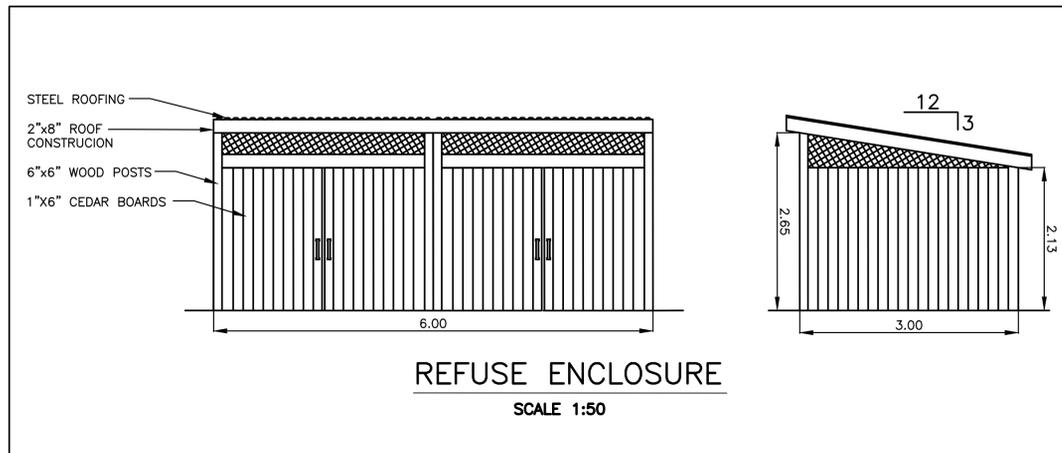




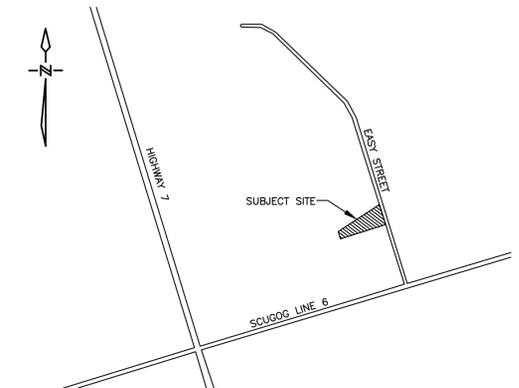
(FR) TYP. FIRE ACCESS ROUTE SIGNAGE



(AC) TYP. ACCESSIBLE SIGNAGE



REFUSE ENCLOSURE  
SCALE 1:50



KEY PLAN  
NOT TO SCALE

**SITE STATISTICS**

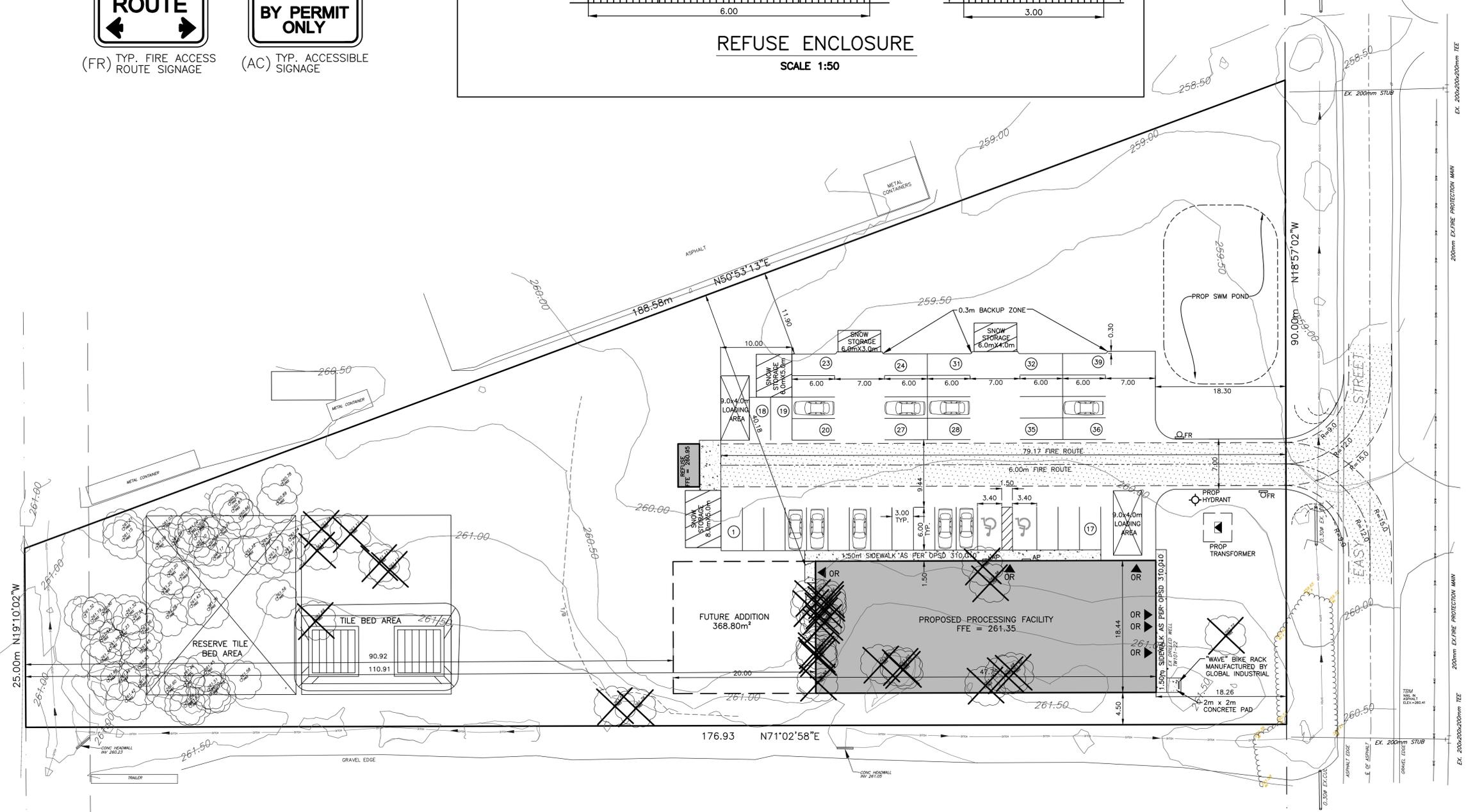
ZONING	M1	
SITE AREA	10177.60m <sup>2</sup>	
BUILDING AREA	1284.31m <sup>2</sup>	12.62%
FACILITY	880.51m <sup>2</sup>	
FUTURE ADDITION	368.80m <sup>2</sup>	
REFUSE	35.00m <sup>2</sup>	
LANDSCAPE AREA	7128.51m <sup>2</sup>	70.04%
ASPHALT AREA	1764.78m <sup>2</sup>	17.34%
SNOW STORAGE AREA REQ'D	88.25m <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**
- 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.



