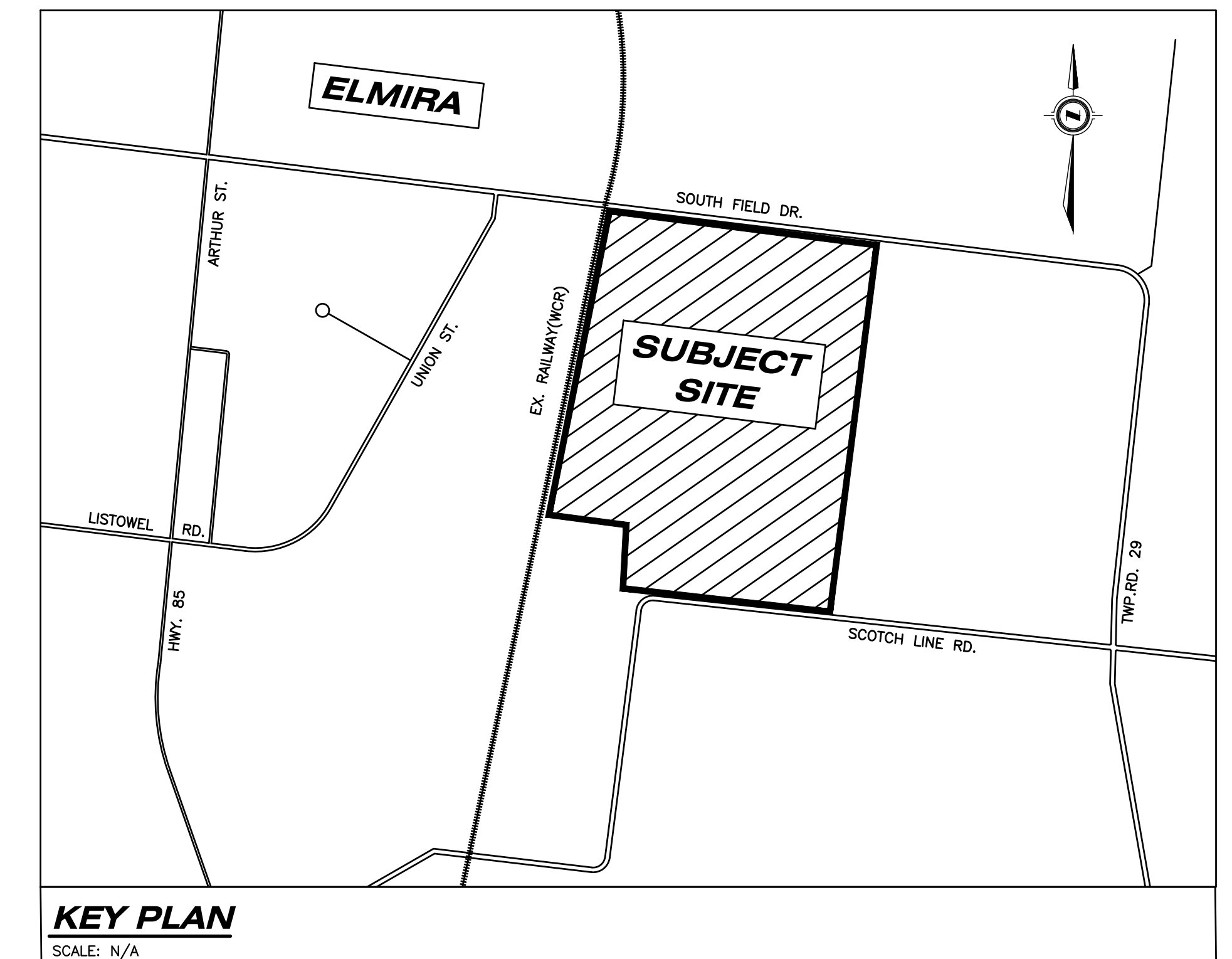


# ELMIRA INDUSTRIAL SUBDIVISION

--

## TOWNSHIP OF WOOLWICH, ONTARIO

| LIST OF DRAWINGS |                                     |
|------------------|-------------------------------------|
| SHEET No.        | SHEET TITLE                         |
| 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            |
| 4.3              | SANITARY SEWER CATCHMENTS AREA      |
| 4.4              | SANITARY DESIGN SHEET               |
| 4.5              | WATERMAIN DISTRIBUTION PLAN         |
| 5.1              | GRADING PLAN – OVERALL              |
| 5.2              | GRADING PLAN – SWMF BLOCK           |



