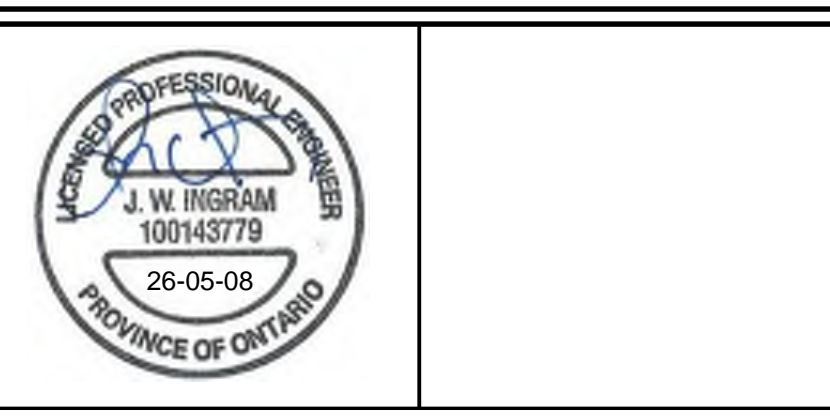


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 BLOCK 11 ENVIRONMENTAL PROTECTION
 BLOCK 10 STORMWATER MANAGEMENT
 BLOCK 9 HIGH DENSITY
 BLOCK 8 HIGH DENSITY
 BLOCK 7 MEDIUM DENSITY
 BLOCK 6 MEDIUM DENSITY
 BLOCK 5 MEDIUM DENSITY
 BLOCK 4 MEDIUM DENSITY
 BLOCK 3 MEDIUM DENSITY
 BLOCK 2 MEDIUM DENSITY
 BLOCK 1 MEDIUM DENSITY

BENCHMARK:
 ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CRS), (2020).

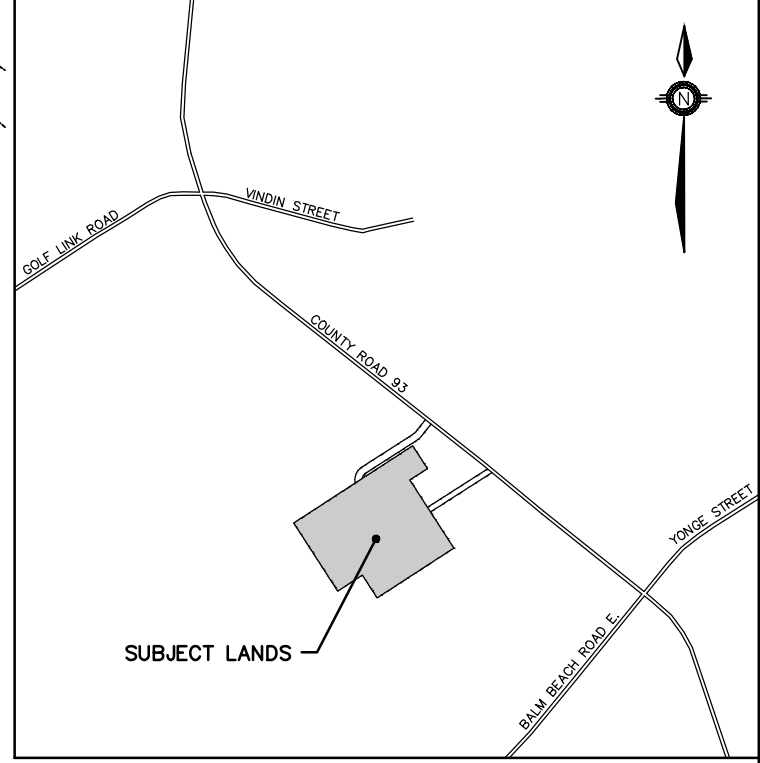
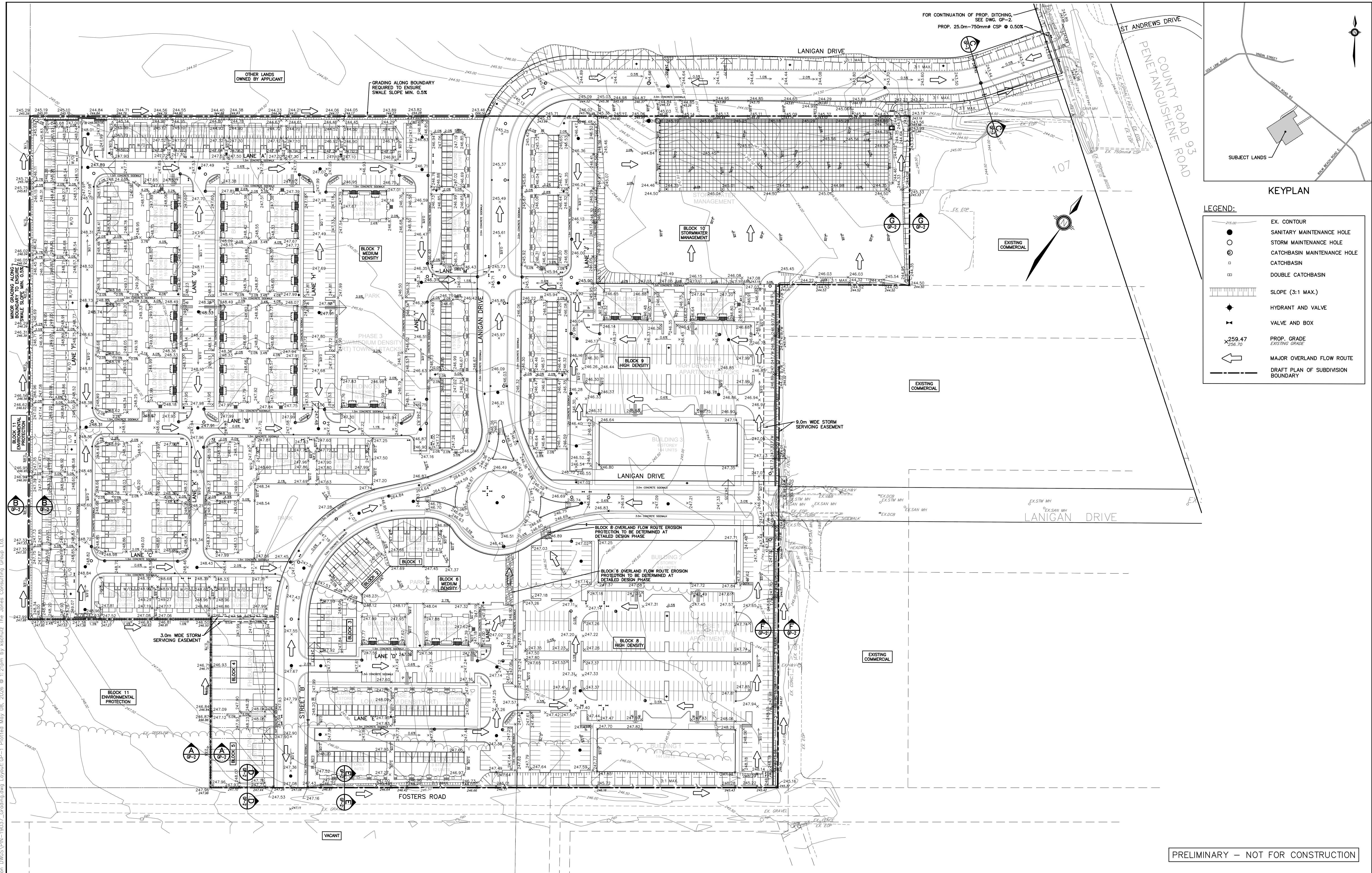
NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



PINE VALLEY HOMES LIMITED
 9332 COUNTY ROAD 93
 TOWN OF MIDLAND
 SITE SERVICING PLAN

JONES CONSULTING GROUP LTD.
 PLANNERS & ENGINEERS
 229 Mapleview Dr. E. Unit 1
 Barrie, ON L4N 0W5
 P. 705.734.2538
 F. 705.734.1056

DESIGN	KS/JWI	SCALE: 1:1000	DATE	FEBRUARY 2026
DRAWN	KS	PROJECT	DWG. NO	
CHECKED	JWI	PIN-19037	SS-1	



LEGEND:

	EX. CONTOUR
	SANITARY MAINTENANCE HOLE
	STORM MAINTENANCE HOLE
	CATCHBASIN MAINTENANCE HOLE
	CATCHBASIN
	DOUBLE CATCHBASIN
	SLOPE (3:1 MAX.)
	HYDRANT AND VALVE
	VALVE AND BOX
	PROP. GRADE
	EXISTING GRADE
	MAJOR OVERLAND FLOW ROUTE
	DRAFT PLAN OF SUBDIVISION BOUNDARY

PRELIMINARY – NOT FOR CONSTRUCTION

BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



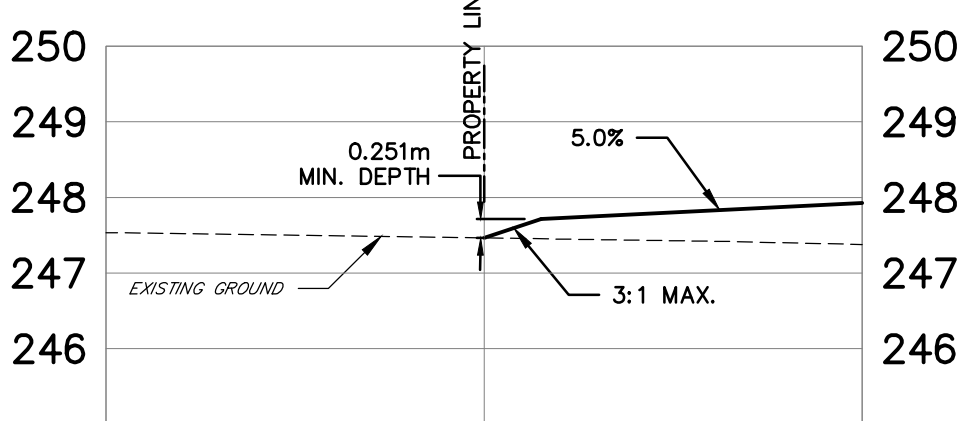
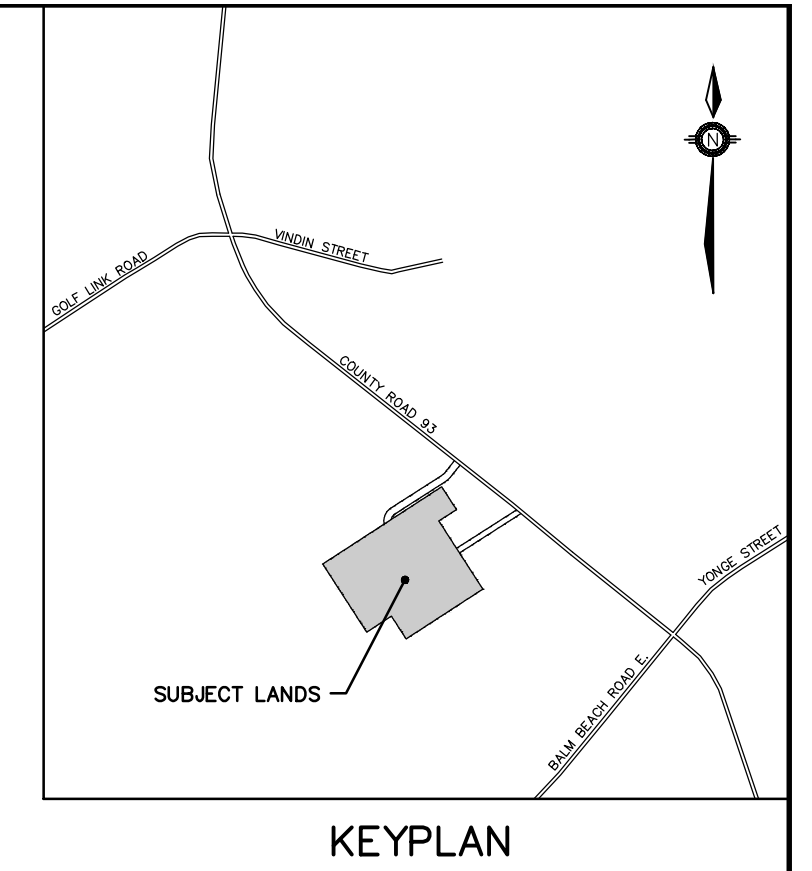
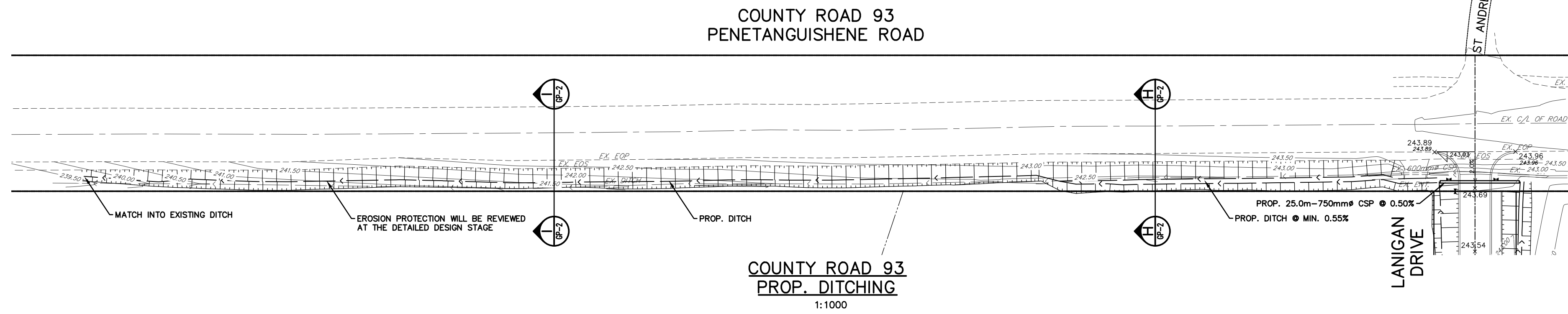
PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND



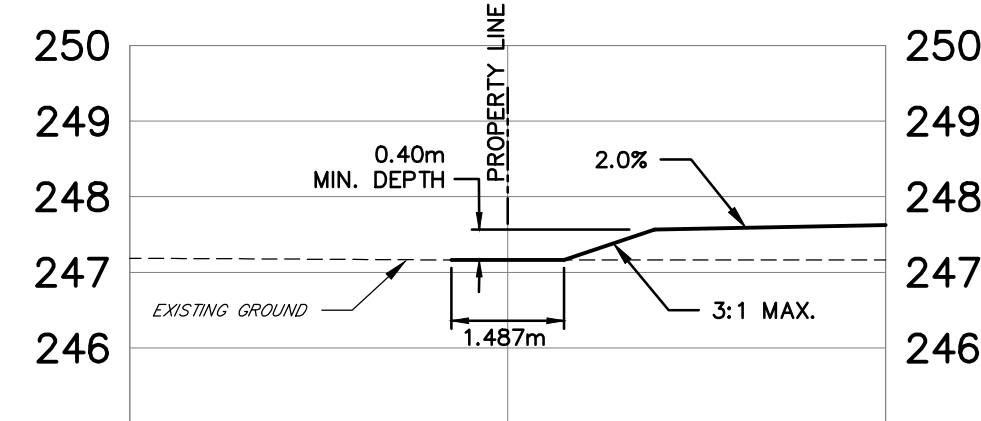
GRADING PLAN

DESIGN	KS/JWI	SCALE: 1:1000	DATE	FEBRUARY 2026
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CHECKED	JWI	PIN-19037	GP-1	

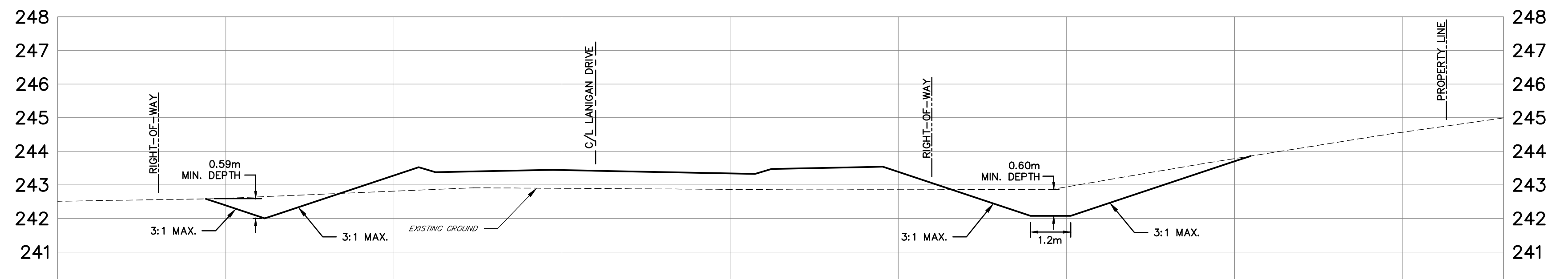
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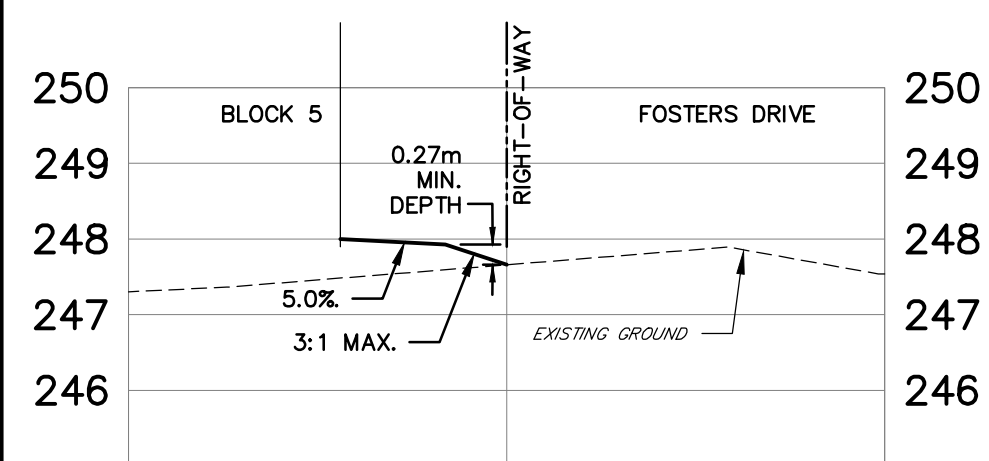
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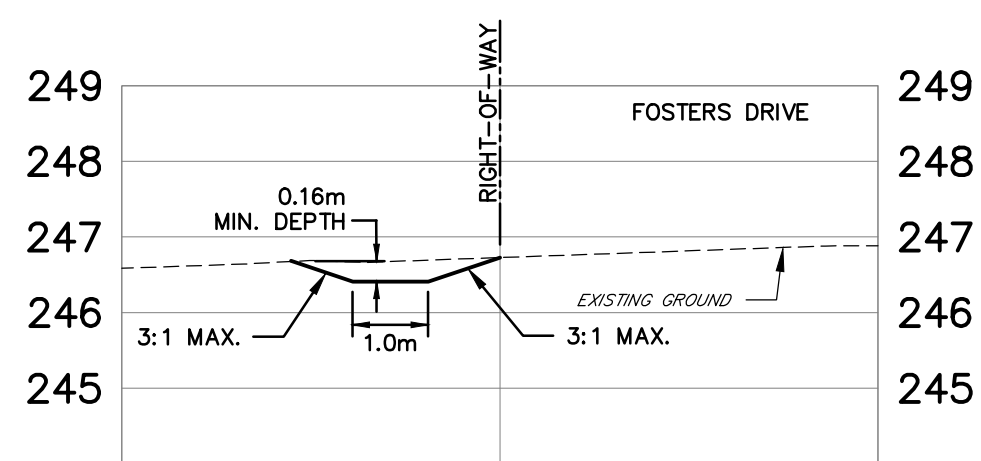
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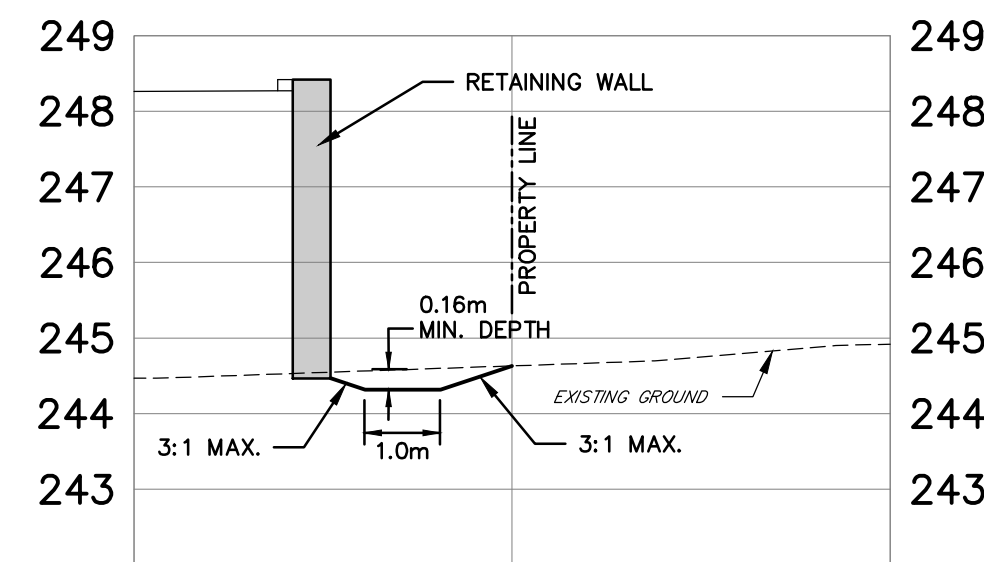
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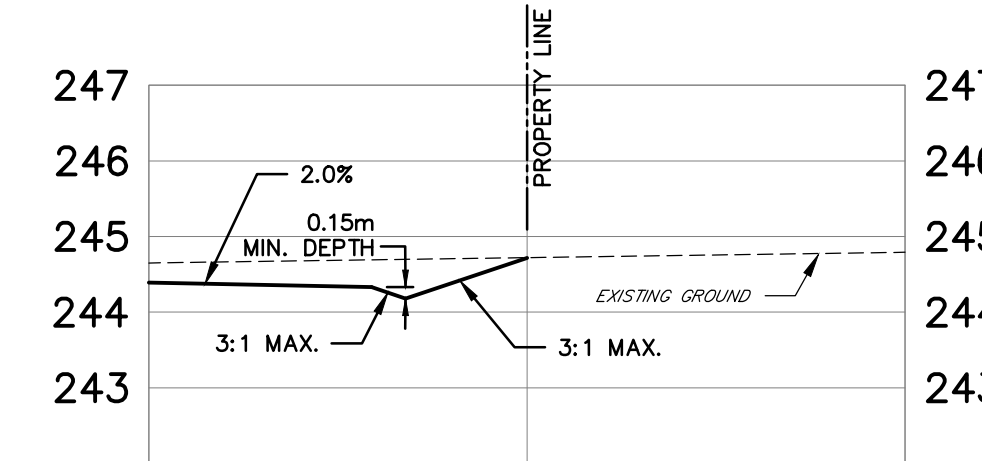
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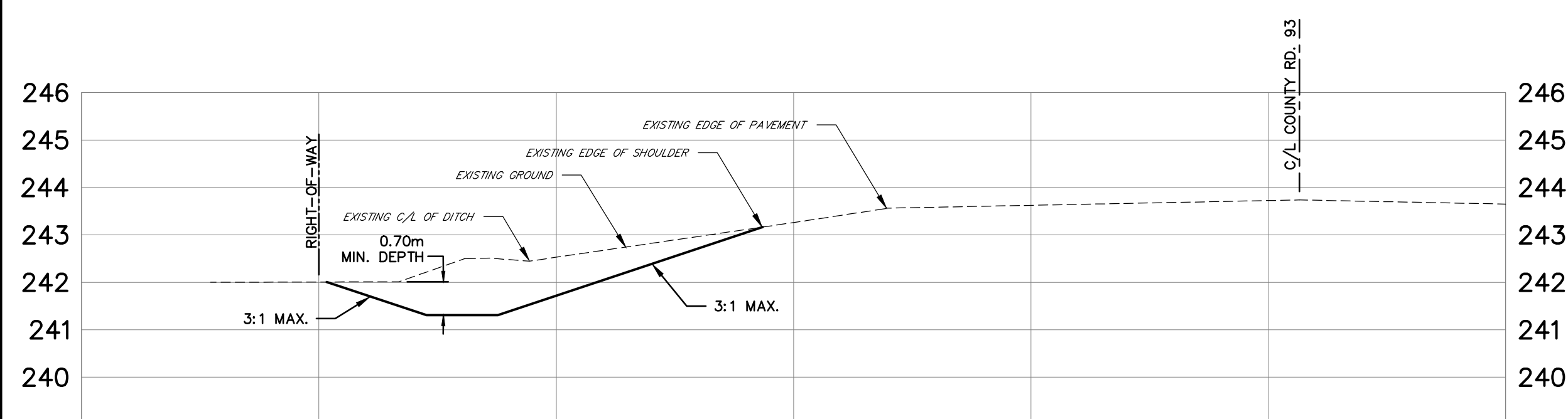
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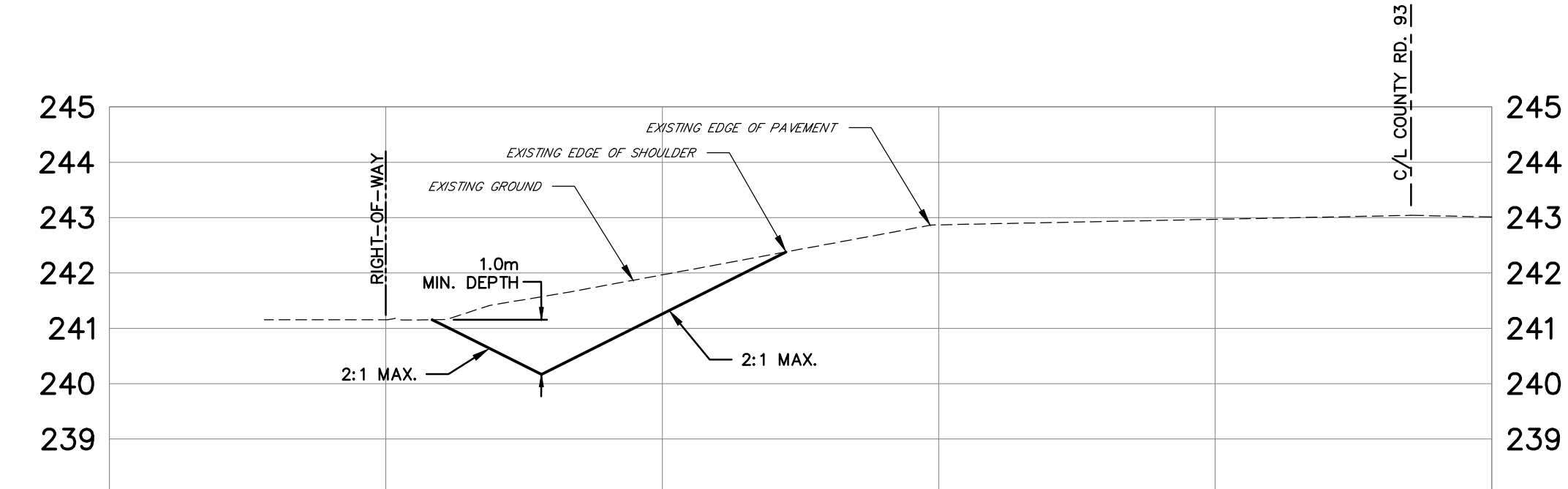
SECTION F-F
1:100



SECTION G-G
1:100



SECTION H-H
1:100



SECTION I-I
1:100

PRELIMINARY - NOT FOR CONSTRUCTION

BENCHMARK:

ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

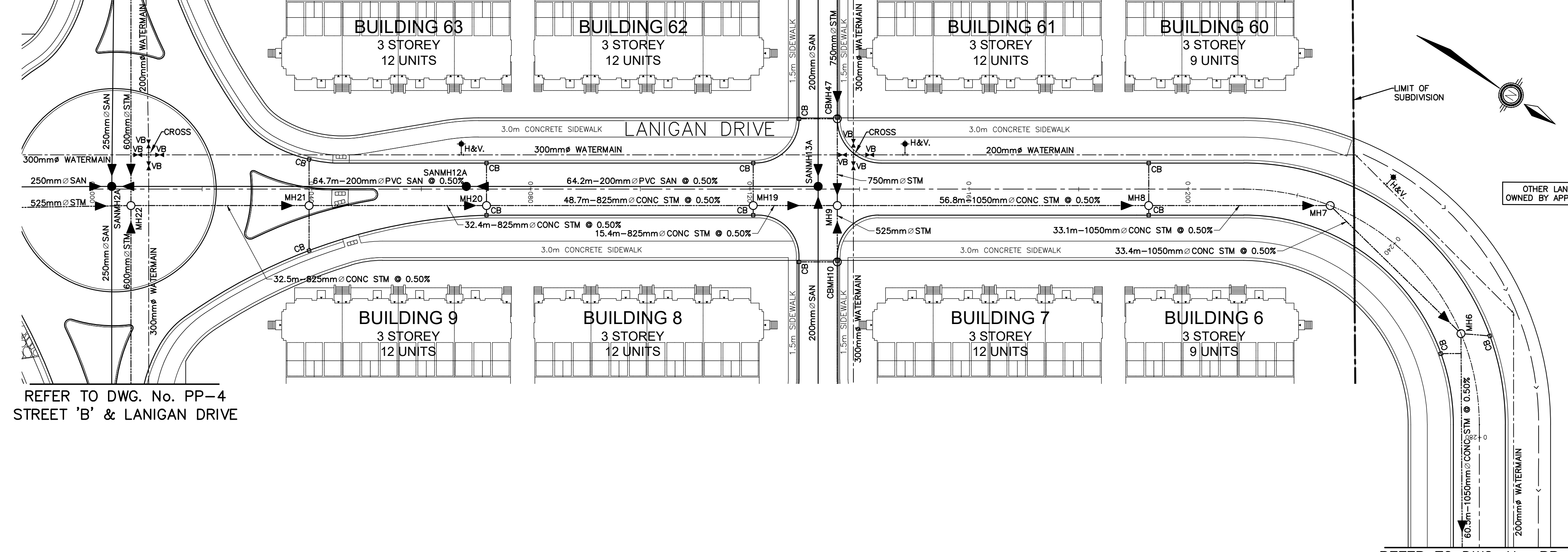
GRADING PLAN
& SECTIONS



DESIGN	KS/JWI	SCALE: AS NOTED	DATE	APRIL 2026
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CHECKED	JWI	PIN-19037	GP-2	

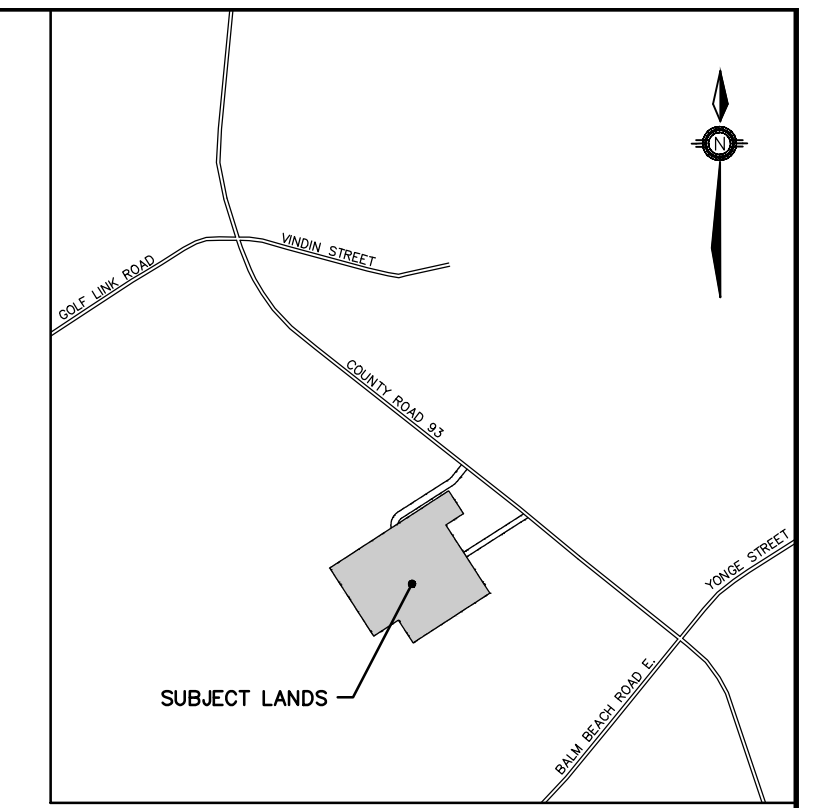
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REFER TO DWG. No. PP-4
STREET 'B' & LANIGAN DRIVE



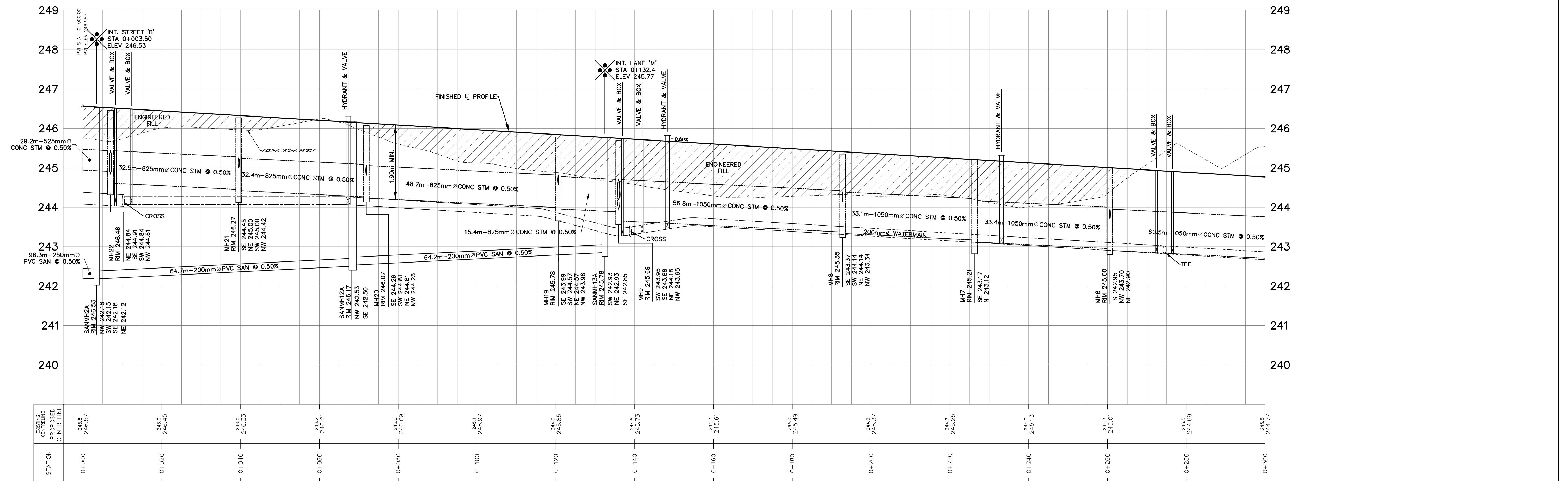
REFER TO DWG. No. PP-4
STREET 'B' & LANIGAN DRIVE

REFER TO DWG. No. PP-2
LANIGAN DRIVE



LEGEND

- EX. SANITARY MAINTENANCE HOLE
- H&V. HYDRANT AND VALVE
- VB VALVE AND BOX
- MH1A SANITARY MAINTENANCE HOLE
- MH2 STORM MAINTENANCE HOLE
- CBMH1 STORM CATCHBASIN MAINTENANCE HOLE
- CB1 CATCH BASIN
- DCB3 DOUBLE CATCH BASIN
- DEPRESSED CURB
- SANITARY SEWER AND FLOW DIRECTION
- STORM SEWER AND FLOW DIRECTION
- WATERMAIN
- DRAFT PLAN OF SUBDIVISION BOUNDARY



BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



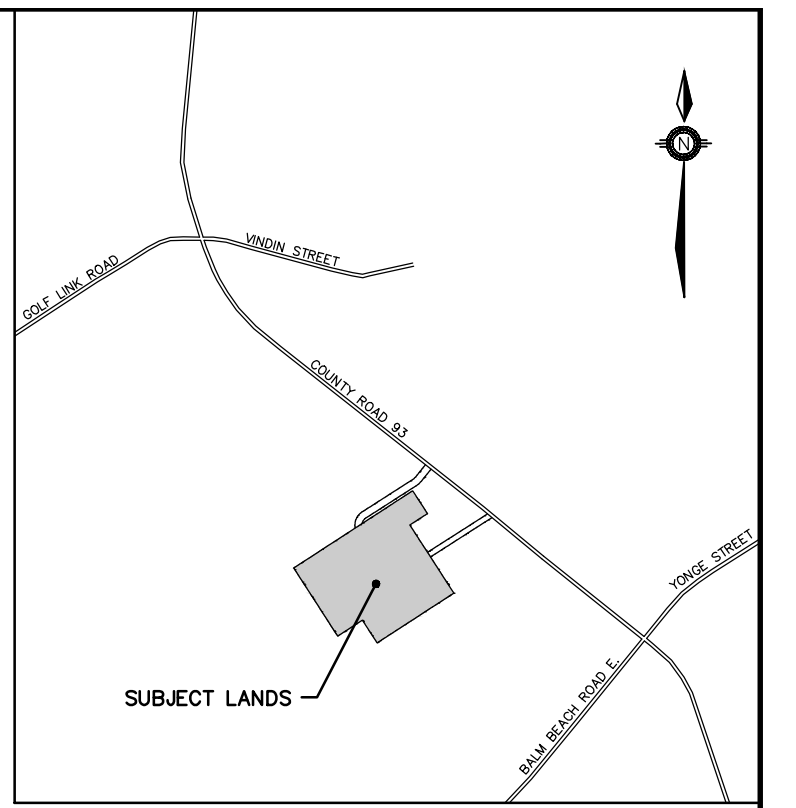
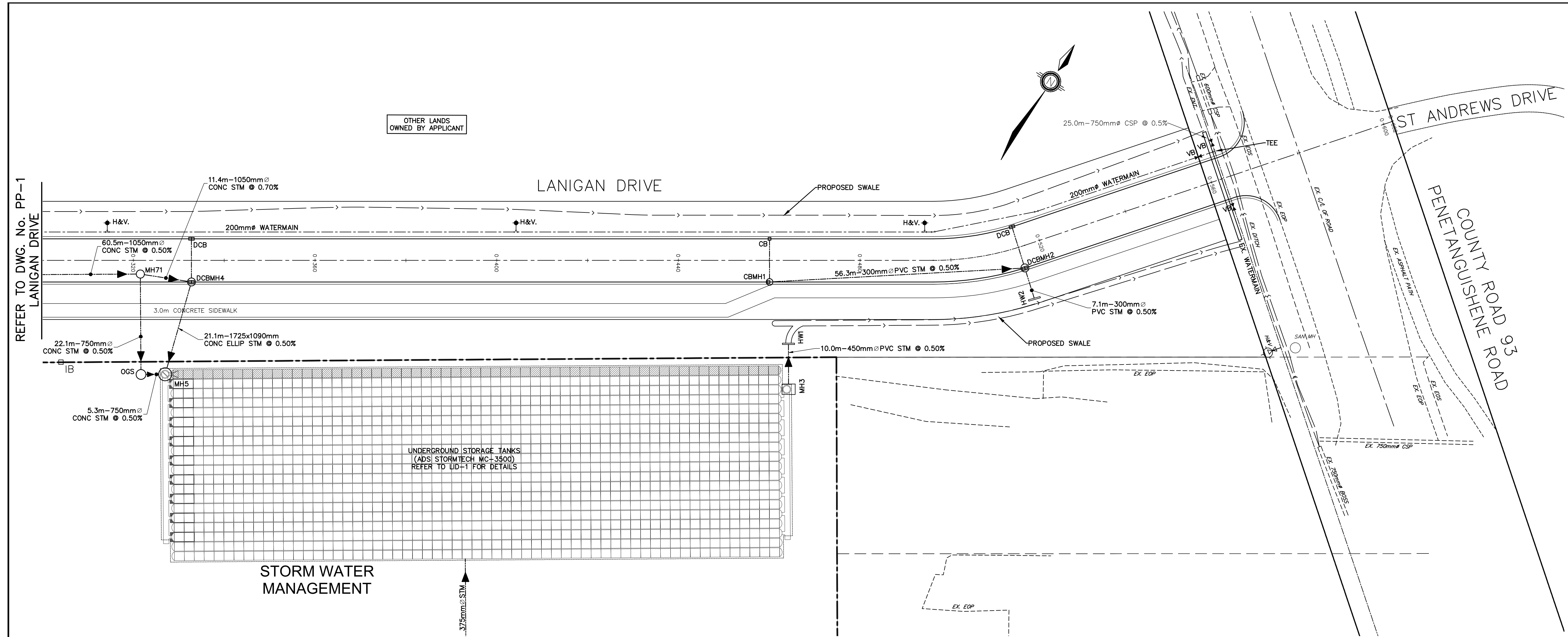
PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

LANIGAN DRIVE
PLAN AND PROFILE
STA. 0+000 TO STA. 0+300

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1056

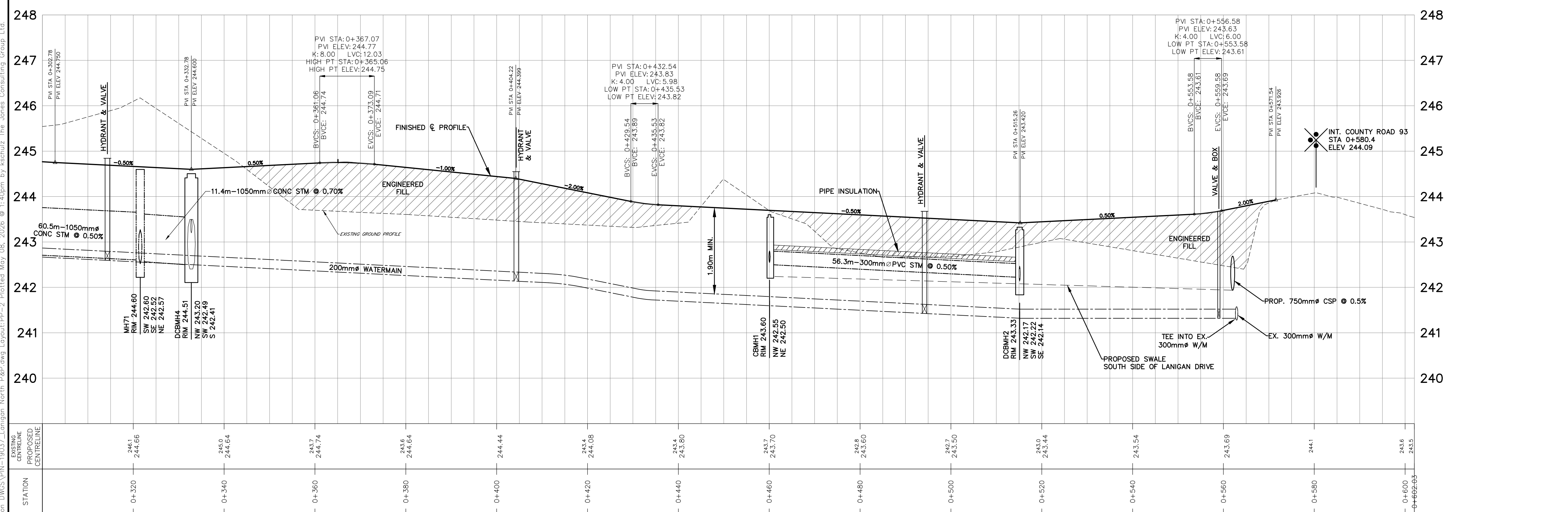
DESIGN K.S./K.R.	SCALE: H:1:500 V:1:50	DATE FEBRUARY 2026
DRAWN K.S.	PROJECT PIN-19037	DWG. NO PP-1
CHECKED J.W.I.		

