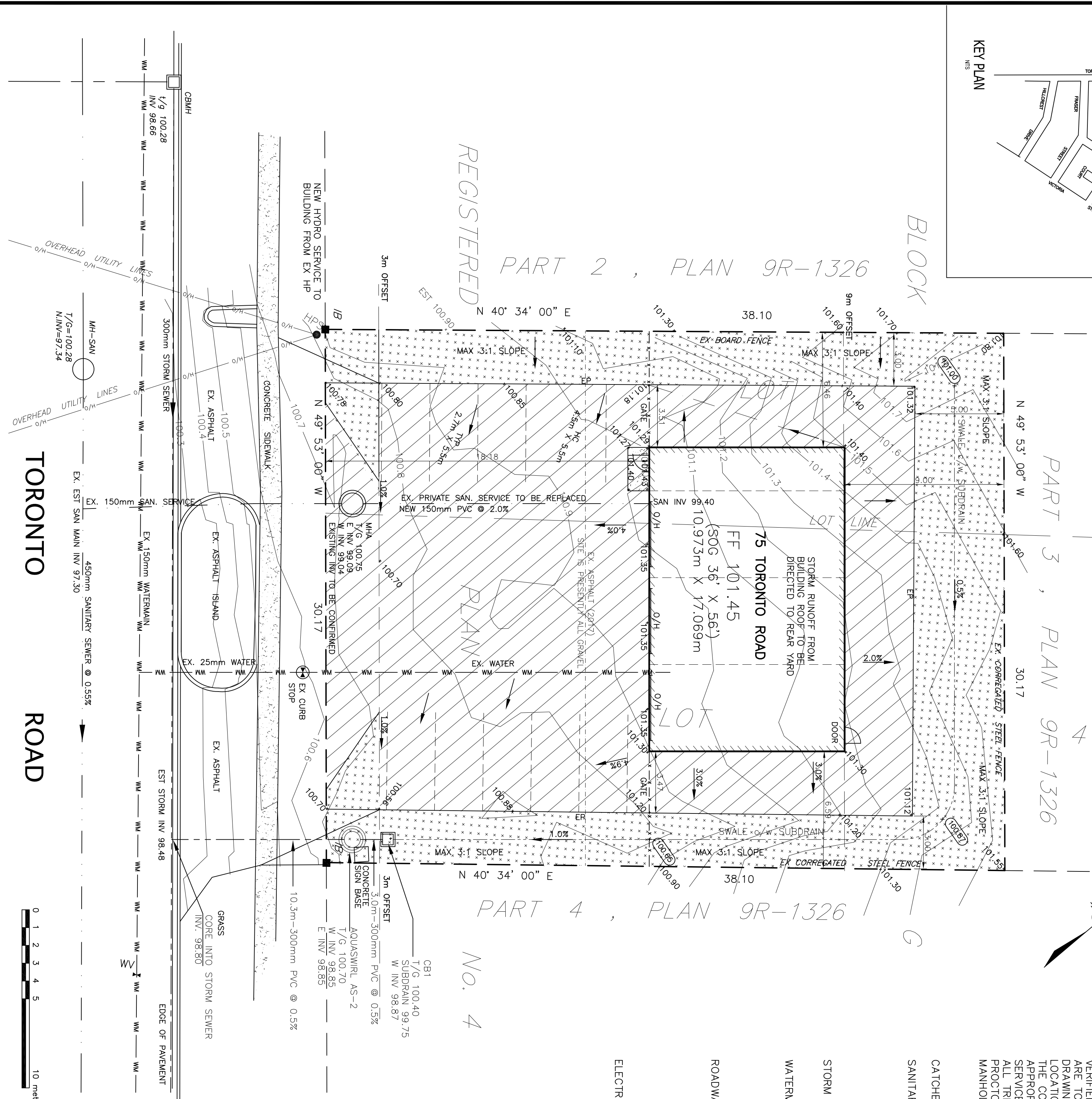


SITE DATA:	
LOT AREA:	1,149.48 sqm
ZONING:	COMMERCIAL (COM2)
NEW BLDG. FOOTPRINT:	1,873.0 sqm
PROPOSED NEW COVERAGE:	16.2%
LANDSCAPING:	372 sqm
	32.4%
PARKING REQUIRED:	
1 SPACE PER 200sqm NET BUILDING AREA	9 SPC.
TOTAL PROVIDED:	9 SPC.



