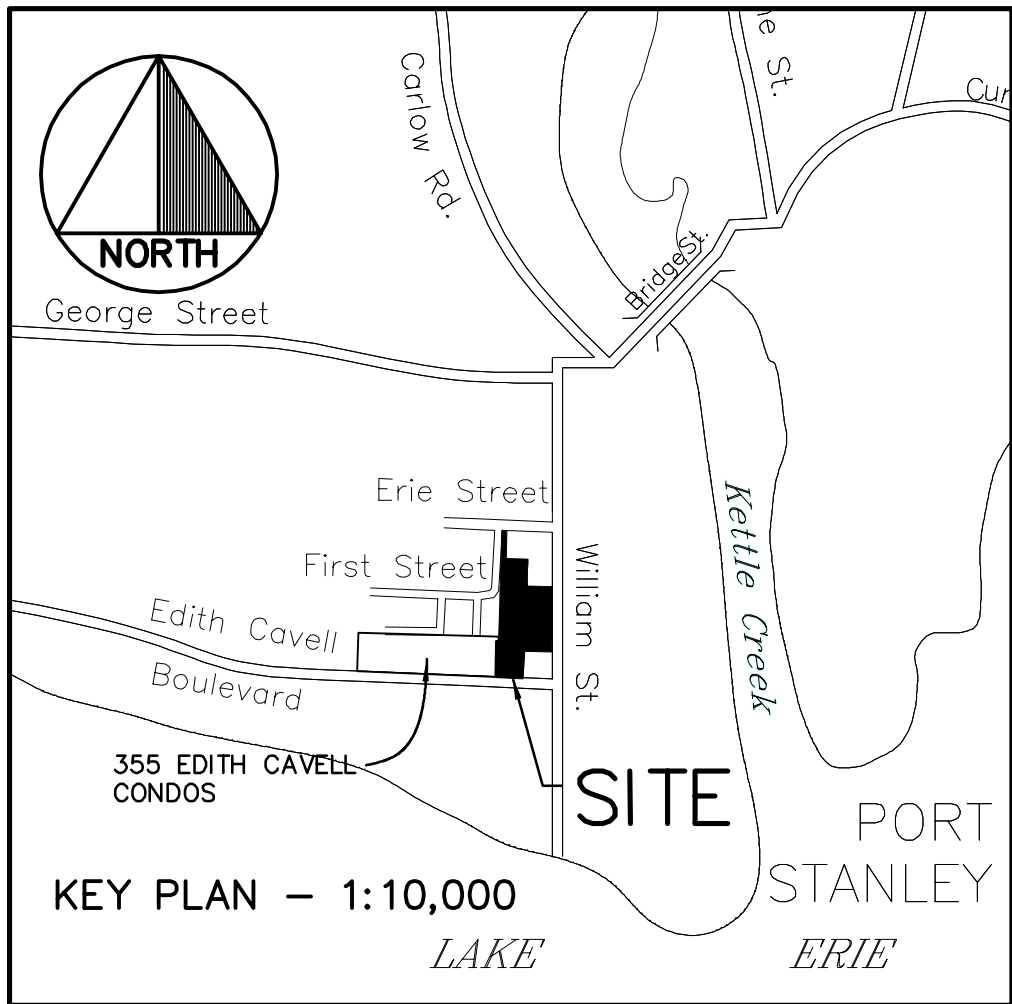
