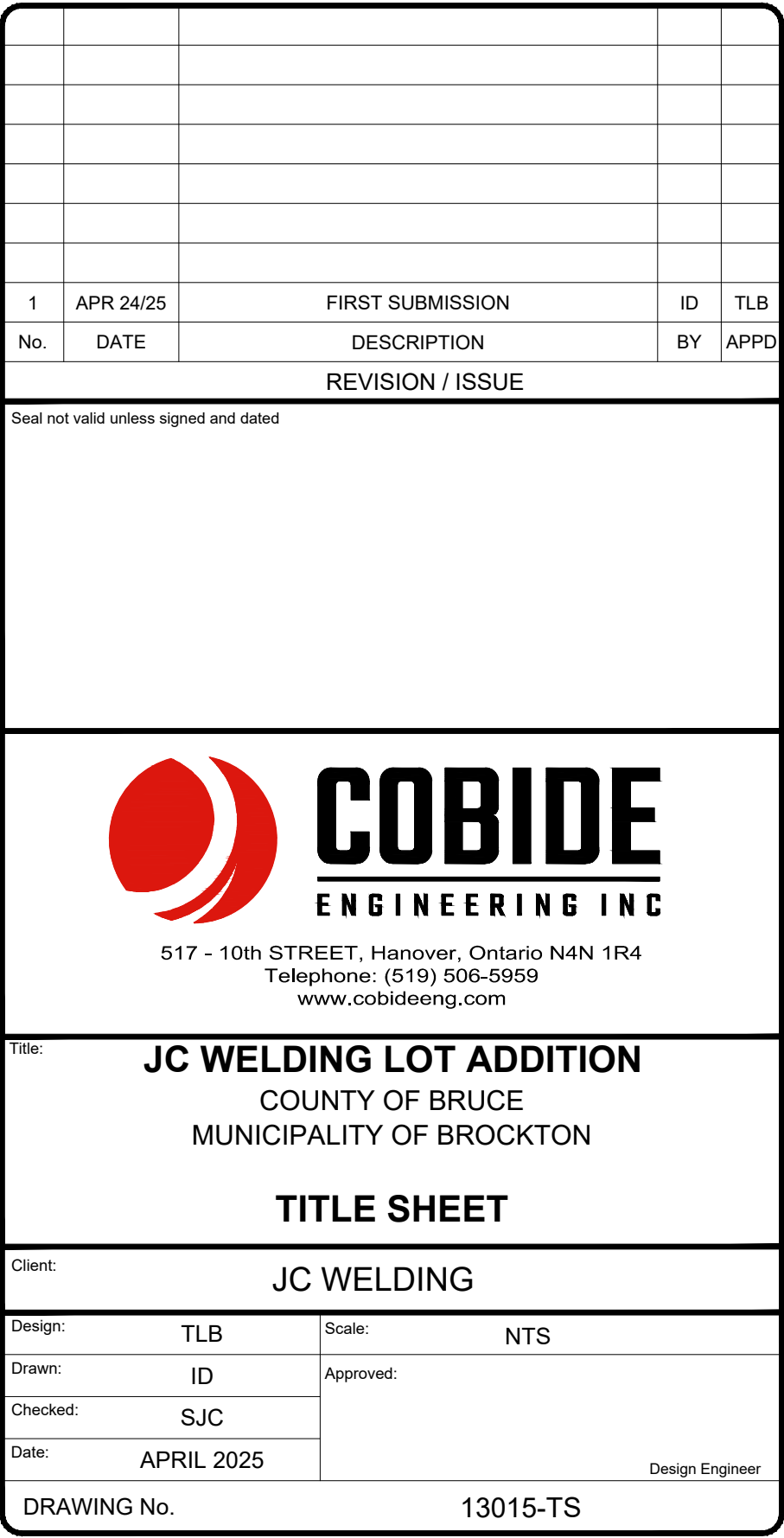
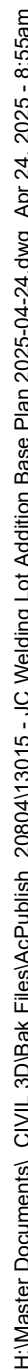


