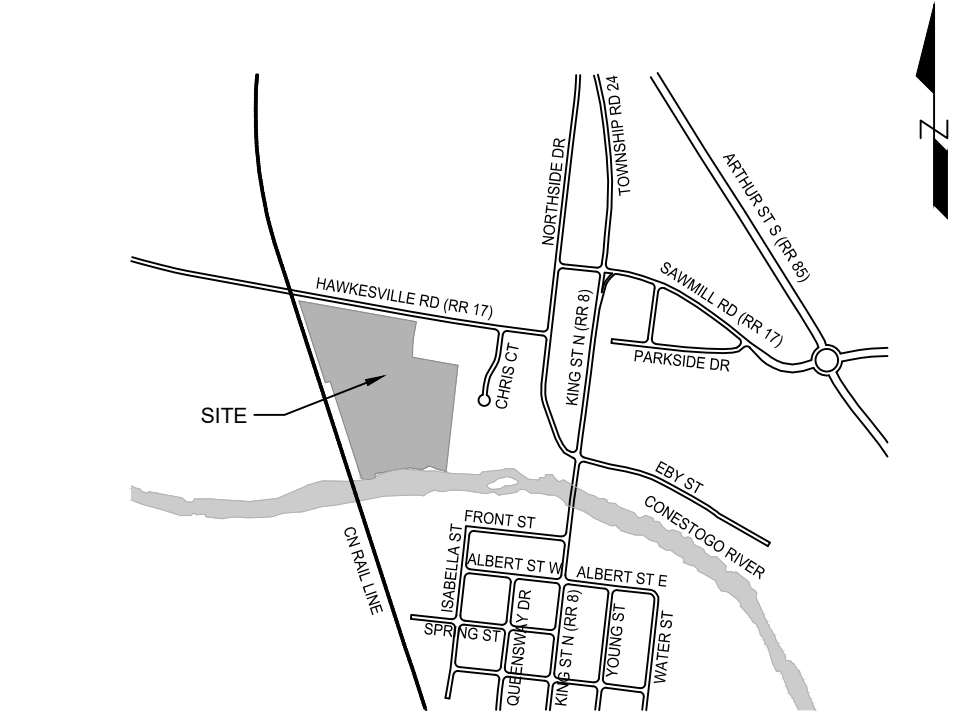
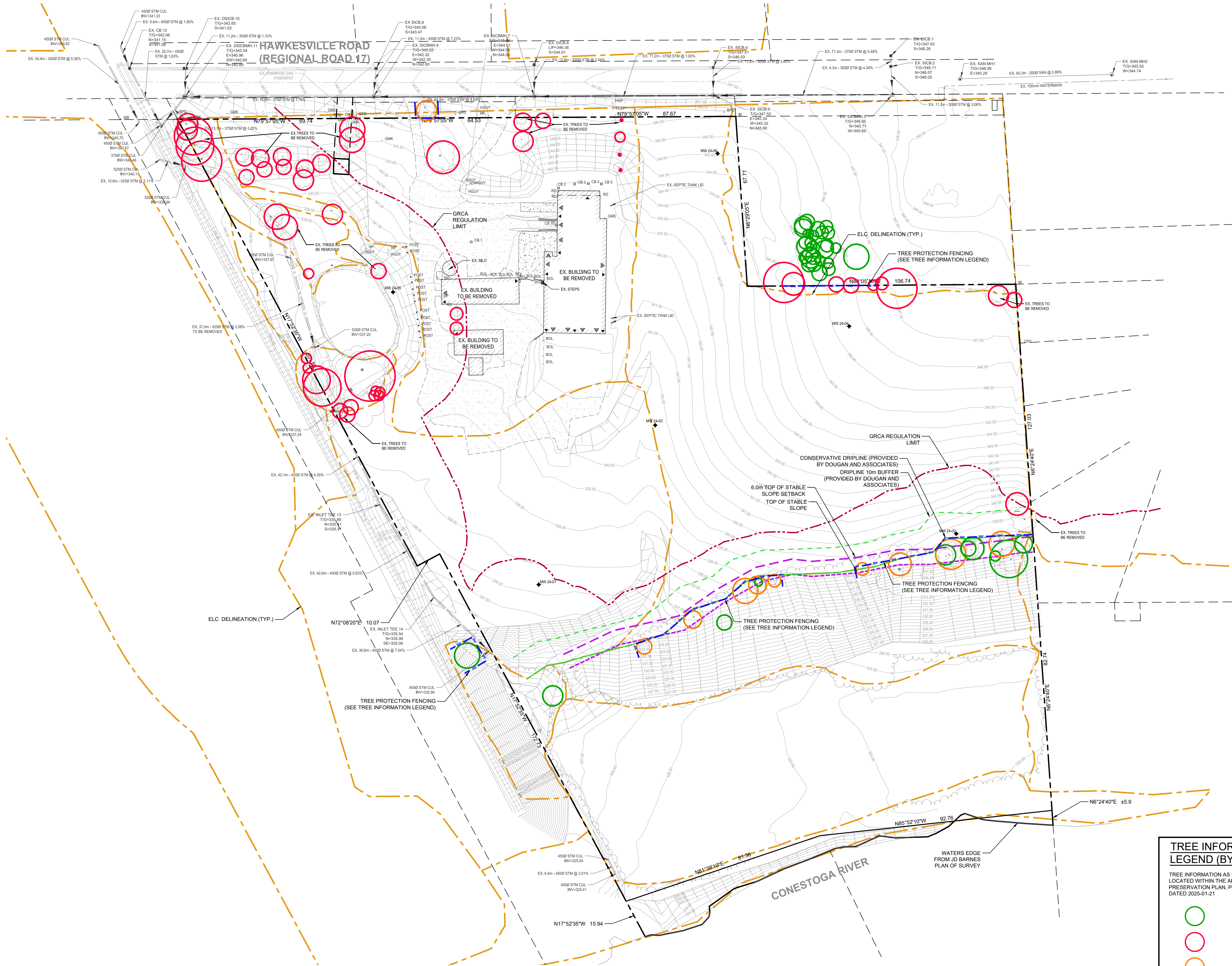




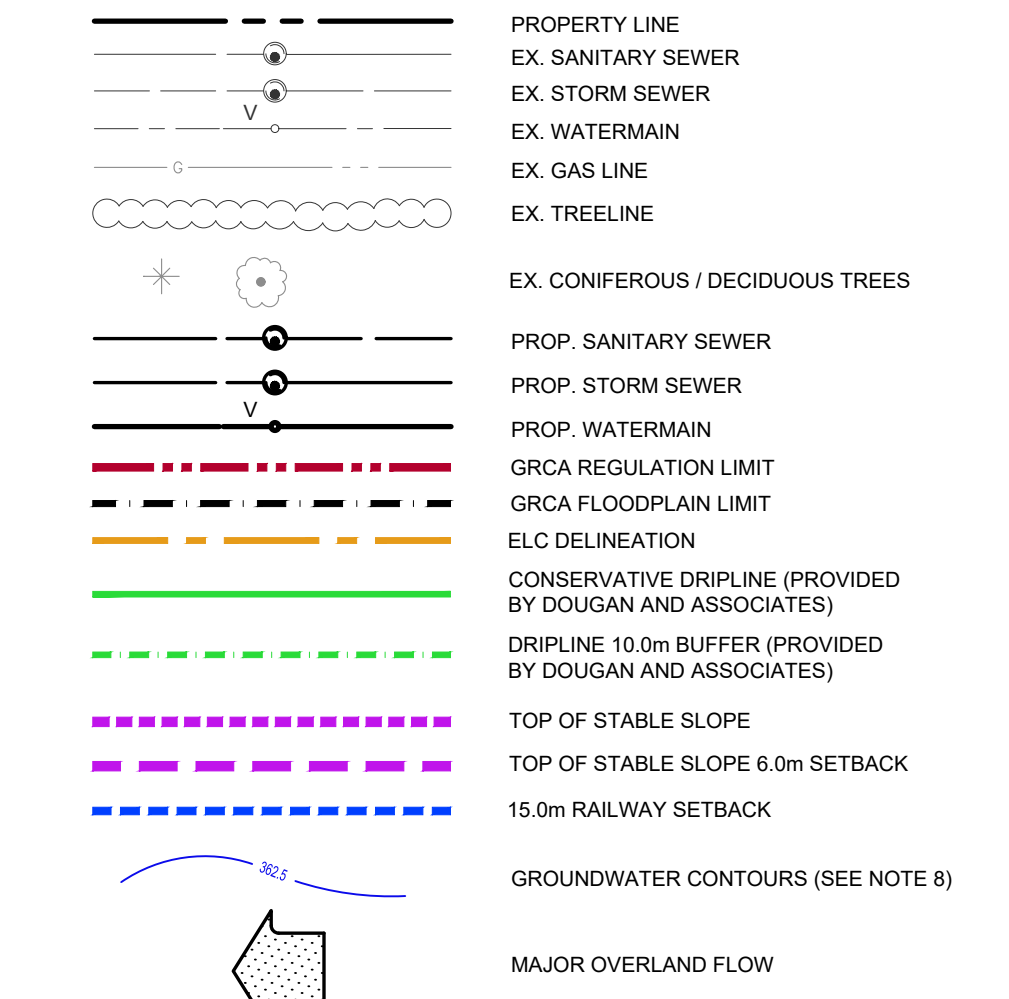
KEY PLAN

N.T.S.

NOTES :

- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
- DRIFLINE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
- PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
- LEGAL BOUNDARY TAKEN FROM PLAN OF SURVEY PROVIDED BY JD BARNES LIMITED, DATED MAY 17, 2024.
- BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
- EXISTING INFRASTRUCTURE INFORMATION ON HAWKESVILLE ROAD OBTAINED FROM REGION OF WATERLOO, "REGIONAL ROAD NO. 17 ROAD IMPROVEMENTS, ST. JACOBS", DATED JULY 27, 2021.
- EXISTING GAS MAIN INFORMATION PROVIDED BY ENBRIDGE GAS INC., RECEIVED SEPT. 12, 2023.
- GROUNDWATER LEVEL CONTOURS INTERPRETED BASED ON MEASUREMENTS MADE MAY 3, 2024, WITH ADJUSTMENTS MADE TO ACCOUNT FOR DIFFERENCES IN MONITORING WELL DEPTH. NOT TO BE CONSTRUED AS SEASONAL HIGH GROUNDWATER LEVEL SURFACE. INTERPRETATION OF THE SEASONAL HIGH GROUNDWATER LEVEL SURFACE IS SUBJECT TO COLLECTION OF ADDITIONAL DATA.
- EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND



BENCHMARK

CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET
CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION

GEI CONSULTANTS CANADA LTD
650 WOODLAWN ROAD,
BLOCK C, UNIT 2,
GUELPH, ON, N1K 1B8
PHONE: 1-800-810-3281

No.	DESCRIPTION	DATE	CHKD BY
1	ISSUED FOR APPROVAL	2025-01-23	A.E.K.