**LEGEND**

- FIRE ROUTE
- SITE TRANSFORMER
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING SIGN (ATTACHED TO THE WALL)
- FIRE ROUTE SIGN
- SNOW STORAGE AREA

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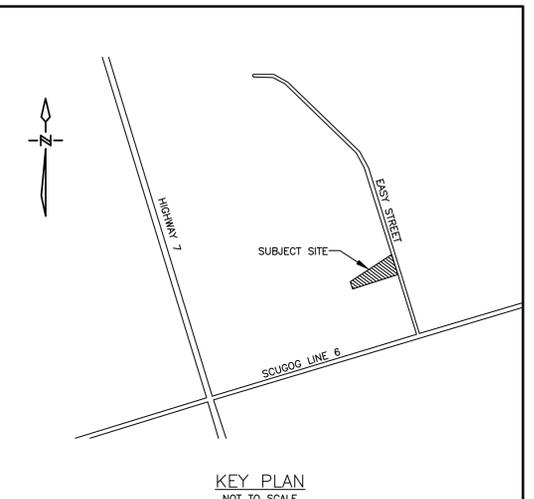
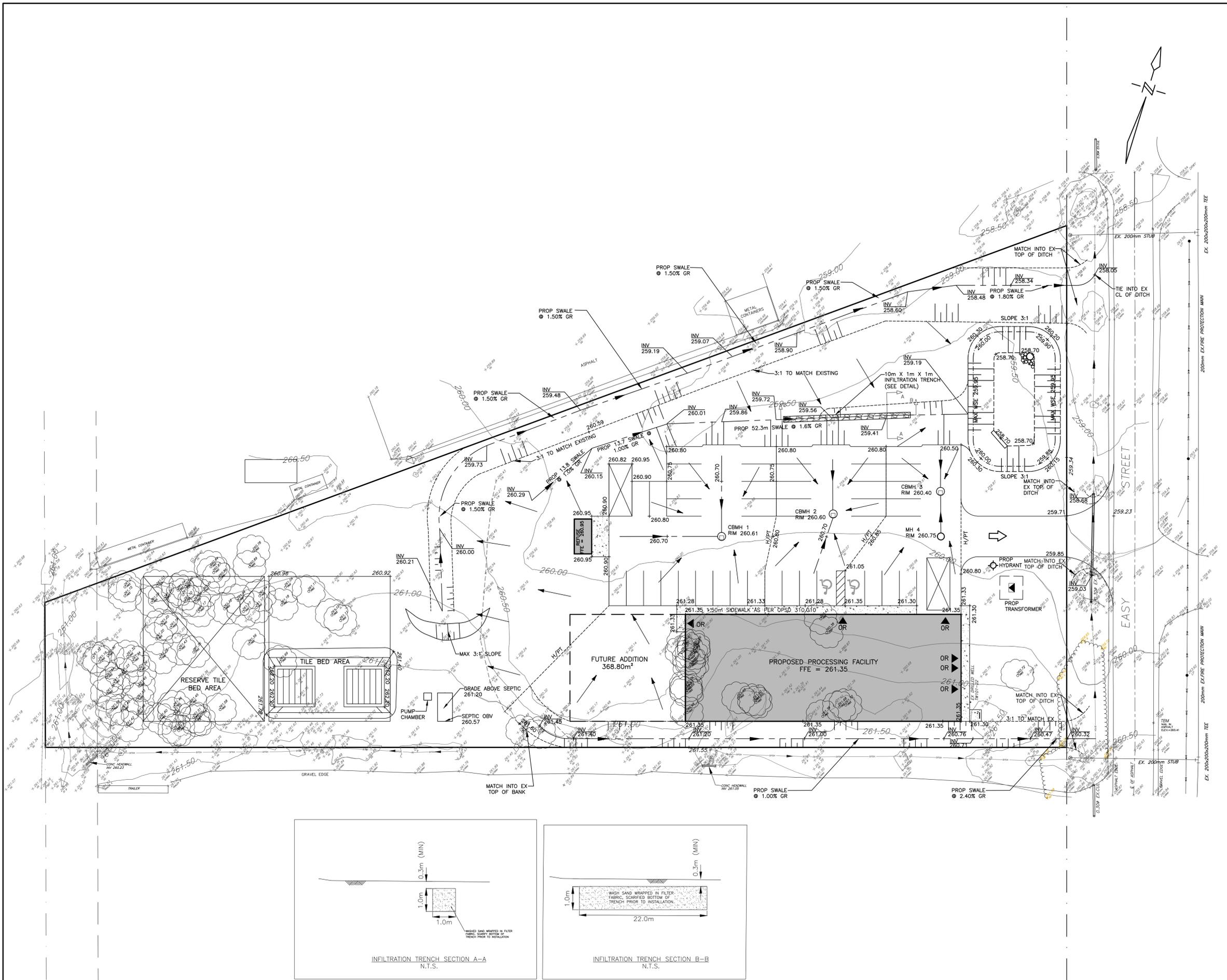
8 EASY STREET, PORT PERRY

