

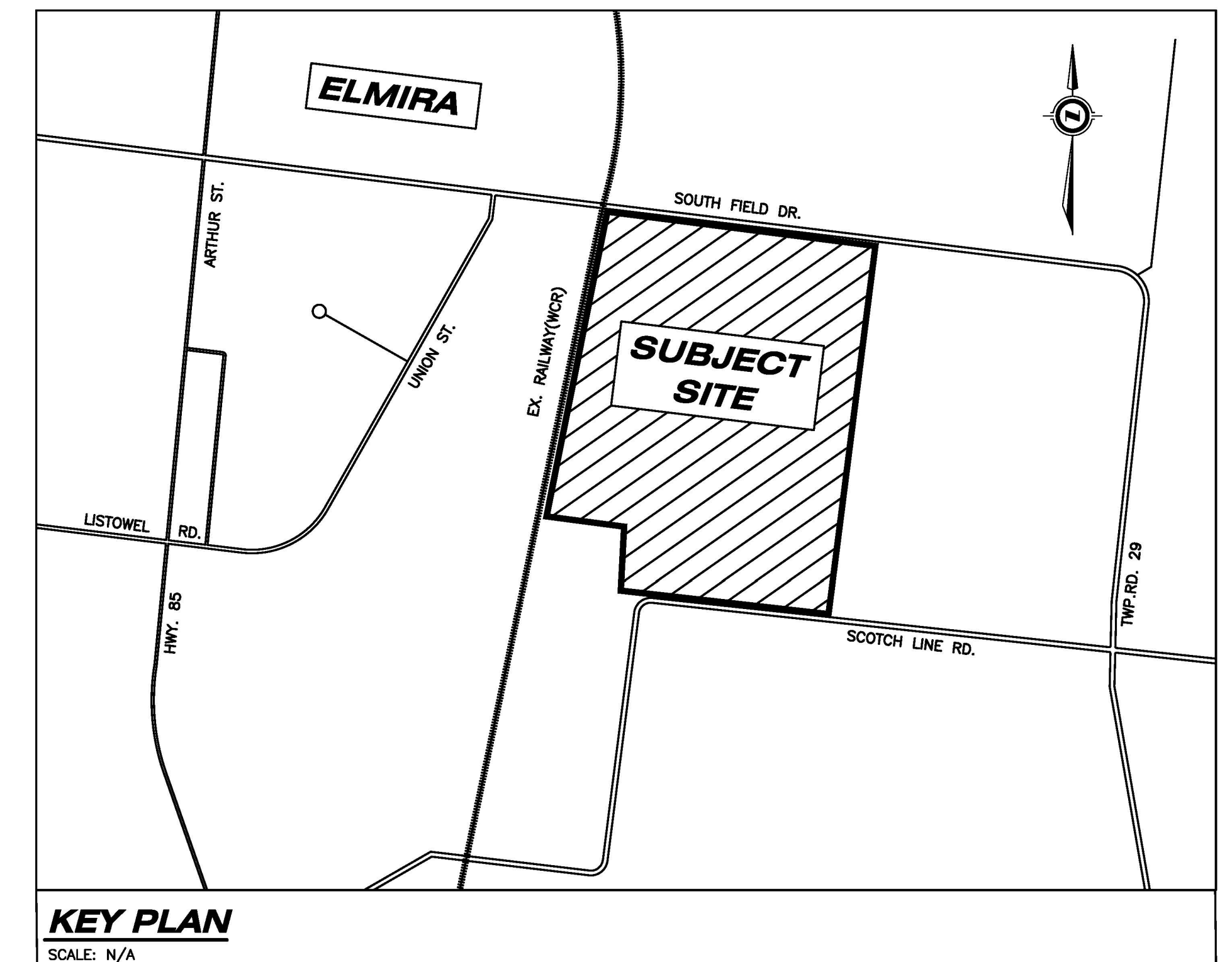
ELMIRA INDUSTRIAL SUBDIVISION

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TOWNSHIP OF WOOLWICH, ONTARIO

