Stormwater Management Report
For
691 Fanshawe Park Road East

Prepared by:
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Consulting Engineer

PROTOTECK ENGINEERING ASSOCIATES INC.
90 Albert Street
London, Ontario
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File No.: 24-1011

Date: October 09, 2024

Introduction:

This report is submitted to support the rezoning and development of the property at 691 Fanshawe Park Road East in the City of London. Its primary purpose is to address stormwater management for the proposed development. We aim to ensure that all information is presented in a clear and accessible format, adhering to accessibility guidelines to accommodate all readers.

Property Overview

The subject property is located on the south side of **Fanshawe Park Road East** and is surrounded by **Single-Family Residential Development**. The total lot area is approximately **1369.33 m²** (see Appendix **A** for the existing site layout).

The proposed development consists of two stacked townhouse buildings:

- One **4-unit stacked townhouse**
- One **6-unit stacked townhouse**
  There will also be **11 parking spaces** situated between the two townhouse buildings to meet parking requirements (see architectural site plan in Appendix **A**).

Existing Site Conditions

Quantity Control

Currently, the site drains generally towards the south, flowing towards the southern property line. The **elevation drop** from the northern property line to the southwestern corner of the site is approximately **0.29 meters**, with an average slope of **0.54%**.

The site's drainage is divided into two distinct catchments:

- **Catchment 101** directs flows overland towards **Fanshawe Park Road**.
- **Catchment 102** conveys drainage towards the southwest corner and also captures overland flows from external lands to the east.

Catchment Summary:

Catchment Area	Area (m²)	Runoff Coefficient (C)
101 (Towards Fanshawe Rd)	785.98	0.37
102 (Towards Southwest)	583.35	0.37

Post-Development Conditions

Quantity Control

After development, the existing home, including the asphalt driveway, sidewalks, patio, porch, and shed, will be removed. The site will be redeveloped with the two stacked townhouse buildings and the 11 parking spaces. The total area for both townhouse buildings is approximately **349.85 m²**.

The stormwater runoff coefficient for the site, as per the **City of London's Stormwater Management Plan (Drawing 27101)**, is **C=0.75**. This site is tributary to an existing **825mm storm sewer** (see Appendix **B**). Therefore, the peak runoff (Qall) for this area is estimated to be **15.7 l/s**.

Post-development catchments are summarized below:

Catchment Summary (Post-Development):

Catchment Area	Area (m²)	Runoff Coefficient (C)
U1 (Uncontrolled)	99.64	0.33
201 (Controlled)	1000.07	0.85
U2 (Uncontrolled)	269.62	0.20

Catchment **U2** will remain uncontrolled to convey overland flows from the adjacent lands to the east. This catchment has been reduced from the existing **Catchment 102** condition, so additional stormwater management is not required.

Stormwater Management Storage Requirements

The following table summarizes the required storage volumes for the 2-year, 5-year, and 100-year storm events. The storage will be provided on the surface of the parking lot, and will be controlled through an orifice plate in a catch basin.

Storm Event	Required Storage Volume
2-Year Storm	3.33 m³
5-Year Storm	6.48 m³
100-Year Storm	18.8 m³

Please refer to Appendix **A** for detailed SWM calculations and to Appendix **B** for the concept SWM plan.

Quality Control

In accordance with the **City of London Design Specifications & Requirements Manual (Section 6.2.1.3, point a)**, water quality control is required for developments with 30 or more parking spaces. Since the proposed development includes **11 parking spaces**, water quality control is **not required** for this project.

We trust this report meets your requirements. Should you have any questions or need further clarification, please feel free to contact us.

Prototeck Engineering Associates Inc.

Nick Aroutzidis, M.A.Sc., P.Eng.
Principal Consulting Engineer

Notes on Accessibility:

- To ensure compliance with AODA, this report is presented in a clear, structured format with headings, bullet points, and tables for easy navigation.
- If any part of the document requires further assistance or if additional accessibility accommodations are needed, please contact us, and we will be happy to assist.

APPENDIX “A”

Prototeck
Engineering Associates Inc.

DATE:September 03, 2024
PROJECT #: 24-1011
CLIENT: Creative Structure
ADDRESS: 691 Fanshawe Park R
LOCATION: London, ON. CATCHMENT 101

PRE-DEVELOPMENT

	Area (m^2)	C	A*C
Total Area:	1036.38		
Building Area:	137.12	0.9	123.41
Driveway	121.93	0.9	109.74
Sidewalk	31.48	0.9	28.33
Front Portch	7.75	0.9	6.98
Patio	22.12	0.9	19.91
Shed	12.55	0.9	11.30
Landscape/Open:	1036.38	0.2	207.28
Totals:	1369.33		506.93
C_{eq} = Sum(A*C)/Sum(A) =	0.37		

AES PARAMETERS FOR INTENSITY DURATION FREQUENCY CURVES

	A, B, C, PARAMETERS		
RETURN PERIOD	**A**	**B**	**C**
2	754.36	6.011	0.81
5	1183.74	7.641	0.838
10	1574.38	9.025	0.86
25	2019.37	9.824	0.875
50	2270.67	9.984	0.876
100	2619.36	10.5	0.884
250	3048.22	10.03	0.888

***Intensity i=A/(t+B)^C (mm/h**
* Refer to the City of London Design Specification & Requirments Manual (DS&RM), Section

PRE-DEVELOPMENT 100-YEAR EVENT STORM FLOW

C=	0.37	
Time to concentration tc=	19	min
Intensity, i (@ t_c) =	131.4840359	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	18.52	l/s
THE ALLOWABLE FLOW FROM THIS SITE IS =	37.54	**l/s**

PRE-DEVELOPMENT 2-YEAR EVENT STORM FLOW

C=	0.37	
Time to concentration tc=	19	min
Intensity, i (@ t_c) =	55.60	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	7.84	l/s
THE ALLOWABLE FLOW FROM THIS SITE IS =	15.87	**l/s**
A=0.089 Ha, C=0.75, Tc=19		

