

DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

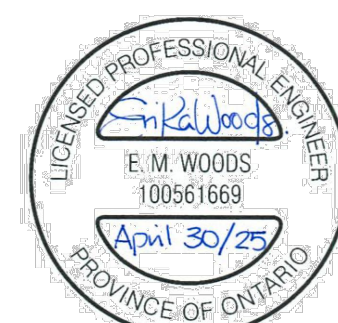
	PROPERTY LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING TREE DRIFLINE
	AND/OR VEGETATION LINE
	EXISTING SURVEYED CONTOUR
	EXISTING LIDAR CONTOUR (SWOOP 2018)
	EXISTING GASLINE
	EXISTING FENCE
	EXISTING OVERHEAD HYDRO
	EXISTING MONITORING WELL LOCATION
	REMOVAL AREA
	REMOVALS
	HYDRO POLE GUY WIRE



PROJECT

ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

WALTERFEDY
 KITCHENER | HAMILTON | TORONTO | CALGARY
 A PART OF WF GROUP
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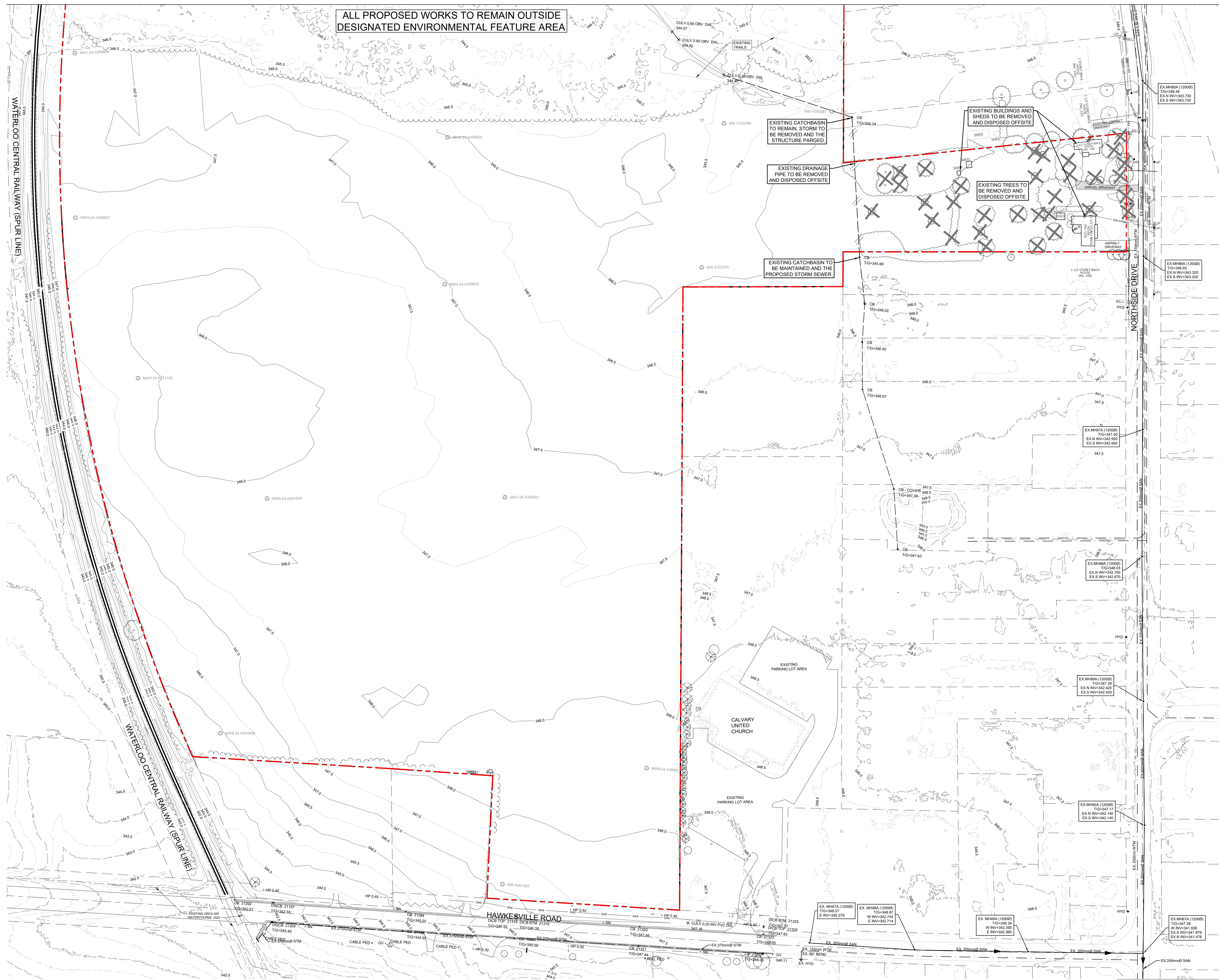
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SCALE:	1:1000
DATE:	2025-04-14
PROJECT NO.:	2023-0849-10
DRAWN BY:	JBM
CHECKED BY:	MN

SHEET NO.

C100

CHECKED BY: MN



NOTES:

1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
2. LEGAL FABRIC PROVIDED BY VAN HARTEN, DATED FEBRUARY 20, 2025.
3. BENCHMARK: TOP OF FIRE HYDRANT ALONG NORTHSIDE DR ELEVATION: 347.28.
4. CONCEPT PLAN PROVIDED BY GSP, DATED APRIL 2025.
5. ENVIRONMENTAL DRIPLINES AND TREE SURVEY PROVIDED BY NRSI, 2024.



DATE	ISSUANCE	NO.
025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

LEGEND

- PROPERTY LINE

EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE

EXISTING TREE DRIPLINE
ADJACENT VEGETATION LINE

SURVEYED CONTOUR

EXISTING LIDAR CONTOUR
(SWOOP 2018)

GAS

EXISTING GASLINE

EXISTING FENCE

EXISTING OVERHEAD HYDRO

EXISTING MONITORING WELL LOCATION

REMOVAL AREA

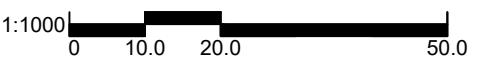
REMOVALS

HYDRO POLE GUY WIRE

PROPOSED

EXISTING

0' 10'



CLIENT

SCHLEGEL URBAN
DEVELOPMENT CORP.

PROJECT

ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE

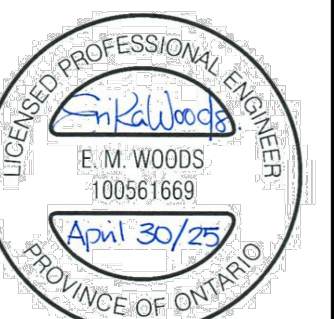
EXISTING CONDITIONS PLAN
SHEET 2 OF 2

WALTERFEDY

KITCHENER | HAMILTON | TORONTO | CALGARY

A PART OF WF GROUP

00.685.1378 walterfedy.com



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SCALE: 1:1000

DATE: 2025-04-14

PROJECT NO.: 2023-0849-10

RAWN BY: JBM

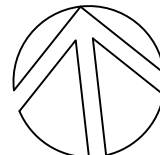
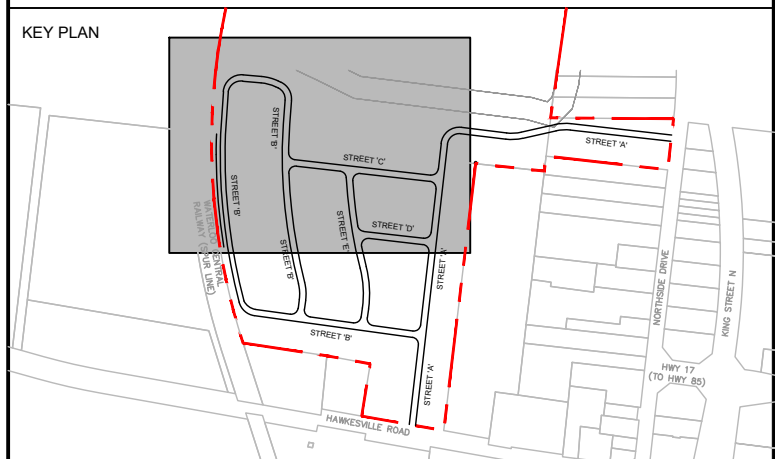
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C101

