

**KEY PLAN**  
SCALE: N.T.S.

**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. R-055 HAVING A PUBLISHED ELEVATION OF 107.485 METRES.  
TOPO INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF BAYLY STREET, PLAN 40M-1334, CITY OF PICKERING IN THE REGIONAL MUNICIPALITY OF DURHAM, PLAN OF SURVEY PREPARED BY KRCMAR SURVEYORS LTD, OLS; DATED DECEMBER 7, 2021.

- LEGEND:**
- 176.40 PROPOSED ELEVATION
  - 176.44 TW PROP. TOP OF WALL
  - 176.31 BW PROP. BOTTOM OF WALL
  - (175.93) EXISTING ELEVATION TO REMAIN
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - PROPOSED CATCHBASIN
  - PROPOSED AREA DRAIN
  - ⊕ PROPOSED WATER VALVE & BOX
  - ⊕ PROPOSED HYDRANT
  - ⊕ WATER METER LOCATION
  - 2.0% DRAINAGE FLOW
  - OVERLAND FLOW DIRECTION (GREATER THAN 100 YEAR)
  - ⊕ PROPOSED STORMCEPTOR MANHOLE
  - PROPERTY LINE
  - EXISTING ELEVATION
  - EXTERNAL OVERLAND FLOW DIRECTION
  - EXISTING CATCHBASIN
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - ⊕ EXISTING HYDRANT
  - ⊕ EXISTING VALVE & BOX
  - ⊕ EXISTING UTILITY POLE
  - 1:1 SLOPE (MAX)
  - D.C. DEPRESSED CURB

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1	ISSUED FOR REZONING			K.L.
	DESCRIPTION	DATE	BY	

STAMP: [Professional Engineer Stamp: W. C. IP, MAY 11/23, PROVINCE OF ONTARIO]

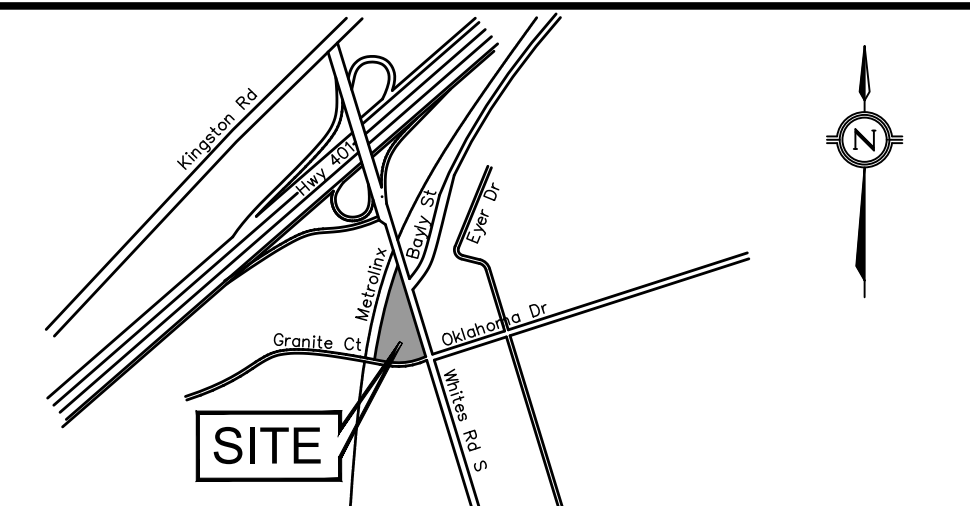
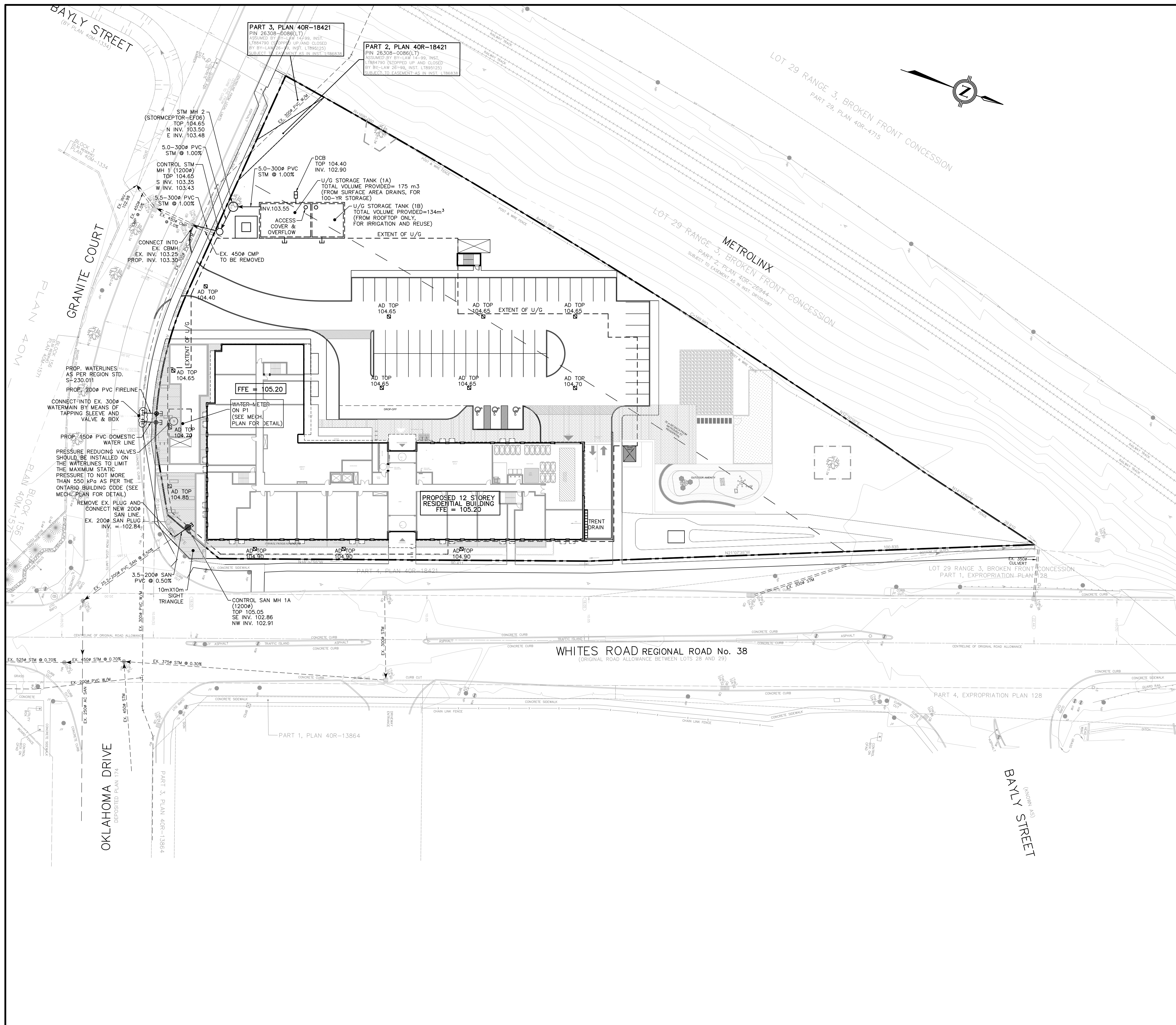
**CITY OF PICKERING**  
ENGINEERING SERVICES DEPARTMENT