POST-DEVELOPMENT

	Area (m^2)	C	A*C
Total Area:	1369.33		
Building Area:	349.85	0.9	314.87
Asphalt Parking Lot	464.60	0.9	418.14
Landscape/Open:	422.75	0.2	84.55
Sidewalks	132.13	0.9	118.92
		0	0.00
		0	0.00
Totals:	1369.33		936.47
C_{eq} = Sum(A*C)/Sum(A) =	0.68		

POST-DEVELOPMENT CATCHMENT 201

	Area (m^2)	C	A*C
Total Area:	1000.07		
Building Area:	349.85	0.9	314.87
Asphalt Parking Lot	464.60	0.9	418.14
Landscape/Open:	72.13	0.2	14.43
Sidewalks	113.49	0.9	102.14

POST-DEVELOPMENT CATCHMENT U1+U2

	Area (m^2)	C	A*C
Total Area:	396.26		
Building Area:	0.00	0.9	0.00
Concrete Sidewalks/Entra	18.64	0.9	16.78
Landscape/Open:	350.62	0.2	70.12

Totals:	**1000.07**	**849.57**	**Totals:**	**369.26**	**86.90**
C_{eq} = Sum(A*C)/Sum(A) =	**0.85**		**C_{eq} = Sum(A*C)/Sum(A) =**	**0.24**	

POST-DEVELOPMENT 100-YEAR EVENT STORM FLOW

C=	**0.85**	
Time to concentration tc=	**12.5**	min
Intensity, i (@ t_c) =	**163.8431472**	mm/hr
A1 Post Developmet Flow, Qr=2.78*C*i*A=	**38.70**	l/s

POST-DEVELOPMENT 100-YEAR EVENT STORK FLOW

C=	**0.24**	
Time to concentration tc=	**19**	min
Intensity, i (@ t_c) =	**131.484**	mm/hr
U1 Post Development Flow, Qr=2.78*C	**3.41**	l/s

POST-DEVELOPMENT 2-YEAR EVENT STORM FLOW

C=	**0.85**	
Time to concentration tc=	**12.5**	min
Intensity, i (@ t_c) =	**70.95**	mm/hr
A1 Post Developmet Flow, Qr=2.78*C*i*A=	**16.76**	l/s

POST-DEVELOPMENT 2-YEAR EVENT STORK FLOW

C=	**0.24**	
Time to concentration tc=	**19**	min
Intensity, i (@ t_c) =	**55.60**	mm/hr
U1 Post Developmet Flow, Qr=2.78*C*i	**1.44**	l/s

THE ALLOWABLE FLOW FROM THIS SITE IS =

A=0.89 Ha, C=0.75, Tc=11.75

RETURN PERIOD OF STORM	PREDEVELOPMENT (201) (l/s)	UNCONTROLLED POST DEVELOPMENT FLOW (U1+U2)	ALLOWABLE POST-DEVELOPMENT FLOWS (201-(U1+U2))
100 YEAR	37.54	3.41	34.13
2 YEAR	15.87	1.44	14.43

FLOW RESTRICTOR CALCULATIONS

Orifice diameter is based on Bernoulli's equation, Q=Cd*A*(2gH)^0.5

Rearranging, A= Q/[Cd*(2gH)^0.5], where:

Restricted Flow Rate, Q =	14.43	l/s	
Orifice Coefficient, C_d =	0.63		
Gravitational Acceleration, g =	9.81	m/s^2	
Top of Flooding =	**N/A**		
Invert at Orifice =	**N/A**		
Hydraulic Head on Orifice, H *=	1.2	M	18.6283
Required Cross-sectional Area, A=	0.004720294		
Required Diameter, d=((4*A)/pi)^0.5=	0.077524518		
Minimum Orifice diameter=	**76**	mm	**MIN ALLOWABLE FLOW DUE TO ORIFICE = 12.06 L/S**
Therefore use Orfice Restrictor Diameter =	**78**	mm	

AES PARAMETERS FOR INTENSITY DURATION FREQUENCY CURVES

	A, B, C, PARAMETERS		
RETURN PERIOD	**A**	**B**	**C**
2	754.36	6.011	0.81
5	1183.74	7.641	0.838
10	1574.38	9.025	0.86
25	2019.37	9.824	0.875
50	2270.67	9.984	0.876
100	2619.36	10.5	0.884
250	3048.22	10.03	0.888

***Intensity i=A/(t+B)^C (mm/hr)**

* Refer to the City of London Design Specification & Requirments Manual (DS&RM), Section

2 YR STORM EVENT

DURATION (MIN)	INTENSITY "I" (mm/hr)
5	108.07
10	79.80
15	64.03
30	41.39
60	25.33
120	15.01
180	10.95

2 YR STORM EVENT
STORAGE CALCULATIONS

A1 INFLOW, Qi 2.78*C*i*A (l/s)	Volume in Qi*t*60/1000	Design Outflow Qo (l/s)	Surface Outflow Qo (l/s)	Volume OUT Qo*t*60/1000 m^3	Difference / Storage m^3
25.52	7.66	14.43	0	4.329	3.33
18.85	11.31	14.43	0	8.658	2.65
15.12	13.61	14.43	0	12.987	0.62
9.77	17.59	14.43	0	25.974	-8.38
5.98	21.54	14.43	0	51.948	-30.41
3.54	25.52	14.43	0	103.896	-78.38
2.59	27.92	14.43	0	155.844	-127.92

Maximum Storage Volume (m^3)= **3.33** **Post Development Required Storage**

5 YR STORM EVENT

DURATION	INTENSITY "I"
5	141.24
10	106.82
15	86.67
30	56.60
60	34.64
120	20.34
180	14.73

5 YR STORM EVENT
STORAGE CALCULATIONS

A1 INFLOW, Qi 2.78*C*i*A (l/s)	Volume in Qi*t*60/1000	Design Outflow Qo (l/s)	Surface Outflow Qo (l/s)	Volume OUT Qo*t*60/1000	Difference / Storage m^3
33.36	10.01	14.43	0	4.329	5.68
25.23	15.14	14.43	0	8.658	6.48
20.47	18.42	14.43	0	12.987	5.44
13.37	24.06	14.43	0	25.974	-1.91
8.18	29.45	14.43	0	51.948	-22.50
4.80	34.60	14.43	0	103.896	-69.30
3.48	37.57	14.43	0	155.844	-118.27

