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SCALE 1 : 500

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS USING SOKKIA TOPNET REAL TIME NETWORK (RTN) AND ARE BASED ON NRCAN HTV2.0 GEOID SEPARATION MODEL.

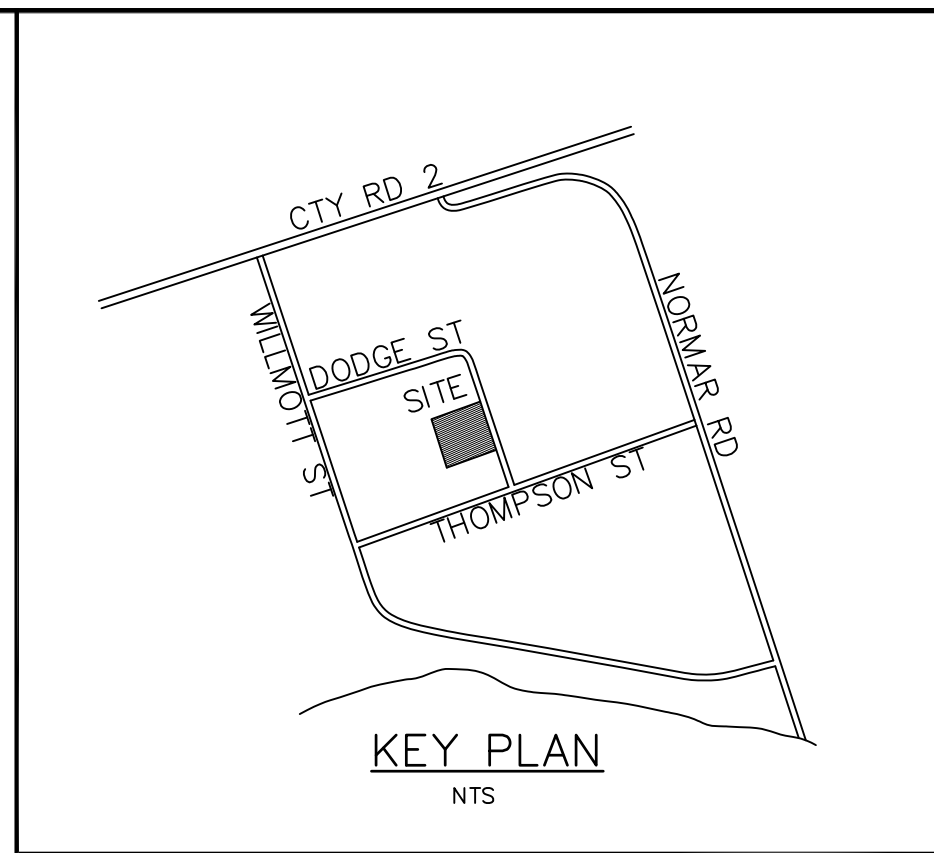
BENCH MARK 0011910U169
ELEVATION 89.037 metres.
BOLT IN NORTHWEST END OF STONE & CONCRETE BOX CULVERT

CONTOUR INTERVAL 0.25m

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LOCAL BENCH MARK (LBM)
ELEVATION 84.66metres.
TOP NUT OF FIRE HYDRANT
(AS SHOWN ON PLAN)

- LEGEND
- PROPERTY LINE
 - CB CATCH BASIN
 - HP/AS HYDRO POLE/LIGHT STANDARD
 - OVERHEAD HYDRO
 - FENCE
 - MH MANHOLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - BB BELL BOX
 - WATER SERVICE/MAIN
 - SANITARY SERVICE/MAIN
 - STORM SEWER
 - CONCRETE CURB CUT
 - EXISTING GRADE
 - 84.21 PROPOSED GRADE
 - SILT FENCE
 - SWALE
 - 0.4% SURFACE DRAINAGE
 - EARTH BERM
 - ASPHALT
 - SIDEWALK
 - GRAVEL
 - SWM FACILITY
 - MUD MAT



NOTES:

TOPOGRAPHICAL SURVEY COMPLETED BY SYLVESTER & BROWN LAND SURVEYING. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ONTARIO PROVINCIAL SPECIFICATIONS AND DRAWINGS, AND LOCAL MUNICIPAL STANDARDS. ALL QUANTITIES, DIMENSIONS AND ELEVATIONS ON ALL DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. DRAWINGS ARE NOT TO BE SCALED.

LOCATION OF ALL EXISTING UTILITIES AND SERVICES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY APPROPRIATE UTILITY FOR LOCATIONS AND STAKEOUT OF ALL UNDERGROUND SERVICES.

ALL TRENCHES TO BE BACKFILLED IN 300mm LIFTS TO 95% STANDARD PROCTOR DENSITY.

