

- NOTES:**
- TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON NOVEMBER 14, 15, AND 16, 2023 AND DECEMBER 5, 6 AND 8, 2023.
  - PLAN OF SURVEY OF, PART OF LOTS 17 AND 18, CONCESSION 16 COMPLETED BY JD BARNES LIMITED, DATED FEBRUARY 5, 2024.
  - DRAFT PLAN OF SUBDIVISION PREPARED BY POLOCORP INC, DATED 2024-09-16.
  - WETLAND AND DRIPLINE FEATURE DELINEATION COMPLETED BY DOUGAN AND ASSOCIATES ECOLOGICAL CONSULTING AND DESIGN, DATED AUGUST 10, 2023.
  - SANITARY SEWER AND WATERMAIN INFORMATION ALONG ST DAVID STREET NORTH (HIGHWAY 6) TAKEN FROM PLAN AND PROFILE RECORD DRAWINGS FOR THE CONSTRUCTIONS OF MUNICIPAL SERVICES ALONG ST DAVID STREET NORTH (HIGHWAY 6) AND SIDEROAD NO. 18, DATED JANUARY 2023.
  - BOREHOLE / MONITORING WELL AND DRIVE-POINT PIEZOMETER LOCATION PER BOREHOLE LOCATION PLAN (FILE No. 1495) PREPARED BY CHUNG & VANDER DOELEN ENGINEERING LTD., DATED MAY 2024.
  - GROUNDWATER CONTOURS PER FIGURE No. 4 FROM THE HYDROGEOLOGICAL ASSESSMENT PREPARED BY CHUNG AND VANDER DOELEN DATED 2024-09-18.

**BENCHMARKS**

**VERTICAL CALIBRATION BENCHMARK**

COSINE BENCHMARK NO. 0011916U119F - ELEVATION = 339.321  
FEGUS POST OFFICE, BOLT IN SOUTH WALL, IN LINTEL OF BASEMENT WINDOW WHICH IS BETWEEN CLOCK TOWER AND LETTER DROP.

**ON SITE BENCHMARK**

**SIB 1 - ELEVATION = 422.099**  
SIB BESIDE DEPARTMENT OF HIGHWAYS BM AT SOUTHWEST CORNER OF SITE ON EAST HIGHWAY 6.

**TBM 1 - ELEVATION = 428.691**  
SPIKE SET HORIZONTALLY IN STUMP JUST NORTH OF DRIVEWAY #6581 ON EAST SITE OF HIGHWAY 6.

No.	DESCRIPTION	DATE	CHKD BY
2	ISSUED FOR APPROVAL	2025-03-12	P.G.
1	ISSUED FOR REVIEW	2025-03-04	A.K.

REVISIONS


TOWNSHIP OF CENTRE WELLINGTON (FERGUS)  
Engineering Services Department

POLOCORP INC.  
FERGUS SUBDIVISION  
SOUTHERN LANDS (968 ST. DAVID STREET NORTH)

DRAFT PLAN OF SUBDIVISION NUMBER: --

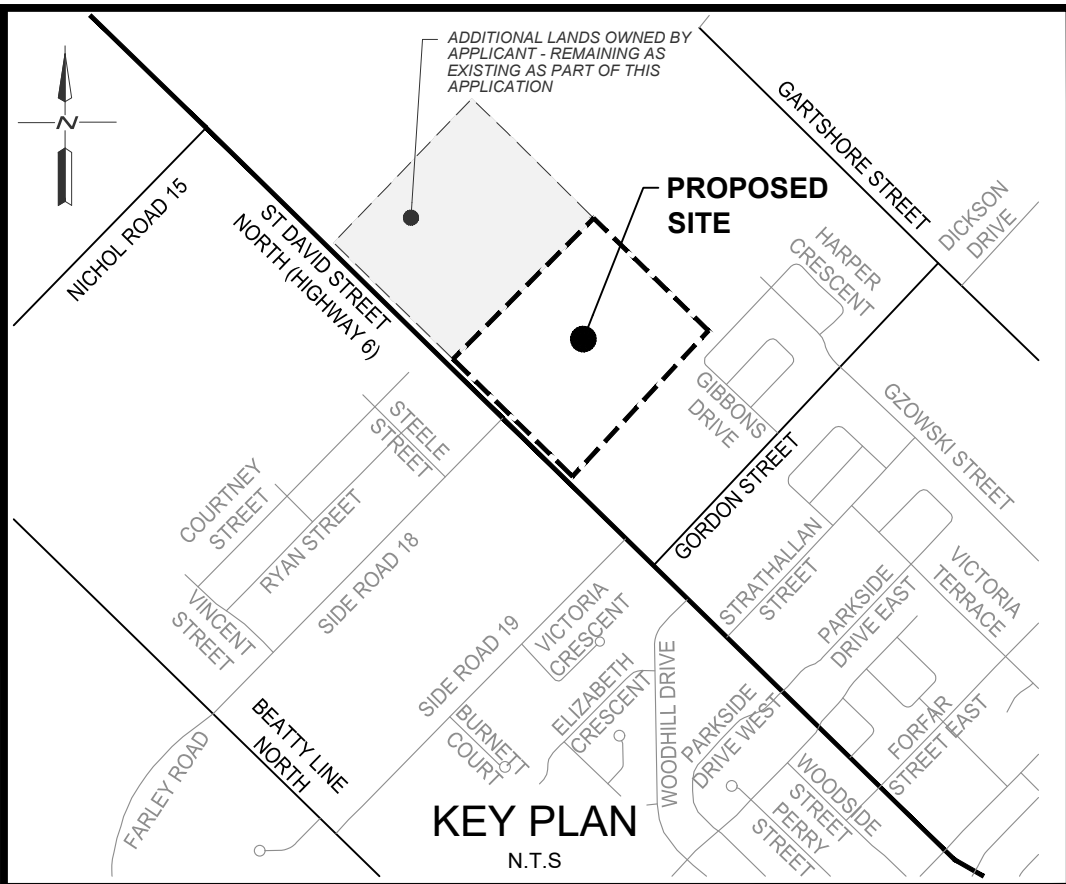
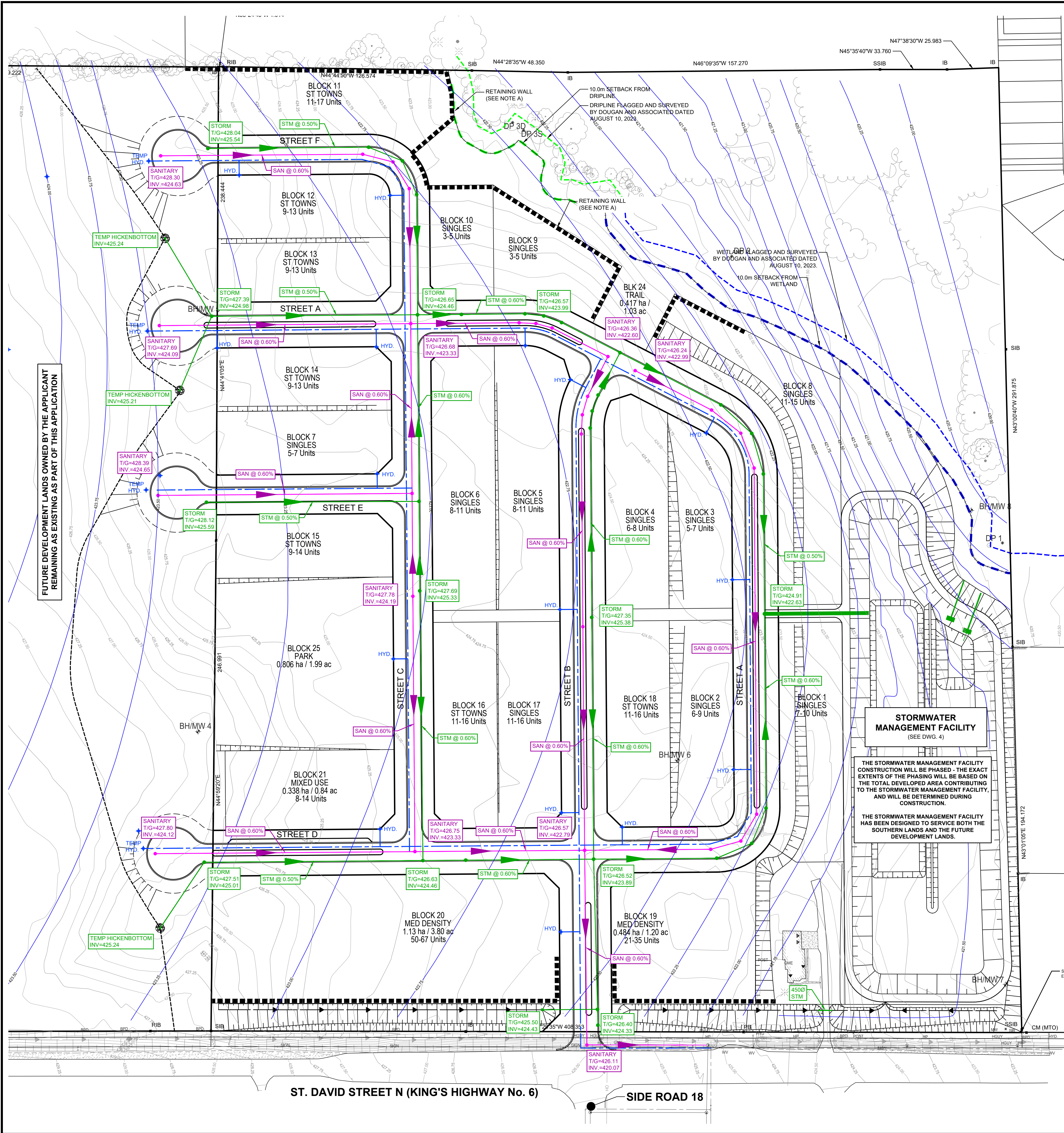
REGISTERED PLAN NUMBER: --

