

July 9, 2025

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

Gentlemen and Mesdames:

Re: Waterside Estates Drain

In accordance with your instructions, R. Dobbin Engineering has undertaken an examination with regards to a petition for drainage by the owner of Shoreside Drive and #6943, #6947, #6951, #6955, #6872, #6876, #6880, #6884, #6888, #6892, #6896, #6900, #6904, #6908, #6912, #6916, #6920, #6924, #6928, #6932, #6944, #6948, #6952 & #6956 Shoreside Drive in the Town of Plympton-Wyoming.

Authorization under the Drainage Act

This is an Engineer's Report that has been prepared under Section 4 of the Drainage Act. R. Dobbin Engineering Inc. was appointed by council on February 26, 2025.

A petition for the drainage by means of a drainage works of an area requiring drainage as described in the petition may be filed with the Clerk of the local Municipality in which the area is situate by,

- (a) the majority in number of the owners, as shown by the last revised assessment roll of lands in the area, including the owners of any roads in the area;
- (b) the owner or owners, as shown by the last revised assessment roll, of lands in the area representing at least 60 per cent of the hectareage in the area;
- (c) where a drainage works is required for a road or part thereof, the engineer, road superintendent or person having jurisdiction over such road or part, despite subsection 61(5);
- (d) where a drainage works is required for the drainage of lands used for agricultural purposes, the Director. R.S.O. 1990, c.D.17, s.4(1).

This petition was deemed to be valid under Section 4 (a), (b) and (c).

Existing Conditions and Discussion

As part of the Subdivision Agreement for the Waterside Estates Subdivision, the storm sewer infrastructure on Fleming Road, Sante Drive, Shoreside Drive and Victoria Street were to be incorporated under the Drainage Act. The storm sewers on Sante Drive, Shoreside Drive and Victoria Street outlet into the storm sewer in an easement along the east side of Fleming Road. The storm sewer on Fleming Road then outlets to Errol Creek. The storm sewers installed as part of the Development have been videoed and are in working condition.

The Subdivision Agreement outlines that the Subdivider is responsible for all costs associated with incorporating all storm water infrastructure under the Drainage Act. However, R. Dobbin Engineering must assess lands in accordance with the Drainage Act. This will result in some assessments to upstream lands and road. The Subdivision Agreement will apply once the invoices are sent with all costs associated with this report being invoiced to the developer.

Site Meeting

A site meeting for this drain was held on April 22nd, 2025 in council chambers. The following were present at the meeting:

- Josh Warner (R. Dobbin Engineering)
- Elizabeth Cummings (Drainage and Engineering Coordinator, Town of Plympton-Wyoming)
- John VanKlaveren (Council Representative, Town of Plympton Wyoming)
- Ron Longo (Landowner)

The following is a brief summary of the first meeting:

- General discussion of the Drainage Act and Landowners rights under the Drainage Act.
- Josh Warner made a presentation outlining the below details as it relates to the Drainage Act portion:
 - Drainage Act is a user pay system with assessments being broken down into benefit and outlet.
 - Went through the Drainage Act process.
 - Outlined what infrastructure would be incorporated into the Drainage Act.
- The Town of Plympton-Wyoming wanted inspection requirements for the OGI located along the east side of Fleming Road.

Design

The storm sewers for the development have been designed based on a 5-year storm event.

Recommendations

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

- 1) **Waterside Estates Drain:** Incorporation of the existing storm infrastructure constructed as part of the Waterside Estates Development. This includes the storm sewer from the outlet at Errol Creek to ST3 and the stub, the overflow swale downstream of Sante Drive, the OGI, ST2 to ST10 and the stub, the storm services to the property line, catch basins and the catch basin leads. Future maintenance specifications shall be developed for the drain.

Estimate of Cost

It is recommended that the existing infrastructure be incorporated and the accompanying Specification of Work and Profile shall form part of this Report. The Engineering for preparation of the report is \$7,800 plus net HST. The Engineering amount includes engineering of the report, attending the Meeting to Consider the Report, and attending the Court of Revision. Appearances before appeal bodies have not been included in the cost estimate.

A plan has been prepared showing the location of the existing infrastructure and the approximate drainage area. A profile is included showing the depths and grades of the existing infrastructure.

Assessment

As per Section 21 of the Drainage Act, the Engineer in their report shall assess for benefit and outlet for each parcel of land and road liable for assessment.

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 a drainage works as an outlet, or for which, when the drainage works is 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. The assessment for outlet shall be based on the

volume and rate of flow of the water artificially caused to flow into the drainage works from the lands and roads liable for such assessments. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for the lands and roads affected by the work and therefore liable for the cost thereof will be prepared as per the Drainage Act. Also, assessments may be made against any public utility or road authority, as per Section 26 of the Drainage Act, for any increased cost for the removal or relocation of any of its facilities and plant that may be necessitated by the construction or maintenance of the drainage works. Items to be assessed under Section 26, as specified, shall be tendered separately with the actual cost plus a portion of the engineering (25% of the construction cost).

The cost of any fees for permits or approvals or any extra work required by any affected utility or road authority shall be assessed to that organization requiring the permit, approval, or extra work.

The proposed work has generally been assessed in the following manner, including all estimated fees, taxes and disbursements:

1. A benefit assessment of \$20 has been assessed to all developed properties with storm services outletting into the storm main.
2. The remaining costs of the drainage works has generally been assessed with 70% of the cost applied as a benefit assessment to the road authority and the remainder of the cost assessed as an outlet assessment to upstream lands and roads based on equivalent hectares.

