

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND
OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS
NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE
ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT
GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL
INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

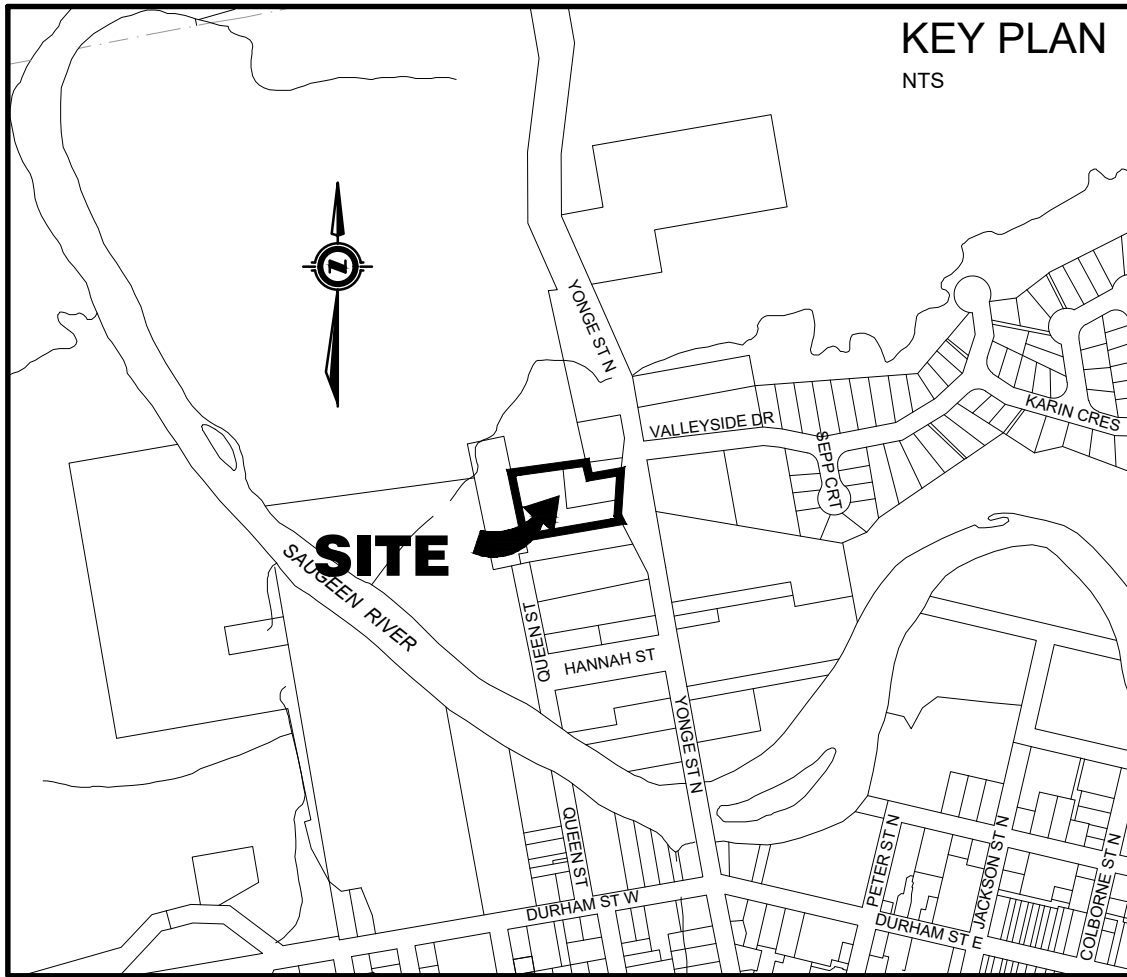
RIVER BREEZE TOWNHOUSE DEVELOPMENT

MUNICIPALITY OF BROCKTON (FORMERLY TOWN OF WALKERTON)

CONTRACT NO. 21-01892-01

MAYOR : MR. CHRIS PEABODY
CHIEF ADMINISTRATIVE OFFICER / CLERK : MS. SONYA WATSON
DIRECTOR OF OPERATIONS : MR. GREGORY FURTNEY

OWNER :
CON EX CANADA INC.

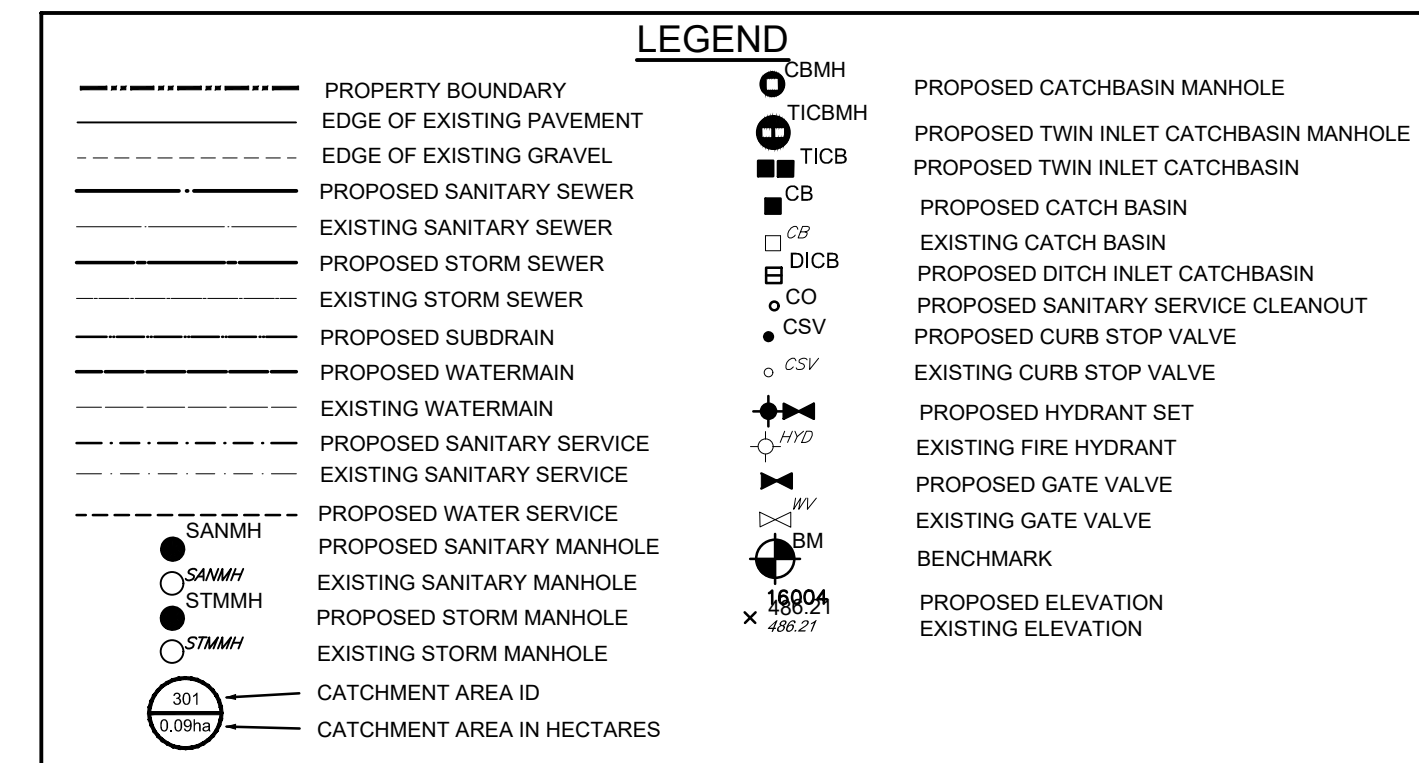
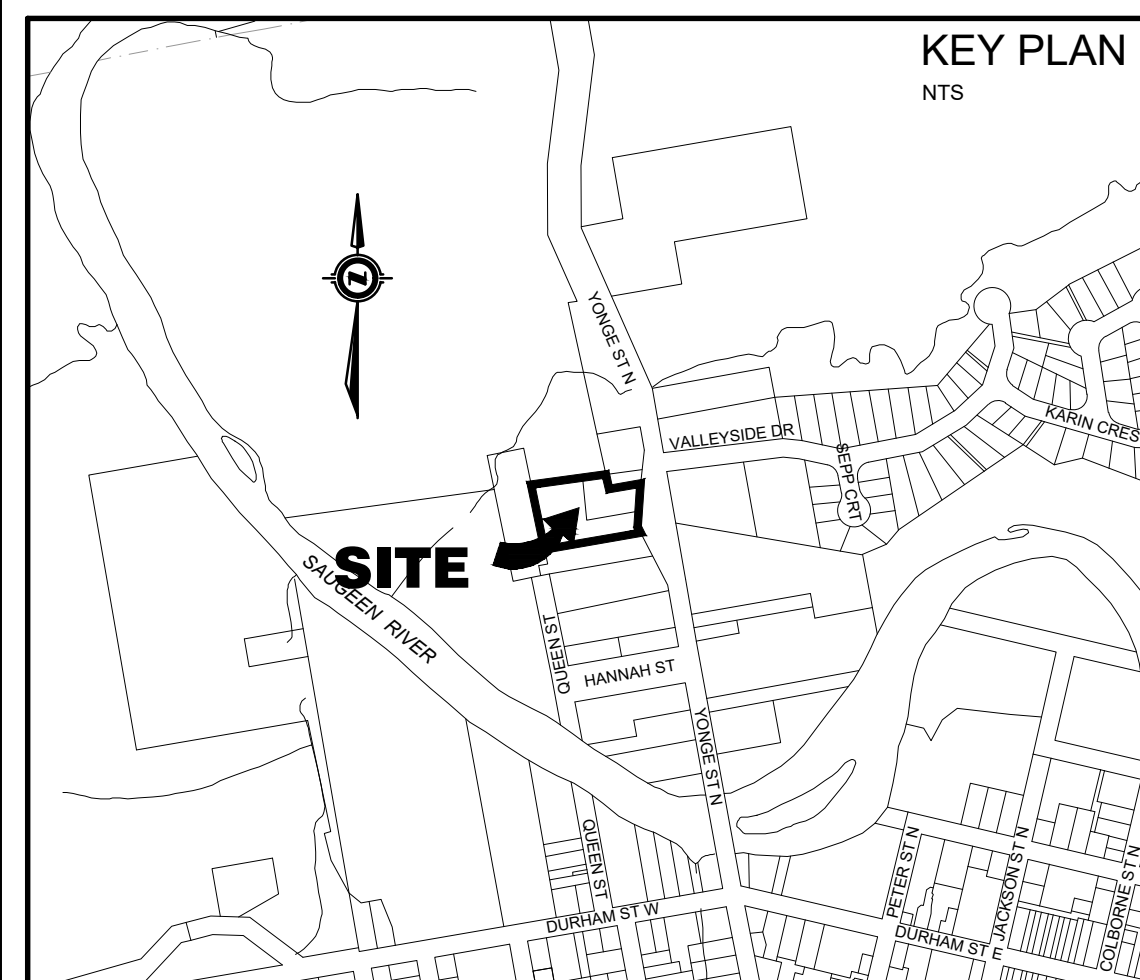


Index

SHEET No.	DESCRIPTION
01892-EX1	EXISTING CONDITIONS AND REMOVALS PLAN
01892-SP1	DEVELOPMENT SITE PLAN
01892-SS1	SITE SERVICING PLAN
01892-SGR1	SITE GRADING PLAN
01892-STM1	STORM SEWER CATCHMENT AREAS
01892-DET1	CHAMBER/MISCELLANEOUS DETAILS I
01892-DET2	MISCELLANEOUS DETAILS II
01892-DET3	MISCELLANEOUS DETAILS III

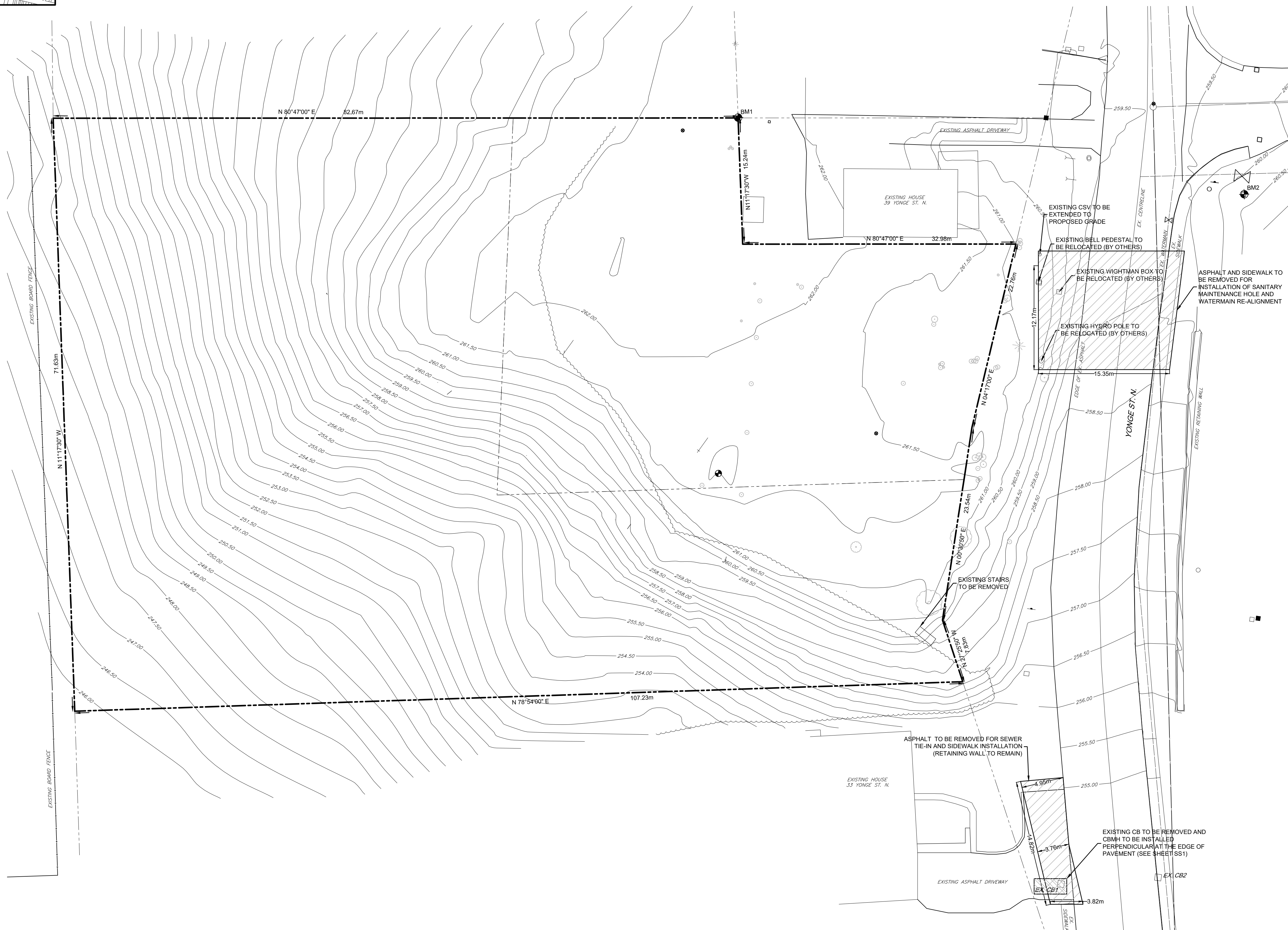
3		MAR 3/22	THIRD SUBMISSION	TLB	SJC
2		FEB 15/22	SECOND SUBMISSION	TLB	SJC
1		OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1		SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0		JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC
No.	DATE	DESCRIPTION		BY	APPD
REVISION / ISSUE					
Seal not valid unless signed and dated					
517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com					
Title: RIVER BREEZE TOWNHOUSES PROPOSED DEVELOPMENT MUNICIPALITY OF BROCKTON (FORMERLY TOWN OF WALKERTON) TITLE SHEET					
Client: CON EX CANADA INC.					
Design: TLB		Scale:			
Drawn: KW		Approved:			
Checked: TLB		Design Engineer			
Date: MAR 2022					
DRAWING No.		01892-TS			

H:\Con Ex\01892 - 37 Yonge Street Townhouses\Drawings\Submissions\2022-03-03 Third Submission\01892_37_Yonge - Base 2021-09-29.dwg Mor 03, 2022 - 11:00am



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

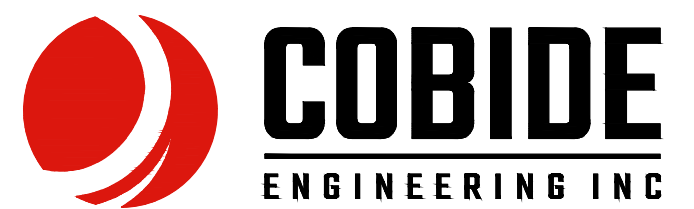
Notes	
1.	PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1982.
2.	TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
3.	ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
4.	COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
5.	SANITARY SEWER TO BE PVC SDR35 MATERIAL.
6.	WATERMAIN TO BE PVC DR18 MATERIAL.
7.	ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information		
BM1	IB NORTHEAST CORNER OF PROPERTY.	
	ELEVATION	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	
	ELEVATION	260.41m

3	MAR 3/22	THIRD SUBMISSION	TLB	S	
2	FEB 19/22	SECOND SUBMISSION	TLB	S	
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	S	
1	SEPT 22/21	FIRST SUBMISSION	TLB	S	
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	S	
No.	DATE	DESCRIPTION	BY	APPROVED BY	

