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Notes

1. SITE GRADING IS BASED ON GENERAL GRADING PLAN II PREPARED BY BM ROSS
2. PARCEL BOUNDARY BASED ON DRAFT R-PLAN PREPARED BY HEWETT & MILNE LTD.
3. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
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3. PROVIDE FROST FOOTINGS AS REQUIRED.
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8. ALL SANITARY SERVICES ARE TO HAVE A MINIMUM COVER OF 2.5m.
9. COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS.
10. SANITARY SEWER TO BE PVC SDR 35
11. ALL WATERMAINS TO BE PVC OR 18 WITH 19MMØ REHAU MUNIPEX SERVICE TUBING FOR WATER SERVICES.
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13. ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPALITY OF BROCKTON ENGINEERING STANDARDS.

LOT STATISTICS:

OVERALL LOT AREA = 8208.19m²
TOTAL BUILDINGS FOOTPRINT = 2200.00m²
LOT COVERAGE = 26.80%


Benchmark Information

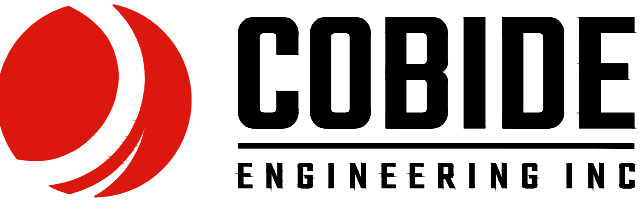
BM#1
NAIL IN HP AT INTERSECTION OF EAST RIDGE ROAD AND BRUCE COUNTY RD 19 ELEV. 296.11

No.	DATE	DESCRIPTION	BY	APPD
3	JUL 09/21	FOURTH SUBMISSION	TLB	TLB
2	JUL 08/21	THIRD SUBMISSION	TLB	TLB
1	JUN 15/21	SECOND SUBMISSION	TLB	TLB
0	MAR 30/21	FIRST SUBMISSION	TLB	TLB

REVISION / ISSUE

Seal not valid unless signed and dated





517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title:
**MUNICIPALITY OF BROCKTON (WALKERTON)
FULLERTON EAST RIDGE PARK PART 1
GRADING & SERVICING PLAN**

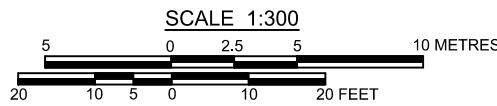
Client:
RYAN FULLERTON

Design:	TLB	Scale:	1:300
Drawn:	JWT	Approved:	
Checked:	TLB		
Date:	MAR 23/ 2021		

DRAWING No. 01754-SG1

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FULLERTON ERBP DEVELOPMENT - MUNICIPALITY OF BROCKTON DEVELOPMENT STATISTICS			
CURRENT ZONE: BP1 (BUSINESS PARK 1) PROPOSED USE: STORAGE BUILDINGS			
REGULATION	REQUIRED	PROVIDED	RELIEF REQUIRED
MIN. LOT AREA	750m²	8,208m²	NO
MIN. LOT FRONTAGE	30m	84.3m	NO
MIN. FRONT YARD	6.0m	9.33m	NO
MIN. EXTERIOR SIDE YARD	6.0m	13.67m	NO
MIN. INTERIOR SIDE YARD	7.5m	7.5m	NO
MIN. REAR YARD	7.5m	7.74m	NO
MAX. LOT COVERAGE	70%	28.6%	NO
MIN. PARKING SPACES	11	11	NO

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Title:
**MUNICIPALITY OF BROCKTON
(WALKERTON)
FULLERTON EAST RIDGE PARK PART 1
SITE PLAN**

Client:
RYAN FULLERTON

Design:	TLB	Scale:	1:300
Drawn:	JWT	Approved:	
Checked:	TLB		
Date:	MAR 23/ 2021		Design Engineer
DRAWING No.	01754-SP1		

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MUNICIPALITY OF BROCKTON ENGINEERING STANDARDS

GENERAL - CONSTRUCTION

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY OF BROCKTON STANDARDS AND OPSS. WHERE CONFLICT OCCURS, MUNICIPAL STANDARDS GOVERN.

2. DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.

3. ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.

4. DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.

5. ALL MAINTENANCE HOLE FRAMES AND COVERS TO BE INITIALLY SET TO BASE COURSE HL4 ASPHALT ELEVATION AND ULTIMATELY RAISED BY ADDING SOLID ONE PIECE CAST IRON ADJUSTMENT RINGS PRIOR TO PLACING SURFACE COURSE HL3 ASPHALT.

6. ALL EXISTING MAINTENANCE HOLES TO BE RAISED OR LOWERED TO PROPOSED GRADE. MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT TO BE 300mm.

7. ALL EXISTING HYDRANTS AND VALVES TO BE RAISED OR LOWERED TO PROPOSED GRADE.

8. TRENCHES FOR UTILITIES TO BE MINIMUM 600mm WIDE BACKFILLED WITH APPROVED NATIVE MATERIAL AND COMPACTED ALL TO THE SATISFACTION OF THE LOCAL UTILITY.

9. CONDUITS FOR ROAD CROSSINGS TO EXTEND 1.0m BEYOND CURB c/w PULL ROPES. INSTALL CONDUITS TO LOCAL STANDARDS.

10. MAINTAIN A 300mm VERTICAL SEPARATION (MINIMUM) BETWEEN SEWERS AT CROSSINGS.

11. CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.

12. TOPSOIL TO BE STRIPPED FROM SITE SHALL BE STOCKPILED AS DIRECTED BY ENGINEER.

ROADWAYS

1. CONCRETE CURB AND GUTTER TO OPSS 600.100.

2. CURB AND GUTTER TERMINATION TO OPSS 608.010.

3. CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO OPSS 353, NOV. 2006.

4. CONTRACTOR TO SUPPLY AND INSTALL STREET AND TRAFFIC SIGNS TO TOWN STANDARD. POSTS TO BE "U-FLANGE" GALVANIZED METAL POSTS OR APPROVED EQUIVALENT. POSTS TO BE 3.75m LONG EMBEDDED 1.2m.

5. SUBGRADE TO BE COMPACTED TO A MAXIMUM DRY DENSITY OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY (MDD). COMPACTION PER OPSS 501, NOV. 2005.

6. GRANULAR 'A' AND 'B' MATERIALS TO BE COMPACTED TO 100% MDD, PER OPSS 501, NOV. 2005.

7. BOULEVARD COMPACTION TO 95% OF MATERIAL'S MDD.

8. ROADWAY SUBGRADE TO BE PROOF ROLLED IN PRESENCE OF GEOTECHNICAL ENGINEER.

9. STANDARD ROAD BASE SHALL CONSIST OF 300mm GRANULAR 'B' AND 150mm GRANULAR 'A'.

10. PAVEMENT ON NEW ROADS TO BE HOT MIX HL4 (40mm) BASE COURSE AND HL3 (40mm) PER OPSS 310, NOV. 2003.

SANITARY SEWERS AND SERVICES

1. MAINTENANCE HOLES TO OPSS 1001.01 (1200mmØ)

2. BENCHING TO OPSS 1004.01

3. FRAMES AND COVERS TO BE OPSS 401.01 TYPE 'A', CLOSED COVER.

4. SERVICE CONNECTIONS TO BE 125mm, TERMINATED AT THE PROPERTY LINE WITH A 125x125x100mm WYE C/W CAP, A 100mm Ø RISER C/W 100mmØ LONG SWEEP CAPPED AT SURFACE.

