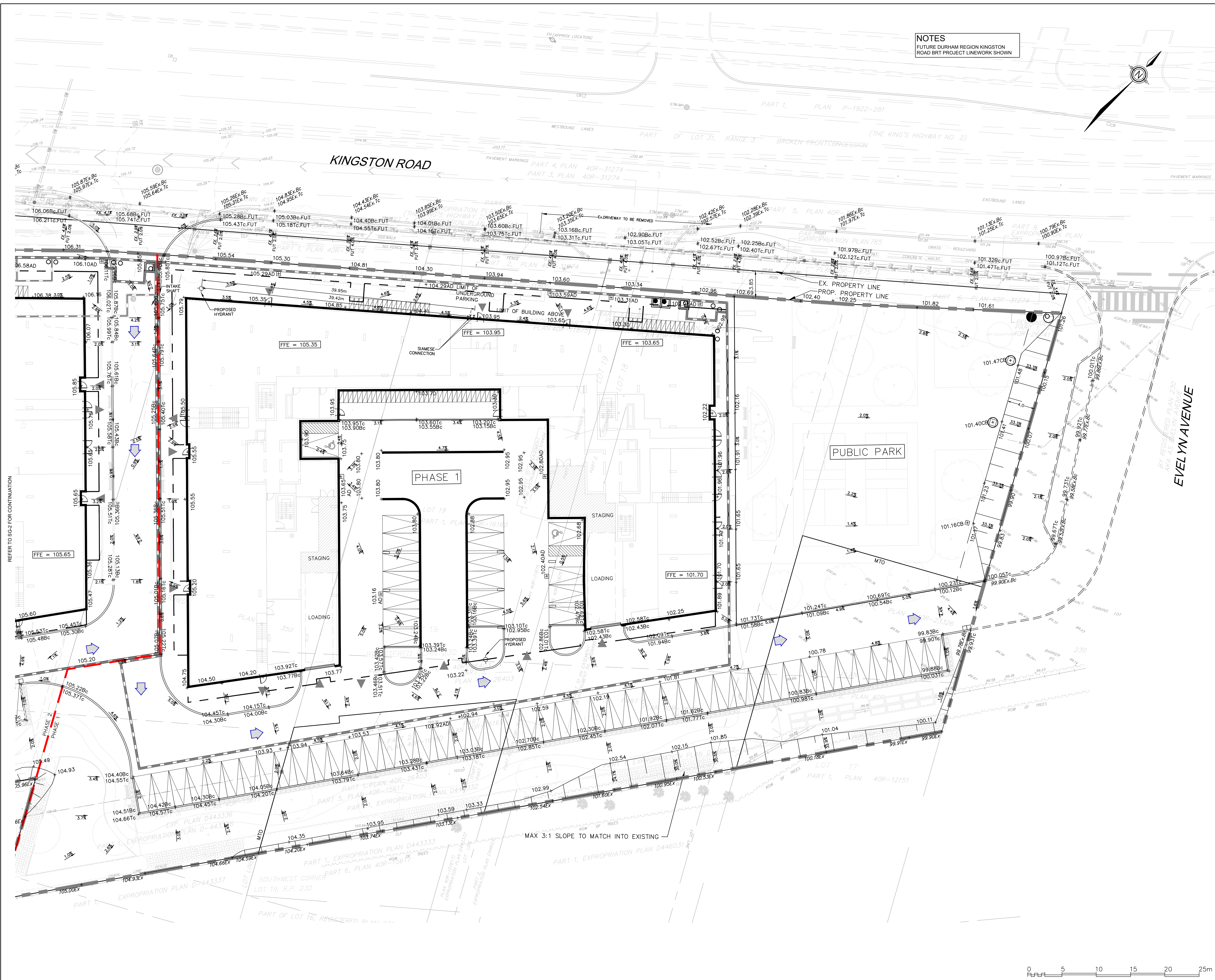