LIST OF DRAWINGS

SHEET No.	PAGE NAME	Sta to Sta
1.0	COVER PAGE	
2.0	NOTES, LEGEND AND DETAILS	
3.0	EXISTING CATCHMENTS AREA PLAN	
4.0	MASTER SERVICING PLAN	
4.1	STORM SEWER – MINOR CATCHMENTS AREA	
4.2	STORM SEWER DESIGN SHEET EAST	
4.3	STORM SEWER DESIGN SHEET WEST	
4.4	SANITARY SEWER CATCHMENTS AREA	
4.5	SANITARY DESIGN SHEET	
4.6	WATERMAIN DISTRIBUTION PLAN	
5.1	GRADING PLAN – OVERALL	
5.2	GRADING PLAN – SWMF WEST (BLOCK 9)	
5.3	GRADING PLAN – SWMF EAST (BLOCK 10)	
6.0	STREET A PLAN & PROFILE 1	0+000 TO 0+350
6.1	STREET A PLAN & PROFILE 2	0+340 TO 0+710
6.2	STREET A PLAN & PROFILE 3	0+670 TO 1+035
6.3	STREET A PLAN & PROFILE 4	1+035 TO 1+400
6.4	STREET A PLAN & PROFILE 5	1+370 TO 1+728
6.5	STREET B PLAN & PROFILE	2+000 TO 2+325
7.0	SANITARY PUMP STATION ENGINEERING PLAN	
7.1	EXTERNAL ROAD PROFILES & CROSS-SECTIONS	



CONSULTANT:



1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

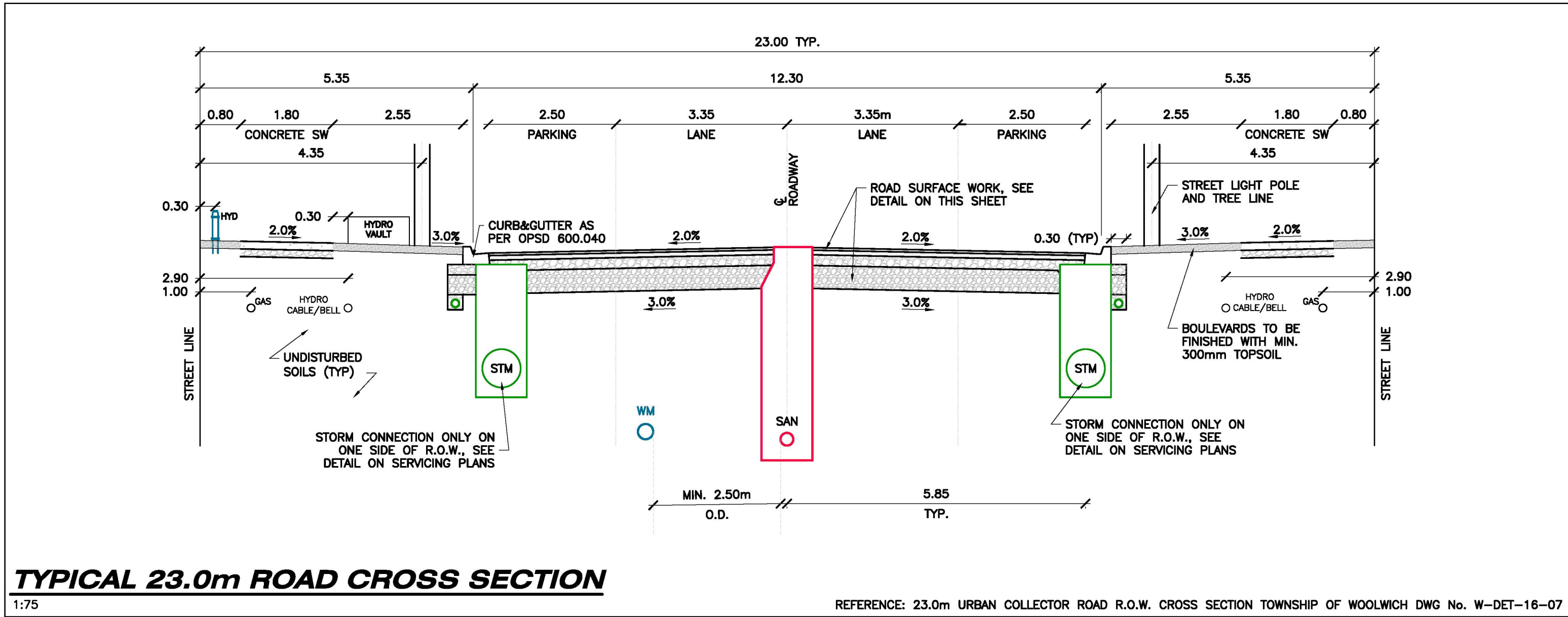
DEVELOPER:

1000525725 ONTARIO INC.
200-260 KING ST. W., KITCHENER, ON,
N2G 1B6
E: Bernienimer@outlook.com

MUNICIPALITY:



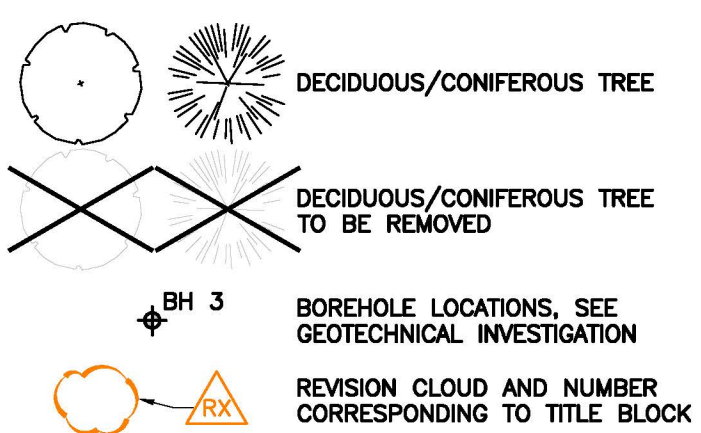
PROPOSED PAVEMENT STRUCTURES				(TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER)
MATERIAL	STREET A	STREET B	SWM ACCESS ROAD	EXTERNAL COLLECTOR ROAD RESTORATION
HL-3 (97% SPMD)	50mm	50mm	50mm	50mm
HL-4 (97% SPMD)	90mm	90mm	-	90mm
HL-8 (97% SPMD)	-	-	50mm	-
GRANULAR 'A' (100% SPMD)	210mm	210mm	150mm	210mm
GRANULAR 'B' (100% SPMD)	450mm	450mm	450mm	450mm



LEGEND:

- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION (TO REMAIN)
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE ELEVATION
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DOWNSPOUT
- PROPOSED DOWNSPOUT
- PROPOSED AREA DRAIN
- EXISTING CLEANOUT
- PROPOSED STORM CLEANOUT
- PROPOSED SANITARY CLEANOUT
- PROPOSED CATCH BASIN MAINTENANCE HOLE
- EXISTING MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- PROPOSED SWALE
- PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED SIGN, TYPE OF SIGN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED CURB STOP

- PROPOSED SUMP PUMP (SEE ARCHITECTURAL DRAWINGS)
- PROPOSED RAMP
- TOP OF CURB
- EDGE OF PAVEMENT
- GROUND ELEVATION AT TOP OF RETAINING WALL
- GROUND ELEVATION AT BOTTOM OF RETAINING WALL
- HIGH POINT
- LOW POINT
- TOP OF LID
- TOP OF FINISHED GARAGE SLAB AT GARAGE DOOR
- PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
- BUILDING ENTRANCE
- OVERHEAD DOOR
- DRIVETHRU WINDOW
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL (DESIGNED BY OTHERS)
- APPROXIMATE EXTENTS OF PONDING (SWM OR OFR)
- APPROXIMATE EXTENTS OF SERVICING INSULATION (SHOWN SCHEMATICALLY)
- PROPOSED SNOW STORAGE
- MILL/PAVE LAP JOINT AS PER DETAIL ON THIS PAGE
- LIMITS OF DRAINAGE AREA
- PROPOSED SILT SACK
- PROPOSED STRAW BALE BARRIER/ SILT SOCK
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SILT FENCE/ SOCK
- PROPOSED TREE PRESERVATION FENCE
- LIMITS OF SUBJECT PROPERTY
- LIGHTS, DESIGN BY OTHERS



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 83 & 86, GERMAN
COMPANY TRACT
IN THE
TOWNSHIP OF WOOLWICH
REGIONAL MUNICIPALITY OF
WATERLOO

BENCHMARK:

MONUMENT TYPE: CANSEL CAN-NET NETWORK G.N.S.S.
RTK BASE STATION GLP2.

