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PROPOSED STORAGE SITE DEVELOPMENT

TOWN OF WALKERTON - MUNICIPALITY OF BROCKTON

COUNTY OF BRUCE

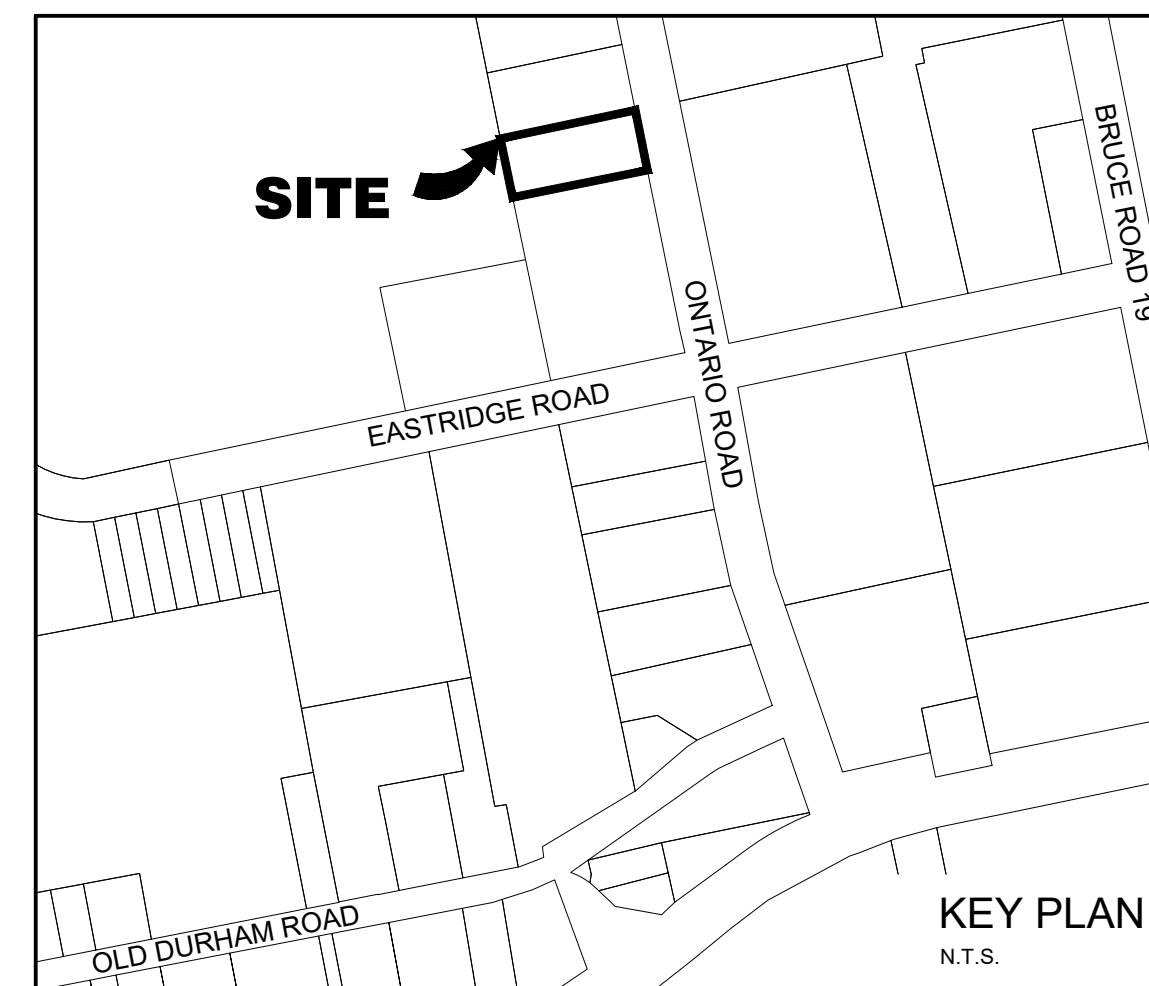
CONTRACT NO. 21-03705-01

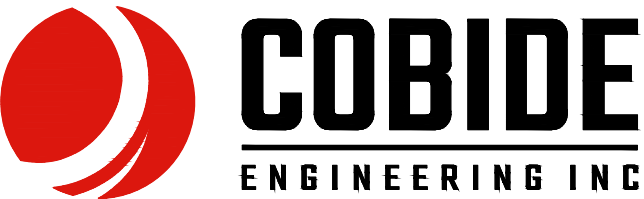
MAYOR : MR. CHRIS PEABODY
 CHIEF ADMINISTRATIVE OFFICER/CLERK : MS. SONYA WATSON
 DIRECTOR OF OPERATIONS : MR. GREGORY FURTNEY

OWNER :
 BRAD WILSON

Index

SHEET No.	DESCRIPTION
03705-SP1	DEVELOPMENT SITE PLAN
03705-SS1	SITE SERVICING PLAN
03705-SGR1	SITE GRADING PLAN
03705-DET1	MISCELLANEOUS DETAILS I

