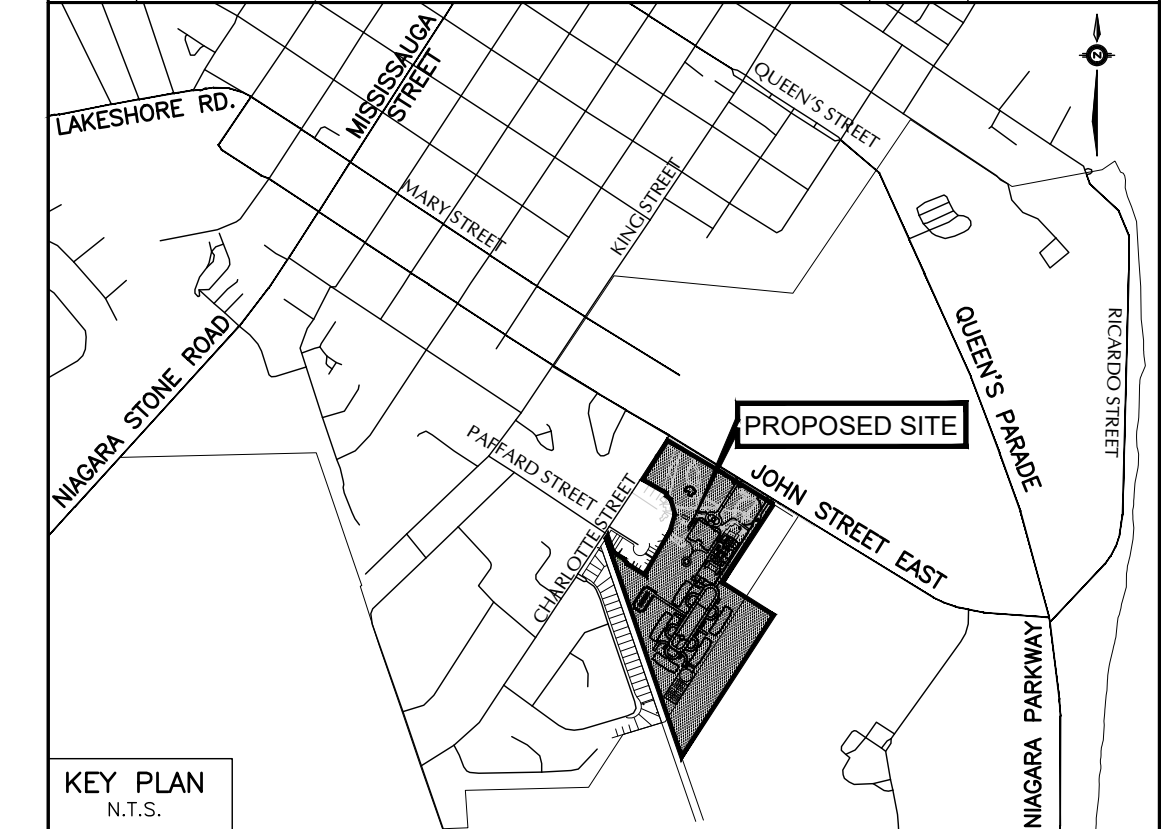


REVISIONS			
No.	DESCRIPTION	By	Date



- NOTES**
- THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
 - ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMANS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF NIAGARA-ON-THE-LAKE AND NIAGARA REGION ENGINEERING DEPARTMENT. GRASSED AREAS TO BE TOPPED WITH 100mm TOPSOIL AND SODDED AS PER OPSD 218.01. ALL EXISTING SERVICES SHALL BE ADJUSTED TO SUIT NEW GRADES.
- LEGEND:**
- ⊕ DENOTES VALVE AND CHAMBER
 - ⊙ DENOTES HYDRANT
 - DENOTES SINGLE CATCHBASIN
 - ▣ DENOTES DOUBLE CATCHBASIN
 - DENOTES SANITARY MANHOLE
 - DENOTES STORM MANHOLE
 - ⊕ DENOTES STORM CATCHBASIN MANHOLE
 - — — DENOTES PROPERTY LINE
 - — — DENOTES INFILTRATION TRENCH
 - — — DENOTES TREE PROTECTION BARRIER
 - ⊙ DENOTES EX. TREE TO BE PROTECTED

BENCHMARK No.
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 METRES.

No.	Date	Issued for

SOLMAR DEVELOPMENT CORPORATION
 RITZ CARLTON HOTEL, SPA & RESIDENCES
 144 JOHN STREET EAST,
 NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
 CONSULTING ENGINEERS
 6 Ronrose Drive, Concord, Ontario L4K 4R3
 Tel: (905) 738-6100
 Fax: (905) 738-6875
 E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. SS-2



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: DOUG KERR DATE: _____
 POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL

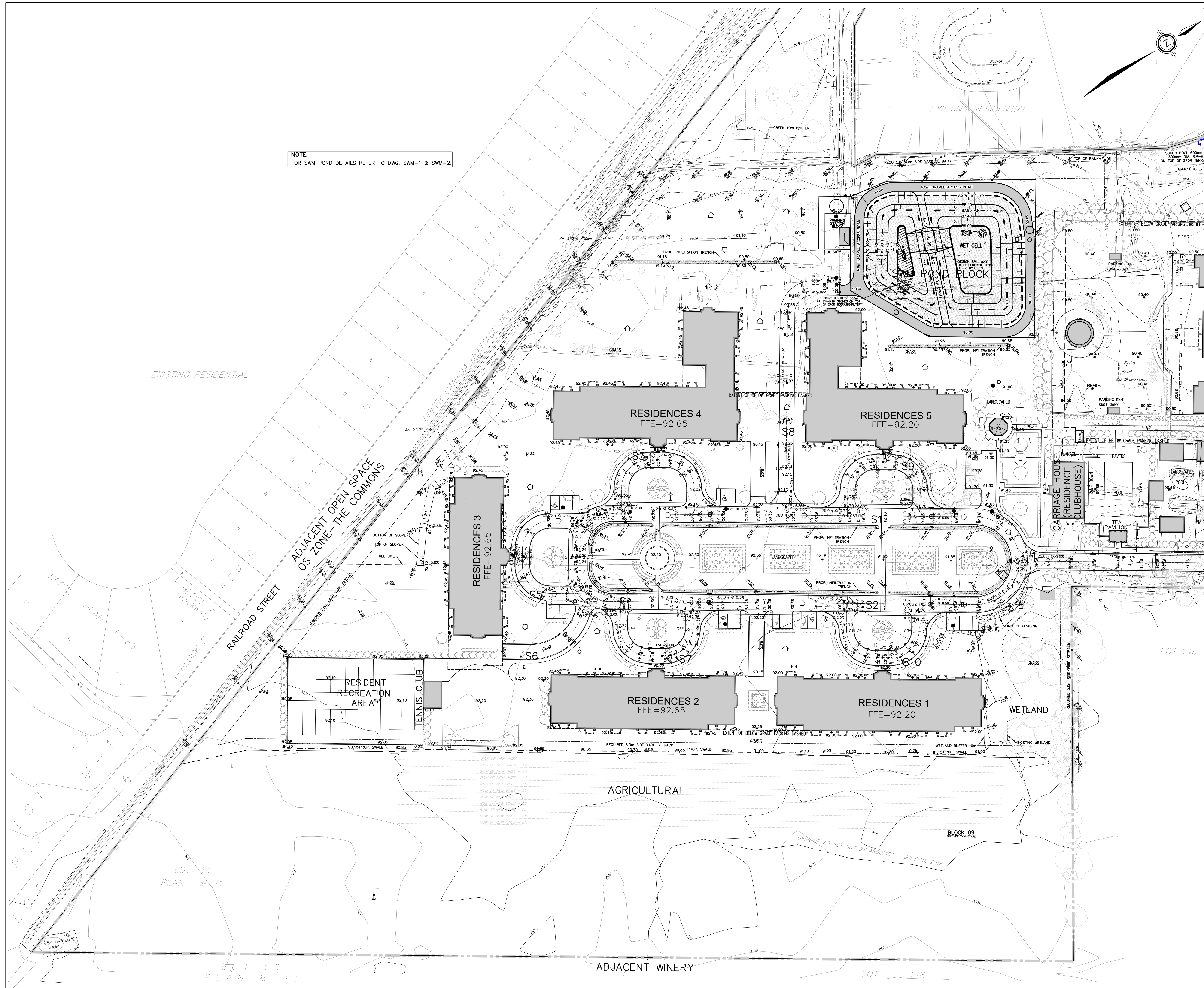
SIGNATURE: ALEX BURBIDGE DATE: _____
 POSITION: FIRE CHIEF

SITE SERVING PLAN
 (PART 2)

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
 DRAWN BY: T.K. APPROVED BY: P.S.

