STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

LONDON LOCATION
1599 Adelaide St. N., Units 301 & 203
London, ON N5X 4E8
P: 519-471-6667
www.sbmltd.ca

KITCHENER LOCATION
1415 Huron Rd., Unit 225
Kitchener, ON N2R 0L3
P: 519-725-8093
sbm@sbmltd.ca

Maverick Real Estate Inc.
521 Colborne Street
London, ON N6B 2T6

September 10, 2021
SBM-21-0940

Attn: Mr.Craig Hansford

Re: Servicing Feasibility Study
Commercial Redevelopment
600 Oxford Street West, London, Ontario

1. INTRODUCTION

This Servicing Feasibility Study (Study) has been prepared by Strik, Baldinelli, Moniz Ltd. (SBM) for Maverick Real Estate Inc. to address the servicing feasibility for the proposed commercial redevelopment located at 600 Oxford Street West London, Ontario. The area of the site is approximately 0.616 ha.

The subject lands consist of two (2) commercial buildings (former car dealership with internal car wash) along the southside of Oxford Street West with associated surface parking and landscaping. The site abuts the Oxford Street West Right-Of-Way (ROW) to the north, a fire station and commercial lands to the east, a car dealership parking lot to the south, and commercial lands to the west. The proposed redevelopment includes the renovation of the 2 existing commercial buildings. Please refer to the site plan by SBM dated August 18, 2021, appended to this Study.

This Study is to determine the adequacy of the existing City services in support of a Zoning By-Law Amendment (ZBA) for the proposed redevelopment.

Design requirements have been based on the City of London Design Specifications & Requirements Manual (DS&RM), updated March 2020.

2. WATER SERVICING

As per the City's record drawings 19273R1 dated June 2006, and the Record of Pre-Application Consultation comments dated April 6, 2021, there is an existing 400 mm PVC watermain in the Oxford Street West ROW and a 100 mm cast iron water service to the site.

2.1 Domestic Water Demand

The domestic water supply will be provided by the existing 100 mm diameter cast iron water service connected to the 400 mm PVC watermain in the Oxford Street West ROW. The maximum hour and maximum day domestic demand, as per the DS&RM for the site's commercial occupancy (0.616 ha at 28,000 L/day/ha) are 1.56 L/s and 0.70 L/s, respectively. See the attached domestic water demand calculations.

There is an existing internal car wash at the dealership, therefore the proposed car wash is not expected to drastically increase flows from current conditions.

A fire hydrant flow test (08-13 at hydrant H11029) was performed at the fire hydrant at the intersection of Oxford Street West and Capulet Lane on May 1, 2008. The flow test results show that the static pressure of the water distribution system in the area is 530.90 kPa (77 psi) and the residual pressure is 496.42 kPa (72 psi) at the test flow rate of 5,224 L/min (1,380

USGPM) and 482.63 kPa (70 psi) at the test flow rate of 9,312 L/min (2,460 USGPM). As per the attached document "Pipe Sizes for Water Distribution System Design", a 50 mm (2") plastic water service at a length of 54.86 m (180') and a static pressure of 482.63 (70 psi), can provide flows of 15.1 L/s (240 U.S. GPM). It is SBM's understanding that a 50 mm diameter water service can supply the required flows for a car wash, therefore the existing 100 mm diameter cast iron water service can provide sufficient flows for the proposed development.

2.2 Water Demand for Fire Protection

The current buildings are un-sprinklered and the proposed redevelopment will not change the building size, the number of storeys, or the number of facing streets, and will remain as Group 'E' occupancy, therefore the building classification remains unchanged. There is currently a hydrant fronting the site on the south side of Oxford Street West, therefore no fire flow calculations are required.

2.4 Water Supply Conclusions

As shown in the attached Domestic Water Servicing Calculations, the existing 100 mm diameter cast iron water service has sufficient pressure to meet the water demands of the site's proposed uses. Upgrading the existing water service is not required for this site.

3. SANITARY SERVICING

3.1. PRE-DEVELOPMENT CONDITIONS

As per the Record of Pre-Application Consultation comments, the site is currently allocated 100 ppl/ha and zoned commercial. The site is tributary to the 350 mm diameter sanitary sewer in the Oxford Street West ROW as per City record drawing 19273R1. The pre-development flows from the site are shown on the sanitary sewer design sheet attached to this Study. The pre-development flows are calculated as follows:

- A total site area of 0.616 ha (±6,160.27 m^2) with the allocated density of 100 ppl/ha and a demand of 230 L/(cap.day) for commercial lands as per the DS&RM.