JC WELDING LOT ADDITION MUNICIPALITY OF BROCKTON

MAYOR: CHRIS PEABODY
CHIEF ADMINISTRATIVE OFFICER: SONYA WATSON
CHIEF BUILDING OFFICIAL: DIETER WELTZ
BUILDING INSPECTOR: DOMINIC PAQUETTE

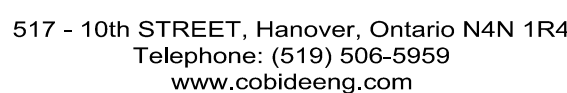
INDEX	
<u>SHEET No.</u>	<u>DESCRIPTION</u>
13015-C1	SITE DEVELOPMENT PLAN
13015-C2	SITE GRADING PLAN 1
13015-C3	SITE GRADING PLAN 2
13015-C4	MISCELLANEOUS DETAILS 1





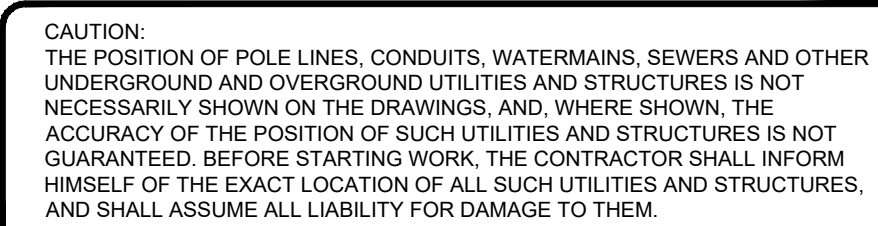
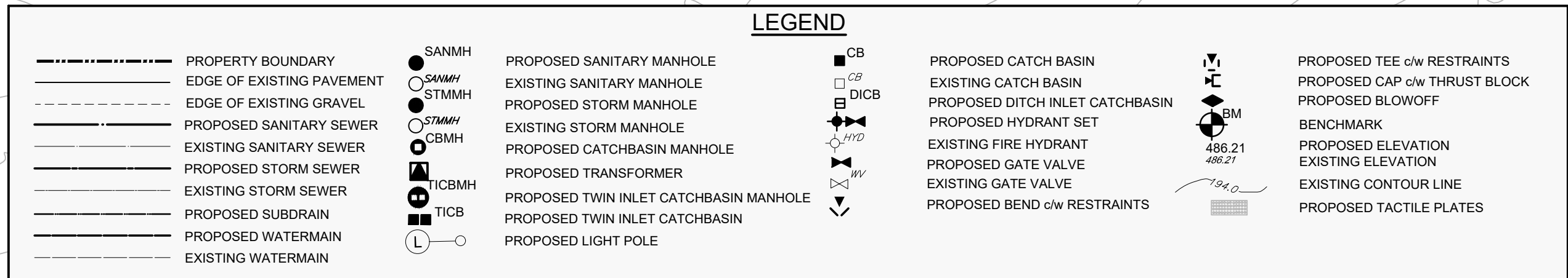
Notes

- [illegible]

Seal not valid unless signed and dated

DEVELOPMENT SITE PLAN

Client:		JC WELDING	
Design:	TLB	Scale:	1:300
Drawn:	ID	Approved:	
Checked:	SJC		
Date:	APRIL 2025		
DRAWING No.		13015-C1	



TOPOGRAPHICAL INFORMATION DERIVED FROM DRONE SURVEY BY COBIDE ENGINEERING INC., COMPLETED ON AUGUST 28, 2024.

3. ALL EXISTING AND PROPOSED FINISHED PAVING GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE DRIVEWAY, SIDEWALK AND PARKING LOT.

4. COVER OVER WATER SERVICES TO BE MINIMUM 1.8m AT ALL POINTS, AND SHALL BE CONSTRUCTED OF 50mm/2" MUNICIPAL.

5. A. WATERMAIN SHALL BE CONSTRUCTED OF PVC DWR 18" AWWA C900 OR C905 TRIGGER WIRE - PRESSURE TO NOT LESS THAN 127.57 STORM COPPER CLAY PIPE. THERMOPLASTIC INSULATION RATED FOR UNDERGROUND USE AND SHALL HAVE A MINIMUM 150mm/6" OF INSULATION.

