

TOPOGRAPHIC SURVEY
OF
PART OF LOT 1
CONCESSION 1 EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS

SCALE : 1"=20'



"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN FEET AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

BENCH MARK

BENCH MARK 71(1)02, ELEVATION 625.43'
DEEP BENCH MARK IN MANHOLE IN GROUNDS OF KINGSVILLE DISTRICT HIGH SCHOOL,
IN FRONT LAWN, OPPOSITE THE ONLY CONCRETE LAMP STANDARD, 93.8' SOUTHEAST
OF SOUTHEAST CORNER OF WALL WITH MOSAIC, 88.9' EAST OF WEST LAWNWAY TO
MAIN ENTRANCE, 69.9' NORTH OF CENTRE LINE OF HIGHWAY 18, 62.0' SOUTHWEST
OF FLAG POLE, 21.0' SOUTHWEST OF "KINGSVILLE DISTRICT HIGH SCHOOL" SIGN.

SITE BENCH MARK

AS SHOWN ON FACE OF PLAN

AREA

3.603 acres

CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE
APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
NAD83 (CSRS) (2010.0)
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15274649.635	E1169840.052
ORP-B	N15273929.445	E1169823.100

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY
REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.99982867

LEGEND

○ MHH	DENOTES HYDRO MANHOLE	◆ FH	DENOTES FIRE HYDRANT
○ MHS	DENOTES SEWER MANHOLE	◆ WM	DENOTES WATER METER
○ MHT	DENOTES TELEPHONE MANHOLE	◆ WVS	DENOTES WATER VALVE (Service)
○ MHTR	DENOTES TRAFFIC MANHOLE	◆ WVM	DENOTES WATER VALVE (Main)
○ MHH	DENOTES WATER MANHOLE	◆ GM	DENOTES GAS METER
○ CB	DENOTES CATCH BASIN	◆ GV	DENOTES GAS VALVE
▢ DCB	DENOTES DOUBLE CATCH BASIN	◆ HM	DENOTES HYDRO METER
● L5w	DENOTES LIGHT STANDARD CONCRETE	◆ PedT	DENOTES TELEPHONE PEDESTAL
● L5s	DENOTES LIGHT STANDARD STEEL	◆ PedCTV	DENOTES CABLE TV PEDESTAL
● L5w	DENOTES LIGHT STANDARD WOOD	◆ TRs	DENOTES TRAFFIC SIGN
● UPc	DENOTES UTILITY POLE CONCRETE	◆ TRsg	DENOTES TRAFFIC SIGNAL
● UPs	DENOTES UTILITY POLE STEEL	◆ TRsb	DENOTES TRAFFIC SIGNAL BOX
● UPw	DENOTES UTILITY POLE WOOD	◆ TH	DENOTES TESTHOLE
● GP	DENOTES GUY POLE	◆ BM	DENOTES BENCH MARK
● GW	DENOTES GUY WIRE	△ HCP	DENOTES HORIZONTAL CONTROL POINT
● Bsl	DENOTES BOLLARD	○ VCP	DENOTES VERTICAL CONTROL POINT
● PM	DENOTES PARKING METER	◆ SC	DENOTES SHRUB
70C	DENOTES TOP OF CURB	○ SC	DENOTES SEWER CLEANOUT
80C	DENOTES BOTTOM OF CURB	○ INV	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN
TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR
(NTS) NOT TO SCALE.

C	(pipe size)	C	DENOTES OVERHEAD CABLE TV LINE
G	(pipe size)	G	DENOTES GAS LINE
H	(pipe size)	H	DENOTES OVERHEAD HYDRO LINE
CS	(pipe size)	CS	DENOTES COMBINED SEWER
SA	(pipe size)	SA	DENOTES SANITARY SEWER
ST	(pipe size)	ST	DENOTES STORM SEWER
T	(pipe size)	T	DENOTES OVERHEAD TELEPHONE LINE
W	(pipe size)	W	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u"
(CABLE = uC HYDRO = uH TELEPHONE = uT)

LEGEND AND NOTES

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB 3/8" DENOTES 3/8" X 5/8" X 2'-0" IRON BAR
IB 1/2" DENOTES 1/2" diameter X 2'-0" ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 50mm X 50mm STEEL PIN
□ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT DENOTES WITNESS
(S) DENOTES SET (M) DENOTES MEASURED
ORP DENOTES OBSERVED REFERENCE POINT
SIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE
POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-14569
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(OH) DENOTES ONTARIO HYDRO
(WKS) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

