

Schedule 'A': Location Map



## **SCHEDULE 'A'**

### **LEGAL DESCRIPTION**

Municipally known as 15 Highway 20 East and legally described as being Part of Lots 3, 4, 5, and 6 North side of East Canboro Street Plan 716, Part 2, RP 59R-7871, Part 1 RP 59R-8007, Town of Pelham.

PIN 64064-0144.

## **SCHEDULE 'B'**

### **SITE PLAN AND ELEVATIONS**

Site Plan Drawing prepared by Maxwell Drafting and Design, A-105 dated August 23, 2014.

South Elevation prepared by Maxwell Drafting and Design, A-112 dated May 31, 2014.

East Elevation prepared by Maxwell Drafting and Design, A-113 dated May 31, 2014.

North Elevation prepared by Maxwell Drafting and Design, A-114 dated May 31, 2014.

West Elevation prepared by Maxwell Drafting and Design, A-115 dated May 31, 2014.

Northern Prospective prepared by Maxwell Drafting and Design, A-116 dated May 31, 2014.

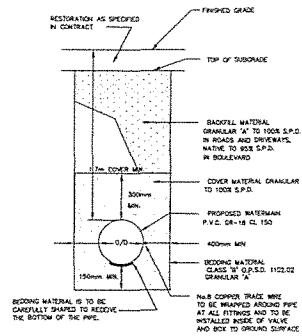
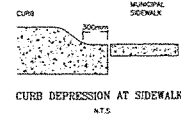
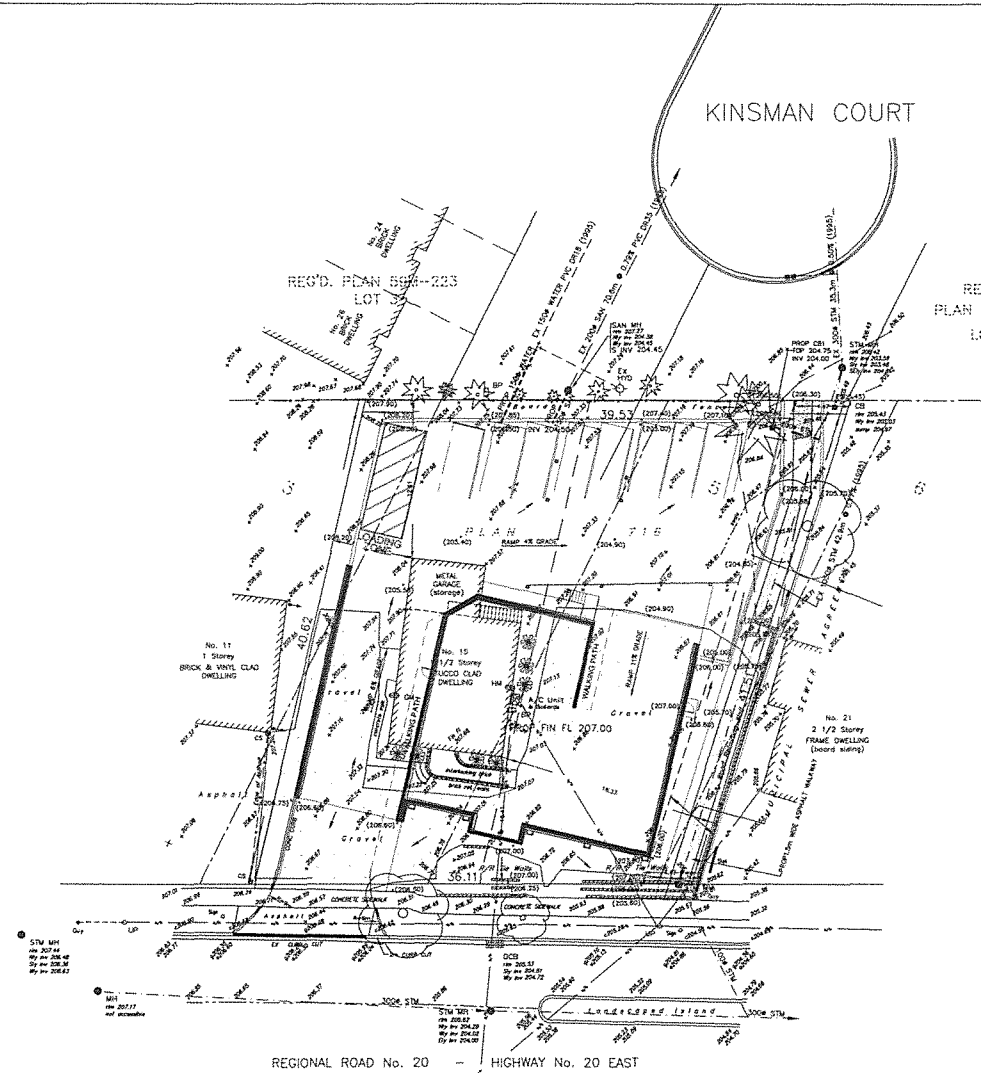
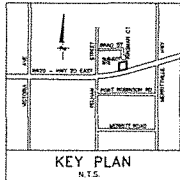
Southwester Prospective prepared by Maxwell Drafting and Design, A-117 dated May 31, 2014.



