

SITE STATISTICS:

ZONED : RH Zone

MIN. PROPERTY AREA : 8,000 s.m.

PROPERTY AREA : 41,188 s.m.

NEW FACILITY AREA : 1,027 s.m.

EXISTING FACILITY AREA : 5,604 s.m.

TOTAL FACILITY AREA : 6,631 s.m.

LOT COVERAGE : 16.0 %

MAX LOT COVERAGE : 50 %

NEW BUILDING HEIGHT : 10.6 m.

MAX BUILDING HEIGHT : 15 m.

No. OF STOREYS : -1-

MIN. FRONT YARD SETBACK : 15 m.

BLDG. FRONT SETBACK : 301.5 m.

MIN. INTERIOR SIDEYARD SETBACK : 3 m.

BLDG. MIN. INTERIOR SIDEYARD SETBACK : 4.9 m.

MIN. REAR YARD SETBACK : 15 m.

BLDG. REAR SETBACK : 175.5 m.

No. OF PROPOSED PARKING SPACES SHOWN : 9 SP.

No. OF BARRIER-FREE SPACES - INCL. : 1 SP.

No. OF REQUIRED PARKING SPACES : 8 SP.

0.75/100m2 HEAVY EQUIP. SERVICE : 39 SP.

0.8/100m2 LIGHT INDUSTRIAL EXISTING : 39 SP.

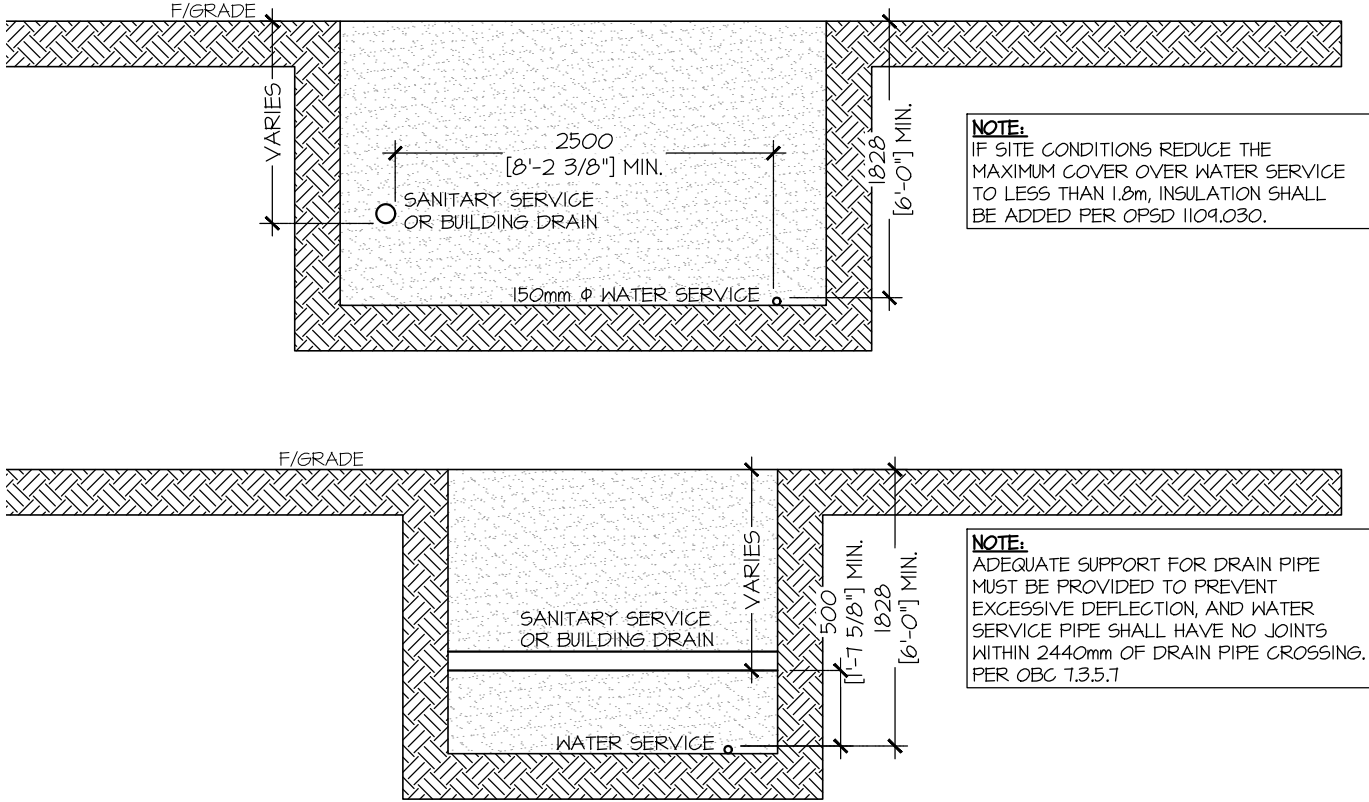
TYPICAL PARKING WIDTH : 2.8 m.

