

# WELLINGS OF PICTON COUNTY OF PRINCE EDWARD RESIDENTIAL DEVELOPMENT PHASE 3

DRAWING LIST	
DRAWING No.	DRAWING NAME
ND-1	CONSTRUCTION NOTES & DETAILS
ND-2	STORMWATER MANAGEMENT FACILITIES DETAILS
LG-1	LOT GRADING PLAN - PHASE 3
LG-2	LOT GRADING PLAN - PHASE 4
GS-1	GENERAL SERVICING PLAN - PHASE 3
GS-2	GENERAL SERVICING PLAN - PHASE 4
PP-1	PLAN & PROFILE - COUNTY ROAD 49
PP-2	PLAN & PROFILE - STREET A - 0+000 TO 0+160
PP-3	PLAN & PROFILE - STREET A - 0+160 TO 0+320
PP-4	PLAN & PROFILE - STREET A - 0+310 TO 0+470
PP-5	PLAN & PROFILE - STREET A - 0+470 TO 0+620
ST-1	STORM CATCHMENT - PRE-DEVELOPMENT
ST-2	STORM CATCHMENT - POST-DEVELOPMENT
ST-3	STORM CATCHMENT - STORM NETWORK
SA-1	SANITARY CATCHMENT

**GENERAL CONSTRUCTION NOTES**

ALL WORK MUST HAVE COUNTY APPROVAL BEFORE COMMENCEMENT OF CONSTRUCTION AND WILL BE SUBJECT TO INSPECTION APPROVAL OF THE COUNTY.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH OCCUPATIONAL HEALTH AND SAFETY ACT.

THE OWNER COVENANTS AND AGREES NOT TO MAKE A MATERIAL SUBSTITUTION OR CAUSE A MATERIAL CHANGE TO THE APPROVED PLANS, WITHOUT NOTIFYING, FILING DETAILS, AND OBTAINING APPROVAL FROM THE ENGINEER/COUNTY.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO MATCH EXISTING CONDITIONS AND TO THE SATISFACTION OF THE OWNER/ENGINEER.

CONTRACTOR SHALL INSTALL AND MAINTAIN HEAVY DUTY SILT FENCE BARRIER SYSTEM AS TO PREVENT EROSION AND SEDIMENTATION ENTERING THE ADJACENT PROPERTIES.

ON SITE BARRIER FREE PARKING SHALL BE PROVIDED SUBJECT TO THE COUNTY'S PARKING BY-LAWS REGULATING BARRIER FREE PARKING ON PRIVATE PROPERTY. THE OWNER AGREES TO INSTALL, AT HIS EXPENSE, APPROPRIATE SIGNAGE FOR THE BARRIER FREE SPACES OF WHICH SHALL INCLUDE PAVEMENT MARKINGS, AND SIGNAGE INSTALLED A MINIMUM OF 1.0m AND A MAXIMUM 1.5m ABOVE GROUND LEVEL. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING SUCH SIGNAGE PRIOR TO OCCUPANCY OF THE BUILDING AND MAINTAINING OF SUCH.

**SANITARY SEWERS**

OPSD 401.040 CAST IRON, RAISED SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES TYPE 'A' CLOSED COVER

OPSD 701.010 PRECAST CONCRETE MAINTENANCE HOLE, 1200 mm DIAMETER

OPSD 701.021 MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES

OPSD 704.010 PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS

OPSD 802.010 FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION

OPSD 802.014 FLEXIBLE PIPE EMBEDMENT IN EMBANKMENT, ORIGINAL GROUND, EARTH, OR ROCK

PVC SANITARY SEWER PIPE SHALL BE 200 mm PVC DR35, CSA SPECIFICATION B182.2 AND B182.4

ALL SANITARY SEWER MAINS SHALL BE INSPECTED BY CCTV PRIOR TO ASPHALT PLACEMENT.

**STORM SEWERS**

OPSD 400.010 CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS

OPSD 401.040 CAST IRON, RAISED SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES TYPE 'A' CLOSED COVER

OPSD 701.010 PRECAST CONCRETE MAINTENANCE HOLE, 1200 mm DIAMETER

OPSD 701.030 PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200 mm DIAMETER, TAPERED TOP AND FLAT CAP

OPSD 704.010 PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBER

OPSD 705.010 PRECAST CONCRETE CATCH BASIN, 600 x 600 mm

OPSD 705.020 PRECAST CONCRETE TWIN INLET CATCH BASIN, 600 x 1450 mm

OPSD 705.030 PRECAST CONCRETE DITCH INLET, 600 x 600 mm

OPSD 708.030 CATCH BASIN CONNECTION FOR FLEXIBLE MAIN PIPE SEWER

OPSD 802.010 FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION

OPSD 802.014 FLEXIBLE PIPE EMBEDMENT IN EMBANKMENT, ORIGINAL GROUND, EARTH, OR ROCK

OPSD 810.010 GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS (TYPE 'B')

PVC STORM SEWER PIPE SHALL BE HDPE BELL AND SPIGOT GASKET SEWER PIPE, CSA SPECIFICATION B182.4.

ALL STORM SEWER MAINS SHALL BE INSPECTED BY CCTV PRIOR TO ASPHALT PLACEMENT.

**WATERMANS**

OPSD 802.010 FLEXIBLE PIPE EMBEDMENT AND BACKFILL, EARTH EXCAVATION

OPSD 802.014 FLEXIBLE PIPE EMBEDMENT IN EMBANKMENT, ORIGINAL GROUND, EARTH, OR ROCK

OPSD 1105.010 HYDRANT, INSTALLATION

OPSD 1109.011 CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS

PVC WATERMAIN SHALL BE 200 mm DR18, COLOUR BLUE BRUTE.

ALL WATERMANS/SERVICE INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH OPSB, OBC, AND PRINCE EDWARD COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.

ALL WATERMANS SHALL BE PRESSURE TESTED AND CHLORINATED TO COUNTY OF PRINCE EDWARD STANDARDS.

**PARKING LOT CONSTRUCTION**

**CONCRETE CURBS**

OPSD 600.110 CONCRETE BARRIER CURB

**LIGHT DUTY ASPHALT**

50 mm HL3 HOT MIX ASPHALT, SURFACE COURSE  
150 mm GRANULAR 'A'  
300 mm GRANULAR 'B' TYPE II

**HEAVY DUTY ASPHALT**

50 mm HL3 HOT MIX ASPHALT, SURFACE COURSE  
50 mm HL8 HOT MIX ASPHALT, BASE COURSE  
150 mm GRANULAR 'A'  
300 mm GRANULAR 'B' TYPE II

**POND CONSTRUCTION**

FINISH POND WITH 150mm TOPSOIL AND HYDROSEED CW MULCH USING HYDRO STRAW BFM OR EQUIVALENT AT 4000 lbs/ac

PLACE R-10 RIP RAP ON EMERGENCY SPILLWAY WEIR OPSB S11. RIP RAP TO EXTEND 1m PAST TOP OF BANK AND 1m PAST EMERGENCY SPILLWAY, BOTH SIDES.

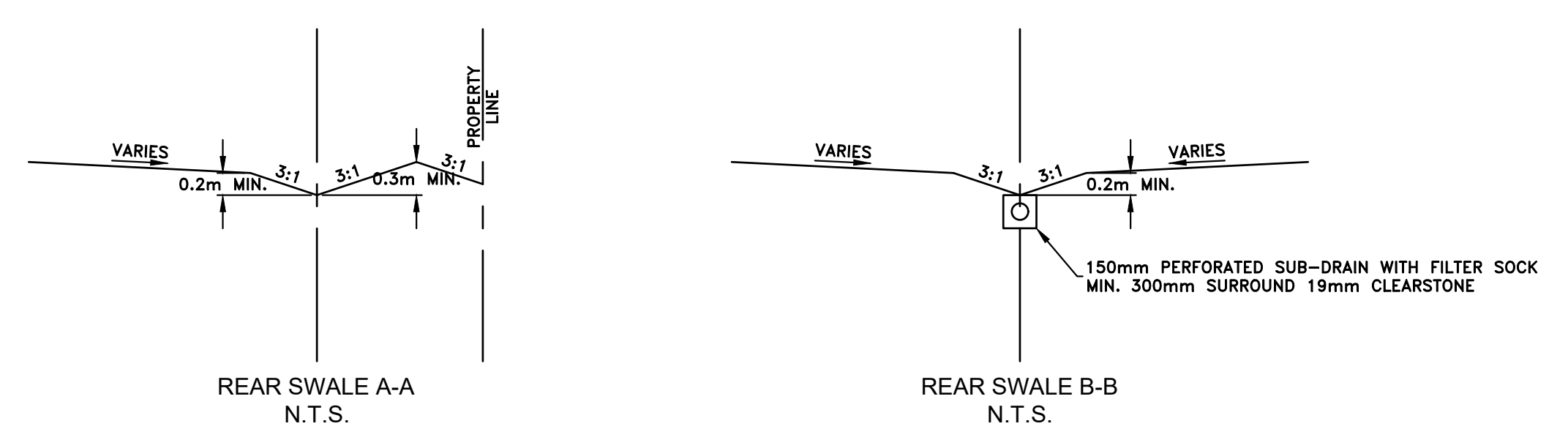
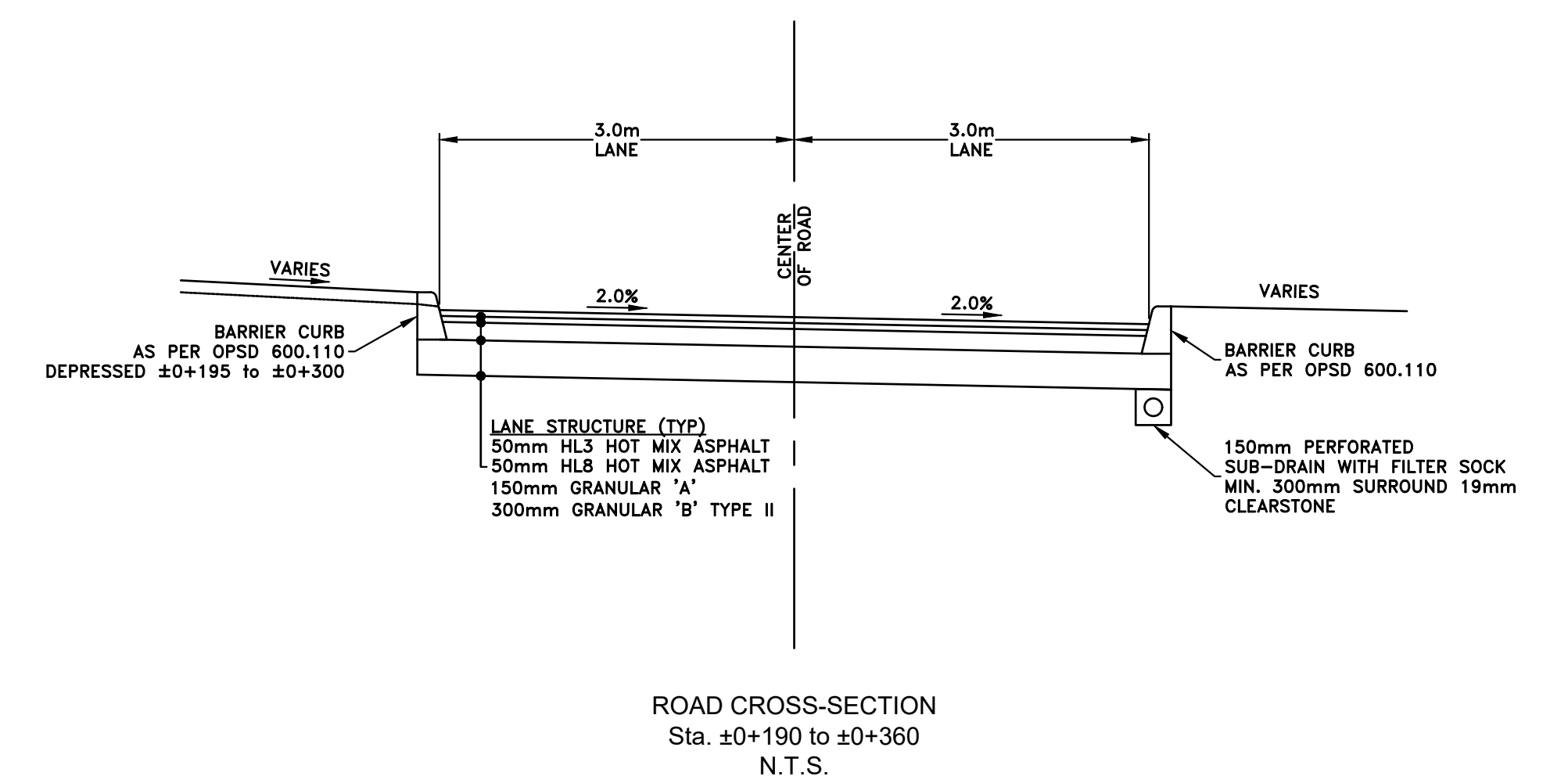
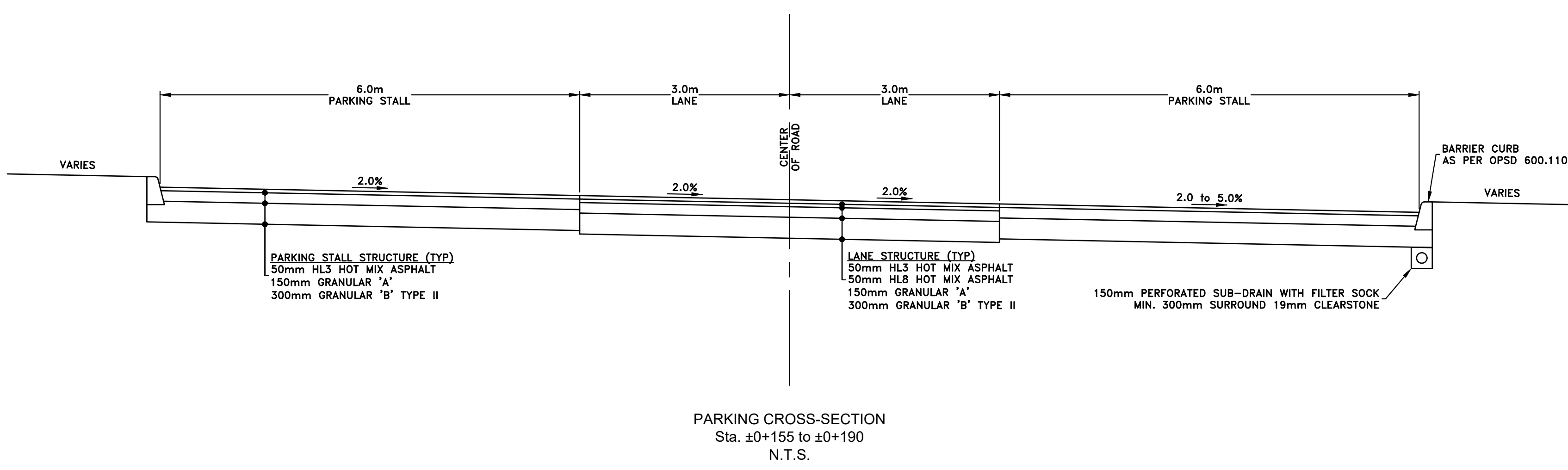
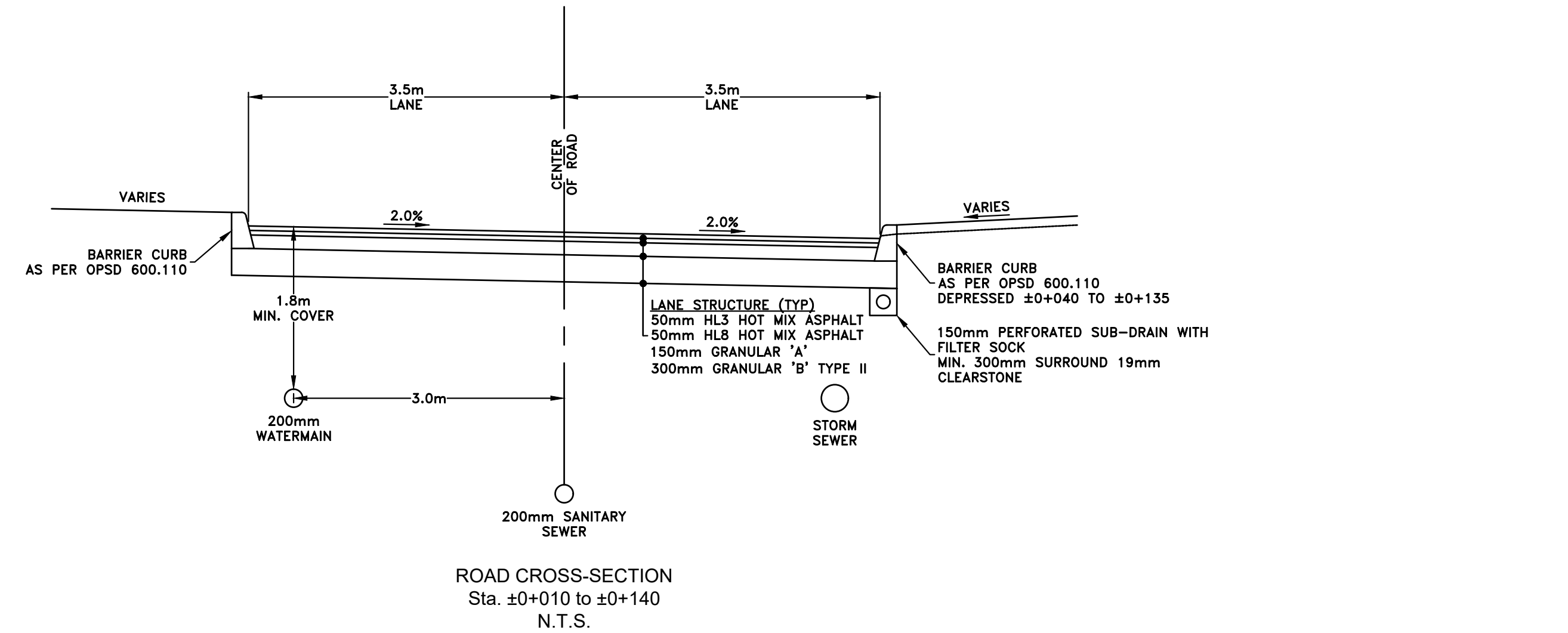
INCLUDE FILTER FABRIC UNDER RIP RAP PER OPSB S11 W/ FOS 150um.

