M. GERRITS
CONSULTING INC.

3847 Churchill Line, Petrolia, ON, N0N 1R0
519 845-0969
mike@mgerritsconsulting.ca

August 13, 2026

The Town of Plympton-Wyoming
546 Niagara Street
Wyoming, ON
N0N 1T0

Re: Plympton Meadows Drain

In accordance with your instructions, M. Gerrits Consulting Inc. has undertaken an examination of servicing the proposed developments on Part of Lots 16 &17, Concession 1 in the Town of Plympton-Wyoming.

Authorization Under the Drainage Act

This Engineer's Report has been prepared, under Section 4 of the Drainage Act, as per the petition of an affected landowner.

Existing Conditions

The lands scheduled for development currently drain into the Stonehouse Drain via the Scott Drain. The Scott Drain was constructed in 1977, and is a closed drain that appears to be designed to the 12.5mm/24hr drainage coefficient. The Scott Drain outlets to the Stonehouse Drain. The residential portion of the Stonehouse Drain immediately downstream of the Scott Drain, has historically had issues with capacity, and when possible, it is considered best practice by the Town of Plympton-Wyoming to redirect flows out of the residential portion of the Stonehouse Drain, reconnecting to the non-residential portion of the drain at the intersection of Canada Drive and Oil Heritage Road.

Drain Classification

According to the Department of Fisheries and Oceans (DFO) classifications as presented by the Ontario Ministry of Agriculture, Food and Affair's Agricultural Information Atlas, the Scott Drain is an unrated drain, and the downstream Stonehouse Drain and adjacent Robertson-Parker Drain are rated as a Class "C" Drain.

On Site Meeting

A site meeting was held on July 15, 2025 at the Town of Plympton-Wyoming Municipal office. Benefiting landowners affected by the development and adjacent agricultural landowners were invited to this meeting.

The following attended the meeting:

J. Van Kalavern, Town of Plympton-Wyoming
R. Tamming, Town of Plympton-Wyoming
J. Wilson, Town of Plympton-Wyoming
P. Van Bree, Landowner
M. Gerrits, M. Gerrits Consulting Inc.

The following is a brief summary of the meeting:

- M. Gerrits noted that all present were familiar with the Drainage Act.
- M. Gerrits informed all present, that drain realignments for development purposes are typically assessed to the requesting landowner.
- M. Gerrits informed all present that the storm drainage portion of the project is being completed by BM Ross and Associates Ltd., and their design will be incorporated into a drain under the Drainage Act.
- M. Gerrits informed all present BM Ross and Associates Ltd. is proposing to use the Robertson-Parker Drain as an outlet.
- M. Gerrits informed all present that a portion of the lands south of Isabella Street are scheduled for development, and that their current outlet is the Scott Drain. M. Gerrits will contact the landowner to determine if any of their lands will continue to drain toward Isabella Street.
- M. Gerrits informed all that the petition was determined to be valid under Section 4 (1) (b) of the Drainage Act.
- P. Van Bree did not express any concerns at the meeting.

Additional Meetings

A site meeting was held on October 6, 2025 at the Scott Drain/Isabella Street crossing. The following attended the meeting:

R. Tamming, Town of Plympton-Wyoming
C. Bladon, BMRoss and Associates Ltd.
S. Van Reenen, BMRoss and Associates Ltd.
B. Zantingh, Landowner (2798847 Ontario Ltd.)
M. Gerrits, M. Gerrits Consulting Inc.
J. Tetreault, R. Dobbin Engineering Inc.

The following is a brief summary of the meeting:

- M. Gerrits informed all present that the existing tile outlet that services the agricultural lands (2798847 Ontario Ltd.), east of Isabella Street, is 0.35m below the invert of the proposed drain.
- S. Van Reenen informed all that BMRoss and Associates Ltd. can review two options to provide the tile with an outlet. One option is to expose the tile in the field and determine if a portion of the tile can be removed and relayed with grade to the proposed drain. A second option would be to install a dedicated tile connection directly to the storm water management pond providing there is sufficient grade.
- S. Van Reeenen confirmed that under the major storm events water would continue to back up on the 2798847 Ontario Ltd. lands.

After the meeting S. Van Reeenen confirmed that a dedicated 150mm tile at 0.1% grade can be extended from the 2798847 Ontario Ltd. lands to the storm water management pond. This drain will be Branch Drain D.

A public meeting was held on January 26, 2026 at the Town of Plympton-Wyoming Municipal office. The following attended the meeting:

J. Van Kalavern, Town of Plympton-Wyoming
R. Tamming, Town of Plympton-Wyoming
J. Wilson, Town of Plympton-Wyoming.
C. Bladon, BMRoss and Associates Ltd.
M. Gerrits, M. Gerrits Consulting Inc.
B. Zantingh, Landowner (2798847 Ontario Ltd.)
J. DeHaan, Representative of (2798847 Ontario Ltd.)
B. Herdman, Landowner
M. McLay, Landowner
G. Shortt, Landowner
P. Van Bree, Landowner

The following is a brief summary of the meeting:

- M. Gerrits noted that all present that the project was being completed under the Drainage Act.
- M. Gerrits provided an overall review of the project. C. Bladon was available to answer any technical questions.
- M. Gerrits provided an overview of the assessment rational.
- B. Zantingh voiced concerns that that the 4 lots within his development do not have draft plan approval and the lot configuration and use may change. M. Gerrits reviewed the options under the Drainage Act for addressing these lands under the current report or via a new report. R. Tamming will look into the status of the draft plan approval.
- B. Herdman resides on Isabella Street and was concerned the development to the east would impact his water. He believes his rear yard water enters a drain, pipe or agricultural tile and is conveyed east toward the cemetery. M. Gerrits inform B. Herdman that the proposed development to the south is not part of this drain other than the proposed lots fronting onto Isabella Steet. When the development moves forward, B. Herdman should attend the pubic meetings to ensure that this is addressed via the subdivision design or a drain.
- P. Van Bree discussed the schedule, he would like to proceed as quickly as possible. M. Gerrits informed all present that the report would be issued in February or March, and if possible the report would address the Zantingh lots.

After the meeting M. Gerrits emailed R. Dobbin Engineering Inc., the Engineer representing B. Zantingh (2798847 Ontario Ltd.), to make them aware of the B. Herdman concern. R. Tamming, B. Zantingh, and J. DeHaan were carbon copied on this email. M. Gerrits also contacted B. Zantingh (2798847 Ontario Ltd.), to discuss lots connections for part of the lands that front onto Isabella Street. B. Zantingh was not interested in any lot connections at this time.

Investigation

B.M. Ross and Associates Ltd. has been retained by Plympton Meadows Inc. to complete the proposed development, and by the Town of Plympton-Wyoming to complete the reconstruction of Isabella Street. M. Gerrits Consulting Inc. completed a site visit on August 8, 2025 to review the B.M. Ross and Associates Ltd. plans, watershed map, and overall drainage patterns. M. Gerrits Consulting Inc. reviewed the effect of re-directing water to the downstream Stonehouse Drain, via the Roberston-Parker Drain.

Design

B.M. Ross and Associates Ltd. completed the design of the drain, and all survey information, storm sewer designs, watershed plans, street reconstruction plans, street reconstruction profiles, and the estimate of cost, were provided by B.M. Ross and Associates Ltd. and are appended to this report.

B.M. Ross and Associates Ltd. has confirmed the proposed storm sewer system has been designed to accommodate the 5-year design flow, in accordance with the MOECP requirements. The storm water management pond has been designed control post-development flows to pre-development levels.

M. Gerrits Consulting Inc. reviewed the Robertson-Parker Drain capacity, and in the opinion of M. Gerrits Consulting Inc., the proposed works will have very little effect on the Robertson-Parker Drain. The Plympton Meadows Drain flows will not affect the downstream Stonehouse Drain (non residential portion), as the lands are within the limits of the Stonehouse Drain watershed.

Recommendations

It is therefore recommended that the following work be carried out:

- Incorporate the appended B.M. Ross and Associates Ltd. construction plans (8), specifications, and the estimate of cost for the Plympton Meadows Drain (Station 2+000 to Station 2+118, 3+017 to Station 3+108 and Station 4+012 to Station 4+453 c/w the stormwater management pond), Branch A Drain (Station 1+045 to Station 1+127), Branch B Drain (Station 1+243 to Station 1+127), Branch C Drain (Station 3+238 to Station 3+108) and Branch D (Station 5+000 to Station 5+210) into the Plympton Meadows Drain report.
- Incorporate the existing Isabella Street storm sewer between Station 0+848 and Station 1+045 into the Branch A Drain.
- Abandon the Scott Drain from the top end of the drain at the south limit of the Isabella Street road allowance, to the north limit of Lot 15, Concession 1.
- Future land use changes will be subject to any applicable Section 65 Changes in Assessment reports.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying specification of work and profile that form a part of this report. An Estimate of Cost for the drain portion of the road reconstruction project, has been prepared in the amount of $1,372,557, which includes drain report engineering fees but does not include work beyond the preparation of the report, such as BMRoss and Associates Inc. engineering fees or construction inspection during construction.

A plan has been prepared, which shows the location of the work and the approximate drainage area. A profile has been prepared, which shows the depths and grades of the proposed work.

Assessment

As per Section 21 of the Drainage Act, a Schedule of Assessment for the lands and roads affected by the Drain has been prepared.

Lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance, or repair of a drainage works, may be assessed for benefit (Section 22).

Lands and roads that use the drainage works as an outlet, for which the drainage works are constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse, may be assessed for outlet (Section 23-1). The assessment for outlet shall be based on the volume and the rate of flow of the water artificially caused to flow into the drainage works, from the lands and roads liable for such assessments. Outlet assessments are generally based on equivalent hectares (Eq. Ha), which are determined by the land use. Typical Ha to Eq. ha ratio are listed below:

Agricultural Lands – 1 Ha = 1Eq. Ha
Residential Lands – 1 Ha = 1.5-2.0 Eq. Ha
Gravel Roads – 1 Ha = 3 Eq. Ha
Paved Roads – 1 Ha = 4 -6 Eq. Ha
Subsurface Drainage − 1Ha = 0.5 Eq. Ha
Surface Drainage − 1Ha = 0.5 Eq. Ha

If, from any land or road, water is artificially caused by any means to flow upon and injure any other land or road, the land or road from which the water is caused to flow, may be assessed for injuring liability, with respect to a drainage works, to relieve the injury so caused to such other land or road (Section 23-2).

The Engineer may assess for special benefit, any lands for which special benefits have been provided by the drainage works (Section 24). Section 24 assessments are detailed in the following table, and shall not be pro-rated based on the Schedule of Assessment.

Description	Quantity	Unit	Special Benefit Cost ($)	Net H.S.T. (1.76%) ($)	Total Special Benefit ($)
Town of Plympton-Wyoming Special Benefit for Works in Lieu of Improvements to the Scott Drain					
Isabella Street					
Oversize Street A (Station 2+000 to Station 2+118)	1	LS	$ 19,900	$ 350	$ 20,250
Storm Water Management Facility	1	LS	$ 51,385	$ 904	$ 52,289
Robertson-Parker Outlet	1	LS	$ 26,470	$ 466	$ 26,936
					$ 99,475
Sycamore Street Street					
Oversize Street A (Station 2+000 to Station 2+118)	1	LS	$ 1,050	$ 18	$ 1,068
Storm Water Management Facility	1	LS	$ 2,705	$ 48	$ 2,753
Robertson-Parker Outlet	1	LS	$ 1,395	$ 25	$ 1,420
					$ 5,241
				Total Special Benefit	$ 104,716

Assessments may be made against any Public Utility or Road Authority, as per Section 26 of the Drainage Act, for any increased cost for locating, special backfill or construction, or for the removal or relocation of any of its facilities or plants that may be necessary for the construction or maintenance of the drainage works. Items to be assessed under Section 26 shall be tendered separately, and the Utility or Road Authority shall be assessed the actual construction costs, plus the associated overhead and engineering costs (20% of the construction costs).

All final costs included in the cost estimate of this report, except the special benefits as identified above, shall be pro-rated based on the Schedule of Assessment.

The estimated cost of the drainage works has been assessed in the following manner:

1. The Section 24 Special Benefit assessment has been assessed to the Town of Plympton-Wyoming. The assessment is based on the estimated cost the Town of Plympton-Wyoming would have incurred, had they improved the Scott Drain as part of a road reconstruction project.
2. The cost to construct the Stormwater Management Pond and associated piping and structures (Station 4+012 to Station 4+169), has been assessed as an outlet assessment to Isabella Street (Town of Plympton-Wyoming), Sycamore Street (Town of Plympton-Wyoming), the lands owned by Plympton Meadows including proposed lots, Street A, Pumps Station lands, and Park Lands, based on equivalent hectares.
3. The cost to construct the drain outlet between the Storm Water Management Pond MH 10 (Station 4+169), and the Robertson-Parker Drain (Station 4+453) has been assessed

as an outlet assessment to Isabella Street (Town of Plympton-Wyoming), Sycamore Street (Town of Plympton-Wyoming), the lands owned by Plympton Meadows including proposed lots, Street A, Pumps Station lands, and Park Lands, based on equivalent hectares.

4. The remainder of the drain has been assessed with approximately 55% of the cost as a benefit assessment, and approximately 45% of the cost as an outlet assessment, based on equivalent hectares. A benefit assessment of $3,100 has been assessed to all private properties abutting and connecting to the drain. The assessment includes the cost associated with a storm service connection from the landowner's lot line to the drain.
5. The M. McLay, G. Shortt and R. Chalmers lands have been assessed based on their current land use.

Under Section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works, or for the disposal of material removed from drainage works. This shall be considered an allowance for right-of-way.

Section 29 allowances have been provided under this report for right of way. Section 29 allowances are based on a land value of $15,432 per hectare (20% of $25,000/ac for the right of way over a closed drain).

Under Section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled for damage, if any, to ornamental trees, lawns, fences, land and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages. Section 30 allowances will be provided under this report. Section 30 allowances for crop loss are based on $3,650 per hectare for the first year and $1,850 for the second year ($5,500 per hectare total).

Under Section 31 of the Drainage Act, where an existing drain that was not constructed on requisition or petition under this Act or any predecessor of this Act, is incorporated in whole or in part in a drainage works, the engineer in the report shall estimate and allow in money to the owner of such drain or part, the value to the drainage works of such drain or part, and shall include such sum in the estimate of the cost of the construction, improvement, repair or maintenance of the drainage works. Section 31 allowances will be provided under this report for the portion of the Isabella Street storm sewer between Station 0+848 and Station 1+045. Under this report the existing storm sewer is incorporated into the Branch A Drain. Section 31 allowances are $14,775 and are based on the remaining service life of the storm sewer.

Table of Allowances

Conc.	Lot or Part	Roll No.	Owner	Section 29	Section 30	Section 31	Total
Agricultural Lands							
1	Pt Lot 17	383534001004800	2355836 Ontario Ltd.	2870	1,023	-	3,893
2	Pt Lot 17	383534001014510	K. Dobbin	2099	748	-	2,847
Town of Plympton-Wyoming							
1	Pt Lot 17	383536000100930	Cemetery Lands	1759	627	-	2,386
			Isabella Street Storm Sewer			14,775	14,775
						Total Allowances	$ 23,901

Access and Working Area

Access to the drain shall be gained from road allowances and stormwater management areas, when possible, along existing private lanes, fence lines, property lines, and the drain. Access to the working area along the private lanes, property lines and fence lines, shall be restricted to a width of 6m. The primary access for the work or future repair and maintenance will be from road allowances and stormwater management areas, and the additional access and working areas for future repair and maintenance have been summarized as follows:

- Station 4+169 to Station 4+244 – 5m north side of the drain and 15m south side of the closed drain for construction and 5m north side of the drain and 5m south side of the closed drain for maintenance.
- Station 4+244 to Station 4+453 – 5m north side of the drain and 15m south side of the closed drain for construction and 5m north side of the drain and 5m south side of the closed drain for maintenance.

