

LEGEND:

- - - - - SUBJECT LANDS
- EXISTING ASPHALT WALKWAY
- EXISTING CONC. SIDEWALK
- PROPOSED 3.0m ASPHALT TRAIL
- PROPOSED 1.5m CONC. SIDEWALK
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT

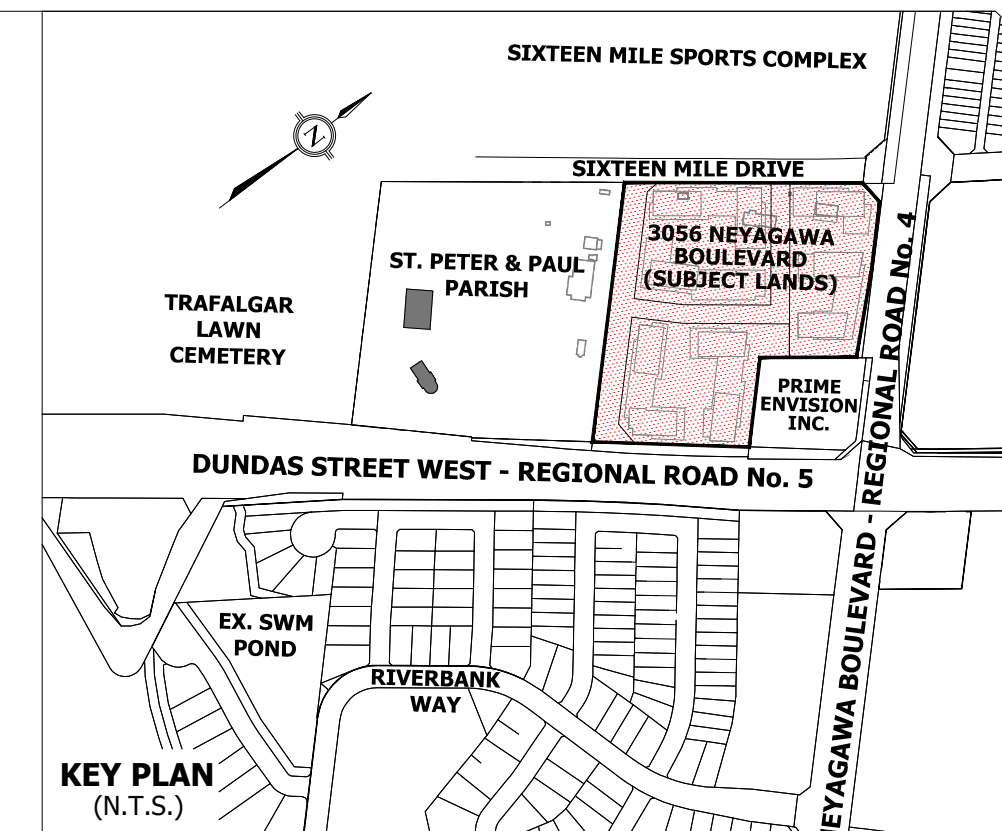
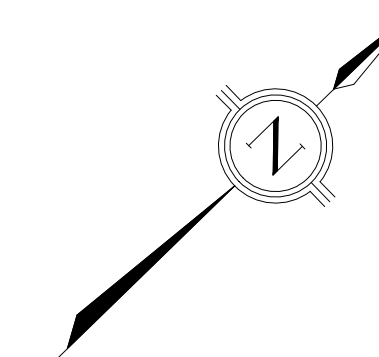
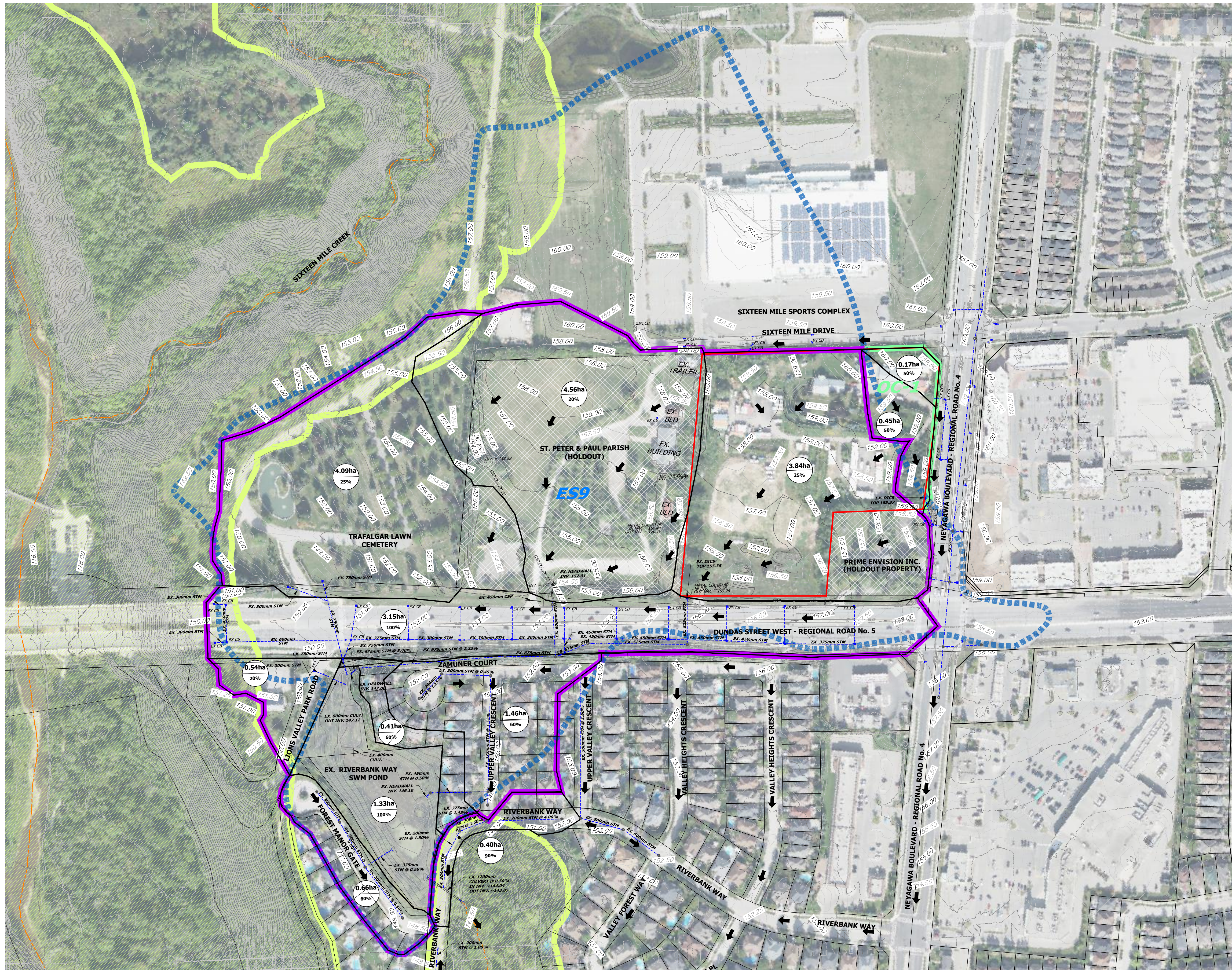
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3056 NEYAGAWA BLVD. (ES9)
 ENVIRONMENTAL IMPLEMENTATION
 REPORT AND FUNCTIONAL
 SERVICING STUDY