REVISIONS

TOWNSHIP OF WOOLWICH (ST JACOBS)
REGION OF WATERLOO

POLOCORP INC.
51 HAWKESVILLE ROAD

DRAFT PLAN OF SUBDIVISION NUMBER:

REGISTERED PLAN NUMBER:

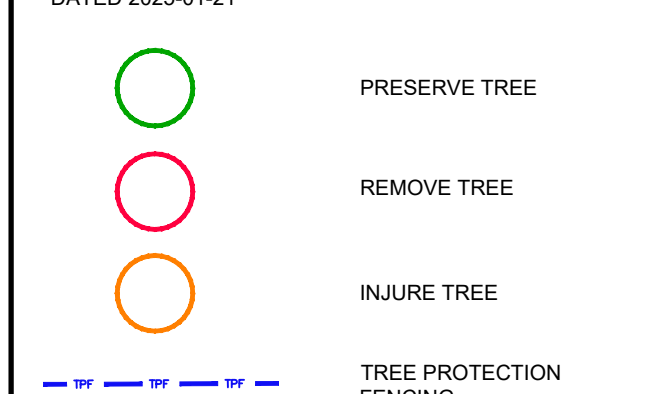
EXISTING CONDITIONS AND REMOVALS PLAN

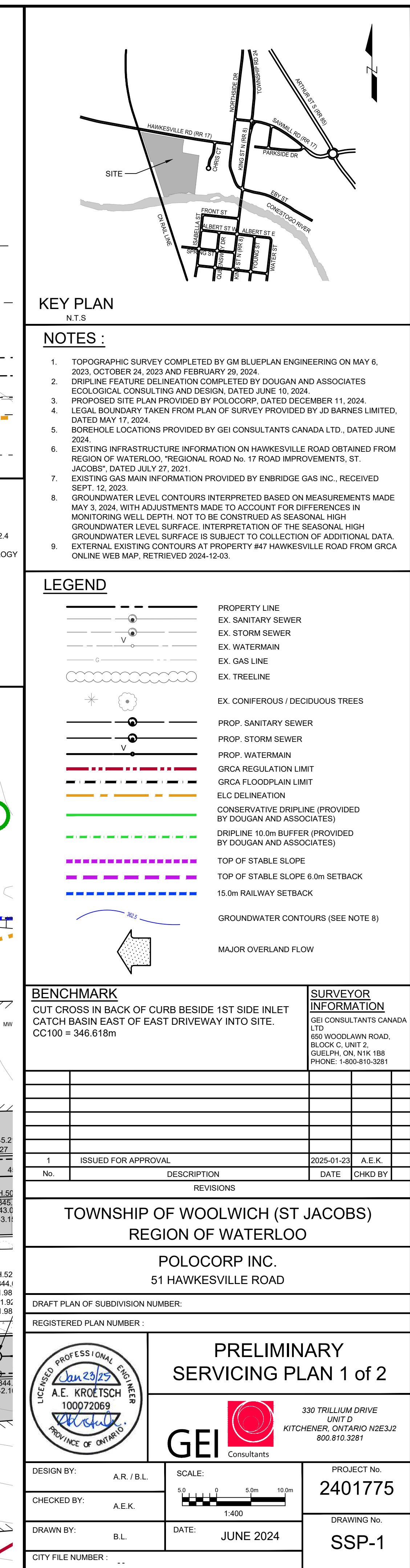
330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E3J2
800.810.3281

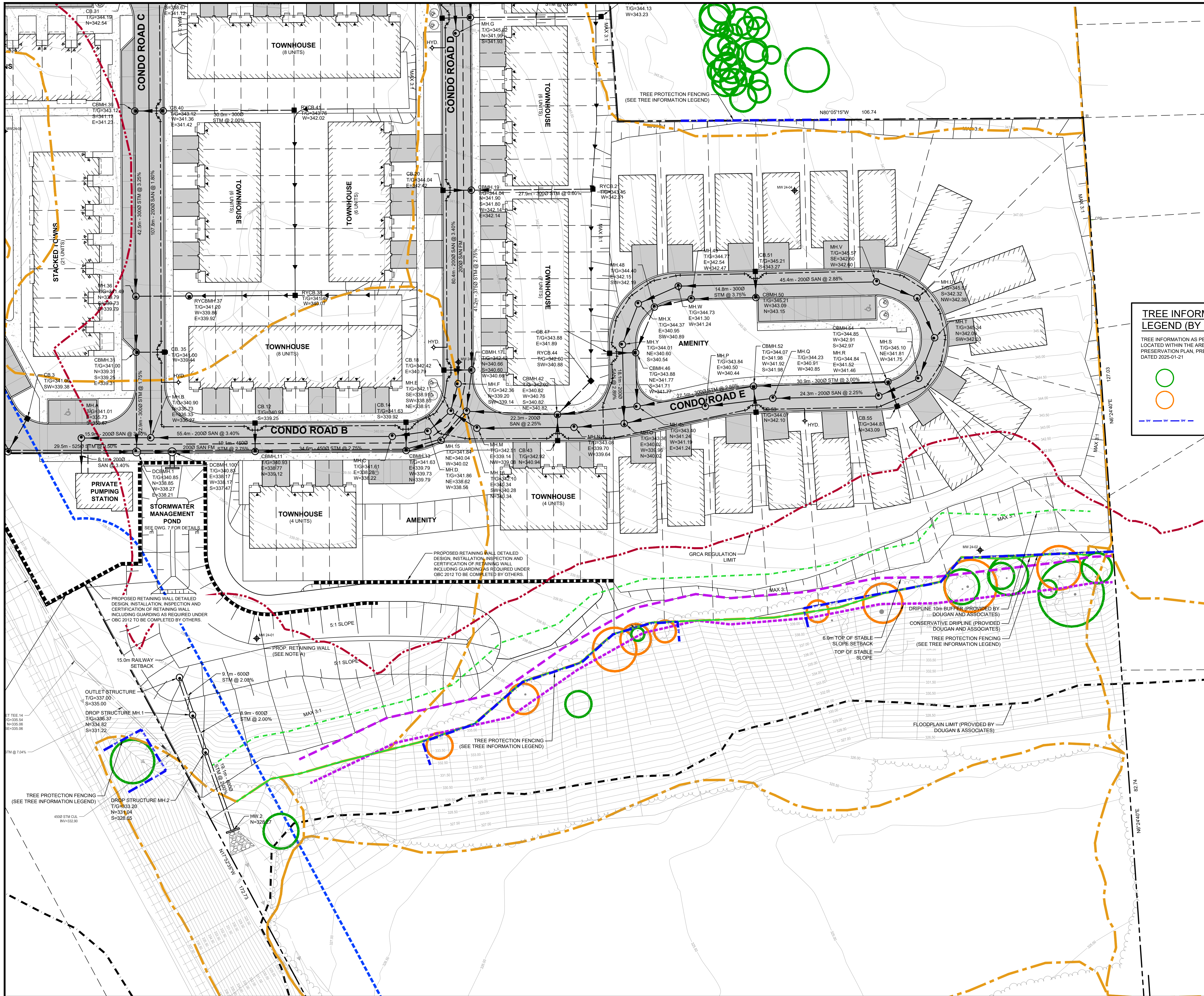
DESIGN BY:	A.R. / B.L.	SCALE:	5.0m 0 5.0m 10.0m 15.0m 1:750	PROJECT No.	2401775
CHECKED BY:	A.E.K.	DATE:	JUNE 2024	DRAWING No.	EX-1
DRAWN BY:	B.L.				
CITY FILE NUMBER:					

TREE INFORMATION LEGEND (BY OTHERS)

TREE INFORMATION AS PER MAP 2, 2.1, 2.2, 2.3 AND 2.4
LOCATED WITHIN THE ARBORIST REPORT + TREE
PRESERVATION PLAN, PREPARED BY DOUGAN ECOLOGY
DATED 2025-01-21







TREE INFORMATION LEGEND (BY OTHERS)

TREE INFORMATION AS PER MAP 2, 2.1, 2.2, 2.3 AND 2.4 LOCATED WITHIN THE ARBORIST REPORT + TREE PRESERVATION PLAN, PREPARED BY DOUGAN ECOLOGY DATED 2025-01-21

PRESERVE TREE

INJURE TREE

TREE PROTECTION FENCING

KEY PLAN
N.T.S

NOTES:

- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
- DIAPHRANE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
- PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
- LEGAL BOUNDARY TAKEN FROM PLAN OF SURVEY PROVIDED BY JD BARNES LIMITED, DATED MAY 17, 2024.
- BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
- EXISTING INFRASTRUCTURE INFORMATION ON HAWKESVILLE ROAD OBTAINED FROM REGION OF WATERLOO, "REGIONAL ROAD NO. 17 ROAD IMPROVEMENTS, ST. JACOBS", DATED JULY 27, 2021.
- EXISTING GAS MAIN INFORMATION PROVIDED BY ENBRIDGE GAS INC., RECEIVED SEPT. 12, 2023.
- GROUNDWATER LEVEL CONTOURS INTERPRETED BASED ON MEASUREMENTS MADE MAY 3, 2024, WITH ADJUSTMENTS MADE TO ACCOUNT FOR DIFFERENCES IN MONITORING WELL DEPTH. NOT TO BE CONSTRUED AS SEASONAL HIGH GROUNDWATER LEVEL SURFACE. INTERPRETATION OF THE SEASONAL HIGH GROUNDWATER LEVEL SURFACE IS SUBJECT TO COLLECTION OF ADDITIONAL DATA.
- EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND

PROPERTY LINE

EX. SANITARY SEWER

EX. STORM SEWER

EX. WATERMAIN

EX. GAS LINE

EX. TREE LINE

EX. CONIFEROUS / DECIDUOUS TREES

PROP. SANITARY SEWER

PROP. STORM SEWER

PROP. WATERMAIN

GRCA REGULATION LIMIT

GRCA FLOODPLAIN LIMIT

ELC DELINEATION

CONSERVATIVE DIAPHRANE (PROVIDED BY DOUGAN AND ASSOCIATES)

DIAPHRANE 10.0m BUFFER (PROVIDED BY DOUGAN AND ASSOCIATES)

TOP OF STABLE SLOPE

TOP OF STABLE SLOPE 6.0m SETBACK

15.0m RAILWAY SETBACK

GROUNDWATER CONTOURS (SEE NOTE 8)

MAJOR OVERLAND FLOW

BENCHMARK
CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION
GEI CONSULTANTS CANADA LTD
650 WOODLAWN ROAD,
BLOCK C, UNIT 2,
GUELPH, ON, N1K 1B8
PHONE: 1-800-910-3281

No.	DESCRIPTION	DATE	CHKD BY
1	ISSUED FOR APPROVAL	2025-01-23	A.E.K.

