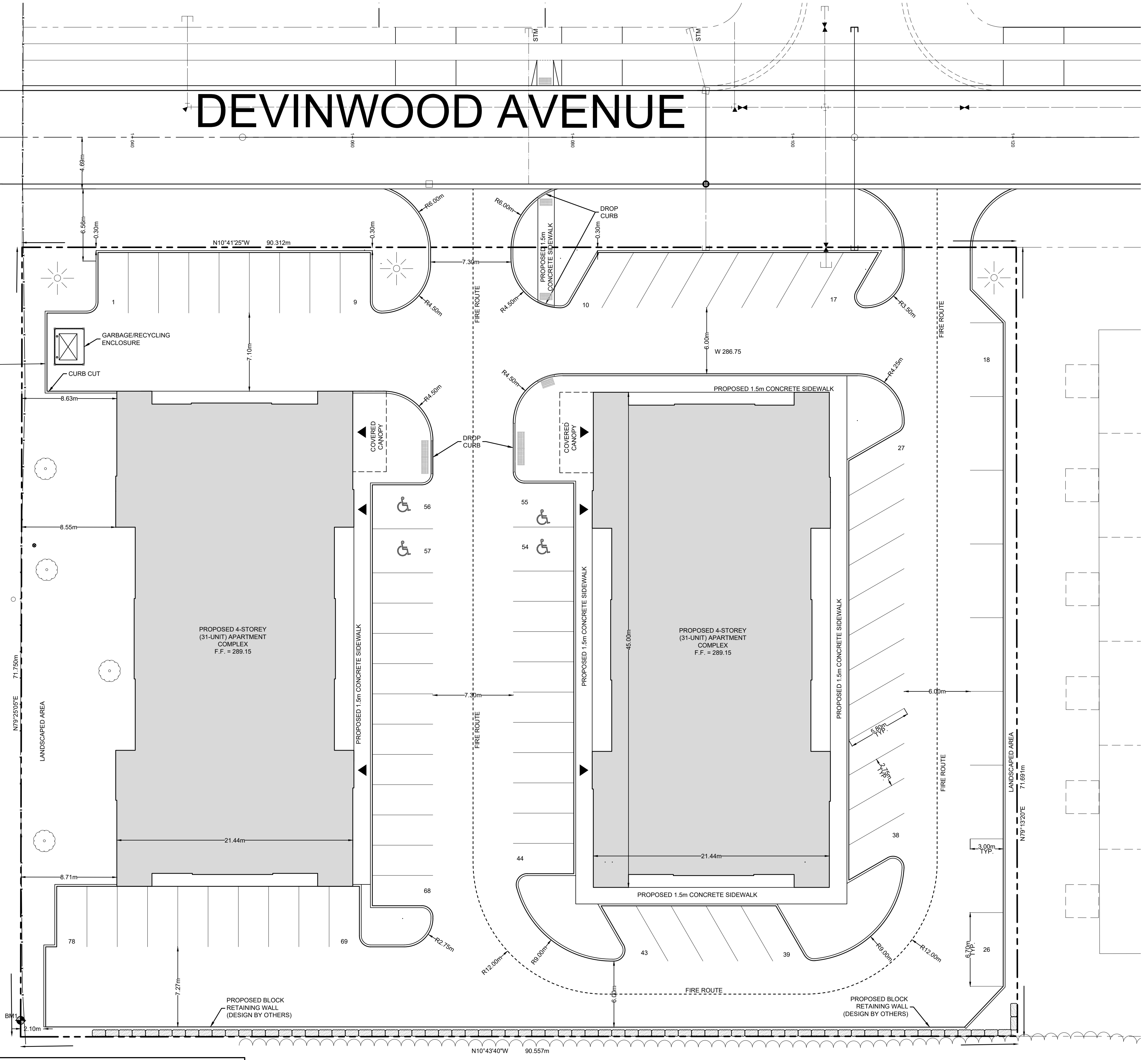


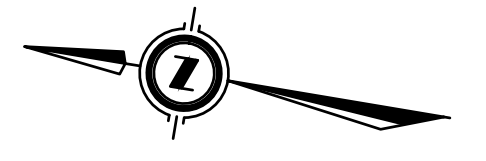
DEVINWOOD AVENUE

BRUCE COUNTY RD. NO. 2



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.

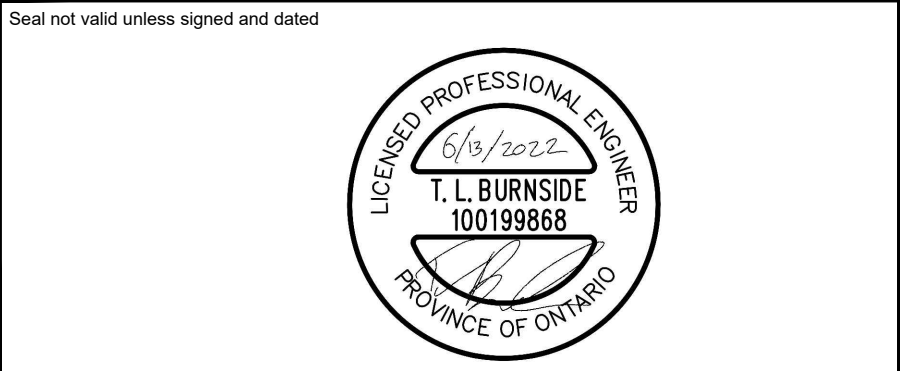
- Notes**
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON DRAFT PLAN OF SUBDIVISION.
 - TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON MAY 25, 2018.
 - SEE SHEET 02755-DET2 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
 - ALL ORGANIC MATERIAL WITHIN 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.
 - ALL WATERMANS SHALL BE CONSTRUCTED OF PVC DR18.
 - SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
 - ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
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 - MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
 - ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
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Benchmark Information

BM1
SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF THE SUBJECT PROPERTY (BLOCK 134).
ELEVATION: 289.12m

No.	DATE	DESCRIPTION	BY	APPD
4	JUN 13/22	ADDED WALL DETAIL	KW	TLB
3	MAY 26/22	REVISED SITE PLAN SUBMISSION	KW	TLB
2	MAR 9/22	SECOND SUBMISSION	KW	TLB
1	MAR 2/22	MUNICIPAL COMMENTS/PARKING REVISED SUBMISSION	KW	TLB
0	JAN 18/22	FIRST SUBMISSION	KW	TLB



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

**PROPOSED APARTMENT COMPLEXES
BLOCK 48 (WALKER WEST ESTATES)
REGISTERED PLAN No. 3M-253
MUNICIPALITY OF BROCKTON
DEVELOPMENT SITE PLAN**

Client: WALKER WEST ESTATES

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

DRAWING No. 02755-SP1

LEGEND

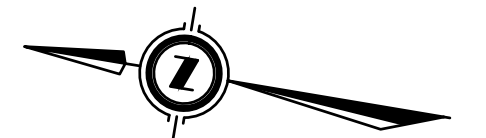
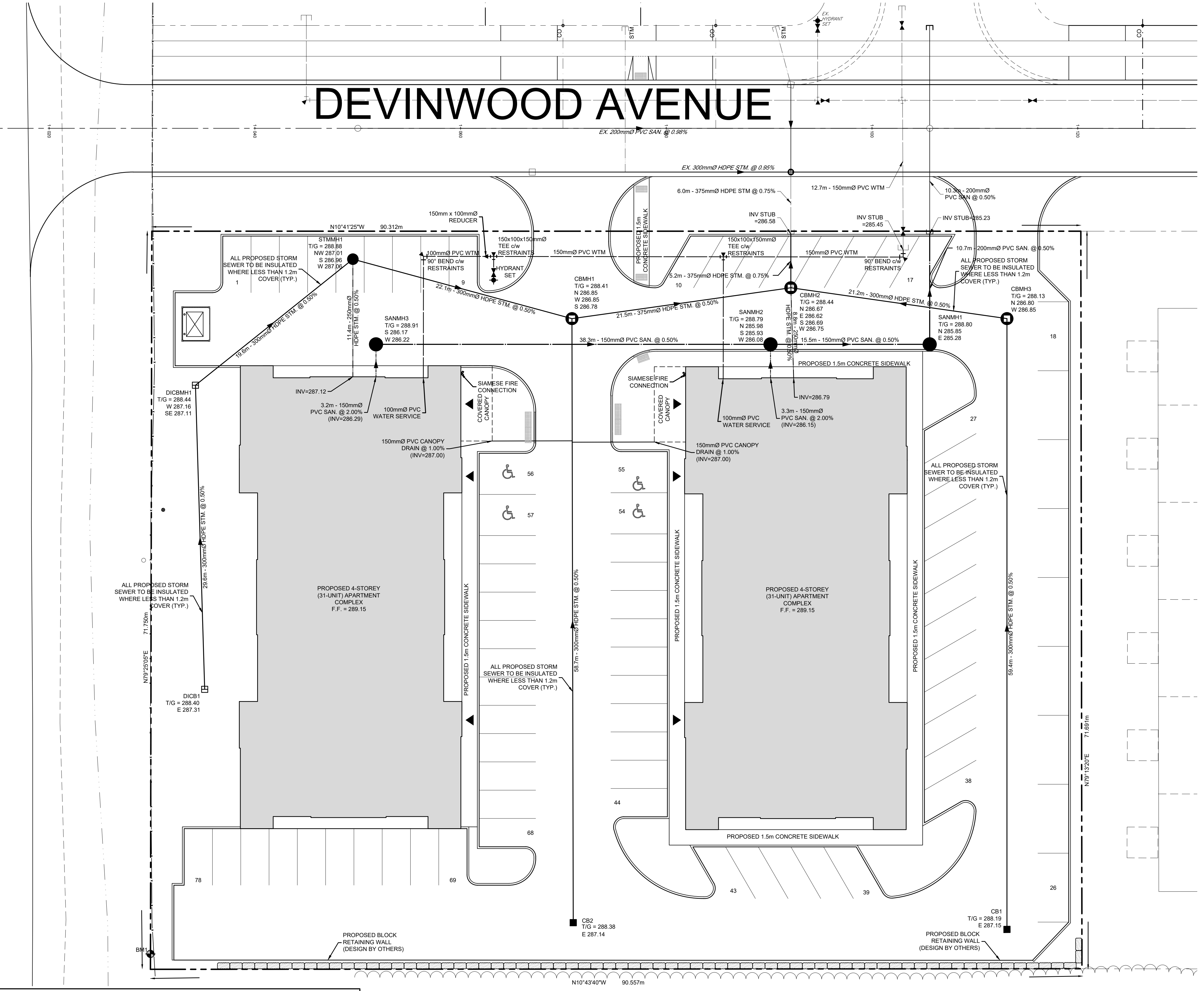
--- SUBDIVISION BOUNDARY	○ STMH EXISTING SANITARY MANHOLE	⊗ HV EXISTING GATE VALVE
- - - PROPOSED RIGHT OF WAY	○ STMH PROPOSED STORM MANHOLE	⊗ HV PROPOSED CAP C/W THRUST BLOCK
- - - PROPOSED PROPERTY LINES	○ STMH EXISTING STORM MANHOLE	⊗ HV PROPOSED BLOWOFF
- - - EDGE OF EXISTING PAVEMENT	○ STMH PROPOSED CATCHBASIN MANHOLE	⊗ HV EXISTING HYDRO GUY WIRE
- - - PROPOSED SANITARY SEWER	○ STMH PROPOSED TWIN INLET CATCHBASIN MANHOLE	⊗ HV EXISTING HYDRO POLE
- - - EXISTING SANITARY SEWER	○ STMH PROPOSED TWIN INLET CATCHBASIN	⊗ HV EXISTING CABLE TV PEDESTAL
- - - PROPOSED STORM SEWER	○ STMH PROPOSED CATCH BASIN	⊗ HV EXISTING TELEPHONE PEDESTAL
- - - EXISTING STORM SEWER	○ STMH EXISTING CATCH BASIN	⊗ HV STANDARD IRON BAR
- - - PROPOSED SUBDRAIN	○ STMH PROPOSED DITCH INLET CATCHBASIN	⊗ HV IRON BAR
- - - EXISTING WATERMAIN	○ STMH PROPOSED SANITARY SERVICE CLEANOUT	⊗ HV BENCHMARK
- - - EXISTING WATERMAIN	○ STMH EXISTING SANITARY SERVICE CLEANOUT	⊗ HV DROP CURB
- - - PROPOSED SANITARY SERVICE	○ STMH PROPOSED CURB STOP VALVE	⊗ HV MAJOR STORM OVERLAND FLOW ROUTE
- - - EXISTING SANITARY SERVICE	○ STMH EXISTING CURB STOP VALVE	⊗ HV PROPOSED ELEVATION
- - - PROPOSED WATER SERVICE	○ STMH PROPOSED FIRE HYDRANT SET	⊗ HV EXISTING ELEVATION
- - - EXISTING WATER SERVICE	○ STMH EXISTING FIRE HYDRANT	⊗ HV BOREHOLE
- - - PROPOSED STORM SERVICE	○ STMH PROPOSED GATE VALVE	
- - - EXISTING STORM SERVICE		