These parameters result in an anticipated sanitary total peak flow of 0.84 L/s.

3.2. POST-DEVELOPMENT CONDITIONS

The post-development flows from the site are shown on the sanitary sewer design sheet attached to this Study. The redevelopment's sanitary flow is calculated using a site area of 0.616 ha, density of 100 ppl/ha, and a demand of 230 L/(cap.day). This results in an anticipated sanitary total peak flow of 0.84 L/s, which is equal to the pre-development flows for the site.

Since the site area is not changing and the intended use remains as commercial (allocated 100 ppl/ha), no change in flows is expected to the sanitary sewer in the Oxford Street West ROW. Therefore, a review of the available sanitary capacity in the downstream sewer is not required for this redevelopment.

4. STORM SERVICING AND STORMWATER MANAGEMENT

Pre-development conditions for the site were obtained from the Severance Site Plan prepared by Bremor Engineering Ltd., dated July 2010. Under pre-development conditions, the site (6,160.27 m^2) is made up of two (2) existing buildings (1,774.66 m^2), existing parking area (3,892.69 m^2), and landscaped areas (492.92 m^2). The pre-development runoff coefficient for the site has been calculated to be 0.84 per the Runoff Coefficient Calculations attached to this Study. As per City record drawing 10731, the site is tributary to the 1200 mm diameter storm sewer located to the south of the existing building in a 7.315 m (24') easement.

Since there will be no demolition or expansion to the existing buildings, the post-development runoff coefficient for the site remains unchanged at 0.84. Therefore, no SWM quantity/quality controls will be required for the site.

5. SUMMARY

Based on the above, the City's existing infrastructure and the site's existing services have sufficient capacity for the proposed uses.

6. LIMITATIONS

This Study was prepared by SBM for Maverick Real Estate Inc. (Owner) and the City of London. Use of this Study by any third party, or any reliance upon its findings, is solely the responsibility of that party. SBM accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions undertaken as a result of this Study. Third party use of this Study, without the express written consent of the Consultant, denies any claims, whether in contract, tort, and/or any other cause of action in law, against the Consultant.

All findings and conclusions presented in this Study are based on site conditions as they appeared in the information presented to SBM and related to in this document. This Study is not intended to be exhaustive in scope, or to imply a risk-free development. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein, as well as any changes in the layout of the development.

The design was limited to the documents referenced herein and SBM accepts no responsibility for the accuracy of the information provided by others. All designs and recommendations presented in this Study are based on the information available at the time of the review.

This document is deemed to be the intellectual property of SBM in accordance with Canadian copyright law.

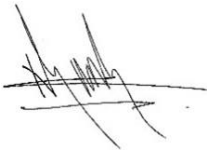
7. CLOSURE

We trust this Study meets your satisfaction. Should you have any questions or require further information, please do not hesitate to contact us.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Nelson Guiot, P.Eng. Associate II
Civil Engineering Division Manager

Nicholas Paneras
Civil Project Lead

Encl: Site Plan by SBM dated August 18, 2021
City of London record drawing 19273R1 dated June 2006
Domestic Water Demand Calculations
Hydrant Flow Test No. 08-13 dated May 1, 2018
Pipe Sizes for Water Distribution System Design
Sanitary Service Design Sheet
Severance Site Plan prepared by Bremor Engineering Ltd. dated July 2010
Runoff Coefficient Calculations

ZONING DATA CHART

GROSS SITE AREA: 6,160.3 m² | ASPHALT AREA: 3,892.7 m²
BUILDING AREA: 1,774.7 m² | LANDSCAPED AREA: 492.9 m²

ITEM	HS RSC1	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT FRONTAGE (m MIN)	30.0	62.7
3	LOT DEPTH (m MIN)	30.0 / 60.0	105.6
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	6.0	22.3
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	0.0 / 0.0/3.0 ABUTTING NON RESIDENTIAL	6.74/26.5 1.25/4.05
6	LANDSCAPED OPEN SPACE (%) MINIMUM	15	8.0*
7	LOT COVERAGE (%) MAX	30	28.8
8	HEIGHT MAXIMUM (m)	8.0 / 12.0	<8
9	GROSS FLOOR AREA (m² MAX)	N/A	N/A
10	OPEN STORAGE (%) MAX	5	N/A
11	SETBACK FOR OPEN STORAGE	N/A	N/A

*MINOR VARIANCE REQUIRED

PARKING REQUIREMENTS (AREA 3):

