

PR.	EX.	FEATURE	PR.	EX.	FEATURE	PR.	EX.	FEATURE	PR.	EX.	FEATURE
[Symbol]	[Symbol]	EDGE OF PAVEMENT	[Symbol]	[Symbol]	GAS MAIN	[Symbol]	[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	CONFEROUS TREE
[Symbol]	[Symbol]	BACK OF CURB	[Symbol]	[Symbol]	OVERHEAD BELL	[Symbol]	[Symbol]	IRON BAR	[Symbol]	[Symbol]	DECIDUOUS TREE
[Symbol]	[Symbol]	EDGE OF GRAVEL	[Symbol]	[Symbol]	UNDERGROUND BELL	[Symbol]	[Symbol]	LIGHT STANDARD	[Symbol]	[Symbol]	
[Symbol]	[Symbol]	CENTRELINE OF ROAD	[Symbol]	[Symbol]	OVERHEAD HYDRO	[Symbol]	[Symbol]	MANHOLE	[Symbol]	[Symbol]	
[Symbol]	[Symbol]	DITCH	[Symbol]	[Symbol]	UNDERGROUND HYDRO	[Symbol]	[Symbol]	ROAD SIGN	[Symbol]	[Symbol]	
[Symbol]	[Symbol]	SIDEWALK	[Symbol]	[Symbol]	WATERMAIN	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	FENCE LINE	[Symbol]	[Symbol]	STORM SOWER	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	RETAINING WALL	[Symbol]	[Symbol]	SANITARY SEWER	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	LIGHT DUTY ASPHALT	[Symbol]	[Symbol]	WATER SERVICE	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	HEAVY DUTY ASPHALT	[Symbol]	[Symbol]	STORM SERVICE	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	GRAVEL DRIVEWAY/ROAD	[Symbol]	[Symbol]	SANITARY SERVICE	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]	PERMEABLE PARKING LOT	[Symbol]	[Symbol]	PROPERTY LINE	[Symbol]	[Symbol]		[Symbol]	[Symbol]	
[Symbol]	[Symbol]		[Symbol]	[Symbol]	RIGHT-OF-WAY	[Symbol]	[Symbol]		[Symbol]	[Symbol]	

SURVEY
 TOPOGRAPHIC SURVEY PROVIDED BY BW SURVEYORS LTD. COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED SCALE FACTOR = 1.00008

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD26) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

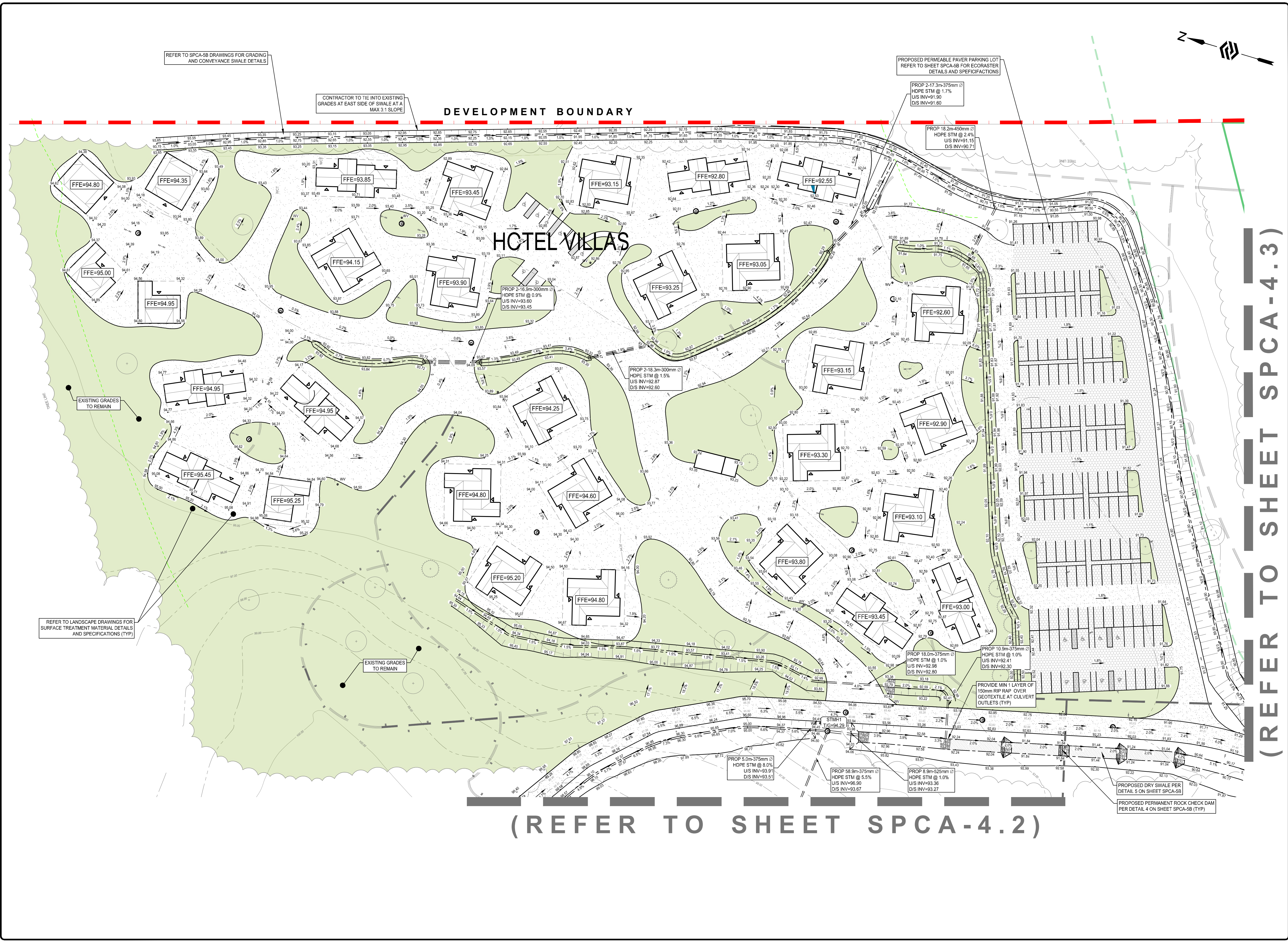
RETAIL VINEYARD DEVELOPMENT

OVERALL PLAN

DRAWN BY: SD	DESIGNED BY: SD/JD	APPROVED BY: L.PARSONS	DATE: 2024-11-14
SCALE: 0 1:1000 50	PROJECT NUMBER: 23101	SHEET NAME: SPCA-5.4	SHEET: 1 of 12

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SUBMISSION	JD	2024-11-22





DEVELOPMENT BOUNDARY

HOTEL VILLAS

(REFER TO SHEET SPCA-4.2)

(REFER TO SHEET SPCA-4.3)

SURVEY
TOPOGRAPHIC SURVEY PROVIDED BY B+W SURVEYORS LTD. COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED SCALE FACTOR = 1.00008

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

NOTES:

PR.	EX.	FEATURE
---	---	EDGE OF PAVEMENT
---	---	BACK OF CURB
---	---	EDGE OF GRAVEL
---	---	CENTRELINE OF ROAD
---	---	STICH / SWALE
---	---	SIDEWALK
---	---	FENCE LINE
---	---	RETAINING WALL
---	---	LIGHT DUTY ASPHALT
---	---	HEAVY DUTY ASPHALT
---	---	GRASS/LANDSCAPED
---	---	GRAVEL DRIVEWAY/ROAD
---	---	PERMEABLE PARKING LOT
---	---	GAS MAIN
---	---	OVER-HEAD BELL
---	---	UNDERGROUND BELL
---	---	OVER-HEAD HYDRO
---	---	UNDERGROUND HYDRO
---	---	WATERMAIN
---	---	STORM SERVICE
---	---	SANITARY SEWER
---	---	WATER SERVICE
---	---	STORM SERVICE
---	---	SANITARY SERVICE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	WATER VALVE
---	---	WELL
---	---	SANITARY MANHOLE
---	---	CATCH BASIN
---	---	DOUBLE CATCH BASIN
---	---	CATCH BASIN MANHOLE
---	---	DOUBLE CB MANHOLE
---	---	STORM MANHOLE
---	---	FIRE HYDRANT
---	---	IRON BAR
---	---	LIGHT STANDARD
---	---	MANHOLE
---	---	ROAD SIGN
---	---	CONIFEROUS TREE
---	---	DECIDUOUS TREE

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22

ENGAGE ENGINEERING
www.engage.ca | 171 King Street East, 13th Floor, Toronto, ON | Phone: (416) 754-6477

RETAIL VINEYARD DEVELOPMENT
KOTHARI GROUP

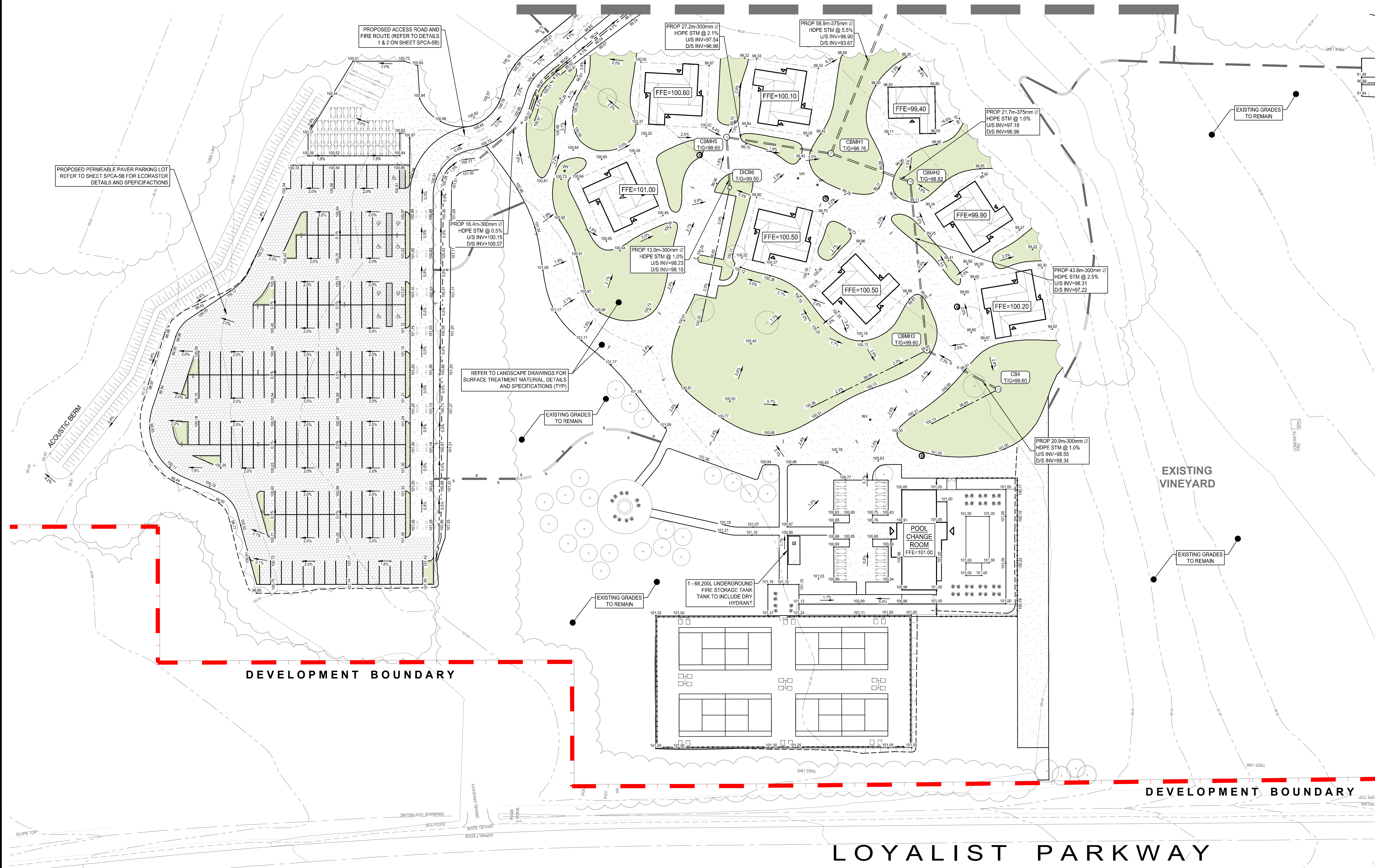
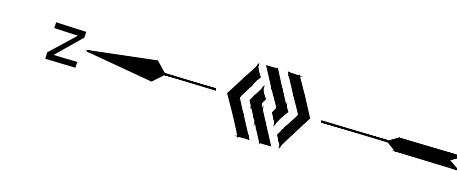
SITE GRADING PLAN EAST VILLAS
PRINCE EDWARD COUNTY

DRAWN BY: S.DINGMAN
DESIGNED BY: S.DINGMAN
APPROVED BY: L.PARSONS
DATE: 2024-10-13

STAMP: L.T. PARSONS
100516860
2026-03-20
PROVINCE OF ONTARIO

SCALE: 0 1:500 2:500
PROJECT NUMBER: 23101
SHEET NAME: SPCA-4.1
SHEET: 2 of 12

(REFER TO SHEET SPCA-4.1)



(REFER TO SHEET SPCA-4.3)

SURVEY
 TOPOGRAPHIC SURVEY PROVIDED
 BY B/W SURVEYORS LTD.
 COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
 ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED
 SCALE FACTOR = 1.00008

BENCHMARK
 ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN
 GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT
 TO A REAL TIME NETWORK.