Restrictions

No trees or shrubs shall be planted, nor shall permanent structures be erected within the drain right of way, without prior written permission of Council.

Attention is also drawn to Sections 80 and 82 of the Drainage Act, which refers to the obstruction of a drainage works, the removal of obstructions in a drain, and the damage caused to a drain by an obstruction.

Maintenance

All lands within the drain watershed are included in the appropriate Schedule of Maintenance even if the lands were not assessed for the construction of the drain.

Upon completion of the work, the drainage works shall be repaired and maintained by the Town of Plympton-Wyoming, under the provisions of the Drainage Act, as per the applicable Schedule of Maintenance enclosed in this report, until said maintenance assessment is varied in accordance with the provisions of the Drainage Act. The Schedule of Maintenance

is provided for the future maintenance of the drainage works, and is based on estimated costs.

Maintenance costs are limited to the storm drain and private services, and does not include any road reconstruction items such as curb, granular materials, import fill, or pavement, which shall be assessed to the Road Authority, as a Section 26 assessment. Maintenance of private services may be with trenchless technologies, or by conventional construction methods. Conventional construction methods shall include service piping, fittings, and cleanouts. Future service maintenance costs shall be assessed with 50% of the cost to the benefiting landowner (s), and 50% of the cost to the Road Authority.

Once the private lands listed in the Public Lands portion of the Schedule of Maintenance are assumed by the Town of Plympton-Wyoming, the Town of Plympton-Wyoming will be responsible for the maintenance costs.

Future connection costs for lands within the watershed, including lot severances or plans of subdivision, will require a Section 65 report to apportion the assessment among parts of the land which are affected. All costs associated with the report and future connections, including all restoration, will be assessed to the requesting landowner.

Yours truly,

2025-015
AUG 13, 2026

LICENSED PROFESSIONAL ENGINEER
M.R.M. GERRITS
2025-015
AUG 13, 2026
PROVINCE OF ONTARIO

Michael Gerrits, P. Eng.
M. Gerrits Consulting Inc.

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

ESTIMATE OF COST

Item	Spec #	Description	Qty.	Unit	Price	Amount
STORM SEWERS						
1	SP	Remove and dispose of existing storm sewer and structures				
		a) Ex, 200 mm mixed materials (Scott Drain)	300.00	m	8.00	2,400
		b) Ex. 375mm PVC (Isabella Street)	119.00	m	8.00	952
		c) Ex. 1200mm MH, south side on Isabella Street	1.00	Ea.	500.00	500
2	401, 409, 410, 492, 517, 518, SP	Supply, excavate for and place storm pipe sewers including including bedding, native backfill				
		a) 150mm DR35 PVC catch basin leads	208.00	m	100	20,800
		b) 200mm DR35 PVC catch basin leads	39.00	m	100	3,900
		c) 250mm DR35 PVC catch basin leads	46.00	m	200	9,200
		d) 300mm DR35 PVC or equivalent	20.00	m	300	6,000
		e) 375mm DR35 PVC or equivalent	116.00	m	325	37,700
		f) 525mm 65-D concrete or equivalent	194.00	m	350	67,900
		g) 750m 65-D concrete or equivalent	69.00	m	600	41,400
		h) 825mm 65-D concrete or equivalent	135.00	m	750	101,250
		i) 900mm 65-D concrete or equivalent	53.00	m	850	45,050
		j) 750mm HDPE or equivalent	7.00	m	550	3,850
		k) 900mm HDPE or equivalent	285.00	m	650	185,250
3	402, 407, 517, 518, SP	Supply, excavate for, place and backfill for catch basins, twin inlet, and/or ditch inlet catch basins, including frames and grates				
		a) 600 mm x 600 mm (OPSD 705.010)	9.00	Ea.	4,600	41,400
		b) Twin Inlet 1450 mm x 600 mm (OPSD 705.020)	4.00	Ea.	6,500	26,000
		c) Ditch Inlet 600 mm x 600 mm (OPSD 705.030)	1.00	Ea.	6,500	6,500
4	402, 407, 517, 518, SP	Supply, excavate for, place and backfill precast maintenance holes and maintenance hole catch basins including frames and grates				
		a) 1200 mm manhole (701.010)	3.00	Ea.	7,700	23,100
		b) 1200 mm Catch Basin manhole (701.010)	2.00	Ea.	7,700	15,400
		c) 1500 mm manhole (701.011)	2.00	Ea.	12,000	24,000
		d) 1800 mm manhole (701.012)	4.00	Ea.	14,000	56,000
		e) 3600 mm manhole (701.015) c/w Hydroworks HD12 OGS	1.00	Ea.	180,000	180,000
5	SP	Connect to Existing CBMH3 c/w enlarging hole from existing 375mm to 525mm diameter storm sewer	1.00	L.S.	3,000	3,000
6	405, SP	Supply and place 150 mm filter wrapped perforated subdrain				
		a) 6m Lengths at manholes	0.00	Ea.	140	-
		b) Continuous underneath curb	0	m	17.50	-

Item	Spec #	Description	Qty.	Unit	Price	Amount
7	401, 410, 492, 517, 518, SP	Installation of storm services				
		a) 150mm PVC DR28 (green)	719	m	110	79,090
STORMWATER MANAGEMENT						
8	206, SP	Stripping topsoil within SWMF Block	5,490	sq.m.	2.50	13,725
9	182,206 SP	Shaping, and Finish Grading 150mm below finish grade for Stormwater Management Facility Block				
		a) Shaping Area	5489	sq.m.	4	21,956
		b) Volume of Material Handled (3000 cut/0 fill), material to remain	2750	cu.m.	15	41,250
10	401, 409, 410, 492, 517, 518, SP	Supply, excavate for, install and backfill for SWMF Storm Structures and Sewers				
		a) SWMF inlet structure (OPSD 804.040) for 900mm storm pipe c/w pedestrian railing as per OPSD-980.101	1	L.S.	25,000	25,000
		b) SWMF outlet structure (OPSD 804.030) for 750mm storm pipe c/w pedestrian railing as per OPSD-980.101	1	L.S.	13,000	13,000
9	511, 518, 802, 804,	Finish Grading Topsoil & landscaping				
		a) Placing and fine-grading topsoil (from stockpile) in SWMF Block	5490	sq.m.	2.50	13,725
		b) Supply and place hydroseed & mulch for SWMF Block (sq.m.)	5490	sq.m.	2.00	10,980
10	511, SP	SWMF Block Hard Surfacing				
		a) Supply and install 300mm thick R-50 Rip-Rap over non- woven	421	sq.m.	85	35,785
		b) 4m wide, Access road structure, SWMF Control Structure access	610	sq.m.	95	57,950
						$ 1,214,013

Allowances	23,901
Miscellaneous	78,913
Engineering	31,843
Environmental Permits	569
Non Recoverable HST (1.076%)	23,318
Total Estimate	$ 1,372,557

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

SCHEDULE OF ASSESSMENT

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Special Benefit	Benefit	Outlet	Total	Eq. Ha.
Agricultural Lands										
1	Pt Lot 17	0.00	383534001004800	2355836 Ontario Ltd.		*Allowances Only*				0.00
2	Pt Lot 17	0.00	383534001014510	K. Dobbin		*Allowances Only*				0.00
						-	-	-	-	
			Total Special Benefit		-					
			Total Benefit		-					
			Total Outlet		-					
			Total - Agricultural Lands		$ -					
Non Agricultural Lands										
1	Pt Lot 16	0.04	383536000100502	K. Krumholtz	62	-	-	435	435	0.08
	Pt Lot 16	0.03	383536000100503	B. Herdman	64	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100504	R. Fairbarn	66	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100505	J. Porlier	68	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100506	E. Authier	69	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100507	P. Zantingh	70	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100508	R. Wilks	72	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100509	M. Waluchow	74	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100510	M. Rose	75	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100511	T. Clarke	76	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000100512	J. Morningstar	77	-	-	435	435	0.06
	Pt Lot 16	0.91	383536000100940	Roman Catholic Episcopal Cemetery		-	3,100	1,680	4,780	0.68
	Pt Lot 16	0.09	383536000100945	Plympton Meadows Inc.	1	-	3,100	8,750	11,850	0.18
	Pt Lot 16	0.07	383536000100945	Plympton Meadows Inc.	2	-	3,100	8,750	11,850	0.14
	Pt Lot 16	0.07	383536000100945	Plympton Meadows Inc.	3	-	3,100	8,750	11,850	0.14

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Special Benefit	Benefit	Outlet	Total	Eq. Ha.
1	Pt Lot 16	0.06	383536000100945	Plympton Meadows Inc.	4	-	3,100	8,750	11,850	0.12
	Pt Lot 16	0.10	383536000100945	Plympton Meadows Inc.	5	-	3,100	8,750	11,850	0.20
	Pt Lot 16	0.18	383536000100945	Plympton Meadows Inc.	6	-	3,100	8,750	11,850	0.27
	Pt Lot 16	0.14	383536000100945	Plympton Meadows Inc.	7	-	3,100	8,750	11,850	0.25
	Pt Lot 16	0.08	383536000100945	Plympton Meadows Inc.	8	-	3,100	8,750	11,850	0.16
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	9	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	10	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	11	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	12	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	13	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	14	-	3,100	8,750	11,850	0.09
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	15	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	16	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	17	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	18	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	19	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	20	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	21	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	22	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.05	383536000100945	Plympton Meadows Inc.	23	-	3,100	8,750	11,850	0.10
	Pt Lot 17	0.06	383536000100945	Plympton Meadows Inc.	24	-	3,100	8,750	11,850	0.12
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	25	-	3,100	8,750	11,850	0.14
	Pt Lot 17	0.11	383536000100945	Plympton Meadows Inc.	26	-	3,100	8,750	11,850	0.22
	Pt Lot 17	0.09	383536000100945	Plympton Meadows Inc.	27	-	3,100	8,750	11,850	0.18
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	28	-	3,100	8,750	11,850	0.14
	Pt Lot 17	0.10	383536000100945	Plympton Meadows Inc.	29	-	3,100	8,750	11,850	0.20
	Pt Lot 17	0.08	383536000100945	Plympton Meadows Inc.	30	-	3,100	8,750	11,850	0.16
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	31	-	3,100	8,750	11,850	0.08
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	32	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	33	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	34	-	3,100	8,750	11,850	0.06
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	35	-	3,100	8,750	11,850	0.08
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	36	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	37	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	38	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	39	-	3,100	8,750	11,850	0.06

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Special Benefit	Benefit	Outlet	Total	Eq. Ha.
1	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	40	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	41	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	42	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	43	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	44	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	45	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	46	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	47	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	48	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	49	-	3,100	8,750	11,850	0.10
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	50	-	3,100	8,750	11,850	0.10
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	51	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	52	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	53	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	54	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	55	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	56	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	57	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	58	-	3,100	8,750	11,850	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	59	-	3,100	8,750	11,850	0.08
	Pt Lot 16	0.21	383536000100949	G. Shortt		-	-	1,120	1,120	0.16
	Pt Lot 16	0.11	383536000100950	M. McLay		-	-	640	640	0.11
	Pt Lot 16	0.03	383536000101001	E. Simard	61	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000101003	E. Bourne	63	-	-	435	435	0.06
	Pt Lot 16	0.03	383536000101004	D. Furlan	65	-	-	435	435	0.06
	Pt Lot 16	0.04	383536000101005	S. Strybos	67	-	-	435	435	0.08
	Pt Lot 16	0.04	383536000101018	A. Core	71	-	-	435	435	0.08
	Pt Lot 16	0.03	383536000101019	A. Hall	73	-	-	435	435	0.06
	Pt Lot 16	0.30	383536000100960	R. Chalmers		-	-	870	870	0.15
						-	186000	527955	713955	

Total Special Benefit		-
Total Benefit		186000
Total Outlet		527955
Total - Non Agricultural Lands	$	713,955

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Special Benefit	Benefit	Outlet	Total	Eq. Ha.
Public Lands										
Isabella Street		0.83	Town of Plympton-Wyoming			99,475	46,617	59,190	205,282	3.32
Sycamore Cresent		0.03	Town of Plympton-Wyoming			5,241	-	1,883	7,124	0.12
Street A		0.73	383536000100945	Plympton Meadows Inc.		-	30,191	283,027	313,218	2.92
Street A Pumping Station		0.25	383536000100945	Plympton Meadows Inc.		-	2,911	79,415	82,326	1.00
Park Lands		0.23	383536000100945	Plympton Meadows Inc.		-	2,911	16,674	19,585	0.23
SWM Block		0.57	383536000100945	Plympton Meadows Inc.		-	-	31,067	31,067	0.57
						104,716	82,630	471,256	658,602	
			Total Special Benefit			104,716			446196	
			Total Benefit			82,630			446196	
			Total Outlet			471,256			212406	
			Total - Public Lands			$ 658,602				
			Total - Non Agricultural Lands			713,955				
			Total - Public Lands			658,602				
			Total Assessment			$ 1,372,557				

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 1 - Main Drain

Schedule of Maintenance for maintaining the Plympton Meadows Drain and all associated drainage structures between Station 2+000 (CB13) and Station 2+118 (MH4) and Station 3+017 (MH4) and Station 3+108 (MH3). The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. Road base and road restoration costs do not form part of the drain maintenance costs. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $10,000.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
Agricultural Lands									
1	Pt Lot 16	0.400	383536000100220	2798847 Ontario Ltd.		-	60	60	0.20
	Pt Lot 16	2.15	383536000100610	2798847 Ontario Ltd.		-	845	845	2.81
Non Agricultural Lands									
1	Pt Lot 16	0.04	383536000100502	K. Krumholtz	62	-	25	25	0.08
	Pt Lot 16	0.03	383536000100503	B. Herdman	64	-	20	20	0.06
	Pt Lot 16	0.03	383536000100504	R. Fairbarn	66	-	20	20	0.06
	Pt Lot 16	0.03	383536000100505	J. Porlier	68	-	20	20	0.06
	Pt Lot 16	0.03	383536000100506	E. Authier	69	-	20	20	0.06
	Pt Lot 16	0.03	383536000100507	P. Zantingh	70	-	20	20	0.06
	Pt Lot 16	0.03	383536000100508	R. Wilks	72	-	20	20	0.06
	Pt Lot 16	0.03	383536000100509	M. Waluchow	74	-	20	20	0.06
	Pt Lot 16	0.03	383536000100510	M. Rose	75	-	20	20	0.06
	Pt Lot 16	0.03	383536000100511	T. Clarke	76	-	20	20	0.06
	Pt Lot 16	0.03	383536000100512	J. Morningstar	77	-	20	20	0.06
	Pt Lot 16	0.91	383536000100940	Roman Catholic Episcopal Cemetery		-	200	200	0.68
	Pt Lot 16	0.09	383536000100945	Plympton Meadows Inc.	1	65	55	120	0.18
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	2	65	20	85	0.06

