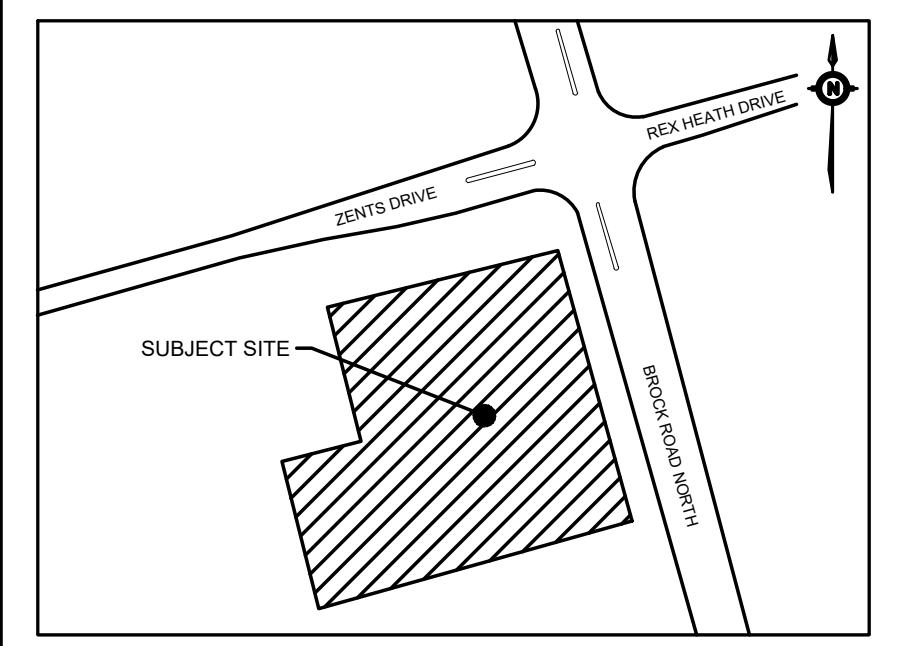


ALL ROADS CROWNED AT 2%  
UNLESS OTHERWISE NOTED

ZENTS DRIVE

BROCK ROAD  
(REGIONAL ROAD 1)

FUTURE MUNICIPAL ROAD  
FUTURE MUNICIPAL ROAD



KEY PLAN  
N.T.S.  
LEGEND

- x 200.00 0.5% PROPOSED ITEMS
- x 200.00 1.5% EXISTING ITEMS
- 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 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., 181112

NO.	ISSUE	DATE	BY
1	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.

**DRAWING NOTES NOT FOR CONSTRUCTION**

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- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- 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**

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



**TYLin**

8800 DOUBLEDAY 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)**

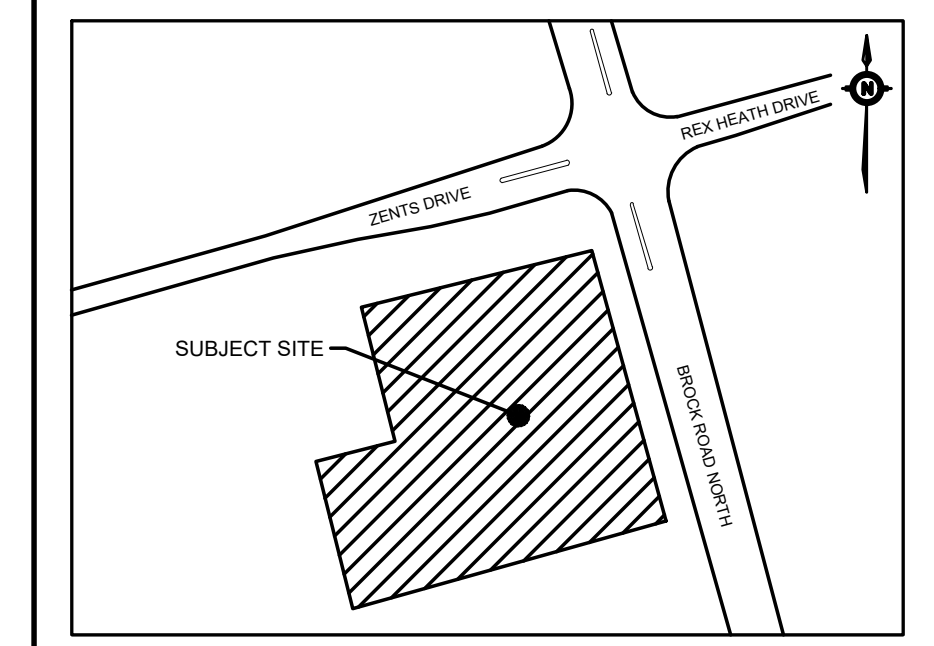
SCALE: 1:300	PROJECT # 18138
DATE: JULY 2022	DRAWING #
DRAWN BY: V.P./L.P.	G1
DESIGNED BY: V.P./L.P.	
CHECKED BY: L.P./B.D.	

