

NOTES

1.0 SOURCE DATA

- 1.01 THE ENGINEERING DESIGN RELIES ON THE SURVEY PLAN DATED SEPTEMBER 7, 2022, PROJECT NUMBER 8529TOPO, PREPARED BY JBF SURVEYORS.
1.02 THE ENGINEERING DESIGN RELIES ON THE HYDROGEOLOGICAL REPORT DATED NOVEMBER 2023, PROJECT NUMBER 22-85260, PREPARED BY DM WILLS ASSOCIATES LIMITED.
1.03 THE LOCATION OF EXISTING UNDERGROUND ELECTRIC, GAS, DATA TRANSMISSION, TELEPHONE AND CABLE TELEVISION IDENTIFIED ON THE CONTRACT DRAWINGS ARE FOR REFERENCE ONLY.

2.0 GENERAL CONSTRUCTION

- 2.01 REFERENCES WITHIN THESE CONTRACT DOCUMENTS TO AN OPSS SHALL BE DEEMED TO MEAN OPSS/MUNI, UNLESS USE OF A PROVINCIAL-ORIENTED SPECIFICATION IS SPECIFIED IN THE CONTRACT DOCUMENTS.
2.02 THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH OPSS MUNI 100 GENERAL CONDITIONS OF CONTRACT.
2.03 THE ENGINEERING DESIGN REFERENCES THE FOLLOWING BENCHMARK, PROVIDED BY JBF SURVEYORS:

BENCHMARK TABLE table with columns: BM#, ELEVATION, NORTHING, EASTING, DESCRIPTION. Row 1: BM#1, 264.03, 4919241.65m, 708746.11m, TOP OF IRON BAR IN NORTHWEST CORNER OF SITE

- 2.04 THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS WITH THE CONTRACT ADMINISTRATOR IN A FORMAT AS PRESCRIBED BY THE CONTRACT ADMINISTRATOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2.05 THE CONTRACTOR SHALL UNDERTAKE ALL LAYOUT REQUIRED TO FACILITATE THE CONSTRUCTION OF THIS CONTRACT.
2.06 WITH THE EXCEPTION OF THE REFERENCED LOCAL CONTROL POINTS SPECIFICALLY PROVIDED IN THE CONTRACT DRAWINGS, NO ELEVATION WITHIN THE CONTRACT DRAWINGS ARE TO BE USED AS A REFERENCE FOR LAYOUT.
2.07 LOCAL CONTROL POINTS, MONUMENTS, PROPERTY MONUMENTS, AND BENCHMARKS SHALL BE INVENTORIED IN THE FORM PROVIDED IN A FORMAT AS PRESCRIBED BY THE CONTRACT ADMINISTRATOR.
2.08 DISTURBED OR OTHERWISE DAMAGED CONTROL POINTS SHALL BE REINSTATED BY AN OLS SURVEYOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
2.09 THE CONTRACTOR SHALL USE THE LOCAL CONTROL POINTS AS SPECIFIED ON THE CONTRACT DRAWINGS.
2.10 ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THE CONTRACT DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR.
2.11 THE CONTRACTOR SHALL OBTAIN AND MAINTAIN COPIES OF ALL REFERENCED STANDARD DOCUMENTS AND DRAWINGS ON SITE FOR THE DURATION OF THE WORK.
2.12 THE CONTRACTOR SHALL KEEP RECORDS AND SUPPLY THE CONTRACT ADMINISTRATOR WITH RED-LINED AS CONSTRUCTED DRAWINGS NOTING THAT ALL SITE SERVICE INSTALLATION WORKS WERE INSTALLED AS PER THE CONTRACT DOCUMENTS, OR OTHERWISE NOTING THE ACTUAL STRUCTURE LOCATIONS, PIPE DETAILS (LENGTH, SIZE AND / OR MATERIAL), AND INVERTS AND ANY OTHER DEVIATION FROM THE CONTRACT DOCUMENTS.
2.13 NO ADDITIONAL PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH THE SUPPORT, PRESERVATION AND / OR RELOCATION OF EXISTING UTILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS, UNLESS SPECIFICALLY NOTED OTHERWISE.

3.0 EROSION AND SEDIMENT CONTROL

- 3.01 EROSION AND SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION TO PREVENT ENTRY OF SEDIMENT LADEN WATER INTO EXISTING INFRASTRUCTURE, WATERBODIES OR ONTO ADJACENT LANDS.
3.02 DISTURBANCE TO EXISTING VEGETATED AREAS WITHIN THE WORK AREA SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
3.03 THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA.
3.04 ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, SHALL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES ONTO ROADS OR ADJACENT PROPERTIES, OR INTO SEWERS OR ADJACENT WATERBODIES.
3.05 SILT SACKS SHALL BE PLACED UNDER GRATES ON ALL CATCHBASINS TO TRAP SEDIMENT.
3.06 ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE CONTRACT ADMINISTRATOR.
3.07 CONTRACTOR EQUIPMENT AND VEHICLES ARE NOT PERMITTED WITHIN THE DRIPLINE OF TREES NOT DESIGNATED FOR REMOVAL.
3.08 ALL COSTS ASSOCIATED WITH THE MAINTENANCE OF EROSION AND SEDIMENT CONTROLS, INCLUDING REMOVAL OF ACCUMULATED SEDIMENT AND REPAIR / REPLACEMENT OF DAMAGED MEASURES SHALL BE INCLUDED IN THE CONTRACT PRICE.
3.09 SEED SHALL BE LOWLAND MIX.