**CONSULTANT:**



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

**DEVELOPER:**

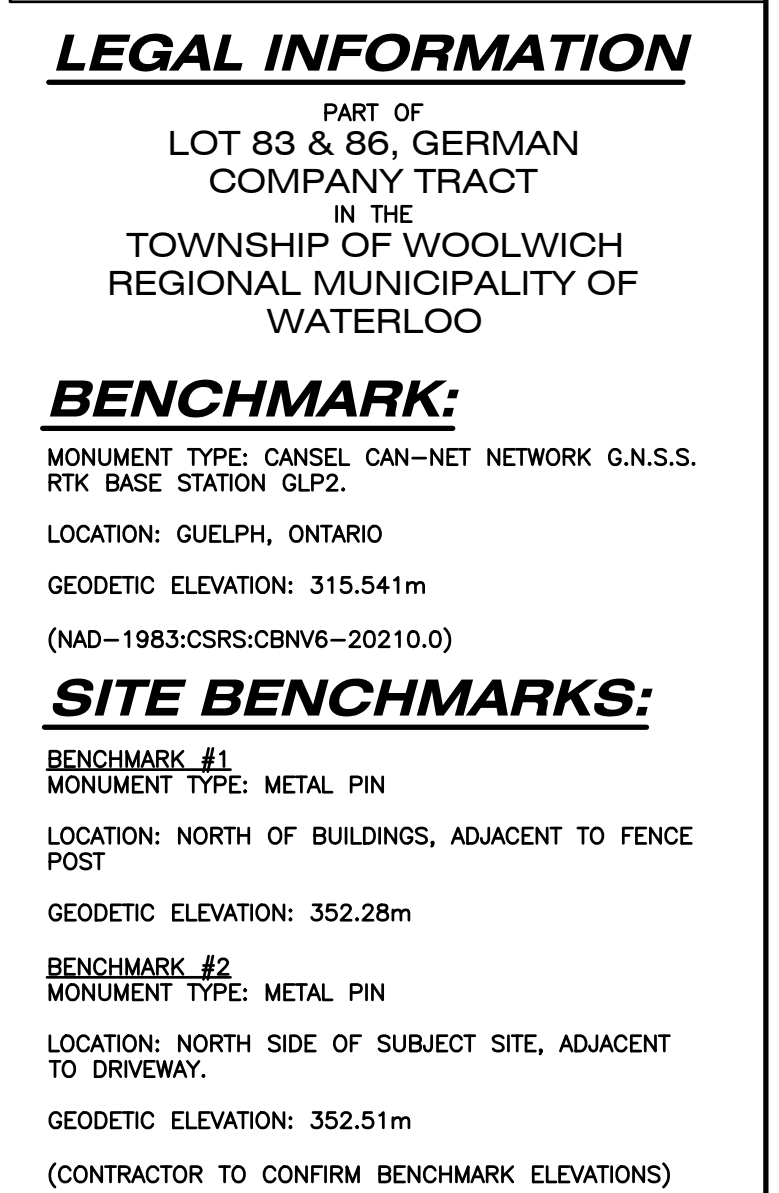
1000525725 ONTARIO INC.  
200-260 KING ST. W., KITCHENER, ON,  
N2G 1B6  
E: Bernienimer@outlook.com

**MUNICIPALITY:**



PRELIMINARY

|  |                                       |
|--|---------------------------------------|
|  | 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                    |

