

GENERAL NOTES:

- 1. THE OWNER'S PROFESSIONAL ENGINEER IS REQUIRED TO FIELD REVIEW THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT IN ACCORDANCE WITH THE GENERAL REVIEW COMMITMENT CERTIFICATION PROCESS. THE OWNER'S CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE SITE SERVICES.
- 2. THE OWNER/OWNER'S CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME ONSITE REVIEW DURING CONSTRUCTION ON AN EXISTING MUNICIPAL STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ONTARIO BUILDING CODE (OBC) AND ANY APPLICABLE STATUTES, REGULATIONS, CODES AND BY-LAWS.
- 4. STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

- 1. REFER TO THE SITE PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
- 2. THE OWNER'S CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER (SBM) FOR FINAL ONSITE REVIEW. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO REQUIRED ONSITE REVIEW.
- 3. THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
- 4. THE OWNER'S CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM SBM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SBM IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
- 5. PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER OUTLET INFORMATION, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEERS.
- 6. PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
- 7. STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PILE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
- 8. OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND OWNER'S CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
- 9. THE OWNER'S CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR THE SATISFACTION OF THE MUNICIPAL ENGINEER.
- 10. THE CONTRACTOR SHALL INFORM THE LONDON TRANSIT COMMISSION (L.T.C.) AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ON ANY STREET THAT IS AN L.T.C. BUS ROUTE THAT WILL BE AFFECTED BY CONSTRUCTION.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR:
 - 11.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE AND TO REPORT ON AS-BUILT DRAWINGS.
 - 11.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
- 12. NO FOUNDATION DRAIN 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 MUNICIPAL ENGINEER.
- 13. WORK ON OR ADJACENT TO THE MUNICIPAL CITY RIGHT OF WAY (R.O.W.) SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 CURRENT EDITION AND THE ONTARIO TRAFFIC MANUAL BOOK 18 CURRENT EDITION.
- 14. THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER OREG 406/19 'ON-SITE AND EXCESS SOIL MANAGEMENT'

SURFACE WORKS NOTES:

- 1. 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. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN CITY R.O.W.
- 2. ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE CITY RIGHT OF WAY TO THE SATISFACTION OF THE CITY ENGINEER, ALL AT NO COST TO THE CITY.
 - 2.1. GRASSED AREAS TO BE RESTORED w/ 100mm TOPSOIL + SOD.
 - 2.2. CONCRETE SIDEWALK TO CULV. STANDARD SR-1.0.
 - 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.110 (ON-SITE & ROUNDABOUT ISLAND BARRIER CURB), OPSD 600.040 (BLACKWELL BOULEVARD/ROB PANZER ROAD BARRIER CURB & GUTTER).
 - 2.4. ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:
 - 2.4.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) MIN.).
 - 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C6.
 - 2.4.3. MIN. RECOMMENDED ON-SITE LIGHT-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
 - 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
 - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
 - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
 - 300mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
 - 2.4.4. MIN. RECOMMENDED ON-SITE HEAVY-DUTY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
 - 50mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
 - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
 - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
 - 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
 - 2.4.5. ASSUMED EXISTING BLACKWELL BOULEVARD/ROB PANZER ROAD/FANSHAWE PARK ROAD EAST/HIGHBURY AVENUE NORTH PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (TACK COAT REQUIRED PER SUPPLEMENTAL STANDARDS FOR ROADS 310.07.03 IF INSTALLED MORE THAN 2 WEEKS AFTER BINDER ASPHALT)
 - 90mm HL8 BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY (2 LIFTS OF 45mm)
 - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
 - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMDD
 - 450mm OF GRANULAR 'B' COMPACTED TO 100% SPMDD
 - 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 'CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING'.
 - 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL MATCH EXISTING THICKNESS OR BE MIN 100mm THICK, 32 MPa AT 28 DAYS c/w 5-8% AIR ENTRAINMENT, SLUMP OF 80mm (±20mm) OR 30mm (±10mm) WHEN USING A FORMING MACHINE AND TEMPERATURE BETWEEN 10-28°C. ON MIN 100mm THICK GRANULAR 'A' COMPACTED TO 100% SPMDD.
- 3. ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGES TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

UTILITIES NOTES:

- 1. ALL WORK FOR COORDINATION, DESIGN, AND CONSTRUCTION OF UTILITIES IS BY OTHERS. SBM DESIGN AND DRAWINGS ARE FOR MUNICIPAL SERVICING ONLY. ANY UTILITY INFORMATION SHOWN IS FOR REFERENCE/COORDINATION PURPOSES ONLY AND MAY NOT BE ACCURATE.
- 2. UTILITY PROVIDERS MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE. ALL EXISTING UNDERGROUND SERVICE OR UTILITIES WITHIN THE LIMITS OF THE CONSTRUCTION SITE SHALL BE LOCATED AND MARKED. ANY UTILITIES, DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED OR REJECTED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
- 3. ALL EXISTING UNDERGROUND UTILITY (TELEPHONE, HYDRO, GAS, CABLE, SEWER, WATERMANS, ETC.) THAT WILL BE CROSSED UNDER DURING THE INSTALLATION OF SERVICES FOR THIS DEVELOPMENT SHALL BE SUPPORTED, AS MAY BE REQUIRED BY THE OWNERS OF THE UTILITY BEING CROSSED UNDER.
- 4. OWNER'S CONTRACTOR TO LOCATE/FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 5. OWNER'S CONTRACTOR TO COORDINATE WITH UTILITIES PROVIDER FOR BRACING, DECOMMISSIONING AND/OR RELOCATION OF EXISTING GAS, HYDRO, TELEPHONE, CABLE, ETC. SERVICES, IF REQUIRED.

REFERENCE DOCUMENTS:

- 1. STONEY CREEK SOUTH SUBDIVISION PHASE 1 PLANS BY WHITNEY ENGINEERING STAMPED AUGUST 9, 2016.
- 2. TOPOGRAPHIC SURVEY BY MTE DATED OCTOBER 28, 2022.
- 3. STONEY CREEK SOUTH SUBDIVISION PHASE 2 BY MTE/WHITNEY ACCEPTED BY CofL DECEMBER 2, 2020.
- 4. SITE PLAN PROVIDED BY PATRICK DAVID TROTTER ARCHITECTS DATE MARCH 2024.
- 5. DESIGN BRIEF PREPARED BY STRIK, BALDINELLI MONIZ (SBM), PROJECT NO. SBM-22-1747, DATED FEBRUARY 2024.
- 6. LANDSCAPE DESIGN BY DAN WAGANT DATED FEBRUARY 2024.
- 7. RECORD DRAWINGS OBTAINED FROM CofL DRAWING FILE No. 24331, 24325, 24330 & 24324.
- 8. TOPOGRAPHIC SURVEY BY LDS DATED JUNE 27, 2021 MODIFIED PER INSTRUCTIONS FROM LDS RECEIVED BY EMAIL SEPTEMBER 15, 2022 BY RELOCATING BASED ON COMMON LINENWORK WITH AGM PLANS.
- 9. OFF-SITE WORKS PLANS BY SBM, PROJECT NO. SBM-22-1747, DATED FEBRUARY 2024.

SERVICING NOTES:

- 1. ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF LONDON'S STANDARDS AND SPECIFICATIONS, THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, AND THE CURRENT EDITION OF THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (M.E.C.P.) DESIGN GUIDELINES FOR SEWAGE WORKS.
- 2. ALL SITE SERVICES SHALL BE INSTALLED TO 1.0m OUTSIDE FOUNDATION WALL (PER OBC DEFINITION, WITHIN 1m IS MECHANICAL SCOPE) INFORMATION TO BE COORDINATED WITH MECHANICAL.
- 3. ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE ROAD ALLOWANCE, SERVICES, UTILITIES, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMDD (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPACTIBLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
- 4. REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING REGISTRY AND PERMITS (INCLUDING THE M.E.C.P.'S PERMIT TO TAKE WATER AND REGISTRATION, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. CONNECTIONS FROM FOUNDATIONS, WEEPING TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM AND SHALL BE IN ACCORDANCE WITH THE CITY OF LONDON'S DRAINAGE BY-LAW WM-4.
- 6. ALL PROPOSED STORM SEWER PIPE SHALL BE PVC SMOOTH WALL (CSA B182.2) (100φ TO 600φ) OR RIBBED (CSA B182.4) (200φ TO 600φ) OR HDPE (CSA B182.8) (200φ TO 600φ) OR NON-REINFORCED CONCRETE (CAN/CSA 257.2) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.2) (100φ TO 600φ) OR RIBBED (CSA B182.4) (200φ TO 600φ) OR NON-REINFORCED CONCRETE (CAN/CSA 257.1) (100φ TO 600φ) OR REINFORCED CONCRETE (CAN/CSA 257.2). PVC PIPE SHALL BE LAID WITH TYPE 1 BEDDING UNDER 4.5m OF COVER AND TYPE II BEDDING OVER 4.5m OF COVER. CONCRETE PIPE SHALL BE LAID WITH CLASS B (B1 OR B2) BEDDING. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS). REFER TO THE CITY OF LONDON'S DRAWING SW-1.0.
- 7. CLASS BI BEDDING (CRUSHED STONE) TO EXTEND FROM THE INLET AND OUTLET PIPES OF ANY MAINTENANCE HOLE IN THE CITY ROW FOR A DISTANCE OF 5.0m. REFER TO THE CITY OF LONDON'S DRAWING SW-1.0.
- 8. THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.22m ON-SITE OR 1.5m IN THE CITY ROW FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER OPSD 3090.101 'FOUNDATION, FROST PROTECTION DEPTHS FOR SOUTHERN ONTARIO' OR GEOTECHNICAL REPORT, WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER THE CITY OF LONDON'S DRAWING W-C8-68 'INSULATION OF WATERMANS AND OFFSETS'.
- 9. ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
- 10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS. ALL STRUCTURES TO BE DESIGNED TO RESIST BUOYANCY IF REQUIRED.
- 11. ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MAINTENANCE HOLES 1200φ & LARGER TO HAVE 0.3m SUMP AS PER OPSD 701.010.
- 12. 3.0m LENGTHS OF 150mm DIAMETER PERFORATED FILTER WRAPPED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO TWO SIDES OF EACH CATCHBASIN AND CATCHBASIN MAINTENANCE HOLE WITHIN PAVED AREAS. THE SUBDRAINS ARE TO BE LOCATED JUST BELOW SUBGRADE ELEVATION.
- 13. BUILDING FOOTINGS ARE TO BE STEPPED DOWN (SEE STRUCTURAL DRAWINGS BY OTHERS) TO ALLOW SERVICES TO PASS THROUGH THE FOUNDATION WALL NOT UNDER THE FOOTING.
- 14. MAINTENANCE HOLES TO BE CONSTRUCTED OF PRE-CAST CONCRETE. ALL MAINTENANCE HOLES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS. ALL STRUCTURES TO BE DESIGNED TO RESIST BUOYANCY IF REQUIRED.
- 15. ENSURE MINIMUM OF 1' ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
- 16. RUNG SIZE IN MAINTENANCE HOLES IS TO BE 300mm MIN. AND A MAX. OF 600mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
- 17. WATERMANS 250mm AND ABOVE MUST BE RESTRAINED FOR 30.0m IN EITHER DIRECTION OF DEAD END/VALVE.
- 18. WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONCRETE SIDEWALKS, AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET IN A NEW SUBDIVISION, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING 'OPEN CUT' METHODS BUT SHALL BE MADE USING TRENCHLESS TECHNOLOGIES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/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 OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
- 19. ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
- 20. ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION OPENING CLOCKWISE AS PER THE CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
- 21. ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO AWMA C500 AND EPOXY COATED TO AWMA C550 AND ARE TO OPEN CLOCKWISE.
- 22. INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LONDON'S STANDARDS AND SPECIFICATIONS.
- 23. SEPARATION BETWEEN BURIED WSC & PDC AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. "PROTECTION FROM FROST" OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.
- 24. WATER SERVICE TO BE PEX AND ALL WATER PIPE TO HAVE 12AWG TRACER WIRE INSTALLED ON ALL PVC WATERMANS, VALVES, AND FIRE HYDRANTS. APPROVED TRACER WIRE FOR OPEN CUT INSTALLATION: COPPERHEAD 1230-1H". WATERMAIN TO BE INSTALLED WITH 1.7m-1.9m COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS AS PER THE CITY'S STANDARD CONTRACT DOCUMENTS. PROVIDE PIPE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
- 25. WATERMANS/SERVICES SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN/SERVICE AND SEWER MAINS AS OUTLINED IN THE CURRENT EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" SECTION F-6-1 "PROCEDURES TO GOVERN SEPARATION OF SEWERS AND WATERMANS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.4. "PROTECTION FROM FROST" OF THE CURRENT EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED.
- 26. ALL SUBSTITUTIONS MUST BE APPROVED BY THE CITY ENGINEER.
- 27. THE ELEVATION OF THE GROUND WATER TABLE IS UNKNOWN. CONTRACTOR TO ADVISE SBM IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS; FURTHER REVIEW/INVESTIGATION BY A GEOTECHNICAL ENGINEER MAY BE REQUIRED. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OPERATIONS, CIVIL STRUCTURES ARE TO BE DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT/BUOYANCY FORCES. PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW

LEGEND:

Legend table listing symbols for existing spot elevation, proposed spot elevation, existing catch basin, proposed catch basin, existing cleanout, proposed sanitary cleanout, proposed storm cleanout, existing maintenance hole, proposed storm maintenance hole, proposed sanitary maintenance hole, proposed swale, proposed slope, proposed drainage direction, existing overland flow route, proposed overland flow route, proposed sign, existing storm sewer, proposed storm sewer, existing sanitary sewer, proposed sanitary sewer, existing watermain, proposed watermain, existing fire hydrant, proposed fire hydrant, existing water valve, proposed water valve, existing water meter, proposed water meter, proposed curb stop, proposed sump pump, proposed ramp, top of curb, break of flange on fire hydrant, edge of pavement, ground elevation at top of retaining wall, bottom of retaining wall, high point, low point, top of lid, top of finished garage slab at garage door, building entrance, overhead door, driveway window, proposed light-duty asphalt, proposed heavy-duty asphalt, proposed concrete, proposed retaining wall, approximate extents of ponding, approximate extents of servicing installation, mill/pave lap joint as per detail on this page, limits of drainage area, proposed silt sack, proposed straw bale barrier, existing building, proposed building, proposed silt fence, limits of subject property, revision cloud and number corresponding to title block.

LEGAL INFORMATION

PART OF LOT 9, CONCESSION 5 IN THE CITY OF LONDON COUNTY OF MIDDLESEX

SITE BENCHMARK:

SITE BENCHMARK #1 MONUMENT TYPE: BOLT LOCATION: NORTH PARK COMMUNITY CHURCH NO1510 FANSHAWE PARK ROAD EST. BOLT SET IN THE SOUTHWEST FACE OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.48m FROM THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK. GEODETIC ELEVATION: 260.929m (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

SITE BENCHMARK #2 MONUMENT TYPE: BOLT LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF HIGHBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m, SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP. GEODETIC ELEVATION: 260.902m (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

LIST OF COMMON STANDARDS:

Table listing Ontario Provincial Standards (OPSD) and City of London Standards for various construction elements like silt fence barriers, sediment traps, concrete sidewalks, etc.

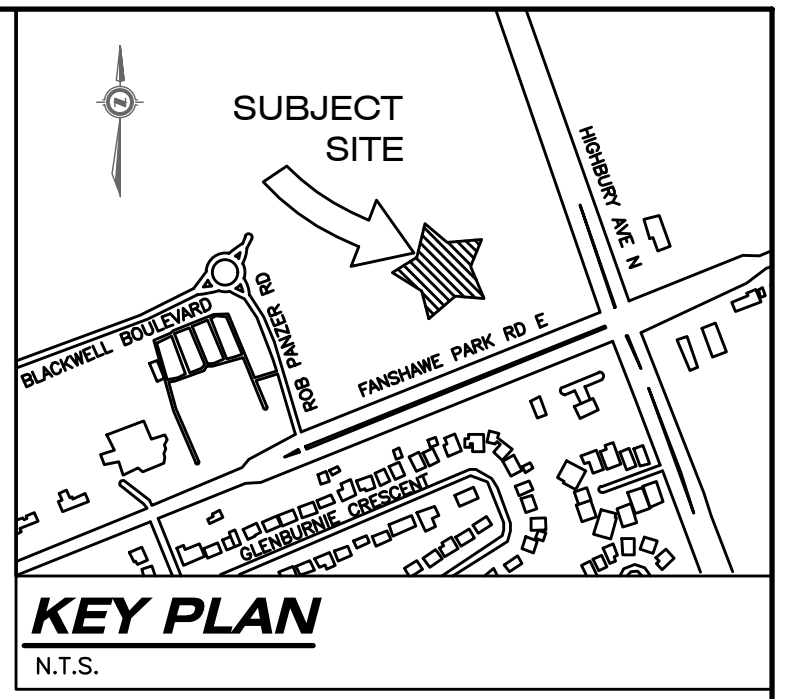


Table listing items requiring engineer's review, including shop drawings for retaining walls, product specifications for sewers, and mandrel testing results.

Table listing items requiring engineer's review, including erosion and sediment control measures, servicing in municipal right-of-way, on-site storm servicing, and stormwater management controls.

LIST OF DRAWINGS

Table listing drawing sheets (SHEET C1 to C7) and their corresponding titles, such as 'NOTES AND LEGEND', 'OVERALL EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN', etc.

NOTE: SEE OFF-SITE WORKS PACKAGE FOR EXTERNAL WORKS PLANS.

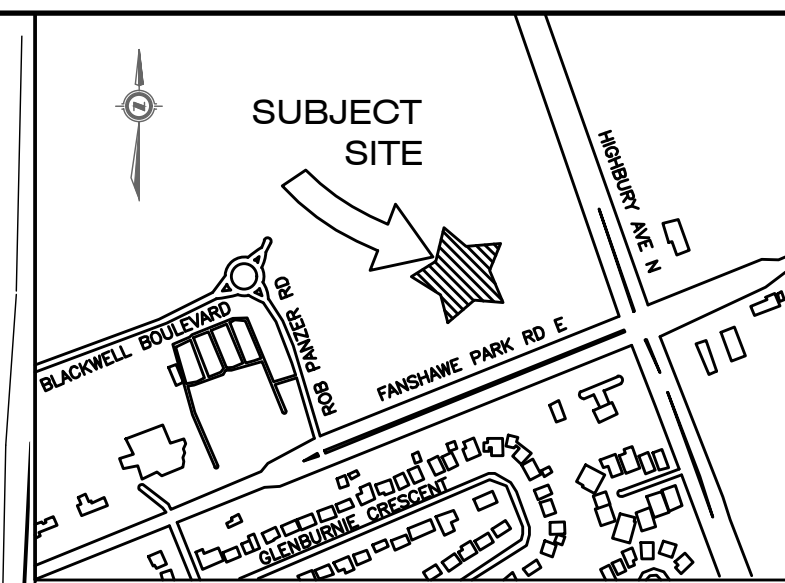
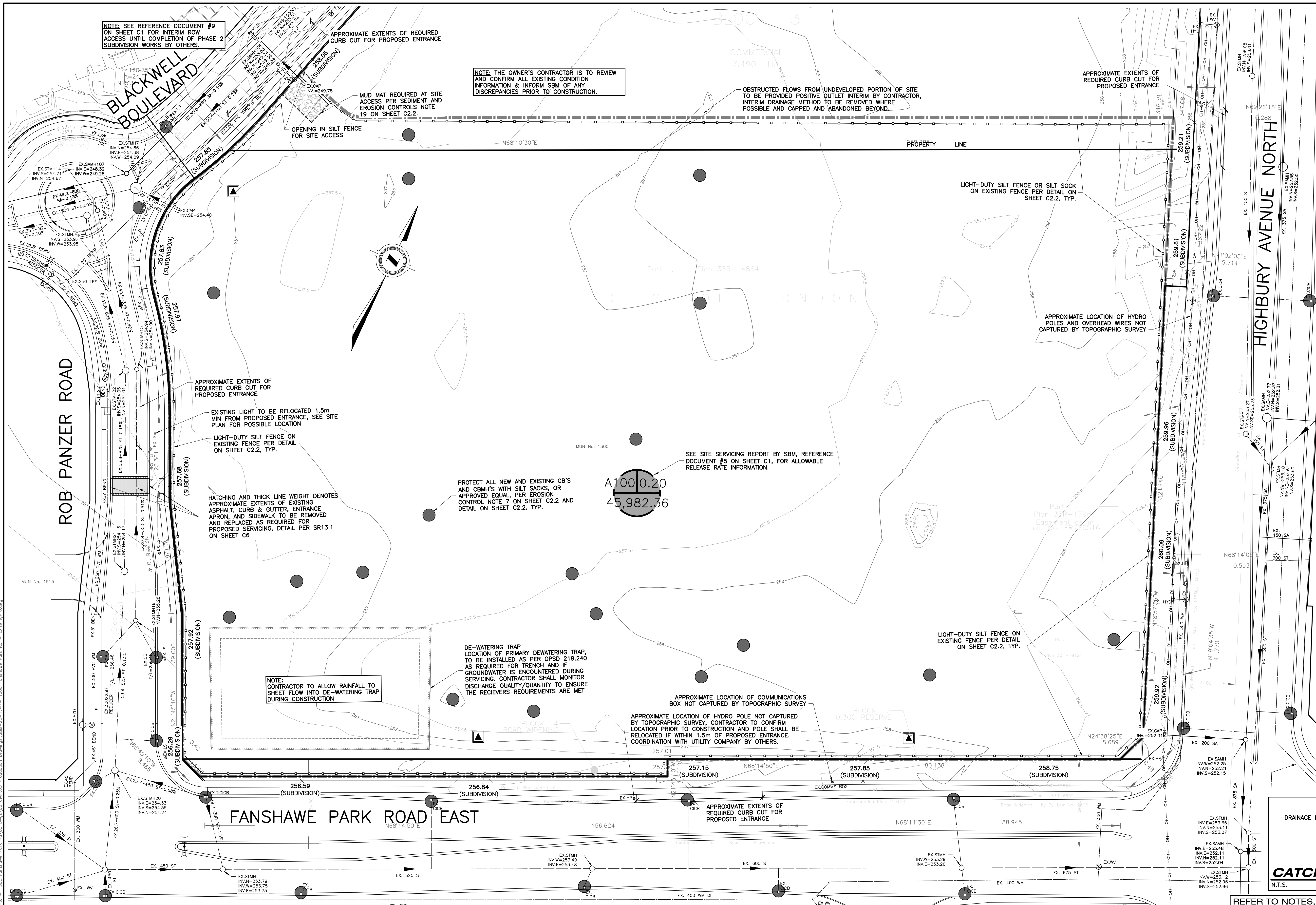
Table with columns for AS CONSTRUCTED SERVICES, COMPLETION, No., REVISIONS, D/M/Y, BY, CONSULTANT. Lists revisions for site plan approval from design to CAD.

