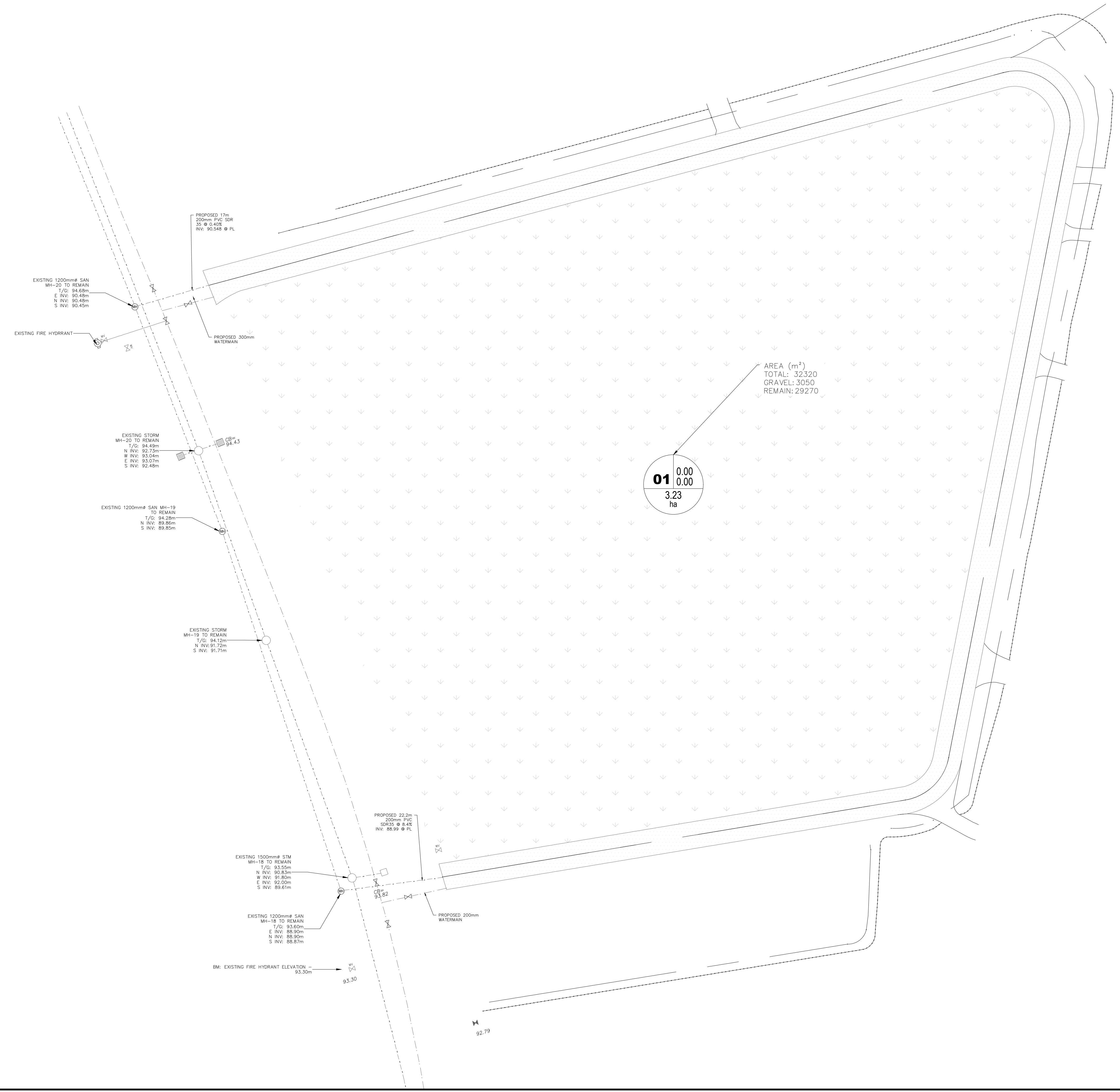


PROJECT NAME: FOLKARD LANE DEVELOPMENT - PRELIMINARY LAYOUT PREPARED ON 2026-01-09



CLIENT LOGO

KEY PLAN(S)

DISCLAIMER NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
2. WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM JP2G. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JP2G FOR DIRECTION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBSTRATES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
5. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

