

1 October 2024

SBM-22-0101

Development Services
The Corporation of the City of London
300 Dufferin Avenue
London, ON N6A 4L9

Attn: Esha Biddanda Pavan

**Re: Sanitary Servicing Feasibility Study
Proposed Mixed Use Development
91 Southdale Rd. East
London, Ontario**

1. INTRODUCTION

This Sanitary Servicing Feasibility Study (Study) has been prepared by Strik, Baldinelli, Moniz Ltd (SBM) to address the requirements of the Record Pre-Application Consultation Comments from the City of London dated January 10, 2022 and updated on February 7, 2022 to support a zoning amendment to permit a residential building for the proposed development located at 91 Southdale Rd. East, London, Ontario (Subject Site). The site is currently zoned as Neighbourhood Shopping Area NSA4(6) and is proposed to be rezoned to accommodate residential and commercial uses.

The existing 1.0 ha site encompasses an existing 1 storey commercial building (Bldg. A) (273.7m²) currently tenanted by Tim Hortons. The site also contains associated asphalt parking and landscaped areas. The site abuts the Southdale Road Right-Of-Way (ROW) on its north side, White Oak Road ROW to the east side, low-density residential to the south, and commercial lands to the west side. As shown on the attached Site Plan dated October 24, 2022 by Philip Agar Architect Inc., the proposed development will maintain the existing 1 storey commercial building and a 1 storey, 4-unit commercial building (Bldg. B) (467.3 m²) and a 55 unit, 6 storey apartment building (Bldg. C) (1,458.6 m²) are proposed. The existing gross site area is 1.00 ha (10,054m²) and with required road widenings, the net area will be 0.88 ha (8,829m²). The 4-unit commercial development located at the northwest corner of the property is currently under design through SPA22-061. At the time of preparation of this report, there are no future building pads or additional uses presently intended for the Subject Site.

Design requirements have been based on the City of London Design Specifications and Requirements Manual (DS&RM), revised March 2024.

2. SANITARY SERVICING

As per the City of London record of pre-application consultation comments dated January 21, 2022, revised February 7, 2022, the Subject Site is tributary to the existing 200mm sanitary sewer in the Southdale Road East ROW. As shown on the sealed Eng Plus Servicing Sheet 03 dated January 4, 2016, there is a 200mm PVC sanitary private drain service (PDC) @ 6.96% which has been installed within the site up to SAN1 inspection manhole. The proposed commercial building "Bldg. B" is proposed to be serviced by the existing 150mm diameter sanitary which is connected to the above noted 200mm diameter service and is stubbed just east of the SAN1 inspection manhole at an elevation of 270.45m per Eng Plus Servicing Sheet 03. The existing Tim Hortons building is serviced by a 150mm diameter sanitary sewer at @ 5.39%. Per Eng Plus Servicing Sheet 03, there is an existing 150mm sanitary sewer @ 1.0% stubbed north of the proposed Building C location.

Under the commercial zoning of the site, specifically zoned as Neighbourhood Shopping Area NSA4(6), the site has a maximum allowable population density of 100 people per hectare per the City of London DS&RM March 2024. Based on the pre-road widening property lines and a subject site area of 1.0 ha, this results in a total population of 100 people and a total sewage flow of 1.34 L/s. The site is ultimately tributary to the sanitary sewer on Southdale Road East. Based on the post-road widening property lines and a subject site area of 0.88 ha, this results in a total population of 88 people and a total sewage flow of 1.19 L/s.

The current flow allowance for commercial zones according to the current version of the City of London DS&RM (March 2024) is 23000 L/day/ha, which equates to 100 people/ha with a per capita flow of 230 L/cap/day. The peak design flow was calculated by multiplying the per capita flow by the development uncertainty factor of 1.1, and the Harmon peaking factor "M". Based on the post-road widening site area of 0.88 ha, the commercial site area population was conservatively determined by subtracting the proposed residential building area from the total site area leaving 0.74 ha for commercial populations at the above noted density of 100 people/ha resulting in a population of 76 people. The residential building population was determined by multiplying the 55 proposed units by the high-density residential density of 1.6 people/unit resulting in a population of 88 people. The resulting total population for the subject site is 162 people. The calculated sewage peak flow plus the infiltration flow (allowance of 8640 L/day/ha) results in a combined peak design flow of 2.07 L/s. The sanitary service design sheet provided shows a sanitary service of 150 mm at 1.0% having a conveyance capacity of 15.24 L/s is sufficient to convey the proposed building's flows. The design sheet also shows that the existing 200mm PDC has sufficient capacity of 86.58 L/s to convey the proposed peak flows. Therefore, the existing onsite sanitary sewer has sufficient capacity to convey the proposed flows. The suitability of the existing 150mm sanitary pipe stubbed for Building C will be evaluated in accordance with the OBC at the time of detailed design for SPA.

3. LIMITATIONS

This Study was prepared by Strik, Baldinelli, Moniz Ltd. for The City of London and York Developments. Use of this Study by any third party, or any reliance upon its findings, is solely the responsibility of that party. Strik, Baldinelli, Moniz Ltd. 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 during the period of the investigation. This Study is not intended to be exhaustive in scope, or to imply a risk-free facility. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein.

The design was limited to the documents referenced above and on the SBM drawings provided separately. SBM Ltd. 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.

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4. 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



Kurtis Caron, P.Eng.
Civil Project Lead, Eng I



Michelle Alegria, EIT
Civil Engineering Trainee I

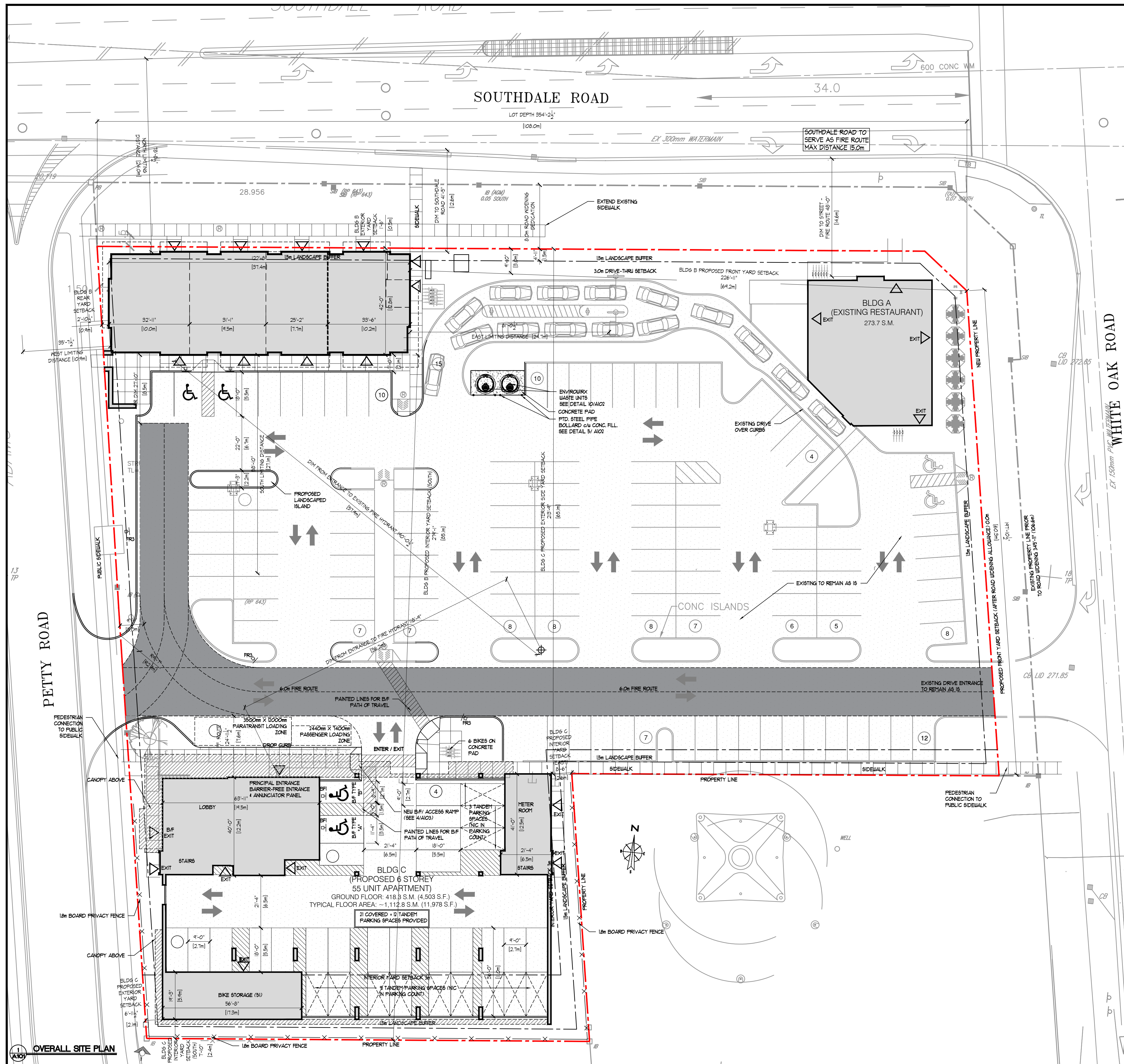
Encl:

Site Plan by Philip Agar Architect Inc. revised on October 24, 2022.

Eng Plus Landscape Architects and Building Designers Sheet C3 Sealed Jan 4, 2016

Eng Plus Landscape Architects and Building Designers Sheet C4 Sealed Jan 4, 2016

Sanitary Sewer Design Sheet by SBM dated October 1, 2024.



site data

- EXISTING GROSS SITE AREA: 10,054 s.m.
- NET SITE AREA BASED ON NEW PROPERTY LINES: 8,829 s.m.
- BUILDING AREA:
 - EXISTING BUILDING A: 263 s.m.
 - PROPOSED BUILDING B: 467.3 s.m.
 - PROPOSED BUILDING C: 1,458.6 s.m.
 - BUILDING AREA (406.9 s.m. GROUND FLOOR AREA)**
 - TOTAL: 2,188.9 s.m.
- ASPHALT AREA: 5,604 s.m.