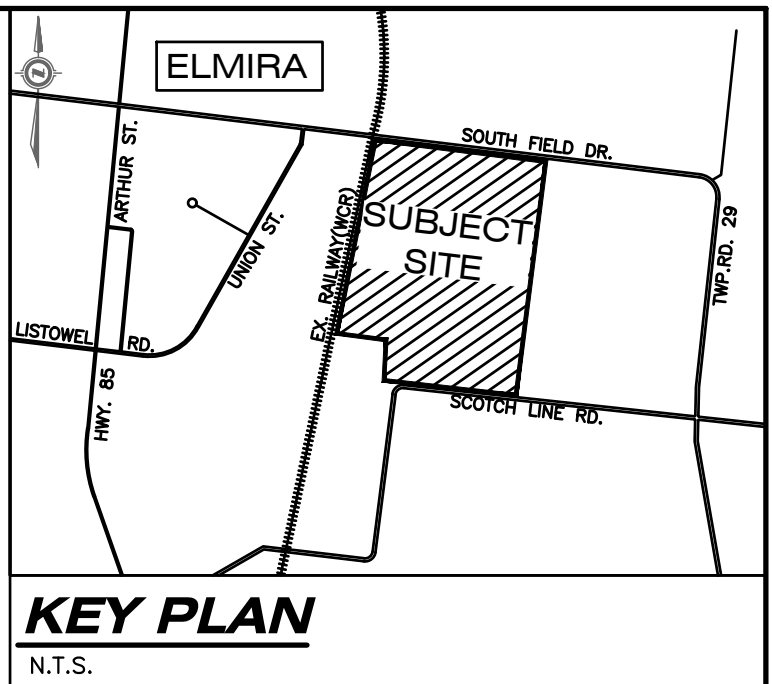
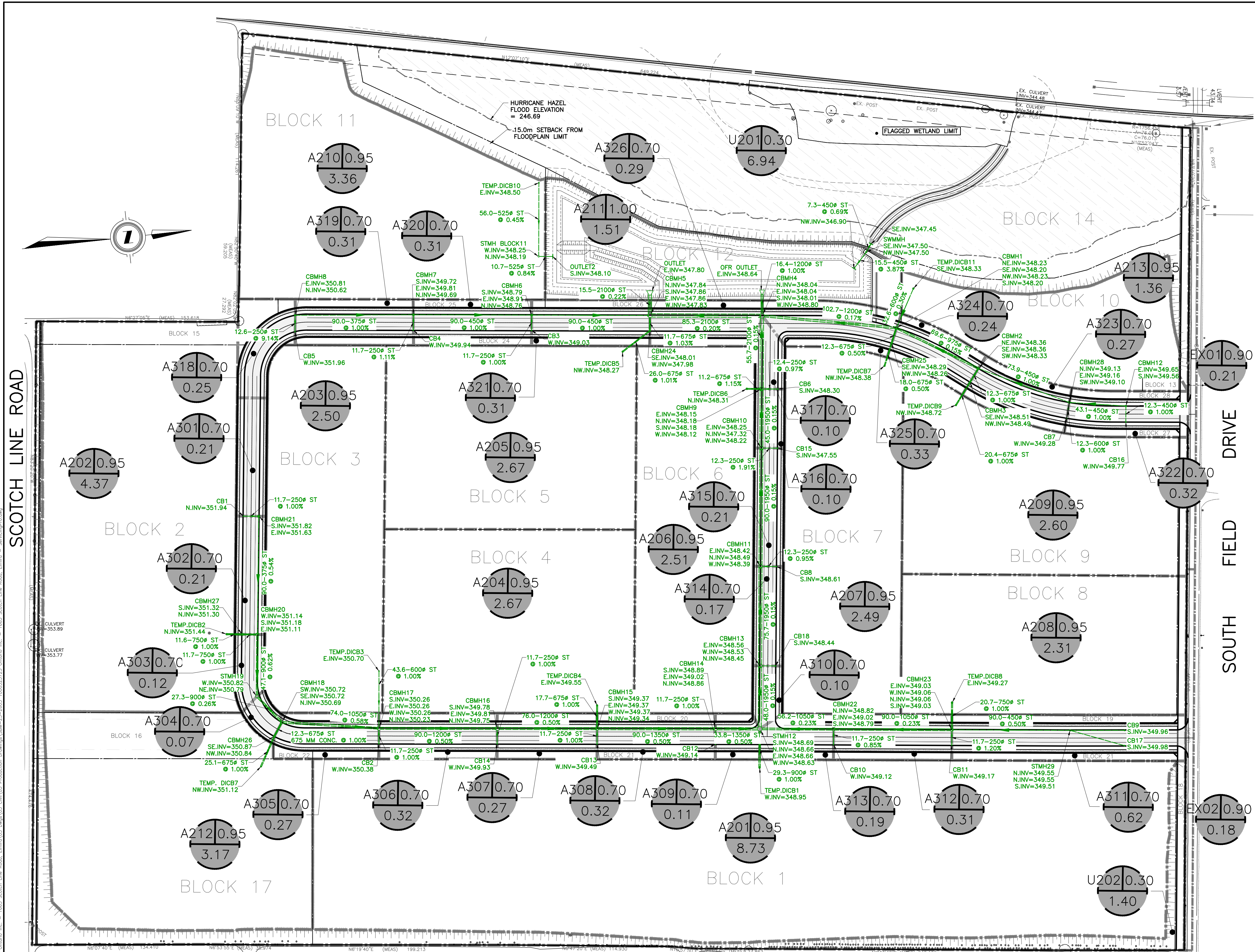