**EXISTING CONDITIONS AND REMOVALS PLAN**

330 TRILLIUM DRIVE, UNIT D  
KITCHENER, ON N2E 3J2  
519.748.1440

DESIGN BY:	B.L. / P.W.	SCALE:	PROJECT No.
CHECKED BY:	P.G.	1:1500	2401807
DRAWN BY:	B.L.	DATE: SEPTEMBER 2024	DRAWING No.
TOWNSHIP FILE NUMBER:	--		1





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COSINE BENCHMARK NO. 0011916U119F - ELEVATION = 339.321 FEGUS POST OFFICE, BOLT IN SOUTH WALL, IN LINTEL OF BASEMENT WINDOW WHICH IS BETWEEN CLOCK TOWER AND LETTER DROP.			
ON SITE BENCHMARK			
SIB 1 - ELEVATION = 422.099 SIB BESIDE DEPARTMENT OF HIGHWAYS BM AT SOUTHWEST CORNER OF SITE ON EAST HIGHWAY 6.			
TBM 1 - ELEVATION = 428.691 SPIKE SET HORIZONTALLY IN STUMP JUST NORTH OF DRIVEWAY #6581 ON EAST SITE OF HIGHWAY 6.			

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FERGUS SUBDIVISION  
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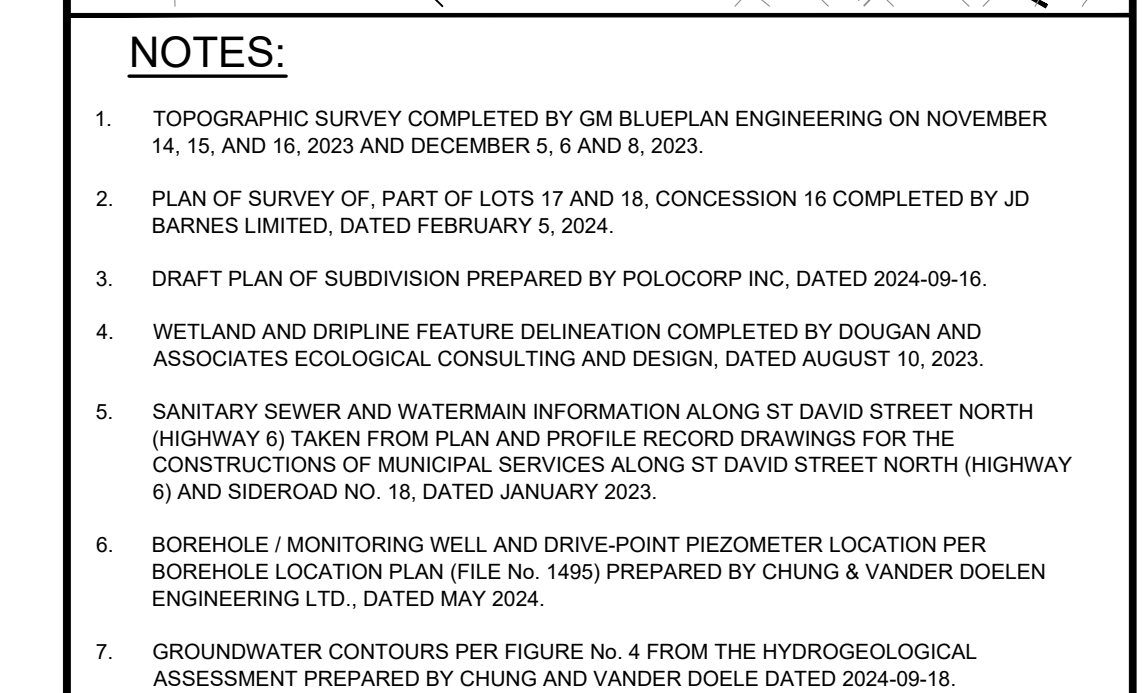
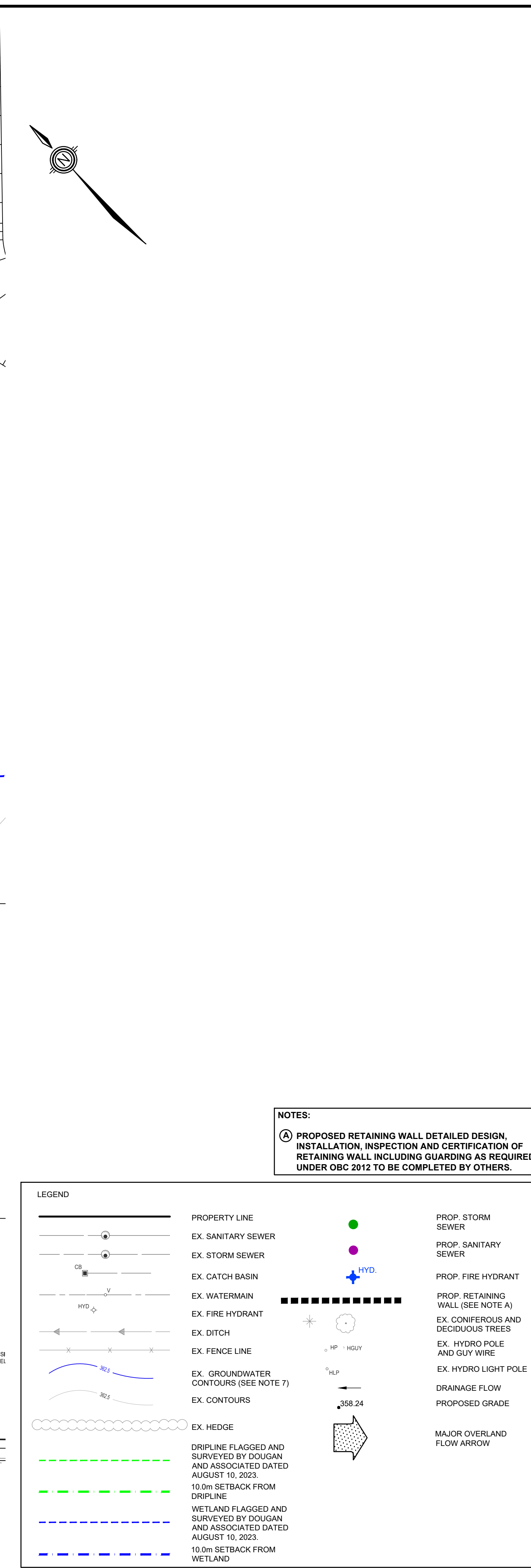
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REGISTERED PLAN NUMBER: --

