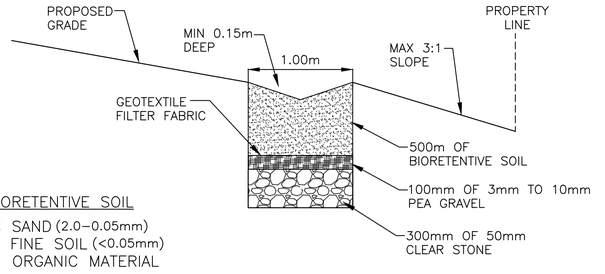
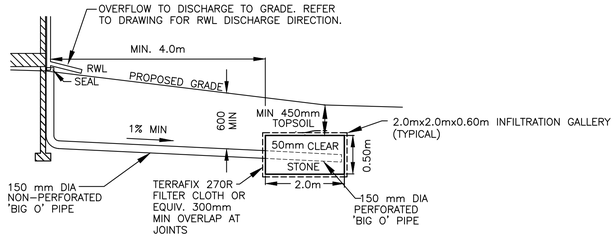


BIORETENTIVE SOIL

85% SAND (2.0–0.05mm)
10% FINE SOIL (<0.05mm)
5% ORGANIC MATERIAL

BIORETENTION SWALE DETAIL

NOT TO SCALE

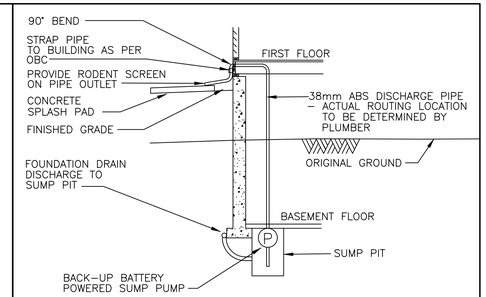


NOTES

1) ALL DIMENSIONS IN MILLIMETERS.
2) RAINWATER INFILTRATION GALLERIES TO BE INSTALLED AT A RATE OF ONE GALLERY PER RAINWATER LEADER.
3) PROVIDE SCREEN/FILTER AT INLET OF ALL DOWNSPOUTS DRAINING TO RAINWATER INFILTRATION GALLERIES.
4) INFILTRATION GALLERIES TO BE INSTALLED UPON COMPLETION OF THE FINE GRADING.

