TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)

SERVICING INFRASTRUCTURE PLACEMENT TO BE FINALIZED AT DETAILED DESIGN STAGE. LOCATIONS SHOWN ARE FOR PROOF OF CONCEPT ONLY.

KINGSTON ROAD

DIXIE ROAD

HIGHWAY 401

WALNUT LANE

FUTURE WALNUT LANE 300Ø WM

BLDG. A

PHASE 1 STM TANK
PROVIDED VOLUME = 520 m³
100-YEAR RELEASE RATE = 16.93 L/s
OUTLET INV. 83.38
LEAD 300Ø STM @ 0.5%
STORM CONTROL MH TO BE CAST INTO TANK

BUILDING A SANITARY CONNECTION
SAN MH1A
INV. 81.05
LEAD 250Ø SAN @ 2.0%

BUILDING 'A' DOMESTIC & FIRE CONNECTIONS TO 300Ø WM WITHIN 17.0m R.O.W

TEMPORARY 200Ø FIREMAIN & 100Ø DOMESTIC WATERMAIN

975Ø STM SUPERPIPE

STM MH 7
TOP 85.25
SW INV. 83.42

375Ø SAN @ 0.5%

SAN MH2A
TOP 86.40
SW INV. 80.85
SE INV. 80.55

FUT. STM MH 5A (B.O.)

FUT. SAN MH-SA1 (B.O.)
TOP 86.53
NW INV. 80.46
NE INV. 80.40

FUT. SAN MH-SA10 (B.O.)

FUT. SAN MH-SA11 (B.O.)

FUT. STM MH 5B (B.O.)

FUTURE WALNUT LANE STORM SERVICE (BY OTHERS)

FUTURE WALNUT LANE SANITARY SERVICE (BY OTHERS)

FUT. STM MH 7 (B.O.)

FUT. SAN MH-SA12 (B.O.)

FUT. SAN MH-SA13 (B.O.)
TOP 86.25
S INV. 80.00
W INV. 79.88
E INV. 79.81

FUT. SAN MH-SA14 (B.O.)
W INV. 79.67
E INV. 79.64

FUT. STM MH 10 (B.O.)

FUT. STM MH 14

FUT. 450Ø STM @ 0.5%

FUT. OGS (B.O.)

FUT. STM MH 16 (B.O.)

FUT. HEADWALL

FUT. 375Ø SAN @ 0.5%

EXISTING BUILDING

CAP PROPOSED WM AT PH1 LIMIT OF 17.0m R.O.W

CAP EX. WM

PROPOSED 300Ø WATERMAIN CONNECTED TO WALNUT LANE

STM MH 8
TOP 85.35
N INV. 83.32
NE INV. 83.32
S INV. 83.32

975Ø STM SUPERPIPE

STM MH 10
TOP 85.20
N INV. 83.12
S INV. 83.12
w/ ORIFICE PLATE

STM MH 1
TOP 85.30
EX. W INV. 83.22
N INV. 83.09
S INV. 83.09

975Ø STM SUPERPIPE

EXISTING PARKING LOT

EX. STM MH 10
TOP 85.06
N INV. 83.00
EX. NE INV. 83.12
EX. S INV. 83.00

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 9
EX. N INV. 82.68
EX. SE INV. 82.65
EX. SW INV. 83.04 (ASSUMED TO BE ABANDONED)

EX. 300Ø STM (ASSUMED TO BE ABANDONED)

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 8
OGS STC 6000

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 7

EX. 600Ø STM @ 0.39%

EX. STM MH 6

EX. 675Ø STM @ 0.39%
(SLOPE ASSUMED)

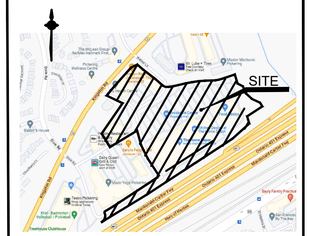
EXISTING EASMENTS AND LEGAL LINES AS PER TOPOGRAPHIC SURVEY 22-25-073-00 BY JD BARNES J.D BARNES DATED FEB 2, 2023. EXISTING EASEMENTS OVER ALL PIPES THAT ARE PROPOSED TO REMAIN WITHIN THE PRIVATE ROADS, AND ARE USED TO CONVEY FLOWS FROM DIXIE ROAD TO THE EXISTING HEADWALL ARE TO REMAIN.

EXISTING BUILDING

TRCA FLOODLINE

10.0m

10.0m OFFSET FROM TRCA FLOODLINE



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND LIMITS
- PROPOSED WATERMAIN
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED TEMPORARY WATERMAIN
- PROPOSED WATERMAIN INSTALLED IN PREVIOUS PHASES
- PROPOSED STORM INSTALLED IN PREVIOUS PHASES
- PROPOSED SANITARY INSTALLED IN PREVIOUS PHASES
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- PHASE 1

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
SITE SERVICING PLAN PHASE 1

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K.KYRIOPOULOS
10016/2022
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

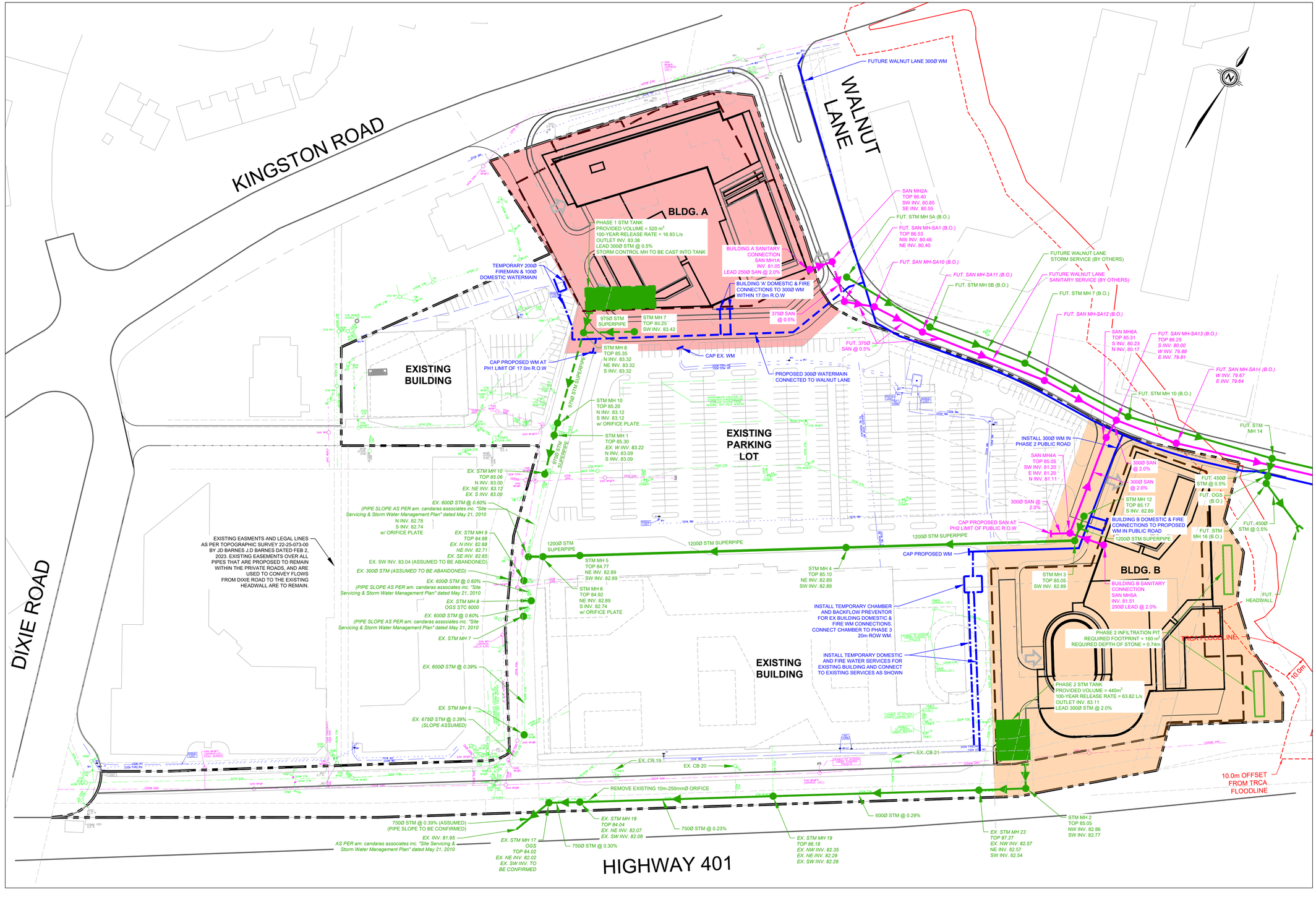
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

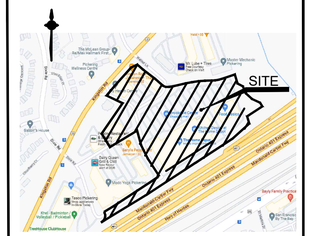
SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	SS1

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)

SERVICING INFRASTRUCTURE PLACEMENT TO BE FINALIZED AT DETAILED DESIGN STAGE. LOCATIONS SHOWN ARE FOR PROOF OF CONCEPT ONLY.