DRAWING 4.3

PEDESTRIAN CIRCULATION PLAN

PROJECT No. DATE: SCALE:
 22-712 NOV. 2024 1:1000



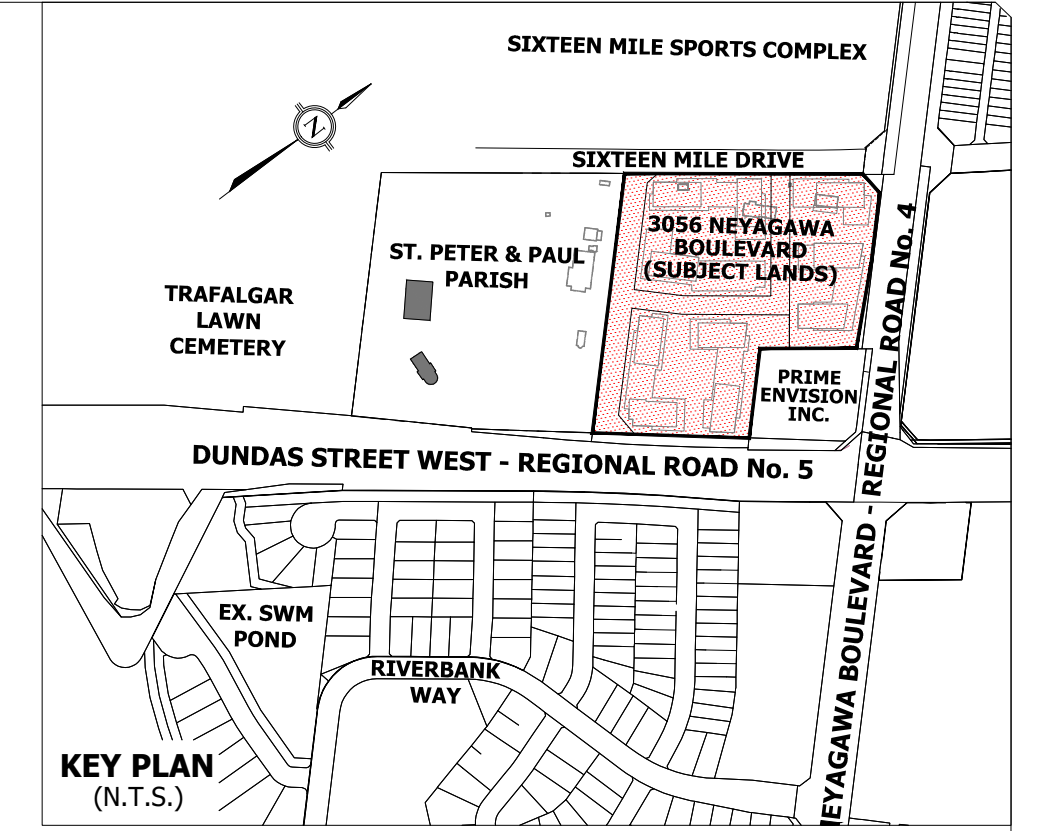
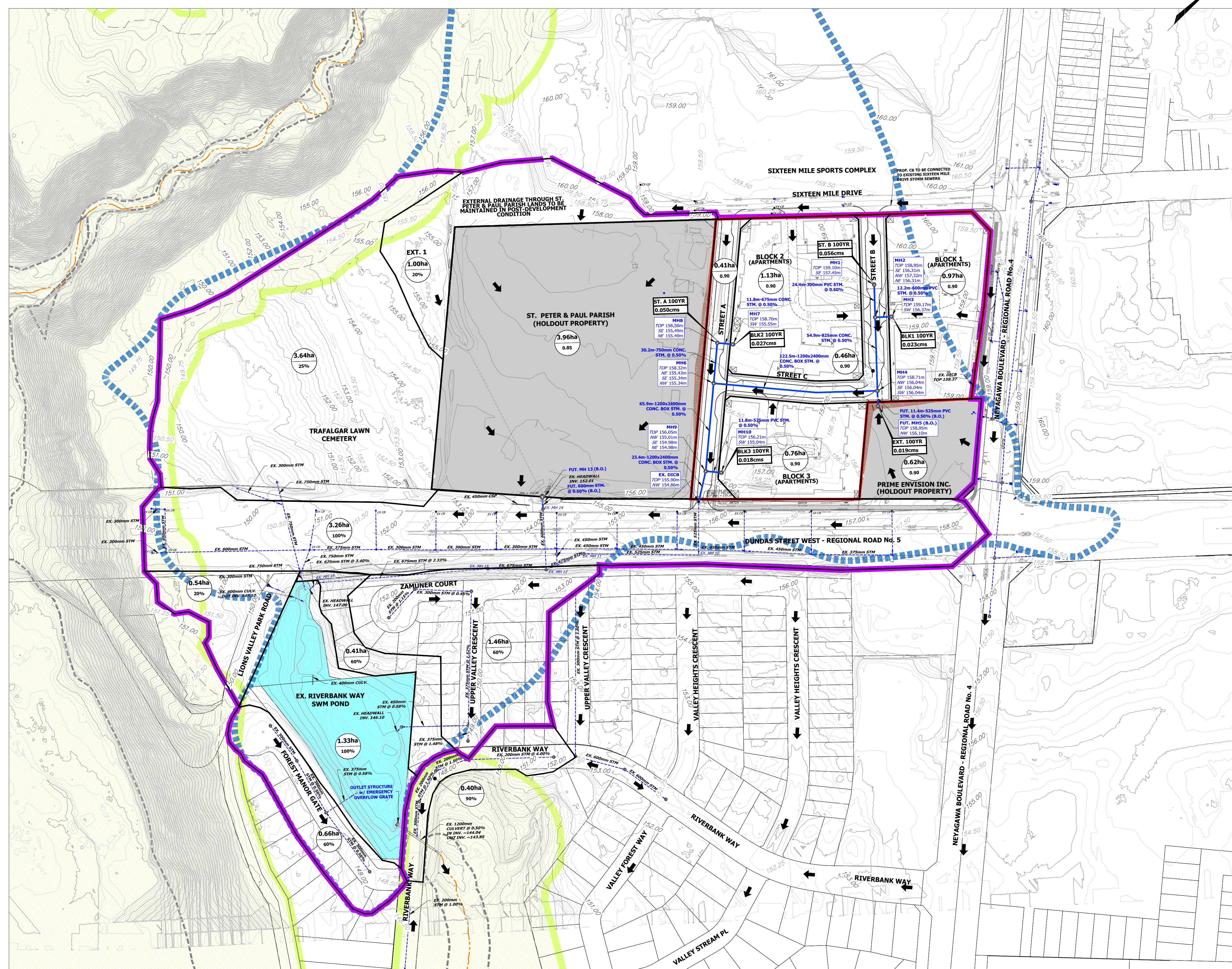
LEGEND:

- SUBJECT LANDS
- EXISTING CONTOURS
- EXISTING WATERCOURSE
- APPROXIMATE LIMIT OF FLOODLINE
- EXISTING DRAINAGE BOUNDARY
- ORIGINAL DRAINAGE BOUNDARY TO EX. SWM POND
- EXISTING SUBCATCHMENT DRAINAGE BOUNDARY
- EXISTING STORM SEWERS
- EXISTING OVERLAND FLOW DIRECTION
- EXISTING STORM DRAINAGE AREA, HECTARES
- EXISTING IMPERVIOUSNESS
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT

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REPORT AND FUNCTIONAL
SERVICING STUDY

DRAWING 5.2
EXISTING STORM DRAINAGE PLAN
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LEGEND:

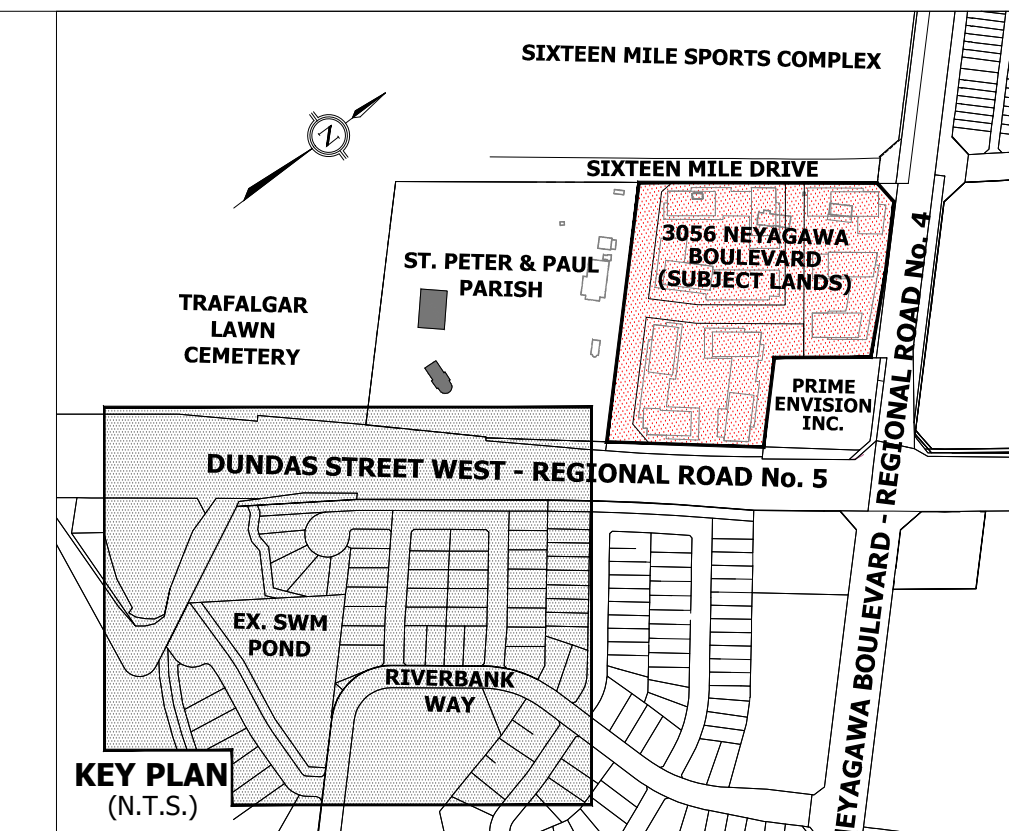
- SUBJECT LANDS
- EXISTING CONTOURS
- EXISTING WATERCOURSE
- APPROXIMATE LIMIT OF FLOODLINE
- TOP OF BANK
- PROPOSED DRAINAGE BOUNDARY TO EX. SWM POND
- ORIGINAL POND SUBCATCHMENT BOUNDARY
- PROPOSED STORM SEWERS
- EXISTING STORM SEWERS
- PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED STORM DRAINAGE AREA, HECTARES
- PROPOSED RUNOFF COEFFICIENT
- STORM MH ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT)
- EX. SWM POND
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT

- NOTES**
- REFER TO DRAWING 5.4 FOR DETAILS OF PROPOSED MODIFICATIONS TO EX. SWM POND.
 - FOR TOTAL EXTENTS OF ORIGINAL DRAINAGE BOUNDARY TO EXISTING SWM POND, REFER TO DRAWING 5.2.