Maximum Storage Volume (m^3)= **6.48** **Post Development Required Storage**

100 YR STORM EVENT

DURATION (MIN)	INTENSITY "I" (mm/hr)
5	232.24
10	181.39
15	149.56
30	99.36
60	60.87
120	35.32
180	25.28

100 YR STORM EVE!
STORAGE CALCULATIONS

A1 INFLOW, Qi 2.78*C*i*A (l/s)	Volume in Qi*t*60/1000	Design Outflow Qo (l/s)	Surface Outflow Qo (l/s)	Volume OUT Qo*t*60/1000 m^3	Difference / Storage m^3
54.85	16.46	14.43	0	4.329	12.13
42.84	25.70	14.43	0	8.658	17.05
35.32	31.79	14.43	0	12.987	18.80
23.47	42.24	14.43	0	25.974	16.27
14.38	51.75	14.43	0	51.948	-0.19
8.34	60.06	14.43	0	103.896	-43.84
5.97	64.48	14.43	0	155.844	-91.36

Maximum Storage Volume (m^3)= **18.80** **Post Development Required Storage**

Prototeck
Engineering Associates Inc.

DATE:September 03, 2024
PROJECT #: 24-1011
CLIENT: Creative Structure
ADDRESS: 691 Fanshawe Park Road, London
LOCATION: London, ON. CATCHMENT 101

PRE-DEVELOPMENT

	Area (m^2)	C	A*C
Total Area:	785.98		
Building Area:	137.12	0.9	123.41
Driveway	0	0.9	0.00
Sidewalk	17.49	0.9	15.74
Front Portch	0	0.9	0.00
Patio	22.12	0.9	19.91
Shed	12.55	0.9	11.30
Landscape/Open:	596.7	0.2	119.34
Totals:	785.98		289.69
C_{eq} = Sum(A*C)/Sum(A) =	0.37		

AES PARAMETERS FOR INTENSITY DURATION FREQUENCY CURVES

	A, B, C, PARAMETERS		
RETURN PERIOD	**A**	**B**	**C**
2	754.36	6.011	0.81
5	1183.74	7.641	0.838
10	1574.38	9.025	0.86
25	2019.37	9.824	0.875
50	2270.67	9.984	0.876
100	2619.36	10.5	0.884
250	3048.22	10.03	0.888

***Intensity i=A/(t+B)^C (mm/h**
* Refer to the City of London Design Specification & Requirments Manual (DS&RM), Section

PRE-DEVELOPMENT 100-YEAR EVENT STORM FLOW

C=	0.37	
Time to concentration tc=	19	min
Intensity, i (@ t_c) =	131.484036	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	10.59	l/s

PRE-DEVELOPMENT 2-YEAR EVENT STORM FLOW

C=	0.37	
Time to concentration tc=	19	min
Intensity, i (@ t_c) =	55.60	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	4.48	l/s

Prototeck
Engineering Associates Inc.

DATE:September 03, 2024
PROJECT #: 24-1011
CLIENT: Creative Structure
ADDRESS: 691 Fanshawe Park Road, London
LOCATION: London, ON. **CATCHMENT 102**

PRE-DEVELOPMENT

	Area (m^2)	C	A*C
Total Area:	583.35		
Building Area:	0	0.9	0.00
Driveway	121.93	0.9	109.74
Sidewalk	13.99	0.9	12.59
Front Portch	7.75	0.9	6.98
Patio	0	0.9	0.00
Shed	0	0.9	0.00
Landscape/Open:	439.68	0.2	87.94
Totals:	583.35		217.24
C_{eq} = Sum(A*C)/Sum(A) =	0.37		

AES PARAMETERS FOR INTENSITY DURATION FREQUENCY CURVES

	A, B, C, PARAMETERS		
RETURN PERIOD	**A**	**B**	**C**
2	754.36	6.011	0.81
5	1183.74	7.641	0.838
10	1574.38	9.025	0.86
25	2019.37	9.824	0.875
50	2270.67	9.984	0.876
100	2619.36	10.5	0.884
250	3048.22	10.03	0.888

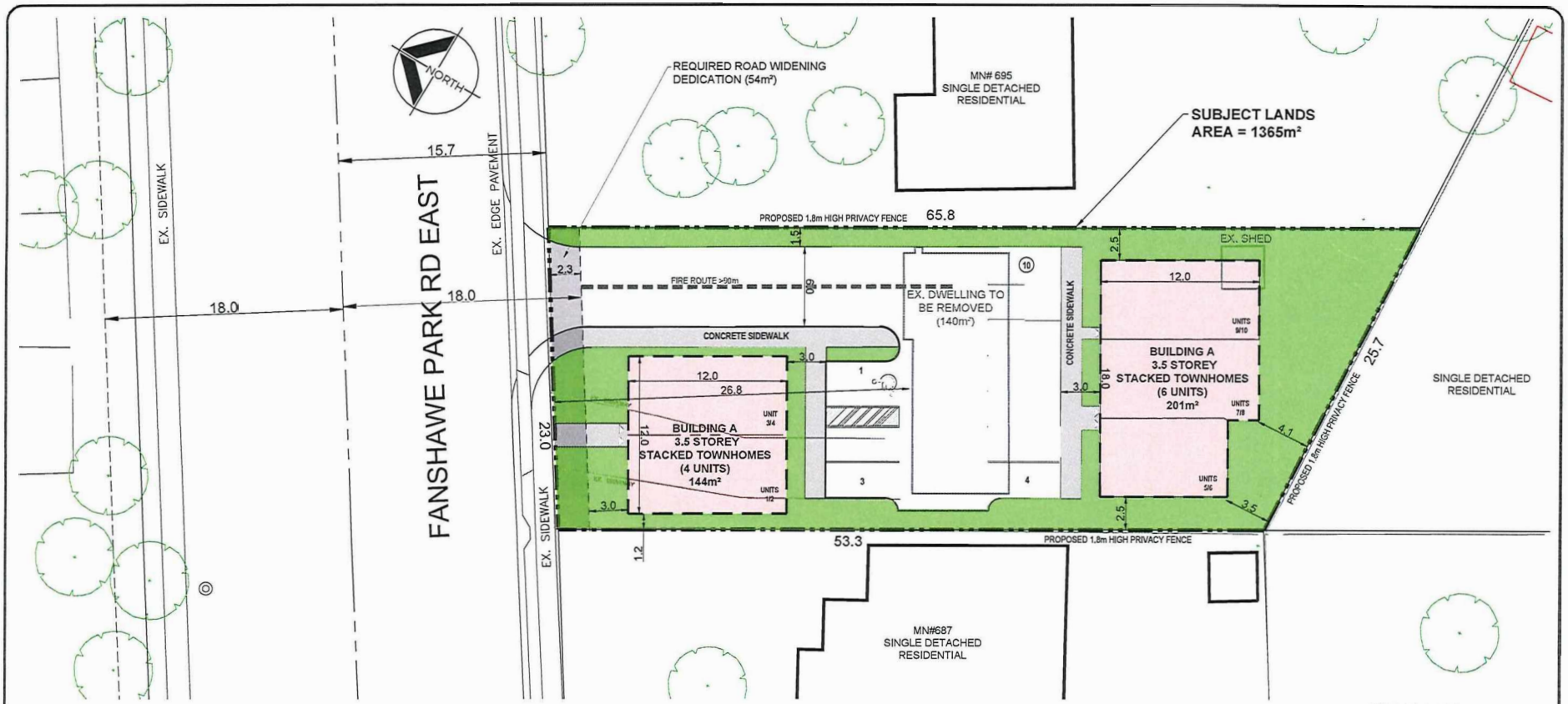
***Intensity i=A/(t+B)^C (mm/h**
* Refer to the City of London Design Specification & Requirments Manual (DS&RM), Section