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND LIMITS
- PROPOSED WATERMAIN
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED TEMPORARY WATERMAIN
- PROPOSED WATERMAIN INSTALLED IN PREVIOUS PHASES
- PROPOSED STORM INSTALLED IN PREVIOUS PHASES
- PROPOSED SANITARY INSTALLED IN PREVIOUS PHASES
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- PHASE 1
- PHASE 2

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
SITE SERVICING PLAN PHASE 2

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100193502
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

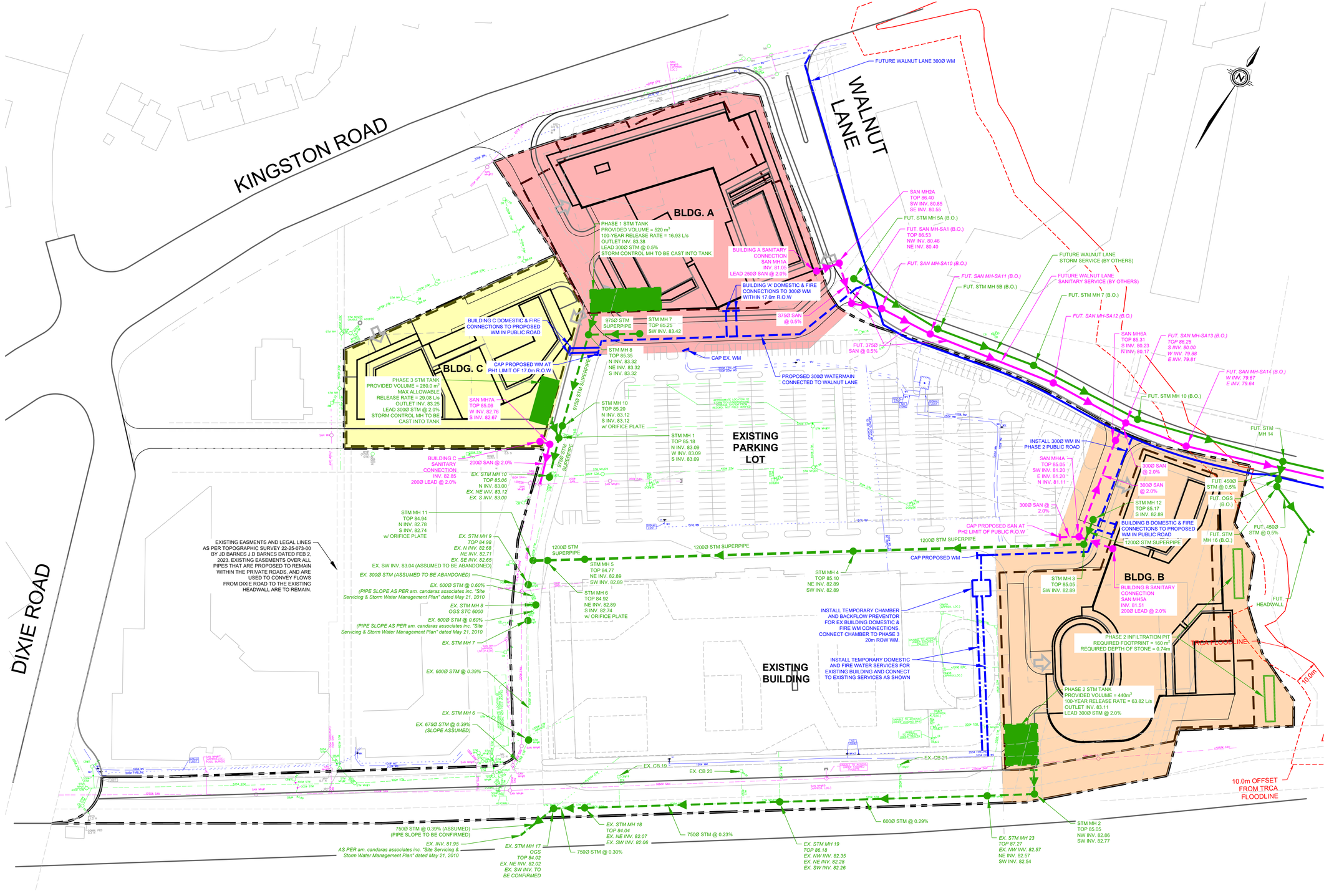
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

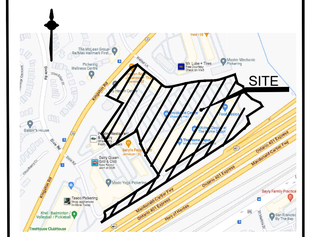
SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	SS2

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)

SERVICING INFRASTRUCTURE PLACEMENT TO BE FINALIZED AT DETAILED DESIGN STAGE. LOCATIONS SHOWN ARE FOR PROOF OF CONCEPT ONLY.





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND LIMITS
- PROPOSED WATERMAIN
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED TEMPORARY WATERMAIN
- PROPOSED WATERMAIN INSTALLED IN PREVIOUS PHASES
- PROPOSED STORM INSTALLED IN PREVIOUS PHASES
- PROPOSED SANITARY INSTALLED IN PREVIOUS PHASES
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- PHASE 1
- PHASE 2
- PHASE 3

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
SITE SERVICING PLAN PHASE 3

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100148582 Jan. 24, 2025 PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	SS3

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)

SERVICING INFRASTRUCTURE PLACEMENT TO BE FINALIZED AT DETAILED DESIGN STAGE. LOCATIONS SHOWN ARE FOR PROOF OF CONCEPT ONLY.

KINGSTON ROAD

DIXIE ROAD

HIGHWAY 401

WALNUT LANE

FUTURE WALNUT LANE 300Ø WM

BLDG. A

PHASE 1 STM TANK
PROVIDED VOLUME = 520 m³
100-YEAR RELEASE RATE = 16.93 L/s
OUTLET INV. 83.38
LEAD 300Ø STM @ 0.5%
STORM CONTROL MH TO BE CAST INTO TANK

BUILDING A SANITARY CONNECTION
SAN MH1A
INV. 81.05
LEAD 250Ø SAN @ 2.0%

BUILDING 'A' DOMESTIC & FIRE CONNECTIONS TO 300Ø WM WITHIN 17.0m R.O.W

BUILDING C DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

BLDG. C

PHASE 3 STM TANK
PROVIDED VOLUME = 280.0 m³
MAX ALLOWABLE
RELEASE RATE = 29.08 L/s
OUTLET INV. 83.25
LEAD 300Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO TANK

975Ø STM SUPERPIPE

STM MH 7
TOP 85.25
SW INV. 83.42

STM MH 8
TOP 85.35
N INV. 83.32
NE INV. 83.32
S INV. 83.32

SAN MH7A
TOP 85.06
W INV. 82.76
S INV. 82.67

STM MH 10
TOP 85.33
N INV. 83.12
S INV. 83.12

STM MH 1
TOP 85.18
N INV. 83.09
W INV. 83.09
S INV. 83.09

EXISTING 10m-150Ø ORIFICE ON SOUTH SIDE OF MANHOLE TO BE REMOVED.

PROPOSED PARK

PHASE 4 SUBSURFACE STORAGE
PROVIDED VOLUME = 280m³
RELEASE RATE =37.09 L/s
OUTLET INV. 83.20
LEAD 250Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO SUBSURFACE STORAGE SYSTEM

PHASE 4 STM TANK
PROVIDED VOLUME = 340.0 m³
100- YEAR MAX RELEASE
RATE = 16.67 L/s
OUTLET INV. 83.79
LEAD 250Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO TANK

BUILDING C SANITARY CONNECTION
INV. 82.85
200Ø LEAD @ 2.0%

200Ø SAN @ 2.0%

EX. STM MH 10
TOP 85.06
N INV. 83.00
EX. NE INV. 83.12
EX. S INV. 83.09

STM MH 11
TOP 84.94
N INV. 82.78
S INV. 82.74
w/ ORIFICE PLATE

600Ø STM @ 0.60%

EX. STM MH 9
TOP 84.98
EX. N INV. 82.68
NE INV. 82.71
EX. SE INV. 82.65

EX. SW INV. 83.04 (ASSUMED TO BE ABANDONED)

EX. 300Ø STM (ASSUMED TO BE ABANDONED)

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 8
OGS STC 6000

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 7

EX. 600Ø STM @ 0.39%

EX. STM MH 6

EX. 675Ø STM @ 0.39%
(SLOPE ASSUMED)

EXISTING EASMENTS AND LEGAL LINES AS PER TOPOGRAPHIC SURVEY 22-25-073-00 BY JD BARNES J.D BARNES DATED FEB 2, 2023. EXISTING EASEMENTS OVER ALL PIPES THAT ARE PROPOSED TO REMAIN WITHIN THE PRIVATE ROADS, AND ARE USED TO CONVEY FLOWS FROM DIXIE ROAD TO THE EXISTING HEADWALL ARE TO REMAIN.

