LOCALLY KNOWN AS FALLS AVENUE
THE KING'S HIGHWAY No. 420

NOTE: THIS SKETCH IS NOT A LEGAL PLAN OF SURVEY

TOPOGRAPHIC SKETCH OF

4898 & 4873 KITCHENER STREET

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

5 0 5 10 metres

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LEGAL DESCRIPTION

LOTS 498, 499, 500, 501, 502 & PARK LOT AND PART OF LOTS 506-513 (INCLUSIVE), REGISTERED PLAN 9 AND LOTS 494, 495 AND PART OF LOT 496, REGISTRED PLAN 297

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

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

NOTES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999880.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LEGEND

CB	DENOTES CATCHBASIN
SAN MH	DENOTES SANITARY MANHOLE
STM MH	DENOTES STORM MANHOLE
TMH	DENOTES TELEPHONE MANHOLE
HP	DENOTES HYDRO POLE
BOL	DENOTES BOLLARD
LS	DENOTES LIGHT STANDARD
TL	DENOTES TRAFFIC SIGNAL
TSC	DENOTES TRAFFIC SIGNAL CONTROL
HW	DENOTES HANDWELL
HJB	DENOTES HYDRO JUNCTION BOX
PED	DENOTES TELEPHONE PEDESTAL
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
[	DENOTES END CAP
DIA	DENOTES DIAMETER
UNK	DENOTES UNKNOWN
P A/R	DENOTES POSSIBLY ABANDONED/REMOVED
POSS	DENOTES POSSIBLY
SAN	DENOTES SANITARY
-x-x-	DENOTES FENCE
-SAN-	DENOTES UNDERGROUND SANITARY SEWER
-STM-	DENOTES UNDERGROUND STORM SEWER
-G-	DENOTES UNDERGROUND GAS LINE
-W-	DENOTES UNDERGROUND WATER LINE
-UE-	DENOTES UNDERGROUND HYDRO LINE
-UC-	DENOTES UNDERGROUND CABLE LINE
-UT-	DENOTES UNDERGROUND TELEPHONE LINE
-FO-	DENOTES UNDERGROUND FIBRE OPTIC LINE
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

SEWER INVERT DATA TABLE

MH/CB	DIRECTION	DIAMETER	INVERT	TOP OF LID/GRATE ELEV.	INVERT ELEVATION
CB#1	E W	250 250	N/A N/A	189.05	N/A N/A
CB#2	E W	250 250	0.91 0.90	188.92	188.01 188.02
CB#3	E	250	0.90	188.86	187.96
CB#4	N E S W	250 250 300 250	1.50 1.10 1.06 1.30	188.71	187.16 187.55 187.60 187.41
CB#5	W	250	1.08	188.62	187.54
STM MH#1	S W	N/A 250	N/A N/A	189.15	N/A N/A

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *XX.XX@ZZZZ* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY
LOWEST QUALITY
QUALITY LEVEL A
QUALITY LEVEL B
QUALITY LEVEL C
QUALITY LEVEL D

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE METHODS TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS.

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

LOST SIGNAL- DENOTES/INDICATES A POINT WHERE QL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.

QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED
BY BELL AND TILE=20253816178_MARKUP_REQUEST_1
BY ENBRIDGE GAS INC. FILE=NIAGARA-VICTORIA COGECO
BY ONROUTE FILE=NIAGARA FALLS
BY NIAGARA FALLS AND TILE=CC-413885, CC-4495RA, CC-0280RG, CC-3200RG, CC-2775R2, CC-2776R2, CC-2777R3, CC-2859R2, CC-0879R2, CC-0304R0, CC-5395R0, CC-3445R0, CC-3446R1
BY NIAGARA PENINSULA ENERGY AND FILE=KITCHENER ST
BY TELUS AND FILE=MAP TILE,09-0878 - TELUS - NIAGARA FALLS - OVERALL MAP R1

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 16 DAY OF SEPTEMBER, 2025

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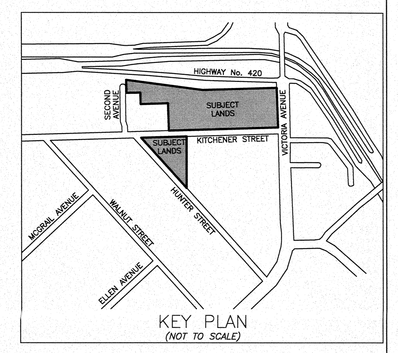
UTILITY LOCATE SERVICES
A wholly owned subsidiary of J.D. Barnes Ltd.
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: 1-800-805-6155 www.onsitelocates.ca

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SK	ZW	25-46-41730



KEY PLAN
(NOT TO SCALE)

THE FIELD WORK SHOWN ON THIS SKETCH WAS COMPLETED ON SEPTEMBER 11, 2025.

Nov. 3, 2025
DATE

DASHA PAIE
ONTARIO LAND SURVEYOR

CAUTION

(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
JN	BM/DP	23-16-343-01

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