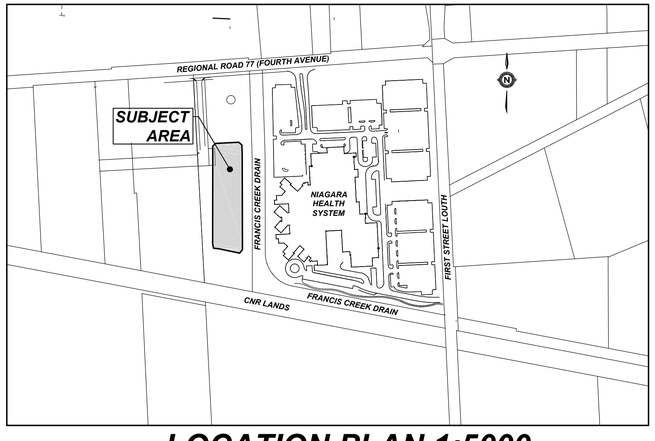
# THE CORPORATION OF THE CITY OF ST.CATHARINES

St. Catharines
stcatharines.ca

## CONTRACT NO. SCS 17-006

# NIAGARA HEALTH SYSTEM PROPOSED PARKING LOT

**JANUARY 2018**




**LOCATION PLAN 1:5000**

**LOCATION PLAN (NTS)**


**DAN DILLON, P.ENG**
**DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES**

**WALTER SENDZIK**
**MAYOR**


| SHEET LIST | |
|---|---|
| NUMBER | TITLE |
| | COVER |
| 1731-SITE | SITE PLAN |
| 1731-SSGP | SITE SERVICING & GRADING PLAN |
| 071117-LP | LANDSCAPE PLAN |


UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905)688-9400
Fax: (905)688-5274


# UCC PROJECT #1731


UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905)688-9400
Fax: (905)688-5274


SCS 17-006

1731

NIAGARA HEALTH SYSTEM
PROPOSED PARKING LOT
ST.CATHARINES

| # | REVISION | DATE | INIT |
|---|---|---|---|
| 2 | ISSUED FOR TENDER | 2018-04-11 | AK |
| 1 | REVISED PER TOWN COMMENTS | 2018-04-10 | AK |
| 0 | ISSUED FOR SITE PLAN APPLICATION | 2018-01-17 | AK |

## LEGEND

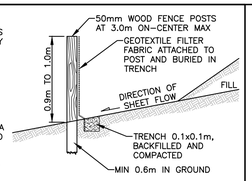
- HP ○ EX HYDRO POLE
- TRANS PROP HYDRO TRANSFORMER
- SL PED PROP STREET LIGHT PEDESTAL
- LS EX LIGHT STANDARD
- LS PROP LIGHT POLE
- PROP TACTILE WARNING PLATE
- PROP CURB
- PROP DEPRESSED CURB
- SILT FENCE
- PROP CHAIN-LINK FENCE
- PROP WOOD FENCE

## LAND USE / ZONING SCHEDUAL

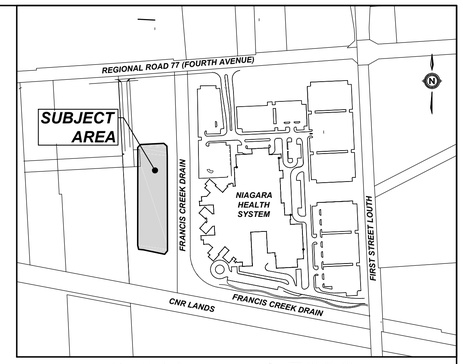
| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT AREA | 2000m² | 9040m² |
| MINIMUM LOT FRONTAGE | 30m | 99.95m |
| MINIMUM ABUTTING GREEN SPACE | 15m | 15m |
| MINIMUM EXT. SIDE / FRONT YARD | 12m | 12m |
| MINIMUM LANDSCAPE BUFFER ALONG STREET | 6m | 6m |
| MINIMUM LANDSCAPE BUFFER ABUTTING GREEN SPACE | 7.5m | 15m |
| MINIMUM INTERNAL PARKING LANDSCAPE SPACE | 10% | 6% |
| MINIMUM LANDSCAPE BUFFER ADJACENT TO FOURTH AVENUE AND THIRD STREET LOUTH | 10m | 10m |