STM MH 6
TOP 84.92
NE INV. 82.89
S INV. 82.74
w/ ORIFICE PLATE

STM MH 5
TOP 84.88
NE INV. 82.89
NW INV. 83.40
SW INV. 82.89

INSTALL 300Ø WM IN PHASE 4 PUBLIC ROAD

12000Ø STM SUPERPIPE

EXISTING BUILDING

EX. CB 19

EX. CB 20

EX. CB 21

750Ø STM @ 0.39% (ASSUMED)
(PIPE SLOPE TO BE CONFIRMED)

EX. INV. 81.95
AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 17
OGS
TOP 84.02
EX. NE INV. 82.02
EX. SW INV. TO BE CONFIRMED

EX. STM MH 18
TOP 84.04
EX. NE INV. 82.07
EX. SW INV. 82.06

750Ø STM @ 0.30%

750Ø STM @ 0.23%

EX. STM MH 19
TOP 86.18
EX. NW INV. 82.35
EX. NE INV. 82.28
EX. SW INV. 82.26

600Ø STM @ 0.29%

EX. STM MH 23
TOP 87.27
EX. NW INV. 82.57
NE INV. 82.57
SW INV. 82.54

STM MH 2
TOP 85.05
NW INV. 82.86
SW INV. 82.77

PROPOSED 300Ø WATERMAIN CONNECTED TO WALNUT LANE

375Ø SAN @ 0.5%

FUT. 375Ø SAN @ 0.5%

BLDG. D

BUILDING D DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

BUILDING D SANITARY CONNECTION
INV. 82.28
200Ø LEAD @ 2.0%

300Ø SAN @ 2.0%

SAN MH3A
TOP 84.99
NW INV. 82.06
NE INV. 81.97

REMOVE CAP AND CONNECT TO PHASE 2 SAN

INSTALL 300Ø WM IN PHASE 2 PUBLIC ROAD

SAN MH4A
TOP 85.05
SW INV. 81.20
E INV. 81.20
N INV. 81.11

300Ø SAN @ 2.0%

300Ø SAN @ 2.0%

STM MH 12
TOP 85.17
S INV. 82.89

FUT. 450Ø STM @ 0.5%

FUT. OGS (B.O.)

FUT. STM MH 14

FUT. 450Ø STM @ 0.5%

FUT. STM MH 16 (B.O.)

FUT. HEADWALL

BUILDING B DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

12000Ø STM SUPERPIPE

BUILDING B SANITARY CONNECTION
SAN MH5A
INV. 81.51
200Ø LEAD @ 2.0%

STM MH 3
TOP 85.05
SW INV. 82.89

STM MH 4
TOP 85.10
NW INV. 83.49
NE INV. 82.89
SW INV. 82.89

CONNECT TEMPORARY CHAMBER TO PROPOSED WM IN R.O.W

REMOVE CAP AND CONNECT TO PHASE 2 WM

BLDG. B

PHASE 2 INFILTRATION PIT
REQUIRED FOOTPRINT = 160 m²
REQUIRED DEPTH OF STONE = 0.74m

PHASE 2 STM TANK
PROVIDED VOLUME = 440m³
100-YEAR RELEASE RATE = 63.82 L/s
OUTLET INV. 83.11
LEAD 300Ø STM @ 2.0%

TRCA FLOODLINE

10.0m

10.0m OFFSET FROM TRCA FLOODLINE

SAN MH2A
TOP 86.40
SW INV. 80.85
SE INV. 80.55

FUT. STM MH 5A (B.O.)

FUT. SAN MH-SA1 (B.O.)
TOP 86.53
NW INV. 80.46
NE INV. 80.40

FUT. SAN MH-SA10 (B.O.)

FUT. SAN MH-SA11 (B.O.)

FUT. STM MH 5B (B.O.)

FUTURE WALNUT LANE STORM SERVICE (BY OTHERS)

FUTURE WALNUT LANE SANITARY SERVICE (BY OTHERS)

FUT. STM MH 7 (B.O.)

FUT. SAN MH-SA12 (B.O.)

SAN MH6A
TOP 85.31
S INV. 80.23
N INV. 80.17

FUT. SAN MH-SA13 (B.O.)
TOP 86.25
S INV. 80.00
W INV. 79.88
E INV. 79.81

FUT. SAN MH-SA14 (B.O.)
W INV. 79.67
E INV. 79.64

FUT. STM MH 10 (B.O.)

KEY PLAN N.T.S.

SITE

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND LIMITS
- PROPOSED WATERMAIN
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED TEMPORARY WATERMAIN
- PROPOSED WATERMAIN INSTALLED IN PREVIOUS PHASES
- PROPOSED STORM INSTALLED IN PREVIOUS PHASES
- PROPOSED SANITARY INSTALLED IN PREVIOUS PHASES
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
SITE SERVICING PLAN PHASE 4

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100169502
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	SS4

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)

SERVICING INFRASTRUCTURE PLACEMENT TO BE FINALIZED AT DETAILED DESIGN STAGE. LOCATIONS SHOWN ARE FOR PROOF OF CONCEPT ONLY.

KINGSTON ROAD

DIXIE ROAD

HIGHWAY 401

WALNUT LANE

FUTURE WALNUT LANE 300Ø WM

BLDG. A

BLDG. B

BLDG. C

BLDG. D

BLDG. E

PROPOSED PARK

PHASE 1 STM TANK
PROVIDED VOLUME = 520 m³
100-YEAR RELEASE RATE = 16.93 L/s
OUTLET INV. 83.38
LEAD 300Ø STM @ 0.5%
STORM CONTROL MH TO BE CAST INTO TANK

BUILDING A SANITARY CONNECTION
SAN MH1A
INV. 81.05
LEAD 250Ø SAN @ 2.0%

BUILDING 'A' DOMESTIC & FIRE CONNECTIONS TO 300Ø WM WITHIN 17.0m R.O.W

375Ø SAN @ 0.5%

975Ø STM SUPERPIPE

STM MH 7
TOP 85.25
SW INV. 83.42

BUILDING C DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

STM MH 8
TOP 85.35
N INV. 83.32
NE INV. 83.32
S INV. 83.32

PHASE 3 STM TANK
PROVIDED VOLUME = 280.0 m³
MAX ALLOWABLE
RELEASE RATE = 29.08 L/s
OUTLET INV. 83.25
LEAD 300Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO TANK

SAN MH7A
TOP 85.06
W INV. 82.76
S INV. 82.67

875Ø STM SUPERPIPE

STM MH 10
TOP 85.33
N INV. 83.12
S INV. 83.12

STM MH 1
TOP 85.18
N INV. 83.09
W INV. 83.09
S INV. 83.09

EXISTING 10m-150Ø ORIFICE ON SOUTH SIDE OF MANHOLE TO BE REMOVED.

PROPOSED 300Ø WATERMAIN CONNECTED TO WALNUT LANE

FUT. 375Ø SAN @ 0.5%

PHASE 4 SUBSURFACE STORAGE
PROVIDED VOLUME = 280m³
RELEASE RATE =37.09 L/s
OUTLET INV. 83.20
LEAD 250Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO SUBSURFACE STORAGE SYSTEM

PHASE 4 STM TANK
PROVIDED VOLUME = 340.0 m³
100- YEAR MAX RELEASE
RATE = 16.67 L/s
OUTLET INV. 83.79
LEAD 250Ø STM @ 2.0%
STORM CONTROL MH TO BE CAST INTO TANK

BUILDING D DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

BUILDING C SANITARY CONNECTION
INV. 82.85
200Ø LEAD @ 2.0%

EX. STM MH 10
TOP 85.06
N INV. 83.00
EX. NE INV. 83.12
EX. S INV. 83.00

200Ø SAN @ 2.0%

STM MH 11
TOP 84.94
N INV. 82.78
S INV. 82.74
w/ ORIFICE PLATE

600Ø STM @ 0.60%

EX. STM MH 9
TOP 84.98
EX. N INV. 82.68
NE INV. 82.71
EX. SE INV. 82.65

EX. SW INV. 83.04 (ASSUMED TO BE ABANDONED)

EX. 300Ø STM (ASSUMED TO BE ABANDONED)

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 8
OGS STC 6000

EX. 600Ø STM @ 0.60%
(PIPE SLOPE AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 7

EX. 600Ø STM @ 0.39%

EX. STM MH 6

EX. 675Ø STM @ 0.39%
(SLOPE ASSUMED)

EXISTING EASMENTS AND LEGAL LINES AS PER TOPOGRAPHIC SURVEY 22-25-073-00 BY JD BARNES J.D BARNES DATED FEB 2, 2023. EXISTING EASEMENTS OVER ALL PIPES THAT ARE PROPOSED TO REMAIN WITHIN THE PRIVATE ROADS, AND ARE USED TO CONVEY FLOWS FROM DIXIE ROAD TO THE EXISTING HEADWALL ARE TO REMAIN.

750Ø STM @ 0.39% (ASSUMED)
(PIPE SLOPE TO BE CONFIRMED)

EX. 81.95
AS PER am. candaras associates inc. "Site Servicing & Storm Water Management Plan" dated May 21, 2010

EX. STM MH 17
OGS
TOP 84.02
EX. NE INV. 82.02
EX. SW INV. TO BE CONFIRMED

EX. STM MH 18
TOP 84.04
EX. NE INV. 82.07
EX. SW INV. 82.06

750Ø STM @ 0.30%

750Ø STM @ 0.23%

EX. STM MH 19
NW INV. 82.63
EX. NE INV. 82.28
EX. SW INV. 82.26

600Ø STM @ 0.29%

EX. STM MH 23
TOP 87.27
EX. NW INV. 82.57
NE INV. 82.57
SW INV. 82.54

STM MH 2
TOP 85.05
NW INV. 82.86
SW INV. 82.77

120Ø STM SUPERPIPE

INSTALL 300Ø WM IN PHASE 4 PUBLIC ROAD

STM MH 6
TOP 84.92
NE INV. 82.89
S INV. 82.74
w/ ORIFICE PLATE

STM MH 5
TOP 84.88
NE INV. 82.89
NW INV. 83.40
SW INV. 82.85

BUILDING E DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

BUILDING E SANITARY CONNECTION
INV. 82.38
250Ø LEAD @ 2.0%

REMOVE CAP AND CONNECT TO PHASE 2 WM

PHASE 5 STM TANK
PROVIDED VOLUME = 680m³
MAX ALLOWABLE RELEASE RATE = 88.72 L/s
OUTLET INV. 82.58
LEAD 300Ø STM @ 2.0%

SAN MH2A
TOP 86.40
SW INV. 80.85
SE INV. 80.55

FUT. STM MH 5A (B.O.)

