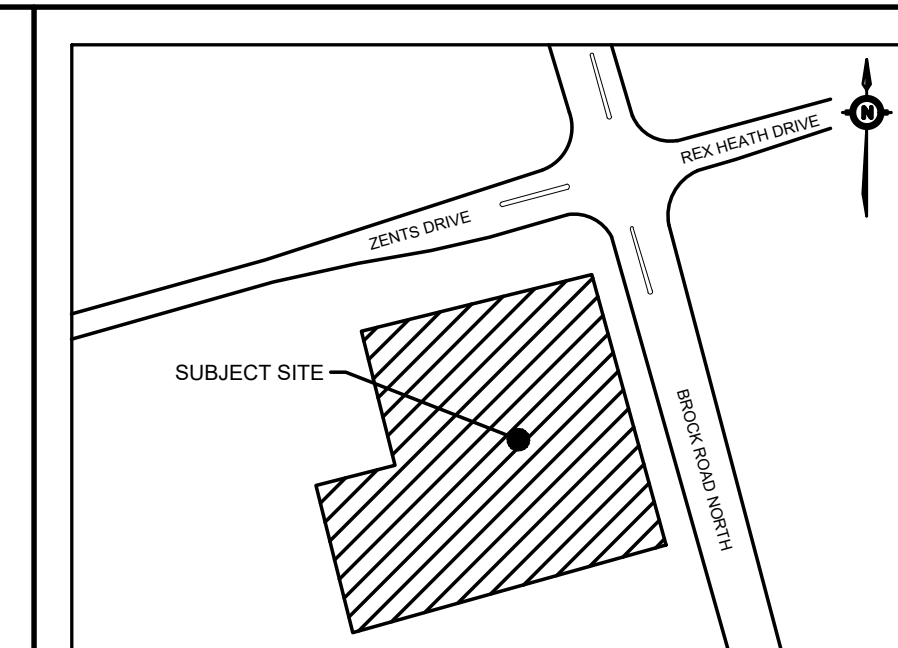


ZENTS DRIVE

FUTURE MUNICIPAL ROAD
FOUR SEASONS LANE

BROCK ROAD
(REGIONAL ROAD 1)



KEY PLAN
N.T.S.
LEGEND

- x 200.00 0.5% MHTA
- x 200.00 1.5% EX MHTA
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- ▶ BUILDING ENTRANCE
- ▶ x 200.00 PROP ELEVATION TO MATCH EXISTING
- ▶ EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH / CBMH / DCBMH / OGS
- CB / DCB
- ◆ HYDRANT / VALVE BOX

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE RELATED TO TOWN OF AJAX BENCH MARK No. 437, HAVING AN ELEVATION OF 90.79 METRES.

BEARING: BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B'. USING THE LEICA SMARTNET RTK NETWORK, AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)2010).

FOUR SEASONS LANE - BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83

SITE PLAN: GUTHRIE MUSCOVITCH ARCHITECTS, 220725

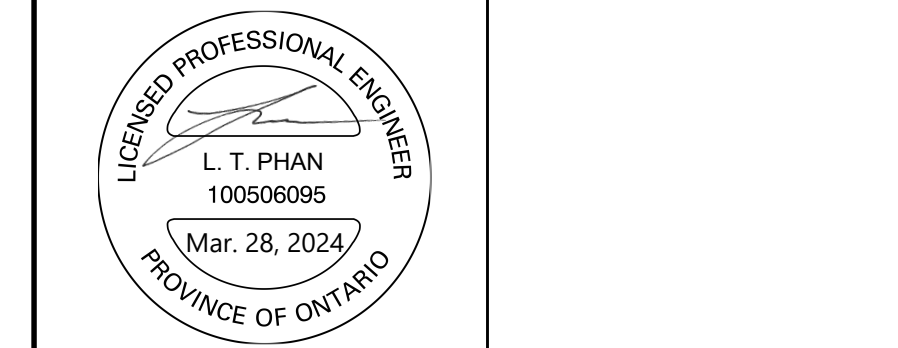
SURVEY: KRCMAR SURVEYORS LTD., 181112, FOUR SEASONS LANE - J.D. BARNES 220620

NO.	ISSUE	DATE	BY
2	ISSUED FOR ZBA RESUBMISSION	2024-03-22	L.P.
1	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.

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- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO TYLIN 48 HOURS PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS		HDPE = HIGH DENSITY POLYETHYLENE				
GENERAL:	TW = TOP OF WALL	BW = BOTTOM OF WALL	CONC = CONCRETE			
PROP = PROPOSED	EX = EXISTING	SERVICING:	STM = STORM	SAN = SANITARY	WAT = WATER	PVC = POLYVINYL CHLORIDE
ELEVATIONS:	TC = TOP OF CURB	BC = BOTTOM OF CURB	AD = AREA DRAIN	TD = TRENCH DRAIN		



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8800 DUFFERIN STREET,
SUITE 200
VAUGHAN, ON
L4K 0C5
p: 905.738.5700
f: 905.738.0065

THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD

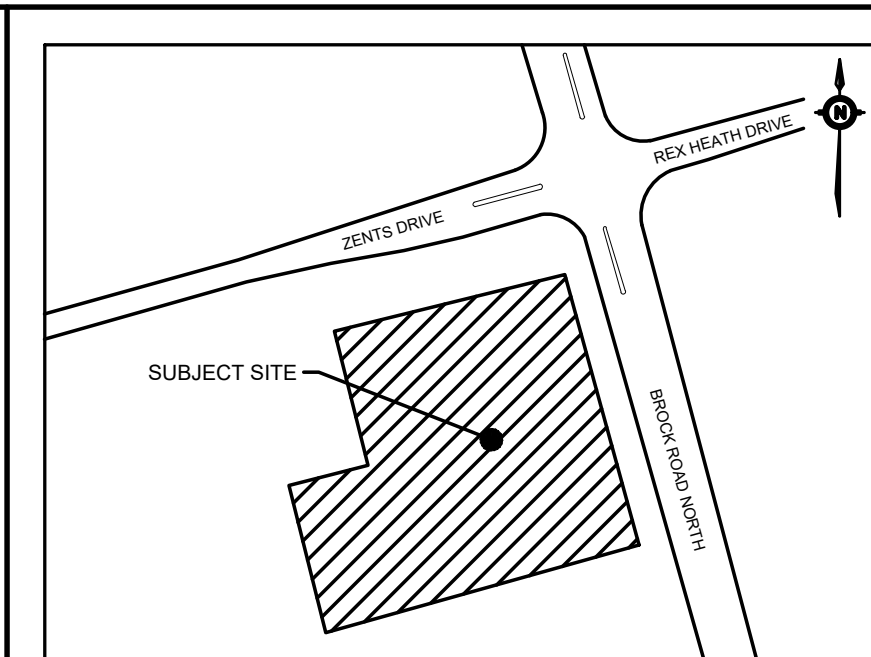
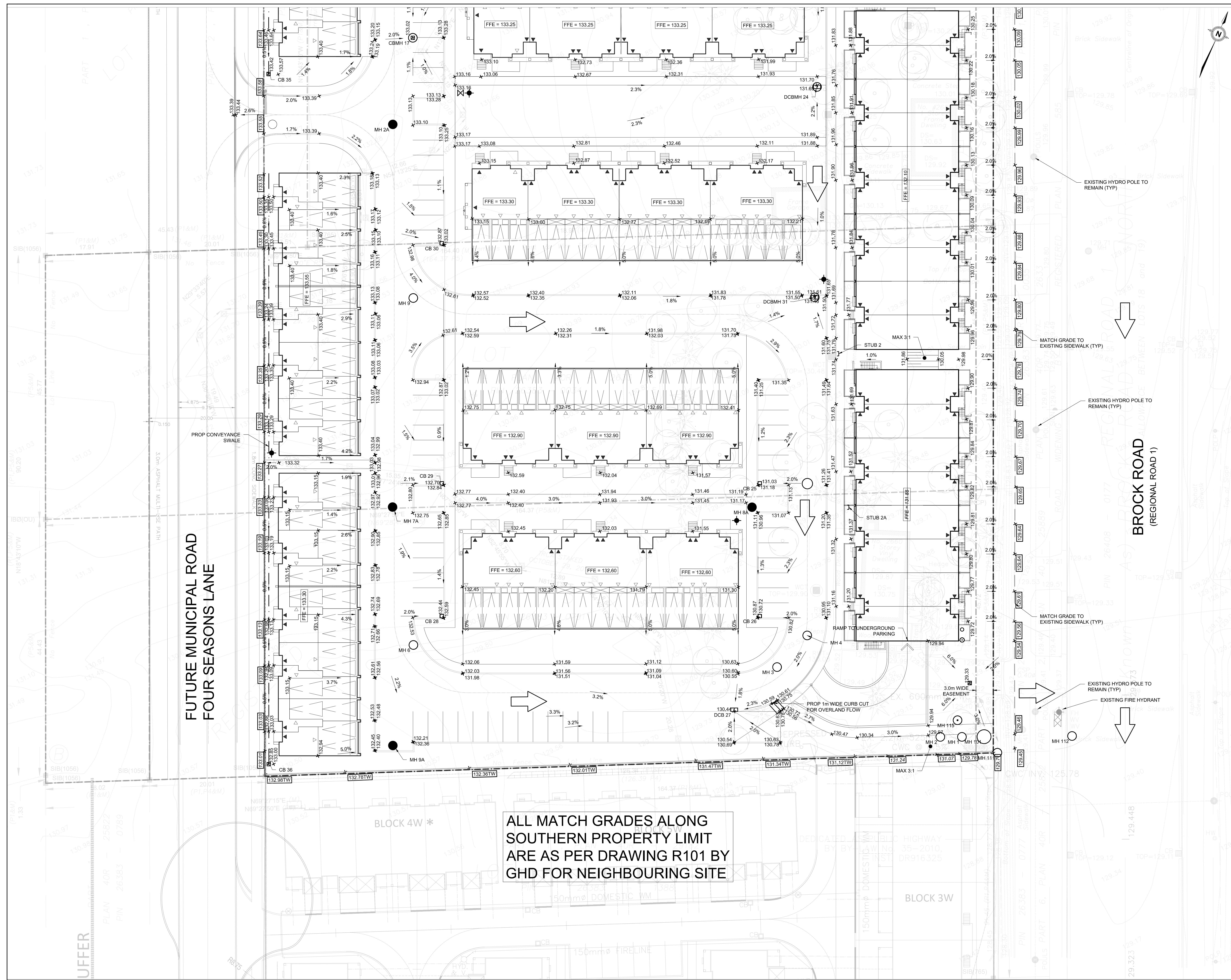
GRADING PLAN (1 OF 2)

SCALE:	1:300	PROJECT #	18138
DATE:	JULY 2022	DRAWING #	G1
DRAWN BY:	V.P. / L.P.		
DESIGNED BY:	V.P. / L.P.		
CHECKED BY:	L.P. / B.D.		

SEE GRADING PLAN G2 FOR CONTINUATION

File: G:\Projects\20181518-Complan-Block_Zents3_Drawing\3_Drawing\3_Drawing\181518_GROADNG.dwg Layout: 01 Date: Mar 22, 2024 - 10:01am. Edit By: vucupatrick

SEE GRADING PLAN G1 FOR CONTINUATION



KEY PLAN
N.T.S.
LEGEND
SEE ABBREVIATIONS BELOW

- 200.00 0.5% PROPOSED ITEMS
- 200.00 1.5% EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- - - - - LIMIT OF CONSTRUCTION
- ▭ LIMIT OF BUILDING STRUCTURE
- ▶ BUILDING ENTRANCE
- ◀ PROP ELEVATION TO MATCH EXISTING
- ➔ EMERGENCY OVERLAND FLOW ROUTE
- (with cross) SANITARY MH
- (with dot) STM MH / CBMH / DCBMH / OGS
- CB / DCB
- ⊗ HYDRANT / VALVE BOX

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE RELATED TO TOWN OF AJAX BENCH MARK No. 437, HAVING AN ELEVATION OF 90.79 METRES.

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FOUR SEASONS LANE: BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83

SITE PLAN: GUTHRIE MUSCOVITCH ARCHITECTS, 220725

SURVEY: KRCMAR SURVEYORS LTD., 181112, FOUR SEASONS LANE - J.D. BARNES 220620

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BC = BOTTOM OF CURB	PVC = POLYVINYL CHLORIDE	AD = AREA DRAIN
		TD = TRENCH DRAIN



