

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

LEGEND
SEE ABBREVIATIONS BELOW

- x 200.00 0.5% MH 1A PROPOSED ITEMS
- x 200.00 PROP ELEVATION TO MATCH EXISTING
- EMERGENCY OVERLAND FLOW ROUTE
- SANITARY MH
- STM MH
- CB / DCB
- 3:1 SLOPING
- LIMIT OF SUBDIVISION
- - - - - LIMIT OF FOUR SEASONS LANE RIGHT-OF-WAY

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

SITE PLAN: GUTHRIE MUSCOVITCH ARCHITECTS, 220725

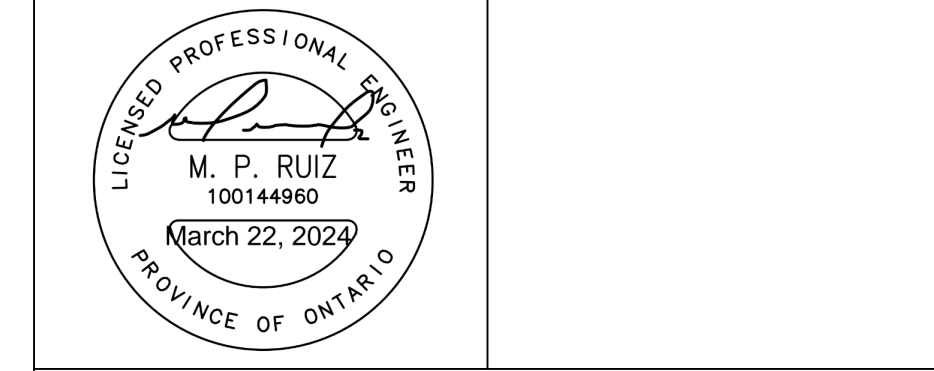
SURVEY: KRCMAR SURVEYORS LTD., 18112

| NO. | ISSUE | DATE | BY |
|-----|--------------------|------------|------|
| 2 | ISSUED FOR 2ND ZBA | 2024-03-22 | M.R. |
| 1 | ISSUED FOR 1ST ZBA | 2022-09-29 | M.R. |