**NOTES:**

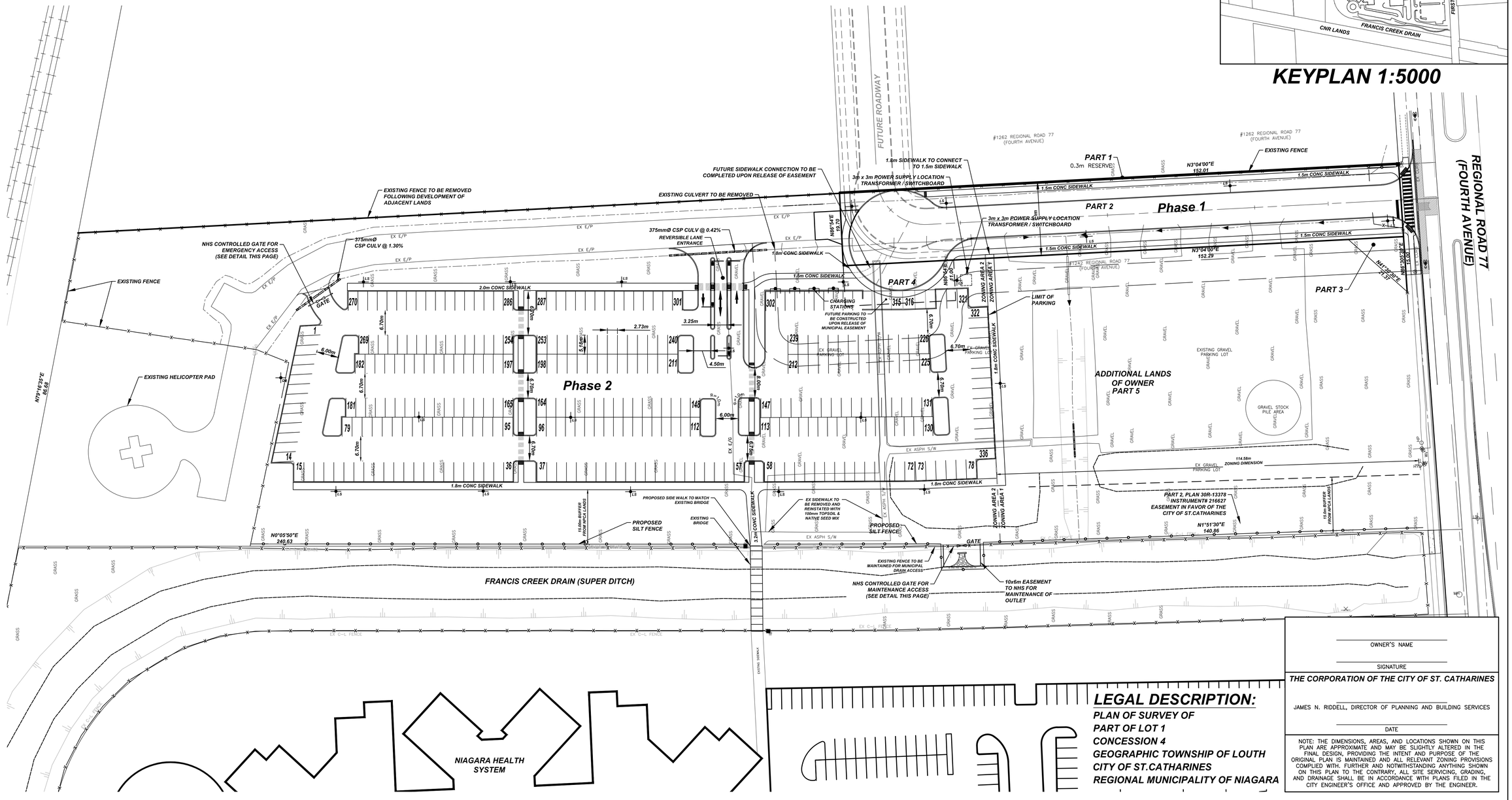
1. THIS TYPE OF FILTER BARRIER CONSISTS OF GEOTEXTILE FILTER FABRIC SECURELY ATTACHED ON THE UPSTREAM SIDE.
2. SILT FENCES SHOULD BE USED ONLY FOR INTERCEPTING SHEET FLOWS OF DRAINAGE AREA NO LONGER THAN 30m AND NO STEEPER THAN 2:1.
3. THE FENCE HEIGHT SHOULD BE 0.9m TO 1.0m AND THE LENGTH APPROX. 30m PER 1000m² OF DRAINAGE AREA.
4. THE FABRIC IS TO BE RECESSED INTO A TRENCH 0.1m x 0.1m, BACKFILLED, AND COMPACTED.
5. FENCE POST SHOULD BE SPACED NO MORE THAN 3.0m APART AND SET INTO THE GROUND AT LEAST 0.6m.




