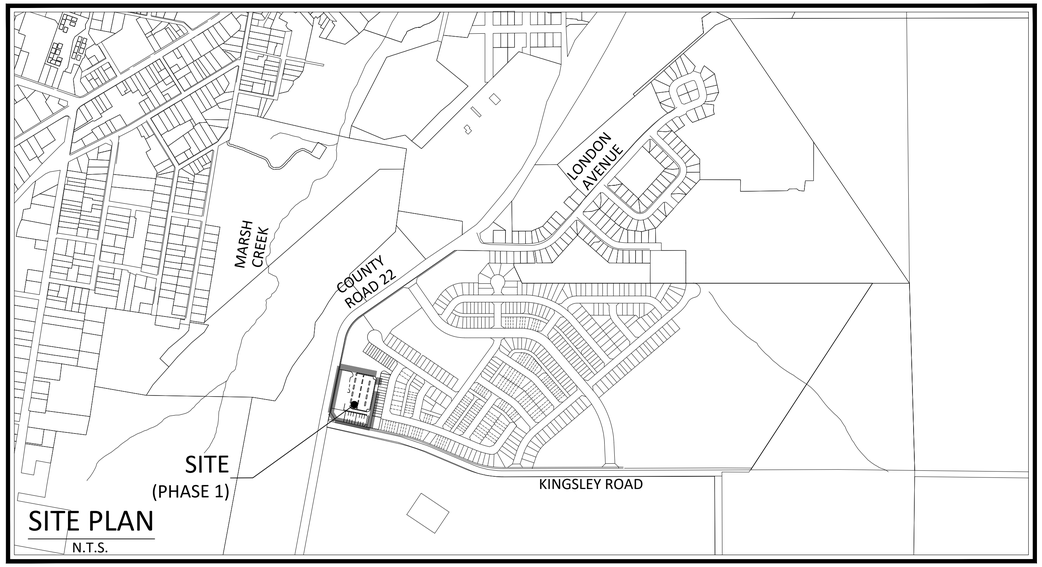
VILLAGE A - SOUTHERM MEDIUM DENSITY BLOCK - PHASE 1

DRAFT PLAN OF SUBDIVISION 13-T-24-504

PRINCE EDWARD COUNTY



SITE PLAN
N.T.S.

SITE PLAN APPLICATION - FIRST SUBMISSION

DATE: FEBRUARY 2026

SCS PROJECT No. 2365B

DRAWING LIST

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SUBMISSIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

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File: P:\2365 Picton Airport – Tercot\Drawings\Village A – Rental Building\Gen\2365D-0000-VRNT-COVR.dwg – Revised by <TMCNEIL> : Tue, Feb 17 2026 – 4:26pm

GENERAL NOTES

1. PRIOR TO STARTING ANY WORKS, THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY APPROVALS ARE IN PLACE FROM THE COUNTY AND ALL OTHER APPLICABLE AGENCIES AS REQUIRED.
2. THE NOTES ON THIS DRAWING APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE PLAN AND PROFILE DRAWINGS AND/OR SPECIFIC DETAIL DRAWINGS.
3. A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE MUNICIPAL ENGINEER OR THEIR DESIGNATE BEFORE ANY WORKS BEGIN ON-SITE.
4. ALL MUNICIPAL WORKS SHALL BE IN ACCORDANCE WITH CURRENT PRINCE EDWARD COUNTY STANDARD DRAWINGS (PSD) & ONTARIO PROVINCIAL STANDARDS (OPSD). ORDER OF PRECEDENCE SHALL BE FIRSTLY "PSD" AND SECONDLY "OPSD".
5. ALL WORK WITHIN PRIVATE PROPERTY SHALL BE IN ACCORDANCE WITH THE CURRENT ONTARIO BUILDING CODE (OBC), PRINCE EDWARD COUNTY STANDARDS (PSD) AND ONTARIO PROVINCIAL STANDARDS (OPSD)
6. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND REGULATIONS.
7. VERIFY LOCATION, DIMENSIONS AND ELEVATIONS OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION. EXISTING INFRASTRUCTURE TO BE PROTECTED AND/OR SUPPORTED DURING CONSTRUCTION. DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO BE IMMEDIATELY REPORTED TO THE CONSULTING ENGINEER.
8. LOCATION OF SERVICES ARE NOT GUARANTEED. THE CONTRACTORS SHALL NOTIFY VARIOUS UTILITY COMPANIES AS PER REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY WORKS.
9. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION AND HE SHALL REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER IMMEDIATELY. DETAILS SHOWN THESE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE NOTED.
10. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM), BOOK 7 – TEMPORARY CONDITIONS.
11. RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, AT NO COST TO THE COUNTY.
12. ALL SILT CONTROL AND EROSION PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CONSULTING ENGINEER.
13. THE CONTRACTOR SHALL PROTECT THE EXISTING ROADWAY OR UNDERGROUND UTILITIES FROM DAMAGE BY PROVIDING PROPER METHOD OF OPERATIONS. CONSTRUCTION FOR SHORING, BRACING AND PROTECTION MEASURES SHALL CONFORM TO RELEVANT ONTARIO PROVINCIAL STANDARD SPECIFICATIONS & DRAWINGS (OPSS & OPSD).
14. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR ALL GEOTECHNICAL INFORMATION INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR COMPACTION, BACKFILL MATERIAL, BEDDING MATERIAL, GROUNDWATER, EXCAVATION, ETC.
15. A ROAD OCCUPANCY PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF WORKS WITHIN THE MUNICIPAL ROW.
16. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS SPECIFIED IN THE APPROVED GEOTECHNICAL REPORT.
17. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm MAXIMUM THICKNESS, AND COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS SPECIFIED IN THE APPROVED GEOTECHNICAL REPORT.
18. ALL DISTURBED AREAS SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CONSULTING ENGINEER.
19. PARKLANDS SHALL BE KEPT FREE OF DELETERIOUS MATERIAL THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES.
20. ALL AREAS TO BE LANDSCAPED e.g.BOULEVARDS, TRAFFIC ISLANDS, DITCHES, ETC. SHALL BE FREE OF DELETERIOUS MATERIAL PRIOR TO INSTALLATION OF WORKS.
21. PARKLANDS SHALL NOT BE USED AS STORAGE OR STOCKPILING AREAS.
22. THE LATEST COUNTY DESIGN CRITERIA SHALL BE REFERRED TO FOR ALL DESIGN/CONSTRUCTION STANDARDS TO ENSURE COMPLIANCE.

GRADING AND ROADWORKS

1. CURB TERMINATIONS SHALL EITHER BE JOINED TO EXISTING CONCRETE CURBS OR TERMINATED AS PER OPSD 608.010.
2. THE MINIMUM GUTTER GRADIENT SHALL BE 0.5%.
3. CONSTRUCTION OF CONCRETE SIDEWALK SHALL CONFORM WITH OPSD 310 AND OPSS.MUNI 351
4. RAMPS AND "RADIUS TYPE" TACTILE PLATES SHALL BE PROVIDED AT ALL INTERSECTIONS OF CONCRETE SIDEWALK WITH CURB, AS THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT 2005. COUNTY TO SPECIFY PREFERRED TACTILE PLATE MANUFACTURER/PRODUCT.
5. ALL WALKWAYS SHALL BE CONFORM WITH ACCESSIBIUTY FOR ONTARIANS WITH DISABILITIES ACT (AODA). WALKWAYS SHALL BE A MINIMUM OF 1.5m WIDE. WALKWAYS SHALL BE RAISED 0.15m EXCEPT AT ACCESSIBLE PARKING STALLS AND HARD SURFACED WITH MATERIAL OTHER THAN ASPHALT TO ENSURE PEDESTRIANS CAN DISTINGUISH FROM PARKING AREA.
6. ALL TOPSOIL AND ORGANIC MATERIAL WITHIN THE SITE SHALL BE STRIPPED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. SUBDRAINS SHALL BE INSTALLED THE FULL LENGTH UNDER ALL CURB TO WHICH WATER IS DIRECTED, AS IDENTIFIED ON THE SERVICING PLAN (S-1), IN ACCORDANCE WITH STANDARD DRAWING PSD-026. CONTRACTOR TO ENSURE THAT THE SUBGRADE IS GRADED TO PROVIDE POSITIVE DRAINAGE TO THE SUBDRAINS AND THAT THE SUBDRAINS OUTLET INTO CATCHBASINS.
8. SUBDRAINS SHALL BE INSTALLED ON ALL CATCHBASINS AND CATCHBASIN MANHOLES LOCATED AT SAGS/LOW POINTS AS PER DETAIL ON DRAWING D-3.
9. PAVEMENT DESIGN (THE ROAD PAVEMENT MINIMUM STRUCTURE SHALL CONSIST OF THE FOLLOWING AS PER GEOTECHNICAL RECOMMENDATIONS (GEMTEC)):
   - LIGHT DUTY PAVEMENT
     40mm HL-3/ SLP 12.5 SURFACE ASPHALT COURSE
     50mm HL-8/ SLP 19 BASE ASPHALT COURSE
     150mm- GRANULAR 'A'
     300mm- GRANULAR 'B'
   - HEAVY DUTY PAVEMENT STRUCTURE (FIRE ROUTE)
     50mm HL-3
     70mm HL-8
     150mm- GRANULAR 'A'
     400mm- GRANULAR 'B'
10. MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
    - ASPHALT: OPSS 310;
    - GRANULAR: OPSS 1010;
    - CONCRETE CURB AND GUTTER: OPSS 353;
    - CONCRETE SIDEWALK: OPSS 351.
11. PRIOR TO COMMENCEMENT OF EARTHWORKS, SITE ALTERATION PLANS MUST BE APPROVED AND ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND OPERATIONAL. THE CONTRACTOR SHALL MAINTAIN ALL WORKS UNTIL CONSTRUCTION IS COMPLETED TO THE SATISFACTION OF THE ENGINEER.
12. ENGINEERED FILL SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
13. ENGINEERED FILL SHALL BE INSPECTED AND TESTED BY THE GEOTECHNICAL CONSULTANT. PROOF ROLLING OF SUBGRADE WILL BE REQUIRED PRIOR TO PLACEMENT OF GRANULAR MATERIALS. COORDINATE INSPECTIONS WITH GEOTECHNICAL CONSULTANT.
14. GRANULAR COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE PRELIMINARY GEOTECHNICAL SITE INVESTIGATION BY GEMTEC, OR LATEST AMENDMENT THEREOF.
15. ASPHALT COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
16. ALL CURBS ON SITE SHALL BE BARRIER CURB: OPSD 600.110.
17. CONCRETE SIDEWALK: 125mm DEEP WITH 125mm GRANULAR 'A' BASE.
    CONCRETE SIDEWALK ACROSS RESIDENTIAL DRIVEWAY: 175mm DEEP WITH 125mm GRANULAR 'A' BASE.
    CONCRETE SIDEWALK ACROSS LANEWAYS, ROADS, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DRIVEWAYS: 200mm DEEP WITH 125mm GRANULAR 'A' BASE.
18. LAP JOINTS SHALL BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D-3.
19. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN ON THE ARCHITECTURAL SITE PLAN WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT AS PER OPSS 1712.
20. INSTALL SIGNAGE AS PER THE ARCHITECTURAL SITE PLAN.
21. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFFSITE TO THE CONTRACTOR'S APPROVED DISPOSAL SITE.
22. EMBANKMENTS SHALL BE SLOPED AT A MAXIMUM OF 3H:1V, UNLESS OTHERWISE SPECIFIED.
23. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE RELOCATION OR REMOVAL OF TREES AND SHRUBS SHALL BE SUBJECT TO APPROVAL BY THE ARBORIST.
24. PLACE 300mm THICK TOPSOIL IN ALL PLANTING AND SOD AREAS.
25. REFER TO LANDSCAPE DRAWINGS FOR LOCATION AND TYPE OF ALL HARD LANDSCAPE SURFACES.

STORM SEWERS

1. FOR PIPE DIAMETERS 375mm OR BELOW SEWERS SHALL BE POLYVINYL CHLORIDE (PVC) AND HAVE A MAXIMUM STANDARD DIMENSION RATIO (SDR) OF 35 WITH RUBBER GASKET CONNECTIONS, PER CSA STANDARD B182.2-B182.4
2. FOR PIPE DIAMETERS 450mm OR GREATER SEWER SHALL BE CONCRETE - CSA#A257.2 (REINFORCED), MINIMUM CLASS 65-D.
3. POLYVINYL CHLORIDE (PVC) PIPE AND PIPE JOINTS SHALL CONFORM TO THE FOLLOWING CSA STANDARDS:
   a. 250mm AND LARGER DIAMETER: CSA B182.2 (327 kPA STIFFNESS)
4. CONCRETE PIPE AND PIPE JOINTS SHALL CONFORM TO THE LATEST REVISIONS OF OPSS 1820, CSA A257.2 AND THE FOLLOWING STANDARDS:
   a. NON-REINFORCED CONCRETE PIPE: CSA A257.1, ASTM C14
   b. REINFORCED CONCRETE PIPE: CSA A257.2, (MINIMUM PIPE CLASS 65-D)
5. BEDDING SHALL BE AS PER OPSD-802.010 OR 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030, 802.031, 802.032 OR 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE CONSULTING ENGINEER.
6. CATCHBASINS SHALL BE IN ACCORDANCE WITH OPSD 400.020 FRAME AND GRATE OR APPROVED EQUAL. ALL SINGLE AND DOUBLE CATCHBASIN CONNECTIONS SHALL BE 300mm WITH 1.0% GRADE SINGLE OR 375mm PVC PIPE 0.7% GRADE DOUBLE, UNLESS OTHERWISE NOTED. MINIMUM DEPTH OF COVER SHALL BE 1.5m.
7. ALL STORM MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH APPLICABLE OPSD DETAILS UNLESS OTHERWISE NOTED. FRAME AND COVER SHALL BE OPSD 401.010 TYPE A OR APPROVED EQUAL. ALL SEWER MAINTENANCE HOLE BENCHING TO BE TO THE OBVERT OF THE PIPE.
8. CONTRACTOR SHALL ENSURE THAT LOW POINT OF CURB OCCURS AT CATCHBASIN LOCATION AT SAG AREAS OF PROPOSED ROADS.
9. STORM SYSTEMS SHALL BE COLOUR CODED 'WHITE'.
10. STORM SEWERS SHALL BE PROVIDED AS IDENTIFIED ON THE SITE SERVICING PLAN (DRAWING S-1)
11. ALL CONNECTIONS TO STORM SEWER MAIN, MAINTENANCE HOLES AND CATCH BASINS SHALL BE MADE AS PER OPSDs-708.010, 708.020, 708.030.
12. MINIMUM PIPE CLASS FOR REINFORCED CONCRETE STORM SEWERS SHALL BE 65-D.
13. MAINTENANCE HOLES TOPS (FRAMES) ARE TO BE SET TO BASE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN TOP LIFT OF ASPHALT IS PLACED.
14. TRENCH BACKFILL: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
3. INSULATION: TO BE PROVIDED IF COVER TO OBVERT IS LESS THAN 1.5 METRES AS PER COUNTY MANUAL. IN GENERAL, THICKNESS OF INSULATION TO BE 50mm FOR EVERY 300mm REDUCTION IN THE DEPTH OF COVER. INSULATION MATERIAL SHALL BE POLYSTYRENE FOAM HI 60 OR PLASTISPAN 60.
4. JOINTS-PIPE AND MAINTENANCE HOLE: CSA A257.3.
5. PVC AND CONCRETE SEWERS SHALL HAVE RUBBER GASKET TYPE JOINTS AND SHALL BE CERTIFIED TO CONFORM TO ALL CURRENT C.S.A SPECIFICATIONS.
6. CATCHBASIN LEADS AND SERVICE LATERALS ON PRIVATE PROPERTY SHALL BE CONNECTED TO MAINLINE SEWER WITH WYE FITTING.
7. MAINTENANCE HOLE BENCHING: OPSD 701.021. CATCHBASIN MAINTENANCE HOLES TO BE BENCHED.
8. DROP STRUCTURES: ONE SIZE SMALLER THAN THE SEWER LINE WITH A MINIMUM DIAMETER OF 200 mm, AND AS PER OPSD-1003.020.
9. CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES AND CATCHBASINS: OPSD 704.010, OPSS 407 AND CSA A257.4. MAXIMUM HEIGHT OF ADJUSTMENT UNITS SHALL BE 300mm.
10. CONNECT RESIDENTIAL LOT FOUNDATION DRAINS TO SUMP PUMPS TO DRAIN TO SURFACE
11. EXTERNAL RAINWATER LEADERS TO DRAIN TO SURFACE
12. LASER ALIGNMENT AND ELEVATION CONTROL TO BE UTILIZED FOR SEWER INSTALLATIONS.
13. TERMINATE SEWERS 1.5 METRE FROM THE OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED ON DRAWING.
14. FLUSH AND INSPECT SEWERS VIA CCTV CAMERA. DEFLECTION AND LEAK TESTING REQUIRED. SUBMIT ONE WRITTEN REPORT AND TWO DIGITAL VIDEOS IN AN ACCEPTABLE FORMAT TO THE ENGINEER FOR REVIEW.
15. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED SERVICING DRAWING.

SANITARY SEWERS

1. SANITARY SEWER PIPE MATERIALS SHALL GENERALLY BE POLYVINYL CHLORIDE (PVC), ,MINIMUM CLASS SDR-35 PIPE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, UNLESS OTHERWISE NOTED:
   a. 200mm AND LARGER DIAMETER: CSA 182.2
2. CONCRETE SANITARY SEWER PIPE AND PIPE JOINTS SHALL CONFORM TO CSA A257.2, MINIMUM CLASS 65-D.
3. BEDDING SHALL BE AS PER OPSDs-802.010, 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSDs-802.030, 802.031, 802.032, 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE CONSULTING ENGINEER.
4. SANITARY SEWER MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH APPLICABLE OPSD DETAILS UNLESS OTHERWISE NOTED. FRAME AND COVER SHALL BE OPSD 401.010 TYPE A OR APPROVED EQUAL. ALL SEWER MAINTENANCE HOLE BENCHING TO BE TO THE OBVERT OF THE PIPE. WATER TIGHT COVERS PER OPSD 401.030 TO BE USED IN ROAD PONDING AREAS.
5. ALL RESIDENTIAL CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWING PSD-021.
6. ALL PVC SANITARY SEWERS AND LATERAL PIPES SHALL BE GREEN IN COLOUR.
7. MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A, O.P.S OR MANUFACTURER'S RECOMMENDED AND SPECIFICATIONS.
8. PVC AND CONCRETE SEWERS SHALL HAVE RUBBER GASKET TYPE JOINS AND SHALL BE CERTIFIED TO CONFORM TO ALL CURRENT C.S.A SPECIFICATION.
9. MAINTENANCE HOLES TOPS (FRAMES) ARE TO BE SET TO BASE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN TOP LIFT OF ASPHALT IS PLACED.
10. DROP STRUCTURES SHALL BE AS PER OPSD-1003.020.
11. THE SANITARY MAINTENANCE HOLES SHALL BE EXTERNALLY WRAPPED WITH WATERPROOF MEMBRANE PLACED EXTERNALLY AROUND ALL PRECAST JOINTS, INCLUDING JOINTS BELOW THE MAINTENANCE HOLE FRAME AND COVER, WITH A MINIMUM 300mm WIDE STRIP.
12. FROST STRAPS (INTERNAL OR EXTERNAL) SHALL BE PROVIDED TO HOLD MAINTENANCE HOLE SECTIONS TOGETHER (AT LEAST TWO (2) BETWEEN EACH SECTION). EXTERNAL STRAPS TO EXTEND VERTICALLY FROM TOP TO BOTTOM AND FOR DEEP MAINTENANCE HOLES EXTENDED AT LEAST 1m BELOW FROST DEPTH.
13. JOINTS BETWEEN MAINTENANCE HOLE SECTIONS, AND INLET AND OUTLET PIPES SHALL BE SEALED WITH GASKETED FLEXIBLE WATERTIGHT CONNECTIONS. WHERE WORKS ARE CAST-IN-PLACE, SEALING IS REQUIRED ONLY AT THE POINT OF CONNECTION BETWEEN INDIVIDUAL COMPONENTS OF THE MAINTENANCE HOLE STRUCTURES

SANITARY SERVICE LATERALS

1. LOCATION OF LATERAL TO BE MARKED 2.0m PAST PROPERTY LINE WITH A 50 x 100mm WOODEN STAKE PAINTED GREEN, EXTENDED FROM SERVICE INVERT TO 300mm ABOVE GROUND LEVEL.
2. PIPE TO BE PVC SDR28, RUBBER GASKET TYPE JOINTS AND SHALL CONFORM TO C.S.A (B-182.2)(GREEN), MINIMUM 125mm DIA. PVC SDR 28 FOR RESIDENTIAL AND MINIMUM 150mm DIA. PVC SDR28 FOR INDUSTRIAL/COMMERCIAL DEVELOPMENT.
3. MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.0m MEASURED FROM THE SEWER OBVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS NOTED OTHERWISE.
4. ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR APPROVED SADDLES IN STRICT CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS.
5. MINIMUM SLOPE TO BE 1.0% RECOMMENDED 2.0% (SEE OPSD-1006.010)