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m

TOTAL PROVIDED PARKING = 80 SPACES
B/F PARKING REQUIRED: 2+2% OF TOTAL PARKING REQUIRED = X SPACES
PROVIDED X TYPE 'A', X TYPE 'B'
BICYCLE PARKING: 7% OF TOTAL SPACES = X SPACES
= X SPACES PROVIDED

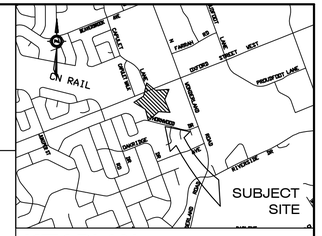
PERMITTED USES

HS RSC1 ZONE:

- ANIMAL HOSPITALS;
- AUTOMOTIVE USES, RESTRICTED;
- CONVENIENCE SERVICE ESTABLISHMENTS;
- CONVENIENCE STORES;
- DUPLICATING SHOPS;
- FINANCIAL INSTITUTIONS;
- PERSONAL SERVICE ESTABLISHMENTS;
- RESTAURANTS;
- VIDEO RENTAL ESTABLISHMENTS;
- BREWING ON PREMISES ESTABLISHMENT;
- ANIMAL CLINICS (Z-1-051390);
- AUTOMOBILE RENTAL ESTABLISHMENTS;
- AUTOMOBILE REPAIR GARAGES;
- AUTOMOBILE SALES AND SERVICE ESTABLISHMENTS;
- AUTOMOBILE SUPPLY STORES;
- CATALOGUE STORES;
- HOME AND AUTO SUPPLY STORES;
- HOME IMPROVEMENT AND FURNISHING STORES;
- KENNELS;
- REPAIR AND RENTAL ESTABLISHMENTS;
- SERVICE AND REPAIR ESTABLISHMENTS;
- STUDIOS;
- TAXI ESTABLISHMENTS;
- SELF STORAGE ESTABLISHMENTS (Z.-1-132230)

