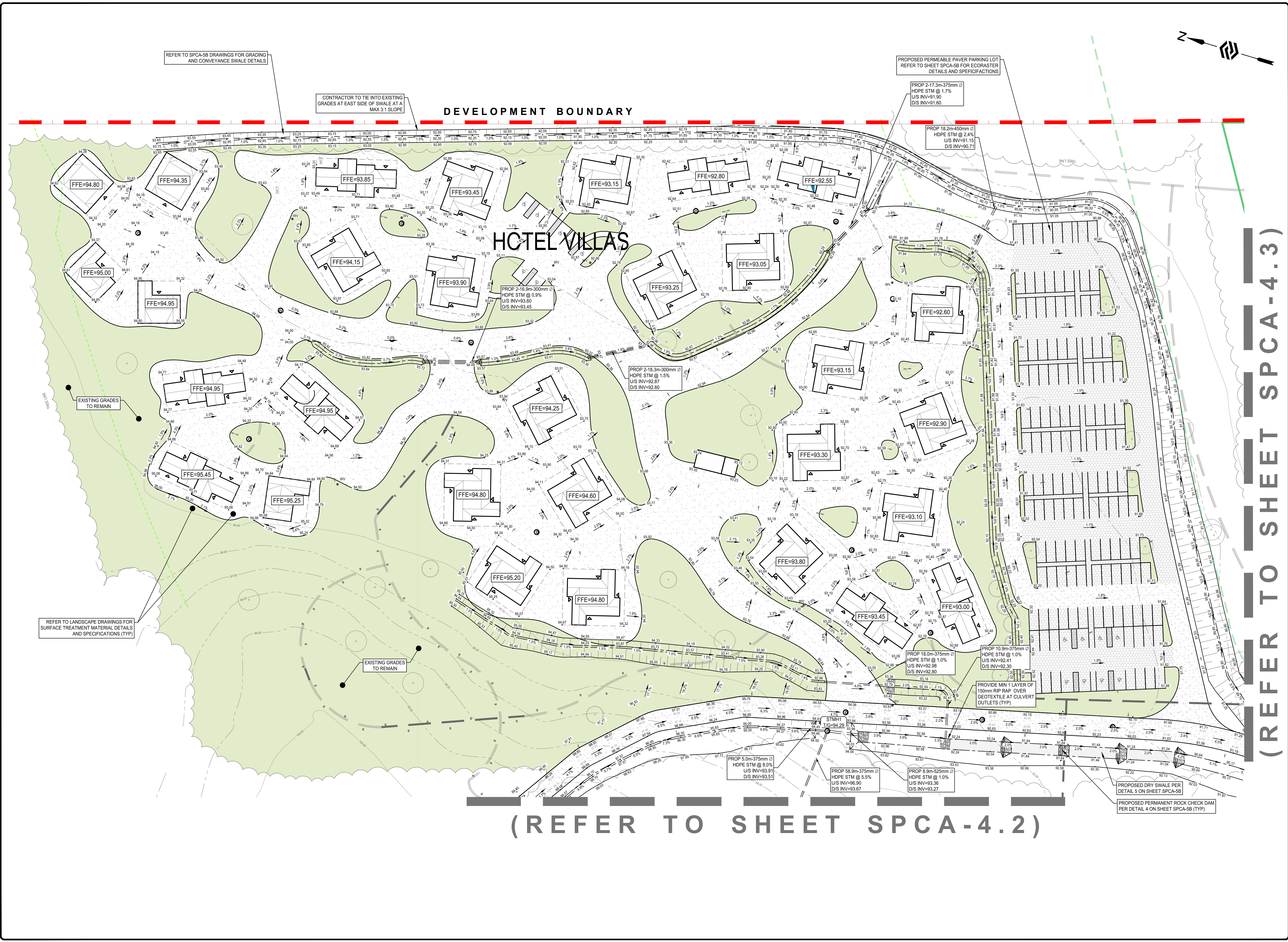




SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY BW SURVEYORS LTD.
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM
ZONE 18 (75° WEST LONGITUDE), NAD83(CRS)2010, COMBINED
SCALE FACTOR = 1.00008

BENCHMARK
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN
GEODETIC VERTICAL DATUM (CGVD25) BY DIRECT MEASUREMENT
TO A REAL TIME NETWORK

NOTES:

PR.	EX.	FEATURE
		EDGE OF PAVEMENT
		BACK OF CURB
		EDGE OF GRAVEL
		CENTRELINE OF ROAD
		STORM SWALE
		SIDEWALK
		FENCE LINE
		RETAINING WALL
		LIGHT DUTY ASPHALT
		HEAVY DUTY ASPHALT
		GRASSLANDSCAPED
		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 STANDAR
		MAILBOX
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

No.	REVISION	BY	DATE
5.	ISSUED FOR SPCA R3	SD	2026-05-19
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

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REDTAIL VINEYARD DEVELOPMENT

KOTHARI GROUP

**SITE GRADING PLAN
EAST VILLAS**

PRINCE EDWARD COUNTY

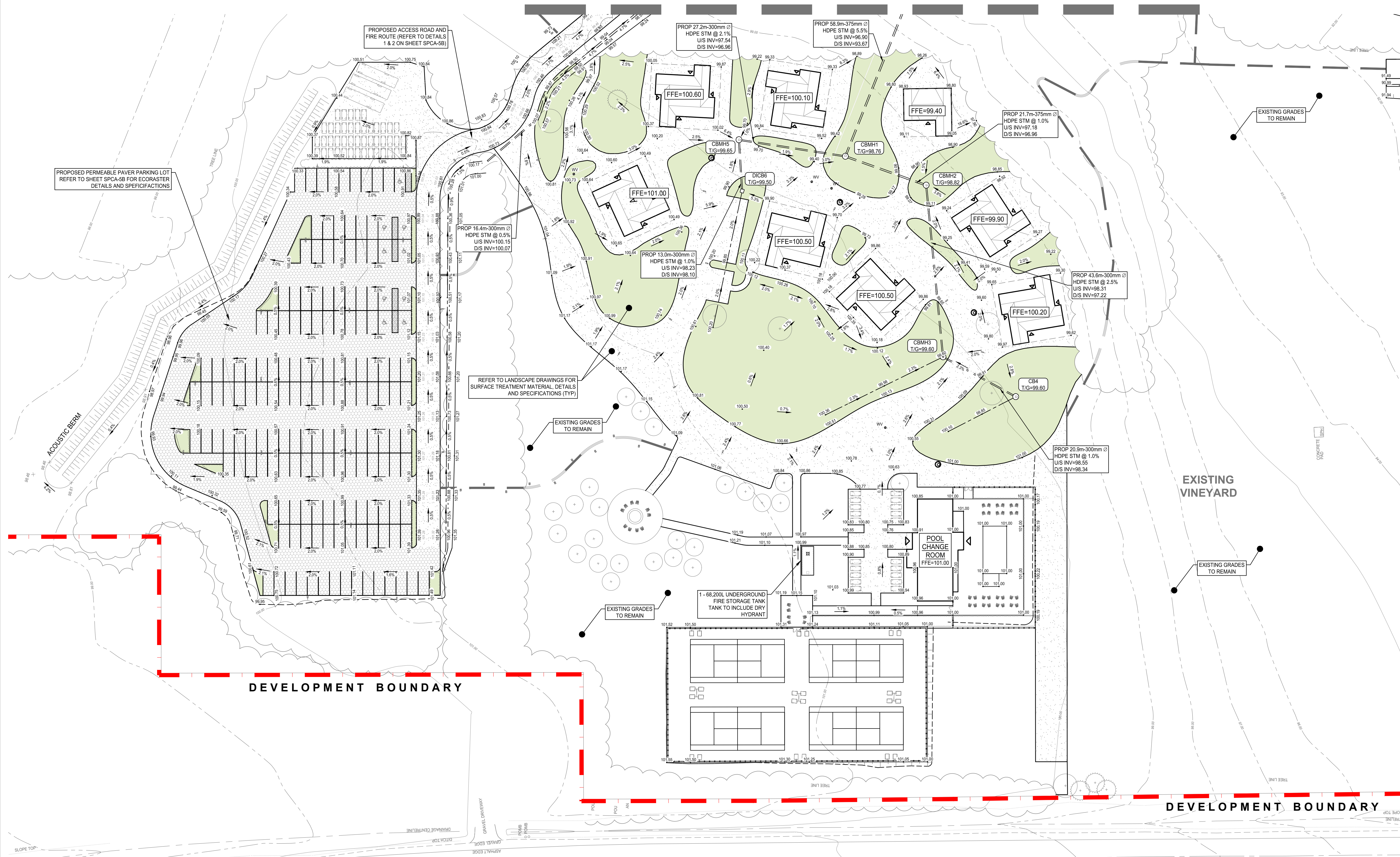
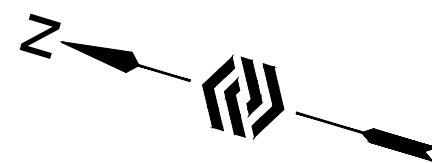
DRAWN BY: S.DINGMAN
DESIGNED BY: S.DINGMAN
APPROVED BY: L.PARSONS
DATE: 2024-10-13

STAMP

SCALE: 0 1:500 25

PROJECT NUMBER:	SHEET NAME:	SHEET:
23101	SPCA-4.1	2 of 12

(REFER TO SHEET SPCA-4.1)



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

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
		STORM SEWER
		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 STANDWARD
		MAILBOX
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

5.	ISSUED FOR SPCA R3	SD	2026-05-19
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

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**REDTAIL VINEYARD
DEVELOPMENT**

KOTHARI GROUP

**SITE GRADING PLAN
WEST VILLAS**

PRINCE EDWARD COUNTY

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

SCALE: 0 1:500 25

PROJECT NUMBER: 23101	SHEET NAME: SPCA-4.2	SHEET: 3 of 12
--------------------------	-------------------------	-------------------