SANITARY STRUCTURES									
STRUCTURE NAME	ALIGNMENT NAME	STATION	OFFSET	STRUCTURE OPSD	FRAME OPSD	GRATE OPSD	RIM ELEVATION	PIPES IN	PIPES OUT
SA5	STREET A	0+287.94	9.68 R	701.010	401.040	TYPE A	94.56	NW INV = 89.76 SW INV = 89.70	
SA6	STREET A	0+287.80	-27.96 L	701.010	401.040	TYPE A	95.24	NE INV = 89.55 SE INV = 89.49	
SA7	STREET A	0+161.29	-14.92 L	701.010	401.040	TYPE A	94.90	NW INV = 89.14 SW INV = 89.08	
SA8	STREET A	0+151.97	-15.27 L	701.010	401.040	TYPE A	94.54	NE INV = 89.03 SE INV = 89.00	
SA9	STREET A	0+135.76	0.00	701.010	401.040	TYPE A	94.62	NW INV = 88.90 SE INV = 88.87	
SA10	STREET A	0+058.96	0.00	701.010	401.040	TYPE A	93.46	NW INV = 88.56 SE INV = 88.53	
SA11	STREET A	0+041.39	0.00	701.010	401.040	TYPE A	92.79	NW INV = 88.47 E INV = 88.44	
SA12	STREET A	0+012.63	0.00	701.010	401.040	TYPE A	91.03	W INV = 88.33 S INV = 88.26	

STORM STRUCTURES									
STRUCTURE NAME	ALIGNMENT NAME	STATION	OFFSET	STRUCTURE OPSD	FRAME OPSD	GRATE OPSD	RIM ELEVATION	PIPES IN	PIPES OUT
ST1	STREET A	0+156.94	-10.93 L	705.020	400.010	N/A	94.55		SE INV = 93.34
ST2	STREET A	0+135.74	3.50 R	701.010	400.010	N/A	94.54	NW INV = 92.83 SE INV = 92.80	
ST3	STREET A	0+052.17	3.50 R	701.010	400.010	N/A	93.23	NW INV = 90.67 E INV = 90.64	
ST4	STREET A	0+172.20	8.40 R	705.010	400.010	N/A	94.83		SE INV = 93.85

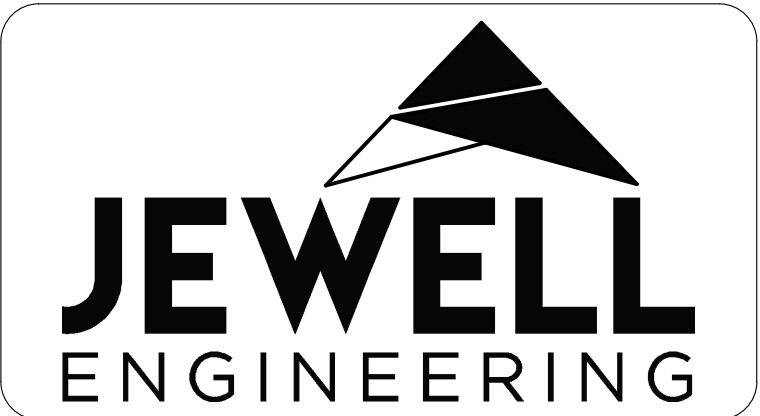
SANITARY PIPES					
START STRUCTURE	END STRUCTURE	LENGTH	SIZE	MATERIAL	SLOPE
CAP	SA5	6.2m	200 mm	DR35 PVC	0.40%
SA5	SA6	36.4m	200 mm	DR35 PVC	0.40%
SA6	SA7	87.9m	200 mm	DR35 PVC	0.40%
SA7	SA8	12.2m	200 mm	DR35 PVC	0.40%
SA8	SA9	26.1m	200 mm	DR35 PVC	0.40%
SA9	SA10	75.6m	200 mm	DR35 PVC	0.40%
SA10	SA11	16.0m	200 mm	DR35 PVC	0.40%
SA11	SA12	27.2m	200 mm	DR35 PVC	0.40%
SA12	SA13	75.9m	300 mm	DR35 PVC	0.40%

STORM PIPES					
START STRUCTURE	END STRUCTURE	LENGTH	SIZE	MATERIAL	SLOPE
ST1	ST2	24.2m	300 mm	HDPE	2.00%
ST2	ST3	83.9m	300 mm	HDPE	2.50%
ST3	ST4	16.5m	300 mm	HDPE	2.28%
ST4		3.9m	300 mm	HDPE	0.50%



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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH



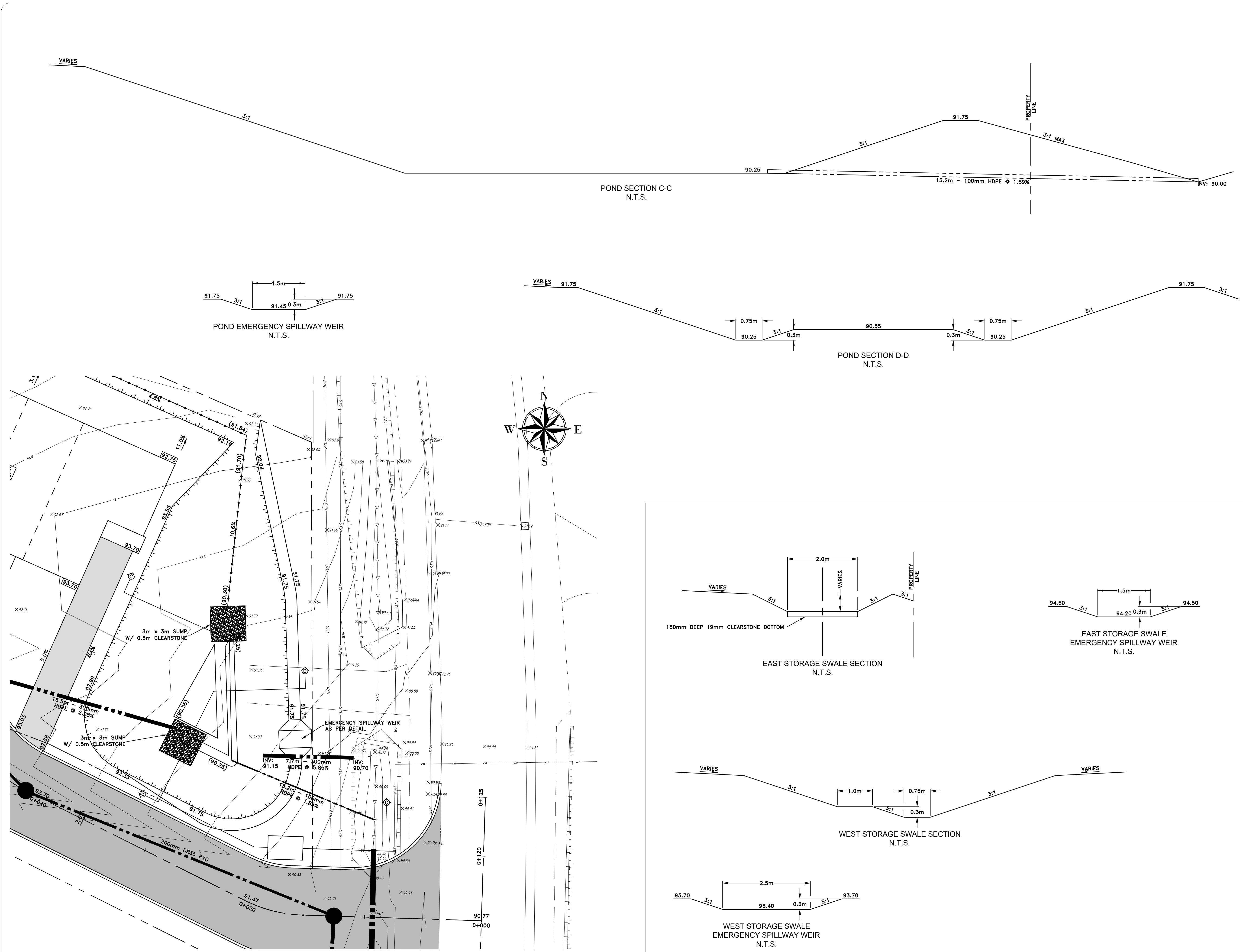
NAUTICAL LANDS GROUP  
THE WELLINGS OF PICTON

PHASE 3

PRINCE EDWARD COUNTY

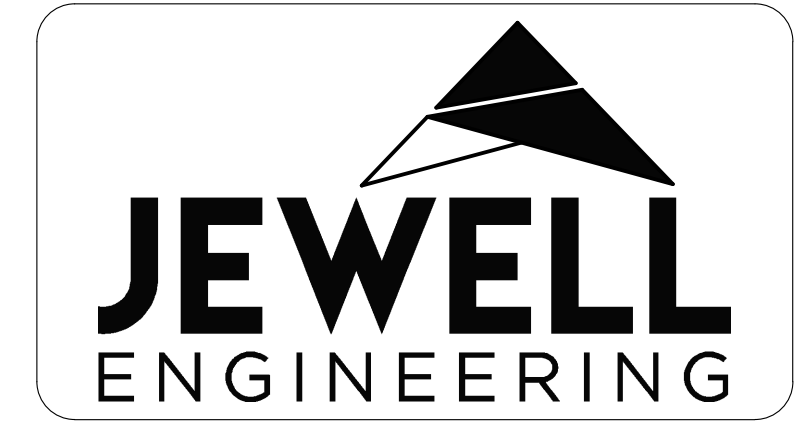
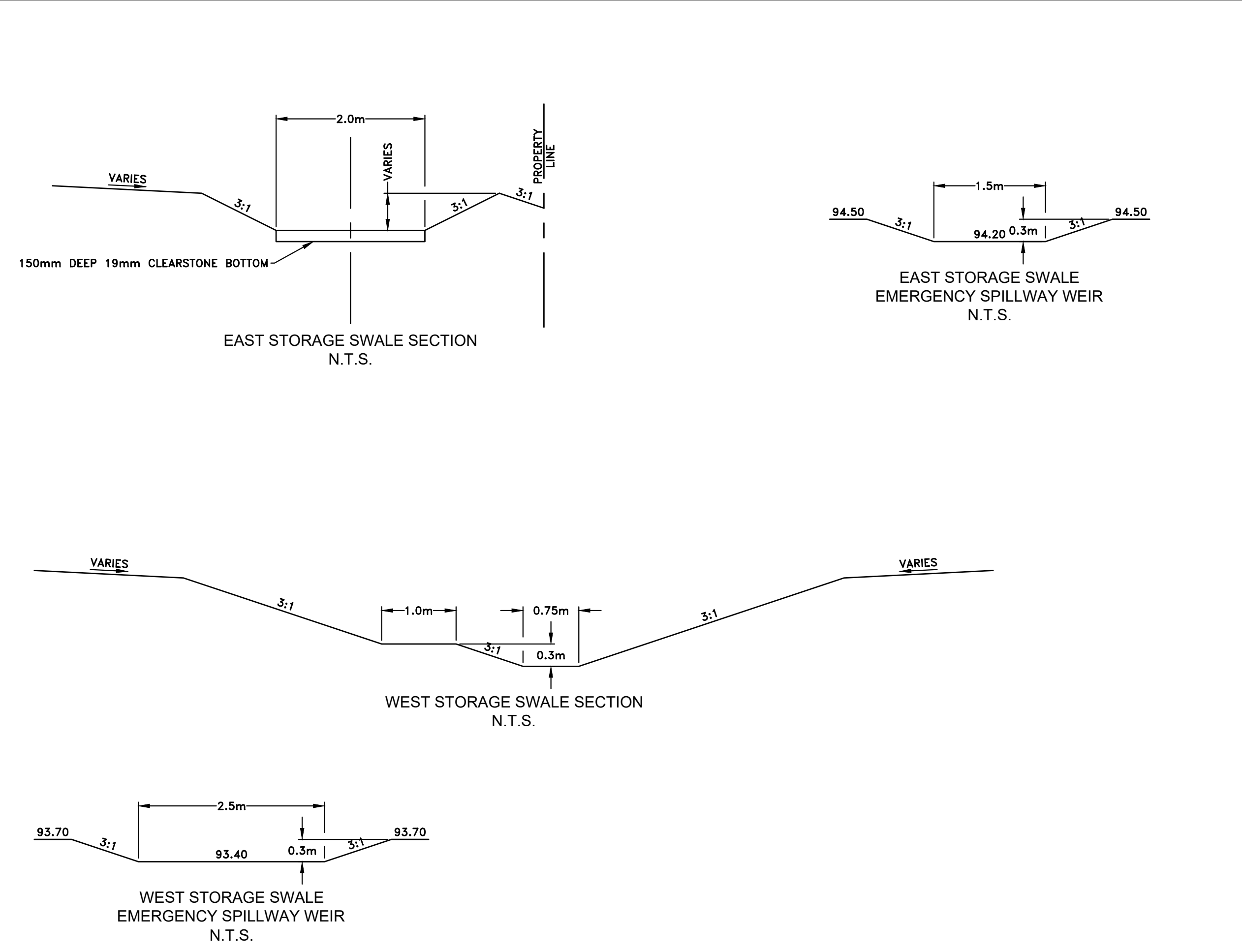
CONSTRUCTION NOTES & DETAILS

