

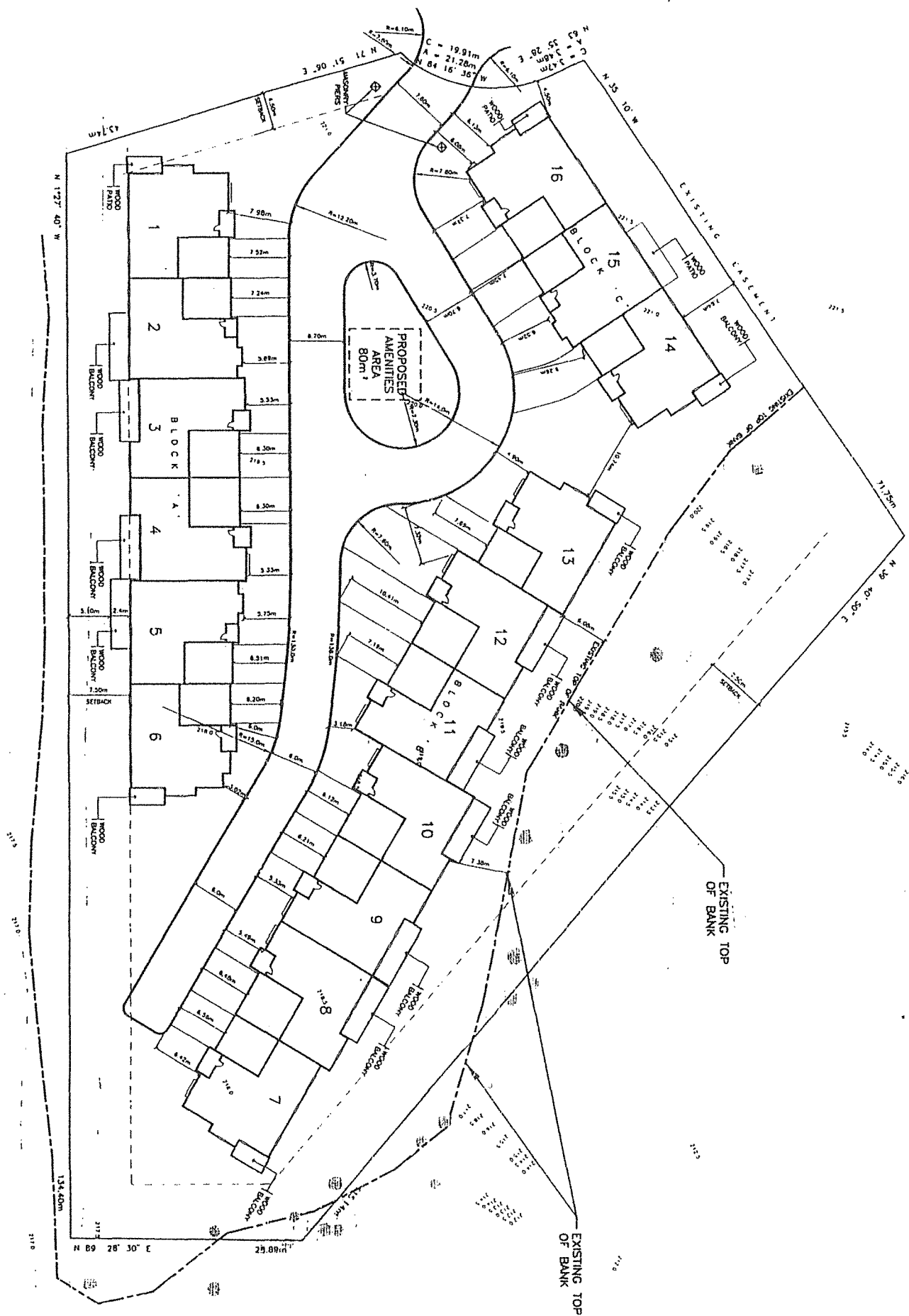
SCHEDULE "A"

LEGAL DESCRIPTION

PIN #

Block 102, Registered Plan 59M-221, Town of Pelham, in the Regional
Municipality of Niagara

BLOCK 102 IN OAKRIDGE ESTATES A SUBDIVISION OF PART OF LOT 3 CONCESSION B IN THE GEOGRAPHIC TOWNSHIP OF PELHAM, COUNTY OF WELLAND NOW IN THE TOWN OF PELHAM.
REGIONAL MUNICIPALITY OF NIAGARA



ROBERT KIMPINSKI ARCHITECT LTD.