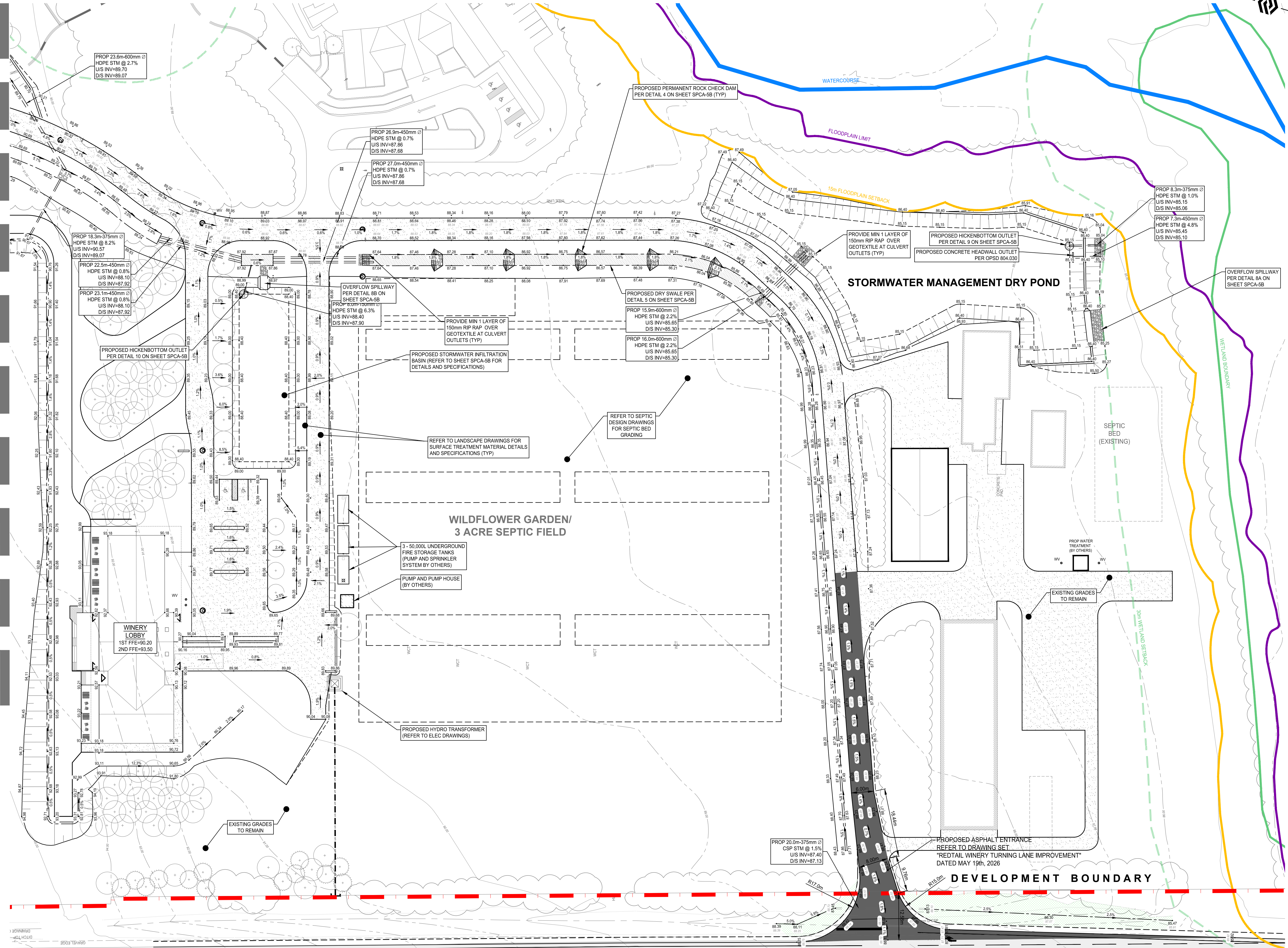
23101 - CP1

Date: May, 18, 2025 - 13:32 am

Printed by: sdingman - Filename: S:\01 - Projects\2300023101 - Redtail Vineyard Development\202 Design\01 - Drawings\01 - Current Drawings\23101 - CP1.dwg

(REFER TO SHEETS SPCA-4.1 & 4.2)

FUTURE PHASE



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

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
		STORM SEWER
		SANITARY SEWER
		WATER SERVICE
		STORM SERVICE
		SANITARY SERVICE
		PROPERTY LINE
		RIGHT-OF-WAY
		WATER VALVE
		SANITARY MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
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		DOUBLE CB MANHOLE
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		FIRE HYDRANT
		IRON BAR
		LIGHT STANDWARD
		MAILBOX
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

5.	ISSUED FOR SPCA R3	SD	2026-05-19
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No.	REVISION	BY	DATE
1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22

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REDTAIL VINEYARD DEVELOPMENT
KOTHARI GROUP

**SITE GRADING PLAN
WINERY LOBBY AND MAIN ENTRANCE**
PRINCE EDWARD COUNTY

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

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

PROVIDE 0.5m VERTICAL SEPARATION BETWEEN
PROP 100mm Ø WM AND PROP 150mm Ø SAN, TYP

REFER TO SPCA-6 DRAWINGS FOR GRADING
AND CONVEYANCE SWALE DETAILS

REFER TO LANDSCAPE DRAWINGS FOR
SURFACE TREATMENT MATERIAL DETAILS
AND SPECIFICATIONS (TYP)

PROPOSED PERMEABLE PAVEMENT PARKING LOT
REFER TO SHEET SPCA-5B FOR EROSION
DETAILS AND SPECIFICATIONS



REFER TO LANDSCAPE DRAWINGS FOR
SURFACE TREATMENT MATERIAL DETAILS
AND SPECIFICATIONS (TYP)

(REFER TO SHEET SPCA-5.3)

(REFER TO SHEET SPCA-5.2)

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
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BENCHMARK
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		FENCE LINE
		RETAINING WALL
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		HEAVY DUTY ASPHALT
		GRASSLAND/GRASS
		GRAVEL DRIVEWAY/ROAD
		PERMEABLE PARKING LOT
		GAS MAIN
		OVERHEAD BELL
		UNDERGROUND BELL
		OVERHEAD HYDRANT
		UNDERGROUND HYDRANT
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		STORM SEWER
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		MAILBOX
		ROAD SIGN
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1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22

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RETAIL VINEYARD DEVELOPMENT
KOTHARI GROUP

**SITE SERVICING PLAN
EAST VILLAS**

PRINCE EDWARD COUNTY

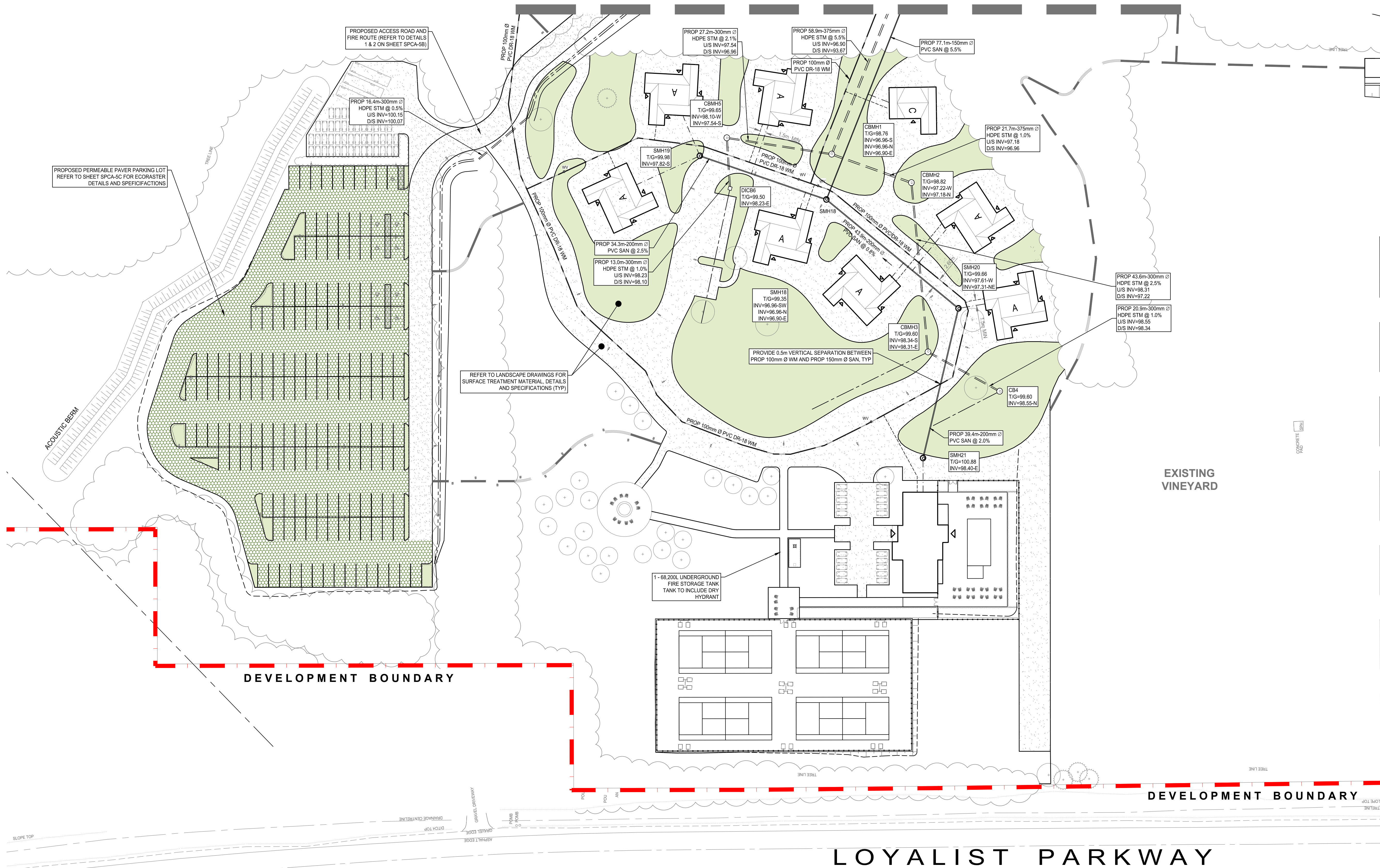
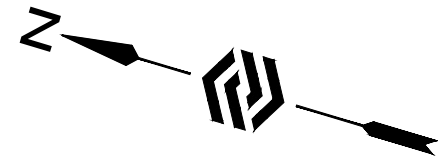
DRAWN BY: S. DINGMAN
DESIGNED BY: S. DINGMAN
APPROVED BY: L. PARSONS
DATE: 2024-10-13

SCALE: 0 1:500 25

PROJECT NUMBER: 23101
SHEET NAME: SPCA-5.1
SHEET: 5 of 12

LICENCED PROFESSIONAL ENGINEER
L.T. PARSONS
100516860
2026-05-19
PROVINCE OF ONTARIO

(REFER TO SHEET SPCA-5.1)



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

BENCHMARK
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		CENTRELINE OF ROAD
		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
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		FIRE HYDRANT
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		LIGHT STANDARD
		MAILBOX
		ROAD SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE

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1.	ISSUED FOR 1ST SPA SUBMISSION	JD	2024-11-22

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REDTAIL VINEYARD DEVELOPMENT

