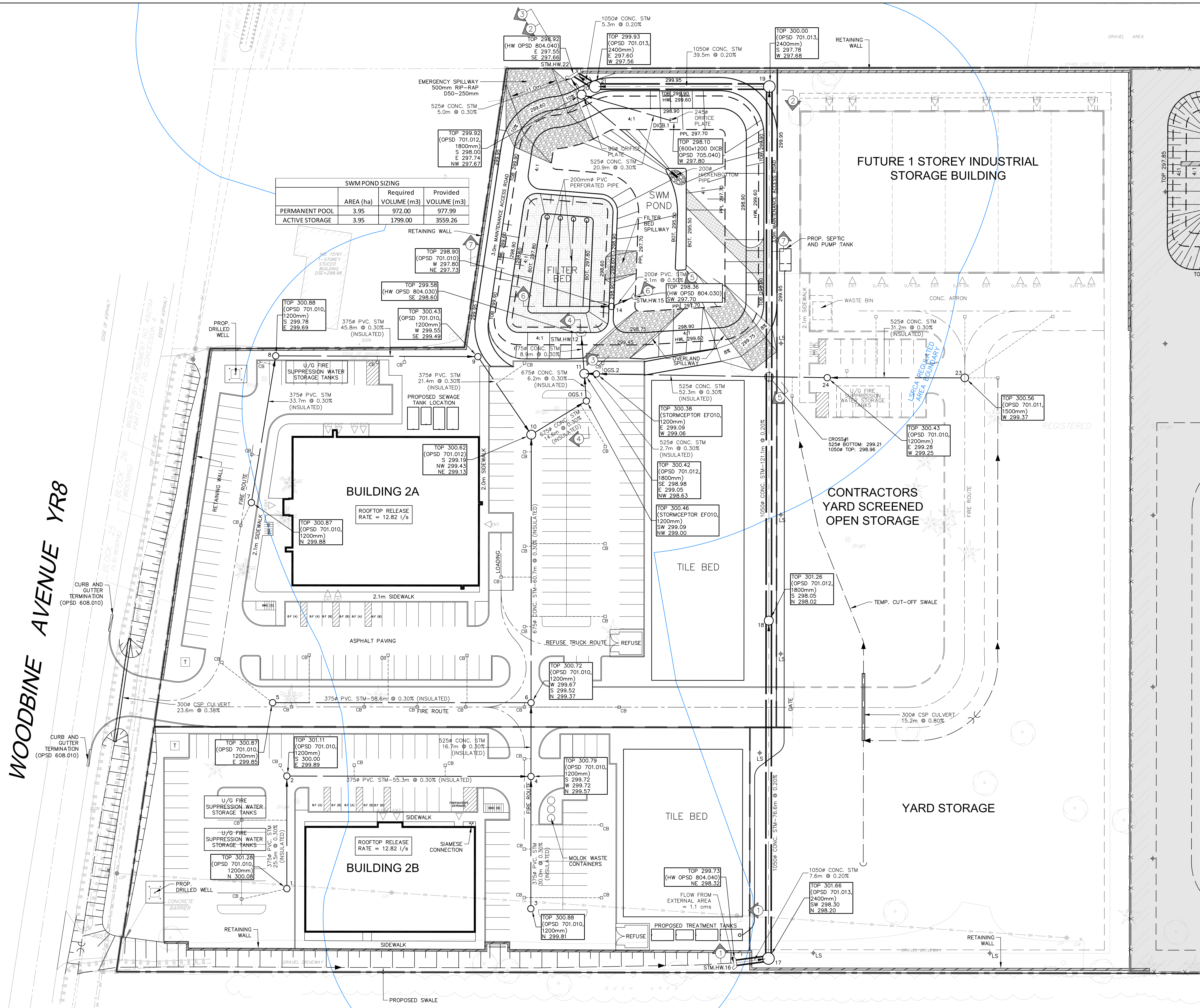
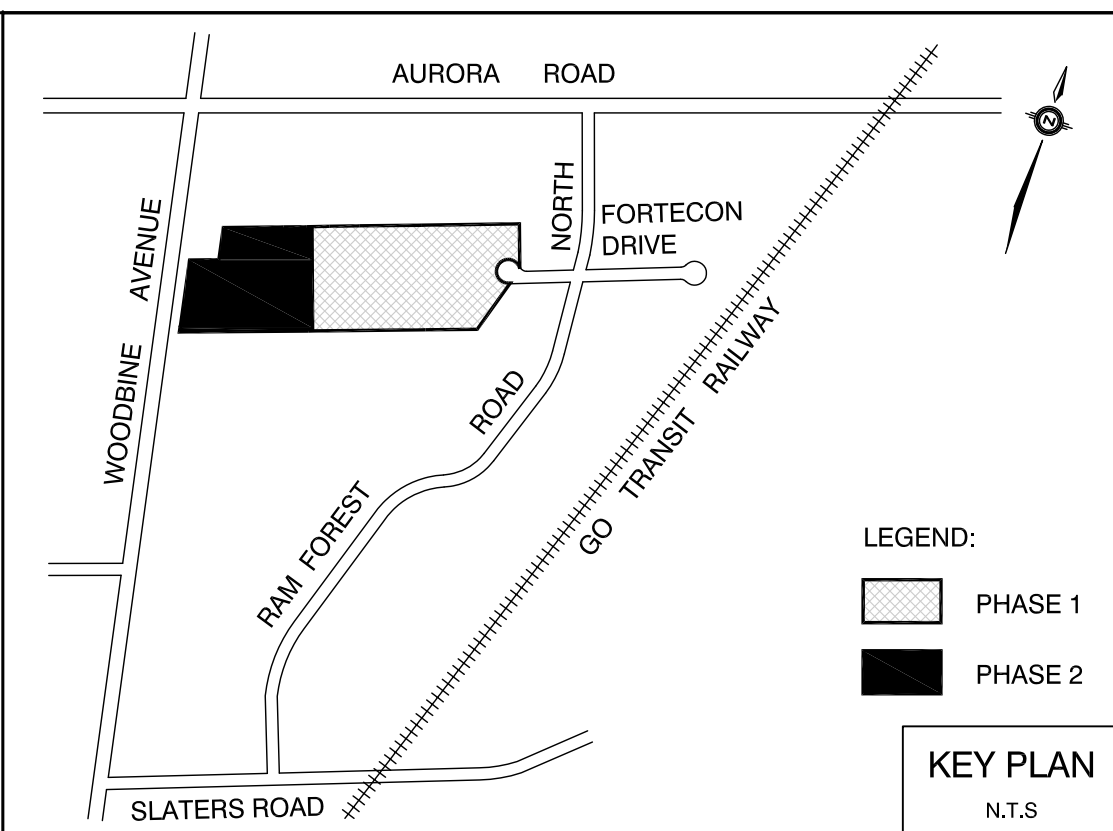


WOODBINE AVENUE YR8



SWM POND SIZING			
	AREA (ha)	Required VOLUME (m3)	Provided VOLUME (m3)
PERMANENT POOL	3.95	972.00	977.99
ACTIVE STORAGE	3.95	1799.00	3559.26

