

- LEGEND**
- AD □ DENOTES AREA DRAINS
 - DENOTES CATCH BASIN (PICKERING STD. P-200)
 - DENOTES DITCH INLET CATCH BASIN (PICKERING STD. P-220)
 - DENOTES SANITARY MANHOLE AND SEWER
 - DENOTES STORM MANHOLE AND SEWER
 - DENOTES VALVE AND BOX
 - - - DENOTES PROPERTY LINE
 - - - DENOTES LIMIT OF UNDERGROUND
 - DENOTES PROPOSED TRANSFORMER

NOTES:
 1. FOR SECTION 1 TO 4, REFER TO DWG. SEC-1

TEMPORARY BENCHMARK (TBM)
 TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION OF 107.48.

No.	Date	ISSUED FOR ZBA SUBMISSION	Issued for
1.	12/17/21	ISSUED FOR ZBA SUBMISSION	

THE CORPORATION OF THE CITY OF PICKERING
 Engineering Services Department

PROPOSED MIXED USED DEVELOPMENT
 375 KINGSTON ROAD

SITE SERVICING PLAN
 CITY FILE: xxx-xx

CONSULTANT

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 CONSULTING ENGINEERS

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DRAWN BY : V.B.	DESIGNED BY : T.A.	PROJECT No. 2021-5093
DATE : NOVEMBER 2021	CHECKED BY : H.S.	DRAWING No. SS-1
SCALE : 1 : 250	CHECKED BY : H.S.	

NOTES:
 1- FOR GRADING DESIGN REFER TO DWG. SG-1.
 2- FOR SEDIMENT CONTROL REFER TO DWG. SC-1.
 3- FOR DETAILS REFER TO DWG. D-1.
 4- FOR SECTIONS REFER TO DWG. SEC-1.
 5- INFORMATION ON THESE DWGS. SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL, ARBORIST & LANDSCAPE ARCHITECT DWGS.
 6- THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DWGS., AND WHERE SHOWN THE ACCURACY OF THE LOCATION & ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER, ENGINEER AND CITY DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION & ELEVATION OF SUCH UTILITIES & STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
 7- ANY CONFLICTS WITH EX. SERVICES AND/OR UTILITIES SHALL BE REPORTED TO THE ENGINEER FOR REVIEW & ADVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALLOWABLE RELEASE RATE (l/sec)	ACTUAL RELEASE RATE (l/sec)	ORIFICE SIZE (mm)	100YR HWL (m)	ORIFICE INVERT (m)	STORM WATER STORAGE (m ³)		RAIN WATER HARVESTING STORAGE (m ³)	
					REQUIRED	PROVIDED	REQUIRED	PROVIDED
28.5	28.5 *	185	104.72	104.48	383.0	430.0	39.5	50.0