PRE-DEVELOPMENT 100-YEAR EVENT STORM FLOW

C=	**0.37**	
Time to concentration tc=	**19**	min
Intensity, i (@ t_c) =	131.4840359	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	**7.94**	l/s

PRE-DEVELOPMENT 2-YEAR EVENT STORM FLOW

C=	**0.37**	
Time to concentration tc=	**19**	min
Intensity, i (@ t_c) =	55.60	mm/hr
P1 Pre Development Flow, Qr=2.78*C*i*A=	**3.36**	l/s



CITY OF LONDON ZONING BY-LAW			
REGULATION	CURRENT R1-9	PROPOSED R5-7	SITE
Lot Frontage (min.)	18m	30m	**23m**
Lot Area (min.)	690m²	1000m²	1365m²
Front Yard to Arterial (min.)	8m	8m	**3m**
Interior Yard Width (min.)	1.2m + 0.6m / storey above first	0.5m/1m, no less then 3m no windows to habitable rooms	**1.2m (east) 2.5m (west)**
Rear Yard Depth (min.)	7.5m		**3.5m**
Coverage (max.)	35%	35%	25%
Height (max.)	12m	12m	**14m**
Landscape Open space (min.)	40%	30%	40%
Density (max.)		60 U/Ha	**74 U/Ha**
Parking (min.)		0.5 / UNIT	1/UNIT
*** DENOTES SPECIAL PROVISION REQUIRED**			