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LEGEND

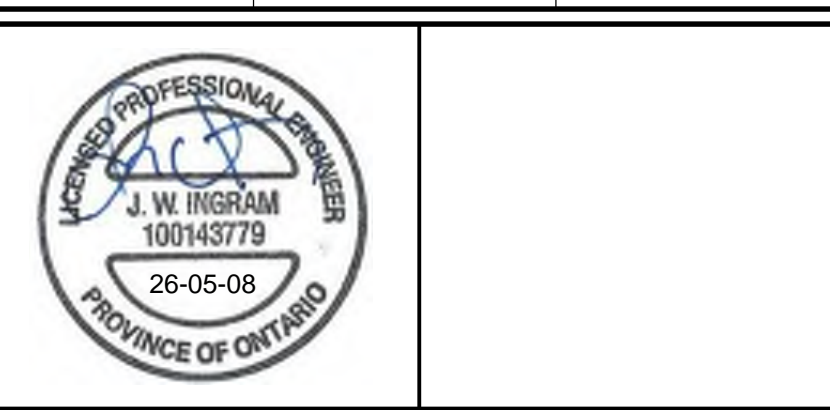
- EX. 500mm \varnothing ● EX. SANITARY MAINTENANCE HOLE
- H&V ● HYDRANT AND VALVE
- VB ● VALVE AND BOX
- MH1A ● SANITARY MAINTENANCE HOLE
- MH2 ● STORM MAINTENANCE HOLE
- CBMH1 ● STORM CATCHBASIN MAINTENANCE HOLE
- CB1 □ CATCH BASIN
- DCB3 □ DOUBLE CATCH BASIN
- DEPRESSED CURB
- SANITARY SEWER AND FLOW DIRECTION
- STORM SEWER AND FLOW DIRECTION
- WATERMAIN
- DRAFT PLAN OF SUBDIVISION BOUNDARY



REFER TO DWG. NO. PP-1
LANIGAN DRIVE

BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

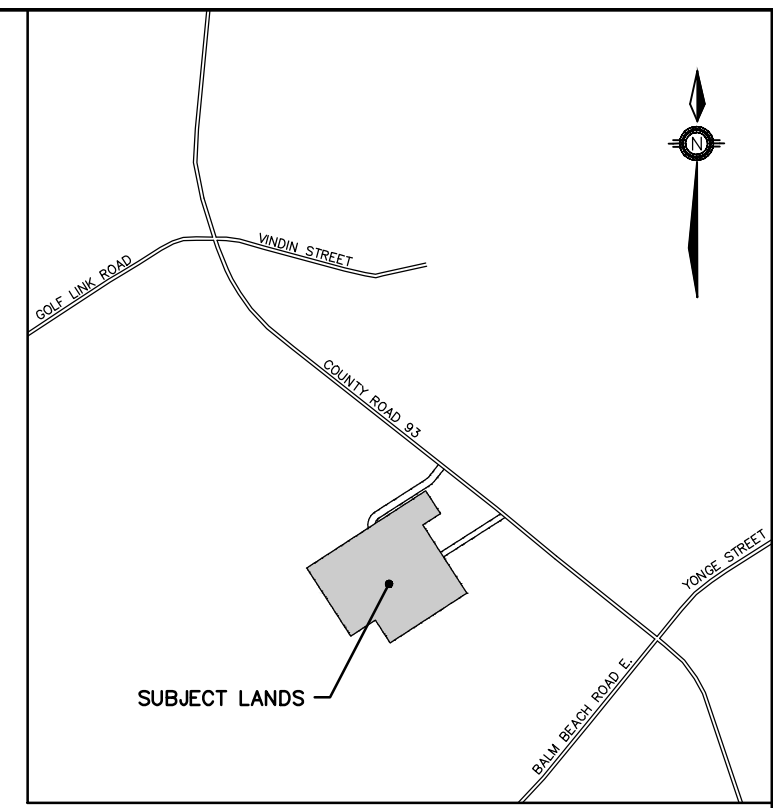
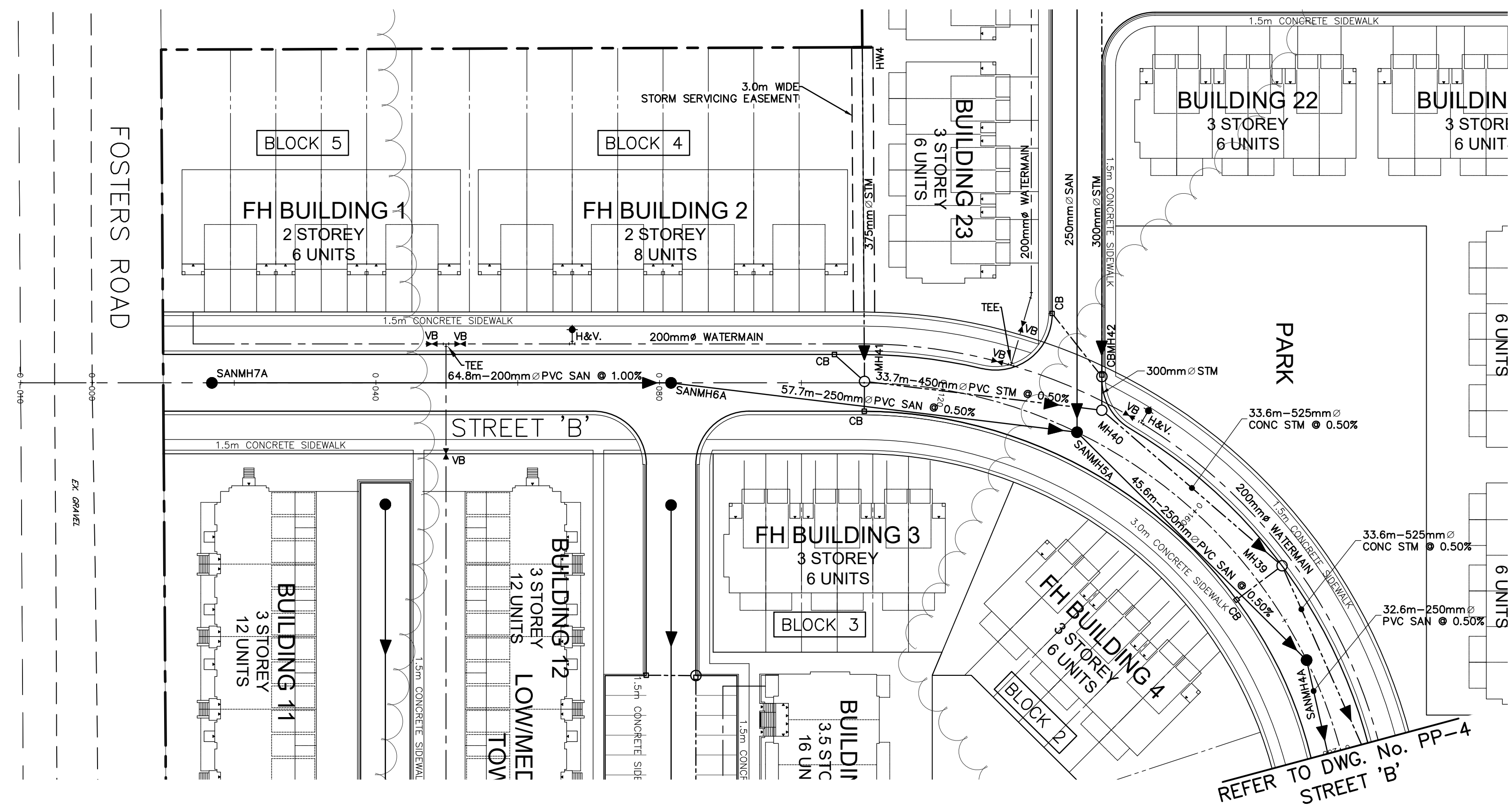
LANIGAN DRIVE
PLAN AND PROFILE
STA. 0+300 TO STA. 0+602

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PLANNERS & ENGINEERS

229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1056

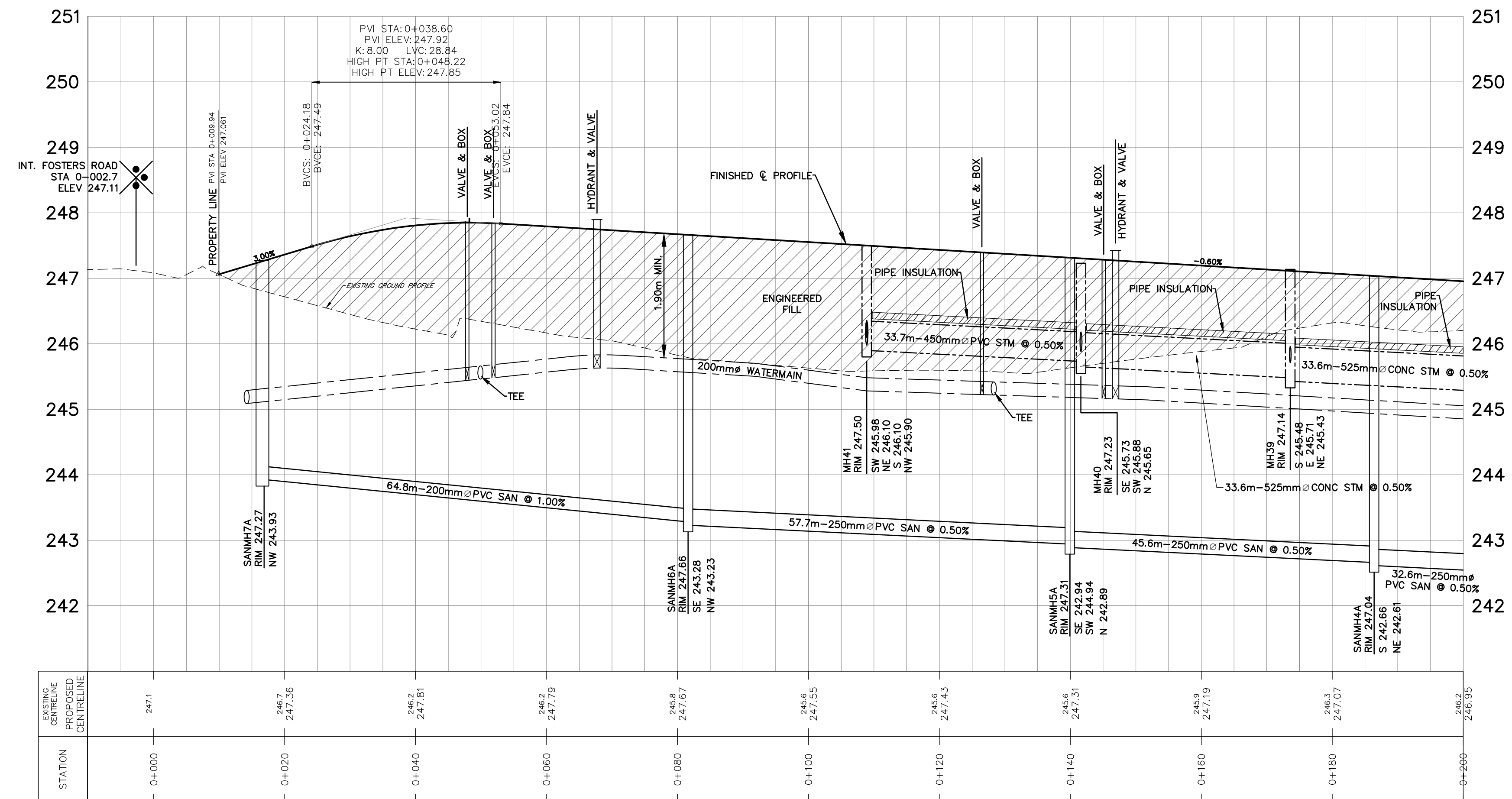
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DRAWN	K.S.	PROJECT	PIN-19037	DWG. NO	PP-2
CHECKED	J.W.I.				

G:\Eng_3D\PIN-19037\Production\DWGS\PIN-19037-Lanigan_North_P&P.dwg Layout:PP-2, Plotted May 08, 2026 @ 1:45pm by ismnuuz The Jones Consulting Group Ltd.



