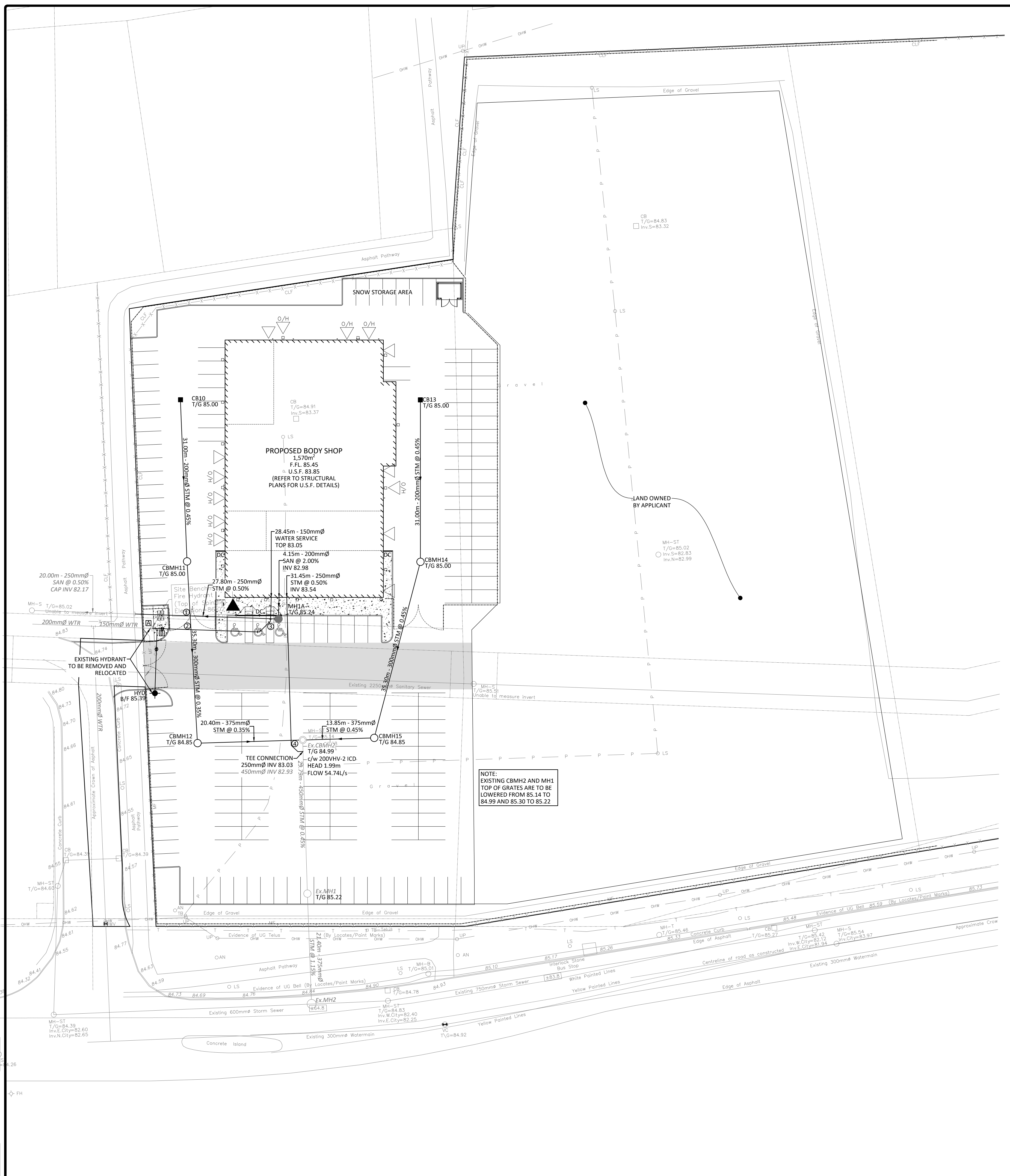


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 LAST SAVED: Friday, October 26, 2018 10:58:14 AM BY: pakimmbk
 LAST PLOTTED: Thursday, November 01, 2018 10:18:14 AM



STM STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB10	85.00		5E83.475	COVER CITY STD S19 FRAME CITY STD S19 STRUC. OPSD 705.010
CB13	85.00		5E83.501	COVER CITY STD S19 FRAME CITY STD S19 STRUC. OPSD 705.010
CBMH11	85.00	NW83.335	5E83.285	COVER CITY STD S28.1 FRAME CITY STD S25 STRUC. OPSD 701.010
CBMH12	84.85	NW83.162	NE83.087	COVER CITY STD S28.1 FRAME CITY STD S25 STRUC. OPSD 701.010
CBMH14	85.00	NW83.361	5E83.311	COVER CITY STD S28.1 FRAME CITY STD S25 STRUC. OPSD 701.010
CBMH15	84.85	N83.152	5W83.077	COVER CITY STD S28.1 FRAME CITY STD S25 STRUC. OPSD 701.010
Ex.CB/MH2	84.99	SW83.015 NE83.015	5E82.940	OPSD 701.010 FRAME S25 COVER S28.1
Ex.MH1	85.22	NW82.806	5E82.806	EXISTING STRUCTURE
Ex.MH2	84.92	NW82.560		EXISTING STRUCTURE