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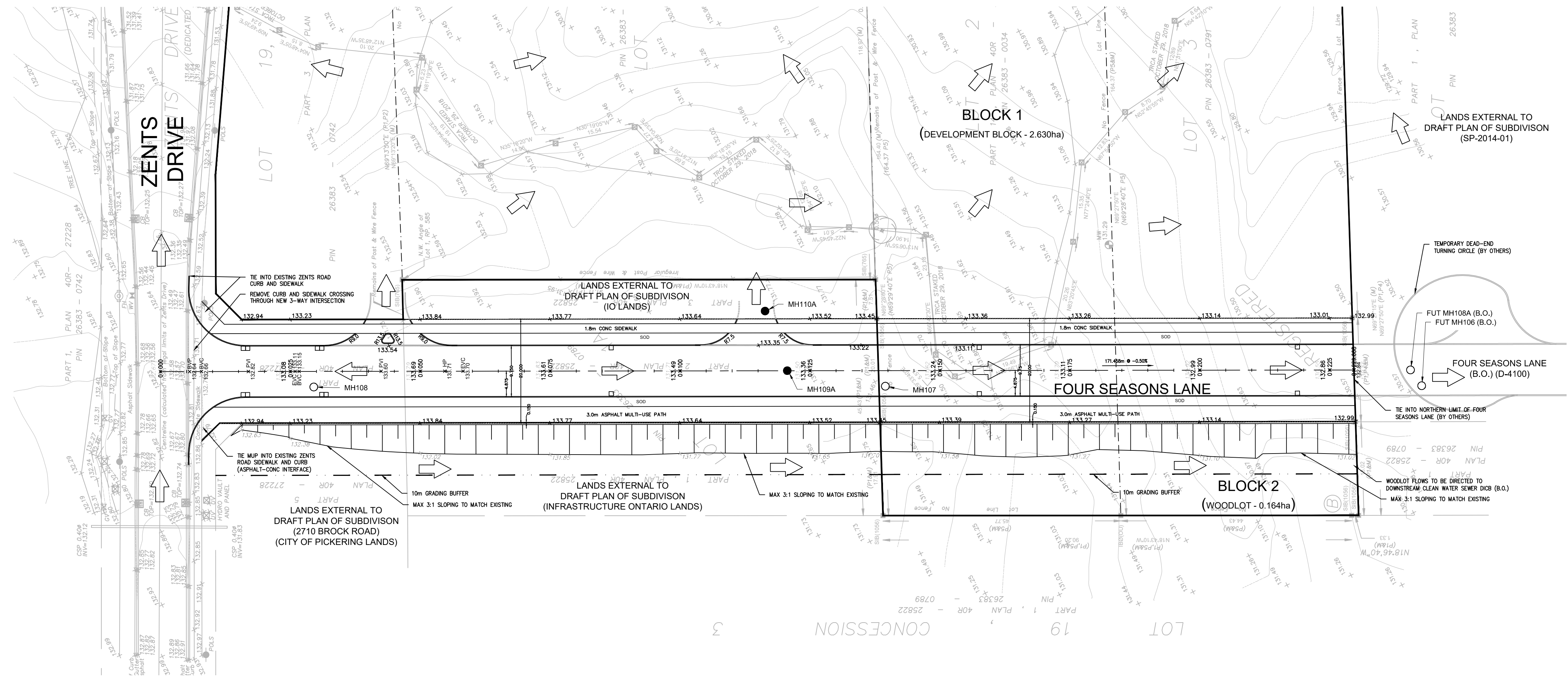
| ABBREVIATIONS | | HOPE = HIGH DENSITY POLYETHYLENE | |
|-----------------|---------------------|----------------------------------|-------------------|
| GENERAL: | TW = TOP OF WALL | BW = BOTTOM OF WALL | CONC = CONCRETE |
| PROP = PROPOSED | EX = EXISTING | SERVICING: | STM = STORM |
| | | | SAN = SANITARY |
| | | | WAT = WATER |
| ELEVATIONS: | TC = TOP OF CURB | PVC = POLYVINYL CHLORIDE | AD = AREA DRAIN |
| | BC = BOTTOM OF CURB | | TD = TRENCH DRAIN |