1	2026-01-09	SH	ISSUED FOR 80% REVIEW
No.	YYYY-MM-DD	BY	DESCRIPTION
STAMP		STAMP	
PROJECT			
FOLKARD LANE DEVELOPMENT FOLKARD LANE, PICTON, KOK 2T0 PRINCE EDWARD COUNTY, ON			
DRAWING			
PRE DEVELOPMENT			
GREER GALLOWAY a division of Jp2g Consultants Inc. <small>840 CATARAUGUS WOODS DR. UNIT 2A KINGSTON, ON, K7P 2Y5 T: 613-396-8400 KINGSTON@JP2G.COM</small>			
NORTH		Jp2g PROJECT No.: 25-5035A	
		CLIENT No.:	
		DRAFTED: X.XXXX1	
		DESIGNED: X.XXXX2	
		REVIEWED: X.XXXX3	
APPROVED: X.XXXX4		APPROVED: X.XXXX4	
SCALE 1:450		SHEET#	
		PRE	

GENERAL

- 1. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE, ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS UNLESS SPECIFIED OTHERWISE.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS AND UTILITY LOCATES AND IDENTIFY POSSIBLE CONFLICTS.
3. ALL ENVIRONMENTAL PROTECTION MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ANY TRAFFIC SIGNS OR INFORMATION SIGNS REMOVED/DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT THE CONTRACTORS EXPENSE.
5. ALL UTILITY POLES TO BE BRACED AS NECESSARY.
6. THE LOCATIONS OF UTILITIES ARE APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED.
7. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
8. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
9. ALL MATERIALS SHALL BE INSTALLED AS SPECIFIED OR USING AN APPROVED EQUIVALENT.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.
11. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.
12. ALL SERVICES THAT ARE TO BE REMOVED, REMOVE FROM THE MAIN TO PROPERTY LINE.
13. IF DEEMED SUITABLE BY CONTRACT ADMINISTRATION, EXCAVATED MATERIAL MAY BE USED TO COMPLETE TRENCH BACKFILLING, EXCEPT THAT NO BOULDERS SHALL BE ALLOWED. ALL COMPACTION OF TRENCH TO BE A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
14. SIDEWALKS AND CURBS ARE TO BE DEPRESSED AT ALL EXISTING ENTRANCES. MAXIMUM SLOPE OF 1:20 AS PER 80.23 ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (2005).
15. HDPE CULVERTS MAY ONLY BE INSTALLED IN SITUATIONS WHERE COVER EXCEEDS 300 MM. IN LOW COVER APPLICATIONS WHERE CSP MUST BE USED, A MINIMUM OF 150 MM GRANULAR 'A' BELOW ASPHALT SHALL BE INSTALLED AND A FROST TAPER BE USED AS PER OPSD 803.031 (NOV 2015).

TRAFFIC CONTROL

- 1. ALL TRAFFIC CONTROL/PEDESTRIAN SIGNING AS PER OTM. 80 OCT 7.

SITE WORKS

- 1. FOR AREAS OF EARTH SUBGRADE, GRANULAR DEPTHS ARE TO BE 150 MM GRANULAR A AND 300MM GRANULAR B TYPE 2. PROVIDE 3% CROSSFALL ON SUBGRADE.
2. CONCRETE CURB AS PER OPSD 600.040 (NOV 2012)
3. CONCRETE SHALL BE CLASS C2, 30 MPA 28 DAY STRENGTH, 19MM COARSE AGGREGATE NOMINAL MAXIMUM SIZE, 6.0% TO 8.0% AIR CONTENT.
4. CONCRETE MATERIALS AND PRODUCTION AS PER OPSS 350 (MAR 1998), 351 (NOV 2015), 353 (NOV 2016), 1301 (NOV 2007), 1302 (SEPT 1996) AND 1350 (NOV 2016).
5. BOULEVARDS AND LANDSCAPE AREAS TO BE FINISHED WITH 50MM OF TOPSOIL AND SEED, OR TO PRE-EXISTING CONDITION.
6. COMPACTION OF THE SUBGRADE FOR ASPHALT SHALL BE AS PER OPSS 501 (NOV 2017), COMPACTION TESTING MAY BE CARRIED OUT AT THE DISCRETION OF THE CONTRACT ADMINISTRATOR.
7. ANY GRANULAR MATERIAL INCORPORATED INTO THE WORK SHALL BE AS PER OPSS 1010 (NOV 2013) AND OPSS 314 (NOV 2016)
8. DEPTH OF GRANULAR 'A' UNDER NEW SIDEWALK SHALL BE 150 MM.
9. CONTRACTOR IS RESPONSIBLE FOR THE SHORING OF ALL EXCAVATIONS IF REQUIRED TO PROTECT ADJACENT INFRASTRUCTURE.
7. IN AREAS WHERE COMPACTION CANNOT BE ACHIEVED, THE CONTRACTOR SHALL USE NON-SHRINK FILL AS THE BACKFILL MATERIAL AS PER OPSS 1359 (NOV 2016).