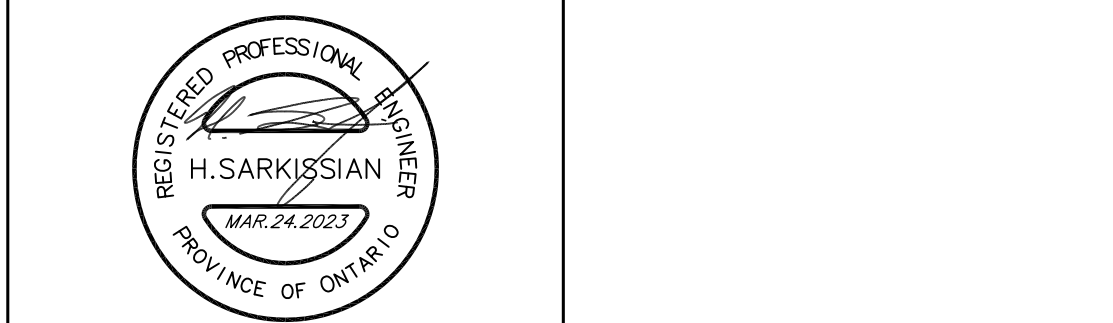


- NOTES**
1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
 2. ANY CONFLICTS WITH EXISTING SERVICES AND/OR UTILITIES SHALL BE REPORTED TO THE ENGINEER FOR REVIEW AND ADVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THIS DRAWING ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER, ENGINEER AND CITY DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY.
 4. THE CONTRACTOR SHALL PROVIDE DETAILS FOR SUPPORT OF EX. SERVICES AND/OR UTILITIES FOR ENGINEER'S APPROVAL PRIOR TO START OF CONSTRUCTION.

- LEGEND**
- DENOTES PROPOSED VALVE AND BOX
 - DENOTES EXISTING VALVE AND BOX
 - DENOTES EXISTING VALVE
 - DENOTES CATCHBASIN
 - DENOTES CATCHBASIN WITH SHIELD
 - DENOTES DOUBLE CATCHBASIN
 - DENOTES PROPOSED HYDRANT
 - DENOTES EXISTING HYDRANT
 - DENOTES PROPOSED SANITARY MANHOLE
 - DENOTES PROPOSED STORM MANHOLE
 - DENOTES PROPOSED SANITARY SEWER
 - DENOTES PROPOSED STORM SEWER
 - DENOTES PROPOSED WATERMAIN
 - DENOTES LIMIT OF DEVELOPMENT
- DENOTES PHASE 1 - LIMEN YARD FACILITY

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO REGIONAL MUNICIPALITY OF YORK BENCH MARK NO. 470-69, HAVING AN ELEVATION = 298.806 metres.

No.	Date	Issued for
1.	MAR.24.2023	ISSUED FOR ZBA SUBMISSION



SCAL PROPERTIES LTD.
PHASE 2: LIMEN HEAD OFFICE

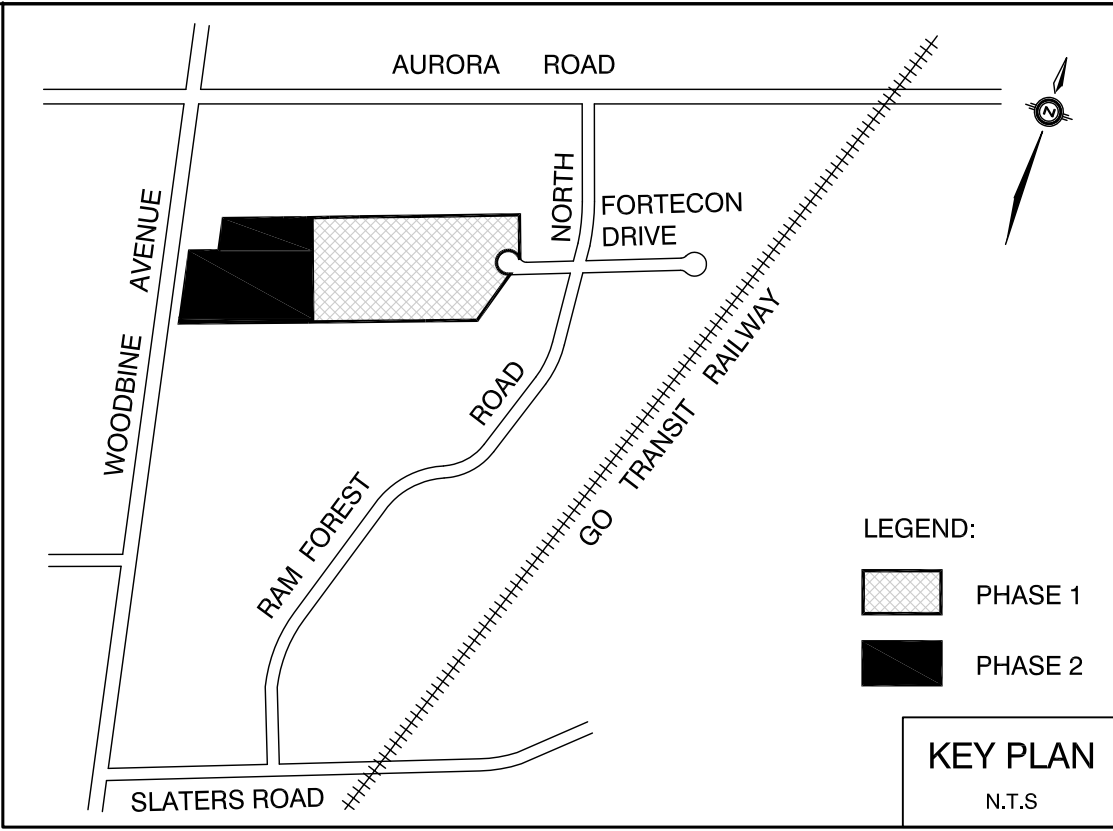
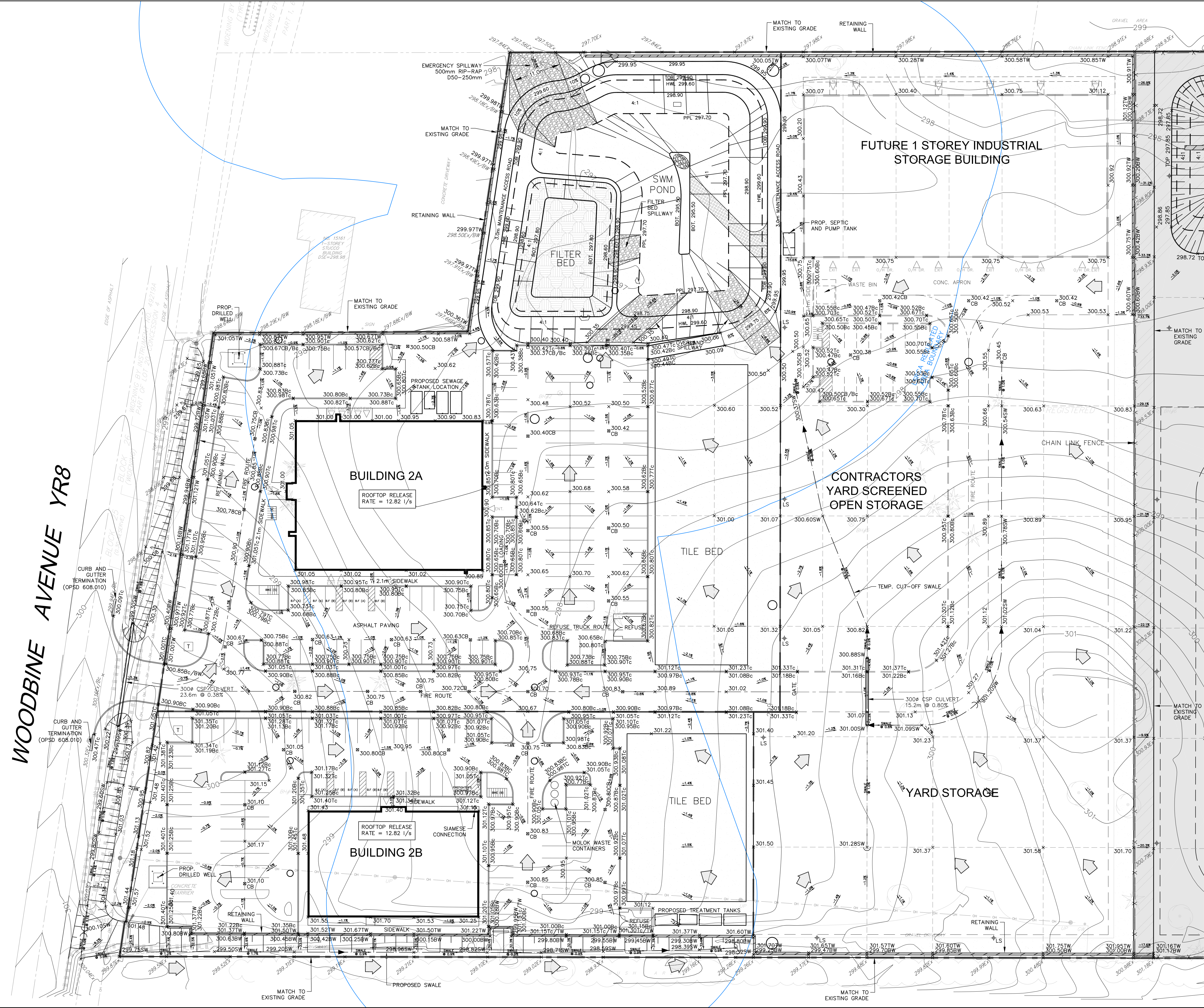
SCHAEFFERS
CONSULTING ENGINEERS