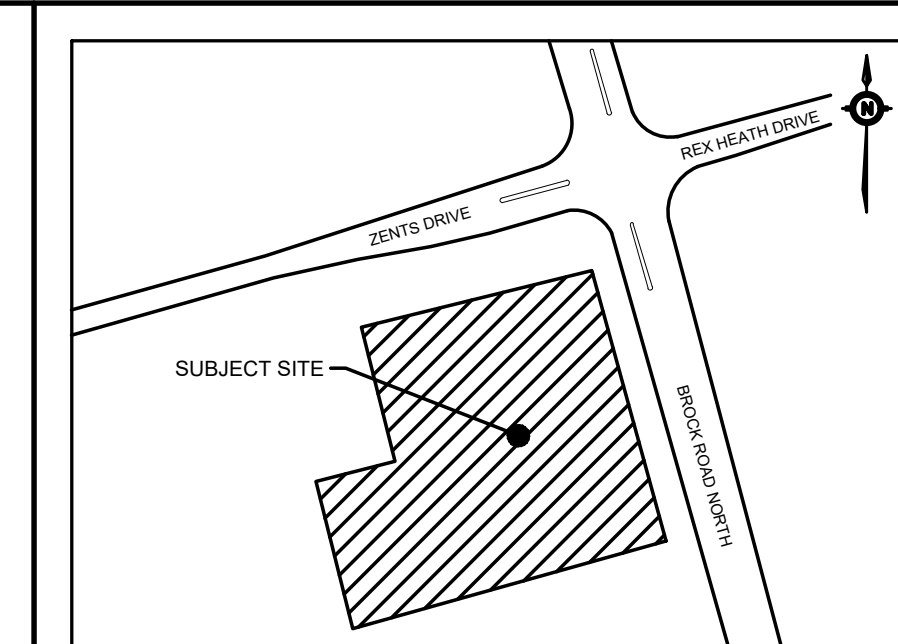
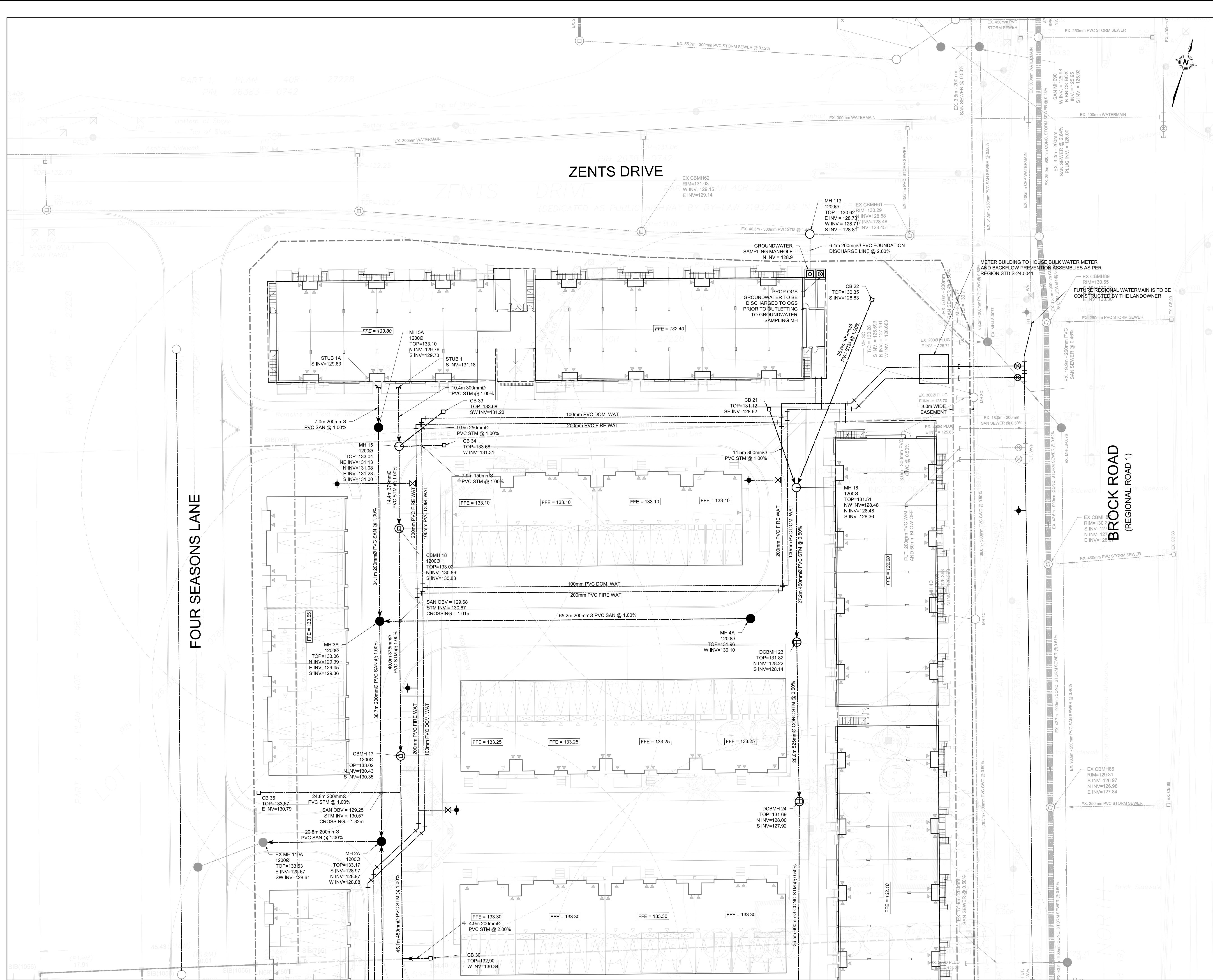
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SUITE 200
VAUGHAN, ON
L4K 0C5
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f: 905.738.0065

THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD

GRADING PLAN (2 OF 2)

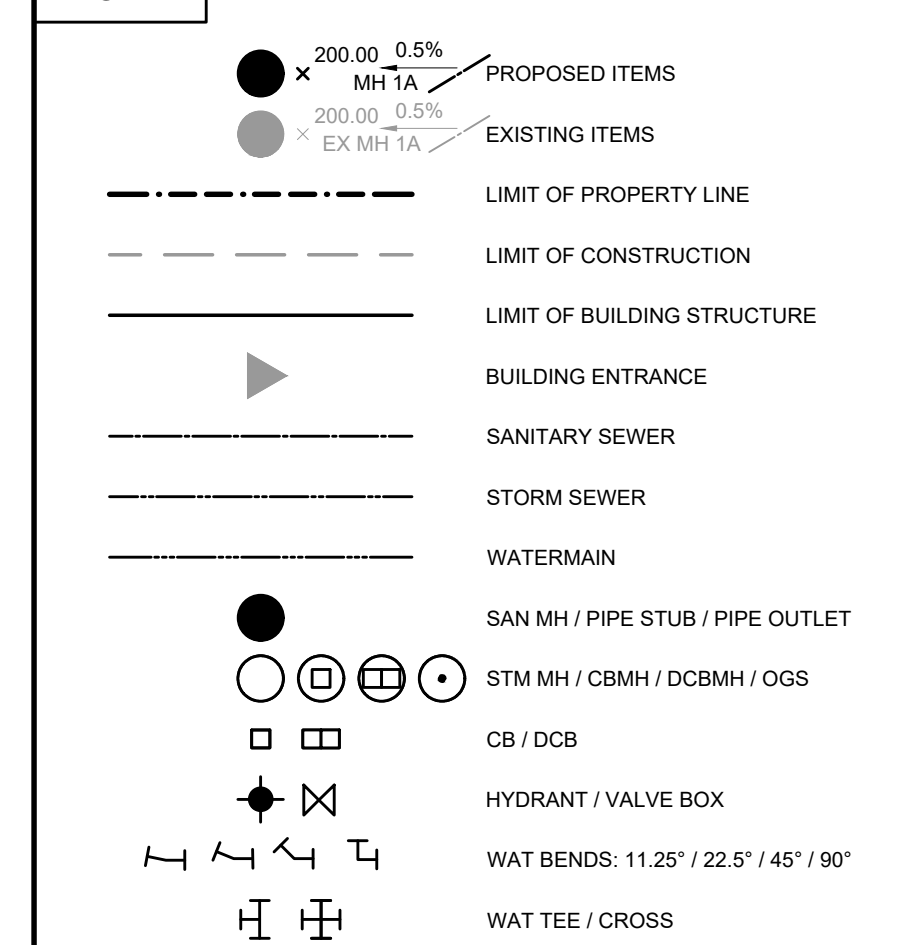
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DATE:	JULY 2022	DRAWING #	
DRAWN BY:	V.P. / L.P.		
DESIGNED BY:	V.P. / L.P.		G2
CHECKED BY:	L.P. / B.D.		