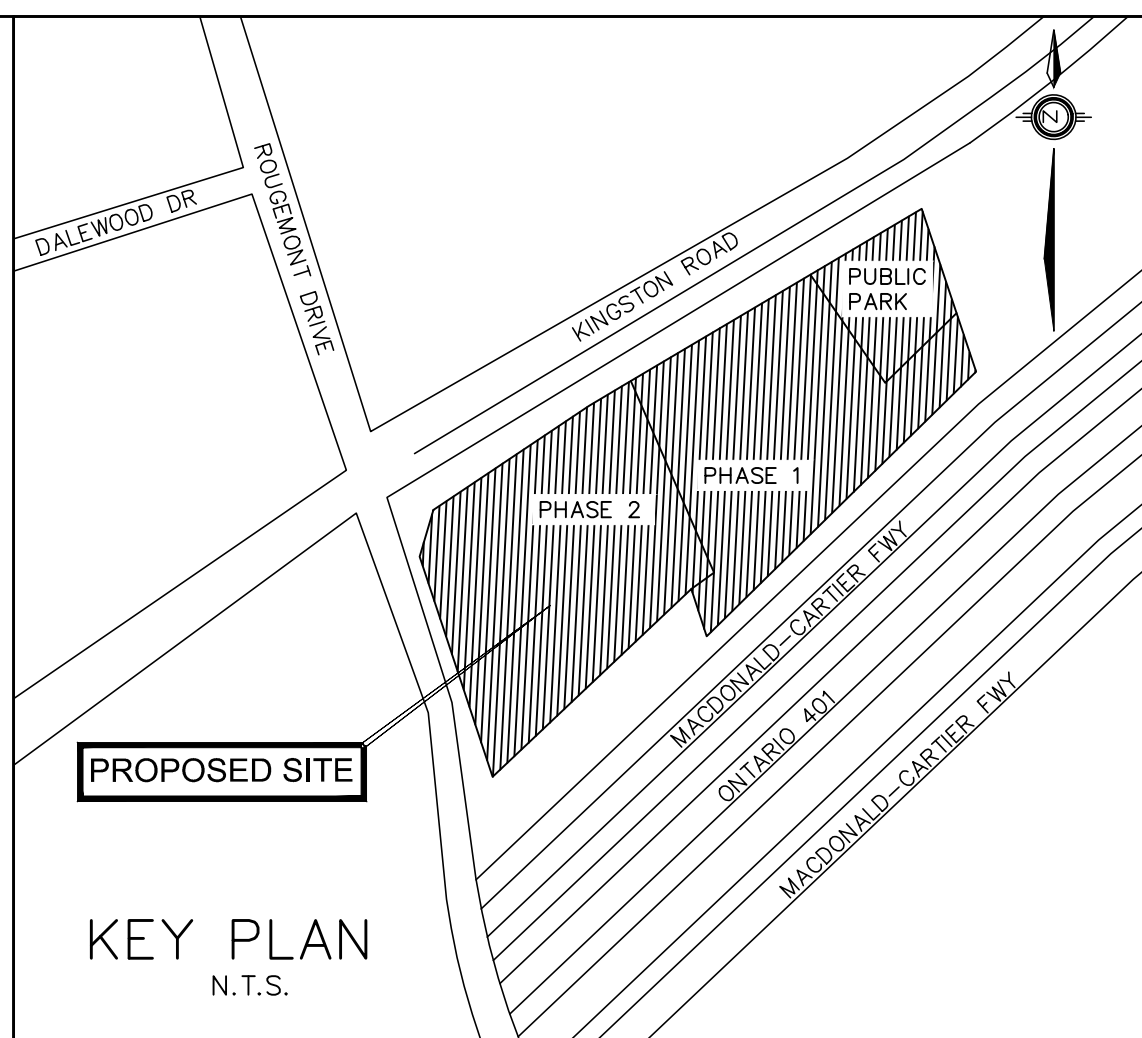