6. WATERMAIN SHALL BE TESTED IN ACCORDANCE WITH OPS# 441, AWWA C651 AND MECCP - WATERMAIN DISINFECTION PROCEDURE. ALL CHEMICALS AND MATERIALS USED SHALL BE APPROVED BY THE MUNICIPALITY OF BURNABY.

7. WATERMAIN RESTRAINTS TO COMPLY WITH OPS# 441 02.23 REFER TO MUNICIPALITY OF BURNABY WATERMAIN RESTRAINTS.

8. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC DSR30 (OR APPROVED ALTERNATIVE) AT A MINIMUM 250mm DEPTH OF COVER CONFORMING TO OPS# 410. SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

9. CONNECTIONS TO EXISTING SANITARY SERVICES SHALL BE MADE WITH PRE-FABRICATED CONNECTIONS.

10. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATIONS BETWEEN STORMWATER SEWERS AND WATERMAIN.

11. STORM DRAINAGE SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 600mm AND ALL CATCHBASIN MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm. ALL STORM MAINTENANCE HOLES TO BE 1.5m DIA.

12. FIELD LOCATES OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO: UNDERGROUND GAS, HYDRO, TELEPHONE, AND CABLE TELEVISION SHALL BE ARRANGED TO BE MAINTAINED AT ALL TIMES.

13. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED AND ISSUED FOR CONSTRUCTION.

14. ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF BURNABY MUNICIPAL DEVELOPMENT AND MUNICIPAL SERVICES GUIDELINES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS THAT ARE NOT THE RESPONSIBILITY OF THE MUNICIPALITY.


16. EXISTING LIGHTING TO BE IN ACCORDANCE WITH SCHEDULE 13.1.1.1 AND S.3.3.0.1. STORM DRAINAGE SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 600mm. ALL STORM SEWER 1000mm AND LARGER ARE BOSS 3000. STORM SEWER TO BE CLASS DSR30 SEWERS TO BE CLASS DSR30 SEWERS TO BE CLASS DSR30 SEWERS TO BE CLASS DSR30 SEWERS.

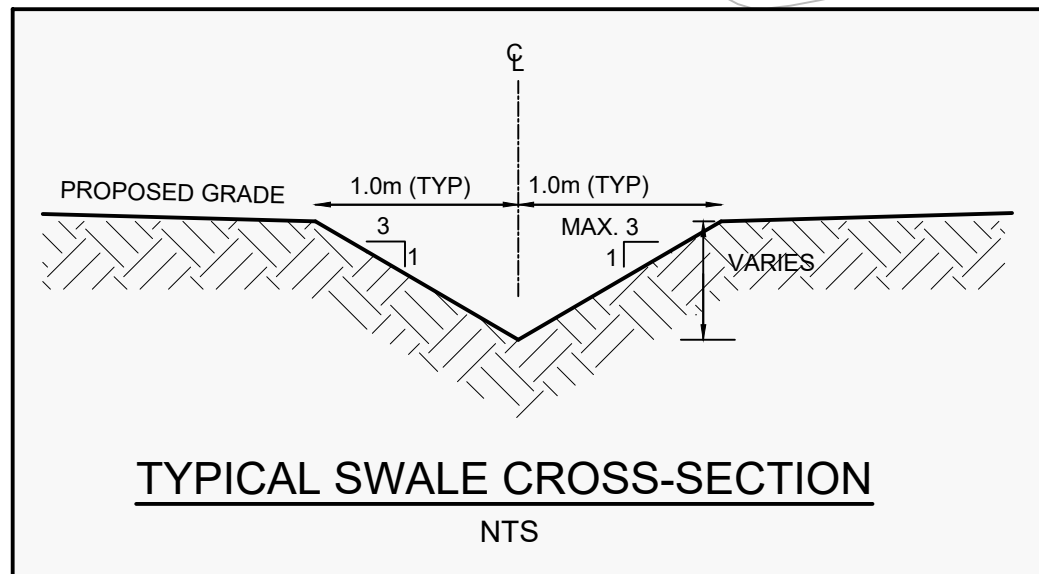
17. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED AT THE JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEINGS INSTALLED.