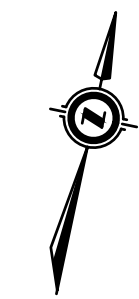
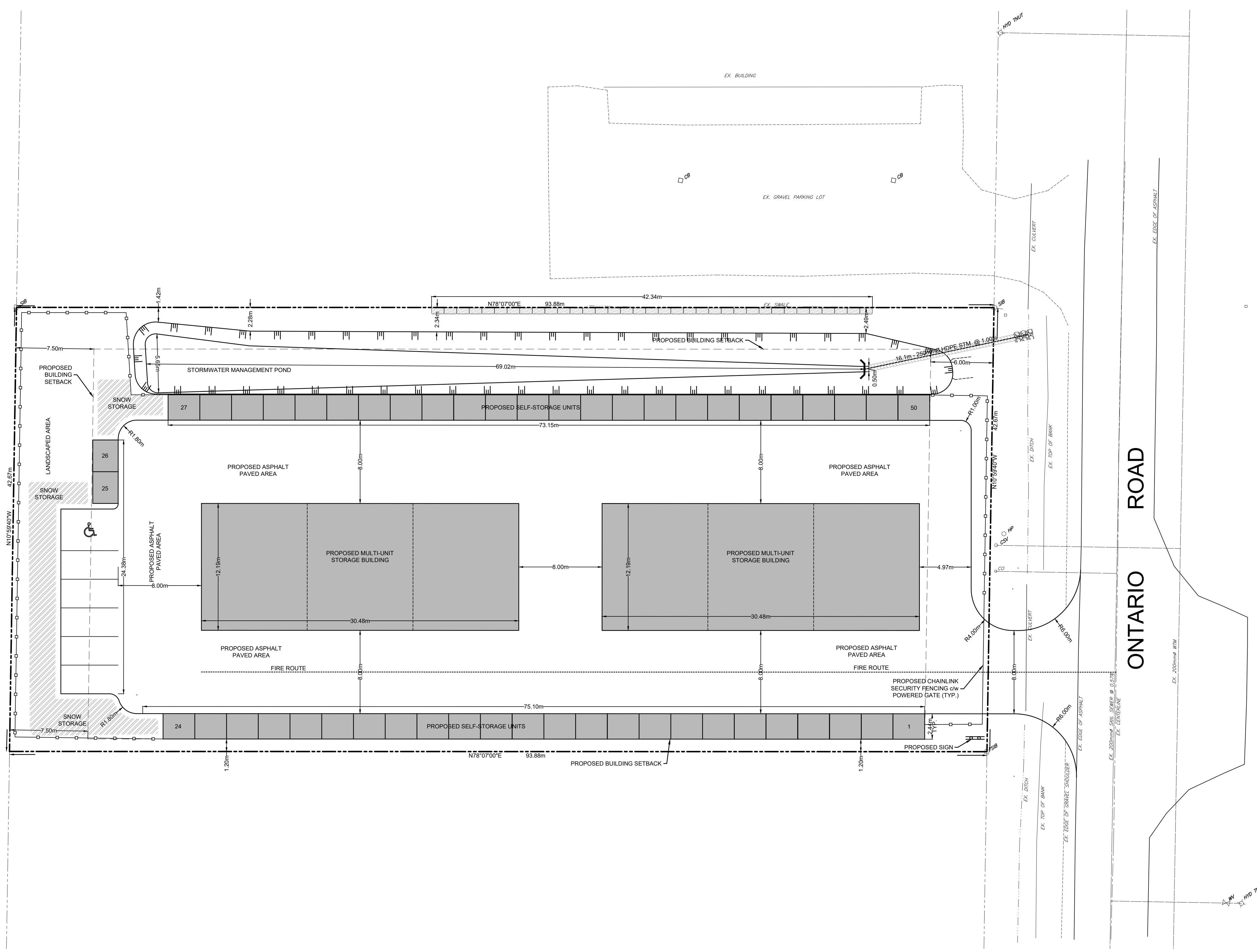


1	JUNE 922	SECOND SUBMISSION	KW TLB
0	FEB 2422	PRELIMINARY SUBMISSION	KW TLB
No.	DATE	DESCRIPTION	BY APPD
REVISION / ISSUE			
Seal not valid unless signed and dated			
 COBIDE ENGINEERING INC <small>517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com</small>			
Title: EAST RIDGE STORAGE SITE TOWN OF WALKERTON MUNICIPALITY OF BROCKTON COUNTY OF BRUCE TITLE SHEET			
Client: BRAD WILSON			
Design:	TLB/KW	Scale:	N/A
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JUNE 2022		Design Engineer
DRAWING No.		03705-TS	

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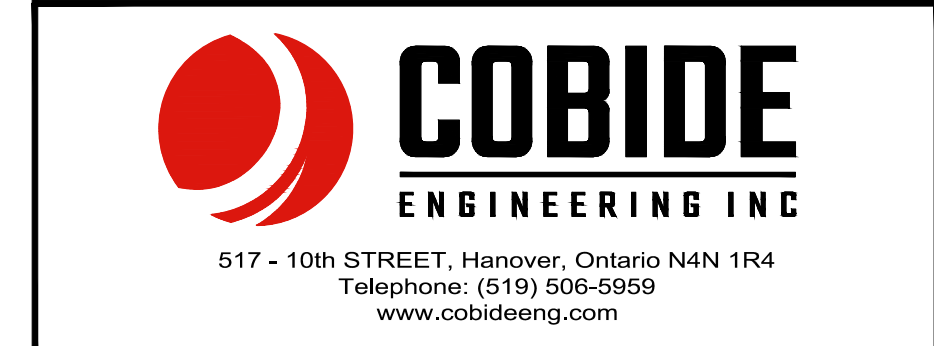
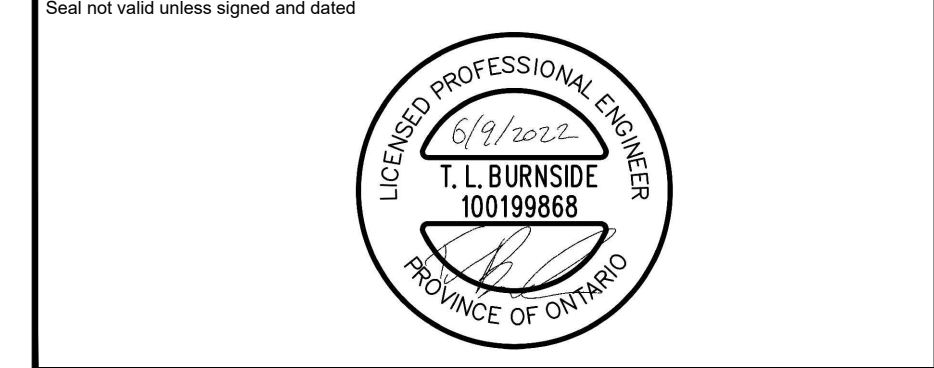


