

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  
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AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

# PROPOSED TOWNHOUSE DEVELOPMENT

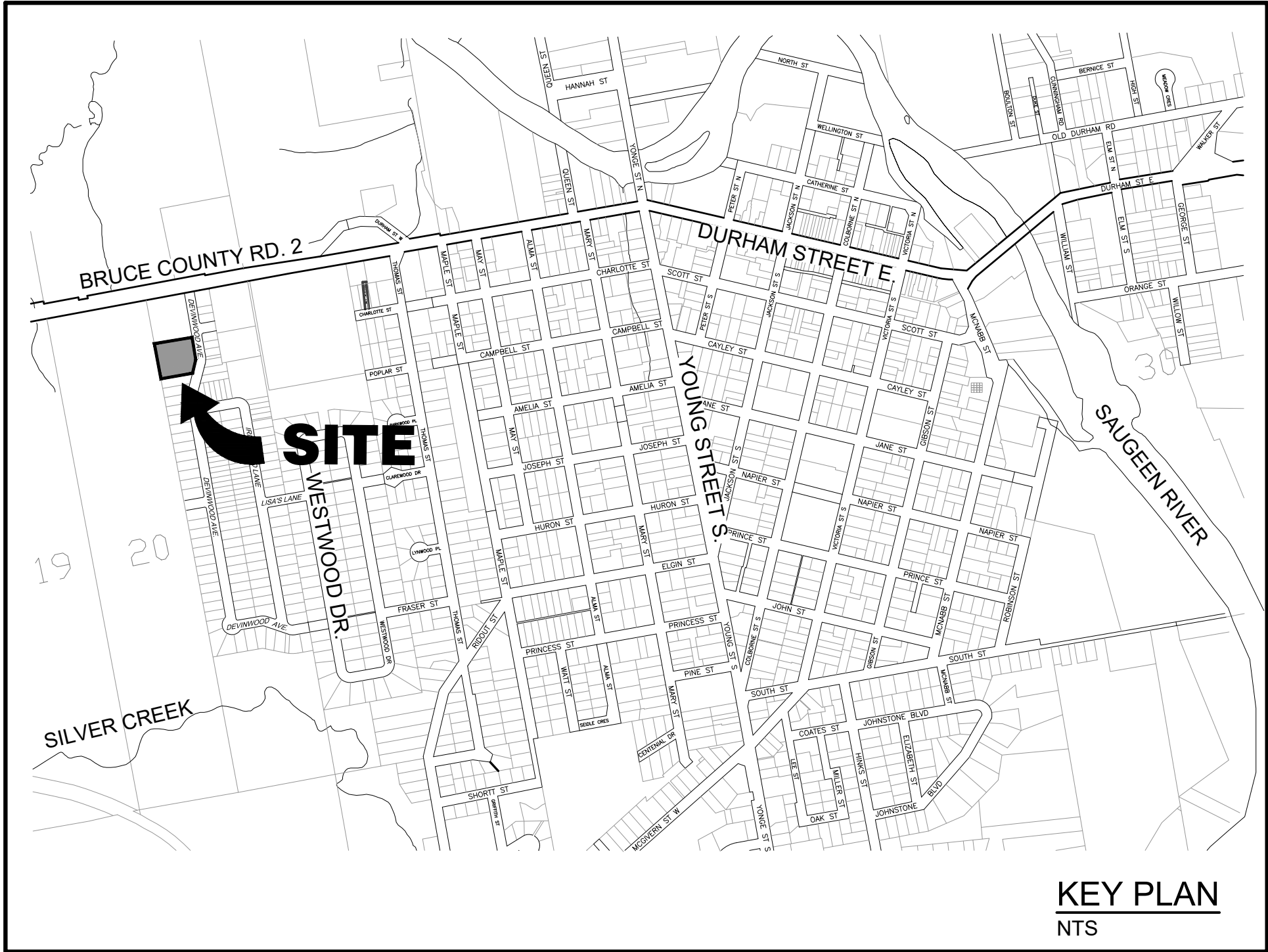
## WALKER WEST ESTATES - MUNICIPALITY OF BROCKTON

## COUNTY OF BRUCE

CONTRACT NO. 22-02776-01

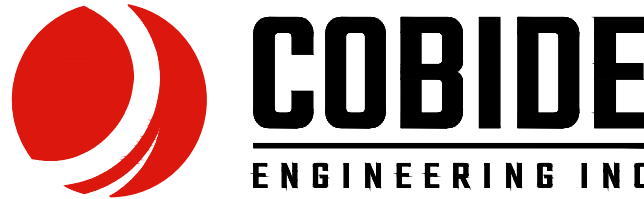
MAYOR : MR. CHRIS PEABODY  
CHIEF ADMINISTRATIVE OFFICER/CLERK : MS. SONYA WATSON

OWNER :  
WALKER WEST ESTATES



### Index

SHEET No.	DESCRIPTION
02776-SP1	DEVELOPMENT SITE PLAN
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02776-STM1	STORM SEWER CATCHMENT AREAS
02776-DET1	MISCELLANEOUS DETAILS I
02776-DET2	ENGINEERING STANDARDS & MISCELLANEOUS DETAILS II

3	NOV 4/22	ISSUED FOR CONSTRUCTION	TLB	TLB				
2	OCT 27/22	SECOND SUBMISSION	AC	TLB				
1	AUG 18/22	FIRST SUBMISSION	TLB	TLB				
0	JUL 26/22	PRELIMINARY SUBMISSION	EV	TLB				
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: PROPOSED TOWNHOUSES BLOCK 47 (WALKER WEST ESTATES) REGISTERED PLAN No. 3M-253 MUNICIPALITY OF BROCKTON TITLE SHEET								
Client: WALKER WEST ESTATES								
Design:	TLB	Scale:	N/A					
Drawn:	TLB	Approved:						
Checked:	TLB							
Date:	JULY 2022	Design Engineer						
DRAWING No.		02776-TS						

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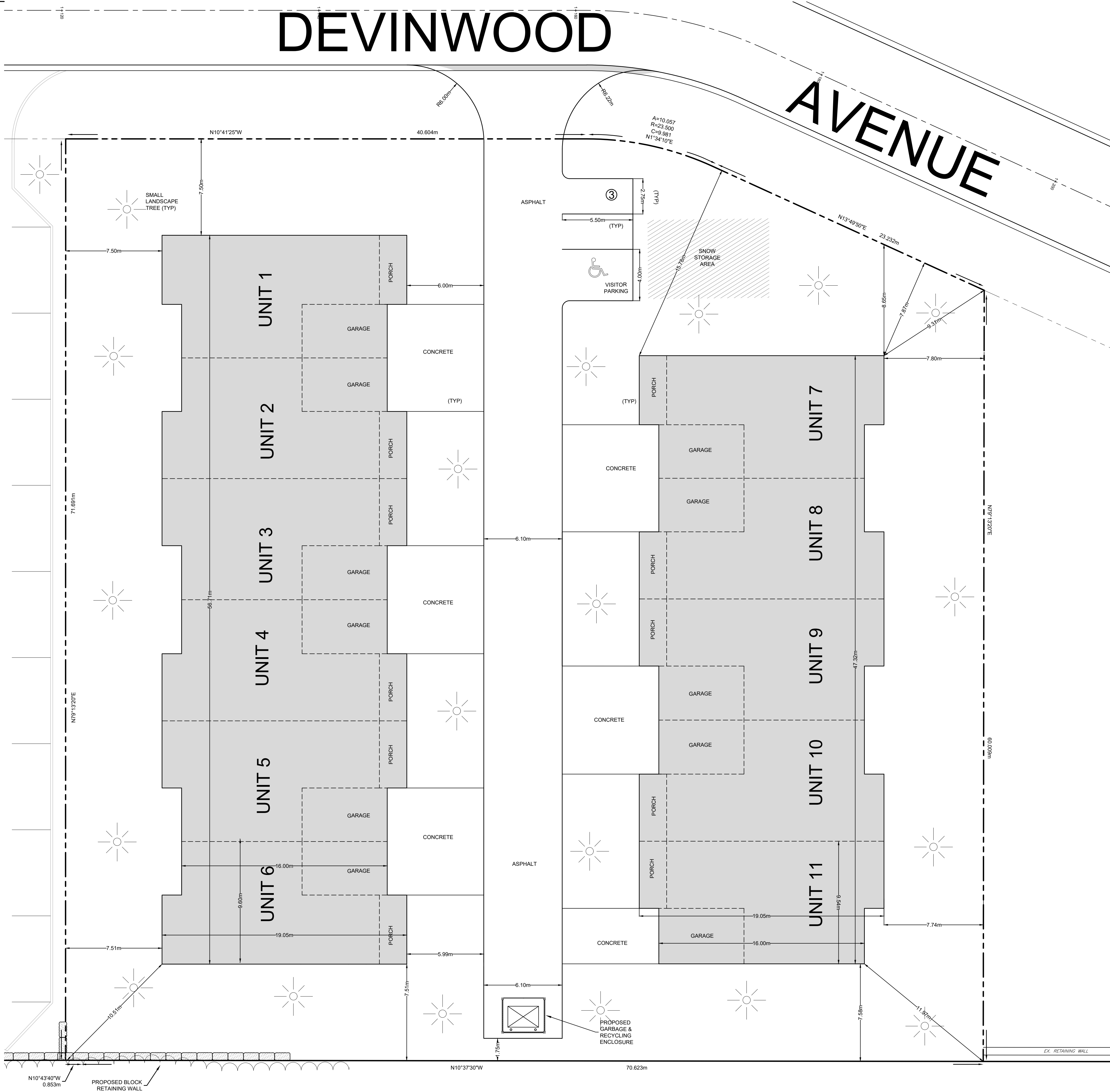


# DEVINWOOD

# AVENUE

LEGEND	
	SUBDIVISION BOUNDARY
	PROPOSED RIGHT OF WAY
	PROPOSED PROPERTY LINES
	EDGE OF EXISTING PAVEMENT
	EDGE OF EXISTING GRAVEL
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SUBDRAIN
	PROPOSED WATERMAIN
	EXISTING WATERMAIN
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	EXISTING UNDERGROUND TV CABLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND HYDRO CABLE
	EXISTING UNDERGROUND TELEPHONE CABLE
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
	EXISTING 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
	PROPOSED CURB STOP VALVE
	EXISTING CURB STOP VALVE
	PROPOSED STORM SERVICE
	PROPOSED HYDRANT SET
	EXISTING FIRE HYDRANT
	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
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS MARKER
	EXISTING WELL
	BENCHMARK
	BOREHOLE
	PROPOSED ELEVATION
	EXISTING ELEVATION
	ASPHALT REMOVAL
	PROPOSED GATE VALVE
	EXISTING GATE VALVE