Seal not valid unless signed and dated



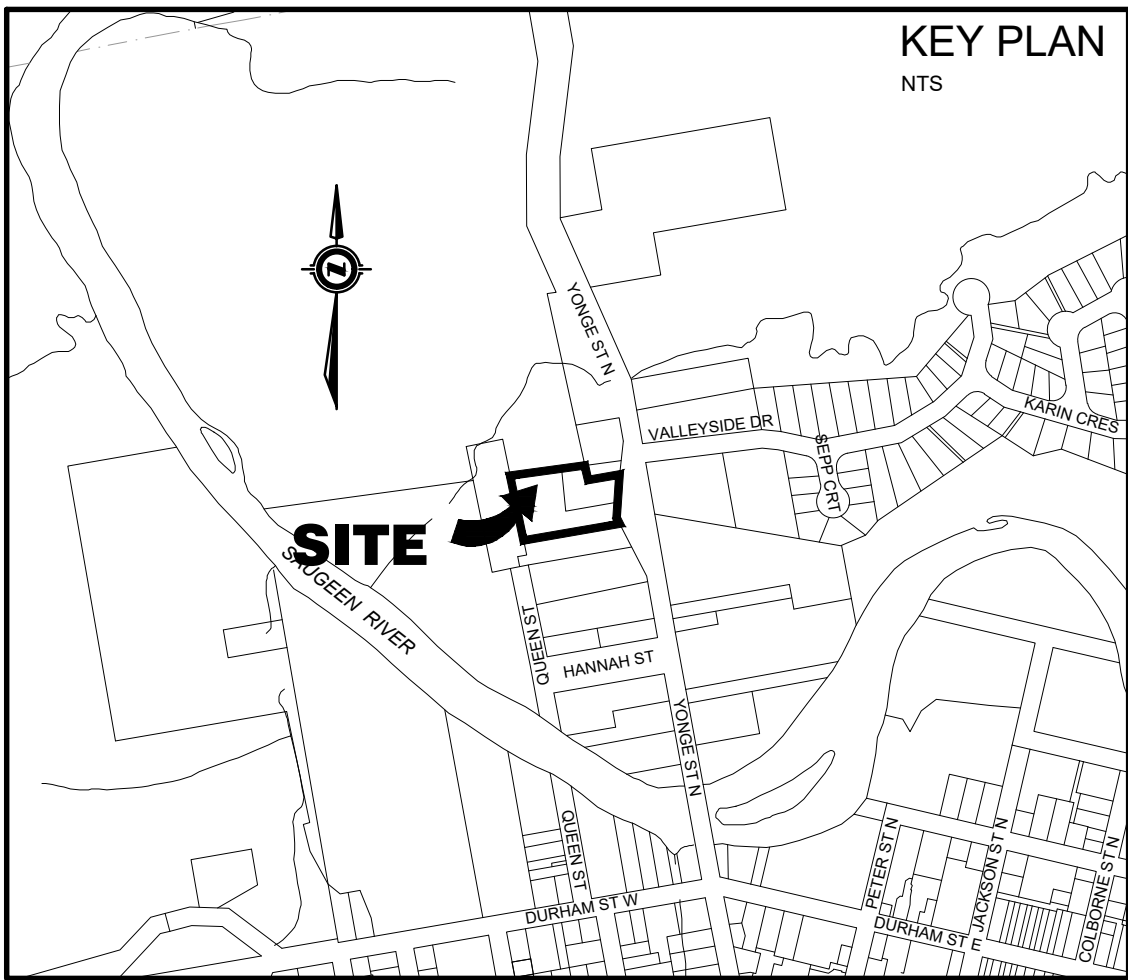
517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title: RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT

MUNICIPALITY OF BROCKTON
(FORMERLY TOWN OF WALKERTON)
EXISTING CONDITIONS AND REMOVALS PLAN

Client:		CON EX CANADA INC.	
Design:	TLB	Scale:	1:250
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	MAR 2022		

DRAWING No.		01892-EX1
-------------	--	-----------



LEGEND

---	PROPERTY BOUNDARY	○ CBMH	PROPOSED CATCHBASIN MANHOLE
---	EDGE OF EXISTING PAVEMENT	○ ICBMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE
---	EDGE OF EXISTING GRAVEL	□ CB	PROPOSED TWIN INLET CATCHBASIN
---	PROPOSED SANITARY SEWER	□ DICB	PROPOSED CATCH BASIN
---	EXISTING SANITARY SEWER	○ CSV	EXISTING CATCH BASIN
---	PROPOSED STORM SEWER	○ CSV	PROPOSED DITCH INLET CATCHBASIN
---	EXISTING STORM SEWER	○ CSV	PROPOSED SANITARY SERVICE CLEANOUT
---	PROPOSED SUBDRAIN	○ CSV	PROPOSED CURB STOP VALVE
---	EXISTING SUBDRAIN	○ CSV	EXISTING CURB STOP VALVE
---	PROPOSED WATERMAIN	○ CSV	PROPOSED HYDRANT SET
---	EXISTING WATERMAIN	○ CSV	EXISTING FIRE HYDRANT
---	PROPOSED SANITARY SERVICE	○ CSV	PROPOSED GATE VALVE
---	EXISTING SANITARY SERVICE	○ CSV	EXISTING GATE VALVE
---	PROPOSED WATER SERVICE	○ CSV	BENCHMARK
---	PROPOSED SANITARY MANHOLE	○ CSV	PROPOSED ELEVATION
---	EXISTING SANITARY MANHOLE	○ CSV	EXISTING ELEVATION
---	PROPOSED STORM MANHOLE	○ CSV	
---	EXISTING STORM MANHOLE	○ CSV	
---	CATCHMENT AREA ID	○ CSV	
---	CATCHMENT AREA IN HECTARES	○ CSV	

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes
1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1982.
 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 6. WATERMAIN TO BE PVC DR18 MATERIAL.
 7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

BM1	IB NORTHEAST CORNER OF PROPERTY.	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

REVISION / ISSUE

Seal not valid unless signed and dated

LICENSED PROFESSIONAL ENGINEER
3/3/2022
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

COBIDE
ENGINEERING INC.

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

Title: RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT

MUNICIPALITY OF BROCKTON
(FORMERLY TOWN OF WALKERTON)
DEVELOPMENT SITE PLAN

Client: CON EX CANADA INC.

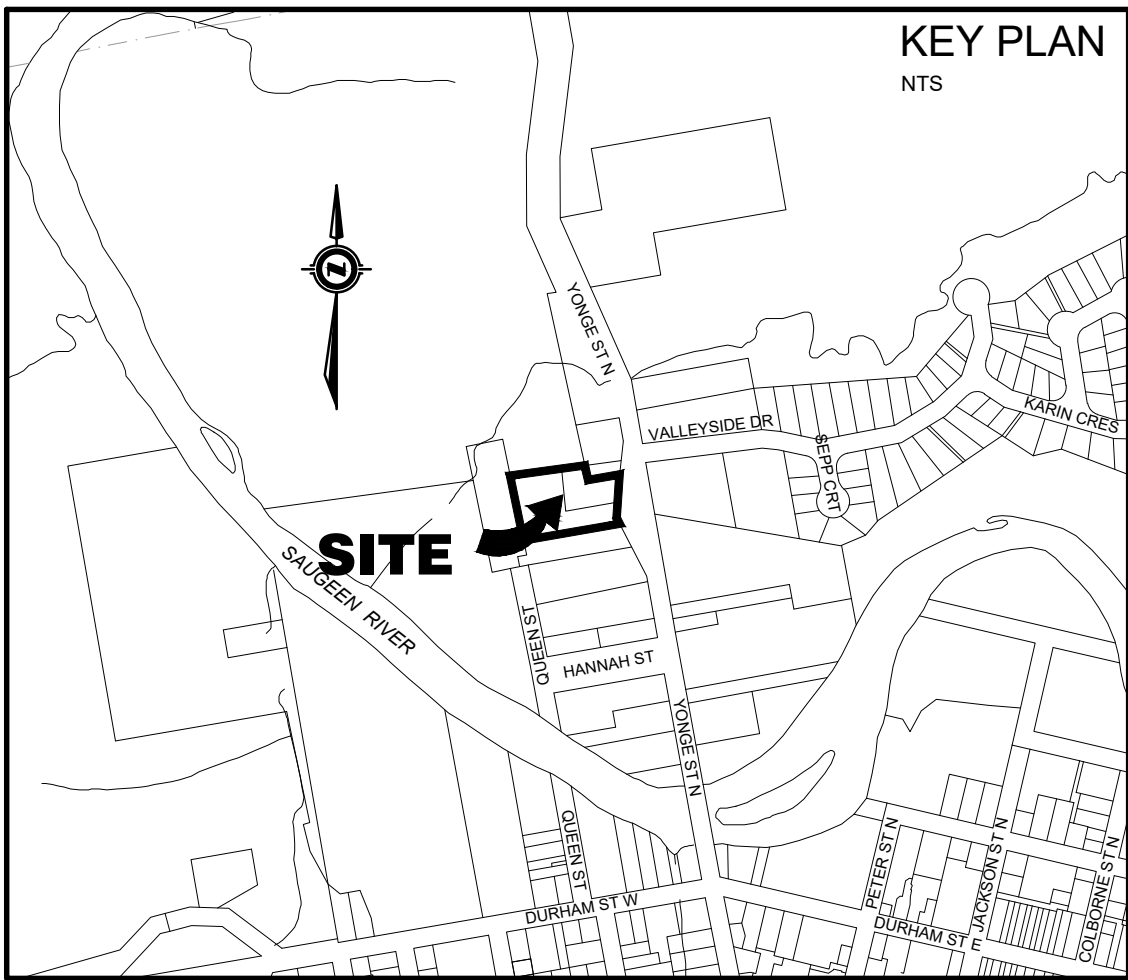
Design: TLB Scale: 1:250

Drawn: KW Approved:

Checked: TLB

Date: MAR 2022

DRAWING No. 01892-SP1



MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION
DISTANCE AND 0.5m VERTICAL SEPARATION
DISTANCE BETWEEN WATERMAIN AND
SANITARY/STORM SEWERS INCLUDING ALL
CATCHBASIN LEADS EQUAL TO OR GREATER
THAN 250mm IN DIAMETER

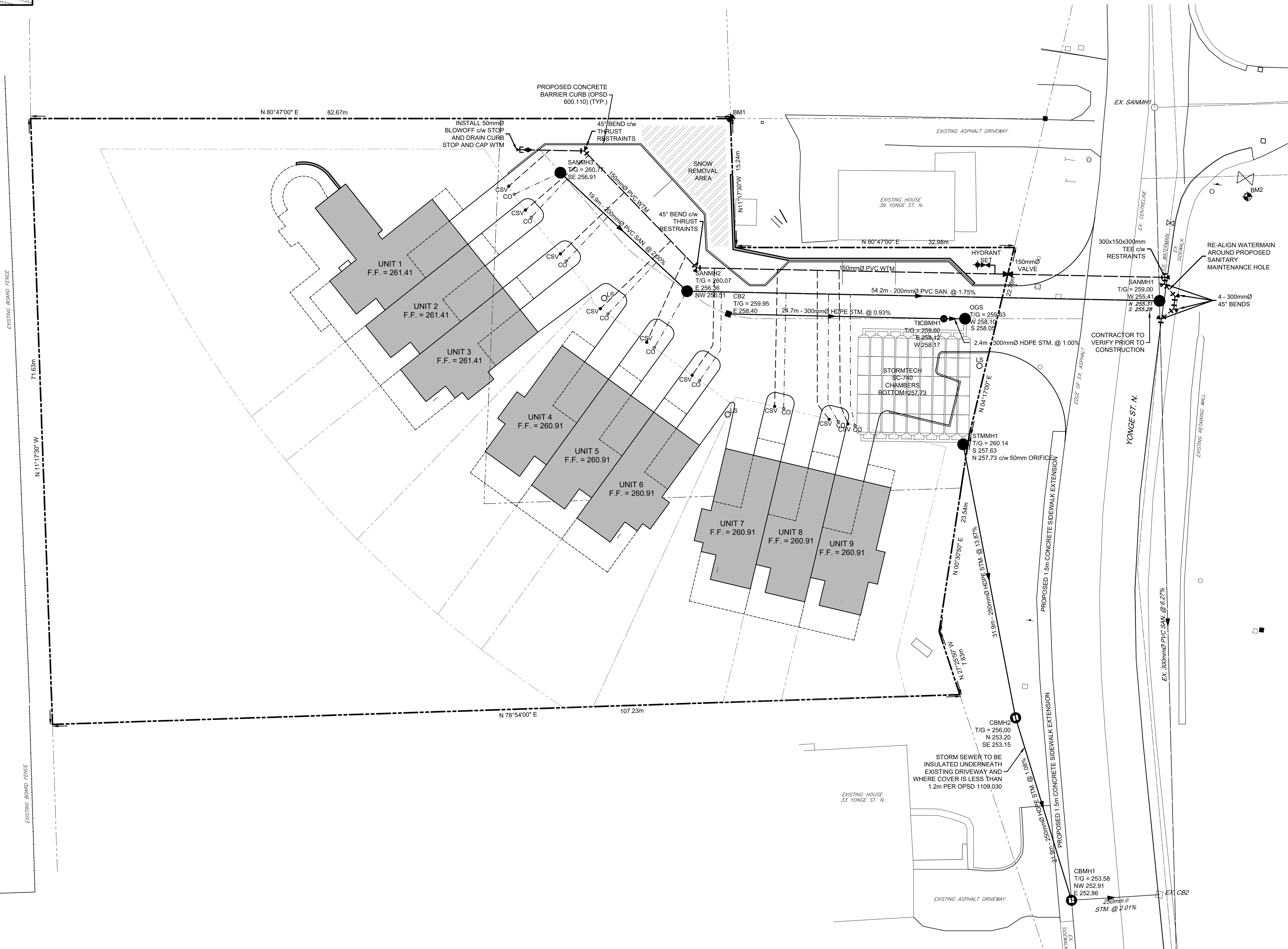
GEOTEXTILE CLOTH TO BE INSTALLED UNDER
ALL CB AND CBMH GRATES AND TO REMAIN IN
PLACE UNTIL ROAD PAVING IS COMPLETED



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND
OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS
NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE
ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS
NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL
INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1982.
2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
6. WATERMAIN TO BE PVC DR18 MATERIAL.
7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



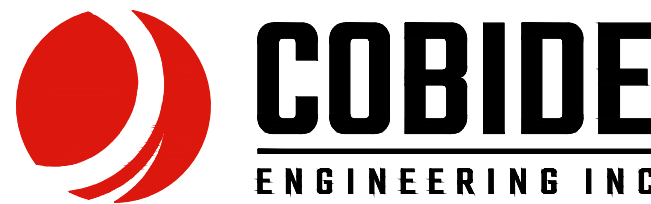
Benchmark Information

- BM1 IB NORTHEAST CORNER OF PROPERTY. ELEVATION 262.22m
- BM2 SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE. ELEVATION 260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

REVISION / ISSUE

Seal not valid unless signed and dated



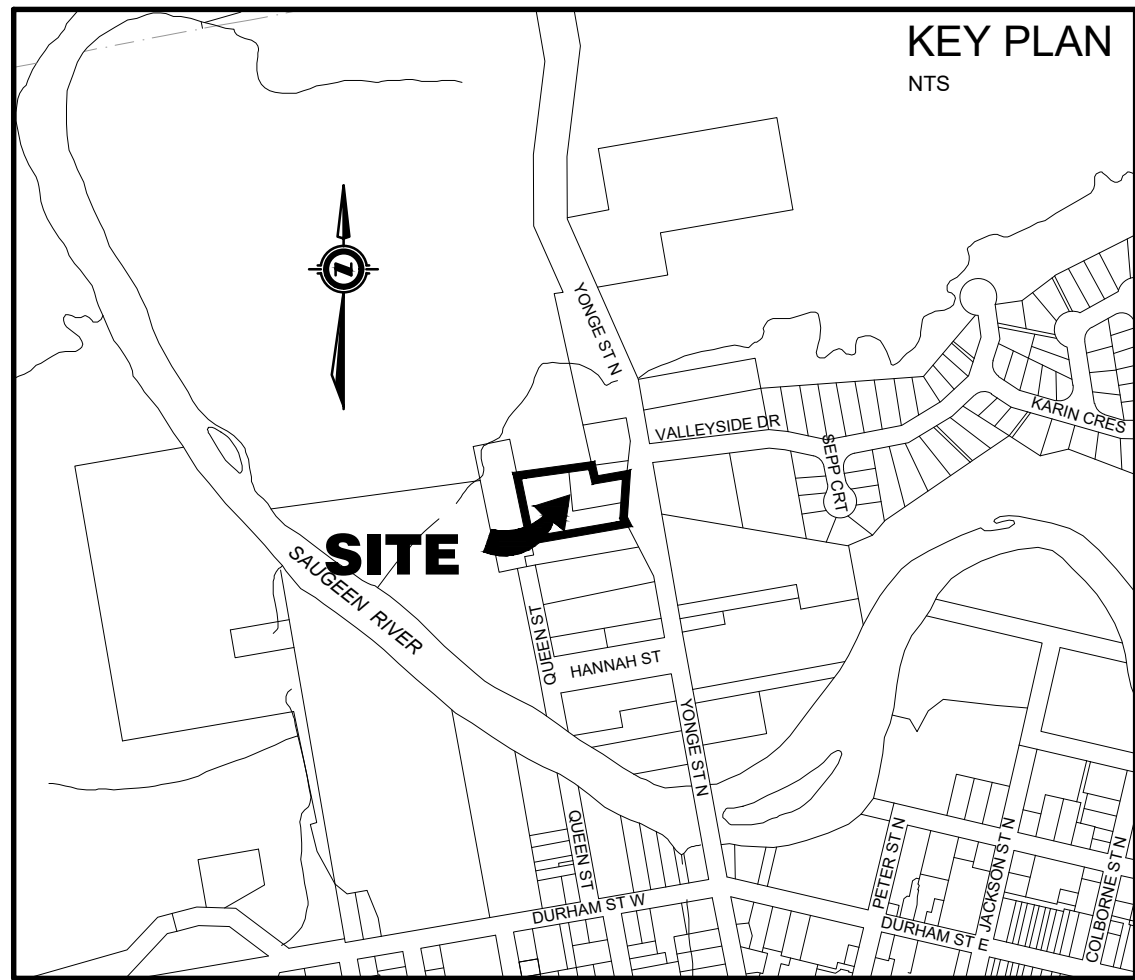
RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT

MUNICIPALITY OF BROCKTON
(FORMERLY TOWN OF WALKERTON)
SITE SERVICING PLAN

Client: CON EX CANADA INC.