Benchmark Information

BM1	TOP NUT ON FIRE HYDRANT ON EAST SIDE OF ONTARIO ROAD, APPROXIMATELY 14.5m SOUTH OF THE SUBJECT PROPERTY.	ELEVATION	299.32m
BM2	SIB LOCATED ON THE MOST NORTHEASTERN CORNER OF THE SUBJECT PROPERTY (ALONG ONTARIO ROAD).	ELEVATION	297.80m

No.	DATE	DESCRIPTION	BY	APPD
1	JUNE 9/22	SECOND SUBMISSION	KW	TLB
0	FEB 24/22	PRELIMINARY SUBMISSION	KW	TLB

REVISION / ISSUE



EAST RIDGE STORAGE SITE PROPOSED DEVELOPMENT TOWN OF WALKERTON MUNICIPALITY OF BROCKTON DEVELOPMENT SITE PLAN

Client: BRAD WILSON

Design: TLB/KW Scale: 1:200

Drawn: KW Approved:

Checked: TLB

Date: JUNE 2022 Design Engineer

DRAWING No. 03705-SP1

LEGEND

—	SUBDIVISION BOUNDARY	○ SANMH	EXISTING SANITARY MANHOLE	▽	EXISTING GATE VALVE
- - -	PROPOSED RIGHT OF WAY	● STMMH	PROPOSED STORM MANHOLE	◆	PROPOSED CAP CW THRUST BLOCK
- · - · -	PROPOSED PROPERTY LINES	○ CBMH	EXISTING STORM MANHOLE	—	EXISTING BLOWOFF
— · — · —	EDGE OF EXISTING PAVEMENT	○ CB	PROPOSED CATCHBASIN MANHOLE	—	EXISTING HYDRO GUY WIRE
— · — · —	PROPOSED SANITARY SEWER	○ TICBMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE	—	EXISTING HYDRO POLE
— · — · —	EXISTING SANITARY SEWER	■ TICB	PROPOSED TWIN INLET CATCHBASIN	—	EXISTING CABLE TV PEDESTAL
— · — · —	PROPOSED STORM SEWER	■ CB	PROPOSED CATCH BASIN	—	EXISTING TELEPHONE PEDESTAL
— · — · —	EXISTING STORM SEWER	□ DICB	EXISTING CATCH BASIN	—	STANDARD IRON BAR
— · — · —	PROPOSED SUBDRAIN	○ CO	PROPOSED DITCH INLET CATCHBASIN	—	IRON BAR
— · — · —	EXISTING WATERMAIN	○ CO	PROPOSED SANITARY SERVICE CLEANOUT	—	BENCHMARK
— · — · —	PROPOSED SANITARY SERVICE	○ CSV	EXISTING SANITARY SERVICE CLEANOUT	—	DROP CURB
— · — · —	EXISTING SANITARY SERVICE	○ CSV	PROPOSED CURB STOP VALVE		
— · — · —	PROPOSED WATER SERVICE	○ CSV	EXISTING CURB STOP VALVE		
— · — · —	PROPOSED STORM SERVICE	○ CSV	PROPOSED HYDRANT SET		
— · — · —	PROPOSED SANITARY MANHOLE	○ CSV	EXISTING FIRE HYDRANT		
		○ CSV	PROPOSED GATE VALVE		

PROPOSED SELF-STORAGE DEVELOPMENT STATISTICS

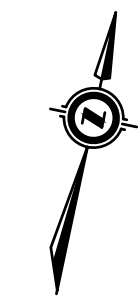
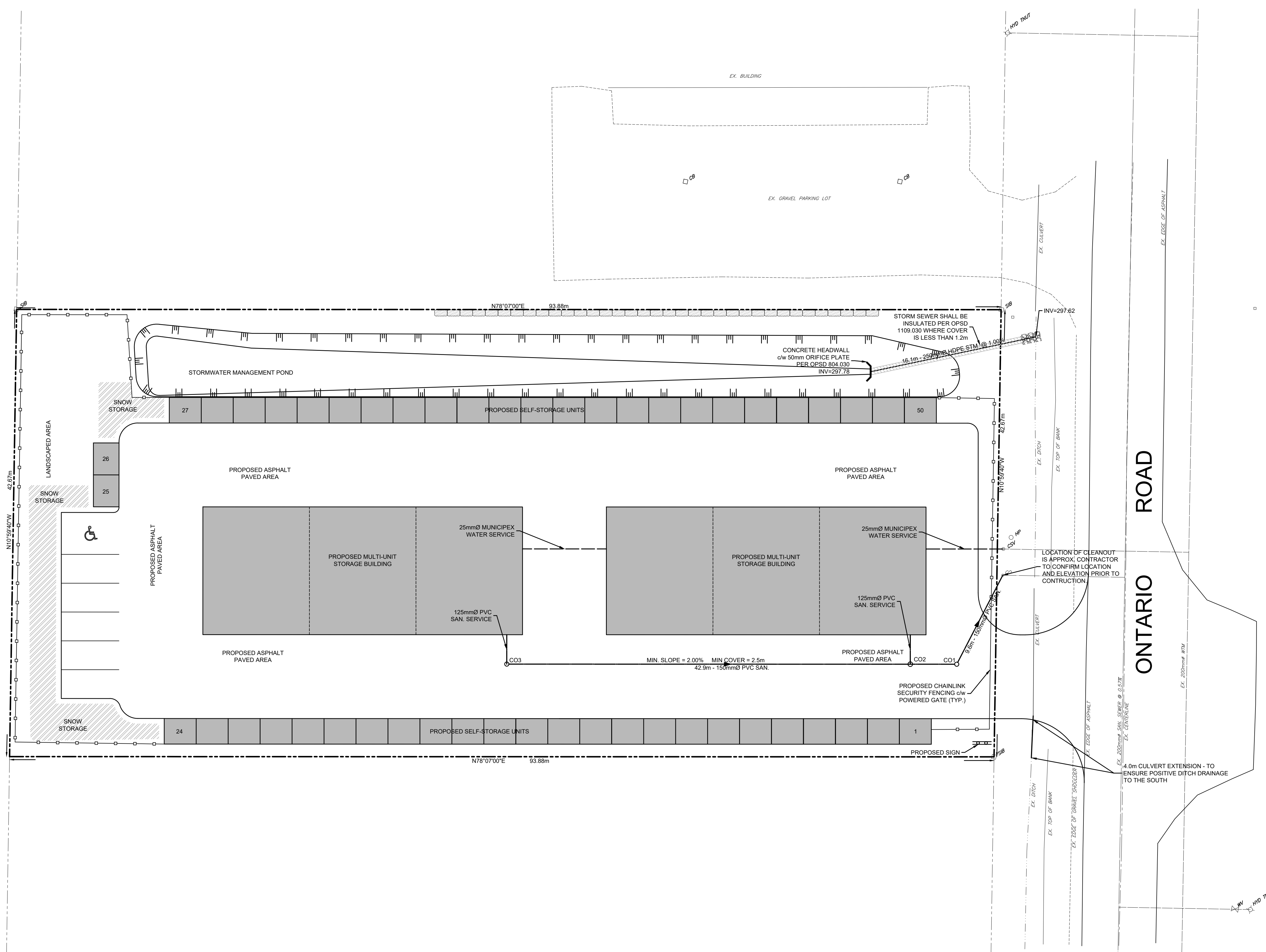
PROPOSED USE: WAREHOUSE, MINI STORAGE (ZONE: BP1-1)