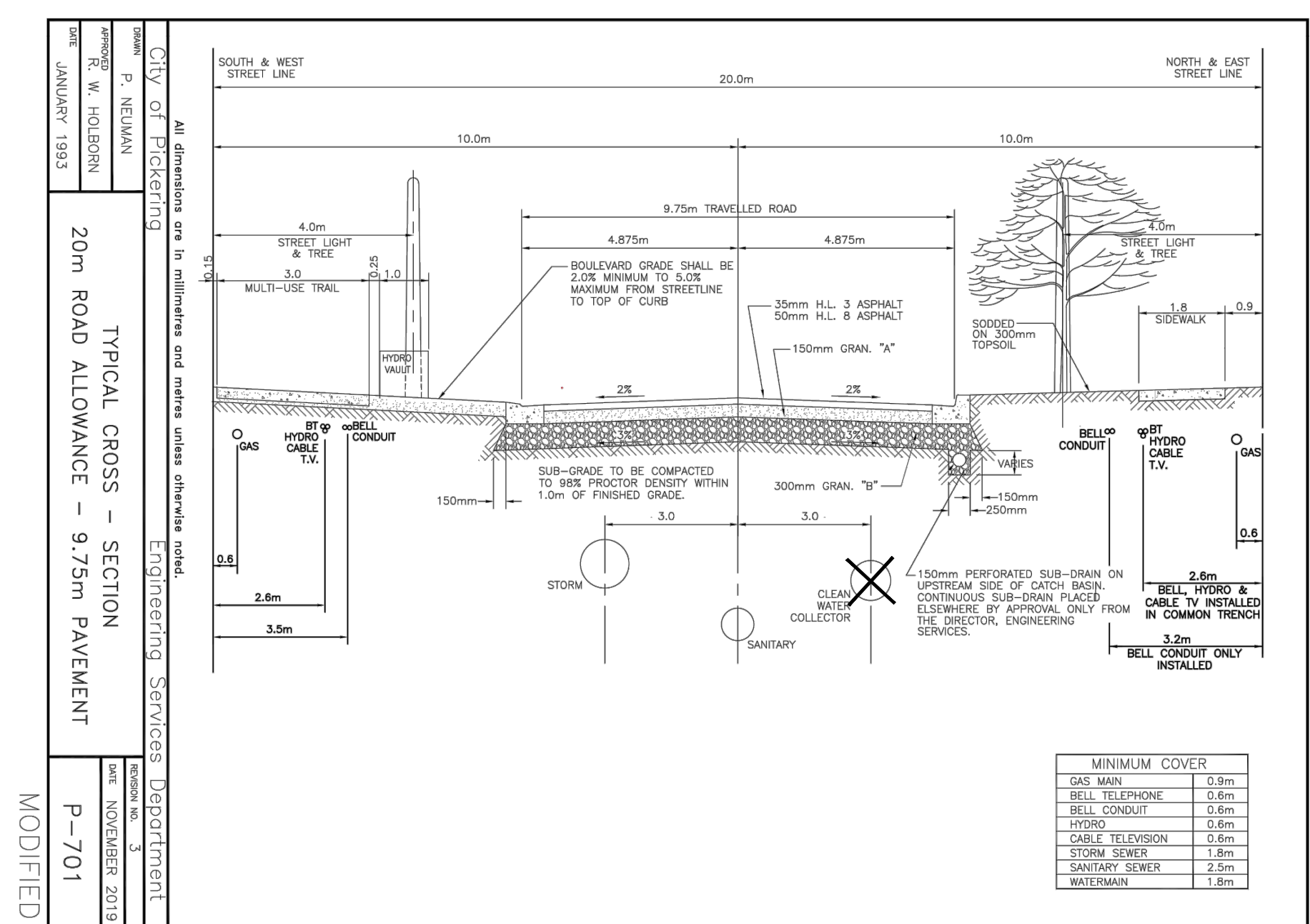
TYLin
8800 DUFFERIN STREET,
SUITE 200
VAUGHAN, ON
L4K 0C5
p: 905.738.5700
f: 905.738.0065