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KEY PLAN
N.T.S.

LEGEND
SEE ABBREVIATIONS BELOW



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SITE PLAN: GUTHRIE MUSCOVITCH ARCHITECTS, 220725

SURVEY: KRCMAR SURVEYORS LTD., 181112, FOUR SEASONS LANE - J.D. BARNES 220620

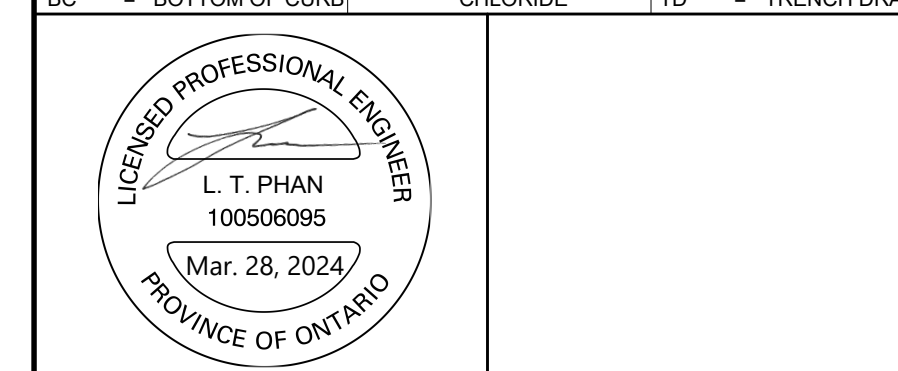
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BC = BOTTOM OF CURB	WAT = WATER	AD = AREA DRAIN
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SUITE 200
VAUGHAN, ON
L4K 0C5
p: 905.738.5700
f: 905.738.0065

THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD

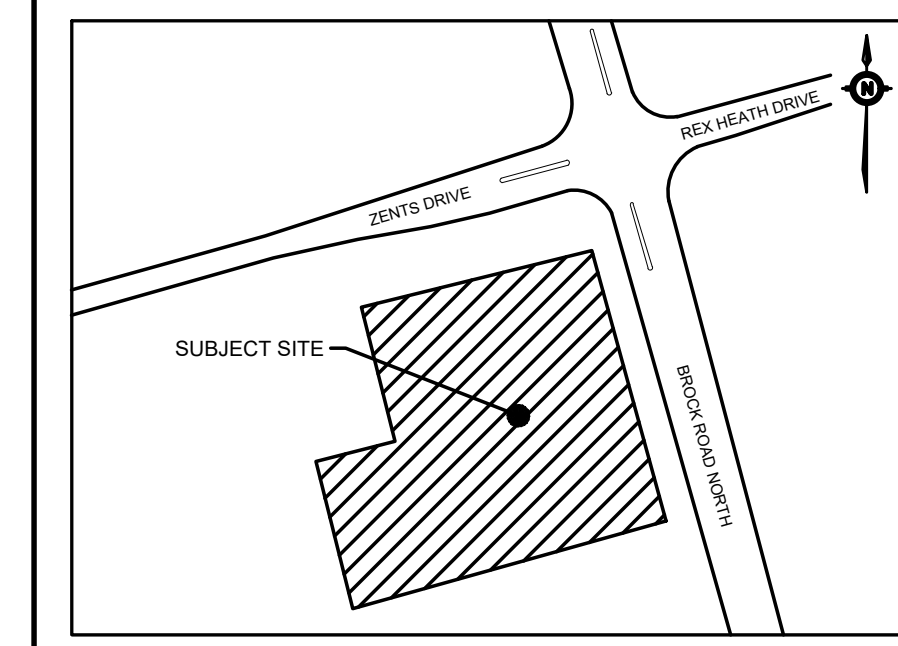
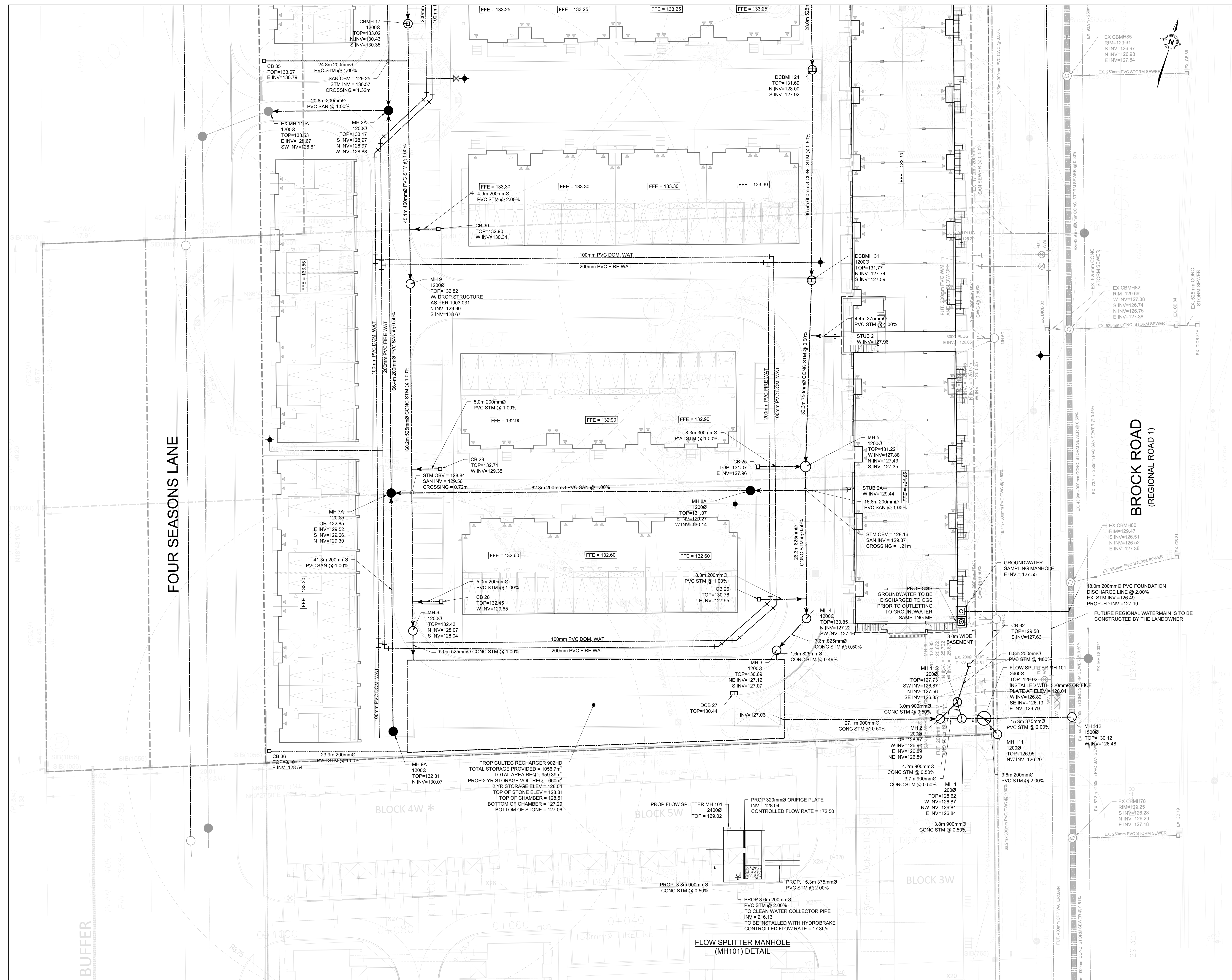
SERVICING PLAN (1 OF 2)