DESIGN DATA TABLE			
BUILDING CLASSIFICATION - O.B.C. 3.2.2.4.3 GROUP C, UP TO 6 STOREYS, SPRINKLERED, NON-COMBUST. ZONING - RESIDENTIAL ZONE 4 URBAN EXCEPTION 5 (R4.1-5)			
DESCRIPTION/REGULATION	REQUIRED	PROPOSED	
INTENDED USE	MIXED USE COMMERCIAL/RESIDENTIAL	CONDOMINIUM	
LOT AREA	MINIMUM 10,225 s.f. (950.0 s.m.)	LOT AREA 133,424.28 s.f. (12,395.52 s.m.) 3.063 acres (1.239ha)	
LOT FRONTAGE	MINIMUM 80'-0" (25.00 m)	MAIN ST. 135'-1" (41.2 m)	
BUILDING AREA		CONDOMINIUM 14,772.50 s.f. (1,372.36 s.m.)	
LOT COVERAGE	45 % (MAXIMUM)	TOTAL BUILDING/MAIN LOT 11.07 %	
PAVED AREA		NEW PARKING LANES 22,707.75 s.f. (2,109.55 s.m.) NEW CONCRETE WALKS 5,603 s.f. (427.62 s.m.) TOTAL 27,310.75 s.f. (2,537.17 s.m.)	
TOTAL CURBING		1,309'-8" Lf. (399.19 Lm.)	
LANDSCAPED AREA OPEN SPACE	30 % (MINIMUM)	LOT AREA 133,424.28 s.f. (12,395.52 s.m.) TOTAL AREA OF BUILDINGS 14,772.50 s.f. (1,372.36 s.m.) TOTAL PAVED AREA 27,310.75 s.f. (2,537.17 s.m.) TOTAL LANDSCAPED AREA 91,343.03 s.f. (8,485.99 s.m.) % OF SITE AREA LANDSCAPED 68.46%	
NUMBER OF FLOORS		3 FLOORS	
MAIN BUILDING HEIGHT		CONDOMINIUM HEIGHT 33'-6" (10.21 m)	
SETBACKS	MIN. FRONT YARD 36'-0" (11.0 m) MIN. REAR YARD 26'-0" (8.0 m) MIN. SIDE YARD 33'-6" (10.21 m) a) EAST 9'-2" (2.8 m) b) WEST 14'-6" (4.5 m)	SEE DRAWING SEE DRAWING SEE DRAWING	
PARKING SPACES	REQUIRED CONDOMINIUM DWELLING UNITS = 30 1.25 SPACES REQUIRED PER UNIT SPACES REQUIRED (9'X18' MIN.) = 38 SPACES DEDICATED AS VISITOR SPACES REQUIRED X 0.25 38 X 0.25 = 10 BARRIER-FREE SPACES (8-50 SPACES) SPACES REQUIRED (15'-4'X18' MIN) = 1 TOTAL SPACES REQUIRED = 39	PROVIDED PARKING REGULAR PARKING SPACES (9'-0" x 20'-0") = 36 ACCESSIBLE PARKING (15'-6" x 20'-0") = 4 TOTAL SPACES PROVIDED = 40	
BICYCLE PARKING	NOT REQUIRED		
LOADING AREA	REQUIRED SIZE 11'-6" (3.5m) X 44'-0" (13.5m) REQUIRED FOR APARTMENT BLDG (5.16d) = 1		1 SPACE PROVIDED
FIRE ACCESS ROUTE	MIN. TURNING RADIUS 39'-4" (12m) MIN. WIDTH 19'-8" (6m)	PROVIDED TURNING RADIUS 40'-0" (12.19m) PROVIDED WIDTH 24'-0" (7.3m)	