**SITE PLAN**

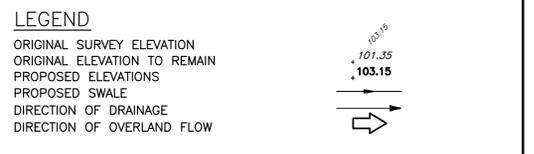
**D.G. Biddle & Associates Limited**  
consulting engineers and planners  
96 KING STREET EAST - OSHAWA, ON L1H 1B6  
PHONE (905) 576-8500 • FAX (905) 576-9730  
info@dgbidle.com

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	DESIGN BY: B.C.	
	CHECKED BY: P.D.C.	
	DATE: JUNE 2021	

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 04/04/2023



- 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 HL3 ASPHALT
    - 40mm HL3 ASPHALT



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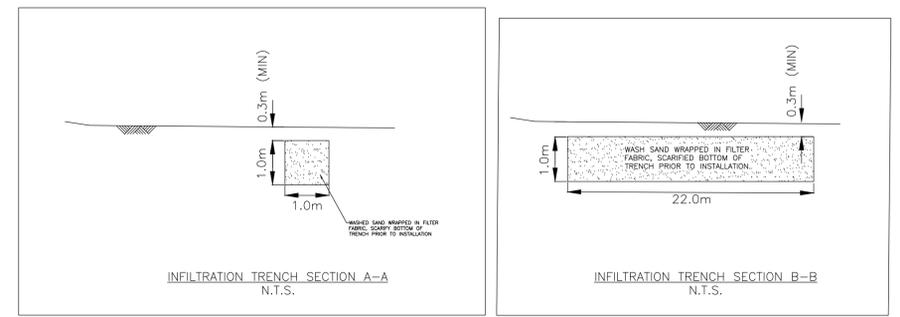
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8 EASY STREET, PORT PERRY

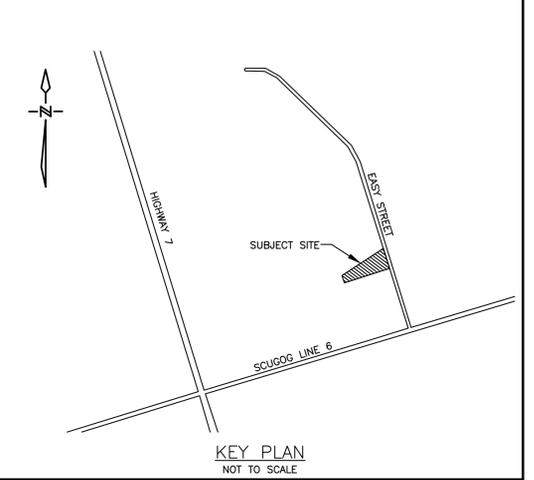
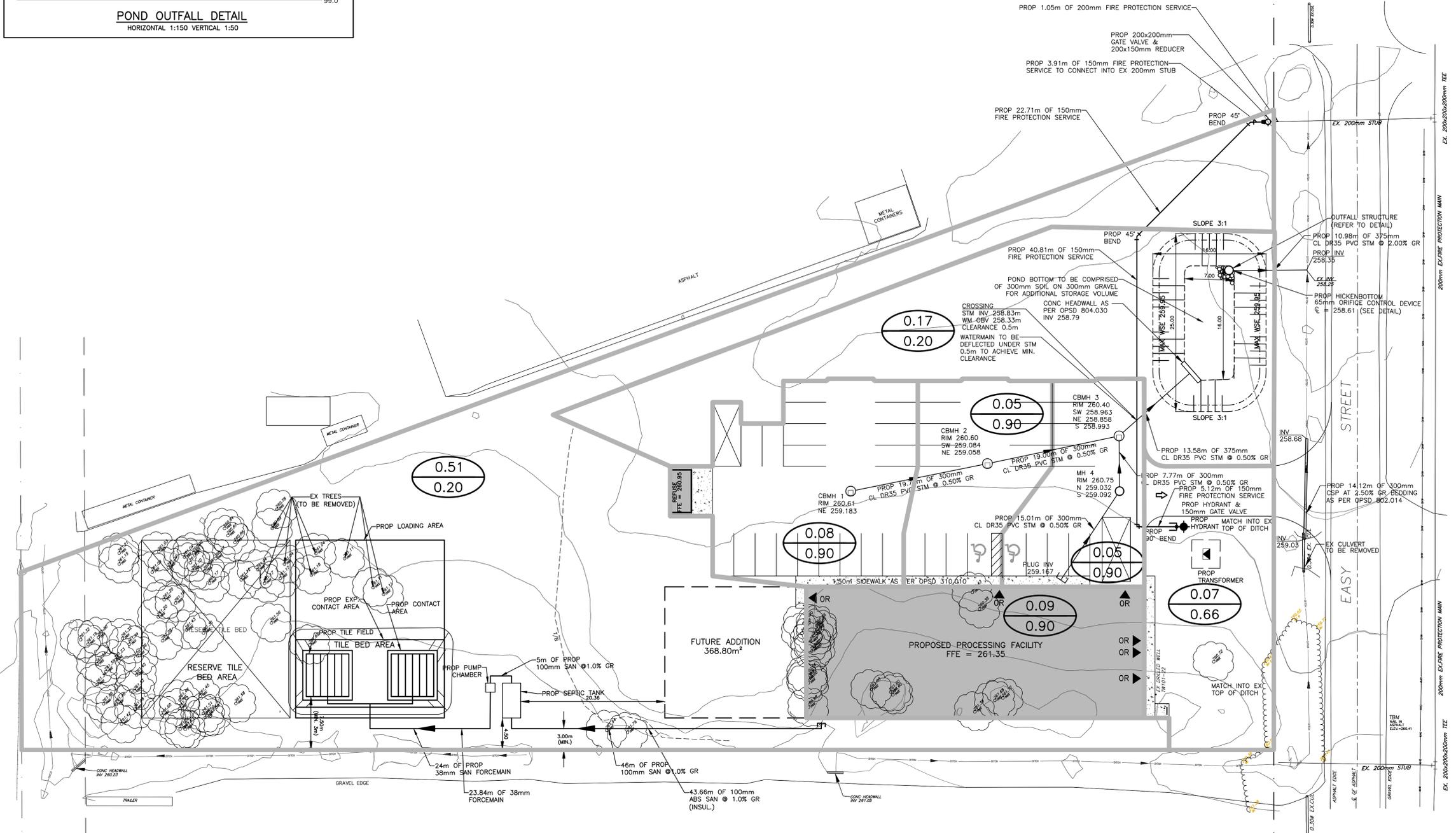
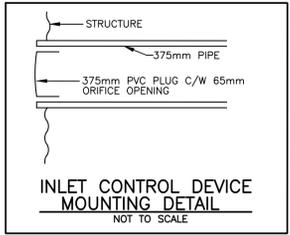
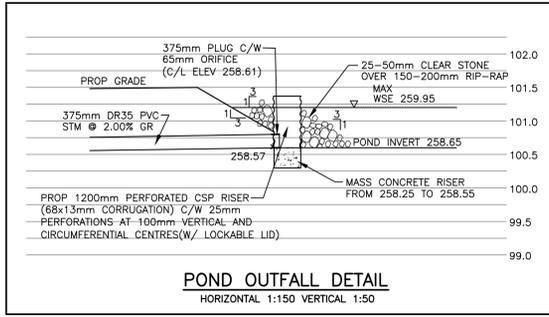
**SITE GRADING PLAN**