ITEM	A	Z-1 REQUIREMENTS	PROPOSED
4. ZONES		NSA4 (6)	NSA4 (6)
5. LOT AREA (m2) / LOT DEPTH (m) MIN		MINIMUM 40.0m	10,054 s.m. /109m
6. LOT FRONTAGE (MIN.)		40.0m	60.3m
7. FRONT YARD (m)		0.0	BLDG B: 69.166m
8. EXTERIOR SIDE YARD - PETTY ROAD (m) MIN			BLDG B: 0.877m BLDG C: 2.1m
9. INTERIOR YARD (m) MIN.		3.0 m	BLDG B (SOUTH): 85.040m BLDG C (EAST): 2.6 SPACES BLDG C (SOUTH): 2.4m
10. EXTERIOR SIDE YARD - SOUTHDALE (MIN.)		0.0 m	BLDG B: 0.454m BLDG C: 65.1m
11. LOT COVERAGE MAX. (ON GROSS SITE)		30% MAX.	22% BEFORE RW 25% AFTER RW
12. LANDSCAPED OPEN SPACE (% MIN.)		15% MIN.	33% BEFORE RW 24% AFTER RW
13. HEIGHT (MAX.)		12.0 m MAX.	BLDG B: ~7.04m BLDG C: 6 STOREYS ~ 23.5m
14. PARKING REQ.		PARKING AREA STANDARD 3- RESTAURANT (FASTFOOD/TAKEOUT) = 1 PER 20sqm EXISTING TIM HORTONS = 263sqm/20 = 14 SPACES PROPOSED REST. = 467.3m/20 = 24 SPACES PROPOSED APARTMENT @ 0.5 SPACES/UNIT = 28 SPACES	TOTAL PROPOSED = 157 SPACES INCL: - TYPE A B/F = 3 SPACES - TYPE B B/F = 3 SPACES - PASSENGER LOADING = 2 SPACES - TYP. SURFACE PARKING = 130 SPACES - TYP. COVERED PARKING = 19 SPACES TOTAL REQUIRED = 66 SPACES INCL: 1+3% B/F PARKING SPACES = 6 SPACES
15. BICYCLE PARKING		NON-RESIDENTIAL REQ'D BICYCLE @ 3 SPACES + 0.3 SPACES / 100 sqm GFA = 6 SPACES RESIDENTIAL SHORT TERM @ 0.1 = 6 SPACES LONG TERM @ 0.9 = 49 SPACES	NON-RESIDENTIAL = 14 SHORT TERM BICYCLES RESIDENTIAL = 6 SHORT TERM BICYCLES = 51 LONG TERM BICYCLES
16. PARKING SETBACK		3m FOR FRONT AND EXTERIOR YARDS	3m
17. GROSS FLOOR AREA (MAX.)		500 s.m. MAX. FOR EACH RESTAURANT	EXISTING BLDG A: 263 s.m. PROPOSED BLDG B: 467.3 s.m. PROPOSED BLDG C: 6,198.5 s.m.

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER/BARRIER FREE ENTRY
- PRINCIPAL/FIRE FIGHTER/BARRIER FREE ENTRY
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- FIRE ROUTE SIGN
- SOUND ATTENUATION BARRIER/PRIVACY FENCE
- CHAIN LINK FENCE

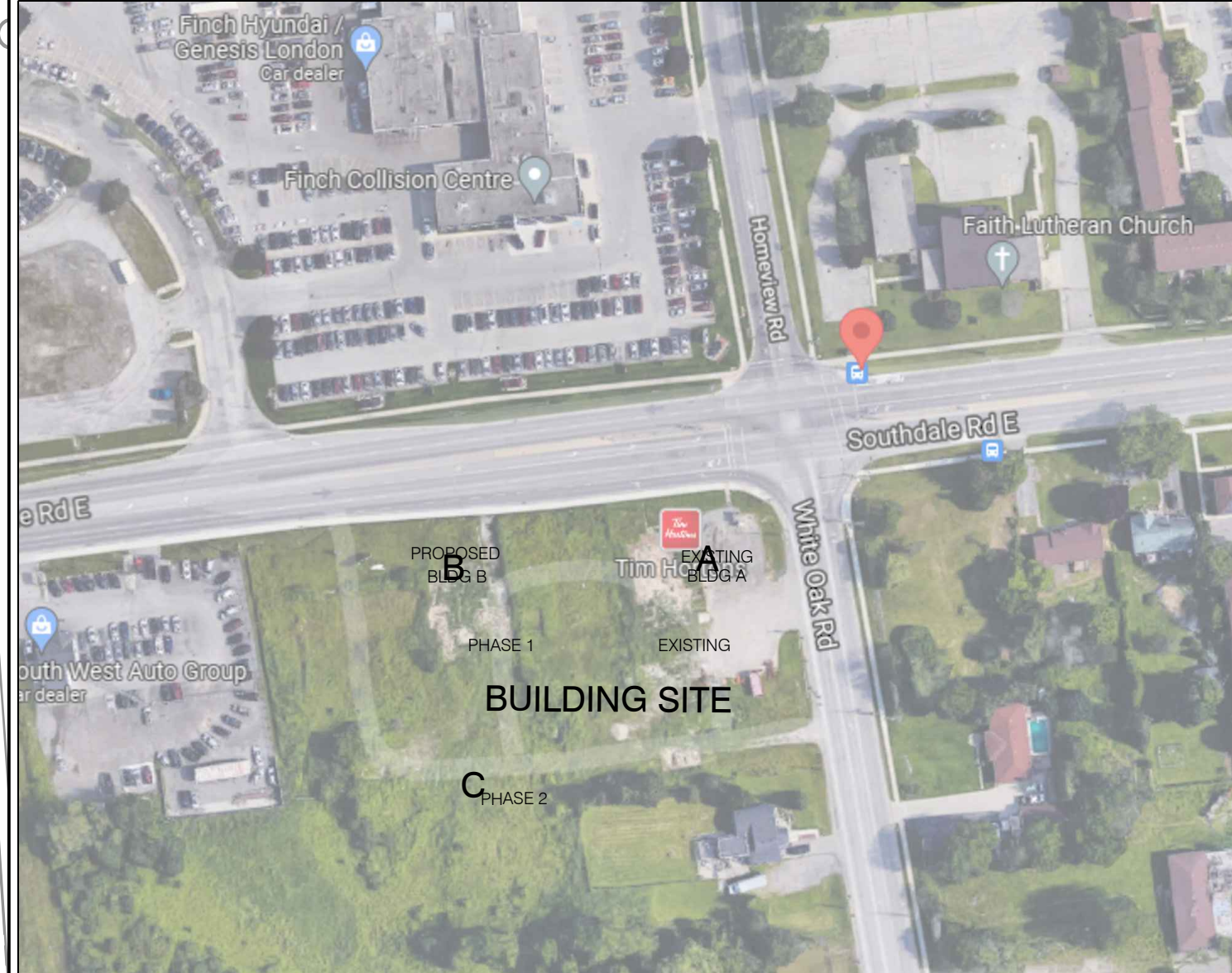
LEGAL DESCRIPTION

NOTE:
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OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.



KEY SITE PLAN
SCALE: NTS

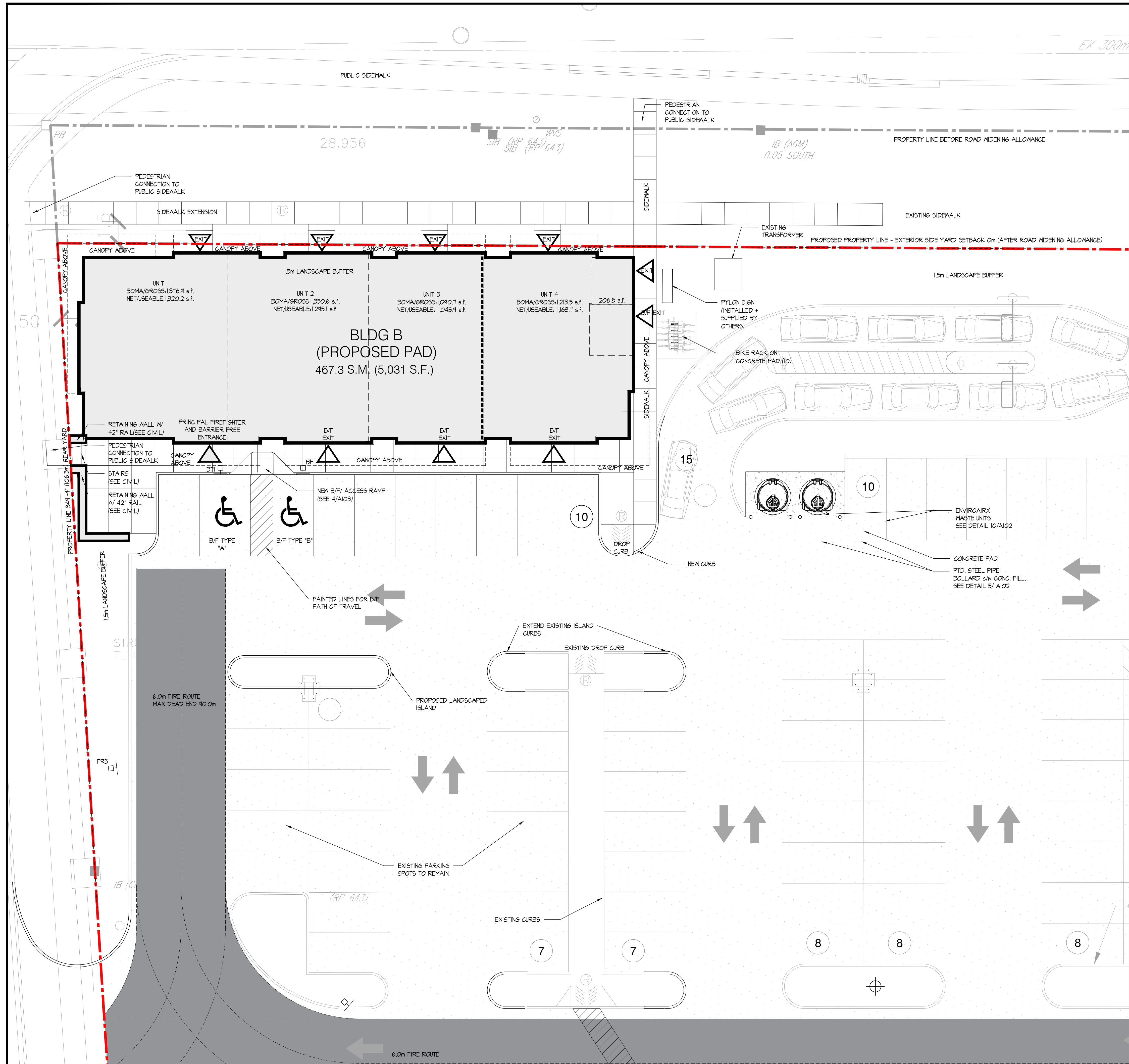
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519-452-7366 info@agar-archi.com

