

# 7793 YOUNG STREET

GRASSIE, ONTARIO



KEY PLAN - 7793 YOUNG STREET  
SCALE: NOT TO SCALE

COMMERCIAL INFORMATION  
ALPHAVICTO MANUFACTURING HEAD OFFICE  
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7793 YOUNG STREET, GRASSIE, ONTARIO, L0R 1M0  
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DRAINAGE INDEX:  
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EXISTING SERVICE PLAN  
EXISTING LANDSCAPING PLAN  
EXISTING LANDSCAPING PLAN  
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SP-3 PROPOSED SITE PLAN  
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PROPOSED GRADING AND DRAINAGE  
DETAILS  
SP-4 PROPOSED FLOOR PLAN  
PROPOSED STORAGE BUILDING ELEVATIONS

7793 YOUNG STREET, GRASSIE, ONTARIO  
ISSUED FOR BOUNDARY ADJUSTMENT 26-JAN-24  
ISSUED FOR SITE PLAN CONTROL APPROVAL 28-OCT-24  
ISSUED FOR ZONE BY-LAW AMENDMENT 28-OCT-24



**Schedule B - PD-01-2025**

**SEDIMENT AND EROSION CONTROL NOTES**

1. SEE NOTES AND TO BE STAGED IN A MANNER THAT EROSION WILL BE MINIMIZED AND THAT FERTILIZERS AND PESTICIDES ARE NOT APPLIED TO THE SITE AND NEIGHBORING PROPERTIES UNTIL AFTER THE EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND OPERATIONAL.

2. ALL FERTILIZERS AND PESTICIDES SHALL BE APPLIED TO THE SOIL SURFACE AND NOT TO THE VEGETATION.

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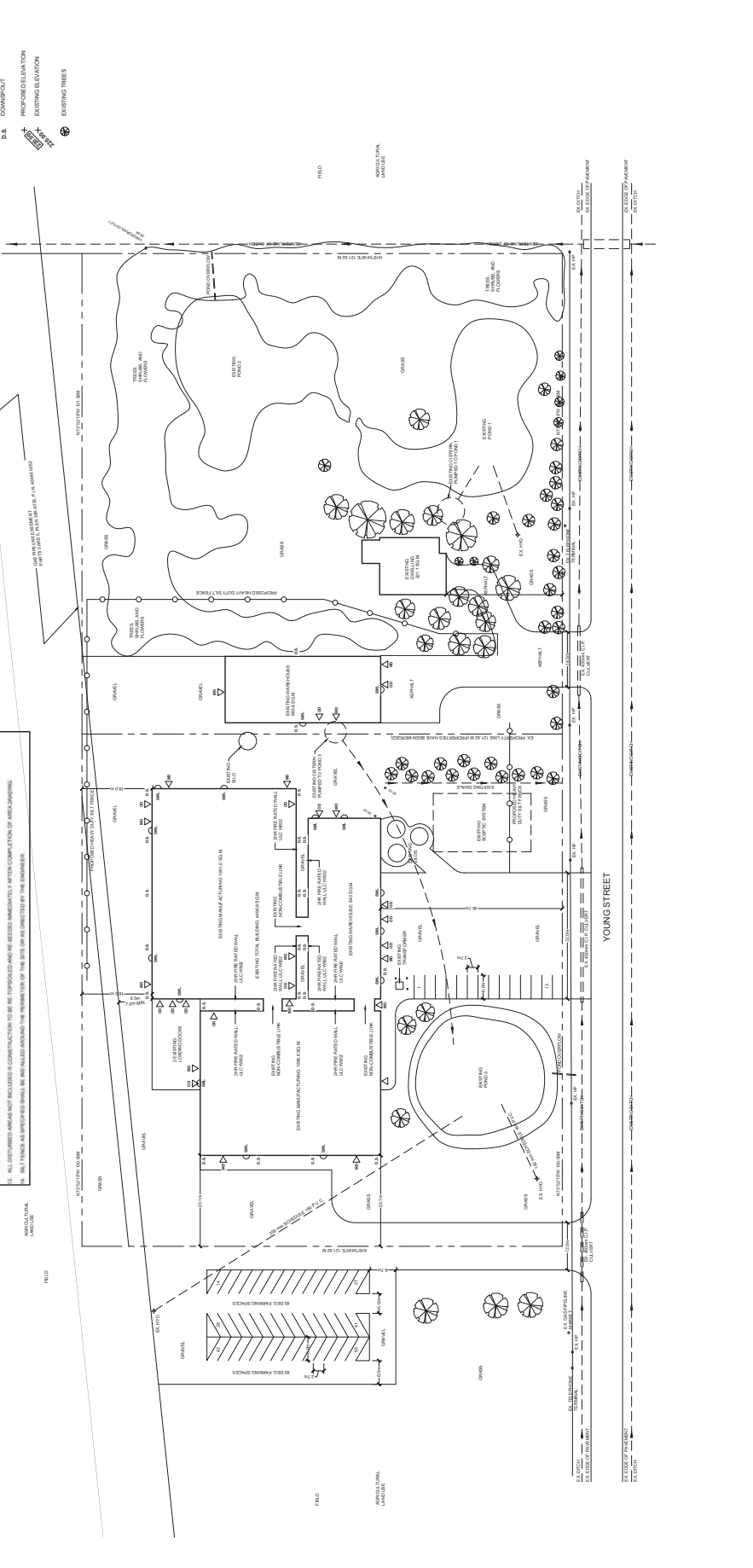
18. ALL FERTILIZERS TO BE APPLIED SHALL BE APPLIED TO THE SOIL SURFACE AND NOT TO THE VEGETATION.

