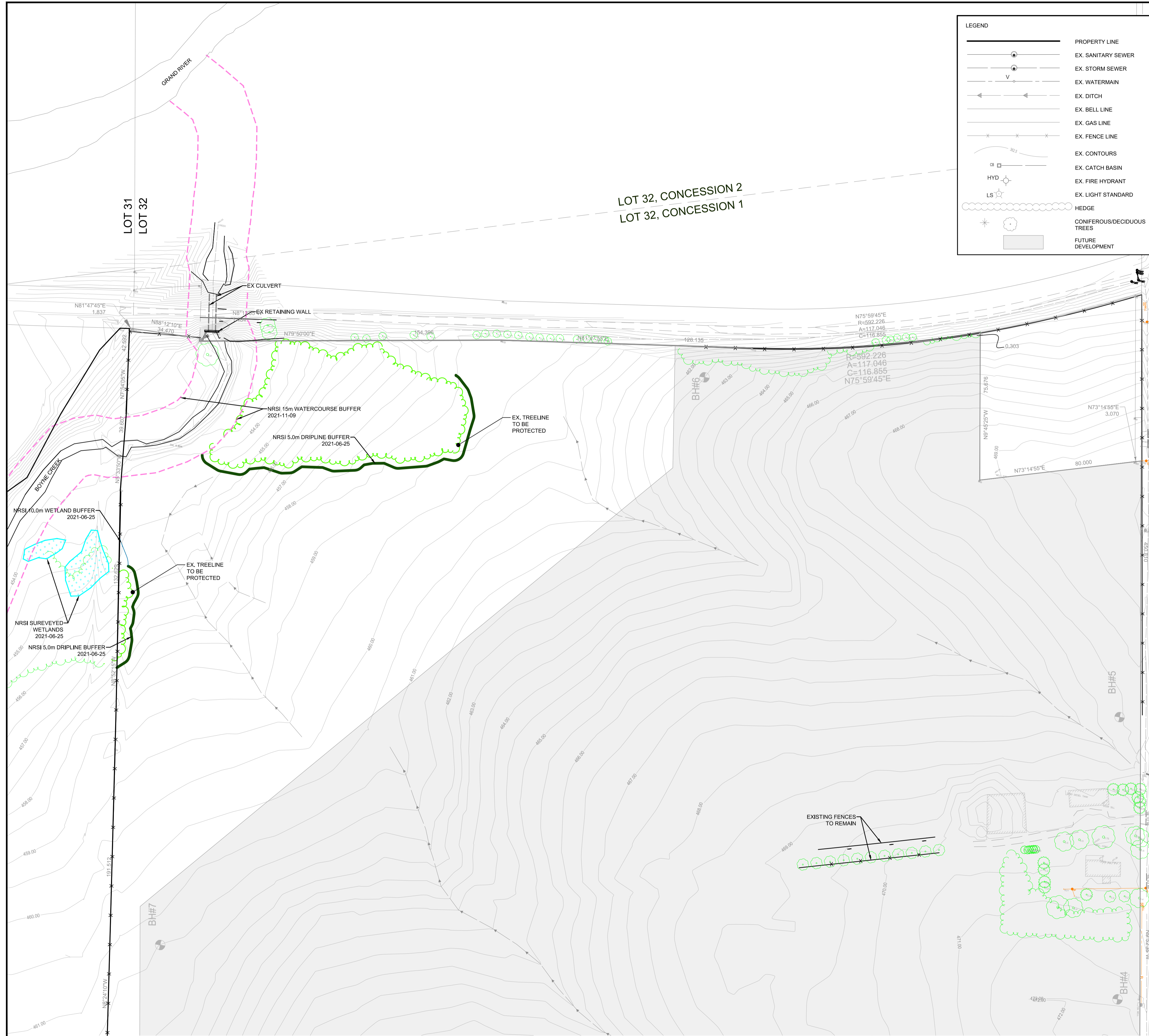
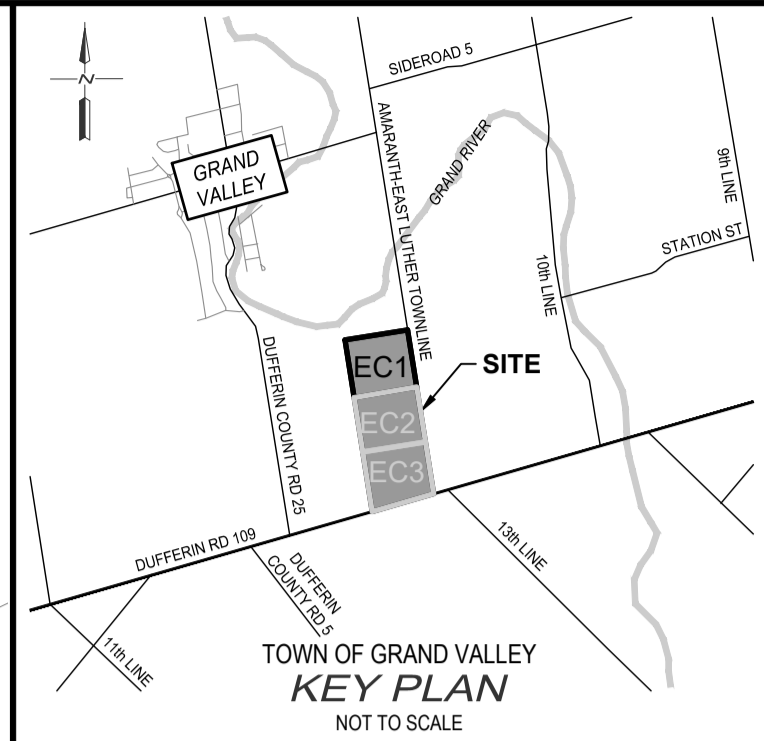
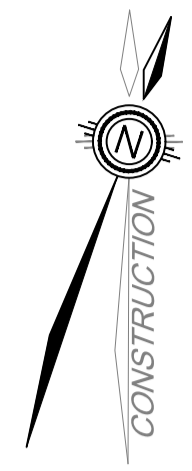


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LEGEND

	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS/DECIDUOUS TREES
	FUTURE DEVELOPMENT



- NOTES:**
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 3. DRAFT PLAN PROVIDED BY ASTRID J. CLOS PLANNING CONSULTANTS DATED AND RECEIVED AUGUST 25, 2021.

BENCH MARKS:
BENCHMARK

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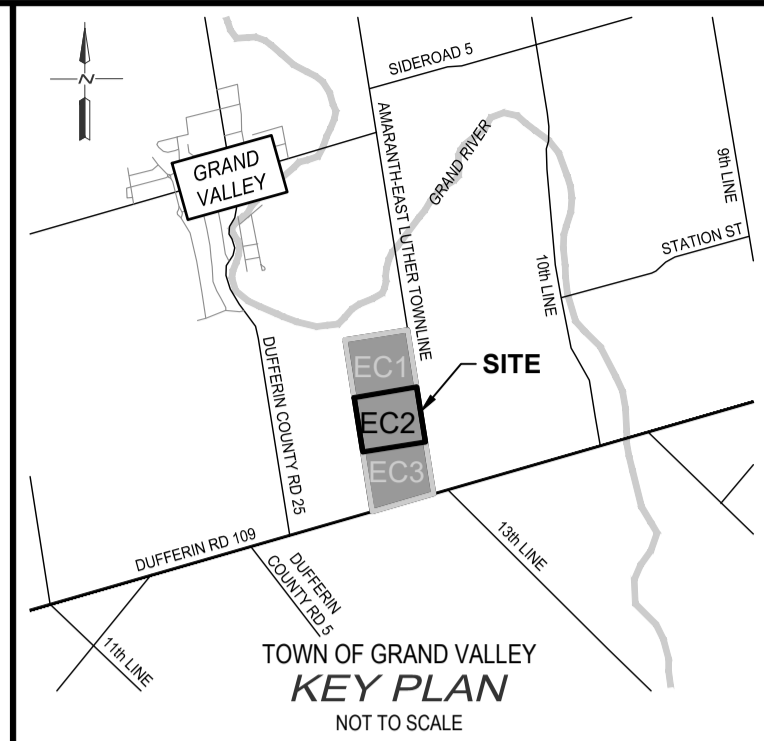
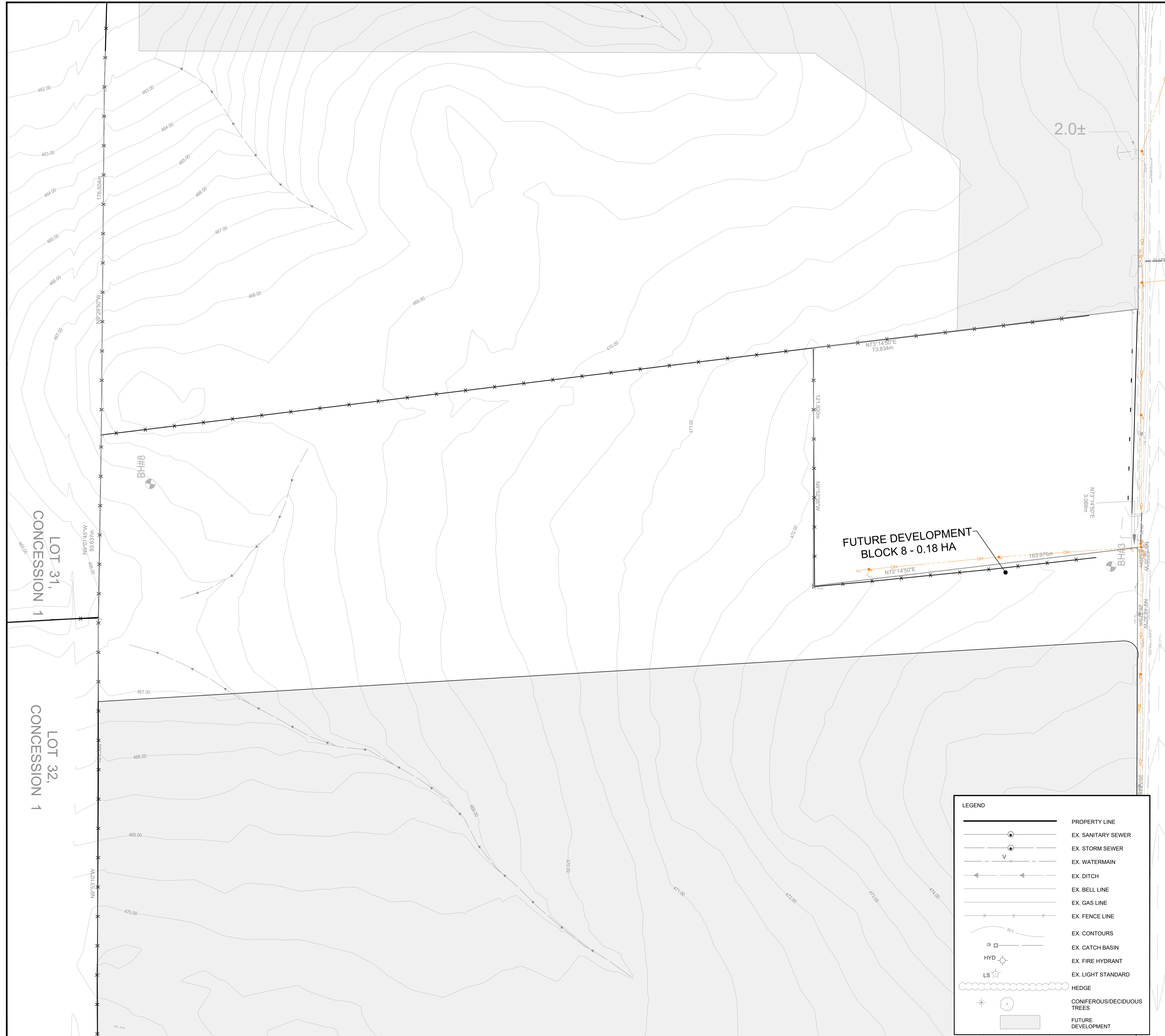
1	2021/12/21	ISSUED FOR DRAFT PLAN APPROVAL	A.E.K.
NO.	DATE	REVISION DESCRIPTION	CHKD