TOWNSHIP OF WOOLWICH (ST JACOBS)
REGION OF WATERLOO

POLOCORP INC.
51 HAWKESVILLE ROAD

DRAFT PLAN OF SUBDIVISION NUMBER:
REGISTERED PLAN NUMBER:

PRELIMINARY
SERVICING PLAN 2 of 2

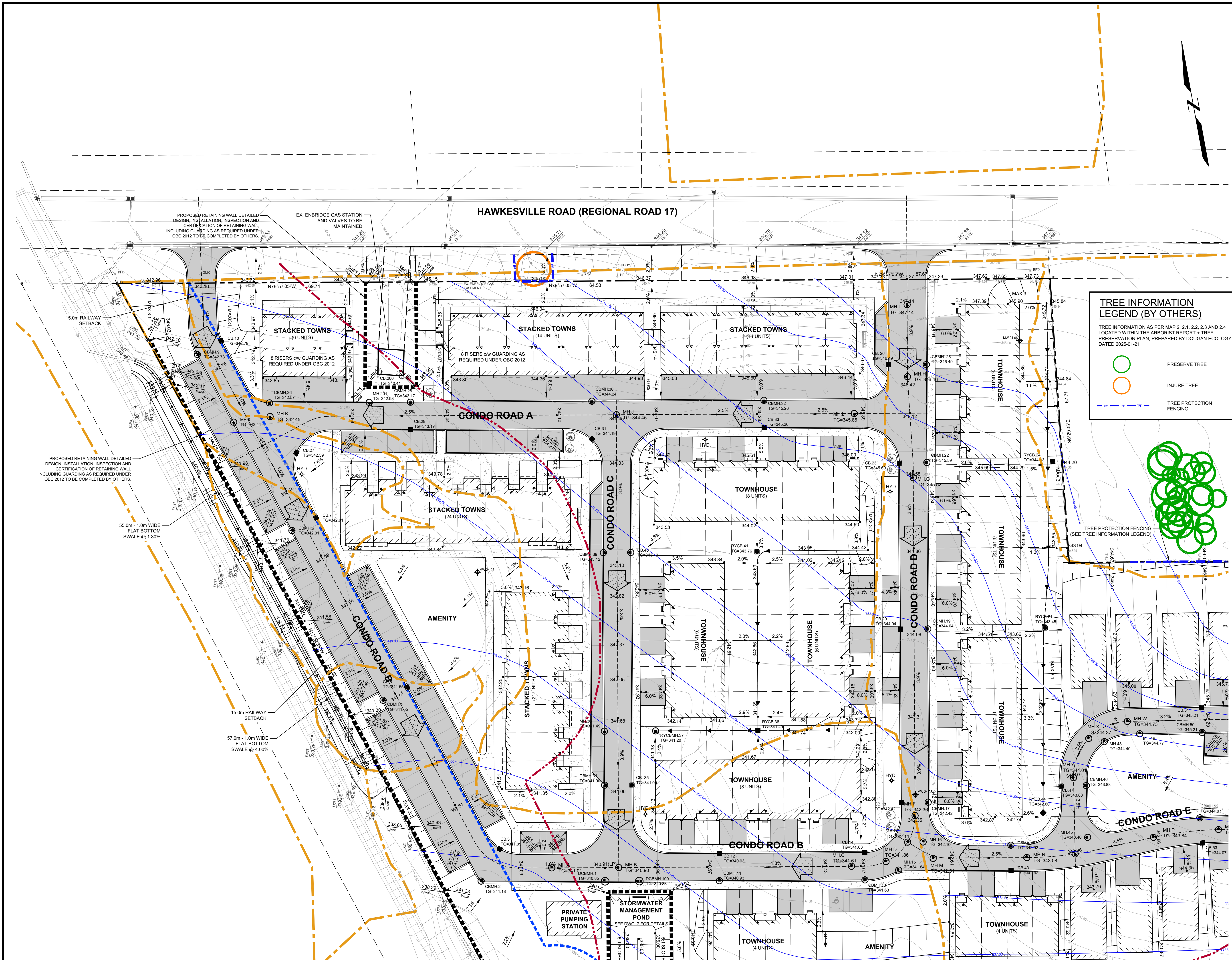
GEI Consultants

330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E3J2
800.810.3281

DESIGN BY: A.R./B.L.
CHECKED BY: A.E.K.
DRAWN BY: B.L.
CITY FILE NUMBER:

SCALE:
1:400
DATE: JUNE 2024

PROJECT No.
2401775
DRAWING No.
SSP-2



KEY PLAN

N.T.S.

NOTES :

- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
- DRILLING FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
- PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
- LEGAL BOUNDARY TAKEN FROM PLAN OF SURVEY PROVIDED BY JD BARNES LIMITED, DATED MAY 17, 2024.
- BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
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- GROUNDWATER LEVEL CONTOURS INTERPRETED BASED ON MEASUREMENTS MADE MAY 3, 2024, WITH ADJUSTMENTS MADE TO ACCOUNT FOR DIFFERENCES IN MONITORING WELL DEPTH. NOT TO BE CONSTRUED AS SEASONAL HIGH GROUNDWATER LEVEL SURFACE. INTERPRETATION OF THE SEASONAL HIGH GROUNDWATER LEVEL SURFACE IS SUBJECT TO COLLECTION OF ADDITIONAL DATA.
- EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND

	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. GAS LINE
	EX. TREE LINE
	EX. CONIFEROUS / DECIDUOUS TREES
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. WATERMAIN
	GRCA REGULATION LIMIT
	GRCA FLOODPLAIN LIMIT
	ELC DELINEATION
	CONSERVATIVE DRILLING (PROVIDED BY DOUGAN AND ASSOCIATES)
	DRILLING 10.0m BUFFER (PROVIDED BY DOUGAN AND ASSOCIATES)
	TOP OF STABLE SLOPE
	TOP OF STABLE SLOPE 6.0m SETBACK
	15.0m RAILWAY SETBACK
	GROUNDWATER CONTOURS (SEE NOTE 8)
	MAJOR OVERLAND FLOW

BENCHMARK

CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION	
GEI CONSULTANTS CANADA LTD. 650 WOODLAWN ROAD, BLOCK C, UNIT 2 GUELPH, ON, N1K 1B8 PHONE: 1-800-910-3281	
1	ISSUED FOR APPROVAL
No.	DESCRIPTION
REVISIONS	
TOWNSHIP OF WOOLWICH (ST JACOBS) REGION OF WATERLOO	
POLOCORP INC. 51 HAWKESVILLE ROAD	
DRAFT PLAN OF SUBDIVISION NUMBER:	
REGISTERED PLAN NUMBER:	
PRELIMINARY GRADING PLAN 1 of 2	
330 TRILLIUM DRIVE UNIT D KITCHENER, ONTARIO N2E3J2 800.810.3281	
PROJECT No. 2401775	
DRAWING No. GP-1	
DESIGN BY:	A.R./B.L.
CHECKED BY:	A.E.K.
DRAWN BY:	B.L.
CITY FILE NUMBER:	
DATE:	JUNE 2024
SCALE:	1:400

TREE INFORMATION LEGEND (BY OTHERS)

TREE INFORMATION AS PER MAP 2, 2.1, 2.2, 2.3 AND 2.4 LOCATED WITHIN THE ARBORIST REPORT + TREE PRESERVATION PLAN, PREPARED BY DOUGAN ECOLOGY DATED 2025-01-21

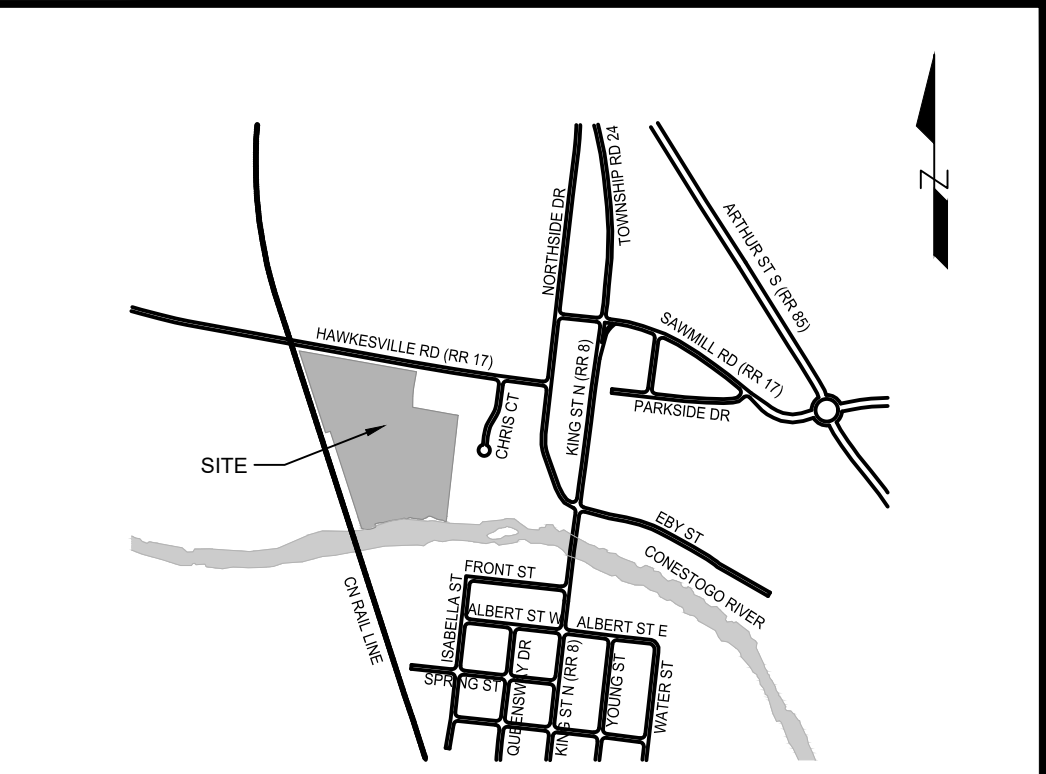
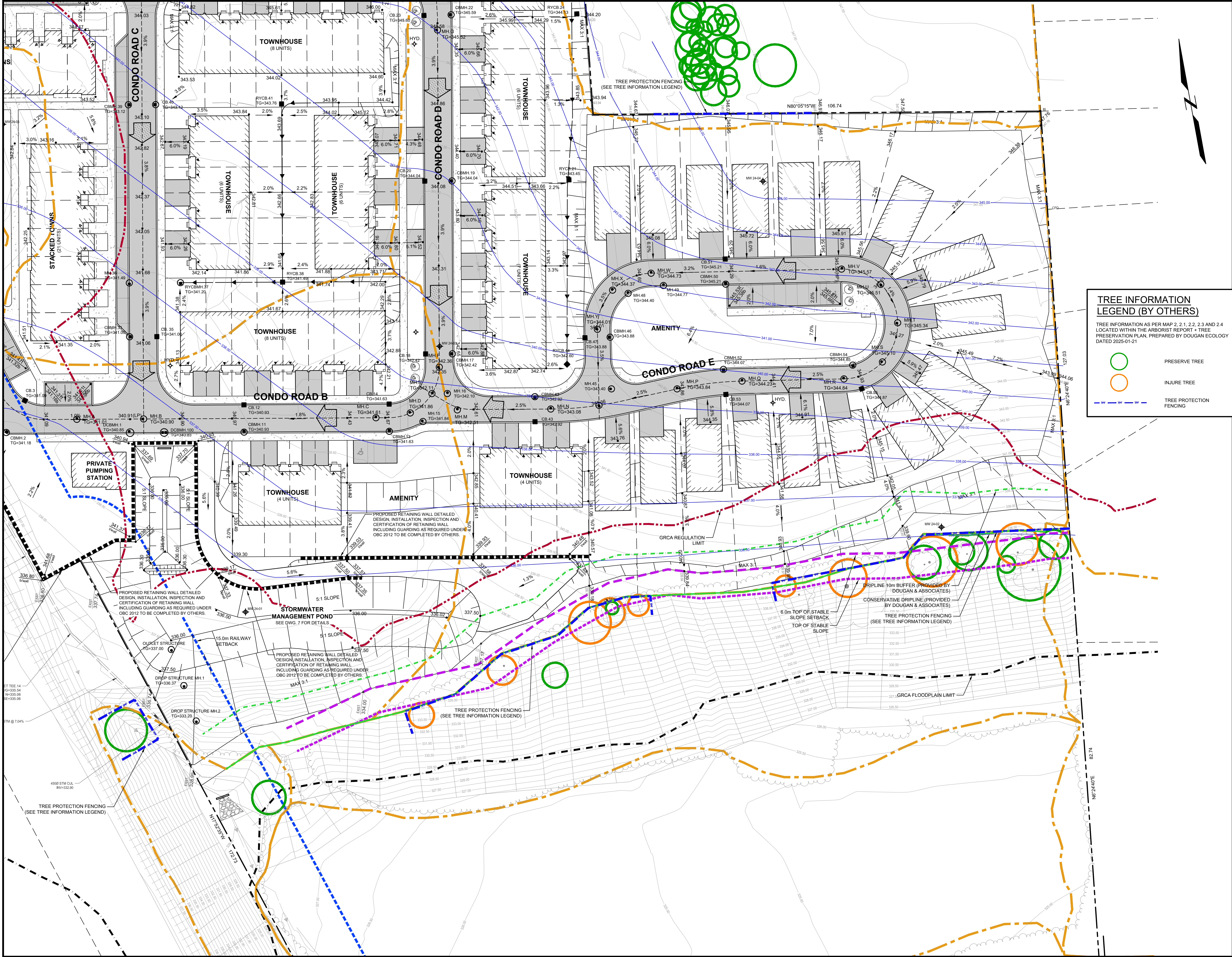
	PRESERVE TREE
	INJURE TREE
	TREE PROTECTION FENCING

