

EXISTING STORM MANHOLE

PROPOSED STORM MANHOLE

EXISTING CATCH BASIN MANHOLE

PROPOSED CATCH BASIN MANHOLE

PROPOSED STORMCEPTOR

EXISTING CATCH BASIN

PROPOSED CATCH BASIN

EXISTING STORM SEWER

PROPOSED STORM SEWER

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

PROPOSED SANITARY TRUNK SEWER (BY REGION)

PROPOSED SANITARY SEWER

FUTURE SANITARY SEWER (BY OTHERS)

EXISTING SANITARY SEWER

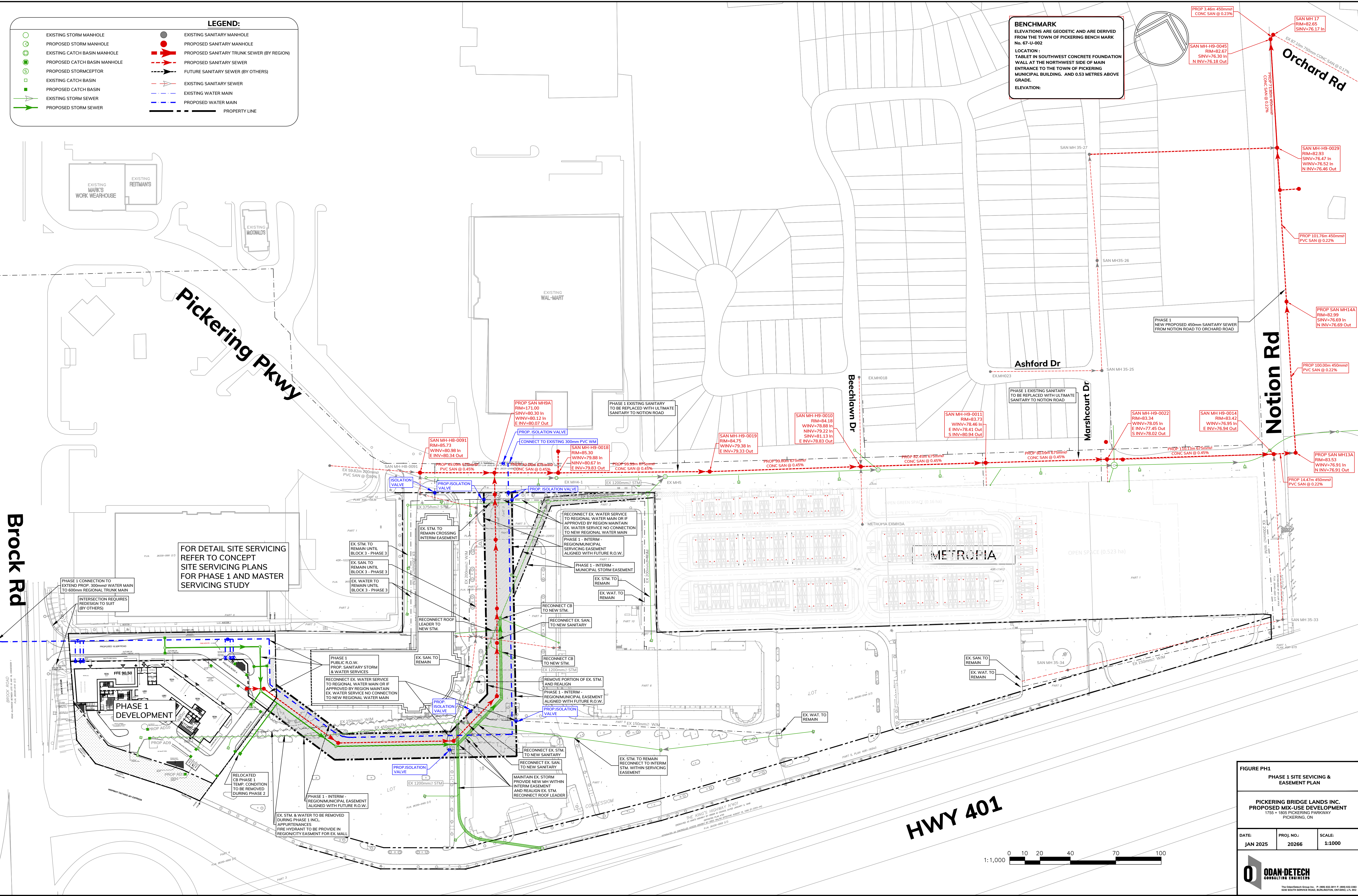
EXISTING WATER MAIN

PROPOSED WATER MAIN

PROPERTY LINE

LEGEND:

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
LOCATION :
TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING, AND 0.53 METRES ABOVE GRADE.
ELEVATION:



FOR DETAIL SITE SERVICING
REFER TO CONCEPT
SITE SERVICING PLANS
FOR PHASE 1 AND MASTER
SERVICING STUDY

FIGURE PH1

PHASE 1 SITE SERVICING & EASEMENT PLAN

PICKERING BRIDGE LANDS INC.

PROPOSED MIX-USE DEVELOPMENT

1755 + 1805 PICKERING PARKWAY

PICKERING, ON

DATE:

PROJ. NO.:

SCALE:

JAN 2025

20266

1:1000

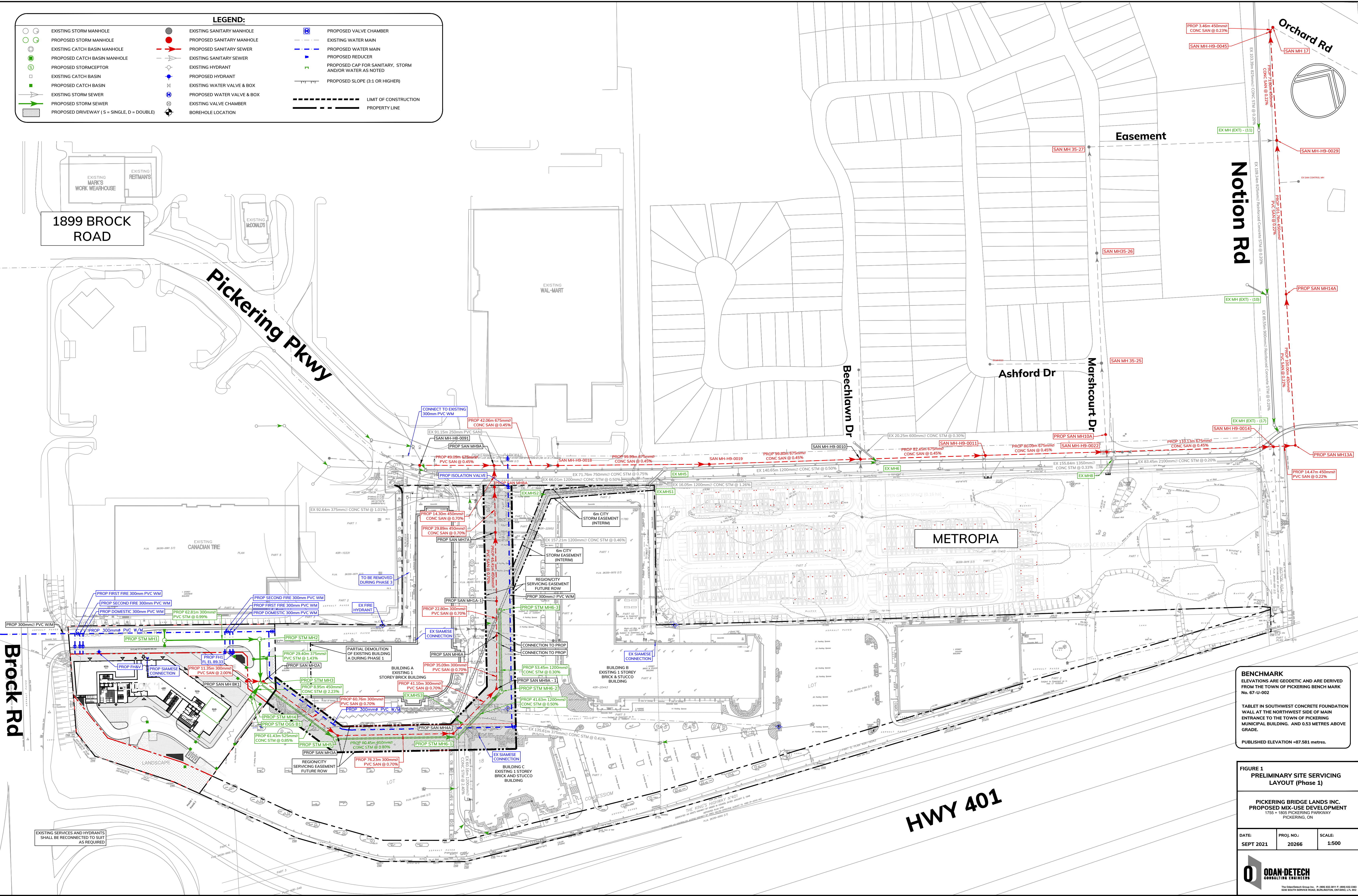
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ODAN-DETECH

CONSULTING ENGINEERS

The Olan/Detech Group Inc. P. (905) 622-3911 F. (905) 622-3263

5235 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7R 4R2

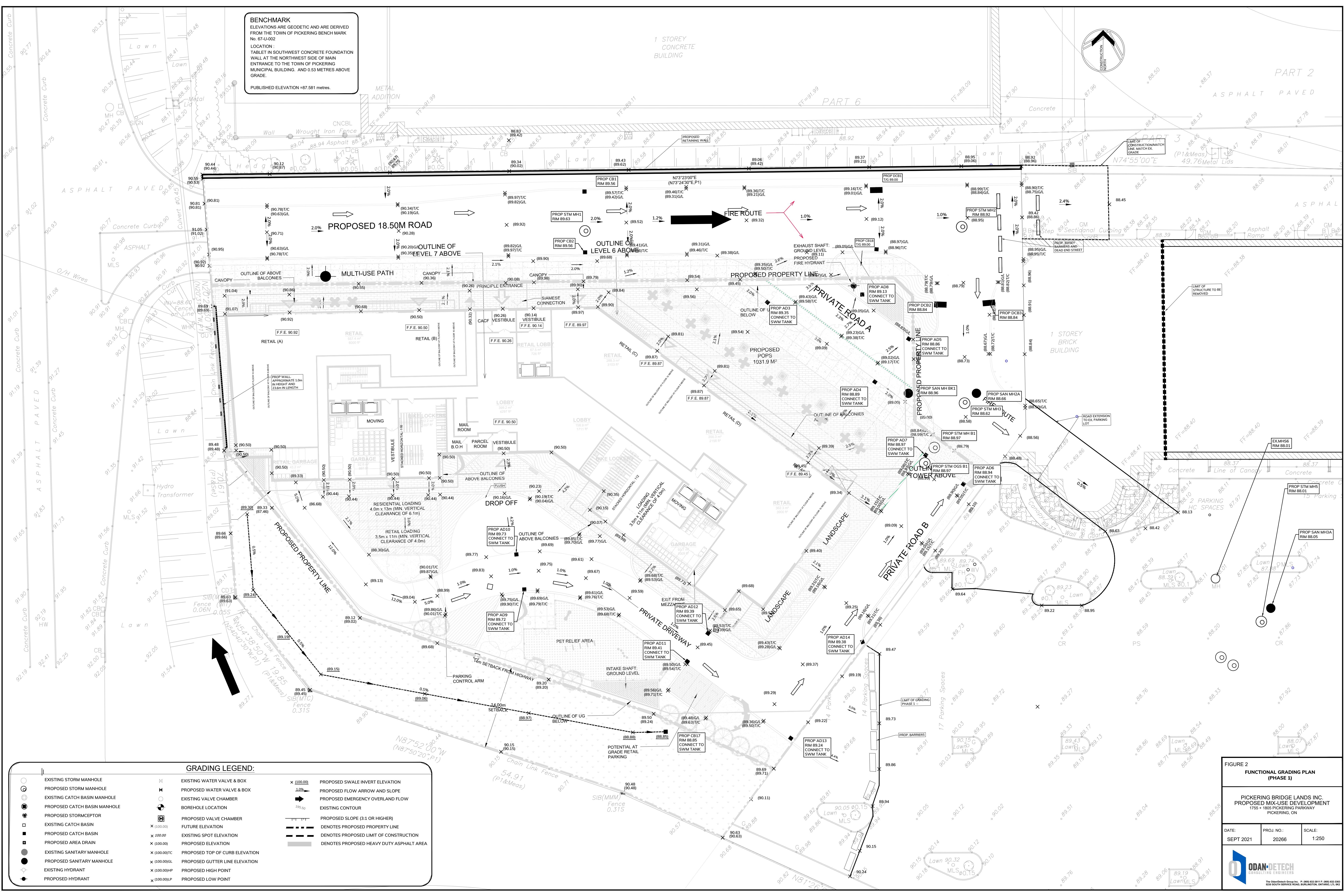


<p>FIGURE 1</p> <p>PRELIMINARY SITE SERVICING LAYOUT (Phase 1)</p> <p>PICKERING BRIDGE LANDS INC. PROPOSED MIX-USE DEVELOPMENT</p> <p>1755 + 1805 PICKERING PARKWAY PICKERING, ON</p>		
<p>DATE:</p> <p>SEPT 2021</p>	<p>PROJ. NO.:</p> <p>20266</p>	<p>SCALE:</p> <p>1:500</p>
 <p>ODAN-DETECH CONSULTING ENGINEERS</p> <p>The Odan-Detech Group Inc. P. (416) 621-3811 F. (416) 621-3810 1210 SOUTH SERVICE ROAD, SUITE 200, SCARBOROUGH, ONTARIO</p>		

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
LOCATION:
TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
PUBLISHED ELEVATION = 87.581 metres.