BluePlan ENGINEERING
 GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
 655 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
 TEL: 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK
 THOMASFIELD HOMES LTD.
 TOWN OF GRAND VALLEY
 EXISTING CONDITIONS PLAN 1

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RPM	AEK	117184	EC1
DESIGNED BY:	DATE:	SCALE:	
RPM	2022-01-07	1:1000	

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- NOTES:
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NO.	DATE	REVISION DESCRIPTION	CHKD

LEGEND

	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS/DECIDUOUS TREES
	FUTURE DEVELOPMENT

GUELPH | OWEN SOUND | LISTOWEL | RITCHENER | LONDON | HAMILTON | GTA
 650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
 TEL. 519-824-8150 www.blueplan.ca

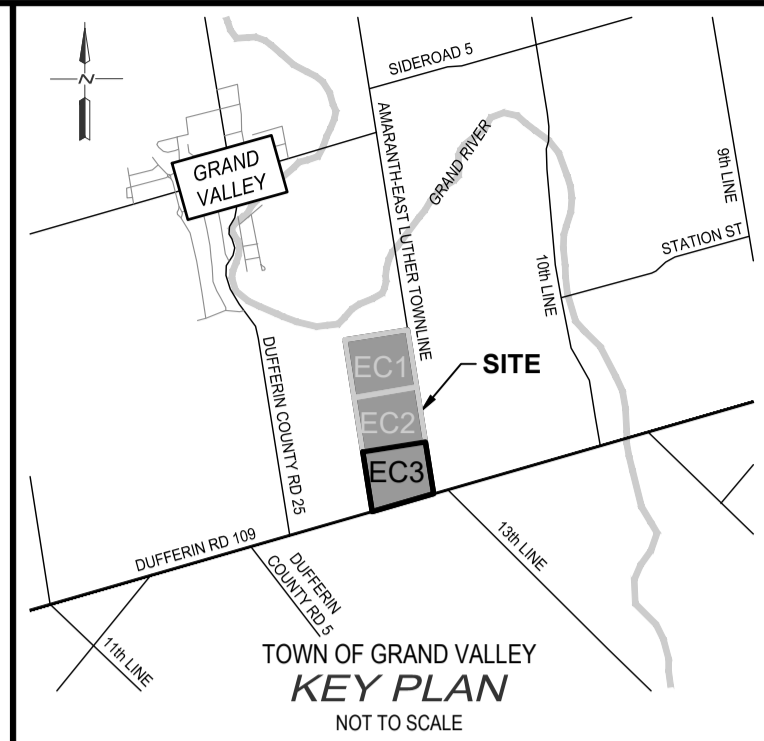
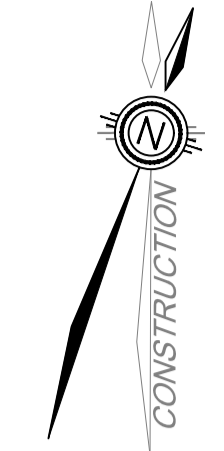
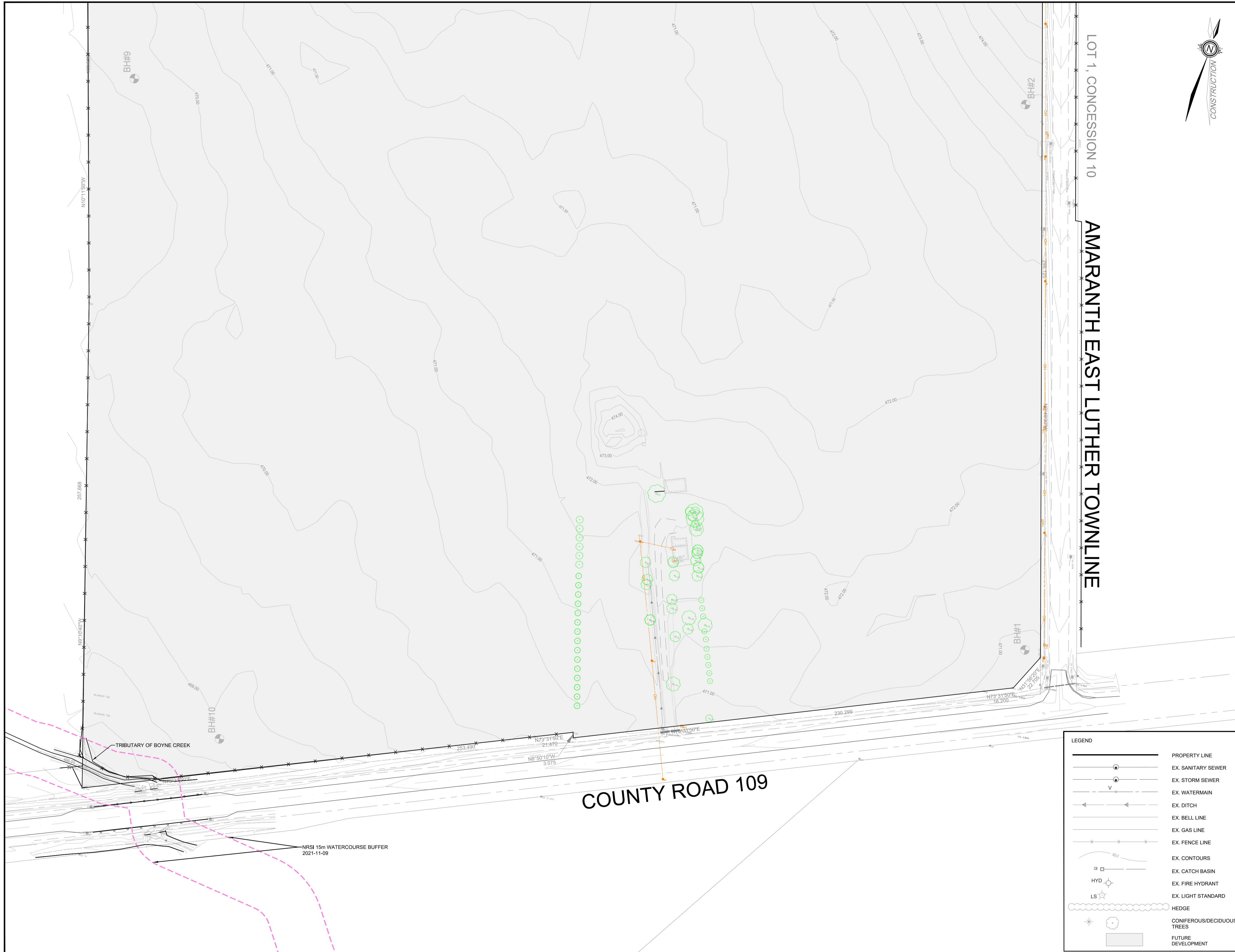
GRAND VALLEY BUSINESS PARK

THOMASFIELD HOMES LTD.

TOWN OF GRAND VALLEY

EXISTING CONDITIONS PLAN 2

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.:
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	EC2



- NOTES:
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1.	2021/12/21	ISSUED FOR DRAFT PLAN APPROVAL	A.E.K.
NO.	DATE	REVISION DESCRIPTION	CHKD

LEGEND

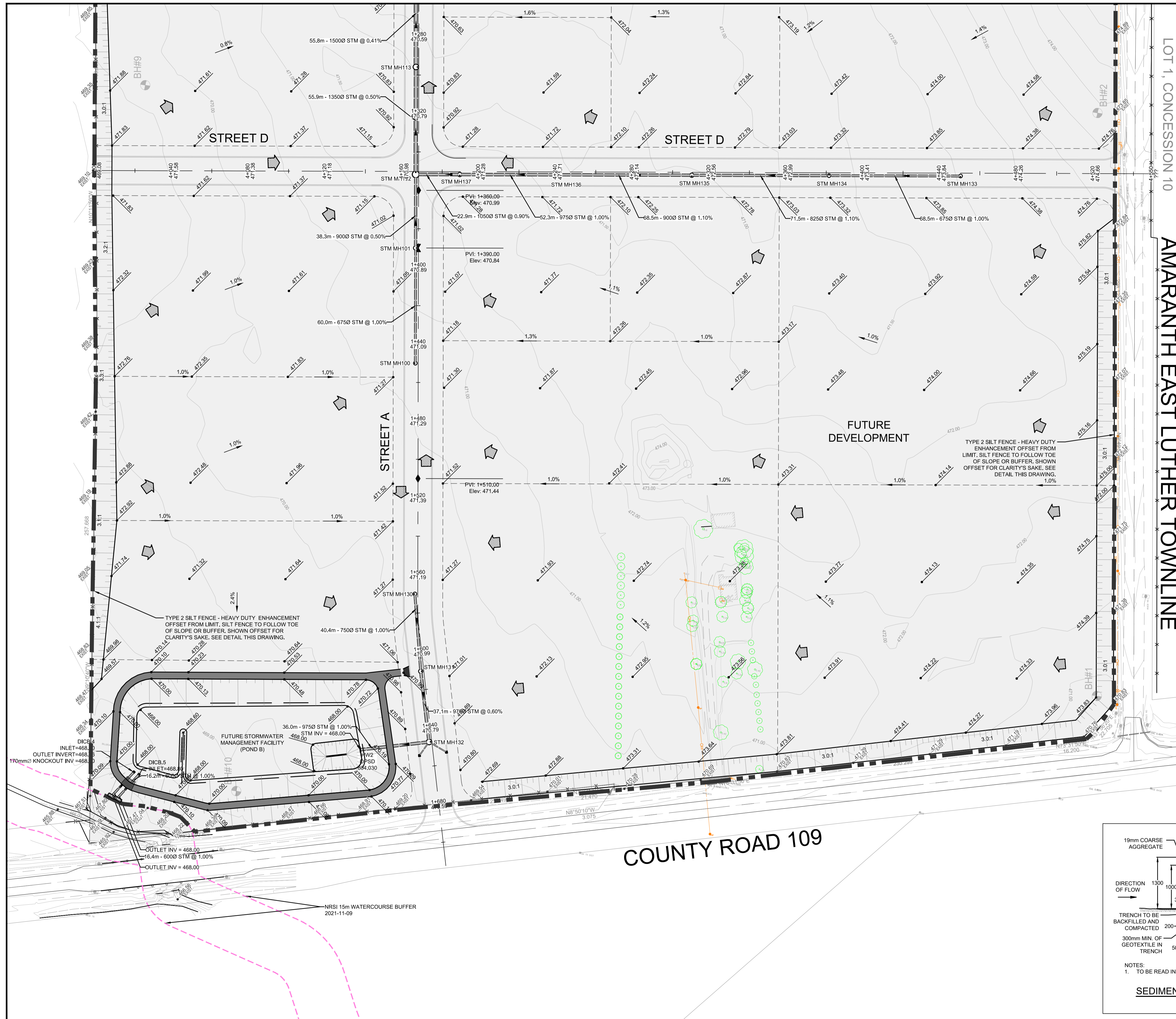
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	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS/DECIDUOUS TREES
	FUTURE DEVELOPMENT