All final costs included in the cost estimate of this report shall be pro-rated based on the Schedule of Assessment. Any additional costs shall be assessed in a manner as determined by the Engineer.

Allowances

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.

Under Section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto 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.

As there is not any construction proposed allowances have not been provided under this report.

Access and Working Area

The working area for the future maintenance of the drain shall be within Sante Drive, Shoreside Drive, Victoria Street, Fleming Road and through the town owned sewer easement on the east side of Fleming Road. The working area shall extend 2m into private property at the storm services for a width of 5m.

This can be changed under direction of the Drainage Superintendent at the time of construction or maintenance.

Restrictions

Attention is drawn to Sections 80 and 82 of the Drainage Act, which refer to the removal of obstructions in a drain and damage caused to a drain.

Agricultural Grant

If available, it is recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non-agricultural properties are shown separately in the Schedule of Assessment.

R. Dobbin Engineering Inc. believes that there will not be any grant eligibility for this project.

Maintenance

The drain shall be maintained and repaired in accordance with the specifications contained in this report. All infrastructure downstream of ST1 (OGI, storm pipe, rodent grate, rip rap, overflow swale) shall be maintained and repaired pro-rated based on the equivalent hectares contained in the Schedule of Assessment contained in this report. The storm sewer and basins on Victoria Street shall be maintained and repaired by the owner of Victoria Street. The remainder of the storm sewer and manholes shall be maintained and repaired in the relative portions as contained in the Schedule of Assessment enclosed within this report.

All asphalt and granular within the roadway shall be assessed to the road authority. The remaining costs associated with the storm services (from the main to the property line) to an individual property shall be maintained and repaired with 50% of the cost assessed to the road authority and the remainder to the property it services. The catch basins and catch basin leads within the road shall be maintained at the expense of the road authority.

Any subdrains below the curb and at the manholes shall not form part of the drainage works.

The OGI shall be cleaned and inspected annually in accordance with the manufacturer's recommendations.

The additional costs as a result of a utility shall be assessed to the owner of the utility as per Section 26 of the Drainage Act.

Yours truly,



Josh Warner, P. Eng.
R. Dobbin Engineering Inc.



Waterside Estates Drain
Town of Plympton-Wyoming
July 9, 2025

1 of 1

Estimate of Cost

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Engineering	1	LS	7,800	7,800
Mailing, Interest and Net HST (Estimate)	1	LS	414	<u>414</u>
	Total Estimate			\$8,214

SCHEDULE OF ASSESSMENT

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equivalent Ha
Agricultural Lands (Eligible for Available Grants)								
FLH, 10	Pt. Lot 19, Concession FLH & Pt. Lot 7, Con 10	1.91	20-252-26	Longo Holdings Inc.	100	275	375	1.91
					100	275	375	
Agricultural Lands (Not-Eligible for Grant)								
FLH	Pt. Lot 19	0.09	20-252-51	Longo Holdings Inc.	20	22	42	0.09
FLH	Pt. Lot 19	0.07	20-252-52	Longo Holdings Inc.	20	17	37	0.07
FLH	Pt. Lot 19	0.07	20-252-53	Longo Holdings Inc.	20	17	37	0.07
FLH	Pt. Lot 19	0.07	20-252-54	Longo Holdings Inc.	20	17	37	0.07
FLH	Pt. Lot 19	0.07	20-252-55	For/Broad Developments Inc.	20	17	37	0.07
FLH	Pt. Lot 19	0.07	20-252-56	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-57	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-58	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-59	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-60	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-61	For/Broad Developments Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-62	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-63	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-64	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-65	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-66	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-67	For/Broad Developments Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-68	For/Broad Developments Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-69	For/Broad Developments Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-70	For/Broad Developments Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-71	For/Broad Developments Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-72	For/Broad Developments Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.11	20-252-73	Longo Holdings Inc.	20	27	47	0.11
FLH	Pt. Lot 19	0.08	20-252-74	Longo Holdings Inc.	20	20	40	0.08
FLH	Pt. Lot 19	0.08	20-252-75	Longo Holdings Inc.	20	20	40	0.08
FLH	Pt. Lot 19	0.08	20-252-76	Longo Holdings Inc.	20	20	40	0.08
FLH	Pt. Lot 19	0.07	20-252-77	Longo Holdings Inc.	20	17	37	0.07
FLH	Pt. Lot 19	0.07	20-252-78	Longo Holdings Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-79	Longo Holdings Inc.	20	14	34	0.07

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equivalent Ha
FLH	Pt. Lot 19	0.07	20-252-80	Longo Holdings Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-81	Longo Holdings Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-82	Longo Holdings Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-83	Longo Holdings Inc.	20	14	34	0.07
FLH	Pt. Lot 19	0.07	20-252-84	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-85	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-86	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-87	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-88	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-89	Longo Holdings Inc.	20	13	33	0.07
FLH	Pt. Lot 19	0.07	20-252-90	Longo Holdings Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-91	Longo Holdings Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-92	Longo Holdings Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-93	Longo Holdings Inc.	20	12	32	0.07
FLH	Pt. Lot 19	0.07	20-252-94	Longo Holdings Inc.	20	12	32	0.07
FLH	Pt. Lot 19	7.04	20-252-96	Longo Holdings Inc.	-	1,013	1,013	7.04
					880	1,650	2,530	
Municipal Lands								
	Pt. Lot 19	0.05	20-252-95	Town of Plympton-Wyoming	-	12	12	0.05
	Pt. Lot 19	0.05	20-252-97	Town of Plympton-Wyoming	-	12	12	0.05
	Shoreside Drive	0.88		Town of Plympton-Wyoming	3,911	430	4,341	1.76
	Sante Drive	0.20		Town of Plympton-Wyoming	807	98	904	0.40
	Victoria Street	0.08		Town of Plympton-Wyoming	-	39	39	0.16
14.54	Total Equivalent Hectareas				4,718	591	5,309	
Total Agricultural Lands (Eligible for Available Grants)					375			
Total Agricultural Lands (Not-Eligible for Grant)					2,530			
Total Municipal Lands (Not-Eligible for Grant)					5,309			
Total Assessment					\$8,214			

Waterside Estates Drain
Town of Plympton-Wyoming
July 9, 2025

SPECIFICATION OF WORK (FUTURE)

1. Location

The location of the drainage works contained in this specification is located on Sante Drive, Shoreside Drive, Victoria Street and in an easement on the east side of Fleming Road.