DRAWN BY: JH PROJECT NO: 180-4466  
DESIGNED BY: DATE: March 2021  
CHECKED BY: BK SCALE: HORIZONTAL - N.T.S., VERTICAL - N.T.S.  
APPROVED BY: CONTRACT NO: DRAWING NO: ND-1



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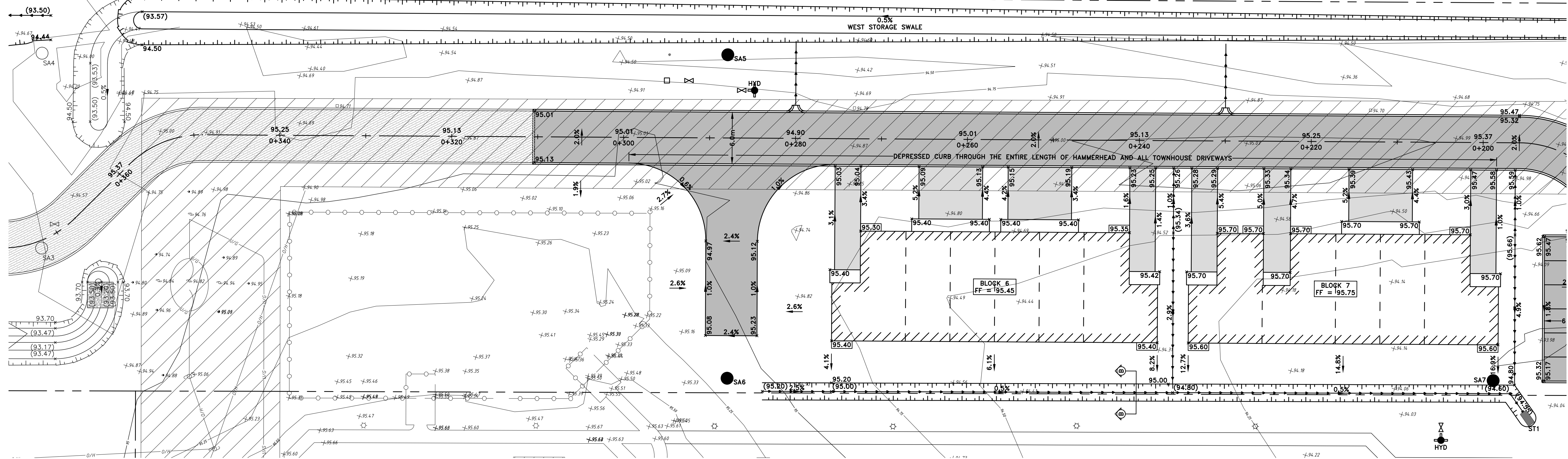


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

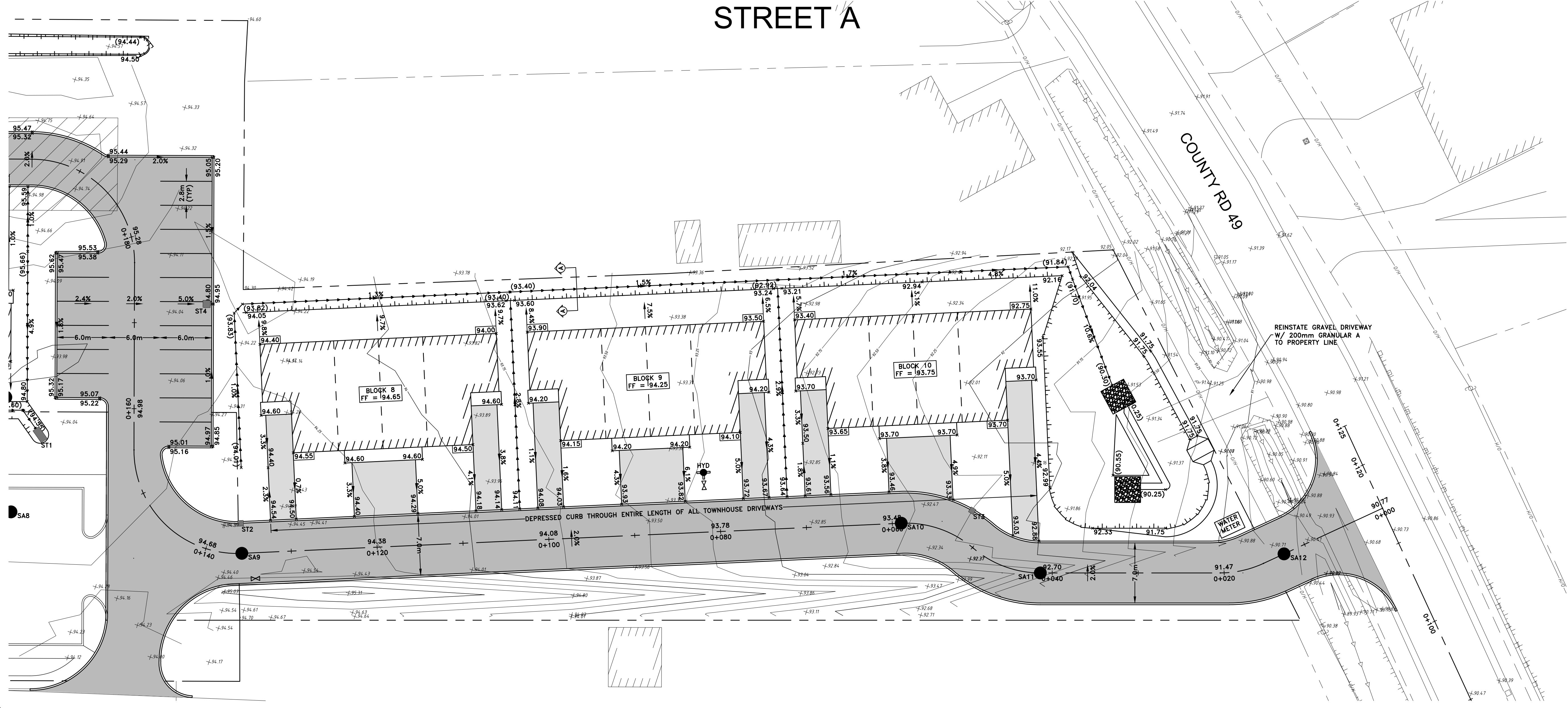
STORMWATER  
 MANAGEMENT FACILITIES  
 DETAILS

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 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - N.T.S., VERTICAL - N.T.S.  
 APPROVED BY: CONTRACT NO: DRAWING NO: ND-2

# STREET A

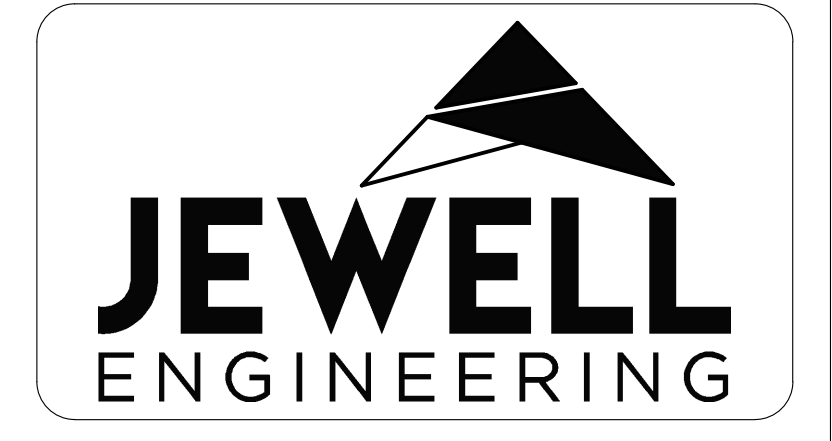
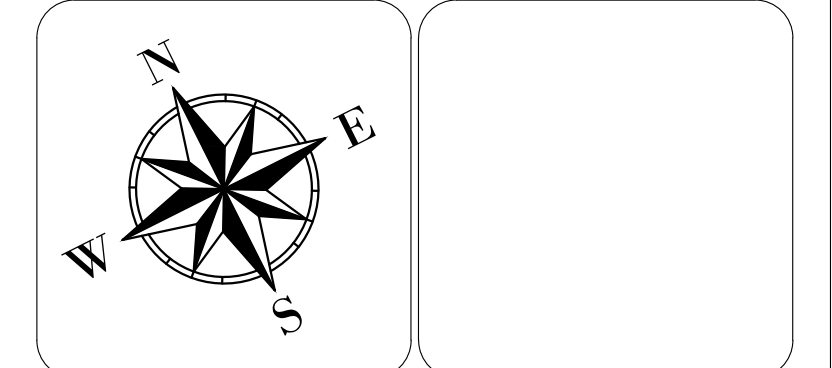


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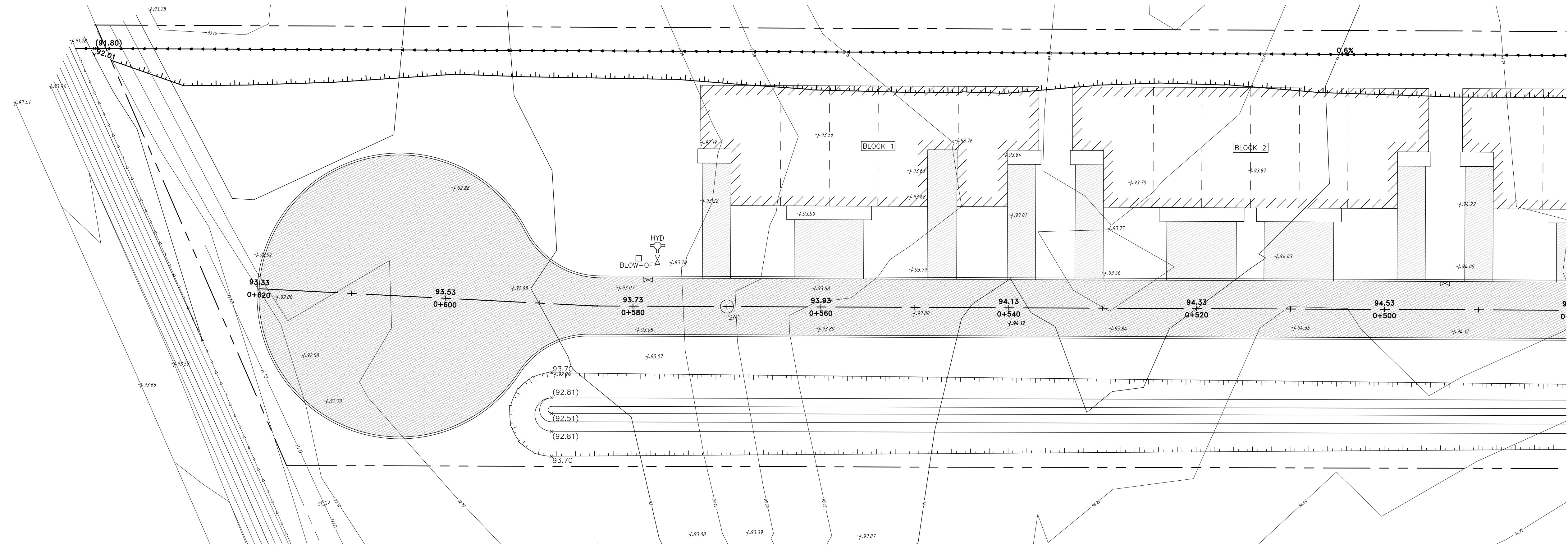


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

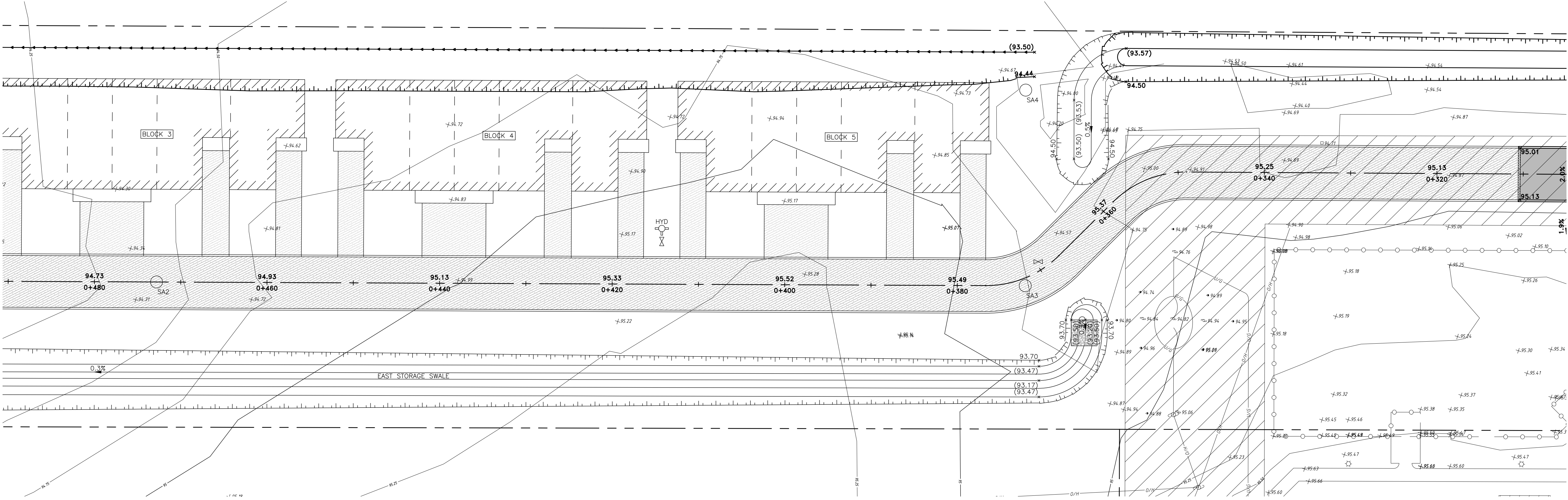
LOT GRADING PLAN  
 PHASE 3

DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - N/A  
 APPROVED BY: CONTRACT NO: DRAWING NO: LG-1