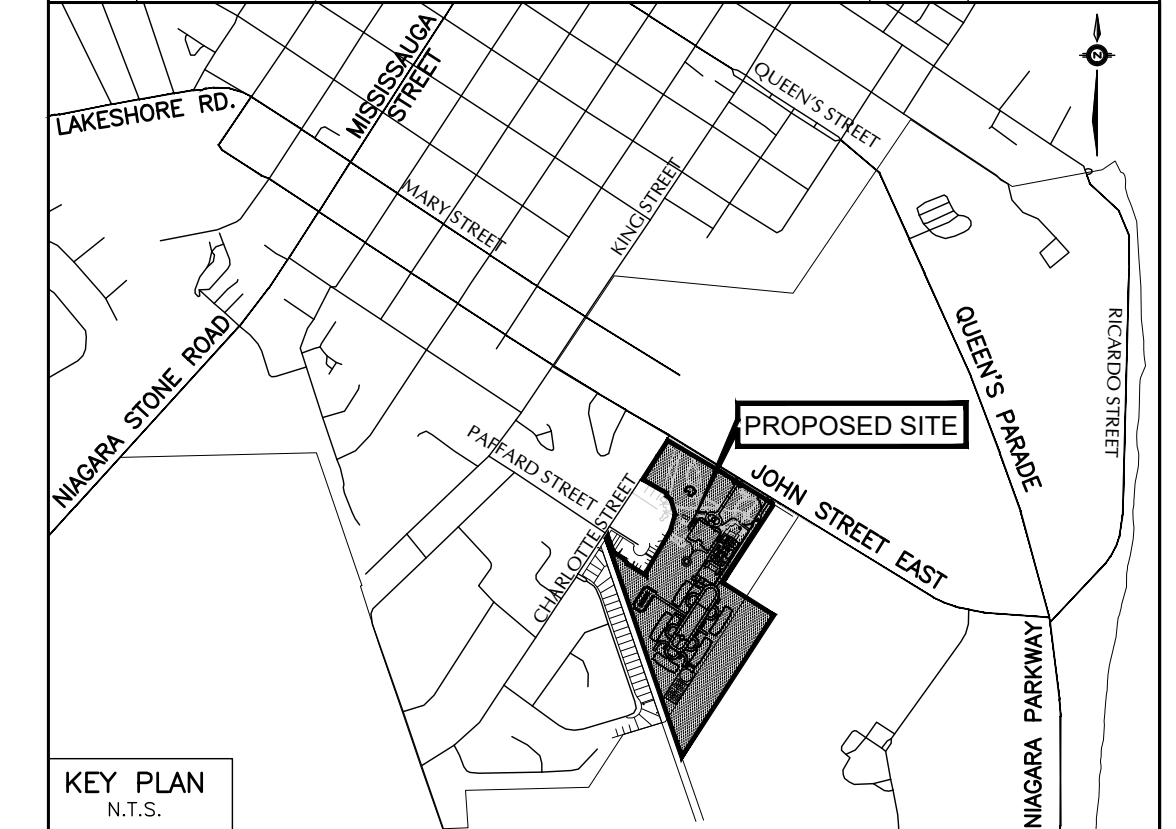
SCALE 1:750 0 15 30 45 60 75m

REFER TO DWG. No. SS-1



NOTE:
FOR SWM POND DETAILS REFER TO DWG. SWM-1 & SWM-2.

REVISIONS			
No.	DESCRIPTION	By	Date



LEGEND

- DENOTES VALVE AND CHAMBER
- DENOTES HYDRANT
- DENOTES SINGLE CATCHBASIN
- DENOTES SANITARY MANHOLE
- DENOTES STORM MANHOLE
- DENOTES PROPOSED ELEVATION
- DENOTES EXISTING CONTOUR
- DENOTES OVERLAND FLOW ROUTE
- DENOTES NATURAL OVERLAND FLOW ROUTE
- DENOTES INFILTRATION TRENCH
- DENOTES PROPERTY LINE
- DENOTES Ex. TREE TO BE PROTECTED

BENCHMARK No.

ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 metres.

No.	Date	Issued for

SOLMAR DEVELOPMENT CORPORATION
RITZ CARLTON HOTEL, SPA & RESIDENCES
144 JOHN STREET EAST,
NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
CONSULTING ENGINEERS

6 Ronrose Drive, Concord,
Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. SG-1

OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: DOUG KERR DATE: _____
NAME: _____ POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL

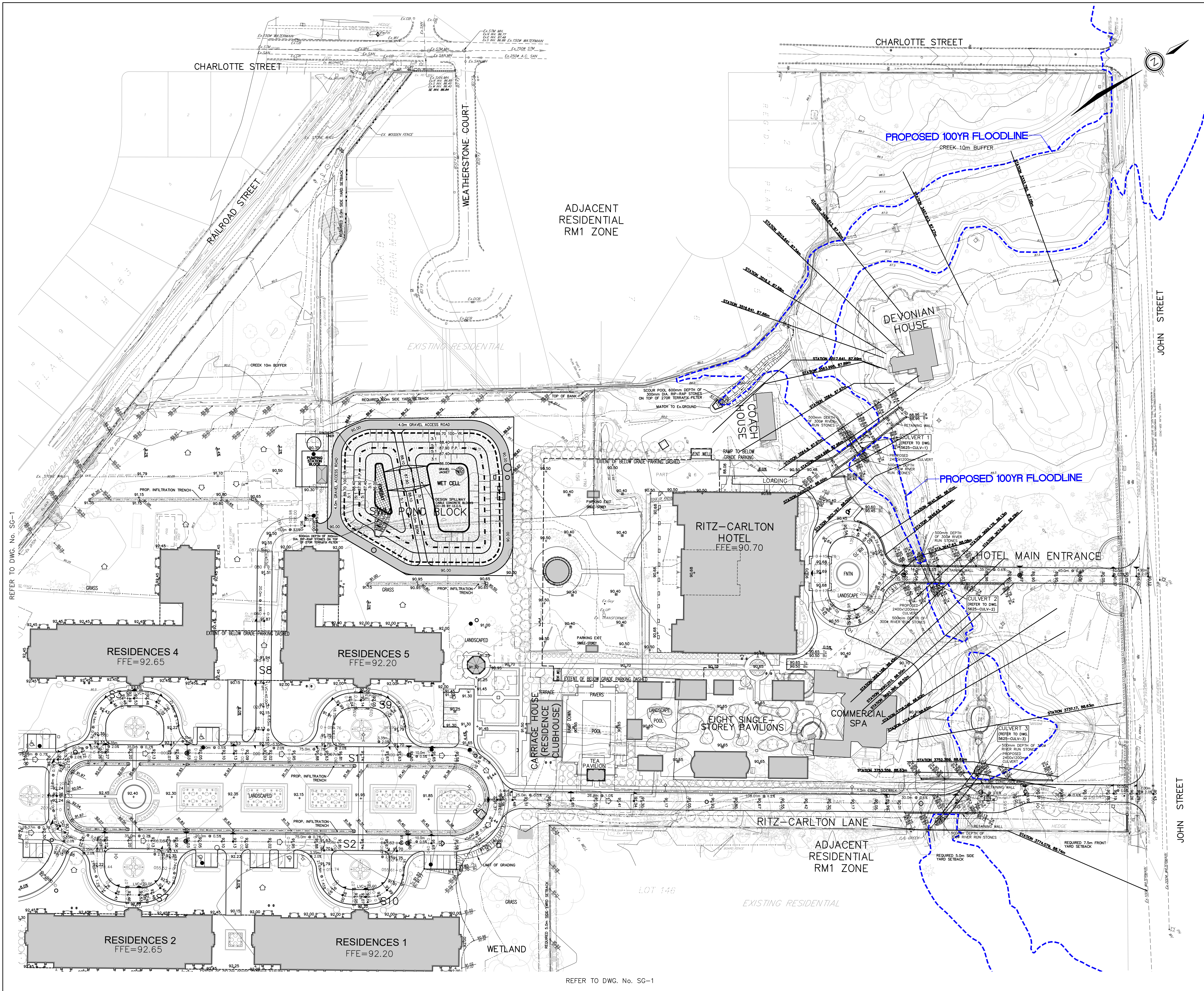
SIGNATURE: ALEX BURBIDGE DATE: _____
NAME: _____ POSITION: FIRE CHIEF

SITE GRADING PLAN
(PART 1)

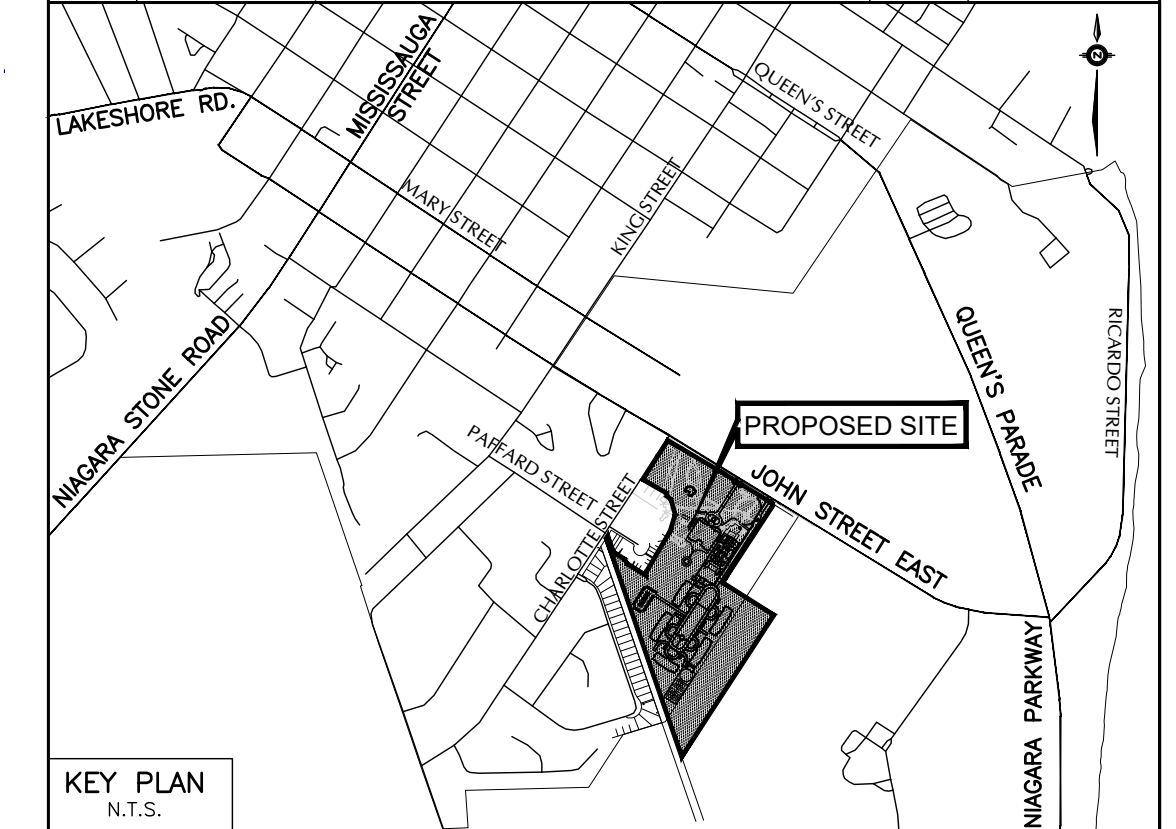
DESIGNED BY: F.T.	DATE: FEBRUARY 2026	CHECKED BY: F.T.
DRAWN BY: T.K.		APPROVED BY: P.S.

