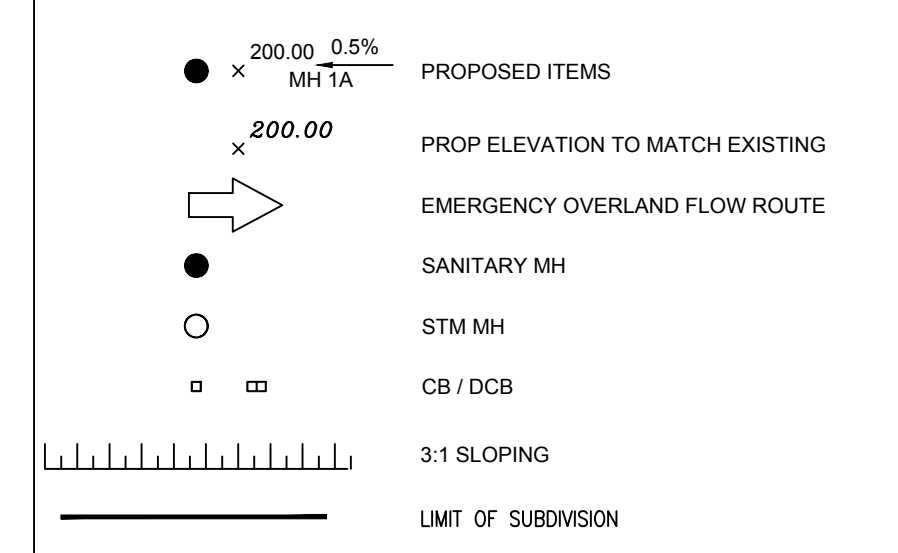


**KEY PLAN**  
N.T.S.

**LEGEND**  
SEE ABBREVIATIONS BELOW



**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 ITRF UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS) 2010).

**SITE PLAN:** GUTHRIE MUSCOVITCH ARCHITECTS, 220725

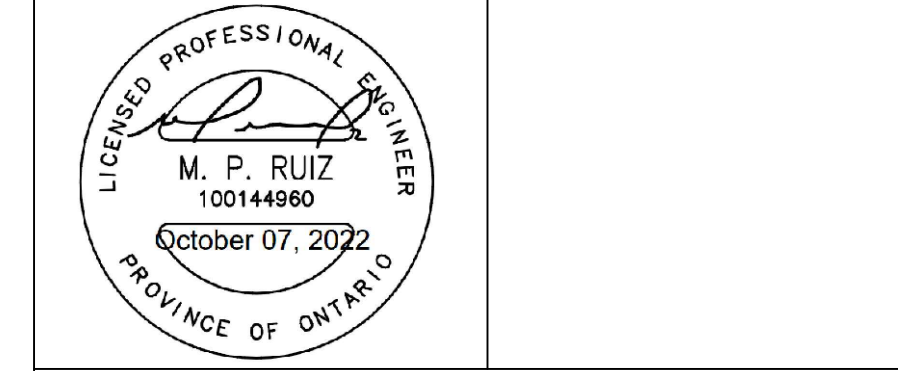
**SURVEY:** KRCMAR SURVEYORS LTD., 18112

NO.	ISSUE	DATE	BY
1	ISSUED FOR 1ST ZBA	2022-09-29	M.R.

