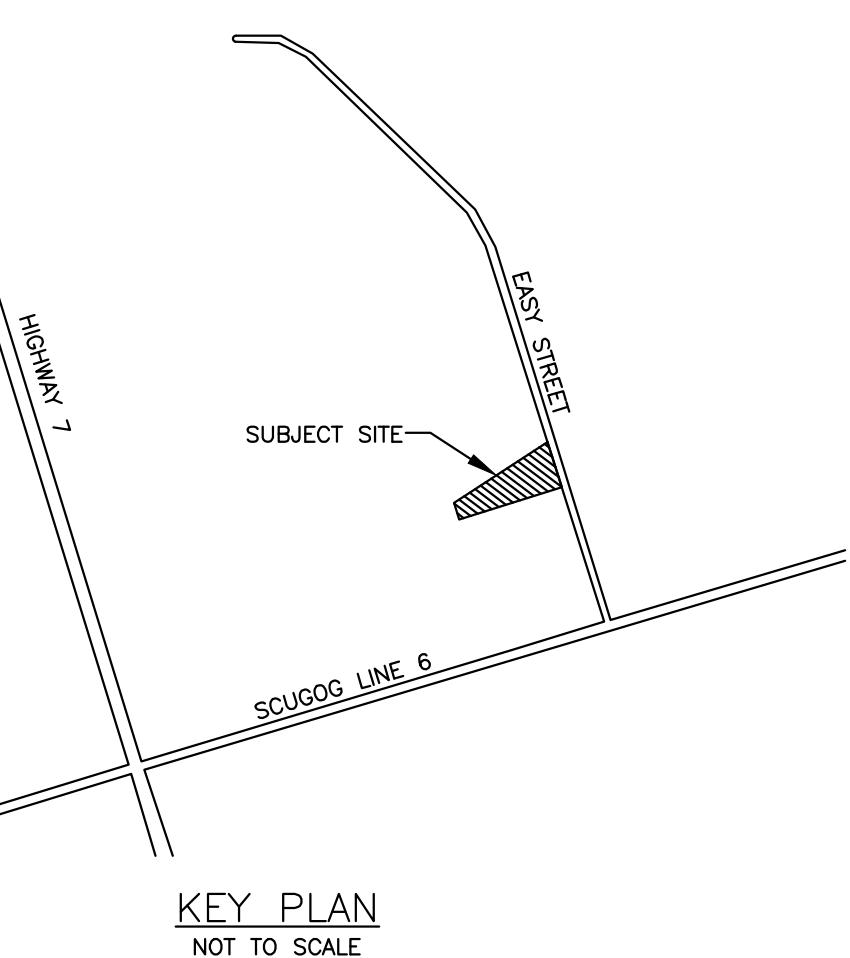
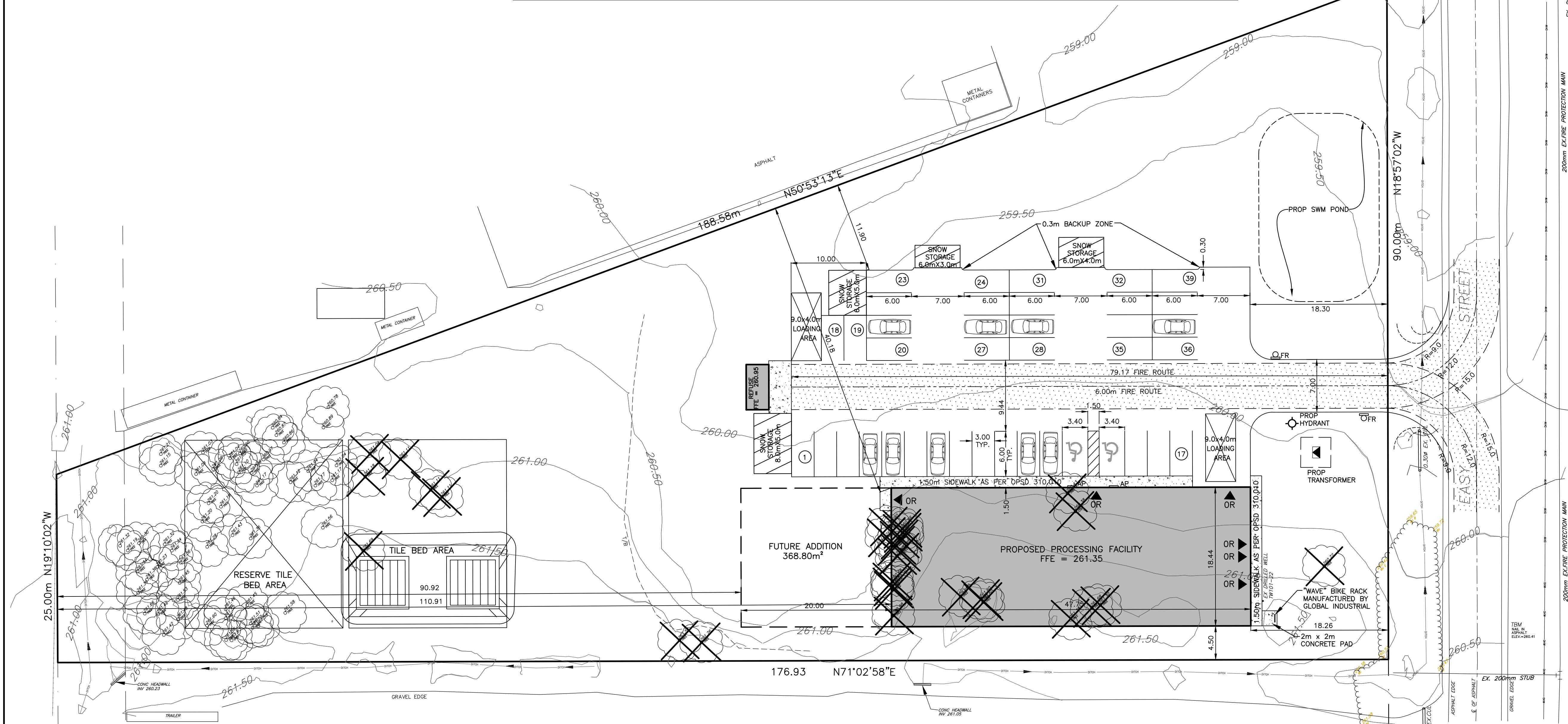
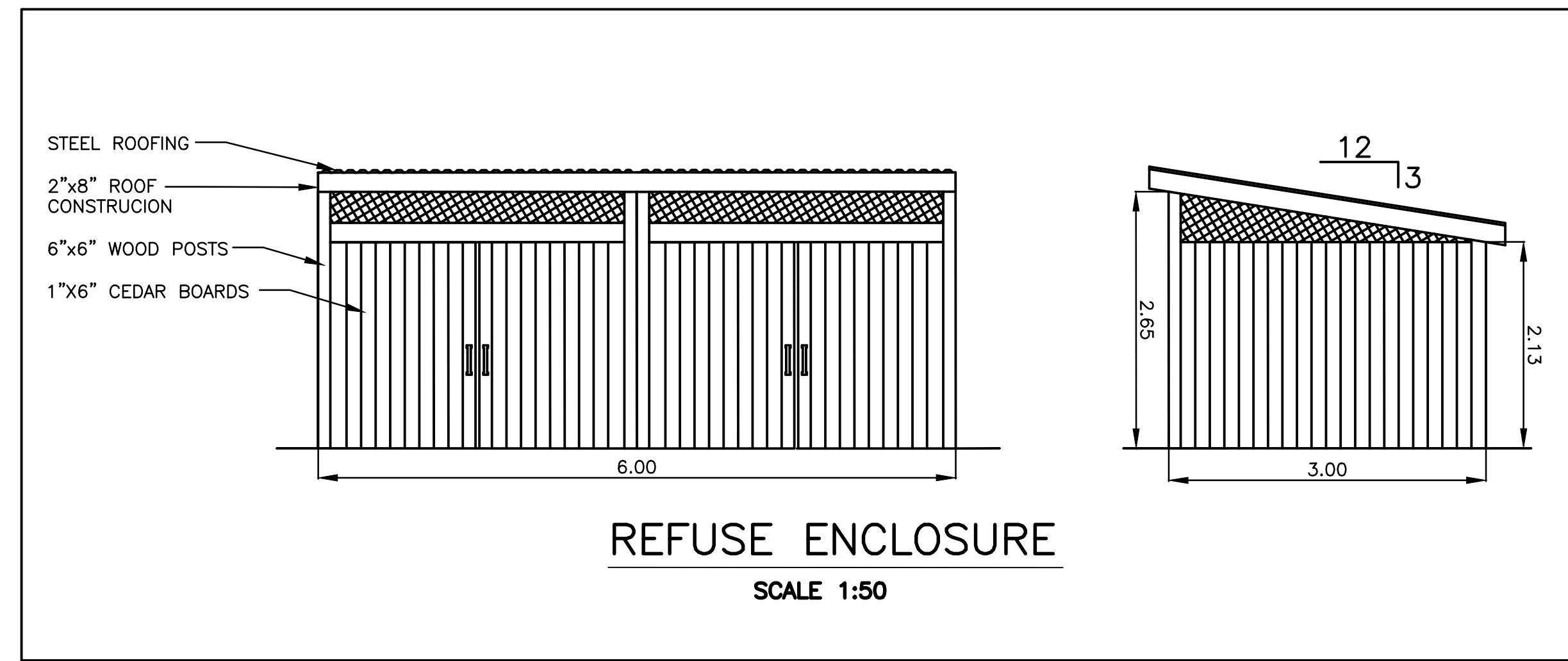




