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ECO PARKWAY INDUSTRIAL DEVELOPMENT

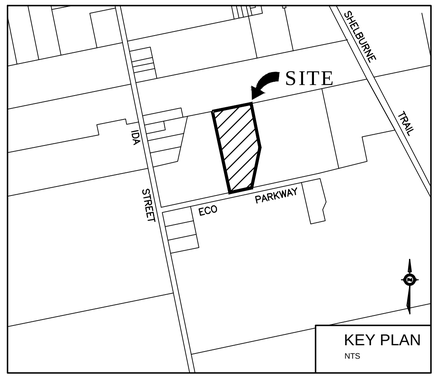
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

CONTRACT NO. 21-03710-01

MAYOR : MR. JOHN WOODBURY
CHIEF ADMINISTRATIVE OFFICER : MR .DAVE MILLINER
CHIEF BUILDING OFFICIAL : MR. BEV FISHER

OWNER :

WILSON DEVELOPMENTS



Index

SHEET No.	DESCRIPTION
03710-SP1	DEVELOPMENT SITE PLAN
03710-SS1	SITE SERVICING PLAN
03710-SGR1	SITE GRADING PLAN
03710-DET1	MISCELLANEOUS DETAILS I

No.	DATE	DESCRIPTION	BY	APPD
1	JUNE 24/22	FIRST SUBMISSION	EV	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 INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
TITLE SHEET

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	N/A
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-TS

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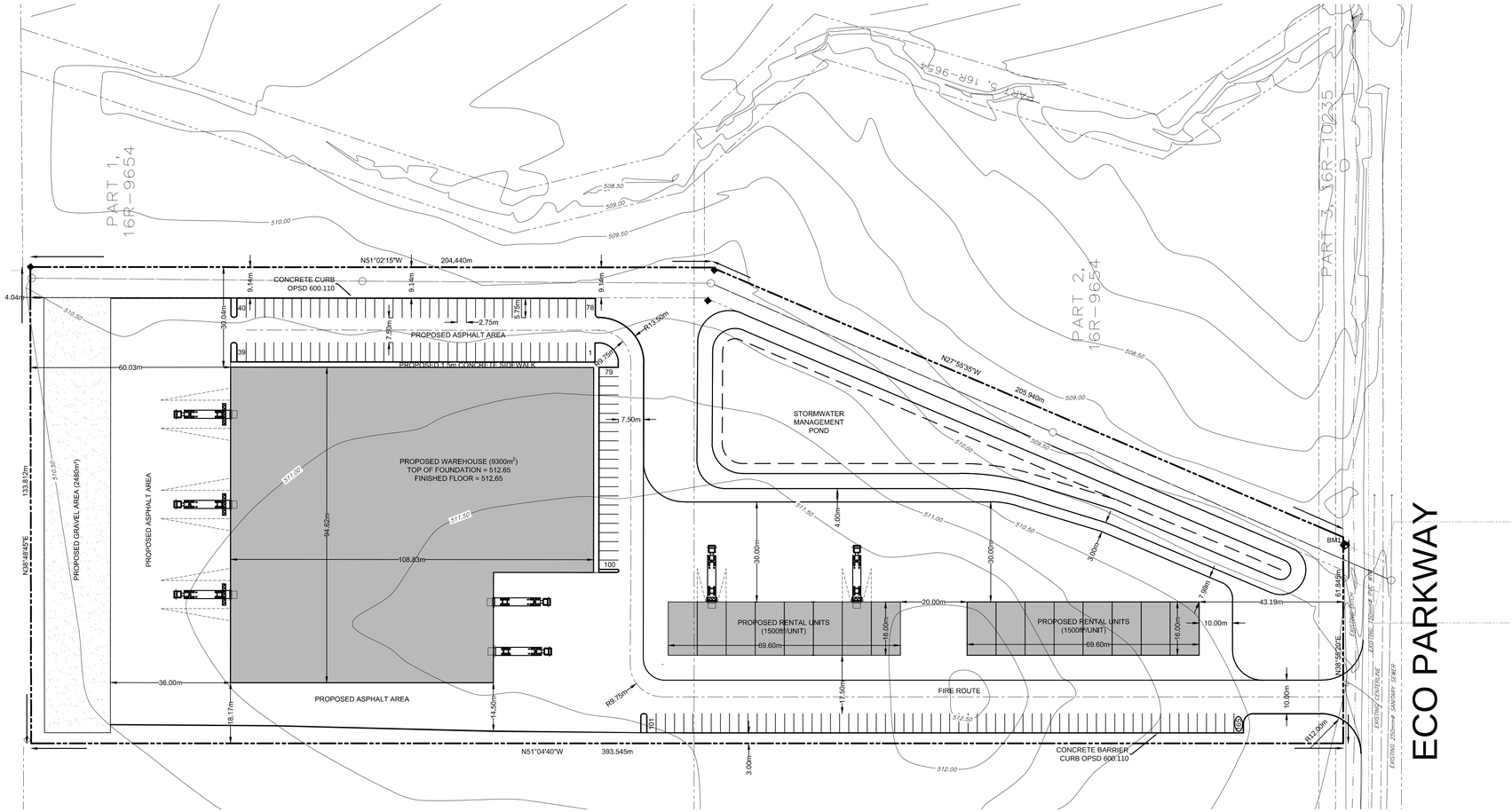