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
TEL. 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK
THOMASFIELD HOMES LTD.
TOWN OF GRAND VALLEY
EXISTING CONDITIONS PLAN 3

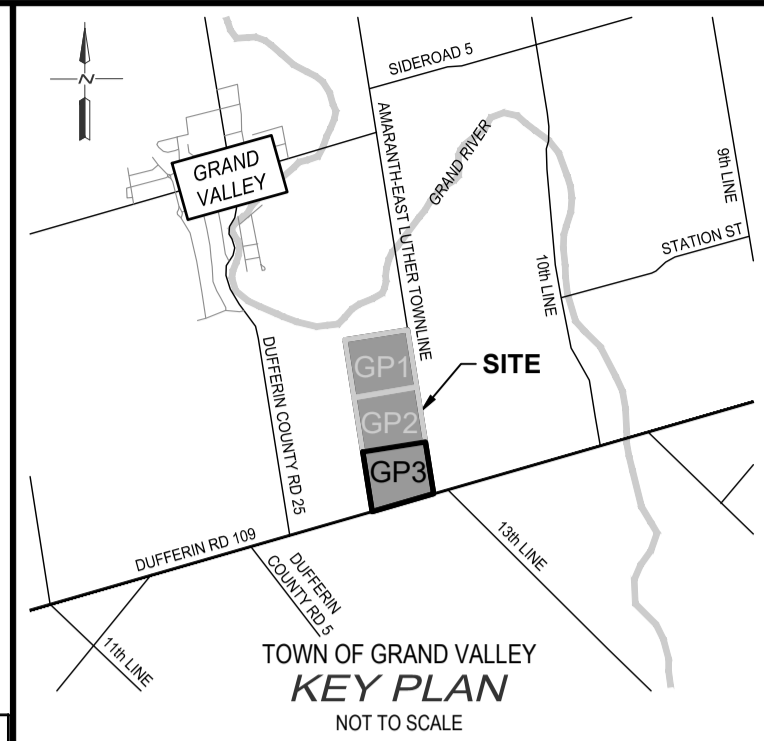
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LEGEND

	PROPERTY LINE
	EX. STORM SEWER
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	PR. STORM SEWER
	PR. CATCH BASIN
	PR. SWALE
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	PR. GRADE
	EX. GRADE
	TOP OF WALL GRADE
	BOTTOM OF WALL GRADE
	PR. GRADE
	PR. TOP OF CURB
	PR. BOT OF CURB
	PR. SWALE GRADE
	HEDGE
	CONIFEROUS AND DECIDUOUS TREES
	PROPOSED MAJOR OVERLAND FLOW
	FUTURE DEVELOPMENT
	SILT FENCE



- NOTES:**
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BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEMER | LONDON | HAMILTON | GTA
 650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1M 1B8
 TEL: 519-824-8150 www.gmbplan.com

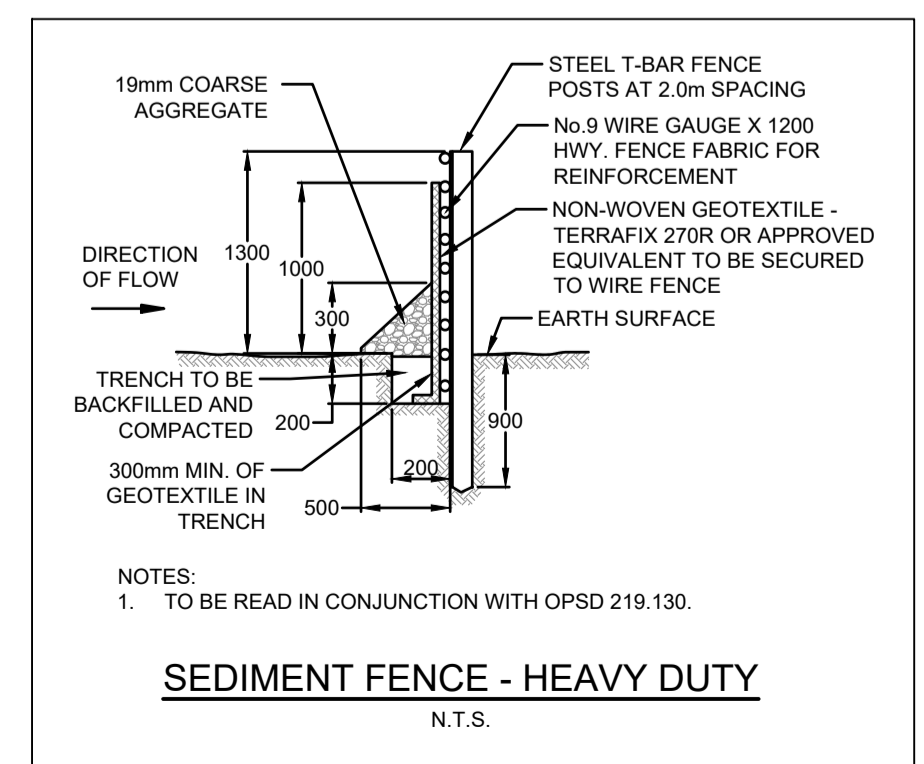
GRAND VALLEY BUSINESS PARK

THOMASFIELD HOMES LTD.

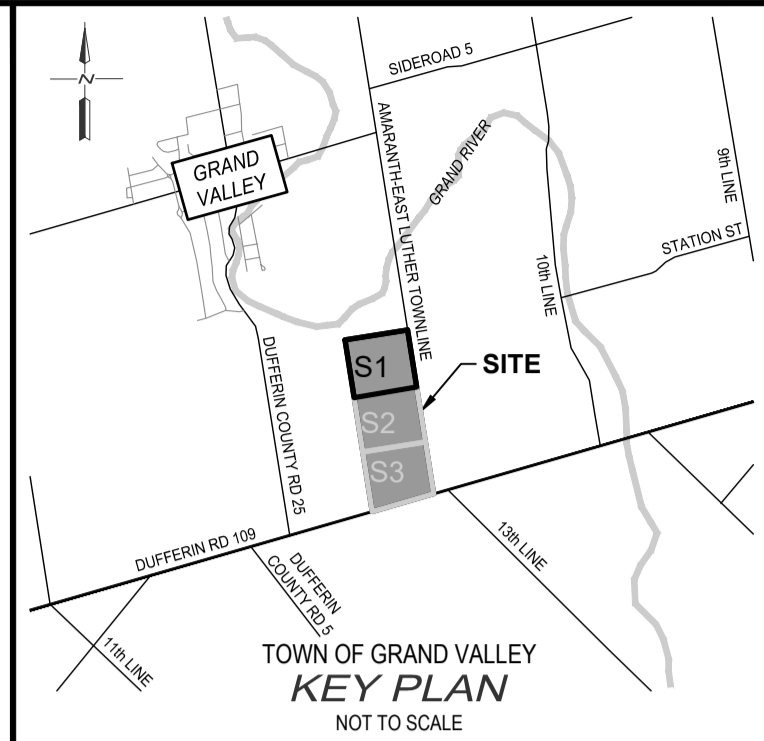
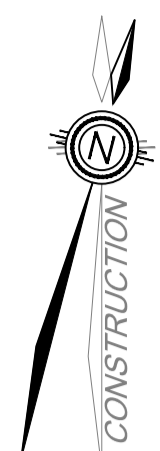
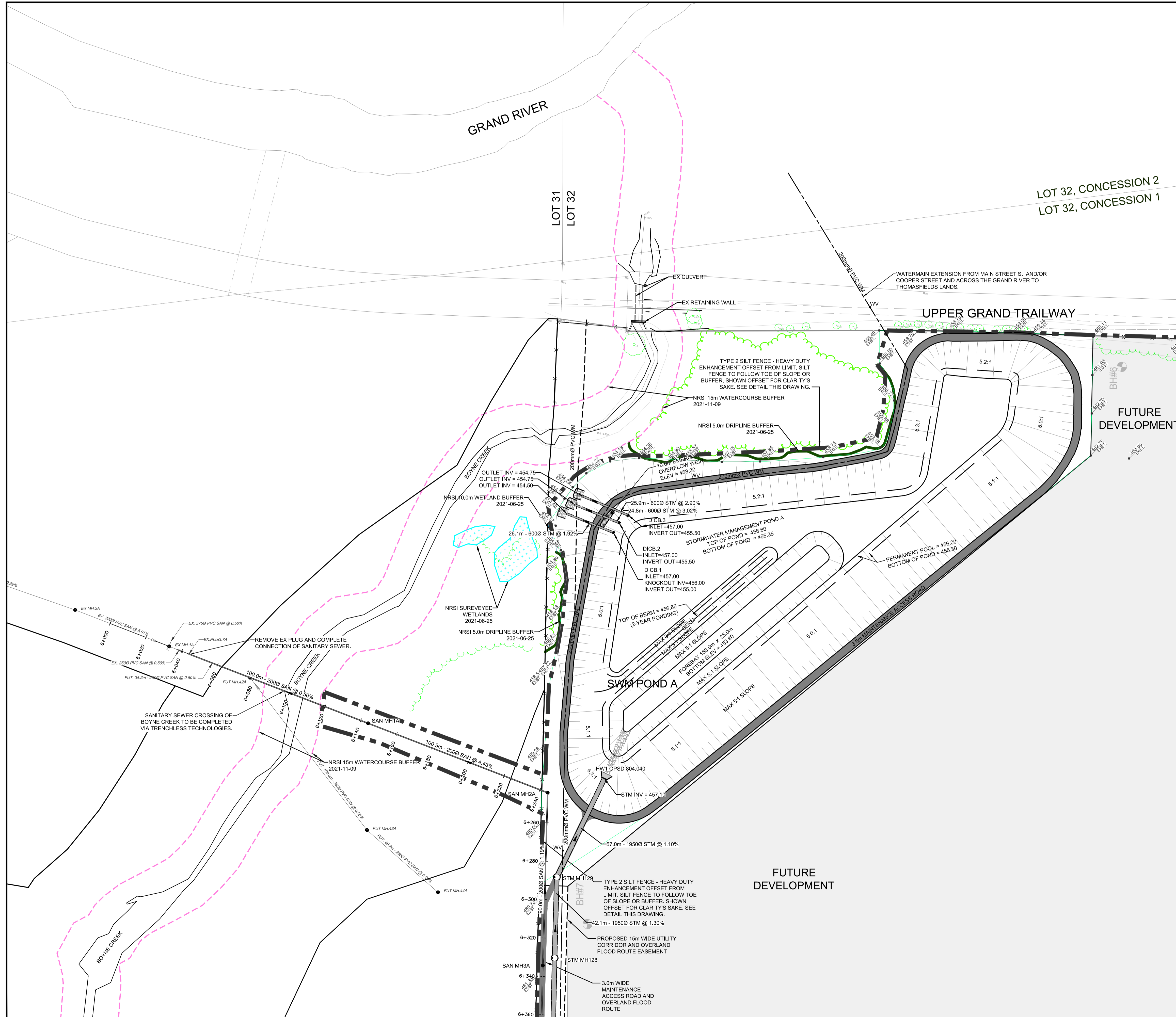
TOWN OF GRAND VALLEY

GRADING PLAN 3

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.: GR3
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	