WATER COVER TABLE

LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH OF PIPE
A - EXISTING 150	1+000.00	85.36	82.96	2.40
B - 150 x 150 TEE	1+001.00	85.35	82.95	2.40
VALVE	1+002.00	85.34	82.94	2.40
45° BEND	1+020.85	85.22	82.82	2.40
45° BEND	1+023.85	85.24	82.84	2.40
BUILDING	1+028.45	85.45	83.05	2.40
B - 150 x 150 TEE	2+000.00	85.35	82.95	2.40
VALVE	2+004.03	85.19	82.79	2.40
HYDRANT	2+012.58	85.29	82.89	2.40

CROSSING CONFLICT TABLE

LOCATION	DESCRIPTION	SEPARATION
1	300mm \varnothing STM SEWER INV 83.25	0.78
2	250mm \varnothing SAN SEWER QBY 82.47	0.51
3	300mm \varnothing STM SEWER INV 83.24	0.15
4	150mm \varnothing WATER SERVICE QBY 82.73	0.30
	150mm \varnothing WATER SERVICE INV 82.70	
	250mm \varnothing SAN SEWER QBY 82.55	
	375mm \varnothing STM SEWER QBY 83.40	

SAN STRUCTURE TABLE

NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH1A	85.24	N82.900	W82.309	COVER CITY STD S34 FRAME CITY STD S25 STRUC. OPSD 701.010

GENERAL NOTES

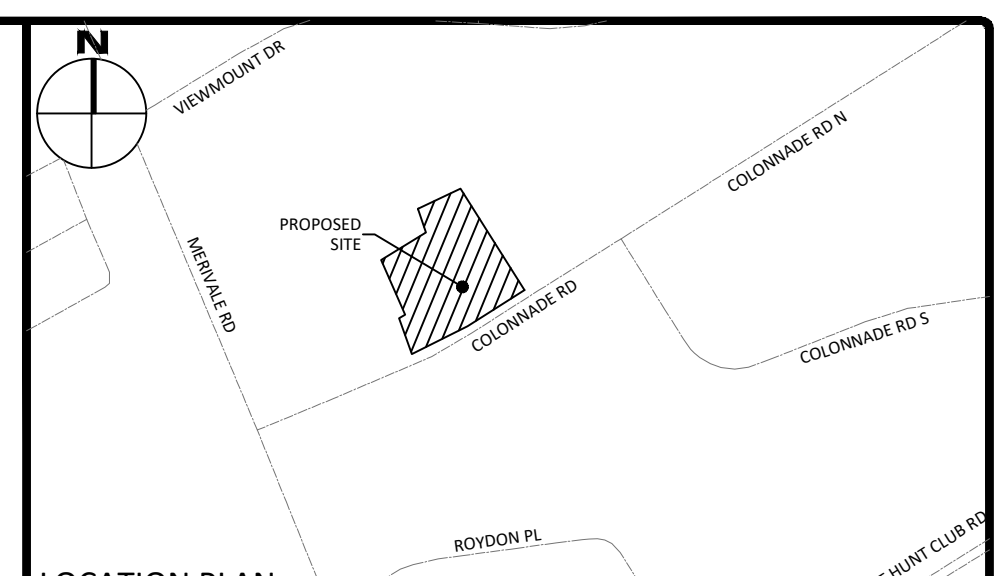
- THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. THE ENGINEER MAKES NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
- THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM INFORMATION SUPPLIED BY OR SHOWN ON FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY PLAN #455-18, DATED SEPTEMBER 13, 2018 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 EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY OR TOWNSHIP.
- TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. 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'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOIL.
- 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.
- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY GOLDER ASSOCIATES LTD., DATED MAY, 2006 REPORT #06-1120-033 AND THE SITE SERVICING & STORMWATER MANAGEMENT REPORT BY MCINTOSH PERRY REPORT #CP-18-0378, DATED OCTOBER, 2018.