\\FS01\CURRENT\5504\5504-DRAWINGS\5504-SG-1-2.DWG | 2025-03-31 11:18:36 AM | crodriquer-franco



NOTES  
FUTURE DURHAM REGION KINGSTON  
ROAD BRT PROJECT LINEWORK SHOWN



- LEGEND
- AD □ DENOTES AREA DRAINS
  - CB □ DENOTES CATCH BASIN
  - DICE □ DENOTES DITCH INLET CATCH BASIN
  - DENOTES SANITARY MANHOLE COVER
  - DENOTES STORM MANHOLE COVER
  - ✕ DENOTES VALVE AND BOX
  - DENOTES PROPERTY LINE
  - LIMIT OF UNDERGROUND
  - △ PROPOSED TRANSFORMER
  - + 131.48 DENOTES PROPOSED ELEVATION
  - + 131.48Tc DENOTES PROPOSED TOP OF CURB
  - + 131.48Bc DENOTES PROPOSED BOTTOM OF CURB
  - + 131.48SW DENOTES PROPOSED SWALE
  - + 130.29EX DENOTES EXISTING ELEVATION
  - + 131.48Tc.FUT DENOTES FUTURE TOP OF CURB
  - + 131.48Bc.FUT DENOTES FUTURE BOTTOM OF CURB
  - ➡ DENOTES OVERLAND FLOW ARROW
  - DENOTES PHASING LINE

BEARING NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE  
17° (81° WEST LONGITUDE), NAD83 (CSRS) (2010)

TEMPORARY BENCHMARK (TBM)  
TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION  
OF 107.48

1.	MAR 31 2025	ISSUED FOR ZBA SUBMISSION	Issued for
No.	Date		

THE CORPORATION OF THE CITY OF PICKERING  
Engineering Services Department

PROPOSED MIXED USED DEVELOPMENT  
375 - 421 KINGSTON ROAD

SITE GRADING PLAN

CONSULTANT

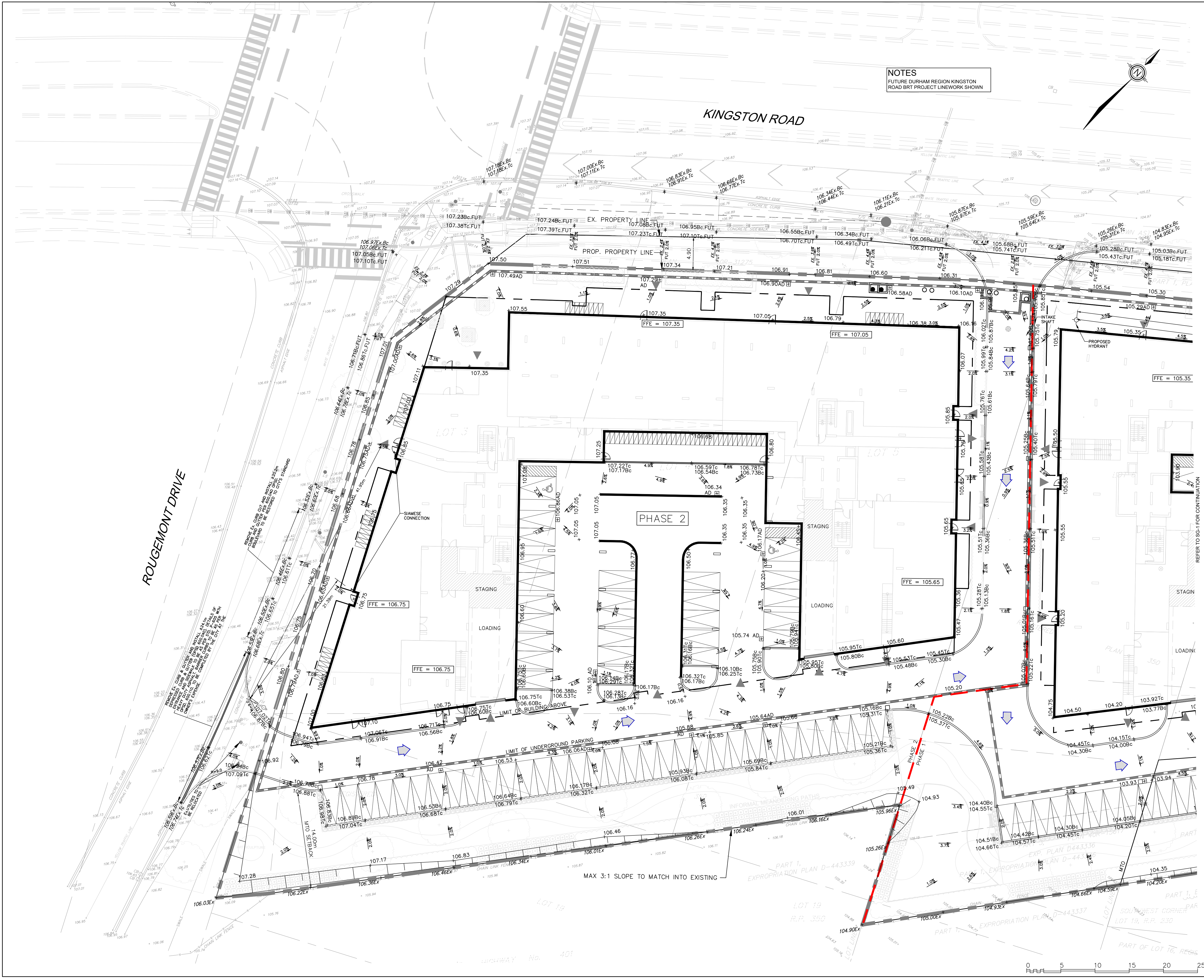
REGISTERED PROFESSIONAL ENGINEER  
H. SARKISIAN  
MAR 31 2025  
PROVINCE OF ONTARIO