PROJECT: **PROPOSED 12-STORY RESIDENTIAL BUILDING**  
720 GRANITE COURT, PICKERING

**SITE GRADING PLAN**

CONSULTANT: **MASONGSONG ASSOCIATES**  
7800 KENNEDY ROAD, SUITE 301, MARKHAM, ONTARIO L3R 9C7, T: 905.944.2162, www.masong.ca

DESIGN BY: K.L.	CHECKED BY: K.L.	PROJECT No. <b>22-104</b>
DRAWN BY: MAEL-CAD	CHECKED BY: A.I.	
SCALE: <b>1:400</b>	DATE: <b>OCTOBER 2022</b>	DRAWING No. <b>GR-1</b>
Approved as to form in reliance upon the professional skill and ability of Masongsong Associates, Consulting Engineers, as to design and specification.		
Director of Engineering	Date	



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- LEGEND:**
- PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE
  - PROPOSED CATCHBASIN
  - ⊗ PROPOSED AREA DRAIN
  - ⊕ PROPOSED WATER VALVE & BOX
  - ⊙ PROPOSED HYDRANT
  - ⊕ WATER METER LOCATION
  - ⊙ PROPOSED STORMCEPTOR MANHOLE
  - PROPERTY LINE
  - ▣ EXISTING CATCHBASIN
  - ⊗ EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - ⊙ EXISTING HYDRANT
  - ⊕ EXISTING VALVE & BOX
  - ⊕ EXISTING UTILITY POLE
  - ⊕ D.C. DEPRESSED CURB

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STAMP:

**CITY OF PICKERING**  
ENGINEERING SERVICES DEPARTMENT

PROJECT: **PROPOSED 12-STOREY RESIDENTIAL BUILDING**  
720 GRANITE COURT, PICKERING

**SITE SERVICING PLAN**

CONSULTANT: **MASONGSONG ASSOCIATES**  
7800 KENNEDY ROAD, SUITE 301, MARKHAM, ONTARIO L3R 9C7, T. 905.944.2162, www.masong.ca

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**GENERAL NOTES**

- ALL WORK TO CONFORM WITH THE APPLICABLE STANDARDS OF THE REGIONAL MUNICIPALITY OF DURHAM, CITY OF PICKERING, AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
- FOR ALL CONSTRUCTION DETAILS NOT SHOWN ON PLANS, REFERENCE SHALL BE MADE TO THE ENGINEERING DESIGN CRITERIA AND STANDARD DRAWINGS OF THE CITY OF PICKERING AND REGIONAL MUNICIPALITY OF DURHAM.
- THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
- ALL DISTURBED AREA WITHIN MUNICIPAL RIGHT OF WAY SHALL BE RESTORED TO THE SATISFACTION OF THE CITY/MUNICIPAL ENGINEER.
- ALL RESTORATIONS AND RELOCATIONS WITHIN THE REGIONAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING AND THE REGION OF DURHAM.
- ROAD CURB AND PARKING LOT CURBS TO BE OPSD-600.11.

**SEWER PIPE MATERIAL**

- ALL POLYVINYL CHLORIDE (PVC) SANITARY AND STORM SEWER PIPES SHALL MEET CURRENT M.O.E.E. SPECIFICATIONS.
- ALL CONCRETE SEWER PIPES AND FITTING UP TO AND INCLUDING 450 mm IN DIAMETER SHALL BE FABRICATED IN ACCORDANCE WITH CSA-A257.1-M92 CLASS 3 OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- ALL CONCRETE SEWER PIPES AND FITTINGS 525 mm DIAMETER AND LARGER SHALL BE FABRICATED IN ACCORDANCE WITH CSA SPECIFICATIONS CSA-A257-2-M92 REINFORCED CLASSES AS SPECIFIED, OR LATEST AMENDMENT UNLESS OTHERWISE NOTED.
- WHERE WATER BEARING SAND AND SILT OCCUR, THE SEWER JOINTS SHOULD BE LEAK-PROOF, OR WRAPPED WITH A WATER PROOF MEMBRANE TO PREVENT SUBGRADE MIGRATION THROUGH LEAKY JOINTS RESULTING FROM INADVERTENT FAULTY INSTALLATION. THE NECESSITY OF IMPLEMENTING THESE MEASURES CAN BEST BE DETERMINED DURING SEWER CONNECTION.

**SEWER BEDDING**

- STORM, SANITARY AND FDC SEWER BEDDING TO BE AS PER OPSD 802.010 CLASS 'B' FOR FLEXIBLE PIPE AND OPSD 802.030 CLASS 'B' FOR RIGID PIPES, OR AS SPECIFIED.
- ALL SERVICES AND STRUCTURES LOCATED IN TRENCH CUT TO BE SUPPORTED BY COMPACTED GRANULAR TO UNDISTURBED OR STRUCTURALLY COMPACTED GROUND.

**MANHOLES**

- ALL STORM AND SANITARY MANHOLES SHALL BE AS PER OPSD 701.010, 701.011, 701.012 AND 701.013 WITH FRAME AND COVER AS PER OPSD 401.010.
- 'MODULOC' OR APPROVED MANHOLE ADJUSTERS TO BE USED IN LIEU OF BRICKING.

**BACK FILL**

- ALL STORM MANHOLES AND CATCHBASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR 'B' COMPACTED TO 95% PROCTOR DENSITY.