6 Bonrose Drive, Concord, Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com



SITE SERVICING PLAN	
REGION FILE: TBD	CITY FILE: TBD
DRAWN BY: M.P.	DESIGNED BY: T.A.
SCALE: 1:400	CHECKED BY: T.A.
PROJECT No. 2022-5278	DATE: DECEMBER 2021
DRAWING No. SS-1	

WOODBINE AVENUE YR8



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 - DENOTES EXISTING STORM MANHOLE
 - DENOTES PROPOSED ELEVATION
 - DENOTES EXISTING CONTOUR
 - DENOTES EXISTING ELEVATION
 - DENOTES OVERLAND FLOW ROUTE
 - DENOTES LIMIT OF DEVELOPMENT
 - DENOTES PHASE 1 - LIMEN YARD FACILITY

ELEVATION NOTE

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SCAL PROPERTIES LTD.
PHASE 2: LIMEN HEAD OFFICE

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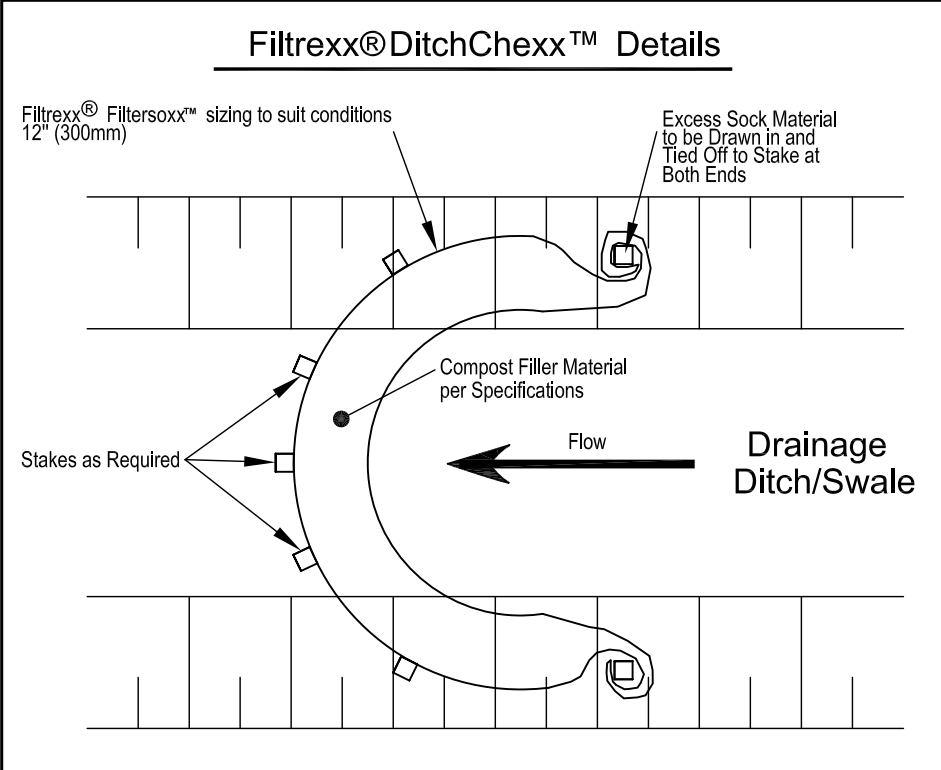
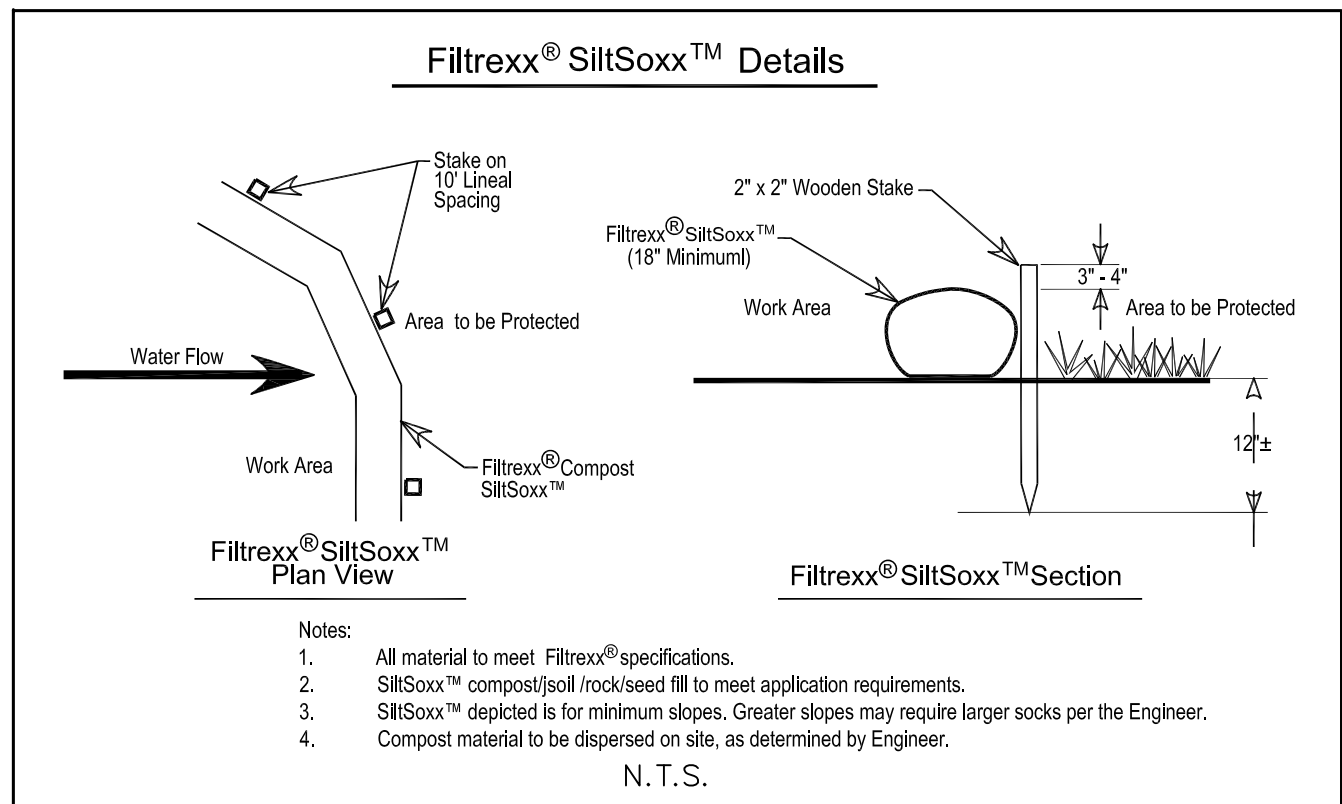
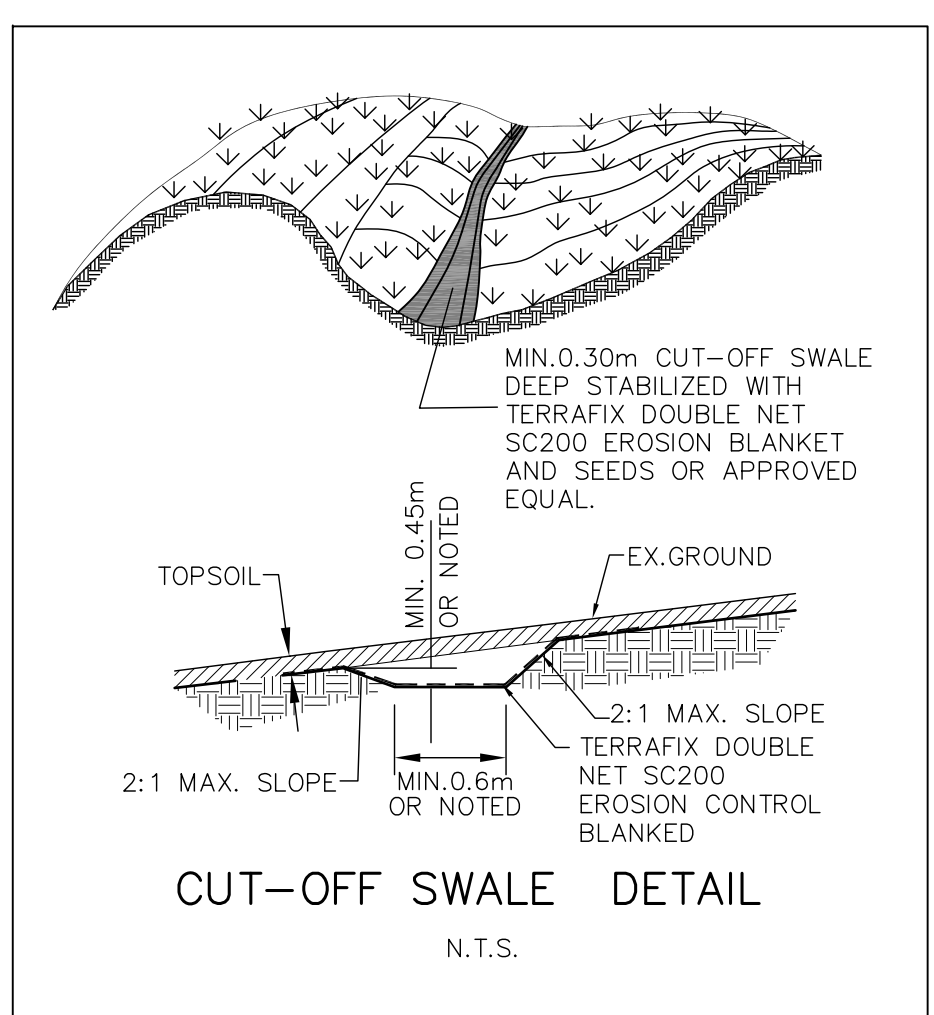
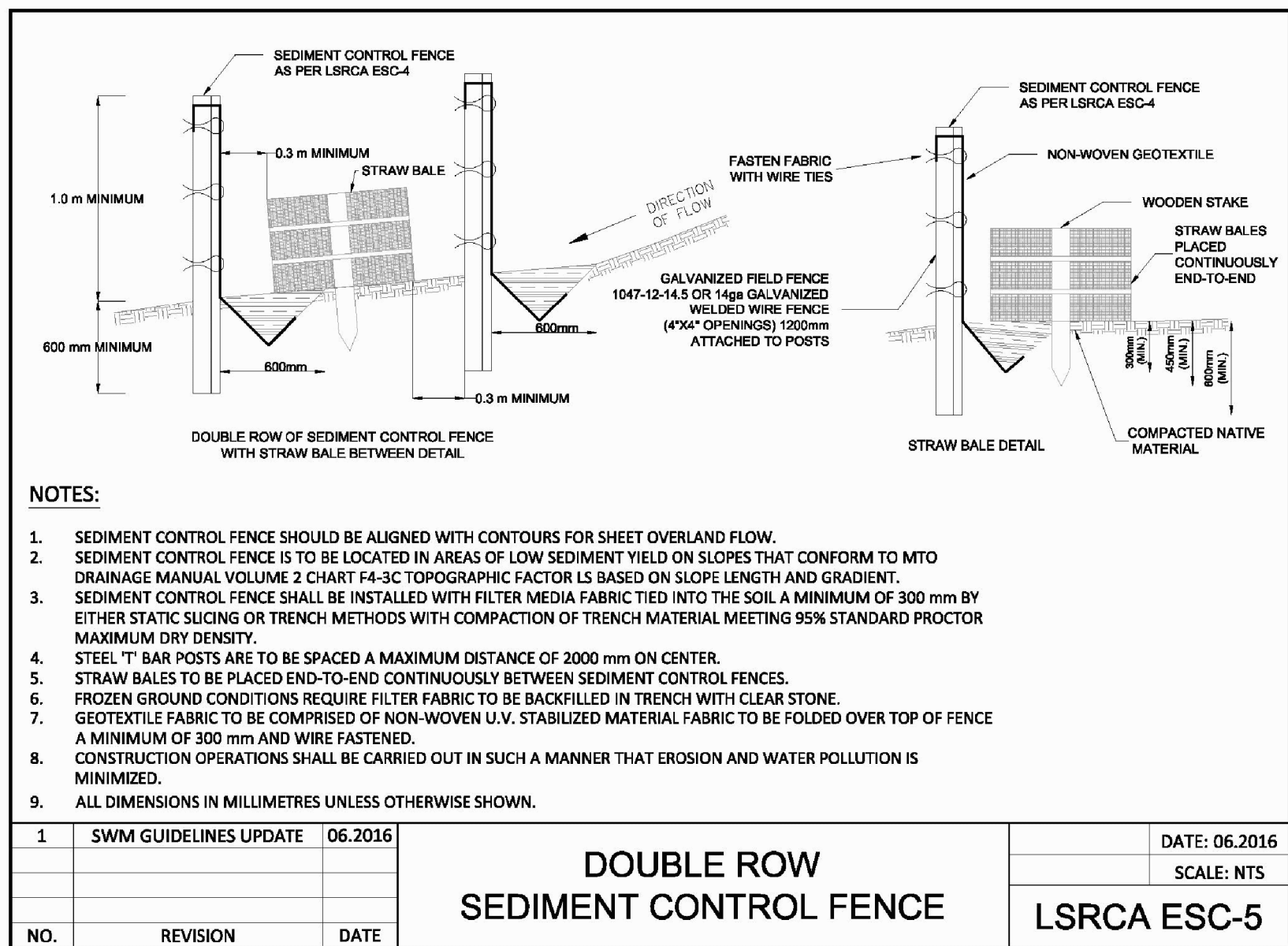
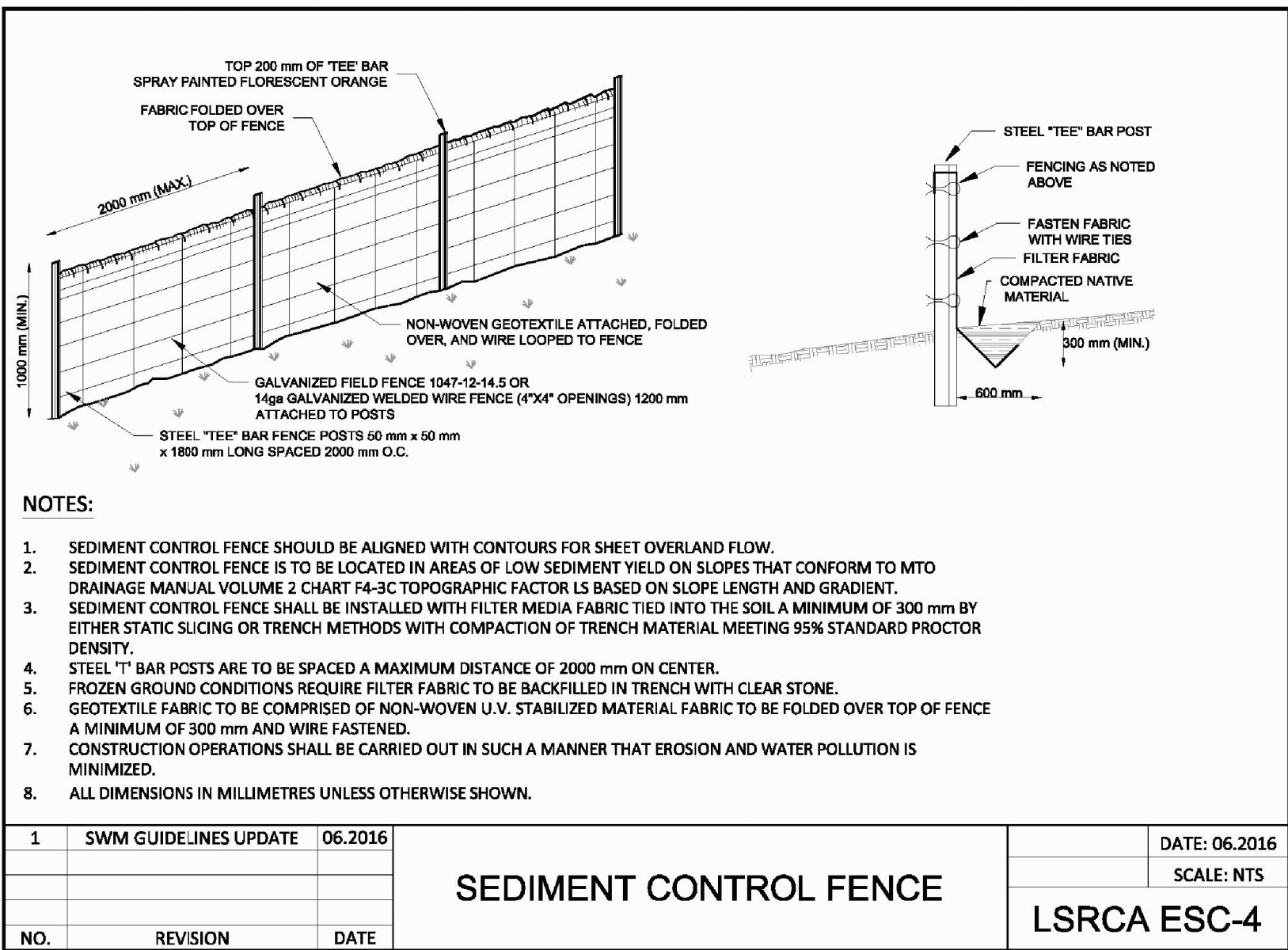
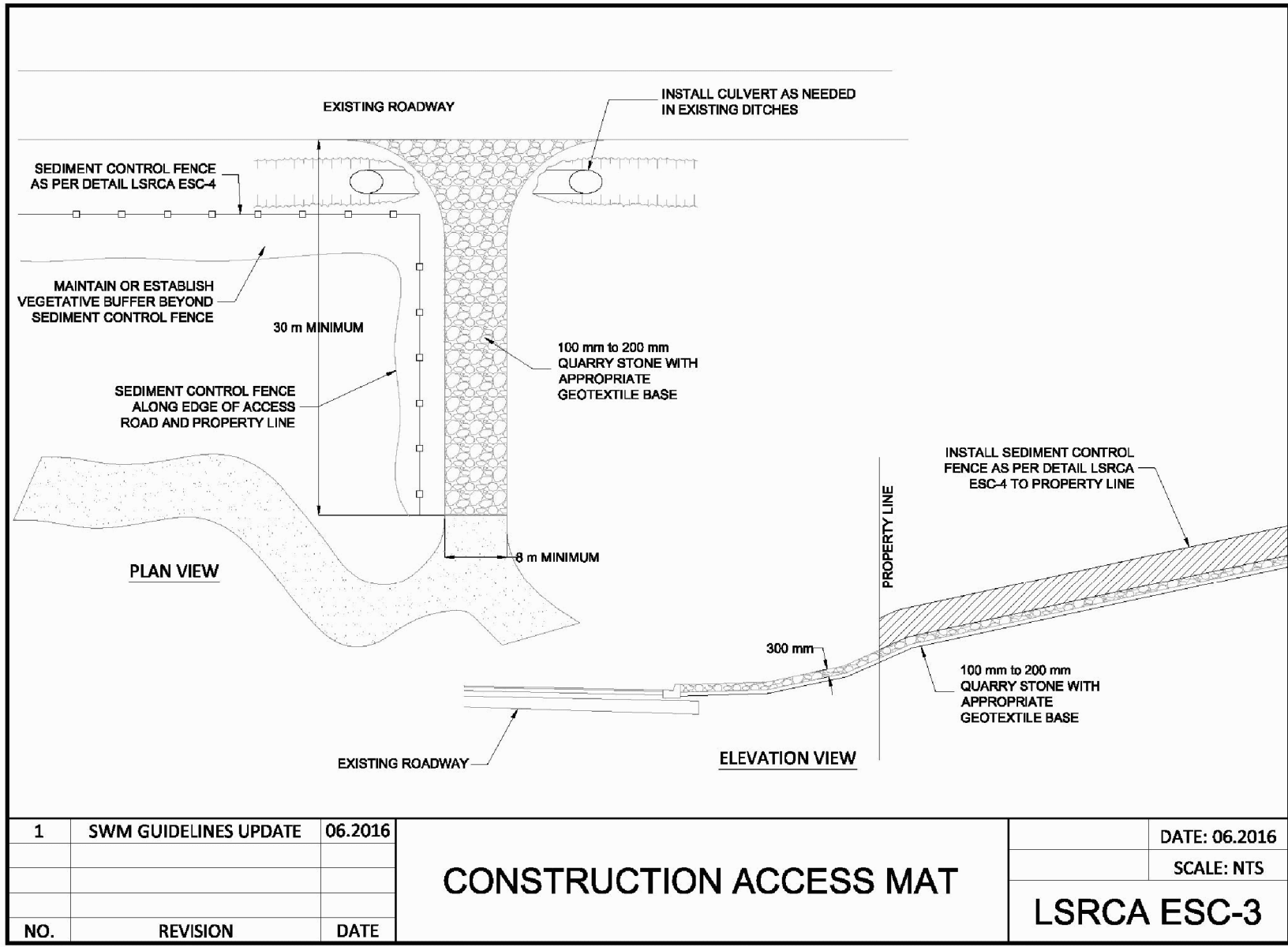
SITE GRADING PLAN

