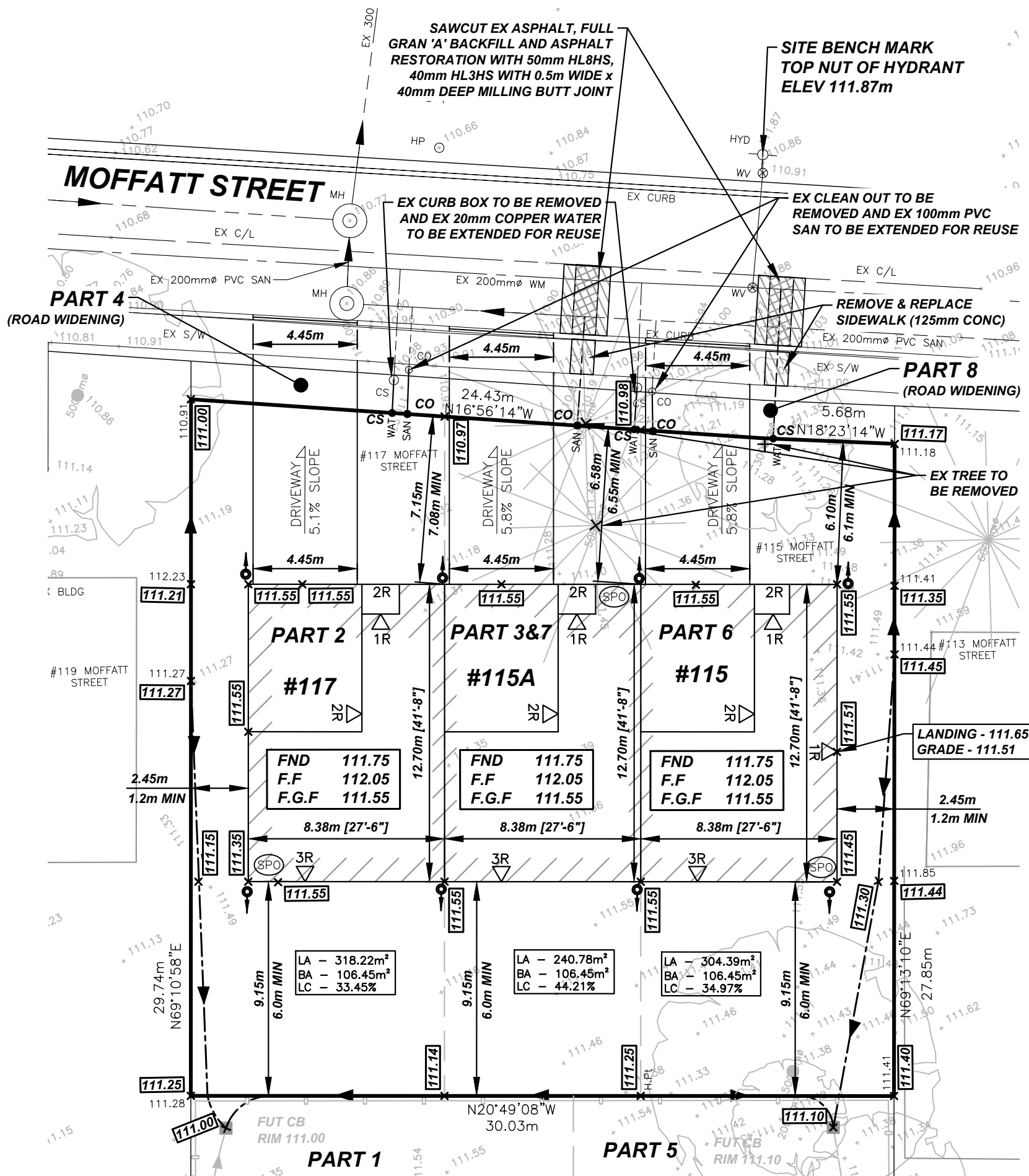
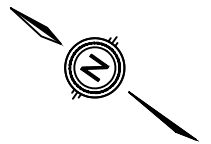




UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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



FRONT YARD WIDTH AT 6.0m SETBACK	30.05m
DRIVEWAY WIDTH	13.35m
DRIVEWAY COVERAGE	44.43%

TOTAL LOT AREA	863.39m ²
BUILDING AREA	319.35m ²
LOT COVERAGE	36.99%
MAX COVERAGE	45.00%

LEGEND:

- 100.00 PROPOSED GRADE
- 100.00 PROPOSED APRON GRADE
- 000.00 EXISTING GRADE
- SPO SUMP PUMP OUTLET TO GRADE
- LA** LOT AREA
- BA** BUILDING AREA
- LC** LOT COVERAGE



- FND** TOP OF FOUNDATION ELEVATION
- FF** FINISHED FLOOR ELEVATION
- FGF** FINISHED GARAGE FLOOR ELEVATION

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

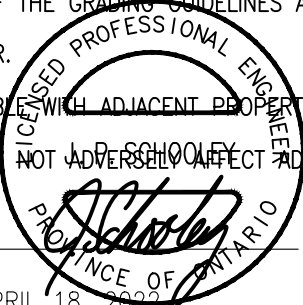
SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING SIZE & LOCATION PRIOR TO LAYOUT OF BUILDING FOUNDATION

I/WE UPPER CANADA CONSULTANTS ACTING AS CONSULTING ENGINEERS ON BEHALF OF THE OWNER OF THE DEVELOPMENT APPROVE THIS PROPOSED PLAN PREPARED BY JASON SCHOOLEY (P.ENG.)

AS BEING IN CONFORMITY WITH THE INTENT OF THE GRADING GUIDELINES AS APPROVED AND SIGNED BY THE CITY ENGINEER.

THE PROPOSED GRADES SHOWN ARE COMPATIBLE WITH ADJACENT PROPERTIES AND THIS LOT WILL DRAIN SATISFACTORILY AND NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

SIGNED _____
DATE APRIL 18, 2022



DETAILED LOT AND GRADING PLAN

ADDRESS 115, 115A, 117 MOFFATT STREET
 LOT # PART 2, 3, 6 & 7 of 8
 GRADE.PL. # 2177
 DATE APRIL 18, 2022
 BUILDER PBG HOMES
 HOUSE STYLE _____
 SCALE 1:200m
 DR. BY T.A.