Logo for STRIK BALDINELLI MONIZ, a professional engineering firm providing planning, civil, structural, mechanical, and electrical services.

Professional Engineer's Stamp for H. AHMAD (106507781), License No. 22-2024, SBM-22-1747, Province of Ontario.

Client Information for STONEY CREEK COMMONS INC, 1701 RICHMOND CREEK COMMONS INC., LONDON, ON N5X 3Y2. Contact: P: 519-850-0000, E: INFO@WESTDELLCORP.COM

Notes and Legend section for project SBM-22-1747, drawing SHEET C1, titled 'PROPOSED COMMERCIAL DEVELOPMENT'. Location: 1300 FANSHAWE PARK ROAD EAST, LONDON, ON. Plan File No: SPA23-031.



LEGAL INFORMATION

PART OF
 LOT 9, CONCESSION 5
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

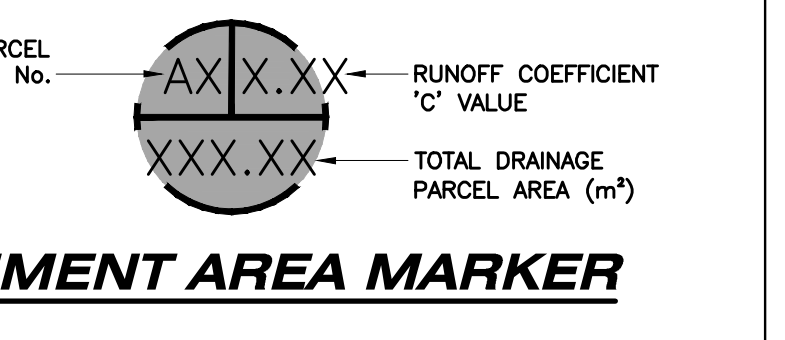
SITE BENCHMARK:

SITE BENCHMARK #1
 MONUMENT TYPE: BOLT
 LOCATION: NORTH PARK COMMUNITY CHURCH NO1510 FANSHAW PARK ROAD EST. BOLT SET IN THE SOUTHWEST FACE OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.48m FROM THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK.
 GEODETIC ELEVATION: 260.029m
 (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

SITE BENCHMARK #2
 MONUMENT TYPE: BOLT
 LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF HIGHBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.
 GEODETIC ELEVATION: 260.902m
 (CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

TREE PRESERVATION NOTE:
 THERE IS NO VEGETATION ON-SITE. NO TREE PRESERVATION PLAN IS REQUIRED

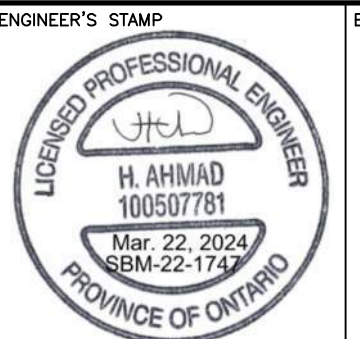
REFER TO EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL NOTES, BOXED NOTES, AND DETAILS ON SHEET C2.2



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE	26/02/2024	5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca



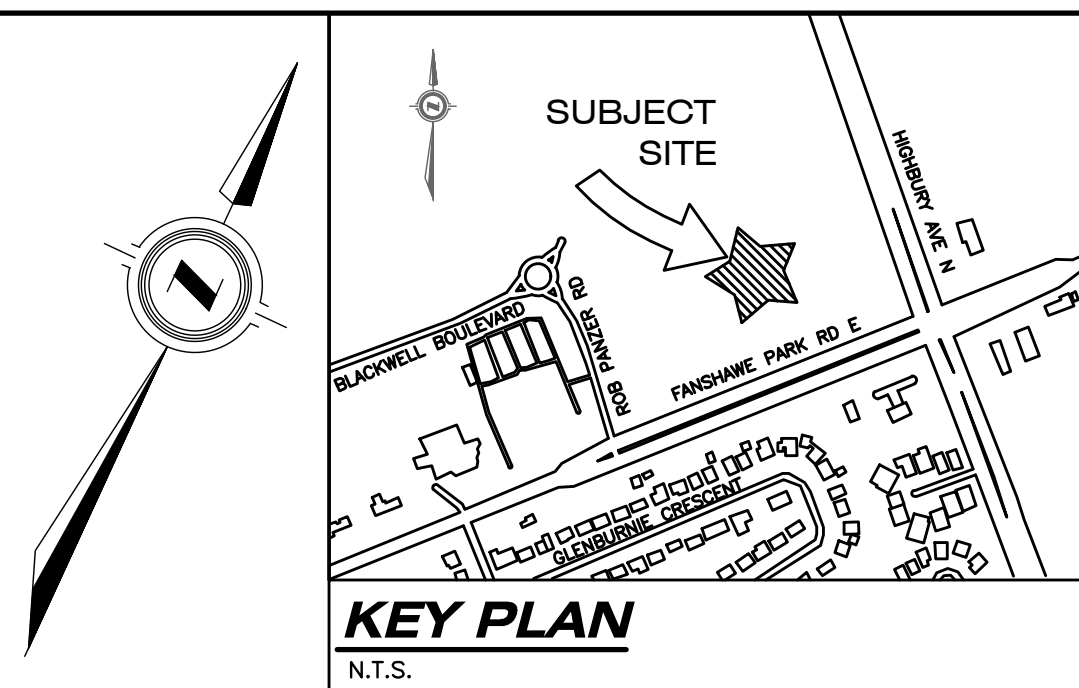
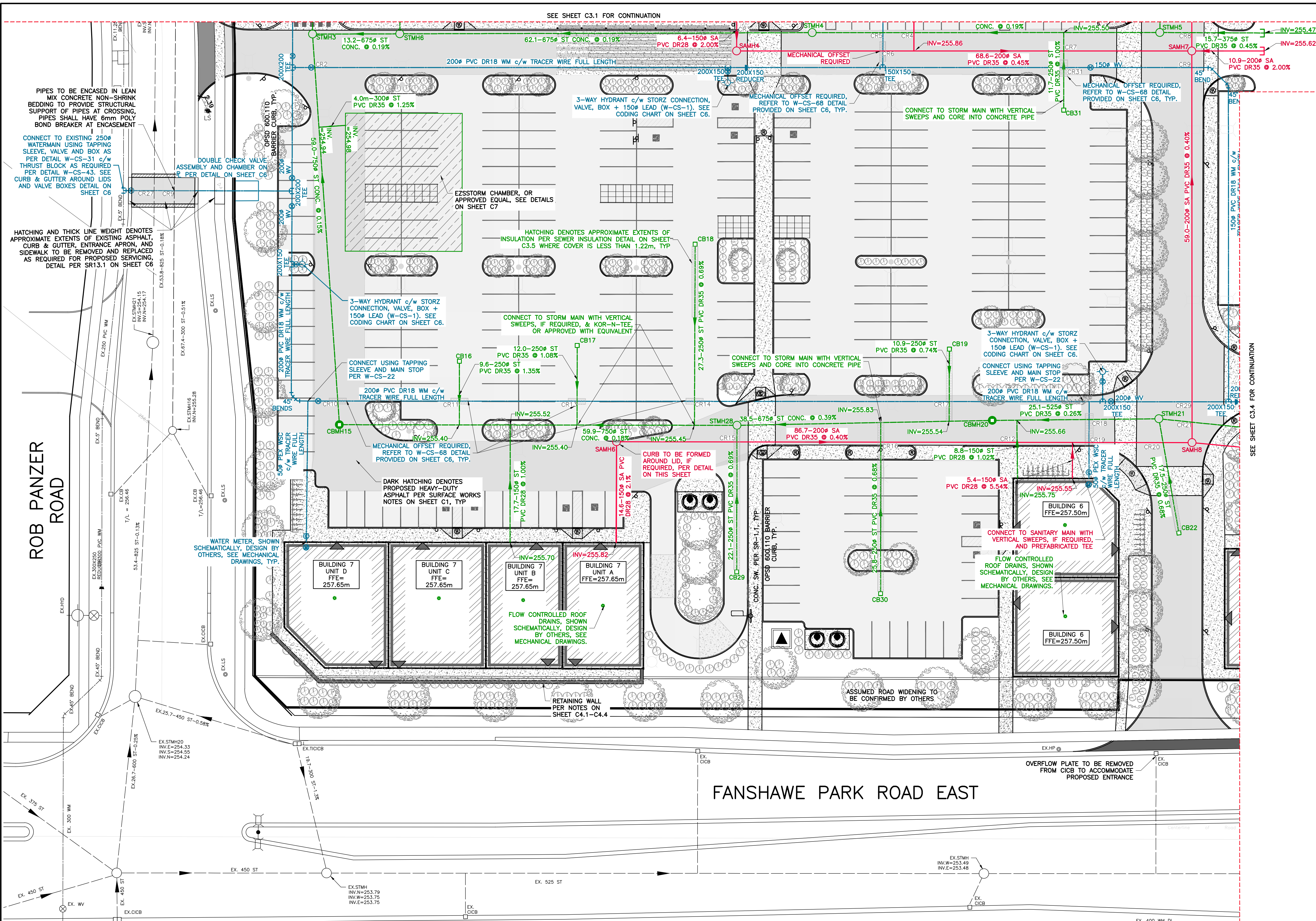
ENGINEER'S STAMP
 CLIENT
STONEY CREEK COMMONS INC
 1701 RICHMOND CREEK COMMONS INC.
 LONDON, ON
 N5X 3Y2
 P: 519-850-0000
 E: INFO@WESTDELLCORP.COM

TITLE
OVERALL EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED COMMERCIAL DEVELOPMENT
 1300 FANSHAW PARK ROAD EAST
 LONDON, ON.

PROJECT No.
SBM-22-1747

SHEET No.
C2.1

PLAN FILE No.
SPA23-031



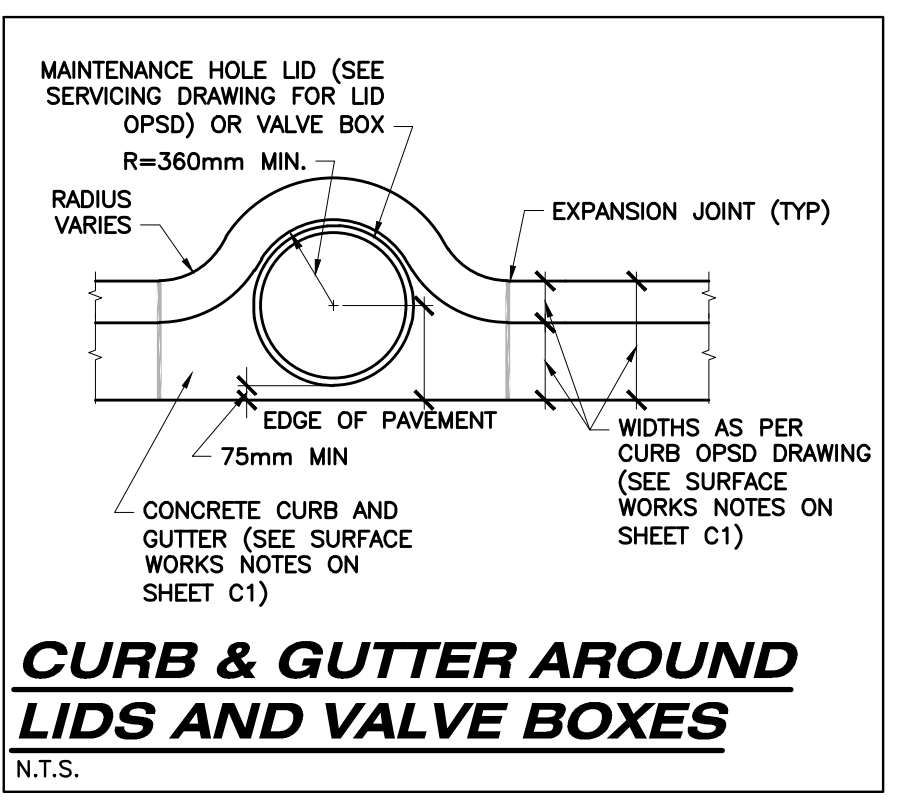
LEGAL INFORMATION

PART OF
LOT 9, CONCESSION 5
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE BENCHMARK:

SITE BENCHMARK #1
MONUMENT TYPE: BOLT
LOCATION: NORTH PARK COMMUNITY CHURCH
NO1510 FANSHAWE PARK ROAD EST. BOLT SET
IN THE SOUTHWEST FACE OF THE TWO STOREY
SECTION ON THE WEST SIDE, 1.48m OF THE
NORTHWEST CORNER AND 0.05m DOWN FROM
THE BRICK.
GEODEIC ELEVATION: 260.029m
(CONTRACTOR TO CONFIRM BENCHMARK
ELEVATIONS)

SITE BENCHMARK #2
MONUMENT TYPE: BOLT
LOCATION: CONCRETE BOX CULVERT CROSSING
SUNNINGDALE ROAD EAST, 320m WEST OF THE
CENTERLINE OF HIGHBURY AVENUE NORTH,
BOLT SET IN THE EAST FACE ON THE NORTH
SIDE OF SUNNINGDALE ROAD EAST, 0.12m,
SOUTH OF THE NORTHEAST CORNER AND
0.12m DOWN FROM THE TOP.
GEODEIC ELEVATION: 260.902m
(CONTRACTOR TO CONFIRM BENCHMARK
ELEVATIONS)

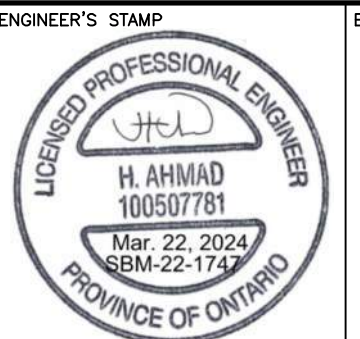


REFER TO SERVICING STRUCTURE TABLES, CROSSING CHARTS, BOXED NOTES, AND DETAILS ON SHEET C3.5

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	MA	
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE	21/03/2024	5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
			ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

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1701 RICHMOND CREEK COMMONS INC.
LONDON, ON
N5X 3Y2
P: 519-850-0000
E: INFO@WESTDELLCORP.COM

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
SITE SERVICING PLAN - SOUTHEAST

PROJECT No.
SBM-22-1747

SHEET No.
C3.3

PLAN FILE No.
SPA23-031

PROPOSED COMMERCIAL DEVELOPMENT
1300 FANSHAWE PARK ROAD EAST
LONDON, ON.

STORM SEWER STRUCTURES TABLE				
STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
STMH0 2400# OPSD 401.010 OPSD 701.013	257.79	254.40SE 254.40NE EX.254.40W	825# 750# EX.975#	CONC. CONC. 50-D EX. UNKNOWN
STMH1 1800# OPSD 401.010 OPSD 701.012	257.95	254.55NE 254.45SW	750# 750#	CONC. 50-D CONC. 50-D
CBMH(OGS)2 OGS SEE DETAIL ON SHEET C6	257.33	254.45S 254.44NW	825# 825#	CONC. CONC.
STMH3 1800# OPSD 401.010 OPSD 701.012	257.60	254.58E 254.73SE 254.51N	675# 750# 825#	CONC. CONC. CONC.
STMH4 1500# OPSD 401.010 OPSD 701.011	257.71	254.75E 254.72W	675# 675#	CONC. CONC.
STMH5 1500# OPSD 401.010 OPSD 701.011	257.79	255.40E 254.88N 254.85W	375# 600# 675#	PVC DR35 CONC. CONC.
STMH6 1500# OPSD 401.010 OPSD 701.011	257.78	254.60E 255.10N 254.60W	675# 250# 675#	CONC. PVC DR35 CONC.
CB8 600X600 OPSD 400.020 OPSD 705.010	257.56	255.16W	250#	PVC DR35
CB10 600X600 OPSD 400.020 OPSD 705.010	257.50	255.17W	250#	PVC DR35
STMH12 1200# OPSD 401.010 OPSD 701.010	257.57	255.08W 255.04S 255.55SW	300# 600# 150#	PVC DR35 CONC. PVC DR28
CBMH14 1200# OPSD 400.020 OPSD 701.010	257.45	255.55S 255.50E	250# 300#	PVC DR35 PVC DR35
CBMH15 1800# OPSD 400.020 OPSD 701.012	257.05	255.07E 254.82NW	750# 750#	CONC. CONC.
CB16 600X600 OPSD 400.020 OPSD 705.010	257.00	255.53S	250#	PVC DR35
CB17 600X600 OPSD 400.020 OPSD 705.010	257.00	255.53S	250#	PVC DR35
CB18 600X600 OPSD 400.020 OPSD 705.010	257.06	255.64S	250#	PVC DR35
CB19 600X600 OPSD 400.020 OPSD 705.010	256.96	255.62S	250#	PVC DR35
CBMH20 1200# OPSD 400.020 OPSD 701.010	257.01	255.39E 255.36SW	525# 675#	PVC DR35 CONC.
STMH21 1500# OPSD 401.010 OPSD 701.011	257.36	255.68SE 255.50E 255.46W	250# 300# 525#	PVC DR35 PVC DR35 PVC DR35
CB22 600X600 OPSD 400.020 OPSD 705.010	257.12	255.80NW	250#	PVC DR35
STMH25 1200# OPSD 401.010 OPSD 701.010	258.69	257.11S 256.77E 256.60W	250# 300# 300#	PVC DR35 PVC DR35 PVC DR35
CB26 600X600 OPSD 400.020 OPSD 705.010	258.35	257.20N	250#	PVC DR35
CBMH27 1200# OPSD 400.020 OPSD 701.010	259.00	257.15S 257.09W	150# 300#	PVC DR28 PVC DR35
STMH28 1200# OPSD 401.010 OPSD 701.010	257.27	255.21NE 255.88S 255.18W	675# 250# 750#	CONC. PVC DR35 CONC.
CB29 600X600 OPSD 400.020 OPSD 705.010	257.01	256.03N	250#	PVC DR35
CB30 600X600 OPSD 400.020 OPSD 705.010	256.85	256.00N	250#	PVC DR35
CB31 600X600 OPSD 400.020 OPSD 705.010	257.55	256.00N	250#	PVC DR35
CB32 600X600 OPSD 400.020 OPSD 705.010	257.41	255.93N	250#	PVC DR35
CB33 600X600 OPSD 400.020 OPSD 705.010	257.16	255.67N	250#	PVC DR35

CofL HYDRANT COLOUR CODING		
CLASS	RATED CAPACITY	COLOUR
CLASS AA	1500 usgpm (5680 L/min) OR GREATER	LIGHT BLUE
CLASS A	1000-1499 usgpm (3785-5675 L/min)	GREEN
CLASS B	500-999 usgpm (1900-3780 L/min)	ORANGE
CLASS C	500 usgpm (1900 L/min) OR LESS	RED

SAN SEWER STRUCTURES TABLE				
STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
SAMH0 1200# OPSD 401.010 SW-5.4	257.89	249.75E EX.249.75W	200# EX.200#	PVC DR35 EX. UNKNOWN
SAMH1 1200# OPSD 401.010 SW-2.0	257.63	254.06NE 249.96N 249.90W 250.43S	200# 200# 200# 150#	PVC DR35 PVC DR35 PVC DR35 PVC DR28
SAMH2 1200# OPSD 401.010 OPSD 701.010	257.65	254.51S 254.45W	200# 200#	PVC DR35 PVC DR35
SAMH3 1200# OPSD 401.010 OPSD 701.010	259.04	257.36E 256.74W	150# 200#	PVC DR28 PVC DR35
SAMH4 1200# OPSD 401.010 OPSD 701.010	257.79	255.73N 255.71E	150# 200#	PVC DR28 PVC DR35
SAMH6 1200# OPSD 401.010 OPSD 701.010	257.20	255.55S 255.49E	150# 200#	PVC DR28 PVC DR35
SAMH7 1200# OPSD 401.010 OPSD 701.010	257.85	255.40W 255.40E 254.84S 254.81N	200# 200# 200# 200#	PVC DR35 PVC DR35 PVC DR35 PVC DR35
SAMH8 1200# OPSD 401.010 OPSD 701.010	257.42	255.14E 255.14W 255.08N	200# 200# 200#	PVC DR35 PVC DR35 PVC DR35
SACB1 600X600 OPSD 400.020 OPSD 705.010	257.32	255.40N	150#	PVC DR28

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

EXISTING SERVICING 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.

