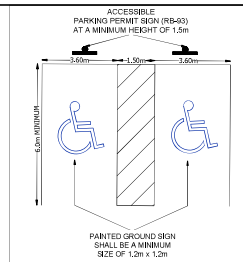
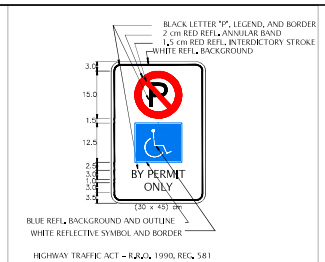
GENERAL NOTES:

1. LAYOUT TO BE PROVIDED BY AN ONTARIO LAND SURVEYOR (OLS).
2. LEGAL AND TOPOGRAPHIC SURVEY PROVIDED BY JBF SURVEYORS PROJECT # 7039. ELEVATIONS DERIVED FROM REAL TIME NETWORK GPS OBSERVATIONS.
3. LOCAL BENCHMARK TO BE PROVIDED FOR THE SITE BY AN OLS PRIOR TO CONSTRUCTION.
4. GRANULAR AND PAVEMENT STRUCTURE FOR DRIVEWAY AND PARKING TO BE PROVIDED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
5. NO SHALLOW UTILITIES (ELECTRICAL, TELEPHONE, OR GAS) ARE PROPOSED FOR THE SITE).
6. NO POTABLE WATER PROPOSED FOR THE SITE.
7. NO EXISTING DITCH ALONG HEIGHTS ROAD.
8. ALL REFUSE WILL BE STORED INDOORS, THEREFORE OUTDOOR GARBAGE AND RECYCLING RECEPTACLES ARE NOT PROPOSED.
9. ACCESSIBLE SIGNAGE DESIGNED IN ACCORDANCE WITH THE CITY OF KAWARTHA LAKES SITE PLAN GUIDELINE SECTION 3.1.3 – OFF STREET VEHICULAR LOADING AND PARKING FACILITIES.
10. ANY PROPOSED LIGHTING WILL PROVIDE SHIELDING FROM ADJACENT PROPERTIES AND ROADS BY USING LIGHT FIXTURES WITH ADJUSTABLE SWIVEL HEADS DIRECTING LIGHT DOWNWARDS.
11. THE PARKING SPACE SIZE IS IN ACCORDANCE WITH SPG GUIDELINE NUMBER 3.1.3 a) iv).
12. ALL WALKWAYS TO BE DESIGNED IN ACCORDANCE WITH SPG 3.1.4.



1 DETAIL – ACCESSIBLE PARKING DETAIL
SCALE = N.T.S.



HIGHWAY TRAFFIC ACT – R.R.O. 1990, REG. 581

2 DETAIL – ACCESSIBLE PARKING DETAIL
SCALE = N.T.S.

Site Statistics Chart

Township of Ops Zoning By-law 93-30 – Agricultural Exception Twenty-Two (A-22) Zone

By-law Requirement		Development Site Characteristics	
Minimum Lot Area	37ha	Lot Area	80ha (047.7ha A-22 Zone)
Minimum Lot Frontage	135m	Lot Frontage	315m
Setbacks		Note: Setbacks Below Measured to Boundary of A-22 Zone	
– Minimum Front Yard (East/Heights Rd)	15m	– Front Yard (East/Heights Rd)	23.7m
– Minimum Interior Side Yard (North)	15m	– Interior Side Yard (North)	65.1m
– Minimum Interior Side Yard (South)	15m	– Interior Side Yard (South)	246m
– Minimum Rear Yard (West)	15m	– Rear Yard (West)	20.1m
Building			
Building Height	11.7m	Building Height	7.62m
Maximum Building Area	500m²	Building Area	289.5m²
Parking and Access			
Total Parking Spaces Required	1 per 4 Persons	Total Parking Spaces Provided	50 (hitching ties)
Parking Space Dimensions	L 6.0m MIN., W 3.0m MIN. 1bar MIN.	Parking Space Dimensions	L 6.0m, W 3.0m 1bar
Total Accessible Parking Spaces Required	NA	Total Number of Accessible Spaces	2
Minimum Driveway/Aisle Width	7.3m	Driveway/Aisle Width	6m
Accessible Parking Surface	NA	Accessible Parking Surface	Paved
Accessible Parking Space Dimensions	NA	Accessible Parking Space Dimensions	3.0 x 6.0m
Total Loading Spaces Required	0	Total Loading Spaces Provided	0