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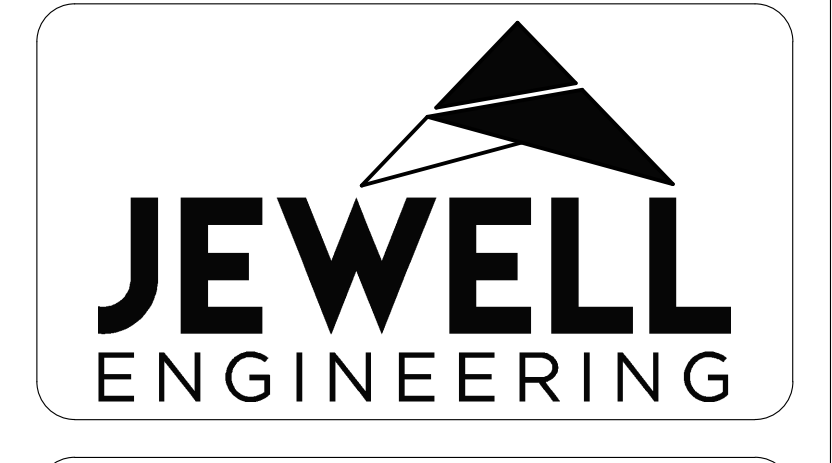
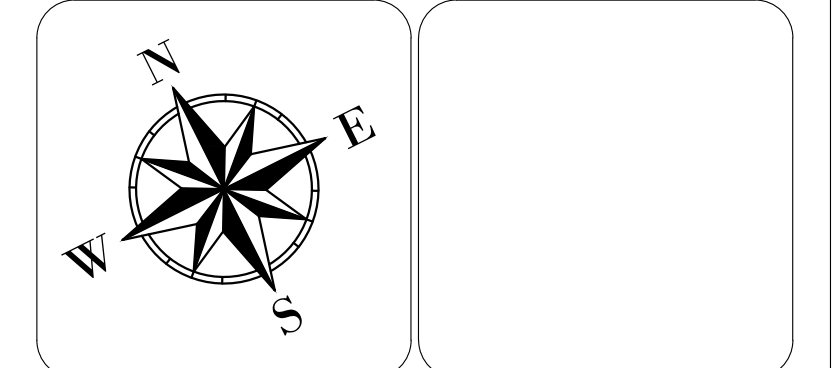


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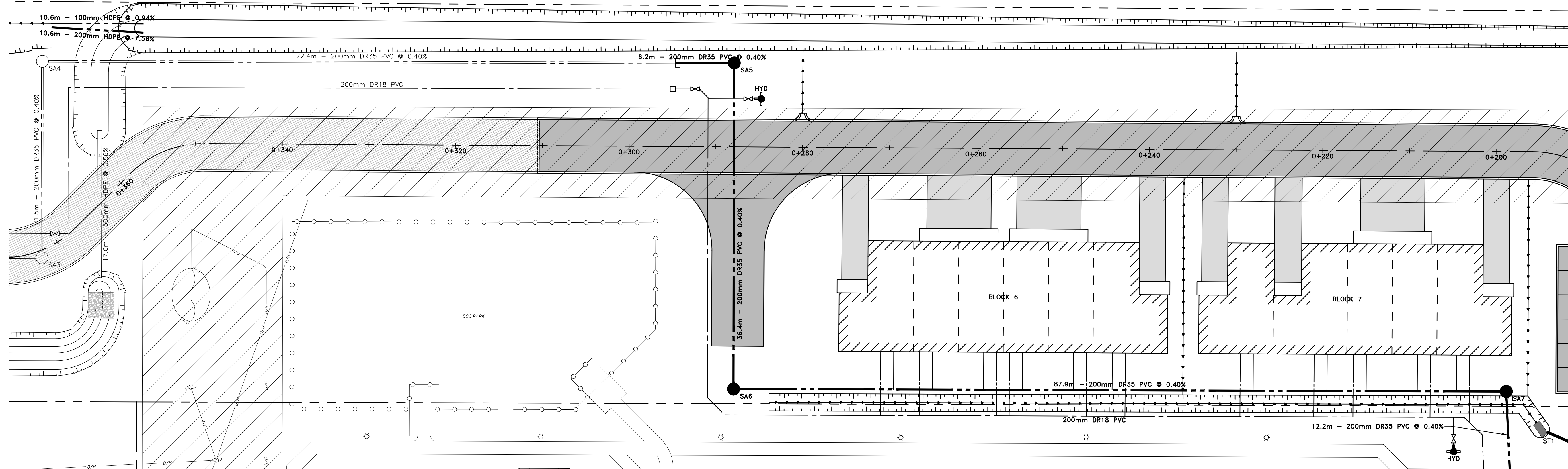


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

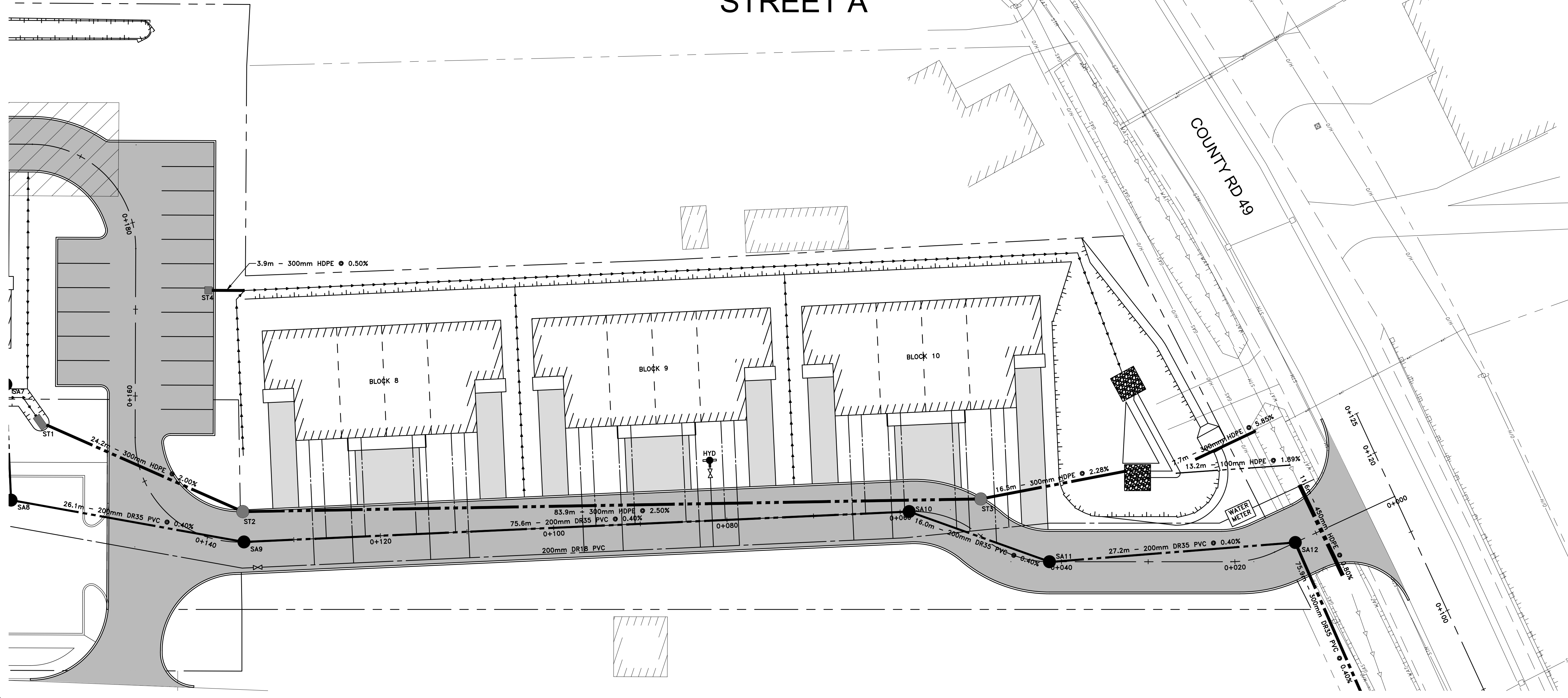
LOT GRADING PLAN  
 PHASE 4

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 DESIGNED BY: DATE: March 2021  
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 APPROVED BY: CONTRACT NO: DRAWING NO: LG-2

# STREET A

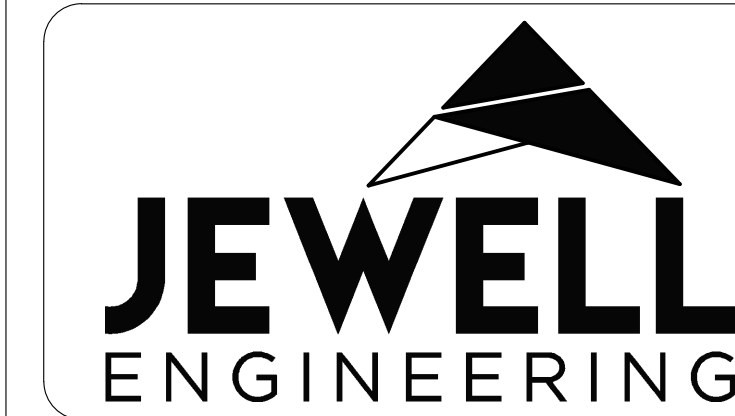
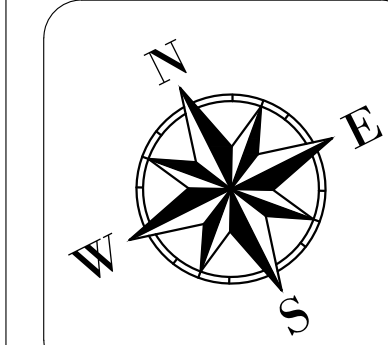


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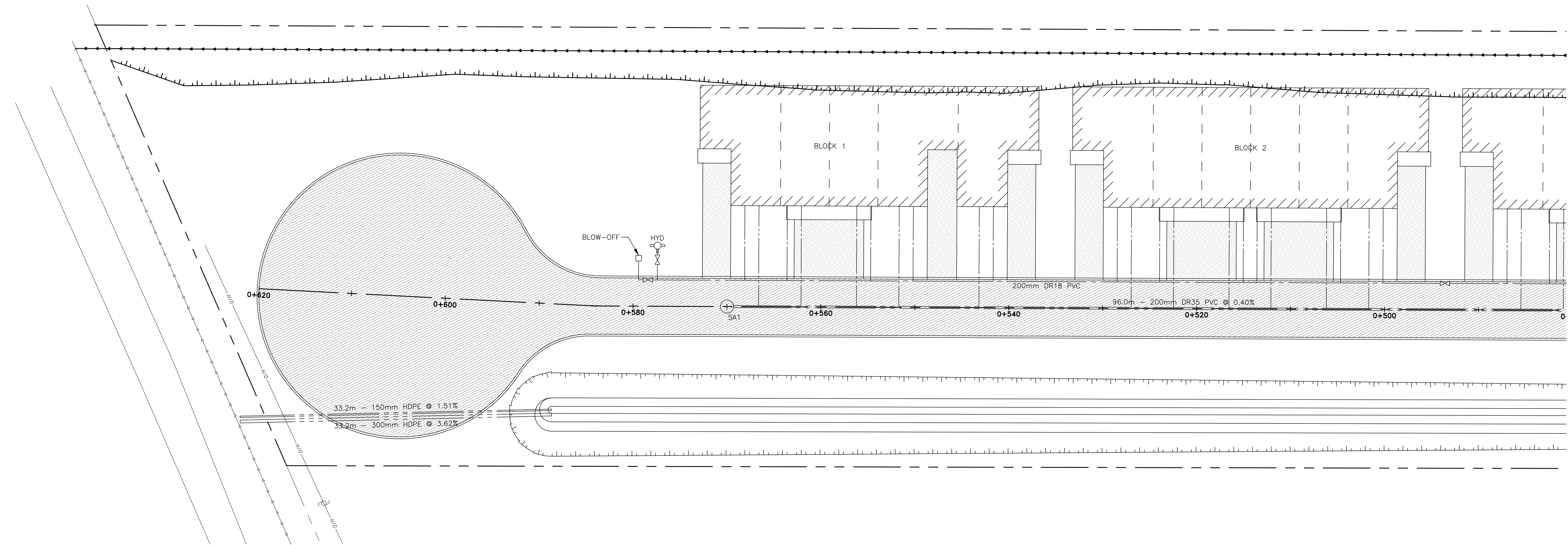


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

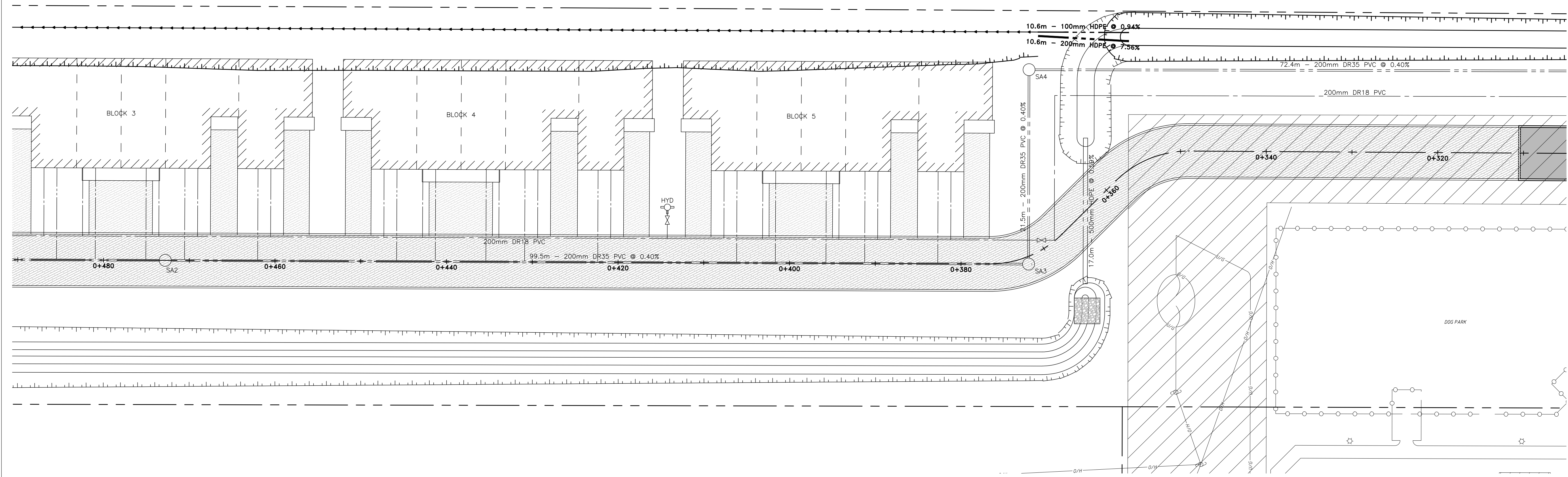
GENERAL SERVICING PLAN  
 PHASE 3

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DESIGNED BY:	DATE: March 2021
CHECKED BY: BK	SCALE: HORIZONTAL - 1:250 VERTICAL - N/A
APPROVED BY:	CONTRACT NO: DRAWING NO: GS-1