(FR) TYP. FIRE ACCESS ROUTE SIGNAGE



(AC) TYP. ACCESSIBLE SIGNAGE



#### SITE STATISTICS

M1	10177.60m <sup>2</sup>	12.62%
SITE AREA	1284.31m <sup>2</sup>	
BUILDING AREA	880.51m <sup>2</sup>	
FACILITY	880.51m <sup>2</sup>	
FUTURE ADDITION	368.80m <sup>2</sup>	
REFUSE	35.00m <sup>2</sup>	

LANDSCAPE AREA	7128.51m <sup>2</sup>	70.04%
ASPHALT AREA	1764.78m <sup>2</sup>	17.34%
SNOW STORAGE AREA REQ'D	88.25m <sup>2</sup>	
SNOW STORAGE AREA PROVIDED	112.00m <sup>2</sup>	

BUILDING GROSS FLOOR AREA	1482.57m <sup>2</sup>	
FIRST FLOOR	880.51m <sup>2</sup>	
SECOND FLOOR	233.26m <sup>2</sup>	
FUTURE ADDITION	368.80m <sup>2</sup>	

PARKING REQUIRED (1/40m <sup>2</sup> GFA)	38	
PARKING PROVIDED	39	

ACCESSIBLE PARKING PROVIDED	2	
ACCESSIBLE PARKING REQUIRED	2	

LOADING SPACES REQUIRED	2	
LOADING SPACES PROVIDED	2	

LEGEND  
EXISTING TREE TO BE REMOVED



#### NOTES

- GENERAL NOTES
- RESPECTING ALL WORK IN THE TOWN RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO OUR TRANSPORTATION AND DESIGN STAFF.
  - A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE TOWNSHIP ROAD ALLOWANCE. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER TOWNSHIP FIELD STAFF DIRECTION.
  - THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE TOWNSHIP OF SCUGOG UNLESS THE WORKS HAVE BEEN INSPECTED BY SCUGOG FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
- FIRE ROUTE
- TO BE PROVIDED IN ACCORDANCE WITH ARTICLES 3.2.5.5 AND 3.2.5.6 OF THE ONTARIO BUILDING CODE.
  - FIRE ROUTE SIGNS TO BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND THE ONTARIO TRAFFIC MANUAL.
- SITE SIGNAGE
- ALL PARKING STALLS FOR PERSONS WITH DISABILITIES SHALL BE SIGNED WITH ACCESSIBLE PARKING SIGNS CENTERED ON THE PARKING STALL AS SHOWN ON THIS PLAN.
  - ALL SIGNS SHALL BE MOUNTED AT A HEIGHT BETWEEN 2 AND 3m ABOVE FINISHED GRADE.
  - ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, HIGHWAY TRAFFIC ACT AND ARTICLE 3.8.3.1 OF THE ONTARIO BUILDING CODE.