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



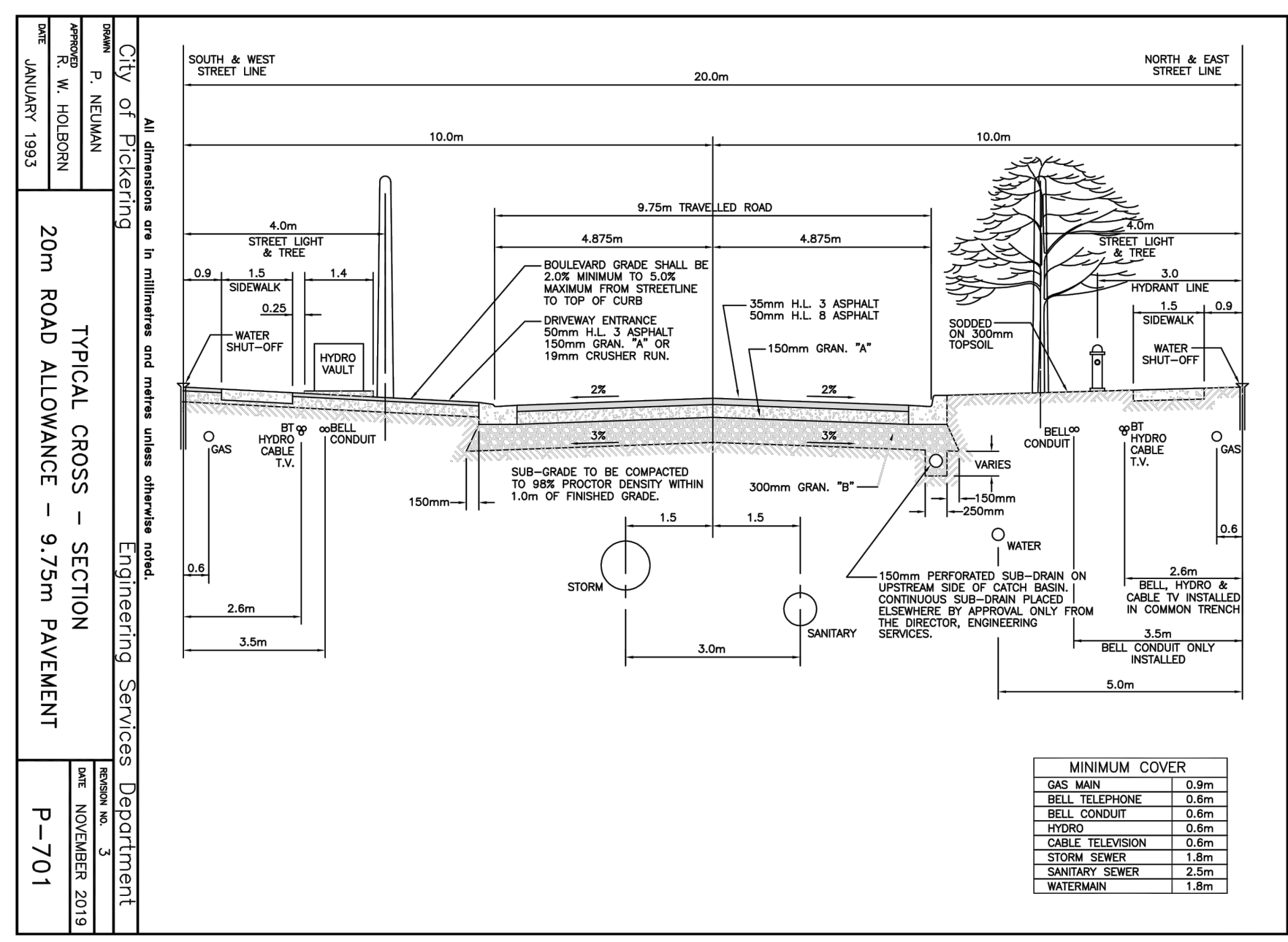
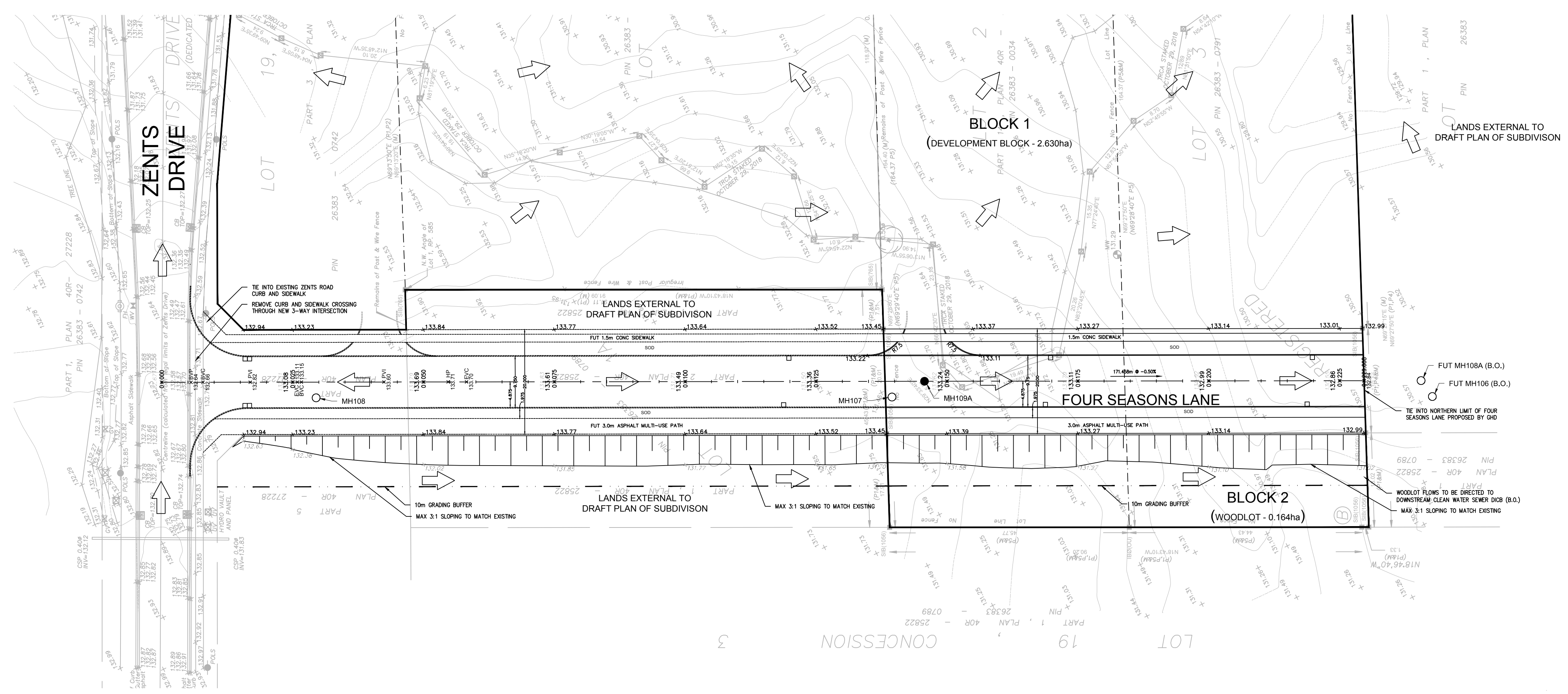
**TYLin**

