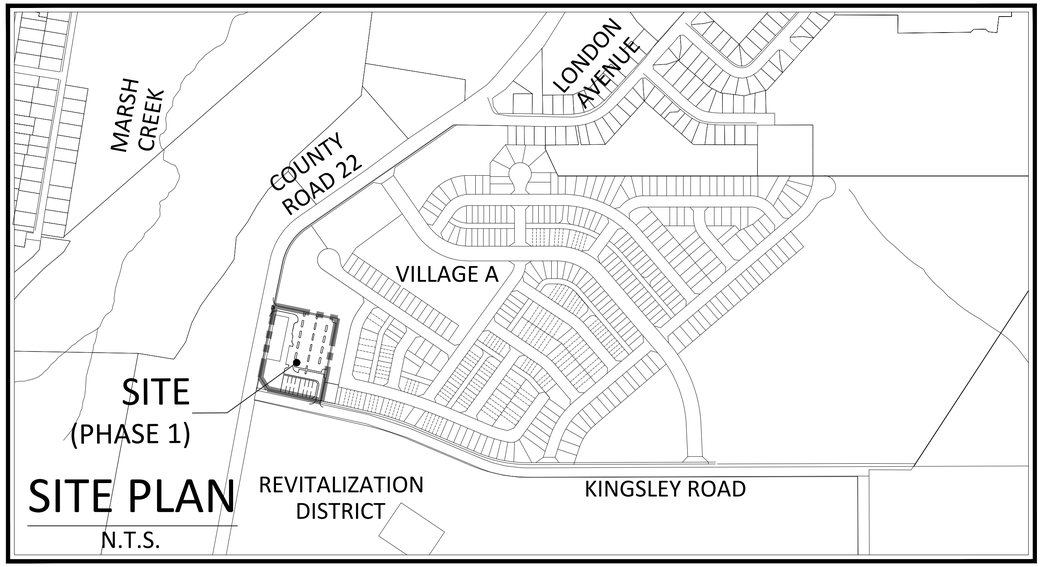
BASE31 - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

SITE PLAN CONTROL APPLICATION SP-01-26
DRAFT PLAN OF SUBDIVISION 13-T-24-504
PRINCE EDWARD COUNTY



SITE PLAN APPLICATION - THIRD SUBMISSION
DATE: SEPTEMBER 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 2026	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 2026	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 2026	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.

Director Of Development Services — Date

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

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File: P:\2365 Picton Airport\Drawings\Village A – Rental Building\Gen\23650-0000-VRNT-COVR.dwg – Revised by <MCOUGLER> : Wed, Sep 16 2026 – 9:09am

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 DETAIL ON DRAWING D-4.
2. THE MINIMUM GUTTER GRADIENT SHALL BE 0.5%.
3. CONSTRUCTION OF CONCRETE SIDEWALK WITHIN THE SITE SHALL CONFORM WITH OPSD 310.010, 310.020 AND OPSS.MUNI 351 AS APPLICABLE.
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. PAVEMENT DESIGN (THE ROAD PAVEMENT MINIMUM STRUCTURE SHALL CONSIST OF THE FOLLOWING AS PER GEOTECHNICAL RECOMMENDATIONS (GEMTEC)):

   - LIGHT DUTY PAVEMENT
     40mm HL-3 SURFACE ASPHALT COURSE
     50mm HL-8 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'

8. 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.

9. SUBDRAINS SHALL BE INSTALLED ON ALL CATACHBASIN MANHOLES LOCATED AT SAGS/LOW POINTS AS PER DETAIL ON DRAWING D-4.
10. 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.
11. ENGINEERED FILL SHALL CONFORM TO THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
12. 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.
13. GRANULAR COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL SITE INVESTIGATION BY GEMTEC, OR LATEST AMENDMENT THEREOF.
14. ASPHALT COMPACTION: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
15. ALL CURBS ON SITE SHALL BE 15cm HIGH BARRIER CURB: OPSD 600.110 UNLESS OTHERWISE NOTED ON THE PLANS.
16. CONCRETE SIDEWALK SHALL CONFORM TO OPSD SERIES 310 AND OPSS. MUNI 351.
17. LAP JOINTS SHALL BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT AS PER DETAIL ON DRAWING D-3.
18. 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.
19. INSTALL SIGNAGE AS PER THE ARCHITECTURAL SITE PLAN.
20. ALL CURB RADII SHALL BE AS IDENTIFIED ON 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.
26. REFER TO STRUCTURAL DRAWINGS BY GERRITS ENGINEERING FOR DETAILS OF THE RETAINING WALL AROUND THE BUILDING'S PERIMETER.

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 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 MAINTENANCE HOLES AND CATCH BASINS SHALL BE MADE AS PER OPSD 708.020.
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. ANTI-SEEPAGE COLLARS SHALL BE APPLIED TO STORM SEWER TRENCHES AS IDENTIFIED ON THE SITE SERVICING PLAN (DRAWING S-1). ANTI-SEEPAGE COLLARS SHALL CONFORM WITH DETAIL ON DRAWING D-3.
15. TRENCH BACKFILL: PER THE SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL REPORT, OR LATEST AMENDMENT THEREOF.
16. 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.
17. JOINTS-PIPE AND MAINTENANCE HOLE: CSA A257.3.
18. PVC AND CONCRETE SEWERS SHALL HAVE RUBBER GASKET TYPE JOINTS AND SHALL BE CERTIFIED TO CONFORM TO ALL CURRENT C.S.A SPECIFICATIONS.
19. CATCHBASIN LEADS AND SERVICE LATERALS ON PRIVATE PROPERTY SHALL BE CONNECTED TO MAINLINE SEWER WITH WYE FITTING.
20. MAINTENANCE HOLE BENCHING: OPSD 701.021. CATCHBASIN MAINTENANCE HOLES TO BE BENCHED.
21. 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.
22. CONNECT RESIDENTIAL LOT FOUNDATION DRAINS TO SUMP PUMPS TO DRAIN TO SURFACE
23. EXTERNAL RAINWATER LEADERS TO DRAIN TO SURFACE
24. LASER ALIGNMENT AND ELEVATION CONTROL TO BE UTILIZED FOR SEWER INSTALLATIONS.
25. TERMINATE SERVICE CONNECTION 1.5 METRE FROM THE OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED ON DRAWING.
26. 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.
27. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-CONSTRUCTED SERVICING DRAWING.
28. DROP STRUCTURES: ONE SIZE SMALLER THAN THE SEWER LINE WITH A MINIMUM DIAMETER OF 200 mm, AND AS PER OPSD-1003.020.

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. BEDDING SHALL BE AS PER OPSDs-802.010, 802.013 (GRAN 'A' MATERIAL) FOR FLEXIBLE PIPES AND OPSD 802.030 OR 802.033 CLASS 'B' BEDDING (GRAN 'A' MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE CONSULTING ENGINEER.
3. 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.
4. MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A, O.P.S OR MANUFACTURER'S RECOMMENDED AND SPECIFICATIONS.
5. PVC AND CONCRETE SEWERS SHALL HAVE RUBBER GASKET TYPE JOINS AND SHALL BE CERTIFIED TO CONFORM TO ALL CURRENT C.S.A SPECIFICATION.
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. 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.
8. 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.
9. 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.
10. ANTI-SEEPAGE COLLARS SHALL BE APPLIED TO SANITARY SEWER TRENCHES AS IDENTIFIED ON THE SITE SERVICING PLAN (DRAWING S-1). ANTI-SEEPAGE COLLARS SHALL CONFORM WITH DETAIL ON DRAWING D-3.
11. TERMINATE SERVICE CONNECTION 1.5 METRE FROM THE OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED ON DRAWING.

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:
      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 OPSD-802.030 OR 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).
5. RESTRAINING SHALL BE REQUIRED AT ALL HYDRANTS. CONCRETE THRUST BLOCKS, WHERE REQUIRED (I.E. HORIZONTAL AND VERTICAL BENDS AND TEES) AND TO CONFORM TO ASTM A276/A276M, TYPE 316 STAINLESS STEEL. SHALL BE AS PER OPSDs-1103.010, 1103.020, 1103.021.
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. INSTALLATION SHALL BE PER COUNTY STANDARD PSD-014.
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 1109.010 AND 1109.011 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. 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. NO WATERMAIN OR APPURTENANCE SHALL BE PLACED ON PREVIOUSLY EXCAVATED SOIL UNLESS PROPER ENGINEERED SUPPORT IS IN PLACE TO THE SATISFACTION OF THE COUNTY.
14. 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).
15. WATER METER SHALL BE INSTALLED IN A CHAMBER, COMPLETE WITH SIGNAL CONVERTER MOUNTED IN A SECURE, LOCKABLE CABINET. REFER TO DRAWING D-1 FOR DETAIL.
16. MINIMUM CURVATURE OF ANY WATERMAIN SHALL BE COMPLETED BY PIPE DEFLECTION IN ACCORDANCE WITH THE MANUFACTURER'S RADIUS GUIDELINES.
17. 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.
18. SERVICING TAPPING SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m FROM JOINTS.
19. TERMINATE SERVICES 1.5 METER FROM THE OUTSIDE FACE OF BUILDING, UNLESS OTHERWISE NOTED ON DRAWING. TERMINATE STUBS WITH A PLUG AND 50 mm BLOW OFF.
20. ISOLATE NEW WATERMAIN FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATION.
21. 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.
22. BACKFLOW PREVENTER: INSTALL PER CSA B64.10 and B64.10.01 TEST AND PROVIDE CERTIFICATION REPORT TO ENGINEER PER COUNTY REQUIREMENTS.
23. 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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 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

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

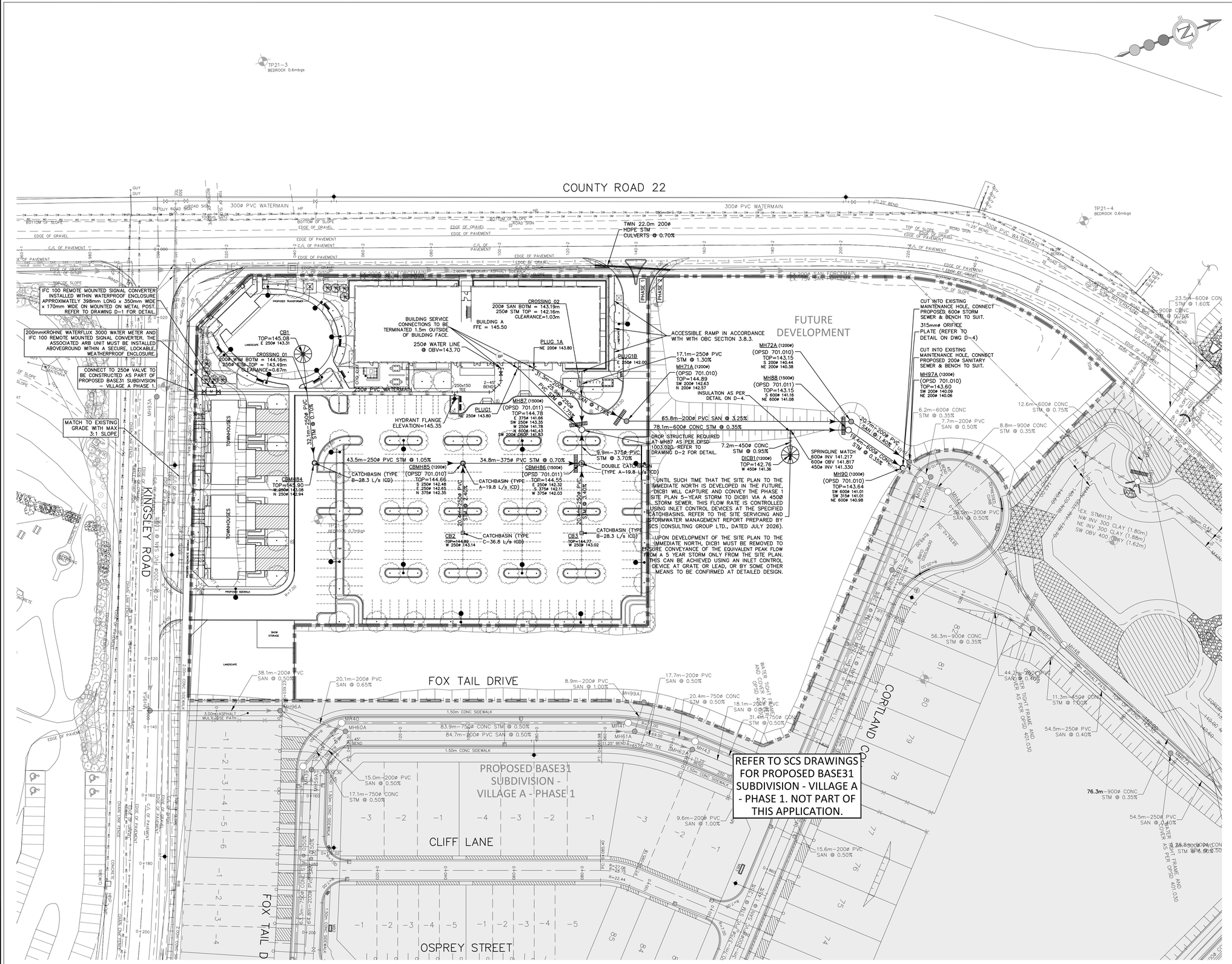
DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

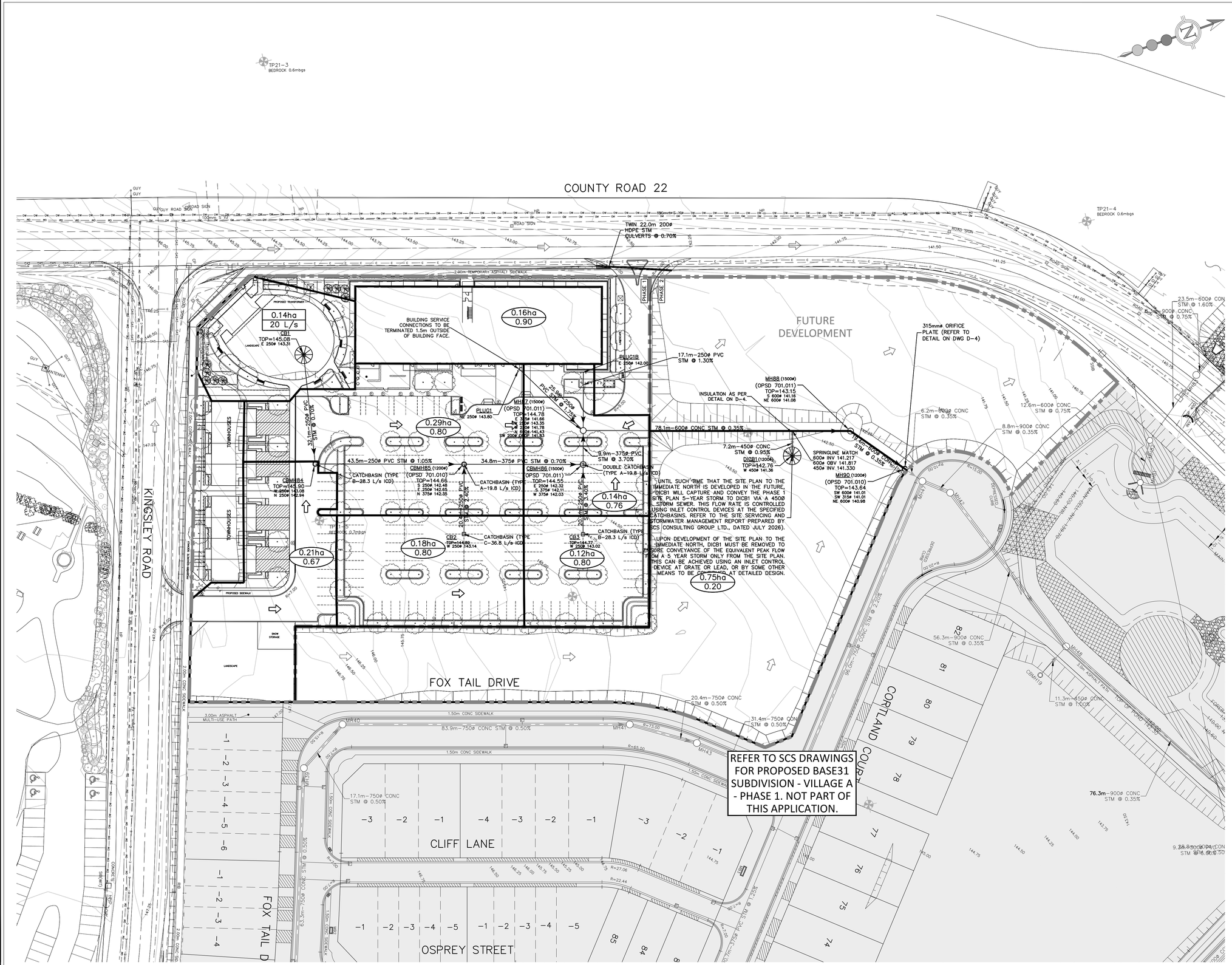
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

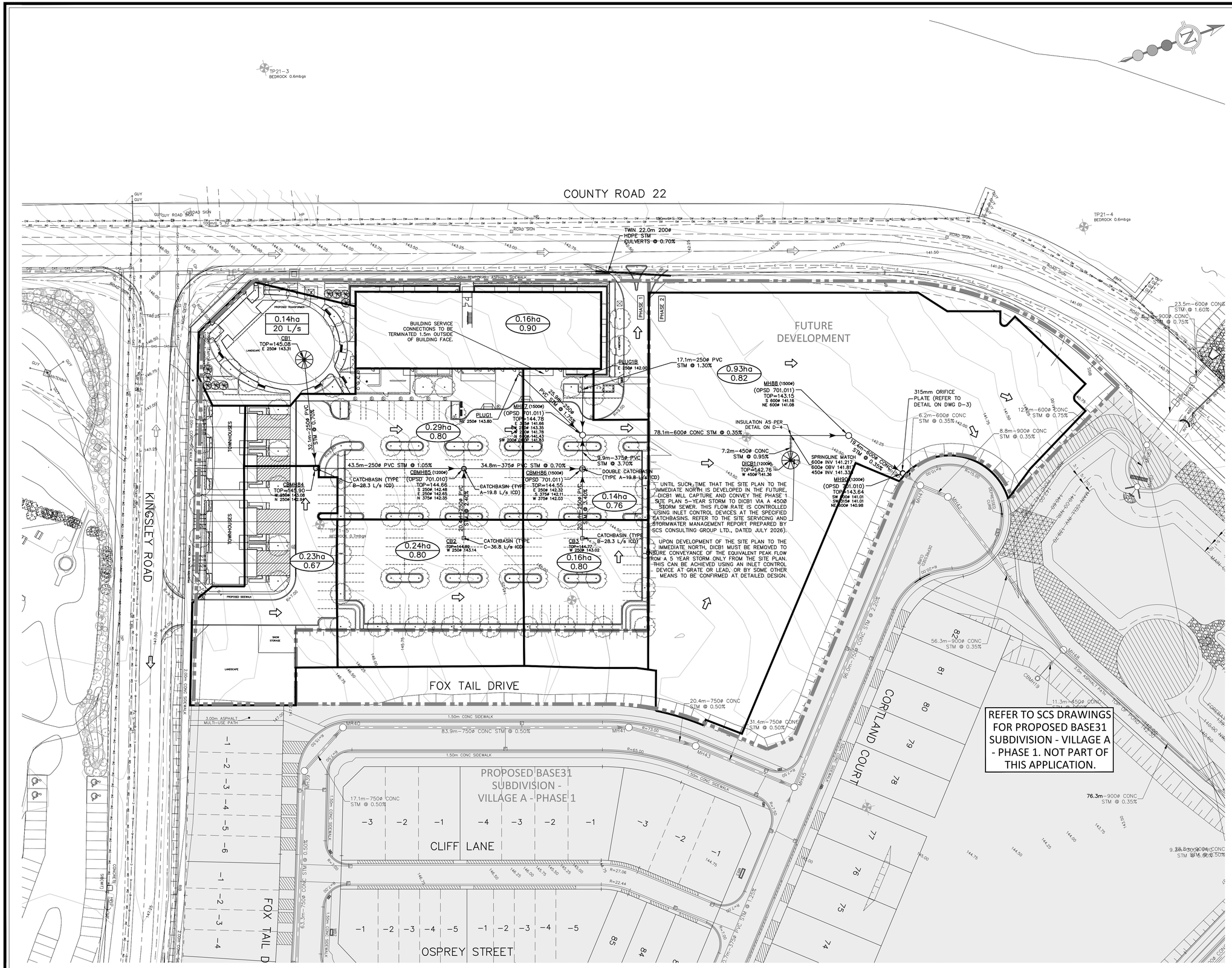
Director Of Development Services _____ Date _____

