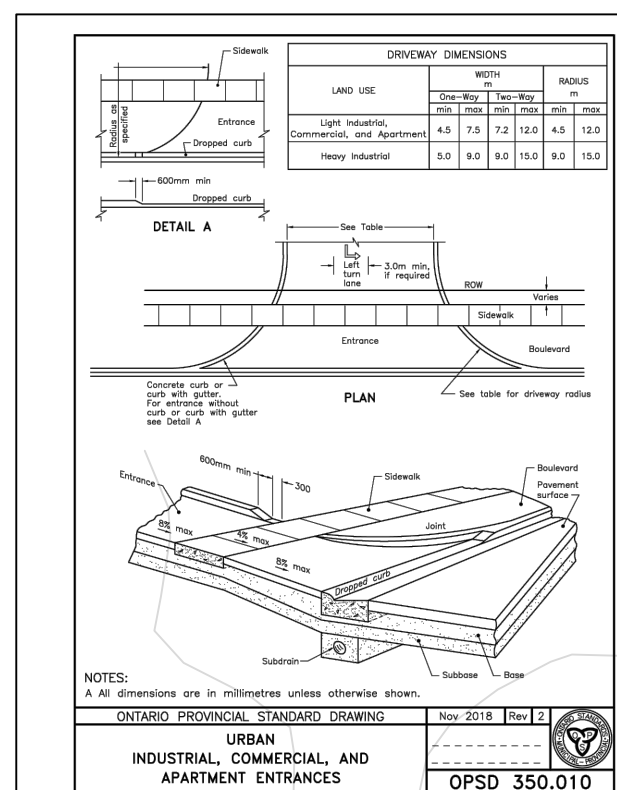
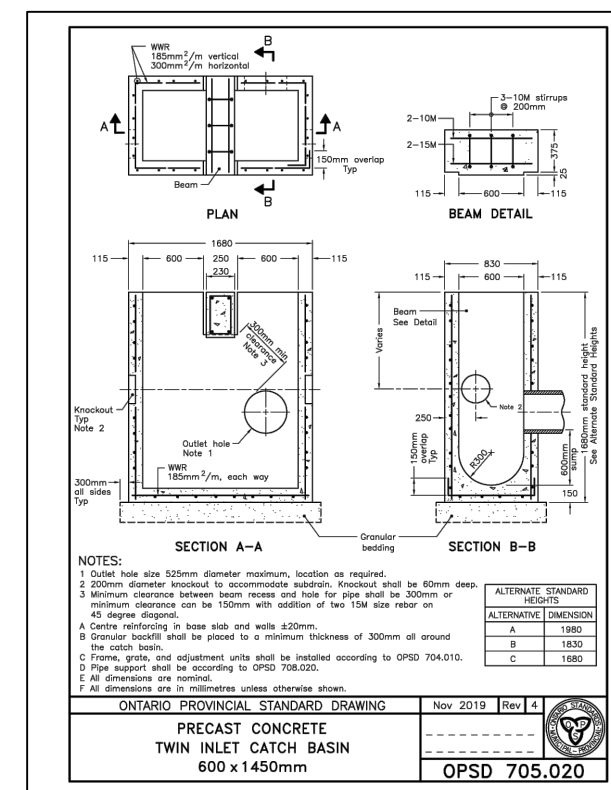
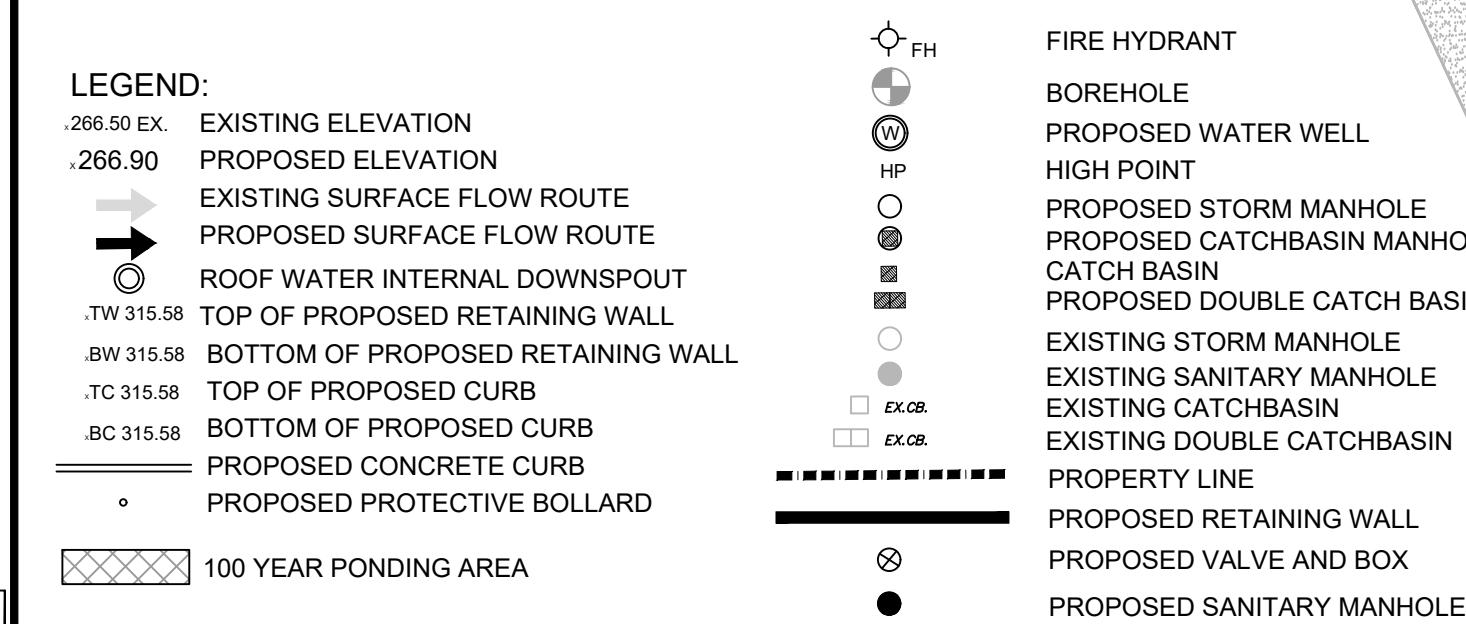
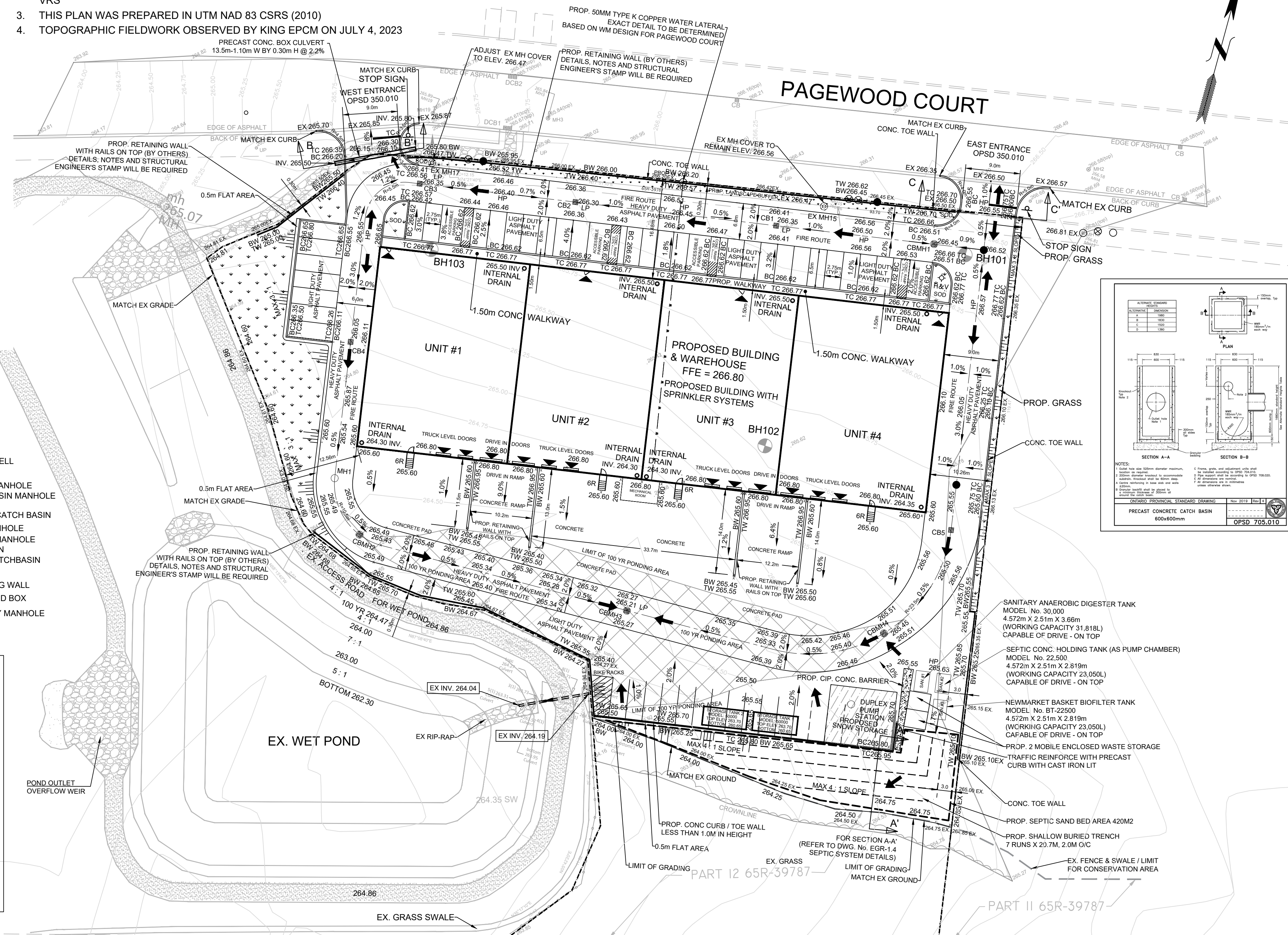
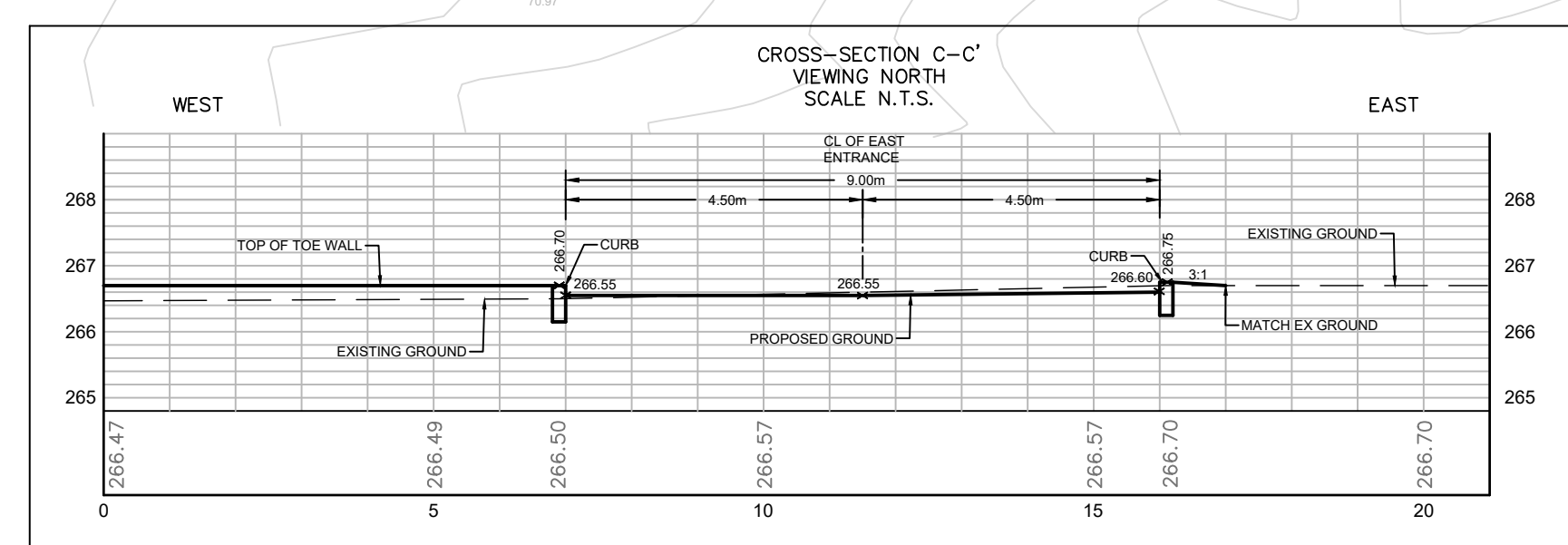
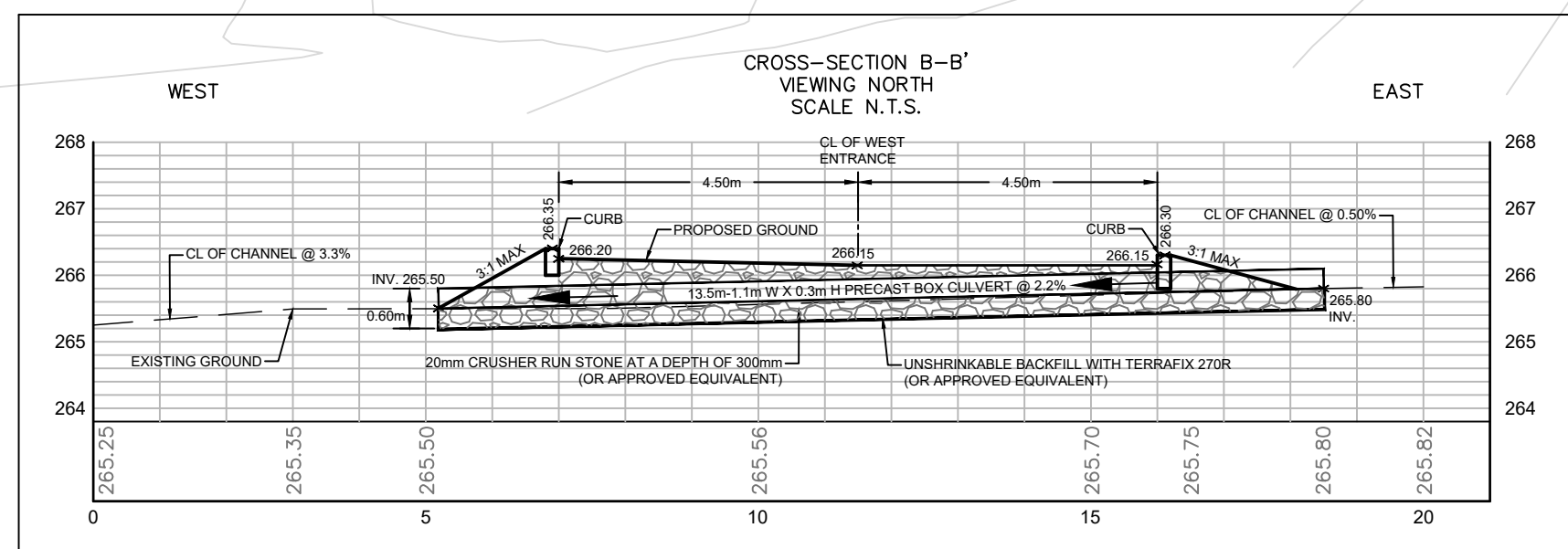