8800 DUFFERIN STREET,  
SUITE 200  
VAUGHAN, ON  
L4K 0C5

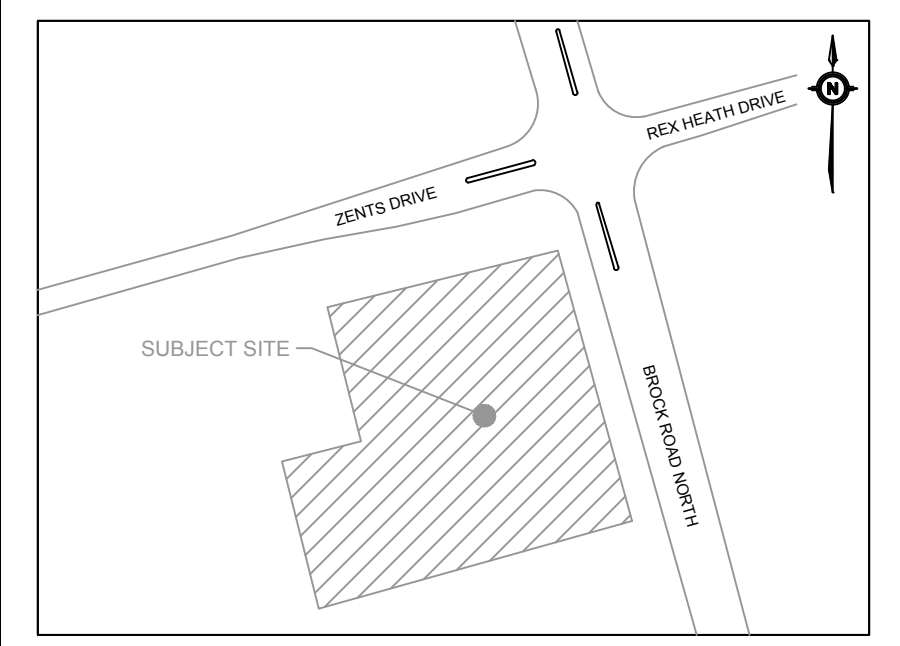
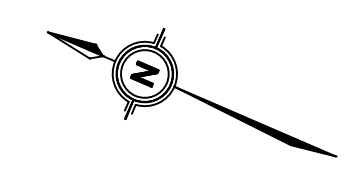
p: 905.738.5700  
f: 905.738.0065

**THE BROCK ZENTS PARTNERSHIP**  
2680 BROCK ROAD  
**FOUR SEASONS LANE**  
GRADING PLAN

SCALE:	1:500	PROJECT #	18138
DATE:	JULY 2022	DRAWING #	GR1
DRAWN BY:	C.D.		
DESIGNED BY:	C.D.		
CHECKED BY:	M.R.		