**SILT FENCE DETAIL**
N.T.S.




**KEYPLAN 1:5000**




OWNER'S NAME

SIGNATURE

**THE CORPORATION OF THE CITY OF ST. CATHARINES**

JAMES N. RIDDELL, DIRECTOR OF PLANNING AND BUILDING SERVICES

DATE

NOTE: THE DIMENSIONS, AREAS, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

## LEGAL DESCRIPTION:

PLAN OF SURVEY OF
PART OF LOT 1
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF LOUTH
CITY OF ST.CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

| # | REVISION | DATE | INIT |
|---|---|---|---|
| 2 | ISSUED FOR TENDER | 2018-04-11 | AK |
| 1 | REVISED PER TOWN COMMENTS | 2018-04-10 | AK |
| 0 | ISSUED FOR SITE PLAN APPLICATION | 2018-01-17 | AK |

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 | AK |
| DESIGN | AK |
| CHECKED BY | MH |
| APPROVED BY | MH |

LICENSED PROFESSIONAL ENGINEER
A. S. KEANE
100109861
Apr 11/18
PROVINCE OF ONTARIO

St. Catharines
stcatharines.ca


UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905)688-9400
Fax: (905)688-5274


# NIAGARA HEALTH SYSTEM
# PROPOSED PARKING LOT
## ST.CATHARINES
## SITE PLAN

| | |
|---|---|
| CONSULTANT FILE No. | 1731 |
| DATE | 2018-04-11 |
| PRINTED | 2018-04-13 |
| SCALE | 1:500 m |
| REF No. | SCS 17-006 |
| DWG No. | 1731-SITE |
| REV | 2 |

DRAWING FILE: F:\1731\Engineering\1731-Grading Design.dwg PLOTTED: Apr 13, 2018 - 2:57pm PLOTTED BY: tony

## LEGEND

| | |
|---|---|
| WV ⊗ | EX WATER VALVE |
| WV ● | PROP WATER VALVE |
| WVC ○ | EX WATER VALVE CHAMBER |
| WMC ○ | PROP WATER METER CHAMBER |
| HYD ⊣○ | EX HYDRANT |
| HYD ⊣● | PROP HYDRANT |
| CB □ | EX CATCHBASIN |
| CB ■ | PROP CATCHBASIN |
| DCB □□ | EX DOUBLE CATCHBASIN |
| DCB ■■ | PROP DOUBLE CATCHBASIN |
| CBMH ◯ | EX CATCHBASIN MANHOLE |
| CBMH ◉ | PROP CATCHBASIN MANHOLE |
| STM ○ | EX STORM MANHOLE |
| MH ● | PROP STORM MANHOLE |
| SAN ○ | EX SANITARY MANHOLE |
| MH ● | PROP SANITARY MANHOLE |
| PLUG ⌐ | EX PLUG |
| PLUG ⌐ | PROP PLUG |
| HP ○ | EX HYDRO POLE |
| TRANS ▽ | PROP HYDRO TRANSFORMER |
| SL PED ● | PROP STREET LIGHT PEDESTAL |
| LS ⊕ | EX LIGHT STANDARD |
| LS ⊕ | PROP LIGHT POLE |
| ▭ | PROP TACTILE WARNING PLATE |
| + 100.00 | EXISTING ELEVATION |
| 100.00 | PROPOSED ELEVATION |
| ——— | EX WATERMAIN |
| WAT ——— | PROP WATER LATERAL WITH CURBSTOP |
| ——— | PROP WATERMAIN |
| ——— | EX STORM SEWER |
| STM ——— | PROPOSED STORM LATERAL |
| ——— | PROP STORM SEWER |
| ——— | EX SANITARY SEWER |
| SAN ——— | PROP SANITARY LATERAL WITH CLEANOUT |
| ——— | PROP SANITARY SEWER |
| ═══ | PROP CURB |
| ═══ | PROP DEPRESSED CURB |
| —o—o— | SILT FENCE |
| —x—x— | PROP CHAIN-LINK FENCE |