1 STOREY
CONCRETE
BUILDING

PART 2
ASPHALT PAVED



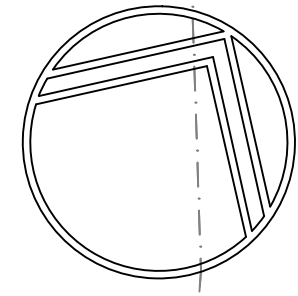
GRADING LEGEND:

- | | | | | | |
|--|------------------------------|--|--------------------------------|--|--|
| | EXISTING STORM MANHOLE | | EXISTING WATER VALVE & BOX | | PROPOSED SWALE INVERT ELEVATION |
| | PROPOSED STORM MANHOLE | | PROPOSED WATER VALVE & BOX | | PROPOSED FLOW ARROW AND SLOPE |
| | EXISTING CATCH BASIN MANHOLE | | EXISTING VALVE CHAMBER | | PROPOSED EMERGENCY OVERLAND FLOW |
| | PROPOSED CATCH BASIN MANHOLE | | BOREHOLE LOCATION | | EXISTING CONTOUR |
| | PROPOSED STORMCEPTOR | | PROPOSED VALVE CHAMBER | | PROPOSED SLOPE (3:1 OR HIGHER) |
| | EXISTING CATCH BASIN | | FUTURE ELEVATION | | DENOTES PROPOSED PROPERTY LINE |
| | PROPOSED CATCH BASIN | | EXISTING SPOT ELEVATION | | DENOTES PROPOSED LIMIT OF CONSTRUCTION |
| | PROPOSED AREA DRAIN | | PROPOSED ELEVATION | | DENOTES PROPOSED HEAVY DUTY ASPHALT AREA |
| | EXISTING SANITARY MANHOLE | | PROPOSED TOP OF CURB ELEVATION | | |
| | PROPOSED SANITARY MANHOLE | | PROPOSED GUTTER LINE ELEVATION | | |
| | EXISTING HYDRANT | | PROPOSED HIGH POINT | | |
| | PROPOSED HYDRANT | | PROPOSED LOW POINT | | |

FIGURE 2
FUNCTIONAL GRADING PLAN
(PHASE 1)

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: SEPT 2021
PROJ. NO.: 20266
SCALE: 1:250



LEGEND:

	EXISTING STORM MANHOLE		EXISTING SANITARY MANHOLE		PROPOSED VALVE CHAMBER
	PROPOSED STORM MANHOLE		PROPOSED SANITARY MANHOLE		EXISTING WATER MAIN
	EXISTING CATCH BASIN MANHOLE		PROPOSED SANITARY SEWER		PROPOSED WATER MAIN
	PROPOSED CATCH BASIN MANHOLE		EXISTING SANITARY SEWER		PROPOSED REDUCER
	PROPOSED STORMCEPTOR		EXISTING HYDRANT		PROPOSED CAP FOR SANITARY, STORM AND/OR WATER AS NOTED
	EXISTING CATCH BASIN		PROPOSED HYDRANT		DENOTES PIPE TO BE REMOVED
	PROPOSED CATCH BASIN		EXISTING WATER VALVE & BOX		PROPOSED SLOPE (3:1 OR HIGHER)
	EXISTING STORM SEWER		PROPOSED WATER VALVE & BOX		LIMIT OF CONSTRUCTION
	PROPOSED STORM SEWER		EXISTING VALVE CHAMBER		PROPERTY LINE
			PROPOSED SIAMESE CONNECTION		

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002
TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.
PUBLISHED ELEVATION ~87.581 metres.

EXISTING
CANADIAN TIRE

Brock Rd

EXISTING SERVICES AND HYDRANTS SHALL BE RECONNECTED TO SUIT AS REQUIRED

PROP FIRST FIRE 300mm PVC WM

PROP SECOND FIRE 300mm PVC WM

PROP DOMESTIC 300mm PVC WM

PROP SECOND FIRE 300mm PVC WM

PROP FIRST FIRE 300mm PVC WM

PROP DOMESTIC 300mm PVC WM

TO BE REMOVED DURING PHASE 3

EX FIRE HYDRANT

EX SIAMESE CONNECTION

PARTIAL DEMOLITION OF EXISTING BUILDING A DURING PHASE 1

BUILDING A
EXISTING 1
STOREY BRICK BUILDING

REGION/CITY
SERVICING EASEMENT
FUTURE ROW

EX SIAMESE CONNECTION

BUILDING C
EXISTING 1 STOREY
BRICK AND STUCCO
BUILDING

6m CITY
STORM EASEMENT
(INTERIM)

6m CITY
STORM EASEMENT
(INTERIM)

REGION/CITY
SERVICING EASEMENT
FUTURE ROW

EX SIAMESE CONNECTION

BUILDING B
EXISTING 1 STOREY
BRICK & STUCCO
BUILDING

FIGURE 3
FUNCTIONAL SITE SERVICING PLAN
WATERMAIN

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: SEPT 2021	PROJ. NO.: 20266	SCALE: 1:500
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Brock Rd