* INCLUDES ALLOWANCE FOR 3.0 l/sec GROUNDWATER DISCHARGE. REFER TO MECHANICAL DRAWINGS FOR DETAILS

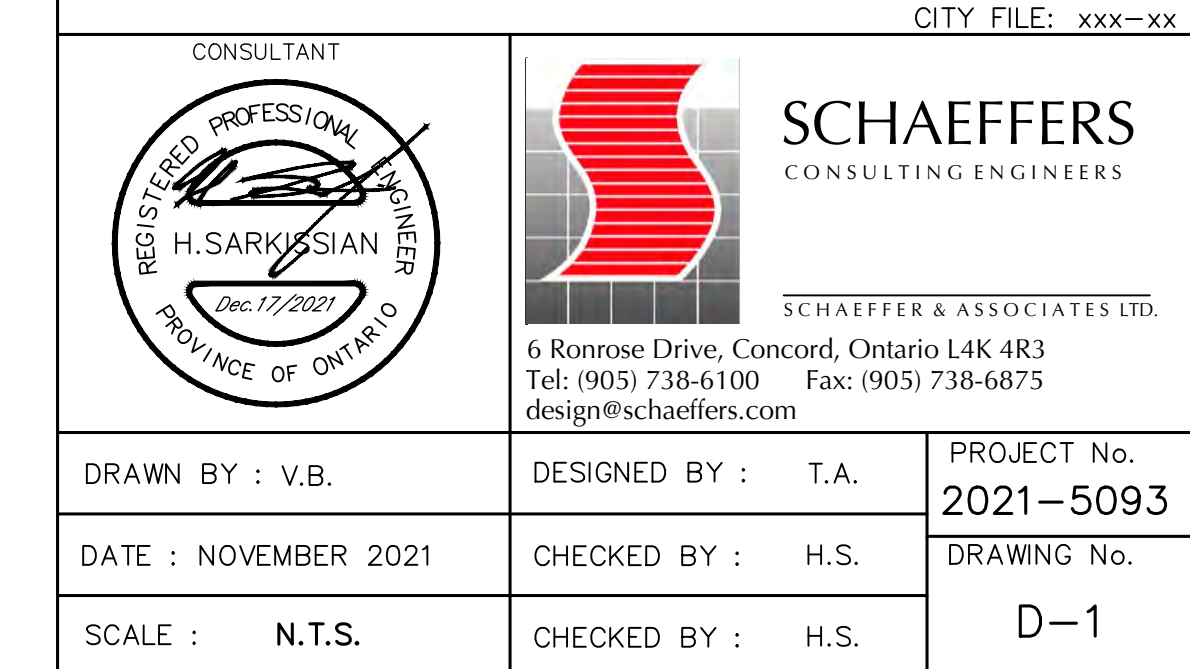
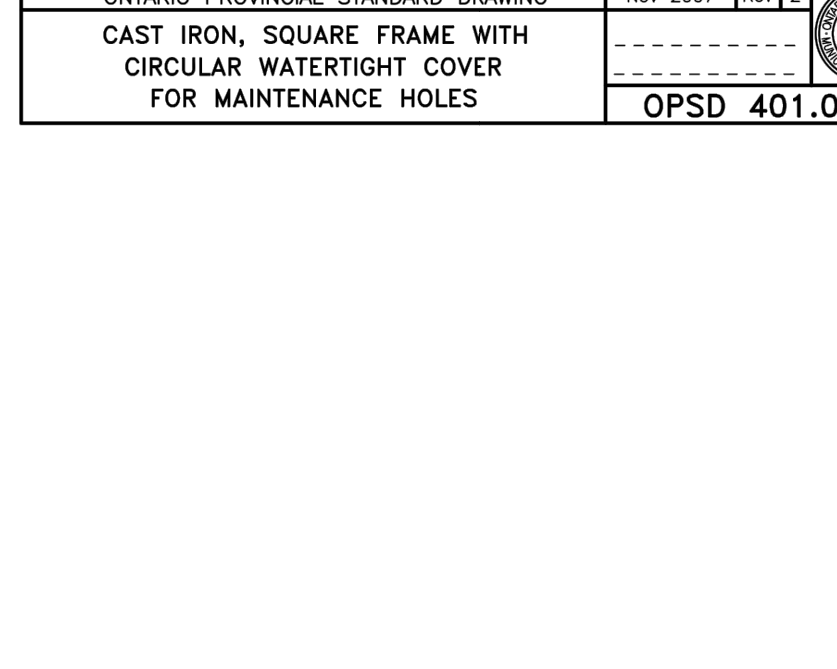
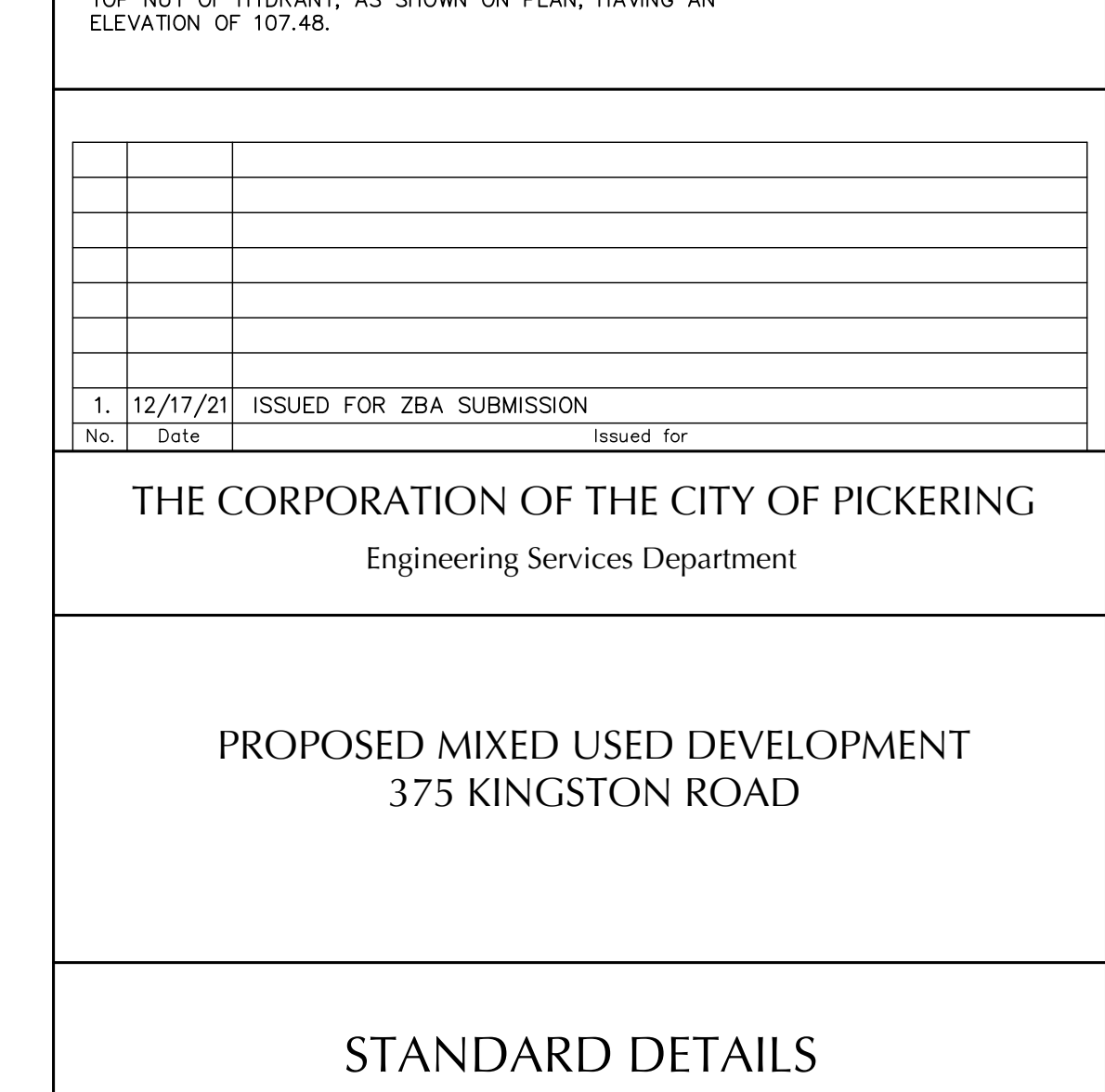