# STREET A

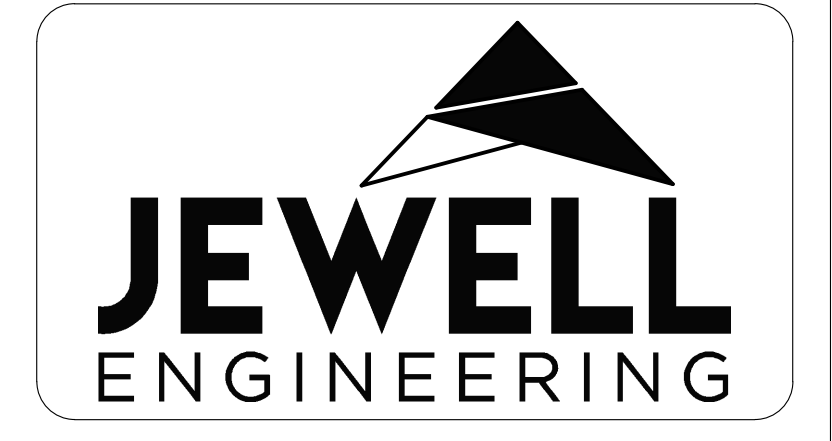
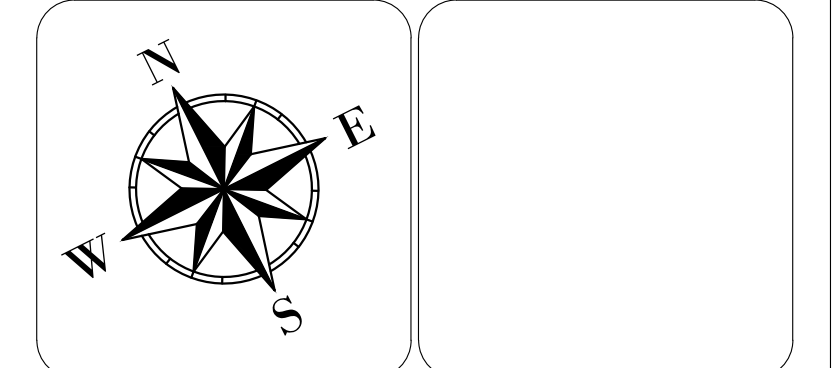


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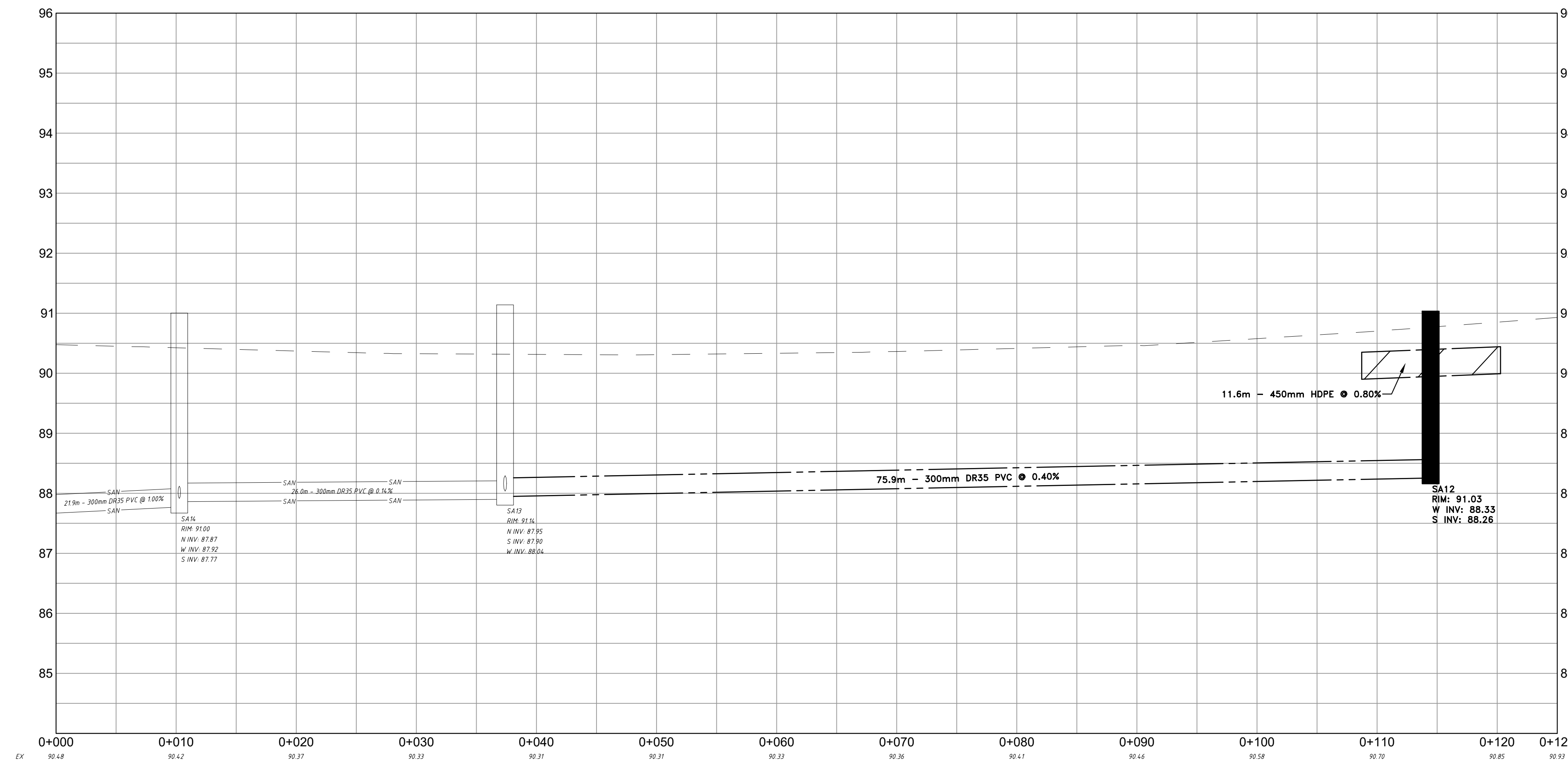
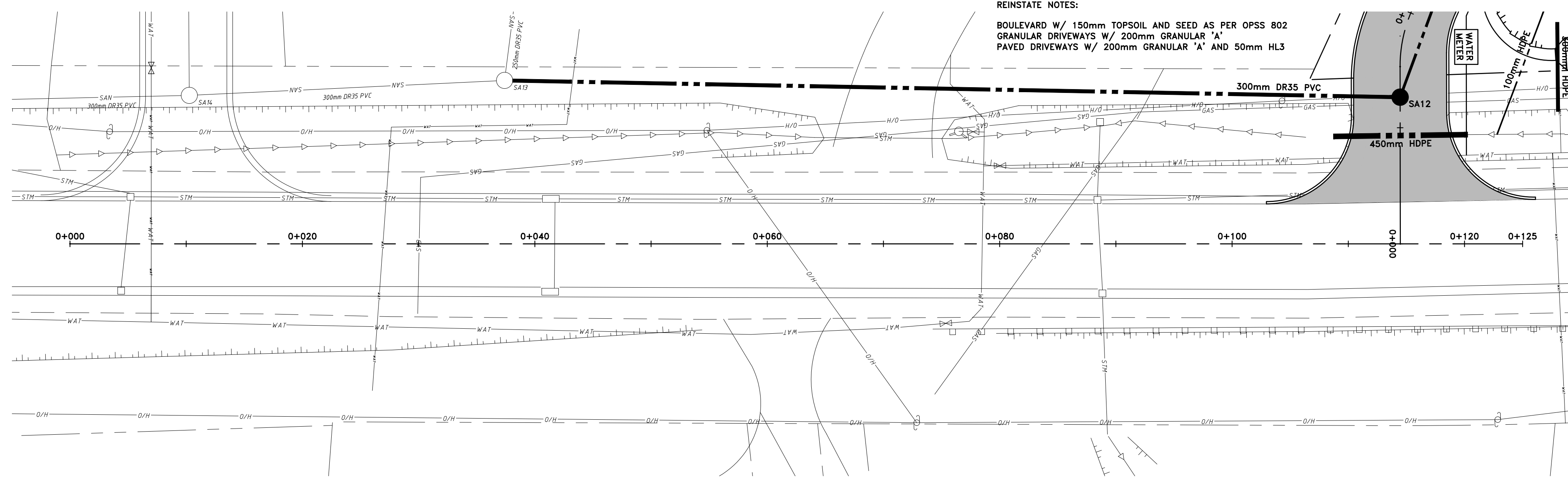


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

GENERAL SERVICING PLAN  
 PHASE 4

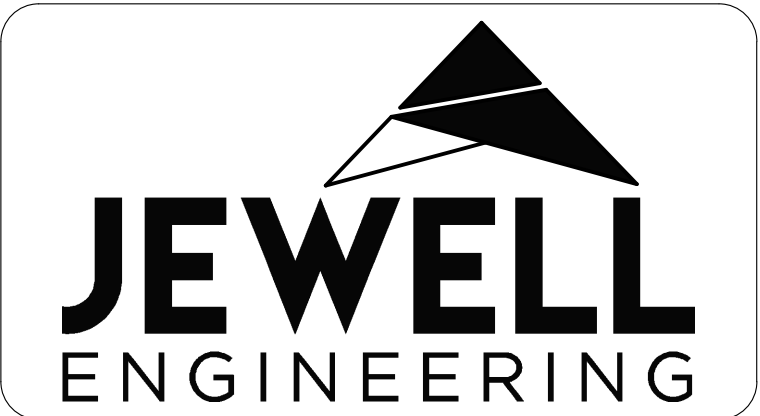
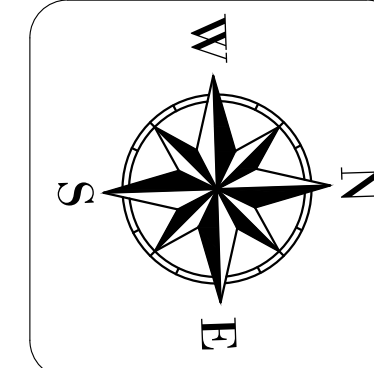
DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - N/A  
 APPROVED BY: CONTRACT NO: DRAWING NO: GS-2

# COUNTY ROAD 49



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 \*\* DRAWINGS ARE NOT TO BE SCALED \*\*

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH

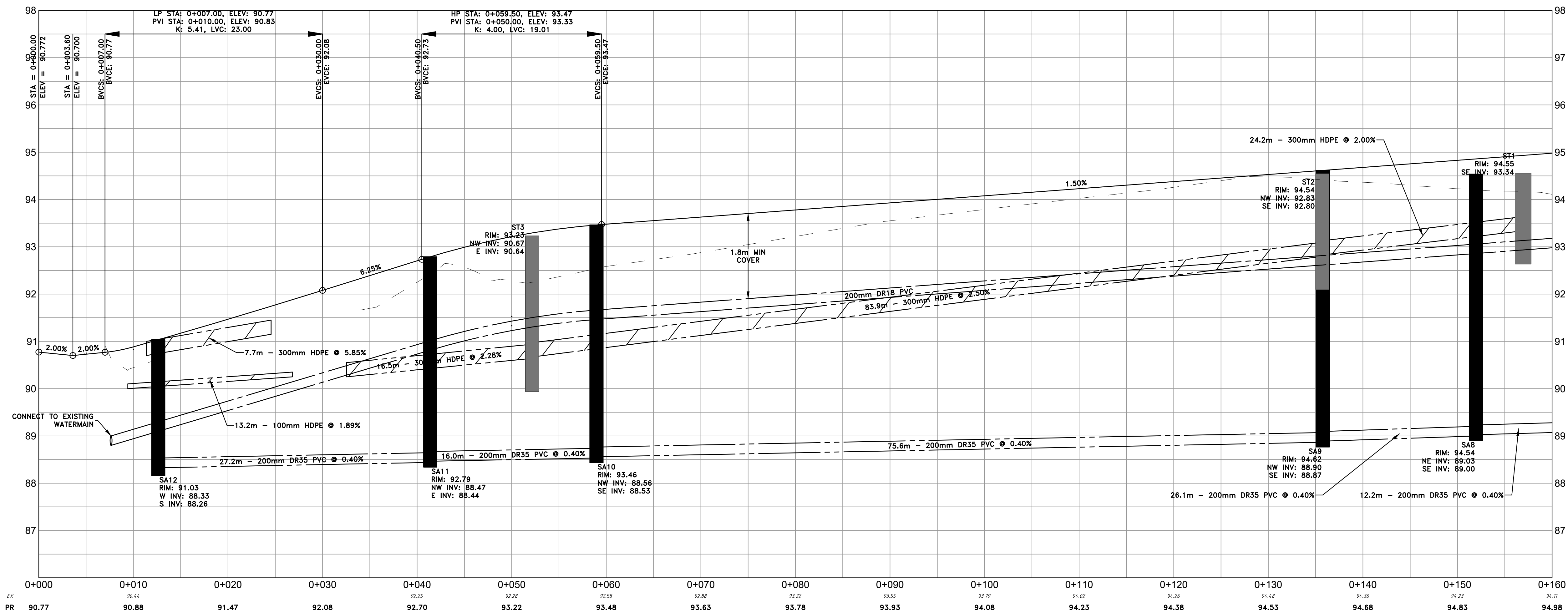
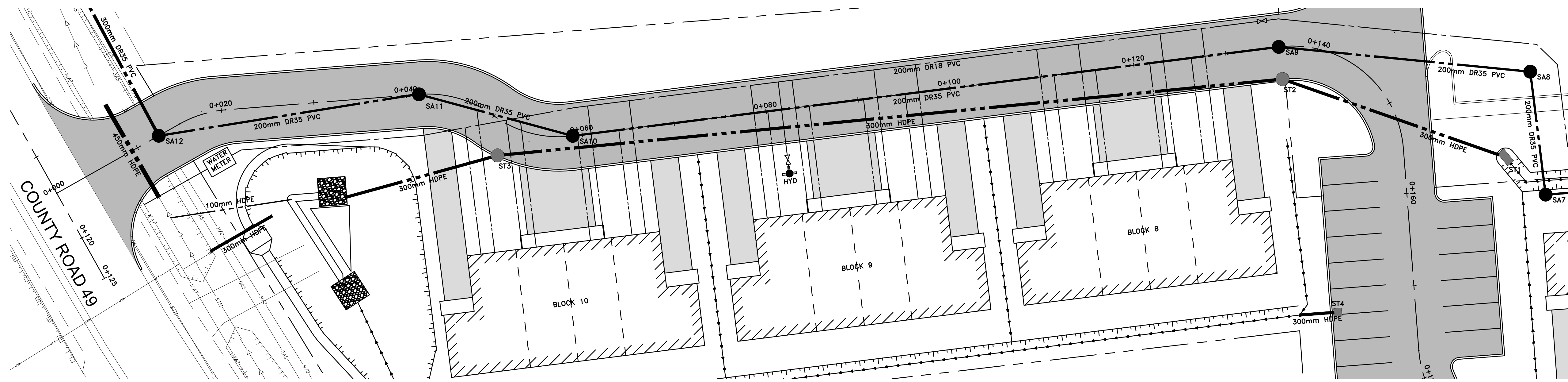


NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

PLAN & PROFILE  
 COUNTY ROAD 49  
 0+000 TO 0+125

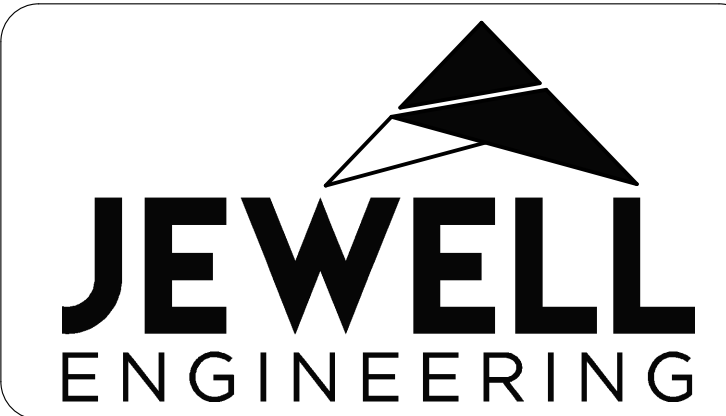
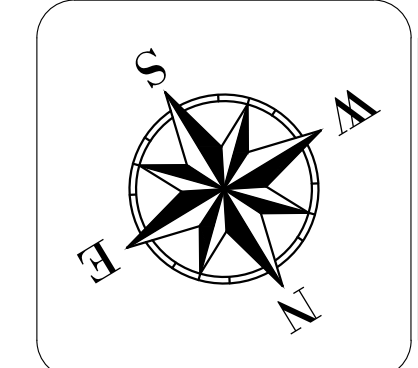
DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - 1:50  
 APPROVED BY: CONTRACT NO: DRAWING NO: PP-1