NOTES:

TOPOGRAPHICAL SITE INFORMATION BASED ON 2016 INFORMATION PROVIDED BY OWNER. LOCATION OF SURFACE FEATURES IN THE ROW COMPLETED BY FIELD SURVEY JANUARY 23, 2017. SITE WAS BEEN CLEANED UP AND RE-GRADED IN 2022. U/G SERVICES LOCATION AND INVERTS DETERMINED BY AS-BUILT DRAWINGS PROVIDED BY THE MUNICIPALITY OF PORT HOPE.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ONTARIO PROVINCIAL SPECIFICATIONS AND DRAWINGS, AND LOCAL MUNICIPAL STANDARDS.

ALL QUANTITIES, DIMENSIONS AND ELEVATIONS ON ALL DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.

DRAWINGS ARE NOT TO BE SCALED. SERVICES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY THE APPROPRIATE UTILITY FOR LOCATIONS AND STAKEOUT OF ALL UNDERGROUND SERVICES.

ALL TRENCHES TO BE BACKFILLED IN 300mm LFTS TO 95% STANDARD PROCTOR DENSITY.

1200mm DIA. - OPSD 701-010
 BENCHING - OPSD 701-021
 ADJUSTMENT UNITS - OPSD 704-010
 FRAME & GRATE - OPSD 401-010

CATCHBASINS
 OPSD 705-010
 GRATING - OPSD 400-110

SANITARY SEWER
 VIDEO CAMERA THE EXISTING SANITARY SERVICE WITHIN THE ROW TO CONFIRM THAT IT IS IN GOOD CONDITION.
 REPLACE SERVICE LINE OF NECESSARY.
 THE V/P PIPE SERVICE ON PRIVATE PROPERTY IS TO BE REPLACED.

PIPE BEDDING & COVER - GRAN. 'A'
 MAIN PVC SPR-35, UNLESS NOTED

STORM SEWER
 PIPE BEDDING & COVER - GRAN. 'A'
 150mm DIA. BIG 'O' C/W FILTER CLOTH IN GRAN. 'A'
 ALL MATERIAL TO BE IN CONFORMANCE WITH MUNICIPAL STANDARDS