OVERALL SITE PLAN

PROPOSED BLDG B
91 SOUTHDALE RD
LONDON, ON

Project No: 1176
 Status: AS NOTED
 Dwn/Chkd. By: RA/PA
 Date: AUG 15, 2021

Dwg. No: **A101**



site data

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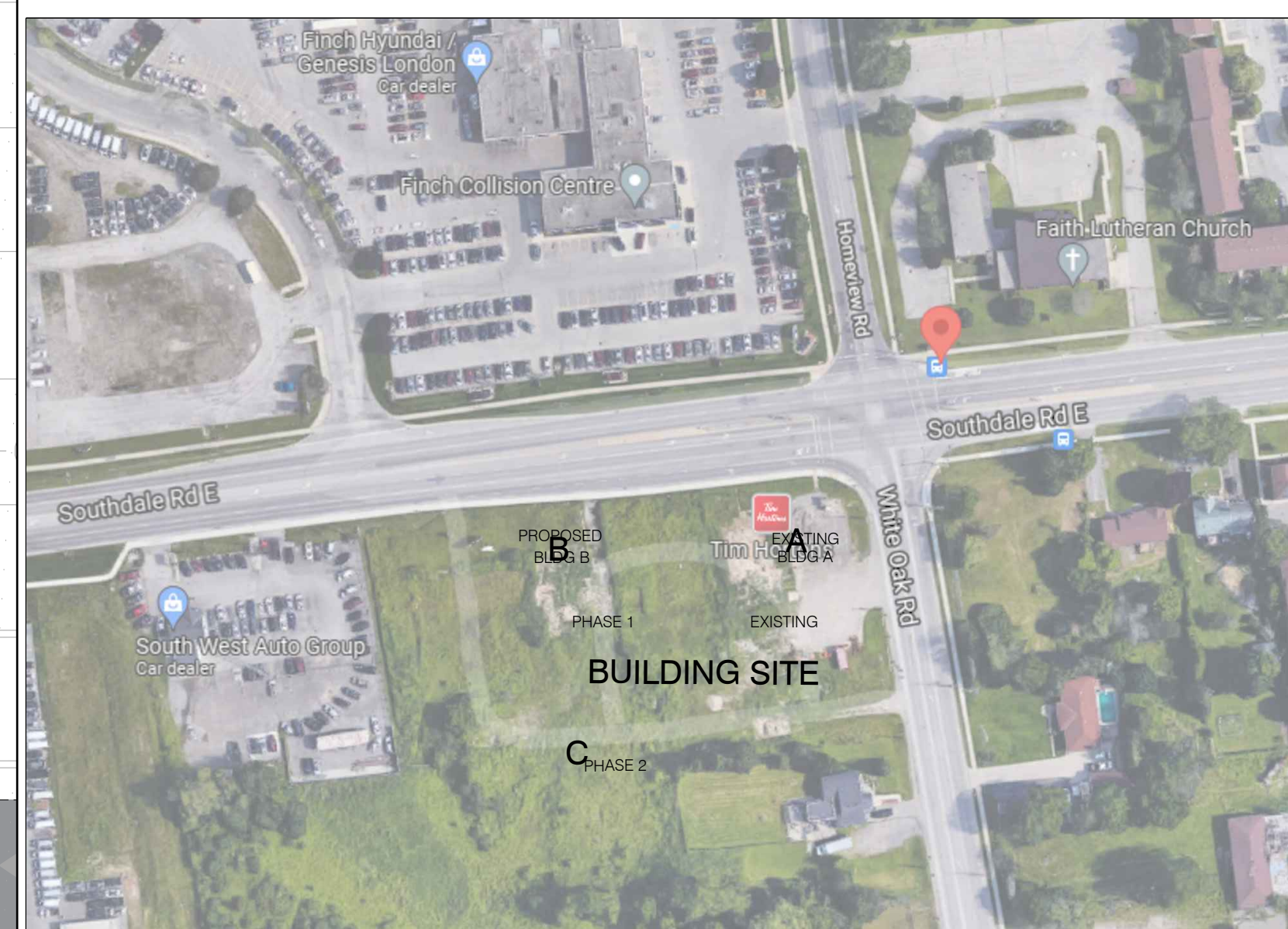
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AA AGAR ARCHITECT
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel: 519 452-7366 info@agar-architect.com

YORK DEVELOPMENTS

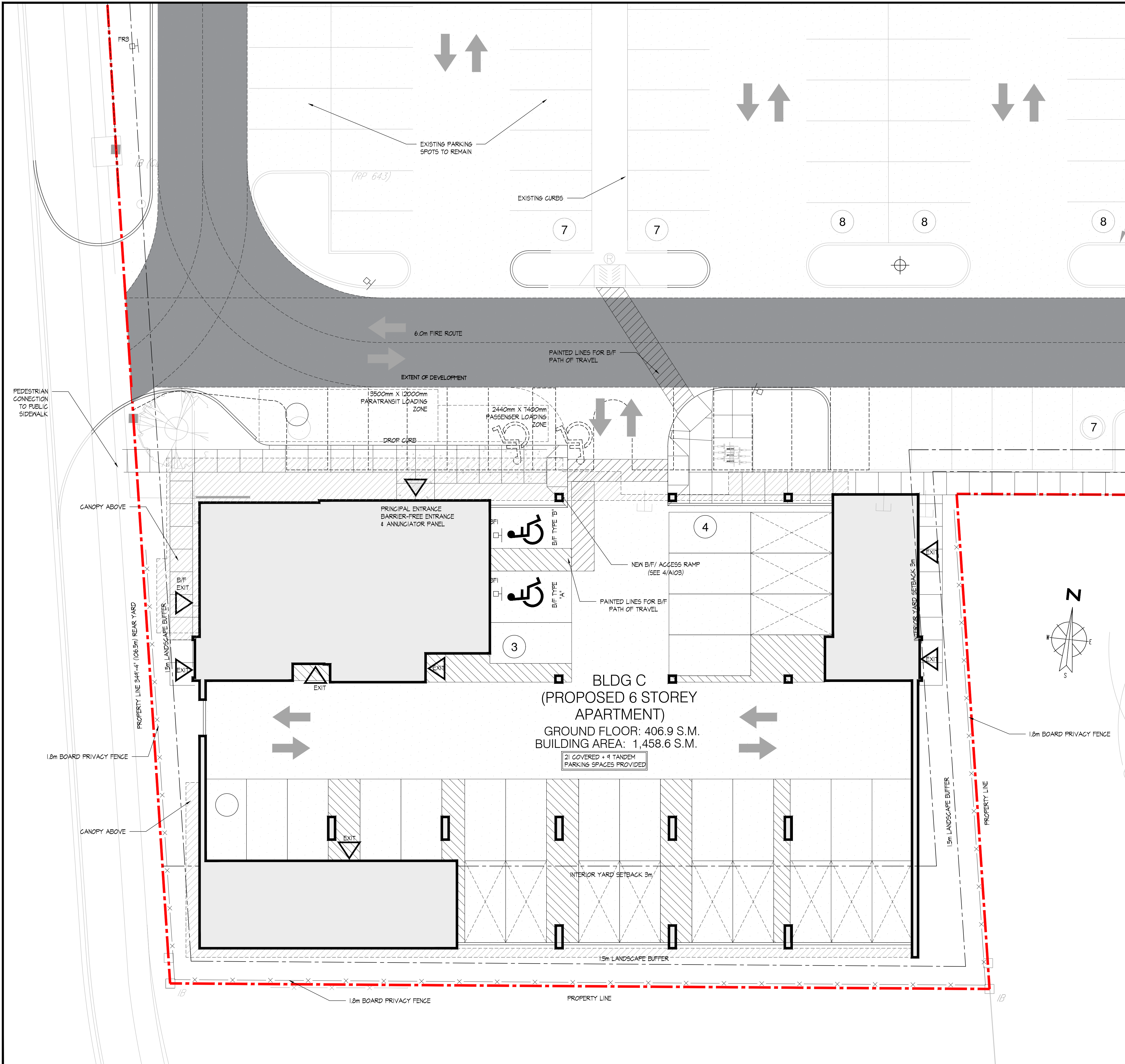
Project No: 1176
Scale: 3/32"=1'0"
Dwn/Chkd. By: RA/PA
Date: AUG 15, 2021

Dwg. No: **A102**

PARTIAL SITE PLAN
PROPOSED BLDG B
91 SOUTHDALE RD
LONDON, ON

1 OCT 8/21 ISSUED FOR CLIENT REVIEW
2 NOV 1/21 ISSUED FOR SFC
3 JAN 18/22 ISSUED FOR ZONING REVIEW
4 JUNE 09/22 ISSUED FOR SFA
5 OCT 24/22 ISSUED FOR SFA2

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inaccuracies, errors or omissions in this, or other documents, at their relation in whole or in part. Do not proceed where there is a discrepancy between this drawing and other documents. This drawing is the property of the architect and shall not be reproduced, stored, transmitted, or disseminated, in any form, or by any means, without the prior written permission of the architect. Check, scale, print may be required: 1/2 inch = 10 mm