DISCLAIMER:
1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

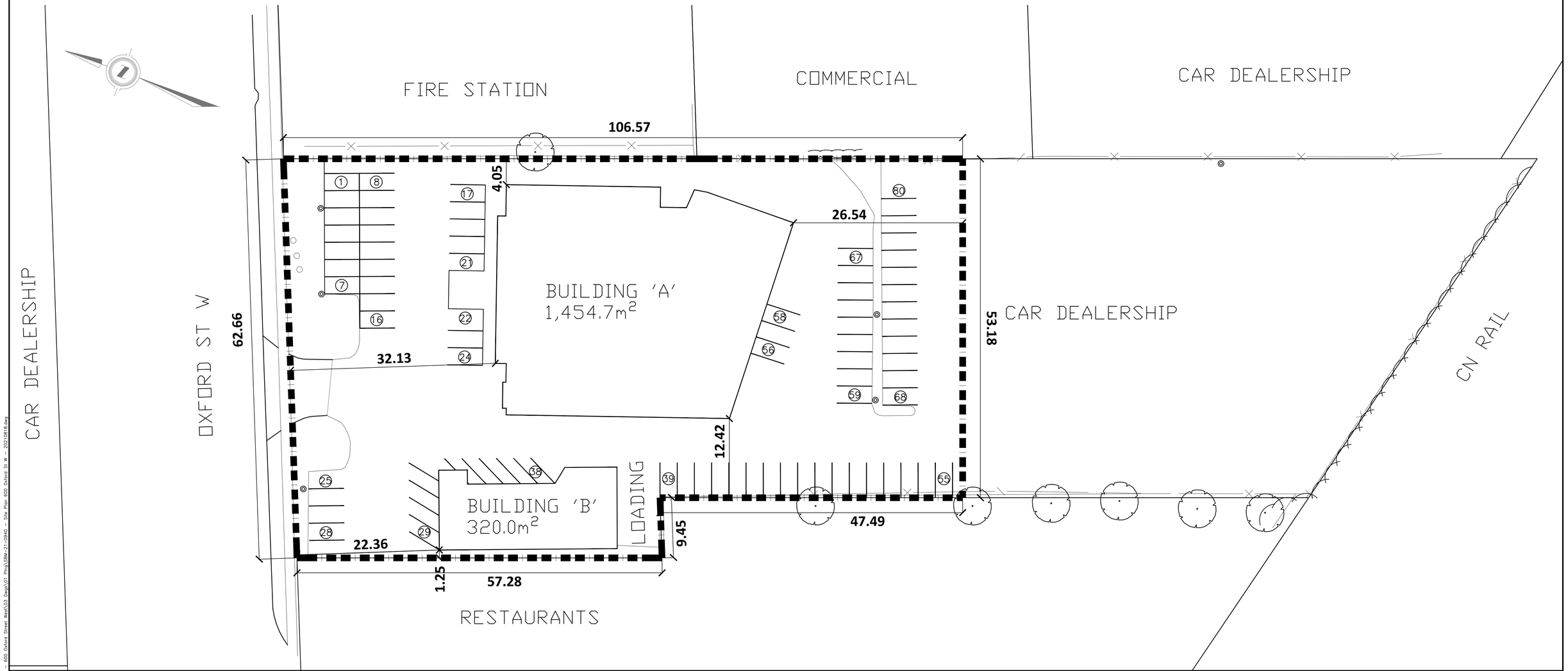


KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LONDON CON 1 PT LOT 21
RP 33R18680 PARTS 1 TO 3
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX



AS CONSTRUCTED SERVICES	COMPLETION

		No.	REVISIONS	D/M/Y	BY
DESIGN	JR	1	INITIAL DESIGN	18/08/21	JR
DRAWN	JR				
CHECKED	ND				
APPROVED	ND				
DATE	18/08/2021				
CAD	21-0940				

CONSULTANT
STRIK BALDINELLI MONIZ
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Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

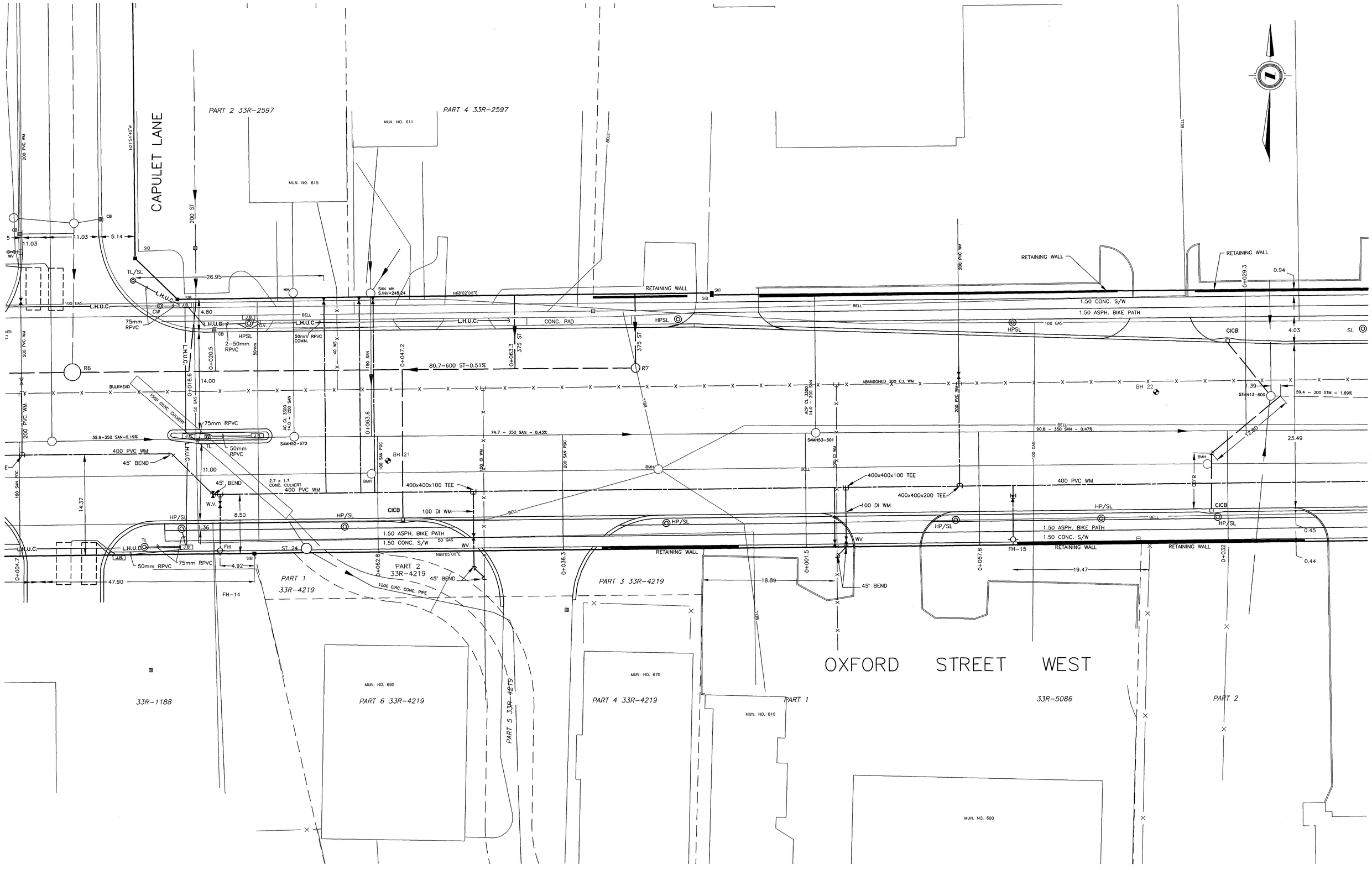
CLIENT
MAVERICK REALTY
ADDRESS
LONDON, ON
POSTAL CODE
P: XXX.XXX.XXXX
E: XXX@XXX.XXX