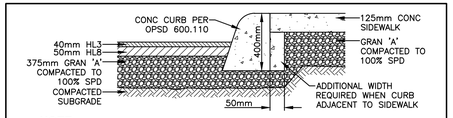
## NOTES:

**1. GENERAL:**

a) ALL DRIVEWAYS TO BE ASPHALT 50mm THICK ON 250mm GRANULAR 'A'
b) ALL DRIVEWAY AND PARKING LOT GRADES REFER TO GUTTER LINE OR FINISHED ASPHALT GRADE.
c) ALL GRASSED AREAS, OUTSIDE THE LIMITS OF THE SITE, DISTURBED BY THE CONTRACTOR SHALL BE REINSTATED WITH 100mm TOPSOIL AND SOD
d) THE POSITION OF EXIST. POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONSTRUCTION DRAWINGS. WHERE SHOWN THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
e) BEFORE STARTING WORK, THE CONTRACTOR SHALL CHECK WITH ALL UTILITIES INVOLVED AND INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
f) SITE SERVICING TO BE CONSTRUCTED AS PER OPSS AND OPSD STANDARDS AND SPECIFICATIONS.
g) FINISHED LOT GRADING NOT TO ADVERSELY AFFECT DRAINAGE OF EXISTING LANDS.
h) ALL CURB AND GUTTER TO BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 95% SPD. WHERE THE CURB IS HIGHER THAN THE EXISTING GROUND BACKFILL TO BE GRADED TO A 3:1 SLOPE OR FLATTER.
i) ALL UNITS REQUIRE SUMP PUMPS AND DISCHARGE OVER FOUNDATION TO STORM LATERALS.
j) PRIOR TO CONSTRUCTION A REGIONAL CONSTRUCTION PERMIT IS REQUIRED

**2. STORM SYSTEM:**

a) STORM SEWER SHALL BE PVC RIBBED, CSA B182.4
b) BEDDING FOR STORM SEWER AS PER OPSD 802.010
c) CATCHBASINS PER OPSD 705.010. FRAME & GRATE PER OPSD 400.100
d) ALL SINGLE CATCHBASIN LEADS TO BE 200mmØ PVC RIBBED, CSA B182.4
e) MANHOLES PER OPSD 701.010, FRAME & GRATE PER OPSD 401.010, AND BENCHING PER OPSD 701.021




**NOTE:**

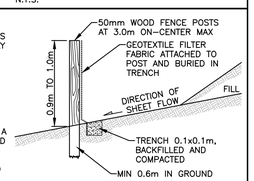
ALL CURB TO BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 95% SPD. THIS WORK IS TO BE INCLUDED IN THE UNIT PRICE OF THE CURB. WHERE THE CURB IS HIGHER THAN EXISTING GROUND BACKFILL TO BE GRADED TO A MAXIMUM 3:1 SLOPE.

### TYPICAL BARRIER CURB, SIDEWALK, AND ASPHALT CROSS SECTION

N.T.S.

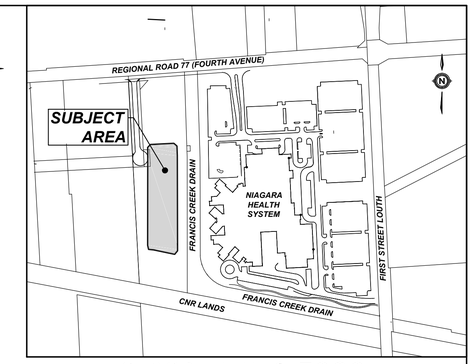
**NOTES:**

1. THIS TYPE OF FILTER BARRIER CONSISTS OF GEOTEXTILE FILTER FABRIC SECURELY ATTACHED ON THE UPSTREAM SIDE.
2. SILT FENCES SHOULD BE USED ONLY FOR INTERCEPTING SHEET FLOWS OF DRAINAGE AREA NO LONGER THAN 30m AND NO STEEPER THAN 2:1.
3. THE FENCE HEIGHT SHOULD BE 0.9m TO 1.0m AND THE LENGTH APPROX. 30m PER 1000m² OF DRAINAGE AREA.
4. THE FABRIC IS TO BE RECESSED INTO A TRENCH 0.1m x 0.1m, BACKFILLED, AND COMPACTED.
5. FENCE POST SHOULD BE SPACED NO MORE THAN 3.0m APART AND SET INTO THE GROUND AT LEAST 0.6m.