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SITE PLAN

691 FANSHAWE PARK ROAD EAST

TOWNHOUSE DEVELOPMENT

PRELIMINARY

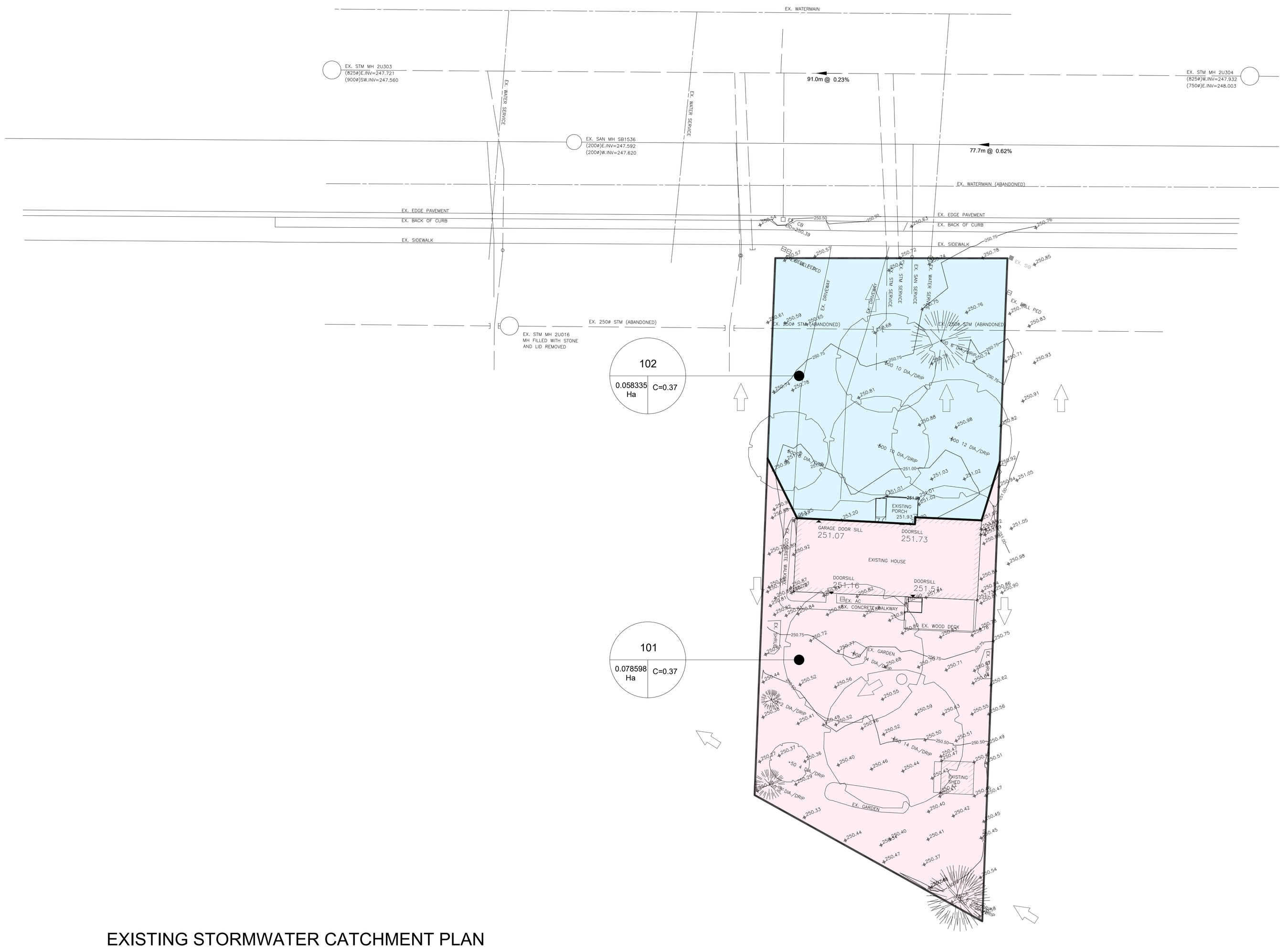
FOR DISCUSSION PURPOSES ONLY

Jun 18, 2024

24-200

SCALE 1: 300 (11x17)

0 5 10 15m



EXISTING STORMWATER CATCHMENT PLAN

KEY MAP

TYPICAL LEGEND

FH	FIRE HYDRANT
GV	WATER VALVE
GV	GAS VALVE
STMH	NEW STORM MANHOLE
STMH	EXISTING STORM MANHOLE
SAMH	NEW SANITARY MANHOLE
SAMH	EXISTING SANITARY MANHOLE
CB	NEW CATCH BASIN
CB	EXISTING CATCH BASIN
CBMH	NEW STORM CATCH BASIN MANHOLE
CBMH	EXISTING STORM CATCH BASIN MANHOLE
EMH	EXISTING ELECTRICAL MANHOLE
	DIRECTION OF SURFACE WATER FLOW
	DIRECTION OF SWALE WATER FLOW
+100.00	EXISTING ELEVATION
+100.00	PROPOSED ELEVATION
W	EXISTING WATERMAIN
W	NEW WATERMAIN
ST	EX. STORM WATER PIPE
ST	NEW STORM WATER PIPE
SA	EX. SANITARY PIPE
SA	NEW SANITARY PIPE
LP	LIGHT POLE
UP	UTILITY POLE
BOL	BOLLARD
X	FENCE
	SILT FENCE
SIGN	SIGN
PED	PEDESTAL
	LIMIT OF WORK
UE	UNDERGROUND ELECTRICAL
C	CABLE LINE
	SILT FENCE
	PROPERTY LINE
U	UTILITY LINE
	PIPE INSULATION
	TOP OF BANK
	PIPE FLOW DIRECTION
	SUB-CATCHMENT BOUNDARY
	OVERLAND FLOW ROUTE
XXX	CATCHMENT NAME
XX	RUNOFF COEFFICIENT
	AREA (Ha)
HP	HIGH POINT

CATCHMENT TABLE

101	
LANDSCAPE	596.70 m^2
EXIST. HOUSE	137.12 m^2
SHED	12.55 m^2
PATIO	22.12 m^2
SIDEWALK	17.49 m^2
TOTAL AREA OF 101	785.98 m^2
102	
LANDSCAPE	439.68 m^2
ASPHALT DRIVEWAY	121.93 m^2
PORCH	7.75 m^2
SIDEWALK	13.99 m^2
TOTAL AREA OF 102	583.35 m^2
OVERALL TOTAL AREA	1369.33 m^2

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True North: Construction North:

Notes

These drawings have been prepared based on information provided by others. Prototeck Engineering Associates Inc. has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Revision.	Dwn.	Chkd.	Dsgn.	Date.
R2	LRES	NHA	NHA	2024SEP03
R1	LRES	NHA	NHA	2024MAY02

ISSUED FOR CLIENT REVIEW	2024SEP03
ISSUED FOR CLIENT REVIEW	2024MAY02

Issued for: Date.

Permit-Seal Permit-Seal

Client Information.
CANADIAN BUSINESS CREATIVITY
691 FANSHAWE PARK ROAD, EAST
LONDON, ON

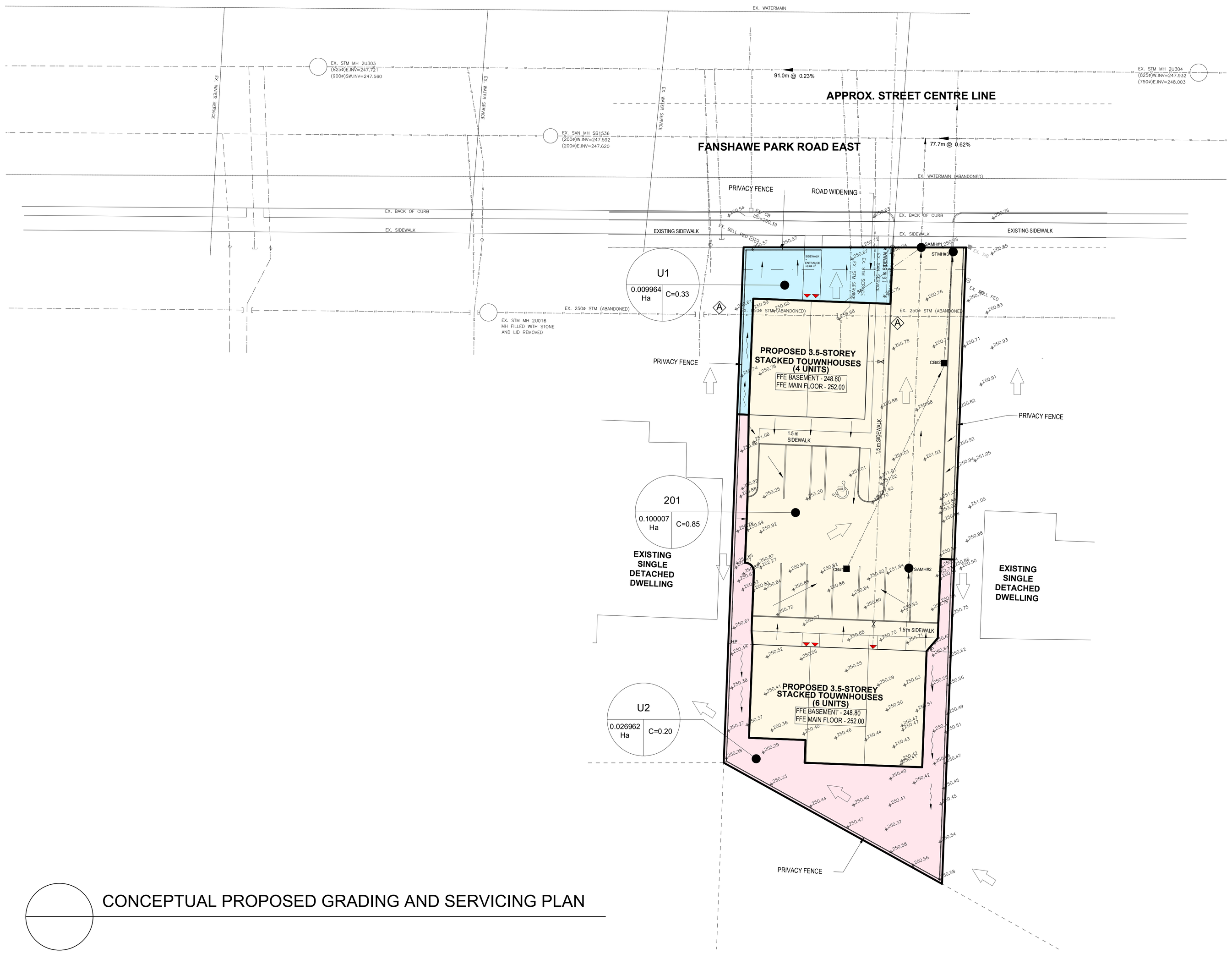
Project Information.
691 FANSHAWE -STACKED TOWNHOUSES
691 FANSHAWE PARK ROAD, EAST
LONDON, ON

