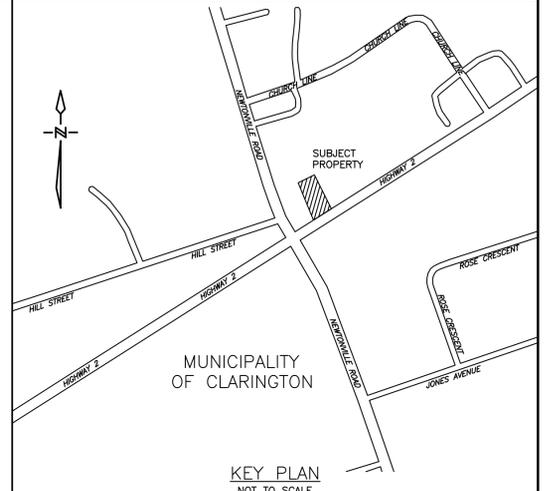
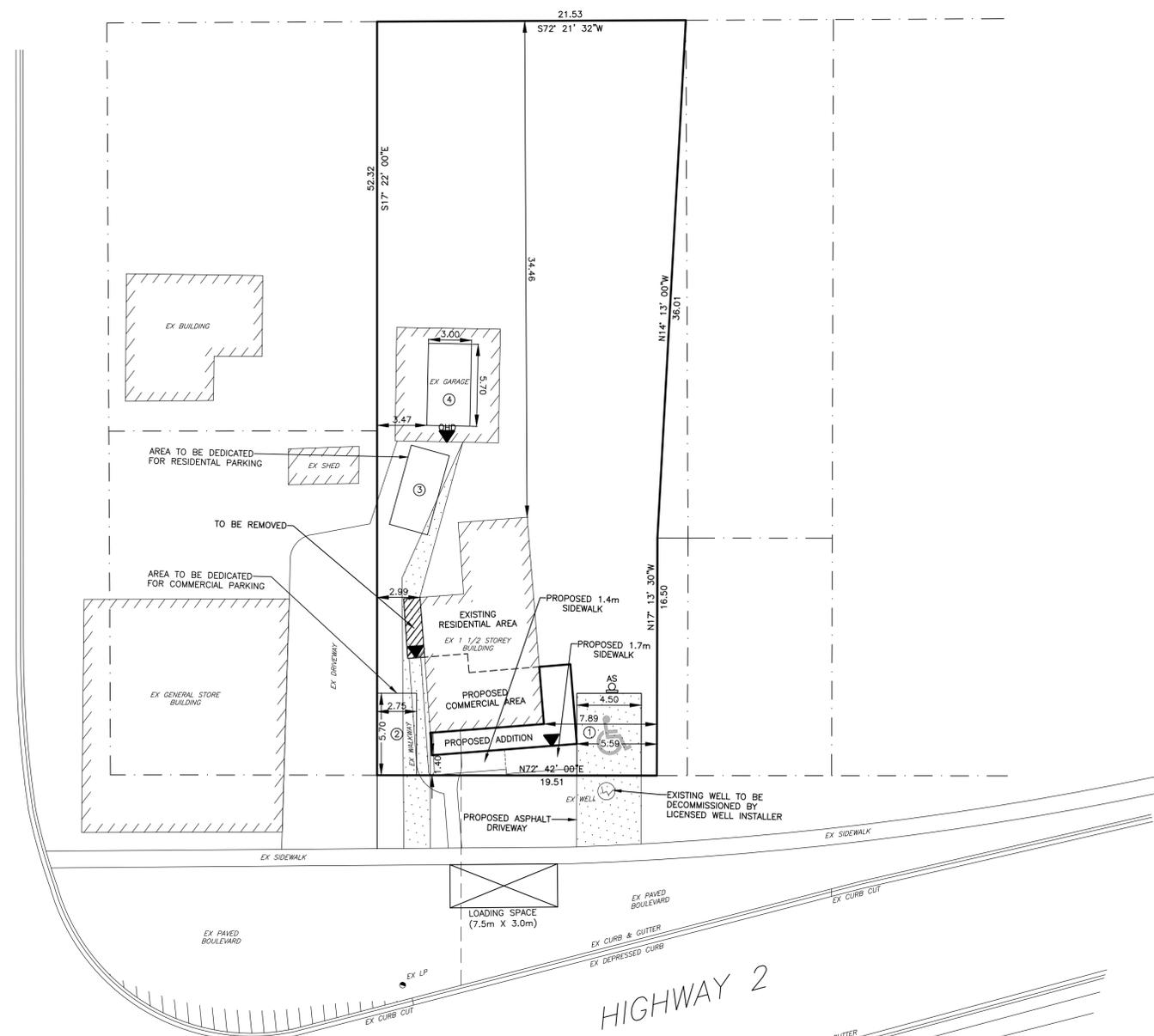


NEWTONVILLE ROAD



**BENCH MARK**  
 LOCAL BENCHMARK 100.00 AT EXISTING BUILDING FINISHED FLOOR ELEVATION. TOPOGRAPHIC INFORMATION BY DARRYL KERSWELL, APRIL 28, 2021.

**SITE STATISTICS**

ZONING	PROP RESIDENTIAL/COMMERCIAL
SITE AREA	1059.1m <sup>2</sup>
GROSS BUILDING AREA	179.9m <sup>2</sup> 16.99%
-RESIDENTIAL AREA	63.2m <sup>2</sup>
-COMMERCIAL AREA	59.8m <sup>2</sup>
-GARAGE AREA	56.9m <sup>2</sup>
ASPHALT AREA	113.8m <sup>2</sup> 10.74%
LANDSCAPE AREA	765.4m <sup>2</sup> 72.27%
RESIDENTIAL PARKING REQUIRED	2
COMMERCIAL PARKING REQUIRED	2 (1 SPACE/30m <sup>2</sup> )
ACCESSIBLE PARKING REQUIRED	1
RESIDENTIAL PARKING PROVIDED	2
COMMERCIAL PARKING PROVIDED	2
ACCESSIBLE PARKING PROVIDED	1
LOADING SPACE (7.5M X 3.0M) REQUIRED	1
LOADING SPACE (7.5M X 3.0M) PROVIDED	1

**LEGEND**

ACCESSIBLE PARKING STALL	
ACCESSIBLE PARKING SIGN	AS C1
PROPOSED ASPHALT	

- NOTES**
- GENERAL NOTES**
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO OUR TRANSPORTATION AND DESIGN STAFF AT 905-623-3379.
  - A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
  - THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.
- 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.

PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

4504 HIGHWAY 2, NEWTONVILLE, ONTARIO

**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@dgbiddle.com



ACCESSIBLE PARKING SPACE SIGN (AS)

SCALE:	1:200	PROJECT NO.	121063
DRAWN BY:	T.C.B.	DRAWING NO.	SP-1
DESIGN BY:	T.C.B.		
CHECKED BY:	K.G.K.		
DATE:	APR 2021		

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