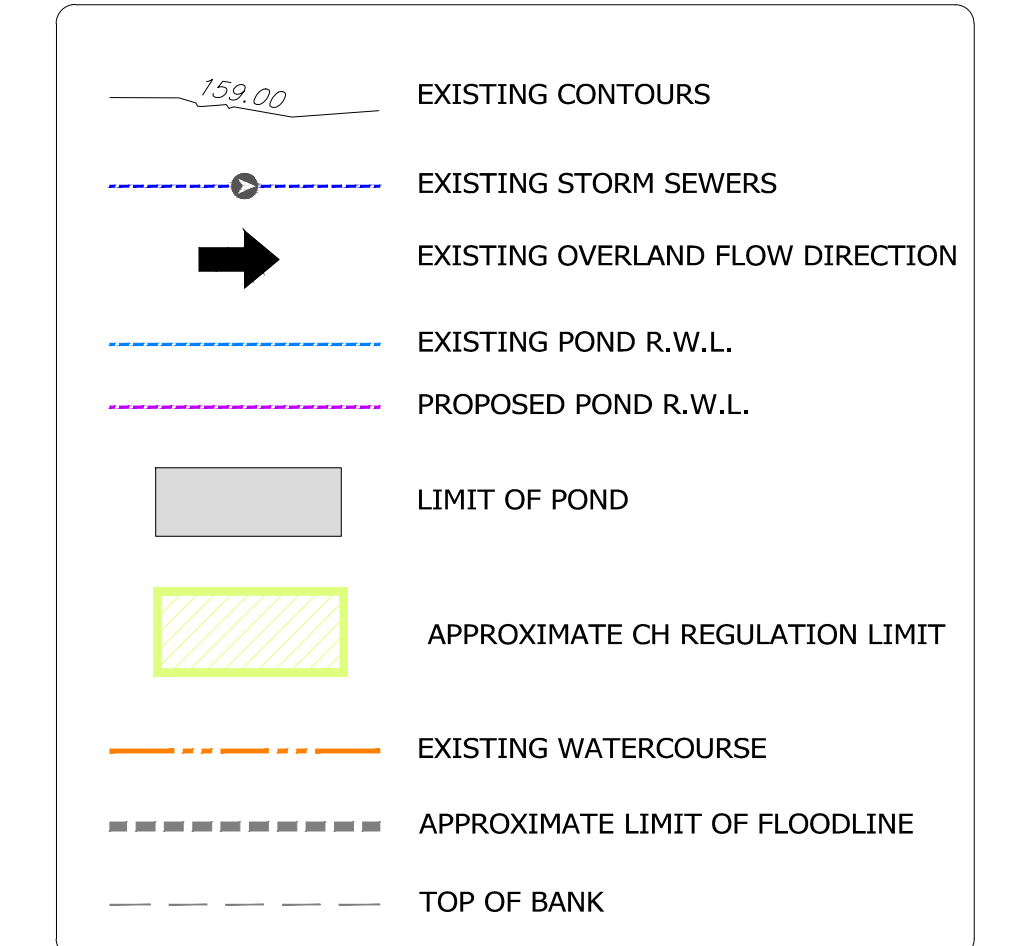
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DRAWING 5.3
POST DEVELOPMENT STORM DRAINAGE & SERVICING PLAN
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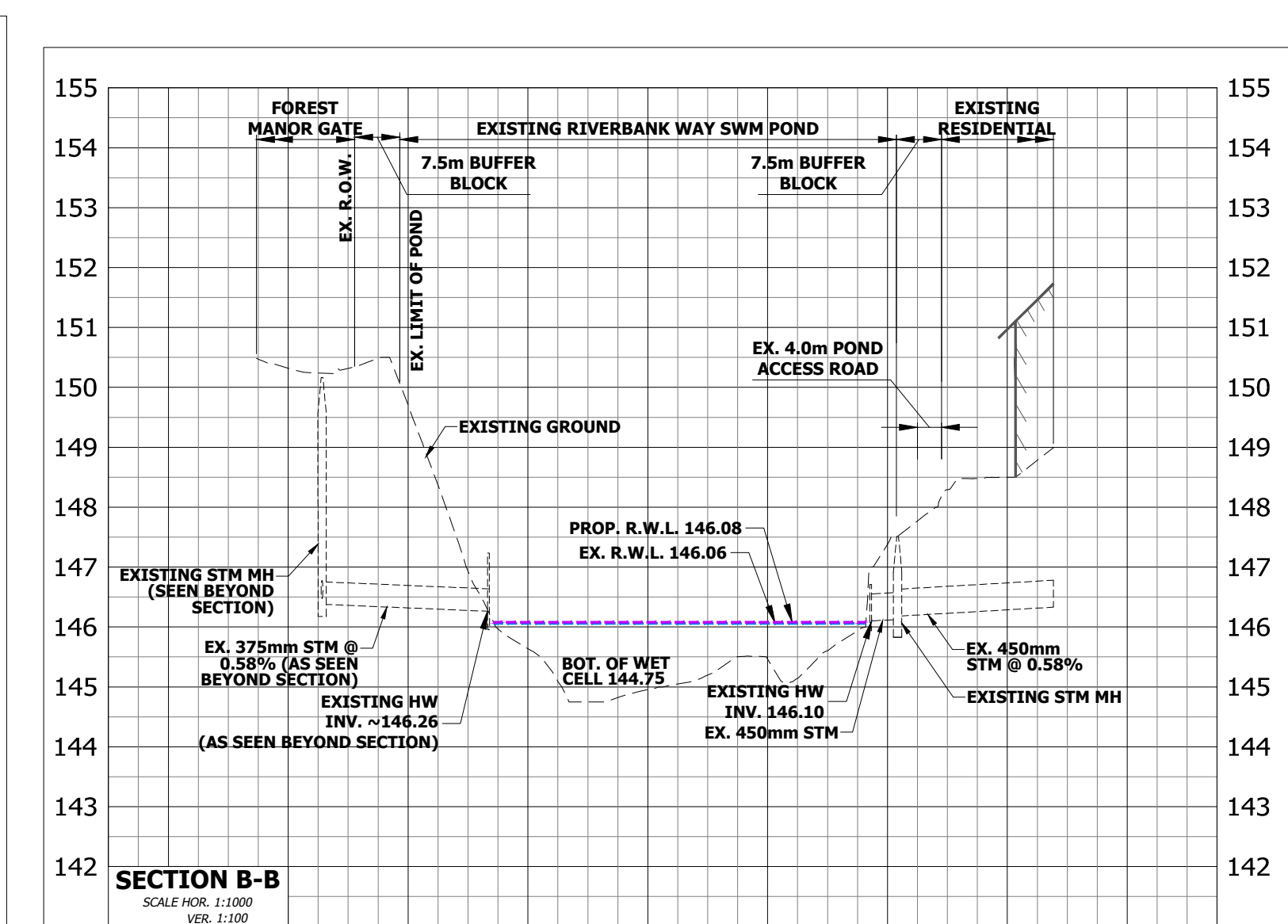