WATERMAINS

1. WATERMAIN PIPE SHALL BE PVC PIPE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, UNLESS OTHERWISE NOTED:
   a. 300mm AND SMALLER DIAMETER: AWWA C900, DR 18, CSA B137.3
   b. >300mm DIAMETER:
   b.a. PVC: AWWA C905, DR 18, CSA B137.3
2. MINIMUM COVER OVER WATERMAIN SHALL BE 1.8m. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS SHALL BE 2.5m. WHERE WATERMAIN CONFLICTS WITH SEWER PIPES, DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY WHILE PROVIDING A MINIMUM OF 0.5m CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER AT ALL TIMES.
3. INSULATION: TO BE PROVIDED IF COVER TO OBVERT IS LESS THAN 1.8 METRES AS PER COUNTY MANUAL. IN GENERAL, THICKNESS OF INSULATION TO BE 50mm FOR EVERY 300mm REDUCTION IN THE DEPTH OF COVER. INSULATION MATERIAL SHALL BE POLYSTYRENE FOAM HI 60 OR PLASTISPAN 60.
4. BEDDING SHALL BE AS PER OPSDs-802.010, 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSDs-802.030, 802.031, 802.032, 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE CONSULTING ENGINEER. THE COMPACTION TESTING SHALL INCLUDE THE ENTIRE EMBEDMENT ENVELOPES (HAUNCHES, BEDDING, TOP OF PIPE AND COVER). PRIVATE WATERMAIN BEDDING SHALL CONFIRM TO GEOTECHNICAL RECOMMENDATION.
5. CONCRETE THRUST BLOCKS, WHERE REQUIRED TO CONFORM TO ASTM A276/A276M, TYPE 316 STAINLESS STEEL.
6. TRACING WIRE SHALL BE #8 AWG INSULATED UNDERGROUND APPLICATION COPPER TRACER WIRE AND SHALL BE INSTALLED ON THE TOTAL UTILIZE CONNECTORS AS PER MANUFACTURER'S RECOMMENDATIONS.
7. HYDRANTS: SHALL CONFORM TO AWWA C502 AND NSF/ANSI 61 AND SHALL CONFORM WITH ALL COUNTY SPECIFICATIONS AND STANDARDS. STORZ NOZZLE TO BE ORIENTED PERPENDICULAR TO THE FIRE ROUTE. HYDRANT FLANGE ELEVATION TO BE 0.15m ABOVE PROPOSED FINISHED GRADE AT THE HYDRANT. HYDRANT TO BE PAINTED "FIRE HYDRANT RED" AS PER FIRE DEPARTMENT SPECIFICATIONS.
8. HYDRANT ANCHOR TEES: ATTACH HYDRANT VALVE TO THE ANCHOR TEE, PROVIDED THAT THE MAXIMUM DISTANCE FROM HYDRANT TO VALVE DOES NOT EXCEED 6.1 METRES. ENSURE VALVE BOX DOES NOT CONFLICT WITH CURBS.
9. HYDRANT FLOW TEST TO BE COMPLETED BY CONTRACTOR PER NFPA 291 AND RESULTS TO CONSULTING ENGINEER.
10. THE CONTRACTOR SHALL NOTE THAT THE DEPTH OF THE PROPOSED WATERMAIN MAY VARY AND HE SHALL SATISFY HIMSELF AS TO THE REQUIRE HEIGHT OF THE HYDRANT RISER AND DEPTHS OF VALVE CHAMBERS.
11. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS UNLESS OTHERWISE RECOMMENDED IN THE APPROVED GEOTECHNICAL REPORT. SIZE AND INSTALLATION SHALL BE IN ACCORDANCE WITH OPSD 1109.11 AND 1109.010 AND COUNTY REQUIREMENTS OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. COUNTY MINIMUM REQUIREMENTS FOR SACRIFICIAL ANODES:
    a. NEW METALLIC WATERMAIN: 14.5 KG MAGENISUM ANODE NOT SPACED MORE THAN 100m
    b. ON EXPOSED EXISTING METALLIC WATERMAIN: 14.5 KG MAGNESIUM ANODE
    c. ON CONNECTION TO EXISTING METALLIC WATERMAIN: 14.5 KG MAGNESIUM ANODE
    d. ON NON METALLIC WATERMAIN 300mm AND SMALLER IN DIAMETER: 5.4 KG ZINC ANODE
    e. ON NON METALLIC WATERMAIN GREATER THAN 300mm DIAMETER: 10.8 KG ZINC ANODE
    f. HYDRANTS: 10.8 KG ZINC ANODE
    g. TRACER WIRE: 10.8 KG ZINC ANODE SPACED NOT MORE THAN 1000m APART
    h. CURB STOP: 5.4 KG ZINC ANODE
    i. COPPER SERVICES: 5.4 KG ZINC ANODE
12. PIPE FITTINGS: CAST IRON, CEMENT LINED, MECHANICAL JOINT, SHORT BODY CONFORMING TO ANSI/AWWA C110/A21.10. JOINTS: RUBBER GASKET CONFORMING TO ANSI/AWWA C111/A21.11. REFER TO COUNTY MANUAL FOR APPROVED MATERIALS. SHOP DRAWINGS WILL BE REQUIRED AND MATERIALS WILL BE APPROVED AT TIME OF CONSTRUCTION.
13. DOMESTIC WATER SERVICE CONNECTIONS TO BE 19mm DIAMETER TYPE 'K' COPPER TUBING AND INSTALLED AS PER COUNTY STANDARD DRAWING PSD-021 AND OPSD 1104.010, UNLESS OTHERWISE SPECIFIED. SADDLES ARE REQUIRED FOR SERVICE CONNECTION SIZES LARGER THAN 19mm AND UP TO 50mm IN DIAMETER. CURB STOPS ARE NOT PERMITTED IN DRIVEWAYS.
14. NO WATERMAIN OR APPURTENANCE SHALL BE PLACED ON PREVIOUSLY EXCAVATED SOIL UNLESS PROPER ENGINEERED SUPPORT IS IN PLACE TO THE SATISFACTION OF THE COUNTY.
15. MECHANICAL RESTRAINTS: REQUIRED AT ALL CHANGES IN PIPE DIRECTION AND AT ALL FITTINGS, REDUCERS AND CAPS. RESTRAIN PIPE 12.2 METRES BACK FROM STUBS AND 6.1 METRES ON EITHER SIDE OF VALVES 100mm OR LARGER. RESTRAIN ALL JOINTS WITHIN ENGINEERED FILL AREAS. RESTRAINT RODS AND INSTALLATION SHALL CONFORM TO NFPA 24 (STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES).
16. WATERMAIN WITHIN FILL AREAS ARE TO HAVE ALL FITTINGS AND PIPE JOINTS MECHANICALLY RESTRAINED.
17. ALL VALVES ON 300 MM DIAMETER AND GREATER PVC WATERMAINS SHALL HAVE RESTRAINED JOINTS
18. MINIMUM CURVATURE OF ANY WATERMAIN SHALL BE COMPLETED BY PIPE DEFLECTION IN ACCORDANCE WITH THE MANUFACTURER'S RADIUS GUIDELINES.
19. CONTRACTOR SHALL INFORM THE PRINCE EDWARD COUNTY WATER OPERATIONS DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE OF THEIR INTENTIONS TO PERFORM WORK ON WATER INFRASTRUCTURE. WORKS ON COUNTY WATERMAINS IS NOT PERMITTED WITHOUT ATTENDANCE OF COUNTY WATER OPERATIONS DEPARTMENT STAFF.
20. RESTRAINING SHALL BE REQUIRED AT ALL HYDRANTS. THRUST BLOCKS SHALL BE AS OPSDs1103.010 AND 1103.020.
21. SERVICING TAPPING SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m FROM JOINTS.
22. ALL NEW CURB STOPS AND BOXED SHALL BE LOCATED AT OUT OF DRIVEWAYS AND SIDEWALKS.
23. TERMINATE SERVICES 1.0 METER FROM THE OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED ON DRAWING. TERMINATE STUBS WITH A PLUG AND 50 mm BLOW OFF.
24. SERVICE TAPPING SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m FROM JOINTS.
25. ISOLATE NEW WATERMAIN FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
26. PRESSURE AND BACTERIOLOGICAL TESTING: AS PER COUNTY STANDARD SPECIFICATIONS; ONTARIO BUILDING CODE AND MINISTRY OF THE ENVIRONMENT. TREAT CHLORINATED WATER TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE.
27. BACKFLOW PREVENTER: INSTALL PER CSA B64.10 and B64.10.01 TEST AND PROVIDE CERTIFICATION REPORT TO ENGINEER PER COUNTY REQUIREMENTS.
28. WHERE THE DISTANCE FROM THE PROPERTY LINE TO THE BUILDING WATER METER LOCATION EXCEEDS 30 m, A WATER METER CHAMBER SHALL BE INSTALLED ON PRIVATE PROPERTY WITHIN 3 m OF THE PROPERTY LINE.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty
PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

GENERAL NOTES

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

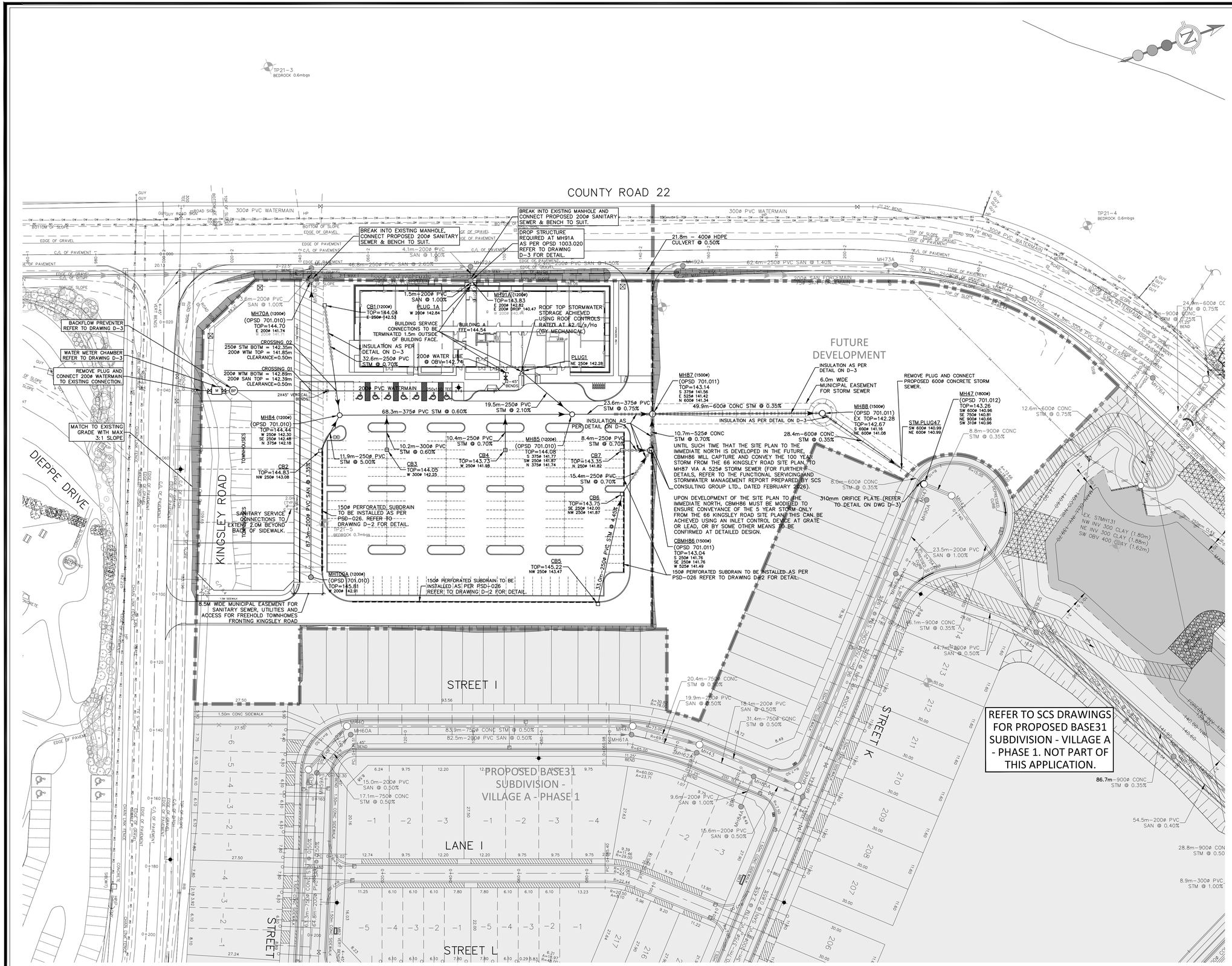
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

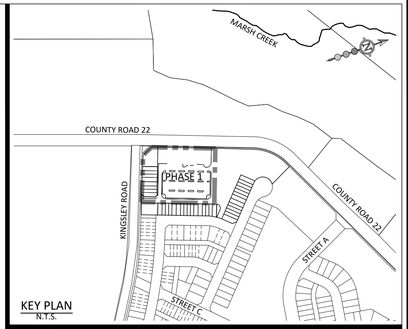
Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: N-1





KEY PLAN
N.T.S.

BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF SITE PLAN APPLICATION
- LIMIT OF PHASE
- SANITARY SEWER / MAINTENANCE HOLE
- STORM SEWER / MAINTENANCE HOLE
- WATERMAIN / VALVE BOX
- WATERMAIN / REDUCER
- HYDRANT AND VALVE
- METER CHAMBER
- BACKFLOW PREVENTOR (CSA B64.10 AND B64.10.01)
- WATER SERVICE BOX AND LATERAL
- SINGLE SANITARY (125Ø) CONNECTION (AS PER STD. PSD-021 ON 900 SERIES DRAWINGS)
- 53 LOT NUMBER
- ANTI-SEEPAGE COLLAR (SEE DETAIL ON 900 SERIES DRAWINGS)
- PROPOSED EMBANKMENT (MAX. 3:1 UNLESS OTHERWISE NOTED)
- DRIVEWAY LOCATION
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- SANITARY EASEMENT
- RETAINING WALL
- PROPOSED EASEMENT LIMIT
- TACTILE PLATE AS PER OPSD 310.039
- BH24-8 BOREHOLE LOCATION
- TP21-8 TEST PIT LOCATION
- STORM SEWER PIPE INSULATION (REFER TO DETAIL ON DWG. D-3)
- SEWERS & MAINTENANCES HOLES TO BE GROUNDED AND ABANDONED
- EXISTING FEATURE TO BE REMOVED
- EXISTING OVERHEAD WIRE
- EXISTING CHAINLINK FENCE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING HYDRO POLE
- EXISTING MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING MONITORING WELL
- EXISTING UTILITY
- EXISTING ROAD SIGN
- EXISTING CATCHBASIN
- EXISTING TREES

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., NOVEMBER 2022.
UTILITY INVESTIGATION PROVIDED BY 4SIGHT UTILITY ENGINEERS DATED JANUARY 18, 2023.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

SERVICING PLAN

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	1:500	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

5 0 10 20 30 40 HORIZONTAL

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

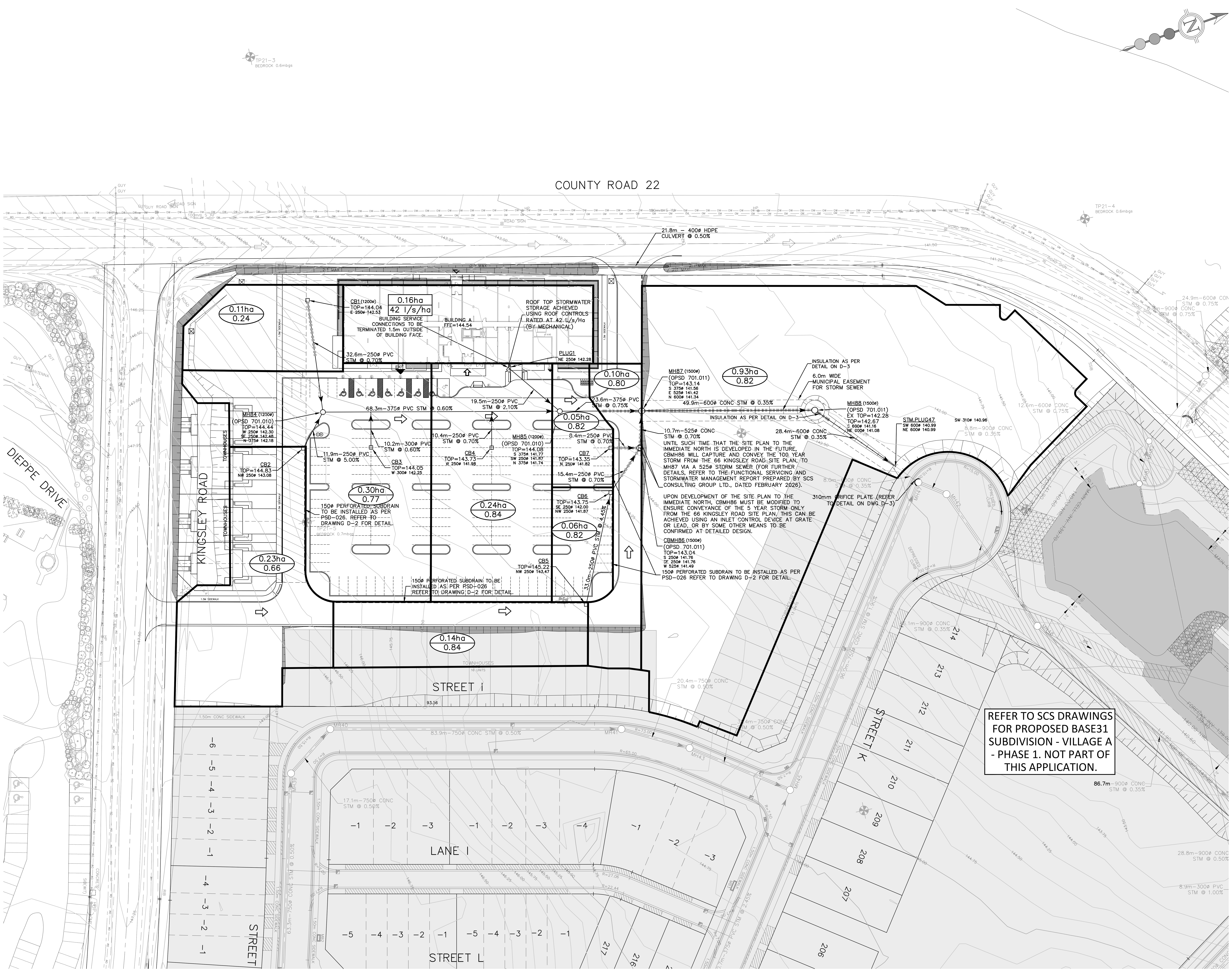
Peter Moyer, P.Eng.
Director Of Development Services

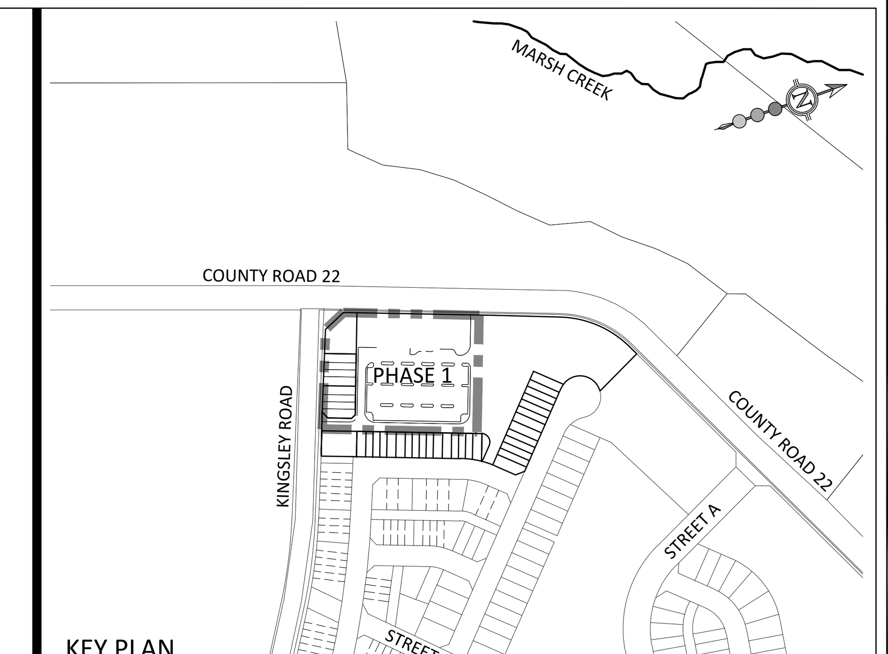
Date

PROJECT No: 2365B

DRAWING No: S-1

File: P:\2365 Picton Airport – Tercot\Drawings\Village A – Rental Building\Gen\2365D-VRNT-GENP-S1.dwg – Revised by <SOZDEMIR> : Fri, Feb 20 2026 – 5:23pm





KEY PLAN
N.T.S.

BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF SITE PLAN APPLICATION
- STORM SEWER / MAINTENANCE HOLE
- STORM SEWER PIPE INSULATION (REFER TO DETAIL ON DWG. 90X)
- 53 — LOT NUMBER
- STORM DRAINAGE BOUNDARY
- EXTERNAL STORM DRAINAGE BOUNDARY
- MAJOR FLOW DIRECTION
- EXISTING FLOW DIRECTION
- 0.38ha / 0.45 — DRAINAGE AREA / RUNOFF COEFFICIENT
- 218.50 — EXISTING CONTOUR
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- 0.38ha / 42 l/s/ha — DRAINAGE AREA / CONTROLLED FLOW RATE

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., NOVEMBER 2022.
UTILITY INVESTIGATION PROVIDED BY 4SIGHT UTILITY ENGINEERS DATED JANUARY 18, 2023.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
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332 PICTON MAIN STREET,
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TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.
VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1
STORM DRAINAGE PLAN

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	1:500	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

5 0 10 20 30 40 HORIZONTAL

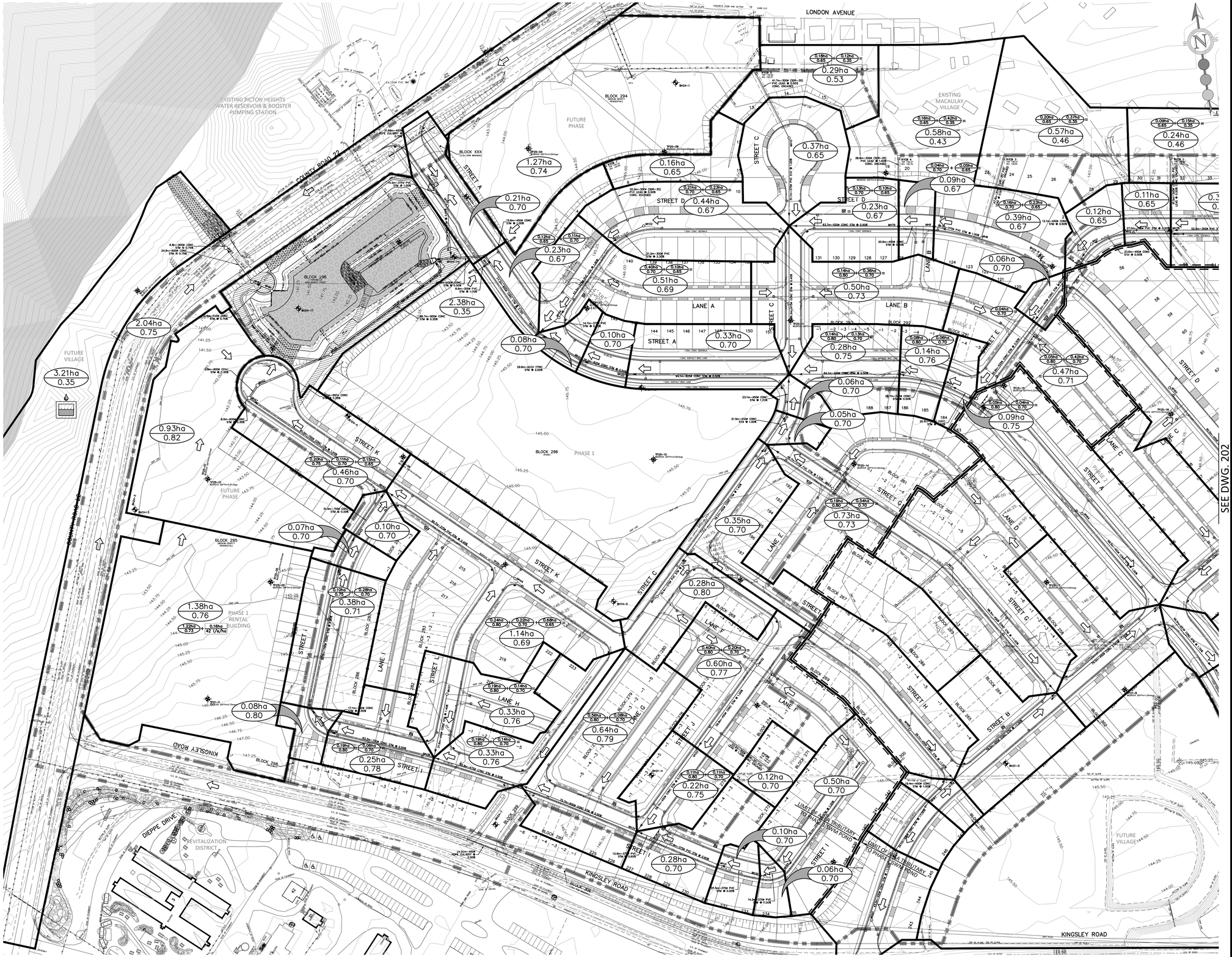
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