VERTICAL CURVE DATA	
FOUR SEASONS LANE - HIGH POINT	
LVC:	31.53
K:	7.00
PVI STA:	0+042.44
PVI ELEV:	133.778
HI POINT STA:	0+054.70
HI POINT ELEV:	133.71
BVCS:	0+026.68
BVCE:	133.15
EVCS:	0+058.21
EVCE:	135.70
FOUR SEASONS LANE - LOW POINT	
LVC:	18.00
K:	6.00
PVI STA:	0+016.88
PVI ELEV:	132.75
LOW POINT STA:	0+007.88
LOW POINT ELEV:	132.66
BVCS:	0+007.88
BVCE:	132.66
EVCS:	0+025.86
EVCE:	133.11



**KEY PLAN**  
N.T.S.

**LEGEND**  
SEE ABBREVIATIONS BELOW

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- CB PROPOSED CATCHBASIN
- ▣ DCB PROPOSED DOUBLE CATCHBASIN
- EXISTING/FUTURE MANHOLE AND PIPE
- LIMIT OF SUBDIVISION

**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 ITRF UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

**SITE PLAN:** GUTHRIE MUSCOVITCH ARCHITECTS, 220725

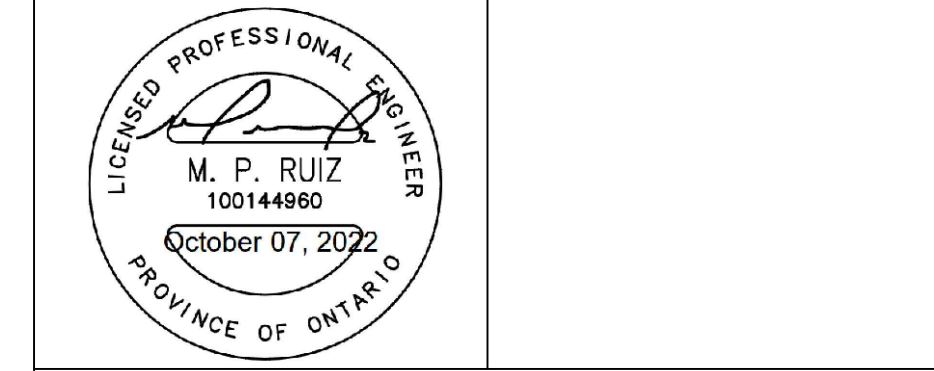
**SURVEY:** KRCMAR SURVEYORS LTD., 18112

NO.	ISSUE	DATE	BY
1	ISSUED FOR 1ST ZBA	2022-09-29	M.R.

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ABBREVIATIONS	
GENERAL:	TW = TOP OF WALL
PROP = PROPOSED	BW = BOTTOM OF WALL
EX = EXISTING	CONC = CONCRETE
ELEVATIONS:	MH = MAINTENANCE HOLE
TC = TOP OF CURB	CB = CATCH BASIN
BC = BOTTOM OF CURB	DCB = DOUBLE CATCH BASIN
	WAT = WATER
	PVC = POLYVINYL CHLORIDE
	AD = AREA DRAIN
	TD = TRENCH DRAIN
	HDPE = HIGH DENSITY POLYETHYLENE
	CONC = CONCRETE
	MH = MAINTENANCE HOLE
	CB = CATCH BASIN
	DCB = DOUBLE CATCH BASIN
	WAT = WATER
	PVC = POLYVINYL CHLORIDE
	AD = AREA DRAIN
	TD = TRENCH DRAIN