4.0 GRADING / EARTHWORKS

- 4.01 MANAGEMENT OF EXCESS MATERIAL BY OPEN BURNING IS NOT PERMITTED.

5.0 REMOVALS

- 5.01 NATURAL WOOD SHALL BE MANAGED AS EXCESS MATERIAL AND MAY NOT BE MANAGED AS DISPOSABLE FILL WITHIN THE CONTRACT LIMITS.

6.0 STRIPPING, COMPACTION, AND DEWATERING

- 6.01 EXCAVATION OF THE SWM FACILITY AREA TO OCCUR TO THE ELEVATION OF THE BOTTOM OF THE CLAY LINER.
6.02 ANY WATER PRESENT WITHIN THE EXCAVATED FOOTPRINT OF THE SWM FACILITY FOLLOWING STRIPPING SHALL BE DEWATERED PRIOR TO THE INSTALLATION OF THE CLAY LINER.
6.03 THE CLAY LINER SHALL BE INSTALLED IN DRY CONDITIONS AND AS PER THE SPECIFICATIONS SHOWN IN THE DRAWINGS.
6.04 RESTORE THE SWM FACILITY INSIDE AND OUTSIDE WITH 150 MM OF TOPSOIL AND SEED (LOWLAND MIX).
6.05 THE IDENTICAL PROCESS IS TO BE FOLLOWED WHEN CONSTRUCTING THE ENHANCED GRASSED SWALES.

7.0 SEWERS

- 7.01 ALL NEW STORM SEWERS SHALL BE CCTV INSPECTED.
7.02 A RESILIENT CONNECTOR (I.E. A FLEXIBLE, WATERTIGHT CONNECTOR) SHALL BE INSTALLED IN THE STRUCTURE OPENING FOR FLEXIBLE AND RIGID PIPE.
7.03 THERE SHALL BE NO CHANGES TO THE DESIGN ALIGNMENT AND GRADE OF SEWERS WITHOUT THE WRITTEN AUTHORIZATION OF THE CONTRACT ADMINISTRATOR.
7.04 LOW PRESSURE AIR TESTING IS PERMITTED FOR PIPE.
7.05 AIR TEST (WATER TEST) RESULTS SHALL BE SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS.

8.0 ROADWORKS / BOULEVARDS

- 8.01 THE CONTRACT ADMINISTRATOR MUST AUTHORIZE THE STOCKPILE LOCATIONS PROPOSED BY THE CONTRACTOR.
8.02 ALL FORMWORK SHALL BE REVIEWED BY THE CONTRACT ADMINISTRATOR PRIOR TO PLACEMENT OF CONCRETE.
8.03 DUMMY JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM SPACING OF 1.5 M BETWEEN CONTRACTION / EXPANSION JOINTS.
8.04 SEED SHALL BE LOWLAND MIX.
8.05 GEOTECHNICAL ENGINEER TO PROVIDE PAVEMENT STRUCTURE.

9.0 INSPECTION AND DOCUMENTATION REQUIREMENTS

- 9.01 SUBMIT SHOP DRAWINGS TO THE CONTRACT ADMINISTRATOR PROMPTLY AND IN ORDERLY SEQUENCE TO NOT CAUSE DELAY IN WORK.
9.02 THE CONTRACTOR SHALL CONTACT THE CONTRACT ADMINISTRATOR A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING ACTIVITIES.

- 8.03 THE CONTRACTOR SHALL SUPPLY THE CONTRACT ADMINISTRATOR WITH COPIES OF ALL TESTING AND INSPECTION REPORTS RELATED TO THE WORK WITHIN 4 BUSINESS DAYS OF THE REPORTING.

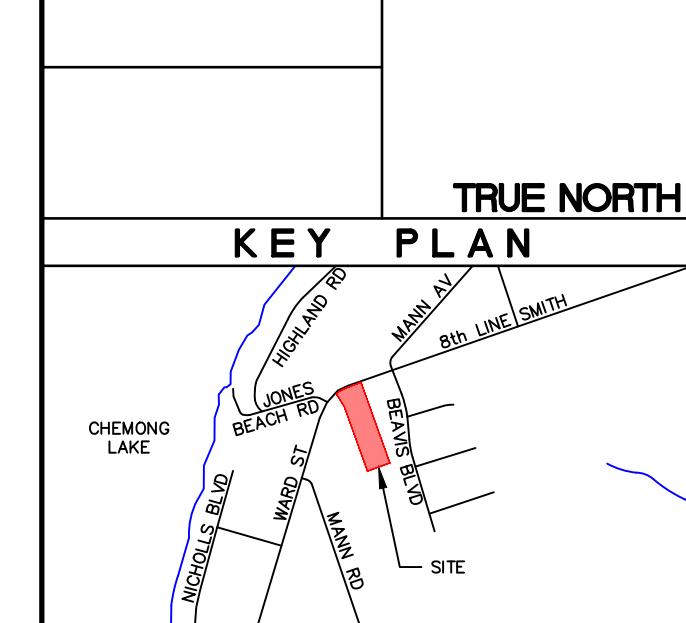
OPSS INDEX

Table with columns: NUMBER, REV., DATE, DESCRIPTION. Lists various OPSS items like GENERAL SPECIFICATION FOR THE MANAGEMENT OF EXCESS MATERIALS, CLEARING, CLOST CUT CLEARING, GRUBBING AND REMOVAL OF SURFACE AND PILED BOULDERS, etc.