NOTES:

1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
2. LEGAL FABRIC PROVIDED BY VAN HARTEN, DATED FEBRUARY 20, 2025.
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CHECKED BY: MN



DATE: 2025.04.30 ISSUANCE: 2025.04.30 FOR DRAFT PLAN APPROVAL

LEGEND

- PROPERTY LINE
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3.1 MAX UNLESS OTHERWISE NOTED)
- EXISTING SURVEYED CONTOUR
- EXISTING LIDAR CONTOUR
- GRADE BREAK
- LOW POINT
- HIGH POINT
- DROP LINE
- TURFSTONE SURFACE
- GRAVEL SURFACE
- PROPOSED PERMANENT POOL

SEE DWG C201

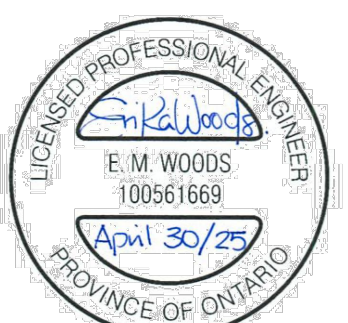
1:500 0 5.0 10.0 25.0

SCHLEGEL URBAN DEVELOPMENT CORP.

ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

CONCEPTUAL GRADING PLAN

WALTERFEDY
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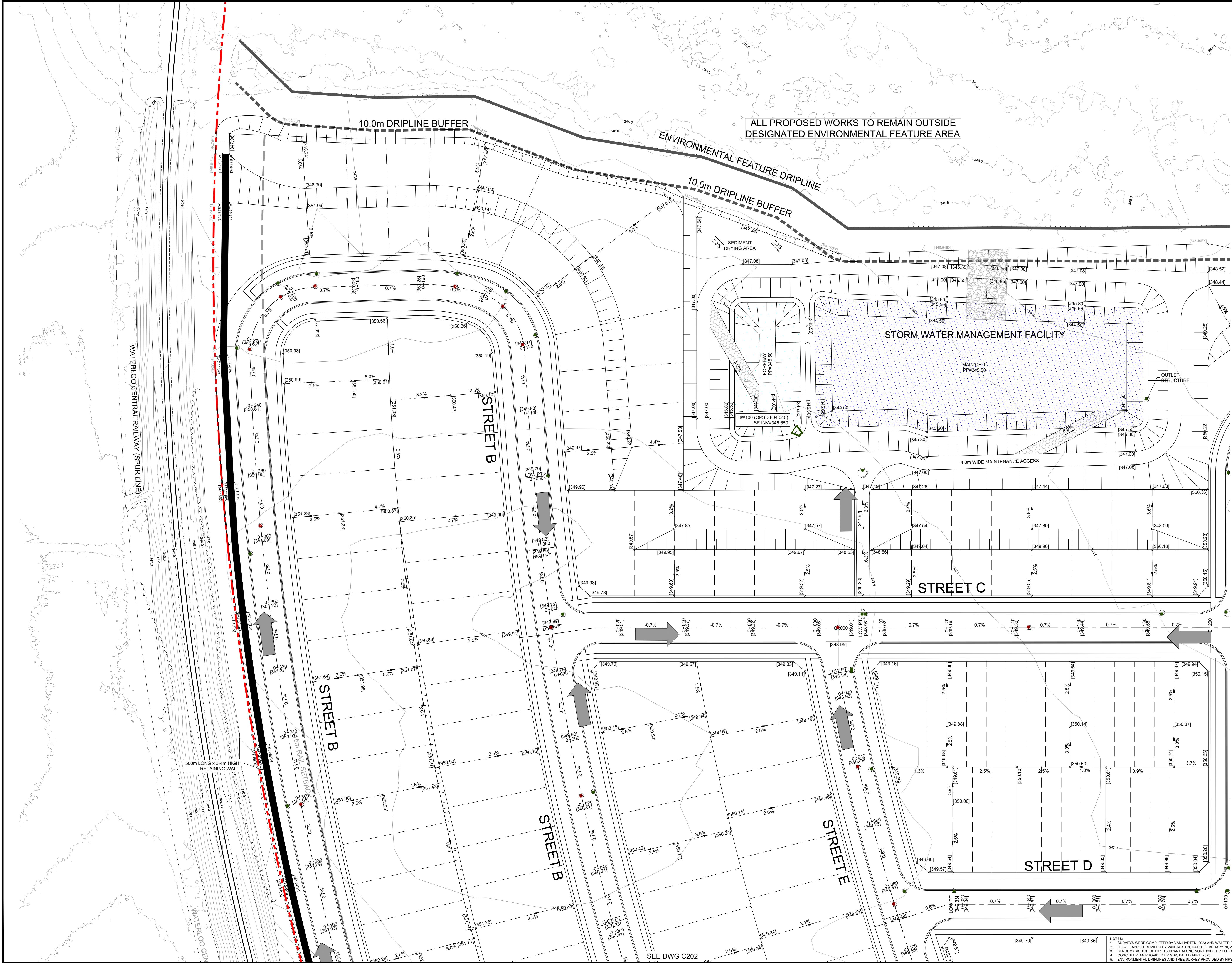


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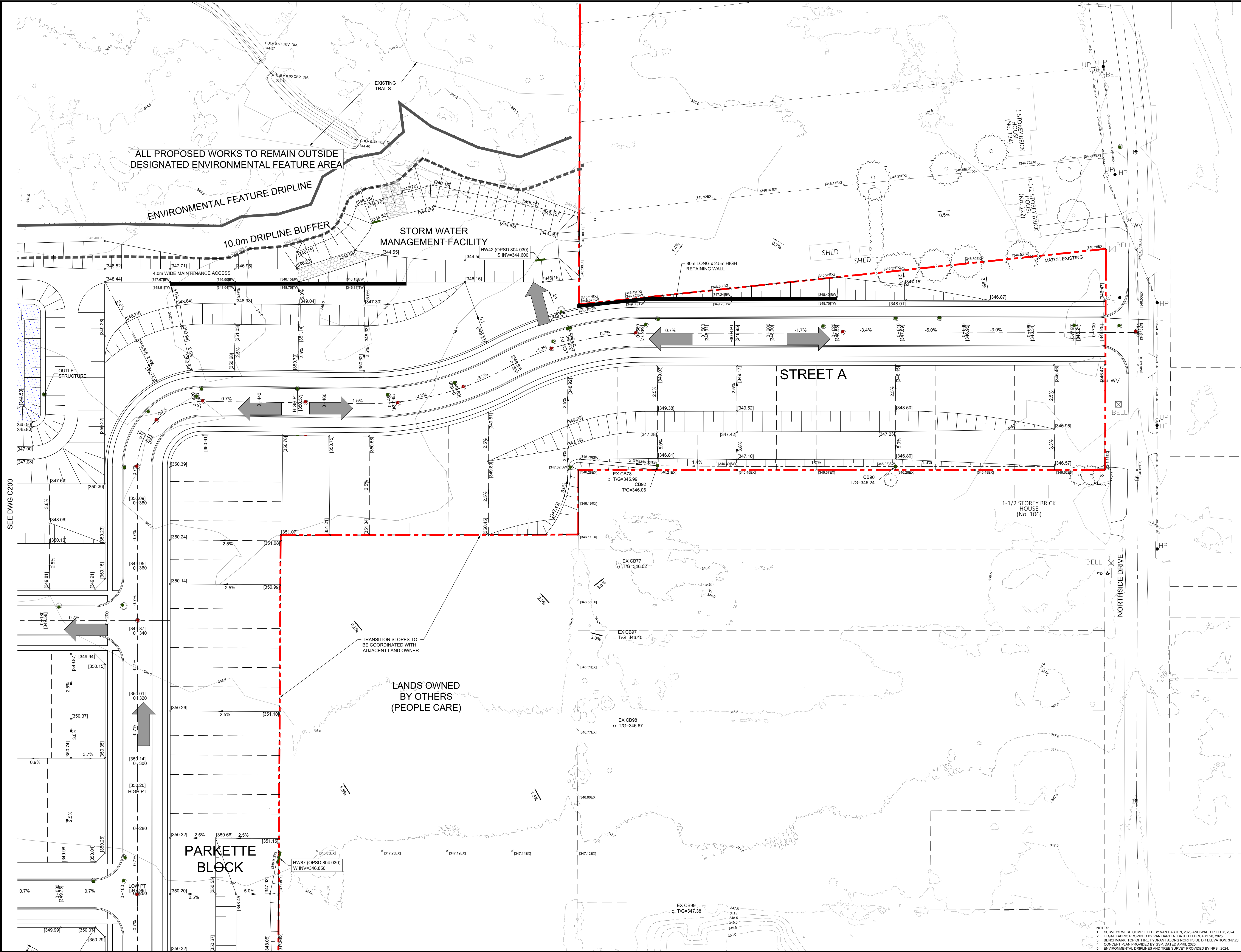
SCALE: 1:500
DATE: 2025-04-29
PROJECT NO.: 2023-0849-10
DRAWN BY: JBM
CHECKED BY: MN