18. GEOTEXTILE FABRIC TO BE INSTALLED UNDER STORM GRATES UNTIL THE COMPLETION OF THE STORM DRAINAGE.

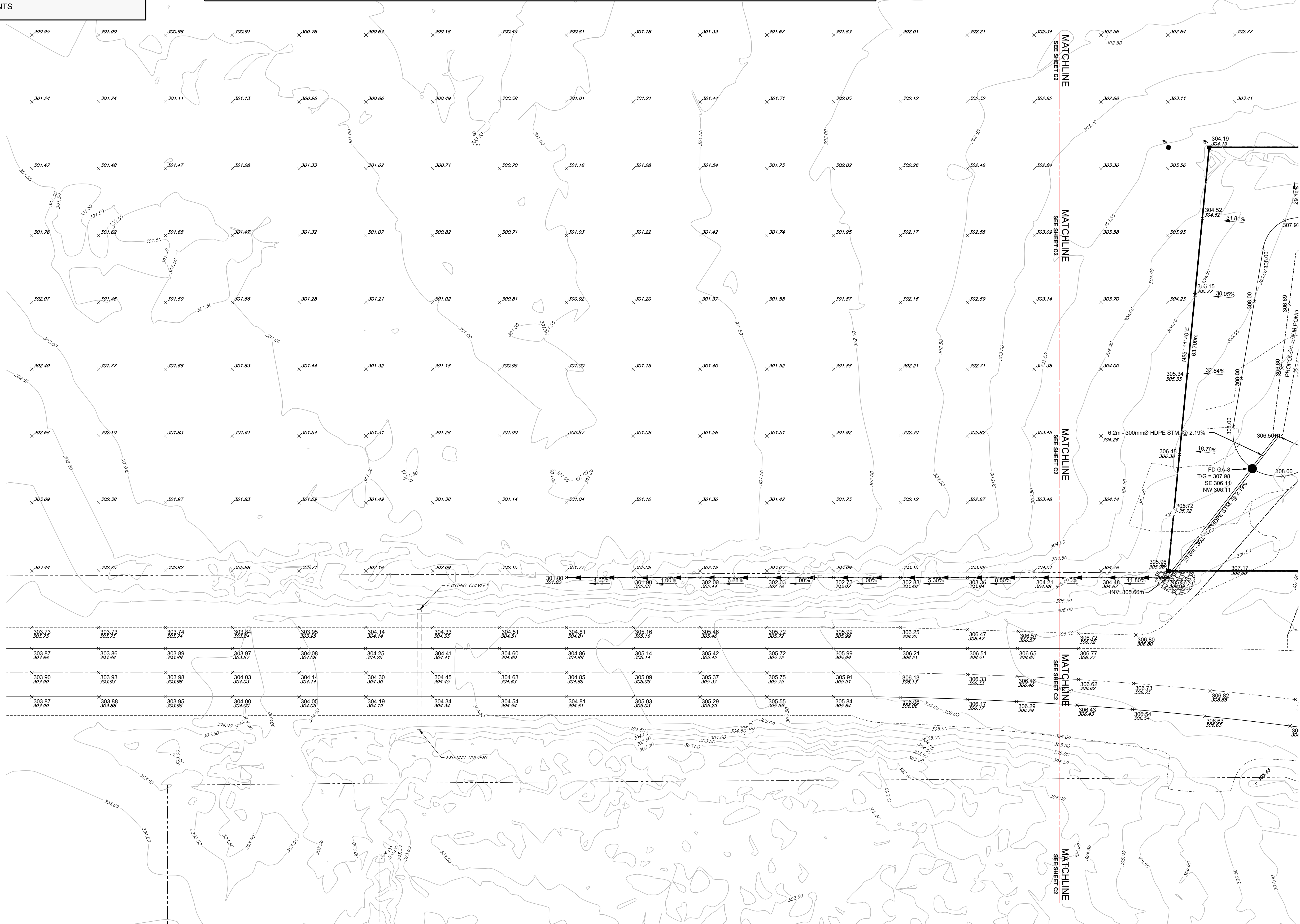
19. RESTORE DISTURBED GRADING AREAS WITH 150mm TOP SOIL, SEED AND MULCH.