OPSD INDEX

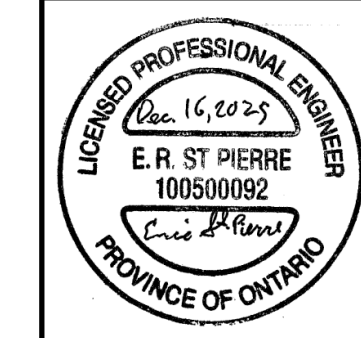
Table with columns: NUMBER, REV., DATE, DESCRIPTION. Lists various OPSD items like REMOVALS, LEGEND, EARTH/SHALE GRADING - UNDIVIDED RURAL, TRANSITION TREATMENT - EARTH CUT TO EARTH FILL, etc.

BM1 - ELEV. 264.03 TOP OF IRON BAR IN NORTHWEST CORNER OF SITE.



REVISIONS table with columns: No., Description, Date. Lists revisions for zoning by-law amendments.

METRIC Legend: Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSS 100 SERIES



WILLS logo and contact information for D.M. Wills Associates Limited, 150 Jameson Drive, Peterborough, Ontario.

Project Name/Location: BRIDGENORTH TOWNHOUSE DEVELOPMENT BRIDGENORTH, ONTARIO

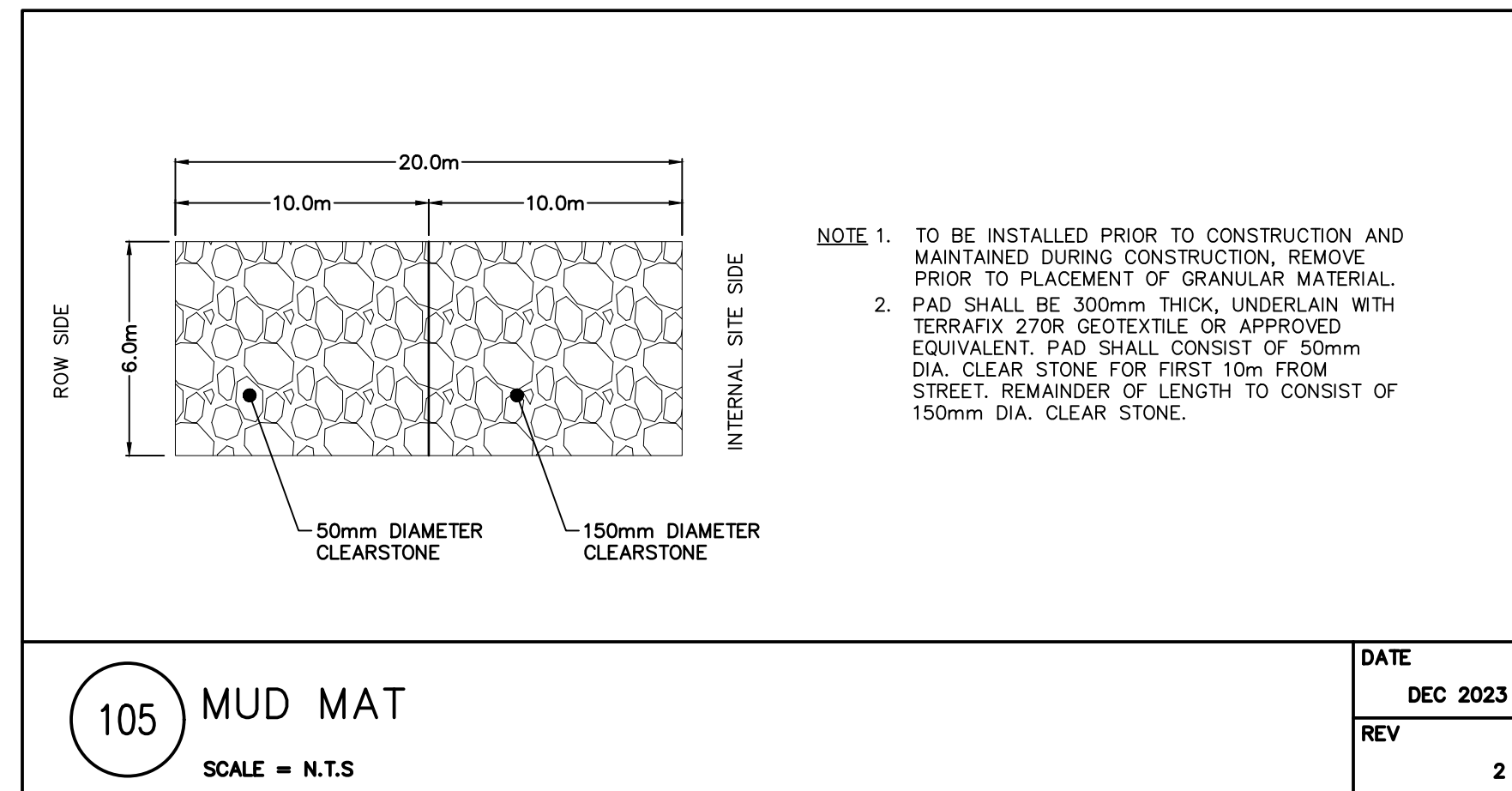
GENERAL NOTES

Table with drawing metadata: Drawn By: M.G., SCALE: Horz. - Vert. -, Designed By: M.G., Plot Date: DECEMBER 16, 2025, Checked By: J.D.F./J.R., Project No.: 22-85260, Sht. No.: 100, Engineer: E.S.P., Dwg File No.: 85260 - GNDT