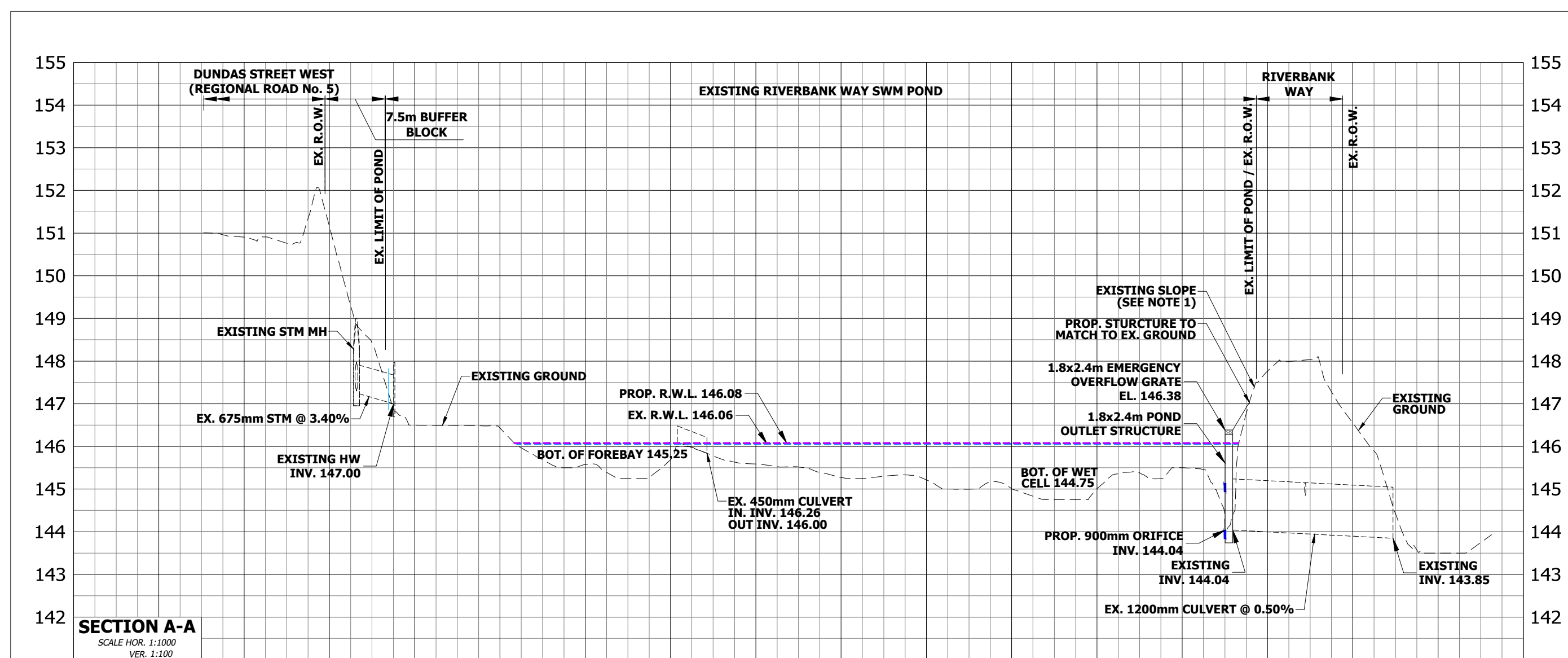


LEGEND:



NOTES

1. DETAILED CONSTRUCTION RECOMMENDATIONS FOR SLOPE STABILITY ALONG RIVERBANK WAY TO BE PROVIDED IN CONSULTATION WITH THE GEOTECHNICAL ENGINEER AT DETAILED DESIGN.