19. ALL FERTILIZERS TO BE APPLIED SHALL BE APPLIED TO THE SOIL SURFACE AND NOT TO THE VEGETATION.

20. ALL FERTILIZERS TO BE APPLIED SHALL BE APPLIED TO THE SOIL SURFACE AND NOT TO THE VEGETATION.



**KEY PLAN - 7783 YOUNG STREET**  
SCALE: 1/8" = 1'-0"



SECTION/DETAILED NUMBER	DATE	DESCRIPTION
1	08/14/2025	PRELIMINARY
2	08/14/2025	REVISED PER COMMENTS
3	08/14/2025	REVISED PER COMMENTS
4	08/14/2025	REVISED PER COMMENTS
5	08/14/2025	REVISED PER COMMENTS
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100	08/14/2025	REVISED PER COMMENTS

**SEBERRAS ENGINEERING GROUP**  
 7783 YOUNG STREET  
 TOWNSHIP OF WEST LINCOLN  
 ONTARIO, CANADA  
 TEL: (905) 566-1144  
 WWW.SEBERRAS.COM

**Construction North**

**SP-2**  
 1:500

Schedule B - PD-01-2025



KEY PLAN - 7783 YOUNGS STREET

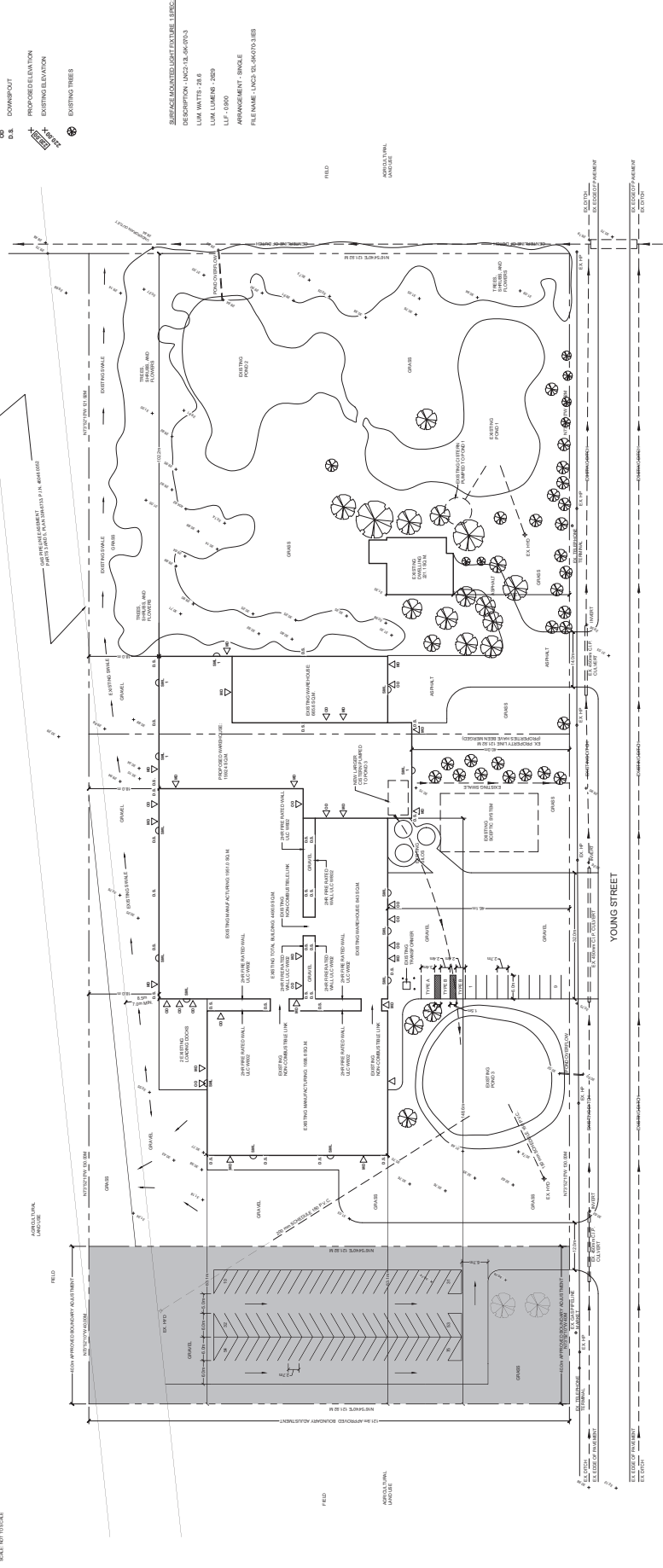
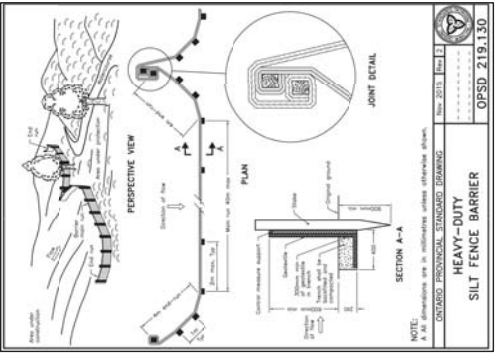