Design: TLB	Scale: 1:250
Drawn: KW	Approved:
Checked: TLB	
Date: MAR 2022	Design Engineer

DRAWING No. 01892-SS1



MAINTAIN MIN. 2.5m HORIZONTAL SEPARATION
DISTANCE AND 0.5m VERTICAL SEPARATION
DISTANCE BETWEEN WATERMAIN AND
SANITARY/STORM SEWERS INCLUDING ALL
CATCHBASIN LEADS EQUAL TO OR GREATER
THAN 250mm IN DIAMETER

GEOTEXTILE CLOTH TO BE INSTALLED UNDER
ALL CB AND CBMH GRATES AND TO REMAIN IN
PLACE UNTIL ROAD PAVING IS COMPLETED

LEGEND

---	PROPERTY BOUNDARY	○ CBMH	PROPOSED CATCHBASIN MANHOLE
---	EDGE OF EXISTING PAVEMENT	○ ICBMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE
---	EDGE OF EXISTING GRAVEL	○ TICB	PROPOSED TWIN INLET CATCHBASIN
---	PROPOSED SANITARY SEWER	○ CB	PROPOSED CATCH BASIN
---	EXISTING SANITARY SEWER	○ DICB	EXISTING CATCH BASIN
---	PROPOSED STORM SEWER	○ CO	PROPOSED DITCH INLET CATCHBASIN
---	EXISTING STORM SEWER	○ CSV	PROPOSED SANITARY SERVICE CLEANOUT
---	PROPOSED SUBDRAIN	○ CSV	PROPOSED CURB STOP VALVE
---	PROPOSED WATERMAIN	○ HFD	EXISTING CURB STOP VALVE
---	EXISTING WATERMAIN	○ HFD	PROPOSED HYDRANT SET
---	PROPOSED SANITARY SERVICE	○ HFD	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SERVICE	○ HFD	PROPOSED GATE VALVE
---	PROPOSED WATER SERVICE	○ HFD	EXISTING GATE VALVE
---	PROPOSED SANITARY MANHOLE	○ HFD	BENCHMARK
---	EXISTING SANITARY MANHOLE	○ HFD	PROPOSED ELEVATION
---	PROPOSED STORM MANHOLE	○ HFD	EXISTING ELEVATION
---	EXISTING STORM MANHOLE	○ HFD	
---	CATCHMENT AREA ID	○ HFD	
---	CATCHMENT AREA IN HECTARES	○ HFD	

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND
OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS
NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE
ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS
NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL
INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND
STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 6. WATERMAIN TO BE PVC DR18 MATERIAL.
 7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

BM1	IB NORTHEAST CORNER OF PROPERTY.	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

Seal not valid unless signed and dated

PROFESSIONAL ENGINEER
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

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

Title: **RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT**

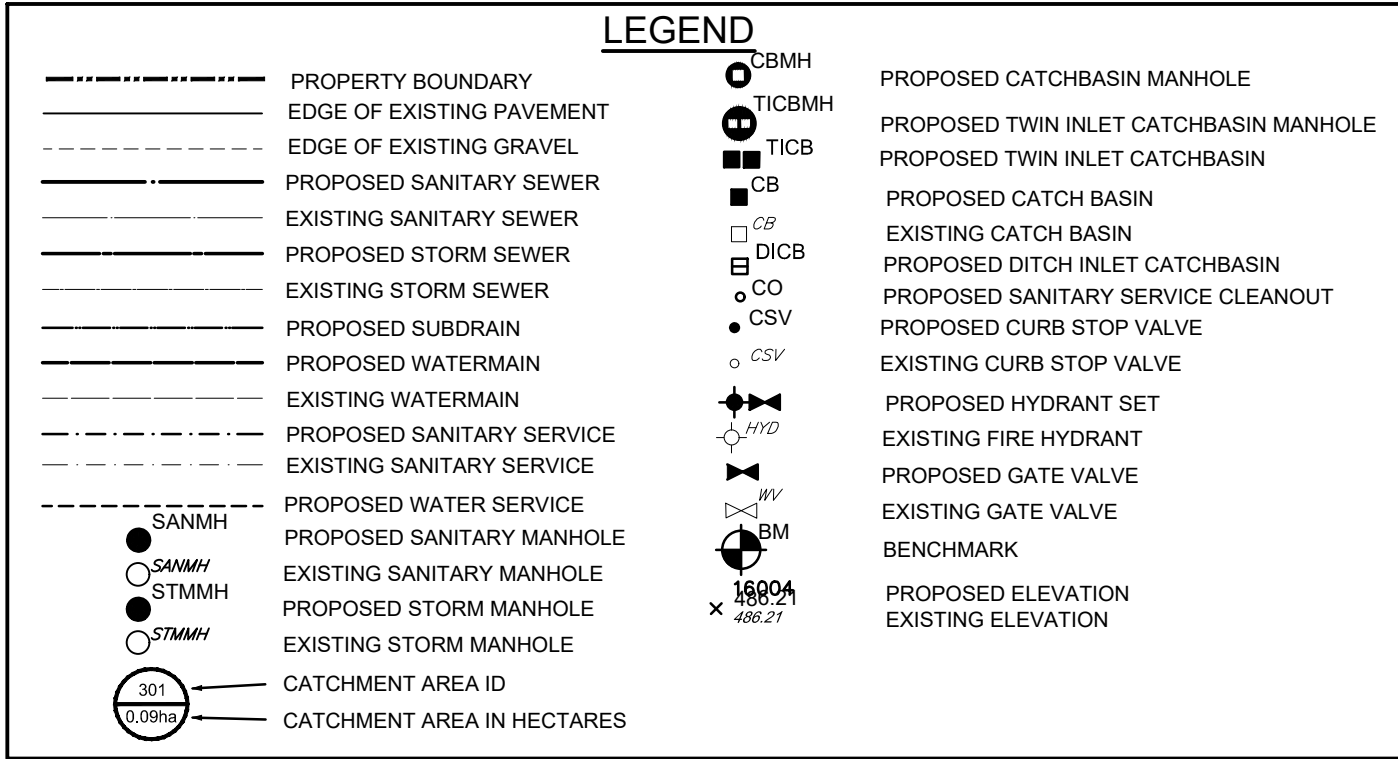
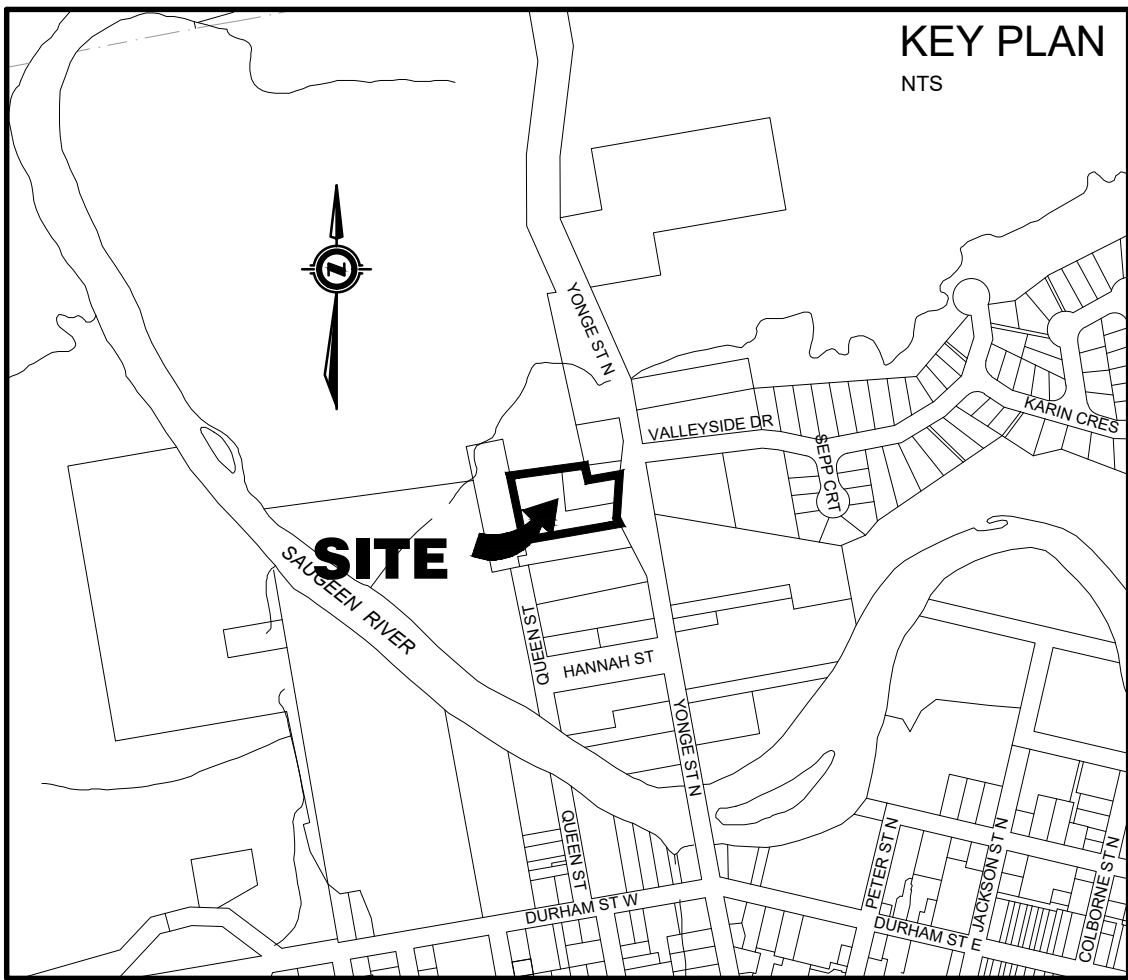
Municipality of Brockton
(Formerly Town of Walkerton)
Site Grading Plan

Client: **CON EX CANADA INC.**

Design: TLB	Scale: 1:250
Drawn: KW	Approved:
Checked: TLB	
Date: MAR 2022	

DRAWING No. **01892-SGR1**

H:\Con Ex\01892 - 37 Yonge Street Townhouses\Drawings\Submissions\2022-03-03 Third Submission\01892_37 Yonge - Base 2021-09-29.dwg



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

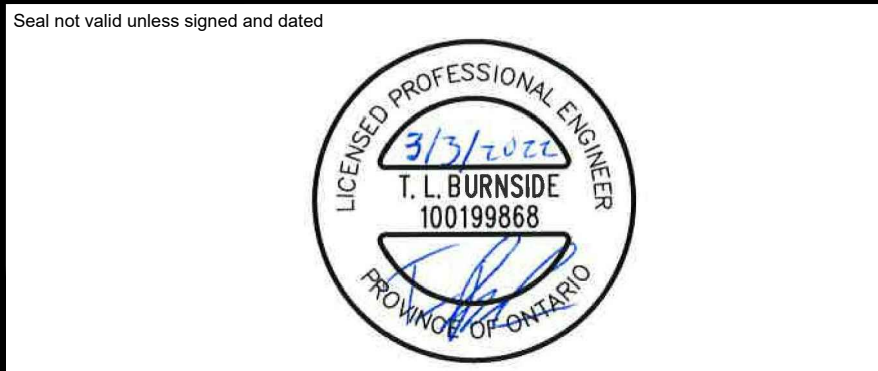
- Notes**
1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 6. WATERMAIN TO BE PVC DR18 MATERIAL.
 7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

BM1	IB NORTHEAST CORNER OF PROPERTY.	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	260.41m

3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				



COBIDE
ENGINEERING INC.

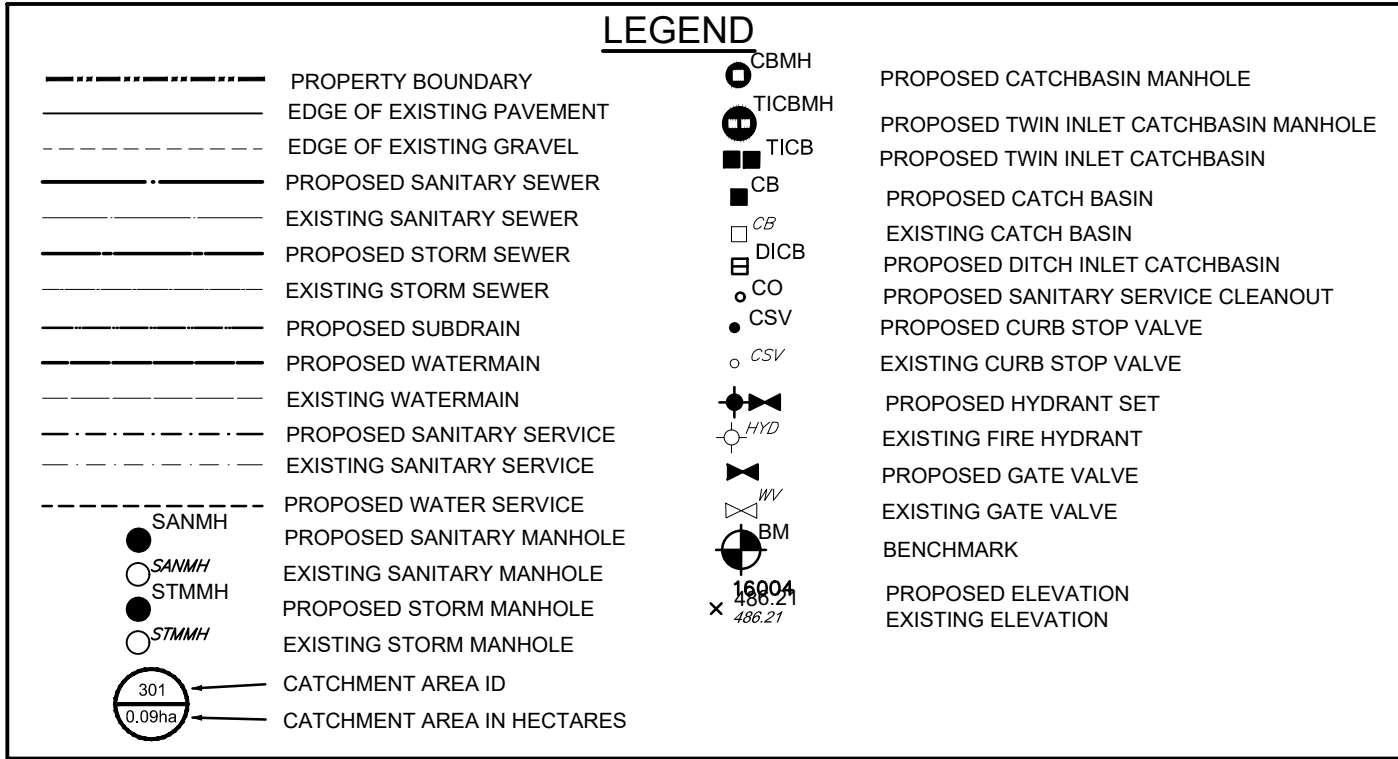
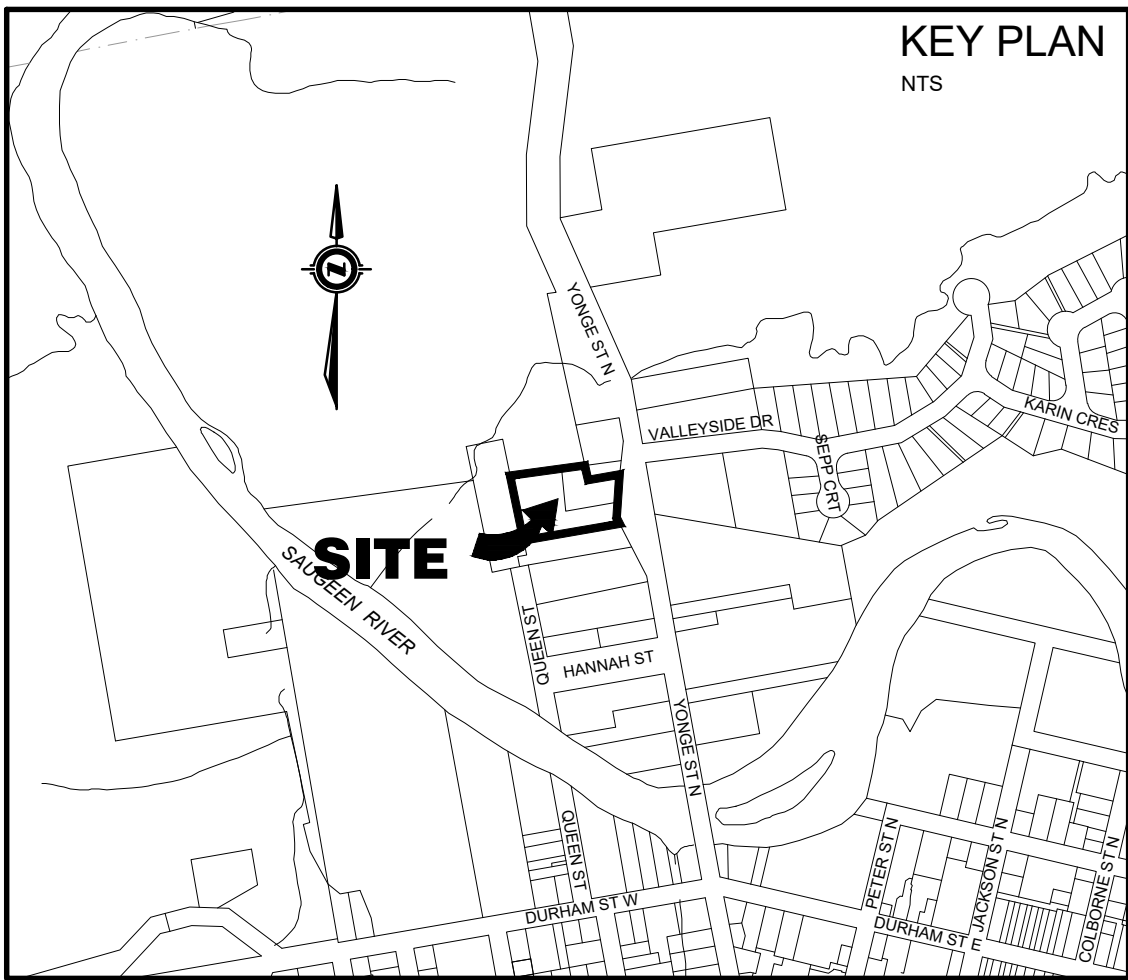
517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title: **RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT**