PROJECT No: 2365B

DRAWING No: N-1


COUNTY ROAD 22
300ø PVC WATERMAIN
EDGE OF GRAVEL
EDGE OF PAVEMENT
C/L OF PAVEMENT
C/L OF DITCH
TOP OF SLOPE
BOTTOM OF SLOPE
ROAD SIGN
GUY
HP
TP21-3
BEDROCK 0.6mbgs
TP21-4
BEDROCK 0.6mbgs
TWN 22.0m 200ø HDPE STM CULVERTS @ 0.70%
EX 200ø SAN FORCEMAIN
EX 750 SAN FORCEMAIN
2.00m TEMPORARY ASPHALT SIDEWALK
PHASE 1
PHASE 2
FUTURE DEVELOPMENT
IFC 100 REMOTE MOUNTED SIGNAL CONVERTER INSTALLED WITHIN WATERPROOF ENCLOSURE APPROXIMATELY 398mm LONG x 350mm WIDE x 170mm WIDE ON MOUNTED ON METAL POST. REFER TO DRAWING D-1 FOR DETAIL.
200mmKROHNE WATERFLUX 3000 WATER METER AND IFC 100 REMOTE MOUNTED SIGNAL CONVERTER. THE ASSOCIATED ARB UNIT MUST BE INSTALLED ABOVEGROUND WITHIN A SECURE, LOCKABLE, WEATHERPROOF ENCLOSURE.
CONNECT TO 250ø VALVE TO BE CONSTRUCTED AS PART OF PROPOSED BASE31 SUBDIVISION - VILLAGE A PHASE 1.
MATCH TO EXISTING GRADE WITH MAX 3:1 SLOPE
CB1 TOP=145.08 E 250ø 143.31
CROSSING 01 200ø WM BOTM = 144.16m 250ø STM TOP = 143.49m CLEARANCE=0.67m
BUILDING SERVICE CONNECTIONS TO BE TERMINATED 1.5m OUTSIDE OF BUILDING FACE.
BUILDING A FFE = 145.50
250ø WATER LINE @ OBV=143.70
CROSSING 02 200ø SAN BOTM = 143.19m 250ø STM TOP = 142.16m CLEARANCE=1.03m
PLUG 1A NE 200ø 143.80
PLUG1B E 250ø 142.00
PLUG1 NE 250ø 143.80
250ø PVC WATERMAIN
250x150 TEE
2-45° BENDS
HYDRANT FLANGE ELEVATION=145.35
ACCESSIBLE RAMP IN ACCORDANCE WITH WITH OBC SECTION 3.8.3.
INSULATION AS PER DETAIL ON D-4.
MH87 (1500ø) (OPSD 701.011) TOP=144.78 E 375ø 141.66 SW 250ø 143.35 W 250ø 141.78 N 600ø 141.43 SW 200ø OBOF 141.83
31.3m-200ø PVC SAN @ 3.25%
32.1m-250ø PVC STM @ 1.75%
78.1m-600ø CONC STM @ 0.35%
65.8m-200ø PVC SAN @ 3.25%
DROP STRUCTURE REQUIRED AT MH87 AS PER OPSD 1003.020. REFER TO DRAWING D-2 FOR DETAIL.
43.5m-250ø PVC STM @ 1.05%
34.8m-375ø PVC STM @ 0.70%
9.9m-375ø PVC STM @ 3.70%
DOUBLE CATCHBASIN (TYPE A-19.8 L/s ICD)
CBMH84 TOP=145.90 W 250ø 143.08 N 250ø 142.94
CBMH85 (1200ø) (OPSD 701.010) TOP=144.66 S 250ø 142.48 E 250ø 142.65 N 375ø 142.35
CATCHBASIN (TYPE A-19.8 L/s ICD)
CBMH86 (1500ø) (OPSD 701.011) TOP=144.55 E 250ø 142.32 S 375ø 142.11 W 375ø 142.03
CB2 TOP=144.80 W 250ø 143.14
CATCHBASIN (TYPE C-36.8 L/s ICD)
CB3 TOP=144.77 W 250ø 143.02
CATCHBASIN (TYPE B-28.3 L/s ICD)
UNTIL SUCH TIME THAT THE SITE PLAN TO THE IMMEDIATE NORTH IS DEVELOPED IN THE FUTURE, DICB1 WILL CAPTURE AND CONVEY THE PHASE 1 SITE PLAN 5-YEAR STORM TO DICB1 VIA A 450ø STORM SEWER. THIS FLOW RATE IS CONTROLLED USING INLET CONTROL DEVICES AT THE SPECIFIED CATCHBASINS. REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY SCS CONSULTING GROUP LTD., DATED JULY 2026).
UPON DEVELOPMENT OF THE SITE PLAN TO THE IMMEDIATE NORTH, DICB1 MUST BE REMOVED TO ENSURE CONVEYANCE OF THE EQUIVALENT PEAK FLOW FROM A 5 YEAR STORM ONLY FROM THE SITE PLAN. THIS CAN BE ACHIEVED USING AN INLET CONTROL DEVICE AT GRATE OR LEAD, OR BY SOME OTHER MEANS TO BE CONFIRMED AT DETAILED DESIGN.
CUT INTO EXISTING MAINTENANCE HOLE, CONNECT PROPOSED 600ø STORM SEWER & BENCH TO SUIT.
315mmø ORIFICE PLATE (REFER TO DETAIL ON DWG D-4)
CUT INTO EXISTING MAINTENANCE HOLE, CONNECT PROPOSED 200ø SANITARY SEWER & BENCH TO SUIT.
MH72A (1200ø) (OPSD 701.010) TOP=143.15 S 200ø 140.44 NE 200ø 140.38
MH71A (1200ø) (OPSD 701.010) TOP=144.89 SW 200ø 142.63 N 200ø 142.57
17.1m-250ø PVC STM @ 1.30%
MH88 (1500ø) (OPSD 701.011) TOP=143.15 S 600ø 141.16 NE 600ø 141.08
MH72A (1200ø) (OPSD 701.010) TOP=143.60 SW 200ø 140.09 NE 200ø 140.06
MH92A (1200ø) (OPSD 701.010) TOP=143.64 SW 600ø 141.01 SW 315ø 141.01 NE 600ø 140.98
MH8Q (1200ø) (OPSD 701.010) TOP=143.64 SW 600ø 141.01 SW 315ø 141.01 NE 600ø 140.98
SPRINGLINE MATCH 600ø INV 141.217 600ø OBV 141.817 450ø INV 141.330
DICB1 (1200ø) TOP=142.76 W 450ø 141.36
7.2m-450ø CONC STM @ 0.95%
19.4m-600ø CONC STM @ 1.60%
20.7m-200ø PVC SAN @ 1.60%
6.2m-600ø CONC STM @ 0.35%
7.7m-200ø PVC SAN @ 0.50%
8.8m-900ø CONC STM @ 0.35%
12.6m-600ø CONC STM @ 0.75%
23.5m-600ø CONC STM @ 1.60%
300ø CONC STM @ 0.75%
29.0m-200ø PVC SAN @ 0.50%
56.3m-900ø CONC STM @ 0.35%
44.2m-200ø PVC SAN @ 0.40%
11.3m-450ø CONC STM @ 1.00%
54.5m-250ø PVC SAN @ 0.40%
76.3m-900ø CONC STM @ 0.35%
54.5m-250ø PVC SAN @ 0.40%
15.6m-200ø PVC SAN @ 0.50%
WATER TIGHT FRAME AND COVER AS PER OPSD 401.030
TOWNHOUSES
SNOW STORAGE
LANDSCAPE
PROPOSED SIDEWALK
KINGSLEY ROAD
FOX TAIL DRIVE
CLIFF LANE
OSPREY STREET
CORTLAND CRES
PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1
REFER TO SCS DRAWINGS FOR PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1. NOT PART OF THIS APPLICATION.
38.1m-200ø PVC SAN @ 0.50%
20.1m-200ø PVC SAN @ 0.65%
8.9m-200ø PVC SAN @ 1.00%
17.7m-200ø PVC SAN @ 0.50%
20.4m-750ø CONC STM @ 0.50%
18.1m-250ø PVC SAN @ 0.60%
31.4m-750ø CONC STM @ 0.50%
83.9m-750ø CONC STM @ 0.50%
84.7m-200ø PVC SAN @ 0.50%
3.0m ASPHALT MULTI-USE PATH
1.50m CONC SIDEWALK
15.0m-200ø PVC SAN @ 0.50%
17.1m-750ø CONC STM @ 0.50%
9.6m-200ø PVC SAN @ 1.00%
63.3m-750ø CONC STM @ 0.50%
64.6m-200ø PVC SAN @ 0.50%
MH96A
MH60A
MH59A
MH99A
MH41
MH61A
MH62A
MH43
MH42
MH91A
MH91B
MH92A
MH93A
MH94A
MH95A
MH96A
MH97A
MH98A
MH99A
MH100A
MH101A
MH102A
MH103A
MH104A
MH105A
MH106A
MH107A
MH108A
MH109A
MH110A
MH111A
MH112A
MH113A
MH114A
MH115A
MH116A
MH117A
MH118A
MH119A
MH120A
MH121A
MH122A
MH123A
MH124A
MH125A
MH126A
MH127A
MH128A
MH129A
MH130A
MH131A


COUNTY ROAD 22
KINGSLEY ROAD
FOX TAIL DRIVE
CLIFF LANE
OSPREY STREET
CORTLAND COURT
FUTURE DEVELOPMENT
TP21-3
BEDROCK 0.6mbgs
TP21-4
BEDROCK 0.6mbgs
TWN 22.0m 200ø HDPE STM CULVERTS @ 0.70%
BUILDING SERVICE CONNECTIONS TO BE TERMINATED 1.5m OUTSIDE OF BUILDING FACE.
0.14ha
20 L/s
CB1
TOP=145.08
E 250ø 143.31
0.16ha
0.90
PLUG1
E 250ø 143.80
PLUG1B
E 250ø 142.00
MH7 (1500ø)
(OPSD 701.011)
TOP=144.78
E 375ø 141.66
S 250ø 143.35
N 250ø 141.78
W 600ø 141.43
SW 200ø 140.93
0.29ha
0.80
32.1m-250ø PVC STM @ 1.75%
25.5m-250ø PVC STM @ 1.75%
17.1m-250ø PVC STM @ 1.30%
MH8 (1500ø)
(OPSD 701.011)
TOP=143.15
S 600ø 141.16
NE 600ø 141.08
INSULATION AS PER DETAIL ON D-4.
315mmø ORIFICE PLATE (REFER TO DETAIL ON DWG D-4)
78.1m-600ø CONC STM @ 0.35%
7.2m-450ø CONC STM @ 0.95%
DICB1 (1200ø)
TOP=142.76
W 450ø 141.36
SPRINGLINE MATCH
600ø INV 141.217
600ø OBV 141.817
450ø INV 141.330
MH9Q (1200ø)
(OPSD 701.010)
TOP=143.64
SW 600ø 141.01
SW 315ø 141.01
NE 600ø 140.98
6.2m-600ø CONC STM @ 0.35%
12.6m-600ø CONC STM @ 0.75%
8.8m-900ø CONC STM @ 0.35%
23.5m-600ø CONC STM @ 1.60%
200ø CONC STM @ 0.75%
43.5m-250ø PVC STM @ 1.05%
34.8m-375ø PVC STM @ 0.70%
9.9m-375ø PVC STM @ 3.70%
CBMH85 (1200ø)
(OPSD 701.010)
TOP=144.66
S 250ø 142.48
E 250ø 142.65
N 375ø 142.35
CBMH86 (1500ø)
OPSD 701.011)
TOP=144.55
E 250ø 142.32
S 375ø 142.11
W 375ø 142.03
DOUBLE CATCHBASIN (TYPE A-19.8 L/s ICD)
CATCHBASIN (TYPE A-19.8 L/s ICD)
CBMH84
TOP=145.90
N 250ø 145.09
N 250ø 142.94
0.14ha
0.76
0.21ha
0.67
0.18ha
0.80
CB2
TOP=144.60
W 250ø 143.14
CATCHBASIN (TYPE C-36.8 L/s ICD)
CB3
TOP=144.77
W 250ø 143.02
CATCHBASIN (TYPE B-28.3 L/s ICD)
0.12ha
0.80
0.75ha
0.20
UNTIL SUCH TIME THAT THE SITE PLAN TO THE IMMEDIATE NORTH IS DEVELOPED IN THE FUTURE, DICB1 WILL CAPTURE AND CONVEY THE PHASE 1 SITE PLAN 5-YEAR STORM TO DICB1 VIA A 450Ø STORM SEWER. THIS FLOW RATE IS CONTROLLED USING INLET CONTROL DEVICES AT THE SPECIFIED CATCHBASINS. REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY SCS CONSULTING GROUP LTD., DATED JULY 2026).
UPON DEVELOPMENT OF THE SITE PLAN TO THE IMMEDIATE NORTH, DICB1 MUST BE REMOVED TO ENSURE CONVEYANCE OF THE EQUIVALENT PEAK FLOW FROM A 5 YEAR STORM ONLY FROM THE SITE PLAN. THIS CAN BE ACHIEVED USING AN INLET CONTROL DEVICE AT GRATE OR LEAD, OR BY SOME OTHER MEANS TO BE CONFIRMED AT DETAILED DESIGN.
REFER TO SCS DRAWINGS FOR PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1. NOT PART OF THIS APPLICATION.
3.00m ASPHALT MULTI-USE PATH
1.50m CONC SIDEWALK
83.9m-750ø CONC STM @ 0.50%
17.1m-750ø CONC STM @ 0.50%
63.3m-750ø CONC STM @ 0.50%
20.4m-750ø CONC STM @ 0.50%
31.4m-750ø CONC STM @ 0.50%
56.3m-900ø CONC STM @ 0.35%
11.3m-450ø CONC STM @ 1.00%
76.3m-900ø CONC STM @ 0.35%
9.3m-900ø CONC STM @ 0.50%
MH40
MH41
MH42
MH43
MH39
MH44
MH45
CBMH19
TOWNHOUSES
PROPOSED TRANSFORMER
PROPOSED SIDEWALK
SNOW STORAGE
LANDSCAPE
2.40m TEMPORARY ASPHALT SIDEWALK
PHASE 1
PHASE 2
ROAD SIGN
GUY
HP
OHW
GAS
BELL
CATV
SAN
STM
CONCRETE
ASPHALT
INTERLOCK
CURB
SIDEWALK
-1 -2 -3 -4 -5 -6
-1 -2 -3 -4
-1 -2 -3 -4 -5
-3 -2 -1 -4 -3 -2 -1
-3 -2 -1
18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57


COUNTY ROAD 22
KINGSLEY ROAD
FOX TAIL DRIVE
CLIFF LANE
OSPREY STREET
CORTLAND COURT
PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1
FUTURE DEVELOPMENT
PHASE 1
PHASE 2
TP21-3
BEDROCK 0.6mbgs
TP21-4
BEDROCK 0.6mbgs
TP21-2
BEDROCK 0.7mbgs
0.14ha
20 L/s
CB1
TOP=145.08
E 250ø 143.31
0.16ha
0.90
0.29ha
0.80
0.24ha
0.80
0.23ha
0.67
0.93ha
0.82
0.14ha
0.76
0.16ha
0.80
BUILDING SERVICE CONNECTIONS TO BE TERMINATED 1.5m OUTSIDE OF BUILDING FACE.
TWIN 22.0m 200ø HDPE STM CULVERTS @ 0.70%
PLUG1
PLUG1B
MH37 (1500ø)
(OPSD 701.011)
TOP=144.78
MH38 (1500ø)
(OPSD 701.011)
TOP=143.15
MH39
MH40
MH41
MH42
MH43
MH44
MH45
CBMH84
TOP=145.90
CBMH85 (1200ø)
(OPSD 701.010)
TOP=144.66
CBMH86 (1500ø)
(OPSD 701.011)
TOP=144.55
DICB1 (1200ø)
TOP=142.76
MHSTM (1200ø)
(OPSD 701.010)
TOP=143.64
CB2
TOP=144.80
CB3
TOP=144.77
CATCHBASIN (TYPE A-19.8 L/s ICD)
CATCHBASIN (TYPE B-28.3 L/s ICD)
CATCHBASIN (TYPE C-36.8 L/s ICD)
DOUBLE CATCHBASIN (TYPE A-19.8 L/s ICD)
43.5m–250ø PVC STM @ 1.05%
34.8m–375ø PVC STM @ 0.70%
9.9m–375ø PVC STM @ 3.70%
17.1m–250ø PVC STM @ 1.30%
78.1m–600ø CONC STM @ 0.35%
7.2m–450ø CONC STM @ 0.95%
6.2m–600ø CONC STM @ 0.35%
8.8m–900ø CONC STM @ 0.35%
12.5m–600ø CONC STM @ 0.75%
23.5m–600ø CONC STM @ 1.60%
18.4m–600ø CONC STM @ 0.35%
315mm ORIFICE PLATE (REFER TO DETAIL ON DWG D–3)
INSULATION AS PER DETAIL ON D–4
SPRINGLINE MATCH 600ø INV 141.217
600ø OBV 141.817
450ø INV 141.336
UNTIL SUCH TIME THAT THE SITE PLAN TO THE IMMEDIATE NORTH IS DEVELOPED IN THE FUTURE, DICB1 WILL CAPTURE AND CONVEY THE PHASE 1 SITE PLAN 5–YEAR STORM TO DICB1 VIA A 450Ø STORM SEWER. THIS FLOW RATE IS CONTROLLED USING INLET CONTROL DEVICES AT THE SPECIFIED CATCHBASINS. REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT PREPARED BY SCS CONSULTING GROUP LTD., DATED JULY 2026).
UPON DEVELOPMENT OF THE SITE PLAN TO THE IMMEDIATE NORTH, DICB1 MUST BE REMOVED TO ENSURE CONVEYANCE OF THE EQUIVALENT PEAK FLOW FROM A 5 YEAR STORM ONLY FROM THE SITE PLAN. THIS CAN BE ACHIEVED USING AN INLET CONTROL DEVICE AT GRATE OR LEAD, OR BY SOME OTHER MEANS TO BE CONFIRMED AT DETAILED DESIGN.
REFER TO SCS DRAWINGS FOR PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1. NOT PART OF THIS APPLICATION.
PROPOSED TRANSFORMER
LANDSCAPE
SNOW STORAGE
PROPOSED SIDEWALK
3.00m ASPHALT MULTI-USE PATH
1.50m CONC SIDEWALK
2.00m CONC SIDEWALK
TOWNHOUSES
ROAD SIGN
GUY
ANTENNA
HP
GAS
OHW
BELL
CABLE (UNDG)
HYDRO (UNDG)
SAN (UNDG)
STM (UNDG)
WATER (UNDG)
2.00m TEMPORARY ASPHALT BERM
90.0m–750ø CONC STM @ 2.20%
63.3m–750ø CONC STM @ 0.50%
17.1m–750ø CONC STM @ 0.50%
83.9m–750ø CONC STM @ 0.50%
20.4m–750ø CONC STM @ 0.50%
31.4m–750ø CONC STM @ 0.50%
56.3m–900ø CONC STM @ 0.35%
76.3m–900ø CONC STM @ 0.35%
9.2m–900ø CONC STM @ 0.50%
R=73.00
R=65.00
R=27.06
R=22.44
R=240
R=15.00
R=9.00
R=20.00
R=7.00
R=6.00
R=5.00
R=4.00
R=3.00
R=2.00
R=1.00
R=0.50
R=0.00
MH46
MH47
MH48
CBMH19
MH49
MH50
MH51
MH52
MH53
MH54
MH55
MH56
MH57
MH58
MH59
MH60
MH61
MH62
MH63
MH64
MH65
MH66
MH67
MH68
MH69
MH70
MH71
MH72
MH73
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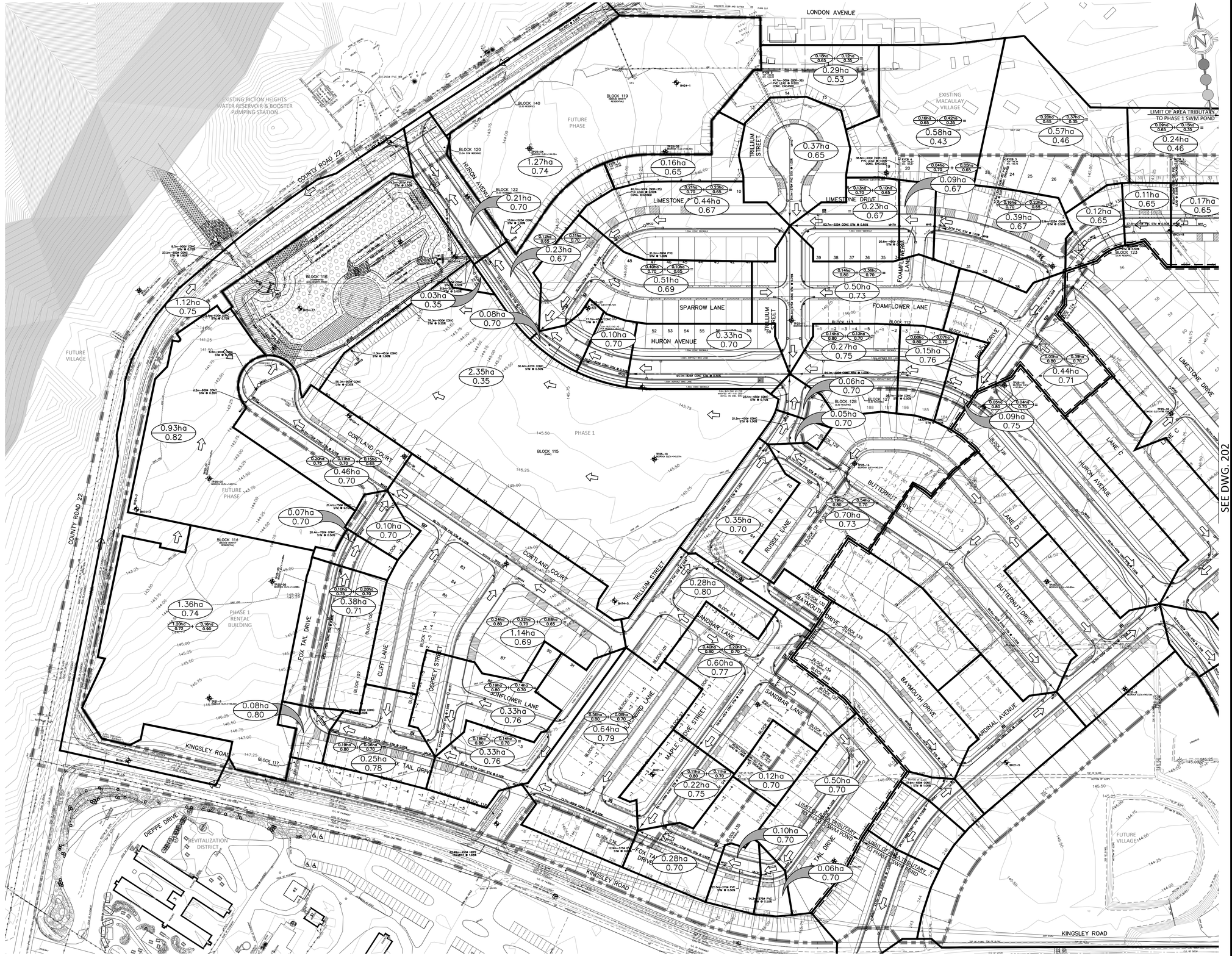
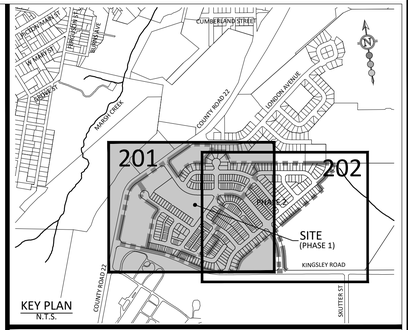
MH84
MH85
MH86
MH87
MH88