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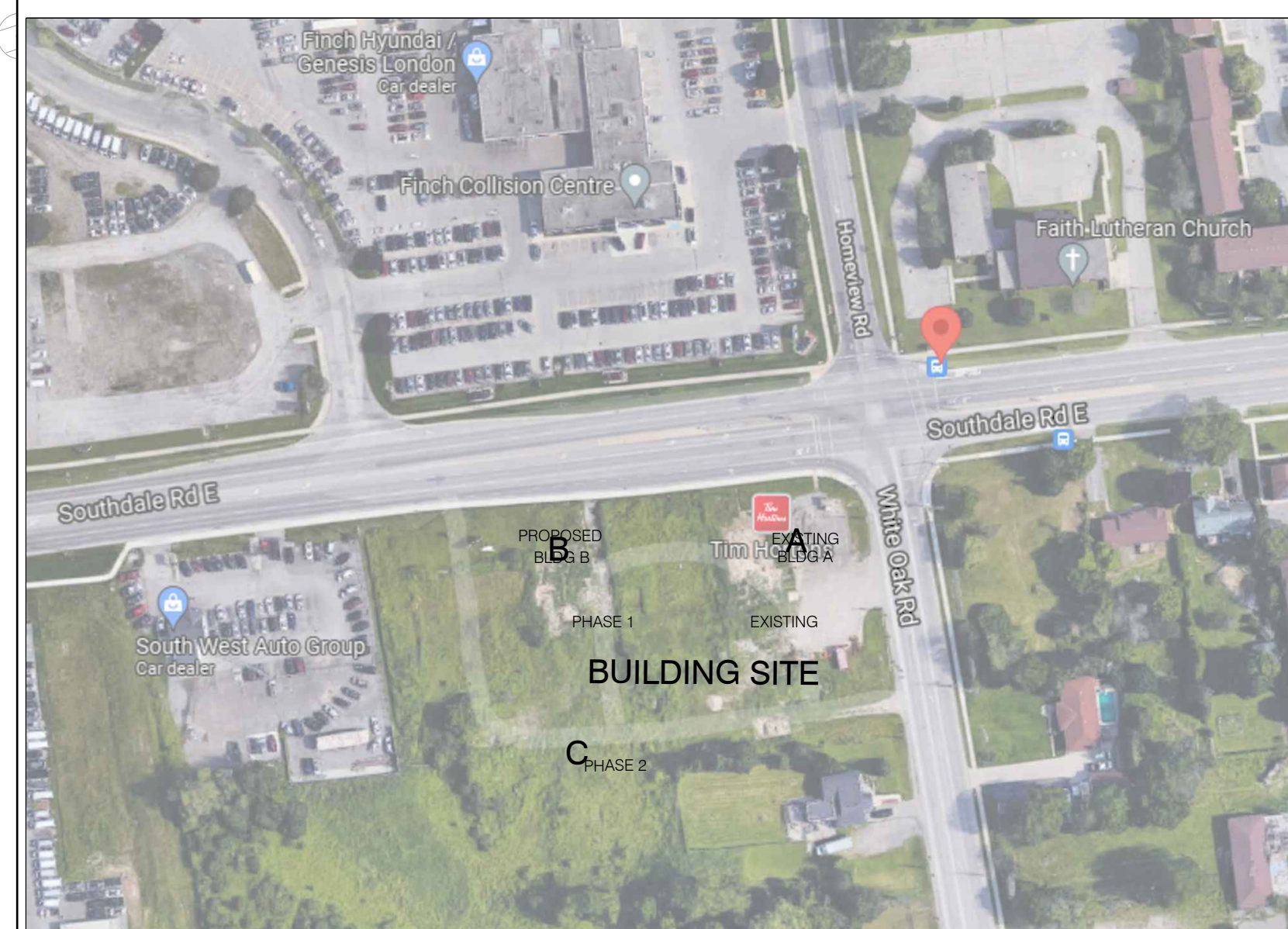
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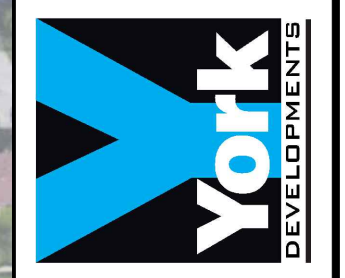
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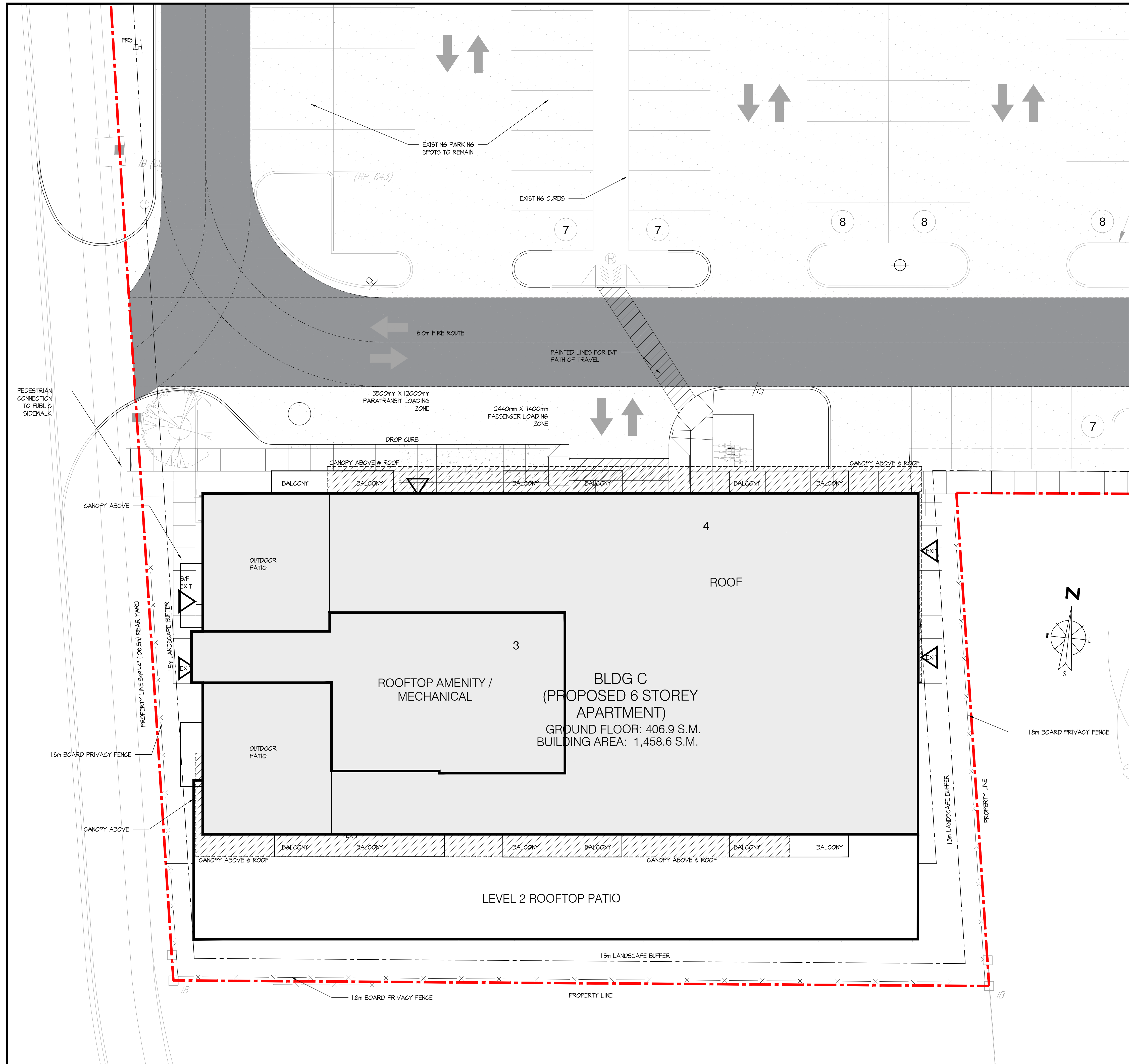


PARTIAL SITE PLAN
 PROPOSED BLDG B
 91 SOUTHDALÉ RD
 LONDON, ON



Project No: 1176
 Scale: 3/32" = 1'-0"
 Dwn/Chkd. By: RA/PA
 Date: AUG 15, 2021

Dwg. No: A103



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12. LANDSCAPED OPEN SPACE (% MIN.)		15% MIN.	33% BEFORE RW 24% AFTER RW
13. HEIGHT (MAX.)		12.0 m MAX.	BLDG B: ~7.04m BLDG C: 6 STOREYS ~ 23.5m
14. PARKING REQ.		PARKING AREA STANDARD 3- RESTAURANT (FASTFOOD/TAKEOUT) = 1 PER 20sqm EXISTING TIM HORTONS = 263sqm/20= 14 SPACES PROPOSED REST. = 467.3sqm/20= 24 SPACES PROPOSED APARTMENT @ 0.5 SPACES/UNIT = 28 SPACES TOTAL REQUIRED = 66 SPACES INCL: 1+3% B/F PARKING SPACES = 6 SPACES	TOTAL PROPOSED = 157 SPACES INCL: - TYPE A B/F = 3 SPACES - TYPE B B/F = 3 SPACES - PASSENGER LOADING = 2 SPACES - TYPE SURFACE PARKING = 130 SPACES - TYPE COVERED PARKING = 19 SPACES NOT INCL: - 12 COVERED TANDEM SPACES
15. BICYCLE PARKING		NON-RESIDENTIAL REQ'D BICYCLE @ 3 SPACES + 0.3 SPACES / 100 sqm GFA = 6 SPACES RESIDENTIAL SHORT TERM @ 0.1 = 6 SPACES LONG TERM @ 0.9 = 49 SPACES	NON-RESIDENTIAL = 14 SHORT TERM BICYCLES RESIDENTIAL = 6 SHORT TERM BICYCLES = 51 LONG TERM BICYCLES
16. PARKING SETBACK		3m FOR FRONT AND EXTERIOR YARDS	3m
17. GROSS FLOOR AREA (MAX.)		500 s.m. MAX. FOR EACH RESTAURANT	EXISTING BLDG A: 263 s.m. PROPOSED BLDG B: 467.3 s.m. PROPOSED BLDG C: 6,198.5 s.m.

- ### LEGEND
- FIRE ACCESS ROUTE
 - BICYCLE RACK
 - ASPHALT PAVING
 - CONC. SIDEWALK
 - PROPOSED BUILDING
 - FIRE FIGHTER/ BARRIER FREE ENTRY
 - FIRE FIGHTER/ BARRIER FREE ENTRY
 - POLE LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - SOFFIT MOUNTED LIGHT FIXTURE
 - FIRE ROUTE SIGN
 - SOUND ATTENUATION BARRIER/PRIVACY FENCE
 - CHAIN LINK FENCE

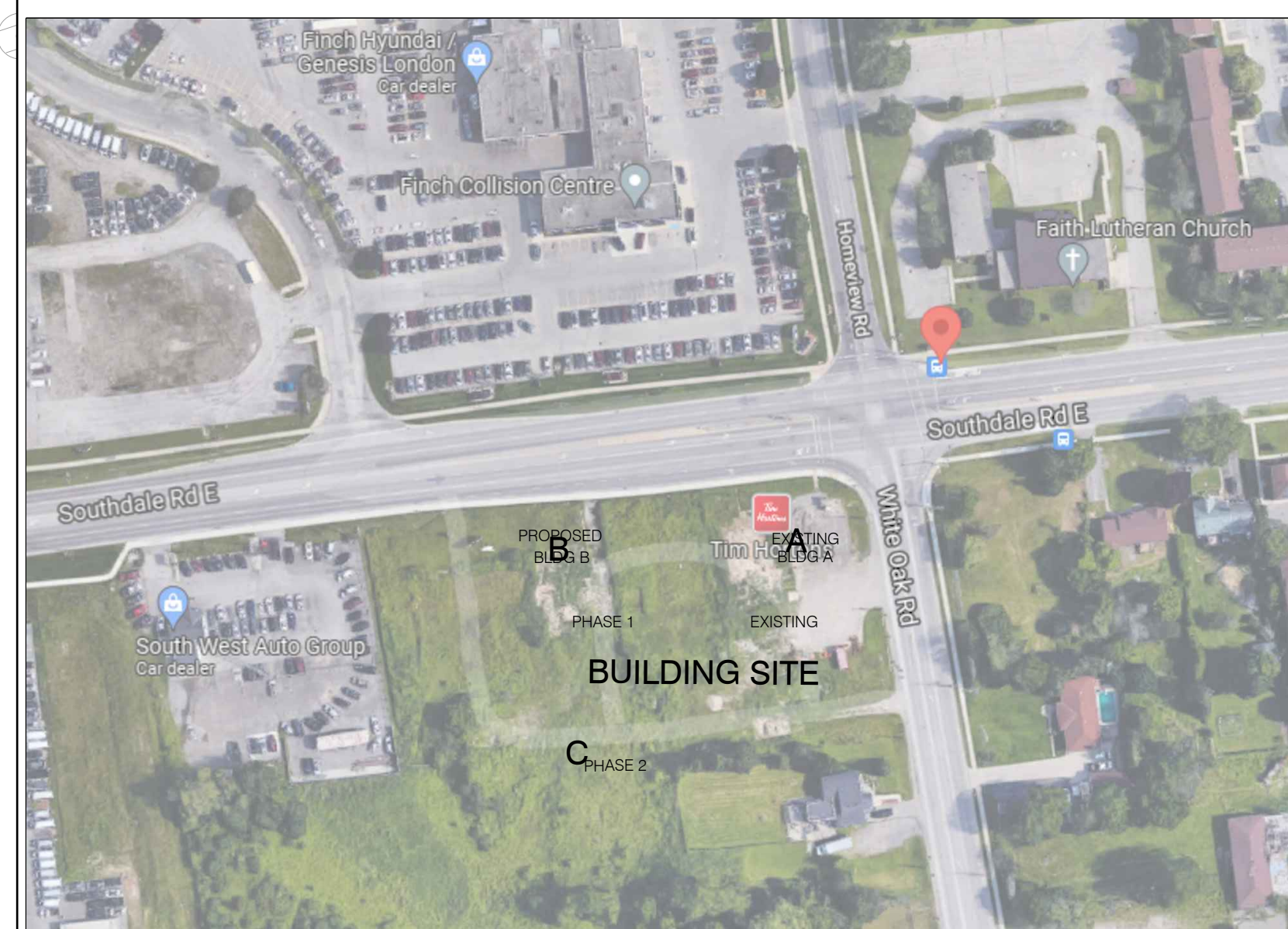
LEGAL DESCRIPTION

NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS, IE: SURVEYS, SOILS REPORTS, SITE SERVING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.