# STREET A



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3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH



NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON

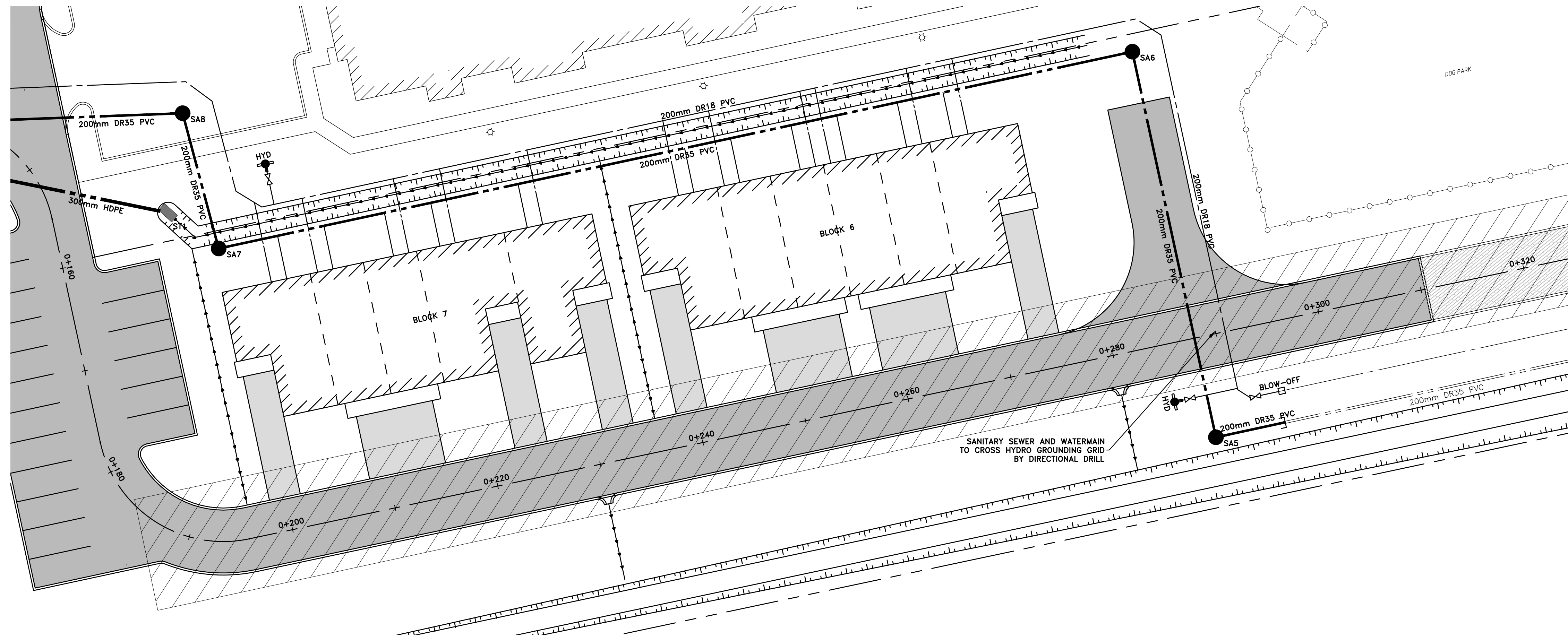
PHASE 3

PRINCE EDWARD COUNTY

PLAN & PROFILE  
 STREET A  
 0+000 TO 0+160

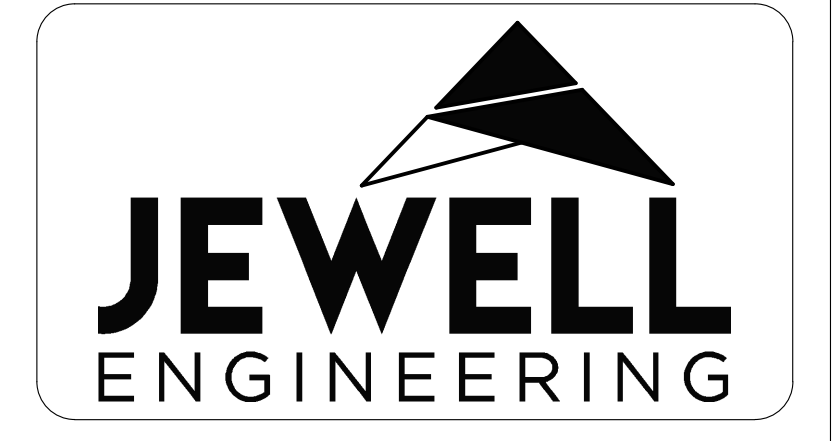
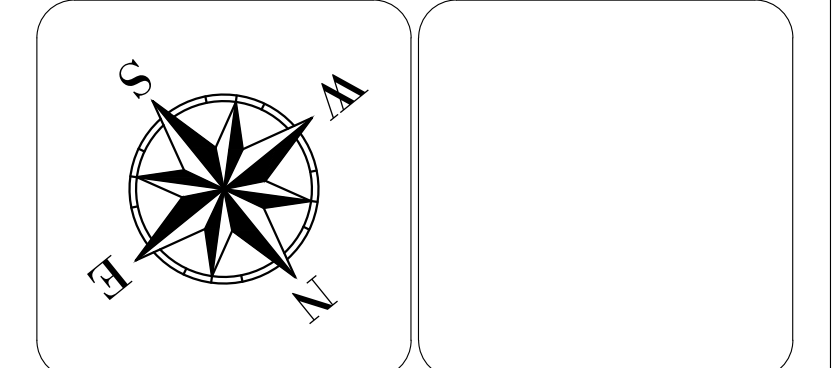
DRAWN BY: JH	PROJECT NO: 180-4466
DESIGNED BY:	DATE: March 2021
CHECKED BY: BK	SCALE: HORIZONTAL - 1:250 VERTICAL - 1:50
APPROVED BY:	CONTRACT NO: DRAWING NO: PP-2

# STREET A



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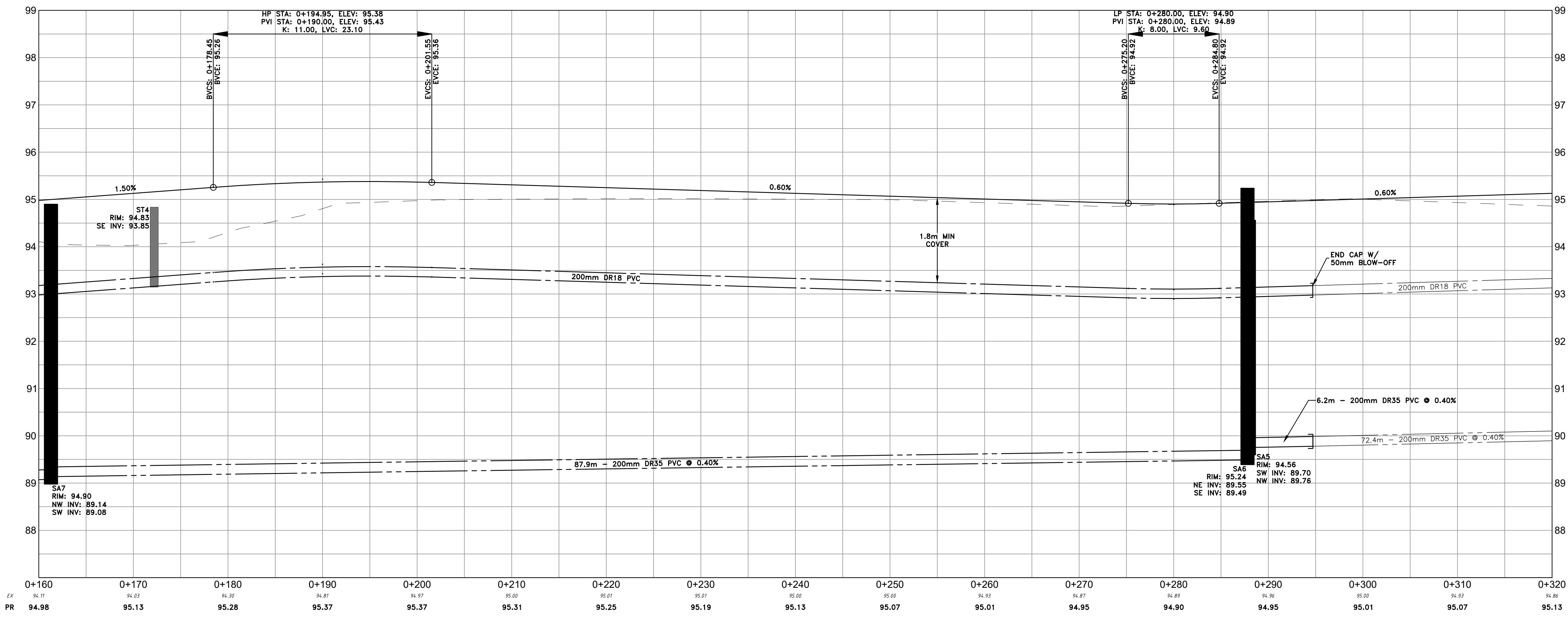
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2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH



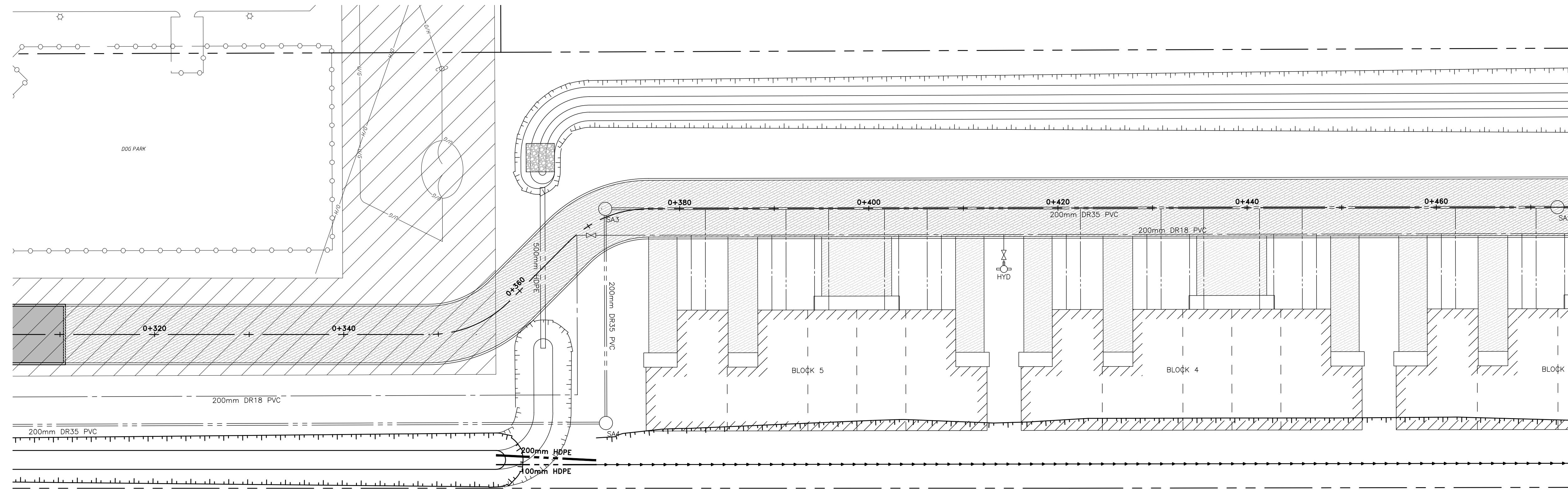
NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

PLAN & PROFILE  
 STREET A  
 0+160 TO 0+320

DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - 1:50  
 APPROVED BY: CONTRACT NO: DRAWING NO: PP-3

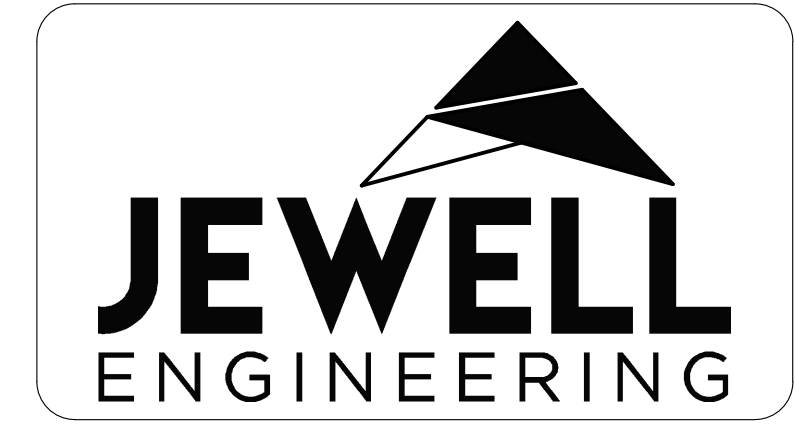
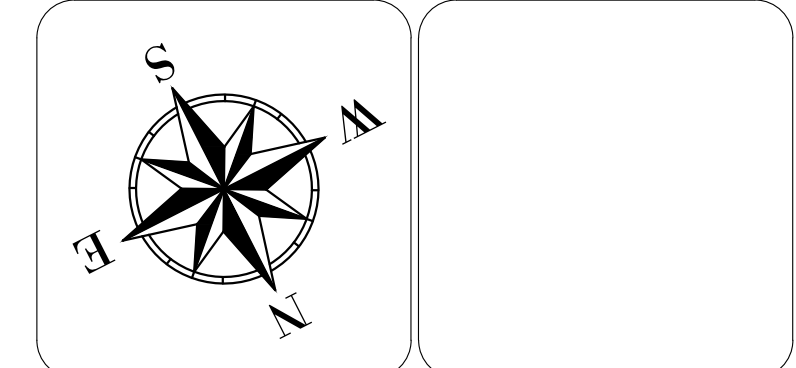