DEVINWOOD AVENUE

BRUCE COUNTY RD. No. 2

CAUTION:
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Benchmark Information

BM1	SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF THE SUBJECT PROPERTY (BLOCK 134).	ELEVATION	289.12m
-----	--	-----------	---------

No.	DATE	DESCRIPTION	BY	APPD
4	JUN 13/22	ADDED WALL DETAIL	KW	TLB
3	MAY 26/22	REVISED SITE PLAN SUBMISSION	KW	TLB
2	MAR 9/22	SECOND SUBMISSION	KW	TLB
1	MAR 2/22	MUNICIPAL COMMENTS/PARKING REVISED SUBMISSION	KW	TLB
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**PROPOSED APARTMENT COMPLEXES
BLOCK 48 (WALKER WEST ESTATES)
REGISTERED PLAN No. 3M-253
MUNICIPALITY OF BROCKTON
SITE SERVICING PLAN**

Client: **WALKER WEST ESTATES**

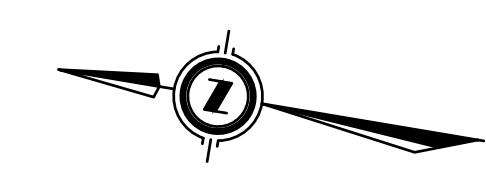
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Drawn:	KW	Approved:	
Checked:	TLB	Date:	MAY 2022
Drawing No.:	02755-SS1	Design Engineer:	

LEGEND

---	SUBDIVISION BOUNDARY	○	EXISTING SANITARY MANHOLE	⊕	EXISTING GATE VALVE
- - -	PROPOSED RIGHT OF WAY	○	PROPOSED STORM MANHOLE	⊕	PROPOSED CAP C/W THRUST BLOCK
- · - · -	PROPOSED PROPERTY LINES	○	EXISTING STORM MANHOLE	⊕	PROPOSED BLOWOFF
---	EDGE OF EXISTING PAVEMENT	○	PROPOSED CATCHBASIN MANHOLE	⊕	EXISTING HYDRO GUY WIRE
---	PROPOSED SANITARY SEWER	○	PROPOSED TWIN INLET CATCHBASIN MANHOLE	⊕	EXISTING HYDRO POLE
---	EXISTING SANITARY SEWER	○	PROPOSED TWIN INLET CATCHBASIN	⊕	EXISTING CABLE TV PEDESTAL
---	PROPOSED STORM SEWER	○	PROPOSED CATCH BASIN	⊕	EXISTING TELEPHONE PEDESTAL
---	EXISTING STORM SEWER	○	EXISTING CATCH BASIN	⊕	STANDARD IRON BAR
---	PROPOSED SUBDRAIN	○	PROPOSED DITCH INLET CATCHBASIN	⊕	IRON BAR
---	EXISTING WATERMAIN	○	PROPOSED SANITARY SERVICE CLEANOUT	⊕	BENCHMARK
---	PROPOSED WATERMAIN	○	EXISTING SANITARY SERVICE CLEANOUT	⊕	DROP CURB
---	EXISTING WATERMAIN	○	PROPOSED CURB STOP VALVE	⊕	MAJOR STORM OVERLAND FLOW ROUTE
---	PROPOSED SANITARY SERVICE	○	EXISTING CURB STOP VALVE	⊕	PROPOSED ELEVATION
---	EXISTING SANITARY SERVICE	○	PROPOSED WATER SERVICE	⊕	EXISTING ELEVATION
---	PROPOSED WATER SERVICE	○	PROPOSED STORM SERVICE	⊕	BOREHOLE
---	EXISTING WATER SERVICE	○	PROPOSED STORM SERVICE	⊕	
---	PROPOSED STORM SERVICE	○	PROPOSED SANITARY MANHOLE	⊕	
---	EXISTING STORM SERVICE	○		⊕	

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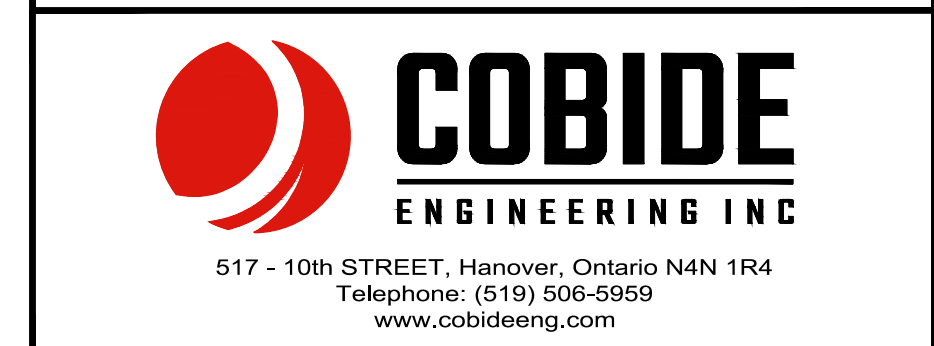
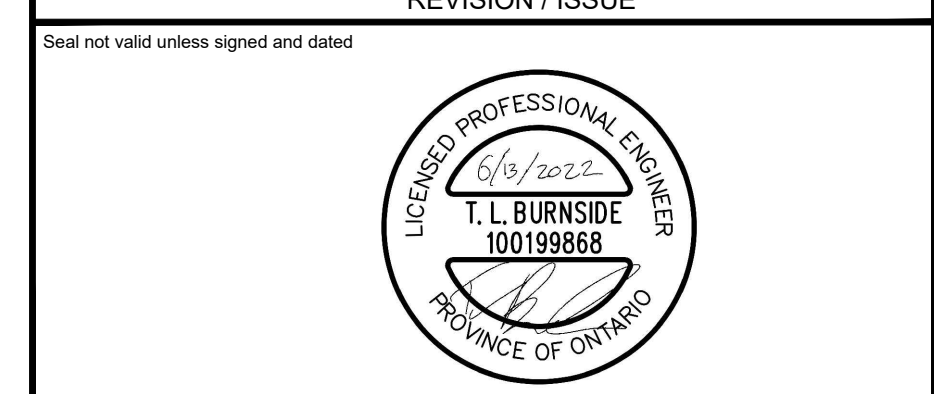


Benchmark Information

BM1	SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF THE SUBJECT PROPERTY (BLOCK 134). ELEVATION	289.12m
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No.	DATE	DESCRIPTION	BY	APPRO
4	JUN 13/22	ADDED WALL DETAIL	KW	TLB
3	MAY 26/22	REVISED SITE PLAN SUBMISSION	KW	TLB
2	MAR 9/22	SECOND SUBMISSION	KW	TLB
1	MAR 2/22	MUNICIPAL COMMENTS/PARKING REVISED SUBMISSION	KW	TLB
0	JAN 18/22	FIRST SUBMISSION	KW	TLB

REVISION / ISSUE



**PROPOSED APARTMENT COMPLEXES
BLOCK 48 (WALKER WEST ESTATES)
REGISTERED PLAN No. 3M-253
MUNICIPALITY OF BROCKTON
SITE GRADING PLAN**

