

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICES NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS ADOPTED BY COUNCIL ON MAY 30, 1994 AND AS AMENDED FROM TIME TO TIME ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SUMP PUMP AND DRAIN LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR SUMP PUMP DESIGN.

SERVICE STUBS TO BE CAPPED AT 1.0m O/S FROM BUILDING ENVELOPE FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY CONSTRUCTION MEASURES SUCH AS, BUT NOT LIMITED TO, PIPE COVER AT NO ADDITIONAL CHARGE TO THE CONTRACT.

STORM SERVICING NOTE:
NO BUILDING DRAIN (SUMP/WEEPING TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE CITY ENGINEER.

ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LONDON ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL, BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

WATERMAIN & SEWER CROSSING NOTE:
1. UNDER PRACTICAL CONDITIONS, WATERMANS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER W-CS-68 (WHERE REQUIRED).
2. WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER, THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY:
2.1. PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN;
2.2. PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND
2.3. ENSURING THAT THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

REFERENCE: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S 'WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT'

INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE CITY OF LONDON'S STANDARD DRAWING W-CS-68 'INSULATION OF SHALLOW WATERMAIN AND OFFSETS IN BOULEVARDS' WHERE 1.70m (1.22m FOR ON-SITE SEWERS) COVER CAN NOT BE PROVIDED.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

INSTALL PARSON MH INSERT IN ALL SANITARY MAINTENANCE HOLES. PARSON MH INSERT TO REMAIN UNTIL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REMOVED.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

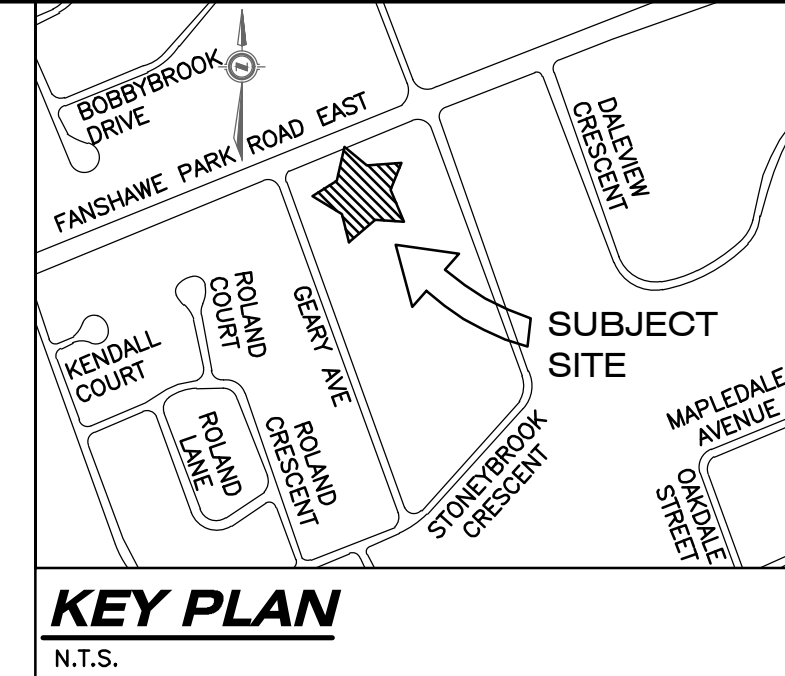
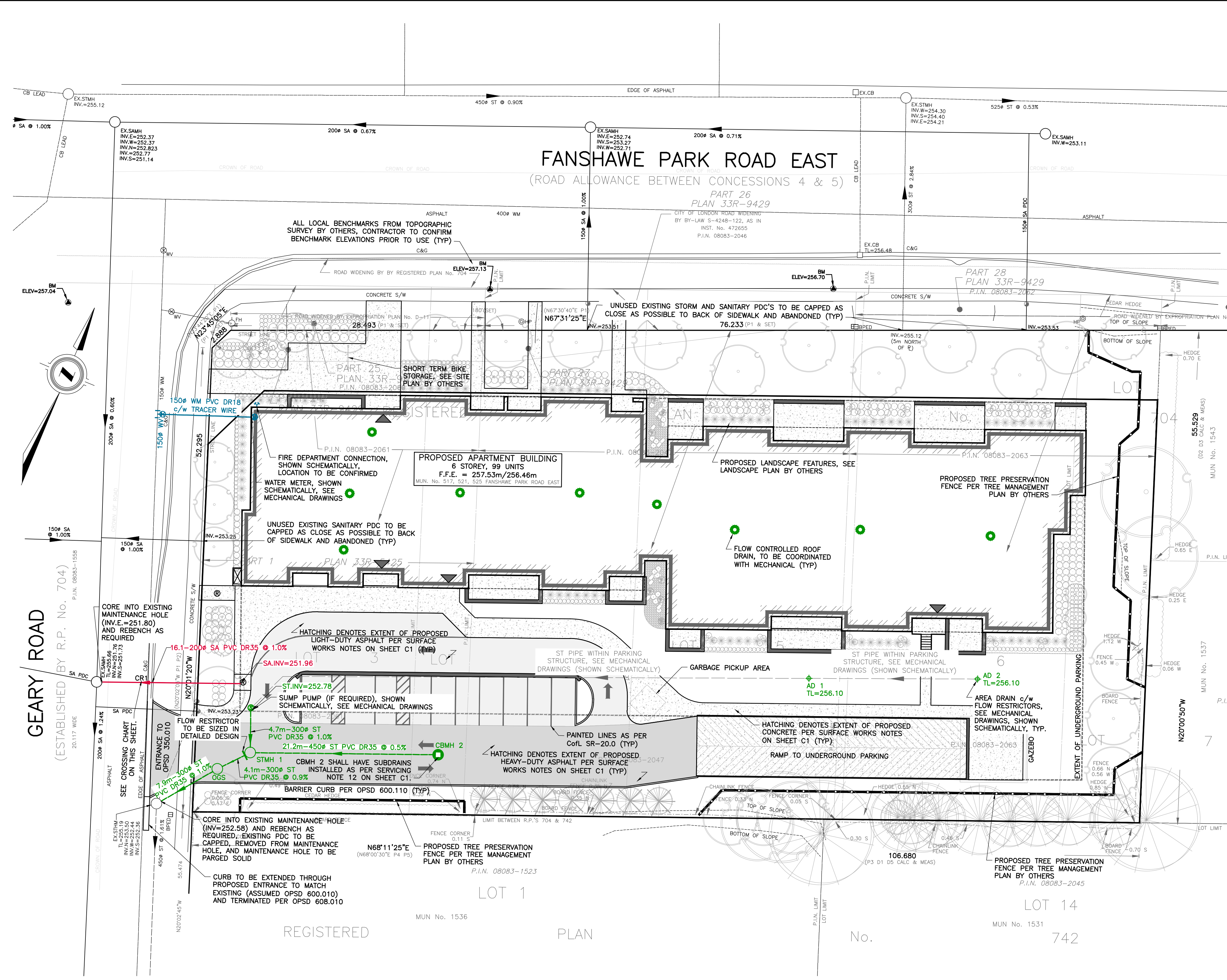
ALL SUMP PIT CONFIGURATIONS SHALL MEET, AT MINIMUM, OBC SECTION 7. ALL PUMPS ARE TO INCLUDE A CHECK VALVE.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTORS WATER CONTROL PLANS, WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