SHEET NO.:
C200



SEE DWG C202

NOTES:
1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
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3. BENCHMARK, TOP OF FIRE HYDRANT ALONG NORTHSIDE OR ELEVATION: 347.28
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KEY PLAN

North

DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

LEGEND

- PROPERTY LINE
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- EXISTING SURVEYED CONTOUR
- EXISTING LIDAR CONTOUR
- GRADE BREAK
- LOW POINT
- HIGH POINT
- DRIP LINE
- TURFSTONE SURFACE
- GRAVEL SURFACE
- PROPOSED PERMANENT POOL

1:500

CLIENT

SCHLEGEL URBAN DEVELOPMENT CORP.

PROJECT

ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE

CONCEPTUAL GRADING PLAN

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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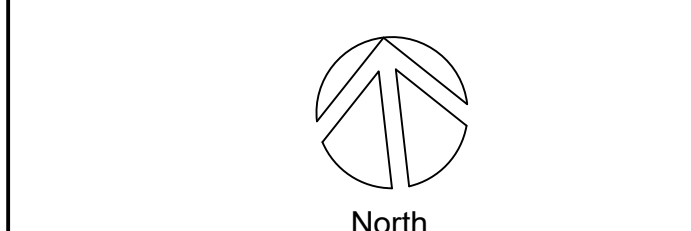
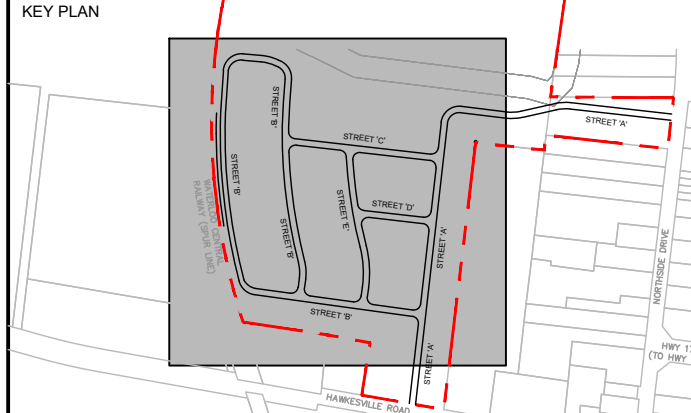
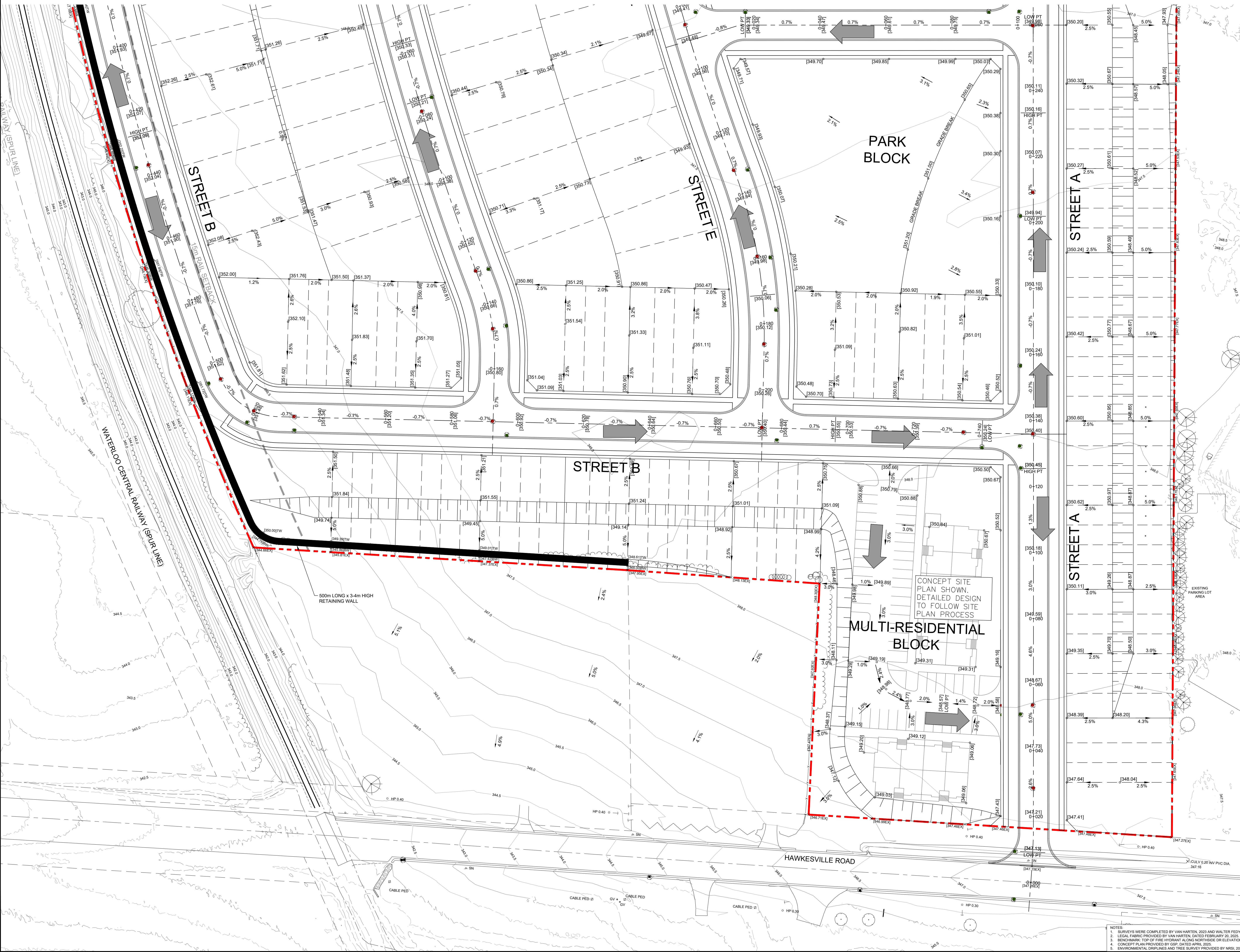
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SCALE: 1:500	SHEET NO.:
DATE: 2025-04-29	C201
PROJECT NO.: 2023-0849-10	
DRAWN BY: JBM	
CHECKED BY: MN	

NOTES

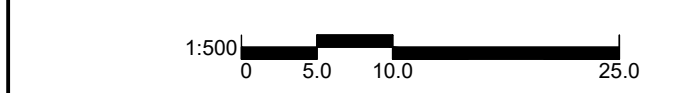
1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
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SEE DWG C200



DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

LEGEND	
	PROPERTY LINE
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED DRAINAGE ARROW/SLOPE
	PROPOSED SWALE
	PROPOSED OVERLAND FLOW ROUTE
	PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
	EXISTING SURVEYED CONTOUR
	EXISTING LIDAR CONTOUR
	GRADE BREAK
	LOW POINT
	HIGH POINT
	D RIP LINE
	TURFSTONE SURFACE
	GRAVEL SURFACE
	PROPOSED PERMANENT POOL



CLIENT
SCHLEGEL URBAN
DEVELOPMENT CORP.

