

H:\Tremble\06001 Tremble Bruce Street Apartment\Drawings\Submissions\2025-11-05 Parking Structure Concept\06001 Base 2025-11-07.dwg Nov 11, 2025 - 12:58pm

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 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 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

ASPHALTY 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

The main site plan illustrates the proposed development on lots 5, 6, and 7. It features a central 4-story apartment complex (40 units) and a large parking structure. The plan includes detailed annotations for proposed and existing infrastructure, such as roads (Bruce Street, Saddle Street West), sidewalks, and various utility lines (sanitary sewer, storm sewer, watermain, gas, hydro, telephone). Specific features like manholes (SANMH, STMMH, CBMH), catchbasins (TICB, CB), and swales are clearly marked with dimensions and bearings. The plan also shows existing structures like houses and sheds, and areas for future development like a wood fence and deciduous trees. A north arrow and a scale bar (1:200) are provided for orientation and measurement.

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

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

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

3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.

4. 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 PVC SDR35.

7. 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.

8. ALL CURB WITHIN SUBJECT PROPERTY TO BE BARRIER CURB AND CONFORM TO OPSD 600.110.

9. MAINTAIN 2.5m HORIZONTAL AND 0.5m VERTICAL SEPERATION BETWEEN STORM/SANITARY SEWERS AND WATERMAIN.

10. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MAINTENANCE HOLES TO HAVE A MINIMUM SUMP OF 300mm.

11. ALL DITCH INLET STRUCTURES TO HAVE HORIZONTAL HONEYCOMB GRATE AS PER OPSD 403.010.

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.

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

14. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF WEST GREY ENGINEERING STANDARDS (DOCUMENT 16-007).

15. EXTERIOR OPENINGS BELOW FLOOD ELEVATION OF 338.42m IS PROHIBITED.

16. ALL HABITABLE FLOOR SPACE AND ELECTRICAL/MECHANICAL/HEATING SERVICES ARE TO BE ABOVE THE REGULATORY FLOOD ELEVATION.

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

Benchmark Information

BM1

SIB LOCATED AT THE MOST NORTH-WESTERN CORNER OF LOT 6

ELEVATION

338.31m

No.	DATE	DESCRIPTION	BY	APPD
1	NOV 11/25	PARKING STRUCTURE CONCEPT	JHL	TLB
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:

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

Client:

WT LAND

Design:

TLB

Scale:

1:200

Drawn:

JHL

Approved:

Checked:

TLB

Date:

AUG 2023

DRAWING No.

06001-SP-PS

Design Engineer

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