GRADING

- 1. FINISHED SURFACES SHALL BE AT A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED.
2. SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1.
3. ALL EXISTING ELEVATIONS AND GRADES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO GRADING.
4. ALL GROUND SURFACES SHALL BE GRADED TO PREVENT PONDING AND WITHOUT LOW AREAS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
5. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING PROPOSED GRADES WITH CONFLICTS REGARDING THE PROPOSED STRUCTURES.
6. SUB-GRADE SHALL BE GRADED AT A MINIMUM OF 2%, UNTIL A LOWER DITCH IS ENCOUNTERED OR THE EXISTING SURFACE DRAINS AWAY FROM THE SLOPED SUB-GRADE.
7. CONTRACTOR TO RESTORE ALL DISTURBED AREAS WITH 50MM OF TOPSOIL AS PER OPSS 804 OR TO PRE-EXISTING CONDITIONS.

REMOVE & REINSTATE

- 1. DRIVEWAY REMOVALS- LIMITS TO BE MARKED IN FIELD WITH CONTRACT ADMINISTRATOR AT PROPERTY LINE OR AS MARKED.
2. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF EXCESS MATERIAL AS PER OPSS 510

SEDIMENT AND EROSION CONTROL NOTE

- 1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS, UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED/COMPLETED OF SITE WORKS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
3. ANY DISTURBED AREAS NOT SCHEDULED FOR FURTHER CONSTRUCTION WITHIN FORTY-FIVE (45) DAYS WILL BE PROVIDED WITH A SUITABLE TEMPORARY MULCH AND SEED COVER WITHIN SEVEN (7) DAYS OF COMPLETION.
4. REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE PRIOR TO ANY DISTURBANCE.
5. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OF BETTER UNLESS OTHERWISE SPECIFIED. REVEGETATION OF DISTURBED AREAS IS TO BE COMPLETED AS SOON AS POSSIBLE. RESTORATION SHALL PROVIDE A MINIMUM OF (i) TOPSOIL AND SEED/SOD.
6. ALL ROADS USED TO ACCESS THE SITE SHALL BE KEPT CLEAN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.

ENVIRONMENTAL

- 1. WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND OIL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTES OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS.
2. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO PRINCE EDWARD COUNTY (J) FORTHWITH.

SIDEWALK

- 1. WHERE IN EARTH SUBGRADE GRANULAR DEPTHS TO BE 150 MM GRANULAR A AND 400MM GRANULAR B TYPE 2. PROVIDE 3% CROSSFALL ON SUBGRADE.
2. CONCRETE SHALL BE CLASS C2, 32 MPA 28 DAY STRENGTH, 19MM COARSE AGGREGATE NOMINAL MAXIMUM SIZE, 6.0% TO 8.0% AIR CONTENT.
3. CONCRETE MATERIALS AND PRODUCTION AS PER OPSS 350, 351, 352, 353, 1301, 1302 AND 1350.
4. LANDSCAPE AREAS TO BE FINISHED WITH 100MM OF TOPSOIL AND SEED, OR TO PRE-EXISTING CONDITION. THE SWALE WILL BE SODDED AS PER OPSS 803
5. SIDEWALKS AND CURBS ARE TO BE DEPRESSED AT ALL EXISTING ENTRANCES. MAXIMUM SLOPE OF 1:20 AS PER 80.23-ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (2005).