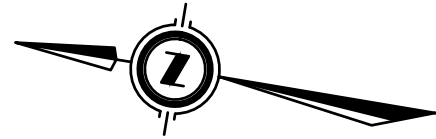
GEOTEXTILE CLOTH TO BE INSTALLED UNDER ALL CB AND CBMH GRATES AND TO REMAIN IN PLACE UNTIL ROAD PAVING IS COMPLETED



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## Notes

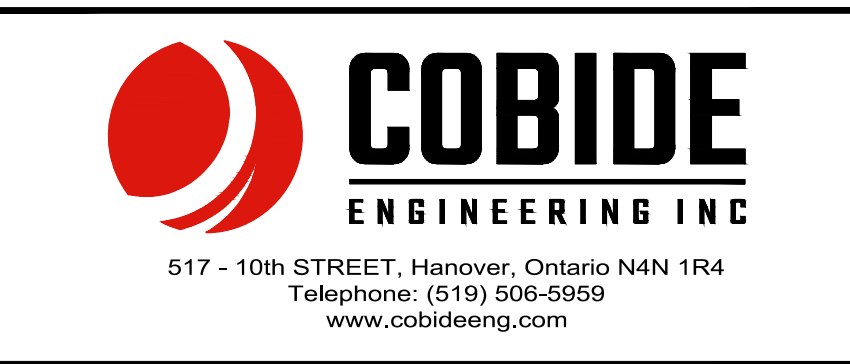
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON DRAFT PLAN OF SUBDIVISION.
- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON MAY 25, 2018.
- ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD, COVER OVER WATERMAIN TO BE MINIMUM 1.5m AT ALL POINTS.
- ALL WATERMAINS 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 CURB WITHIN SUBJECT PROPERTY TO BE BARRIER CURB AND CONFORM TO OPSD 600.110.
- MAINTAIN 2.5m HORIZONTAL AND 0.5m VERTICAL SEPERATION 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 BLOCK 134.  
ELEVATION 289.12m

No.	DATE	DESCRIPTION	BY	APPRO
3	NOV 4/22	ISSUED FOR CONSTRUCTION	TLB	TLB
2	OCT 27/22	SECOND SUBMISSION	AC	TLB
1	AUG 18/22	FIRST SUBMISSION	TLB	TLB
0	JUL 26/22	PRELIMINARY SUBMISSION	EV	TLB



PROPOSED TOWNHOUSES  
BLOCK 47 (WALKER WEST ESTATES)  
REGISTERED PLAN No. 3M-253  
MUNICIPALITY OF BROCKTON  
DEVELOPMENT SITE PLAN

Client:	WALKER WEST ESTATES		
Design:	TLB	Scale:	1:150
Drawn:	TLB	Approved:	
Checked:	TLB		
Date:	JULY 2022		
DRAWING No.	02776-SP1		



# DEVINWOOD

EX 202mm Ø PVC SAN @ 0.07%

# AVENUE

EX 450mm Ø HDPE STM

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## Notes

1. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON DRAFT PLAN OF SUBDIVISION.
2. ALL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON MAY 25, 2018.
3. ALL ORGANIC MATERIAL WITHIN 1.2m of FINISHED PROFILE GRADE TO BE REMOVED FROM A MINIMUM 1.2m WIDE PORTION OF THE ROAD COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
4. ALL WATERMANS SHALL BE CONSTRUCTED OF PVC DR18.
5. SANITARY SEWERS SHALL BE CONSTRUCTED OF 15" PVC SEWERS.
6. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm bead, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO THE ABOVE BEING INSTALLED. CAULKING TO BE SHARPLEX 1A OR APPROVED EQUIVALENT.
7. ALL CURB WITH SUBJECT PROPERTY TO BE BARRIER CURB AND CONFORM TO MINIMUM 100.0.
8. MAINTAIN 2.50m HORIZONTAL AND 0.50m vertical SEPARATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
9. ALL STORM OR SANITARY SEWERS TO BE MINIMUM SUMP OF 600mm and ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
10. ALL GRADE INLET STRUCTURES TO HAVE HORIZONTAL HONEYCOMB GRATE AS PER OPSD 403.010.
11. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO: UNDERGROUND WATER MAINS, GAS, CABLES, ETC. BY TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
12. ALL DRAWINGS AND FIELD NOTES FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
13. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF BROCKTONS MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.



### Benchmark Information

- |           |   |
|-----------|---|
| BM1       | SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF BLOCK 134. |
| ELEVATION | 289.12m   |

[illegible]

Seal not valid unless signed and dated

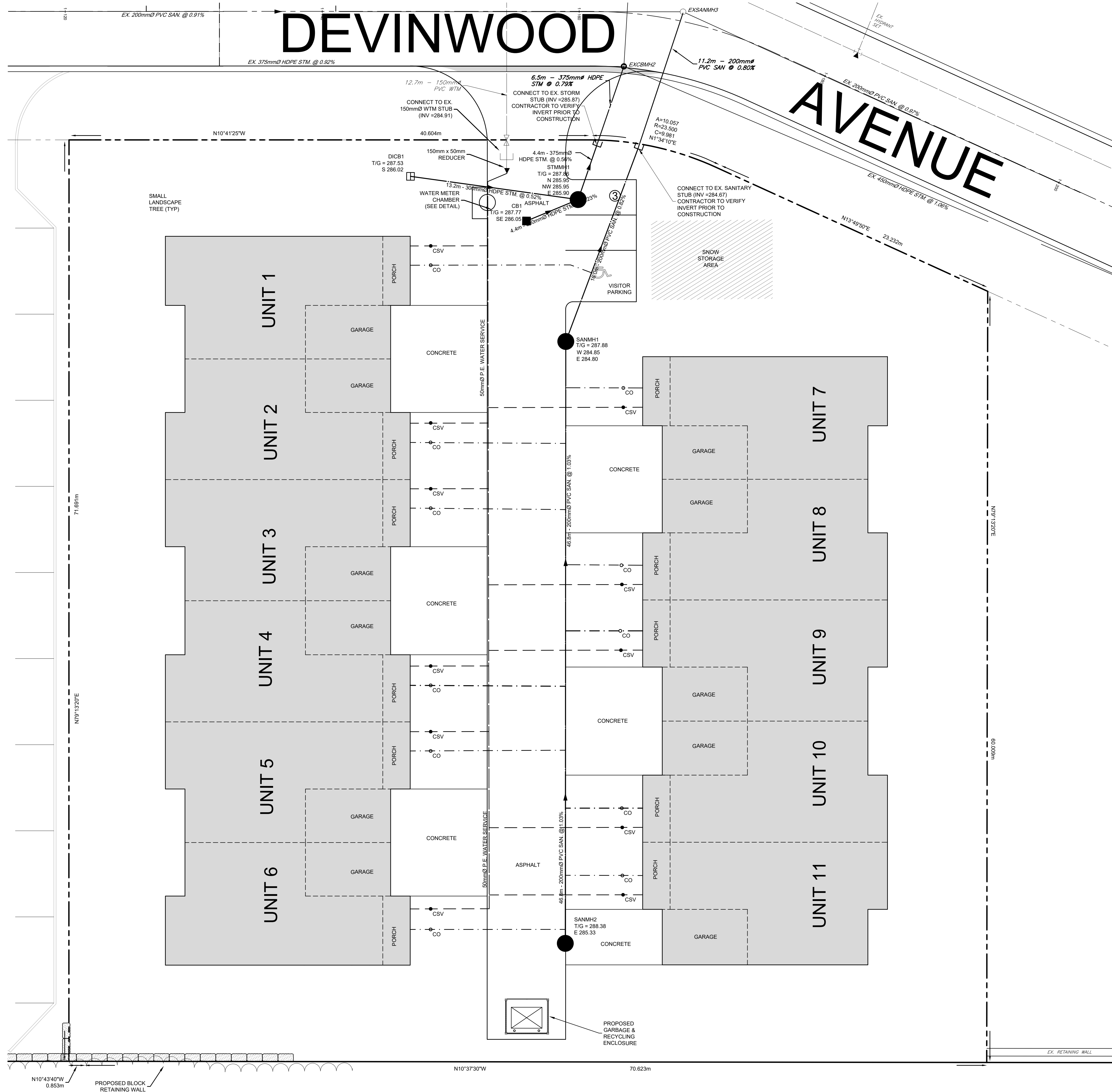


Title: **PROPOSED TOWNHOUSES  
BLOCK 47 (WALKER WEST ESTATES)  
REGISTERED PLAN No. 3M-253  
MUNICIPALITY OF BROCKTON  
SITE SERVICING PLAN**



































Client: **WALKER WEST ESTATES**

Design:	TLB	Scale:	1:150
Drawn:	TLB	Approved:	
Checked:	TLB		
Date:	JULY 2022		
		Design Engineer	

DRAWING No.	02776-SS1
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### LEGEND