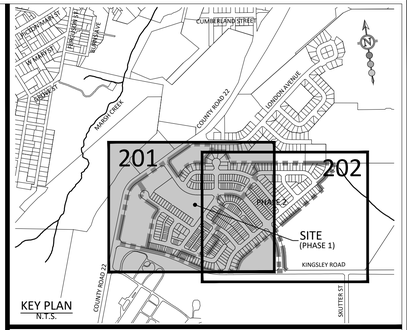
Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: STRM-1





BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF DEVELOPMENT/SUBDIVISION
- LIMIT OF PHASE
- LIMIT OF EXTERNAL WORKS
- STORM SEWER / MAINTENANCE HOLE
- CATCHBASIN/DOUBLE CATCHBASIN (NO ICD)
- CATCHBASIN/DOUBLE CATCHBASIN WITH TYPE B ICD (28.3 L/s)
- 53 LOT NUMBER
- ANTI-SEEPAGE COLLAR (SEE DETAIL ON 900 SERIES DRAINWGS)
- STORM DRAINAGE BOUNDARY
- EXTERNAL STORM DRAINAGE BOUNDARY
- LIMIT OF TRIBUTARY AREA
- MAJOR FLOW DIRECTION
- EXISTING FLOW DIRECTION
- 0.38ha / 0.45 DRAINAGE AREA / RUNOFF COEFFICIENT
- 0.38ha / 0.45 EXISTING DRAINAGE AREA / EXISTING RUNOFF COEFFICIENT
- 5.00ha / 0.45 l/s/ha EXTERNAL DRAINAGE AREA / EXTERNAL FLOW RATE
- 218.50 EXISTING CONTOUR
- MAJOR SYSTEM CAPTURE POINT
- ON-SITE CONTROLS

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., OCTOBER 2022

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	FIRST SUBMISSION	DEC 25	J.S.S.	
2.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
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332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.
VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1
STORM DRAINAGE PLAN 1

DATE:	FEBRUARY 2026	DESIGNED BY:	J.Z./Y.A.	CHECKED BY:	J.S.S./C.C.
SCALE:	1:1000	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

10 5 0 10 20 30 40 50 60 70 80

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365

DRAWING No: 201

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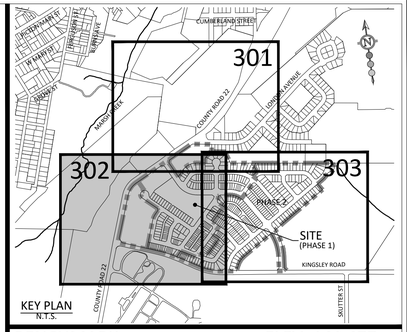


BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 010198202 16 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF DEVELOPMENT/SUBDIVISION
- LIMIT OF PHASE
- LIMIT OF EXTERNAL WORKS
- SANITARY SEWER / MAINTENANCE HOLE
- SANITARY DRAINAGE BOUNDARY
- EXTERNAL SANITARY DRAINAGE BOUNDARY
- SINGLE SANITARY (125ØJ) CONNECTION (AS PER STD. PSD-021 ON 900 SERIES DRAWINGS)
- 53 — LOT NUMBER
- ANTI-SEEPAGE COLLAR (SEE DETAIL ON 900 SERIES DRAWINGS)
- PROPOSED EMBANKMENT (MAX. 3:1 UNLESS OTHERWISE NOTED)
- 0.20ha / 4 | 4.0* — CATCHMENT AREA; NUMBER OF PERSONS PER AREA; NUMBER OF UNITS
- 0.75ha / 45ppha* — CATCHMENT AREA; NUBMER OR PERSON PER AREA
- SANITARY FLOW DIRECTION
- EXISTING SANITARY FLOW DIRECTION
- 0.40ha / 500 * — EXTERNAL CATCHMENT AREA; EXTERNAL ESTIMATED EQUIVALENT POPULATION

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., OCTOBER 2022

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	FIRST SUBMISSION	DEC 25	J.S.S.	
2.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty
PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

BASE31 SUBDIVISION VILLAGE A - PHASE 1

SANITARY DRAINAGE PLAN 2

DATE:	FEBRUARY 2026	DESIGNED BY:	J.Z./Y.A.	CHECKED BY:	J.S.S./C.C.
SCALE:	1:1000	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

10 5 0 10 20 30 40 50 60 70 80

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

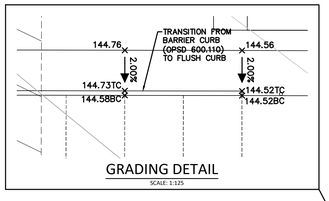
Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365

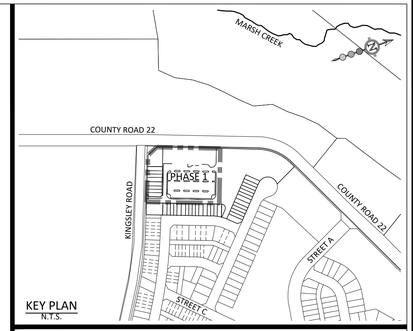
DRAWING No: 302

File: P:\2365 Picton Airport - Tercot\Drawings\Village A\Phase 1\Dr\2365D-0301-0303-VLGA-SANI.dwg - Revised by <STAN> : Tue, Dec 16 2025 - 1:24pm



GRADING DETAIL

SCALE: 1:125



KEY PLAN
N.T.S.

BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF SITE PLAN APPLICATION
- LIMIT OF PHASE
- SANITARY MAINTENANCE HOLE
- STORM SEWER MAINTENANCE HOLE
- WATERMAIN VALVE BOX
- HYDRANT AND VALVE
- METER CHAMBER
- BACKFLOW PREVENTOR (CSA B64.10 AND B64.10.01)
- 112.00 EXISTING CONTOUR AND ELEVATION
- ×123.23EX EXISTING ELEVATION
- ×106.52 PROPOSED ELEVATION
- ×106.52TC PROPOSED TOP OF CURB ELEVATION
- ×106.52BC PROPOSED BOTTOM OF CURB ELEVATION
- ×106.52FC PROPOSED FINISHED ELEVATION
- ×123.23(G) PROPOSED GUTTER ELEVATION
- ×123.23 TDC PROPOSED TOP OF DEPRESSED CURB ELEVATION
- 107.18 SW PROPOSED SWALE ELEVATION
- F FRONT DRAINING LOT
- S SPLIT DRAINAGE LOT
- B/S BACK SPLIT TYPE LOT
- W/O WALKOUT TYPE LOT
- TR TRANSITION TYPE LOT
- 53 LOT NUMBER
- EMERGENCY OVERLAND FLOW
- PROPOSED EMBANKMENT (MAX. 3:1 UNLESS OTHERWISE NOTED)
- RETAINING WALL
- DRIVEWAY LOCATION
- HEAVY DUTY PAVEMENT STRUCTURE (REFER TO DWG. N-1)
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- SANITARY EASEMENT
- TACTILE PLATE AS PER OPSD 310.039/CURB DEPRESSIONS
- BH24-8 BOREHOLE LOCATION
- TP21-8 TEST PIT LOCATION
- EXISTING OVERHEAD WIRE
- EXISTING CHAINLINK FENCE
- HP EXISTING HYDRO POLE
- MH EXISTING MANHOLE
- WV EXISTING WATERMAIN VALVE
- FH EXISTING HYDRANT
- EXISTING MONITORING WELL
- GM/HM EXISTING UTILITY
- SIGN EXISTING ROAD SIGN
- CB EXISTING CATCHBASIN
- EXISTING TREES

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., NOVEMBER 2022.
UTILITY INVESTIGATION PROVIDED BY 4SIGHT UTILITY ENGINEERS DATED JANUARY 18, 2023.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

GRADING PLAN

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	1:500	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

5 0 10 20 30 40

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: GR-1

File: P:\2365 Picton Airport – Tercot\Drawings\Village A – Rental Building\Grad\2365D–VRNT–GRAD–GR1.dwg – Revised by <SOZDEMIR> : Fri, Feb 20 2026 – 5:19pm

EXISTING FILTER SOCK WITHIN CR 22 RIGHT OF WAY TO REMAIN IN PLACE. UNTIL SUCH TIME THAT THE EXISTING DITCH IS REGRADED. FILTER SOCKS TO BE REPLACED IN DITCH UPON THE COMPLETION OF DITCH REGRADING.

300 mm DIAMETER TEMPORARY SINGLE ROW FILTER SOCK TO DIRECT FLOW TOWARD SEDIMENT TRAP. FIELD FIT AS REQUIRED (TYP.) (REFER TO DETAIL ON ESC-4)

EXISTING TEMPORARY 300mm SINGLE ROW FILTER SOCK LOCATED ADJACENT TO COUNTY ROAD 22 TO BE RELOCATED ADJACENT TO PROPOSED TEMPORARY FENCE PANELS PER DETAIL ON DRAWING ESC-4

EXISTING FILTER SOCK WITHIN CR 22 RIGHT OF WAY TO REMAIN IN PLACE. UNTIL SUCH TIME THAT THE EXISTING DITCH IS REGRADED. FILTER SOCKS TO BE REPLACED IN DITCH UPON THE COMPLETION OF DITCH REGRADING.

EXISTING PERIMETER ESC MEASURES TO REMAIN IN PLACE

300 mm DIAMETER TEMPORARY SINGLE ROW FILTER SOCK PERIMETER ESC WITH TEMPORARY FENCE PANELS (REFER TO DETAIL ON ESC-4)

COUNTY ROAD 22

TC-31L

TC-22

TC-31R

DIEPPE DRIVE

KINGSLEY ROAD

60m

120m

AREA TO REMAIN UNDISTURBED.

1.42ha

ST

24m LONG x 11m WIDE x 1m DEEP SEDIMENT TRAP. BOTTOM ELEV = 140.92.

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT TO REMAIN UNDISTURBED

FUTURE DEVELOPMENT TO REMAIN UNDISTURBED

AREA TO REMAIN UNDISTURBED. REFER TO ESC PLANS FOR PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 PROVIDED UNDER SEPARATE COVER

300 mm DIAMETER TEMPORARY SINGLE ROW FILTER SOCK TO DIRECT FLOW TOWARD SEDIMENT TRAP. FIELD FIT AS REQUIRED (TYP.) (REFER TO DETAIL ON ESC-4)

SECONDARY TEMPORARY CONSTRUCTION ACCESS (REFER TO DETAIL ON ESC-4) IF REQUIRED. NOTE THAT PRIMARY CONSTRUCTION ACCESS TO THIS SITE WILL BE PROVIDED THROUGH THE VILLAGE A - PHASE 1 SUBDIVISION AS CONSTRUCTION WORKS FOR BOTH THIS SITE AND VILLAGE A - PHASE 1 ARE EXPECTED TO TAKE PLACE CONCURRENTLY. THIS CONSTRUCTION ACCESS WILL ONLY BE USED IF ACCESS CANNOT BE PROVIDED THROUGH THE SUBDIVISION DUE TO CONSTRUCTION SCHEDULE MISALIGNMENT.

AREA TO REMAIN UNDISTURBED. REFER TO ESC PLANS FOR PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 PROVIDED UNDER SEPARATE COVER

21m x 21m x 4m TOPSOIL STOCKPILE (MAX 1:1 SIDE SLOPES, 1145m³

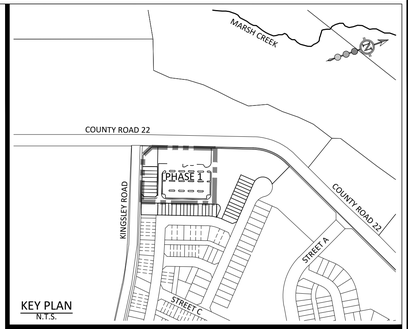
STREET I

STREET K

STREET L

PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1

REFER TO VILLAGE A EROSION & SEDIMENT CONTROL DRAWINGS 701-A, 701-B, 702-A, 702-B, 704 AND 705 FOR ESC WORK ASSOCIATED WITH VILLAGE A



KEY PLAN
N.T.S.

BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF SITE PLAN APPLICATION
- LIMIT OF PHASE
- 168.00 EXISTING CONTOUR AND ELEVATION
- TEMPORARY 300mm SINGLE ROW FILTER SOCK WITH BARRIER ON HARD SURFACE (SEE DETAIL ON DWG. 703)
- TEMPORARY FENCE PANELS (SEE DETAIL ON DRAWING 703)
- TEMPORARY 300mm SINGLE ROW FILTER SOCK WITH FENCE PANELS (SEE DETAIL ON DWG. ESC-4)
- VILLAGE A TEMPORARY 300mm SINGLE ROW FILTER SOCK (SEE DETAIL ON DWG. ESC-4)
- EXISTING STORM DRAINAGE BOUNDARY
- EXISTING OVERLAND FLOW ROUTE
- TEMPORARY 300mm FILTER SOCK CHECK DAM (REFER TO DETAIL ON DWG. ESC-4)
- EXISTING 300mm FILTER SOCK CHECK DAM (REFER TO DETAIL ON DWG. ESC-4)
- ST TEMPORARY SEDIMENT TRAP (REFER TO DETAIL ON DWG. ESC-4)
- TEMPORARY CONSTRUCTION ACCESS / MUD MAT (SEE DETAIL ON DWG. ESC-4)
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- LOCKABLE GATE (SEE DETAIL ON DWG. ESC-4)
- PROPOSED EMBANKMENT MAX. 3:1 UNLESS OTHERWISE NOTED)
- × 222.50 PROPOSED ELEVATION
- × 222.50BC PROPOSED BOTTOM OF CURB ELEVATION

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., NOVEMBER 2022.
UTILITY INVESTIGATION PROVIDED BY 4SIGHT UTILITY ENGINEERS DATED JANUARY 18, 2023.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

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332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

BASE31 - 66 KINGSLEY ROAD - PHASE 1

EROSION & SEDIMENT CONTROL PLAN
STAGE 1 - STRIPPING & EARTHWORKS TO PREGARDE

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	1:500	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

5 0 10 20 30 40 HORIZONTAL

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

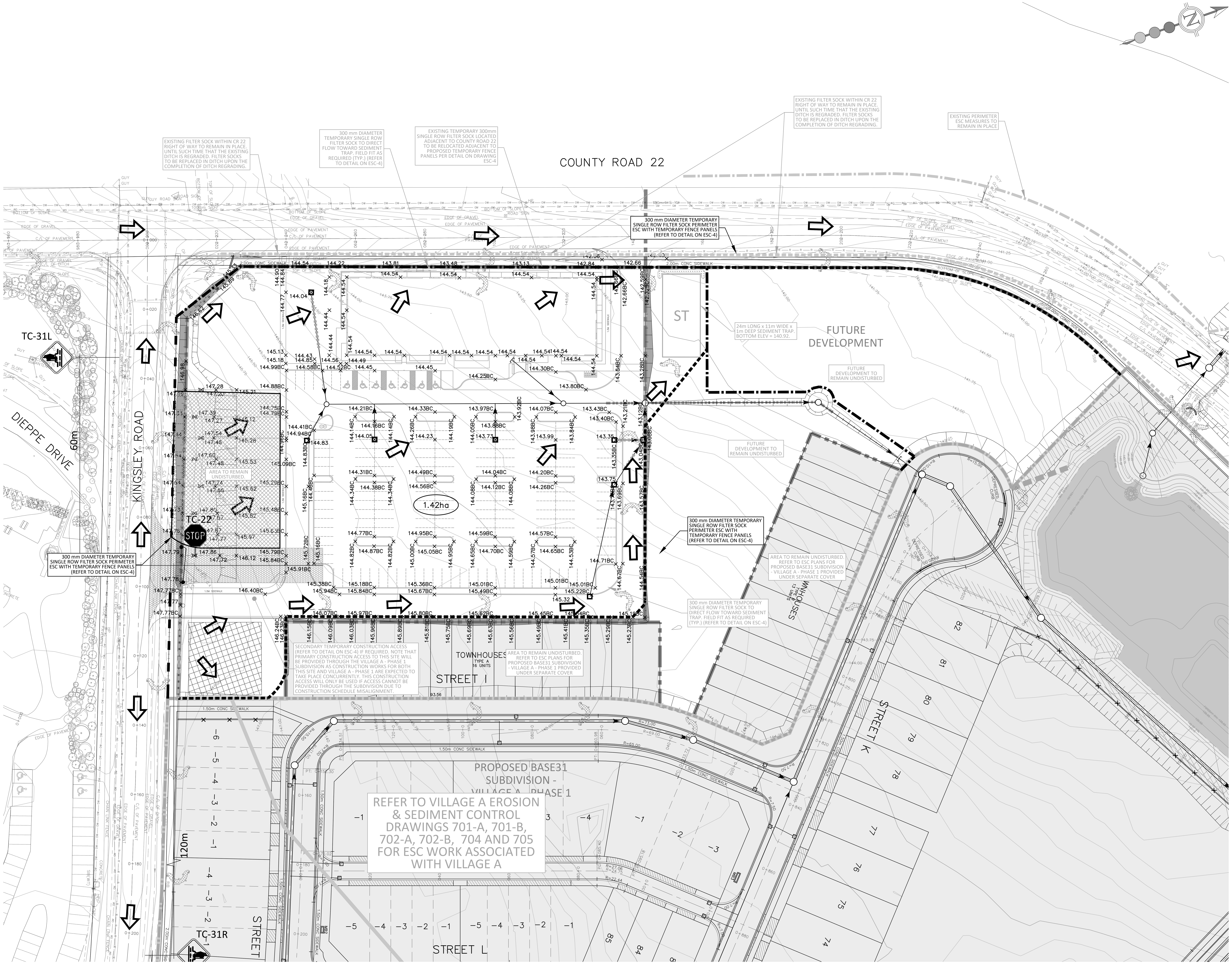
Peter Moyer, P.Eng.
Director Of Development Services

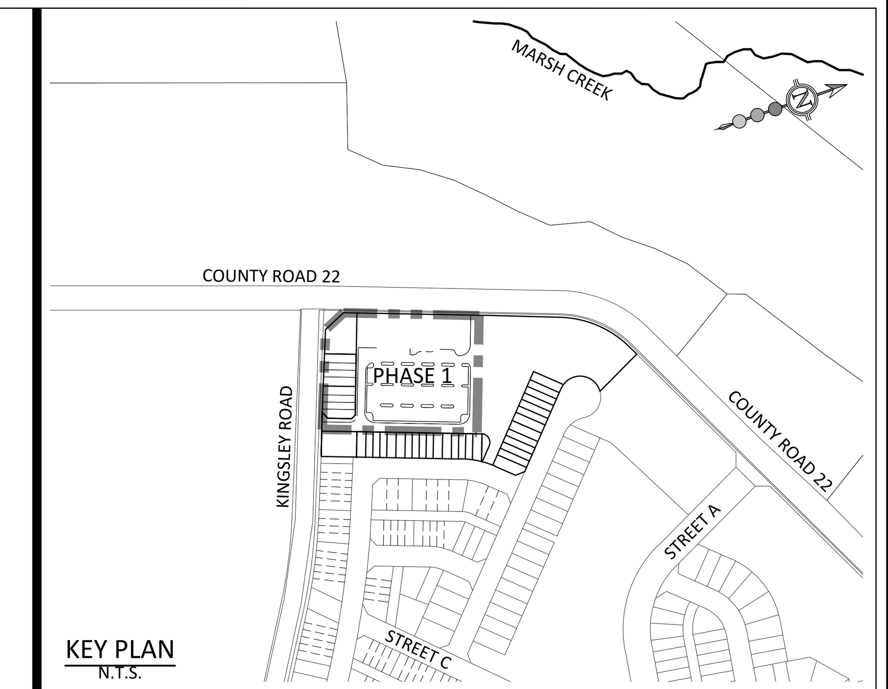
Date

PROJECT No: 2365B

DRAWING No: ESC-1

File: P:\2365 Picton Airport – Tercot\Drawings\Village A – Rental Building\Esc\2365D–VRNT–EROS–ESC1.dwg – Revised by <MCOUGLER> : Fri, Mar 27 2026 – 2:42pm





BENCHMARK: ELEV. 141.477m

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MNRF BENCHMARK No. 01019820216 HAVING A PUBLISHED ELEVATION OF 141.477 METERS.

LEGEND:

- LIMIT OF SITE PLAN APPLICATION
- LIMIT OF PHASE
- EXISTING CONTOUR AND ELEVATION (168.00)
- TEMPORARY 300mm SINGLE ROW FILTER SOCK WITH BARRIER ON HARD SURFACE (SEE DETAIL ON DWG. 703)
- TEMPORARY FENCE PANELS (SEE DETAIL ON DRAWING 703)
- TEMPORARY 300mm SINGLE ROW FILTER SOCK WITH FENCE PANELS (SEE DETAIL ON DWG. ESC-4)
- VILLAGE A TEMPORARY 300mm SINGLE ROW FILTER SOCK (SEE DETAIL ON DWG. ESC-4)
- EXISTING STORM DRAINAGE BOUNDARY
- EXISTING OVERLAND FLOW ROUTE
- TEMPORARY 300mm FILTER SOCK CHECK DAM (REFER TO DETAIL ON DWG. ESC-4)
- EXISTING 300mm FILTER SOCK CHECK DAM (REFER TO DETAIL ON DWG. ESC-4)
- ST — TEMPORARY SEDIMENT TRAP (REFER TO DETAIL ON DWG. ESC-4)
- TEMPORARY CONSTRUCTION ACCESS / MUD MAT (SEE DETAIL ON DWG. ESC-4)
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- LOCKABLE GATE (SEE DETAIL ON DWG. ESC-4)
- PROPOSED EMBANKMENT MAX. 3:1 UNLESS OTHERWISE NOTED)
- × 222.50 PROPOSED ELEVATION
- × 222.50BC PROPOSED BOTTOM OF CURB ELEVATION

TOPOGRAPHIC SURVEY PROVIDED BY SCHAEFFER DZALDOV BENNET LTD., NOVEMBER 2022.
UTILITY INVESTIGATION PROVIDED BY 4SIGHT UTILITY ENGINEERS DATED JANUARY 18, 2023.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
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PEC COMMUNITY PARTNERS INC.