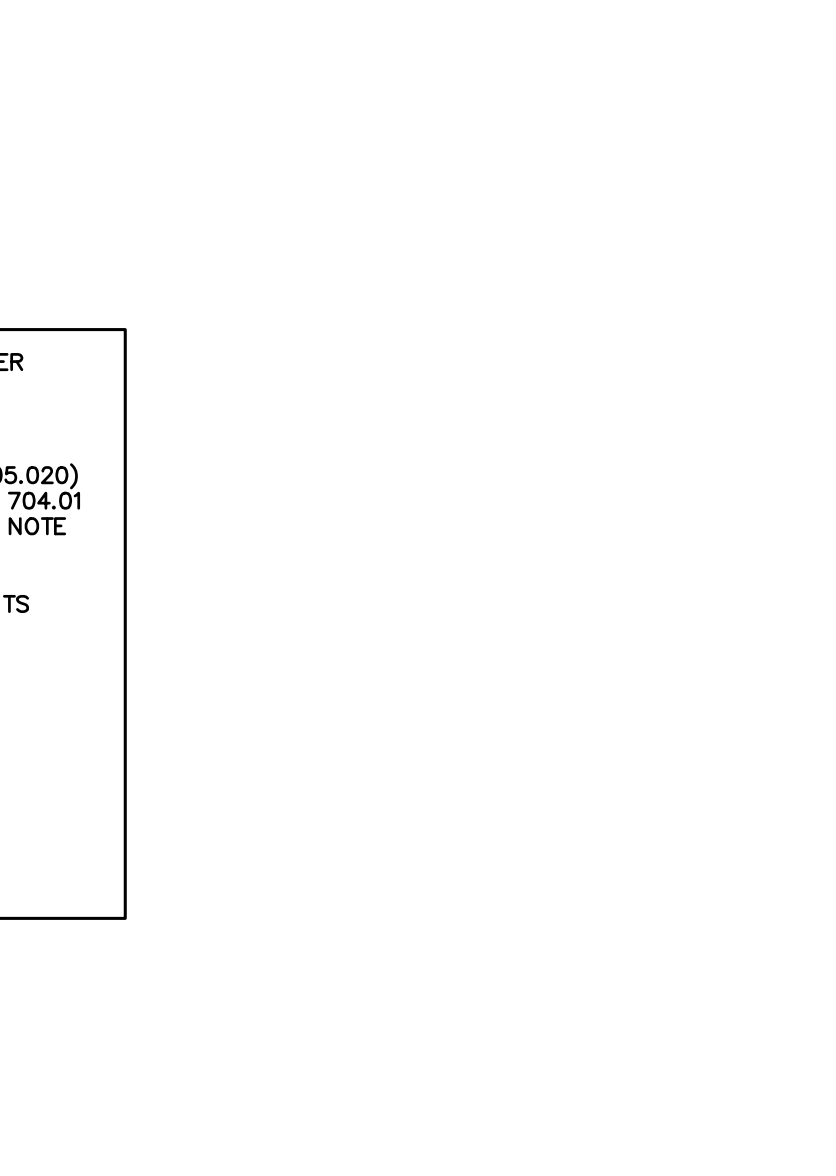
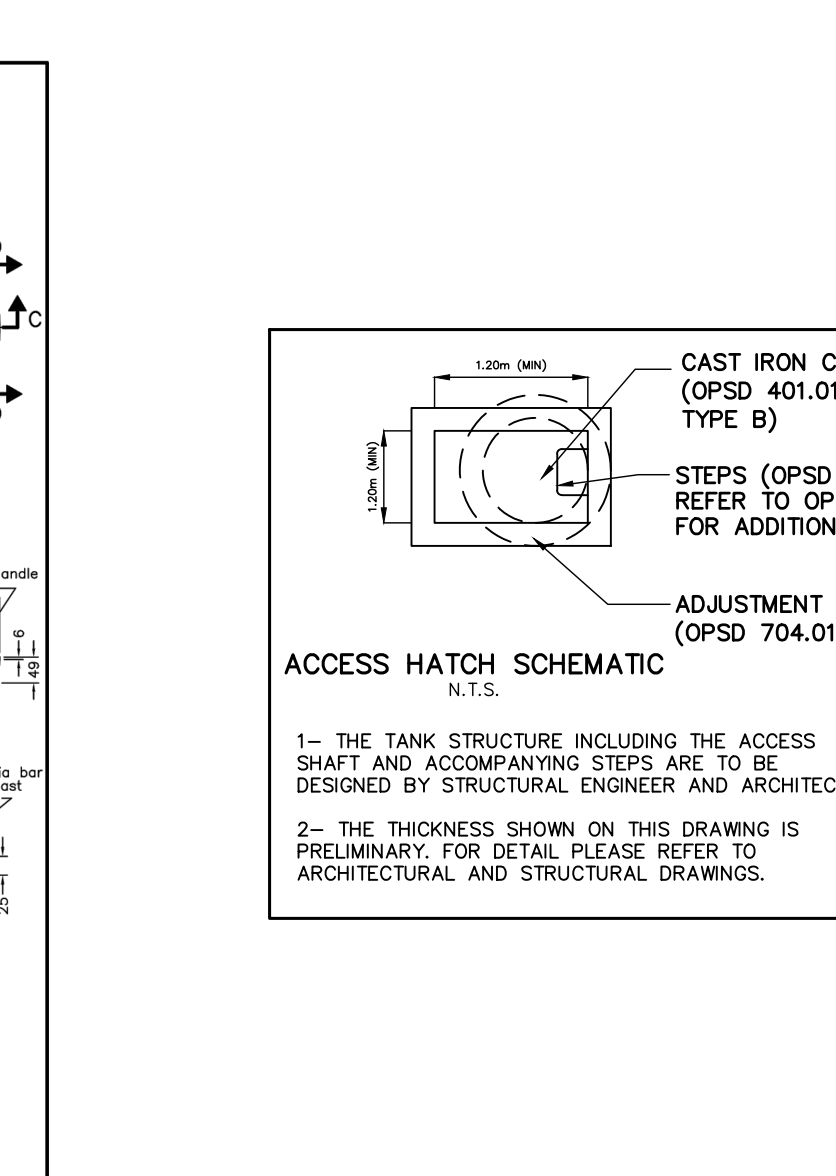
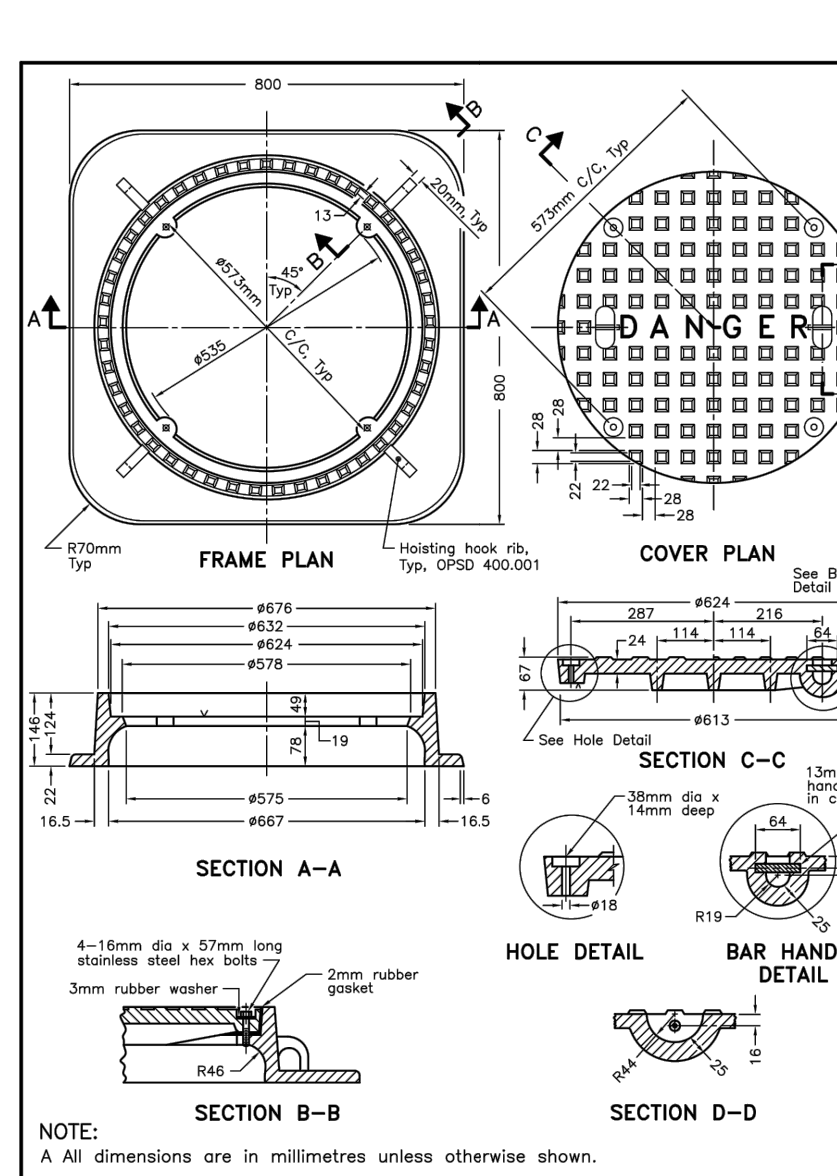
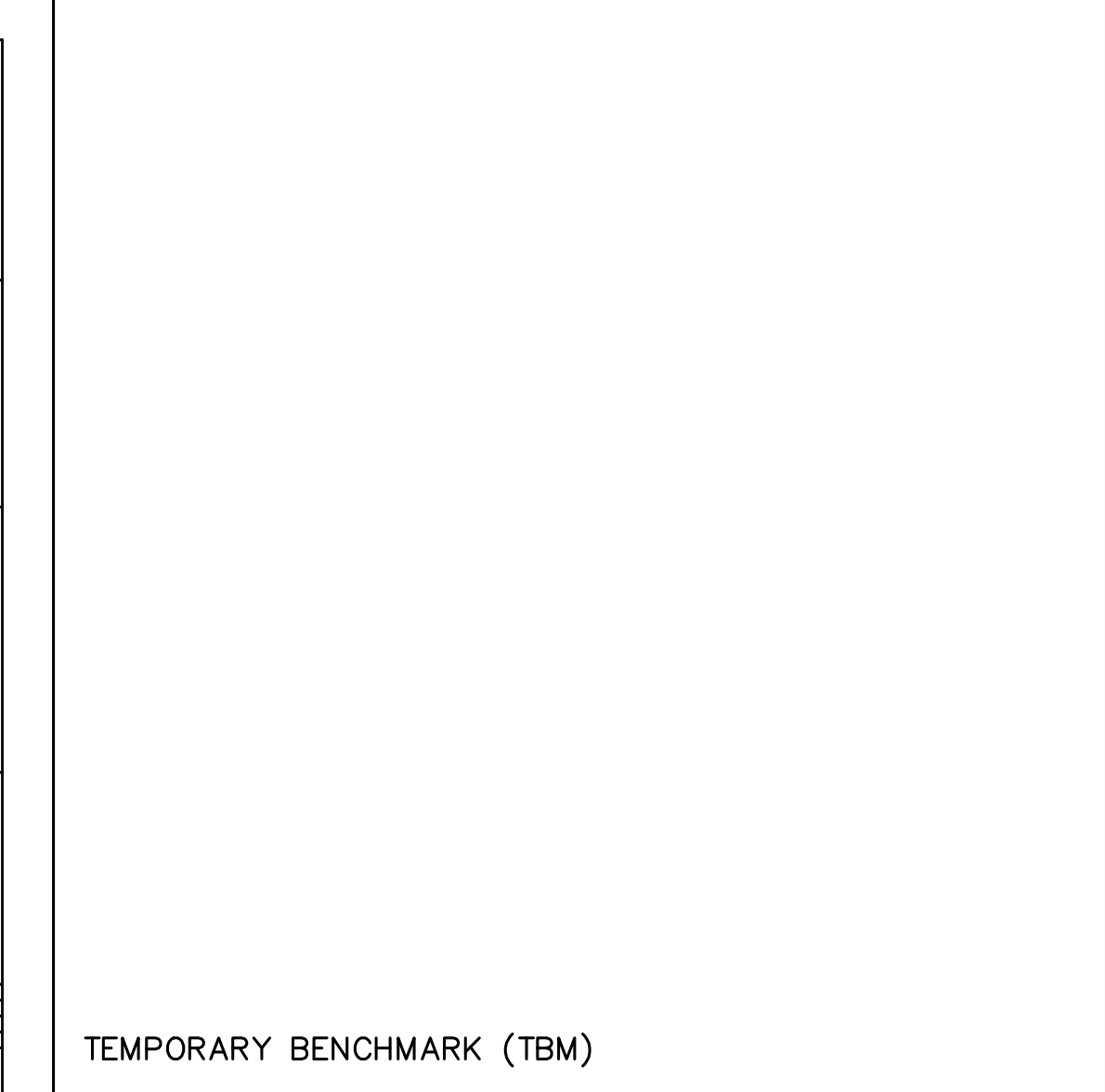
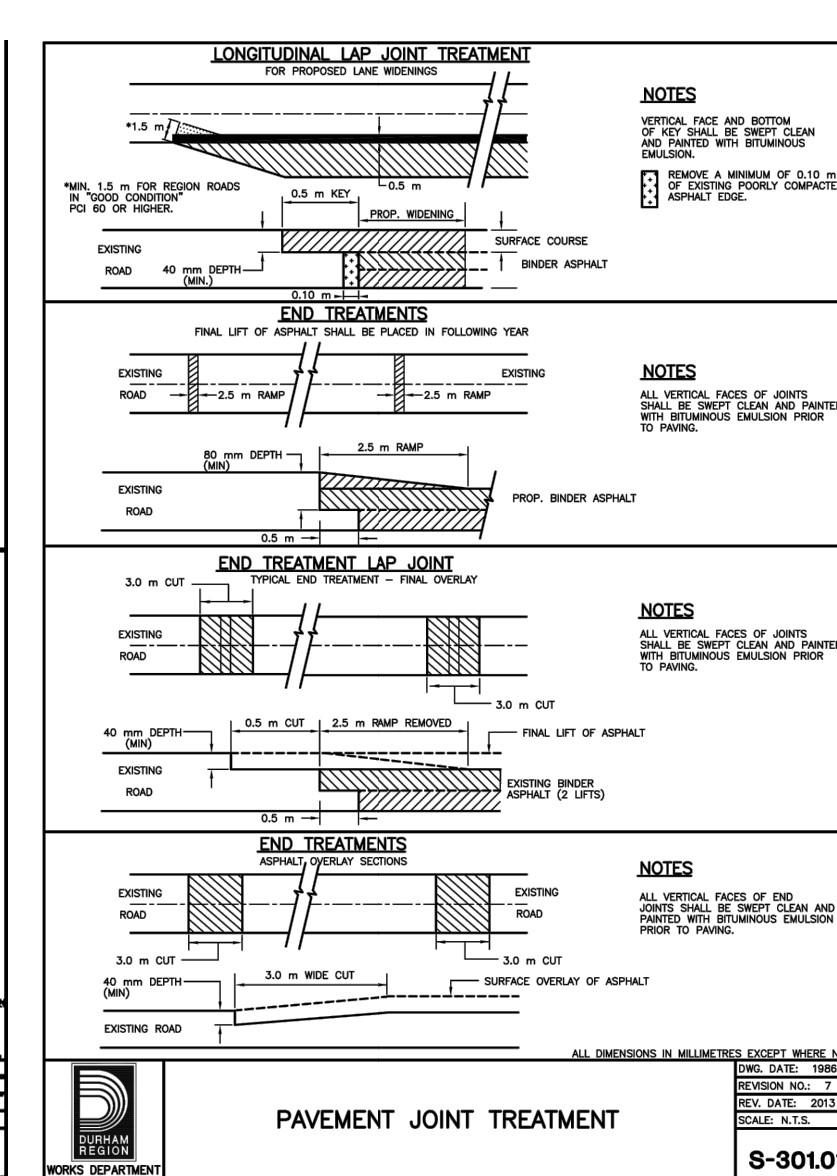
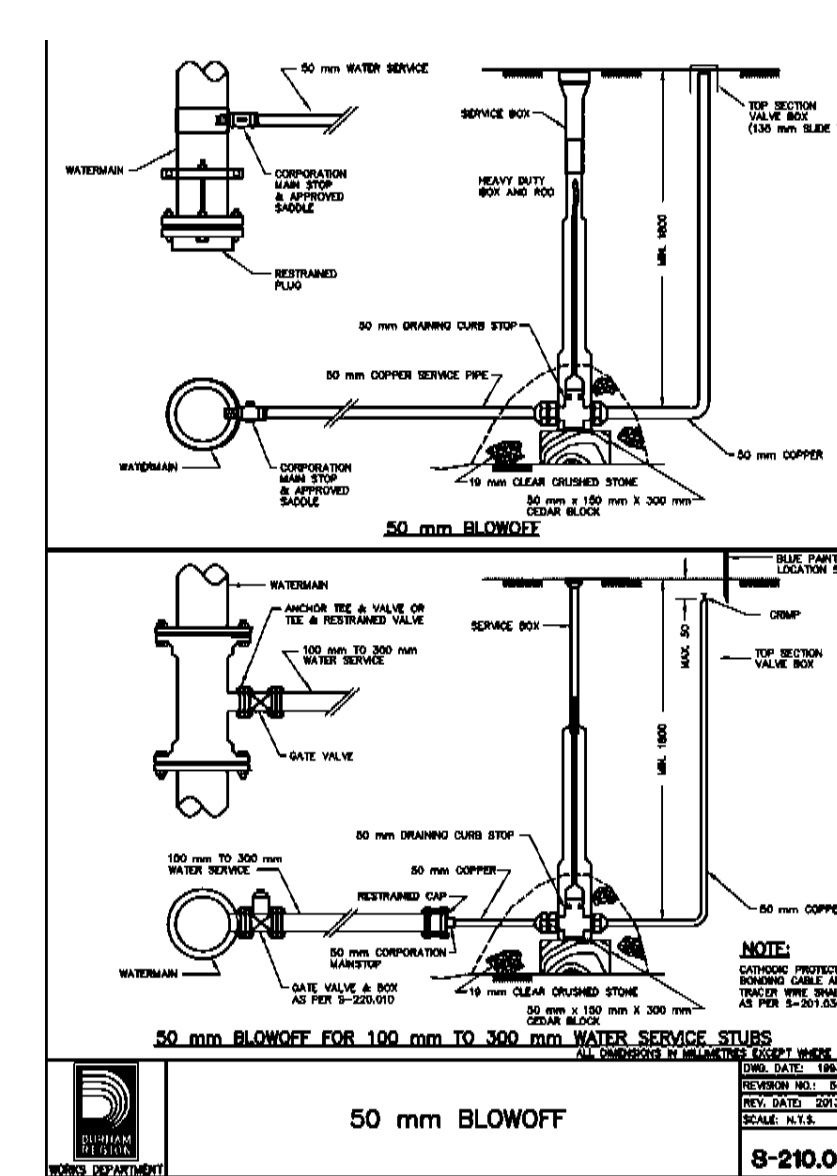