2. Scope of Work

The work to be included in this specification includes, but is not limited to, the following for future maintenance:

- Supply and Installation of Storm Drain
- Supply and Installation of Catch Basins and Manholes
- Supply, Installation and Maintenance of an OGI

3. General

Each tenderer must inspect the site prior to submitting their tender and satisfy themselves by personal examination as to the local conditions that may be encountered during this project. The Contractor shall make allowance in their tender for any difficulties which they may encounter. Quantities or any information supplied by the Engineer is not guaranteed and is for reference only.

All work and materials shall be to the satisfaction of the Drainage Superintendent who may vary these specifications as to minor details but in no way decrease the proposed capacity of the drain.

If the Construction document has not identified Measurement for Payment Clauses, the Contractor must notify the Town of Plympton-Wyoming and request clarification 2 days prior to pricing the project.

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

4. Plans and Specifications

This Specification of Work shall take precedence over all plans and general conditions pertaining to the Contract. The Contractor shall provide all labour, equipment, and supervision necessary to complete the work as shown in the Plans and described in these specifications. Any work not described in these specifications shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

5. Health and Safety

The Contractor at all times shall be responsible for health and safety on the worksite including ensuring that all employees wear suitable personal protective equipment including safety boots and hard hats.

When applicable the Contractor shall be responsible for traffic control as per the Ontario Traffic Manual Book 7 – Temporary Conditions (latest revision).

The Contractor shall be responsible to ensure that all procedures are followed under the Occupational Health and Safety Act to ensure that work sites are safe and that accidents are prevented. In the event of a serious or recurring problem, a notice of non-compliance will be issued. The Contractor will be responsible for reacting immediately to any deficiency and correcting any potential health and safety risk. Continuous disregard for any requirement of the Occupational Health and Safety Act could be cause for the issuance of a stop work order or even termination of the Contract.

The Contractor shall also ensure that only competent workers are employed onsite and that appropriate training and certification is supplied to all employees.

The Contractor shall submit their traffic control plan within 10 working days of notice of award. Road closures will not be permitted on this project without the approval of the Town of Plympton-Wyoming.

6. Workplace Safety and Insurance Board

The Contractor hereby certifies that all employees and officers working on the project are covered by benefits provided by the Contractor. The WSIB Clearance Certificate must be furnished prior to the execution of the Contract and updated every 90 days.

7. Traffic Control

Access and driveways to private properties shall not be obstructed longer than the minimum time necessary for the work and shall be reinstated as soon as possible all to the satisfaction of the Engineer. The Contractor shall schedule any obstruction of existing driveways with the owners at least two full working days in advance. All Landowners must be contacted at least 48 hours prior to a road closure. The Traffic Plan must be approved by the Town and County prior to the commencement of any road closures.

- a) The Contractor shall supply, erect and maintain all detour signs and special signs necessary for detours to divert traffic from the area under construction as directed by the Drainage Superintendent or Engineer. All this work shall be at the Contractor's expense.
- b) The Contractor shall be responsible for supplying, erecting and maintaining all signs, supports, barricades, flashers, cones, etc. in the construction area and at the boundaries of the work as part of the above detours, all to the satisfaction of the Engineer or Drainage Superintendent. All this work shall be done by the Contractor at their own expense.
- c) The Contractor shall not be allowed to proceed with construction activities unless proper signage and flagmen are present. Flagging procedures, signage and detours shall conform to the recommendations of Book 7, Temporary Conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. Conformance shall be enforced by the Ministry of Labour Inspector.

8. Benchmarks

The benchmarks are based on geodetic elevations. Elevations are available at the locations shown on the drawings.

The Contractor is required to complete a benchmark loop prior to construction to verify the benchmarks. If discrepancies exist the Contractor must notify the Drainage Superintendent and Engineer prior to completing any work.

9. Access and Working Area

The working area for future maintenance of the drain shall be within Sante Drive, Shoreside Drive, Victoria Street, Fleming Road and through the town owned sewer easement on the east side of Fleming Road. The working area shall extend 2m into private property at the storm services for a width of 5m.

This can be changed under direction of the Drainage Superintendent at the time of construction or maintenance.

10. Utilities

The Contractor is responsible for organizing locates and exposing all the utilities along the length of the drainage works. If any utilities interfere with the proposed drainage works in a manner not shown on the accompanying Estimate of Cost or profile the Contractor shall notify the Drainage Superintendent and Engineer.

The Contractor is responsible for coordinating the replacement of additional utilities with the utility company if they interfere with the proposed drain. All costs for the utility to replace their services will be outside of this report and shall be borne by the utility as per Section 26 of the Drainage Act.

All additional costs to work around and organize replacement of the utilities not included in the estimate shall be tracked separately and the cost plus a portion of the engineering (25% of the cost) shall be borne by that utility.