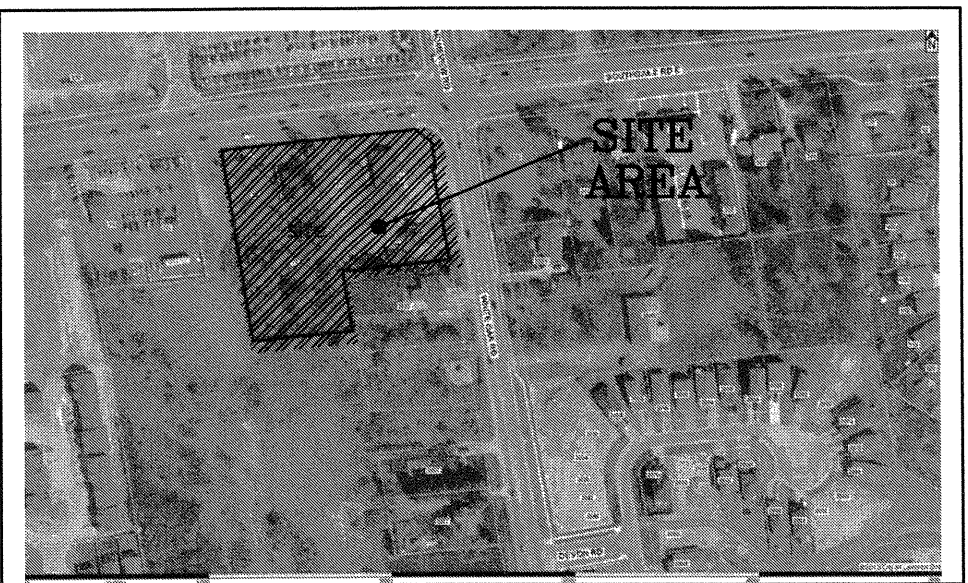
philip agar architect inc.
513 queens avenue, london, on n6b 1y3
tel. 519-452-7386 info@agar-archi.com

PARTIAL SITE PLAN

PROPOSED BLDG B
91 SOUTHDALÉ RD
LONDON, ON

Project No: 1176
Scale: 3/32"=10'
Dwn/Chkd. By: RA/PA
Date: AUG 15, 2021

A103



LOCATION MAP

NOTE: THE FOLLOWING OPSD ENGINEERING STANDARDS MAY BE USED ON THIS DEVELOPMENT: OPSD-400.110- CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE FLAT GRATE FOR CATCH BASINS, PERFORATED OPENINGS... OPSD-400.020- CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW FLAT GRATE... OPSD-401.010- MAINTENANCE HOLE, CAST IRON COVER AND SQUARE FRAME... OPSD-701.021- MAINTENANCE HOLE BENCHING DETAILS... OPSD-701.030- PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS - 1200 MM DIA... OPSD-704.010- MAINTENANCE HOLE AND CATCHBASIN PRECAST CONCRETE ADJUSTMENT UNITS

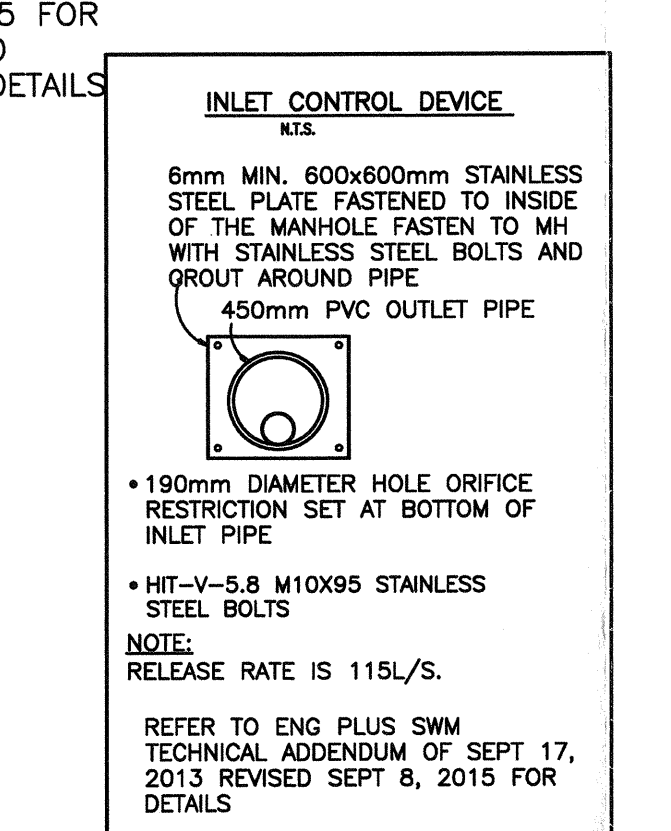
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INVERTS AND UTILITIES PRIOR TO CONSTRUCTION

OWNER TO REMOVE TEMPORARY ACCESS & RESTORE BLVD TO CITY STDS. WHEN ADAMS STREET IS CONSTRUCTED.

SAWOUT AND REMOVE ASPHALT, MILL JOINT AND REPLACE PAVEMENT STRUCTURE AS PER SR 1.1 & RESTORATION NOTE (TYP)

- SERVICE NOTES (ALL INSTALLATIONS AS PER CITY OF LONDON STANDARDS)
1. ABANDONED WATER SERVICES TO BE DISCONNECTED AT THE MAIN TO CITY OF LONDON STANDARDS.
2. ABANDONED STORM AND SANITARY PDC'S SHOWN ON THE PLAN OR ENCOUNTERED DURING CONSTRUCTION ARE TO BE EXCAVATED AT THE STREET LINE AND SEALED TO CITY STANDARDS.
3. ALL SANITARY AND STORM SEWER PIPE TO BE SDR 28, PVC, WITH A BEDDING AS PER OPSD 802.030 TYPE 1, INSTALLATION AS PER CITY OF LONDON STANDARDS.
4. ALL SEWERS AND APPURTENANCES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND THE CITY OF LONDON ENGINEERS DEPARTMENT.
5. MANHOLES TO BE 1200mm PRECAST CONCRETE WITH STEEL FRAME AND GRATE AS PER OPSD 701.010.
6. CATCH BASINS TO BE 600mm x 600mm PRECAST CONCRETE WITH CONCRETE LID, STEEL FRAME AND GRATE, OPSD 705.010. INSTALLATION AS PER CITY OF LONDON STANDARDS.
7. WATERMAIN TO BE CLASS 150 DR18 PVC C900. BEDDING FOR WATERMAIN AS PER CITY OF LONDON STANDARDS. CURB STOP TO BE AS PER CITY OF LONDON WATER DEPARTMENT STANDARDS.
8. ALL WATER WORKS CONSTRUCTION WITHIN THE PUBLIC ROAD ALLOWANCE SHALL CONFORM TO THE CURRENT STANDARDS & SPECIFICATIONS OF THE CITY OF LONDON WATER ENGINEERING DEPARTMENT.
9. ALL SERVICE TRENCHES SHALL BE BACKFILLED WITH SUITABLE ON SITE MATERIAL AND COMPACTED TO AT LEAST 80% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
10. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES, AN APPROVED SET OF PLANS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE UNTIL WORK IS COMPLETED.

ASPHALT RESTORATION: MINIMUM PAVEMENT STRUCTURE ON BOUNDARY ROADS PER CITY OF LONDON STANDARD OR MATCH EXISTING STRUCTURE, WHICHEVER IS GREATER
-50mm HL-3, COMPACTED TO 97% STANDARD MARSHALL DENSITY
-130mm HL-8, COMPACTED TO 97% STANDARD MARSHALL DENSITY
-150mm GRAN "A", COMPACTED TO 100% STD. PROCTOR MAX. DRY DENSITY
-610mm GRAN "B", COMPACTED TO 100% STD. PROCTOR MAX. DRY DENSITY



PARKING LOT PAVEMENT STRUCTURE table with columns for Pavement Class, HL3 Surface, HL8 Base, GRAN A Base, and GRAN B Base. Rows include Light Duty, Fire Route, and Fire Route with specific thicknesses for each layer.

STORM WATER MANAGEMENT
1. THE CALCULATED ALLOWABLE RUNOFF FROM THE SUBJECT SITE @ THE APPROVED RUNOFF CO-EFFICIENT C= 0.6 EQUALS APPROXIMATELY 115 LITRES PER SECOND.
2. A 190mm DIAMETER ORIFICE RESTRICTION WILL CONTROL FLOW RATE FROM THE SITE TO 115 LITRES PER SECOND.
3. BASED ON THE ABOVE CONTROLLED OUTFLOW, IN ORDER FOR THE SITE TO BE SELF-CONTAINED UP TO THE 100-YEAR STORM EVENT, APPROXIMATELY 130.5 CUBIC METRES OF STORMWATER STORAGE IS REQUIRED TO BE PROVIDED.
4. AT A MAXIMUM PONDING DEPTH OF 271.40 A TOTAL OF 138m³ OF STORAGE VOLUME IS AVAILABLE IN THE PAVED PARKING AREAS ABOVE THE CATCHBASINS TO A MAXIMUM PONDING DEPTH OF 300mm & IN THE SITE STORM SEWERS.

ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS AMENDED 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 ENGINEER.