- |  |  |
|--|--|
| =====  | SUBDIVISION BOUNDARY                   |
| =====  | PROPOSED RIGHT OF WAY                  |
| =====  | PROPOSED PROPERTY LINES                |
| =====  | EDGE OF EXISTING PAVEMENT              |
| =====  | EDGE OF EXISTING GRAVEL                |
| =====  | PROPOSED SANITARY SEWER                |
| =====  | EXISTING SANITARY SEWER                |
| =====  | PROPOSED STORM SEWER                   |
| =====  | EXISTING STORM SEWER                   |
| =====  | PROPOSED SUBDRAIN                      |
| =====  | PROPOSED WATERMAIN                     |
| =====  | EXISTING WATERMAIN                     |
| =====  | PROPOSED SANITARY SERVICE              |
| =====  | PROPOSED WATER SERVICE                 |
| ----- CATV -----   | EXISTING UNDERGROUND TV CABLE          |
| ----- GAS -----  | EXISTING UNDERGROUND GAS LINE          |
| ----- H -----  | EXISTING UNDERGROUND HYDRO CABLE       |
| ----- T -----  | EXISTING UNDERGROUND TELEPHONE CABLE   |
|  SANMH  | PROPOSED SANITARY MANHOLE              |
|  STMHMH | EXISTING SANITARY MANHOLE              |
|  STMHM  | PROPOSED STORM MANHOLE                 |
|  CBMH   | EXISTING STORM MANHOLE                 |
|  TICBMH | PROPOSED CATCHBASIN MANHOLE            |
|  TICB   | PROPOSED TWIN INLET CATCHBASIN MANHOLE |
|  CB     | PROPOSED TWIN INLET CATCHBASIN         |
|  DICB   | EXISTING CATCH BASIN                   |
|  CO     | PROPOSED DITCH INLET CATCHBASIN        |
|  CSV    | PROPOSED SANITARY SERVICE CLEANOUT     |
|  STM    | PROPOSED CURB STOP VALVE               |
|  CSV    | EXISTING CURB STOP VALVE               |
|  STD    | PROPOSED STORM SERVICE                 |
|  FHD    | PROPOSED HYDRANT SET                   |
|         | EXISTING FIRE HYDRANT                  |
|         | PROPOSED CAP CW THRUST BLOCK           |
|         | PROPOSED BLOWOFF                       |
|  GUY    | EXISTING HYDRO GUY WIRE                |
|  CATV   | EXISTING HYDRO POLE                    |
|  TV     | EXISTING TELEPHONE POLE                |
|         | EXISTING TELEPHONE PEDESTAL            |
|  IRB    | STANDARD IRON BAR                      |
|         | IRON BAR                               |
|         | EXISTING DECIDUOUS TREE                |
|       | EXISTING CONIFEROUS TREE               |
|       | EXISTING GAS MARKER                    |
|       | EXISTING WELL                          |
|  BM   | BENCHMARK                              |
|  BH   | BOREHOLE                               |
|       | PROPOSED ELEVATION                     |
|       | EXISTING ELEVATION                     |
|       | ASPHALT REMOVAL                        |
|       | PROPOSED GATE VALVE                    |
|       | EXISTING GATE VALVE                    |

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PLACE UNTIL ROAD PAVING IS COMPLETED



# DEVINWOOD

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## Notes

2. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON DRAFT PLAN OF SUBDIVISION.
3. ALL INFORMATION INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON MAY 25, 2018.
4. ALL ORGANIC MATERIAL WITHIN 12m OF FINISHED PROFILE GRADE IS TO BE REMOVED AND AN ADEQUATE DEPTH PORTION OF THE REDD COVER OVER WATERMAIN TO BE MINIMUM 1.8m AT ALL POINTS.
5. ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
6. SANITARY SEWER SHALL BE CONSTRUCTED OF 15" PVC SRP.
7. ALL JOINTS OF SANITARY MAINTENANCE HOLES TO BE CAULKED WITH MIN. 15mm DEB. INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO BACKFILL AND BE INSTALLED, CAULKING TO BE SIKAFLEX 100 OR APPROVED EQUIVALENT.
8. ALL CURB WITHIN SUBJECT PROPERTY TO BE BARRIER CURB AND CONFORM TO PS PD 403.010.
9. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
10. ALL STORM WATERMANS SHALL HAVE A MINIMUM SUMP OF 600mm and ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.
11. ALL ATCH CURB STRUCTURES TO HAVE HORIZONTAL HONEYCOMB GRATE AS PER OPSD 403.010.
12. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, WATER, GAS, ELECTRIC, CABLE, AND FIBRE OPTIC.
13. TELEVISION SHALL BE ARRANGED PRIOR TO CONSTRUCTION AND IS THEREFORE RESPONSIBILITY OF THE CONTRACTOR.
14. THIS DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES UNTIL A STAMPED 'ISSUED FOR CONSTRUCTION'.
15. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVING GUIDELINES.

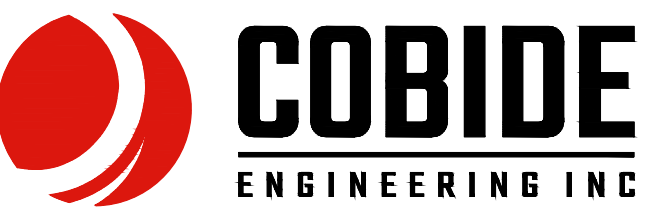


### Benchmark Information

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

No.	DATE	DESCRIPTION / ISSUE	BY	APPD
3	NOV 4/22	ISSUED FOR CONSTRUCTION	TLB	TLB
2	OCT 27/22	SECOND SUBMISSION	AC	TLB
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Telephone: (519) 506-5959  
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PROPOSED TOWNHOUSES  
BLOCK 47 (WALKER WEST ESTATES)  
REGISTERED PLAN No. 3M-253  
MUNICIPALITY OF BROCKTON  
SITE GRADING PLAN

Client: **WALKER WEST ESTATES**

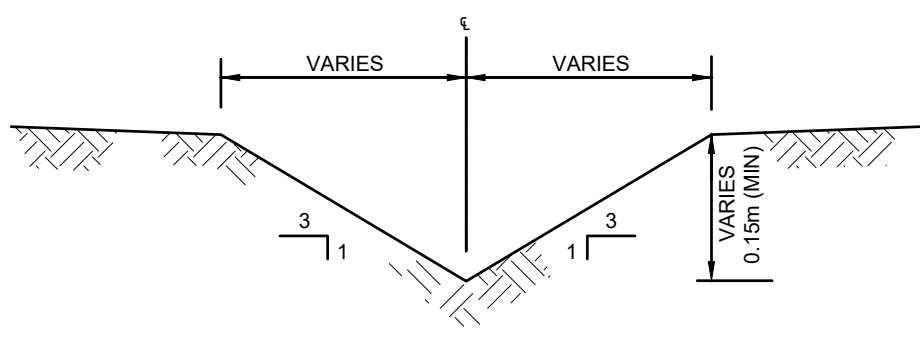
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rawn:	TLB	Approved:	
hecked:	TLB		
ate:	JULY 2022		
		Design Engineer	

DRAWING No. 02776-SGR1

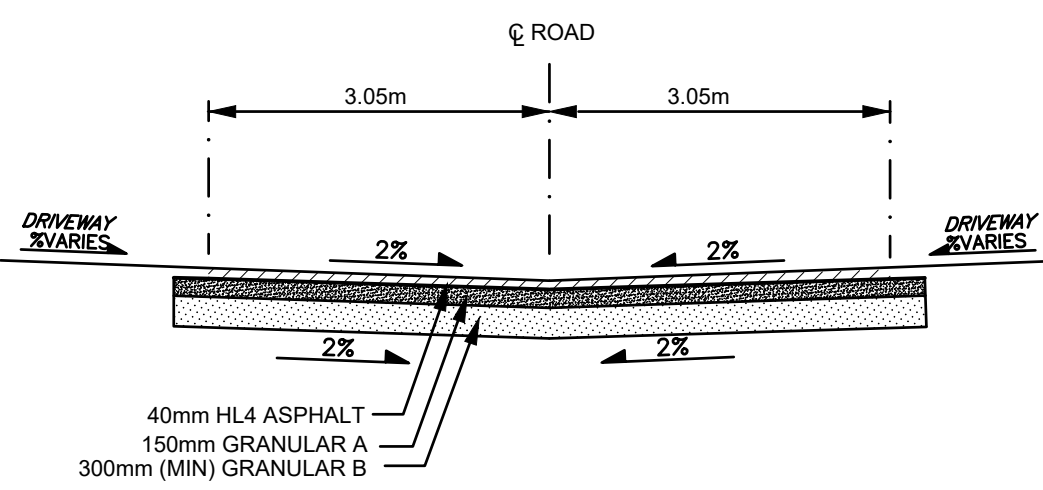
### LEGEND

- |  |  |
|--|--|
|  | SUBDIVISION BOUNDARY                   |
|  | PROPOSED RIGHT OF WAY                  |
|  | PROPOSED PROPERTY LINES                |
|  | EDGE OF EXISTING PAVEMENT              |
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|  | PROPOSED SANITARY SEWER                |
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|  | PROPOSED SUBDRAIN                      |
|  | PROPOSED WATERMAIN                     |
|  | EXISTING WATERMAIN                     |
|  | PROPOSED SANITARY SERVICE              |
|  | PROPOSED WATER SERVICE                 |
|  | EXISTING UNDERGROUND TV CABLE          |
|  | EXISTING UNDERGROUND GAS LINE          |
|  | EXISTING UNDERGROUND HYDRO CABLE       |
|  | EXISTING UNDERGROUND TELEPHONE CABLE   |
|  | PROPOSED SANITARY MANHOLE              |
|  | EXISTING SANITARY MANHOLE              |
|  | PROPOSED STORM MANHOLE                 |
|  | EXISTING STORM MANHOLE                 |
|  | PROPOSED CATCHBASIN MANHOLE            |
|  | PROPOSED TWIN INLET CATCHBASIN MANHOLE |
|  | PROPOSED CATCH BASIN                   |
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|  | PROPOSED DITCH INLET CATCHBASIN        |
|  | PROPOSED SANITARY SERVICE CLEANOUT     |
|  | PROPOSED CURB STOP VALVE               |
|  | EXISTING CURB STOP VALVE               |
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|  | PROPOSED HYDRANT SET                   |
|  | EXISTING FIRE HYDRANT                  |
|  | PROPOSED CAP C/W THRUST BLOCK          |
|  | PROPOSED BLOWOFF                       |
|  | EXISTING HYDRO GUY WIRE                |
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|  | IRON BAR                               |
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|  | EXISTING CONIFEROUS TREE               |
|  | EXISTING GAS MARKER                    |
|  | EXISTING WELL                          |
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|  | BOREHOLE                               |
|  | PROPOSED ELEVATION                     |
|  | EXISTING ELEVATION                     |
|  | ASPHALT REMOVAL                        |
|  | PROPOSED GATE VALVE                    |
|  | EXISTING GATE VALVE                    |

GEOTEXTILE CLOTH TO BE INSTALLED UNDER  
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DRAINAGE SWALE TYPICAL CROSS-SECTION  
NOT TO SCALE