PRELIMINARY SERVICING PLAN



DESIGN BY: B.L. / P.W.	SCALE: 1:1000	PROJECT No. 2401807
CHECKED BY: P.G.	DATE: SEPTEMBER 2024	DRAWING No. 2
DRAWN BY: B.L.		
TOWNSHIP FILE NUMBER: --		





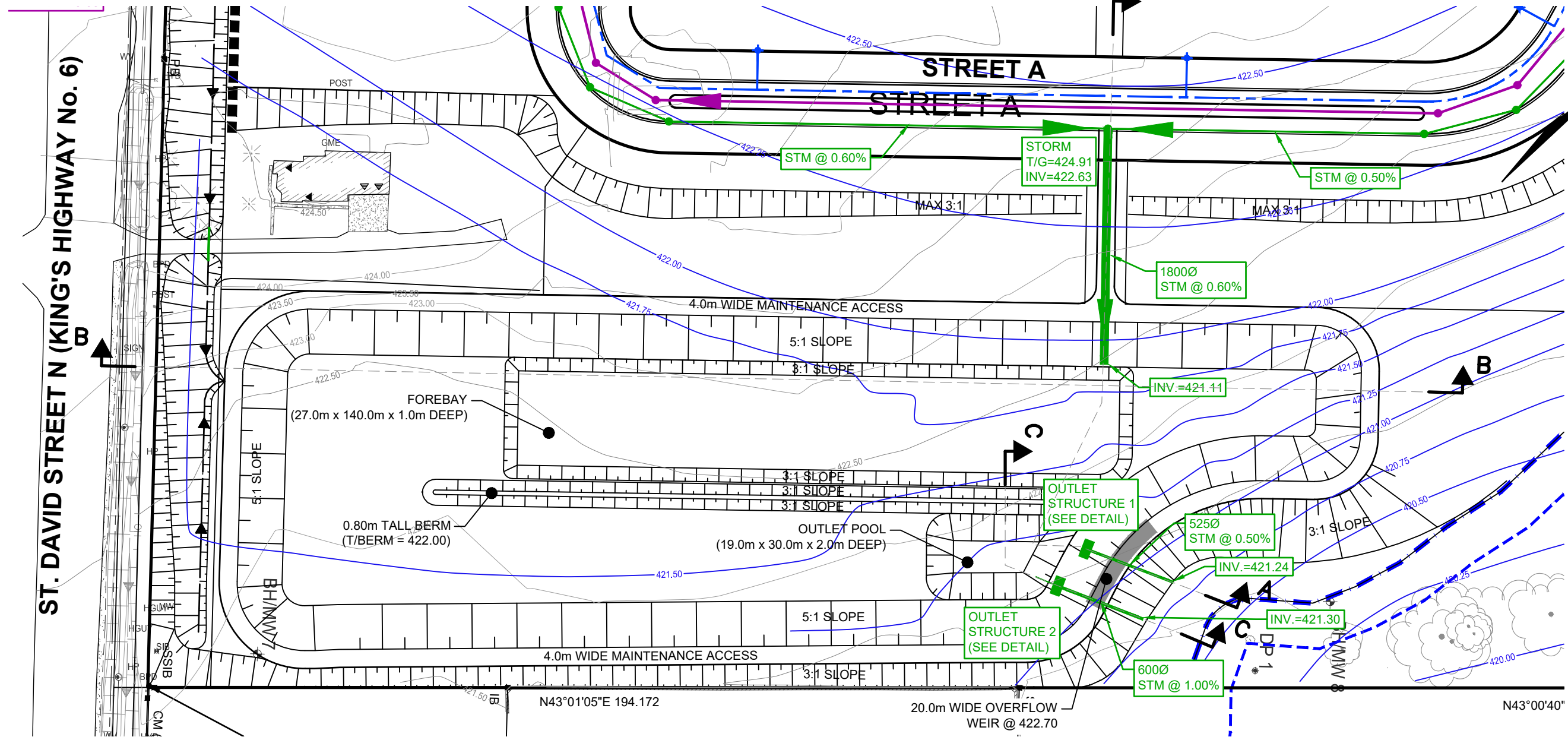
<b><u>BENCHMARKS</u></b>			
<b><u>VERTICAL CALIBRATION BENCHMARK</u></b>			
<b>COSINE BENCHMARK NO. 0011916U119F - ELEVATION = 339.321</b>			
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File: B:\Working\POLYCORP INC\2401807 - 422079 North Lands Hwy 6 Fergus\Design Phase\Drawings\Sheets\422079-GRD\_South.dwg Date: Mar 12, 2025 - 9:41am Edit By: brajam405



