



LEGEND

	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING CATCHBASIN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	PROPERTY LINE
	EXISTING TREE
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED SANITARY SERVICE CONNECTION
	PROPOSED STORM SERVICE CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE & BOX
	PROPOSED CATCH BASIN
	PROPOSED TOE WALL
	PROPOSED AREA DRAIN

GENERAL NOTES

- CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
- DO NOT SCALE DRAWINGS.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
- BOUNDARIES: PART OF LOTS 8.9.10& 11/ BLOCK B, CADDY PLAN
- ENCROACHMENT: NOTE THE POSITION OF THE FENCES IN RELATION TO THE EASTERLY & WESTERLY BOUNDARIES; THEY ARE LOCATED OVER THE SUBJECT BOUNDARIES TO THE EXTENT SHOWN ON THE PLAN.
- BEARING: BEARING ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF UNIVERSITY AVENUE HAVING A BEARING OF N71°25'30"E AS SHOWN ON PLAN 39R-2336
- ELEVATIONS: ELEVATIONS SHOWN GEODETIC DRIVEN FROM TOWN OF COBURG BENCH MARK #001212300. ELEVATION 82.92M
- DISTANCES: DISTANCES AND COORDINATES ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0021.
- ALL EXISTING FEATURE TO REMAIN UNLESS OTHERWISE NOTED.

No.	DATE	DESCRIPTION
1	06/05/2019	ISSUED FOR ZBA

- GENERAL NOTES:**
- ALL EXISTING UTILITY INVERTS ARE BASED ON THE TOWN'S GIS DATA AND RECORD DRAWINGS.
 - ALL SITE LAYOUT INFORMATION, INCLUDING BUILDING DIMENSIONS, SETBACKS, CURBS, DEPRESSED CURB LOCATIONS, SIDEWALKS, PARKING AND LANDSCAPE FEATURES MUST BE REFERENCED FROM THE ARCHITECT'S PLANS.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LAYOUT INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE RESUMING CONSTRUCTION OPERATIONS.
 - ALL SERVICES MUST BE INSTALLED TO THE CURRENT TOWN OF COBURG STANDARDS, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) AND ONTARIO BUILDING CODE (OBC) UNLESS OTHERWISE SPECIFIED, TO THE SPECIFICATION OF THE TOWN AND CONSULTANT.
 - DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBURG, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) SHALL FORM PART OF THE CONTRACT DOCUMENTS.
 - THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES, STRUCTURES AND APPURTENANCES IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SATISFY HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM DURING THE COURSE OF CONSTRUCTION. THIS MAY REQUIRE EXCAVATION TO EXPOSE UTILITIES AS REQUIRED BY CONTRACTORS.
 - CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
 - CONTRACTORS SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO UTILITIES PRIOR TO CROSSING SUCH UTILITIES. FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTIONS.
 - ALL TRENCHING TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - CONTRACTORS TO EXPOSE AND VERIFY LOCATION, ELEVATION, AND SIZE OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH EXISTING SERVICES.
 - ALL EXISTING SERVICES ARE TO REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
 - CONSTRUCTION LAYOUT SHALL BE UNDERTAKEN BY CONTRACTOR'S SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.