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.	
3.	SECOND SUBMISSION	JUN 26	C.C.	
4.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
5.	THIRD SUBMISSION	SEP 26	C.C.	
6.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 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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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

STORM DRAINAGE PLAN 1

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — SEP. 16, 2026 — PROVINCE OF ONTARIO

DATE:	SEPTEMBER 2026	DESIGNED BY:	J.S.S.	CHECKED BY:	C.C.
SCALE:	1:1000	DRAWN BY:	M.T.C.	CHECKED BY:	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.

Director Of Development Services — Date

PROJECT No: 2365

DRAWING No: 201

SEE DWG. 301

SEE DWG. 303

EXISTING PICTON HEIGHTS WATER RESERVOIR & BOOSTER PUMPING STATION

FUTURE PHASE

FUTURE VILLAGE

FUTURE PHASE

PHASE 1

PHASE 1 RENTAL BUILDING

Studio & 1-Bedroom: 54 units @ 1.4 ppu
2-Bedroom: 66 units @ 2.1 ppu

EXTERNAL DRAINAGE (REVITALIZATION DISTRICT - ULTIMATE FLOW)
DESIGN FLOW = 10.00L/s

REVITALIZATION DISTRICT

COUNTY ROAD 22

HURON AVENUE

CORTLAND COURT

TRILLIUM STREET

LIMESTONE DRIVE

SPARROW LANE

RUSSET LANE

BAYMOUTH DRIVE

SANDBAR LANE

MAPLE GROVE STREET

BLACKBIRD LANE

SUNFLOWER LANE

OSPREY STREET

CLIFF LANE

FOX TAIL DRIVE

KINGSLEY ROAD

VILLAGE F1
5.54ha
500

0.85ha
356

1.16ha
120 | 1.8

2.02ha
60ppha

0.74ha
9 | 3.0

0.19ha
3 | 3.0

0.26ha
4 | 3.0

1.27ha
150 | 2.5

0.48ha
11 | 3.0

0.42ha
9

0.04ha
0 | 3.0

0.15ha
0 | 3.0

0.13ha
0 | 3.0

0.11ha
1 | 3.0

0.14ha
2 | 3.0

0.42ha
8 | 3.0

0.24ha
1 | 2.5

0.18ha
1 | 3.5

0.40ha
11 | 2.6

0.05ha
0 | 3.0

0.19ha
12 | 3.0

0.03ha
0 | 3.0

0.48ha
32 | 3.0

0.06ha
0 | 3.0

0.42ha
7 | 3.0

0.07ha
1 | 3.0

0.31ha
6 | 3.0

0.33ha
8 | 2.

0.03ha
0 | 3.0

0.33ha
30 | 2.5

0.25ha
16 | 3.0

0.23ha
5 | 2.9

0.36ha
11 | 2.5

0.47ha
8 | 3.0

0.18ha
4 | 2.5

0.17ha
0 | 3.0

0.07ha
2 | 3.0

0.31ha
10 | 2.6

0.16ha
6 | 2.5

0.31ha
10 | 2.5

0.46ha
14 | 2.5

0.47ha
8 | 2.5

0.02ha
0 | 2.5

0.28ha
9 | 2.6

0.24ha
6 | 2.6

0.29ha
10 | 2.5

0.31ha
10 | 2.5

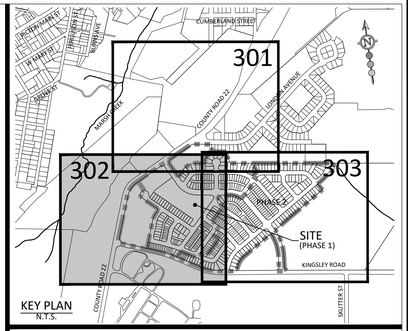
0.30ha
8 | 2.6

0.22ha
4 | 3.0

0.16ha
3 | 3.0

0.13ha
2 | 3.0

0.73
15



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
- SANITARY SEWER / MAINTENANCE HOLE
- SANITARY DRAINAGE BOUNDARY
- EXTERNAL SANITARY DRAINAGE BOUNDARY
- 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)
- 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.	
3.	SECOND SUBMISSION	JUN 26	C.C.	
4.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
5.	THIRD SUBMISSION	SEP 26	C.C.	
6.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

BASE31 SUBDIVISION
VILLAGE A - PHASE 1

SANITARY DRAINAGE PLAN 2

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90057323
SEP. 26, 2026
PROVINCE OF ONTARIO

DATE:	SEPTEMBER 2026	DESIGNED BY:	J.S.S.	CHECKED BY:	C.C.
SCALE:	1:1000	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

10 5 0 10 20 30 40 50 60 70 80

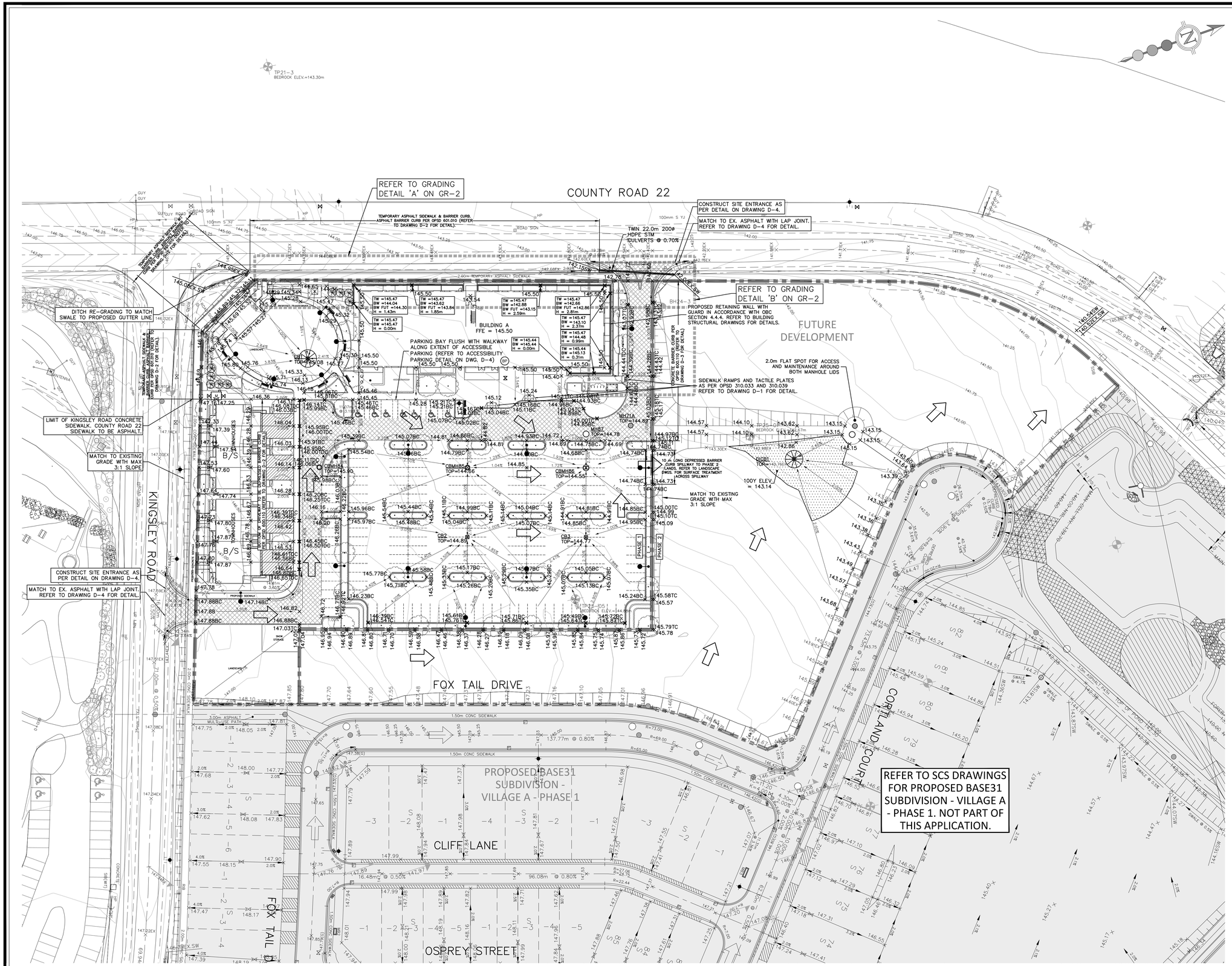
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

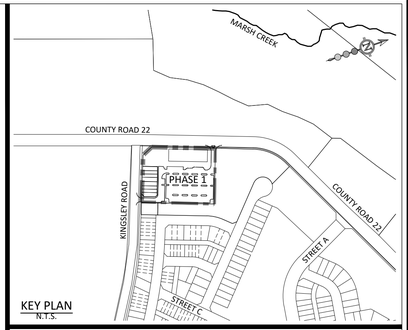
Director Of Development Services — Date

PROJECT No: 2365

DRAWING No: 302

File: P:\2365 Picton Airport\Drawings\Village A\Phase 1\Dr\2365D-0301-0303-VLGA-SANI.dwg — Revised by <MCOUGLER> : Tue, Sep 15 2026 — 2:07pm





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:

- PROPERTY BOUNDARY
- LIMIT OF PHASE
- SANITARY MAINTENANCE HOLE
- STORM SEWER MAINTENANCE HOLE
- WATERMAIN VALVE BOX
- HYDRANT AND VALVE (REFER TO DWG. D-1)
- M — METER CHAMBER (REFER TO DWG. D-1)
- BP — BACKFLOW PREVENTOR (CSA B64.10 AND B64.10.01)
- 112.00 — EXISTING CONTOUR AND ELEVATION
- ×123.23EX — EXISTING ELEVATION
- ×106.52 — PROPOSED ELEVATION
- ×106.52FUT — PROPOSED ULTIMATE ELEVATION UPON THE FUTURE URBANIZATION OF COUNTY ROAD 22
- ×106.52TC — PROPOSED TOP OF CURB ELEVATION
- ×106.52BC — PROPOSED BOTTOM OF CURB ELEVATION
- ×123.23GU — PROPOSED GUTTER ELEVATION
- ×106.52TDC — PROPOSED TOP OF DEPRESSED CURB ELEVATION
- 107.18SW — PROPOSED SWALE ELEVATION
- W/O — WALKOUT TYPE LOT
- 53 — LOT NUMBER
- MAJOR SYSTEM OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (MAX. 3:1 UNLESS OTHERWISE NOTED)
- RETAINING WALL
- PROPOSED CULVERT
- DRIVEWAY LOCATION
- HEAVY DUTY PAVEMENT STRUCTURE (REFER TO DWG. N-1)
- TEMPORARY COUNTY ROAD 22 ASPHALT SIDEWALK
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- SIDEWALK RAMP WITH TACTILE PLATE AS PER OPSD 310.033 AND OPSD 310.039 (REFER TO DETAIL ON DWG. D-1)
- BH24-8 — BOREHOLE LOCATION
- TP21-8 — TEST PIT LOCATION
- OH — OH — OH — OH — EXISTING OVERHEAD WIRE
- X — X — X — EXISTING CHAINLINK FENCE
- 100 YEAR CAPTURE LOCATION (INTERIM)
- 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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

GRADING PLAN 1

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — SEP. 24th, 2026 — PROVINCE OF ONTARIO

DATE:	SEPTEMBER 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.

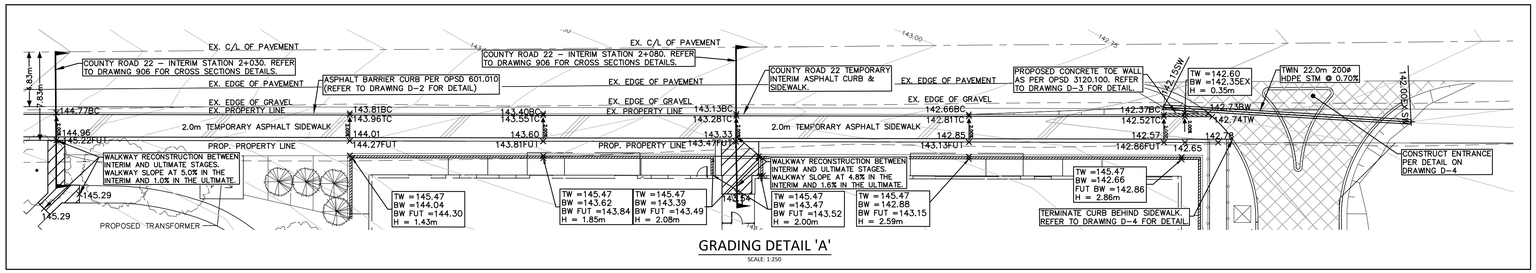
5 0 10 20 30 40

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

Director Of Development Services — Date

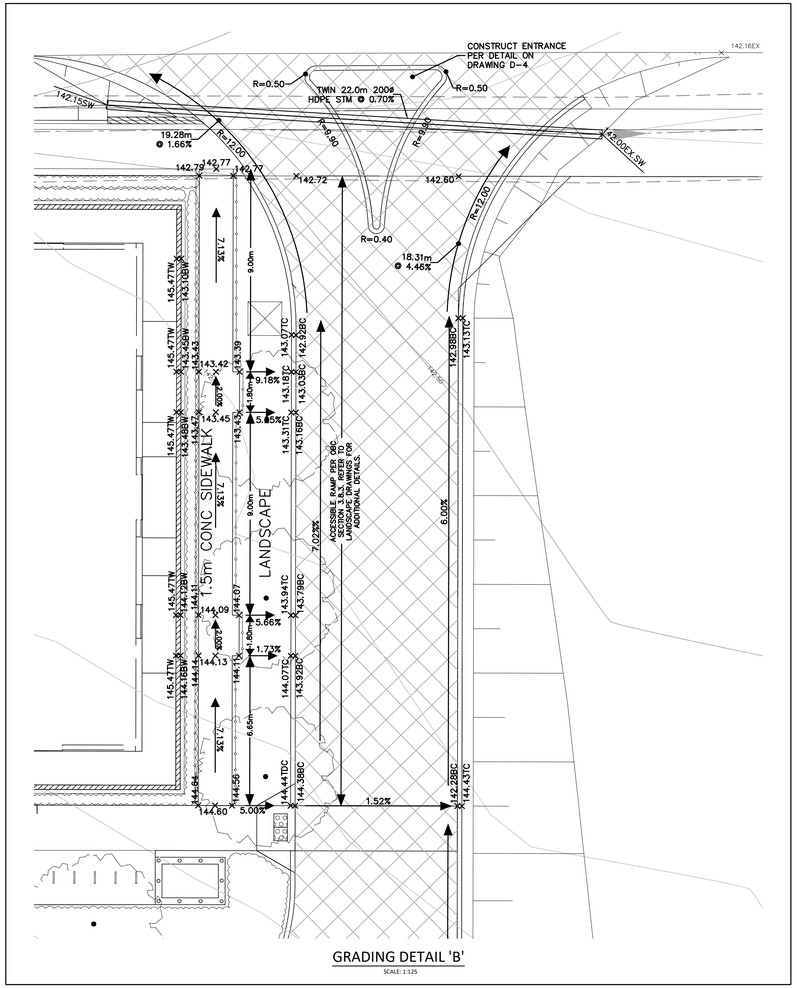
PROJECT No: 2365B

DRAWING No: GR-1



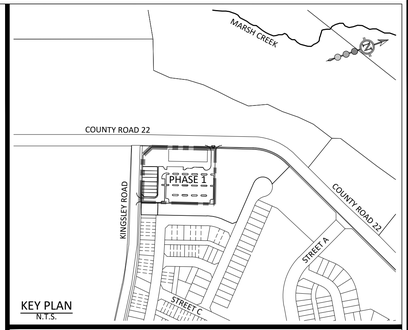
GRADING DETAIL 'A'

SCALE: 1:250



GRADING DETAIL 'B'

SCALE: 1:125



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:

- PROPERTY BOUNDARY
- LIMIT OF PHASE
- SANITARY MAINTENANCE HOLE
- STORM SEWER MAINTENANCE HOLE
- WATERMAIN VALVE BOX
- HYDRANT AND VALVE (REFER TO DWG. D-1)
- M — METER CHAMBER (REFER TO DWG. D-1)
- BP — BACKFLOW PREVENTOR (CSA B64.10 AND B64.10.01)
- 112.00 — EXISTING CONTOUR AND ELEVATION
- ×123.23EX — EXISTING ELEVATION
- ×106.52 — PROPOSED ELEVATION
- ×106.52FUT — PROPOSED ULTIMATE ELEVATION UPON THE FUTURE URBANIZATION OF COUNTY ROAD 22
- ×106.52TC — PROPOSED TOP OF CURB ELEVATION
- ×106.52BC — PROPOSED BOTTOM OF CURB ELEVATION
- ×123.23(G) — PROPOSED GUTTER ELEVATION
- ×106.52TDC — PROPOSED TOP OF DEPRESSED CURB ELEVATION
- ×107.18SW — PROPOSED SWALE ELEVATION
- W/O — WALKOUT TYPE LOT
- 53 — LOT NUMBER
- MAJOR SYSTEM OVERLAND FLOW ROUTE
- PROPOSED EMBANKMENT (MAX. 3:1 UNLESS OTHERWISE NOTED)
- RETAINING WALL
- PROPOSED CULVERT
- DRIVEWAY LOCATION
- HEAVY DUTY PAVEMENT STRUCTURE (REFER TO DWG. N-1)
- TEMPORARY COUNTY ROAD 22 ASPHALT SIDEWALK
- PROPOSED BASE31 SUBDIVISION - VILLAGE A - PHASE 1 (NOT PART OF THIS APPLICATION)
- SIDEWALK RAMP WITH TACTILE PLATE AS PER OPSD 310.033 AND OPSD 310.039 (REFER TO DETAIL ON DWG. D-1)
- BH24-8 — BOREHOLE LOCATION
- TP21-8 — TEST PIT LOCATION
- EXISTING OVERHEAD WIRE
- EXISTING CHAINLINK FENCE
- 100 YEAR CAPTURE LOCATION (INTERIM)