SCALE 1:750

REFER TO DWG. NO. SG-2



REVISIONS			
No.	DESCRIPTION	By	Date



- LEGEND**
- ⊕ DENOTES VALVE AND CHAMBER
 - ⊙ DENOTES HYDRANT
 - DENOTES SINGLE CATCHBASIN
 - DENOTES SANITARY MANHOLE
 - DENOTES STORM MANHOLE
 - × 181.50 DENOTES PROPOSED ELEVATION
 - DENOTES EXISTING CONTOUR
 - DENOTES OVERLAND FLOW ROUTE
 - DENOTES NATURAL OVERLAND FLOW ROUTE
 - DENOTES INFILTRATION TRENCH
 - DENOTES PROPERTY LINE
 - DENOTES EX. TREE TO BE PROTECTED

BENCHMARK No.
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 METRES.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
 RITZ CARLTON HOTEL, SPA & RESIDENCES
 144 JOHN STREET EAST,
 NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
 CONSULTING ENGINEERS
 6 Ronrose Drive, Concord, Ontario L4K 4R3
 Tel: (905) 738-6100
 Fax: (905) 738-6875
 E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. SG-2



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: DOUG KERR DATE: _____
 POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL

SIGNATURE: ALEX BURBIDGE DATE: _____
 POSITION: FIRE CHIEF

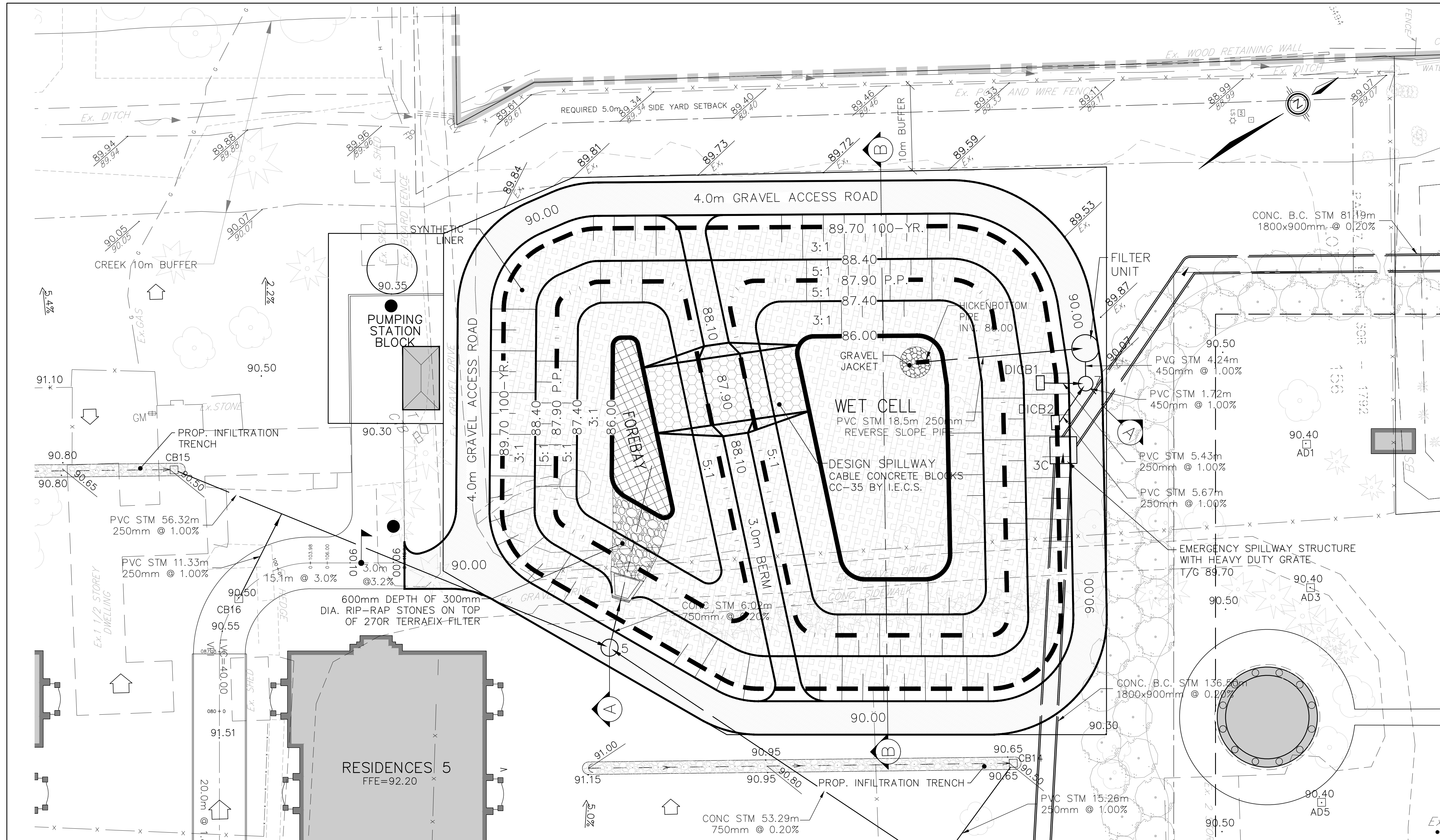
SITE GRADING PLAN
 (PART 2)

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
 DRAWN BY: T.K. APPROVED BY: P.S.

SCALE 1:750 0 15 30 45 60 75m

REFER TO DWG. No. SG-1

REFER TO DWG. No. SG-1



REVISIONS			
No.	DESCRIPTION	By	Date



KEY PLAN
N.T.S.

- NOTES**
1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
 2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMAINS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF NIAGARA-ON-THE-LAKE AND NIAGARA REGION ENGINEERING DEPARTMENT. GRASSED AREAS TO BE TOPPED WITH 100mm TOPSOIL AND SODDED AS PER OPSD 218.01. ALL EXISTING SERVICES SHALL BE ADJUSTED TO SUIT NEW GRADES.

LEGEND:

80.00	DENOTES EXISTING CONTOUR	DENOTES STORM MANHOLE
90.00	DENOTES PROPOSED ELEVATION	DENOTES PROPOSED STORM SEWER
(88.20)	DENOTES EXISTING ELEVATION	DENOTES RIP-RAP STONES
	DENOTES PROPOSED	DENOTES CABLE CONCRETE BLOCKS CC-35
	DENOTES PROPOSED	DENOTES SYNTHETIC LINER
	DENOTES PROPOSED PERMANENT POOL LEVEL	DENOTES LEAN CONCRETE
	DENOTES PROPOSED SWM POND BOTTOM LEVEL	DENOTES GRAVEL ACCESS ROAD
	DENOTES PROPOSED SLOPE	

BENCHMARK No.
ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 METRES.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
RITZ CARLTON HOTEL, SPA & RESIDENCES
144 JOHN STREET EAST,
NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
CONSULTING ENGINEERS
6 Ronrose Drive, Concord,
Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. SWM-1