5. SERVICE CONNECTIONS TO OPSS 1006.020 WITH SUITABLE NATIVE BEDDING OR GRANULAR 'A'.

6. BEDDING FOR SEWER SHALL BE PER OPSS 1005.02. BEDDING MATERIAL FOR SANITARY SEWER AND SERVICES SHALL BE GRANULAR 'A'.

7. BACKFILL PER OPSS 803.04 USING APPROVED NATIVE BACKFILL.

8. BACKFILL AND BEDDING MATERIAL TO BE COMPACTED PER OPSS 410 AND 514.

9. TESTING TO OPSS 410.

ENGINEERING STANDARDS

Watermain Pipe	
100 mm Ø and larger	PVC DR18 (Class 150)
50 mm Ø	PVC Series 160
Gate Valves	Mueller, mechanical joint, resilient seat, right hand closing
Valve Boxes	130 mm Ø (5¼") cast iron or ductile iron slider type with a standard lower section and guide plate at manufacture by Bibby - St. Croix or approved equivalent
Hydrants	Canada Valve "Century", yellow with one standard 100 mm Storz quick connect fitting on the pumper port and two 63.5 mm (2 ½") nozzles with CSA Standard thread. Left hand closing
Fittings	Tees, bends, reducers, sleeves, etc. Mechanical joint, cast iron or ductile iron
Saddles	Broad band, stainless steel, double bolt
Corporation Stops	Mueller H15008 or Ford F1000
Curb Stops	Mueller H15207 or Ford 244-333 (¾") or Ford 244-444 (1")
Service Material	Rehau Municipex service line
Curb Boxes	Mueller A-726-7 for 1500 mm to 1800 mm cover
Curb Box Extension Rods	Stainless Steel to within 600 mm of surface
Tracer Wire	Copperhead Superflex 1030 Blue Wire
Grip Rings	To be used at all mechanical joint fittings
Fasteners	Protecto caps and zinc sacrificial anodes on all mechanical joints
Test Station	50mm underground test station by Handley Industries

WATERMAIN AND WATER SERVICES

1. THRUST BLOCKS PER OPSS 1103.010 AND 1103.020.

2. SERVICE CONNECTIONS PER OPSS 1104.01.

3. HYDRANT, INSTALLATION PER OPSS 1105.01 AND TO TOWN STANDARDS.

4. USE APPROVED NATIVE MATERIAL OR GRANULAR 'A' BEDDING PER OPSS - 1102.02. BACKFILL TO BE APPROVED NATIVE MATERIAL PER OPSS 803.04.

5. WATERMAIN, SERVICES, AND HYDRANTS TO BE INSTALLED PER OPSS 701, NOV. 2006.

6. ALL PVC WATERMAIN TO HAVE TRACER WIRE BETWEEN HYDRANTS AND OTHER CONDUCTING APPURTENANCES.

7. MINIMUM COVER TO BE 1.8m.

8. ALL FITTINGS (BENDS, TEES, VALVES, HYDRANTS, MAIN STOPS, CURB STOPS ETC) SHALL BE PROVIDED WITH CATHODIC PROTECTION. ANODES SHALL BE CONNECTED TO WATERMAIN FITTINGS USING CADWELD METHOD. ALL CADWELDS TO BE COVERED WITH MASTIC MATERIAL.

9. MAIN STOPS AND CURB STOPS TO HAVE GROUNDING SCREW FOR ATTACHING ANODE.

10. ALL FITTINGS TO BE FITTED WITH 19MM SACRIFICIAL ZINC CAPS. CAPS TO BE "PROTECTO-CAPS" OR APPROVED EQUIVALENT.

11. ANODES SHALL BE AS FOLLOWS:

- MAIN STOPS AND CURB STOPS - 2.3 KG
- ALL OTHER FITTINGS - 5.5 KG

STORM SEWERS AND SERVICES

1. MAINTENANCE HOLES TO OPSS 1001.01 (1200mmØ)

2. BENCHING TO OPSS 1004.01

3. FRAMES AND COVERS TO BE OPSS 401.01 TYPE 'A', CLOSED COVER.

4. SERVICE CONNECTIONS TO BE 150mm, TERMINATED AT THE PROPERTY LINE WITH A 150mmØ RISER C/W 150mmØ LONG SWEEP CAPPED AT SURFACE.