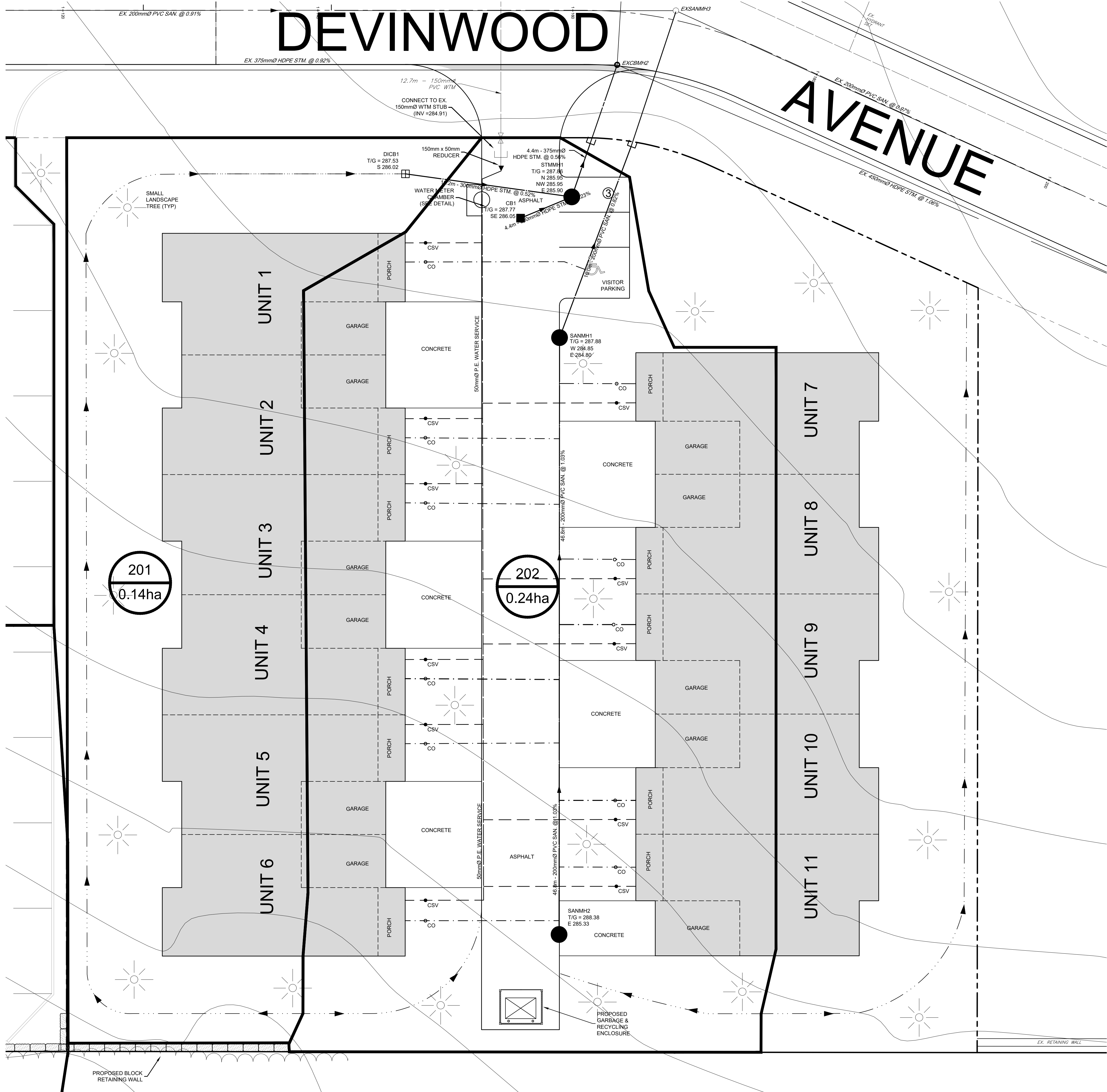


ACCESS ROAD TYPICAL CROSS-SECTION  
N.T.S.



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LEGEND	
	SUBDIVISION BOUNDARY
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	EDGE OF EXISTING PAVEMENT
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	EXISTING UNDERGROUND TV CABLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND HYDRO CABLE
	EXISTING UNDERGROUND TELEPHONE CABLE
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	EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED CATCHBASIN MANHOLE
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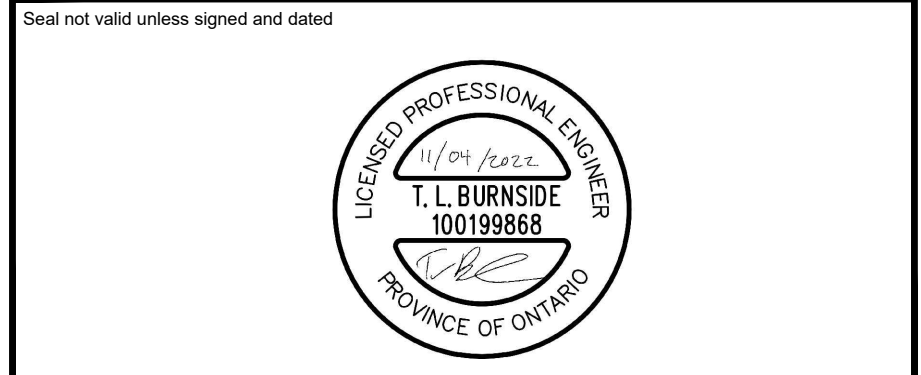


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  - ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD, COVER OVER WATERMAIN TO BE MINIMUM 1.5m AT ALL POINTS.
  - ALL WATERMAINS SHALL BE CONSTRUCTED OF PVC DR18.
  - SANITARY 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 CURB WITHIN SUBJECT PROPERTY TO BE BARRIER CURB AND CONFORM TO OPSD 600.110.
  - MAINTAIN 2.5m HORIZONTAL AND 0.5m VERTICAL SEPERATION 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.
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Benchmark Information			
BM1	SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF BLOCK 134.		
ELEVATION		289.12m	

No.	DATE	DESCRIPTION	BY	APPRO
3	NOV 4/22	ISSUED FOR CONSTRUCTION	TLB	TLB
2	OCT 27/22	SECOND SUBMISSION	AC	TLB
1	AUG 18/22	FIRST SUBMISSION	TLB	TLB
0	JUL 26/22	PRELIMINARY SUBMISSION	EV	TLB
REVISION / ISSUE				