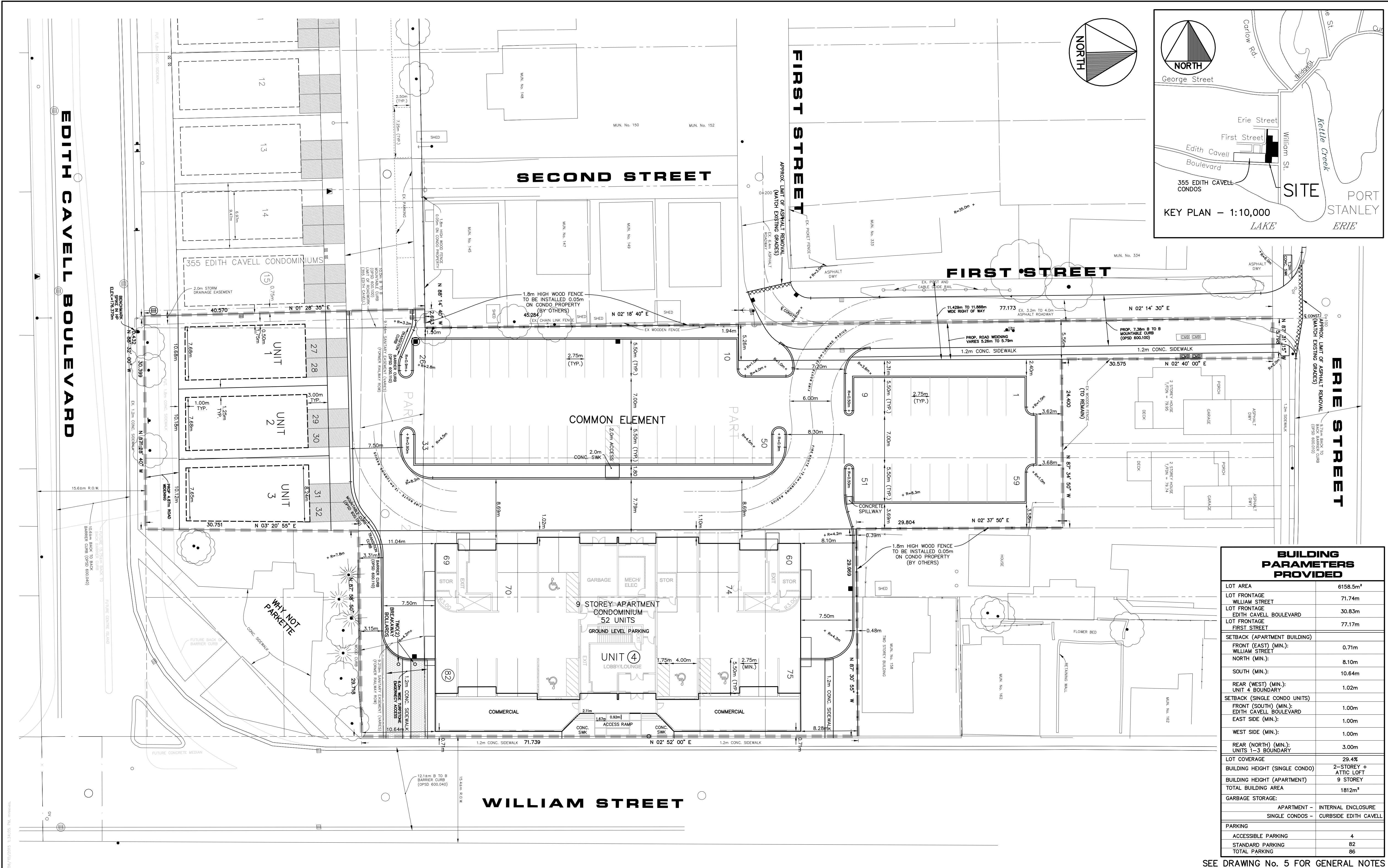