**ESC AND CONSTRUCTION TIMING NOTES**

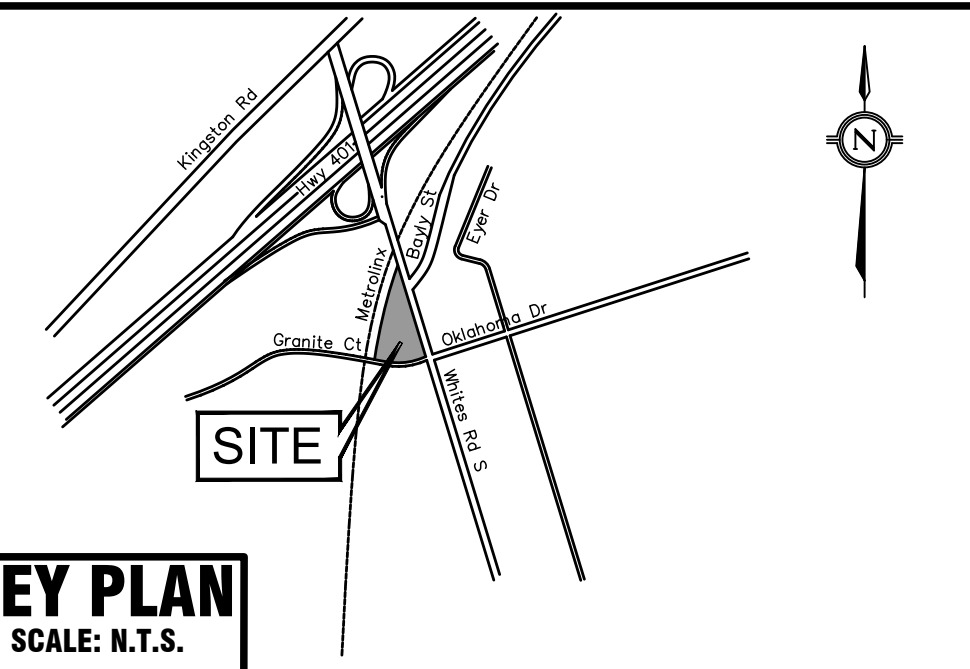
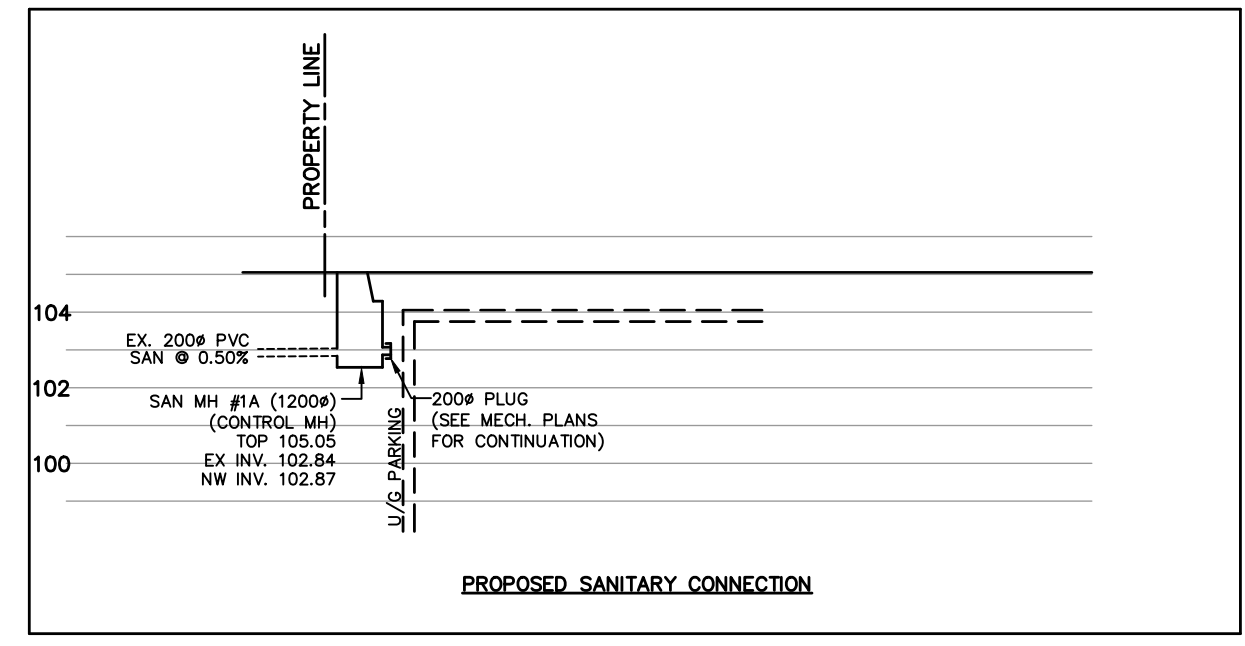
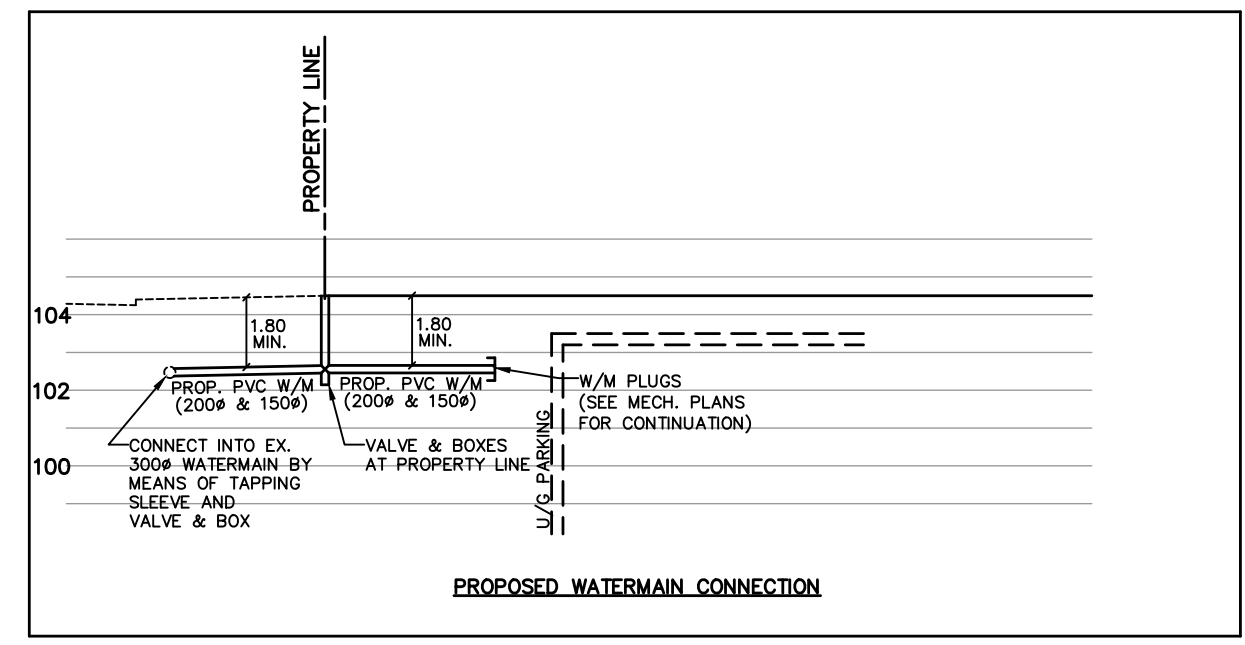
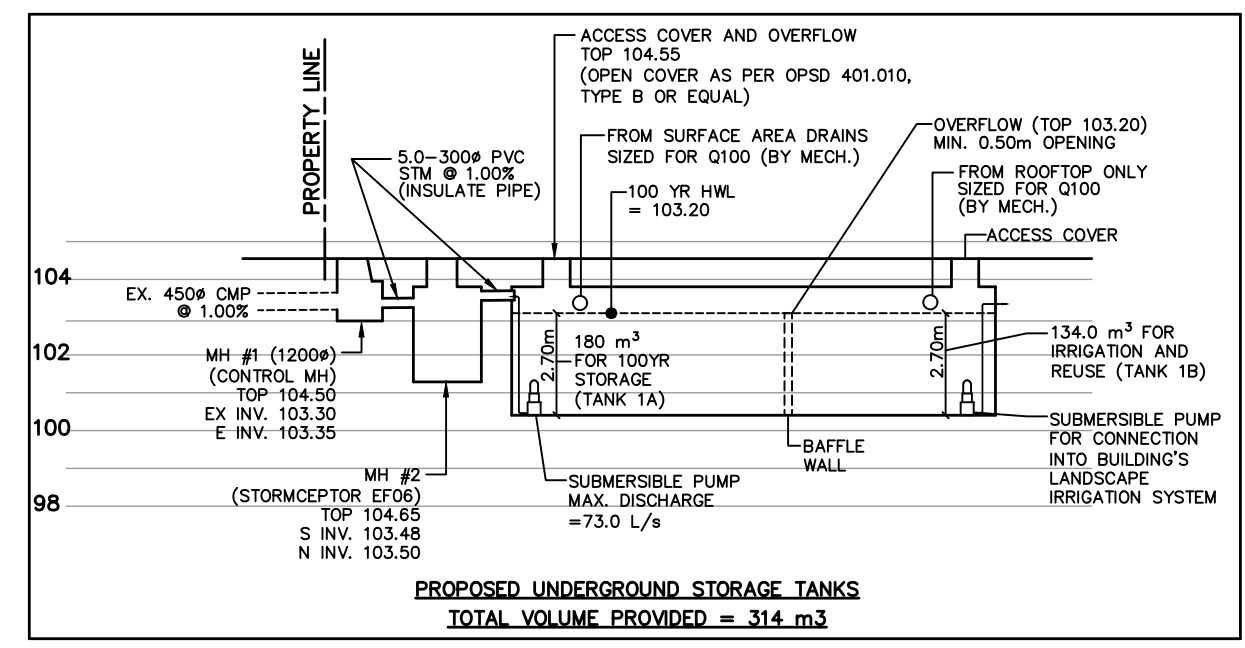
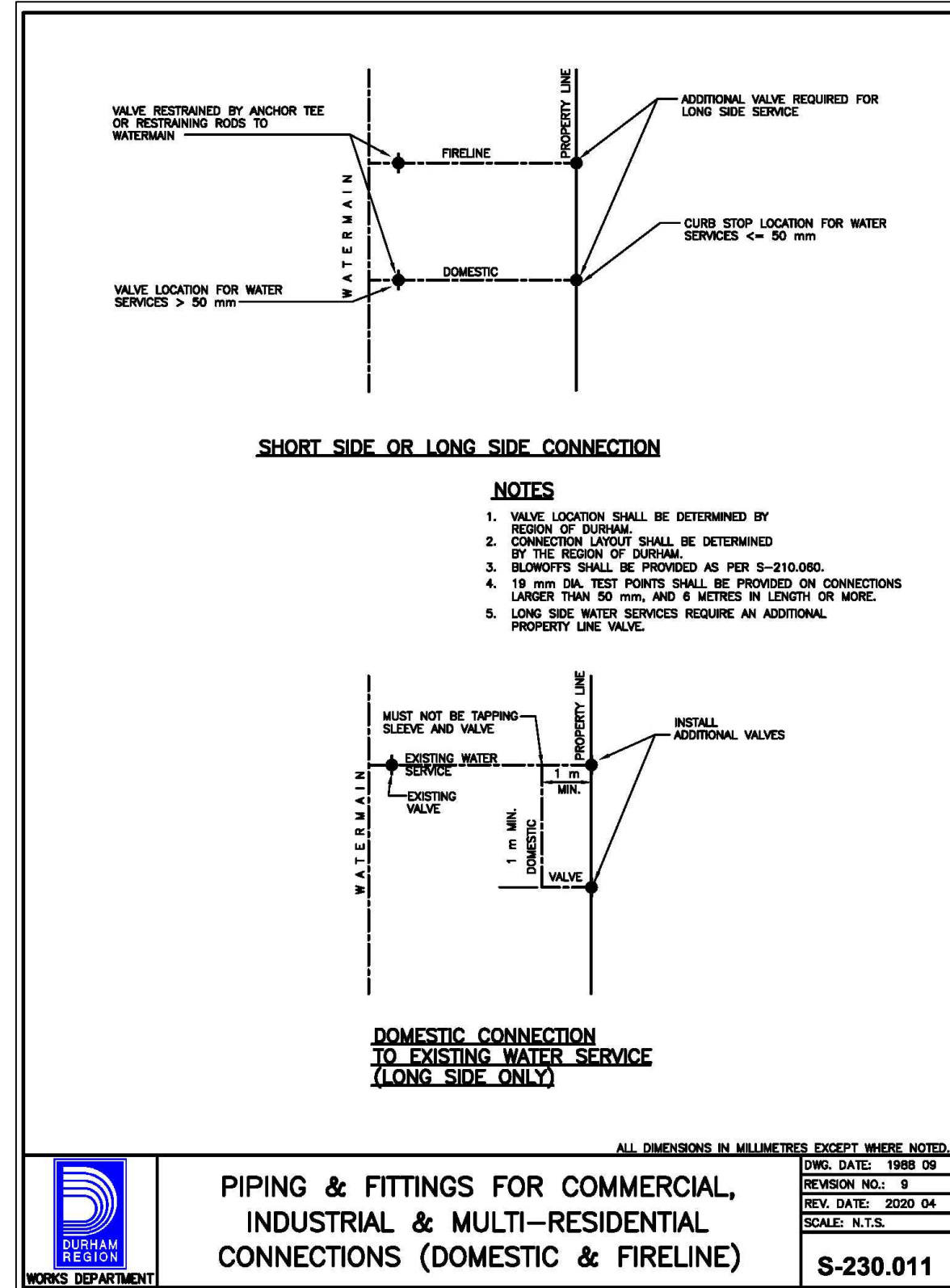
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE ALTERATION OR BUILDING ACTIVITIES, IN ACCORDANCE WITH DRAWING EST, AND AS DIRECTED ON-SITE BY THE CONSULTING ENGINEER.
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AT LEAST ONCE A WEEK AND IMMEDIATELY AFTER EVERY RAINFALL. ANY DEFICIENCIES IN THE ESC MEASURES TO BE RECTIFIED IMMEDIATELY, AND AS DIRECTED BY THE ENGINEER.
- THE INFILTRATION TRENCH AND PRE-TREATMENT FILTER STRIP ARE TO BE INSTALLED AS THE FINAL STAGE OF CONSTRUCTION, AND NO EARLIER THAN AFTER COMPLETION OF ASPHALT PAVING OPERATIONS.
- ESC MEASURES ARE TO REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. ALL DISTURBED AREAS ARE COMPLETELY RE-ESTABLISHED AND STABILIZED, AND AS DIRECTED BY THE ENGINEER AFTER FINAL INSPECTION.