25 QUEEN MARY DRIVE L2R 2J3 S1. CATHARINES, ONT
(905) 682-3388 (905) 682-3991

SITE
PLAN

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P R O J E C T

TOWNHOUSE DEVELOPMENT
CANBERRA FIVE
PROPERTIES LTD

DAN ROGGE ESTATES
FONTHILL, OREGON

SCALE:
1:250 m

DATE
MAY 24/0

DWG. NO.

98055NSP

REVISIONS / ISSUES :

NOTES :

ISSUED FOR CONSTRUCTION

PROJECT NUMBER : 9813

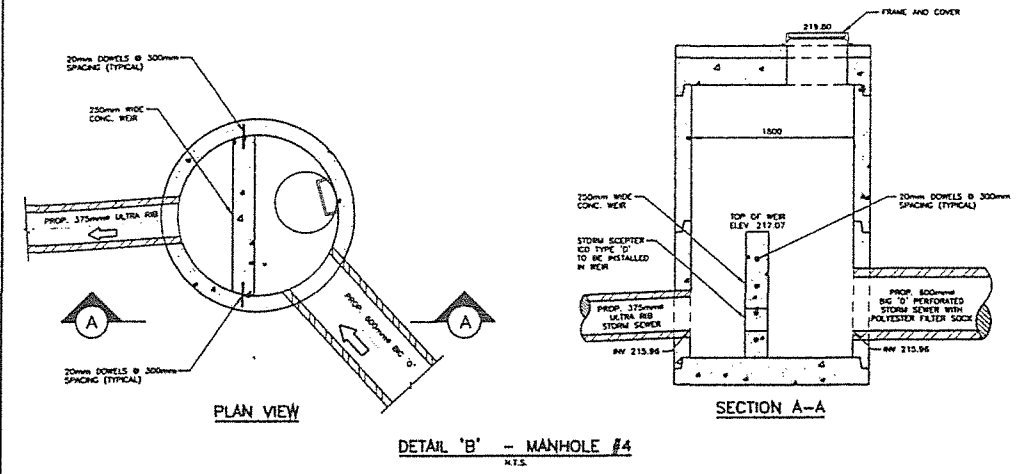
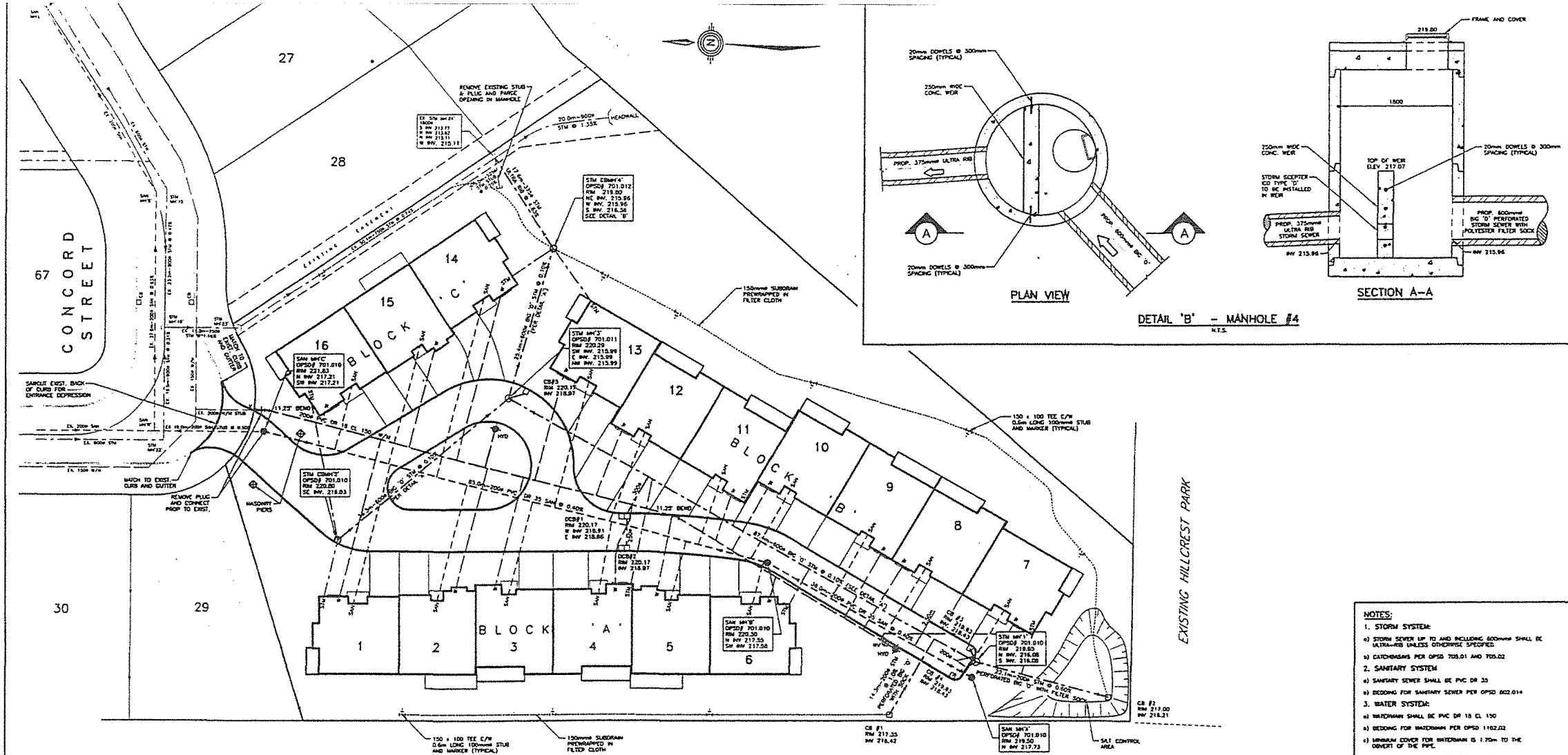
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SCHEDULE "B"