11. Brushing and Tree Removal

All brush, trees, woody vegetation, stumps etc. within the working area of the proposed improvements and as determined by the Contract Administrator shall be removed and disposed of offsite by the Contractor.

12. Removals

For the unit price bid the Contractor shall supply all labour, equipment and materials to remove and backfill existing storm sewers, catch basins, services, manholes and any required infrastructure as determined by the Contract Administrator at the time of construction.

The material shall be disposed of offsite by the Contractor with the cost of this work being included in the unit price bid.

13. O.G.I.

The lump sum price shall include excavation, supply and installation of precast concrete O.G.I. ADS Canada Model AdS FD-8HC (or approved equal) complete with precast adjustment units, and frame and grates per OPSD-401.01 Type A.

14. Catch Basin Leads

The unit price shall include supply, laying, pipe fittings, excavation, bedding per Town of Plympton-Wyoming Standards, and Kor-n-Seal bootied flex joint connections to catch basins per Town of Plympton-Wyoming Standards. Pipe material shall be PVC DR35.

All excavated material shall be spread on site and graded at the designated location to be determined and marked by the Owners Engineer.

Backfill shall be clean, select, native material compacted to 98% Standard Proctor Maximum Dry Density (SPMDD) with the upper one meter compacted to 98% SPMDD.

Bedding detail shall apply to all sewers and services requiring 20mm clear stone bedding material to spring line, and OPS Granular 'A' cover material from spring line to 300mm above the pipe. The Granular 'A' cover material is not required to be 100% crushed limestone, pit sources material conforming to OPSS 1010 is acceptable.

15. Storm Drain

The unit price shall include supplying, laying, pipe fittings, tees for service connections, excavation, bedding per Town of Plympton-Wyoming Standards. Pipe material shall be concrete pipe, CSA-A257.2, 65-D.

All excavated material shall be spread on site and graded at the designated location to be determined and marked by the Owners Engineer.

Trench backfill shall be select native backfill material compacted to 98% Standard Proctor Maximum Dry Density (SPMDD) with the upper one meter compacted to 98% SPMDD.

Bedding detail shall apply to all sewers and services requiring 20mm clear stone bedding material to spring line, and OPS Granular 'A' cover material from spring line to 300mm above the pipe. The Granular 'A' cover material is not required to be 100% crushed limestone, pit sources material conforming to OPSS 1010 is acceptable.

16. Storm Manholes

The lump sum price shall include excavation, supply and installation of precast concrete storm manholes per OPSD-701 series complete with precast adjustment

units, “Kor-n-Seal” boots or approved equivalent and frame and grates per OPSD-401.01 Type A. Benching and channeling shall be per OPSD-701.021.

The manholes shall have core drilled holes to allow connection of 150mmØ subdrains.

All excavated material shall be spread on site and graded at the designated location to be determined and marked by the Owners Engineer.

Backfill shall be clean, select, native material compacted to 98% Standard Proctor Maximum Dry Density (SPMDD) with the upper one meter compacted to 98%.

17. Catch Basins

The unit price shall include supply and installation of precast concrete catch basins per OPSD-705.010 complete with precast adjustment units, and frame and grates per OPSD-400.02.

All excavated material shall be spread on site and graded at the designated location to be determined and marked by the Owners Engineer.

Backfill shall be clean, select, native material compacted to 98% Standard Proctor Maximum Dry Density (SPMDD).

18. Storm Services

The unit price shall include supply, laying, pipe fittings, excavation, bedding per Town of Plympton-Wyoming Standards. Backfill shall be clean, select, native material compacted to 98% SPMDD. Pipe material shall be 150mmØ PVC DR28 pipe (green for storm). Each service connection shall be provided with a marker stake properly colour coded as per the Town of Plympton-Wyoming Standards.

The 150mmØ sanitary connection from the main shall be completed using a 150mmØ ‘Tee Wye’ and a 45 deg bend.

In addition, this item shall include all labour, equipment and materials to provide cleanouts and 4m long service extension. The Contractor shall install a 150mmØ x 100mmØ ‘Tee-Wye’, a 45 deg bend and 100mmØ riser complete with cap, to minimum 300mm above grade with glued joints at the property line. A 4m length of 150mmØ PVC DR28 service pipe shall be extended from the ‘Tee-Wye’ into the property complete with end cap and appropriate marker as per the Town of Plympton-Wyoming.

19. Overflow Swale

The Contractor shall supply all labour, equipment and material to maintain, shape and grade a drainage waterway overflow as indicated on the drawings at storm manhole No.1 to the outlet.

All excavated material shall be trucked offsite at the expense of the drainage works.

20. Erosion Protection at Storm Outlet

Rock for erosion protection shall be 150-300mm diameter rip rap stone. Geotextile underlay shall be Terrafix 270R or approved equal.

The Contractor shall excavate for the proposed rip rap spillway and supply and place a minimum 300mm thick layer of rip rap, including geotextile, in each of the areas shown on the drawing, and as directed by the Engineer. The rip rap shall be placed in a neat and workmanlike manner.

21. Erosion Protection at Storm Outlet

A manufactured rotating rodent grate shall be installed on the storm outlet pipe to Errol Creek.