**SCHAEFFERS**  
CONSULTING ENGINEERS

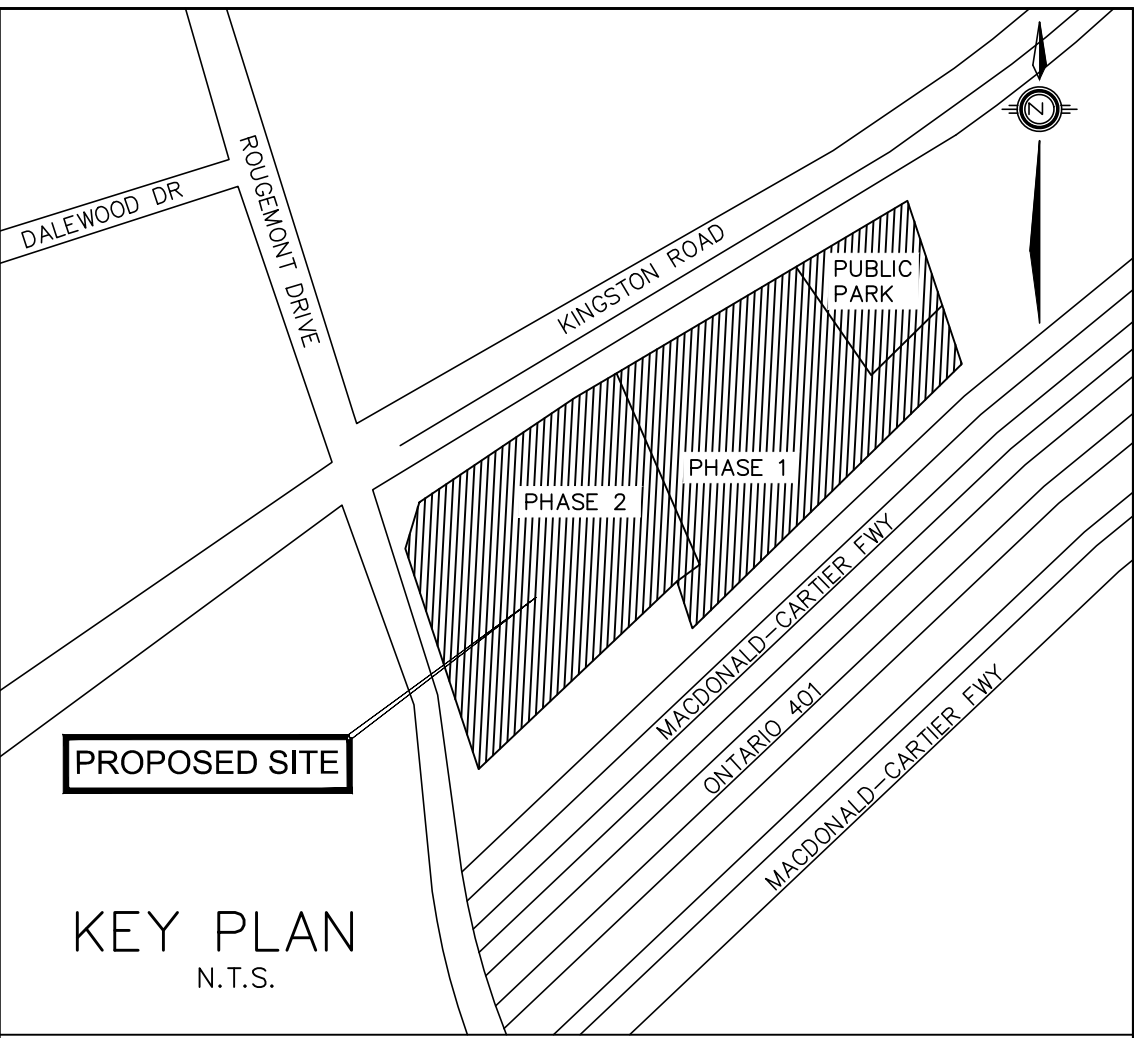
SCHAEFFER & ASSOCIATES LTD.  
6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
design@schaeffers.com