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/WEEDING 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.

INSTALL PARSON MH INSERT IN ALL SANITARY MAINTENANCE HOLES

ALL CB LEAD TO BE INSTALLED WITH STRAIGHT TEE CONNECTION TO THE MAIN PER CITY OF LONDON SR 6.0 - 6.3.

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.

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.

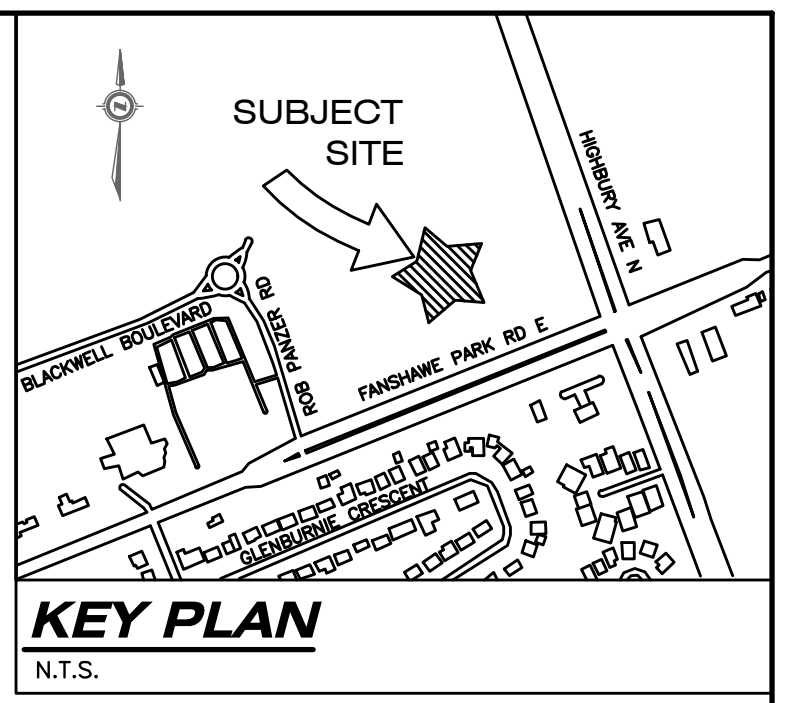
OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

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.

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.

PIPE CROSSINGS & VERTICAL CLEARANCES								
CROSSING No.	SEWER/WATERMAIN ELEVATIONS					VERTICAL CLEARANCES	*VERTICAL OFFSET	
	DIAMETER	INVERT	SEWER/WATERMAIN	INVERT	SEWER/WATERMAIN			
CR1	200mm	WM	INV. 255.64	825mm	STM	OBV. 255.25	0.39	NO
CR2	200mm	WM	INV. 255.78	750mm	STM	OBV. 255.49	0.29	NO
CR3	150mm	SAN	INV. 255.96	675mm	STM	OBV. 255.37	0.59	N/A
CR4	150mm	SAN	INV. 255.89	675mm	STM	OBV. 255.45	0.44	N/A
CR5	150mm	WM	INV. 255.91	675mm	STM	OBV. 255.44	0.47	NO
CR6	150mm	WM	INV. 256.11	200mm	SAN	OBV. 255.88	0.23	YES*
CR7	250mm	STM	INV. 255.91	200mm	SAN	OBV. 255.72	0.19	N/A
CR8	375mm	STM	INV. 255.41	200mm	SAN	OBV. 255.00	0.41	N/A
CR9	150mm	WM	INV. 256.08	200mm	SAN	OBV. 255.05	1.03	NO
CR10	200mm	WM	INV. 256.06	750mm	STM	OBV. 255.56	0.50	YES*
CR11	200mm	WM	INV. 256.18	250mm	STM	OBV. 255.68	0.50	YES*
CR12	150mm	STM	INV. 255.69	200mm	SAN	OBV. 255.46	0.23	N/A
CR13	200mm	WM	INV. 256.19	250mm	STM	OBV. 255.69	0.50	YES*
CR14	200mm	WM	INV. 256.22	250mm	STM	OBV. 255.72	0.50	YES*
CR15	250mm	STM	INV. 255.90	200mm	SAN	OBV. 255.62	0.28	N/A
CR16	250mm	STM	INV. 255.84	200mm	SAN	OBV. 255.53	0.31	N/A
CR17	250mm	STM	INV. 255.57	200mm	WM	OBV. 255.07	0.50	YES*
CR18	525mm	STM	INV. 255.43	50mm	WM	OBV. 254.93	0.50	YES*
CR19	50mm	WM	INV. 255.91	200mm	SAN	OBV. 255.41	0.50	YES*
CR20	250mm	STM	INV. 255.70	200mm	SAN	OBV. 255.36	0.34	N/A
CR21	300mm	STM	INV. 255.58	200mm	SAN	OBV. 255.27	0.32	N/A
CR22	250mm	STM	INV. 255.90	200mm	SAN	OBV. 255.53	0.37	N/A
CR23	150mm	STM	INV. 255.60	200mm	SAN	OBV. 255.96	0.26	N/A
CR24	250mm	STM	INV. 257.14	200mm	SAN	OBV. 256.55	0.60	N/A
CR25	150mm	WM	INV. 257.15	200mm	SAN	OBV. 256.88	0.27	NO
CR26	150mm	WM	INV. 257.32	300mm	STM	OBV. 257.18	0.14	NO
CR27	200mm	WM	INV. 255.55	825mm	STM	OBV. 254.93	0.62	NO
CR28	750mm	STM	INV. 254.59	200mm	SAN	OBV. 250.00	4.59	N/A
CR29	200mm	WM	INV. 255.57	200mm	SAN	OBV. 255.26	0.31	NO
CR30	300mm	STM	INV. 255.30	150mm	SAN	OBV. 254.93	0.37	N/A
CR31	150mm	WM	INV. 256.68	250mm	STM	OBV. 256.18	0.50	YES*

*SEE MECHANICAL OFFSET AND INSULATION DETAILS ON SHEET C6



LEGAL INFORMATION

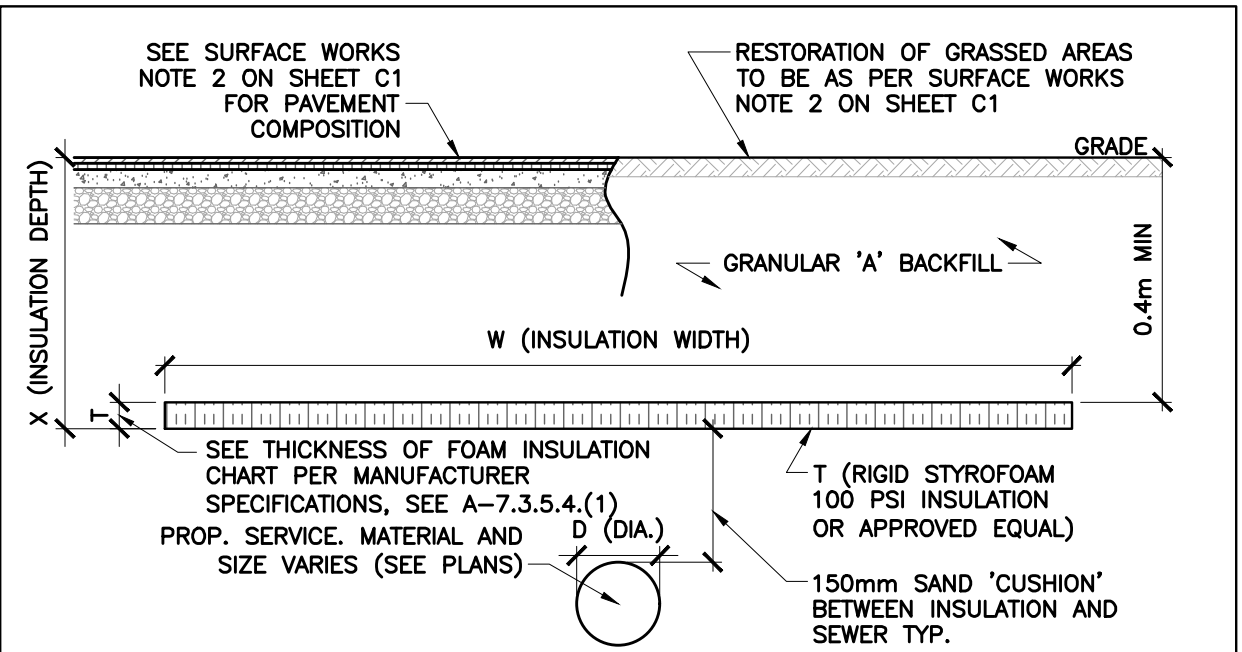
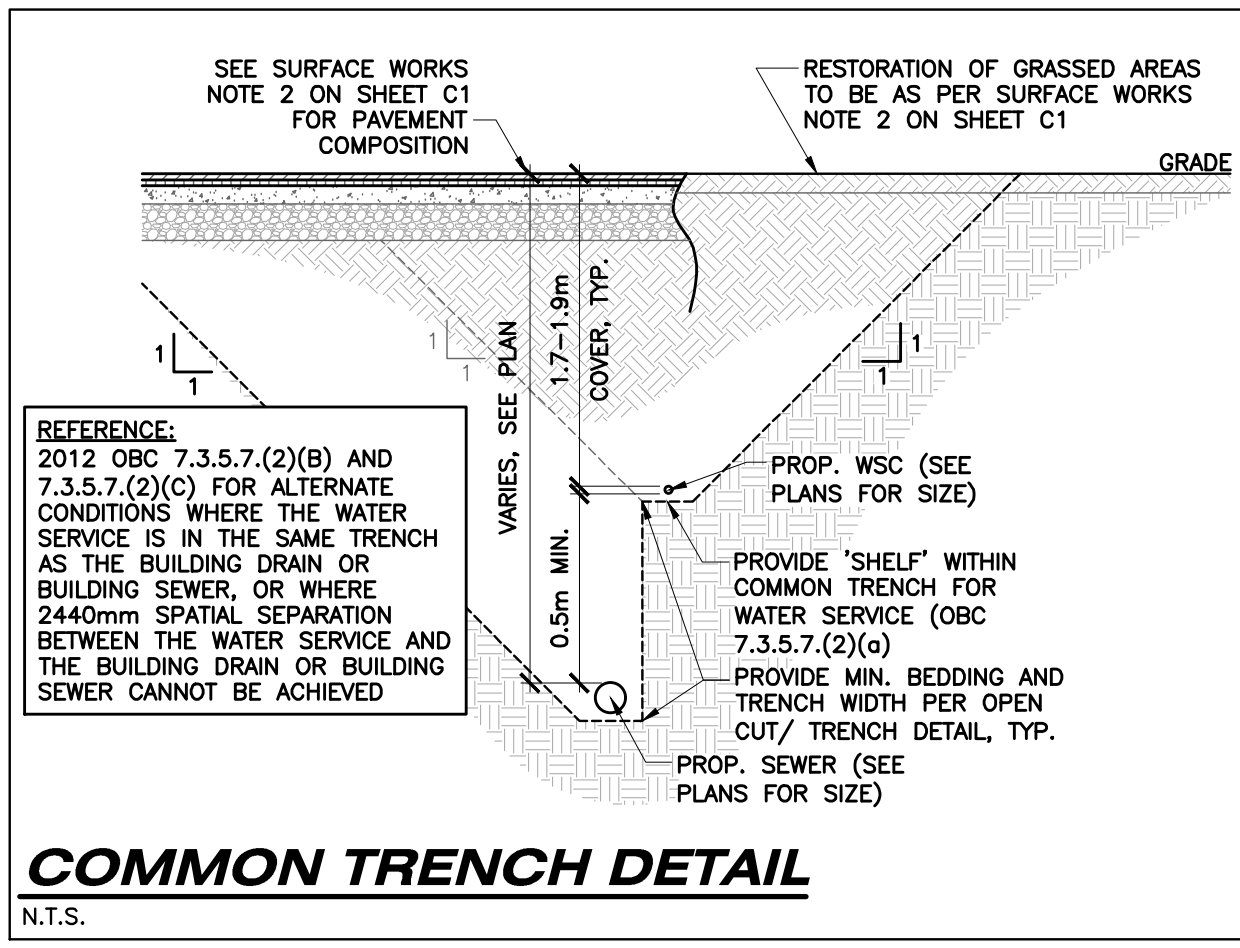
PART OF
LOT 9, CONCESSION 5
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE BENCHMARK:

SITE BENCHMARK #1
MONUMENT TYPE: BOLT
LOCATION: NORTH PARK COMMUNITY CHURCH NO1510 FANSHAW PARK ROAD EST. BOLT SET IN THE SOUTHWEST FACE OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.48m OF THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK.
GEODETIC ELEVATION: 260.029m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

SITE BENCHMARK #2
MONUMENT TYPE: BOLT
LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF HIGHBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.
GEODETIC ELEVATION: 260.902m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

PIPES TO BE ENCASED IN LEAN MIX CONCRETE NON-SHRINK BEDDING TO PROVIDE STRUCTURAL SUPPORT OF PIPES AT CROSSING. PIPES SHALL HAVE 6mm POLY BOND BREAKER AT ENCASEMENT



NOTES:
1. INSULATION TO COVER WATERMAIN/SEWER UNTIL THE MINIMUM AMOUNT OF COVER (1.5m) BETWEEN THE FINISHED GROUND AND CROWN OF THE PIPE CAN BE ACHIEVED.
2. MINIMUM UN-INSULATED DEPTH FOR STORM SEWERS SHALL BE 1.22m.
3. FOR ALL OTHER NOTES SEE OBC A-7.3.5.4.(1) FROM THE CURRENT BUILDING CODE COMPENDIUM

MINIMUM WIDTH = D + 2(F-X) - 0.3m
F = MINIMUM FROST DEPTH (PER OPSD 3090.101 OR GEOTECHNICAL REPORT)

SEWER INSULATION DETAIL
N.T.S.

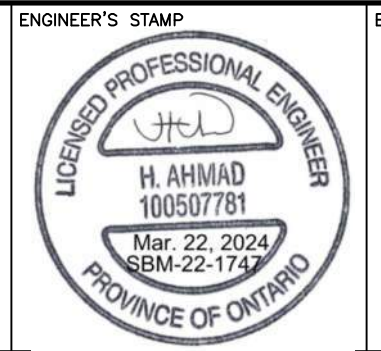
ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

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.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	MA	
		2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
		3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
		4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
		5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
		7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

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SITE SERVICING STRUCTURE TABLES, CROSSING CHART, BOXED NOTES, AND DETAILS

PROPOSED COMMERCIAL DEVELOPMENT

1300 FANSHAW PARK ROAD EAST
LONDON, ON.

PROJECT No. **SBM-22-1747**
SHEET No. **C3.5**
PLAN FILE No. **SPA23-031**

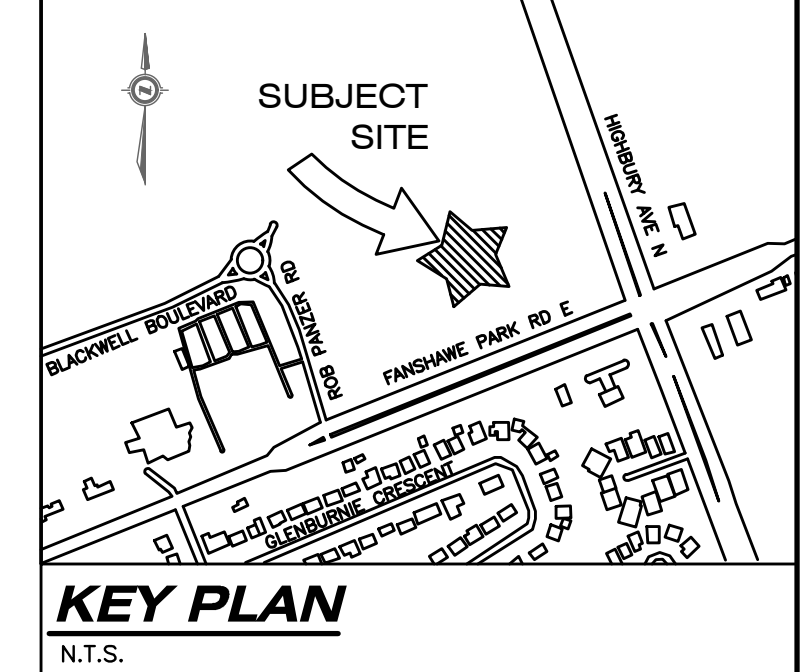
GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND ADJACENT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ADJUTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ADJUTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

NO FUTURE SITE ACCESS OR OVERLAND FLOW ON THIS SIDE OF THE NORTH DEVELOPMENT



LEGAL INFORMATION

PART OF
LOT 9, CONCESSION 5
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SITE BENCHMARK:

SITE BENCHMARK #1
MONUMENT TYPE: BOLT
LOCATION: NORTH PARK COMMUNITY CHURCH NO1510 FANSHAWE PARK ROAD EST. BOLT SET IN THE SOUTHWEST FACE OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.48m FROM THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK.
GEODETIC ELEVATION: 260.029m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

SITE BENCHMARK #2
MONUMENT TYPE: BOLT
LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF HIGBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.
GEODETIC ELEVATION: 260.902m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

RETAINING WALL AND GUARD/RAILING (IF REQUIRED): CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS, STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

TACTILE PLATE NOTE: CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER ADA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

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

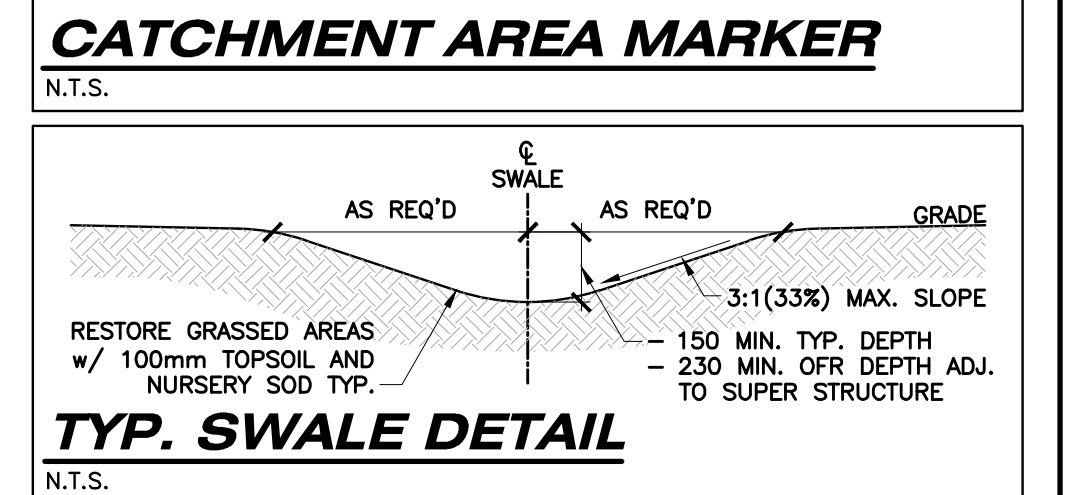
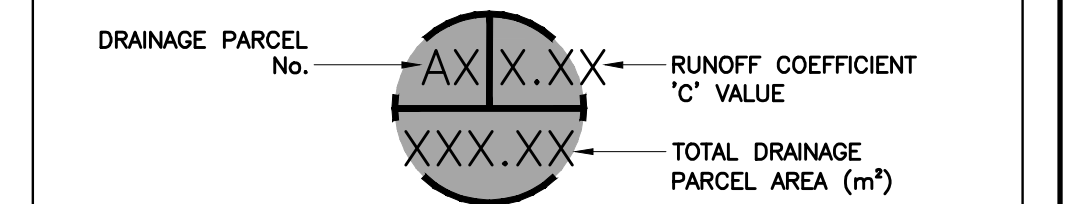
RESTORATION NOTE: ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS AS ADOPTED BY COUNCIL ON MAY 30, 1994 AND AS AMENDED FROM TIME TO TIME ARE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

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

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.