TYPICAL PARKING LENGTH : 6.0 m.

SITE BENCHMARKS:

VERTICAL: COSINE STATION 0011970U242 = 114.689 m.

HORIZONTAL: NAD83-CSRS (ZONE 18) EPOCH 2010



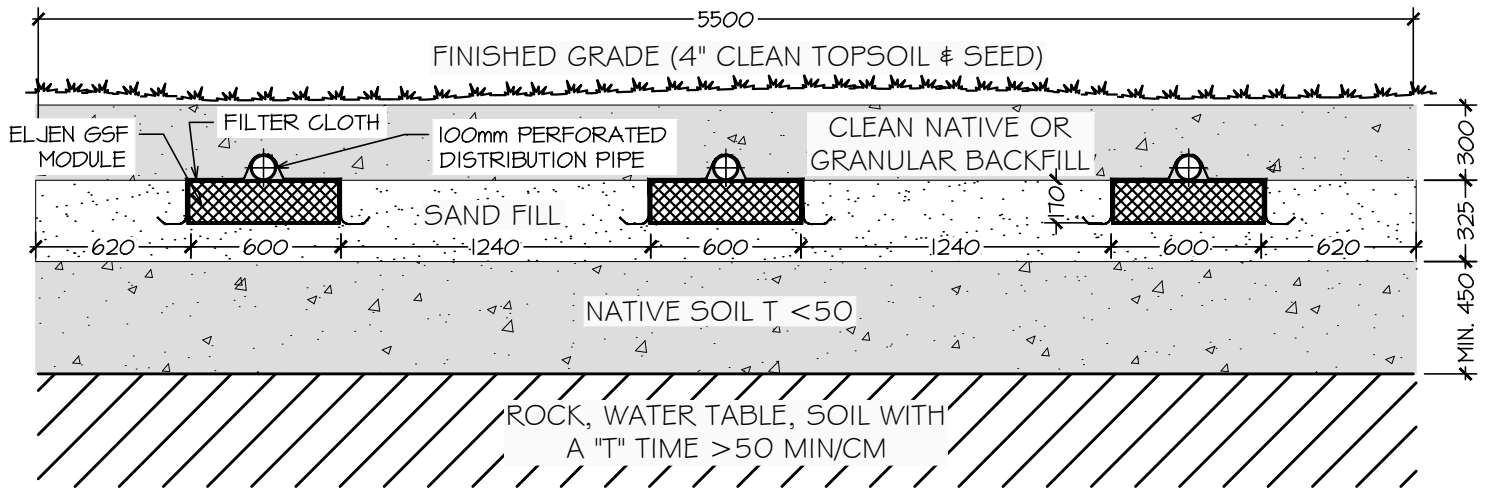
SERVICE CROSSING DETAIL

SCALE = 1:50

SITE LEGEND:

- + 00.00 - EXIST. GRADE ELEVATION
- 00.00 - PROPOSED GRADE ELEVATION
- 00.00 - PROPOSED DITCH ELEVATION
- FLOW / DIRECTION
- H - STORM PIPE
- SAW - SANITARY PIPE
- W - WATER LINE
- G - GAS LINE
- B - BELL LINE
- X - FENCE
- M.H. - MAN HOLE
- H.P. - HYDRO POLE
- LS - LIGHT STANDARD
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- D.I. - DITCH INLET
- Access / ENTRANCE
- WATER LINE CURB STOP
- SOD / GRASS / LANDSCAPE
- EXISTING GRAVEL
- #7 - DENOTES REVISION NUMBER

SEPTIC DESIGN		
DAILY DESIGN SANITARY FLOW RATE (DDSF)		
OFFICE AREA (15L/4.2 m2)	186.3 m2	TOTAL VOLUME
		1502.4 L
		TOTAL: 1502.4 L/day
TANK SIZING		
RESIDENTIAL	Q (DDSF) x 3	4507 L
	TANK SIZE:	4,730 L
ELJEN MODULE BED SIZING		
T (PERCOLATION RATE)	20 min/cm	NATIVE SOIL
Q (DDSF)	1502.4 L/day	
ELJEN MODULES: Q/45	16	
NUMBER OF MODULES PROP.	18	
FILTER BED AREA (GT/400)	75.2 m2	
FILTER BED AREA PROP.	80 m2	



SEPTIC SYSTEM CROSS SECTION

SCALE = N.T.S

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCY TO Taskforce Engineering Inc. BEFORE PROCEEDING WITH ANY WORK.

