

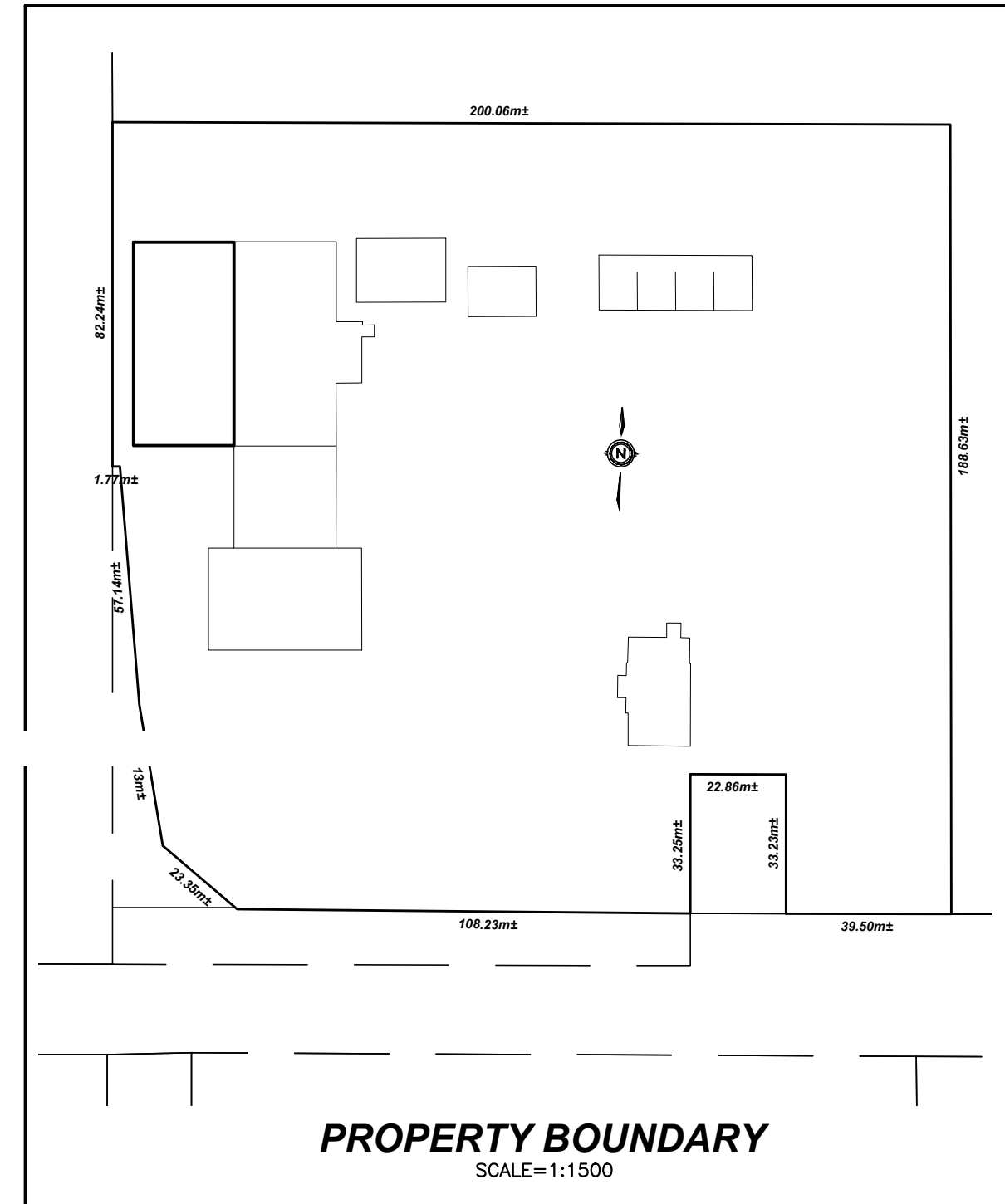
ZONING INFORMATION

INDUSTRIAL M1 (KWIK MIX ROAD)

MINIMUM AREA : 4000 m²
 MINIMUM LOT FRONTAGE : 46 m
 MINIMUM FRONT YARD : 15 m
 MINIMUM REAR YARD : 7.5 m
 MINIMUM SIDE YARD INTERIOR : 7.5 m
 MINIMUM SIDE YARD EXTERIOR : 10 m
 MAXIMUM COVERAGE : 30%
 MAXIMUM HEIGHT : 11.0 m

ALLOWED MINIMUM SIDE YARD EXTERIOR 10m
 (PROPOSED WAREHOUSE ADDITION)
 *RELEIF REQUESTED : 10m to 5m

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.



TOTAL LOT AREA	±36092±m ²
EX. OFFICE BLDG AREA	413±m ²
EX. WAREHOUSE BLDG AREA	892±m ²
EX. MANUFACTURING BLDG AREA	1179±m ²
EX. SILO BLDG AREA	325±m ²
EX. DRYER BLDG AREA	146±m ²
PROP WAREHOUSE ADDITION AREA	1167±m ²
LOT COVERAGE	11.4%

LEGEND

—	EXISTING ELEVATION
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DETAILED LOT AND GRADING PLAN

LOT # _____
 PLAN # CON 2 PT LOT 3
 ADDRESS 20404 KWIK MIX RD.
 HOUSE STYLE Standard industrial properties



ISSUED FOR APPROVAL	2024-03-20
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NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, 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.
- 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING: RTS
 DESIGN: RTS
 CHECKED BY: RG
 APPROVED BY: GR

NOTE: BUILDER AND SURVEYOR TO VERIFY LOCATION OF ALL SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
 SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOCATION PRIOR TO LAYOUT OF BUILDING FOUNDATION

GRADING NOTES:

- ROOFWATER LEADERS ON THE PROPOSED DWELLING TO SPILL TO GRADE ON SPLASH PAD.
- SUMP PUMP OUTLET TO BE DIRECTED TO GRADE
- MAINTAIN EXISTING GRADING AND SURFACE DRAINAGE PATTERNS SO NOT TO IMPACT ADJUTING PROPERTIES
- MIN. 2% TO A MAX. 5% SLOPE FOR REGRADING PROPOSED APRON TO MATCH INTO EXISTING GRADE

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