1. SWM, SANITARY, WATERMAIN, WATER BALANCE AND FLOOD MODELING REPORTS PREPARED BY SBM, PROJECT No. SBM-23-2603, DATED: APRIL 2025
2. PRELIMINARY DRAFT PLAN PROVIDED BY MHBC, FILE No. 2388A, DATED: NOVEMBER 2024
3. TOPOGRAPHIC INFORMATION OBTAINED FROM COORDINATION FILE FROM SBMG, FILE No. SBMG-23-0095,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

| AS CONSTRUCTED SERVICES |  | COMPLETION |            | No.      | REVISIONS | D/M/Y                   | BY       | CONSULTANT                                     | ENGINEER'S STAMP                                                                                                                                                                                                                                                                                                        | ENGINEER'S STAMP                                                                                                                         | CLIENT                     | SCALE | TITLE                                | NOTES, LEGEND AND DETAILS                | PROJECT No.        |
|-------------------------|--|------------|------------|----------|-----------|-------------------------|----------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------|--------------------------------------|------------------------------------------|--------------------|
|                         |  |            | DESIGN     | FZ/RS/JS | 1         | FOR DRAFT PLAN APPROVAL | 17/04/25 | FZ                                             | <br><b>STRIK<br/>BALDINELLI<br/>MONIZ</b><br>PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL<br>1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8<br>Tel: (519) 471-6667 Fax: (519) 471-0034<br>Email: sbm@sbmtld.ca | <br><b>PRELIMINARY<br/>NOT FOR<br/>CONSTRUCTION</b> | 1000525725 ONTARIO INC.    | N/A   | <b>ELMIRA INDUSTRIAL SUBDIVISION</b> | 1665 SCOTCH LINE ROAD<br>ELMIRA, ONTARIO | <b>SBM-23-2603</b> |
|                         |  | DRAWN      | FZ         |          |           |                         |          | 200-260 KING ST. W., KITCHENER, ON,<br>N2G 1B6 |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          | SHEET No.                  |       |                                      |                                          |                    |
|                         |  | CHECKED    | BH         |          |           |                         |          |                                                |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          | <b>1</b>                   |       |                                      |                                          |                    |
|                         |  | APPROVED   | BH         |          |           |                         |          |                                                |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          |                            |       |                                      |                                          |                    |
|                         |  | DATE       | 06/03/2025 |          |           |                         |          |                                                |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          |                            |       |                                      |                                          |                    |
|                         |  |            | CAD        | 23-2603  |           |                         |          |                                                |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          | E: bernienimer@outlook.com |       |                                      |                                          | PLAN FILE No.      |
|                         |  |            |            |          |           |                         |          |                                                |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                          |                            |       |                                      |                                          | -                  |