HP	EXISTING HYDRO POLE	OM/HM	EXISTING UTILITY
MH	EXISTING MANHOLE	SIGN	EXISTING ROAD SIGN
WV	EXISTING WATERMAIN VALVE	CB	EXISTING CATCHBASIN
FH	EXISTING HYDRANT		EXISTING TREES
	EXISTING MONITORING WELL		

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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

GRADING PLAN 2

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — SEP. 16, 2026 — PROVINCE OF ONTARIO

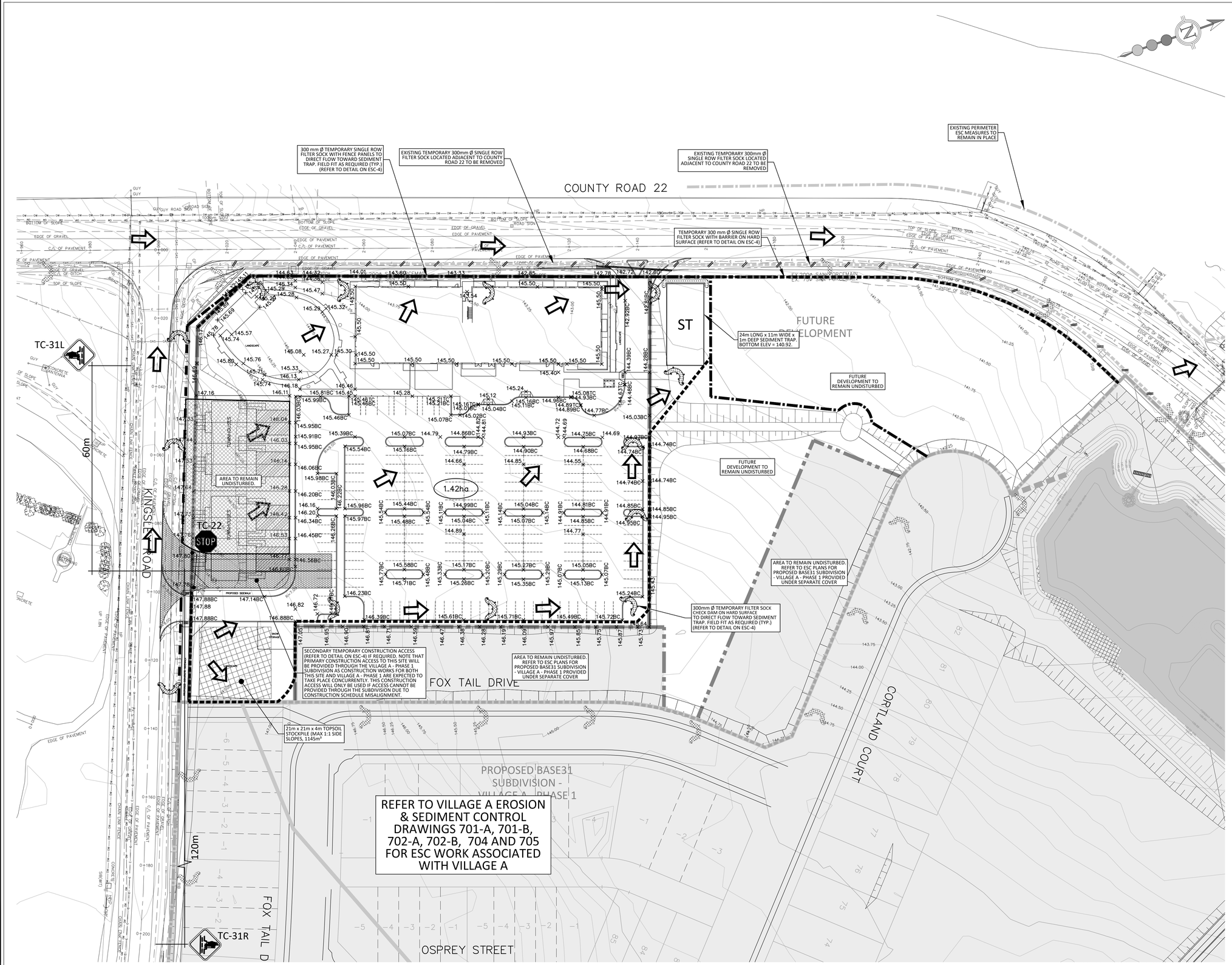
DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	C.C./M.R.C.

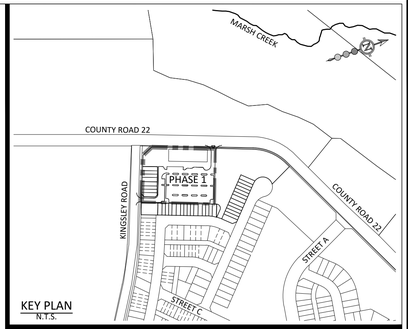
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Director Of Development Services — Date

PROJECT No: 2365B

DRAWING No: GR-2





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. ESC-4)
- TEMPORARY FENCE PANELS (SEE DETAIL ON DWG. ESC-4)
- 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
- POST EARTHWORKS 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
- EXISTING ITEM TO BE REMOVED
- AREA TO REMAIN UNDISTURBED

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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR FINAL APPROVAL	AUG 26	C.C.	

SCS consulting group ltd
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

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

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
AUG. 18, 2026
PROVINCE OF ONTARIO

DATE: AUGUST 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

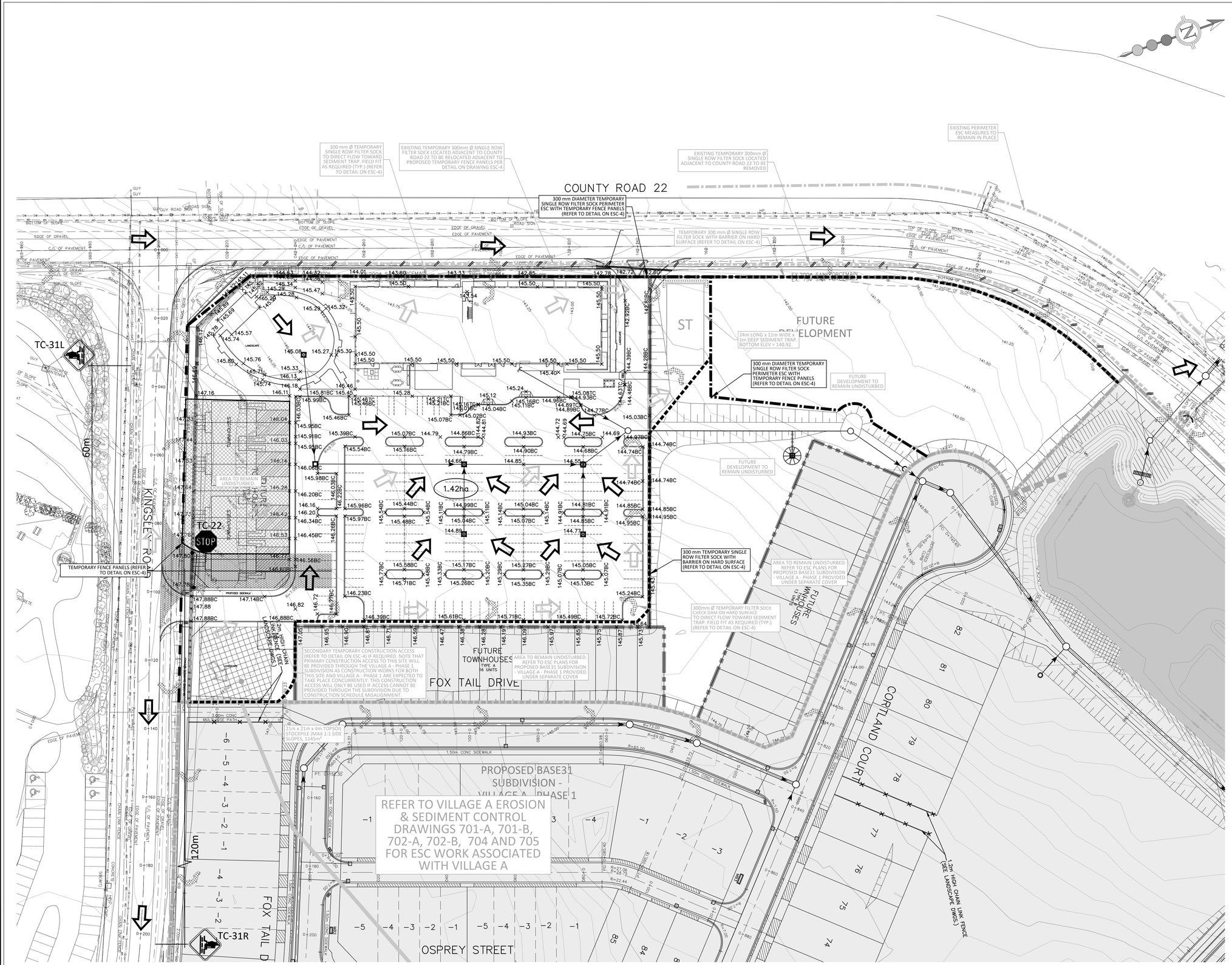
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

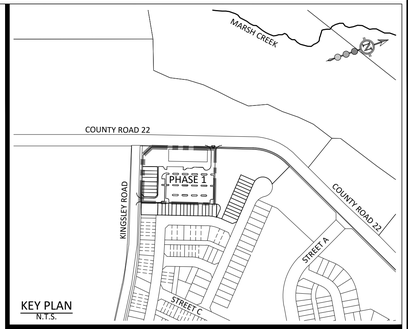
Director of Development Services — Date

PROJECT No: 2365B

DRAWING No: ESC-1

File: P:\2365 Picton Airport\Drawings\Village A – Rental Building\Esc\2365D-VRNT-EROS-ESC1.dwg – Revised by <LOGNAME> : Tue, Aug 18 2026 – 11:32am





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. ESC-4)
- TEMPORARY FENCE PANELS (SEE DETAIL ON DWG. ESC-4)
- TEMPORARY 300mm SINGLE ROW FILTER SOCK WITH FENCE PANELS (SEE DETAIL ON DWG. ESC-4)
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- EXISTING OVERLAND FLOW ROUTE
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- 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)
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- PROPOSED EMBANKMENT MAX. 3:1 UNLESS OTHERWISE NOTED)
- × 222.50 — PROPOSED ELEVATION
- × 222.50BC — PROPOSED BOTTOM OF CURB ELEVATION
- EXISTING ITEM TO BE REMOVED
- AREA TO REMAIN UNDISTURBED

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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

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

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — JULY 24, 2026 — PROVINCE OF ONTARIO

DATE:	JULY 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.

Director of Development Services — Date

PROJECT No: 2365B

DRAWING No: ESC-2

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
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2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

EROSION & SEDIMENT CONTROL NOTES

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
JULY 24, 2026
PROVINCE OF ONTARIO

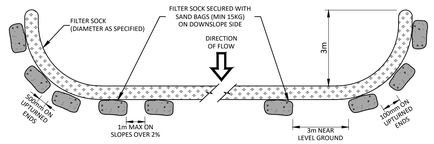
DATE: JULY 2026	DESIGNED BY: V.S./Y.A.	CHECKED BY: V.S./C.C.
SCALE: N.T.S.	DRAWN BY: M.T.C.	CHECKED BY: C.C./M.R.C.

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

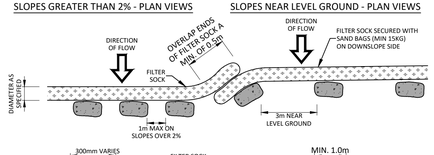
Director of Development Services _____ Date _____

PROJECT No: 2365B

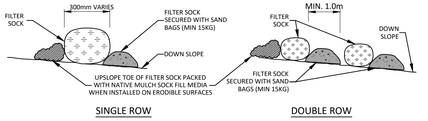
DRAWING No: ESC-3



SLOPES GREATER THAN 2% - PLAN VIEWS



SLOPES NEAR LEVEL GROUND - PLAN VIEWS



SINGLE ROW

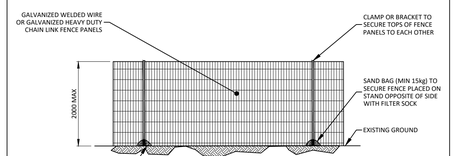
DOUBLE ROW

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.

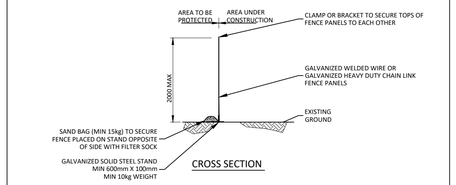
ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY 300mm SINGLE ROW FILTER SOCK BARRIER ON HARD SURFACE

SCALE: N.T.S.



ELEVATION



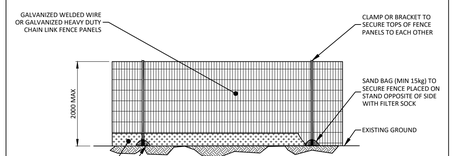
CROSS SECTION

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.

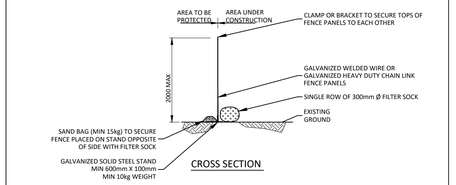
ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY FENCE PANELS

SCALE: N.T.S.



ELEVATION



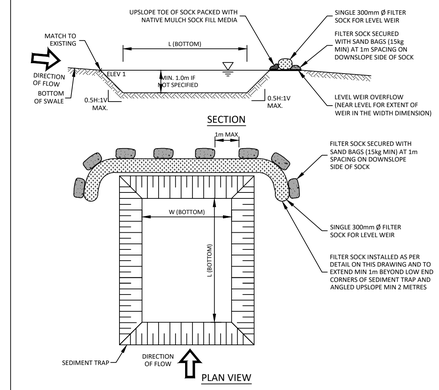
CROSS SECTION

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.



PLAN VIEW

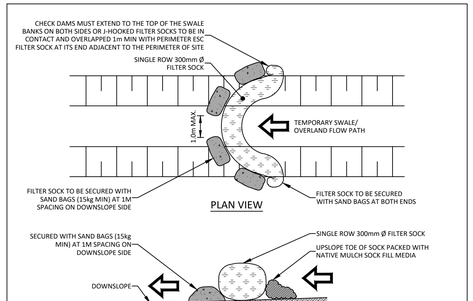
SEDIMENT TRAP ID	L (m)	W (m)	D (m)	GROUND ELEVATION AT LEVEL WEIR OVERFLOW(m)
101	24	11	1	140.92

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.

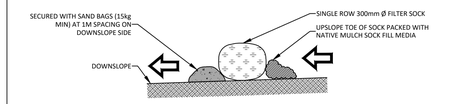
ALL DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY SEDIMENT TRAP WITH FILTER SOCK LEVEL WEIR ON HARD SURFACES

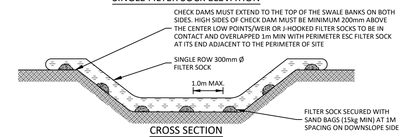
SCALE: N.T.S.



PLAN VIEW



SINGLE FILTER SOCK ELEVATION



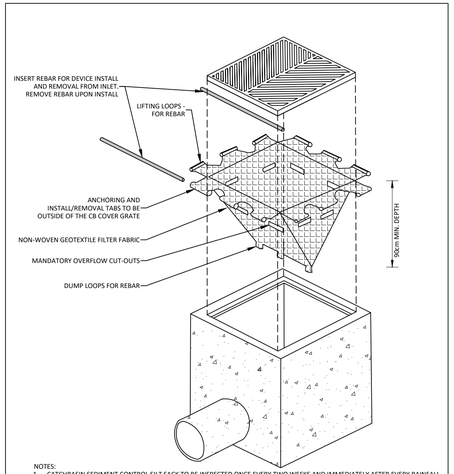
CROSS SECTION

NOTES:
1. SEDIMENT SHOULD BE REMOVED FROM IN FRONT OF THE CHECKDAM ONCE THE ACCUMULATED HEIGHT HAS REACHED HALF THE TOTAL HEIGHT OF THE CHECK DAM.
2. ALL FILTER SOCK TO HAVE NATIVE MULCH FILL AND UV STABILIZED POLYPROPYLENE NETTING.
3. FILTER SOCKS INTENDED TO LEAVE PERMANENTLY MUST HAVE 100% BIODEGRADABLE 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. SMOOTH OUT OR REMOVE ALL SURFACE OBSTRUCTIONS GREATER THAN 50mm FROM GROUND THE FILTER SOCK IS TO BE INSTALLED UPON.
6. 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 MILLIMETRES UNLESS OTHERWISE SHOWN

TEMPORARY FILTER SOCK CHECK DAM ON HARD SURFACE

SCALE: N.T.S.

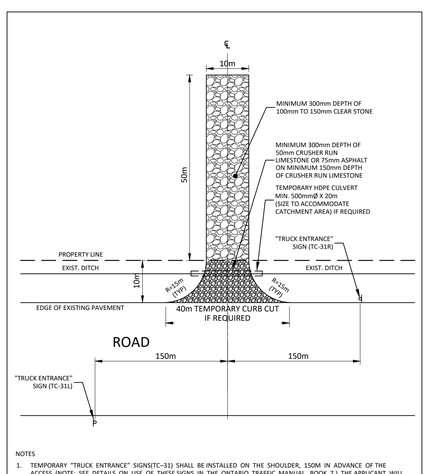


NOTES:
1. CATCHBASIN SEDIMENT CONTROL SILT SACK TO BE INSPECTED ONCE EVERY TWO WEEKS AND IMMEDIATELY AFTER EVERY RAINFALL EVENT >10mm WITHIN 24 HRS. AND CLEANED-OUT WHEN THE CATCHBASIN INSERT IS 50% FULL OF SEDIMENT OR WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE. REPLACE SILT SACK WHEN DAMAGED.
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: ACFSSRF2XZYOF (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

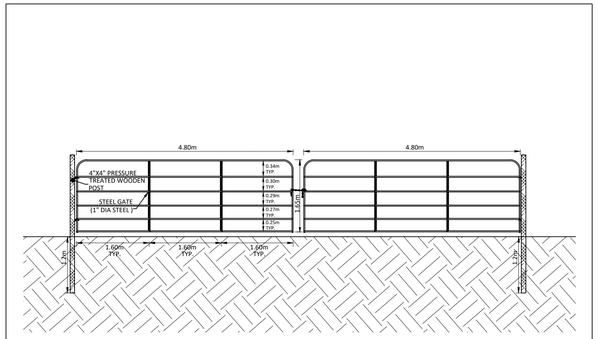
SCALE: N.T.S.



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.



LOCKABLE GATE FOR MUD MAT - CONSTRUCTION ENTRANCE

SCALE: N.T.S.

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

SCS consulting group ltd
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332 PICTON MAIN STREET,
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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

EROSION & SEDIMENT CONTROL DETAILS

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — JULY 24, 2026 — PROVINCE OF ONTARIO

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

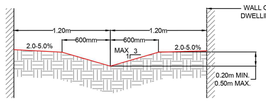
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Director of Development Services — Date

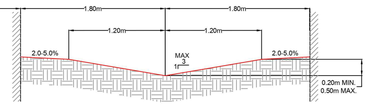
PROJECT No: 2365B

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.