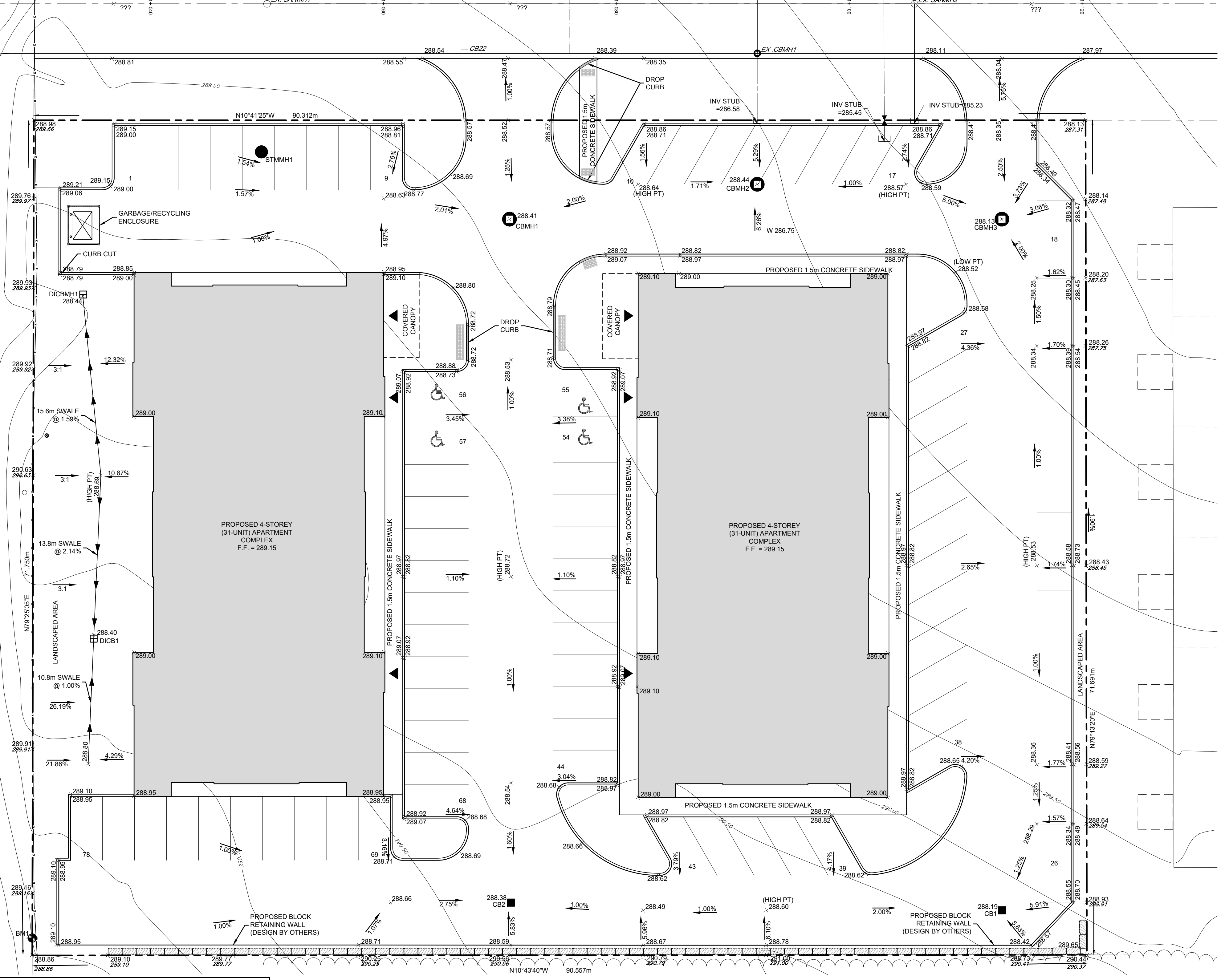
Client: WALKER WEST ESTATES

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

DRAWING No. 02755-SGR1

BRUCE COUNTY RD. NO. 2

DEVINWOOD AVENUE



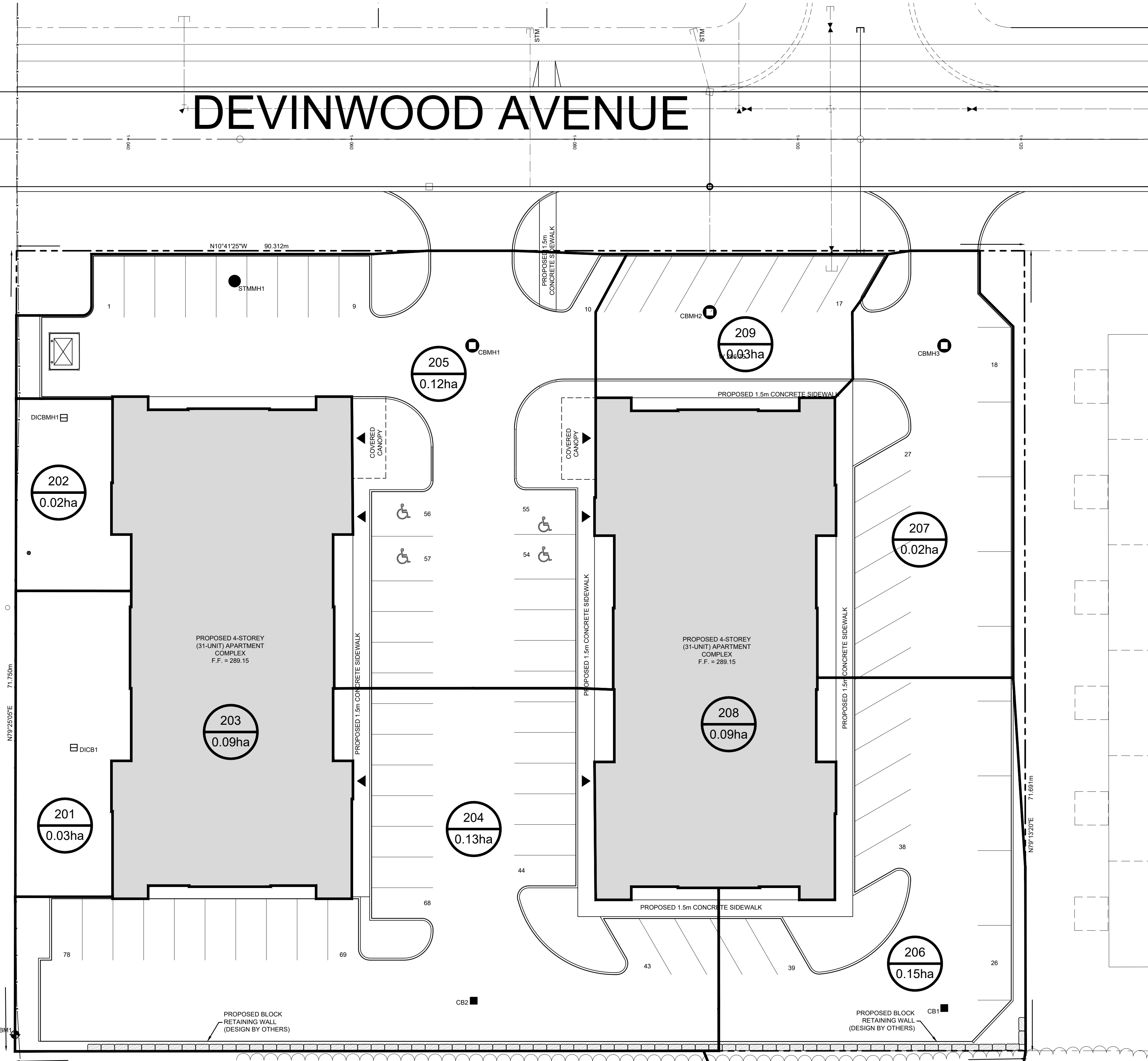
LEGEND

--- SUBDIVISION BOUNDARY	○ STMMH	○ 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	○ PROPOSED BLOWOFF
--- EDGE OF EXISTING PAVEMENT	○ T/CBMH	○ PROPOSED CATCHBASIN MANHOLE	○ EXISTING HYDRO GUY WIRE
--- PROPOSED SANITARY SEWER	○ CB	○ PROPOSED TWIN INLET CATCHBASIN MANHOLE	○ EXISTING HYDRO POLE
--- EXISTING SANITARY SEWER	○ CB	○ PROPOSED TWIN INLET CATCHBASIN	○ EXISTING CABLE TV PEDESTAL
--- PROPOSED STORM SEWER	○ DICB	○ PROPOSED CATCH BASIN	○ EXISTING TELEPHONE PEDESTAL
--- EXISTING STORM SEWER	○ CO	○ EXISTING CATCH BASIN	○ STANDARD IRON BAR
--- PROPOSED SUBDRAIN	○ CSV	○ PROPOSED DITCH INLET CATCHBASIN	○ IRON BAR
--- EXISTING SUBDRAIN	○ CSV	○ PROPOSED SANITARY SERVICE CLEANOUT	○ BENCHMARK
--- PROPOSED WATERMAIN	○ BH	○ EXISTING SANITARY SERVICE CLEANOUT	○ DROP CURB
--- EXISTING WATERMAIN	○ BH	○ PROPOSED CURB STOP VALVE	○ MAJOR STORM OVERLAND FLOW ROUTE
--- PROPOSED SANITARY SERVICE	○ BH	○ EXISTING CURB STOP VALVE	○ PROPOSED ELEVATION
--- EXISTING SANITARY SERVICE	○ BH	○ PROPOSED HYDRANT SET	○ EXISTING ELEVATION
--- PROPOSED WATER SERVICE	○ BH	○ EXISTING FIRE HYDRANT	○ BOREHOLE
--- PROPOSED STORM SERVICE	○ BH	○ PROPOSED GATE VALVE	
○ SANMH			

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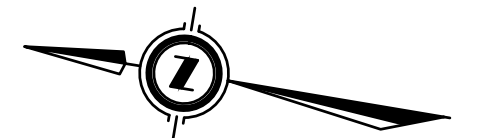
DEVINWOOD AVENUE