MANHOLES
1200mm DIA. - OPSD 701-010
BENCHING - OPSD 701-021
ADJUSTMENT UNITS - OPSD 704-010
FRAME & GRATE - OPSD 401-010

SANITARY SEWER
SERVICE 150mm DIA. PVC SDR-28
PIPE BEDDING & COVER - GRAN. 'A'

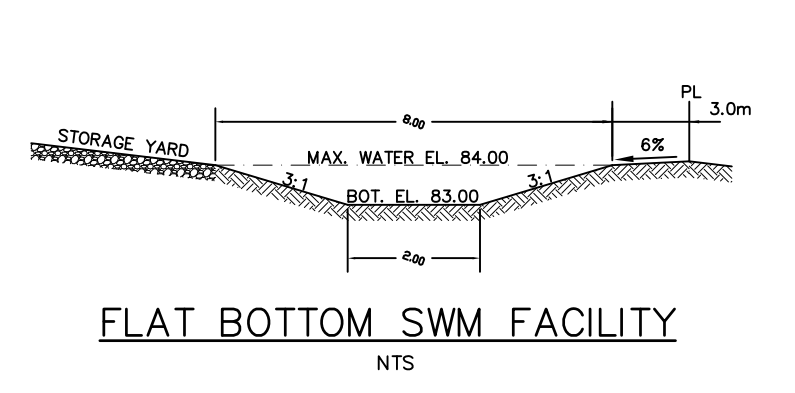