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.

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.



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE		5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
H AHMAD
10050781
PROVINCE OF ONTARIO

CLIENT
STONEY CREEK COMMONS INC
1701 RICHMOND CREEK COMMONS INC.
LONDON, ON
N5X 3Y2
P: 519-850-0000
E: INFO@WESTDELLCORP.COM

SCALE
SCALE - 1:300
0 6.0m

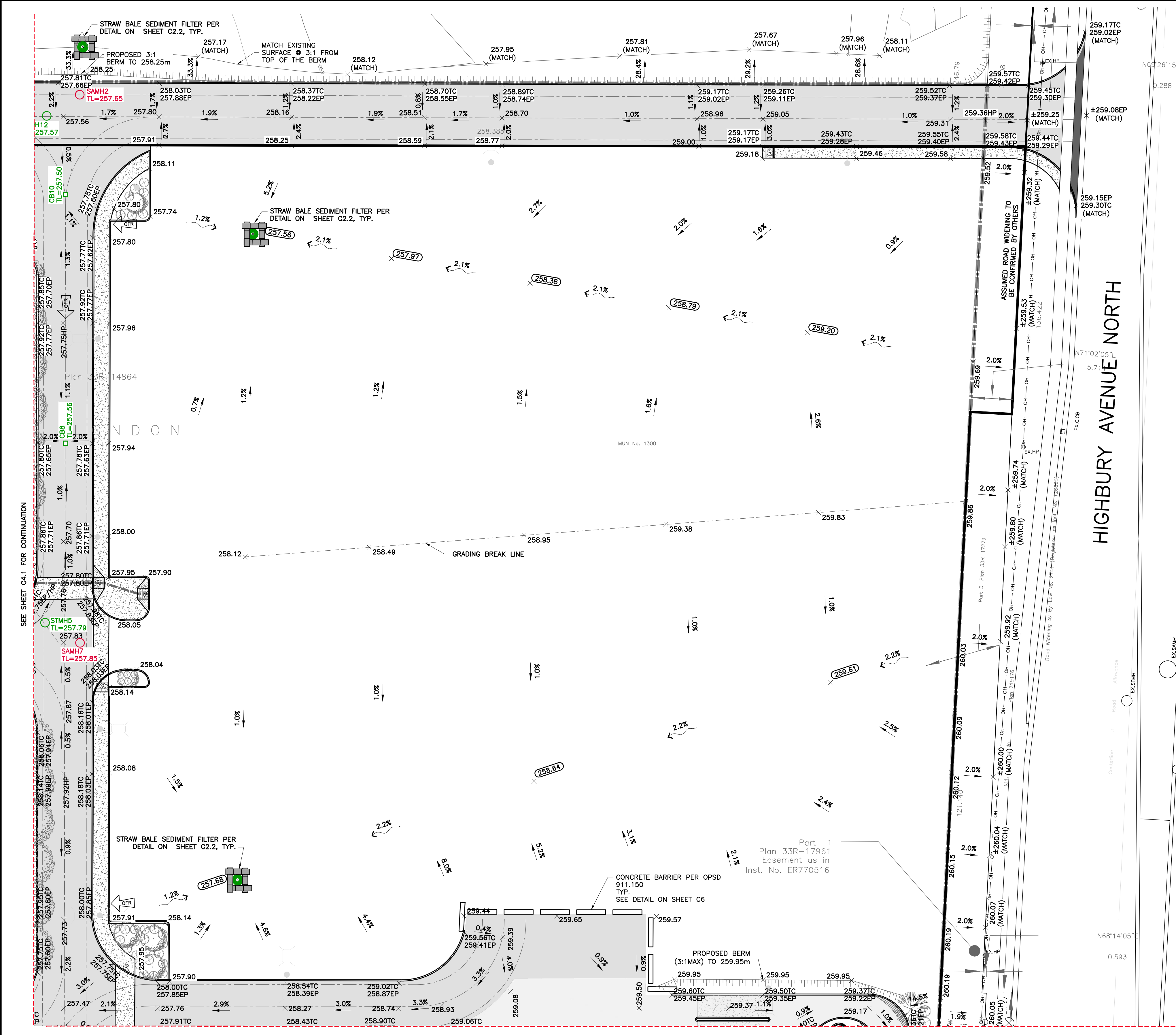
TITLE
SITE GRADING PLAN - NORTHWEST LOCATION
PROPOSED COMMERCIAL DEVELOPMENT
1300 FANSHAWE PARK ROAD EAST
LONDON, ON.

PROJECT No.
SBM-22-1747

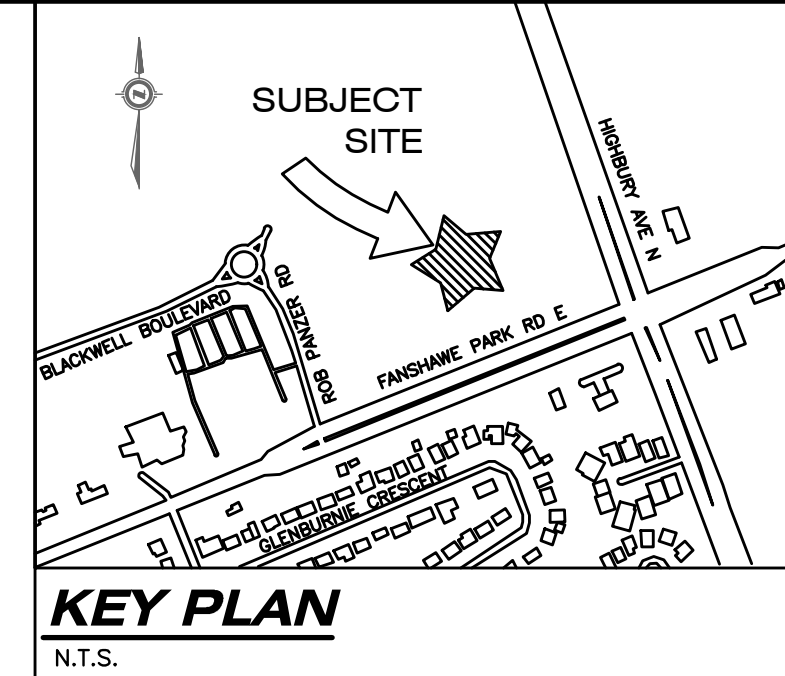
SHEET No.
C4.1

PLAN FILE No.
SPA23-031

3/2022 John SBM-22-1747 Modified Comp. 1300 Fanshawe Park Road London, Ontario N5X 4E8



- ### GRADING NOTES:
- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
 - GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
 - GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
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 - A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
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 - THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.



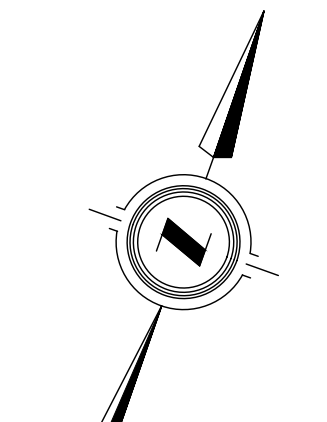
LEGAL INFORMATION

PART OF
LOT 9, CONCESSION 5
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

KEY PLAN

N.T.S.
SITE BENCHMARK:

- SITE BENCHMARK #1**
MONUMENT TYPE: BOLT
LOCATION: NORTH PARK COMMUNITY CHURCH NO1510 FANSHAWE PARK ROAD EST. BOLT SET IN THE SOUTHWEST CORNER OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.45m OF THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK.
GEODETIC ELEVATION: 260.029m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)
- SITE BENCHMARK #2**
MONUMENT TYPE: BOLT
LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF Highbury Avenue North. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m, SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.
GEODETIC ELEVATION: 260.902m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

RETAINING WALL AND GUARD/RAILING (IF REQUIRED): CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS, STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

TACTILE PLATE NOTE: CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER ADDA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

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

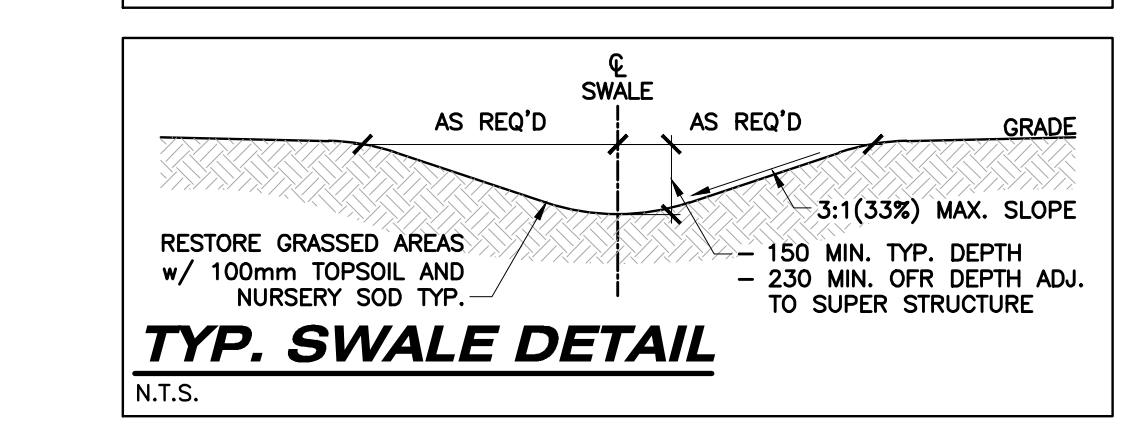
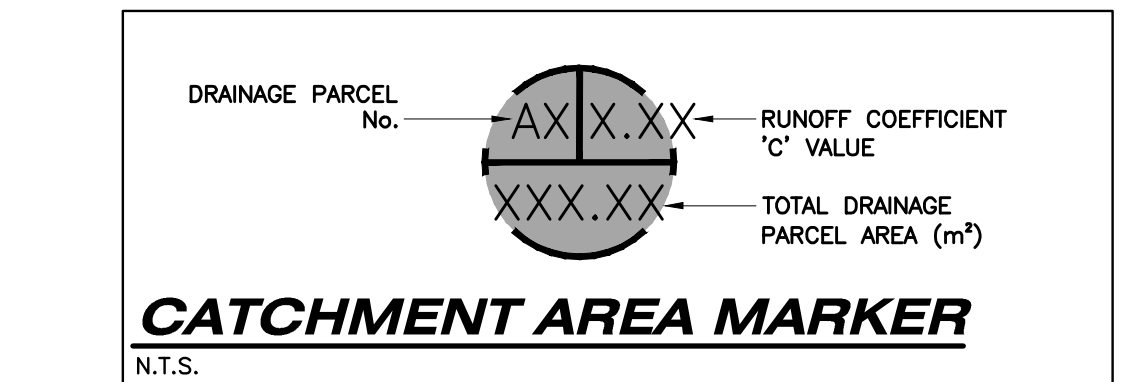
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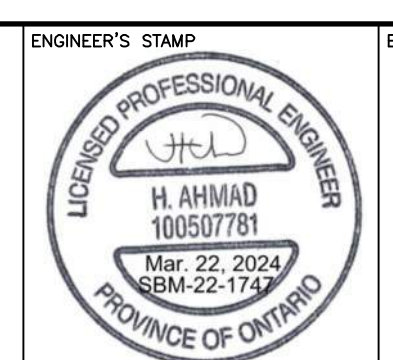
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REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE	21/03/2024	5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



ENGINEER'S STAMP
ENGINEER'S STAMP
CLIENT
STONEY CREEK COMMONS INC
1701 RICHMOND CREEK COMMONS INC.
LONDON, ON
N5X 3Y2
P: 519-850-0000
E: INFO@WESTDELLCORP.COM

SCALE
SCALE 0 - 1:300
3.0 6.0m

TITLE
SITE GRADING PLAN - NORTHEAST LOCATION
PROPOSED COMMERCIAL DEVELOPMENT
1300 FANSHAWE PARK ROAD EAST
LONDON, ON.

PROJECT No.
SBM-22-1747

SHEET No.
C4.2

PLAN FILE No.
SPA23-031

GRADING CERTIFICATE:

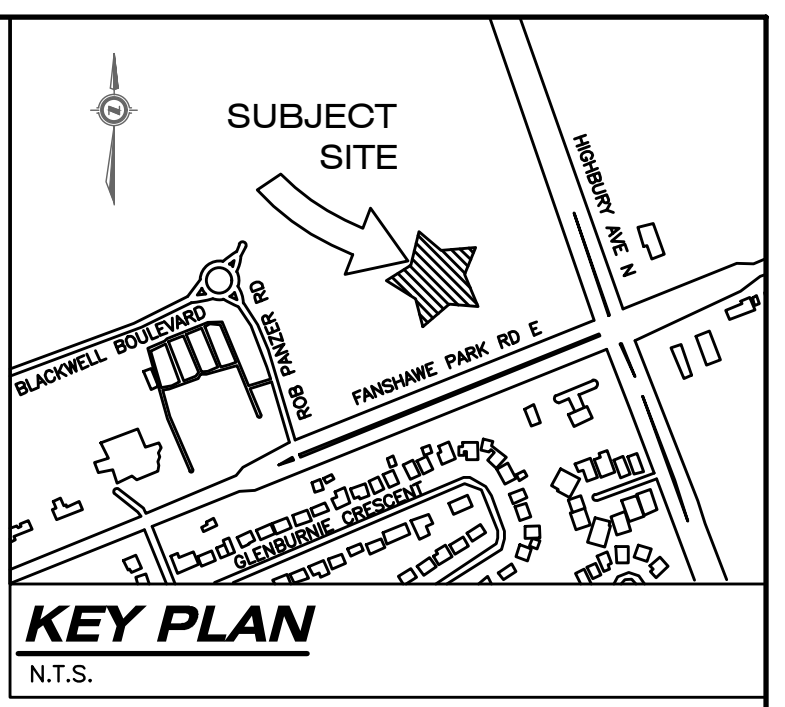
I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

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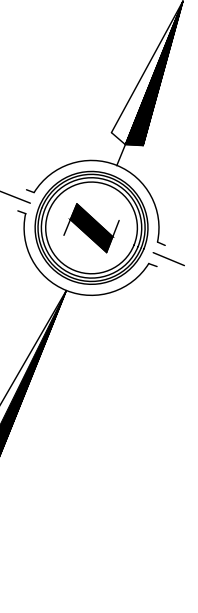
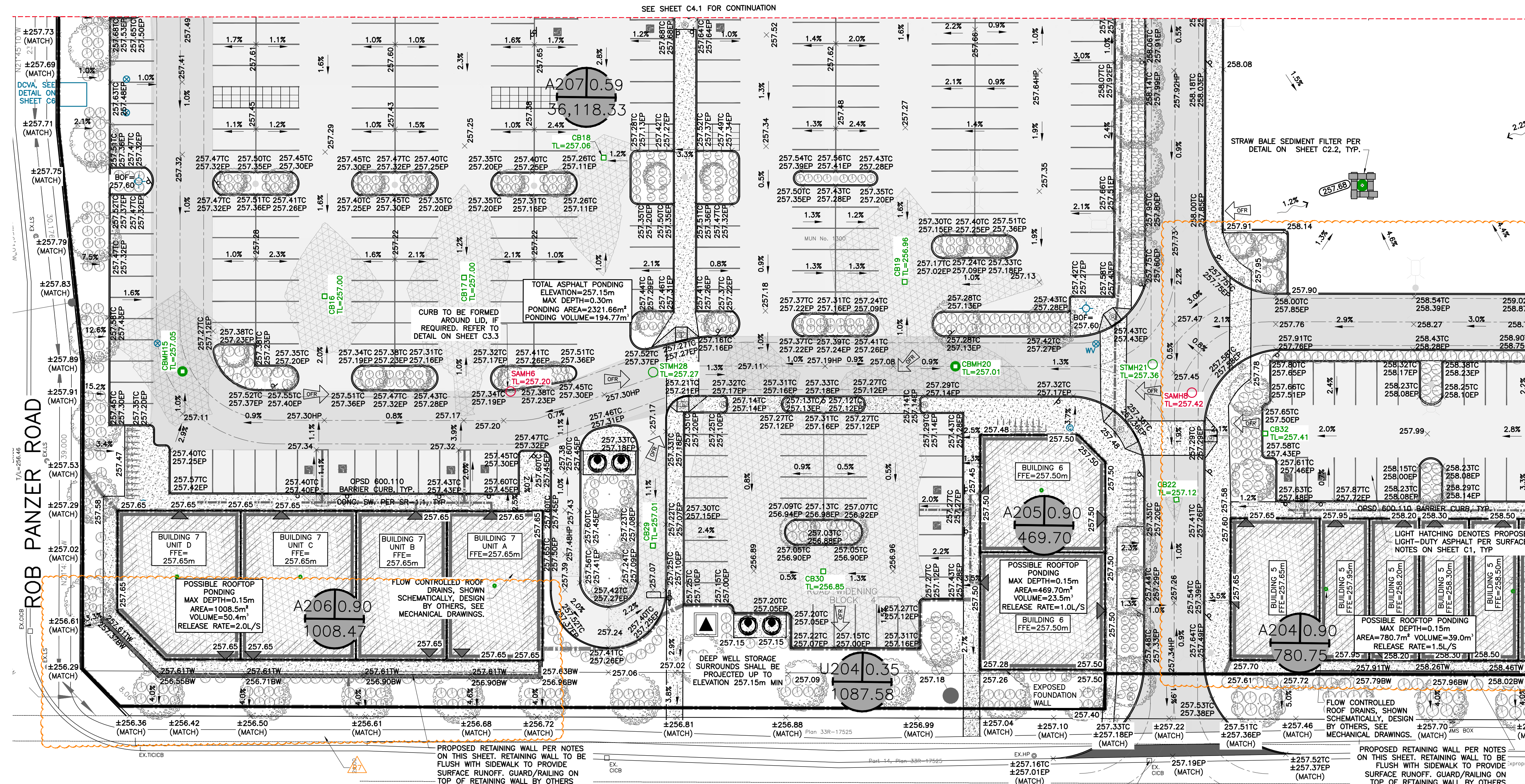
LEGAL INFORMATION

PART OF
LOT 9, CONCESSION 5
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX



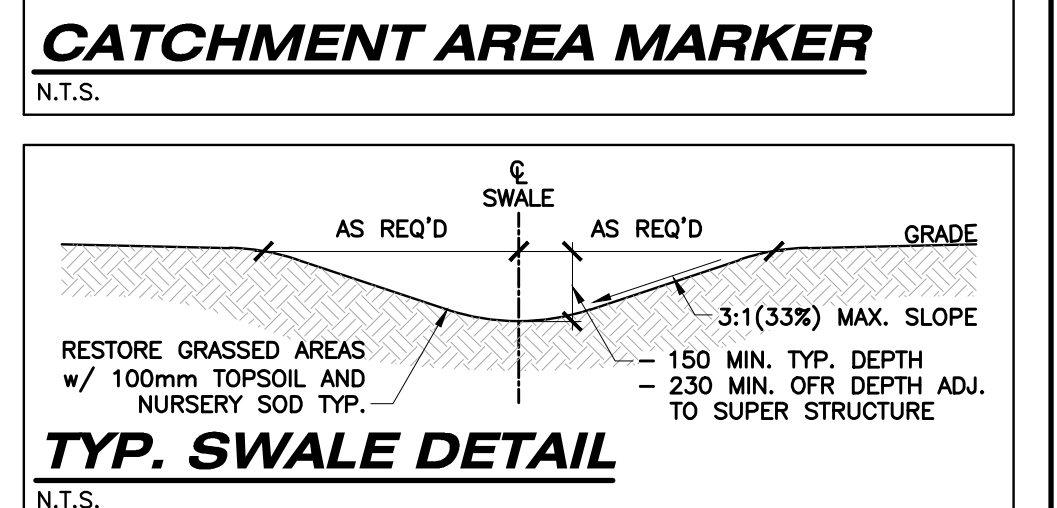
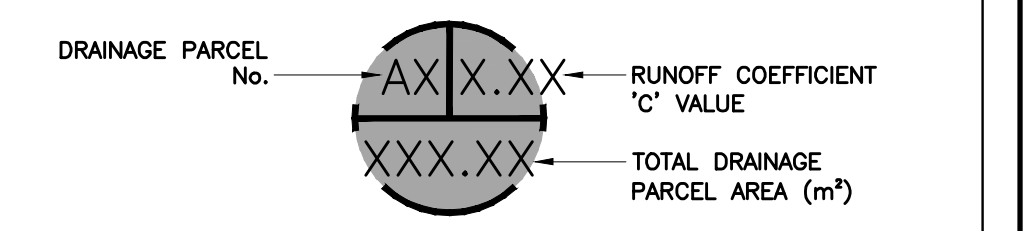
SITE BENCHMARK:

- SITE BENCHMARK #1**
MONUMENT TYPE: BOLT
LOCATION: NORTH PARK COMMUNITY CHURCH N01510 FANSHAW PARK ROAD EAST. BOLT SET IN THE SOUTHWEST FACE OF THE TWO STOREY SECTION ON THE WEST SIDE, 1.48m FROM THE NORTHWEST CORNER AND 0.05m DOWN FROM THE BRICK.
GEODETIC ELEVATION: 260.029m
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)
- SITE BENCHMARK #2**
MONUMENT TYPE: BOLT
LOCATION: CONCRETE BOX CULVERT CROSSING SUNNINGDALE ROAD EAST, 320m WEST OF THE CENTERLINE OF HIGHBURY AVENUE NORTH. BOLT SET IN THE EAST FACE ON THE NORTH SIDE OF SUNNINGDALE ROAD EAST, 0.12m SOUTH OF THE NORTHEAST CORNER AND 0.12m DOWN FROM THE TOP.
GEODETIC ELEVATION: 260.902m
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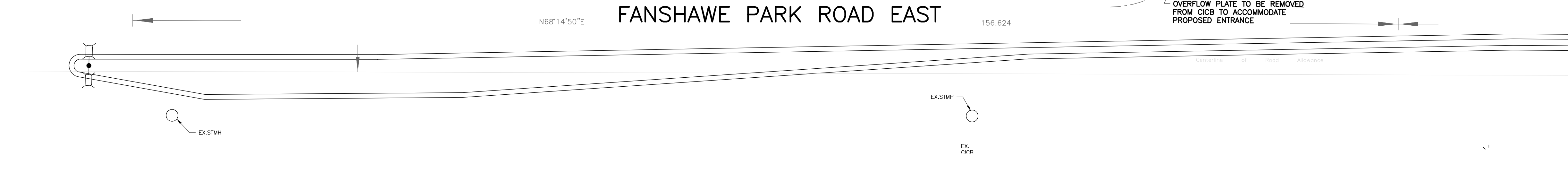


SEE SHEET C4.4 FOR CONTINUATION

- RETAINING WALL AND GUARD/RAILING (IF REQUIRED):** CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS, STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.
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REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	STRIK BALDINELLI MONIZ PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6667 Fax: (519) 471-0034 Email: sbm@sbmltd.ca
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE		5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

ENGINEER'S STAMP

STRIK BALDINELLI MONIZ

PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
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ENGINEER'S STAMP

H AHMAD
100507781
PROVINCE OF ONTARIO

CLIENT

STONEY CREEK COMMONS INC
1701 RICHMOND CREEK COMMONS INC.
LONDON, ON
N5X 3Y2

P: 519-850-0000
E: INFO@WESTDELLCORP.COM

SCALE

SCALE 1:300
3.0 0 1:300 6.0m

TITLE

SITE GRADING PLAN - SOUTHWEST LOCATION

PROJECT No.
SBM-22-1747

PROPOSED COMMERCIAL DEVELOPMENT

SHEET No.
C4.3

1300 FANSHAW PARK ROAD EAST
LONDON, ON.

PLAN FILE No.
SPA23-031

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

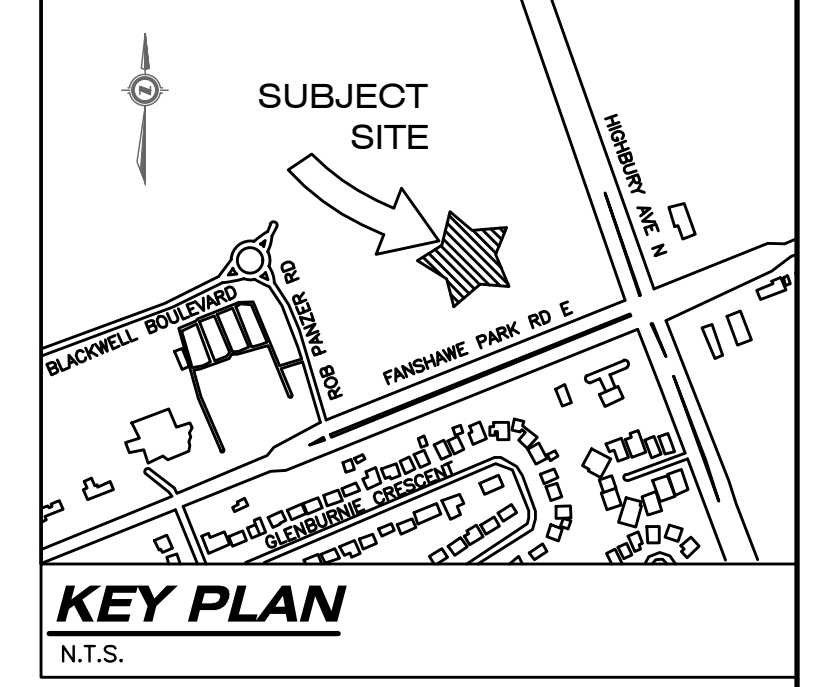
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SITE BENCHMARK:

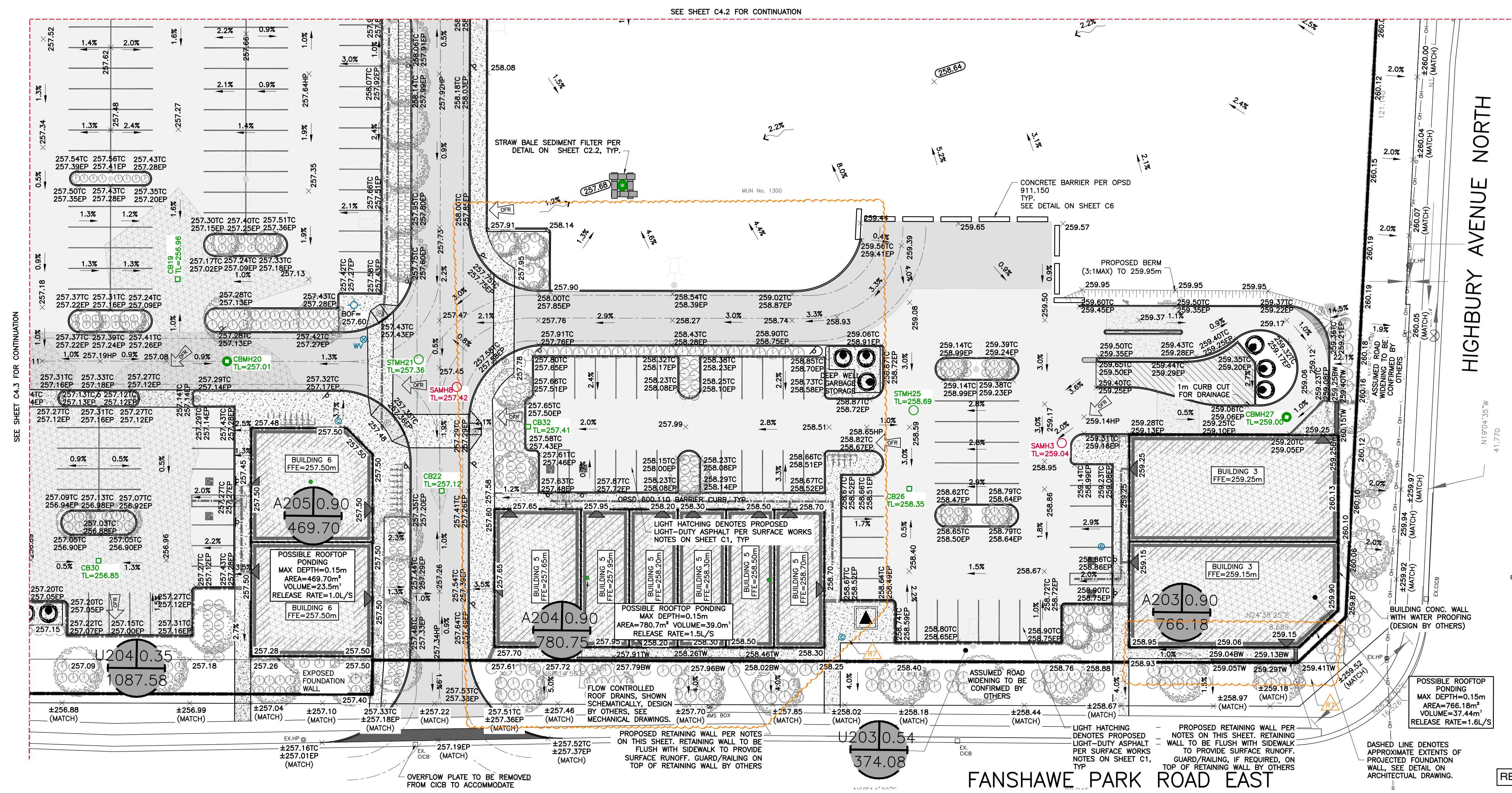
SITE BENCHMARK #1
 MONUMENT TYPE: BOLT
 LOCATION: NORTH PARK COMMUNITY CHURCH
 NO1510 FANSHAW PARK ROAD EST. BOLT SET
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 SECTION ON THE WEST SIDE, 1.48m OF THE
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 THE BRICK.
 GEODETIC ELEVATION: 260.029m
 (CONTRACTOR TO CONFIRM BENCHMARK
 ELEVATIONS)

SITE BENCHMARK #2
 MONUMENT TYPE: BOLT
 LOCATION: CONCRETE BOX CULVERT CROSSING
 SUNNINGDALE ROAD EAST, 320m WEST OF THE
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 BOLT SET IN THE EAST FACE ON THE NORTH
 SIDE OF SUNNINGDALE ROAD EAST, 0.12m
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 ELEVATIONS)

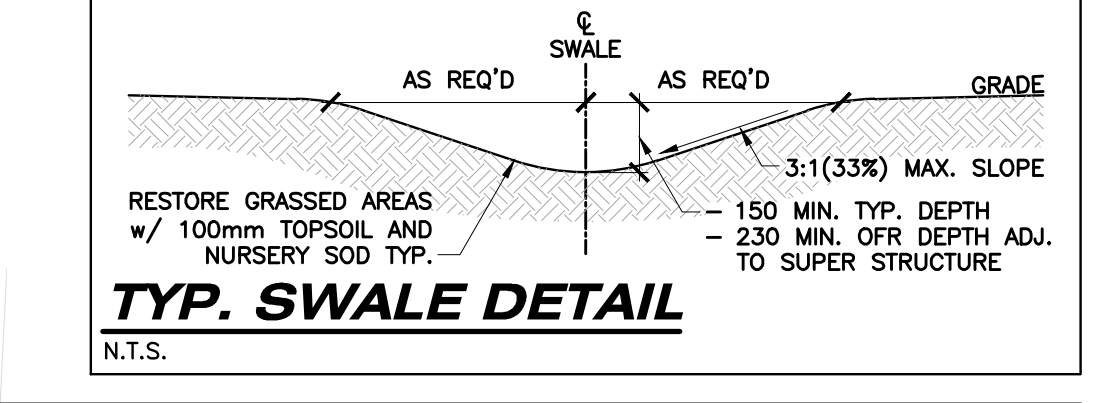
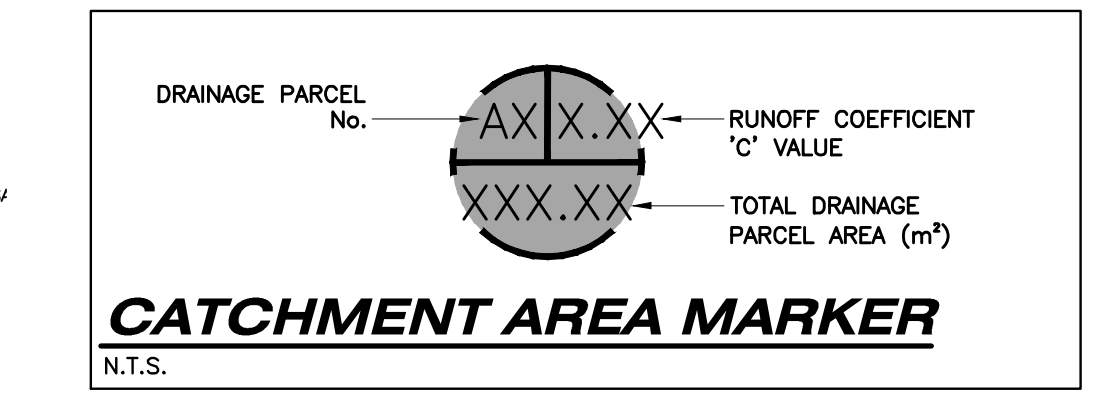


LEGAL INFORMATION

PART OF
 LOT 9, CONCESSION 5
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX



- RETAINING WALL AND GUARD/RAILING (IF REQUIRED):** CIVIL DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS, STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.
- TACTILE PLATE NOTE:** CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER ADDA LEGISLATION, OPSD 310.033, AND OPSD 310.039.
- PERMITS WORKS NOTE:** PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.
- 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.
- FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.**
- 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.**
- 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.**
- 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.**



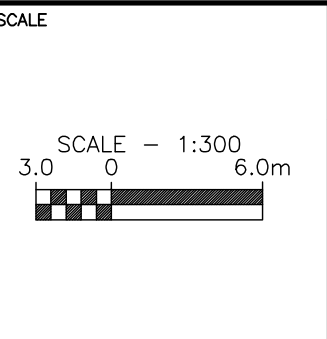
REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1 & C6

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	
DRAWN	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
DATE		5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

STRIK BALDINELLI MONIZ
 sbm
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
 LICENSED PROFESSIONAL ENGINEER
 H AHMAD
 100507781
 PROVINCE OF ONTARIO

CLIENT
STONEY CREEK COMMONS INC
 1701 RICHMOND CREEK COMMONS INC.
 LONDON, ON
 N5X 3Y2
 P: 519-850-0000
 E: INFO@WESTDELLCORP.COM