## **SCHEDULE 'C'**

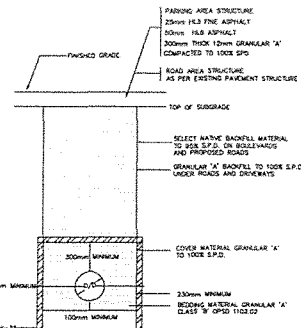
### **SITE SERVICING, GRADING, AND DRAINAGE PLAN**

Site Servicing, Grading and Drainage Plan (Drawing # HWY20-GSP 1) prepared by  
Niagara Engineering Consulting Engineers, Revision#1 dated June 5, 2014.



NOTES:  
1. THIS STANDARD CROSS-SECTION IS TO BE APPLIED IN STABLE CONDITIONS OF AFTER TRENCH HAS BEEN BROUGHT TO STABLE CONDITIONS.  
2. WHERE THE TRENCH IS SHALLOWER THE CLEARANCE IS THE DISTANCE BETWEEN THE INSIDE FACE OF THE SHEATHING AND THE PIPE.

TYPICAL WATERMAIN CROSS-SECTION (N.T.S.)



NOTES:  
1. THIS STANDARD CROSS-SECTION IS TO BE APPLIED IN STABLE CONDITIONS OF AFTER TRENCH HAS BEEN BROUGHT TO STABLE CONDITIONS.  
2. WHERE THE TRENCH IS SHALLOWER THE CLEARANCE IS THE DISTANCE BETWEEN THE INSIDE FACE OF THE SHEATHING AND THE PIPE.

TYPICAL SEWER CROSS-SECTION (N.T.S.)

CLEARANCE & COVER TABLE		
ROAD PIPE INSIDE DIAMETER (mm)	CLEARANCE (mm)	COVER (mm)
100	300	300
150	300	300
200	300	300
FLEXIBLE PIPE INSIDE DIAMETER (mm)		
CLEARANCE (mm)	COVER (mm)	
100	300	
150	300	
200	300 + 4/4	

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXIST. OVERLAND FLOW DIRECTION
- MINOR STORM OVERLAND FLOW DIRECTION
- MAJOR STORM OVERLAND FLOW DIRECTION
- PROP. SUMP PUMP

CONSTRUCTION SPECIFICATIONS:

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.D. AND O.P.S.D. REQUIREMENTS AND TO THE REQUIREMENTS OF THE LOCAL AND REGIONAL MUNICIPALITY.

OPS SPECIFICATIONS:

201, 206, 212, 310, 313, 314, 351, 353, 405, 407, 410, 501, 504, 505, 507, 514, 515, 518, 517, 538, 570, 571, 701, 804, 903, 1002, 1010, 1011

OPS DRAWINGS:

CONCRETE SIDEWALK OPSD 310.01  
BARRIER CURB OPSD 600.11  
CATCHBASIN FOR GRADES AREA OPSD 700.04  
BEDDING FOR STORM SEWER OPSD 802.04  
BACKFILL FOR SEWERS OPSD 803.04  
SEWER SERVICE CONNECTION OPSD 1008.02  
WATER SERVICES OPSD 1104.01  
HYDRANT OPSD 1005.01  
PRECAST MH OPSD 701.01

CONSTRUCTION NOTES:

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH O.P.S.D. AND O.P.S.D. REQUIREMENTS AND TO THE REQUIREMENTS OF THE LOCAL AND REGIONAL MUNICIPALITY.

BEDDING TO SEWERS AND LATERALS SHALL BE CLASS 'A' GRANULAR 'A' BACKFILL AND COVER MATERIAL COMPACTED TO 100% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH THE O.P.S.D. 802.04, 1008.02 AND 1102.02.

BACKFILL TO SEWERS, WATERMAIN & LATERALS SHALL BE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY EXCEPT UNDER EXISTING PAVEMENT, 0.7M & 0.9M WHERE BACKFILL SHALL BE GRANULAR 'A' COMPACTED TO 100% STANDARD PROCTOR DENSITY.

ALL STORM & SANITARY SEWERS, CS, LEADS SHALL BE PVC DIPS PIPE ALL LATERALS (100 & 150mm) TO BE PVC DIPS PIPE UNLESS NOTED.

ALL LATERALS TO BE CONNECTED TO THE NEW PIPE USING PRE-MANUFACTURED TEE AND SEWER TO THE EXISTING PIPE USING PRE-MANUFACTURED SADDLE AND STAINLESS STEEL STRAP.