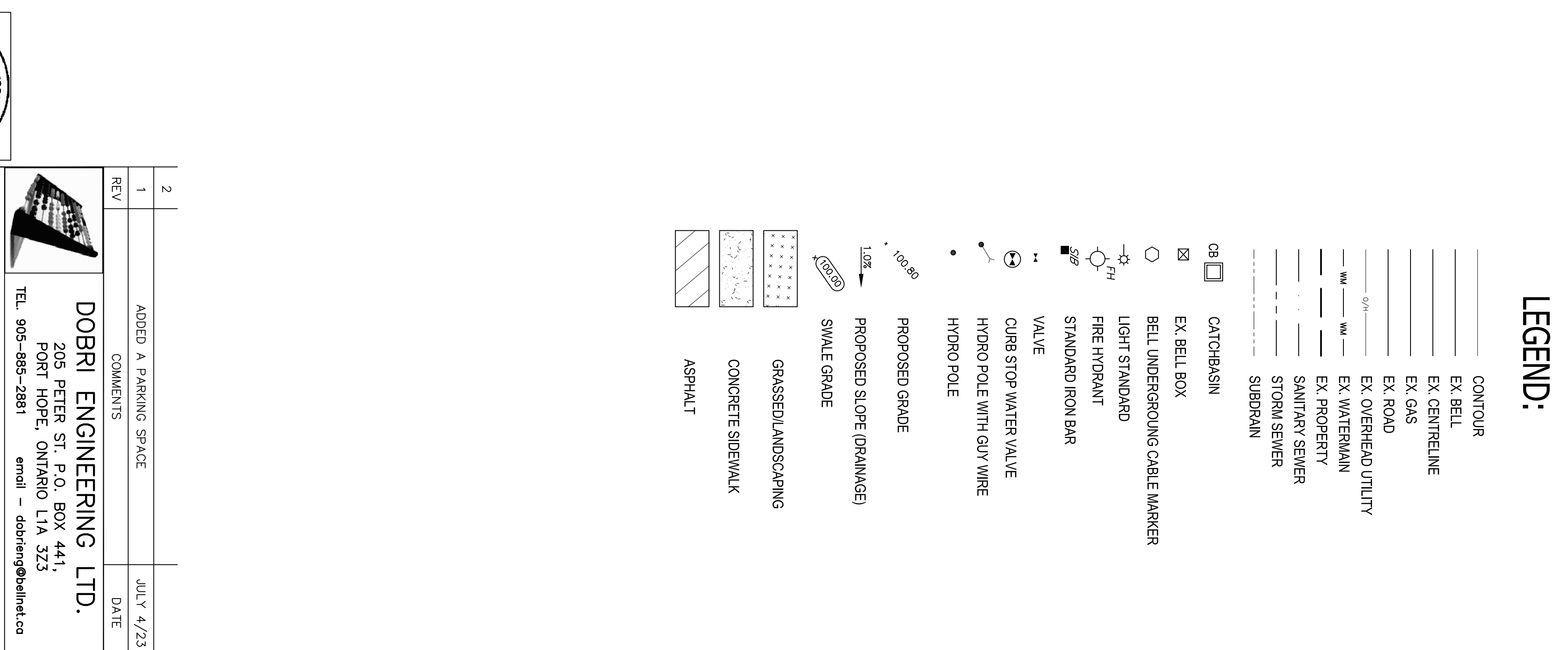
EXISTING SERVICE TO BE REPLACED WITH 25mm TYPE 'K' COPPER OR EQUIVALENT. PLACE TRACER WIRE OVER PIPE IF NECESSARY.
 PIPE BEDDING & COVER - GRAN. 'A'

ROADWAY & DRIVEWAY ENTRANCES
 EXISTING DISTURBED ROADWAYS TO BE RESTORED TO SAME OR BETTER CONDITION

300mm GRAN 'B' SUBBASE, 150mm GRAN 'A' BASE
 50mm HL3 BASE ASPHALT, 40mm HL4 SURFACE ASPHALT
 BOULEVARD RESTORATION - MINIMUM 150mm TOPSOIL & SEED

ELECTRICAL SERVICE - SEE ELECTRICAL PLANS

HISTORICALLY, THE SITE WAS USED AS A GAS STATION. PRIOR TO DECOMMISSIONING AND REMOVAL OF UNDERGROUND GAS TANKS (BUILDING/ASPHALT/CONCRETE) THE SITE WAS CLEAN UP LEFT THE REAR OF THE LOT AS A PERVIOUS SURFACE (DIRT/GRASS COVER AREA). SITE CLEAN-UP IN 2022 LEFT ENTIRE SITE AS A GRAVEL SURFACE.



2	ADDED A PARKING SPACE	JULY 4/23
1	COMMENTS	DATE

DOBRI ENGINEERING LTD.
 205 PETER ST. P.O. BOX 441,
 PORT HOPE, ONTARIO L1A 3Z3
 TEL. 905-885-2881 email - dobrieng@bellnet.ca

DIAMOND DETAILING & AUTOMOTIVE
 GRADING & SERVING PLAN
 75 TORONTO ROAD
 MUNICIPALITY OF PORT HOPE

SCALE: 1:150
 DATE: MAY 30/23 BY: BD
 DWG. NO.: 16-551-001

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APPROXIMATE BOUNDARY LIMITS SHOWN HERE ON HAS BEEN DERIVED FROM A PLAN OF SURVEY BEING PLAN 9R-1326. SURVEY MONUMENTS SHOWN ON THIS PLAN HAVE NOT BEEN WARFED. CONTOUR INTERVAL = 0.1 metres