BASE31 - 66 KINGSLEY ROAD - PHASE 1

EROSION & SEDIMENT CONTROL STAGE 2 - UNDERGROUND SERVICING, ROADWORKS AND BUILDING CONSTRUCTION

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	1:500	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

5 0 10 20 30 40 HORIZONTAL

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services
Date

PROJECT No: 2365B
DRAWING No: ESC-2

File: P:\2365 Picton Airport – Tercot\Drawings\Village A – Rental Building\Esc\2365D–VRNT–EROS–ESC2.dwg – Revised by <MCOUGLER> : Fri, Mar 27 2026 – 2:37pm

GENERAL NOTES

1. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE MUNICIPALITY AND ANY REQUIRED EXTERNAL AGENCIES PRIOR TO ANY SITE ALTERATION ACTIVITY.

2. PRIOR TO COMMENCEMENT OF ANY SITE ALTERATION ACTIVITY, PERIMETER EROSION AND SEDIMENT CONTROL (ESC) MEASURES AND CONSTRUCTION ACCESS MAT(S) MUST BE INSTALLED, AS PER APPROVED SITE ALTERATION/EROSION AND SEDIMENT CONTROL PLAN. ADDITIONAL ESC MEASURES, IF REQUIRED, SHALL BE INSTALLED AS DIRECTED BY THE MUNICIPALITY. THE ESC MEASURES SHALL REMAIN IN PLACE UNTIL DIRECTED BY THE MUNICIPALITY/APPLICABLE AGENCIES/CIVIL CONSULTANT FOR THEIR REMOVAL.

3. PRIOR TO COMMENCEMENT OF OVERBURDEN REMOVAL AND EARTHWORKS, ALL PERIMETER EROSION AND SEDIMENT CONTROL (ESC) MEASURES (SUCH AS PERIMETER SEDIMENT CONTROL, CONSTRUCTION ACCESS MATS, MUST BE INSTALLED AND FUNCTIONING.

4. PRIOR TO EARTHWORKS OPERATIONS AND/OR AS DIRECTED BY THE CIVIL CONSULTANT, ALL SEDIMENT CONTROL MEASURES REQUIRED (SUCH AS ESC PONDS, SEDIMENT TRAPS, SWALES, AND CHECK DAMS, ETC.) MUST BE INSTALLED AND FUNCTIONING.

5. ALL TEMPORARY STOCKPILES TO BE LOCATED A MINIMUM OF 10m FROM ANY PROPERTY LINE AND A MINIMUM OF 30m FROM ANY WATERCOURSE.

6. CHECK DAMS ARE TO BE INSTALLED IN ALL SWALES AND DITCHES IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DRAWINGS AND DETAILS DRAWING.

7. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE ESC PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED TO MINIMIZE RUN-OFF, EROSION, AND SEDIMENT FROM BREACHING THE PERIMETER OF THE SITE, AS A RESULT OF THE DYNAMIC NATURE OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITIONS AT ALL TIMES.

   a. THE CONTRACTOR AND/OR CIVIL CONSULTANT SHALL ROUTINELY INSPECT ALL ESC DEVICES AT A MINIMUM OF ONCE A WEEK AND AFTER EACH SIGNIFICANT SNOW MELT AND RAINFALL GREATER THAN 10mm TO ENSURE THAT ESC MEASURES ARE IN PROPER WORKING CONDITION. DURING INACTIVE PERIODS, WHERE THE SITE HAS LITTLE OR NO CONSTRUCTION ACTIVITY FOR 30 DAYS OR LONGER, A MONTHLY INSPECTION WILL BE CONDUCTED.

   b. ESC PERIMETER MEASURES THAT HAVE OR ARE LIKELY TO CAUSE A SEDIMENT BREACH ARE TO BE REPAIRED WITHIN 48 HOURS OF IDENTIFICATION. ALL OTHER DAMAGED OR MISSING ESC MEASURES WILL BE REPAIRED AS IDENTIFIED AS PER ESC INSPECTION REPORTS.

   c. CONTRACTOR TO ENSURE THAT ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (SUCH AS CLEAR STONE, FILTER FABRIC, PUMPS, HOSES, FILTER SOCKS, STAKES, SEDIMENT FILTER BAGS, CATCHBASIN SILT SACKS) ARE READILY AVAILABLE WITHIN 24 HOURS FROM OFF-SITE SECURE STORAGE TO FACILITATE THE COMPLETION OF REPAIRS WITHIN 48 HOURS.

   d. CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND RESTORATION, INCLUDING ALL COSTS, DUE TO THE RELEASE OF SEDIMENT FROM THE SITE CAUSED BY INCORRECTLY INSTALLED OR UN-REPLACED ESC MEASURES.

9. NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE PERIMETER SEDIMENT CONTROL MEASURES OR LIMITS OF THE LANDS OWNED BY THE APPLICANT WITHOUT WRITTEN AUTHORIZATION.

10. THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AS APPROVED BY THE APPLICABLE AGENCIES.

11. ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED CONSTRUCTION ACCESS ROUTE(S) AS SHOWN. TEMPORARY CONSTRUCTION ACCESS(ES) WILL BE MAINTAINED TO THE SATISFACTION OF THE APPLICABLE AGENCIES. STREET SWEEPING TO BE COMPLETED AS REQUIRED.

12. SURFACE ROUGHENING TO TAKE PLACE ON ALL EXPOSED SOIL SLOPES (WHEN POSSIBLE), AND ON ANY OTHER INACTIVE DISTURBED SURFACES THAT WILL BE LEFT EXPOSED ON A TEMPORARY BASIS. SURFACE ROUGHENING TO BE ACHIEVED BY TRACKWALKING PARALLEL TO THE DIRECTION OF FLOW OR PREFERABLY WITH A SHEEPSFOOT PACKER.

13. ALL DISTURBED GROUND LEFT INACTIVE, OR TO BE LEFT INACTIVE WHICH IS NOT DIRECTED TO A TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE SHALL BE STABILIZED WITHIN 72 HOURS, SUBJECT TO WEATHER CONDITIONS..

14. CONTRACTOR TO CONFIRM THE LOCATION OF THE EXISTING UTILITIES PRIOR TO INITIATING ANY ON-SITE WORKS.

15. TREES ARE TO BE PRESERVED OR REMOVED AS PER THE APPROVED TREE PRESERVATION PLAN.TREE RELOCATIONS WILL TAKE PLACE BEFORE STRIPPING COMMENCES.

16. CONTRACTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS DIRECTED TO APPROPRIATE ESC CONTROLS THROUGHOUT THE STAGED CONSTRUCTION PROCESS, INCLUDING TRANSITIONAL WORKS BETWEEN STAGES.

17. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE DOWNSTREAM WATERCOURSE/WATERBODY/ENVIRONMENT/STORM SEWER/ETC. REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 m FROM ANY WATERCOURSE/WATERBODY/NATURAL FEATURE/SENSITIVE HABITAT/STORM SEWER/ETC.

18. ANY DEWATERING / UNWATERING OCCURRING ON-SITE MUST BE IN ACCORDANCE WITH AN APPROVED PLAN. PUMPING MUST BE TO SEDIMENT FILTER BAGS PLACED ON NON-ERODIBLE SURFACE OR VEGETATED GROUND. FILTER SOCK TO SURROUND FILTER BAG. ADDITIONAL DEWATERING / UNWATERING REQUIREMENTS MAY BE DEEMED NECESSARY AND SHALL BE IMPLEMENTED AS DIRECTED TO THE SATISFACTION OF THE APPLICABLE AGENCIES.

19. AN APPROVED SPILLS MANAGEMENT PLAN IS TO BE KEPT ON-SITE. SPILL CLEANUP EQUIPMENT, SUCH AS ABSORPTIVE MEDIA, IS TO BE MAINTAINED ON-SITE FOR IMMEDIATE USE IN THE EVENT OF A SPILL. SPILLS ARE TO BE REPORTED IMMEDIATELY TO THE MECP SPILLS ACTION CENTRE (SAC) AT 1-800-268-6060.

20. FOR EROSION AND SEDIMENT CONTROL RELATED QUESTIONS AND CONCERNS CONTACT SCS CONSULTING GROUP AT (905) 475-1900.

ESC STAGE 1 - OOVERBURDEN REMOVAL AND EARTHWORKS

1. SEDIMENT COLLECTED IN THE TEMPORARY SEDIMENT TRAP(S) SHALL BE REMOVED WHEN 50% OF THE STORAGE CAPACITY IS FILLED. THE TRAP(S) SHALL BE KEPT IN OPERATION UNTIL THE DRAINAGE AREA IS REDUCED TO 0.5 ha OR LESS.

2. SEDIMENT COLLECTED / ACCUMULATED AGAINST FILTER SOCKS AND CHECK DAMS MUST BE REMOVED AND/OR THE ESC MEASURE RESET ONCE SEDIMENT REACHES 50% OF THE FILTER SOCK OR CHECK DAM HEIGHT.

3. SEDIMENT COLLECTED / ACCUMULATED AGAINST SILT FENCE MUST BE REMOVED ONCE SEDIMENT REACHES 30% OF THE GEOTEXTILE HEIGHT. CLOGGED AND HEAVILY SEDIMENT-STAINED SILT FENCE GEOTEXTILE MUST BE REPLACED ONCE THE LOWER HALF OF THE GEOTEXTILE IS NO LONGER ABLE TO ALLOW RUNOFF TO FILTER THROUGH THE FABRIC.

4. CONTRACTOR TO COORDINATE WITH CIVIL CONSULTANT TO EXPLORE THE POSSIBILITY OF A STAGED STRIPPING AND EARTHWORKS APPROACH TO MINIMIZE THE AREA DISTURBED AT ONE TIME.

5. CROP SEED MIXTURE IS TO BE APPLIED AT A MINIMUM RATE OF 60 kg/ha.

ESC STAGE 2 - UNDERGROUND SERVICING, ROADWORS AND HOUSE CONSTRUCTION

1. CATCHBASIN SEDIMENT CONTROL DEVICES (SILT SACKS AND/OR FILTER SOCKS). FOR SITE CATCHBASINS TO BE INSTALLED IMMEDIATELY AFTER BASE ASPHALT (REFER TO ESC DETAILS DRAWING.

2. SEDIMENT COLLECTED IN THE TEMPORARY SEDIMENT TRAP(S) SHALL BE REMOVED WHEN 50% OF THE STORAGE CAPACITY IS FILLED. THE TRAP(S) SHALL BE KEPT IN OPERATION UNTIL THE DRAINAGE AREA IS REDUCED TO 0.5 ha OR LESS.

3. EXTRA CATCHBASIN SILT SACKS AND FILTER CLOTH ARE TO BE AVAILABLE ON-SITE OR FROM AN OFF-SITE SECURE STORAGE AREA, AS REQUIRED.

4. ALL PERFORATED STORM SEWER MH COVERS TO HAVE FILTER CLOTH INSTALLED UNDERNEATH THE COVER.

5. STREET SWEEPING/CATCHBASIN CLEANING PROGRAM SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE MUNICIPALITY. THIS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ASSUMPTION BY THE CONDOMINIUM CORPORATION.

6. TEMPORARY SEDIMENT TRAP TO REMAIN UNTIL SEWERS ARE INSTALLED AND/OR DRAINAGE AREA TO TEMPORARY SEDIMENT TRAP SIGNIFICANTLY REDUCED, AND/OR STABILIZED. TEMPORARY SEDIMENT CONTROL MEASURES (E.G., FILTER SOCK, CHECK DAMS) TO BE INSTALLED FOLLOWING REMOVAL OF SEDIMENT TRAP AS REQUIRED. TEMPORARY SEDIMENT TRAP(S) TO BE DECOMMISSIONED IN THE FOLLOWING MANNER:

A. CONFIRM WEATHER FORECAST TO ENSURE DRY CONDITIONS.
B. CONFIRM PUMP DISCHARGE LOCATION AND PUMPING SCHEDULE WITH CIVIL CONSULTANT PRIOR TO INITIATING PUMPING.
C. PUMP WATER FROM TEMPORARY SEDIMENT TRAP(S) TO SEDIMENT FILTER BAGS PLACED WITHIN VEGETATED AREA, ENCIRCLED WITH FILTER SOCKS, AND AS FAR FROM WATERCOURSE AS POSSIBLE, WHILE STILL ENSURING POSITIVE DRAINAGE AWAY FROM SITE.
D. CONTRACTOR TO MONITOR DISCHARGE THROUGHOUT PUMPING OPERATION.
E. CONTRACTOR TO ENSURE ADEQUATE AMOUNT OF SPARE FILTER BAGS ARE STORED ON-SITE OR FROM AN OFF-SITE SECURE STORAGE AREA.
F. BACKFILL TEMPORARY ESC POND(S) WITH ENGINEERED FILL PER GEOTECHNICAL RECOMMENDATION.
G. AREA TO BE STABILIZED.

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
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PEC COMMUNITY PARTNERS INC.

BASE31 - 66 KINGSLEY ROAD - PHASE 1

EROSION & SEDIMENT CONTROL NOTES

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	N.T.S.	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

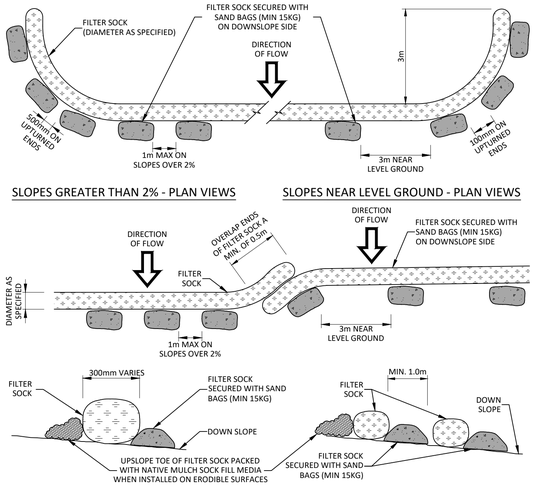
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: ESC-3

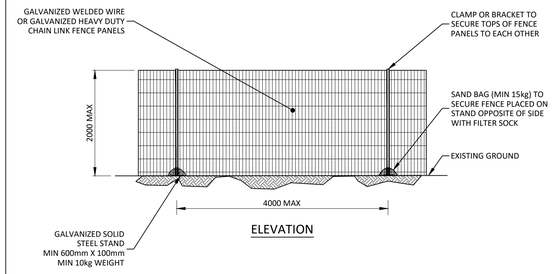


NOTES:
1. SMOOTH OUT OR REMOVE ALL SURFACE OBSTRUCTIONS GREATER THAN 50mm FROM GROUND THE FILTER SOCK IS TO BE INSTALLED UPON.
2. ENDS OF FILTER SOCK SHALL BE OVERLAPPED BY A MINIMUM OF 0.5m
3. ALL FILTER SOCK TO HAVE NATIVE MULCH FILL AND UV STABILIZED POLYPROPYLENE NETTING.
4. WHERE INSTALLED ON HIGHLY ERODIBLE SURFACES THE UPSLOPE SIDE OF THE FILTER SOCK BASE IS TO BE PACKED WITH A MINIMUM 100mm OF NATIVE MULCH SOCK FILL MEDIA TO REDUCE POTENTIAL FOR SOCK UNDERMINING.
5. EXCESS SEDIMENT ACCUMULATED ON THE UPSLOPE SIDE OF THE FILTER SOCK IS TO BE REMOVED ONCE IT REACHES HALF THE TOTAL HEIGHT OF THE SOCK OR THE SOCK IS TO BE RESET.
6. FILTER SOCKS INTENDED TO LEAVE PERMANENTLY MUST HAVE 100% BIODEGRADABLE NETTING.
7. FILTER SOCK ON SURFACES OF <2% SLOPE MAY BE SUPPORTED BY ANGULAR BOULDERS SOURCED FROM ON-SITE BLASTING DEBRIS (MIN 10kg AND 250mm DIAMETER) INSTEAD OF SAND BAGS.

ALL DIMENSIONS ARE SHOWN IN MILLIMETERS UNLESS OTHERWISE SHOWN

TEMPORARY 300mm SINGLE ROW BARRIER ON HARD SURFACE

SCALE: N.T.S.

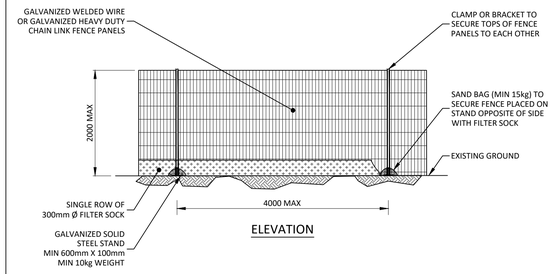


NOTES:
1. SMOOTH OUT OR REMOVE ALL SURFACE OBSTRUCTIONS GREATER THAN 50mm.
2. SHOULD STAKE AND/OR FENCE INSTALLATION NOT BE POSSIBLE DUE TO CONDITIONS, WHERE FENCE IS REQUIRED IT MAY BE SUPPORTED BY BOULDERS (MIN 10kg AND 250mm DIAMETER) OR SAND BAGS PLACED ON DOWNSLOPE SIDE OF SOCK AT 3m SPACING FOR SLOPES <2% AND 1m SPACING FOR SLOPES >2%.
3. WHERE INSTALLED ON HIGHLY ERODIBLE SURFACES THE UPSLOPE SIDE OF THE FILTER SOCK BASE IS TO BE PACKED WITH A MINIMUM 100mm OF NATIVE MULCH SOCK FILL MEDIA TO REDUCE POTENTIAL FOR SOCK UNDERMINING.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY FENCE PANELS

SCALE: N.T.S.

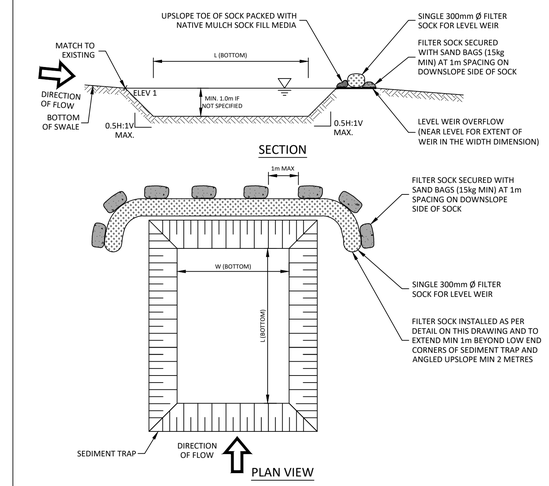


NOTES:
1. FILTER SOCKS INTENDED TO LEAVE PERMANENTLY MUST HAVE 100% BIODEGRADABLE NETTING.
2. SMOOTH OUT OR REMOVE ALL SURFACE OBSTRUCTIONS GREATER THAN 50mm FROM GROUND THE FILTER SOCK IS TO BE INSTALLED UPON.
3. SHOULD STAKE AND/OR FENCE INSTALLATION NOT BE POSSIBLE DUE TO CONDITIONS, WHERE FILTER SOCK IS REQUIRED IT MAY BE SUPPORTED BY BOULDERS (MIN 10kg AND 250mm DIAMETER) OR SAND BAGS PLACED ON DOWNSLOPE SIDE OF SOCK AT 3m SPACING FOR SLOPES <2% AND 1m SPACING FOR SLOPES >2%.
4. WHERE INSTALLED ON HIGHLY ERODIBLE SURFACES THE UPSLOPE SIDE OF THE FILTER SOCK BASE IS TO BE PACKED WITH A MINIMUM 100mm OF NATIVE MULCH SOCK FILL MEDIA TO REDUCE POTENTIAL FOR SOCK UNDERMINING.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY 300 mm SINGLE ROW FILTER SOCK WITH FENCE PANELS

SCALE: N.T.S.



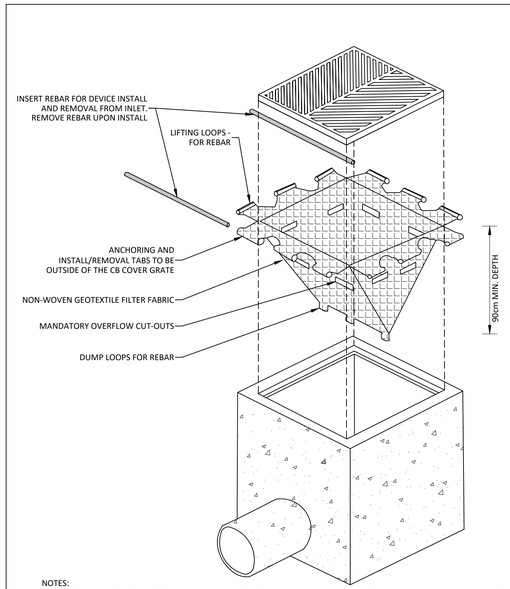
SEDIMENT TRAP ID	L (m)	W (m)	D (m)	GROUND ELEVATION AT LEVEL WEIR OVERFLOW(m)
101	24	11	1	140.92

NOTES:
1. COLLECTED SEDIMENT TO BE REMOVED ONCE CAPACITY REACHES 50% OF DESIGNED CAPACITY.
2. FILTER SOCK LEVEL WEIR TO BE PLACED ON SMOOTHED SURFACE THAT IS LEVEL FROM SIDE TO SIDE (L DIMENSION)
3. TWO ROWS OF FILTER SOCK ARE REQUIRED AT LOCATIONS WHERE THE SEDIMENT TRAP DISCHARGES OFF-SITE ALONG SITE PERIMETERS. FILTER SOCK ROWS SEPARATED BY MIN 1 METRE OF OPEN GROUND.
4. SMOOTH OUT OR REMOVE ALL SURFACE OBSTRUCTIONS GREATER THAN 50mm FROM GROUND THE FILTER SOCK IS TO BE INSTALLED UPON.
5. ALL FILTER SOCK TO HAVE NATIVE MULCH FILL AND UV STABILIZED POLYPROPYLENE NETTING.
6. WHERE INSTALLED ON HIGHLY ERODIBLE SURFACES THE UPSLOPE SIDE OF THE FILTER SOCK BASE IS TO BE PACKED WITH A MIN 100mm OF NATIVE MULCH SOCK FILL MEDIA TO REDUCE POTENTIAL FOR SOCK UNDERMINING.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY SEDIMENT TRAP WITH FILTER SOCK LEVEL WEIR ON HARD SURFACES

SCALE: N.T.S.