THE RESTORATION OF EXISTING ROADS, BOLLIVAND AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY.

NO DETAILED SOIL INVESTIGATION HAS BEEN CARRIED OUT. THE DESIGN OF THIS DEVELOPMENT ASSUMES THAT NO ADVERSE CONDITIONS WILL BE ENCOUNTERED. CONTRACTORS SHOULD CHECK EXISTING SITE CONDITIONS AND INCLUDE NECESSARY COMPENSATION.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY ON CONSTRUCTION DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

ALL WORK WITHIN THE MUNICIPAL R.O.M. REQUIRES A ROAD OCCUPANCY PERMIT AND 48 HRS NOTICE.

PROPERTY DESCRIPTION

PIN 64064-0144 (LT)  
BEING PART OF LOTS 3, 4, 5 AND 6  
NORTH SIDE OF EAST CANBORO STREET  
PLAN 716, TOWN OF PELHAM  
REGIONAL MUNICIPALITY OF NIAGARA

BENCHMARK NOTE

ELEVATIONS ARE BASED ON THE GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 05819708308, HAVING A PUBLISHED ELEVATION OF 217.70 METERS.

KIRKPATRICK & ASSOCIATES  
ONTARIO LAND SURVEYORS  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1B 3Y1  
PHONE: (416) 291-1111, FAX: (416) 291-1112  
E-MAIL: info@kirpatrick.ca

JOB No.: 2012-0544 Field Book: LL DWG FILE: 12-0544-1460

REV.	DESCRIPTION	DATE	INT.
1	REVISED GRADES	JUN 5, 14	ZA
2	ISSUED FOR REVIEW AND APPROVAL	MAR 11, 14	ZA

IMPORTANT NOTE

MATCH EXISTING GRADES ALONG THE PROPERTY LINE.  
FINISHED LOT DRAINAGE NOT TO ADVERSELY EFFECT DRAINAGE OF THE ADJOINING LANDS.  
ALL CURB AND S/W RECONSTRUCTION TO BE CO-ORDINATED WITH THE CITY'S SUPERVISOR OF CONSTRUCTION.

LEGEND

UNDERGROUND UTILITIES

DESIGN

DRAFTING

CHECKED BY

PROJ. SUPV.

TOWN OF PELHAM  
PUBLIC WORKS DEPARTMENT  
NIAGARA ENGINEERING  
CONSULTING ENGINEERS  
18 CRESSINGTON STREET  
ST. CATHARINES, ONTARIO L2R 3B4  
PHONE: (905) 964-4145 FAX: (905) 964-6996

BENCH MARK DATUM

PROPOSED MULTIUSE BUILDING  
15 HWY 20, FONT HILL  
SITE SERVICING, GRADING AND DRAINAGE PLAN

FIELD NOTES
DATE: MAR 6, 2014
SCALE: 1:200
PROJECT: HWY20P-GSP
REV. 1

## **SCHEDULE 'D'**

### **LANDSCAPING PLAN**

Landscape Plan Drawing L-1, prepared by Donald Martin Landscape Architect,  
Revision #2 dated August 25, 2014.

2	ISSUED FOR APPROVAL-AS PER COMMENTS	08.25.14	DM
1	ISSUED FOR APPROVAL	04.10.14	DM
0	ISSUED FOR DISCUSSION	12.03.13	DM



## SCHEDULE 'E'

### COST ESTIMATES FOR FACILITIES AND WORKS

The on-site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
<b>Section A – Sanitary and Storm System</b>	
1. Sanitary	\$4,000
2. Sanitary Manholes	\$3,000
3. Storm Sewers and Catch Basins	\$3,500
<b>Total Section A</b>	<b>\$10,500</b>
<b>Section B – Water System</b>	
1. Water Service	\$3,000
<b>Total Section B</b>	<b>\$3,000</b>
<b>Section C – Parking/Access/Roadways</b>	
1. Sidewalk and Entrance	\$4,000
2. Driveway	\$10,530
<b>Total Section C</b>	<b>\$14,530</b>
<b>Section D – Landscaping</b>	
1. Landscaping	\$17,254.19
<b>Total Section D</b>	<b>\$17,254.19</b>
<b>Sub-Total A, B, C, D</b>	<b>\$45,284.19</b>
Contingency and Engineering (15%)	\$6,792.63
<b>Sub-Total</b>	<b>\$52,076.82</b>
HST (13%)	\$6,769.99
<b>TOTAL</b>	<b>\$58,846.81</b>

In accordance with Section 16(a) of this Agreement, the amount of the deposit shall be in the amount of **Fifty Two Thousand and Seventy Six Dollars Eighty Two Cents (\$52,076.82)**, excluding taxes.