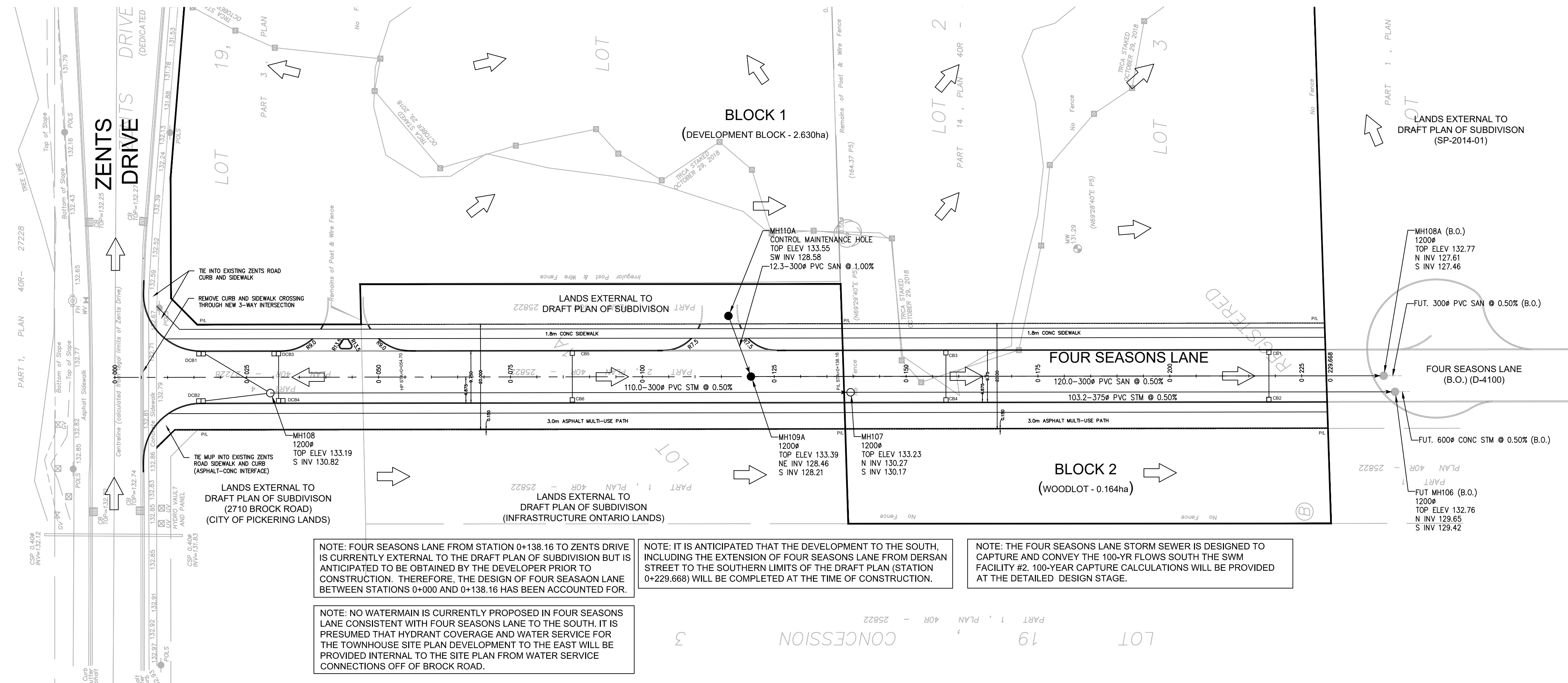
THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD
FOUR SEASONS LANE
GRADING PLAN