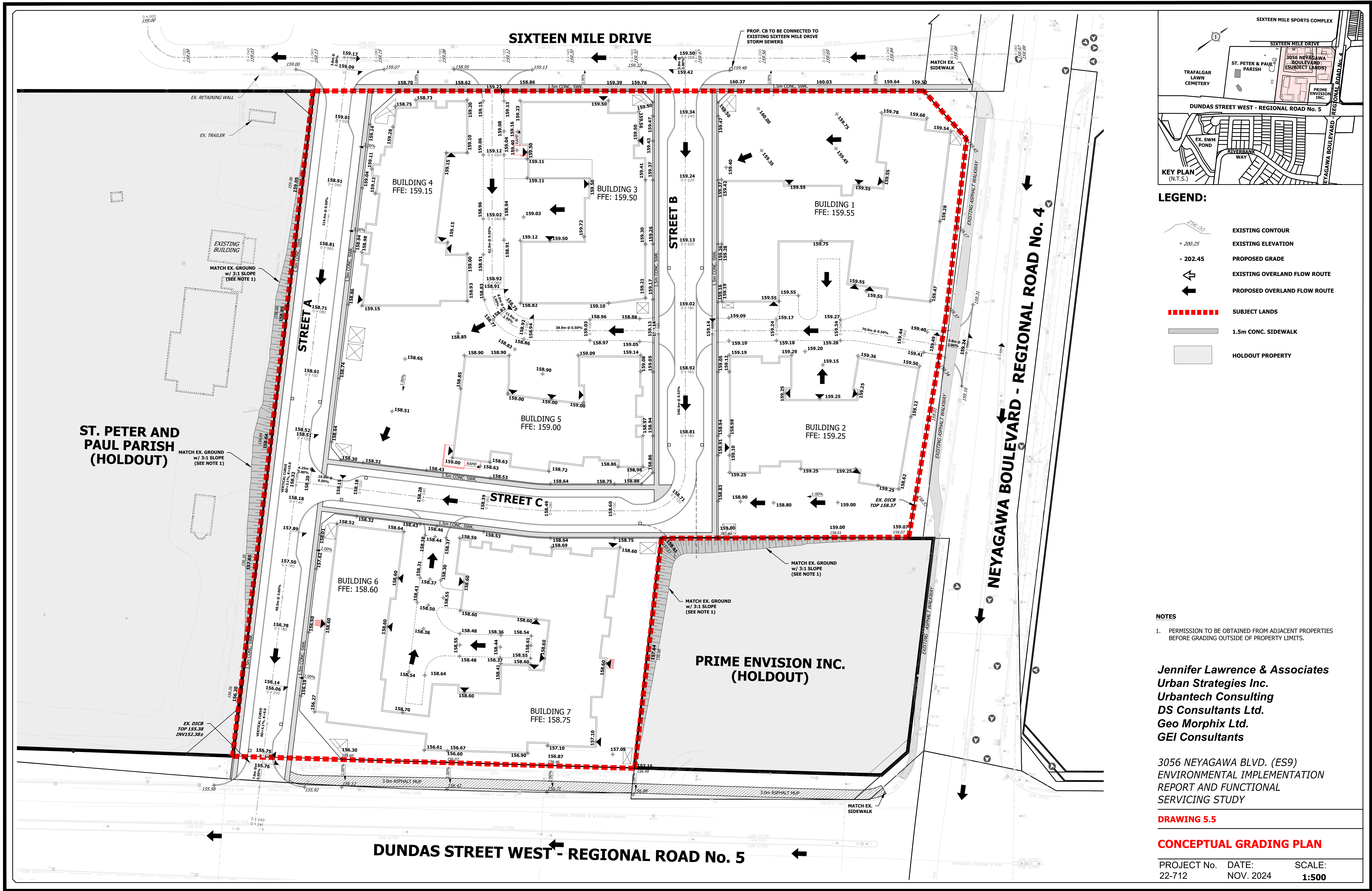
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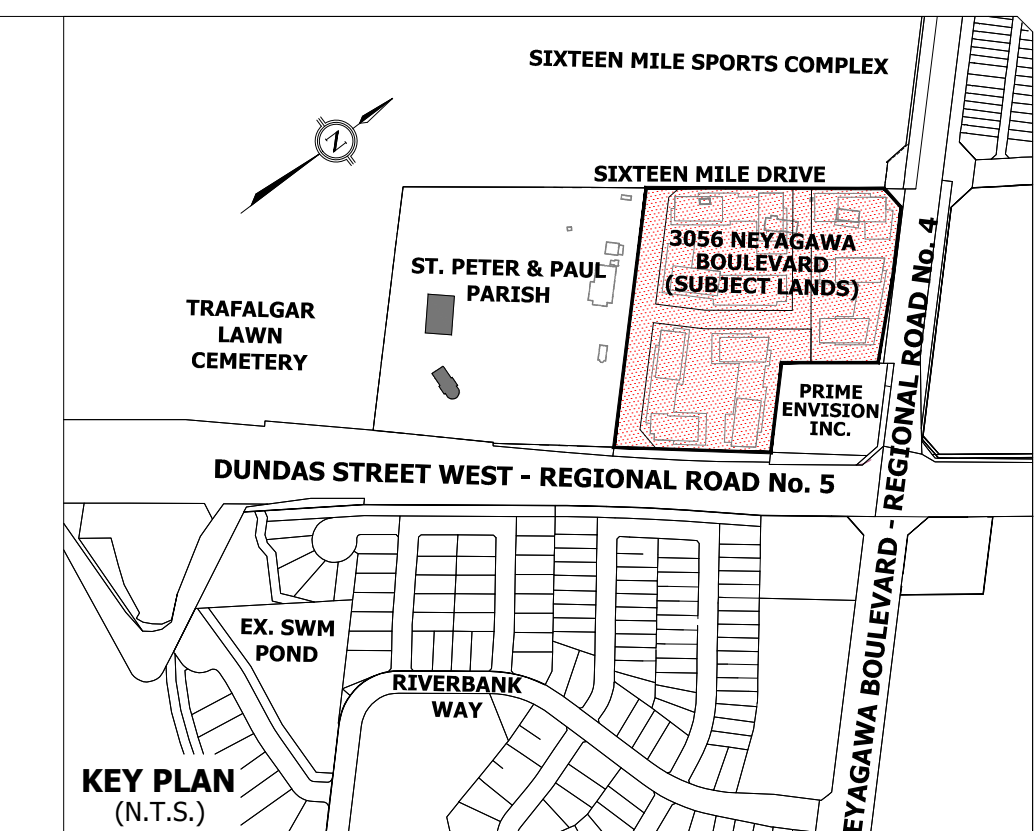
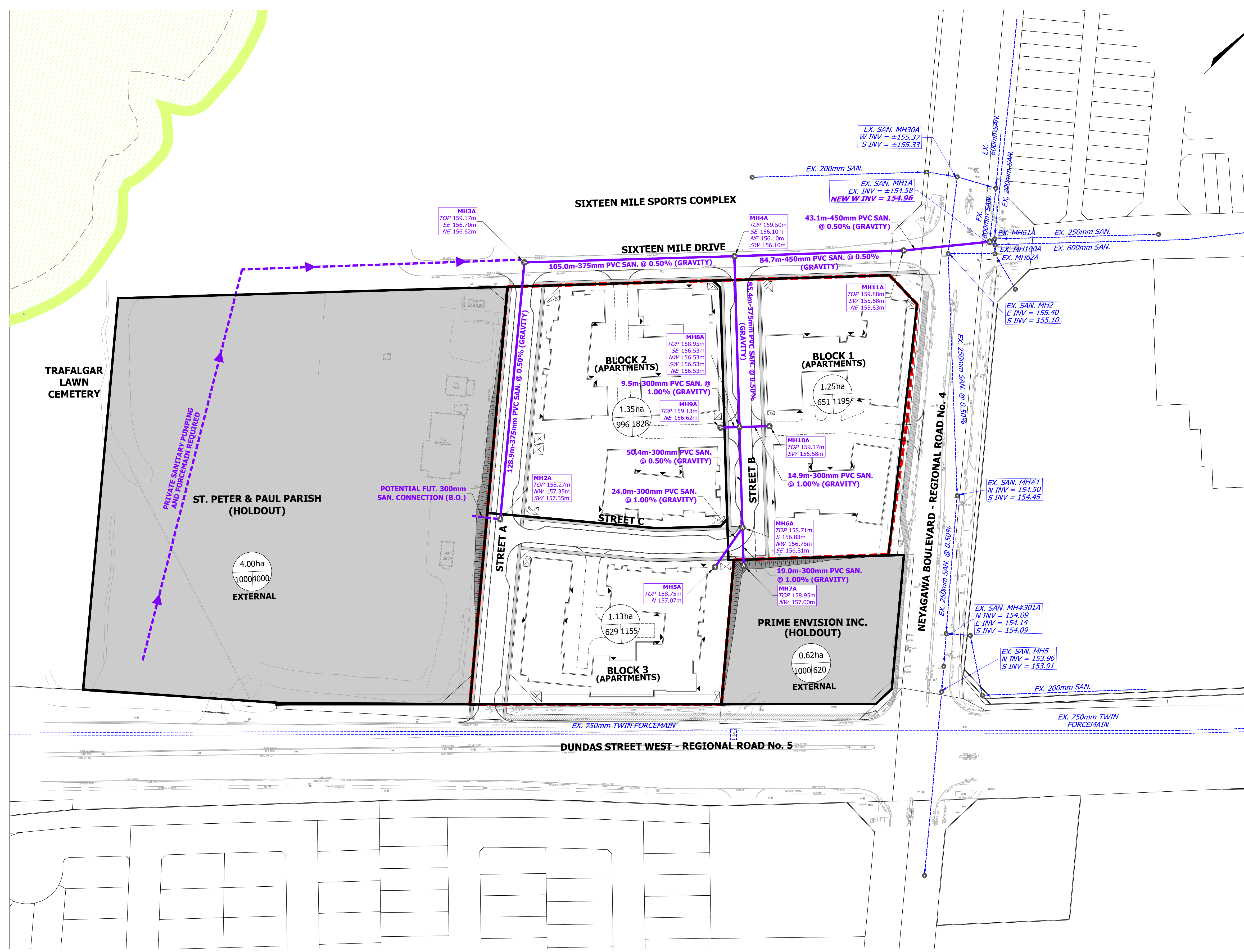
3056 NEYAGAWA BLVD. (E59)
 ENVIRONMENTAL IMPLEMENTATION
 REPORT AND FUNCTIONAL
 SERVICING STUDY