**TYLin**

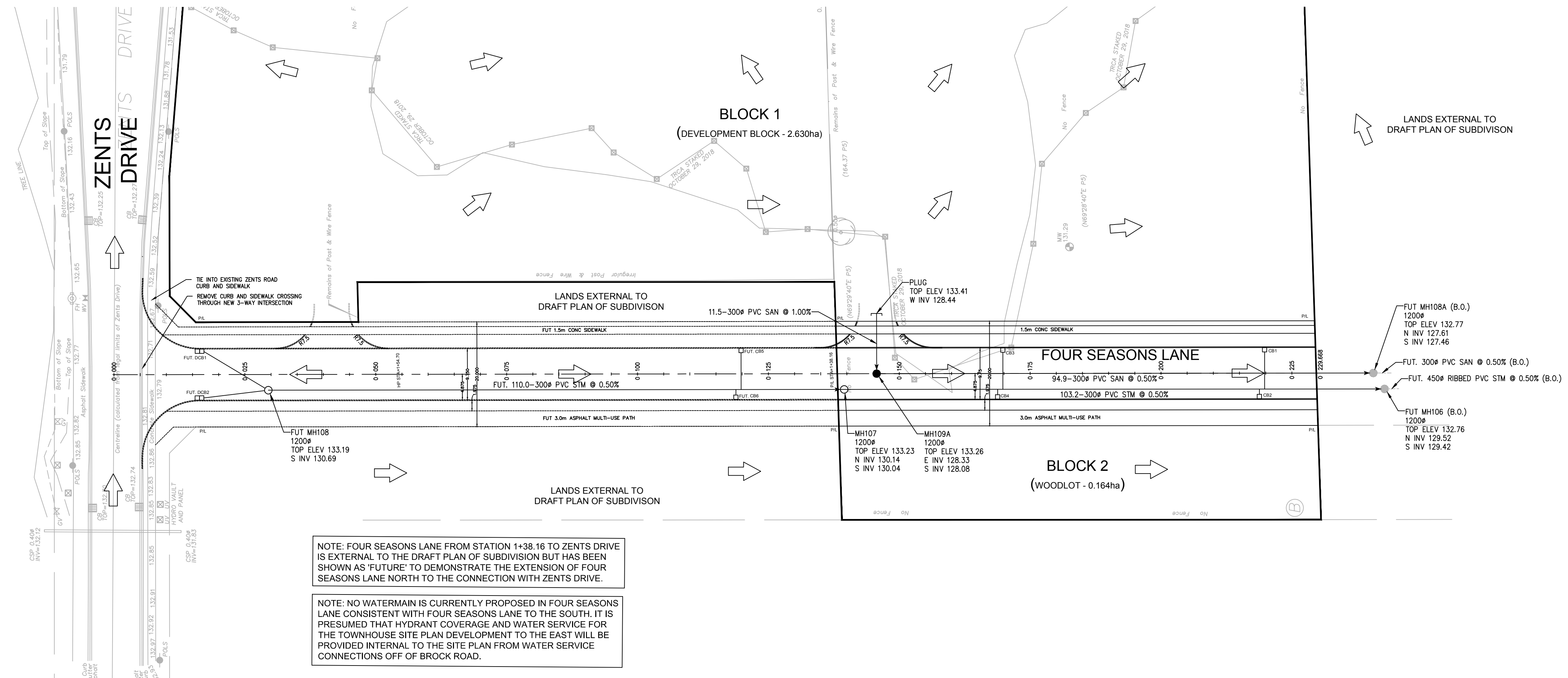
8800 DUFFERIN STREET,  
SUITE 200  
VAUGHAN, ON  
L4K 0C5