ASPHALT

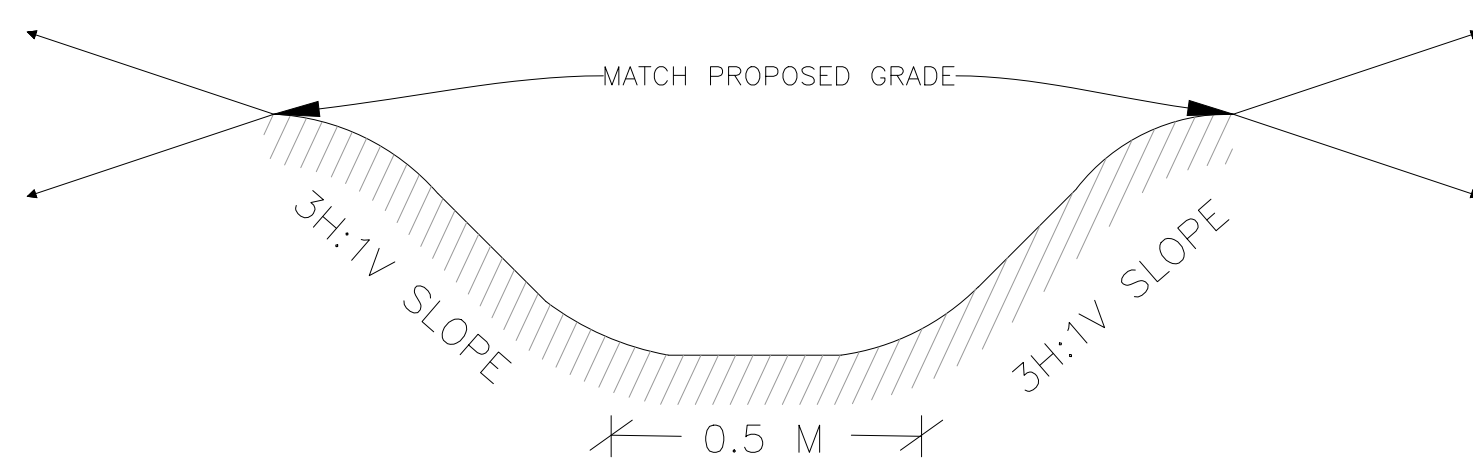
- 1. PARKING LOT ASPHALT SHALL BE 60 MM HL3 SURFACE COURSE.
2. ASPHALT SHALL BE AS PER OPSS 310 (NOV 2017) AND OPSS 1150 (NOV 2010), THE PGAC SHALL BE 58-28.
3. A TOTAL OF 3 BULK ASPHALT SAMPLES SHALL BE TAKEN AS PER OPSS 310 (NOV 2017).

STORMWATER MANAGEMENT

- 1. SWALES TO BE SODDED AS PER OPSS 803 (APR 2018).
2. RODENT GATES TO BE INSTALLED AT ALL PIPE OUTLETS AS PER OPSS 405.

WATER

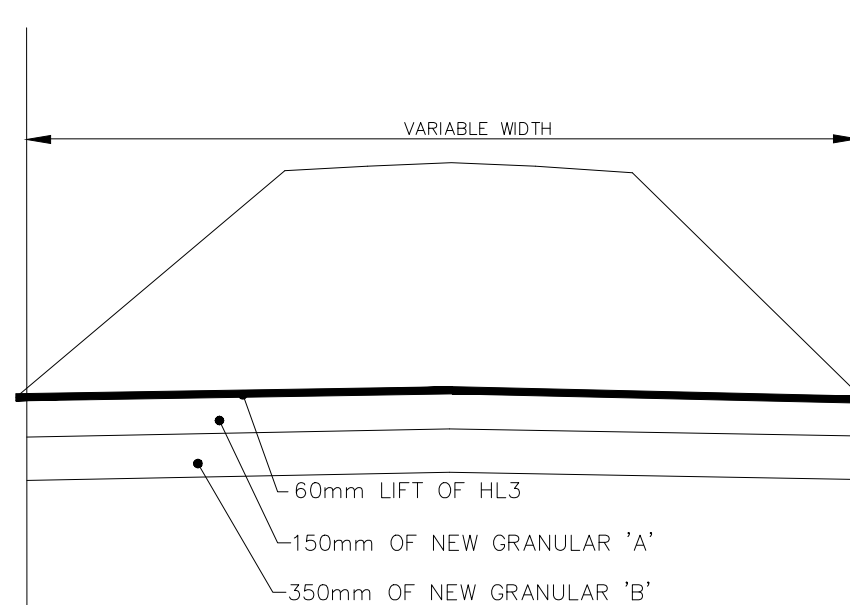
- 1. HYDRANTS SHALL BE MUELLER CENTURY OR APPROVED EQUIVALENT ANSI STANDARD C502-94.
2. WATERMANS SHALL BE PVC CLASS 150 AND CONFORM TO AWWA STANDARD C 900-94 OR DUCTILE IRON, CEMENT MORTAR LINED TO ANSI STANDARD C151/A21.51-02
3. TRACER WIRE #8 AWG INSULATED COPPER WIRE TO BE INSTALLED ON ALL PVC WATERMANS AND PE SERVICE CONNECTIONS. TRACER WIRE SHALL BE GROUNDED TO EACH FITTING.
4. GATE VALVE SHALL BE MUELLER SUPER-SEAL RESILIENT SEAR OR APPROVED EQUIVALENT. CURB STOPS SHALL BE LOCATED 0.3m OFF THE PROPERTY LINE.
5. EXISTING WATER MAINS SHALL BE DIRECT TAPPED BY MUNICIPAL FORCES.