REGION FILE: TBD CITY FILE: TBD

DRAWN BY: M.P. DESIGNED BY: T.A. CHECKED BY: T.A.

SCALE: 1:400 DATE: DECEMBER 2021

PROJECT No. 2022-5278 DRAWING No. SG-1



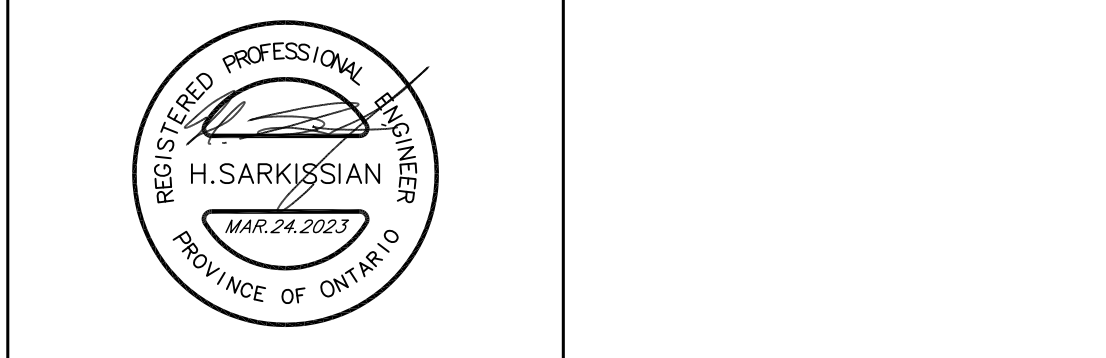
- EROSION AND SEDIMENT CONTROL NOTES:
1. ALL SEDIMENT CONTROL MEASURES SUCH AS SEDIMENT CONTROL FENCE, TEMPORARY PONDS, CONSTRUCTION ACCESS MATS, SEDIMENT TRAPS, SWALES AND CHECK DAMS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE WORKS.
 2. SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY SIGNIFICANT RAINFALL EVENT. REPAIRS TO ESC MEASURES MUST BE COMPLETED IN A TIMELY MANNER TO PREVENT SEDIMENT MIGRATION.
 3. ADDITIONAL MATERIALS SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES AND SILTISOXX TO BE KEPT ONSITE AT ALL TIMES FOR CONDUCTING REPAIRS TO SEDIMENT CONTROL MEASURES.
 4. ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN THIRTY DAYS ARE TO BE STABILIZED.
 5. THE STABILIZATION SEED MIXTURE IS TO BE AS SPECIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
 6. THE STABILIZATION SEED MIXTURE IS TO BE APPLIED AT A MINIMUM RATE OF 25 kg/ha.
 7. ENGINEERED CHANGES TO THE ESC MEASURES MAY BE NEEDED AS SITE CONDITIONS CHANGE THROUGHOUT THE CONSTRUCTION PROCESS. THESE UPDATES MUST REFLECT BEST MANAGEMENT PRACTICES TO CONTROL SEDIMENT AND EROSION ONSITE AND SHOULD BE COMPLETED BASED ON DIRECTION FROM THE SITE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY AN ENGINEER THROUGHOUT THE CONSTRUCTION PROCESS.
 8. THE CONSTRUCTION ENTRANCE MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERATION PROCESS.
 9. SEDIMENT CONTROL FENCE IS TO BE INSTALLED DOWNSLOPE OF ALL DISTURBED AREAS. A DOUBLE ROW OF SEDIMENT CONTROL FENCE IS TO BE INSTALLED SURROUNDING ALL NATURAL HERITAGE FEATURES AND AS DIRECTED BY THE SITE ENGINEER. SEDIMENT CONTROL FENCE IS TO BE AS PER LSRCA STANDARD ESC-4 OR ESC-5 AS A MINIMUM. LIGHT DUTY SEDIMENT CONTROL FENCE IS NOT ACCEPTABLE.
 10. CUT-OFF SWALES OR DITCHES ARE TO BE INSTALLED AS SHOWN ON THE ESC PLANS AND AS NECESSARY BASED ON CHANGING SITE CONDITIONS TO DIRECT OVERLAND FLOW TO THE APPROPRIATE SEDIMENT TRAP OR TEMPORARY SEDIMENT POND.
 11. CHECK DAMS ARE TO BE INSTALLED IN ALL SWALES AND DITCHES IN ACCORDANCE WITH DRAWING LSRCA ESC-2, AS A MINIMUM.
 12. TEMPORARY SEDIMENT TRAP(S) ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE GRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION. IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT TRAP(S) DURING ROUGH GRADING AND AS CONSTRUCTION PROGRESSES.
 13. TEMPORARY SEDIMENT POND(S) ARE TO BE CONSTRUCTED AT THE BEGINNING OF SITE GRADING AND IF THE SITE DRAINAGE CHANGES DURING CONSTRUCTION. IT MAY BE NECESSARY FOR TEMPORARY SWALES TO BE CONSTRUCTED TO DIRECT SITE FLOWS TO THE TEMPORARY SEDIMENT POND(S) DURING ROUGH GRADING AND AS CONSTRUCTION PROGRESSES.
 14. FILTREXX SILTISOXX OR APPROVED EQUIVALENT TO BE INSTALLED DOWNSLOPE FROM SEDIMENT TRAP AND TEMPORARY SEDIMENT POND OUTLETS TO A MINIMUM HEIGHT OF 300mm.
 15. IF STOCKPILES ARE USED ON-SITE FOR THE STORAGE OF EXCESS MATERIAL, THEY ARE TO BE IN ACCORDANCE WITH DETAIL DRAWING LSRCA ESC-6 OR BETTER.
 16. ANY DEWATERING OCCURRING ONSITE MUST BE IN ACCORDANCE WITH AN APPROVED DEWATERING PLAN. ADDITIONAL DEWATERING REQUIREMENTS MAY BE DEEMED NECESSARY AND SHALL BE IMPLEMENTED AS DIRECTED BY THE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.
 17. THE SITE TRAILER IS TO BE LOCATED ONLY AT THE DESIGNATED LOCATION SHOWN ON THE PLANS.
 18. EQUIPMENT AND HYDROCARBON STORAGE IS TO OCCUR ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS.
 19. REFUELING IS TO TAKE PLACE ONLY WITHIN THE DESIGNATED AREA SHOWN ON THE PLANS AND SHALL BE A MINIMUM OF THIRTY METRES FROM ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA.
 20. AN APPROVED SPILLS MANAGEMENT PLAN IS TO BE KEPT ONSITE.
 21. SPILL CLEANUP EQUIPMENT SUCH AS ABSORBENT MEDIA IS TO BE MAINTAINED ONSITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL.
 22. SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MOEC SPILLS ACTION CENTRE AT 1-800-268-6050.
 23. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE.
 24. LOW IMPACT DEVELOPMENT (LID) MEASURES ARE NOT TO BE USED AS SEDIMENT CONTROL DEVICES.
 25. ADDITIONAL SEDIMENT CONTROL DEVICES MAY BE DEEMED NECESSARY AND AS SITE CONDITIONS CHANGE AND SHALL BE INSTALLED AS DIRECTED BY THE SITE ENGINEER, CONTRACT ADMINISTRATOR OR LOCAL MUNICIPALITY.