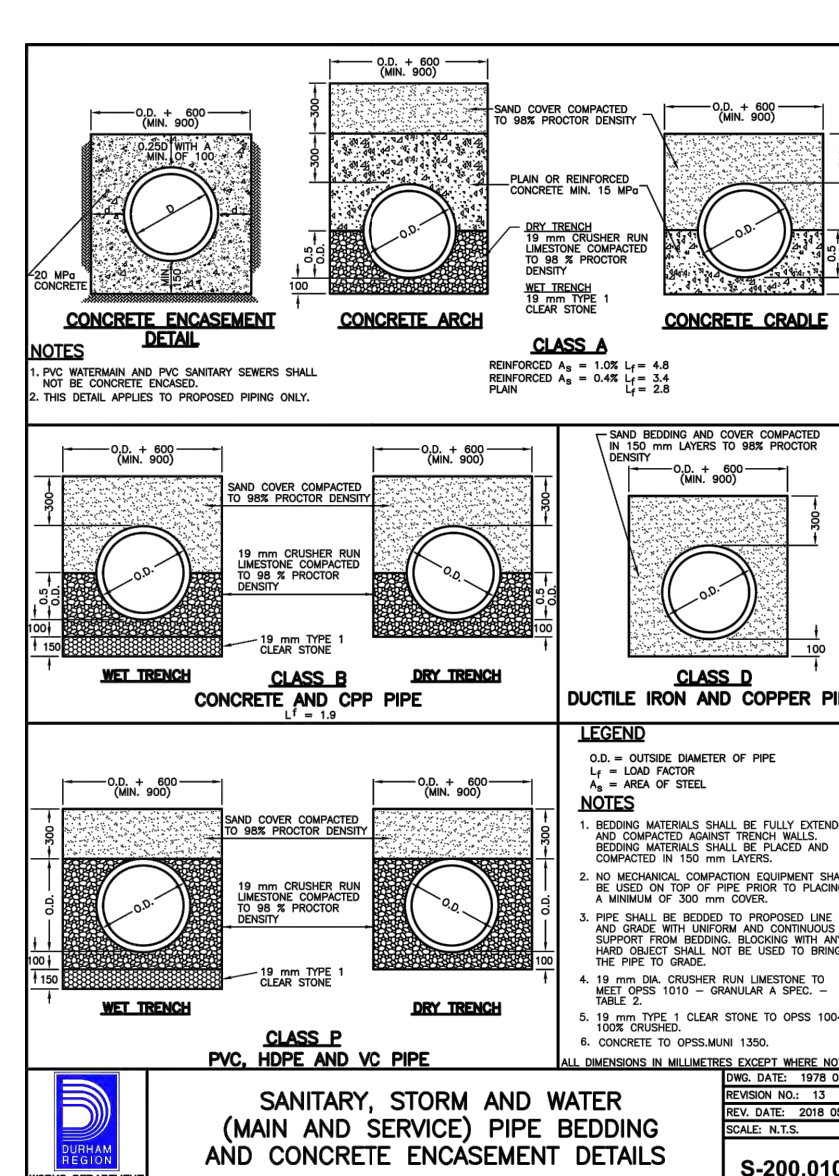
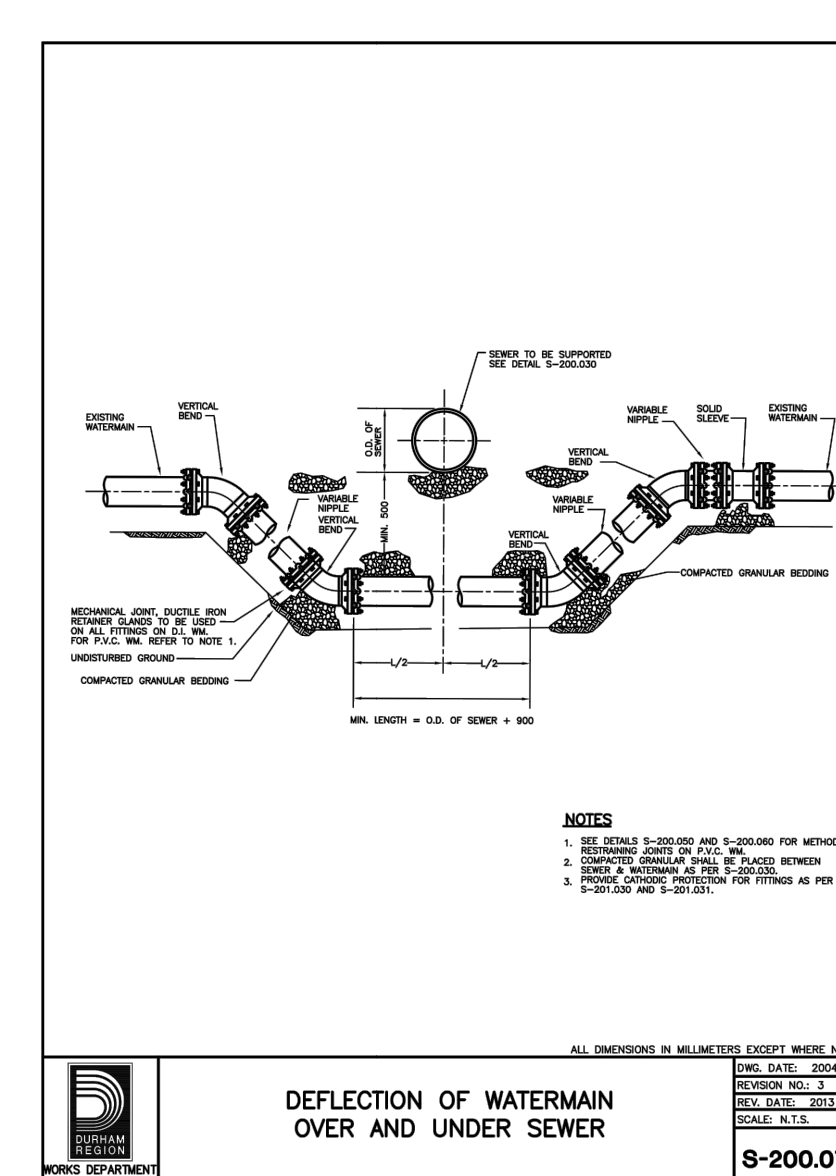
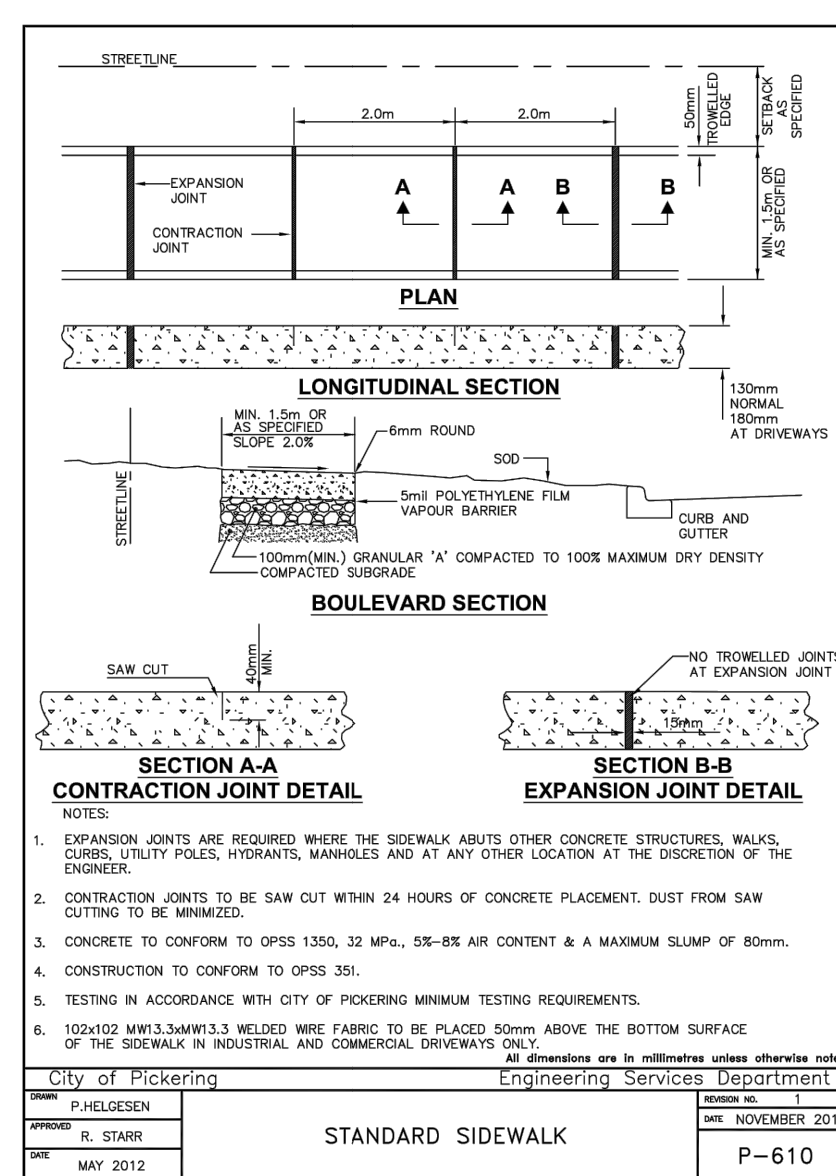
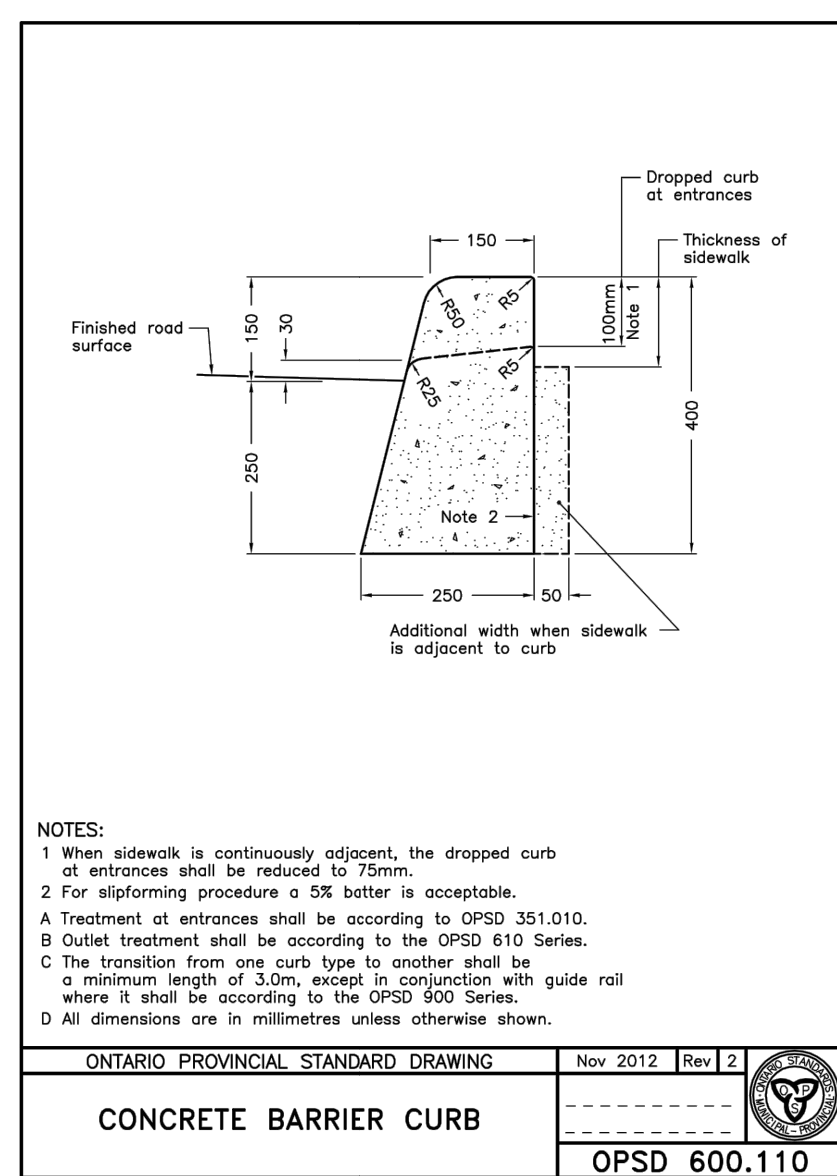
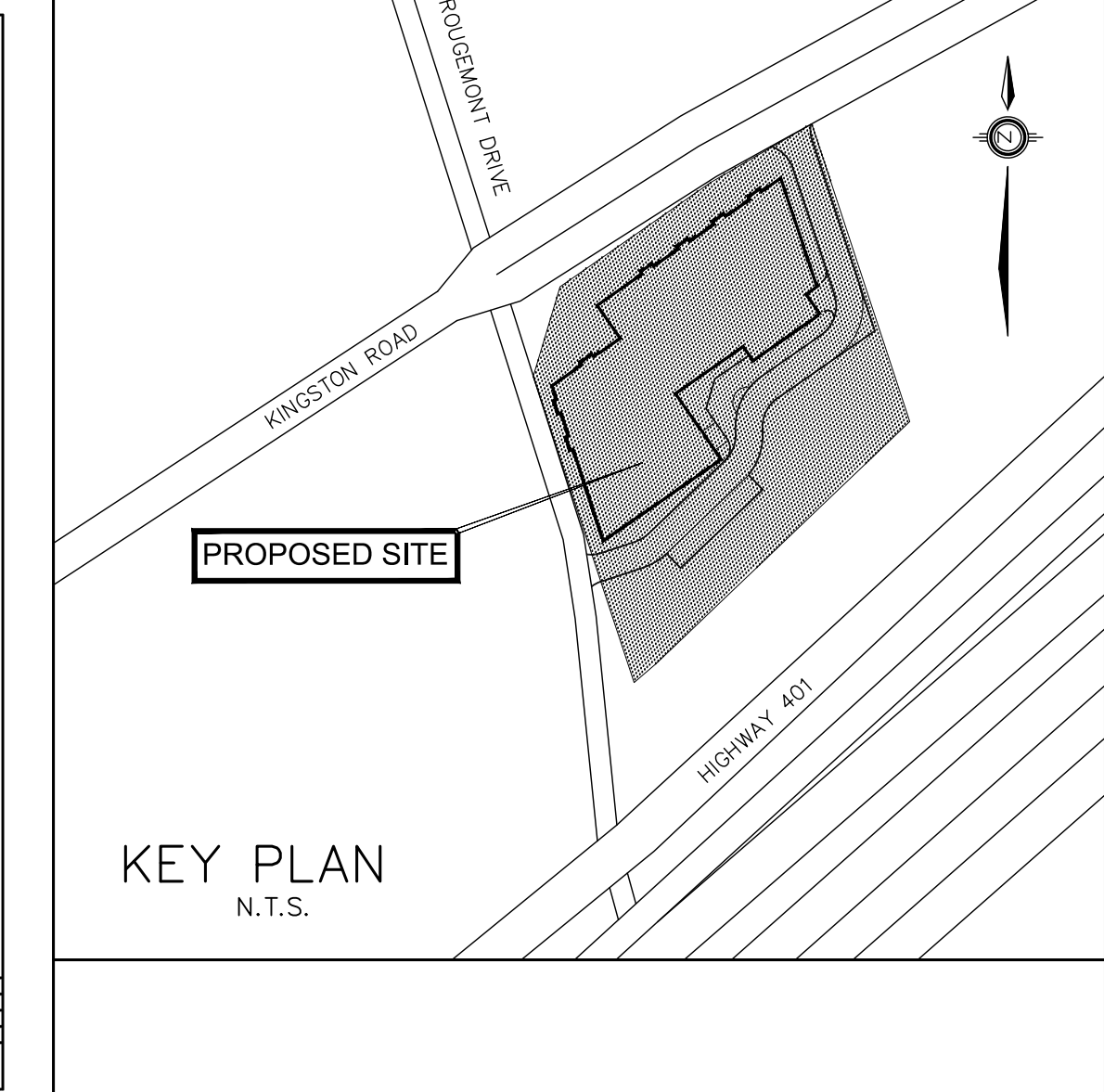
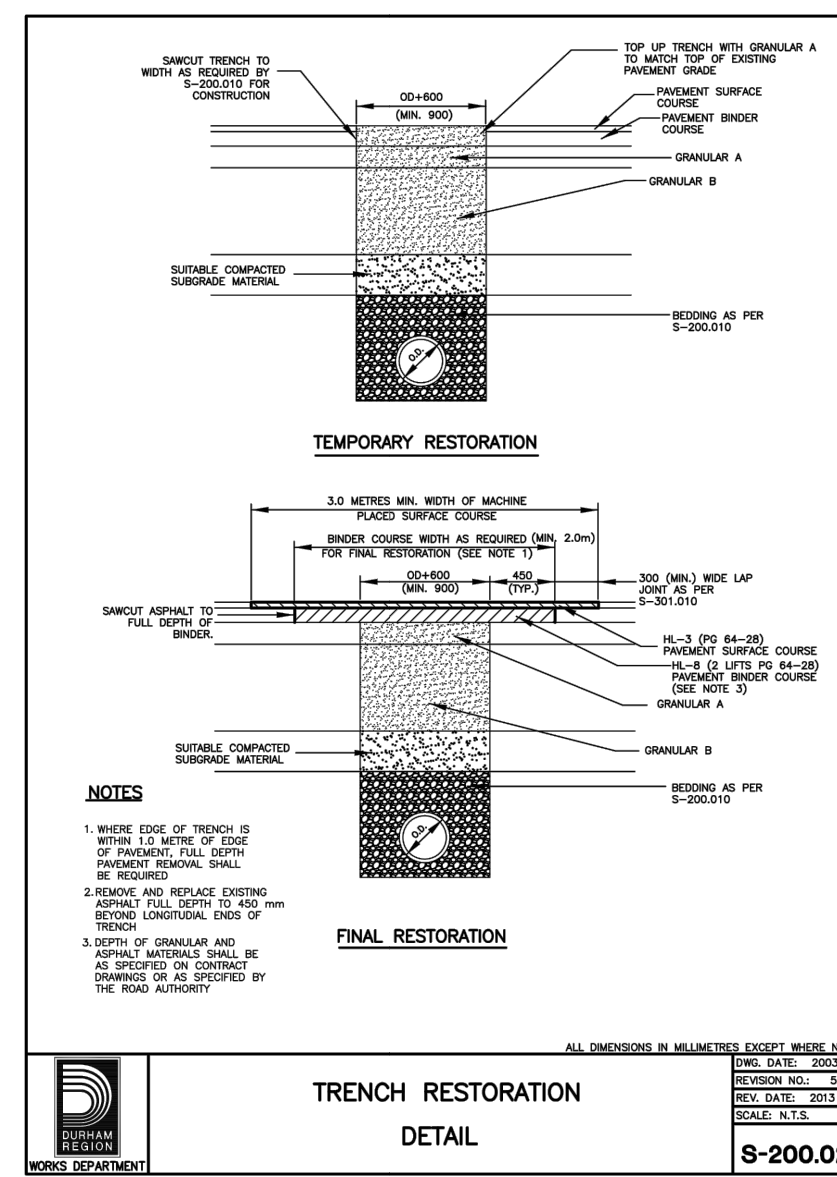