SITE PLAN

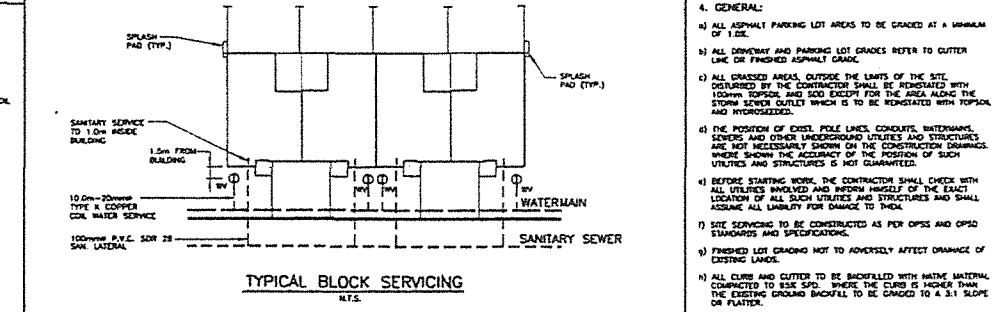
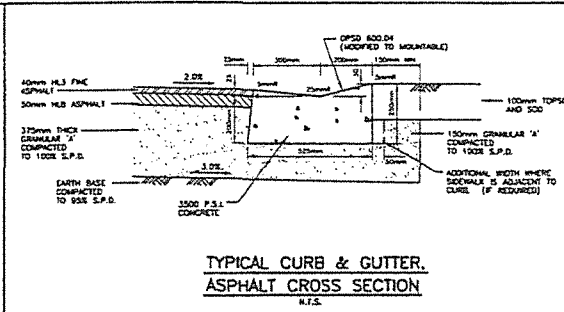
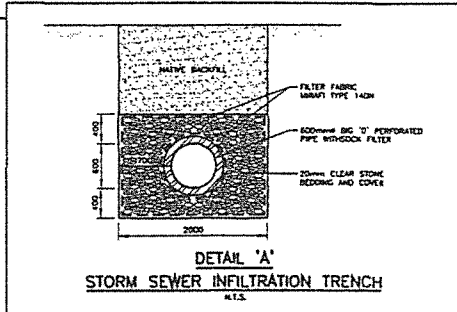
SCHEDULE "C"

