

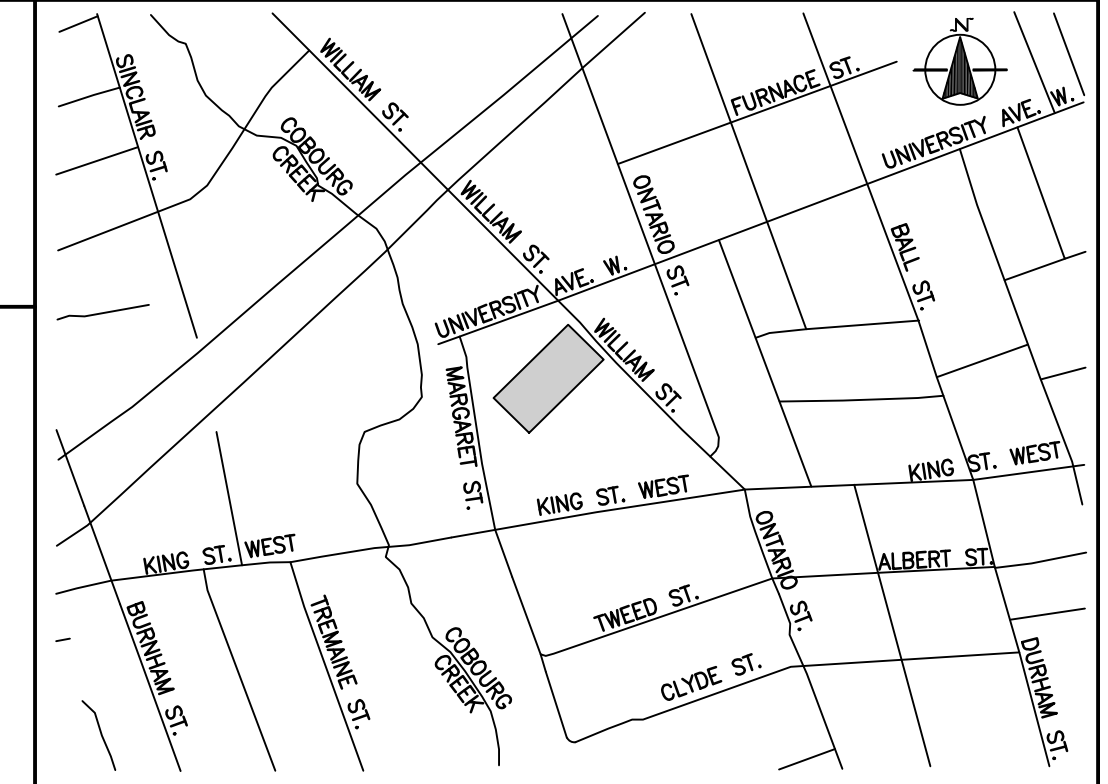
STORM SEWER DATA TABLE					
STRUCTURE No.	SIZE	RIM ELEV.	INVERT ELEVATIONS		NOTES
			IN	OUT	
CBMH1	1200mm	80.50	E 79.07	N 78.89	CONNECT TO EX. SEWER
MH2	1200mm	80.40	E 79.08	N 79.02	
MH3	1200mm	82.28	E 79.36	W 79.33	(STC 750)
CBMH4	2400mm	81.90	E 79.68	W 79.65	
CBMH5	2400mm	82.01	SE 79.74	W 79.71	
CBMH6	2400mm	82.13	NE 79.80	NW 79.78	
MH7	2400mm	81.49	NE 79.87	SW 79.84	
CBMH8	2400mm	82.87	NE 79.96	SW 79.93	
MH9	2400mm	82.87	SE 81.32	SW 80.02	
CBMH10	1200mm	82.13	SE 80.13	NW 80.10	
CB1		82.87	NW 81.37		
CB2		81.95	SE 80.18	NW 80.18	
RLCB1		82.02	SE 80.52		TEE INV. 80.18
RLCB2		82.05	NW 80.55		

SANITARY SEWER DATA TABLE					
STRUCTURE No.	SIZE	RIM ELEV.	INVERT ELEVATIONS		NOTES
			IN	OUT	
MH1A	1200mm	80.42	N 78.66	S 78.66	CONNECT TO EX. SEWER
MH2A	1200mm	82.10	SE 79.11	W 79.05	
MH3A	1200mm	82.19	SW 79.29	NW 79.23	
MH4A	1200mm	82.44	NE 79.29	NE 79.55	
MH5A	1200mm	82.48	NE 79.42	SW 79.38	
MH6A	1200mm	82.90	NE 79.61	SW 79.58	
MH7A	1200mm	83.46		SW 79.81	