PROJECT
ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE
CONCEPTUAL GRADING PLAN

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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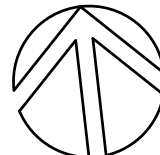
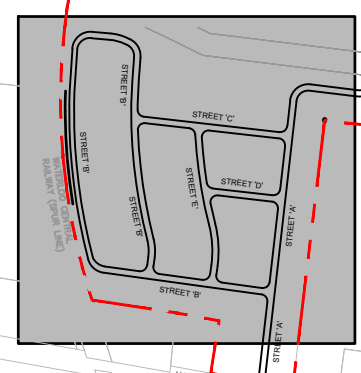
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SCALE	DATE	SHEET NO.
1:500	2025-04-29	C202

NOTES
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KEY PLAN



North

DATE	ISSUED FOR DRAFT PLAN APPROVAL	ISSUANCE	NO.
2025.04.30			

LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED WATERMAIN SEWER/SERVICE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
- PROPOSED CHAINLINK FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREE DRIPLINE
- PROPOSED RETAINING WALL
- PROPOSED BUFFER LINE
- PROPOSED GRINDER PUMP REQUIRED

1:1000
0 10.0 20.0 50.0

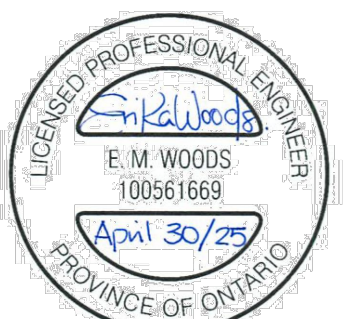
CLIENT
SCHLEGEL URBAN
DEVELOPMENT CORP.

PROJECT
ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE
CONCEPTUAL SERVICING PLAN

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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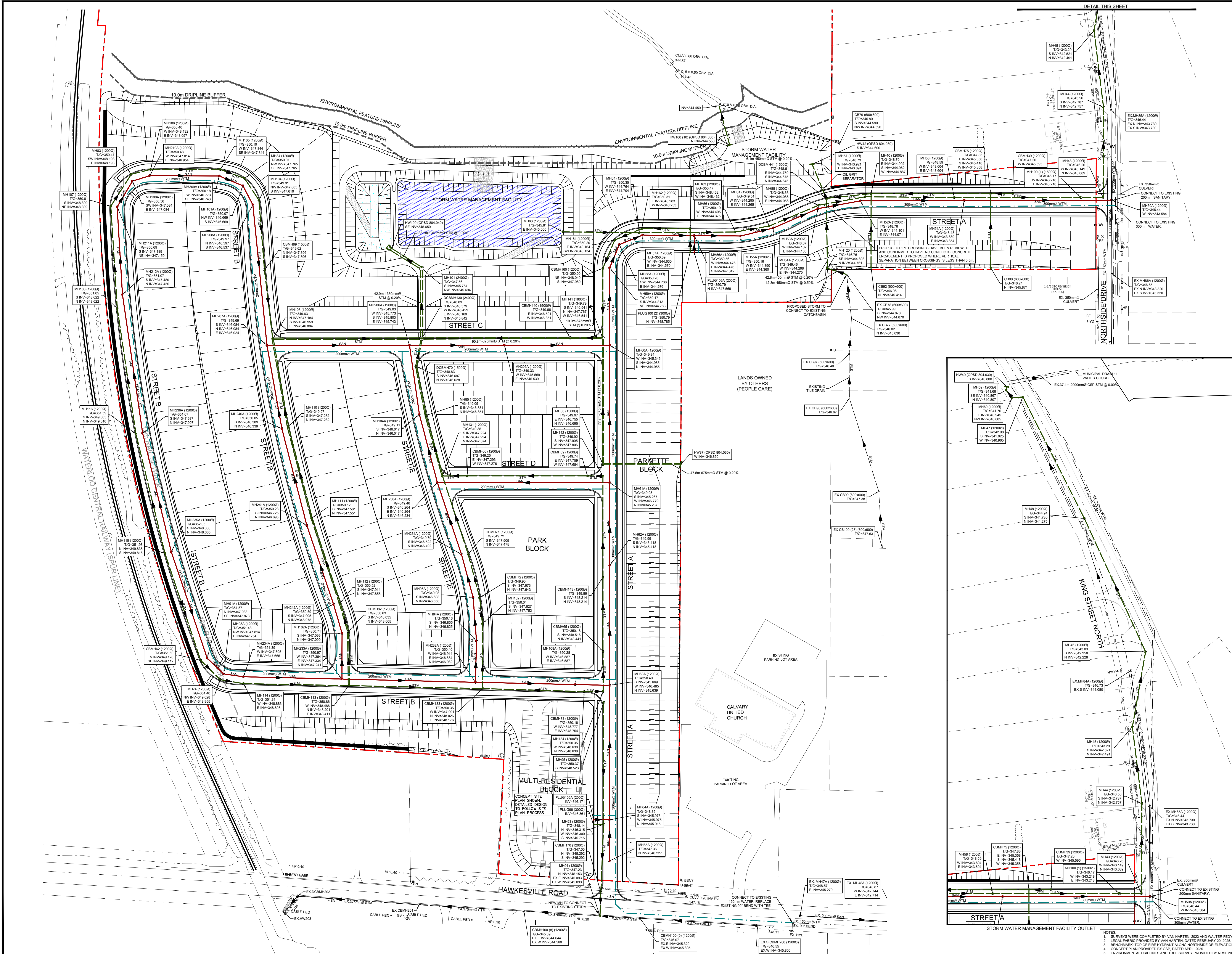


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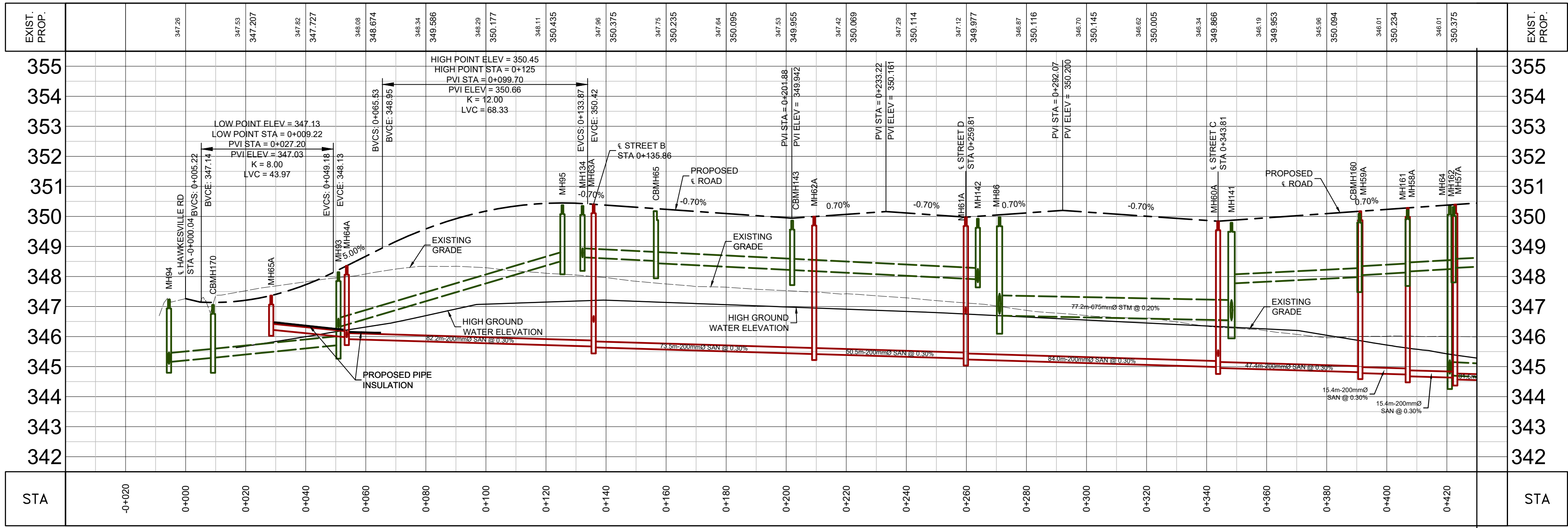
SCALE: 1:1000
DATE: 2025-04-29
PROJECT NO.: 2023-0849-10
DRAWN BY: JBM
CHECKED BY: MN