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Notes

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2. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY WILSON-FORD AS SUPPLIED BY THE TOWNSHIP OF SOUTHGATE.
3. SEE SHEET 03710-DET1 FOR TYPICAL CROSS-SECTION AND PAVEMENT DESIGN.
4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
5. COVER OVER WATERMAIN TO BE MINIMUM 2.0m AT ALL POINTS.
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7. SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR35.
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Benchmark Information

BM1
TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION 509.20m

PROPOSED INDUSTRIAL DEVELOPMENT STATISTICS

PROPOSED USE: GENERAL INDUSTRIAL (ZONE: M1)

REGULATION	REQUIRED	PROVIDED	RELIEF REQUIRED
MIN. LOT AREA	0.186ha	4.85ha	NO
MIN. LOT FRONTAGE	30.0m	61.85m	NO
MIN. FRONT YARD	15.0m	43.19m	NO
MIN. INTERIOR SIDE YARD	7.5m	18.17m	NO
MIN. REAR YARD	7.5m	60.03m	NO
MAX. LOT COVERAGE	50%	23.8%	NO
PARKING SPACES REQUIRED	83 SPACES	165 SPACES	NO

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINES
- EDGE OF EXISTING PAVEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SUBDRAIN
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- PROPOSED SANITARY SERVICE
- EXISTING SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SERVICE
- 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
- CO EXISTING SANITARY SERVICE CLEANOUT
- CSV PROPOSED CURB STOP VALVE
- CSV EXISTING CURB STOP VALVE
- HYD PROPOSED HYDRANT SET
- HYD EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- HV EXISTING GATE VALVE
- 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
- BM BENCHMARK
- DROP CURB

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LICENSED PROFESSIONAL ENGINEER
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

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

Title:
PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE DEVELOPMENT SITE PLAN

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	1:750
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-SP1