SCALE:	1:300	PROJECT #	18138
DATE:	JULY 2022	DRAWING #	
DRAWN BY:	V.P. / L.P.		
DESIGNED BY:	V.P. / L.P.		S1
CHECKED BY:	L.P. / B.D.		

SEE GRADING PLAN S2 FOR CONTINUATION

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SEE GRADING PLAN S1 FOR CONTINUATION



KEY PLAN
N.T.S.
LEGEND
SEE ABBREVIATIONS BELOW

- 200.00 0.5% PROPOSED ITEMS
- 200.00 0.5% EXISTING ITEMS
- LIMIT OF PROPERTY LINE
- LIMIT OF CONSTRUCTION
- LIMIT OF BUILDING STRUCTURE
- ▶ BUILDING ENTRANCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- SAN MH / PIPE STUB / PIPE OUTLET
- STM MH / CBMH / DCBMH / OGS
- CB / DCB
- ⊕ HYDRANT / VALVE BOX
- ⊕ WAT BENDS: 11.25° / 22.5° / 45° / 90°
- ⊕ WAT TEE / CROSS

BENCHMARK: ELEVATIONS ARE GEODETIC AND ARE RELATED TO TOWN OF AJAX BENCH MARK No. 437, HAVING AN ELEVATION OF 90.79 METRES.

BEARING: BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B'. USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL, MERIDIAN 81° 00' WEST LONGITUDE. (NAD 83 (CSRS(2010)))
FOUR SEASONS LANE - BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83

SITE PLAN: KUTHRIE MUSCOVITCH ARCHITECTS, 220725
SURVEY: KRCMAR SURVEYORS LTD., 181112, FOUR SEASONS LANE .J.D. BARNES 220620

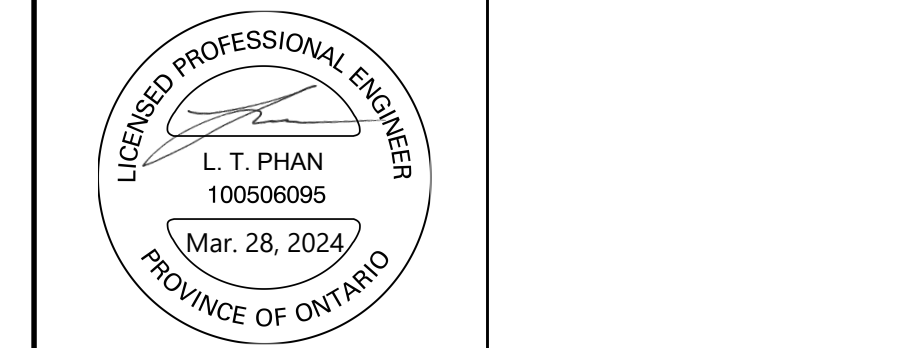
NO.	ISSUE	DATE	BY
2	ISSUED FOR ZBA RESUBMISSION	2024-03-22	L.P.
1	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.

