

	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING CATCHBASIN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING PRIVATE FIRE HYDRANT
	EXISTING OUTLET
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING UNDERGROUND BELL CABLE
	EXISTING BELL CONDUIT
	HYDRO OVERHEAD
	HYDRO UNDERGROUND
	EXISTING GAS MAIN
	PROPERTY LINE
	EXISTING TREE
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE CONNECTION

Orientation	Seal
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salterpilonarchitecture

Project Information

For _____

Drawing Title

SITE SERVICING PLAN

Date	Project No	Drawing No
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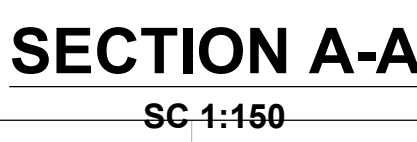
OCTOBER 30, 2019		
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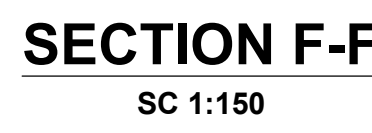
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1. SITE LAYOUT INFORMATION, INCLUDING BUILDING DIMENSIONS, SE/BRACKS, CURBS, DERESSED CURB LOCATIONS, SIDEWALKS, PARKING AND LANDSCAPE FEATURES MUST BE REFERENCED FROM THE PLANS.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LAYOUT INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE RESUMING CONSTRUCTION OPERATIONS.
3. ALL SERVICES MUST BE INSTALLED TO THE CURRENT DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBOURG, 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.
4. DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBOURG, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) SHALL FORM PART OF THE CONTRACT DOCUMENTS.
5. THE POSITION OF EXISTING POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND PROTECTING OF ALL UNDERGROUND AND 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.
6. CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND 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.
7. CONTRACTOR(S) 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 NOTICE WILL BE THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTIONS.
8. ALL TRENCHING TO BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
9. ALL TRENCHES SHALL BE BACKFILLED TO OPSS 514 AND OPSS AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR AS OTHERWISE NOTED IN THE DRAWINGS.
10. ALL DIMENSIONS ARE IN METRES(M) AND ALL DIAMETERS ARE IN MILLIMETRES (MM) UNLESS OTHERWISE NOTED.
11. CONTRACTOR(S) 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. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR ONTARIO AND ONTARIO TRAFFIC CONTROL MANUAL FOR TEMPORARY CONSTRUCTIONS AND MEASURES FOR UNIFORM TRAFFIC CONTROL DEVICES.
12. CONTRACTOR(S) SHALL RECTIFY ALL DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN.
13. EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
14. DETERAING, IF REQUIRED, SHALL BE THE RESPONSIBILITY AND SOLE EXPENSE OF THE CONTRACTOR, REFER TO THE GEOTECHNICAL REPORT FOR EXISTING SITE CONDITIONS.
15. CONTRACTOR(S) TO EXPOSE AND VERIFY LOCATION, ELEVATION, AND SIZE OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONNECTIONS WITH EXISTING UTILITIES.
16. CONTRACTOR(S) SHALL RED-INE ALL AS CONSTRUCTED INFORMATION ON A SET OF DRAWINGS AND PROVIDE TO THE OWNER AT THE END OF CONSTRUCTION, SEALED BY AN OLS OR PENG.
17. CONTRACTOR(S) SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION AS PER DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBOURG AND OPSD/MOE.
18. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING AND PAYING FOR, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RESTORATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC. ALL RELOCATION AS PER DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBOURG AND OPSD/MOE.
19. THE CONTRACTOR(S) SHALL ENDEAVOR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE AT HIS OWN EXPENSE, CONTROLLING MEASURES AS DIRECTED BY THE TOWN.
20. CONTRACTOR(S) SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND CONFIRM EXISTING SOIL CONDITIONS AND RECOMMENDED CONSTRUCTION PROCEDURES FOR THE ADDITION.
21. FOR ELECTRICAL, ARCHITECTURAL AND MECHANICAL DETAILS BY OTHERS, SEE RESPECTIVE DRAWINGS. WORKS SHOWN ON THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS.
22. ALL EXISTING SERVICES ARE TO REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
23. ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OFF-SITE.
24. CONSTRUCTION LAYOUT SHALL BE UNDERTAKEN BY CONTRACTOR'S SURVEYOR AT THE CONTRACTOR'S EXPENSE.
25. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
26. ALL CURB STOPS TO BE 3.0M OFF THE FACE OFF THE BUILDING UNLESS OTHERWISE NOTED.

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBOURG, OPSD AND OPSS.
2. FULL LENGTH PERFORATED SUB-DRAIN PIPES OF 150mm DIA. TO BE INSTALLED ALONG THE PERIMETER OF PARKING LOT.
3. ALL UTILITY COMPANIES WILL BE NOTIFIED BY CONTRACTOR FOR LOCATES PRIOR TO THE INSTALLATION OF PROPOSED SERVICE CONNECTIONS.
4. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
5. ALL PIPE MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF COBOURG APPROVED MANUFACTURERS' PRODUCT LIST.
6. SDR35 PVC SANITARY PIPES SHALL BE USED UP TO 600MM DIAMETERS, REINFORCED CONCRETE PIPES SHALL BE USED FOR GREATER THAN 600MM.
7. SDR35 PVC STORM PIPES SHALL BE USED UP TO 375MM DIAMETERS, REINFORCED CONCRETE PIPES SHALL BE USED FOR GREATER THAN 375MM.
8. SANITARY SERVICE CONNECTION MATERIAL SHALL BE PVC.