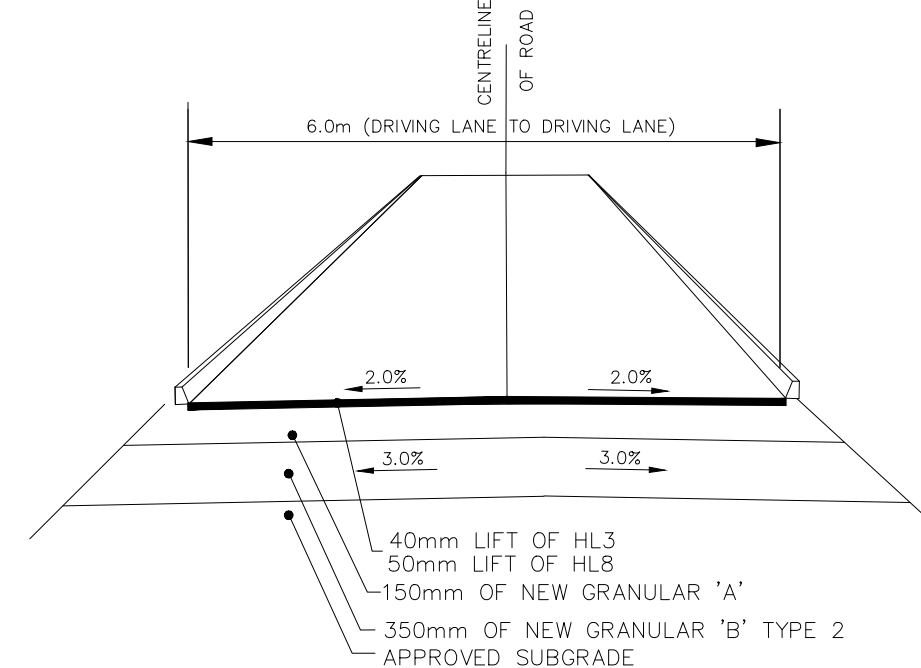
01 C3 'TYPICAL' DITCH DETAIL SCALE: N.T.S.

ONTARIO PROVINCIAL STANDARD DRAWINGS: THE FOLLOWING ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD'S) WILL BE USED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT COPIES OF THESE STANDARDS.