FUT. SAN MH-SA1 (B.O.)
TOP 86.53
NW INV. 80.46
NE INV. 80.40

FUT. SAN MH-SA10 (B.O.)

FUT. SAN MH-SA11 (B.O.)

FUT. STM MH 5B (B.O.)

FUTURE WALNUT LANE STORM SERVICE (BY OTHERS)

FUTURE WALNUT LANE SANITARY SERVICE (BY OTHERS)

FUT. STM MH 7 (B.O.)

FUT. SAN MH-SA12 (B.O.)

SAN MH6A
TOP 85.31
S INV. 80.23
N INV. 80.17

FUT. SAN MH-SA13 (B.O.)
TOP 86.25
S INV. 80.00
W INV. 79.88
E INV. 79.81

FUT. SAN MH-SA14 (B.O.)
W INV. 79.67
E INV. 79.64

FUT. STM MH 10 (B.O.)

FUT. STM MH 14

INSTALL 300Ø WM IN PHASE 2 PUBLIC ROAD

SAN MH4A
TOP 85.05
SW INV. 81.20
E INV. 81.20
N INV. 81.11

REMOVE CAP AND CONNECT TO PHASE 2 SAN

300Ø SAN @ 2.0%

BUILDING D SANITARY CONNECTION
INV. 82.28
200Ø LEAD @ 2.0%

SAN MH3A
TOP 85.50
NW INV. 82.06
SE INV. 82.06
NE INV. 81.97

300Ø SAN @ 2.0%

300Ø SAN @ 2.0%

STM MH 12
TOP 85.17
S INV. 82.89

FUT. 450Ø STM @ 0.5%

FUT. OGS (B.O.)

BUILDING B DOMESTIC & FIRE CONNECTIONS TO PROPOSED WM IN PUBLIC ROAD

120Ø STM SUPERPIPE

FUT. STM MH 16 (B.O.)

FUT. 450Ø STM @ 0.5%

STM MH 3
TOP 85.05
SW INV. 82.89

BUILDING B SANITARY CONNECTION
SAN MH5A
INV. 81.51
200Ø LEAD @ 2.0%

FUT. HEADWALL

PHASE 2 INFILTRATION PIT
REQUIRED FOOTPRINT = 160 m²
REQUIRED DEPTH OF STONE = 0.74m

TRCA FLOODLINE

10.0m

PHASE 2 STM TANK
PROVIDED VOLUME = 440m³
100-YEAR RELEASE RATE = 63.82 L/s
OUTLET INV. 83.11
LEAD 300Ø STM @ 2.0%

10.0m OFFSET FROM TRCA FLOODLINE

SITE

KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND LIMITS
- PROPOSED WATERMAIN
- PROPOSED STORM
- PROPOSED SANITARY
- PROPOSED TEMPORARY WATERMAIN
- PROPOSED WATERMAIN INSTALLED IN PREVIOUS PHASES
- PROPOSED STORM INSTALLED IN PREVIOUS PHASES
- PROPOSED SANITARY INSTALLED IN PREVIOUS PHASES
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
SITE SERVICING PLAN PHASE 5

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100145902 Jan. 24, 2025 PROVINCE OF ONTARIO

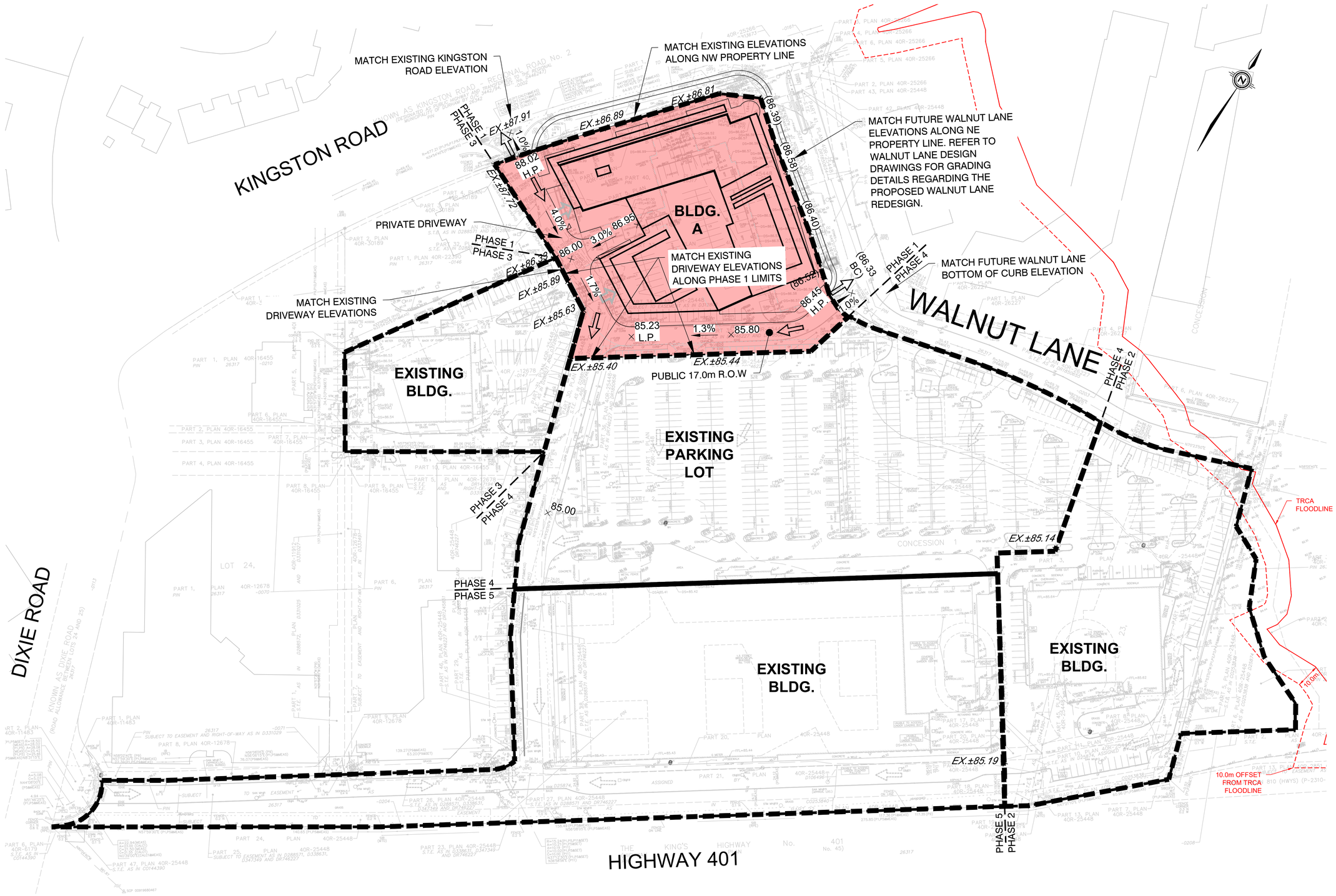
APPROVAL

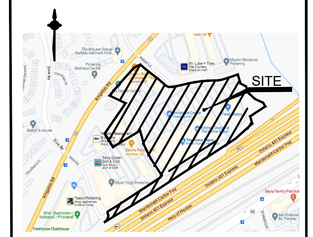
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	SS5

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE LIMITS
- ×EX.±86.48 EXISTING ELEVATION TO MATCH
- ×(86.52) FUTURE WALNUT LANE ELEVATION TO MATCH
- × 86.52 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- OVERLAND FLOW
- EXISTING OVERLAND FLOW
- PHASE 1

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY: CITY OF PICKERING

PROJECT TITLE: 1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE: GRADING PLAN PHASE 1

CONSULTANT: wsp

STAMP: LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100163502 Jan. 24, 2025 PROVINCE OF ONTARIO