Table with 5 columns: LEGAL DESCRIPTION, LOT FRONTAGE, LOT COVERAGE, BUILDING AREA, and other metrics. It provides specific data for each of the three lots on the site.

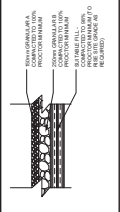
Technical drawing information including: LEGEND (listing symbols for various features), SURFACE MOUNTED LIGHT FIXTURE (LUM. WATTS: 2x16, LUM. LUMENS: 2029, LUF: 0.900), SECTION/DRAWING NUMBER (DWG NO. WHERE DETAILED), and project details (PROJECT NO., DATE, DRAWING NO.).



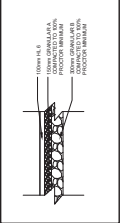
**Schedule B - PD-01-2025**



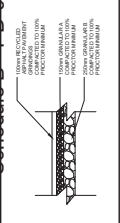
SECTION A-A  
**HEAVY-DUTY SILT FENCE BARRIER**  
 ONTARIO PROFESSIONAL STANDARD DRAWING  
 Date: 2015, 10:13  
 OFSD 219.130  
 SCALE: NOT TO SCALE



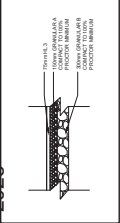
**DETAIL 2: GRAVEL LOT**  
 SCALE: NOT TO SCALE



**DETAIL 3: MEDIUM DUTY ASPHALT**  
 SCALE: NOT TO SCALE



**DETAIL 4: RECYCLED ASPHALT**  
 SCALE: NOT TO SCALE



**DETAIL 5: LIGHT DUTY ASPHALT**  
 SCALE: NOT TO SCALE

SECTION/DETAIL NUMBER  
 DWG NO. WHERE DETAILLED

No.	Revised	Date
1	AS ISSUED FOR GENERAL CONTRACTOR	12/10/14
2	AS ISSUED FOR GENERAL CONTRACTOR	01/21/15
3	AS ISSUED FOR GENERAL CONTRACTOR	02/24/15
4	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15
5	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15
6	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15
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8	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15
9	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15
10	AS ISSUED FOR GENERAL CONTRACTOR	03/02/15

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL MATERIALS AND METHODS OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

TOTAL

DESIGNED BY: M. N.T.S.  
 DRAWN BY: B.B.E.