23. ALL WATERMAIN FITTINGS SHALL BE MECHANICALLY RESTRAINED. DETAILS OF RESTRAINTS SHALL BE DESIGNED, STANDARDIZED AND SIGNED BY A PROFESSIONAL ENGINEER AS PART OF SHOP DRAWINGS SUBMITTED TO THE CONTRACTOR.
24. 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.
25. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.5M. WATERMAINS 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.
26. ALL VALVE 400mm DIAMETER AND SMALLER SHALL BE EQUIPPED WITH VALVE BOXES AND RESTRAINED WITH VALVE LIFTING RINGS IN CORROSION PROTECTION TALE AND SPECIFIED DIRECT BURRY OPERATORS SHALL BE USED.
27. THE TOP OF VALVE BOX AND CHAMBER COVERS SHALL BE SET FLUSH WITH FINISHED GRADE AND REMAIN ACCESSIBLE AT ALL TIMES. THE TOP OF THE ROOF SLAB OF VALVE CHAMBERS SHALL BE AT LEAST 0.6M BELOW THE PROFILE OF THE FINISHED PAVEMENT.
28. TRACER WIRE IS TO BE INSTALLED ALONG ON ALL NEW PVC AND CPP WATERMAIN PIPES.
29. #8 AWG TRACER WIRE IS TO BE ATTACHED TO THE TOP OF THE PIPE AND SHALL BE LOOPEED UNDER EACH EXISTING WATERMAIN AND CROSS OVER TO A P.V.C. WATERMAIN. THE TRACER WIRE SHALL BE JUMPED TO THE COPPER SERVICE.
30. HYDRANT AND VALVE SET TO DESIGN GUIDELINES FOR THE CORPORATION OF THE TOWN OF COBURG AND VALVE 105.010
31. WATER CHAMBER AS PER OPSD SERIES 1100
32. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVAL SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
33. WATERMAINS MUST HAVE MINIMUM VERTICAL CLEARANCE OF 0.3M OVER 0.5M UNDER SEWERS. WHERE WATERMAINS CROSS OVER EXISTING OTHER UTILITIES, THE CLEARANCE AND PIPE OF CROSSING SHALL CONFORM OPSD AND MOECC STANDARDS AND THE REQUIREMENTS OF THE PARTICULAR UTILITY.
34. THE PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT DISINFECTION OF SEWER AND CHLORINATION FROM EXISTING SYSTEMS.
35. FOR DETAILS OF THE PROPOSED TRENCH DRAIN, ROOF DRAIN, SEWER CONNECTIONS, WATER METER AND BACKFLOW PREVENTER REFER TO MECHANICAL DRAWING.



NO.	TOP. EL. (m)	INVERT (m)				STANDARD NUMBER
		N	E	W	S	
MH1	106.56	104.21			104.24	OPSD 701.010 OPSD 401.010
MH2	104.67		103.71		103.74	OPSD 701.010 OPSD 401.010
MH3	105.24	103.63	103.66		103.66	OPSD 701.010 OPSD 401.010
MH4	105.96	103.95			N/A	OPSD 701.010 OPSD 401.010
MH5	106.84	±103.83		103.89	±103.76	OPSD 701.010 OPSD 401.010
MH6	108.08		104.28	104.20	103.24	OPSD 701.010 OPSD 401.010
CBMH1	105.10		103.77	103.74		OPSD 701.010 OPSD 401.020
CBMH2	107.80		104.42	104.45		OPSD 701.010 OPSD 401.020
OGS1	107.89		104.36	104.39		

NO.	TOP. EL. (m)	INVERT (m)				STANDARD NUMBER
		N	E	W	S	
CB1	106.58	104.27				OPSD 705.010 OPSD 400.020
CB2	105.28					OPSD 705.010 OPSD 400.020
CB3	105.05				104.23	OPSD 705.010 OPSD 400.020
CB4	105.10			104.08		OPSD 705.010 OPSD 400.020
CB5	107.95		104.71			OPSD 701.010 OPSD 400.020

NO.	TOP EL. (m)	INVERT (m)				STANDARD NUMBER
		N	E	W	S	
MH1A	104.72	102.34			102.37	OPSD 701.010 OPSD 401.010



4	RE-ISSUED FOR SPA	04/11/2019
3	ISSUED FOR 30% CONTRACT DOC	17/10/2019
2	ISSUED FOR 100% DO	21/08/2019
1	ISSUED FOR SITE PLAN APPLICATION	12/08/2019
No.	Revision	Date



salterpilonarchitecture

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Project Information

For _____

Drawing Title

CROSS SECTIONS & NOTES

Date SEPTEMBER 10, 2018	Project No 19073	Drawing No C-09
Drawn by J.W.		
Scale 1:150		