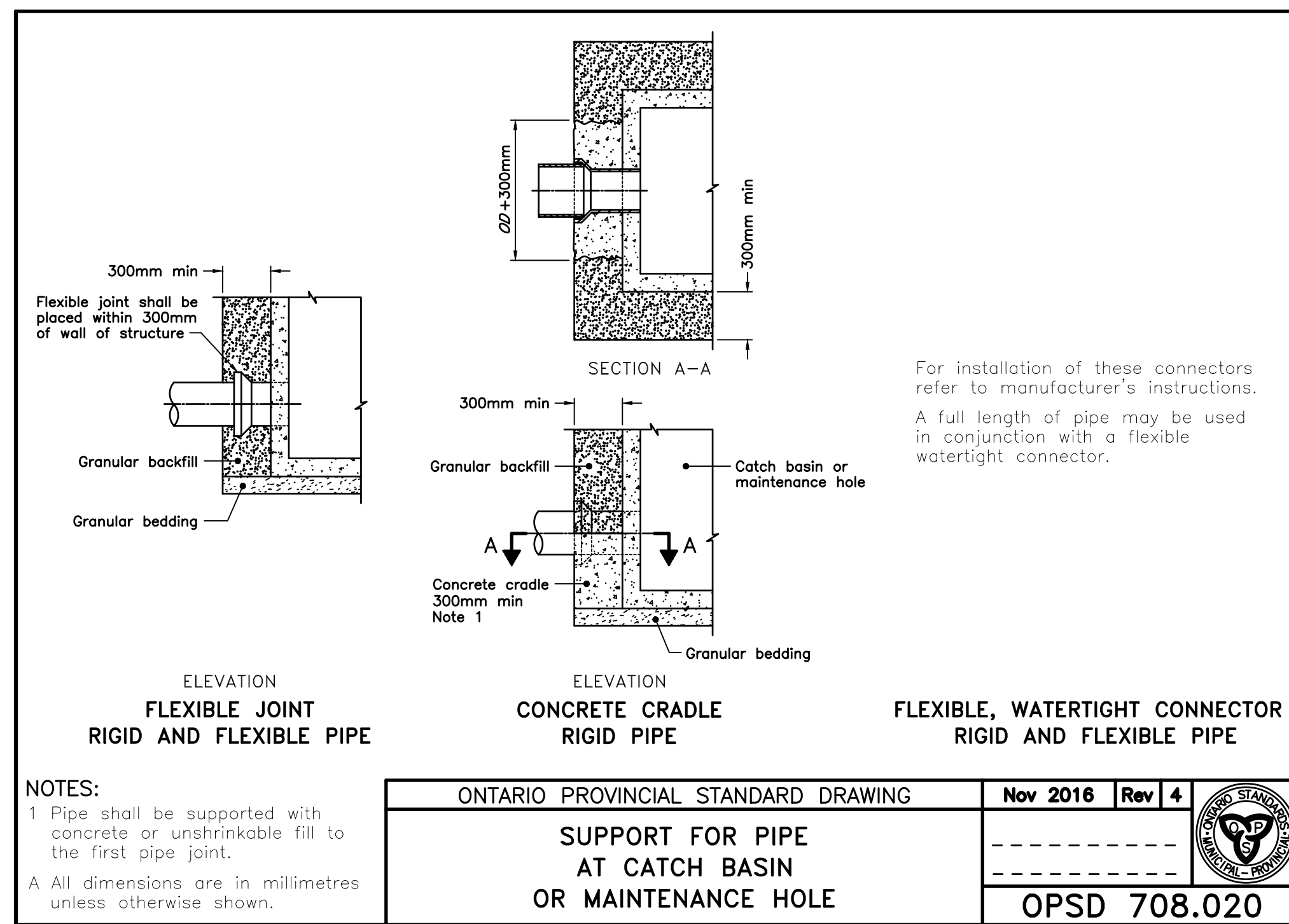
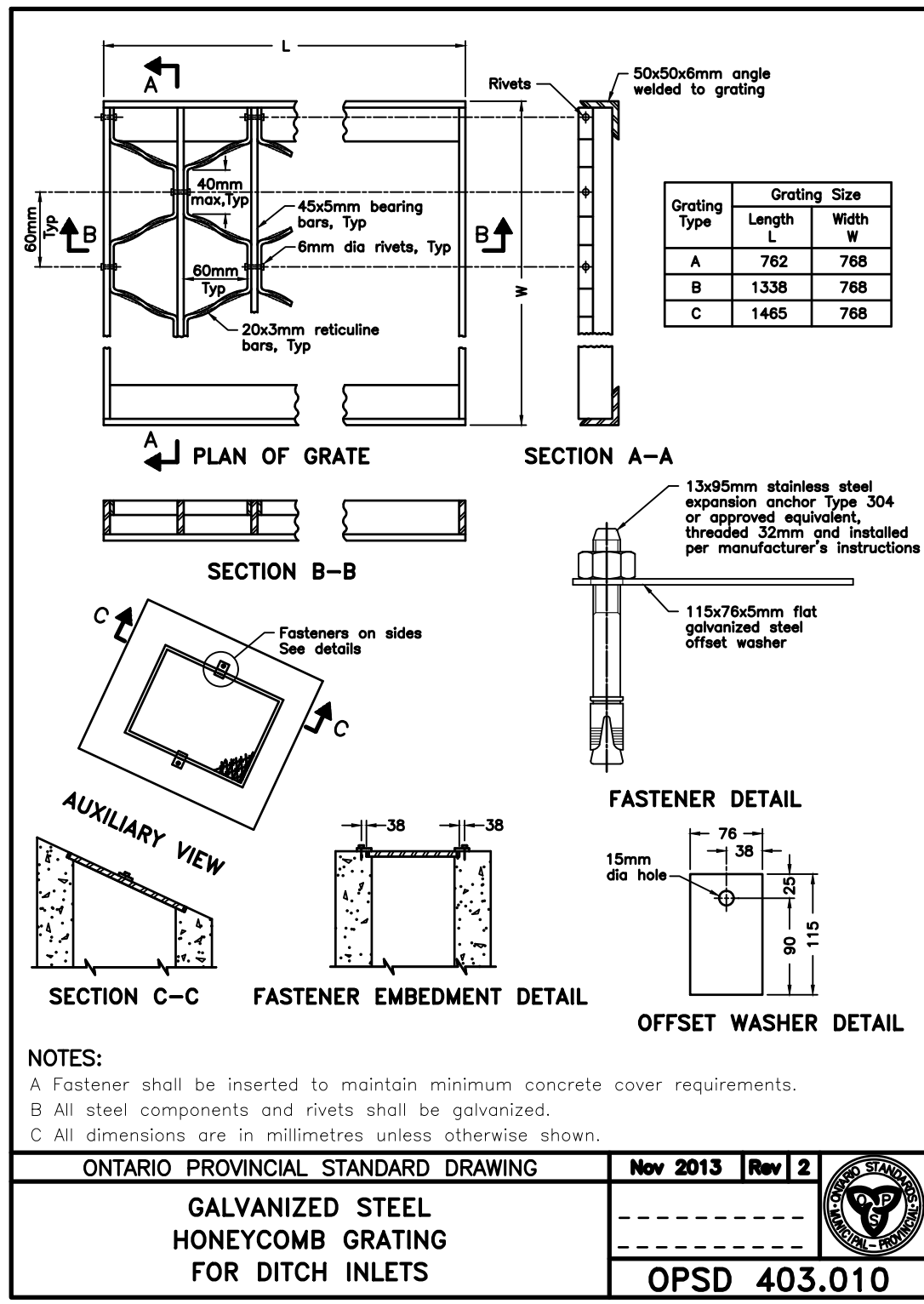
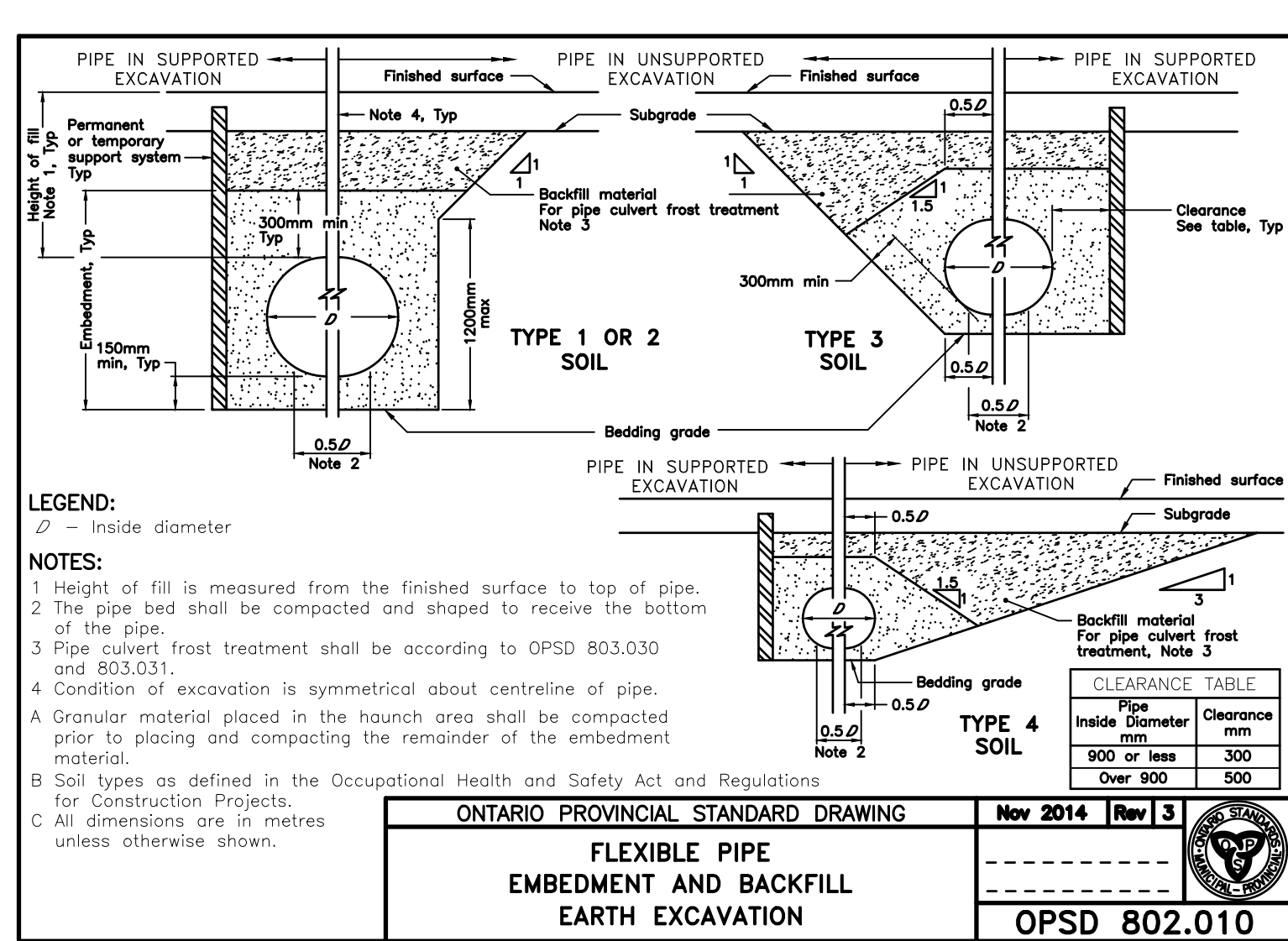
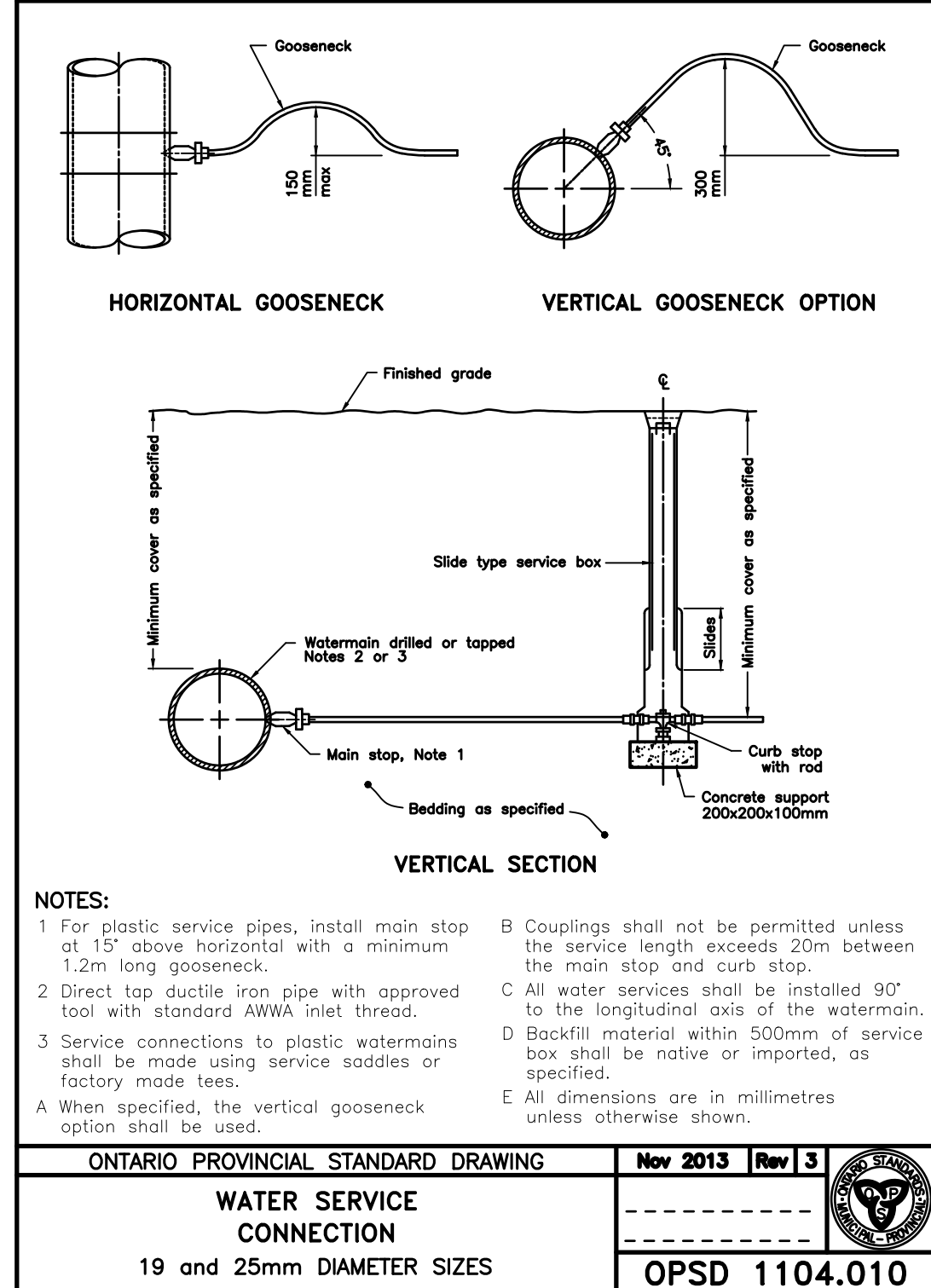
