

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

CONTRACTOR TO PROVIDE AS-BUILT SURVEY UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP SURVEY TO BE COMPLETED BY A CERTIFIED ONTARIO LAND SURVEYOR

SERVICING LEGEND:

- DENOTES EXISTING STORM MANHOLE
- DENOTES PROPOSED STORM MANHOLE
- DENOTES EXISTING CATCHBASIN MANHOLE
- DENOTES PROPOSED CATCHBASIN MANHOLE
- DENOTES EXISTING CATCHBASIN MANHOLE
- DENOTES PROPOSED CATCH BASIN
- DENOTES PROPOSED STORMCEPTOR
- DENOTES PROPOSED INLET CONTROL DEVICE (ICD)
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED STORM SEWER (WITH INSULATION)
- DENOTES PROPOSED SUB-DRAIN
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES PROPOSED SANITARY MANHOLE
- DENOTES PROPOSED SANITARY SEWER
- DENOTES PROPOSED SANITARY SEWER (WITH INSULATION)
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES PROPOSED WATER MAIN
- DENOTES PROPOSED HYDRANT
- DENOTES EXISTING HYDRANT
- DENOTES PROPOSED WATER VALVE & BOX
- DENOTES EXISTING WATER VALVE & BOX
- DENOTES PROPOSED BACKFLOW PREVENTER
- DENOTES PROPOSED WATER METER
- DENOTES PROPOSED SIAMSE CONNECTION
- DENOTES PROPOSED CAP FOR SANITARY, STORM AND/OR WATER AS NOTED
- DENOTES PROPOSED ENTRANCE LOCATION
- DENOTES PROPOSED LIMIT OF CONSTRUCTION
- DENOTES PROPOSED SWALE
- DENOTES PROPOSED REMOVAL
- DENOTES PROPOSED PIPE INSULATION
- DENOTES PROPOSED HEAVY DUTY ASPHALT AREA
- DENOTES EXISTING EASEMENT
- DENOTES PROPOSED EASEMENT
- DENOTES EXTENT OF MAX. PONDING (0.30m)
- DENOTES 100 YEAR STORM PROPOSED CONDITION
- DENOTES EXTENT OF MAX. PONDING (0.30m)
- DENOTES 100 YEAR STORM EXISTING CONDITION

LOYALIST PARKWAY
LOYALIST PARKWAY

LOYALIST PARKWAY

SITE AREA

±9.35 AC.
±3.78 HA.

PROPOSED BUILDING B

F.F.E. 99.10m

EXISTING BUILDING A

F.F.E. 99.10m

PRINCE EDWARD COUNTY WATER AND WASTEWATER OPERATIONS STAFF MUST BE ONSITE FOR ALL TIE-INS AND CONNECTIONS TO THE WATER AND WASTEWATER SYSTEMS

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE A WATER TIE-IN AND COMMISSIONING PLAN FOR APPROVAL BY THE ENGINEER AND COUNTY OF PRINCE EDWARD

THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND INCLUDE ANY COSTS RELATED TO ROCK CUT AND REMOVAL FOR SUPPLY AND INSTALLATION OF SEWERS & WATER INCLUDING ALL APPURTENANCES.

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING THE WORK THE CONTRACTOR SHALL CONFIRM OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT/ENGINEERS BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER. THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.

EXISTING TOPOGRAPHICAL INFORMATION, SERVICES AND TERRAIN INFORMATION WERE PROVIDED BY SPIEGHT, VAN NOSTRAND & GIBSON LIMITED, ONTARIO LAND SURVEYORS.

BENCH MARK:

ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM GEODETIC SURVEYS OF CANADA BENCH MARK 67U143 LOCATED ON THE LIQUOR STORE BUILDING, HAVING A PUBLISHED ELEVATION OF 99.896 METRES.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 15 AS SHOWN ON PLAN 47R-9102, HAVING A BEARING OF N66°19'15"E.