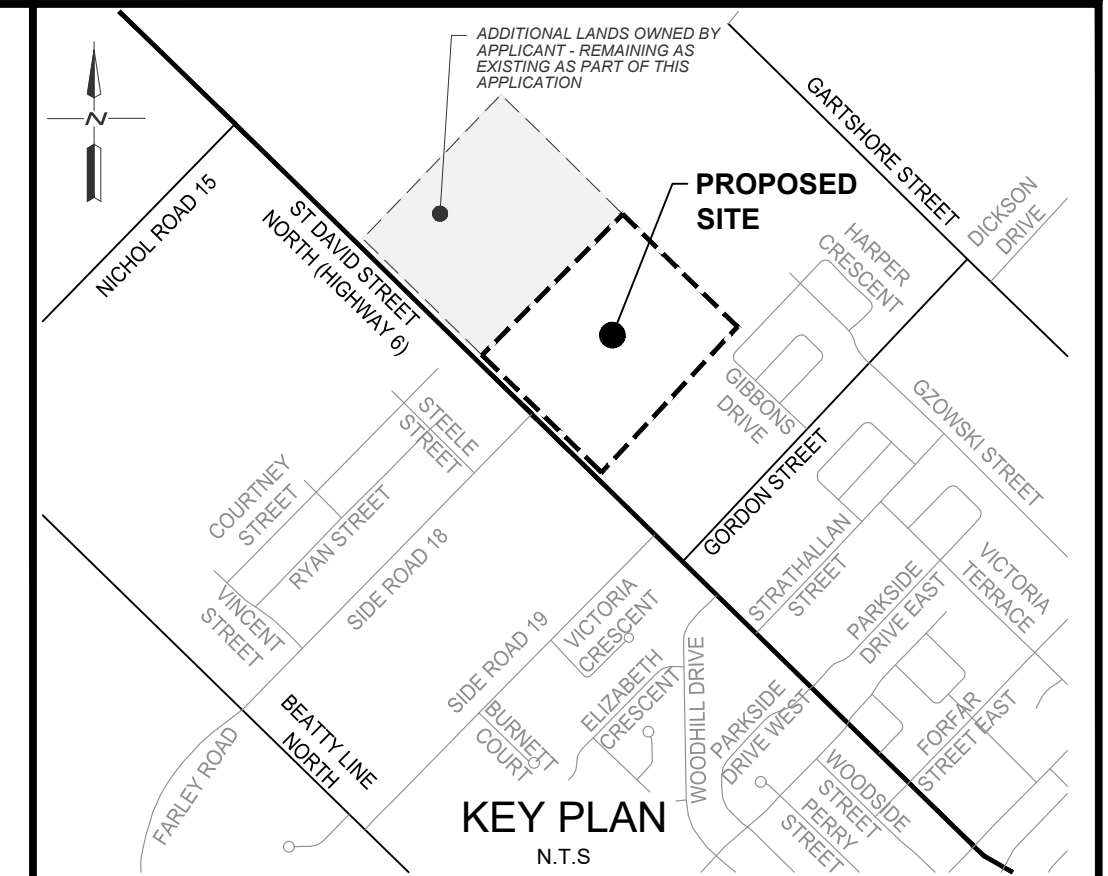
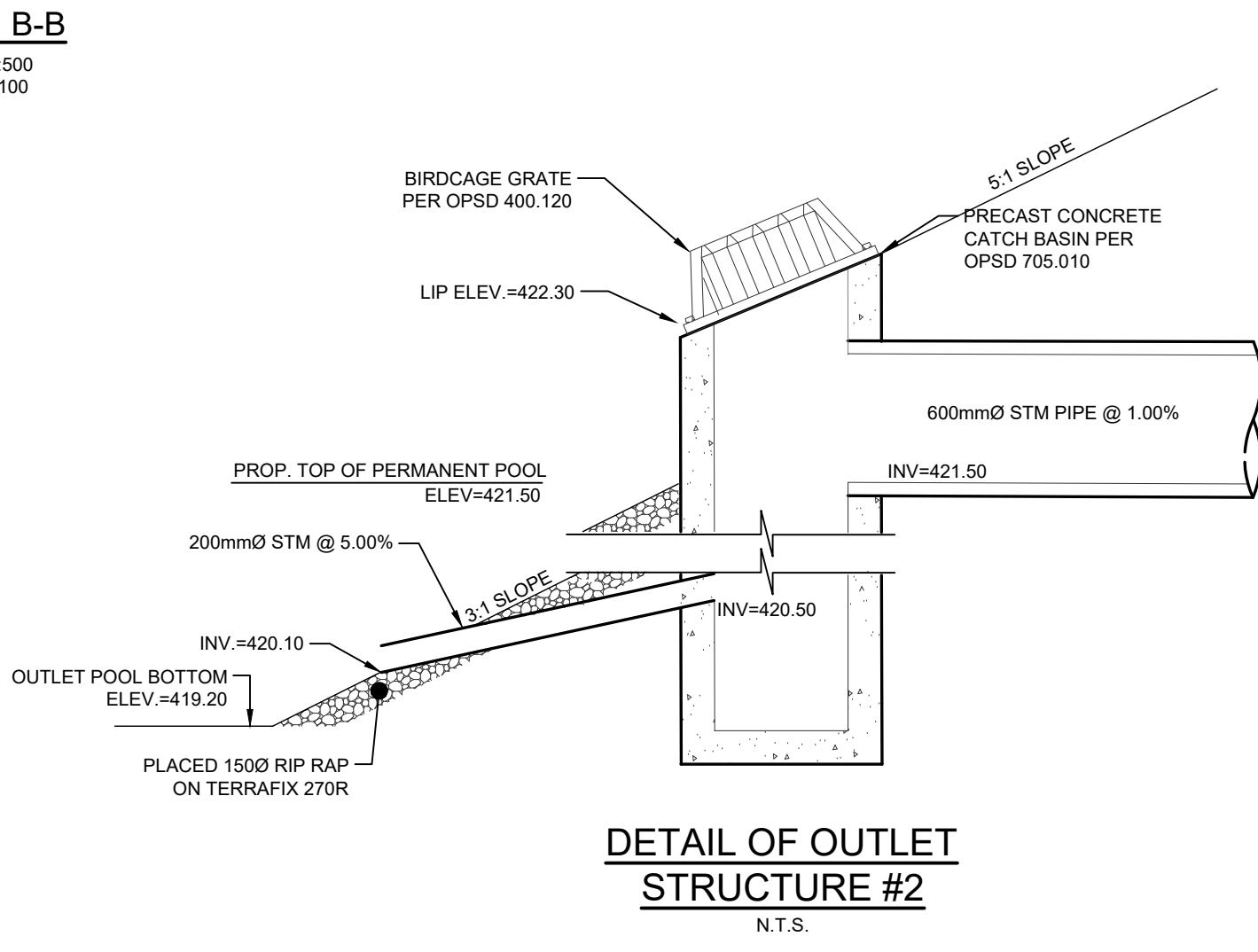
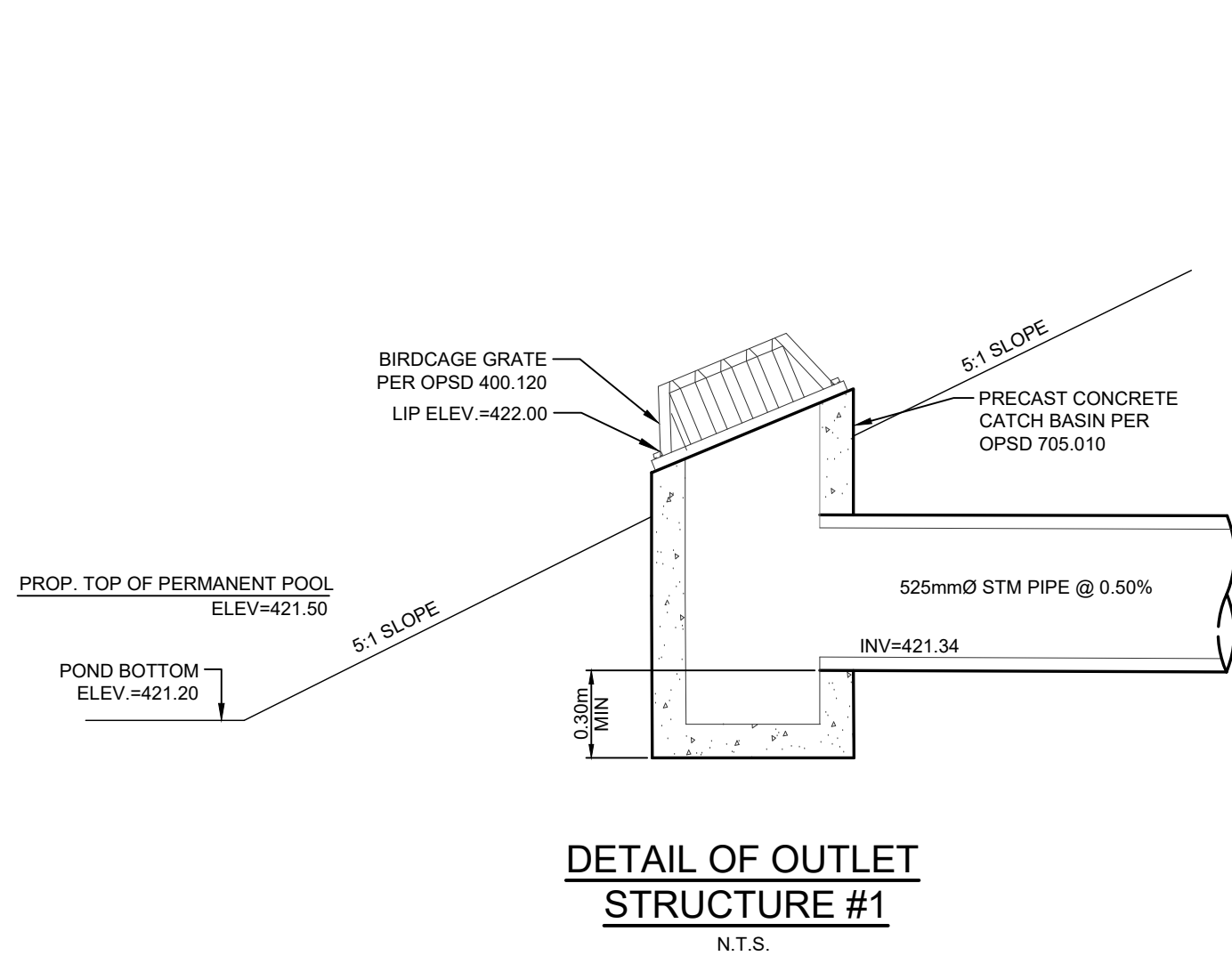
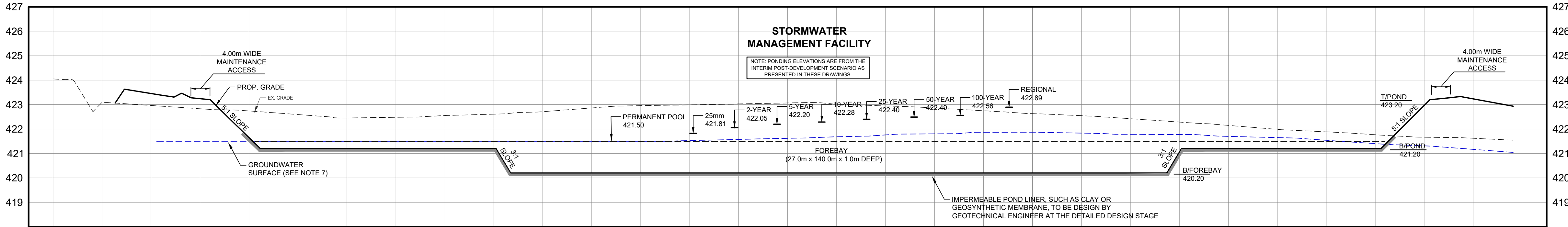
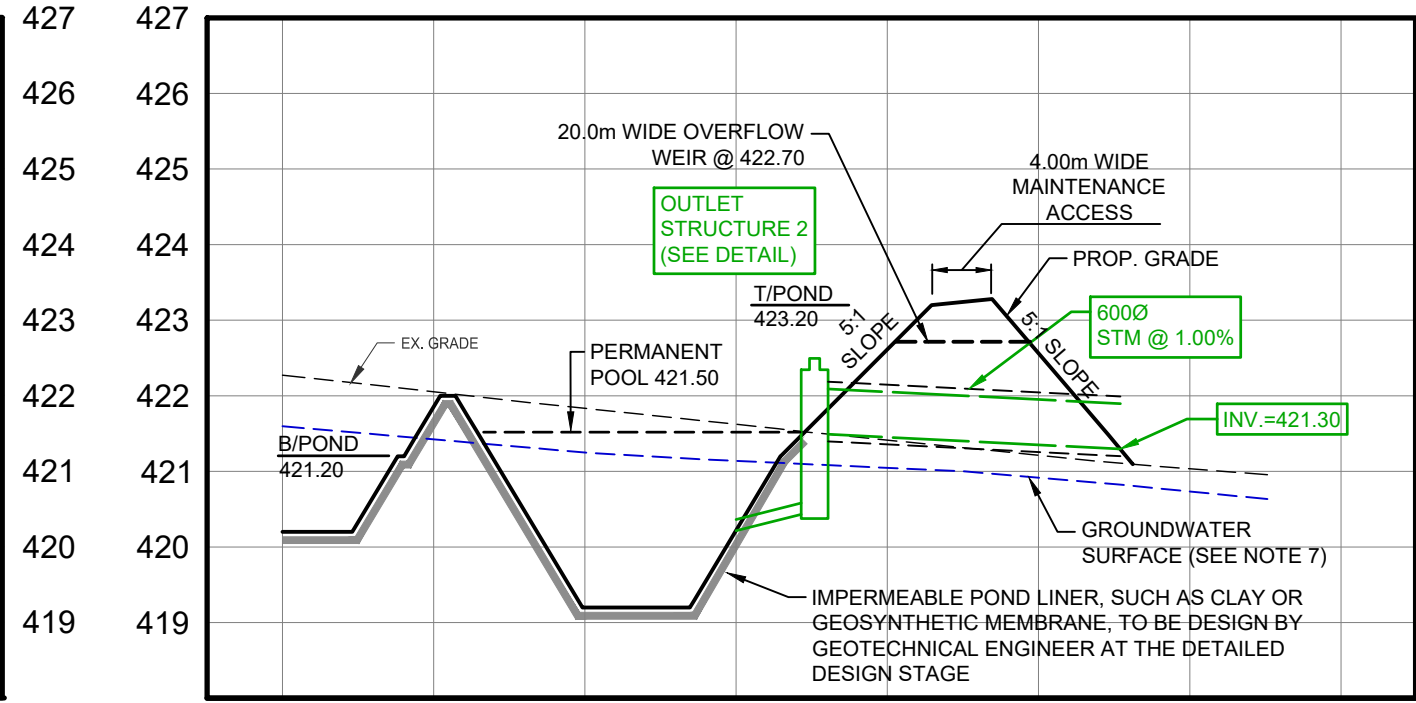
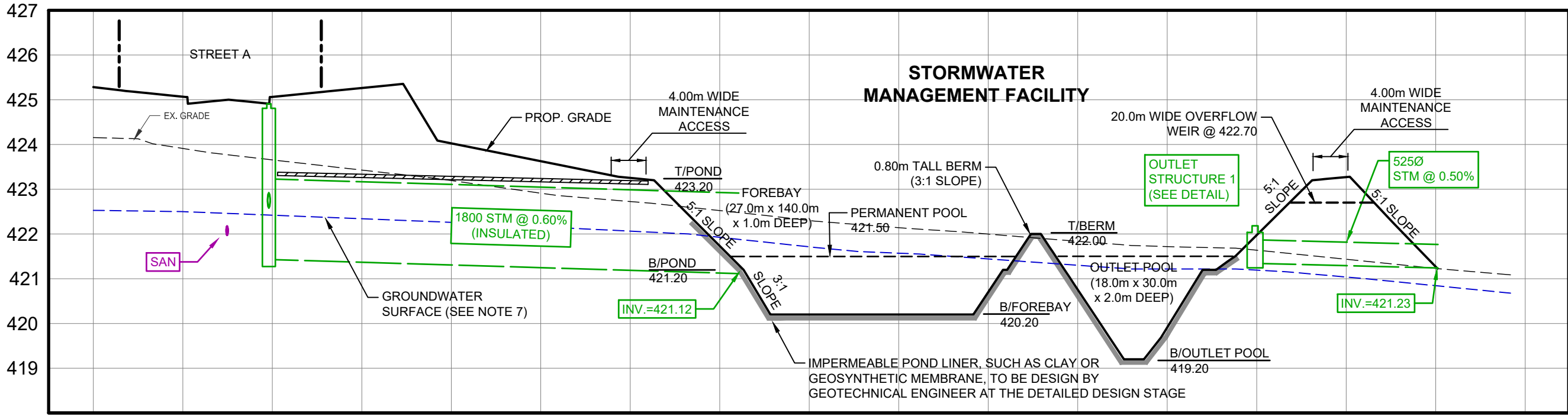
THE STORMWATER MANAGEMENT FACILITY CONSTRUCTION WILL BE PHASED - THE EXACT EXTENTS OF THE PHASING WILL BE BASED ON THE TOTAL DEVELOPED AREA CONTRIBUTING TO THE STORMWATER MANAGEMENT FACILITY, AND WILL BE DETERMINED DURING CONSTRUCTION.