**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:CBN6-20210.0)

**SITE BENCHMARKS:**

BENCHMARK #1

MONUMENT TYPE: METAL PIN

LOCATION: NORTH OF BUILDINGS, ADJACENT TO FENCE  
POST

GEODETIC ELEVATION: 352.28m

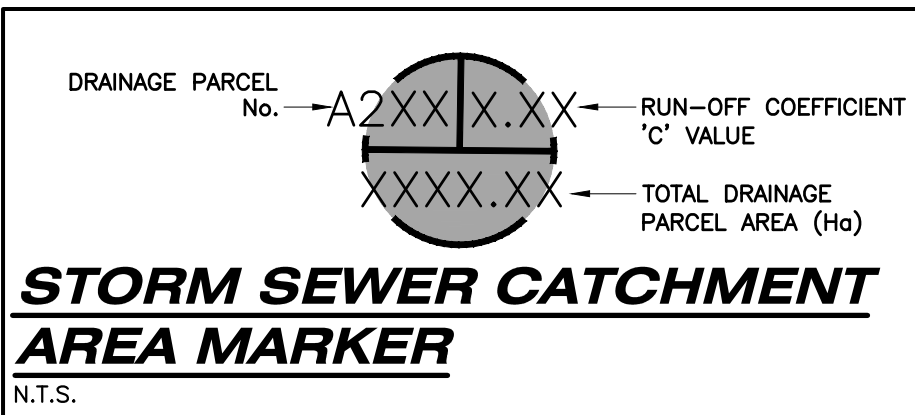
BENCHMARK #2

MONUMENT TYPE: METAL PIN

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

GEODETIC ELEVATION: 352.51m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



| AS CONSTRUCTED SERVICES | COMPLETION | No.             | REVISIONS | D/M/Y                   | BY       | CONSULTANT | ENGINEER'S STAMP | ENGINEER'S STAMP | CLIENT                              | SCALE        | TITLE                               | PROJECT No.   |
|-------------------------|------------|-----------------|-----------|-------------------------|----------|------------|------------------|------------------|-------------------------------------|--------------|-------------------------------------|---------------|
|                         |            | DESIGN FZ/RS/AJ | 1         | FOR DRAFT PLAN APPROVAL | 17/04/25 | FZ         |                  |                  | 1000525725 ONTARIO INC.             | SCALE 1:1500 | STORM SEWER - MINOR CATCHMENTS AREA | SBM-23-2603   |
|                         |            | DRAWN FZ        |           |                         |          |            |                  |                  | 200-260 KING ST. W., KITCHENER, ON, | 15.0 0 30.0m | ELMIRA INDUSTRIAL SUBDIVISION       | SHEET No.     |
|                         |            | CHECKED BH      |           |                         |          |            |                  |                  | N2G 1B6                             |              |                                     | 4.1           |
|                         |            | APPROVED BH     |           |                         |          |            |                  |                  |                                     |              |                                     | PLAN FILE No. |
|                         |            | DATE 16/04/2025 |           |                         |          |            |                  |                  |                                     |              |                                     |               |
|                         |            | CAD 23-2603     |           |                         |          |            |                  |                  | E: bernienimer@outlook.com          |              |                                     |               |

## Township of Woolwich, and the Region of Waterloo

### RUNOFF COEFFICIENT 'C' VALUES

THE FOLLOWING 'C' VALUES WILL APPLY WHEN DESIGNING STORM SEWERS:

$$\text{FLOW } Q = 2.78 \times A \times I \times R$$

WHERE Q=PEAK FLOW IN LITRES PER SECOND (L / s)

A=AREA IN HECTARES (Ha)

R=RUNOFF COEFFICIENT

I=RAINFALL INTENSITY (mm / hr)

$$I=A/(T_c+B)^C$$

RETURN PERIOD = 5 YEARS

| RETURN PERIOD | A    | B  | C      |
|---------------|------|----|--------|
| 5-YEAR        | 1593 | 11 | 0.8789 |

|                         |                 |     |                         |          |    |            |
|-------------------------|-----------------|-----|-------------------------|----------|----|------------|
| AS CONSTRUCTED SERVICES | COMPLETION      | No. | REVISIONS               | D/M/Y    | BY | CONSULTANT |
|                         | DESIGN FZ/BH/AJ | 1   | FOR DRAFT PLAN APPROVAL | 17/04/25 | FZ |            |
|                         | DRAWN FZ        |     |                         |          |    |            |
|                         | CHECKED BH      |     |                         |          |    |            |
|                         | APPROVED BH     |     |                         |          |    |            |
|                         | DATE 16/04/2025 |     |                         |          |    |            |
|                         | CAD 23-2603     |     |                         |          |    |            |

**STRIK  
BALDINELLI  
MONIZ**

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
1599 Adelaide St. N, Unit 301, London, Ontario, NSX 4E8  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmiltl.ca

