

SCHEDULE "A"

LEGAL DESCRIPTION

PIN #64065-0158 (R)

Lot 4, Plan 715, w/s Pelham Street, Town of Pelham, in the Regional Municipality
of Niagara

PIN #64065-0035 (R)

Lot 51 & Part Lot 52, Plan 717 as in RO719630
Part Block H, Plan 717, designated as Part 1 on 59R-9776, Town of Pelham in the
Regional Municipality of Niagara

SCHEDULE "B"

SITE PLAN



NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE MUNICIPALITY OF KINGSTON.
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NO.	REVISION	DATE
1	REVISION FOR TOWN OF KINGSTON	2004-04-01
2		
3		
4		
5		
6		
7		
8		
9		
10		

GENERAL NOTES

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Raffaele
belvedere
ARCHITECT
KINGSTON, ONT.

PROJECT TITLE
**PROPOSED
SHORTHILLS
VILLAS**
NORTH PELHAM ROAD, PELHAM
KINGSTON, ONT.

SITE PLAN

SCALE
1" = 20' 0"

DATE
2004-04-01

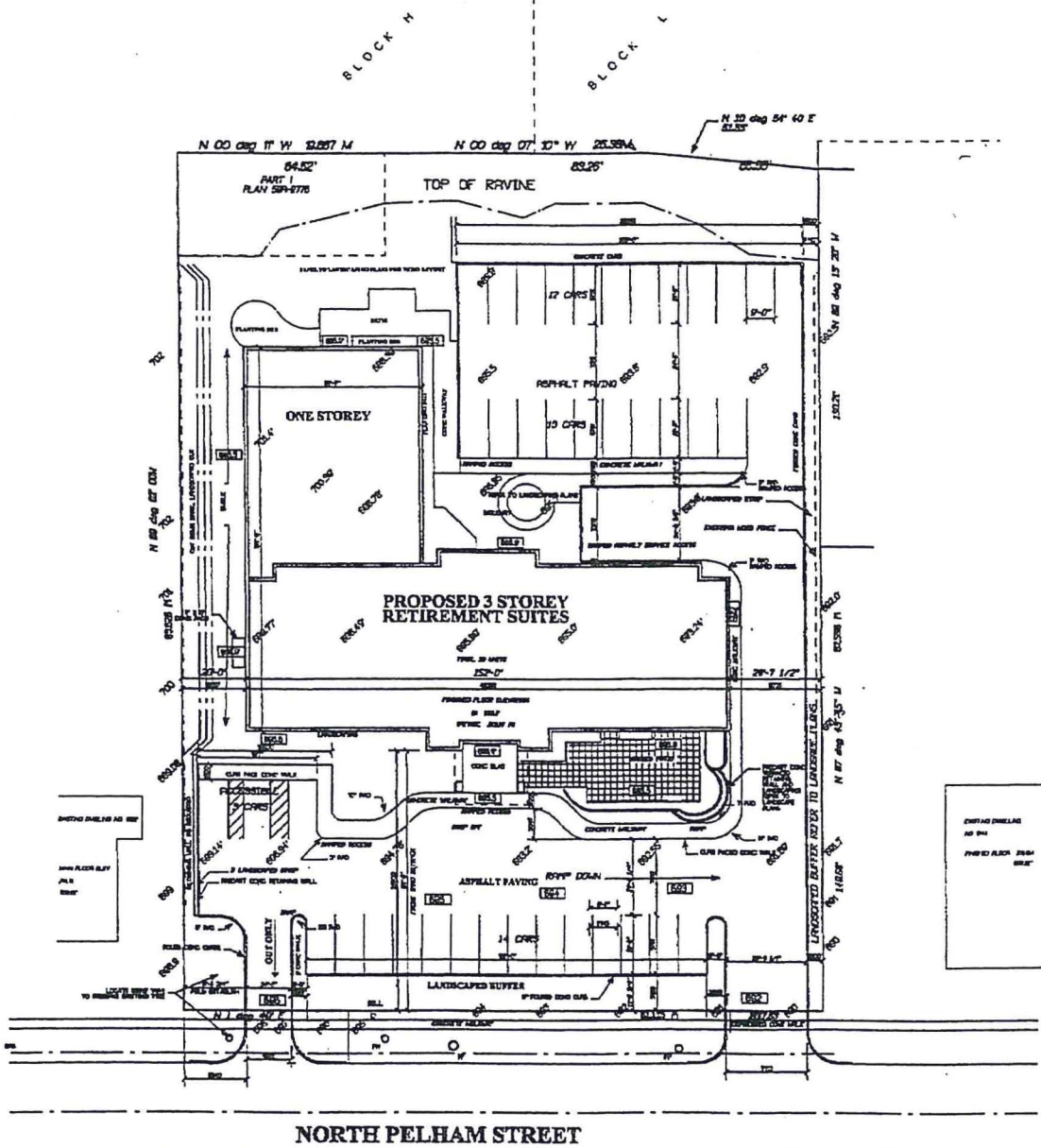
DESIGNED BY
RFB

DRAWN BY
RFB

APPROVED BY
RFB

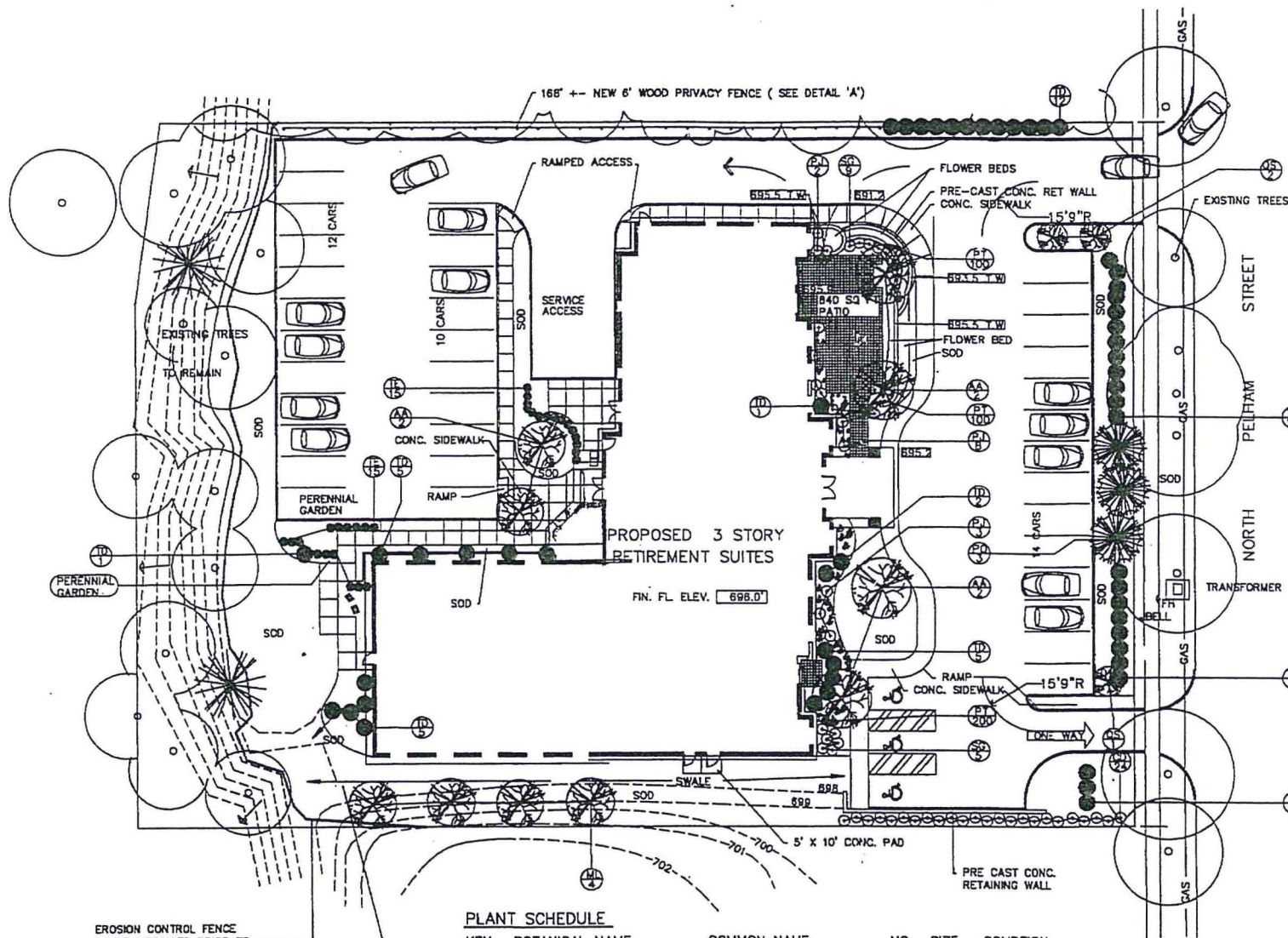
PROJECT NO.
1

SITE STATISTICS			
SITE AREA	1.28 ACRES	55,843 SQ. FT.	
BUILDING GROUND FLOOR AREA	13,100 SQ. FT.	25.4 %	
PARKING AND ROADS	20,130 SQ. FT.	35 %	
LANDSCAPED AREA	27,613 SQ. FT.	41.8 %	
TOTAL PARKING PROVIDED	30	100%	
SETBACKS PROVIDED			
NORTH SIDE YARD	21' 7 1/2"	6.725M	
SOUTH SIDE YARD	20 FEET	6.097M	
FRONT YARD	20 FEET	6.097M	
BUILDING STATISTICS			
TYPE	NUMBER PROVIDED		
STUDIOS	13 SUITES		
1 BEDROOM	20 SUITES		
2 BEDROOM	6 SUITES		
TOTAL NUMBER OF SUITES	39 UNITS		
AREA OF SUITES			
TYPE	AUX. AREA	AREA PROVIDED	(MIN/MAX RANGE)
STUDIOS	2884' (215 sq. ft.)	2641' to 2831'	(228 to 312 sq. ft.)
1 BEDROOM	424' (413 sq. ft.)	423' to 443'	(413 to 462 sq. ft.)
2 BEDROOM	809' (538 sq. ft.)	434' to 544'	(489 to 720 sq. ft.)
TOTAL BUILDING HEIGHT	3 STOREYS		
MAXIMUM HEIGHT ALLOWABLE	13.5M (44'2")		
HEIGHT OF BUILDING PROVIDED	SOUTH 11M (36' 0")		
	NORTH 12.5 M (41' 0")		
LEGAL DESCRIPTION			
PLAN OF SUBDIVISION			
LOT 51 & PART OF LOT 52			
on the west side of North Pelham St.			
REGISTERED PLAN 23 OAKA PLAN 217 and			
LOT 4 on the east side of North Pelham			
SOUTH CITY PLAN OF TOWNSHIPS AREA PLAN 20			
TOWN OF PELHAM			
PROPOSED VILLAGE OF PELHAM			
REGIONAL MUNICIPALITY OF KINGSTON			
NOTED: ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROVED BY			
R. A. BROWN ENGINEERING LTD.			
KINGSTON, ONT. L8B 1G2			



SCHEDULE "C"

