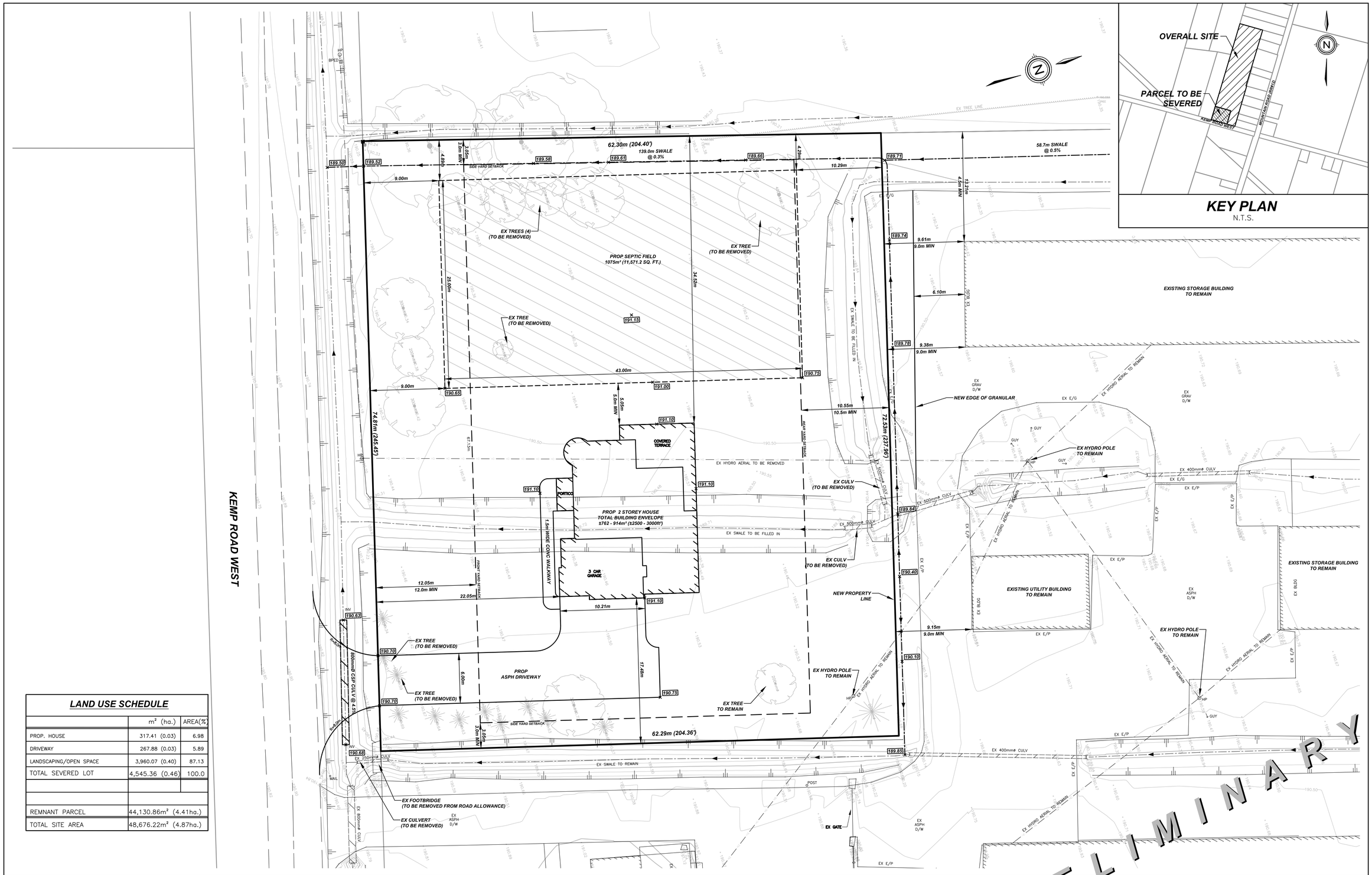

KEY PLAN

N.T.S.

LAND USE SCHEDULE

	m² (ha.)	AREA(%)
PROP. HOUSE	317.41 (0.03)	6.98
DRIVEWAY	267.88 (0.03)	5.89
LANDSCAPING/OPEN SPACE	3,960.07 (0.40)	87.13
TOTAL SEVERED LOT	4,545.36 (0.46)	100.0
REMNANT PARCEL	44,130.86m² (4.41ha.)	
TOTAL SITE AREA	48,676.22m² (4.87ha.)	

#	REVISION	DATE	INIT
0	ISSUED FOR REVIEW	2020-08-25	M.K

NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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.
2. 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.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING M.K.
DESIGN C.R.
CHECKED BY J.S.
APPROVED BY --

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

16 KEMP ROAD WEST
TOWN OF GRIMSBY
PRELIMINARY SITE & GRADING PLAN

CONSULTANT FILE No. 1991
DATE 2019-10-16
PRINTED 2020-08-25
SCALE 1:200 m
REF No.
DWG No. 1991-PSGP
REV 0

DRAWING FILE: F:\1991\Engineering\1991_BASE_REVISED.dwg PLOTTED: Aug 25, 2020 - 4:37pm PLOTTED BY: mark