PRIVATE PUMPING STATION

SEE DWG. 7 FOR DETAILS

STORMWATER MANAGEMENT POND

SEE DWG. 7 FOR DETAILS



KEY PLAN

NOTES :

1. TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
2. DRIPLINE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
3. PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
4. LEGAL BOUNDARY TAKEN FROM PLAN OF SURVEY PROVIDED BY JD BARNES LIMITED, DATED MAY 17, 2024.
5. BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
6. EXISTING INFRASTRUCTURE INFORMATION ON HAWKESVILLE ROAD OBTAINED FROM REGION OF WATERLOO, "REGIONAL ROAD NO. 17 ROAD IMPROVEMENTS, ST. JACOBS", DATED JULY 27, 2021.
7. EXISTING GAS MAIN INFORMATION PROVIDED BY ENBRIDGE GAS INC., RECEIVED SEPT. 12, 2023.
8. GROUNDWATER LEVEL CONTOURS INTERPRETED BASED ON MEASUREMENTS MADE MAY 3, 2024, WITH ADJUSTMENTS MADE TO ACCOUNT FOR DIFFERENCES IN MONITORING WELL DEPTH. NOT TO BE CONSTRUED AS SEASONAL HIGH GROUNDWATER LEVEL SURFACE. INTERPRETATION OF THE SEASONAL HIGH GROUNDWATER LEVEL SURFACE IS SUBJECT TO COLLECTION OF ADDITIONAL DATA.
9. EXTERNAL EXISTING CONTOURS AT SUBJECT #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND

- PROPERTY LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. GAS LINE
- EX. TREELINE
- EX. CONIFEROUS / DECIDUOUS TREES
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATERMAIN
- GRCA REGULATION LIMIT
- GRCA FLOODPLAIN LIMIT
- ELC DELINEATION
- CONSERVATIVE DRIPLINE (PROVIDED BY DOUGAN AND ASSOCIATES)
- DRIPLINE 10.0m BUFFER (PROVIDED BY DOUGAN AND ASSOCIATES)
- TOP OF STABLE SLOPE
- TOP OF STABLE SLOPE 6.0m SETBACK
- 15.0m RAILWAY SETBACK
- GROUNDWATER CONTOURS (SEE NOTE 8)
- MAJOR OVERLAND FLOW

BENCHMARK

CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET
CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION

GEI CONSULTANTS CANADA LTD
650 WOODLAWN ROAD,
BLOCK C, UNIT 2,
GUELPH, ON, N1K 1B8
PHONE: 1-800-810-3281

No.	DESCRIPTION	DATE	CHKD BY
1	ISSUED FOR APPROVAL	2025-01-23	A.E.K.

TOWNSHIP OF WOOLWICH (ST JACOBS)
REGION OF WATERLOO

POLOCORP INC.
51 HAWKESVILLE ROAD

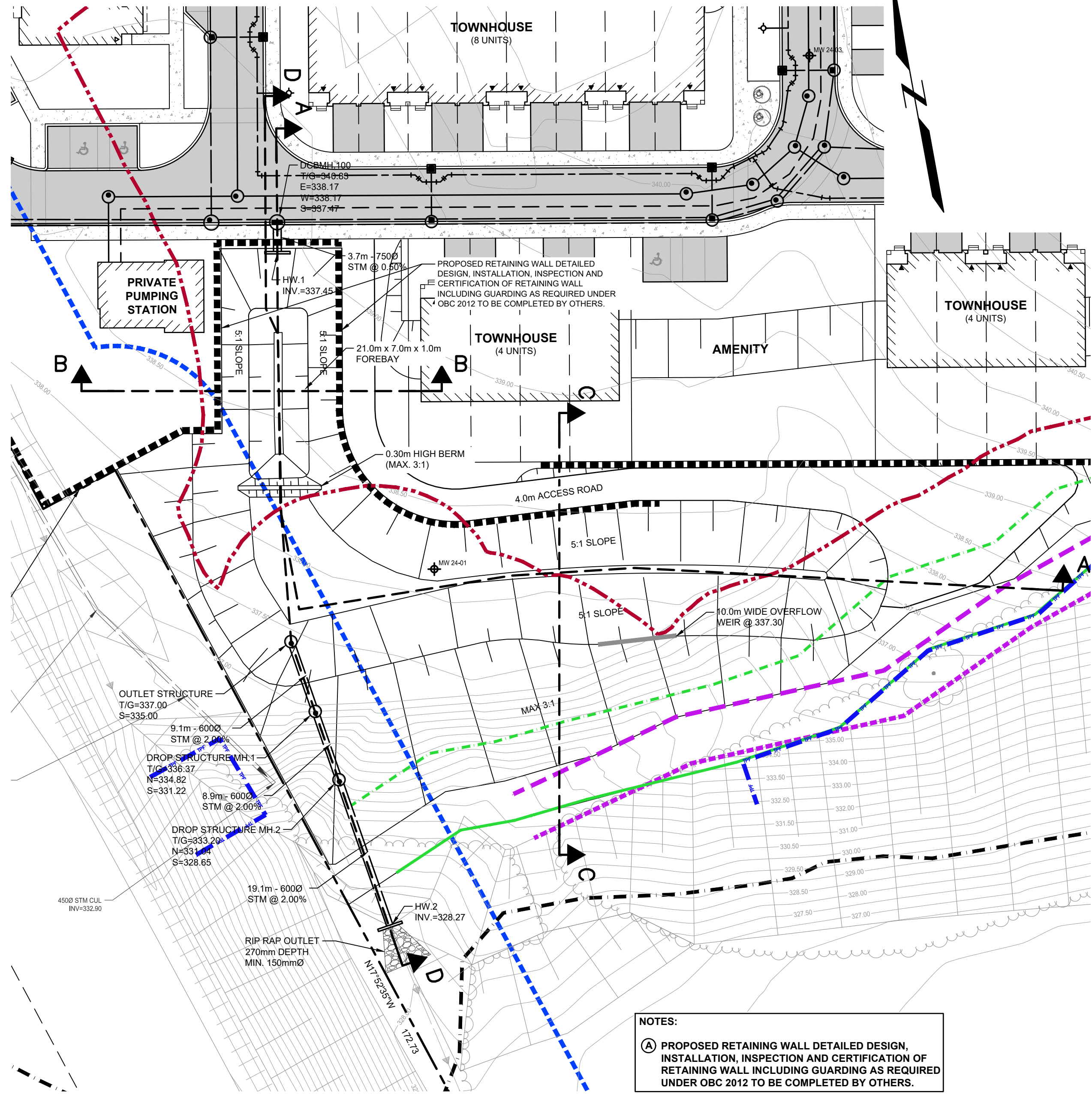
DRAFT PLAN OF SUBDIVISION NUMBER:
REGISTERED PLAN NUMBER:

PRELIMINARY GRADING
PLAN 2 of 2



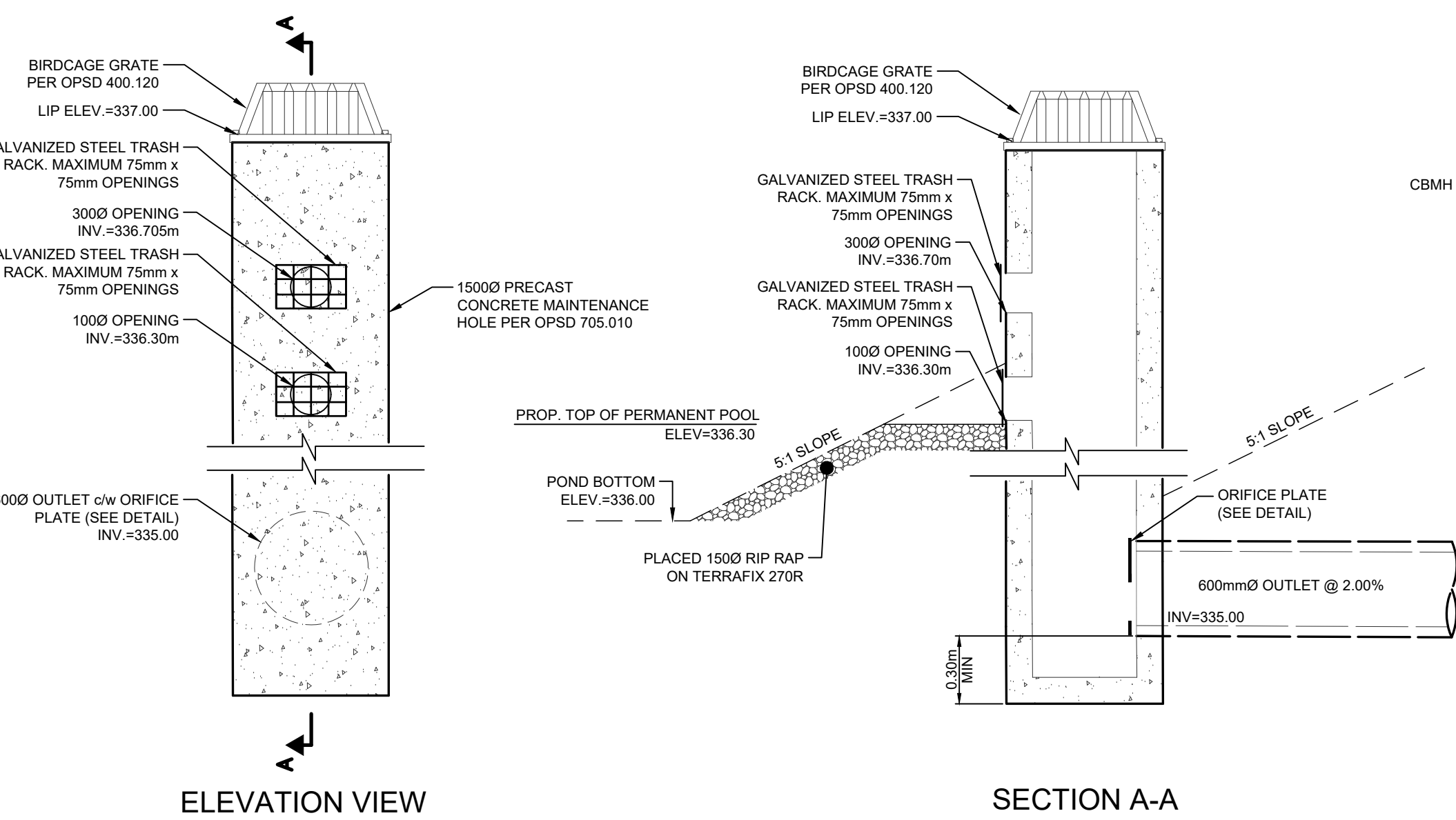
330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E3J2
800.810.3281