REGULATION	REQUIRED	PROVIDED	RELIEF REQUIRED
MIN. LOT AREA	750m ²	4005.38m ²	NO
MIN. LOT FRONTAGE	30.0m	42.67m	NO
MIN. FRONT YARD	6.0m	6.0m	NO
MIN. EXTERIOR SIDE YARD	6.0m	N/A	NO
MIN. INTERIOR SIDE YARD	1.2m/4.0m	1.2m/8.39m	NO
MIN. REAR YARD	7.5m	7.5m	NO
MAX. LOT COVERAGE	75%	27.84%	NO
MAX. BUILDING HEIGHT	11.0m	<11.0m	NO
PARKING	8 SPACES	8 SPACES	NO

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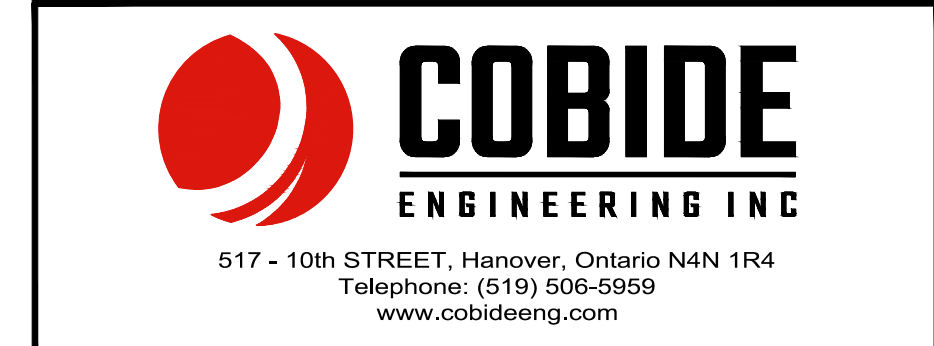


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REVISION / ISSUE



EAST RIDGE STORAGE SITE PROPOSED DEVELOPMENT
TOWN OF WALKERTON
MUNICIPALITY OF BROCKTON
SITE SERVICING PLAN

Client: BRAD WILSON

Design:	TLB/KW	Scale:	1:200
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JUNE 2022		