THE STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED TO SERVICE BOTH THE SOUTHERN LANDS AND THE FUTURE DEVELOPMENT LANDS.



STORMWATER MANAGEMENT FACILITY - PLAN

SCALE: 1:1000



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1	ISSUED FOR REVIEW	2025-03-04	A.K.

TOWNSHIP OF CENTRE WELLINGTON (FERGUS)

Engineering Services Department

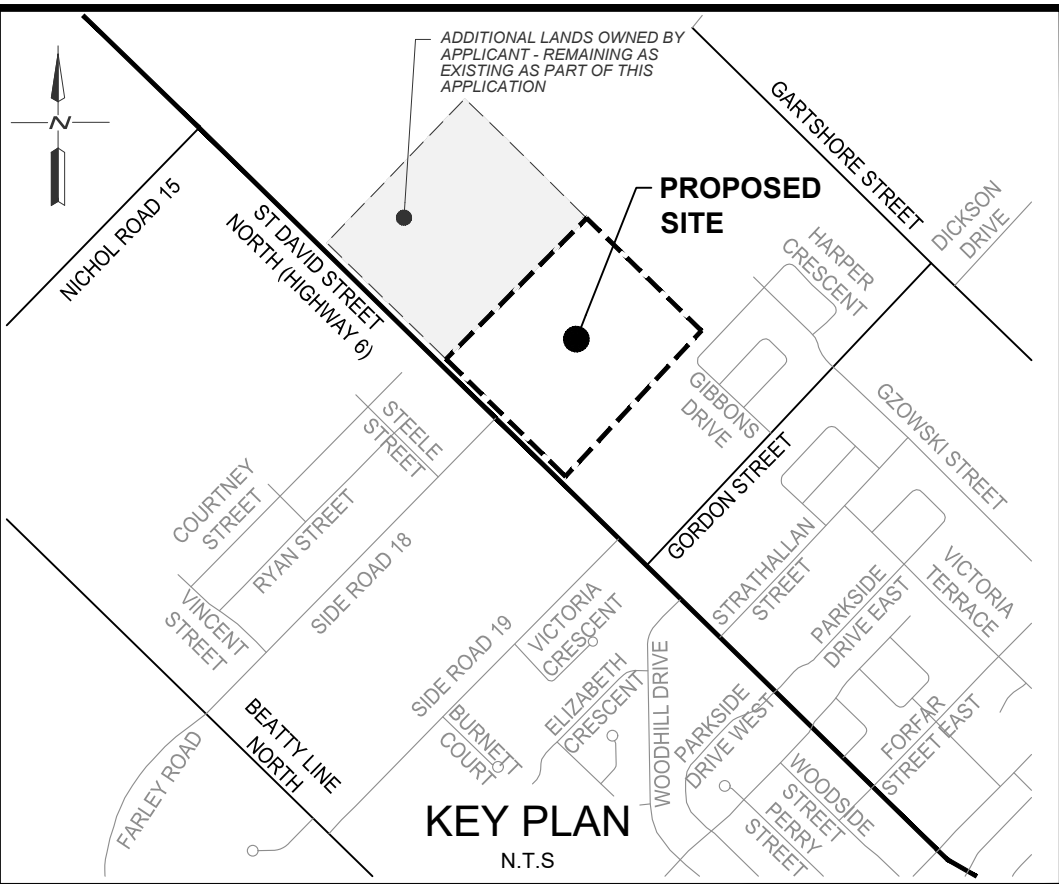
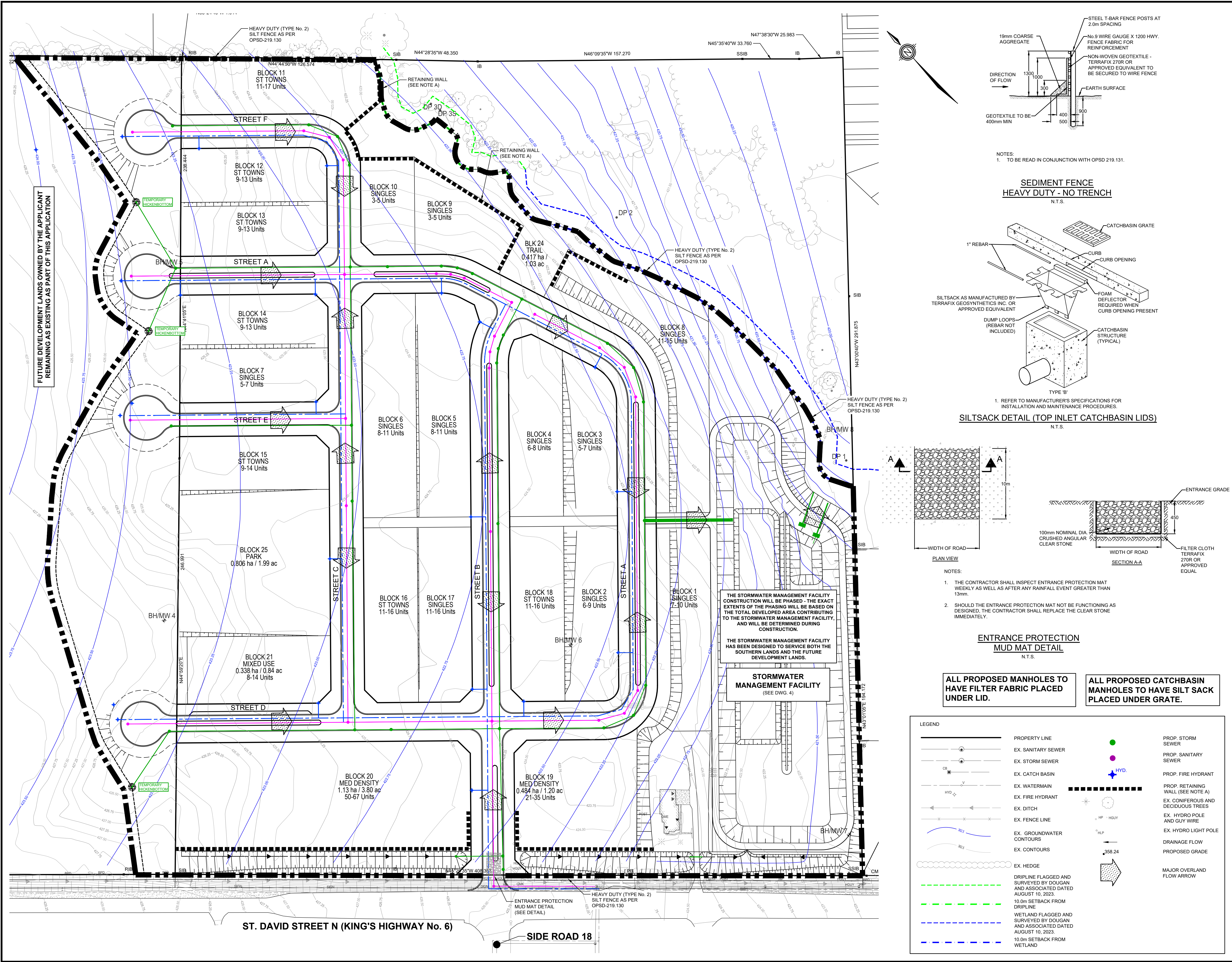
POLOCORP INC.  
FERGUS SUBDIVISION  
SOUTHERN LANDS (968 ST. DAVID STREET NORTH)