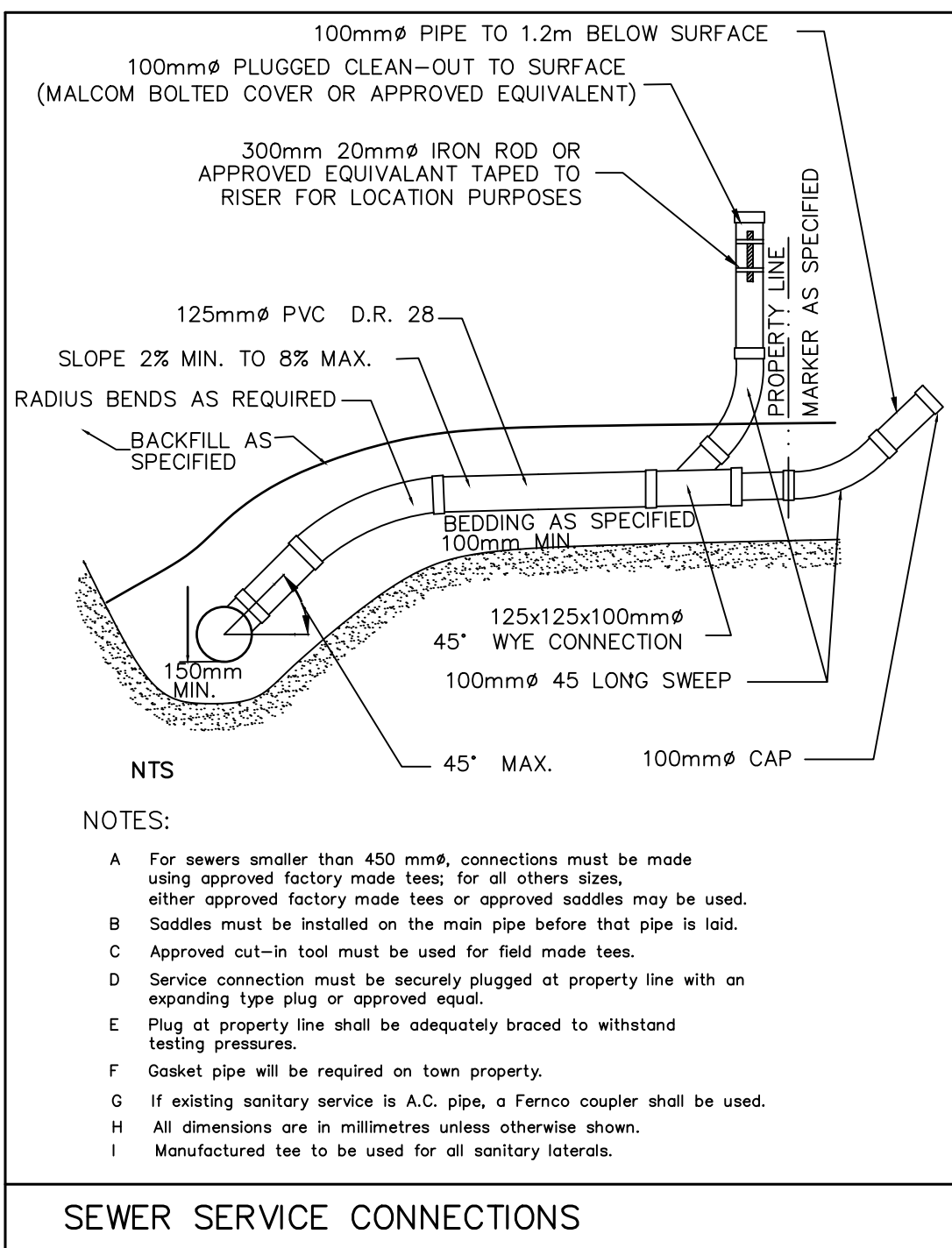
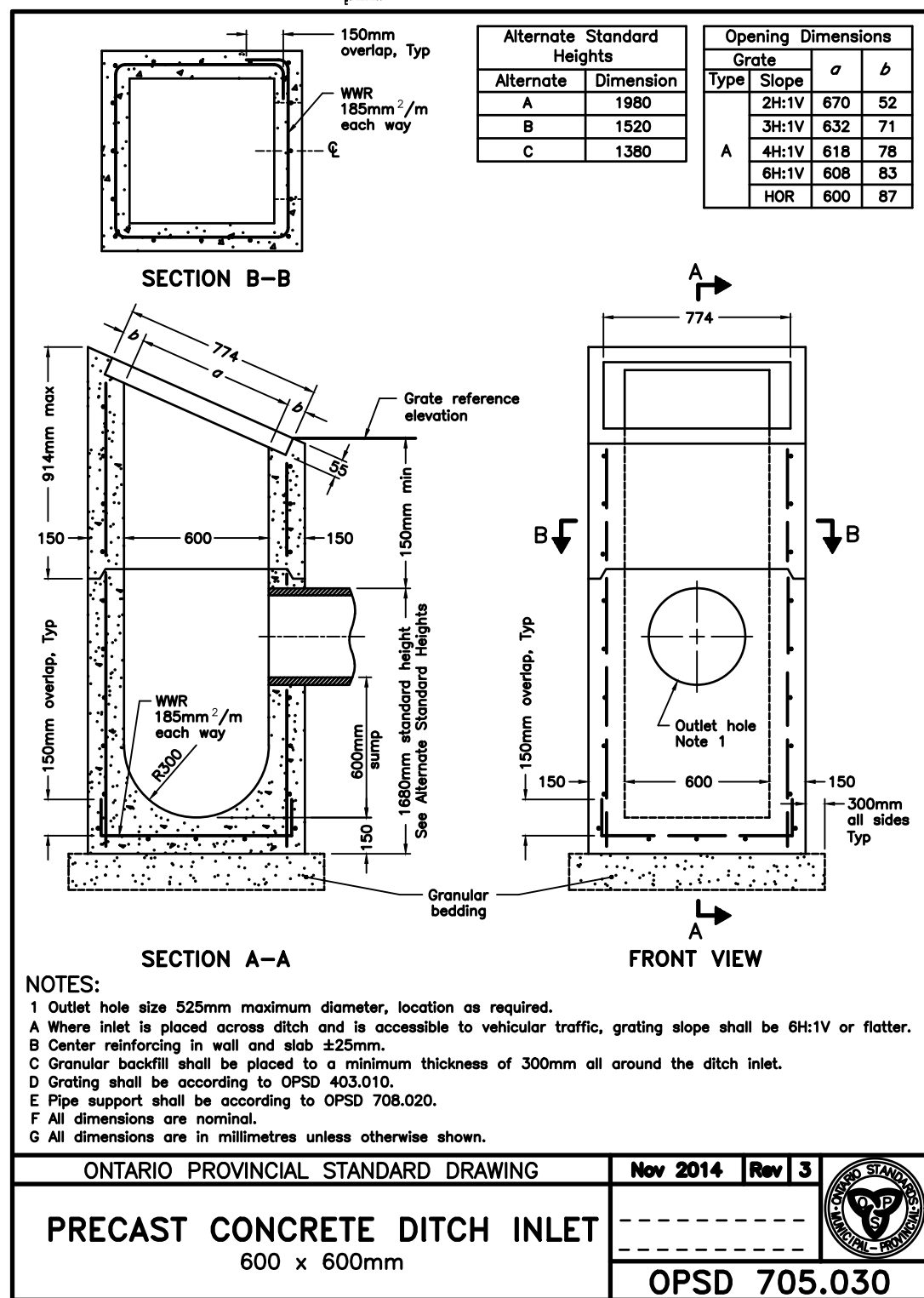
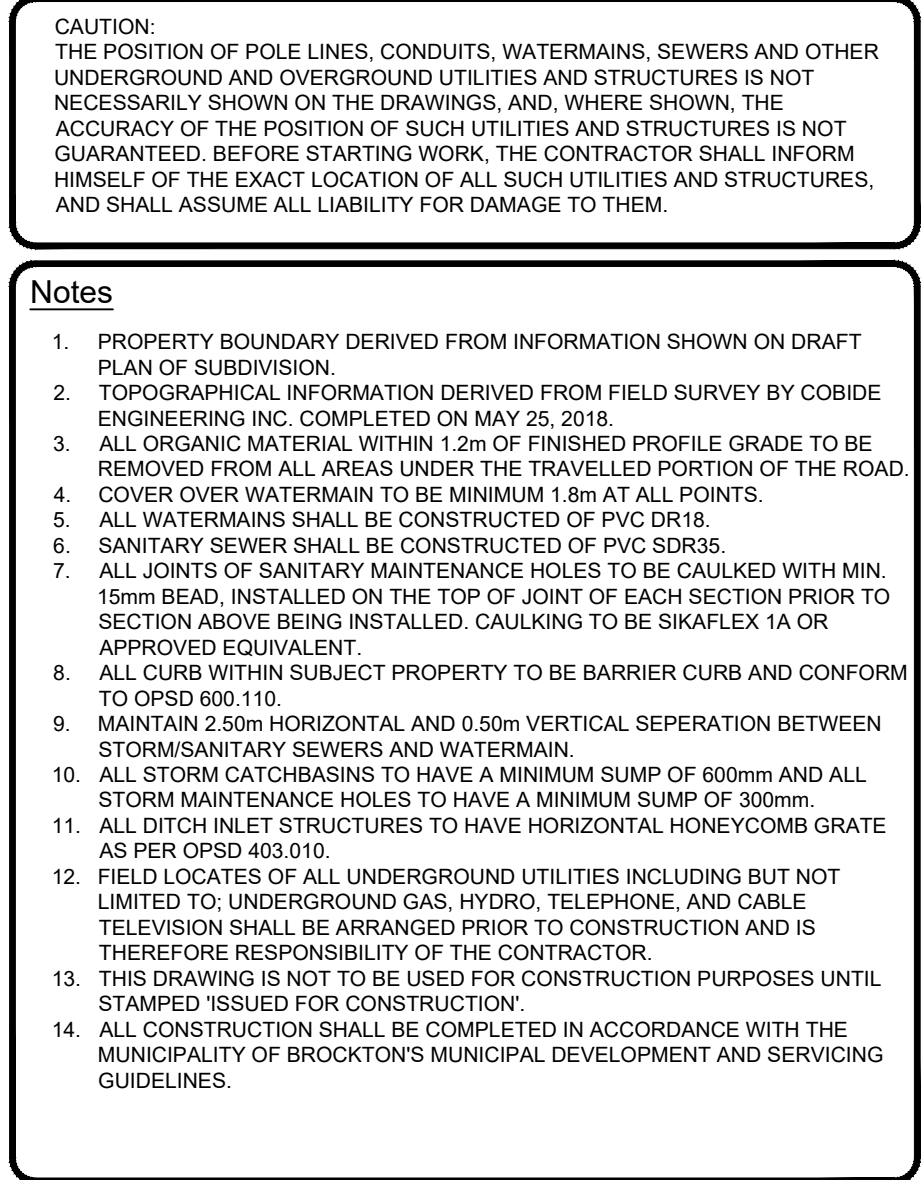
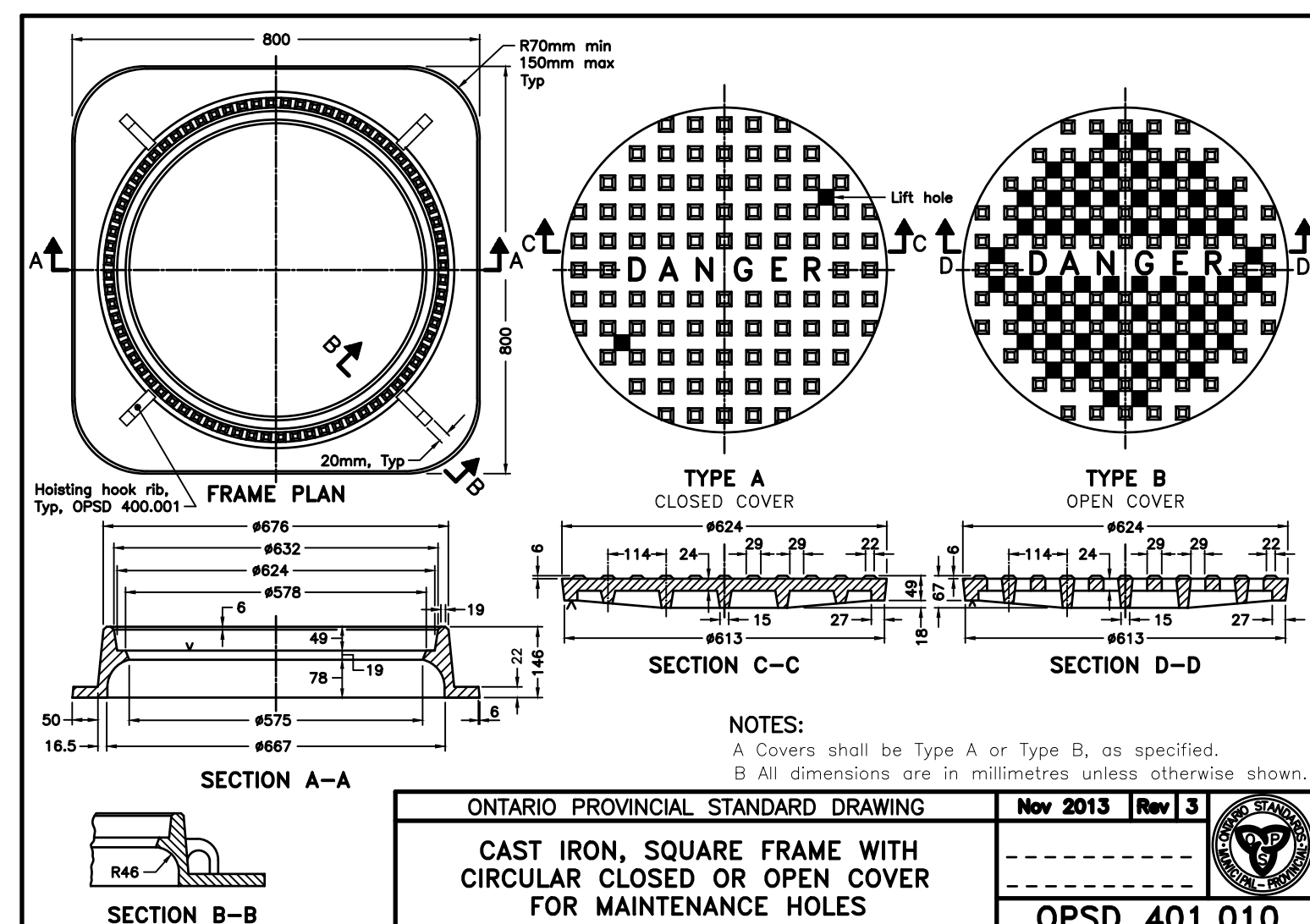