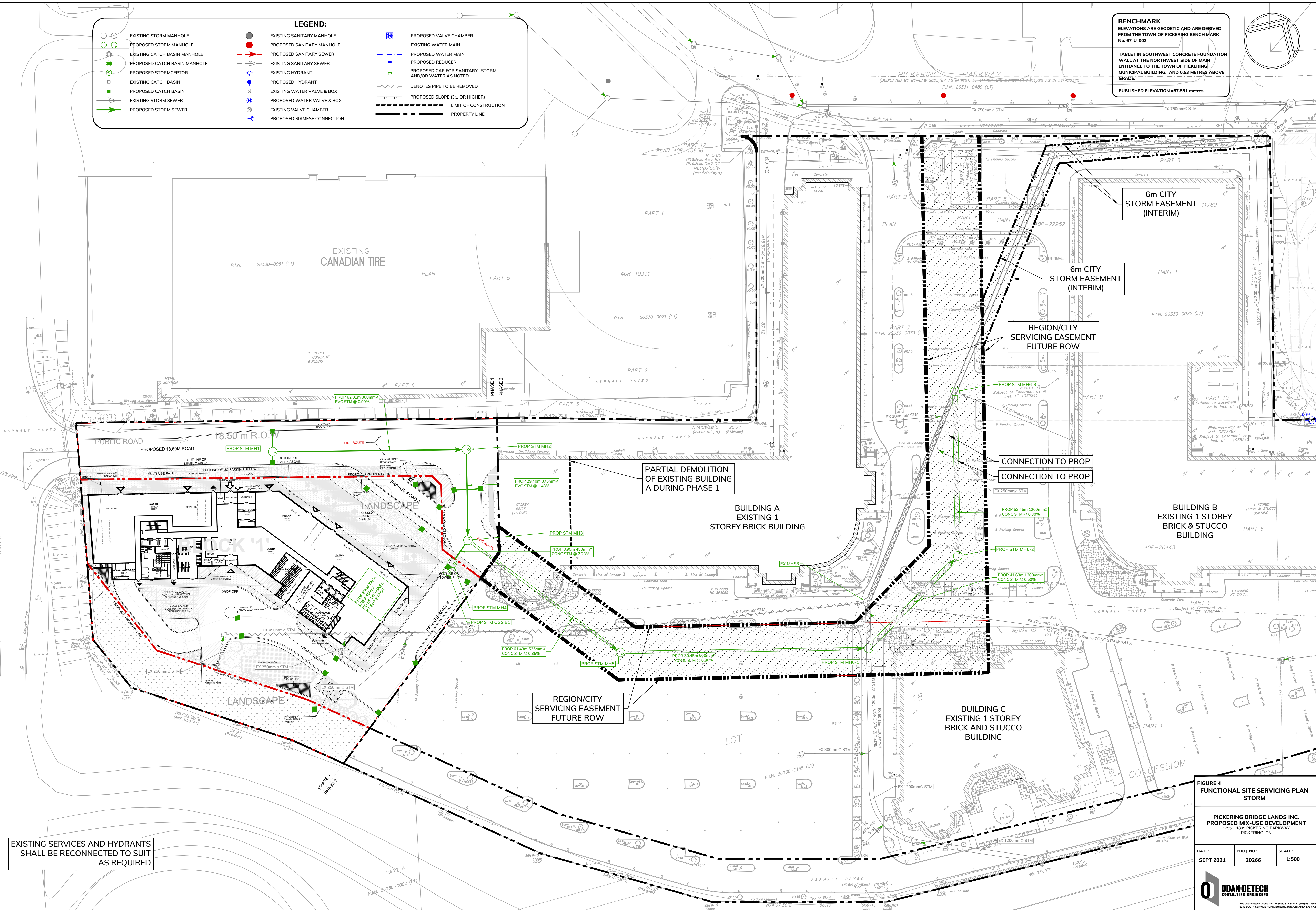


FIGURE 4
FUNCTIONAL SITE SERVICING PLAN
STORM

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
SEPT 2021	20266	1:500

1899 BROCK ROAD

Pickering Pkwy

Bechlawn Dr

Brock Rd

LEGEND:

EXISTING STORM MANHOLE	EXISTING SANITARY MANHOLE	PROPOSED VALVE CHAMBER
PROPOSED STORM MANHOLE	PROPOSED SANITARY MANHOLE	EXISTING WATER MAIN
EXISTING CATCH BASIN MANHOLE	PROPOSED SANITARY SEWER	PROPOSED WATER MAIN
PROPOSED CATCH BASIN MANHOLE	EXISTING SANITARY SEWER	PROPOSED REDUCER
PROPOSED STORMCEPTOR	EXISTING HYDRANT	PROPOSED CAP FOR SANITARY, STORM AND/OR WATER AS NOTED
EXISTING CATCH BASIN	PROPOSED HYDRANT	DENOTES PIPE TO BE REMOVED
PROPOSED CATCH BASIN	EXISTING WATER VALVE & BOX	PROPOSED SLOPE (3:1 OR HIGHER)
EXISTING STORM SEWER	PROPOSED WATER VALVE & BOX	LIMIT OF CONSTRUCTION
PROPOSED STORM SEWER	EXISTING VALVE CHAMBER	PROPERTY LINE
	PROPOSED SIAMESE CONNECTION	

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002

TABLET IN SOUTHWEST CONCRETE FOUNDATION WALL AT THE NORTHWEST SIDE OF MAIN ENTRANCE TO THE TOWN OF PICKERING MUNICIPAL BUILDING. AND 0.53 METRES ABOVE GRADE.

PUBLISHED ELEVATION =87.581 metres.

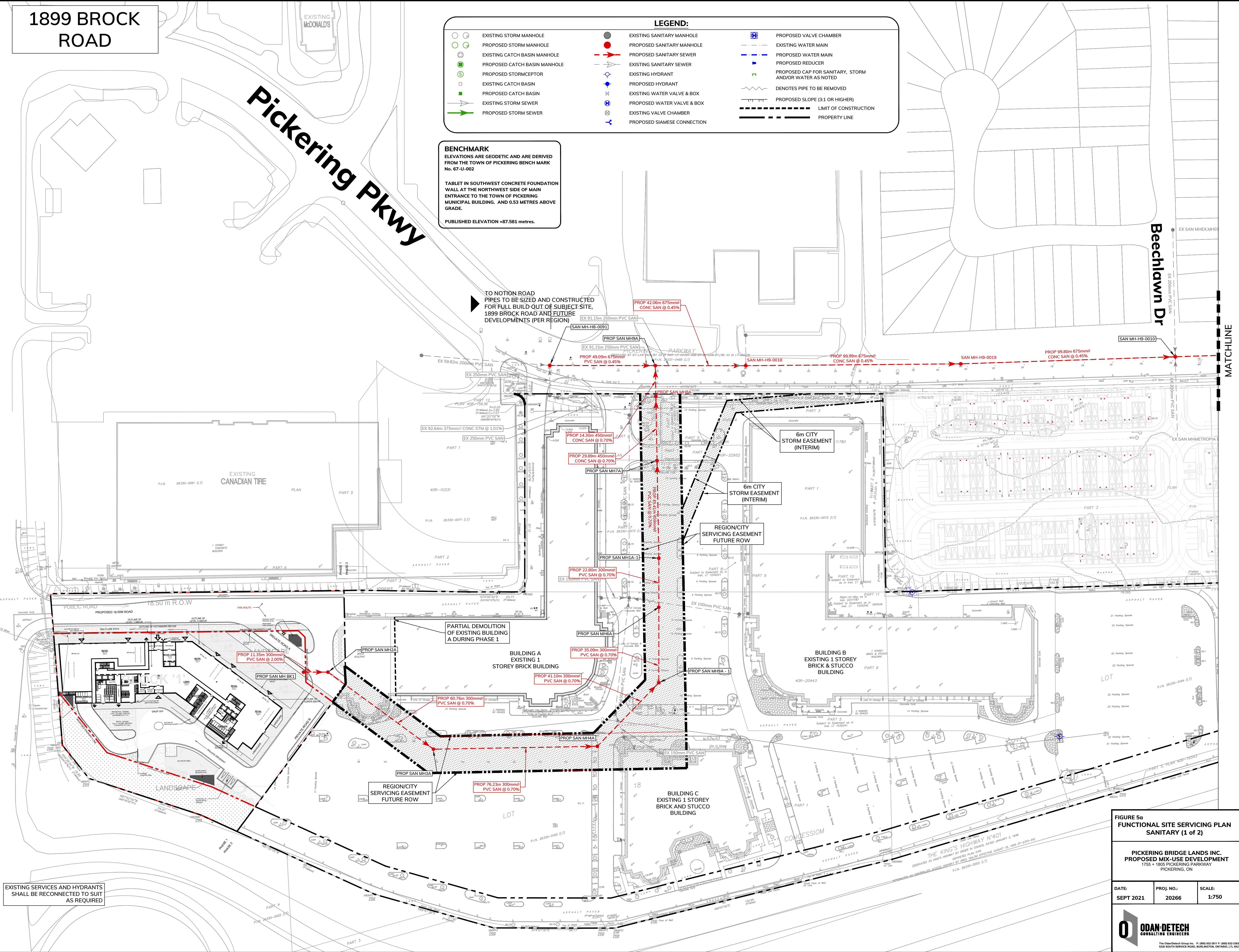
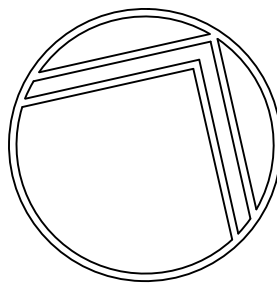