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EX = EXISTING			MH	= MAINTENANCE HOLE
			STM	= STORM
			SAN	= SANITARY
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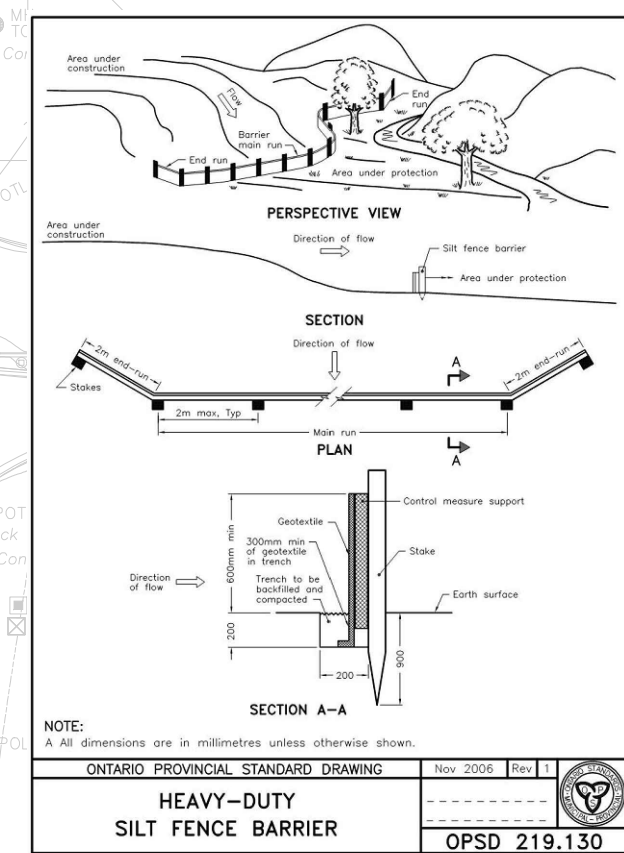
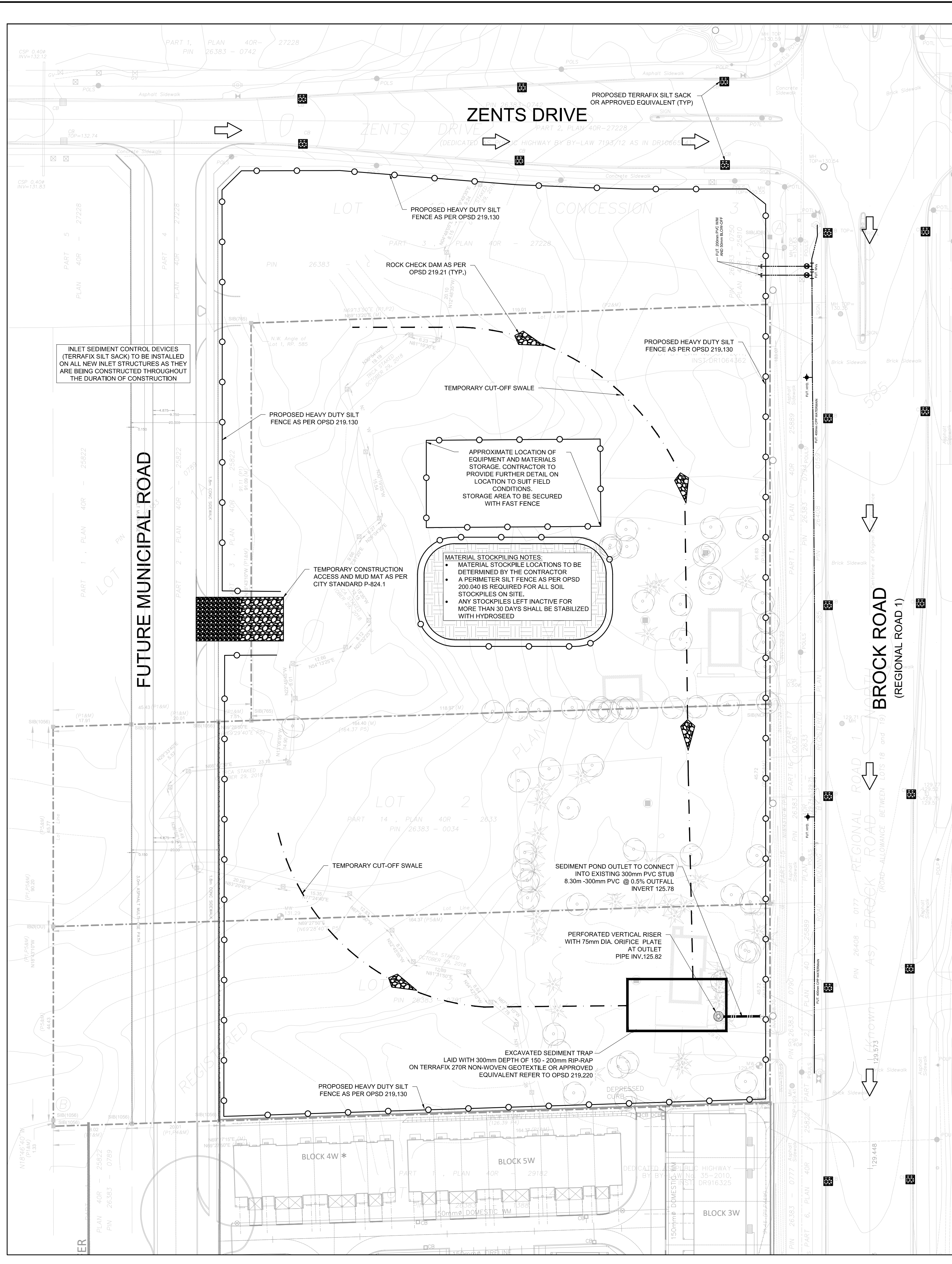
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p: 905.738.5700
f: 905.738.0065

THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD

SERVICING PLAN (2 OF 2)

SCALE:	PROJECT #
1:300	18138
DATE: JULY 2022	
DRAWN BY: V.P. / L.P.	DRAWING #
DESIGNED BY: V.P. / L.P.	S2
CHECKED BY: L.P. / B.D.	

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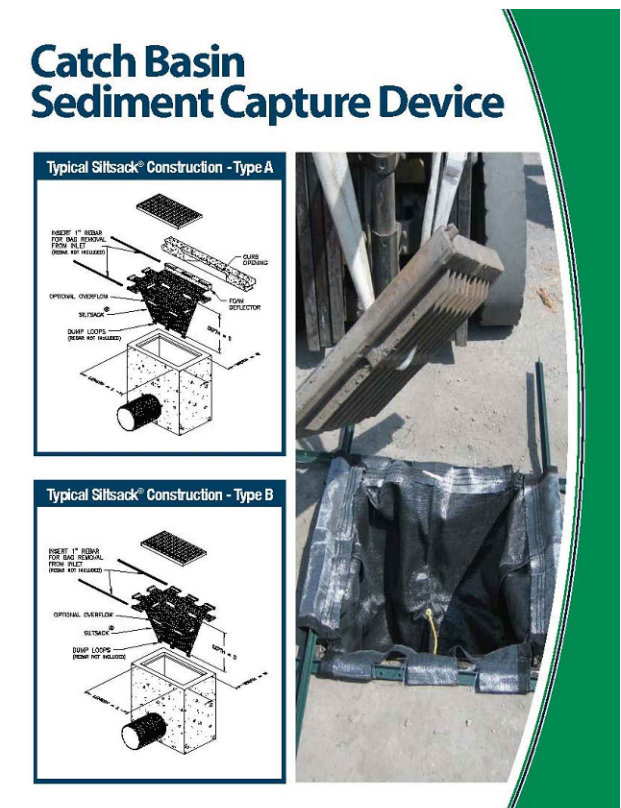
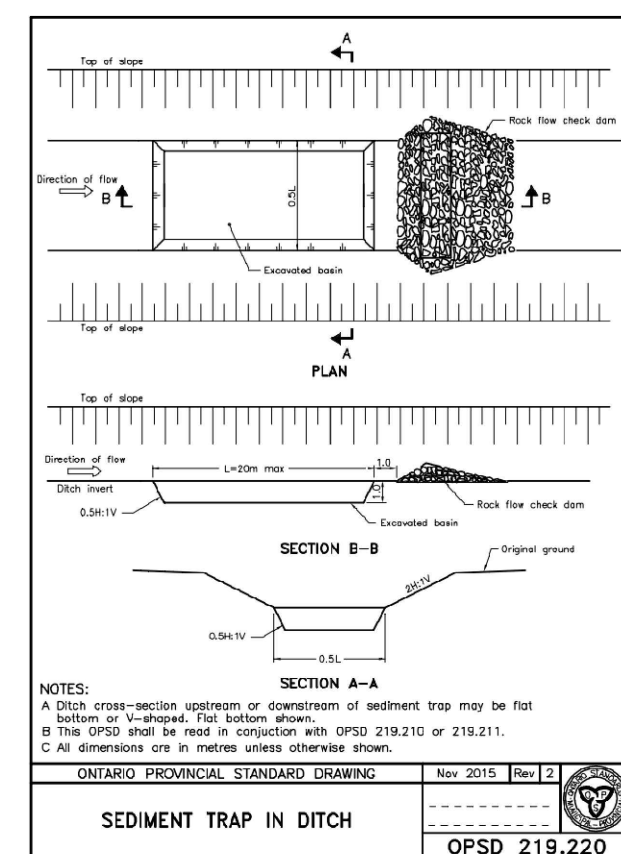
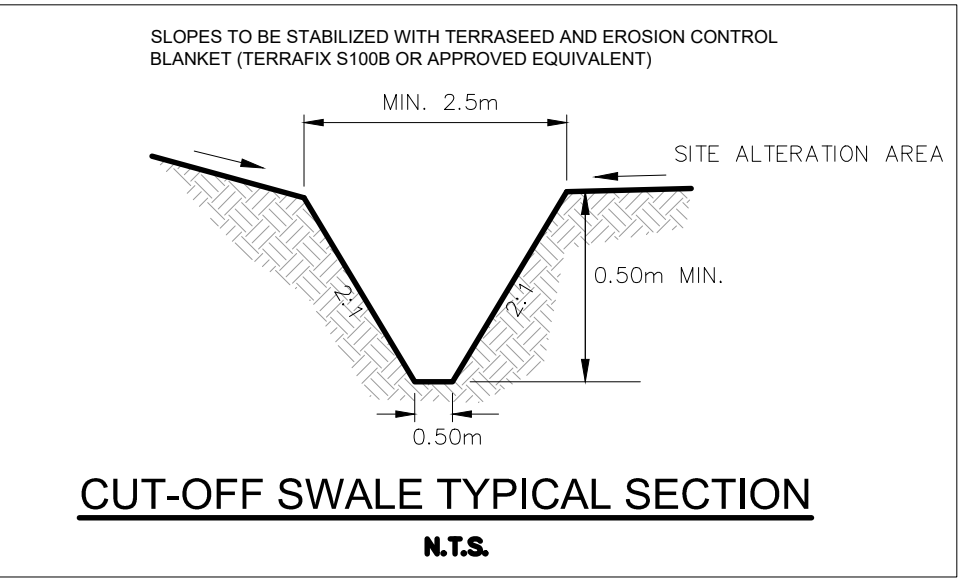
EROSION & SEDIMENT CONTROL NOTES:

- ALL SEDIMENT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL NEW AND EXISTING CATCHBASINS AND CATCHBASIN MANHOLES ON-SITE OR IN ADJACENT STREETS SHALL HAVE THE UNDERSIDE OF THE GRATE COVERED WITH TERRAFIX 270R NON-WOVEN GEOTEXTILE DURING CONSTRUCTION. CONTRACTOR SHALL REGULARLY CLEAN SEDIMENT AND DEBRIS FROM THESE GEOTEXTILE PIECES. CONTRACTOR SHALL DISPOSE WITH THESE PIECES AT THE END OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
- ALL SEDIMENT AND EROSION CONTROL WORKS WILL BE INSPECTED AFTER EACH RAINFALL, AND REPAIRED / MAINTAINED TO THE SATISFACTION OF THE CITY ENGINEERS.
- SEDIMENT CONTROL FENCES SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO PREVENT SEDIMENT FROM FLOWING ONTO THE ADJACENT LANDS.
- HOARDING OR SNOW FENCING SHALL BE ERECTED AND MAINTAINED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASE.
- FILTER FABRIC SHALL BE PLACED UNDER ALL STREET CATCHBASINS GRATES. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL CURBS ARE CONSTRUCTED AND BOULEVARDS AND BACKYARDS ARE GRADED AND SODDED. FILTER FABRIC USED FOR SEDIMENT CONTROL SHALL BE TERRA FIX 270R AN APPROVED EQUIVALENT.
- MUD TRACKING AND DUST MUST BE CONTROLLED ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY.

SEDIMENT CONTROL INSTRUCTIONS:

- THE CONTRACTOR SHALL MAINTAIN A SUPPLY OF SEDIMENT FENCE, CLEAR STONE AND FILTER FABRIC ON SITE FOR EMERGENCY USE. SEDIMENT FENCE WILL BE INSTALLED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
- SITE INSPECTOR SHALL VERIFY THAT THE SEDIMENTATION CONTROLS ARE INTACT ON WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS. DEFICIENCIES SHALL BE REPORTED TO THE CONTRACTOR AND REPAIRED IMMEDIATELY.
- MONTHLY INSPECTION REPORTS SHALL BE PREPARED BY THE INSPECTOR.
- UPON IMPLEMENTATION OF EROSION SEDIMENT CONTROL THE CONTRACTOR IS TO CONFIRM WITH THE INSPECTOR THAT THE CONTROLS ARE OPERATING TO THEIR SATISFACTION. ADDITIONAL MEASURES MAY BE REQUIRED AT THE RECOMMENDATIONS OF THE ENGINEER AND/OR INSPECTOR.
- POSITIVE DRAINAGE TO THE SEDIMENT BASINS SHALL BE MAINTAINED DURING CONSTRUCTION.