LEGEND

- EX. SANMH7A ● EX. SANITARY MAINTENANCE HOLE
- H&V ● HYDRANT AND VALVE
- VB ● VALVE AND BOX
- MH1A ● SANITARY MAINTENANCE HOLE
- MH2 ○ STORM MAINTENANCE HOLE
- CBMH1 ○ STORM CATCHBASIN MAINTENANCE HOLE
- CB1 □ CATCH BASIN
- DCB3 □ DOUBLE CATCH BASIN
- DEPRESSED CURB
- SANITARY SEWER AND FLOW DIRECTION
- STORM SEWER AND FLOW DIRECTION
- WATERMAIN
- DRAFT PLAN OF SUBDIVISION BOUNDARY



BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

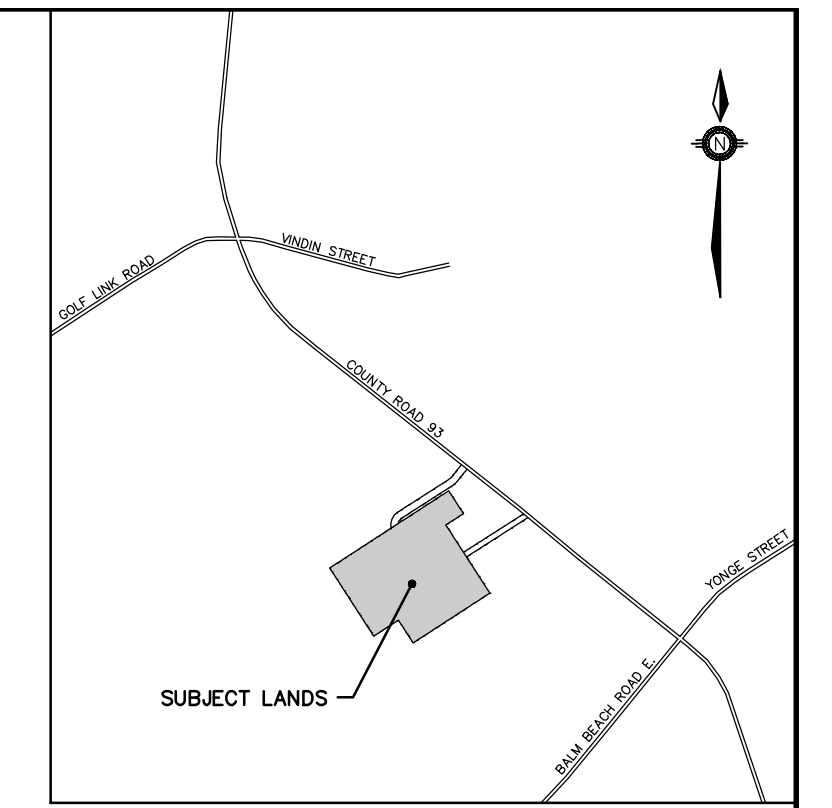
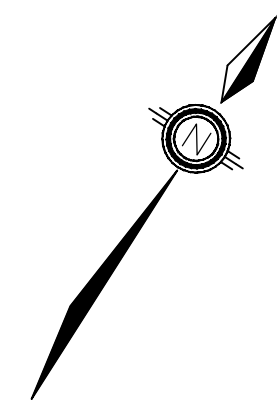
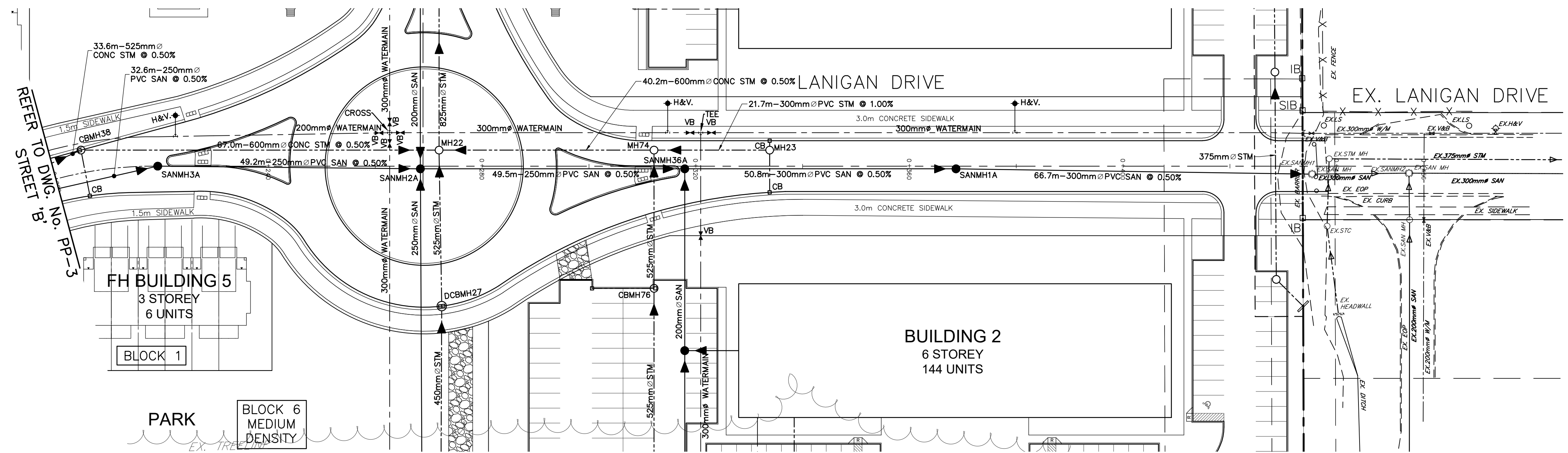
STREET 'B' & LANIGAN DRIVE
PLAN AND PROFILE
STA. 0+000 TO STA. 0+200

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1058

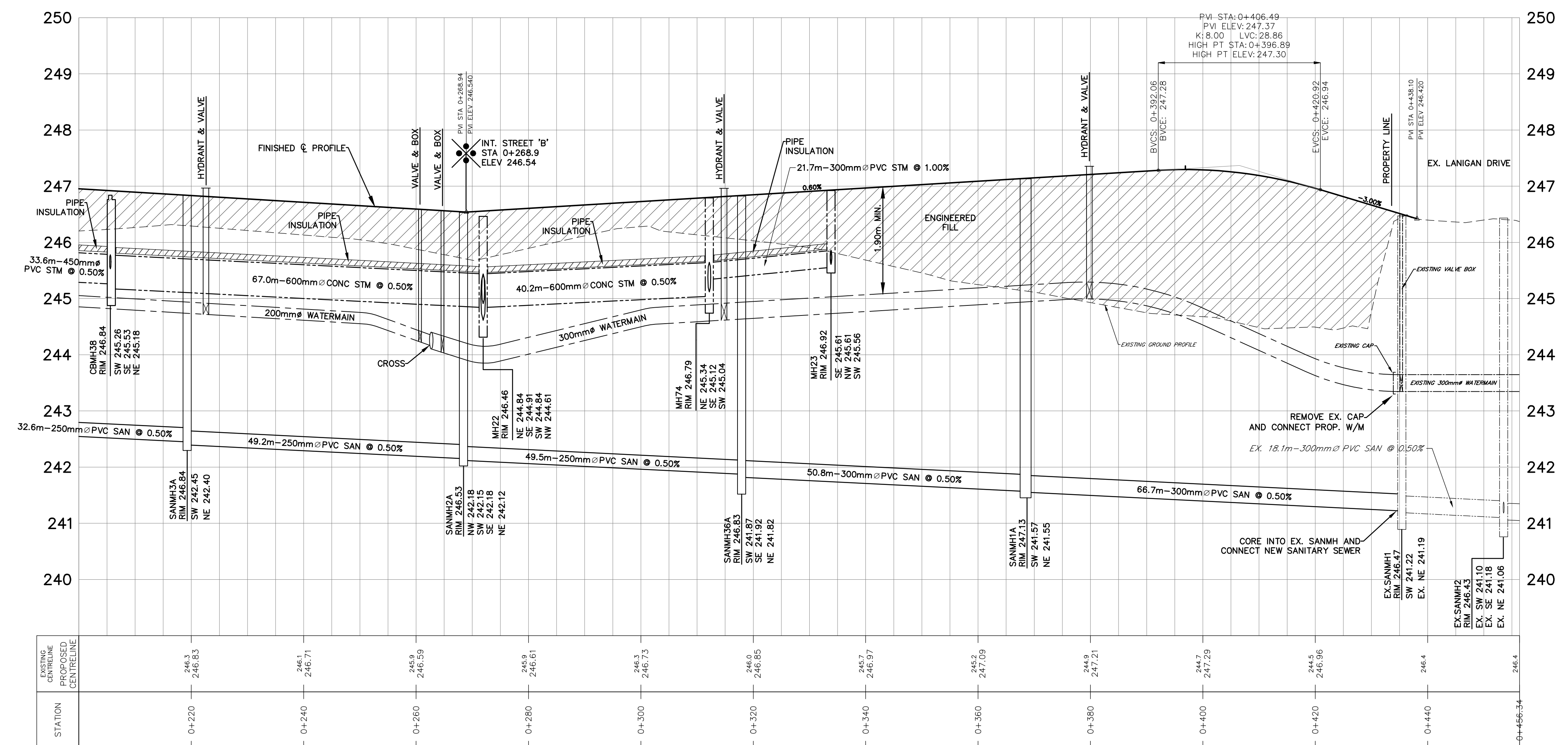
DESIGN	K.S./K.R.	SCALE: H:1:500 V:1:50	DATE	FEBRUARY 2026
DRAWN	K.S.	PROJECT	PIN-19037	DWG. NO
CHECKED	J.W.I.	PP-3		

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LEGEND

- EX. SANMH1 ● EX. SANITARY MAINTENANCE HOLE
- H&V ● HYDRANT AND VALVE
- VB ● VALVE AND BOX
- MH1A ● SANITARY MAINTENANCE HOLE
- MH2 ● STORM MAINTENANCE HOLE
- CBMH1 ○ STORM CATCHBASIN MAINTENANCE HOLE
- CB1 □ CATCH BASIN
- DCB3 □ DOUBLE CATCH BASIN
- DEPRESSED CURB
- SANITARY SEWER AND FLOW DIRECTION
- STORM SEWER AND FLOW DIRECTION
- WATERMAIN
- DRAFT PLAN OF SUBDIVISION BOUNDARY



BENCHMARK:
 ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI

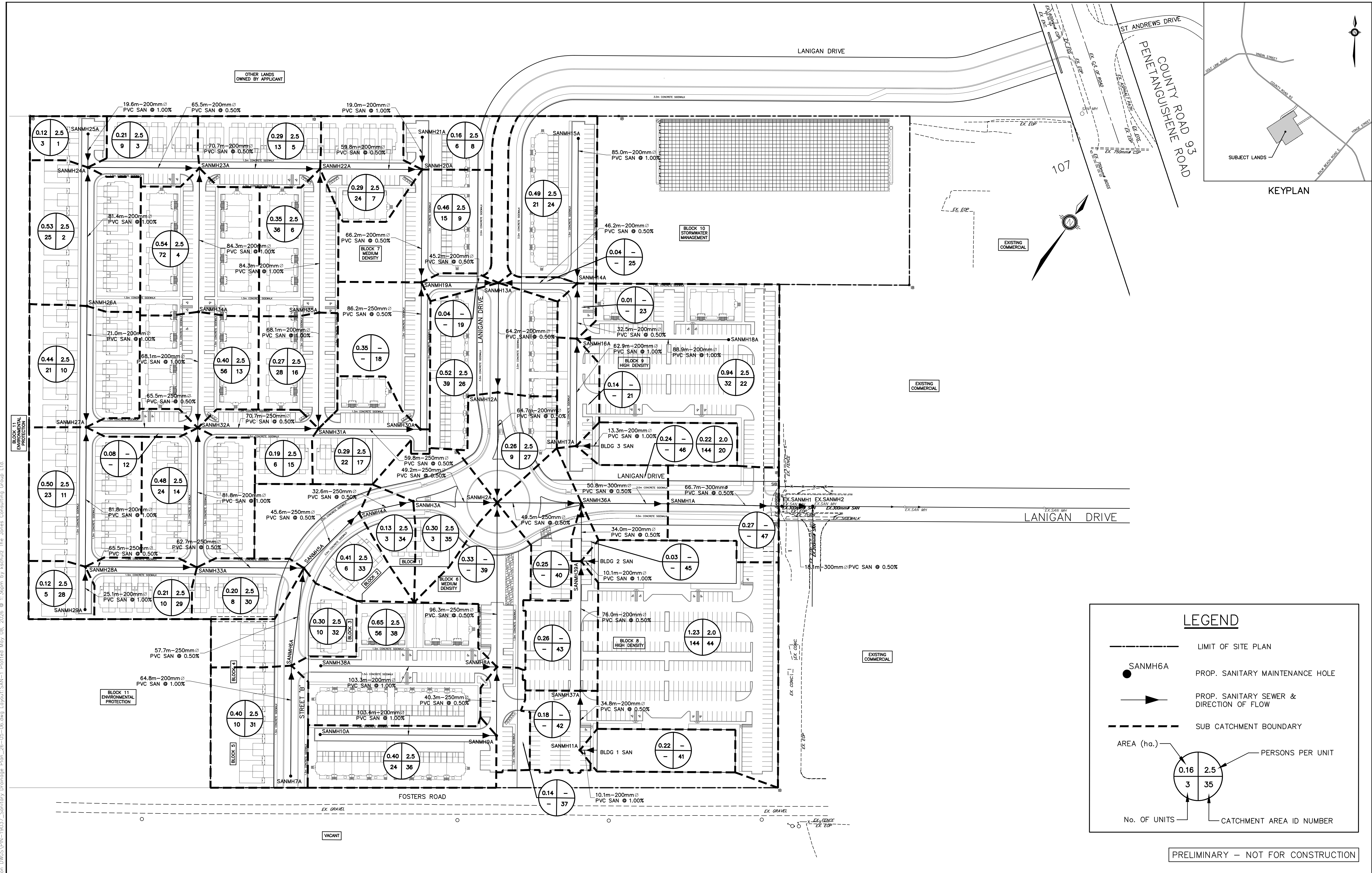


PINE VALLEY HOMES LIMITED
 9332 COUNTY ROAD 93
 TOWN OF MIDLAND
 STREET 'B' & LANIGAN DRIVE
 STA. 0+200 TO STA. 0+456

JONES CONSULTING GROUP LTD.
 PLANNERS & ENGINEERS
 229 Mapleview Dr. E. Unit 1
 Barrie, ON L4N 0W5
 P. 705.734.2538
 F. 705.734.1058

DESIGN	K.S./K.R.	SCALE: H:1:500 V:1:50	DATE	FEBRUARY 2026
DRAWN	K.S.	PROJECT	DWG. NO	
CHECKED	J.W.I.	PIN-19037	PP-4	

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BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI

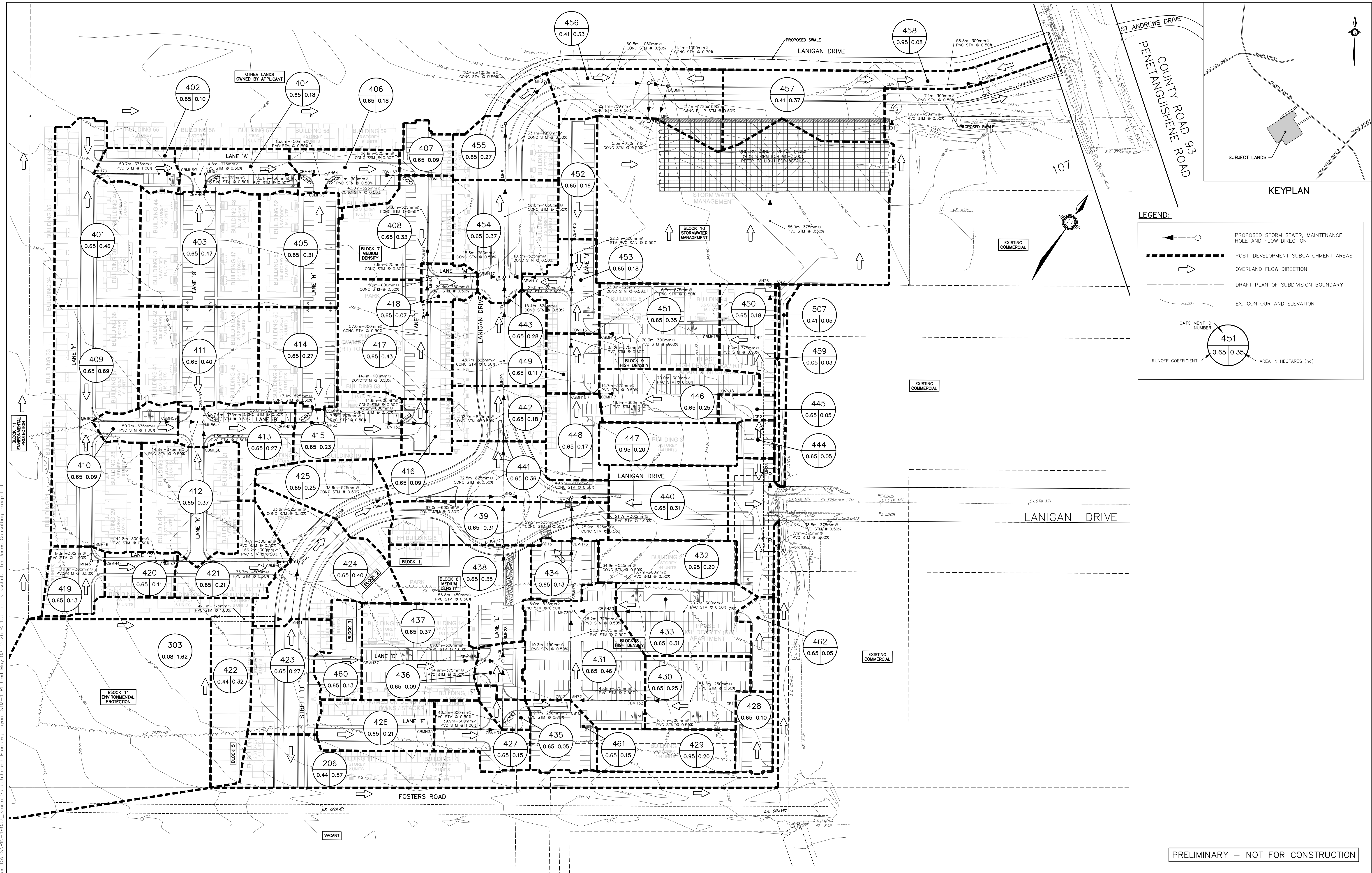


PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

SANITARY SEWER
SUBCATCHMENT PLAN

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1058

DESIGN	WS	SCALE: 1:1000	DATE	MARCH 2026
DRAWN	WS	PROJECT	DWG. NO	
CHECKED	JWI	PIN-19037	SAN-1	



LEGEND:

- PROPOSED STORM SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
- POST-DEVELOPMENT SUBCATCHMENT AREAS
- OVERLAND FLOW DIRECTION
- DRAFT PLAN OF SUBDIVISION BOUNDARY
- EX. CONTOUR AND ELEVATION

CATCHMENT ID NUMBER

451

0.65 0.35

AREA IN HECTARES (ha)

PRELIMINARY – NOT FOR CONSTRUCTION

BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

STORM SEWER
SUBCATCHMENT PLAN

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

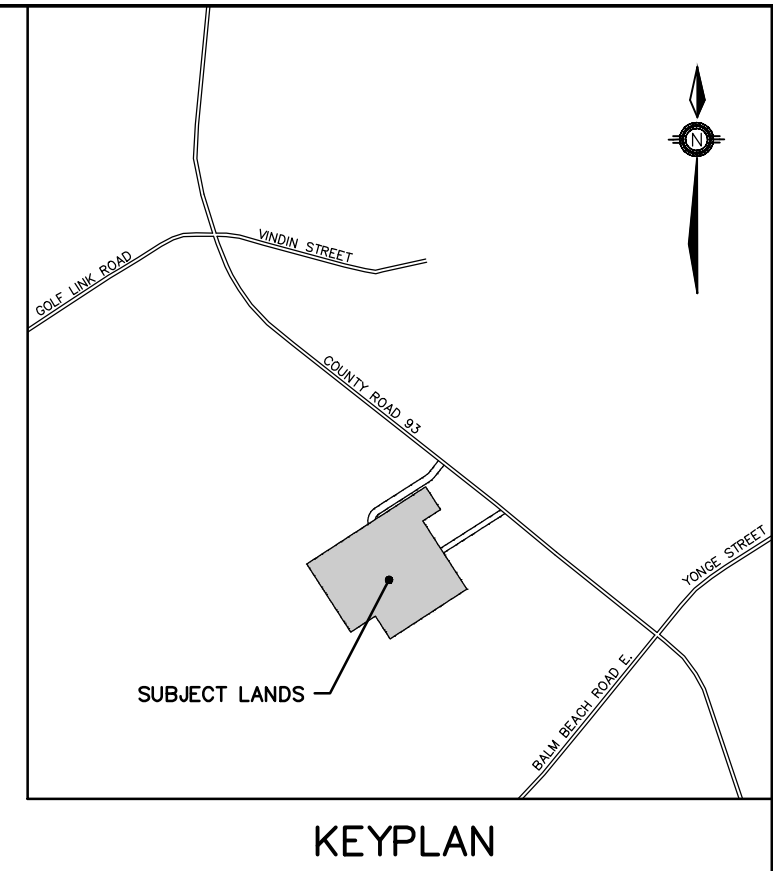
229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
P. 705.734.2538
F. 705.734.1056

DESIGN	KS/JWI	SCALE: 1:1000	DATE	MARCH 2026
DRAWN	KS	PROJECT	DWG. NO	
CHECKED	JWI	PIN-19037	STM-1	

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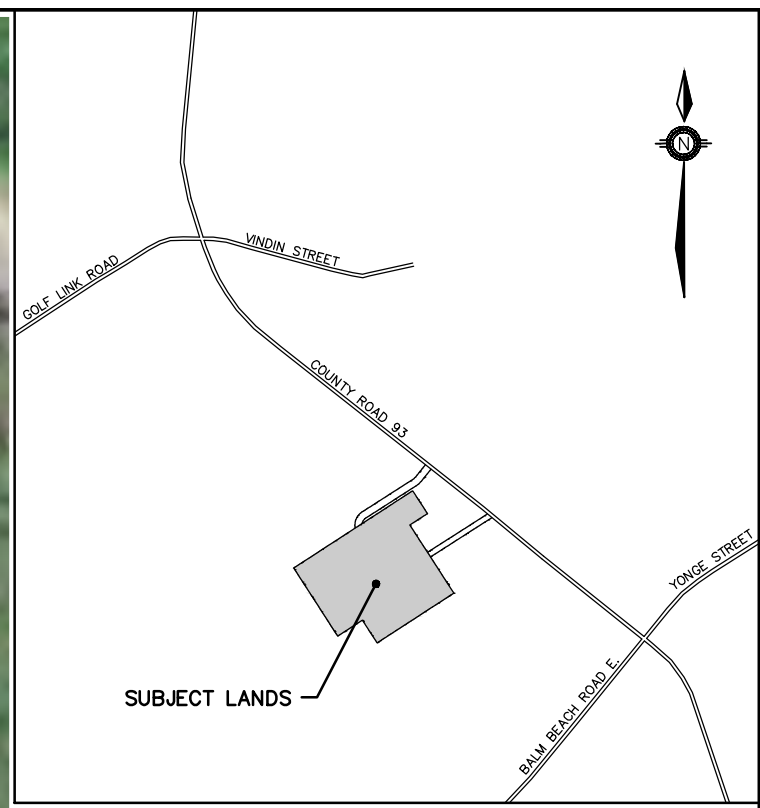
TOWN OF MIDLAND STORM SEWER DESIGN SHEET Pine Valley Estates																	
Jones Consulting Project No.: PIN-19037 R.P. No.:																	
Area ID#	Street / Location	Maintenance Hole		Length (m)	Increment			Total CA	Flow Time (min)		I (mm/hr)	Total Q (l/s)	S (%)	DIA (mm)	Q Full (m³/s)	V Full (m/s)	Percent Capacity (%)
		From	To		C	A	CA		To	In							
401	Lane F	MH70	CBMH69	36.7	0.65	0.46	0.10	0.19	15.00	0.53	83	0.080	1.00	375	0.18	1.6	39%
402	Lane A	CBMH69	MH67	14.8	0.65	0.10	0.07	0.36	15.53	0.22	81	0.082	0.50	375	0.12	1.1	60%
403	Lane G	CBMH68	MH67	10.1	0.65	0.47	0.31	0.31	15.00	0.15	83	0.070	0.50	375	0.12	1.1	57%
404	Lane A	MH67	CBMH66	55.1				0.67	15.75	0.72	81	0.150	0.50	450	0.20	1.3	74%
404	Lane A	CBMH66	MH64	15.6	0.65	0.18	0.12	0.79	16.48	0.21	78	0.171	0.50	450	0.20	1.3	85%
405	Lane H	CBMH65	MH64	10.1	0.65	0.31	0.20	0.20	15.00	0.17	83	0.046	0.50	300	0.07	1.0	68%
406	Lane A	MH54	CBMH63	43.0				0.99	16.68	0.51	78	0.214	0.50	525	0.30	1.4	70%
407	Lane A	CBMH63	CBMH62	16.8	0.65	0.18	0.12	1.11	17.19	0.20	77	0.235	0.50	525	0.30	1.4	77%
407	Lane I	CBMH62	CBMH61	51.6	0.65	0.09	0.06	1.16	17.39	0.63	76	0.246	0.50	525	0.30	1.4	81%
408	Lane I	CBMH61	MH48	7.6	0.65	0.33	0.21	1.38	18.00	0.69	75	0.285	0.50	525	0.30	1.4	94%
409	Lane B	MH60	CBMH59	50.7	0.65	0.69	0.45	0.45	15.00	0.53	83	0.103	1.00	375	0.18	1.6	59%
410	Lane B	CBMH59	MH56	14.8	0.65	0.09	0.06	0.51	15.53	0.22	81	0.114	0.50	375	0.12	1.1	81%
412	Lane G	CBMH58	MH56	14.8	0.65	0.37	0.24	0.24	15.00	0.25	83	0.055	0.50	300	0.07	1.0	91%
411	Lane G	CBMH57	MH56	7.6	0.65	0.40	0.26	0.50	15.00	0.11	83	0.115	0.50	375	0.12	1.1	93%
413	Lane B	MH56	CBMH55	53.6				1.01	15.75	0.64	81	0.225	0.50	525	0.30	1.4	74%
413	Lane B	CBMH55	MH53	17.1	0.65	0.27	0.18	1.18	16.39	0.20	79	0.259	0.50	525	0.30	1.4	85%
414	Lane H	CBMH54	MH53	7.8	0.65	0.27	0.18	0.50	15.00	0.12	83	0.115	0.50	375	0.12	1.1	93%
415	Lane B	MH53	CBMH52	45.2				1.36	16.59	0.49	78	0.295	0.50	600	0.43	1.5	68%
415	Lane B	CBMH52	MH51	14.6	0.65	0.23	0.15	1.51	17.08	0.16	77	0.322	0.50	600	0.43	1.5	74%
415	Lane I	MH51	CBMH50	14.1				1.51	17.24	0.15	76	0.320	0.50	600	0.43	1.5	74%

TOWN OF MIDLAND STORM SEWER DESIGN SHEET Pine Valley Estates																			
Jones Consulting Project No.: PIN-19037 R.P. No.:																			
Area ID#	Street / Location	Maintenance Hole		Length (m)	Increment			Total CA	Flow Time (min)		I (mm/hr)	Total Q (l/s)	S (%)	DIA (mm)	Q Full (m³/s)	V Full (m/s)	Percent Capacity (%)		
		From	To		C	A	CA		To	In									
416	Lane I	CBMH50	CBMH49	57.0	0.65	0.09	0.06	1.57	17.39	0.62	76	0.331	0.50	600	0.43	1.5	79%		
417	Lane I	CBMH49	MH48	15.0	0.65	0.43	0.28	1.85	18.01	0.16	74	0.382	0.50	600	0.43	1.5	88%		
418	Lane M	MH48	CBMH47	29.4				3.22	18.17	0.27	74	0.664	0.50	750	0.79	1.8	84%		
418	Lane M	CBMH47	MH9	15.8	0.65	0.07	0.05	3.27	18.45	0.15	73	0.667	0.50	750	0.79	1.8	85%		
419	Lane F	CBMH46	MH45	8.3	0.65	0.13	0.08	0.08	15.00	0.10	83	0.019	1.00	300	0.10	1.4	20%		
419	Lane C	MH45	CBMH44	7.8				0.08	15.10	0.13	82	0.019	0.50	300	0.07	1.0	28%		
420	Lane C	CBMH44	CBMH43	42.8				0.08	15.24	0.24	82	0.019	0.50	300	0.07	1.0	28%		
421	Lane C	CBMH43	CBMH42	66.2	0.65	0.11	0.07	0.16	15.97	1.14	80	0.035	0.50	300	0.07	1.0	51%		
421	Lane C	CBMH42	MH40	4.7	0.65	0.21	0.14	0.29	17.11	0.08	77	0.062	0.50	300	0.07	1.0	91%		
422	Street B	MH44	MH41	47.1	0.44	0.32	0.14	0.27	15.00	0.49	137	0.049	1.00	375	0.18	1.6	59%		
423	Street B	MH41	MH40	33.7				0.65	0.27	0.38	0.18	15.00	83	0.040	0.50	450	0.20	1.3	71%
424	Street B	MH40	MH39	33.6				0.45	17.19	0.40	77	0.203	0.50	525	0.30	1.4	67%		
424	Street B	MH39	CBMH38	33.6	0.65	0.40	0.26	1.00	17.59	0.40	76	0.256	0.50	525	0.30	1.4	84%		
425	Street B	CBMH38	MH22	67.0	0.65	0.25	0.16	1.16	17.99	0.73	75	0.288	0.50	600	0.43	1.5	66%		
428	High Density Blk	CB1	CBMH32	53.2	0.65	0.10	0.07	0.07	15.00	1.04	83	0.015	0.50	250	0.04	0.9	36%		
429	High Density Blk	BLDG 1	CBMH32	16.7	0.95	0.20	0.19	0.19	15.00	0.29	83	0.044	0.50	300	0.07	1.0	64%		
430	High Density Blk	CBMH32	MH72	43.8	0.65	0.25	0.16	0.42	16.04	0.65	80	0.092	0.50	375	0.12	1.1	75%		