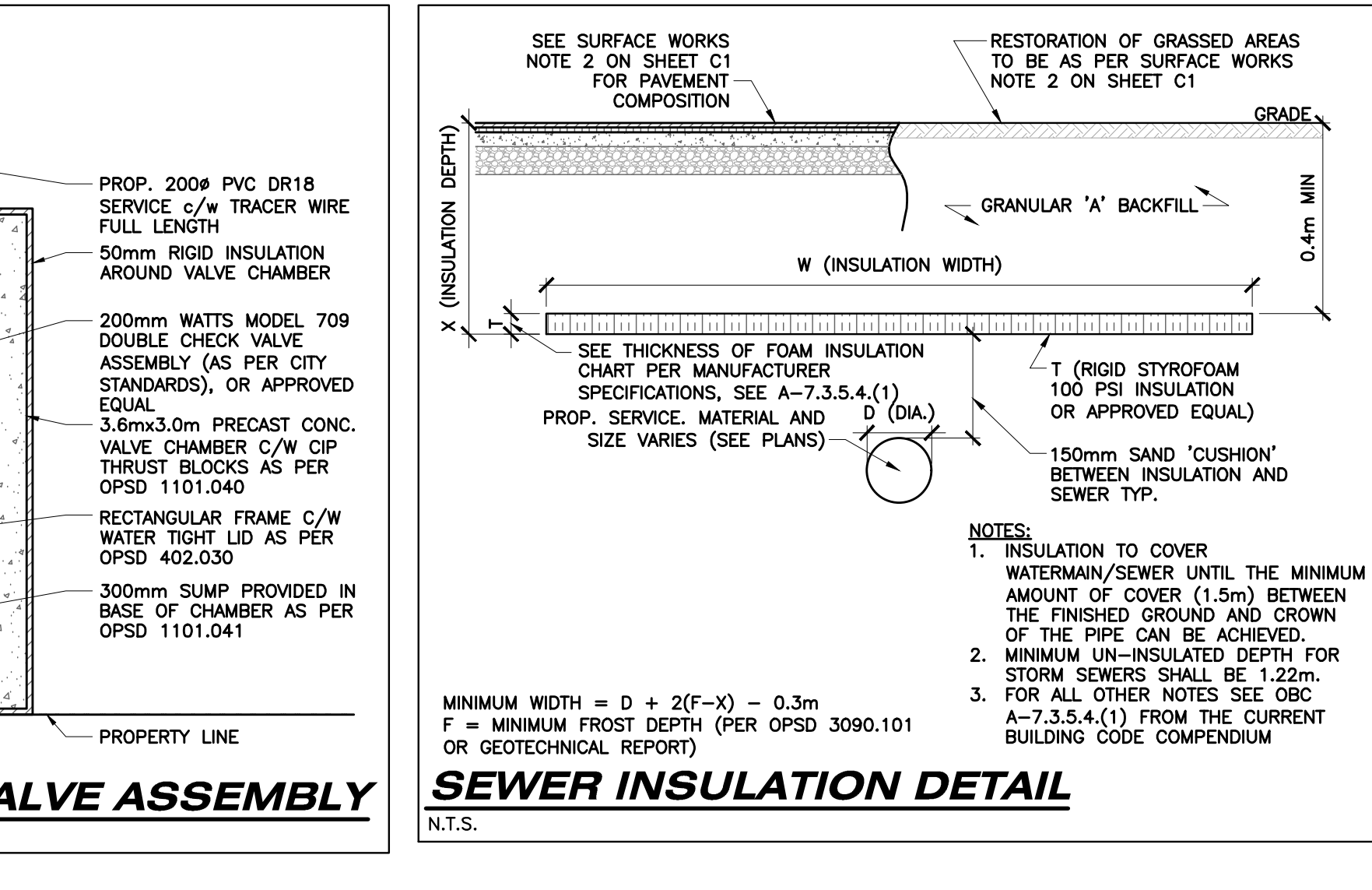
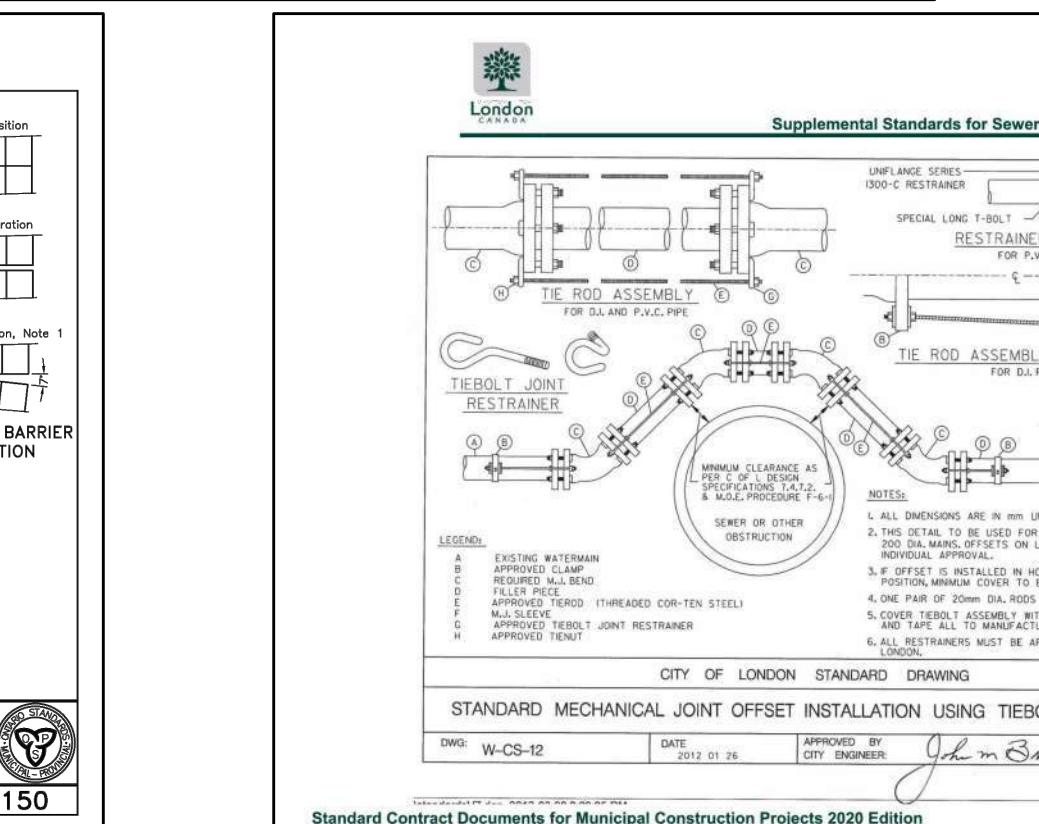
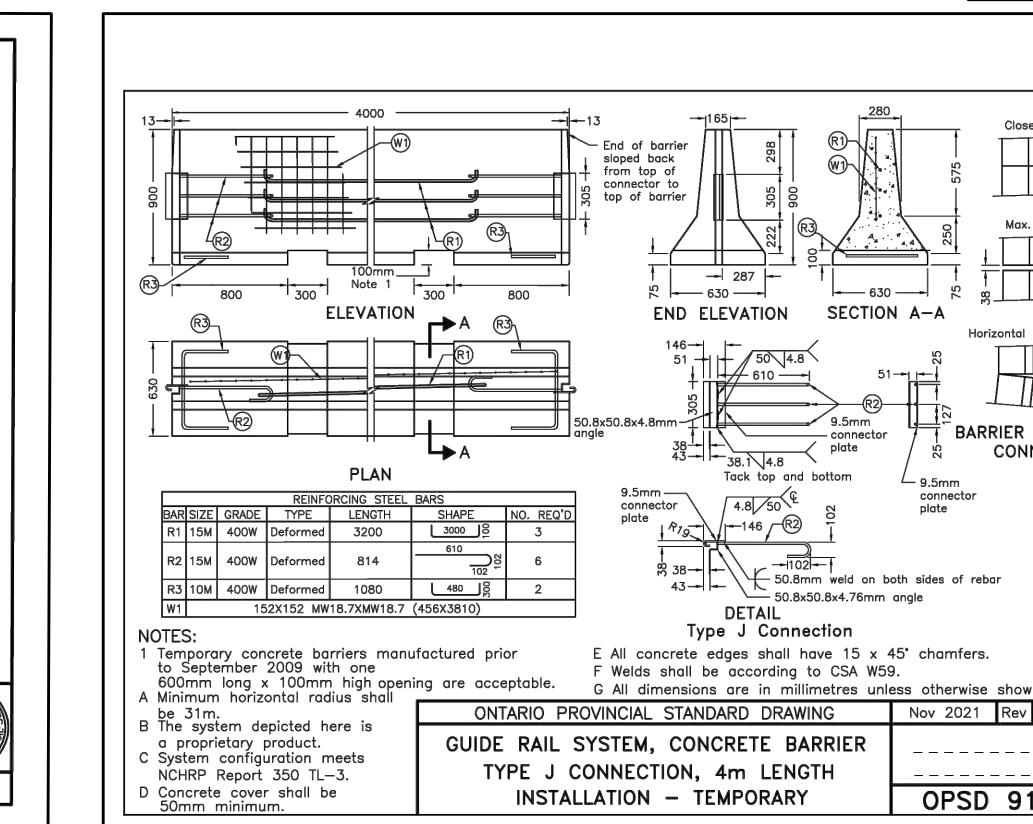
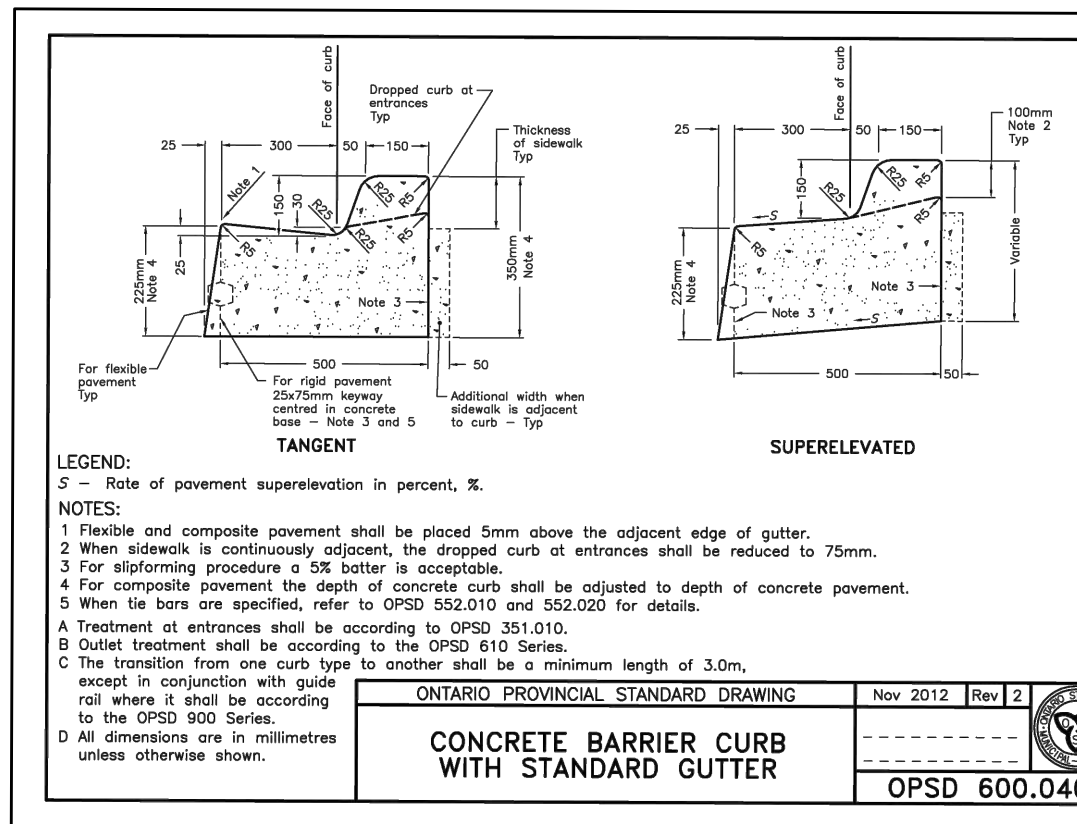
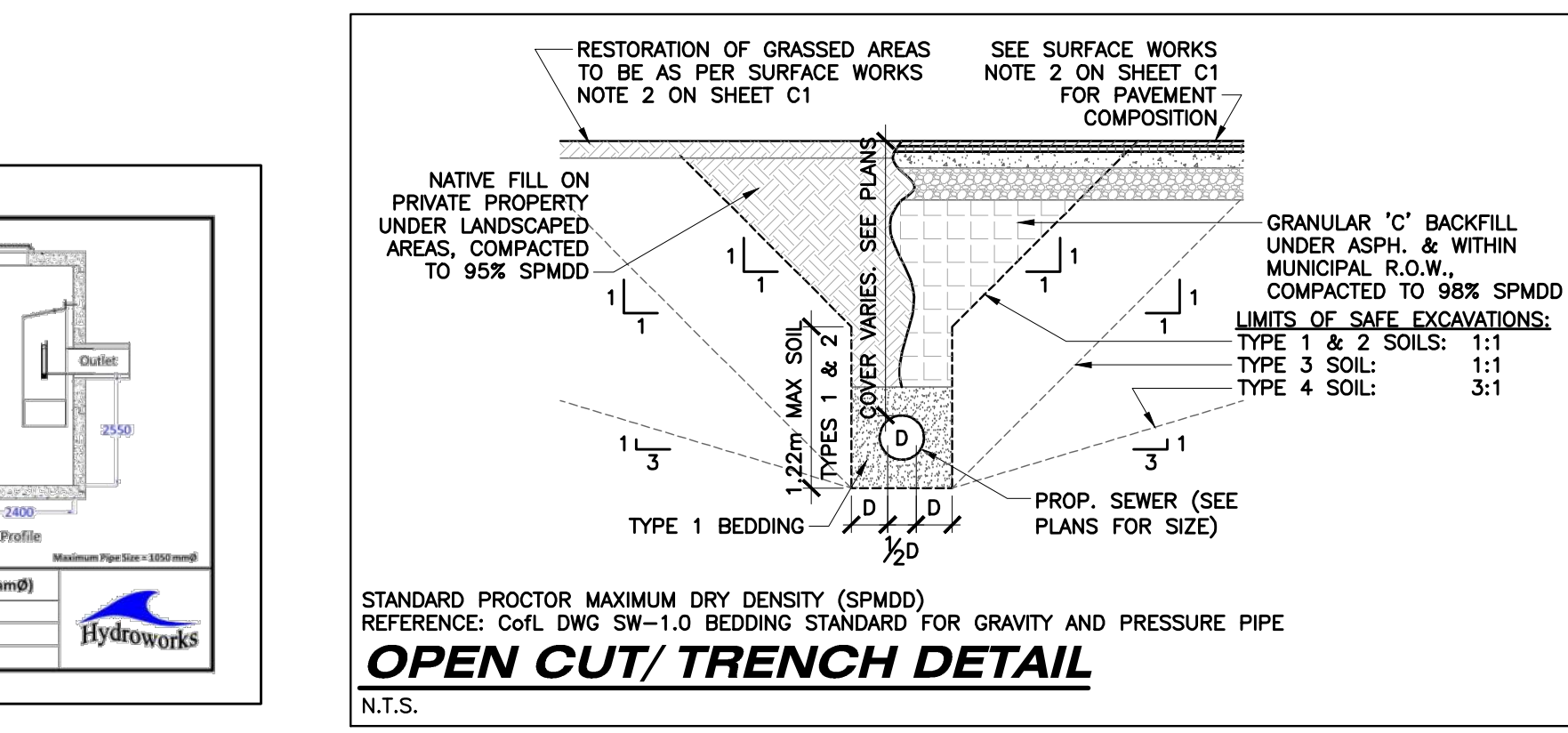
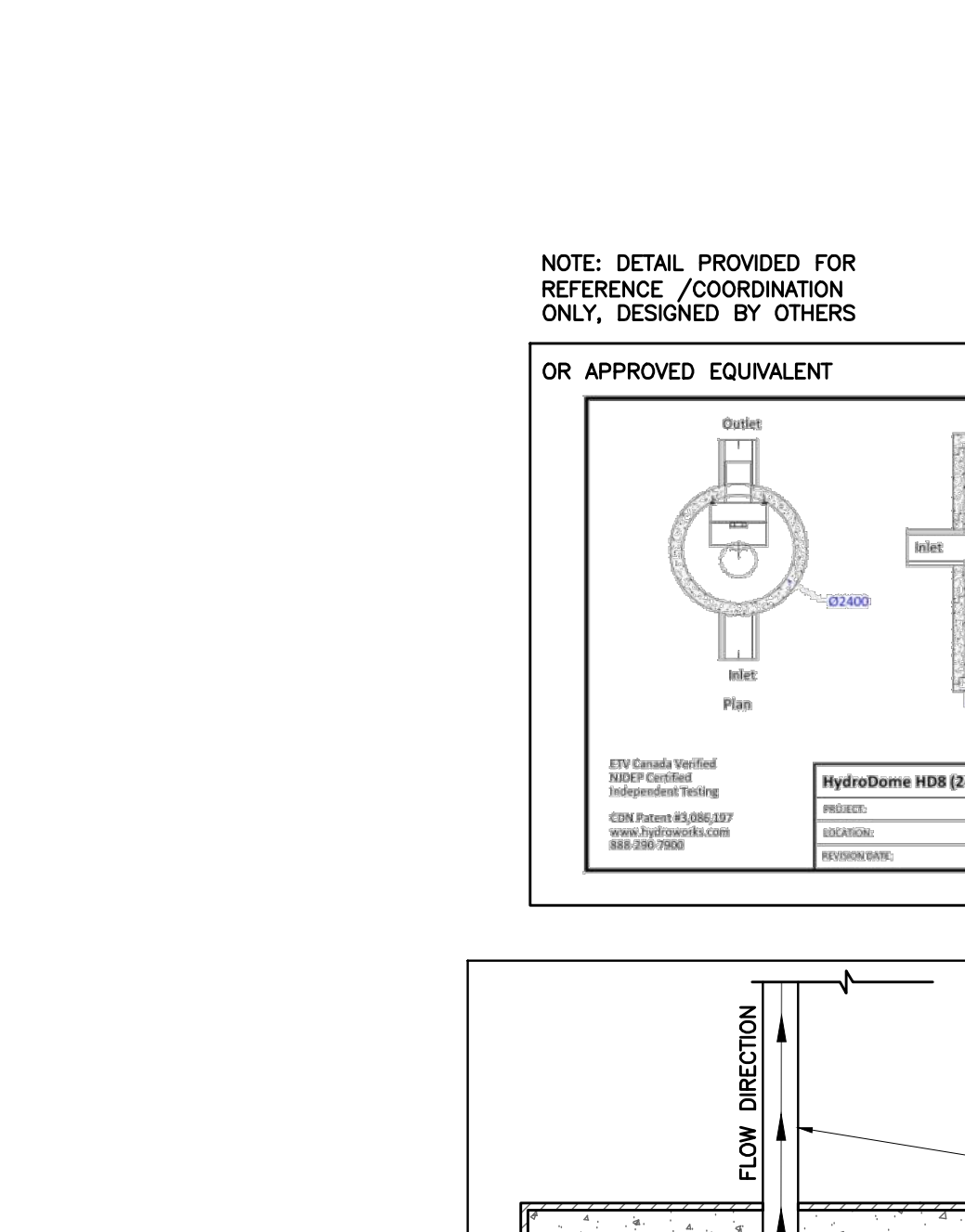
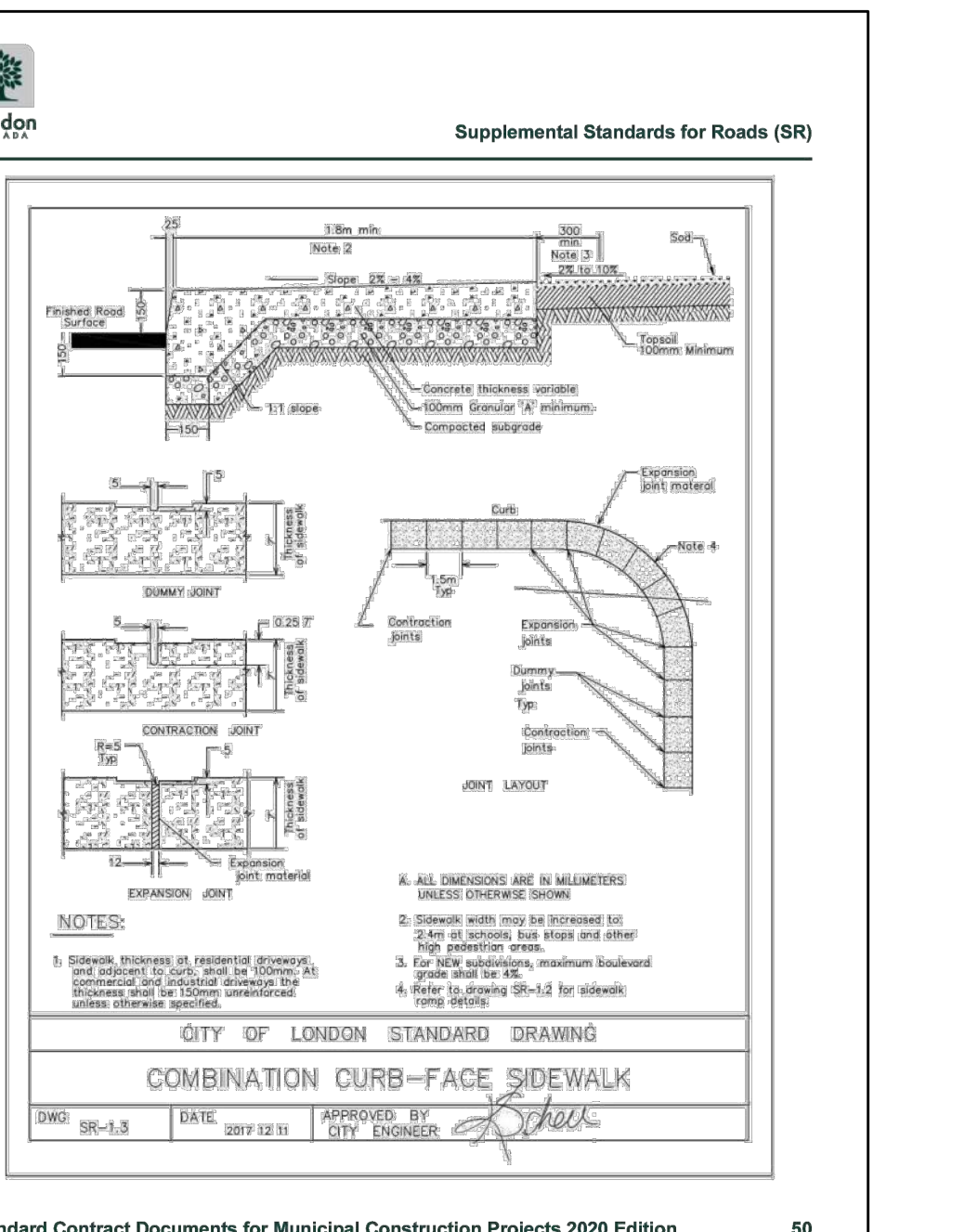
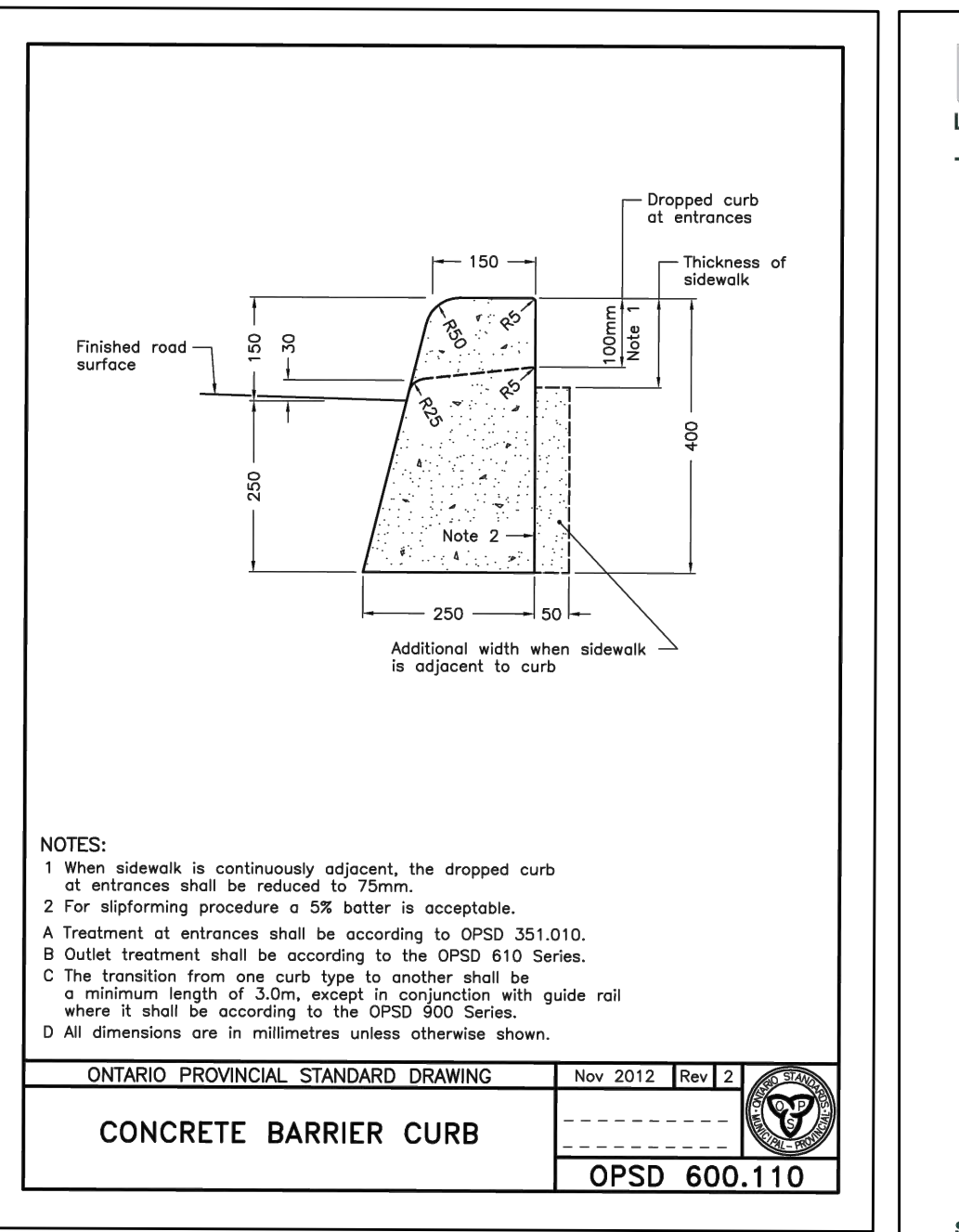