**CATCHBASINS**

- ALL CATCHBASINS AND DOUBLE CATCHBASINS SHALL BE PRECAST AS PER OPSD 705.010 AND 705.020 RESPECTIVELY.
- ALL CATCHBASIN FRAME AND COVER SHALL BE AS PER OPSD 400.020.

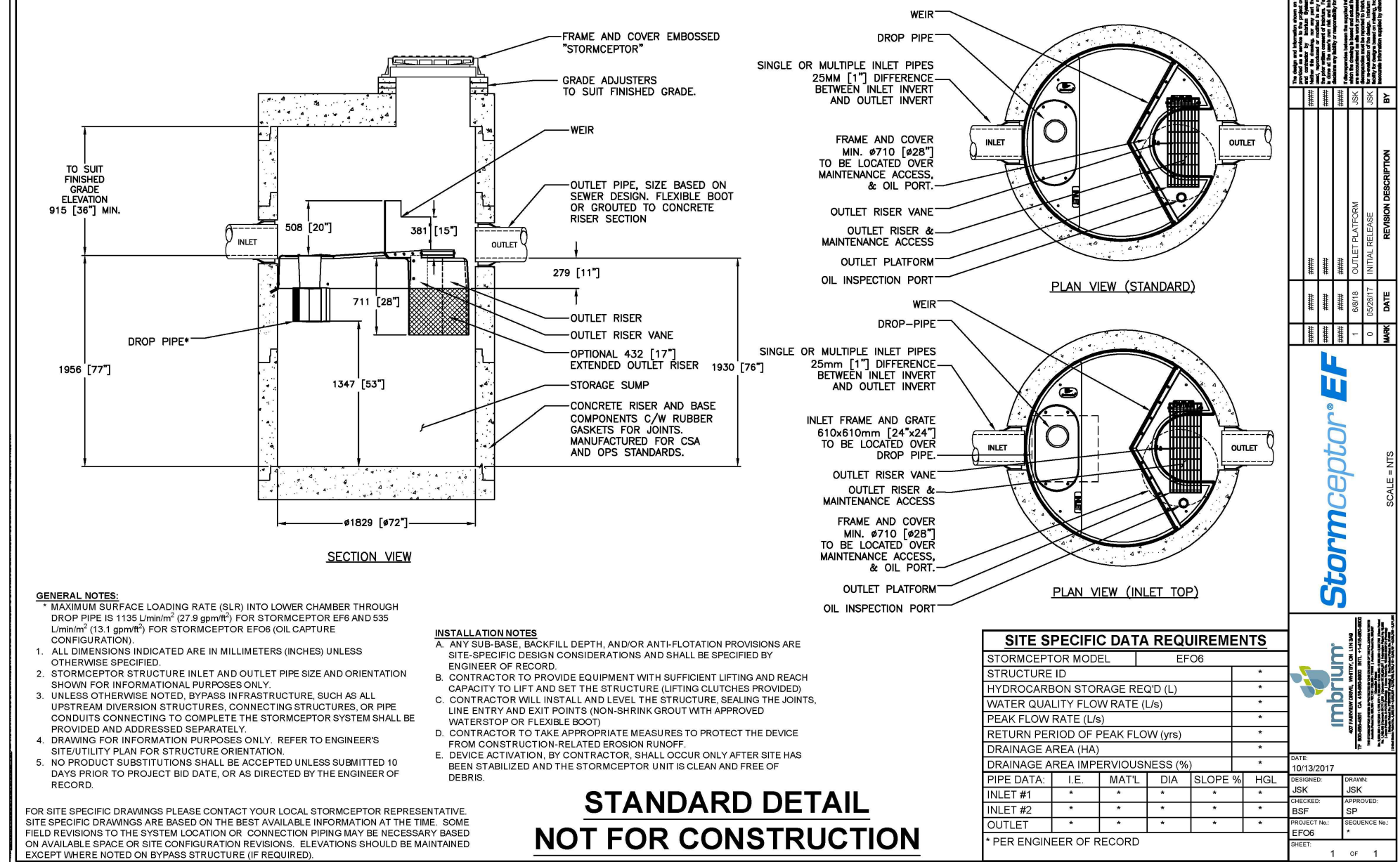
**WATERMANS**

- WATERMANS AND APPURTENANCES SHALL BE AS PER REGION OF DURHAM SPECIFICATIONS.
- WATERMAIN SHALL BE POLYVINYL CHLORIDE (PVC) CLASS 150, DR18 CONFORMING TO AWWA C-900, CLASS 'P' BEDDING. 19mm SERVICE CONNECTIONS TO BE TYPE K COPPER (REGION OF DURHAM STANDARD S-410).
- ALL WATERMAIN AND SERVICE CONNECTIONS SHALL HAVE A MINIMUM COVER OF 1.80 m.