TOWN OF MIDLAND STORM SEWER DESIGN SHEET Pine Valley Estates																	
Jones Consulting Project No.: PIN-19037 R.P. No.:																	
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		From	To		C	A	CA		To	In							
401	High Density Blk	MH72	MH73	52.3	0.65	0.15	0.10	0.52	16.69	0.78	78	0.111	0.50	375	0.12	1.1	90%
462	High Density Blk	CB9	CBMH33	70.7	0.65	0.05	0.03	0.03	15.00	1.22	83	0.007	0.50	300	0.07	1.0	11%
432	High Density Blk	BLDG 2	CBMH33	16.7	0.95	0.20	0.19	0.19	15.00	0.29	83	0.044	0.50	300	0.07	1.0	64%
433	High Density Blk	CBMH33	MH73	26.2	0.65	0.31	0.20	0.39	16.22	0.39	79	0.086	0.50	375	0.12	1.1	69%
433	High Density Blk	MH73	CBMH75	6.0				0.94	17.46	0.07	76	0.198	0.50	525	0.30	1.4	65%
431	High Density Blk	CBMH75	CBMH76	34.9	0.65	0.46	0.30	1.24	17.53	0.41	76	0.260	0.50	525	0.30	1.4	86%
434	High Density Blk	CBMH76	MH74	25.9	0.65	0.13	0.08	1.32	17.95	0.31	75	0.214	0.50	525	0.30	1.4	90%
426	Lane E	CBMH55	CBMH54	39.9	0.65	0.21	0.14	0.14	15.00	0.49	83	0.031	1.00	300	0.10	1.4	32%
427	Lane L	CBMH54	MH29	40.3	0.65	0.15	0.10	0.23	15.49	0.69	81	0.060	0.50	300	0.07	1.0	88%
460	Lane D	CBMH47	CBMH36	67.8	0.65	0.13	0.08	0.08	15.00	0.83	83	0.019	1.00	300	0.10	1.4	20%
437	Lane D	CBMH36	MH29	14.9	0.65	0.37	0.24	0.33	15.83	0.22	80	0.073	0.50	375	0.12	1.1	58%
436	Lane L	MH29	CBMH28	10.3				0.59	16.18	0.14	79	0.130	0.50	450	0.20	1.3	65%
436	Lane L	CBMH28	DCBMH27	56.8	0.65	0.09	0.06	0.65	16.32	0.75	79	0.143	0.50	450	0.20	1.3	71%
438	Lanigan Drive				0.65	0.35	0.23	0.88	17.06		77	0.187	0.50	525	0.30	1.4	76%
439	Lanigan Drive	DCBMH27	MH22	29.2	0.65	0.31	0.20	1.08	17.06	0.35	77	0.230	0.50	525	0.30	1.4	76%
440	Lanigan Drive	MH23	MH74	21.7	0.65	0.31	0.20	0.20	15.00	0.26	83	0.046	1.00	300	0.10	1.4	48%
440	Lanigan Drive	MH74	MH22	40.2	0.65	0.44	0.34	0.33	15.00	0.44	74	0.313	0.50	600	0.43	1.5	72%
441	Lanigan Drive	MH22	MH21	32.5				3.76	17.41	0.29	76	0.841	0.50	825	1.02	1.9	87%
441	Lanigan Drive	MH21	MH20	32.4	0.65	0.36	0.23	4.00	17.69	0.28	75	0.883	0.50	825	1.02	1.9	87%
442	Lanigan Drive	MH20	MH19	48.7	0.65	0.18	0.11	4.11	17.98	0.43	74	0.900	0.50	825	1.02	1.9	89%
443	Lanigan Drive	MH19	MH9	15.4	0.65	0.28	0.18	4.30	18.41	0.14	74	0.956	0.50	825	1.02	1.9	91%
444	High Density Blk	CB2	CBMH18	25.8	0.65	0.05	0.03	0.03	15.00	0.50	83	0.007	0.50	250	0.04	0.9	18%

TOWN OF MIDLAND STORM SEWER DESIGN SHEET Pine Valley Estates																	
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		From	To		C	A	CA		To	In							
445	High Density Blk	CBMH18	CBMH17	70.0	0.65	0.05	0.03	0.07	15.50	1.21	81	0.015	0.50	300	0.07	1.0	21%
447	High Density Blk	BLDG 3	CBMH17	16.9	0.95	0.20	0.19	0.19	15.00	0.29	83	0.044	0.50	300	0.07	1.0	64%
446	High Density Blk	CBMH17	CBMH16	16.7	0.65	0.35	0.23	0.34	16.21	0.25							



LEGEND:

- PRE-DEVELOPMENT SUBCATCHMENT AREAS
- OVERLAND FLOW DIRECTION
- - - DRAFT PLAN OF SUBDIVISION BOUNDARY
- - - EX. CONTOUR AND ELEVATION

CATCHMENT ID NUMBER: 101 | 0.08 | 17.02

RUNOFF COEFFICIENT: 0.08

AREA IN HECTARES (ha): 17.02

PRELIMINARY – NOT FOR CONSTRUCTION

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BENCHMARK:
ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).

NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



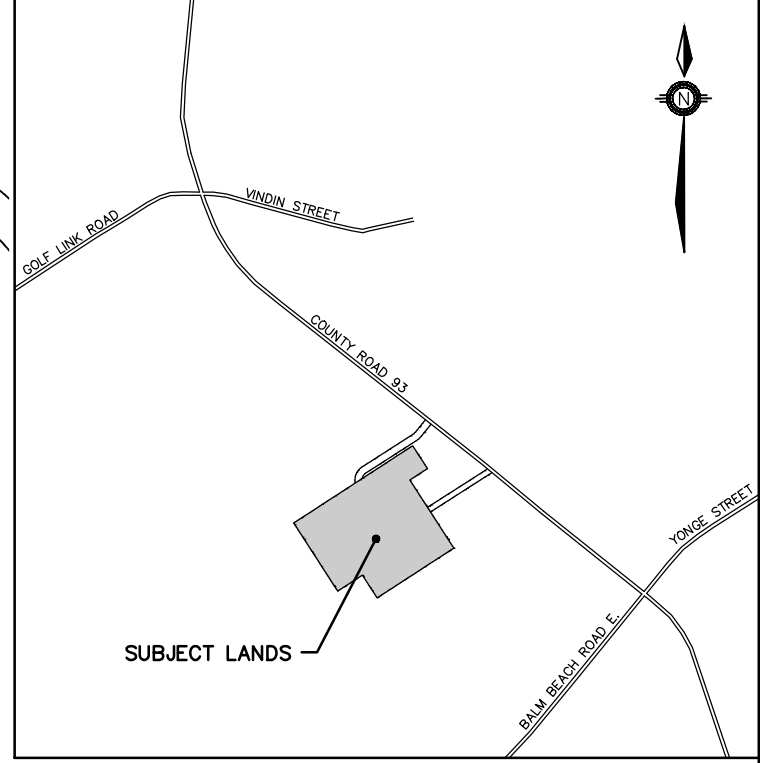
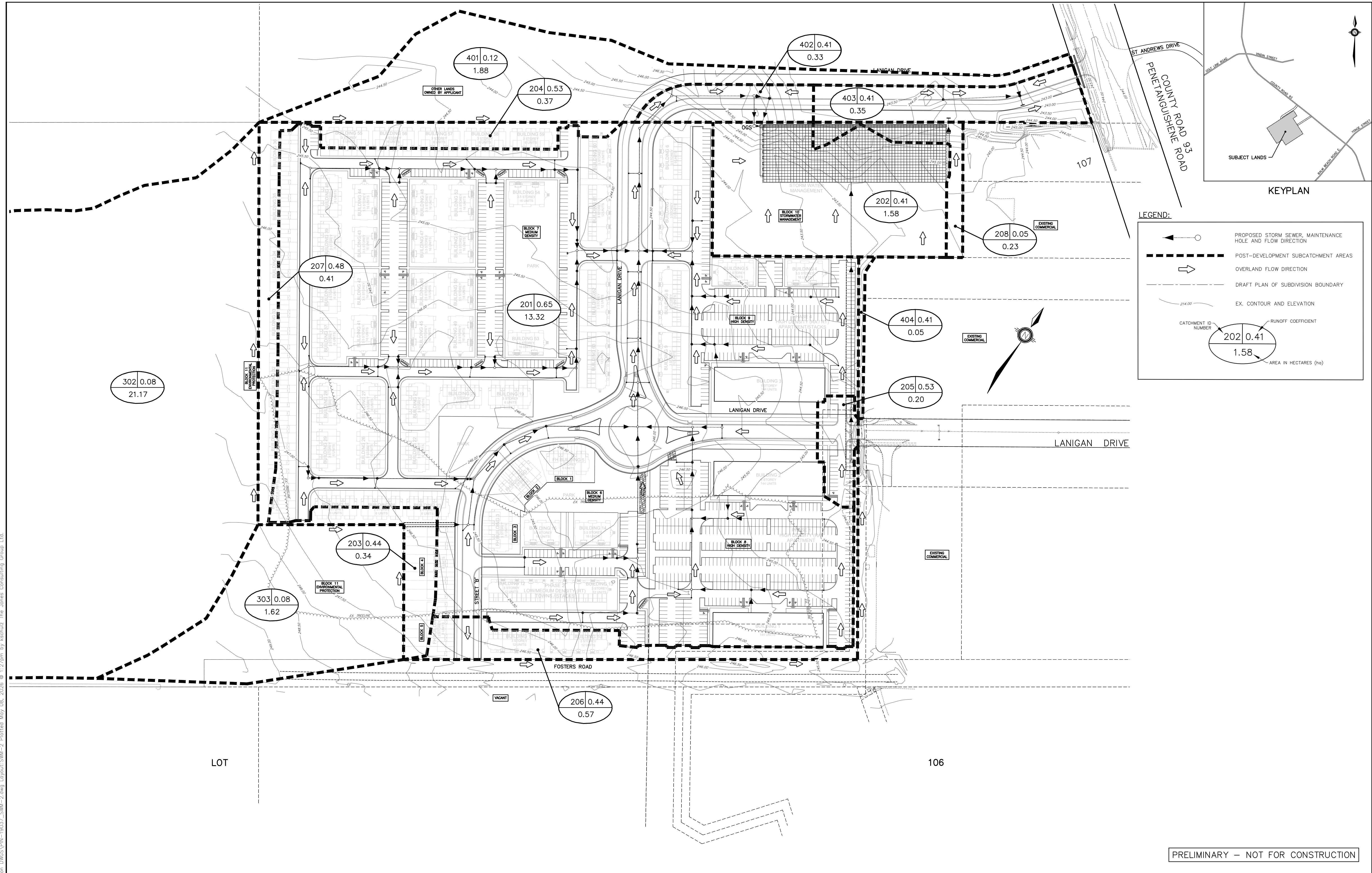
PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

STORMWATER MANAGEMENT PLAN
PRE-DEVELOPMENT CONDITIONS

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

229 Mapleview Dr. E. Unit 1
Barrie, ON L4N 0W5
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DESIGN	KS/KR	SCALE: 1:1250	DATE	APRIL 2026
DRAWN	KS	PROJECT	DWG. NO	
CHECKED	JWI	PIN-19037	SWM-1	



LEGEND:

- PROPOSED STORM SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
- POST-DEVELOPMENT SUBCATCHMENT AREAS
- OVERLAND FLOW DIRECTION
- DRAFT PLAN OF SUBDIVISION BOUNDARY
- EX. CONTOUR AND ELEVATION
- CATCHMENT ID NUMBER
- RUNOFF COEFFICIENT
- AREA IN HECTARES (ha)

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BENCHMARK:
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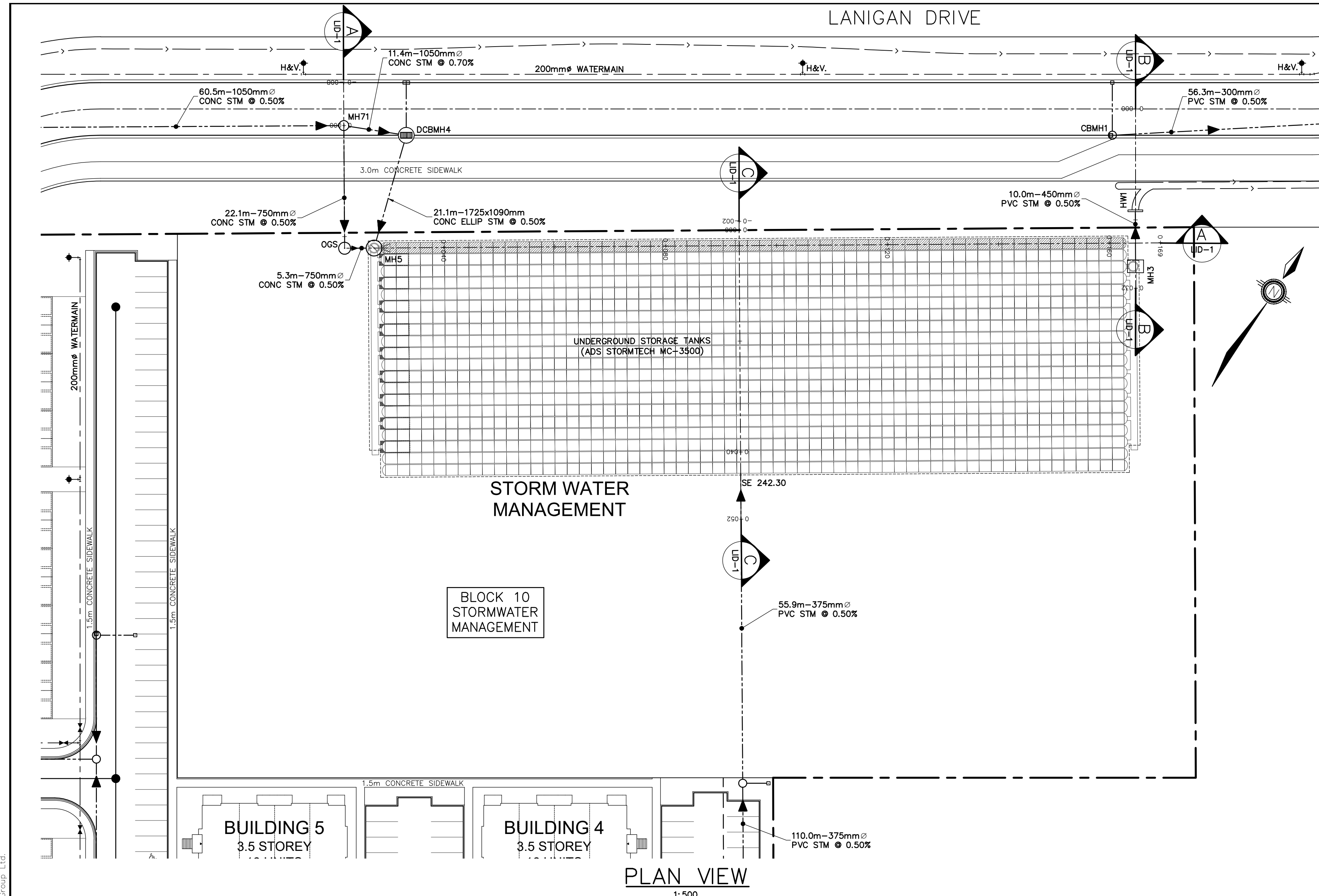
NO.	REVISIONS	DATE	INITIAL
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI



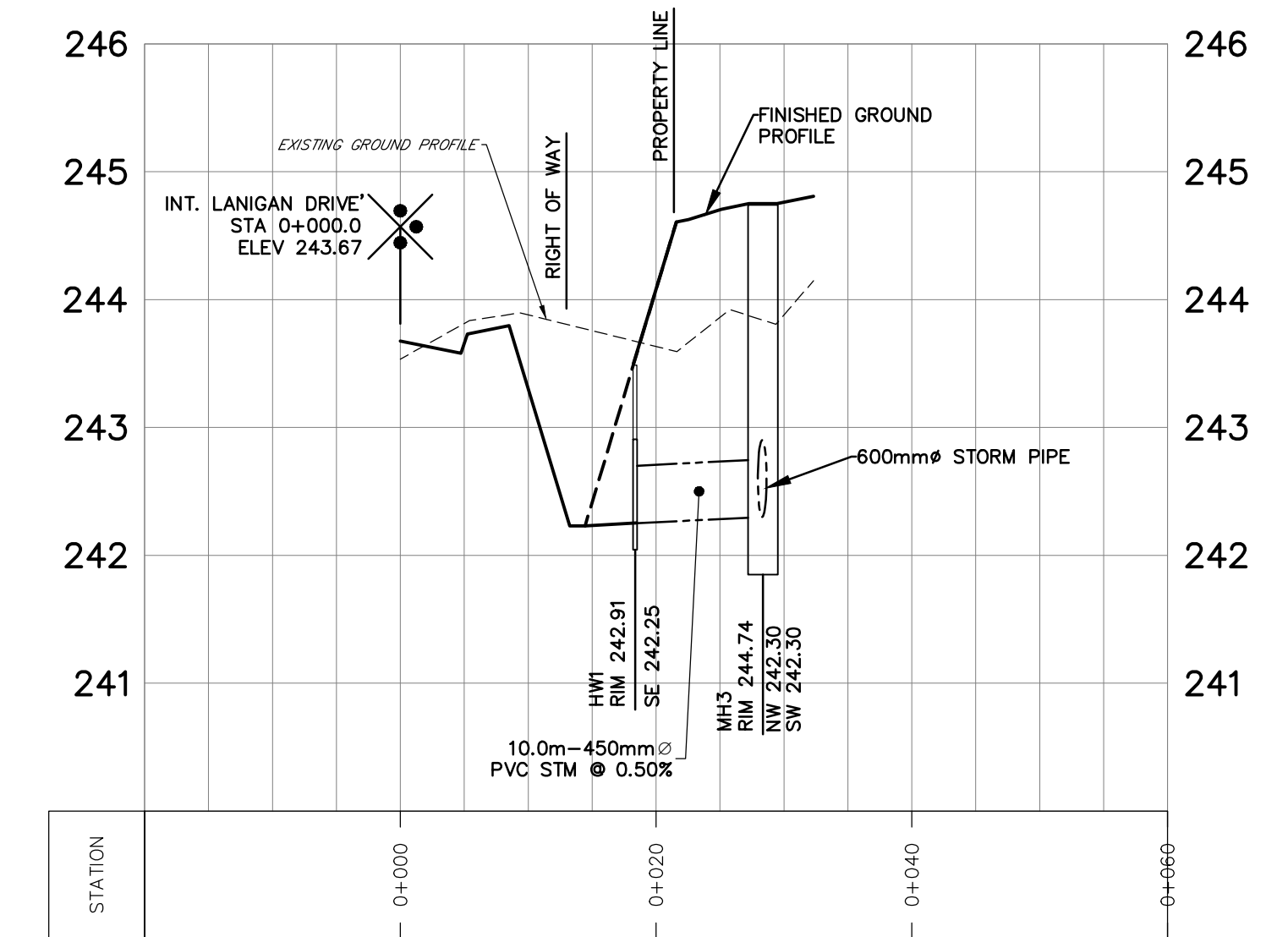
PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND
STORMWATER MANAGEMENT PLAN
POST-DEVELOPMENT CONDITIONS

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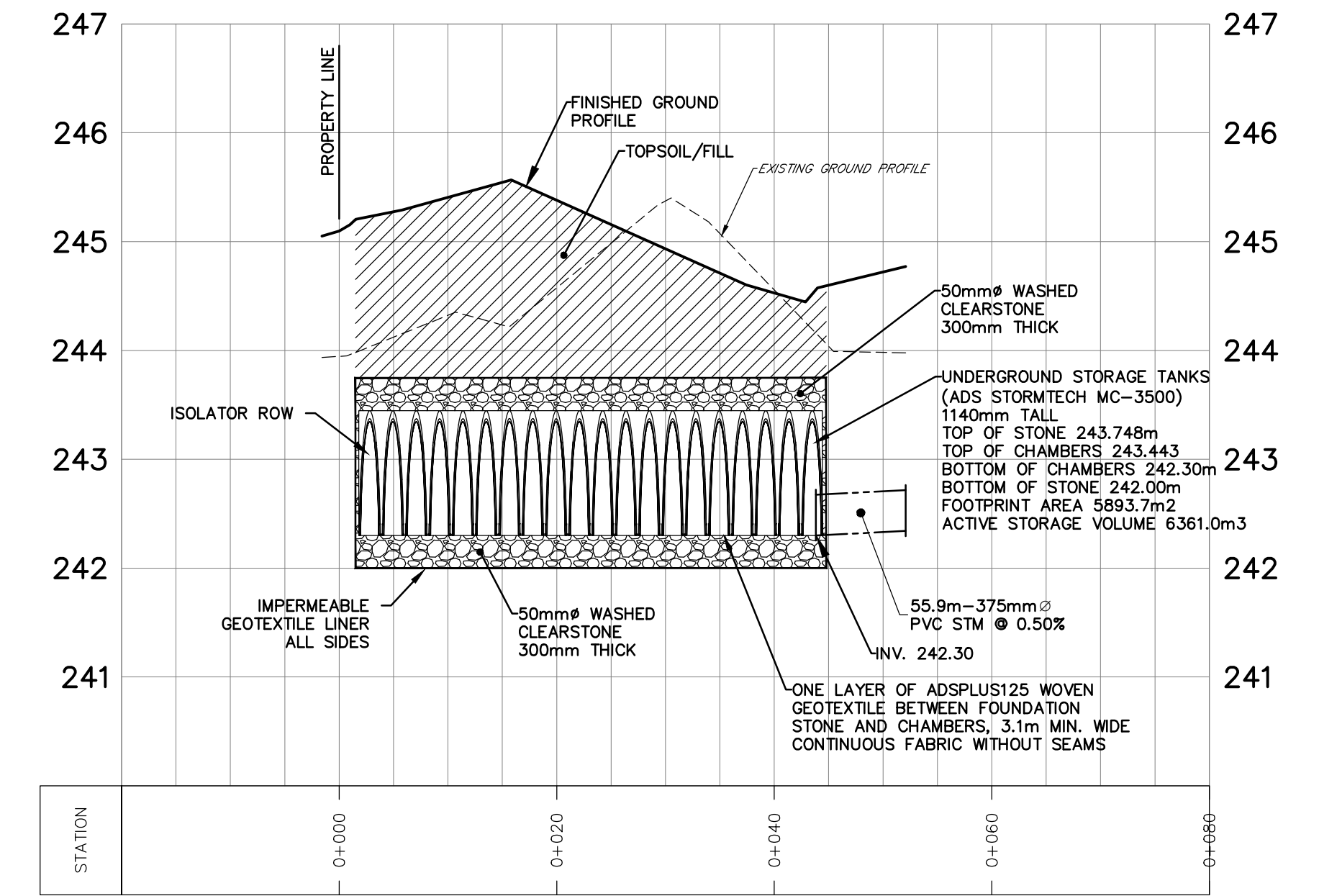
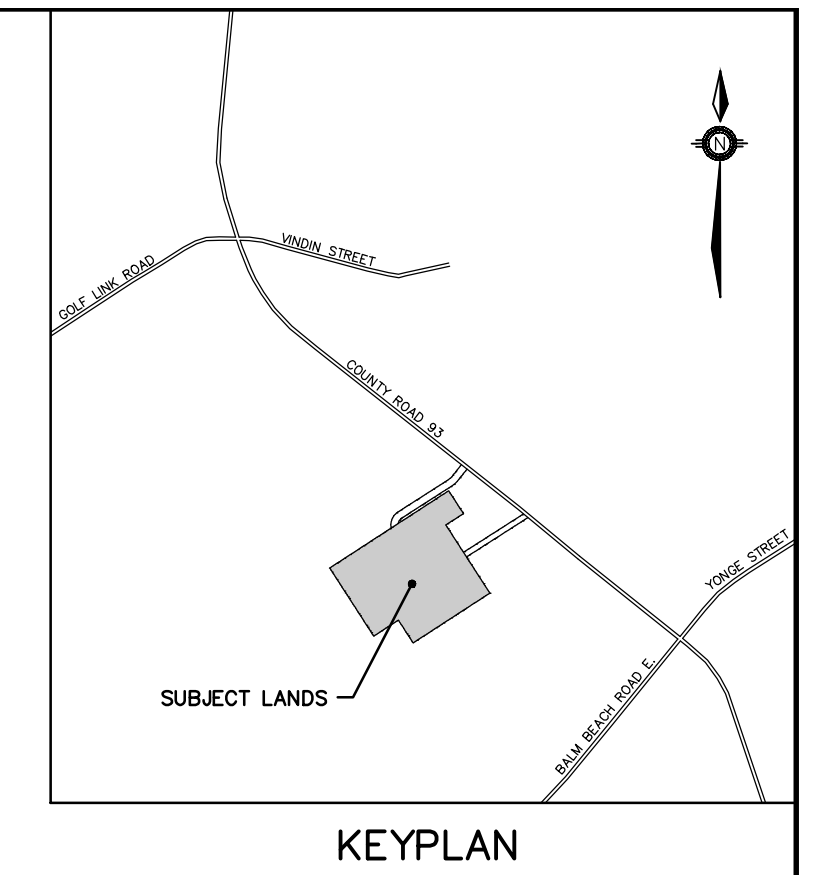
DESIGN	KS/KR	SCALE: 1:1250	DATE	APRIL 2026
DRAWN	KS	PROJECT	DWG. N ^o	
CHECKED	JWI	PIN-19037	SWM-2	



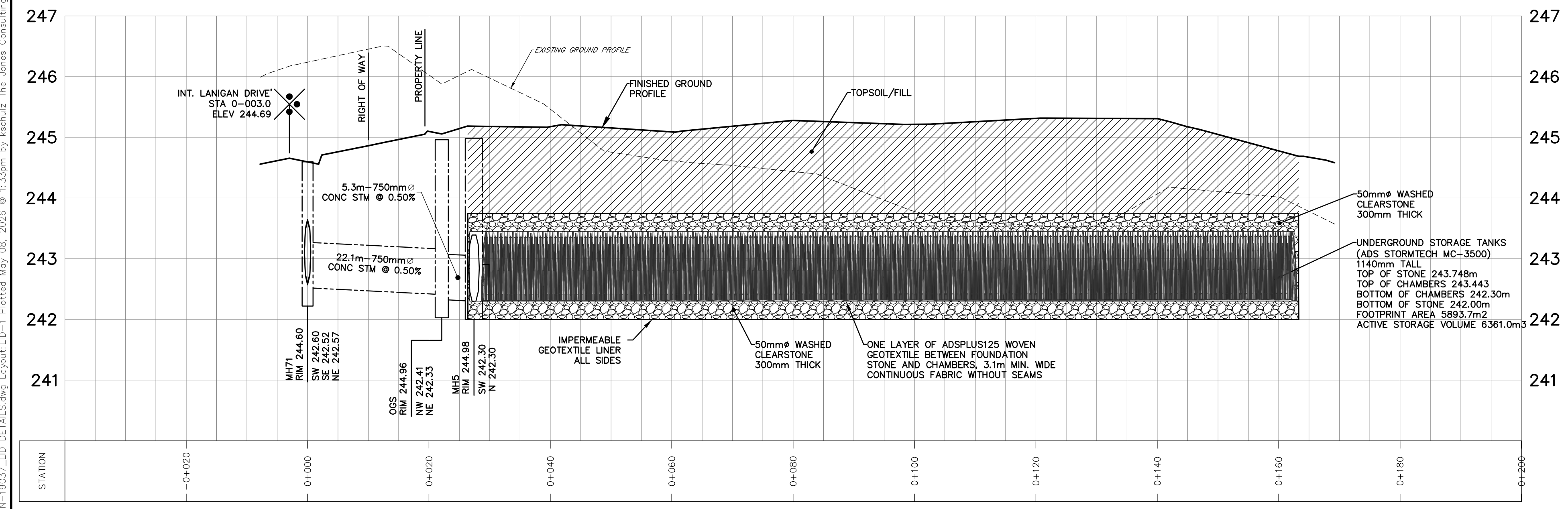
PLAN VIEW
1:500



SECTION B-B
HOR. 1:500
VERT. 1:50



SECTION C-C
HOR. 1:500
VERT. 1:50



SECTION A-A
HOR. 1:500
VERT. 1:50

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BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED BY REAL TIME NETWORK OBSERVATIONS, USING THE CAN-NET NETWORK, UTM ZONE 17, NAD83(CSRS),(2020).			
1.	ZBA & DPA SUBMISSION	MAY 2026	JWI
NO.	REVISIONS	DATE	INITIAL



PINE VALLEY HOMES LIMITED
9332 COUNTY ROAD 93
TOWN OF MIDLAND

LID SECTIONS & DETAILS
BELOW GRADE SWM FACILITY

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DESIGN	KS/JWI	SCALE: AS NOTED	DATE	FEBRUARY 2026
DRAWN	KS	PROJECT	DWG. NO	
CHECKED	JWI	PIN-19037	LID-1	

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