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
1	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	3	65	20	85	0.06
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	4	65	15	80	0.05
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	5	65	25	90	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	6	65	25	90	0.08
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	7	65	30	95	0.10
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	8	65	30	95	0.10
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	9	65	10	75	0.04
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	10	65	10	75	0.04
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	11	65	10	75	0.04
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	12	65	10	75	0.04
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	13	65	10	75	0.04
	Pt Lot 16	0.02	383536000100945	Plympton Meadows Inc.	14	65	10	75	0.04
	Pt Lot 16	0.012	383536000100945	Plympton Meadows Inc.	42	65	5	70	0.02
	Pt Lot 16	0.012	383536000100945	Plympton Meadows Inc.	43	65	5	70	0.02
	Pt Lot 16	0.016	383536000100945	Plympton Meadows Inc.	44	65	10	75	0.03
	Pt Lot 16	0.040	383536000100945	Plympton Meadows Inc.	45	65	25	90	0.08
	Pt Lot 16	0.030	383536000100945	Plympton Meadows Inc.	46	65	20	85	0.06
	Pt Lot 16	0.030	383536000100945	Plympton Meadows Inc.	47	65	20	85	0.06
	Pt Lot 16	0.030	383536000100945	Plympton Meadows Inc.	48	65	20	85	0.06
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	49	65	30	95	0.10
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	50	65	30	95	0.10
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	51	-	20	20	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	52	-	20	20	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	53	-	20	20	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	54	-	25	25	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	55	-	25	25	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	56	-	20	20	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	57	-	20	20	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	58	-	20	20	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	59	-	25	25	0.08
	Pt Lot 16	0.21	383536000100949	G. Shortt		-	45	45	0.16
	Pt Lot 16	0.17	383536000100950	M. McLay		-	30	30	0.11

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
1	Pt Lot 16	0.03	383536000101001	E. Simard	61	-	20	20	0.06
	Pt Lot 16	0.03	383536000101003	E. Bourne	63	-	20	20	0.06
	Pt Lot 16	0.03	383536000101004	D. Furlan	65	-	20	20	0.06
	Pt Lot 16	0.04	383536000101005	S. Strybos	67	-	25	25	0.08
	Pt Lot 16	0.04	383536000101018	A. Core	71	-	25	25	0.08
	Pt Lot 16	0.03	383536000101019	A. Hall	73	-	20	20	0.06
	Pt Lot 16	0.03	383536000100960	R. Chalmers		-	45	45	0.15
Public Lands									
Isabella Street		0.83	Town of Plympton-Wyoming			-	1,000	1,000	3.32
Sycamore Cresent		0.03	Town of Plympton-Wyoming			-	40	40	0.12
Street A		0.73	383536000100945			3,765	880	4,645	2.92
Street A Pumping Station		0.25	383536000100945			120	300	420	1.00
Park Lands		0.23	383536000100945			120	60	180	0.23
				Total Maintenance Assessment 1 - Main Drain		5,500	4,500	10,000	

***Note - Once the private lands listed in the Public Lands portion of the Schedule of Maintenance are assumed by the Town of Plympton-Wyoming, the Town of Plympton-Wyoming will be responsible for the maintenance costs.*

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 2 - Branch A Drain

Schedule of Maintenance for maintaining the Branch A Drain and all associated drainage structures between Station 0+848 and Station 1+127 (MH6). The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. Road base and road restoration costs do not form part of the drain maintenance costs. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $10,000.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
Non Agricultural Lands									
1	Pt Lot 16	0.04	383536000100502	K. Krumholtz	62	105	75	180	0.08
	Pt Lot 16	0.03	383536000100503	B. Herdman	64	105	60	165	0.06
	Pt Lot 16	0.03	383536000100504	R. Fairbarn	66	105	60	165	0.06
	Pt Lot 16	0.03	383536000100505	J. Porlier	68	105	60	165	0.06
	Pt Lot 16	0.03	383536000100506	E. Authier	69	105	60	165	0.06
	Pt Lot 16	0.03	383536000100507	P. Zantingh	70	105	60	165	0.06
	Pt Lot 16	0.03	383536000100508	R. Wilks	72	105	60	165	0.06
	Pt Lot 16	0.03	383536000100509	M. Waluchow	74	105	60	165	0.06
	Pt Lot 16	0.03	383536000100510	M. Rose	75	105	60	165	0.06
	Pt Lot 16	0.03	383536000100511	T. Clarke	76	105	60	165	0.06
	Pt Lot 16	0.03	383536000100512	J. Morningstar	77	105	60	165	0.06
	Pt Lot 16	0.02	383536000100949	G. Shortt		105	50	155	0.05
	Pt Lot 16	0.05	383536000100950	M. McLay		105	85	190	0.09
	Pt Lot 16	0.03	383536000101001	E. Simard	61	105	60	165	0.06
	Pt Lot 16	0.03	383536000101003	E. Bourne	63	105	60	165	0.06
	Pt Lot 16	0.03	383536000101004	D. Furlan	65	105	60	165	0.06
	Pt Lot 16	0.04	383536000101005	S. Strybos	67	105	75	180	0.08
1	Pt Lot 16	0.04	383536000101018	A. Core	71	105	75	180	0.08
	Pt Lot 16	0.03	383536000101019	A. Hall	73	105	60	165	0.06
	Pt Lot 16	0.03	383536000100960	R. Chalmers		105	60	165	0.06
Public Lands									
Isabella Street		0.83	Town of Plympton-Wyoming			3,400	3,120	6,520	3.32
Sycamore Cresent		0.03	Town of Plympton-Wyoming			-	120	120	0.12
				Total Maintenance Assessment 2 - Branch A Drain		5,500	4,500	10,000	

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 3 - Branch B Drain

Schedule of Maintenance for maintaining the Branch B Drain and all associated drainage structures between Station 1+243 (MH8) and Station 1+127 (MH6). The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. Road base and road restoration costs do not form part of the drain maintenance costs. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $10,000.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
Non Agricultural Lands									
1	Pt Lot 16	0.73	383536000100940	Roman Catholic Episcopal Cemetery		195	615	810	0.56
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	50	195	140	335	0.10
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	51	195	100	295	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	52	195	100	295	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	53	195	100	295	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	54	195	110	305	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	55	195	110	305	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	56	195	100	295	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	57	195	100	295	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	58	195	100	295	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	59	195	110	305	0.08
Public Lands									
Isabella Street		0.83	Town of Plympton-Wyoming			3,355	2,815	6,170	3.32
				Total Maintenance Assessment 3 - Branch B Drain		5,500	4,500	10,000	

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 4 - Branch C Drain

Schedule of Maintenance for maintaining the Branch C Drain and all associated drainage structures between Station 3+238 (MH1) and Station 3+108 (MH3). The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. Road base and road restoration costs do not form part of the drain maintenance costs. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $10,000.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
Non Agricultural Lands									
1	Pt Lot 16 & 17	0.91	383536000100930	Town of Plympton-Wyoming Cemetery		-	365	365	0.44
	Pt Lot 16	0.35	383536000100940	Roman Catholic Episcopal Cemetery		-	100	100	0.12
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	15	150	65	215	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	16	150	50	200	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	17	150	50	200	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	18	150	65	215	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	19	150	65	215	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	20	150	50	200	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	21	150	50	200	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	22	150	50	200	0.06
	Pt Lot 17	0.05	383536000100945	Plympton Meadows Inc.	23	150	75	225	0.10
	Pt Lot 17	0.06	383536000100945	Plympton Meadows Inc.	24	150	100	250	0.12
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	25	150	115	265	0.14
	Pt Lot 17	0.11	383536000100945	Plympton Meadows Inc.	26	150	185	335	0.22
	Pt Lot 17	0.09	383536000100945	Plympton Meadows Inc.	27	150	150	300	0.18
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	28	150	115	265	0.14
	Pt Lot 17	0.10	383536000100945	Plympton Meadows Inc.	29	150	165	315	0.20
	Pt Lot 17	0.08	383536000100945	Plympton Meadows Inc.	30	150	135	285	0.16
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	31	150	65	215	0.08
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	32	150	50	200	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	33	150	50	200	0.06

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
1	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	34	150	50	200	0.06
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	35	150	65	215	0.08
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	36	150	65	215	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	37	150	50	200	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	38	150	50	200	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	39	150	50	200	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	40	150	65	215	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	41	150	65	215	0.08
Public Lands									
Street A		0.73	383536000100945			1,450	1,910	3,360	2.92
Park Lands		0.23	383536000100945			-	15	15	0.23
				Total Maintenance Assessment 4 - Branch C Drain		5,500	4,500	10,000	

***Note Once the private lands listed in the Public Lands portion of the Schedule of Maintenance are assumed by the Town of Plympton-Wyoming, the Town of Plympton-Wyoming will be responsible for the maintenance costs.*

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 5 - Branch D

Schedule of Maintenance for maintaining the Branch D Drain Between Station 5+000 and Station 5+210 (MH3). The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $2,500.

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit	Outlet	Total	Eq. Ha.
Agricultural Lands									
1	Pt Lot 16	2.15	383536000100610	Ontario Ltd.	2798847	1,250	1,250	2,500	2.81
				Total Maintenance Assessment 5 - Branch D Drain		1,250	1,250	2,500	

Plympton Meadows Drain
Town of Plympton-Wyoming
August 13, 2026

Schedule of Maintenance 6 - Stormwater Managemnent Facility and Outlet to the Robertson-Parker Drain

Schedule of Maintenance for maintaining the drain between Station 4+012 (MH3) and the outlet to the Robertson Parker Drain at Station 4+453 c/w all associated piping and structures. The Schedule of Maintenance is to be used for future maintenance of the this section of the drain. The Schedule of Maintenance has been prepared, based on a hypothetical maintenance cost of $10,000.

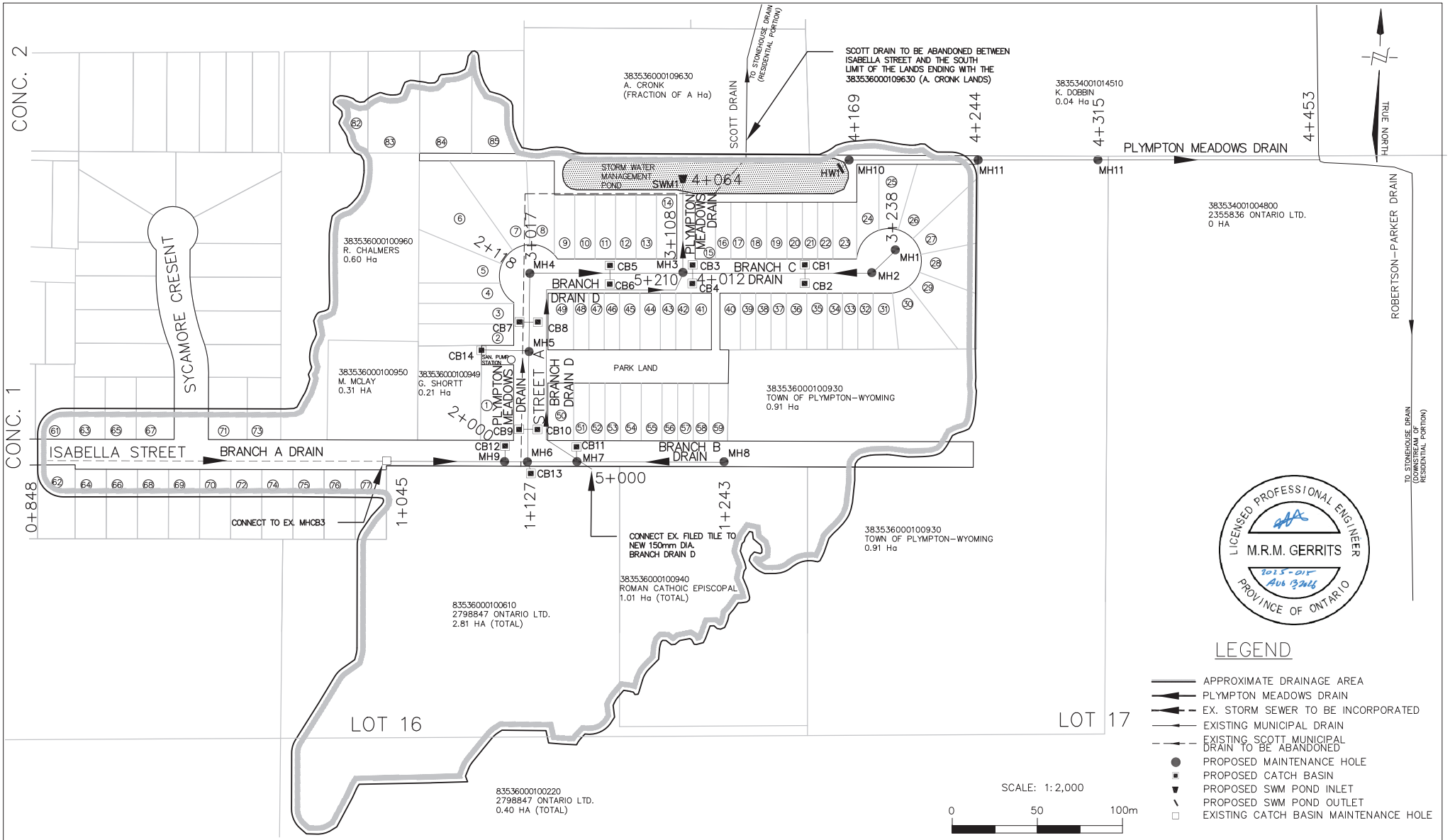
Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit ($)	Outlet ($)	Eq. Ha.
Agricultural Lands								
1	Pt Lot 16	0.40	383536000100220	2798847 Ontario Ltd.		-	95	0.20
	Pt Lot 16	2.15	383536000100610	2798847 Ontario Ltd.		-	1,235	2.81
Non Agricultural Lands								
1	Pt Lot 16	0.04	383536000100502	K. Krumholtz	62	-	40	0.08
	Pt Lot 16	0.03	383536000100503	B. Herdman	64	-	30	0.06
	Pt Lot 16	0.03	383536000100504	R. Fairbarn	66	-	30	0.06
	Pt Lot 16	0.03	383536000100505	J. Porlier	68	-	30	0.06
	Pt Lot 16	0.03	383536000100506	E. Authier	69	-	30	0.06
	Pt Lot 16	0.03	383536000100507	P. Zantingh	70	-	30	0.06
	Pt Lot 16	0.03	383536000100508	R. Wilks	72	-	30	0.06
	Pt Lot 16	0.03	383536000100509	M. Waluchow	74	-	30	0.06
	Pt Lot 16	0.03	383536000100510	M. Rose	75	-	30	0.06
	Pt Lot 16	0.03	383536000100511	T. Clarke	76	-	30	0.06
	Pt Lot 16	0.03	383536000100512	J. Morningstar	77	-	30	0.06
	Pt Lot 16 & 17	0.91	383536000100930	Town of Plympton-Wyoming Cemetery		-	220	0.44
	Pt Lot 16	1.08	383536000100940	Roman Catholic Episcopal Cemetery		-	300	0.60
	Pt Lot 16	0.09	383536000100945	Plympton Meadows Inc.	1	-	90	0.18
	Pt Lot 16	0.07	383536000100945	Plympton Meadows Inc.	2	-	70	0.14