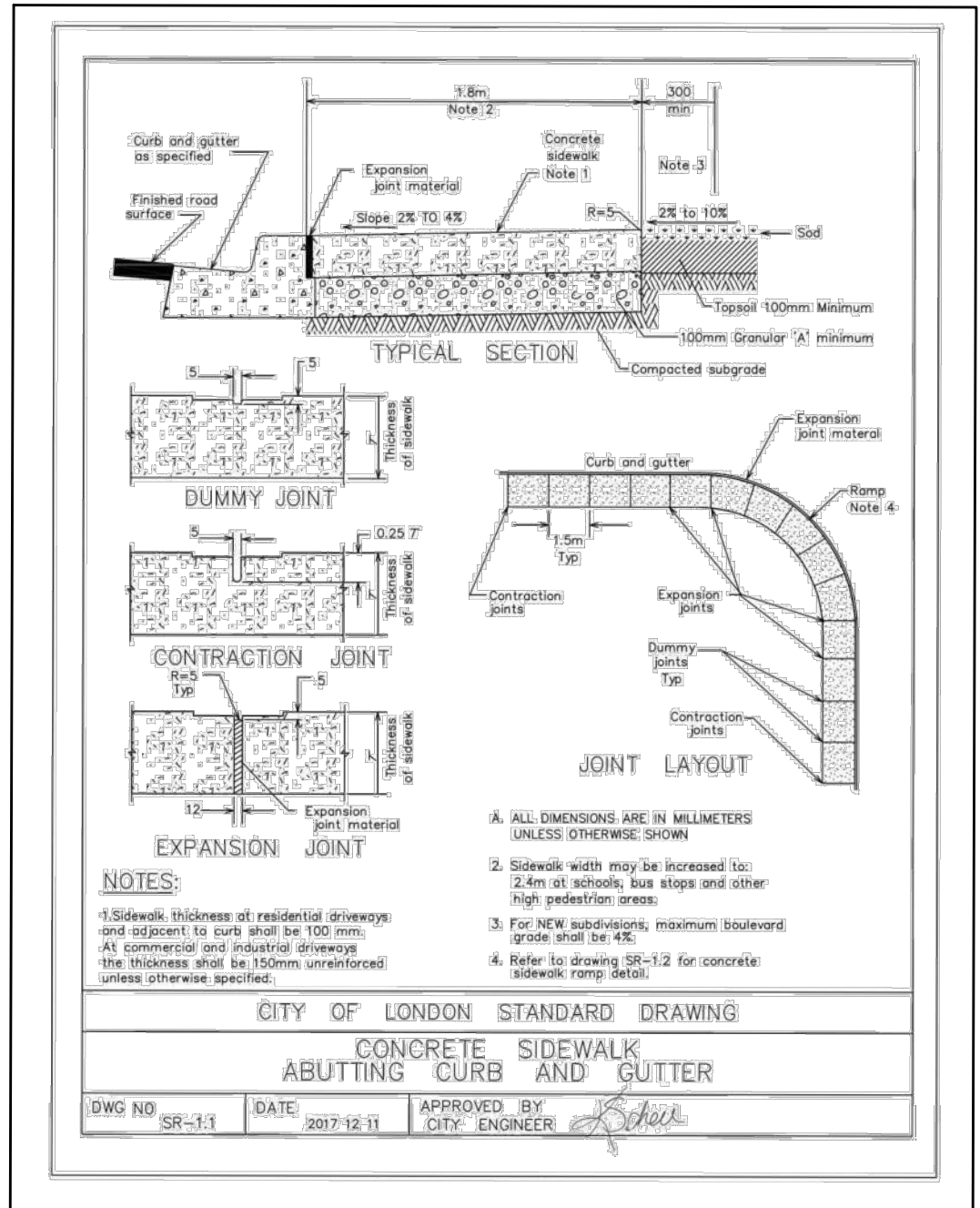
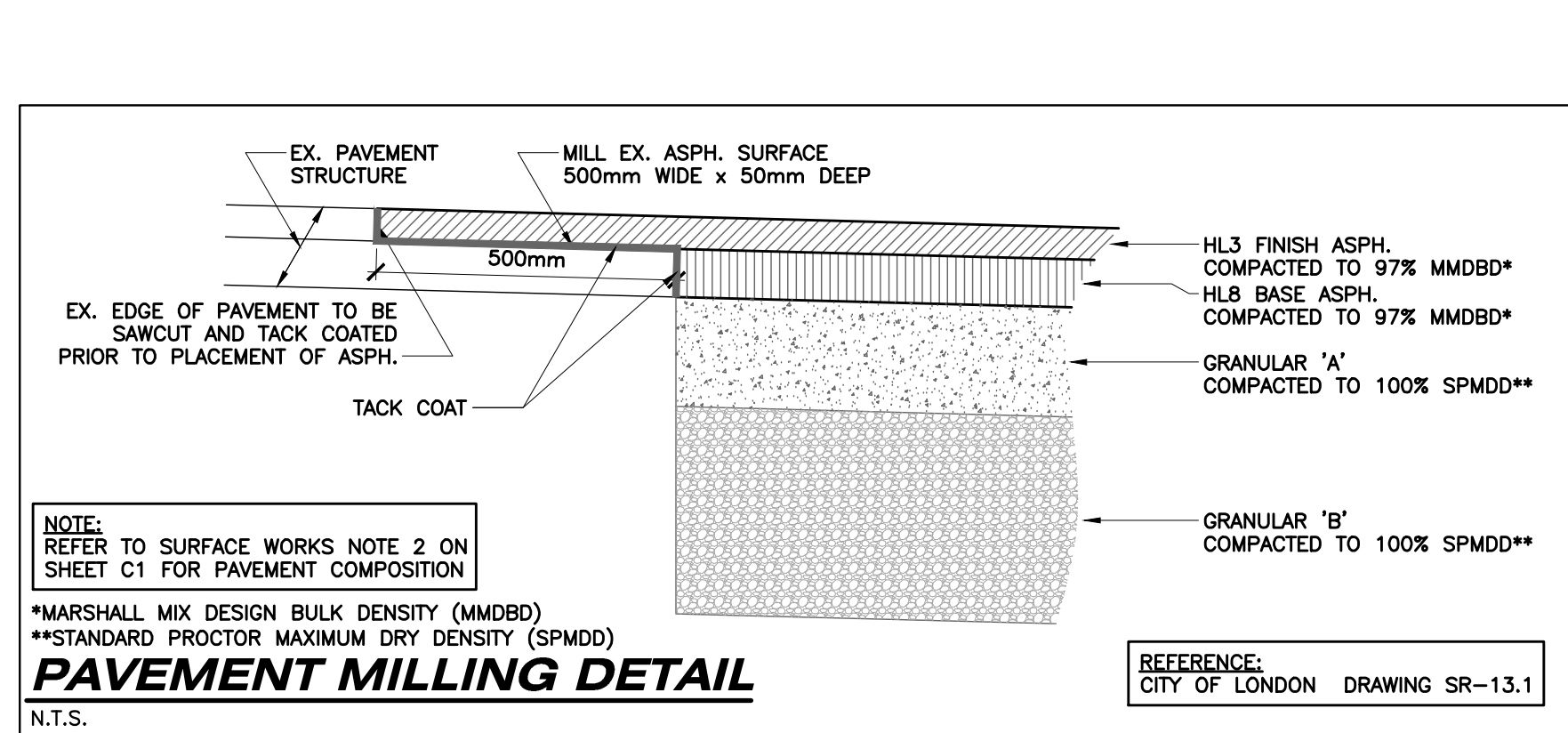
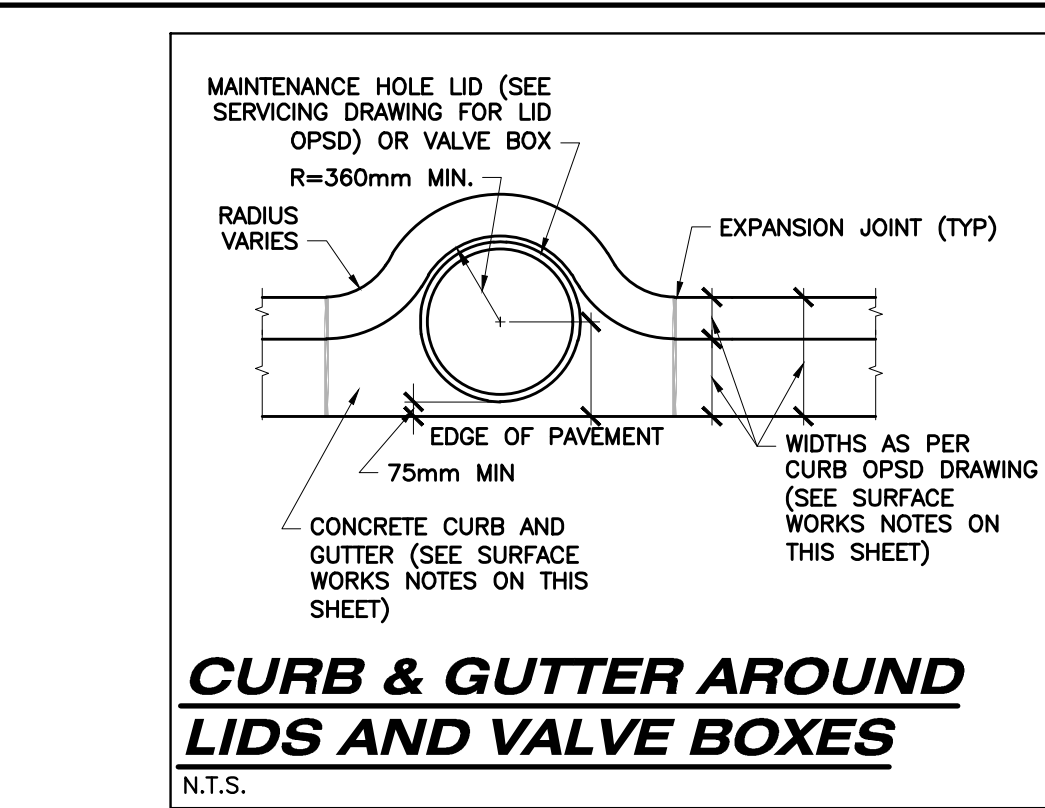
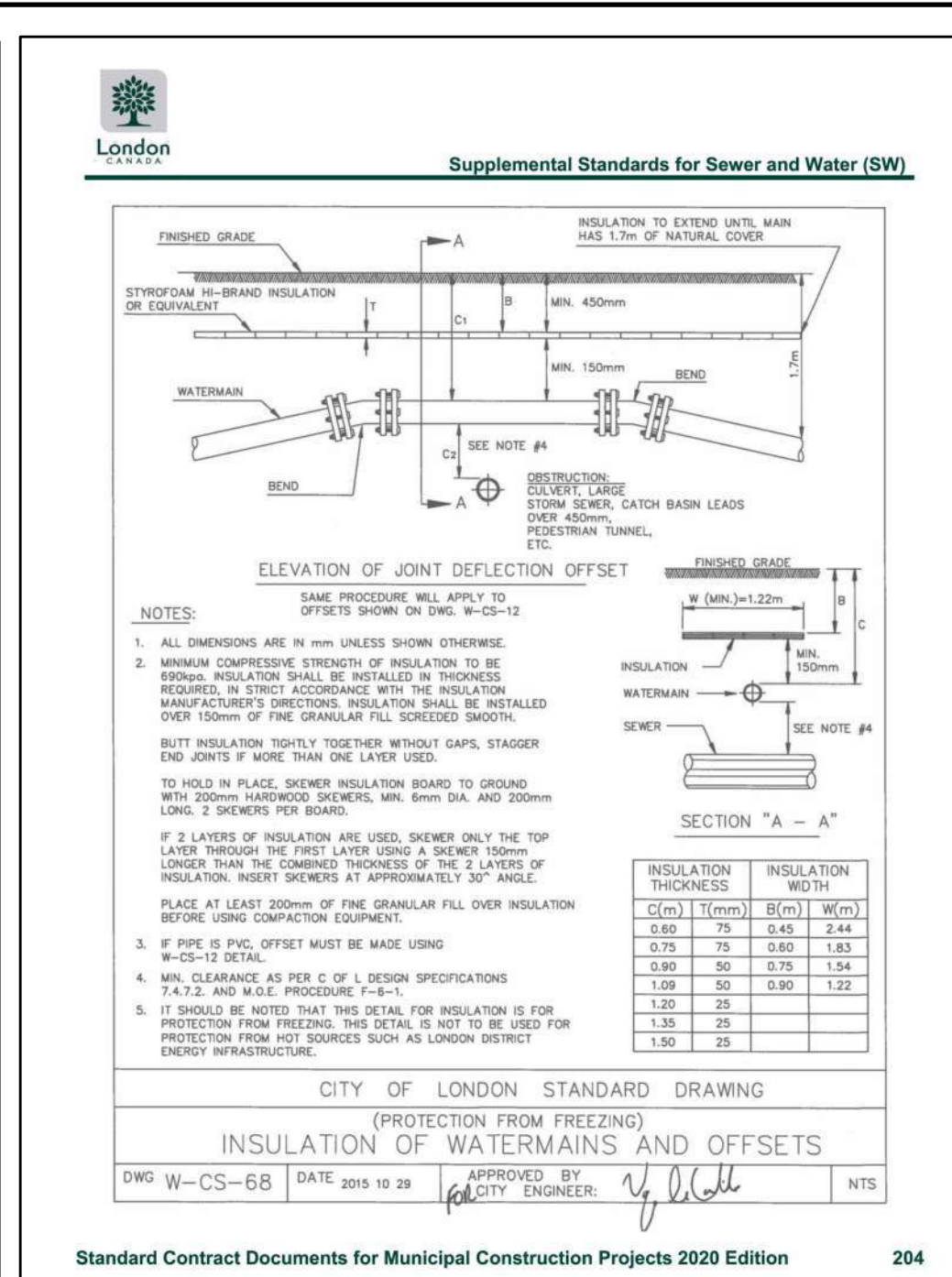
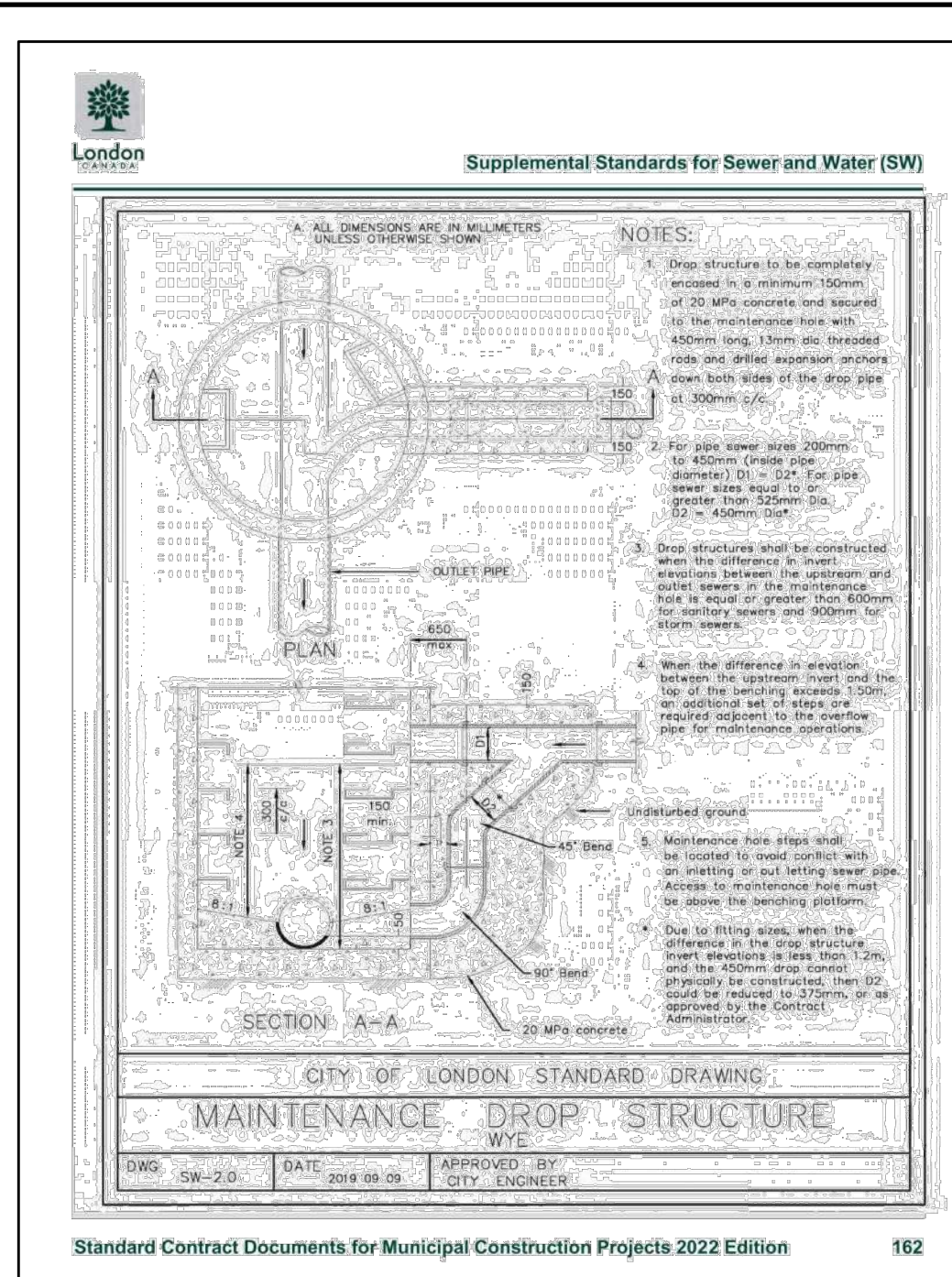
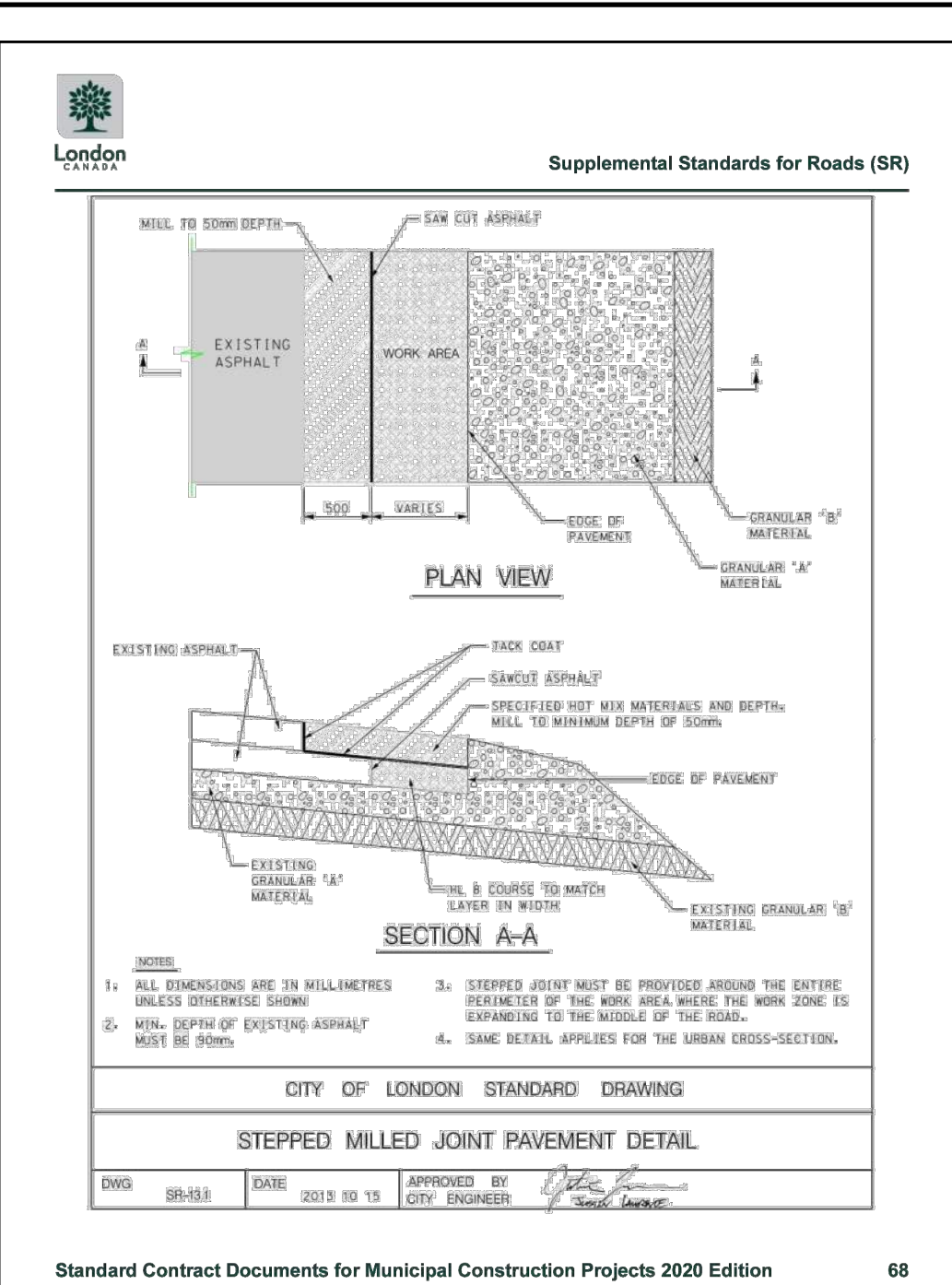
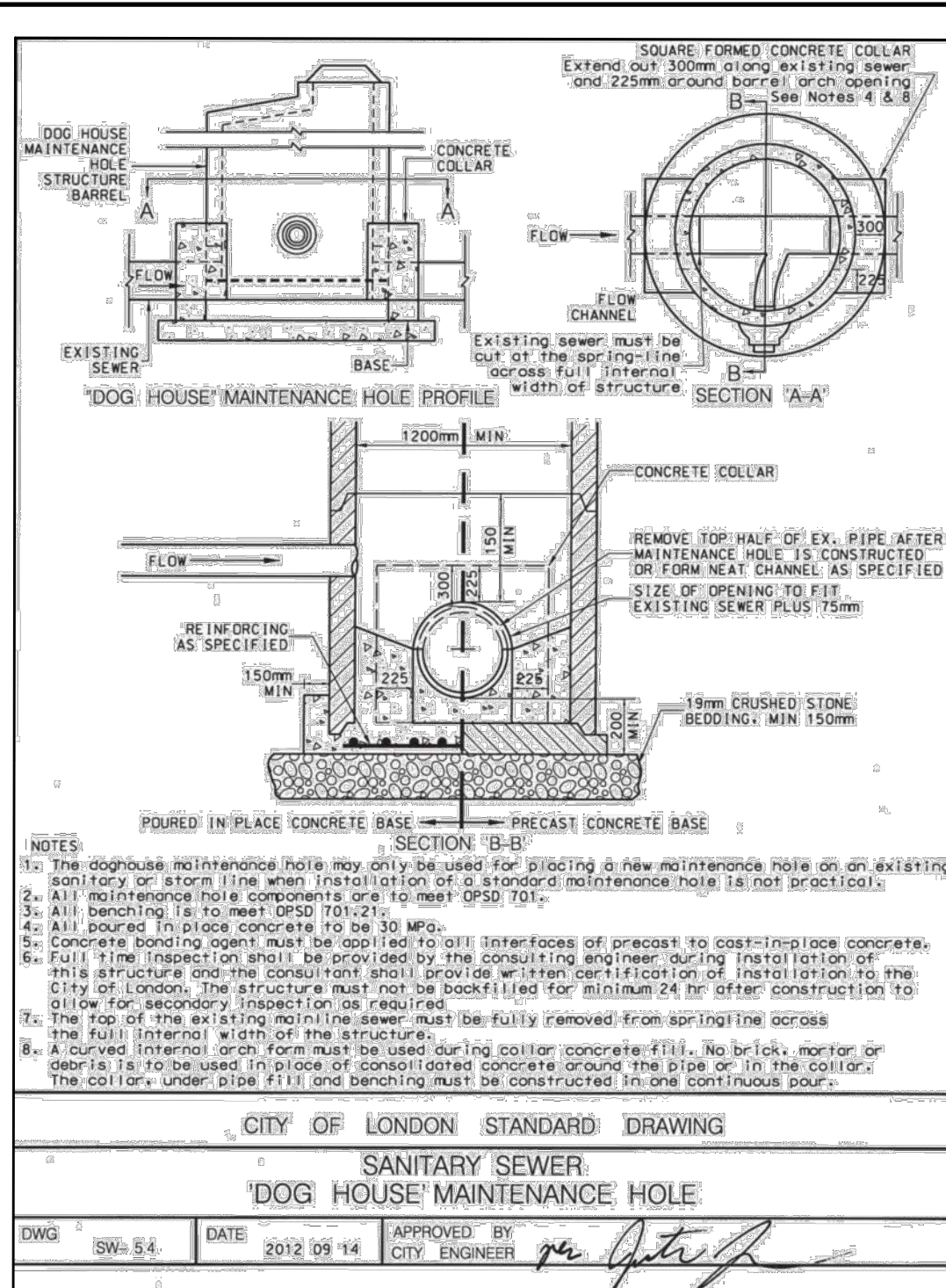