1. CONTRACTOR TO BE RESPONSIBLE TO ENSURE THAT THIS LOT AND ADJOINING AREAS OF SITE ARE KEPT CLEAN AND FREE OF CONSTRUCTION DEBRIS, AND THAT ROADWAYS ARE KEPT CLEAN OF MUD AND DEBRIS
2. SEE "EROSION AND SEDIMENT CONTROL PLAN" FOR CONTROL INSTALLATION PRIOR TO CONSTRUCTION AND STOCKPILE MANAGEMENT
3. ALL MEASUREMENTS STATED IN METERS, PIPE SIZES IN MILLIMETERS, UNLESS OTHERWISE SPECIFIED EQUIVALENTS
4. CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO CONSTRUCTION
5. DRIVEWAY CONSTRUCTION
COMMERCIAL - LIGHT DUTY:
 - ASPHALT: 40mm HL3 SURFACE COURSE & 50mm HL8 BASE COURSE
 - GRANULAR: 150mm GRANULAR "A" & 300mm GRANULAR "B"
 - GRANULAR SHALL BE 98% COMPACTION
 - PAVEMENT MATERIAL TO BE REFERRED BY BELOW TABLE
 - HEAVY DUTY FIRE ROUTE:
 - ASPHALT: 50mm HL3 SURFACE COURSE & 100mm HL8 BASE COURSE
 - GRANULAR: 150mm GRANULAR "A" & 450mm GRANULAR "B"
 - GRANULAR SHALL BE 98% COMPACTION
 - PAVEMENT MATERIAL TO BE REFERRED BY BELOW TABLE
6. SETBACK
 - FRONT SETBACK: 16.48M
 - BACK SETBACK: 71.80M
 - WEST SETBACK: 12.56M
 - EAST SETBACK: 10.26M