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit ($)	Outlet ($)	Eq. Ha.
1	Pt Lot 16	0.07	383536000100945	Plympton Meadows Inc.	3	-	70	0.14
	Pt Lot 16	0.06	383536000100945	Plympton Meadows Inc.	4	-	60	0.12
	Pt Lot 16	0.10	383536000100945	Plympton Meadows Inc.	5	-	95	0.20
	Pt Lot 16	0.18	383536000100945	Plympton Meadows Inc.	6	-	135	0.27
	Pt Lot 16	0.14	383536000100945	Plympton Meadows Inc.	7	-	125	0.25
	Pt Lot 16	0.08	383536000100945	Plympton Meadows Inc.	8	-	75	0.16
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	9	-	45	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	10	-	45	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	11	-	45	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	12	-	45	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	13	-	45	0.09
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	14	-	45	0.09
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	15	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	16	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	17	-	30	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	18	-	40	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	19	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	20	-	30	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	21	-	30	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	22	-	30	0.06
	Pt Lot 17	0.05	383536000100945	Plympton Meadows Inc.	23	-	50	0.10
	Pt Lot 17	0.06	383536000100945	Plympton Meadows Inc.	24	-	60	0.12
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	25	-	70	0.14
	Pt Lot 17	0.11	383536000100945	Plympton Meadows Inc.	26	-	110	0.22
	Pt Lot 17	0.09	383536000100945	Plympton Meadows Inc.	27	-	90	0.18
	Pt Lot 17	0.07	383536000100945	Plympton Meadows Inc.	28	-	70	0.14
	Pt Lot 17	0.10	383536000100945	Plympton Meadows Inc.	29	-	95	0.20
	Pt Lot 17	0.08	383536000100945	Plympton Meadows Inc.	30	-	75	0.16
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	31	-	40	0.08
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	32	-	30	0.06
	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	33	-	30	0.06

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit ($)	Outlet ($)	Eq. Ha.
1	Pt Lot 17	0.03	383536000100945	Plympton Meadows Inc.	34	-	30	0.06
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	35	-	40	0.08
	Pt Lot 17	0.04	383536000100945	Plympton Meadows Inc.	36	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	37	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	38	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	39	-	30	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	40	-	40	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	41	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	42	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	43	-	30	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	44	-	40	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	45	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	46	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	47	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	48	-	30	0.06
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	49	-	50	0.10
	Pt Lot 16	0.05	383536000100945	Plympton Meadows Inc.	50	-	50	0.10
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	51	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	52	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	53	-	30	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	54	-	40	0.08
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	55	-	40	0.08
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	56	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	57	-	30	0.06
	Pt Lot 16	0.03	383536000100945	Plympton Meadows Inc.	58	-	30	0.06
	Pt Lot 16	0.04	383536000100945	Plympton Meadows Inc.	59	-	40	0.08
	Pt Lot 16	0.21	383536000100949	G. Shortt		-	130	0.26
	Pt Lot 16	0.31	383536000100950	M. McLay		-	140	0.29
	Pt Lot 16	0.03	383536000101001	E. Simard	61	-	30	0.06
	Pt Lot 16	0.03	383536000101003	E. Bourne	63	-	30	0.06
	Pt Lot 16	0.03	383536000101004	D. Furlan	65	-	30	0.06
1	Pt Lot 16	0.04	383536000101005	S. Strybos	67	-	40	0.08
	Pt Lot 16	0.04	383536000101018	A. Core	71	-	40	0.08
	Pt Lot 16	0.03	383536000101019	A. Hall	73	-	30	0.06

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Landowner Identification Number	Benefit ($)	Outlet ($)	Eq. Ha.
	Pt Lot 16	0.60	383536000100960	R. Chalmers		-	180	0.36
2	Pt Lot 16	0.00	383536000109630	A. Cronk				F
	Pt Lot 16	0.11	383536000109700	J. Lebert	83	-	40	0.08
	Pt Lot 16	0.13	383536000109701	A. Zantingh	84	-	120	0.25
	Pt Lot 16	0.11	383536000109702	B. Knapp	85	-	40	0.08
	Pt Lot 16	0.04	383536000109800	P. Wilpstra	82	-	10	0.02
Public Lands								
Isabella Street		0.83	Town of Plympton-Wyoming			-	1,650	3.32
Sycamore Cresent		0.03	Town of Plympton-Wyoming			-	60	0.12
Street A		0.73	383536000100945			-	1,450	2.92
Street A Pumping Station		0.25	383536000100945			-	500	1.00
Park Lands		0.23	383536000100945			-	115	0.23
SWM Block		0.57	383536000100945			-	285	0.57
Total Maintenance Assessment 6 - Stormwater Management Facility and Outlet to the Robertson-Parker Drain						-	10,000	

***Note - Once the private lands listed in the Public Lands portion of the Schedule of Maintenance are assumed by the Town of Plympton-Wyoming, the Town of Plympton-Wyoming will be responsible for the maintenance costs.*



M. GERRITS CONSULTING INC.

No.	REVISIONS	DATE	BY
1	FOR REPORT	AUG. 13, 2026	MG

PLYMPTON MEADOWS DRAIN &ASSOCIATED BRANCH DRAINS

TOWN OF PLYMPTON–WYOMING

OVERALL PLAN AND WATERSHED

SCALE	1:200
DRAWN	MG
CHECKED	EG
DATE	AUG. 13, 2026
PROJECT NO.	25–14
DRAWN	MG
SHEET	1 OF 1

Plympton Meadows Drain and Associated Branch Drains
Town of Plympton-Wyoming
August 13, 2026

SPECIFICATION OF WORK

The specifications included in this report are to be read in conjunction with the appended Special Provisions titled “Plympton Meadows Drain” and drawings titled “Plympton Meadows Drain Drawings 1, 2, 3, 4, 5, 6, 7, and 8,”, Revision 1, prepared by B.M. Ross and Associates Ltd., dated October 28, 2025.

Plans and Specifications

These specifications shall apply and be a part of the Contract, along with the appended Special Provisions titled “Plympton Meadows Drain”, and drawings titled “Plympton Meadows Drain Drawings 1, 2, 3, 4, 5, 6, 7, and 8,”, Revision 1, prepared by B.M. Ross and Associates Ltd., dated October 28, 2025. Any work not described in these specifications, shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

APPENDIX
Plympton Meadows Drain

Special Provisions
&
Drawings

PLYMPTON MEADOWS DRAIN (2026) AND ASSOCIATED BRANCH DRAINS SPECIAL PROVISIONS

SUPPLY, EXCAVATE FOR, PLACE AND BACKFILL STORM PIPE SEWERS

For the unit price bid, the Contractor shall supply all labour, equipment and materials for the complete installation and testing of the storm sewers in accordance with OPSS.MUNI 401 – Construction Specification for Trenching, Backfilling, and Compacting; OPSS.MUNI.410 Construction Specification for Pipe Sewer Installation in Open Cut; and as indicated on the contract drawings. The sizes of the sewers as well as the backfill material are as noted on the Form of Tender and on the contract drawing.

Pipe Material

OPSS 410.05 materials is amended to accept the following pipe material for storm sewers:

(a) Concrete Sewer Pipe (Rigid)
- 150 mm to njhh250 mm non-reinforced Class 3 – CSA certified to A257.1
- 300 mm or greater reinforced Pipe Class 65D (min) or as specified in the tender form – CSA certified to A257.2

(b) Polyvinyl Chloride (PVC) Pipe (Flexible)
- Class SDR 35 or Class V (320 kPa)
- Annular ribbed profile for ribbed pipe
- 200mm to 375mm Inclusive Class SDR35 or Class V (320kPa)

(c) High-Density Polyethylene (HDPE) Pipe (Flexible)
-CSA certified to B182.6

(d) Catch Basins Laterals Polyvinyl Chloride (PVC) Pipe (Flexible)
- 150mm to 250mm as specified in the Form of Tender – CSA Certified SDR35

If pipe material selected differs from that specified in the Form of Tender, the Contractor shall, upon request, supply the Contract Administrator with proof of CSA certification for both the pipe and the elastomeric gaskets, all at the expense of the Contractor.

Watertight Lateral Connection

HDPE, PVC Mains 450mm dia or less
- Factory manufactured tees.

HDPE and PVC Mains 525mm dia or greater
- Inserta Tee® Fittings in general conformance with to ASTM D3034, F1336 and F477.

Concrete Main, lateral connections up to 250mm dia
- Core Bell Adapter Couplings for sewer laterals from 100mm to 250mm in size.

Table 1: Watertight Lateral Connections

Main Line Sewer	Lateral Diameter	Main Line Pipe Material		
		HDPE	PVC	Concrete
Up to 450mm dia	100mm to 250mm dia	Manufactured Tee	Manufactured Tee	Core Bell Adapter
Greater than 525mm dia	100mm to 250mm dia	Inserta-Tee	Inserta-Tee	Core Bell Adapter

Storm Sewer Watertight Lateral Connection – General
The storm sewer tee, fitting or adapter shall include all required pipe coring, bends, fittings, and couplers required to connect the lateral sewer pipe required. The manufactured tee, fitting or adapter shall be installed as per manufacturer's recommendations. Care shall be taken to avoid installation of the PVC hub into the rubber gasket, beyond the painted alignment markings, which may restrict the passage of a mandrel through the pipe.

Storm Sewer Outlet Grate
- Steel CSA G40.21 M-300W, Hot Dipped galvanized G-164M after fabrication
- Welding shall conform to CSA W47.1 & CSA W59 Latest Edition
- Welding surfaces remain as welded 6mm Fill all around

Repair Coupling Dissimilar Materials (100mm to 375mm - Concrete, Clay, Steel, HDPE, PVC excl Ribbed PVC)
- Fernco Flexible Coupling

Repair Coupling – Dissimilar Materials (450mm dia and greater and all Ribbed PVC sizes)
- MarMac Dissimilar Pipe Couplers (DP Couplers)

Repair Coupling – HDPE to HDPE, HDPE to CSP (450mm to 900mm)
- Water-Tight, Gasketed, Bell-Bell Coupler

Filter Fabric
- Filter wrap (non-woven type) such as Terrafix 270R or approved equivalent

Construction

For pipes with a nominal pipe diameter of 900mm or less, the trench shall allow for a minimum side clearance of 300mm.

For pipes with a nominal pipe diameter greater than 900mm, the trench shall allow for a minimum side clearance of 500mm.

Rigid Pipe – Bedding

Bedding shall be Class B as per OPSD 802.030, 802.031, 802.032, 802.033 or 802.034 for rigid pipe and whichever soil type is applicable.

The minimum bedding depth, below the pipe, shall be 0.15 x diameter of the pipe. In no case shall the bedding depth be less than 150mm or greater than 300mm.
Bedding material shall be Granular A.

Bedding shall be placed in uniform layers not exceeding 200 mm in thickness, loose measurement, and compacted to a minimum of 95% of the S.P.M.D.D. before a subsequent layer is placed.

Rigid Pipe - Cover

Cover material shall be approved granular material or select native granular material to a minimum of 300 mm above the top of pipe.

Cover shall be placed in uniform layers not exceeding 200 mm in thickness, loose measurement, and compacted to a minimum of 95% of the S.P.M.D.D. before a subsequent layer is placed.

Flexible Pipe - Embedment

Embedment shall be as per OPSD 802.010, 802.013, or 802.014 for **flexible pipe** and whichever soil type is applicable.

The minimum bedding depth, below the pipe, shall be 150mm.

Bedding material shall be Granular A.

Embedment shall be placed in uniform layers not exceeding 200 mm in thickness, loose measurement, and compacted to a minimum of 95% of the S.P.M.D.D. before a subsequent layer is placed.

Rigid Pipe and Flexible Pipe - Backfill

Backfill shall be as specified in the Form of Tender.

- If select native material is specified, backfill shall be compacted to a minimum of 95% of the S.P.M.D.D.. Backfill beneath areas to be developed as pavements shall be compacted to 98% S.P.M.D.D. for 1.0m below the granular roadbed.
- If granular material is specified, it shall be compacted to a minimum of 100% of the S.P.M.D.D.

OPSS 401.07.10.05 Backfill, has been amended as follows:
Backfill material shall be placed in uniform layers not exceeding 300mm in thickness, loose measurement, for the full width of the trench and each layer shall be compacted to the specified density before a subsequent layer is placed.

Power operated tractors or rolling equipment shall not be used for compacting until backfill material has been placed to a minimum of 900mm above the crown of the pipe.

The unit price bid shall include the cost of all granular bedding, embedment cover material and the backfilling noted herein.

All excavated material not required for backfill shall be disposed as outlined under the General SP – Management of Excess Materials. The cost of this work shall be included in the unit price bid of sewer.

Should the Contractor decide to use stone bedding to assist with trench stabilization it shall be at the Contractor's expense and the stone bedding material must be completely wrapped with a filter wrap (non-woven type). Edges of the filter wrap must be overlapped 300mm minimum with no gaps for fines to migrate. It is also to be noted that the use of stone may result in settlements; as such, the Contractor shall assume all risk in its use. Clear stone material which is not completely wrapped in approved filter wrap material will not be permitted for this project.

OPSS.MUNI 410.07.12 – Pipe Installation has been amended with the addition of the following:

410.07.12.01-General
Pipe shall be laid within the following horizontal alignment and vertical grade tolerances:

1. All pipe sections, within a sewer run, shall have positive slope towards the outlet.
2. Maximum vertical and horizontal alignments shall not exceed manufacturer's allowable deflections.
3. Maximum vertical and horizontal joint deflections shall not exceed manufacturers allowable deflections.
4. Should the installed grade deviate by more than 10% of the indicated installation grade, the sewer shall be re-laid.
5. Passing of a mandrel test does not supersede the need to be in compliance with the grade tolerances.

Installation of Repair Coupling
The selection of a pipe coupler is dependent upon the pipe materials and the diameters of the pipe to be coupled together. The Contractor shall refer to the Materials list in this Special Provision for the approved pipe couplers for this project.

In all cases, the ends of each pipe to be coupled, shall be clean and free of debris. The coupler shall be installed as per the manufacturer's recommendations.

Care shall also be taken to vertically align the pipes so that the invert of the upstream pipe section matches or is slightly above the invert of the downstream pipe section.

For pipe diameters 375mm or less, the Contractor shall carefully compact the granular around the pipe to provide vertical and lateral support of the joint.

For pipe diameters greater than 375mm dia., a concrete collar shall be poured around the entire pipe joint to provide vertical and lateral support to the joint. The collar shall be a minimum of 150mm thick under the pipe joint

Compaction – General
Compaction shall be as per OPSS.MUNI 501 – Construction Specification for Compacting. The type of compaction equipment used shall be suited to the material to be compacted, degree of compaction required, and space available. Selection of compaction equipment shall be determined by the Contractor with a list of the proposed equipment being submitted at the pre-construction meeting.

Trench widths shall be sufficiently wide enough, but no greater than necessary, to ensure working room to properly and safely place and compact haunching and other embedment materials. The space between the pipe and trench wall must be wider than the compaction equipment used in the pipe zone.

In pipe trenches, to 900mm above the crown of the pipe, small, hand-held or walk-behind compactors are required, not only to preclude damage to the pipe, but to ensure thorough compaction in the confined areas around the pipe and along the trench wall.

Power operated tractors or rolling equipment shall not be used for compacting until backfill material has been placed to a minimum of 900mm above the crown of the pipe.