Municipality of Brockton
(Formerly Town of Walkerton)
PRE-DEVELOPMENT CATCHMENT AREAS

Client:	CON EX CANADA INC.		
Design:	TLB	Scale:	1:250
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	MAR 2022		Design Engineer
DRAWING No.	01892-SWM1		

H:\Con Ex\01892 - 37 Yonge Street Townhouses\Drawings\Submissions\2022-03-03 Third Submission\01892_37 Yonge - Base 2021-09-29.dwg



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 6. WATERMAIN TO BE PVC DR18 MATERIAL.
 7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

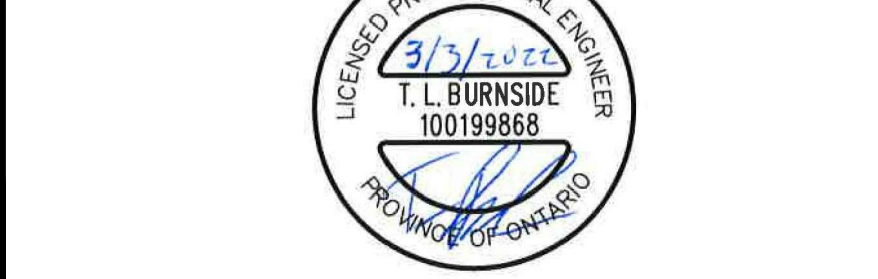
BM1	IB NORTHEAST CORNER OF PROPERTY.	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

No.	DATE	DESCRIPTION	BY	APPD
-----	------	-------------	----	------

REVISION / ISSUE

Seal not valid unless signed and dated



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

RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT

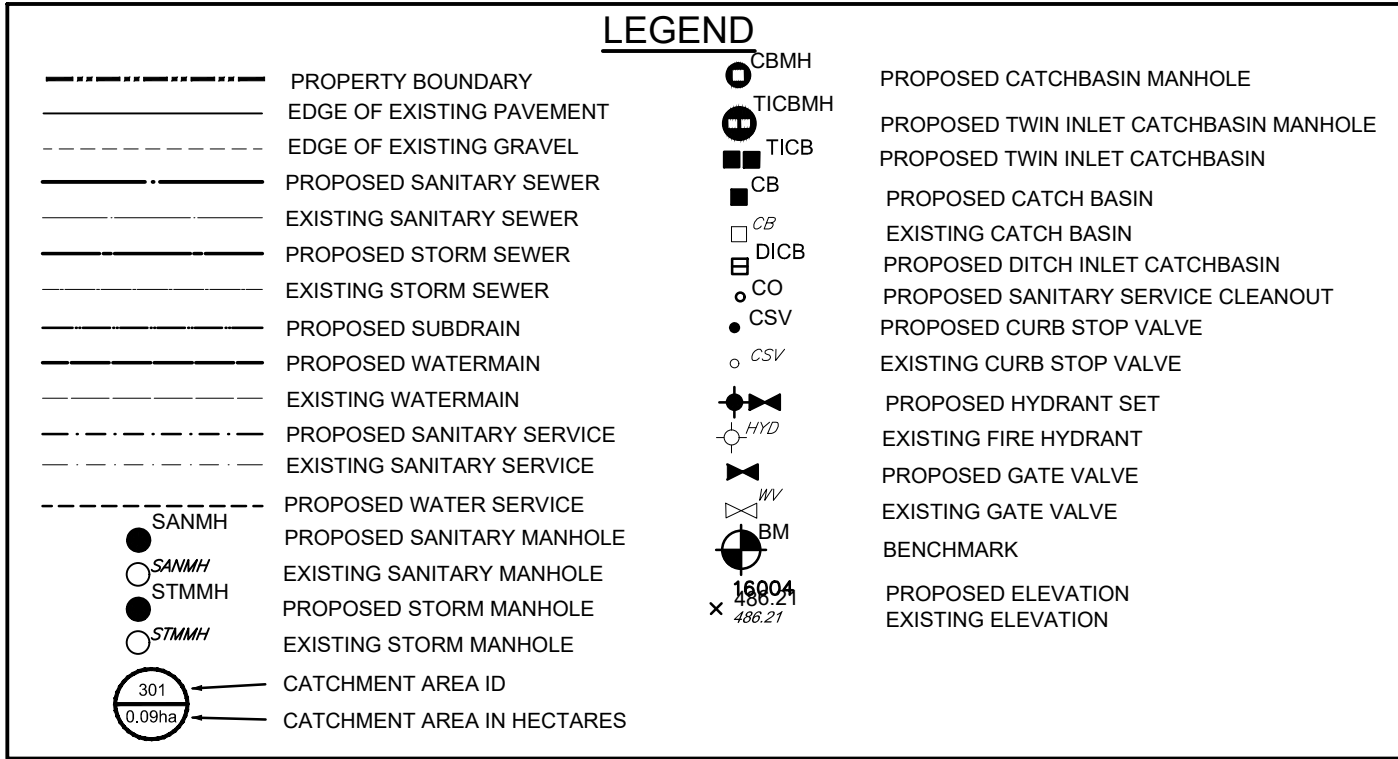
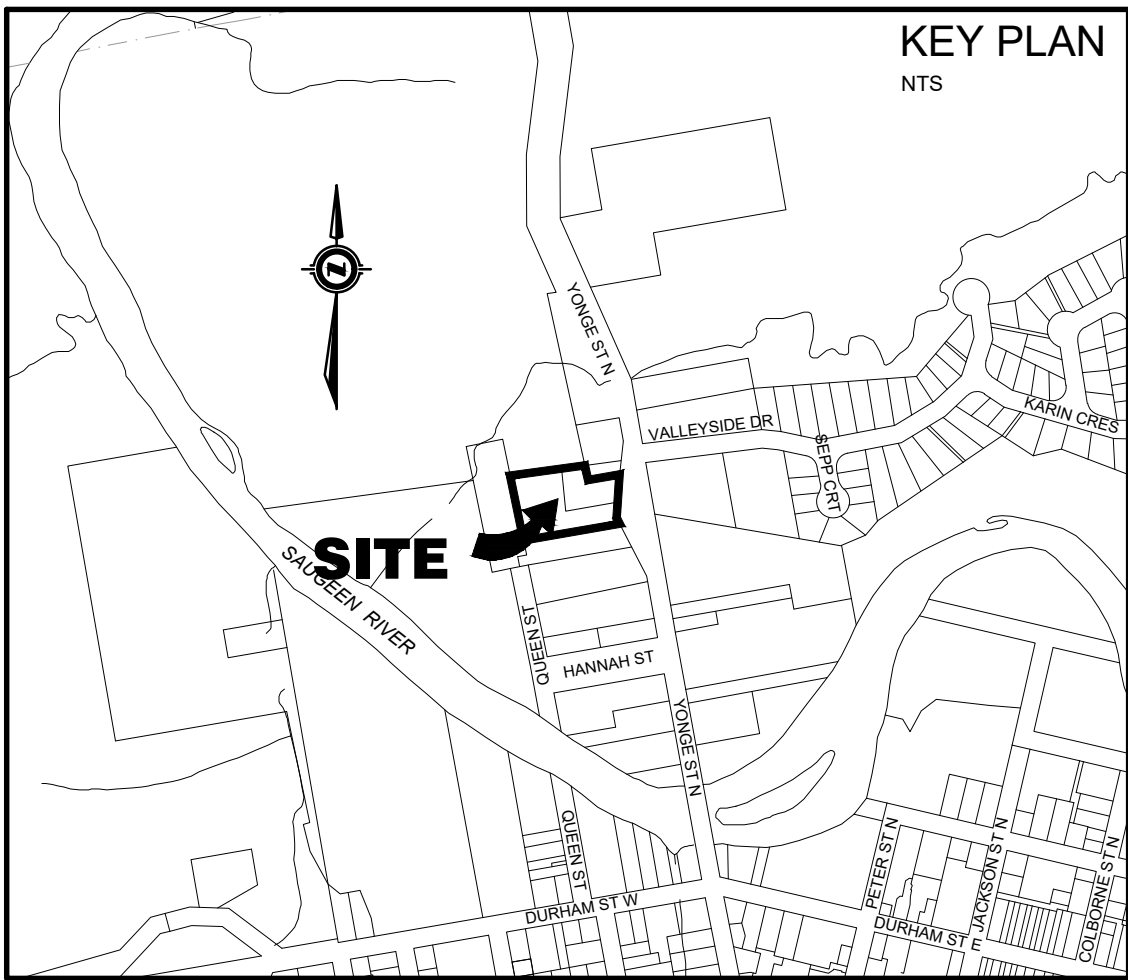
MUNICIPALITY OF BROCKTON
(FORMERLY TOWN OF WALKERTON)
POST-DEVELOPMENT CATCHMENT AREAS

Client: **CON EX CANADA INC.**

Design:	TLB	Scale:	1:250
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	MAR 2022		

DRAWING No. **01892-SWM2**

H:\Con Ex\01892 - 37 Yonge Street Townhouses\Drawings\Submissions\2022-03-03 Third Submission\01892_37 Yonge - Base 2021-09-29.dwg



CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
 2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 6. WATERMAIN TO BE PVC DR18 MATERIAL.
 7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

BM1	IB NORTHEAST CORNER OF PROPERTY. ELEVATION	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE. ELEVATION	260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC
No.	DATE	DESCRIPTION	BY	APPD

Seal not valid unless signed and dated

PROFESSIONAL ENGINEER
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

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

Title: **RIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENT**

Municipality of Brockton
(Formerly Town of Walkerton)
Storm Sewer Catchment Areas

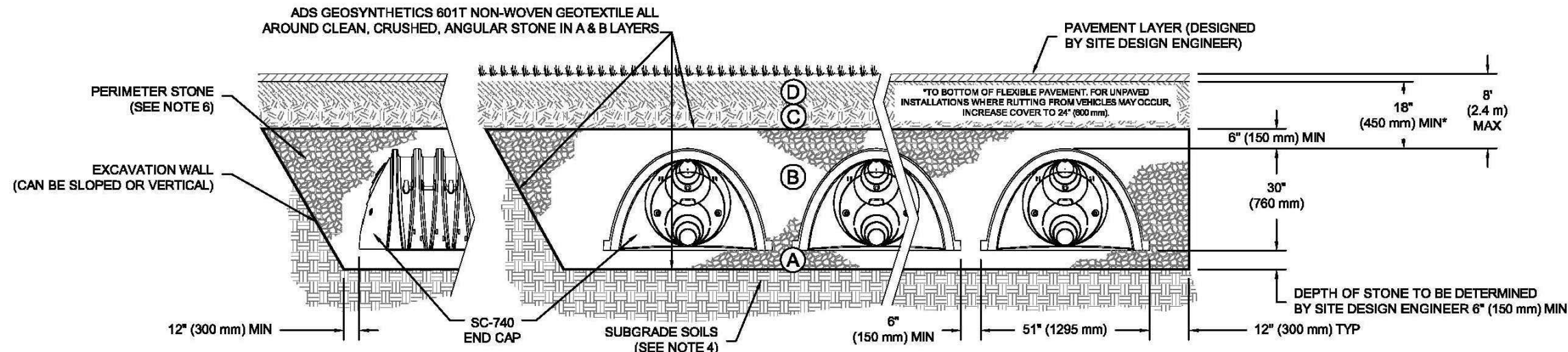
Client:	CON EX CANADA INC.
Design:	TLB
Drawn:	KW
Checked:	TLB
Date:	MAR 2022
Drawing No.	01892-STM1

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 16" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, 48% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M44S ¹ A-1, A-2, A-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 98% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN) DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹

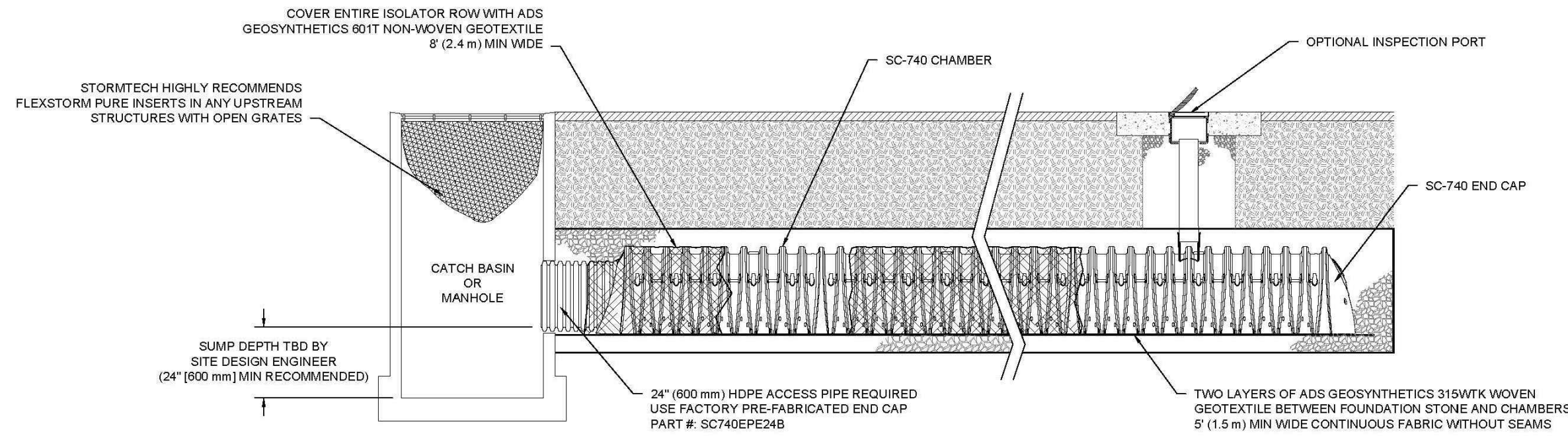
PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