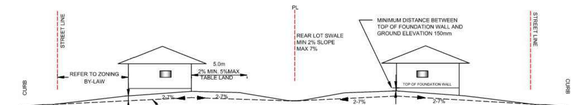
STANDARD DETAIL

TYPICAL SIDE YARD DRAINAGE

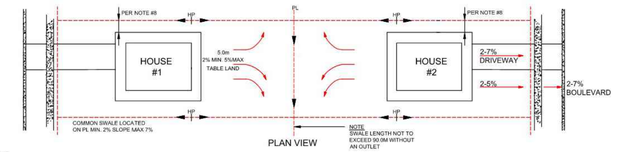
REV No.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-002

PROFILE VIEW



PLAN VIEW



NOTES:

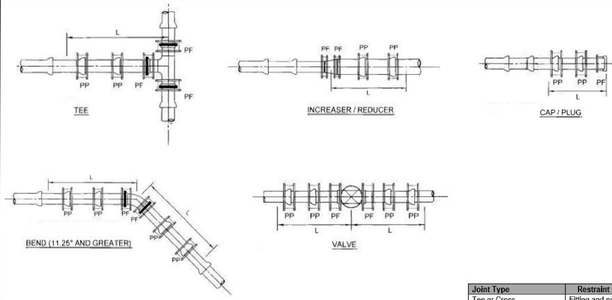
1. ALTHOUGH MAXIMUM SLOPES ARE SHOWN, THEY SHOULD BE AVOIDED UNLESS NO OTHER ALTERNATIVE IS AVAILABLE.
2. THIS STANDARD IS FOR URBAN LOTS AND GENERAL IN NATURE. CERTAIN LOTS MAY REQUIRE CHANGES.
3. THIS STANDARD IS MEANT TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY LOT GRADING AND DRAINAGE 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.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-004



Joint Type	Restrain Required?
Tee or Cross	Fitting and next pipe joint
Bend (11.25º 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:

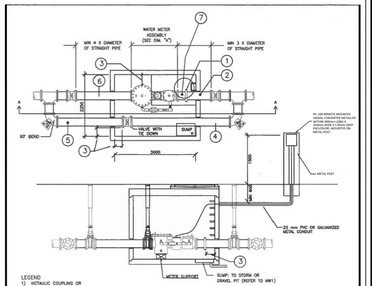
1. DRAWING NOT TO SCALE. L= 6.1m.
2. 'PF' IS PIPE-FITTING MECHANICAL RESTRAINING DEVICE.
3. 'PP' IS PIPE-PIPE MECHANICAL RESTRAINING DEVICE.
4. PROVIDE CORROSION PROTECTION AS PER THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.
5. TO BE READ IN CONJUNCTION WITH THE PRINCE EDWARD COUNTY WATER SYSTEMS MANUAL.

STANDARD DETAIL

JOINT RESTRAINT STANDARDS FOR WATERMAINS

REV No.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-010



LEGEND
1) VICTAULIC COUPLING OR APPROVED ALTERNATIVE
2) SPACER, PLAIN END TO VICTAULIC END
3) 300 mm MINIMUM
4) SPACER, PLAIN END TO FLANGE
5) SPACER, FLANGE TO PLAIN END
6) SPACER, PLAIN END TO FLANGE ADAPTER
7) SPACER, FLANGE TO VECT. END
8) METER READING REMOTE CONVERTER DISPLAY TO BE LOCATED INDOORS/GROUND IN A WATERPROOF CABINET

LAYING LENGTH FOR PROTECTUS TYPE WATER METER WITH STRAINER

METER SIZE	DIM. A
4"/100 mm	33"/838 mm
6"/150 mm	45"/1145 mm
8"/200 mm	57"/1346 mm
10"/250 mm	69"/1727 mm

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

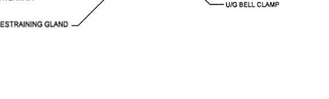
SCS consulting group ltd

Scale: N.T.S.

WATER METER INSTALLATION IN CHAMBER (FOR COMBINED FIRE & DOMESTIC)

DUCTILE IRON

PVC



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.

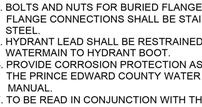
STANDARD DETAIL

TYPICAL JOINT RESTRAINT FOR WATERMAINS DI OR PVC

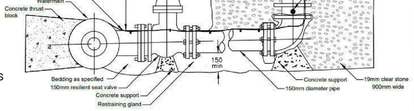
REV No.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-011

Detail #1



PVC Push-on Tee & Valve



NOTES:

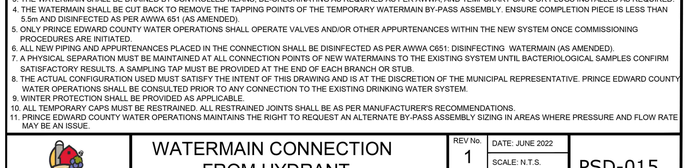
1. DRAWING NOT TO SCALE.
2. ALL CONCRETE THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED GROUND.
3. BOND BREAKER SHALL BE APPLIED BETWEEN THE CONCRETE AND THE FITTINGS AND APPURTENANCES.
4. BOLTS AND NUTS FOR BURIED FLANGE TO FLANGE CONNECTIONS SHALL BE STAINLESS STEEL.
5. HYDRANT LEAD SHALL BE RESTRAINED 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.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-014



INTERCONNECTION	
WM SIZE	MINIMUM CONNECTION SIZE
UP TO 200mm	50mm

NOTES:

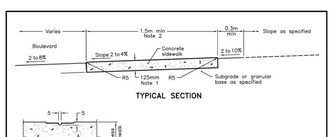
1. THE REDUCED PRESSURE ZONE BACKFLOW PREVENTER (RPZ) SHALL BE PROVIDED BY THE CONTRACTOR, IN GOOD WORKING CONDITION, AND TESTED AS PER CSA B64.10-01 (AS AMENDED) WITH THE EXCEPTION OF REDUCED PRESSURE ZONES INITIALLY TESTED AND THEN RELOCATED WITHIN THE SAME DAY.
2. THE BACKFLOW PREVENTION ASSEMBLY 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 PIPING 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

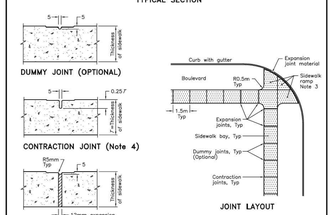
WATERMAIN CONNECTION FROM HYDRANT UPTO 200mm DIA.

REV No.	DATE: JUNE 2022
1	SCALE: N.T.S.

PSD-015



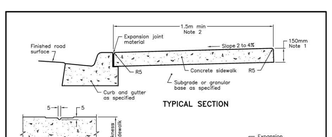
TYPICAL SECTION



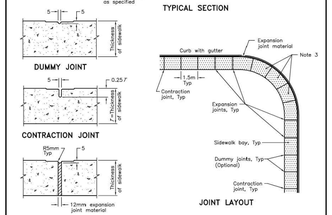
NOTES:

1 Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm.
At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
4 Contraction Joint may be tooled or sawcut.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 3
CONCRETE SIDEWALK		OPSD 310.010



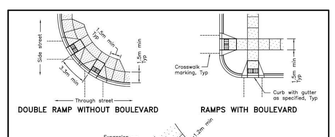
TYPICAL SECTION

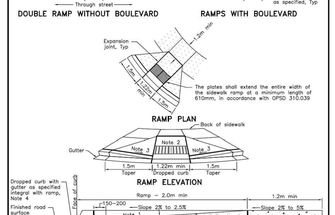


NOTES:

1 At commercial and industrial driveways, the thickness shall be 200mm.
2 Sidewalk width shall be wider when specified.
3 This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.033, and 310.039.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK ADJACENT TO CURB WITH GUTTER		OPSD 310.020

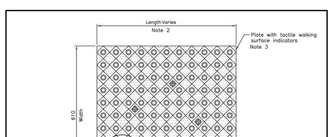




NOTES:

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.

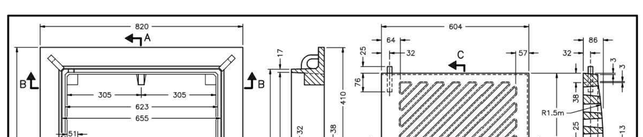
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS		OPSD 310.033



NOTES:

1 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



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.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DETAILS PLAN 1

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — SEP. 16, 2022 — PROVINCE OF ONTARIO

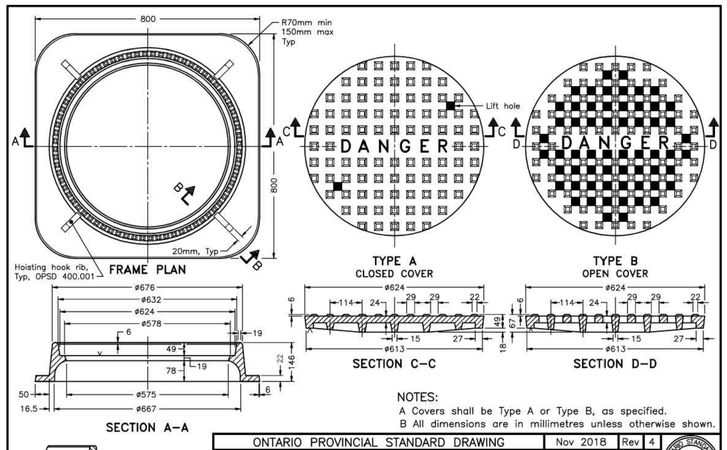
DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

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

Director Of Development Services — Date

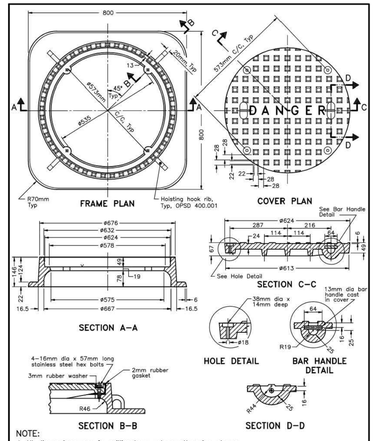
PROJECT No: 2365B

DRAWING No: D-1



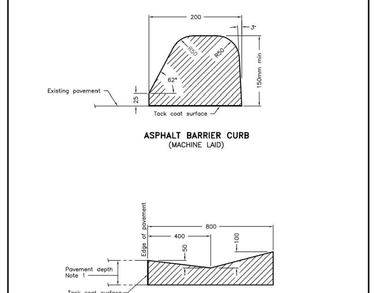
NOTES:
A Covers shall be Type A or Type B, as specified.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4
CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES		
		OPSD 401.010



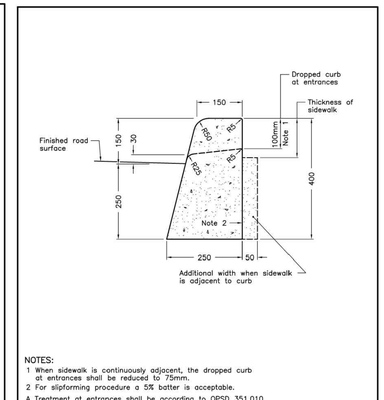
NOTE:
A All dimensions are in millimetres unless otherwise shown.

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



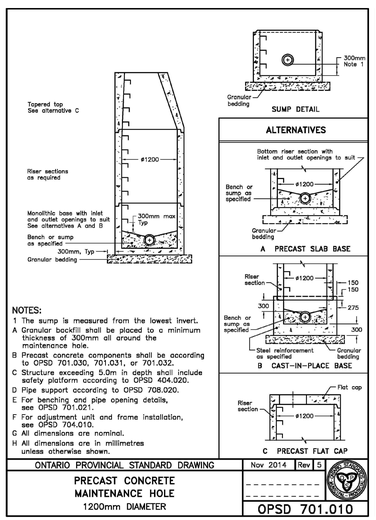
NOTES:
1 Depth of asphalt curb with gutter at pavement edge shall equal depth of new pavement, but in no case less than 150mm.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 2
ASPHALT CURB AND ASPHALT CURB WITH GUTTER		
		OPSD 601.010



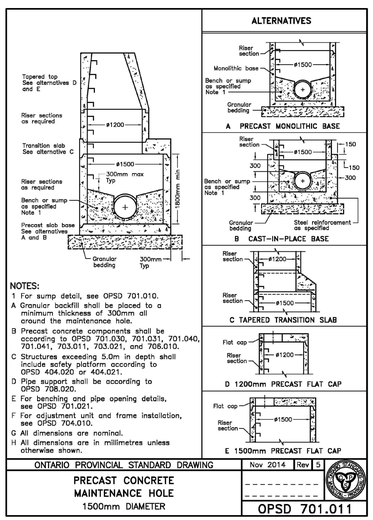
NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from 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



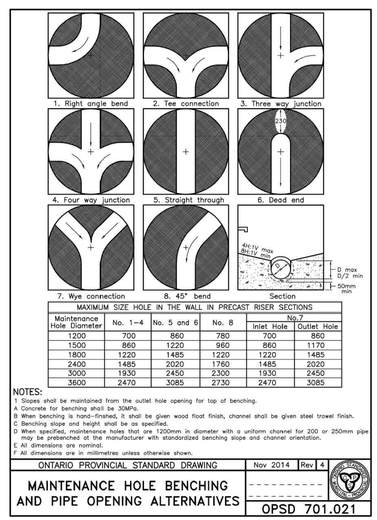
NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform 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 3
PRECAST CONCRETE MAINTENANCE HOLE 1500mm DIAMETER		
		OPSD 701.011

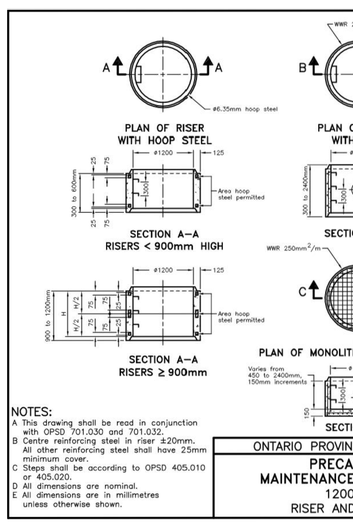


MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS

Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

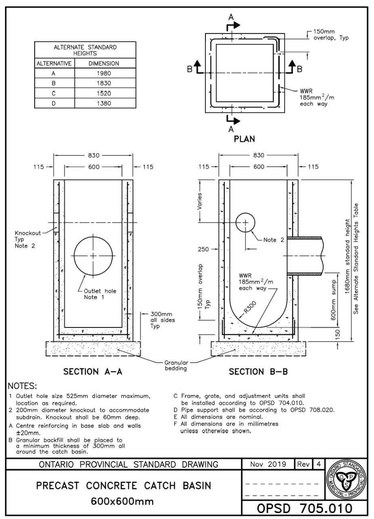
NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 4
MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES		
		OPSD 701.021



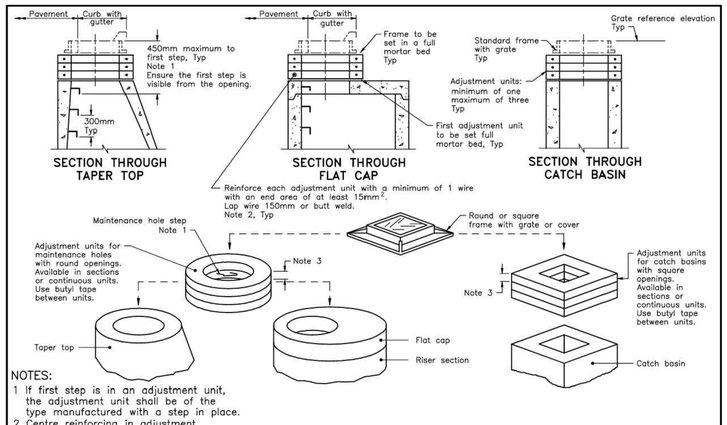
NOTES:
A This drawing shall be read in conjunction with OPSD 701.030 and 701.032.
B Centre reinforcing steel in riser ±20mm. All other reinforcing steel shall have 25mm minimum cover.
C Steps shall be according to OPSD 405.010 or 405.020.
D All dimensions are nominal.
E All dimensions are in millimetres 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



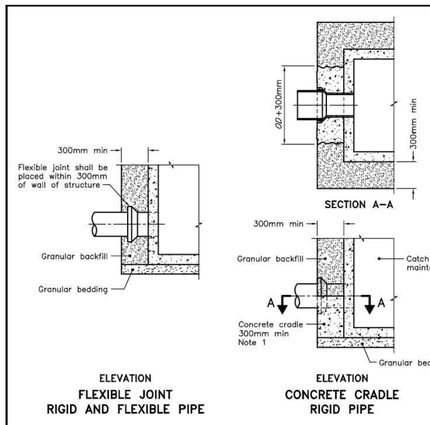
NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C 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



NOTES:
1 If first step is in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
2 Centre reinforcing in adjustment unit ±10mm.
3 Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.
A Adjustment units shall not extend beyond the outside edge of the structure.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2025	Rev 4
PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS		
		OPSD 704.010



NOTES:
1 Pipe shall be supported with concrete or unshrinkable fill to the first pipe joint.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 4
SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE		
		OPSD 708.020

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DETAILS PLAN 2

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

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

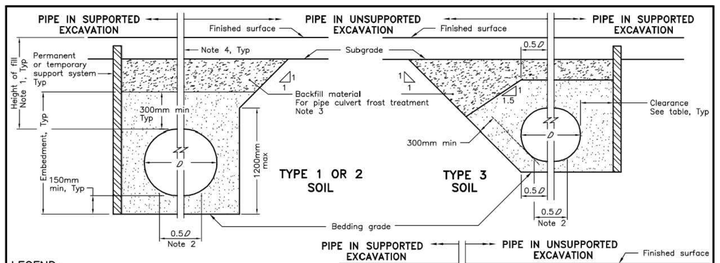
APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCS CONSULTING GROUP LTD. CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION.

Director Of Development Services — Date

PROJECT No: 2365B

DRAWING No: D-2

File: P:\2365 Picton Airport\Drawings\Village A – Rental Building\Det\2365D–D1–D4–VRNT–DETL.dwg – Revised by <SOZDEMIR> : Wed, Sep 16 2026 – 3:13pm

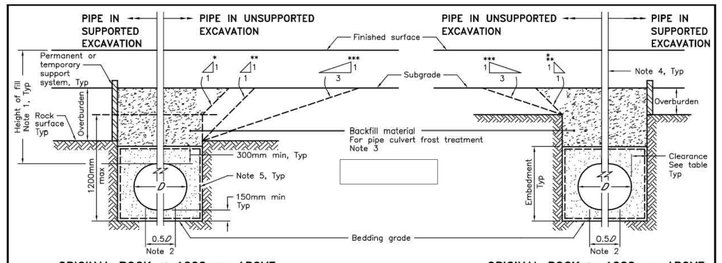


LEGEND:
D – Inside diameter

NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.
A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
C All dimensions are in metres unless otherwise shown.

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION		
	OPSD 802.010	

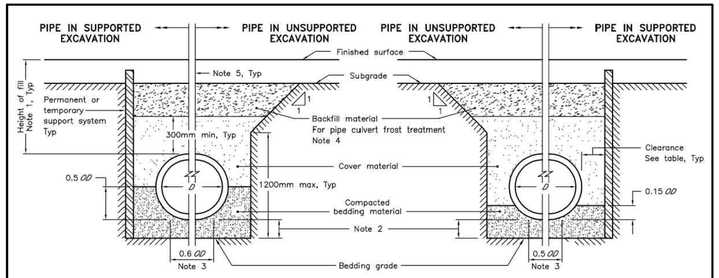


NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
3 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
4 Condition of excavation is symmetrical about centreline of pipe.
5 Embedment material shall be wrapped in non-woven geotextile when specified.
A Granular material placed in the haunch area shall be compacted prior to placing and compacting the remainder of the embedment material.
B Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
C Fractured rock shall be treated as Type 1 soil.
D All dimensions are in metres unless otherwise shown.

LEGEND:
D – Inside diameter
* – Type 1 or 2 soil
** – Type 3 soil
*** – Type 4 soil

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL ROCK EXCAVATION		
	OPSD 802.013	

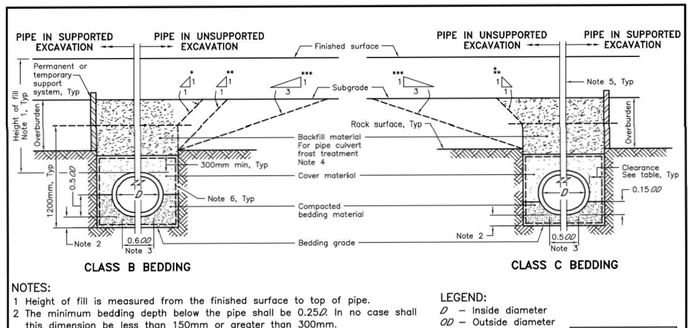


NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The minimum bedding depth below the pipe shall be $0.15D$ in no case shall this dimension be less than 150mm or greater than 300mm.
3 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
4 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
5 Condition of excavation is symmetrical about centreline of pipe.
A Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
B All dimensions are in metres unless otherwise shown.