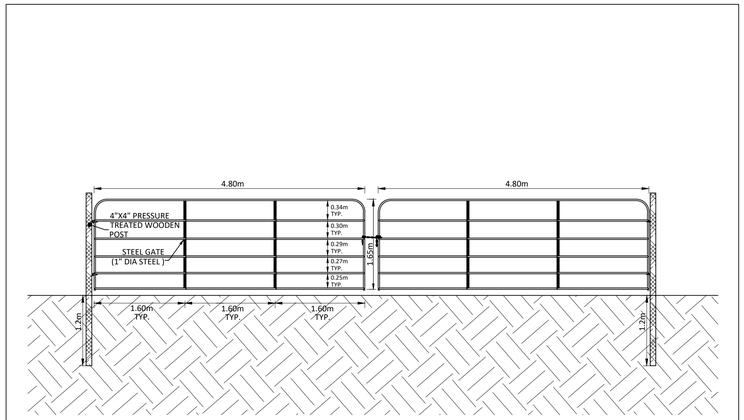


NOTES:
1. CATCHBASIN SEDIMENT CONTROL SILT SACK TO BE INSPECTED ONCE EVERY TWO WEEKS AND IMMEDIATELY AFTER EVERY RAINFALL EVENT >10mm WITHIN 24 HRS. AND CLEANED-OUT WHEN THE CATCHBASIN INSERT IS 50% FULL OF SEDIMENT OR WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE. REPLACE SILT SACK WHEN DAMAGED.
2. STANDARD SIZE IS FOR 600MM X 600MM CATCHBASINS BUT AVAILABLE IN DIFFERENT AND CUSTOM SIZES (E.G., SUPER CATCHBASINS, LARGER DITCH INLET CB).
3. INSTALLATION TO OCCUR IMMEDIATELY (WITHIN 24 HRS) UPON CB GRATE BEING INSTALLED.
4. SUITABLE PRODUCTS: FERGUSON WATERWORKS ACF SILT SACK WITH OVERFLOW PRODUCT CODE: ACFSSRF2X2YOF (OR APPROVED EQUIVALENT)
5. CATCHBASIN SEDIMENT CONTROL SILT SACK TO BE EQUIPED WITH EXPANSION RESTRAINT CORD AND OVERFLOW CUT-OUTS/PORTS.
6. HINGED CB COVER GRATES MUST BE FULLY REMOVED TO INSTALL SILT SACK AND FILTER FABRIC UNDER THE HINGE PINS.

ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

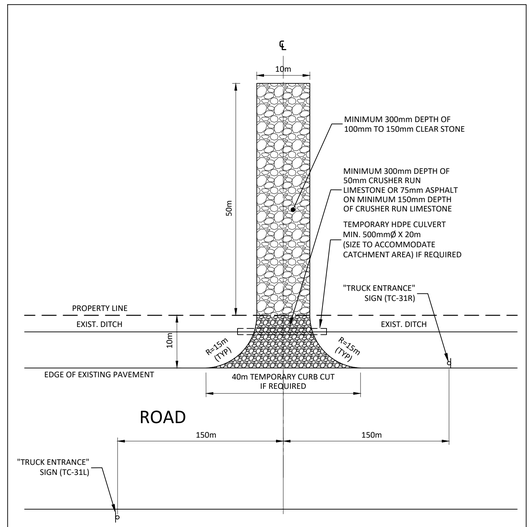
CATCHBASIN TEMPORARY SEDIMENT CONTROL SILT SACK

SCALE: N.T.S.



LOCKABLE GATE FOR MUD MAT - CONSTRUCTION ENTRANCE

SCALE: N.T.S.



NOTES
1. TEMPORARY "TRUCK ENTRANCE" SIGNS(TC–31) SHALL BE INSTALLED ON THE SHOULDER, 150M IN ADVANCE OF THE ACCESS (NOTE: SEE DETAILS ON USE OF THESE SIGNS IN THE ONTARIO TRAFFIC MANUAL, BOOK 7.) THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF OBTAINING, ERECTING AND MAINTAINING THESE SIGNS.
2. TEMPORARY CONSTRUCTION ACCESS SHALL BE REMOVED FROM THE ROAD ALLOWANCE AND ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

MUD MAT FOR TEMPORARY CONSTRUCTION ACCESS

SCALE: N.T.S.

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

BASE31 - 66 KINGSLEY ROAD - PHASE 1

EROSION & SEDIMENT CONTROL DETAILS

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

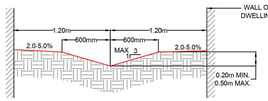
Peter Moyer, P.Eng.
Director Of Development Services

Date

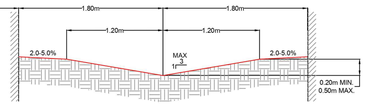
PROJECT No: 2365B

DRAWING No: ESC-4

RESIDENTIAL OFFSETS
DETACHED & SEMI-DETACHED



RESIDENTIAL OFFSETS
STREET TOWNHOUSES

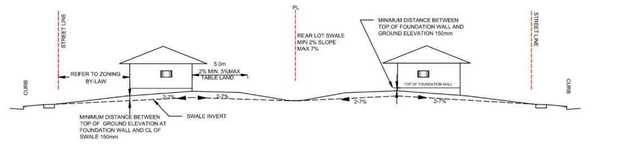


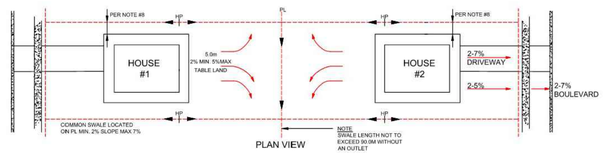
NOTES

1. BUILDING OFFSETS FROM PROPERTY LINE AS PER ZONING BY-LAW.
2. THIS STANDARD IS FOR URBAN LOTS AND GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
3. THIS STANDARD IS MEANT TO BE READ IN CONJUNCTIONS WITH THE PRINCE EDWARD COUNTY LOT GRADING AND DRAINAGE STANDARDS AND DESIGN MANUAL.
4. HOUSE STYLES ARE TO BE USED TO SUIT LOT GRADING.
5. REAR TO FRONT YARD DRAINAGE IS DISCOURAGED FOR STREET TOWNHOUSE DEVELOPMENT TO AVOID MID-YARD SWALES ACROSS THE UNITS.
6. BELOW GRADE WALKOUTS AND REVERSE GRADED DRIVEWAYS WILL NOT BE PERMITTED.

STANDARD DETAIL	TYPICAL SIDE YARD DRAINAGE	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-002

PROFILE VIEW





PLAN VIEW

NOTES:

1. ALTHOUGH MAXIMUM SLOPES ARE SHOWN, THEY SHOULD BE AVOIDED UNLESS NO OTHER ALTERNATIVE IS AVAILABLE.
2. THIS STANDARD IS FOR URBAN LOTS AND GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
3. THIS STANDARD IS MEANT TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY LOT GRADING AND DRAINAGE MANUAL.
4. HOUSE STYLES USED TO SUIT LOT GRADING.
5. REAR TO FRONT YARD DRAINAGE IS DISCOURAGED FOR STREET TOWNHOUSE DEVELOPMENT TO AVOID MID-YARD SWALES ACROSS THE UNITS.
6. BELOW GRADE WALKOUTS AND REVERSE GRADE DRIVEWAYS WILL NOT BE PERMITTED.
7. ALL REAR LOT SWALES SHALL OUTLET TO CURBS, SIDEWALKS OR CATCHBASINS AS PER THE PRINCE EDWARD COUNTY GRADING AND DRAINAGE MANUAL.
8. GRASSED WALKWAY AS PER THE PRINCE EDWARD COUNTY GRADING AND DRAINAGE MANUAL.

STANDARD DETAIL	SPLIT DRAINAGE	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-004

GENERAL NOTES - SANITARY SYSTEMS

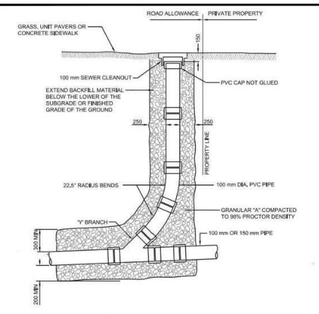
SANITARY SEWERS

1. BEDDING SHALL BE AS PER OPSDs-802.010, 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSDs-802.030, 802.031, 802.032, 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY DEVELOPMENT ENGINEER.
2. MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A, O.P.S OR MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
3. PVC AND CONCRETE SEWERS SHALL HAVE RUBBER GASKET TYPE JOINTS AND SHALL BE CERTIFIED TO CONFORM TO ALL CURRENT C.S.A SPECIFICATIONS.
4. MINIMUM PIPE CLASS FOR REINFORCED CONCRETE SANITARY SEWERS SHALL BE 65-D.
5. MAINTENANCE HOLES TOPS (FRAMES) ARE TO BE SET TO BASE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN TOP LIFT OF ASPHALT IS PLACED.
6. DROP STRUCTURES SHALL BE AS PER OPSD-1003.020.

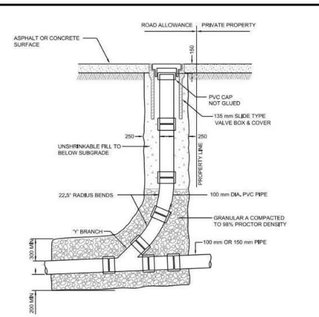
SANITARY SERVICE LATERALS

1. LOCATION OF LATERAL TO BE MARKED 2.0m PAST PROPERTY LINE WITH A 50 x 100mm WOODEN STAKE PAINTED GREEN, EXTENDED FROM SERVICE INVERT TO 300mm ABOVE GROUND LEVEL.
2. PIPE TO BE PVC SDR28, RUBBER GASKET TYPE JOINTS AND SHALL CONFORM TO C.S.A (B-182.2) (GREEN), MINIMUM 125mm DIA. PVC SDR28 FOR RESIDENTIAL AND MINIMUM 150mm DIA. PVC SDR28 FOR INDUSTRIAL/COMMERCIAL DEVELOPMENT.
3. MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.3m MEASURED FROM THE SEWER OBVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS NOTED OTHERWISE.
4. ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR APPROVED SADDLES IN STRICT CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS.
5. MINIMUM PIPE SLOPE TO BE 1.0%, RECOMMENDED 2.0% (SEE OPSD-1006.010)

STANDARD DETAIL	GENERAL NOTES SANITARY SYSTEMS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-006



"A"



"B"

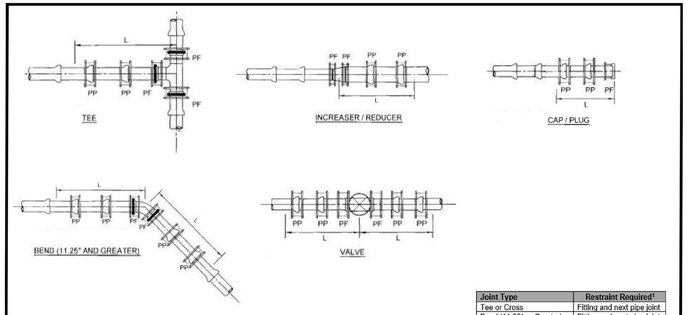
NOTES (TYPE 'A')

1. INSTALL 100mm CLEAN-OUT MARKED "SEWER CLEAN-OUT" BOLTED.
2. FOR USE IN SIDEWALK OR GRASS BOULEVARD.
3. FOR RESIDENTIAL CONNECTIONS ONLY.

NOTES (TYPE 'B')

1. INSTALL 135mm SLIDE TYPE VALVE BOX AND COVER MARKED "SEWER" OVER PVC CAP, NOT GLUED.
2. FOR USE IN PAVED AREAS.
3. FOR RESIDENTIAL CONNECTIONS ONLY.

STANDARD DETAIL	SANITARY SEWER CLEANOUTS RESIDENTIAL	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-007



Joint Type	Restraint Required¹
Tee or Cross	Fitting and next pipe joint
Bend (11.25° or Greater)	Fitting and next pipe joint
Increaser/Reducer	Fitting and next pipe joint
Valve	Fitting and next pipe joint
Cap /Plug	Fitting and next pipe joint

Note: 1- If pipe length less than 6.1 m, then any joint within 6.1 m of a fitting shall be restrained.

NOTES:

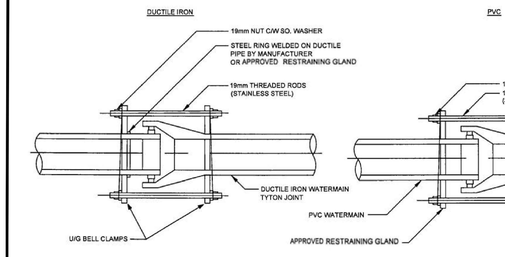
1. DRAWING NOT TO SCALE. L= 6.1m.
2. "PF" IS PIPE-FITTING MECHANICAL RESTRAINING DEVICE.
3. "PP" IS PIPE-PIPE MECHANICAL RESTRAINING DEVICE.
4. PROVIDE CORROSION PROTECTION AS PER THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.
5. TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.

STANDARD DETAIL	JOINT RESTRAINT STANDARDS FOR WATERMAINS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-010

GENERAL NOTES - STORM SYSTEMS

1. STORM SEWERS SHALL BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER. MINIMUM SIZE 300mm DIA.
2. CATCH BASIN LATERAL SIZE & GRADES: MINIMUM 300mm DIA. WITH 1.0% GRADE SINGLE, MINIMUM 375mm DIA. WITH 0.7% GRADE DOUBLE. MINIMUM DEPTH OF COVER SHALL BE 1.5m.
3. ALL CONNECTIONS TO STORM SEWER MAIN, MAINTENANCE HOLES AND CATCH BASINS SHALL BE MADE AS PER OPSDs-708.010, 708.020, 708.030.
4. BEDDING SHALL BE AS PER OPSD-802.010 OR 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030, 802.031, 802.032 OR 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY DEVELOPMENT ENGINEER.
5. MINIMUM PIPE CLASS FOR REINFORCED CONCRETE STORM SEWERS SHALL BE 65-D.
6. MAINTENANCE HOLES TOPS (FRAMES) ARE TO BE SET TO BASE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN TOP LIFT OF ASPHALT IS PLACED.
7. STORM SYSTEMS SHALL BE COLOUR CODED 'WHITE'.

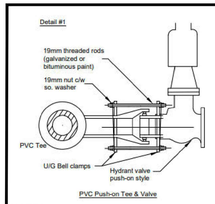
STANDARD DETAIL	GENERAL NOTES STORM SYSTEMS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-008

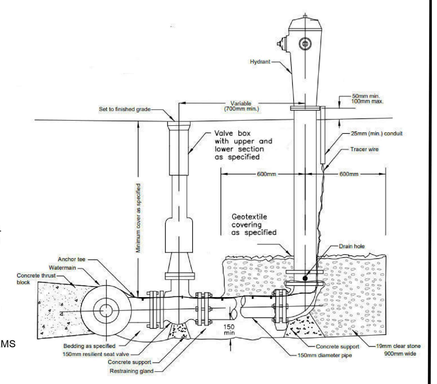


NOTES:

1. DRAWING NOT TO SCALE.
2. PROVIDE CORROSION PROTECTION AS PER THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.
3. TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.

STANDARD DETAIL	TYPICAL JOINT RESTRAINT FOR WATERMAINS DI OR PVC	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-011





NOTES:

1. DRAWING NOT TO SCALE.
2. ALL CONCRETE THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED GROUND.
3. BOND BREAKER SHALL BE APPLIED BETWEEN THE CONCRETE AND THE FITTINGS AND APPURTENANCES.
4. BOLTS AND NUTS FOR BURIED FLANGE TO FLANGE CONNECTIONS SHALL BE STAINLESS STEEL.
5. HYDRANT LEAD SHALL BE RESTRAINED FROM WATERMAIN TO HYDRANT BOOT.
6. PROVIDE CORROSION PROTECTION AS PER THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.
7. TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.

STANDARD DETAIL	HYDRANT INSTALLATION	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-014

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DETAILS PLAN 1

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

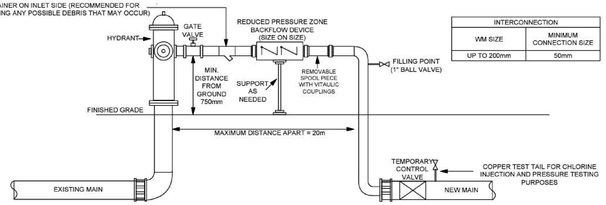
Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

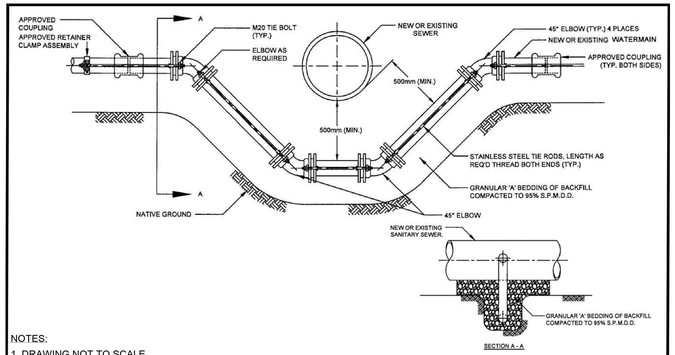
DRAWING No: D-1

File: P:\2365 Picton Airport – Tercat\Drawings\Village A – Rental Building\Det\2365D-D1-D3-VRNT-DETL.dwg – Revised by <MCOUGLER> : Thu, Feb 26 2026 – 9:14am



NOTES:
1. THE REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZ) SHALL BE PROVIDED BY THE CONTRACTOR, IN GOOD WORKING CONDITION, AND TESTED AS PER CSA B64.10-01 (AS AMENDED) WITH THE EXCEPTION OF REDUCED PRESSURE ZONES INITIALLY TESTED AND THEN RELOCATED WITHIN THE SAME DAY.
2. THE BACKFLOW PREVENTION ASSEMBLY AND THE BACKFLOW PREVENTION VALVE ASSEMBLY SHALL BE PHYSICALLY SEPARATED FROM THE NEW MAIN DURING WATERMAIN PRESSURE TESTS. THE FINAL CONNECTION OF THE WATERMAIN SHALL BE COMPLETED ONLY AFTER AUTHORIZATION BY THE PRINCE EDWARD COUNTY.
3. THE WATERMAIN SHALL BE DRAINED BY CONTROLLED MEANS, DE-CHLORINATING AS REQUIRED AS PER AWWA, AND TEMPORARY CAPS OR PLUGS INSTALLED AS REQUIRED.
4. THE WATERMAIN SHALL BE CUT BACK TO REMOVE THE TAPPING POINTS OF THE TEMPORARY WATERMAIN BY-PASS ASSEMBLY. ENSURE COMPLETION PIECE IS LESS THAN 5.5m AND DISINFECTED AS PER AWWA 651 (AS AMENDED).
5. ONLY PRINCE EDWARD COUNTY WATER OPERATIONS SHALL OPERATE VALVES AND/OR OTHER APPURTENANCES WITHIN THE NEW SYSTEM ONCE COMMISSIONING PROCEDURES ARE INITIATED.
6. ALL NEW PIPINGS AND APPURTENANCES PLACED IN THE CONNECTION SHALL BE DISINFECTED AS PER AWWA C651: DISINFECTING WATERMAIN (AS AMENDED).
7. A PHYSICAL SEPARATION MUST BE MAINTAINED AT ALL CONNECTION POINTS OF NEW WATERMAINS TO THE EXISTING SYSTEM UNTIL BACTERIOLOGICAL SAMPLES CONFIRM SATISFACTORY RESULTS. A SAMPLING TAP MUST BE PROVIDED AT THE END OF EACH BRANCH OR STUB.
8. THE ACTUAL CONFIGURATION USED MUST SATISFY THE INTENT OF THIS DRAWING AND IS AT THE DISCRETION OF THE MUNICIPAL REPRESENTATIVE. PRINCE EDWARD COUNTY WATER OPERATIONS SHALL BE CONSULTED PRIOR TO ANY CONNECTION TO THE EXISTING DRINKING WATER SYSTEM.
9. WINTER PROTECTION SHALL BE PROVIDED AS APPLICABLE.
10. ALL TEMPORARY CAPS MUST BE RESTRAINED. ALL RESTRAINED JOINTS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
11. PRINCE EDWARD COUNTY WATER OPERATIONS MAINTAINS THE RIGHT TO REQUEST AN ALTERNATE BY-PASS ASSEMBLY SIZING IN AREAS WHERE PRESSURE AND FLOW RATE MAY BE AN ISSUE.

STANDARD DETAIL	WATERMAIN CONNECTION FROM HYDRANT UPTO 200mm DIA.	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-015



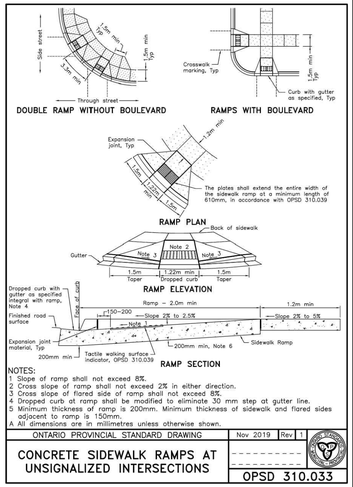
NOTES:
1. DRAWING NOT TO SCALE.
2. PROVIDE ADDITIONAL PERMANENT SUPPORT FOR SEWER WHERE REQUIRED TO AVOID SETTLEMENT.
3. WATERMAIN DEFLECTION SHALL BE PLACED BEFORE SEWER FOR NEW CONSTRUCTION.
4. PROVIDE CORROSION PROTECTION AS PER THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.
5. JOINT RESTRAINTS AS PER PSD-009 AND PSD-010.
6. TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.

STANDARD DETAIL	LOWERING DETAIL WATERMAIN CROSSINGS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-016

GENERAL NOTES - WATER SYSTEMS

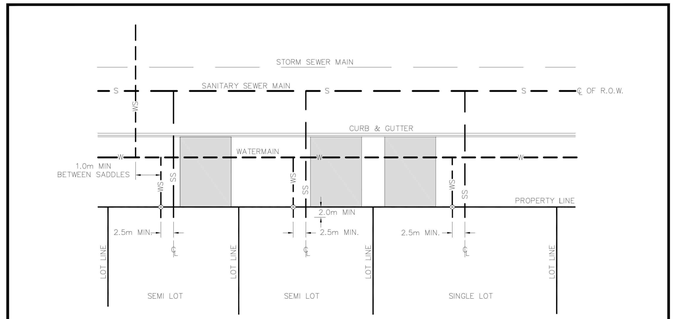
1. CONTRACTORS SHALL INFORM THE PRINCE EDWARD COUNTY WATER OPERATIONS DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE OF THEIR INTENTIONS TO PERFORM WORK ON WATER INFRASTRUCTURE.
2. MINIMUM COVER OVER WATERMAIN SHALL BE 1.8m. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS SHALL BE 2.5m. WHERE WATERMAIN CONFLICTS WITH SEWER PIPES, DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY WHILE PROVIDING A MINIMUM OF 0.5m CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER AT ALL TIMES.
3. BEDDING SHALL BE AS PER OPSDs-802.010, 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSDs-802.030, 802.031, 802.032, 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY DEVELOPMENT ENGINEER. THE COMPACTION TESTING SHALL INCLUDE THE ENTIRE EMBEDMENT ENVELOPE (HAUNCHES, BEDDING, TOP OF PIPE AND COVER).
4. RESTRAINING SHALL BE REQUIRED AT ALL HYDRANTS. THRUST BLOCKS SHALL BE AS OPSDs-1103.010 and 1103.020.
5. TRACING WIRE SHALL BE #12 AWG HIGH STRENGTH COPPER CLAD (HS-CSS) AND SHALL BE INSTALLED ON THE TOTAL LENGTH OF ALL WATERMAIN AND BROUGHT UP TO EACH HYDRANT AND CONNECTED TO FLANGE BOLT. ALL SPLICE TO UTILIZE CONNECTORS AS PER MANUFACTURER'S RECOMMENDATIONS.
6. SERVICE TAPPING SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m FROM JOINTS.
7. ALL NEW CURB STOPS AND BOXED SHALL BE LOCATED AT OUT OF DRIVEWAYS AND SIDEWALKS.