DRAWING No. 03705-SS1

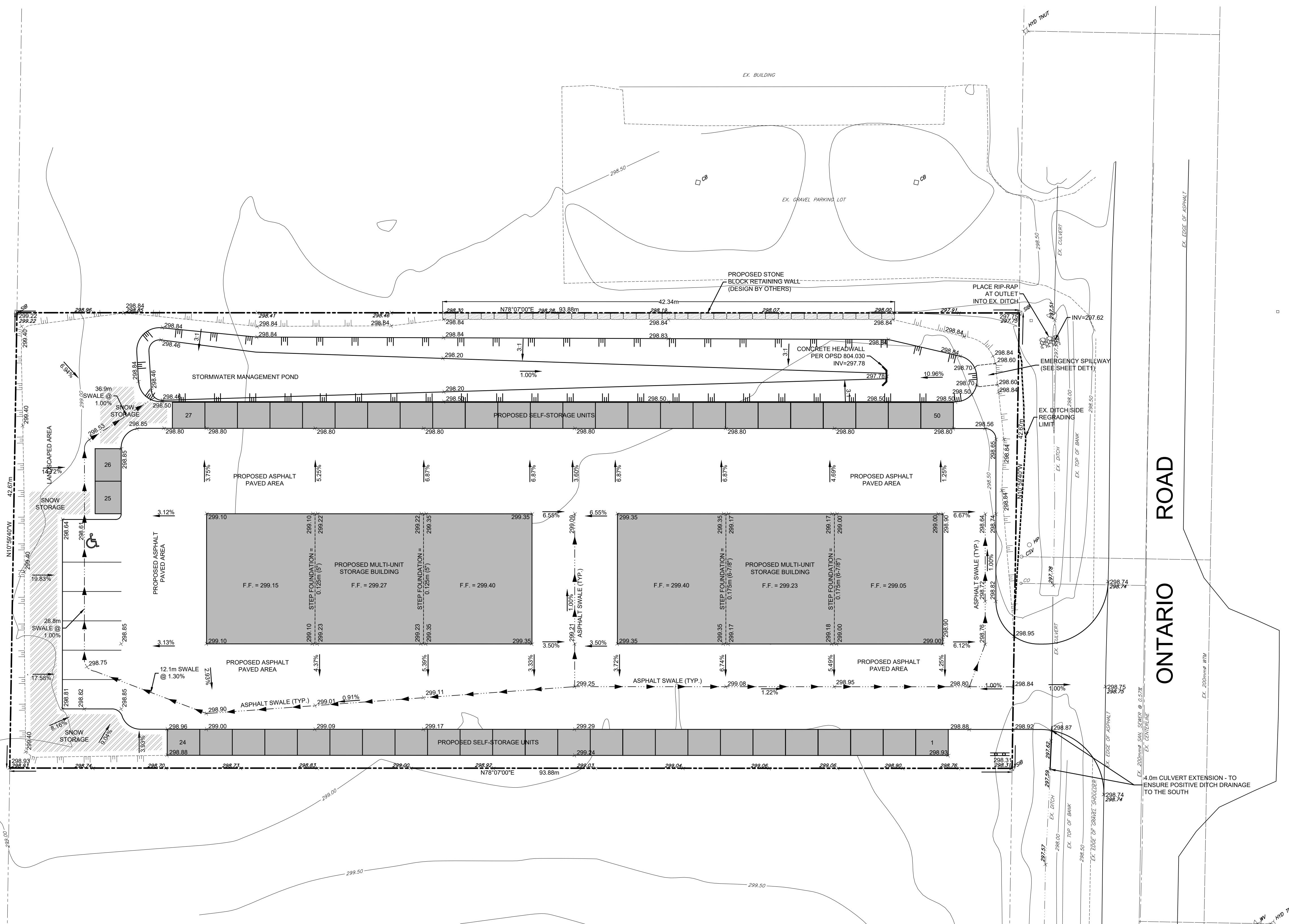
LEGEND

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—	PROPOSED WATER SERVICE	⊠ HYD	PROPOSED HYDRANT SET		
—	PROPOSED STORM SERVICE	⊠ HYD	EXISTING FIRE HYDRANT		
—	PROPOSED SANITARY MANHOLE	⊠	PROPOSED GATE VALVE		

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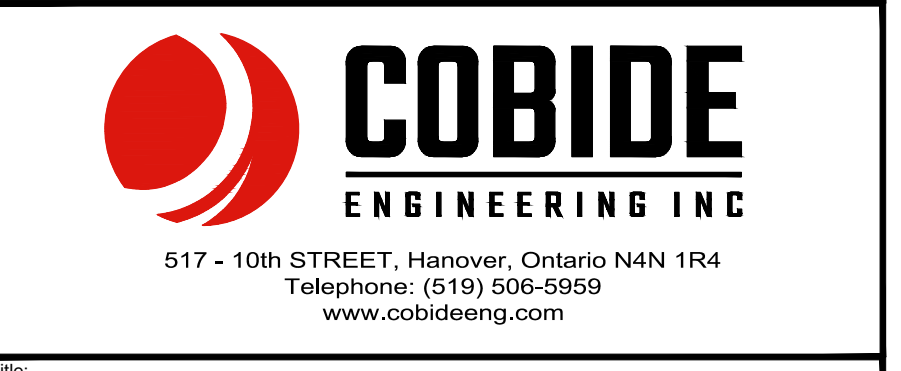
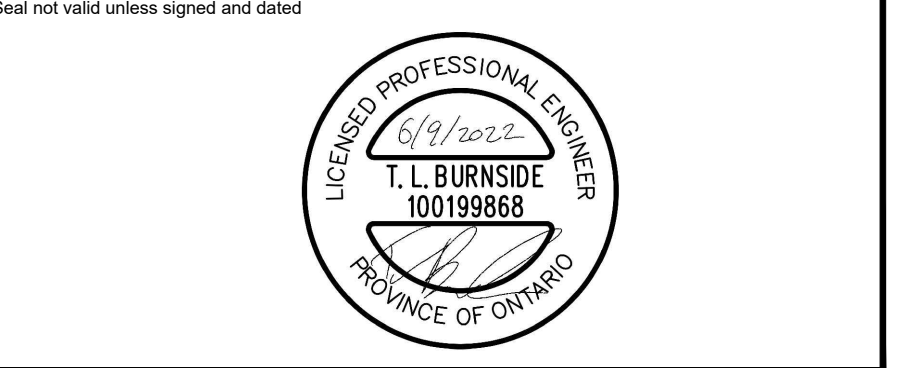


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REVISION / ISSUE



EAST RIDGE STORAGE SITE PROPOSED DEVELOPMENT TOWN OF WALKERTON MUNICIPALITY OF BROCKTON SITE GRADING PLAN

Client: BRAD WILSON

Design: TLB/KW Scale: 1:200

Drawn: KW Approved:

Checked: TLB

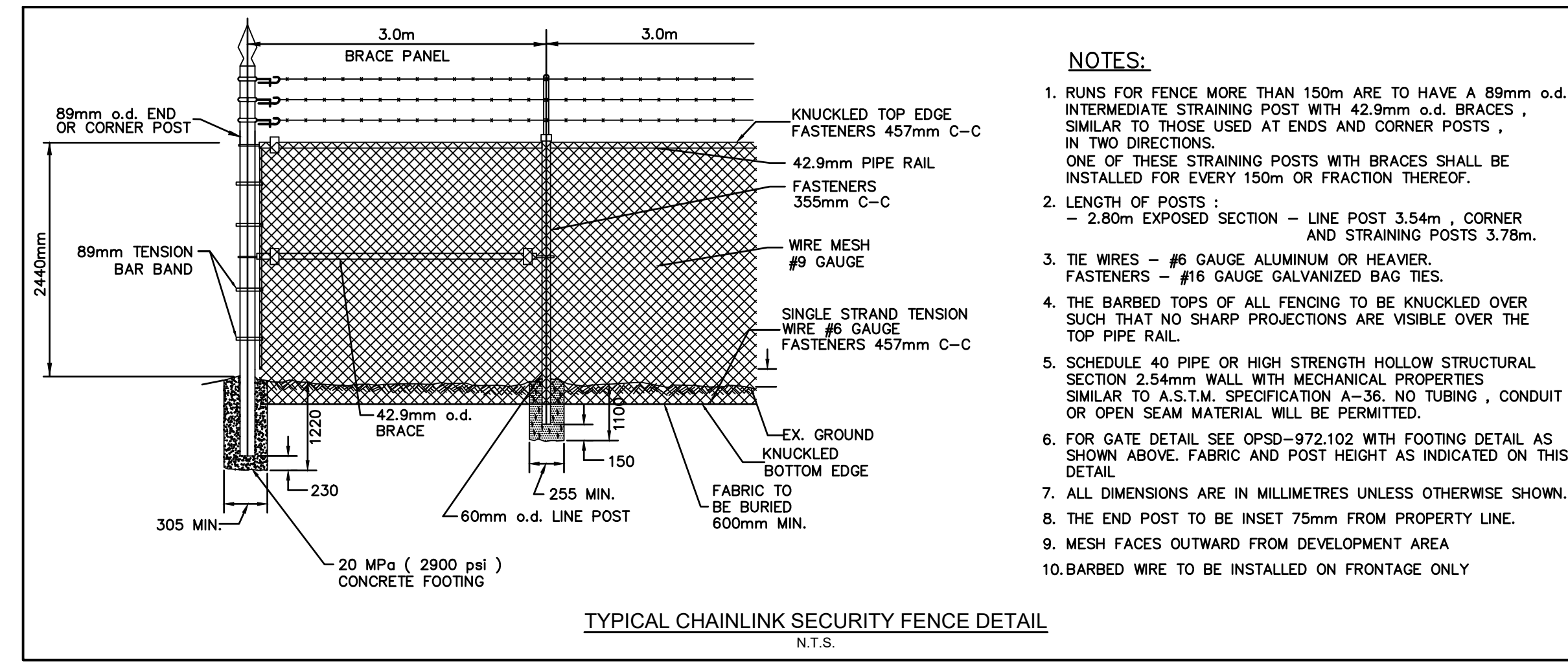
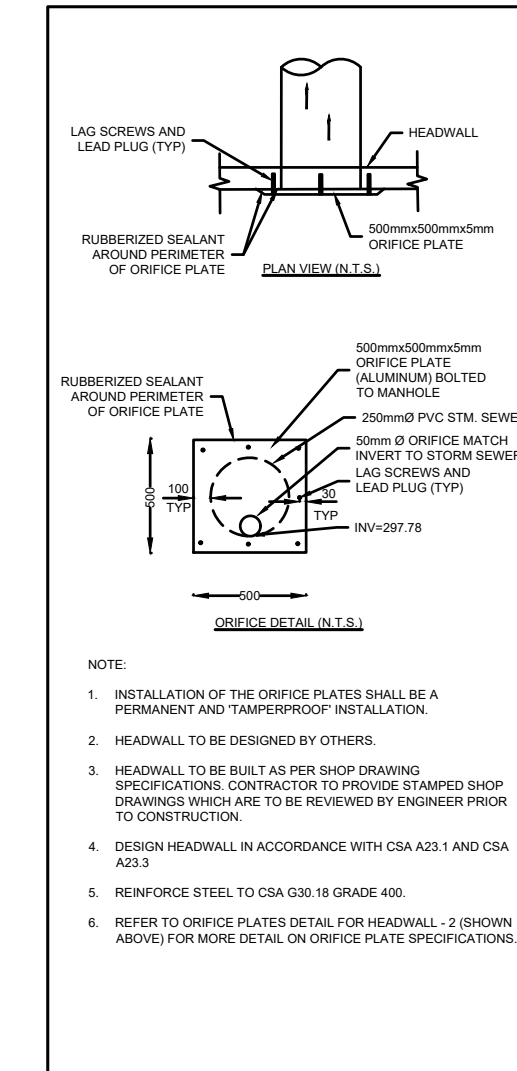
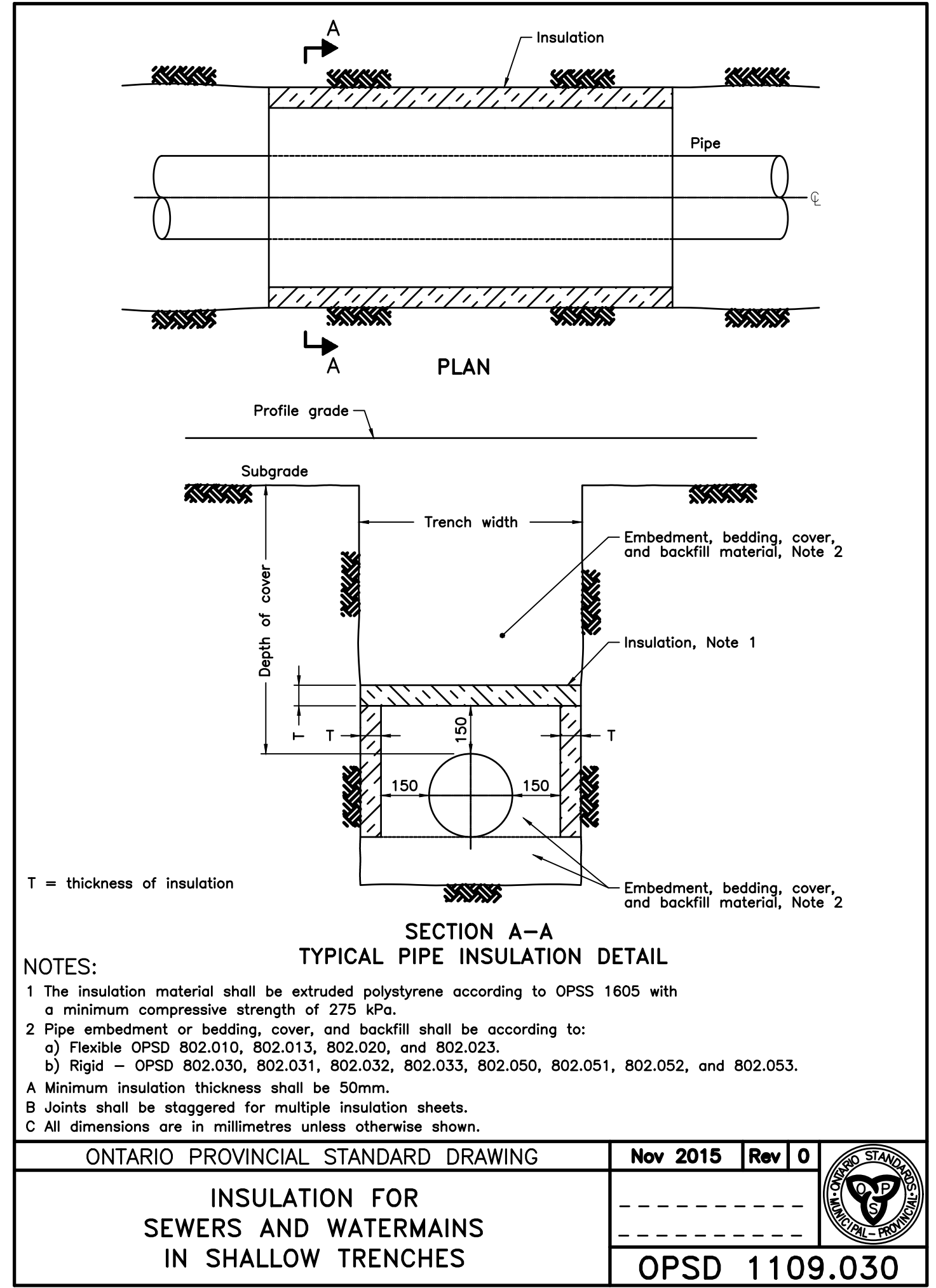
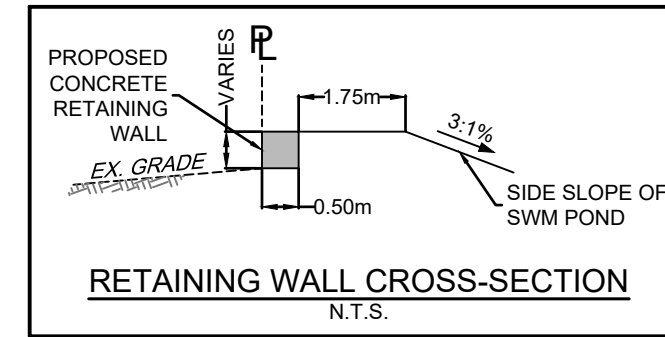
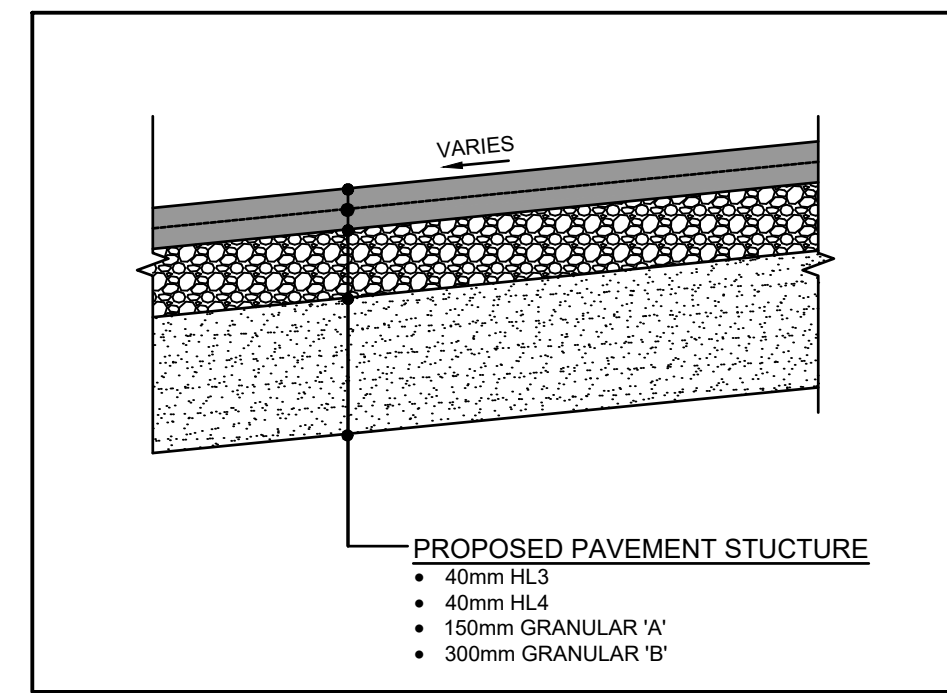
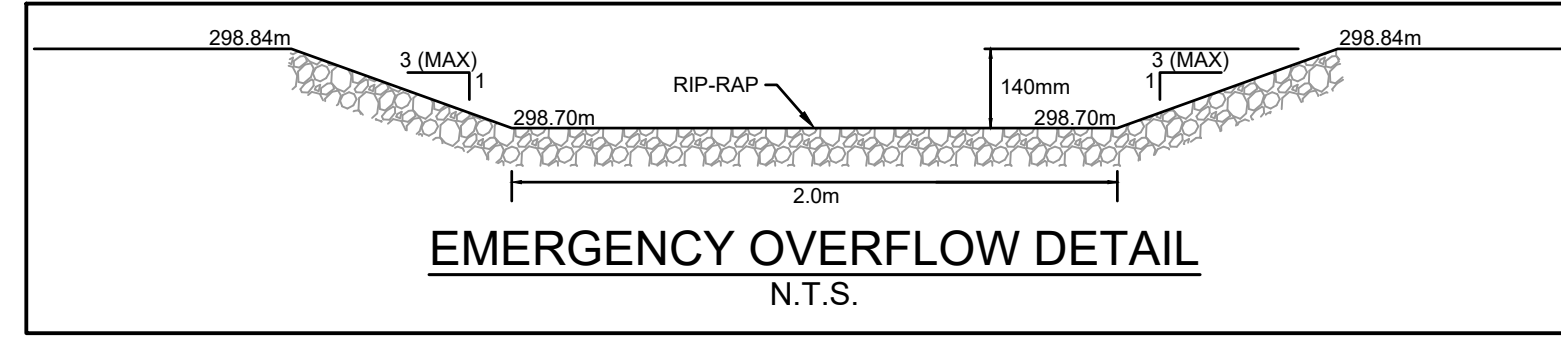