All costs of compaction and water used for compaction shall be included in the unit price for sewer.

Removing Existing Sewers, Watermains and Minor Structures
The unit price bid shall include the cost of removing existing sewers, watermains, or minor structures encountered in the trench excavation where applicable.

Disposal of existing sewers, watermains and/or minor structures shall be as outlined under the General SP- Management of Excess Materials.

Abandoning Sewers
The unit price bid shall include the cost of plugging up, by means of brick and mortar and to the satisfaction of the Contract Administrator, certain existing sewers or drains that are to be abandoned due to being intercepted by the installation of new sewer(s).

Connect To Existing
The Contractor shall make all connections to new and existing catch basins, maintenance holes, culverts or sewers (regardless of pipe material) in a manner set out in the contract drawings or as determined by the Contract Administrator at the time of construction.

The Contractor shall fill the void between the sewer pipe and the concrete structure with grout. The grout shall be trowelled smooth on both the inside and the outside of the structure.

Connections between new sewers and existing sewers to be made using a manufactured repair coupling.

Upon completion of the connection to the structure, the floor of the structures shall be cleaned out by the Contractor.

Break Into and Connect To Existing Structures
The Contractor shall saw cut or core an opening in the existing catch basins, maintenance hole, large enough to insert the sewer pipe, in a manner set out in the contract drawings or as determined by the Contract Administrator at the time of construction.

The Contractor shall fill the void between the sewer pipe and the concrete structure with grout. The grout shall be trowelled smooth on both the inside and the outside of the structure.

Upon completion of the connection, the floor of the structures shall be cleaned out by the Contractor.

Maintenance of Flow
The Contractor shall provide for the maintenance of flow in all sewers and maintenance holes at all times.

Management of Excess Materials
Management of excess materials shall be as outlined under the General Special Provision - Management of Excess Materials.

Restoration
Restoration shall be as outlined under General SP - Restoration.

Inspection and Testing

OPSS.MUNI 410.07.16 – Field Testing has been amended with the addition/clarification as follows:
410.07.16.02 - Prequalification Leakage Tests are not a requirement when sewers are active.

410.07.16.03 - Infiltration Tests are not a requirement when sewers are active.

410.07.16.04 - Exfiltration Tests are not a requirement when sewers are active.

410.07.16.05 – Deflection testing **shall** be performed on all pipe sewers constructed using flexible pipe.

Included in the unit price bid for the sewer, the Contractor shall supply all labour, equipment and materials to flush, clean and perform mandrel deflection testing on the sewers as per OPSS 438.MUNI - Construction Specification for Mandrel Deflection Inspections as well as OPSS 411.MUNI-Construction Specification for the Cleaning and Flushing of Culverts, Wall Drains, Pipe Sewers, Catch Basins, Maintenance Holes, Ditch Inlets, and Oil/Grit Separators.

The deflection testing device shall be pulled manually through the pipe **not sooner than 30 Days after the completion of backfilling (unless authorized by the Contract Administrator) and installation of service connections and shall be before placement of asphalt or concrete.**

410.07.16.06 Closed-Circuit Television (CCTV) Inspection Pipe sewers **shall** be performed on all sewers and services.

Included in the unit price bid for the sewer, the Contractor shall supply all labour, equipment and materials to flush, clean and perform a high quality, CCTV inspection of the sewers complete with a digital submission of the video and report as per OPSS 409.MUNI – Construction Specification for Closed-Circuit Television (CCTV) Inspection of Pipelines as well as OPSS 411.MUNI Construction Specification for the Cleaning and Flushing of Culverts, Wall Drains, Pipe Sewers, Catch Basins, Maintenance Holes, Ditch Inlets, and Oil/Grit Separators.

The CCTV inspection shall be performed **not sooner than 30 Days after the completion of backfilling (unless authorized by the Contract Administrator) and installation of service connections and shall be before placement of asphalt or concrete.**

Should deficiencies be identified upon review of the camera inspection video or a failed deflection test, the deficiencies shall be promptly corrected and re-inspected with CCTV inspection. All costs associated with the correction of the deficiencies, restoration and additional CCTV inspections shall be borne by the Contractor.

Measurement for Payment
410.09 Measurement for Payment has been amended as follows:

410.09.01.01 Pipe Sewers
Measurement of pipe sewers shall be by length in metres along the horizontal centreline length of the pipe from the centre of one drainage structure to the centre of another drainage structure or outlet end of the pipe sewer. Included in the lineal metres of sewer, are any service tees.

When bends are used on concrete sewers, the measurement for the pipe sewer shall include the length of the bend.

If there is a pay item for a pipe bend, a count shall be made of the number of bends used.

There will be no measurement for the dewatering.

Basis of Payment

410.10 Basis of Payment

Payment at the Contract price for sewer pipe shall be full compensation for all labour, equipment, and material required to supply and install the gravity sewers, bends, tees, grates etc.

Payment at the Contract price for Connect to Existing Sewers shall be full compensation for all labour, equipment, and material required to make the connection.

Payment at the Contract price for the Breaking Into Existing Structures shall be full compensation for all labour, equipment, and material required to do the work.

No additional payment will be made for dewatering. Should dewatering be required, the Contract price for the installation of pipe sewers, shall include full compensation for all labour, equipment, and material to do the dewatering.

The unit price bid for the storm sewers, shall include all costs for labour, equipment and materials to perform the dewatering.

The unit price bid shall include all labour, equipment, and material to do the deflection testing and the CCTV investigation.

SUPPLY, EXCAVATE FOR, PLACE AND BACKFILL CATCH BASINS

For the unit price bid, the Contractor shall supply all labour, equipment and materials for the complete installation of the structures as indicated on the contract drawings and in accordance with OPSS.MUNI 407. The sizes of the structures are as noted on the Form of Tender and on the contract drawing.

The Contractor shall excavate to the required grade, supply the necessary granular bedding and backfill and compact the material in accordance with OPSS.MUNI 402.

The Contractor shall supply and install frame and grates as listed on the contract drawings to the grade established at the time of construction. Adjustment of the frame and grate to grade shall be achieved using precast concrete adjustment. The contractor shall place caulking or approved alternative between each adjustment unit. The contractor shall include the cost of connecting new basins to existing sewers as determined at the time of construction.

Design and Submissions Required

407.04.01 Submission Requirements shall be amended with the following addition:
c) Working Drawings for all precast structures shall be submitted no later than 10 Business Days prior to construction. Contractors shall note that the review of the working drawings may take some time depending on the volume of drawings submitted. Contractors are advised to prioritize the working drawing submissions, with the highest priority being submitted first. Contractor claims for loss time due to working drawing review will not be considered.

d) The Contractor shall confirm in writing to the Contract Administrator that the means of connecting sewers to the maintenance holes is appropriate for the materials being used and for the site conditions.

As noted in **GC 3.02. Working Drawings**
04. The Contract Administrator's review shall be to check for conformity to the design concept and for general arrangement only and such review shall not relieve the Contractor of responsibility for errors or omissions in the Working Drawings or of responsibility for meeting all requirements of the Contract Documents, unless a deviation on the Working Drawings has been approved in writing by the Contract Administrator.

Parging

The adjustment units will be grouted into place by means of an approved mortar mix and shall be parged inside and outside at the top of each structure where the adjustment unit is placed and the underside of frame after final adjustment.

The outside of the adjustment units shall be completely wrapped with Mel-Roll or an approved equivalent. The waterproofing material shall completely cover the adjustment units and overlap onto the frame and concrete structure. All waterproofing products shall be applied as per the Manufacturer's recommendations.

Compaction shall be as per OPSS.MUNI 501 – Construction Specification for Compacting. The type of compaction equipment used shall be suited to the material to be compacted, degree of compaction required, and space available. Selection of compaction equipment shall be determined by the Contractor with a list of the proposed equipment being submitted at the pre-construction meeting.

Payment for the structure shall be 80% of the unit price for the installation and the remaining 20% of the unit price upon completion of parging and removal of debris from the bottom of the structure.

When the surface course of asphalt is to be placed at a later date, the unit price bid shall also include ramping of the structure, and the installation of 50 mm diameter PVC drains as per BMROSS Standard Drawing 702. The installation of the 50 mm dia. drain shall be done prior to or during the concrete curb installation, if applicable.

SUPPLY, EXCAVATE FOR, PLACE AND BACKFILL PRECAST MAINTENANCE HOLES AND MAINTENANCE HOLE-CATCH BASINS, INCLUDING FRAMES AND GRATES

For the unit price bid, the Contractor shall supply all labour, equipment and materials for the complete installation of the structures and in accordance with OPSS.MUNI 407. The sizes of the structures are as noted on the Form of Tender and on the contract drawing.

Design and Submissions Required

407.04.01 Submission Requirements shall be amended with the following addition:

c) Working Drawings for all precast structures shall be submitted no later than 10 Business Days prior to construction. Contractors shall note that the review of the working drawings may take some time depending on the volume of drawings submitted. Contractors are advised to prioritize the working drawing submissions, with the highest priority being submitted first. Contractor claims for loss time due to working drawing review will not be considered.

d) The Contractor shall confirm in writing to the Contract Administrator that the means of connecting sewers to the maintenance holes is appropriate for the materials being used and for the site conditions.

As noted in **GC 3.02. Working Drawings**
04. The Contract Administrator's review shall be to check for conformity to the design concept and for general arrangement only and such review shall not relieve the Contractor of responsibility for errors or omissions in the Working Drawings or of responsibility for meeting all requirements of the Contract Documents, unless a deviation on the Working Drawings has been approved in writing by the Contract Administrator.

The Contractor shall excavate to the required grade, supply the necessary granular bedding and backfill and compact the material in accordance with OPSS.MUNI 402.

Steel reinforcement shall be according to OPSS.MUNI.1440. Steel reinforcement for precast concrete components shall be:

a) Steel bars, 400MPa minimum yield strength
b) Welded steel wire, 500 MPa minimum yield strength
c) Welded deformed steel wire, 500 MPA minimum yield strength

The Contractor shall supply and install frames and grates as listed on the drawings to the grade established at the time of construction. Adjustment of the frame and grate to grade shall be achieved using precast concrete adjustment. The contractor shall place caulking or approved alternative between each adjustment unit. The Contractor shall supply ladder rungs and all materials to make all connections to existing sewers.

Also, when required, included in the unit price bid, the Contractor shall include the benching of all storm maintenance holes designated, as per OPSD 701.021.

Where new maintenance holes are to be constructed on existing sewers, the Contractor will be required to maintain the sewage flow by either piping through the maintenance hole location or providing by-pass pumping around the maintenance hole site. Prior to the commencement of work, the Contract Administrator shall approve the method proposed by the Contractor for maintaining flow.

The Contractor shall confirm in writing to the Contract Administrator that the means of connecting storm sewers to the storm manholes is appropriate for the materials being used and for the site conditions.

Waterproofing – Adjustment Units
The outside of the precast adjustment units shall be completely wrapped with a waterproofing membrane. The waterproofing membrane shall completely cover the adjustment units and overlap onto the frame and concrete structure. The waterproof membrane shall be Mel-Rol or approved equivalent for the maintenance hole joints and shall be a minimum of 300mm wide, extending a minimum of 150mm above and below each joint. The Contractor shall ensure that the concrete surface is cleaned and the manufacturer-recommended primer is applied prior to installing the waterproofing membrane.

Installation shall be as per BMROSS Standard Drawing 720 – Waterproofing Membrane - Storm and Sanitary Structures and the membrane manufacturer's recommendations.

Parging

The precast adjustment units will be grouted into place by means of an approved mortar mix and shall be parged inside and outside at the top of each structure where the adjustment unit is placed and the underside of frame after final adjustment.

The outside of the precast adjustment units shall be completely wrapped with Denso LT Tape/Denso Paste. The Denso material shall completely cover the adjustment units and overlap onto the frame and concrete structure. All Denso products shall be applied as per the Manufacturer's recommendations.

Compaction shall be as per OPSS.MUNI 501 – Construction Specification for Compacting. The type of compaction equipment used shall be suited to the material to be compacted, degree of compaction required, and space available. Selection of compaction equipment shall be determined by the Contractor with a list of the proposed equipment being submitted at the pre-construction meeting.

Payment for the structure shall be 80% of the unit price for the installation and 20% of unit price upon completion of parging, removal of debris from the bottom of the structure and benching when applicable.

RECONNECT EXISTING DRAINS AND SERVICES (up to 250 mm dia.)

For the unit price bid, the Contractor shall supply all labour, equipment and material to excavate for, supply and install, reconnect and backfill all existing drains and/or services encountered at the time of construction. All connections shall be made with approved couplings (Fernco or equivalent).
Payment under this item will only be paid when it is determined by the Contract Administrator that the work is required to:

- Relocate drains and services that conflict with the sewer and/or watermain in horizontal or vertical alignment.
- Repair any drains and services encountered that have not been shown on the drawings.

The Contractor is responsible for replacing all other broken or damaged drains and services encountered in the excavation.

Pipe Material

Pipe material for repairs shall be PVC SDR-28 for 100 mm – 150 mm diameter and PVC SDR-35 for 200 mm – 250 mm diameter.

Bedding, Embedment and Backfill

Embedment shall be as per OPSD 802.010, OPSD 802.013 or 802.014 for flexible pipe and whichever soil type is applicable.

Embedment material shall be Granular A to 300 mm (min) above the top of the pipe.

SUPPLY AND PLACE 150 mm FILTER WRAPPED PERFORATED SUBDRAIN INCLUDING EXCAVATION

For the unit price bid, the Contractor shall excavate for, supply and install the subdrain, including filter wrap (non-woven type) Class 1 with a Filter Opening Size (FOS) of 130-100 µm as indicated on the contract drawings or to the limits established by the Contract Administrator at the time of construction.

The supply and backfilling of granular backfill shall be paid for with the granular item for the roadbed.

Pipe Material

OPSS 405.05 Materials is amended to accept the following material for pipe subdrains.

(a) Perforated, corrugated high density polyethylene subdrain with 210kPa pipe stifness for continuous subdrains behind the curb.
(b) Polyethylene Big "O" Boss 2000 or equivalent for maintenance holes subdrains. Installation as per OPSD.809.010 (6m length).

The filter wrap geotextile shall be in accordance with OPSS 1860.

The maximum stone size for the granular backfill shall be 50 mm dia.

REMOVE EXISTING STORM SEWER

For the unit price bid the Contractor shall supply all labour, equipment and materials to remove and backfill existing storm sewers as indicated on the contract drawings and as determined by the Contract Administrator at the time of construction.

The unit price bid shall also include the granular backfill material. Backfill to be compacted to a minimum dry density of 100%. Payment of this item will only be made where the existing sewer being removed is outside of the excavated trench for the other proposed works in the opinion of the Contract Administrator.

Excavated material and storm sewer pipe shall be managed by the Contractor with the cost of this work being included in the unit price bid.

INSTALLATION OF STORM SERVICES

For the unit price bid, the Contractor shall supply all labour, equipment and materials for the complete installation of the storm services as indicated on the contract drawings. The sizes of the services are as noted on the Form of Tender. The unit price bid shall also include the cost of the main line service tee and end cap required for each service.

Service tees for use with flexible mainline sewer pipe shall be factory manufactured tees. Service tees for use with rigid mainline sewer to be factory installed "Inserta" tees or approved equal. Insterta tees to be the same diameter or larger than the servicing piping. All required reducers shall be included in the unit price bid for this item.