BRUCE COUNTY RD. NO. 2



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Benchmark Information

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No.	DATE	DESCRIPTION	BY	APPD
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**PROPOSED APARTMENT COMPLEXES
BLOCK 48 (WALKER WEST ESTATES)
REGISTERED PLAN No. 3M-253
MUNICIPALITY OF BROCKTON
STORM SEWER CATCHMENT AREAS**

Client: WALKER WEST ESTATES

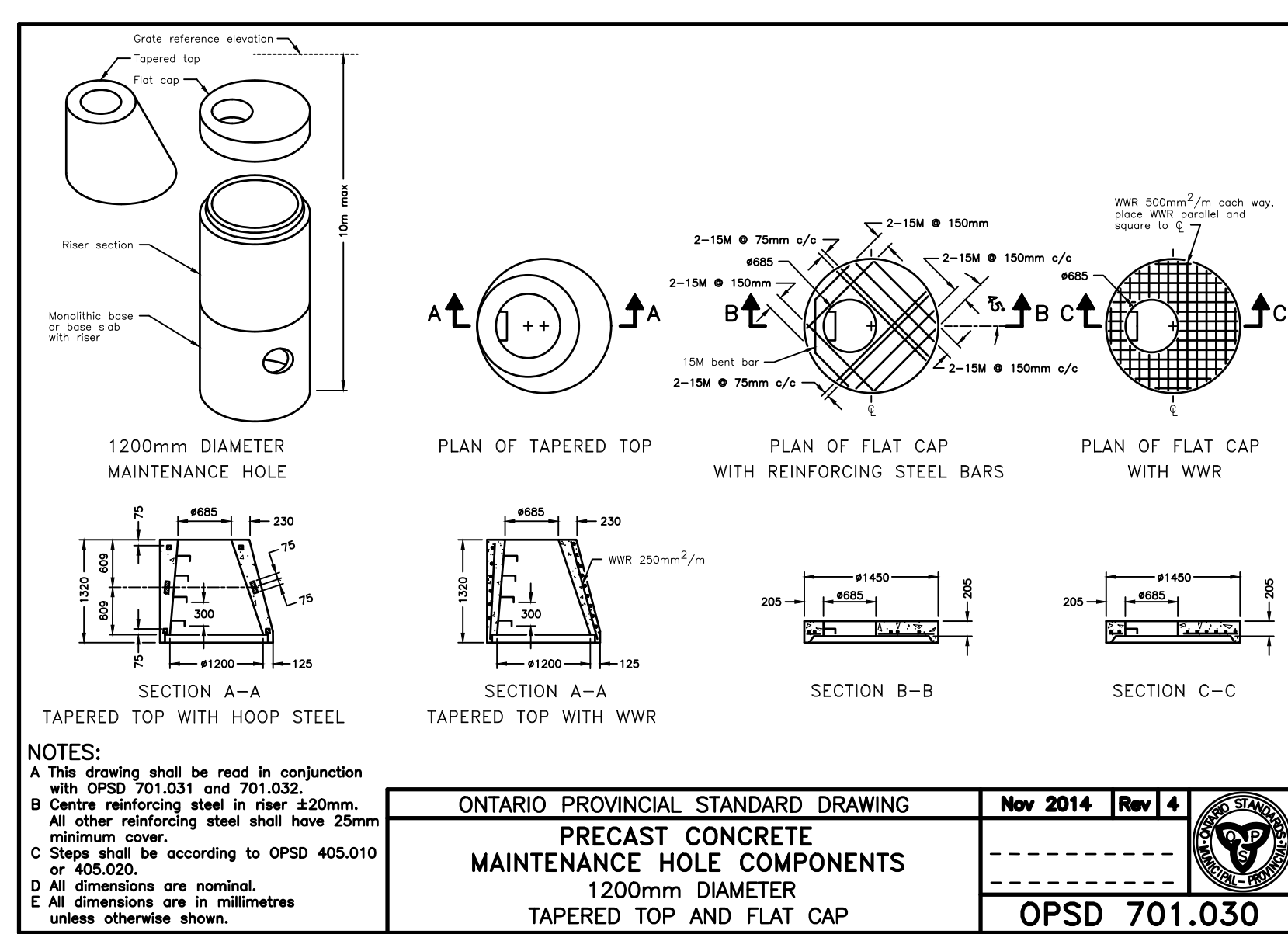
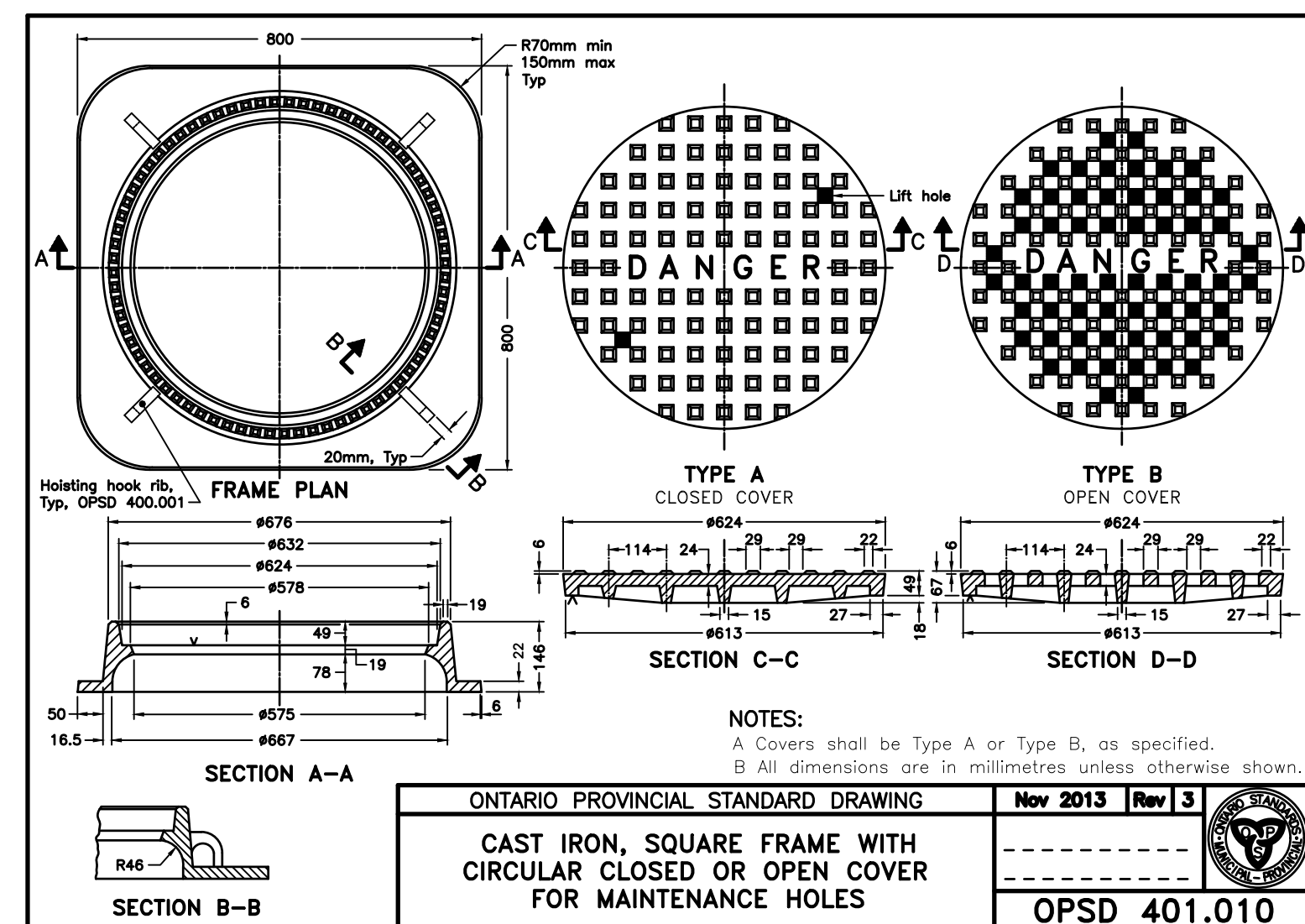
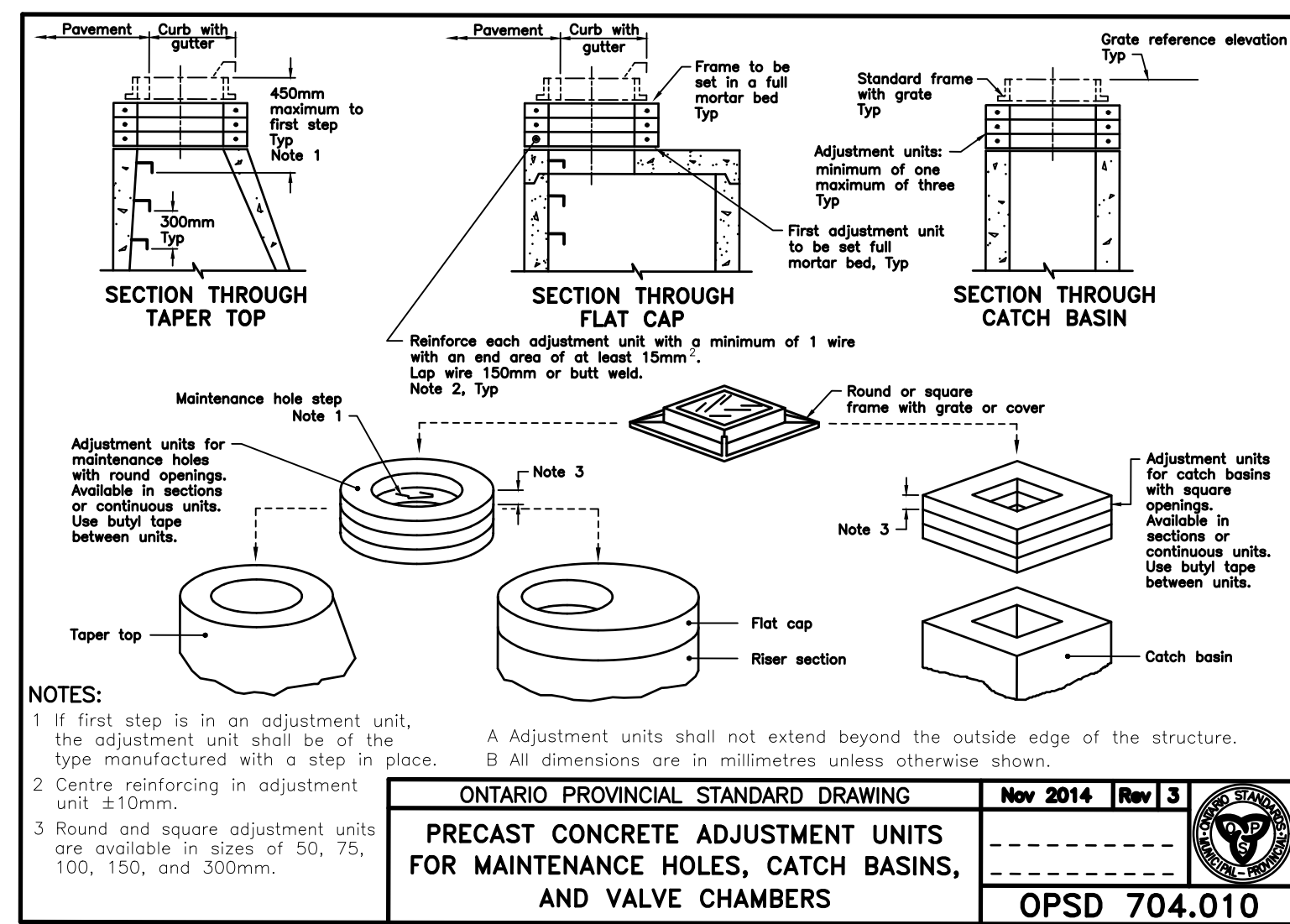
Design:	TLB/KW	Scale:	1:200
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	MAY 2022		