DRAWN BY : V.H./C.R.	DESIGNED BY : D.W.	PROJECT No. 2024-5504
DATE : NOVEMBER 2024	CHECKED BY : H.S.	DRAWING No.
SCALE : 1 : 250	CHECKED BY : H.S.	SG-1





NOTES  
FUTURE DURHAM REGION KINGSTON  
ROAD BRT PROJECT LINEWORK SHOWN



LEGEND

- AD DENOTES AREA DRAINS
- CB DENOTES CATCH BASIN
- DIB DENOTES DITCH INLET CATCH BASIN
- SM DENOTES SANITARY MANHOLE COVER
- SCM DENOTES STORM MANHOLE COVER
- VB DENOTES VALVE AND BOX
- PL DENOTES PROPERTY LINE
- LU DENOTES LIMIT OF UNDERGROUND
- PT DENOTES PROPOSED TRANSFORMER
- +131.48 DENOTES PROPOSED ELEVATION
- +131.48Tc DENOTES PROPOSED TOP OF CURB
- +131.48Bc DENOTES PROPOSED BOTTOM OF CURB
- +131.48SW DENOTES PROPOSED SWALE
- +130.29EX DENOTES EXISTING ELEVATION
- +131.48Tc.FUT DENOTES FUTURE TOP OF CURB
- +131.48Bc.FUT DENOTES FUTURE BOTTOM OF CURB
- FA DENOTES OVERLAND FLOW ARROW
- FL DENOTES PHASING LINE

BEARING NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE  
17° (81° WEST LONGITUDE), NAD83 (CSRS) (2010)

TEMPORARY BENCHMARK (TBM)  
TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION  
OF 107.48.