SEE GRADING PLAN G2 FOR CONTINUATION

FILE: \\TYL\DWG\BROCK\TYL\BROCK\ZENTS\2022\18138\Grading\18138 GRADING.dwg, Layout: G1, Date: Nov 07, 2022, 4:27pm, E:\B:\vrc\pawack



**ZENTS DRIVE**  
(DEDICATED AS PUBLIC HIGHWAY BY BY-LAW 7193/12 AS IN DR1066514)



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

**LEGEND**

- 200.00 0.5% MH 1A PROPOSED ITEMS
- 200.00 0.5% EX MH 1A 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.

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

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

NO.	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.
1			

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**ABBREVIATIONS**

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



**TYLin**

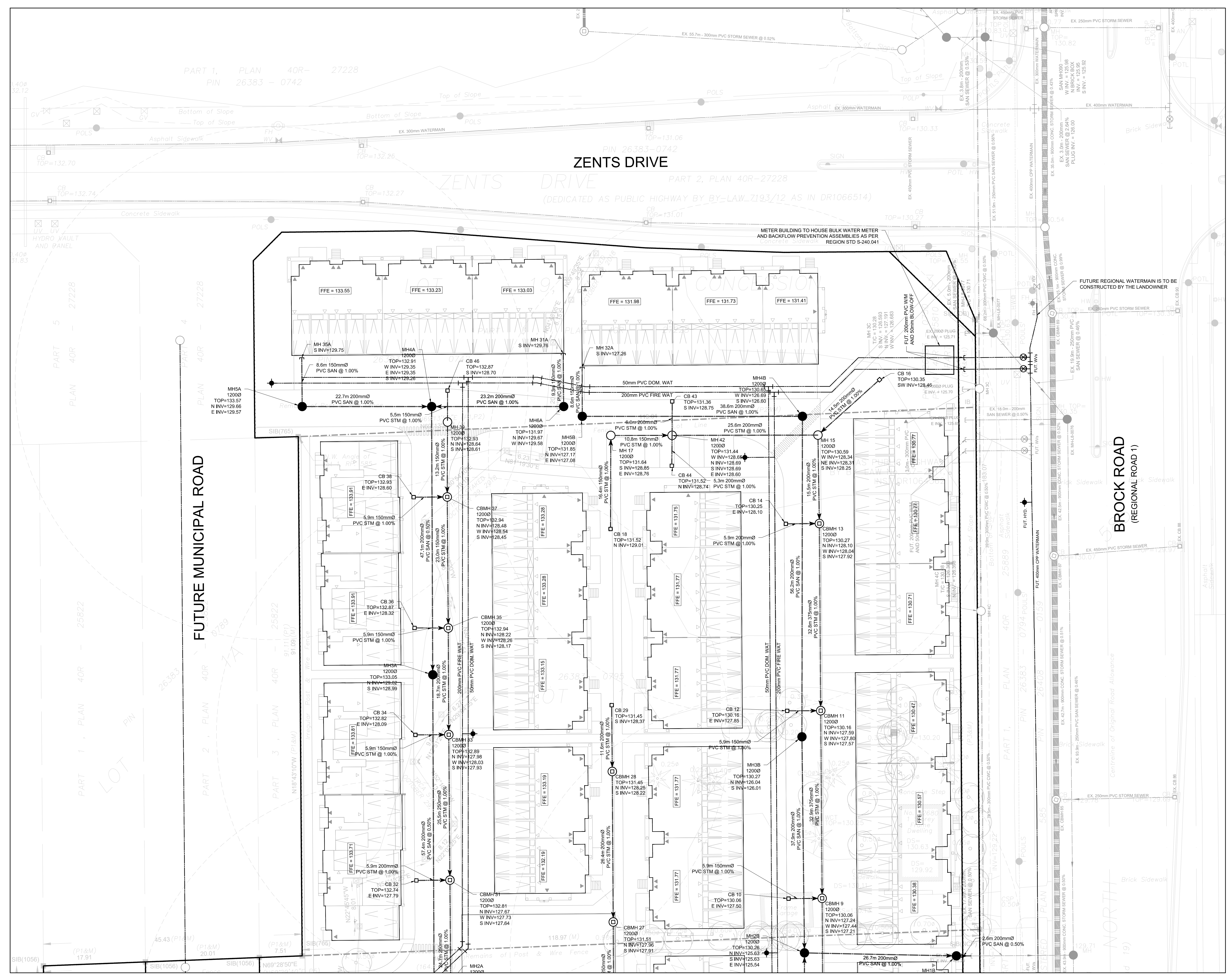
8800 DUFFERIN STREET,  
SUITE 200  
VAUGHAN, ON  
L4K 0C5