SCALE
1:300

TITLE
SITE PLAN & ZONING CHART
SITE PLAN
600 OXFORD ST W
LONDON, ON.

PROJECT No. SBM-21-0940
SHEET No. SP1
PLAN FILE No. –

S:\2021 Jobs\SBM-21-0940 Maverick - 600 Oxford Street West\03 Dwgs\01 Plans\SBM-21-0940 - Site Plan 600 Oxford St W - 20210818.dwg



19273

MATCH LINE SHEET 31

AS CONSTRUCTED NOTES
1. SEE DRAWING FOR FURTHER DETAILS
2. SEWER DESIGN: TRANSITION WIDTH OR AS NOTED
3. REFERENCE B.M. No. V01088976 ELEVATION 249.349m

AS CONSTRUCTED SERVICES	COMPLETION
ST SEWERS, P.D.C.'s, C.B.'s, & M.H.'s	OCT. 2005
WATERMAINS & W.S.C.'s	OCT. 2005
GRANULAR BASE	OCT. 2005
CURB & GUTTER	NOV. 2005
SIDEWALKS	NOV. 2005
PAVING – BASE	NOV. 2005
–SURFACE	MAY. 2006

DESIGN	PE
DRAWN	RWO
CHECKED	HH
APPROVED	HH
DATE	OCT. 2003
DELCAN PROJ. No.	PW1172

No.	REVISIONS	DATE	BY
1	AS CONSTRUCTED	JUN. 2006	JR

EXISTING SERVICES	DRAWING No. SOURCE	DATE
SANITARY SEWER	2403	NO DATE
STORM SEWER	2403	NO DATE

CONSULTANT OR DIVISION

Delcan

SUITE 214, 1069 WELLINGTON ROAD SOUTH
LONDON, ONTARIO, CANADA N6E 2H6
TEL: (519) 681-8771 FAX: (519) 681-4995
WWW.DELCAN.COM

ENGINEER'S STAMP

LICENSED PROFESSIONAL ENGINEER
H.E. HUOTARI
PROVINCE OF ONTARIO

London CANADA

CORPORATION OF THE CITY OF LONDON

SCALE

SCALE – 1 : 250
2.5 0 5m

TITLE

OXFORD STREET WIDENING HYDE PARK RD. TO WONDERLAND RD.

OXFORD STREET

FROM 3m W. OF CAPULET LANE TO 111m W. OF WONDERLAND ROAD

PROJECT No.	TS1488
SHEET No.	29
PLAN FILE No.	19273

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DOMESTIC WATER DEMAND AND VELOCITY CALCULATION

DATE:	August 30, 2021
JOB N0.:	SBM-21-0940
Client:	**Maverick Real Estate Inc.**
Project:	**Commercial Redevelopment**
Location:	**600 Oxford Street West, London, Ontario**

DEMAND CALCULATION

*Commercial Area Allowance Average Flow = 28(m^3/(ha d) =	28000	L/day/ha
Max. Day Peaking Factor =	3.5	
Max. Hour Peaking Factor =	7.8	

	Area (ha)	Population	Avg. Day (L/s)	Max. Hour (L/s)	Max. Day (L/s)
Commercial	0.616		0.20	1.56	0.70
Total			**0.20**	**1.56**	**0.70**

*Refer to MOECC "The Design Guidelines for Drinking-Water Systems

VELOCITY CALCULATION

Diameter (mm)	Demand (L/s)	Velocity (m/s)
100	1.56	0.198

Maximum allowable velocity of 1.5 m/s under maximum hour domestic flow conditions as per Section 7.3.6 of the City of London Design Specifications and Requirements Manual.