KOTHARI GROUP

**SITE SERVICING PLAN
WEST VILLAS**

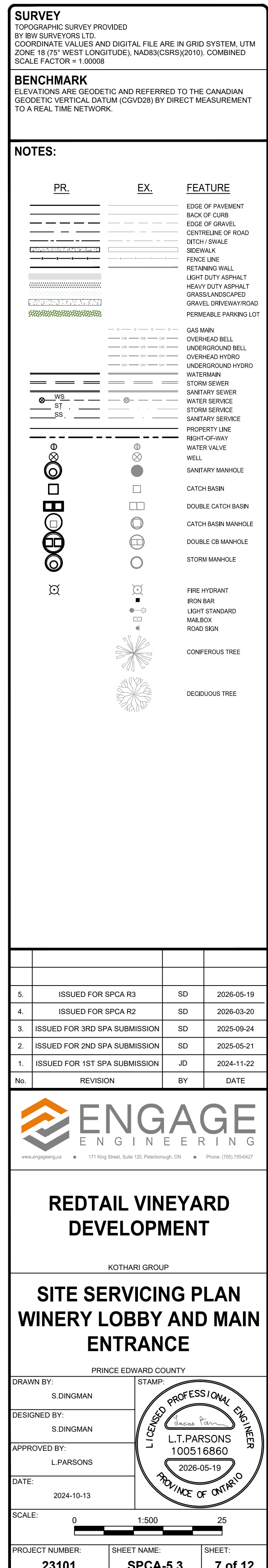
PRINCE EDWARD COUNTY

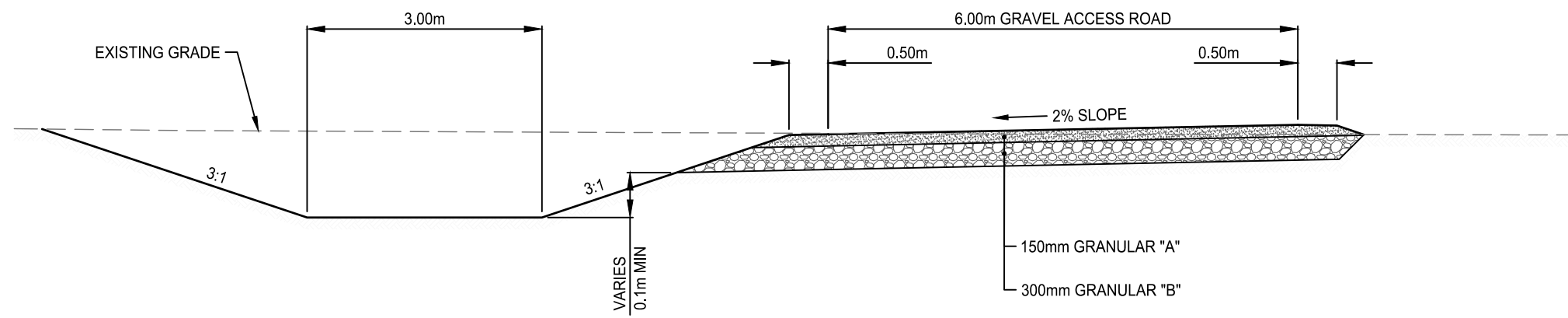
DRAWN BY: S. DINGMAN	STAMP
DESIGNED BY: S. DINGMAN	
APPROVED BY: L. PARSONS	
DATE: 2024-10-13	

SCALE: 0 1:500 25

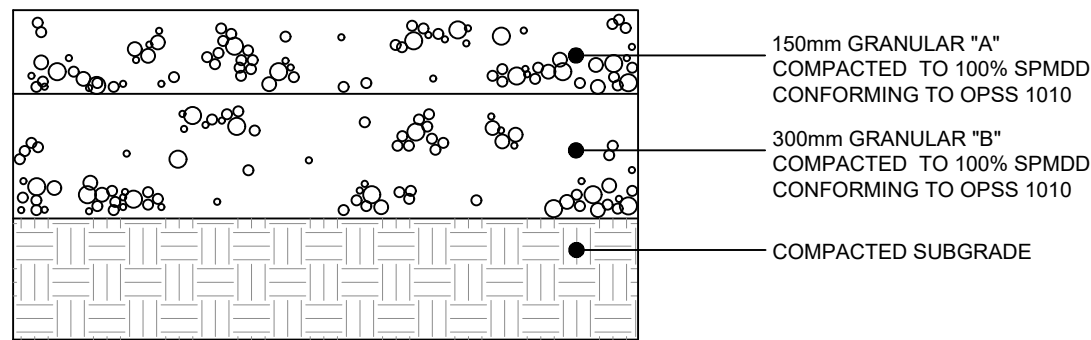
PROJECT NUMBER: 23101	SHEET NAME: SPCA-5.2	SHEET: 6 of 12
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(REFER TO SHEETS SPCA-5.1 & 5.2)



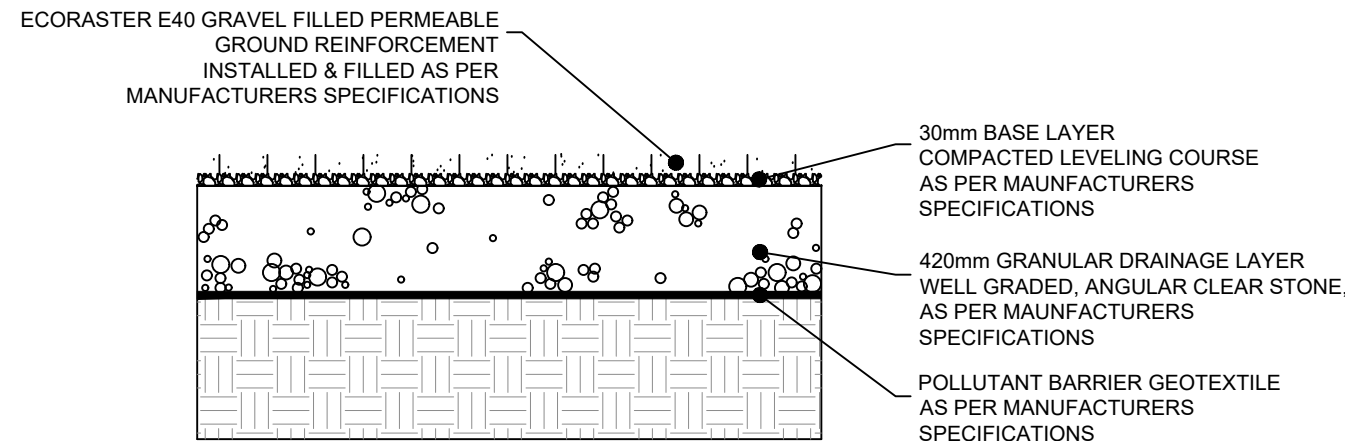


1 TYPICAL DETAIL - ACCESS ROAD SECTION
SCALE: 1:75



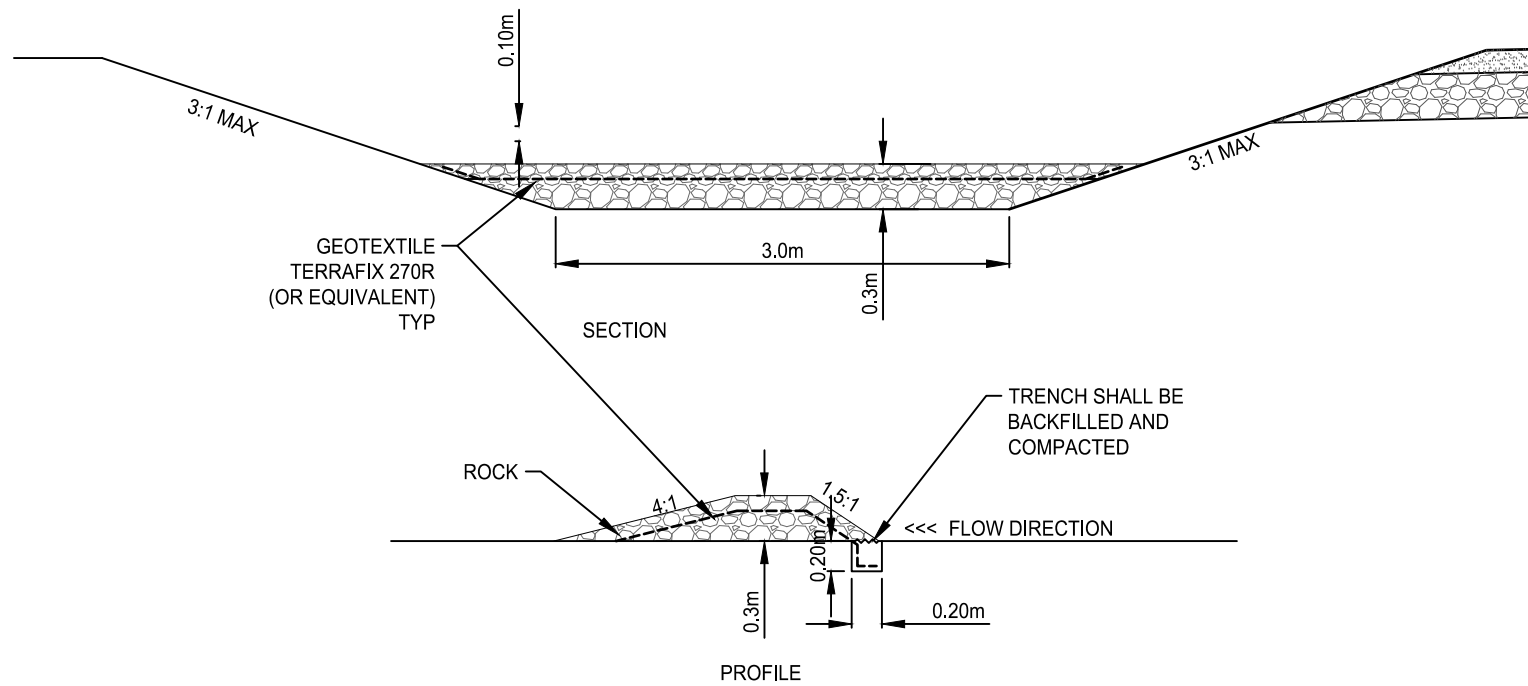
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