NOT FOR CONSTRUCTION

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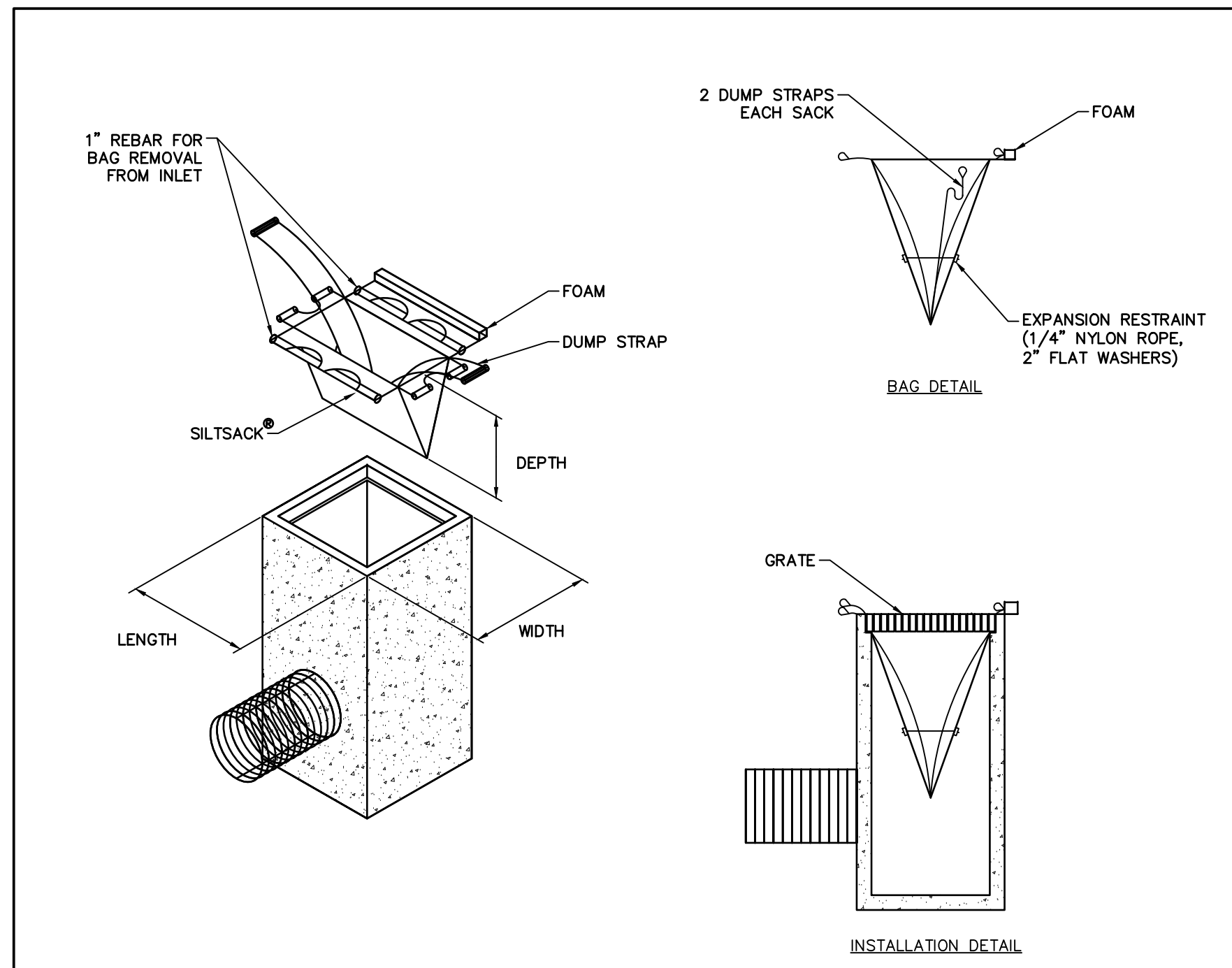
Printed By: Jiron Printed On: December 16, 2025
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NOTE 1. TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION. REMOVE PRIOR TO PLACEMENT OF GRANULAR MATERIAL.
 NOTE 2. PAD SHALL BE 300mm THICK, UNDERLAIN WITH TERRAFIX 270R GEOTEXTILE OR APPROVED EQUIVALENT. PAD SHALL CONSIST OF 50mm DIA. CLEAR STONE FOR FIRST 10m FROM STREET. REMAINDER OF LENGTH TO CONSIST OF 150mm DIA. CLEAR STONE.