ALL PLUMBING SHALL COMPLY WITH THE OBC, PART 7

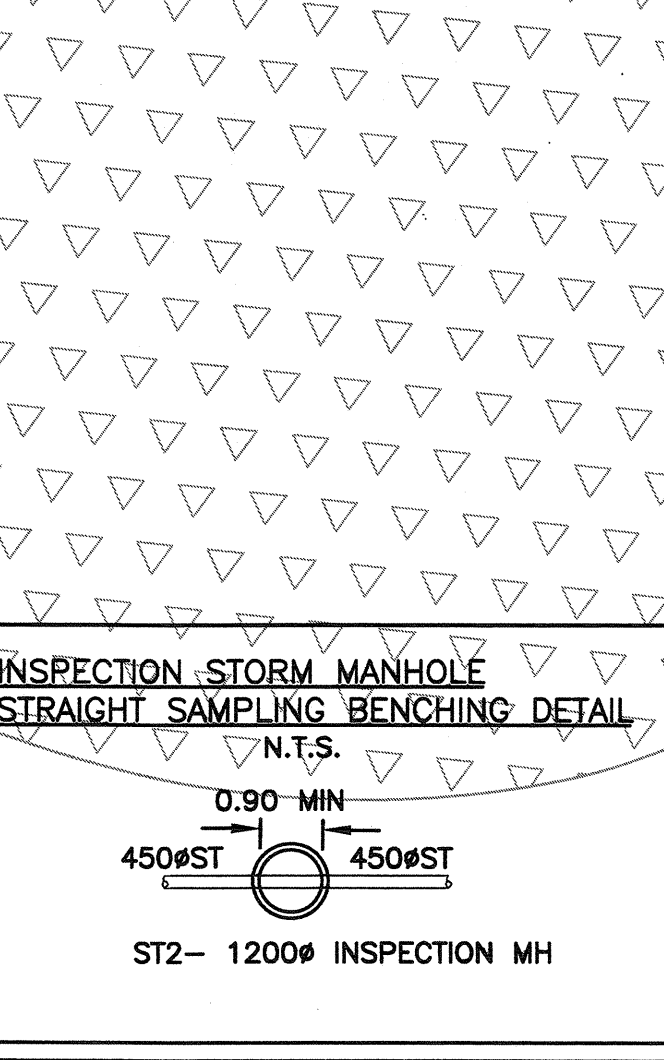
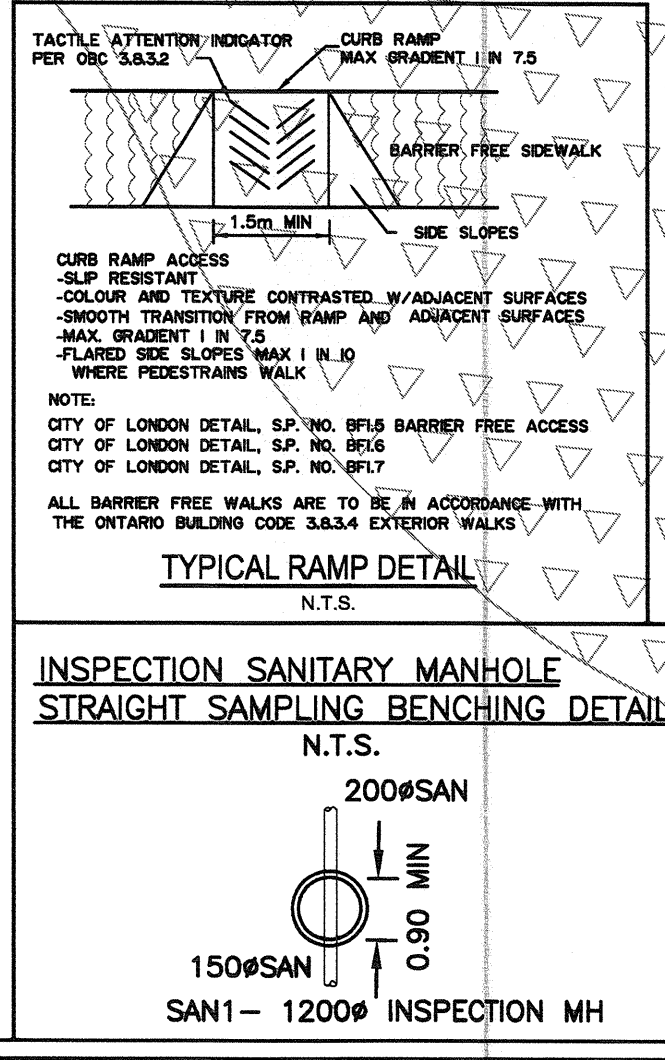
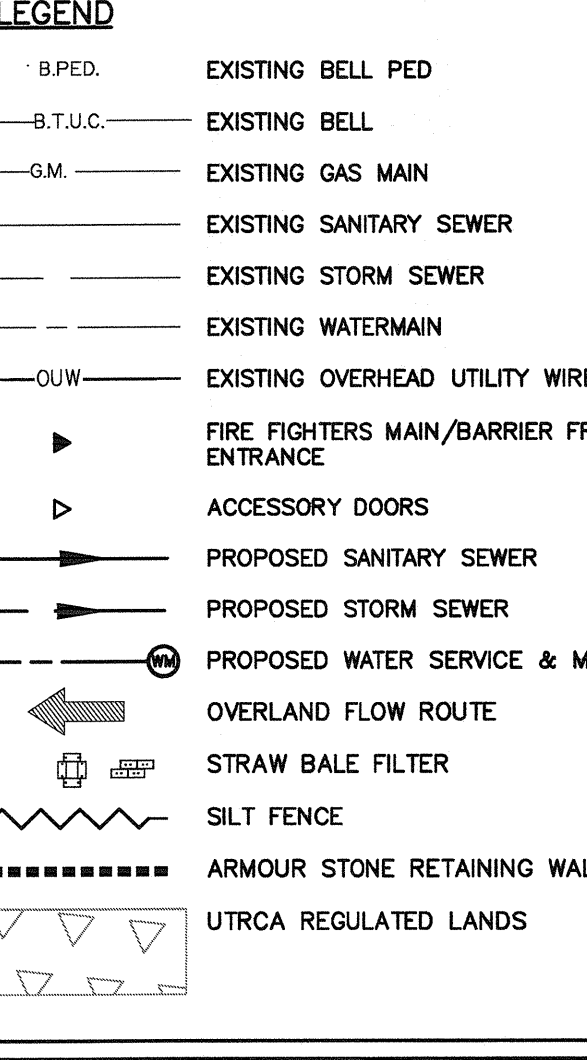
PLANS REVIEWED BY DRAGO MACAR, CHIEF BUILDING OFFICIAL

THE BUILDINGS ON THIS SITE COMPLY WITH SECTION B-3.1.19.1 OF THE ONTARIO BUILDING CODE REQUIRING MINIMUM SETBACK TO ABOVE GROUND ELECTRICAL CONDUCTORS

- GENERAL CONSTRUCTION NOTES
1. ALL MATERIALS AND DESIGNS TO BE IN ACCORDANCE WITH CITY OF LONDON STANDARDS AND ONTARIO PROVINCIAL STANDARD DOCUMENTS.
2. ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND 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 ENGINEER.
3. ALL SURFACES WITHIN THE CITY ROAD ALLOWANCE WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER, AT NO COST TO THE CITY.
4. CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF ALL SURFACE AND SUBSURFACE WATER.
5. ALL EXISTING UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN, ARE TO BE LOCATED AND MARKED PRIOR TO COMMENCING CONSTRUCTION. ANY UTILITY DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE APPROPRIATE AGENCY AT THE SOLE EXPENSE OF THE CONTRACTOR.
6. ALL CURB FACE CONCRETE SIDEWALKS 100mm THICK TO BE IN ACCORDANCE WITH CITY OF LONDON STANDARD SR-1.3.
7. ALL CITY SIDEWALKS DISTURBED BY CONSTRUCTION TO BE RESTORED AS PER CITY OF LONDON STANDARDS SR-1.0, SR-1.1, & SR-1.5. CONCRETE THICKNESS TO BE 150mm MIN. ACROSS DRIVEWAYS.
8. MINIMUM PAVEMENT STRUCTURE ON BOUNDARY ROADS PER CITY OF LONDON STANDARD OR MATCH EXISTING STRUCTURE, WHICHEVER IS GREATER
-50mm HL-3, COMPACTED TO 97% STANDARD MARSHALL DENSITY
-130mm HL-8, COMPACTED TO 97% STANDARD MARSHALL DENSITY
-150mm GRAN "A", COMPACTED TO 100% STD. PROCTOR MAX. DRY DENSITY
-610mm GRAN "B", COMPACTED TO 100% STD. PROCTOR MAX. DRY DENSITY
9. SANITARY SEWERS TO BE PVC SDR 28 TYPE 1 BEDDING.
10. STORM SEWERS TO BE RIBBED PVC, TYPE 1 BEDDING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SETTING OUT OF THE WORK. ALL WORK IMPROPERLY SET OUT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, REGARDLESS OF WHEN SUCH ERROR IS DISCOVERED.
13. ABANDONED STORM AND SANITARY PDC'S SHOWN ON THE PLAN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE EXCAVATED AT THE STREET LINE AND SEALED IN ACCORDANCE WITH CITY STANDARDS.
14. ANY GRADING AND/OR DRAINAGE ONTO ADJACENT LANDS SHALL BE SUBJECT TO PERMISSION OF THE AFFECTED LAND OWNER.
15. ALL EXISTING DRIVEWAYS THAT ARE NOT TO BE REUSED ARE TO BE REMOVED AND RESTORED TO CITY STANDARDS. THE WORK SHALL INCLUDE REPLACING BARRIER CURBS, REINSTATING CURB BOUNDARIES WITH 100mm TOPSOIL AND SOD AND REPLACING CONCRETE SIDEWALK, WHERE REQUIRED.
16. ALL SURFACES WITHIN THE CITY ROAD ALLOWANCE WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER, AT NO COST TO THE CITY.
17. ALL ABANDONED STORM AND SANITARY PDC'S SHOWN ON THE PLAN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE EXCAVATED AT THE STREET LINE AND SEALED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE ENGINEER.
18. CATCHBASINS TO BE EQUIPPED WITH 2-3m LONG PERFORATED SUB-DRAINS IN FILTER FABRIC SOCK AT SUB-GRADE LEVEL.

- TYPICAL WATERMAIN NOTES
1. ALL WATERMAIN CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LONDON WATER ENGINEERING DEPARTMENT AND ENVIRONMENTAL SERVICES DEPARTMENT.
2. WHERE COVER TO WATER SERVICES CROSSING SEWERS IS LESS THAN 1.7m THE SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH OF SERVICE. (SEE CITY OF LONDON DWG. NO. W-CS-68), OR PLACED UNDER THE SEWER IF THE MAXIMUM COVER DOES NOT EXCEED 2.13m.
3. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWMA C-500. ALL VALVES TO OPEN CLOCKWISE.
4. ALL WATERMAIN TO BE PVC C900, DR18 TYPE 1 BEDDING.
5. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS WITH STORTZ CONNECTION, OPENING CLOCKWISE, AS PER CITY OF LONDON STANDARD DRAWING W-CS-1.
6. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LONDON GENERAL SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.

APPROVED BY CITY OF LONDON Development Services JUN 14 2016 pursuant to the SITE PLAN CONTROL AREA 73, 77, 81 & 91 SOUTHDALE ROAD EAST AND 3021 WHITE OAK ROAD LONDON, ONTARIO SP15-029478



CITY OF LONDON Building PLANS REVIEWED BY DRAGO MACAR, CHIEF BUILDING OFFICIAL

THE BUILDINGS ON THIS SITE COMPLY WITH SECTION B-3.1.19.1 OF THE ONTARIO BUILDING CODE REQUIRING MINIMUM SETBACK TO ABOVE GROUND ELECTRICAL CONDUCTORS

Table with columns: EXISTING SERVICES, DRAWING #, SOURCE, DATE, CONSTRUCTED SERVICES, COMPLETION, DETAILS, No., REVISIONS, DATE, CONSULTANT, CONSULTANT OR DIVISION, ENGINEER'S SIGNATURE, OWNER, SCALE, and PROJECT No. (13.033).

ENG PLUS Engineers Landscape Architects and Building Designers 609 William St., Suite 100 LONDON, ON. N6B 301 tel. 519.436.6994 fax. 519.436.7052