1. MAR.31.2025 ISSUED FOR ZBA SUBMISSION		
No.	Date	Issued for

THE CORPORATION OF THE CITY OF PICKERING  
Engineering Services Department

PROPOSED MIXED USED DEVELOPMENT  
375 - 421 KINGSTON ROAD

SITE GRADING PLAN

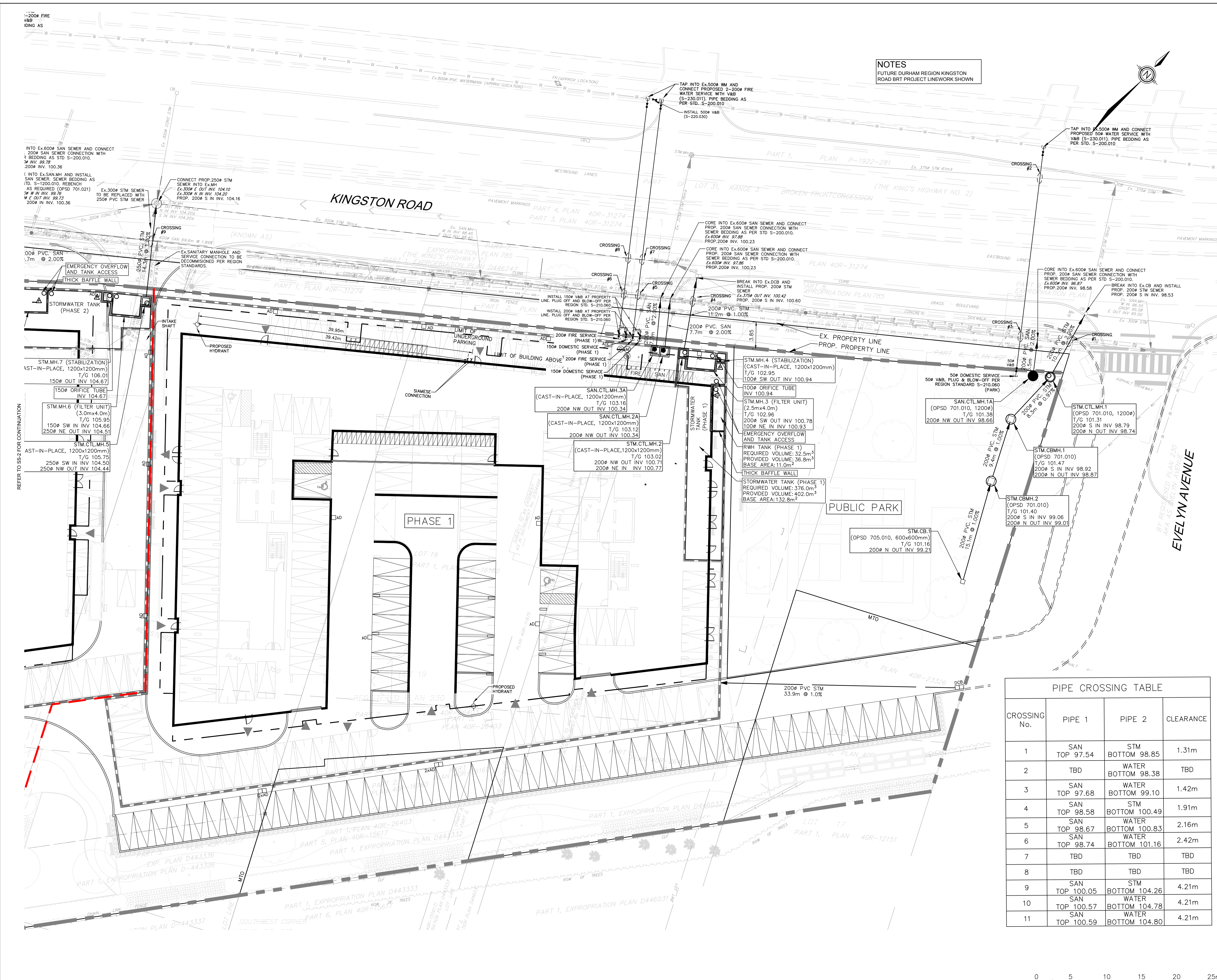
CONSULTANT  
REGISTERED PROFESSIONAL ENGINEER  
H. SARKISIAN  
MAR.31.2025  
PROVINCE OF ONTARIO