NOTES:

PR.	EX.	FEATURE
		EDGE OF PAVEMENT
		BACK OF CURB
		EDGE OF GRAVEL
		CENTRELINE OF ROAD
		DITCH/BERM
		SIDEWALK
		FENCE LINE
		RETAINING WALL
		LIGHT DUTY ASPHALT
		HEAVY DUTY ASPHALT
		GRASS/LANDSCAPED
		GRAVEL/LANDSCAPED
		PERMEABLE PARKING LOT
		GAS MAIN
		OVER-HEAD BELL
		UNDERGROUND BELL
		OVER-HEAD HYDRO
		UNDERGROUND HYDRO
		WATERMAIN
		STORM SEWER
		SANITARY SEWER
		WATER SERVICE
		STORM SERVICE
		SANITARY SERVICE
		PROPERTY LINE
		RIGHT-OF-WAY
		WATER VALVE
		WELL
		SANITARY MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		CATCH BASIN MANHOLE
		DOUBLE CB MANHOLE
		STORM MANHOLE
		FIRE HYDRANT
		IRON BAR
		LIGHT STANDARD
		MANHOLE
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



RETAIL VINEYARD DEVELOPMENT
 KOTHARI GROUP
SITE GRADING PLAN
WEST VILLAS
 PRINCE EDWARD COUNTY

DRAWN BY: S.DINGMAN
 DESIGNED BY: S.DINGMAN
 APPROVED BY: L.PARSONS
 DATE: 2024-10-13

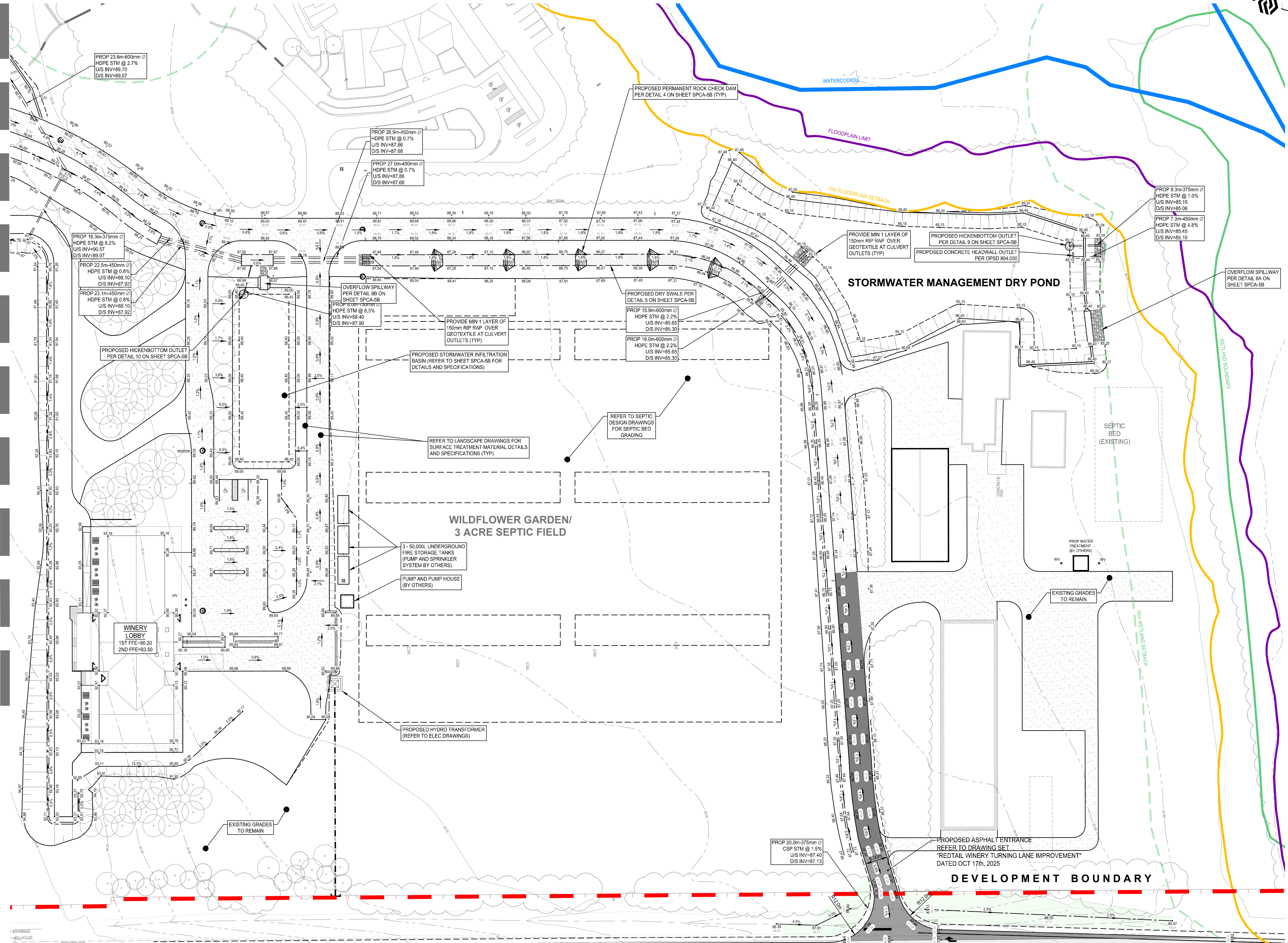
STAMP: L.T. PARSONS 100516860 2026-03-20 PROVINCE OF ONTARIO

SCALE: 0 1:500 25
 PROJECT NUMBER: 23101
 SHEET NAME: SPCA-4.2
 SHEET: 3 of 12

23101 - GPI
 Date: Mar. 28, 2024 - 1:59 pm
 Prepared by: J. Parson
 Filename: S:\01 - Projects\2024\03\18 - Retail Vineyard Development\02 Design\01 - Design\GPI - Current\Drawings\23101 - GPI.dwg

REFER TO SHEETS SPCA-4.1 & 4.2

FUTURE PHASE



SURVEY
 TOPOGRAPHIC SURVEY PROVIDED BY B/W SURVEYORS LTD. COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED SCALE FACTOR = 1.00008

BENCHMARK
 ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

NOTES:

PR.	EX.	FEATURE
		EDGE OF PAVEMENT
		BACK OF CURB
		EDGE OF GRAVEL
		CENTRELINE OF ROAD
		DITCH/TERRACE
		SIDEWALK
		FENCE LINE
		RETAINING WALL
		LIGHT DUTY ASPHALT
		HEAVY DUTY ASPHALT
		GRASSLANDSCAPED
		GRAVEL DRIVEWAY/ROAD
		PERMEABLE PARKING LOT
		GAS MAIN
		OVER-HEAD BELL
		UNDERGROUND BELL
		OVER-HEAD HYDRO
		UNDERGROUND HYDRO
		WATERMAIN
		STORM SEWER
		SANITARY SEWER
		WATER SERVICE
		STORM SERVICE
		SANITARY SERVICE
		PROPERTY LINE
		RIGHT-OF-WAY
		WATER VALVE
		WELL
		SANITARY MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		CATCH BASIN MANHOLE
		DOUBLE CB MANHOLE
		STORM MANHOLE
		FIRE HYDRANT
		IRON BAR
		LIGHT STANDARD
		MANHOLE
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



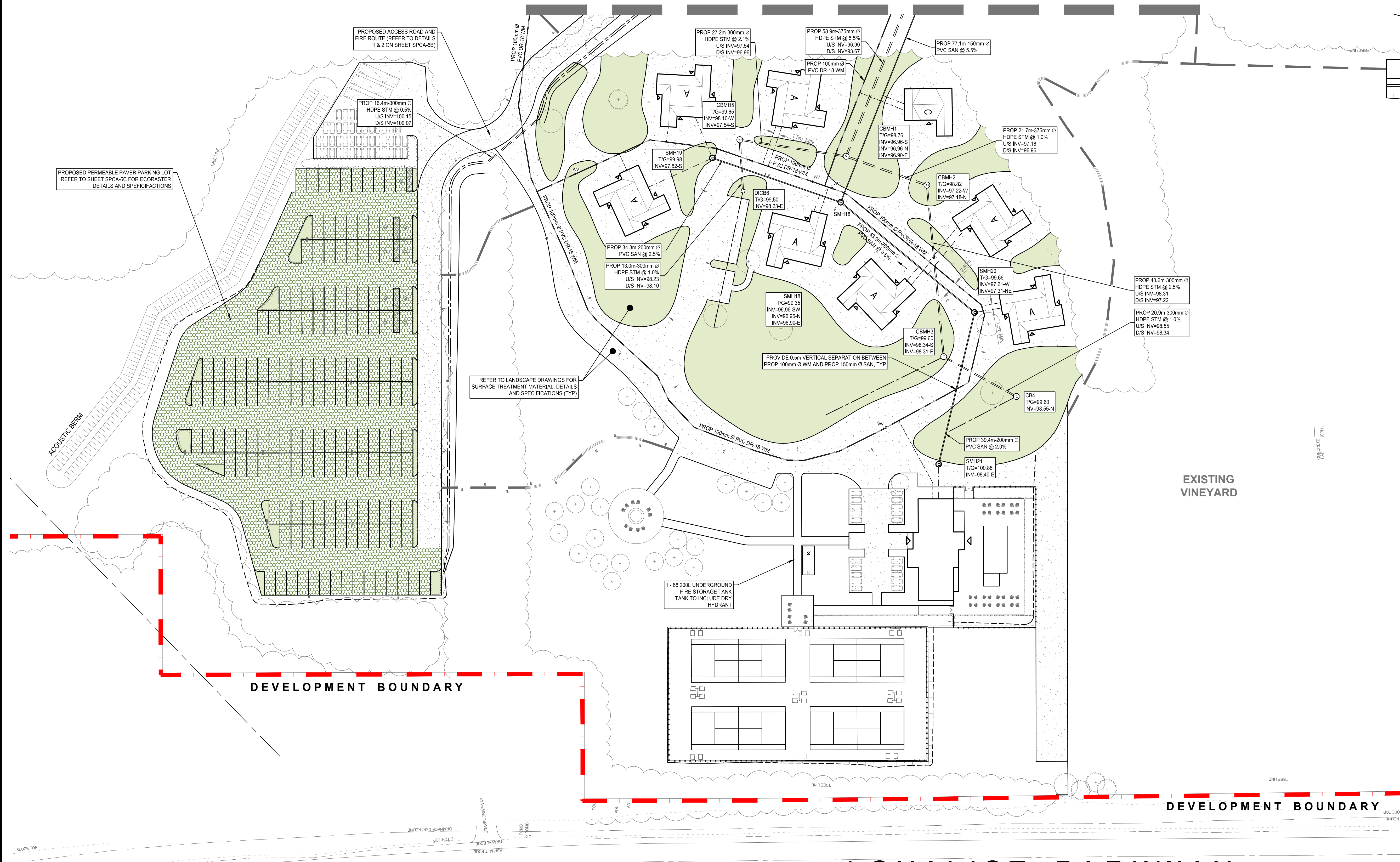
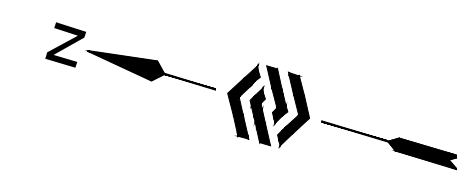
RETAIL VINEYARD DEVELOPMENT
 KOTHARI GROUP
SITE GRADING PLAN
WINERY LOBBY AND MAIN ENTRANCE
 PRINCE EDWARD COUNTY

DRAWN BY: S.DINGMAN
 DESIGNED BY: S.DINGMAN
 APPROVED BY: L.PARSONS
 DATE: 2024-10-13

STAMP: L.T. PARSONS
 100516860
 2026-03-20
 PROVINCE OF ONTARIO

SCALE: 0 1:500 25
 PROJECT NUMBER: 23101
 SHEET NAME: SPCA-4.3
 SHEET: 4 of 12

(REFER TO SHEET SPCA-5.1)



SURVEY
 TOPOGRAPHIC SURVEY PROVIDED
 BY BIV SURVEYORS LTD.
 COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
 ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED
 SCALE FACTOR = 1.00008

BENCHMARK
 ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN
 GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT
 TO A REAL TIME NETWORK.