p: 905.738.5700  
f: 905.738.0065

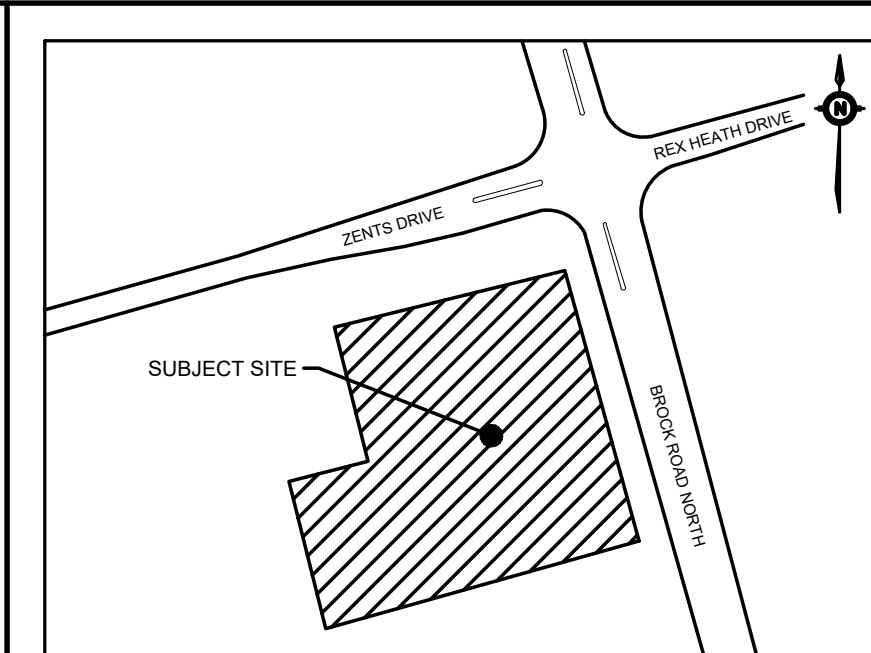
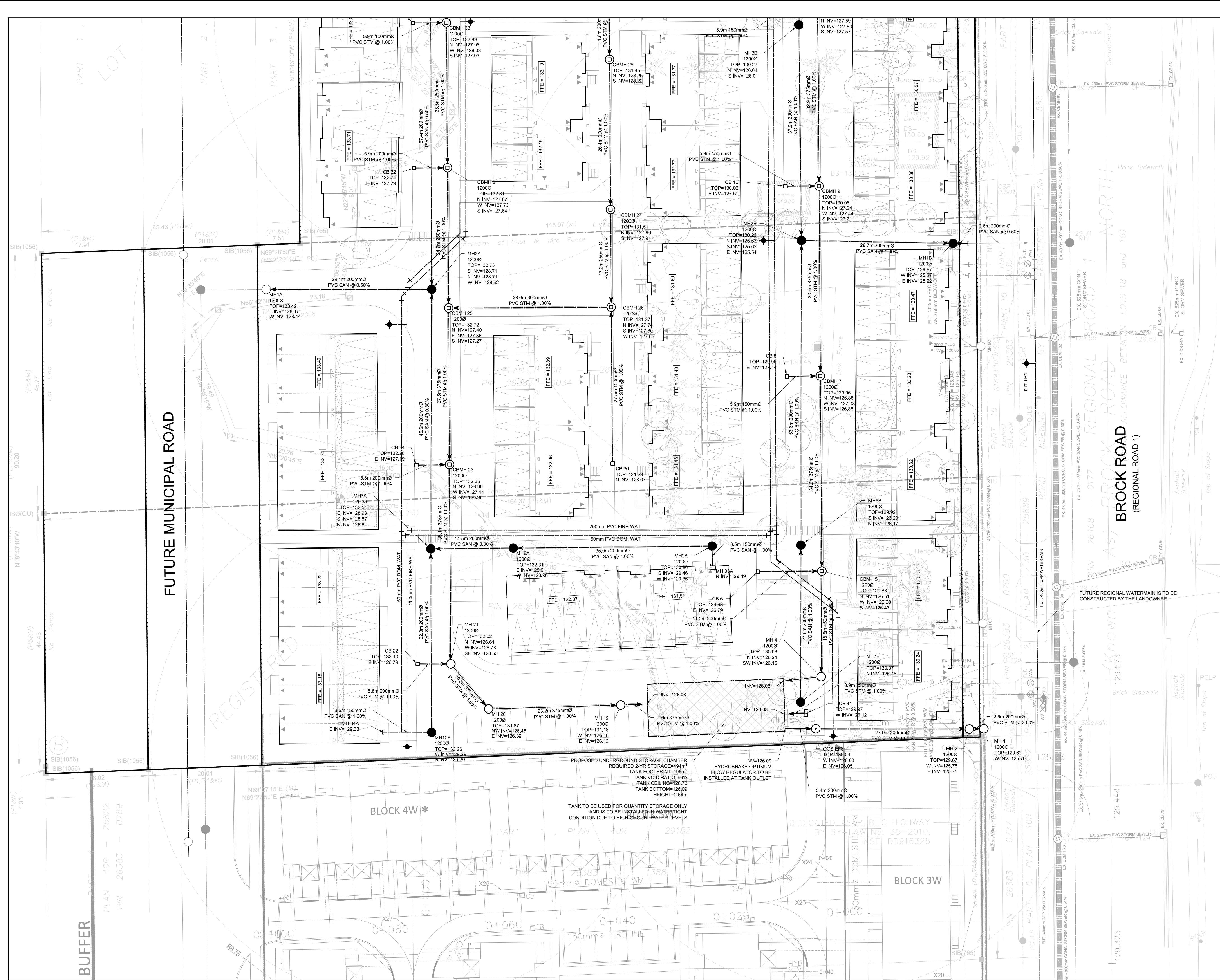
**THE BROCK ZENTS PARTNERSHIP**  
2680 BROCK ROAD