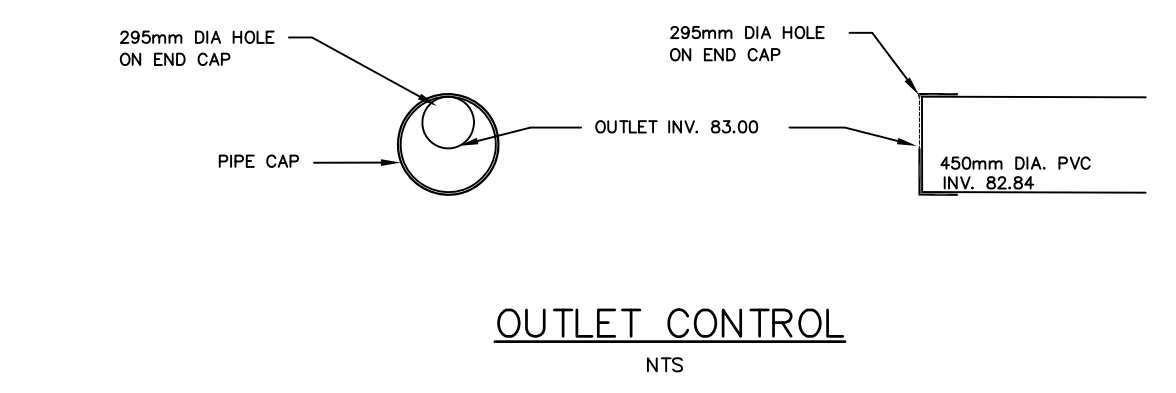
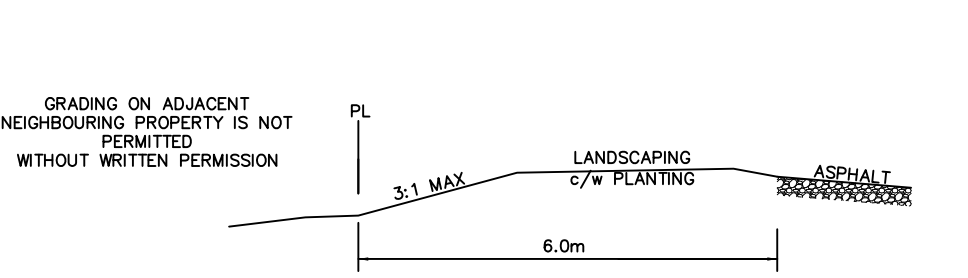
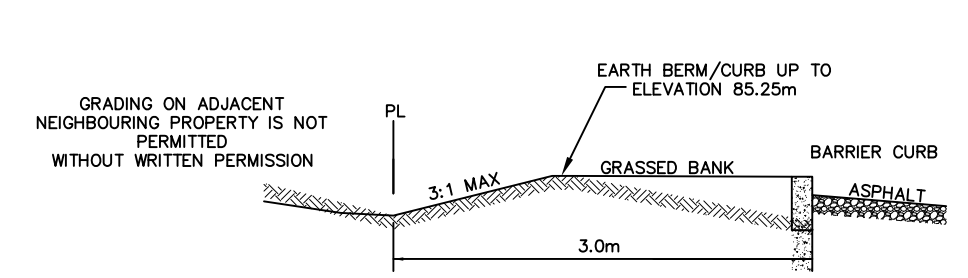
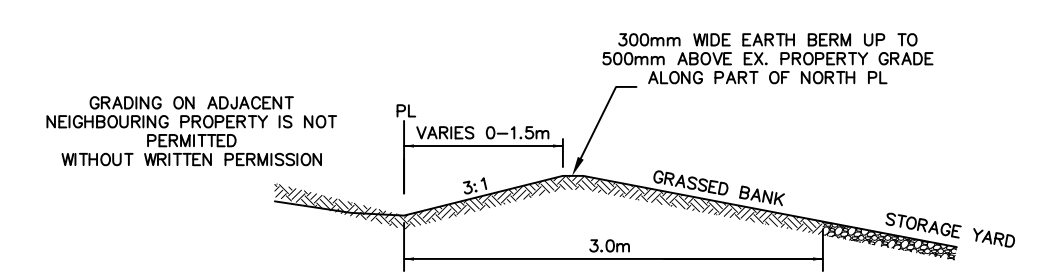
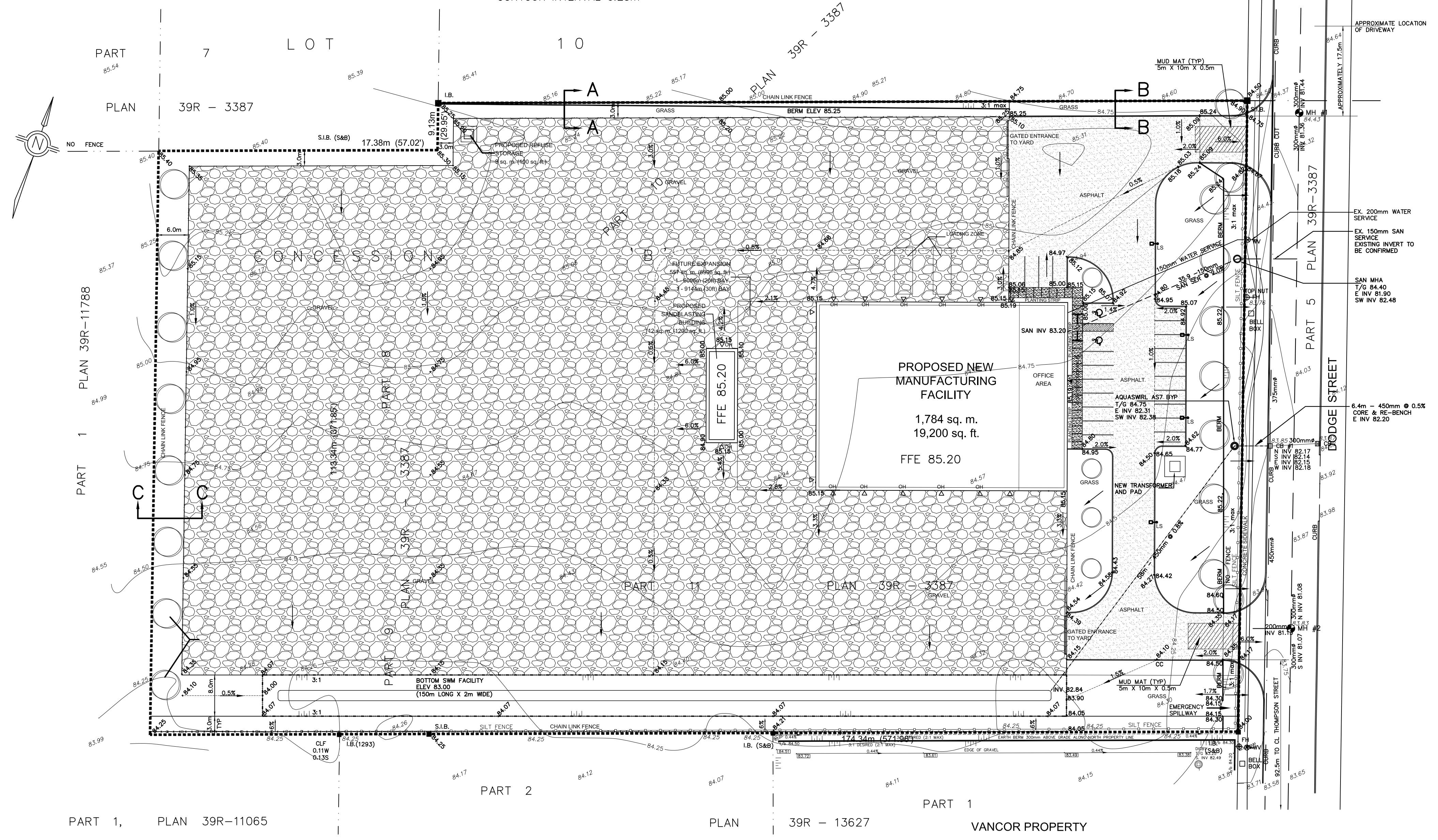
STORM SEWER
MAIN PVC SDR-35, UNLESS NOTED
PIPE BEDDING & COVER - GRAN. 'A'