C300

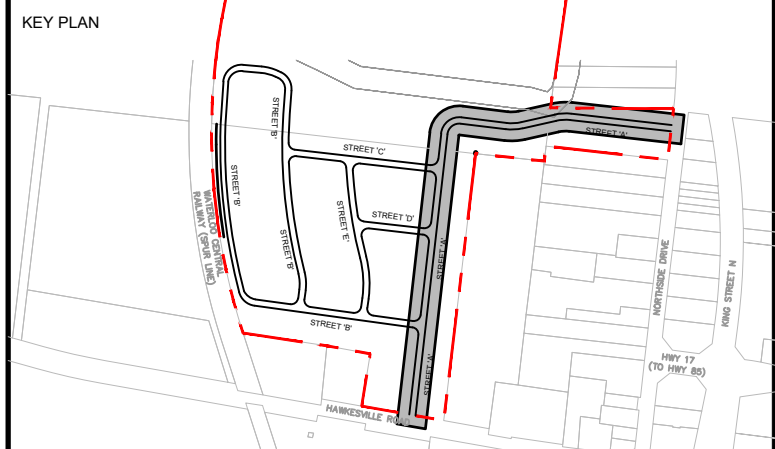
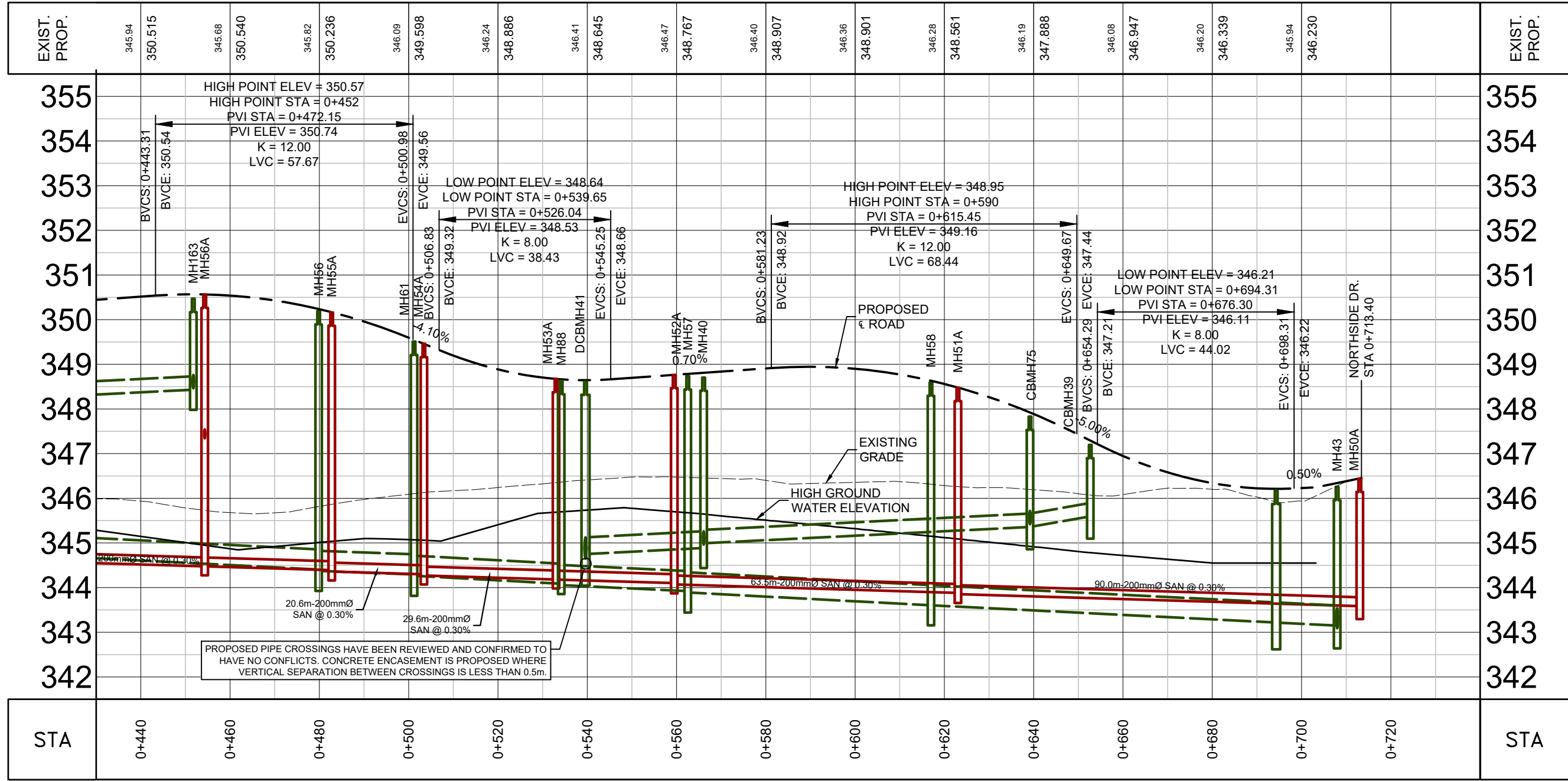


NOTES
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STREET A



STREET A



DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

LEGEND
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER

NOTE:
1. DROP STRUCTURES AND SAFETY GRATES REQUIREMENTS TO BE REVIEWED DURING DETAILED DESIGN.
2. PIPE & STRUCTURE SIZES TO BE REVIEWED DURING DETAILED DESIGN.

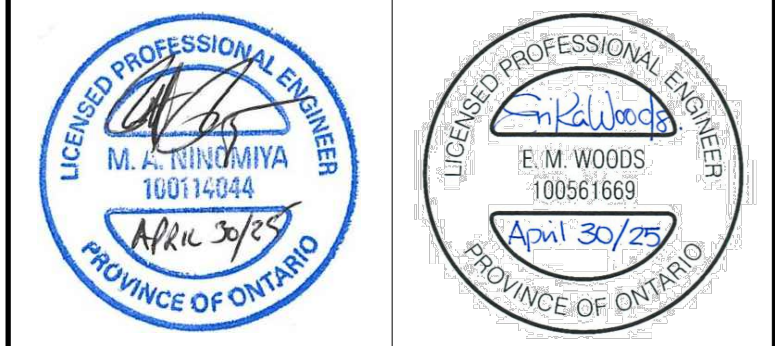


CLIENT
SCHLEGEL URBAN
DEVELOPMENT CORP.

PROJECT
ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE
CONCEPTUAL PROFILES
STREET A

WALTERFEDY
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SCALE	H1:1000 V1:100	SHEET NO.:
DATE	2025-04-29	
PROJECT NO.:	2023-0849-10	
DRAWN BY	JBH	
CHECKED BY	MIN	