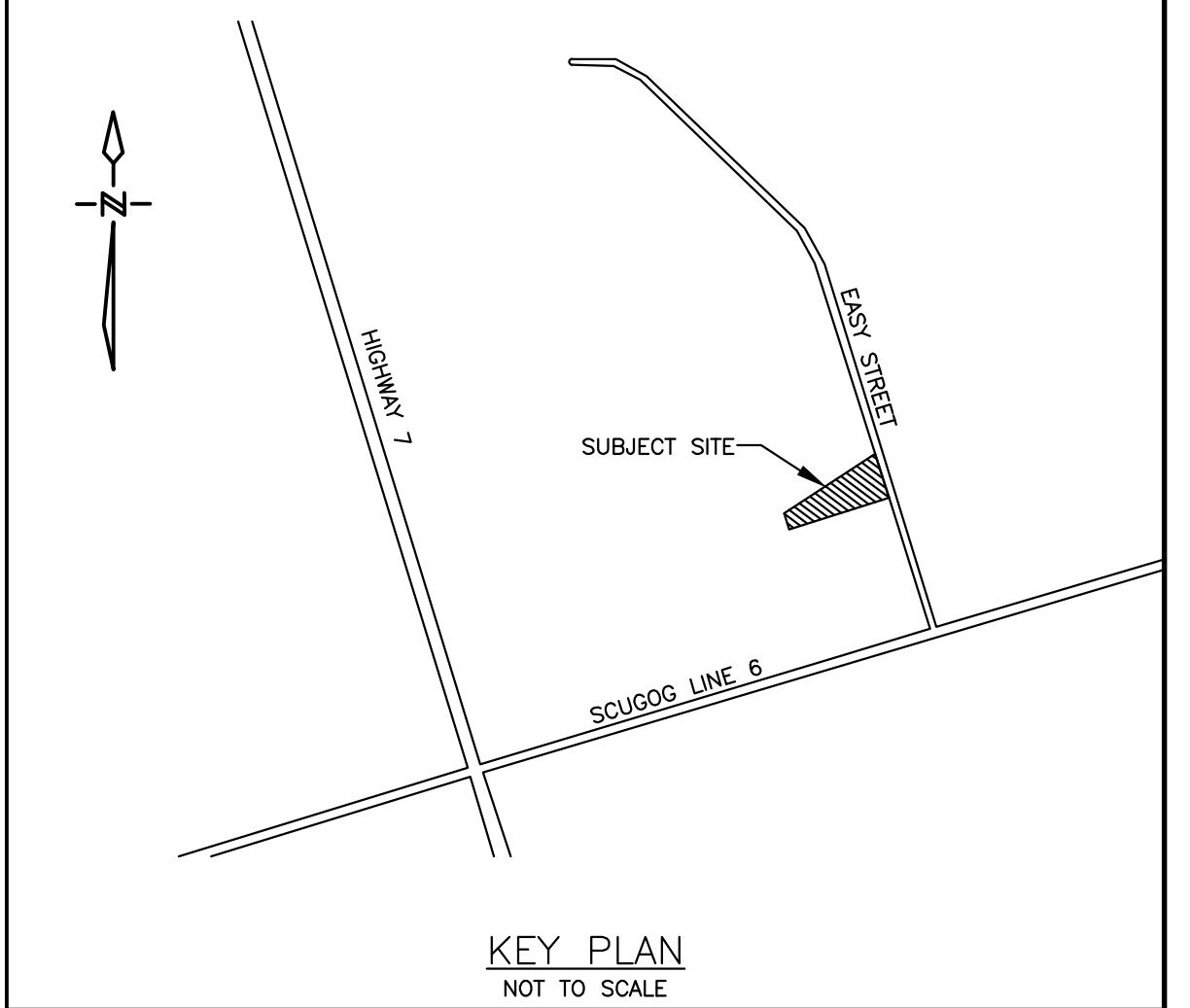
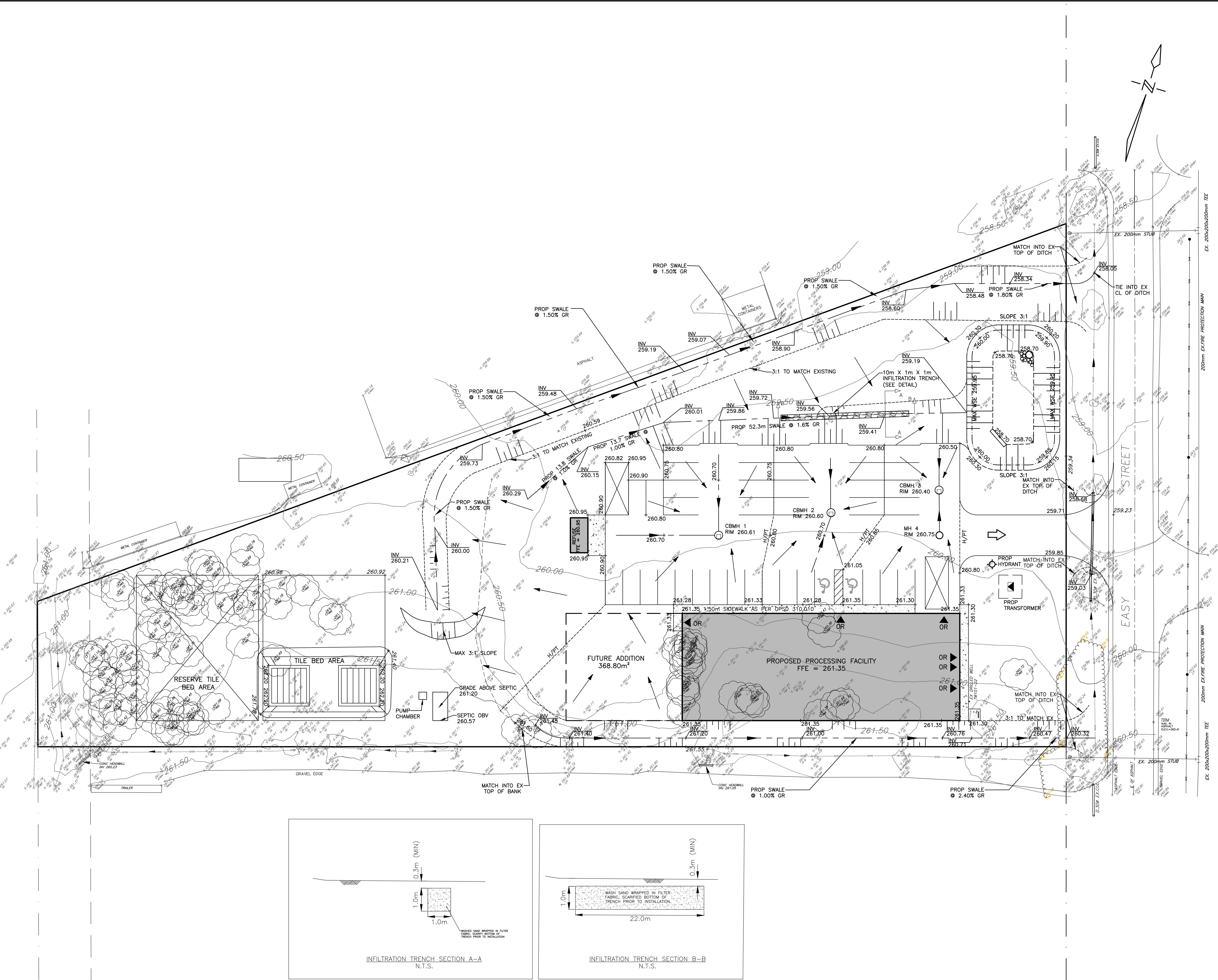
1.	26 MAY/23	REVISED AS PER MUNICIPAL COMMENTS	R.D.S.
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REVISIONS

#### SITE PLAN

<b>D.G. Biddle &amp; Associates Limited</b> consulting engineers and planners 96 KING STREET EAST • OSHAWA, ON L1H 1B6 PHONE (905)576-8500 • FAX (905)576-9730 info@dgbbiddle.com		PROJECT NO. <b>121053</b>
SCALE: 1:300		DRAWING NO.
DRAWN BY: B.C.		SP-1
DESIGN BY: B.C.		
CHECKED BY: P.D.C.		
DATE: JUNE 2021		