**COBIDE**  
ENGINEERING INC.

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

Title: PROPOSED TOWNHOUSES BLOCK 47 (WALKER WEST ESTATES) REGISTERED PLAN No. 3M-253 MUNICIPALITY OF BROCKTON STORM SEWER CATCHMENT AREAS			
Client: WALKER WEST ESTATES			
Design:	TLB	Scale:	1:150
Drawn:	TLB	Approved:	
Checked:	TLB		
Date:	JULY 2022		Design Engineer
DRAWING No.	02776-STM1		





3	NOV 4/22	ISSUED FOR CONSTRUCTION						TLB	TLB
2	OCT 27/22	SECOND SUBMISSION						AC	TLB
1	AUG 18/22	FIRST SUBMISSION						TLB	TLB
0	JUL 26/22	PRELIMINARY SUBMISSION						EV	TLB
No.	DATE	DESCRIPTION						BY	APPD
REVISION / ISSUE									
Seal not valid unless signed and dated									
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<div><div></div><div><div>COBIDE</div><div>ENGINEERING INC</div></div><div><div>517 - 10th STREET, Hanover, Ontario N4N 1R4</div><div>Telephone: (519) 506-5959</div><div>www.cobideeng.com</div></div></div>									
Client:									
PROPOSED TOWNHOUSES BLOCK 47 (WALKER WEST ESTATES) REGISTERED PLAN NO. 3M-253 MUNICIPALITY OF BROCKTON MISCELLANEOUS DETAILS I									
WALKER WEST ESTATES									
Client:									
Design:	TLB	Scale:						N/A	
Drawn:	TLB	Approved:							
Checked:	TLB								
Date:	JULY 2022								
DRAWING No.									
02776-DET1									
Design Engineer									



MUNICIPALITY OF BROCKTON ENGINEERING STANDARDS

GENERAL - CONSTRUCTION

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY OF BROCKTON STANDARDS AND OPSS. WHERE CONFLICT OCCURS, MUNICIPAL STANDARDS GOVERN.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.
- ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
- 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.
- ALL EXISTING MAINTENANCE HOLES TO BE RAISED OR LOWERED TO PROPOSED GRADE. MAXIMUM ALLOWABLE HEIGHT OF ADJUSTMENT TO BE 300mm.
- ALL EXISTING HYDRANTS AND VALVES TO BE RAISED OR LOWERED TO PROPOSED GRADE.
- TRENCHES FOR UTILITIES TO BE MINIMUM 600mm WIDE BACKFILLED WITH APPROVED NATIVE MATERIAL AND COMPACTED ALL TO THE SATISFACTION OF THE LOCAL UTILITY.
- CONDUITS FOR ROAD CROSSINGS TO EXTEND 1.0m BEYOND CURB c/w PULL ROPES. INSTALL CONDUITS TO LOCAL STANDARDS.
- MAINTAIN A 300mm VERTICAL SEPARATION (MINIMUM) BETWEEN SEWERS AT CROSSINGS.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
- TOPSOIL TO BE STRIPPED FROM SITE SHALL BE STOCKPILED AS DIRECTED BY ENGINEER.

ROADWAYS

- CONCRETE CURB AND GUTTER TO OPSD 600.100.
- CURB AND GUTTER TERMINATION TO OPSD 608.010.
- CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO OPSS 353, NOV. 2006.
- 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.
- 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.
- GRANULAR 'A' AND 'B' MATERIALS TO BE COMPACTED TO 100% MDD. PER OPSS 501, NOV. 2005.
- BOULEVARD COMPACTION TO 95% OF MATERIAL'S MDD.
- ROADWAY SUBGRADE TO BE PROOF ROLLED IN PRESENCE OF GEOTECHNICAL ENGINEER.
- STANDARD ROAD BASE SHALL CONSIST OF 300mm GRANULAR 'B' AND 150mm GRANULAR 'A'.
- PAVEMENT ON NEW ROADS TO BE HOT MIX HL4 (40mm) BASE COURSE AND HL3 (40mm) PER OPSS 310, NOV. 2003.

SANITARY SEWERS AND SERVICES

- MAINTENANCE HOLES TO OPSD 1001.01 (1200mmØ)
- BENCHING TO OPSD 1004.01
- FRAMES AND COVERS TO BE OPSD 401.01 TYPE 'A', CLOSED COVER.
- 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.
- SERVICE CONNECTIONS TO OPSD 1006.020 WITH SUITABLE NATIVE BEDDING OR GRANULAR 'A'.
- BEDDING FOR SEWER SHALL BE PER OPSD 1005.02. BEDDING MATERIAL FOR SANITARY SEWER AND SERVICES SHALL BE GRANULAR 'A'.
- BACKFILL PER OPSD 803.04 USING APPROVED NATIVE BACKFILL.
- BACKFILL AND BEDDING MATERIAL TO BE COMPACTED PER OPSS 410 AND 514.
- TESTING TO OPSS 410.