PROFESSIONAL ENGINEER V. PHAM

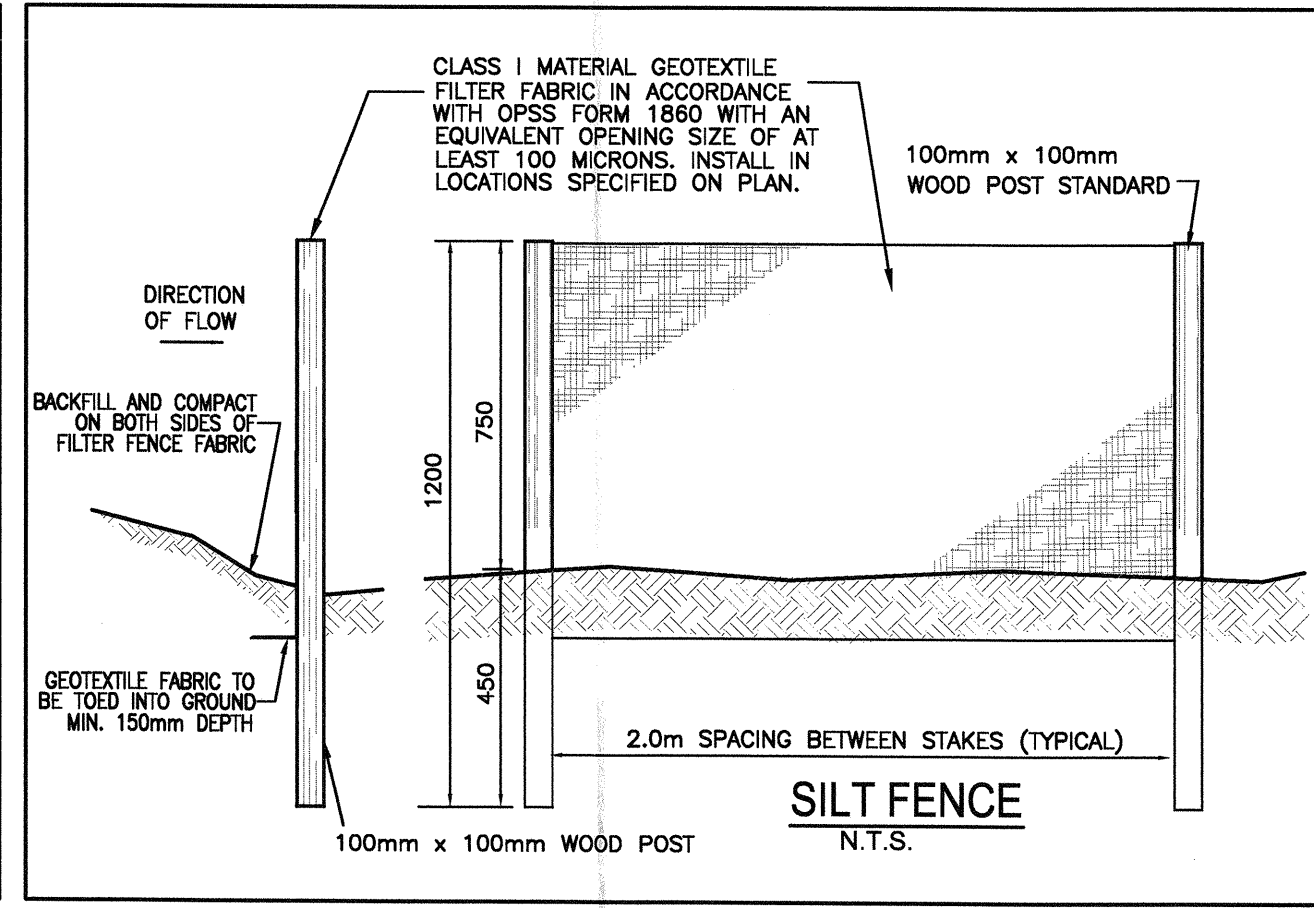
YORK DEVELOPMENTS 303 Richmond St. Suite 201 London ON N6B 2H8

SCALE 1:400 5.0m 10.0m

PROPOSED SERVICING PLAN PROJECT No. 13.033 SHEET No. 03 PLAN File No. 13.033 91 Southdale Road Site Plan

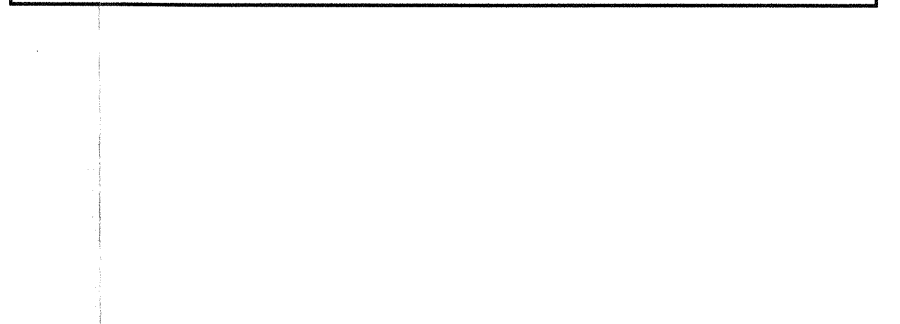
LEGEND

- 269.97 EXISTING ELEVATION
- X.E/P69.95 PROPOSED ELEVATION
- DRAINAGE BREAK
- SURFACE FLOW
- EXISTING TREE
- ← MAJOR OVERLAND FLOW ROUTE
- ▲ BARRIER FREE FIREFIGHTERS ENTRANCE
- △ ACCESSORY DOOR
- ~ SILT FENCE
- STRAW BALE FILTER
- BM-'B' BENCH MARK



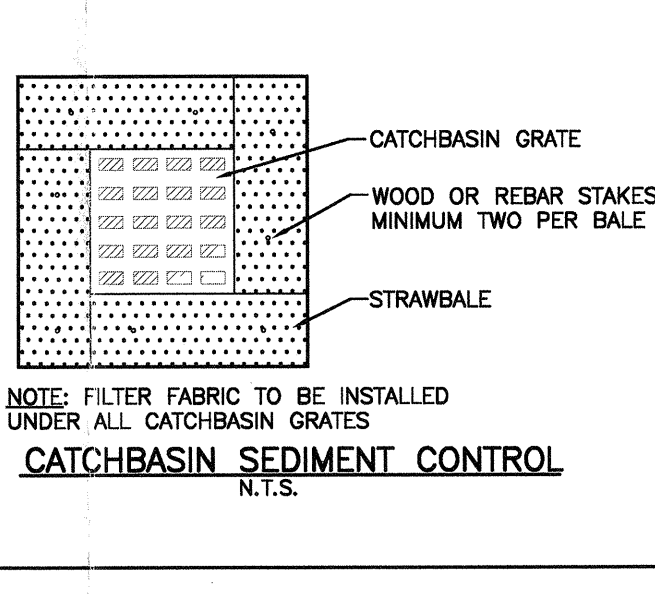
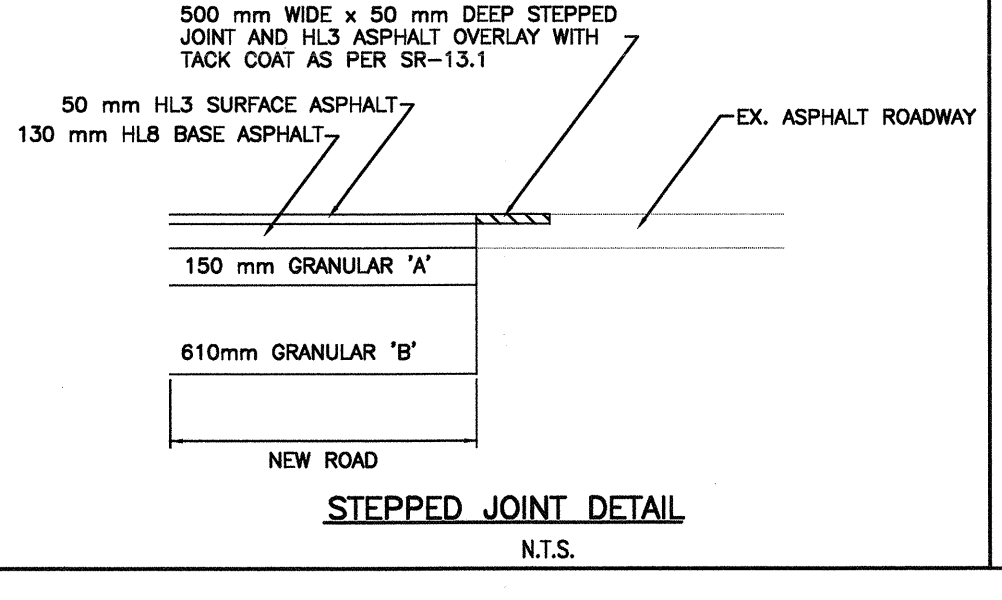
STORM WATER MANAGEMENT

1. THE CALCULATED ALLOWABLE RUNOFF FROM THE SUBJECT SITE @ THE APPROVED RUNOFF CO-EFFICIENT C= 0.6 EQUALS APPROXIMATELY 115 LITRES PER SECOND.
2. A 190MM DIAMETER ORIFICE RESTRICTION WILL CONTROL FLOW RATE FROM THE SITE TO 115 LITRES PER SECOND.
3. BASED ON THE ABOVE CONTROLLED OUTFLOW, IN ORDER FOR THE SITE TO BE SELF-CONTAINED UP TO THE 100-YEAR STORM EVENT, APPROXIMATELY 130.5 CUBIC METRES OF STORMWATER STORAGE IS REQUIRED TO BE PROVIDED.
4. AT A MAXIMUM PONDING DEPTH OF 271.40 A TOTAL OF 138m³ OF STORAGE VOLUME IS AVAILABLE IN THE PAVED PARKING AREAS ABOVE THE CATCHBASINS TO A MAXIMUM PONDING DEPTH OF 300mm & IN THE SITE STORM SEWERS.



RESTORATION NOTES:

- ASPHALT / CURB AREAS:**
- SAWCUT AND REMOVE EXISTING ASPHALT AND CURB & GUTTER WITH OPSD 600.010 AS INDICATED. TAKE PRECAUTIONS TO AVOID UNDERMINING OR DAMAGING EXISTING SERVICES OR EXISTING CURB & GUTTER. RESTORE EXISTING ROAD TO ORIGINAL CONDITION OR BETTER. ALL TO THE SATISFACTION OF THE CITY ENGINEER. ALL AT NO COST TO THE CITY.
 - PARTIAL DEPTH (50mm) MILL EXISTING ASPHALT AS PER SR-13.1 500MM AROUND PERIMETER AND APPLY ASPHALT TACK COAT PRIOR TO PLACEMENT OF SURFACE COURSE.
- BOULEVARD AREAS:**
- ALL DISTURBED BOULEVARDS TO BE RESTORED TO AS NEW CONDITION WITH MIN. 100mm TOPSOIL & SOD TO SATISFACTION OF LANDSCAPE ARCHITECT.
 - RESTORE DISTURBED SIDEWALKS TO ORIGINAL GRADES.



