



LEGEND

	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED LIGHT DUTY GRAVEL		CENTRELINE OF DITCH
	PROPOSED HEAVY DUTY SURFACING		SLOPING AT 3:1 UNLESS SPECIFIED
	CONCRETE WALKWAY		PROPOSED ELEVATION EXISTING ELEVATION
	STORM MANHOLE		SWALE ELEVATION
	CATCHBASIN, CURB INLET OR DITCH INLET		TOP/BOTTOM WALL FACE ELEVATIONS
	PROPOSED FENCE		EMERGENCY OVERLAND FLOW ROUTE
	SANITARY MANHOLE		SILT FENCE BARRIER PER OPSD 219.11.10
	FIRE SEPARATION		BUILDING ENTRANCE OVERHEAD DOOR
	WATER VALVE/CHAMBER		REDUCER
	FIRE HYDRANT		HANDICAPPED PARKING STALL CROSSHATCHED PAVEMENT MARKING
	PROPOSED WALL		
	PROPOSED DOWNSPOUT		
	200mm BOLLARD PER CITY S-4		
	PROPOSED MUD MAT		

3	REISSUED FOR SITE PLAN CONTROL	MAY 14, 2024
2	ISSUED FOR SITE PLAN CONTROL	OCT. 04, 2023
1	ISSUED FOR REVIEW	DEC. 23, 2022
No.	Revisions	Date

Check and verify all dimensions before proceeding with the work. Do not scale drawings.

SCALE 1 : 500

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Client: **TREVOR WATKINS**
 273 & 275 RUSS BRADLEY ROAD
 CARP, ON K0A 1L0

Project: **WAREHOUSE/STORAGE FACILITY**
 273 & 275 RUSS BRADLEY ROAD

CARP ON

Drawing Title: **SITE SERVICING PLAN**

Scale: 1:500 Project Number: CCO-22-1643-01

Drawn By: FV Drawing Number: C102

Checked By: JH

Designed By: NV

GENERAL NOTES

- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY (OR SHOWN ON) MCINTOSH PERRY SURVEYING INC. JOB # 22-2317 AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
- THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
- THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY.
- EXCAVATE AND DISPOSE OF ALL DELETERIOUS MATERIAL, SUCH AS ASPHALT, CURBING, EXISTING STOCKPILES, GRANULAR MATERIALS AND DEBRIS OFF SITE.
- TOPSOIL TO BE STRIPPED AND REMOVED OFF SITE. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
- DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY.
- ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPE AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA,
 - GAS SERVICE - ENBRIDGE,
 - TELEPHONE SERVICE - BELL CANADA,
 - TELEVISION SERVICE - ROGERS.
- INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY.
- ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
- ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY.
- SNOW TO BE REMOVED FROM SITE AS ON-SITE SNOW STORAGE IS NOT PERMITTED.

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARD W22.
- IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY STANDARD W23.
- ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
- ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
- VALVE BOX ASSEMBLIES AS PER CITY STANDARD W24.
- THRUST BLOCK SIZING AS PER CITY STANDARD W25.4 TABLE 1 BASED ON NATIVE SILTY SAND.
- REMOTE HYDRANT SYSTEM TO BE INSTALLED AS PER CITY OF OTTAWA DETAIL W5A AND TO BE REVIEWED AND APPROVED BY THE OTTAWA FIRE DEPARTMENT PRIOR TO ACCEPTANCE.

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - HYDRANT HYD1	0+100.00	112.86	110.46	2.40
45° BEND	0+104.72	113.70	111.30	2.40
45° BEND	0+107.69	113.75	111.35	2.40
B - 150 X 150 X 150 TEE	0+178.71	115.22	112.82	2.40
C - 150 X 150 X 150 TEE	0+255.41	114.90	112.50	2.40
45° BEND	0+310.45	115.05	112.65	2.40
45° BEND	0+313.13	115.08	112.68	2.40
150mm VALVE	0+318.73	115.13	112.73	2.40
HYDRANT HYD4	0+320.73	115.13	112.73	2.40
B - 200 X 200 X 150 TEE	0+400.00	115.22	112.82	2.40
150mm VALVE	0+407.59	115.27	112.87	2.40
HYDRANT HYD2	0+409.59	115.27	112.87	2.40
C - 200 X 200 X 150 TEE	0+500.00	114.90	112.50	2.40
150mm VALVE	0+507.57	114.87	112.47	2.40
HYDRANT HYD3	0+509.57	114.86	112.46	2.40

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