

BRUCE STREET

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LEGEND

— — — — —	SITE 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 SUDRAIN
— — — — —	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
 SANMH	PROPOSED SANITARY MANHOLE
 SANMH	EXISTING SANITARY MANHOLE
 STMMH	PROPOSED STORM MANHOLE
 STMMH	EXISTING STORM MANHOLE
 CBMH	PROPOSED CATCHBASIN MANHOLE
 TICBMH	PROPOSED TWIN INLET CATCHBASIN MANHOLE
 TICB	PROPOSED TWIN INLET CATCHBASIN
 CB	PROPOSED CATCH BASIN
 CB	EXISTING CATCH BASIN
 DICB	PROPOSED DITCH INLET CATCHBASIN
 CO	PROPOSED SANITARY SERVICE CLEANOUT
 CSV	PROPOSED CURB STOP VALVE
 CSV	EXISTING CURB STOP VALVE
 STM	PROPOSED STORM SERVICE
 HYD	PROPOSED HYDRANT SET
 HYD	EXISTING FIRE HYDRANT
 —	PROPOSED CAP C/W THRUST BLOCK
 —	PROPOSED BLOWOFF
 —	EXISTING HYDRO GUY WIRE
 HP	EXISTING HYDRO POLE
 CATV	EXISTING CABLE TV PEDESTAL
 BPED	EXISTING TELEPHONE PEDESTAL
 SIB	STANDARD IRON BAR
 IB	IRON BAR
 —	EXISTING DECIDUOUS TREE
 —	EXISTING CONIFEROUS TREE
 —	EXISTING GAS MARKER
 —	EXISTING WELL
 BM	BENCHMARK
 BH	BOREHOLE
 X	PROPOSED ELEVATION
 X	EXISTING ELEVATION
 —	ASPHALT REMOVAL
 —	PROPOSED GATE VALVE
 —	EXISTING GATE VALVE
 —	PROPOSED REMOVALS
 —	PROPOSED DECIDUOUS TREE. MINIMUM 20mm CALIPERS & MINIMUM 200cm HEIGHT

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

N:
POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER GROUND 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 THE OWNER OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND THE OWNER SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON SURVEYOR'S REAL PROPERTY REPORT FROM VAN HARTEN SURVEYING INC. DATED APRIL 25, 2022.

TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY VAN HARTEN SURVEYING INC. COMPLETED ON FEBRUARY 10, 2022.

ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELED PORTION OF THE ROAD. COVER OVER WATERMAIN TO BE MINIMUM 1.8m 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. WATER PROOF MEMBRANE IS REQUIRED AROUND THE EXTERIOR OF ALL RISER SECTION JOINTS OF SANITARY MANHOLES TO PREVENT INFILTRATION.

ALL CURB WITHIN SUBJECT PROPERTY TO BE BARRIER CURB 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 WEST GREY ENGINEERING STANDARDS (DOCUMENT 16-007).

EXTERIOR OPENINGS BELOW FLOOD ELEVATION OF 338.42m IS PROHIBITED. ALL HABITABLE FLOOR SPACE AND ELECTRICAL/MECHANICAL/HEATING SERVICES ARE TO BE ABOVE THE REGULATORY FLOOD ELEVATION.

ALL EXTERNAL/PARKING LOT LIGHTING TO BE DARK SKY COMPLAINT.

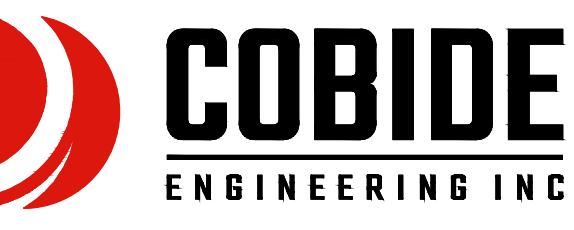
A compass rose is centered in the image. It features a circle with a 'N' inside, with lines extending to the North, South, East, and West. Below the compass is a scale bar. The top part of the scale bar has markings for '5', '0', '2.5', '5', and '10 METRES'. The bottom part of the scale bar has markings for '20', '10', '5', '0', '10', and '20 FEET'.

Benchmark Information

BM1 SIB LOCATED AT THE MOST NORTHWESTERN CORNER OF LOT 6
ELEVATION 338.31m

DATE	DESCRIPTION	BY	APP
NOV 11/25	PARKING STRUCTURE CONCEPT	JHL	TLE

REVIS



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**PROPOSED APARTMENT DEVELOPMENT
PART LOTS 5 & 7, ALL OF LOT 6
TOWN OF DURHAM
MUNICIPALITY OF WEST GREY
DEVELOPMENT SITE PLAN**

WIFI LAN

Design:	TLB	Scale:	1:200
Approved:	JHL		
Checked:	TLB		
AUG 2023		Design Engineer	