The service connections shall be as per OPSD 1006.010 for sewer service connections for main pipe sewer.

Pipe Material

Pipe material for storm sewer services shall be polyvinyl chloride (PVC) SDR-28 green colour.

Bedding and Backfill

Bedding and cover shall be as per OPSD 1006.010 for service connections. Backfill shall be as noted on the Form of Tender.

Bedding and embedment material shall be Granular A. Cover material shall be approved granular material or select native granular material to 300 mm above the top of pipe. Bedding, embedment and cover shall be placed in uniform layers not exceeding 200 mm in thickness, loose measurement, and compacted to 95% of the maximum dry density before a subsequent layer is placed.

Backfill of storm service under the road platform shall match mainline storm sewer backfill material. Backfill beyond the road platform shall be as specified in the Form of Tender. If select native material is specified, it shall be compacted to a minimum dry density of 95%. If granular material is specified, it shall be compacted to a minimum dry density of 100%. Backfill shall be placed in uniform layers not exceeding 300 mm in thickness for the full width of the trench and compacted to the specified density before a subsequent layer is placed.

All excavated material not required for backfill shall be disposed as outlined under the General SP – Management of Excess Materials. The cost of this work shall be included in the unit price bid.

Should the Contractor decide to use stone bedding to assist with trench stabilization it shall be at the Contractor's expense. It is also to be noted that the use of stone may result in settlement of the installed piping; as such, the Contractor shall assume all risk in its use.

Compaction shall be as per OPSS.MUNI 501 – Construction Specification for Compacting. The type of compaction equipment used shall be suited to the material to be compacted, degree of compaction required, and space available. Selection of compaction equipment shall be determined by the Contractor with a list of the proposed equipment being submitted at the pre-construction meeting.

All bedding, embedment, cover and backfill materials shall be placed in layers prior to compacting in accordance with OPSS.MUNI 401.07.10.

Installation of Services

For the unit price bid, the Contractor shall include the cost of connecting to existing storm services with the approved fittings and material to make the connection (Fernco or equivalent). The unit price bid shall include all restoration outside the limits of the grading operations of the road reconstruction part of the project, when applicable.

All services to vacant lots or previously unserviced lots, shall include an end cap and the ends of all services shall be marked by a 50 mm x 100 mm wood post extending from the service to 300 mm above the surface of the ground with the top section painted fluorescent green. The post shall be supplied and placed by the Contractor.

Closed Circuit Television Inspection of Pipelines

All work shall be in accordance with OPSS 409-Construction Specification for Closed-Circuit Television Inspection of Pipelines. The unit price bid for the service installation shall include the cost of the CCTV inspection.

The Contractor will engage a Closed Circuit Television Inspection Contractor and co-ordinate the work to have it completed prior to **achieving substantial performance** for the contract.

The General Contractor will be responsible for hiring the Closed Circuit Television Inspection Contractor directly; however, the Closed Circuit Television inspection work will be carried out to the satisfaction of, the Contract Administrator.

Should deficiencies be identified upon review of the camera inspection video, the deficiencies shall be promptly corrected and a re-inspected with CCTV inspection. All costs associated with the CCTV inspections shall be borne by the Contractor.

Restoration

Restoration shall be as outlined under General SP - Restoration.

STORM SEWER SERVICE CLEANOUT

For the unit price bid, the Contractor shall supply all labour and materials for the complete installation of service cleanouts as shown on the BMROSS Standard Drawing 1000C.

Cleanouts located within a lawn area, shall have a 100 mm diameter, cast iron, MCO #DF44 c/w solvent weld bushing or approved equivalent. Adaptors to be provided as required.

Cleanouts located within driveways or sidewalks, shall have a cast iron, 100 mm diameter, Sigma Corporation Model No. VB-SCO4L cover or approved equivalent that meets H20 Loading Standards. Adaptors to be provided as required.

Each cleanout, for a vacant lot or previously unserviced lot, shall be clearly marked with a minimum of 2.0 m of 50 x 100 wooden post. Each cleanout for an occupied property shall be terminated with the cover flush to the surrounding surface.

Basis of Payment

Payment shall be as follows:

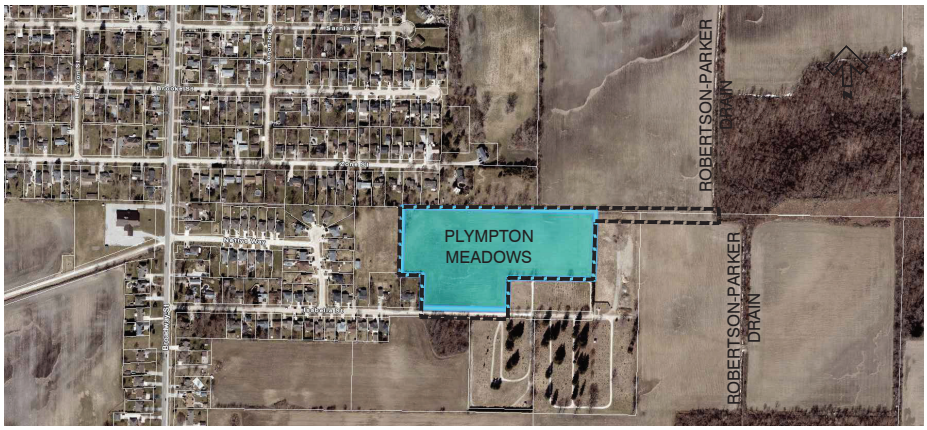
- 80% for all piping
- 20% for the installation of the cleanout cap to finish grade

PLYMPTON MEADOWS INC.

PLYMPTON MEADOWS DRAIN

WYOMING, ON

DWG No.	DESCRIPTION
1.	ISABELLA STREET - PLAN & PROFILE 1
2.	ISABELLA STREET - PLAN & PROFILE 2
3.	STREET A1 - PLAN & PROFILE
4.	STREET A2 - PLAN & PROFILE 1
5.	STREET A2 - PLAN & PROFILE 2
6.	SWMF ACCESS - PLAN & PROFILE
7.	SWMF - PLAN AND DETAILS
8.	SWMF OUTLET - PLAN & PROFILE



KEY PLAN

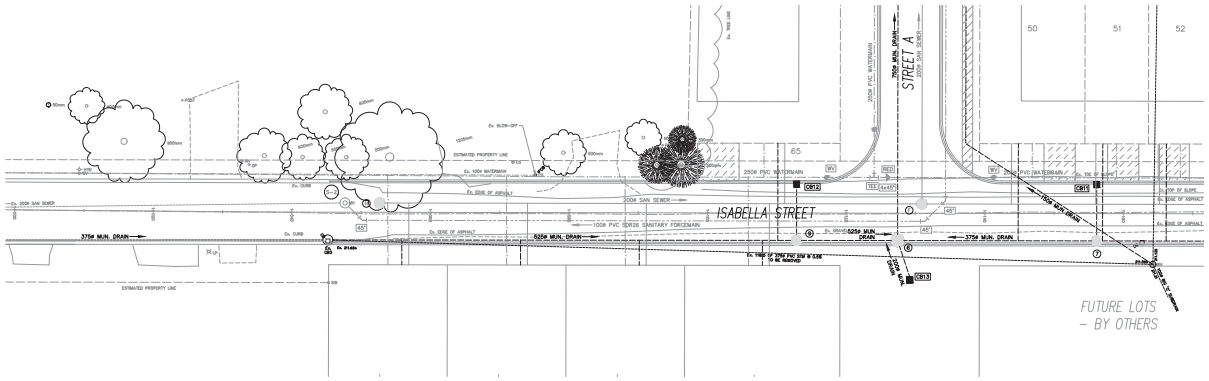
N.T.S.

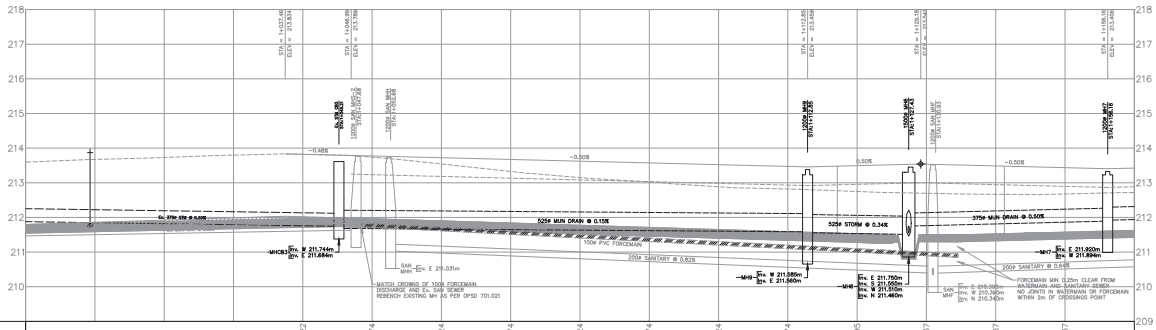
October 28, 2025

Issued For Drainage Report

BMROSS engineering better communities

PROJECT #24284





Proposed Grade					213.822	213.774	213.724	213.674	213.624	213.574	213.524	213.474	213.495	213.537	213.487	213.437		
Watermain																		
Forcemain						E. 210.820	100mmø DR26 PVC SANITARY FORCEMAIN COVER AND BEDDING AS PER OPSD 802.010							E. 210.800				
Storm Sewer	212.254					211.744 211.684	PROPOSED: 47.6m OF 525mmø MUNICIPAL DRAIN @ 0.15% CONC CSA 257.2 65-0 BEDDING AS PER OPSD 802.030						211.385 211.360	PROPOSED: 14.8m OF 525mmø MUNICIPAL DRAIN @ 0.34% CONC CSA 257.2 65-0 BEDDING AS PER OPSD 802.030	211.010 211.790	PROPOSED: 38.7m OF 375mmø MUNICIPAL DRAIN @ 0.50% PVC SDR 35 BEDDING AS PER OPSD 802.010		211.864 211.820	212.353
Sanitary Sewer	211.332					211.630	211.631	PROPOSED 78.3m OF 200mmø SANITARY SEWER @ 0.82% PVC SDR 35 BEDDING AS PER OPSD 802.010						210.360	PROPOSED 113.5m OF 200mmø SANITARY SEWER @ 0.64% PVC SDR 35 BEDDING AS PER OPSD 802.010			211.120	
Existing Grade	213.875	213.730	213.799	213.822		213.739	213.543	213.328	213.150	213.022	212.885	212.621	212.749	212.697	212.468	212.677		

LEGEND

EXISTING SEWERS, SANITARY = STORM
MANHOLE and CATCHBASIN
WATERMAIN, FIRE HYDRANT
GUIDERAIL
UNDERGROUND TELEPHONE
UNDERGROUND HYDRO
UNDERGROUND T.V. CABLE
UTILITY POLES
DRAINAGE
REMOVE EXISTING CONC. SIDEWALK AND DRIVES
REMOVE AND PLACE SIDEWALK AND DRIVES
PLACE CONC. SIDEWALK AND DRIVES
REMOVE EXISTING ASPHALT PATH
PLACE HOT MIX ASPHALT (SPEC 310 mm TO 2 HOT MIX MISC.)
DROP CURB
REMOVE EXISTING CONC. CURB

1:250
1:50

N

NOTE

The locations of existing underground utilities are shown in an approximate manner only and are not to be relied upon for accuracy 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
S.S. VAN REENEN
100211396
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
G.C. BLANDON
PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/20	For Drainage Report

BM ROSS engineering better communities

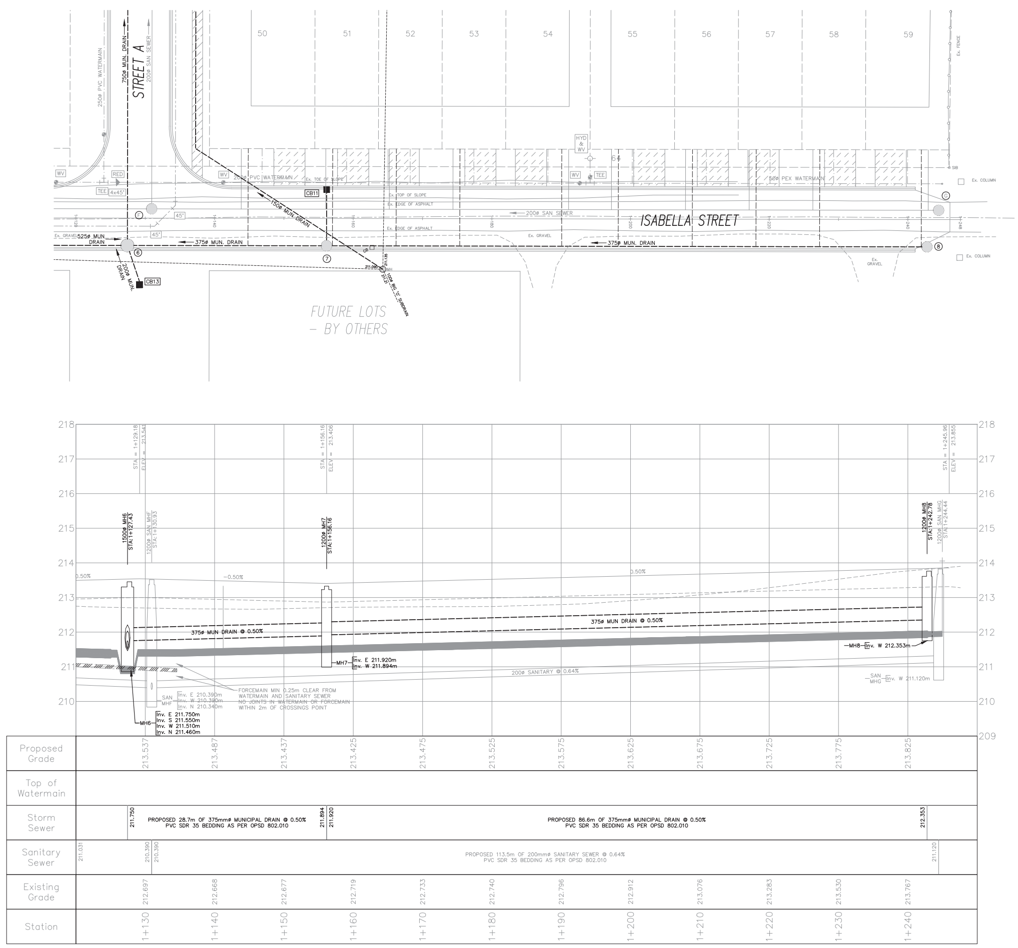
Goderich | Kincardine | Mount Forest | Sarnia

Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

Isabella Plan and Profile from 1+000 Sta. to 1+160

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 1 of 8



LEGEND

- SAN. or STM. — EXISTING SEWERS, SANITARY or STORM
- MH. CB. — MANHOLE and CATCHBASIN
- W — WATERMAIN, FIRE HYDRANT
- G — GASMAIN
- T — UNDERGROUND TELEPHONE
- H — UNDERGROUND HYDRO
- TV — UNDERGROUND T.V. CABLE
- H B T H-B LP — UTILITY POLES
- GRUBBING
- REMOVE EXISTING CONC. SIDEWALK AND DRIVES
- REMOVE AND PLACE CONC. SIDEWALK AND DRIVES
- PLACE CONC. SIDEWALK AND DRIVES
- REMOVE EXISTING ASPHALT PAV'T
- PLACE HOT MIX ASPHALT (DRIVES 50mm HL-3 HOT MIX MISC.)
- DROP CURB
- REMOVE EXISTING CONC. CURB