[illegible]

 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <h1 style="margin: 0;">COBIDE</h1> <p style="margin: 0;">ENGINEERING INC</p> </div>	
517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com	
Job Title: JC WELDING LOT ADDITION COUNTY OF BRUCE MUNICIPALITY OF BROCKTON	
Site Name: SITE GRADING PLAN 1	
Client: JC WELDING	
Design: TLB	Scale: 1:300
Drawn: ID	Approved:
Checked: SJC	
Date: APRIL 2025	
Design Engineer	
DRAWING No. 13015-C2	



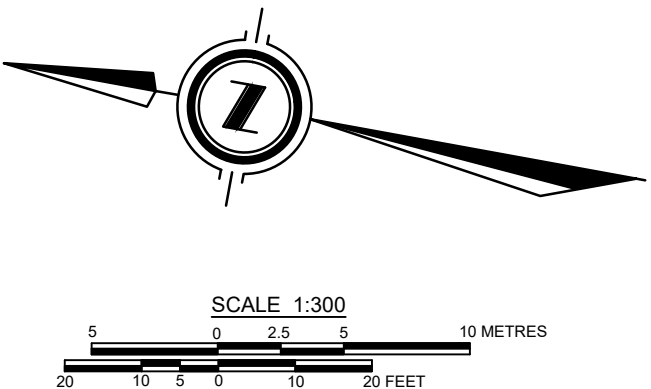
LEGEND			
-----	PROPERTY BOUNDARY	●	SANMH
-----	EDGE OF EXISTING PAVEMENT	○	STMMH
-----	EDGE OF EXISTING GRAVEL	○	STMMH
-----	PROPOSED SANITARY SEWER	○	STMMH
-----	PROPOSED SANITARY SEWER	○	STMMH
-----	PROPOSED STORM SEWER	○	STMMH
-----	PROPOSED STORM SEWER	○	STMMH
-----	PROPOSED SUBRAIN	○	STMMH
-----	PROPOSED WATERMAIN	○	STMMH
-----	EXISTING WATERMAIN	○	STMMH
-----	PROPOSED SANITARY MANHOLE	●	SANMH
-----	EXISTING SANITARY MANHOLE	○	STMMH
-----	PROPOSED STORM MANHOLE	○	STMMH
-----	EXISTING STORM MANHOLE	○	STMMH
-----	PROPOSED CATCHBASIN MANHOLE	○	STMMH
-----	PROPOSED TRANSFORMER	○	STMMH
-----	PROPOSED TWIN INLET CATCHBASIN MANHOLE	○	STMMH
-----	PROPOSED TWIN INLET CATCHBASIN	○	STMMH
-----	PROPOSED LIGHT POLE	○	STMMH
-----	PROPOSED CATCH BASIN	○	STMMH
-----	EXISTING CATCH BASIN	○	STMMH
-----	PROPOSED DITCH INLET CATCHBASIN	○	STMMH
-----	PROPOSED HYDRANT SET	○	STMMH
-----	EXISTING FIRE HYDRANT	○	STMMH
-----	PROPOSED GATE VALVE	○	STMMH
-----	EXISTING GATE VALVE	○	STMMH
-----	PROPOSED BEND c/w RESTRAINTS	○	STMMH
-----	PROPOSED TEE c/w RESTRAINTS	○	STMMH
-----	PROPOSED CAP c/w THRUST BLOCK	○	STMMH
-----	PROPOSED BLOWOFF	○	STMMH
-----	BENCHMARK	○	STMMH
-----	PROPOSED ELEVATION	○	STMMH
-----	EXISTING ELEVATION	○	STMMH
-----	EXISTING CONTOUR LINE	○	STMMH
-----	PROPOSED TACTILE PLATES	○	STMMH