**D.G. Biddle & Associates Limited**  
 consulting engineers and planners  
 96 KING STREET EAST - OSHAWA, ON L1H 1B6  
 PHONE (905) 576-8500 FAX (905) 576-9730  
 info@dgbiddle.com

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	DATE: JUNE 2021	



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- SITE SERVICING NOTES**
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE TOWN RIGHT OF WAY.
  - ALL WORKS OR RESTORATION WITHIN THE TOWN RIGHT OF WAY SHALL BE COMPLETED AS PER TOWNSHIP OF SCUGOG FIELD STAFF DIRECTION.
  - 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.
  - QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
  - 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
  - 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
    - DRIVE ASLE 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**

	DRAINAGE BOUNDARY
	DRAINAGE AREA (ha)
	RUN-OFF COEFFICIENT
	OVERLAND FLOW DIRECTION

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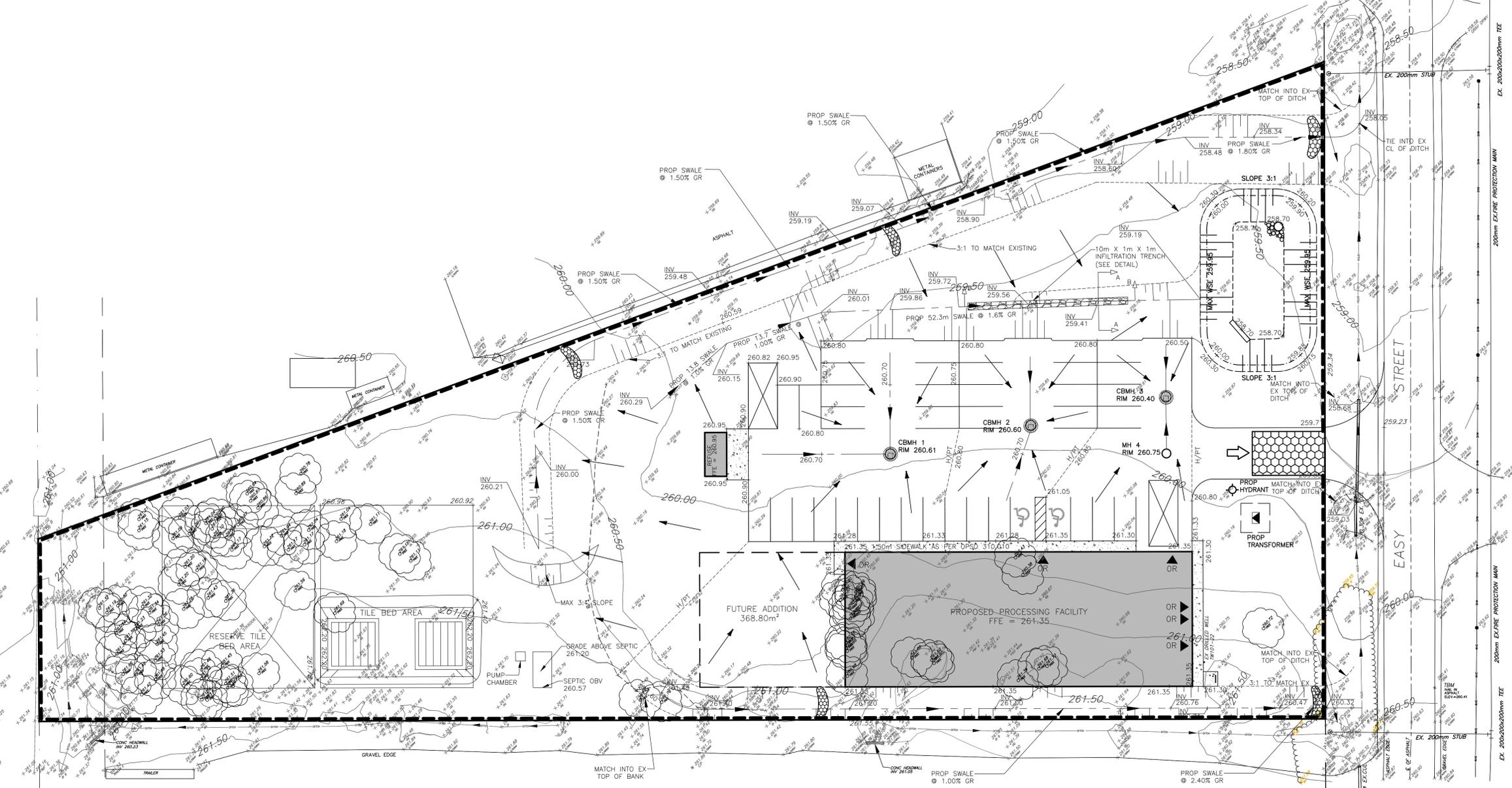
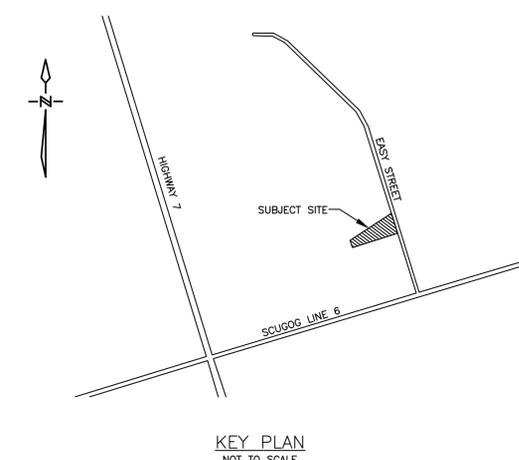
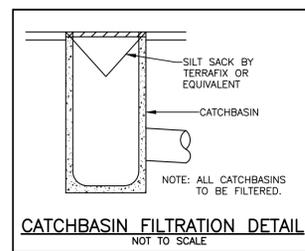
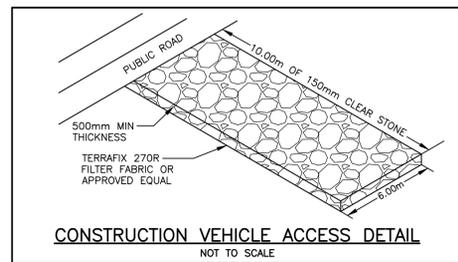
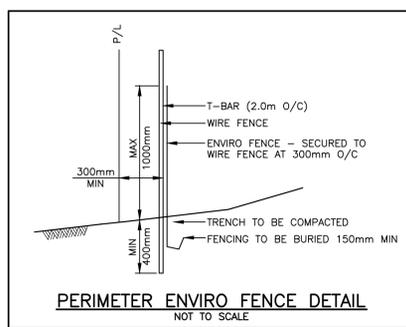
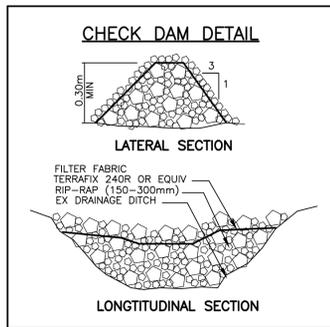
8 EASY STREET, PORT PERRY