519-668 0020

08-13
H11029

WATER SUPPLY DEPARTMENT
FLOW TESTS

DATE May 1- 2008
TIME 12:15
TEST BY R. Horton, J Netlercott
REQUESTED BY Al Vandelaan - Forest City Fire Protection
LOCATION Oxford St. W

TEST NUMBER	FLOW: OUTLET SIZE	FLOW: PITOT READING P.S.I.	FLOW: INDIVIDUAL FLOW U.S.G.P.M	FLOW: TOTAL FLOW U.S.G.P.M.	RESIDUAL PRESSURE P.S.I.	STATIC PRESSURE P.S.I.
1	2½	68	1380	1380	72	77
2	2½	54	1230	2460	70	
	2½	54	1230			
3						
4						

VALVE SHEET: 75-58
CHLORINE RES.: 0.68

N

SKETCH

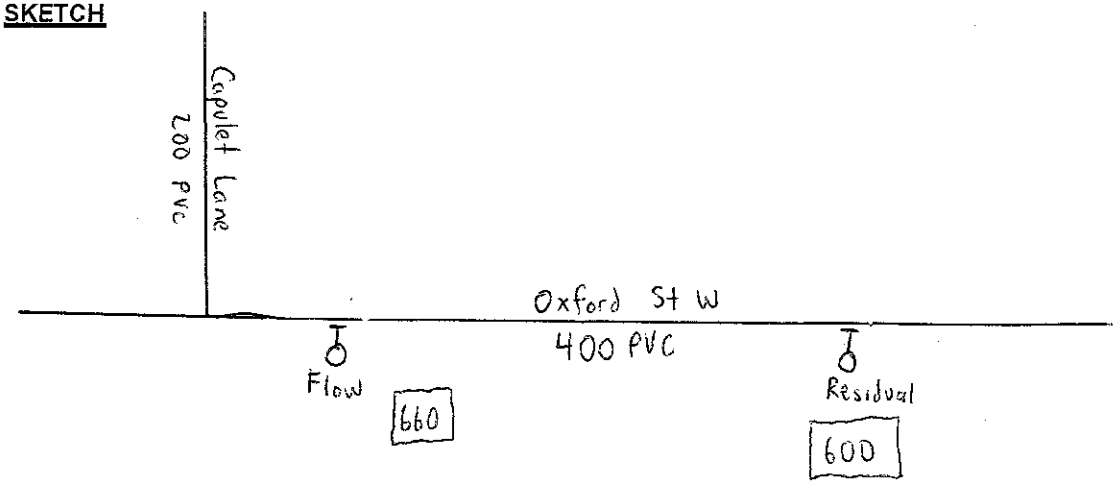

Table D-2. Capacities of Copper Tubing and Plastic Pipe (in GPM) (Continued)

Length of Pipe (in Feet)										
Pressure at Source (psi)	**20**	**40**	**60**	**80**	**100**	**120**	**140**	**160**	**180**	**200**
1 1/4 Inch										
10	80	55	42	37	32	30	27	25	22	22
20	110	80	65	55	47	42	40	35	35	32
30		105	80	70	60	55	50	45	44	40
40		110	95	80	70	65	60	55	50	47
50			110	90	80	70	65	60	57	55
60				105	90	80	75	70	65	60
70				110	100	90	80	75	70	65
80					105	95	85	80	75	70
1 1/2 Inch										
10	130	90	70	60	50	45	40	40	35	35
20	170	130	100	90	75	70	65	60	55	50
30		170	130	110	100	90	80	75	70	65
40			155	130	115	105	95	88	80	77
50			170	150	130	120	108	100	90	88
60				165	145	130	120	110	105	98
70				170	160	142	130	122	113	106
80					170	155	140	130	122	115
2 Inch										
10	280	180	150	145	110	100	90	85	80	70
20	320	280	220	190	165	160	140	125	120	110
30		320	280	240	210	180	170	160	150	140
40			320	280	240	220	200	190	175	160
50				320	280	250	230	210	200	190
60					300	280	260	240	220	200
70					320	300	280	260	240	230
80						320	300	280	260	240

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Sanitary Service Design Sheet