# STREET A



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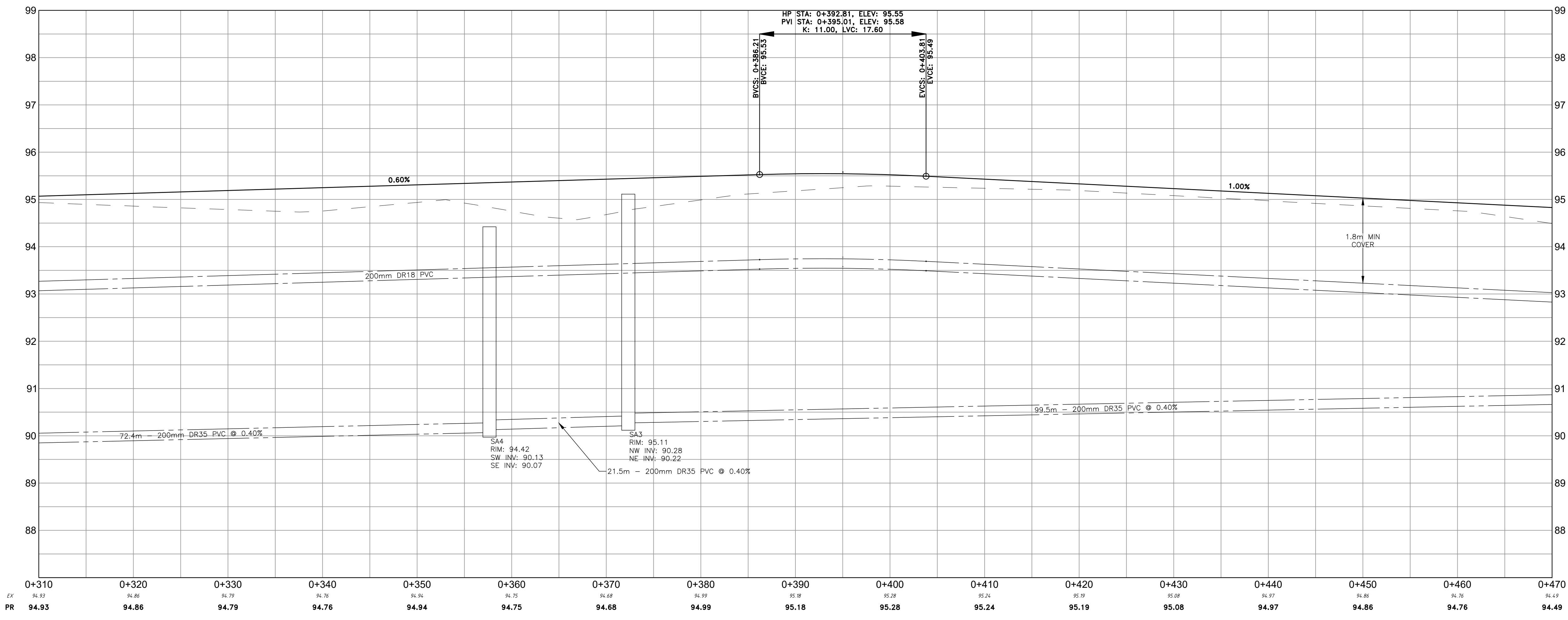
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NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH



NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

PLAN & PROFILE  
 STREET A  
 0+310 TO 0+470

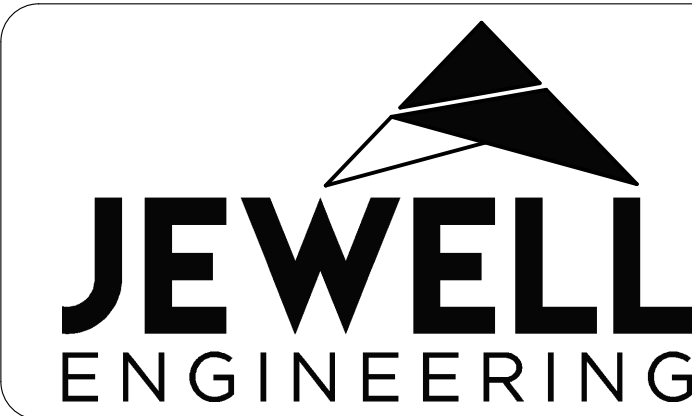
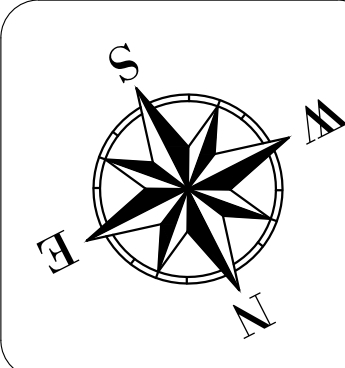
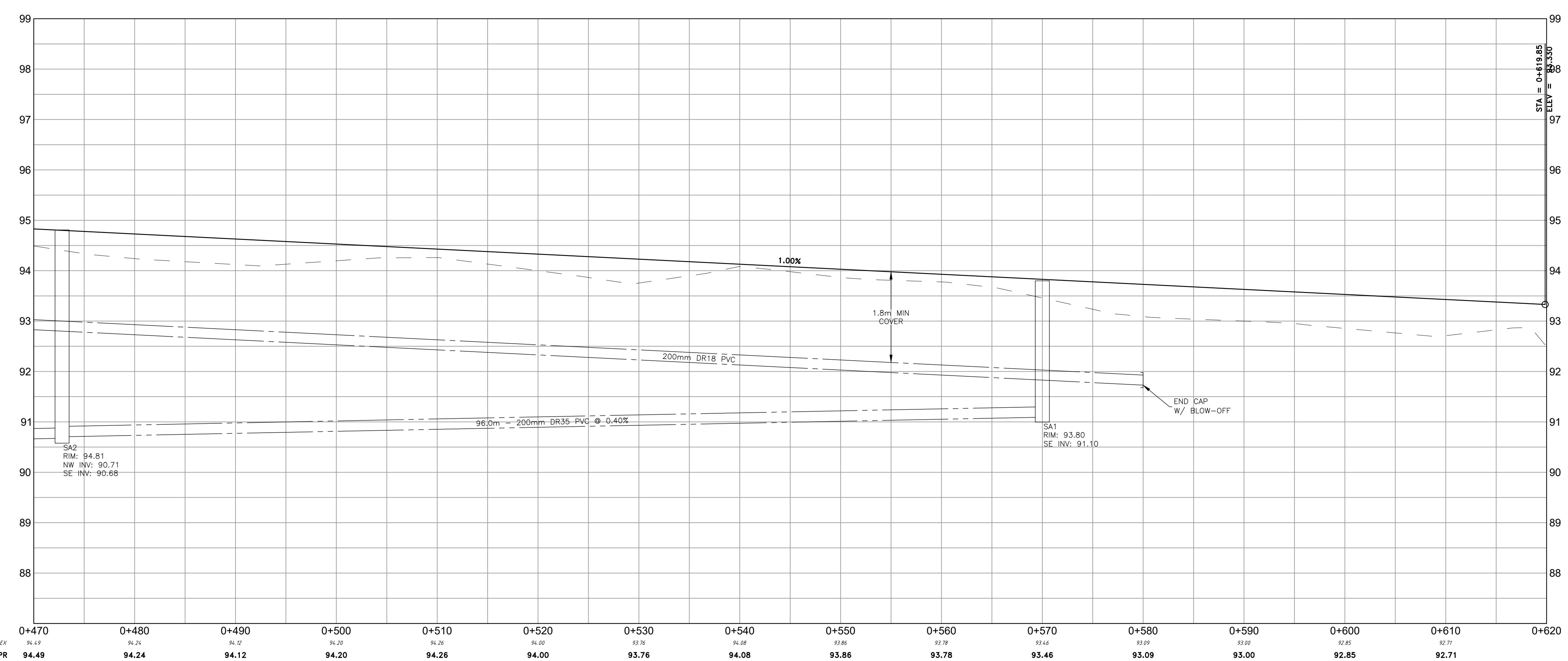
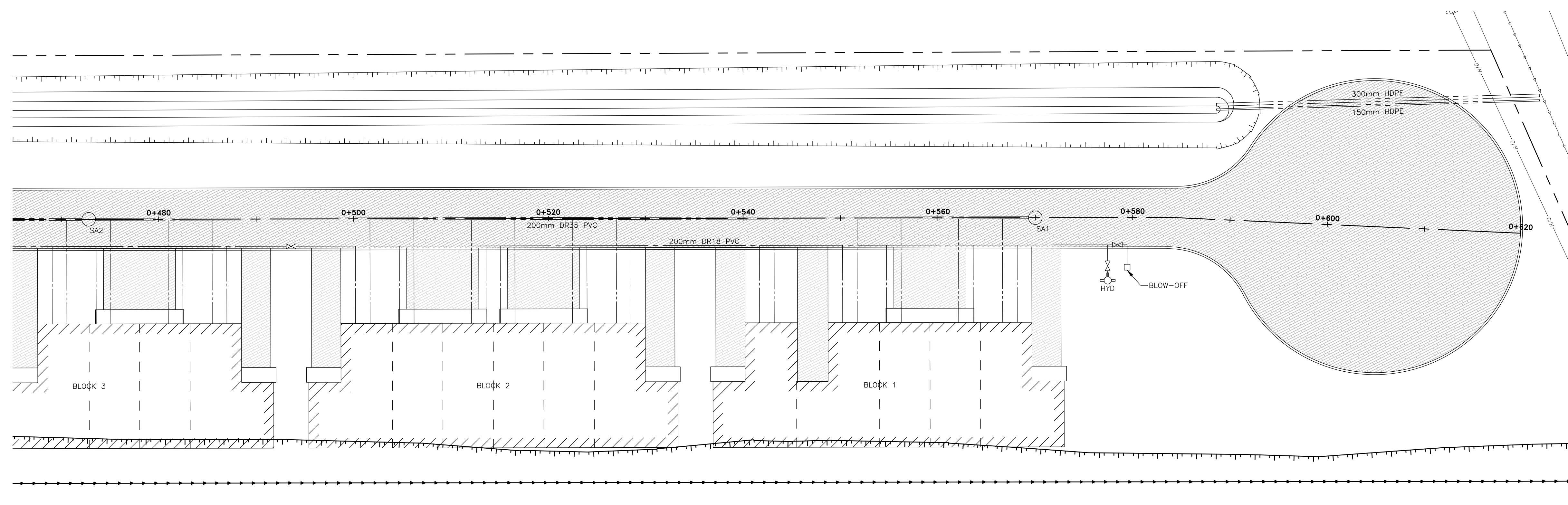
DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - 1:50  
 APPROVED BY: CONTRACT NO: DRAWING NO: PP-4



# STREET A

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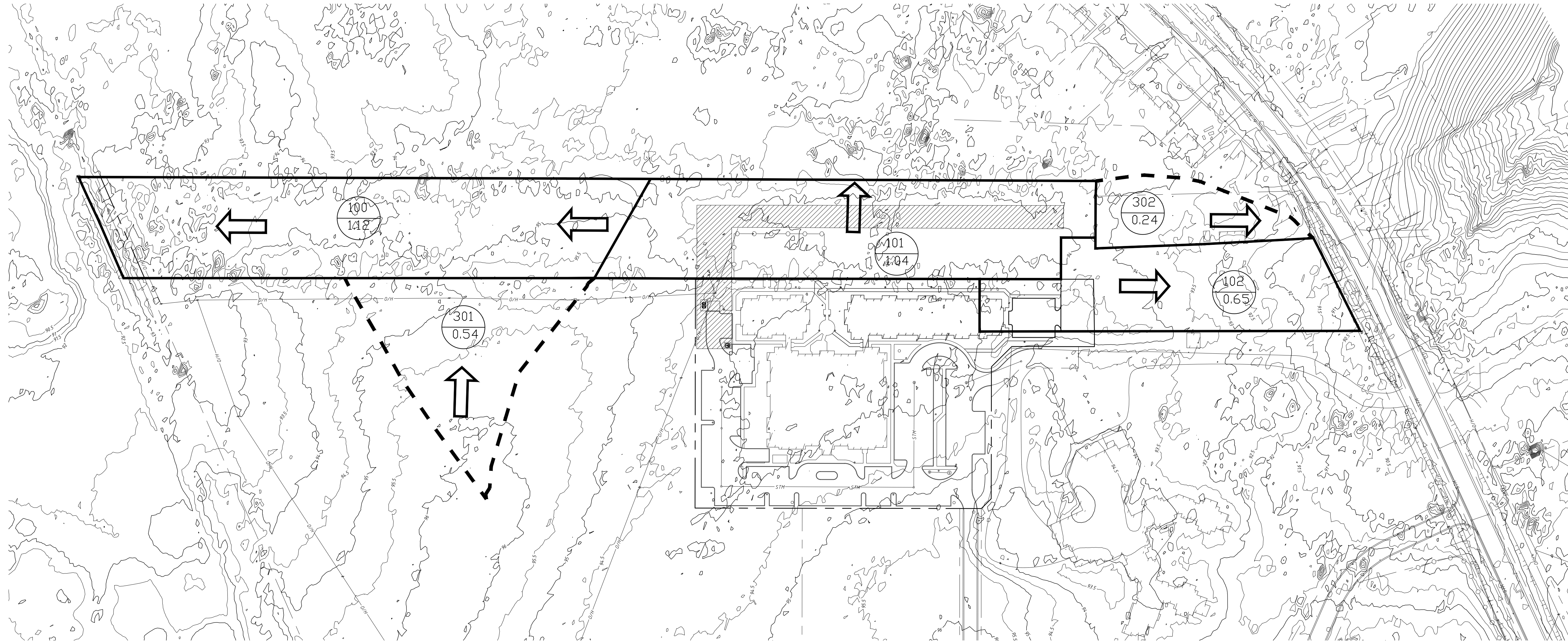
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NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH



NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

PLAN & PROFILE  
 STREET A  
 0+470 TO 0+620

DRAWN BY: JH PROJECT NO: 180-4466  
 DESIGNED BY: DATE: March 2021  
 CHECKED BY: BK SCALE: HORIZONTAL - 1:250 VERTICAL - 1:50  
 APPROVED BY: CONTRACT NO: DRAWING NO: PP-5



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NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
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3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH

**LEGEND**

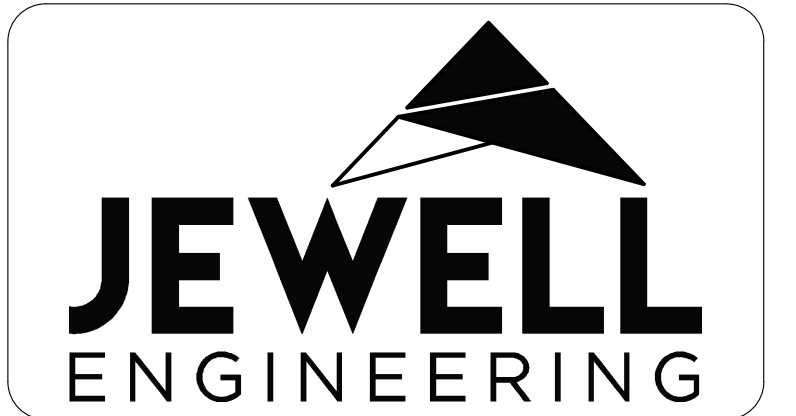
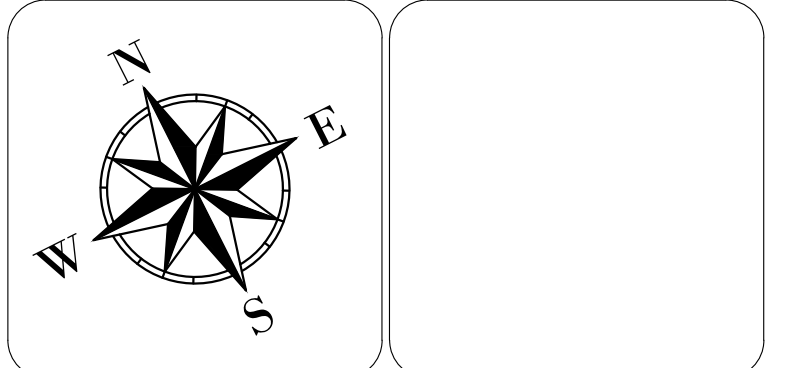
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1.12

CATCHMENT ID

CATCHMENT AREA (ha)