NOTES:

PR.	EX.	FEATURE
---	---	EDGE OF PAVEMENT
---	---	BACK OF CURB
---	---	EDGE OF GRAVEL
---	---	CENTRELINE OF ROAD
---	---	STICH / DRIVE
---	---	SIDEWALK
---	---	FENCE LINE
---	---	RETAINING WALL
---	---	LIGHT DUTY ASPHALT
---	---	HEAVY DUTY ASPHALT
---	---	GRASS/LANDSCAPED
---	---	GRAVEL DRIVEWAY/ROAD
---	---	PERMEABLE PARKING LOT
---	---	GAS MAIN
---	---	OVERHEAD BELL
---	---	UNDERGROUND BELL
---	---	OVERHEAD HYDRO
---	---	UNDERGROUND HYDRO
---	---	WATERMAIN
---	---	STORM SEWER
---	---	SANITARY SEWER
---	---	WATER SERVICE
---	---	STORM SERVICE
---	---	SANITARY SERVICE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	WATER VALVE
---	---	WELL
---	---	SANITARY MANHOLE
---	---	CATCH BASIN
---	---	DOUBLE CATCH BASIN
---	---	CATCH BASIN MANHOLE
---	---	DOUBLE CB MANHOLE
---	---	STORM MANHOLE
---	---	FIRE HYDRANT
---	---	IRON BAR
---	---	LIGHT STANDARD
---	---	MANHOLE
---	---	ROAD SIGN
---	---	CONIFEROUS TREE
---	---	DECIDUOUS TREE

REFER TO SHEET SPCA-5.3

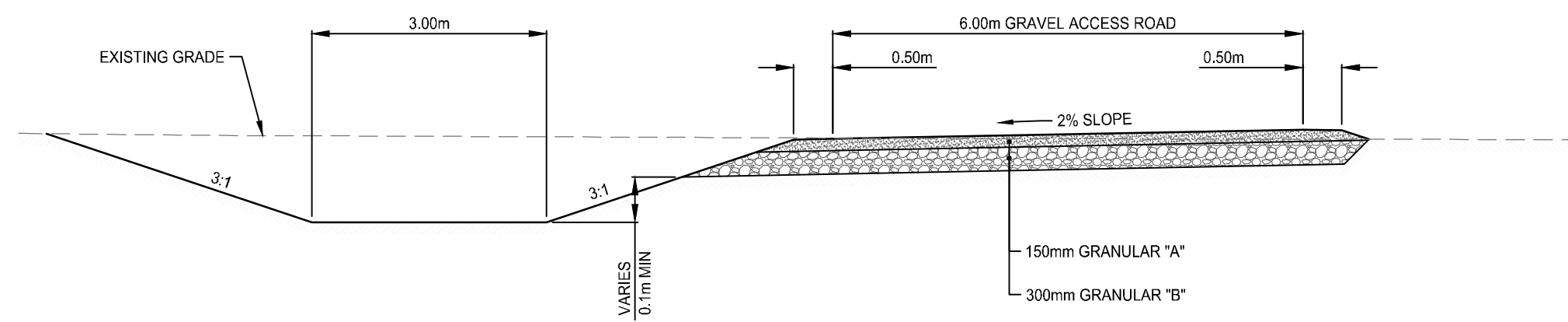
No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



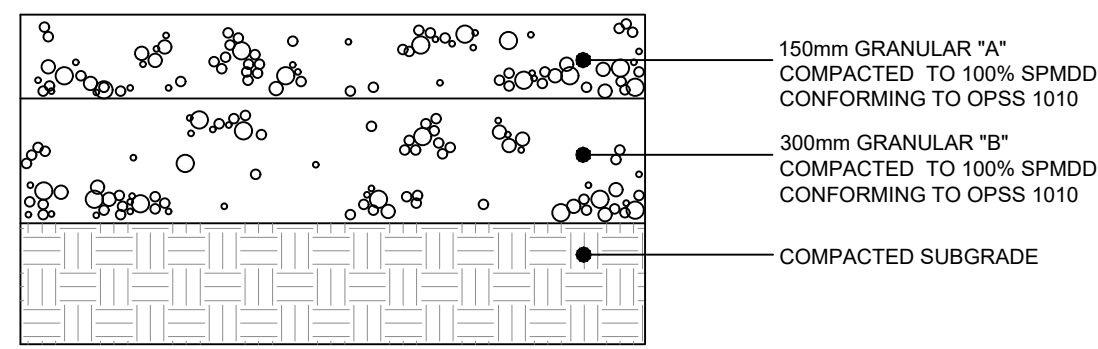
RETAIL VINEYARD DEVELOPMENT
 KOTHARI GROUP
SITE SERVICING PLAN
WEST VILLAS
 PRINCE EDWARD COUNTY

DRAWN BY: S.DINGMAN DESIGNED BY: S.DINGMAN APPROVED BY: L.PARSONS DATE: 2024-10-13	STAMP L.T. PARSONS 100516860 2026-03-20 PROVINCE OF ONTARIO
SCALE: 0 1:500 25	PROJECT NUMBER: 23101
SHEET NAME: SPCA-5.2	SHEET: 6 of 12

23101 - SS1
 Date: Mar. 20, 2024 - 1:09 pm
 Prepared by: [Name] - [Title]
 Checked by: [Name] - [Title]
 Drawn by: [Name] - [Title]
 Designated by: [Name] - [Title]
 Approved by: [Name] - [Title]
 Date: 2024-10-13

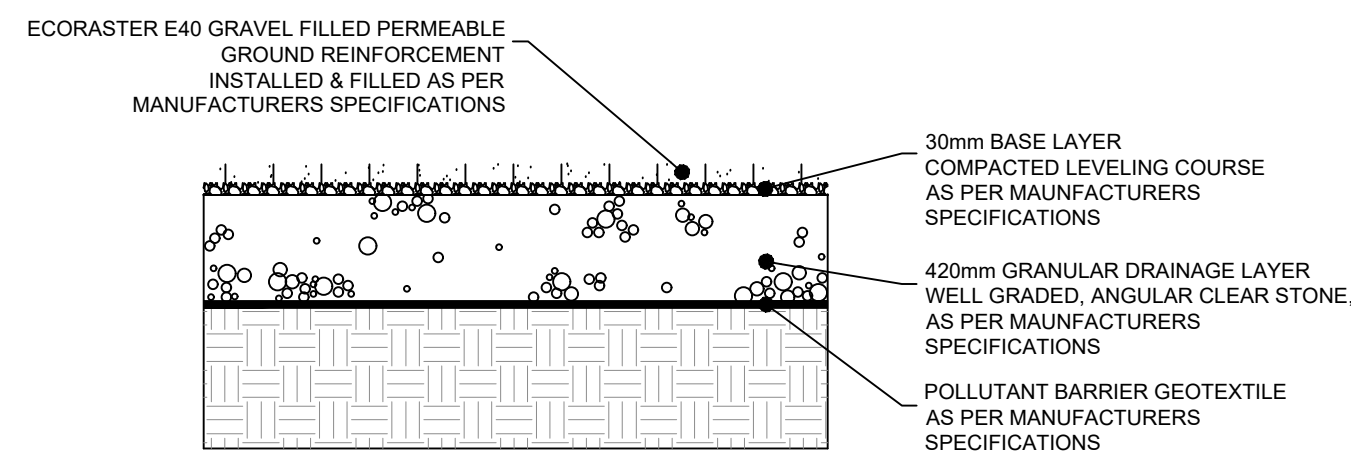


1 TYPICAL DETAIL - ACCESS ROAD SECTION
SCALE: 1:75



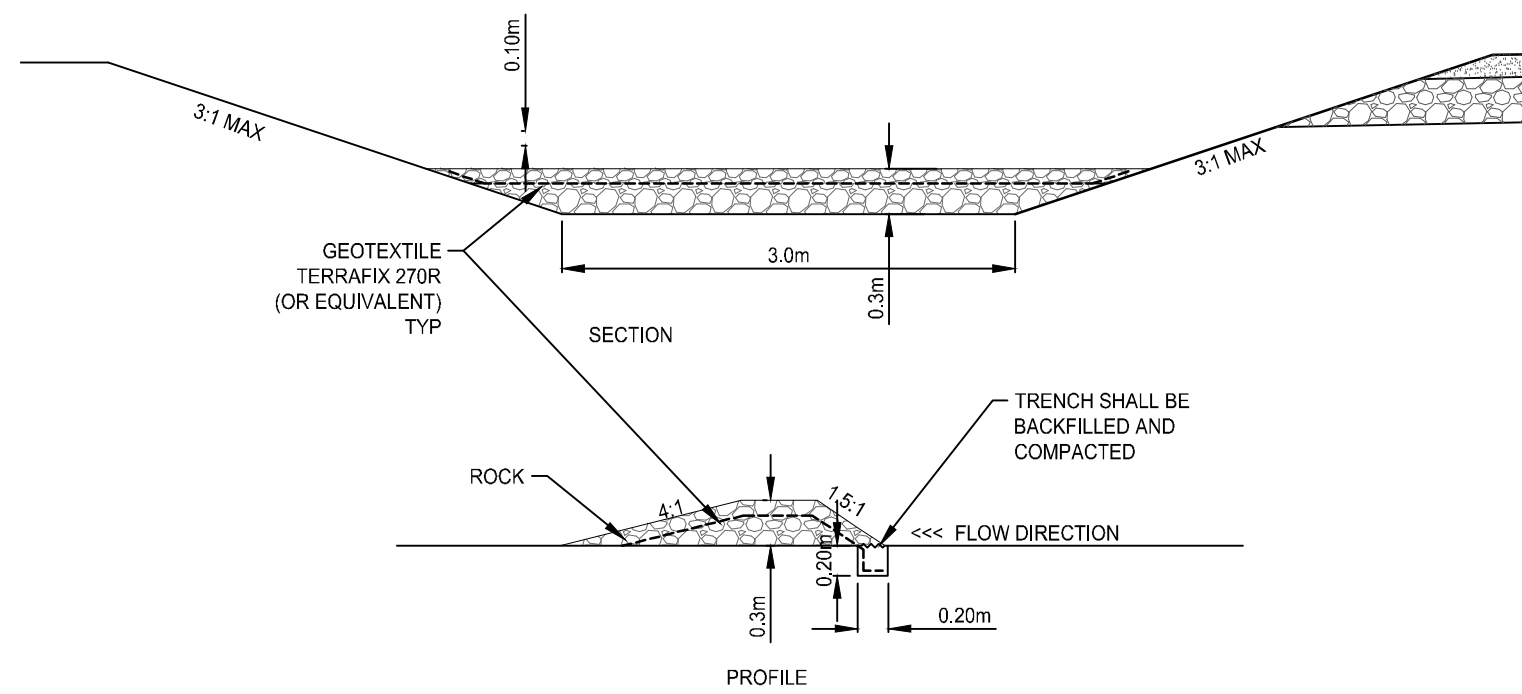
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

2 ACCESS ROAD & FIRE ROUTE STRUCTURE
SCALE: N.T.S.

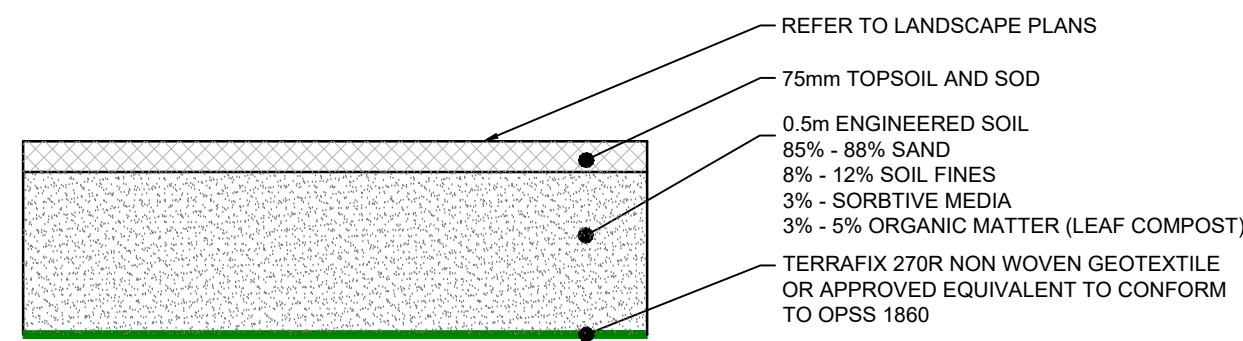


NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

3 PERMEABLE PARKING LOT STRUCTURE
SCALE: N.T.S.

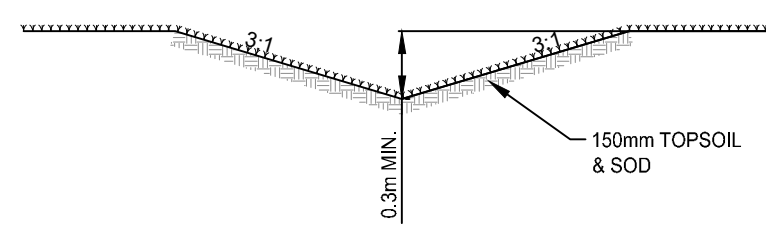


4 PERMANENT ROCK CHECK DAM
SCALE: 1:50

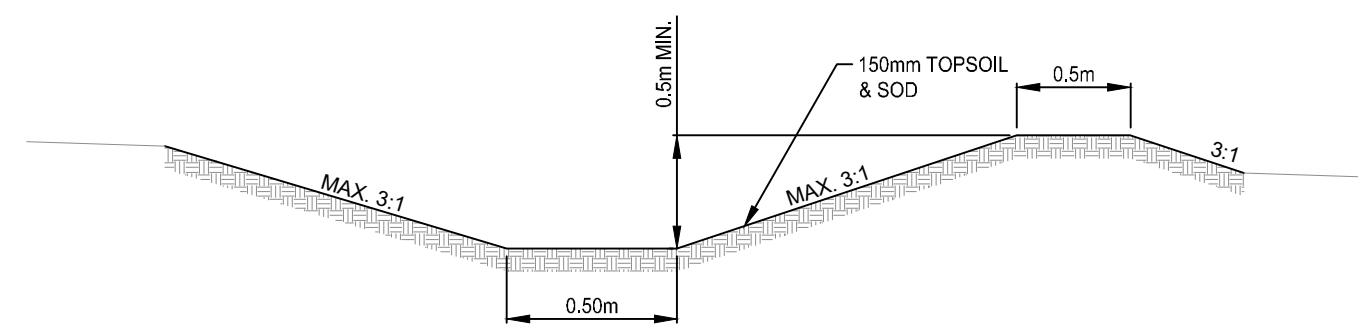


NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. REFER TO CREDIT VALLEY CONSERVATION (CVC) LOW IMPACT DEVELOPMENT STORMWATER PLANNING AND DESIGN GUIDE 'TABLE 4.5.5 - BIORETENTION SPECIFICATIONS' FOR ADDITIONAL DETAILS.