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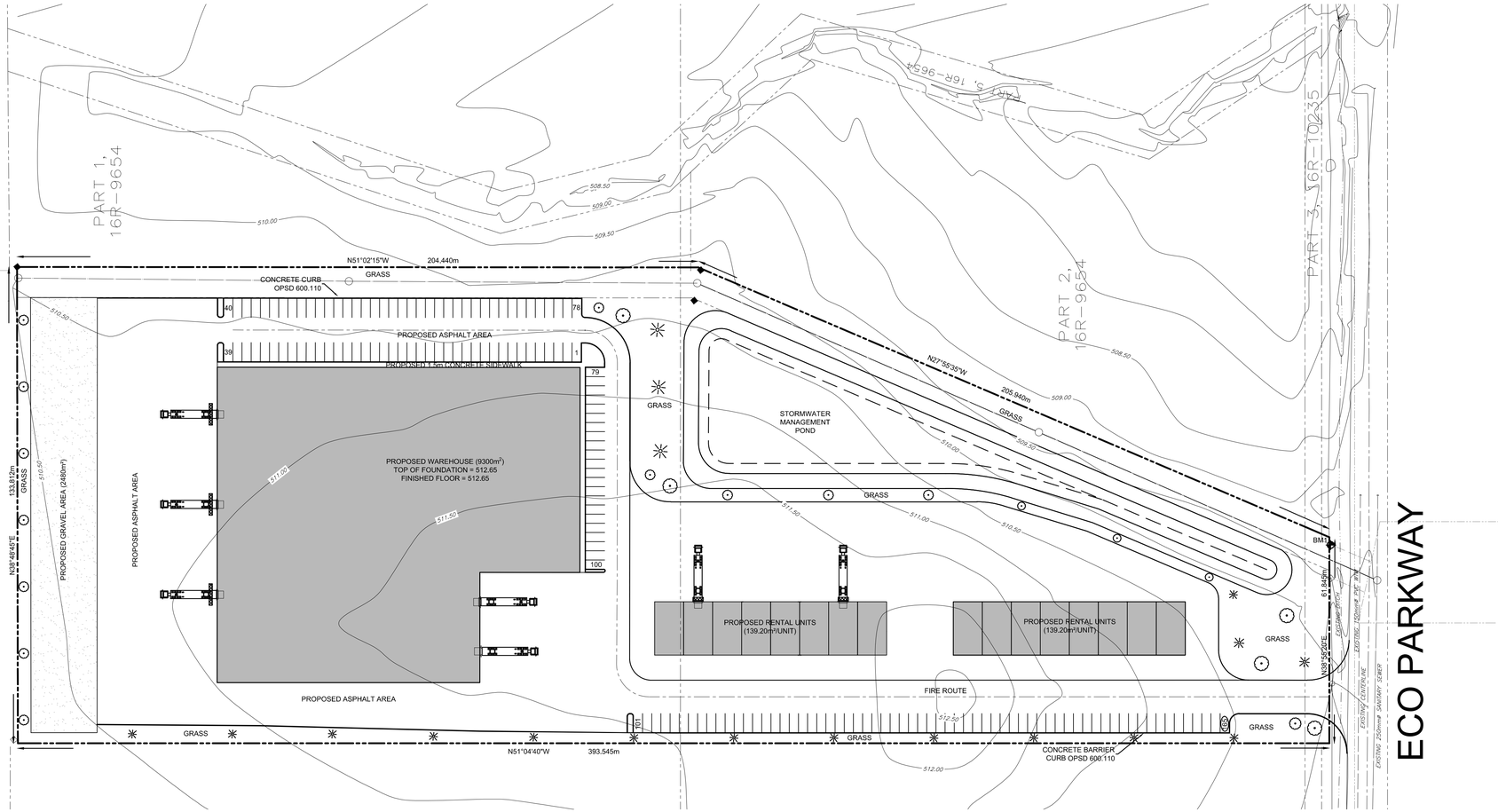

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Benchmark Information

BM1
TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION 509.20m

LEGEND

SUBDIVISION BOUNDARY	EXISTING SANITARY MANHOLE
PROPOSED RIGHT OF WAY	PROPOSED STORM MANHOLE
PROPOSED PROPERTY LINES	EXISTING STORM MANHOLE
EDGE OF EXISTING PAVEMENT	PROPOSED CATCHBASIN MANHOLE
PROPOSED SANITARY SEWER	PROPOSED TWIN INLET CATCHBASIN MANHOLE
EXISTING SANITARY SEWER	PROPOSED TWIN INLET CATCHBASIN
PROPOSED STORM SEWER	PROPOSED CATCH BASIN
EXISTING STORM SEWER	EXISTING CATCH BASIN
PROPOSED SUBDRAIN	PROPOSED DITCH INLET CATCHBASIN
PROPOSED WATERMAIN	PROPOSED SANITARY SERVICE CLEANOUT
EXISTING WATERMAIN	EXISTING SANITARY SERVICE CLEANOUT
PROPOSED SANITARY SERVICE	PROPOSED CURB STOP VALVE
EXISTING SANITARY SERVICE	EXISTING CURB STOP VALVE
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PROPOSED STORM SERVICE	EXISTING FIRE HYDRANT
PROPOSED SANITARY MANHOLE	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	PROPOSED CAP C/W THRUST BLOCK
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	EXISTING HYDRO GUY WIRE
	EXISTING HYDRO POLE
	EXISTING CABLE TV PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	STANDARD IRON BAR
	BENCHMARK
	DROP CURB

No.	DATE	DESCRIPTION	BY	APPD
1	JULY 25/22	FIRST SUBMISSION	EV	TLB

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www.cobideeng.com

Title:
PROPOSED INDUSTRIAL SITE PART OF LOT 235 AND 236 FORMER TOWNSHIP OF PROTON TOWNSHIP OF SOUTHGATE LANDSCAPE PLAN

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	1:750
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-LP1