**SITE SERVICING PLAN**

**D.G. Biddle & Associates Limited**  
consulting engineers and planners  
96 KING STREET EAST - OSHAWA, ON L1H 1B6  
PHONE (905) 576-8500 • FAX (905) 576-9730  
info@dgbiddle.com

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	DESIGN BY: B.C.	
	CHECKED BY: P.D.C.	
	DATE: JUNE 2021	

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 09/04/2023



- DUST CONTROL MEASURES:**
- A. PRE-GRADING PLANNING**
1. THE SITE SERVICING FOR THE SITE SHALL BE SCHEDULED SUCH THAT THE OVERALL TIME THE AREAS ARE LEFT OPEN TO WIND THAT CREATE BLOWING DUST FROM THE EARTHWORK OPERATIONS IS MINIMIZED.
  2. 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.
  3. THE CONTRACTOR SHALL APPLY WATER TO HAUL ROADS AND STOCKPILES (IF APPLICABLE) BY WAY OF WATER TRUCK.
- B. WATERING (POST GRADING)**
4. WITHIN AREAS WHERE EARTHWORKS AND/OR UNDERGROUND MUNICIPAL SERVICING IS ON-GOING, WATER IS TO BE UTILIZED AT SUFFICIENT QUANTITY TO PREVENT VISIBLE EMISSIONS FROM EXTENDING MORE THAN 30m FROM THE POINT OF ORIGIN.
- C. REDUCE VEHICLE SPEED**
5. THE ON-SITE SPEED LIMIT 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**
6. THE HIGH VISIBILITY 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**
7. 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.
  8. 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**
1. INSTALL PERIMETER ENVIRO FENCE AND CONSTRUCTION VEHICLE ACCESS.
  2. EXCAVATE PERIMETER SWALES AND SEDIMENT PONDS AS REQUIRED.
  3. STRIP SITE OF TOPSOIL AND REMOVE OFF SITE OR STOCK PILE AND PROVIDE ENVIRO FENCE AROUND BOTTOM OF PILE.
  4. INSTALL MINOR STORM SEWER SYSTEM ALONG WITH OTHER SERVICING.
  5. INSTALL CATCHBASIN FILTRATION ON ALL CATCHBASINS AND CATCHBASIN.
  6. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL AREAS OF THE SITE HAVE BEEN STABILIZED WITH SOD OR ASPHALT.