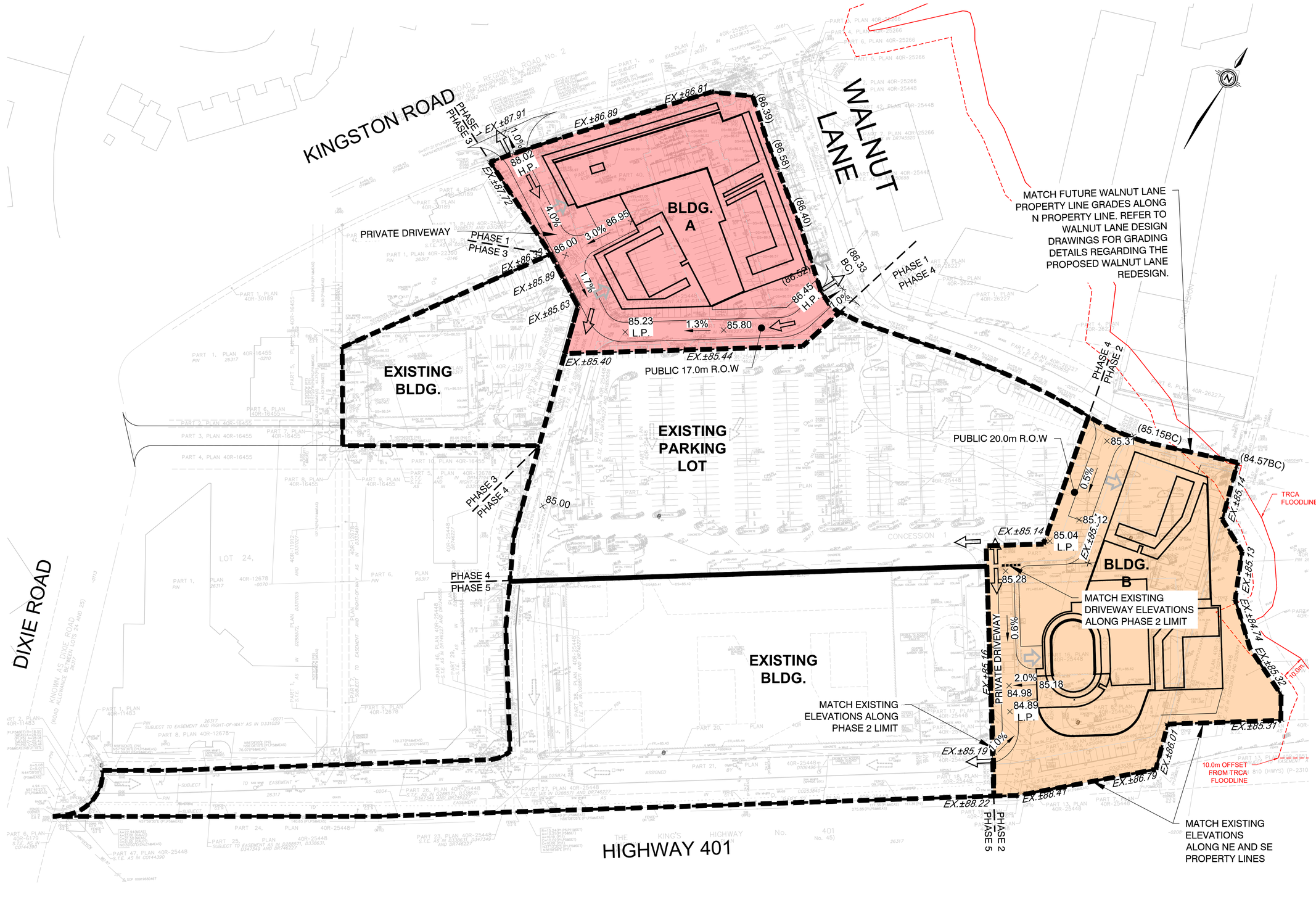
APPROVAL

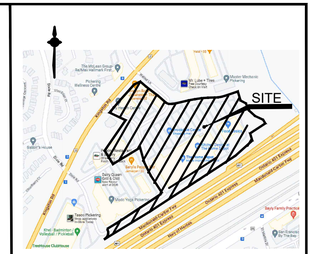
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	GR1

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE LIMITS
- ×EX.±86.48 EXISTING ELEVATION TO MATCH
- ×(86.52) FUTURE WALNUT LANE ELEVATION TO MATCH
- × 86.52 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- OVERLAND FLOW
- EXISTING OVERLAND FLOW
- PHASE 1
- PHASE 2

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
GRADING PLAN PHASE 2

CONSULTANT
wsp

STAMP
LICENCED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100149502
Jan. 24, 2025
PROVINCE OF ONTARIO

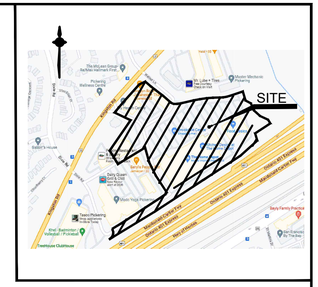
APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	GR2

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE LIMITS
- ×EX.±86.48 EXISTING ELEVATION TO MATCH
- ×(86.52) FUTURE WALNUT LANE ELEVATION TO MATCH
- × 86.52 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- OVERLAND FLOW
- EXISTING OVERLAND FLOW
- PHASE 1
- PHASE 2
- PHASE 3

KINGSTON ROAD

DIXIE ROAD

WALNUT LANE

BLDG. A

BLDG. B

BLDG. C

EXISTING PARKING LOT

EXISTING BLDG.

HIGHWAY 401

PUBLIC 17.0m R.O.W

PUBLIC 20.0m R.O.W

PRIVATE DRIVEWAY

MATCH PH1 PROPOSED ROAD GRADE

MATCH EXISTING ELEVATIONS ALONG PHASE 2 LIMIT

TRCA FLOODLINE

10.0m OFFSET FROM TRCA FLOODLINE

PHASE 1
PHASE 3

PHASE 1
PHASE 4

PHASE 4
PHASE 2

PHASE 3
PHASE 4

PHASE 4
PHASE 5

PHASE 2
PHASE 5

EX.±87.91 1.0% 88.02 H.P.

EX.±87.72 4.0% 3.0% 86.95 86.00

EX.±86.89 EX.±86.81 (86.39) (86.58) (86.40)

EX.±86.12 EX.±86.61 1.5% 0.8% 86.03 L.P. 86.18

EX.±87.19 86.62 86.70

EX.±86.50 EX.±86.09

EX.±85.40 EX.±85.37 EX.±85.17

85.23 L.P. 1.3% 85.80

(86.52) 86.45 H.P. 1.0% (86.33 BC)

85.00

(85.15BC) (84.72TC)(84.57BC) 85.31

0.5% 85.12 85.04 L.P.

EX.±85.14 85.28

0.6% 2.0% 85.18 84.98 84.89 L.P.

EX.±85.19 0%

EX.±88.22 EX.±88.41 EX.±86.79 EX.±86.01

EX.±85.14 EX.±85.13 EX.±84.74 EX.±85.32 EX.±85.31 10.0m

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
GRADING PLAN PHASE 3

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100135022 Jan. 24, 2025 PROVINCE OF ONTARIO

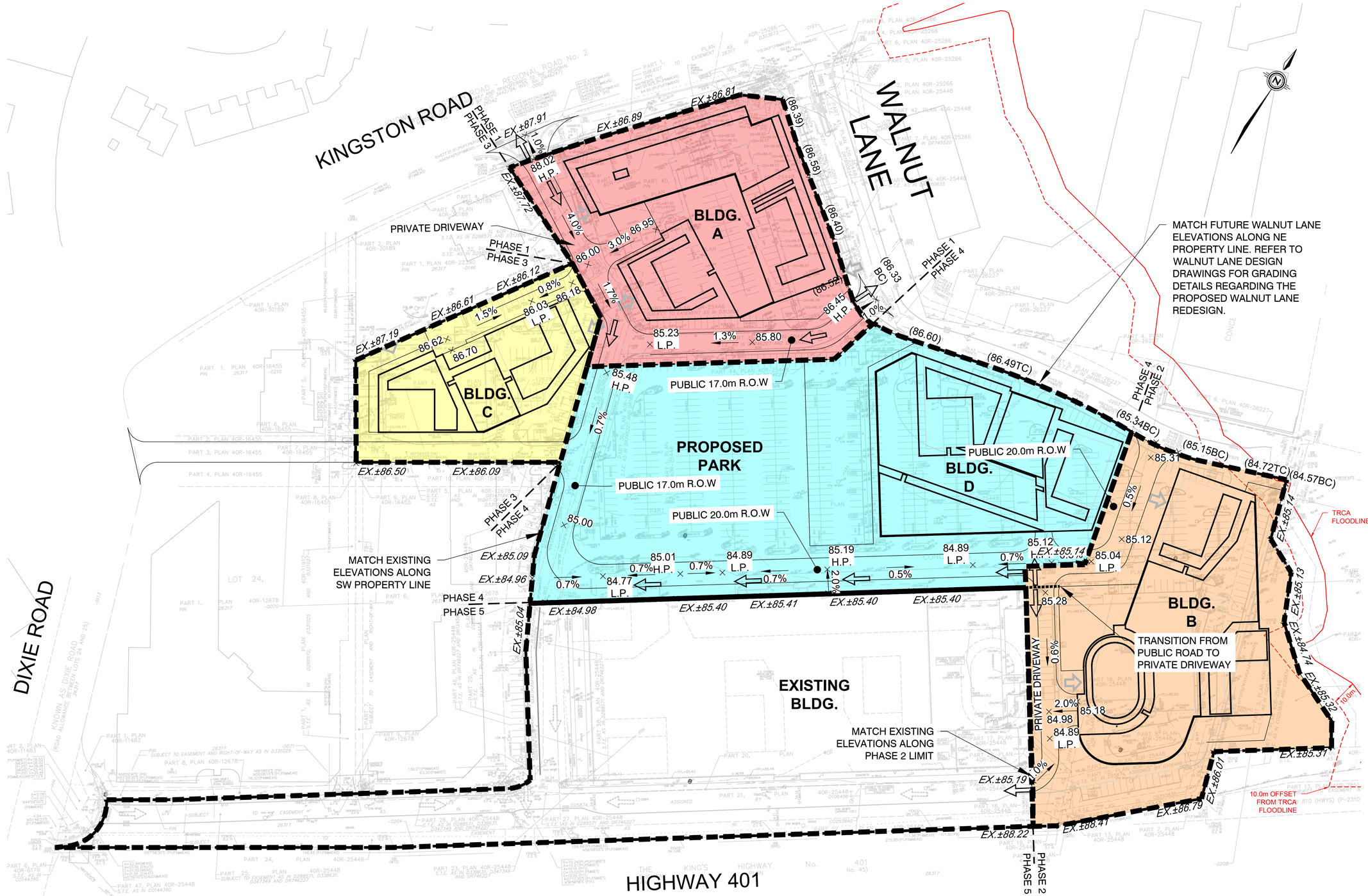
APPROVAL

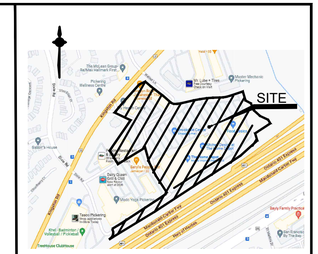
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	GR3