H:\Wilson\03710 - Eco Park Drive Industrial Site\Drawings\Submissions\2022-06-09 First Submission\03710 Eco Park Drive Industrial Base 2022-03-04.dwg Jul 25, 2022 - 11:52am

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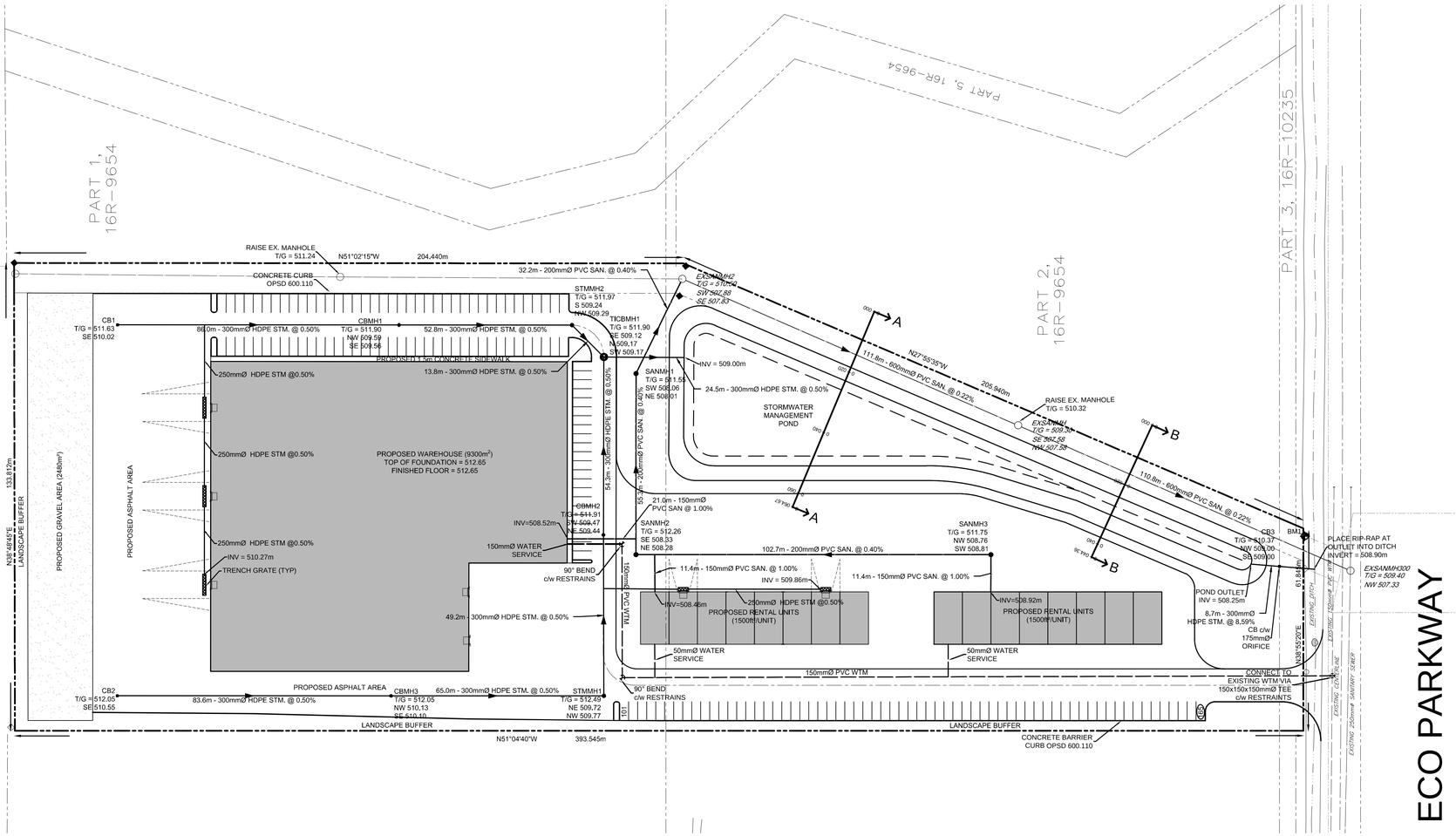