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**8 EASY STREET, PORT PERRY**

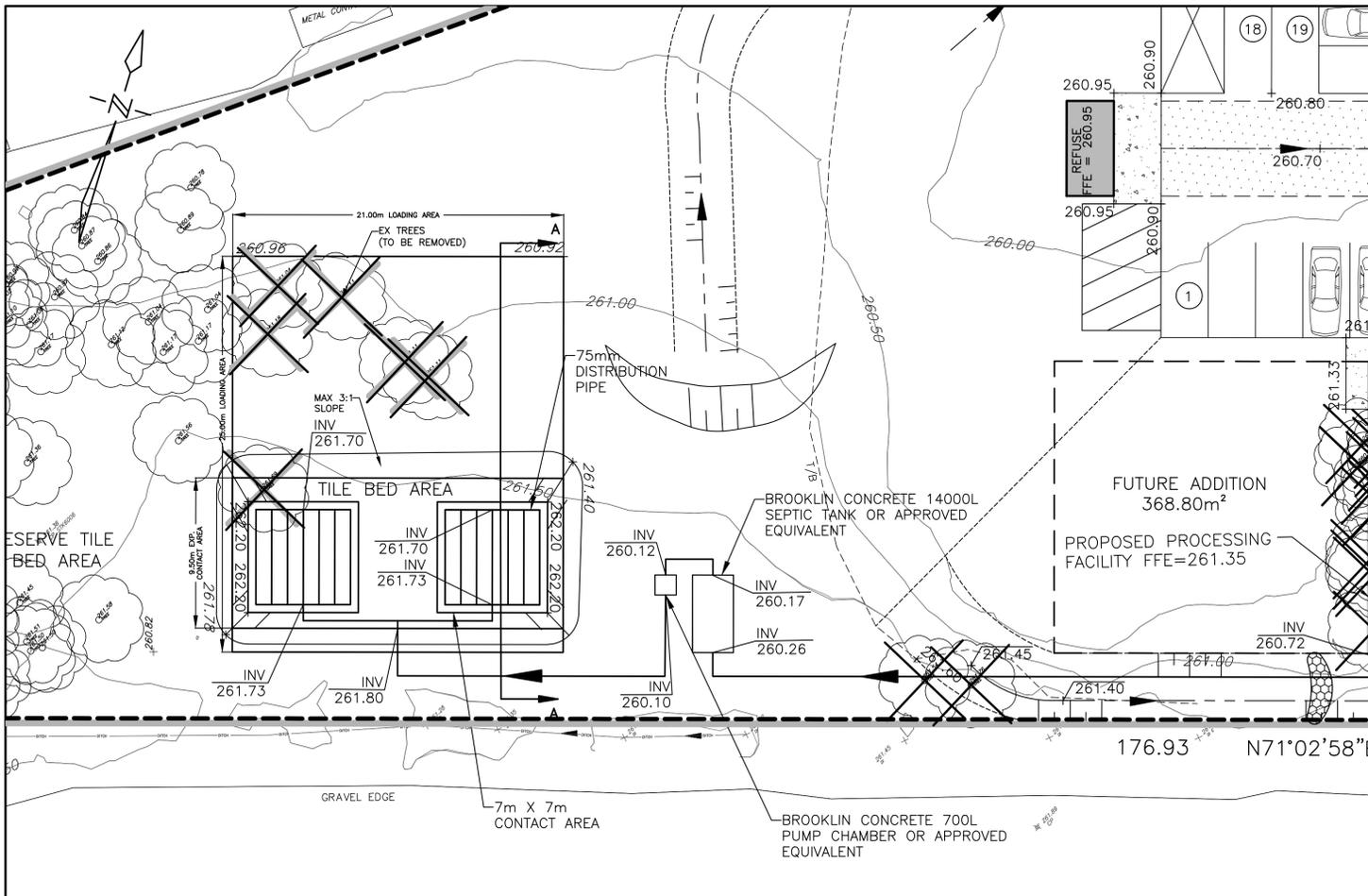
**EROSION AND SEDIMENT CONTROL PLAN**

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	DESIGN BY: B.C.	<b>ES-1</b>
	CHECKED BY: P.D.C.	
	DATE: OCT 2021	

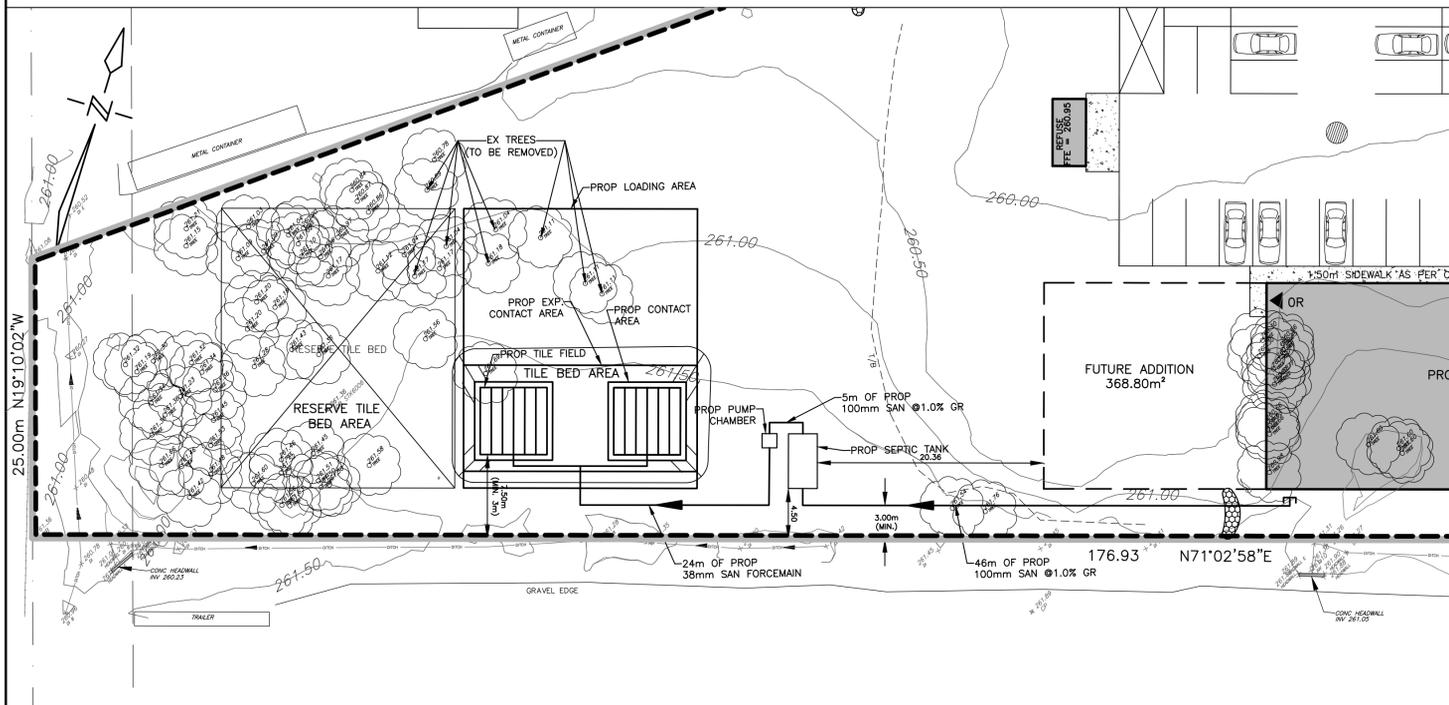
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\WORK\PROJECTS\PORT PERRY\121000\121053 - 8 EASY STREET\121053 - DRAWINGS ONLY\121053 - EROSION AND SEDIMENT CONTROL PLAN\121053 - 022023\30- SITE PLAN.DWG  
 09/04/2023