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE LIMITS
- ×EX.±86.48 EXISTING ELEVATION TO MATCH
- ×(86.52) FUTURE WALNUT LANE ELEVATION TO MATCH
- × 86.52 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- OVERLAND FLOW
- EXISTING OVERLAND FLOW
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY: CITY OF PICKERING

PROJECT TITLE: 1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE: GRADING PLAN PHASE 4

CONSULTANT: wsp

STAMP: LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100149302 Jan. 24, 2025 PROVINCE OF ONTARIO

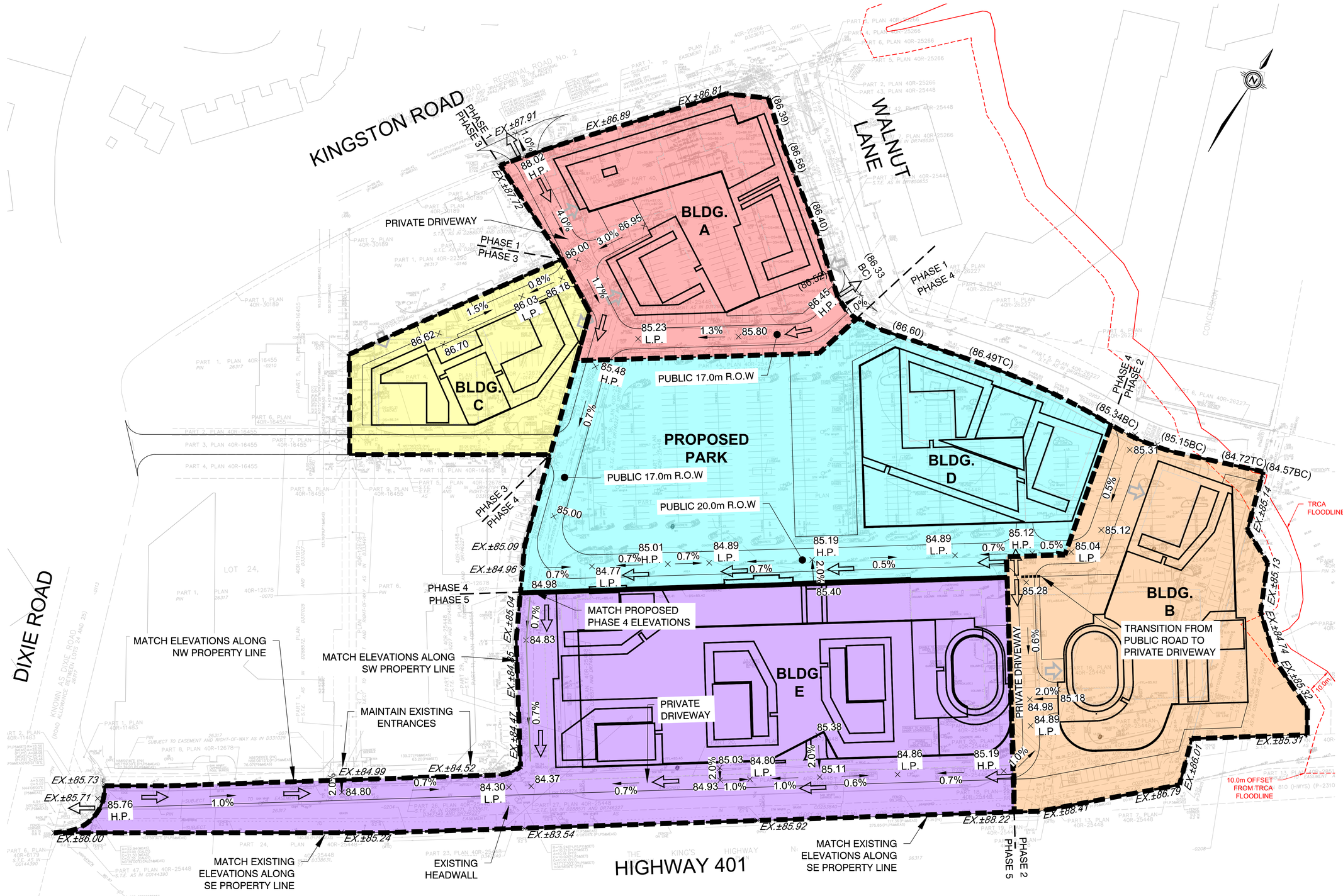
APPROVAL

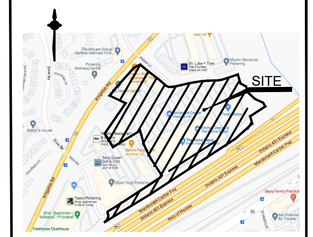
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	GR4

TOPOGRAPHIC INFORMATION SHOWN AS PER J.D BARNES SURVEY 22-25-073-00 DATED 2/2/2023. ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928: 1978)





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE LIMITS
- ×EX.±86.48 EXISTING ELEVATION TO MATCH
- ×(86.52) FUTURE WALNUT LANE ELEVATION TO MATCH
- × 86.52 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- OVERLAND FLOW
- EXISTING OVERLAND FLOW
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY: CITY OF PICKERING

PROJECT TITLE: 1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE: GRADING PLAN PHASE 5

CONSULTANT: wsp

STAMP: LICENSED PROFESSIONAL ENGINEER K. KYRIOPOULOS 100163502 Jan. 24, 2025 PROVINCE OF ONTARIO

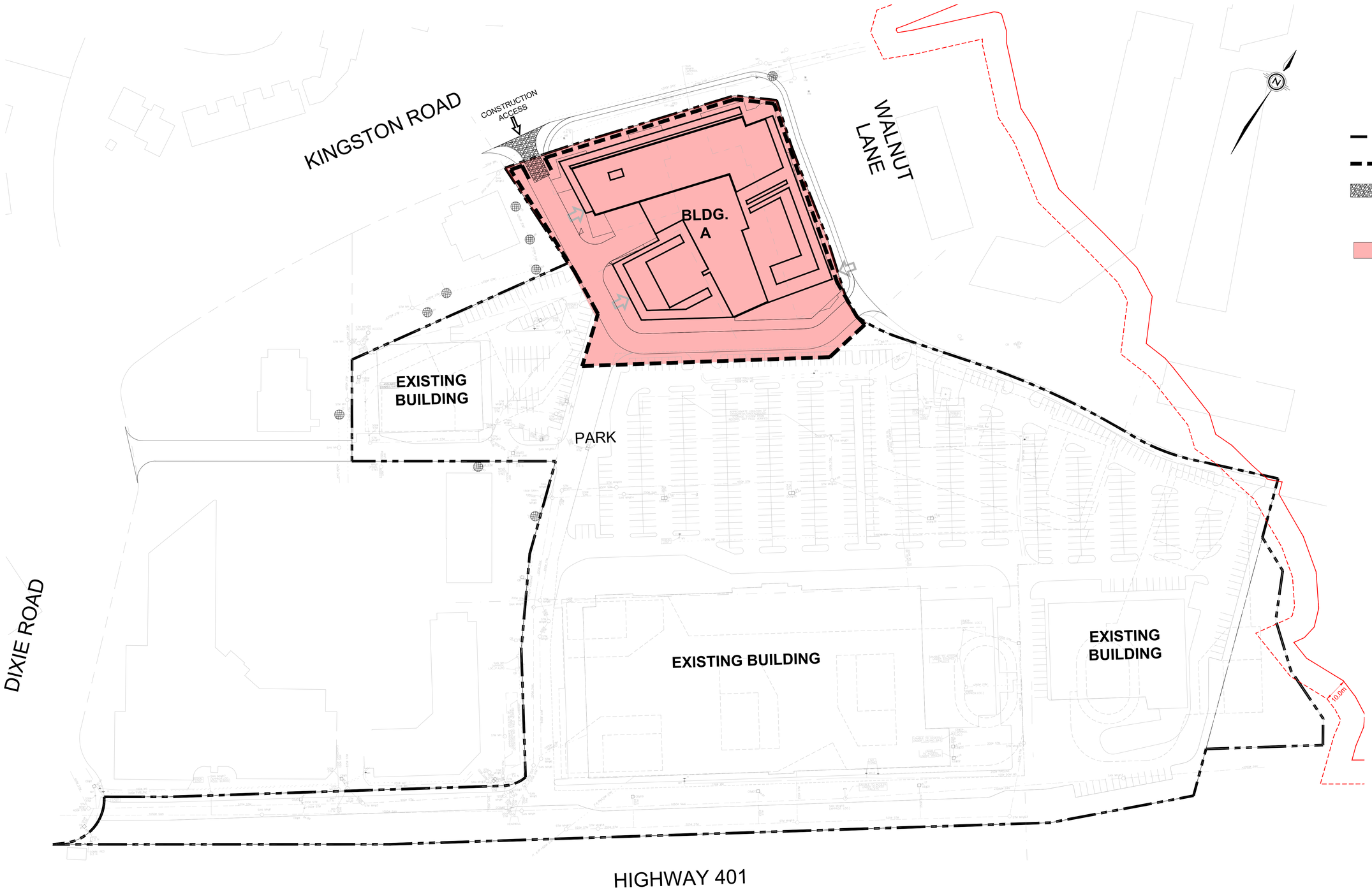
APPROVAL

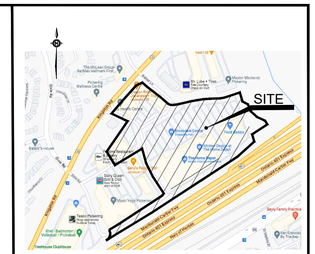
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	GR5