LEGEND:
D – Inside diameter
$ØØ$ – Outside diameter

CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 3
RIGID PIPE BEDDING, COVER, AND BACKFILL TYPE 1 OR 2 SOIL – EARTH EXCAVATION		
	OPSD 802.030	

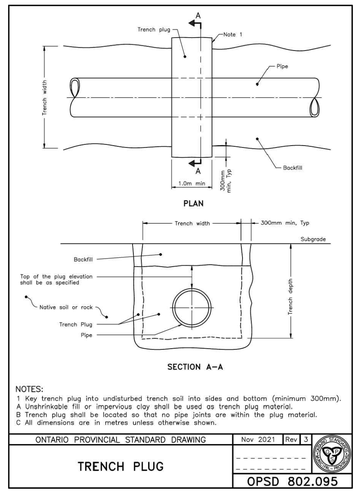


NOTES:
1 Height of fill is measured from the finished surface to top of pipe.
2 The minimum bedding depth below the pipe shall be $0.25D$ in no case shall this dimension be less than 150mm or greater than 300mm.
3 The pipe bed shall be compacted and shaped to receive the bottom of the pipe.
4 Pipe culvert frost treatment shall be according to OPSD 803.030 and 803.031.
5 Condition of excavation is symmetrical about centreline of pipe.
6 Embedment material shall be wrapped in non-woven geotextile when specified.
A Soil types as defined in the Occupational Health and Safety Act and Regulations for Construction Projects.
B Fractured rock shall be treated as Type 1 soil.
C All dimensions are in metres unless otherwise shown.

LEGEND:
D – Inside diameter
$ØØ$ – Outside diameter
* – Type 1 or 2 soil
** – Type 3 soil
*** – Type 4 soil

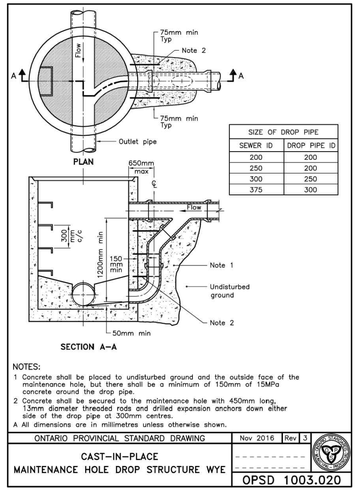
CLEARANCE TABLE	
Pipe Inside Diameter mm	Clearance mm
900 or less	300
Over 900	500

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 3
RIGID PIPE BEDDING, COVER, AND BACKFILL ROCK EXCAVATION		
	OPSD 802.033	



NOTES:
1 Key trench plug into undisturbed trench soil into sides and bottom (minimum 300mm).
A Unshrinkable fill or impervious clay shall be used as trench plug material.
B Trench plug shall be located so that no pipe joints are within the plug material.
C All dimensions are in millimetres unless otherwise shown.

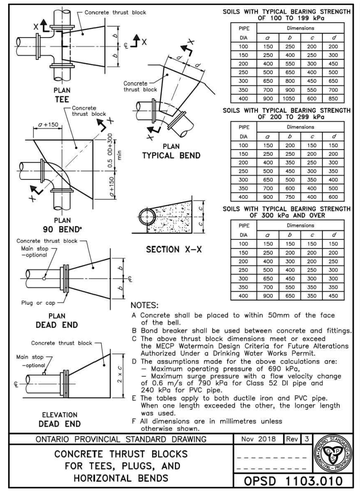
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
TRENCH PLUG		
	OPSD 802.095	



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	



SOILS WITH TYPICAL BEARING STRENGTH OF 100 TO 199 kPa

PIPE DIA	Dimensions a	b	c	d
100	150	250	200	200
150	250	400	250	300
200	400	550	300	450
250	500	650	400	500
300	650	800	450	650
350	700	900	550	700
400	900	1050	600	850

SOILS WITH TYPICAL BEARING STRENGTH OF 200 TO 299 kPa

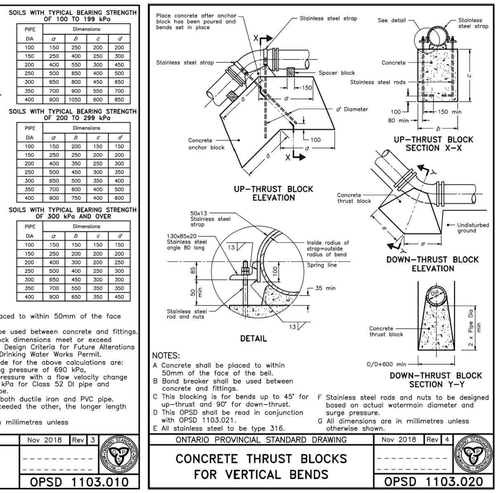
PIPE DIA	Dimensions a	b	c	d
100	150	200	150	150
150	250	250	200	200
200	400	350	250	300
250	500	450	300	350
300	650	500	350	400
350	700	600	400	500
400	900	750	450	600

SOILS WITH TYPICAL BEARING STRENGTH OF 300 kPa AND OVER

PIPE DIA	Dimensions a	b	c	d
100	150	150	150	150
150	250	200	200	200
200	400	300	200	250
250	500	400	250	300
300	650	450	300	350
350	700	550	350	350
400	900	650	350	450

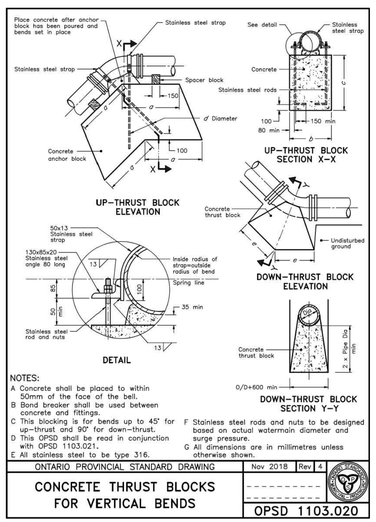
NOTES:
A Concrete shall be placed to within 50mm of the face of the bell.
B Bond breaker shall be used between concrete and fittings.
C The above thrust block dimensions meet or exceed the MECP Watermain Design Criteria for Future Alterations Authorized Under a Drinking Water Works Permit.
D The assumptions made for the above calculations are:
– Maximum operating pressure of 690 kPa.
– Maximum surge pressure with a flow velocity change of 0.6 m/s of 790 kPa for Class 52 DI pipe and 240 kPa for PVC pipe.
E The tables apply to both ductile iron and PVC pipe. When one length exceeded the other, the longer length was used.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
CONCRETE THRUST BLOCKS FOR TEES, PLUGS, AND HORIZONTAL BENDS		
	OPSD 1103.010	



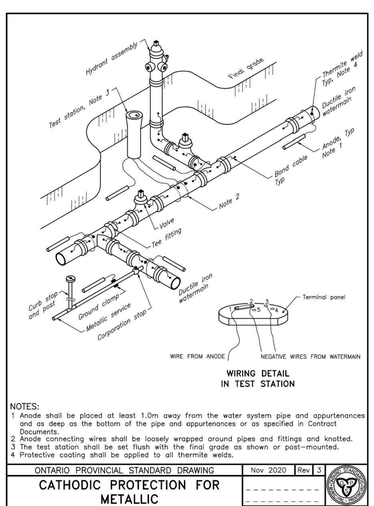
NOTES:
A Concrete shall be placed to within 50mm of the face of the bell.
B Bond breaker shall be used between concrete and fittings.
C This blocking is for bends up to 45° for up–thrust and 90° for down–thrust.
D This OPSD shall be read in conjunction with OPSD 1103.021.
E All stainless steel to be type 316.
F Stainless steel rods and nuts to be designed based on actual watermain diameter and surge pressure.
G All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4
CONCRETE THRUST BLOCKS FOR VERTICAL BENDS		
	OPSD 1103.020	



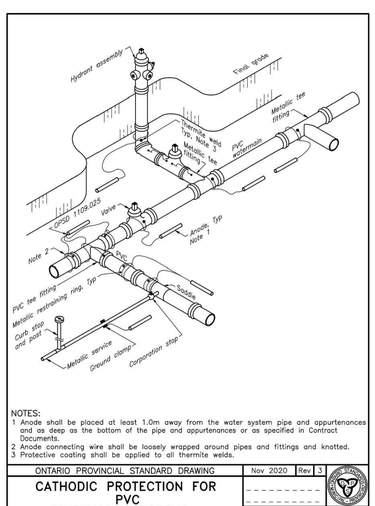
NOTES:
A Concrete shall be placed to within 50mm of the face of the bell.
B Bond breaker shall be used between concrete and fittings.
C This blocking is for bends up to 45° for up–thrust and 90° for down–thrust.
D This OPSD shall be read in conjunction with OPSD 1103.021.
E All stainless steel to be type 316.
F Stainless steel rods and nuts to be designed based on actual watermain diameter and surge pressure.
G All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 4
CONCRETE THRUST BLOCKS FOR VERTICAL BENDS		
	OPSD 1103.020	



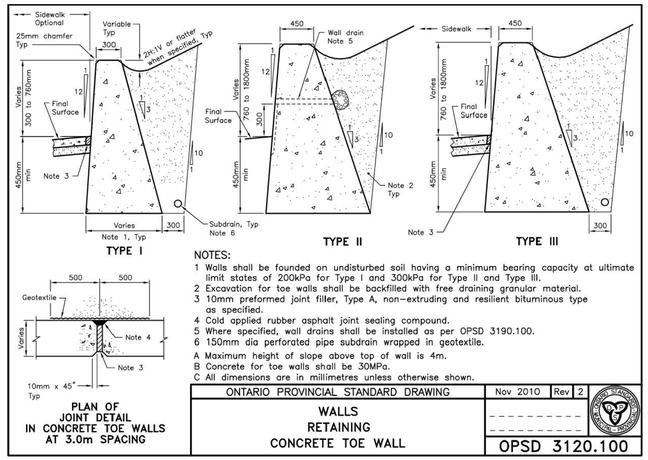
NOTES:
1 Anode shall be placed at least 1.0m away from the water system pipe and appurtenances and as deep as the bottom of the pipe and appurtenances or as specified in Contract Documents.
2 Anode connecting wires shall be loosely wrapped around pipes and fittings and knotted.
3 The test station shall be set flush with the final grade as shown or post–mounted.
4 Protective coating shall be applied to all thermite welds.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2020	Rev 3
CATHODIC PROTECTION FOR METALLIC WATERMAIN SYSTEMS		
	OPSD 1109.010	



NOTES:
1 Anode shall be placed at least 1.0m away from the water system pipe and appurtenances and as deep as the bottom of the pipe and appurtenances or as specified in Contract Documents.
2 Anode connecting wire shall be loosely wrapped around pipes and fittings and knotted.
3 Protective coating shall be applied to all thermite welds.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2020	Rev 3
CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS		
	OPSD 1109.011	



NOTES:
1 Walls shall be founded on undisturbed soil having a minimum bearing capacity at ultimate limit states of 200kPa for Type I and 300kPa for Type II and Type III.
2 Excavation for toe walls shall be backfilled with free draining granular material.
3 10mm preformed joint filler, Type A, non–extruding and resilient bituminous type as specified.
4 Cold applied rubber asphalt joint sealing compound.
5 Where specified, wall drains shall be installed as per OPSD 3190.100.
6 150mm dia perforated pipe subdrain wrapped in geotextile.
A Maximum height of slope above top of wall is 4m.
B Concrete for toe walls shall be 30MPa.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2010	Rev 2
WALLS RETAINING CONCRETE TOE WALL		
	OPSD 3120.100	

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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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

LICENSED PROFESSIONAL ENGINEER C. COSTA 90557323 SEP. 16, 2026 PROVINCE OF ONTARIO

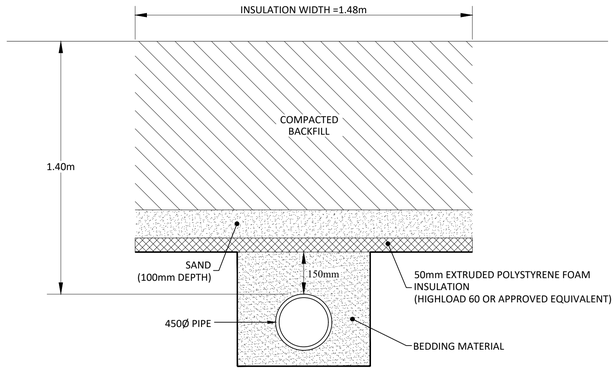
DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

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

Director Of Development Services — Date

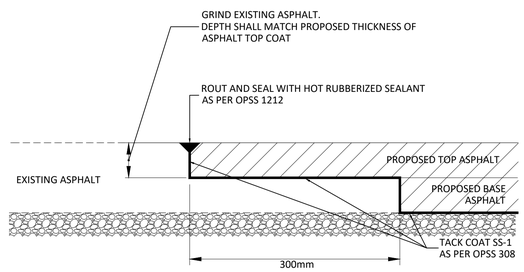
PROJECT No: 2365B

DRAWING No: D-3



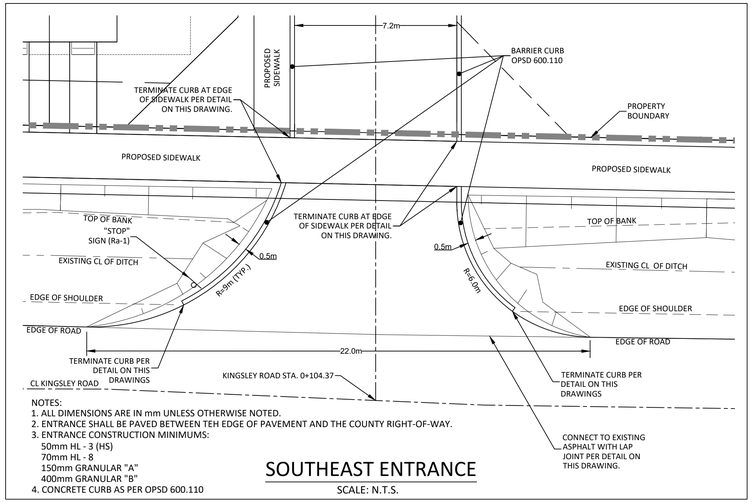
DICB1 PIPE INSULATION

SCALE: N.T.S.



LAP JOINT DETAIL

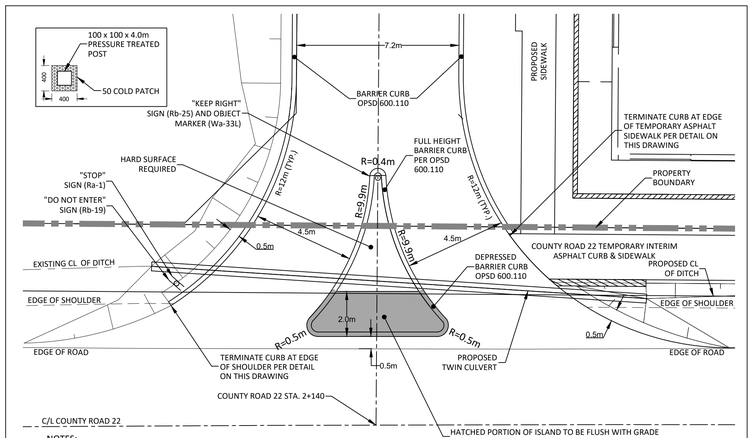
SCALE: N.T.S.



NOTES:
1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED.
2. ENTRANCE SHALL BE PAVED BETWEEN TEH EDGE OF PAVEMENT AND THE COUNTY RIGHT-OF-WAY.
3. ENTRANCE CONSTRUCTION MINIMUMS:
   50mm HL - 3 (HS)
   70mm HL - 8
   150mm GRANULAR "A"
   400mm GRANULAR "B"
4. CONCRETE CURB AS PER OPSD 600.110

SOUTHEAST ENTRANCE

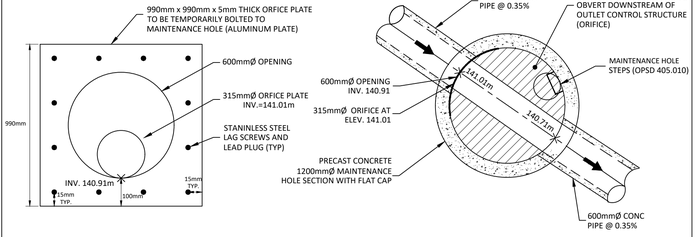
SCALE: N.T.S.



NOTES:
1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED.
2. CURB TYPE, CATCH BASINS, ETC. SHALL CONFORM TO ONTARIO PROVINCIAL STANDARDS. (INDICATE OPSD REFERENCE ON PLANS)
3. SIGNS TO BE MOUNTED ON 4X4 PRESURE TREATED WOOD POSTS.
4. HARD SURFACE TO BE PROVIDED WITHIN MEDIAN WHERE BARRIER CURB OR CURB AND GUTTER IS USED.
5. ENTRANCE SHALL BE PAVED BETWEEN TEH EDGE OF PAVEMENT AND THE COUNTY RIGHT-OF-WAY.
6. ENTRANCE CONSTRUCTION MINIMUMS:
   50mm HL - 3 (HS)
   70mm HL - 8
   150mm GRANULAR "A"
   400mm GRANULAR "B"
7. CONCRETE CURB AS PER OPSD 600.110

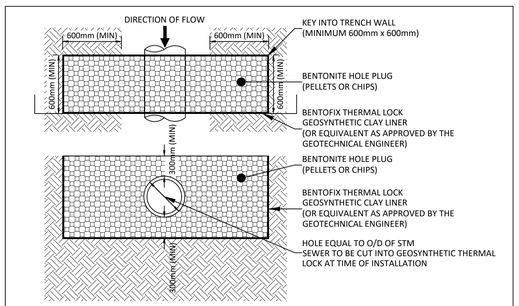
NORTH WEST SITE ENTRANCE - RIGHT TURN IN / RIGHT TURN OUT ONLY

SCALE: N.T.S.



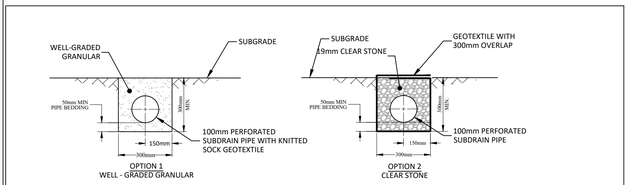
MH90 TEMPORARY ORIFICE PLATE

SCALE: N.T.S.



ANTI-SEEPAGE COLLAR DETAIL

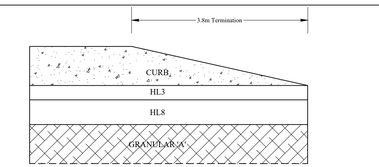
SCALE: N.T.S.



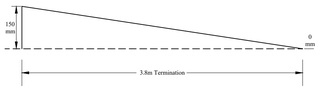
NOTES:
1. CORE HOLE DIAMETER TO ALLOW OUTLET PIPE INTO STRUCTURE.
2. INSTALL OUTLET PIPE FLUSH WITH INSIDE FACE OF CATCH BASIN.
3. ANNULAR SPACE BETWEEN PIPE AND CATCHBASIN / MAINTENANCE HOLE TO BE FILLED WITH NON-SHRINK GROUT.
4. SUBDRAIN PIPE SHALL BE INSTALLED PARALLEL TO THE SUBGRADE

SUBDRAIN PIPE DETAIL FOR CATCHBASINS AND MANHOLES IN PARKING LOTS

SCALE: N.T.S.



PLAN

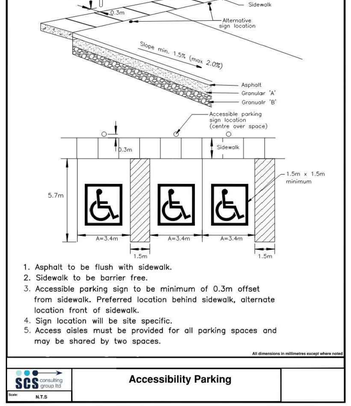


ELEVATION

NOTES:
1. SLOPE SHALL MATCH EXISTING SHOULDER
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN
3. TAPER CURB UNIFORMLY FROM 150mm TO 0mm OVER 3.8m.

BARRIER CURB TERMINATION

SCALE: N.T.S.