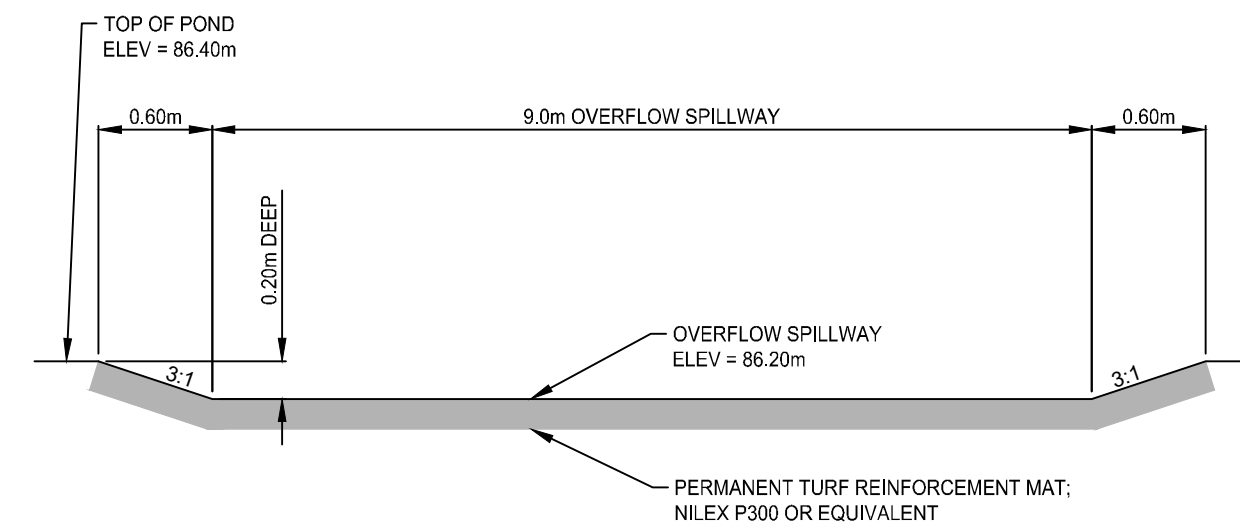
5 DRY SWALE STRUCTURE SPECIFICATIONS
SCALE: N.T.S.



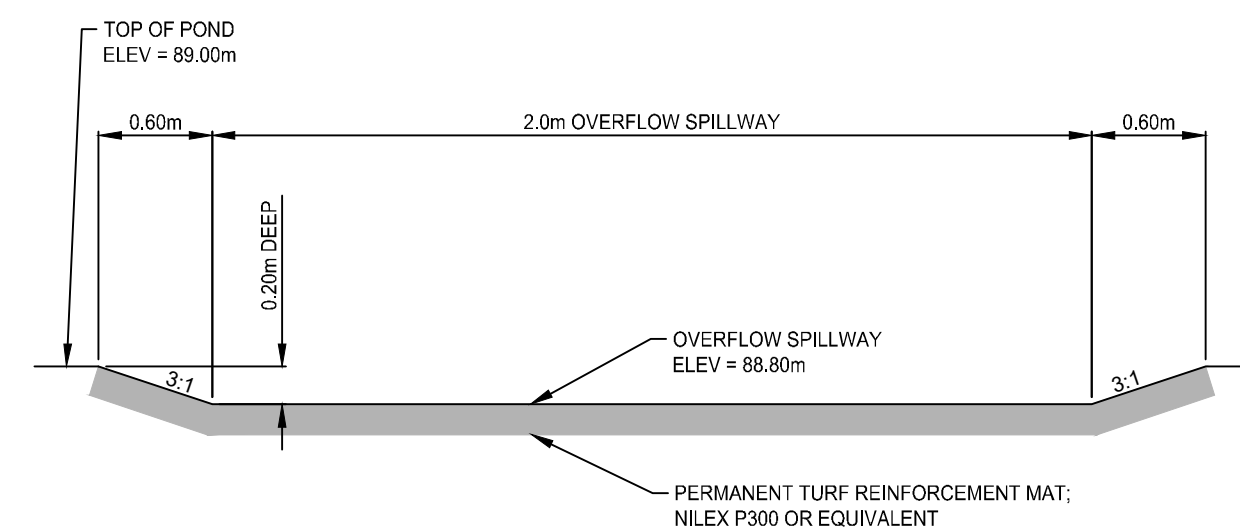
6 V-SHAPED CONVEYANCE SWALE
SCALE: N.T.S.



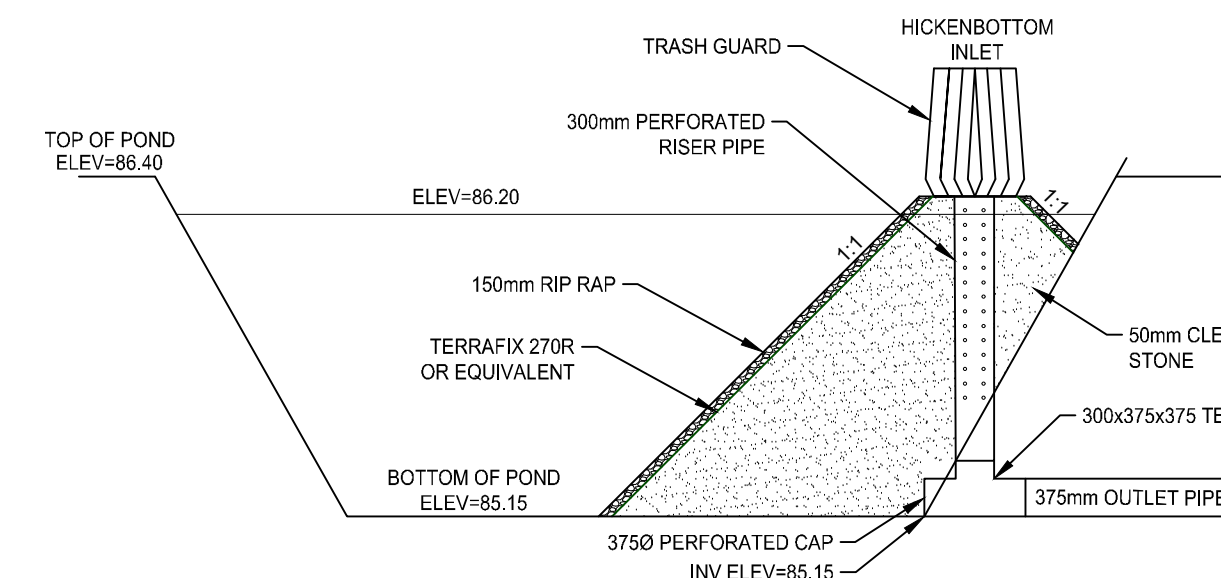
7 FLAT BOTTOM CONVEYANCE SWALE
SCALE: N.T.S.



8A DRYPOND - OVERFLOW SPILLWAY
SCALE: N.T.S.

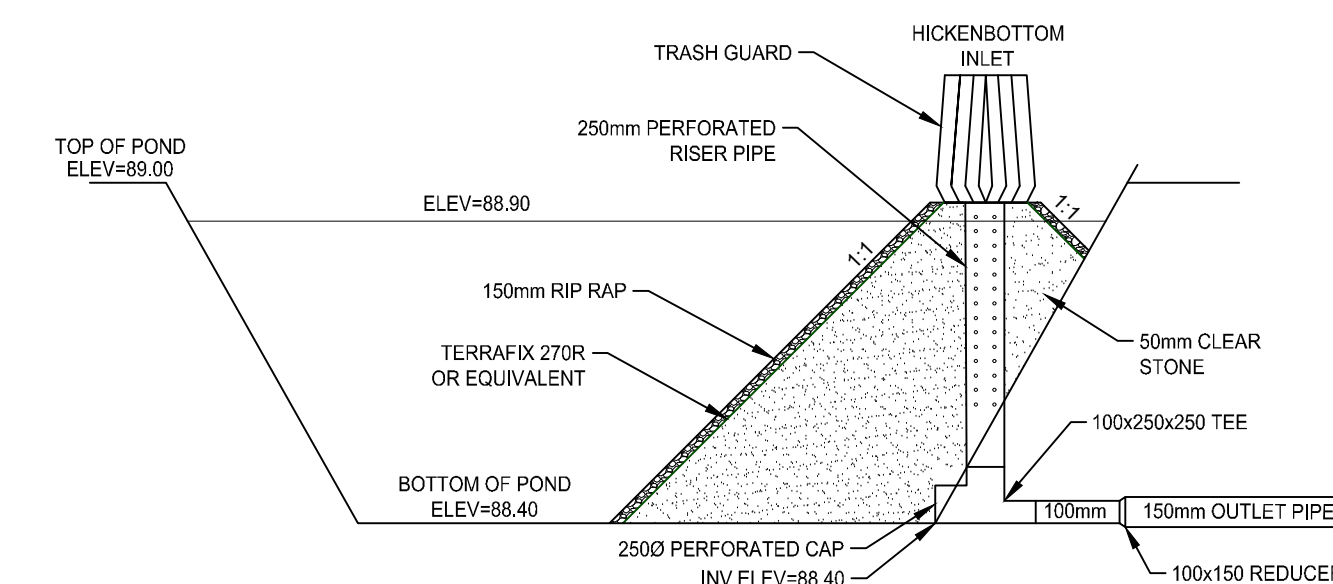


8B INFILTRATION BASIN - OVERFLOW SPILLWAY
SCALE: N.T.S.



NOTE:
1. FOR BEDDING AND BACKFILL, REFER TO OPSD 802.010

9 DRY POND HICKENBOTTOM OUTLET
SCALE: N.T.S.



NOTE:
1. FOR BEDDING AND BACKFILL, REFER TO OPSD 802.010

10 INFILTRATION BASIN HICKENBOTTOM OUTLET
SCALE: N.T.S.

SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY IBV SURVEYORS LTD.
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
ZONE 18 (75° WEST LONGITUDE), NAD83(CSR2010), COMBINED
SCALE FACTOR = 1.00008

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN
GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK.