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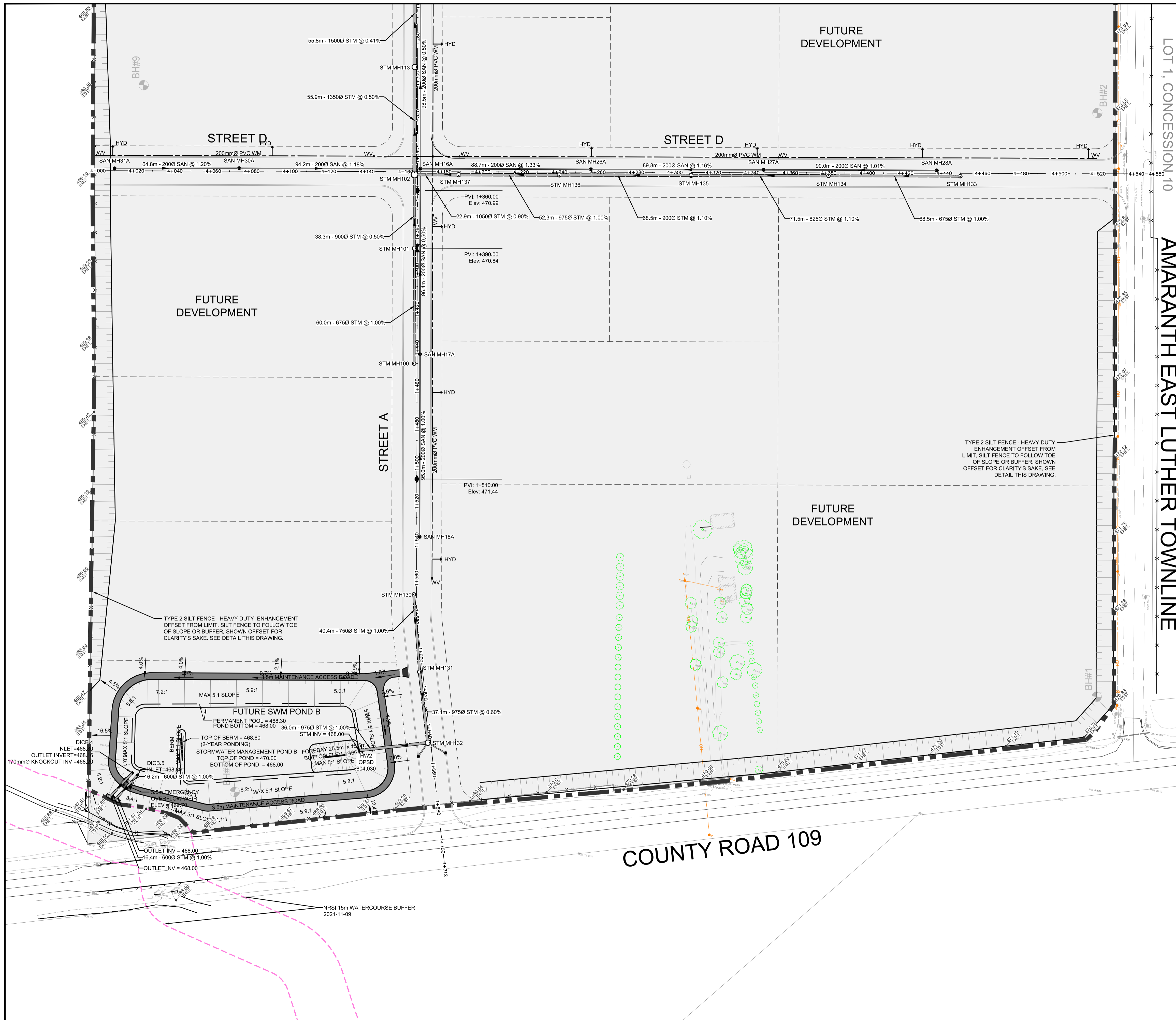
LEGEND	
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	EX. STORM SEWER
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	PR. STORM SEWER
	PR. CATCH BASIN
	PR. SANITARY SEWER
	PR. WATERMAIN
	PR. SWALE
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS AND DECIDUOUS TREES
	FUTURE DEVELOPMENT

NO.	DATE	REVISION DESCRIPTION	CHKD
1	2021/12/21	ISSUED FOR DRAFT PLAN APPROVAL	A.E.K.

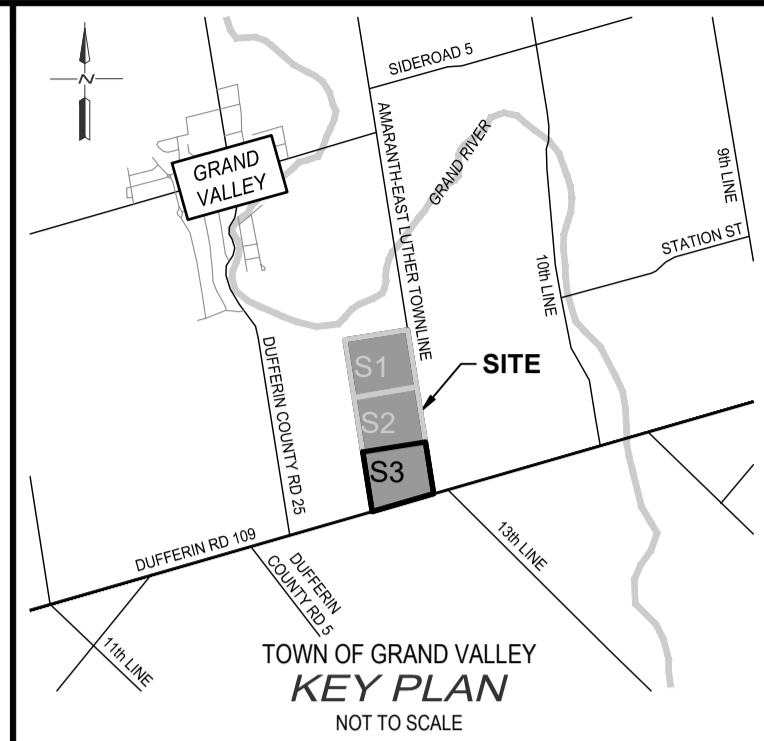
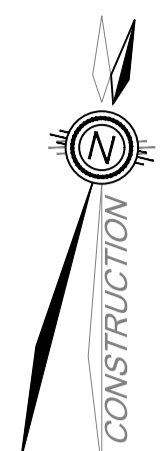
GUELPH | OWEN SOUND | LISTOWEL | RITCHIEMER | LONDON | HAMILTON | GTA
 650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
 TEL: 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK			
THOMASFIELD HOMES LTD.			
TOWN OF GRAND VALLEY			
SERVICING PLAN 1			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RPM	AEK	117184	S1
DESIGNED BY:	DATE:	SCALE:	
RPM	2022-01-07	1:1000	

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LOT 1, CONCESSION 10
AMARANTH EAST LUTHER TOWNLINE



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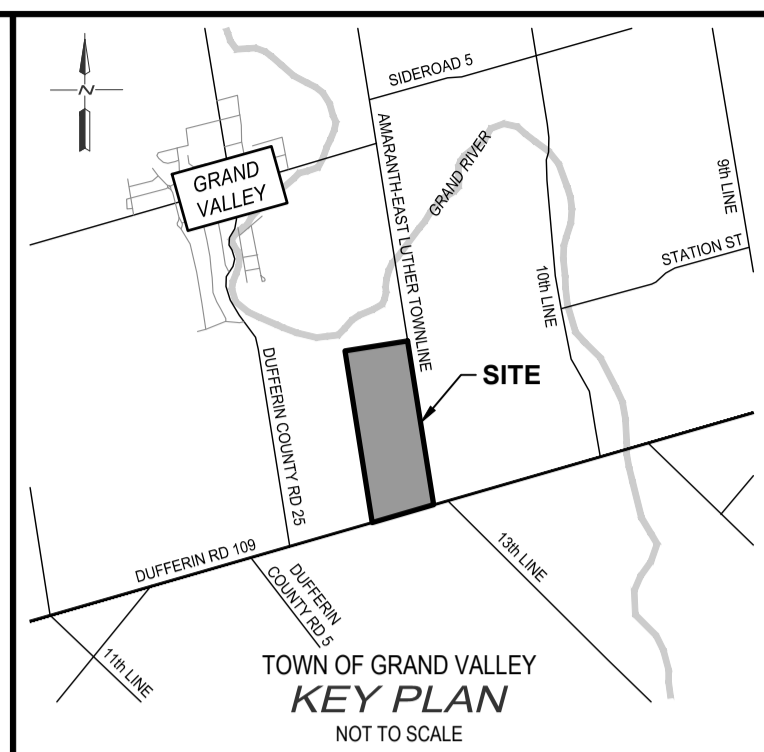
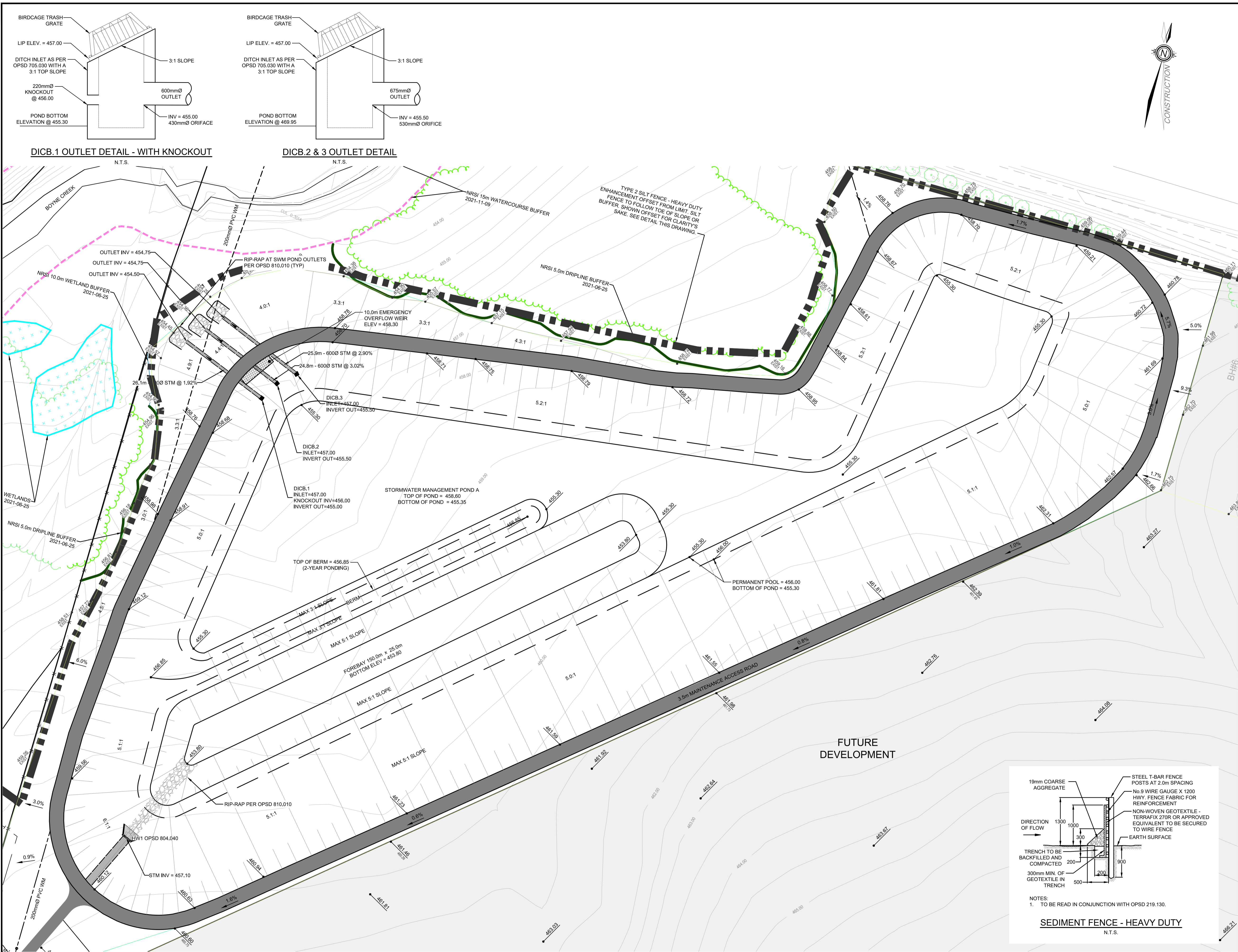
LEGEND	
	PROPERTY LINE
	EX. STORM SEWER
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	PR. STORM SEWER
	PR. CATCH BASIN
	PR. SANITARY SEWER
	PR. WATERMAIN
	PR. SWALE
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	CONIFEROUS AND DECIDUOUS TREES
	FUTURE DEVELOPMENT