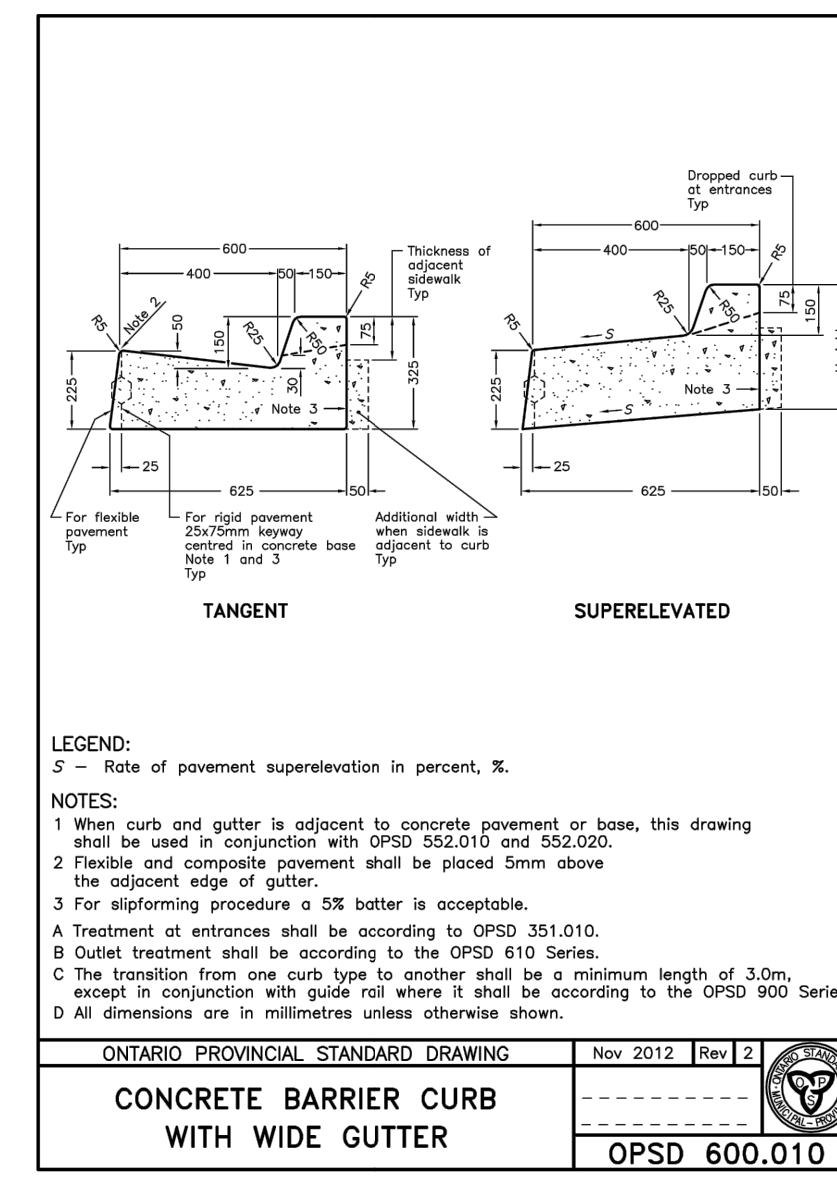
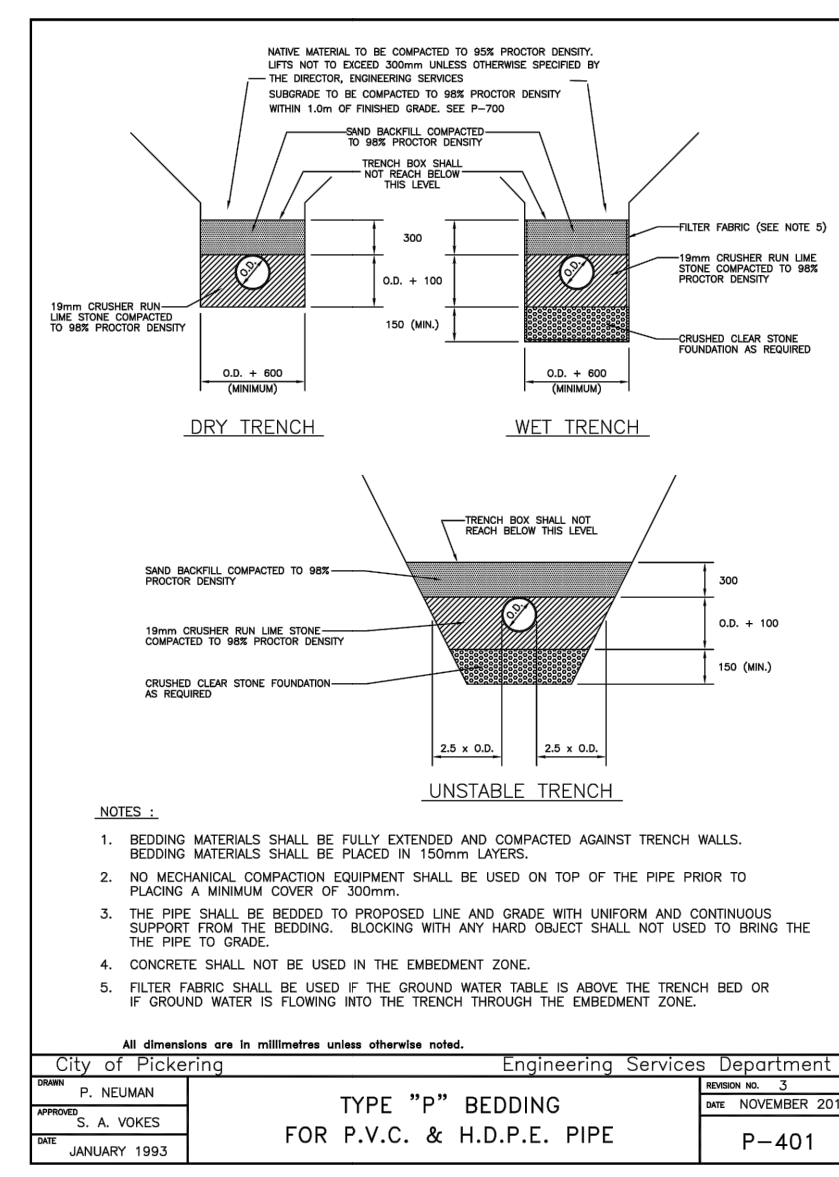
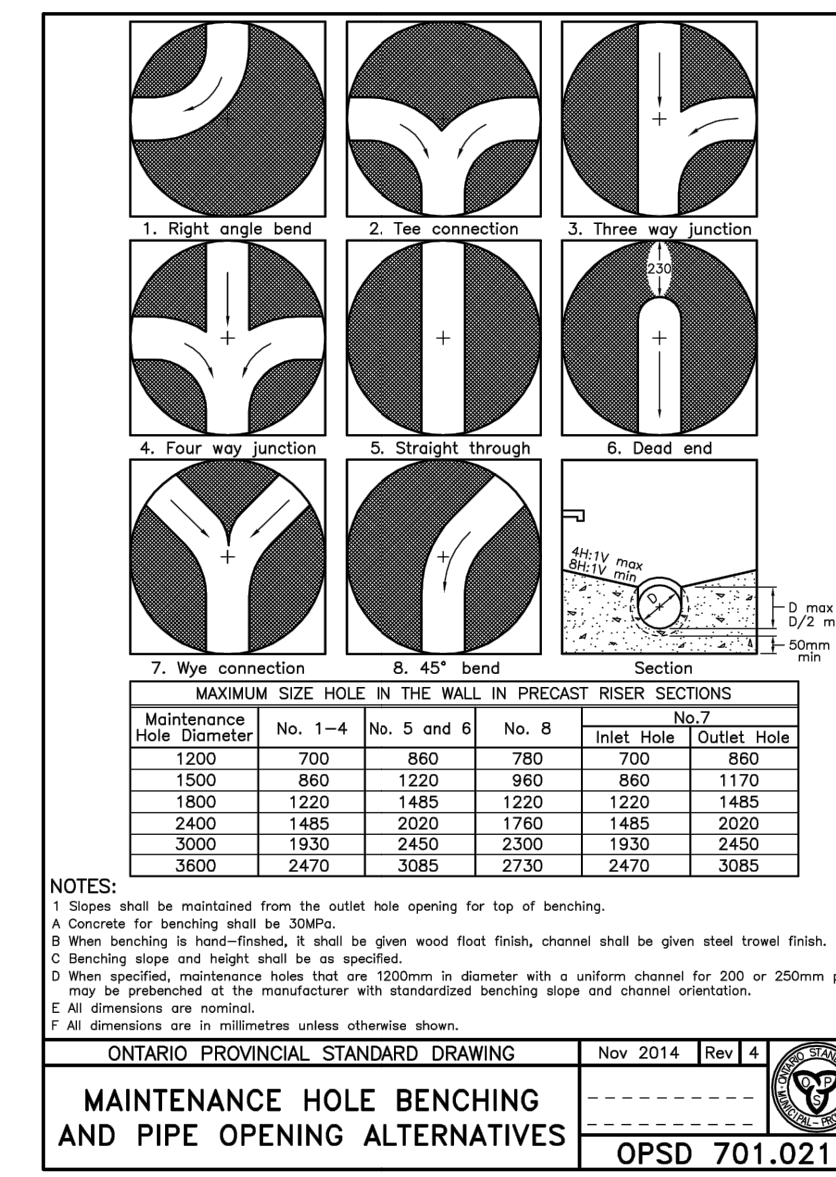
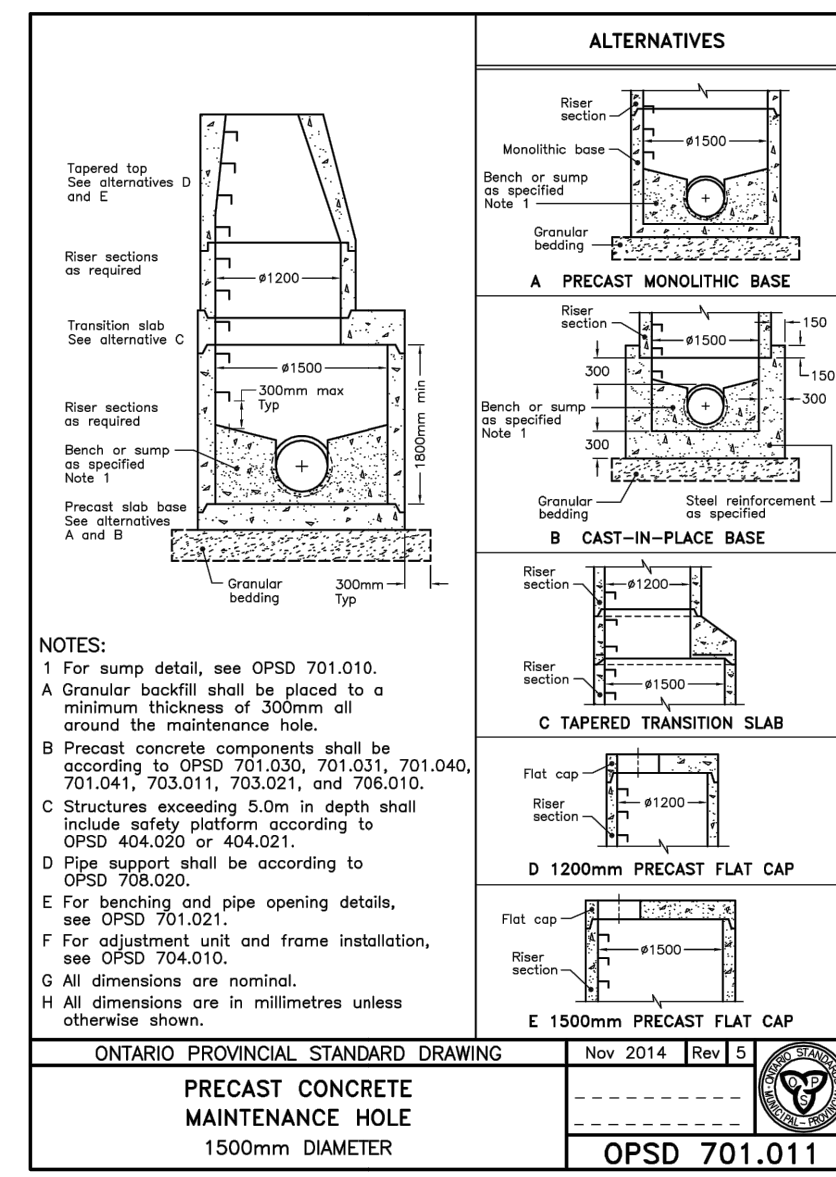
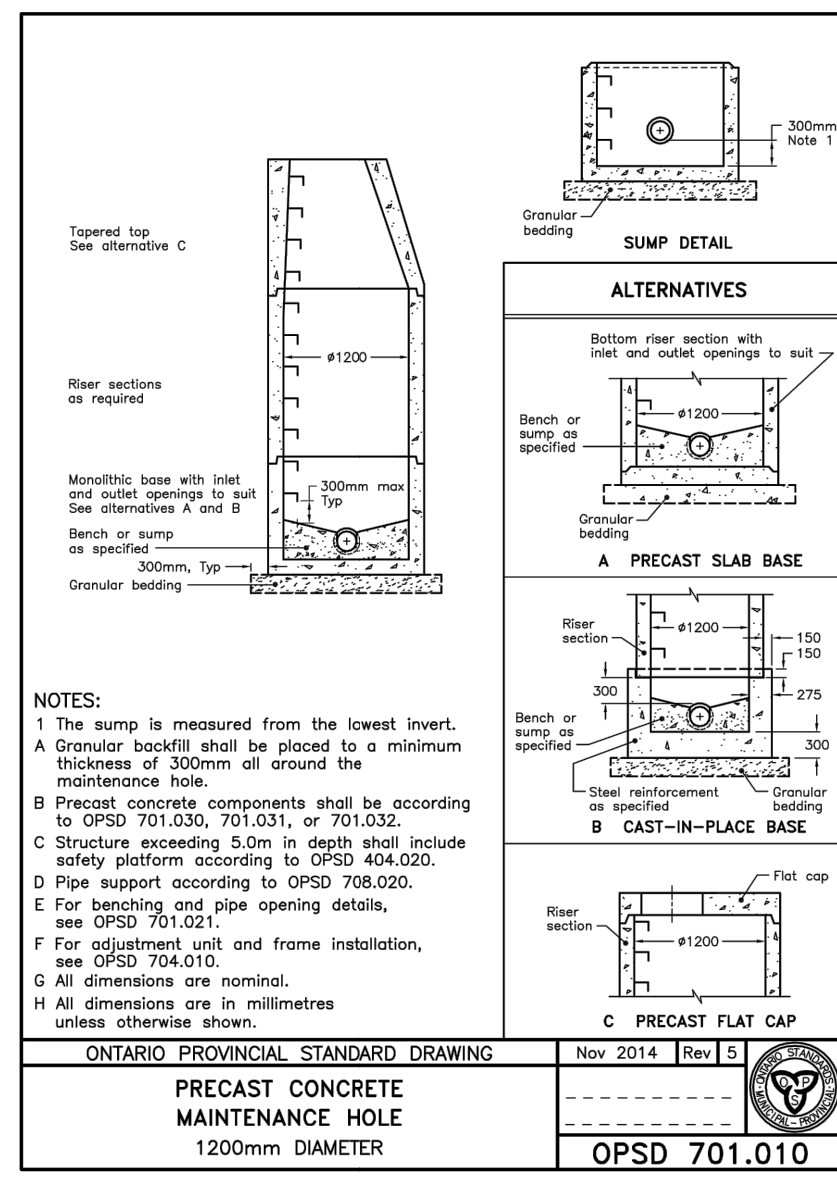
SPECIAL NOTES REGARDING STORM PLUMBING