BUILDING PARAMETERS PROVIDED	
LOT AREA	6158.5m ²
LOT FRONTAGE WILLIAM STREET	71.74m
LOT FRONTAGE EDITH CAVELL BOULEVARD	30.83m
LOT FRONTAGE FIRST STREET	77.17m
SETBACK (APARTMENT BUILDING)	
FRONT (EAST) (MIN.): WILLIAM STREET	0.71m
NORTH (MIN.):	8.10m
SOUTH (MIN.):	10.64m
REAR (WEST) (MIN.): UNIT 4 BOUNDARY	1.02m
SETBACK (SINGLE CONDO UNITS)	
FRONT (SOUTH) (MIN.): EDITH CAVELL BOULEVARD	1.00m
EAST SIDE (MIN.):	1.00m
WEST SIDE (MIN.):	1.00m
REAR (NORTH) (MIN.): UNITS 1-3 BOUNDARY	3.00m
LOT COVERAGE	29.4%
BUILDING HEIGHT (SINGLE CONDO)	2-STORY + ATTIC LOFT
BUILDING HEIGHT (APARTMENT)	9 STOREY
TOTAL BUILDING AREA	1812m ²
GARBAGE STORAGE:	
APARTMENT -	INTERNAL ENCLOSURE
SINGLE CONDOS -	CURBSIDE EDITH CAVELL
PARKING	
ACCESSIBLE PARKING	4
STANDARD PARKING	82
TOTAL PARKING	86