22. Restoration

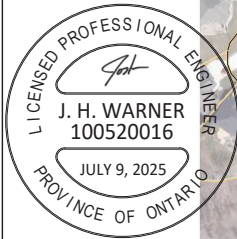
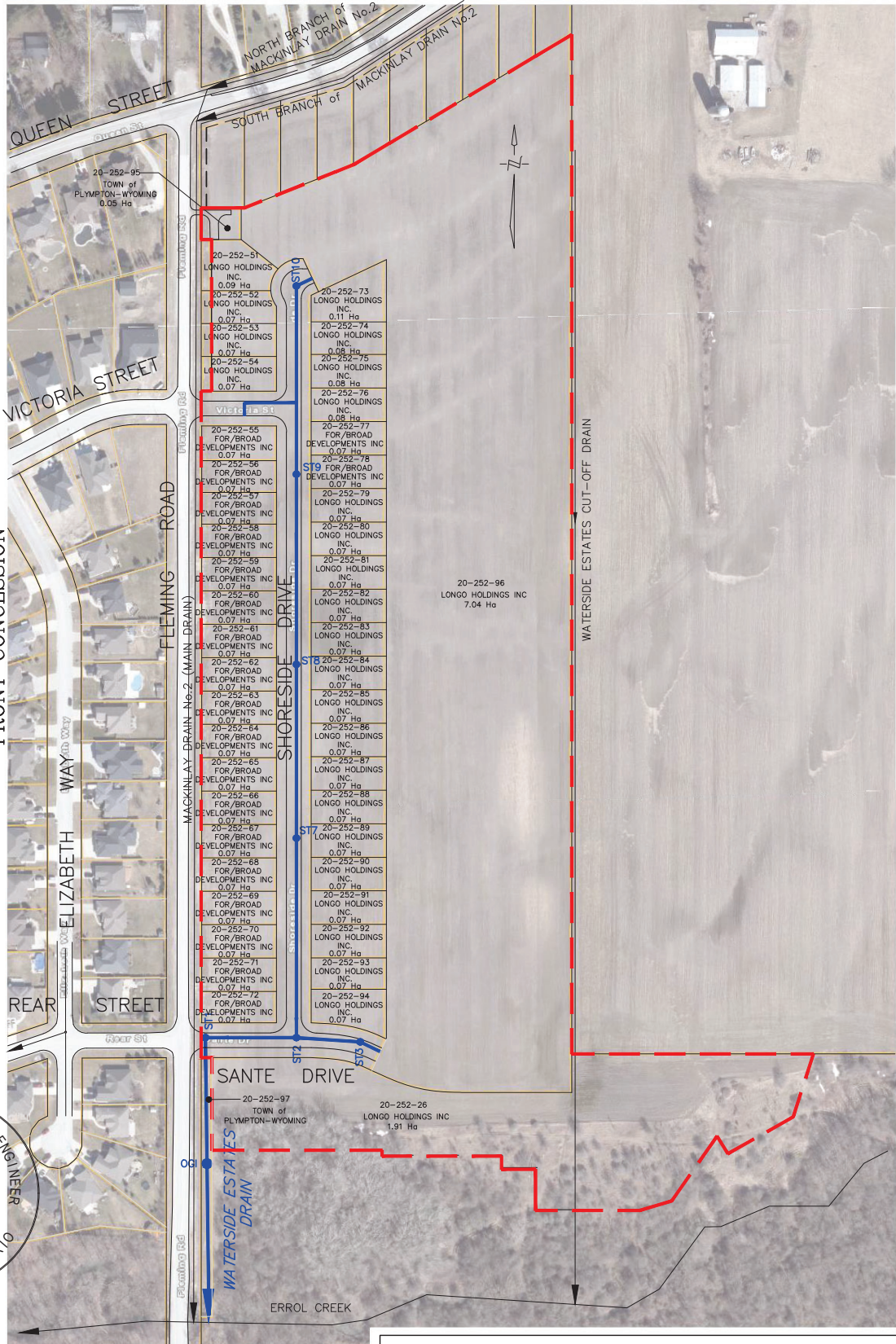
All areas disturbed by construction shall be restored to their pre-construction state with 100mm of screened topsoil and hydroseed in accordance with the seed mixture, fertilizer and application rate as shown below.

Seed mixture, fertilizer and application rates are as follows:

- Hydraulic mulch (2,999 kg/ha.) type “B” and water (52,700 litres/ha.) in accordance with OPSS 572 (hydroseed).

The above seed mixture shall apply unless otherwise approved by the Contract Administrator.

Any disturbed asphalt and curb shall be restored to its preconstruction state.



LEGEND

- WATERSIDE ESTATES DRAIN
- MUNICIPAL DRAIN
- DRAINAGE AREA



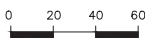
4218 Oil Heritage Road
Petroliia Ontario, N0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME:
Waterside Estates Drain Plan

PROJECT No.
2025-1729

APPROVED	NO.	REVISIONS	DATE	BY
J. WARNER				
CHECKED	1	FINAL REPORT	MAY 6, 2025	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				