Construction North

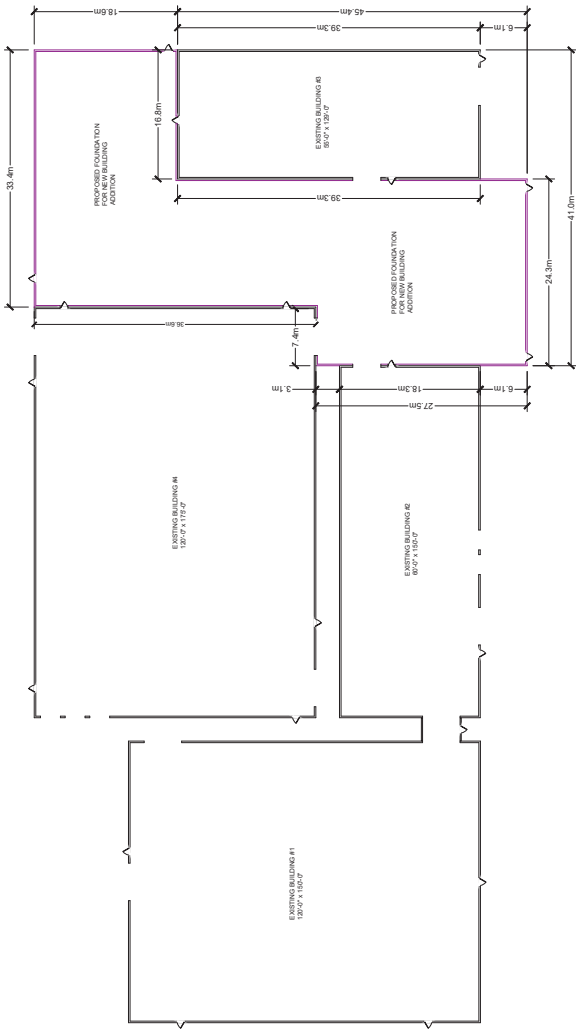
PROJECT LOCATION:  
 7393 YOUNG STREET  
 TOWNSHIP OF WEST LINCOLN

PROPOSED WAREHOUSE STORAGE LOTION

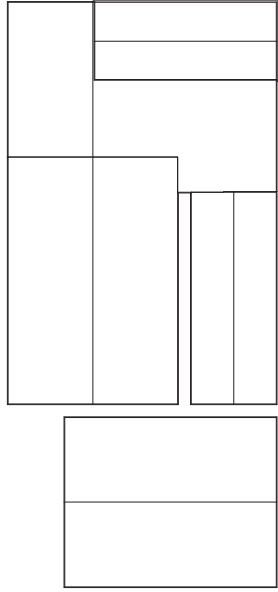
SEBERNAS ENGINEERING GROUP  
 1100 BLOOR ST. WEST, SUITE 200, TORONTO, ONTARIO M5S 1A5  
 TEL: (416) 594-7144  
 WWW.SEBERNAS.COM

PROJECT NO.: 2014-20  
 DATE: 10/14/14  
 N.T.S.

Schedule B - PD-01-2025



PROPOSED STORAGE BUILDING FLOOR PLAN  
SCALE: 1/8"=1'-0"



PROPOSED STORAGE BUILDING ROOF PLAN  
SCALE: 1/8"=1'-0"

PLEASE REFER TO THE TOWN OF LINCOLN ZONING ORDINANCE AND SUBCOMMITTEE REPORT FOR ADDITIONAL INFORMATION. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE TOWN OF LINCOLN ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWN OF LINCOLN ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING OUT OF THE USE OF THIS PLAN. THE TOWN OF LINCOLN ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE OWNER IN OBTAINING PERMITS OR IN OBTAINING A FINAL APPROVAL FROM ANY AGENCY. THE TOWN OF LINCOLN ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE OWNER IN OBTAINING A FINAL APPROVAL FROM ANY AGENCY. THE TOWN OF LINCOLN ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE OWNER IN OBTAINING A FINAL APPROVAL FROM ANY AGENCY.

**SECTION/DRAWING NUMBER**  
DWG. NO. WHERE DETAIL IS

No.	Revision	Date
1	AS NOTED	10/20/24

**TOWN OF LINCOLN ENGINEERING GROUP**  
7799 YOUNG STREET  
TOWNSHIP OF WEST LINCOLN  
MICHIGAN 48865-1100  
PHONE: 517.763.1100  
FAX: 517.763.1101  
WWW.TOWNOFWESTLINCOLNMI.COM



DATE: 10/20/24  
DRAWN BY: B.S.  
CHECKED BY: B.B.



PROJECT LOCATION:  
7799 YOUNG STREET  
TOWNSHIP OF WEST LINCOLN  
MICHIGAN 48865-1100  
PROPOSED WAREHOUSE STORAGE ADDITION



**SEBERAS ENGINEERING GROUP**  
1710 BOWER ST. DEERBEER, MI 48128  
CALL: 517.638.1114  
WWW.SEBERASGROUP.COM

**AS NOTED**  
SP-6