DRAFT PLAN OF SUBDIVISION NUMBER: --  
REGISTERED PLAN NUMBER: --

**STORMWATER MANAGEMENT DETAILS**

DESIGN BY:	B.L. / P.W.	SCALE:	AS NOTED	PROJECT No.	2401807
CHECKED BY:	P.G.	DATE:	SEPTEMBER 2024	DRAWING No.	4
DRAWN BY:	B.L.	TOWNSHIP FILE NUMBER:	--		





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2	ISSUED FOR APPROVAL	2025-03-12		P.G.
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**TOWNSHIP OF CENTRE WELLINGTON (FERGUS)**  
Engineering Services Department

**POLOCORP INC.**  
FERGUS SUBDIVISION  
SOUTHERN LANDS (968 ST. DAVID STREET NORTH)

DRAFT PLAN OF SUBDIVISION NUMBER: --

REGISTERED PLAN NUMBER: --

**EROSION AND SEDIMENT CONTROL PLAN**

**GEI Consultants**  
330 TRILLIUM DRIVE, UNIT D  
KITCHENER, ON N2E 3J2  
519.748.1440

DESIGN BY: B.L. / P.W. SCALE: 1:1000 PROJECT No. 2401807

CHECKED BY: P.G. DATE: SEPTEMBER 2024 DRAWING No. 5

DRAWN BY: B.L. TOWNSHIP FILE NUMBER: --

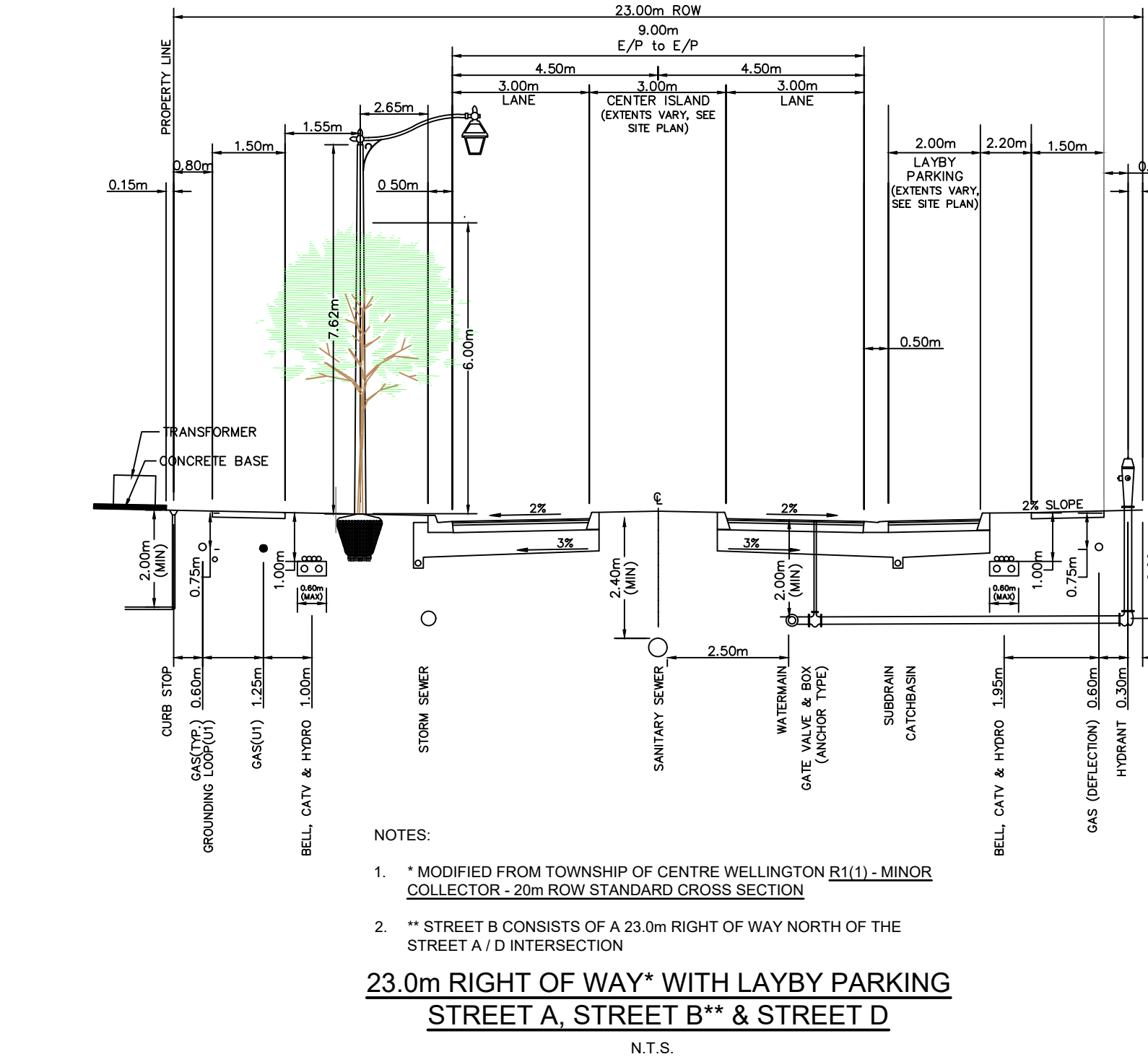


GENERAL NOTES

- 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 TOWN, REGION (OR COUNTY), MTO AND OPSP DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
- REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWN SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCR OACH 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, ENCR OACHMENT 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 TOWN, 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 TOWN 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 TOWN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWN.
- 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 TOWN.
- 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 TOWN SATISFACTION.
- BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWN.
- 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.

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<sub>td</sub> PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% S<sub>PD</sub>. 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 ENCR OACH 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 GM BLUEPLAN ENGINEERING LIMITED.
- THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED.
- 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 (G/L) 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.



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 A207.2, CLASS 650 OR LATEST REVISIONS, UNLESS OTHERWISE NOTED.
- STORM SERVICE LATERALS TO BE GREEN 100mm DIAMETER PVC SDR-28.
- 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% SPMD.
- 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-B182.8, ASTM D-3350, UNLESS NOTED OTHERWISE.
- ALL MAINTENANCE HOLES AND CATCHBASIN MAINTENANCE HOLES SHALL BE BENCHMARKED UP TO 3/4 HEIGHT REGARDLESS OF PIPE SIZE. ALL BENCHMARKING SHALL SLOPE UP AND AWAY FROM THE PIPE AT 8% SLOPE. STORM SEWER MAINTENANCE HOLES SHALL NOT BE PRE-BENCHMARKED BY THE MANUFACTURER EXCEPT IN NEW DEVELOPMENT. BENCHMARKING MAINTENANCE HOLES MUST BE COMPLETED DURING CONSTRUCTION ON SITE.

SANITARY