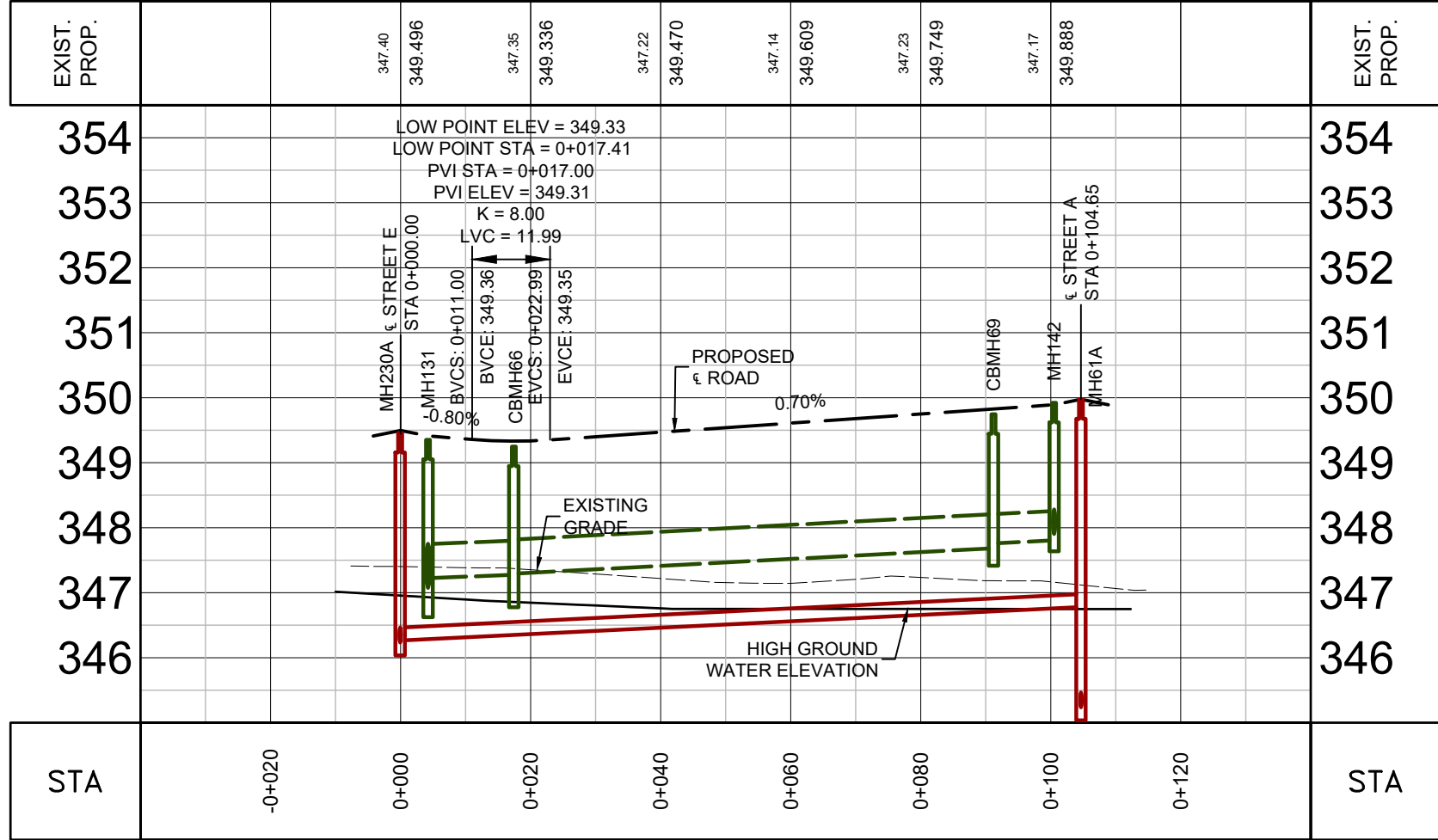
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NOTES:
1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
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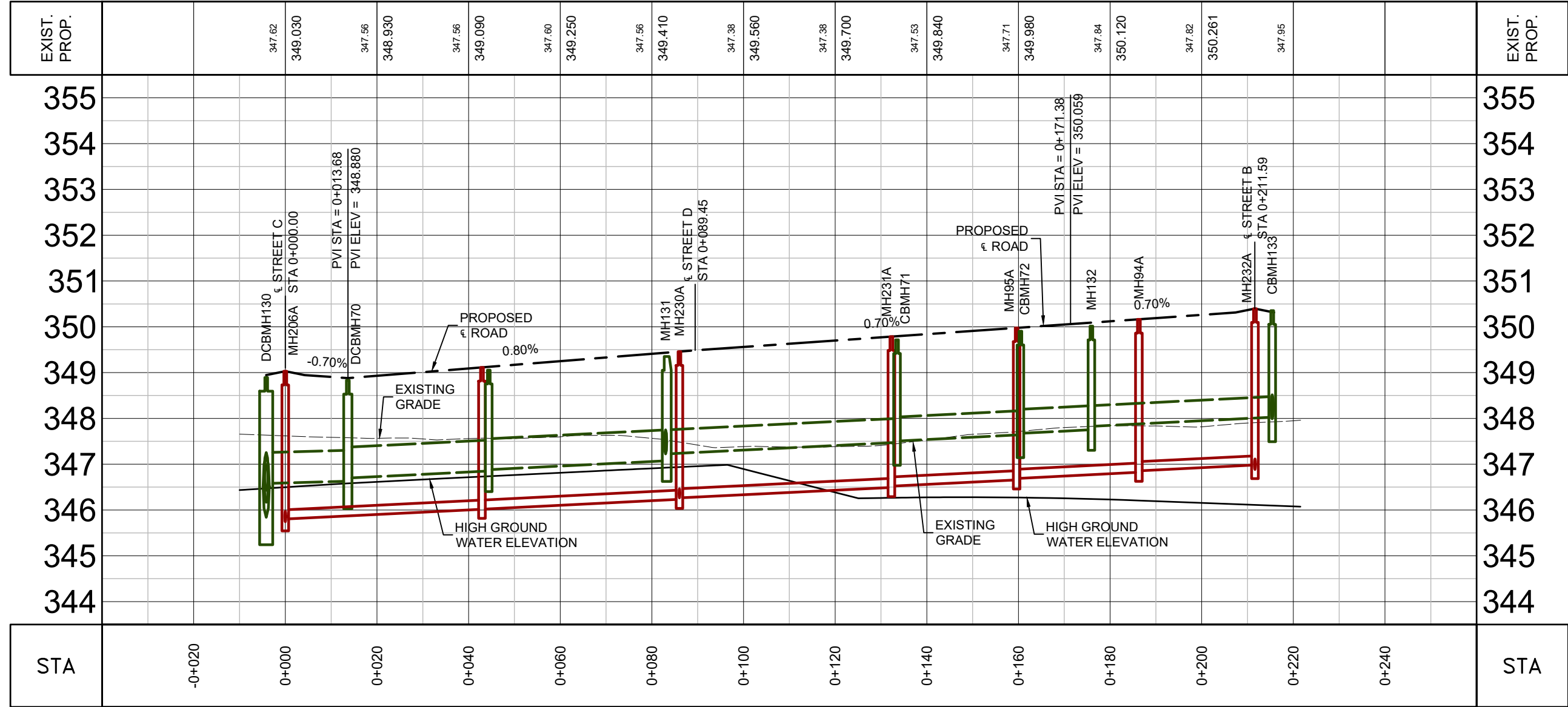
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-0+180	347.81 350.888
-0+160	347.73 350.801
-0+140	347.70 350.661
-0+120	347.78 350.521
-0+100	348.01 350.381
-0+080	347.92 350.241
-0+060	347.91 350.311
-0+040	348.12 350.212
-0+020	348.21 350.072
0+000	348.16 349.832
0+020	348.03 349.792
0+040	347.89 349.721
0+060	348.17 349.840
0+080	347.89 349.700
0+100	347.37 349.833
0+120	347.12 349.973
0+140	348.06 350.113
0+160	348.87 350.253
0+180	348.90 350.393
0+200	348.81 350.533
0+220	348.69 350.673
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0+280	347.64 351.093
0+300	347.71 351.233
0+320	347.62 351.373
0+340	347.46 351.513
0+360	347.42 351.653
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0+400	347.16 351.933
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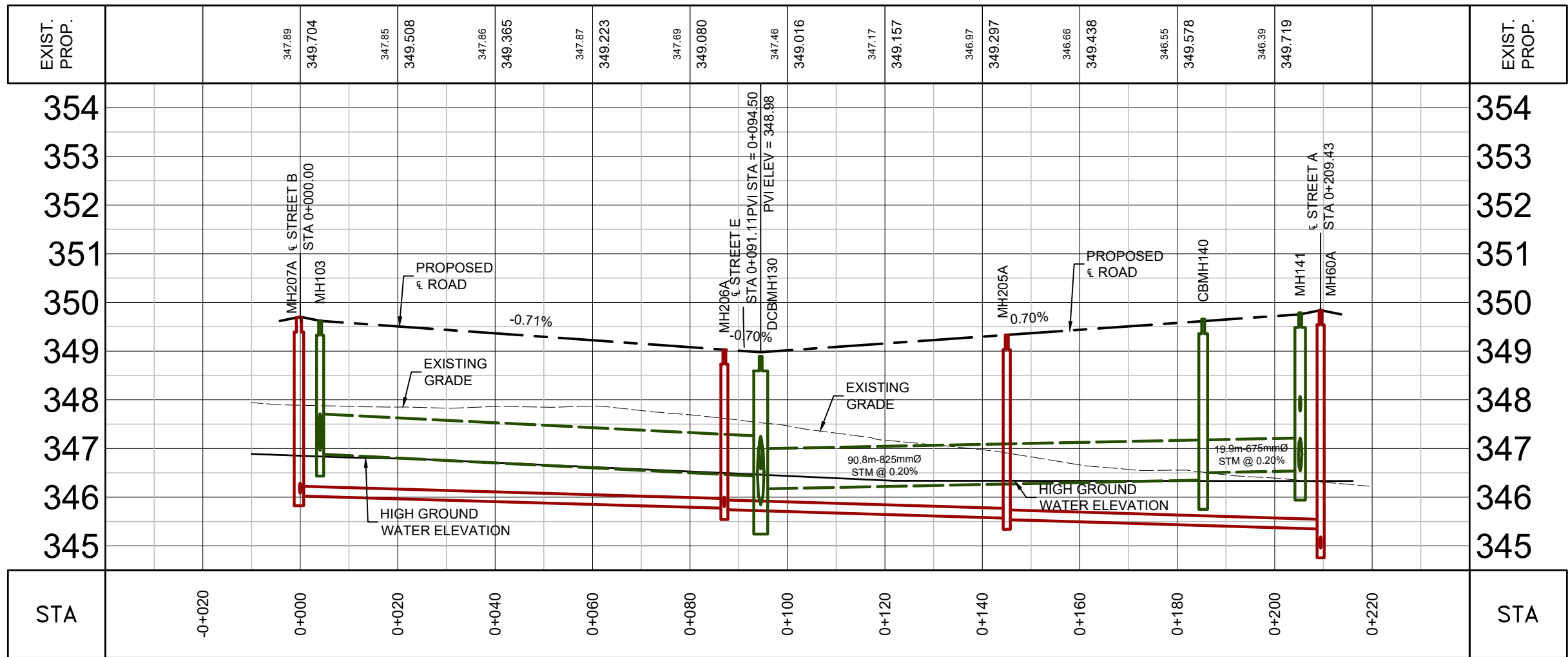
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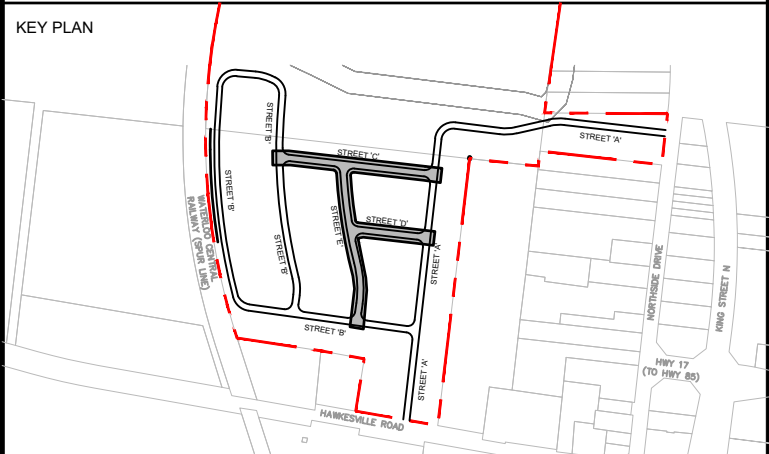
STREET D



