



BENCH MARK
TOPOGRAPHIC SURVEY DONE BY RICHMOND SURVEYING INC.

THE INFORMATION IN THIS SITE PLAN IS FROM
PLAN OF SURVEY OF LOTS 9, 10, & 13 AND
LOTS 11 & 12
BLOCK D
REGISTERED PLAN 65

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 THE MUNICIPALITY'S 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 450mm OF TOPSOIL.
8. ALL DISTURBED AREAS WITHIN ADJUTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 450mm OF TOPSOIL.
9. CONCRETE BARRIER CURB TO BE INSTALLED AS PER OPSD 600.110.
10. PARKING AREAS AND DRIVE AISLES SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER

LIGHT DUTY PAVEMENT
-40mm HL3 (SURFACE COURSE)
-50mm HL8 (BASE COURSE)
-150mm GRANULAR A (GRANULAR BASE)
-300mm GRANULAR B, TYPE I OR II (GRANULAR SUB-BASE)

HEAVY DUTY PAVEMENT
-40mm HL3 (SURFACE COURSE)
-70mm HL8 (BASE COURSE)
-150mm GRANULAR A (GRANULAR BASE)
-450mm GRANULAR B, TYPE I OR II (GRANULAR SUB-BASE)

PRELIMINARY
NOT FOR CONSTRUCTION

| | | |
|-----|-----------------------|------------|
| 1. | ISSUED FOR SUBMISSION | 2025/05/06 |
| NO. | SUBMISSION | DATE |

666-682 LIVERPOOL ROAD, PICKERING ON

SITE GRADING PLAN

D.G. BIDDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS

96 King Street East
Oshawa, Ontario, L1H 1B6
Phone: 905-576-8500
info@dgbiddle.com
dgbiddle.com

| | |
|--------------|--------|
| SCALE: | 1:200 |
| DESIGNED BY: | B.K.Y. |
| CHECKED BY: | C.J.F. |
| PROJECT NO.: | 124123 |
| DRAWING NO.: | SG-1 |

LEGEND

- ORIGINAL SURVEY ELEVATION
- ORIGINAL ELEVATION TO REMAIN
- PROPOSED ELEVATIONS
- PROPOSED SWALE
- PROPOSED WOOD PRIVACY FENCE
- DIRECTION OF DRAINAGE
- ENTRANCE
- WATER METER LOCATION
- BACKFLOW LOCATION
- SURFACE PONDING
- PROPOSED PEDESTRIAN CROSSING
- OVERLAND FLOW DIRECTION
- TACTILE WALKING SURFACE
- HEAVY DUTY ASPHALT

RESTORATION NOTES

- BOULEVARD RESTORATION:**
1. CONCRETE SIDEWALK TO BE RESTORED TO MATCH WITH 2-4% CROSSFALL. EXISTING CONCRETE SIDEWALKS TO BE INSPECTED BY PICKERING STAFF. SIDEWALK TO BE REPLACED IF REQUIRED OR AS DIRECTED BY THE CITY OF PICKERING STANDARD P-610.
 2. BOULEVARD TO BE RESTORED WITH 450mm OF TOPSOIL AND SOD.