WATERMAIN AND WATER SERVICES

- THRUST BLOCKS PER OPSD 1103.010 AND 1103.020.
- SERVICE CONNECTIONS PER OPSD 1104.01.
- HYDRANT, INSTALLATION PER OPSD 1105.01 AND TO TOWN STANDARDS.
- USE APPROVED NATIVE MATERIAL OR GRANULAR 'A' BEDDING PER OPSD - 1102.02. BACKFILL TO BE APPROVED NATIVE MATERIAL PER OPSD 803.04.
- WATERMAIN, SERVICES, AND HYDRANTS TO BE INSTALLED PER OPSS 701, NOV. 2006.
- ALL PVC WATERMAIN TO HAVE TRACER WIRE BETWEEN HYDRANTS AND OTHER CONDUCTING APPURTENANCES.
- MINIMUM COVER TO BE 1.8m.
- 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.
- MAIN STOPS AND CURB STOPS TO HAVE GROUNDING SCREW FOR ATTACHING ANODE.
- ALL FITTINGS TO BE FITTED WITH 19MM SACRIFICIAL ZINC CAPS. CAPS TO BE "PROTECTO-CAPS" OR APPROVED EQUIVALENT.
- ANODES SHALL BE AS FOLLOWS:
  - MAIN STOPS AND CURB STOPS - 2.3 KG
  - ALL OTHER FITTINGS - 5.5 KG

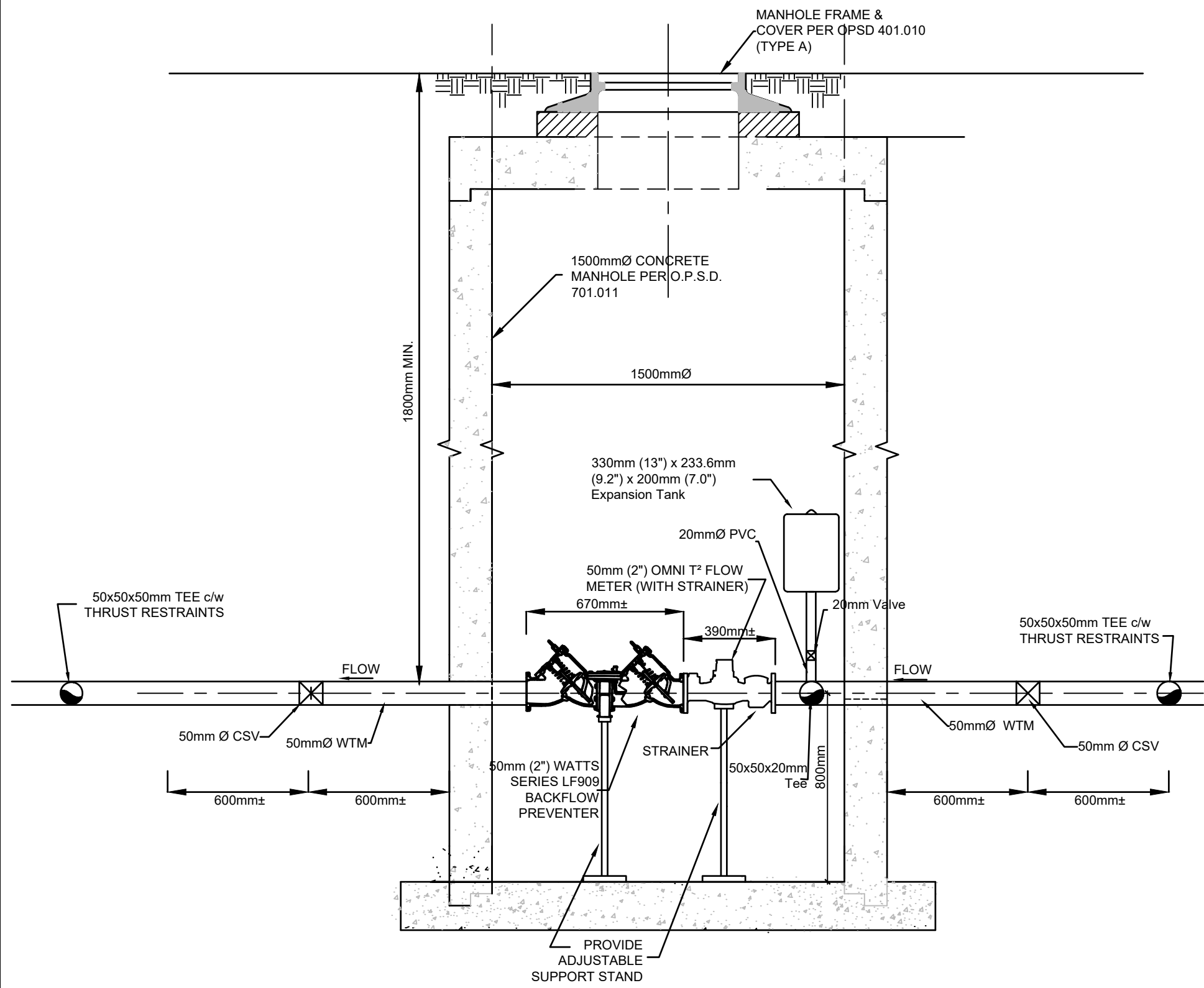
STORM SEWERS AND SERVICES

- MAINTENANCE HOLES TO OPSS 1001.01 (1200mmØ)
- BENCHING TO OPSD 1004.01
- FRAMES AND COVERS TO BE OPSD 401.01 TYPE 'A', CLOSED COVER.
- SERVICE CONNECTIONS TO BE 150mm, TERMINATED AT THE PROPERTY LINE WITH A 150mmØ RISER C/W 150mmØ LONG SWEEP CAPPED AT SURFACE.
- SERVICE CONNECTIONS TO OPSD 1006.020 WITH SUITABLE NATIVE BEDDING OR GRANULAR 'A'.
- BEDDING FOR SEWER SHALL BE PER OPSD 1005.02. BEDDING MATERIAL FOR STM SHALL BE GRANULAR 'A'.
- BACKFILL PER OPSD 803.04 USING APPROVED NATIVE BACKFILL.
- BACKFILL AND BEDDING MATERIAL TO BE COMPACTED PER OPSS 410 AND 514.

MATERIALS

- SANITARY SEWER - SDR35 PVC.
- SANITARY SERVICES - SDR28 PVC, 125Ø USING TEE CONNECTIONS TO MAIN.
- STORM SEWER - PE (PS 320)
- ALL DRAINAGE PIT MATERIAL TO BE PERFORATED P.E. (PS 320) STORM SEWER.
- WATERMAIN - DR18 PVC INCLUDING 12 AWG TWU TRACER WIRE. ALL MECHANICAL JOINTS TO BE EQUIPPED WITH GRIP RINGS.
- 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.
- 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.
- 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.
- 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.
- "STOP AND DRAIN" VALVES ARE TO BE USED AT BLOW-OFFS. MUELLER H-15219 OR APPROVED EQUIVALENT TO BE USED.
- 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.
- UTILITY ROAD CROSSING CONDUITS - 100mmØ TYPE II PVC.

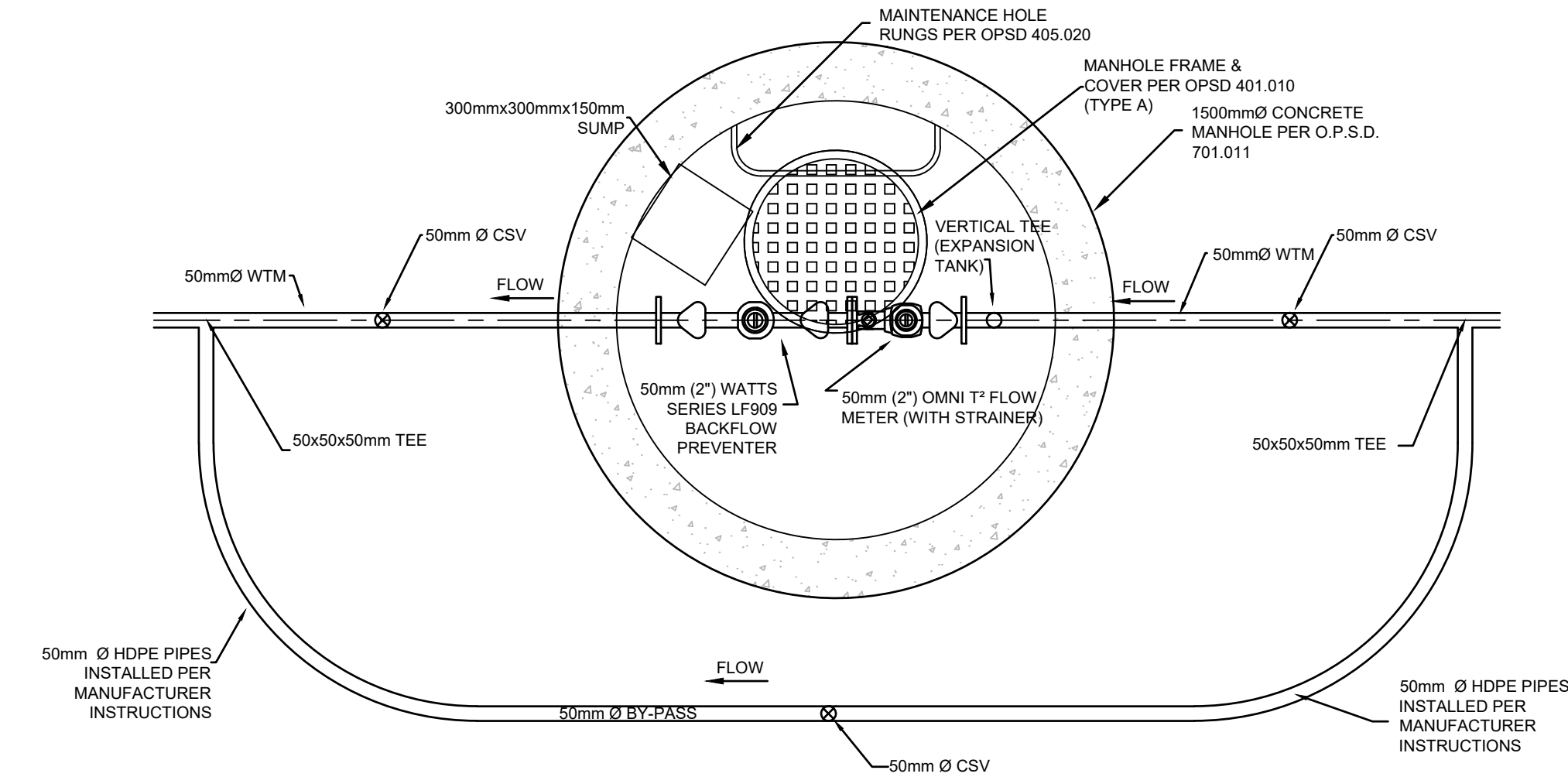
ENGINEERING STANDARDS	
Watermain Pipe	
100 mm Ø and larger	PVC DR18 (Class 150)
50 mm Ø	PVC Series 160
Gate Valves	Mueller, mechanical joint, resilient seat, right hand closing
Valve Boxes	130 mm Ø (5 1/4") cast iron or ductile iron slider type with a standard lower section and guide plate at manufactured 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 m (2 1/2") 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 (3/4") 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



WATER METER CHAMBER DETAIL

SECTION VIEW

NTS



WATER METER CHAMBER DETAIL

PLAN VIEW

NTS

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 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.
- ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
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No.	DATE	DESCRIPTION	BY	APPD	
REVISION / ISSUE					

Seal not valid unless signed and dated



Title:  
**PROPOSED TOWNHOUSES  
BLOCK 47 (WALKER WEST ESTATES)  
REGISTERED PLAN No. 3M-253  
MUNICIPALITY OF BROCKTON  
MISCELLANEOUS DETAILS II**

Client:  
**WALKER WEST ESTATES**

Design:	TLB	Scale:	N/A
Drawn:	TLB	Approved:	
Checked:	TLB		
Date:	JULY 2022		Design Engineer
DRAWING No.	02776-DET2		