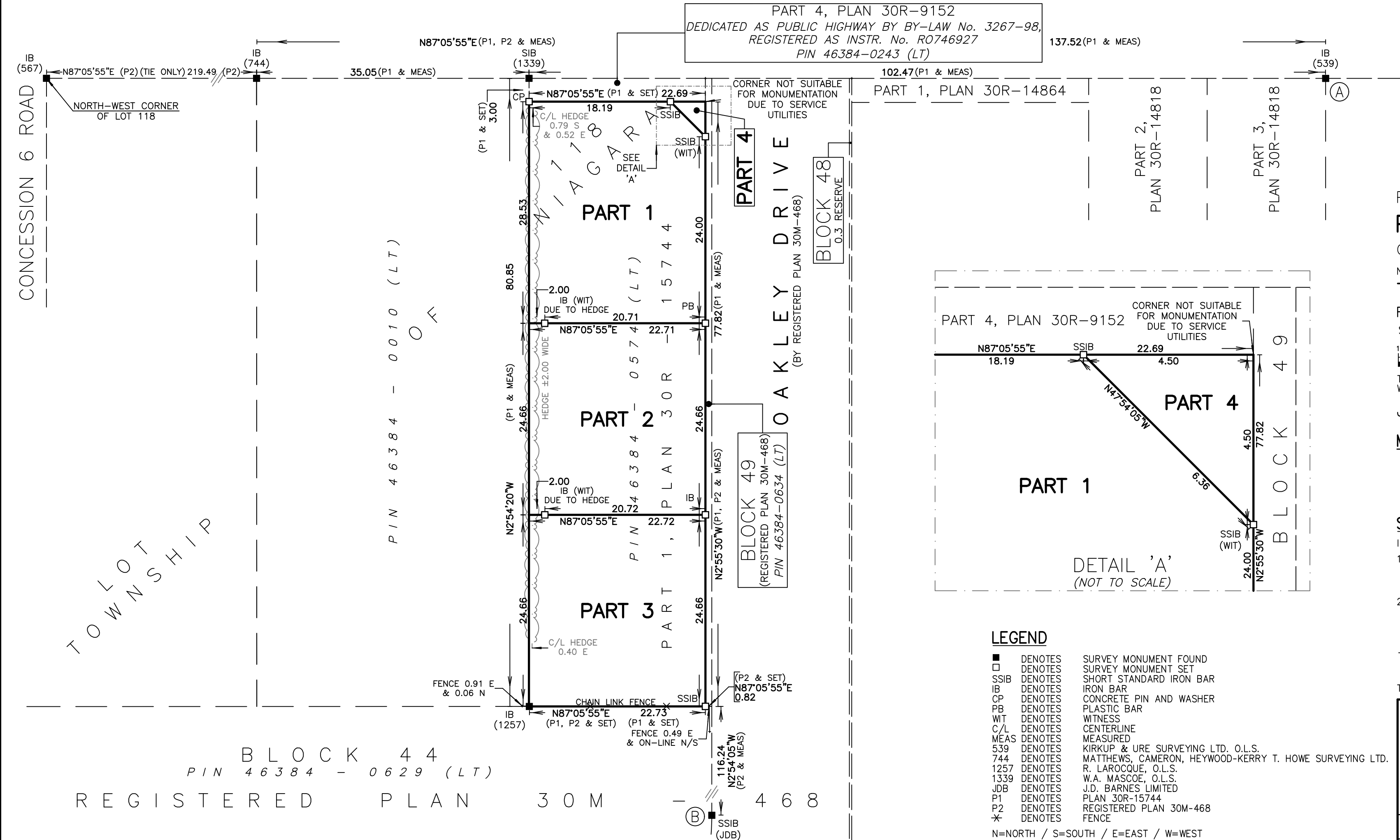
PLAN 30R-16179

Received and deposited

November 3rd, 2023

Jacqueline Giblin

Representative for the
Land Registrar for the
Land Titles Division of
Niagara North (No.30)



PLAN OF SURVEY OF

PART OF LOT 118

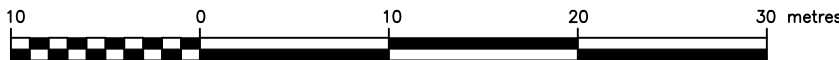
GEOGRAPHIC TOWNSHIP OF NIAGARA

NOW IN THE

TOWN OF NIAGARA-ON-THE-LAKE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

J. D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

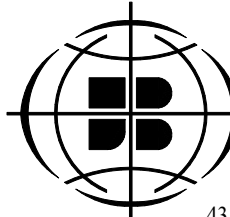
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 23, 2023.

NOVEMBER 2, 2023.

DATE

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57650



J.D.BARNES
LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: JN	CHECKED BY: AH	REFERENCE NO.: 15-16-631-02
-----------------	-------------------	--------------------------------

FILE: G:\2015\15-16-631\02 - 15-16-631\Drawing\15-16-631-02-ref-1.dwg

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN AND WASHER
 - PB DENOTES PLASTIC BAR
 - WIT DENOTES WITNESS
 - C/L DENOTES CENTERLINE
 - MEAS DENOTES MEASURED
 - 539 DENOTES KIRKUP & URE SURVEYING LTD. O.L.S.
 - 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LTD.
 - 1257 DENOTES R. LAROCQUE, O.L.S.
 - 1339 DENOTES W.A. MASCOE, O.L.S.
 - JDB DENOTES J.D. BARNES LIMITED
 - P1 DENOTES PLAN 30R-15744
 - P2 DENOTES REGISTERED PLAN 30M-468
 - * DENOTES FENCE
- N=NORTH / S=SOUTH / E=EAST / W=WEST