105 MUD MAT
SCALE = N.T.S.

DATE	DEC 2023
REV	2

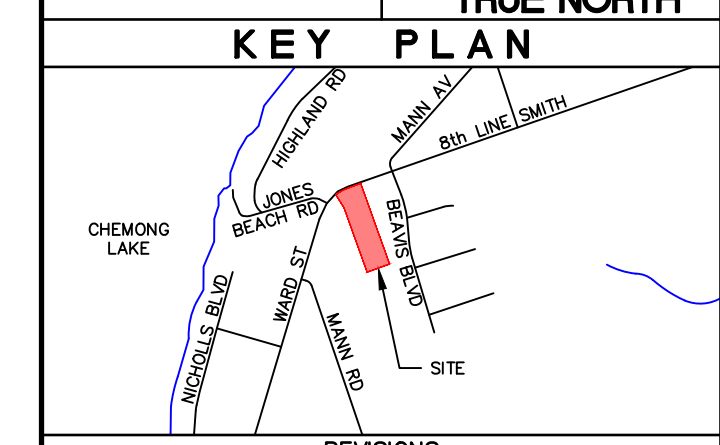
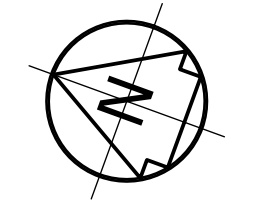


NOTES:
 1. SILTSACK MANUFACTURED BY ACF ENVIRONMENTAL AND SI GEOSOLUTIONS. CONTRACTOR MAY SUBSTITUTE APPROVED EQUAL.
 2. CONTRACTOR TO FOLLOW MANUFACTURERS INSTRUCTION FOR INSTALLATION AND MAINTENANCE.
 3. CONTRACTOR TO INSTALL SILTSACK IN ALL CATCH BASINS OR CATCH BASIN MANHOLES IDENTIFIED ON THE SITE SERVING OR SITE GRADING PLANS OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

110 TYPICAL SILTSACK CONSTRUCTION
SCALE = N.T.S.

DATE	MAR 2020
REV	1

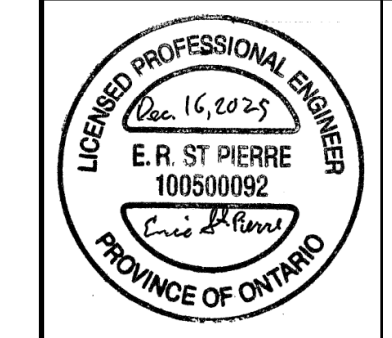
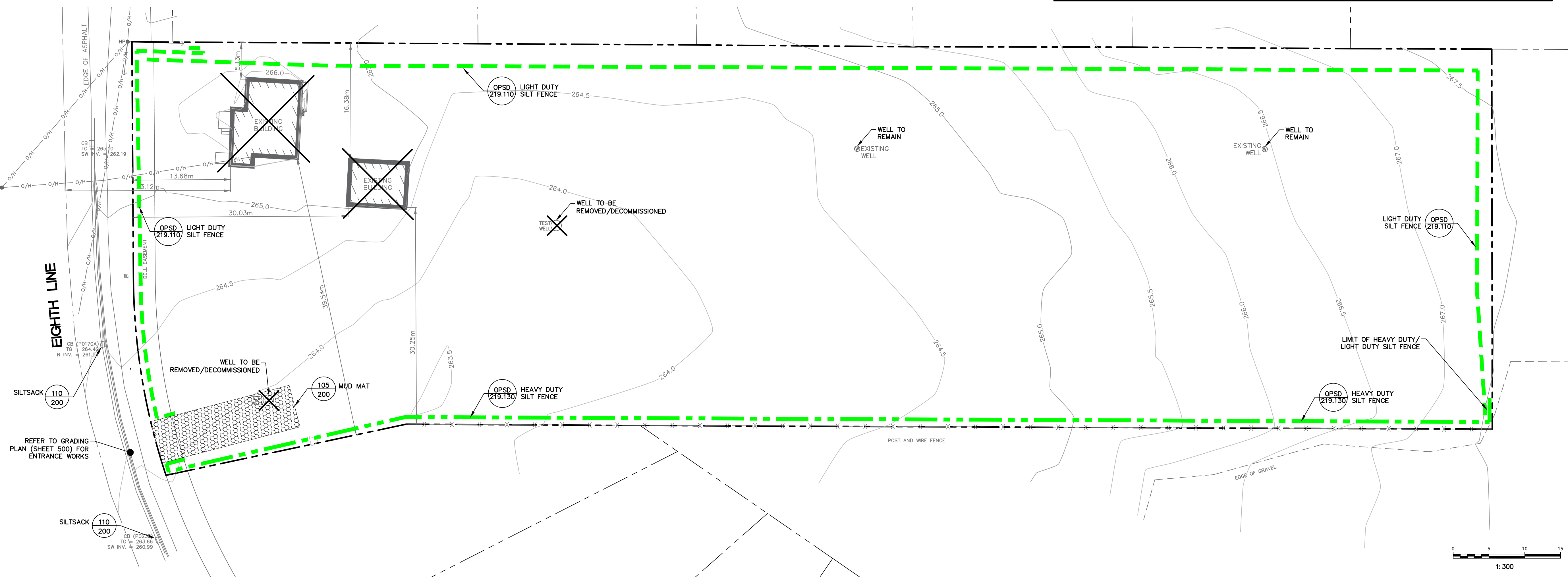
BM1 - ELEV. 264.03
TOP OF IRON BAR IN NORTHWEST CORNER OF SITE.