SITE SERVICING PLAN



- NOTES:
1. STORM SYSTEM:
 - a) STORM SEWER UP TO AND INCLUDING 600mm SHALL BE ULTRA-RIB UNLESS OTHERWISE SPECIFIED.
 - b) CATCHBASINS PER OPSD 705.01 AND 705.02.
 2. SANITARY SYSTEM:
 - a) SANITARY SEWER SHALL BE PVC DR 35.
 - b) BEDDING FOR SANITARY SEWER PER OPSD 602.014.
 3. WATER SYSTEM:
 - a) WATERMAIN SHALL BE PVC DR 10 CL 150.
 - b) BEDDING FOR WATERMAIN PER OPSD 1102.02.
 - c) MINIMUM COVER FOR WATERMAIN IS 1.70m TO THE TOP OF THE PIPE.
 - d) HYDRANT INSTALLATION PER OPSD 1105.01.
 4. GENERAL:
 - a) ALL ASPHALT PARKING LOT AREAS TO BE GRADED AT A MINIMUM OF 1.0%.
 - b) ALL DRIVEWAY AND PARKING LOT GRADES REFER TO GUTTER LINE OR FINISHED ASPHALT GRADE.
 - c) ALL GRADED AREAS, OUTSIDE THE LIMITS OF THE SITE, DELINEATED BY THE CONTRACTOR SHALL BE REGRADED WITH 100mm TOPSOIL AND SOO EXCEPT FOR THE AREA ALONG THE STORM SEWER OUTLET WHICH IS TO BE REGRADED WITH TOPSOIL AND HYDROSEEDING.
 - d) THE POSITION OF EXIST. POLE LINES, CONCRETE, 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 OPSD AND OPSD STANDARDS AND SPECIFICATIONS.
 - g) FINISHED LOT GRADING NOT TO ADVERSELY AFFECT DRAINAGE OF EXISTING LANDS.
 - h) ALL CURBS AND GUTTER TO BE BACKFILLED WITH NATIVE MATERIAL, COMPACTED TO 95% S.D. WHERE THE CURB IS HIGHER THAN THE EXISTING GROUND BACKFILL TO BE GRADED TO A 3:1 SLOPE OR FLATTER.

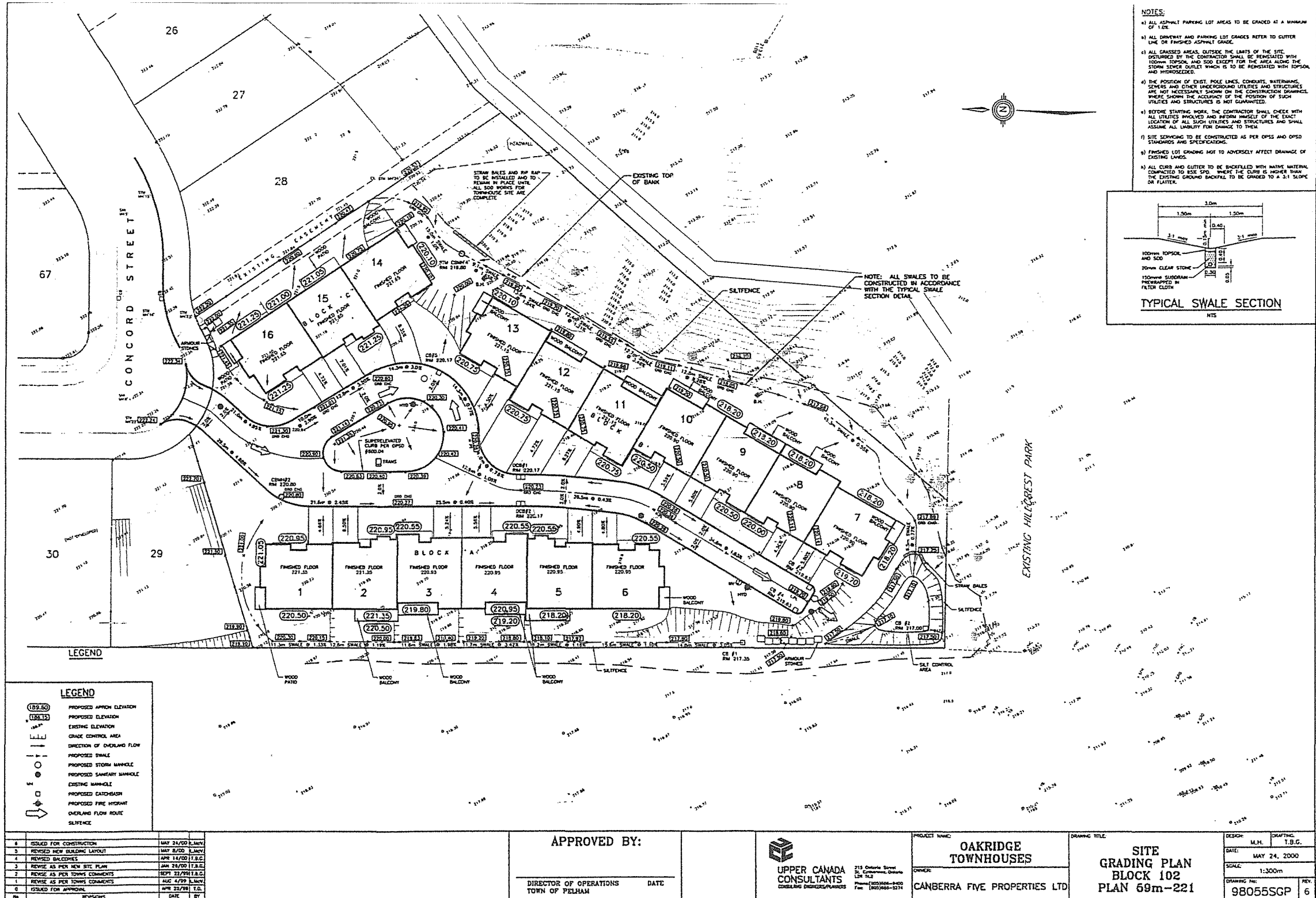
- LEGEND
- PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY LATERAL
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY MANHOLE
 - EXISTING MANHOLE
 - PROPOSED CATCHBASIN
 - EXISTING CATCHBASIN
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ SHARP TURN TO CURVE