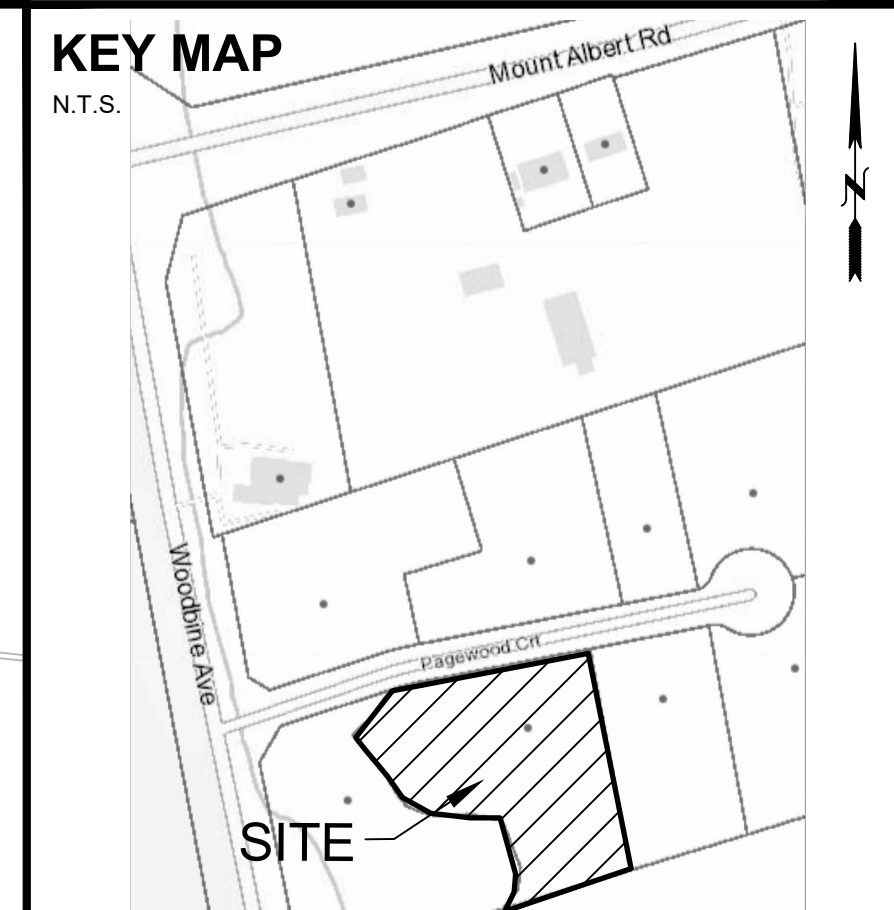
1. BOUNDARY INFORMATION WAS COMPILED FROM REGISTRY OFFICE RECORDS 65M-4720 AND 65R-39787 AND BEST FIT TO AVAILABLE SURVEY MONUMENTS
2. ELEVATIONS ARE GEODETIC HT_2(2010) DERIVED FROM REAL TIME CAN-NET VRS
3. THIS PLAN WAS PREPARED IN UTM NAD 83 CSRS (2010)
4. TOPOGRAPHIC FIELDWORK OBSERVED BY KING EPCM ON JULY 4, 2023



BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
TOWN OF EAST GWILLIMBURY BENCH MARK No. 48-100 HAVING AN
ELEVATION OF 271.230 METRES.



N.T.S.



TW

MAY 6, 2025



KING EPC M

General@KingEPCM.com

WELEAP INVESTMENTS LTD.