No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND	DESCRIPTION
	TYPICAL ILLUSTRATION FOR REMOVAL
	TYPICAL ILLUSTRATION FOR REMOVAL
	EX. BUILDING
	EX. EDGE OF PAVEMENT
	EX. CURB
	EX. ROAD CENTERLINE
	EX./PR. CATCH BASIN
	EXISTING FENCE
	PROPERTY LINE
	EXISTING SIGN
	LIGHT DUTY SILT FENCE
	HEAVY DUTY SILT FENCE



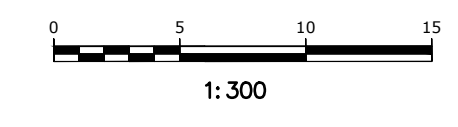
WILLS
 D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 Canada K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com

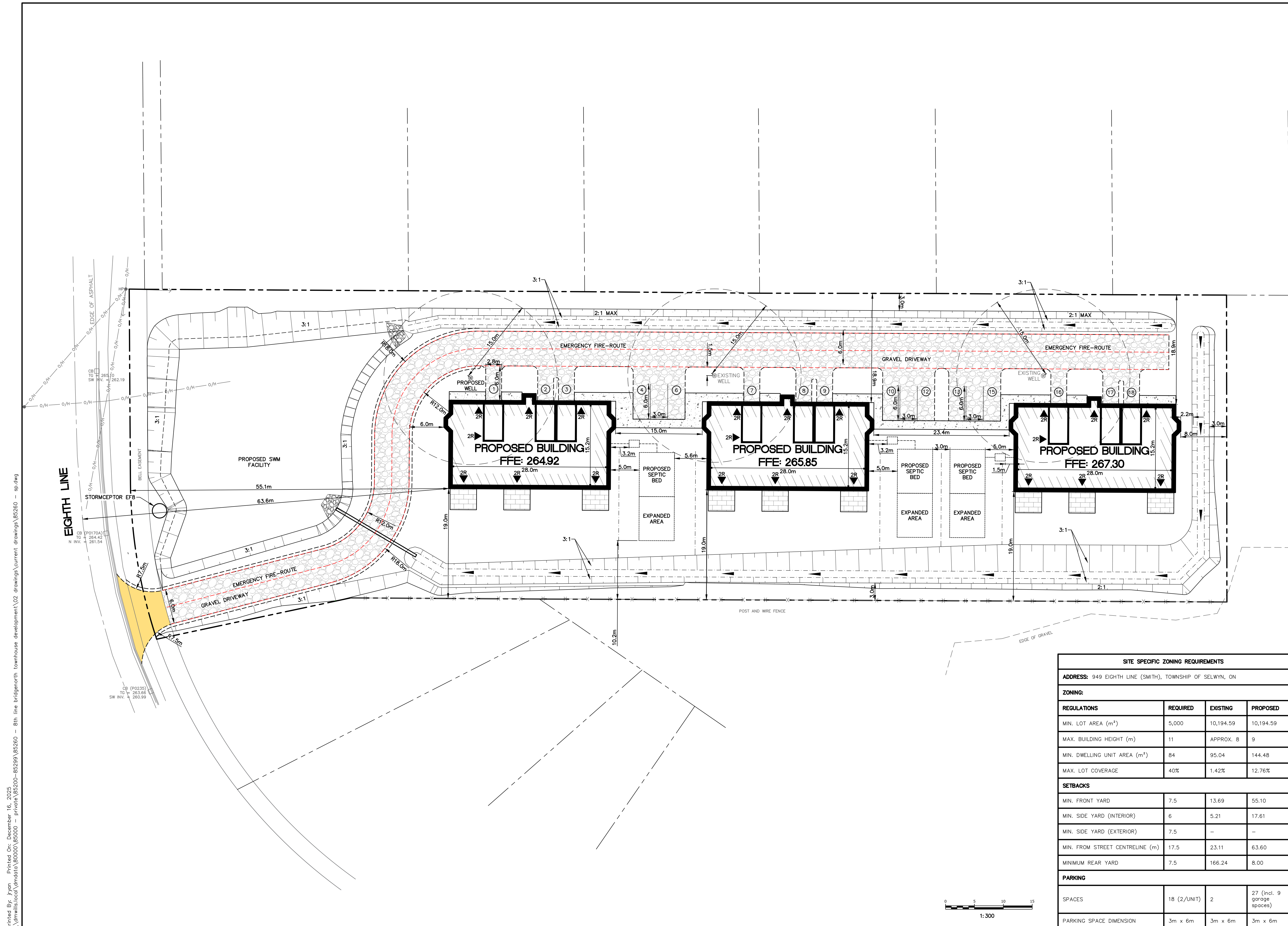
Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
 BRIDGENORTH, ONTARIO

Drawing Title
EROSION AND SEDIMENT CONTROL

Drawn By: M.G.	SCALE: Horz. 1:300	Vert. -
Designed By: M.G./S.R.	Plot Date: DECEMBER 16, 2025	
Checked By: J.F.	Project No.: 22-85260	Sht. No.:
Engineer: K.S.	Dwg File No.: 85260 - ESC	200

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BM1 - ELEV. 264.03
TOP OF IRON BAR IN
NORTHWEST CORNER OF SITE.