**SERVICING PLAN (1 OF 2)**

SCALE:	PROJECT #
DATE:	18138
DRAWN BY:	DRAWING #
DESIGNED BY:	S1
CHECKED BY:	



FILE: \\TYL\DWG\2022\18138\18138-CONC-2680 Brock Road.dwg, Date: Nov 07, 2022, 4:26pm, Est By: mchadwick



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

**ADDRESS:**  
2680 BROCK ROAD  
PICKERING, ONTARIO

**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.

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

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

NO.	ISSUE	DATE	BY
1	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.

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**ABBREVIATIONS**

GENERAL:	TW = TOP OF WALL	BD = BOTTOM OF WALL	HDPE = HIGH DENSITY POLYETHYLENE
PROP = PROPOSED	EX = EXISTING	SERVINGS:	STM = STORM
STM = SANITARY	WAT = WATER	SAN = SANITARY	WAT = WATER
TC = TOP OF CURB	BC = BOTTOM OF CURB	PVC = POLYVINYL CHLORIDE	CB = CATCH BASIN
			DCB = DOUBLE CATCH BASIN
			AD = AREA DRAIN
			TD = TRENCH DRAIN



**TYLin**

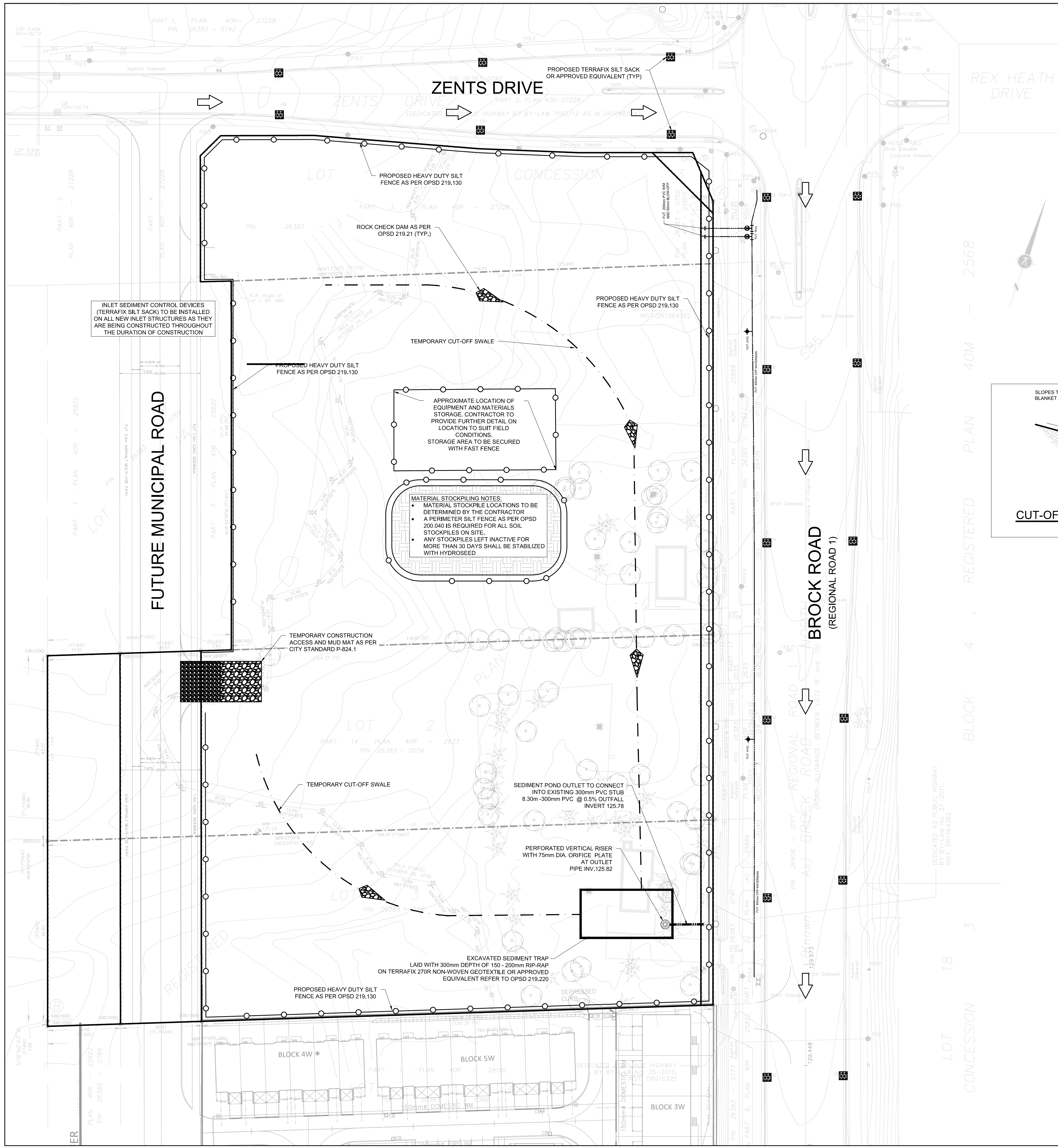
8800 DUFFERIN STREET,  
SUITE 200  
VAUGHAN, ON  
L4K 0C5

p: 905.738.5700  
f: 905.738.0065

**THE BROCK ZENTS PARTNERSHIP**  
2680 BROCK ROAD

**SERVING PLAN (2 OF 2)**

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



**INLET SEDIMENT CONTROL DEVICES (TERRAFIX SILT SACK) TO BE INSTALLED ON ALL NEW INLET STRUCTURES AS THEY ARE BEING CONSTRUCTED THROUGHOUT THE DURATION OF CONSTRUCTION**

**FUTURE MUNICIPAL ROAD**

APPROXIMATE LOCATION OF EQUIPMENT AND MATERIALS STORAGE. CONTRACTOR TO PROVIDE FURTHER DETAIL ON LOCATION TO SUIT FIELD CONDITIONS. STORAGE AREA TO BE SECURED WITH FAST FENCE

**MATERIAL STOCKPILING NOTES:**

- MATERIAL STOCKPILE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR
- A PERIMETER SILT FENCE AS PER OPSD 200.040 IS REQUIRED FOR ALL SOIL STOCKPILES ON SITE.
- ANY STOCKPILES LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH HYDROSEED

TEMPORARY CONSTRUCTION ACCESS AND MUD MAT AS PER CITY STANDARD P-824.1

SEDIMENT POND OUTLET TO CONNECT INTO EXISTING 300mm PVC STUB 8.30m-300mm PVC @ 0.5% OUTFALL INVERT 125.78

PERFORATED VERTICAL RISER WITH 75mm DIA. ORIFICE PLATE AT OUTLET PIPE INV. 125.82

EXCAVATED SEDIMENT TRAP LAID WITH 300mm DEPTH OF 150-200mm RIP-RAP ON TERRAFIX 270R NON-WOVEN GEOTEXTILE OR APPROVED EQUIVALENT REFER TO OPSD 219.220