CONSTRUCTION OF SELF-STORAGE WAREHOUSE UNITS

**25 PAGEWOOD COURT
EAST GWILLIMBURY**

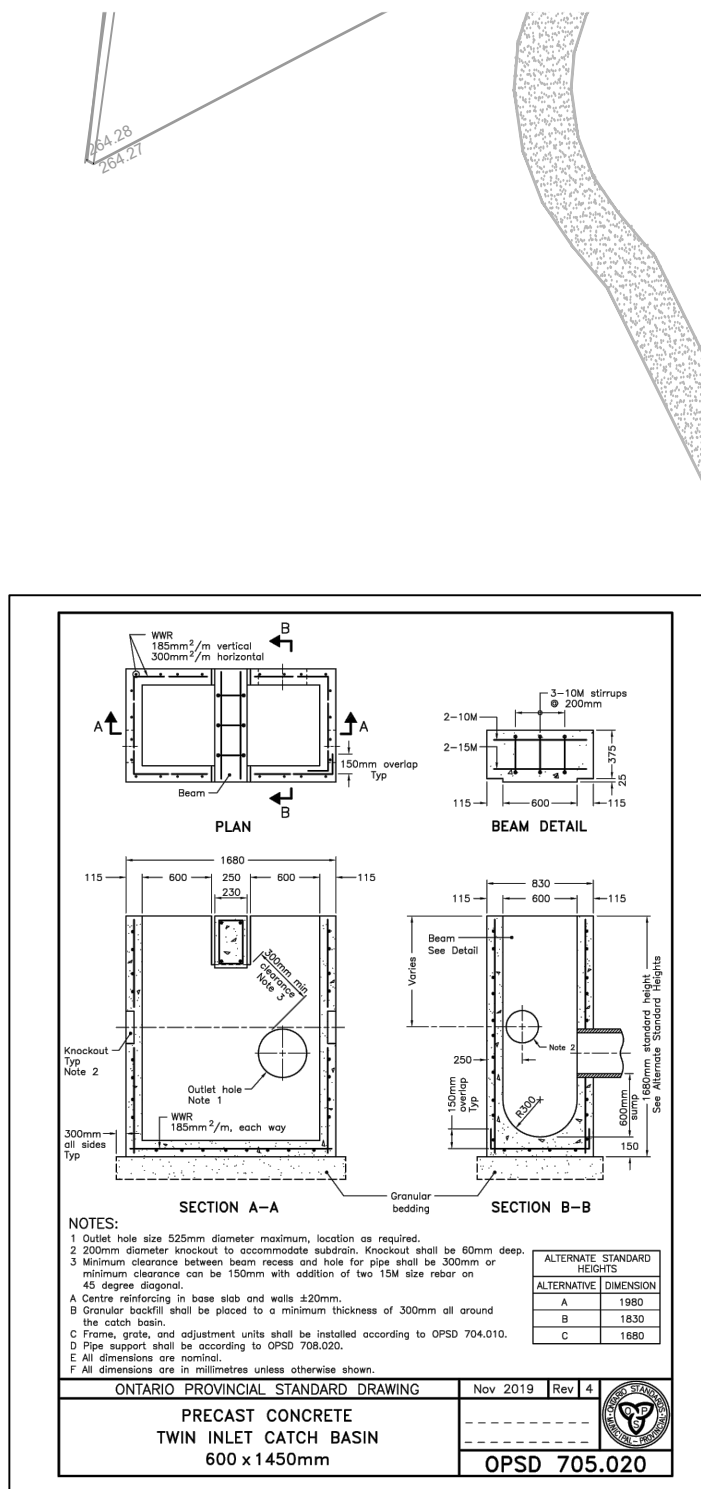
GRADING & DRAINAGE PLAN

EGR - 1.1

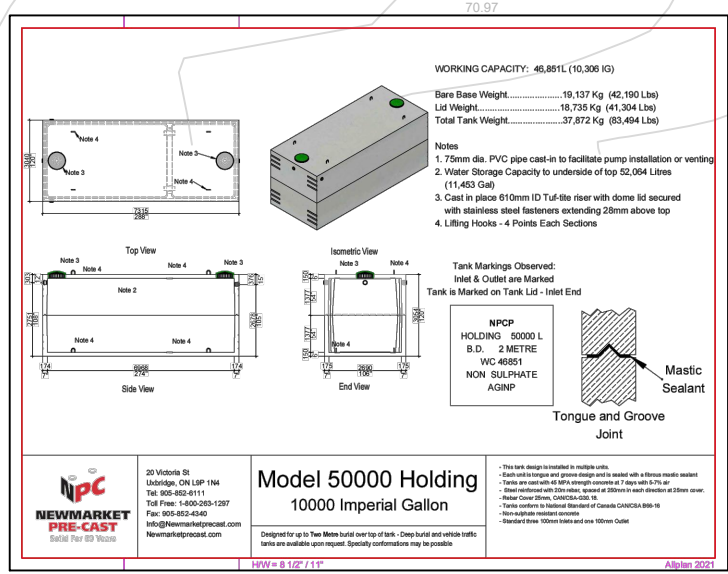
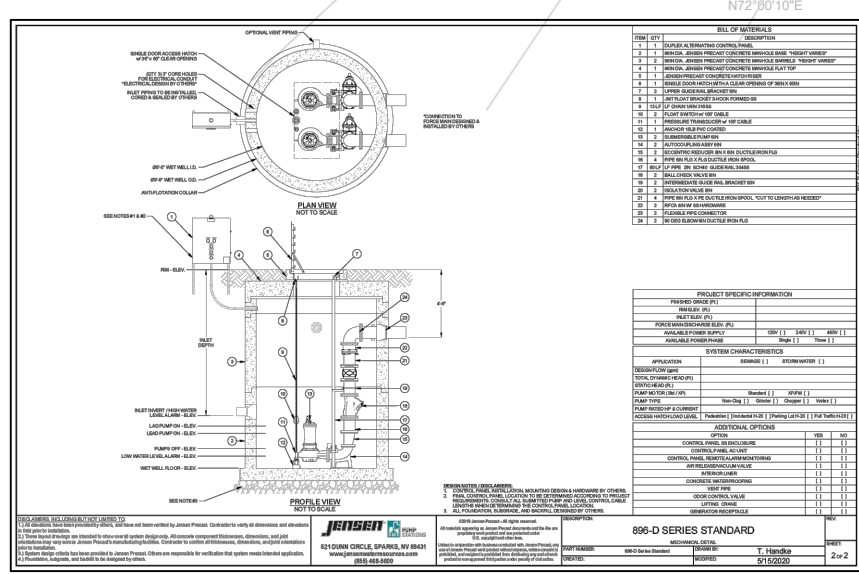
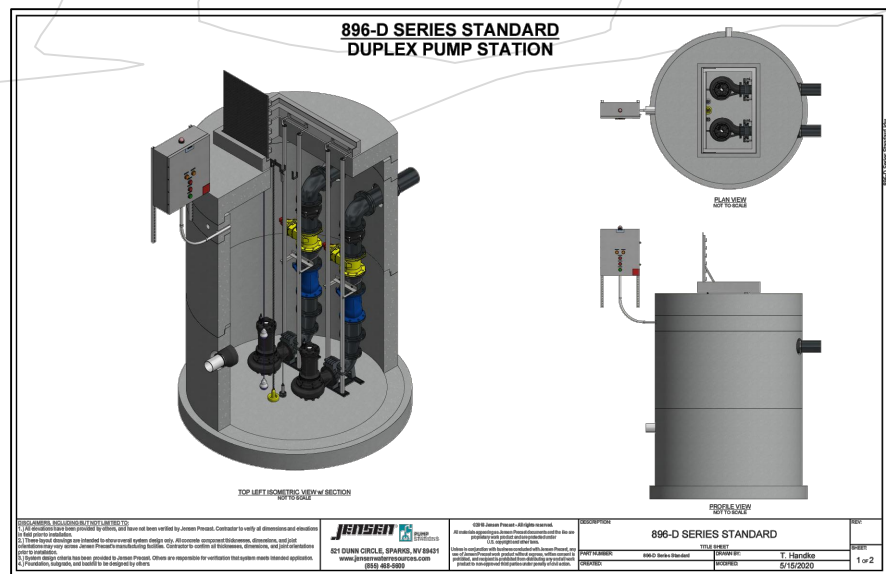
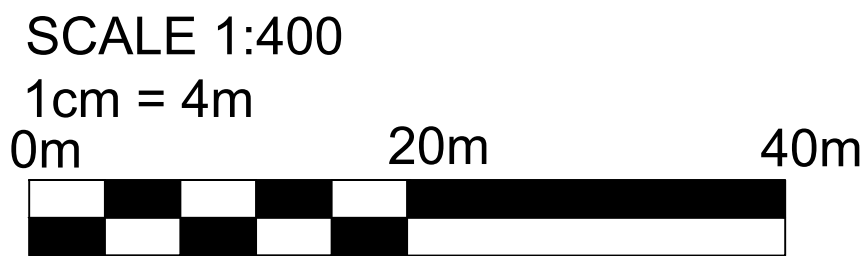
No.	ISSUED FOR:	DATE	DRAW BY	CHECK
V5	ISSUED FOR PERMITS	DEC 07, 2023	KL	TW
V15	ISSUED FOR PERMITS	OCT 10, 2024	KL	TW
V17	ISSUED FOR PERMITS	MAR 07, 2025	TW	TW
V18	ISSUED FOR PERMITS	MAY 6, 2025	TW	TW

STORMWATER MANAGEMENT

- TWO STORMWATER SEWER PIPE SYSTEMS ARE PREPARED FOR COLLECTING, CONVEYING AND TREATMENT OF THE RUNOFF GENERATED ON THE SITE
- PROPOSED BUILDING & WAREHOUSE ROOFTOP STORMWATER WILL FLOW TO CATCH BASINS AT NORTH SIDE OF THE SITE THROUGH INTERNAL DRAIN, COMBINED WITH RUNOFF FROM THE FRONT YARD WALKWAY, DRIVEWAY AND PARKING LOTS COLLECTED BY THE CATCH BASINS, AND THEN CONVEYED TO THE EXISTING WET POND ON THE WEST SIDE OF THE PROPERTY
- RUNOFF FROM BACKYARD DRIVEWAY AND PARKING LOTS IS COLLECTED BY CATCH BASINS AT SOUTH SIDE OF THE SITE THROUGH PIPES AND CONVEYED TO INFILTRATION CHAMBER AT SOUTH SIDE OF THE SITE FOR TREATMENT AND INFILTRATION AND THEN OVERFLOW TO THE EXISTING WET POND ON THE WEST SIDE OF THE PROPERTY
- CATCH BASIN
 - CATCH BASIN SHALL BE CONSTRUCTED AS PER "OPSD 705.010" AND 705.020
 - CONNECTION PIPE TO BE 12" 305MM DIA. PVC PIPE @ MINIMUM 0.5% GRADE
 - MINIMUM COVER FROM FINISHED GRADE TO OBVERT OF CONNECTION PIPE SHALL BE 1.40M, TO INVERT OF PIPE SHALL BE 1.70M