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

CLIENT

ENGINEER'S STAMP

SCALE

TITLE

# 1000525725 ONTARIO INC.

200-260 KING ST. W., KITCHENER, ON,  
N2G 1B6

E: bernienimer@outlook.com

PROJECT No.  
**SBM-23-2603**

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SHEET No.  
**4.2**

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PLAN FILE No.  
**-**

**STORM SEWER DESIGN SHEET**

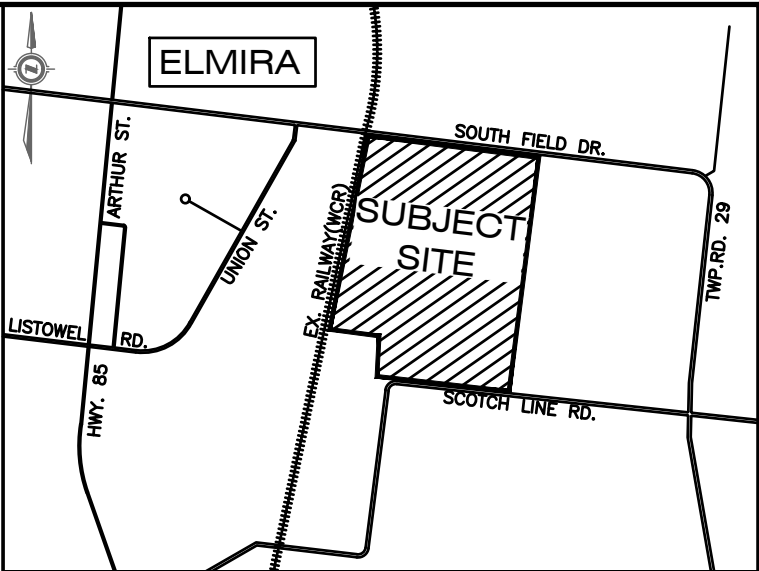
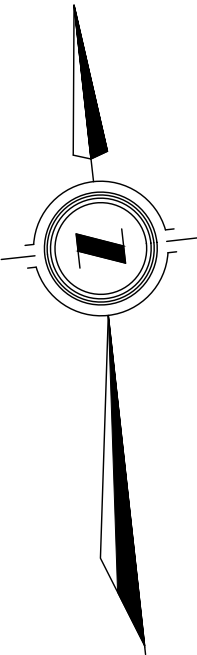
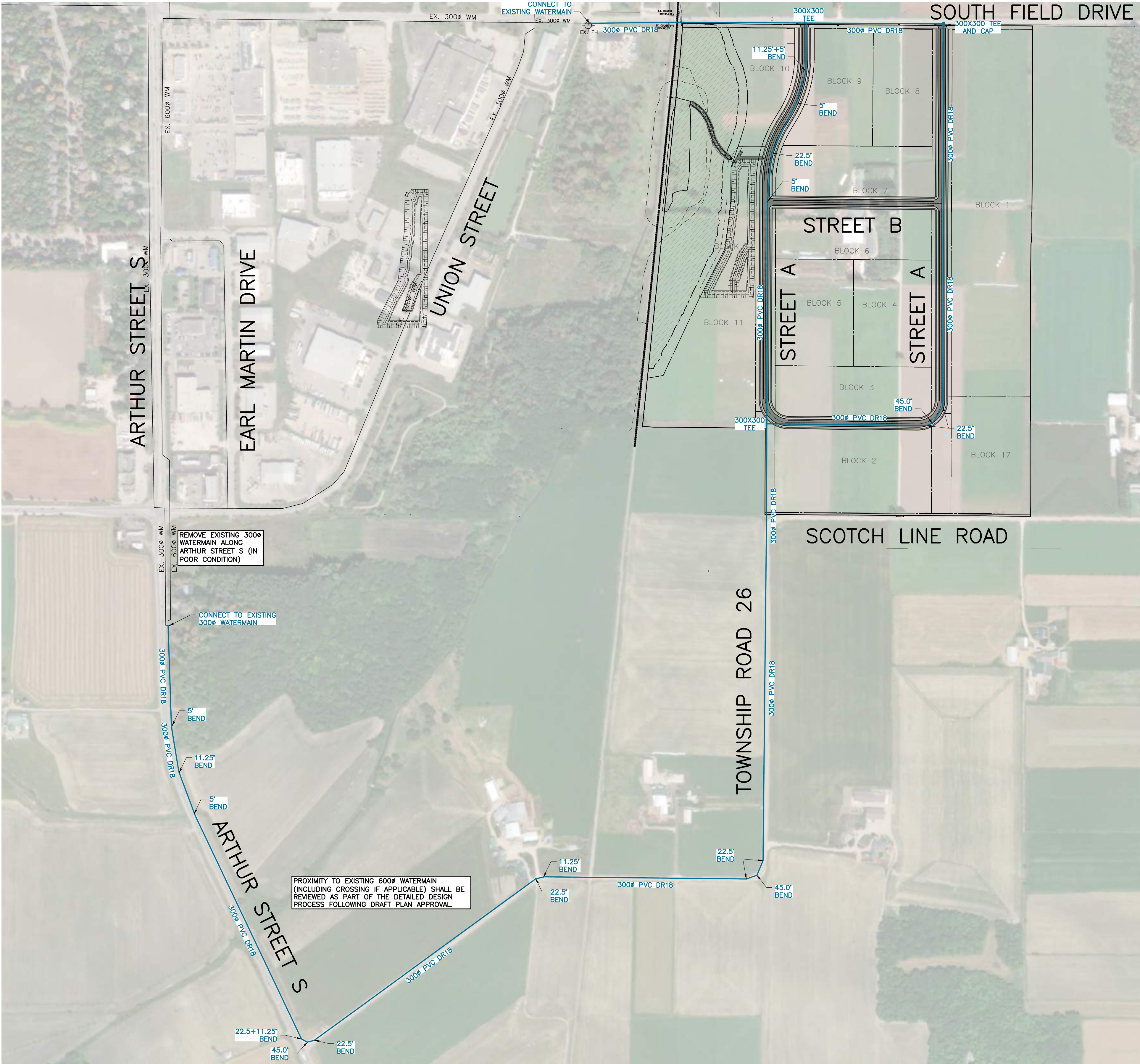
**ELMIRA INDUSTRIAL SUBDIVISION**

1665 SCOTCH LINE ROAD  
ELMIRA, ONTARIO



[illegible]