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



RETAIL VINEYARD DEVELOPMENT

KOTHARI GROUP

DETAILS

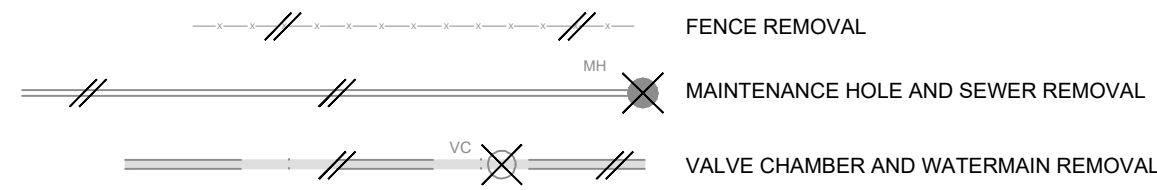
PRINCE EDWARD COUNTY

DRAWN BY: S.DINGMAN	STAMP:
DESIGNED BY: S.DINGMAN	
APPROVED BY: L.PARSONS	
DATE: 2024-10-13	

PROJECT NUMBER: 23101	SHEET NAME: SPCA-5B	SHEET: 8 of 12
---------------------------------	-------------------------------	--------------------------

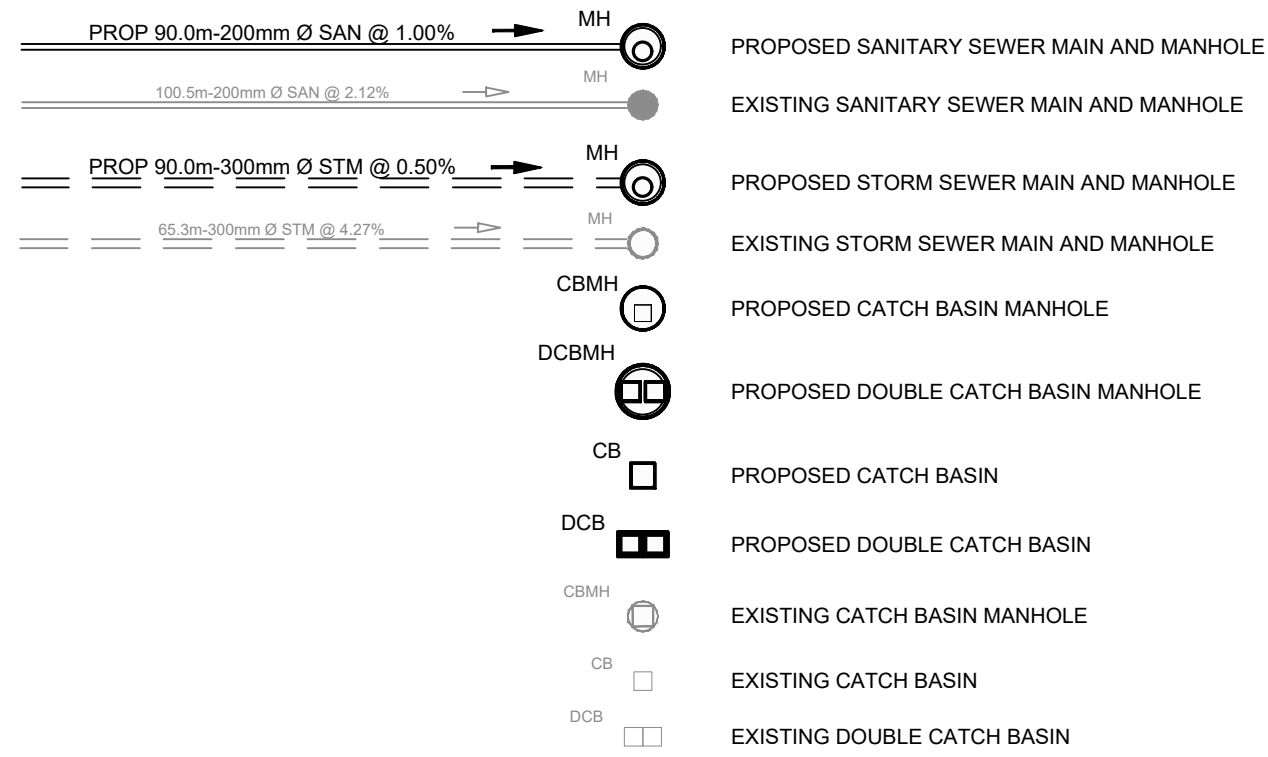
REMOVAL AND ADJUSTMENTS

- (A) APPURTENANCE ADJUSTMENT BY CONTRACTOR (CB, MH, WV etc.)
- (B) ADJUSTMENT BY OTHERS
- (C) RELOCATE EXISTING CATCHBASIN
- (E) EXCAVATE/BACKFILL EXIST. CATCHBASIN/MANHOLE
- (S) REMOVE, SALVAGE AND REINSTALL TO BE EXPOSED BY CONTRACTOR

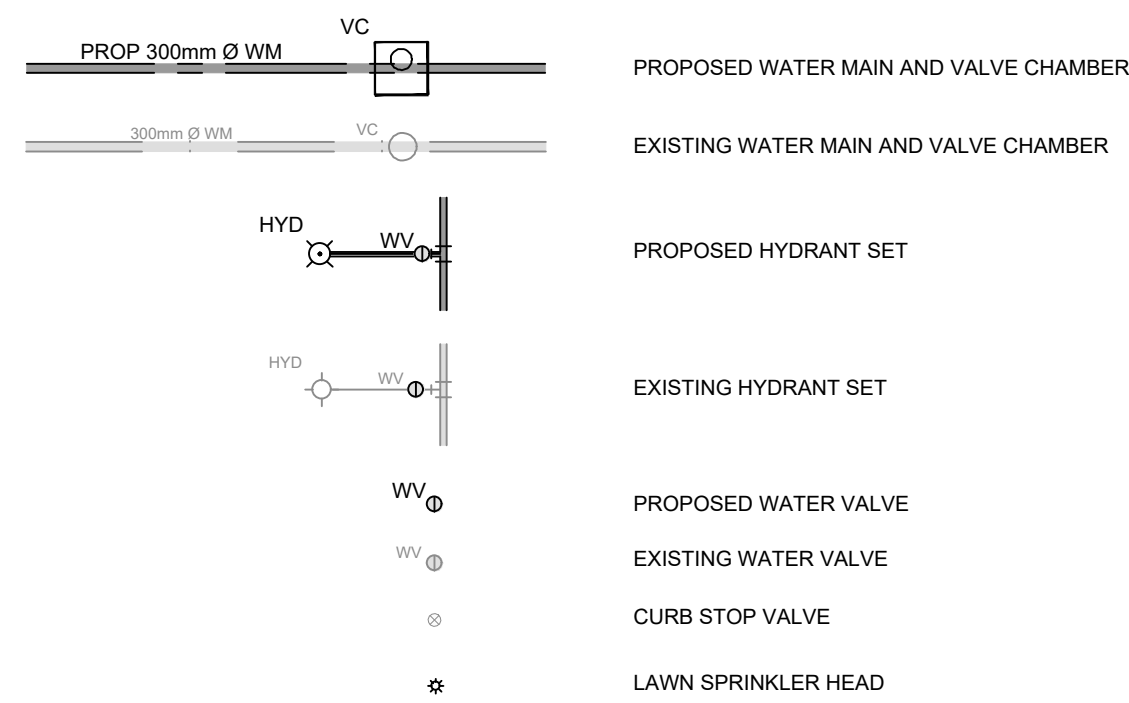


UNDERGROUND SERVICES

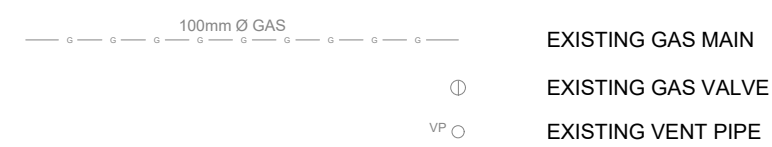
SEWERS:



WATER:



NATURAL GAS:



UTILITIES:

ELECTRICAL:

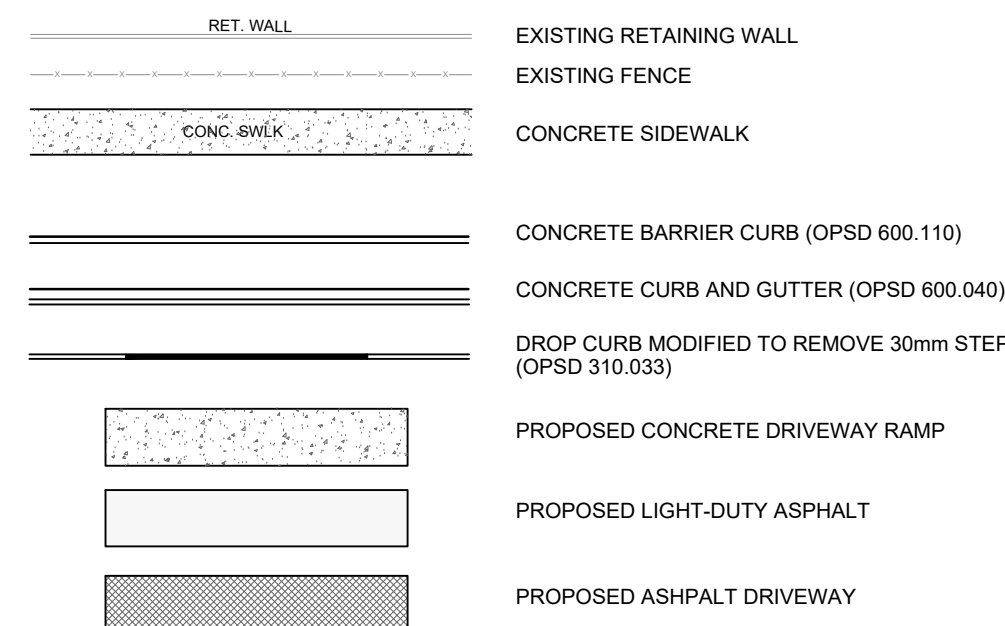
- HP HYDRO POLE
- HPLS HYDRO POLE LIGHT STANDARD
- HPLS HYDRO POLE LIGHT STANDARD WITH TRANSFORMER
- LS LIGHT STANDARD
- TS TRAFFIC SIGNAL POLE
- HW HANDWELL
- GUY ANCHOR

TELECOMMUNICATIONS:

- BHP BELL HYDRO POLE
- BP BELL POLE
- BRP BELL ROGERS POLE
- PEP PEDESTAL

LEGEND

ROAD SURFACE FEATURES:



LEGAL AND CONTROL SYMBOLS:

- IB IRON BAR
- RIB ROUND IRON BAR
- IP IRON PIPE
- CC CUT CROSS
- HCM HORIZONTAL CONTROL MONUMENT
- VCM VERTICAL CONTROL MONUMENT
- TBM TEMPORARY BENCHMARK
- BM BENCHMARK
- ODD-H STATION CHAINAGE

MISCELLANEOUS:

- BH BOREHOLE
- TP TEST PIT
- WATER DATUM LINE
- PST POST
- PM PARKING METER
- MB MAILBOX
- BR BOULDER / ROCK
- BOLLARD
- PILLAR
- POLE
- CANADA POST MAILBOX
- OVERHEAD DOOR
- MAN DOOR
- ACCESSIBLE MAN DOOR
- OVERLAND FLOW ROUTE
- 100-YEAR PONDING LIMIT
- ROOF DRAIN

VEGETATION:

- HEDGE
- TREE CONIFEROUS
- SHRUB CONIFEROUS
- TREE DECIDUOUS
- SHRUB DECIDUOUS
- STUMP

ROADS:

- 1. THICKNESS OF ROAD STRUCTURE WILL BE AS FOLLOWS:
 - ROADS
 - GRANULAR A BASE 150mm
 - GRANULAR B SUBBASE 300mm
 - REFER TO LANDSCAPE DRAWINGS FOR SURFACE MATERIAL SPECIFICATIONS

- 2. ROAD SUBGRADE SHALL BE COMPACTED TO 95%, PROOFROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE GRANULAR B SUBBASE.
- 3. THE BACKFILL MATERIAL TO BE USED TO FILL THE SERVICING TRENCHES IS TO BE ENGINEERED FILL. THE BACKFILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.

WATERMAIN:

- 1. THE CONTRACTOR SHALL PROVIDE 48HR NOTICE TO THE ENGINEER PRIOR TO COMMENCING WATERMAIN CONSTRUCTION.
- 2. THE CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL NEW PVC WATERMAIN.
- 3. THE CONTRACTOR SHALL INSTALL CATHODIC PROTECTION AS PER OPSD 1109.0110.
- 4. THE CONTRACTOR SHALL INSTALL RETAINING GLAND RINGS ON ALL WATERMAIN FITTINGS AND CONNECTIONS WHERE THRUST BLOCKS CANNOT BE CONSTRUCTED ON SOLID GROUND.
- 5. THE CONTRACTOR SHALL INSTALL BEDDING AND BACKFILL AS PER OPSD 802.010.
- 6. THE CONTRACTOR SHALL INSTALL ALL WATERMAIN AND SERVICES AT A MINIMUM DEPTH OF 1.80 METRES FROM THE PROPOSED FINISH GRADE TO THE TOP OF PIPE.
- 7. THE CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER OF 0.50 METRES BELOW OR 0.15 METRES ABOVE.
- 8. THE CONTRACTOR SHALL INSTALL WATER SERVICES AS PER OPSD 1104.0100, AND AT RIGHT ANGLES TO THE WATERMAIN WHERE POSSIBLE.
- 9. THE CONTRACTOR SHALL INSTALL ANODE PROTECTION ON ALL WATER SERVICES.
- 10. THE CONTRACTOR SHALL INSTALL 19mmØ TYPE 'K' COPPER (OR APPROVED EQUIVALENT) SERVICE CONNECTIONS FOR THE VILLAS.
- 11. THE CONTRACTOR SHALL INSTALL 50mmØ TYPE 'K' COPPER (OR APPROVED EQUIVALENT) SERVICE CONNECTION FOR THE MAIN WINERY BUILDING.
- 12. THE CONTRACTOR SHALL INSTALL A 2X4 AT THE END OF THE WATER SERVICE. THE 2X4 SHALL BE VISIBLE, CLEARLY LABELLED, IDENTIFY THE DEPTH TO THE SERVICE INVERT, AND BE PAINTED BLUE.
- 13. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO CONDUCTING WATERMAIN TESTING.
- 14. THE CONTRACTOR SHALL COMPLETE FLUSHING AND DISINFECTING OPERATIONS IN ACCORDANCE WITH MECP WATERMAIN DISINFECTATION PROCEDURES.
- 15. THE CONTRACTOR SHALL PROVIDE ALL WATERMAIN TESTING RESULTS (INCLUDING CHLORINATION, BACTERIOLOGICAL, PRESSURE AND FLOW).