City of London

Residential & Commercial Population Densities

(A) Area Basis

Low Density Residential (Single Family/Semi-Detached) = 30 Units/hectare @ 3 people/unit
Medium Density Residential (Multi-Family/Townhouse) =75 Units/hectare @ 2.4 people/unt
High Density Residential (Apartment Buildings) =150-300 Units/hectare @ 1.6 people/unit
Commercial = 100 people/hectare

Daily Flow (L/cap/day) 230
Sewage Infiltration (Litres/hectare/day) 8640
Harmon Formula (Peaking Factor)
M = (1 + 14/(4+P^0.5))
Uncertainty Factor 1.1

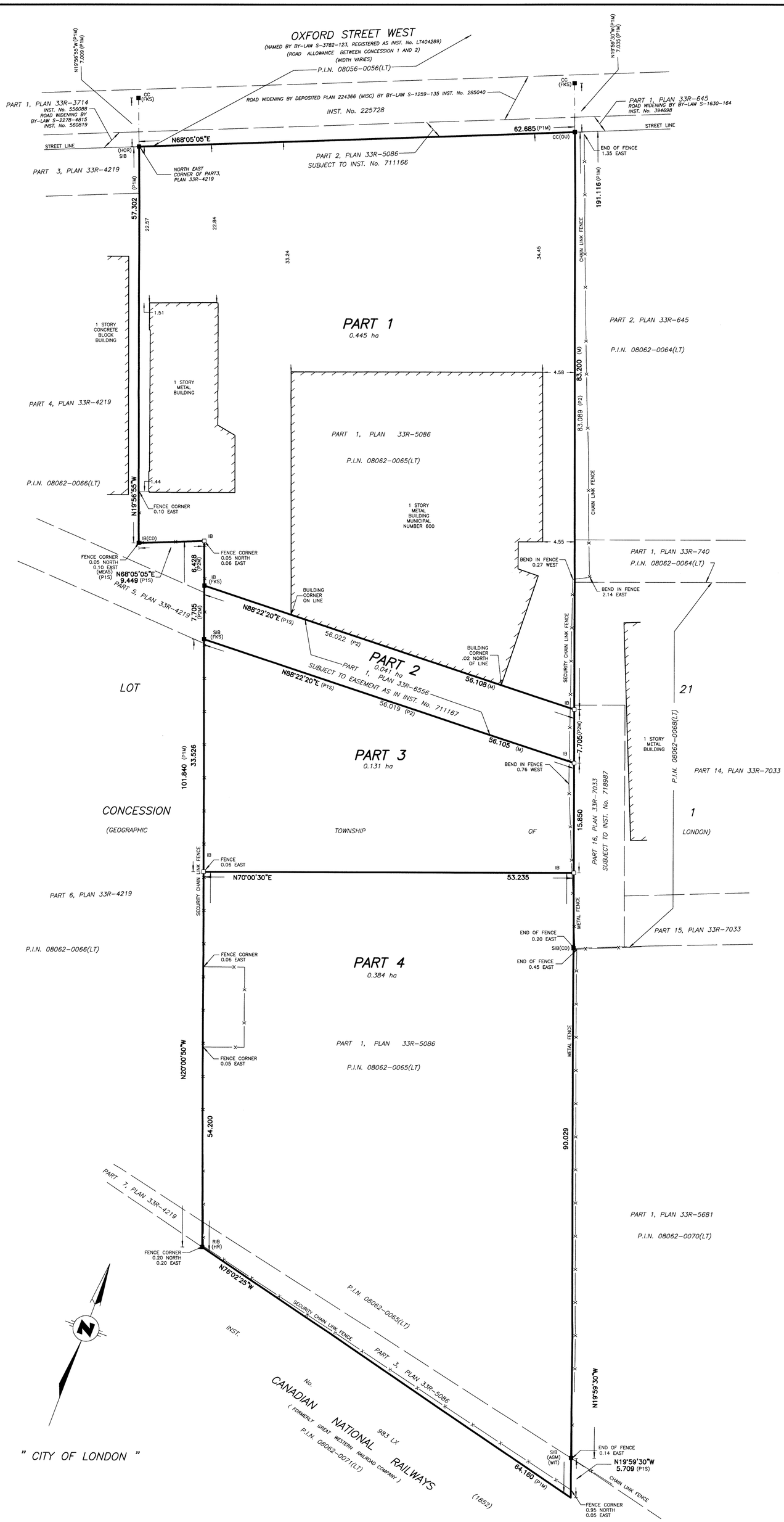
Date: September 1, 2021
Job Number: SBM-21-0940
Client: Maverick Real Estate Inc.
Project: Proposed Commercial Development
Location: 600 Oxford Street West, London, Ontario