REFER TO ESC 6 FOR STANDARD NOTES AND DETAILS





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE 1 SILT FENCE
- MUD MAT
- CATCHBASIN SILT SACK
- PHASE 1

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE 1

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100149502
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	ESC1

REFER TO ESC 6 FOR STANDARD NOTES AND DETAILS

KINGSTON ROAD

WALNUT LANE

BLDG. A

EXISTING BUILDING

CONSTRUCTION ACCESS

DIXIE ROAD

EXISTING BUILDING

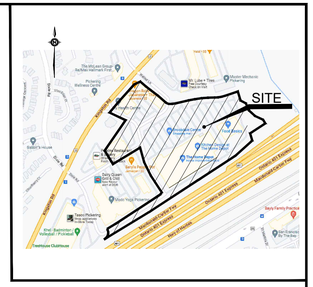
BLDG. B

TRCA FLOODLINE

10.0m

10.0m OFFSET FROM TRCA FLOODLINE

HIGHWAY 401



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE 2 SILT FENCE
- MUD MAT
- CATCHBASIN SILT SACK
- PHASE 1
- PHASE 2

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE 2

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100163502
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	ESC2

REFER TO ESC 6 FOR STANDARD NOTES AND DETAILS

KINGSTON ROAD

WALNUT LANE

DIXIE ROAD

HIGHWAY 401

BLDG. A

BLDG. C

BLDG. B

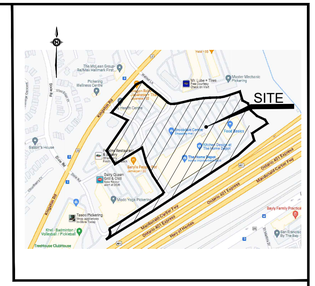
CONSTRUCTION ACCESS

EXISTING BUILDING

TRCA FLOODLINE

10.0m

10.0m OFFSET FROM TRCA FLOODLINE



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE 3 SILT FENCE
- MUD MAT
- CATCHBASIN SILT SACK
- PHASE 1
- PHASE 2
- PHASE 3

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE 3

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100142982
Jan. 24, 2025
PROVINCE OF ONTARIO

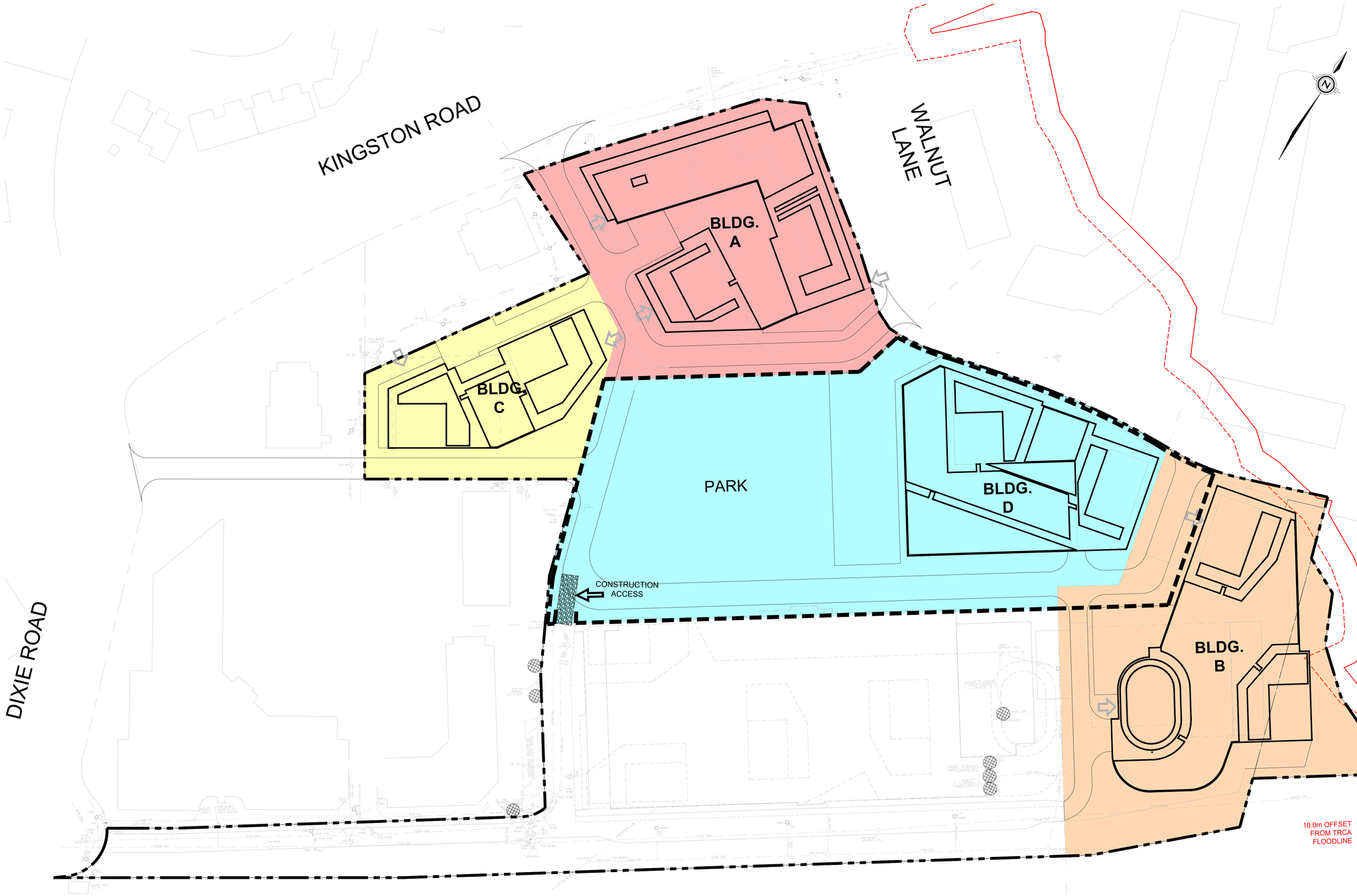
APPROVAL

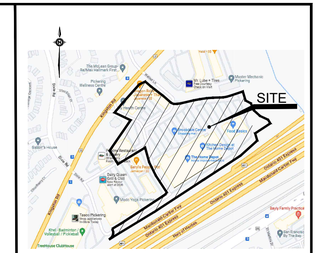
DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	ESC3

REFER TO ESC 6 FOR STANDARD NOTES AND DETAILS





KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE 4 SILT FENCE
- MUD MAT
- CATCHBASIN SILT SACK
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE 4

CONSULTANT
wsp

STAMP
LICENCED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100142982
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	ESC4

REFER TO ESC 6 FOR STANDARD NOTES AND DETAILS

KINGSTON ROAD

WALNUT LANE

DIXIE ROAD

HIGHWAY 401

BLDG. A

BLDG. B

BLDG. C

BLDG. D

BLDG. E

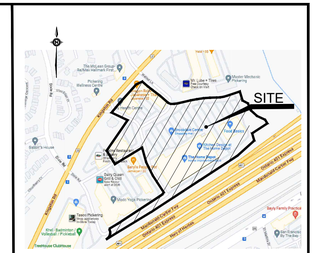
PARK

TRCA FLOODLINE

10.0m

10.0m OFFSET FROM TRCA FLOODLINE

CONSTRUCTION ACCESS



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- PHASE 5 SILT FENCE
- MUD MAT
- CATCHBASIN SILT SACK
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
2.	ISSUED FOR ZBA & OPA	KK	25-01-24	
1.	ISSUED FOR ZBA & OPA	KK	23-10-27	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIBUTE (BROOKDALE) LIMITED

MUNICIPALITY
CITY OF PICKERING

PROJECT TITLE
1101A, 1105, and 1163 KINGSTON ROAD

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN PHASE 5

CONSULTANT
wsp

STAMP
LICENSED PROFESSIONAL ENGINEER
K. KYRIOPOULOS
100143932
Jan. 24, 2025
PROVINCE OF ONTARIO

APPROVAL

DESIGNED	DRAWN	CHECKED
Z.B.	CAD 20	K.K.

SCALE	DATE
1:750	OCTOBER 2023

JOB NUMBER	SHEET NUMBER
221-12931	ESC5

TRCA EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.

2. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.

3. ALL IN-WATER AND NEAR-WATER WORKS WILL BE CONDUCTED IN THE DRY AND APPROPRIATE EROSION AND SEDIMENT CONTROLS

4. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED, AS NECESSARY.

5. AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS IMMEDIATELY AFTER INSTALLATION. INSPECTION OF ESC MEASURES TO BE WILL OCCUR, AT MINIMUM:
   - 5.1. ON A WEEKLY BASIS;
   - 5.2. PRIOR TO SIGNIFICANT RAINFALL EVENTS (MINIMUM PREDICTED 25MM OVER 24 HOURS);
   - 5.3. AFTER EVERY RAINFALL/SNOWMELT EVENT; AND
   - 5.4. DAILY DURING EXTENDED RAINFALL PERIODS.

   INSPECTIONS WILL FOCUS ON MEASURES RELATED TO EROSION AND SEDIMENT CONTROLS, DEWATERING OR UNWATERING, RESTORATION AND IN- OR NEAR- WATER WORKS. SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE PROPONENT.

6. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATER

7. ALL GRADES WITHIN THE REGULATORY FLOOD PLAIN WILL BE MAINTAINED OR MATCHED.

8. THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAIN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW, E.G., FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.

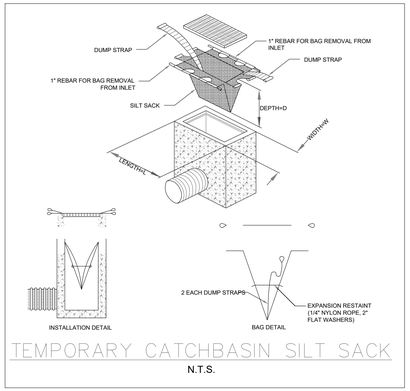
9. ALL DEWATERING/UNWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO DISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.

10. ALL ACCESS TO THE WORK SITE SHALL BE FROM EITHER SIDE OF THE WATERCOURSE. NO EQUIPMENT OR VEHICLES ARE PERMITTED TO CROSS THROUGH THE WATERCOURSE UNLESS APPROVED BY TRCA.

City of PICKERING

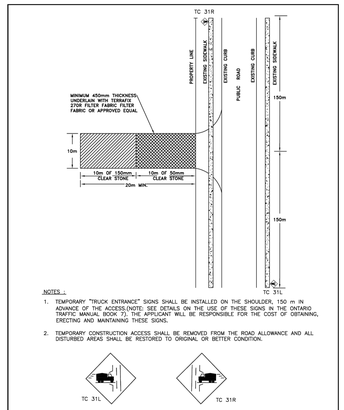
Erosion and Sediment Control General Notes

1. Prior to commencement of any on-site work/topsoil stripping, erosion and sediment control (ESC) measures, as per approved Erosion & Sediment Control Plan, must be installed to prevent surface runoff from leaving the site "untreated". All ESC measures are to be maintained until the site has been stabilized.
2. The contractor shall be responsible for the proper installation, maintenance and removal of all temporary erosion and sediment control measures during construction, as directed by the Engineer or the City of Pickering.
3. Sediment control fence to use geotextile with weave density of 270R terrafix or equivalent.
4. All exposed soils shall be immediately stabilized as directed by the Engineer or City of Pickering.
5. Check dams are to be used in any temporary drainage swales required during the construction period.
6. Additional erosion and sediment control measures may be required and shall be determined by the Engineer or the City of Pickering.
7. All swales are to be stabilized prior to use.
8. Inspection of the proposed erosion and sediment control measures will occur on a weekly basis, after rainfall events exceeding 10mm or after rapid snow melt events and daily during extended rain or snow melt periods. The silt control fence must be inspected for rips or tears, broken stakes, blow outs and accumulation of sediment. The silt control fence must be fixed and/or replaced immediately when damaged. Accumulated sediment must be removed from the silt control fence when accumulation reaches 50% of the height of the fence.
9. Rock check dams are to be cleaned of all accumulated sediment as soon as sediment has accumulated to a depth greater than 50% of all the upstream check dams.
10. Cleaning and repair of mud mats and any other temporary sediment control measures shall be done as necessary through regular inspection or as directed by the Engineer or City of Pickering. All damaged ESC measures shall be repaired and/or replaced within 48 hours of the inspection.
11. Materials to repair damaged ESC measures must be kept on-site at all times.
12. The ESC strategies on these plans are not static and may need to be upgraded/amended as site conditions change to prevent sediment releases. Failed ESC measures must be repaired immediately.
13. No construction activity or machinery shall intrude beyond the silt control fence or limit of development. All construction vehicles shall leave the site at designated locations as shown on the plans. All materials and equipment shall be stored on site in a designated area. No materials or equipment shall be stored on the Municipal right of way. No construction vehicles will park on Municipal roads.
14. Servicing of construction equipment on site is prohibited.
15. The contractor must clean adjacent roads on a regular basis. The road shall be, at a minimum scraped daily and flushed (if necessary) on Friday evenings or Saturday mornings.
16. Dust control to be reviewed daily. Water truck or calcium chloride is to be provided on-site and haul roads/working areas are to be treated as required to ensure that dust is controlled on-site.
17. At the end of construction period, accumulated sediment is to be removed off site prior to the removal of the silt fence.
18. All litter and debris shall be monitored and disposed of daily or as necessary through regular inspection.
19. All topsoil stockpiles shall be surrounded with sediment control fence and stabilized with seed mix as per this drawing.
20. Disturbed areas are to be minimized to the extent possible and stabilized as the work progresses. Any area exposed for more than 30 days will be stabilized.



TEMPORARY CATCHBASIN SILT SACK

N.T.S.

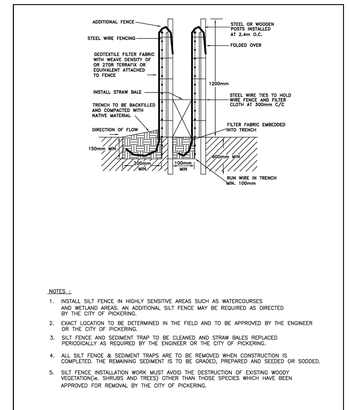


NOTES :

1. TEMPORARY "TRUCK ENTRANCE" SIGNS SHALL BE INSTALLED ON THE SHOULDER, 150 m IN ADVANCE OF THE ACCESS.(NOTE: SEE DETAILS ON THE USE OF THESE SIGNS IN THE ONTARIO TRAFFIC MANUAL BOOK 7). THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF OBTAINING, ERECTING AND MAINTAINING THESE SIGNS.
2. TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED FROM THE ROAD ALLOWANCE AND ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

All dimensions are in millimetres unless otherwise noted.

City of Pickering	Engineering Services Department	
DRAWN J. McMULLEN	MUD MAT FOR TEMPORARY CONSTRUCTION ACCESS (URBAN CROSS-SECTION)	REVISION NO. 1
APPROVED R. STARR		DATE NOVEMBER 2019
DATE OCTOBER 2007		P-824.2

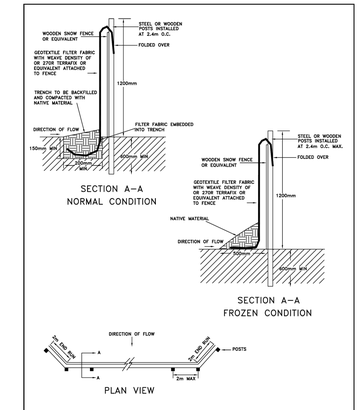


NOTES :

1. INSTALL SILT FENCE IN HIGHLY SENSITIVE AREAS SUCH AS WATERCOURSES AND WETLAND AREAS. AN ADDITIONAL SILT FENCE MAY BE REQUIRED AS DIRECTED BY THE CITY OF PICKERING.
2. EXACT LOCATION TO BE DETERMINED IN THE FIELD AND TO BE APPROVED BY THE ENGINEER OR THE CITY OF PICKERING.
3. SILT FENCE AND SEDIMENT TRAP TO BE CLEANED AND STRAW BALES REPLACED PERIODICALLY AS REQUIRED BY THE ENGINEER OR THE CITY OF PICKERING.
4. ALL SILT FENCE & SEDIMENT TRAPS ARE TO BE REMOVED WHEN CONSTRUCTION IS COMPLETED. THE REMAINING SEDIMENT IS TO BE GRADED, PREPARED AND SEEDED OR SODDED.
5. SILT FENCE INSTALLATION WORK MUST AVOID THE DESTRUCTION OF EXISTING WOODY VEGETATION(ie. SHRUBS AND TREES) OTHER THAN THOSE SPECIES WHICH HAVE BEEN APPROVED FOR REMOVAL BY THE CITY OF PICKERING.

All dimensions are in millimetres unless otherwise noted.

City of Pickering	Engineering Services Department	
DRAWN J. McMULLEN	HEAVY DUTY SILT FENCE & STRAW BALE BARRIER	REVISION NO. 1
APPROVED R. STARR		DATE NOVEMBER 2019
DATE OCTOBER 2007		P-823.2



All dimensions are in millimetres unless otherwise noted.

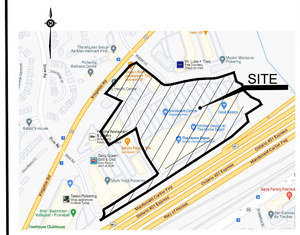
City of Pickering	Engineering Services Department	
DRAWN J. McMULLEN	SILT FENCE	REVISION NO. 2
APPROVED R. STARR		DATE NOVEMBER 2019
DATE FEBRUARY 2003		P-823.1

TC-21
N.T.S.

TC-1
N.T.S.

TC-31L
N.T.S.

TC-31R
N.T.S.


SITE
Toronto
Pickering
Whitby
Ajax
Oshawa
Kingston Road
Highway 401
Highway 2
Bayly Street
Dunbarton High School
Pickering Museum Village
Pickering Town Centre
Valley Farm Road
Pickering Parkway
Pickering Recreation Complex
Frenchman's Bay
Petticoat Creek Conservation Area
Petticoat Creek
Duffin Creek
Duffin Creek Water Pollution Control Plant
Duffin Creek Marsh
Rouge River
Rouge Beach
Rouge Valley
Rouge Valley Primary
Rouge Valley Public School
Rouge Valley Secondary School
Rouge Valley Public School
Rouge Valley Health System
Rouge Valley Centenary
Rouge Valley Ajax Community Hospital
Rouge Valley Pickering Village West
Rouge Valley Pickering Village North
Rouge Valley Pickering Village Family Practice
Rouge Valley Family Practice
Rouge Valley Family Practice
Rouge Valley