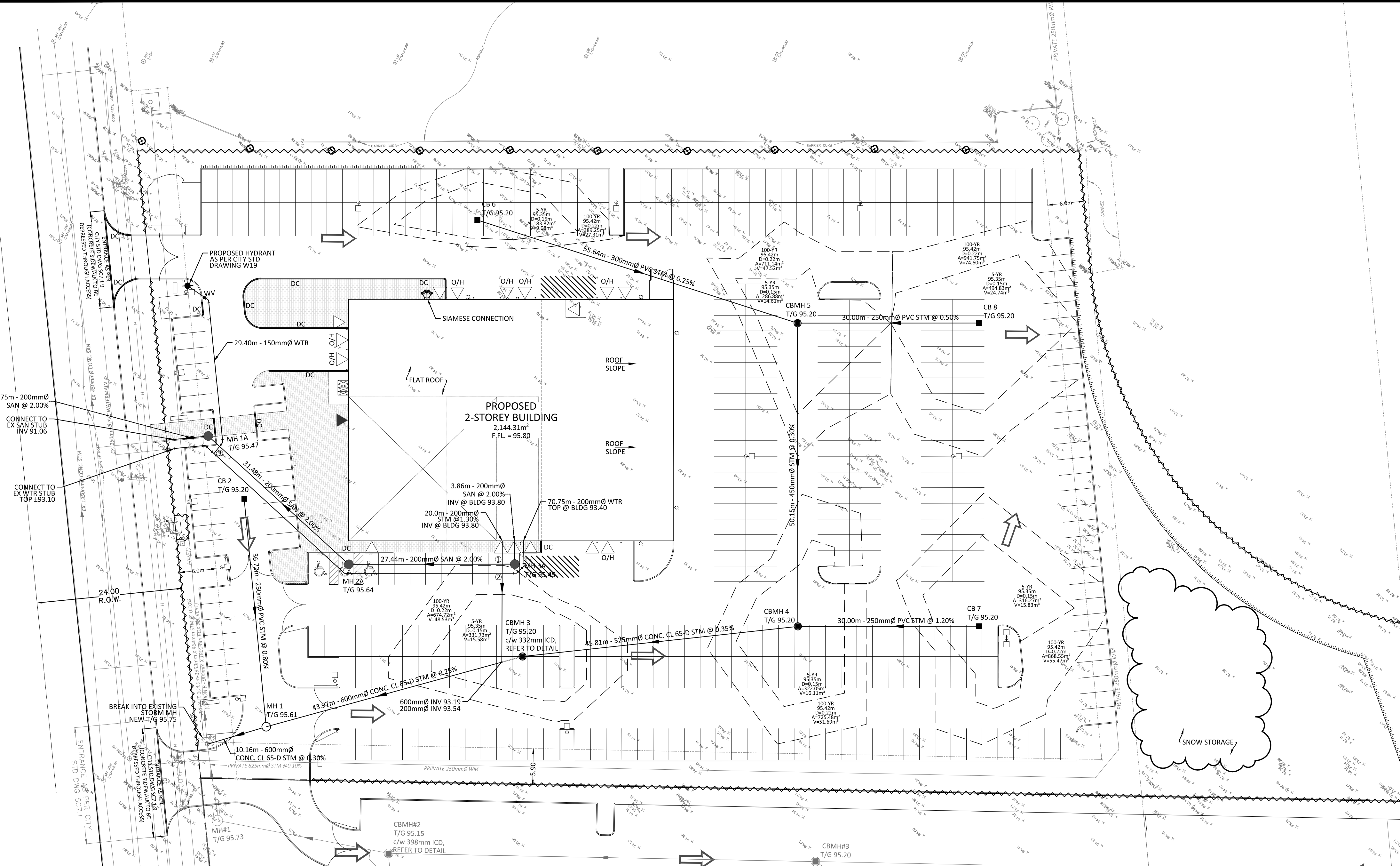


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LAST SAVED: Wednesday, June 20, 2018 10:12:17 AM
LAST SAVED BY: J. Kennedy
LAST PLOTTED: Tuesday, June 12, 2018 10:12:17 AM
CIB FILE USED: ...