NO.	DATE	REVISION DESCRIPTION	CHKD
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BluePlan ENGINEERING
GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
TEL: 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK			
THOMASFIELD HOMES LTD.			
TOWN OF GRAND VALLEY			
SERVICING PLAN 3			
DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.: S3
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	

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BluePlan
 ENGINEERING

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 650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
 TEL: 519-824-8150
 www.blueplan.ca

GRAND VALLEY BUSINESS PARK

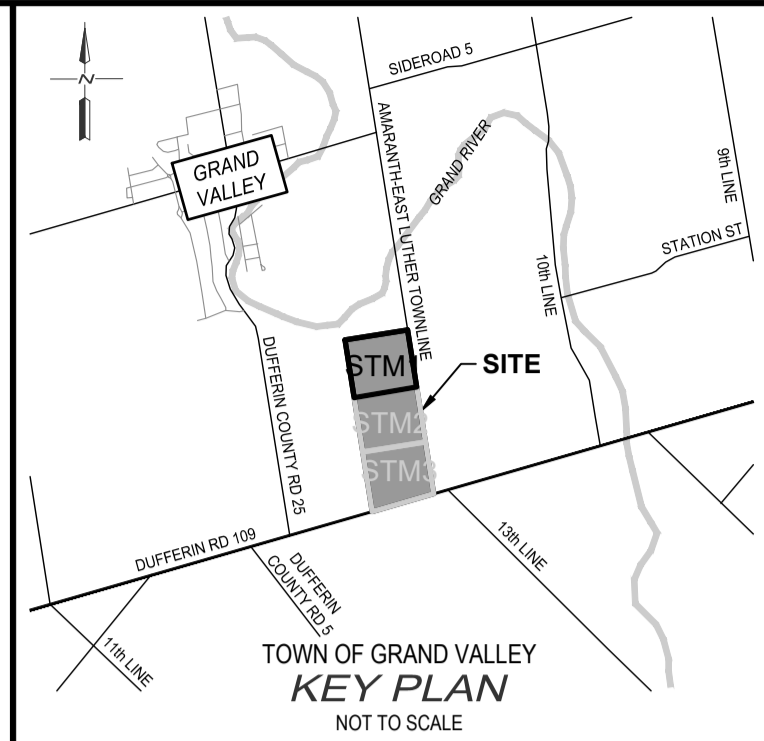
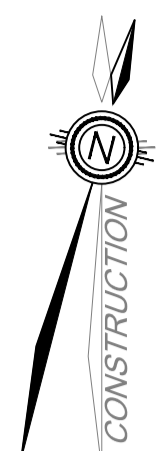
THOMASFIELD HOMES LTD.

TOWN OF GRAND VALLEY

CONCEPTUAL STORMWATER MANAGEMENT POND A GRADING

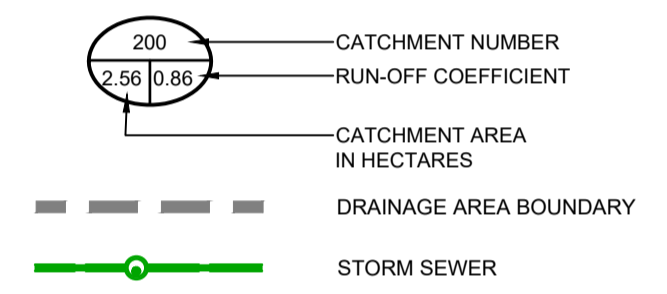
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DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:500	

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1. TOPOGRAPHIC, EXISTING FEATURES, AND LEGAL FABRIC SURVEY COMPLETED BY VAN HARTEN SURVEY INC., DATED 2021-07-07.
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LEGEND



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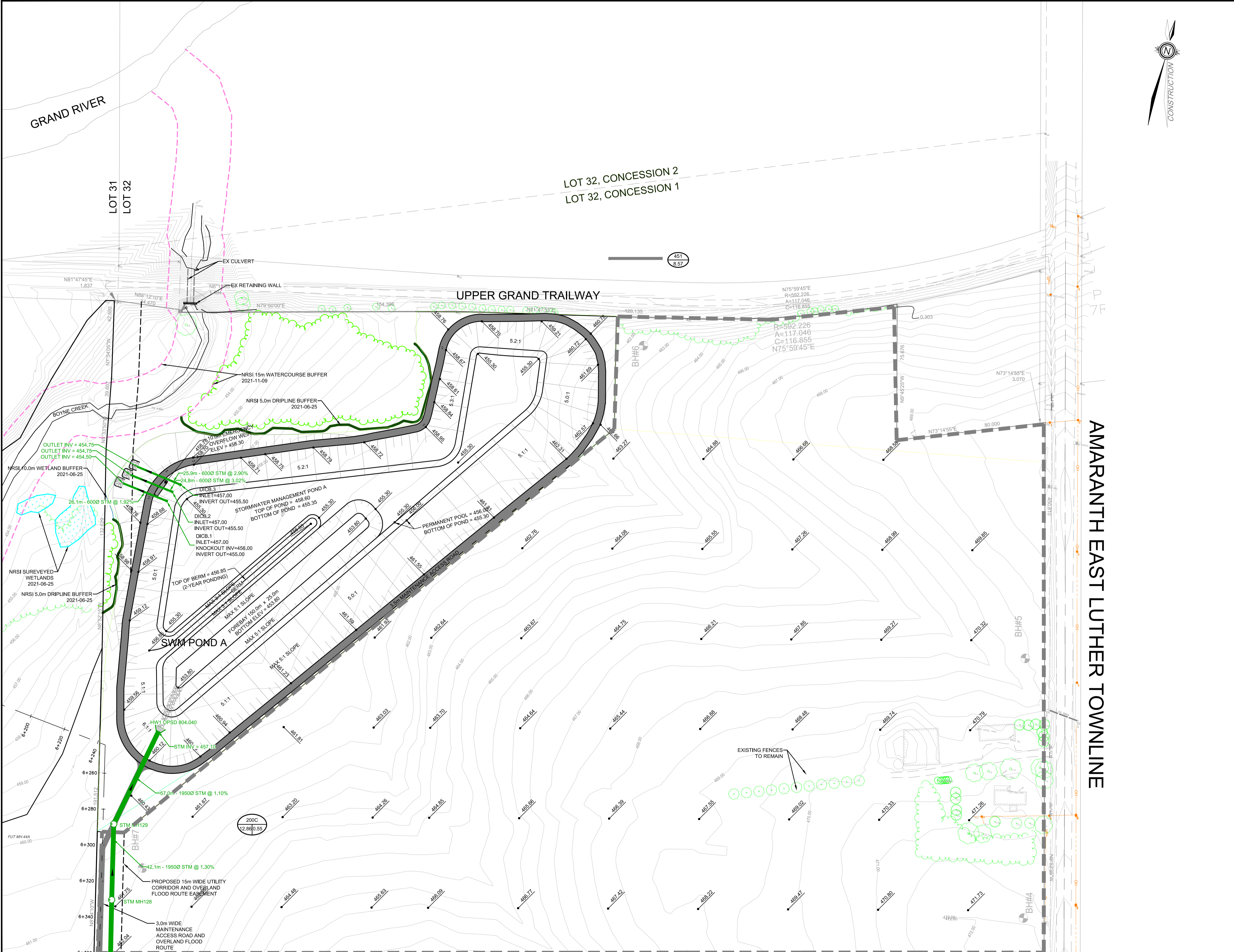
GRAND VALLEY BUSINESS PARK

THOMASFIELD HOMES LTD.

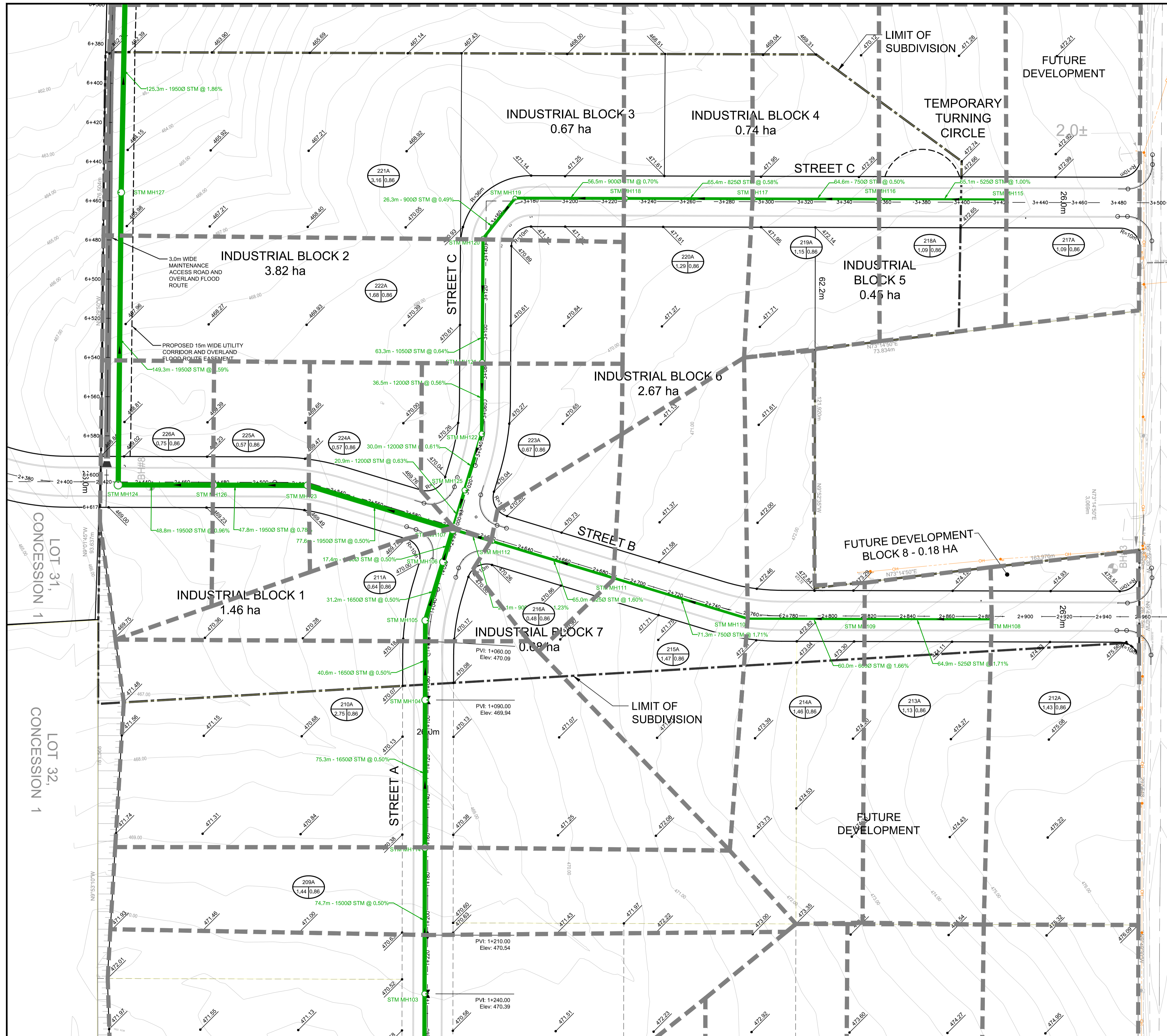
TOWN OF GRAND VALLEY

STORM DRAINAGE AREA PLAN 1

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RPM	AEK	117184	STM1
DESIGNED BY:	DATE:	SCALE:	
RPM	2022-01-07	1:1000	