**SCHAEFFERS**  
CONSULTING ENGINEERS

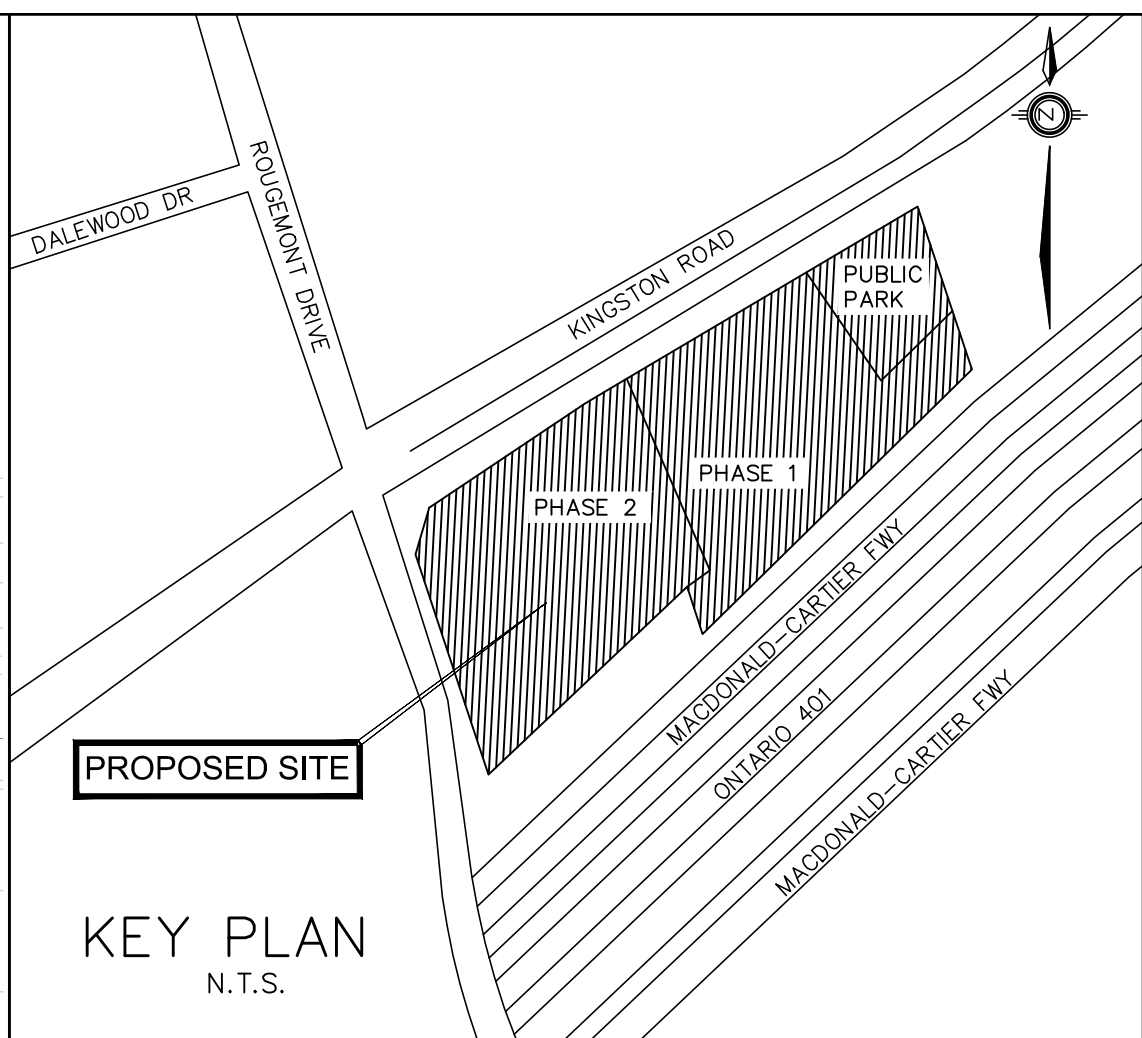
SCHAEFFER & ASSOCIATES LTD.  
6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
design@schaeffers.com

DRAWN BY: V.H.C.R.	DESIGNED BY: D.W.	PROJECT No. 2024-5504
DATE: NOVEMBER 2024	CHECKED BY: H.S.	DRAWING No.
SCALE: 1:250	CHECKED BY: H.S.	SG-2





NOTES  
FUTURE DURHAM REGION KINGSTON  
ROAD BRT PROJECT LINEWORK SHOWN



- LEGEND
- AD DENOTES AREA DRAINS
  - CB DENOTES CATCH BASIN (PICKERING STD. P-200)
  - DCB DENOTES DITCH INLET CATCH BASIN (PICKERING STD. P-220)
  - SM DENOTES SANITARY MANHOLE AND SEWER
  - STM DENOTES STORM MANHOLE AND SEWER
  - V&B DENOTES VALVE AND BOX
  - DENOTES PROPERTY LINE
  - - - - - DENOTES LIMIT OF UNDERGROUND
  - PT DENOTES PROPOSED TRANSFORMER
  - C DENOTES CROSSING
  - Ⓜ DENOTES DOMESTIC WATER METER
  - Ⓟ DENOTES BACKFLOW PREVENTOR
  - Ⓢ DENOTES DETECTOR ASSEMBLY
  - DENOTES PHASING LINE

BEARING NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17° (81° WEST LONGITUDE), NAD83 (CSRS) (2010)

TEMPORARY BENCHMARK (TBM)  
TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION OF 107.48

