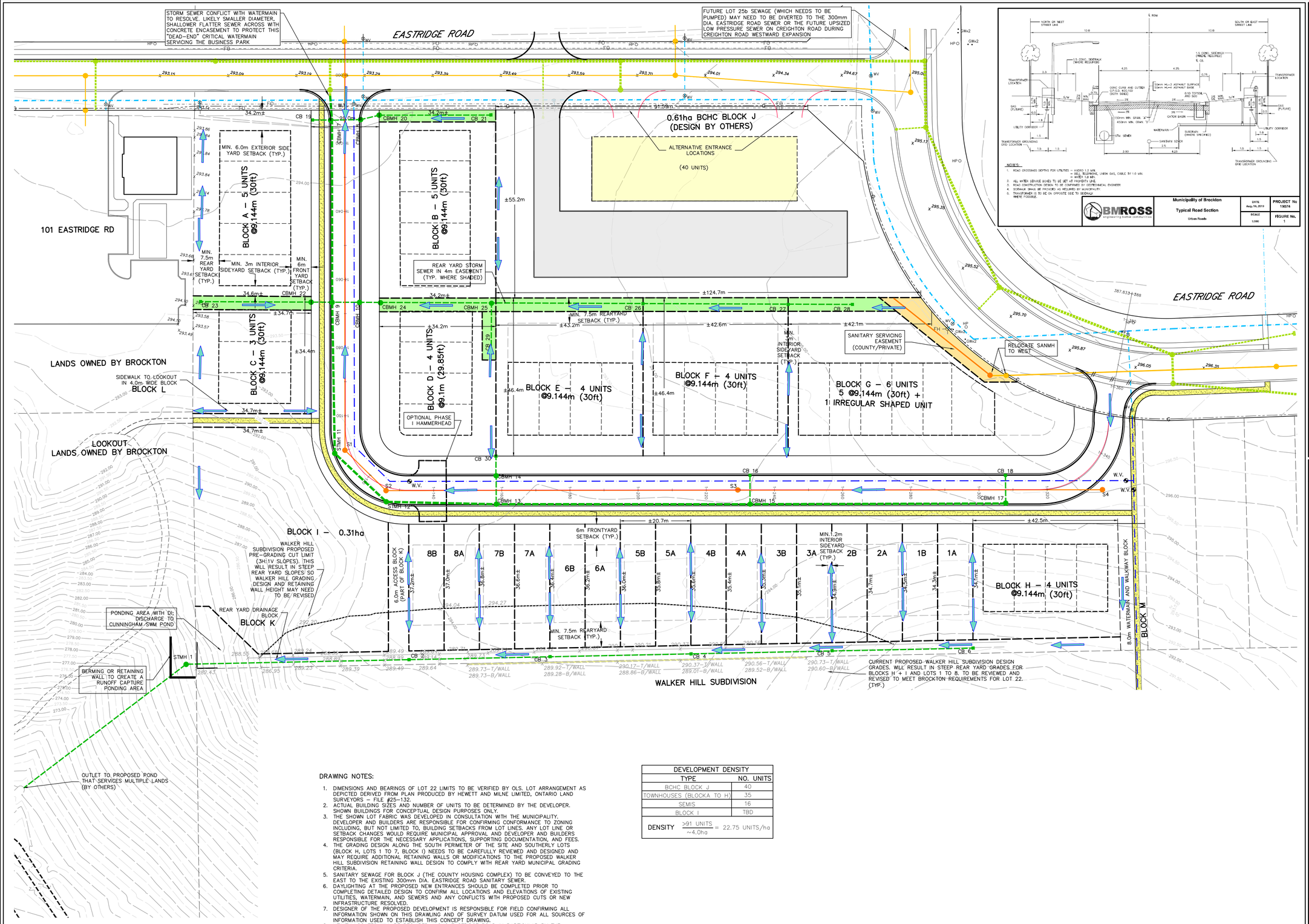

LEGEND

- EXISTING SEWERS, SANITARY or STORM (SAN. or STM.)
- MANHOLE and CATCHBASIN (MH. CB.)
- WATERMAIN, FIRE HYDRANT
- GASMAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND HYDRO
- UNDERGROUND T.V. CABLE
- UTILITY POLES
- PLACE CONC. SIDEWALK AND DRIVES
- PLACE HOT MIX ASPHALT
- REMOVE EXISTING CONC. CURB
- 4.0m WIDE DRAINAGE EASEMENT
- SANITARY EASEMENT
- GENERAL OVERLAND FLOW DIRECTION
- BUILDING
- BUILDING ENVELOPE

1:500 (10m 0 10m 20m)

N

NOTE

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be fully responsible for any damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