LOCATION: GUELPH, ONTARIO

GEODETIC ELEVATION: 315.541m

(NAD-1983:CSRS-CBNV6-20210.0)

SITE BENCHMARKS:

BENCHMARK #1
MONUMENT TYPE: METAL PIN

LOCATION: NORTH OF BUILDINGS, ADJACENT TO FENCE
POST

GEODETIC ELEVATION: 352.28m

BENCHMARK #2
MONUMENT TYPE: METAL PIN

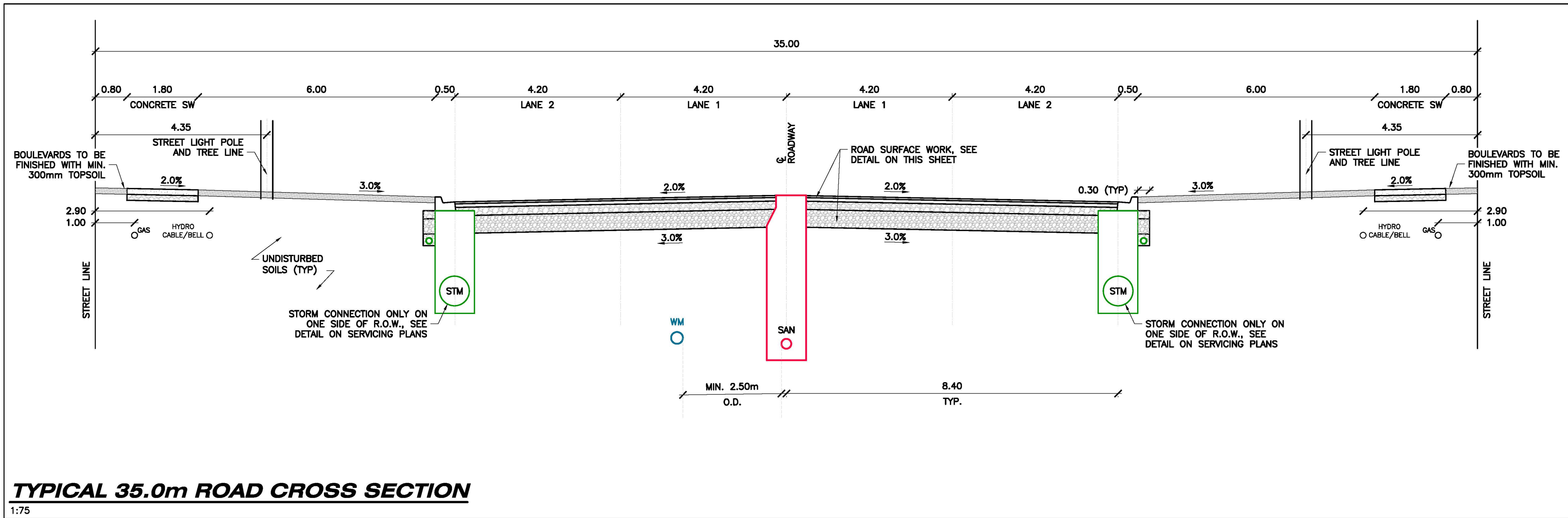
LOCATION: NORTH SIDE OF SUBJECT SITE, ADJACENT
TO DRIVEWAY.

GEODETIC ELEVATION: 352.51m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

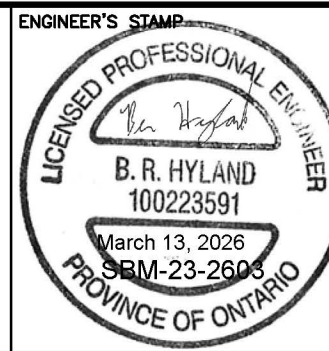
REFERENCE DOCUMENTS:

- SWM, SANITARY, WATERMAIN, WATER BALANCE AND FLOOD MODELING REPORTS PREPARED BY SBM, PROJECT No. SBM-23-2603, DATED: MARCH 2026
- PRELIMINARY DRAFT PLAN PROVIDED BY MHBC, FILE No. 2388A, DATED: NOVEMBER 2024
- TOPOGRAPHIC INFORMATION OBTAINED FROM COORDINATION FILE FROM SBM, FILE No. SBM-23-0095, DATED: JAN. 2025
- EXISTING SERVICING INFORMATION OBTAINED FROM AS-BUILT DRAWINGS PROVIDED BY REGION OF WATERLOO AND TOWNSHIP OF WOOLWICH.
- PRELIMINARY GEOTECH AND HYDROG REPORT OBTAINED FROM CHUNG&VANDER DOLEN ENGINEERING LTD. FILE No. 1650. DATED: DEC. 4, 2024.



AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	NO.	REVISIONS	D/M/Y	BY	CONSULTANT
		FZ/RS	1	FOR DRAFT PLAN APPROVAL	17/04/25	FZ	
		DRAWN	2	FOR DRAFT PLAN APPROVAL, SUBMISSION 2	13/03/26	FZ	
		CHECKED	BH				
		APPROVED	BH				
		DATE	12/03/2026				
		CAD	23-2603				

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
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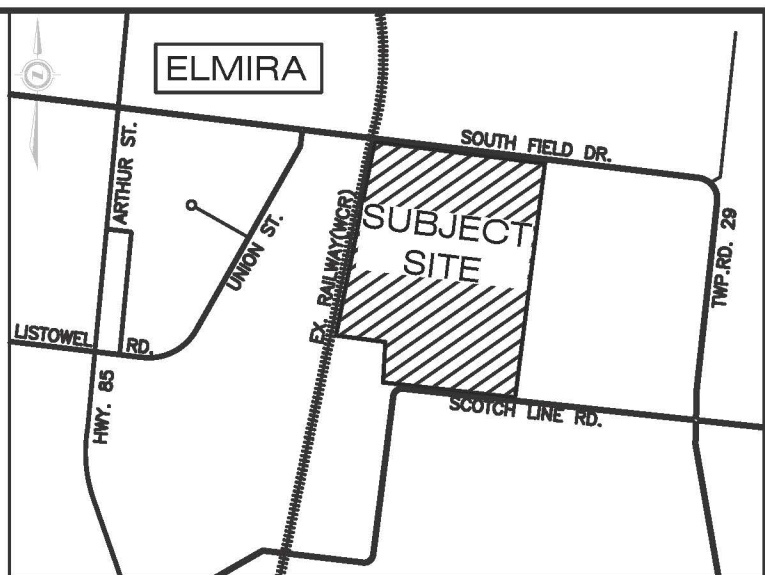
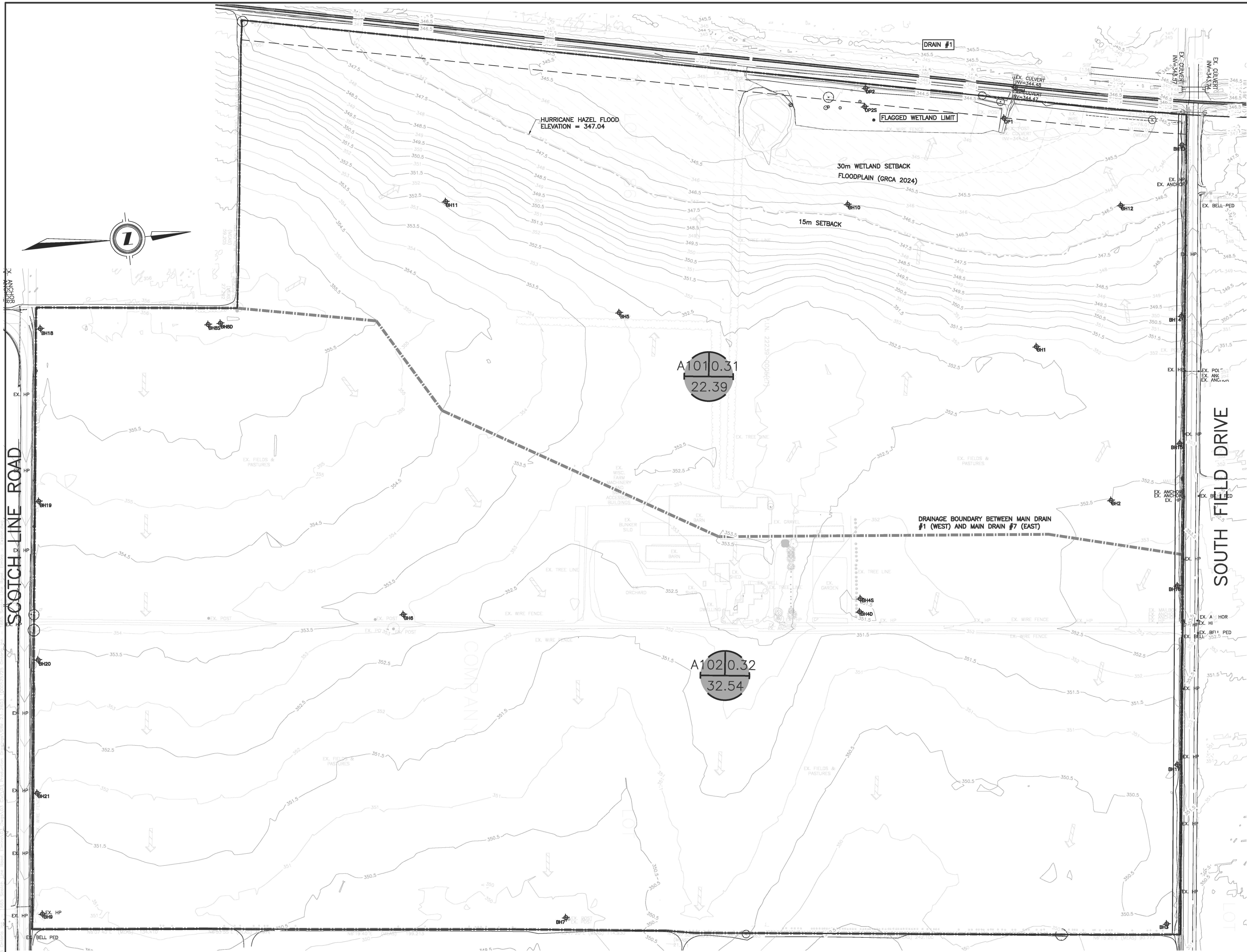
**PRELIMINARY
NOT FOR
CONSTRUCTION**