STREET E



STREET C



DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

LEGEND	
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

NOTE:
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2. PIPE & STRUCTURE SIZES TO BE REVIEWED DURING DETAILED DESIGN.

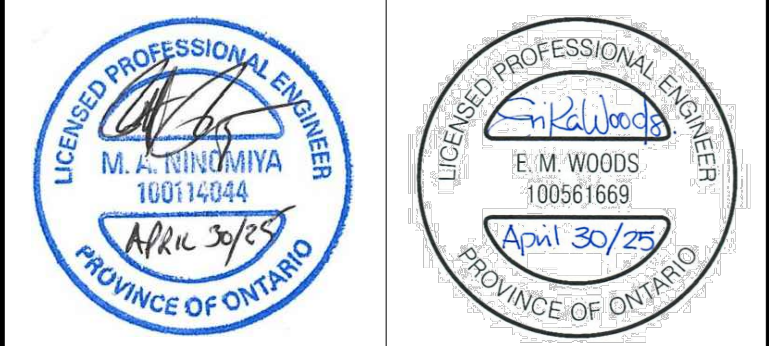


CLIENT
SCHLEGEL URBAN
DEVELOPMENT CORP.

PROJECT
ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario

TITLE
CONCEPTUAL PROFILES
STREET C, D, AND E

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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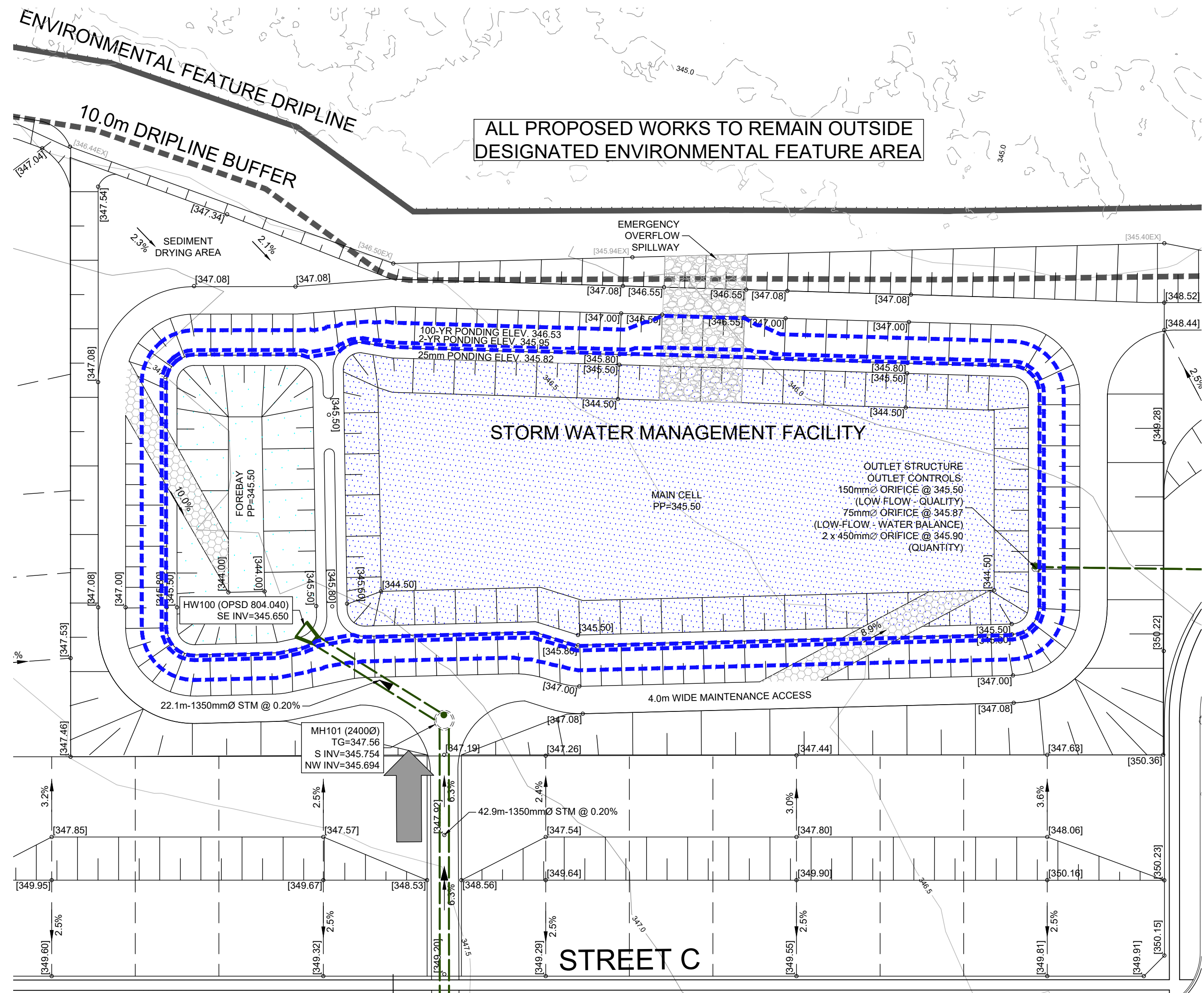