METRIC NOTE:

DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISIONS	DATE	BY
20	ISSUED FOR SPA PHASE 1 & REVIEW & COORDINATION ISSUED FOR POST TENDER ADDENDUM #2	DEC 11/25	S.S.
19	ISSUED FOR POST TENDER ADDENDUM #1	NOV 11/25	S.S.
18	ISSUED FOR SPA PHASE 1 & REVIEW & COORDINATION	NOV 4/25	Z.Z.
17	ISSUED FOR REVIEW & COORDINATION PHASE 1 & COUNTY COMMENTS	OCT 28/25	M.H.H.
16	ISSUED FOR MTO REVIEW AND APPROVAL	OCT 27/25	M.H.H.
15	ISSUED FOR MTO REVIEW AND APPROVAL	SEPT 16/25	M.H.H.
14	ISSUED FOR POST-TENDER ADDENDUM #1	AUG 27/25	S.S.
13	ISSUED FOR REVIEW & COORDINATION - AS PER HYDRO ONE COMMENTS	AUG 19/25	S.S.
12	ISSUED FOR TENDER ADDENDUM #1	AUG 06/25	S.S.
11	ISSUED FOR TENDER	JULY 30/25	S.S.

Choice Properties REIT

PROPOSED RETAIL B (PHASE 1)
1331 LLOYALIST PKWY
PICKTON, ON

ODAN-DETECH
CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 6K2

SCALE: 0 5 10 20 30 40 50
1:500

DRAWING : **SITE SERVICING PLAN (PHASE 1)**

96206

PROJECT NUMBER

SEP. 2023

DATE:

ENGINEER

DESIGN BY: M.H.H.

DRAWN BY: Z.Z.

CHECKED BY: M.H.H.

APPROVED BY: P.H.

DRWG. NO.: 1 OF 5

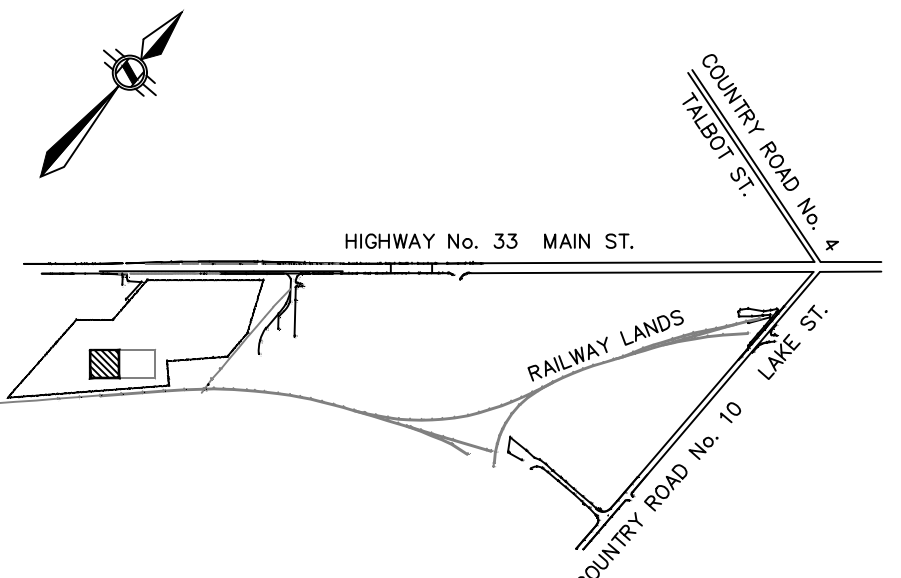
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GRADING LEGEND:

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- ⊙ DENOTES EXISTING SANITARY MANHOLE
- ⊙ DENOTES PROPOSED SANITARY MANHOLE
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- ⊙ DENOTES EXISTING WATER VALVE & BOX
- ⊙ DENOTES PROPOSED WATER METER
- ⊙ DENOTES PROPOSED SIAMSE CONNECTION
- ⊙ DENOTES PROPOSED LIMIT OF CONSTRUCTION
- ⊙ DENOTES PROPOSED SWALE
- ⊙ DENOTES PROPOSED REMOVAL
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES EXISTING ELEVATION (PRE-DESIGNED)
- ⊙ DENOTES PROPOSED ELEVATION
- ⊙ DENOTES PROPOSED TOP OF CURB ELEVATION
- ⊙ DENOTES PROPOSED GUTTER LINE ELEVATION
- ⊙ DENOTES PROPOSED HIGH POINT
- ⊙ DENOTES PROPOSED TOP OF WALL ELEVATION
- ⊙ DENOTES PROPOSED BOTTOM OF WALL ELEVATION
- ⊙ DENOTES PROPOSED SWALE INVERT ELEVATION
- ⊙ DENOTES PROPOSED ELEVATION BY OTHERS
- ⊙ DENOTES PROPOSED FLOW ARROW AND SLOPE
- ⊙ DENOTES PROPOSED SWALE
- ⊙ DENOTES EMERGENCY OVERLAND FLOW
- ⊙ DENOTES PROPOSED SLOPE (3:1 OR HIGHER)
- ⊙ DENOTES EXISTING CONTOUR
- ⊙ DENOTES PROPOSED SILT FENCE
- ⊙ DENOTES PROPOSED ENTRANCE LOCATION
- ⊙ DENOTES EXTENT OF MAX. PONDING (0.30m)
- ⊙ 100 YEAR STORM PROPOSED CONDITION
- ⊙ DENOTES EXTENT OF MAX. PONDING (0.30m)
- ⊙ 100 YEAR STORM EXISTING CONDITION
- ⊙ DENOTES PROPOSED HEAVY DUTY ASPHALT AREA
- ⊙ DENOTES EXISTING EASEMENT
- ⊙ DENOTES PROPOSED EASEMENT

LOYALIST PARKWAY LOYALIST PARKWAY



KEY PLAN

Scale: N.T.S.

SUBJECT LANDS

NOTES:

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BEARING NOTE:

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 15 AS SHOWN ON PLAN 47R-9102, HAVING A BEARING OF N66°19'15"E.

METRIC NOTE:

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NO.	REVISIONS	DATE	BY
20	ISSUED FOR SPA PHASE 1 & REVIEW & COORDINATION	DEC 11/25	S.S.
19	ISSUED FOR POST TENDER ADDENDUM #1	NOV. 07/25	S.S.
18	ISSUED FOR SPA PHASE 1 & REVIEW & COORDINATION	NOV. 4/25	Z.Z.
17	ISSUED FOR REVIEW & COORDINATION	OCT. 28/25	M.H.H.
16	ISSUED FOR MTO REVIEW AND APPROVAL	OCT. 27/25	M.H.H.
15	ISSUED FOR MTO REVIEW AND APPROVAL	SEPT. 16/25	M.H.H.
14	ISSUED FOR POST TENDER ADDENDUM #1	AUG. 27/25	S.S.

SCALE(S):



DRAWING TITLE:

**SITE GRADING PLAN (WEST)
(PHASE 1)**

PROJECT:

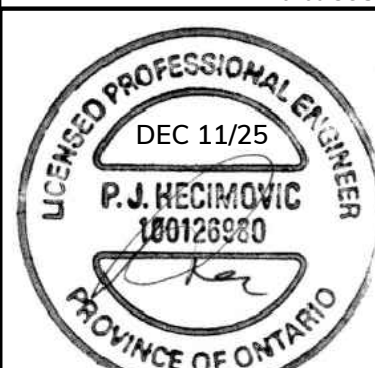
**PROPOSED RETAIL B
(PHASE 1)
13311 LOYALIST PKWY, PICTON, ON**

CLIENT:

**Choice
Properties**



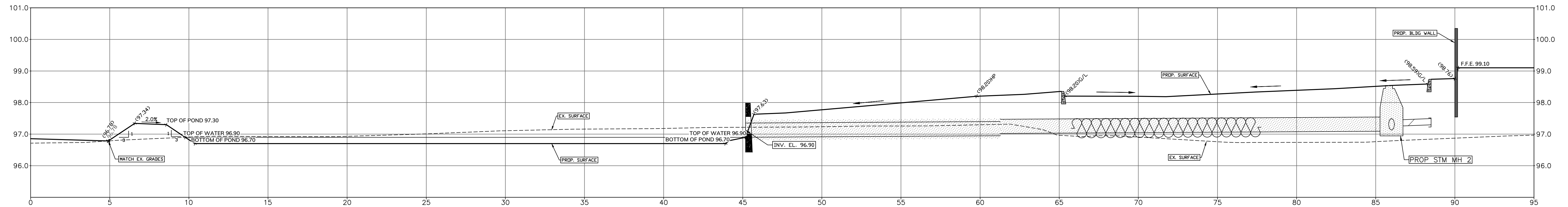
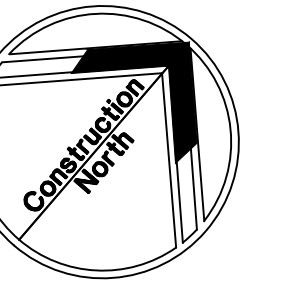
DESIGNED BY:	M.H.H.	PROJECT NO:	96206
DRAWN BY:	Z.Z.	DATE:	OCT. 2025
CHECKED BY:	M.H.H.	DRAWING NO.:	2 OF 5
APPROVED BY:	P.H.	ENGINEER	



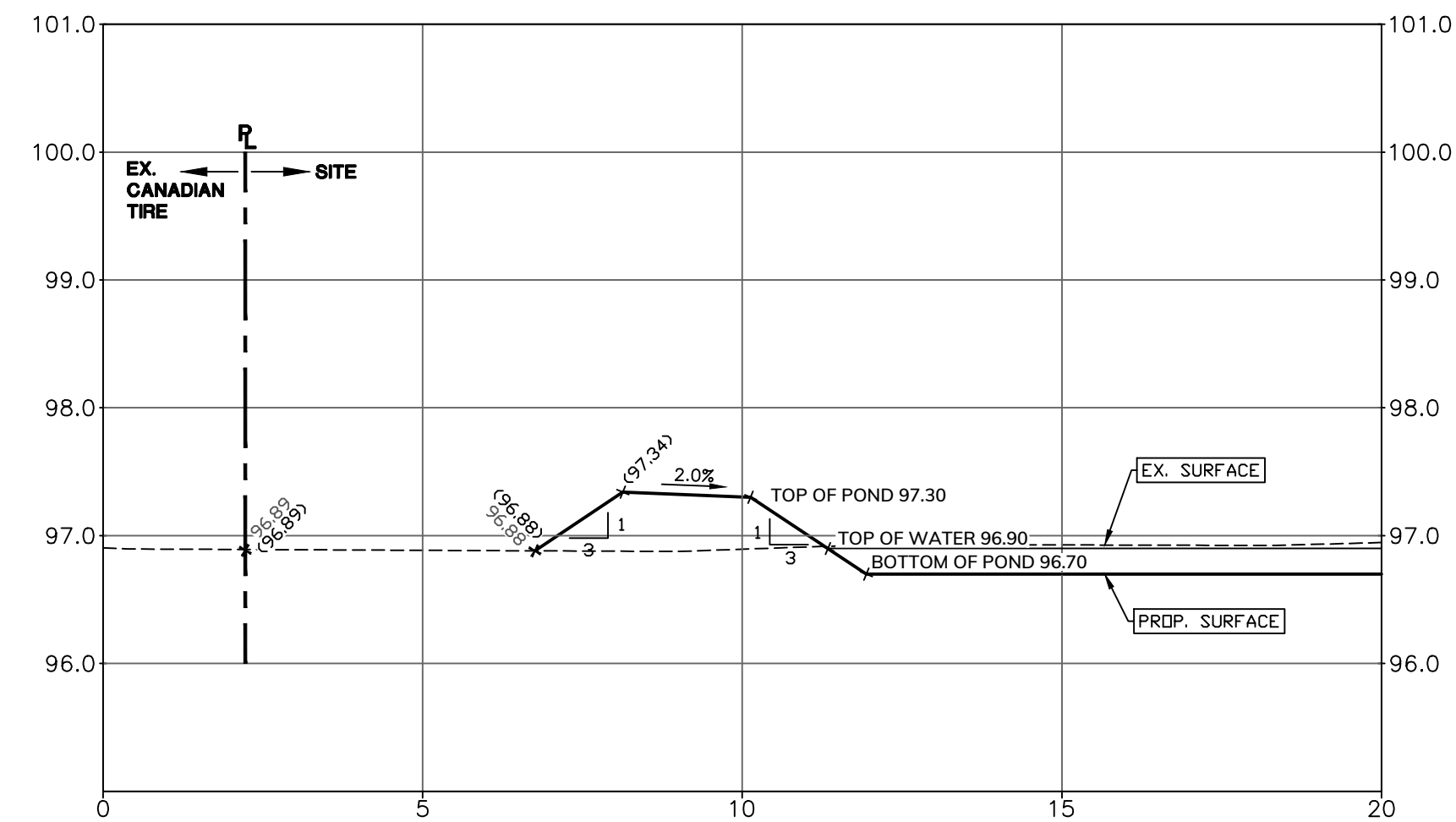
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