STORM SEWER:

- 1. THE CONTRACTOR SHALL INSTALL BEDDING, BACKFILL AND COVER PER ONTARIO PROVINCIAL STANDARD DRAWING (OPSD) 802.010 FOR FLEXIBLE PIPE (PVC), AND OPSD 802.030 FOR RIGID PIPE (HDPE).
- 2. THE CONTRACTOR SHALL INSTALL PRECAST CONCRETE MANHOLES AS PER OPSD 701.010, 701.011, 701.012, 401.020, 404.020, 405.010 AND 405.020, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. CONCRETE MANHOLES SHALL NOT BE BENCHED.
- 3. THE CONTRACTOR SHALL INSTALL CONCRETE CATCHBASIN MANHOLES AS PER OPSD 701.010, 701.011, 701.012, 401.020, 404.020, 405.010 AND 405.020, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- 4. THE CONTRACTOR SHALL INSTALL CONCRETE CATCHBASINS COMPLETE WITH FRAME, GRATE AS PER OPSD 705.010 AND OPSD 401.081, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. CATCHBASINS SHALL BE PROVIDED WITH A 600mm SUMP.
- 5. THE CONTRACTOR SHALL PERFORM AIR AND DEFLECTION TESTING ON ALL STORM SEWERS IN ACCORDANCE WITH MUNICIPAL STANDARDS AND OPSS 410 RESPECTIVELY.
- 6. THE CONTRACTOR SHALL CLEAN AND PERFORM CCTV INSPECTION ON ALL STORM SEWERS IN ACCORDANCE WITH OPSS 409. ALL DEFECTS SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER PRIOR TO PUTTING THE SEWERS INTO OPERATION.
- 7. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO CONDUCTING PIPE AIR AND DEFLECTION TESTING, CCTV INSPECTIONS AND/OR CLEANING OF THE STORM SEWER.
- 8. THE CONTRACTOR SHALL PROVIDE 3 COPIES OF PIPE AIR AND DEFLECTION TESTING RESULTS AND CCTV INSPECTION REPORTS.

SANITARY SEWER:

- 1. THE CONTRACTOR SHALL INSTALL BEDDING, BACKFILL AND COVER PER ONTARIO PROVINCIAL STANDARD DRAWING (OPSD) 802.010 FOR PVC PIPE AND SERVICES.
- 2. THE CONTRACTOR SHALL INSTALL PRECAST CONCRETE MANHOLES AS PER OPSD 701.010, 401.010, 404.020, 405.010 AND 405.020, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
- 3. THE CONTRACTOR SHALL BENCH ALL SANITARY MANHOLES AS PER OPSD 701.021.
- 4. THE CONTRACTOR SHALL INSTALL 100mmØ PVC SANITARY SERVICES FOR ALL VILLAS AND 150mm Ø PVC SERVICE FOR THE MAIN WINERY BUILDING. SERVICES SHALL BE GREEN IN COLOR AND INSTALLED IN ACCORDANCE WITH OPSD 1005.010.
- 5. THE CONTRACTOR SHALL INSTALL A 2X4 AT THE END OF THE SANITARY SERVICE. THE 2X4 SHALL BE VISIBLE, CLEARLY LABELLED, IDENTIFY THE DEPTH TO THE SERVICE INVERT, AND BE PAINTED RED.
- 6. THE CONTRACTOR SHALL PERFORM AIR AND DEFLECTION TESTING ON ALL SANITARY SEWERS IN ACCORDANCE WITH MUNICIPAL STANDARDS AND OPSS 410 RESPECTIVELY.
- 9. THE CONTRACTOR SHALL CLEAN AND PERFORM CCTV INSPECTION ON ALL SANITARY SEWERS IN ACCORDANCE WITH OPSS 409. ALL DEFECTS SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER PRIOR TO PUTTING THE SEWERS INTO OPERATION.
- 10. THE CONTRACTOR SHALL PERFORM DEFLECTION TESTING OF ALL FLEXIBLE SANITARY SEWERS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 410.07.16.05.
- 11. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTING OF ALL SANITARY SEWERS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 410.07.16.04, EXFILTRATION TEST.
- 12. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO CONDUCTING PIPE AIR AND DEFLECTION TESTING, CCTV INSPECTIONS AND/OR CLEANING OF THE SANITARY SEWER.
- 13. ALL SANITARY MANHOLES TO BE LESS THAN 90m APART.

SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY IBW SURVEYORS LTD.
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
ZONE 18 (75° WEST LONGITUDE), NAD83(CSR5(2010)), COMBINED
SCALE FACTOR = 1.00008

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN
GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK.

4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22
No.	REVISION	BY	DATE

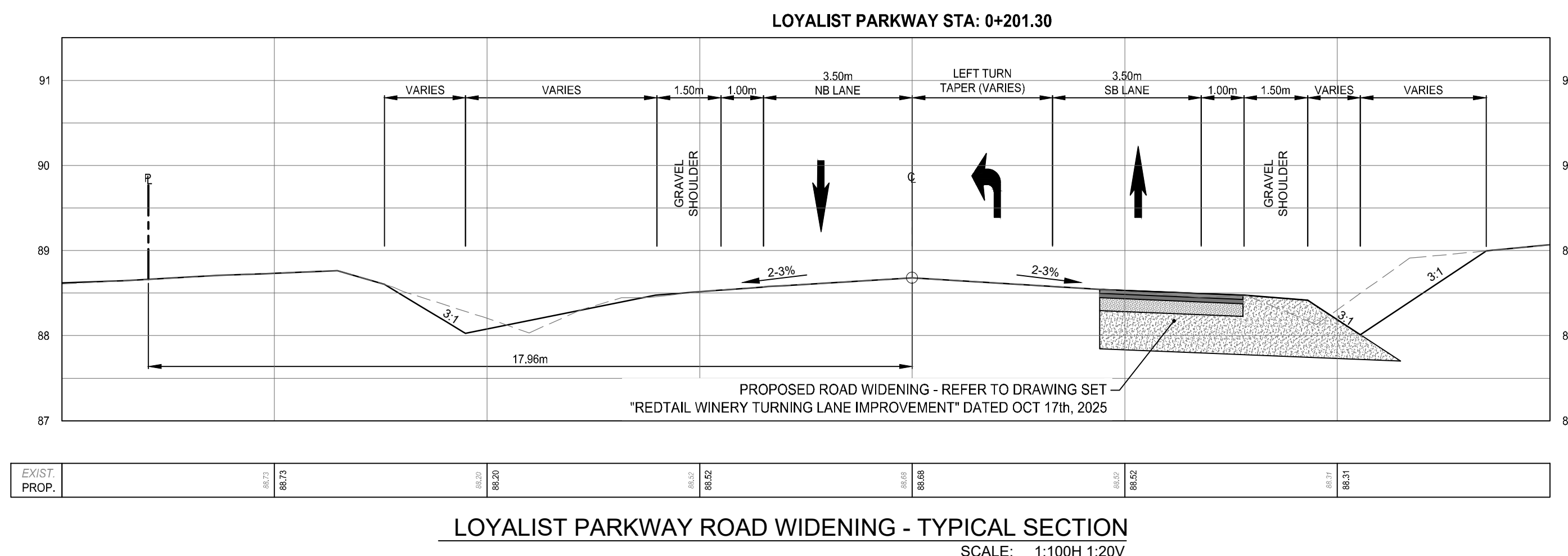


REDTAIL VINEYARD DEVELOPMENT

KOTHARI GROUP

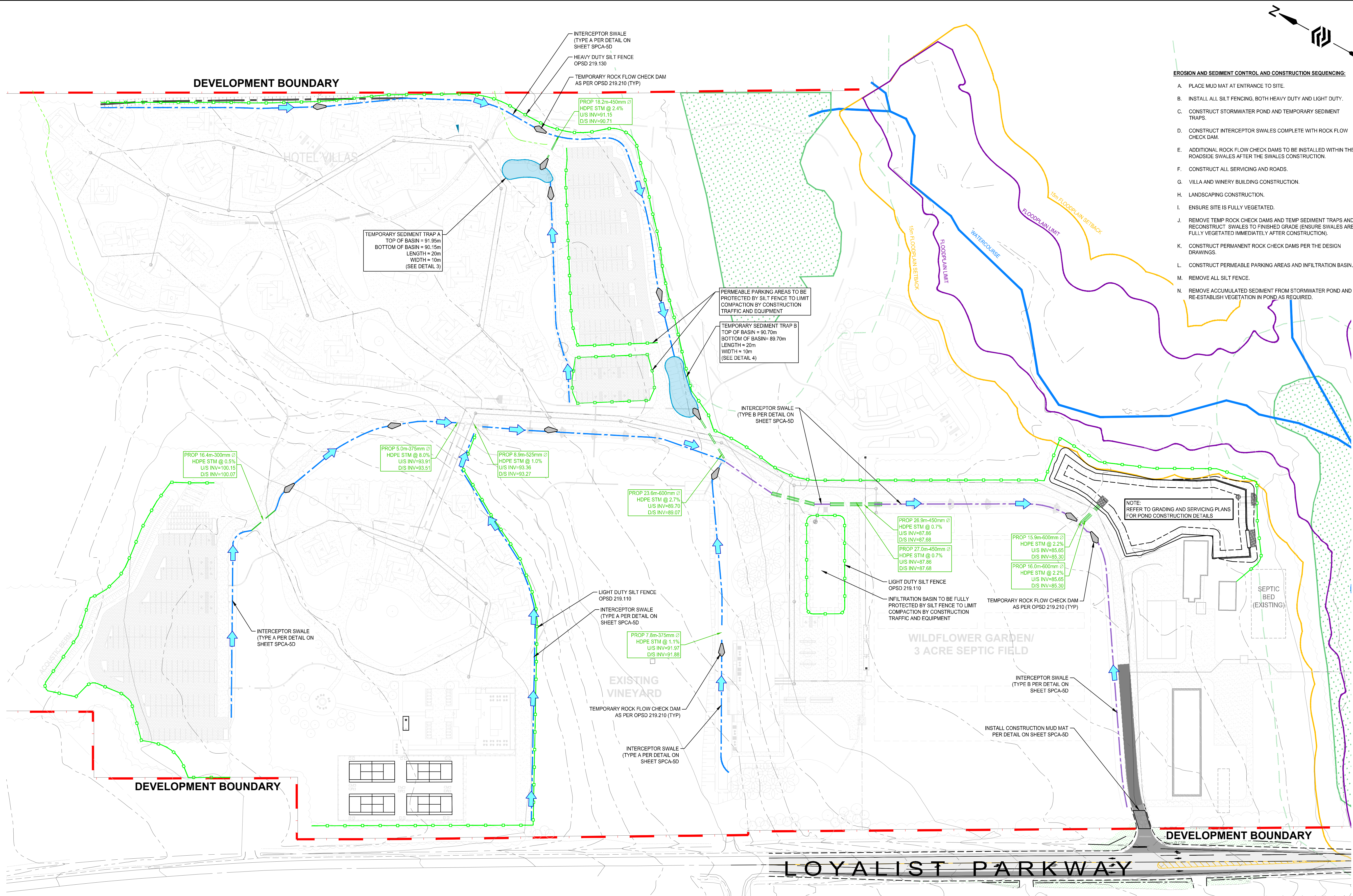
NOTES & LEGEND

PRINCE EDWARD COUNTY		
DRAWN BY: S.DINGMAN	STAMP:	
DESIGNED BY: S.DINGMAN		
APPROVED BY: L.PARSONS		
DATE: 2024-10-13	SCALE:	
PROJECT NUMBER: 23101	SHEET NAME: SPCA-5C	SHEET: 9 of 12



LOYALIST PARKWAY ROAD WIDENING - TYPICAL SECTION
SCALE: 1:100H 1:20V

EXIST. PROP.	88.72	88.73	88.74	88.75	88.76	88.77	88.78	88.79	88.80	88.81	88.82	88.83	88.84	88.85	88.86	88.87	88.88	88.89	88.90	88.91
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EROSION AND SEDIMENT CONTROL AND CONSTRUCTION SEQUENCING:

- A. PLACE MUD MAT AT ENTRANCE TO SITE.
- B. INSTALL ALL SILT FENCING, BOTH HEAVY DUTY AND LIGHT DUTY.
- C. CONSTRUCT STORMWATER POND AND TEMPORARY SEDIMENT TRAPS.
- D. CONSTRUCT INTERCEPTOR SWALES COMPLETE WITH ROCK FLOW CHECK DAM.
- E. ADDITIONAL ROCK FLOW CHECK DAMS TO BE INSTALLED WITHIN THE ROADSIDE SWALES AFTER THE SWALES CONSTRUCTION.
- F. CONSTRUCT ALL SERVICING AND ROADS.
- G. VILLA AND WINERY BUILDING CONSTRUCTION.
- H. LANDSCAPING CONSTRUCTION.
- I. ENSURE SITE IS FULLY VEGETATED.
- J. REMOVE TEMP ROCK CHECK DAMS AND TEMP SEDIMENT TRAPS AND RECONSTRUCT SWALES TO FINISHED GRADE (ENSURE SWALES ARE FULLY VEGETATED IMMEDIATELY AFTER CONSTRUCTION).
- K. CONSTRUCT PERMEABLE PARKING AREAS AND INFILTRATION BASIN.
- L. REMOVE ALL SILT FENCE.
- M. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER POND AND RE-ESTABLISH VEGETATION IN POND AS REQUIRED.