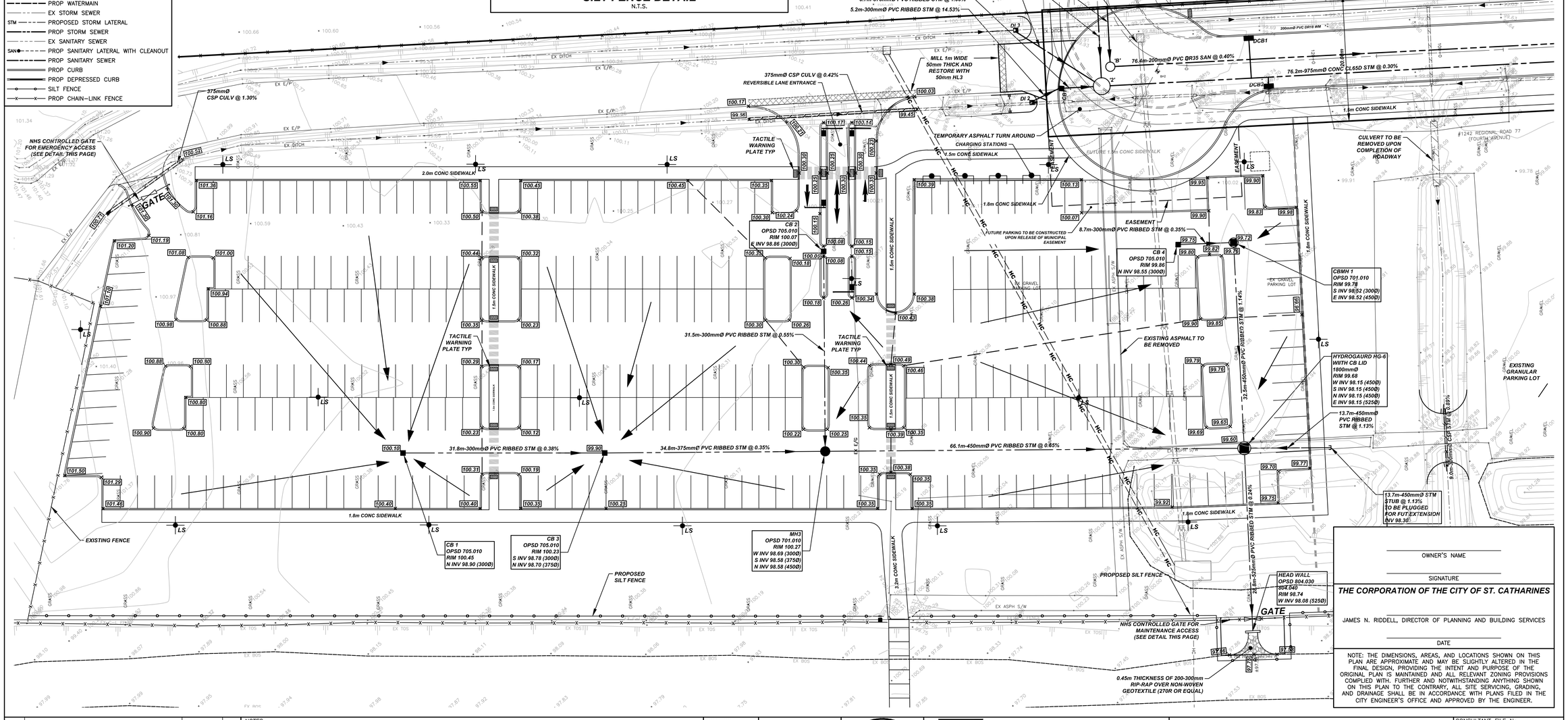



### SILT FENCE DETAIL

N.T.S.