SAND FILTER CROSS SECTION PROFILE

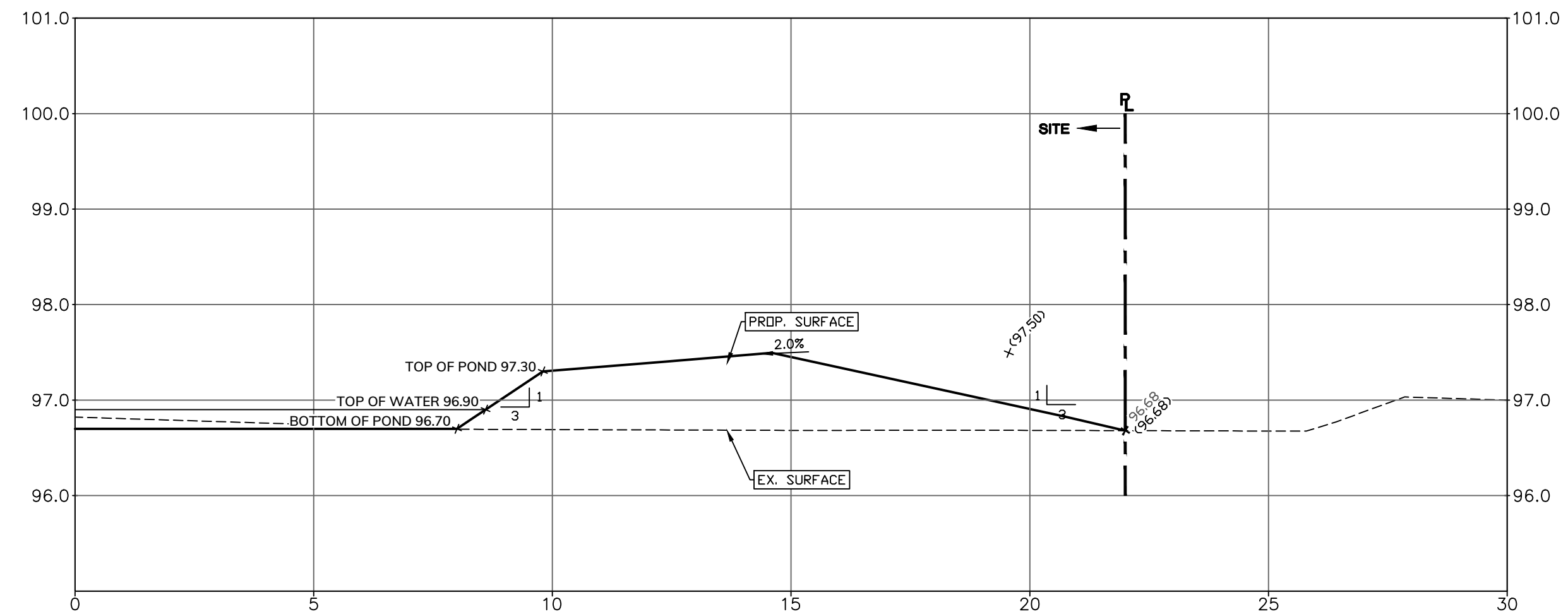
NTB



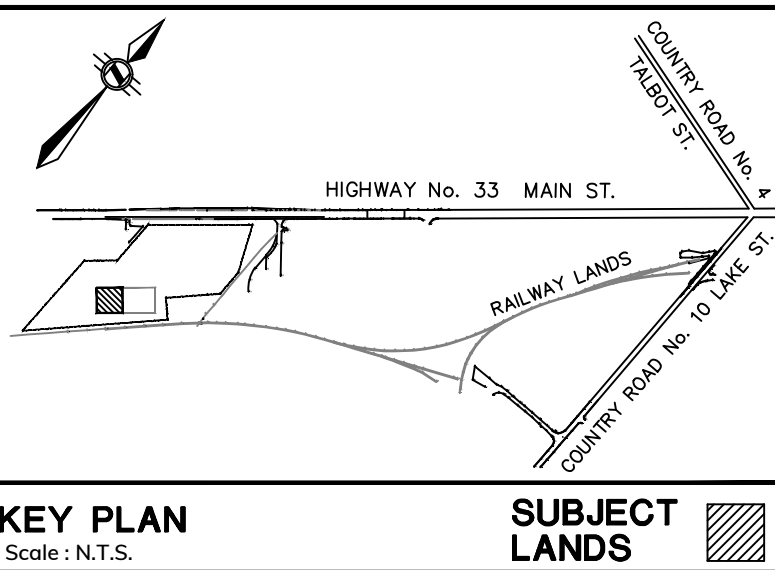
SECTION 1 (POND B)
scale H-1:120 V-1:60



SECTION 2 (POND B)
scale H-1:100 V-1:50



SECTION 3 (POND B)
scale H-1:100 V-1:50



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12	ISSUED FOR TENDER ADDENDUM #1	AUG 06/25	S.S.
11	ISSUED FOR TENDER	JULY 30/25	S.S.