TRUE NORTH

KEY PLAN

No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown
TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND

- PR. ASPHALT
- PR. GRAVEL
- PR. CONCRETE
- PR. INTERLOCK
- EX./PR. BUILDING
- EX./PR. EDGE OF PAVEMENT
- EX./PR. CURB
- EX. ROAD CENTERLINE
- EX. EDGE OF SHOULDER
- EX. CATCH BASIN
- EX. STORM SEWER
- PR. DITCH
- PR. CULVERT
- EX. HYDRO POLE
- EX. OVERHEAD HYDRO
- EX. BELL PEDESTAL
- EX./PR. CONTOUR
- EX. FENCE
- R.O.W.
- PROPERTY LINE

SITE SPECIFIC ZONING REQUIREMENTS			
ADDRESS: 949 EIGHTH LINE (SMITH), TOWNSHIP OF SELWYN, ON			
ZONING:			
REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (m ²)	5,000	10,194.59	10,194.59
MAX. BUILDING HEIGHT (m)	11	APPROX. 8	9
MIN. DWELLING UNIT AREA (m ²)	84	95.04	144.48
MAX. LOT COVERAGE	40%	1.42%	12.76%
SETBACKS			
MIN. FRONT YARD	7.5	13.69	55.10
MIN. SIDE YARD (INTERIOR)	6	5.21	17.61
MIN. SIDE YARD (EXTERIOR)	7.5	-	-
MIN. FROM STREET CENTRELINE (m)	17.5	23.11	63.60
MINIMUM REAR YARD	7.5	166.24	8.00
PARKING			
SPACES	18 (2/UNIT)	2	27 (incl. 9 garage spaces)
PARKING SPACE DIMENSION	3m x 6m	3m x 6m	3m x 6m

WILLS

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
BRIDGENORTH, ONTARIO

Drawing Title
SITE PLAN

Drawn By: M.G.

Designed By: M.G.

Checked By: J.F./J.R.

Engineer: E.S.P.

SCALE: Horz. 1:300 Vert. -

Plot Date: **DECEMBER 16, 2025**

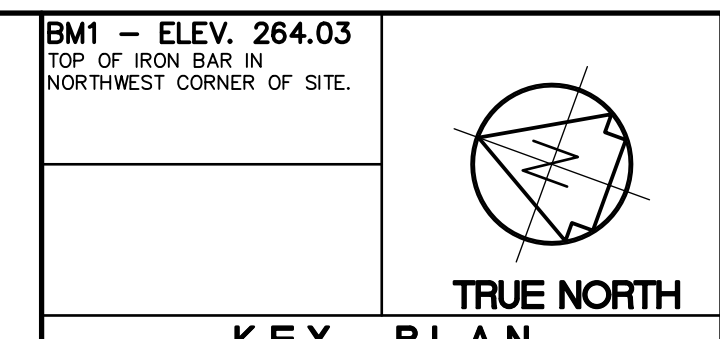
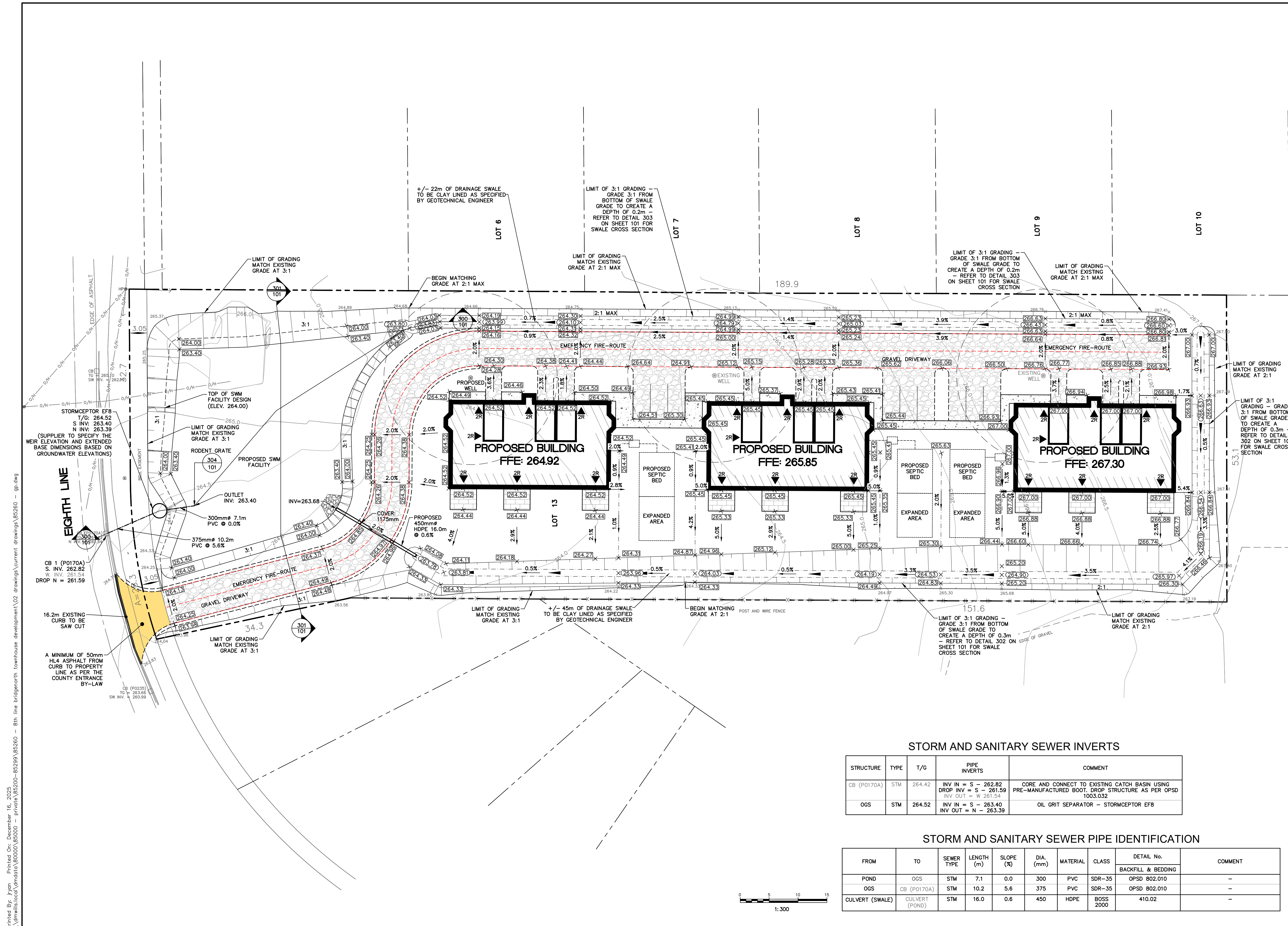
Project No.: **22-85260**