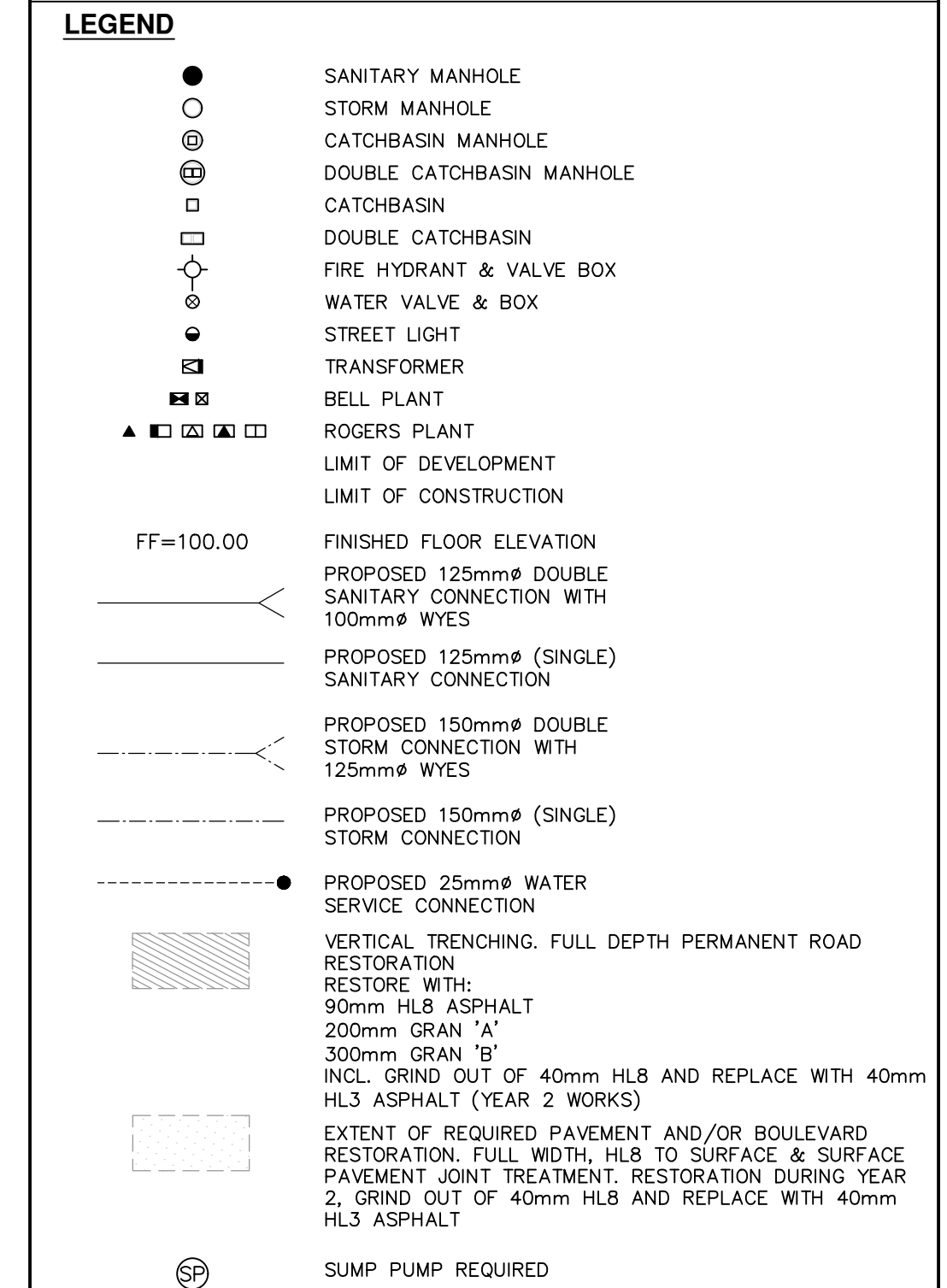
- GENERAL NOTES**
- MEASUREMENTS IN METRES AND/OR MILLIMETRES, UNLESS OTHERWISE SHOWN.
 - ALL DIMENSIONS AND ELEVATIONS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED PRIOR TO THE START OF WORK.
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WEATHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
 - ALL TRENCHING TO BE DONE IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ACT.
 - ALL INTERNAL WORK TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS, UNLESS OTHERWISE NOTED.
 - A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FROM THE MUNICIPAL ROAD AUTHORITY FOR ALL WORKS WITHIN THE PUBLIC ROAD ALLOWANCE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE ROAD OCCUPANCY PERMIT(S), INCLUDING PROVIDING ALL REQUIRED SUPPORTING DOCUMENTATION.
 - REFER TO THE SITE PLAN FOR THE DIMENSIONING OF BUILDINGS, INTERIOR SIDEWALKS, DRIVEWAYS, PARKING AREAS AND CURBING.
 - THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER ONE (1) SET OF AS-CONSTRUCTED SITE SERVICING, GRADING AND SITE ELECTRICAL DRAWINGS.