CLIENT: **Choice Properties REIT**

PROJECT: **PROPOSED RETAIL B (PHASE 1)
13311 LOYALIST PKWY
PICTON, ON**

ODAN-DETECH
CONSULTING ENGINEERS

The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 6K2

SCALE: 0 1 2 3 4 5
1:100
1:50

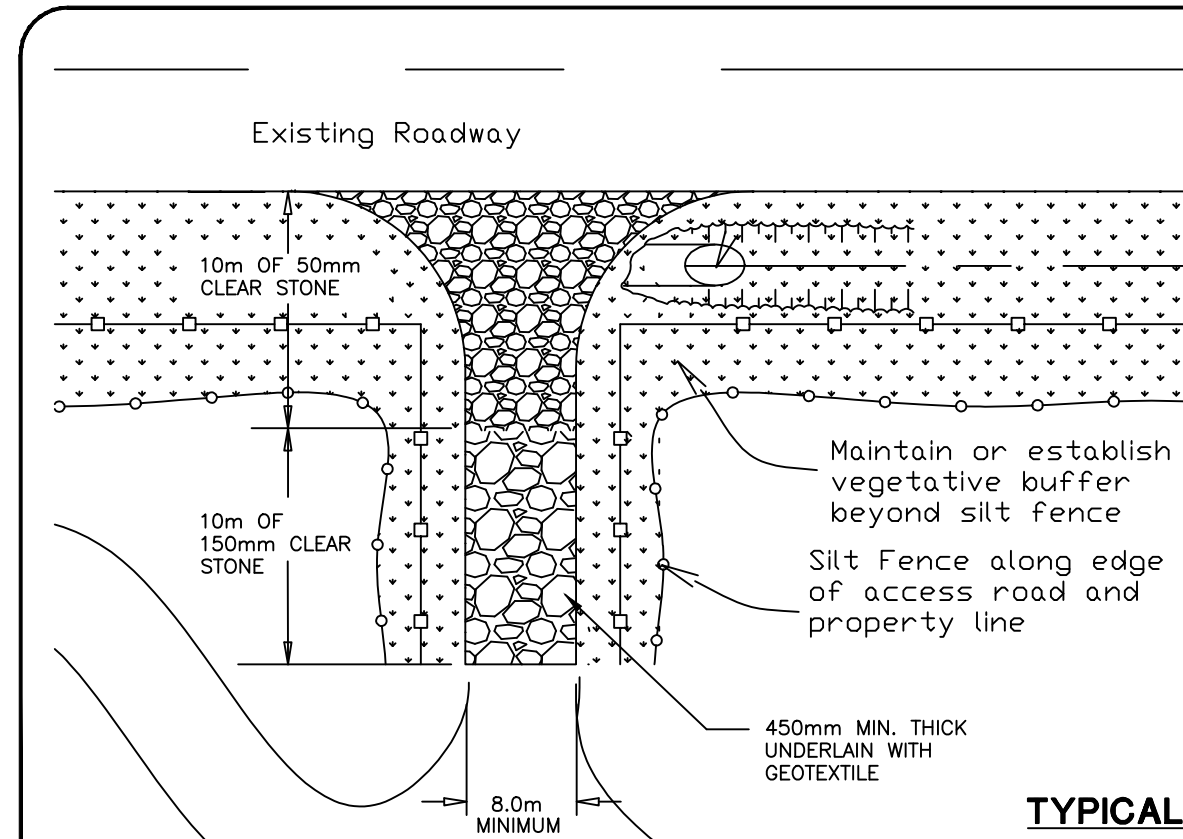