SCALE 1:2500

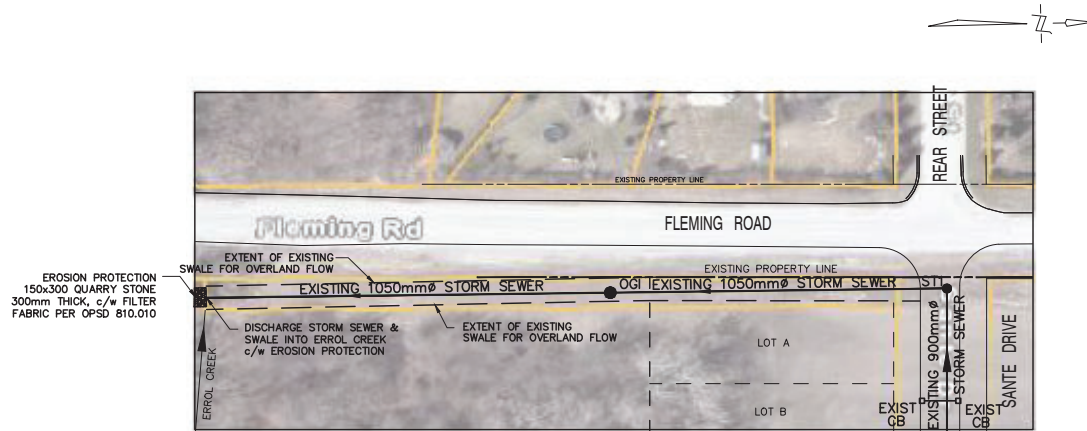


TOWN of PLYMPTON-WYOMING

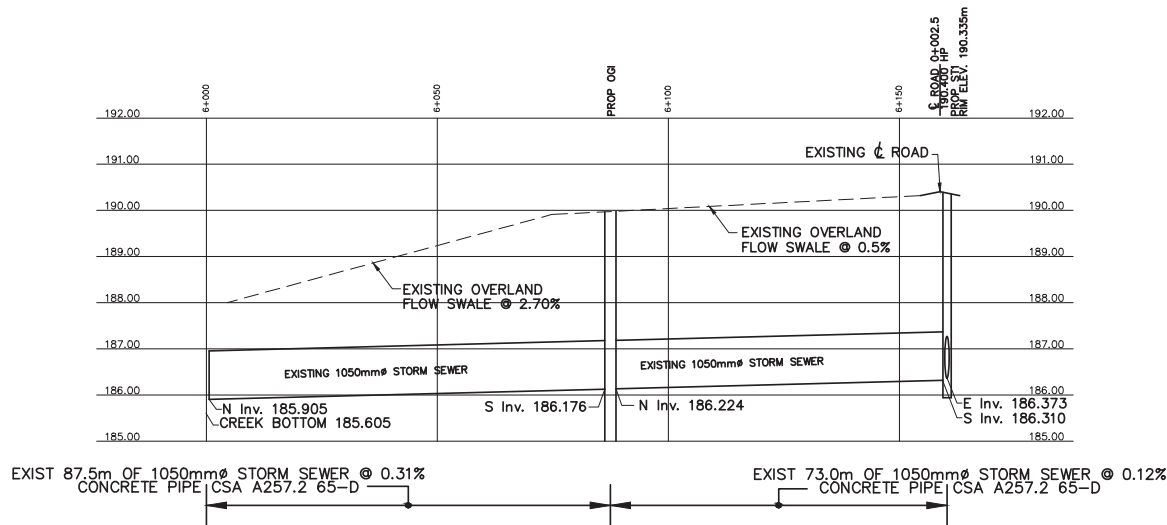
WATERSIDE ESTATES DRAIN

PLAN

1
OF 5

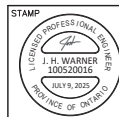


BM#1 ELEV. 191.485
 TOP SPINDLE OF FIRE HYDRANT
 NORTH SIDE SANTÉ DRIVE
 SIDE YARD OF HOUSE
 #6872 SHORESIDE DRIVE



**SEE AS-CONSTRUCTED DRAWINGS
 FOR ALL SERVICING WITHIN THE DEVELOPMENT**

DRAWINGS ARE SCALED TO 24"x36"
 SCALE: 1" = 500'
 HORIZONTAL 0 5 10 15m
 VERTICAL 0 1 2 3



R Dobbin
 Engineering Inc.

4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

8	DRAINAGE REPORT	C.S.	JULY 2025	DESIGN	J. WARNER
7	AS CONSTRUCTED	C.J.	DEC 2022	DRAWN	J. TETREAU
6	FOR PHASE 1 CONSTRUCTION APR 18	J.T.	APR 2022	CHECKED	R. DOBBIN
5	FOR PHASE 1 TENDER FEB 8	J.T.	FEB 2022	DATE	MAY 6, 2025
4	FOR PHASE 1 PLAN OF SUBDIVISION	J.T.	FEB 2022		
3	FOR PLAN OF SUBDIVISION	J.T.	NOV 2021		
2	FOR MECP APPROVAL	J.T.	APR 2021		
1	FOR MUNICIPAL REVIEW	J.T.	JAN 2021		
No.	REVISION	BY	DATE		