OPERATIONS DEPARTMENT APPROVAL

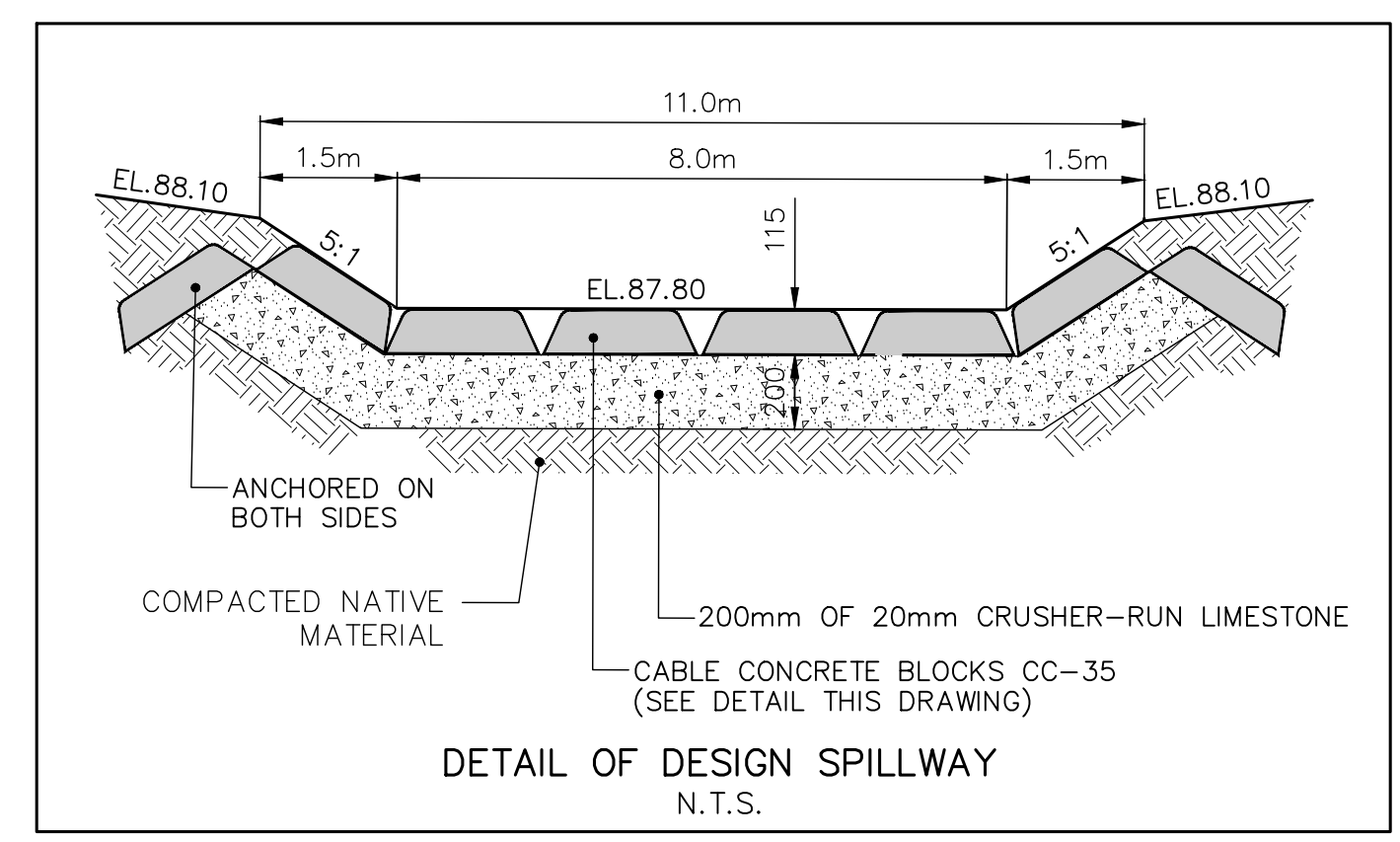
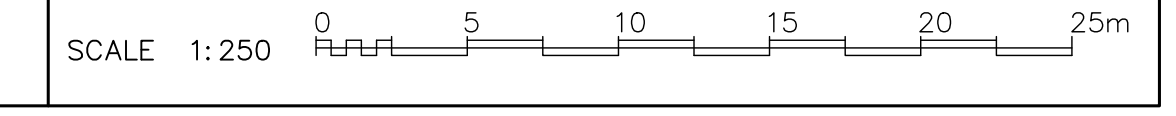
SIGNATURE: DOUG KERR
NAME: DOUG KERR
DATE: _____
POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL

SIGNATURE: ALEX BURBIDGE
NAME: ALEX BURBIDGE
DATE: _____
POSITION: FIRE CHIEF

STORMWATER MANAGEMENT POND PLAN VIEW

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
DRAWN BY: A.M. APPROVED BY: P.S.

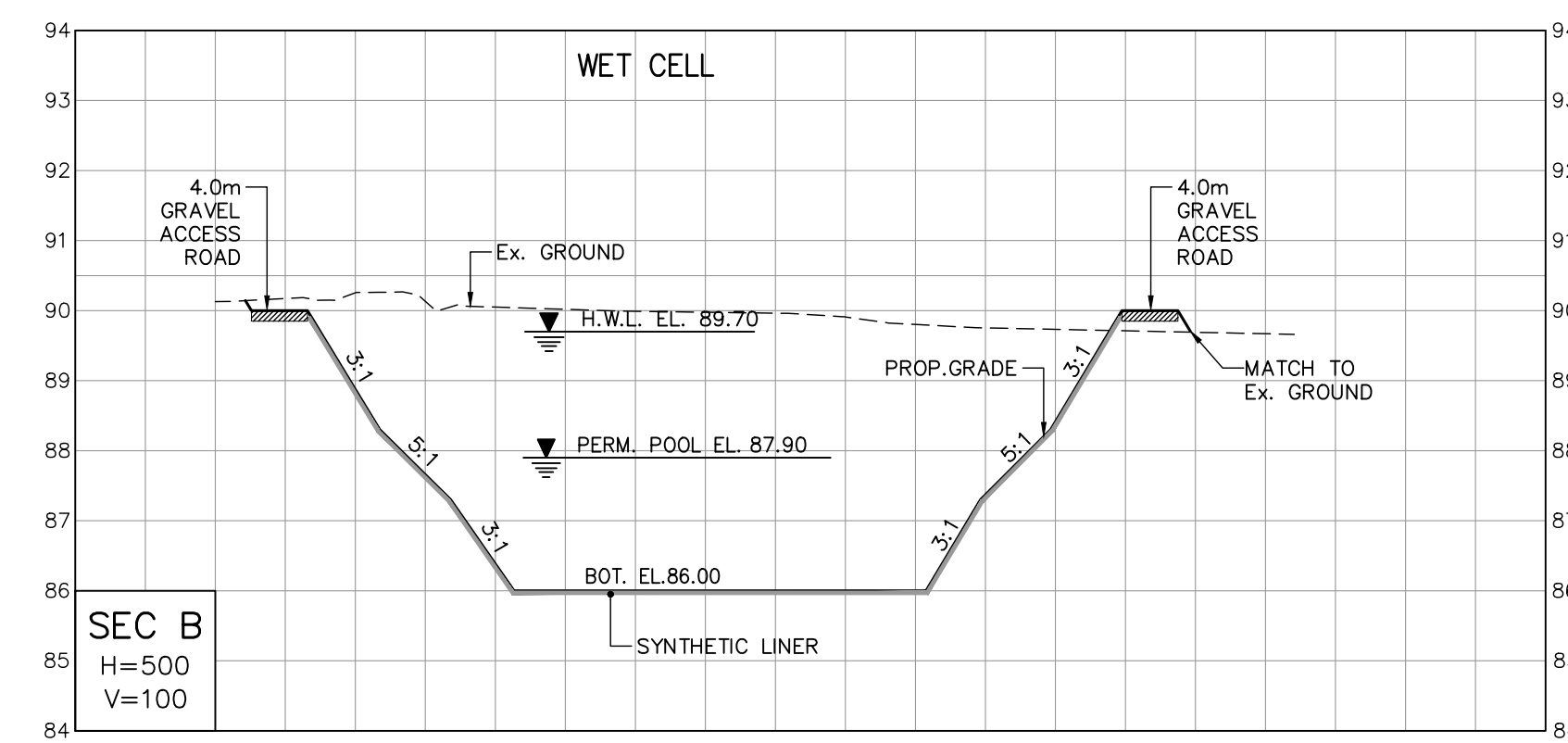
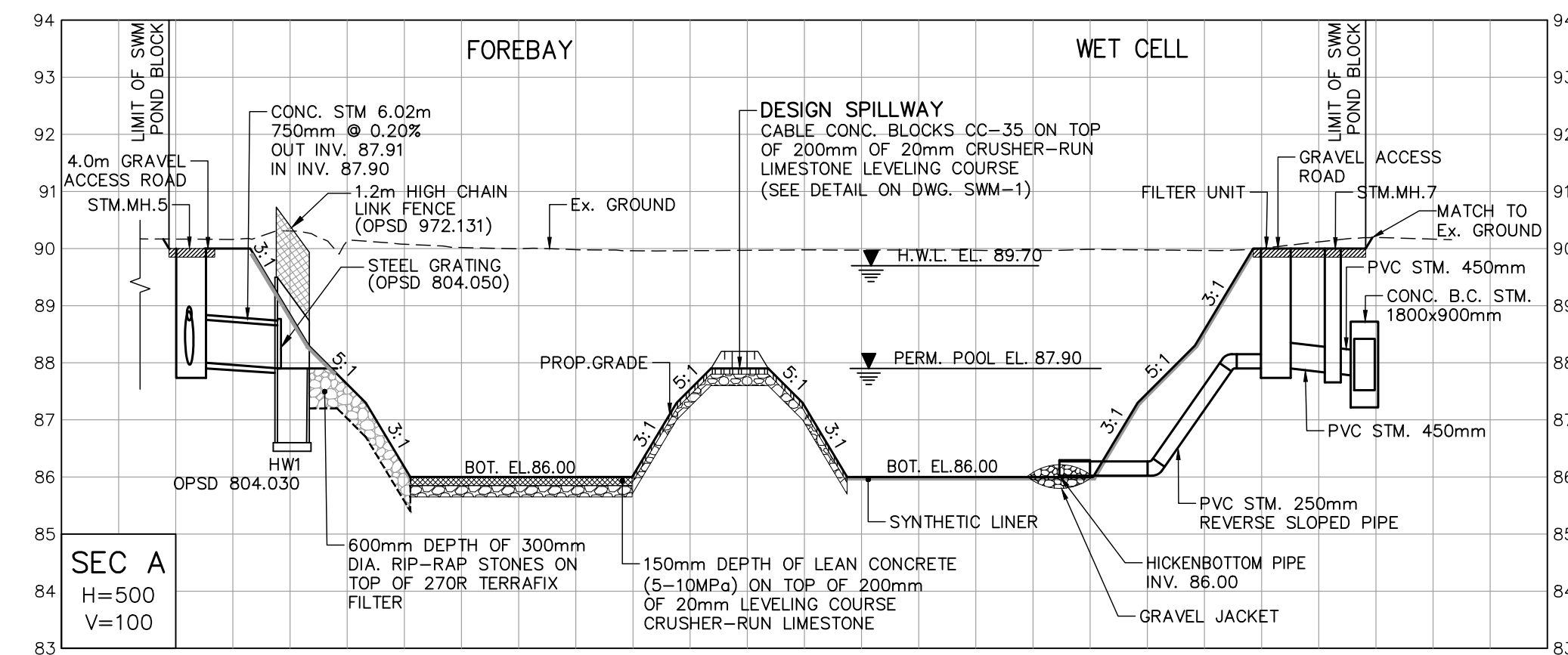