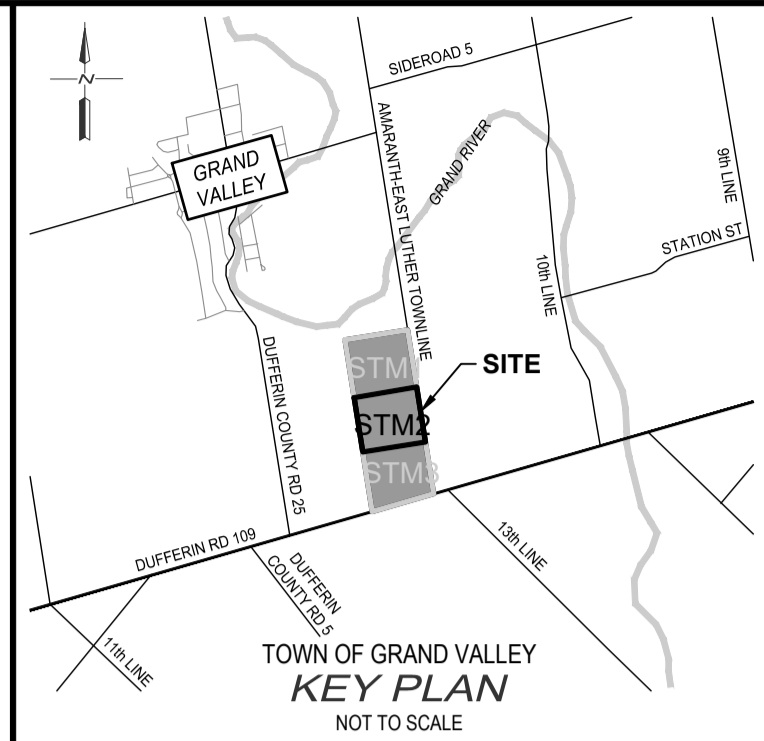
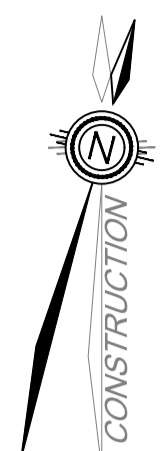
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LOT 2 CONCESSION 10

AMARANTH EAST LUTHER TOWNLINE

LOT 1, CONCESSION 10



- NOTES:
- TOPOGRAPHIC, EXISTING FEATURES, AND LEGAL FABRIC SURVEY COMPLETED BY VAN HARTEN SURVEY INC., DATED 2021-07-07.
 - EXISTING INFRASTRUCTURE OBTAINED FROM VALDOR ENGINEERING INC. DRAWINGS "MOCO SUBDIVISION - PHASE 1" DATED 2019/01/07.
 - DRAFT PLAN PROVIDED BY ASTRID J. CLOS PLANNING CONSULTANTS DATED AND RECEIVED AUGUST 25, 2021.

LEGEND

- 200 CATCHMENT NUMBER
- 2.56 0.86 RUN-OFF COEFFICIENT
- 200 CATCHMENT AREA IN HECTARES
- DRAINAGE AREA BOUNDARY
- STORM SEWER

BENCH MARKS:

BENCHMARK

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PROFESSIONAL ENGINEER
Lic. No. 100072069
A.E. KROETSCH
100072069
A.E. Kroetsch
OFFICE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
1	2021/12/21	ISSUED FOR DRAFT PLAN APPROVAL	A.E.K.

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEMER | LONDON | HAMILTON | GTA
655 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
TEL: 519-824-8150 www.gmbplan.ca

GRAND VALLEY BUSINESS PARK

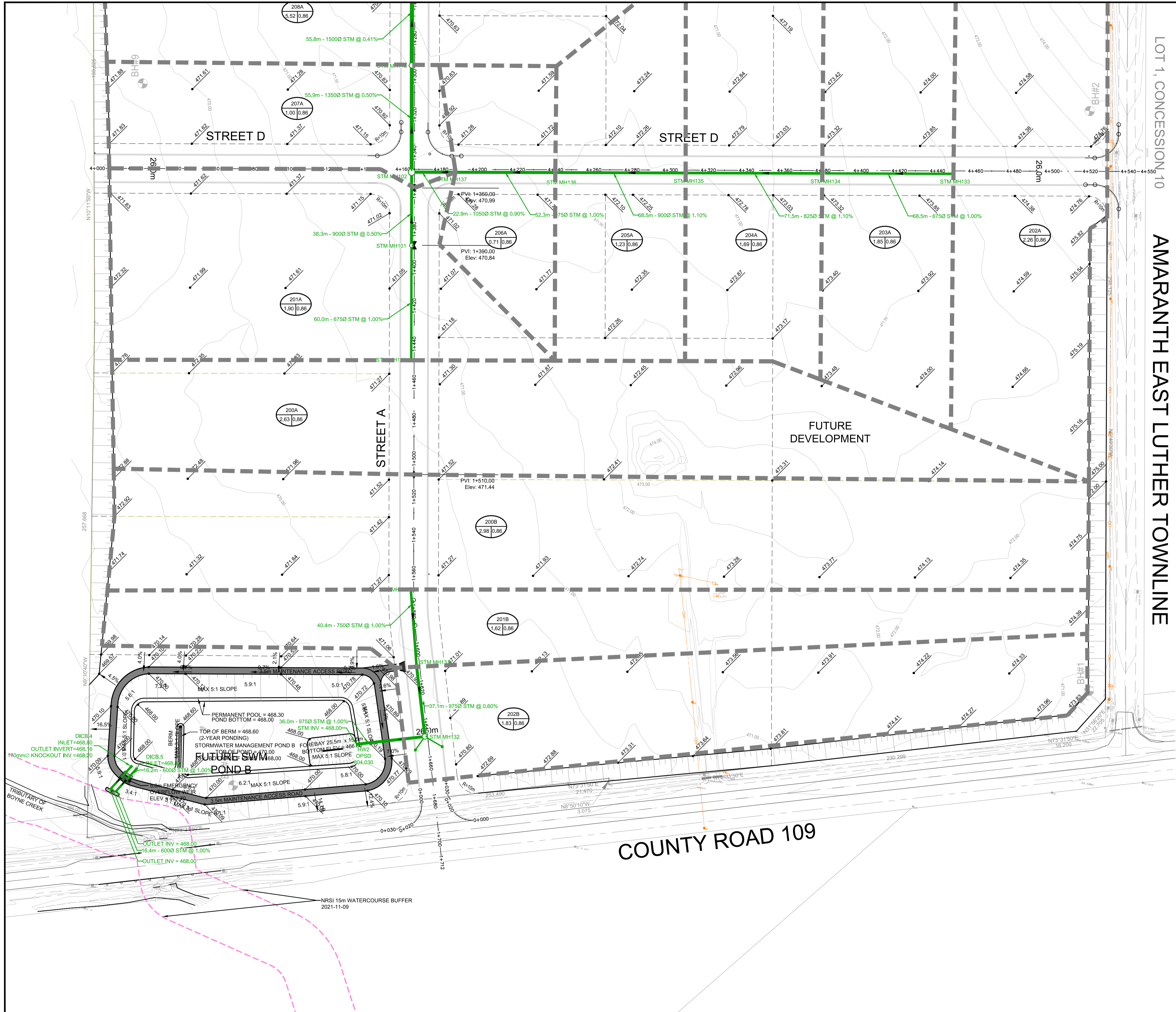
THOMASFIELD HOMES LTD.

TOWN OF GRAND VALLEY

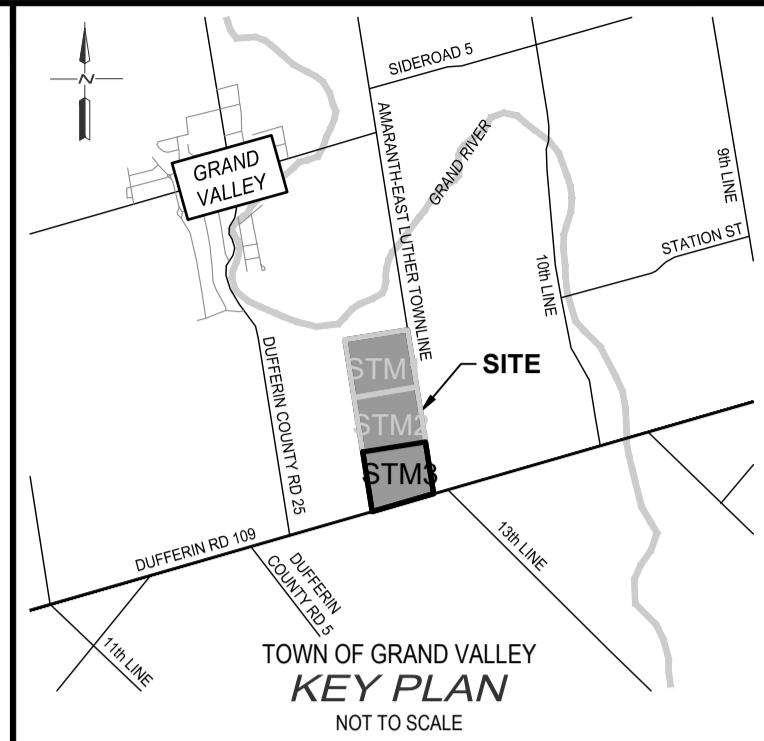
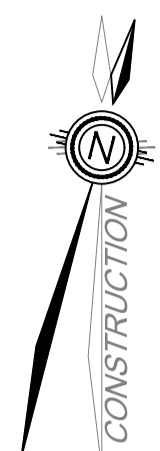
STORM DRAINAGE AREA PLAN 2

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.: STM2
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	

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LOT 1, CONCESSION 10
AMARANTH EAST LUTHER TOWNLINE



- NOTES:**
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 - DRAFT PLAN PROVIDED BY ASTRID J. CLOS PLANNING CONSULTANTS DATED AND RECEIVED AUGUST 25, 2021.

