

LEGAL DESCRIPTION:

INFO TAKEN FROM:
REGISTERED PLAN 5R-11322
PLAN OF SURVEY OF
PART OF THE SOUTH HALF
OF LOT 5
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF
HUNTLEY
TOWNSHIP OF WEST CARLETON
FAIRHALL, MOFFATT & WOODLAND LTD.

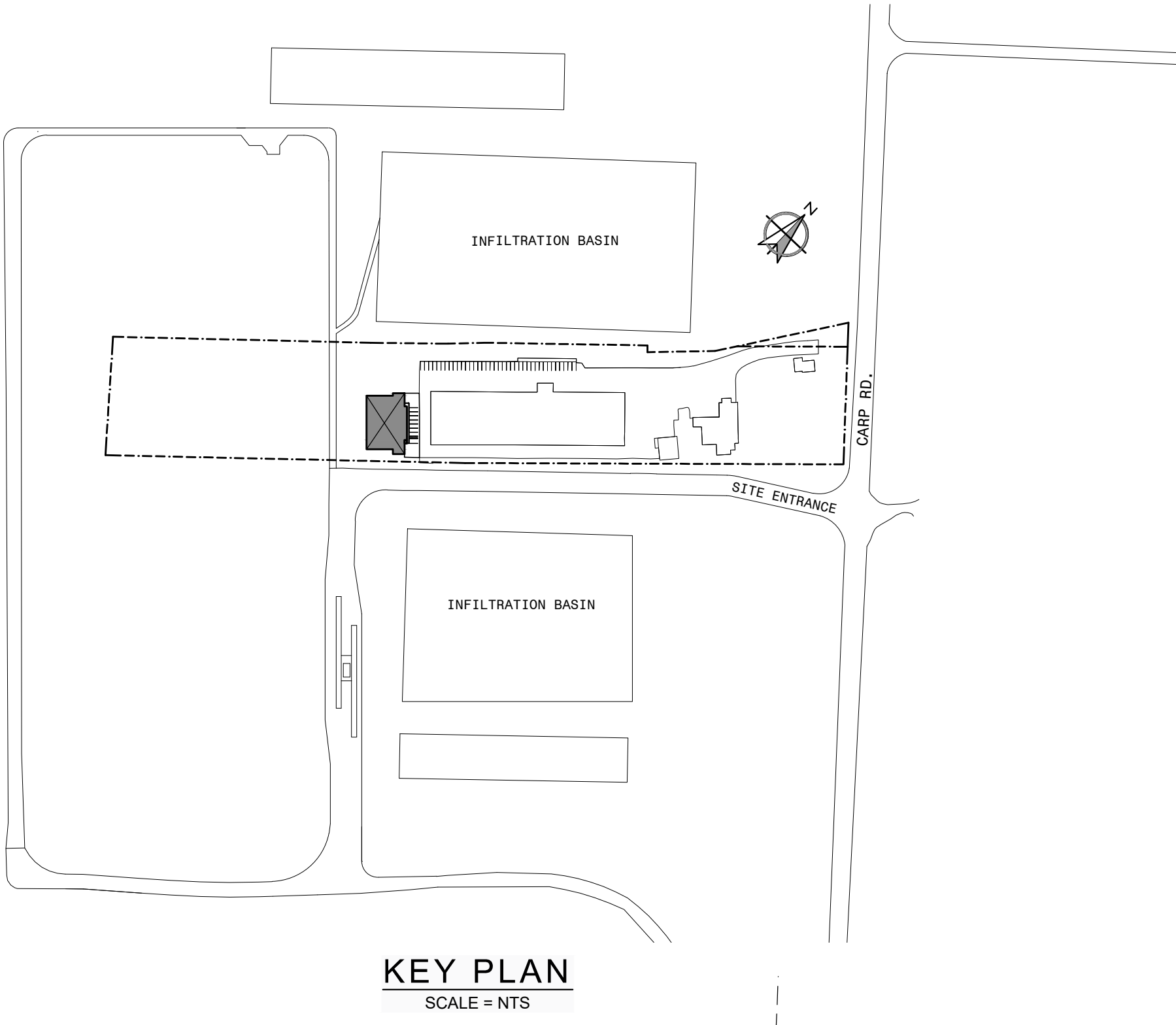
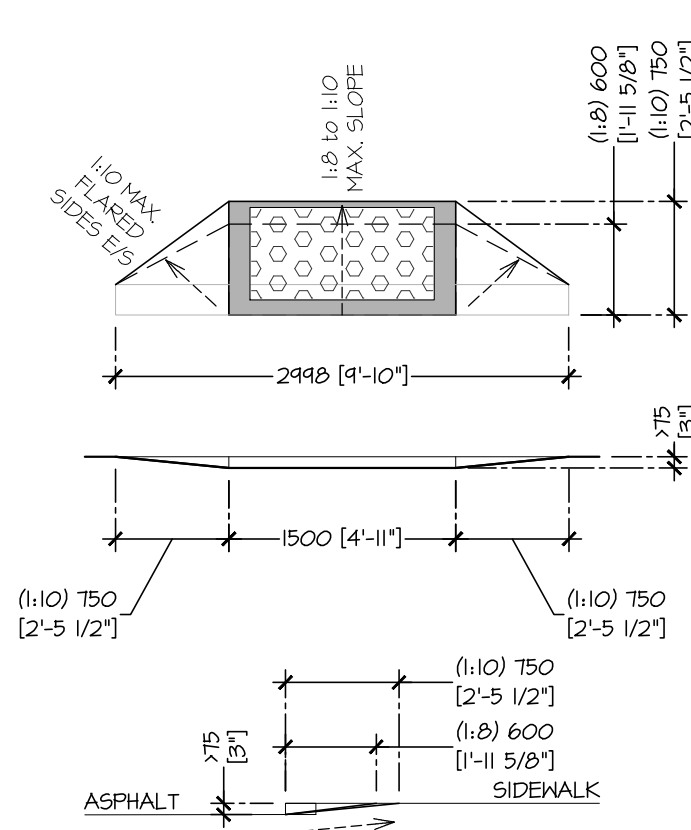
SITE LEGEND:

- + 00.00 - EXIST. GRADE ELEVATION
00.00 - PROPOSED GRADE ELEVATION
00.00 - PROPOSED DITCH ELEVATION
H - FLOW / DIRECTION
H - HYDRO
STM - STORM PIPE
SAN - 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
#? - DENOTES REVISION NUMBER

SITE STATISTICS:

ZONED :
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 %
NEW BUILDING HEIGHT : 10.6 m.
No. OF STOREYS : -1-
MIN. FRONT YARD SETBACK : 15 m.
MIN. INTERIOR SIDEYARD SETBACK : 3 m.
MIN. REAR YARD SETBACK : 15 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 :
TYPICAL PARKING WIDTH : 2.8 m.
TYPICAL PARKING LENGTH : 6.0 m.
SITE BENCHMARK : 0011970U242
RH Zone : 114.689 m.

CURB RAMP @ EXTERIOR WALKS
3.8.3.2(3) Vertical Rise less than 75mm



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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.

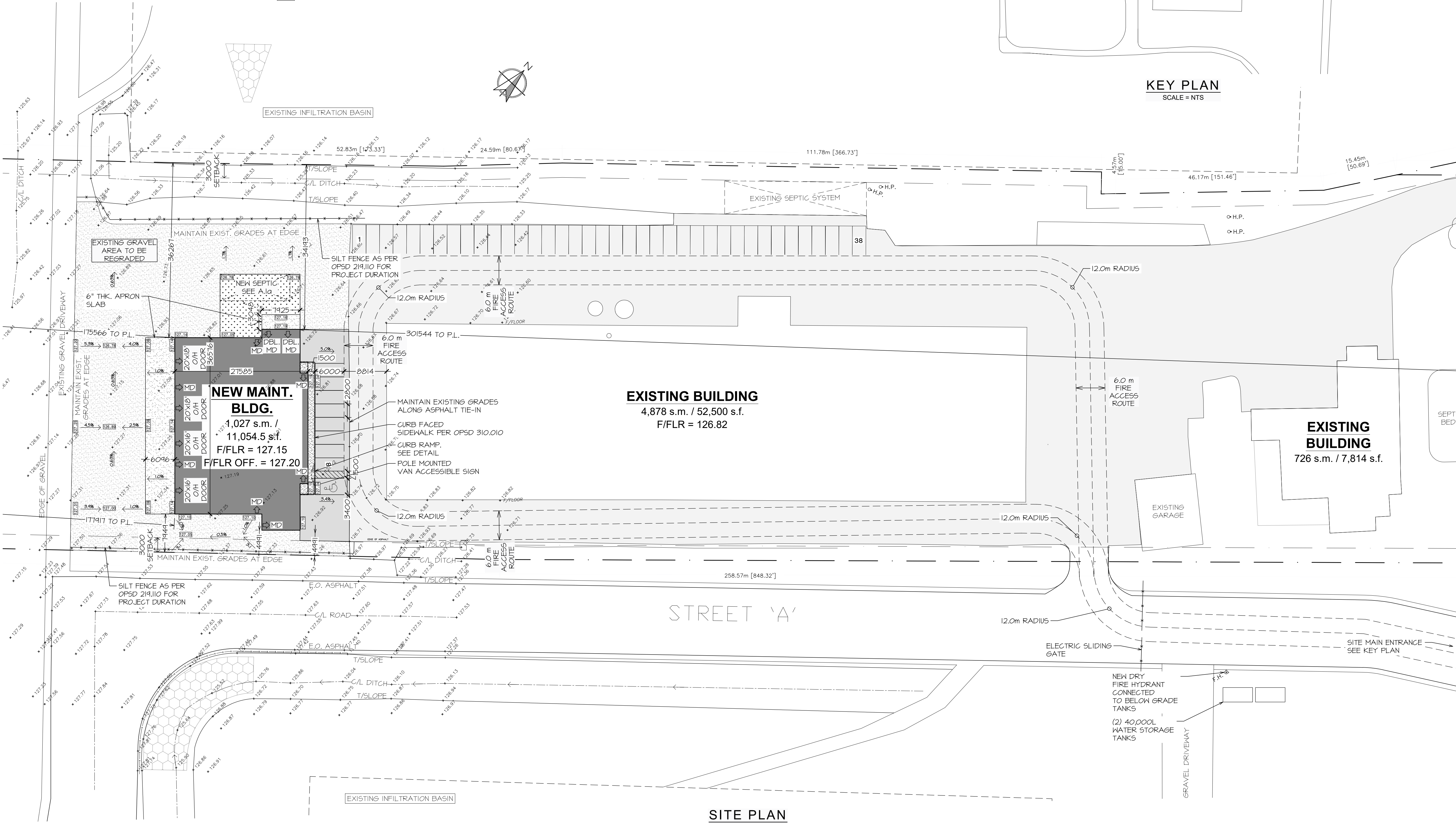
SITE PLAN NOTES:

- 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 WAS 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 214.110
- GRASSSED AREAS SHALL BE SOD 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 OBC 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 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
1	AUG. 13/25	ISSUED FOR SITE PLAN APPROVAL	ERB



SITE PLAN
SCALE = 1 : 500

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

SITE PLAN AND DETAILS

DATE:	JUNE 2025	CONTRACT No.:	0000
CHECKED BY: <td></td> <td>DRAWING No.:<td></td></td>		DRAWING No.: <td></td>	
DESIGNED BY: <td></td> <td></td> <td></td>			
DRAWN BY: <td>ERB</td> <td></td> <td></td>	ERB		
SCALE: <td>AS NOTED</td> <td></td> <td></td>	AS NOTED		

A.1