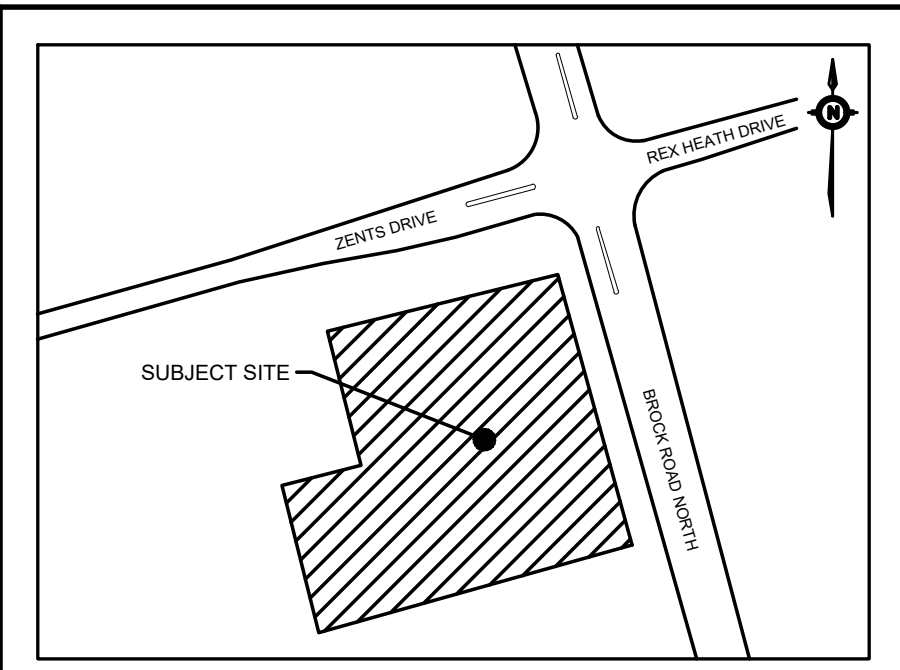
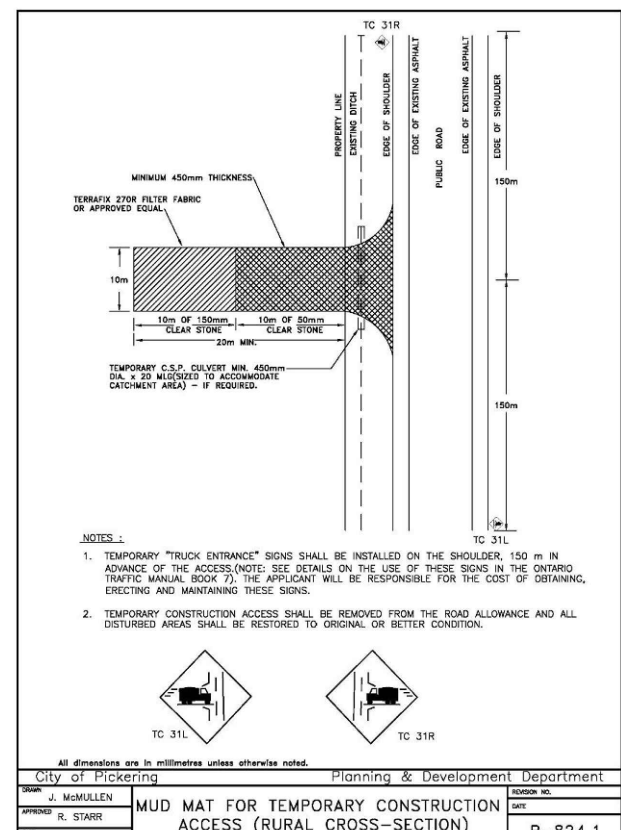
SWALE SLOPE	ROCK CHECK DAM SPACING
0 - 1%	45 m
1 - 2%	20 m
2 - 3%	15 m
3 - 4%	10 m
4 - 5%	9 m



STAGED ESC DRAWINGS TO BE PROVIDED DURING DETAILED DESIGN STAGE

SUMMARY CHART FOR ESC STAGING

ESC Measure	Timing for Installation	Inspection Maintenance Requirements	Timing for Removal
PHASE 1 - Topsoil Stripping and Area Grading			
<ul style="list-style-type: none"> Silt Fence Mud Mat Drainage Swales Check Dams Sediment Traps Other ESC measures as required 	Prior to topsoil stripping.	Consultant to arrange inspection with City staff once installation is complete. Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment and repair ESC measures.	All Phase 1 ESC measures will remain in place throughout Phase 2.
PHASE 2 - Municipal Servicing			
<ul style="list-style-type: none"> Restoration Hydroseeding Storm sewer inlet sediment controls Maintenance and repairs to all Phase 1 ESC measures as per detailed inspection with City. Removal of identified Phase 1 or 2 measures. 	After area grading and during or after installation of storm drainage system.	Detailed inspection of all Phase 1 ESC measures with City. Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment and repair ESC measures.	Just prior to final grading or building construction.
PHASE 3 - Building Construction			
<ul style="list-style-type: none"> Maintenance and repairs to all remaining ESC measures as per detailed inspection with City. Removal of identified Phase 1 or 2 measures. 	Prior to building construction ESC measures to be repaired as per City deficiency list.	Detailed inspection of all remaining ESC measures with City. Consultant to undertake weekly inspections and after each rainfall event, including weekly reporting. Regular maintenance to remove accumulated sediment and repair ESC measures.	Just prior to final topsoil and sodding of landscape areas.
PHASE 4 - Final Stabilization/Rehabilitation and ESC Decommissioning			
<ul style="list-style-type: none"> Stabilization of all work areas, including locations where ESC measures were implemented as per detailed inspection with City. Removal and offsite disposal (as required) of all measures 	Prior to ESC removal, site to be stabilized and approved by City.	Detailed inspection of works to determine whether all areas have been stabilized. Any deficiencies noted by City to be rectified.	Upon final stabilization.



KEY PLAN
N.T.S.

ADDRESS:
2680 BROCK ROAD
PICKERING, ONTARIO

LEGEND

SEE ABBREVIATIONS BELOW

●	200.00	0.5%	PROF ITEMS
○	200.00	0.5%	TEXT
---			EXISTING LIMIT OF PROPERTY LINE
---			LIMIT OF PROPERTY LINE
---			LIMIT OF CONSTRUCTION
○			SILT FENCE
○			INLET SEDIMENT CONTROL
■			MUD MAT
---			TEMPORARY CUT-OFF SWALE
■			TOPSOIL STOCKPILE WITH SILT FENCE
■			SEDIMENT TRAP / ROCK CHECK DAM

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FOUR SEASONS LANE - BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83

SITE PLAN: KUTHRIE MUSCOVITCH ARCHITECTS, 220725

SURVEY: KRCMAR SURVEYORS LTD., 181112, FOUR SEASONS LANE J.D. BARNES 220620

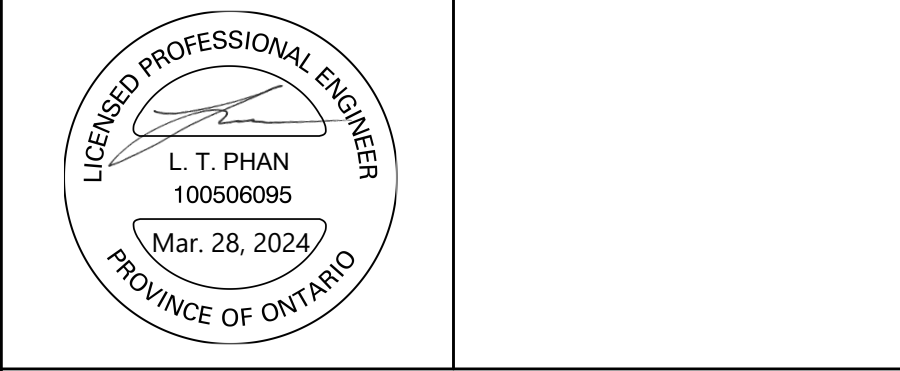
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STM	= STORM WATER	TD	= TRENCH DRAIN
SAN	= SANITARY		
WAT	= WATER		
PVC	= POLYVINYL CHLORIDE		



THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1:500	PROJECT # 18138
DATE: JULY 2022	DRAWING # E1
DRAWN BY: V.P. / L.P.	
DESIGNED BY: V.P. / L.P.	
CHECKED BY: L.P. / B.D.	

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