LEGEND

	CATCHMENT NUMBER
	RUN-OFF COEFFICIENT
	CATCHMENT AREA IN HECTARES
	DRAINAGE AREA BOUNDARY
	STORM SEWER

BENCH MARKS:
BENCHMARK

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 100072069
 PROFESSIONAL ENGINEER

NO.	DATE	REVISION DESCRIPTION	CHKD
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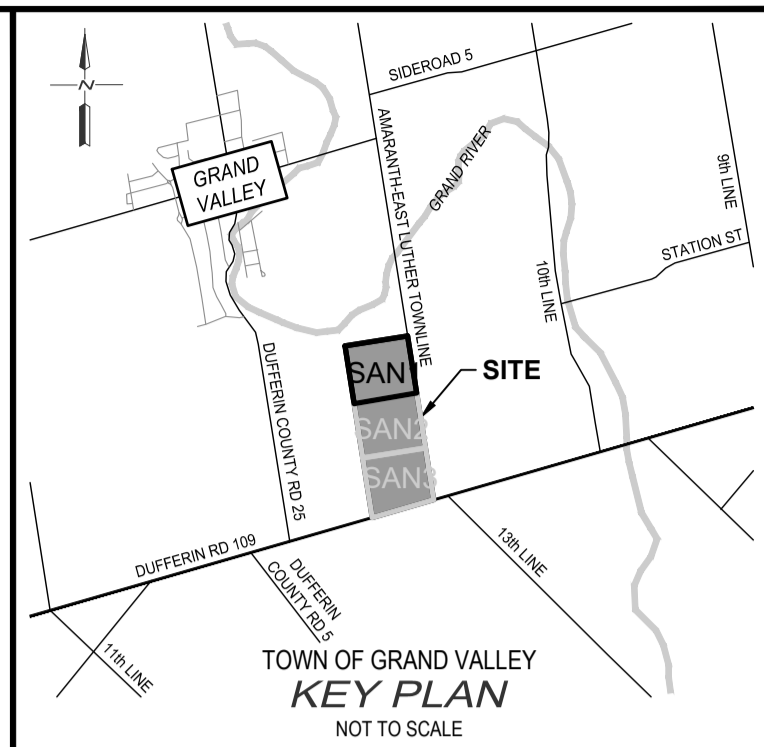
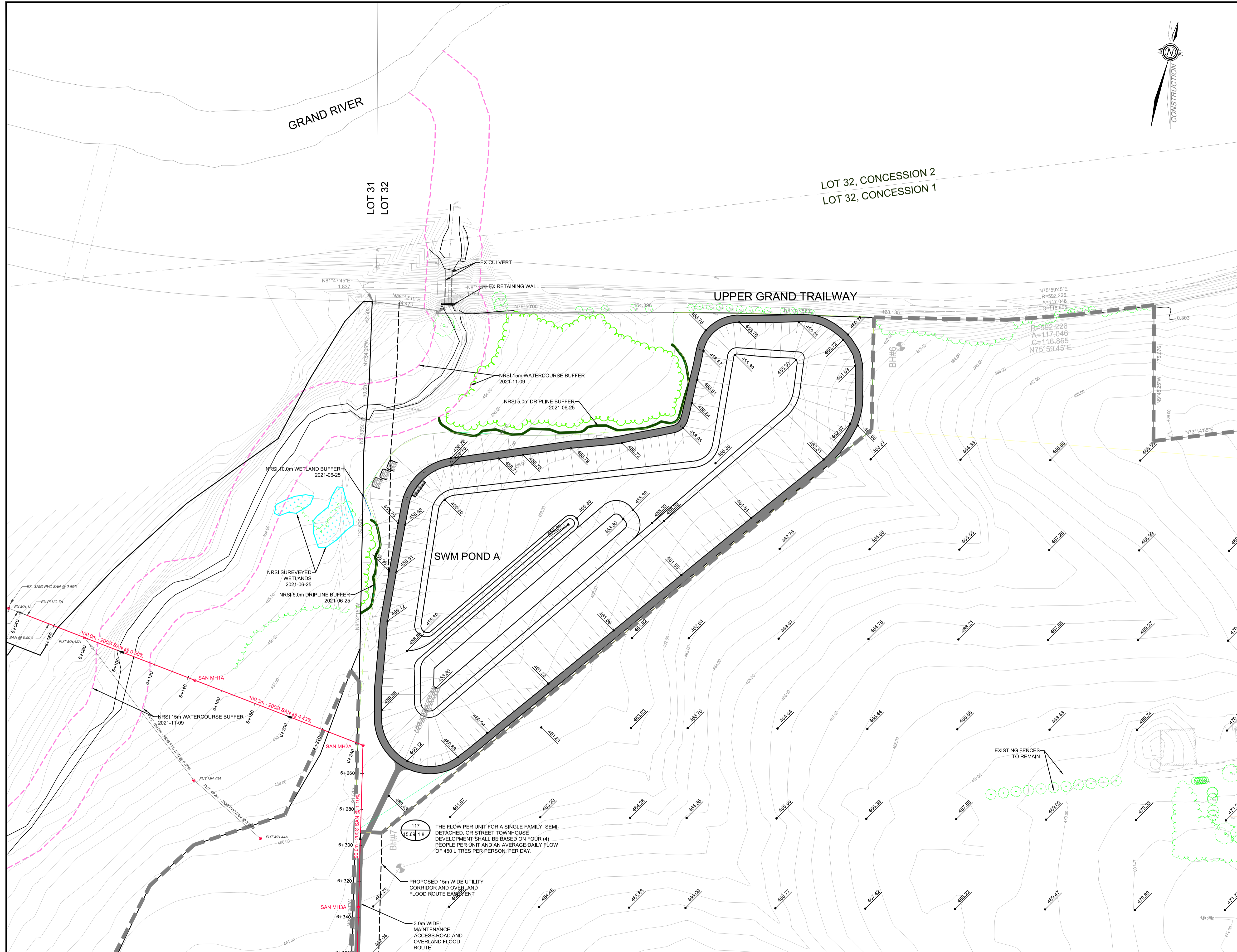
BluePlan
 ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
 650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
 TEL: 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK
THOMASFIELD HOMES LTD.
TOWN OF GRAND VALLEY
STORM DRAINAGE AREA PLAN 3

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.: STM3
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	

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- NOTES:
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 - DRAFT PLAN PROVIDED BY ASTRID J. CLOS PLANNING CONSULTANTS DATED AND RECEIVED AUGUST 25, 2021.

LEGEND

- CATCHMENT NUMBER
- AVERAGE DAILY FLOW (m³/ha/d)
- CATCHMENT AREA IN HECTARES
- DRAINAGE AREA BOUNDARY
- SANITARY SEWER

BENCHMARKS:

BENCHMARK

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PROFESSIONAL ENGINEER
Dec. 21, 2021
A.E. KROETSCH
100072069
OFFICE OF ONTARIO

NO.	DATE	REVISION DESCRIPTION	CHKD
1	2021/12/21	ISSUED FOR DRAFT PLAN APPROVAL	A.E.K.

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON N1K 1B8
TEL: 519-824-8150 www.blueplan.ca

GRAND VALLEY BUSINESS PARK

THOMASFIELD HOMES LTD.

TOWN OF GRAND VALLEY

SANITARY DRAINAGE AREA PLAN 1

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.:
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	SAN1

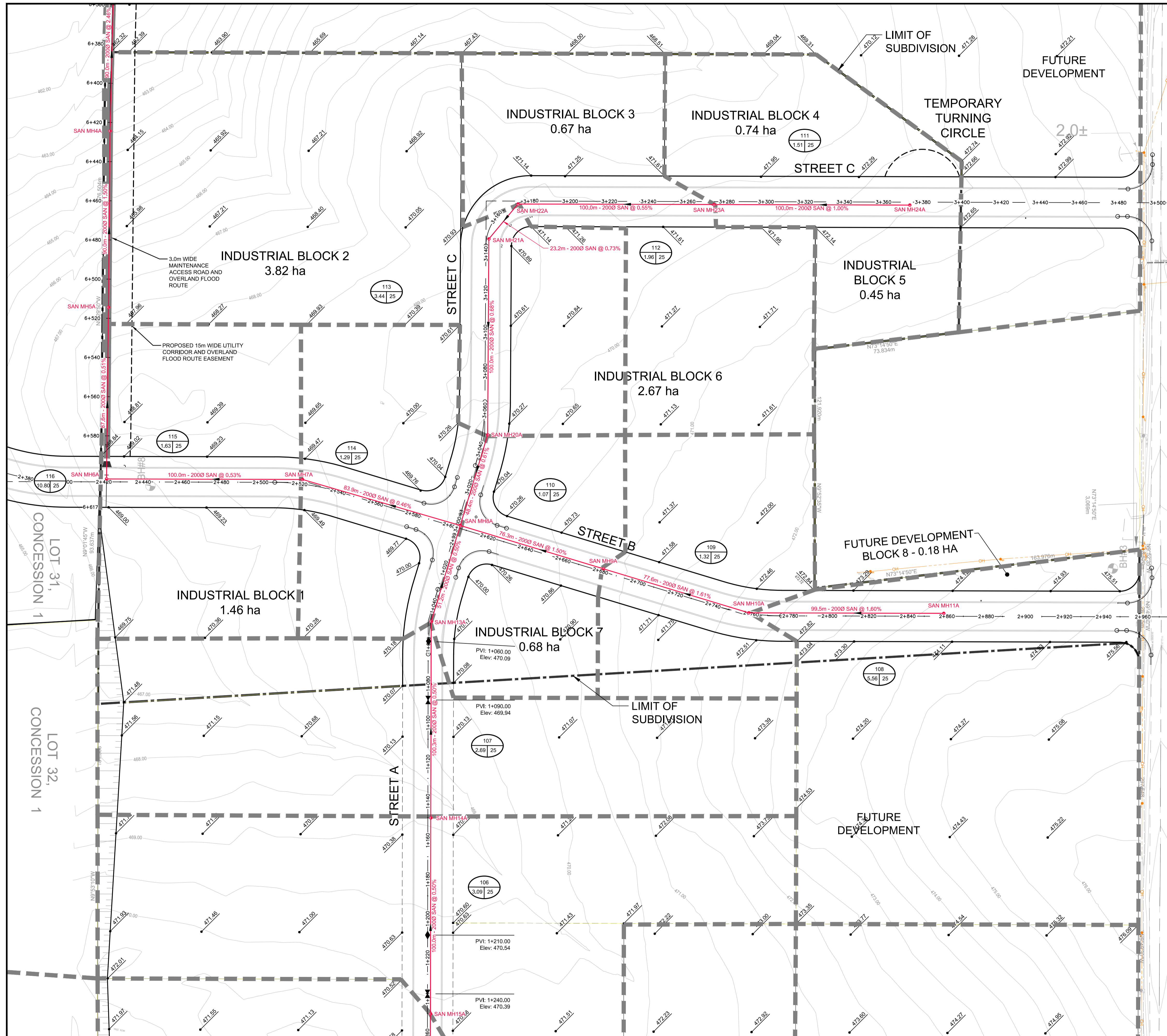
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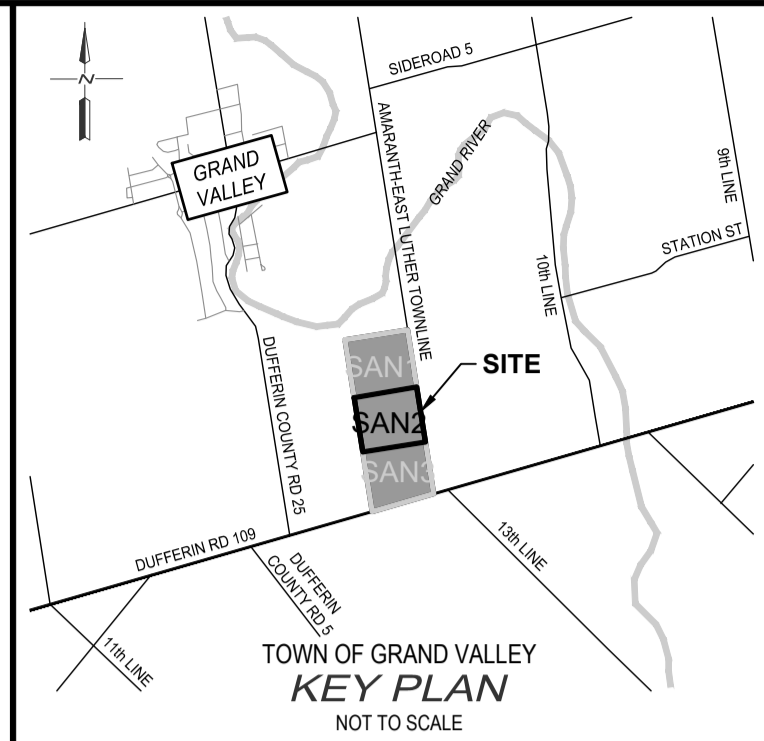
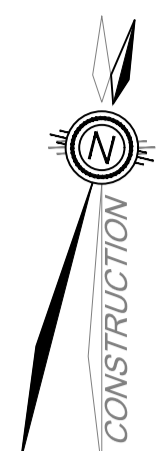
THE FLOW PER UNIT FOR A SINGLE FAMILY, SEMI-DETACHED, OR STREET TOWNHOUSE DEVELOPMENT SHALL BE BASED ON FOUR (4) PEOPLE PER UNIT AND AN AVERAGE DAILY FLOW OF 450 LITRES PER PERSON, PER DAY.