Drawing Title.
EXISTING STORMWATER CATCHMENT PLAN

Submission Date:
2024SEP03

Project No.	Scale.
24-1011	AS NOTED

Drawing No.	Sheet #	Revision.
C100	1	000



CONCEPTUAL PROPOSED GRADING AND SERVICING PLAN

KEY MAP

TYPICAL LEGEND

FH	FIRE HYDRANT
	WATER VALVE
GV	GAS VALVE
STMH	NEW STORM MANHOLE
STMH	EXISTING STORM MANHOLE
SAMH	NEW SANITARY MANHOLE
SAMH	EXISTING SANITARY MANHOLE
CB	NEW CATCH BASIN
CB	EXISTING CATCH BASIN
CBMH	NEW STORM CATCH BASIN MANHOLE
CBMH	EXISTING STORM CATCH BASIN MANHOLE
EMH	EXISTING ELECTRICAL MANHOLE
	DIRECTION OF SURFACE WATER FLOW
	DIRECTION OF SWALE WATER FLOW
+100.00	EXISTING ELEVATION
+100.00	PROPOSED ELEVATION
W	EXISTING WATERMAIN
W	NEW WATERMAIN
ST	EX. STORM WATER PIPE
ST	NEW STORM WATER PIPE
SA	EX. SANITARY PIPE
SA	NEW SANITARY PIPE
LP	LIGHT POLE
UP	UTILITY POLE
BOL	BOLLARD
X	FENCE
	SILT FENCE
SIGN	SIGN
PED	PEDESTAL
	LIMIT OF WORK
UE	UNDERGROUND ELECTRICAL
C	CABLE LINE
	SILT FENCE
	PROPERTY LINE
U	UTILITY LINE
	PIPE INSULATION
	TOP OF BANK
	PIPE FLOW DIRECTION
	SUB-CATCHMENT BOUNDARY
	OVERLAND FLOW ROUTE
XXX	CATCHMENT NAME
XXX | XX	RUNOFF COEFFICIENT
	AREA (Ha)
HP	HIGH POINT

NOTES

A	EXIST. STORM LINES (ABANDONED) WITHIN THE PROPERTY LINE TO BE REMOVED

CATCHMENT TABLE

U1	
LANDSCAPE	81.00 m^2
SIDEWALKS	18.64 m^2
TOTAL AREA OF U1	99.64 m^2
201	
LANDSCAPE	72.13 m^2
ASPHALT PARKING LOT	464.60 m^2
BUILDING 4 UNITS	147.60 m^2
BUILDING 6 UNITS	202.25 m^2
SIDEWALKS	113.49 m^2
TOTAL AREA OF 201	1000.07 m^2
U2	
LANDSCAPE	269.62 m^2
TOTAL AREA OF U2	269.62 m^2
OVERALL TOTAL AREA	1369.33 m^2

*NOTE: ALL ROOF DRAINAGE FOR BOTH UNITS TO BE DIRECTED TOWARDS PARKING LOT VIA DOWNSPOUT

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The Contractor shall verify and be responsible for a dimensions. DO NOT scale the drawings - any errors or omissions shall be reported to Prototeck Engineering Associates Inc. Reproduction or use for any purpose other than that authorized by Prototeck Engineering Associates Inc. is forbidden

True North: Construction North:

Notes

These drawings have been prepared based on information provided by others. Prototeck Engineering Associates Inc. has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Revision.	Dwn.	Chkd.	Dsgn.	Date.
R2	LRES	NHA	NHA	2024SEP03
R1	LRES	NHA	NHA	2024MAY02

ISSUED FOR CLIENT REVIEW	2024SEP03
ISSUED FOR CLIENT REVIEW	2024MAY02

Issued for: Date.

Permit-Seal Permit-Seal

Client Information.

CANADIAN BUSINESS CREATIVITY
691 FANSHAWE PARK ROAD, EAST
LONDON, ON

Project Information.

691 FANSHAWE -STACKED TOWNHOUSES
691 FANSHAWE PARK ROAD, EAST
LONDON, ON

Drawing Title.