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

1. TOPOGRAPHICAL INFORMATION DERIVED FROM DRONE SURVEY BY COBIDE ENGINEERING INC., COMPLETED ON AUGUST 28, 2024.
2. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE DRIVEWAY, SIDEWALK AND PARKING LOT.
3. COVER OVER WATER SERVICES TO BE MINIMUM 1.8m AT ALL POINTS, AND SHALL BE CONSTRUCTED OF 50mmØ MUNICIPEX.
4. ALL WATERMANS SHALL BE CONSTRUCTED OF PVC DR18, AWWA C900 OR C905.
5. TRACER WIRE - PROVIDE TYPE THW No. 127 STRAND COPPER CABLE HAVING THERMOPLASTIC INSULATION RATED FOR UNDERGROUND USE AND SHALL HAVE A CONDUCTIVITY TEST COMPLETED FOLLOWING CONSTRUCTION.
6. WATERMAIN SHALL BE TESTED IN ACCORDANCE WITH OPSS 441, AWWA C651 AND MECOP WATERMAIN DISINFECTION PROCEDURE. ALL CHEMICALS AND MATERIALS USED SHALL CONFORM TO AWWA E300, AWWA E301, NSF/ANSI 60, NSF/ANSI 61.
7. WATERMAIN RESTRAINTS TO COMPLY WITH OPSS 441.07.23. REFER TO MUNICIPALITY OF BROCKTON - MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES SECTION 6.4.
8. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35 (OR APPROVED ALTERNATIVE), AT A MINIMUM 2.5m DEPTH OF COVER CONFORMING TO OPSS 410. SEWERS SHALL BE TESTED IN ACCORDANCE WITH OPSS 410.
9. CONNECTIONS TO EXISTING SANITARY SERVICES SHALL BE MADE WITH PRE-MANUFACTURED APPROVED TEES.
10. MAINTAIN 2.50m HORIZONTAL AND 0.50m VERTICAL SEPARATIONS BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.
11. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL CATCHBASIN MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm. ALL STORM MAINTENANCE HOLES SHALL BE BENCH.
12. 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'.
13. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF BROCKTON'S MUNICIPAL DEVELOPMENT AND SERVICING GUIDELINES.
14. MUNICIPAL CONSENTS ARE REQUIRED FOR ALL OFFSITE UTILITIES THAT ARE NOT THE RESPONSIBILITY OF THE MUNICIPALITY.
15. EXTERIOR LIGHTING TO BE IN ACCORDANCE WITH MUNICIPAL BY-LAW 3.26.11 & 3.30.
16. STORM SEWERS UP TO AND INCLUDING 900mm ARE BOSS 2000. ALL STORM SEWERS 1050mm AND LARGER ARE BOSS 3000. STORM SEWER TO BE CLASS SDR35 SEWERS TO BE MANDEREL TESTED AND VIDEOED FOLLOWING CONSTRUCTION.
17. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
18. GEOTEXTILE FABRIC TO BE INSTALLED UNDER STORM GRATES UNTIL THE COMPLETION OF CONSTRUCTION.
19. RESTORE DISTURBED/GRADING AREAS WITH 150mm TOP SOIL, SEED AND MULCH.