DRAWING 5.4

PROPOSED IMPROVEMENTS TO EXISTING RIVERBANK WAY SWM POND

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LEGEND:

- SUBJECT LANDS
- PROPOSED SANITARY SEWER AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- SANITARY DRAINAGE BOUNDARY
- DRAINAGE AREA (ha)
- POPULATION
- BLOCK UNITS
- DRAINAGE AREA (ha)
- POPULATION
- POPULATION PER HECTARE
- EXTERNAL**
- SAN MH ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER OBVERTS (UNLESS SPECIFIED AS INVERT)
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT

NOTES

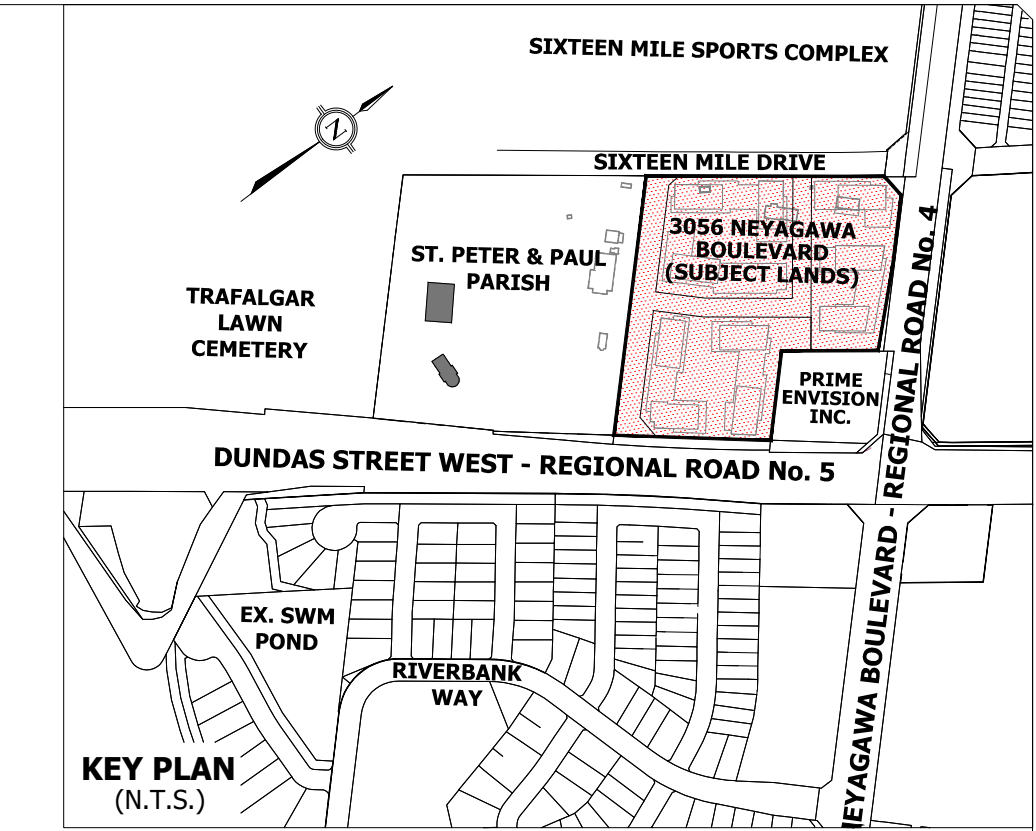
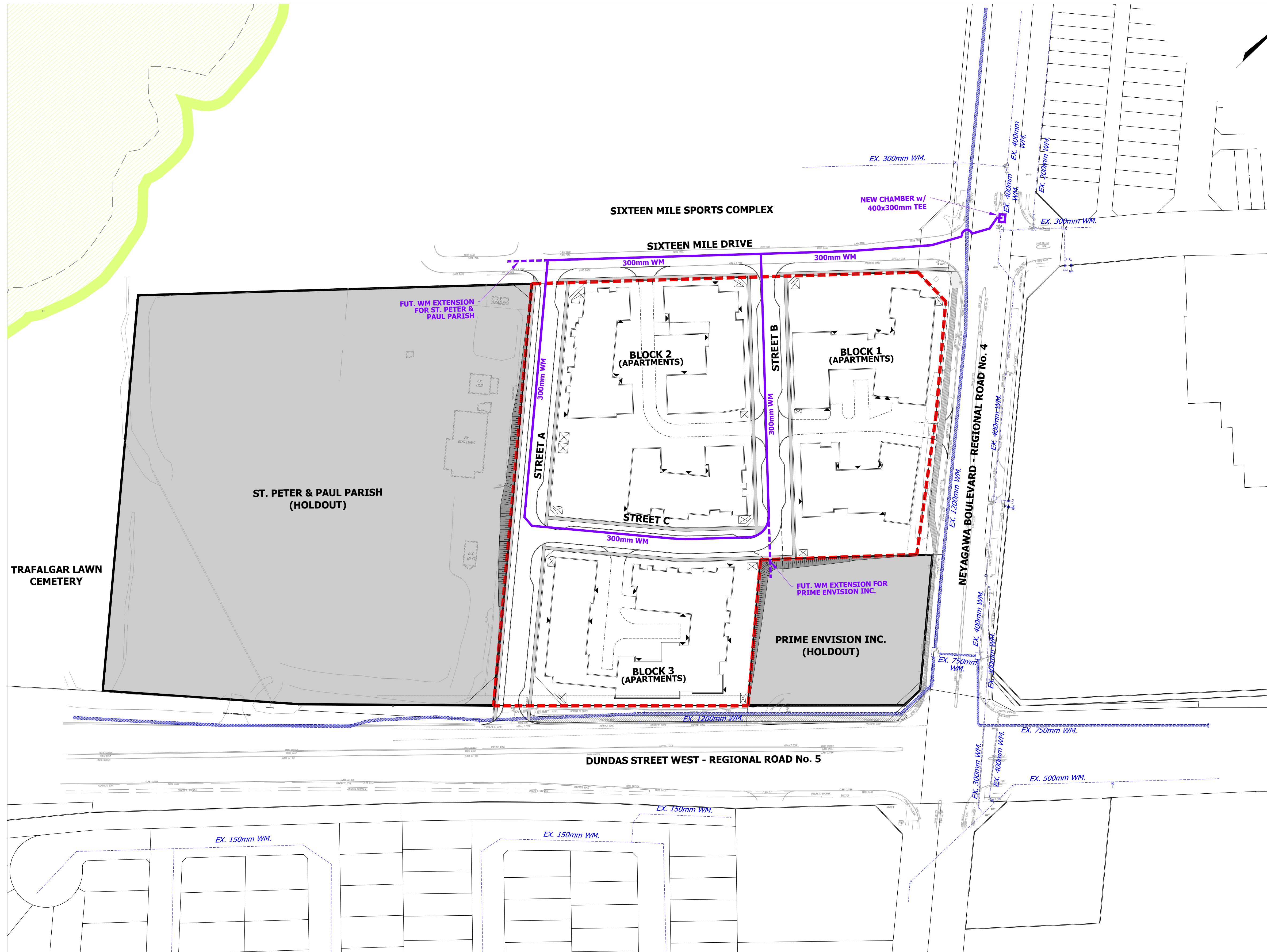
- FOR CONTRIBUTING EXTERNAL LANDS, A PRELIMINARY ESTIMATE OF 1000 PERSONS PER HECTARE HAS BEEN ASSUMED, TO BE REFINED WHEN THESE BLOCKS PROCEED.

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3056 NEYAGAWA BLVD. (E9)
ENVIRONMENTAL IMPLEMENTATION
REPORT AND FUNCTIONAL
SERVICING STUDY

DRAWING 7.1
**CONCEPTUAL WASTEWATER
SERVICING**

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LEGEND:

- SUBJECT LANDS
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT

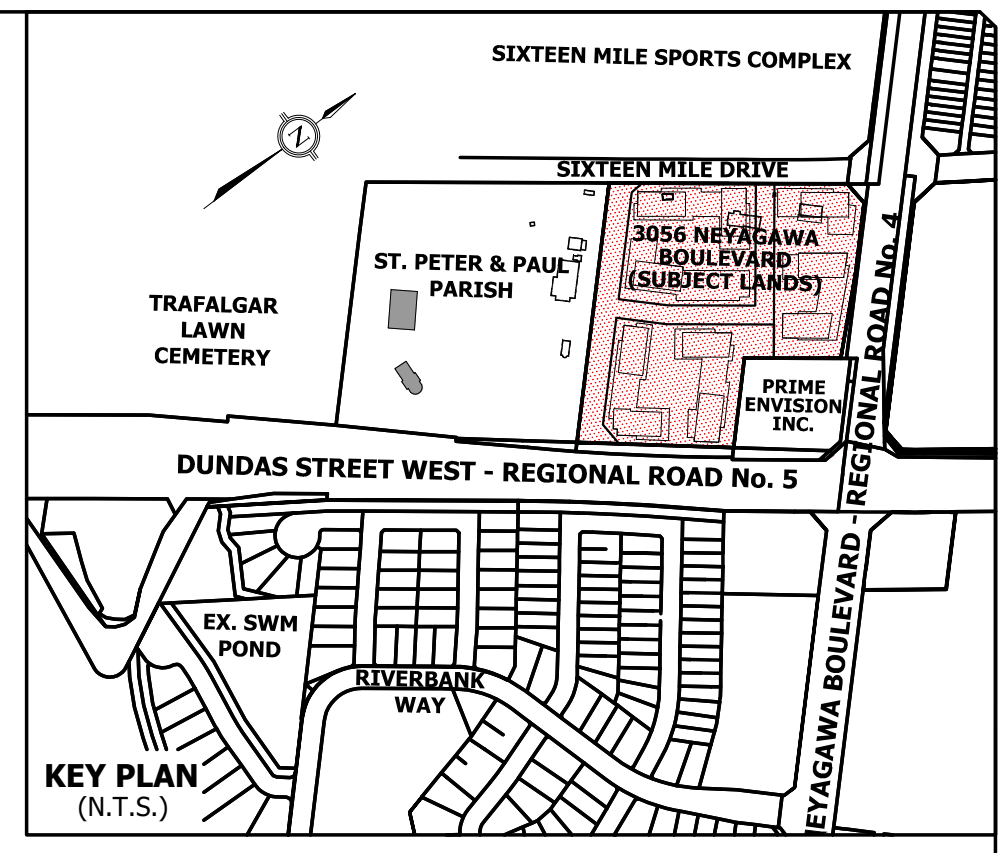
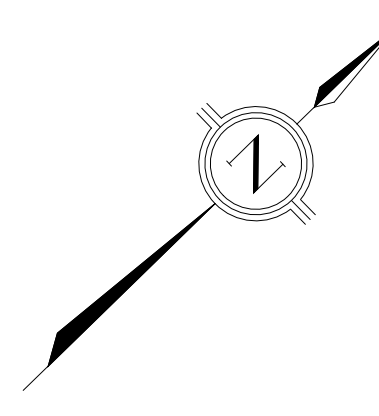
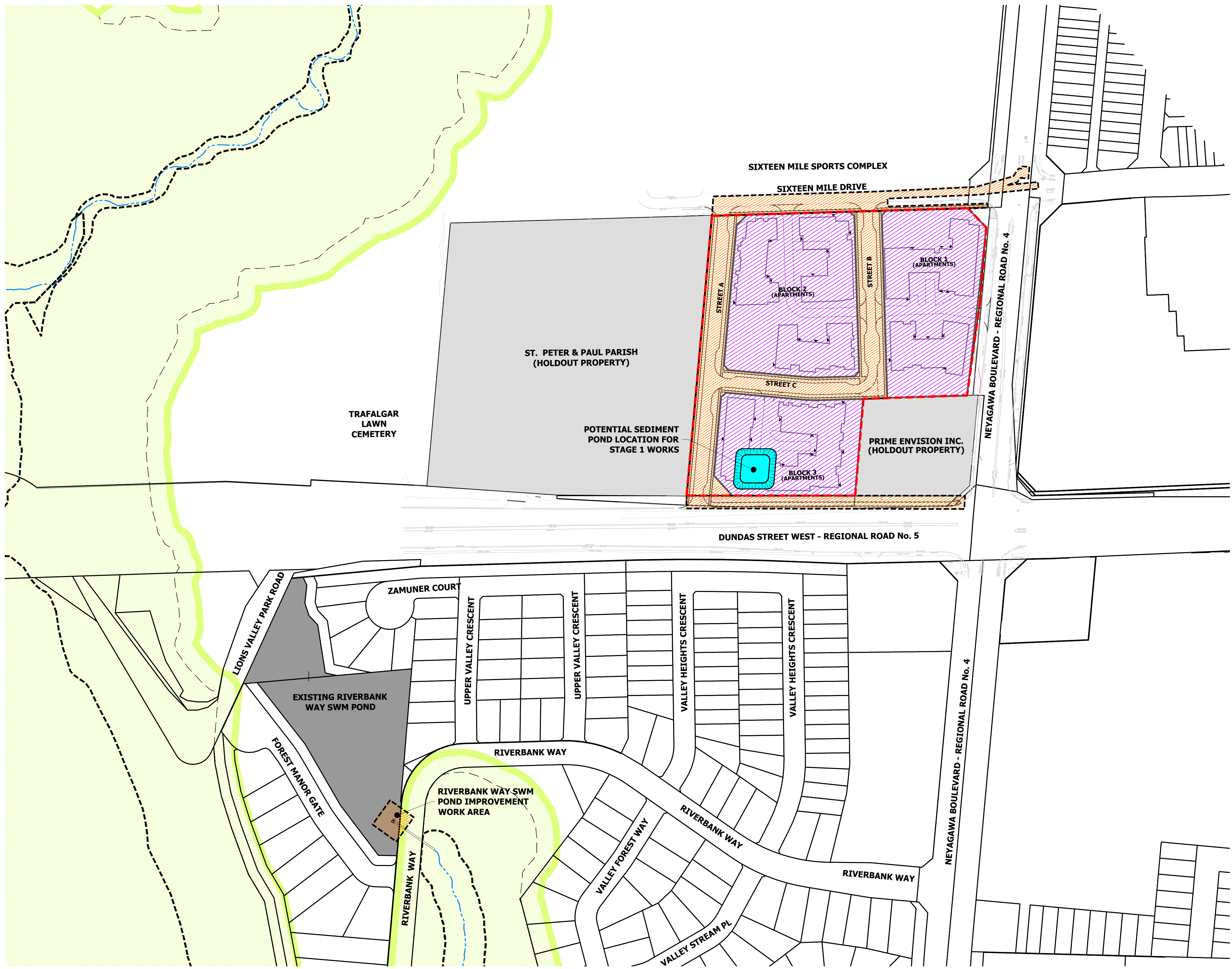
NOTES

- ALL PROPOSED WATERMAIN TO BE WITHIN PRESSURE ZONE O3

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3056 NEYAGAWA BLVD. (E9)
 ENVIRONMENTAL IMPLEMENTATION
 REPORT AND FUNCTIONAL
 SERVICING STUDY

DRAWING 7.2
CONCEPTUAL WATERMAIN SERVICING
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LEGEND:

	SUBJECT LANDS
	STAGE 1 INTERNAL WORKS (PUBLIC ROADS AND SERVICES)
	STAGE 1 EXTERNAL WORKS (POND IMPROVEMENTS AND WORKS WITHIN EXTERNAL ROWS)
	STAGE 2 WORKS (FUTURE BUILDING CONSTRUCTION)
	HOLDOUT PROPERTY
	APPROXIMATE CH REGULATION LIMIT

NOTES

1. STAGE 1 WORKS WILL INCLUDE STREET A, STREET B, AND STREET C WORKS. THESE STREETS ARE TO BE PUBLIC, AND CONVEYED TO THE CITY UPON COMPLETION OF STAGE 1.
2. ALL WORKS EXTERNAL TO THE SITE TO BE COMPLETED AS PART OF STAGE 1, INCLUDING IMPROVEMENTS TO EX. RIVERBANK WAY SWM POND (REFER TO DWG. 5.4 FOR DETAILS).
3. BLOCK 1, BLOCK 2, AND BLOCK 3 ARE ALL INCLUDED WITH STAGE 2 WORKS. EACH BLOCK CAN PROCEED AFTER STAGE 1 IS COMPLETE, INDEPENDENT OF THE TIMING OF OTHER BLOCKS WITHIN STAGE 2.
4. TIMING OF HOLDOUT PROPERTIES IS UNKNOWN, HOWEVER, BOTH CAN PROCEED AFTER STAGE 1 IS COMPLETE INDEPENDENT OF THE TIMING OF STAGE 2 WORKS.
5. DETAILS FOR ESC, TRAFFIC CONTROL, ETC., TO BE PROVIDED FOR EACH STAGE AT DETAILED DESIGN.

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3056 NEYAGAWA BLVD. (ES9)
ENVIRONMENTAL IMPLEMENTATION
REPORT AND FUNCTIONAL
SERVICING STUDY

DRAWING 9.1

PRELIMINARY PHASING PLAN

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