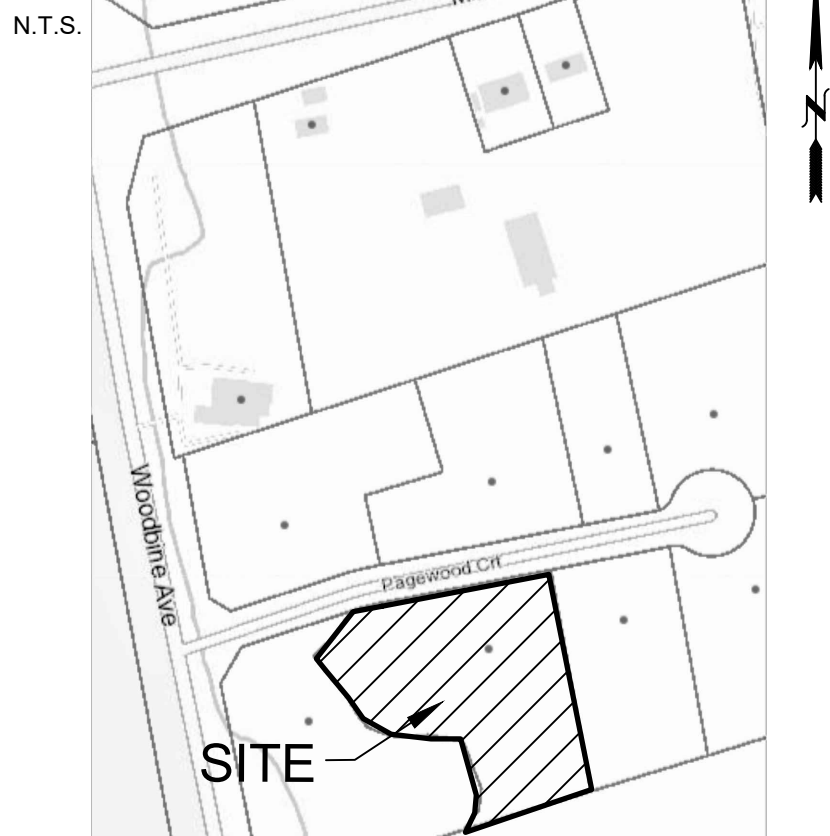
BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO TOWN OF EAST GWILLIMBURY BENCH MARK No. 48-100 HAVING AN ELEVATION OF 271.230 METRES.



SERVICE PIPE CROSSING			
No.	STM	SAN	CLEARANCE
1	OBV. 264.03	INV. 264.43	0.40m
2	OBV. 261.98	INV. 264.38	2.40m

- LEGEND:
- PROPOSED WATER WELL
 - ROOF WATER DOWNSPOUT
 - FIRE HYDRANT
 - PROPOSED VALVE AND BOX
 - BOREHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - CATCH BASIN
 - PROPOSED DOUBLE CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING DOUBLE CATCHBASIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPERTY LINE
 - PROPOSED RETAINING WALL
 - 100 YEAR PONDING AREA

KEY MAP



DRAWN

TW

DATE

MAY 6, 2025

KING EPCM

King EPCM
3780 14th Ave, Unit 211
Markham, ON, L3R 9Y5
www.KingEPCM.com
647-459-5647
General@KingEPCM.com

CLIENT

WELEAP INVESTMENTS LTD.

PROJECT NAME

**CONSTRUCTION
OF
SELF-STORAGE
WAREHOUSE UNITS**

PROJECT LOCATION

**25 PAGEWOOD COURT
EAST GWILLIMBURY**

PRINT TITLE

SITE SERVICING PLAN

FILE No.