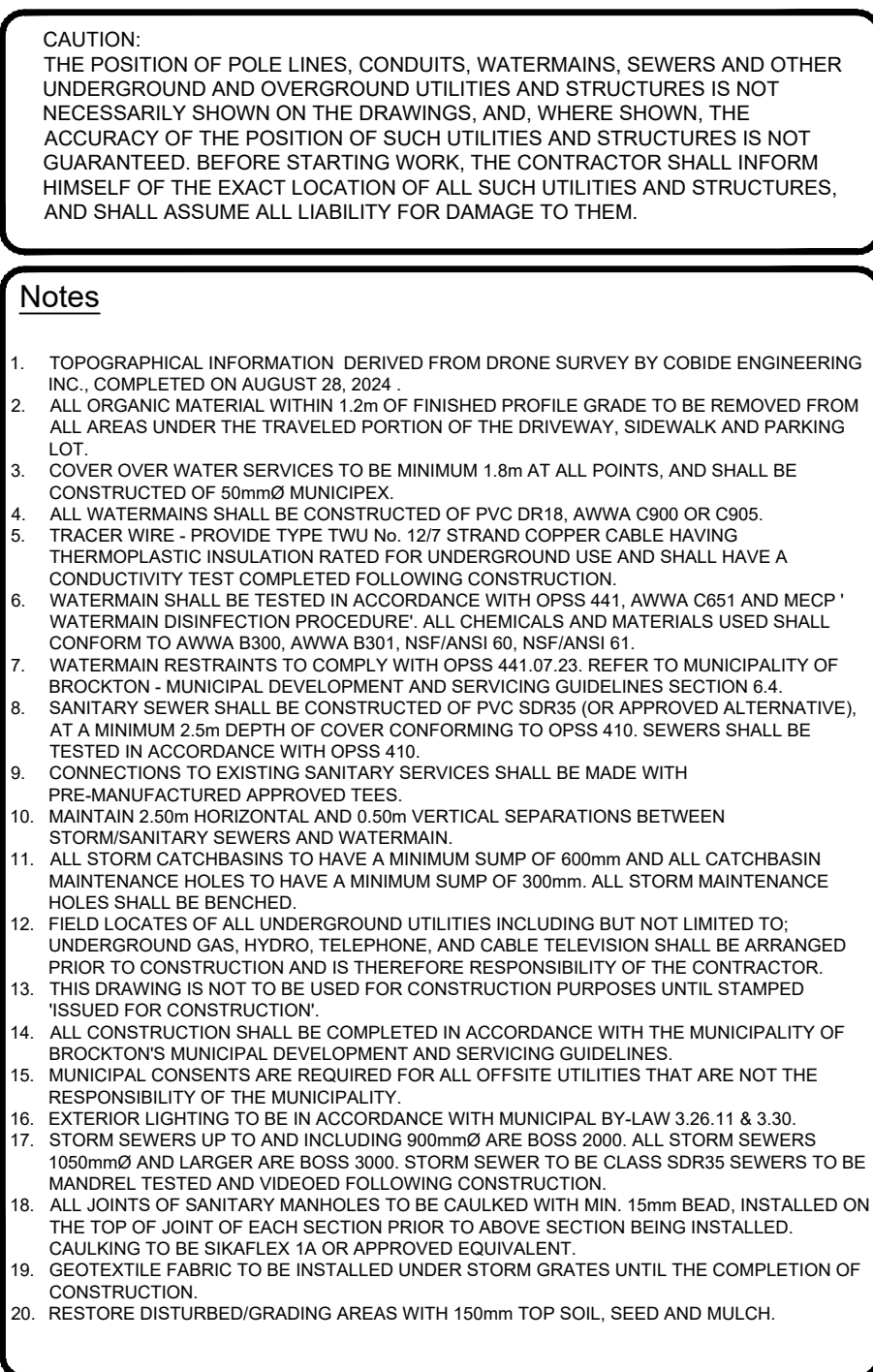


Benchmark Information

1	APR 24/25	FIRST SUBMISSION	ID	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				
Seal not valid unless signed and dated				




Title: JC WELDING LOT ADDITION COUNTY OF BRUCE MUNICIPALITY OF BROCKTON SITE GRADING PLAN 2	
Client: JC WELDING	
Design: TLB	Scale: 1:300
Drawn: ID	Approved:
Checked: SJC	
Date: APRIL 2025	Design Engineer
Drawing No. 13015-C3	



1	APR 24/25	FIRST SUBMISSION						ID	TLB		
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

Title: JC WELDING LOT ADDITION
COUNTY OF BRUCE
MUNICIPALITY OF BROCKTON

MISCELLANEOUS DETAILS 1

Client: JC WELDING

Design: TLB	Scale: NTS
Drawn: ID	Approved:
Checked: SJC	
Date: APRIL 2025	

Design Engineer

DRAWING No.13015-C4