SEE DRAWING No. 5 FOR GENERAL NOTES

LEGEND

EXISTING TREE, TO BE REMOVED

PROPOSED FENCE, EXISTING

EXISTING HYDRANT

PROPOSED WATERVALVE, EXISTING

PROPOSED BELL & TV PEDESTAL, EXISTING

PROPOSED CATCHBASIN/DITCH INLET, DOB

EXISTING OR AS CONSTRUCTED CATCHBASIN, CBMH, FUTURE

PROPOSED MANHOLE, EXISTING OR AS CONSTRUCTED, FUTURE

NEW PAD MOUNTED 27.6 kV. TRANSFORMER, EXISTING

BUILDING ENVELOPE

PROPERTY LIMITS

PROPOSED DRIVEWAY

ADJUST, REMOVE, FUTURE

EXISTING STREET LIGHT

EXISTING SIGN

PROP. CURB DEPRESSION

PROPOSED COMMUNITY MAILBOX, EXISTING

EXISTING GAS VALVE

PROFESSIONAL ENGINEER
D.J. LYLE
100174772
PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
J.D. WIEBE
PROVINCE OF ONTARIO

METRIC SCALE. HORIZ. 1:250

No.	REVISION	DATE	BY

MUNICIPALITY OF CENTRAL ELGIN

CJDL

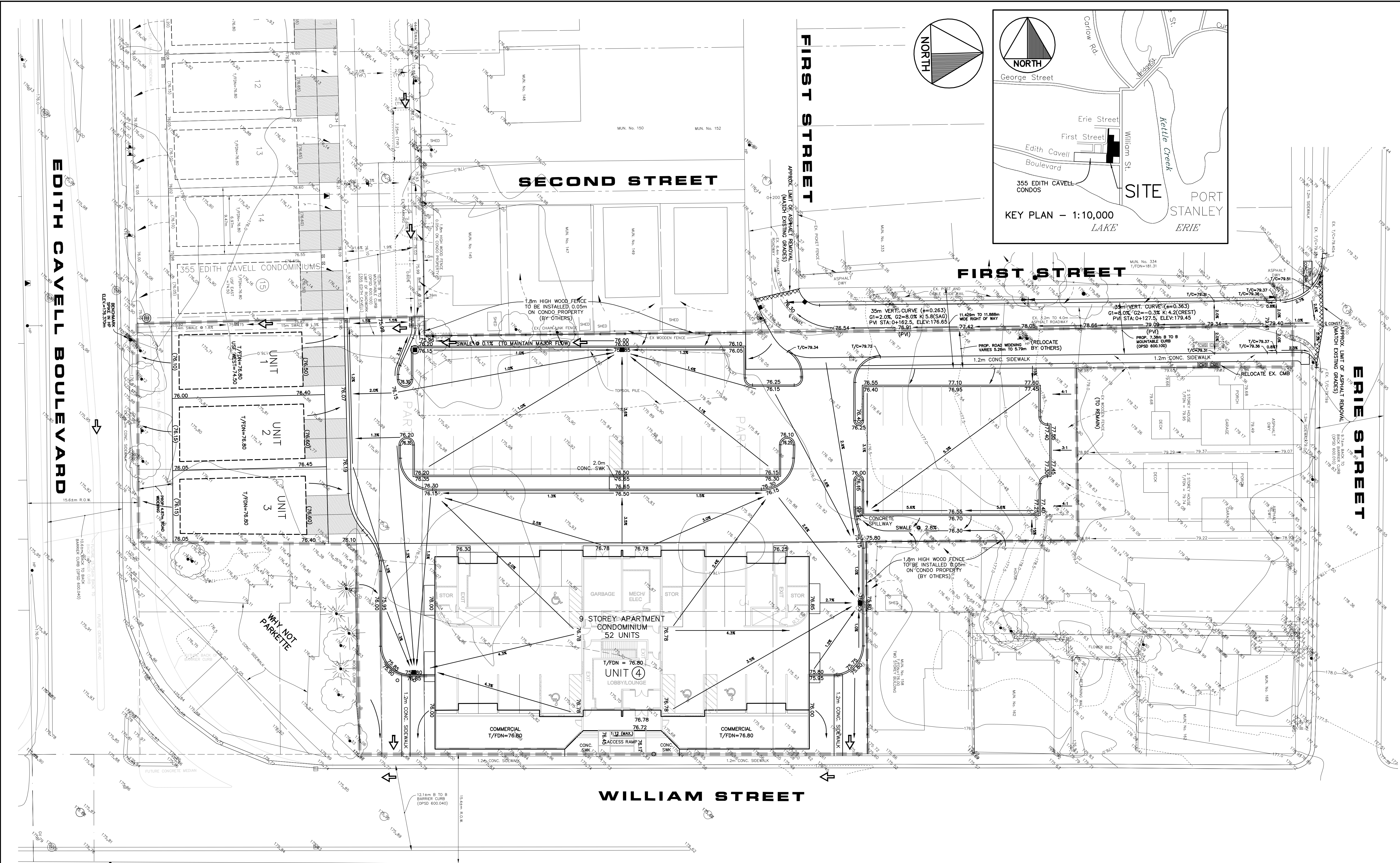
Consulting Engineers

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdeng.com

DESIGN BY: DJL
DRAWN BY: MJR
CHECKED BY: JDW

LAKEVIEW CONDOMINIUMS
PRESPA CONSTRUCTION LIMITED
MUNICIPAL NO. ### WILLIAM STREET
SITE PLAN

DRAWING No. **1**



LEGEND

(76.40), 76.40, 76.40
PROPOSED ELEVATIONS, EXISTING
EXISTING ELEVATIONS (C.I.D.)
EXISTING CONTOURS
PROPOSED SWALE
EXISTING TREE, TO BE REMOVED

MAJOR FLOW
PROPOSED FENCE, EXISTING
EXISTING HYDRANT
PROPOSED WATERVALVE, EXISTING
PROPOSED BELL & TV PEDESTAL, EXISTING
PROPOSED CATCHBASIN/DITCH INLET, EX.
PROPOSED DOUBLE CATCHBASIN, EX.
PROPOSED CATCHBASIN MANHOLE, FUT. EX.
NEW PAD MOUNTED 27.8 KV. TRANSFORMER, EXISTING

PROPOSED FLOW ARROW, EXISTING
BUILDING ENVELOPE
CONDOMINIUM LIMITS
PROPOSED DRIVEWAY
ADJUST, REMOVE, FUTURE
EXISTING STREET LIGHT, PROPOSED STREET LIGHT RSW, INDUCTION LUMINAIRE E300-MP-Q-590 CONCRETE POLE C/W KA 128 ARM SALUKI BRONZE COLOUR
PROP. CURB DEPRESSION
EXISTING SIGN
PROPOSED COMMUNITY MAILBOX, EXISTING