Designed By: NEP
Reviewed By: NGu

Location			Area		Population					Sewage Flows				Sewer design				
Area No.	From MH	To MH	*Delta Hectare	Total Hectare	*No. of Units	People Per Unit	People Per Hectare	Delta Pop.	Total Pop.	Harmon Peaking Factor	Infilt L/S	Sewage L/S	Total L/S	n	Pipe Slope %	Dia. mm	Capacity L/S	Velocity m/s
Existing Conditions																		
Car Dealership			0.616	0.616			100.0	61.6	62	4.29	0.06	0.78	**0.84**	0.013	1.00%	150	**15.24**	0.86
Proposed Conditions																		
Commercial Development			0.616	0.616			100.0	61.6	62	4.29	0.06	0.78	**0.84**	0.013	1.00%	150	**15.24**	0.86

Net Increase in Sewage Flows = 0.00 L/s

There is no net increase in sewage flows since the site will remain as commercial use, therefore a downstream sanitary capacity study is not required



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 33R-
DATE _____	RECEIVED AND DEPOSITED
	DATE _____
JEREMY C.E. MATTHEWS, O.L.S.	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33)

SCHEDULE

PART(S)	LOT(S)	CON.	P.I.N.
1	PART OF 21	1	ALL OF P.I.N. 08062-0065(LT)
2			
3			
4			

PART 2 SUBJECT TO EASEMENT AS IN INST. No. 711167

PLAN OF SURVEY
OF PART OF
LOT 21
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF LONDON)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SCALE 1:300 (METRIC)

5 2.5 0 5 10 15 20 25

(SCALE IN METRES)

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

LEGEND:

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 028941051 AND 028941053, UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996.

SPECIFIED CONTROL POINTS (SCP's) AND OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (ORIGIANAL)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
028941051	4759726.33	474011.76
028941053	4759474.12	473385.87

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIC CONTROL POINTS 028941051, AND 028941053, UTM ZONE 17, NAD83 (ORIGINAL)

FOR BEARING COMPARISON, A ROTATION OF 0°44'40" CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P1, AND P2

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
CC	DENOTES CUT CROSS
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
M	DENOTES MEASURED
S	DENOTES SET
CD	DENOTES CALLON, DIETZ, O.L.S.'s
HR	DENOTES HOLSTEAD, ORENDORFF, & REDMOND O.L.S.'s
FKS	DENOTES FARNCOMB, KIRKPATRICK, & STIRLING, O.L.S.'s
P1	DENOTES PLAN 33R-3303
P2	DENOTES PLAN 33R-18550
P3	DENOTES PLAN MRD-128
P4	DENOTES PLAN 33R-9289

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 2013

LONDON, ONTARIO

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

H:\DWG\2002\02-13517\13517 C3D\R-Plan.dwg August 7, 2013

Callon Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO
T: (519) 673-0220 F: (519) 673-5052 www.callondietz.com

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Runoff Coefficient Calculations

DATE: September 1, 2021
JOB N0.: SBM-21-0940

Client: **Maverick Real Estate Inc.**
Project: **Proposed Commercial Development**
Location: **600 Oxford Street West, London, Ontario**

PRE-DEVELOPMENT CONDITIONS *

	Area (m^2)	C	A*C
Total Area:	6160.27		
Building Area:	1774.66	0.9	1597.19
Asphalt/Concrete:	3892.69	0.9	3503.42
Gravel:	0.00	0.9	0.00
Landscaped/Open:	492.92	0.2	98.58
Totals:	6160.27		5199.20
C_{eq} = Sum(A*C)/Sum(A) =	0.84		

POST-DEVELOPMENT CONDITIONS **

	Area (m^2)	C	A*C
Total Area:	6160.27		
Building Area:	1774.66	0.9	1597.19
Asphalt/Concrete:	3892.69	0.9	3503.42
Gravel:	0.00	0.9	0.00
Landscaped/Open:	492.92	0.2	98.58
Totals:	6160.27		5199.20
C_{eq} = Sum(A*C)/Sum(A) =	0.84		

Since the site layout is not changing, the proposed development will have a C-value of 0.84 which is equal to the pre-development C-value of 0.84, and therefore no SWM quantity controls are required.

* Pre-Development Conditions were obtained from the Severance Site Plan prepared by Bremor Engineering Ltd., dated July 2010
** Post-Development Conditions are based on the Site Plan prepared by SBM, dated August 18, 2021