- STORM DRAINAGE PIPE/PLUMBING WITHIN/OVER THE BUILDING ENVELOPE SHALL BE DESIGNED BY THE MECHANICAL ENGINEER TO OPERATE UNDER SURCHARGED CONDITIONS AND UNDER PRESSURE (WATER TIGHT). PLUMBING SHALL BE SIZED BY MECHANICAL ENG. TO CONVEY 100-YR FLOWS.
- ALL AREA DRAINS AND CATCHBASINS TO BE CONNECTED TO JELLYFISH BY PLUMBING DESIGNED BY MECHANICAL ENGINEER.
- ALL ROOF DRAINS TO BE CONNECTED TO RWH TANK BY PLUMBING DESIGNED BY MECHANICAL ENGINEER.

SWM TANK
 MECHANICAL CONSULTANT TO PROVIDE PUMP SYSTEM TO DISCHARGE 20.0 l/sec WITH SUFFICIENT REDUNDANCIES

SPECIAL NOTES REGARDING QUALITY CONTROL UNIT

- THIS PLAN HAS BEEN APPROVED FOR THE INSTALLATION OF AN IMBRIUM JF-6-5-1 STORMWATER TREATMENT UNIT AS PER THE ENGINEER OF RECORD'S DESIGN. THE OIL GRIT SEPARATOR SPECIFIED BY THE ENGINEER OF RECORD IN THE STORMWATER MANAGEMENT REPORT AND THE APPROVED SITE PLAN DRAWINGS CANNOT BE SUBSTITUTED FOR A DIFFERENT MODEL.
- THE OWNER SHALL PROVIDE THE CITY OF PICKERING CERTIFICATION OF THE IMBRIUM JF-6-5-1 FROM THE MANUFACTURER UPON INSTALLATION.
- THE MANUFACTURER SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER AND TO CITY OF PICKERING. THE OWNER IS TO MAINTAIN THE UNIT AS PER THE MANUAL AND SHALL PROVIDE THE CITY OF PICKERING WITH ANNUAL CLEANING CERTIFICATES.



1. 12/17/21 ISSUED FOR ZBA SUBMISSION

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THE CORPORATION OF THE CITY OF PICKERING
Engineering Services Department

PROPOSED MIXED USE DEVELOPMENT
375 KINGSTON ROAD

STANDARD DETAILS

CITY FILE: xxxx-xx

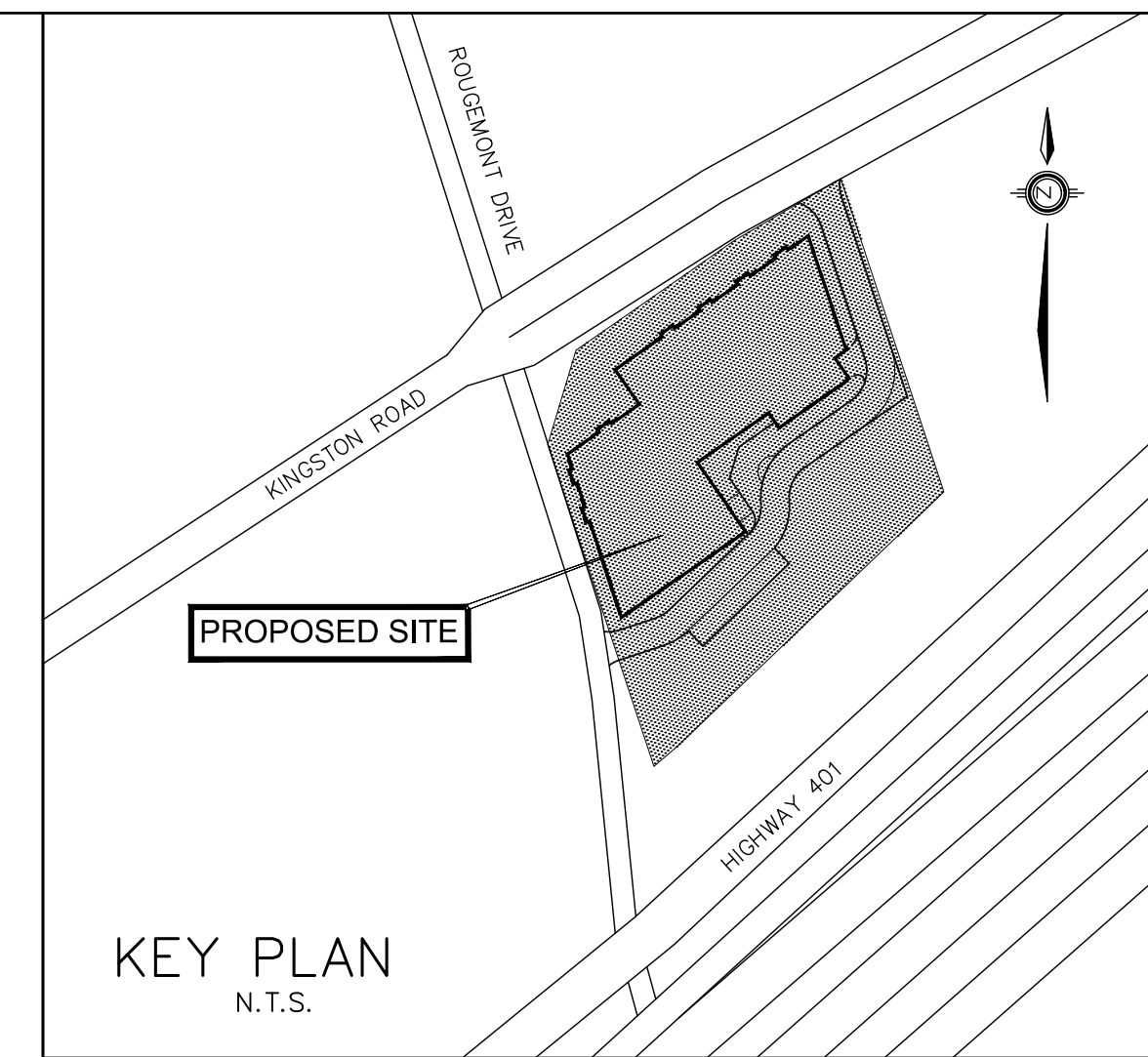
CONSULTANT
H. SARKISIAN
PROVINCE OF ONTARIO
Dec 17, 2021

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DATE : NOVEMBER 2021 CHECKED BY : H.S. DRAWING No.

SCALE : N.T.S. CHECKED BY : H.S. D-1



- LEGEND**
- LIMIT OF DEVELOPMENT
 - DENOTES SILT FENCE
 - DENOTES HEAVY DUTY SILT FENCE & STRAW BALE BARRIER
 - DENOTES HEAVY DUTY TREE PROTECTION FENCE
 - DENOTES CATCHBASIN SEDIMENT TRAP
 - TC-31R TC-31L DENOTES TRUCK ENTRANCE SIGN
 - DENOTES EXISTING CONTOUR
 - DENOTES TEMPORARY CUT-OFF SWALE
 - CONSTRUCTION MUD MAT
 - EXISTING TREES TO BE REMOVED (REFER TO PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.)

TEMPORARY BENCHMARK (TBM)
 TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION OF 107.48.