PROPOSED 15m WIDE UTILITY CORRIDOR AND OVERLAND FLOOD ROUTE EASMENT

3.0m WIDE MAINTENANCE ACCESS ROAD AND OVERLAND FLOOD ROUTE



LOT 2 CONCESSION 10
AMARANTH EAST LUTHER TOWNLINE
LOT 1, CONCESSION 10



- NOTES:**
1. TOPOGRAPHIC, EXISTING FEATURES, AND LEGAL FABRIC SURVEY COMPLETED BY VAN HARTEN SURVEY INC., DATED 2021-07-07.
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LEGEND

	CATCHMENT NUMBER
	AVERAGE DAILY FLOW (m ³ /ha/d)
	CATCHMENT AREA IN HECTARES
	DRAINAGE AREA BOUNDARY
	SANITARY SEWER

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		REVISION DESCRIPTION	CHKD

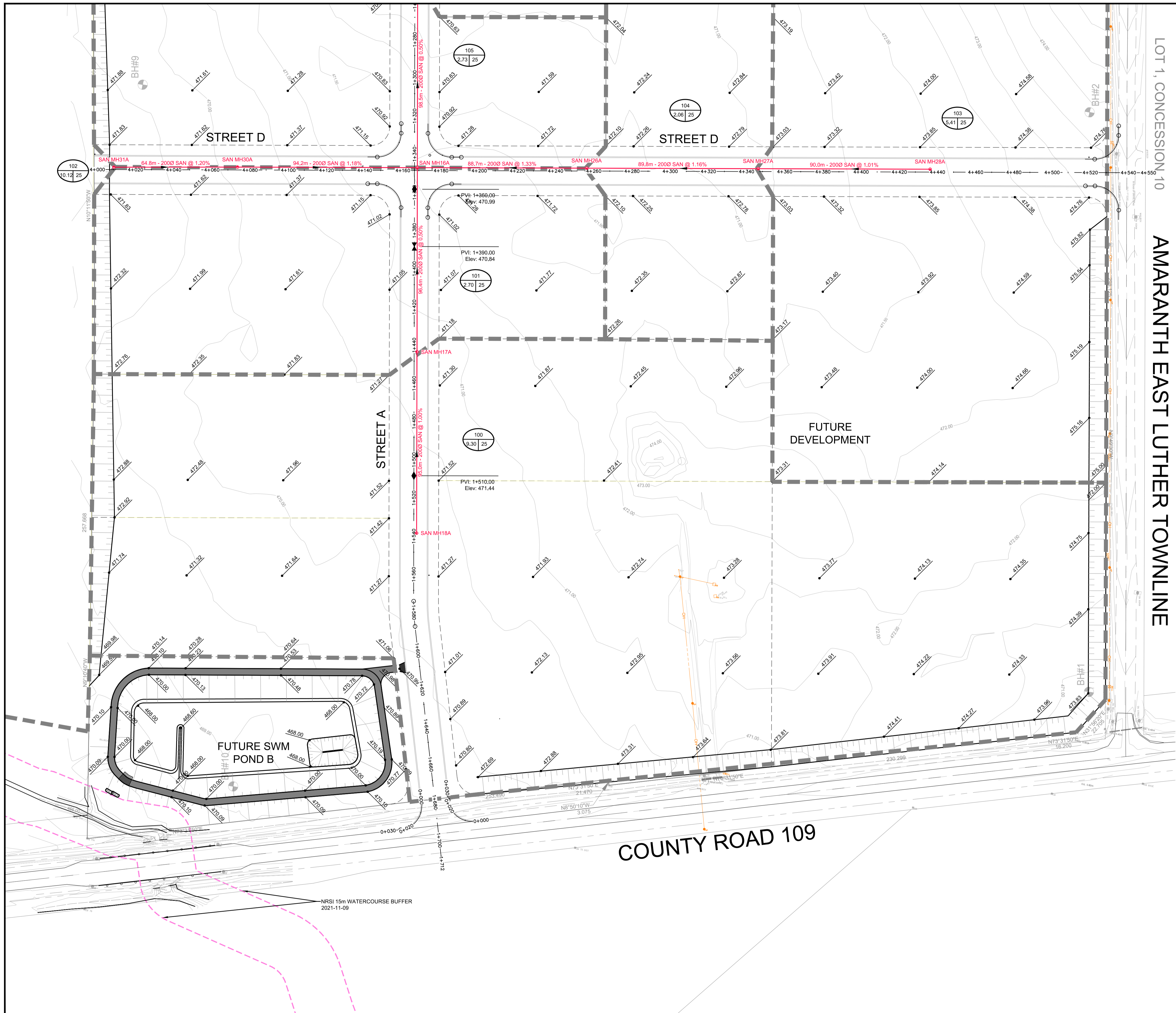
BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | RITCHIEBER | LONDON | HAMILTON | GTA
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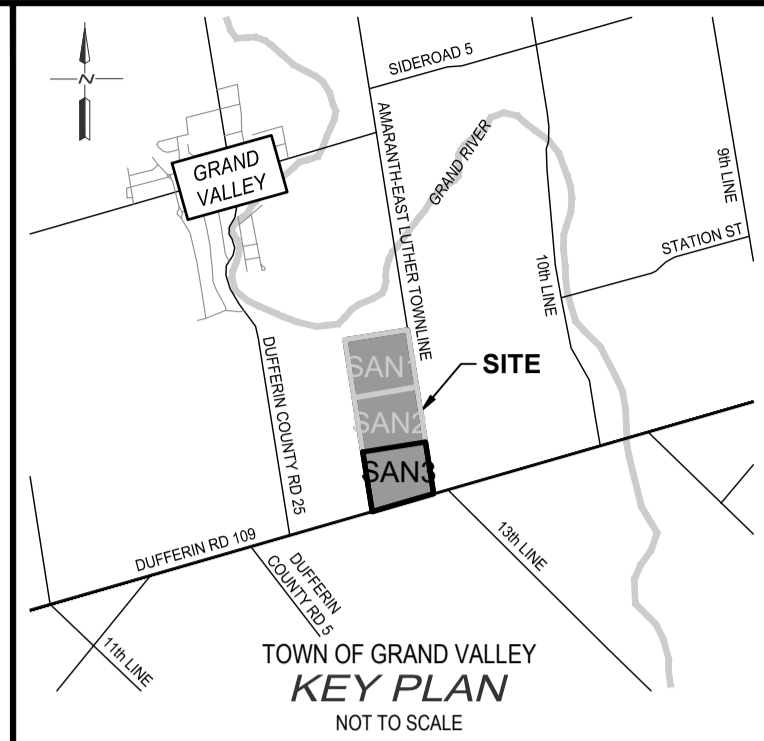
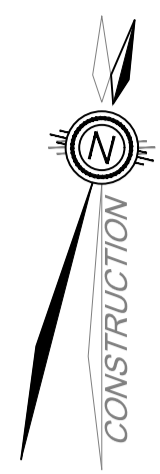
GRAND VALLEY BUSINESS PARK
THOMASFIELD HOMES LTD.
TOWN OF GRAND VALLEY
SANITARY DRAINAGE AREA PLAN 2

DRAWN BY: RPM	APPROVED BY: AEK	PROJECT NO.: 117184	DRAWING NO.: SAN2
DESIGNED BY: RPM	DATE: 2022-01-07	SCALE: 1:1000	

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LOT 1, CONCESSION 10
AMARANTH EAST LUTHER TOWNLINE



- NOTES:**
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 3. DRAFT PLAN PROVIDED BY ASTRID J. CLOS PLANNING CONSULTANTS DATED AND RECEIVED AUGUST 25, 2021.

LEGEND

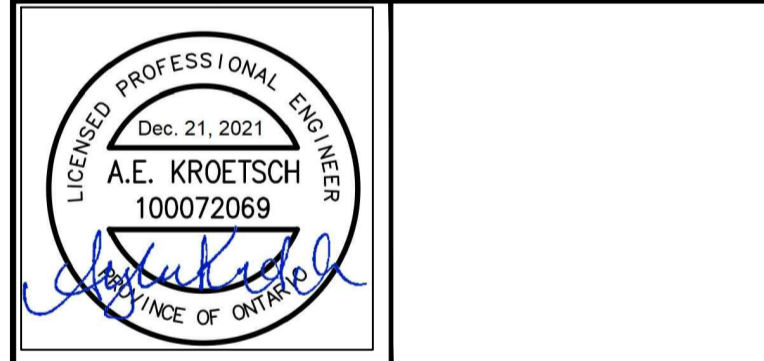
	CATCHMENT NUMBER
	AVERAGE DAILY FLOW (m ³ /ha/d)
	CATCHMENT AREA IN HECTARES
	DRAINAGE AREA BOUNDARY
	SANITARY SEWER

BENCH MARKS:

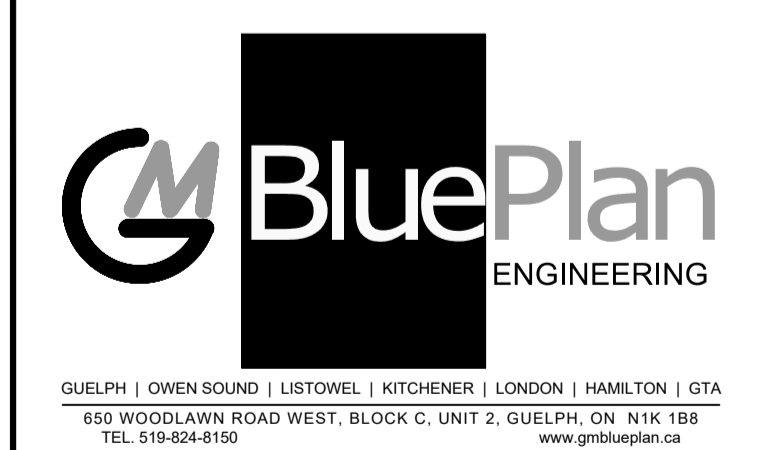
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GRAND VALLEY BUSINESS PARK

THOMASFIELD HOMES LTD.

TOWN OF GRAND VALLEY

SANITARY DRAINAGE AREA PLAN 3

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
RPM	AEK	117184	SAN3
DESIGNED BY:	DATE:	SCALE:	
RPM	2022-01-07	1:1000	

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