IT IS RECOMMENDED THAT SUMP DRAINAGE BE DIRECTED TO THE BUILDING STORM DRAIN VIA EJECTOR PUMP w/ ELEVATED DISCHARGE LOOP.

EXISTING WATER SERVICE LOCATIONS UNKNOWN, IF ENCOUNTERED CONTRACTOR SHALL DECOMMISSION SERVICES AT THE MAIN AS PER CITY OF LONDON DS&M STANDARDS.



LEGAL INFORMATION

PART OF
LOT 3 TO 7 INCLUSIVE,
REGISTERED PLAN No. 704
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE BENCHMARK:

MONUMENT #1: BM02-59
MONUMENT TYPE: BOLT
LOCATION: ST. JUDES CHURCH, MUNICIPAL NO. 1537 ADELAIDE STREET NORTH. BOLT SET IN THE NORTH FACE OF THE CHURCH, 0.53m WEST OF THE NORTHEAST CORNER AND 0.30m ABOVE THE SIDEWALK.
GEODETIC ELEVATION: 253.231m (CGVD28, 1978)

MONUMENT #2: BM02-54
MONUMENT TYPE: BOLT
LOCATION: LONDON HYDRO BUILDING, SUBSTATION NO. 37 ON FANSHAWE PARK ROAD EAST, EAST OF RICHMOND STREET. BOLT SET IN THE EAST FACE OF BUILDING, 0.20m SOUTH OF NORTHEAST CORNER AND 0.14m ABOVE GROUND.
GEODETIC ELEVATION: 259.038m (CGVD28, 1978)
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

STORM SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS
OGS (TO BE SIZED DURING SPA PROCESS)	255.58	252.66NE 252.66SW
STMH 1 (1800#) OPSD 401.010 OPSD 701.012	255.64	253.42E 252.73N 252.70SW
CBMH 2 (1800#) OPSD 400.020 OPSD 701.012	255.42	253.52W

PIPE CROSSINGS & VERTICAL CLEARANCES

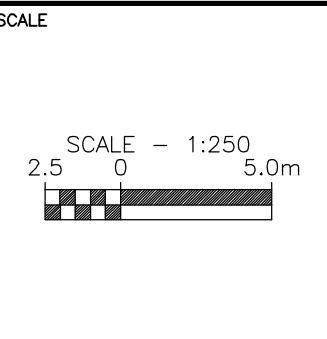
CROSSING No.	SEWER/WATERMAIN ELEVATIONS	VERTICAL CLEARANCES	*VERTICAL OFFSET
CR1	150mm WM INV. 253.75 200mm SAN OBV. 252.06	1.69	NO

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF/NEP	1	ISSUED FOR REZONING	15/07/21	JSF	
DRAWN	JSF					
CHECKED	NEP					
APPROVED	NGU					
CAD	21-0466					

STRIK BALDINELLI MONIZ
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PRELIMINARY NOT FOR CONSTRUCTION

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PRELIMINARY SITE SERVICING PLAN
PROJECT No. **SBM-21-0466**
SHEET No. **C3**
FANSHAWE PARK MIDRISE
517, 521, 525 FANSHAWE PARK ROAD EAST
LONDON, ON.

