



**LAND
DEVELOPMENT
SOLUTIONS**
ENGINEERING INC.

Suite A – 2070 Huron Street East, London ON N5V 5A7 Phone: 226-289-2952

SWM FEASIBILITY REPORT

BYRON EAST SECONDARY PLAN

LDS PROJECT NO. 1614-00052

OCTOBER 26, 2015

Submitted to:

SIFTON PROPERTIES LIMITED.

Distribution (via courier):

Sifton Properties Limited – London Corporate Office

Table of Contents

1.0	Introduction	1
1.1	Background	1
1.2	SWM Criteria	1
1.2.1	Water Quality Control	1
1.2.2	Erosion Control.....	2
1.2.3	Water Quantity Control.....	2
2.0	Existing Conditions	2
2.1	Site Soils.....	3
2.2	Existing Volume.....	3
3.0	Proposed Conditions	4
3.1	Catchments Draining South.....	4
3.2	Predominantly Pervious Catchments.....	4
3.3	Development Catchments.....	5
3.4	Proposed Stormwater Management System	6
3.4.1	Minor System	6
3.4.2	Major System	7
3.5	Proposed Runoff Conditions	8
3.6	Oil & Grit Separator	9
3.7	Water Balance	9
4.0	Conclusion	9

List of Tables

Table 1 - Existing Conditions Runoff Volumes.....	3
Table 2 - Local Infiltration Basin (LIB) Summary	7
Table 3 – Major Infiltration Basin (MIB) Storage Volumes	8
Table 4 - Proposed Runoff Volumes to MIB's.....	8

List of Figures

- Figure 1 - Site Location
- Figure 2 - Existing Catchment Delineations
- Figure 3 - Proposed Catchment Delineations

Appendices

- Appendix A – Existing Conditions
- Appendix B – Proposed Conditions

1.0 Introduction

Land Development Solutions has been retained by Sifton Properties Limited to investigate and develop a stormwater management strategy for the proposed Byron East Secondary Plan development area. The proposed development is located at 1030 Byron Baseline Road in the vicinity of the Springbank Drive and Commissioners Road intersection in the west end of the City of London. The 65 hectare site represents a parcel of vacant land which is the site of historic aggregate extraction activities. The site is bounded by vacant land to the south, existing residential properties to the east, by Byron Baseline Road to the north and Colonel Talbot Road to the west. A study site location plan is presented in Figure 1. The site is planned to be developed as a mixed medium, and high density residential development and will include a limited commercial component along the northerly limit of the site.

1.1 Background

The following reports were reviewed and referenced to assist in the design of the stormwater management strategy for the Byron East Secondary Plan development area.

- Functional Design Report and Stormwater Management Plan, Crestwood West Subdivision Phase 2, prepared by Whitney Engineering Inc. and accepted by the City of London on the 7th September 2012.

The information presented in this functional SWM report was used to delineate the external catchment area that drains off site to an existing stormwater management facility in the vicinity of Longworth Road and Cranbrook Road.

1.2 SWM Criteria

The subject property is located in the City of London within the Thames River watershed. Stormwater management design, review and approval for sites located within the City are completed by the Upper Thames River Conservation Authority (UTRCA). Stormwater management design criteria were developed for the subject site based upon site conditions and surrounding site characteristics (i.e. physical setting).

1.2.1 Water Quality Control

The water quality control criterion was selected using the guidance presented in the Stormwater Management Planning and Design Manual (MOE, 2003). To ensure the proper long term function of

planned infiltration basins, MOE "Enhanced" protection level water quality control was selected for the proposed site.

1.2.2 Erosion Control

Erosion control storage is required on some sites to attenuate stormwater discharges to magnitudes that do not cause stream bed and/or stream bank erosion in the downstream receiving watercourse. Since the runoff from the proposed site does not outlet to a receiving watercourse, but rather to an infiltration facility, erosion control in the traditional sense is not warranted. Erosion control, in the form of mats or interlocking concrete blocks may be necessary at the outlet of sewer pipes, however this is outside the scope of the current study.

1.2.3 Water Quantity Control

Peak flow control for the subject site is considered unnecessary as both minor and major system flows are planned to be infiltrated in a series of "at-source" and end of pipe infiltration basins. Since the flows are not discharging to a receiving watercourse, pre to post development flow control is not considered necessary. This however is not the case when speaking of volume based controls. In this application, extensive analysis has been completed to ensure that infiltration volumes will be matched on a pre to post development basis. Further, a small area drains to an existing stormwater management facility where peak flows will be controlled to predevelopment conditions.

2.0 Existing Conditions

The site represents a depleted aggregate extraction area which is bordered with vegetation along the site's southerly boundary. The site is characterized by steep slopes and significant changes in elevation, and within its relative centre, contains a large artificial water feature.

Existing catchment areas are listed below and their hydrologic characteristics can be found in Appendix A. Figure 2 shows a map of the existing catchments.

Catchment 101 – This external catchment area comprises 8.4 hectares and is situated at the southernmost border of the study site. It currently drains to an existing pond at the corner of Longworth Road and Cranbrook Road. The catchment area has been subject to previous extraction activities and is also partially vegetated. It was not included in the hydrologic modelling but delineated for clarity as it drains to an existing pond in the vicinity of Cranbrook and Longworth road.

Catchment 102 – This catchment area comprises the entire 65Ha of the study site and extends north from Catchment 101 to Byron Baseline Road. This catchment area drains to its centre where it pools and infiltrates through native sand and gravel soils to an underlying aquifer. The elevation of the phreatic surface of the water feature is approximately 242m, and for the purpose of this study, has been assumed to represent the stabilized groundwater level.

2.1 Site Soils

Given the historic aggregate resource potential of the site, soil conditions are assumed to be primarily sand and gravel, and consequently have higher than average infiltration capacity. Accordingly, soil conditions can be classified as Hydrologic Soil Group A. According to Table 4.4 of the MOE Stormwater Management Plan / SWMP Design Manual, sand has a percolation rate of 0.21 meters per hour.

2.2 Existing Volume

In accordance with City of London design requirements, hydrologic conditions were modelled using SWMHYMO to generate peak discharge volumes corresponding to the 2-year through to the 250-year storm event. The results of this modelling are summarized in Table 1 whereas model documentation can be found in Appendix A.

Table 1 - Existing Conditions Runoff Volumes

Return Period (Years)	Precipitation (mm)	Precipitation Volume (m ³)	Runoff to Pond (mm)	Volume (m ³)
25mm	25	19500	4	2724
2	33	26044	8	5025
5	45	35459	14	9146
10	53	41106	18	11967
25	61	47198	23	15249
50	66	51691	27	17791
100	72	56137	31	20410
250	87	67665	42	27560

3.0 Proposed Conditions

The proposed stormwater management delineation for the site is illustrated in Figure 3, and each drainage catchment is described below. All proposed catchments and their corresponding hydrologic characteristics can be found in Appendix B.

3.1 Catchments Draining South

The following catchment area drains south to an existing stormwater management facility located at the corner of Longworth Road and Cranbrook Road.

Catchment 201 – This external catchment was included purely for completeness, and does not drain to the SWM facility for the study site. The hydrologic modelling is beyond the scope of this feasibility review.

3.2 Predominantly Pervious Catchments

The following catchment areas are planned to be left in their current condition but may be subject to some regrading activity. These areas represent the steeper sloped embankments of the site and any runoff from these catchment areas will be captured by interceptor swales and directed to the proposed stormwater management infiltration facility. Flow from these catchment areas are considered “clean” as they are conveyed through grassed waterways and therefore are not subject to water quality treatment before entering the infiltration facility.

Catchment 202 - These catchments are steep sections of the old gravel pit, and in both minor and major events will drain to Ditch 1 along the eastern most edge of the catchment. It drains to a ditch-inlet catchbasin, however in major events will overtop this catchbasin and flow via a ditch to the major infiltration basin.

Catchment 203 – This catchment is a steep section of the old gravel pit, and in both minor and major events drains into Ditch 2 along the northern edge of the catchment. From here minor events are conveyed to the infiltration facility via storm sewers, while major events travel via the Springbank Dr extension to the major infiltration basin.

Catchment 204 - This catchment area is a steep section of the exhausted gravel pit and during both minor and major events runoff is directed to Ditch 3. This ditch is directed to a ditch inlet catchbasin which captures flow from minor events. During major events the catchbasin overflows and the flow is directed via a grassed waterway to the cul-de-sac and then directed via the streets to the major infiltration basin.

3.3 Development Catchments

Catchments described in the following section represent catchment areas proposed for development, each having its own local infiltration basin (LIB) along with an off-line oil and grit separator device to provide water quality treatment.

Catchment 205 – Land use within this catchment is planned to comprise of high density residential units. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 1. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 206 - Land use within this catchment is planned to comprise of medium density residential units. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 3. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 207 - Land use within this catchment is planned to comprise of high density residential units. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 2. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 208 – This catchment represents the area set aside for stormwater management and contains the Major Infiltration basin (MIB).

Catchment 209 - Land use within this catchment is planned to comprise of high density residential units. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 4. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 210 - Land use within this catchment is planned to comprise of an institutional area. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 7. For major events the local system overtops and runoff is conveyed overland via Street B to the Major Infiltration Basin (MIB).

Catchment 211 – Land use within this catchment is planned to comprise of medium density residential units and a small commercial area. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 6. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 212 – Land use within this catchment is planned to comprise of commercial. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and then drains to Local Infiltration Basin (LIB) No. 5. For major events the local system overtops and runoff is conveyed overland via Springbank drive to the Major Infiltration Basin (MIB).

Catchment 213 - This catchment comprises the road network and includes the corridor reserved for the future realignment of Commissioners Road. Under post development conditions, run off from this catchment is treated by an oil and grit separator (OGS) device and is then conveyed to the Major Infiltration Basin (MIB).

3.4 Proposed Stormwater Management System

3.4.1 Minor System

Runoff from the various development catchment areas will be controlled by a series of off line local infiltration basins (LIB's) that function as part of a treatment train in conjunction with oil and grit separator devices. Each LIB will be sized in accordance with MOE Guidelines and shall not drain areas greater than 5 hectares. Furthermore, LIB's cannot have more than 0.6m of ponding, as this results in soil compaction and a decreased infiltration rate. Each infiltration basin has a depth of 0.6m and side slopes of 8H:1V to achieve both the depth and volume requirements. Each LIB is designed assuming an initial infiltration rate of 65mm/hr, which is the minimum infiltration rate recommended by the MOE SWM manual. This approach provides a conservative result to ensure that each LIB is capable of storing runoff from the 25mm storm event.

Table 2 summarizes the runoff volumes produced by the 25mm storm event and provides the corresponding surface area requirements for the infiltration basin as well as the corresponding storage volume for each LIB.

Table 2 - Local Infiltration Basin (LIB) Summary

LIB ID No.	Contributing Catchment	Contributing Area(ha)	Infiltration Basin Area (m ²)	Runoff Volume (m ³)	Volume Provided (m ³)
1	205	2.6	300	401	422
2	207	4.0	500	497	510
3	206	4.4	375	543	647
4	209	4.5	600	682	760
5	212	1.7	300	302	422
6	211	4.3	500	613	647
7	210	3.6	480	674	714

3.4.2 Major System

For events greater than the 25mm event the inlets to the LIB's will be overtopped and will flow within the sewer along Cranbrook Road. Ultimately in major events the runoff will flow over Cranbrook Road to the Major Infiltration Basin (MIB). The first cell of the MIB is sized to infiltrate run-off from Catchment 214 under the 25mm event. For storm events greater than the 25mm event, the MIB stores the runoff that exceeds the capacity of the LIB's plus the previously mentioned runoff. To achieve this the existing water feature within the proposed stormwater management block must be filled using locally sourced select native sand and gravel to provide a minimum freeboard of one meter between the bottom of the infiltration basin and the stabilized groundwater table. The water quality cell of the MIB is 0.6m deep and depths in excess of this represent storage volumes for events greater than the 25mm event. Figure 3 illustrates the proposed location of all LIB's and the MIB, along with catchment delineations and proposed overland flow routes. The MIB will have a bottom area of 2500 m², and will then go up at a slope of 10H:1V to an area of 12600 m² and a maximum depth of 3m.

Table 3 – Major Infiltration Basin (MIB) Storage Volumes

Depth (m)	Area (m ²)	Volume (m ³)
0.0	2500	2147
0.2	3173	2820
0.6	4520	4493
1.0	5867	6671
1.4	7213	9422
1.8	8560	12711
2.2	9907	16540
2.6	11253	20900
3.0	12600	25800

3.5 Proposed Runoff Conditions

A hydrologic model was created to calculate post-development runoff volumes. The calculations were performed using the SWMHYMO hydrologic model and design storms developed from the City of London 3-hour Chicago storm distribution. The post-development condition volumes are summarized in the following table and the corresponding supporting documentation is presented in Appendix B.

Table 4 - Proposed Runoff Volumes to MIB's

Return Period (Year)	Precipitation (mm)	Precipitation Volume (m ³)	Runoff to MIB (mm)	Runoff Volume (m ³)
25mm	25	19500	5	2002
2	33	26044	9	4331
5	45	35459	16	8592
10	53	41106	21	11278
25	61	47198	25	14262
50	66	51691	29	16524
100	72	56137	33	18803
250	87	67665	42	24925

A comparison of the results from Table 4 and Table 3 demonstrate that the proposed major infiltration basin is capable of storing both the 25mm event in its water quality cell and that it is also capable of storing all runoff from the development site under the 250 - year event.