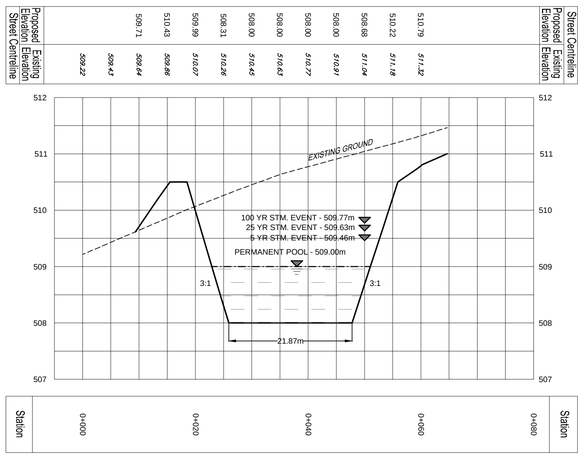
ECO PARKWAY

Benchmark Information

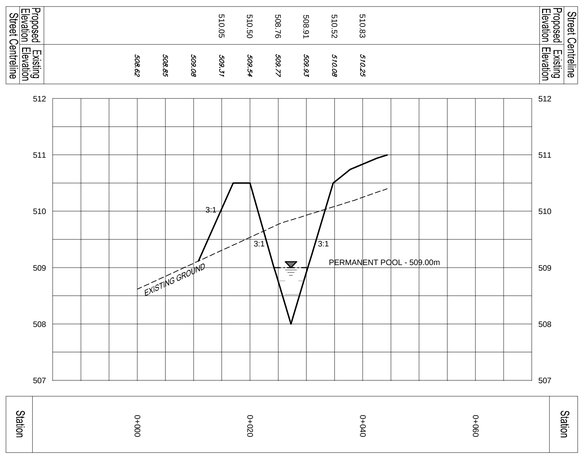
BM1
TOP OF STANDARD IRON BAR LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION 509.20m

SWMP - SECTION A-A



SWMP - SECTION B-B



LEGEND

SUBDIVISION BOUNDARY	SANMH / STMMH	EXISTING SANITARY MANHOLE	AV	EXISTING GATE VALVE
PROPOSED RIGHT OF WAY	STMMH	PROPOSED STORM MANHOLE		PROPOSED CAP C/W THRUST BLOCK
PROPOSED PROPERTY LINES	CBMH	EXISTING STORM MANHOLE		PROPOSED BLOWOFF
EDGE OF EXISTING PAVEMENT		PROPOSED CATCHBASIN MANHOLE	HP	EXISTING HYDRO GUY WIRE
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PROPOSED SUBDRAIN	DICB	PROPOSED DITCH INLET CATCHBASIN	IB	IRON BAR
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EXISTING WATERMAIN	CO	EXISTING SANITARY SERVICE CLEANOUT		DROP CURB
PROPOSED SANITARY SERVICE	CSV	PROPOSED CURB STOP VALVE		
EXISTING SANITARY SERVICE	CSV	EXISTING CURB STOP VALVE		
PROPOSED WATER SERVICE		PROPOSED HYDRANT SET		
PROPOSED STORM SERVICE	HYD	EXISTING FIRE HYDRANT		
SANMH PROPOSED SANITARY MANHOLE		PROPOSED GATE VALVE		

No.	DATE	DESCRIPTION	BY	APPD
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

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LICENSED PROFESSIONAL ENGINEER
6/29/2022
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

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517 - 10th STREET, Hanover, Ontario N4N 1R4
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Title:
PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
SITE SERVICING PLAN

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	1:750
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-SS1

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Benchmark Information

BM1
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ELEVATION 509.20m

No.	DATE	DESCRIPTION	BY	APPD
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

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LICENSED PROFESSIONAL ENGINEER
6/24/2022
T. L. BURNSIDE
100199868
PROVINCE OF ONTARIO

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517 - 10th STREET, Hanover, Ontario N4N 1R4
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PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
SITE GRADING PLAN

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	1:750
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-SG1