GENERAL NOTES

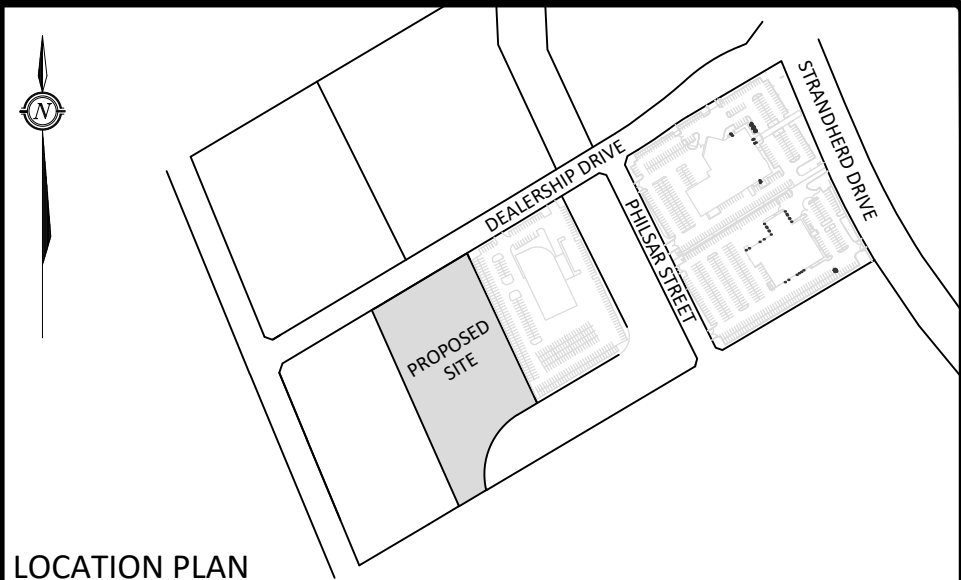
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOW HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY (OR SHOWN ON) MCINTOSH PERRY SURVEY INC. (MPSI) SURVEY PLAN # 15-4343, DATED NOVEMBER 2, 2015 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.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OR TOWNSHIP BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. 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.
6. ALL 'GREEN AREAS' TO BE TREATED WITH 150mm TOPSOIL, SEED & MULCH AS SOON AS FEASIBLE.
7. 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.
8. 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.
9. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
11. 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.
12. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE CITY OR TOWNSHIP.
13. 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.
14. CONTACT THE TOWNSHIP FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPE AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE TOWNSHIP'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
15. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
16. HYDRO, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS SUBJECT TO THE APPROVAL AGENCY:
 - ELECTRICAL SERVICE - HYDRO OTTAWA
 - TELEPHONE SERVICE - BELL CANADA
 - GAS SERVICE - ENBRIDGE
 - TELEVISION SERVICE - ROGERS
17. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES BELL, HYDRO AND THE CITY OR TOWNSHIP.
18. ALL PROPOSED CURB SHALL BE CONCRETE BARRIER CURB UNLESS SPECIFIED.
19. ALL EXISTING REDUNDANT PRIVATE APPROACHES FRONTING THIS DEVELOPMENT MUST BE REMOVED TO THE SATISFACTION OF THE CITY OR TOWNSHIP.
20. THIS PLAN MUST BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT BY MP AND SITE SERVICING REPORT BY MP REPORT # CP-17-0442 DATED, SEPTEMBER 19TH, 2017.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS AS WELL AS CITY OR TOWNSHIP STANDARDS AS INDICATED.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SDR.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY OF OTTAWA STANDARD DRAWING 'W22'.
4. 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.
5. USE APPROVED SADDLE CONNECTION WITH MAIN (CORPORATION) STOP AS PER CITY OF OTTAWA STANDARD DRAWING 'W26'.
6. CONNECTION TO EXISTING BY CITY OR TOWNSHIP FORCES: EXCAVATION, BACKFILLING AND REINSTATEMENT IS TO BE COMPLETED BY THE CONTRACTOR.
7. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.
8. THERMAL INSULATION OF WATERMAINS UNDER ROAD SIDE DITCHES AS PER CITY OF OTTAWA STANDARD DRAWING 'W21'.