3.6 Oil & Grit Separator

To ensure the infiltration basins continue to operate effectively, it is imperative to remove suspended sediment from urban runoff before it enters the basins. To achieve this objective each LIB will require an oil and grit separator device. These devices will provide pre-treatment under low flow conditions thereby mitigating the potential for oil and other pollutants from entering the groundwater. These devices are proposed to be offline to enable higher flows to bypass the device to flow directly to the MIB.

3.7 Water Balance

Under proposed conditions all precipitation that falls within the limits of the proposed development will be infiltrated, thus simulating existing conditions.

4.0 Conclusion

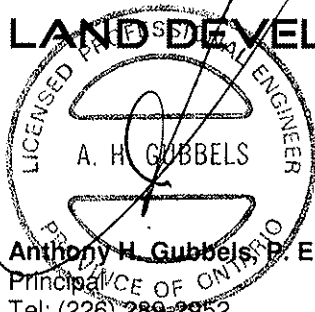
The preceding report describes the proposed stormwater management strategy for the proposed Byron East Secondary Plan development. Based on the analysis contained herein, the following conclusions can be made:

- Events up to the 25mm storm are controlled by the local infiltration basins (LIB's) and the water quality cell of the major infiltration basin (MIB).
- Events greater than the 25mm event overtop the local infiltration basins (LIB's) and flow to the major infiltration basin (MIB) over local roads. The MIB is capable of storing all runoff from the 250 - year event.
- Oil and grit separators treat the majority of the annual precipitation volume and remove sediment and other pollutants before runoff enters the LIB's.

We trust this report sufficiently describes the proposed stormwater management strategy for the proposed Byron East Secondary Plan development area. Should you have any questions concerning the content of this report, please do not hesitate to contact the undersigned.

Sincerely,

LAND DEVELOPMENT SOLUTIONS ENGINEERING INC.



Anthony H. Gubbels, P. Eng.
Principal
Tel: (226) 289-2952
agubbels@land-development-solutions.com

Luke Moir, EIT
Water Resources
Tel: (519) 537 0039
luke.moir@land-development-solutions.com

APPENDIX A

EXISTING CONDITIONS



Project Name:	Byron Springs
Project Number:	1614-00052
Date:	26-Oct-15
Author:	LM
Checked By:	AG

Existing Catchment Summary Table

Catchment Type	Parameter		Unit
Nashyd		102	
	Soil Group	A	
	Area	65	ha
	H1	304	m
	H2	242	m
	Length	500	m
	Slope	12	%
	Width	1300	m
	RC	0.25	
	CN	77	
	IAPer	5	mm
	IAImp	2	mm
	Mnperv	0.25	
	MnImperv	0.013	

```

00001> .....
00002> .....
00003> SSSSS W W M X M H H Y Y X M M 000 999 999 .....
00004> S W W M M H H Y Y X M M 0 0 9 9 9 9 .....
00005> SSSSS W W M X M H H Y Y X M M 0 0 ## 9 9 9 9 Ver 4.05
00006> S W W M X M H H Y Y X M M 0 0 9999 9999 Sept 2011
00007> SSSSS W W M X M H H Y Y X M M 000 9 9 9 .....
00008> .....
00009> Stormwater Management Hydrologic Model 9 9 9 # 4058874
00010> .....
00011> .....
00012> SWMM5MO Ver/4.05 .....
00013> .....
00014> A single event and continuous hydrologic simulation model .....
00015> based on the principles of HMO and its successors .....
00016> QTRMNO-83 and QTRMNO-85 .....
00017> .....
00018> Distributed by: J.F. Sabourin and Associates Inc. ....
00019> Ottawa, Ontario: (613) 836-3884 .....
00020> Gatineau, Quebec: (819) 242-6882 .....
00021> .....
00022> .....
00023> .....
00024> Licensee user: Land Development Solutions .....
00025> London S221Al:4058874 .....
00026> .....
00027> .....
00028> .....
00029> PROGRAM ARRAY DIMENS:CMS .....
00030> Maximum Value for ID numbers : 10 .....
00031> Max. number of rainfall points: 105408 .....
00032> Max. number of flow points : 105408 .....
00033> .....
00034> .....
00035> ***** DESCRIPTION SUMMARY TABLE HEADERS (units depend on MBOUJ in STAG) *****
00036> *****
00037> ***** ID: Hydrograph identification numbers, (1-10). *****
00038> ***** NAYD: Hydrograph reference numbers, (6 digits or characters). *****
00039> ***** AREA: Drainage area associated with hydrograph, (ac.) or (ha.). *****
00040> ***** QPEAK: Peak flow of simulated hydrograph, (ft3/s) or (m3/s). *****
00041> ***** TpeakDate_hhmm: is the date and time of the peak flow. *****
00042> ***** R.V.: Runoff volume of simulated hydrograph, (in) or (mm). *****
00043> ***** R.C.: Runoff coefficient of simulated hydrograph, (ratio). *****
00044> ***** : see WARNING or NOTE message printed at end of run. *****
00045> ***** : see ERROR message printed at end of run. *****
00046> *****
00047> *****
00048> .....
00049> .....
00050> .....
00051> .....
00052> .....
00053> ***** S U M M A R Y O U T P U T *****
00054> *****
00055> ***** DATE: 2015-10-26 TIME: 09:26:21 RUN COUNTER: 000516 *****
00056> *****
00057> * Input filename: C:\PROGRAMA-2\SWMM5MO\Projects\000528-1\Existing.dat
00058> * Output filename: C:\PROGRAMA-2\SWMM5MO\Projects\000528-1\Existing.out
00059> * Summary filename: C:\PROGRAMA-2\SWMM5MO\Projects\000528-1\Existing.sum
00060> * User comment:
00061> * 1:
00062> * 2:
00063> * 3:
00064> .....
00065> .....
00066> .....
00067> .....
00068> # Project Name: [Byron Springs] Project Number: [1614-00052]
00069> # Date : 08-17-2015
00070> # Modeler : LXL
00071> # Company : Land Development Solutions Inc.
00072> # License # : 4058874
00073> .....
00074> RUN COMMANDS
00075> 001:0001
00076> STAG=
00077> TZERO = .00 hrs on 0]
00078> MBOUJ= 2 [-Imperial, 2=metric output]
00079> QPEAK= 0
00080> NRUN = 1
00081> .....
00082> .....
00083> CHICAGO STORM
00084> [SDT= .08:SDUR= .05:PTOT= 25.04]
00085> [A/B/C= 548.000/ 4.580/ .850]
00086> 001:0003 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00087> CALIB NASHYD 02:102 65.00 .654 No_date 1:22 4.19 .167
00088> [CN= 77.0: N= 3.00]
00089> [T= .30:DT= 1.20]
00090> 001:0004
00091> CHICAGO STORM
00092> [SDT= .08:SDUR= .05:PTOT= 33.39]
00093> [A/B/C= 724.690/ 5.500/ .800]
00094> 001:0005 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00095> CALIB NASHYD 02:102 65.00 1.232 No_date 1:22 7.73 .232
00096> [CN= 77.0: N= 3.00]
00097> [T= .30:DT= 1.20]
00098> 001:0006
00099> CHICAGO STORM
00099> [SDT= .08:SDUR= .05:PTOT= 45.46]
00100> [A/B/C= 830.110/ 7.887/ .850]
00101> 001:0007 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00102> CALIB NASHYD 02:102 65.00 2.482 No_date 1:21 14.07 .310
00103> [CN= 77.0: N= 3.00]
00104> [T= .30:DT= 1.20]
00105> 001:0008
00106> CHICAGO STORM
00107> [SDT= .08:SDUR= .05:PTOT= 52.70]
00108> [A/B/C= 1497.190/ 7.188/ .850]
00109> 001:0009 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00110> CALIB NASHYD 02:102 65.00 3.975 No_date 1:21 18.41 .349
00111> [CN= 77.0: N= 3.00]
00112> [T= .30:DT= 1.20]
00113> 001:0010
00114> CHICAGO STORM
00115> [SDT= .08:SDUR= .05:PTOT= 60.51]
00116> [A/B/C= 1455.000/ 5.000/ .800]
00117> 001:0011 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00118> CALIB NASHYD 02:102 65.00 4.228 No_date 1:20 23.46 .388
00119> [CN= 77.0: N= 3.00]
00120> [T= .30:DT= 1.20]
00121> 001:0012
00122> CHICAGO STORM
00123> [SDT= .08:SDUR= .05:PTOT= 66.27]
00124> [A/B/C= 1499.060/ 4.189/ .800]
00125> 001:0013 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00126> CALIB NASHYD 02:102 65.00 4.957 No_date 1:20 27.37 .413
00127> [CN= 77.0: N= 3.00]
00128> [T= .30:DT= 1.20]
00129> 001:0014
00130> CHICAGO STORM
00131> [SDT= .08:SDUR= .05:PTOT= 71.97]
00132> [A/B/C= 1499.530/ 3.297/ .794]
00133> 001:0015 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00134> CALIB NASHYD 02:102 65.00 5.681 No_date 1:19 31.40 .438
00135> [CN= 77.0: N= 3.00]
00136> [T= .30:DT= 1.20]

```

```

00137> 001:0016
00138> CHICAGO STORM
00139> [SDT= .08:SDUR= .05:PTOT= 86.75]
00140> [A/B/C= 3048.220/ 10.030/ .888]
00141> 001:0017 .....ID:NYD .....AREA .....QPEAK TpeakDate_hhmm .....R.V. R.C.
00142> CALIB NASHYD 02:102 65.00 8.073 No_date 1:20 42.40 .469
00143> [CN= 77.0: N= 3.00]
00144> [T= .30:DT= 1.20]
00145> 001:0018
00146> FINISH
00147> .....
00148> .....
00149> WARNINGS / ERRORS / NOTES
00150> .....
00151> Simulation ended on 2015-10-26 at 09:26:21
00152> .....
00153> .....
00154> .....

```

APPENDIX B

PROPOSED CONDITIONS



Project Name:	Byron Springs
Project Number:	1614-00052
Date:	26-Oct-15
Author:	LM
Checked By:	AG

Proposed Catchment Summary Table

Catchment Type	Parameter					Unit
		202	203	204		
Nashyd	Soil Group	A	A	A		
	Area	20.3	6.2	5.8		ha
	H1	300	300	303		m
	H2	256	261	258		m
	Length	480	515	282		m
	Slope	9	8	16		%
	Width	423	120	206		m
	RC	0.3	0.3	0.3		
	CN	39	39	39		
	IAPer	5	5	5		mm
	IAImp	2	2	2		mm
	Mnperv	0.25	0.25	0.25		
MnImperv	0.013	0.013	0.013			



Project Name:	Byron Springs
Project Number:	1614-00052
Date:	26-Oct-15
Author:	LM
Checked By:	AG