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINES
- EDGE OF EXISTING PAVEMENT
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
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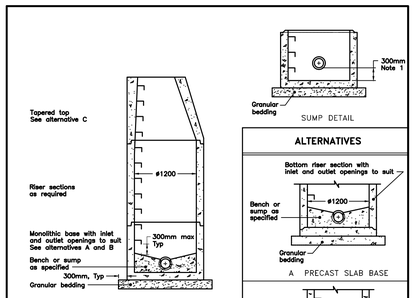
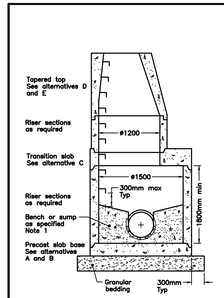


SUMP DETAIL

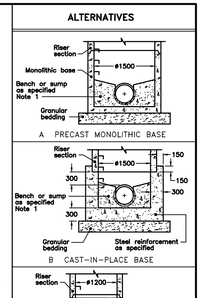
ALTERNATIVES

NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1200mm DIAMETER		
	OPSD 701.010	



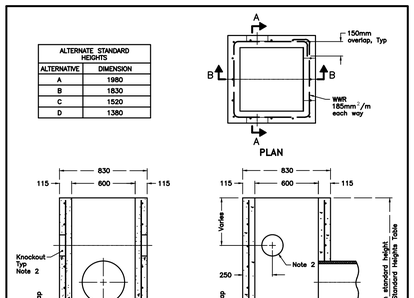
ALTERNATIVES



NOTES:
1 For sump detail, see OPSD 701.010.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, 701.040, 701.041, 703.011, 703.021, and 706.010.
C Structures exceeding 5.0m in depth shall include safety platform according to OPSD 404.020 or 404.021.
D Pipe support shall be according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

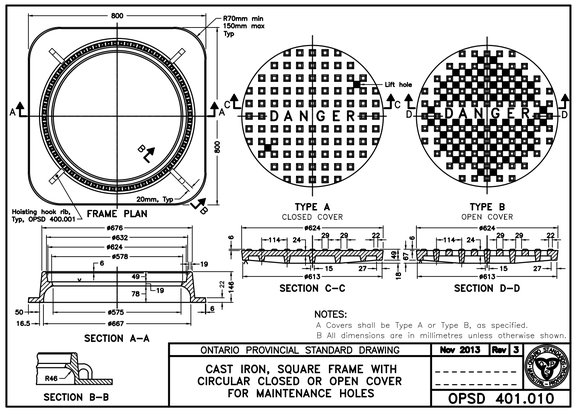
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 5
PRECAST CONCRETE MAINTENANCE HOLE 1500mm DIAMETER		
	OPSD 701.011	

ALTERNATE STANDARD HEIGHTS	
ALTERNATIVE	DIMENSION
A	1980
B	1830
C	1520
D	1380



NOTES:
1 Outlet hole size 525mm diameter maximum, location as required.
2 200mm diameter knockout to accommodate subdrain. Knockout shall be 60mm deep.
A Centre reinforcing in base slab and walls ±20mm.
B Granular backfill shall be placed to a minimum thickness of 300mm all around the catch basin.
C Frame, grate, and adjustment units shall be installed according to OPSD 704.010.
D Pipe support shall be according to OPSD 708.020.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
PRECAST CONCRETE CATCH BASIN 600x600mm		
	OPSD 705.010	



NOTES:
A Covers shall be Type A or Type B, as specified.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 3
CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES		
	OPSD 401.010	

NOTES:
A Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
B All water services shall be installed 90° to the longitudinal axis of the watermain.
C Backfill material within 500mm of service box shall be native or imported, as specified.
D All dimensions are in millimetres unless otherwise shown.

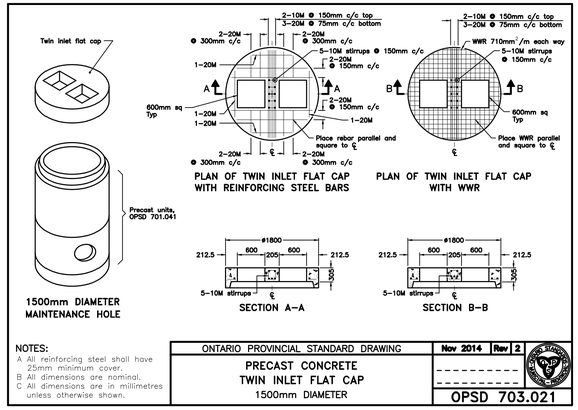
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2013	Rev 2
WATER SERVICE CONNECTION 32, 38, and 50mm DIAMETER SIZES		
	OPSD 1104.020	