## KEYPLAN 1:5000




OWNER'S NAME

SIGNATURE

**THE CORPORATION OF THE CITY OF ST. CATHARINES**

JAMES N. RIDDELL, DIRECTOR OF PLANNING AND BUILDING SERVICES

DATE

NOTE: THE DIMENSIONS, AREAS, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

| # | REVISION | DATE | INIT |
|---|---|---|---|
| 2 | ISSUED FOR TENDER | 2018-04-11 | AK |
| 1 | REVISED PER TOWN COMMENTS | 2018-04-10 | AK |
| 0 | ISSUED FOR SITE PLAN APPLICATION | 2018-01-17 | AK |

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 | AK |
| DESIGN | AK |
| CHECKED BY | MH |
| APPROVED BY | MH |

LICENCED PROFESSIONAL ENGINEER — A. S. KEANE — 100109861 — April 11/18 — PROVINCE OF ONTARIO

St. Catharines
stcatharines.ca


UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
261 Martindale Road Unit #1 St. Catharines, ON L2W 1A1
Phone: (905)688-9400
Fax: (905)688-5274

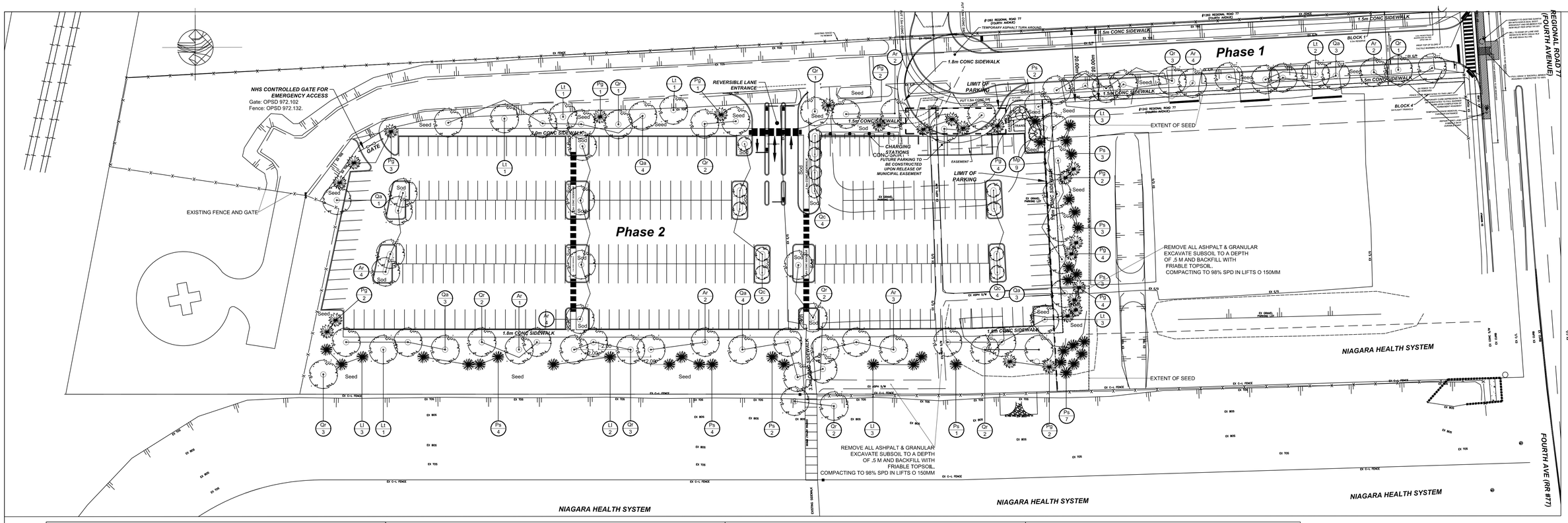

# NIAGARA HEALTH SYSTEM PROPOSED PARKING LOT

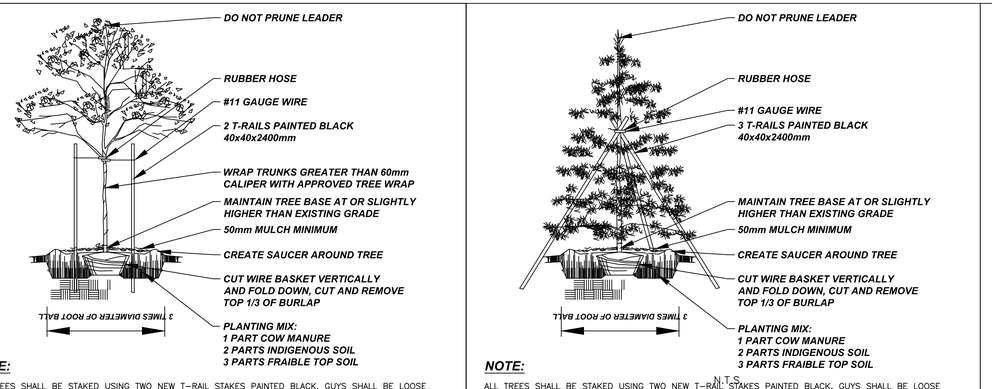
## ST.CATHARINES

## SITE SERVICING & GRADING PLAN

| | |
|---|---|
| CONSULTANT FILE No. | 1731 |
| DATE | 2018-04-11 |
| PRINTED | 2018-04-13 |
| SCALE | 1:300 m |
| REF No. | SCS 17-006 |
| DWG No. | 1731-SSGP |
| REV | 2 |

DRAWING FILE: F:\1731\Engineering\1731-Grading Design.dwg PLOTTED: Apr 13, 2018 - 2:57pm PLOTTED BY: tony




**NOTE:**

ALL TREES SHALL BE STAKED USING TWO NEW T-RAIL STAKES PAINTED BLACK. GUYS SHALL BE LOOSE ENOUGH TO PROVIDE ONE FINGER WIDTH OF SPACE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONDITION OF STAKES AND GUYS A MINIMUM OF THREE TIMES PER YEAR. STAKES AND GUYS THAT ARE NOT CORRECTLY INSTALLED SHALL BE REPLACED/TIGHTENED. ALL GUY WIRES, RUBBER HOSES & STAKES TO BE REMOVED AFTER ONE YEAR.

## DECIDUOUS TREE PLANTING DETAIL

N.T.S.