LENSSED PROFESSIONAL ENGINEER  
R.M.P. LAKOB  
90323221  
June 9, 2023

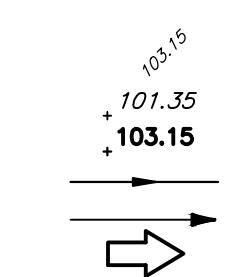


## SITE GRADING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE TOWN RIGHT OF WAY.
  2. ALL WORKS OR RESTORATION WITHIN THE TOWN RIGHT OF WAY SHALL BE COMPLETED AS PER TOWNSHIP OF SCUGOG 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 TOWN RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
  9. DRIVE AISLE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER:
    - 300mm GRANULAR ‘B’
    - 150mm GRANULAR ‘A’
    - 50mm HL8 ASPHALT
    - 40mm HL3 ASPHALT

## LEGEND

ORIGINAL SURVEY ELEVATION  
ORIGINAL ELEVATION TO REMAIN  
PROPOSED ELEVATIONS  
PROPOSED SWALE  
DIRECTION OF DRAINAGE  
DIRECTION OF OVERLAND FLOW



PRELIMINARY  
NOT FOR CONSTRUCTION

1.	26 MAY/23	REVISED AS PER MUNICIPAL COMMENTS

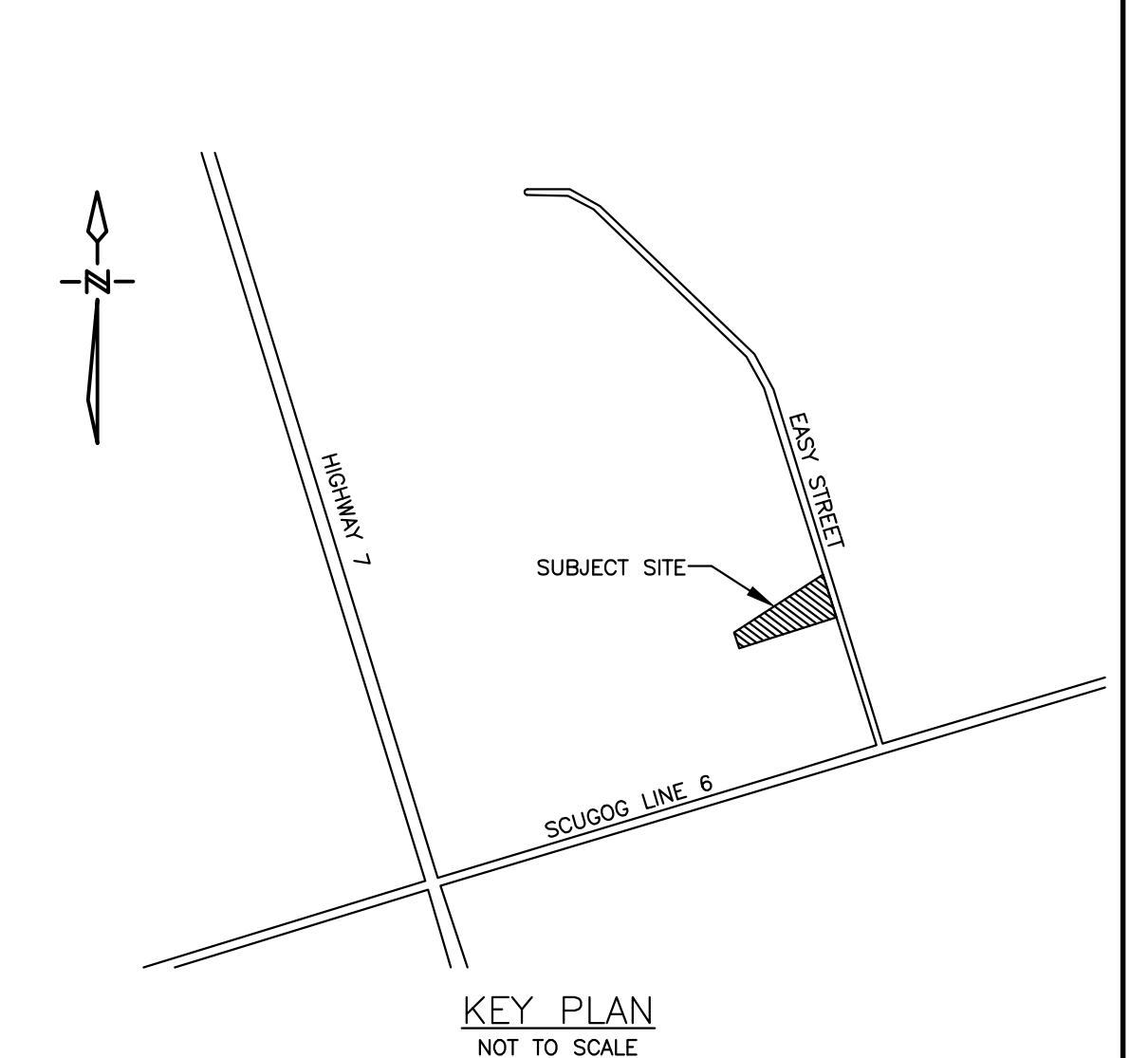
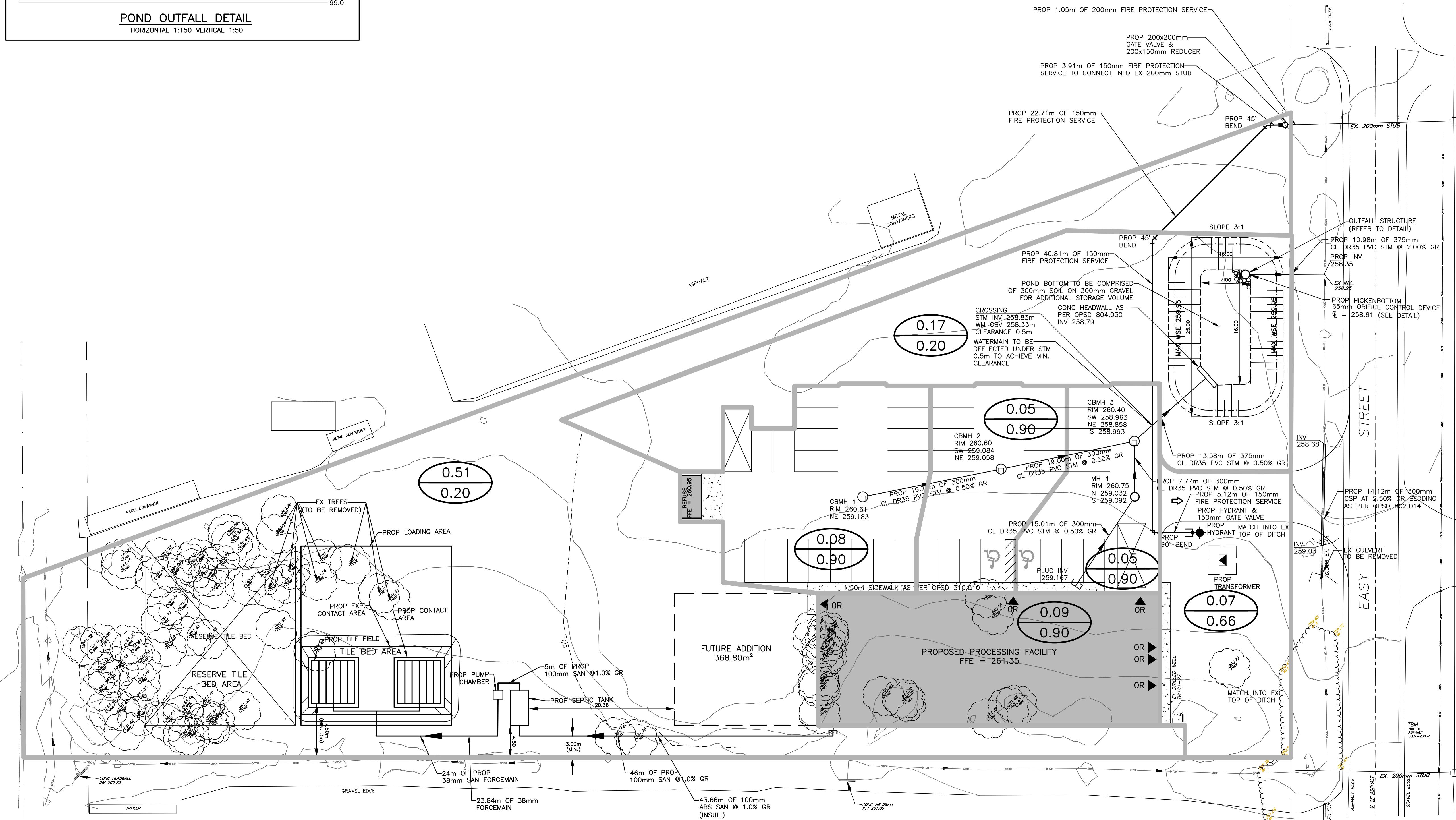
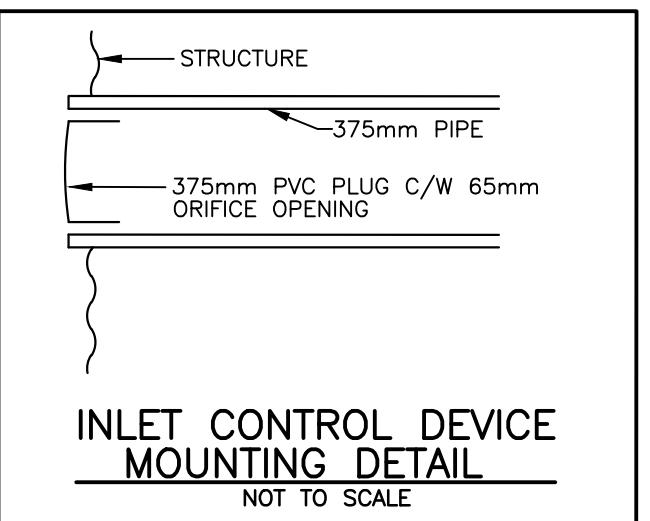
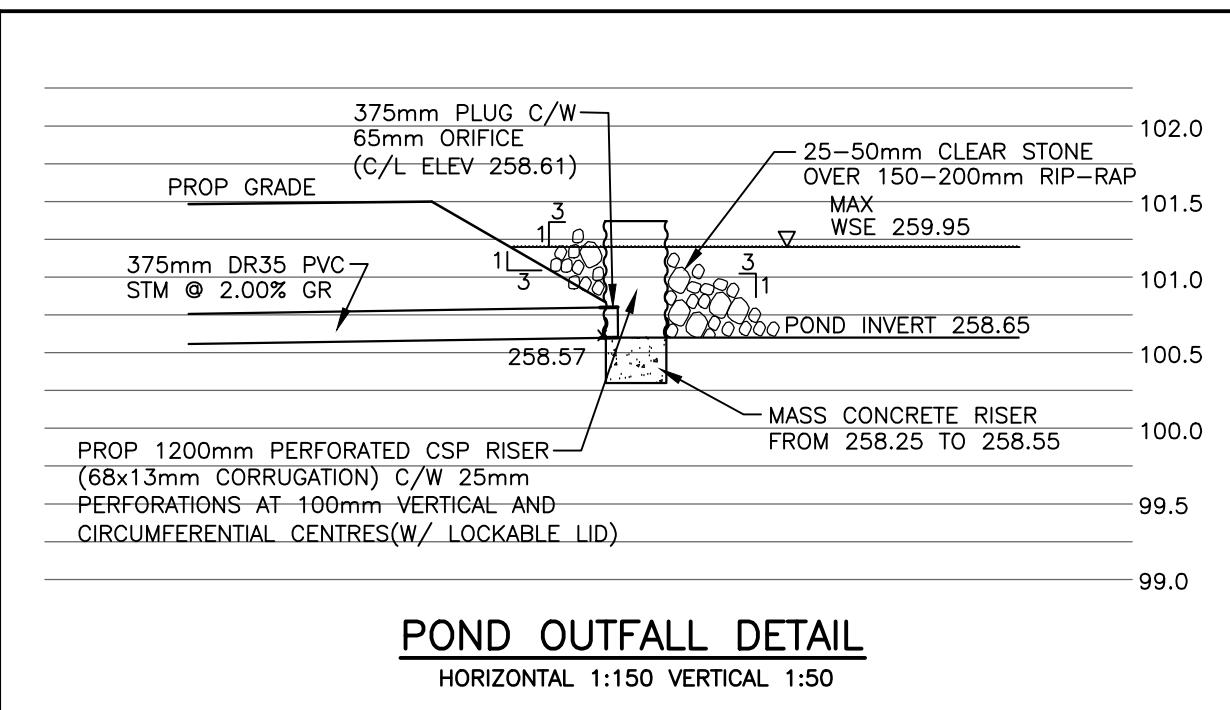
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# SITE GRADING PLAN