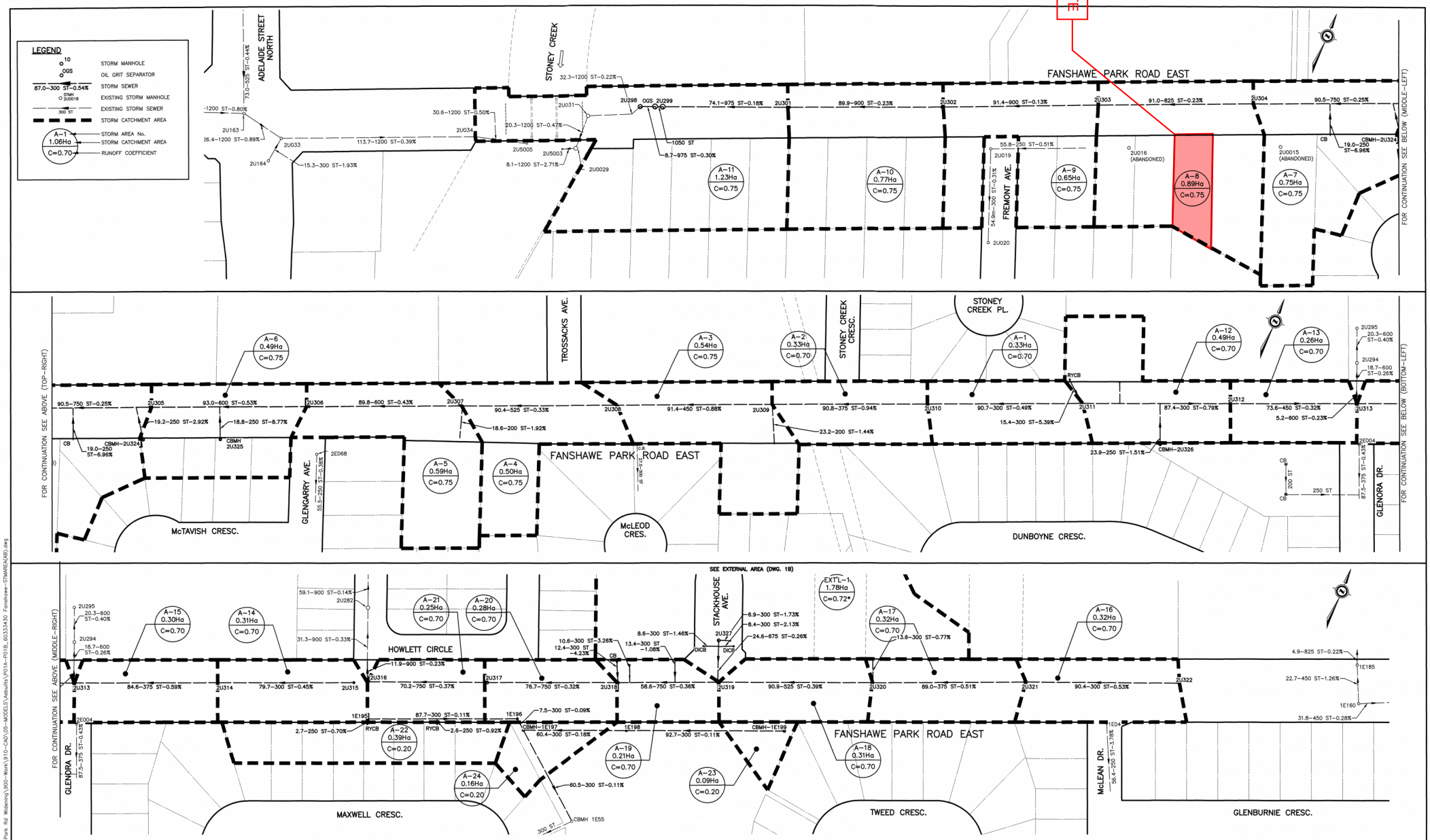
CONCEPTUAL PROPOSED GRADING AND SERVICING PLAN

Submission Date:
2024SEP03

Project No.	Scale.
24-1011	AS NOTED

Drawing No.	Sheet #	Revision.
C101	2	000

APPENDIX “B”



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS		No.	REVISIONS	DATE	CONSULTANT
DESIGN	DCC/RJG	1.	ISSUED FOR 50% REVIEW	MARCH 27/15	AECOM
DRAWN BY	RJG	2.	ISSUED FOR 80% REVIEW	AUGUST 21/15	AECOM
CHECKED	JKK	3.	ISSUED FOR 100% REVIEW	NOVEMBER 4/15	AECOM
APPROVED	DCC	4.	ISSUED FOR TENDER	DECEMBER 2/15	AECOM
DATE	NOV. 2014	5.	RECORD DRAWING	FEBRUARY 24/17	AECOM

CONSULTANT OR DIVISION

AECOM
London, Ontario
519.673.0510

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEERS
D.C. CARTER
PROVINCE OF ONTARIO