- SANITARY, STORM AND WATERMAIN NOTES**
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT TOWN OF COBURG STANDARDS, OPSD AND OPSS.
 - ALL UTILITY COMPANIES WILL BE NOTIFIED BY CONTRACTOR FOR LOCATES PRIOR TO THE INSTALLATION OF PROPOSED SERVICE CONNECTIONS.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
 - ALL PIPE MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF COBURG APPROVED MANUFACTURERS' PRODUCT LIST: SANITARY SEWER AND APPURTENANCES.
 - SDR35 PVC SANITARY PIPES SHALL BE USED UP TO 900MM DIAMETERS, REINFORCED CONCRETE PIPES SHALL BE USED FOR GREATER THAN 900MM.
 - SDR35 PVC STORM PIPES SHALL BE USED UP TO 375MM DIAMETERS, REINFORCED CONCRETE PIPES SHALL BE USED FOR GREATER THAN 375MM.
 - ALL MAINTENANCE HOLES ARE TO BE SUPPLIED OR CONSTRUCTED IN ACCORDANCE WITH OPSD 701 SERIES. PRECAST MAINTENANCE HOLES SHALL CONFORM TO A S.T.M SPECIFICATION C-47MM LATEST VERSION.
 - SANITARY MAINTENANCE HOLE CHAMBER OPENING SHALL BE ON THE UPSTREAM SIDE OF MAINTENANCE HOLE. ALL STORM MAINTENANCE HOLE CHAMBER OPENING SHALL BE ON THE SIDE OF THE MAINTENANCE HOLE PARALLEL TO THE FLOW FOR STRAIGHT RUN, OR ON THE UPSTREAM SIDE OF THE MAINTENANCE HOLE AT ALL JUNCTIONS.
 - CATCH BASINS SHALL BE PRECAST AS PER OPSD 705 SERIES.
 - SANITARY SEWERS SHALL BE INSTALLED WITH BEDDING AS PER OPSD AND/OR MOE STANDARDS.
 - BEDDING FOR STORM SEWER PIPE SHALL CONFORM WITH OPSD FOR TYPE "2" BEDDING (CRUSHED STONE BASE WITH GRANULAR OVER THE SEWER).
 - ALL GRANULAR BEDDING AND BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF OPSD 1010 AND MUST NOT CONTAIN ROCKP.
 - BEDDING MATERIAL SHALL BE PLACED AS PER STANDARD DRAWINGS UNLESS OTHERWISE SPECIFIED ON THE CONTRACT DRAWINGS OR WITHIN CONTRACT SPECIAL PROVISIONS.
 - WATERMAIN MATERIALS 150MM TO 200MM SHALL BE P.V.C. WATERMANS GREATER THAN 200MM BUT LESS THAN 400MM SHALL BE DUCTILE IRON. WATERMANS 400MM AND LARGER SHALL BE REINFORCED CONCRETE PRESSURE PIPE.

- ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSSING-VENTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM.
- ALL WATERMAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. DETAILS OF RESTRAINTS SHALL BE DESIGNED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER AS PART OF SHOP DRAWINGS BY THE CONTRACTOR.
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A MOECC LICENSED CONTRACTOR SPECIALIZING IN THE PROVISION OF DISINFECTION SERVICES FOR ALL WATERMAIN TESTING REQUIRED IN THIS CONTRACT.
- WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.8M. WATERMANS SHALL BE LAID WITH AT LEAST 2.5M HORIZONTAL SEPARATION FROM ANY SEWER OR SEWER MAINTENANCE HOLE. WATER SERVICES SHALL BE INSTALLED 1.5M RIGHT OF SANITARY SEWER CONNECTIONS.
- TRACER WIRE IS TO BE INSTALLED ALONG ON ALL NEW PVC AND CPP WATERMAIN PIPES.
- WATERMANS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 0.3M OVER 0.5M UNDER SEWERS WHEN WATERMANS CROSS OVER/UNDER OTHER UTILITIES. THE CLEARANCE AND TYPE OF CROSSING SHALL CONFORM OPSD AND MOE STANDARDS AND THE REQUIREMENTS OF THE PARTICULAR UTILITY.
- ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
- FOR DETAILS OF THE PROPOSED TRENCH DRAIN, ROOF DRAIN, SERVICE CONNECTIONS, WATER METER AND BACKFLOW PREVENTER REFER TO MECHANICAL DRAWING.

325 UNIVERSITY AVENUE W. RESIDENTIAL DEVELOPMENT
PRELIMINARY SITE SERVICING PLAN

DESIGN	F.M.	DRAWN	M.N.	CHECKED	R.B.	CONTRACT No.	20021	
SCALE:	1:200 (FULL SIZE)						DRAWING NUMBER	C-02
DATE:	APRIL 26, 2019							

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