SITE PLAN NOTES:

- ALL DIMENSIONS & NOTES MUST BE VERIFIED ON JOB SITE BY CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER.
- ALL UNDERGROUND WORK AND ABOVE GROUND WORK TO BE DONE IN ACCORDANCE WITH CURRENT CITY PLANS, STANDARDS & SPECS.
- THE OWNER COVENANTS & AGREES NOT TO MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION DOCUMENT OR OTHER INFORMATION ON THE BASIS OF WHICH THIS DRAWING HAS APPROVED BY THE CITY, WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE WRITTEN AUTHORIZATION OF THE CITY.
- EXISTING ASPHALT:

HEAVY DUTY ASPHALT:

- 50mm HLB
- 40mm HLB
- 150mm (6") GRANULAR 'A' TYPE II
- 300mm (12") GRANULAR 'B' TYPE I

- ALL GRANULAR MATERIAL SHALL BE PLACED IN 300mm LIFTS AND COMPACTED TO 100% STANDARD PROCTOR.
- INSTALL CONCRETE SIDEWALKS IN ACCORDANCE WITH OPSD-303.03 AND OPSD-303.04 FOR SIDEWALK RAMP.
- SILT FENCE AS REQUIRED PER OPSD 2K110
- GRASSSED AREAS SHALL BE 500 AND 4" MINIMUM TOPSOIL. HYDROSEED FOR SLOPES EXCEEDING 4:1 SOD & STAKE.
- CONTRACTOR SHALL OBTAIN A ROAD WORK PERMIT FROM THE CITY OF QUINTE WEST PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- UTILITY CUTS WITHIN THE MUNICIPAL ROAD ALLOWANCE TO BE RESTORED USING HEAVY DUTY ASPHALT STANDARDS.
- CONNECTION OF ALL SANITARY AND STORM SEWERS TO CONFORM TO OPSD-1006.010
- NO LIGHTING SHALL BE DIRECTED ONTO ADJACENT PROPERTIES BUT WILL ONLY BE DIRECTED ONTO THE SUBJECT LANDS
- ALL CURBING IN ACCORDANCE WITH OPSD - 600.110
- BARRIER FREE SIGNAGE FOR PARKING AREA TO BE IN ACCORDANCE WITH CBC 3.8.3.1 (i)

OPSD REFERENCES

- RIGID PIPE BEDDING, COVER AND BACKFILL OPSD - 802.030 EXCEPT a) USE 'CLASS B-BEDDING' DETAIL ONLY FOR ALL PIPE BEDDING; DELETE 'CLASS C' - BEDDING' DETAIL. b) THE 'GRANULAR BEDDING MATERIAL' IS TO BE GRANULAR 'A' CRUSHED MATERIAL. c) 'COVER MATERIAL' IS TO BE SAND FILL. d) DELETE '150 mm' FROM 'NOTE 1' AND INSERT 225 mm FOR THE MINIMUM BEDDING DEPTH e) FOR A 'NET TRENCH' CONDITION AS DETERMINED BY THE CITY ENGINEER. i) THE 'GRANULAR BEDDING MATERIAL' IS TO BE AN 'HLB COARSE' GRADATION, CRUSHED LIMESTONE MATERIAL, AND ii) THE 'COVER MATERIAL' IS TO BE LIMESTONE SCREENINGS OR GRANULAR 'A' CRUSHED MATERIAL.
- PRECAST CONCRETE MAINTENANCE HOLE OPSD - 101.010 1200 mm DIAMETER, EXCEPT USE PRECAST MONOLITHIC BASE ONLY.
- MAINTENANCE HOLE STEPS, HOLLOW OPSD - 405.010 EXCEPT DELETE 'RECTANGULAR STAINLESS STEEL' STEP DETAILS. CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN.
- COVER FOR MAINTENANCE HOLES OPSD - 401.010 EXCEPT DELETE 'TYPE 'B' OPEN COVER'.
- CAST-IN-PLACE MAINTENANCE HOLE DROP OPSD - 1003.010 STRUCTURE TEE, EXCEPT THE INVERT OF THE INLET END OF THE 90 DEGREE BEND IS TO BE PLACED AT THE 'SPRINGLINE' OF THE MAIN SEWER PIPE.
- SEWER SERVICE CONNECTIONS FOR RIGID OPSD - 1006.010 MAIN PIPE SEWER, EXCEPT: a) THE BEDDING AND COVER MATERIALS ARE TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH OPSD-802.030. b) FACTORY MADE TEES OR WYES ARE NOT REQUIRED FOR SANITARY SERVICE CONNECTIONS TO THE MAIN SEWER PIPE UNLESS SPECIFIED.
- CONCRETE SIDEWALK OPSD - 310.010
- CONCRETE BARRIER CURB WITH WIDE OPSD - 600.010 GUTTER
- CONCRETE BARRIER CURB OPSD - 600.110

No.	DATE	REVISION(S)	BY
2	SEPT.22/25	RE-ISSUED FOR SITE PLAN APPROVAL	ERB
1	AUG.13/25	ISSUED FOR SITE PLAN APPROVAL	ERB



TaskForce Engineering Inc.