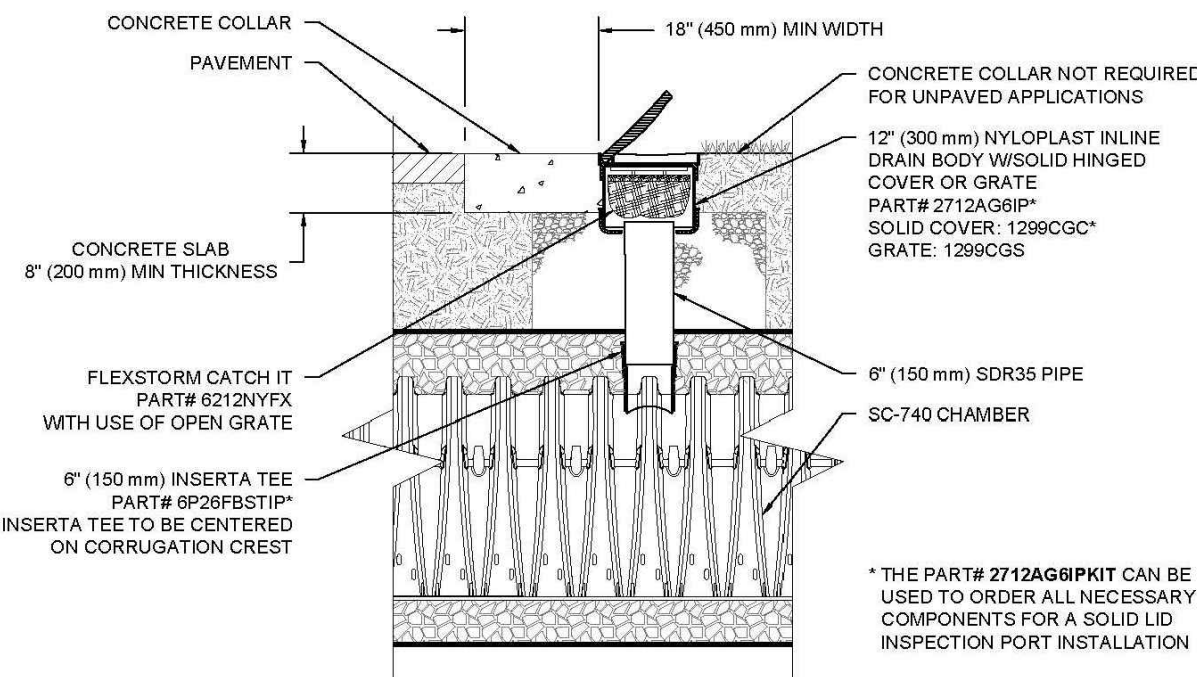
SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

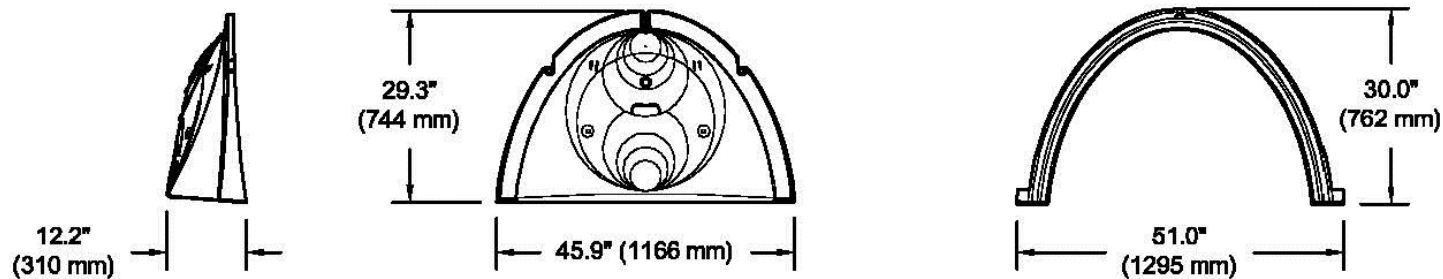
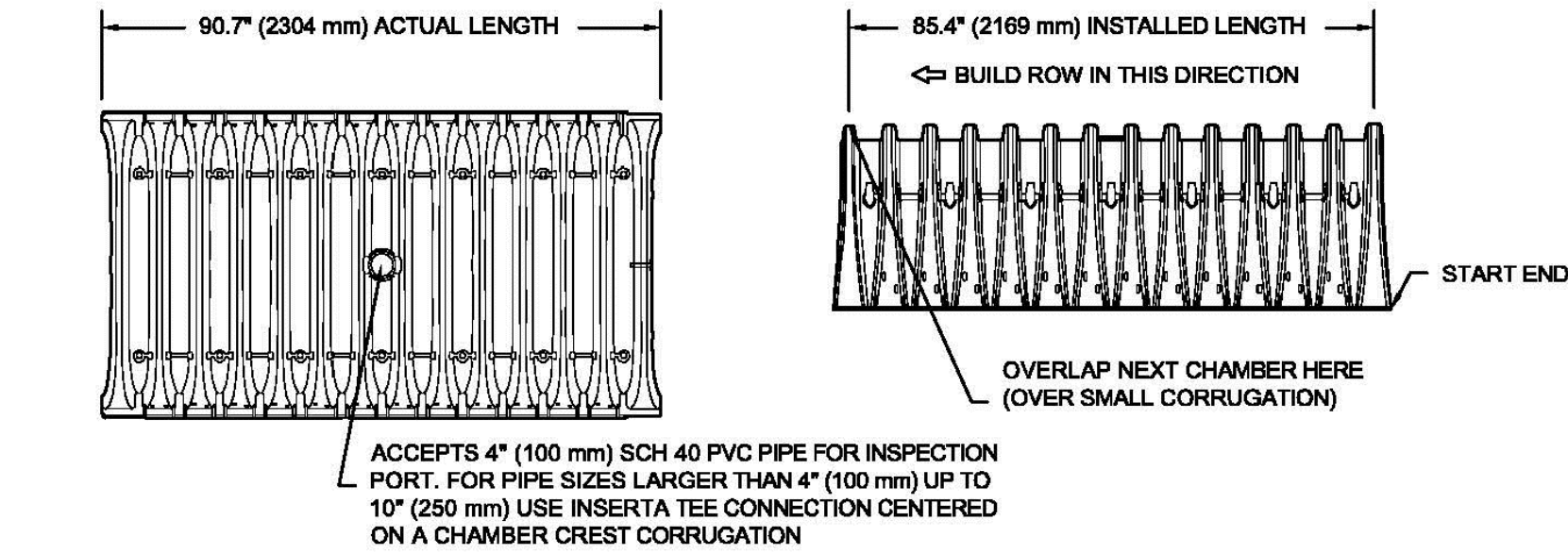
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-740 6" INSPECTION PORT DETAIL
NTS

SC-740 TECHNICAL SPECIFICATION

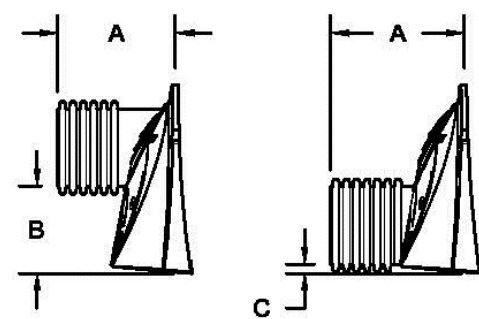
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE08T / SC740EPE08TBC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.5" (13 mm)
SC740EPE08T / SC740EPE08TBC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TBC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	—	—	—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TBC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	—	—	—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TBC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	—	—	—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TBC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	—	—	—	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

CAUTION:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

- PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
- ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
- COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
- SANITARY SEWER TO BE PVC SDR35 MATERIAL.
- WATERMAIN TO BE PVC DR18 MATERIAL.
- ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.

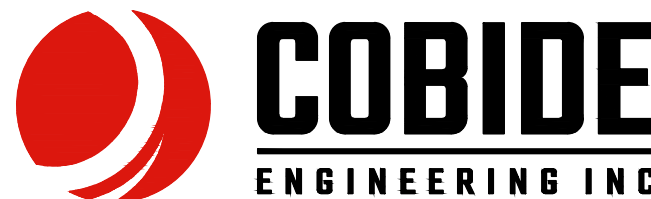
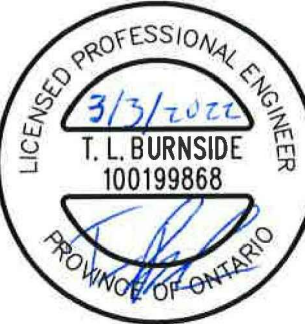
Benchmark Information

BM1	IB NORTHEAST CORNER OF PROPERTY. ELEVATION	262.22m
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE. ELEVATION	260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