DESIGN BY:	A.R. / B.L.	SCALE:	5.0 0 5.0m 10.0m 1:400	PROJECT No.	2401775
CHECKED BY:	A.E.K.	DATE:	JUNE 2024	DRAWING No.	GP-2
DRAWN BY:	B.L.				
CITY FILE NUMBER:					

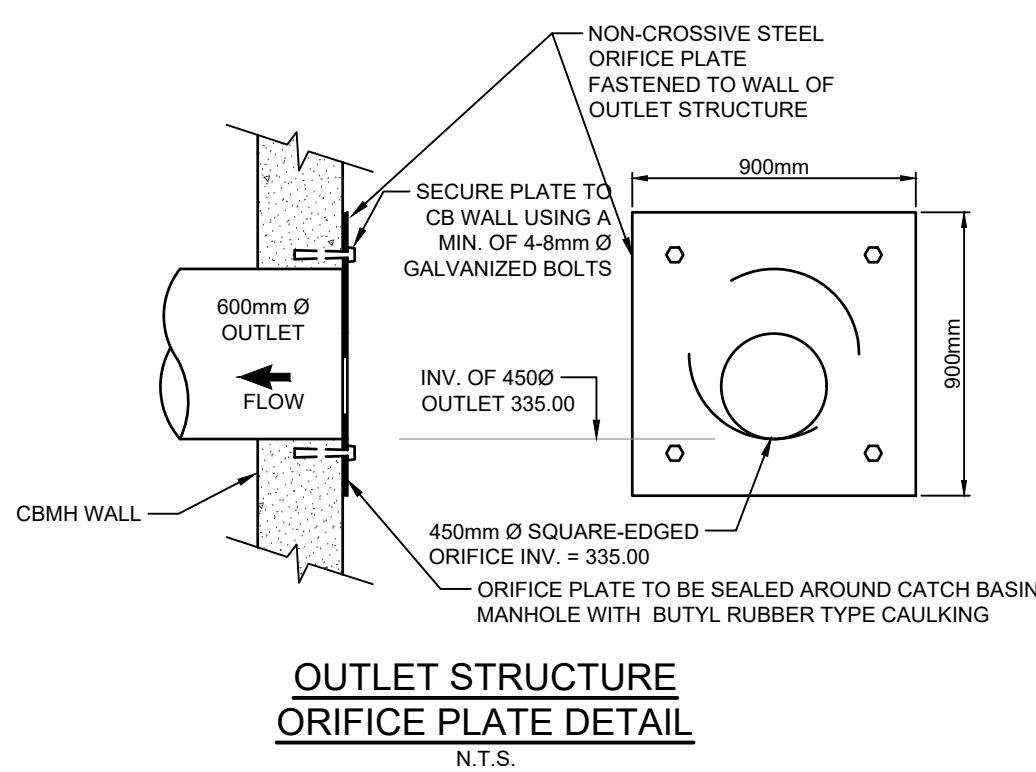


STORMWATER MANAGEMENT POND (PLAN)
SCALE = 1:400

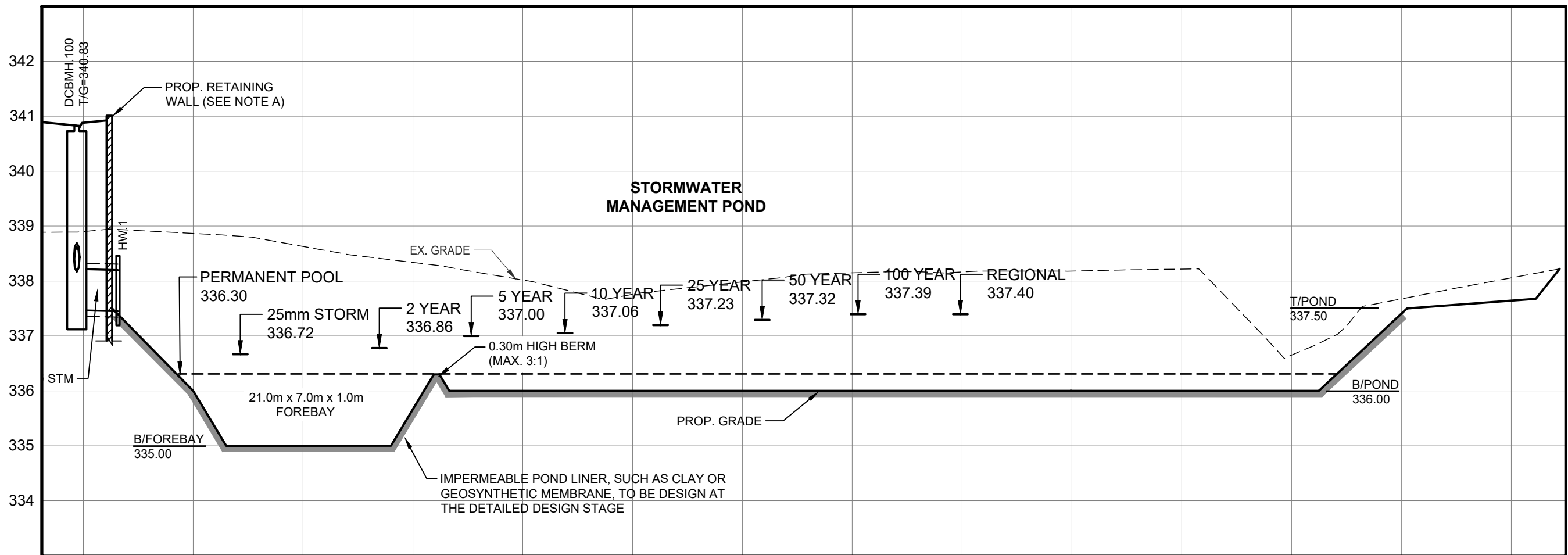
NOTES:
(A) PROPOSED RETAINING WALL DETAILED DESIGN, INSTALLATION, INSPECTION AND CERTIFICATION OF RETAINING WALL INCLUDING GUARDING AS REQUIRED UNDER OBC 2012 TO BE COMPLETED BY OTHERS.



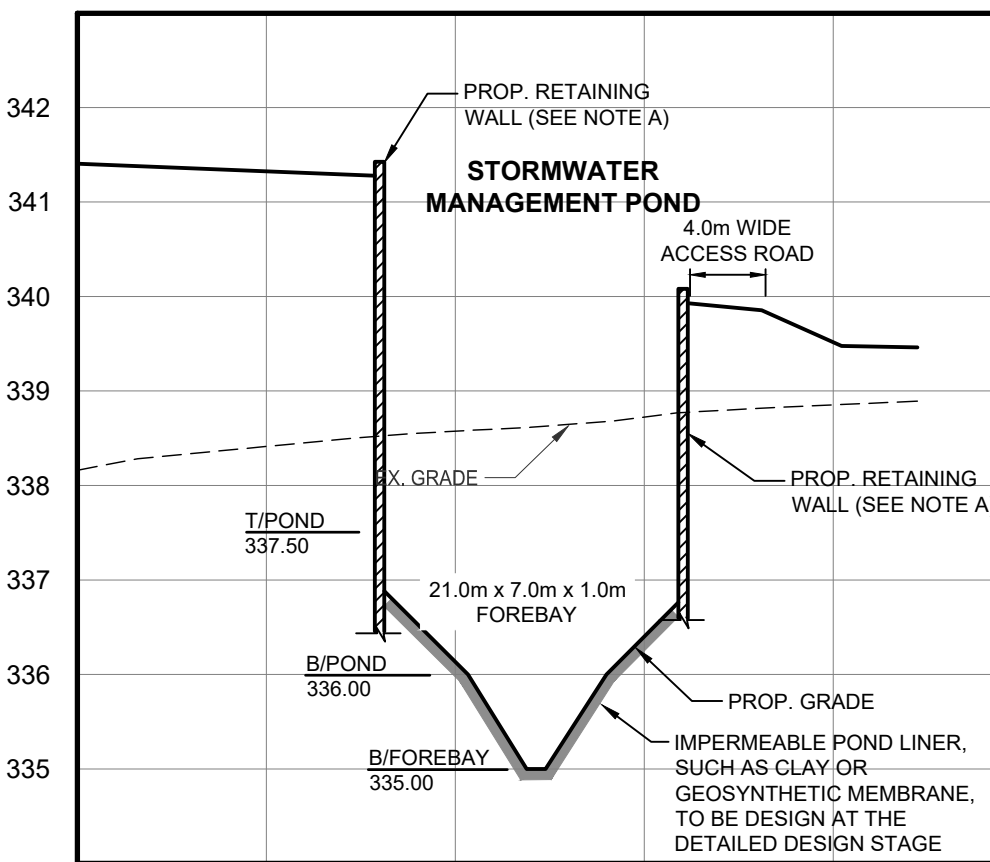
DETAIL OF OUTLET STRUCTURE
N.T.S.



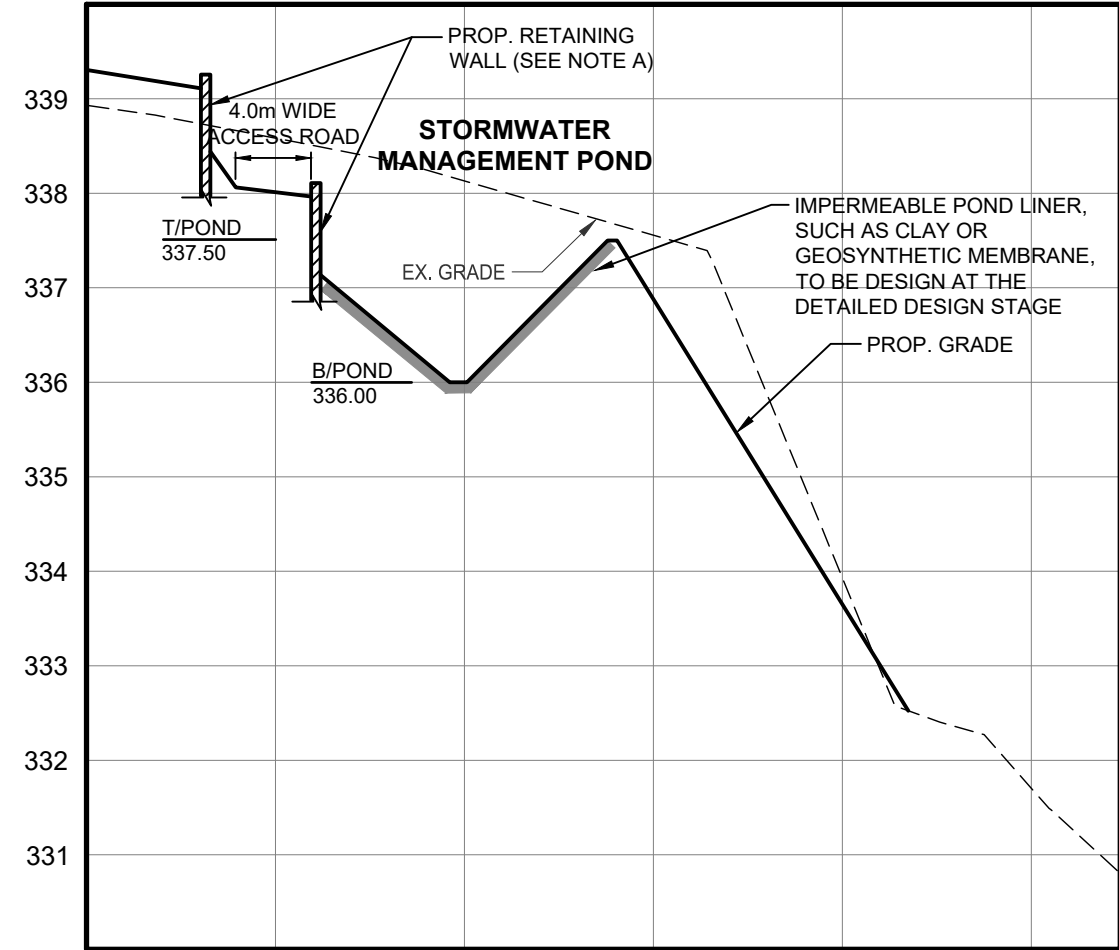
OUTLET STRUCTURE ORIFICE PLATE DETAIL
N.T.S.