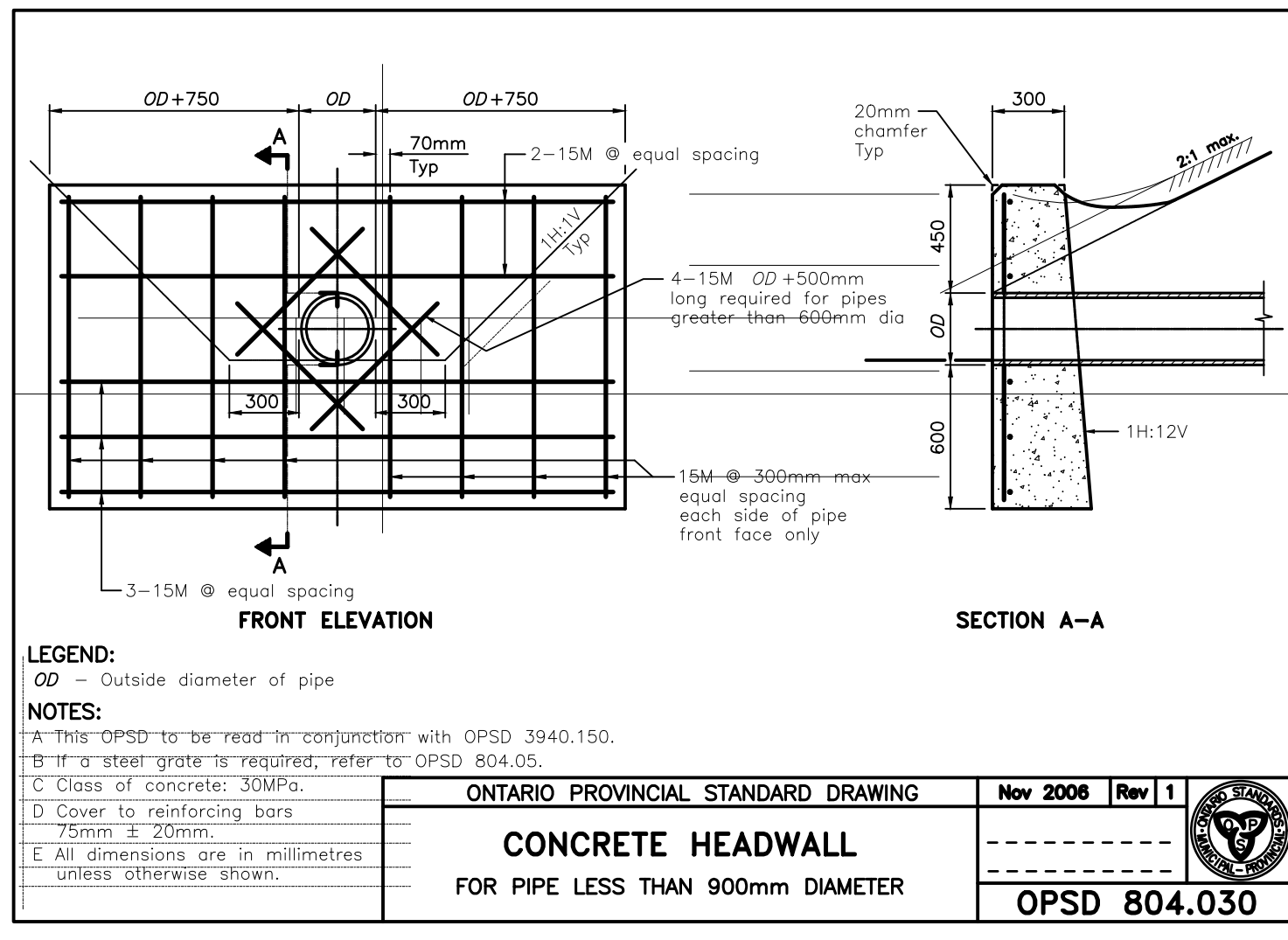
Date: JUNE 2022 Design Engineer

DRAWING No. 03705-SGR1

LEGEND

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●	SANMH	▽	PROPOSED GATE VALVE		

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Title: EAST RIDGE STORAGE SITE PROPOSED DEVELOPMENT TOWN OF WALKERTON MUNICIPALITY OF BROCKTON MISCELLANEOUS DETAILS I

Client: BRAD WILSON

Design: TLB/KW	Scale: N/A
Drawn: KW	Approved:
Checked: TLB	
Date: JUNE 2022	Design Engineer

DRAWING No. 03705-DET1

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