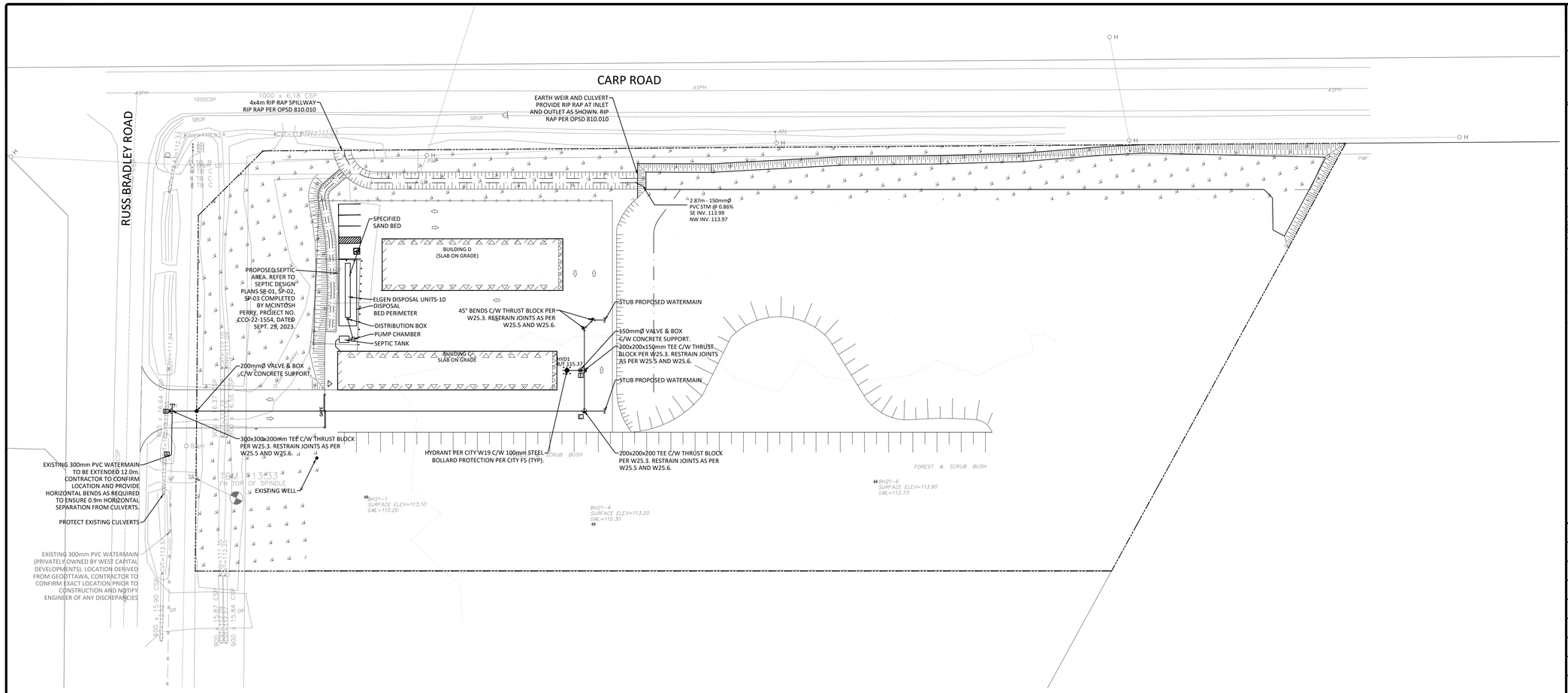
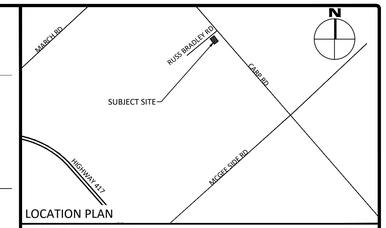