SURVEY
 TOPOGRAPHIC SURVEY PROVIDED
 BY IBW SURVEYORS LTD.
 COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
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EROSION AND SEDIMENT CONTROL GENERAL NOTES

THE PROPOSED WORKS SHALL BE CARRIED OUT IN SUCH A WAY THAT MINIMIZES THE AMOUNT OF EROSION AND SUCH THAT THE SEDIMENT TRAPS CONTROL ANY EROSION THAT DOES OCCUR.

ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSPECTED AND MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL THEY HAVE BEEN DECOMMISSIONED. INSPECTIONS ARE REQUIRED AFTER EVERY MAJOR RAINFALL EVENT.

SEDIMENT ACCUMULATION OF MORE THAN 0.3m IS TO BE REMOVED IMMEDIATELY AND PROPERLY DISPOSED OF.

ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (SILT FENCING, CLEAR STONE, ECT.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.

EROSION AND SEDIMENT CONTROL METHODS ARE TO BE CONTINUOUSLY EVALUATED AND UPGRADES ARE TO BE IMPLEMENTED WHEN NECESSARY.

ENSURE APPROPRIATE RESPONSE IS TAKEN FOR SPILLS AND ANY INCIDENTS ARE PROPERLY DOCUMENTED AND REPORTED.

ALL DISTURBED AREAS ARE TO BE SEEDDED WITHIN 30 DAYS IF NO FURTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THESE AREAS. TOPSOIL STOCKPILE IS TO BE HYDRO-SEEDDED IS NOT WORKED WITHIN 30 DAYS.

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE NOTES

INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED INDIVIDUAL

INSPECTION FREQUENCY SHALL BE

- WEEKLY DURING ACTIVE CONSTRUCTION
- BEFORE A SIGNIFICANT RAINFALL (>15mm IN 24 HOURS)
- DAILY DURING EXTENDED RAIN OR SNOW PERIODS
- MONTHLY DURING INACTIVE PERIODS

INSPECTOR SHALL MAINTAIN UP TO DATE DOCUMENTATION TO DEMONSTRATE DUE DILIGENCE.

EXPECTED SEDIMENT TRAP MAINTENANCE

1. ENSURE SIDE BANKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. RESEED IF REQUIRED.
2. REMOVE SEDIMENT THAT HAS ACCUMULATED ONCE THE DEPTH IS 0.3m.
3. CLEAN AND DEBRIS THAT HAS BEEN CAPTURED BY THE SEDIMENT TRAP.
4. OBSERVE WATER LEAVING THE TRAP AND EVALUATE WHETHER THE TRAP CONTINUES TO EFFECTIVELY REMOVE SUSPENDED SEDIMENT. ADD ADDITIONAL MEASURES UPSTREAM OR DOWNSTREAM TO IMPROVE SEDIMENT REMOVAL IF REQUIRED.
5. IDENTIFIED REPAIR OR MAINTENANCE NEEDS SHOULD BE ADDRESSED WITHIN 48 HOURS.
6. ENSURE SPILLWAY REMAINS STRUCTURALLY SOUND AND REPAIR AS NEEDED. MAINTAIN THE DESIGNED SHAPE.
7. IF PONDED WATER IS OBSERVED WITHIN THE TRAP FOR AN EXTENDED PERIOD OF TIME >72 HOURS, DEWATERING MAY BE REQUIRED. A SEDIMENT BAG SHALL BE USED FOR ANY PUMPED WATER AS PART OF A TREATMENT TRAIN APPROACH.

No.	REVISION	BY	DATE
4.	ISSUED FOR SPCA R2	SD	2026-03-20
3.	ISSUED FOR 3RD SPA SUBMISSION	SD	2025-09-24
2.	ISSUED FOR 2ND SPA SUBMISSION	SD	2025-05-21
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