FIGURE 5a
FUNCTIONAL SITE SERVICING PLAN
SANITARY (1 of 2)

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: SEPT 2021
PROJ. NO.: 20266
SCALE: 1:750



BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF PICKERING BENCH MARK No. 67-U-002

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PUBLISHED ELEVATION =87.581 metres.

CONTINUES

Orchard Rd

Easement

Notion Rd

Ashford Dr

Marshcourt Dr

TO OUTLET AT ORCHARD ROAD
PIPES TO BE SIZED FOR PHASE 1
THROW AWAY ONCE REGION
CONSTRUCTS TRUNK SEWER

LEGEND:

	EXISTING STORM MANHOLE		EXISTING SANITARY MANHOLE		PROPOSED VALVE CHAMBER
	PROPOSED STORM MANHOLE		PROPOSED SANITARY MANHOLE		EXISTING WATER MAIN
	EXISTING CATCH BASIN MANHOLE		PROPOSED SANITARY SEWER		PROPOSED WATER MAIN
	PROPOSED CATCH BASIN MANHOLE		EXISTING SANITARY SEWER		PROPOSED REDUCER
	PROPOSED STORMCEPTOR		EXISTING HYDRANT		PROPOSED CAP FOR SANITARY, STORM AND/OR WATER AS NOTED
	EXISTING CATCH BASIN		PROPOSED HYDRANT		DENOTES PIPE TO BE REMOVED
	PROPOSED CATCH BASIN		EXISTING WATER VALVE & BOX		PROPOSED SLOPE (3:1 OR HIGHER)
	EXISTING STORM SEWER		PROPOSED WATER VALVE & BOX		LIMIT OF CONSTRUCTION
	PROPOSED STORM SEWER		EXISTING VALVE CHAMBER		PROPERTY LINE
			PROPOSED SIAMESE CONNECTION		

EXISTING SERVICES AND HYDRANTS SHALL BE RECONNECTED TO SUIT AS REQUIRED

FIGURE 5b
FUNCTIONAL SITE SERVICING PLAN
SANITARY (2 of 2)