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STREET EAST • OSHAWA, ON L1H 1B6  
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## SITE SERVICING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE TOWN RIGHT OF WAY.
  2. ALL WORKS OR RESTORATION WITHIN THE TOWN RIGHT OF WAY SHALL BE COMPLETED AS PER TOWNSHIP OF SCUGOG 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 STORM SEWERS AND APPURTENANCES SHALL COMPLY WITH THE TOWNSHIP OF SCUGOG STANDARDS AND THE ONTARIO PLUMBING CODE.
    - STORM SEWER PIPE 450mm AND SMALLER SHALL BE DR35 PVC PIPE, CL P BEDDING
    - STORM SEWER MANHOLES AND CATCH BASIN MANHOLES SHALL BE AS PER OPSD 701.010
    - CATCH BASINS SHALL BE AS PER OPSD 705.010
    - MANHOLE GRATES SHALL BE AS PER OPSD 401.010
    - CATCH BASIN GRATES SHALL BE AS PER OPSD 400.020
    - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH OPSD STANDARDS
  6. ALL WATER MAINS AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
    - ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 1.80m BELOW FINISHED GRADE
    - ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS
  - 150mm FIRE PROTECTION SERVICE TO BE DR18 PVC PIPE, CL P BEDDING
  7. DRIVE AISLE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER:
    - 300mm GRANULAR ‘B’
    - 150mm GRANULAR ‘A’
    - 50mm HL8 ASPHALT
    - 40mm HL3 ASPHALT

## LEGEND

NAGE BOUNDARY  
NAGE AREA (ha)  
—OFF COEFFICIENT  
LAND FLOW DIRECTION

NO.	DATE	REVISION	BY
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8 EASY STREET, PORT PERRY