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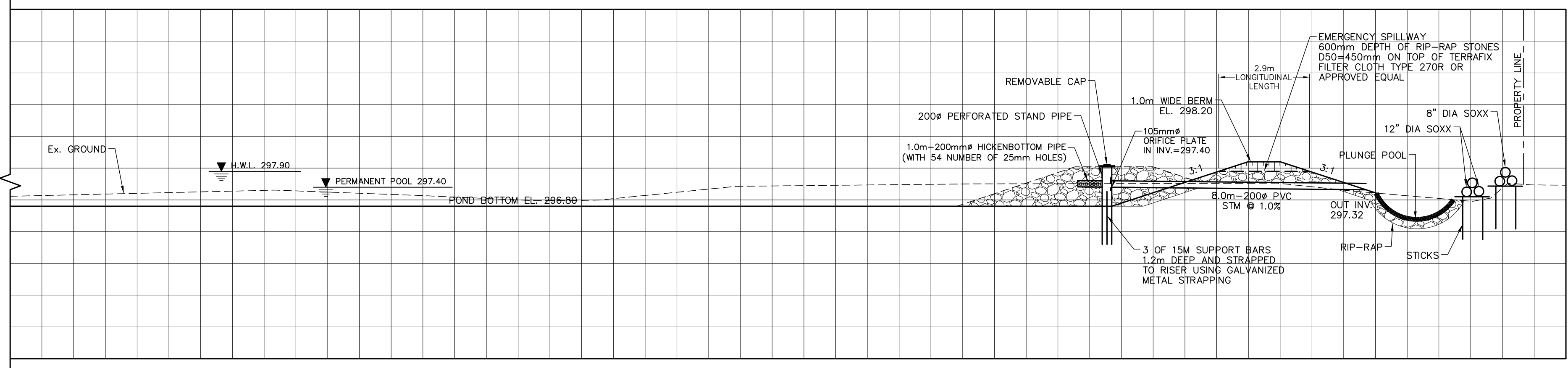
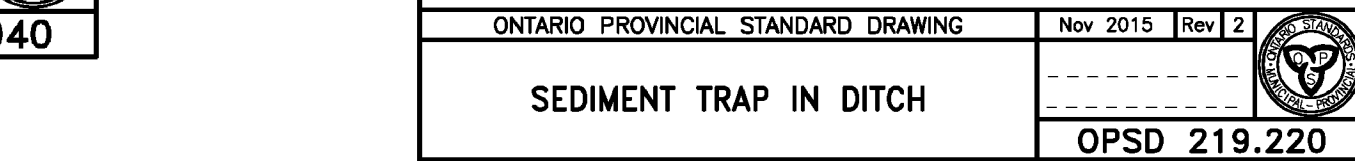
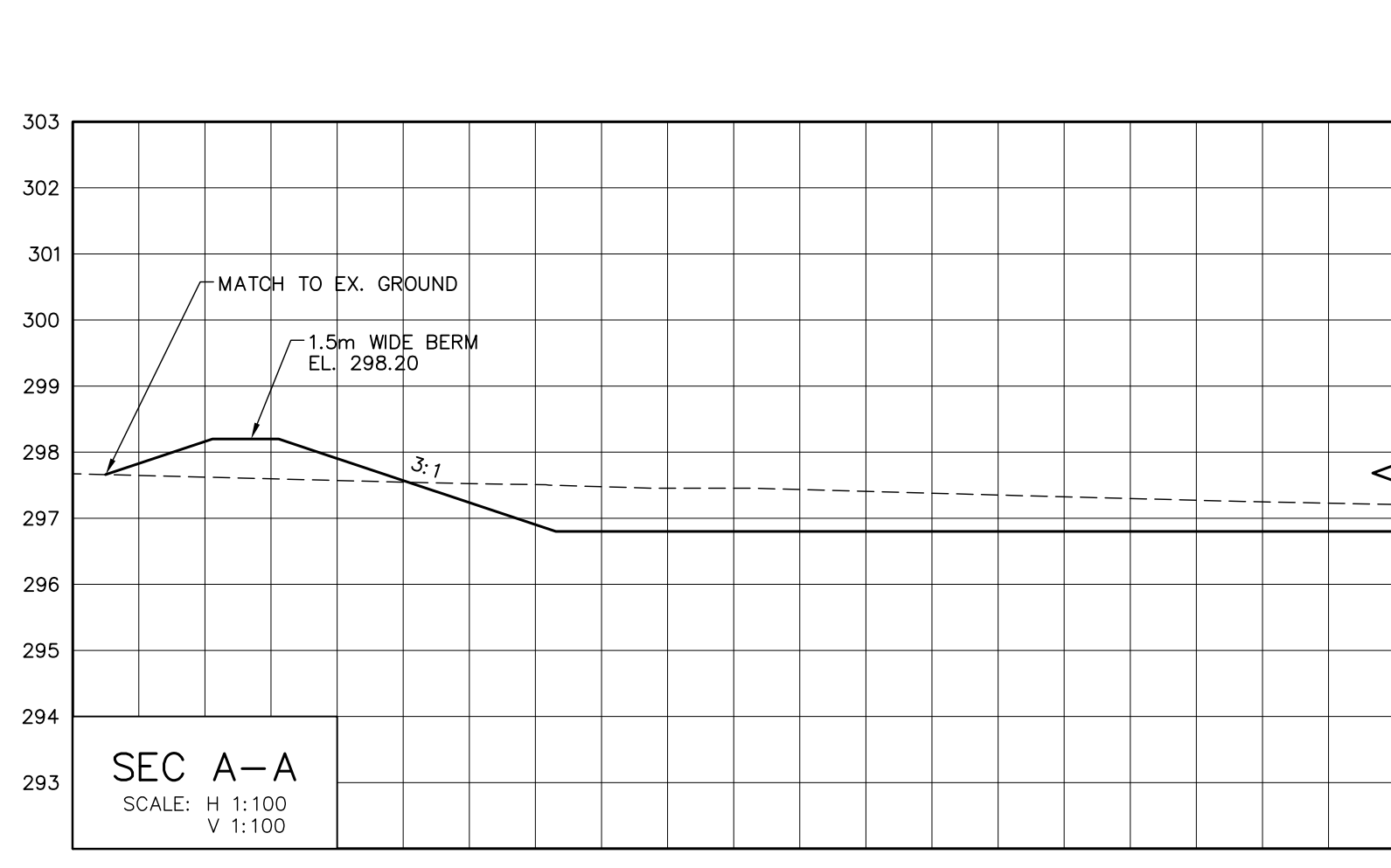
SCHAEFFERS CONSULTING ENGINEERS