| 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 |



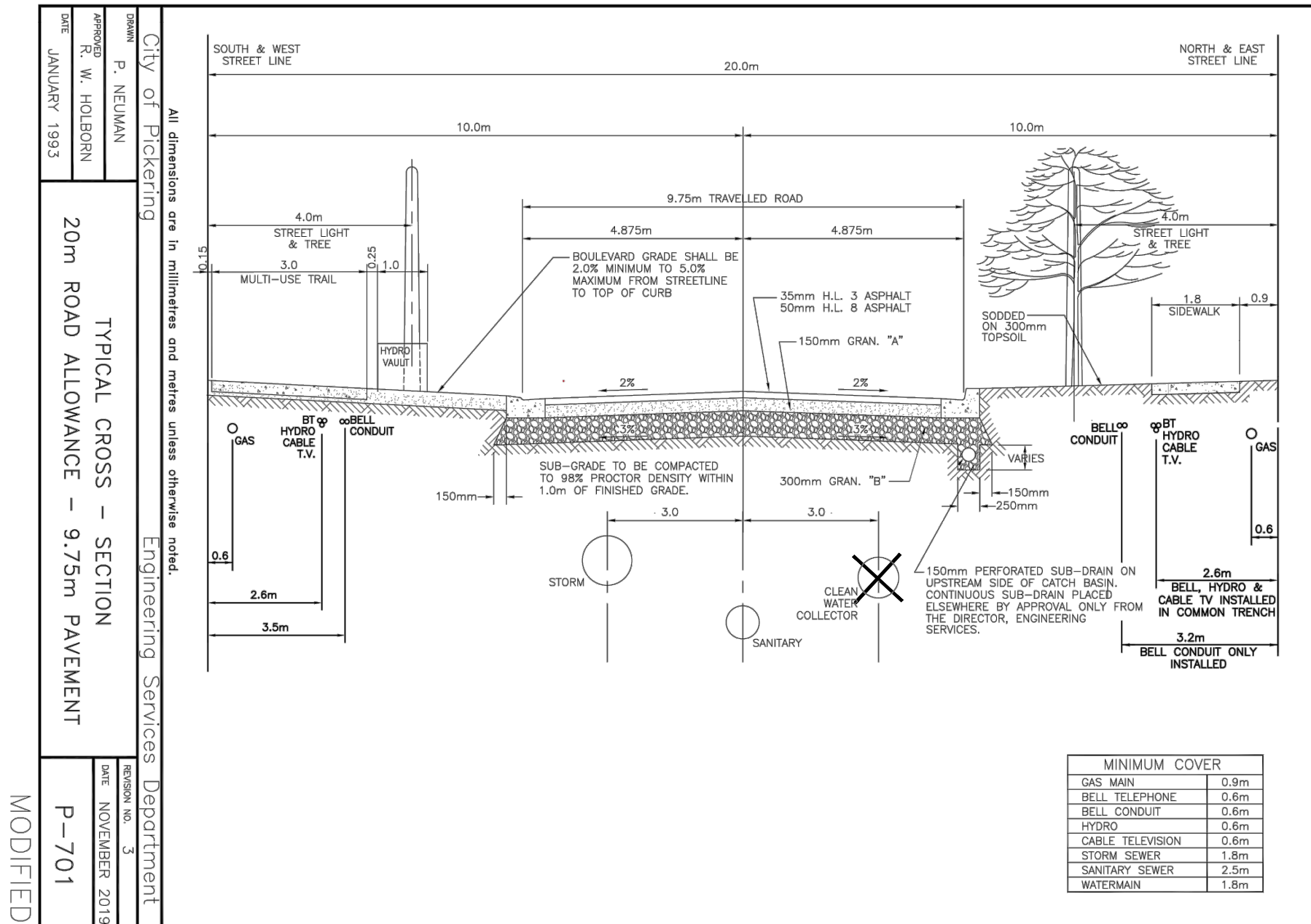


NOTE: FOUR SEASONS LANE FROM STATION 0+138.16 TO ZENTS DRIVE IS CURRENTLY EXTERNAL TO THE DRAFT PLAN OF SUBDIVISION BUT IS ANTICIPATED TO BE OBTAINED BY THE DEVELOPER PRIOR TO CONSTRUCTION. THEREFORE, THE DESIGN OF FOUR SEASONS LANE BETWEEN STATIONS 0+000 AND 0+138.16 HAS BEEN ACCOUNTED FOR.