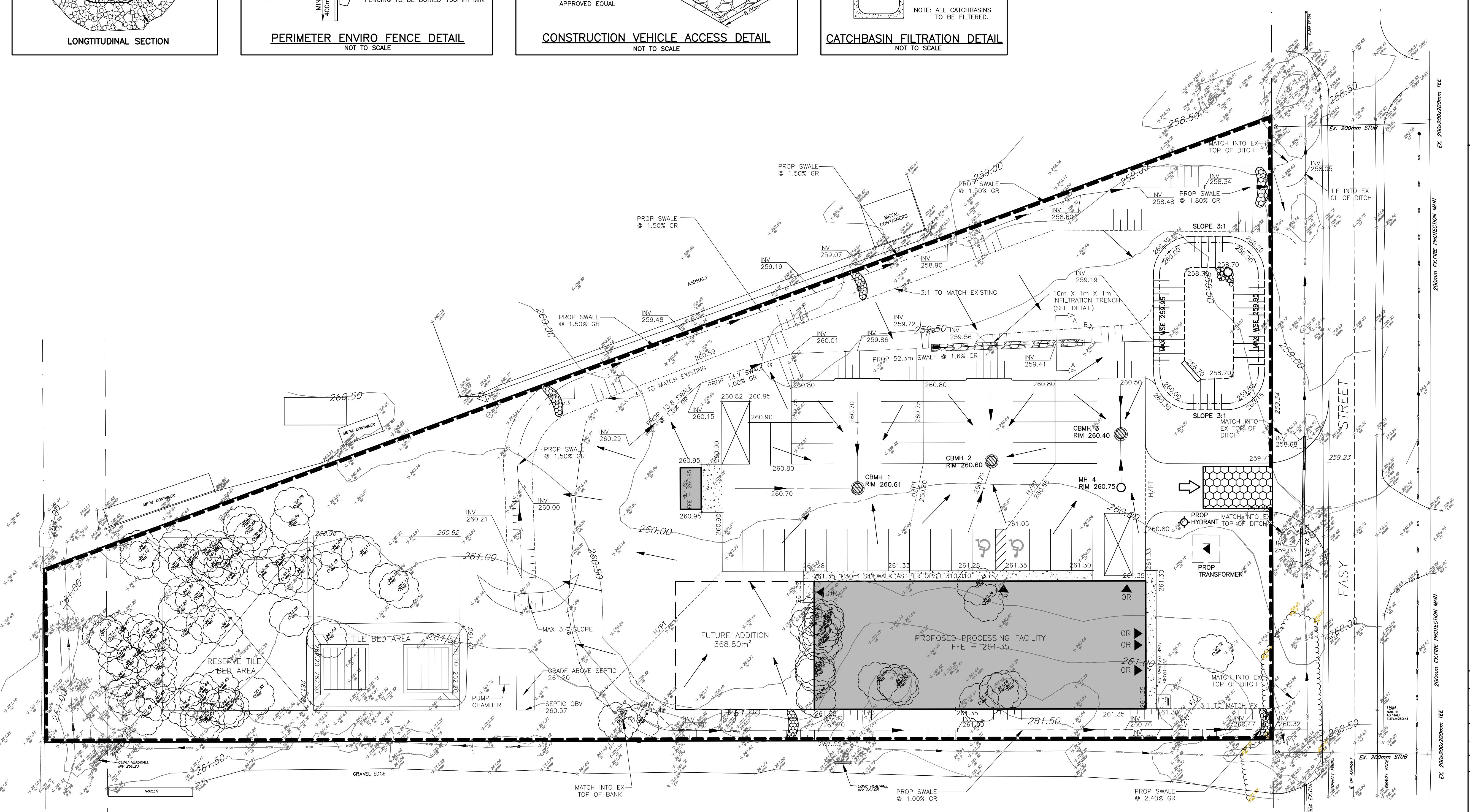
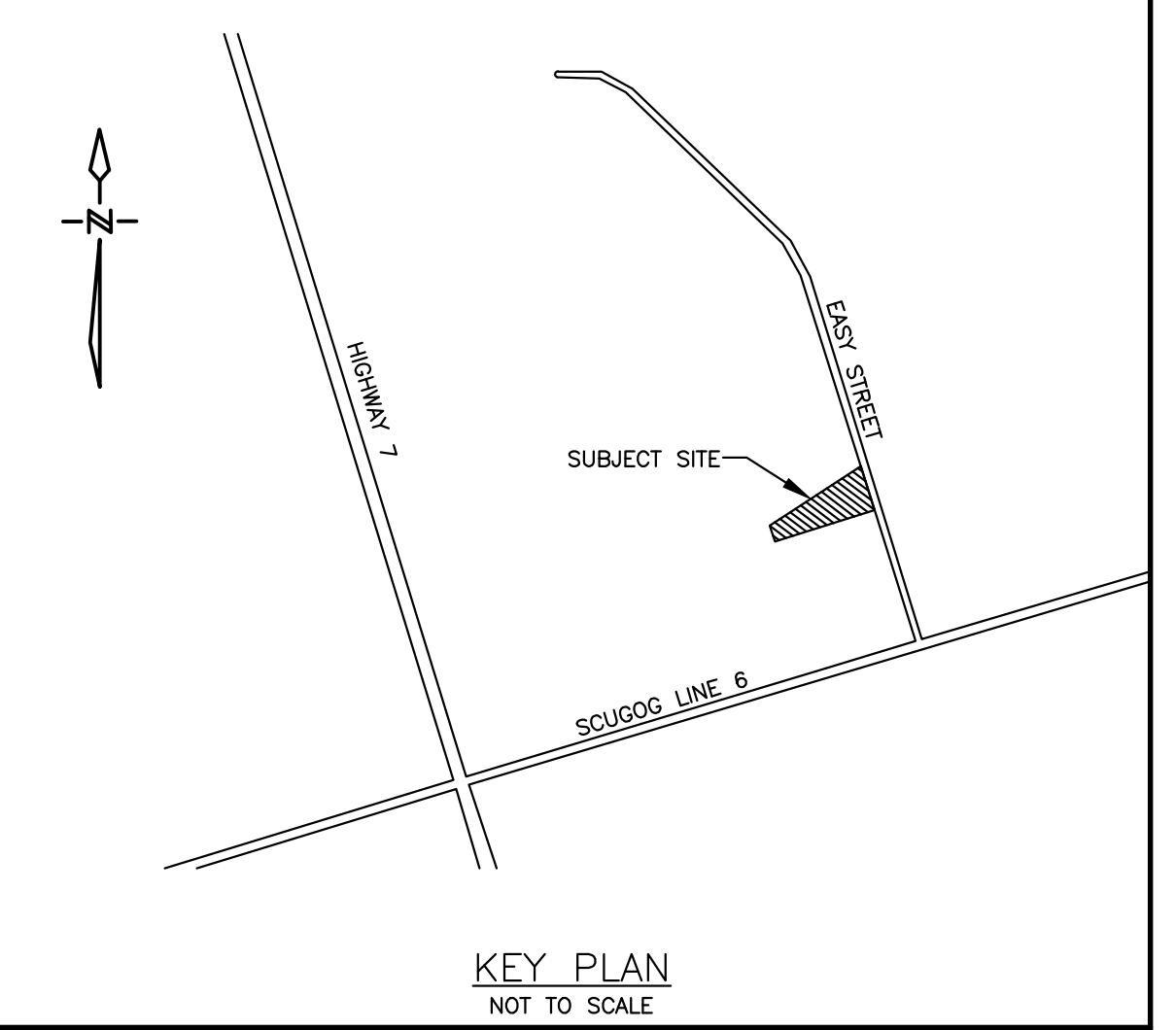
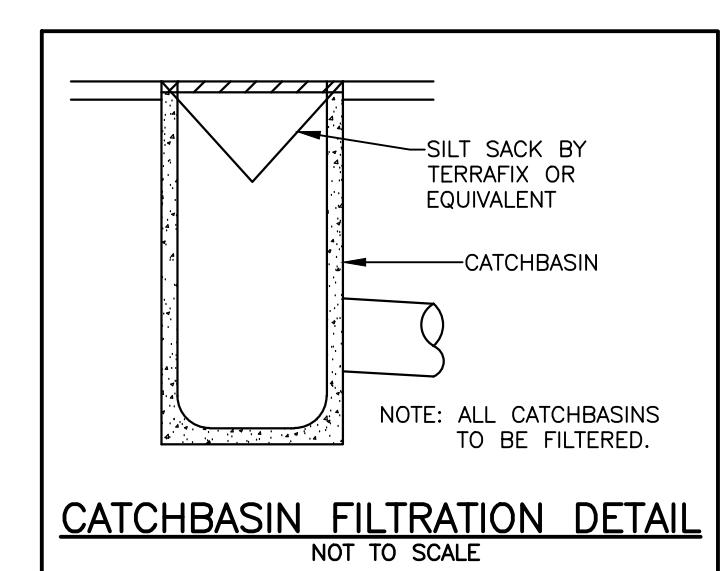