- WATERMANS AND FIREMANS**
- ALL WATERMANS AND FIREMANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 701 AND PART VII OF THE ONTARIO BUILDING CODE, UNLESS OTHERWISE SHOWN.
 - WATERMANS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 0.50m OVER AND UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING. THE LENGTH OF WATER PIPE SHALL BE CENTRED AT THE POINT OF CROSSING SO THAT JOINTS WILL BE EQUIDISTANT AND AS FAR AWAY AS POSSIBLE FROM THE SEWER.
 - ALL WATERMANS AND SERVICES SHALL HAVE 1.8m MINIMUM COVER AND HORIZONTAL SPACING OF 2.44m FROM ALL SEWER LINES.
 - 100mm TO 300mm DIAMETER WATERMANS AND FIREMANS SHALL BE PVC SDR-18, C-900, CLASS 150 UNLESS SHOWN.
 - PIPE BEDDING AND BACKFILL FOR WATERMANS SHALL BE AS PER OPSS 802.010 FOR FLEXIBLE PIPE UNLESS OTHERWISE SHOWN.
 - ALL CURB STOPS TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS PRIOR TO CONNECTION, USING TEST POINT BY-PASS AS REQUIRED.
 - EITHER CONCRETE THRUST BLOCKS AS PER OPSS 1103.010 AND 1103.020 OR MECHANICALLY RESTRAINED JOINTS SHALL BE USED. MECHANICAL JOINT RESTRAINT SHALL BE UNI-FLANGE SERIES 1350 OR APPROVED.
 - PROVISIONS FOR FLUSHING WATERMANS MUST BE PROVIDED WITH AT LEAST A 50mm OUTLET ON 100mm AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. FIREMANS FLUSHING OUTLET TO BE 100mm DIAMETER MINIMUM OR A HYDRANT. FLUSHING POINTS MUST BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN.
 - FIRE HYDRANTS SHALL CONFORM TO AWWA C502 OR LATEST REVISION AND BE PROVIDED WITH A STORZ PUMPER CONNECTION. HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 1105.010. HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.15m ABOVE THE PROPOSED FINISHED GRADE AT HYDRANT.
 - TRACER WIRE SHALL BE ATTACHED TO EVERY NON-METALLIC WATERMAIN, FIREMAIN AND SERVICE CONNECTION.
 - ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50mm BLOW-OFF UNLESS OTHERWISE NOTED.
 - ALL NEW WATERMANS AND SERVICES TO BE PRESSURE TESTED TO 1379kPa (200 psi) FOR AT LEAST ONE (1) HOUR WITHOUT LEAKAGE.
 - THE CONTRACTOR SHALL SUCCESSFULLY SWAB AND CHLORINATE WATERMANS AND SERVICES PRIOR TO CONNECTING TO EXISTING WATERMANS. CONNECTION TO MUNICIPAL WATERMAIN SHALL NOT BE GRANTED UNTIL A POSITIVE LABORATORY TEST RESULT IS PROVIDED AND ACCEPTED.
 - ALL HYDRANTS ON PRIVATE PROPERTY TO BE PAINTED RED AND THE STORZ PAINTED BLACK.
 - PRIVATE WATER SUPPLY LINES HAVE BEEN DESIGNED IN ACCORDANCE WITH M.O.E.C.C. GUIDELINES AS PER 7.1.6.5 OF THE O.B.C.
 - UNLESS OTHERWISE NOTED ALL WATERMAIN CROSSINGS ARE TO BE ACCOMMODATED USING VERTICAL PIPE DEFLECTIONS.
 - ALL TRENCHES ARE TO BE BACKFILLED TO THE STANDARD PROCTOR DENSITY AS SPECIFIED BY THE GEOTECHNICAL CONSULTANT.
 - BUILDING SERVICE VALVES TO BE 3.0m OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12.0m BACK FROM STUB.