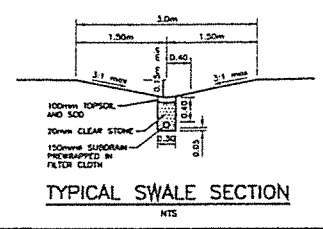
						BENCHMARK:				APPROVED BY:						UPPER CANADA CONSULTANTS DOUGLAS DINEEN/PLANNING		315 Oakridge Street Cambridge, Ontario N1R 5C2 Phone: (505) 688-1940 Fax: (505) 688-5214		PROJECT NAME: OAKRIDGE TOWNHOUSES		DRAWING TITLE: SITE SERVICING PLAN BLOCK 102 PLAN 69m-221		DESIGN: M.M.		DRAWING: T.B.C.		
3	ISSUED FOR CONSTRUCTION	MAY 24/00 L.J.W.	UPPER CANADA CONSULTANTS (UCC) CLIQUE COMPRISE AND FALL RIGHT TO AN OWNERSHIP OF THIS DOCUMENT WHICH MAY NOT BE REPRODUCED BY ANY PARTY WITHOUT UPPER CANADA CONSULTANTS SPECIFIC WRITTEN CONSENT AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN A PURPOSE SPECIFICALLY PROVIDED BY A CONTRACT WITH THE CLIENT WITHOUT THE SPECIFIC WRITTEN CONSENT OF UPPER CANADA CONSULTANTS.		DIRECTOR OF OPERATIONS TOWN OF PELHAM		DATE		CANBERRA FIVE PROPERTIES LTD												DATE: MAY 24, 2000		SCALE: 1:300m		DRAWING NO: 98055SSP		REV: 5	
2	REVISED NEW BUILDING LAYOUT	MAY 24/00 L.J.W.																										
1	REVISED AS PER NEW SITE PLAN	MAY 24/00 L.J.W.																										
1	REVISED AS PER TOWN'S COMMENTS	SEP 22/00 L.J.W.																										
1	REVISED AS PER TOWN'S COMMENTS	AUG 4/99 L.J.W.																										
1	ISSUED FOR APPROVAL	APR 30/98 L.J.W.																										
No		REVISION		DATE		BY																						

SCHEDULE "D"

SITE GRADING PLAN



- NOTES:
- a) ALL ASPHALT PARKING LOT AREAS TO BE GRADED AT A MINIMUM OF 1% SLOPE
 - b) ALL DRIVEWAY AND PARKING LOT GRADES REFER TO CUTTER LINE OR FINISHED ASPHALT GRADE.
 - c) ALL GRASSSED AREAS, OUTSIDE THE LIMITS OF THE SITE, DISTURBED BY THE CONTRACTOR SHALL BE REVEGETATED WITH 100mm TOPSOIL AND 500 EXCEPT FOR THE AREA ALONG THE STORM SEWER OUTLET WHICH IS TO BE REVEGETATED WITH TOPSOIL AND HYDROSEEDING.
 - d) THE POSITION OF EXIST. POLE LINES, CONDUITS, WATERMANS, 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 SERVING TO BE CONSTRUCTED AS PER OPS AND OPSD STANDARDS AND SPECIFICATIONS.
 - g) FINISHED LOT GRADING NOT TO ADVERSELY AFFECT DRAINAGE OF EXISTING LOTS.
 - h) ALL CURBS AND GUTTER TO BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 95% S.D. WHERE THE CURB IS HIGHER THAN THE EXISTING GROUND BACKFILL TO BE GRADED TO A 3:1 SLOPE ON FLATTER.



