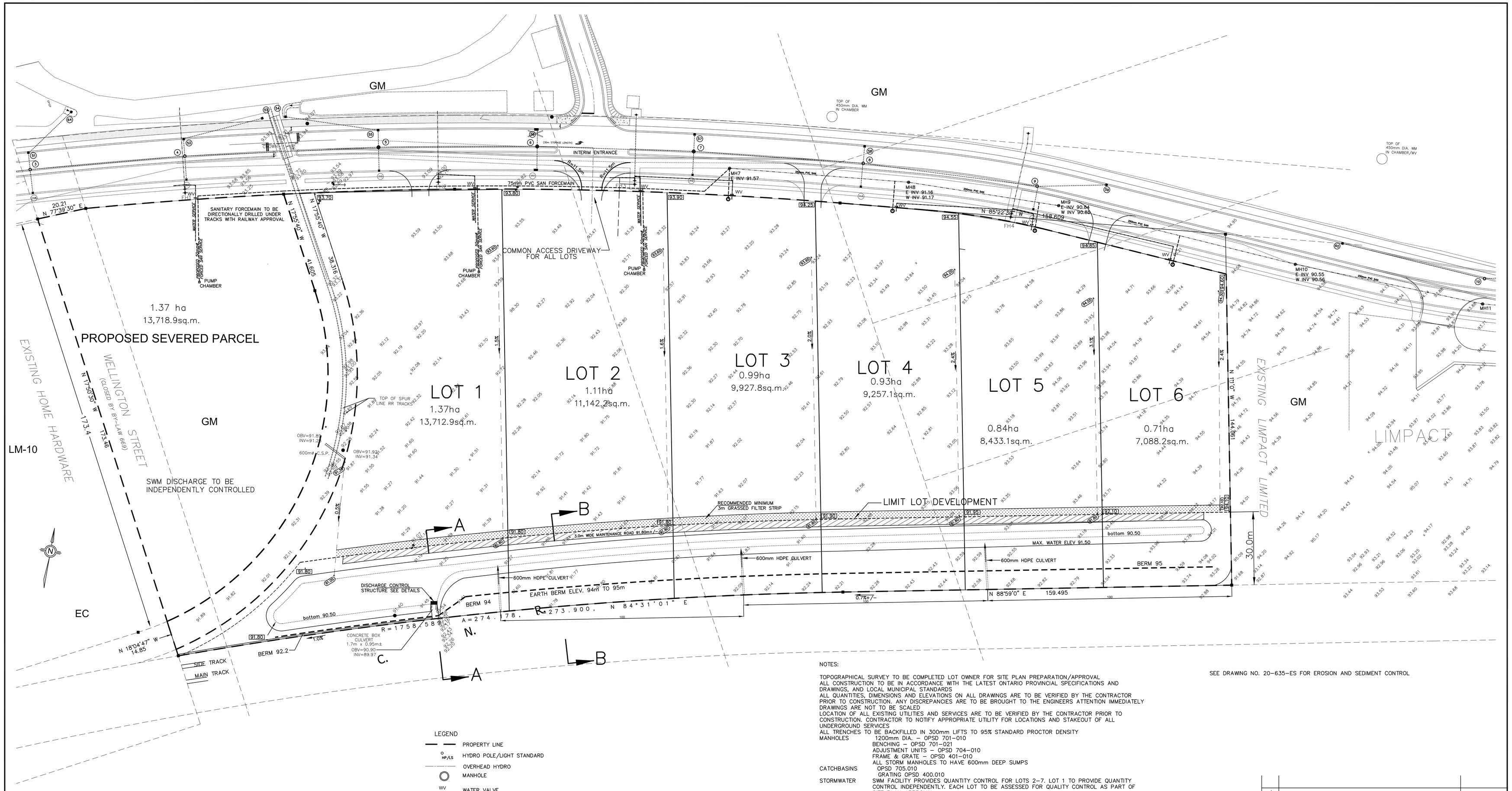


LEGEND

- PROPERTY LINE
- HYDRO POLE/LIGHT STANDARD
- OVERHEAD HYDRO
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- BELL BOX
- WATER SERVICE/MAIN
- SANITARY SERVICE/MAIN
- STORM SEWER
- EXISTING GRADE
- PROPOSED GRADE
- SWALE GRADE
- SWALE
- SURFACE DRAINAGE
- EARTH BERM