Proposed Catchment Summary Table

Catchment Type	Parameter	205	206	207	209	210	211	212	213	Unit
Stanhyd	Soil Group	A	A	A	A	A	A	A	A	
	Area	2.6	4.4	4.0	4.5	3.6	4.3	1.7	4.8	ha
	IMP Length	175	325	215	165	211	270	152	957	m
	Slope	4	2.5	2.5	2	2	2.5	2	4	%
	P Length	40	40	40	40	40	40	40	40	m
	Slope	2	2	2	2	2	2	2	2	%
	Width	149	135	186	273	171	159	112	50	m
	RC	0.8	0.6	0.6	0.7	0.9	0.7	0.9	0.9	
	CN	84	77	77	84	88	79	88	93	
	IAPer	5	5	5	5	5	5	5	5	mm
	IAImp	2	2	2	2	2	2	2	2	mm
	Mnperv	0.25	0.025	0.025	0.025	0.025	0.025	0.025	0.025	
	Mnimperv	0.013	0.013	0.013	0.013	0.013	0.013	0.013	0.013	
	TIMP	0.8	0.7	0.7	0.8	0.9	0.7	0.9	0.9	%
	XIMP	0.6	0.5	0.5	0.6	0.8	0.5	0.8	1.0	%

```

00001 .....
00002 .....
00003 SSSSS W X M X M X n n Y Y X M O O 999 999 .....
00004 S X M X M X M X n n Y Y X M O O 9 9 9 9 .....
00005 SSSSS W X M X M X n n n n Y Y X M O O * 9 9 9 9 Ver 4.05
00006 S X M X M X M X n n Y Y X M O O 9999 9999 Sept 2011
00007 SSSSS W X M X M X n n Y Y X M O O 9 9 9 9 .....
00008 .....
00009 StormWater Management Hydrologic Model 999 999 .....
00010 .....
00011 .....
00012 ***** SWSXMO Ver:4.05 *****
00013 ***** A single event and continuous hydrologic simulation model *****
00014 ***** based on the principles of HMO and its successors *****
00015 ***** GITHMO 23 and OTHMO 29. *****
00016 *****
00017 ***** Distributed by: J.F. Sabourin and Associates Inc. *****
00018 ***** Ottawa, Ontario: (613) 836-3884 *****
00019 ***** Gatineau, Quebec: (819) 243-6658 *****
00020 ***** S-Mail: sws@hydrobia.com *****
00021 *****
00022 *****
00023 *****
00024 ***** Licensed user: Land Development Solutions *****
00025 ***** London SERIAL#:4098874 *****
00026 *****
00027 *****
00028 *****
00029 ***** PROGRAM ARRAY DIMENSIONS *****
00030 ***** Maximum value for ID numbers : 10 *****
00031 ***** Max. number of rainfall points: 105008 *****
00032 ***** Max. number of flow points : 105488 *****
00033 *****
00034 *****
00035 ***** DESCRIPTION SUMMARY TABLE HEADERS (units depends on METRO in STAIR) *****
00036 *****
00037 ***** ID: hydrograph identification numbers, (4-10). *****
00038 ***** NHYD: hydrograph reference numbers, (6 digits or characters). *****
00039 ***** AREA: Drainage area associated with hydrograph, (ac.) or (ha.). *****
00040 ***** OPEAK: Peak flow of simulated hydrograph, (ft3/s) or (m3/s). *****
00041 ***** TPEAK: Time to the date and time of the peak flow. *****
00042 ***** R.V.: Runoff Volume of simulated hydrograph, (ml) or (cm). *****
00043 ***** R.C.: Runoff Coefficient of simulated hydrograph, (ratio). *****
00044 ***** * see WARNING or NOTE message printed at end of run. *****
00045 ***** * see ERROR message printed at end of run. *****
00046 *****
00047 *****
00048 *****
00049 *****
00050 *****
00051 *****
00052 *****
00053 ***** SUMMARY OUTPUT *****
00054 *****
00055 ***** DATE: 2015-10-26 TIME: 09:24:52 RUN COUNT#: 00051 *****
00056 *****
00057 ***** Input filename: C:\PROGRAM-2\SWXMO\Projects\000528-1\Profile.dat *****
00058 ***** Output filename: C:\PROGRAM-2\SWXMO\Projects\000528-1\Profile.rpt *****
00059 ***** Summary filename: C:\PROGRAM-2\SWXMO\Projects\000528-1\Profile.sum *****
00060 ***** User comments: *****
00061 ***** 1 *****
00062 ***** 2 *****
00063 ***** 3 *****
00064 *****
00065 *****
00066 *****
00067 *****
00068 ***** Project Name: [Byron Springs] Project Number: [1614-0052] *****
00069 ***** Date : 08-17-2015 *****
00070 ***** Modeler : LJM *****
00071 ***** Client : Land Development Solutions Inc. *****
00072 ***** License # : 4098874 *****
00073 *****
00074 ***** RUN COMMAND *****
00075 ***** 001:0001 *****
00076 ***** STAIR *****
00077 ***** TSTART= .00 hrs on 0 *****
00078 ***** METROU= 2 (1=imperial, 2=metric output) *****
00079 ***** METROH= 0 *****
00080 ***** NROW = 1 *****
00081 ***** 001:0002 *****
00082 ***** CHICAGO STORM *****
00083 ***** [SD]-.081SDX-.051P.OC-25.04 *****
00084 ***** A/B/C= 546.000/ 4.000/ .800 *****
00085 ***** 001:0003 *****
00086 ***** CALIB NASHYD 01:202 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00087 ***** [CN]-39.01 N= 3.00 6.20 .016 No_date 1:26 .96 .038
00088 ***** [Tp]-.731D= 1.20 *****
00089 ***** 001:0005 *****
00090 ***** CALIB NASHYD 01:203 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00091 ***** [CN]-39.01 N= 3.00 6.20 .016 No_date 1:26 .96 .038
00092 ***** [Tp]-.731D= 1.20 *****
00093 ***** 001:0005 *****
00094 ***** CALIB NASHYD 01:204 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00095 ***** [CN]-39.01 N= 3.00 5.80 .016 No_date 1:15 .96 .038
00096 ***** [Tp]-.701D= 1.20 *****
00097 ***** 001:0006 *****
00098 ***** CALIB STANDYD 01:205 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00099 ***** [XMP]-55:1IMP-.75 *****
00100 ***** [LOSS]-2 ICN= 84.0 *****
00101 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00102 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 175.0:MN= .013:SC= .0 *****
00103 ***** 001:0007 *****
00104 ***** ROUTE RESERVOIR > 01:205 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00105 ***** [RDT]-1.20 out< 09:inf11 2.60 .005 No_date 0:47 17.21 n/a
00106 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00107 ***** [MxStoUsed=.4470E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00108 ***** 001:0008 *****
00109 ***** CALIB STANDYD 01:207 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00110 ***** [XMP]-45:1IMP-.65 *****
00111 ***** [LOSS]-2 ICN= 77.0 *****
00112 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00113 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 325.0:MN= .013:SC= .0 *****
00114 ***** 001:0009 *****
00115 ***** ROUTE RESERVOIR > 01:207 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00116 ***** [RDT]-1.20 out< 09:inf12 4.40 .008 No_date 0:49 14.12 n/a
00117 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00118 ***** [MxStoUsed=.4470E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00119 ***** 001:0010 *****
00120 ***** CALIB STANDYD 01:208 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00121 ***** [XMP]-45:1IMP-.65 *****
00122 ***** [LOSS]-2 ICN= 77.0 *****
00123 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00124 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 325.0:MN= .013:SC= .0 *****
00125 ***** 001:0011 *****
00126 ***** ROUTE RESERVOIR > 01:208 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00127 ***** [RDT]-1.20 out< 09:inf13 4.40 .008 No_date 0:49 14.12 n/a
00128 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00129 ***** [MxStoUsed=.5435E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00130 ***** 001:0012 *****
00131 ***** ADD HYD *****
00132 ***** [CN]-.01 *****
00133 ***** [OS]-.00 .000 No_date 0:00 .00 n/a
00134 ***** [01:202] 20.30 .042 No_date 1:26 .96 n/a
00135 ***** [01:201] 6.20 .016 No_date 1:26 .96 n/a
00136 ***** [01:204] 5.80 .016 No_date 1:15 .96 n/a

```

```

00137 [D]-1.20; SUM= 16:55:17:11 32.30 .069 No_date 1:23 .96 n/a
00138 001:0013 *****
00139 ***** CALIB STANDYD 01:209 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00140 ***** [XMP]-55:1IMP-.75 *****
00141 ***** [LOSS]-2 ICN= 84.0 *****
00142 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00143 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 130.0:MN= .013:SC= .0 *****
00144 ***** 001:0014 *****
00145 ***** ROUTE RESERVOIR > 01:209 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00146 ***** [RDT]-1.20 out< 09:inf14 4.50 .010 No_date 0:45 17.21 n/a
00147 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00148 ***** [MxStoUsed=.6621E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00149 ***** 001:0015 *****
00150 ***** CALIB STANDYD 01:212 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00151 ***** [XMP]-40:1IMP-.85 *****
00152 ***** [LOSS]-2 ICN= 88.0 *****
00153 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00154 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 250.0:MN= .013:SC= .0 *****
00155 ***** 001:0016 *****
00156 ***** ROUTE RESERVOIR > 01:212 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00157 ***** [RDT]-1.20 out< 09:inf15 1.70 .005 No_date 0:49 20.35 n/a
00158 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00159 ***** [MxStoUsed=.3015E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00160 ***** 001:0017 *****
00161 ***** ADD HYD *****
00162 ***** [CN]-.01 *****
00163 ***** [OS]-.00 .000 No_date 0:00 .00 n/a
00164 ***** 001:0018 *****
00165 ***** CALIB STANDYD 01:211 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00166 ***** [XMP]-60:1IMP-.70 *****
00167 ***** [LOSS]-2 ICN= 80.0 *****
00168 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00169 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 270.0:MN= .013:SC= .0 *****
00170 ***** 001:0019 *****
00171 ***** ROUTE RESERVOIR > 01:211 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00172 ***** [RDT]-1.20 out< 09:inf16 4.30 .010 No_date 0:46 16.46 n/a
00173 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00174 ***** [MxStoUsed=.6272E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00175 ***** 001:0020 *****
00176 ***** CALIB STANDYD 01:210 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00177 ***** [XMP]-60:1IMP-.70 *****
00178 ***** [LOSS]-2 ICN= 80.0 *****
00179 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00180 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 211.0:MN= .013:SC= .0 *****
00181 ***** 001:0021 *****
00182 ***** ROUTE RESERVOIR > 01:210 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00183 ***** [RDT]-1.20 out< 09:inf17 3.60 .008 No_date 0:56 20.96 n/a
00184 ***** overflow <= 09: .00 .000 No_date 0:00 .00 n/a
00185 ***** [MxStoUsed=.6741E-01 TotOfVol=.0000E+00 N.Ovf= 0 TotDurOvf= 0 hrs] *****
00186 ***** 001:0022 *****
00187 ***** ADD HYD *****
00188 ***** [CN]-.01 *****
00189 ***** [OS]-.00 .000 No_date 0:00 .00 n/a
00190 ***** 001:0023 *****
00191 ***** CALIB STANDYD 01:213 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00192 ***** [XMP]-99:1IMP-.99 *****
00193 ***** [LOSS]-2 ICN= 93.0 *****
00194 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00195 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 951.0:MN= .013:SC= .0 *****
00196 ***** 001:0024 *****
00197 ***** CALIB NASHYD 01:200 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00198 ***** [CN]-99.01 N= 3.00 3.40 .181 No_date 1:03 17.77 7.0
00199 ***** [Tp]-.101D= 1.20 *****
00200 ***** 001:0025 *****
00201 ***** ADD HYD *****
00202 ***** [CN]-.01 *****
00203 ***** [OS]-.00 .000 No_date 0:00 .00 n/a
00204 ***** [01:202] 20.30 .042 No_date 1:26 1.89 .057
00205 ***** [D]-1.20; SUM= 01:Total:lope: 40.45 1.035 No_date 1:02 4.35 n/a
00206 *****
00207 ***** CHICAGO STORM *****
00208 ***** [SD]-.081SDX-.051P.OC-25.04 *****
00209 ***** A/B/C= 724.690/ 5.500/ .800 *****
00210 ***** 001:0027 *****
00211 ***** CALIB NASHYD 01:202 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00212 ***** [CN]-39.01 N= 3.00 6.20 .016 No_date 1:26 1.89 .057
00213 ***** [Tp]-.731D= 1.20 *****
00214 ***** 001:0028 *****
00215 ***** CALIB NASHYD 01:203 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00216 ***** [CN]-39.01 N= 3.00 6.20 .016 No_date 1:26 1.89 .057
00217 ***** [Tp]-.731D= 1.20 *****
00218 ***** 001:0029 *****
00219 ***** CALIB NASHYD 01:204 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00220 ***** [CN]-39.01 N= 3.00 5.80 .016 No_date 1:15 1.89 .057
00221 ***** [Tp]-.701D= 1.20 *****
00222 ***** 001:0030 *****
00223 ***** CALIB STANDYD 01:205 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00224 ***** [XMP]-55:1IMP-.75 *****
00225 ***** [LOSS]-2 ICN= 84.0 *****
00226 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00227 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 175.0:MN= .013:SC= .0 *****
00228 ***** 001:0031 *****
00229 ***** ROUTE RESERVOIR > 01:205 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00230 ***** [RDT]-1.20 out< 09:inf11 1.91 .005 No_date 0:41 24.60 n/a
00231 ***** overflow <= 09: .69 .083 No_date 1:23 24.66 n/a
00232 ***** [MxStoUsed=.4420E-01 TotOfVol=.1688E-01 N.Ovf= 2 TotDurOvf= 2 hrs] *****
00233 ***** 001:0032 *****
00234 ***** CALIB STANDYD 01:207 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00235 ***** [XMP]-45:1IMP-.65 *****
00236 ***** [LOSS]-2 ICN= 77.0 *****
00237 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00238 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 175.0:MN= .013:SC= .0 *****
00239 ***** 001:0033 *****
00240 ***** ROUTE RESERVOIR > 01:207 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00241 ***** [RDT]-1.20 out< 10:inf12 2.82 .007 No_date 0:41 20.52 n/a
00242 ***** overflow <= 09: 1.17 .115 No_date 1:23 20.52 n/a
00243 ***** [MxStoUsed=.5100E-01 TotOfVol=.2400E+01 N.Ovf= 2 TotDurOvf= 2 hrs] *****
00244 ***** 001:0034 *****
00245 ***** CALIB STANDYD 01:208 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00246 ***** [XMP]-45:1IMP-.65 *****
00247 ***** [LOSS]-2 ICN= 77.0 *****
00248 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00249 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 325.0:MN= .013:SC= .0 *****
00250 ***** 001:0035 *****
00251 ***** ROUTE RESERVOIR > 01:208 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00252 ***** [RDT]-1.20 out< 09:inf13 3.55 .008 No_date 0:51 20.52 n/a
00253 ***** overflow <= 09: 2.65 .073 No_date 1:40 20.52 n/a
00254 ***** [MxStoUsed=.4470E-01 TotOfVol=.1744E-01 N.Ovf= 2 TotDurOvf= 2 hrs] *****
00255 ***** 001:0036 *****
00256 ***** ADD HYD *****
00257 ***** [CN]-.01 *****
00258 ***** [OS]-.00 .000 No_date 0:00 .00 n/a
00259 ***** [01:202] 20.30 .042 No_date 1:26 1.89 n/a
00260 ***** [01:203] 6.20 .016 No_date 1:26 1.89 n/a
00261 ***** [01:204] 5.80 .016 No_date 1:15 1.89 n/a
00262 ***** [D]-1.20; SUM= 16:55:17:11 35.01 .124 No_date 1:22 7.41 n/a
00263 ***** 001:0036 *****
00264 ***** CALIB STANDYD 01:209 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00265 ***** [XMP]-55:1IMP-.75 *****
00266 ***** [LOSS]-2 ICN= 84.0 *****
00267 ***** [Pervious area: IArea= 5.00:SLP=2.00:LG= 40.0:MN=200:SCP= .0 *****
00268 ***** [Impervious area: IArea= 2.00:SLP=2.00:LG= 130.0:MN= .013:SC= .0 *****
00269 ***** 001:0037 *****
00270 ***** ROUTE RESERVOIR > 01:209 AREA OPEAK TpeakDate_hh:mm R.V. R.C.
00271 ***** [RDT]-1.20 out< 09:inf14 3.49 .010 No_date 0:48 24.60 n/a
00272 ***** overflow <= 09: 1.01 .120 No_date 1:27 24.60 n/a
00273 ***** [MxStoUsed=.7600E-01 TotOfVol=.2496E+01 N.Ovf= 2 TotDurOvf= 2 hrs] *****

```


Table with columns for item number, description, area, peak date, and various numerical values. The table is organized into two columns of data.