BENCHMARK INFORMATION

B.M. Elev. 294.828
Nail and flag in east face of HP at the north-east corner of water tower property

NOTES:
1. ELEVATION INFORMATION HAS BEEN PARTIALLY COMPILED BASED ON INFORMATION PROVIDED BY OTHERS, INCLUDING, BUT NOT LIMITED TO:
   1.1. GSS ENGINEERING – PROJECT No. 21–090
   1.2. COBIDE ENGINEERING INC. – PROJECT No. 01864, DATED SEPTEMBER 13, 2024
   1.3. COBIDE ENGINEERING INC. – PROJECT No. 03709, DATED MARCH 23, 2023

Design By: WAH Checked By: FCV

PRELIMINARY

No.	DATE	REVISION
1.	Jun. 4, 2025	Issued to Client for Review
2.	Aug. 29, 2025	Revised and Reissued to Client for Review
3.	Oct. 2, 2025	Revised Lots 1-8
4.	Nov. 17, 2025	Layout adjusted for Lot 22 limits

BMROSS engineering better communities

Goderich | Kincardine | Mount Forest | Sarnia

Brockton – Come home to community

Municipality of Brockton
(Walkerton)
East Ridge Business Park
Lot 22 Concept Plan

Project No. 25040

Scale (24x36)
Horizontal : 1:500

Drawing No. 1 of 1

DRAWING NOTES:

1. DIMENSIONS AND BEARINGS OF LOT 22 LIMITS TO BE VERIFIED BY OLS. LOT ARRANGEMENT AS DEPICTED DERIVED FROM PLAN PRODUCED BY HEWETT AND MILNE LIMITED, ONTARIO LAND SURVEYORS – FILE #25–132.
2. ACTUAL BUILDING SIZES AND NUMBER OF UNITS TO BE DETERMINED BY THE DEVELOPER. SHOWN BUILDINGS FOR CONCEPTUAL DESIGN PURPOSES ONLY.
3. THE SHOWN LOT FABRIC WAS DEVELOPED IN CONSULTATION WITH THE MUNICIPALITY. DEVELOPER AND BUILDERS ARE RESPONSIBLE FOR CONFIRMING CONFORMANCE TO ZONING INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS FROM LOT LINES. ANY LOT LINE OR SETBACK CHANGES WOULD REQUIRE MUNICIPAL APPROVAL AND DEVELOPER AND BUILDERS RESPONSIBLE FOR THE NECESSARY APPLICATIONS, SUPPORTING DOCUMENTATION, AND FEES.
4. THE GRADING DESIGN ALONG THE SOUTH PERIMETER OF THE SITE AND SOUTHERLY LOTS (BLOCK H, LOTS 1 TO 7, BLOCK I) NEEDS TO BE CAREFULLY REVIEWED AND DESIGNED AND MAY REQUIRE ADDITIONAL RETAINING WALLS OR MODIFICATIONS TO THE PROPOSED WALKER HILL SUBDIVISION RETAINING WALL DESIGN TO COMPLY WITH REAR YARD MUNICIPAL GRADING CRITERIA.
5. SANITARY SEWAGE FOR BLOCK J (THE COUNTY HOUSING COMPLEX) TO BE CONVEYED TO THE EAST TO THE EXISTING 300mm DIA. EASTRIDGE ROAD SANITARY SEWER.
6. DAYLIGHTING AT THE PROPOSED NEW ENTRANCES SHOULD BE COMPLETED PRIOR TO COMPLETING DETAILED DESIGN TO CONFIRM ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WATERMAIN, AND SEWERS AND ANY CONFLICTS WITH PROPOSED CUTS OR NEW INFRASTRUCTURE RESOLVED.
7. DESIGNER OF THE PROPOSED DEVELOPMENT IS RESPONSIBLE FOR FIELD CONFIRMING ALL INFORMATION SHOWN ON THIS DRAWLING AND OF SURVEY DATUM USED FOR ALL SOURCES OF INFORMATION USED TO ESTABLISH THIS CONCEPT DRAWING.
8. UTILITY LOCATES WILL BE REQUIRED ALONG EASTRIDGE ROAD IN PARTICULAR BY THE PROPOSED EAST ROAD ENTRANCE WHERE BURIED TELECOMMUNICATIONS ARE NOT SHOWN.

DEVELOPMENT DENSITY	
TYPE	NO. UNITS
BCHC BLOCK J	40
TOWNHOUSES (BLOCKA TO H)	35
SEMIS	16
BLOCK I	TBD
DENSITY	$\frac{>91 \text{ UNITS}}{\sim 4.0\text{ha}} = 22.75$ UNITS/ha