STANDARD DETAIL	GENERAL NOTES WATER SYSTEMS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-017



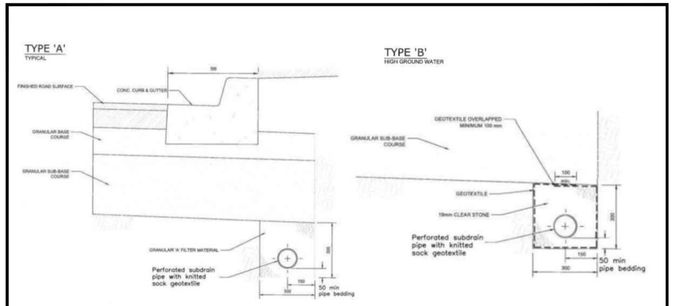
NOTES:
1 Slope of ramp shall not exceed 8%.
2 Cross slope of ramp shall not exceed 2% in either direction.
3 Cross slope of flared side of ramp shall not exceed 8%.
4 Dropped curb at ramp shall be modified to eliminate 30 mm step at gutter line.
5 Minimum thickness of ramp is 200mm. Minimum thickness of sidewalk and flared sides adjacent to ramp is 150mm.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS		OPSD 310.033



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
2. ALL SERVICES TO BE BROUGHT 2.0m MIN. PAST PROPERTY LINE AND PROPERLY MARKED WITH A 50x100mm STAKE EXTENDING FROM THE INVERT OF THE LATERAL TO GROUND LEVEL.
MARKINGS AS FOLLOWS: SANITARY LATERAL - GREEN
WATER LATERAL - BLUE
3. SANITARY LATERAL TO BE LOCATED AT CENTRE LINE OF EACH UNIT.
4. WATER LATERAL TO BE LOCATED 2.5m OFFSET NORTH OR WEST OF THE SANITARY LATERAL.
5. WATER VALVES INSTALLED AT PROPERTY LINE SHALL BE OFFSET 150mm AWAY FROM THE PROPERTY LINE AND LOCATED IN THE MUNICIPAL ROW.

	SERVICE CONNECTIONS	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-021



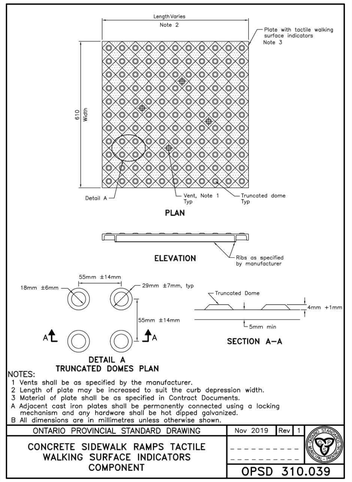
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
2. ALL CONNECTIONS TO BE MADE ON THE UPSTREAM SIDE OF ALL CATCH BASINS, MORTARED INSIDE AND OUTSIDE.
3. SUBDRAINS SHALL BE PLUGGED AT THE HIGH END WITH A MANUFACTURED PLUG.
4. TYPE 'B' SUBDRAIN TRENCH SHALL BE LINED WITH CLASS II, NON-WOVEN GEOTEXTILE, WITH F.D.S OF 75-150 µm AND A MINIMUM THICKNESS OF 1 mm.
5. TRENCH DIMENSIONS SHOWN TO ACCOMMODATE 100mm OR 150mm DIA. SUBDRAIN PIPE.

	SUBDRAIN - DETAIL	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-026

GENERAL NOTES

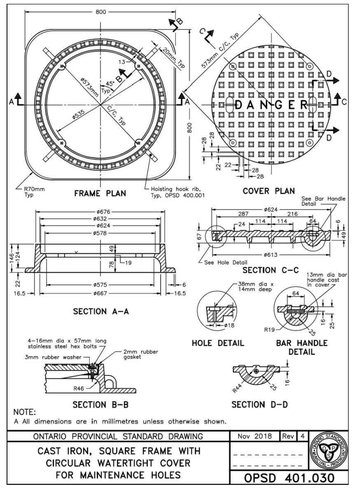
1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT PRINCE EDWARD COUNTY STANDARD DRAWINGS (PSD) & ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD). ORDER OF PRECEDENCE SHALL BE FIRSTLY "PSD" AND SECONDLY "OPSD".
2. LOCATION OF SERVICES ARE NOT GUARANTEED. THE CONTRACTOR SHALL NOTIFY VARIOUS UTILITY COMPANIES AS PER REQUIREMENTS PRIOR TO COMMENCEMENT OF ANY WORKS.
3. A ROAD OCCUPANCY PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF WORKS WITHIN THE MUNICIPAL ROW.
4. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
5. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm MAXIMUM THICKNESS, AND COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL SILT CONTROL AND EROSION PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE DEVELOPMENT ENGINEER.
5. ALL DISTURBED AREAS SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE DEVELOPMENT ENGINEER.
6. PARKLANDS SHALL BE KEPT FREE OF DELETERIOUS MATERIAL THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITIES.
7. PARKLANDS SHALL NOT BE USED AS STORAGE OR STOCKPILING AREAS.
8. ALL AREAS TO BE LANDSCAPED e.g. BOULEVARDS, TRAFFIC ISLANDS, DITCHES ETC. SHALL BE FREE OF DELETERIOUS MATERIAL PRIOR TO INSTALLATION OF WORKS.

STANDARD DETAIL	GENERAL NOTES	REV No. 1	DATE: JUNE 2022	SCALE: N.T.S.	PSD-031



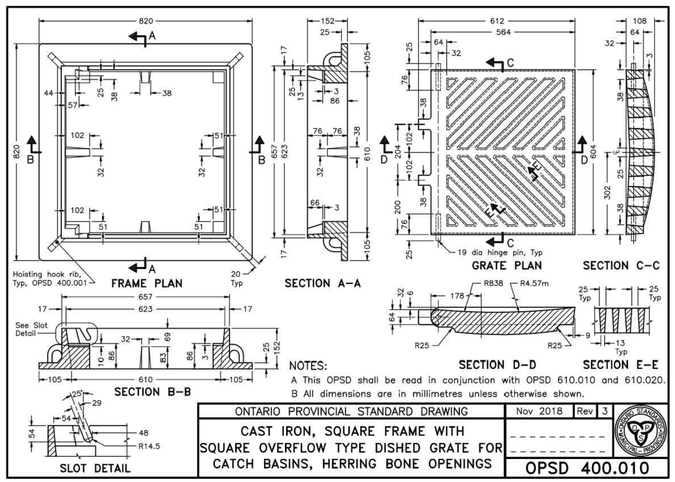
NOTES:
1 Vents shall be as specified by the manufacturer.
2 Length of plate may be increased to suit the curb depression width.
3 Material of plate shall be as specified in Contract Documents.
A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be hot dipped galvanized.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT		OPSD 310.039



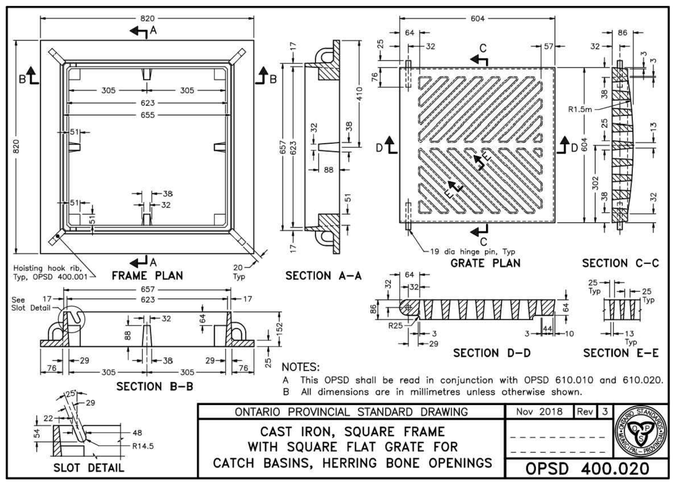
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4
CAST IRON, SQUARE FRAME WITH CIRCULAR WATERTIGHT COVER FOR MAINTENANCE HOLES		OPSD 401.030



NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE DISHED GRATE FOR CATCH BASINS, HERRING BONE OPENINGS		OPSD 400.010



NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS		OPSD 400.020

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty
PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.
VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1
DETAILS PLAN 2

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

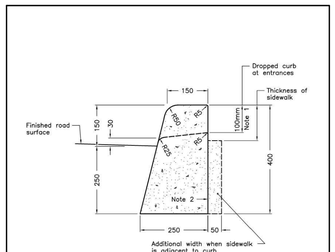
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

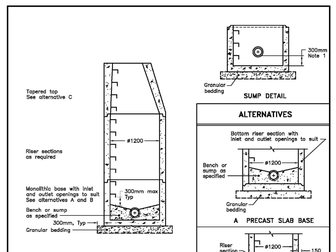
PROJECT No: 2365B

DRAWING No: D-2



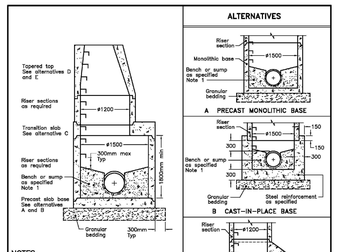
NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB		
	OPSD 600.110	



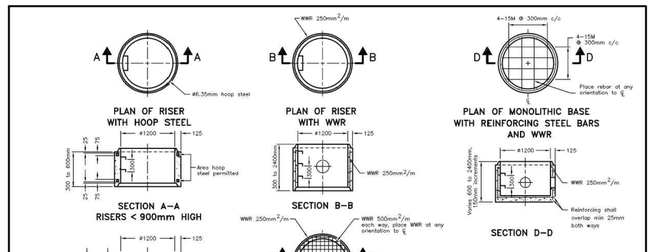
NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER		
	OPSD 701.010	



NOTES:
1 For sump detail, see OPSD 701.010.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, 701.040, 701.041, 703.011, 703.021, and 706.010.
C Structures exceeding 5.0m in depth shall include safety platform according to OPSD 404.020 or 404.021.
D Pipe support shall be according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

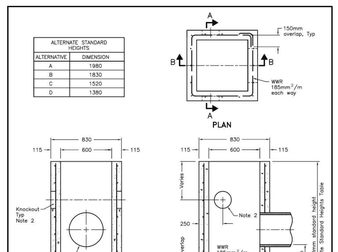
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1500mm DIAMETER		
	OPSD 701.011	



NOTES:
A This drawing shall be read in conjunction with OPSD 600 series curb with gutter drawings.
B All dimensions are in millimetres unless otherwise shown.

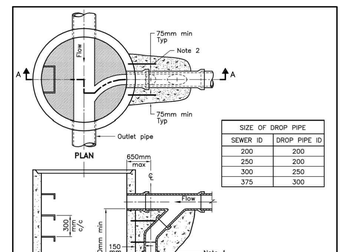
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2
PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS 1200mm DIAMETER RISER AND MONOLITHIC BASE		
	OPSD 701.031	

ALTERNATE STANDARD HEIGHTS	
ALTERNATIVE	DIMENSION
A	1980
B	1830
C	1520
D	1380



NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

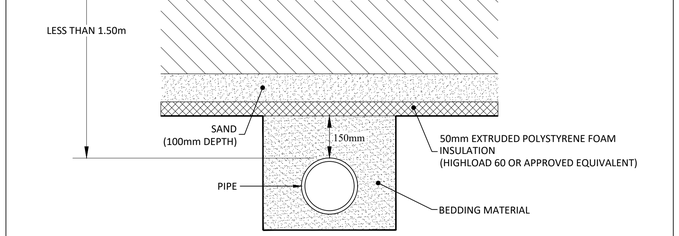
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 4
PRECAST CONCRETE CATCH BASIN 600x600mm		
	OPSD 705.010	



SIZE OF DROP PIPE	
SEWER ID	DROP PIPE ID
200	200
250	200
300	250
375	300

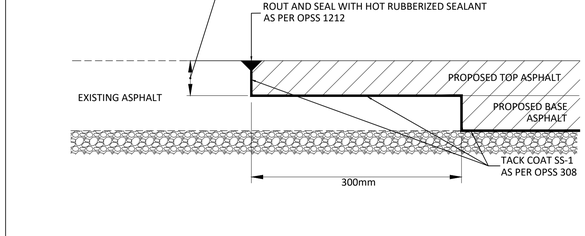
NOTES:
1 Concrete shall be placed to undisturbed ground and the outside face of the maintenance hole, but there shall be a minimum of 150mm of 15MPa concrete around the drop pipe.
2 Concrete shall be secured to the maintenance hole with 450mm long, 13mm diameter threaded rods and drilled expansion anchors down either side of the drop pipe at 300mm centres.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3
CAST–IN–PLACE MAINTENANCE HOLE DROP STRUCTURE WYE		
	OPSD 1003.020	



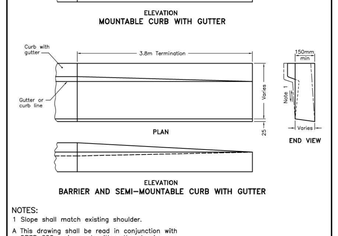
TYPICAL PIPE INSULATION

SCALE: N.T.S.



LAP JOINT DETAIL

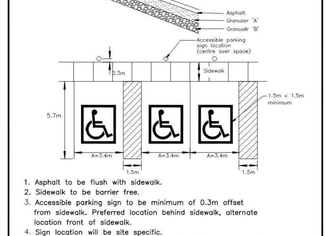
SCALE: N.T.S.



NOTES:
1 Slope shall match existing shoulder.
A This drawing shall be read in conjunction with OPSD 600 series curb with gutter drawings.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
METHOD OF TERMINATION FOR CONCRETE CURB WITH GUTTER		
	OPSD 608.010	

*MODIFIED TOWN OF WHITBY STANDARD 413

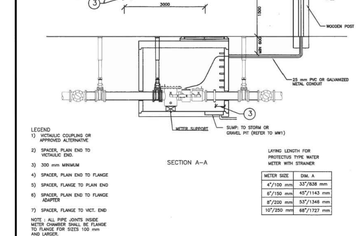


1. Asphalt to be flush with sidewalk.
2. Sidewalk to be barrier free.
3. Accessible parking sign to be minimum of 0.3m offset from sidewalk. Preferred location behind sidewalk, alternate location front of sidewalk.
4. Sign location will be site specific.
5. Access aisles must be provided for all parking spaces and may be shared by two spaces.

All dimensions in millimetres except where noted

	Accessibility Parking	
Scale: N.T.S.		

MODIFIED CITY OF MARKHAM STANDARD MW22



LEGEND
1) VICTAULIC COUPLING OR APPROVED ALTERNATIVE
2) SPACER, FLANGE END TO VICTAULIC END
3) 200 mm MINIMUM
4) SPACER, FLANGE END TO FLANGE
5) SPACER, FLANGE TO PLAIN END
6) SPACER, FLANGE END TO FLANGE ADAPTER
7) SPACER, FLANGE TO VICT. END

NOTE 1 ALL PIPE JOINTS INSIDE METER CHAMBER SHALL BE FLANGE TO FLANGE FOR SIZES 100 mm AND LARGER.

LAYING LENGTH FOR PROTECTIVE TYPE METER WITH STRAINER

METER SIZE	DIM. A
4"/100 mm	35"/838 mm
6"/150 mm	45"/1143 mm
8"/200 mm	53"/1346 mm
10"/250 mm	66"/1727 mm

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

	WATER METER INSTALLATION IN CHAMBER (FOR COMBINED FIRE & DOMESTIC)	
Scale: N.T.S.		

NOTES:
1. CORE HOLE DIAMETER TO ALLOW OUTLET PIPE INTO STRUCTURE.
2. INSTALL OUTLET PIPE FLUSH WITH INSIDE FACE OF CATCH BASIN.
3. ANNULAR SPACE BETWEEN PIPE AND CATCHBASIN / MAINTENANCE HOLE TO BE FILLED WITH NON-SHRINK GROUT.
4. SUBDRAIN PIPE SHALL BE INSTALLED PARALLEL TO THE SUBGRADE

SUBDRAIN PIPE DETAIL FOR PARKING LOTS

SCALE: N.T.S.

MH47 TEMPORARY ORIFICE PLATE

SCALE: N.T.S.

MODIFIED CITY OF MARKHAM STANDARD MW26A

GENERAL NOTES:
1. REFER TO WATERWORKS MATERIAL SPECIFICATIONS
2. GENERAL NOTES 2 – 13 IN STD. DWG. MH–1, APPLY TO THIS DRAWING
14. FOR DRAIN CONFIGURATION, REFER TO STD. MH–1
15. BACK WATER VALVE AND SUMP PUMP ARE REQUIRED TO ENSURE THE CHAMBER CAN BE MAINTAINED IN A DRY CONDITION
16. ALL TEST COCKS ON THE DCVA DEVICE SHALL BE PLUGGED USING A MEAN THAT IS WATERTIGHT

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

	BACKFLOW PREVENTER (DOUBLE CHECK VALVE)	
Scale: N.T.S.		

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DETAILS PLAN 3

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Mayer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: D-3

Sanitary Design Sheet
Base 31 Subdivision
Village A Phase 1
Picton, Prince Edward County

SCS consulting group ltd

Minimum Sewer Diameter (mm) =	200	Avg. Domestic Flow (l/cap/day) =	320
Mannings n =	0.013	Infiltration Rate (l/s/ha) =	0.28
Minimum Velocity (m/s) =	0.60	Max. Harmon Peaking Factor =	4.0
Maximum Velocity (m/s) =	3	Min. Harmon Peaking Factor =	2.0
Minimum Pipe Slope (%) =	0.40	NOMINAL PIPE SIZE USED	

Legend:
- Future Site Plan Block Population
- Village A Phase 1 Sewers
- Ultimate Flow: 10 L/s Includes Infiltration.
- PEC PCSWM Model: 34 L/S Includes Infiltration.
- Future Sewers

Project: Base 31 Subdivision -Village A Phase 1
Project No. 2365
Date: 19-Feb-26
Designed By: Y.A
Reviewed By: J.S
P:\2365 Picton Airport - Tercot\Design\Pipe Design\Sanitary\Village A San Design\[Sanitary Sheet Design - MASTER.xlsm]Design