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
SEPT 2021	20266	1:750

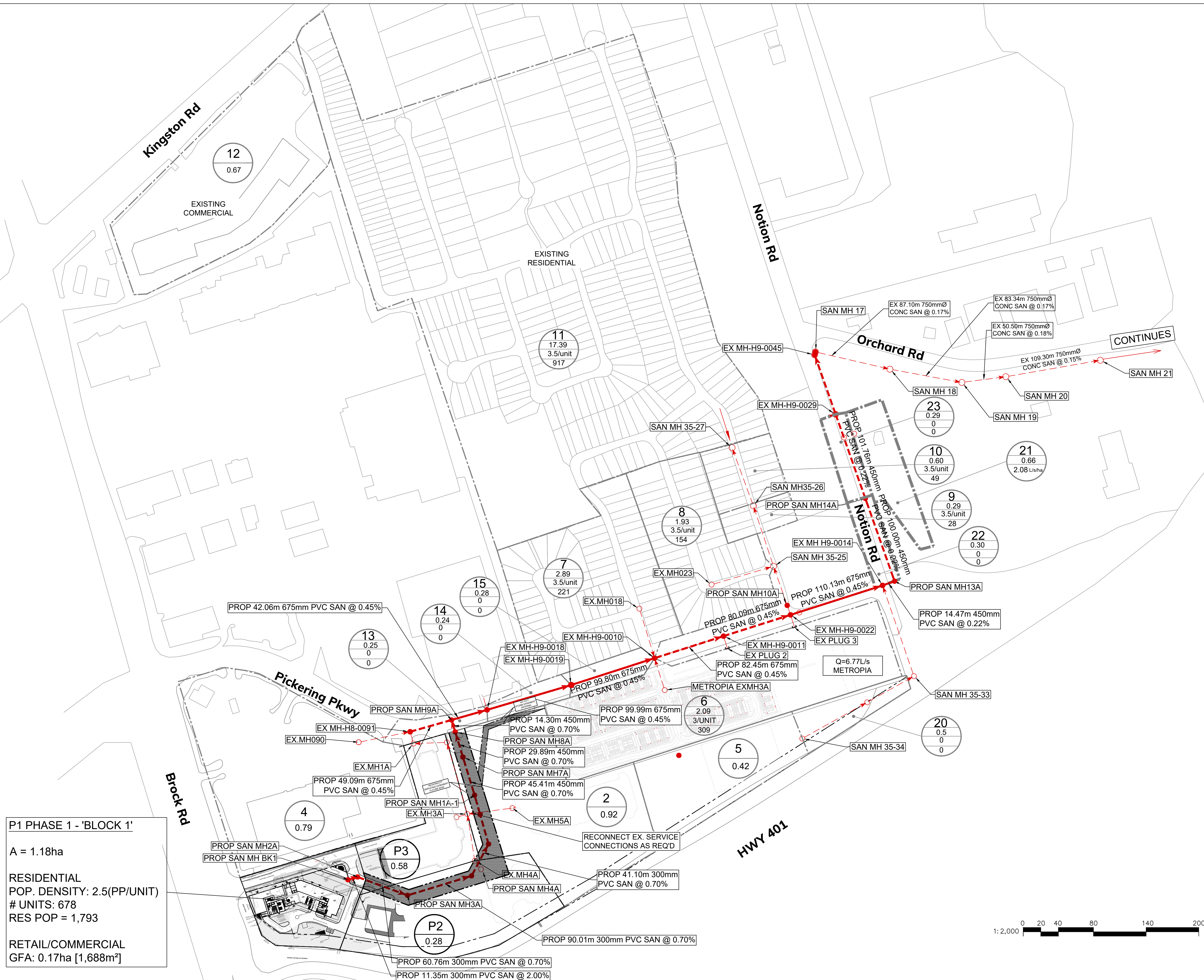


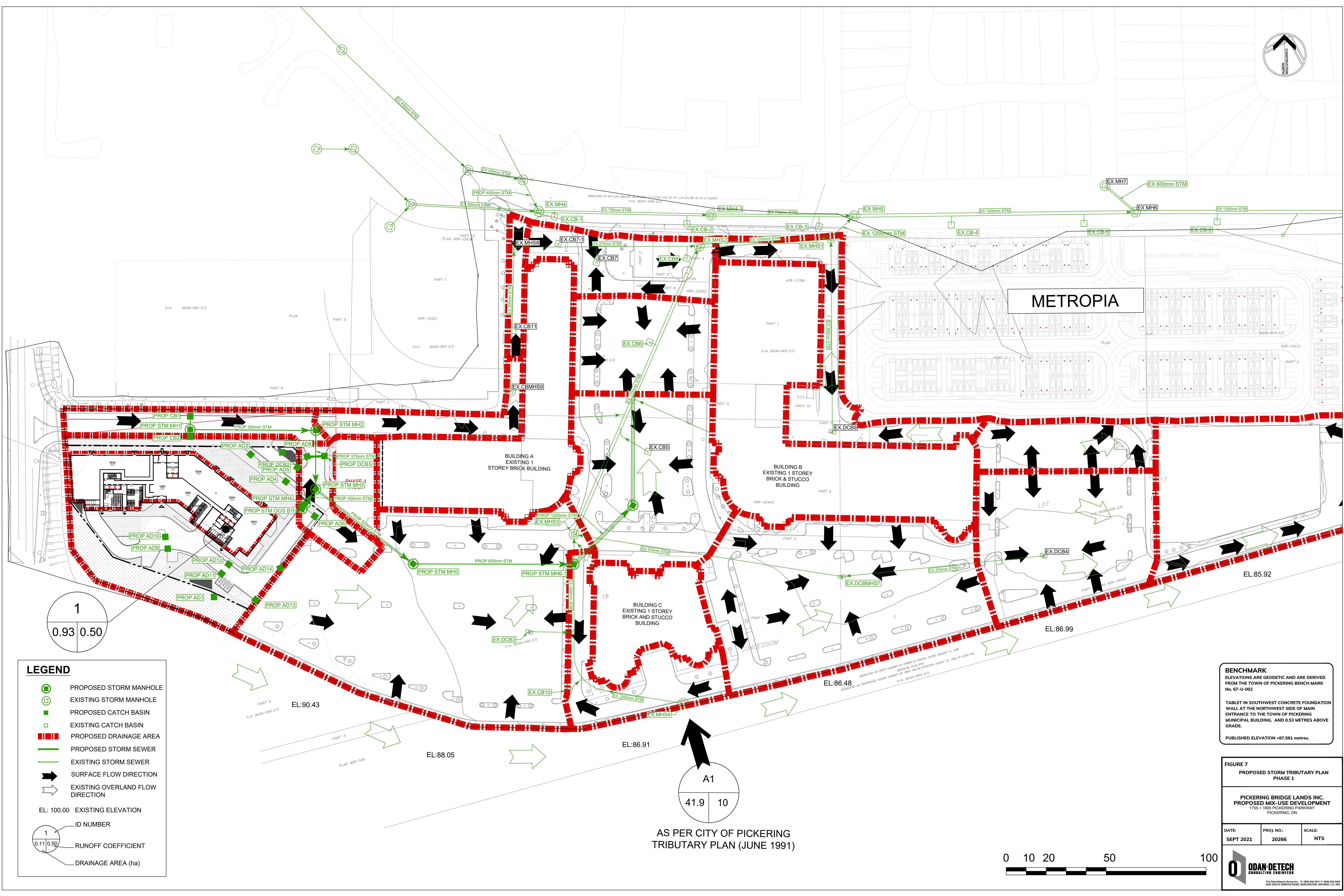
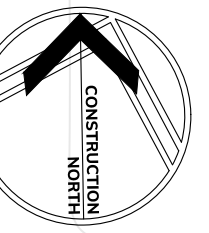
FIGURE 6
PHASE 1 CONDITIONS
SANITARY TRIBUTARY PLAN

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
 1755 + 805 PICKERING PARKWAY
 PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
SEPT 2021	20266	1:2000



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5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2



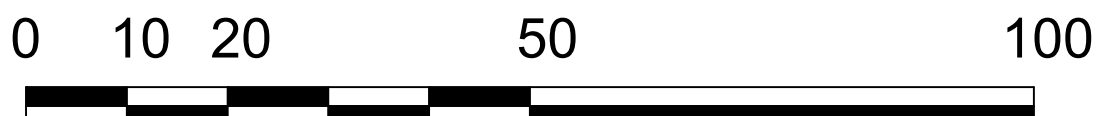
LEGEND

- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE AREA
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- SURFACE FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- EL: 100.00 EXISTING ELEVATION
- ID NUMBER
- RUNOFF COEFFICIENT
- DRAINAGE AREA (ha)