NOTE: ALL SWALES TO BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL SWALE SECTION DETAIL.

LEGEND

- LEGEND
- (189.50) PROPOSED APPROX ELEVATION
 - (185.15) PROPOSED ELEVATION
 - EXISTING ELEVATION
 - GRADE CONTROL AREA
 - DIRECTION OF OVERLAND FLOW
 - PROPOSED SWALE
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING MANHOLE
 - PROPOSED CATCHBASIN
 - PROPOSED FIRE HYDRANT
 - OVERLAND FLOW ROUTE
 - SILTENCE

6	ISSUED FOR CONSTRUCTION	MAY 24/00 J.M.V.
5	REVISED NEW BUILDING LAYOUT	MAY 16/00 J.M.V.
4	REVISED BALCONIES	APR 14/00 J.B.C.
3	REVISED AS PER NEW SITE PLAN	MAY 15/00 J.B.C.
2	REVISED AS PER TOWN COMMENTS	SEPT 23/99 J.B.C.
1	REVISED AS PER TOWN COMMENTS	AUG 4/99 J.M.V.
0	ISSUED FOR APPROVAL	APR 22/98 T.O.
NO	REVISIONS	DATE BY

APPROVED BY:

DIRECTOR OF OPERATIONS
TOWN OF PELHAM



UPPER CANADA
CONSULTANTS
CONSULTING ENGINEERS/PLANNERS
215 Ontario Street
St. Catharines, Ontario
L2N 5L2
Phone: (905) 668-8400
Fax: (905) 668-9374

OAKRIDGE
TOWNHOUSES

CANBERRA FIVE PROPERTIES LTD

SITE
GRADING PLAN
BLOCK 102
PLAN 69m-221

DESIGN:	M.H.	DRAFTING:	T.B.C.
DATE:	MAY 24, 2000		
SCALE:	1:300m		
DRAWING NO:	98055SGP	REV:	6

SCHEDULE 'E'