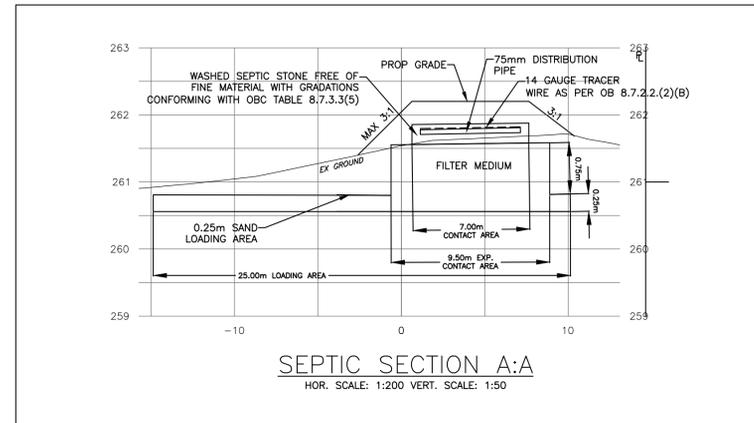
SEPTIC SYSTEM GRADING/TILE PIPE LAYOUT

SCALE: 1:200  
SEE GRADING/SERVICING PLANS FOR DETAILED DESIGN



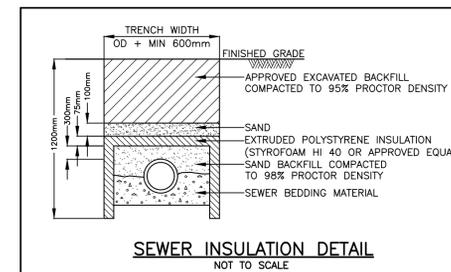
SEPTIC SYSTEM SITING

SCALE: 1:300  
SEE SITE PLAN FOR ENTIRE SITE DESIGN



SEPTIC SECTION A:A  
HOR. SCALE: 1:200 VERT. SCALE: 1:50

SEPTIC DESIGN REQUIREMENTS	
DESIGN LOAD	3550 L/DAY
PERCOLATION RATE	T=15 MIN/CM
SEPTIC TANK	14000 L
	14 RUNS @ 6m = 84m
CONTACT AREA REQ'D: (STONE)	A=Q/50 71m²
CONTACT AREA PROV'D:	2 x 7m x 7m = 98.0m²
EXP. CONTACT AREA REQ'D: (0.75m SAND)	A=QT/850 62.65m²
EXP. CONTACT AREA PROV'D:	21m x 9.5m = 199.5m²
LOADING AREA REQ'D: (0.25m SAND)	A=Q/8 443.75m²
LOADING AREA PROV'D:	21m x 25m = 525.0m²
PUMP DOSE REQ'D:	$V = \frac{1}{4}(\pi d^2) / 4$ 278 l
PUMP CHAMBER:	700 l
LIFT:	325 l PER DOSE 1.70m



SEWER INSULATION DETAIL  
NOT TO SCALE

**DISTRIBUTION PIPE SYSTEM**  
DISTRIBUTION PIPE TO BE 0.075 m IN DIA AND CONFORM TO CSA STANDARD B182-1-1977 OR LATEST EDITION SO  
END OF PIPE TO BE INTERCONNECTED WITH SOLID PIPE  
SANITARY HOUSE CONNECTION TO BE 100 mm DIA. PVC PIPE TO CSA 182.1 AT 1.00 % GRADE MIN.  
INSULATE HOUSE CONNECTION AND HEADER PIPE AS PER REGION OF DURHAM STANDARD S-307  
EACH LINE OF DISTRIBUTION PIPE TO HAVE UNIFORM DOWNWARD SLOPE  
SEPTIC TANKS/HOLDING TANKS/DOSING CHAMBERS  
SEPTIC TANKS AND HOLDING TANKS SHALL CONFORM TO CSA STANDARD CAN5-886-MES OR LATEST EDITION.  
PROVIDE WATER TIGHT SEAL FOR ALL PIPE CONNECTIONS TO CONC. TANK.  
TANKS MUST BE DESIGNED TO CARRY A MINIMUM OF 600 mm OF COVER AND SHALL BE MARKED TO SHOW THE MAXIMUM DEPTH OF BURIAL.  
EFFLUENT FILTER TO BE ON THE OUTLET OF THE INSTALLED SEPTIC TANK IN ACCORDANCE WITH OBC 8.6.2.1(1) TO 8.6.2.1(3) INCL.  
**GRADING NOTES**  
MINIMUM DEPTH OF ANY SWALE SHALL BE 150 MM.  
MAXIMUM SLOPE SHALL BE 3:1.