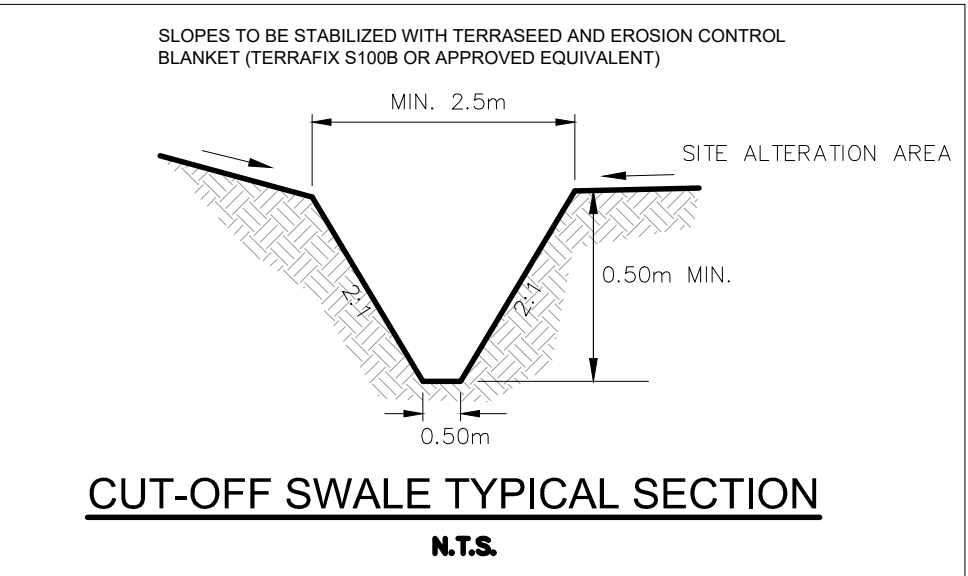
PROPOSED HEAVY DUTY SILT FENCE AS PER OPSD 219.130

**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 DISPOSE WITH THESE PIECES AT THE END OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL MAINTAIN ADJACENT STREETS AND PROPERTIES FREE OF DUST, MUD, AND OTHER REFUSE THROUGHOUT DURATION OF CONSTRUCTION. ANY CLEANING OF ADJACENT AREAS DURING CONSTRUCTION SHALL BE PAID BY THE CONTRACTOR.
- 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 SOODED. 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.