LANDSCAPE PLAN



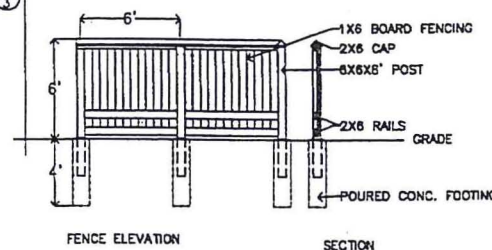
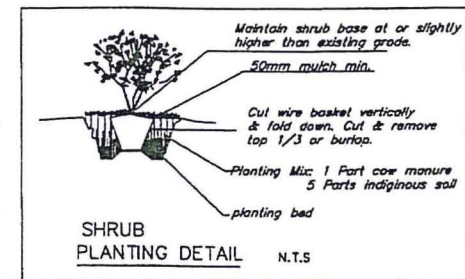
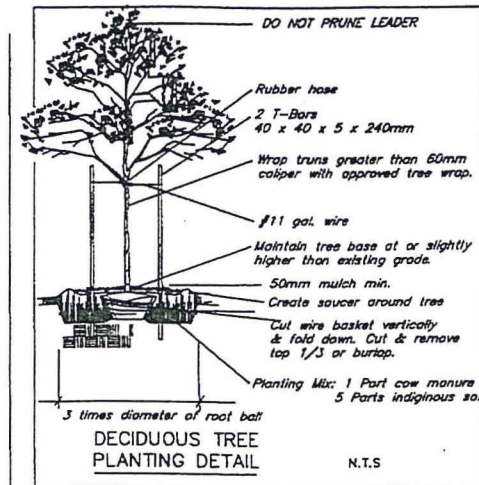
EROSION CONTROL FENCE
TO BE INSTALLED PRIOR TO
ANY SITE DEVELOPMENT

* NOTE
ALL GRADES SHOWN ARE APPROXIMATE
AND WILL BE ADDRESSED ON THE SITE SERVICES PLAN

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDION
CONIFEROUS TREES:					
PD	PICEA OMORICA	SERBIAN SPRUCE	3	200CM	W.B.
DECIDUOUS TREES:					
AA	ACER SACCHARUM 'ARROWHEAD'	ARROWHEAD MAPLE	6	60MM CAL	W.B.
ML	MALUS 'LISE'	LISE CRAB APPLE	4	200CM	B.R.
QS	QUERCUS ROBUR 'SKYROCKET'	QUERCUS ROBUR 'SKYROCKET'	3	200CM	W.B.
CONIFEROUS SHRUBS:					
CD	COTONEASTER 'DAMMERI'	BEARBERRY	24	60CM	CONTAINER
TD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	54	60CM	CONTAINER
TE	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	30	100CM	CONTAINER
DECIDUOUS SHRUBS:					
SG	SPIREA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	11	50CM	CONTAINER
GROUND COVERS:					
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	400	-	-

PLAN
SCALE: 1/16" = 1'-0"



FENCE-DETAIL
SCALE: N.T.S.

THE INFORMATION CONTAINED IN THIS DRAWING WAS DERIVED FROM VARIOUS SOURCES SOME TIME AGO FOR PRELIMINARY PLANNING PURPOSES. THE LANDSCAPE ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING NOR FOR THE WAY IN WHICH THIS INFORMATION IS USED BY OTHERS. THOSE USING THIS DRAWING SHALL SATISFY THEMSELVES REGARDING THE ACCURACY OF THE INFORMATION USED AND SHALL REPORT ANY CONFLICTING INFORMATION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
THIS PLAN IS NOT TO BE USED AS A CONSTRUCTION PLAN

DATE:	REVISIONS
03.13.98	ISSUED FOR DISCUSSION
06.10.98	PLAN ISSUED
01.19.99	CHANGES MADE AS PER DISCUSSIONS WITH CITY STAFF
	FINAL PLAN ISSUED

R. DONALD MARTIN
LANDSCAPE
ARCHITECT

6055 Huron St. Niagara Falls Ontario

PROJECT NAME:

Shorthills Villas

Pembroke, Ontario

DRAWING TITLE:

LANDSCAPE
PLAN

DRAWN BY: D.M.