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S:\2023\Junk\SBM-23-2603\_1000525725 Ontario Inc. - 1665 Scotch Line Road, Elmira\03 Draw\03 Production Drawings\SBM-23-2603\_1000525725 Ontario Inc. - 1665 Scotch Line Road, Elmira - SanidationPro.dwg



**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:CBN6-20210.0)

**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)

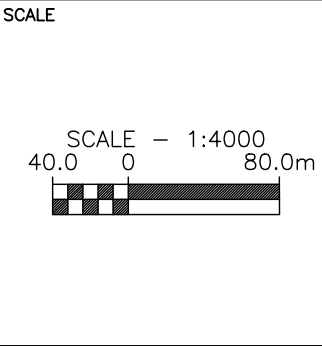
| AS CONSTRUCTED SERVICES | COMPLETION      | No. | REVISIONS               | D/M/Y    | BY |
|-------------------------|-----------------|-----|-------------------------|----------|----|
|                         | DESIGN FZ/RS/AJ | 1   | FOR DRAFT PLAN APPROVAL | 17/04/25 | FZ |
|                         | DRAWN FZ        |     |                         |          |    |
|                         | CHECKED BH      |     |                         |          |    |
|                         | APPROVED BH     |     |                         |          |    |
|                         | DATE 06/03/2025 |     |                         |          |    |
|                         | CAD 23-2603     |     |                         |          |    |
|                         |                 |     |                         |          |    |
|                         |                 |     |                         |          |    |
|                         |                 |     |                         |          |    |
|                         |                 |     |                         |          |    |

**STRIK BALDINELLI MONIZ**  
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
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Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmltd.ca



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.             |
|------------------------------------------|-------------------------|
| <b>WATERMAIN DISTRIBUTION PLAN</b>       | <b>SBM-23-2603</b>      |
| <b>ELMIRA INDUSTRIAL SUBDIVISION</b>     | SHEET No.<br><b>4.5</b> |
| 1665 SCOTCH LINE ROAD<br>ELMIRA, ONTARIO | PLAN FILE No.<br>—      |



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



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

**SITE BENCHMARKS:**

BENCHMARK #1  
MONUMENT TYPE: METAL PIN

LOCATION: NORTH OF BUILDINGS, ADJACENT TO FENCE POST

GEODETIC ELEVATION: 352.28m

LOCATION: NORTH SIDE OF SUBJECT SITE, ADJACENT TO DRIVEWAY

GEODETIC ELEVATION: 352.51m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

ELEVATIONS AND SLOPES SHOWN ON PROPERTY LINES REPRESENT THE ULTIMATE GRADING DESIGN.

ELEVATIONS AND SLOPES WITHIN INDUSTRIAL BLOCKS ARE INTERIM AND WILL BE REPLACED AS PART OF EACH BLOCK'S DEVELOPMENT.

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE MUNICIPAL BY-LAWS.

|                        |                                   |
|------------------------|-----------------------------------|
| GRADING PLAN - OVERALL | PROJECT No.<br><b>SBM-23-2603</b> |
|------------------------|-----------------------------------|

1665 SCOTCH LINE ROAD  
ELMIRA, ONTARIO

PROJECT No.  
**SBM-23-2603**

SHEET No. 5.1

|               |
|---------------|
| PLAN FILE No. |
|---------------|

| AS CONSTRUCTED SERVICES | COMPLETION      | No. | REVISIONS               | D/M/Y    | BY CONSULTANT |
|-------------------------|-----------------|-----|-------------------------|----------|---------------|
|                         | DESIGN FZ/RS/JJ | 1   | FOR DRAFT PLAN APPROVAL | 17/04/25 | FZ            |
|                         | DRAWN FZ        |     |                         |          |               |
|                         | CHECKED BH      |     |                         |          |               |
|                         | APPROVED BH     |     |                         |          |               |
|                         | DATE 06/03/2025 |     |                         |          |               |
|                         | CAD 23-2603     |     |                         |          |               |
|                         |                 |     |                         |          |               |
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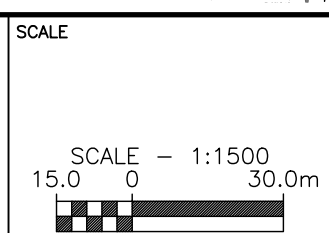
ENGINEER'S STAMP

***PRELIMINARY  
NOT FOR  
CONSTRUCTION***

CLIENT

1000525725 ONTARIO INC.  
200-260 KING ST. W., KITCHENER, ON,  
N2G 1B6

E: bernienimer@outlook.com



|  | TITLE |
|--|-------|
|--|-------|

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

GEODETIC ELEVATION: 315.541m

(NAD-1983:CSRS:CBNV6-20210.0)

BENCHMARK #1  
MONUMENT TYPE: METAL PIN

LOCATION: NORTH OF BUILDINGS, ADJACENT TO FENCE POST

GEODETIC ELEVATION: 352.28m

## BENCHMARK #2

LOCATION: NORTH SIDE OF SUBJECT SITE. ADJACENT

TO DRIVEWAY.