REVISION / ISSUE

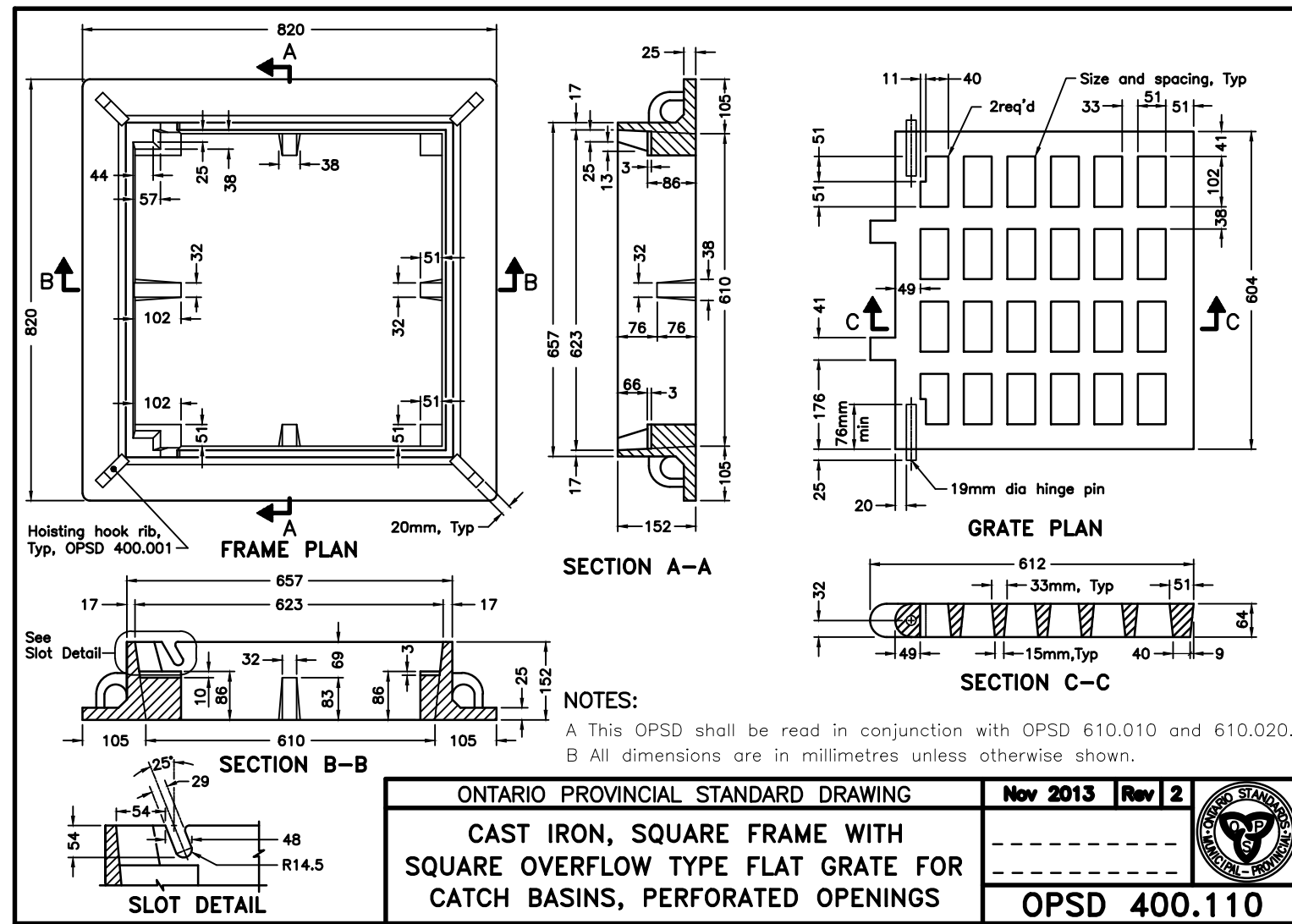
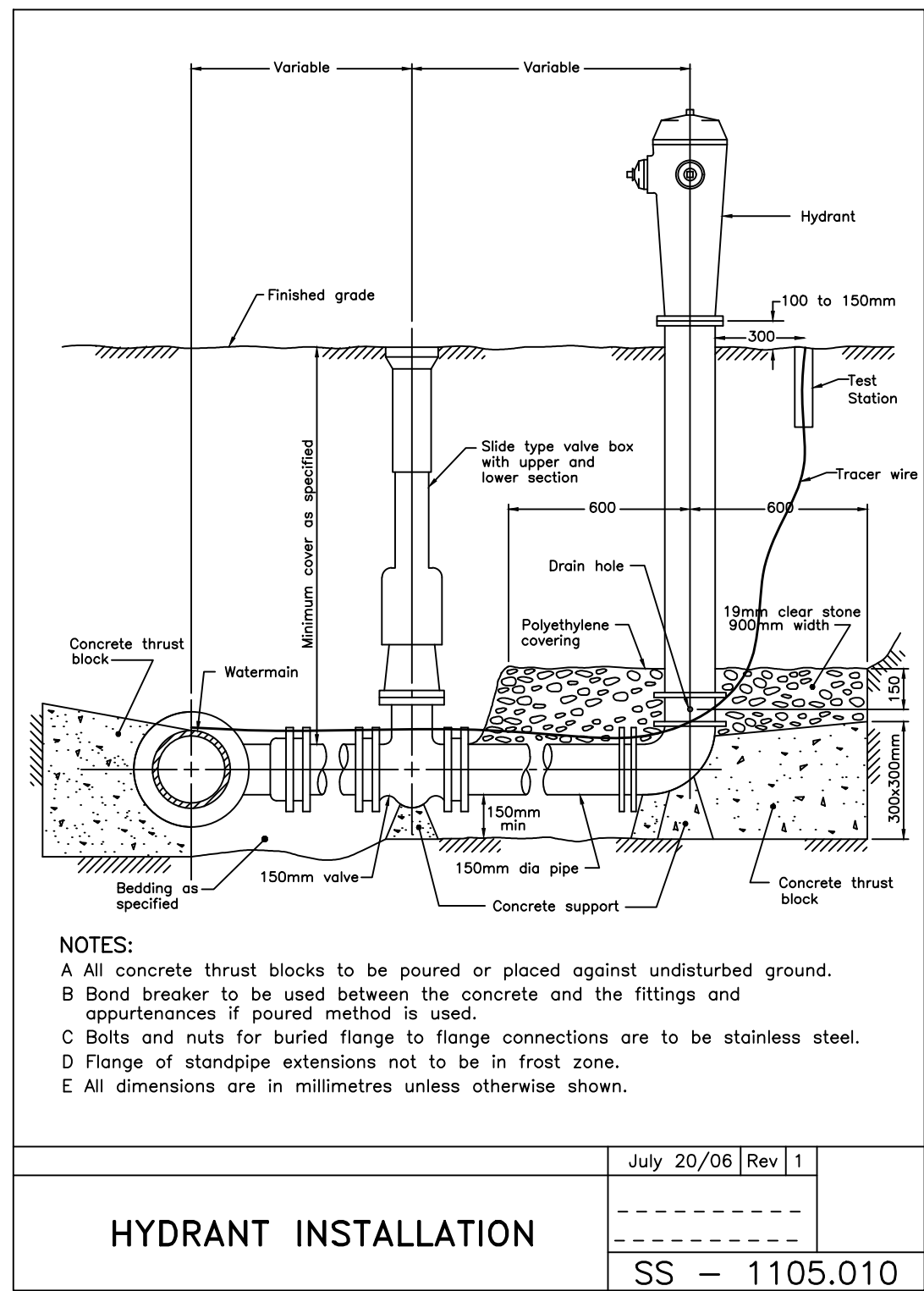
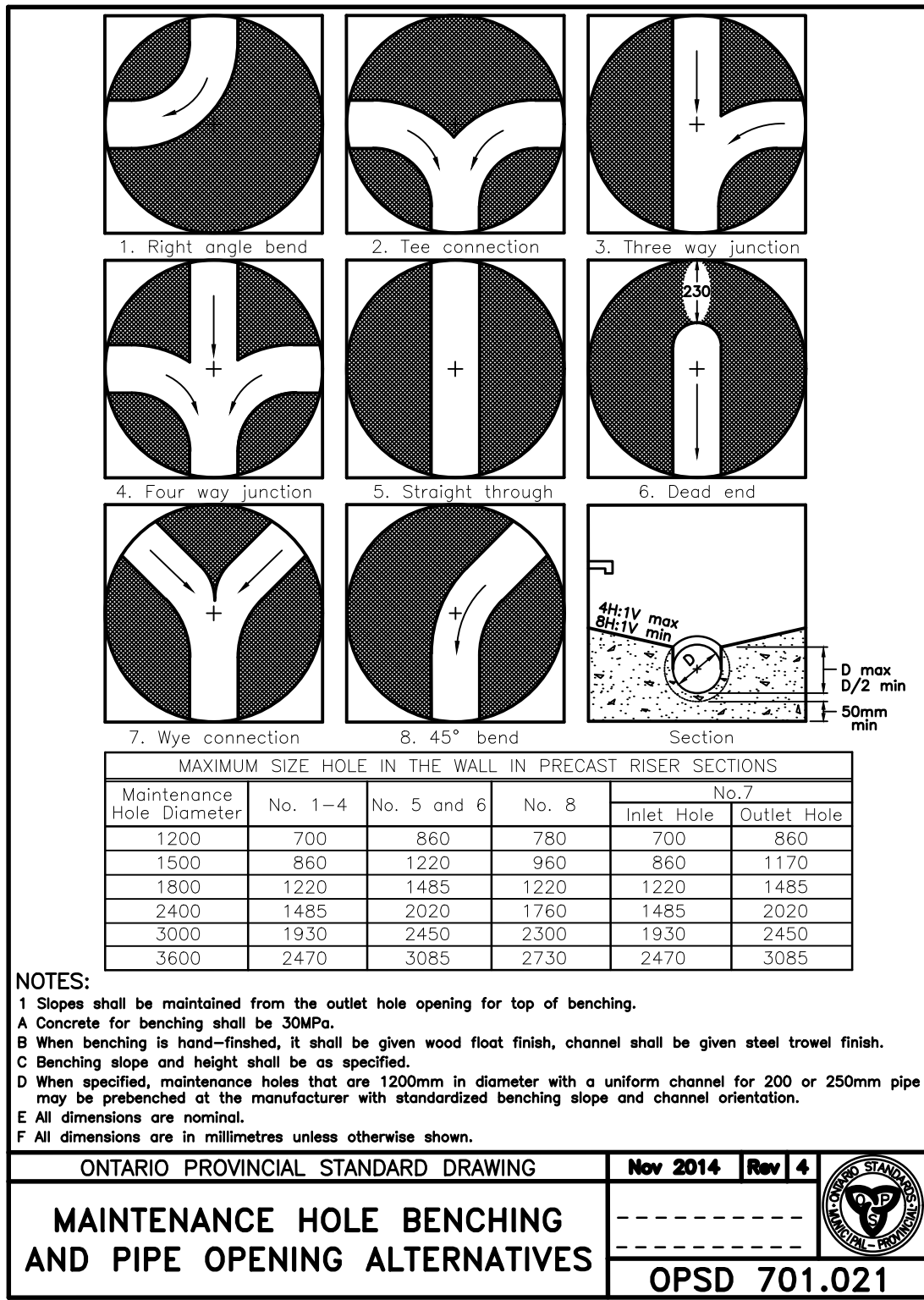
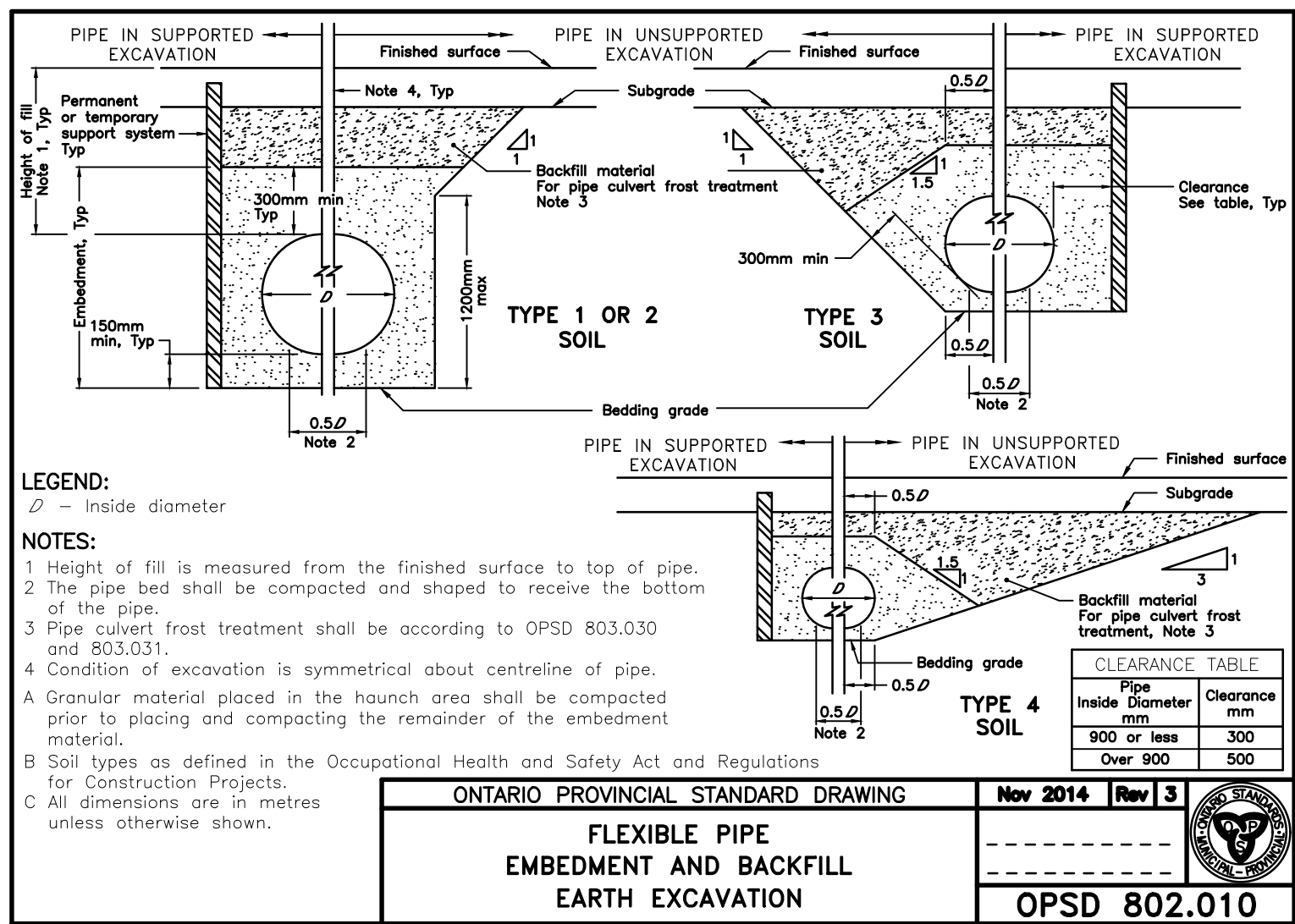
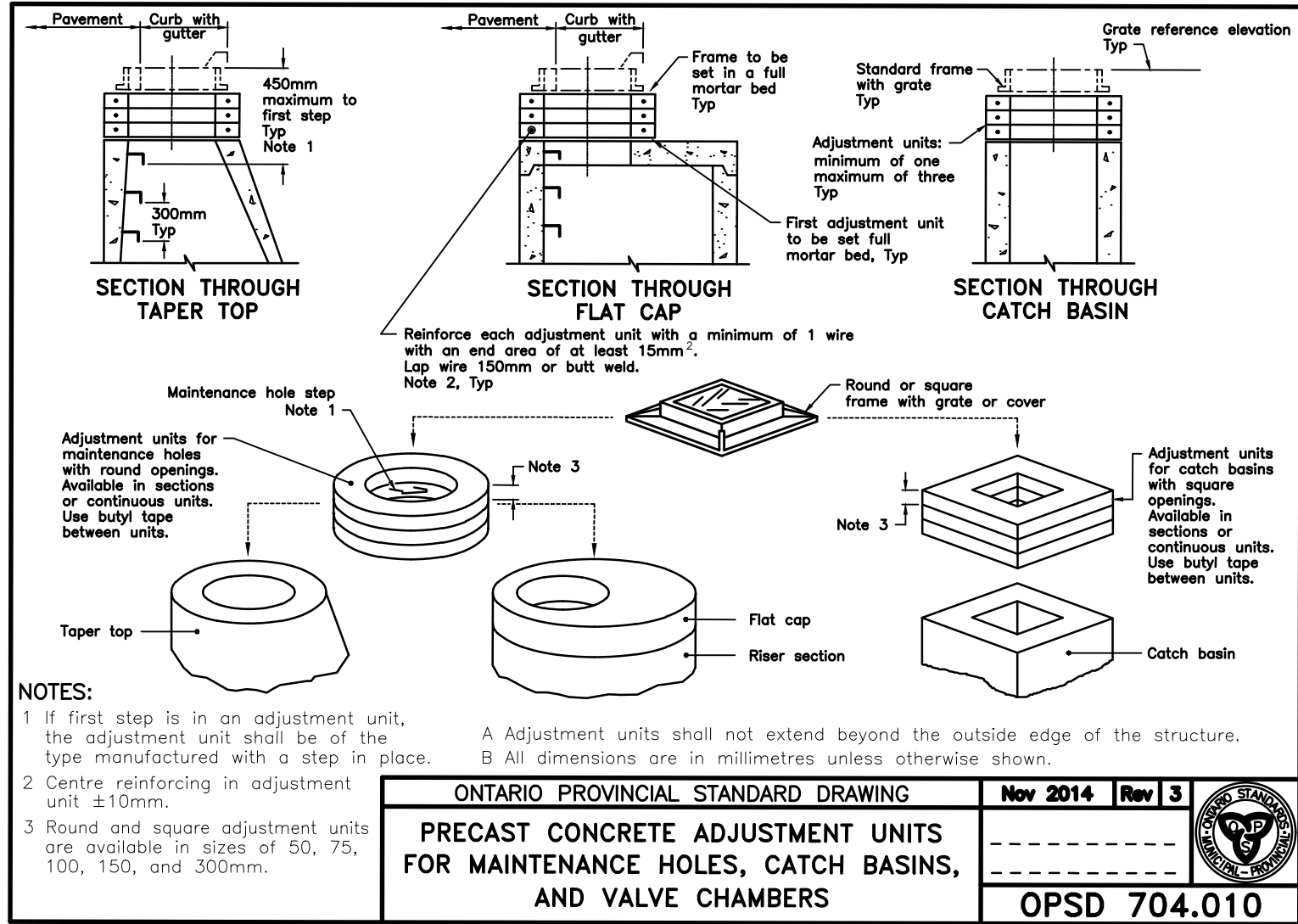