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

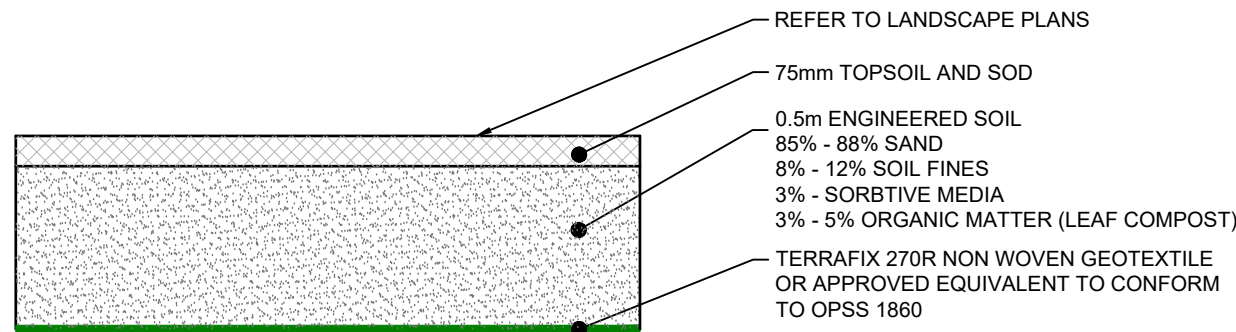


NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

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

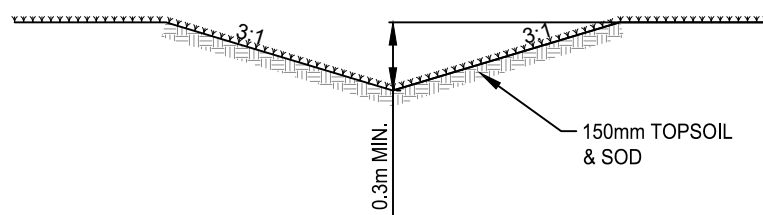


4 PERMANENT ROCK CHECK DAM
SCALE: 1:50

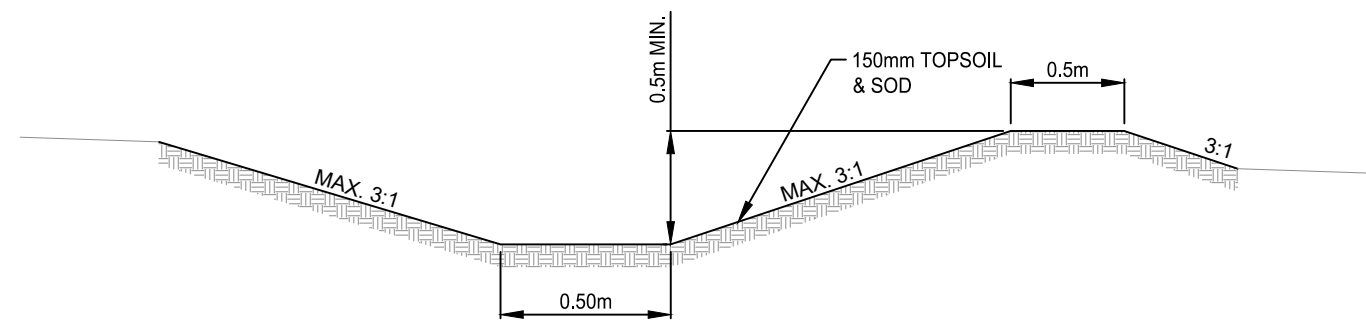


NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. REFER TO CREDIT VALLEY CONSERVATION(CVC) LOW IMPACT DEVELOPMENT STORMWATER PLANNING AND DESIGN GUIDE 'TABLE 4.5.5 - BIORETENTION SPECIFICATIONS' FOR ADDITIONAL DETAILS.

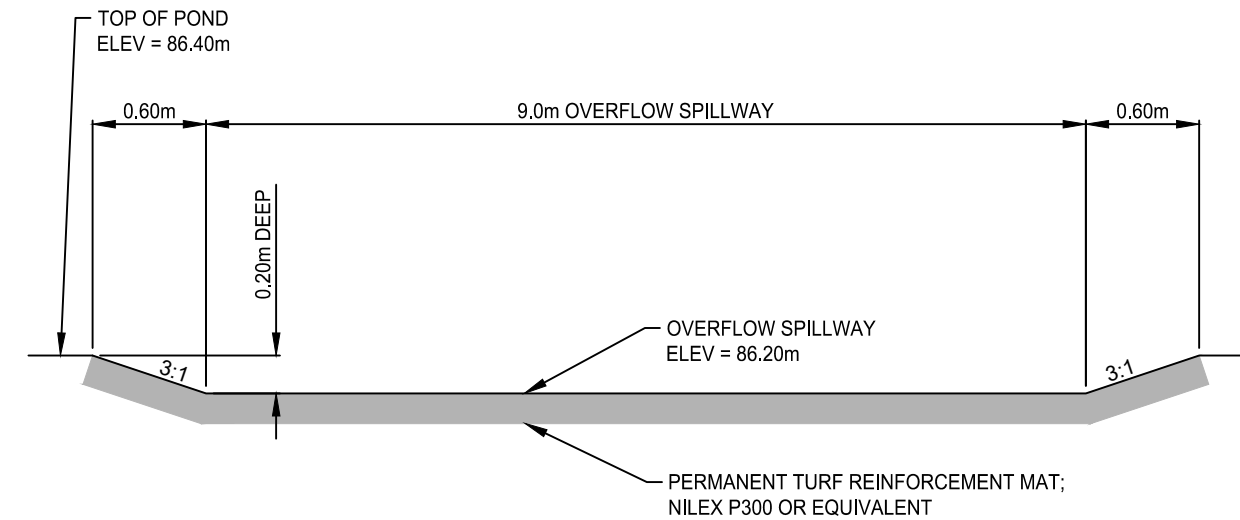
5 DRY SWALE STRUCTURE SPECIFICATIONS
SCALE: N.T.S.



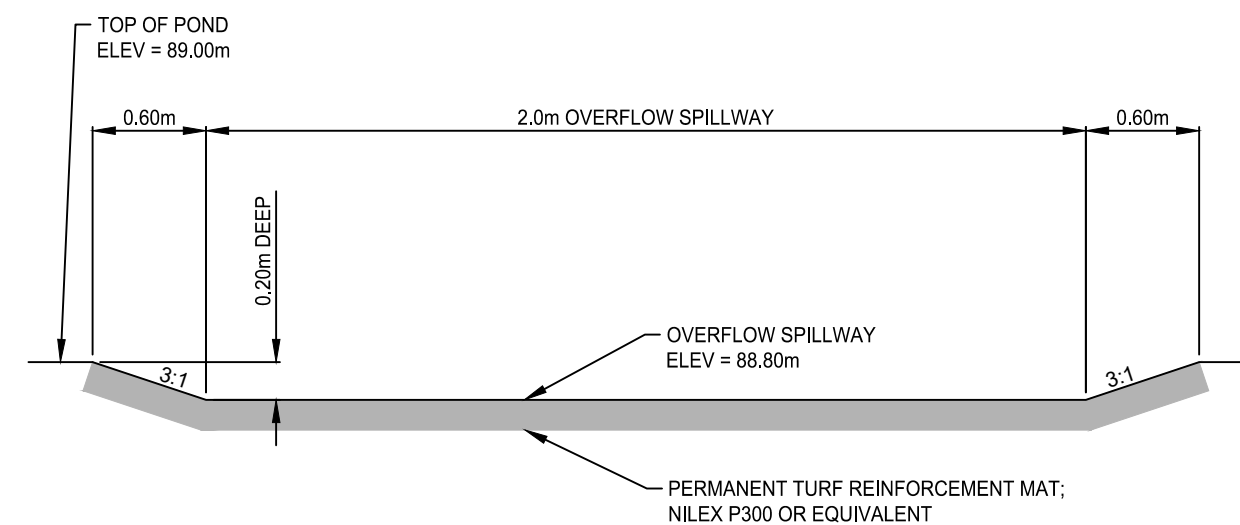
6 V-SHAPED CONVEYANCE SWALE
SCALE: N.T.S.



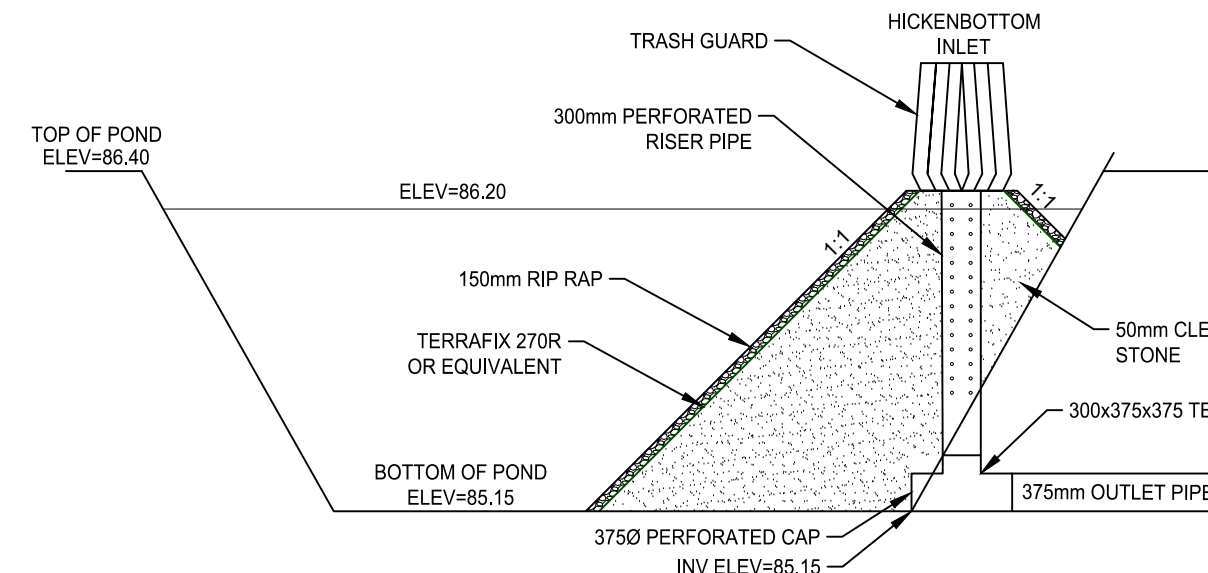
7 FLAT BOTTOM CONVEYANCE SWALE
SCALE: N.T.S.