LANDSCAPE PLAN

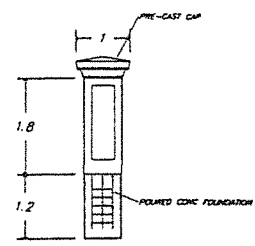
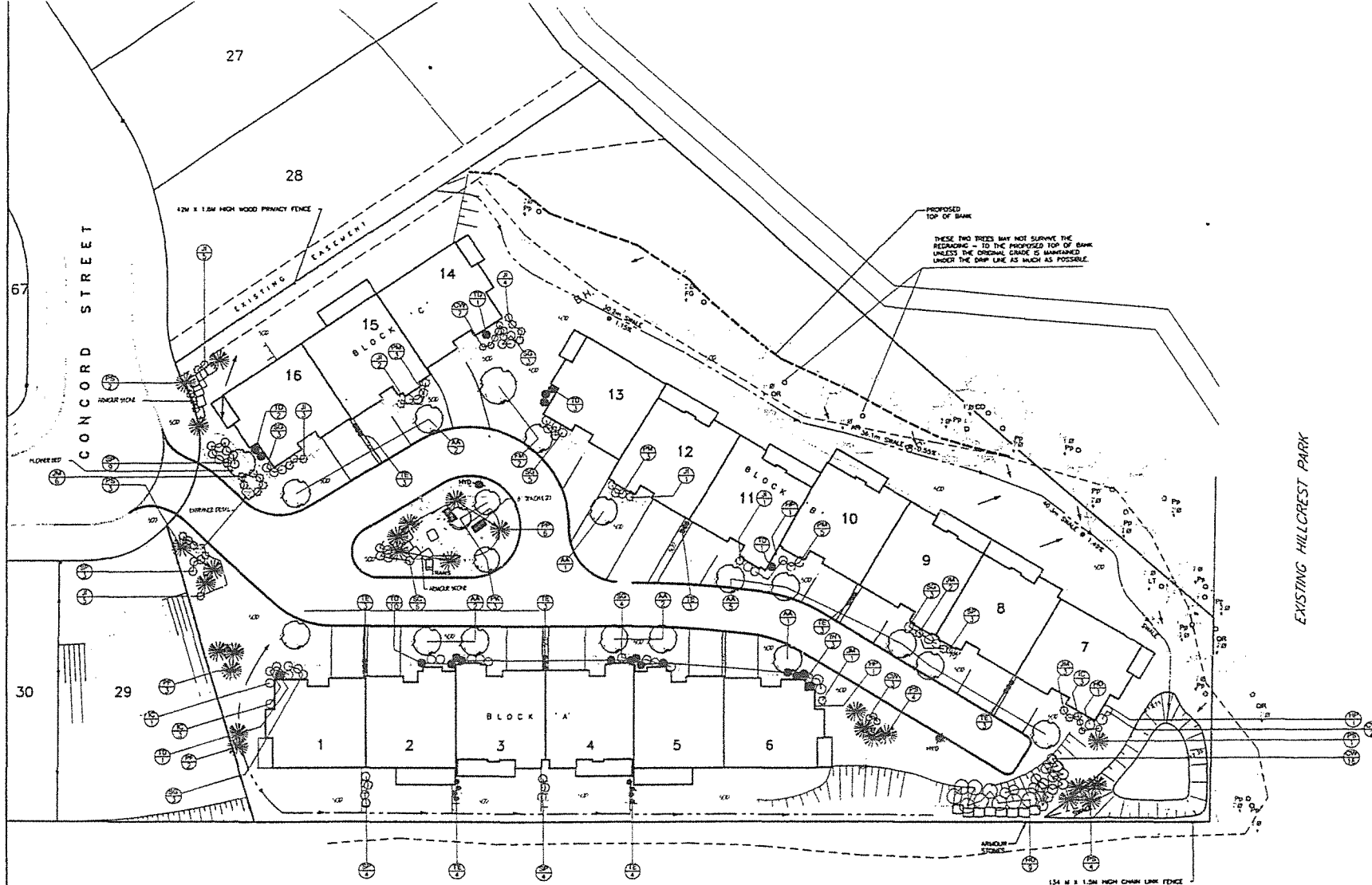
- a) ALL GRASSED AREAS OUTSIDE THE LIMITS OF THE SITE DISTURBED BY THE CONTRACTOR SHALL BE RESEEDING WITH 100mm TOPSOIL AND SOO EXCEPT FOR THE AREA ALONG THE STORM SEWER OUTLET WHICH IS TO BE RESEEDING WITH TOPSOIL AND HYDRUSEED.
- b) THE INTENTION OF THE TREE INVENTORY IS:
- 1) TO IDENTIFY THE SPECIES OF THE TREES SHOWN
 - 2) THE RELATIVE LOCATION OF THESE TREES
 - 3) ASSESS THE VIABILITY OF THESE TREES AS THEY PERTAIN TO THE PROPOSED DEVELOPMENT.
- 1 Only trees with street view in this inventory.
- 2 Tree location and size are approximate.
- 3 All trees under 6" dia. Colour are not shown.
- LEGEND
- 1/2 CALIPER OF TREE AT 1.2M
- 1 GOOD CONDITION
- 2 POOR CONDITION

EXISTING TREE SHOWN:

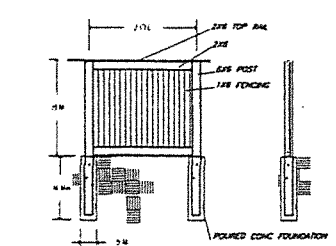
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AR	ACER RUBRUM	RED MAPLE
CO	CORYLUS OVATA	SHAGBARK HICKORY
FG	FAGUS GRANDIFOLIA	BEECH
LT	LINDOCHORDON FLUMINARIA	FLAT TOP TREE
PR	PRUNUS PENNSYLVANICA	PINK CHERRY
QU	QUERCUS RUBRA	RED OAK