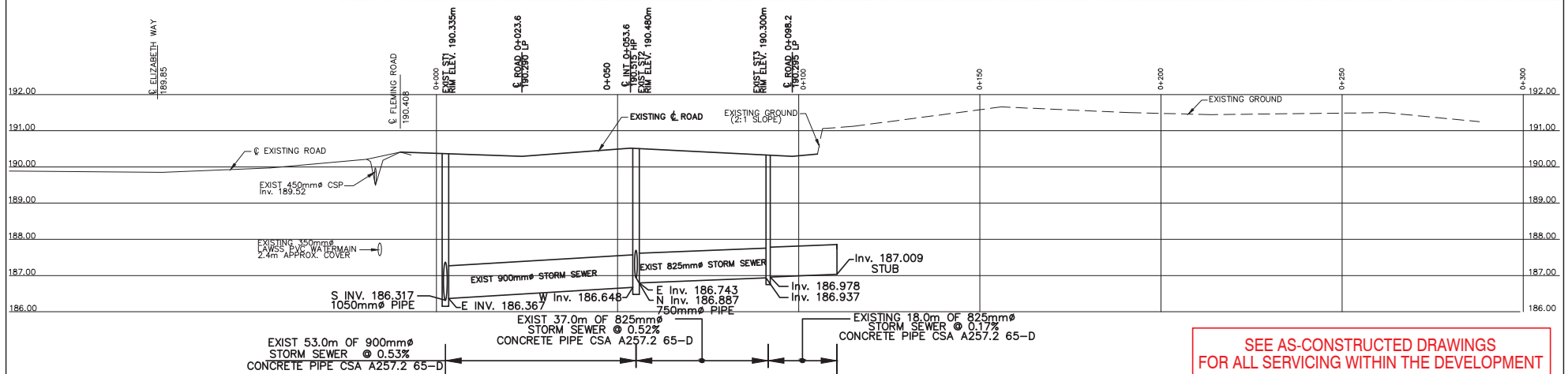
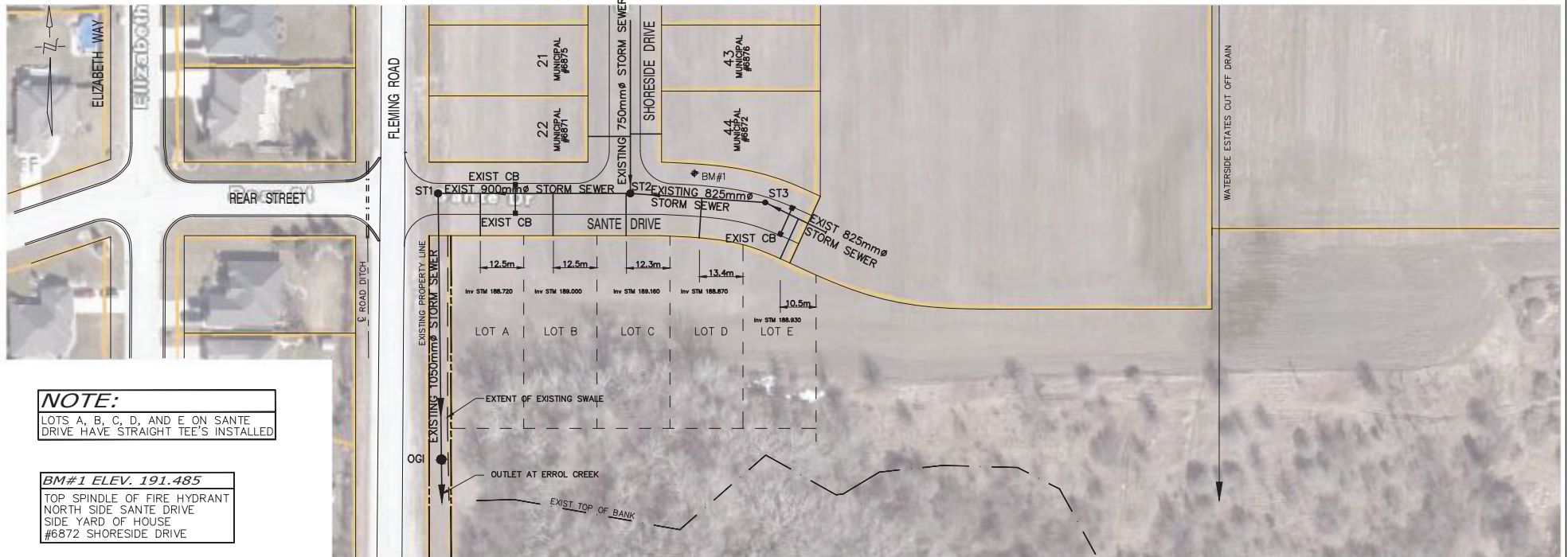
WATERSIDE ESTATES
 PLYMPTON-WYOMING, ONTARIO

PROJECT NO.
2025-1729

**PLAN & PROFILE WATERSIDE ESTATES DRAIN
 STORM SEWER OUTFALL**

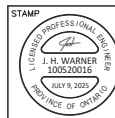
DRAWING NO:
2 of 5

Last Updated: May 6, 2025



SEE AS-CONSTRUCTED DRAWINGS
FOR ALL SERVICING WITHIN THE DEVELOPMENT

DRAWINGS ARE SCALED TO 24"x36"
SCALE : 1: 500
HORIZONTAL 0 5 10 15m
VERTICAL 0 1 2 3



R. Dobbin
Engineering Inc.

4218 Oil Heritage Road
Pettrolia Ontario, M0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

8	DRAINAGE REPORT	C.S.	JULY 2025	DESIGN	J. WARNER
7	AS CONSTRUCTED	C.J.	DEC 2022	DRAWN	J. TETREAULT
6	FOR PHASE 1 CONSTRUCTION APR 18	J.T.	APR 2022	CHECKED	R. DOBBIN
5	FOR PHASE 1 TENDER FEB 8	J.T.	FEB 2022	DATE	MAY 6, 2025
4	FOR PHASE 1 PLAN OF SUBDIVISION	J.T.	FEB 2022		
3	FOR PLAN OF SUBDIVISION	J.T.	NOV 2021		
2	FOR MECP APPROVAL	J.T.	APR 2021		
1	FOR MUNICIPAL REVIEW	J.T.	JAN 2021		
No.	REVISION	BY	DATE		