DESCRIPTION	PROVIDED STORAGE	REQUIRED STORAGE
PERMANENT POOL EL.86.00-87.90	2,000m ³	1,218m ³
100 YR. W.L. EL.87.90-89.70	4,940m ³	3,955m ³

- NOTES:**
1. IF GRANULAR MATERIAL (PERVIOUS) SUCH AS SAND IS ENCOUNTERED DURING CONSTRUCTION OF POND, THE UPPER LAYER OF THE SIDE SLOPE OF THE POND SHALL BE REPLACED WITH A LAYER OF SILTY CLAY TILL MATTERS TO BE DETERMINED IAL, THICKNESS BY THE SOIL CONSULTANT WHICH WILL BE COMPACTED TO 95% OR + STANDARD PROCTOR DRY DENSITY. AN INTERCEPT SUBDRAIN SYSTEM (SEE DETAIL THIS DRAWING) SHOULD BE CONSTRUCTED TO STABILIZED THE SIDE.
 2. IN ALL SEWER TRENCHES, WHERE SUBGRADE CONSISTS OF WET SANDS AND SANDY SILT, THE PIPE JOINTS SHALL BE WRAPPED WITH WATERPROOF MEMBRANE.

- GENERAL NOTES:**
1. THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES FOR DAMAGE.
 2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE TOWN OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA. GRASSED AREAS TO BE TOPPED WITH 100mm TOPSOIL AND SODDED AS PER CITY STD.S-271. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
 3. CUT AREAS OF POND AND FOREBAY TO BE INSPECTED BY THE GEOTECHNICAL INSPECTOR FOR DIRECTIONS ABOUT THE TYPE OF EROSION PROTECTION NEEDED.
 4. ALL TOPSOIL AND ORGANIC MATERIALS FROM POND AREAS TO BE STRIPPED BEFORE PLACING ANY FILL.
 5. ALL EXISTING STRUCTURES, DRIVEWAYS, CULVERTS, BRIDGES TO BE REMOVED AND DISPOSED OFF SITE.
 6. SEEDING OF PONDS AS PER LANDSCAPE ARCHITECTS AND SPECIFICATIONS.
 7. ENGINEERED FILLED BERMS TO BE DONE WITH EVERY 300mm LIFTS AND COMPACTED TO 95% STD. PROCTOR DENSITY AS DIRECTED BY THE GEOTECHNICAL ENGINEER RECOMMENDATION.

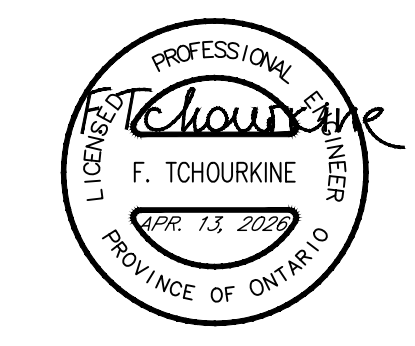
NOTE:
FOR SECTIONS A & B REFER TO DWG. SWM-2.



REVISIONS			
No.	DESCRIPTION	By	Date

BENCHMARK No.
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 metres.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
 RITZ CARLTON HOTEL, SPA & RESIDENCES
 144 JOHN STREET EAST,
 NIAGARA ON THE LAKE, ONTARIO



SCHAEFFERS
 CONSULTING ENGINEERS
 6 Ronrose Drive, Concord,
 Ontario L4K 4R3
 Tel: (905) 738-6100
 Fax: (905) 738-6875
 E-mail:
 design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. SWM-2