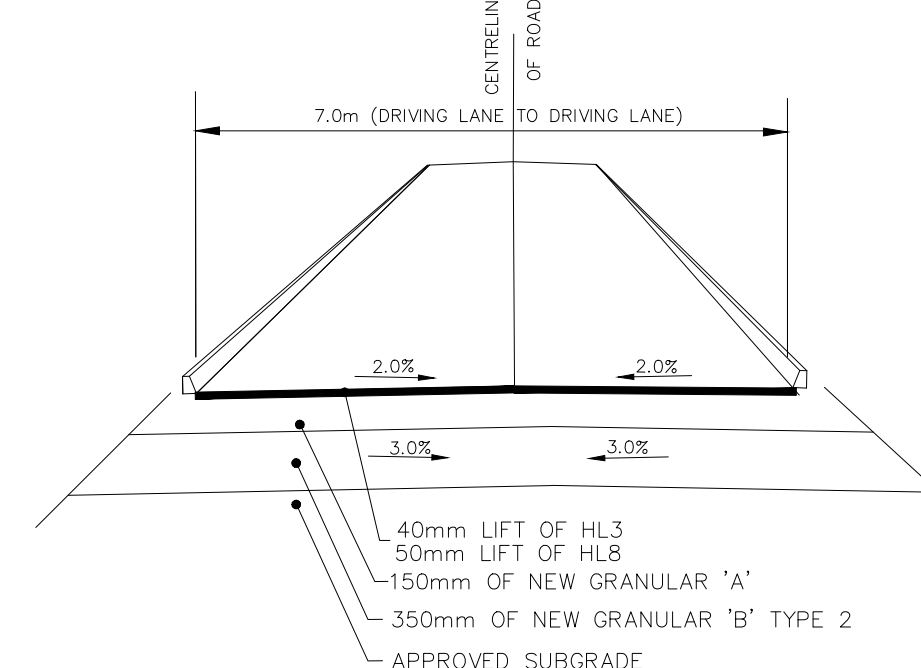
- 219.100 LIGHT DUTY STRAW BALE BARRIER
219.110 LIGHT-DUTY SILT FENCE BARRIER
310.010 CONCRETE SIDEWALK
400.020 CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
401.010 CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES
401.020 CAST IRON, CIRCULAR FRAME WITH CIRCULAR 745MM COVER FOR MAINTENANCE HOLES
403.010 GALVANIZED STEEL HONEYCOMB GRATING FOR DITCH INLETS
600.040 CONCRETE BARRIER CURB WITH STANDARD GUTTER
604.010 90 DEGREE CONCRETE OUTLET FOR CONCRETE CURB AND GUTTER
605.010 45 DEGREE CONCRETE OUTLET FOR CONCRETE CURB AND GUTTER
701.010 PRECAST CONCRETE MAINTENANCE HOLE, 1200MM DIAMETER
701.030 PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS, 1200MM DIAMETER, TAPERED TOP AND FLAT CAP
702.040 PRECAST CONCRETE DITCH INLET MAINTENANCE HOLE-TYPE A, 1200X1200 MM
705.010 PRECAST CONCRETE CATCH BASIN, 600X600 MM
703.021 PRECAST CONCRETE TWIN INLET FLAT CAP
802.010 FLEXIBLE PIPE, EMBEDMENT AND BACKFILL, EARTH EXCAVATION
803.031 FROST TREATMENT-PIPE CULVERTS, FROST PENETRATION LINE BETWEEN TOP OF PIPE AND BEDDING GRADE
804.030 CONCRETE HEADWALL FOR PIPE LESS THAN 900MM DIAMETER



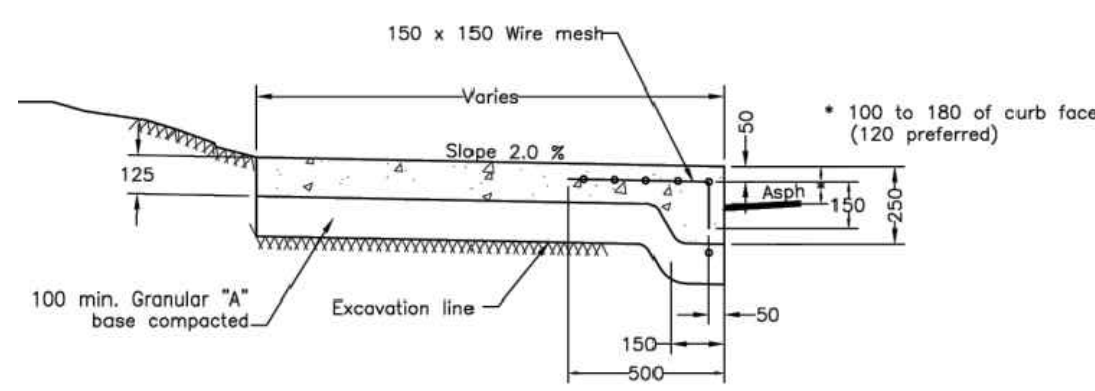
02 C3 TYPICAL DRIVEWAY CROSS SECTION SCALE: N.T.S.



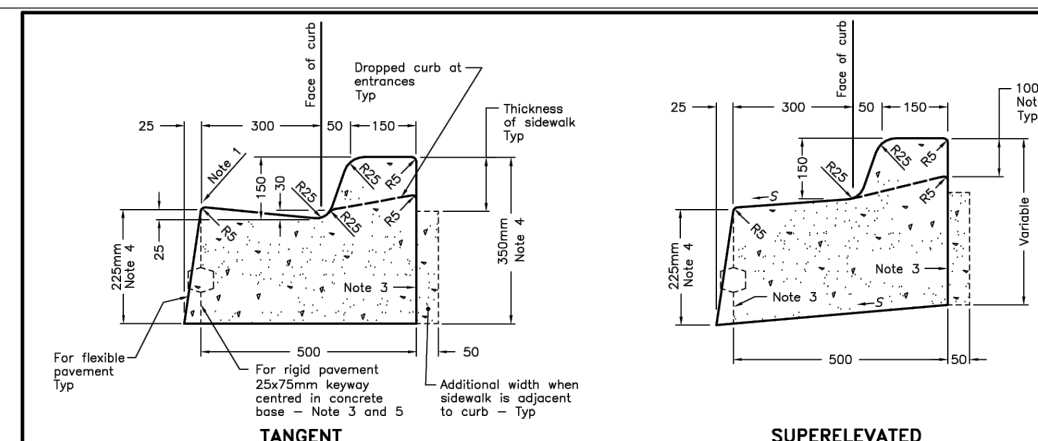
03 C3 TYPICAL EXTERIOR ROAD DETAIL SCALE: N.T.S.