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

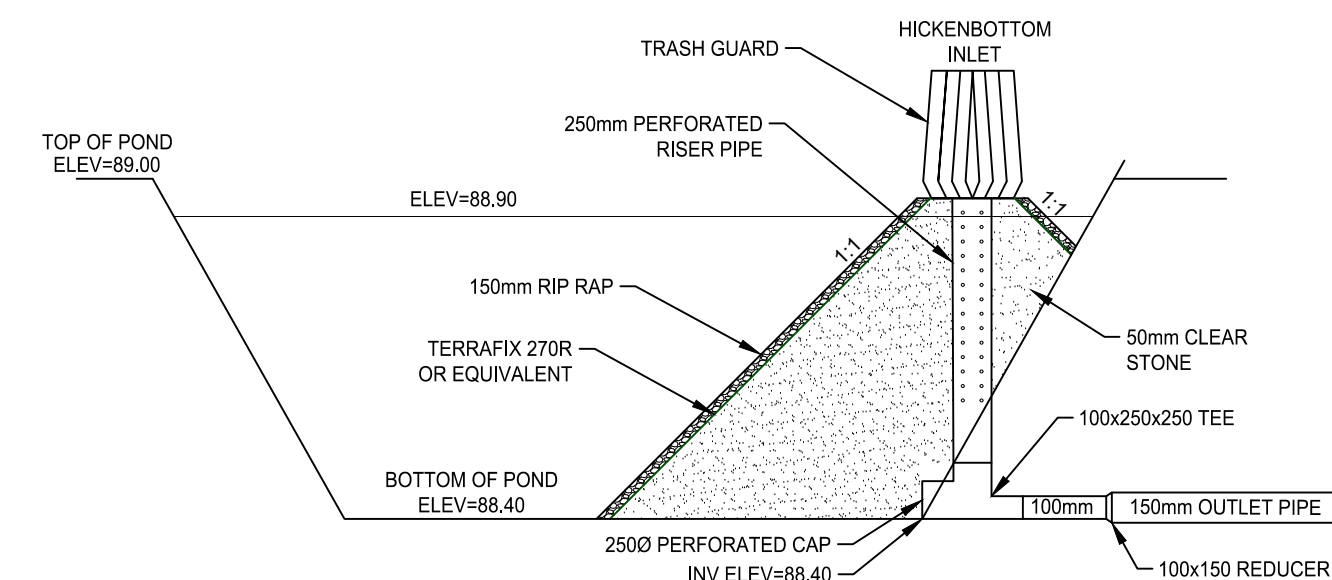


8B INFILTRATION BASIN - OVERFLOW SPILLWAY
SCALE: N.T.S.



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
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BENCHMARK
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No.	REVISION	BY	DATE
5.	ISSUED FOR SPCA R3	SD	2026-05-19
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REDTAIL VINEYARD DEVELOPMENT

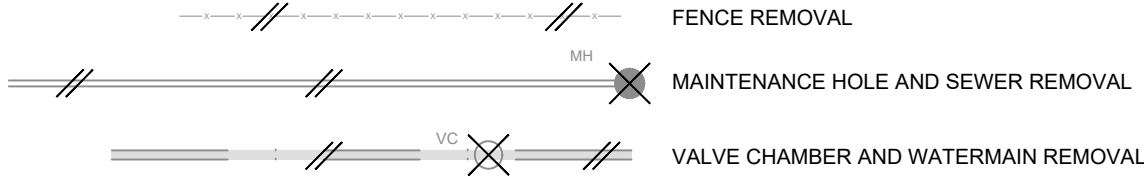
KOTHARI GROUP

DETAILS

DRAWN BY: S.DINGMAN	STAMP:
DESIGNED BY: S.DINGMAN	
APPROVED BY: L. PARSONS	
DATE: 2024-10-13	
SCALE:	
PROJECT NUMBER: 23101	SHEET NAME: SPCA-5B
	SHEET: 8 of 12

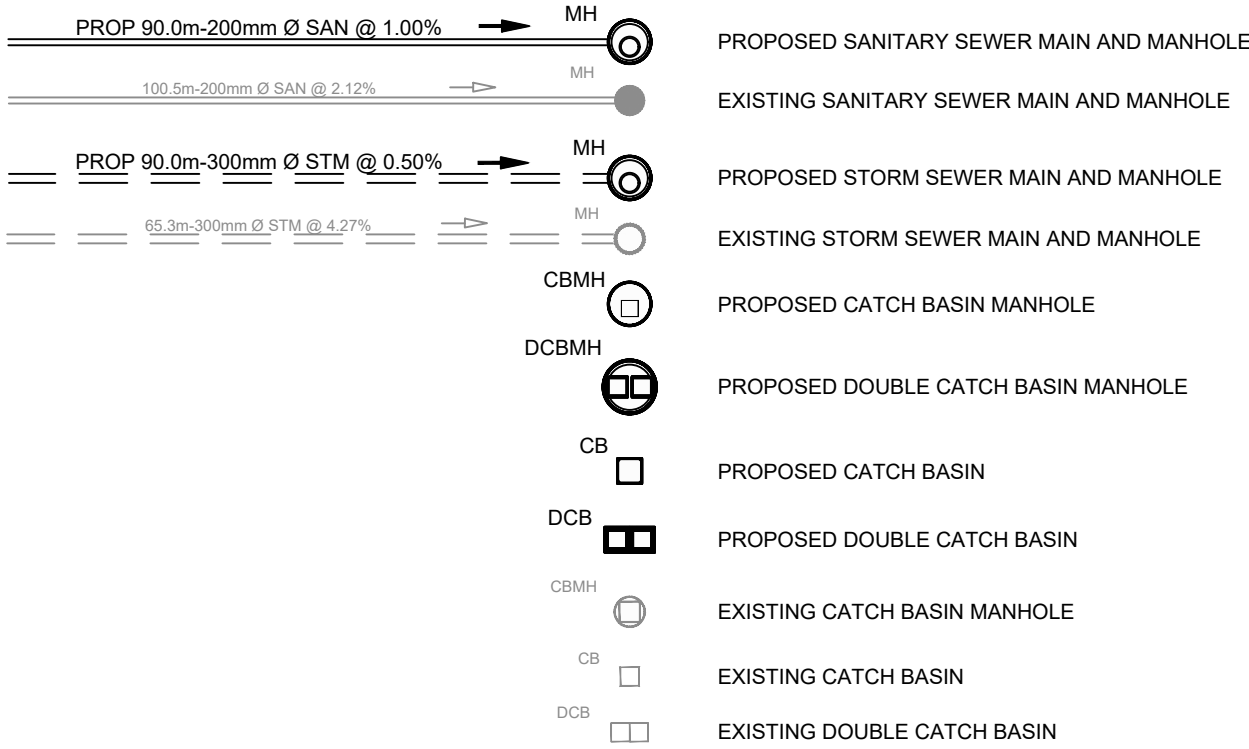
REMOVAL AND ADJUSTMENTS

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

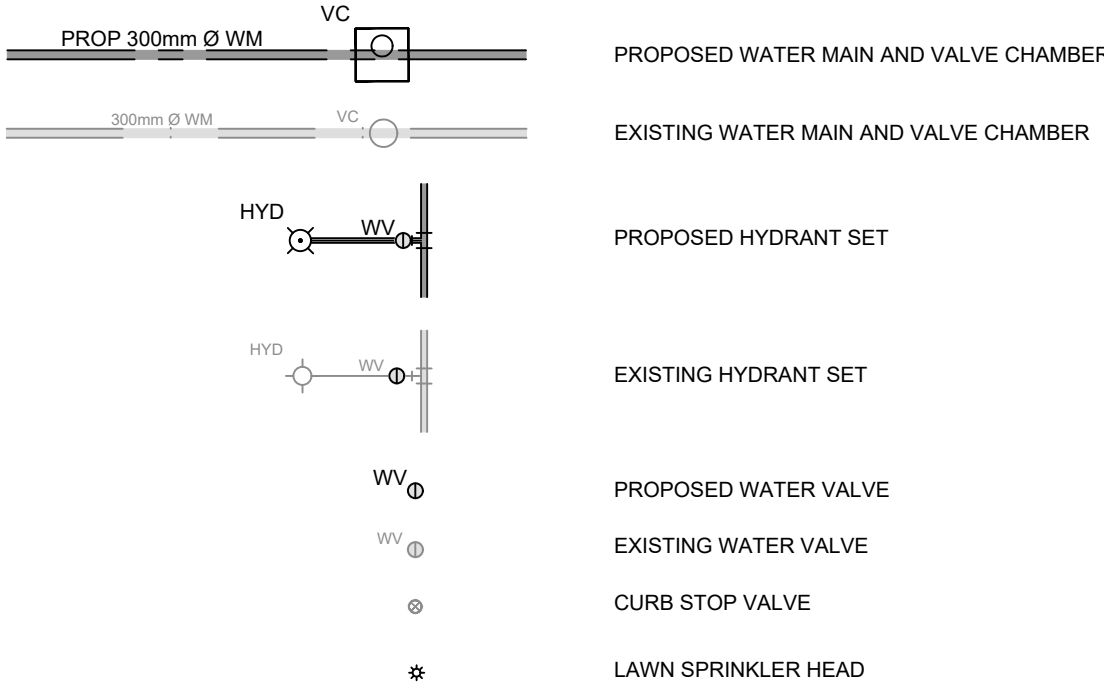


UNDERGROUND SERVICES

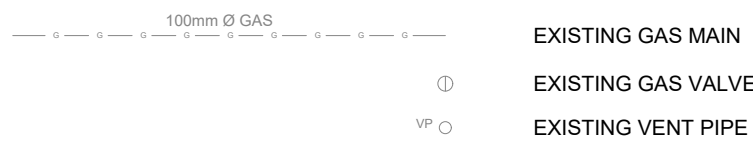
SEWERS:



WATER:



NATURAL GAS:



UTILITIES:

ELECTRICAL:

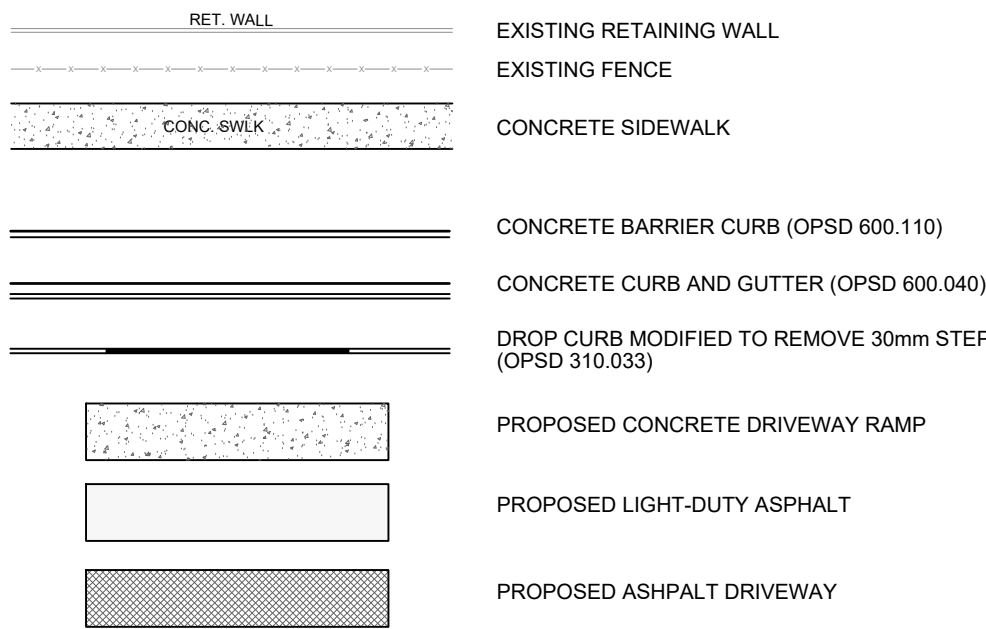
- HP HYDRO POLE
- HPLS HYDRO POLE LIGHT STANDARD
- HPLS HYDRO POLE LIGHT STANDARD WITH TRANSFORMER
- LS LIGHT STANDARD
- TS TRAFFIC SIGNAL POLE
- HW HANDWELL
- G GUY ANCHOR