**NOTE:**

ALL TREES SHALL BE STAKED USING TWO NEW T-RAIL STAKES PAINTED BLACK. GUYS SHALL BE LOOSE ENOUGH TO PROVIDE ONE FINGER WIDTH OF SPACE. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE CONDITION OF STAKES AND GUYS A MINIMUM OF THREE TIMES PER YEAR. STAKES AND GUYS THAT ARE NOT CORRECTLY INSTALLED SHALL BE REPLACED/TIGHTENED. ALL GUY WIRES, RUBBER HOSES & STAKES TO BE REMOVED AFTER ONE YEAR.

## CONIFEROUS TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE:

| KEY | BOTANICAL NAME | COMMON NAME | NO. | SIZE | CONDITION |
|---|---|---|---|---|---|
| **TREES CONIFEROUS:** | | | | | |
| Li | LARIX LARICINIA | LARCH | 8 | 150 CM | CONTAINER |
| Pg | PICEA GLAUCA | WHITE SPRUCE | 22 | 150 CM | CONTAINER |
| Ps | PINUS STROBUS | WHITE PINE | 21 | 150 CM | CONTAINER |
| **TREES DECIDUOUS:** | | | | | |
| Ar | ACER RUBRUM | RED MAPLE | 22 | 60MM CAL | W.B. |
| Lt | LIRIODENDRON TULIPIFERA | TULIP TREE | 12 | 50MM CAL | W.B. |
| Qa | QUERCUS ALBA | WHITE OAK | 18 | 50MM CAL | W.B. |
| Qc | QUERCUS ALBA "CRIMSCHMIDT" | CRIMSON SPIRE OAK | 13 | 50MM CAL | W.B. |
| Qr | QUERCUS RUBRA | RED OAK | 22 | 60MM CAL | W.B. |
| **SHRUBS DECIDUOUS:** | | | | | |
| Mp | MYRICA PENSYLVANICA | BAYBERRY | 9 | 60CM | CONTAINER |
| **GROUND COVER:** | | | | | |
| Seed | 20% KENTUCKY BLUE GRASS, 80% PERENNIAL RYE GRASS | | 4895 | SQ M | HYDRAULICALLY SEEDED |
| Sod | 100% KENTUCKY BLUE GRASS | | 495 | SQ M | ROLLS |

LEGEND:

PLANT SCHEDULE KEY

CONIFEROUS TREES

DECIDUOUS TREEES

**SODDING**
**PART 1 - GENERAL**

| | | |
|---|---|---|
| 1.1 Description of Work | | Includes the following but not limited to: |
| | .1 | For the supply and installation of new sod in those areas denoted as 'sod'. |
| 1.2 Related Work | .1 | Excavation, Backfilling & Compaction |
| | .2 | Roadworks and Pavements |
| | .3 | Hydraulic Seeding |
| 1.3 Protection | .1 | Protect sod and fertilizer from damage due to dryness, heat, dampness, etc. |
| 1.4 Environmental | .1 | Do not proceed until conditions of soil are entirely suitable for grading and sodding. |