DRAWING No. 02755-STM1

LEGEND

<ul style="list-style-type: none"> --- SUBDIVISION BOUNDARY --- PROPOSED RIGHT OF WAY --- PROPOSED PROPERTY LINES --- EDGE OF EXISTING PAVEMENT --- PROPOSED SANITARY SEWER --- EXISTING SANITARY SEWER --- PROPOSED STORM SEWER --- EXISTING STORM SEWER --- PROPOSED SUBDRAIN --- PROPOSED WATERMAIN --- EXISTING WATERMAIN --- PROPOSED SANITARY SERVICE --- EXISTING SANITARY SERVICE --- PROPOSED WATER SERVICE --- EXISTING WATER SERVICE --- PROPOSED STORM SERVICE --- EXISTING STORM SERVICE --- SANMH 	<ul style="list-style-type: none"> ○ STMH ○ STMH ○ CBMH ○ TICBMH □ TCB □ CB □ DICB ○ CO ○ CSV ○ CSV ○ SANMH 	<ul style="list-style-type: none"> ○ EXISTING SANITARY MANHOLE ○ PROPOSED STORM MANHOLE ○ EXISTING STORM MANHOLE ○ PROPOSED CATCHBASIN MANHOLE ○ PROPOSED TWIN INLET CATCHBASIN MANHOLE ○ PROPOSED TWIN INLET CATCHBASIN ○ PROPOSED CATCH BASIN ○ EXISTING CATCH BASIN ○ PROPOSED DITCH INLET CATCHBASIN ○ PROPOSED SANITARY SERVICE CLEANOUT ○ EXISTING SANITARY SERVICE CLEANOUT ○ PROPOSED CURB STOP VALVE ○ EXISTING CURB STOP VALVE ○ PROPOSED FIRE HYDRANT SET ○ EXISTING FIRE HYDRANT ○ PROPOSED GATE VALVE 	<ul style="list-style-type: none"> △ EXISTING GATE VALVE △ PROPOSED CAP C/W THRUST BLOCK △ PROPOSED BLOWOFF △ EXISTING HYDRO GUY WIRE △ EXISTING HYDRO POLE △ EXISTING CABLE TV PEDESTAL △ EXISTING TELEPHONE PEDESTAL △ STANDARD IRON BAR △ IRON BAR △ BENCHMARK △ DROP CURB △ MAJOR STORM OVERLAND FLOW ROUTE △ PROPOSED ELEVATION △ EXISTING ELEVATION △ BOREHOLE
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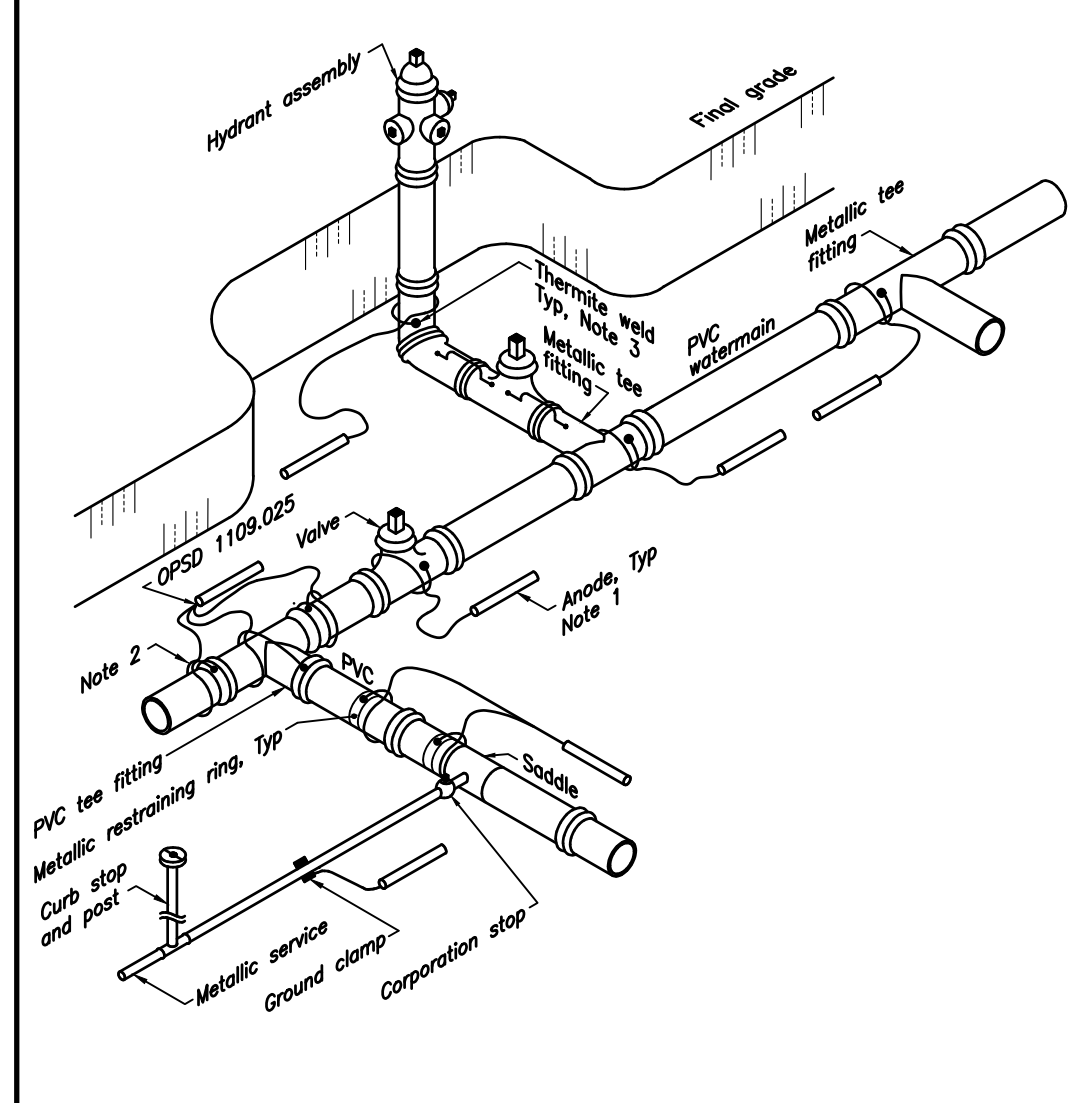
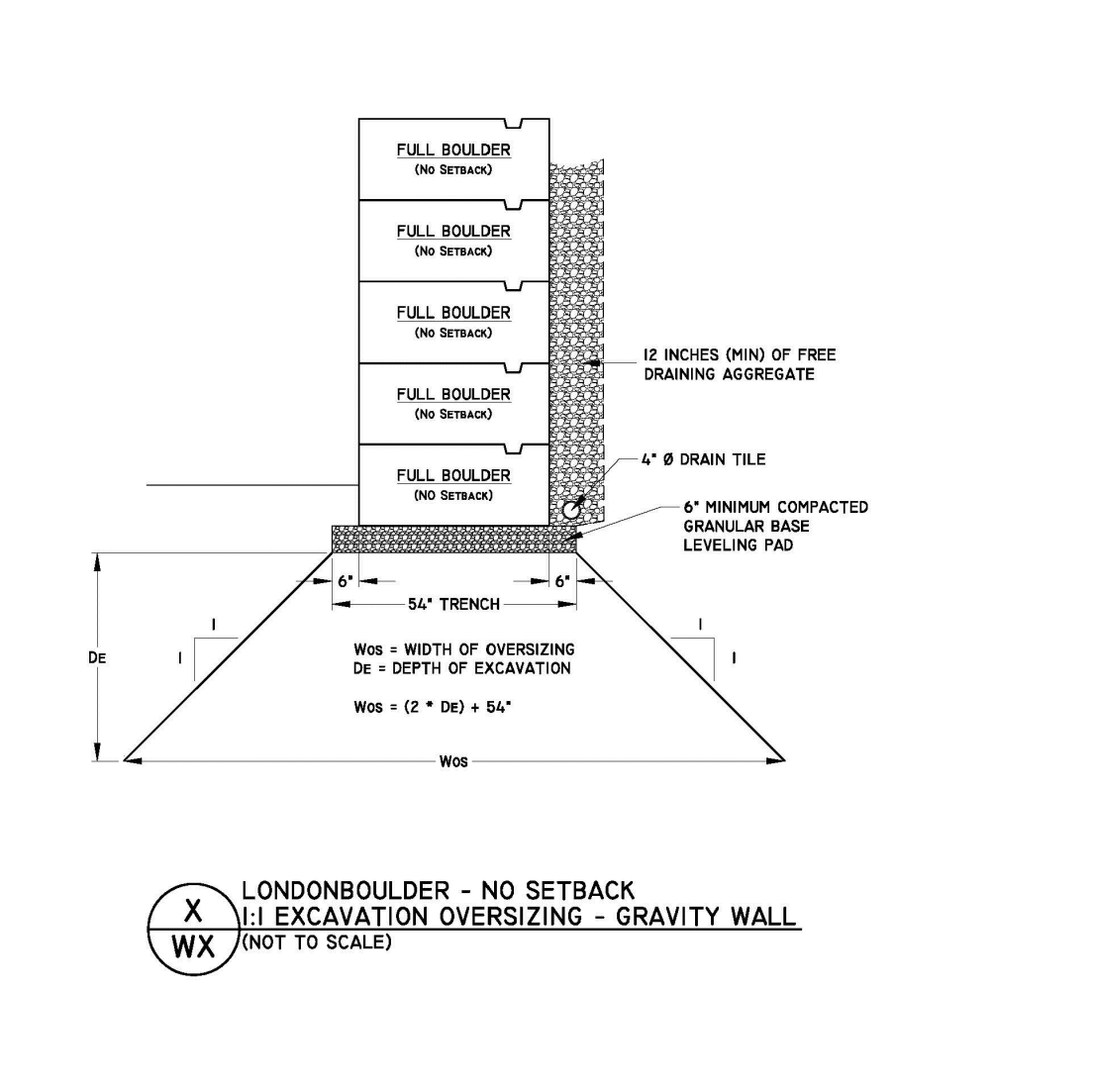
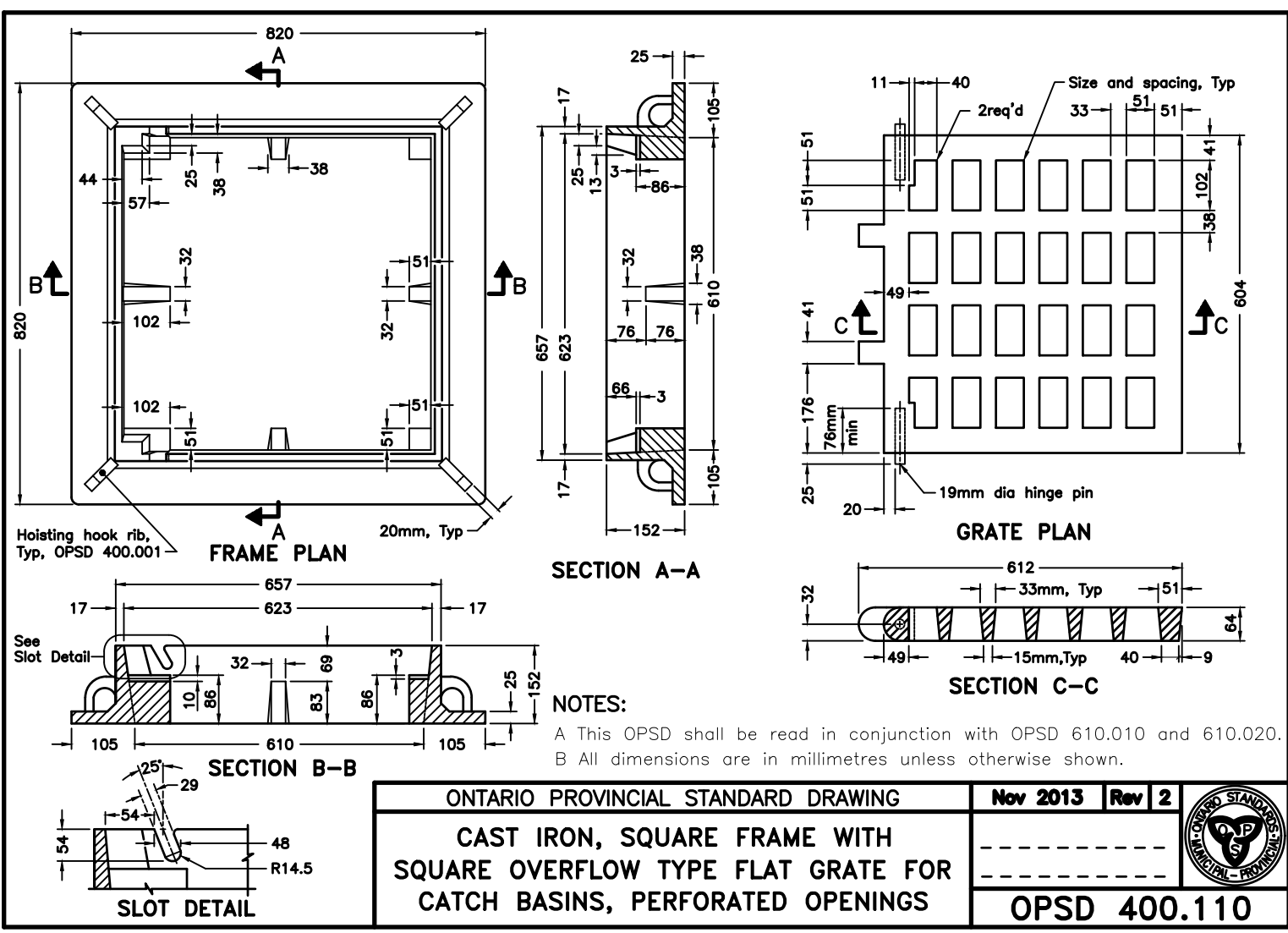
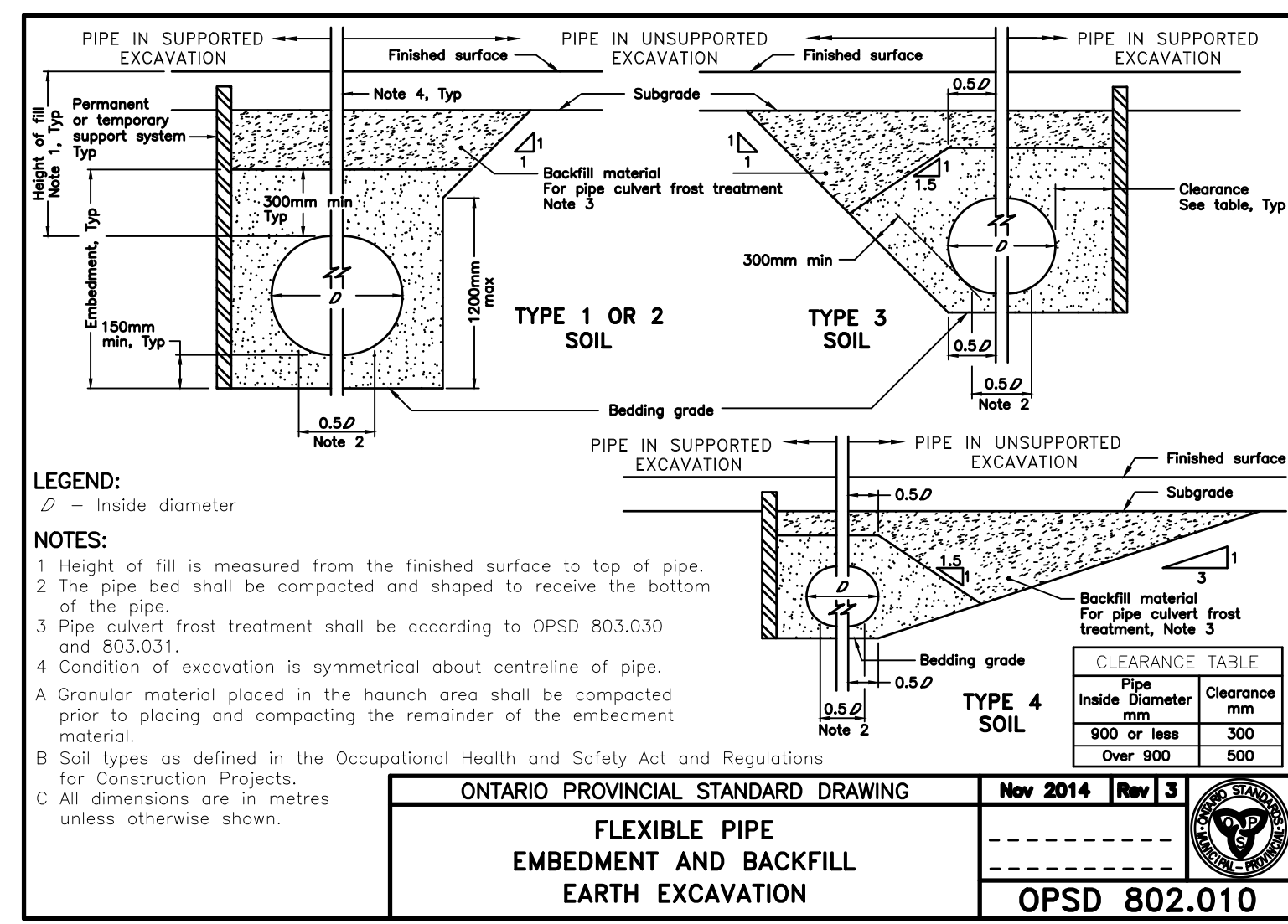
C:\Users\Ammi\AppData\Local\Temp\pghub\283280\02755-Block 48 Apartments 2022\05-18.dwg Jun 13, 2022 - 4:12pm



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.