1000525725 ONTARIO INC.
200-260 KING ST. W., KITCHENER, ON,
N2G 1B6
E: bernienimer@outlook.com

SCALE
N/A

NOTES, LEGEND AND DETAILS
ELMIRA INDUSTRIAL SUBDIVISION
1665 SCOTCH LINE ROAD
ELMIRA, ONTARIO

PROJECT No.
SBM-23-2603
SHEET No.
1
PLAN FILE No.
-



KEY PLAN
N.T.S.

LEGAL INFORMATION

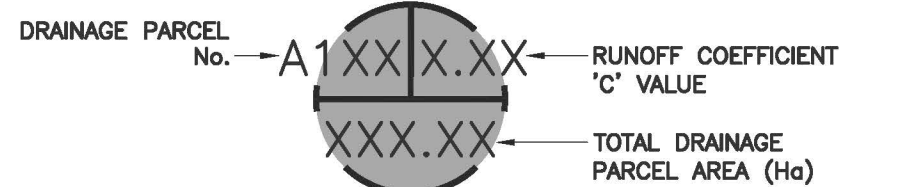
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GEODEIC ELEVATION: 315.541m
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SITE BENCHMARKS:

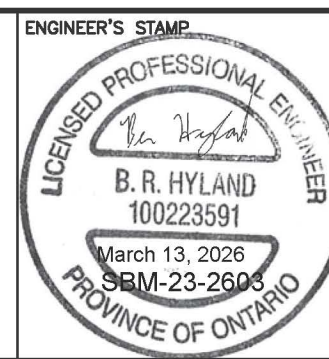
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LOCATION: NORTH OF BUILDINGS, ADJACENT TO
FENCE POST
GEODEIC ELEVATION: 352.28m
BENCHMARK #2
MONUMENT TYPE: METAL PIN
LOCATION: NORTH SIDE OF SUBJECT SITE, ADJACENT
TO DRIVEWAY.
GEODEIC ELEVATION: 352.51m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



CATCHMENT AREA MARKER
N.T.S.