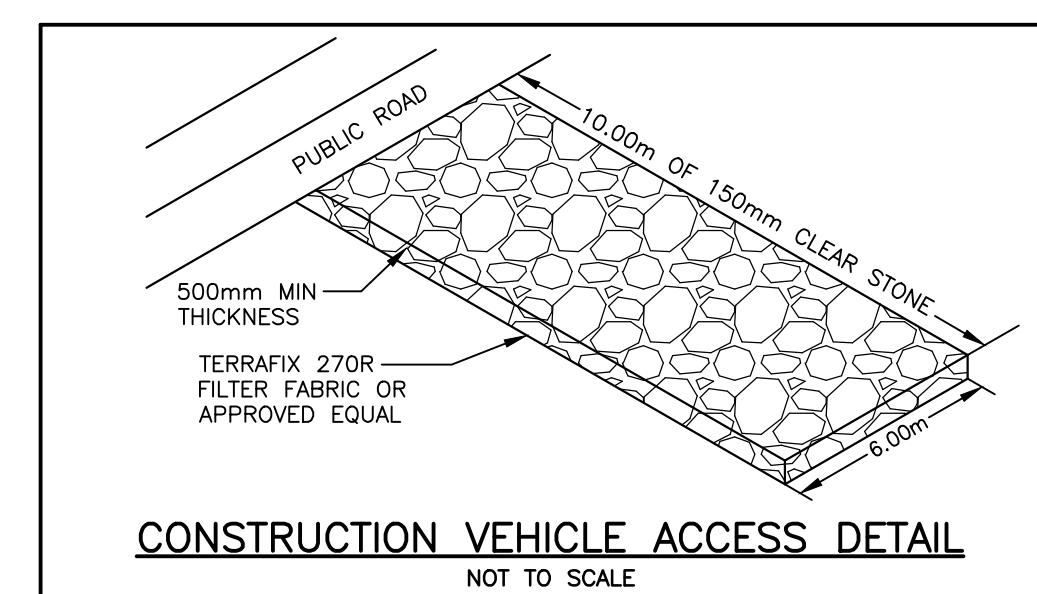
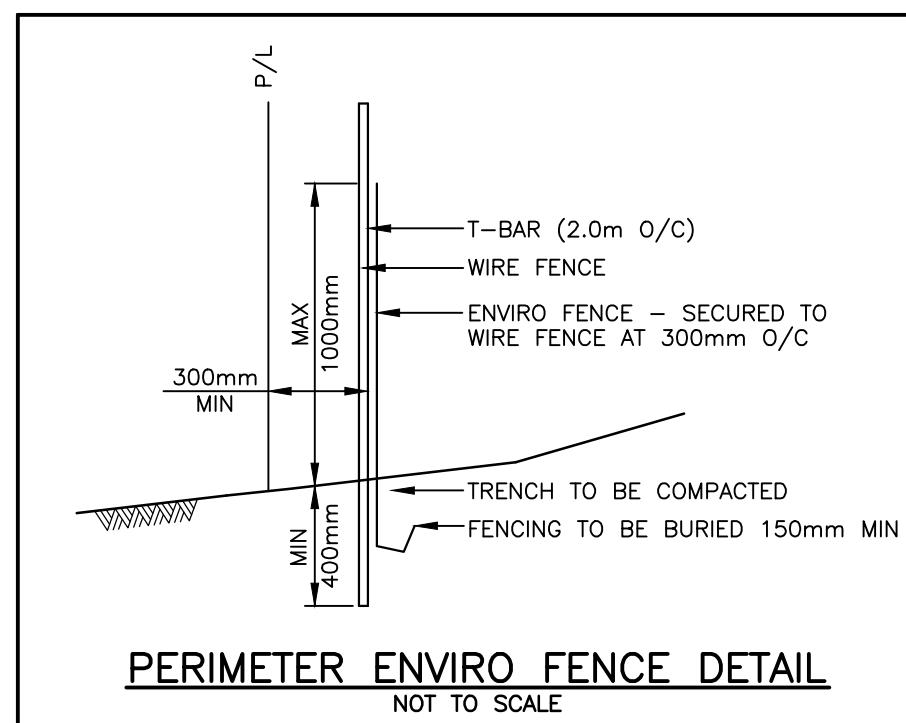
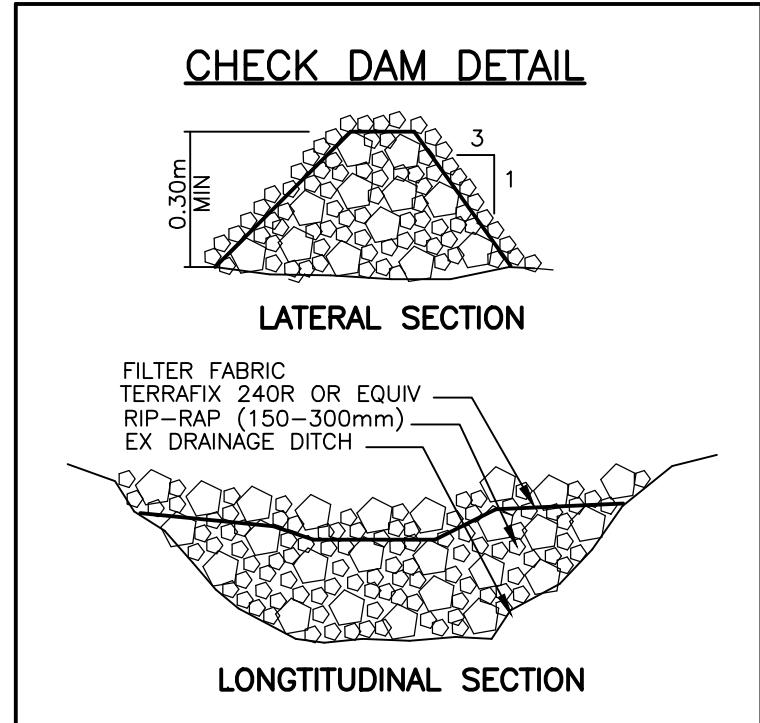
# SITE SERVICING PLAN