PLANT SCHEDULE

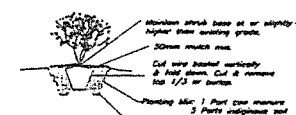
KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDITION
CONIFEROUS TREES					
PP	PICEA PLUMBENS	BLUE SPRUCE	6	150CM	N.B.
PR	PRUNUS STROBUS	WHITE PINE	6	150CM	N.B.
PP	PRUNUS STROBUS TASTEDATA	PYRAMIDAL WHITE PINE	6	125CM	CONTAINER
DECIDUOUS TREES					
AA	ACER SACCHARINUM 'ARROWHEAD'	ARROWHEAD MAPLE	14	300CM	N.B.
FM	FRAXINUS PENNSYLVANICA 'SEEDLESS'	SEEDLESS ASH	7	300CM	N.B.
PK	PRUNUS SPERULATA 'KIMAZAN'	KIMAZAN JAPANESE MAPLE	3	300CM	N.B.
CONIFEROUS & EVERGREEN SHRUBS					
CI	ILEX GLABRA 'COMPACTA'	COMPACT HIBERNIA	18	40CM	CONTAINER
JA	JUNIPERUS SAGINA 'MOOR-DENSE'	MOOR-DENSE JUNIPER	11	40CM	CONTAINER
JH	JUNIPERUS HORIZONTALIS 'KEE-BLUE'	KEE-BLUE JUNIPER	21	25CM	CONTAINER
TD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	17	60CM	CONTAINER
VE	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	21	150CM	B & B
DECIDUOUS SHRUBS					
EW	CORNUS SARGOLICA 'WINTER BEAUTY'	RED DOGWOOD	28	40CM	CONTAINER
HD	HAMAMULUS INTERMEDIA 'DAME'	DAME WHITE HAZEL	16	60CM	CONTAINER
CI	ILEX GLABRA 'COMPACTA'	COMPACT HIBERNIA	18	50CM	CONTAINER
HI	ILEX VIRGATICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPHIRE	16	50CM	CONTAINER
PM	PHILADELPHUS 'MIMULUS SHONPLAKE'	SHONPLAKE MOCKERORANGE	11	40CM	CONTAINER
SP	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	28	60CM	CONTAINER
SC	STEPHANANDRA ICICA 'CRISPA'	CUTLEAF STEPHANANDRA	8	50CM	CONTAINER
SP	SYRINCA MEYER 'PALUDIS'	DRIFT KOREAN LEAC	21	50CM	CONTAINER
SHRUBS & VINES					
HP	HYDRANGEA ANOMALA 'PETITLANS'	CLIMBING HYDRANGEA	10		CONTAINER



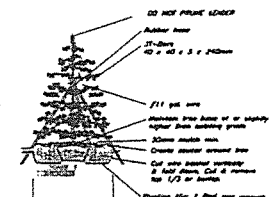
ENTRANCE DETAIL



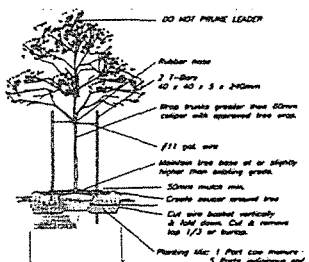
WOOD PRIVACY FENCE DETAIL



SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCH BEFORE COMMENCING THE WORK. DO NOT SCALE THE DRAWINGS. ALL DRAWINGS ARE PROPERTY OF ARCHITECT AND MUST BE RETURNED UPON REQUEST. DRAWINGS DONALD MARTIN LANDSCAPE ARCHITECT REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT PERMISSION OF ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED.		APPROVED BY		DONALD MARTIN LANDSCAPE ARCHITECT		PROJECT NAME: OAKRIDGE TOWNHOUSES		LANDSCAPE PLAN BLOCK 102 PLAN 59m-221		DESIGN: D.M. DRAFTING: D.M.	
4	ISSUED FOR CONSTRUCTION	05.24.00	LM							DATE: 05.24.00	SCALE: 1 : 300
3	REVISED AS PER TOWN COMMENTS	05.11.00	DM								
2	REVISED AS PER TOWN COMMENTS	03.06.00	DM								
1	REVISED AS PER TOWN COMMENTS	03.03.00	DM								
0	ISSUED FOR APPROVAL	04.26.99	DM							DRAWING NO: 98055SLP	REV: 4

SCHEDULE " F "

DEPOSIT FOR FACILITIES AND WORKS

The site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
1. Sanitary System	\$27,000.00
2. Storm System (including Stormwater Management, exfiltration sewers)	73,000.00
3. Water System	28,000.00
4. Roadways including granular base course, hot mix asphalt and curb & gutter	67,000.00
5. Landscaping and Fencing	<u>90,000.00</u>
 TOTAL ESTIMATED COSTS	 <u><u>\$285,000.00</u></u>

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