EGR - 1.2

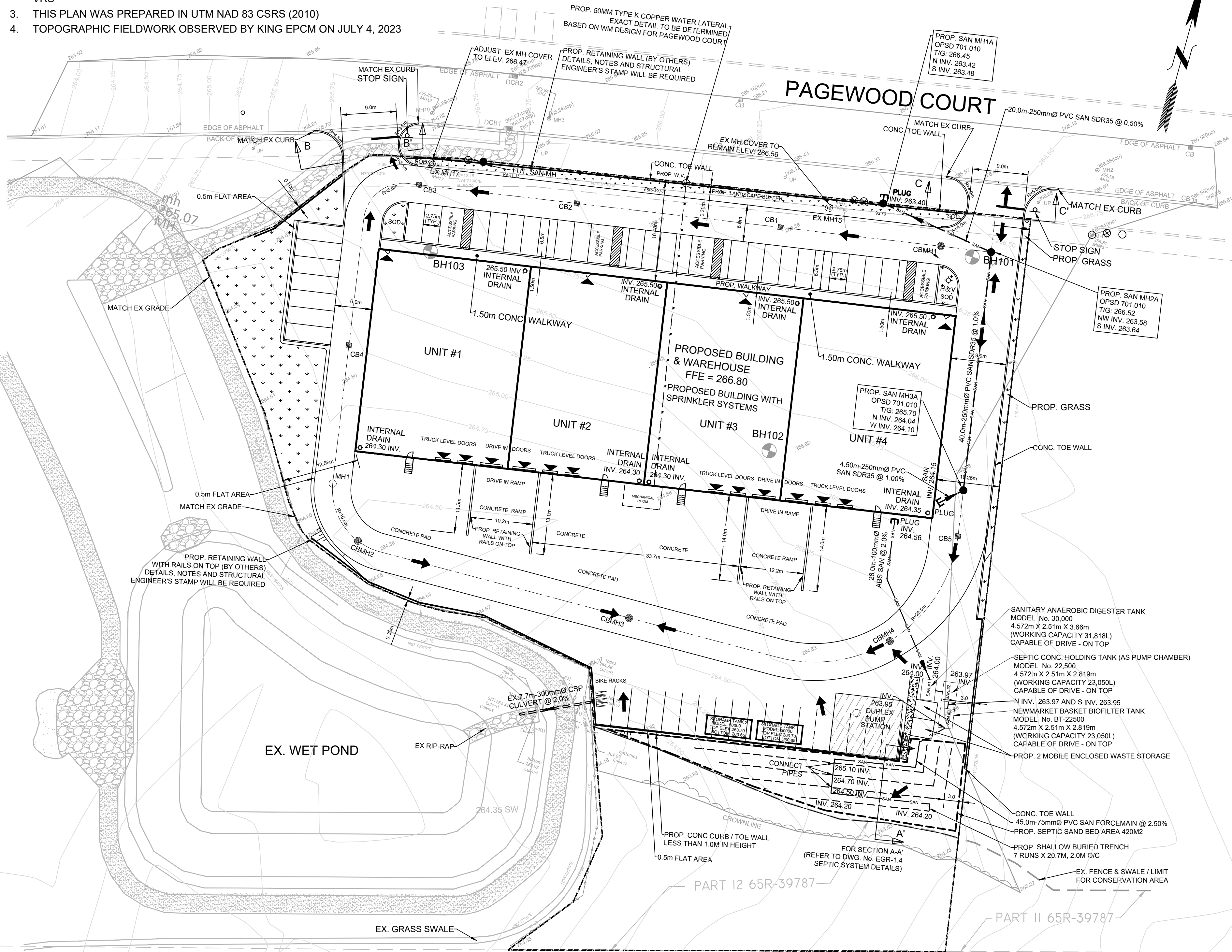
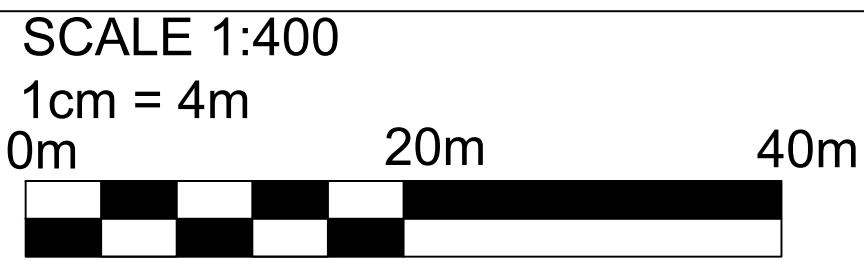
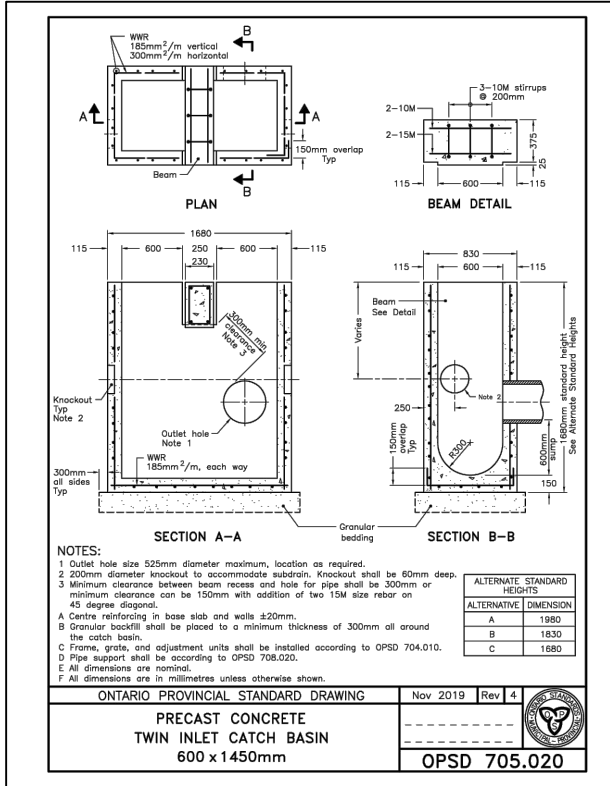
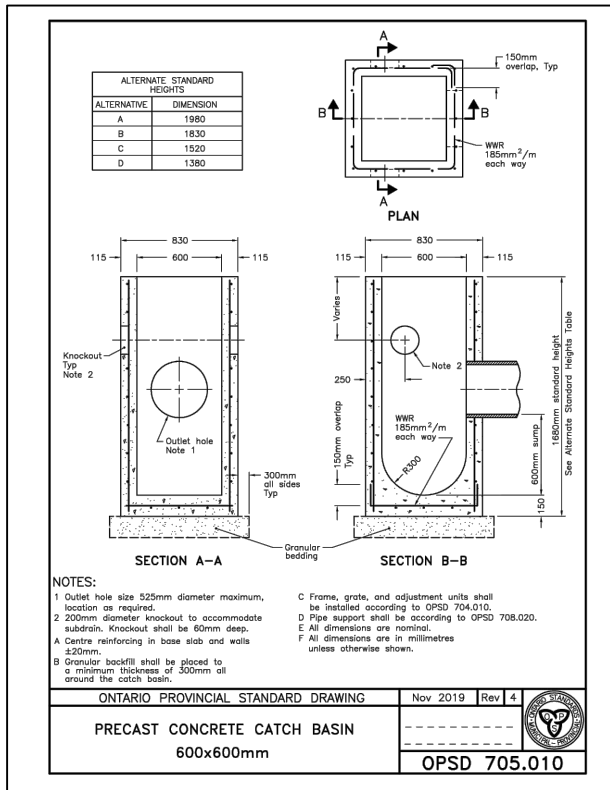
No.	ISSUED FOR:	DATE	DRAW BY	CHECK
V5	ISSUED FOR PERMITS	DEC 07, 2023	KL	TW
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V17	ISSUED FOR PERMITS	MAR 07, 2025	TW	TW
V18	ISSUED FOR PERMITS	MAY 6, 2025	TW	TW

GENERAL NOTES:

- CONTRACTOR TO BE RESPONSIBLE TO ENSURE THAT THIS LOT AND ADJOINING AREAS OF SITE ARE KEPT CLEAN AND FREE OF CONSTRUCTION DEBRIS, AND THAT ROADWAYS ARE KEPT CLEAN OF MUD AND DEBRIS
- SEE "EROSION AND SEDIMENT CONTROL PLAN" FOR CONTROL INSTALLATION PRIOR TO CONSTRUCTION AND STOCKPILE MANAGEMENT
- ALL MEASUREMENTS STATED IN METERS, PIPE SIZES IN MILLIMETERS, UNLESS OTHERWISE SPECIFIED EQUIVALENTS
- CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO CONSTRUCTION
- DRIVEWAY CONSTRUCTION
COMMERCIAL:
 - ASPHALT: 40mm HL3 SURFACE COURSE & 50mm HL8 BASE COURSE
 - GRANULAR: 150mm GRANULAR "A" & 225mm GRANULAR "B"
 - GRANULAR SHALL BE 98% COMPACTION
 - PAVEMENT MATERIAL TO BE REFERRED BY BELOW TABLE
 - HEAVY DUTY FIRE ROUTE:
 - ASPHALT: 40mm HL3 SURFACE COURSE & 75mm HL8 BASE COURSE
 - GRANULAR: 150mm GRANULAR "A" & 300mm GRANULAR "B"
 - GRANULAR SHALL BE 98% COMPACTION
 - PAVEMENT MATERIAL TO BE REFERRED BY BELOW TABLE
- SETBACK
 - FRONT SETBACK: 16.48M
 - BACK SETBACK: 71.80M
 - WEST SETBACK: 12.56M
 - EAST SETBACK: 10.26M

TOPOGRAPHIC SURVEY

- BOUNDARY INFORMATION WAS COMPILED FROM REGISTRY OFFICE RECORDS 65M-4720 AND 65R-39787 AND BEST FIT TO AVAILABLE SURVEY MONUMENTS
- ELEVATIONS ARE GEODETIC HT_2(2010) DERIVED FROM REAL TIME CAN-NET VRS
- THIS PLAN WAS PREPARED IN UTM NAD 83 CSRS (2010)
- TOPOGRAPHIC FIELDWORK OBSERVED BY KING EPCM ON JULY 4, 2023



BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO
TOWN OF EAST GWILLIMBURY BENCH MARK No. 48-100 HAVING AN
ELEVATION OF 271.230 METRES.

- LEGEND:
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING SURFACE FLOW ROUTE
 - PROPOSED SURFACE FLOW ROUTE
 - ROOF WATER INTERNAL DOWNSPOUT
 - TOP OF PROPOSED RETAINING WALL
 - BOTTOM OF PROPOSED RETAINING WALL
 - TOP OF PROPOSED CURB
 - BOTTOM OF PROPOSED CURB
 - PROPOSED CONCRETE CURB
 - PROPOSED PROTECTIVE BOLLARD
 - PROPOSED WATER WELL
 - HIGH POINT
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - CATCH BASIN
 - PROPOSED DOUBLE CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING DOUBLE CATCHBASIN
 - PROPERTY LINE
 - PROPOSED RETAINING WALL

KEY MAP



DRAWN

TW

DATE

MAY 6, 2025



KING EPCM

King EPCM
3780 14th Ave, Unit 211
Markham, ON, L3R 9Y5
www.KingEPCM.com
647-459-5647
General@KingEPCM.com

CLIENT

WELEAP INVESTMENTS LTD.