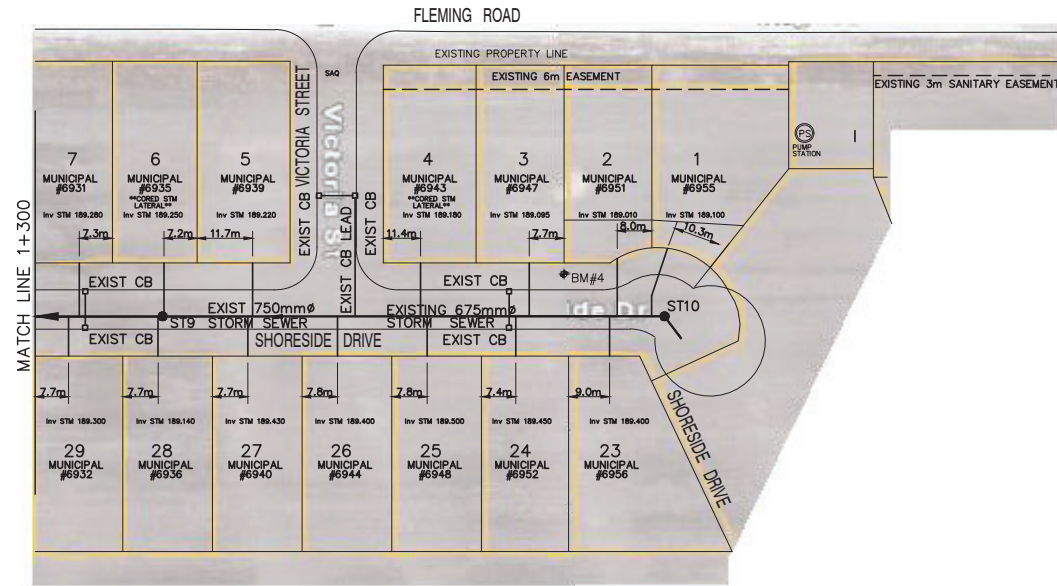
WATERSIDE ESTATES
PLYMPTON-WYOMING, ONTARIO

PLAN & PROFILE WATERSIDE ESTATES DRAIN
SANTE DRIVE

PROJECT NO.
2025-1729

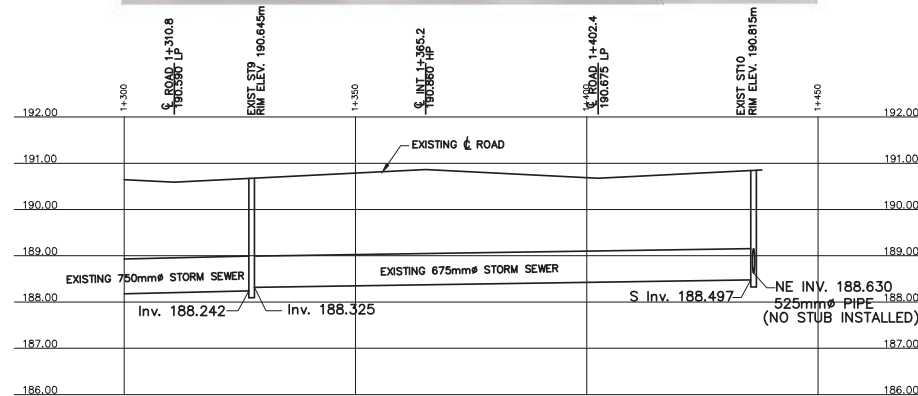
DRAWING NO:
3 of 5

Last Updated: May 6, 2025

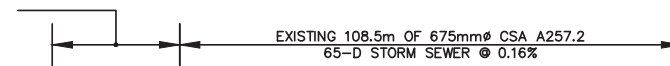


MASTER BM ELEV. 190.544
TOP NORTH WEST CORNER OF
CONCRETE WATER CHAMBER AT
THE INTERSECTION OF QUEEN
STREET AND FLEMING ROAD

BM#4 ELEV. 191.645
TOP SPINDLE OF FIRE HYDRANT
WEST SIDE OF SHORESIDE DRIVE
BETWEEN #6947 & #6951



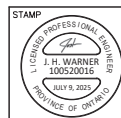
EXISTING 108.5m OF
750mm \varnothing CSA
A257.2 65-D STORM
SEWER @ 0.23%



EXISTING 108.5m OF 675mm \varnothing CSA A257.2
65-D STORM SEWER @ 0.16%

**SEE AS-CONSTRUCTED DRAWINGS
FOR ALL SERVICING WITHIN THE DEVELOPMENT**

DRAWINGS ARE SCALED TO 24"x36"
SCALE: 1:500
HORIZONTAL 0 5 10 15m
VERTICAL 0 1 2 3



R. Dobbin
Engineering Inc.

4218 Oil Heritage Road
Pettola Ontario, N0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

8	DRAINAGE REPORT	C.S.	JULY 2025
7	AS CONSTRUCTED	C.J.	DEC 2022
6	FOR PHASE 1 CONSTRUCTION APR 18	J.T.	APR 2022
5	FOR PHASE 1 TENDER FEB 8	J.T.	FEB 2022
4	FOR PHASE 1 PLAN OF SUBDIVISION	J.T.	FEB 2022
3	FOR PLAN OF SUBDIVISION	J.T.	NOV 2021
2	FOR MECP APPROVAL	J.T.	APR 2021
1	FOR MUNICIPAL REVIEW	J.T.	JAN 2021
No.	REVISION	BY	DATE

DESIGN	J. WARNER
DRAWN	J. TETREAULT
CHECKED	R. DOBBIN
DATE	MAY 6, 2025

WATERSIDE ESTATES
PLYMPTON-WYOMING, ONTARIO

PLAN & PROFILE WATERSIDE ESTATES DRAIN
SHORESIDE DRIVE 1+300-1+450

PROJECT NO.
2025-1729

DRAWING NO.
5 of 5

Last Updated: May 6, 2025