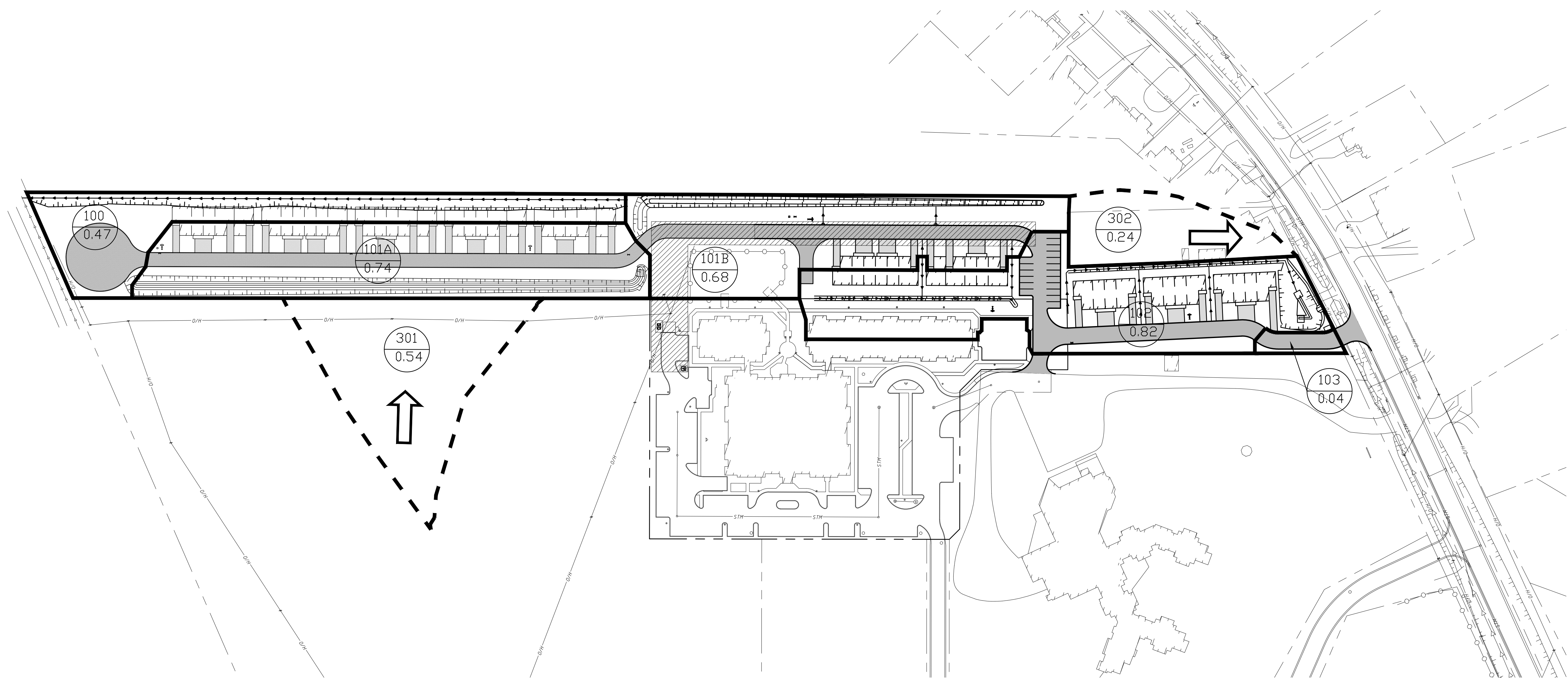
NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON

PHASE 3

PRINCE EDWARD COUNTY

STORM CATCHMENT  
 PRE-DEVELOPMENT

DRAWN BY: JH	PROJECT NO: 180-4466
DESIGNED BY:	DATE: March 2021
CHECKED BY: BK	SCALE: HORIZONTAL - 1:1000 VERTICAL - N/A
APPROVED BY:	CONTRACT NO: DRAWING NO: ST-1

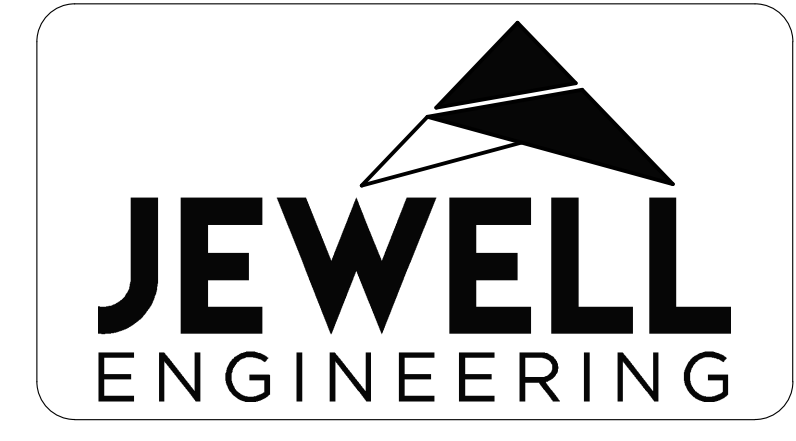
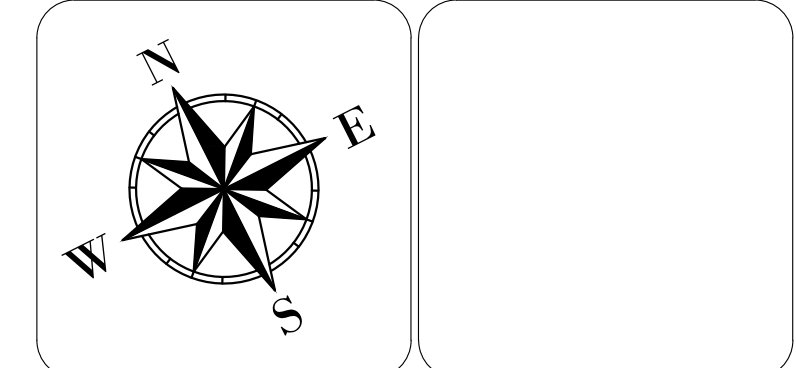


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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03/16/2019	ISSUED FOR SITE PLAN	
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3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH

**LEGEND**

CATCHMENT ID  
 CATCHMENT AREA (ha)



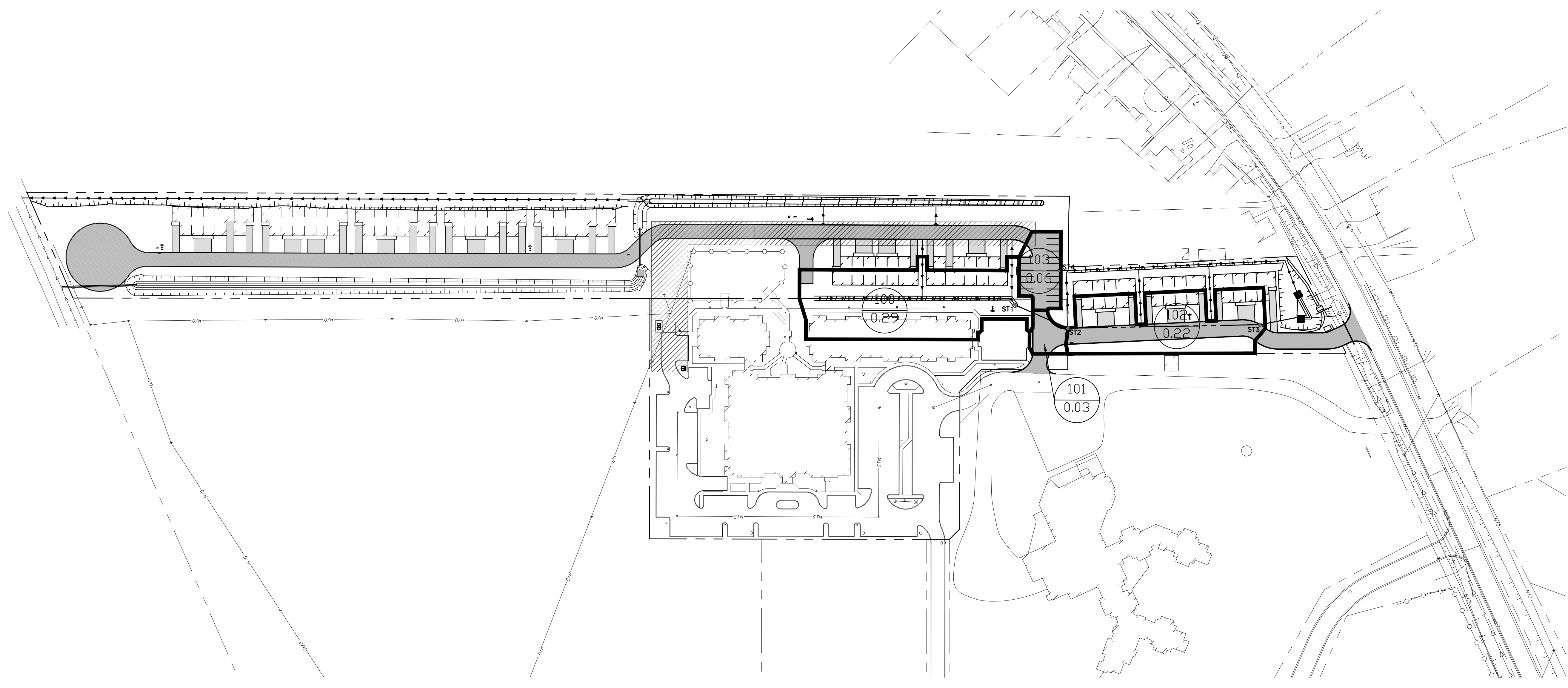
NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON

PHASE 3

PRINCE EDWARD COUNTY

STORM CATCHMENT  
 POST-DEVELOPMENT


DRAWN BY: JH	PROJECT NO: 180-4466
DESIGNED BY:	DATE: March 2021
CHECKED BY: BK	SCALE: HORIZONTAL - 1:1000 VERTICAL - N/A
APPROVED BY:	CONTRACT NO: DRAWING NO: ST-2

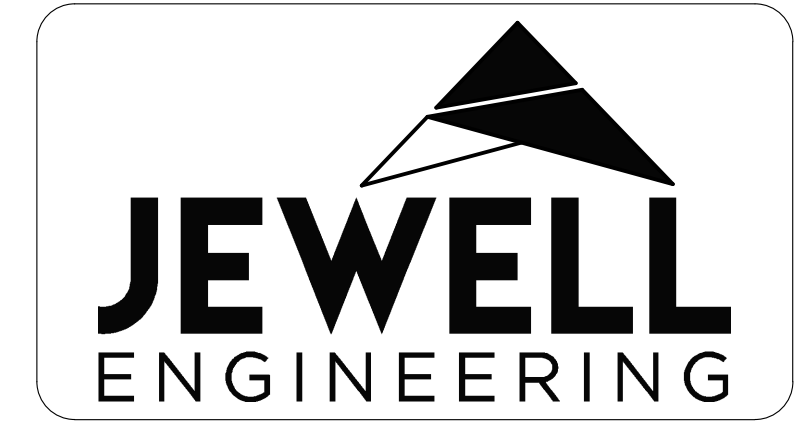
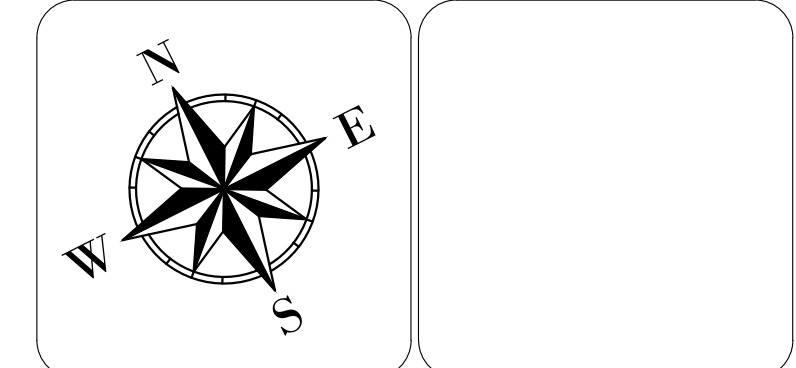


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4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH

**LEGEND**


 CATCHMENT ID  
 CATCHMENT AREA (ha)



NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON

PHASE 3

PRINCE EDWARD COUNTY

STORM CATCHMENT  
 STORM NETWORK

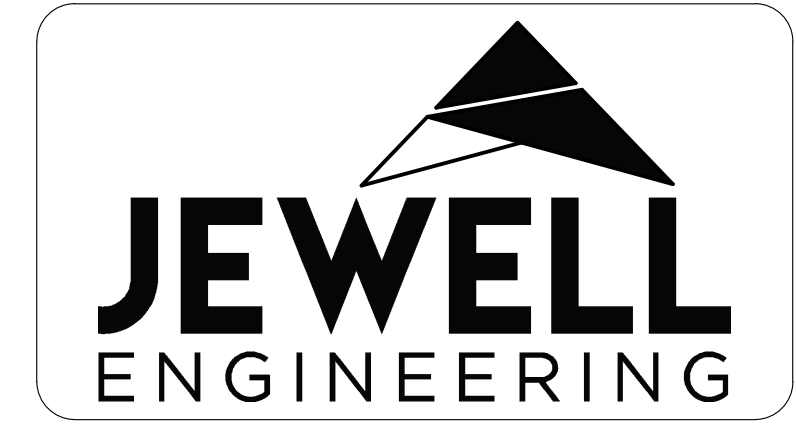
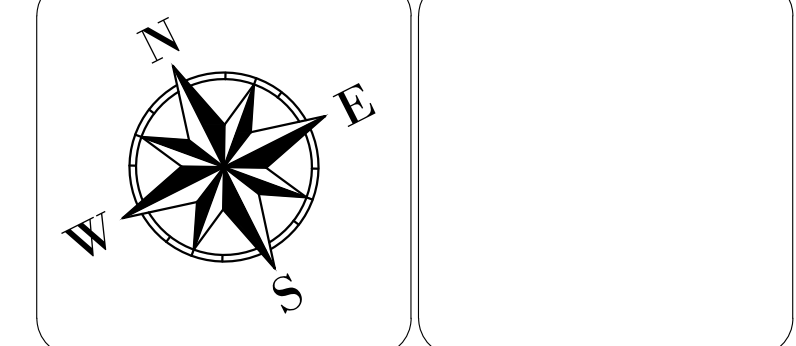
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DESIGNED BY:		DATE:	March 2021
CHECKED BY:	BK	SCALE:	HORIZONTAL - 1:1000 VERTICAL - N/A
APPROVED BY:		CONTRACT NO:	
		DRAWING NO:	ST-3

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2	05/23/2019	REVISION PER CITY COMMENTS	CD
3	09/13/2020	CONCEPT REVISIONS	DFM
4	03/10/2021	CONCEPT REVISIONS	JH
5	03/24/2021	SITE PLAN SUBMISSION #1	JH

**LEGEND**

1	CATCHMENT ID
0.72	CATCHMENT AREA (ha)



NAUTICAL LANDS GROUP  
 THE WELLINGS OF PICTON  
 PHASE 3  
 PRINCE EDWARD COUNTY

SANITARY CATCHMENT

DRAWN BY: JH	PROJECT NO: 180-4466
DESIGNED BY:	DATE: March 2021
CHECKED BY: BK	SCALE: HORIZONTAL - 1:500 VERTICAL - N/A
APPROVED BY:	CONTRACT NO: DRAWING NO: SA-1