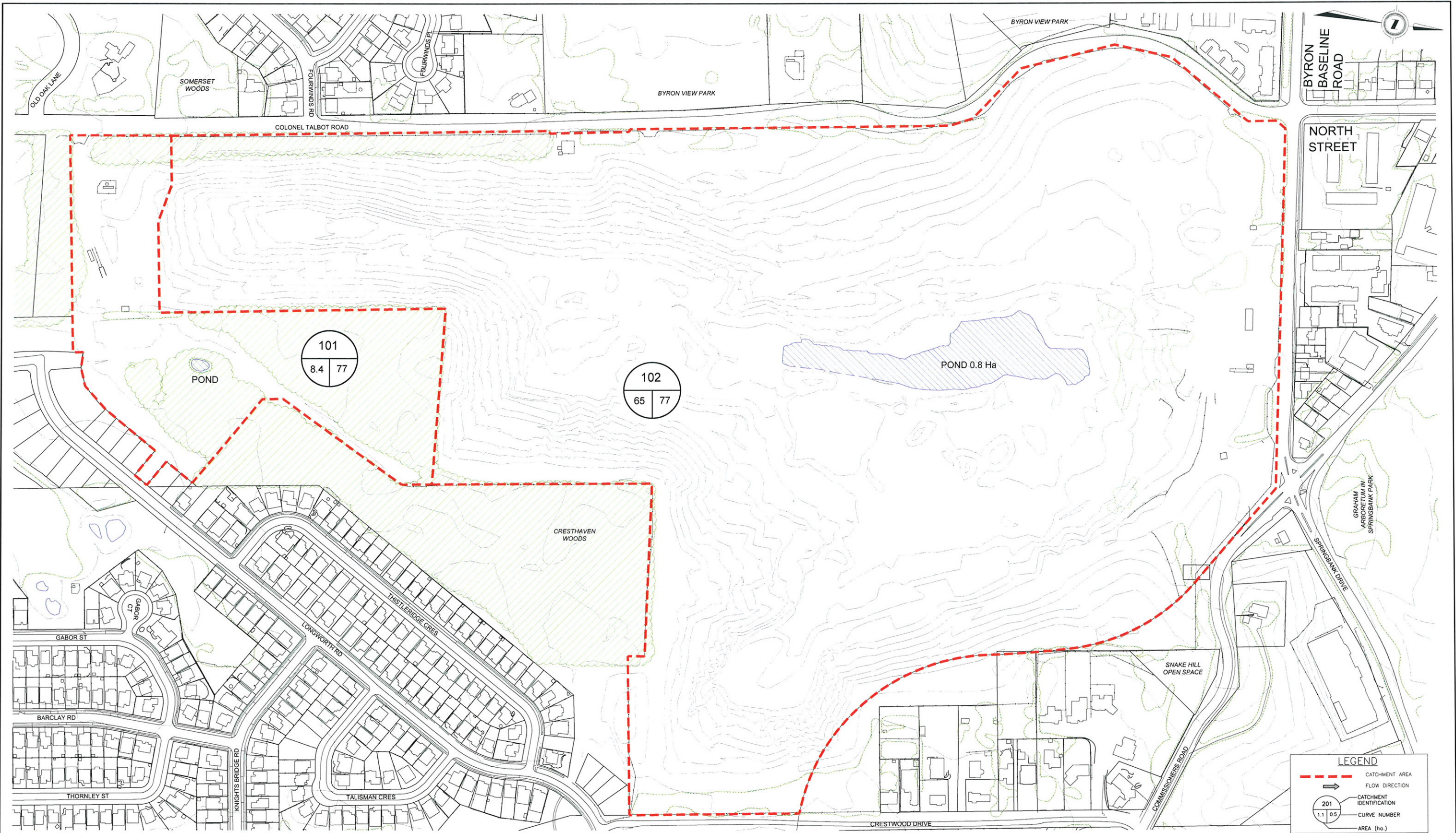
FIGURES



Z:\1614-00052 - Byron East Secondary (Preliminary Design) (SWM Analysis) (161400052_SWM (10-20-2015).dwg
10/20/2015 11:18:20 PM by:soan Revised

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN	LM				 Suite A - 2070 Huron Street East, London ON N6H 5A7 Phone: 226-210-2002	 London CANADA	NOT TO SCALE	BYRON EAST SECONDARY PLAN SIFTON PROPERTIES LIMITED	1614-00052
				DRAWN BY	JR				SHEET No.					
				CHECKED	AG				KEY PLAN				FIG 1	
				APPROVED	AG									PLAN FILE No.
				DATE	2015-10-26									

16140052_SWM (10-20-2015).dwg



BASE PLAN PROVIDED BY MBPC

Z:\1614-00052 - Byron East Secondary (Preliminary Design)\SWM_Analysis\161400052_SWM (10-19-2015).dwg
 20/07/2015 11:45:03 AM Byron East Secondary

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	LM			
					DRAWN BY	JR			
					CHECKED	AG			
					APPROVED	AG			
					DATE	2015-10-20			

CONSULTANT OR DIVISION

LAND DEVELOPMENT SOLUTIONS ENGINEERING INC.
 Suite A - 2070 Huron Street East, London ON N5V 5A7 Phone: 226-281-2962

ENGINEER'S STAMP

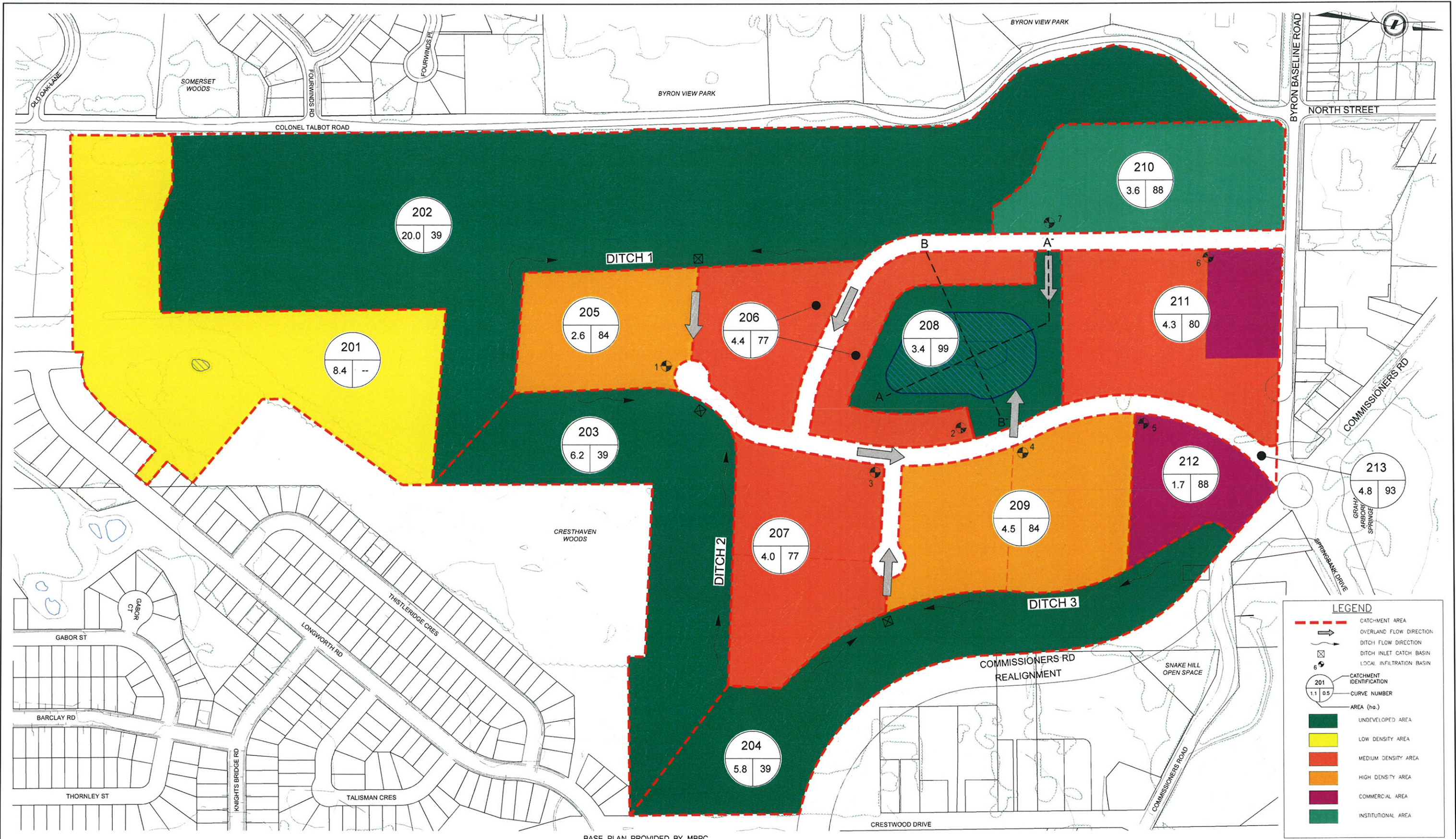
CORPORATION OF THE CITY OF LONDON

SCALE
NOT TO SCALE

TITLE
 BYRON EAST SECONDARY PLAN
 SIFTON PROPERTIES LIMITED
 PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN

PROJECT No. 1614-00052
 SHEET No. FIG 2
 PLAN FILE No.

10140052_SWM (10-19-2015).dwg



BASE PLAN PROVIDED BY MBPC

2:\1614-0052 - Byron East Secondary Plan\Drawings\16140052_SWM (10-20-2015).dwg
 20/02/2015 10:05:25 AM by JACB DELETED

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	LM			
					DRAWN BY	JR			
					CHECKED	AG			
					APPROVED	AG			
					DATE	2015-10-20			

CONSULTANT OR DIVISION

LAND DEVELOPMENT SOLUTIONS ENGINEERING INC.
 Suite 4 - 2070 Huron Street East, London ON N6J 5A7 Phone: 226-261-2912

ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON

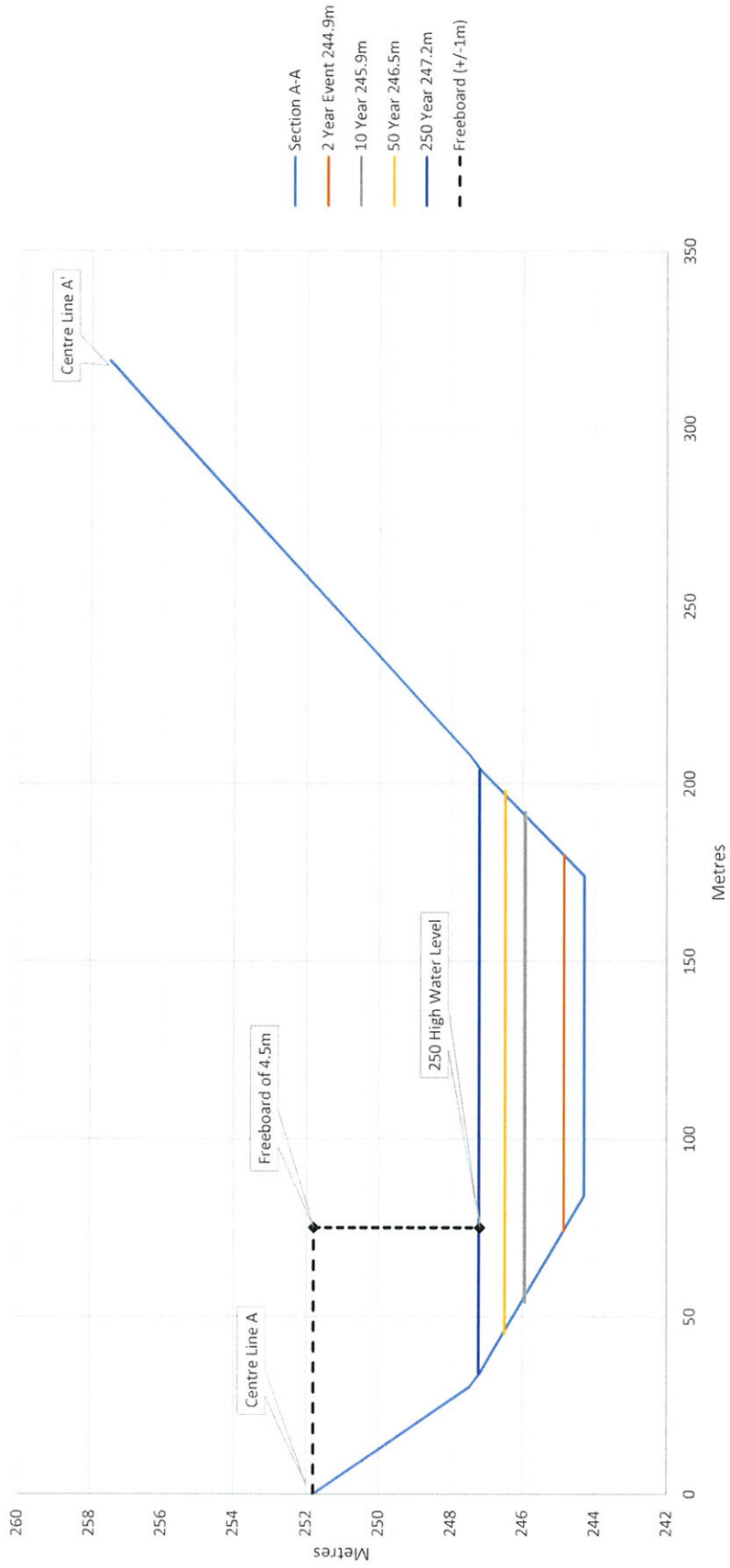
SCALE
NOT TO SCALE

TITLE
 BYRON EAST SECONDARY PLAN
 SIFTON PROPERTIES LIMITED
 POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

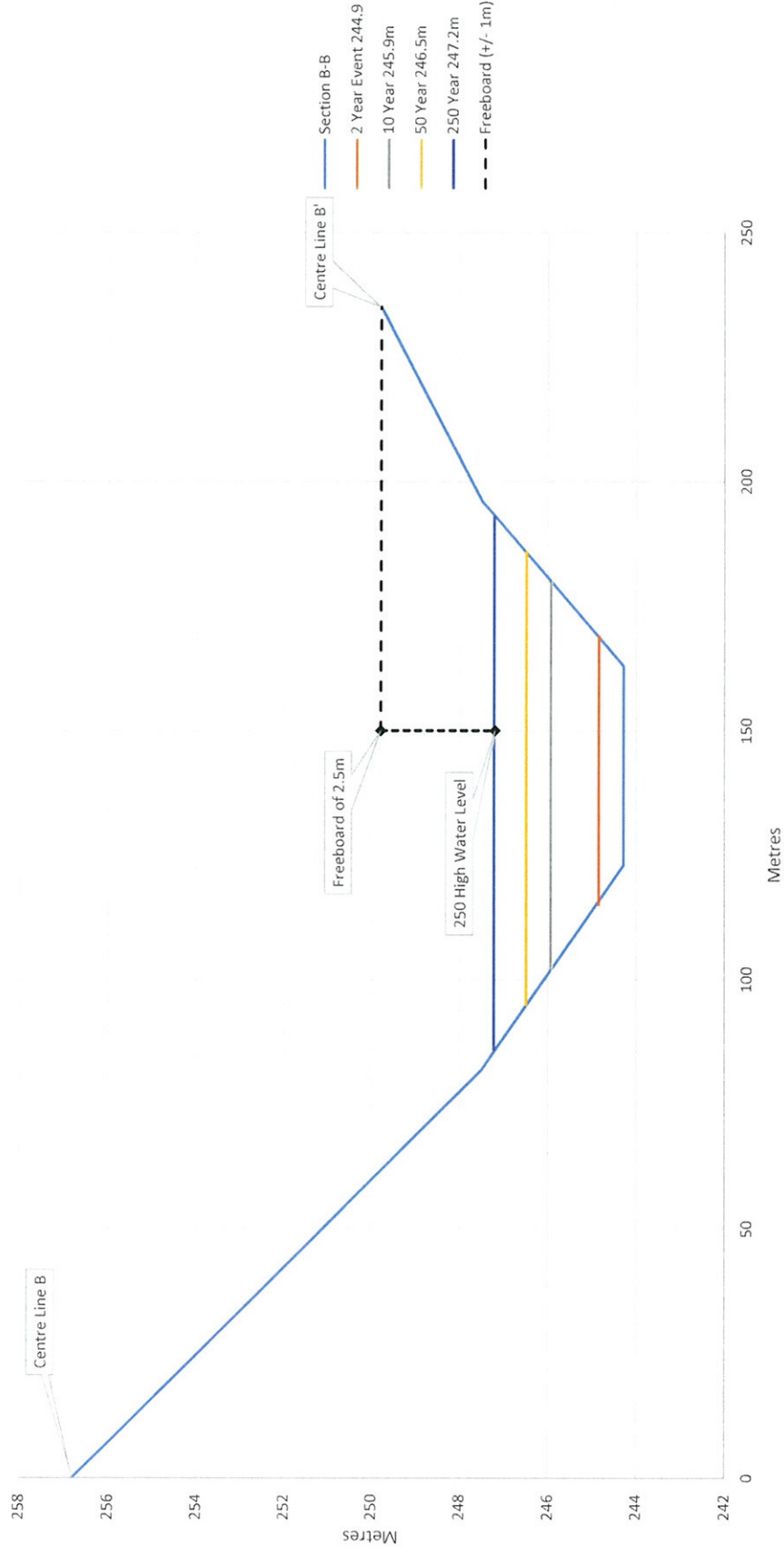
PROJECT No.
1614-0052
 SHEET No.
FIG 3
 PLAN FILE No.

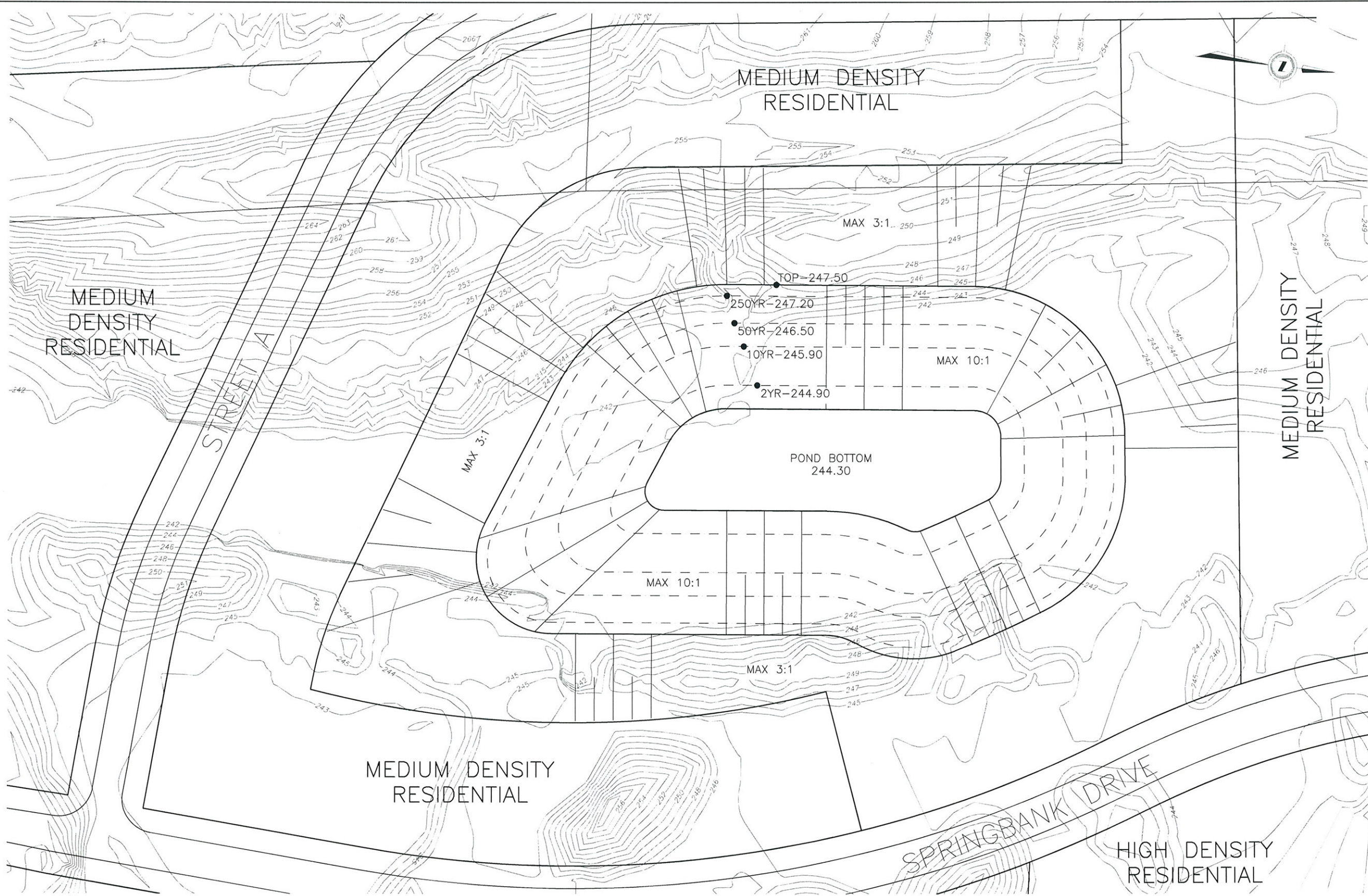
16140052_SWM (10-20-2015).dwg

Major Infiltration Basin Section A-A'



Major Infiltration Basin Section B-B'





S:\1614_0052 - Byron East Secondary Plan\16140052_SWM_Grading.dwg
 20/10/2015 10:30:09 AM 15:20:00

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN LM				
					DRAWN BY JR				
					CHECKED AG				
					APPROVED AG				
					DATE 2015-10-23				

16140052_SWM_Grading.dwg

CONSULTANT OR DIVISION

3000 Huron Street E.W., London ON N6J 5A7 Phone: 226-281-2902

ENGINEER'S STAMP

London CANADA

SCALE
NOT TO SCALE

TITLE
 BYRON EAST SECONDARY PLAN
 SIFTON PROPERTIES LIMITED
 STORMWATER MANAGEMENT BLOCK

PROJECT No.
1614-0052
 SHEET No.
FIG 4
 PLAN FILE No.

BYRON EAST SECONDARY PLAN
PRELIMINARY OPINION OF PROBABLE COST
October 28, 2015

Item	Description	Unit	Quantity	Unit Price	Total
PART A EARTHWORKS & AREA GRADING					
A-1	Supply, install and maintain tree preservation fencing	m	1000	\$ 8.00	\$ 8,000.00
A-2	Complete site alteration surveys and provide AutoCAD drawing and digital files to the Contract Administrator:				
A-2.1	Existing conditions stage	ha	32	\$ 650.00	\$ 20,813.00
A-2.2	Final pregrade stage	ha	32	\$ 650.00	\$ 20,813.00
A-3	Clearing and grubbing including mulching and disposal of all stumps, logs, rocks, debris, etc., off site, complete.	LS	1	\$ 20,000.00	\$ 20,000.00
A-5	Cut to fill select native material within road allowances and development blocks to specified pregrades including placement and compaction of cut material as engineered fill to 98% SPMDD.				
A-5.1	Block 1 (cut: 7,110m ³ ; fill: 141,172m ³ ; net deficit: 134,062m ³)	m ³	7110	\$ 4.50	\$ 31,993.16
A-5.2	Block 2 (cut: 76,568m ³ ; fill: 96,134m ³ ; net: 19,566m ³)	m ³	76568	\$ 4.50	\$ 344,557.35
A-5.3	Block 3 (cut: 13,684m ³ ; fill: 77,664m ³ ; net: 63,979m ³)	m ³	13684	\$ 4.50	\$ 61,579.94
A-5.4	Block 4 (cut: 100,648m ³ ; fill: 24,641m ³ ; net: 76,007m ³)	m ³	100648	\$ 4.50	\$ 452,917.58
A-5.5	Block 5 (cut: 102,848m ³ ; fill: 42,655m ³ ; net: 60,193m ³)	m ³	102848	\$ 4.50	\$ 462,815.15
A-5.6	Block 6 (cut: 25,523m ³ ; fill: 57,641m ³ ; net deficit: 32,119m ³)	m ³	25523	\$ 4.50	\$ 114,851.25
A-5.7	Block 7 (cut: 132,848m ³ ; fill: 55,623m ³ ; net: 77,224m ³)	m ³	132848	\$ 4.50	\$ 597,813.98
A-5.8	Block 8 (cut: 117,278m ³ ; fill: 33m ³ ; net: 117,244m ³)	m ³	117278	\$ 4.50	\$ 527,748.84
A-5.9	Block 9 (cut: 87,364m ³ ; fill: 87,232m ³ ; net: 132m ³)	m ³	87364	\$ 4.50	\$ 393,139.04
A-5.10	Block 10 (cut: 38,233m ³ ; fill: 0m ³ ; net: 38,233m ³)	m ³	38233	\$ 4.50	\$ 172,046.48
A-5.11	Block 11 (cut: 86,775m ³ ; fill: 8,074m ³ ; net: 78,700m ³)	m ³	86775	\$ 4.50	\$ 390,486.65
A-5.12	Block 12 (cut: 141m ³ ; fill: 157,482m ³ ; net deficit: 157,341m ³)	m ³	141	\$ 4.50	\$ 632.66
A-5.13	Road Allowances (cut: 76,786m ³ ; fill: 80,607m ³ ; net: 3,821m ³)	m ³	76786	\$ 4.50	\$ 345,537.54
A-6	Dewatering (allowance)	LS	1	\$ 200,000.00	\$ 200,000.00
	TOTAL THIS SECTION				\$ 4,165,745.58
PART B SANITARY SEWERS AND APPURTENANCES					
B-1	Supply and install the following sanitary sewers including excavation, bedding, backfilling with select native material to road subgrade, groundwater control, compaction, connection to MH's, complete.				
B-1.1	200mm dia. (average depth to invert: 3m)	m	1341	\$ 125.00	\$ 167,612.50
B-1.2	250mm dia. (average depth to invert: 3m)	m	196	\$ 140.00	\$ 27,440.00
B-2	Supply and install the following sanitary manholes including excavation, bedding and backfilling with select native material to road subgrade, ground water control, compaction, frame and cover to base asphalt grade, ladder rungs, benching, drop structures, safety landings and Parson manhole inserts, complete.				
B-2.1	1200 mm diameter (depth to lowest invert: 3m)	ea	22	\$ 4,350.00	\$ 95,700.00
B-3	Supply and install sanitary PDC's including excavation, bedding and backfill with native material to subgrade, groundwater control, compaction, complete with factory fabricated 'tee', plug and 50 x 100 mm marker (painted brown) from invert to 1m above finished grade at street line.				
B-3.1	100mm diameter	ea	65	\$ 710.00	\$ 46,150.00
B-3.2	200mm diameter (10m long)	ea	11	\$ 710.00	\$ 7,810.00
B-4	Infiltration / Exfiltration Testing:				
B-4.1	Sewers	m	1537	\$ 4.50	\$ 6,916.05
B-4.2	Manholes	ea	22	\$ 475.00	\$ 10,450.00
B-4.3	Cleaning, flushing, deflection testing and video inspection	m	1537	\$ 9.00	\$ 13,832.10
B-5	Pumping Station and Genset:				
B-5.1	Supply and install 5.8m deep x 3000mm diameter wet well pumping station including excavation, bedding and backfilling with select native material to subgrade, dewatering, compaction, frame and cover, ladder rungs, benching, etc., complete.	LS	1	\$ 150,000.00	\$ 150,000.00