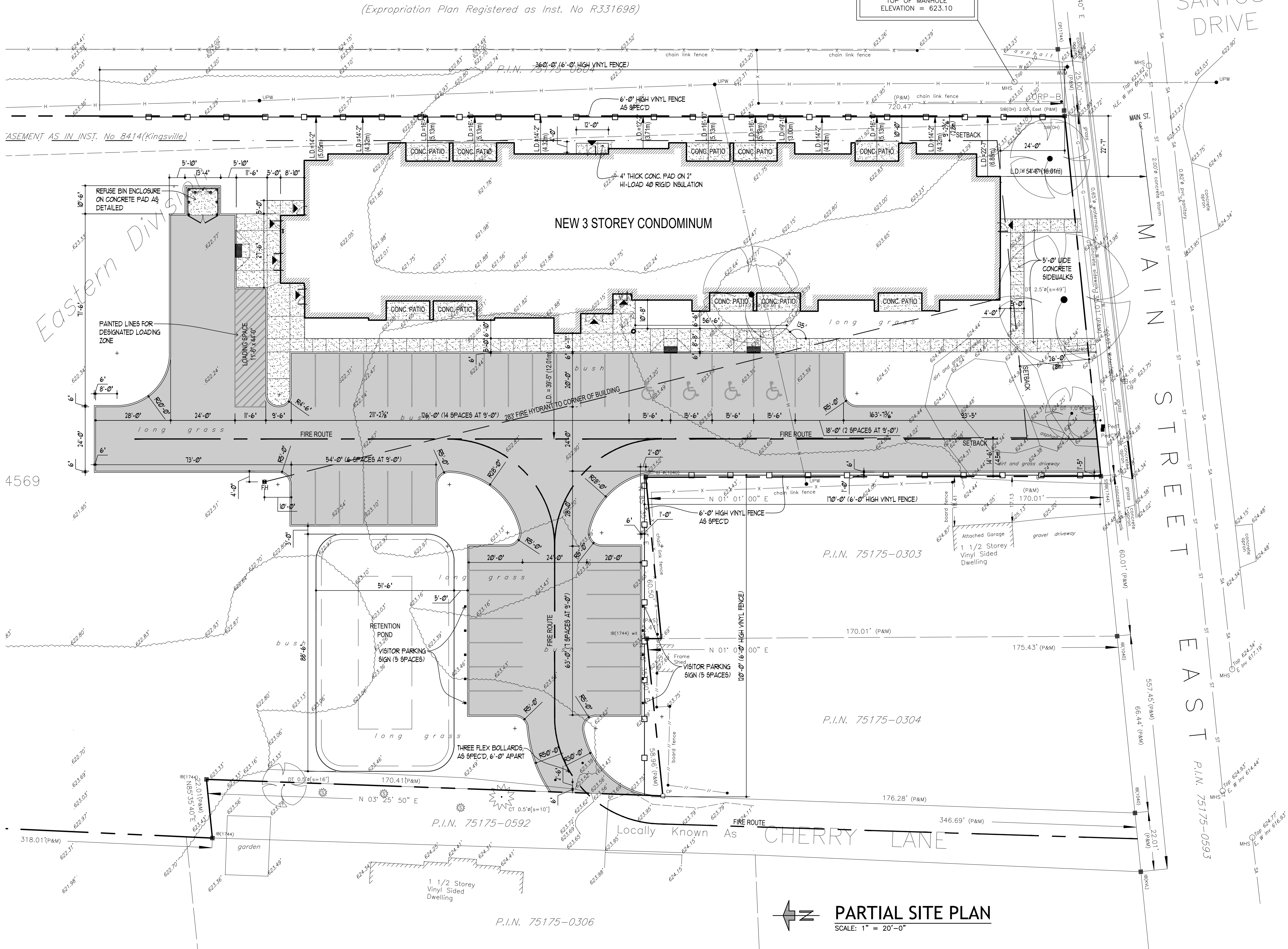
Appendix A

A BUILDING SHALL NOT BE LOCATED BENEATH EXISTING ABOVE GROUND
ELECTRICAL CONDUCTORS. WHERE A BUILDING IS TO BE CONSTRUCTED IN
PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL
CLEARANCES BETWEEN BUILDINGS AND CONDUCTORS SHALL COMPLY WITH
SUBSECTION 3.1.19 OF THE ONTARIO BUILDING CODE.

SITE LEGEND

■	NEW ASPHALT PAVING TYPE 'A'
■	NEW CONCRETE
▲	ENTRY / EXIT

SITE BENCH MARK
TOP OF MANHOLE
ELEVATION = 623.10



WINDSOR
ONTARIO
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A	B
A. DETAIL NO.	B. DETAILED ON

ISSUE DATE	ISSUED FOR
DEC. 00, 2019	OWNER REVIEW

PROJECT

140 MAIN STREET

KINGVILLE, ONTARIO

DRAWING TITLE

SITE PLAN

DRAWING DATE: DEC. 1, 2019

DRAWN BY:

CHECKED BY:

SCALE: AS SHOWN

JOB FILE NO.:

20101

DRAWING NO.:

A-100