24 Newberry Street
Suite 201
Belleville, Ontario
K8N 3N3
Voice (613) 966-5600
Fax (613) 966-5701
www.taskforce-eng.com

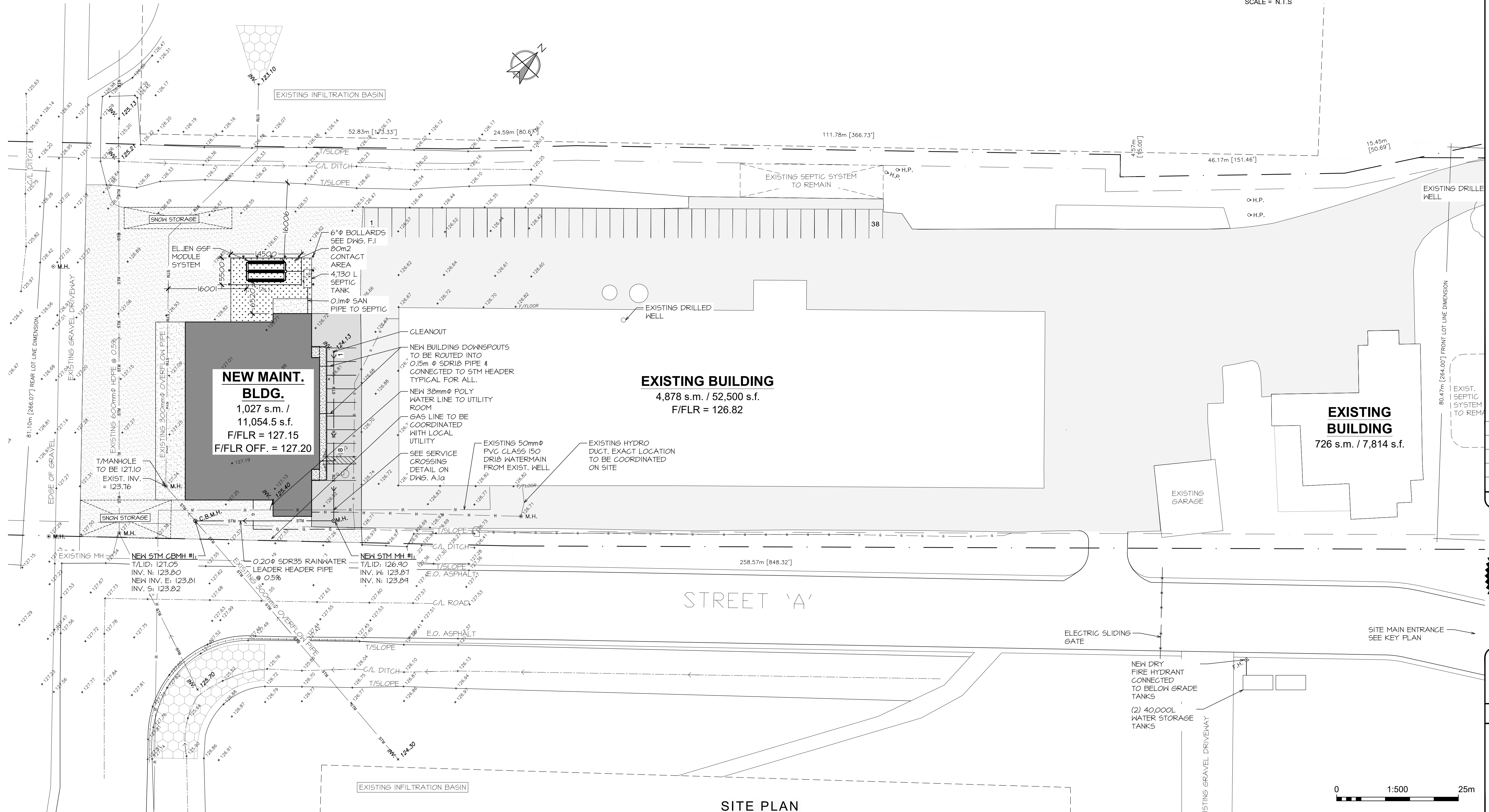
NEW 11,054 s.f. BUILDING for
WASTE MANAGEMENT OF CANADA CORP
2413 CARP RD.
OTTAWA, ON

SERVICING PLAN AND SEPTIC DETAILS

DATE: JUNE 2025	CONTRACT No.: 2511
CHECKED BY: E. R. BURTT 100515244	DRAWING No.:
DESIGNED BY:	
DRAWN BY: ERB	
SCALE: AS NOTED	



A.1a



SITE PLAN

SCALE = 1 : 500