LOCATION			RESIDENTIAL							INDUSTRIAL/COMMERCIAL/INSTITUTIONAL					FLOW CALCULATIONS								PIPE DATA					
STREET	MAINTENANCE HOLE FROM	MAINTENANCE HOLE TO	AREA (ha)	ACCUM. AREA (ha)	UNITS (#)	DENSITY PER UNIT (p/unit)	DENSITY PER HA (p/ha)	RESIDENTIAL POPULATION	ACCUM. RESIDENTIAL POPULATION	AREA (ha)	ACCUM. AREA (ha)	POPULATION DENSITY (p/ha)	FLOW RATE (l/s/ha)	ACCUM. EQUIV. POPULATION	INFILTRATION (L/s)	TOTAL ACCUM. POPULATION	AVG. DOMESTIC FLOW (L/s)	ACCUM. AVG. DOMESTIC FLOW (L/s)	PEAKING FACTOR	PEAKED RESIDENTIAL FLOW (L/s)	ICI FLOW (L/s)	TOTAL FLOW (L/s)	LENGTH (m)	PIPE DIAMETER (mm)	SLOPE (%)	FULL FLOW CAPACITY (L/s)	FULL FLOW VELOCITY (m/s)	ACTUAL VELOCITY (m/s)
STREET B	MH1A	MH2A	0.22	0.22	2	3		6.0	6.0	0	0	0	0	0	0.1	6.0	0.0	0.0	4.00	0.1	0.0	0.2	31.8	200	1.00	32.8	1.04	0.23
STREET B	MH2A	MH3A	0.11	0.33	1	3		3.0	9.0	0	0	0	0	0	0.1	9.0	0.0	0.0	4.00	0.1	0.0	0.2	29.2	200	1.00	32.8	1.04	0.27
STREET B	MH3A	MH7A	0.18	0.51	2	3		6.0	15.0	0	0	0	0	0	0.1	15.0	0.0	0.1	4.00	0.2	0.0	0.4	42.5	200	1.00	32.8	1.04	0.33
STREET E	MH4A (E)	MH5A	0.73	0.73	13	3		39.0	39.0	0	0	0	0	0	0.2	39.0	0.1	0.1	4.00	0.6	0.0	0.8	89.4	200	1.50	40.1	1.28	0.48
STREET E	MH5A	MH6A	0.2	0.93	2	3		6.0	45.0	0	0	0	0	0	0.3	45.0	0.0	0.2	4.00	0.7	0.0	0.9	20.4	200	1.00	32.8	1.04	0.44
STREET E	MH6A	MH7A	0.06	0.99	0	3		0.0	45.0	0	0	0	0	0	0.3	45.0	0.0	0.2	4.00	0.7	0.0	0.9	45.7	200	1.00	32.8	1.04	0.44
STREET B	MH7A	MH8A	0.39	1.89	7	3		21.0	81.0	0	0	0	0	0	0.5	81.0	0.1	0.3	4.00	1.2	0.0	1.7	51.5	200	1.00	32.8	1.04	0.54
STREET B	MH8A	MH10A	0.3	2.19	4	3		12.0	93.0	0	0	0	0	0	0.6	93.0	0.0	0.3	4.00	1.4	0.0	2.0	51.5	200	1.00	32.8	1.04	0.56
STREET F	MH9A	MH10A	0.77	0.77	9	3		27.0	27.0	0	0	0	0	0	0.2	27.0	0.1	0.1	4.00	0.4	0.0	0.6	92.2	200	1.00	32.8	1.04	0.39
STREET B	MH10A	MH16A	0.43	3.39	6	3		18.0	138.0	0	0	0	0	0	0.9	138.0	0.1	0.5	4.00	2.0	0.0	3.0	83.0	200	1.00	32.8	1.04	0.64
STREET E	MH4A (W)	MH11A	0.64	0.64	11	3		33.0	33.0	0	0	0	0	0	0.2	33.0	0.1	0.1	4.00	0.5	0.0	0.7	94.2	200	1.00	32.8	1.04	0.39
STREET E	MH11A	MH12A	0.15	0.79	2	3		6.0	39.0	0	0	0	0	0	0.2	39.0	0.0	0.1	4.00	0.6	0.0	0.8	21.8	200	0.50	23.2	0.74	0.33
STREET E	MH12A	PLUG12A	0.15	0.94	0	3		0.0	39.0	0	0	0	0	0	0.3	39.0	0.0	0.1	4.00	0.6	0.0	0.8	12.8	200	0.50	23.2	0.74	0.35
STREET E	PLUG12A	MH13A (W)	0.15	1.09	0	3		0.0	39.0	0	0	0	0	0	0.3	39.0	0.0	0.1	4.00	0.6	0.0	0.9	10.0	200	0.50	23.2	0.74	0.35
STREET D	MH14A	MH15A	0.58	0.58	13	3		39.0	39.0	0	0	0	0	0	0.2	39.0	0.1	0.1	4.00	0.6	0.0	0.7	66.5	200	1.13	34.8	1.11	0.44
STREET D	MH15A	MH16A	0.55	1.13	12	3		36.0	75.0	0	0	0	0	0	0.3	75.0	0.1	0.3	4.00	1.1	0.0	1.4	99.9	200	0.79	29.1	0.93	0.48
STREET B	MH16A	MH27A	0.36	4.88	5	3		15.0	228.0	0	0	0	0	0	1.4	228.0	0.1	0.8	4.00	3.4	0.0	4.7	85.8	200	3.10	57.7	1.84	1.10
STREET B	MH17A	MH18A	0.23	0.23	3	3		9.0	9.0	0	0	0	0	0	0.1	9.0	0.0	0.0	4.00	0.1	0.0	0.2	39.3	200	1.00	32.8	1.04	0.27
STREET B	MH18A	MH19A	0.15	0.38	2	3		6.0	15.0	0	0	0	0	0	0.1	15.0	0.0	0.1	4.00	0.2	0.0	0.3	33.5	200	0.50	23.2	0.74	0.26
STREET B	MH19A	MH22A	0.06	0.44	0	3		0.0	15.0	0	0	0	0	0	0.1	15.0	0.0	0.1	4.00	0.2	0.0	0.3	21.6	200	0.50	23.2	0.74	0.26
STREET H	MH20A (E)	MH21A	0.31	0.31	10	2.5		25.0	25.0	0	0	0	0	0	0.1	25.0	0.1	0.1	4.00	0.4	0.0	0.5	38.7	200	1.00	32.8	1.04	0.36
STREET H	MH21A	MH22A	0.53	0.84	12	2.5		30.0	55.0	0	0	0	0	0	0.2	55.0	0.1	0.2	4.00	0.8	0.0	1.1	83.9	200	1.00	32.8	1.04	0.47
STREET B	MH22A	MH26A	0.4	1.68	6	3		18.0	88.0	0	0	0	0	0	0.5	88.0	0.1	0.3	4.00	1.3	0.0	1.8	78.0	200	0.50	23.2	0.74	0.43
STREET G	MH23A (E)	MH24A	0.32	0.32	10	2.5		25.0	25.0	0	0	0	0	0	0.1	25.0	0.1	0.1	4.00	0.4	0.0	0.5	44.4	200	0.94	31.8	1.01	0.35
STREET G	MH24A	MH25A	0.37	0.69	13	2.5		32.5	57.5	0	0	0	0	0	0.2	57.5	0.1	0.2	4.00	0.9	0.0	1.0	53.1	200	1.00	32.8	1.04	0.47
STREET G	MH25A	MH26A	0.28	0.97	9	2.5		22.5	80.0	0	0	0	0	0	0.3	80.0	0.1	0.3	4.00	1.2	0.0	1.5	46.5	200	4.30	68.0	2.16	0.87
STREET B	MH26A	MH27A	0.34	2.99	4	3		12.0	180.0	0	0	0	0	0	0.8	180.0	0.0	0.7	4.00	2.7	0.0	3.5	79.5	200	0.50	23.2	0.74	0.53
FUTURE EXTERNAL 1 - FUTURE VILLAGES	EXT1A	MH27A	219.2	219.2	0		74.7	16376.0	16376.0	0	0	0	0	0	61.4	16376.0	60.7	60.7	2.74	166.2	0.0	227.6	100.0	600	0.40	388.1	1.37	1.43
STREET A	MH27A	MH28A	1.07	228.14	28	3		84.0	16868.0	0	0	0	0	0	63.9	16868.0	0.3	62.5	2.73	170.4	0.0	234.2	141.9	600	0.40	388.1	1.37	1.44
STREET A	MH28A	PLUG28A	0.09	228.23	3	3		9.0	16877.0	0	0	0	0	0	63.9	16877.0	0.0	62.5	2.73	170.4	0.0	234.3	13.7	600	0.40	388.1	1.37	1.44
STREET A	PLUG28A	MH29A	0.09	228.32	1	3		3.0	16880.0	0	0	0	0	0	63.9	16880.0	0.0	62.5	2.73	170.5	0.0	234.4	10.0	600	0.40	388.1	1.37	1.44
STREET A	MH29A	MH30A	0.12	228.44	3	2.7		8.1	16888.1	0	0	0	0	0	64.0	16888.1	0.0	62.5	2.73	170.5	0.0	234.5	19.4	600	0.40	388.1	1.37	1.44
STREET A	MH30A	MH31A	0.23	228.67	7	2.6		18.2	16906.3	0	0	0	0	0	64.0	16906.3	0.1	62.6	2.73	170.7	0.0	234.7	27.4	600	0.40	388.1	1.37	1.44
STREET A	MH31A	MH37A	0.38	229.05	10	2.7		27.0	16933.3	0	0	0	0	0	64.1	16933.3	0.1	62.7	2.73	170.9	0.0	235.0	61.9	600	0.40	388.1	1.37	1.44
STREET C	MH32A (E)	MH33A	0.18	0.18	4	2.5		10.0	10.0	0	0	0	0	0	0.1	10.0	0.0	0.0	4.00	0.1	0.0	0.2	68.1	200	1.00	32.8	1.04	0.27
STREET H	MH20A (W)	MH33A	0.36	0.36	11	2.5		27.5	27.5	0	0	0	0	0	0.1	27.5	0.1	0.1	4.00	0.4	0.0	0.5	82.3	200	1.00	32.8	1.04	0.36
STREET C	MH33A	MH34A	0.31	0.85	6	3		18.0	55.5	0	0	0	0	0	0.2	55.5	0.1	0.2	4.00	0.8	0.0	1.1	78.5	200	1.05	33.6	1.07	0.48
STREET G	MH23A (W)	PLUG23A	0.26	0.26	8	2.5		20.0	20.0	0	0	0	0	0	0.1	20.0	0.1	0.1	4.00	0.3	0.0	0.4	33.2	200	2.00	46.4	1.48	0.43
STREET G	PLUG23A	MH34A	0.07	0.33	0	2.5		0.0	20.0	0	0	0	0	0	0.1	20.0	0.0	0.1	4.00	0.3	0.0	0.4	46.8	200	1.00	32.8	1.04	0.33
STREET C	MH34A	MH35A	0.07	1.25	1	3		3.0	78.5	0	0	0	0	0	0.4	78.5	0.0	0.3	4.00	1.2	0.0	1.5	19.6	200	0.50	23.2	0.74	0.41
STREET C	MH35A	MH37A	0.09	1.34	1	3		3.0	81.5	0	0	0	0	0	0.4	81.5	0.0	0.3	4.00	1.2	0.0	1.6	27.0	200	0.50	23.2	0.74	0.41
STREET A	MH37A	MH38A	0.42	230.81	8	3		24.0	17038.8	0	0	0	0	0	64.6	17038.8	0.1	63.1	2.72	171.8	0.0	236.4	93.7	600	0.40	388.1	1.37	1.44
BLOCK 296 (PARK)	MH86A	MH47A	0	0	0			0.0	0.0	2.02	2.02	60	0	121.2	0.6	121.2	0.4	0.4	4.00	1.8	0.0	2.4	11.1	200	1.00	32.8	1.04	0.60
STREET A	MH38A	MH39A	0.14	230.95	2	3		6.0	17044.8	0	0	0	0	0	64.7	17044.8	0.0	63.1	2.72	171.9	0.0	236.5	29.4	600	0.40	388.1	1.37	1.44
STREET A	MH39A	MH47A	0.11	231.06	1	3		3.0	17047.8	0	0	0	0	0	64.7	17047.8	0.0	63.1	2.72	171.9	0.0	236.6	30.5	600	0.40	388.1	1.37	1.44
STREET D	MH13A (W)	MH40A	0.32	1.41	5	3		15.0	54.0	0	0	0	0	0	0.4	54.0	0.1	0.2	4.00	0.8	0.0	1.2	39.0	200	0.50	23.2	0.74	0.38
STREET D	MH40A	MH41A	0.34	1.75	7	3		21.0	75.0	0	0	0	0	0	0.5	75.0	0.1	0.3	4.00	1.1	0.0	1.6	42.1	200	0.50	23.2	0.74	0.41
STREET D	MH41A	MH43A	0.42	2.17	9	3		27.0	102.0	0	0	0	0	0	0.6	102.0	0.1	0.4	4.00	1.5	0.0	2.1	82.7	200	0.50	23.2	0.74	0.45
STREET D	MH43A	MH44A	0.48	3.39	11	3		33.0	162.0	0	0	0	0	0	0.9	162.0	0.1	0.6	4.00	2.4	0.0	3.3	87.6	200	0.50	23.2	0.74	0.52
STREET D	MH44A	MH45A	0.19	3.58	3	3		9.0	171.0	0	0	0	0	0	1.0	171.0	0.0	0.6	4.00	2.5	0.0	3.5	22.5	200	0.50	23.2	0.74	0.53
STREET D	MH45A	MH46A	0.26	3.84	4	3		12.0	183.0	0	0	0	0	0	1.1	183.0	0.0	0.7	4.00	2.7	0.0	3.8	53.4	200	2.30	49.7	1.58	0.91
STREET D	MH46A	MH47A	0	3.84	0	3		0.0	183.0	0	0	0	0	0	1.1	183.0	0.0	0.7	4.00	2.7	0.0	3.8	11.2	200	0.70	27.4	0.87	0.61
STREET A	MH47A	MH69A	0.13	235.03	0	3		0.0	17230.8	0	2.02	0	0	121.2	66.4	17352.0	0.0	64.3	2.71	174.5	0.0	240.8	55.2	600	0.40	388.1	1.37	1.45
STREET I	MH48A	MH49A	0.73	0.73	15	2.7		40.5	40.5	0	0	0	0	0	0.2	40.5	0.2	0.2	4.00	0.6	0.0	0.8	71.1	200	1.00	32.8	1.04	0.42
STREET I	MH49A	MH50A	0.13	0.86	2	3		6.0	46.5	0	0	0	0	0	0.2	46.5	0.0	0.2	4.00	0.7	0.0	0.9	12.6	200	0.98	32.5	1.03	0.44
STREET I	MH50A	MH51A	0.16	1.02	3	3		9.0	55.5	0	0	0	0	0	0.3	55.5	0.0	0.2	4.00	0.8	0.0	1.1	24.8	200	3.77	63.7	2.03	0.76
STREET I	MH51A	PLUG51A	0.18	1.2	3	3		9.0	64.5	0	0	0	0	0	0.3	64.5	0.0	0.2	4.00	1.0	0.0	1.3	37.2	200	0.66	26.6	0.85	0.42
STREET I	PLUG51A	MH54A	0.04	1.24	1	3		3.0	67.5	0	0	0	0	0	0.3	67.5	0.0	0.3	4.00	1.0	0.0	1.3	10.3	200	0.50	23.2	0.74	0.40
STREET J	MH52A	MH53A	0.46	0.46	14	2.5		35.0	35.0	0	0	0	0	0	0.1	35.0	0.1	0.1	4.00	0.5	0.0	0.6	56.1	200	1.00	32.8	1.04	0.39
STREET J	MH53A	MH54A	0.31	0.77	10	2.5		25.0	60.0	0	0	0	0	0	0.2	60.0	0.1	0.2	4.00	0.9	0.0	1.1	50.3	200	0.65	26.4	0.84	0.40
STREET I	MH54A	MH56A	0.3	2.31	8	2.6		20.8	148.3	0	0	0	0	0	0.6	148.3	0.1	0.5	4.00	2.2	0.0	2.8	72.7	200	0.50	23.2	0.74	0.49
STREET C	MH32A (W)	MH55A	0.16	0.16	6	2.5		15.0	15.0	0	0	0	0	0	0.0	15.0	0.1	0.1	4.00	0.2	0.0	0.3	45.3	200	1.70	42.7	1.36	0.35
STREET C	MH55A	MH56A	0.24	0.4	6	2.6		15.6	30.6	0	0	0	0	0	0.1	30.6	0.1	0.1	4.00	0.5	0.0	0.6	51.4	200	2.00	46.4	1.48	0.47
STREET I	MH56A	MH58A	0.29	3	10	2.5		25.0	203.9	0	0	0	0	0	0.8	203.9	0.1	0.8	4.00	3.0	0.0	3.9	54.1	200	0.50	23.2	0.74	0.54
STREET L	MH57A (W)	MH58A	0.23	0.23	10	2.6		26.0	26.0	0	0	0	0	0	0.1	26.0	0.1	0.1	4.00	0.4	0.0	0.4	69.8	200	1.05	33.6	1.07	0.37
STREET I	MH58A	MH59A	0.28	3.51	9	2.6		23.4	253.3	0	0	0	0	0	1.0	253.3	0.1	0.9	4.00	3.8	0.0	4.7	64.8	200	0.50	23.2	0.74	0.57
STREET I	MH59A	MH60A	0.13	3.64	4	2.5		10.0	263.3	0	0	0	0	0	1.0	263.3	0.0	1.0	4.00	3.9	0.0	4.9	15.0	200	0.50	23.2	0.74	0.58
STREET I	MH60A	MH61A	0.34	3.98	13	2.5		32.5	295.8	0	0	0	0	0	1.1	295.8	0.1	1.1	4.00	4.4	0.0	5.5	82.5	200	0.50	23.2	0.74	0.60
STREET I	MH61A	MH62A	0.06	4.04	1	2.5		2.5	298.3	0	0	0	0	0	1.1	298.3	0.0	1.1	4.00	4.4	0.0	5.6	19.9	200	0.50	23.2	0.74	0.60
STREET I	MH62A	MH85A	0.06	4.1	0	2.5		0.0	298.3	0	0	0	0	0	1.1	298.3	0.0	1.1	4.00	4.4	0.0	5.6	18.1	200	0.50	23.2	0.74	0.60
STACKED TOWNHOUSES (BLOCKS 284-286)	MH84A	MH85A	0.33	0.33	30	2.5		75.0	75.0	0	0	0	0	0	0.1	75.0	0.3	0.3	4.00	1.1	0.0	1.2	9.6	200	1.00	32.8	1.04	0.49
STREET I	MH85A	MH64A	0	4.43	0	2.5		0.0	373.3	0	0	0	0	0	1.2	373.3	0.0	1.4	4.00	5.5	0.0	6.8	15.6	200	0.50	23.2	0.74	0.64
STREET K	MH32A (N)	MH63A	0.47	0.47	8	3		24.0	24.0	0	0	0	0	0	0.1	24.0	0.1	0.1	4.00	0.4	0.0	0.5	81.6	200	2.65	53.4	1.70	0.49
STREET L	MH57A (E)	MH63A	0.23	0.23	5	2.9		14.5	14.5	0	0	0	0	0	0.1	14.5	0.1	0.1	4.00	0.2	0.0	0.3	47.4	200	1.00	32.8	1.04	0.30
STREET K	MH63A	MH64A	0.4	1.1	7	3		21.0	59.5	0	0	0	0	0	0.3	59.5	0.1	0.2	4.00	0.9	0.0	1.2	82.3	200	0.85	30.2	0.96	0.46
STREET K	MH64A	MH65A	0.5	6.03	15	2.7		40.5	473.3	0	0	0	0	0	1.7	473.3	0.2	1.8	3.99	7.0	0.0	8.7	71.1	200	1.60	41.5	1.32	1.04
STREET K	MH90A	MH65A	0.19	0.19	4	2.5		10.0	10.0	0	0	0	0	0	0.1	10.0	0.0	0.0	4.00	0.1	0.0	0.2	23.5	200	1.00	32.8	1.04	0.27
BLOCK 296	MH65A	MH66A	0.03	6.25	0	3		0.0	483.3	0	0	0	0	0	1.8	483.3	0.0	1.8	3.98	7.1	0.0	8.9	44.7	200	0.50	23.2	0.74	0.68
BLOCK 296	MH66A	MH67A	0.05	6.3	0	3		0.0	483.3	0	0	0	0	0	1.8	483.3	0.0	1.8	3.98	7.1	0.0	8.9	54.5	200	0.40	20.7	0.66	0.63
BLOCK296	MH67A	MH69A	0.04	6.34	0	3		0.0	483.3	0	0	0	0	0	1.8	483.3	0.0	1.8	3.98	7.1	0.0	8.9	54.5	200	0.40	20.7	0.66	0.63
BLOCK 294 - MEDIUM DENSITY	MH68A	MH69A	1.27	1.27	150	2.5		375.0	375.0	0	0	0	0	0	0.4	375.0	1.4	1.4	4.00	5.6	0.0	5.9	12.5	200	1.00	32.8	1.04	0.78
STREET A	MH69A	MH78A	0.15	242.79	0	3		0.0	18089.1	0	2.02	0	0	121.2	68.5	18210.3	0.0	67.4	2.69	181.7	0.0	250.2	73.7	600	1.00	613.7	2.17	2.05
FUTURE EXTERNAL 2 - VILLAGE F1	EXT2A	MH71A	5.54	5.54	200	2.5		500.0	500.0	0	0	0	0	0	1.6	500.0	1.9	1.9	3.97	7.4	0.0	8.9	100.0	200	1.00	32.8	1.04	0.88
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FUTURE EXTERNAL 3 - REVITALIZATION DISTRICT - ULTIMATE FLOW	EXT3A	MH71A	0	0	0			0.0	0.0	0	0	0	10.00	0	0.0	0.0	0.0	0.0	4.00	0.0	10.0	10.0	100.0	200	1.00	32.8	1.04	0.91
BLOCK 295 - TOWNHOUSES	MH70A	MH71A	0.39	0.39	8	2.5		20.0	20.0	0	0	0	0	0	0.1	20.0	0.1	0.1	4.00	0.3	0.0	0.4	3.6	200	1.00	32.8	1.04	0.33
COUNTY ROAD 22	MH71A	MH72A	0.11	6.04	0	3		0.0	520.0	0	0.0	0	0	0	1.7	520.0	0.0	1.9	3.97	7.6	10.0	19.3	46.8	250	2.65	96.8	1.97	1.53
BLOCK 295 - MEDIUM DENSITY BUILDING	MH91A	MH72A	1.03	1.03	120	1.785		214.2	214.2	0	0	0	0	0	0.3	214.2	0.8	0.8	4.00	3.2	0.0	3.5	4.1	200	1.00	32.8	1.04	0.66
COUNTY ROAD 22	MH72A	MH92A	0.14	7.21	0	3		0.0	734.2	0	0.0	0	0	0	2.0	734.2	0.0	2.7	3.88	10.6	10.0	22.6	62.4	250	1.50	72.8	1.48	1.30
COUNTY ROAD 22	MH92A	MH73A	0.99	8.2	448	1		448	1182.2	0	0	0	0	0	2.3	1182.2	1.7	4.4	3.75	16.4	10.0	28.7	62.4	250	1.40	70.3	1.43	1.35
COUNTY ROAD 22	MH73A	MH75A	0.1	8.3	0	3		0.0	1182.2	0	0.0	0	0	0	2.3	1182.2	0.0	4.4	3.75	16.4	10.0	28.8	39.3	250	1.30	67.8	1.38	1.32
COUNTY ROAD 22	MH75A	MH76A	0.11	8.41	0	3		0.0	1182.2	0	0.0	0	0	0	2.4	1182.2	0.0	4.4	3.75	16.4	10.0	28.8	44.3	300	0.55	71.7	1.01	0.96
COUNTY ROAD 22	MH76A	MH77A	0.16	8.57	0	3		0.0	1182.2	0	0.0	0	0	0	2.4	1182.2	0.0	4.4	3.75	16.4	10.0	28.8	67.8	300	0.40	61.1	0.86	0.85
COUNTY ROAD 22	MH77A	MH78A	0.16	8.73	0	3		0.0	1182.2	0	0.0	0	0	0	2.4	1182.2	0.0	4.4	3.75	16.4	10.0	28.9	67.8	300	0.40	61.1	0.86	0.85
COUNTY ROAD 22	MH78A	MH79A	0.04	251.56	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.0	19392.5	0.0	71.8	2.67	191.5	10.0	272.5	20.0	600	0.40	388.1	1.37	1.48
COUNTY ROAD 22	MH79A	MH80A	0.24	251.8	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.1	19392.5	0.0	71.8	2.67	191.5	10.0	272.5	95.0	600	0.40	388.1	1.37	1.48
COUNTY ROAD 22	MH80A	MH81A	0.23	252.03	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.1	19392.5	0.0	71.8	2.67	191.5	10.0	272.6	99.0	600	0.40	388.1	1.37	1.48
COUNTY ROAD 22	MH81A	MH82A	0.15	252.18	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.2	19392.5	0.0	71.8	2.67	191.5	10.0	272.7	60.0	600	1.30	699.7	2.47	2.31
COUNTY ROAD 22	MH82A	MH83A	0.17	252.35	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.2	19392.5	0.0	71.8	2.67	191.5	10.0	272.7	59.0	600	1.30	699.7	2.47	2.31
EXISTING MCCAULEY	EX. MH25A	EX. SAMH209	0	0	0			0.0	0.0	0	0.0	0	34.00	0	0.0	0.0	0.0	0.0	4.00	0.0	34.0	34.0	20.1	200	5.13	74.2	2.36	2.30
COUNTY ROAD 22	MH83A	EX. SAMH209	0.07	252.42	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.2	19392.5	0.0	71.8	2.67	191.5	10.0	272.7	26.1	600	1.35	713.1	2.52	2.33
EXISTING TO PICTON WWTP	EX. SAMH209	EX. SAMH208	0	252.42	0			0.0	19271.3	0	2.0	0	0	121.2	71.2	19392.5	0.0	71.8	2.67	191.5	44.0	306.7	8.3	200	7.59	90.3	2.87	3.28
EXISTING TO PICTON WWTP	EX. SAMH208	EX. SAMH207	0	252.42	0			0.0	19271.3	0	2.0	0	0	121.2	71.2	19392.5	0.0	71.8	2.67	191.5	44.0	306.7	58.7	200	13.66	121.2	3.86	4.40
OUTFALL TO PICTON WWTP	EX. SAMH207	MH87A	0.07	252.49	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.3	19392.5	0.0	71.8	2.67	191.5	44.0	306.7	69.0	600	1.00	613.7	2.17	2.15
OUTFALL TO PICTON WWTP	MH87A	MH88A	0.03	252.52	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.3	19392.5	0.0	71.8	2.67	191.5	44.0	306.7	30.4	600	12.35	2156.7	7.63	5.34
OUTFALL TO PICTON WWTP	MH88A	MH89A	0.07	252.59	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.3	19392.5	0.0	71.8	2.67	191.5	44.0	306.8	74.5	600	2.35	940.8	3.33	2.96
OUTFALL TO PICTON WWTP	MH89A	EX. SAMH966	0.03	252.62	0	3		0.0	19271.3	0	2.0	0	0	121.2	71.3	19392.5	0.0	71.8	2.67	191.5	44.0	306.8	34.0	600	7.60	1691.9	5.98	4.47

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DESIGN SHEET - SANITARY

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: DS-1

File: P:\2365 Picton Airport - Tercot\Drawings\Village A - Rental Building\Ds\2365D-DS1-DS4-VRNT-DSHT.dwg - Revised by <TMCNEIL> : Thu, Feb 19 2026 - 10:55am

5-Year Storm Design
Base 31 - Site Plan Rental Building Phase 1
Storm Drainage to Phase 1 SWM Pond Facility
Picton, Prince Edward County