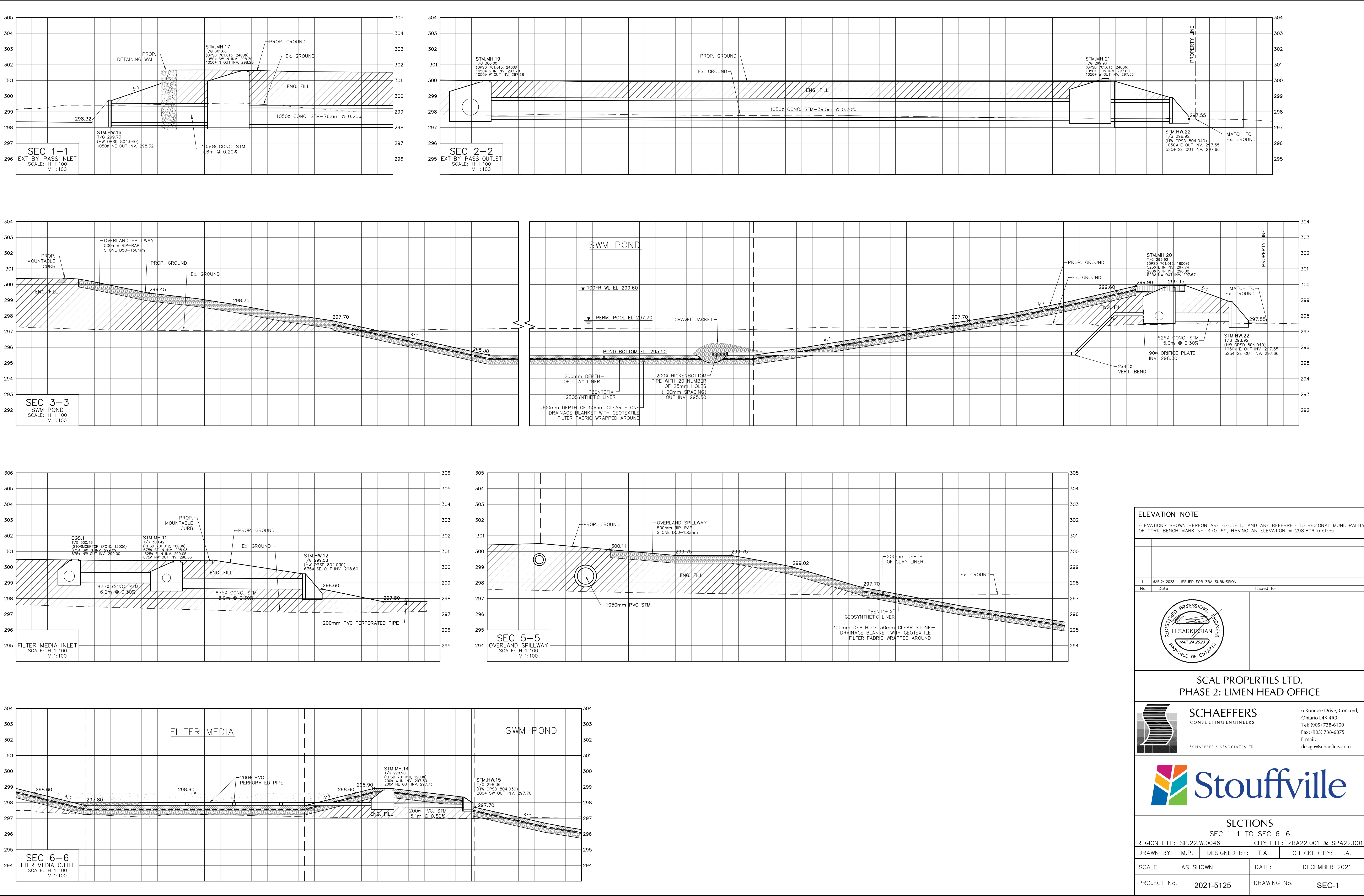
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EROSION AND SEDIMENT CONTROL PLAN DETAILS		
REGION FILE: SP.22.W.0046	CITY FILE: ZBA22.001 & SPA22.001	
DRAWN BY: M.P.	DESIGNED BY: T.A.	CHECKED BY: T.A.
SCALE: 1:500	DATE: DECEMBER 2021	
PROJECT No. 2021-5125	DRAWING No. SC-2	





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