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

SCS consulting group ltd | Scale: N.T.S. | **Accessibility Parking**

REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 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
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TEL: 613.962.9108 EXT. 1023

PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DETAILS PLAN 4

LICENSED PROFESSIONAL ENGINEER — C. COSTA 90557323 — SEP. 16, 2026 — PROVINCE OF ONTARIO

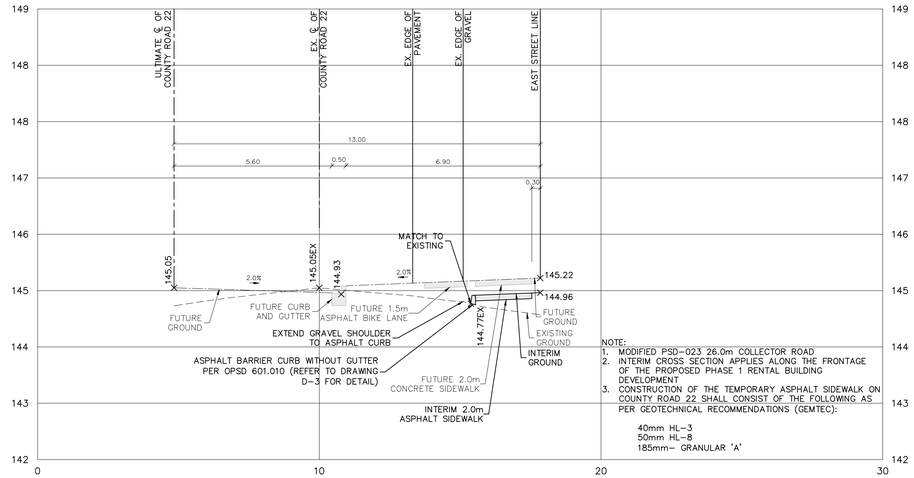
DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./C.C.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C.	CHECKED BY:	M.R.C.

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

Director Of Development Services — Date

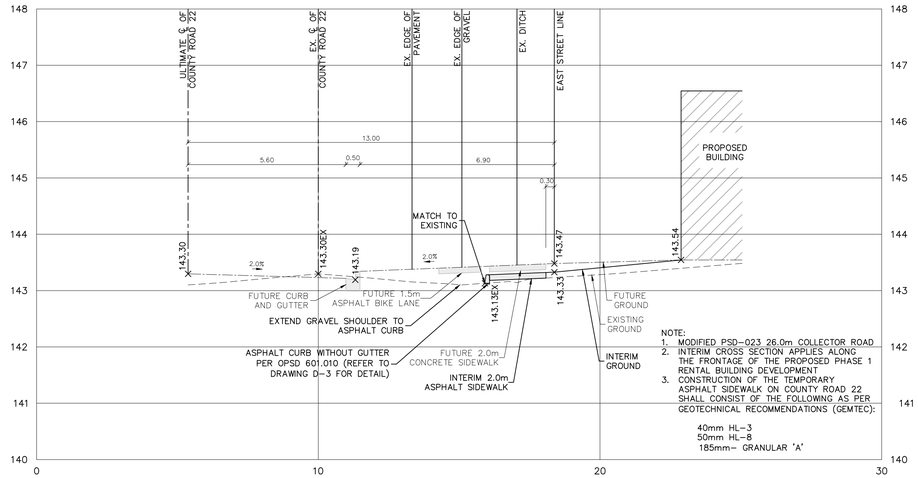
PROJECT No: 2365B

DRAWING No: D-4



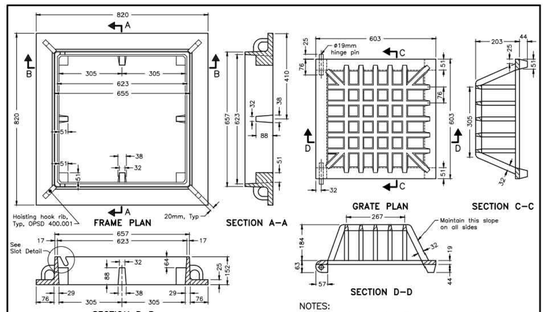
COUNTY ROAD 22 - INTERIM
STATION 2+030

SCALE: H=1:100
V=1:50



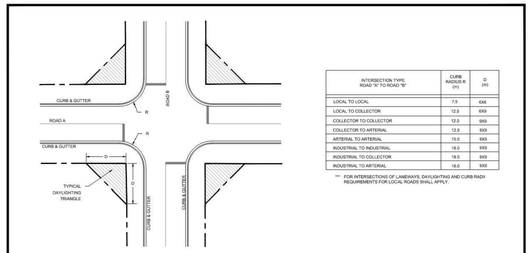
COUNTY ROAD 22 - INTERIM
STATION 2+080

SCALE: H=1:100
V=1:50



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

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
CAST IRON, SQUARE FRAME WITH BIRDCAGE GRATE FOR CATCH BASINS		
		OPSD 400.120

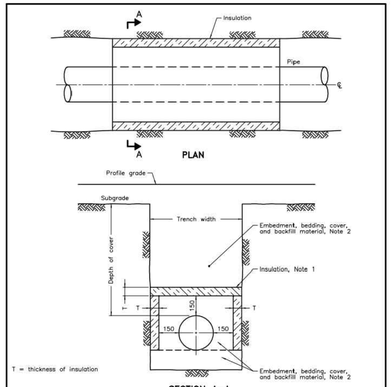


INTERSECTION TYPE: ROAD "A" TO ROAD "B"	CURB RADIUS R (m)	D (m)
LOCAL TO LOCAL	7.5	646
LOCAL TO COLLECTOR	12.5	699
COLLECTOR TO COLLECTOR	12.5	999
COLLECTOR TO ARTERIAL	12.5	999
ARTERIAL TO ARTERIAL	15.0	999
INDUSTRIAL TO INDUSTRIAL	18.0	999
INDUSTRIAL TO COLLECTOR	18.0	999
INDUSTRIAL TO ARTERIAL	18.0	999

*** FOR INTERSECTIONS OF LANEWAYS, DAYLIGHTING AND CURB RADII REQUIREMENTS FOR LOCAL ROADS SHALL APPLY.

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
2. CURB RADII IN TABLE ARE FROM 90-DEGREE INTERSECTIONS. OTHER INTERSECTIONS ANGLES WILL REQUIRE DIFFERENT RADII TO ACCOMMODATE THE SAME DESIGN VEHICLE.
3. ROADS TO INTERSECT AT ANGLES AS PER THE PRINCE EDWARD COUNTY TRANSPORTATION SYSTEMS MANUAL.
4. DESIGN CRITERIA TO CONFORM WITH MTO DOCUMENT: GEOMETRIC DESIGN STANDARDS FOR ONTARIO HIGHWAYS (METRIC).

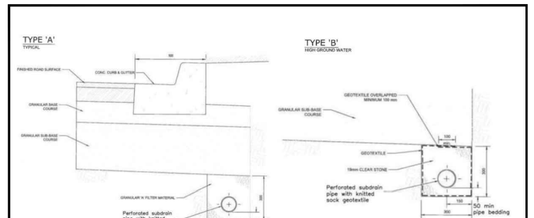
	TYPICAL DAYLIGHTING REQUIREMENTS	REV No. 1	DATE: JUNE 2022 SCALE: N.T.S.	PSD-024



SECTION A–A
TYPICAL PIPE INSULATION DETAIL

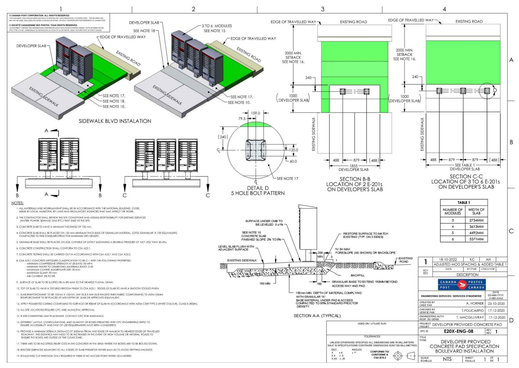
NOTES:
1 The insulation material shall be extruded polystyrene according to OPSS 1605 with a minimum compressive strength of 275 kPa.
2 Pipe embedment or bedding, cover, and backfill shall be according to:
a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
b) Rigid – OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.
A Minimum insulation thickness shall be 50mm.
B Joints shall be staggered for multiple insulation sheets.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 0
INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES		
		OPSD 1109.030



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.
5. TRENCH TO BE OF 150 MM MINIMUM WIDTH AND 1.5 METRES DEEP.
6. 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



REVISIONS				
No.	DESCRIPTION	DATE	BY	APPROVED
1.	FIRST SUBMISSION	DEC 25	J.S.S.	
2.	SECOND SUBMISSION	MAY 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
4.	THIRD SUBMISSION	SEP 26	C.C.	
5.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

BASE31 SUBDIVISION
VILLAGE A - PHASE 1

DETAILS PLAN 6

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

DATE:	SEPTEMBER 2026	DESIGNED BY:	J.S.S./Y.A.	CHECKED BY:	V.S./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.

Director Of Development Services — Date

PROJECT No: 2365

DRAWING No: 906

scs consulting group ltd

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

Rental Building Phase 1 & 2: Total Population 570
Village A Phase 1 Sewers
Ultimate Flow: 10 L/s Includes Infiltration..
PEC/PCSWM Model: 34 L/S Includes Infiltration.
Future Sewers

Project: Base31 Subdivision -Village A Phase 1

Project No. 2365
Date: 16-Sep-26
Designed By: Y.A
Reviewed By: J.S

P:\2365 Picton Airport\Design\Pipe Design\Sanitary\Village A Tow Design\[Sanitary Base Design - MASTER.xlsx]Design

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**	

LOCATION			RESIDENTIAL						INDUSTRIAL/COMMERCIAL/INSTITUTIONAL					FLOW CALCULATIONS							PIPE DATA					
STREET	MANHENANCE HOLE		AREA	ACCUM. AREA	UNITS	DENSITY		RESIDENTIAL POPULATION	ACCUM. RESIDENTIAL POPULATION	AREA	ACCUM. AREA	POPULATION DENSITY	FLOW RATE	ACCUM. EQUIV. POPULATION	INFILTRATION	TOTAL ACCUM. POPULATION	AVG. DOMESTIC FLOW	ACCUM. AVG. DOMESTIC FLOW	PEAKING FACTOR	PEAKED RESIDENTIAL FLOW	ICI FLOW	TOTAL FLOW	LENGTH	PIPE DIAMETER	SLOPE	FULL FLOW CAPACITY	FULL FLOW VELOCITY
	FROM	TO				PER UNIT	PER HA																				
			(ha)	(ha)	(#)	(p/un/d)	(p/ha)			(ha)	(ha)	(p/ha)	(l/s/ha)		(L/s)		(L/s)	(L/s)		(L/s)	(L/s)	(L/s)	(m)	(mm)	(%)	(L/s)	(m/s)
CARDINAL AVENUE	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
CARDINAL AVENUE	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
CARDINAL AVENUE	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
BIRCH DRIVE	MH4A (E)	MH5A	1.05	1.05	18	3		54.0	54.0	0	0	0	0	0	0.3	54.0	0.2	0.2	4.00	0.8	0.0	1.1	120.8	200	1.10	34.4	1.09
BIRCH DRIVE	MH5A	MH6A	0.2	1.25	2	3		6.0	60.0	0	0	0	0	0	0.4	60.0	0.0	0.2	4.00	0.9	0.0	1.2	20.4	200	1.00	32.8	1.04
BIRCH DRIVE	MH6A	MH7A	0.06	1.31	0	3		0.0	60.0	0	0	0	0	0	0.4	60.0	0.0	0.2	4.00	0.9	0.0	1.3	45.7	200	1.00	32.8	1.04
CARDINAL AVENUE	MH7A	MH8A	0.39	2.21	7	3		21.0	96.0	0	0	0	0	0	0.6	96.0	0.1	0.4	4.00	1.4	0.0	2.0	51.5	200	1.00	32.8	1.04
CARDINAL AVENUE	MH8A	MH10A	0.3	2.51	4	3		12.0	108.0	0	0	0	0	0	0.7	108.0	0.0	0.4	4.00	1.6	0.0	2.3	51.5	200	1.00	32.8	1.04
BARTLETT STREET	MH9A	MH10A	0.71	0.71	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
CARDINAL AVENUE	MH10A	MH16A	0.43	3.65	6	3		18.0	153.0	0	0	0	0	0	1.0	153.0	0.1	0.6	4.00	2.3	0.0	3.3	83.0	200	1.00	32.8	1.04
BIRCH DRIVE	MH4A (W)	MH11A	0.38	0.38	6	3		18.0	18.0	0	0	0	0	0	0.1	18.0	0.1	0.1	4.00	0.3	0.0	0.4	62.3	200	1.00	32.8	1.04
BIRCH DRIVE	MH11A	MH12A	0.15	0.53	2	3		6.0	24.0	0	0	0	0	0	0.1	24.0	0.0	0.1	4.00	0.4	0.0	0.5	20.6	200	0.50	23.2	0.74
BIRCH DRIVE	MH12A	PLUG12A	0.015	0.545	0	3		0.0	24.0	0	0	0	0	0	0.2	24.0	0.0	0.1	4.00	0.4	0.0	0.5	12.1	200	0.50	23.2	0.74
BIRCH DRIVE	PLUG12A	MH13A	0.015	0.56	0	3		0.0	24.0	0	0	0	0	0	0.2	24.0	0.0	0.1	4.00	0.4	0.0	0.5	9.6	200	0.50	23.2	0.74
LIMESTONE DRIVE	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
LIMESTONE DRIVE	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
CARDINAL AVENUE	MH16A	MH27A	0.36	5.14	5	3		15.0	243.0	0	0	0	0	0	1.4	243.0	0.1	0.9	4.00	3.6	0.0	5.0	85.8	200	3.10	57.7	1.84
CARDINAL AVENUE	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
CARDINAL AVENUE	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
CARDINAL AVENUE	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
BAYMOUTH DRIVE	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
BAYMOUTH DRIVE	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
CARDINAL AVENUE	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
BUTTERNUT DRIVE	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
BUTTERNUT DRIVE	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
BUTTERNUT DRIVE	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
CARDINAL AVENUE	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
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
HURON AVENUE	MH27A	MH28A	1.07	228.4	28	3		84.0	16883.0	0	0	0	0	0	64.0	16883.0	0.3	62.5	2.73	170.5	0.0	234.4	141.9	600	0.40	388.1	1.37
HURON AVENUE	MH28A	PLUG28A	0.09	228.49	3	3		9.0	16892.0	0	0	0	0	0	64.0	16892.0	0.0	62.6	2.73	170.6	0.0	234.5	13.7	600	0.40	388.1	1.37
HURON AVENUE	PLUG28A	MH29A	0.09	228.58	1	3		3.0	16895.0	0	0	0	0	0	64.0	16895.0	0.0	62.6	2.73	170.6	0.0	234.6	10.0	600	0.40	388.1	1.37
HURON AVENUE	MH29A	MH30A	0.12	228.7	3	2.7		8.1	16903.1	0	0	0	0	0	64.0	16903.1	0.0	62.6	2.73	170.7	0.0	234.7	19.4	600	0.40	388.1	1.37
HURON AVENUE	MH30A	MH31A	0.21	228.91	6	2.7		16.2	16919.3	0	0	0	0	0	64.1	16919.3	0.1	62.7	2.73	170.8	0.0	234.9	27.4	600	0.40	388.1	1.37
HURON AVENUE	MH31A	MH37A	0.4	229.31	11	2.6		28.6	16947.9	0	0	0	0	0	64.2	16947.9	0.1	62.8	2.72	171.0	0.0	235.2	61.9	600	0.40	388.1	1.37
TRILLIUM STREET	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	1.25	36.7	1.17
BAYMOUTH DRIVE	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
TRILLIUM STREET	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	1.15	35.2	1.12
BUTTERNUT DRIVE	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	1.00	32.8	1.04
BUTTERNUT DRIVE	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
TRILLIUM STREET	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
TRILLIUM STREET	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	2.00	46.4	1.48
HURON AVENUE	MH37A	MH38A	0.42	231.07	8	3		24.0	17053.4	0	0	0	0	0	64.7	17053.4	0.1	63.2	2.72	171.9	0.0	236.6	93.7	600	0.40	388.1	1.37
BLOCK 115 (PARK)	MH88A	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	16.0	200	1.00	32.8	1.04
HURON AVENUE	MH38A	MH39A	0.14	231.21	2	3		6.0	17059.4	0	0	0	0	0	64.7	17059.4	0.0	63.2	2.72	172.0	0.0	236.7	29.4	600	0.40	388.1	1.37
HURON AVENUE	MH39A	MH47A	0.11	231.32	1	3		3.0	17062.4	0	0	0	0	0	64.8	17062.4	0.0	63.2	2.72	172.0	0.0	236.8	31.3	600	0.40	388.1	1.37
LIMESTONE DRIVE	MH13A	MH40A	0.32	0.88	5	3		15.0	39.0	0	0	0	0	0	0.2	39.0	0.1	0.1	4.00	0.6	0.0	0.8	41.9	200	0.50	23.2	0.74
LIMESTONE DRIVE	MH40A	MH41A	0.34	1.22	7	3		21.0	60.0	0	0	0	0	0	0.3	60.0	0.1	0.2	4.00	0.9	0.0	1.2	42.1	200	0.50	23.2	0.74
LIMESTONE DRIVE	MH41A	MH43A	0.42	1.64	9	3		27.0	87.0	0	0	0	0	0	0.5	87.0	0.1	0.3	4.00	1.3	0.0	1.7	82.7	200	0.50	23.2	0.74
TRILLIUM STREET	MH43A	MH44A	0.74	0.74	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	51.3	200	1.00	32.8	1.04
LIMESTONE DRIVE	MH43A	MH44A	0.48	2.86	11	3		33.0	147.0	0	0	0	0	0	0.8	147.0	0.1	0.5	4.00	2.2	0.0	3.0	87.6	200	0.50	23.2	0.74
LIMESTONE DRIVE	MH44A	MH45A	0.19	3.05	3	3		9.0	156.0	0	0	0	0	0	0.9	156.0	0.0	0.6	4.00	2.3	0.0	3.2	22.5	200	0.50	23.2	0.74
LIMESTONE DRIVE	MH45A	MH46A	0.26	3.31	4	3		12.0	168.0	0	0	0	0	0	0.9	168.0	0.0	0.6	4.00	2.5	0.0	3.4	50.0	200	0.50	23.2	0.74
LIMESTONE DRIVE	MH46A	MH47A	0	3.31	0	3		0.0	168.0	0	0	0	0	0	0.9	168.0	0.0	0.6	4.00	2.5	0.0	3.4	14.5	200	0.50	23.2	0.74
HURON AVENUE	MH47A	MH69A	0.13	234.76	0	3		0.0	17230.4	0	2.02	0	0	121.2	66.3	17351.6	0.0	64.3	2.71	174.4	0.0	240.7	55.6	600	0.40	388.1	1.37
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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	0.50	23.2	0.74
FOX TAIL DRIVE	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	0.50	23.2	0.74
FOX TAIL DRIVE	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	0.80	29.3	0.93
FOX TAIL DRIVE	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	0.80	29.3	0.93
MAPLE GROVE STREET	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
MAPLE GROVE STREET	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	0.50	23.2	0.74
FOX TAIL DRIVE	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
TRILLIUM STREET	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	45.2	200	1.70	42.7	1.36
TRILLIUM STREET	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	1.60	41.5	1.32
FOX TAIL DRIVE	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
OSPREY STREET	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	1.00	32.8	1.04
FOX TAIL DRIVE	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
FOX TAIL DRIVE	MH59A	MH60A	0.07	3.58	2	2.5		5.0	258.3	0	0	0	0	0	1.0	258.3	0.0	1.0	4.00	3.8	0.0	4.8	15.0	200	0.50	23.2	0.74
KINGSLEY ROAD	MH93A	MH95A	0.47	0.47	8	2.5		20	20	0	0	0	0	0	0.1	20	0.1	0.1	4.00	0.3	0.0	0.4	92.0	200	1.00	32.8	1.04
BLOCK 117	MH95A	MH96A	0.02	0.49	0	2.5		0	20	0	0	0	0	0	0.1	20	0.0	0.1	4.00	0.3	0.0	0.4	38.1	200	0.50	23.2	0.74
BLOCK 117	MH96A	MH60A	0.04	0.53	0	2.5		0	20	0	0	0	0	0	0.1	20	0.0	0.1	4.00	0.3	0.0	0.4	20.1	200	0.65	26.4	0.84
FOX TAIL DRIVE	MH60A	MH61A	0.17	4.28	0	3		0.0	278.3	0	0	0	0	0	1.2	278.3	0.0	1.0	4.00	4.1	0.0	5.3	84.7	200	0.50	23.2	0.74
FUTURE TOWNHOUSES	MH90A	MH61A	0.25	0.25	16	3		48	48	0	0	0	0	0	0.1	48	0.2	0.2	4.00	0.7	0.0	0.8	8.9	200	1.00	32.8	1.04
FOX TAIL DRIVE	MH61A	MH62A	0.03	4.56	0	3		0.0	326.3	0	0	0	0	0	1.3	326.3	0.0	1.2	4.00	4.8	0.0	6.1	17.7	200	0.50	23.2	0.74
FOX TAIL DRIVE	MH62A	MH83A	0.06	4.62	0	3		0.0	326.3	0	0	0	0	0	1.3	326.3	0.0	1.2	4.00	4.8	0.0	6.1	18.1	200	0.50	23.2	0.74
STACKED TOWNHOUSES (BLOCKS 105-107)	MH94A	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
FOX TAIL DRIVE	MH85A	MH64A	0	4.95	0	2.5		0.0	401.3	0	0	0	0	0	1.4	401.3	0.0	1.5	4.00	5.9	0.0	7.3	15.6	200	0.50	23.2	0.74
CORTLAND COURT	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	2.95	56.3	1.79
OSPREY STREET	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	1.85	44.6	1.42
CORTLAND COURT	MH63A	MH64A	0.42	1.12	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	1.45	39.5	1.26
CORTLAND COURT	MH64A	MH65A	0.48	6.55	32	3		96.0	556.8	0	0	0	0	0	1.8	556.8	0.4	2.1	3.95	8.1	0.0	10.0	71.1	200	1.40	38.8	1.23
BLOCK 114 - MEDIUM DENSITY	MH97A	MH90A	2.01	2.01	570	1		570	570	0	0	0	0	0	0.6	570	2.1	2.1	3.94	8.3	0.0	8.9	7.7	200	0.50	23.2	0.74
CORTLAND COURT	MH90A	MH65A	0.19	2.2	12	3		36.0	606.0	0	0	0	0	0	0.6	606.0	0.1	2.2	3.93	8.8	0.0	9.4	29.5	200	0.50	23.2	0.74
BLOCK 116	MH65A	MH66A	0.03	8.78	0	3		0.0	1162.8	0	0	0	0	0	2.5	1162.8	0.0	4.3	3.76	16.2	0.0	18.6	44.7	250	0.40	37.6	0.77
BLOCK 116	MH66A	MH67A	0.05	8.83	0	3		0.0	1162.8	0	0	0	0	0	2.5	1162.8	0.0	4.3	3.76	16.2	0.0	18.7	54.5	250	0.40	37.6	0.77
BLOCK 116	MH67A	MH66A	0.04	8.87	0	3		0.0	1162.8	0	0	0	0	0	2.5	1162.8	0.0	4.3	3.76	16.2	0.0	18.7	54.5	250	0.40	37.6	0.77
BLOCK 119 - MEDIUM DENSITY	MH68A	MH66A	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
HURON AVENUE	MH69A	MH87A	0.15	245.05	0	3		0.0	18768.2	0	2.02	0	0	121.2	69.2	18889.4	0.0	70.0	2.68	187.3	0.0	256.5	72.5	600	0.65	494.8	1.75
FUTURE EXTERNAL 2 - VILLAGE F	EXT2A	MH87A	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
FUTURE EXTERNAL 3 - REVITALIZATION DISTRICT - ULTIMATE FLOW	EXT3A	MH87A	0	0	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
COUNTY ROAD 22	MH78A	MH76A	0.04	250.63	0	3		0.0	19268.2	0	2.0	0	0	121.2	70.7	19389.4	0.0	71.8	2.67	191.5	10.0	272.2	20.0	600	0.40	388.1	1.37
COUNTY ROAD 22	MH79A	MH80A	0.24	250.87	0	3		0.0	19268.2	0	2.0	0	0	121.2	70.8	19389.4	0.0	71.8	2.67	191.5	10.0	272.3	95.0	600	0.40	388.1	1.37
COUNTY ROAD 22	MH80A	MH81A	0.23	251.1	0	3		0.0	19268.2	0	2.0	0	0	121.2	70.9	19389.4	0.0	71.8	2.67	191.5	10.0	272.3	99.0	600	0.40	388.1	1.37
COUNTY ROAD 22	MH81A	MH82A	0.15	251.25	0	3		0.0	19268.2	0	2.0	0	0	121.2	70.9	19389.4	0.0	71.8	2.67	191.5	10.0	272.4	60.0	600	1.30	699.7	2.47
COUNTY ROAD 22	MH82A	MH83A	0.17	251.42	0	3		0.0	19268.2	0	2.0	0	0	121.2	71.0	19389.4	0.0	71.8	2.67	191.5	10.0	272.4	59.0	600	1.30	699.7	2.47
EXISTING MCCAULEY	EX.MH25A	MH209A	0	0	0			0.0	0.0	0	0.0	0	0	34.00	0	0.0	0