Dwg File No.: **85260 - SP**

Sht. No.: **400**

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REVISIONS

No.	Description	Date
2	ISSUED FOR ZONING BY-LAW AMENDMENT - 2ND SUBMISSION	12/16/25
1	ISSUED FOR ZONING BY-LAW AMENDMENT - 1ST SUBMISSION	04/04/24

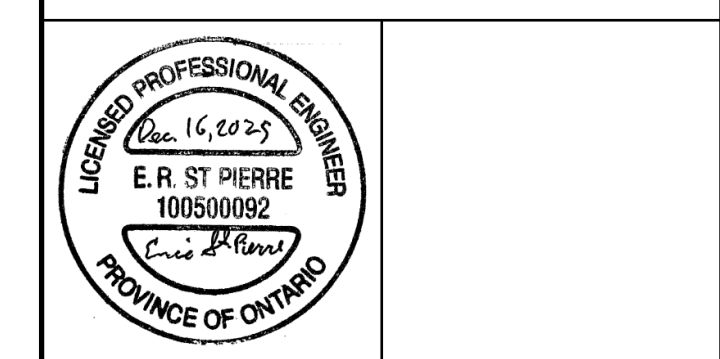
METRIC
 Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND

- PR. ASPHALT
- PR. GRAVEL
- PR. CONCRETE
- PR. INTERLOCK
- EX./PR. BUILDING
- EX./PR. EDGE OF PAVEMENT
- EX./PR. CURB
- EX. ROAD CENTERLINE
- EX. EDGE OF SHOULDER
- EX. CATCH BASIN
- EX. STORM SEWER
- PR. DITCH
- PR. CULVERT
- EX. HYDRO POLE
- EX. OVERHEAD HYDRO
- EX. BELL PEDESTAL
- EX./PR. ELEVATION
- PR. GRADE
- EX./PR. CONTOUR
- EX. FENCE
- R.O.W.
- PROPERTY LINE

STORM AND SANITARY SEWER INVERTS

STRUCTURE	TYPE	T/G	PIPE INVERTS	COMMENT
CB (P0170A)	STM	264.42	INV IN = S - 262.82 DROP INV = S - 261.59 INV OUT = W - 261.54	CORE AND CONNECT TO EXISTING CATCH BASIN USING PRE-MANUFACTURED BOOT, DROP STRUCTURE AS PER OPSD 1003.032
OGS	STM	264.52	INV IN = S - 263.40 INV OUT = N - 263.39	OIL GRIT SEPARATOR - STORMCEPTOR EF8



WILLS
 D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 Canada K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com

Project Name/Location
BRIDGENORTH TOWNHOUSE DEVELOPMENT
 BRIDGENORTH, ONTARIO

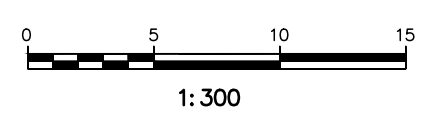
Drawing Title
GRADING AND SERVICES PLAN

Drawn By: M.G./C.M. SCALE: Horiz. 1:300 Vert. -
 Designed By: M.G. Plot Date: DECEMBER 16, 2025
 Checked By: J.D.F./J.R. Project No.: 22-85260 Sht. No.:
 Engineer: E.S.P. Dwg File No.: 85260 - GP 500

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STORM AND SANITARY SEWER PIPE IDENTIFICATION

FROM	TO	SEWER TYPE	LENGTH (m)	SLOPE (%)	DIA. (mm)	MATERIAL	CLASS	DETAIL No.	COMMENT
POND	OGS	STM	7.1	0.0	300	PVC	SDR-35	OPSD 802.010	-
OGS	CB (P0170A)	STM	10.2	5.6	375	PVC	SDR-35	OPSD 802.010	-
CULVERT (SWALE)	CULVERT (POND)	STM	16.0	0.6	450	HDPE	BOSS 2000	410.02	-



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