KEY PLAN  
NOT TO SCALE

**SEWAGE SYSTEM SPECIFICATIONS**

**GENERAL**  
GENERALLY, THE WORK INCLUDES THE PROVISION OF A NEW CLASS 4 SEWAGE TREATMENT SYSTEM, AS SHOWN AND DESCRIBED.  
THIS CLASS 4 PRIVATE WASTE DISPOSAL SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF ONTARIO BUILDING CODE AS AMENDED, FOR WHICH THE GOVERNING AUTHORITY SHALL BE THE REPRESENTATIVE OF THE LOCAL MUNICIPALITY.  
THIS SYSTEM IS DESIGNED BASED ON PROPOSED BUILDING OCCUPANCY, ACQUIRED FROM THE BUSINESS OWNER, THE SYSTEM HAS BEEN OVERSIZED TO PROVIDE ADEQUATE SPACE FOR FUTURE EXPANSION.  
THE CONTRACTOR WILL BE REQUIRED TO VISIT AND EXAMINE THE SITE PRIOR TO THE SUPPLY OF MATERIALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DIFFICULTIES ARISING FROM FAILURE TO DO SO.  
THE CONTRACTOR WILL ARRANGE FOR INSPECTION OF THE SYSTEM BY THE ENGINEER DURING CONSTRUCTION. INSPECTION WILL BE MADE (1) WHEN THE SITE HAS BEEN STRIPPED OF TOPSOIL (2) WHEN DISTRIBUTION LINES ARE IN PLACE (3) ON COMPLETION OF FINE GRADING.  
THE CONTRACTOR WILL PROVIDE 48 HOURS NOTICE OF REQUIREMENTS FOR INSPECTION OF THE WORKS IN PROGRESS TO THE ENGINEER AND LOCAL MUNICIPALITY BUILDING OFFICIAL. NO FURTHER WORK ON THE SYSTEM WILL BE UNDERTAKEN UNTIL THE INSPECTION HAS BEEN COMPLETED AND AUTHORIZATION TO PROCEED HAS BEEN GIVEN.  
THIS SYSTEM SHALL NOT BE PLACED IN USE AND THE BUILDING MAY NOT BE OCCUPIED UNTIL THE SYSTEM IS INSPECTED AND APPROVED BY THE LOCAL MUNICIPAL BUILDING OFFICIAL.  
BASE OF LEACHING BED AND MANTLE IS TO BE SCARIFIED PRIOR TO PLACING IMPORTED FILL. NO EQUIPMENT (RUBBER TIRE OR TRACKED) IS TO COME IN DIRECT CONTACT WITH SCARIFIED SOIL. IMPORTED MATERIAL IS TO BE BLADED INTO SCARIFIED AREA IN 200 mm TO 250mm LIFTS AND TRACK COMPACTED. ADDITIONAL FILL IS TO BE PLACED IN 200mm TO 250mm LIFTS AND TRACK COMPACTED. FILL MATERIAL FOR LEACHING BED TO BE APPROVED BY ENGINEER PRIOR TO PLACING ANY FILL.  
PERFORM ALL EXCAVATION, BACKFILLING AND COMPACTION REQUIRED FOR THE WORK. REMOVE ALL TREES AND BRUSH FROM THE AREA OF THE NEW LEACHING BEDS, AS REQUIRED.  
BUILDING EAVESTROUGHS, BUILDING SLUMP, WATER SOFTENER AND FURNACE CONDENSATE DISCHARGES SHALL NOT BE CONNECTED TO SEWAGE SYSTEM. DIRECT ALL SUCH FLOWS TO SPLASH PADS OUTSIDE THE STRUCTURE AND ENSURE THAT DRAINAGE FROM SPLASH PADS IS DIRECTED AWAY FROM LEACHING BED AND TANK AREAS.  
LEACHING BED AREAS SHALL BE TOPSOILED AND SOODED IMMEDIATELY UPON COMPLETION OF DISTRIBUTION LINES TO CONTROL EROSION.  
NO STRUCTURES, INCLUDING ACCESSORY BUILDINGS AND SWIMMING POOLS, SHALL BE LOCATED WITHIN THE PRIMARY AND RESERVE LEACHING BED AREAS.  
ALL BASEMENT FIXTURES AND FLOOR DRAINS TO BE PUMPED TO SEPTIC SYSTEM, (AS REQUIRED).  
THE INSTALLATION OF LAWN IRRIGATION SYSTEMS SHALL NOT BE PERMITTED WITHIN THE PRIMARY OR RESERVE LEACHING AREAS. SPRINKLER HEADS SHALL SPRAY AWAY FROM PRIMARY OR RESERVE AREAS.  
AS PER O.B.C SECTION 8.7.2.2 THE HEADER LINE AND DISTRIBUTION PIPES SHALL BE CONSTRUCTED WITH A 14 GAUGE TW SOLID COPPER WIRE (C/W LIGHT COLOURED PLASTIC COATING)

PRELIMINARY  
NOT FOR CONSTRUCTION

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8 EAST STREET, PORT PERRY  
**SEPTIC DESIGN/SITING PLAN**

**D.G. Biddle & Associates Limited**  
consulting engineers and planners  
96 KING STREET EAST - OSHAWA, ON L1H 1B6  
PHONE (905) 576-8500 • FAX (905) 576-9730  
info@dgbiddle.com

SCALE:	1:200	PROJECT NO.	121053
DRAWN BY:	J.S.W.	DRAWING NO.	SA-1
DESIGN BY:	J.S.W.		
CHECKED BY:	R.M.L.		
DATE:	AUG 2021		



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