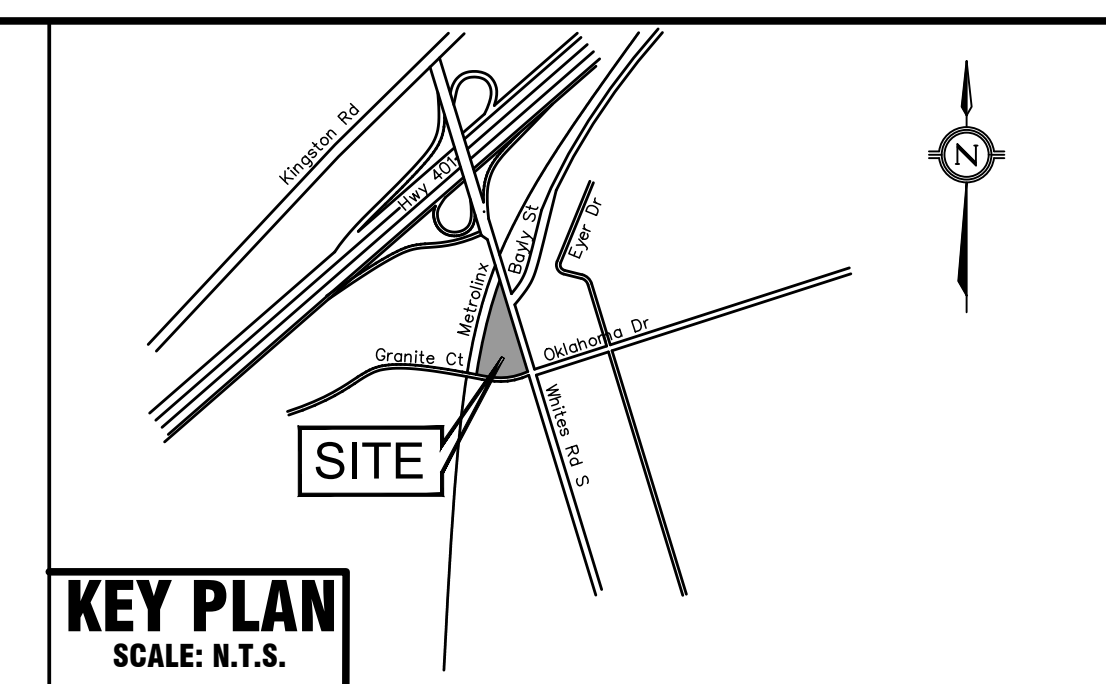
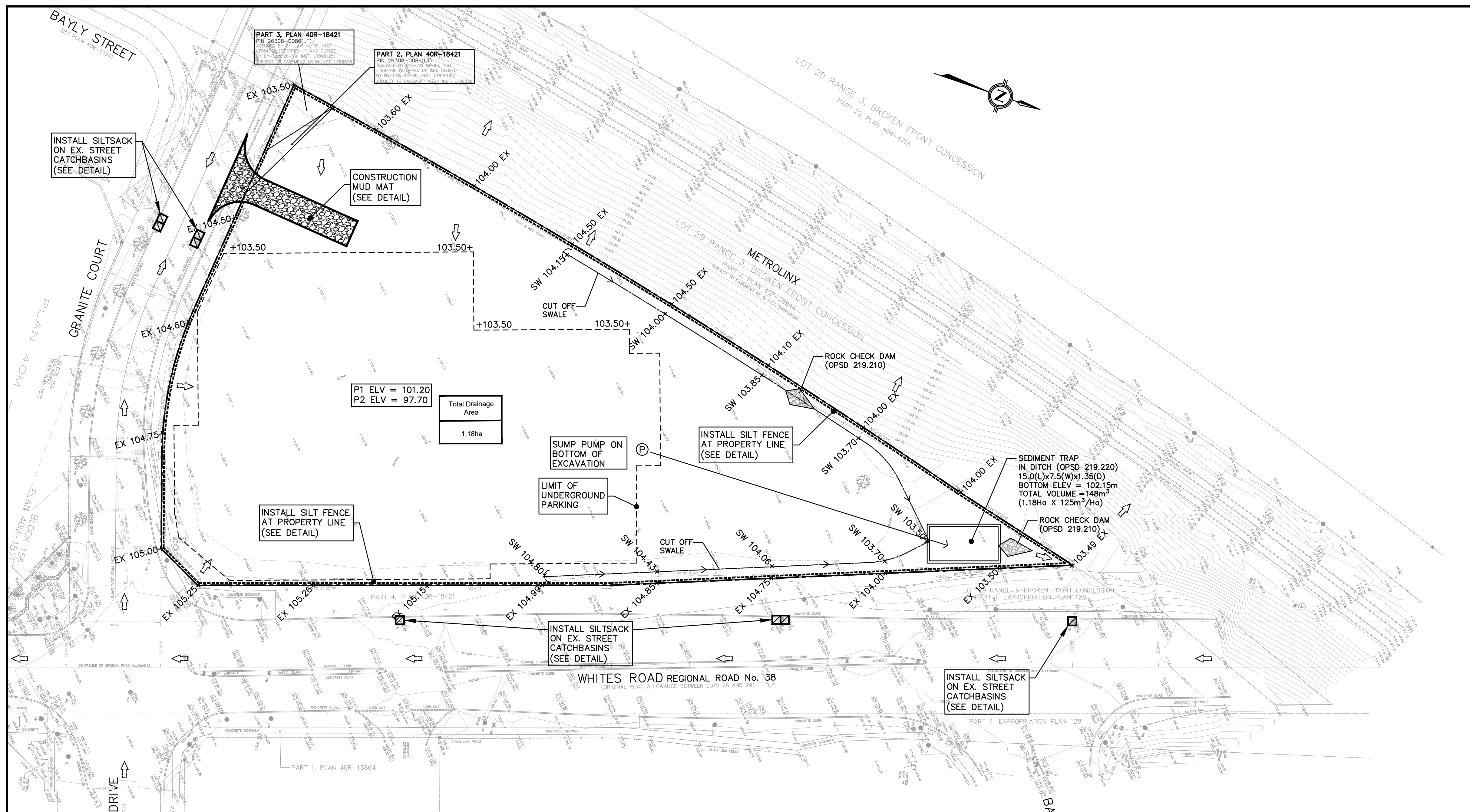