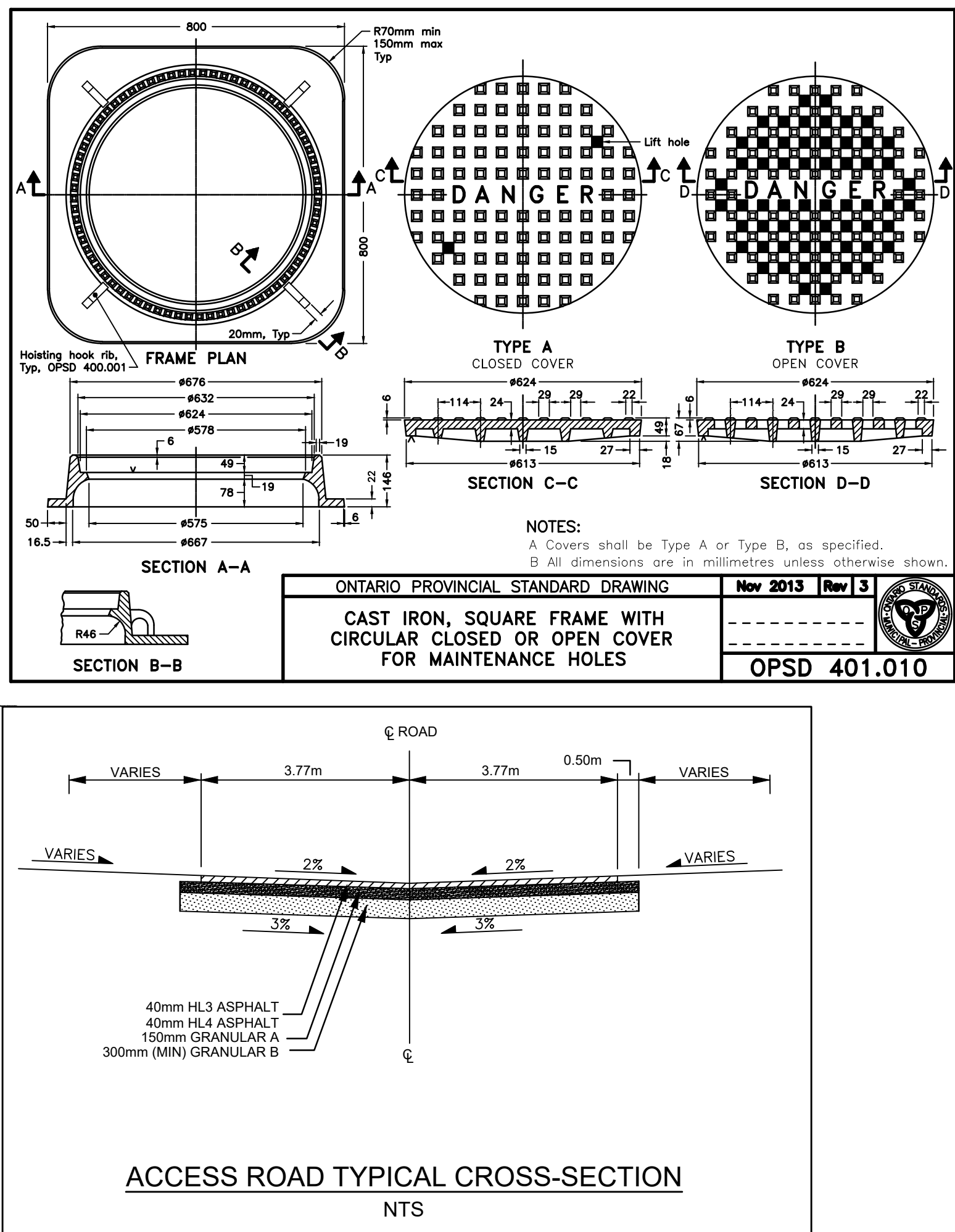
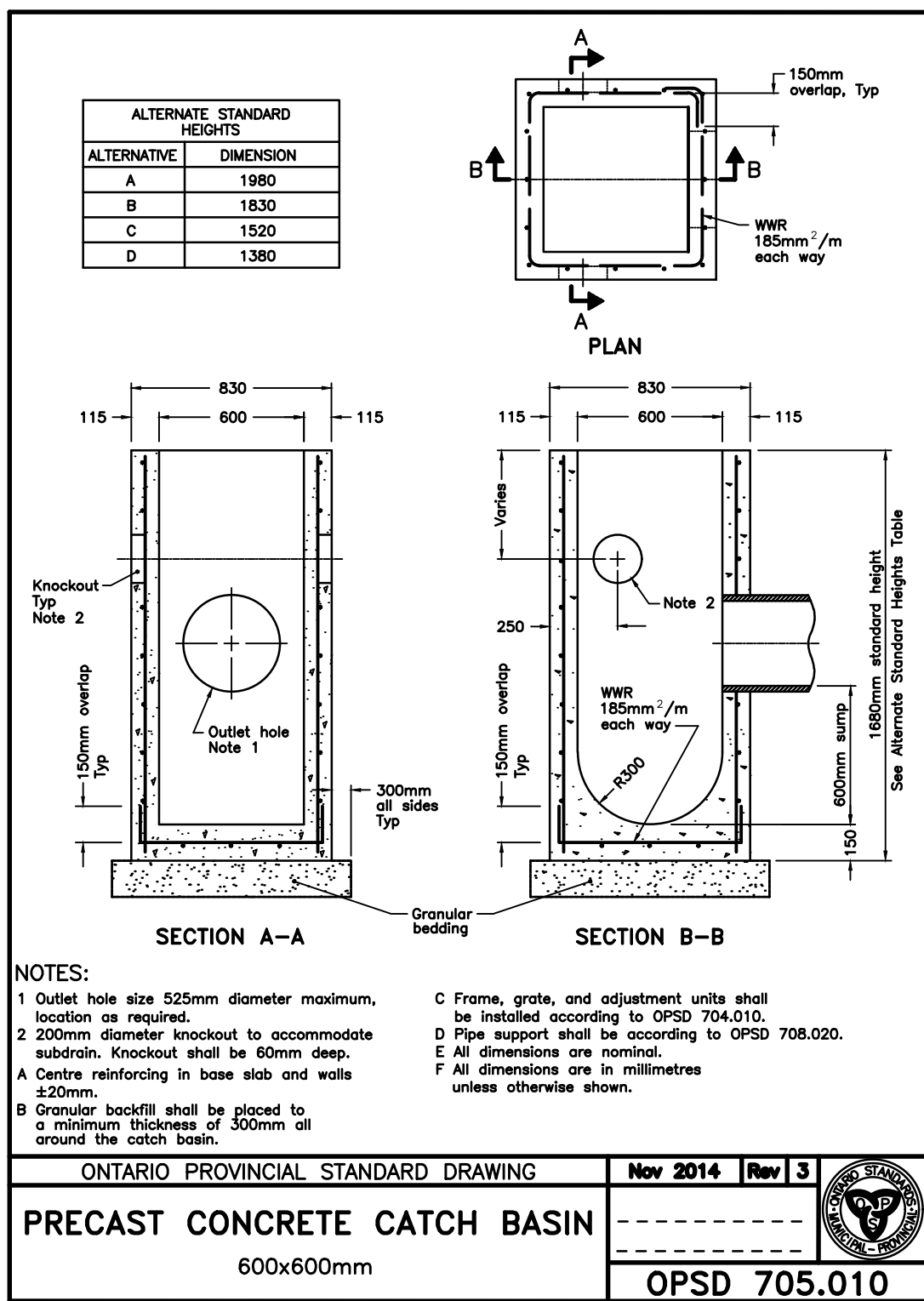
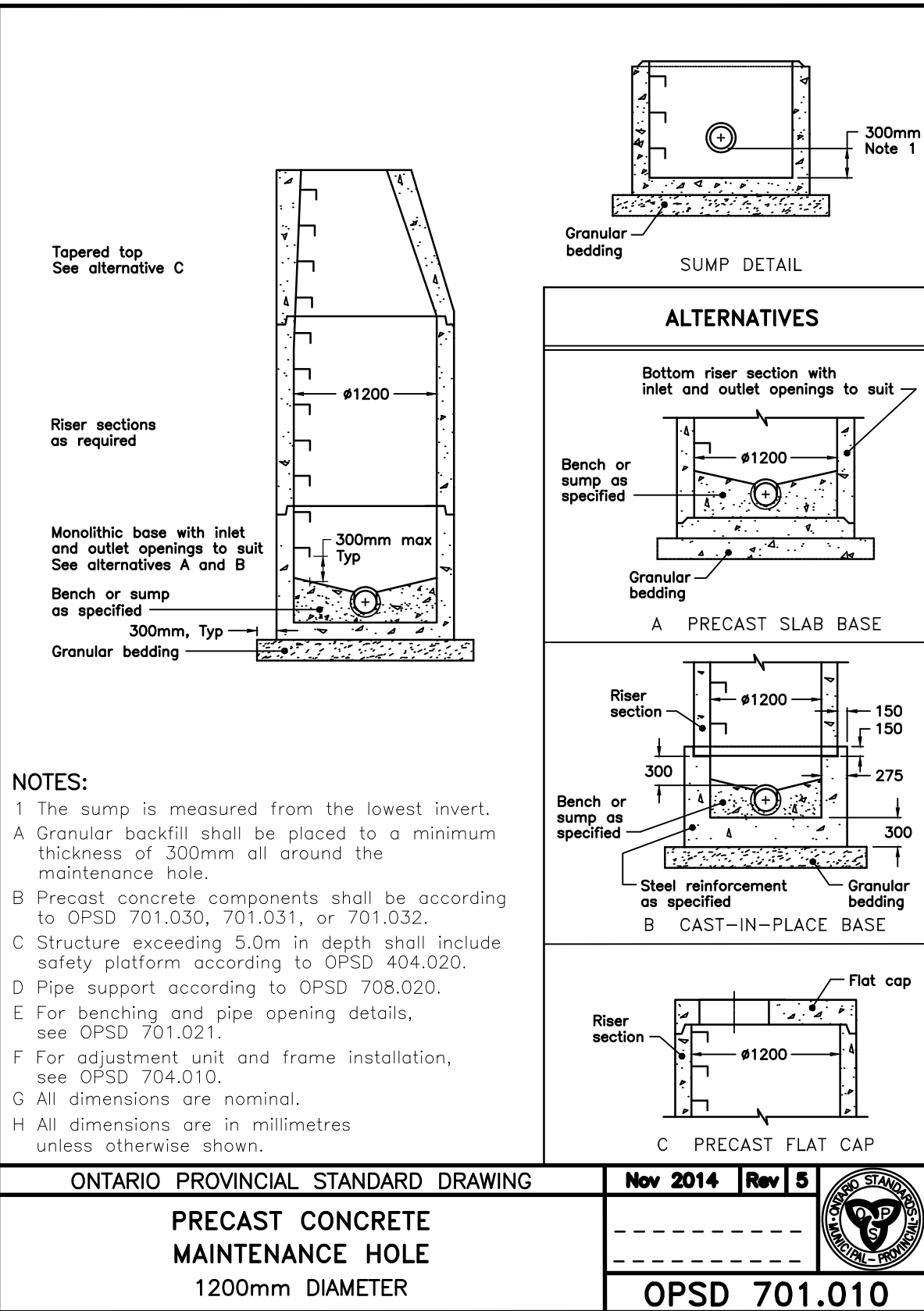
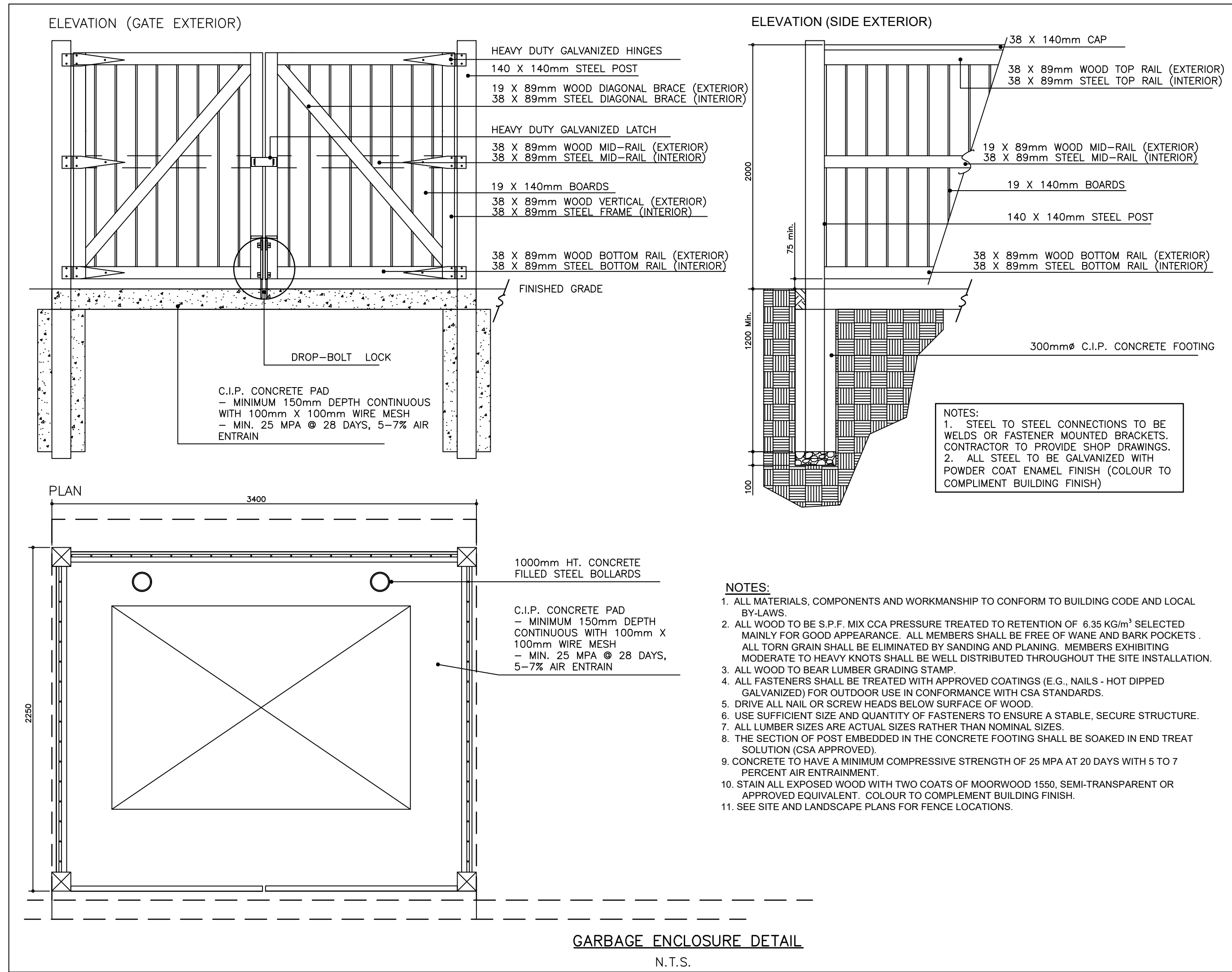
Seal not valid unless signed and dated