OPERATIONS DEPARTMENT APPROVAL

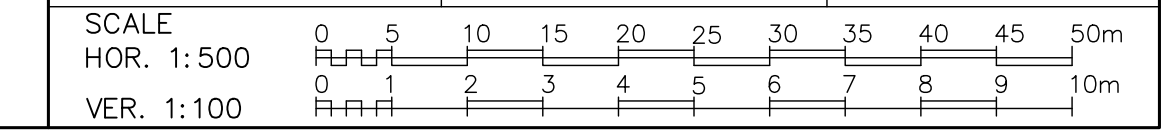
SIGNATURE: _____ DATE: _____
 DOUG KERR MANAGER OF PUBLIC WORKS

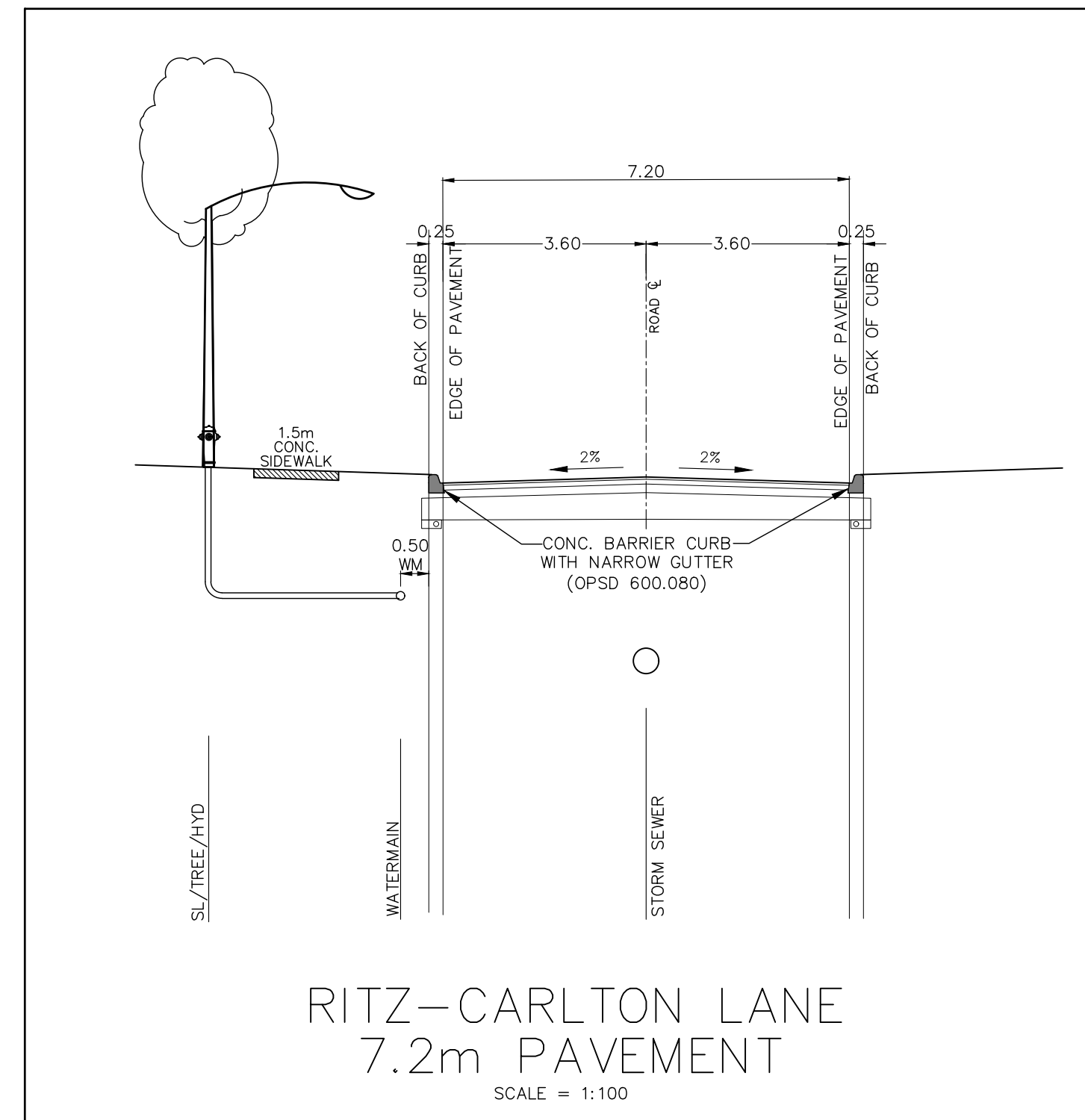
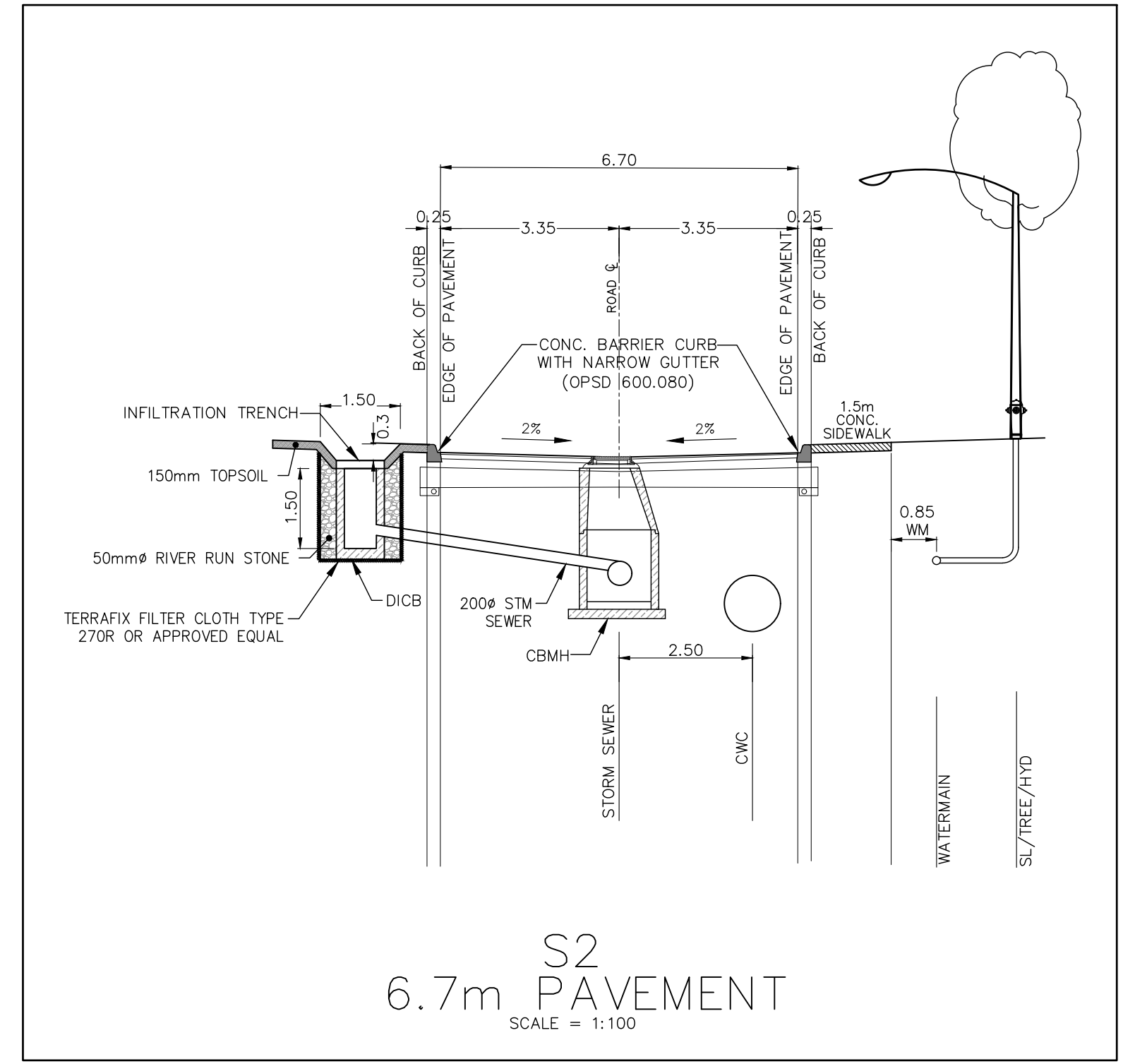
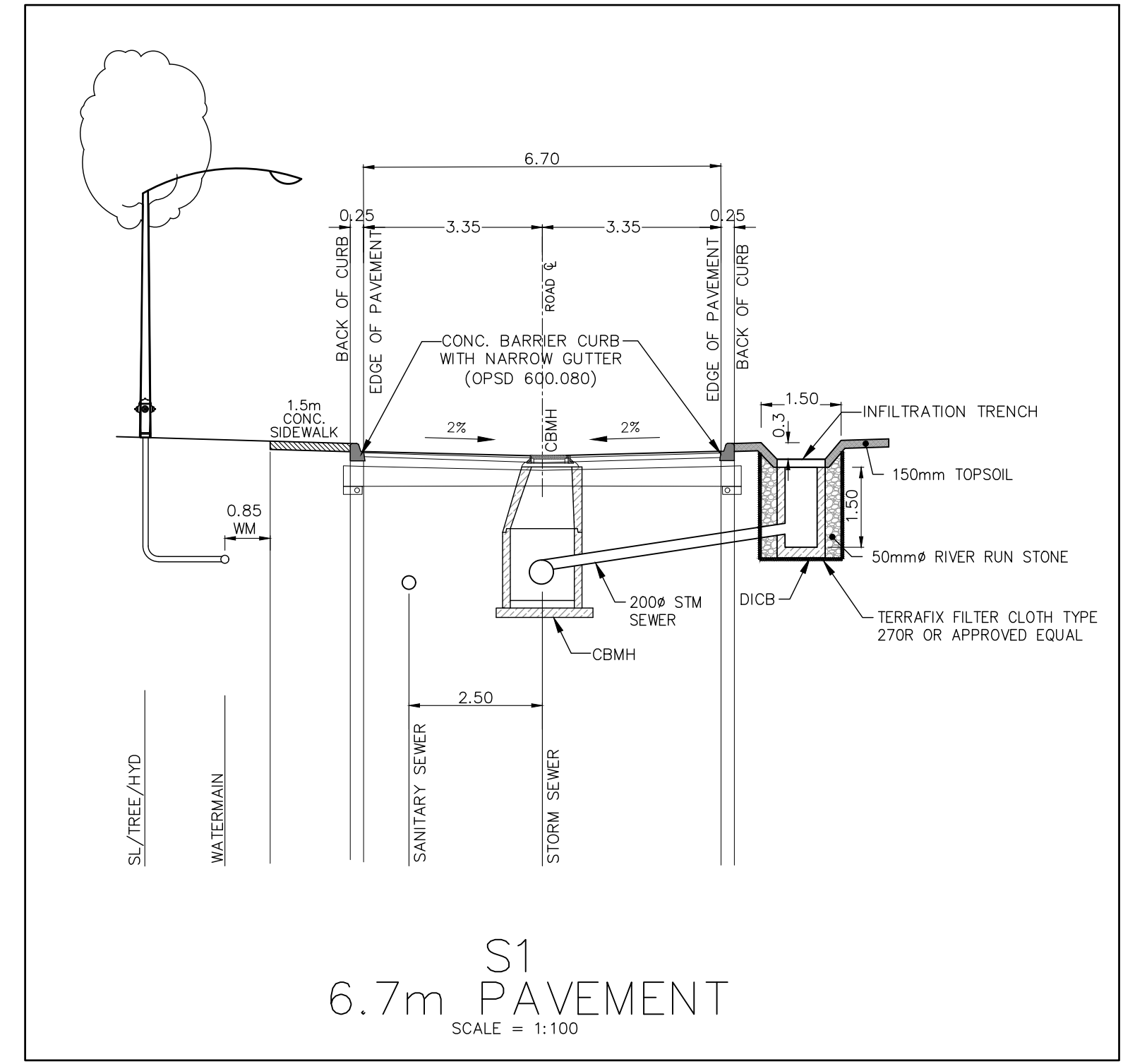
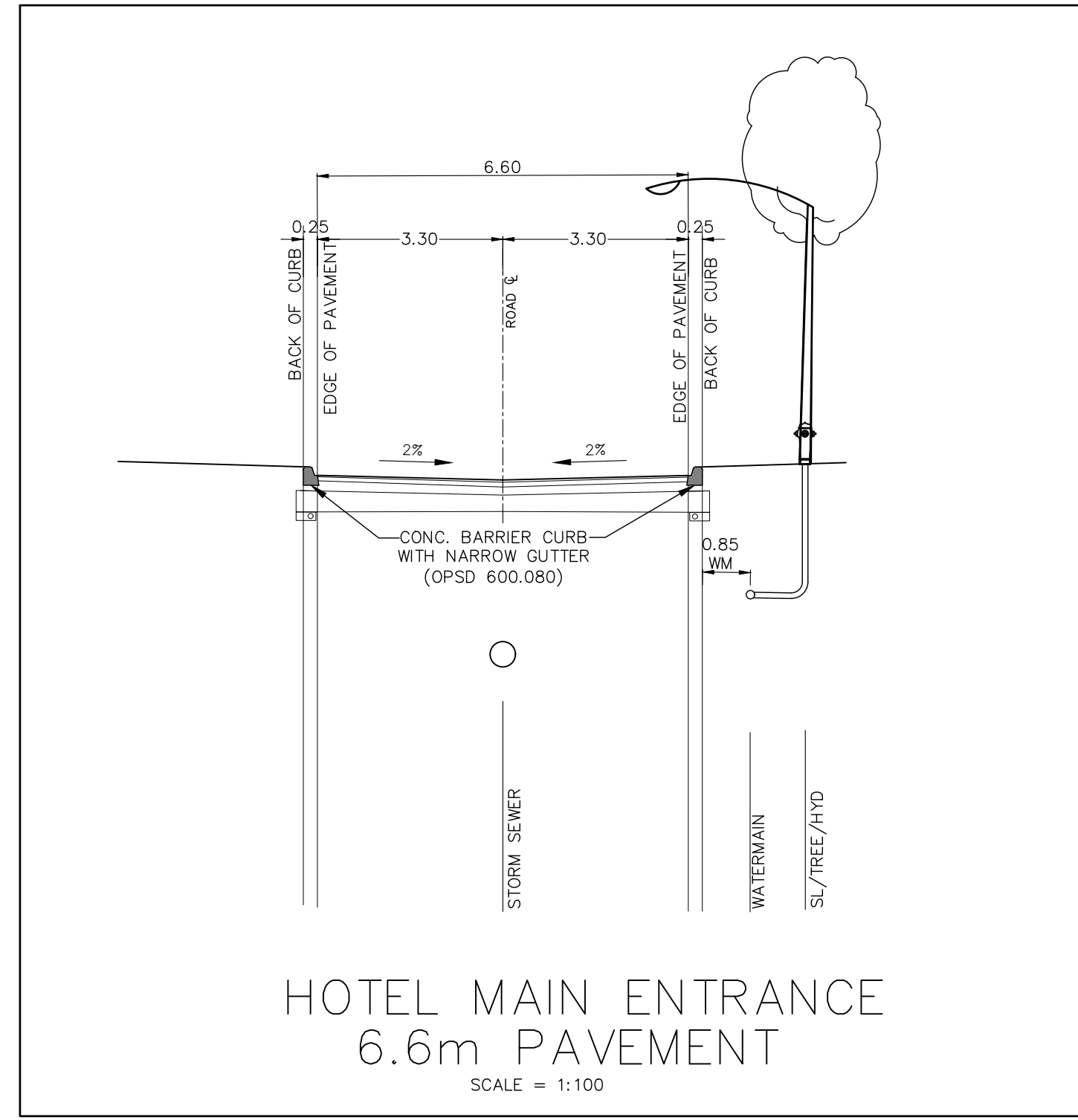
FIRE DEPARTMENT APPROVAL