BYRON EAST SECONDARY PLAN
PRELIMINARY OPINION OF PROBABLE COST
October 28, 2015

B-5.2	Supply and install pump station equipment including pumps, valving, control panel, conduit, wiring, housing enclosure, etc., complete to City of London standards.	LS	1	\$ 250,000.00	\$ 250,000.00
B-5.3	Supply and install standby generator including transfer switch, 3075mm x 1200mm x 150mm reinforced concrete pad, conduit / wiring, commissioning, complete.	LS	1	\$ 80,000.00	\$ 80,000.00
B-5.4	Supply and install 75mm knife gate valve, complete.	LS	1	\$ 980.00	\$ 980.00
B-5.5	Supply and install 200mm diameter forcemain including connections to valves, air valve chamber, pumping station, outlet, etc., complete.	m	540	\$ 150.00	\$ 81,000.00
B-5.6	Supply and install air valve chamber	LS	1	\$ 40,000.00	\$ 40,000.00
	TOTAL THIS SECTION				\$ 977,890.65
PART C STORM SEWERS AND APPURTENANCES					
B-1	Supply and install the following storm sewers including excavation, bedding, backfilling with select native material to road subgrade, groundwater control, compaction and connection to MH's, complete.				
C-1.1	300 mm dia. (av. depth to invert = 2.5m)	m	207	\$ 110.00	\$ 22,715.00
C-1.2	450 mm dia. (av. depth to invert = 2.5m)	m	415	\$ 155.00	\$ 64,247.50
C-1.3	525 mm dia. (av. depth to invert = 2.5m)	m	438	\$ 182.00	\$ 79,716.00
C-1.4	600 mm dia. (av. depth to invert = 2.5m)	m	90	\$ 210.00	\$ 18,900.00
C-1.5	675 mm dia. (av. depth to invert = 2.5m)	m	48	\$ 285.00	\$ 13,680.00
C-1.6	750 mm dia. (av. depth to invert = 2.5m)	m	10	\$ 350.00	\$ 3,500.00
C-1.7	825 mm dia. (av. depth to invert = 2.5m)	m	447	\$ 420.00	\$ 187,824.00
C-1.8	900 mm dia. (av. depth to invert = 2.5m)	m	57	\$ 510.00	\$ 28,968.00
C-1.9	1500 mm dia. (av. depth to invert = 3.3m)	m	315	\$ 1,100.00	\$ 346,830.00
C-2	Supply and install the following storm manholes, catchbasin-manholes, catchbasins, etc., including excavation, bedding and backfilling with select native material to road subgrade, ground water control, compaction, frame and cover to base asphalt grade, ladder rungs, benching, drop structures and safety landings complete				
C-2.1	1200 mm dia. (ave depth to lowest invert = 2.8m)	ea	11	\$ 4,400.00	\$ 48,400.00
C-2.2	1500 mm dia. (ave depth to lowest invert = 2.8m)	ea	6	\$ 6,750.00	\$ 40,500.00
C-2.3	1800 mm dia. (ave depth to lowest invert = 2.8m)	ea	3	\$ 8,400.00	\$ 25,200.00
C-2.4	2400 mm dia. (ave depth to lowest invert = 2.9m)	ea	4	\$ 14,400.00	\$ 57,600.00
C-2.5	3000 mm dia. (ave depth to lowest invert = 3.6m)	ea	1	\$ 18,750.00	\$ 18,750.00
C-4	Supply and install the following catchbasins, including excavation, bedding and backfilling with select native material to road subgrade, groundwater control, compaction, frame and grate / cover to finished grade, subdrains, complete				
C-4.1	Single precast catchbasins	ea	34	\$ 1,550.00	\$ 52,700.00
C-4.2	Curb-inlet precast catchbasins	ea	2	\$ 1,950.00	\$ 3,900.00
C-4.3	Ditch-inlet precast catchbasins	ea	1	\$ 2,100.00	\$ 2,100.00
C-5	Supply and install 250mm diameter PVC SDR 35 catchbasin leads including connection to sewer or manhole, excavation, bedding and backfill with select native material to subgrade, compaction, complete (depth varies)	m	380	\$ 165.00	\$ 62,700.00
C-6	Supply and install 100 mm dia. PVC SDR 28 storm PDCs including excavation, bedding and backfill with select native material to road subgrade, groundwater control, compaction, complete with factory fabricated "tee", plug and 50 x 100 mm marker (painted green) from invert to 1 m above finished grade at street line	ea	65	\$ 710.00	\$ 46,150.00
C-7	Cleaning, flushing, deflection testing and video inspection:	m	2026	\$ 9.00	\$ 18,236.70
	TOTAL THIS SECTION				\$ 1,142,617.20
PART D WATERMAIN AND APPURTENANCES					
D-1	Supply and install PVC DR18 C-900 (CL 150) watermain complete, including connection to existing watermain, with all fittings, reducers, tracing wire, excavation, bedding, thrust restraints, backfill with select native material to road subgrade, compaction, complete				

BYRON EAST SECONDARY PLAN
PRELIMINARY OPINION OF PROBABLE COST
October 28, 2015

D-1.1	250mm diameter	m	1235	\$ 130.00	\$ 160,550.00
D-1.2	300mm diameter	m	334	\$ 130.00	\$ 43,420.00
D-2	Supply and install 20mm dia. water services including main stop, curb stop, complete with 50mm x100mm marker (painted blue) from curb stop to 1 m above finished grade, including excavation, bedding, backfilling with select native material to road subgrade	ea	65	\$ 815.00	\$ 52,975.00
D-3	Supply and install 250mm diameter mechanical joint offset including insulation in accordance with W-CS-12 and W-CS-68, complete				\$ -
D-3.1	250mm diameter	ea	1	\$ 2,500.00	\$ 2,500.00
D-3.2	300mm diameter	ea	1	\$ 3,500.00	\$ 3,500.00
D-4	Supply and install watermain valve including valve box, extension rod and restraints			\$ 1,650.00	\$ 1,650.00
D-4.1	250mm diameter	ea	8	\$ 3,200.00	\$ 25,600.00
D-4.2	300mm diameter	ea	3	\$ 4,200.00	\$ 12,600.00
D-5	Supply and install 600mm x 300mm tapping sleeve and valve including valve box, extension rod and restraints	ea	2	\$ 5,800.00	\$ 11,600.00
D-6	Supply and install 3-way hydrant with storz connection complete with valve, lead and anchor tee, complete	ea	10	\$ 5,800.00	\$ 58,000.00
D-7	Connect new watermain to existing watermain	ea	2	\$ 3,500.00	\$ 7,000.00
D-8	Testing and disinfection including pressure, leakage tests, chlorination and flushing of watermain to City of London standards	m	1569	\$ 10.00	\$ 15,690.00
	TOTAL THIS SECTION				\$ 395,085.00
PART E INTERNAL ROADS					
E-1	Shape, proof roll and fine grade subgrade prior to the placement of Granular 'B'	m ²	18218	\$ 0.75	\$ 13,663.65
E-2	Shape, compact and pregrade boulevards to subgrade	m ²	16448	\$ 0.50	\$ 8,223.80
E-3	Supply, place, fine grade and compact granular base and sub base:				
E-3.1	400 mm Granular 'B'	t	19238	\$ 13.25	\$ 254,908.80
E-3.2	150 mm Granular 'A'	t	7870	\$ 15.61	\$ 122,855.38
E-4	Supply, place, fine grade and compact asphalts:				
E-4.1	50 mm HL-8 base course	t	1969	\$ 90.00	\$ 177,201.00
E-4.2	40 mm HL-3 surface course	t	1718	\$ 95.00	\$ 163,238.50
E-5	Supply and apply tack coat	m ²	14611	\$ 0.47	\$ 6,867.31
E-6	Construct new concrete curb and gutter (all types)	m	3286	\$ 34.00	\$ 111,707.00
E-7	Supply and install permanent street name signs including posts, two sign blades per post, hardware, complete	ea	4	\$ 750.00	\$ 3,000.00
E-8	Supply and install concrete sidewalk	m ²	4659	\$ 42.00	\$ 195,694.80
E-9	Cleaning, flushing and video inspection of sewer systems following completion of base asphalt:				
E-9.1	Sanitary sewers	m	1537	\$ 9.00	\$ 13,832.10
E-9.2	Storm sewers	m	2026	\$ 9.00	\$ 18,236.70
E-10	Supply and install filter cloth on CB's within road allowances including removal and disposal of straw bales off site	ea	36	\$ 75.00	\$ 2,700.00
E-11	Topsoil and sod boulevards (non-builder frontage)	m ²	620	\$ 12.00	\$ 7,441.20
E-12	Raise manhole frame and covers to finished grade	ea	47	\$ 550.00	\$ 25,850.00
E-13	Raise watermain valve boxes to finished grade	ea	11	\$ 150.00	\$ 1,650.00
E-14	Cleaning, flushing and video inspection of sewer systems following completion of surface asphalt:				
E-14.1	Sanitary sewers	m	1537	\$ 9.00	\$ 13,832.10
E-14.2	Storm sewers	m	2026	\$ 9.00	\$ 18,236.70
E-15	Supply and install street light cable	m	1672	\$ 8.15	\$ 13,627.62
E-16	Supply and install street lights (45m spacing) and power pedestals	m	38	\$ 4,300.00	\$ 163,400.00
E-17	Boulevard tree planting (at 15m spacing)	ea	206	\$ 525.00	\$ 108,150.00
E-18	Mill lap joint at Byron Base Line Road and Springbank Drive	m	45	\$ 25.00	\$ 1,125.00
E-19	Mill asphalt ramps at catchbasins	ea	36	\$ 75.00	\$ 2,700.00
	TOTAL THIS SECTION				\$ 1,448,141.66
PART F STORMWATER MANAGEMENT FACILITY					
F-1	Supply, install and maintain heavy duty silt fence	m	1283	\$ 12.50	\$ 16,035.00
F-2	Excavate SWM basin and inlet channel to specified subgrades		Included in Part A (\$708,669)		\$ -