LOCATION PLAN

LEGEND

- BARRIER CURB & CURB DEPRESSION
- PROPOSED GRAVEL
- PROPOSED HEAVY DUTY SURFACING
- CONCRETE WALKWAY
- STORM MANHOLE
- CATCHBASIN, CURB INLET OR DITCH INLET
- PROPOSED FENCE
- SANITARY MANHOLE
- PERFORATED PIPE
- WATER VALVE/CHAMBER
- FIRE HYDRANT
- PROPOSED WALL
- PROPOSED DOWNSPOUT
- PROPOSED BOLLARD
- PROPOSED MUD MAT
- CENTRELINE OF SWALE
- CENTRELINE OF DITCH
- SLOPING AT 3:1 UNLESS SPECIFIED
- PROPOSED ELEVATION / EXISTING ELEVATION
- SWALE ELEVATION
- TOP/BOTTOM WALL FACE ELEVATIONS
- EMERGENCY OVERLAND FLOW ROUTE
- SILT FENCE BARRIER PER OPSD 219.110
- BUILDING ENTRANCE OVERHEAD DOOR
- REDUCER

GENERAL NOTES

1. 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.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED 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.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OR TOWNSHIP BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY OR TOWNSHIP AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL DELETERIOUS MATERIAL, SUCH AS ASPHALT, CURBING, EXISTING STOCKPILES, GRANULAR MATERIALS AND DEBRIS OFF SITE.
8. TOPSOIL TO BE STRIPPED AND REMOVED OFF SITE. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. 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.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY OR TOWNSHIP STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY OR TOWNSHIP FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY OR TOWNSHIP SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. 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.
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO OTTAWA, BELL AND THE CITY OR TOWNSHIP.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.

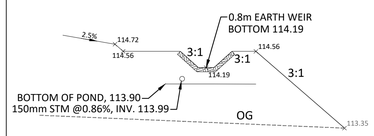
WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
3. 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.
4. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
5. VALVES TO BE OPERATED BY WEST CAPITAL DEVELOPMENT STAFF ONLY UNLESS OTHERWISE NOTED BY CITY & WEST CAPITAL DEVELOPMENT.
6. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. WATERMAIN OPERATOR TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF THE WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE OPERATOR THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
8. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
9. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
10. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.
11. ALL WATERMAIN WORK TO BE COORDINATED WITH CITY OF OTTAWA.

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
A - CONNECTION	0+100.00	112.24	109.84	2.40
305 X 200 X 200 TEE	0+110.35	112.80	110.40	2.40
STUB	0+112.00	112.81	110.41	2.40
B - 305 X 305 X 200 TEE	0+200.00	112.80	110.40	2.40
200mm VALVE	0+206.01	113.41	111.01	2.40
200 X 200 X 200 TEE	0+297.58	115.20	112.80	2.40
STUB	0+302.43	115.24	112.84	2.40
C - 200 X 200 X 150 TEE	0+400.00	115.13	112.73	2.40
200 X 200 X 150 TEE	0+409.03	115.16	112.76	2.40
45° BEND	0+419.49	115.11	112.71	2.40
45° BEND	0+422.32	115.10	112.70	2.40
STUB	0+425.17	115.10	112.70	2.40
E - 200 X 200 X 150 TEE	0+900.00	115.16	112.76	2.40
HYDRANT	0+904.11	115.22	112.82	2.40

SECTION A-A'
N.T.S.



SECTION B-B'
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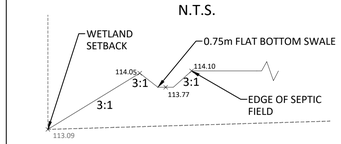

No.	Revisions	Date
1	ISSUED FOR SITE PLAN CONTROL	OCT. 04, 2023

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

SCALE 1 : 500 (0, 10, 20, 30, 40, 50 Metres)

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Stamp: LICENSED PROFESSIONAL ENGINEER — J. D. J. HEWSON — 100506243 — 10/04/2023 — PROVINCE OF ONTARIO

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:
PHASE 1 SERVICING PLAN

Scale: 1:500	Project Number: CCO-22-1643-01
Drawn By: FV	
Checked By: JH	Drawing Number: C104
Designed By: NV	

D07-12-22-0187

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FILENAME: U:\Ottawa\01 Project - Proposal\2022 Jobs\CCO\CCO-22-1643-01 Trevor Watkins SPC 1500 Thomas Argue\12 - Drawings\Phase 1\CCO-22-1643-01_PRESENTATION - Phase 1.dwg
LAST SAVED: Wednesday, October 04, 2023 LAST SAVED BY: F.Valenti
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