SIGNATURE: _____ DATE: _____
 ALEX BURBIDGE FIRE CHIEF

**STORMWATER
 MANAGEMENT POND
 SECTIONS A AND B**

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
 DRAWN BY: A.M. APPROVED BY: P.S.





REVISIONS			
No.	DESCRIPTION	By	Date

BENCHMARK No.
ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 metres.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
RITZ CARLTON HOTEL, SPA & RESIDENCES
144 JOHN STREET EAST,
NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
CONSULTING ENGINEERS
6 Ronrose Drive, Concord,
Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. D-1



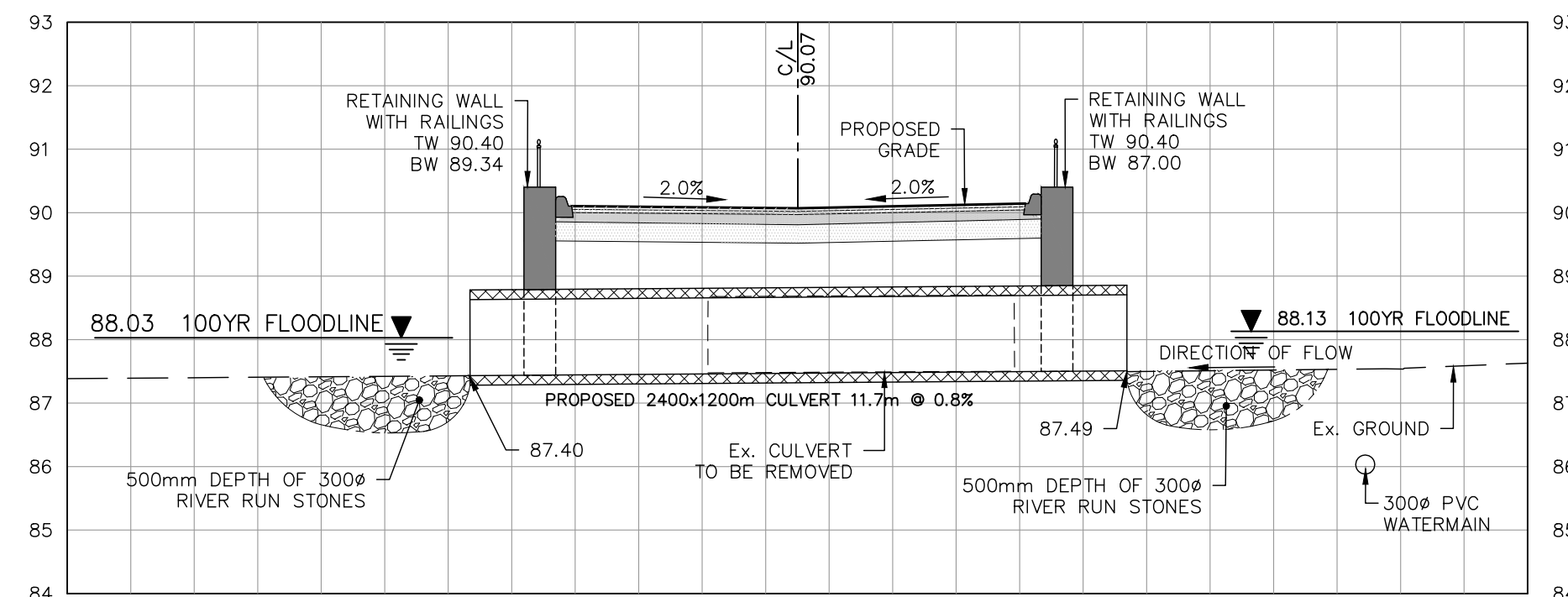
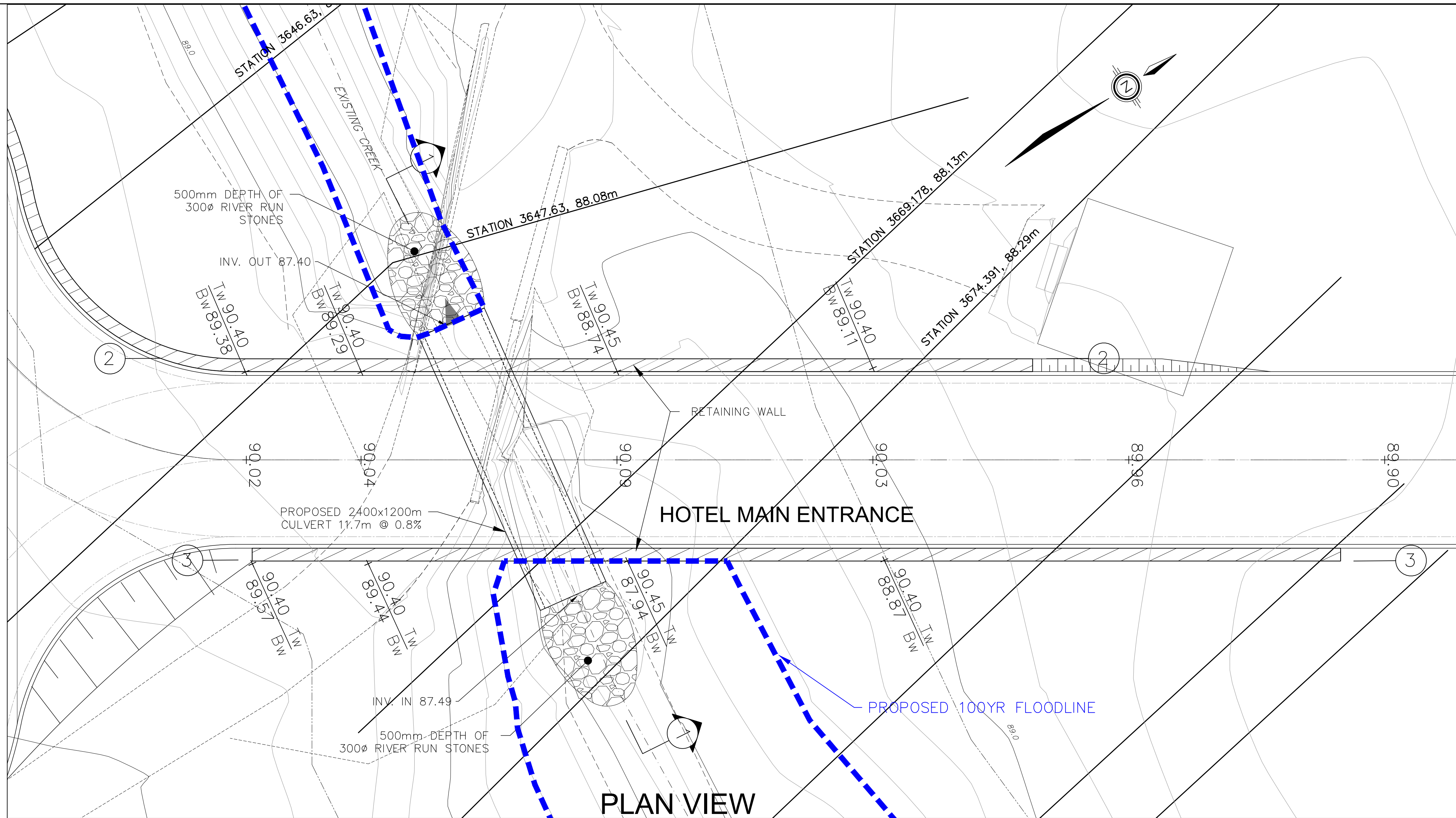
OPERATIONS DEPARTMENT APPROVAL
SIGNATURE: DOUG KERR DATE: _____
NAME: _____ POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL
SIGNATURE: ALEX BURBIDGE DATE: _____
NAME: _____ POSITION: FIRE CHIEF

ROAD CROSS SECTIONS

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
DRAWN BY: T.K. APPROVED BY: P.S.