NOTES:

TOPOGRAPHICAL SURVEY COMPLETED BY CULHAM SURVEYING LTD. IN JUNE 1999
ADDITIONAL PARTIAL TOPOGRAPHICAL SURVEY COMPLETED BY A.R. (SANDY) WAKELING SURVEYING TECHNICAL SERVICES IN JANUARY 2021.
WITH THE EXCEPTION OF LOT 1, ALL OTHER INTERNAL LOT BOUNDARIES MAY CHANGE.
KERR STREET INFORMATION TAKEN FROM CONSTRUCTION CONTRACT DRAWINGS PREPARED BY CIMA, 2020

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

NOTES:

TOPOGRAPHICAL SURVEY TO BE COMPLETED LOT OWNER FOR SITE PLAN PREPARATION/APPROVAL
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
- ALL STORM MANHOLES TO HAVE 600mm DEEP SUMPS

CATCHBASINS
- OPSD 705.010
- GRATING OPSD 400.010

STORMWATER
- SWM FACILITY PROVIDES QUANTITY CONTROL FOR LOTS 2-7. LOT 1 TO PROVIDE QUANTITY CONTROL INDEPENDENTLY. EACH LOT TO BE ASSESSED FOR QUALITY CONTROL AS PART OF SITE PLAN APPROVAL.
- CULVERTS TO BE 600mm HDPE

SANITARY SEWER
- SERVICE 150mm DIA. PVC SDR-28, PIPE BEDDING & COVER – GRAN. 'A'
- FORCEMAIN WITHIN ROW, 75mm PVC c/w TRACER WIRE
- PRIVATE SERVICE 50mm HDPE DR17 PIPE c/w TRACER WIRE
- PIPE BEDDING & COVER – GRAN. 'A'
- INSULATE MAIN AND SERVICE WHERE COVER IS LESS THAN 1.5m
- PUMP CHAMBER TO BE EQUIPPED WITH GRINDER PUMP, TO BE DESIGNED BY OTHERS

WATERMAIN
- ALL MATERIAL TO BE IN CONFORMANCE WITH MUNICIPAL STANDARDS
- SERVICE – MINIMUM 25mm TYPE K COPPER 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 & PARKING LOT
- EXISTING DISTURBED ROADWAYS TO BE RESTORED TO SAME OR BETTER CONDITION
- 450mm GRAN 'B' SUBBASE, 150mm GRAN 'A' BASE
- 60mm HL8 BASE ASPHALT, 40mm HL3 SURFACE ASPHALT
- BOULEVARD RESTORATION – MINIMUM 150mm TOPSOIL & SOD
- ENTRANCE BARRIER CURB OPSD 600.110

CONCRETE SIDEWALK – OPSD 310.010, 310.020, 310-030
ACCESSIBILITY PARKING IN ACCORDANCE WITH COUNTY STANDARDS, c/w SIGNAGE
ELECTRICAL SERVICE – SEE ELECTRICAL PLANS

SEE DRAWING NO. 20-635-ES FOR EROSION AND SEDIMENT CONTROL

| REV | COMMENT | DATE |
|---|---|---|
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |


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


LICENSED PROFESSIONAL ENGINEER
BRUNO DOBRI
Feb 19/21
PROVINCE OF ONTARIO

# KWENDILL HOLDINGS LTD.
## OVERALL GRADING & SERVICING PLAN
## KERR STREET INDUSTRIAL PARK
## TOWN OF COBOURG

SCALE: 1:750
DATE: FEB. 18/21
BY: BD
DWG. NO.: 20-635-001