

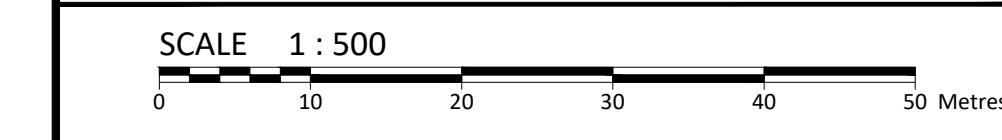
**LEGEND**

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

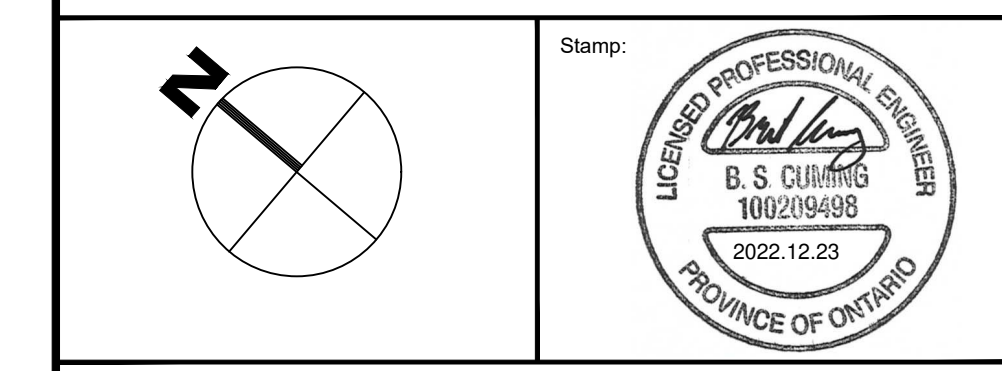
**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

1	ISSUED FOR REVIEW	DEC. 23, 2022
No.	Revisions	Date

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



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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:	NV	Checked By:	BC
Designed By:	NV	Drawing Number:	C102

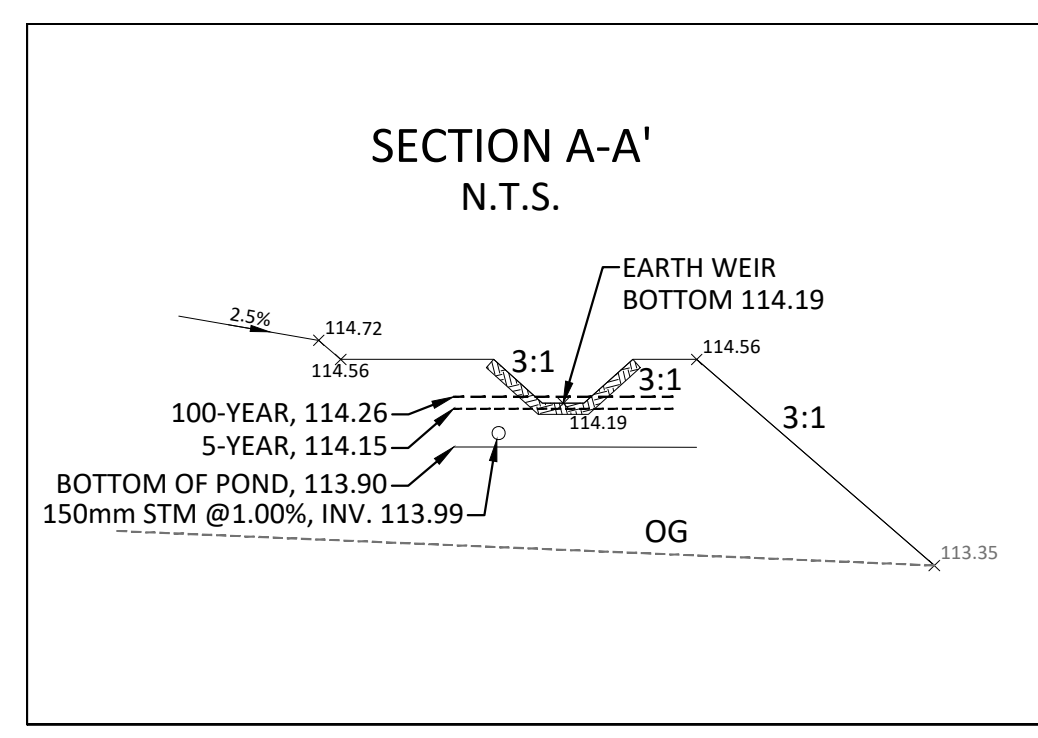
- GENERAL NOTES**
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
  - THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY 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 OR TOWNSHIP 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 OR TOWNSHIP AUTHORITIES.
  - 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 OR TOWNSHIP.
  - 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.
  - 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.
  - 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 OR TOWNSHIP.
  - 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 OR TOWNSHIP.

- 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 STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
  - 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 STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
  - VALVES TO BE OPERATED BY CITY STAFF ONLY.
  - NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION, CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
  - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
  - CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
  - ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
  - ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.

- SEWER NOTES:**
- CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
  - SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
    - BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDINGS SHALL NOT BE PERMITTED.
    - SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
  - SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
  - SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
  - INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
  - SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
  - SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
  - CONTRACTOR TO TELEVISION (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
  - DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

**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 TEE	0+110.35	112.80	110.40	2.40
STUB	0+112.00	112.81	110.41	2.40
B - 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 TEE	0+297.58	115.20	112.80	2.40
45° BEND	0+428.04	115.12	112.72	2.40
45° BEND	0+430.86	115.13	112.73	2.40
C - 200 X 200 TEE	0+438.36	115.13	112.73	2.40
45° BEND	0+448.43	115.12	112.72	2.40
45° BEND	0+451.18	115.07	112.67	2.40
D - 200 X 200 TEE	0+509.04	114.80	112.40	2.40
45° BEND	0+579.63	115.12	112.72	2.40
45° BEND	0+582.46	115.11	112.71	2.40
E - 200 X 200 TEE	0+592.36	115.16	112.76	2.40
200 X 200 TEE	0+601.95	115.20	112.80	2.40
C - 200 X 150 TEE	0+700.00	115.13	112.73	2.40
HYDRANT	0+703.03	115.16	112.76	2.40
D - 200 X 150 TEE	0+800.00	114.80	112.40	2.40
HYDRANT	0+812.22	114.87	112.47	2.40
E - 200 X 150 TEE	0+900.00	115.16	112.76	2.40
HYDRANT	0+904.11	115.22	112.82	2.40



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