1:250 5m 0 5m 10m

1:50 1m 0 1m 2m

N

NOTE

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BENCHMARK INFORMATION

B.M. Elev. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER OCT 28, 2025 S.S. VAN REENEN 100211196 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER OCT. 28/25 G. C. BLADON PROVINCE OF ONTARIO

No.	DATE	REVISION
1.	10/25	For Drainage Report

BMROSS engineering better communities

Goderich | Kincardine | Mount Forest | Sarnia

Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

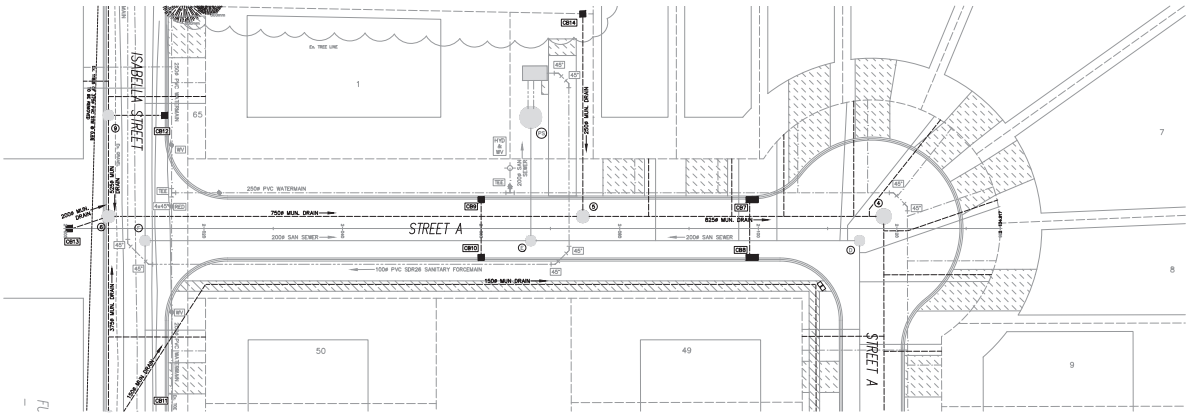
Isabella Plan and Profile from 1+120 Sta. to 1+250

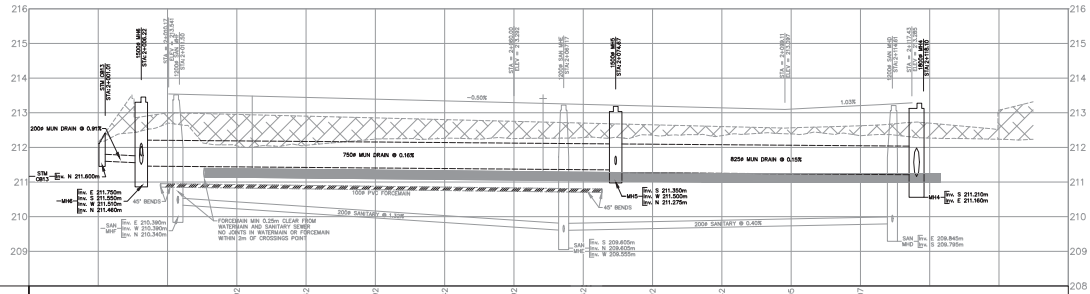
Contract No.

Project No. 24284

Scale (24x36)
Horizontal : 1:250
Vertical : 1:50

Drawing No. 2 of 8





Station	2+000	2+010	2+020	2+030	2+040	2+050	2+060	2+070	2+080	2+090	2+100	2+110	2+120	2+130
Existing Grade	212.163	212.653	212.046	212.060	212.239	212.262	212.255	212.285	212.353	212.340	212.389	212.337	212.269	212.234
Proposed Grade	213.492	213.442	213.392	213.342	213.292	213.242	213.192	213.142	213.105	213.207				
Watermain														
Forcemain			210.300	100mmø DR25 PVC SANITARY FORCEMAIN COVER AND BEDDING AS PER OPSD 802.010				210.750						
Storm Sewer		211.600 / 211.500 / 211.080	PROPOSED 5.5m OF 250mmø MUNICIPAL DRAIN @ 0.91% PVC SDR 35 BEDDING AS PER OPSD 802.010	PROPOSED 68.5m OF 750mmø MUNICIPAL DRAIN @ 0.16% CONC CSA 257.2 65-2 BEDDING AS PER OPSD 802.030					211.350 / 211.275	PROPOSED 43.4m OF 825mmø MUNICIPAL DRAIN @ 0.15% CONC CSA 257.2 65-2 BEDDING AS PER OPSD 802.030			211.310	
Sanitary Sewer			210.340	PROPOSED 55.7m OF 200mmø SANITARY SEWER @ 1.32% PVC SDR 35 BEDDING AS PER OPSD 802.010				209.605 / 209.605	PROPOSED 47.4m OF 200mmø SANITARY SEWER @ 0.40% PVC SDR 35 BEDDING AS PER OPSD 802.010			209.795		

LEGEND

- EXISTING SEWERS, SANITARY or STORM
- MANHOLE and CATCHBASIN
- WATERMAIN, FIRE HYDRANT
- GUIDERAIL
- UNDERGROUND TELEPHONE
- UNDERGROUND HYDRO
- UNDERGROUND T.V. CABLE
- UTILITY POLES
- DRAINAGE
- REMOVE EXISTING CONC. SIDEWALK AND DRIVES
- REMOVE AND PLACE SODDED SURFACE DRIVES
- PLACE CONC. SIDEWALK AND DRIVES
- REMOVE EXISTING ASPHALT PAVT
- PLACE HOT MIX ASPHALT (SPEC 310mm IN 2 HOT MIX MISC.)
- DROP CURB
- REMOVE EXISTING CONC. CURB

1:250

1:50

NOTE

The locations of existing underground utilities are shown in an approximate manner only. The contractor shall determine, in conjunction 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER S.S. VAN REENEN 100211196 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.C. BLANDON PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/24	For Drainage Report

BM ROSS engineering better communities

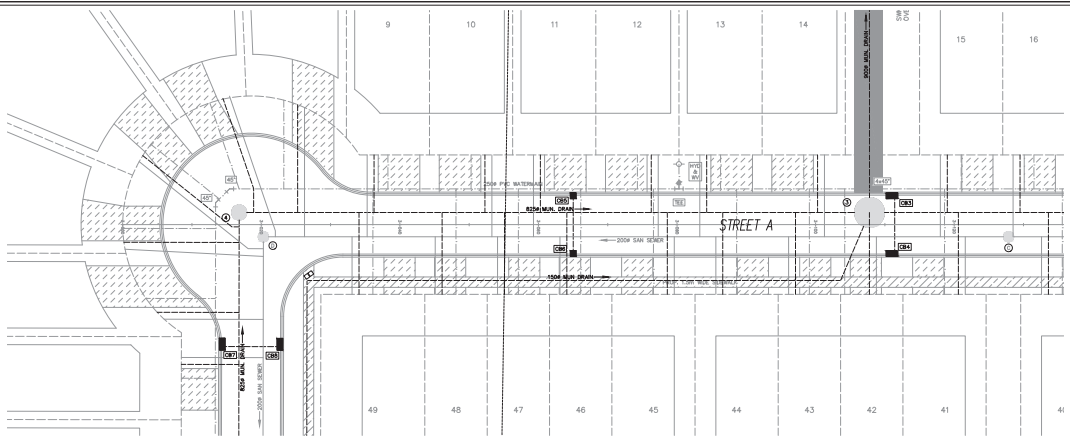
Goderich | Kincardine | Mount Forest | Sarnia

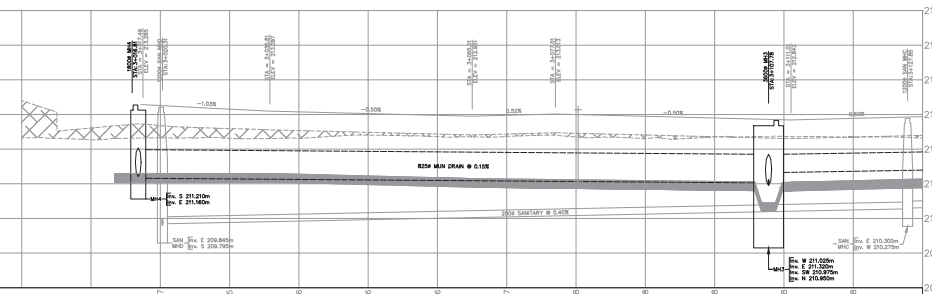
Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

Street A1 Plan and Profile from 0+000 Sta. to 0+140

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 3 of 8





Proposed Grade			213.257	213.155	213.076	213.026	212.976	212.977	212.998	212.948	212.898	212.848	212.888
Top of Watermain													
Storm Sewer			211.160	PROPOSED 91.0m OF 825mmø MUNICIPAL DRAIN @ 0.15% CONC CSA 257.2 65-D BEDDING AS PER OPSD 802.030								211.225 / 211.320	211.020
Sanitary Sewer			209.845	PROPOSED 107.5m OF 200mmø SANITARY SEWER @ 0.40% PVC SDR 35 BEDDING AS PER OPSD 802.010									210.275 / 210.300 / 210.350
Existing Grade	212.336	212.268	212.328	212.313	212.312	212.405	212.364	212.369	212.352	212.306	212.352	212.366	212.345
Station	3+000	3+010	3+020	3+030	3+040	3+050	3+060	3+070	3+080	3+090	3+100	3+110	3+120

LEGEND

EXISTING SEWERS, SANITARY or STORM
MANHOLE and CATCHBASIN
WATERMAIN, FIRE HYDRANT
GUIDERAIL
UNDERGROUND TELEPHONE
UNDERGROUND HYDRO
UNDERGROUND T.V. CABLE
UTILITY POLES
GRUBBING
REMOVE EXISTING CONC. SIDEWALK AND DRIVES
REMOVE AND PLACE ASPHALT DRIVEWAYS
PLACE CONC. SIDEWALK AND DRIVES
REMOVE EXISTING ASPHALT PATCH
PLACE HOT MIX ASPHALT (SPEC 310mm No. 2 HOT MIX MISC.)
DROP CURB
REMOVE EXISTING CONC. CURB

1:250
1:50

N

NOTE

The locations of existing underground utilities are shown in an approximate manner only. The contractor shall notify the utilities or 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
S.S. VAN REENEN
100211196
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
G.C. BLANDON
PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/20	For Drainage Report

BM ROSS engineering better communities

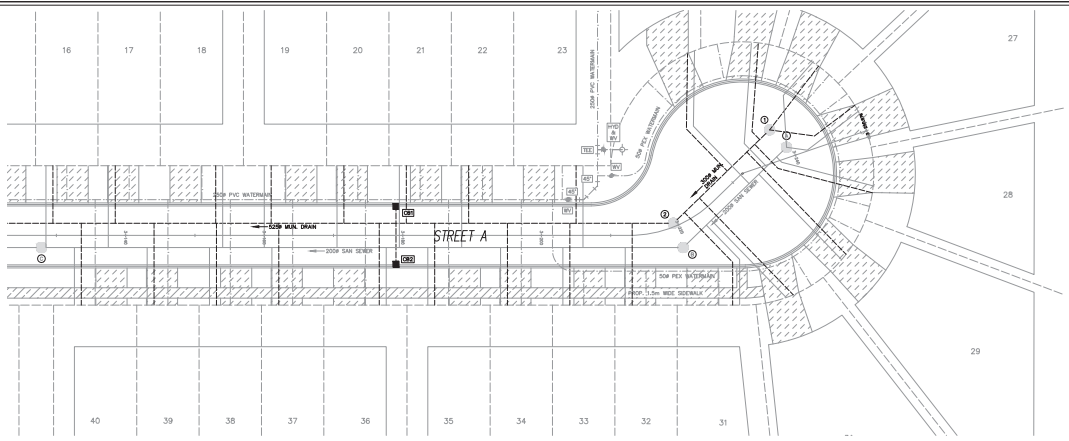
Goderich | Kincardine | Mount Forest | Sarnia

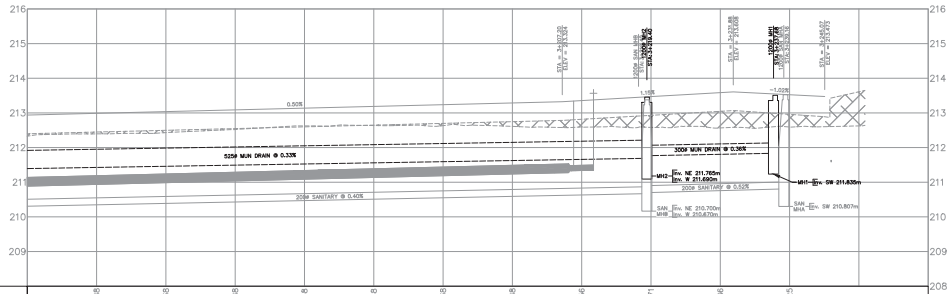
Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

Street A2 Plan and Profile from 0+000 Sta. to 0+130

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 4 of 8





Proposed Grade		212.968	213.038	213.088	213.138	213.188	213.238	213.288	213.356	213.471	213.586	213.525		
Top of Watermain														
Storm Sewer	211.320	PROPOSED 111.3m OF 525mmø MUNICIPAL DRAIN @ 0.33% CONC CSA 257.2 65-D BEDDING AS PER OPSD 802.030								211.690 211.765	PROPOSED 19.4m OF 300mmø MUNICIPAL DRAIN @ 0.36% PVC SDR 35 BEDDING AS PER OPSD 802.010		211.835	
Sanitary Sewer	210.320	PROPOSED 92.8m OF 200mmø SANITARY SEWER @ 0.40% PVC SDR 35 BEDDING AS PER OPSD 802.010								210.670 210.700	PROPOSED 20.8m OF 200mmø SANITARY SEWER @ 0.52% PVC SDR 35 BEDDING AS PER OPSD 802.010		210.807	
Existing Grade		212.386	212.433	212.522	212.625	212.638	212.634	212.611	212.594	212.592	212.567	212.595	212.635	
Station		3+140	3+150	3+160	3+170	3+180	3+190	3+200	3+210	3+220	3+230	3+240	3+250	

LEGEND

- EXISTING SEWERS, SANITARY or STORM
- MANHOLE and CATCHBASIN
- WATERMAIN, FIRE HYDRANT
- GUIDERAIL
- UNDERGROUND TELEPHONE
- UNDERGROUND HYDRO
- UNDERGROUND T.V. CABLE
- UTILITY POLES
- GRUBBING
- REMOVE EXISTING CONC. SIDEWALK AND DRIVES
- REMOVE AND PLACE SODDING AFTER DRIVES
- PLACE CONC. SIDEWALK AND DRIVES
- REMOVE EXISTING ASPHALT PAVT
- PLACE HOT MIX ASPHALT (SPHDS 50mm IN 2 HOT MIX MISC.)
- DROP CURB
- REMOVE EXISTING CONC. CURB

1:250

1:50

N

NOTE

The locations of existing underground utilities are shown in an approximate manner only and are not guaranteed to be accurate 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
S.S. VAN REENEN
100211196
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
Oct 23, 2020
G.C. BLANDON
PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/20	For Drainage Report