NOTES:
1 Sewer service connections to the main pipe sewer shall be made using factory made tees, strap-on-saddles, or other approved saddles.
2 Vertical risers shall be as specified.
3 Cap or plug at property line shall be adequately braced.
A Maintenance holes shall be used at the main sewer to connect service connections greater than or equal to 200mm.
B For new construction, saddles shall be installed on the main pipe before that pipe is laid.
C Approved cut-in tool shall be used for field made connections.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 3
SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER		
	OPSD 1006.010	

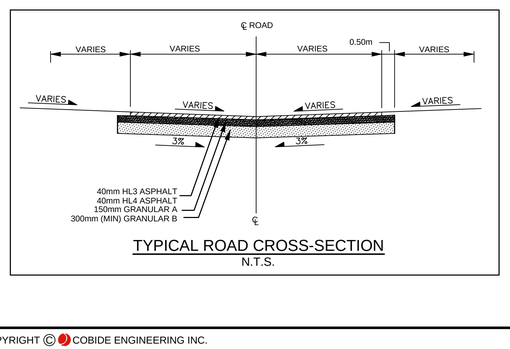
NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB		
	OPSD 600.110	

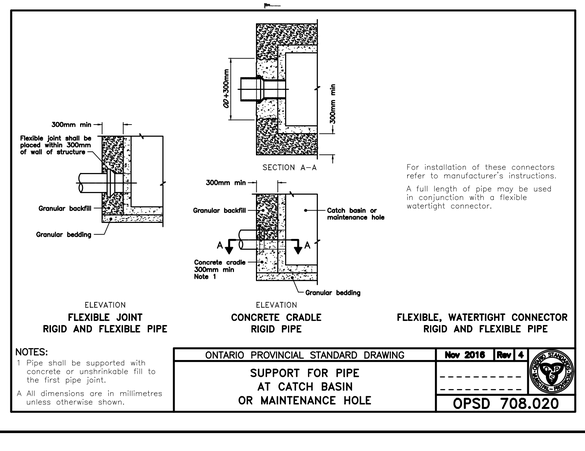


NOTES:
A All reinforcing steel shall have 25mm minimum cover.
B All dimensions are nominal.
C All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 2
PRECAST CONCRETE TWIN INLET FLAT CAP 1500mm DIAMETER		
	OPSD 703.021	

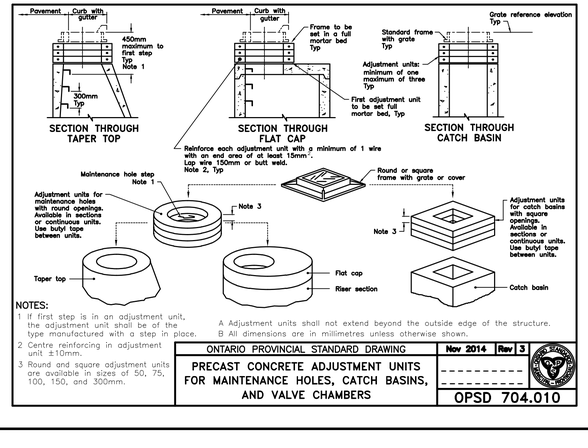


TYPICAL ROAD CROSS-SECTION
N.T.S.



NOTES:
1 Pipe shall be supported with concrete or unshrinkable fill to the first pipe joint.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2016	Rev 4
SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE		
	OPSD 708.020	



NOTES:
1 If first step is in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
2 Centre reinforcing in adjustment unit ±10mm.
3 Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.
A Adjustment units shall not extend beyond the outside edge of the structure.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2014	Rev 3
PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS		
	OPSD 704.010	

No.	DATE	DESCRIPTION	BY	APPD
1	JUNE 24/22	FIRST SUBMISSION	EV	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

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PROVINCE OF ONTARIO

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Telephone: (519) 506-5959
www.cobideeng.com

Title:
PROPOSED INDUSTRIAL SITE
PART OF LOT 235 AND 236
FORMER TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
MISCELLANEOUS DETAILS I

Client: WILSON DEVELOPMENTS

Design:	TLB	Scale:	N/A
Drawn:	KW	Approved:	
Checked:	TLB		
Date:	JAN 2022		Design Engineer

DRAWING No. 03710-DET1

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