RETAIL VINEYARD DEVELOPMENT

KOTHARI GROUP

EROSION AND SEDIMENT CONTROL PLAN

PRINCE EDWARD COUNTY

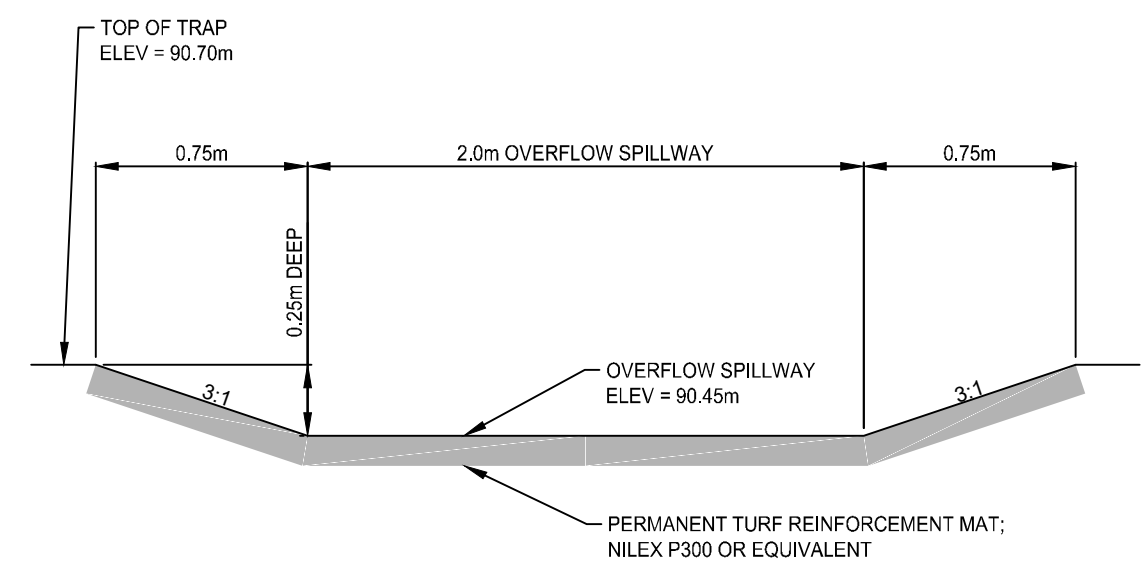
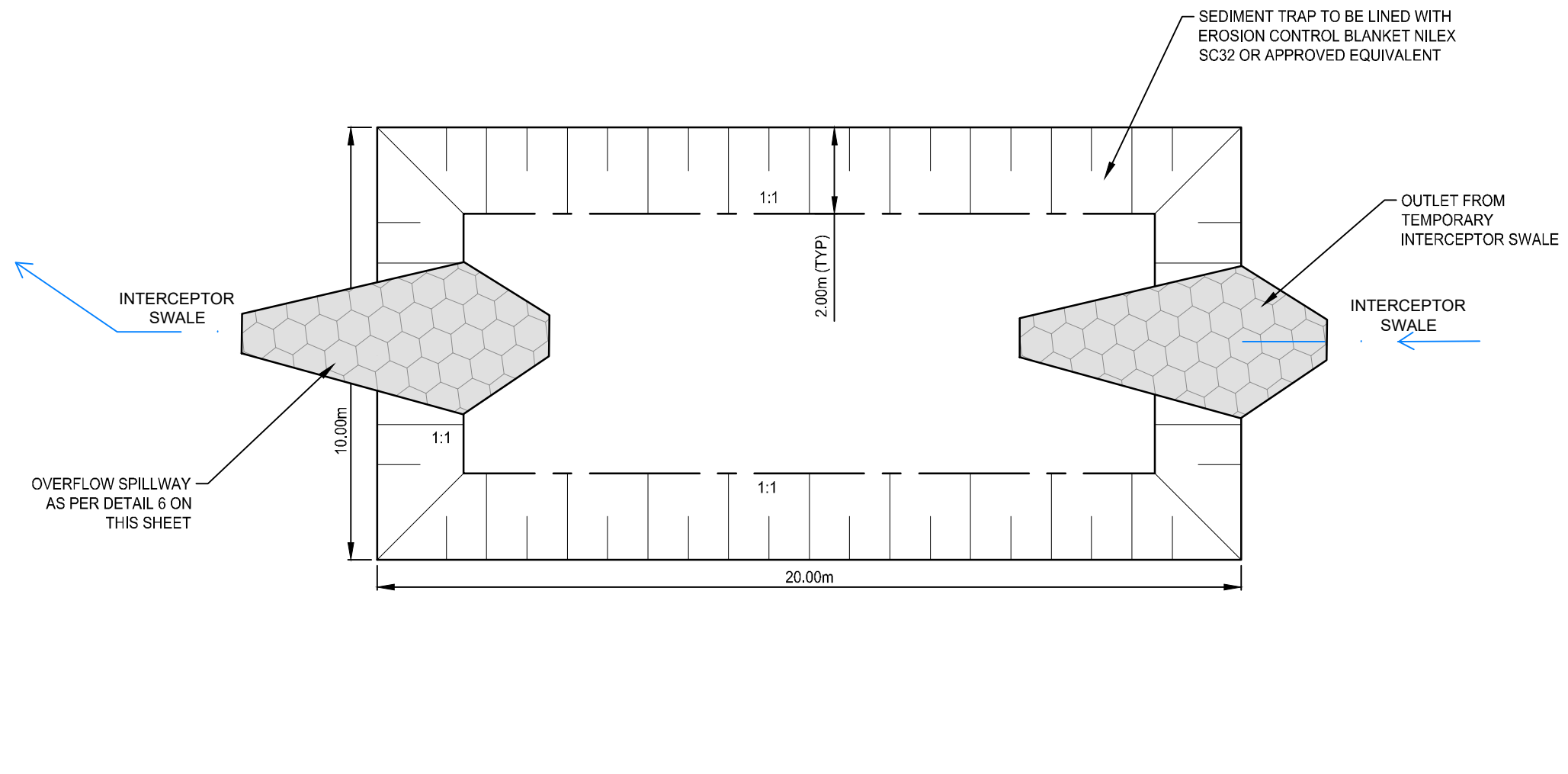
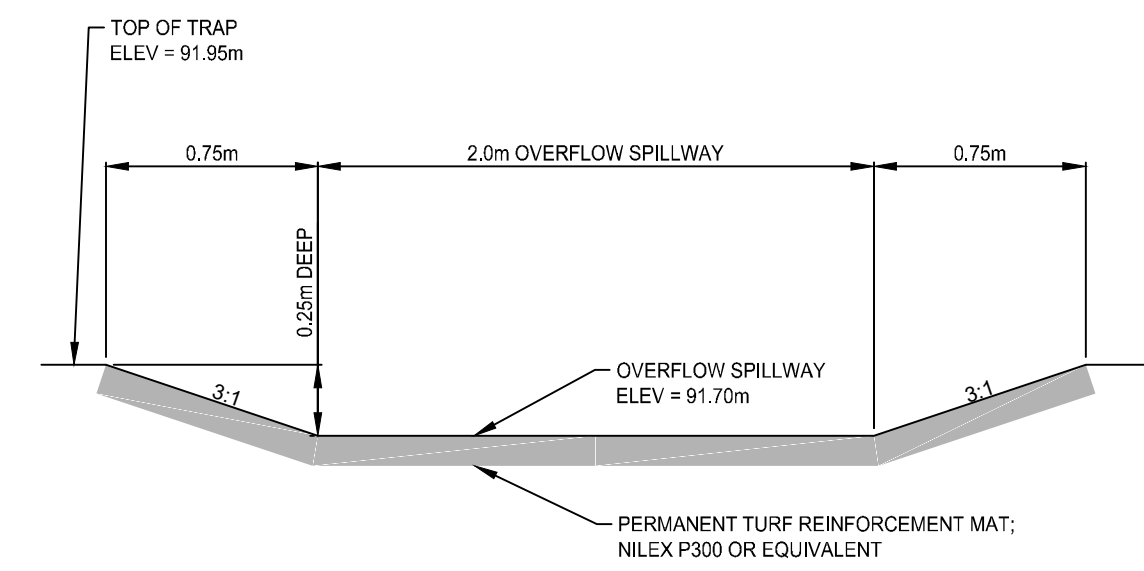
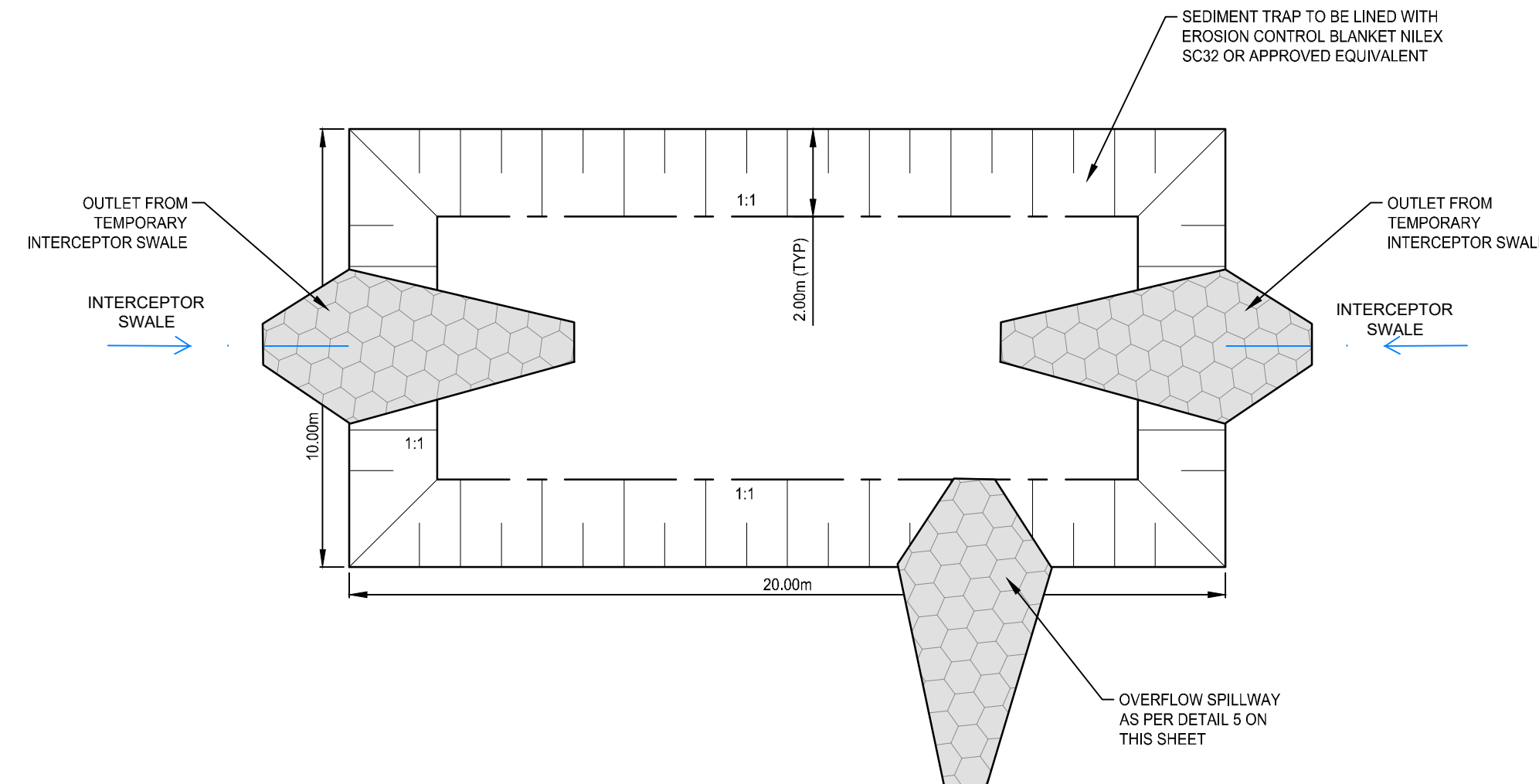
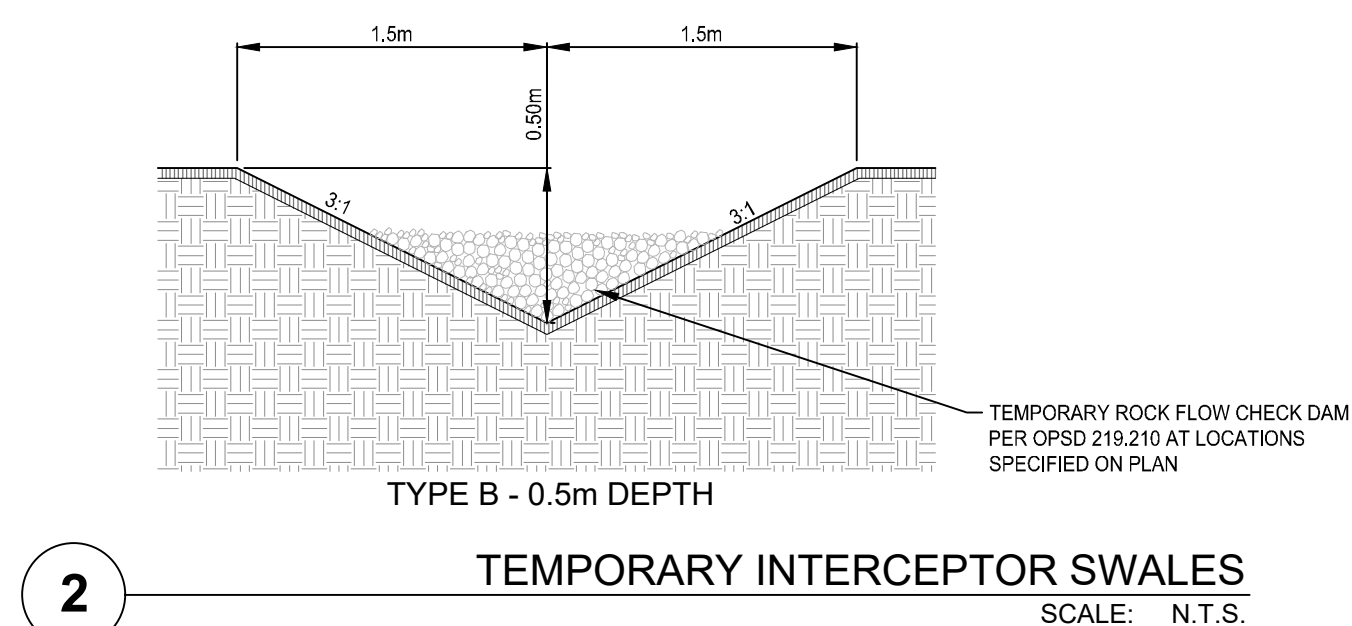
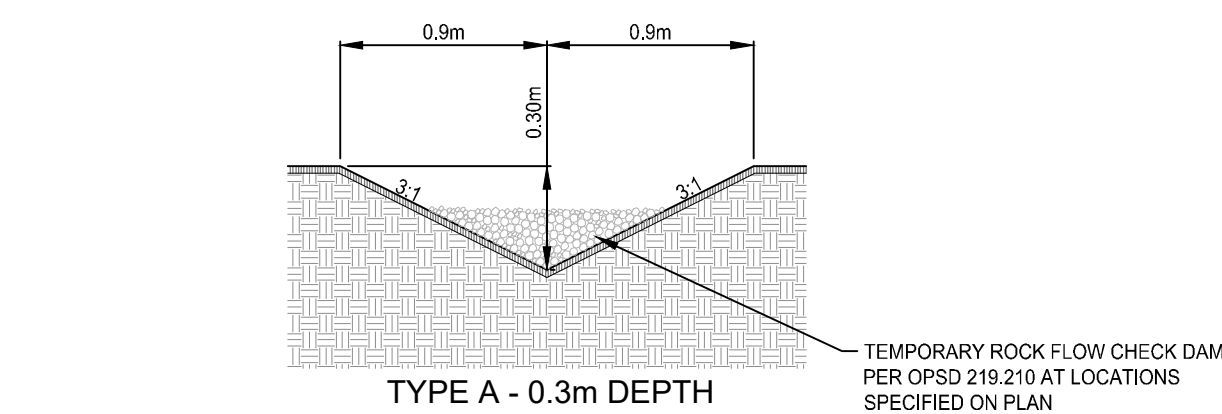
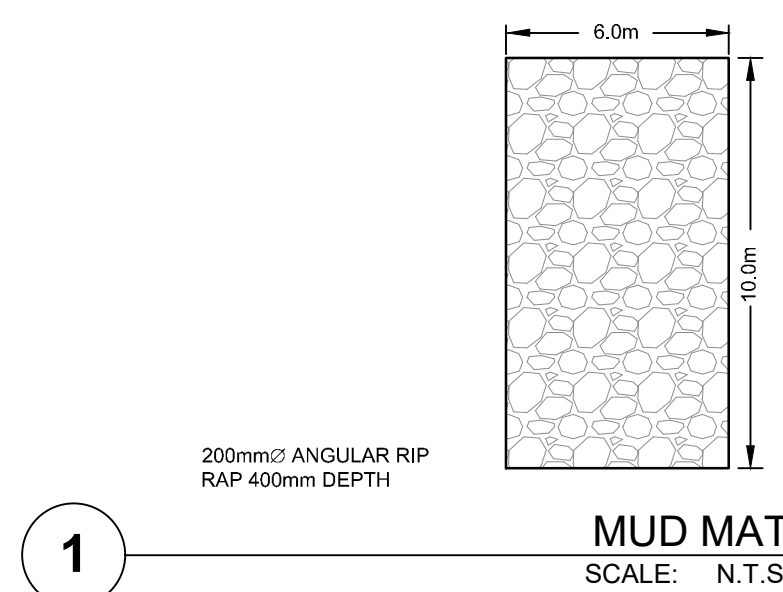
DRAWN BY: S. DINGMAN
 DESIGNED BY: S. DINGMAN
 APPROVED BY: L. PARSONS
 DATE: 2024-10-13

STAMP:
 L. PARSONS
 100516860
 2026-03-20
 PROVINCE OF ONTARIO

SCALE: 0 1:1000 50

PROJECT NUMBER: 23101 SHEET NAME: SPCA-5.4 SHEET: 10 of 12

23101 - ESI
 Date: Mar 26, 2026 - 10:00 am
 File Name: S:\01 - Projects\2302023101 - Retail Vineyard Development\23101 - ESI.dwg
 Drawing Title: Retail Vineyard Development\23101 - ESI.dwg



SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY IBV SURVEYORS LTD.
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED
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BENCHMARK
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MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL THEY HAVE
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IMMEDIATELY AND PROPERLY DISPOSED OF.

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FENCING, CLEAR STONE, ETC.) ARE TO BE KEPT ON SITE FOR
EMERGENCIES AND REPAIRS.

EROSION AND SEDIMENT CONTROL METHODS ARE TO BE
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WHEN NECESSARY.

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FURTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THESE
AREAS. TOPSOIL STOCKPILE IS TO BE HYDRO-SEEDED IS NOT WORKED
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**EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE
NOTES**

INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED INDIVIDUAL

INSPECTION FREQUENCY SHALL BE

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- BEFORE A SIGNIFICANT RAINFALL (>15mm IN 24 HOURS)
- DAILY DURING EXTENDED RAIN OR SNOW PERIODS
- MONTHLY DURING INACTIVE PERIODS

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DEMONSTRATE DUE DILIGENCE.

EXPECTED SEDIMENT TRAP MAINTENANCE

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ESTABLISHED, RESEED IF REQUIRED
- REMOVE SEDIMENT THAT HAS ACCUMULATED ONCE THE DEPTH IS
0.3m
- CLEAN AND DEBRIS THAT HAS BEEN CAPTURED BY THE SEDIMENT
TRAP
- OBSERVE WATER LEAVING THE TRAP AND EVALUATE WHETHER
THE TRAP CONTINUES TO EFFECTIVELY REMOVE SUSPENDED
SEDIMENT. ADD ADDITIONAL MEASURES UPSTREAM OR
DOWNSTREAM TO IMPROVE SEDIMENT REMOVAL IF REQUIRED.
- IDENTIFIED REPAIR OR MAINTENANCE NEEDS SHOULD BE
ADDRESSED WITHIN 48 HOURS
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AS NEEDED. MAINTAIN THE DESIGNED SHAPE.
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EXTENDED PERIOD OF TIME >72 HOURS, DEWATERING MAY BE
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4.	ISSUED FOR SPCA R2	SD	2026-03-20
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1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22



**RETAIL VINEYARD
DEVELOPMENT**

KOTHARI GROUP

**EROSION AND SEDIMENT
CONTROL DETAILS**

PRINCE EDWARD COUNTY

DRAWN BY: S. DINGMAN
DESIGNED BY: S. DINGMAN
APPROVED BY: L. PARSONS
DATE: 2024-10-13

STAMP:
L. PARSONS
100516860
2026-03-20
PROVINCE OF ONTARIO

SCALE:
PROJECT NUMBER: **23101**
SHEET NAME: **SPCA-5D**
SHEET: **11 of 12**

23101 - ESI
Date: Mar 28, 2024 - 10:00 am. Plotted by: jwhe. Filename: S:\1 - Projects\23101 - Retail Vineyard Development\23101 - ESI.dwg
Drawing: 23101 - Retail Vineyard Development\23101 - ESI.dwg