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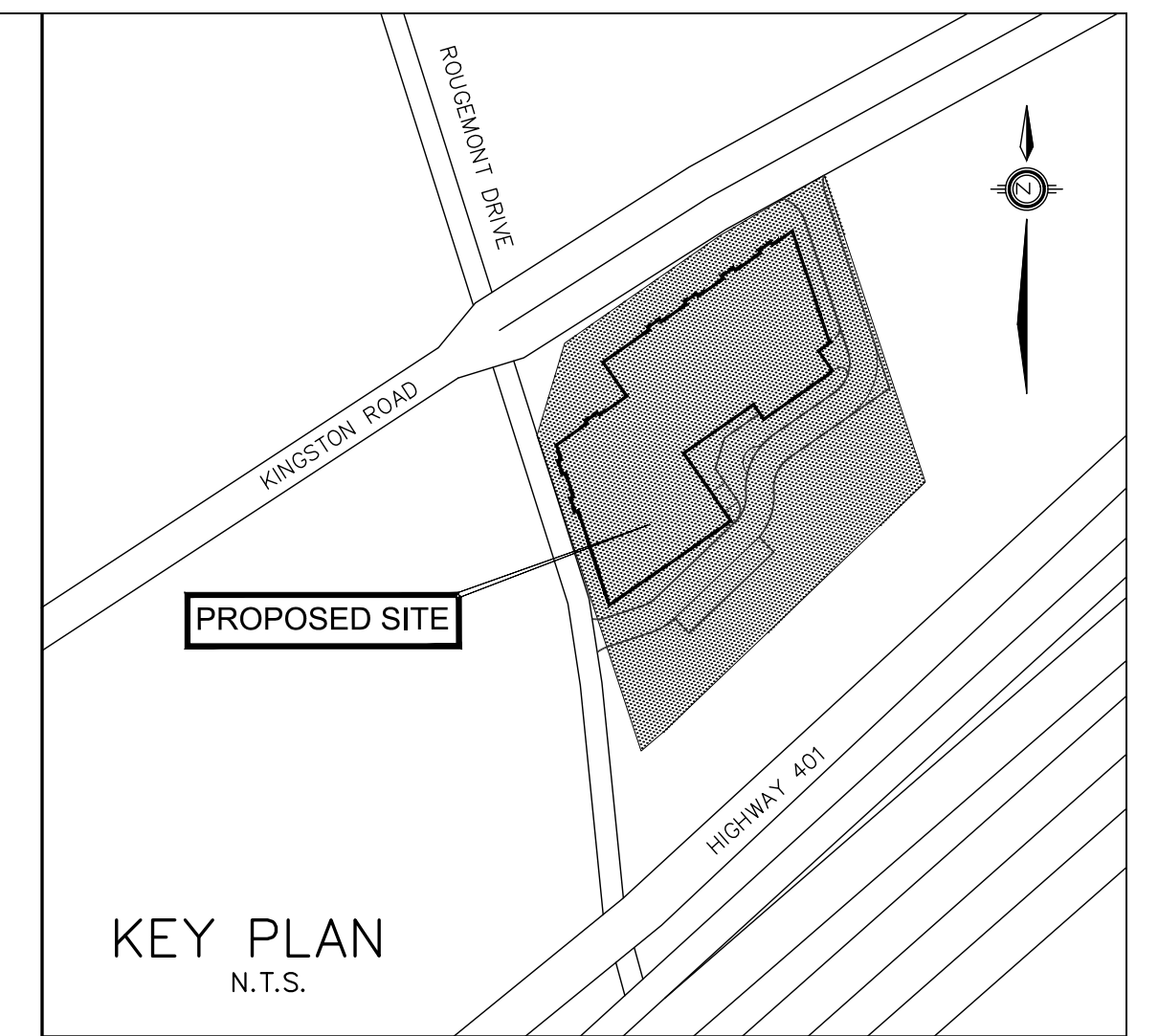
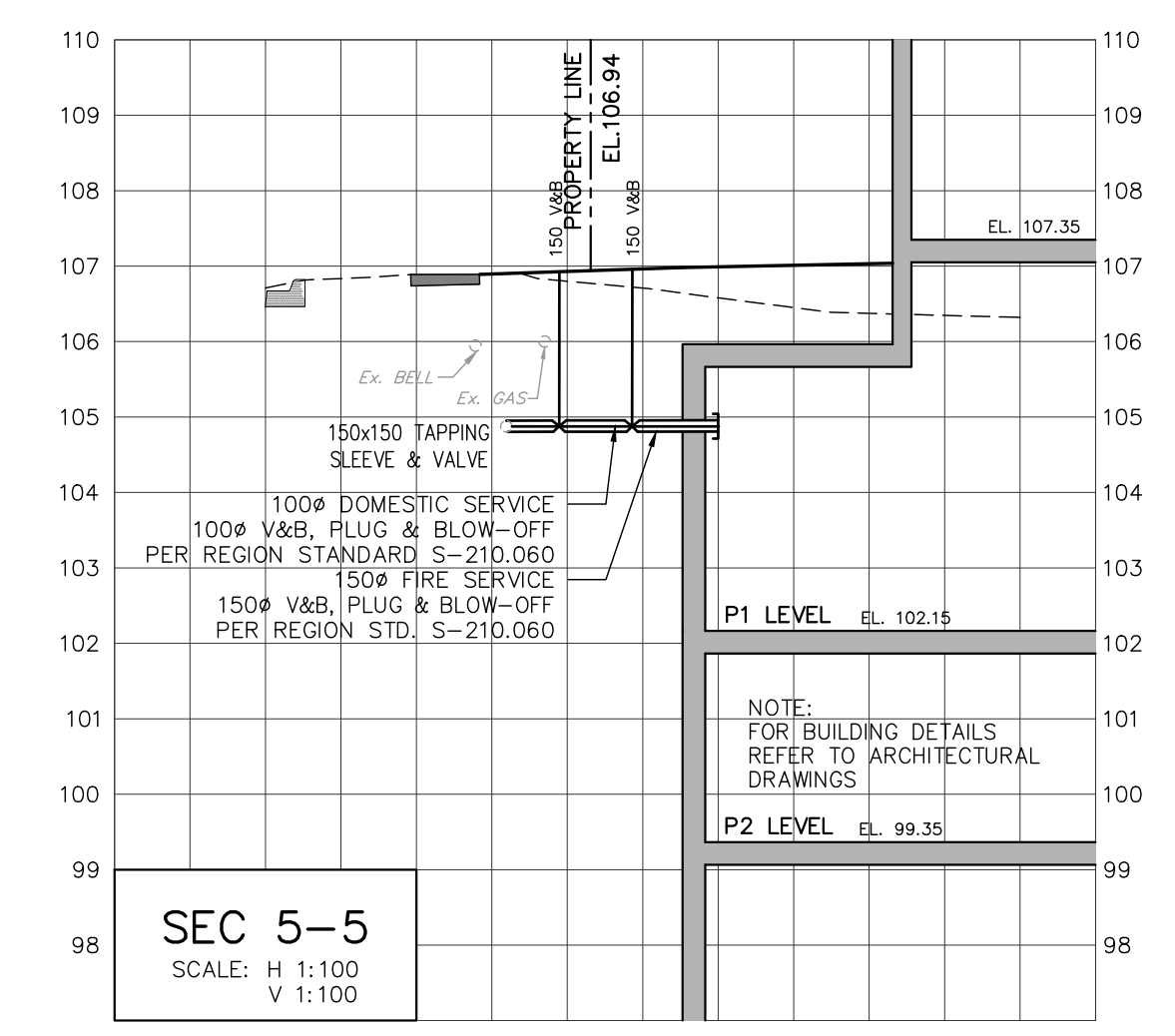
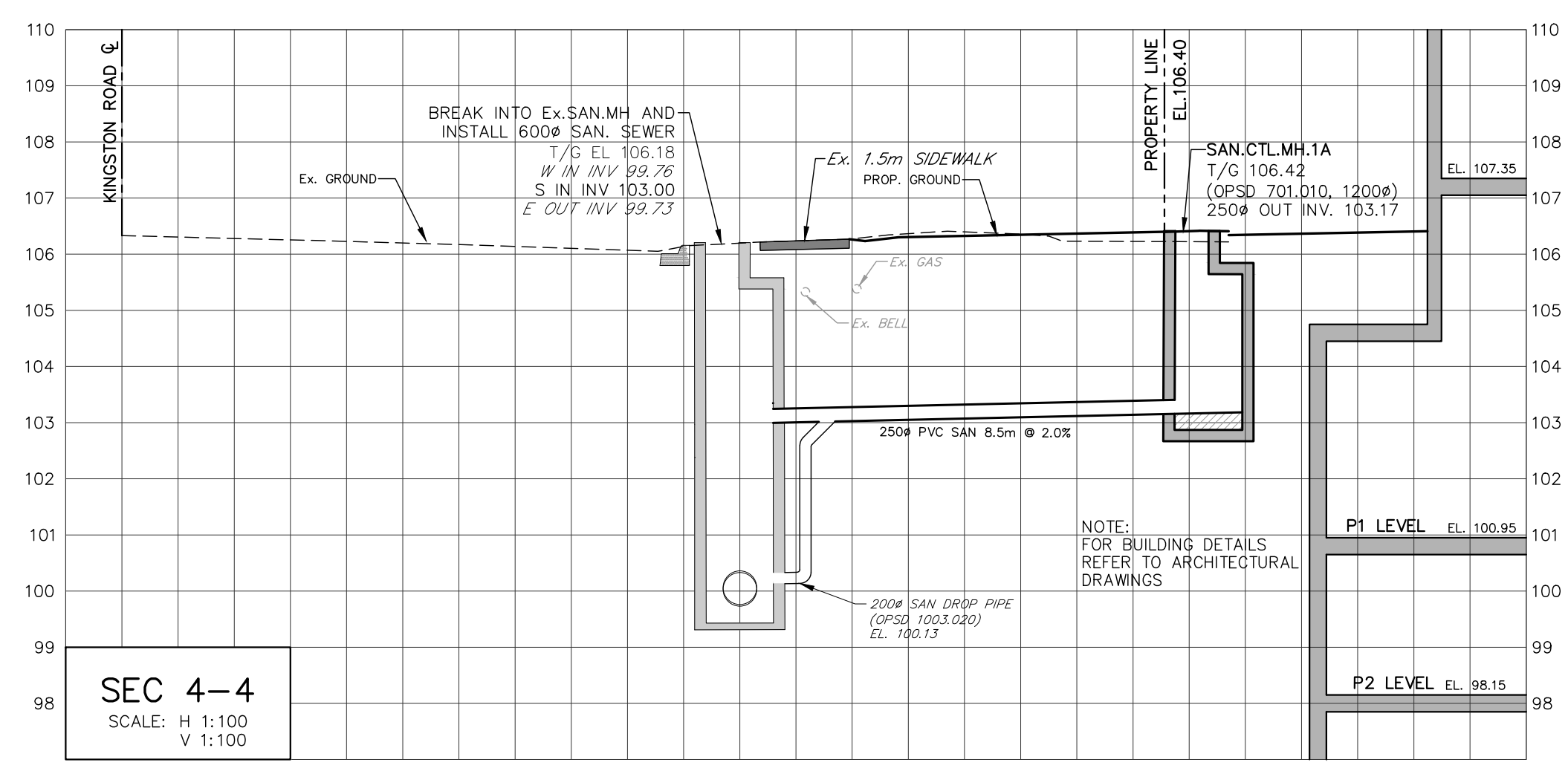
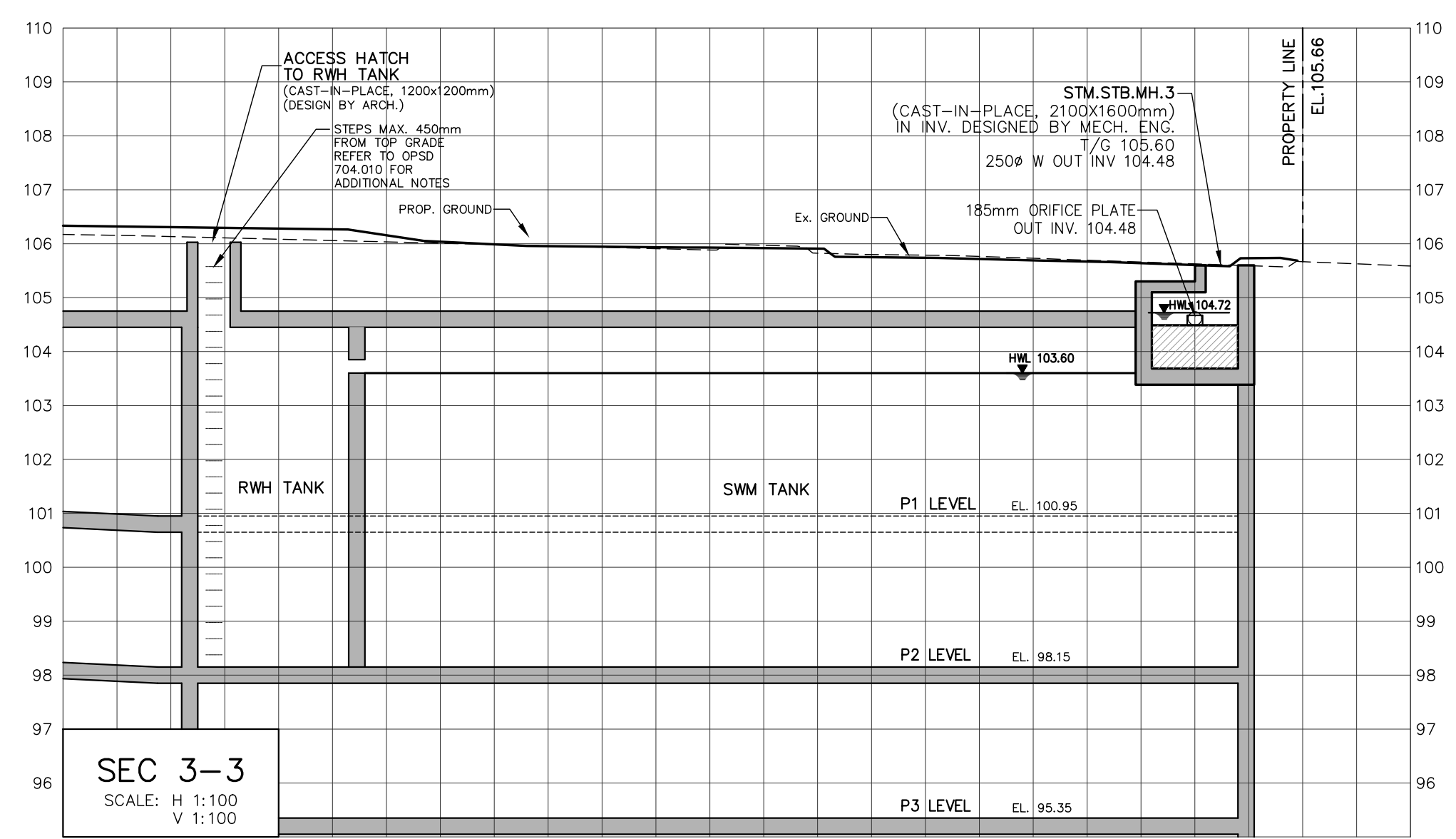
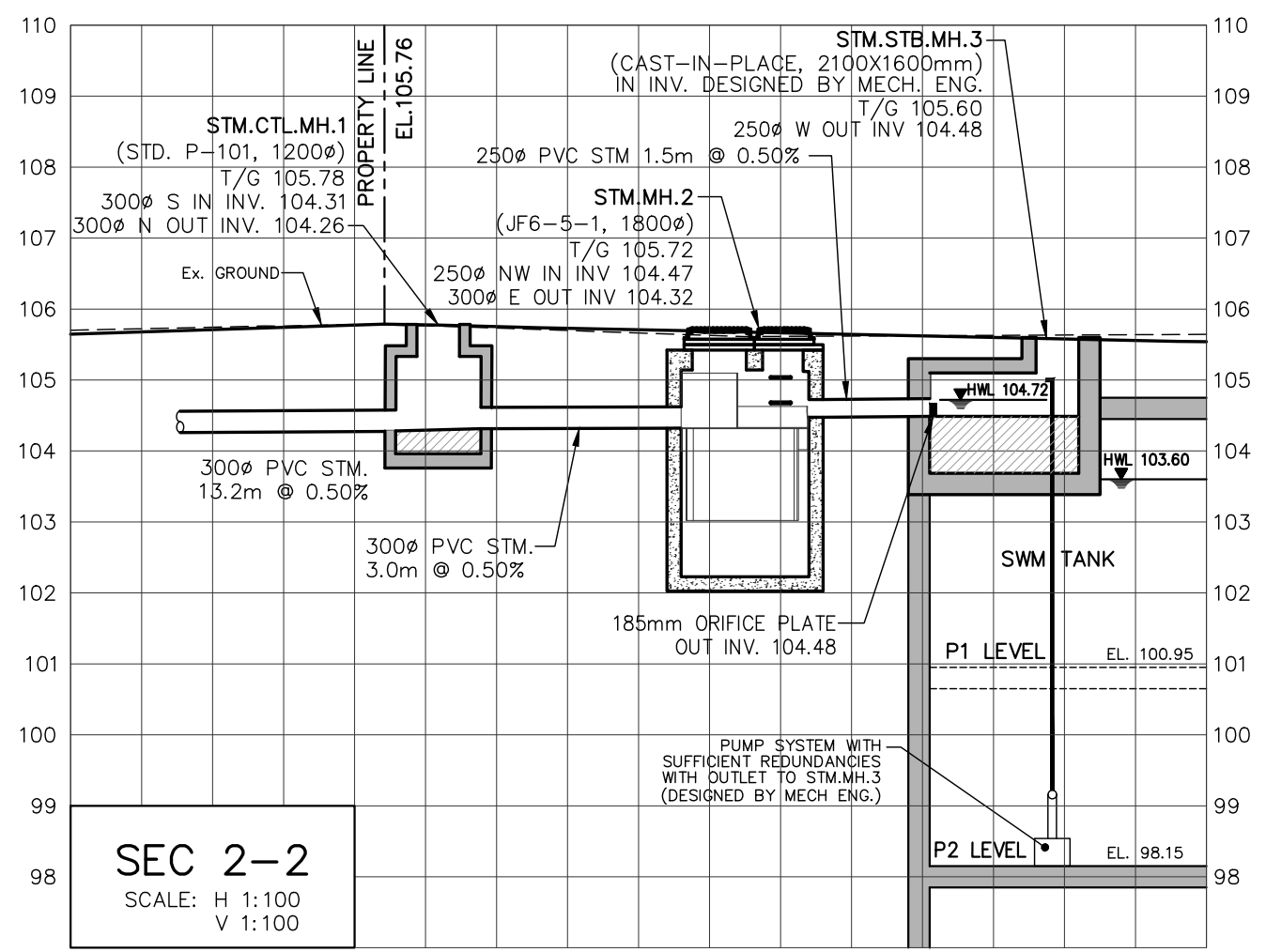
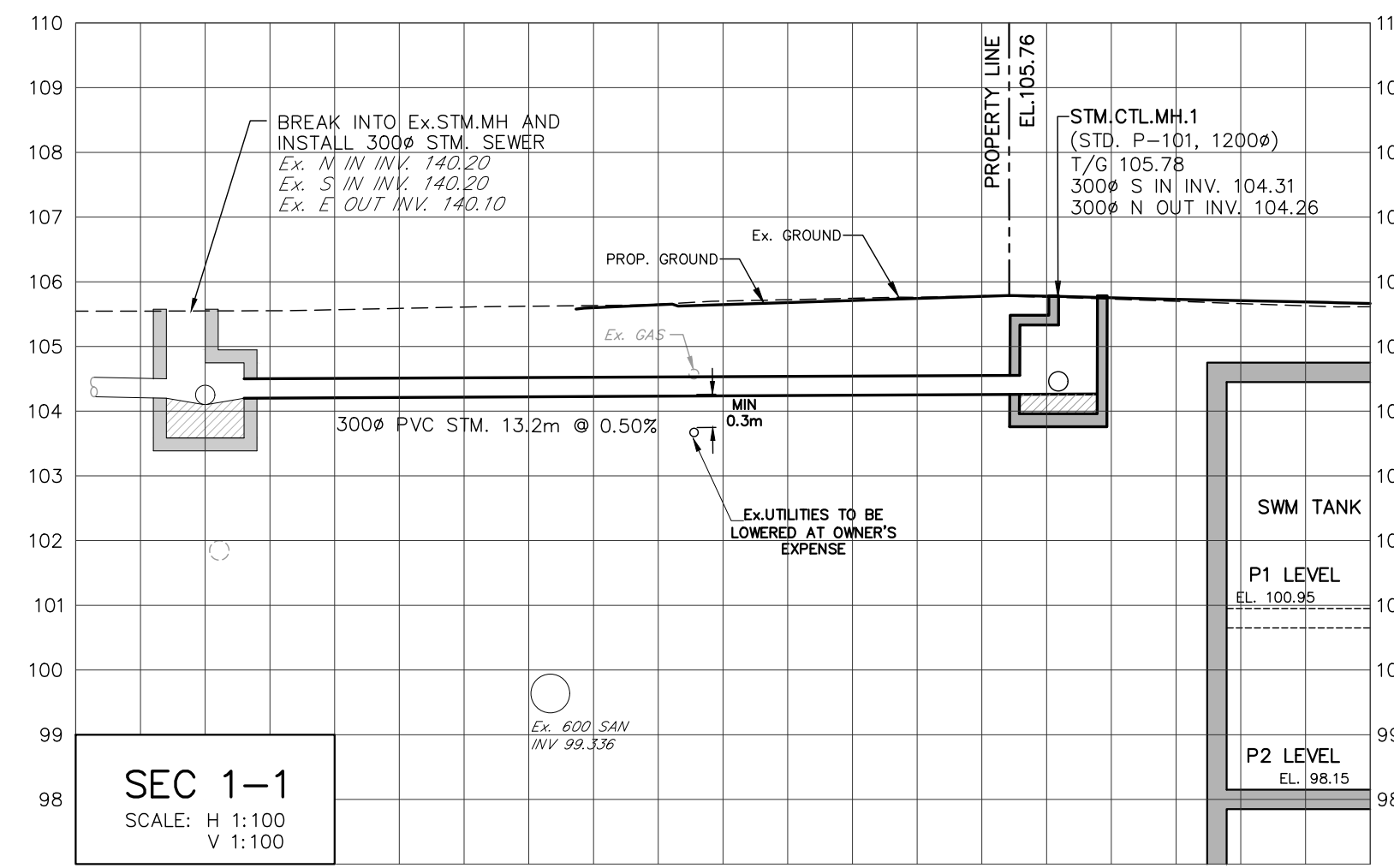
EROSION AND SEDIMENT CONTROL
 CITY FILE: xxx-xx