SEWER NOTES

1. CONSTRUCT ALL SEWER AND APPURTENANCES TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, AS WELL AS THE CITY OR TOWNSHIP STANDARDS AS INDICATED.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
3. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR 'A', COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
4. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
5. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR 'A' OR SAND.
6. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0m BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
7. SEWERS AND CONNECTIONS 150mm DIAMETER AND SMALLER TO BE PVC SDR 28 OR APPROVED EQUIVALENT. SEWERS AND CONNECTIONS 200mm DIAMETER AND LARGER TO BE PVC SDR 35 OR APPROVED EQUIVALENT.
8. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 1.5m OF COVER WITH THERMAL INSULATION (CATCHBASIN LEADS EXCEPTED).
9. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"x8" LONG MARKER.
10. CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS ONSITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mm Ø OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
11. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.

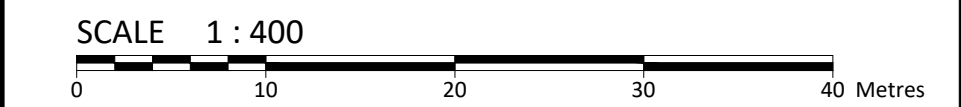


LEGEND

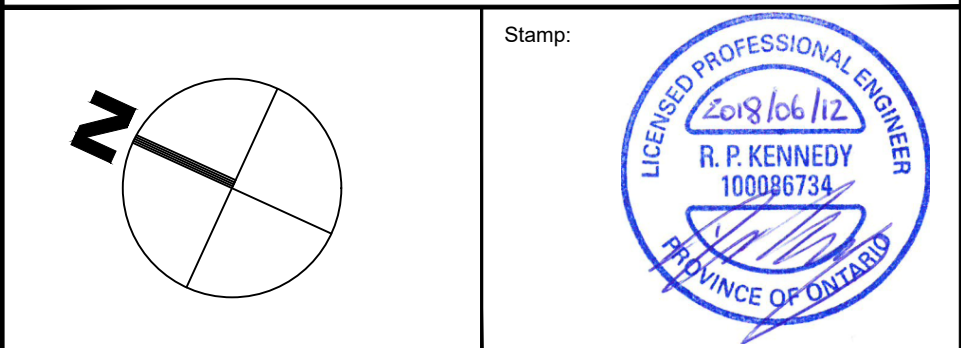
- | | |
|--|--|
| | BARRIER CURB |
| | CURB DEPRESSION |
| | HEAVY DUTY ASPHALT |
| | CONCRETE RAMP AND/OR WALKWAY |
| | SWALE CENTERLINE |
| | TERRACING @ 3:1 SLOPE UNLESS SPECIFIED |
| | STORM MANHOLE |
| | CATCH BASIN MANHOLE |
| | CATCH BASIN OR DITCH INLET |
| | LANDSCAPE CATCH BASIN |
| | PERFORATED SUBDRAIN |
| | SANITARY MANHOLE |
| | TYPICAL GRADE |
| | BOTTOM OF WALL GRADE |
| | SWALE GRADE |
| | TOP OF GRATE GRADE |
| | EXISTING GRADE (NOT SHOWN ON SURVEY) |
| | OVERLAND FLOW ROUTE |
| | 100yr PONDING |
| | 5yr PONDING |
| | GRADE MARKER |
| | SILT FENCE |

6	REVISED PROJECT TITLE	JUN 12, 2018
5	REVISED AS PER CITY COMMENT	JUN 06, 2018
4	REVISED PER NEW SITE PLAN	MAY 14, 2018
3	REVISED PER CITY COMMENTS (MAR 27/18)	APR 03, 2018
2	REVISED PER CITY COMMENTS (DEC 18/17)	FEB 12, 2018
1	ISSUED FOR SITE PLAN CONTROL	SEP 19, 2017
No.	Revision/Issue	Date

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



McINTOSH PERRY
115 Walgreen Road, RR3, Carp, ON K0A 1L0
Tel: 613-836-2184 Fax: 613-836-3742
www.mcintoshperry.com



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

Project:
**540 DEALERSHIP DRIVE
PROPOSED AUTOMOBILE
DEALERSHIP**

OTTAWA ONTARIO

Drawing Title:
SITE SERVICING PLAN

Scale: 1:400	Project Number:
Drawn by: CDH	CP-17-0442
Checked By: CIM/RPK	Drawing Number:
Designed By: CDH	C102
Date: AUG. 28, 2017	SHEET 2 of 2

STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB 2	95.20		SW93.800	OPSD 701.010 FRAME S25 COVER S28.1
CB 6	95.20		S93.800	OPSD 705.010 COVER S19
CB 7	95.20		NW93.800	OPSD 705.010 COVER S19
CB 8	95.20		NW93.800	OPSD 705.010 COVER S19
CBMH 3	95.20	SE93.219	NW93.199	OPSD 701.010 FRAME S25 COVER S28.1
CBMH 4	95.20	SE93.440 NE93.439	NW93.379	OPSD 701.011 FRAME S25 COVER S28.1
CBMH 5	95.20	SE93.650 NW93.661	SW93.589	OPSD 701.010 FRAME S25 COVER S28.1
EX MH	95.75	SW 92.840	NE 92.800	EXISTING STRUCTURE
MH 1	95.61		NW93.030	OPSD 701.011 FRAME S25 COVER S24.1

SAN STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
MH 1A	95.47	S91.200	NW91.175	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)
MH 2A	95.64	SE91.860	N91.830	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)
MH 3A	95.45	NE93.723	NW92.409	OPSD 701.010 COVER OPSD 401.050 (WATER TIGHT)

PLUG TYPE ORIFICE NOT TO SCALE

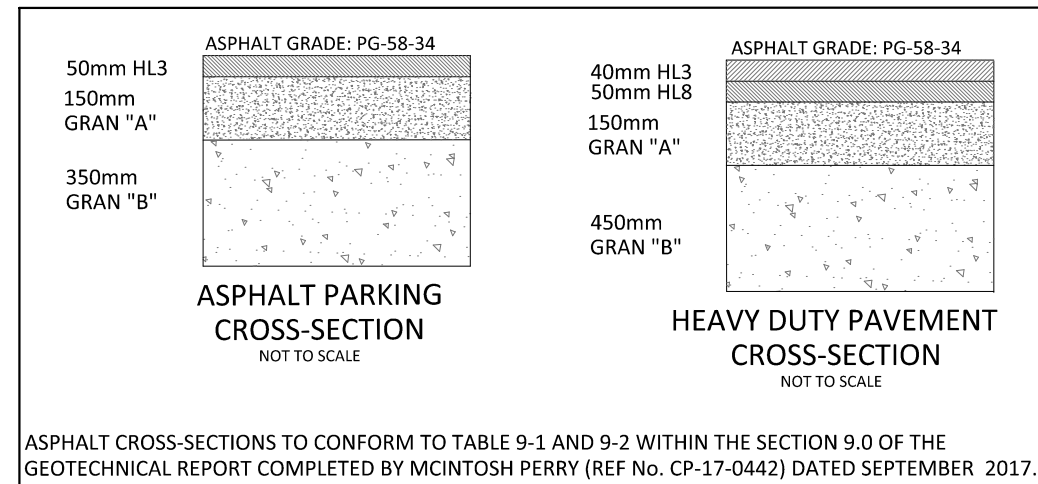
I.C.D. PLUG TYPE ORIFICE (www.pedroplastics.com) (REMOVABLE FOR CLEANING PURPOSES)

332mm Ø HOLE RESTRICTING THE 100 YR FLOW TO 329.7 L/sec HEAD = 2.05m OUTLET PIPE = 600mm Ø CONC.

HYDRANT COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH
200 x 150 TEE	0+000.00	95.30	92.90	2.40
45° BEND	0+002.35	95.30	92.90	2.40
45° BEND	0+025.66	95.70	93.30	2.40
WATER VALVE	0+027.40	95.86	93.46	2.40
HYDRANT	0+029.40	95.86	93.48	2.40

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	DEPTH
EX. CAP	0+000.00	95.50	93.10	2.40
45° BEND	0+005.04	95.50	93.10	2.40
45° BEND	0+036.35	95.63	93.23	2.40
45° BEND	0+064.79	95.48	93.08	2.40
45° BEND	0+066.49	95.52	93.12	2.40
BUILDING	0+070.75	95.80	93.40	2.40

CROSSING CONFLICT TABLE		
LOCATION	PIPE INFORMATION	SEPARATION
1	200mm Ø STM INV. 93.74 200mm Ø SAN OBV. 92.57	1.17m
2	200mm Ø STM INV. 93.73 200mm Ø WTR OBV. 93.08	0.65m
3	200mm Ø SAN INV. 91.25 200mm Ø WTR OBV. 92.90	1.65m



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