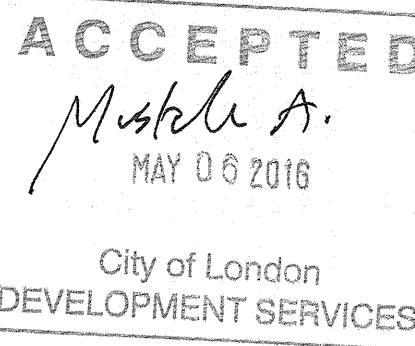
LOCATION MAP

GENERAL CONSTRUCTION NOTES FOR ENGINEERING DRAWINGS

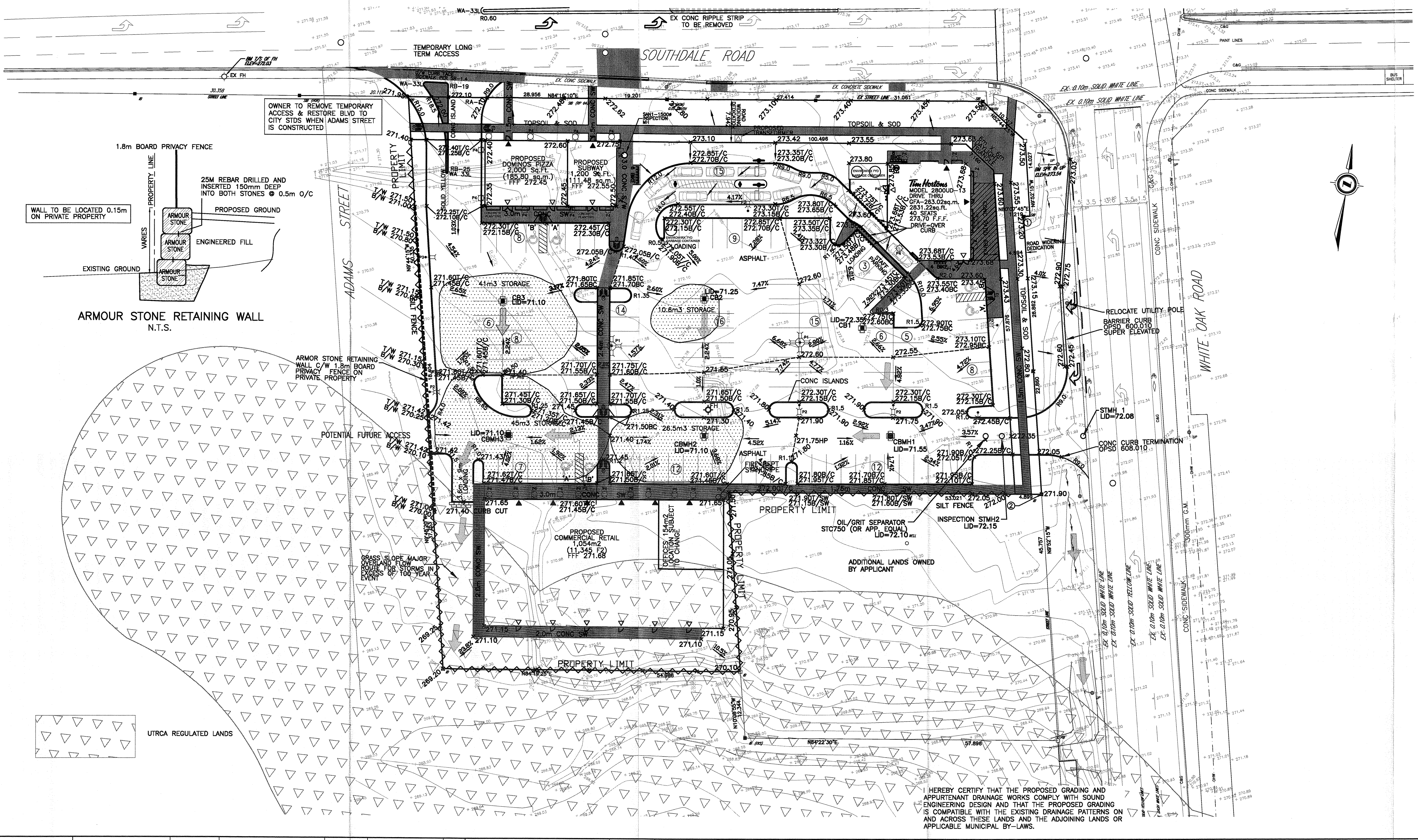
1. AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR SERVICES ON ANY EXISTING ROAD ALLOWANCE AND EXISTING SERVICES WITHIN AN EXISTING EASEMENT MAINTAINED BY THE CITY OF LONDON, THE DEVELOPER IS TO OBTAIN A PERMIT OF APPROVED WORK FROM THE ENGINEER AND SPECIAL EVENTS AND APPROVALS DIVISIONS OF THE ENVIRONMENTAL SERVICES DEPARTMENT AFTER DISCUSSIONS WITH THE STAFF OF WATER ENGINEERING, WASTEWATER AND DRAINAGE ENGINEERING AND TRANSPORTATION DIVISION.
2. NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED INTO THE STORM SEWER SYSTEM UNLESS THE STORM SEWER SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE CITY ENGINEER. SUMP PUMPS SHALL BE DISCHARGED TO STORM PRIVATE DRAIN CONNECTIONS.
3. THE STRUCTURAL DESIGN OF SEWERS IS BASED ON THE TRANSITION WIDTH UNLESS OTHERWISE NOTED.
4. ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND 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 PROJECT, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE DEVELOPER IS TO INFORM THE LONDON TRANSIT COMMISSION AT LEAST FOUR DAYS PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT IS AN L.T.C. BUS ROUTE WHICH WILL BE DISRUPTED BY CONSTRUCTION.
6. WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONC. SIDEWALK AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET FOR A NEW SUBDIVISION/DEVELOPMENT, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING "OPEN CUT" METHODS BUT SHALL BE MADE USING DRILLING OR BORING TECHNIQUES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT TO SUCH CURB, GUTTER, CONC. SIDEWALK OR WEARING SURFACE COAT OF ASPHALT; IT BEING UNDERSTOOD THAT THIS POLICY SHALL APPLY EXCEPT WHERE, IN THE OPINION OF THE CITY ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING AND BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
7. THE DEVELOPER IS TO NOTIFY THE DEVELOPMENT SERVICES DIVISION IN WRITING AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. FOR INFORMATION CONTACT 519 930-3500
8. THE DEVELOPER SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME INSPECTION DURING CONSTRUCTION AND A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED ON AN EXISTING CITY STREET OR EASEMENT.
9. THE DEVELOPER SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE ADEQUATE INSPECTION DURING CONSTRUCTION AND A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS WHICH ARE TO BE ASSUMED BY THE CITY.
10. THE UTILITIES CO-ORDINATING COMMITTEE MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE.
11. THE DEVELOPER IS TO MEET ALL REQUIREMENTS OF THE OWNERS OF THE UTILITIES ON THESE PLANS, AND MUST MAKE SATISFACTORY ARRANGEMENTS WITH THE UTILITY COMPANIES FOR CROSSING THEIR INSTALLATIONS AND FOR PROVIDING ADEQUATE PROTECTION DURING CONSTRUCTION.
12. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCES OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER.
13. THE SPECIFICATIONS FOR THE DESIGN OF THE STREETS IN CONJUNCTION WITH THIS DEVELOPMENT HAVE BEEN BASED ON A TWENTY YEAR LIFE EXPECTANCY.
14. SEWAGE SAMPLING MAINTENANCE HOLES, BUILT TO THE CITY OF LONDON STANDARDS, ARE TO BE PROVIDED FOR EACH INDIVIDUAL COMMERCIAL AND INDUSTRIAL LOT, ACCORDING TO THE BY-LAW NO. WM-2 AT THE TIME THESE BLOCKS ARE DEVELOPED.
15. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER
16. ALL WORK IN THE CITY ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND 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 ENGINEER.

EROSION AND SILTATION CONTROL

1. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN IN PLACE UNTIL RESTORATION COMPLETE.
3. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
4. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
5. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
6. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
7. PROTECT ALL CATCHBASINS, MAINTENANCE HOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270r OR EQUAL).
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
9. PREVENT WIND BLOWN DUST.
10. STRAW BALES TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION.
11. STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUN OFF.
12. ALL SEDIMENT AND EROSION CONTROL MEASURE TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.



APPROVED
CITY OF LONDON
Development Services
JUN 14 2016
pursuant to the
SITE PLAN CONTROL AREA
BY-LAW



EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
	SWM, SEWERS & MAIL'S				DESIGN	4.	REV'D PER 3RD SUBMISSION COMMENTS- DEC. 16, 2013	FEB. 26, 2014	ENG PLUS LTD.
	STAL, SEWERS, C.B.S. & MAIL'S				DRAWING	5.	REV'D PER 4th SUBMISSION COMMENTS & APPROVAL	MAR. 19, 2014	ENG PLUS LTD.
	GRANULAR BASE				CHECKED	6.	REV'D LAYOUT ADD'D C. STONE, TR. TROTTERS & SUBURBY	APRIL 8, 2014	ENG PLUS LTD.
	CURB & GUTTERS				APPROVED	7.	REV'D LAYOUT RE CLIENT INSTRUCTIONS	JUNE 23, 2015	ENG PLUS LTD.
	SIDEWALKS				DATE	8.	ADD'D PH 2 LANDS, REV'D PER PRECONSULTATION MTO	SEPT. 9, 2015	ENG PLUS LTD.
	ASPHALT				DATE	9.	ADD'D WHITE OAK RD RIGHT TURN LANE	SEPT. 30, 2015	ENG PLUS LTD.
						10.	REV'D PER 1ST RESUBMISSION COMMENTS	DEC. 23, 2015	ENG PLUS LTD.
						11.	ADD'D LIGHTING	JAN 15, 2016	ENG PLUS LTD.
						12.	ADD'D LOADING BAYS, REV'D PARKING TOTALS	JAN 21, 2016	ENG PLUS LTD.
						13.	REV'D CENTER ISLE SW ELEVATIONS	FEB 16, 2016	ENG PLUS LTD.
						14.	REV'D DRIVE THROUGH	FEB 25, 2016	ENG PLUS LTD.
						15.	REV'D PER CITY COMMENTS	MAY 11, 2016	ENG PLUS LTD.
						16.	REV'D PER SW COMMENTS	MAY 12, 2016	ENG PLUS LTD.
						17.	ADD'D REAR SW & STAMP	APR 22, 2016	ENG PLUS LTD.

ENG PLUS
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ENGINEER'S SEAL
LICENSED PROFESSIONAL ENGINEER
V. PHAM
PROVINCE OF ONTARIO

YORK DEVELOPMENTS
303 Richmond St. Suite 201 London ON N6B 2H8

SCALE - 1 : 400
5.0m 0 10.0m

TITLE
**73, 77, 81 & 91 SOUTHDALE ROAD EAST
AND 3021 WHITE OAK ROAD**
LONDON, ONTARIO
SP15-029478

PROPOSED GRADING &
EROSION CONTROL PLAN

PROJECT No. **13.033**
SHEET No. **04**
PLAN FILE No. **13.033 91 Southdale Road Site Plan**

PRINTED ON: Apr 22, 2016, 3:30pm FILE NAME: P:\Engineering\13.033 91 Southdale & WhiteOak\Site Plan\MAP 7, 2016 SITE PLAN REVISED PER CITY INCLUDING LAYOUT.dwg



Sanitary Service Design Sheet

2024 Sanitary Design Criteria

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

Residential 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/unit
 High Density Residential (Apartment Buildings) = 150-300 Units/hectare @ 1.6 people/unit
 Commercial = 100 people/hectare

Date: October 1, 2024
 Job Number: SBM-22-0101
 Client: York Developments
 Project: Proposed Mixed Use Development
 Location: 91 Southdale Road E., London ON
 Designed By: MA
 Reviewed By: KC

Location			Area		Population						Sewage Flows			Sewer design					
Area No.	From MH	To MH	Delta Hectare	Total Hectare	Res Units Per Hectare	Res Pop Per Unit/Lot	Comm People Per Hectare	No. of Units/Lots	Delta Pop.	Total Pop.	Infilt L/S	Sewage L/S	Total L/S	n	Pipe Slope %	Dia. mm	Capacity L/S	Velocity m/s	
NSA4(6) Commercial Zoning Allowable Flow Calculations (Existing Conditions)																			
	Site	Sewer	1.00	1.00			100		100	100	0.10	1.24	1.34						
	Site	Sewer	0.88	0.88			100		88	88	0.09	1.10	1.19						
Proposed Conditions																			
	Site	Sewer	0.15	0.15		1.6		55	88	88	0.01	1.10	1.11	0.013	1.00%	150	15.24	0.86	
	Site	Sewer	0.74	0.88		0	100		74	162	0.09	1.98	2.07	0.013	6.96%	200	86.58	2.76	

Existing servicing records based on Eng Plus Civil Design sheets sealed Jan 4, 2016 and proposed development based on the Site Plan dated October 24, 2022 by Philip Agar Architect Inc.