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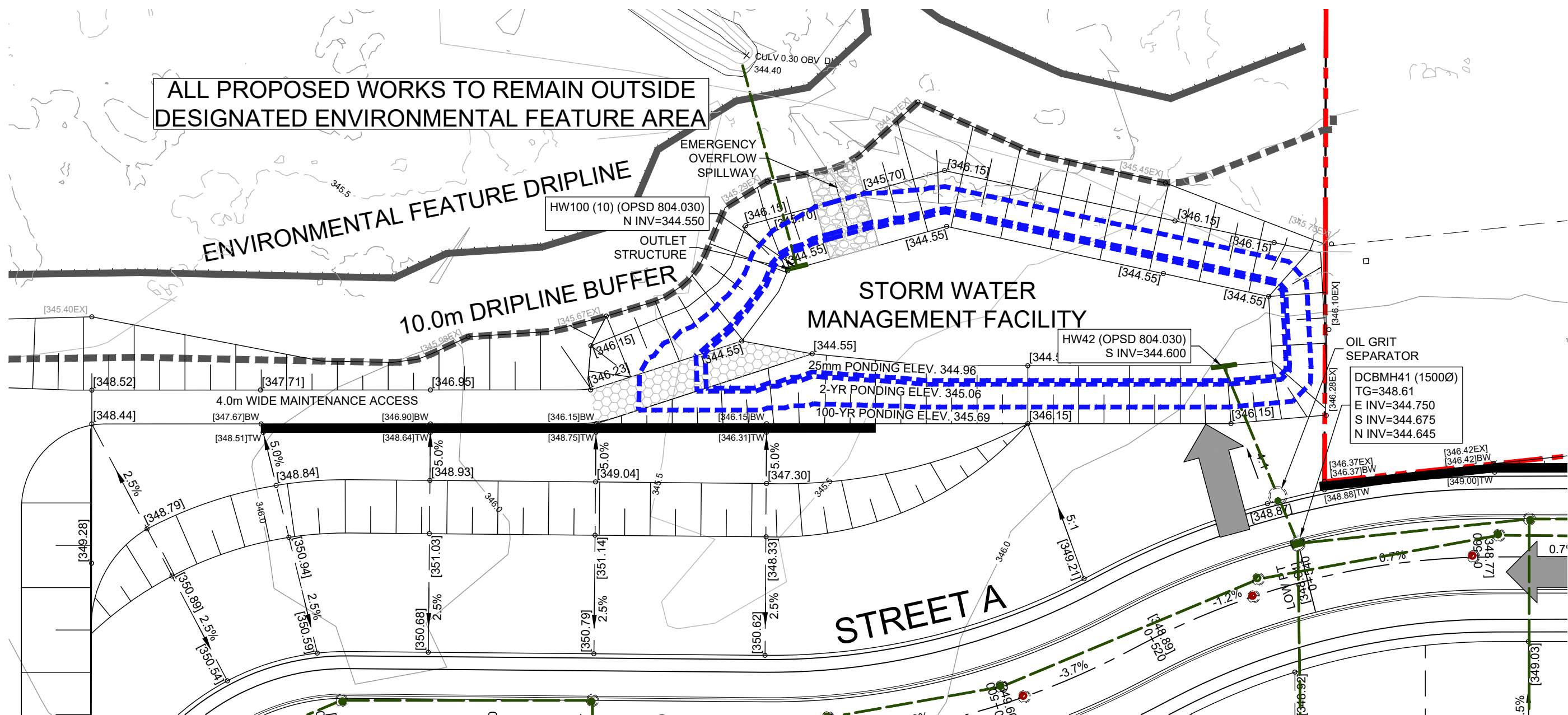
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SCALE	H1:1000 V1:100	SHEET NO.:
DATE	2025-04-29	C402
PROJECT NO.:	2023-0849-10	
DRAWN BY:	JBW	
CHECKED BY:	MIN	

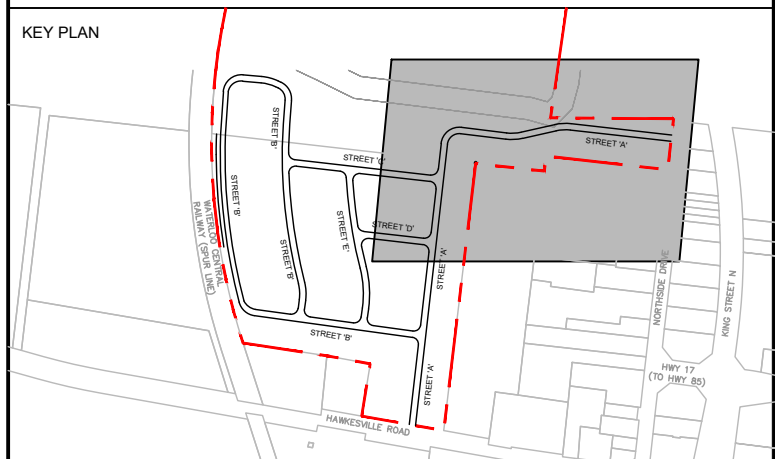
- NOTES:
1. SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
2. LEGAL FABRIC PROVIDED BY VAN HARTEN, DATED FEBRUARY 20, 2025.
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NORTHWESTERN STORMWATER MANAGEMENT FACILITY



NORTHWESTERN DRY POND - STORMWATER MANAGEMENT FACILITY



DATE	ISSUANCE	NO.
2025.04.30	ISSUED FOR DRAFT PLAN APPROVAL	

- LEGEND**
- + [123.45] PROPOSED GRADE
 - + [123.45]X EXISTING GRADE
 - 2.0% PROPOSED DRAINAGE ARROWSLOPE
 - PROPOSED SWALE
 - PROPOSED OVERLAND FLOW ROUTE
 - PROPOSED EMBANKMENT (0.1 MAX UNLESS OTHERWISE NOTED)
 - EXISTING SURVEYED CONTOUR
 - EXISTING LIDAR CONTOUR
 - EXISTING TREE DRIPLINE
 - PROPOSED BUFFER LINE
 - PONDING ELEVATION

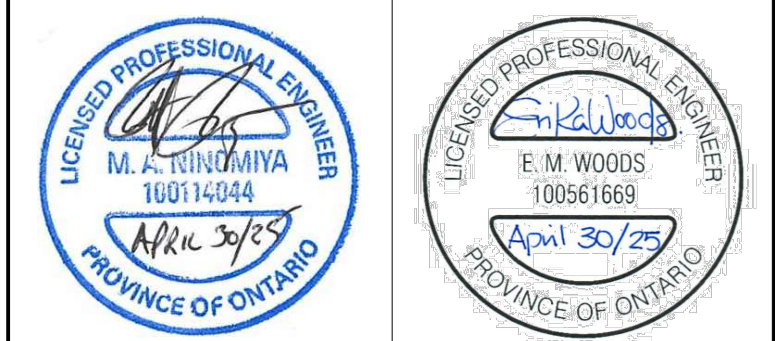
1:500
0 5.0 10.0 25.0

CLIENT
SCHLEGEL URBAN DEVELOPMENT CORP.

PROJECT
**ST. JACOBS LANDS
52 HAWKESVILLE ROAD
St. Jacobs, Ontario**

TITLE
**CONCEPTUAL STORM WATER
MANAGEMENT FACILITIES**

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
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SCALE	DATE	SHEET NO.
1:500	2025-04-29	C600
PROJECT NO.	2023-0849-10	
DRAWN BY	JBM	
CHECKED BY	MIN	

- NOTES:
- SURVEYS WERE COMPLETED BY VAN HARTEN, 2023 AND WALTER FEDY, 2024.
 - LEGAL FABRIC PROVIDED BY VAN HARTEN, DATED FEBRUARY 20, 2025.
 - BENCHMARK: TOP OF FIRE HYDRANT ALONG NORTHSIDE OR ELEVATION: 347.28
 - CONCEPT PLAN PROVIDED BY GSP, DATED APRIL 2025.
 - ENVIRONMENTAL DRIPLINES AND TREE SURVEY PROVIDED BY NRSL, 2024.