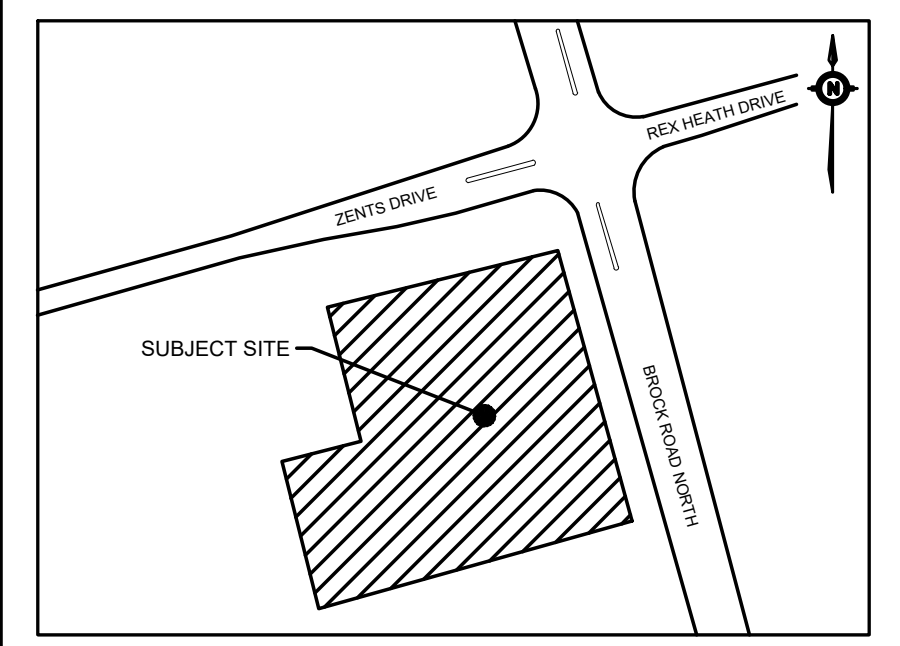
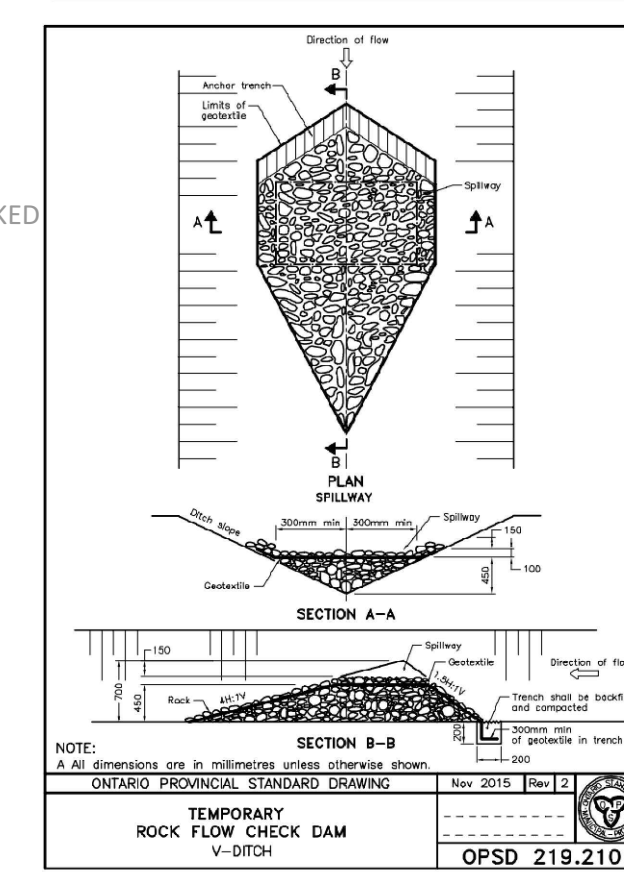
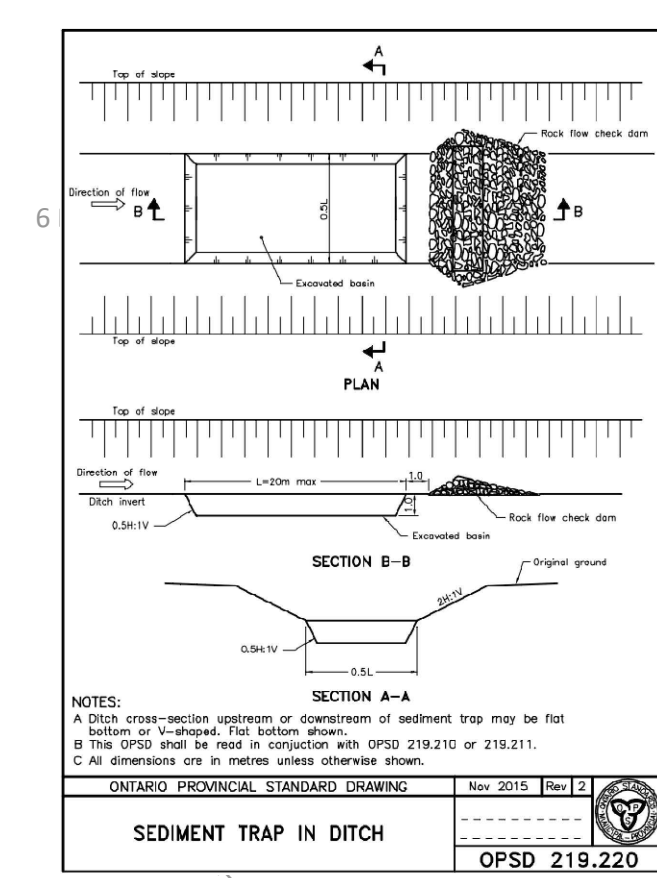
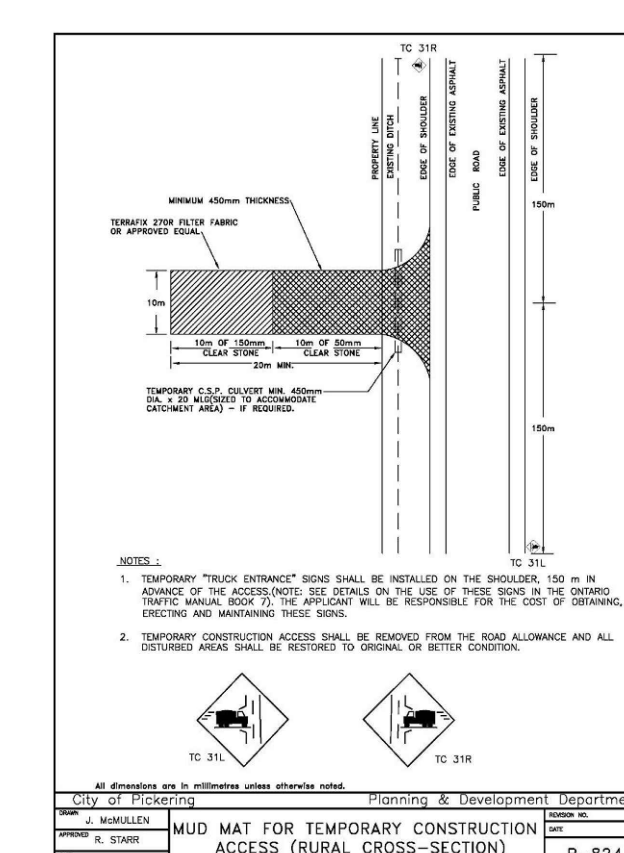
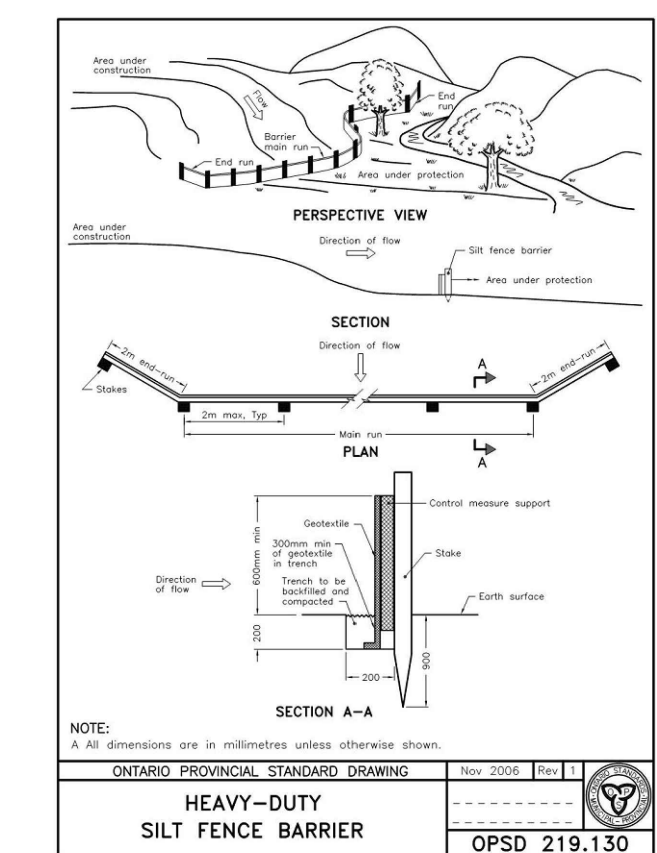
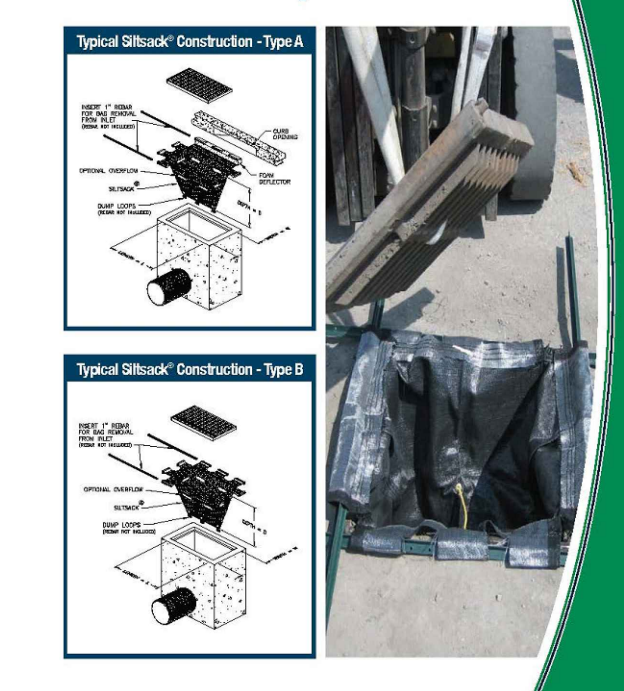
**SEDIMENT CONTROL INSTRUCTIONS:**

- 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

**Catch Basin Sediment Capture Device**



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

ADDRESS: 2680 BROCK ROAD PICKERING, ONTARIO

SEE ABBREVIATIONS BELOW

- LEGEND**
- 200.00 0.5% TEXT
  - 200.00 0.5% TEXT
  - PROP ITEMS
  - EX ITEMS
  - 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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**SITE PLAN:** GUTHRIE MUSCOVITCH ARCHITECTS, 220725

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

NO.	ISSUE	DATE	BY
1	ISSUED FOR ZBA SUBMISSION	2022-11-09	L.P.

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**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

**EROSION & SEDIMENT CONTROL PLAN**

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