Notes

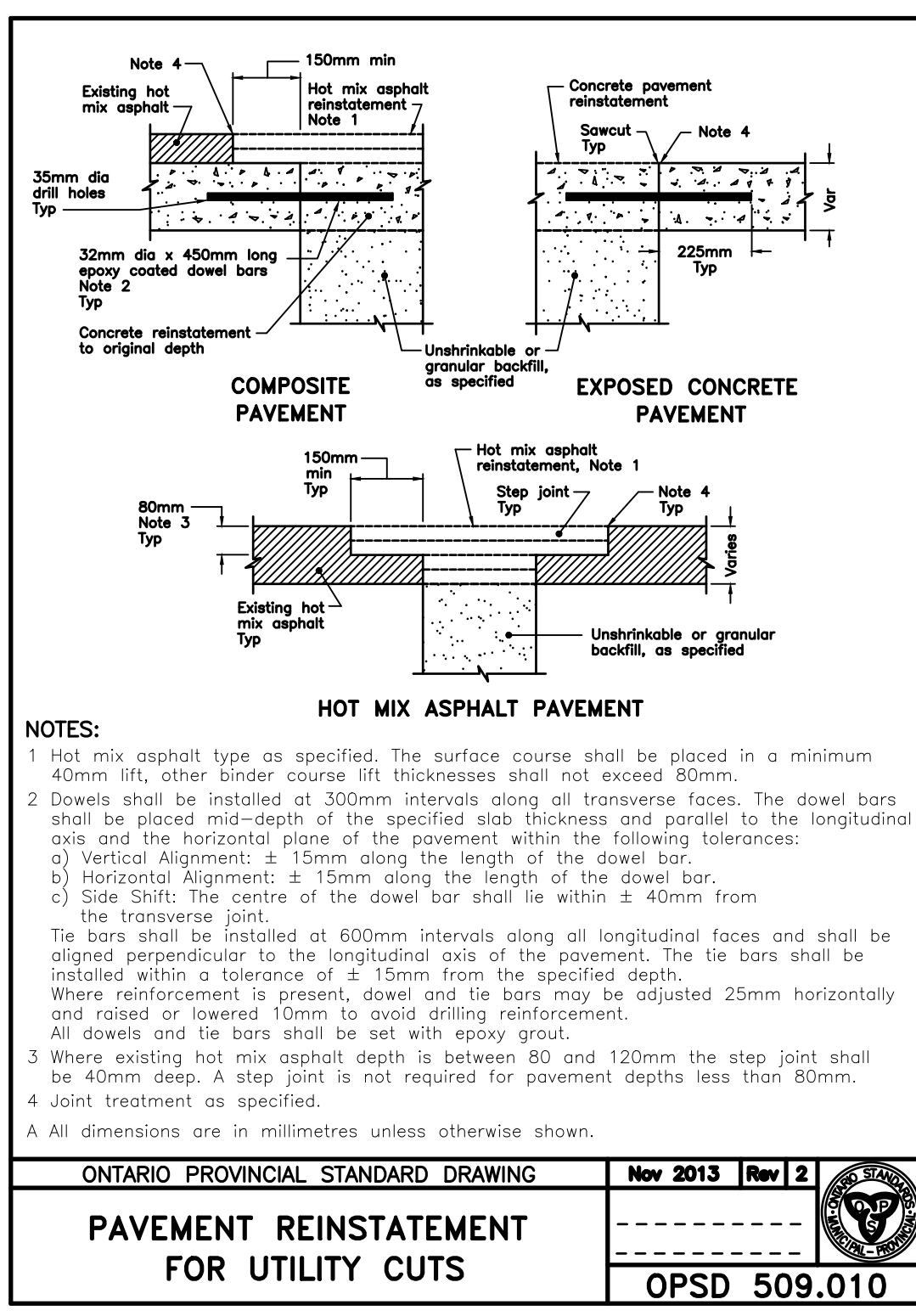
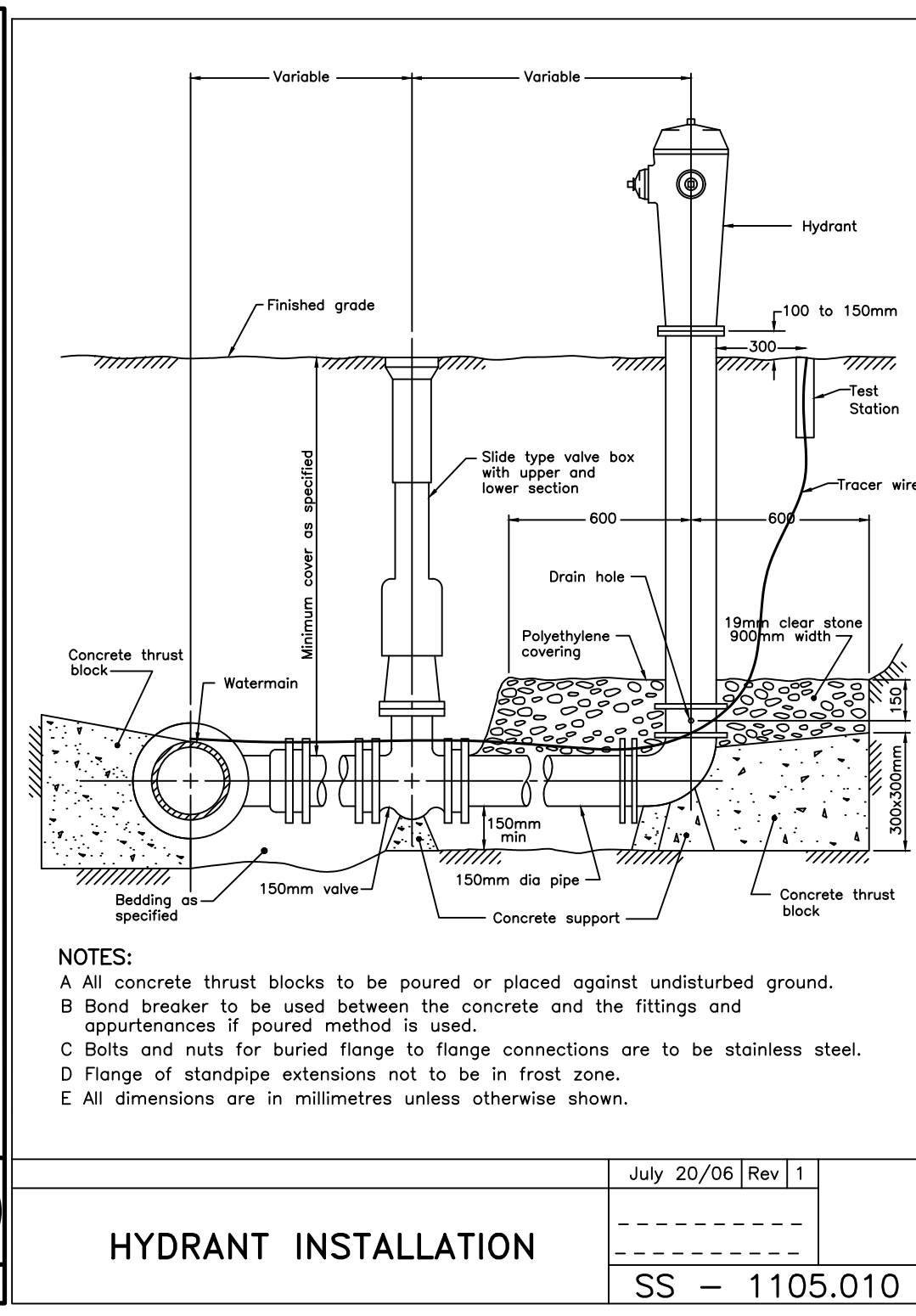
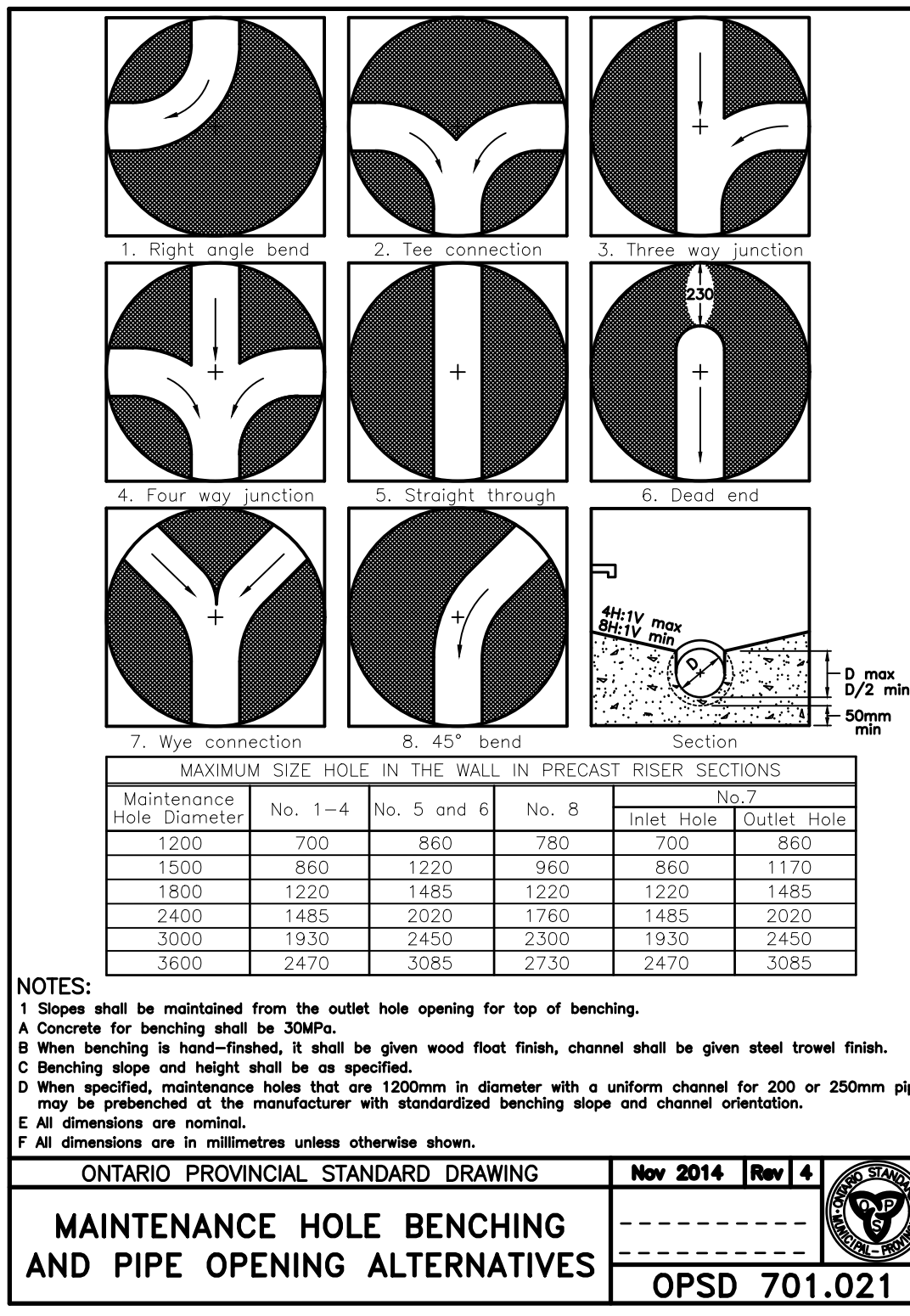
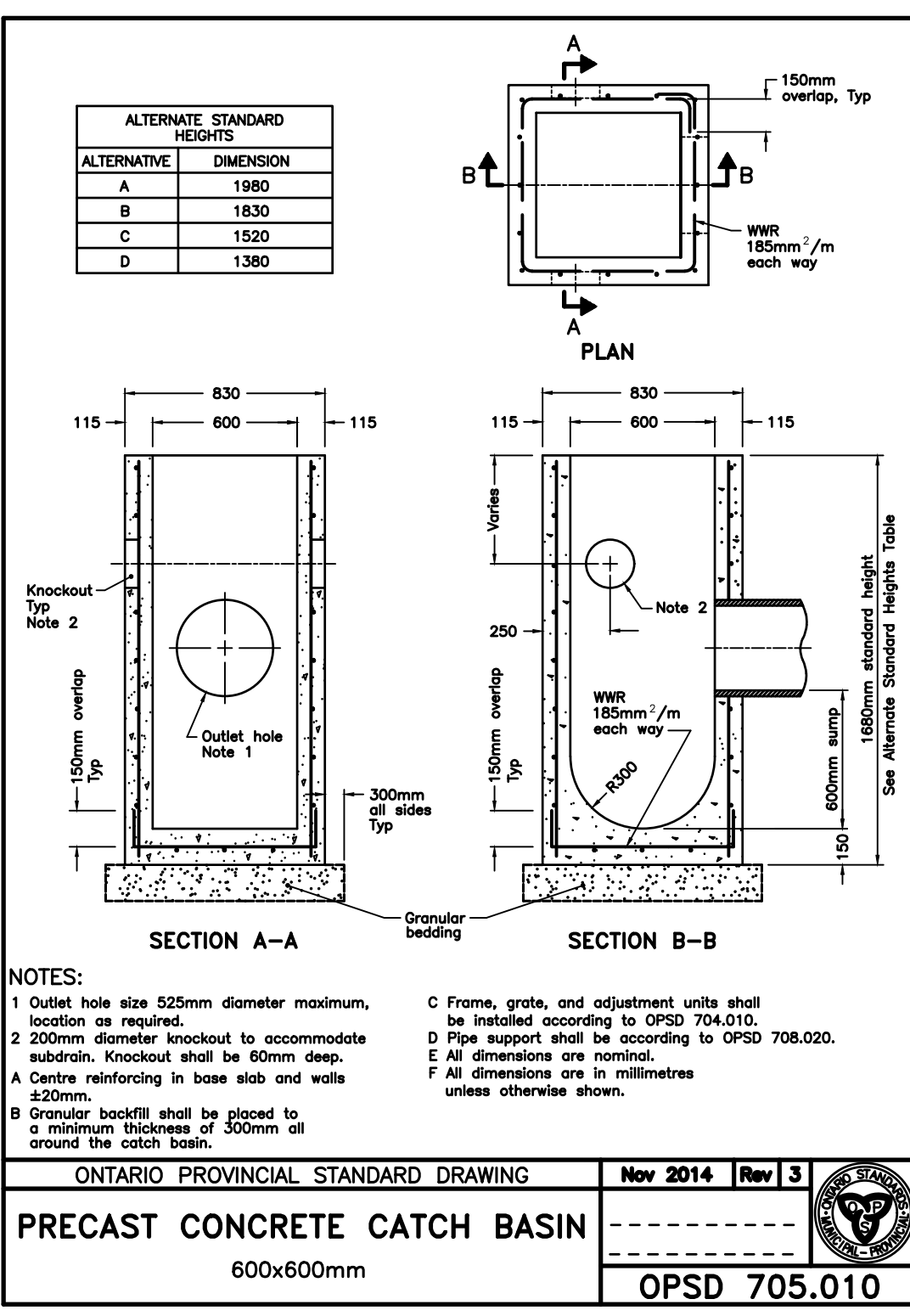
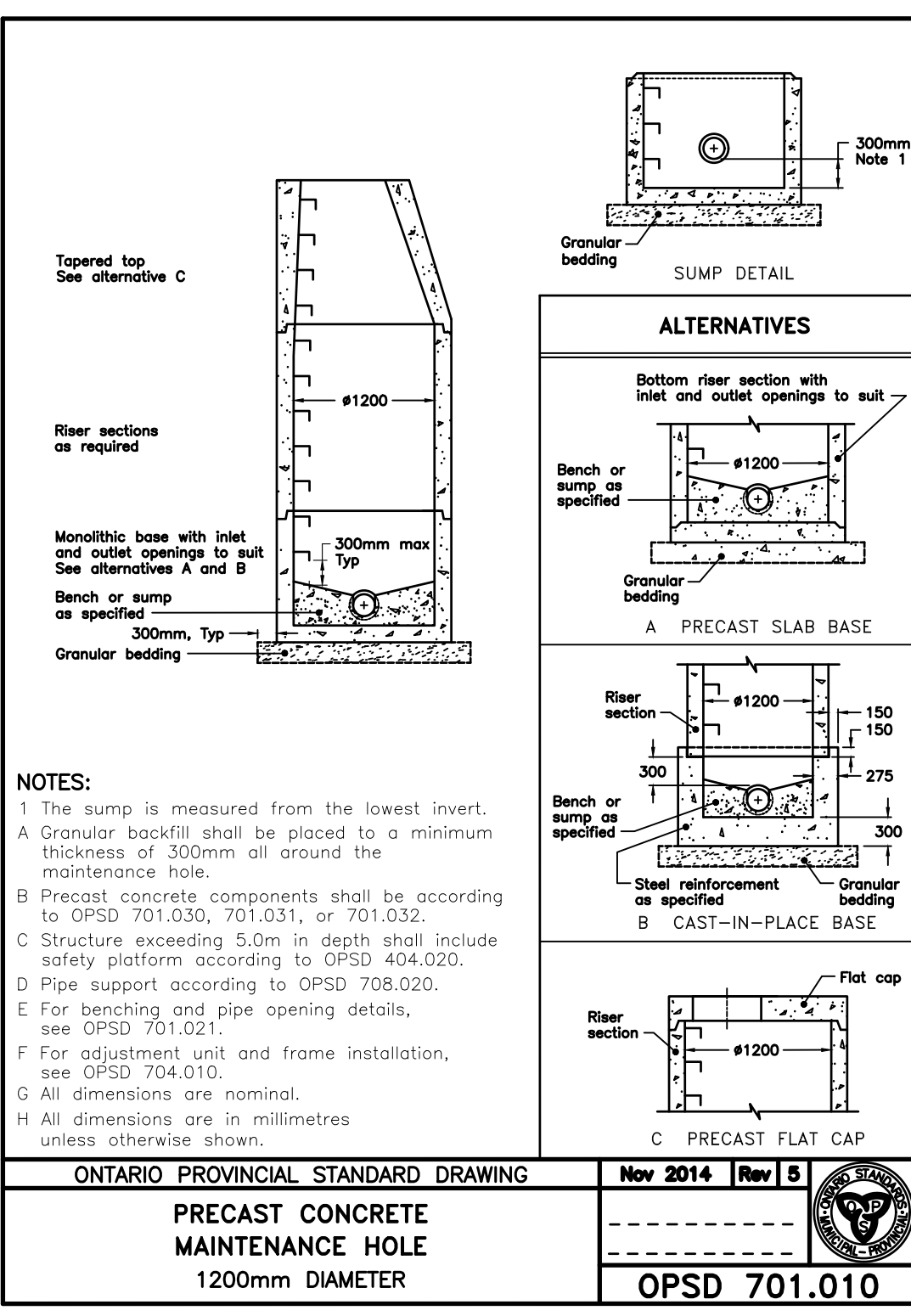
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON DRAFT PLAN OF SUBDIVISION.
- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON MAY 25, 2018.
- SEE SHEET 02755-DET2 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
- ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED 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.
- ALL WATERMANS SHALL BE CONSTRUCTED OF PVC DR18.
- SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
- ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO SECTION ABOVE BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
- ALL CURBS WITHIN SUBJECT PROPERTY TO BE BARRIER CURBS AND CONFORM TO OPSD 600.110.
- MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
- ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