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NOTES:
1. FOR CROSS SECTION LOCATIONS REFER TO DWG. SS-1

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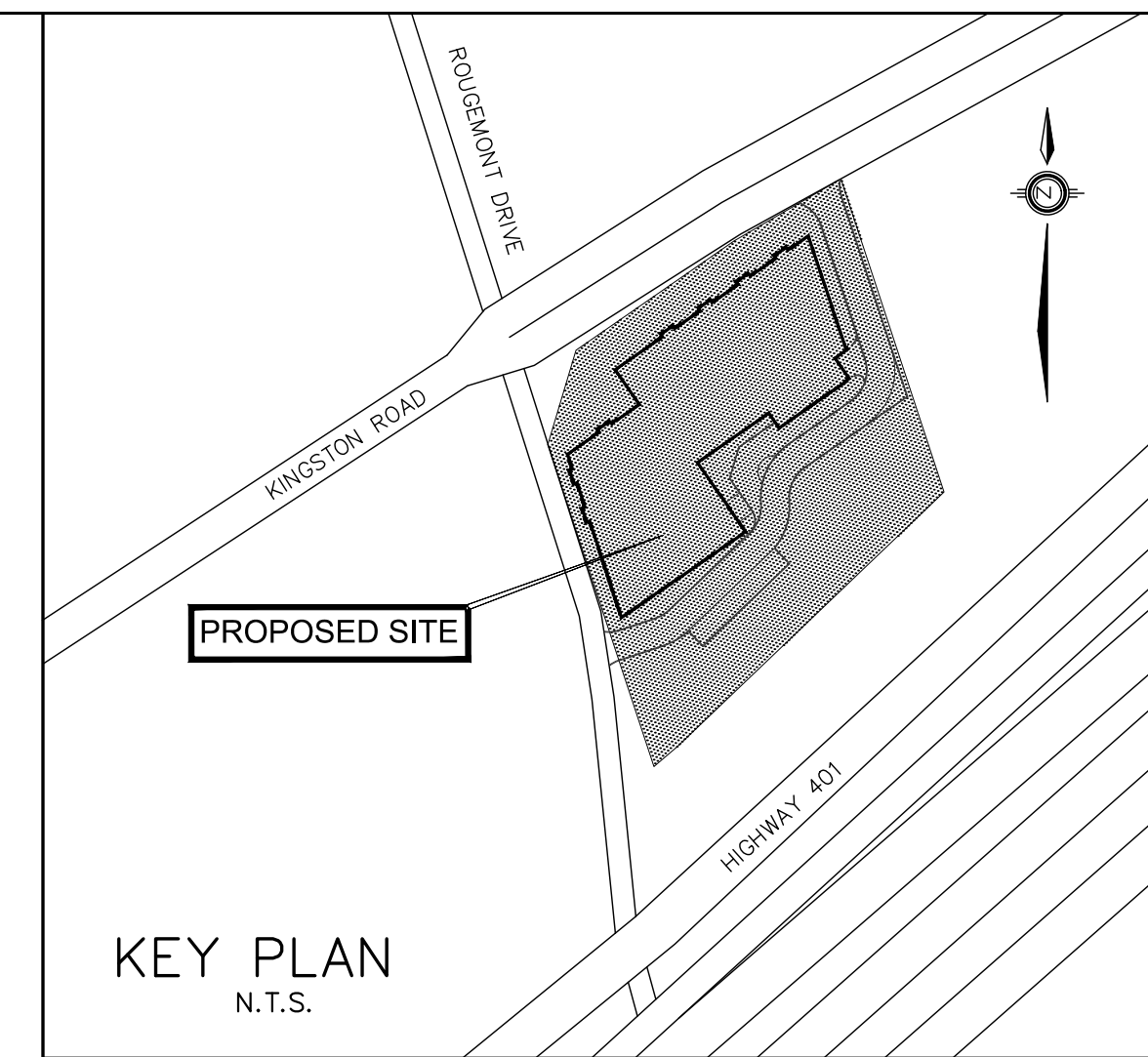
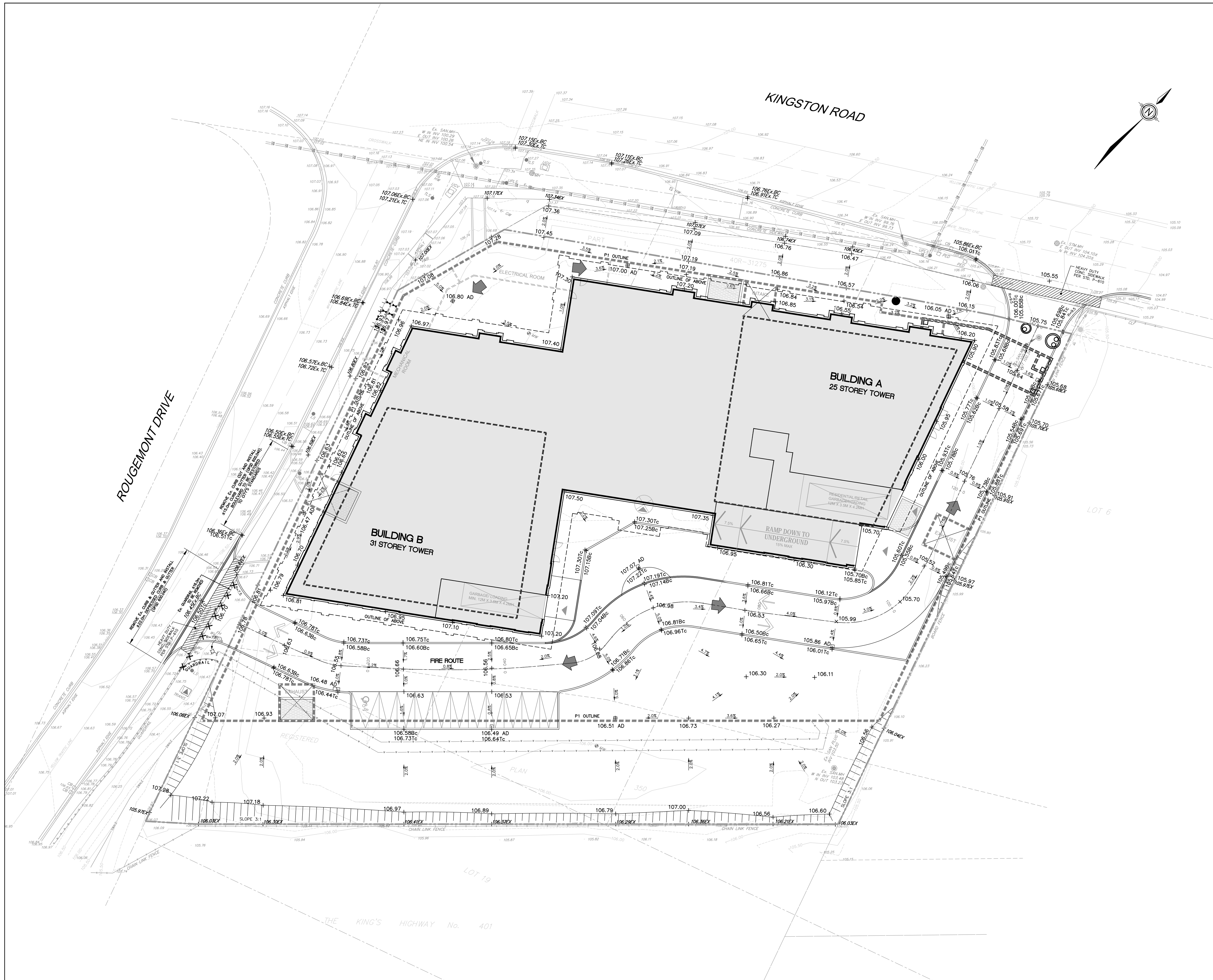
THE CORPORATION OF THE CITY OF PICKERING
Engineering Services Department

PROPOSED MIXED USE DEVELOPMENT
375 KINGSTON ROAD

SECTIONS
SEC 1-1 TO SEC 5-5
CITY FILE: xxx-xx

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- LEGEND**
- 189.00 TC/TW DENOTES TOP OF CURB/ WALL
 - 188.15 BC/BW DENOTES BOTTOM OF CURB/ WALL
 - 131.48 DENOTES PROPOSED ELEVATION
 - Ex. 130.29 DENOTES EXISTING ELEVATION
 - DENOTES JELLYFISH
 - DENOTES SANITARY MANHOLE
 - AD DENOTES AREA DRAINS
 - DENOTES CATCH BASIN TO BE EQUIPPED WITH CB SHIELD (REFER TO DWG. D-1)
 - DENOTES EXISTING CHAIN LINK FENCE
 - ⊕ DENOTES HYDRANT AND VALVE
 - ⊕ DENOTES VALVE AND BOX
 - DENOTES RETAINING WALL
 - DENOTES PROPERTY LINE
 - DENOTES LIMIT OF UNDERGROUND
 - ➔ DENOTES OVERLAND FLOW ROUTE

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 1. xxx.xx/xx xxx Engineering Services Department

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SITE GRADING PLAN
 CITY FILE: xxx-xx

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