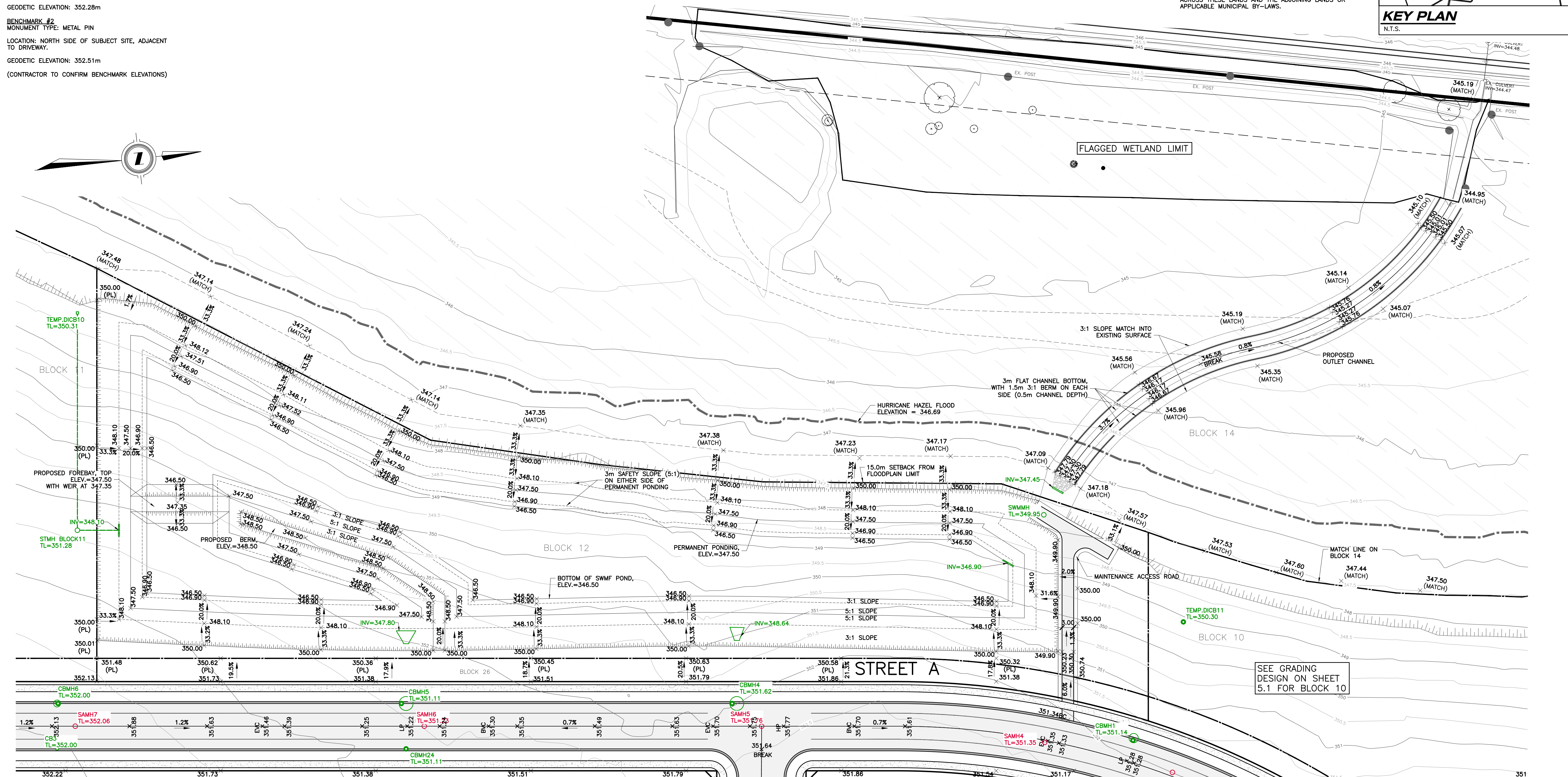
GEODETIC ELEVATION: 352.51m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

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

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE MUNICIPAL BY-LAWS.

|  |        |
|--|--------|
|  | N.T.S. |
|--|--------|

[illegible]