- ALL SANITARY SEWERS ARE TO BE PVC-DR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS, RUBBER GASKET, SERVICES TO BE PVC-DR 28.
- SANITARY SERVICE LATERALS TO BE WHITE 100mm DIAMETER PVC SDR-28.
- EXISTING SEWER INVERTS, MATERIAL TYPE, AND SIZE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- PROVIDE WATER TIGHT COVERS FOR SANITARY MANHOLES LOCATED IN PONDING AREAS.
- PRECAST MANHOLES TO BE MANUFACTURED TO REQUIREMENTS OF CSA A257.4 AND A.S.T.M. DESIGNATION C478M. 1200mm MANHOLES AS PER OPSD 701.010, 1500mm MANHOLES AS PER OPSD 701.011 MANHOLE FRAMES AND COVERS AS PER OPSD 401.010 TYPE 'A'.
- ALL PRECAST MAINTENANCE HOLES SHALL HAVE ALL PRECAST JOINTS EXTERNALLY WRAPPED WITH A WATERPROOF MEMBRANE (MIN. 0.30m WIDE STRIP). THIS INCLUDES ALL JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER.
- BENCHMARKING AS PER OPSD 701.021, TO SPRING LINE OF PIPE.
- BEDDING FOR PVC SANITARY SEWERS AS PER OPSD 802.010, GRANULAR 'A' COMPACTED TO 95% SPMD.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR MATERIAL OR LATEST TOWNSHIP SPECIFICATIONS AND COMPACTED TO 98% SPMD.
- ALL TESTING OF SANITARY SERVICES TO BE IN ACCORDANCE WITH O.B.C. - 2012 AND TOWNSHIP SPECIFICATIONS.
- ALL CONNECTIONS TO SANITARY MANHOLES TO BE MADE WITH A KORAN-SEAL ADAPTOR.

WATER

- WATER SERVICE PIPE TO BE PVC-DR 18 CL 150 CONFORMING TO CSA B137.3, INCLUDING 12 GAUGE 7 STRAND TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES. PIPE SHALL HAVE A MINIMUM COVER OF 2.0m. ALL WATERMAIN JOINTS TO BE APPROVED PUSH-ON, MECHANICAL OR FLANGE TYPE JOINTS AS REQUIRED FOR 1000 kPa RATED PRESSURE. CORROSION PROTECTION FOR ALL FITTINGS, VALVES AND HYDRANTS (HYPROTEC OR EQUAL).
- BEDDING AS PER OPSD 802.010, TYPE 1 & 2, GRANULAR 'A' COMPACTED TO 98% SPMD.
- ALL WATERMAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM THE TOWNSHIP'S APPROVED MATERIAL LIST FOR WATERMANS.
- WATERMANS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.5m AND HORIZONTAL SEPARATION OF 2.4m BETWEEN ANY SEWER OR MANHOLE.
- ALL WORKS WITHIN TOWNSHIP RIGHT-OF-WAY TO BE PERFORMED BY TOWNSHIP FORCES UPON APPLICATION.
- CONTRACTOR TO CONFIRM THE SIZE, LOCATION AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATERMAIN PRIOR TO COMMENCING ANY WORK.
- EXISTING WATERMAIN OBVERTS TO BE CONFIRMED ON SITE AT THE TIME OF CONSTRUCTION.
- ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR 'A' MATERIAL OR AS PER LATEST TOWNSHIP SPECIFICATIONS.
- FLUSHING, SWABBING, AND TESTING OF WATERMAIN AS PER ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
- VALVE AND BOX TO BE INSTALLED AS PER OPSD 1101.020.
- HYDRANTS SHALL CONFORM TO STD-W3 AND SHALL BE DARLING CENTURY STYLE BY CANADA VALVE COMPANY LIMITED OR MCAVITY STYLE M-67 BY CRANE (CANADA) LIMITED AND SHALL BE INSTALLED AS PER OPSD 1105.010.
- HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND BE YELLOW WITH GREEN BONNETS AND HOSE CAPS.
- ALL WATERMAIN MATERIALS, INSTALLATION METHODS AND TESTING SHALL CONFORM TO OBC-2012 AND TOWNSHIP SPECIFICATIONS.