PROJECT NAME

CONSTRUCTION
OF
SELF-STORAGE
WAREHOUSE UNITS

PROJECT LOCATION

25 PAGWOOD COURT
EAST GWILLIMBURY

PRINT TITLE

SEPTIC DESIGN

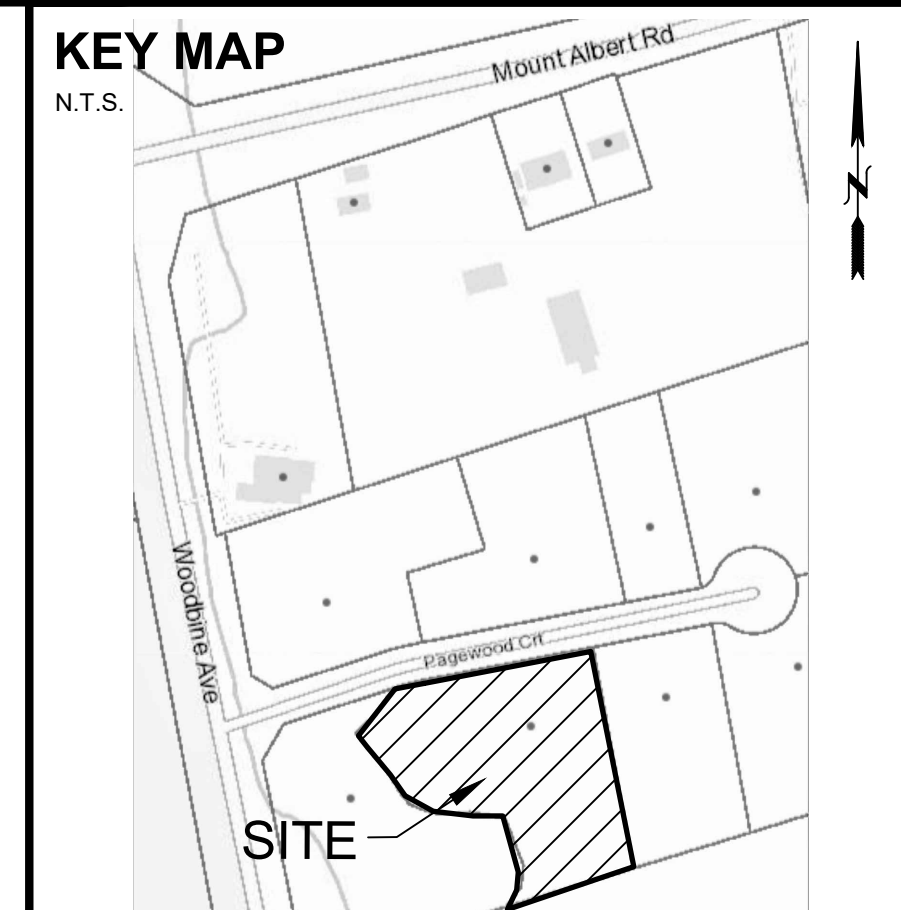
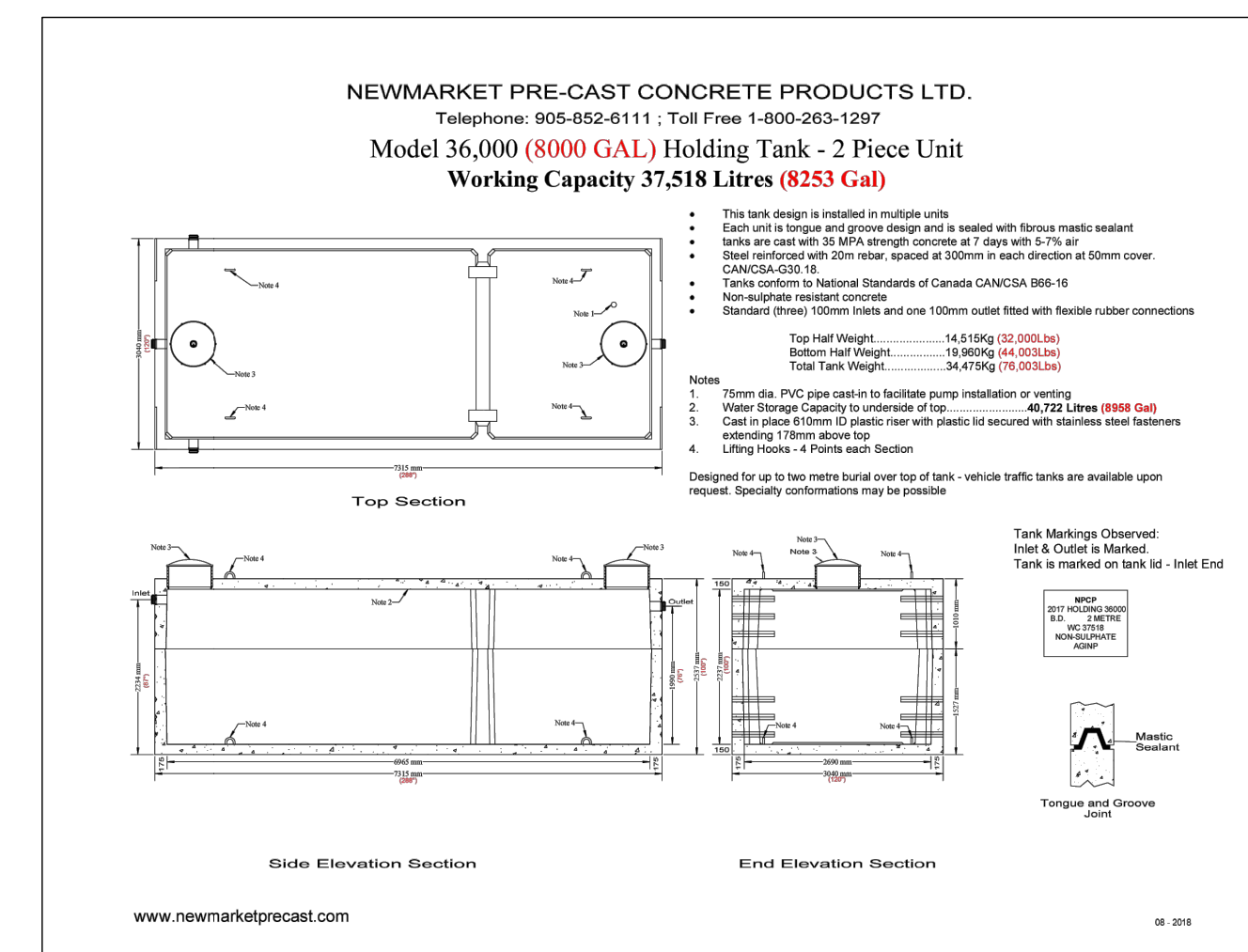
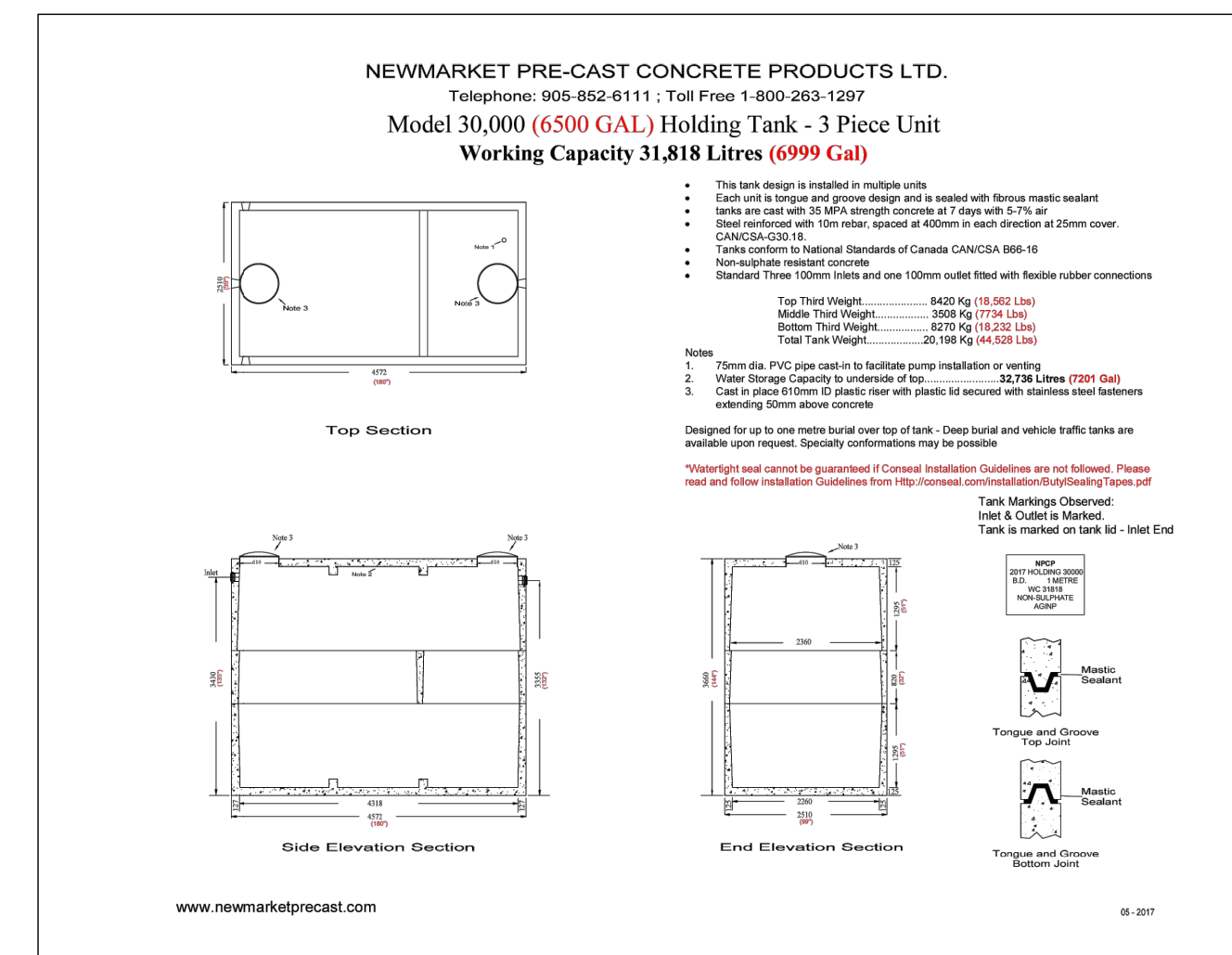
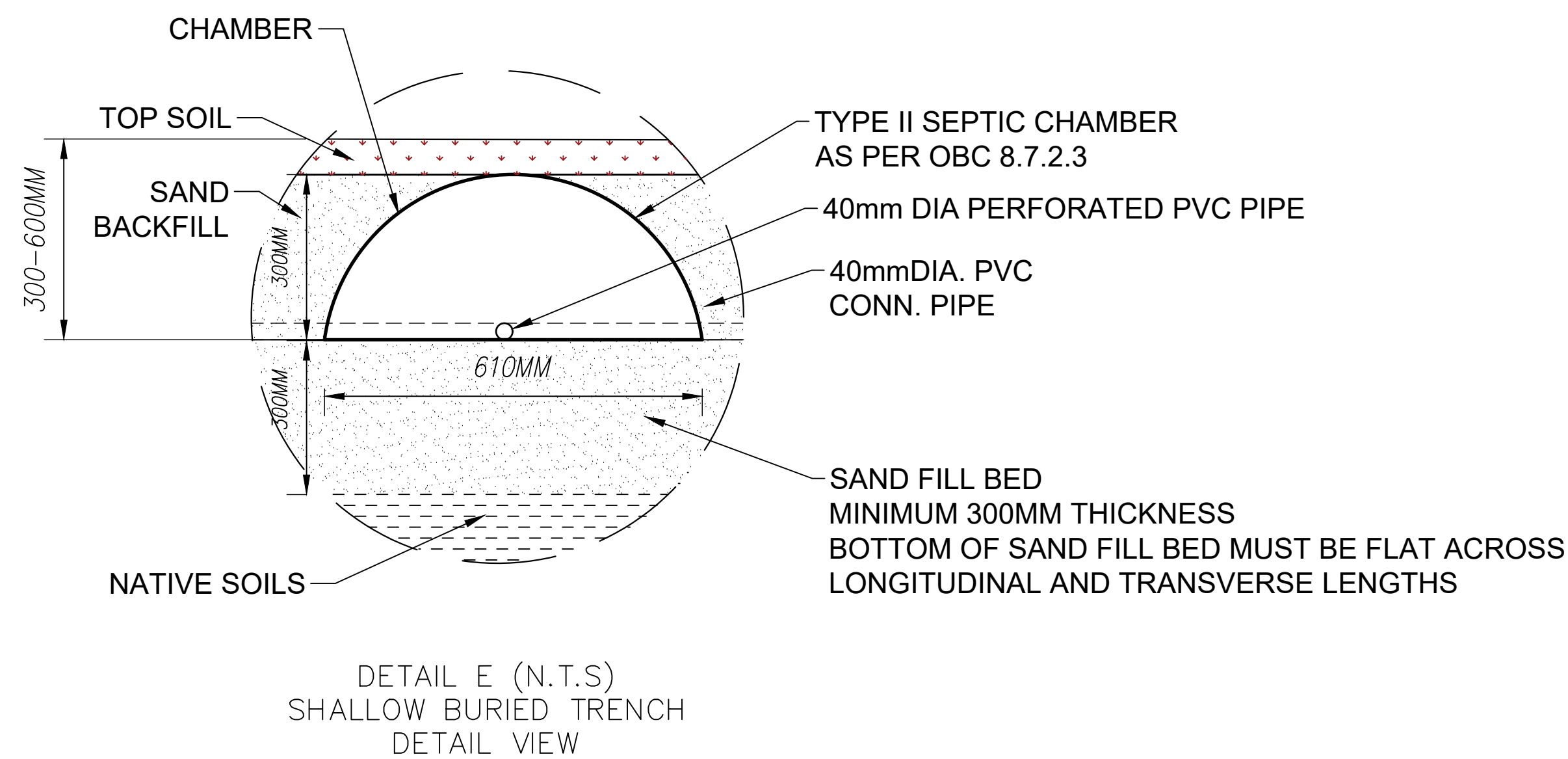
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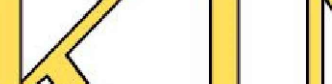
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V17	ISSUED FOR PERMITS	MAR 07, 2025	TW	TW
V18	ISSUED FOR PERMITS	MAY 6, 2025	TW	TW