CORPORATION OF THE CITY OF LONDON
London CANADA

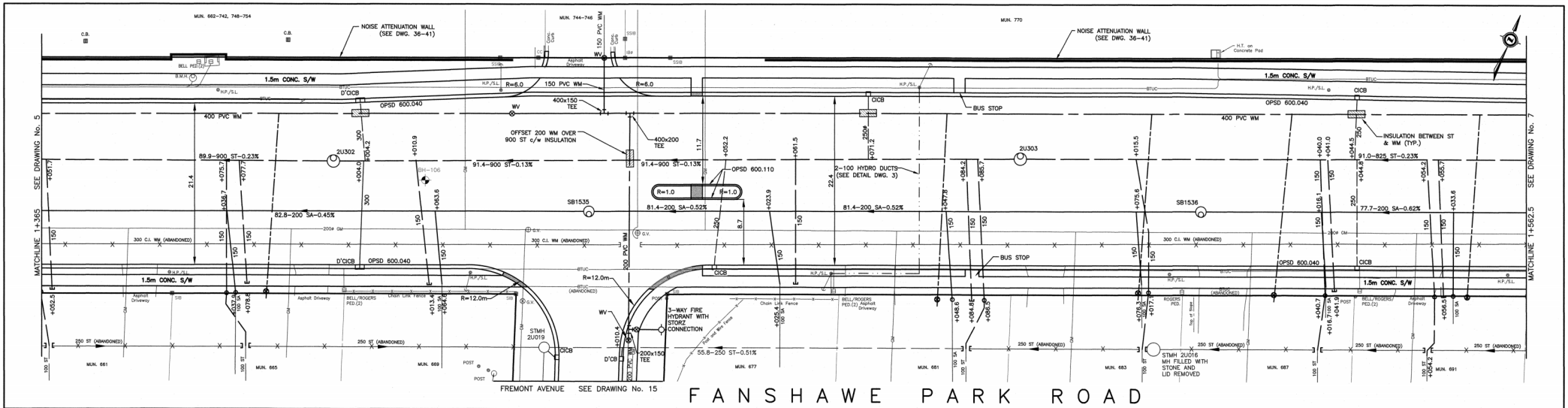
SCALE
SCALE-1:1000
10 0 20m

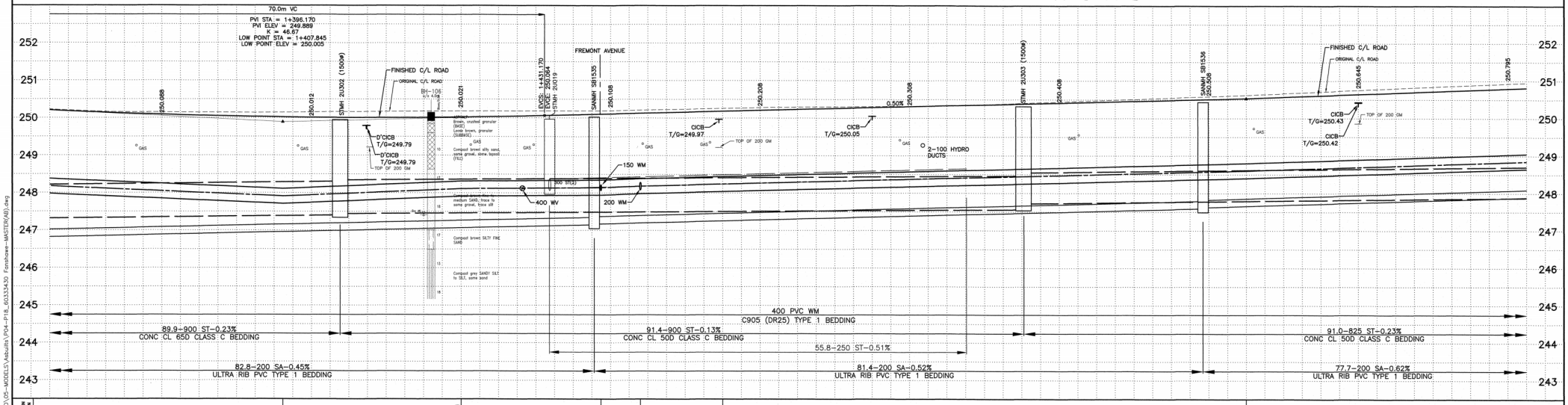
FANSHAWE PARK ROAD IMPROVEMENTS
ADELAIDE STREET TO McLEAN DRIVE

STORM AREA PLAN

PROJECT No. 60333430
SHEET No. 1A
27101

P:\60333430 Col. Fanshawe Park Rd Widening\900-Work\910-CAD\05-MODELS\Xrefs\P01A-P01B_60333430 Fanshawe-STMAREA(AB).dwg





STATION	SANITARY SEWER INVERT	STORM SEWER INVERT	G.C. WATERMAIN ELEVATION
1+380			247.91
1+396.17		247.404W 247.440NE	
1+400			
1+403.83			
1+420			248.11
1+431.86		248.062S 248.126E	
1+440			248.14
1+440.76		247.147W 247.166E	
1+444.00			248.18
1+455.00			248.24
1+480			
1+485.21		246.164 (250 ST)	
1+500		245.560N 247.721E	
1+519.20	247.592W	247.626E	
1+520			248.60
1+525.00			
1+540			
1+560			

EXISTING SERVICES	DRAWING #, SOURCE	DATE
SAN/STM SEWERS, PDCS & MH'S	5011	FEB. 1977
WM AND WSC'S		
CURB AND GUTTER		
GRANULAR BASE		
PAVING - I BASE		
- II BASE		

AS CONSTRUCTED SERVICES	COMPLETION
SAN/STM SEWERS, PDCS & MH'S	NOV. 2016
WM AND WSC'S	NOV. 2016
CURB AND GUTTER	NOV. 2016
GRANULAR BASE	OCT. 2016
PAVING - I BASE	NOV. 2016
- II BASE	MAY 2017

DETAILS	
DESIGN	DCC/RJG
DRAWN BY	RJG
CHECKED	JKK
APPROVED	DCC
DATE	NOV. 2014

No.	REVISIONS	DATE	CONSULTANT
1.	ISSUED FOR 50% REVIEW	MARCH 27/15	AECOM
2.	ISSUED FOR 90% REVIEW	AUGUST 21/15	AECOM
3.	ISSUED FOR 100% REVIEW	NOVEMBER 4/15	AECOM
4.	ISSUED FOR TENDER	DECEMBER 2/15	AECOM
5.	AS-CONSTRUCTED	FEBRUARY 24/17	AECOM

CONSULTANT OR DIVISION

AECOM
London, Ontario
519.673.0510

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LICENSED PROFESSIONAL ENGINEER
D.C. CARTER
PROVINCE OF ONTARIO

CORPORATION OF THE CITY OF LONDON
London CANADA

SCALE
HORIZONTAL-1:250
2.5 0 5m
VERTICAL-1:50
0.5 0 1m

FANSHAWE PARK ROAD IMPROVEMENTS
ADELAIDE STREET TO McLEAN DRIVE

FANSHAWE PARK ROAD
FROM 75m WEST OF FREMONT AVENUE
TO 125m EAST OF FREMONT AVENUE

PROJECT No. 60333430
SHEET No. 6
27108

P:\60333430 Col. Fanshawe Park Rd Widening\900-Work\910-CAD\05-MODELS\Valsuite\P04-P18_60333430 Fanshawe-MASTER(AB).dwg