DATE: Mar. 13/98

SCALE: 1/16" = 1'-0"

DRAWING NO. L-1

SHEET 0

GRAND

- 1 All irrigation on the existing opportunity road overhead should be the same as the irrigation on the opportunity road. The owner shall be responsible for the verification in the field and to be happy that the test data are sound.
- 2 All surface structures shall be newly graded within the width of the water-bearing areas, unless existing utility structures have been appropriately protected.
- 3 Minimum acceptable finished grades shall be 2.0 per cent for paved areas, and 0.5 per cent for paved areas where feasible.
- 4 To avoid erosion of the ditch trees along property lines, some grades may be adjusted during construction.

I hereby certify that this proposed grading will be compatible with adjacent lands and that all surface drainage necessary having through, onto or over the area of this site is being commensurated, and the RETURNED WELLS SITE will drain substantially in present existing grades of adjacent properties.

Approved by: _____ Signature: St. J. [Signature]
 Firm: PLANO ENGINEERING LIMITED
 Date: APRIL 8, 1994

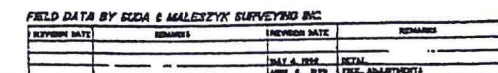
I have seen the field stations shown with respect to the first trading and do hereby certify that the building constructed and grading of lot 14 is conformity with the previous submission for building permit.

I further certify that this list was drawn satisfactorily and each grading box was thoroughly cleaned of fecal material.

Approved by: SIGNATURE: _____
For: _____
Date: _____

LEADS:

	Denotes existing ground elevation (metric)
	Denotes finished elevation
	Denotes direction of survey
	Denotes stationing



APPROVED BY:

DIRECTOR OF OPERATIONS
DATE: 5/1/97

PLANCO ENGINEERING LIMITED

TOWN OF PELHAM

**INORTHILLS
RETIREMENT**

RETIREMENT
VILLA

LOT DRAINAGE PLAN

SCALE-ONE:100 METRIC
 DESIGN - A. FLAMAR
 DESIGNER-ALBERT FLAMAR
 DRAWING-ALBERT FLAMAR
 PROJECT NO 87-A-1
 SHEET NO 2
 DATE-MARCH 5, 1966

SERVICES PLAN

69

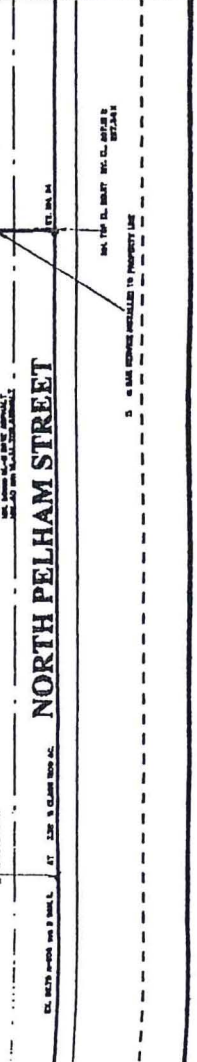
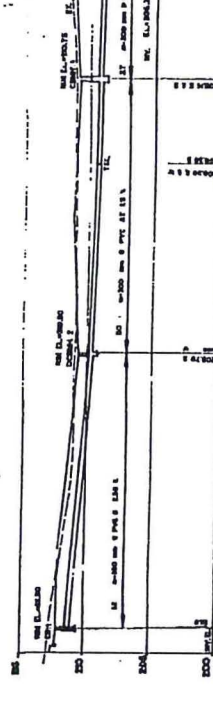


SERVICES

DATE: _____

PAGE: 1

FOUNTAIN, MO



SCHEDULE " F "

DEPOSIT FOR FACILITIES AND WORKS

The site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
1. Asphalt Paving and Curb	\$45,000.00
2. Storm Sewer & Stormwater Management	30,000.00
3. Sanitary Sewer and Water Service	10,000.00
4. Landscaping and Fencing	<u>40,000.00</u>
 TOTAL ESTIMATED COSTS	 <u>\$125,000.00</u>

In accordance with Clause 15(a) of this Agreement, the amount of the deposit shall be Sixty Thousand Dollars (\$60,000.00).