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**DRAWING NOT TO BE USED FOR CONSTRUCTION**



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1	ISSUED FOR REZONING				K.L.
STAMP:	REVISIONS	STAMP:			
<b>CITY OF PICKERING</b> ENGINEERING SERVICES DEPARTMENT					
<b>PROJECT:</b> <b>PROPOSED 12-STORY RESIDENTIAL BUILDING</b> 720 GRANITE COURT, PICKERING					
<b>DETAIL PLAN</b>					
<b>CONSULTANT:</b> 7800 KENNEDY ROAD SUITE 301 MARKHAM, ONTARIO L3R 9C7 T: 905.946.0162 www.masongsong.ca					
DESIGN BY:	K.L.	CHECKED BY:	K.L.	PROJECT No.	
DRAWN BY:	MAEL-CAD	CHECKED BY:	A.I.	22-104	
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				DET-1	
Director of Engineering		Date			



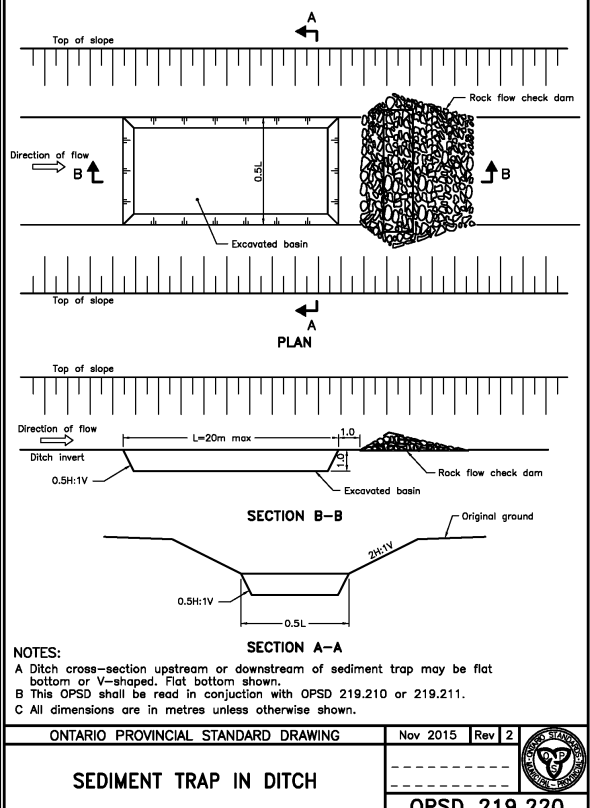
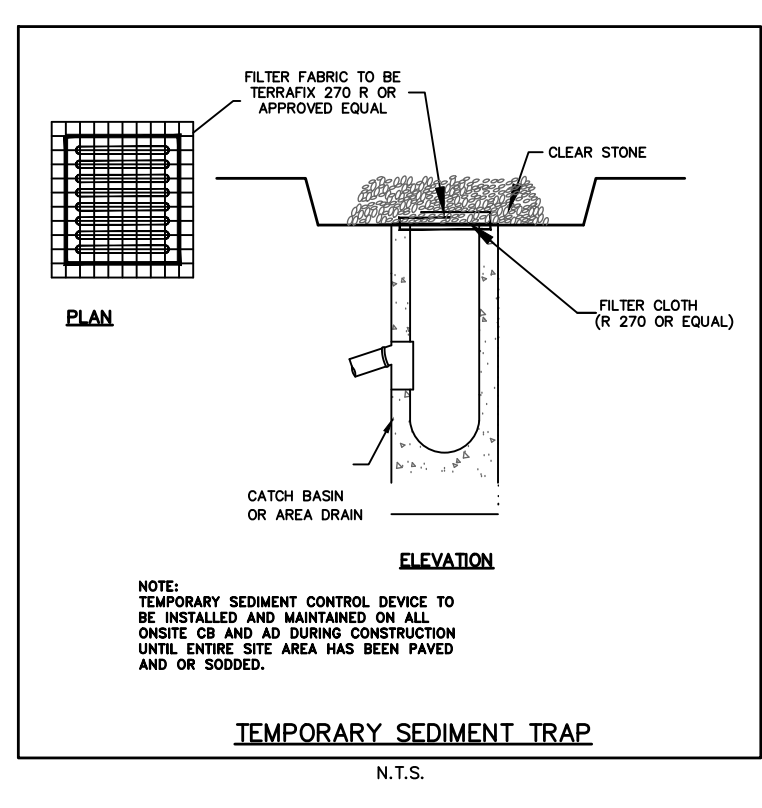
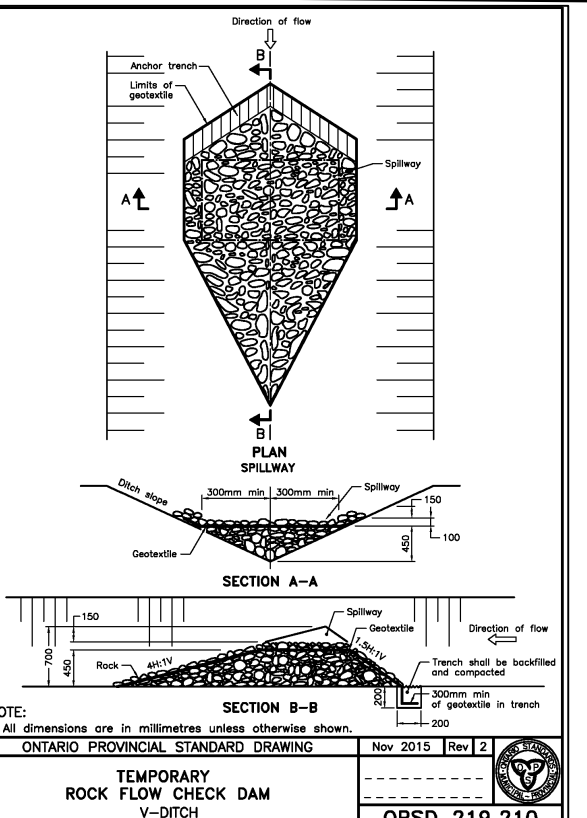
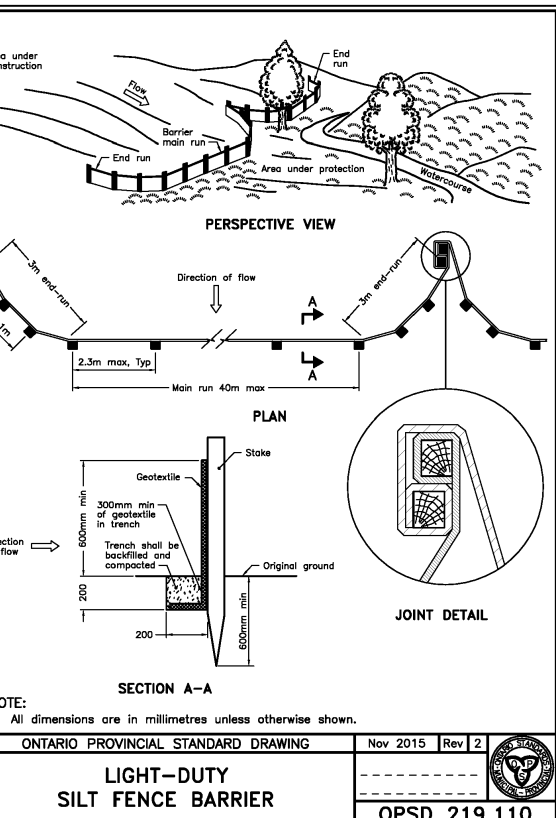