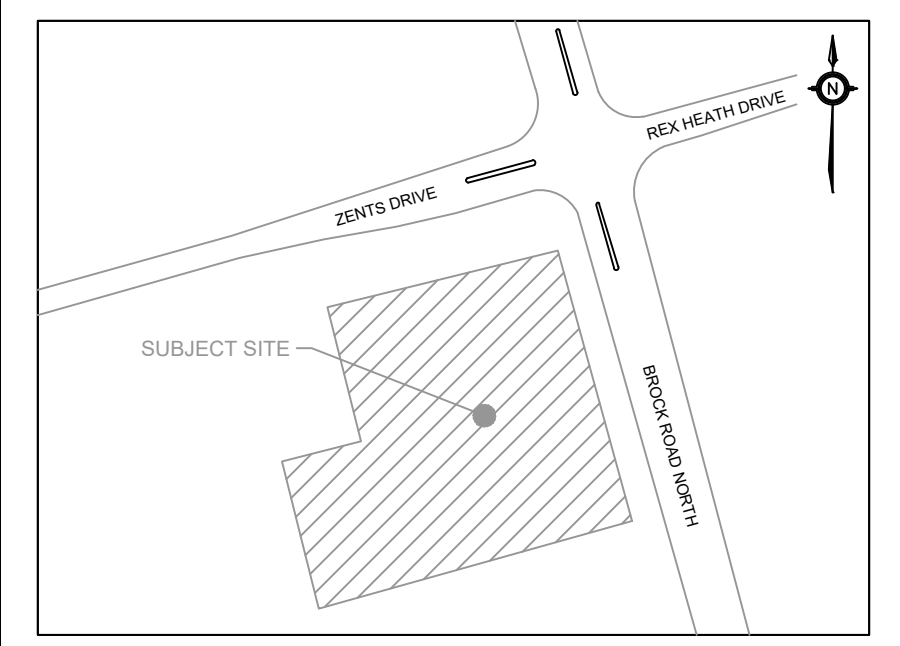
NOTE: IT IS ANTICIPATED THAT THE DEVELOPMENT TO THE SOUTH, INCLUDING THE EXTENSION OF FOUR SEASONS LANE FROM DERSAN STREET TO THE SOUTHERN LIMITS OF THE DRAFT PLAN (STATION 0+229.668) WILL BE COMPLETED AT THE TIME OF CONSTRUCTION.

NOTE: THE FOUR SEASONS LANE STORM SEWER IS DESIGNED TO CAPTURE AND CONVEY THE 100-YR FLOWS SOUTH THE SWM FACILITY #2. 100-YEAR CAPTURE CALCULATIONS WILL BE PROVIDED AT THE DETAILED DESIGN STAGE.

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.



| MINIMUM COVER | |
|------------------|------|
| GAS MAIN | 0.9m |
| BELL TELEPHONE | 0.6m |
| BELL CONDUIT | 0.6m |
| HYDRO | 0.6m |
| CABLE TELEVISION | 0.6m |
| STORM SEWER | 1.0m |
| SANITARY SEWER | 2.0m |
| WATERMAIN | 1.8m |



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
- - - LIMIT OF FOUR SEASONS LANE RIGHT-OF-WAY

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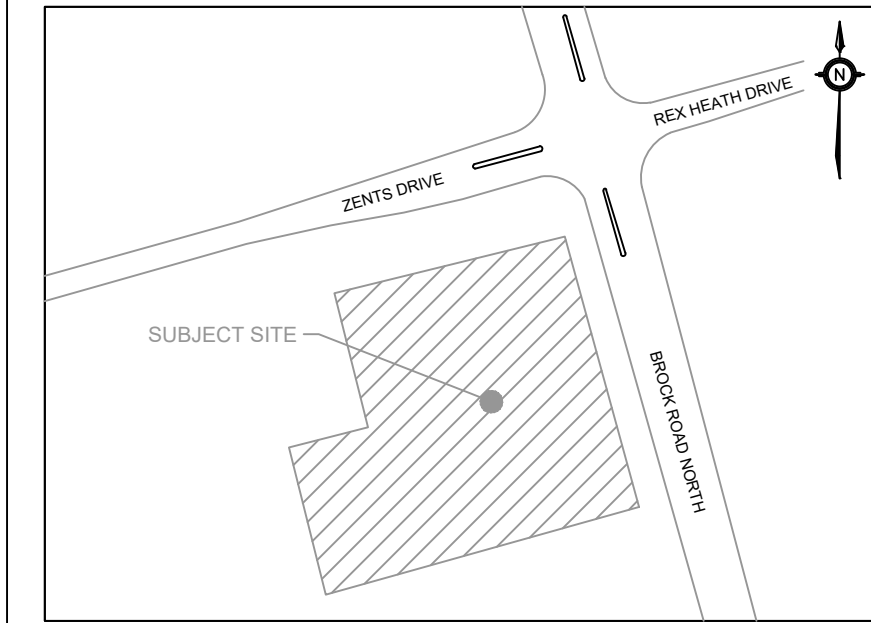
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f: 905.738.0065