p: 905.738.5700  
f: 905.738.0065

**THE BROCK ZENTS PARTNERSHIP**  
2680 BROCK ROAD

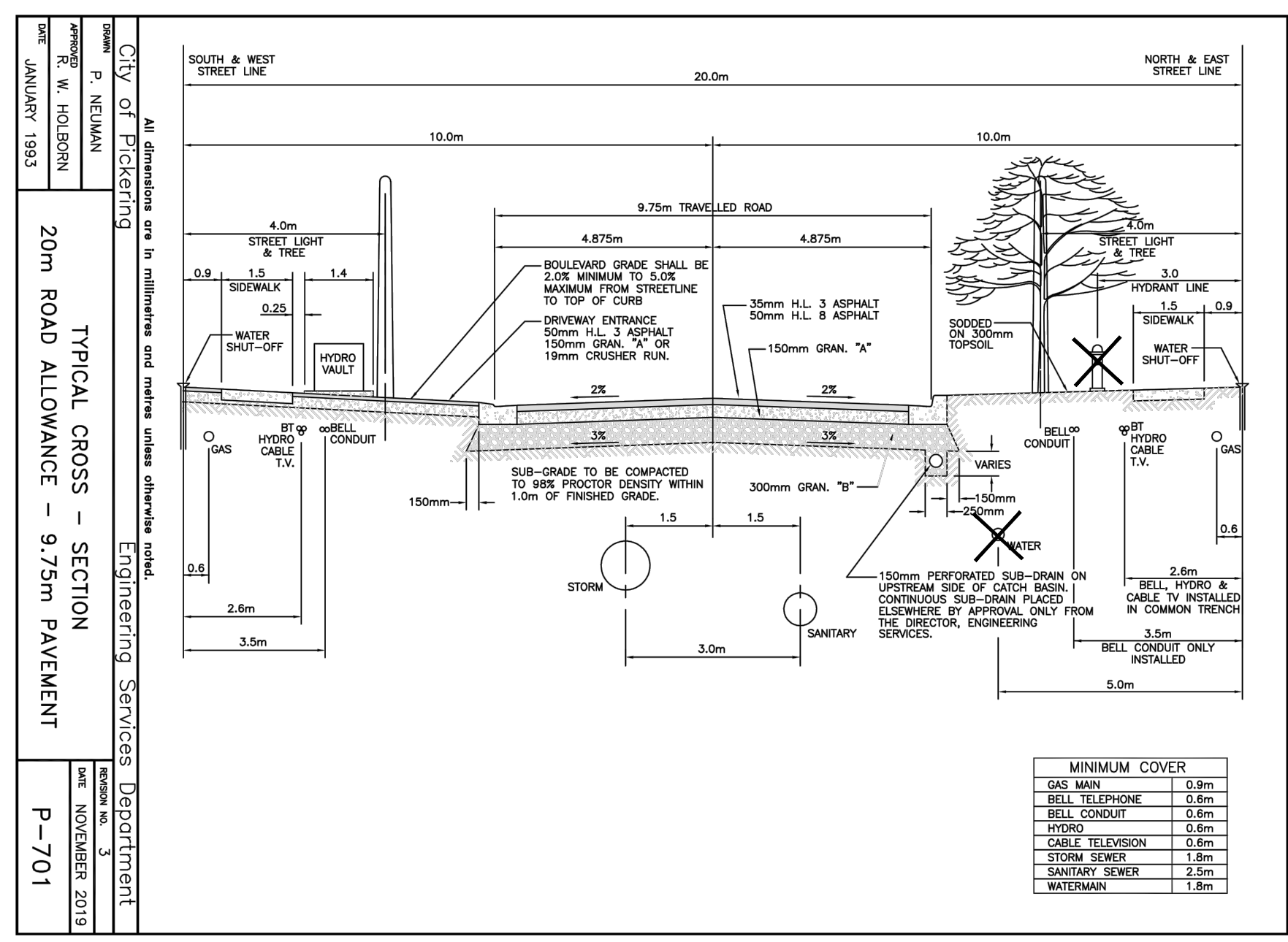
**FOUR SEASONS LANE**  
GENERAL SERVICING PLAN

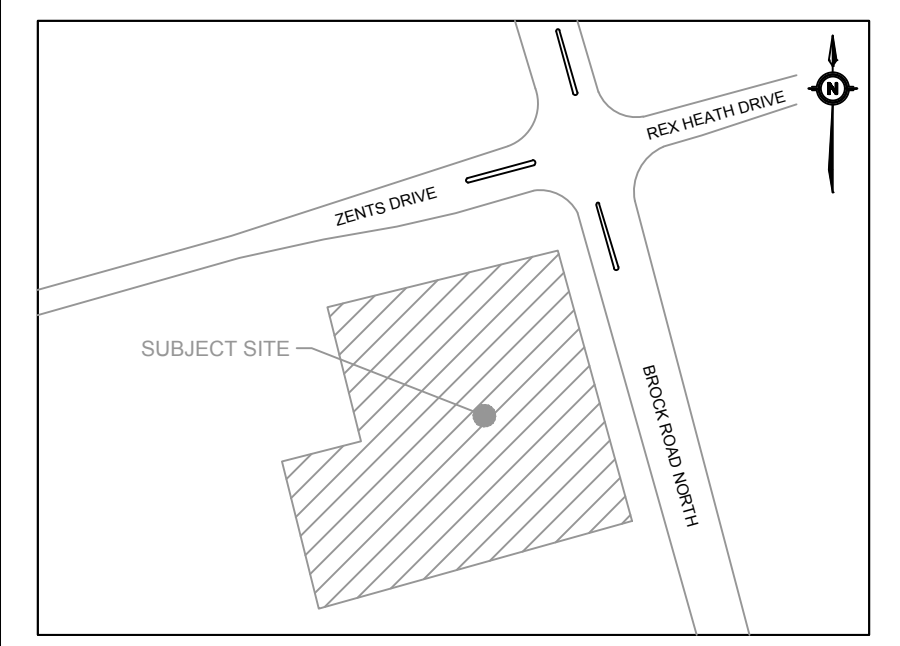