A'—NORTH

A'—SOUTH



DRAWN	
TW	
DATE	MAY 6, 2025

The logo for King EPCM features the word "KING" in large, yellow, serif capital letters. To the right of "KING", the letters "E", "P", "C", and "M" are stacked vertically in a smaller, purple, serif font. Below "KING" is the text "King EPCM" in a bold, black, sans-serif font. Underneath that is the address "3780 14th Ave, Unit 211 Markham, ON, L3R 9Y5" in a black, sans-serif font. Below the address is the website "www.KingEPCM.com" in a black, sans-serif font. Below the website is the phone number "647-459-5647" in a black, sans-serif font. At the bottom is the email address "General@KingEPCM.com" in a black, sans-serif font.

KING E
P
C
M

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CLIENT

WELEAP INVESTMENTS LTD.

PROJECT NAME

**CONSTRUCTION
OF
SELF-STORAGE
WAREHOUSE UNITS**

PROJECT LOCATION

**25 PAGEWOOD COURT
EAST GWILLIMBURY**

PRINT TITLE

**SEPTIC SYSTEM
DETAILS**

FILE No. **EGR - 1.4**

No.	ISSUED FOR:	DATE	DRAW BY	CHECK
V5	ISSUED FOR PERMITS	DEC 07, 2023	KL	TW
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V17	ISSUED FOR PERMITS	MAR 07, 2025	TW	TW
V18	ISSUED FOR PERMITS	MAY 6, 2025	TW	TW