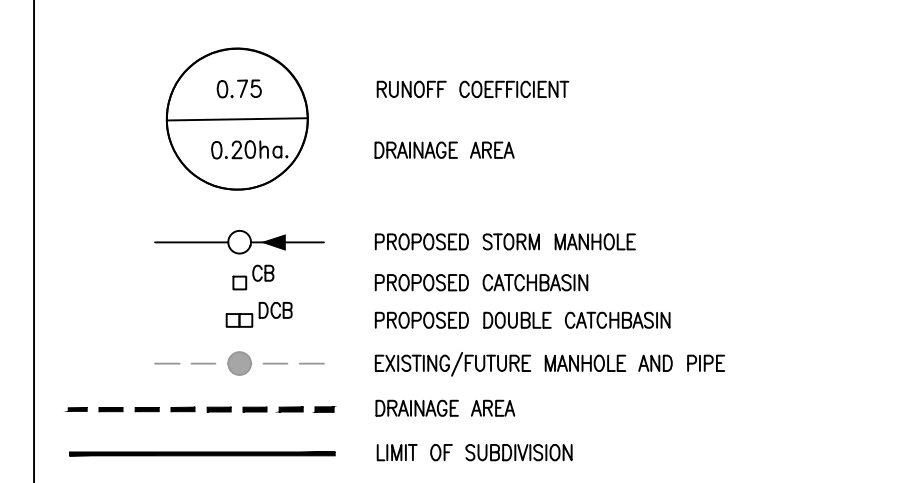
THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD
FOUR SEASONS LANE
GENERAL SERVICING PLAN