- ALL DITCH-INLET STRUCTURES TO HAVE HORIZONTAL HONEYCOMB GRATE AS PER OPSD 403.010.
- FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO: UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED 'ISSUED FOR CONSTRUCTION'.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



Benchmark Information

BM1
 SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF THE SUBJECT PROPERTY (BLOCK 134).
 ELEVATION: 289.12m

No.	DATE	DESCRIPTION	ISSUE	BY	APPROV
4	JUN 13/22	ADDED WALL DETAIL	KW	TLB	
3	MAY 26/22	REVISED SITE PLAN SUBMISSION	KW	TLB	
2	MAR 9/22	SECOND SUBMISSION	KW	TLB	
1	MAR 2/22	MUNICIPAL COMMENTS/PARKING REVISED SUBMISSION	KW	TLB	
0	JAN 18/22	FIRST SUBMISSION	KW	TLB	



PROPOSED APARTMENT COMPLEXES BLOCK 48 (WALKER WEST ESTATES) REGISTERED PLAN No. 3M-253 MUNICIPALITY OF BROCKTON MISCELLANEOUS DETAILS I

Client: WALKER WEST ESTATES

Design: TLB/KW **Scale:** N/A

Drawn: KW **Approved:**

Checked: TLB

Date: MAY 2022 **Design Engineer:**

DRAWING No.: 02755-DET1