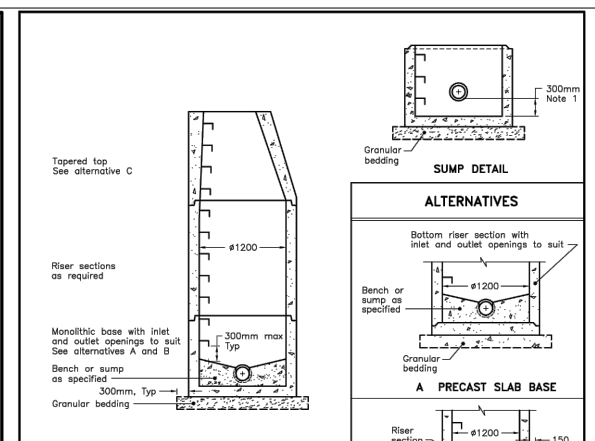
04 C3 TYPICAL INTERIOR ROAD DETAIL SCALE: N.T.S.



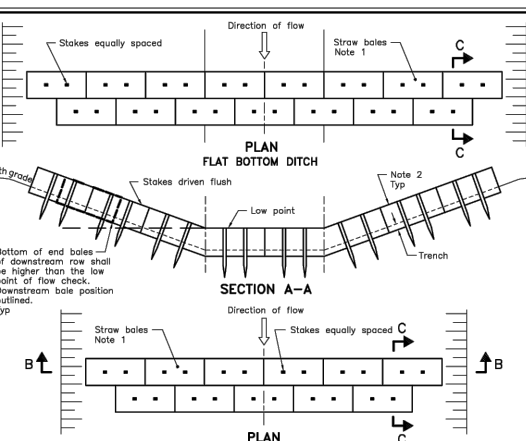
05 D1 TYPICAL MONOLITHIC CONCRETE SIDEWALK SCALE: N.T.S.



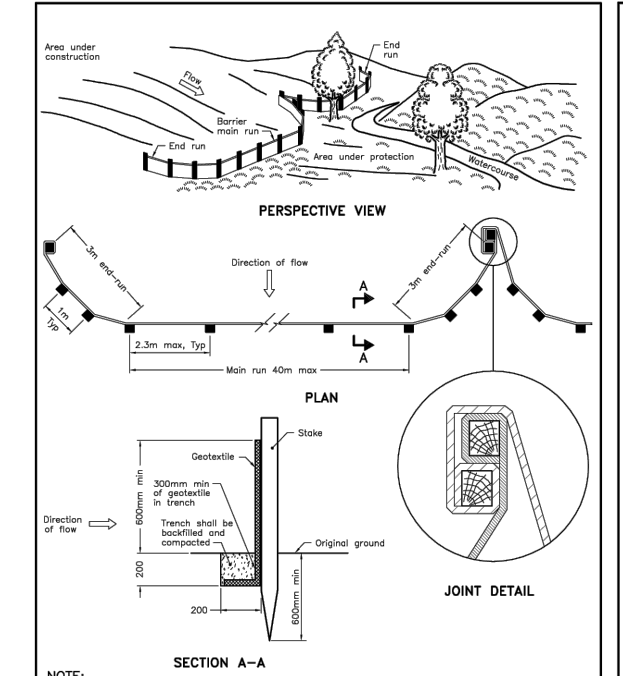
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 2 CONCRETE BARRIER CURB WITH STANDARD GUTTER OPSD 600.040