517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.comRIVER BREEZE TOWNHOUSES
PROPOSED DEVELOPMENTMUNICIPALITY OF BROCKTON
(FORMERLY TOWN OF WALKERTON)
CHAMBER/MISCELLANEOUS DETAILS I

Client: CON EX CANADA INC.

Design: TLB	Scale: 1:250
Drawn: TLB	Approved:
Checked: TLB	
Date: MAR 2022	

DRAWING No. 01892-DET1



CAUTION:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
4. COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
5. SANITARY SEWER TO BE PVC SDR35 MATERIAL.
6. WATERMAIN TO BE PVC DR18 MATERIAL.
7. ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.

Benchmark Information

BM1
IB NORTHEAST CORNER OF PROPERTY.
ELEVATION 262.22m

BM2
SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.
ELEVATION 260.41m

No.	DATE	DESCRIPTION	BY	APPD
3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC

REVISION / ISSUE

Seal not valid unless signed and dated

LICENSED PROFESSIONAL ENGINEER
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

COBIDE
ENGINEERING INC.

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

File: RIVER BREEZE TOWNHOUSES PROPOSED DEVELOPMENT

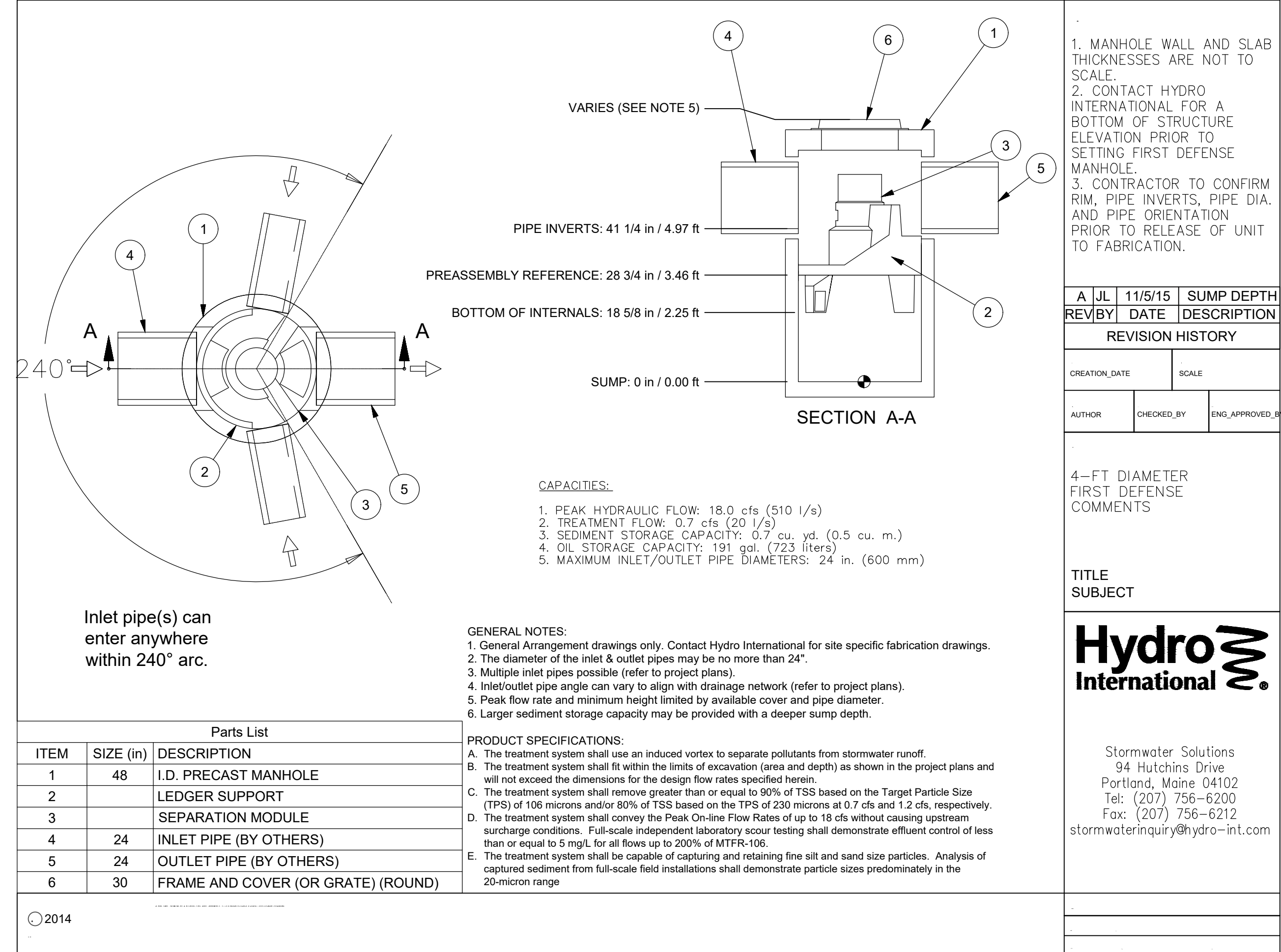
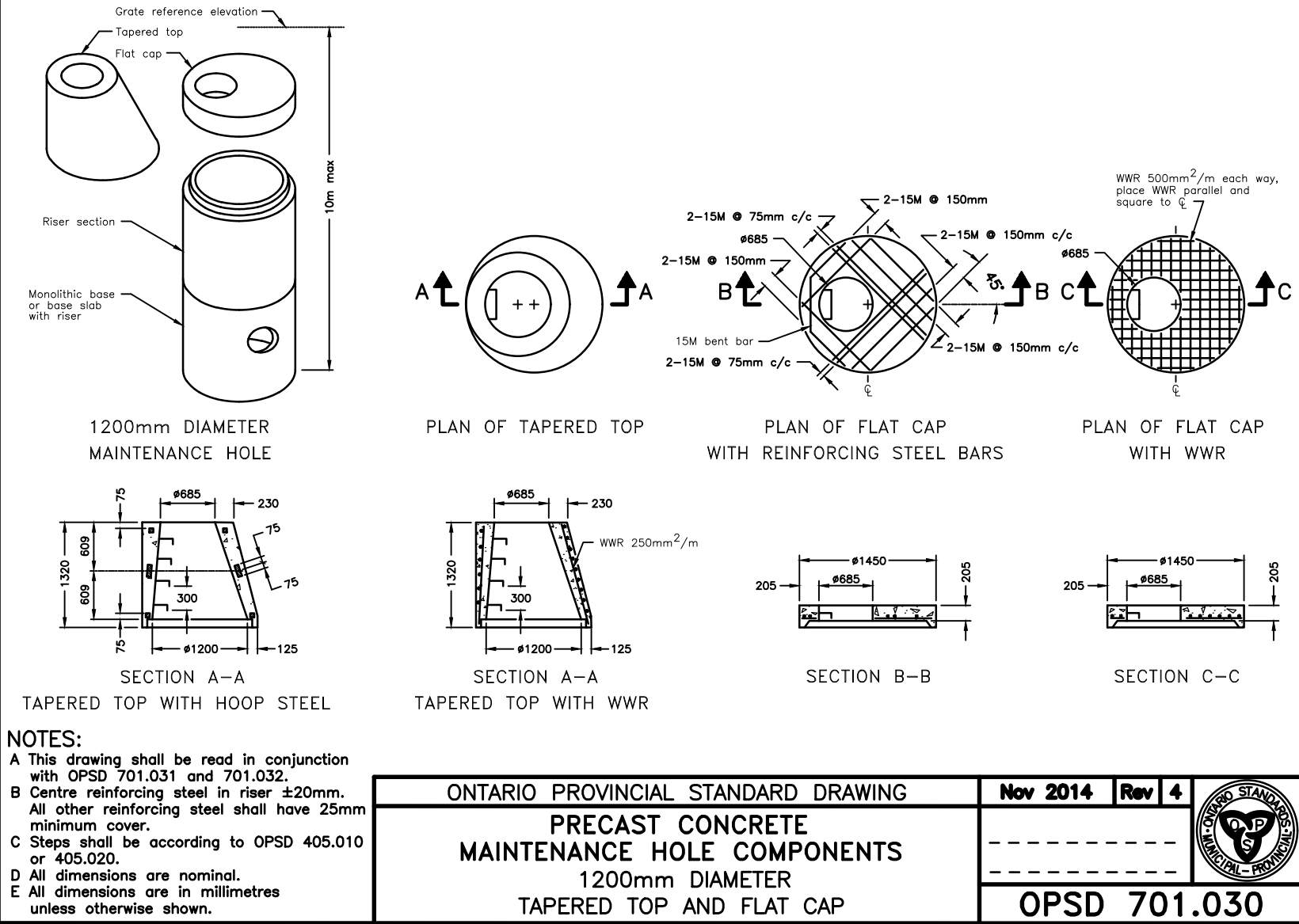
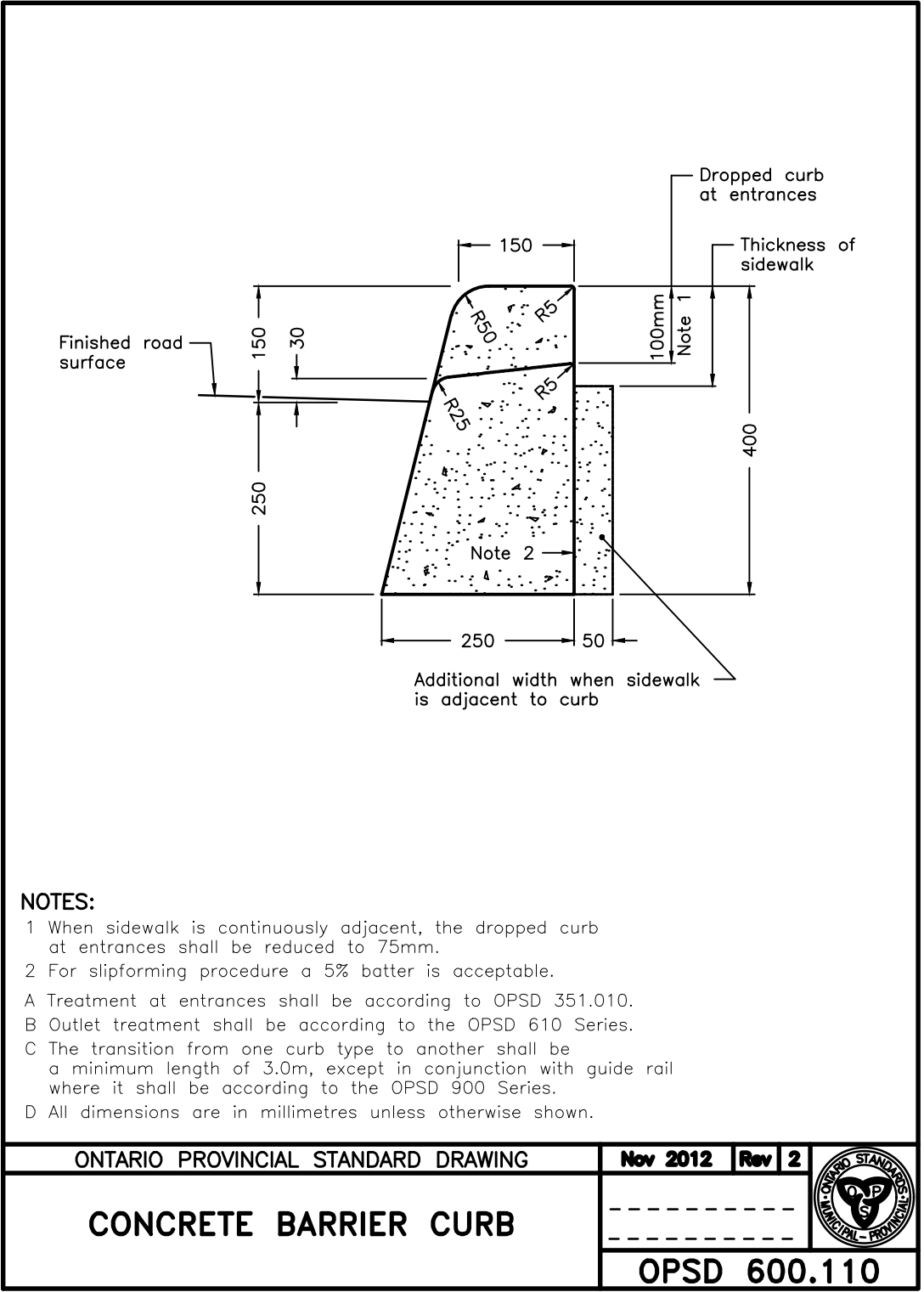
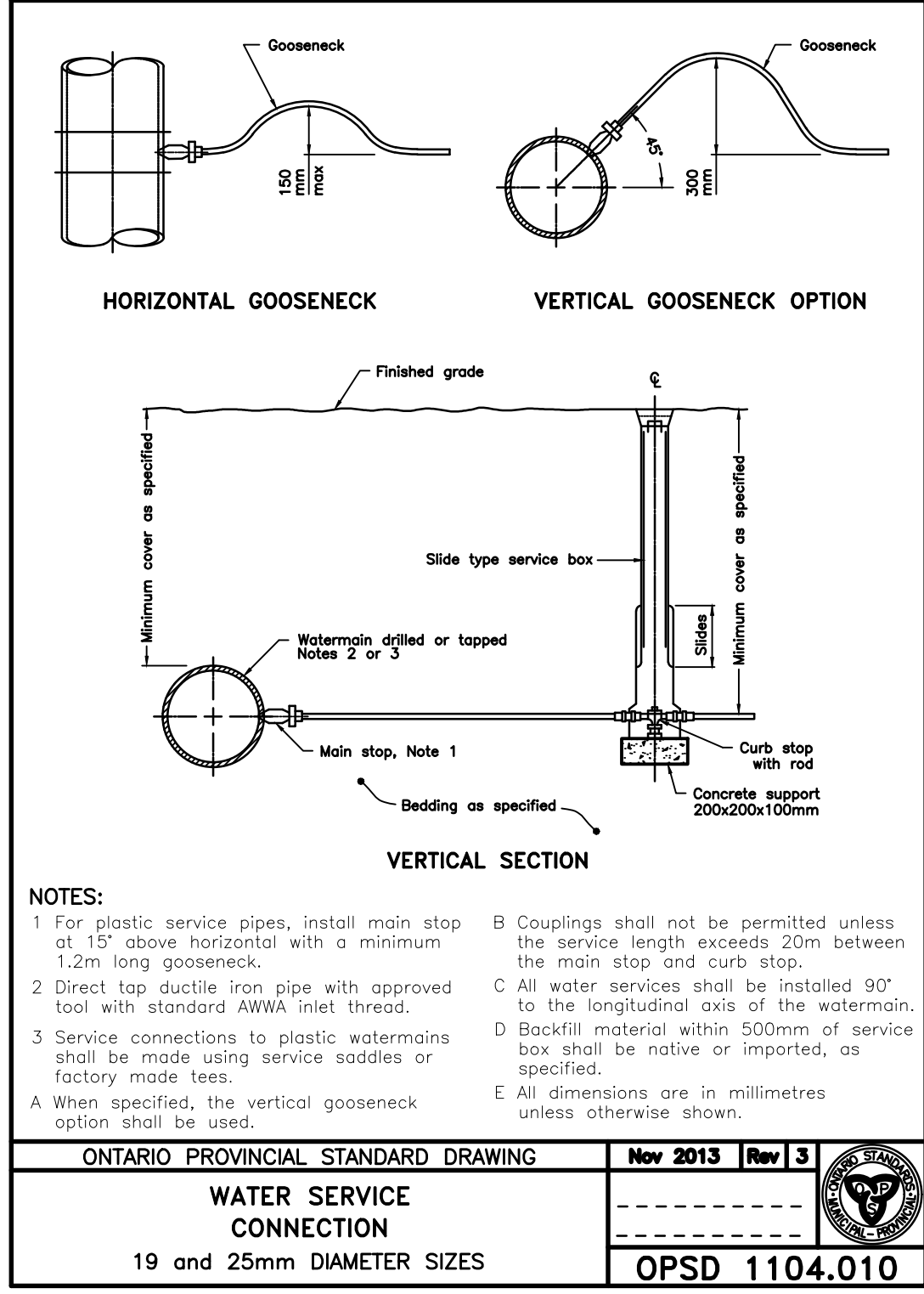
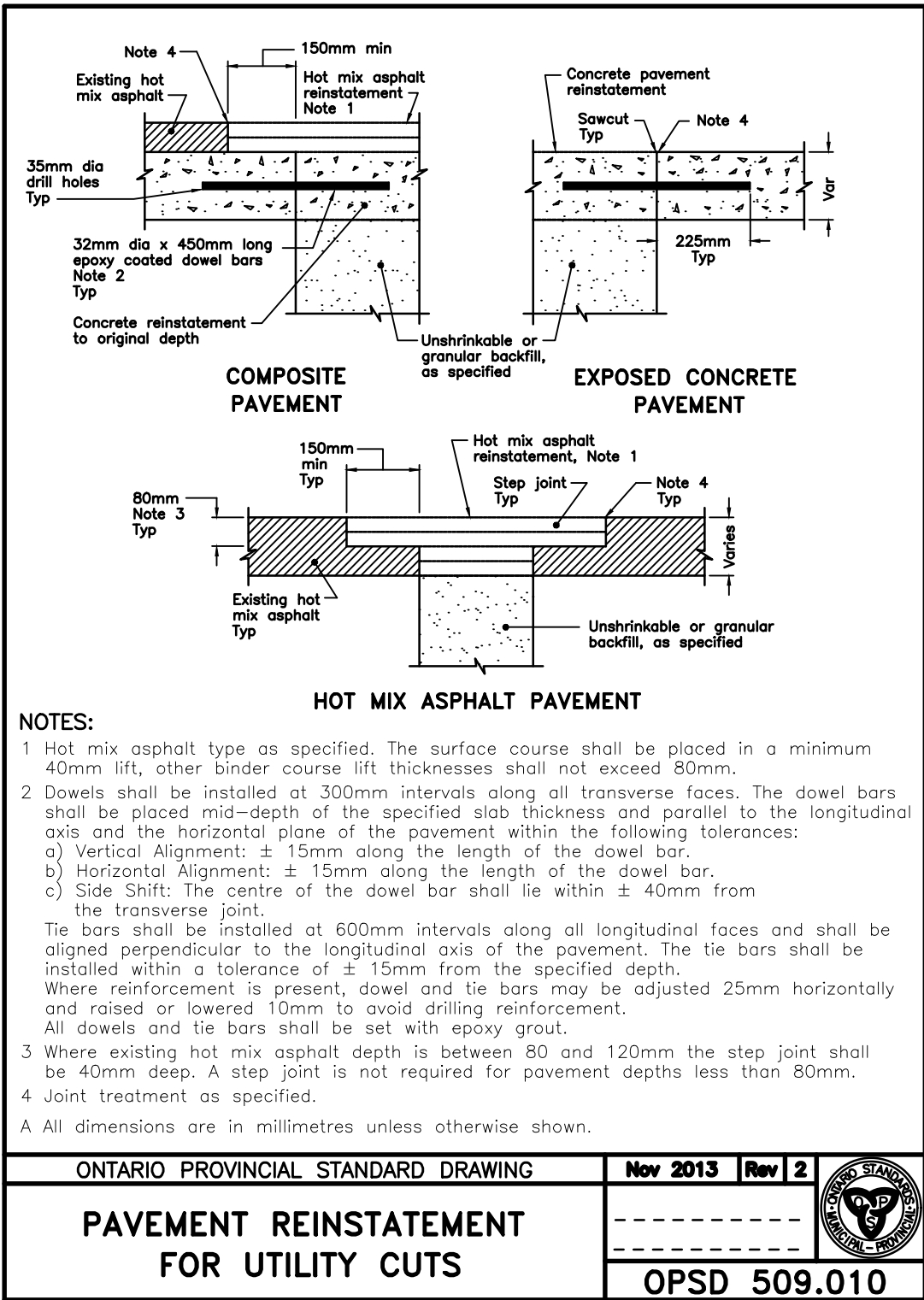
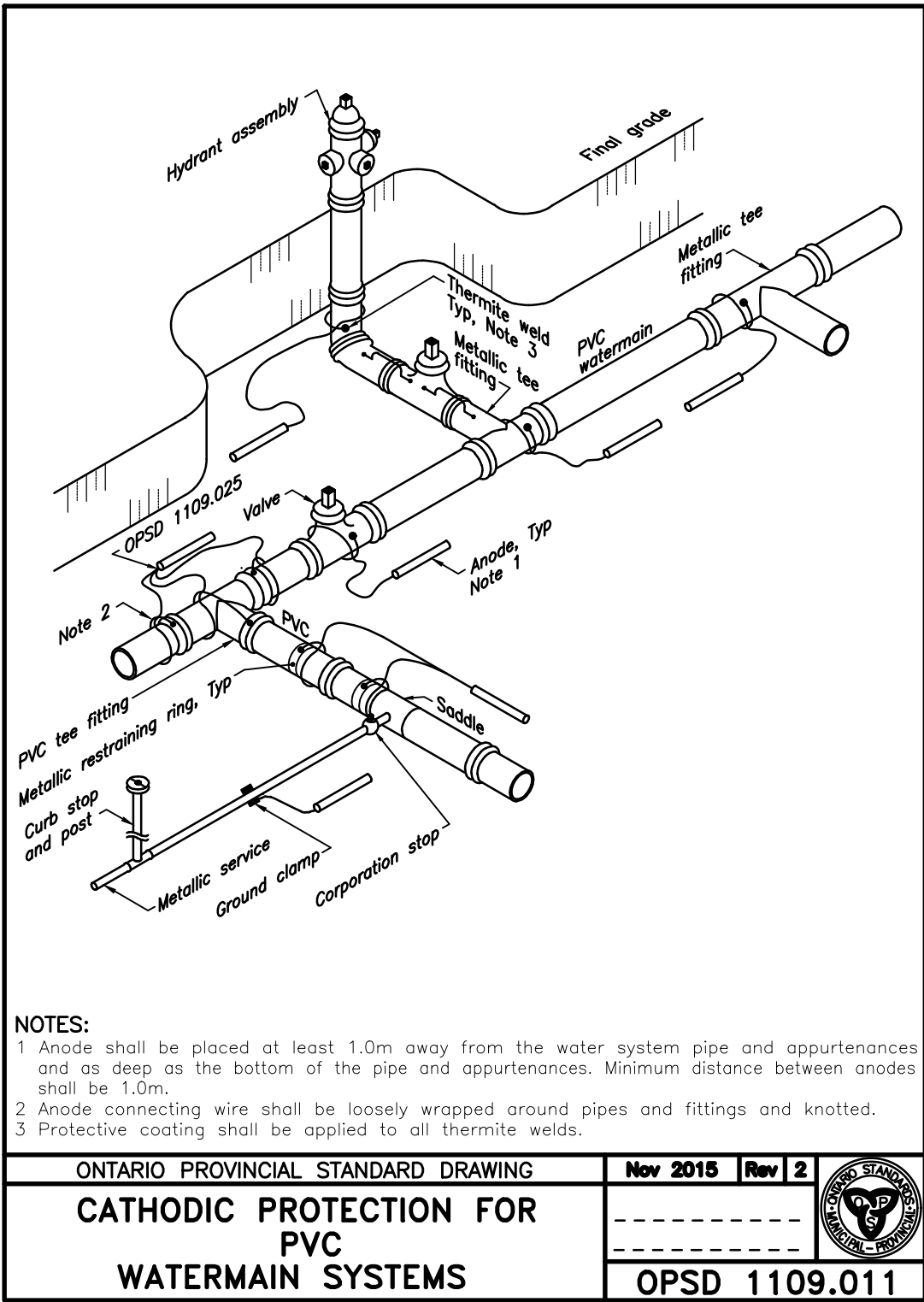
MUNICIPALITY OF BROCKTON (FORMERLY TOWN OF WALKERTON)
MISCELLANEOUS DETAILS II

Client: CON EX CANADA INC.

Design: TLB
Drawn: TLB
Checked: TLB
Date: MAR 2022

Scale: 1:250
Approved:

DRAWING No. 01892-DET2



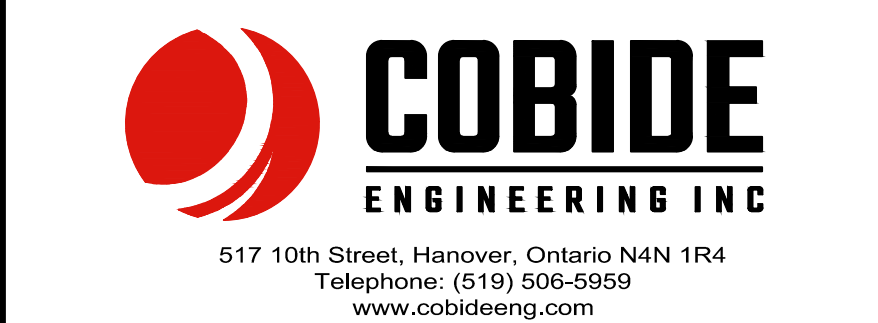
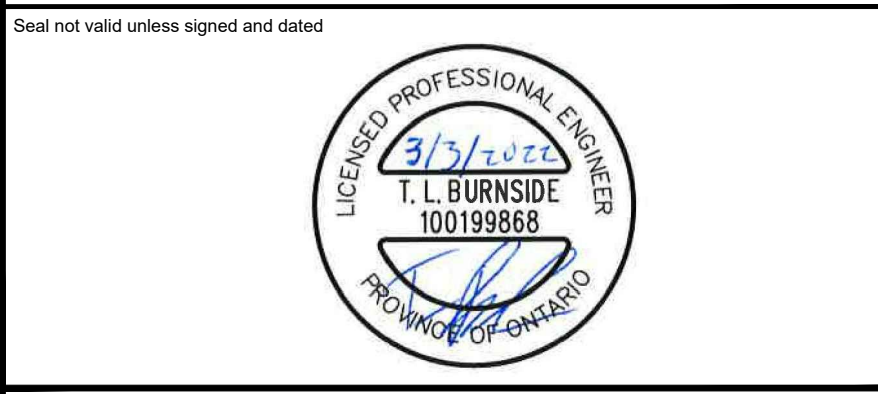
CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes**
- PROPERTY BOUNDARY DERIVED FROM PLAN 3R-3215 PREPARED BY HARRY R. WHALE INC. DATED APRIL 27, 1992.
 - TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. ON JUNE 23, 2021.
 - ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 - COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
 - SANITARY SEWER TO BE PVC SDR35 MATERIAL.
 - WATERMAIN TO BE PVC DR18 MATERIAL.
 - ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information			
BM1	IB NORTHEAST CORNER OF PROPERTY.	262.22m	
BM2	SIB AT SOUTHEAST CORNER OF INTERSECTION OF YONGE STREET AND VALLEYSIDE DRIVE.	260.41m	

3	MAR 3/22	THIRD SUBMISSION	TLB	SJC
2	FEB 15/22	SECOND SUBMISSION	TLB	SJC
1	OCT 5/21	REVISED FIRST SUBMISSION	TLB	SJC
1	SEPT 22/21	FIRST SUBMISSION	TLB	SJC
0	JUL 12/21	PRELIMINARY SUBMISSION	TLB	SJC
No.	DATE	DESCRIPTION	BY	APPD



RIVER BREEZE TOWNHOUSES PROPOSED DEVELOPMENT			
MUNICIPALITY OF BROCKTON (FORMERLY TOWN OF WALKERTON) MISCELLANEOUS DETAILS III			
Client: CON EX CANADA INC.			
Design:	TLB	Scale:	1:250
Drawn:	TLB	Approved:	
Checked:	TLB		
Date:	MAR 2022		
DRAWING No.		01892-DET3	