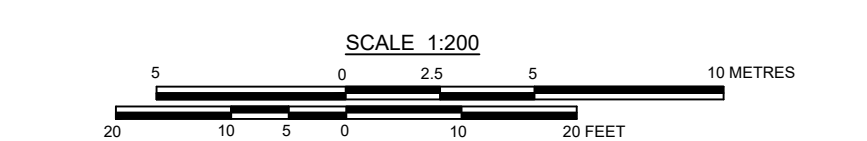
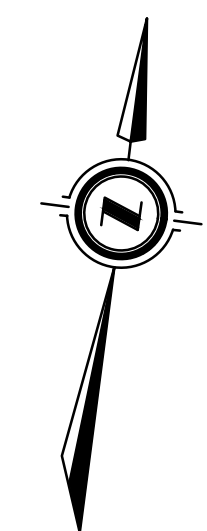
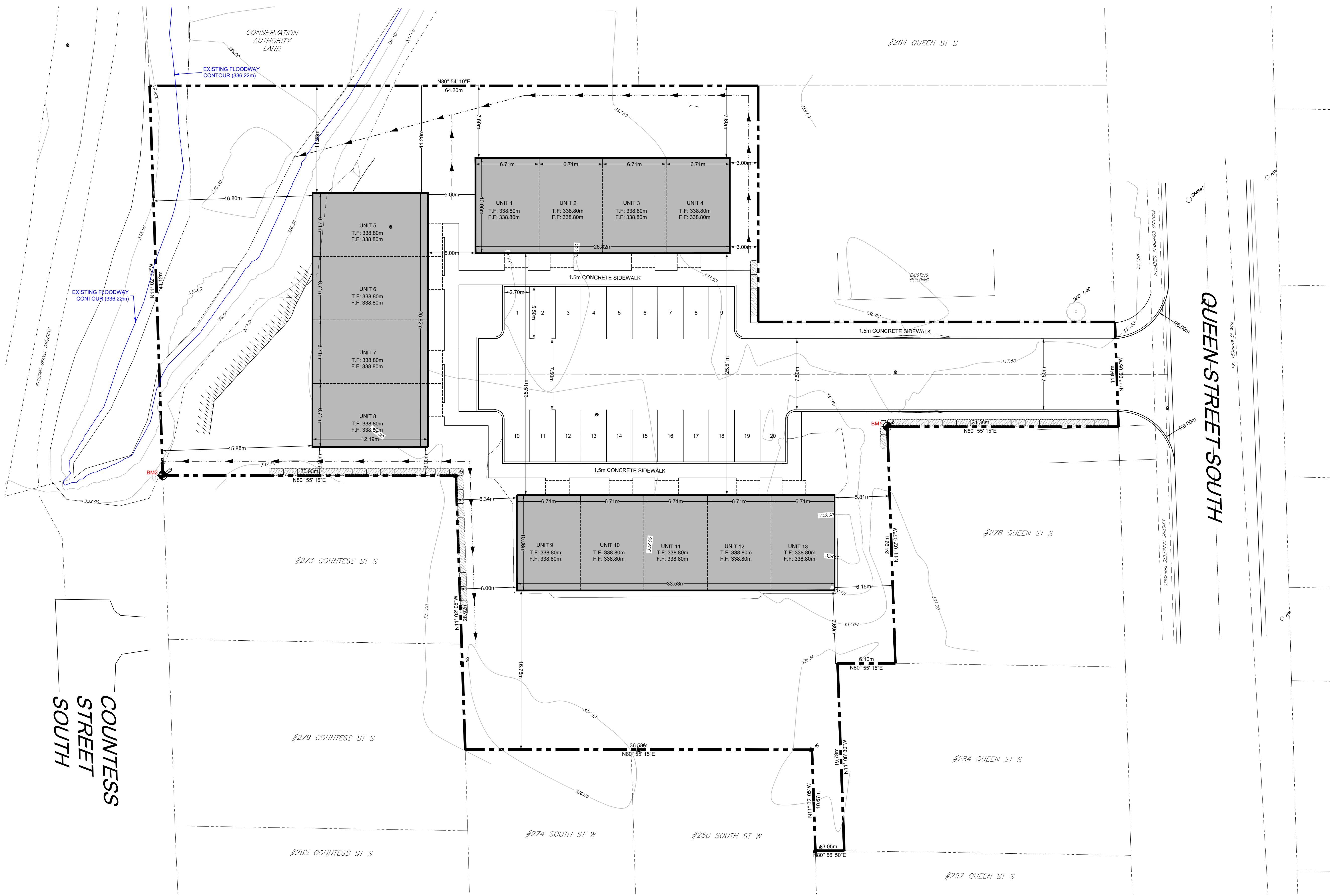


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LEGEND			
	PROPERTY BOUNDARY		PROPOSED SANITARY MANHOLE
	EDGE OF EXISTING PAVEMENT		EXISTING SANITARY MANHOLE
	EDGE OF EXISTING GRAVEL		PROPOSED STORM MANHOLE
	PROPOSED SANITARY SEWER		EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER		PROPOSED CATCHBASIN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

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. TOPOGRAPHIC INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. ON JANUARY 05, 2023.
 2. LOT FABRIC BASED ON PLAN OF SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. ON NOVEMBER 03, 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 1.8m MINIMUM AT ALL POINTS INCLUDING WATER SERVICES. WATER SERVICES TO GO UNDER STORM SEWER WHERE 1.8m COVER CANNOT BE ACHIEVED BY GOING OVER TOP.
 5. ALL SANITARY SEWER SHALL BE PVC SDR 35, SANITARY LATERALS SHALL BE PVC SDR 28.
 6. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm.
 7. MAINTAIN 2.5m CLEARANCE BETWEEN STORM/SANITARY SEWER AND WATERMAIN.
 8. STORM SEWERS UP TO AND INCLUDING 900mmØ ARE BOSS 2000. ALL STORM SEWERS 1050mmØ AND LARGER ARE BOSS 3000.
 9. ALL WATERMANS TO BE PVC DR 18 WITH 19mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
 10. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER.
 11. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION WITH ABOVE SECTION BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 12. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 13. ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPALITY OF WEST YARDS WHEREVER POSSIBLE.
 14. ALL ROOF LEADERS FOR MULTI-BLOCKS TO BE DIRECTED TO FRONT YARDS WHEREVER POSSIBLE.



Benchmark Information

	BM1	TOP OF IRON BAR, LOCATED AT THE NORTH WEST CORNER OF #278 QUEEN STREET SOUTH, (AS SHOWN ON DRAWING)	ELEVATION	337.40m
	BM2	TOP OF STANDARD IRON BAR, LOCATED AT THE SOUTH WEST CORNER OF THE SUBJECTS PROPERTY, (AS SHOWN ON DRAWING)	ELEVATION	337.22m

No.	DATE	DESCRIPTION	BY	APPD
0	MAR 04/25	FIRST SUBMISSION	ID	TLB
REVISION / ISSUE				

Seal not valid unless signed and dated

COBIDE
ENGINEERING INC

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www.cobideeng.com

Title: **PROPOSED TOWNHOUSES**
270 QUEEN STREET SOUTH
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

DEVELOPMENT SITE PLAN

Client: **CANDUE 2020 LTD**

Design: TLB	Scale: 1:200
Drawn: ID	Approved:
Checked: TLB	
Date: MARCH 2025	Design Engineer

DRAWING No. **06005-C3**