PROFESSIONAL ENGINEER
D. J. LYLE
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PROVINCE OF ONTARIO

PROFESSIONAL ENGINEER
J. D. WIEBE
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METRIC SCALE. HORIZ. 1:250

MUNICIPALITY OF CENTRAL ELGIN

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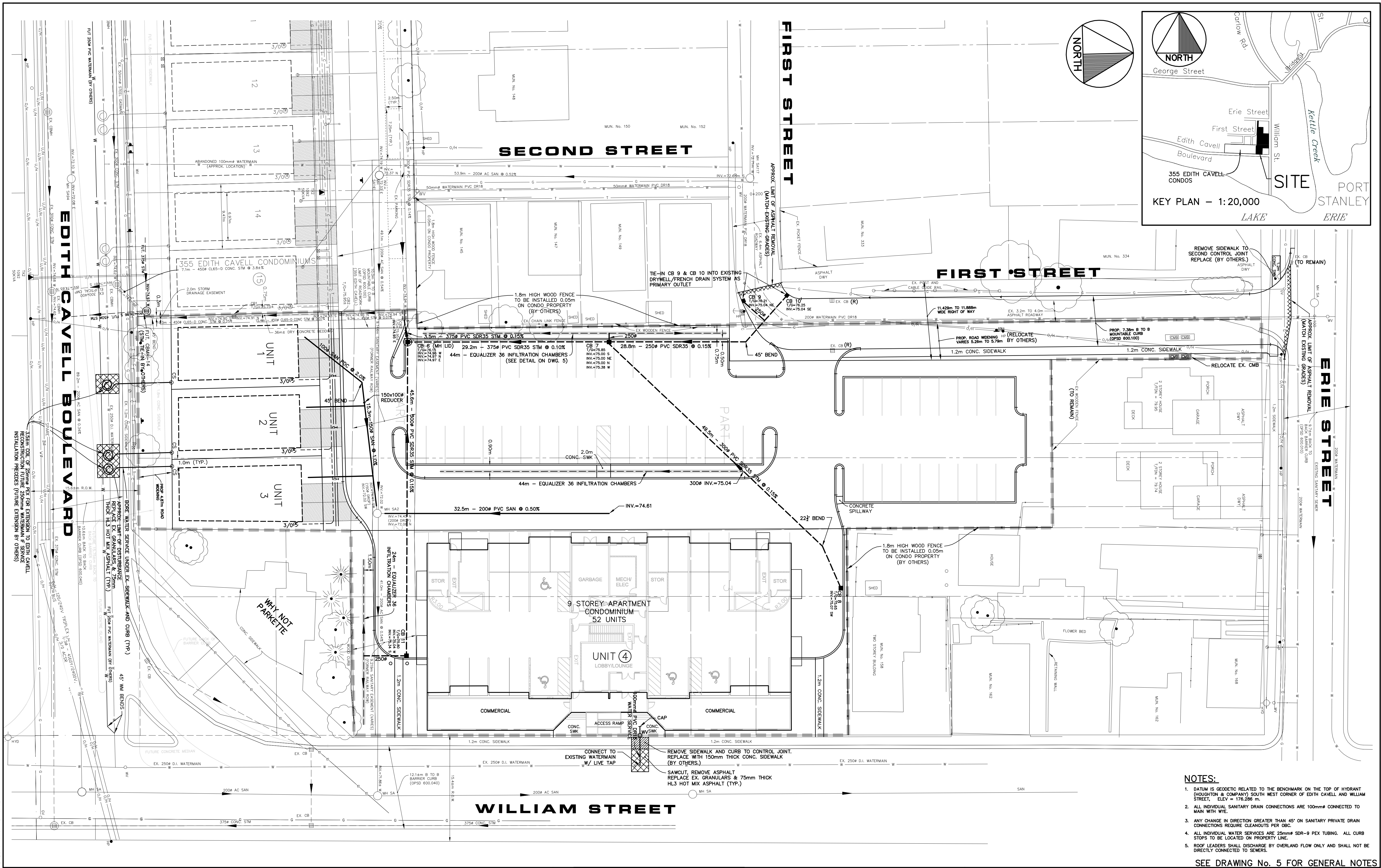
DESIGN BY: DJL
DRAWN BY: MJR
CHECKED BY: JDW
PROJECT NO. 1406
SURVEY BY: TM
DATE: 6 OCT 2015