TELECOMMUNICATIONS:

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

LEGEND

ROAD SURFACE FEATURES:



LEGAL AND CONTROL SYMBOLS:

- IB IRON BAR
- RB 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
- WL WATER DATUM LINE
- PST POST
- PM PARKING METER
- MB MAILBOX
- RK 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:

- 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

- ROAD SUBGRADE SHALL BE COMPACTED TO 95%, PROOFROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE GRANULAR B SUBBASE.
- 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:

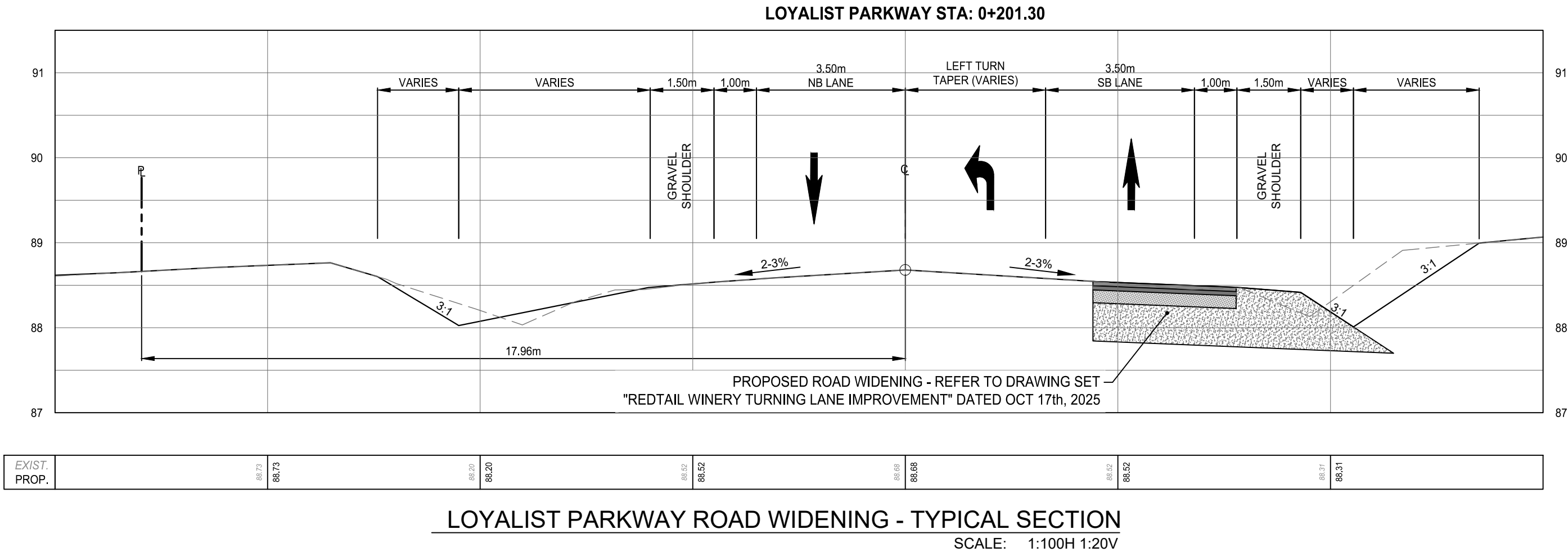
- THE CONTRACTOR SHALL PROVIDE 48HR NOTICE TO THE ENGINEER PRIOR TO COMMENCING WATERMAIN CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL NEW PVC WATERMAIN.
- THE CONTRACTOR SHALL INSTALL CATHODIC PROTECTION AS PER OPSD 1109.0110.
- THE CONTRACTOR SHALL INSTALL RETAINING GLAND RINGS ON ALL WATERMAIN FITTINGS AND CONNECTIONS WHERE THRUST BLOCKS CANNOT BE CONSTRUCTED ON SOLID GROUND.
- THE CONTRACTOR SHALL INSTALL BEDDING AND BACKFILL AS PER OPSD 802.010.
- 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.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER OF 0.50 METRES BELOW OR 0.15 METRES ABOVE.
- THE CONTRACTOR SHALL INSTALL WATER SERVICES AS PER OPSD 1104.0100, AND AT RIGHT ANGLES TO THE WATERMAIN WHERE POSSIBLE.
- THE CONTRACTOR SHALL INSTALL ANODE PROTECTION ON ALL WATER SERVICES.
- THE CONTRACTOR SHALL INSTALL 19mmØ TYPE 'K' COPPER (OR APPROVED EQUIVALENT) SERVICE CONNECTIONS FOR THE VILLAS.
- THE CONTRACTOR SHALL INSTALL 50mmØ TYPE 'K' COPPER (OR APPROVED EQUIVALENT) SERVICE CONNECTION FOR THE MAIN WINERY BUILDING.
- 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.
- THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE ENGINEER PRIOR TO CONDUCTING WATERMAIN TESTING.
- THE CONTRACTOR SHALL COMPLETE FLUSHING AND DISINFECTING OPERATIONS IN ACCORDANCE WITH MECF WATERMAIN DISINFECTION PROCEDURES.
- THE CONTRACTOR SHALL PROVIDE ALL WATERMAIN TESTING RESULTS (INCLUDING CHLORINATION, BACTERIOLOGICAL, PRESSURE AND FLOW).

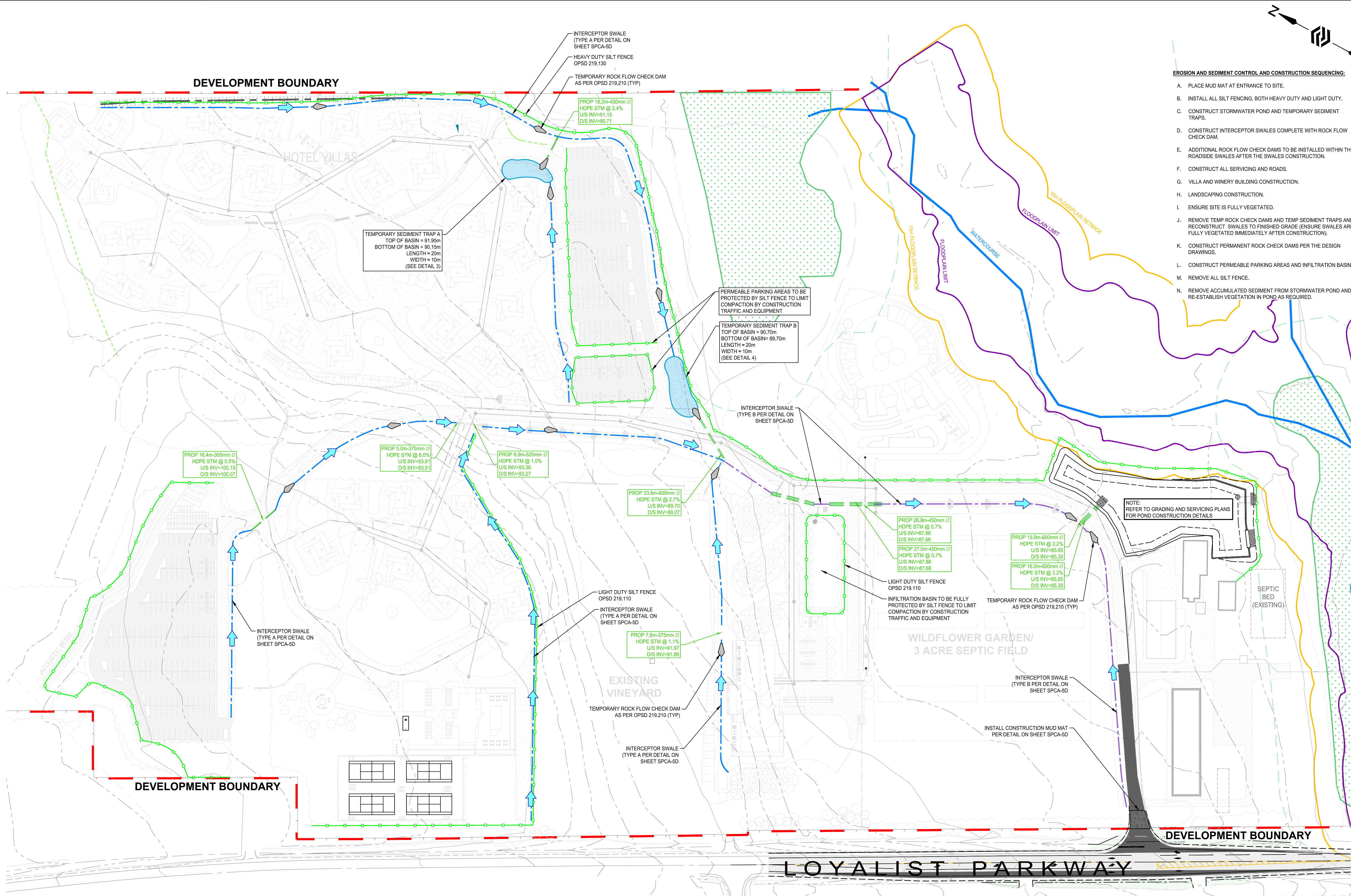
STORM SEWER:

- 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).
- THE CONTRACTOR SHALL INSTALL PRECAST CONCRETE MANHOLES AS PER OPSD 701.010, 701.011, 701.012, 401.010, 404.020, 405.010 AND 405.020, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. CONCRETE MANHOLES SHALL NOT BE BENCHED.
- 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.
- 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.
- THE CONTRACTOR SHALL PERFORM AIR AND DEFLECTION TESTING ON ALL STORM SEWERS IN ACCORDANCE WITH MUNICIPAL STANDARDS AND OPSS 410 RESPECTIVELY.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE 3 COPIES OF PIPE AIR AND DEFLECTION TESTING RESULTS AND CCTV INSPECTION REPORTS.