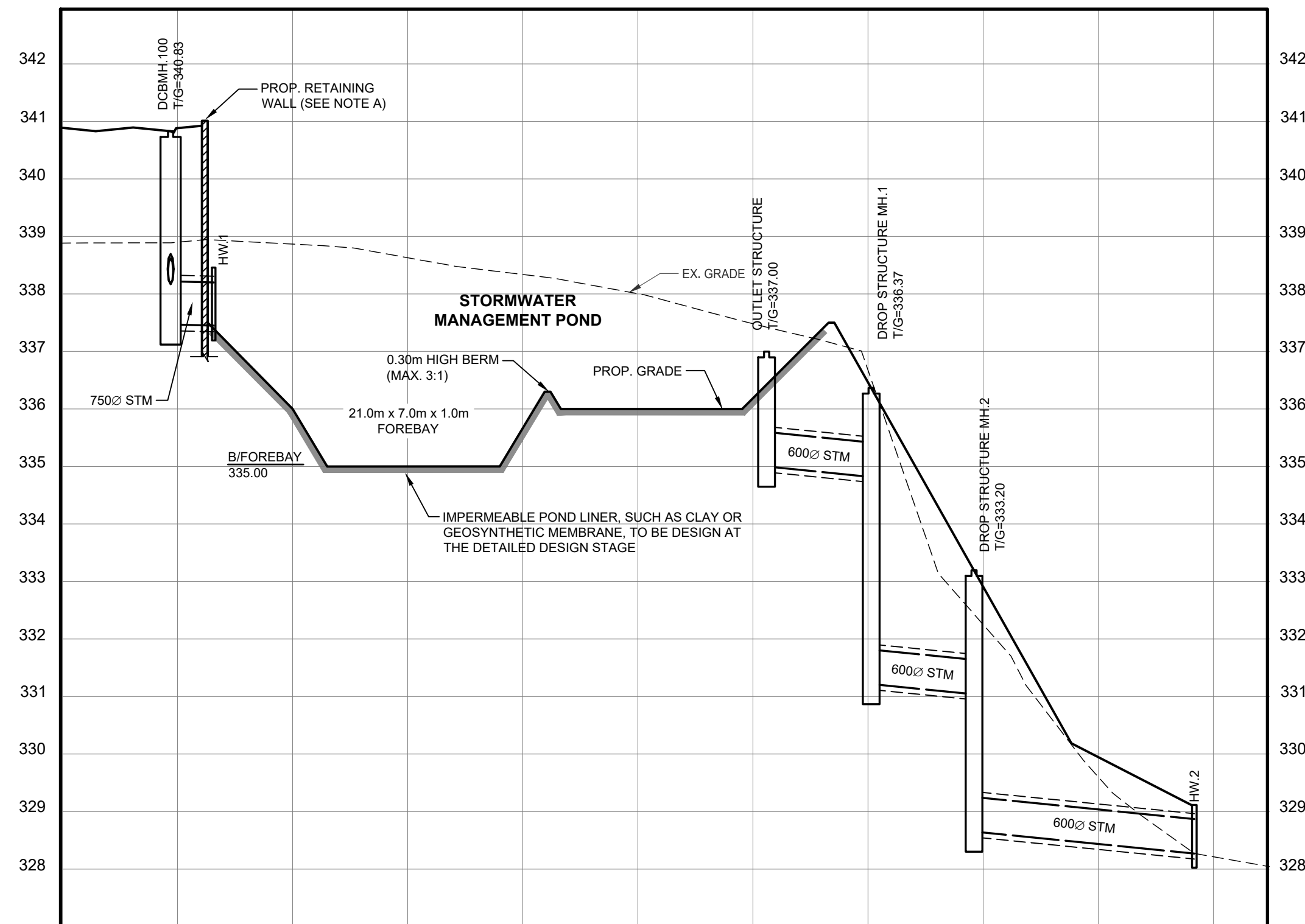
SECTION A-A
SCALE: H=1:400
V=1:80



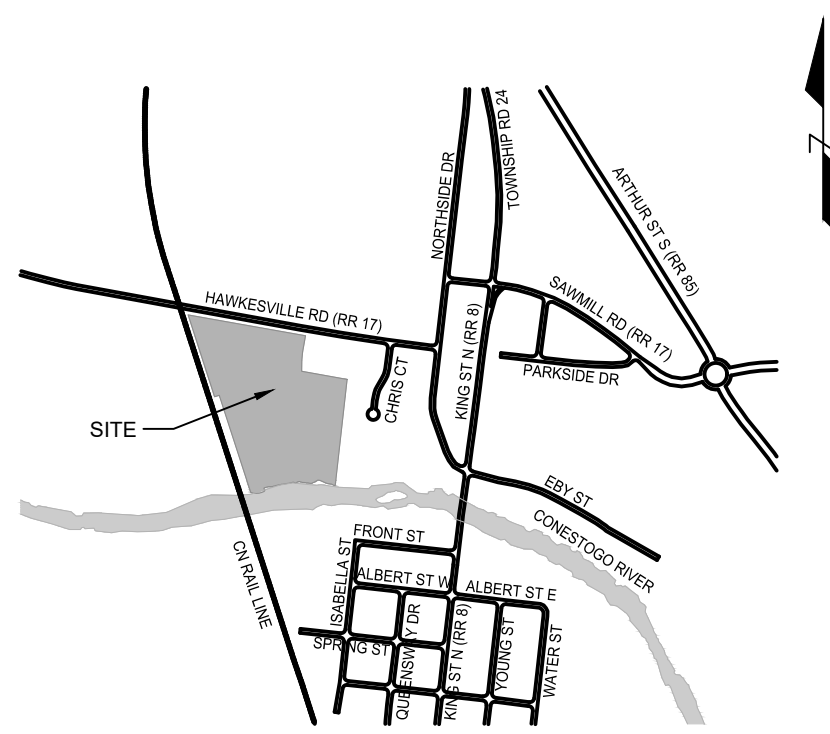
SECTION B-B
SCALE: H=1:400
V=1:80



SECTION C-C
SCALE: H=1:400
V=1:80



SECTION D-D
SCALE: H=1:400
V=1:80

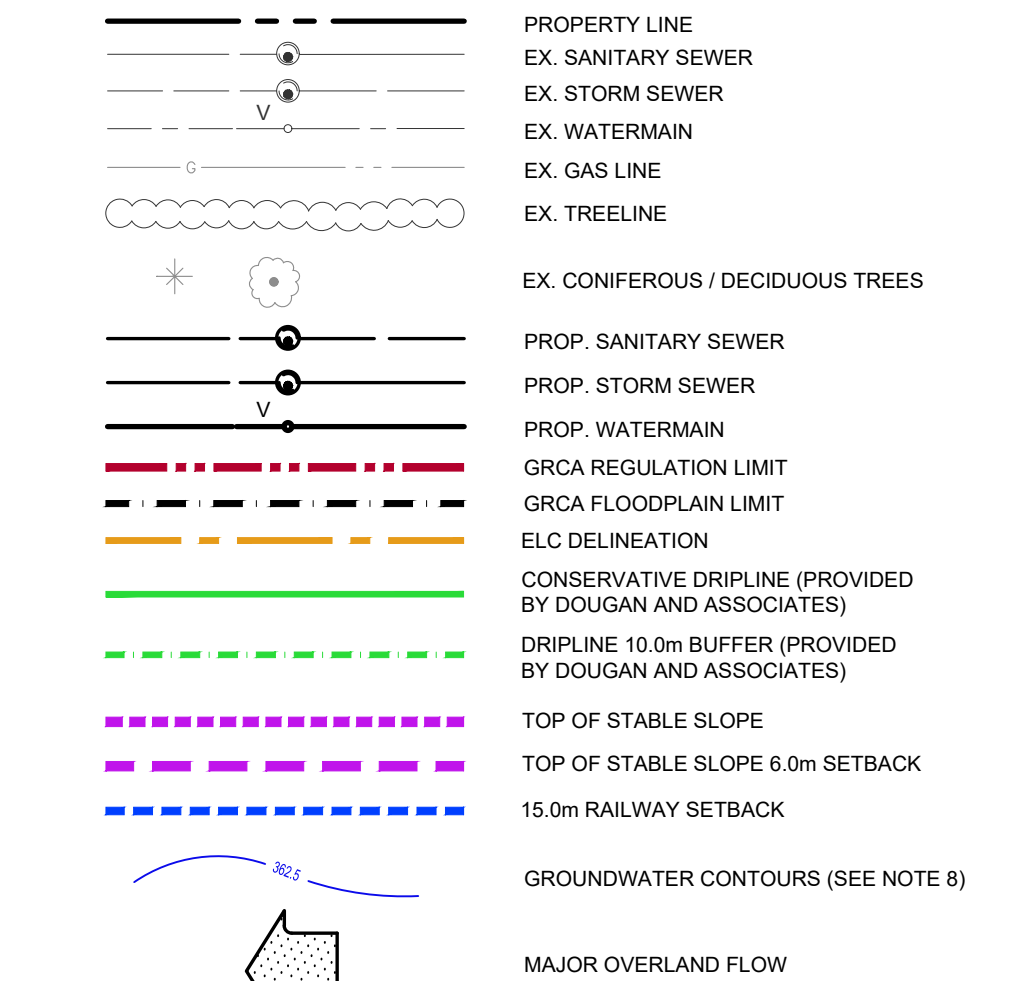


KEY PLAN
N.T.S.

NOTES :

- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
- DIAPHRAGM FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
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- BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
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- EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND



BENCHMARK

CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET
CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION

GEI CONSULTANTS CANADA LTD
655 WOODLAWN ROAD,
BLOCK C, UNIT 2,
GUELPH, ON, N1K 1B8
PHONE: 1-800-810-3281

No.	DESCRIPTION	DATE	CHKD BY
1	ISSUED FOR APPROVAL	2025-01-23	A.E.K.

TOWNSHIP OF WOOLWICH (ST JACOBS)
REGION OF WATERLOO

POLOCORP INC.
51 HAWKESVILLE ROAD

DRAFT PLAN OF SUBDIVISION NUMBER:

REGISTERED PLAN NUMBER:



STORMWATER MANAGEMENT
DETAILS PLAN



330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E5J2
800.810.3281

DESIGN BY: A.R./B.L.