5. SERVICE CONNECTIONS TO OPSS 1006.020 WITH SUITABLE NATIVE BEDDING OR GRANULAR 'A'.

6. BEDDING FOR SEWER SHALL BE PER OPSS 1005.02. BEDDING MATERIAL FOR STM SHALL BE GRANULAR 'A'.

7. BACKFILL PER OPSS 803.04 USING APPROVED NATIVE BACKFILL.

8. BACKFILL AND BEDDING MATERIAL TO BE COMPACTED PER OPSS 410 AND 514.

MATERIALS

1. SANITARY SEWER - SDR35 PVC.

2. SANITARY SERVICES - SDR28 PVC, 125Ø USING TEE CONNECTIONS TO MAIN.

3. STORM SEWER - PE (PS 320).

4. ALL DRAINAGE PIT MATERIAL TO BE PERFORMED P.E. (PS 320) STORM SEWER.

5. WATERMAIN - DR18 PVC INCLUDING 12 AWG TWU TRACER WIRE. ALL MECHANICAL JOINTS TO BE EQUIPPED WITH GRIP RINGS.

6. WATERMAIN SERVICES - 19mmØ, REHAU MUNICIPEX, MAIN STOP (FORD F1000 OR MUELLER 15008), CURB STOP (MUELLER H 15207 OR FORD 244-333) C/W CURB BOX (MUELLER A-726-7). SERVICE SADDLES SHALL BE DOUBLE BOLT STAINLESS STEEL ROCKWELL SERIES 371 OR CAMBRIDGE BRASS SERIES 403.

7. HYDRANTS - CANADA VALVE CENTURY WITH 2-63.5mm PORTS AND 100Ø STORTZ PUMPER PORT, OR AS APPROVED BY THE FIRE CHIEF OF WALKERTON STATION. MUELLER #55 OR CONCORD 2000 WEDGE STYLE GATE VALVE SHALL BE PLACED 1.0m FROM HYDRANT. EACH HYDRANT TO BE C/W 50mm DIA. UNDERGROUND TEST STATION PER TOWN STANDARDS.

8. ALL HYDRANT INSTALLATIONS WILL ALSO INCLUDE A 50mm DIA. UNDERGROUND TEST STATION. THE TEST STATION WILL BE APPROX. 300m BEHIND EACH HYDRANT AND COME COMPLETE WITH 2 TERMINALS ON THE TERMINAL BLOCK THAT IS FASTENED TO THE LID. THE LID SHALL HAVE A PERMANENT MAGNET AND/OR A METAL LID FOR EASY DETECTION WITH AN ELECTRONIC LOCATOR. THE TOP OF THE TEST STATION SHALL BE INSTALLED FLUSH TO THE PROPOSED FINISH GRADE ELEVATION. TEST STATIONS SHALL BE SUPPLIED BY HANDLEY INDUSTRIES OR APPROVED EQUIVALENT.

9. VALVES - AWWA C509 RESILIENT SEATED GATE VALVES (RIGHT HAND CLOSING) WITH MECHANICAL JOINT ENDS. VALVE BOX SHALL BE 130 MAX. DIA. CAST OR DUCTILE IRON SLIDER TYPE WITH STANDARD LOWER SECTION AND GUIDE PLATE BY BIBBY-ST. CROIX. PREFABRICATED HOLES SHALL BE PLACED NEAR TOP OF VALVE BOX FOR TRACER WIRE.

10. "STOP AND DRAIN" VALVES ARE TO BE USED AT BLOW-OFFS. MUELLER H-15219 OR APPROVED EQUIVALENT TO BE USED.

11. HYDRANTS TO BE PAINTED RED BARREL WITH RED TOP. 100mm(4") DIAMETER CONNECTION CAP IN BLACK, OTHER CONNECTION CAPS TO BE RED. SUPPLY AND PLACE FIBERGLASS POST AND SIGN ON 63.5mm(2-1/2") PORT TO INDICATE LOCATION IN WINTER WEATHER.

12. UTILITY ROAD CROSSING CONDUITS - 100mmØ TYPE II PVC.

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RYAN FULLERTON

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Drawn:

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Approved:

Checked:

TLB

Date:

MAR 23/ 2021

DRAWING No.

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Design Engineer

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