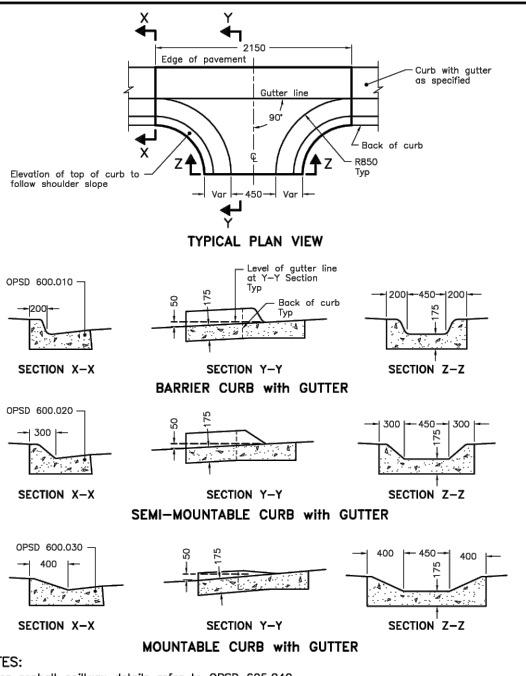
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 PRECAST CONCRETE MAINTENANCE HOLE 1200MM DIAMETER OPSD 701-010



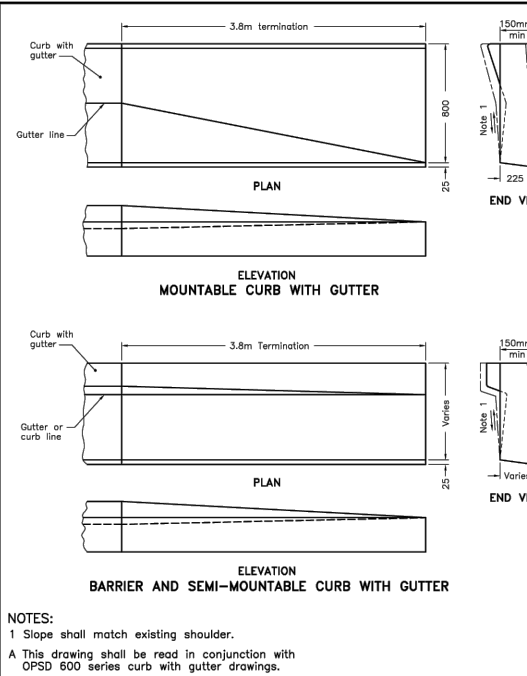
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 STRAW BALE FLOW CHECK DAM OPSD 219.180



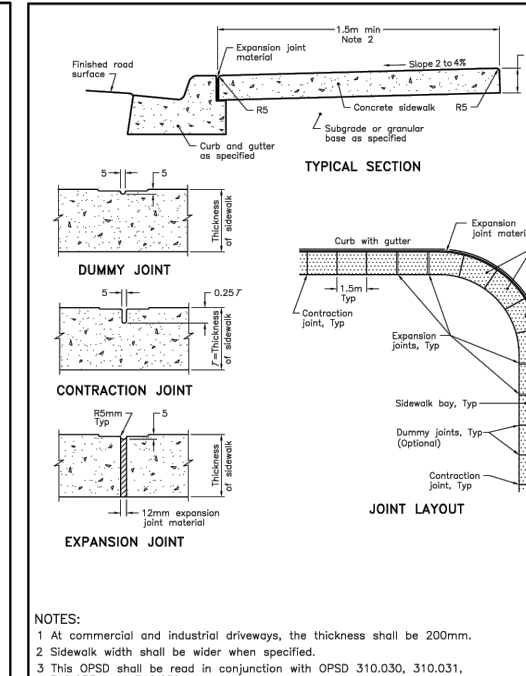
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 LIGHT-DUTY SILT FENCE BARRIER OPSD 219.110



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 90° CONCRETE OUTLET FOR CONCRETE CURB WITH GUTTER OPSD 604.010



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 METHOD OF TERMINATION FOR CONCRETE CURB WITH GUTTER OPSD 608.010



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 1 CONCRETE SIDEWALK ADJACENT TO CURB WITH GUTTER OPSD 310.020

CLIENT LOGO, KEY PLAN(S), DISCLAIMER NOTES, PROJECT INFORMATION (2026-01-09, SH, ISSUED FOR 80% REVIEW), PROJECT NAME (FOLKARD LANE DEVELOPMENT), DRAWING TITLE (DETAILS), CLIENT NO., DRAFTED, DESIGNED, REVIEWED, APPROVED, SHEET # (D1), SCALE (NOT TO SCALE).