CHECKED BY: A.E.K.

DRAWN BY: B.L.

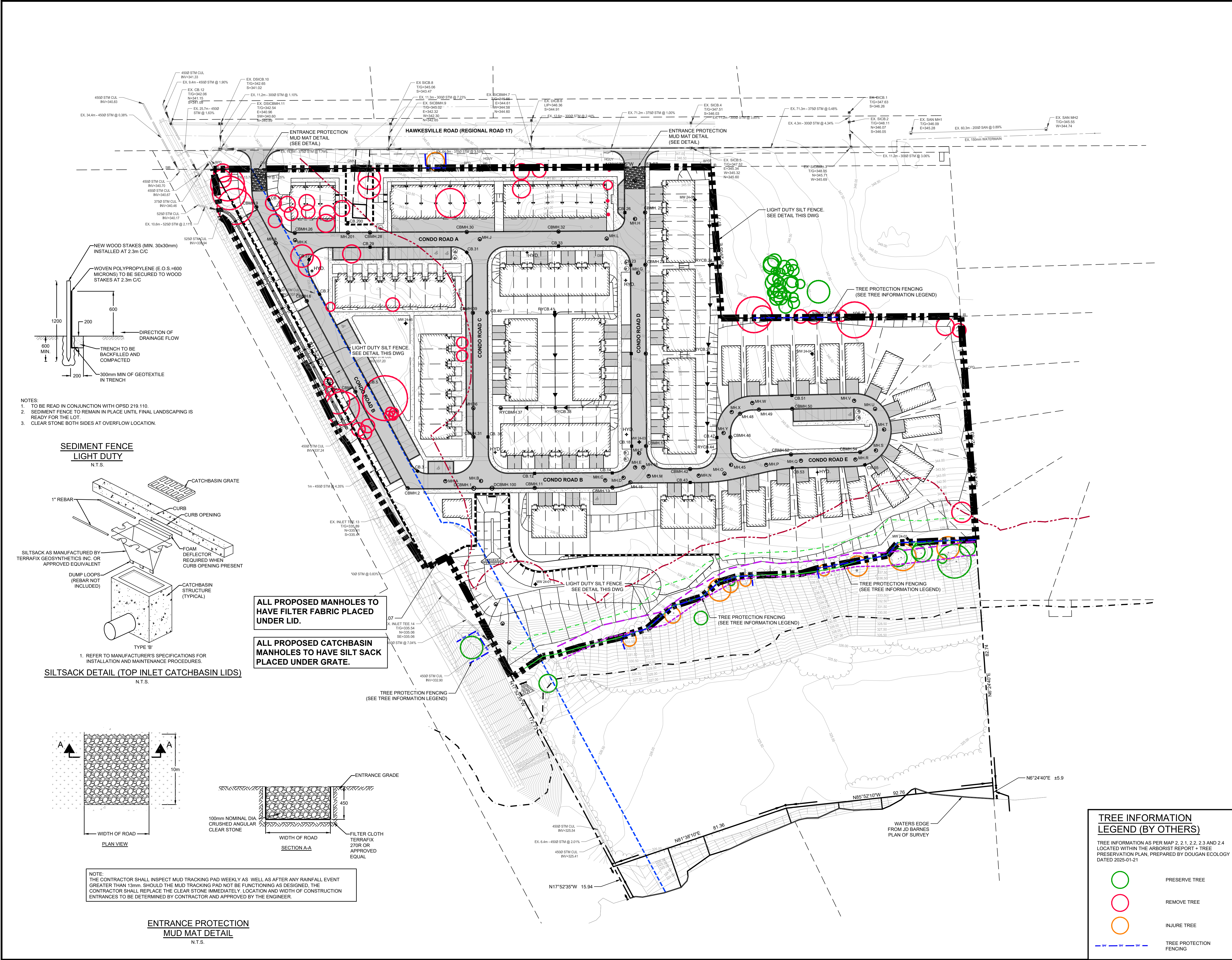
CITY FILE NUMBER: ..

SCALE: 5.0 0 5.0m 10.0m

DATE: JUNE 2024

PROJECT No. 2401775

DRAWING No. SWM-1



KEY PLAN

N.T.S.

NOTE: 1. TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
2. DRIPLINE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
3. PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
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5. BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
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7. EXISTING GAS MAIN INFORMATION PROVIDED BY ENBRIDGE GAS INC., RECEIVED SEPT. 12, 2023.
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9. EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND

	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. GAS LINE
	EX. TREELINE
	EX. CONIFEROUS / DECIDUOUS TREES
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. WATERMAIN
	GRCA REGULATION LIMIT
	GRCA FLOODPLAIN LIMIT
	ELC DELINEATION
	CONSERVATIVE DRIPLINE (PROVIDED BY DOUGAN AND ASSOCIATES)
	DRIPLINE 10.0m BUFFER (PROVIDED BY DOUGAN AND ASSOCIATES)
	TOP OF STABLE SLOPE
	TOP OF STABLE SLOPE 6.0m SETBACK
	15.0m RAILWAY SETBACK
	GROUNDWATER CONTOURS (SEE NOTE 8)
	MAJOR OVERLAND FLOW

BENCHMARK

CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE.
CC100 = 346.618m

SURVEYOR INFORMATION

GEI CONSULTANTS CANADA LTD
1650 WOODLAWN ROAD, BLOCK C, UNIT 2, GUELPH, ON, N1K 1B8
PHONE: 1-800-810-3281

No.	DESCRIPTION	DATE	CHKD BY
1	ISSUED FOR APPROVAL	2025-01-23	A.E.K.

TOWNSHIP OF WOOLWICH (ST JACOBS)

REGION OF WATERLOO

POLOCORP INC.

51 HAWKESVILLE ROAD

DRAFT PLAN OF SUBDIVISION NUMBER:
REGISTERED PLAN NUMBER:

SEDIMENT AND EROSION CONTROL PLAN

330 TRILLIUM DRIVE
UNIT D
KITCHENER, ONTARIO N2E3J2
800.810.3281

DESIGN BY: A.R. / B.L.
CHECKED BY: A.E.K.
DRAWN BY: B.L.
CITY FILE NUMBER: ..

SCALE: 1:750
DATE: JUNE 2024

PROJECT No. 2401775
DRAWING No. SEC-1

TREE INFORMATION LEGEND (BY OTHERS)

TREE INFORMATION AS PER MAP 2, 2.1, 2.2, 2.3 AND 2.4 LOCATED WITHIN THE ARBORIST REPORT + TREE PRESERVATION PLAN, PREPARED BY DOUGAN ECOLOGY DATED 2025-01-21

	PRESERVE TREE
	REMOVE TREE
	INJURE TREE
	TREE PROTECTION FENCING

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWNSHIP, REGION (OR COUNTY), MTO AND OPSD DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
- PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWNSHIP, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICING PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWNSHIP AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
- THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWNSHIP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWNSHIP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
- ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP.
- THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP SATISFACTION.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWNSHIP.
- ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
- ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
- DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
- ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

GENERAL TESTING AND INSPECTION NOTES

- TESTING OF ALL SERVICES BY GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING GEI CONSULTANTS CANADA LTD. FOR THE COMPLETION OF ALL REQUIRED SITE INSPECTIONS.
- ALL STORM SEWERS ARE TO BE MANDREL TESTED PRIOR TO FINAL ACCEPTANCE BY THE ENGINEER. ALL MANDREL TESTING AS PER OPSS 410.
- ALL STORM REQUIRE FIELD INSPECTION BY THE SITE SERVICING ENGINEERING DURING INSTALLATION INSPECTION SERVICES REQUIRE A MINIMUM OF 4 HOURS NOTICE.

SEDIMENT AND EROSION CONTROL NOTES

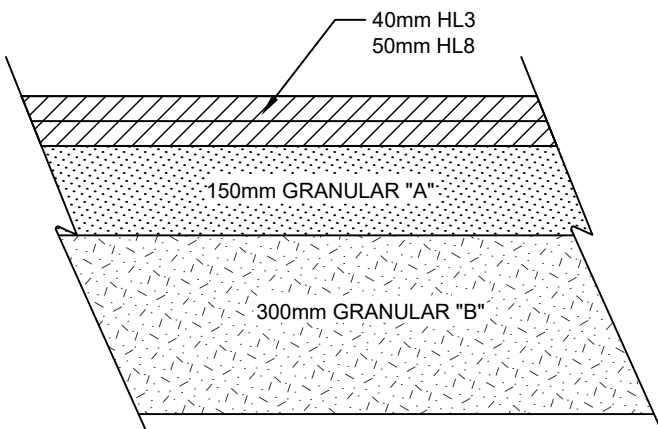
- SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATION OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION.
- CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
- STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES SWALES AND WATERCOURSES.
- ADDITION EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
- EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 50% OF THE FENCE. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWNSHIP.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

SERVICING NOTES - STORM

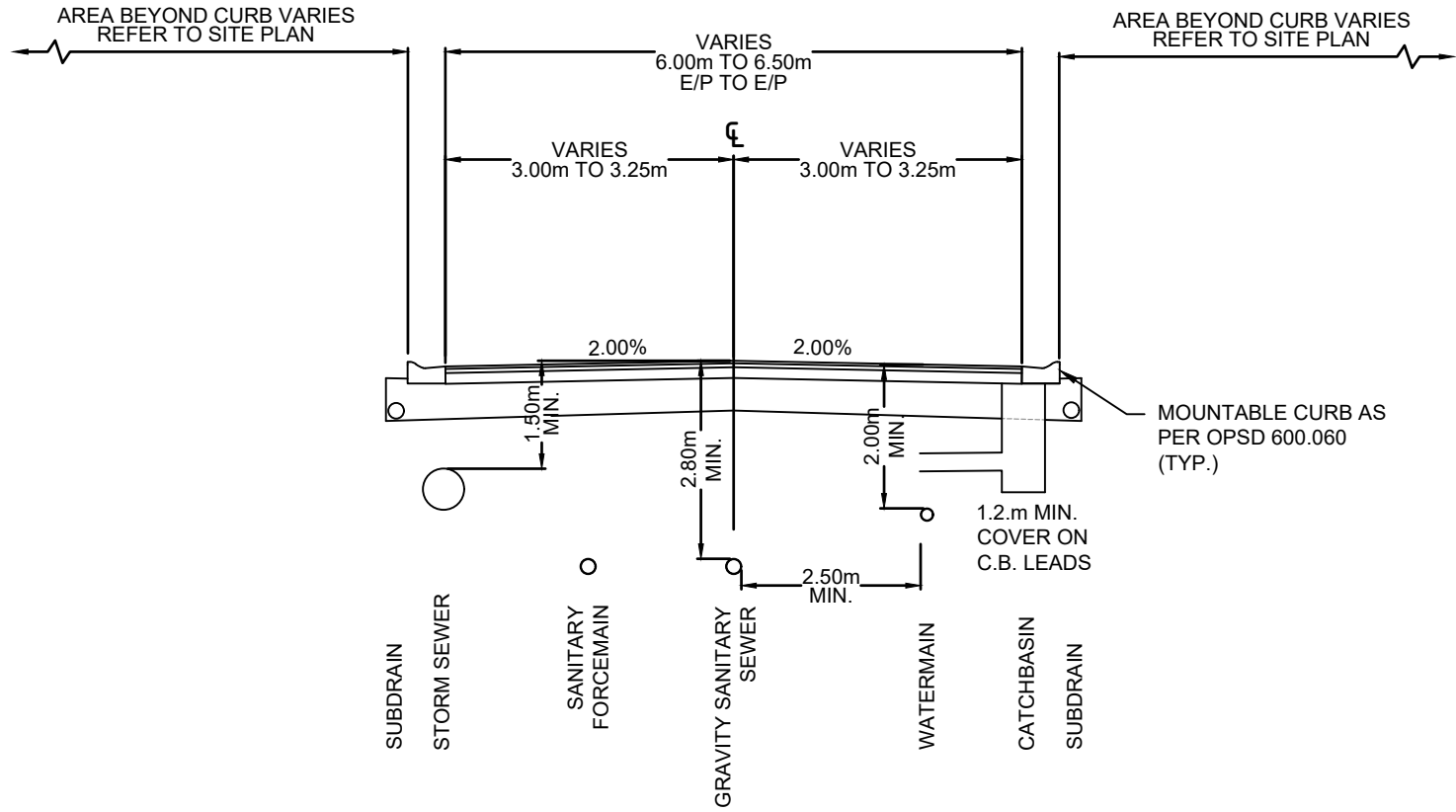
- ALL STORM SEWERS 375mmØ AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2 ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS. 450mmØ AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 65D OR LATEST REVISIONS. UNLESS OTHERWISE NOTED.
- BEDDING FOR PVC STORM SEWERS AS PER OPSD 802.010, GRANULAR "A", COMPACTED TO 98% SPD.
- BEDDING FOR CONCRETE PIPE AS PER OPSD-802.030, CLASS B, GRANULAR "A", COMPACTED TO 98% SPMDD.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CATCHBASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010 OR OPSD 705.020. ALL CATCHBASIN FRAMES AND COVERS IN THE ROADWAY AS PER OPSD 400.110. ALL CATCHBASIN FRAMES AND COVERS IN WALKWAY AREAS AS PER OPSD 400.100.
- ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL CATCHBASIN LEADS TO BE MINIMUM 250mmØ PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034, OR NON-REINFORCED CONCRETE PIPE, OR BOSS 2000 HDPE IN ACCORDANCE WITH CSA-B182.6, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.