SEWER NOTES

- CONSTRUCT ALL SEWERS AND APPURTENANCES TO CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR AS PER OPSD 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 BEDDING SHALL NOT BE PERMITTED.
- SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
- BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR SAND.
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROXIMATE EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
- INSULATE ALL SEWERS AND/OR SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
- 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 TELETYPE (CCTV) ALL PROPOSED SEWERS ONSITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm \varnothing 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 SEWERS TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
- CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS ONSITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm \varnothing 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 SEWERS TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
- ALL CATCHBASIN AND CATCHBASIN MANHOLE LEADS ARE TO BE MINIMUM 200mm \varnothing WITH MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCHBASINS EXCLUDING LANDSCAPE CATCHBASINS ARE TO HAVE 150mm \varnothing PERFORATED PIPE FOR 3.0m ON ALL AVAILABLE SIDES AS PER CITY OF OTTAWA STANDARD DRAWING "R1".

WATERMAIN NOTES

- CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY OR TOWNSHIP STANDARDS.
- INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM 888 TYPE "K" SOFT.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OR TOWNSHIP 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.
- USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING "W26".
- CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES. EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
- THERMAL INSULATION OF WATERMANS AT OPEN STRUCTURES AS PER CITY OR TOWNSHIP STANDARDS (IF AVAILABLE) OR OPSD 1109.030.

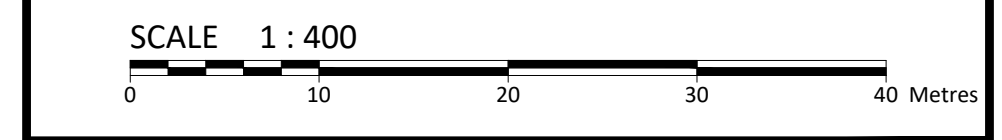


LEGEND

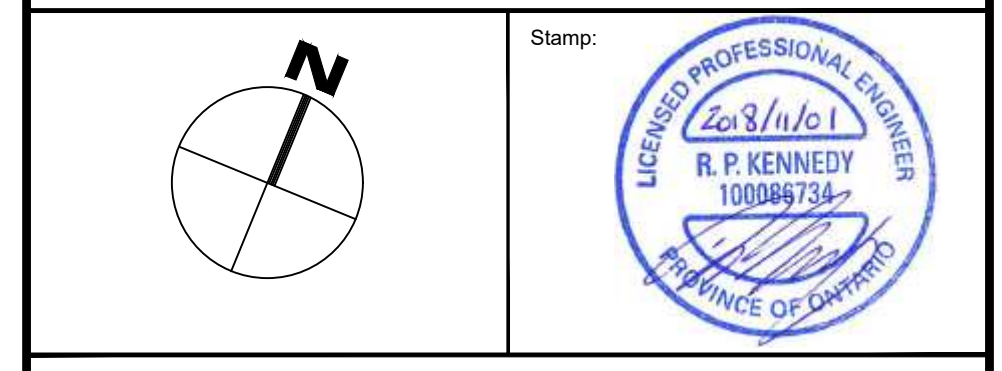
DC	BARRIER CURB	---	SILT FENCE (AS PER OPSD 219.130)
---	CURB DEPRESSION	---	STRAW BALE CHECK DAM (AS PER OPSD 219.180)
---	MOUNTABLE CURB	---	WATER COVER TABLE NODE
---	EASEMENT	---	CROSSING CONFLICT
---	HEAVY DUTY ASPHALT	---	
---	CONCRETE SIDEWALK	---	
---	PAVING STONE	---	
---	STORM MANHOLE	---	
---	CATCHBASIN OR DITCH INLET	---	
---	LANDSCAPE CATCHBASIN	---	
---	SAINTARY MANHOLE	---	
---	PERFORATED PIPE IN SWALES	---	
---	WATER VALVE/CHAMBER	---	
---	FIRE HYDRANT	---	
---	CENTRELINE OF SWALE	---	
---	SLOPING AT 3:1 (UNLESS SPECIFIED)	---	
---	PROPOSED ELEVATION	---	
---	EXISTING ELEVATION	---	
---	SWALE ELEVATION	---	
---	TOP OF WALL ELEVATION	---	
---	BOTTOM OF WALL ELEVATION	---	
---	EMERGENCY OVERLAND FLOW ROUTE	---	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

2	ISSUED FOR SITE PIPE CONTROL	NOV. 1, 2018
1	ISSUED FOR COORDINATION	OCT. 04, 2018
No.	Revisions	Date
Check and verify all dimensions before proceeding with the work. Do not scale drawings.		



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 www.mcintoshperry.com



Client: **MYERS AUTOMOTIVE GROUP**
 1200 BASELINE ROAD
 OTTAWA, ON K2C 0A6

Project: **PROPOSED AUTOMOBILE BODY SHOP**
 9 & PART OF 17 COLONNADE ROAD
 OTTAWA, ON K2E 1E1

Drawing Title: **SITE SERVICING PLAN**

Scale:	1:400	Project Number:	CP-18-0378
Drawn By:	P.G.K.	Checked By:	R.P.K.
Designed By:	P.G.K.	Drawing Number:	C102

D07-12-XX-XXXX

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