BYRON EAST SECONDARY PLAN
PRELIMINARY OPINION OF PROBABLE COST
October 28, 2015

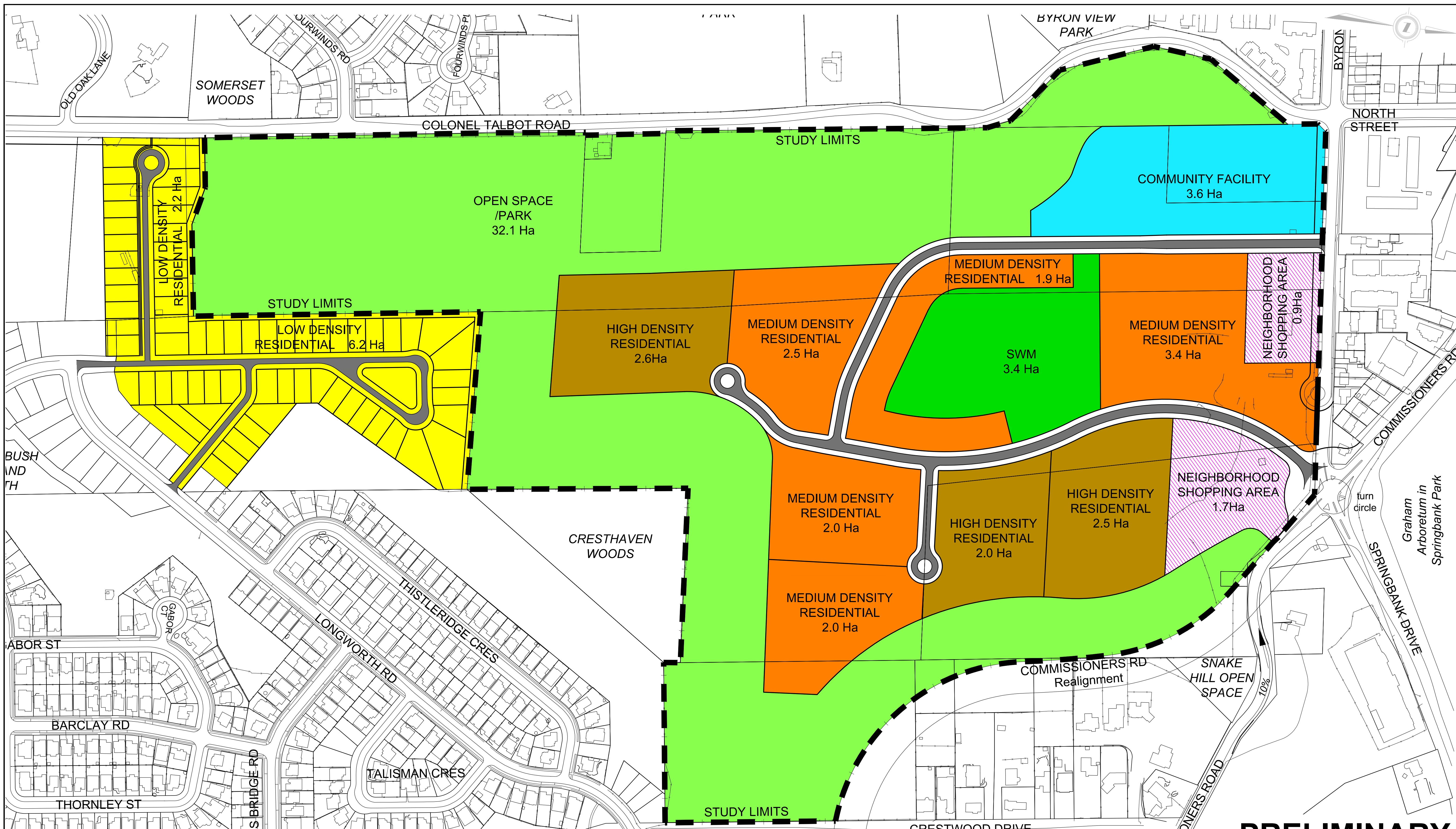
F-3	OGS device (Vortechs M5000)	LS	1	\$ 60,000.00	\$ 60,000.00
F-4	Supply and place 75mm multi-use asphalt pathway complete with 150mm Granular 'A' base and 375mm Granular 'B' subbase per SPO-1.14A	m ²	757	\$ 34.90	\$ 26,419.30
F-5	Supply and place 50mm asphalt pathway complete with 150mm Granular 'A' base per SPO-1.1	m ²	910	\$ 18.50	\$ 16,835.00
F-6	Supply and place 600mm angular rip rap (variable sizes - 1m depth) over geotextile in major overland flow route spillway.	m ²	101	\$ 150.00	\$ 15,187.50
F-7	Outlet headwall (1500mm diameter)	LS	1	\$ 14,000.00	\$ 14,000.00
F-8	Supply, place, fine grade and scarify 200mm topsoil in landscaped areas	m ³	6466	\$ 10.00	\$ 64,660.00
F-9	Landscape planting allowance	LS	1	\$ 120,000.00	\$ 120,000.00
F-10	Flexterra erosion control c/w seed mixture	m ²	32332	\$ 6.00	\$ 193,992.00
	TOTAL THIS SECTION				\$ 527,128.80
PART G PROVISIONAL ITEMS					
G-1	19mm crushed stone bedding	t	500	\$ 10.00	\$ 5,000.00
G-2	Geotextile fabric surround	m ²	500	\$ 2.50	\$ 1,250.00
G-3	Trench subexcavation including disposal on site	m ³	500	\$ 6.00	\$ 3,000.00
G-4	Subgrade (road) subexcavation including disposal on site	m ³	5000	\$ 4.00	\$ 20,000.00
G-5	Supply and place calcium chloride (40kg bags)	ea	100	\$ 30.00	\$ 3,000.00
G-6	Mechanical street sweeping	hr	50	\$ 125.00	\$ 6,250.00
G-7	Supply and install temporary hickenbottom inlet and stub, complete	ea	10	\$ 400.00	\$ 4,000.00
G-8	Reinstate displaced SIB's as directed by the Contract Administrator	ea	50	\$ 120.00	\$ 6,000.00
	TOTAL THIS SECTION				\$ 48,500.00
PART H MISCELLANEOUS ITEMS					
H-1	Traffic control and maintenance	LS	1	\$ 5,000.00	\$ 5,000.00
H-2	Engineer's Field office	LS	1	\$ 2,000.00	\$ 2,000.00
H-3	Construction layout and control	LS	1	\$ 22,500.00	\$ 22,500.00
H-4	Mobilization and demobilization	LS	1	\$ 5,000.00	\$ 5,000.00
H-5	Publication of Substantial Performance	LS	1	\$ 1,000.00	\$ 1,000.00
H-6	Bonding & Insurance	LS	1	\$ 121,870.00	\$ 121,870.00
	TOTAL THIS SECTION				\$ 157,370.00
SUMMARY					TOTAL
	PART A EARTHWORKS & AREA GRADING				\$ 4,165,745.58
	PART B SANITARY SEWERS AND APPURTENANCES				\$ 977,890.65
	PART C STORM SEWERS AND APPURTENANCES				\$ 1,142,617.20
	PART D WATERMAIN AND APPURTENANCES				\$ 395,085.00
	PART E INTERNAL ROADS				\$ 1,448,141.66
	PART F STORMWATER MANAGEMENT FACILITY				\$ 527,128.80
	PART G PROVISIONAL ITEMS				\$ 48,500.00
	PART H MISCELLANEOUS ITEMS				\$ 157,370.00
	Subtotal				\$ 8,862,478.88
	10% Contingency Allowance				\$ 886,247.89
	15% Engineering Allowance				\$ 1,462,309.02
	Total (excluding HST)				\$ 11,211,035.79
	Gross cost per centerline meter				\$ 6,704.76
	Gross cost per developable acre				\$ 179,204.54
	Net cost per centreline meter (i.e. net of claims)				\$ 4,498.03
	Net cost per developable acre (i.e. net of claims)				\$ 120,223.02

Notes & Assumptions

1. Boulevard topsoil and sod is assumed to be completed by the developer of the individual blocks at the block developer's expense.
2. Road improvements completed by the subdivider on Commissioners Road and / or Byron Baseline Road (if any) are assumed to be cost neutral following settlement of the subdivider's claim to the Development Charges Reserve Fund.

**BYRON EAST SECONDARY PLAN
PRELIMINARY OPINION OF PROBABLE COST
October 28, 2015**

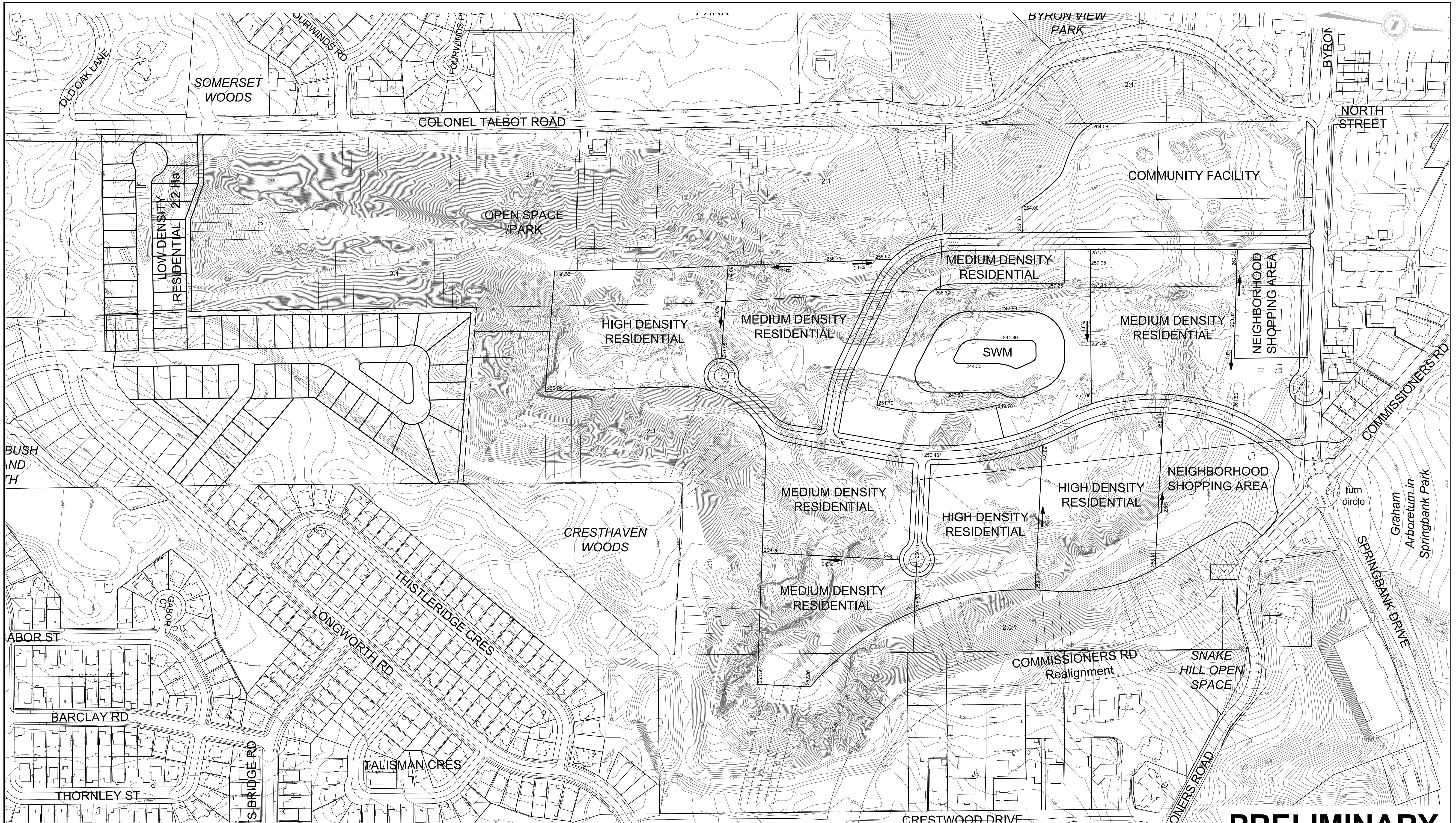
3. OPC excludes cost of electrical and telecommunication services and HST.



PRELIMINARY

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN	SGWB				<p>LDS LAND DEVELOPMENT SOLUTIONS ENGINEERING INC. Suite A - 2070 Huron Street East, London ON N5V 5A7 Phone: 226-289-2952</p>	<p>CORPORATION OF THE CITY OF LONDON London CANADA</p>	NOT TO SCALE	BYRON EAST SECONDARY PLAN	PROJECT No. _____ SHEET No. _____ 1 PLAN FILE No. _____
				DRAWN BY	SGWB				LAND USE CONCEPT PLAN					
				CHECKED	AG									
				APPROVED	AG									
				DATE	2015-10-19									
					LDS Concept2.dwg									

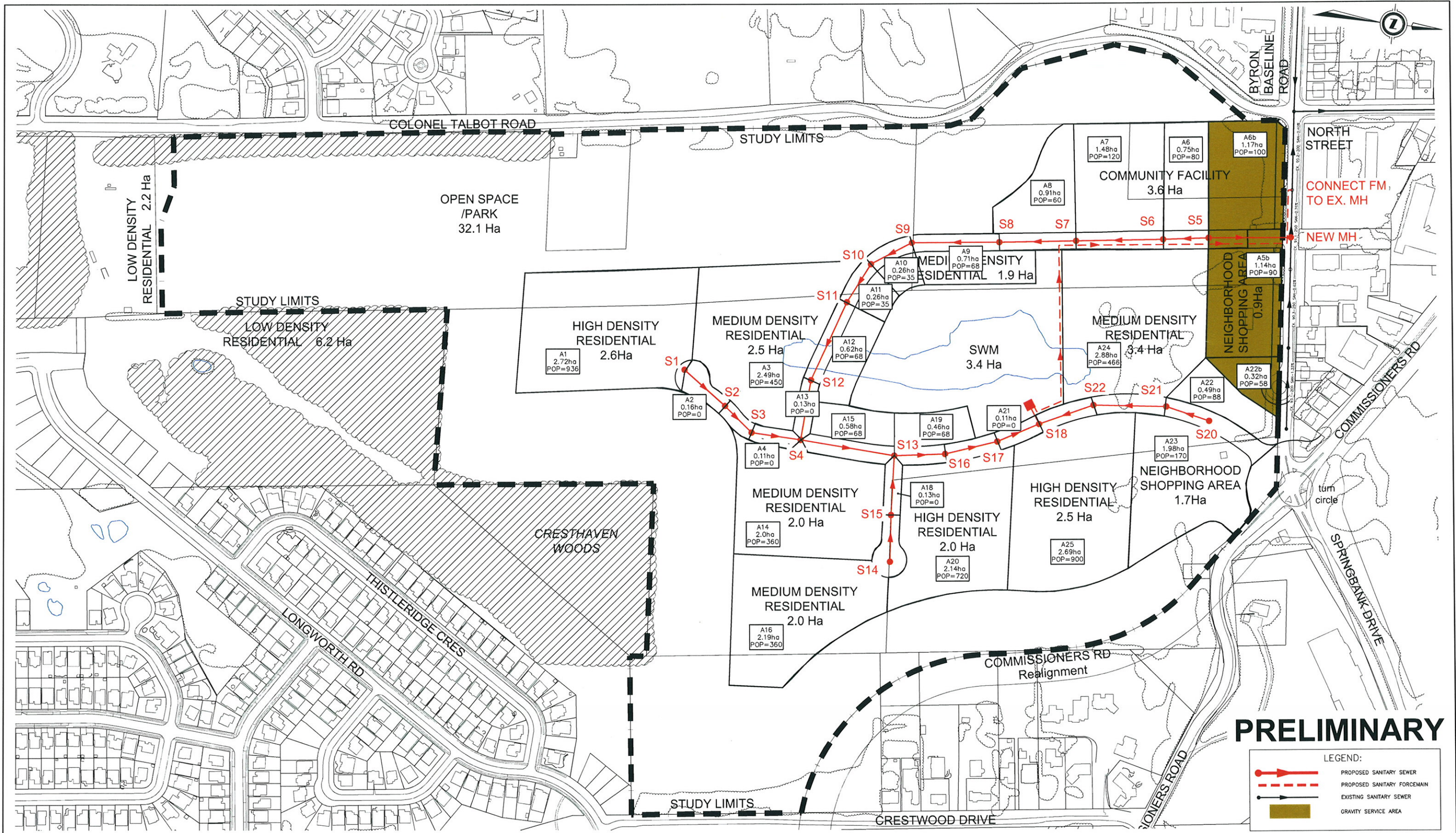
2/16/14-20052 - Byron East Secondary Preliminary Design/VAO/LDS Concept2.dwg
 2015/10/19 11:35:53 AM Byron East Secondary Preliminary Design/VAO/LDS Concept2.dwg