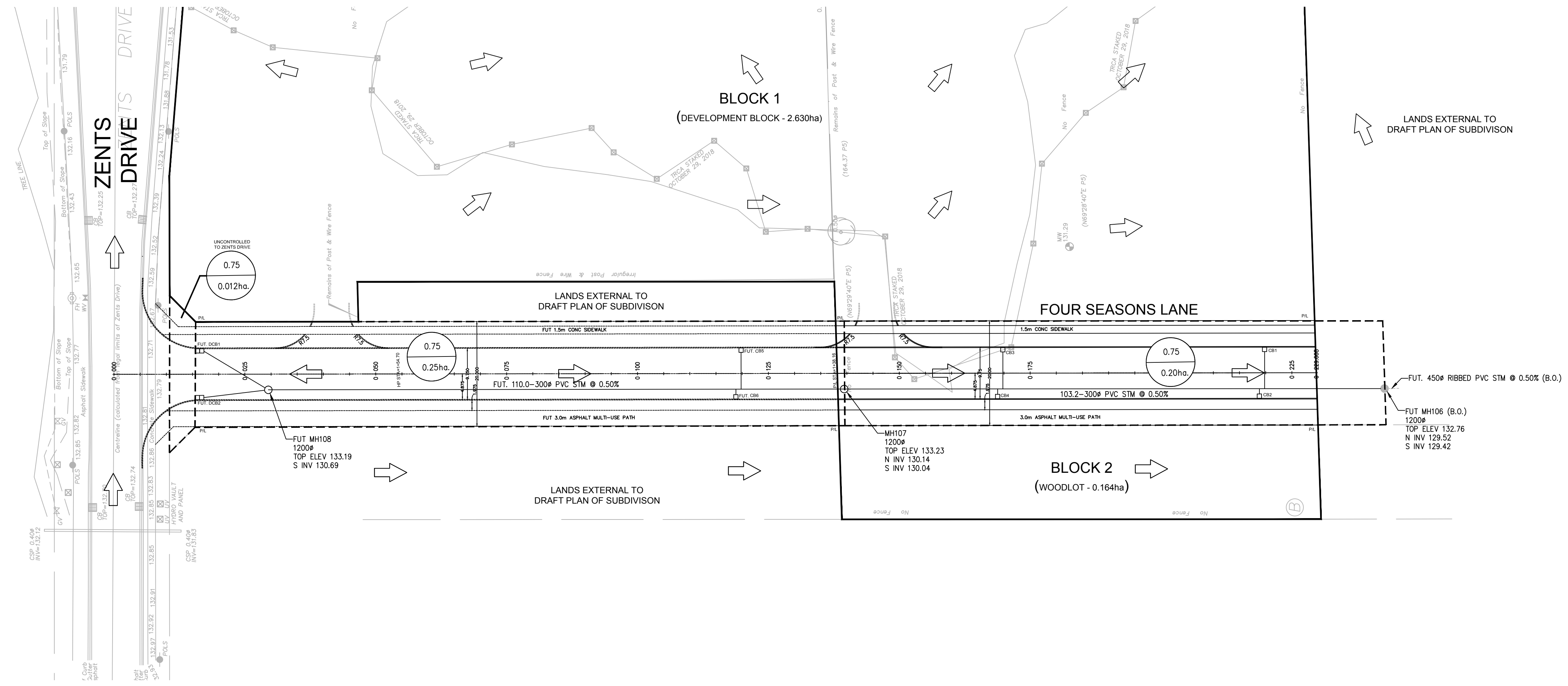
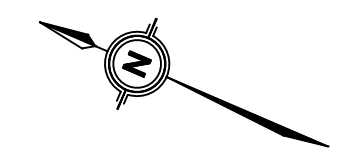
SCALE:	1:500	PROJECT #	18138
DATE:	JULY 2022	DRAWING #	
DRAWN BY:	C.D.		
DESIGNED BY:	C.D.		
CHECKED BY:	M.R.		