LAKEVIEW CONDOMINIUMS
PRESPA CONSTRUCTION LIMITED
MUNICIPAL NO. ### WILLIAM STREET
GRADING PLAN

SEE DRAWING No. 5 FOR GENERAL NOTES

No. REVISION DATE BY

DRAWING No. **2**



- NOTES:**
- DATUM IS GEODETIC RELATED TO THE BENCHMARK ON THE TOP OF HYDRANT (HOUGHTON & COMPANY) SOUTH WEST CORNER OF EDITH CAVELL AND WILLIAM STREET, ELEV = 176.266 m.
 - ALL INDIVIDUAL SANITARY DRAIN CONNECTIONS ARE 100mm# CONNECTED TO MAIN WITH WYE.
 - ANY CHANGE IN DIRECTION GREATER THAN 45° ON SANITARY PRIVATE DRAIN CONNECTIONS REQUIRE CLEANOUTS PER OBC.
 - ALL INDIVIDUAL WATER SERVICES ARE 25mm# SDR-9 PEX TUBING. ALL CURB STOPS TO BE LOCATED ON PROPERTY LINE.
 - ROOF LEADERS SHALL DISCHARGE BY OVERLAND FLOW ONLY AND SHALL NOT BE DIRECTLY CONNECTED TO SEWERS.
- SEE DRAWING No. 5 FOR GENERAL NOTES

LEGEND PROPOSED SANITARY SEWER EXISTING SANITARY SEWER PROPOSED STORM SEWER EXISTING STORM SEWER, APPROX. LOCATION OF EX. TILE PROPOSED EQUALIZER 36 INFILTRATION CHAMBERS (SEE DETAIL ON DWG. 5) PROPOSED MANHOLE & INVERTS, EXISTING OR AS CONSTRUCTED, FUTURE PROPOSED CATCHBASIN/DITCH INLET, EX. PROPOSED DOUBLE CATCHBASIN, EX. PROPOSED CATCHBASIN MANHOLE, FUT, EX. PROPOSED WATERMAIN EXISTING WATERMAIN	PROPOSED WATERVALVE, EXISTING EXISTING HYDRANT PROPOSED CURBSTOP EXISTING GASMAIN EXISTING UNDERGROUND HYDRO & OVERHEAD HYDRO EXISTING BURIED JOINT UTILITIES (TV, BELL) PROPOSED FENCE, EXISTING PROPOSED BELL & TV PEDESTAL, EXISTING NEW PAD MOUNTED 27.6 kv. TRANSFORMER, EXISTING EXISTING STREET LIGHT PROPOSED STREET LIGHT	PROPOSED COMMUNITY MAILBOX, EXISTING EXISTING SIGN BUILDING ENVELOPE PROPERTY LIMITS ADJUST, REMOVE, FUTURE PROPOSED DRIVEWAY EXISTING TREE, TO BE REMOVED	METRIC SCALE. HORIZ. 1:250	MUNICIPALITY OF CENTRAL ELGIN CJDL Consulting Engineers Cyril J. Demeyers Limited P.O. Box 460, 261 Broadway Tillsonburg, Ontario, N4G 4H8 Tel: 519-688-1000 866-302-9886 Fax: 519-842-3235 cjd@cjdlang.com	LAKEVIEW CONDOMINIUMS PRESPA CONSTRUCTION LIMITED MUNICIPAL NO. ### WILLIAM STREET SERVICING AND COMPOSITE UTILITY PLAN																		
<table border="1"><thead><tr><th>No.</th><th>REVISION</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>				No.	REVISION	DATE	BY													DESIGN BY: DJL PROJECT NO. 1406	DRAWN BY: MJR SURVEY BY: TM	CHECKED BY: JDW DATE: 6 OCT 2015	DRAWING No. 3
No.	REVISION	DATE	BY																				