Rainfall Intensity (i) = $\frac{A}{(T_c+B)^c}$

A= 26.4
B= 0
c= 0.677

Starting T_c (min)= 15

Project: Base 31 - Site Plan Rental Building Phase 1
Project No. 2365
Date: 26-Feb-26
Designed By: Y.A
Reviewed By: V.S

P:\2365 Picton Airport - Tercot\Design\Pipe Design\Storm\Village A - Rental Building\[Storm Design Sheet - Rental - 5 yr.xlsm]Design

LOCATION			5 YEAR						EXTERNAL FLOWS				TOTAL FLOW	PIPE DATA						
STREET	MAINTENANCE HOLE		5-YEAR AREA	RUNOFF COEFF.	"AR"	ACCUM. "AR"	RAINFALL INTENSITY	ACCUM. FLOW	AREA	FLOW RATE	EXT. FLOW	ACCUM. EXT. FLOW	TOTAL (Qdes)	LENGTH	SLOPE	PIPE DIAMETER	FULL FLOW CAPACITY	FULL FLOW VELOCITY	TIME OF CONC.	ACCUM. TIME OF CONC.
	FROM	TO	(ha)	(R)			(mm/hr)	(m3/s)	(ha)	(l/s/ha)	(m3/s)	(m3/s)	(m3/s)	(m)	(%)	(mm)	(m3/s)	(m/s)	(min)	(min)
RENTAL BUILDING - PHASE 1	CB1	MH84	0.11	0.24	0.03	0.03	67.48	0.005	0.000	0.000	0.000	0.000	0.005	32.6	0.70	250	0.050	1.014	0.54	15.54
RENTAL BUILDING - PHASE 1	CB2	MH84	0.23	0.66	0.15	0.15	67.48	0.028	0.000	0.000	0.000	0.000	0.028	11.9	5.00	250	0.133	2.709	0.07	15.07
RENTAL BUILDING - PHASE 1	CB3	MH84	0.30	0.77	0.23	0.23	67.48	0.043	0.000	0.000	0.000	0.000	0.043	10.2	0.60	300	0.075	1.060	0.16	15.16
RENTAL BUILDING - PHASE 1	CB4	MH84	0.24	0.84	0.20	0.20	67.48	0.038	0.000	0.000	0.000	0.000	0.038	10.4	0.70	250	0.050	1.014	0.17	15.17
RENTAL BUILDING - PHASE 1	MH84	MH85	0.00	0.00	0.00	0.61	65.90	0.112	0.000	0.000	0.000	0.000	0.112	68.3	0.60	375	0.136	1.230	0.93	16.46
BUILDING A	PLUG 1	MH85	0.00	0.00	0.00	0.00	67.48	0.000	0.160	42.000	0.007	0.007	0.007	19.5	2.10	250	0.086	1.756	0.19	15.19
RENTAL BUILDING - PHASE 1	MH85	MH87	0.00	0.00	0.00	0.61	63.37	0.108	0.000	0.000	0.000	0.007	0.114	23.6	0.75	375	0.152	1.375	0.29	16.75
RENTAL BUILDING - PHASE 1	CB5	CB6	0.14	0.84	0.12	0.12	67.48	0.022	0.000	0.000	0.000	0.000	0.022	33.0	4.45	250	0.125	2.556	0.22	15.22
RENTAL BUILDING - PHASE 1	CB6	CBMH86	0.06	0.82	0.05	0.17	66.84	0.031	0.000	0.000	0.000	0.000	0.031	15.4	0.70	250	0.050	1.014	0.25	15.47
RENTAL BUILDING - PHASE 1	CB7	CBMH86	0.05	0.82	0.04	0.04	67.48	0.008	0.000	0.000	0.000	0.000	0.008	8.4	0.70	250	0.050	1.014	0.14	15.14
RENTAL BUILDING - PHASE 1	CBMH86	MH87	0.10	0.80	0.08	0.29	66.09	0.053	0.000	0.000	0.000	0.000	0.053	10.7	0.70	300	0.081	1.145	0.16	15.62
RENTAL BUILDING - PHASE 2	MH87	MH88	0.93	0.82	0.76	1.66	62.63	0.289	0.000	0.000	0.000	0.007	0.296	49.9	0.35	600	0.363	1.285	0.65	17.40
RENTAL BUILDING - PHASE 2	MH88	PLUG 47	0.00	0.00	0.00	1.66	62.63	0.289	0.000	0.000	0.000	0.007	0.296	28.4	0.35	600	0.363	1.285	0.37	17.76
VILLAGE A SUBDIVISION PHASE 1	PLUG 47	MH47	0.00	0.00	0.00	1.66	62.63	0.289	0.000	0.000	0.000	0.007	0.296	8.0	0.35	600	0.363	1.285	0.10	17.87

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
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TheCounty. PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.
VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1
DESIGN SHEET - 5 YEAR STORM (RENTAL BUILDING SITE PLAN)

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: DS-2

100-Year Storm Design
Base 31 - Site Plan Rental Building Phase 1
Storm Drainage to Phase 1 SWM Pond Facility
Picton, Prince Edward County

Rainfall Intensity (i) = $\frac{A}{(T_c+B)^c}$

A= 43
B= 0
c= 0.678

Starting T_c (min)= 15

Phase 1 Rental Building Interim 100-Year Flow
Orifice at MH47 – Controlled Rate of 295 L/s

Project: Base 31 - Site Plan Rental Building Phase 1
Project No. 2365
Date: 26-Feb-26
Designed By: Y.A
Reviewed By: V.S

P:\2365 Picton Airport - Tercot\Design\Pipe Design\Storm\Village A - Rental Building\[Storm Design Sheet - Rental - 100 yr.xlsm]Design

LOCATION			100 YEAR						CB FLOW			EXTERNAL FLOWS				TOTAL FLOW	PIPE DATA						
STREET	MAINTENANCE HOLE		100-YEAR AREA	RUNOFF COEFF.	"AR"	ACCUM. "AR"	RAINFALL INTENSITY	ACCUM. FLOW	CB's	FLOW	ACCUM. CB FLOW	AREA	FLOW RATE	EXT. FLOW	ACCUM. EXT. FLOW	TOTAL (Qdes)	LENGTH	SLOPE	PIPE DIAMETER	FULL FLOW CAPACITY	FULL FLOW VELOCITY	TIME OF CONC.	ACCUM. TIME OF CONC.
	FROM	TO	(ha)	"R"			(mm/hr)	(m3/s)	(#)	(m3/s)	(m3/s)	(ha)	(l/s/ha)	(m3/s)	(m3/s)	(m3/s)	(m)	(%)	(mm)	(m3/s)	(m/s)	(min)	(min)
RENTAL BUILDING - PHASE 1	CBMH86	MH87	0.000	0.000	0.000	0.000	110.07	0.000	0	0.000	0.000	1.000	373.000	0.373	0.373	0.373	10.7	0.70	525	0.360	1.662	0.11	15.62
RENTAL BUILDING - PHASE 1	MH87	MH88	0.000	0.000	0.000	0.000	109.54	0.000	0	0.000	0.000	0.000	0.000	0.000	0.340	0.340	49.9	0.35	600	0.363	1.285	0.65	17.40
RENTAL BUILDING - PHASE 2	MH88	PLUG 47	0.000	0.000	0.000	0.000	106.47	0.000	0	0.000	0.000	0.000	0.000	0.000	0.340	0.340	28.4	0.35	600	0.363	1.285	0.37	17.76
VILLAGE A SUBDIVISION - PHASE 1	PLUG 47	MH47	0.000	0.000	0.000	0.000	104.81	0.000	0	0.000	0.000	0.000	0.000	0.000	0.295	0.295	8.0	0.35	600	0.363	1.285	0.10	17.87

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
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FAX: (905) 475-8335

TheCounty. PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DESIGN SHEET - 100 YEAR STORM (RENTAL BUILDING SITE PLAN)

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: DS-3

File: P:\2365 Picton Airport - Tercot\Drawings\Village A - Rental Building\Ds\2365D-DS1-DS4-VRNT-DSHT.dwg - Revised by <TMCNEIL> : Thu, Feb 19 2026 - 10:55am

5-Year Storm Design
Base 31 Subdivision - Village A Phase 1
Storm Drainage to Phase 1 SWM Pond Facility
Picton, Prince Edward County

Rainfall Intensity (i) = $\frac{A}{(T_c+B)^c}$

A= 26.4
B= 0
c= 0.677

Starting T_c (min)= 15

Rental Building
External Areas
Village A Phase 2 Sewers

Project: Base 31 Subdivision - Village A Phase 1
Project No. 2365
Date: 23-Feb-26
Designed By: Y.A
Reviewed By: J.S

P:\2365 Picton Airport - Tercot\Design\Pipe Design\Storm\Village A Storm Design\[Storm Design Sheet - MASTER.xlsm]Design

LOCATION			5 YEAR						EXTERNAL FLOWS				TOTAL FLOW	PIPE DATA						
STREET	MAINTENANCE HOLE FROM	MAINTENANCE HOLE TO	5-YEAR AREA (ha)	RUNOFF COEFF. (R)	"AR"	ACCUM. "AR"	RAINFALL INTENSITY (mm/hr)	ACCUM. FLOW (m3/s)	AREA (ha)	FLOW RATE (l/s/ha)	EXT. FLOW (m3/s)	ACCUM. EXT. FLOW (m3/s)	TOTAL (Qdes) (m3/s)	LENGTH (m)	SLOPE (%)	PIPE DIAMETER (mm)	FULL FLOW CAPACITY (m3/s)	FULL FLOW VELOCITY (m/s)	TIME OF CONC. (min)	ACCUM. TIME OF CONC. (min)
REAR YARD AREA	RYCB1	MH1	0.17	0.47	0.08	0.08	67.48	0.015	0.000	0	0.000	0.000	0.015	41.0	0.50	300	0.068	0.967	0.71	15.71
STREET E	MH1	MH78	0.31	0.65	0.20	0.28	65.41	0.051	0.000	0	0.000	0.000	0.051	52.5	1.00	300	0.097	1.368	0.64	16.35
REAR YARD AREA	RYCB2	MH78	0.24	0.46	0.11	0.11	67.48	0.021	0.000	0	0.000	0.000	0.021	41.0	0.50	300	0.068	0.967	0.71	15.71
STREET E	MH78	MH2	0.11	0.65	0.07	0.46	63.67	0.082	0.000	0	0.000	0.000	0.082	27.0	0.50	375	0.124	1.123	0.40	16.75
STREET E	MH2	MH3	0.11	0.65	0.07	0.53	62.63	0.093	0.000	0	0.000	0.000	0.093	20.6	0.50	450	0.201	1.268	0.27	17.02
STREET E	MH3	PLUG3	0.01	0.70	0.01	0.54	61.96	0.093	0.000	0	0.000	0.000	0.093	12.1	0.50	450	0.201	1.268	0.16	17.18
STREET E	PLUG3	MH4	0.06	0.70	0.04	0.58	61.57	0.100	0.000	0	0.000	0.000	0.100	44.2	0.50	450	0.201	1.268	0.58	17.76
STREET E	MH4	MH5	0.47	0.71	0.33	0.92	60.20	0.153	0.000	0	0.000	0.000	0.153	55.8	0.50	525	0.304	1.405	0.66	18.42
STREET A	MH5	MH6	0.09	0.75	0.07	0.99	58.72	0.161	0.000	0	0.000	0.000	0.161	20.8	0.50	525	0.304	1.405	0.25	18.67
STREET A	MH6	MH7	0.14	0.76	0.11	1.09	58.20	0.176	0.000	0	0.000	0.000	0.176	26.7	0.50	525	0.304	1.405	0.32	18.98
STREET A	MH7	MH18	0.28	0.75	0.21	1.30	57.54	0.208	0.000	0	0.000	0.000	0.208	64.1	0.50	600	0.434	1.536	0.70	19.68
REAR YARD AREA	RYCB3	MH8	0.57	0.46	0.26	0.26	67.48	0.049	0.000	0	0.000	0.000	0.049	47.4	0.50	375	0.124	1.123	0.70	15.70
STREET D	MH8	MH9	0.39	0.67	0.26	0.52	65.42	0.095	0.000	0	0.000	0.000	0.095	28.2	1.00	375	0.175	1.587	0.30	16.00
STREET D	MH9	MH79	0.09	0.67	0.06	0.58	64.60	0.105	0.000	0	0.000	0.000	0.105	20.6	0.50	450	0.201	1.268	0.27	16.27
REAR YARD AREA	RYCB4	MH79	0.58	0.43	0.25	0.25	67.48	0.047	0.000	0	0.000	0.000	0.047	38.8	1.00	300	0.097	1.368	0.47	15.47
STREET D	MH79	MH11 (S)	0.23	0.67	0.15	0.99	63.87	0.175	0.000	0	0.000	0.000	0.175	63.7	0.50	525	0.304	1.405	0.76	17.03
REAR YARD AREA	RYCB5	MH10	0.29	0.53	0.15	0.15	67.48	0.029	0.000	0	0.000	0.000	0.029	41.7	0.50	300	0.068	0.967	0.72	15.72
STREET C	MH10	MH11 (S)	0.37	0.65	0.24	0.39	65.38	0.072	0.000	0	0.000	0.000	0.072	51.1	1.00	375	0.175	1.587	0.54	16.25
STREET C	MH11 (S)	MH18	0.50	0.73	0.37	1.75	61.94	0.300	0.000	0	0.000	0.000	0.300	86.3	0.40	675	0.531	1.486	0.97	17.99
STREET C	MH12	MH13	0.28	0.80	0.22	0.22	67.48	0.042	0.000	0	0.000	0.000	0.042	30.4	1.00	375	0.175	1.587	0.32	15.32
STREET C	MH13	MH15	0.35	0.70	0.25	0.47	66.53	0.087	0.000	0	0.000	0.000	0.087	78.5	1.40	450	0.337	2.121	0.62	15.94
STREET G	MH14	MH15	0.73	0.73	0.53	0.53	67.48	0.100	0.000	0	0.000	0.000	0.100	45.7	1.00	375	0.175	1.587	0.48	15.48
STREET C	MH15	MH16	0.05	0.70	0.04	1.04	64.77	0.187	0.000	0	0.000	0.000	0.187	21.5	1.00	450	0.285	1.793	0.20	16.14
STREET C	MH16	MH18	0.06	0.70	0.04	1.08	64.23	0.192	0.000	0	0.000	0.000	0.192	23.1	1.25	450	0.319	2.004	0.19	16.33
STREET A	MH18	MH20	0.33	0.70	0.23	4.36	56.15	0.680	0.000	0	0.000	0.000	0.680	94.1	0.50	900	1.279	2.012	0.78	20.46
STREET A	MH20	MH21	0.10	0.70	0.07	4.43	54.69	0.673	0.000	0	0.000	0.000	0.673	28.0	0.50	900	1.279	2.012	0.23	20.69
STREET A	MH21	MH25	0.08	0.70	0.06	4.48	54.28	0.676	0.000	0	0.000	0.000	0.676	29.6	2.00	900	2.559	4.024	0.12	20.81
REAR YARD AREA	RYCB7	MH22	0.16	0.65	0.10	0.10	67.48	0.019	0.000	0	0.000	0.000	0.019	32.9	0.50	300	0.068	0.967	0.57	15.57
STREET D	MH22	MH23	0.44	0.67	0.29	0.40	65.81	0.073	0.000	0	0.000	0.000	0.073	21.2	2.30	300	0.147	2.075	0.17	15.74
STREET D	MH23	MH24	0.51	0.69	0.35	0.75	65.33	0.136	0.000	0	0.000	0.000	0.136	53.2	1.90	375	0.242	2.188	0.41	16.14
STREET D	MH24	MH25	0.00	0.00	0.00	0.75	64.21	0.134	0.000	0	0.000	0.000	0.134	14.7	0.95	450	0.278	1.747	0.14	16.28
BLOCK 296 - PARK	MH19	MH25	2.38	0.35	0.83	0.83	67.48	0.156	0.000	0	0.000	0.000	0.156	8.9	1.00	450	0.285	1.793	0.08	15.08
STREET A	MH25	MH27	0.23	0.67	0.15	6.22	54.06	0.934	0.000	0	0.000	0.000	0.934	54.2	3.50	900	3.385	5.324	0.17	20.98
BLOCK 294 - MEDIUM DENSITY	MH26	MH27	1.27	0.74	0.94	0.94	67.48	0.176	0.000	0	0.000	0.000	0.176	15.6	1.00	525	0.430	1.987	0.13	15.13
STREET I	MH28	MH29	0.50	0.70	0.35	0.35	67.48	0.066	0.000	0	0.000	0.000	0.066	78.1	1.00	375	0.175	1.587	0.82	15.82
STREET I	MH29	MH30	0.06	0.70	0.04	0.39	65.10	0.071	0.000	0	0.000	0.000	0.071	14.3	0.50	375	0.124	1.123	0.21	16.03
STREET I	MH30	MH31	0.10	0.70	0.07	0.46	64.51	0.083	0.000	0	0.000	0.000	0.083	25.5	0.50	375	0.124	1.123	0.38	16.41
STREET I	MH31	PLUG31	0.24	0.70	0.17	0.63	63.50	0.111	0.000	0	0.000	0.000	0.111	37.9	0.60	375	0.136	1.230	0.51	16.92
STREET I	PLUG31	MH34	0.04	0.70	0.03	0.66	62.19	0.114	0.000	0	0.000	0.000	0.114	12.9	0.60	375	0.136	1.230	0.17	17.10
REAR YARD AREA	RYCB6	MH32	0.12	0.70	0.08	0.08	67.48	0.016	0.000	0	0.000	0.000	0.016	33.2	1.00	300	0.097	1.368	0.40	15.40
STREET J	MH32	MH33	0.60	0.77	0.46	0.55	66.28	0.101	0.000	0	0.000	0.000	0.101	59.8	1.00	450	0.285	1.793	0.56	15.96
STREET J	MH33	MH34	0.22	0.75	0.17	0.71	64.71	0.128	0.000	0	0.000	0.000	0.128	59.7	0.50	450	0.201	1.268	0.78	16.75
STREET I	MH34	MH36	0.64	0.79	0.51	1.87	61.76	0.322	0.000	0	0.000	0.000	0.322	72.7	0.50	600	0.434	1.536	0.79	17.89
STREET I	MH36	MH38	0.33	0.76	0.25	2.13	59.90	0.354	0.000	0	0.000	0.000	0.354	52.8	0.50	675	0.594	1.661	0.53	18.42
STREET L	MH37	MH38	0.33	0.76	0.25	0.25	67.48	0.047	0.000	0	0.000	0.000	0.047	37.6	1.40	450	0.337	2.121	0.30	15.30
STREET I	MH38	MH39	0.25	0.78	0.20	2.57	58.73	0.419	0.000	0	0.000	0.000	0.419	63.3	0.50	750	0.787	1.782	0.59	19.01
STREET I	MH39	MH40	0.08	0.80	0.06	2.64	57.48	0.421	0.000	0	0.000	0.000	0.421	17.1	0.50	750	0.787	1.782	0.16	19.17
STREET I	MH40	MH41	0.38	0.71	0.27	2.91	57.16	0.461	0.000	0	0.000	0.000	0.461	83.9	0.50	750	0.787	1.782	0.78	19.96
STREET I	MH41	MH43	0.07	0.70	0.05	2.96	55.63	0.457	0.000	0	0.000	0.000	0.457	20.4	0.50	750	0.787	1.782	0.19	20.15
STREET I	MH43	MH45	0.10	0.70	0.07	3.03	55.27	0.464	0.000	0	0.000	0.000	0.464	31.4	0.50	750	0.787	1.782	0.29	20.44
STREET K	MH44	MH45	1.14	0.69	0.79	0.79	67.48	0.147	0.000	0	0.000	0.000	0.147	90.7	2.45	375	0.274	2.485	0.61	15.61
STREET K	MH45	MH47	0.46	0.70	0.32	4.13	54.73	0.628	0.000	0	0.000	0.000	0.628	96.0	1.90	750	1.534	3.474	0.46	20.90
BLOCK 295	MH87	MH88	0.00	0.00	0.00	0.00	67.48	0.000	1.000	296	0.296	0.296	0.296	49.9	0.35	600	0.363	1.285	0.65	17.40
BLOCK 295	MH88	PLUG47	0.00	0.00	0.00	0.00	61.03	0.000	0.000	0	0.000	0.296	0.296	28.4	0.35	600	0.363	1.285	0.37	17.77
BLOCK 295	PLUG47	MH47	0.00	0.00	0.00	0.00	60.17	0.000	0.000	0	0.000	0.296	0.296	8.0	0.35	600	0.363	1.285	0.10	17.87
STREET K	MH47	MH42	0.00	0.00	0.00	4.13	53.91	0.619	0.000	0	0.000	0.296	0.914	8.8	0.35	900	1.070	1.683	0.09	20.99
BLOCK 296	MH42	MH48	0.00	0.00	0.00	4.13	53.76	0.617	0.000	0	0.000	0.296	0.913	46.1	0.35	900	1.070	1.683	0.46	21.44
BLOCK 296	MH48	HW1	0.00	0.00	0.00	4.13	52.98	0.608	0.000	0	0.000	0.296	0.904	86.7	0.35	900	1.070	1.683	0.86	22.30
STREET A	MH27	HW1	0.05	0.70	0.04	7.34	53.77	1.097	0.000	0	0.000	0.000	1.097	28.8	0.50	1050	1.930	2.230	0.22	21.20
STREET A	CBMH50	MH51	0.21	0.70	0.15	0.15	67.48	0.028	0.000	0	0.000	0.000	0.028	14.2	1.00	375	0.175	1.587	0.15	15.15
STREET A	MH51	MH27	0.00	0.00	0.00	0.15	67.03	0.027	0.000	0	0.000	0.000	0.027	30.7	0.50	375	0.124	1.123	0.46	15.60
OUTLET	MH81	MH82	0.00	0.00	0.00	0.00	67.48	0.000	1.000	65	0.065	0.065	0.065	12.6	0.75	600	0.531	1.881	0.11	15.11
OUTLET	MH82	MH83	0.00	0.00	0.00	0.00	67.15	0.000	0.000	0	0.000	0.065	0.065	24.9	0.75	600	0.531	1.881	0.22	15.33
COUNTY ROAD 22	EXT1	MH83	2.04	0.75	1.53	1.53	67.48	0.287	0.000	0	0.000	0.000	0.287	100.0	1.00	600	0.614	2.172	0.77	15.77
VILLAGE F1	EXT2	MH83	3.21	0.35	1.12	1.12	67.48	0.211	0.000	0	0.000	0.000	0.211	100.0	1.00	600	0.614	2.172	0.77	15.77
OUTLET	MH83	HW2	0.00	0.00	0.00	2.65	65.24	0.481	0.000	0	0.000	0.065	0.546	6.8	0.75	900	1.567	2.464	0.05	15.81

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

TheCounty
PRINCE EDWARD COUNTY • ONTARIO
332 PICTON MAIN STREET,
PICTON ON, K0K 2T0
TEL: 613.476.2148 EXT. 1023
TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DESIGN SHEET - 5 YEAR STORM (SUBDIVISION)

DATE:	FEBRUARY 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Peter Moyer, P.Eng.
Director Of Development Services

Date

PROJECT No: 2365B

DRAWING No: DS-4