GRADING

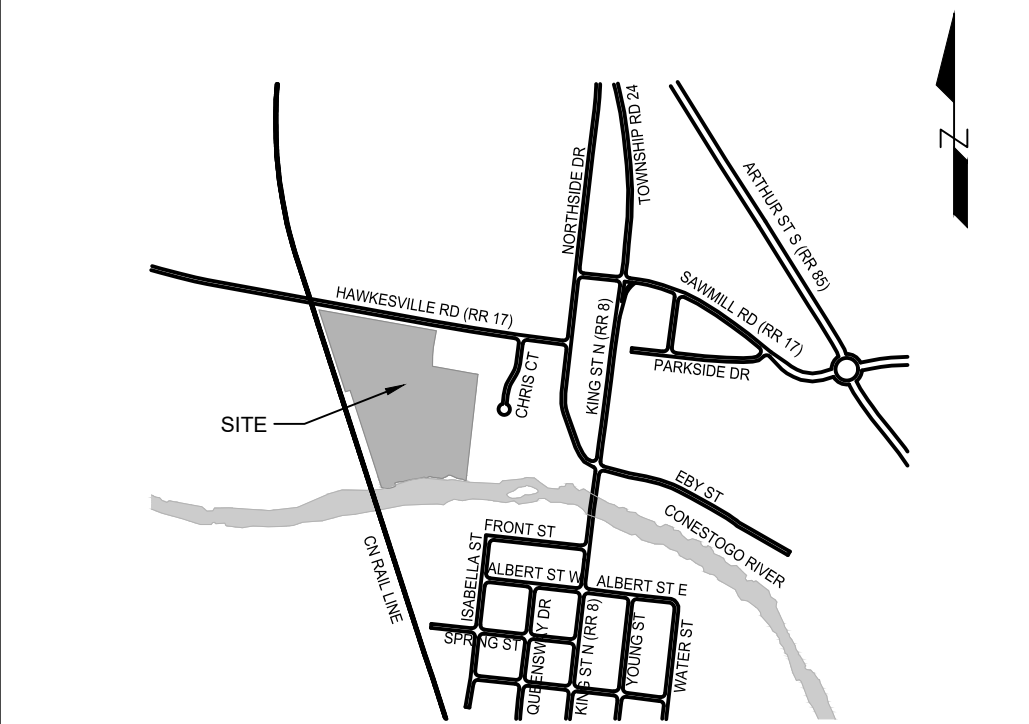
- THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
- CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
- ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% S_u, PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
- LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICES LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GEI CONSULTANTS CANADA LTD..
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GEI CONSULTANTS CANADA LTD..
- ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
- ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
- ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
- PAVEMENT GRADE SHALL BE MIN. 0.5%, MAX. 8%.
- DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
- SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.



TYPICAL CONDO ROAD
ASPHALT PAVEMENT
N.T.S.



TYPICAL CONDO ROAD CROSS SECTION
N.T.S.

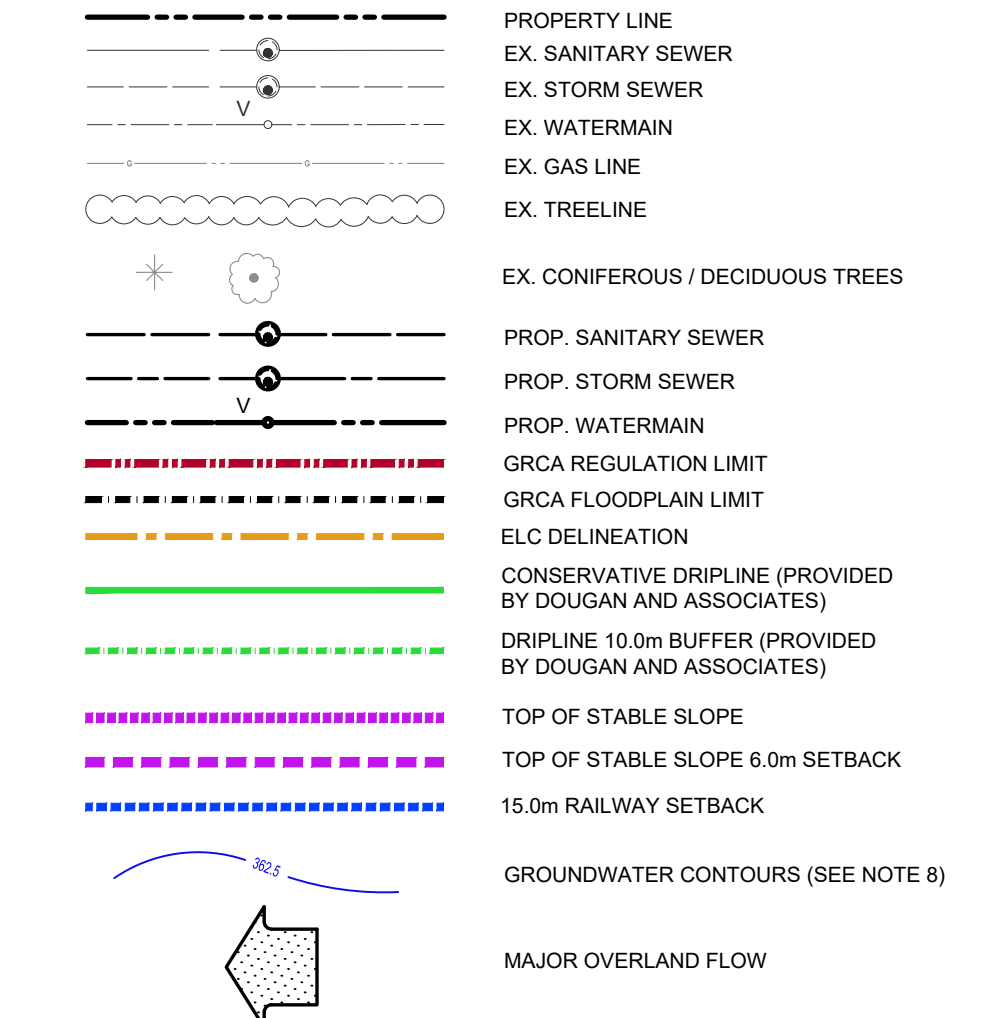


KEY PLAN
N.T.S.

NOTES :

- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 6, 2023, OCTOBER 24, 2023 AND FEBRUARY 29, 2024.
- DIPLINE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED JUNE 10, 2024.
- PROPOSED SITE PLAN PROVIDED BY POLOCORP, DATED DECEMBER 11, 2024.
- LEGAL BOUNDARY TAKEN FROM PLAN OF SURVEY PROVIDED BY JD BARNES LIMITED, DATED MAY 17, 2024.
- BOREHOLE LOCATIONS PROVIDED BY GEI CONSULTANTS CANADA LTD., DATED JUNE 2024.
- EXISTING INFRASTRUCTURE INFORMATION ON HAWKESVILLE ROAD OBTAINED FROM REGION OF WATERLOO, "REGIONAL ROAD NO. 17 ROAD IMPROVEMENTS, ST. JACOBS", DATED JULY 27, 2021.
- EXISTING GAS MAIN INFORMATION PROVIDED BY ENBRIDGE GAS INC., RECEIVED SEPT. 12, 2023.
- GROUNDWATER LEVEL CONTOURS INTERPRETED BASED ON MEASUREMENTS MADE MAY 3, 2024, WITH ADJUSTMENTS MADE TO ACCOUNT FOR DIFFERENCES IN MONITORING WELL DEPTH. NOT TO BE CONSTRUED AS SEASONAL HIGH GROUNDWATER LEVEL SURFACE. INTERPRETATION OF THE SEASONAL HIGH GROUNDWATER LEVEL SURFACE IS SUBJECT TO COLLECTION OF ADDITIONAL DATA.
- EXTERNAL EXISTING CONTOURS AT PROPERTY #47 HAWKESVILLE ROAD FROM GRCA ONLINE WEB MAP, RETRIEVED 2024-12-03.

LEGEND



BENCHMARK		SURVEYOR INFORMATION	
CUT CROSS IN BACK OF CURB BESIDE 1ST SIDE INLET CATCH BASIN EAST OF EAST DRIVEWAY INTO SITE. CC100 = 346.618m		GEI CONSULTANTS CANADA LTD 1650 WOODLAWN ROAD, BLOCK C, UNIT 2, GUELPH, ON, N1K 1B8 PHONE: 1-800-810-3281	

1		ISSUED FOR APPROVAL		2025-01-23		A.E.K.	
No.		DESCRIPTION		DATE		CHKD BY	

REVISIONS							
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TOWNSHIP OF WOOLWICH (ST JACOBS) REGION OF WATERLOO							
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POLOCORP INC. 51 HAWKESVILLE ROAD							
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DRAFT PLAN OF SUBDIVISION NUMBER:							
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REGISTERED PLAN NUMBER:							
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		TYPICAL NOTES AND DETAILS	
		330 TRILLIUM DRIVE UNIT D KITCHENER, ONTARIO N2E3J2 800.810.3281	
DESIGN BY: A.R. / B.L.		SCALE: NOT TO SCALE	
CHECKED BY: A.E.K.		DATE: JUNE 2024	
DRAWN BY: B.L.		PROJECT No. 2401775	
CITY FILE NUMBER: ..		DRAWING No. ND-1	