**ddle & Associates Limited**  
Building engineers and planners  
STREET EAST • OSHAWA, ON L1H 1B6  
(905)576-8500 • FAX (905)576-9730



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#### DUST CONTROL MEASURES:

##### A. PRE-GRADING PLANNING

- THE SITE SERVICING FOR THE SITE SHALL BE SCHEDULED SUCH THAT THE OVERALL TIME OPERATIONS IS MINIMIZED.
- THE TOPSOIL STOCKPILE (IF APPLICABLE) SHALL BE STABILIZED WITHIN 30 DAYS OF STOCKPILING MATERIALS IN ACCORDANCE WITH CITY'S CRITERIA. ALL DISTURBED LANDS OUTSIDE THE PHASE OF WORK SHALL BE STABILIZED/VEGETATED.

##### B. WATERING (POST GRADING)

- WITHIN AREAS WHERE EARTHWORKS AND OR UNDERGROUND MUNICIPAL SERVICING IS ONGOING, WATER SHOULD BE UTILIZED AT SUFFICIENT QUANTITY TO PREVENT VISIBLE EMISSIONS FROM EXTENDING MORE THAN 30m FROM THE POINT OF ORIGIN.

##### C. REDUCE VEHICLE SPEED

- IF ON-SITE SPEEDS FOR CONSTRUCTION VEHICLES SHALL BE MINIMIZED AND TO BE USED IN CONJUNCTION WITH WATERING TO PREVENT VISIBLE DUST EMISSIONS.

##### D. RESTRICT ACTIVITIES DURING HIGH WIND PERIODS

- IF HIGH VELocities OF CERTAIN WORKS AND THE CLOSE PROXIMITY AND POPULATION IMPACT SHOULD BE TAKEN INTO CONSIDERATION WHEN SCHEDULING DUST-PRODUCING WORK. APPROPRIATE DUST CONTROL MEASURES SHALL BE IN PLACE IN SUCH SITUATIONS.

##### E. ROAD CLEANING

- SPILLAGE, EROSION OR MATERIALS "TRACKED OUT" ON A ROAD TO BE CLEANED USING MECHANICAL STREET SWEEPERS OR FLUSHER TRUCK AT LEAST BY THE END OF THE WORK DAY. HOWEVER, IF SPILLAGE EXTENDS MORE THAN 15m ALONG A PAVED PUBLIC ROADWAY, IT MUST BE CLEANED UP IMMEDIATELY.

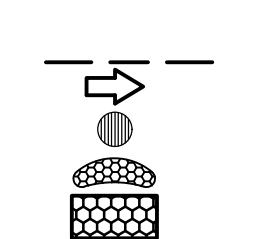
- IMPORTING AND EXPORTING OF MATERIALS ON AND OFF-SITE WILL BE SHUT DOWN DURING AND FOLLOWING INCLEMENT WEATHER UNTIL THE ROAD SURFACES HAVE BEEN CLEANED.

#### SEDIMENT CONTROL CONSTRUCTION SCHEDULE

- INSTALL PERIMETER ENVIRO FENCE AND CONSTRUCTION VEHICLE ACCESS.
- EXCAVATE PERIMETER SWALES AND SEDIMENT PONDS AS REQUIRED.
- STRIP SITE OF TOPSOIL AND REMOVE OFF SITE OR STOCK PILE AND PROVIDE ENVIRO FENCE AROUND BOTTOM OF PILE.
- INSTALL MINOR STORM SEWER SYSTEM ALONG WITH OTHER SERVICES.
- INSTALL CATCHBASIN FILTRATION ON ALL CATCHBASINS AND CATCHBASIN.
- SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE HAVE BEEN STABILIZED WITH SOD OR ASPHALT.

#### LEGEND

PERIMETER ENVIRO FENCE  
DIRECTION OF OVERLAND FLOW  
CATCHBASIN FILTRATION  
RIP RAP CHECKDAM  
CONSTRUCTION VEHICLE ACCESS  
10.0x6.0x0.30m of 150mm CLEAR STONE



1.	26 MAY/23	REVISED AS PER MUNICIPAL COMMENTS	R.D.S
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## 8 EASY STREET, PORT PERRY

### EROSION AND SEDIMENT CONTROL PLAN

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consulting engineers and planners  
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info@dgbbiddle.com

LICENSED PROFESSIONAL ENGINEER R.M.P. LAKOZ 90323221 June 9, 2023 PROVINCE OF ONTARIO	SCALE:	1:300	PROJECT NO.	121053
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	DESIGN BY:	B.C.		
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