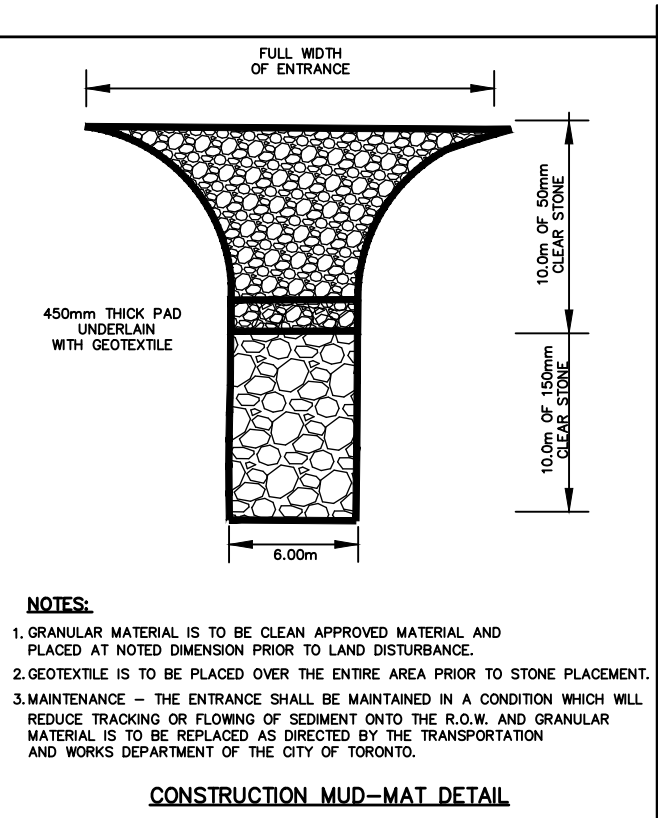
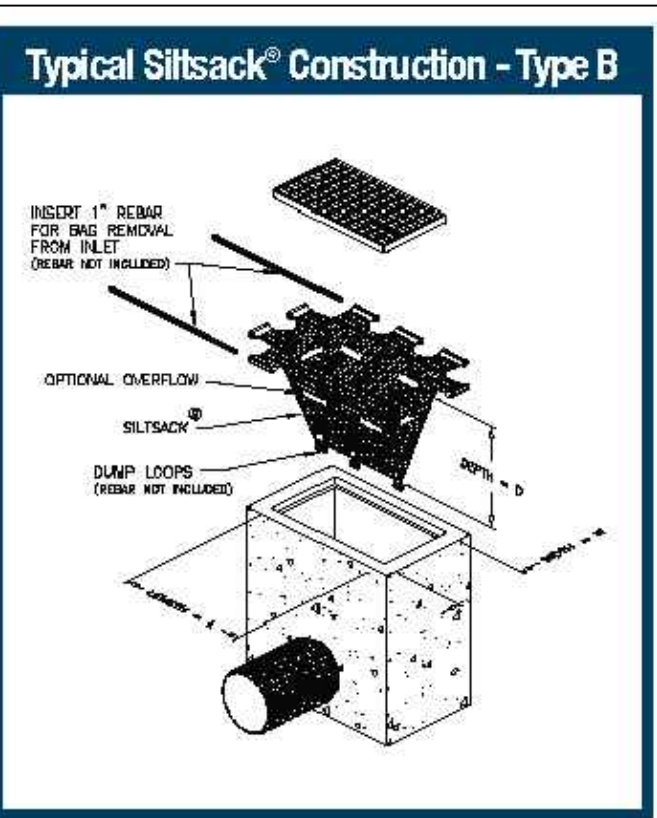
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- LEGEND:**
- ← EXTERNAL OVERLAND FLOW DIRECTION
  - PROPERTY LINE
  - SEDIMENT CONTROL FENCE
  - PROPOSED CATCHBASIN & AREA DRAIN
  - EXISTING CATCHBASIN

**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 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.



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STAMP: REVISIONS STAMP:

**CITY OF PICKERING**  
 ENGINEERING SERVICES DEPARTMENT

PROJECT: **PROPOSED 12-STORY RESIDENTIAL BUILDING**  
 720 GRANITE COURT, PICKERING

**EROSION AND SEDIMENT CONTROL PLAN**

DESIGN BY: K.L.	CHECKED BY: K.L.	PROJECT No. <b>22-104</b>
DRAWN BY: MAEL-CAD	CHECKED BY: A.I.	DRAWING No. <b>ESC-1</b>
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