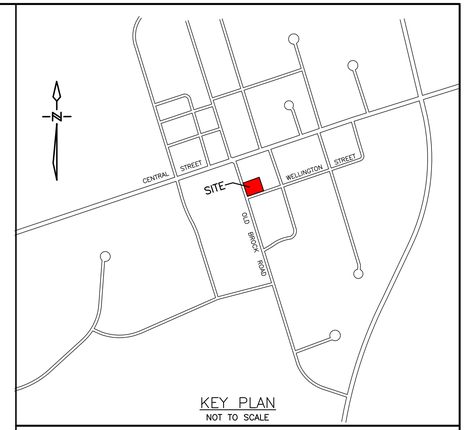
TYPICAL INFILTRATION GALLERY DETAIL

NOT TO SCALE

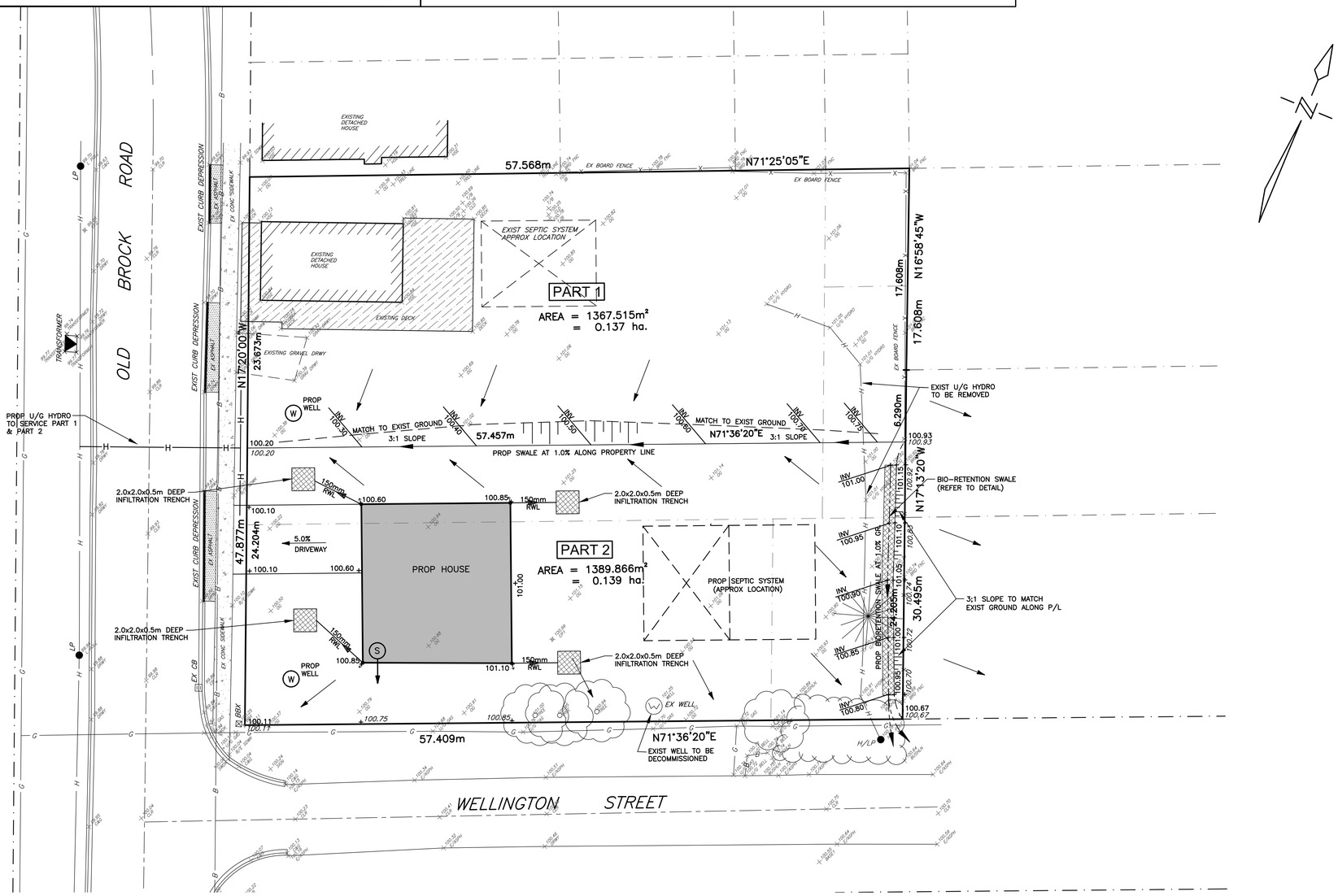


FOUNDATION DRAIN DISCHARGE TO SPLASH PAD

NOT TO SCALE



KEY PLAN
NOT TO SCALE



BENCH MARK

FINISHED FLOOR ELEVATION AT NORTHWEST CORNER OF PROPERTY
ASSUMED BENCH MARK ELEVATION 100.00

LOT 6, REGISTERED PLAN 12
LOTS 9,10 AND 14, REG. PLAN 43
PART OF LOTS 13 AND 15, REG.PL.43
TOWN OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

LEGEND

ORIGINAL SURVEY ELEVATION	101.15
ORIGINAL ELEVATION TO REMAIN	+101.35
PROPOSED ELEVATIONS	+103.15
PROPOSED SWALE	
DIRECTION OF DRAINAGE	
PROPOSED WELL LOCATION	(W)
PROPOSED SUMP PUMP (REFER TO DETAIL)	(S)

SITE GRADING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER TOWN OF PICKERING FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
5. ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
8. ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

REVISIONS

4973 OLD BROCK ROAD, CLAREMONT

PRELIMINARY GRADING / SERVICING PLAN

D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA,ON L1H 1B6
PHONE (905)576–8500 • FAX (905)576–9730
info@dgbiddle.com

LICENSED PROFESSIONAL ENGINEER
P.D. M. CANE
100500422
Sept 1, 2021
PROVINCE OF ONTARIO

SCALE:	1:200	PROJECT NO.	121041
DRAWN BY:	B.B.	DRAWING NO.	SG–1
DESIGN BY:	P.D.C.		
CHECKED BY:	P.D.C.		
DATE:	AUGUST 2021		

\\FSHR\STAFF\DB FILES\121000\121041 4973 OLD BROCK RD, CLAREMONT\121041 DRAWINGS\121000 DRAWINGS CIVIL\121000 ENGINEERING DRAWINGS\121041–3D–SITE PLAN.DWG
31/08/2021