| | |
|-------------------|-----------------|
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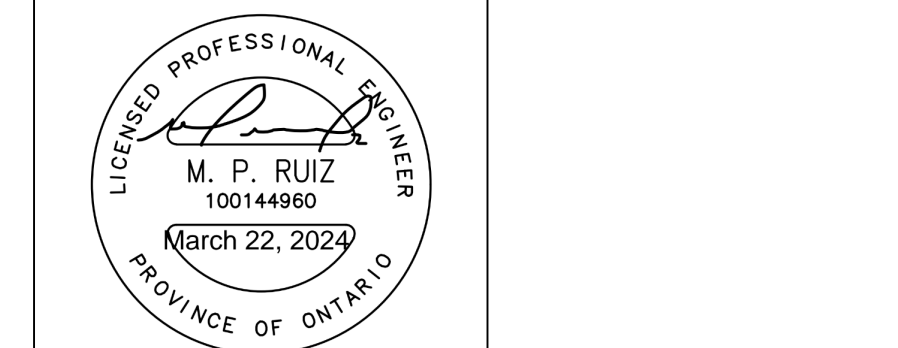
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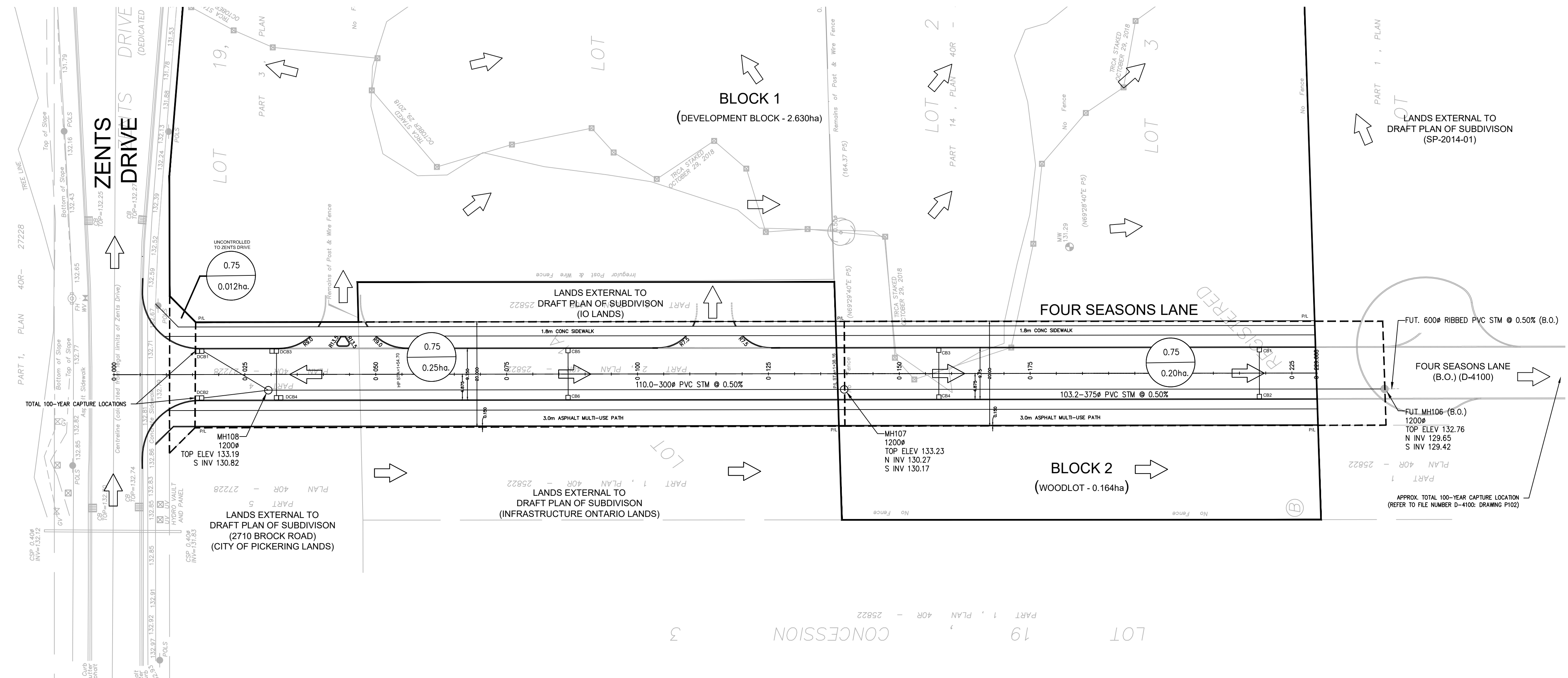
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THE BROCK ZENTS PARTNERSHIP
2680 BROCK ROAD
FOUR SEASONS LANE
STORM DRAINAGE AREA PLAN

| | |
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CITY OF PICKERING P-500

STORM SEWER DESIGN

DATE: March 22, 2024 STREET Four Season Lane

CALCULATED BY: CD Design Storm: 100-year

CHECKED BY MR ENTRY TIME — 10 MINUTES

5 MINUTES WHERE ZONING REQUIRES
A COEFFICIENT OF 0.75 OR HIGHER

| M.H. TO | M.H. | AREA (ha) | | A.C. | TOTAL AC. | I | Q L/S | EXISTING OR PROPOSED SEWERS | | | | | | | Capacity % |
|---------|------------|-----------|--|--------|-----------|---------|-----------|-----------------------------|------|-------|------------|------------|------------|----------------|------------|
| | | C=0.75 | | | | | | LENGTH | SIZE | GRADE | CAP. (L/s) | VEL. (m/s) | TIME (min) | TOT TIME (min) | |
| MH108 | MH107 | 0.25 | | 0.1875 | 0.1875 | 255.027 | 33.233215 | 110 | 300 | 0.5 | 68.38 | 0.97 | 1.77 | 6.77 | 48.60% |
| MH107 | Fut. MH106 | 0.20 | | 0.15 | 0.3375 | 225.303 | 75.511375 | 103.2 | 375 | 0.5 | 123.98 | 1.12 | 1.93 | 8.70 | 60.91% |