WATERMAIN
ALL MATERIAL TO BE IN CONFORMANCE WITH MUNICIPAL STANDARDS
SERVICE - 150mm PVC CL150 DR18 WITH MINIMUM 1.8m COVER
PIPE BEDDING & COVER - GRAN. 'A'

VALVES - MUELLER SERIES 300. SERVICE BOX MUELLER A-726
SERVICE BOX RODS - STAINLESS STEEL
SERVICE SADDLES - CAMBRIDGE PART #304
VALVES TO BE LOCATED OUTSIDE OF DRIVEWAYS
TRACER WIRE - 7 STRAND, 12 GAUGE
THRUST BLOCKS AT ALL BENDS AND FITTINGS
CATHODIC PROTECTION - 2.3KG ZINC AT ALL FITTINGS

ROADWAY & DRIVEWAY ENTRANCES
EXISTING DISTURBED ROADWAYS TO BE RESTORED TO SAME OR BETTER CONDITION 300mm GRAN 'B' SUBBASE, 150mm GRAN 'A' BASE 50mm HLB BASE ASPHALT, 40mm HL3 SURFACE ASPHALT
SITE ASPHALT HEAVY DUTY IN ACCORDANCE WITH GEOTECHNICAL REPORT 300mm GRAN 'B', 150mm GRAN 'A', 90mm HLB BASE ASPHALT, 40mm HL3 or HL4 SURFACE ASPHALT
STORAGE AREA 200mm GRAN 'B' BASE COURSE, 150mm CRUSHED LIMESTONE SURFACE COURSE
BOULEVARD RESTORATION - MINIMUM 150mm TOPSOIL & SOD
CONCRETE SIDEWALK OPSD 310.010, 310.020, 310.030
CURB & GUTTER OPSD 600.040
BARRIER CURB OPSD 600.110

LANDSCAPING - SEE LANDSCAPING PLANS
ELECTRICAL SERVICE - SEE ELECTRICAL PLANS



CURB CUT TO BE COMPLETED BY THE TOWN OF COBOURG UNLESS THE MANAGER OF ROADS AND SEWERS PERMITS THE DEVELOPER'S CONTRACTOR TO COMPLETE THE CUTS. CONTRACTOR MUST CONTACT THE MANAGER OF ROADS AND SEWERS A MINIMUM 24HRS PRIOR TO COMMENCING ANY WORKS WITHIN THE ROW.

ALL ROAD CUTS TO BE MILLED A MINIMUM 40mm DEPTH FOR THE FULL ROAD WIDTH FOR A MINIMUM DISTANCE OF 1m ON EITHER SIDE AND REPAVED.

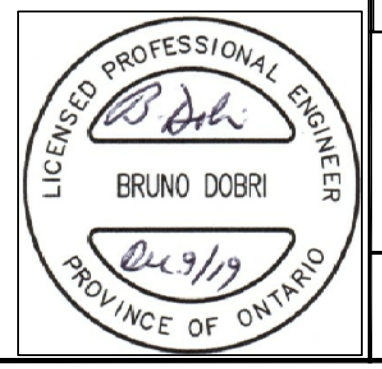
ALL STREETS TO BE KEPT CLEAR OF MUD AND OTHER DEBRIS AT ALL TIMES.

EROSION AND SEDIMENT CONTROL
PRIOR TO COMMENCING CONSTRUCTION PLACE LIGHT DUTY SILT FENCE (OPSD219.110) ALONG THE SOUTH AND EAST PROPERTY LINES.

PLACE 5m X 10m X 0.5m MUD MAT AT BOTH ENTRANCES, USING 75 - 100mm LIMESTONE, c/w FILTER FABRIC.

ALL CONTROLS ARE TO BE REGULARLY INSPECTED AND MAINTAINED FOR DURATION OF CONSTRUCTION.

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1	IN ACCORDANCE WITH REVIEW COMMENTS	DEC. 9/19
REV	COMMENT	DATE



DOBRI ENGINEERING LTD.
205 PETER ST. P.O. BOX 441,
PORT HOPE, ONTARIO L1A 3Z3
TEL. 905-885-2881 email - dobrieng@bellnet.ca

LOADSTAR TRAILERS
SITE GRADING & SERVING PLAN
DODGE STREET, LUCAS POINT
TOWN OF COBOURG, ONTARIO

SCALE: 1:500 DATE: JUNE 28/19 BY: BD
DWG. NO.: 19-602-001