5-Year Storm Design
Base 31 - Site Plan Rental Building Phase 1
Ultimate 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

Phase 1 Rental 100 Year Flow = 20 L/s

Project: Base 31 - Site Plan Rental Building Phase 1
Project No. 2365
Date: 15-Sep-26
Designed By: Y.A
Reviewed By: V.S

P:\2365 Picton Airport\Design\Pipe Design\Storm\Village A - Rental Building\Storm Design Sheet - Rental - 5 yr (Ultimate) storm 3D design

LOCATION			5 YEAR						EXTERNAL FLOWS				TOTAL FLOW	PIPE DATA					TIME OF CONC.	ACCUM. TIME OF CONC.
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		
	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	CBMH84	0.00	0.00	0.00	0.00	67.48	0.000	0.140	142.857	0.020	0.020	0.020	32.1	0.70	250	0.050	1.014	0.53	15.53
RENTAL BUILDING - PHASE 1	CBMH84	CBMH85	0.23	0.67	0.15	0.15	65.92	0.028	0.000	0.000	0.000	0.020	0.048	43.5	1.05	250	0.061	1.241	0.58	16.11
RENTAL BUILDING - PHASE 1	CB2	CBMH85	0.24	0.80	0.19	0.19	67.48	0.036	0.000	0.000	0.000	0.000	0.036	20.4	2.40	250	0.092	1.877	0.18	15.18
RENTAL BUILDING - PHASE 1	CBMH85	CBMH86	0.29	0.80	0.23	0.58	64.29	0.103	0.000	0.000	0.000	0.020	0.123	34.8	0.70	375	0.147	1.328	0.44	16.55
RENTAL BUILDING - PHASE 1	CB3	CBMH86	0.16	0.80	0.13	0.13	67.48	0.024	0.000	0.000	0.000	0.000	0.024	20.4	3.40	250	0.110	2.234	0.15	15.15
RENTAL BUILDING - PHASE 1	CBMH86	MH87	0.14	0.76	0.11	0.81	63.14	0.143	0.000	0.000	0.000	0.020	0.163	9.9	3.70	375	0.337	3.054	0.05	16.60
BUILDING A	PLUG 1	MH87	0.16	0.90	0.14	0.14	67.48	0.027	0.000	0.000	0.000	0.000	0.027	25.9	1.75	250	0.079	1.603	0.27	15.27
BUILDING A	PLUG1B	MH87	0.00	0.00	0.00	0.00	4.22	0.000	1.000	0.000	0.000	0.000	0.000	17.1	1.30	250	0.068	1.381	0.21	15.21
RENTAL BUILDING - PHASE 2	MH87	MH88	0.93	0.82	0.76	1.72	63.00	0.301	0.000	0.000	0.000	0.020	0.321	68.8	0.35	600	0.363	1.285	0.89	17.50
RENTAL BUILDING - PHASE 2	MH88	MH90	0.00	0.00	0.00	1.72	63.00	0.301	0.000	0.000	0.000	0.020	0.321	19.4	0.35	600	0.363	1.285	0.25	17.75
VILLAGE A SUBDIVISION PHASE 1	MH90	MH47	0.00	0.00	0.00	1.72	63.00	0.301	0.000	0.000	0.000	0.020	0.321	6.2	0.35	600	0.363	1.285	0.08	17.83

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
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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.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DESIGN SHEET - ULTIMATE 5 YEAR STORM (RENTAL BUILDING SITE PLAN)

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

DATE:	SEPTEMBER 2026	DESIGNED BY:	V.S./Y.A.	CHECKED BY:	V.S./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.

Director Of Development Services _____ Date _____

PROJECT No: 2365B

DRAWING No: DS-1

File: P:\2365 Picton Airport\Drawings\Village A - Rental Building\Ds\23650-DS1-DS4-VRNT-DSHT.dwg - Revised by <MCOUGLER> : Tue, Sep 15 2026 - 2:38pm

5-Year Storm Design
Base 31 - Site Plan Rental Building Phase 1
Interim 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

Phase 1 Rental 100 Year Flow to CB1 = 20 L/s
Interim 100 Year - ICD Flow to DICB1 = 277 L/s
Orifice at MH90 - Controlled Flow of 320 L/s

Project: Base 31 - Site Plan Rental Building Phase 1
Project No. 2365
Date: 16-Sep-26
Designed By: Y.A
Reviewed By: V.S

P:\2365 Picton Airport\Design\Pipe Design\Storm\Village A - Rental Building\[Storm Design Sheet - Rental - Interim.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	CBMH84	0.00	0.00	0.00	0.00	67.48	0.000	0.140	142.857	0.020	0.020	0.020	32.1	0.70	250	0.050	1.014	0.53	15.53
RENTAL BUILDING - PHASE 1	CBMH84	CBMH85	0.21	0.67	0.14	0.14	65.92	0.026	0.000	0.000	0.000	0.020	0.046	43.5	1.05	250	0.061	1.241	0.58	16.11
RENTAL BUILDING - PHASE 1	CB2	CBMH85	0.18	0.80	0.14	0.14	67.48	0.027	0.000	0.000	0.000	0.000	0.027	20.4	2.40	250	0.092	1.877	0.18	15.18
RENTAL BUILDING - PHASE 1	CBMH85	CBMH86	0.29	0.80	0.23	0.52	64.29	0.092	0.000	0.000	0.000	0.020	0.112	34.8	0.70	375	0.147	1.328	0.44	16.55
RENTAL BUILDING - PHASE 1	CB3	CBMH86	0.12	0.80	0.10	0.10	67.48	0.018	0.000	0.000	0.000	0.000	0.018	20.4	3.40	250	0.110	2.234	0.15	15.15
RENTAL BUILDING - PHASE 1	CBMH86	MH87	0.14	0.76	0.11	0.72	63.14	0.126	0.000	0.000	0.000	0.020	0.146	9.9	3.70	375	0.337	3.054	0.05	16.60
BUILDING A	PLUG1	MH87	0.16	0.90	0.14	0.14	67.48	0.027	0.000	0.000	0.000	0.000	0.027	25.9	1.75	250	0.079	1.603	0.27	15.27
INTERIM EXISTING DRAINAGE	DICB1	MH87	0.00	0.00	0.00	0.00	67.48	0.000	1.000	277.000	0.277	0.277	0.277	7.2	0.95	450	0.278	1.747	0.07	15.07
RENTAL BUILDING - PHASE 2	MH87	MH88	0.00	0.00	0.00	0.86	63.00	0.151	0.000	0.000	0.000	0.297	0.448	78.1	0.35	600	0.363	1.285	1.01	17.62
RENTAL BUILDING - PHASE 2	MH88	MH90	0.00	0.00	0.00	0.86	63.00	0.151	0.000	0.000	0.000	0.297	0.320	19.4	0.35	600	0.363	1.285	0.25	17.87
VILLAGE A SUBDIVISION PHASE 1	MH90	MH47	0.00	0.00	0.00	0.86	63.00	0.151	0.000	0.000	0.000	0.297	0.320	6.2	0.35	600	0.363	1.285	0.08	17.95

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION - FIRST SUBMISSION	FEB 26	C.C.	
2.	ISSUED FOR SITE PLAN APPLICATION - SECOND SUBMISSION	JUL 26	C.C.	
3.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 26	C.C.	

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PEC COMMUNITY PARTNERS INC.

VILLAGE A - SOUTHERN MEDIUM DENSITY BLOCK - PHASE 1

DESIGN SHEET - INTERIM 5 YEAR STORM (RENTAL BUILDING SITE PLAN)

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

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

Director Of Development Services _____ Date _____

PROJECT No: 2365B

DRAWING No: DS-2

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: 15-Sep-26
Designed By: Y.A
Reviewed By: J.S

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

LOCATION			5 YEAR						EXTERNAL FLOWS				TOTAL FLOW	PIPE DATA					TIME OF CONC.	ACCUM. TIME OF CONC.
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)	(min)	(min)
BIRCH DRIVE	MH1	MH78	0.17	0.65	0.11	0.11	67.48	0.021	0.000	0	0.000	0.000	0.021	19.8	1.00	300	0.097	1.368	0.24	15.24
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
BIRCH DRIVE	MH78	MH2	0.11	0.65	0.07	0.29	65.41	0.053	0.000	0	0.000	0.000	0.053	27.0	0.50	375	0.124	1.123	0.40	16.11
BIRCH DRIVE	MH2	MH3	0.12	0.65	0.08	0.37	64.31	0.066	0.000	0	0.000	0.000	0.066	20.6	0.50	450	0.201	1.268	0.27	16.38
BIRCH DRIVE	MH3	PLUG3	0.01	0.70	0.01	0.38	63.59	0.067	0.000	0	0.000	0.000	0.067	12.1	0.50	525	0.304	1.405	0.14	16.52
BIRCH DRIVE	PLUG3	MH5	0.44	0.71	0.31	0.69	63.21	0.121	0.000	0	0.000	0.000	0.121	100.0	0.50	525	0.304	1.405	1.19	17.71
HURON AVENUE	MH5	MH6	0.09	0.75	0.07	0.76	60.31	0.127	0.000	0	0.000	0.000	0.127	20.8	0.50	525	0.304	1.405	0.25	17.95
HURON AVENUE	MH6	MH7	0.15	0.76	0.11	0.87	59.75	0.145	0.000	0	0.000	0.000	0.145	26.7	0.50	525	0.304	1.405	0.32	18.27
HURON AVENUE	MH7	MH18	0.27	0.75	0.20	1.07	59.05	0.176	0.000	0	0.000	0.000	0.176	64.1	1.35	600	0.713	2.523	0.42	18.70
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
LIMESTONE DRIVE	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
LIMESTONE DRIVE	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
LIMESTONE DRIVE	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	0.85	525	0.396	1.832	0.58	16.85
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
TRILLIUM STREET	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
TRILLIUM STREET	MH11 (S)	MH18	0.50	0.73	0.37	1.75	62.37	0.303	0.000	0	0.000	0.000	0.303	86.3	0.75	675	0.728	2.034	0.71	17.56
TRILLIUM STREET	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
TRILLIUM STREET	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
BUTTERNUT DRIVE	MH14	MH15	0.70	0.73	0.51	0.51	67.48	0.096	0.000	0	0.000	0.000	0.096	45.7	1.00	375	0.175	1.587	0.48	15.48
TRILLIUM STREET	MH15	MH16	0.05	0.70	0.04	1.02	64.77	0.183	0.000	0	0.000	0.000	0.183	21.5	1.00	450	0.285	1.793	0.20	16.14
TRILLIUM STREET	MH16	MH18	0.06	0.70	0.04	1.06	64.23	0.189	0.000	0	0.000	0.000	0.189	23.1	0.70	450	0.238	1.500	0.26	16.39
HURON AVENUE	MH18	MH20	0.33	0.70	0.23	4.11	58.14	0.663	0.000	0	0.000	0.000	0.663	94.1	0.50	825	1.014	1.899	0.83	19.52
HURON AVENUE	MH20	MH21	0.10	0.70	0.07	4.18	56.46	0.655	0.000	0	0.000	0.000	0.655	28.0	0.50	825	1.014	1.899	0.25	19.77
HURON AVENUE	MH21	MH25	0.08	0.70	0.06	4.23	55.98	0.658	0.000	0	0.000	0.000	0.658	30.4	2.00	825	2.029	3.798	0.13	19.90
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	40.7	0.50	300	0.068	0.967	0.70	15.70
LIMESTONE DRIVE	MH22	MH23	0.44	0.67	0.29	0.40	65.43	0.072	0.000	0	0.000	0.000	0.072	21.2	1.00	300	0.097	1.368	0.26	15.96
LIMESTONE DRIVE	MH23	MH24	0.51	0.69	0.35	0.75	64.71	0.135	0.000	0	0.000	0.000	0.135	50.0	1.00	375	0.175	1.587	0.52	16.48
LIMESTONE DRIVE	MH24	MH25	0.00	0.00	0.00	0.75	63.31	0.132	0.000	0	0.000	0.000	0.132	17.7	1.00	375	0.175	1.587	0.19	16.67
HURON AVENUE	MH25	MH27	0.23	0.67	0.15	5.14	55.73	0.796	0.000	0	0.000	0.000	0.796	53.4	3.85	900	3.550	5.584	0.16	20.06
BLOCK 119 - 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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	MH31	PLUG1	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
FOX TAIL DRIVE	PLUG1	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	40.0	1.00	300	0.097	1.368	0.49	15.49
MAPLE GROVE STREET	MH32	MH33	0.60	0.77	0.46	0.55	66.04	0.100	0.000	0	0.000	0.000	0.100	59.8	1.00	450	0.285	1.793	0.56	16.04
MAPLE GROVE STREET	MH33	MH34	0.22	0.75	0.17	0.71	64.48	0.127	0.000	0	0.000	0.000	0.127	59.7	0.50	450	0.201	1.268	0.78	16.83
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
OSPREY DRIVE	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	1.50	450	0.349	2.196	0.29	15.29
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
FOX TAIL DRIVE	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
CORTLAND COURT	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	1.25	375	0.196	1.775	0.85	15.85
CORTLAND COURT	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	2.20	750	1.650	3.738	0.43	20.87
BLOCK 114 - MEDIUM DENSITY	MH90	MH47	0.00	0.00	0.00	0.00	67.48	0.000	1.000	320	0.320	0.320	0.320	6.2	0.35	600	0.363	1.285	0.08	15.08
CORTLAND COURT	MH47	MH2	0.00	0.00	0.00	4.13	53.97	0.619	0.000	0	0.000	0.320	0.939	8.8	0.35	900	1.070	1.683	0.09	20.95
BLOCK 115 - PARK	MH19	MH48	2.35	0.35	0.82	0.82	67.48	0.154	0.000	0.000	0.000	0.000	0.154	11.3	5.00	450	0.637	4.008	0.05	15.05
BLOCK 116	MH42	MH48	0.00	0.00	0.00	4.13	53.82	0.618	0.000	0	0.000	0.320	0.938	56.3	0.35	900	1.070	1.683	0.56	21.51
BLOCK 116	MH48	HW1	0.00	0.00	0.00	4.95	52.87	0.728	0.000	0	0.000	0.320	1.048	76.3	0.35	900	1.070	1.683	0.76	22.27
BLOCK 115 - PARK	DICB1	MH27	0.03	0.35	0.01	0.01	67.48	0.002	0.000	0.000	0.000	0.000	0.002	9.7	5.00	300	0.216	3.059	0.05	15.05
HURON AVENUE	MH27	HW1	0.05	0.70	0.04	6.27	55.43	0.966	0.000	0	0.000	0.000	0.966	28.8	0.50	900	1.279	2.012	0.24	20.30
HURON AVENUE	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
HURON AVENUE	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	23.5	1.60	600	0.776	2.747	0.14	15.25
COUNTY ROAD 22	EXT1	MH83	1.10	0.75	0.83	0.83	67.48	0.155	0.000	0	0.000	0.000	0.155	100.0	1.00	600	0.614	2.172	0.77	15.77
OUTLET	MH83	HW2	0.00	0.00	0.00	0.83	65.24	0.150	0.000	0	0.000	0.065	0.215	8.3	0.75	900	1.567	2.464	0.06	15.82

REVISIONS

No.	DESCRIPTION	DATE	BY	APPROVED
1.	FIRST SUBMISSION	DEC 25	J.S.S.	
2.	SECOND SUBMISSION	JUN 26	C.C.	
3.	THIRD SUBMISSION	SEP 26	C.C.	
4.	ISSUED FOR SITE PLAN APPLICATION - THIRD SUBMISSION	SEP 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,
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

DESIGN SHEETS - 5 YEAR STORM

LICENSED PROFESSIONAL ENGINEER
C. COSTA
90557323
SEP. 16, 2026
PROVINCE OF ONTARIO

DATE:	SEPTEMBER 2026	DESIGNED BY:	J.S.S.
SCALE:	AS SHOWN	DRAWN BY:	M.T.C
CHECKED BY:		C.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.

Director Of Development Services — Date

PROJECT No: 2365

DRAWING No: 1002