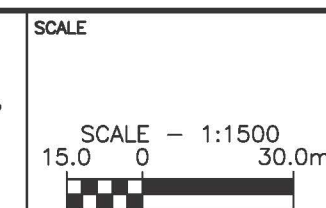
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DESIGN	FZ/RS	1	FOR DRAFT PLAN APPROVAL	17/04/25	FZ	
DRAWN	FZ	2	FOR DRAFT PLAN APPROVAL, SUBMISSION 2	13/03/26	FZ	
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APPROVED	BH					
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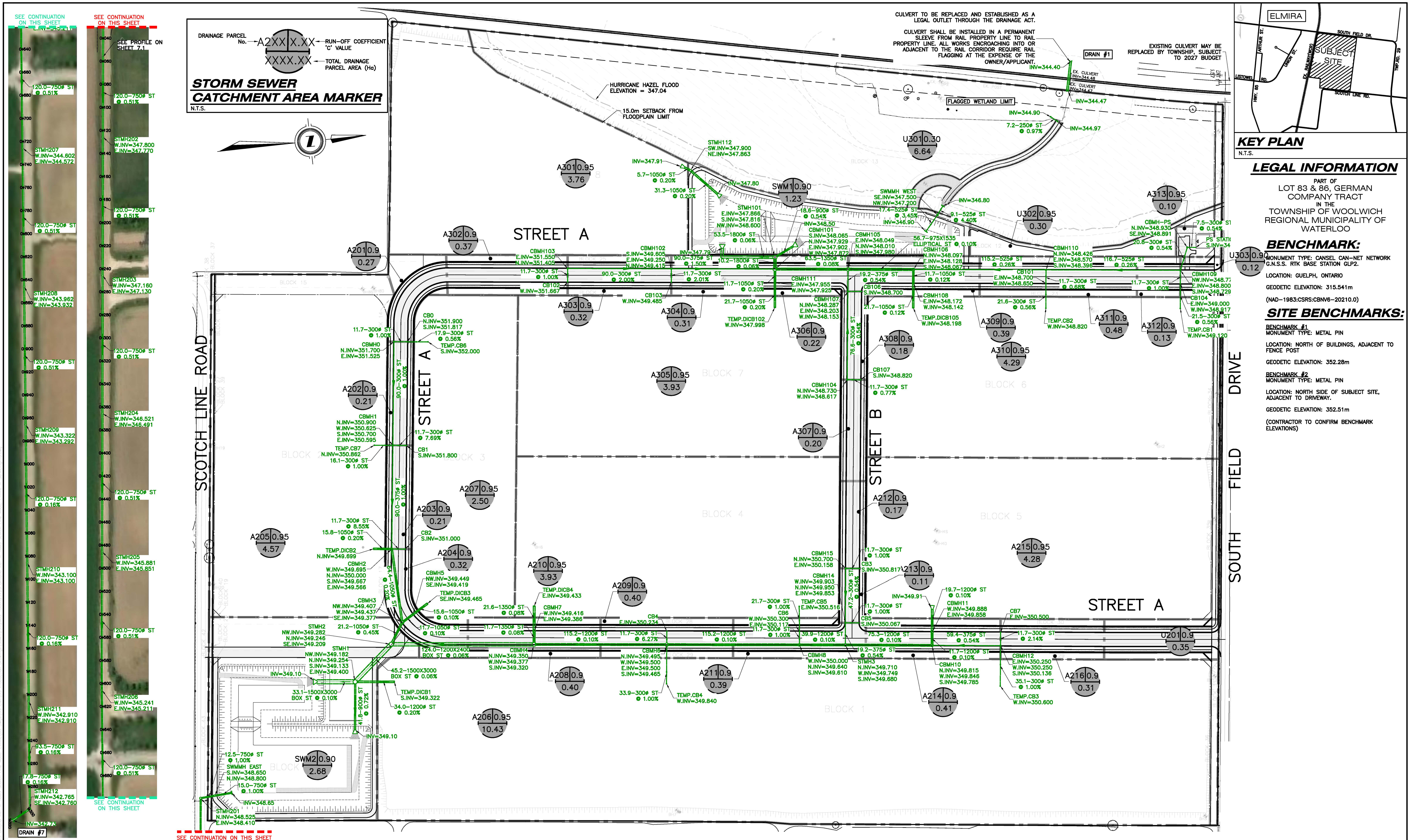


ENGINEER'S STAMP
**PRELIMINARY
NOT FOR
CONSTRUCTION**

CLIENT
1000525725 ONTARIO INC.
200-260 KING ST. W., KITCHENER, ON,
N2G 1B6
E: bernienimer@outlook.com



TITLE	PROJECT No.
EXISTING CATCHMENTS AREA PLAN	SBM-23-2603
ELMIRA INDUSTRIAL SUBDIVISION	SHEET No. 3.0
1665 SCOTCH LINE ROAD ELMIRA, ONTARIO	PLAN FILE No. —

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