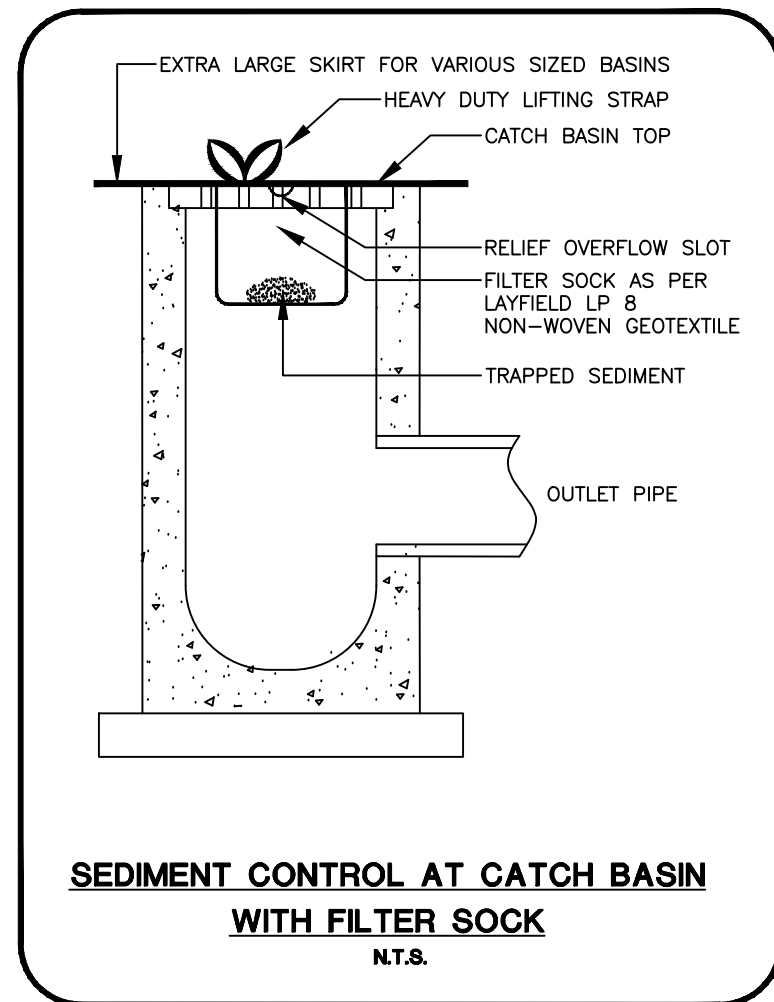
DRAWING : **CROSS SECTIONS (PHASE 1)**

96206
PROJECT NUMBER

SEP. 2023
DATE:

ENGINEER

DESIGN BY: M.H.H.
DRAWN BY: Z.Z.
CHECKED BY: M.H.H.
APPROVED BY: P.H.
DRWG. NO.: **3 OF 5**



TYPICAL DETAIL OF MUD MAT
N.T.S.

DRAWING No.