SCALE: AS SHOWN



REVISIONS			
No.	DESCRIPTION	By	Date

BENCHMARK No.
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 metres.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
 RITZ CARLTON HOTEL, SPA & RESIDENCES
 144 JOHN STREET EAST,
 NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
 CONSULTING ENGINEERS
 6 Ronrose Drive, Concord,
 Ontario L4K 4R3
 Tel: (905) 738-6100
 Fax: (905) 738-6875
 E-mail: design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. CULV-2



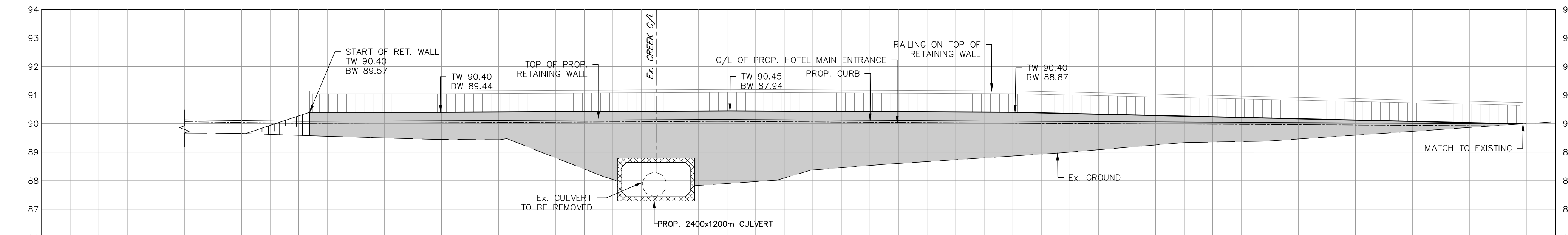
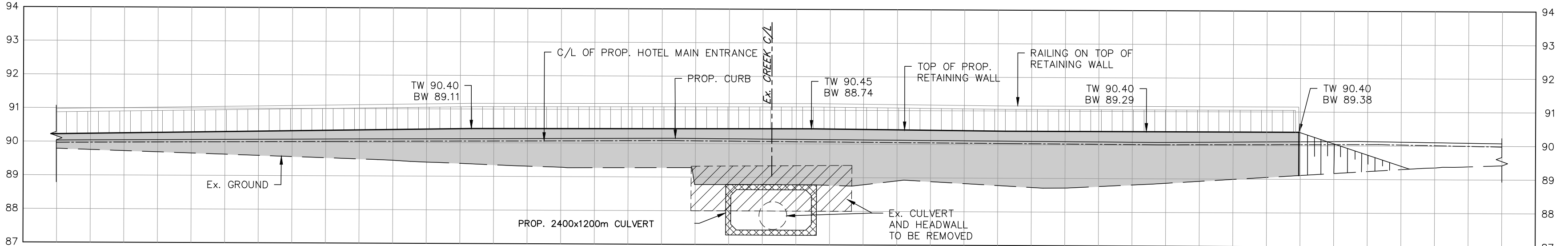
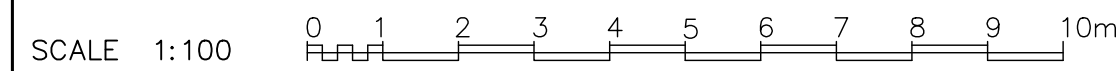
OPERATIONS DEPARTMENT APPROVAL

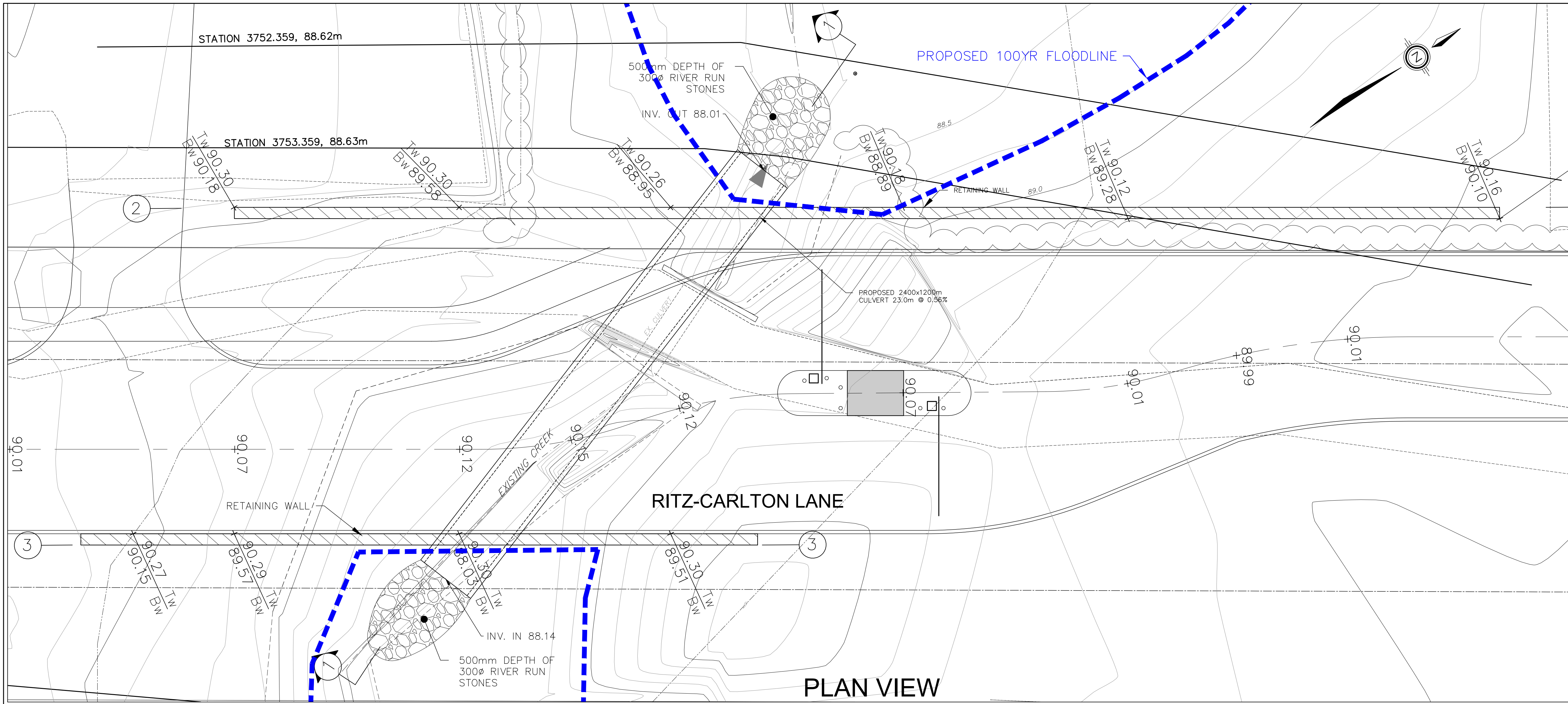
SIGNATURE: DOUG KERR DATE: _____
 NAME: _____ POSITION: MANAGER OF PUBLIC WORKS

SIGNATURE: ALEX BURBIDGE DATE: _____
 NAME: _____ POSITION: FIRE CHIEF

CULVERT 2

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
 DRAWN BY: T.K. APPROVED BY: P.S.

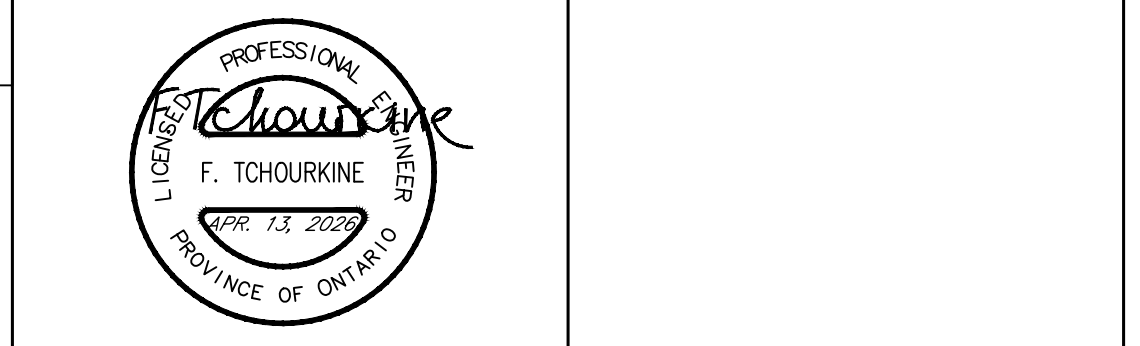




REVISIONS			
No.	DESCRIPTION	By	Date

BENCHMARK No.
 ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM BENCH MARK 63U3536, HAVING A PUBLISHED ELEVATION OF 87.59 metres.

No.	Date	Issued for



SOLMAR DEVELOPMENT CORPORATION
 RITZ CARLTON HOTEL, SPA & RESIDENCES
 144 JOHN STREET EAST,
 NIAGARA ON THE LAKE, ONTARIO

SCHAEFFERS
 CONSULTING ENGINEERS

6 Ronrose Drive, Concord,
 Ontario L4K 4R3
 Tel: (905) 738-6100
 Fax: (905) 738-6875
 E-mail:
 design@schaeffers.com

PROJECT No. 2026-5625 DRAWING No. CULV-3



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: DOUG KERR DATE: _____
 NAME: _____ POSITION: MANAGER OF PUBLIC WORKS

FIRE DEPARTMENT APPROVAL

SIGNATURE: ALEX BURBIDGE DATE: _____
 NAME: _____ POSITION: FIRE CHIEF

CULVERT 3

DESIGNED BY: F.T. DATE: FEBRUARY 2026 CHECKED BY: F.T.
 DRAWN BY: T.K. APPROVED BY: P.S.

SCALE 1:100