- STORM AND SANITARY SEWERS**
- ALL STORM AND SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 410 AND PART VII OF THE ONTARIO BUILDING CODE, UNLESS OTHERWISE SHOWN.
 - SANITARY SEWER PIPES 375mm AND SMALLER SHALL BE PVC SDR-35 CONFORMING TO CSA B182.2 AND B182.4, UNLESS OTHERWISE NOTED. PIPES SHALL BE JOINTED BY MEANS OF APPROVED RUBBER GASKETS.
 - STORM SEWER PIPES 375mm AND SMALLER SHALL BE RIBBED PVC CONFORMING TO CSA B182.2 AND B182.4, UNLESS OTHERWISE NOTED. PIPES SHALL BE JOINTED BY MEANS OF APPROVED RUBBER GASKETS.
 - STORM SEWER PIPES 450mm AND LARGER SHALL BE STEEL REINFORCED CONCRETE PIPE CLASS 65-D, CONFORMING TO SPECIFICATION CSA A257.1, A257.3, UNLESS OTHERWISE NOTED. PIPES SHALL BE JOINTED BY MEANS OF APPROVED RUBBER GASKETS.
 - PIPE BEDDING AND BACKFILL SHALL BE AS PER OPSS 802.010 FOR FLEXIBLE PIPE AND OPSS 802.030 AND 802.031 FOR RIGID PIPE, UNLESS OTHERWISE SHOWN.
 - MANHOLES SHALL BE AS PER OPSS 701.010, 701.011, 701.012, 701.013, 701.014 AND 701.015. FRAMES AND COVERS AS PER OPSS 401.010, DROP STRUCTURES AS PER OPSS 1003.01. MANHOLES SHALL BE 1200mm IN DIAMETER, UNLESS OTHERWISE SHOWN.
 - SINGLE CATCHBASINS SHALL BE AS PER OPSS 705.010, DOUBLE CATCHBASINS SHALL BE AS PER OPSS 705.020. FRAMES AND COVERS AS PER OPSS 400.010 WHEN ADJACENT TO CURBS AND OPSS 400.020 IN OTHER AREAS. CATCHBASIN LEADS SHALL BE 200mm AT MINIMUM 1.0% GRADE, UNLESS OTHERWISE NOTED.
 - STORM AND SANITARY SEWERS AND APPURTENANCES WITHIN A PUBLIC ROAD ALLOWANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL AUTHORITY STANDARDS. THE CONTRACTOR SHALL SUBMIT A VIDEO INSPECTION REPORT OF ALL INSTALLED STORM AND SANITARY MAINS, INCLUDING CATCHBASIN LEADS AND SERVICES PRIOR TO ACCEPTANCE.
 - SERVICE CONNECTIONS SHALL TERMINATE 1.5m FROM THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - ALL DOWNPOUNTS SHALL BE DISCONNECTED AND DISCHARGE DIRECTLY TO THE SURFACE.
 - MINIMUM DEPTH OF COVER OF 1.4m FOR STORM SEWERS AND 1.8m FOR SANITARY SEWERS, UNLESS OTHERWISE SHOWN.
 - PRIVATE SEWERS HAVE BEEN DESIGNED IN ACCORDANCE WITH M.O.E.C.C. GUIDELINES AS PER 7.1.6.5 OF THE O.B.C.
 - MINIMUM PIPE CROSSING CLEARANCE FOR STORM AND SANITARY SEWERS IS TO BE 0.15m.
 - SANITARY SERVICE CONNECTIONS MUST BE INSTALLED USING WYE CONNECTIONS.



KEY PLAN
N.T.S.



LEGAL DESCRIPTION:
LOTS 6, 7, & PART OF LOT 8-BLOCK B
LOT 20 & PART OF LOTS 18, 19, & 21-BLOCK C
CADDY PLAN
TOWN OF COBOURG
COUNTY OF NORTHERMBERLAND

REFERENCE DRAWINGS:
FOR SITE PLAN INFORMATION REFER TO DRAWING A1.00, DATED OCTOBER 2014, PROJECT NO. 14020 BY PEARCE MCCLUSKEY ARCHITECTS.

SURVEY INFORMATION:
SURVEY INFORMATION TAKEN FROM DRAWING NO. 0 16, FILE NO. 4-5003-TOPBASE_V2, PREPARED BY IVAN B. WALLACE O.L.S. LTD. DATED 23rd DAY OF AUGUST 2018.

BENCHMARK INFO:
ELEVATIONS ARE REFERRED TO THE TOWN OF COBOURG BENCHMARK NO. 9, HAVING AN ELEVATION OF 80.475m.

REVISIONS				
No.	BY	DATE	DESCRIPTION	APPROVED
1	A.W.	11.20.19	FIRST SPA SUBMISSION	

TOWN OF COBOURG
ENGINEERING AND ENVIRONMENTAL SERVICES

377 WILLIAM STREET

SITE SERVICING PLAN

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

1600 CHAMPLAIN AVE., SUITE 402 WHITBY, ONTARIO L1N 9B2
TEL. (289) 315-3680 FAX (905) 794-0611

	SCALE : 1:500	PROJECT No.
	DRAWN BY : K.D.	E19012
	DESIGNED BY : K.D.	DRAWING No.
	CHECKED BY : A.W.	SS
REVISION DATE: April 23, 2019		