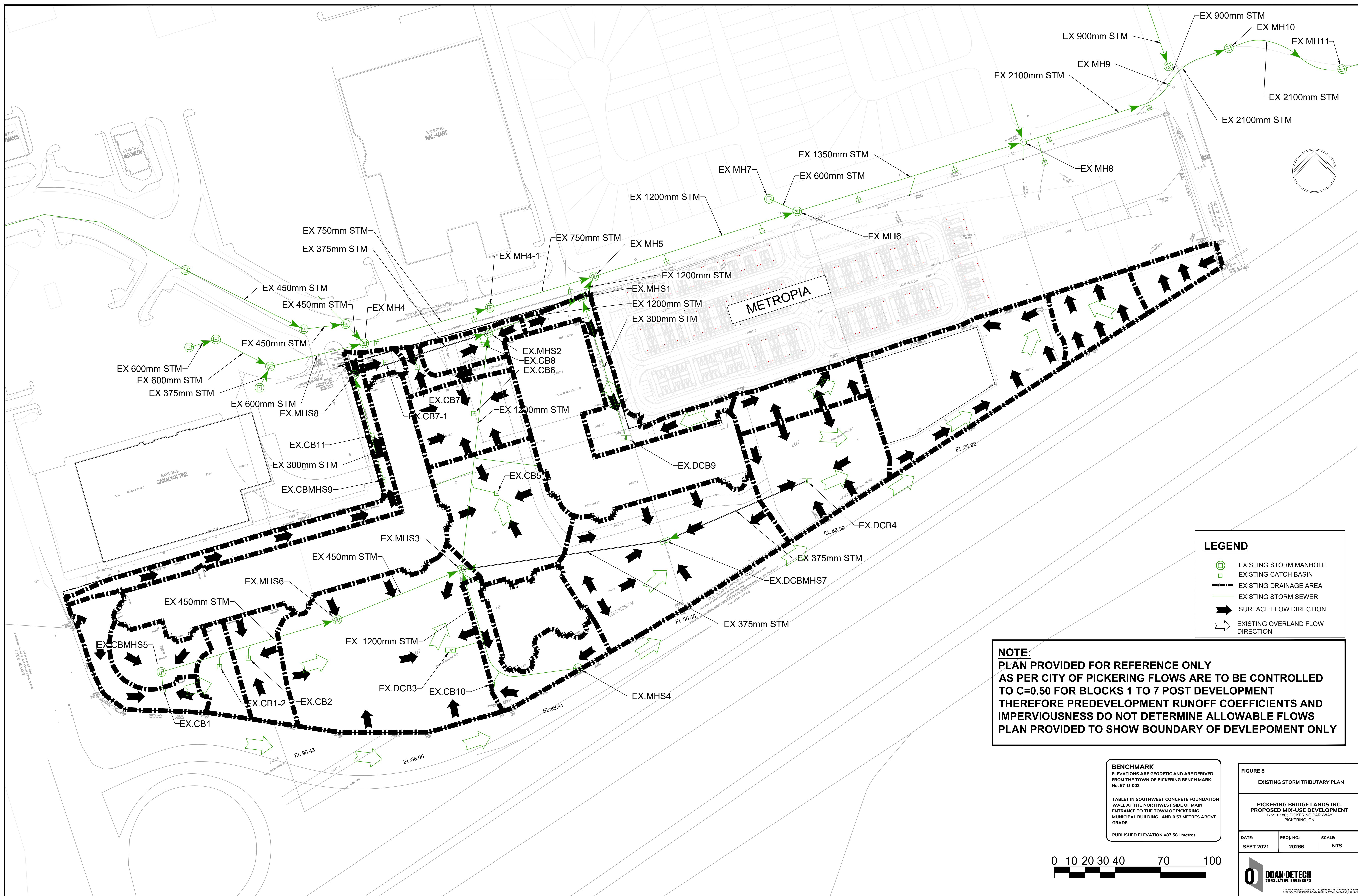
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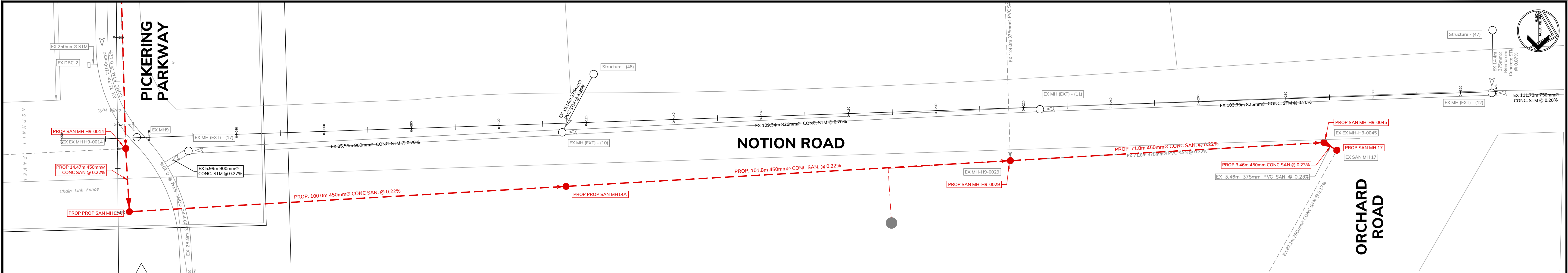
FIGURE 7
PROPOSED STORM TRIBUTARY PLAN
PHASE 1
PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE:	PROJ. NO.:	SCALE:
SEPT 2021	20266	NTS



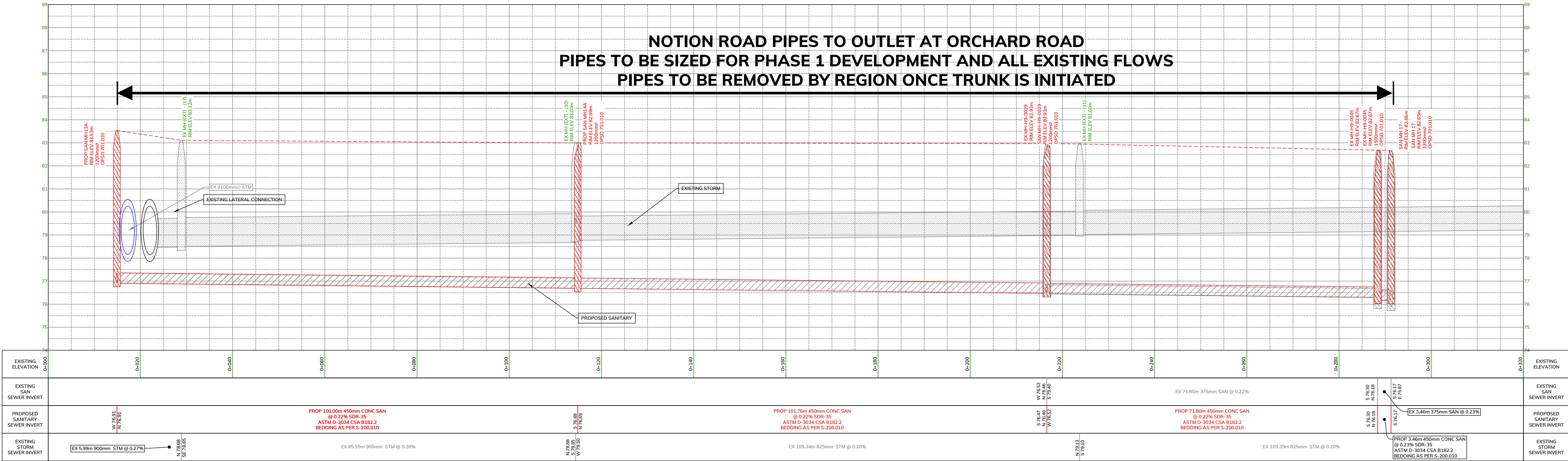
AS PER CITY OF PICKERING
TRIBUTARY PLAN (JUNE 1991)