**PART 2 - PRODUCTS**

| | | |
|---|---|---|
| 2.1 Materials | .1 | Top soil to be of light sandy character with high content of organic material, free from clay, lumps, stones, roots, etc. and installed under this Section 02600.<br>This contractor to inspect this top soil and to obtain Landscape Architect and Architect's approval. |
| | .2 | Sod to be nursery sod, 25mm thick (minimum), 100% Kentucky blue grass, and freshly cut. |
| | .3 | Mulch to be wheat or oat straw, clean and dry. |

**PART 3 - EXECUTION**

| | | |
|---|---|---|
| 3.1 Examination | .1 | Examine areas to receive the work of this section and approve conditions prior to commencement of work. |
| 3.2 Finish Grading | .1 | Scarify all areas using appropriate equipment to a depth of not less than 80mm to eliminate any hard panning caused by grading machinery. |
| | .2 | Distribute top soil to a depth not less than 80mm over all areas to receive sod. Remove all debris including rocks, stones, roots, and other debris. |

**HYDRAULIC SEEDING** — **Section 02601 Page 1 NLES PN00914**

**PART 1 - GENERAL**

| | | |
|---|---|---|
| 1.1 General | | Division One, General Requirements is part of this section and shall apply as if repeated here. |
| 1.2 Description of Work | | Includes the following, but not limited to: |
| | .1 | In the supply and Installation of hydraulic seeding in those areas denoted as "hydraulic seeding" under this Contract. |
| 1.3 Related Work | .1 | Excavation, Backfilling & Compaction — Section 02220 |
| | .2 | Roadworks and Pavements — Section 02500 |
| | .3 | Topsoil, finish grading and soil test and Sod — Section 02600 |
| 1.4 Product Data | .1 | Provide product data for:<br>i) Seed<br>ii) Mulch<br>iii) Tackifier<br>iv) Fertilizer |
| 1.5 Protection | .1 | Protect seed and fertilizer from damage due to dryness, heat, dampness, etc. |
| 1.6 Environmental | .1 | Do not proceed until conditions of soil are entirely suitable for grading, and hydraulic seeding. |
| 1.7 Measurement for | .1 | Seeding will be measured in square metres of plan area. |

**PART 2 - PRODUCTS**

| | | |
|---|---|---|
| 2.1 Materials | .1 | Grass seed: Canada Certified No. 1 Grade in accordance with Government of Canada Seeds Act and Regulations. |
| | .2 | Mulch:<br>i) Capable of dispersing in water to form homogeneous slurry.<br>ii) Capable of forming an absorptive mat ground cover allowing water precolation. |
| | .3 | Tackifier: water dilutable liquid dispersion containing organic polysaccharide emulsion. |
| | .4 | Water: free of impurities that would inhibit germination and growth. |

See PART 3 - EXECUTION for SOD




**KEY PLAN** (NOT TO SCALE)

ST CATHARINES

SUBJECT SITE

OWNER'S NAME

SIGNATURE

**THE CORPORATION OF THE CITY OF ST CATHARINES**

DIRECTOR OF
PLANNING AND BUILDING SERVICES

DATE: _____ 20

NOTE: THE DIMENSIONS, AREAS AND LOCATION SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPILED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

| No | REVISIONS | DATE | BY |
|---|---|---|---|
| .2 | ISSUED FOR APPROVAL | 04.12.18 | DM |
| .1 | ISSUED FOR APPROVAL | 01.31.18 | DM |
| 0 | ISSUED FOR DISCUSSION | 01.29.18 | DM |

# CONCEPT LANDSCAPE PLAN

1 : 500


DONALD MARTIN LANDSCAPE ARCHITECT
4655 Fifth Avenue . Niagara Falls . Ontario
phone . fax 905 . 357 . 1947


**NHS PARKING LOT**
**St Catharines ONTARIO**

OWNER:

LANDSCAPE PLAN

| | |
|---|---|
| DESIGN: D.M. | DRAFTING: D.M. |
| DATE: 01.29.18 | SCALE: 1:500 |
| DRAWING No: 071117-LP | SHEET No. L-1 REV. .2 |