PIPE CROSSING TABLE			
CROSSING No.	PIPE 1	PIPE 2	CLEARANCE
1	SAN TOP 97.54	STM BOTTOM 98.85	1.31m
2	TBD	WATER BOTTOM 98.38	TBD
3	SAN TOP 97.68	WATER BOTTOM 99.10	1.42m
4	SAN TOP 98.58	STM BOTTOM 100.49	1.91m
5	SAN TOP 98.67	WATER BOTTOM 100.83	2.16m
6	SAN TOP 98.74	WATER BOTTOM 101.16	2.42m
7	TBD	TBD	TBD
8	TBD	TBD	TBD
9	SAN TOP 100.05	STM BOTTOM 104.26	4.21m
10	SAN TOP 100.57	WATER BOTTOM 104.78	4.21m
11	SAN TOP 100.59	WATER BOTTOM 104.80	4.21m

1	MAR 31 2024	ISSUED FOR ZBA SUBMISSION	Issued for
No.	Date		

THE CORPORATION OF THE CITY OF PICKERING  
Engineering Services Department

PROPOSED MIXED USED DEVELOPMENT  
375 - 421 KINGSTON ROAD

SITE SERVICING PLAN

CITY FILE: xxx-xx

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER  
H. SARKISIAN  
MAR 31 2025  
PROVINCE OF ONTARIO

**SCHAEFFERS**  
CONSULTING ENGINEERS

SCHAEFFER & ASSOCIATES LTD.  
6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
design@schaeffers.com

DRAWN BY: V.H./C.R.

DESIGNED BY: D.W.

DATE: NOVEMBER 2024

CHECKED BY: H.S.

SCALE: 1 : 250

CHECKED BY: H.S.

PROJECT No.  
2024-5504

DRAWING No.  
SS-1



PIPE CROSSING TABLE			
CROSSING No.	PIPE 1	PIPE 2	CLEARANCE
9	SAN TOP 100.05	STM BOTTOM 104.26	4.21m
10	SAN TOP 100.57	WATER BOTTOM 104.78	4.21m
11	SAN TOP 100.59	WATER BOTTOM 104.80	4.21m

NOTES  
FUTURE DURHAM REGION KINGSTON ROAD BRT PROJECT LINEWORK SHOWN

PROPOSED SITE

KEY PLAN  
N.T.S.

LEGEND

- AD DENOTES AREA DRAINS
- CB DENOTES CATCH BASIN (PICKERING STD. P-200)
- DICB DENOTES DITCH INLET CATCH BASIN (PICKERING STD. P-220)
- SM DENOTES SANITARY MANHOLE AND SEWER
- SMH DENOTES STORM MANHOLE AND SEWER
- VB DENOTES VALVE AND BOX
- ELP DENOTES EXISTING PROPERTY LINE
- PLP DENOTES PROPOSED PROPERTY LINE
- LU LIMIT OF UNDERGROUND
- PTF PROPOSED TRANSFORMER
- CROSSING DENOTES CROSSING
- DM DENOTES DOMESTIC WATER METER
- BP DENOTES BACKFLOW PREVENTOR
- DA DENOTES DETECTOR ASSEMBLY
- PL PHASE LINE

BEARING NOTES  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17° (81° WEST LONGITUDE), NAD83 (CSRS) (2010)

TEMPORARY BENCHMARK (TBM)  
TOP NUT OF HYDRANT, AS SHOWN ON PLAN, HAVING AN ELEVATION OF 107.48.

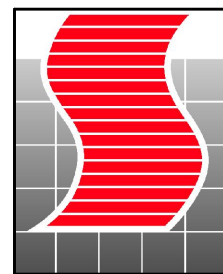
1. MAR.31.2025 ISSUED FOR ZBA SUBMISSION

THE CORPORATION OF THE CITY OF PICKERING  
Engineering Services Department

PROPOSED MIXED USED DEVELOPMENT  
375 - 421 KINGSTON ROAD

SITE SERVICING PLAN

CITY FILE: xxx-xx



SCHAEFFERS  
CONSULTING ENGINEERS

SCHAEFFER & ASSOCIATES LTD.

6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
design@schaeffers.com

DRAWN BY: V.H./C.R.

DESIGNED BY: D.W.

PROJECT No.  
2024-5504

DATE: NOVEMBER 2024

CHECKED BY: H.S.

DRAWING No.

SCALE: 1:250

CHECKED BY: H.S.

SS-2