DRY HYDRANT AND FIREFIGHTING WATER STORAGE SPECIFICATIONS

1.0 CKL REQUIREMENTS

1. MINIMUM 6 INCH PIPE SCHEDULE 40 TO BE USED THROUGHOUT, NON-METAL ABOVE GRADE.
2. TERMINATE MAXIMUM 34 INCHES TO THE TOP OF THE HYDRANT, MINIMUM 24 INCHES TO BOTTOM OF FITTING (SEE NO. 4 BELOW).
3. PROTECTED BY A CEMENT TRAFFIC BARRIER, 24" x 24" AND OF SUFFICIENT LENGTH TO PROVIDE ADEQUATE PROTECTION FROM VEHICULAR TRAFFIC TO THE HYDRANT, PLACED 30 INCHES AWAY FROM DISCHARGE SIDE OF THE DRY HYDRANT, (BETWEEN THE HYDRANT AND WHERE THE TRUCK WOULD PARK) OR EQUIVALENT IF APPROVED BY THE FIRE DEPARTMENT.
4. MAINTAIN 36" (.9m) CLEAR AROUND HYDRANT.
5. TERMINATE WITH A SIX INCH FEMALE FIRE THREAD FITTING WITH PLUG.
6. TERMINATE PERPENDICULAR TO THE ACCESS ROAD.
7. TERMINATE MAXIMUM 8 FEET FROM EDGE OF ACCESS ROAD.
8. STORAGE CAPACITY SHALL BE NEW NON FERROUS TANKS (IF BURIED) IN COMPLIANCE WITH THE PROVISIONS OF NFPA 22.
9. DO NOT BACKFILL BELOW GRADE TANKS PRIOR TO REVIEW AND ACCEPTANCE OF LEAK TEST RESULTS BY THE BUILDING AND/OR FIRE DEPARTMENT.