BM ROSS
engineering better communities

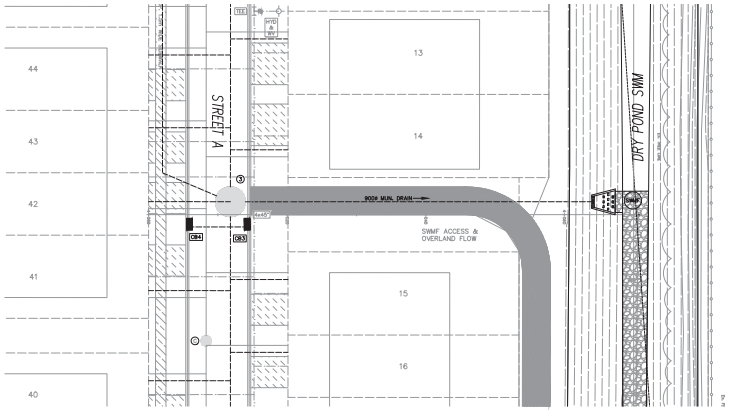
Goderich | Kincardine | Mount Forest | Sarnia

Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

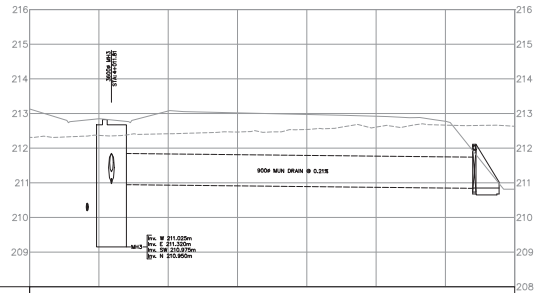
Street A2 Plan and Profile from 0+130 Sta. to 0+260

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 5 of 8



STRM MH. DATA						
No.	Street	Station	Offset	Desc.	Grate	T/Frame
CB4	Street A2	3+111.01	R 4.16m	705.020	400.050	212.76m
CB3	Street A2	3+111.01	L 4.16m	705.020	400.050	212.76m
CB6	Street A2	3+065.01	R 4.16m	705.010	400.050	212.87m
CB5	Street A2	3+065.01	L 4.16m	705.010	400.050	212.87m
CB8	Street A1	2+099.11	R 4.16m	705.020	400.050	213.01m
CB7	Street A1	2+099.11	L 4.16m	705.020	400.050	213.01m
CB9	Street A1	2+060.00	L 4.16m	705.010	400.050	213.21m
CB10	Street A1	2+060.00	R 4.16m	705.010	400.050	213.21m
CB2	Street A2	3+179.01	R 4.16m	705.010	400.050	213.10m
CB1	Street A2	3+179.01	L 4.16m	705.010	400.050	213.10m
CB11	Isabella Street	1+156.16	L 4.16m	705.010	400.050	213.32m
CB13	Isabella Street	1+129.18	R 9.16m	705.030	405.030	212.42m
CB14	Street A1	2+074.67	L 30.97m	705.010	400.050	212.54m
CB3	Isabella Street	1+045.21	R 4.01m	Ex.	400.050	213.71m
1	Street A2	3+237.68	L 4.66m	701.010	401.010	213.51m
2	Street A2	3+219.40	L 0.50m	701.010	401.010	213.45m
3	Street A2	3+107.78	L 1.75m	701.015	401.010	212.62m
4	Street A1	2+118.10	L 1.75m	701.012	401.010	213.28m
5	Street A1	2+074.67	L 1.75m	701.011	401.010	213.18m
6	Isabella Street	1+127.43	R 3.95m	701.011	401.010	213.45m
7	Isabella Street	1+156.16	R 3.95m	701.010	400.050	213.33m
8	Isabella Street	1+242.78	R 3.95m	701.010	401.010	213.76m
10	SWMF	4+168.40	0.00m	701.012	See Details	212.66m
11	SWMF	4+244.33	0.00m	701.012	401.010	212.83m
12	SWMF	4+314.66	0.00m	701.012	401.010	213.04m

1. ALL STORM MAINTENANCE HOLES (MH) TO BE BENCHED
2. ALL CATCH BASINS (CB) & CATCH BASIN MAINTENANCE HOLES (CBMH) TO BE SUMPED.
3. ALL CB LEADS TO BE 200mmø AND HAVE 1.2m COVER UNLESS OTHERWISE NOTED
4. TOP OF FRAME ELEVATIONS ARE FINAL GRADE, WHERE TOP ASPHALT IS DELAYED T/FRAME SHALL BE PLACED AT FLUSH WITH BASE ASPHALT



Station	4+010	4+020	4+030	4+040	4+050	4+060
Existing Grade	212.369	212.415	212.465	212.540	212.608	212.665
Proposed Grade						
Storm Sewer	210.975	PROPOSED 52.3m OF 900mmø MUNICIPAL DRAIN @ 0.21%E CONC CSA 257.2 65-0 BEDDING AS PER OPSD 802.030				210.940

LEGEND

EXISTING SEWERS, SANITARY or STORM
MANHOLE and CATCHBASIN
WATERMAIN, FIRE HYDRANT
GUIDERAIL
UNDERGROUND TELEPHONE
UNDERGROUND HYDRO
UNDERGROUND T.V. CABLE
UTILITY POLES
GRUBBING
REMOVE EXISTING CONC. SIDEWALK AND DRIVES
REMOVE AND PLACE ASPHALT SIDEWALK DRIVES
PLACE CONC. SIDEWALK AND DRIVES
REMOVE EXISTING ASPHALT PAVT
PLACE HOT MIX ASPHALT (SPEC 310mm TL 2-HOT MIX MISC.)
DROP CURB
REMOVE EXISTING CONC. CURB

1:250
1:50

NOTE

The locations of existing underground utilities are shown in an approximate manner only. The contractor shall be responsible for contacting 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER S.S. VAN REENEN 100211196 PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER G.C. BLANDON PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/24	Issued For Drainage Report

BM ROSS engineering better communities

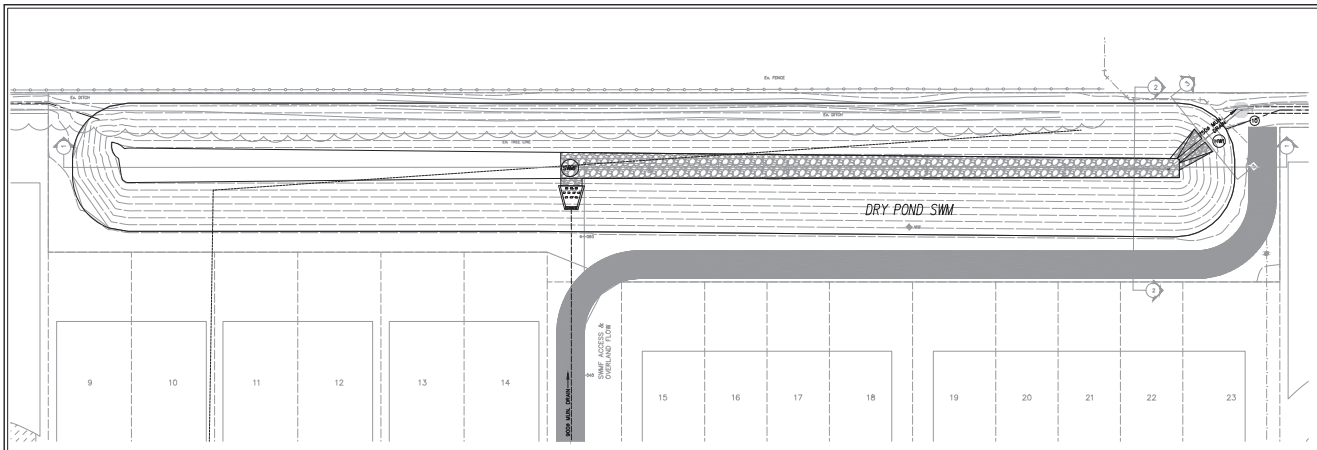
Goderich | Kincardine | Mount Forest | Sarnia

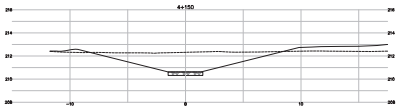
Plympton Meadows Inc.

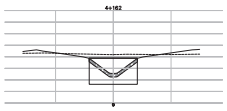
PLYMPTON MEADOWS DRAIN

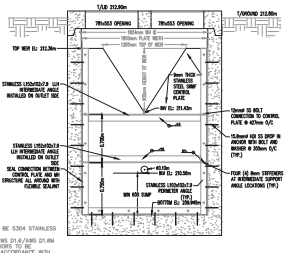
SWMF Access Road Plan and Profile

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 6 of 8

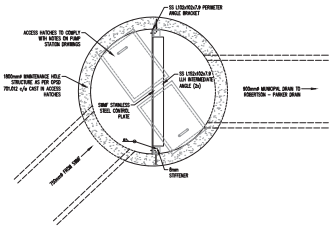








NOTES:
1. ALL STEEL TO BE 5304 STAINLESS OR BETTER
2. WELDING TO AWS D1.6/AWS D1.6M
3. DROP IN ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



LEGEND

- EXISTING SEWERS, SANITARY or STORM
- MANHOLE and CATCHBASIN
- WATERMAIN, FIRE HYDRANT
- GUIDERAIL
- UNDERGROUND TELEPHONE
- UNDERGROUND HYDRO
- UNDERGROUND T.V. CABLE
- UTILITY POLES
- GRUBBING
- REMOVE EXISTING CONC. SIDEWALK AND DRIVES
- REMOVE AND PLACE SODDED SIDEWALK DRIVES
- PLACE CONC. SIDEWALK AND DRIVES
- REMOVE EXISTING ASPHALT PAVT.
- PLACE HOT MIX ASPHALT (SPEC 310 mm TL 2 HOT MIX MISC.)
- DROP CURB
- REMOVE EXISTING CONC. CURB

1:250
1:50

N

NOTE

The locations of existing underground utilities are shown in an approximate manner only. The contractor shall be responsible for locating 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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV Checked By: GCB

LICENSED PROFESSIONAL ENGINEER
Oct 23 2024
S.S. VAN REENEN
100251396
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
Oct 23 2024
G. C. BLANDON
PROVINCE OF ONTARIO

No.	DATE	REVISION
1	10/24	Issued For Drainage Report

BMROSS engineering better communities

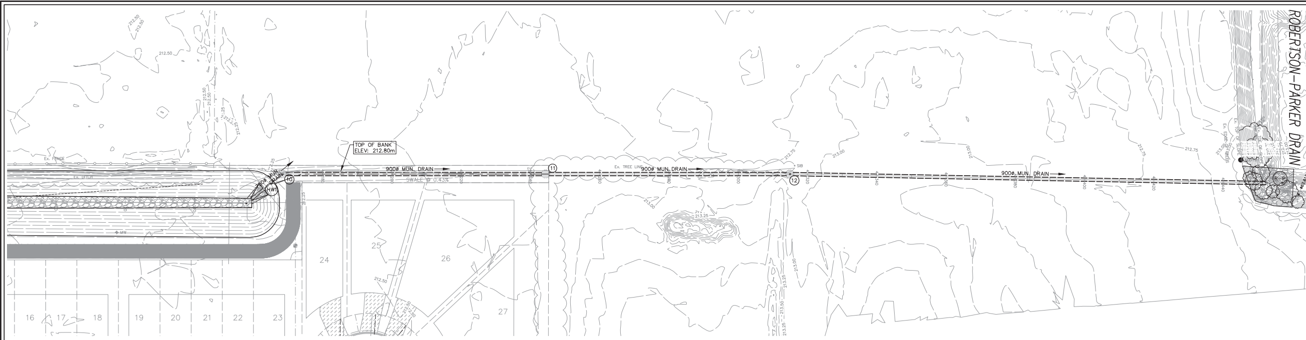
Goderich | Kincardine | Mount Forest | Sarnia

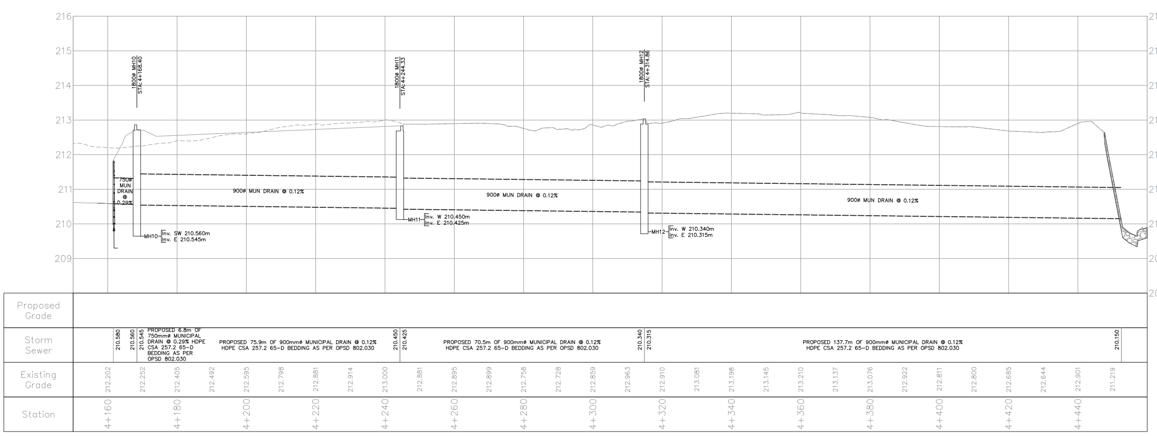
Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

SWMF Plan & Details

Contract No.	Project No. 24284
Scale (24x36) Horizontal : 1:250 Vertical : 1:50	Drawing No. 7 of 8





LEGEND

SAN. or STM.	EXISTING SEWERS, SANITARY or STORM
MH. CB.	MANHOLE and CATCHBASIN
W	WATERMAIN, FIRE HYDRANT
G	GASMAIN
T	UNDERGROUND TELEPHONE
H	UNDERGROUND HYDRO
TV	UNDERGROUND T.V. CABLE
H B T H–B LP	UTILITY POLES
	GRUBBING
	REMOVE EXISTING CONC. SIDEWALK AND DRIVES
	REMOVE AND PLACE CONC. SIDEWALK AND DRIVES
	PLACE CONC. SIDEWALK AND DRIVES
	REMOVE EXISTING ASPHALT PAV'T
	PLACE HOT MIX ASPHALT (DRIVES 50mm HL-3 HOT MIX MISC.)
	DROP CURB
	REMOVE EXISTING CONC. CURB

1:500 10m 0 10m 20m
1:50 1m 0 1m 2m

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. 214.262m
Top Spindle of the Hydrant in front of 507 Isabella Street

Design By: SSV   Checked By: GCB

LICENSED PROFESSIONAL ENGINEER, OCT 28, 2025, S. S. VAN REENEN, 100211196, PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER, OCT. 28/25, G. C. BLADON, PROVINCE OF ONTARIO

No.	DATE	REVISION
1.	10/25	Issued For Drainage Report

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engineering better communities

Goderich | Kincardine | Mount Forest | Sarnia

Plympton Meadows Inc.

PLYMPTON MEADOWS DRAIN

SWMF Outlet Plan and Profile

Contract No.

Project No. 24284

Scale (24x36)
Horizontal : 1:500
Vertical : 1:50

Drawing No. 8 of 8