NOTE: FOUR SEASONS LANE FROM STATION 1+38.16 TO ZENTS DRIVE IS EXTERNAL TO THE DRAFT PLAN OF SUBDIVISION BUT HAS BEEN SHOWN AS 'FUTURE' TO DEMONSTRATE THE EXTENSION OF FOUR SEASONS LANE NORTH TO THE CONNECTION WITH ZENTS DRIVE.

NOTE: NO WATERMAIN IS CURRENTLY PROPOSED IN FOUR SEASONS LANE CONSISTENT WITH FOUR SEASONS LANE TO THE SOUTH. IT IS PRESUMED THAT HYDRANT COVERAGE AND WATER SERVICE FOR THE TOWNHOUSE SITE PLAN DEVELOPMENT TO THE EAST WILL BE PROVIDED INTERNAL TO THE SITE PLAN FROM WATER SERVICE CONNECTIONS OFF OF BROCK ROAD.





**KEY PLAN**  
N.T.S.  
ADDRESS: 2680 BROCK ROAD  
PICKERING, ONTARIO

- LEGEND**  
SEE ABBREVIATIONS BELOW
- RUNOFF COEFFICIENT
  - DRAINAGE AREA
  - PROPOSED STORM MANHOLE
  - PROPOSED CATCHBASIN
  - PROPOSED DOUBLE CATCHBASIN
  - EXISTING/FUTURE MANHOLE AND PIPE
  - DRAINAGE AREA
  - LIMIT OF SUBDIVISION

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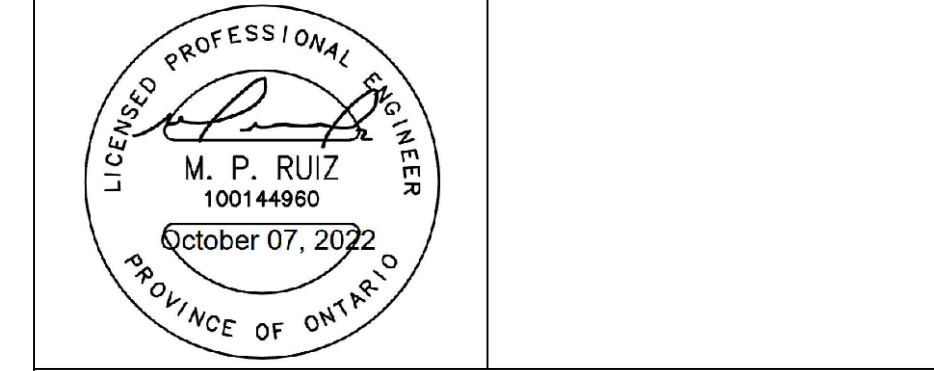
**SURVEY:** KRCMAR SURVEYORS LTD., 181112

NO.	ISSUE	DATE	BY
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BC	BOTTOM OF CURB	CB	CATCH BASIN	CATCH BASIN
		DCB	DOUBLE CATCH BASIN	DOUBLE CATCH BASIN
		AD	AREA DRAIN	AREA DRAIN
		TD	TRENCH DRAIN	TRENCH DRAIN



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

M.H. TO		M.H.		AREA (ha)	A.C.	TOTAL AC.	I	Q	EXISTING OR PROPOSED SEWERS						
				C=0.75			L/S	L/S	LENGTH	SIZE	GRADE	CAP. (L/s)	VEL. (m/s)	TIME (min)	TOT TIME (min)
MH108	MH107	0.25	0.1875	0.1875	106.312	13.853752	110	300	0.5	68.38	0.97	1.77	11.77		
MH107	Fut. MH106	0.20	0.15	0.3375	97.361	18.269844	103.2	300	0.5	68.38	0.97	1.66	13.44		

**CITY OF PICKERING** P-500

**STORM SEWER DESIGN**

DATE: October 06, 2022  
CALCULATED BY: DH

STREET: Four Season Lane

SR: \_\_\_\_\_  
18T: \_\_\_\_\_  
FROM: \_\_\_\_\_  
TO: \_\_\_\_\_

ENTRY TIME - 10 MINUTES  
5 MINUTES WHERE ZONING REQUIRES  
A COEFFICIENT OF 0.75 OR HIGHER

CHECKED BY: CD