PICKERING PARKWAY

ORCHARD ROAD

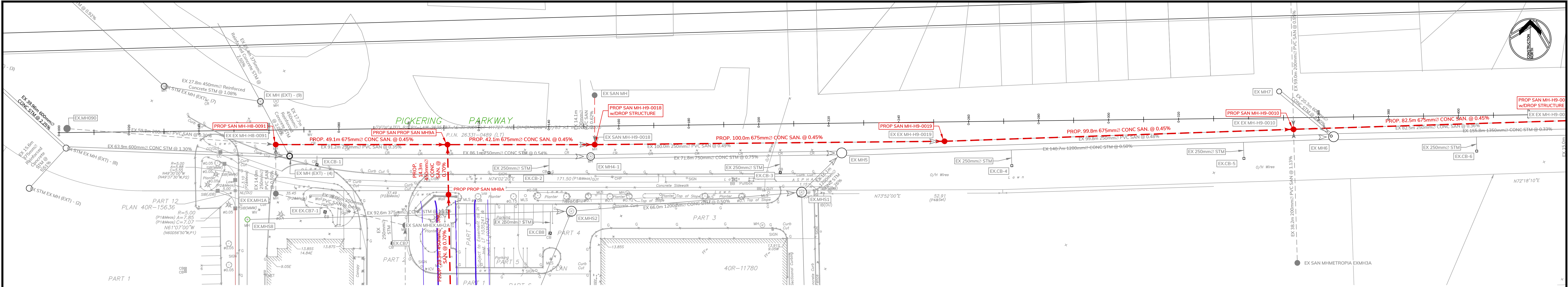


SCALES
HOR 1:400
VER 1:80

FIGURE 9
NOTION ROAD PROFILE
(0+000 to 0+320)

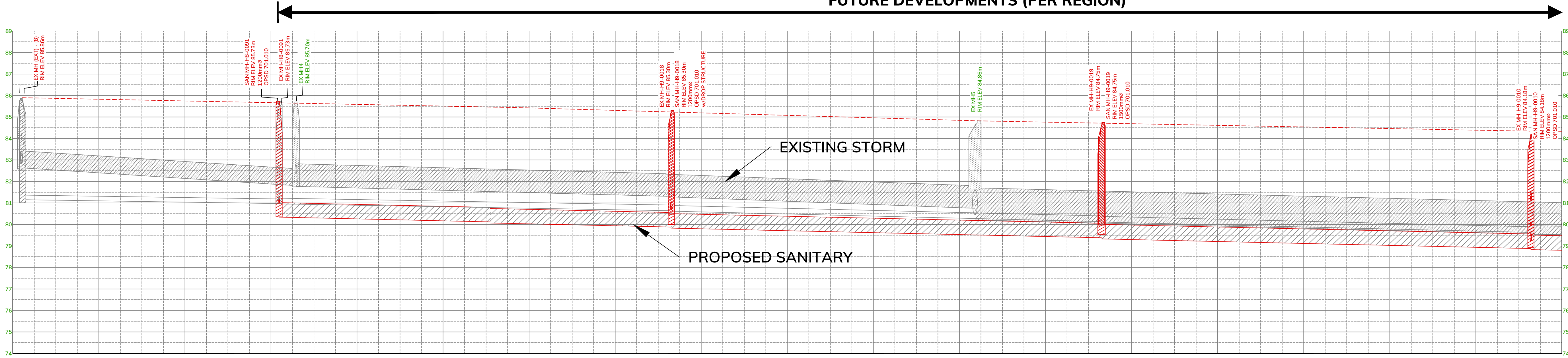
PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: APR 2024	PROJ. NO.: 20266	SCALE: AS NOTED
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PIPES TO NOTION ROAD TO BE SIZED AND CONSTRUCTED FOR FULL BUILD OUT OF SUBJECT SITE, 1899 BROCK ROAD AND FUTURE DEVELOPMENTS (PER REGION)

SEE FIGURE 11

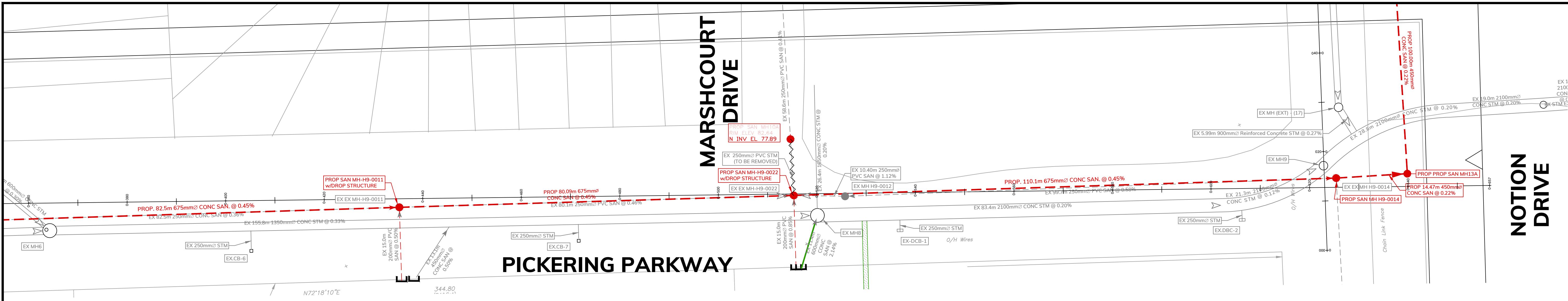


EXISTING ELEVATION	0+000	0+020	0+040	0+060	0+080	0+100	0+120	0+140	0+160	0+180	0+200	0+220	0+240	0+260	0+280	0+300	0+320	0+340	0+360	EXISTING ELEVATION
PROPOSED SANITARY																				PROPOSED SANITARY SEWER INVERT
EXISTING SANITARY																				EXISTING SAN SEWER INVERT
EXISTING STORM																				EXISTING STORM SEWER INVERT

FIGURE 10
PICKERING PARKWAY PROFILE
(0+000 to 0+360)

PICKERING BRIDGE LANDS INC.
PROPOSED MIX-USE DEVELOPMENT
1755 + 1805 PICKERING PARKWAY
PICKERING, ON

DATE: APR 2024
PROJ. NO.: 20266
SCALE: NTS



NOTION ROAD