SANITARY SEWER:

- THE CONTRACTOR SHALL INSTALL BEDDING, BACKFILL AND COVER PER ONTARIO PROVINCIAL STANDARD DRAWING (OPSD) 802.010 FOR PVC PIPE AND SERVICES.
- 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.
- THE CONTRACTOR SHALL BENCH ALL SANITARY MANHOLES AS PER OPSD 701.021.
- 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 1006.010.
- 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.
- THE CONTRACTOR SHALL PERFORM AIR AND DEFLECTION TESTING ON ALL SANITARY SEWERS IN ACCORDANCE WITH MUNICIPAL STANDARDS AND OPSS 410 RESPECTIVELY.
- 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.
- THE CONTRACTOR SHALL PERFORM DEFLECTION TESTING OF ALL FLEXIBLE SANITARY SEWERS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 410.07.16.05.
- THE CONTRACTOR SHALL PERFORM LEAKAGE TESTING OF ALL SANITARY SEWERS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 410.07.16.04, EXFILTRATION TEST.
- 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.
- ALL SANITARY MANHOLES TO BE LESS THAN 90m APART.





EROSION AND SEDIMENT CONTROL AND CONSTRUCTION SEQUENCING:

- PLACE MUD MAT AT ENTRANCE TO SITE.
- INSTALL ALL SILT FENCING, BOTH HEAVY DUTY AND LIGHT DUTY.
- CONSTRUCT STORMWATER POND AND TEMPORARY SEDIMENT TRAPS.
- CONSTRUCT INTERCEPTOR SWALES COMPLETE WITH ROCK FLOW CHECK DAM.
- ADDITIONAL ROCK FLOW CHECK DAMS TO BE INSTALLED WITHIN THE ROADSIDE SWALES AFTER THE SWALES CONSTRUCTION.
- CONSTRUCT ALL SERVICING AND ROADS.
- VILLA AND WINERY BUILDING CONSTRUCTION.
- LANDSCAPING CONSTRUCTION.
- ENSURE SITE IS FULLY VEGETATED.
- REMOVE TEMP ROCK CHECK DAMS AND TEMP SEDIMENT TRAPS AND RECONSTRUCT SWALES TO FINISHED GRADE (ENSURE SWALES ARE FULLY VEGETATED IMMEDIATELY AFTER CONSTRUCTION).
- CONSTRUCT PERMANENT ROCK CHECK DAMS PER THE DESIGN DRAWINGS.
- CONSTRUCT PERMEABLE PARKING AREAS AND INFILTRATION BASIN.
- REMOVE ALL SILT FENCE.
- 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
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.

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, ETC.) 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
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WITHIN 30 DAYS.

**EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE
NOTES**

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- 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

- ENSURE SIDE BANKS ARE STABILIZED AND VEGETATION HAS BEEN
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- 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
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- IDENTIFIED REPAIR OR MAINTENANCE NEEDS SHOULD BE
ADDRESSED WITHIN 48 HOURS
- ENSURE SPILLWAY REMAINS STRUCTURALLY SOUND AND REPAIR
AS NEEDED. MAINTAIN THE DESIGNED SHAPE
- 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
5.	ISSUED FOR SPCA R3	SD	2026-05-19
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



**REDTAIL 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

SCALE:

0 1:1000 50

PROJECT NUMBER:

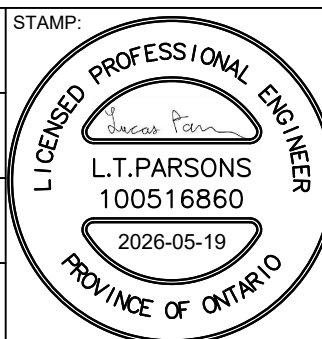
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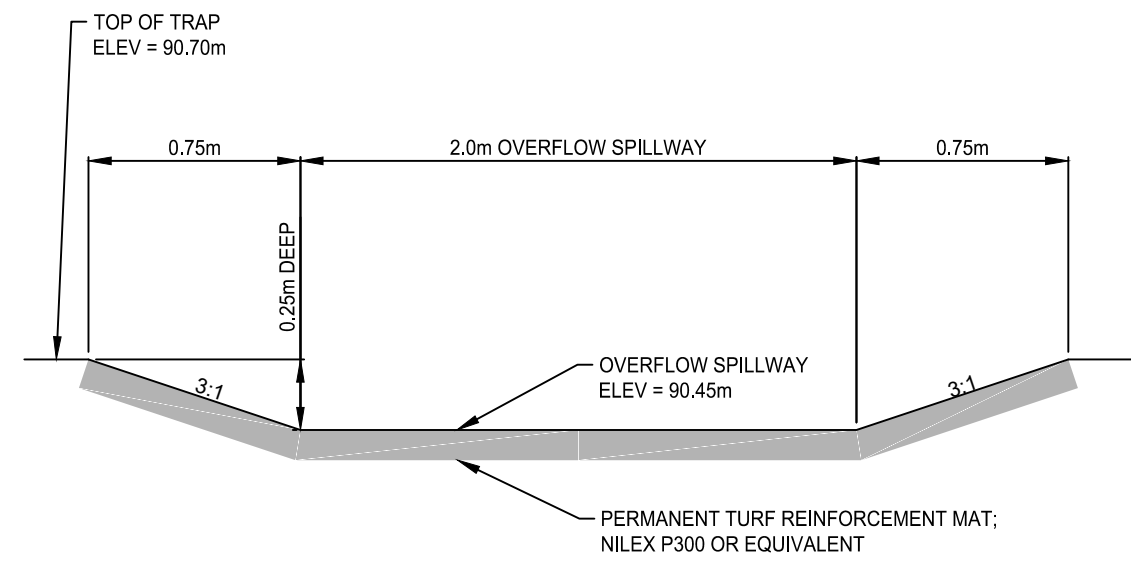
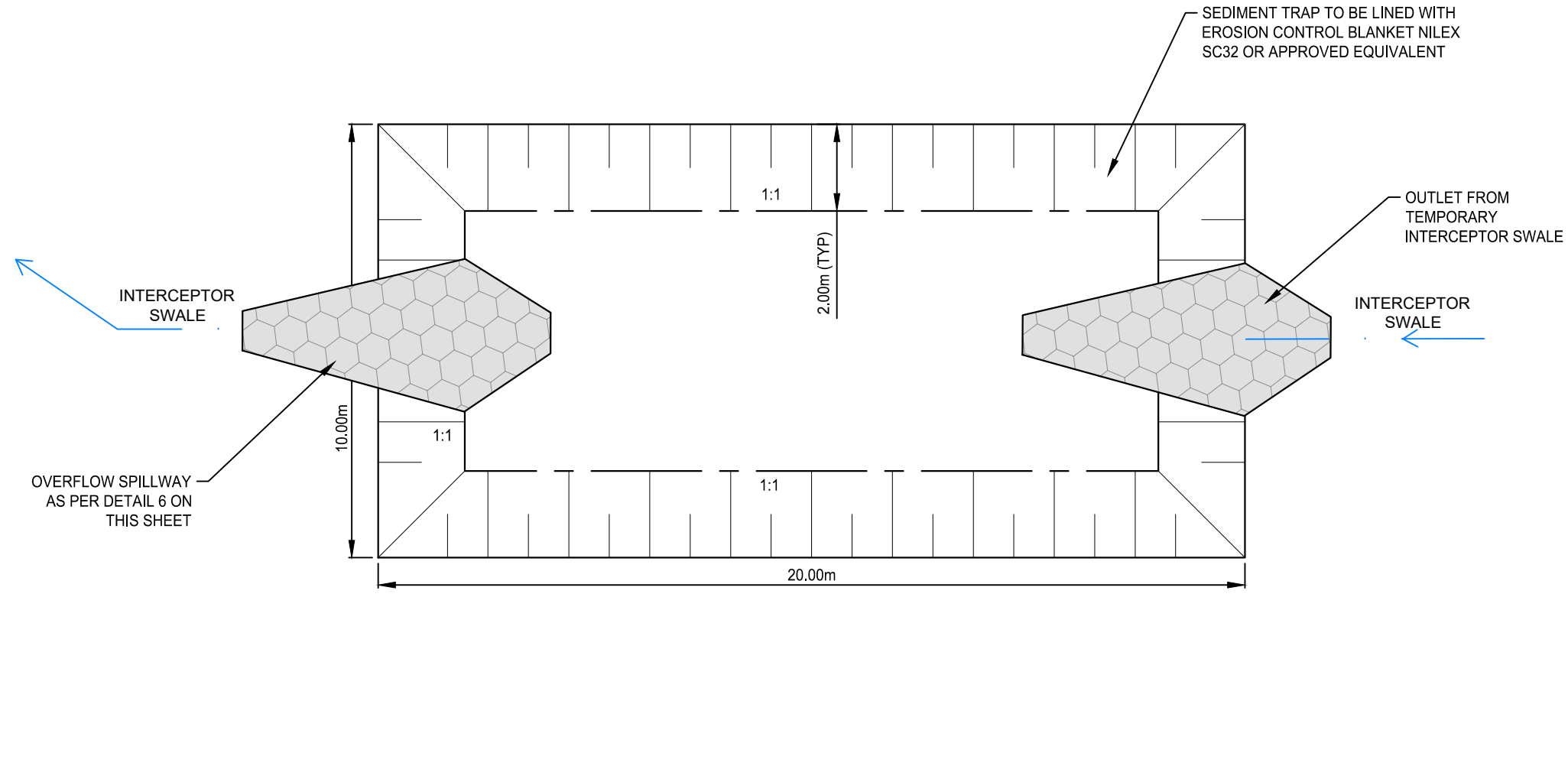
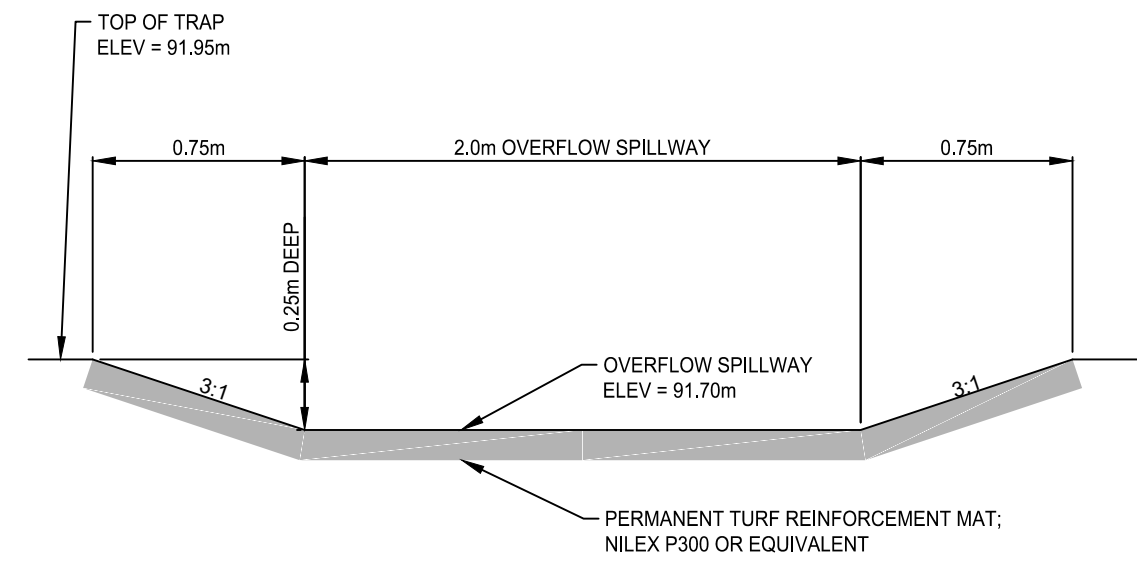
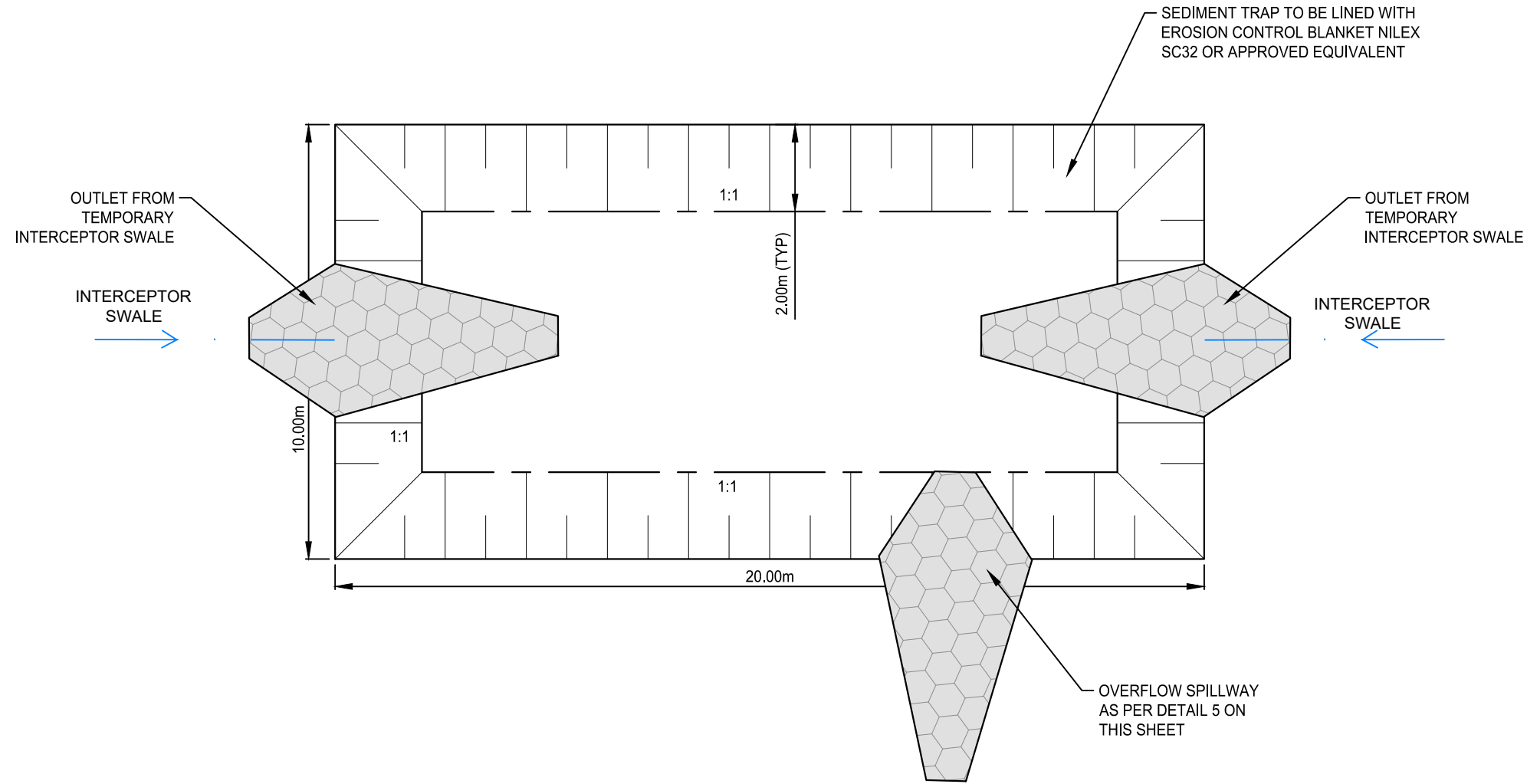
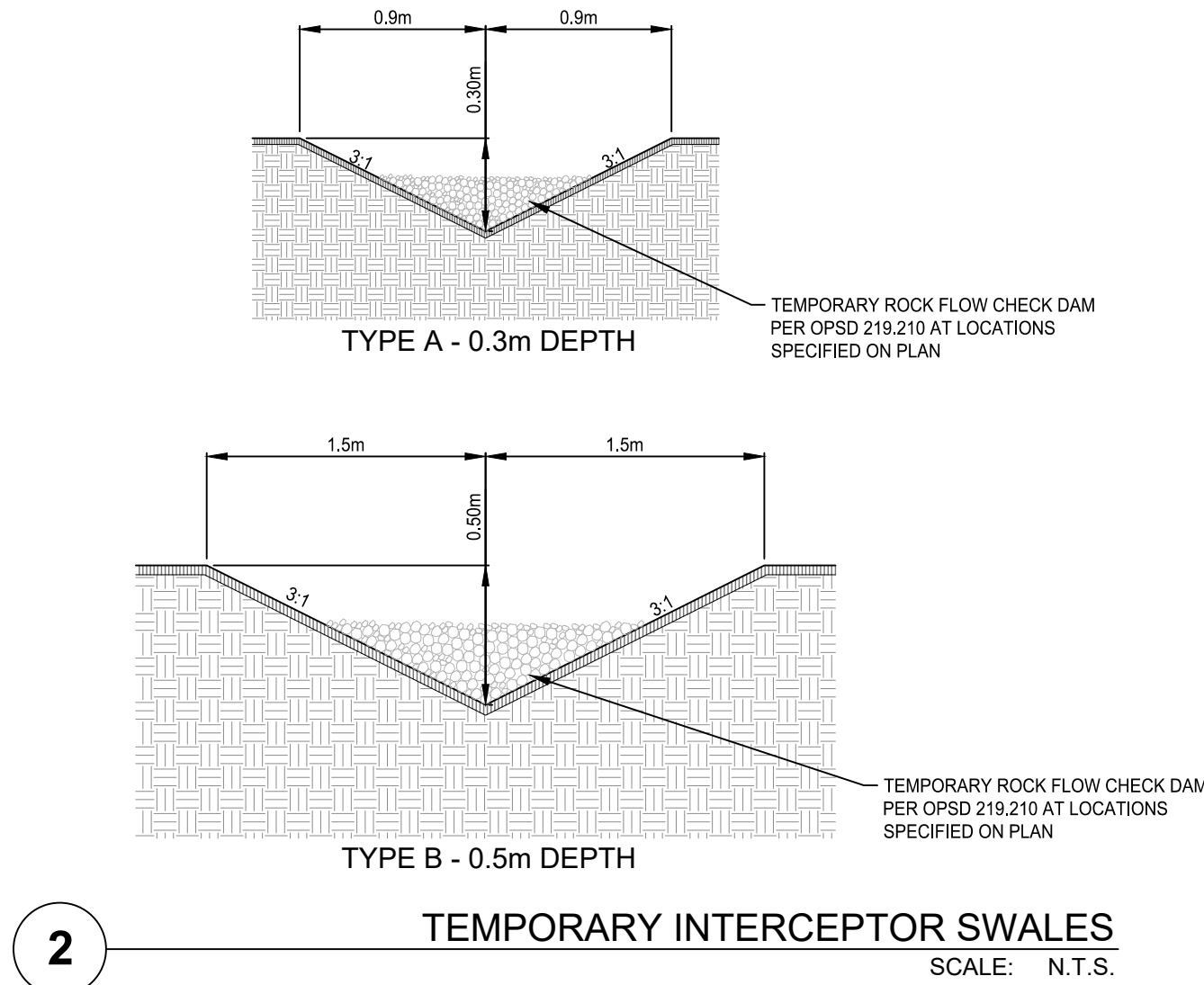
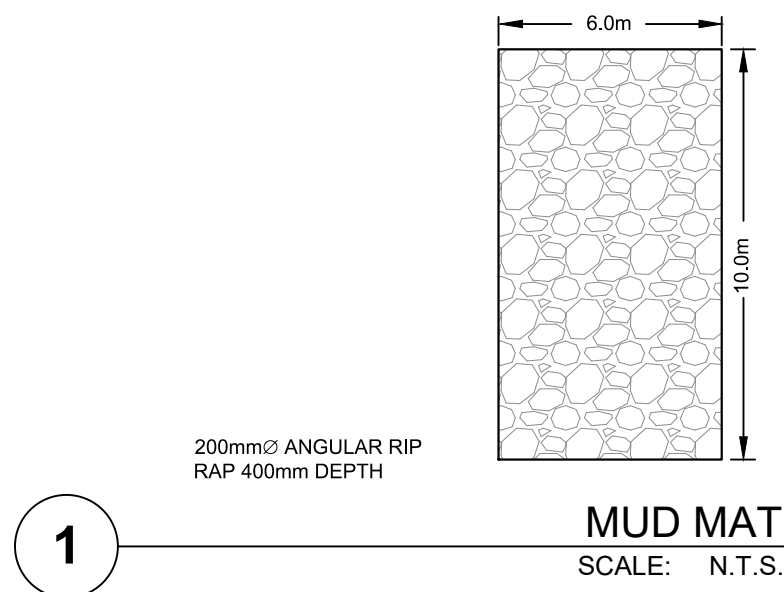
SHEET NAME:

SPCA-5.4

SHEET:

10 of 12





SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY IBW SURVEYORS LTD.
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**REDTAIL 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.T. PARSONS
100516860
2026-05-19
PROVINCE OF ONTARIO

SCALE:

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