TITLE
SITE GRADING PLAN - SOUTHEAST LOCATION
PROPOSED COMMERCIAL DEVELOPMENT
 1300 FANSHAW PARK ROAD EAST
 LONDON, ON.

PROJECT No.
SBM-22-1747

SHEET No.
C4.4

PLAN FILE No.
SPA23-031



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	MA	1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	MA	STRIK BALDINELLI MONIZ
DRAWING	MA	2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
CHECKED	LS	3	ISSUED FOR SITE PLAN APPROVAL	12/07/23	FZ	
APPROVED	HA	4	ISSUED FOR SITE PLAN APPROVAL	06/10/23	FZ	
DATE	20/03/2024	5	ISSUED FOR SITE PLAN APPROVAL	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL	27/02/24	FZ	
CAD	22-1747	7	ISSUED FOR SITE PLAN APPROVAL	22/03/24	FZ	

STRIK BALDINELLI MONIZ
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 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmld.ca

ENGINEER'S STAMP
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 PROVINCE OF ONTARIO

STONEY CREEK COMMONS INC
 1701 RICHMOND CREEK COMMONS INC.
 LONDON, ON
 N5X 3Y2
 P: 519-850-0000
 E: INFO@WESTDELLCORP.COM

STANDARD DETAILS
 PROJECT No. **SBM-22-1747**
PROPOSED COMMERCIAL DEVELOPMENT
 SHEET No. **C6**
 1300 FANSHAW PARK ROAD EAST
 LONDON, ON.
 PLAN FILE No. **SPA23-031**

GENERAL NOTES

- COORDINATE WITH MANUFACTURER'S REPRESENTATIVE/DISTRIBUTOR FOR PRE-CONSTRUCTION MEETING AND SITE INSPECTION DURING INSTALLATION.
- ENGINEERING DRAWINGS SUPERSEDE ALL PROVIDED DOCUMENTATION. REFER TO SITE ENGINEER FOR ADDITIONAL INSTRUCTIONS.
- COORDINATE EZSTORM INSTALLATION ACTIVITIES WITH OTHER SITE ACTIVITIES.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- THE SUB-GRADE AND SIDE BACKFILL TO BE COMPACTED TO 95% IPS OR AS DIRECTED BY THE ENGINEER.
- PRESIDENCE OF GROUND WATER ABOVE THE BASE OF THE SYSTEM MUST BE IDENTIFIED TO EZSTORM. ALL PUBLISHED MAXIMUM AND MINIMUM INSTALLATION DEPTHS ASSUME THE GROUND WATER IS AT OR BELOW THE BASE OF THE SYSTEM UNLESS OTHERWISE NOTED.
- CONFIRM GEOTECHNICAL SOIL EVALUATION BY A QUALIFIED ENGINEER TO DETERMINE SUITABILITY OF STRUCTURAL INSTALLATION.
- CONFORM FOR BARRIERS UNDERGROUND UTILITIES INCLUDING GAS, ELECTRICAL, FIBRE OPTIC OR CONCRETE.
- WHEN INSTALLED IN CONFORMANCE TO THE INSTALLATION GUIDELINES, EZSTORMS CAN HANDLE STANDARD CLASS 65 TRUCK LOADS FOR NON-STANDARD LOADS CONTACT MANUFACTURER'S REPRESENTATIVE/DISTRIBUTOR.
- PROTECT THE INSTALLATION AGAINST DAMAGE WITH CONSTRUCTION TAPE, FENCING OR OTHER MEANS TILL THE CONSTRUCTION IS COMPLETE.
- ENGINEER THAT CONSTRUCTION FOLLOWS APPLICABLE FEDERAL, PROVINCIAL, LOCAL, MUNICIPAL AND LOCAL LAWS, ORDINANCES, REGULATIONS AND SAFETY REQUIREMENTS.
- VEHICULAR LOADING IS PROHIBITED UNTIL BACKFILLED AS PER MANUFACTURER'S INSTALLATION GUIDELINES. THE USE OF EQUIPMENT OVER EZSTORM CHAMBERS IS LIMITED.
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TREAD LOADERS, SWAMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE CONSTRUCTION GUIDE.
 - FULL 60% (BY DRY) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR CLAMP TRUCK TRAVEL OR DUMPING.

CHECK REQUIRED MATERIALS AND EQUIPMENT

- ALL EZSTORM CHAMBERS AND ACCESSORIES AS SPECIFIED IN THE ENGINEER'S PLANS INCLUDING NON-WOVEN GEOTEXTILE, CONNECTORS, QUADS, SIDEWALLS, ADAPTER, RISER AND LINER WHEN APPLICABLE.
- REINFORCING BARS OR REINFORCING.
- TRANSIT OR LASER LEVEL MEASURING DEVICE.
- COMPACTOR EQUIPMENT WITH MAXIMUM GROSS VEHICLE WEIGHT OF 15000 LBS (6,840 KGS).
- ACCEPTABLE FILL MATERIAL AS SHOWN IN INSTALLATION INSTRUCTIONS.
- QUANTITIES FOR GEOTECHNICAL ARE APPROXIMATE AND MAY VARY BASED ON OVERLAP, WASTAGE.
- CHECK EZSTORM CHAMBERS FOR DAMAGE PRIOR TO INSTALLATION. DO NOT USE DAMAGED CHAMBERS, CONTACT YOUR SUPPLIER IMMEDIATELY TO REPORT DAMAGE OR PACKING LIST DISCREPANCIES.

NOTES FOR RECORDS AND INSTALLATIONS

- ALL EZSTORM CHAMBERS ARE EXPECTED TO COMPROMISE AND USE THE MOST CURRENT INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING A SYSTEM INSTALLATION. FOR THE MOST CURRENT INSTRUCTIONS, CONTACT NEXTSTORM AT 1-800-811-1537 OR WWW.NEXTSTORM.COM.
- CONTACT NEXTSTORM AT LEAST TWO WEEKS PRIOR TO SYSTEM INSTALLATION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING.
- USE EZSTORM INSTALLATION INSTRUCTIONS AS A GUIDE ONLY FOR MINIMUM/MAXIMUM REQUIREMENTS. ACTUAL DESIGN MAY VARY. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR JOB-SPECIFIC DETAILS. ENGINEERING DRAWINGS SUPERSEDE ALL PROVIDED DOCUMENTATION.
- THE FOUNDATION STONE SHALL BE LEVEL AND COMPACTED PRIOR TO CHAMBER INSTALLATION.
- ANY DISCREPANCIES WITH THE SYSTEM SUB-GRADE SOILS BEARING CAPACITY MUST BE REPORTED TO THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO REFER TO EZSTORM INSTALLATION INSTRUCTIONS CONCERNING VEHICULAR TRAFFIC. RESPONSIBILITY FOR PREVENTING VEHICLES THAT EXCEED REQUIREMENTS SPECIFIED FROM TRAVELING ACROSS OR PARKING OVER THE CHAMBER SYSTEM LIES SOLELY WITH THE CONTRACTOR THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS. THE PLACEMENT OF WARNING TAPE, TEMPORARY FENCING, AND/OR APPROPRIATELY LOCATED BARRIERS IS HIGHLY RECOMMENDED.
- TRAFFIC OR INSTALLATION EQUIPMENT ON OTHER VEHICULAR TRAFFIC OVER TOP OF THE EZSTORM STORMWATER SYSTEM IS STRICTLY RESTRICTED AND PROHIBITED UNTIL SATISFACTORY COVER AND COMPACTION IS ACHIEVED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- EROSION AND SEDIMENT CONTROL MEASURES MUST MEET LOCAL CODES AND THE DESIGN ENGINEER'S SPECIFICATIONS THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS.
- EZSTORM SYSTEMS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NEXTSTORM'S MINIMUM REQUIREMENTS. FAILURES TO DO SO WILL VOID THE LIMITED WARRANTY.

NOTE:

- USE OF VEHICLES WHEN APPLYING THE FIRST COVER LAYER.
 - THE FIRST COVER LAYER CAN BE APPLIED FOR EXAMPLE USING A WHEEL LOADER OR A FRONT-TYRE MOBILE EXCAVATOR FOR A WHEEL LOADER OR MOBILE EXCAVATOR WITH A MAXIMUM TOTAL WEIGHT OF 15000 LBS (6,840 KGS). A COMPACTED COVER OF AT LEAST 300MM MUST BE PLACED OVER THE FOUNDATION LAYER TO PREVENT FORMATION OF RUTS MUST BE TAKEN INTO ACCOUNT.
 - AVOID STEERING MANOEUVRES AT THIS CONSTRUCTION STAGE.
 - USE OF CONSTRUCTION VEHICLES.
 - ALL EXTERNAL SYSTEM STRUCTURES, INLET/OUTLET PIPES, AND PROVIDED ELEVATIONS MUST BE DESIGNED AND APPROVED BY PROJECT ENGINEER OF RECORD. PROJECT ENGINEER OF RECORD MUST ENSURE CHAMBER BURIAL REQUIREMENTS ARE MET THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE EZSTORM SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE CONTRACTOR OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE EZSTORM PRODUCTS ARE DESIGNED IN ACCORDANCE WITH NEXTSTORM'S MINIMUM REQUIREMENTS. NEXTSTORM DOES NOT APPROVE PLANS, DESIGN, OR SYSTEM DESIGNING.

ARTICLE NUMBER	DESCRIPTION	DIMENSIONS	QTY
ES100	EZSTORM Chamber	17.60m x 19.50m	1
ES101	EZSTORM Chamber	17.60m x 19.50m	1
ES102	EZSTORM Chamber	17.60m x 19.50m	1
ES103	EZSTORM Chamber	17.60m x 19.50m	1
ES104	EZSTORM Chamber	17.60m x 19.50m	1
ES105	EZSTORM Chamber	17.60m x 19.50m	1
ES106	EZSTORM Chamber	17.60m x 19.50m	1
ES107	EZSTORM Chamber	17.60m x 19.50m	1
ES108	EZSTORM Chamber	17.60m x 19.50m	1
ES109	EZSTORM Chamber	17.60m x 19.50m	1
ES110	EZSTORM Chamber	17.60m x 19.50m	1
ES111	EZSTORM Chamber	17.60m x 19.50m	1
ES112	EZSTORM Chamber	17.60m x 19.50m	1
ES113	EZSTORM Chamber	17.60m x 19.50m	1
ES114	EZSTORM Chamber	17.60m x 19.50m	1
ES115	EZSTORM Chamber	17.60m x 19.50m	1
ES116	EZSTORM Chamber	17.60m x 19.50m	1
ES117	EZSTORM Chamber	17.60m x 19.50m	1
ES118	EZSTORM Chamber	17.60m x 19.50m	1
ES119	EZSTORM Chamber	17.60m x 19.50m	1
ES120	EZSTORM Chamber	17.60m x 19.50m	1
ES121	EZSTORM Chamber	17.60m x 19.50m	1
ES122	EZSTORM Chamber	17.60m x 19.50m	1
ES123	EZSTORM Chamber	17.60m x 19.50m	1
ES124	EZSTORM Chamber	17.60m x 19.50m	1
ES125	EZSTORM Chamber	17.60m x 19.50m	1
ES126	EZSTORM Chamber	17.60m x 19.50m	1
ES127	EZSTORM Chamber	17.60m x 19.50m	1
ES128	EZSTORM Chamber	17.60m x 19.50m	1
ES129	EZSTORM Chamber	17.60m x 19.50m	1
ES130	EZSTORM Chamber	17.60m x 19.50m	1

ACCEPTABLE FILL MATERIALS: EZSTORM-HD BOX SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 1 STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF SUBGRADE. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLAN. PAVED INSTALLATIONS MAY HAVE STRENGTH MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 1 STARTS FROM THE TOP OF THE SUBGRADE STONE LAYER TO 150 MM ABOVE THE TOP OF THE BOX. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE C LAYER.	ASHTO M47 A-1, A-2, A-3 OR ASHTO M47 A-1, A-2, A-3	BEGIN COMPACTIONS AT PER 100 mm (4") OF MATERIAL OVER THE BOXES & REINFORCE. COMPACT ADDITIONAL LAYERS IN 100 mm MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	NON BACKFILL LAYER. FILL SURROUNDING THE BOXES FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	ASHTO M47 A-1, A-2, A-3 OR ASHTO M47 A-1, A-2, A-3	BEGIN COMPACTIONS AFTER 300 mm (12") OF GRANULAR OVER THE BOXES & REINFORCE. COMPACT ADDITIONAL LAYERS IN 100 mm MAX LIFTS TO A MIN. 95% PROCTOR DENSITY.
A	FOUNDATION LAYER. FILL BELOW BOXES FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE BOX.	ASHTO M47 A-1, A-2, A-3 OR ASHTO M47 A-1, A-2, A-3	PLATE COMPACT OR ROLL TO ACHIEVE A PLATE SURFACE.

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GUIDANCE ONLY. THE FILL MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR FINE, CLEAN, CRUSHED, ANGULAR, 4.75mm (NO. 40) SIEVE MATERIALS IS NOT ACCEPTABLE.
- EZSTORM CONSTRUCTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 100mm (4") MAX LIFTS USING THE FULL COVERAGE WITH A VIBRATORY COMPACTOR. THERE ARE EXCEPTIONS TO THIS REQUIREMENT FOR SPECIAL LOAD BEARING OR SPECIAL LOAD BEARING EQUIPMENT. FOR SPECIAL LOAD BEARING, CONTACT STORMWORK FOR CONSTRUCTION REQUIREMENTS.
- ONCE LAYER C IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:

- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERFORM SOIL TESTS TO BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		1	ISSUED FOR SITE PLAN APPROVAL	19/10/22	JSF	
		2	ISSUED FOR SITE PLAN APPROVAL	24/03/23	FZ	
		3	ISSUED FOR SITE PLAN APPROVAL 2	12/07/23	FZ	
		4	ISSUED FOR SITE PLAN APPROVAL 3	06/10/23	FZ	
		5	ISSUED FOR SITE PLAN APPROVAL 4	30/11/23	FZ	
		6	ISSUED FOR SITE PLAN APPROVAL 5	27/02/24	FZ	
		7	ISSUED FOR SITE PLAN APPROVAL 6	22/03/24	FZ	

SBM-22-1747
1300 Fanshawe Park Road, Ontario

WORKING STAGE: SYSTEM DETAILS

REVISION: 1.3

DATE: 21/03/2024

DRAWN BY: JM

CHECKED BY: JF

SCALE: N.T.S.

SHEET NO: 3 OF 6

SBM-22-1747
1300 Fanshawe Park Road, Ontario

WORKING STAGE: NOTES

REVISION: 1.3

DATE: 21/03/2024

DRAWN BY: JM

CHECKED BY: JF

SCALE: N.T.S.

SHEET NO: 3 OF 6



CLIENT: STONEY CREEK COMMONS INC
1701 RICHMOND CREEK COMMONS INC.
LONDON, ON
N5X 3Y2
P: 519-850-0000
E: INFO@WESTDELLCORP.COM

TITLE: EZSTORM SYSTEM STANDARD DETAILS
PROPOSED COMMERCIAL DEVELOPMENT
1300 FANSHAWE PARK ROAD EAST
LONDON, ON.

PROJECT No. SBM-22-1747
SHEET No. C7
PLAN FILE No. SPA23-031