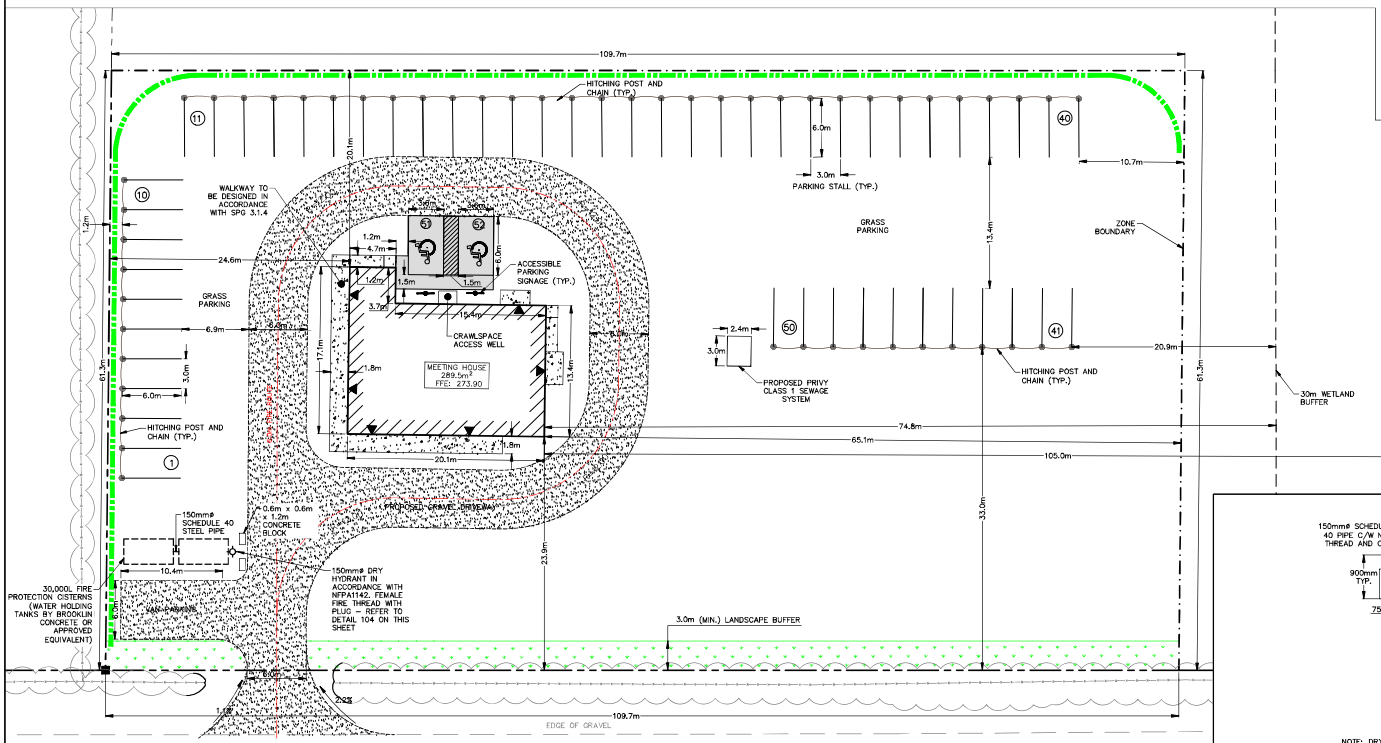
2.0 NFPA REQUIREMENTS

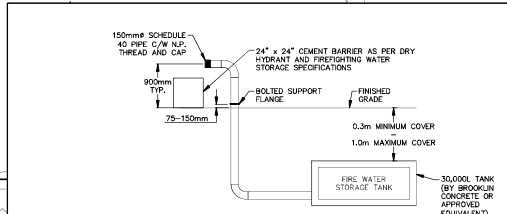
10.6 A LEAKAGE TEST OF 24 HOURS SHALL BE COMPLETED PRIOR TO BACKFILL.
11.2 TANKS SHALL BE SET ON CRUSHED STONE OR GRANULAR BASE.
13.2.13 SUCTION SOURCE SHALL BE EQUIPPED WITH AN ANTI-VORTEX PLATE WITH DIMENSIONS BEING TWICE THE DIAMETER OF THE SUCTION PIPE. THE SUCTION INLET SHALL BE ONE HALF PIPE DIAMETER ABOVE THE TANK FLOOR (MINIMUM 6 INCHES).
8.3.3 LIFT NOT TO EXCEED 15 FEET (4.5m).
8.4.1 PROVIDE A MINIMUM 36 INCH (0.9m) CLEARANCE AROUND HYDRANT.
8.4.4 DRY HYDRANTS SHALL BE LOCATED 100 FEET (30.5m) FROM ANY STRUCTURE.
8.4.5 NO PARKING IS ALLOWED WITHIN 20 FEET (6m) OF THE ACCESS SIDE OF THE DRY HYDRANT.
8.4.6 PROVIDE FROST PROTECTION TO PREVENT FROST FROM REACHING WATER LEVEL.
8.4.7 DRY HYDRANTS SHALL BE MADE VISIBLE FROM THE MAIN ROADWAY BY REFLECTIVE MARKING AND SIGNAGE.
8.7.5 RISERS SHALL BE PROTECTED FROM UV DEGRADATION BY PAINTING OR OTHER MEASURES.
B4.2(2) CISTERN SHALL NOT FLOAT WHEN EMPTY.
B4.2(3) SUCTION PIPING SHALL BE DESIGNED TO MINIMIZE CAVITATION (SEE NFPA 22).
B4.2(4) VENT PIPING SHALL BE DESIGNED TO PERMIT MAXIMUM CAPABILITY OF THE SUCTION PIPING.
B4.3(17) BEDDING FOR CISTERNS TO BE MINIMUM 12 INCHES OF ¾ – 1½ INCH CRUSHED WASHED STONE.
B4.3(18) SIAMESE FILLER TO 36 INCHES ABOVE FINISHED GRADE (AFG).
B4.3(19) SUCTION CONNECTION TO BE 24 INCHES AFG.
B4.3(24) BACKFILL SHALL BE A MINIMUM OF 4 FEET (1.2m) FILL
B4.3(25) BOTTOM OF SUCTION PIPE TO PUMPER CONNECTION NOT TO EXCEED 14 FEET (4.2m) VERTICAL.

2.0 NFPA REQUIREMENTS

1. DRY HYDRANT TO BE INSTALLED IN ACCORDANCE WITH NFPA 1142.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.

APPENDIX " B "
to
REPORT PLAN2023-068
FILE NO: D06-2022-027





NOTE: DRY HYDRANT TO MEET FIRE DEPARTMENT SPECIFICATIONS/REQUIREMENTS.

104 DETAIL – DRY HYDRANT
SCALE = N.T.S.

DATE FEB 2020
REV 0

LOCAL BENCHMARK TO BE PROVIDED BY OLS.

TRUE NORTH

KEY PLAN

REVISIONS

No.	Description	Date
3	ISSUED FOR SPA – 2nd SUBMISSION	2023.11.22
2	ISSUED FOR SPA	2022.06.10
1	ISSUED FOR ZBA	2021.07.30

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

LEGEND TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

PROPOSED ASPHALT
PROPOSED GRAVEL DRIVEWAY
PR. SIDEWALK
PR. BUILDING
EX./PR. EDGE OF SHOULDER/GRAVEL
PR. DRY HYDRANT
EXISTING HYDRO POLE
EX./PR. ELEVATION
MATCH EX. ELEVATION
EX./PR. GRADE
EX. OVERHEAD HYDRO
EX. FENCE
R.O.W
PROPERTY LINE
ZONE BOUNDARY
EXISTING VEGETATION
EX. SIGN
LIGHT-DUTY SILT FENCE
30m WETLAND BUFFER
IRON BAR

LICENSED PROFESSIONAL ENGINEER E.R. ST. PIERRE 100500982 NOV 25, 2023 PROVINCE OF ONTARIO

WILLS

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

Project Name/Location
MENNONITE MEETING HOUSE
PART OF LOTS 18 & 19, CONCESSION 11, CITY OF KAWARTHA LAKES

Drawing Title
SITE PLAN

Drawn By: C.M.	SCALE: Horz. 1:250 Vert.	
Designed By: M.S.	Plot Date: 2022-06-10	
Checked By: M.S.	Project No.: 21 – 8502I	Sht. No.: 101
Engineer: E.S.P.	Dwg File No.: 8502I – MP	

NOT FOR CONSTRUCTION