PRELIMINARY

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	SCALE	TITLE	PROJECT No.
					DESIGN	SCWB				<p>LDS LAND DEVELOPMENT SOLUTIONS ENGINEERING INC. Suite A - 2070 Huron Street East, London ON N5V 5A7 Phone: 226-289-2952</p>	<p>CORPORATION OF THE CITY OF LONDON London CANADA</p>	NOT TO SCALE	BYRON EAST SECONDARY PLAN	PROJECT No.
				DRAWN BY	SCWB				SIFTON PROPERTIES LIMITED				SHEET No.	
				CHECKED	AG				GRADING				1	
				APPROVED	AG								PLAN FILE No.	
				DATE	2015-10-26									
					61400052_Grading.dwg									

Z:\1614-00052 - Byron East Secondary Plan\161400052_Grading.dwg
 2015/10/26 12:22:10 PM by SCWB



PRELIMINARY

LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- EXISTING SANITARY SEWER
- GRAVITY SERVICE AREA

2:1614-00052 - Byron East Secondary (Preliminary) (dwg) (161400052_SAN.dwg)
 20/10/2015 13:24:24 AM by: LDS Development

DESIGN: SOWB DRAWN BY: SOWB CHECKED: AG APPROVED: AG DATE: 2015-10-20		CONSULTANT OR DIVISION: Site A - 2010 Huron Street East, London ON N5V 5A7 Phone: 226-291-2902	ENGINEER'S STAMP: CORPORATION OF THE CITY OF LONDON	SCALE: TITLE: BYRON EAST SECONDARY PLAN SIFTON PROPERTIES LIMITED SANITARY DRAINAGE AREA PLAN	PROJECT No.: 161400052 SHEET No.: 1 PLAN FILE No.:
---	--	---	--	---	--

**SANITARY SEWER DESIGN SHEET
MIDDLESEX CENTRE**

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:
 LOW DENSITY (SINGLE-FAMILY / SEMI-DETACHED) = 30 UNITS / HECTARE @ 3 PEOPLE / UNIT
 MEDIUM DENSITY (MULTI-FAMILY / TOWNHOUSE / ROWHOUSE) = 75 UNITS / HECTARE @ 2.4 PEOPLE / UNIT
 HIGH DENSITY (APARTMENTS) = 150 - 300 UNIT / HECTARE @ 1.6 PEOPLE / UNIT
 COMMERCIAL / INSTITUTIONAL = 100 PEOPLE / HECTARE
 SECONDARY SCHOOL = 1500 PEOPLE
 ELEMENTARY SCHOOL = 600 PEOPLE

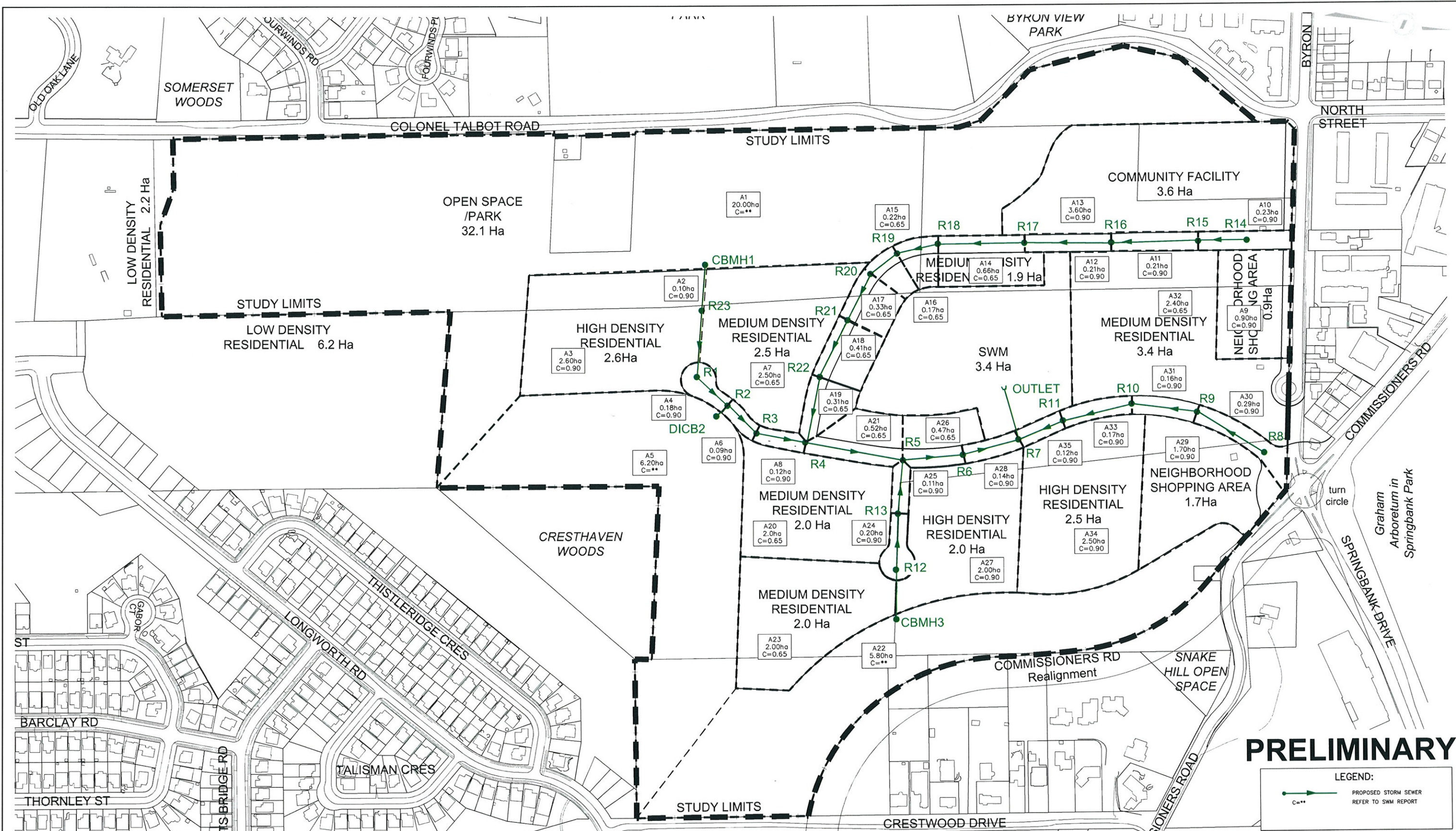
DESIGN CRITERIA
 SEWAGE = 230 LITRE / CAPITA / DAY
 INFILTRATION = 8640 LITRES / HECTARE / DAY
 PEAKING FACTOR: $\frac{1 + 14}{4 + P^{0.5}}$

DATE: Oct 21 2015
 DESIGNED BY: AH

PROJECT NAME: **BYRON EAST SECONDARY PLAN**

PROJECT FILE NO. 161400052

AREA No.	LOCATION			AREA			POPULATION						SEWAGE FLOWS			SEWER DESIGN						PROFILE					
	STREET	FROM MANHOLE	TO MANHOLE	NET OR GROSS	DELTA HECTARES	TOTAL HECTARES	PER HECTARE	PER LOT	NO. OF LOTS	DELTA POP.	TOTAL POP.	PEAKING FACTOR	INFILT L/s	SEWAGE L/s	Q TOTAL L/s	PIPE SIZE mm	n	SLOPE %	CAP L/s	VELOCITY m/s	LENGTH m	FALL IN SEWER	HEADLOSS IN U.S. MH	DROP IN MANHOLE	INVERT ELEVATION		
																									U.S.	D.S.	
	Springbank Drive	STUB	S1	G	2.72	2.72	-	-	-	936	936	3.82	0.27	10.47	10.74	200	0.013	1.00	32.80	1.04	10.0	0.100	-	-	248.915	248.815	
A2	Springbank Drive	S1	S2	G	0.16	2.88	-	-	-	0	936	3.82	0.29	10.47	10.75	200	0.013	0.40	20.74	0.66	62.4	0.250	0.000	0.030	248.785	248.535	
A3	Springbank Drive	S2	S3	G	2.49	5.37	-	-	-	450	1386	3.70	0.54	15.03	15.57	200	0.013	0.40	20.74	0.66	43.1	0.172	0.000	0.030	248.505	248.333	
A4	Springbank Drive	S3	S4	G	0.11	5.48	-	-	-	0	1386	3.70	0.55	15.03	15.58	200	0.013	0.40	20.74	0.66	56.5	0.226	0.000	0.030	248.303	248.077	
A6	Street A	S5	S6	G	0.75	0.75	-	-	-	80	80	4.27	0.08	1.00	1.08	200	0.013	4.00	65.60	2.09	52.3	2.092	0.000	0.030	258.439	256.347	
A7	Street A	S6	S7	G	1.48	2.23	-	-	-	120	200	4.15	0.22	2.43	2.65	200	0.013	2.60	52.88	1.68	100.4	2.610	0.000	0.030	256.317	253.707	
A8	Street A	S7	S8	G	0.91	3.14	-	-	-	60	260	4.10	0.31	3.12	3.44	200	0.013	0.40	20.74	0.66	87.3	0.349	0.000	0.030	253.677	253.327	
A9	Street A	S8	S9	G	0.71	3.85	-	-	-	68	328	4.06	0.39	3.90	4.29	200	0.013	0.90	31.11	0.99	100.7	0.906	0.000	0.030	253.297	252.391	
A10	Street A	S9	S10	G	0.26	4.11	-	-	-	35	363	4.04	0.41	4.30	4.71	200	0.013	1.00	32.80	1.04	53.1	0.531	0.000	0.030	252.361	251.830	
A11	Street A	S10	S11	G	0.26	4.37	-	-	-	35	398	4.02	0.44	4.69	5.13	200	0.013	0.50	23.19	0.74	51.7	0.259	0.000	0.030	251.800	251.542	
A12	Street A	S11	S12	G	0.62	4.99	-	-	-	68	466	3.99	0.50	5.44	5.94	200	0.013	2.00	46.38	1.48	98.4	1.968	0.000	0.030	251.512	249.544	
A13	Street A	S12	S4	G	0.13	5.12	-	-	-	0	466	3.99	0.51	5.44	5.96	200	0.013	2.00	46.38	1.48	69.6	1.392	0.000	0.030	249.514	248.122	
A14	Springbank Drive	STUB	S4	G	2.00	2.00	-	-	-	360	360	4.04	0.20	4.26	4.46	200	0.013	1.00	32.80	1.04	10.0	0.100	-	-	248.177	248.077	
A15	Springbank Drive	S4	S13	G	0.58	13.18	-	-	-	68	2280	3.54	1.32	23.64	24.96	200	0.013	0.80	29.34	0.93	108.0	0.864	0.000	0.030	248.047	247.183	
A16	Street B	STUB	S14	G	2.00	2.00	-	-	-	360	360	4.04	0.20	4.26	4.46	200	0.013	2.00	46.38	1.48	10.0	0.200	-	-	253.303	253.103	
A17	Street B	S14	S15	G	0.19	2.19	-	-	-	0	360	4.04	0.22	4.26	4.48	200	0.013	7.00	86.77	2.76	53.8	3.766	0.000	0.030	253.073	249.307	
A18	Street B	S15	S13	G	0.13	2.32	-	-	-	0	360	4.04	0.23	4.26	4.49	200	0.013	3.00	56.81	1.81	68.3	2.049	0.000	0.030	249.277	247.228	
A19	Springbank Drive	S13	S16	G	0.46	15.96	-	-	-	68	2708	3.48	1.60	27.59	29.19	250	0.013	0.30	32.57	0.66	58.7	0.176	0.000	0.030	247.153	246.977	
A20	Springbank Drive	S16	S17	G	2.14	18.10	-	-	-	720	3428	3.39	1.81	34.05	35.86	250	0.013	0.40	37.61	0.77	61.7	0.247	0.000	0.030	246.947	246.700	
A21	Springbank Drive	S17	S18	G	0.11	18.21	-	-	-	0	3428	3.39	1.82	34.05	35.88	250	0.013	0.40	37.61	0.77	51.3	0.205	0.000	0.030	246.670	246.465	
A22	Springbank Drive	STUB	S20	G	0.49	0.49	-	-	-	88	88	4.26	0.05	1.10	1.15	200	0.013	1.00	32.80	1.04	10.0	0.100	-	-	258.189	258.089	
A23	Springbank Drive	S20	S21	G	1.98	2.47	-	-	-	170	258	4.11	0.25	3.10	3.35	200	0.013	6.00	80.34	2.56	52.0	3.120	0.000	0.030	258.059	254.939	
A24	Springbank Drive	S21	S22	G	2.68	5.15	-	-	-	466	724	3.89	0.52	8.24	8.75	200	0.013	6.50	83.62	2.66	83.9	5.454	0.000	0.030	254.909	249.456	
A25	Springbank Drive	S22	S18	G	2.69	7.84	-	-	-	900	1624	3.65	0.78	17.38	18.16	200	0.013	4.50	69.57	2.21	65.8	2.961	0.000	0.030	249.426	246.465	
	Springbank Drive	S18	PS	G	0.00	26.05	-	-	-	0	5052	3.24	2.61	47.94	50.55	250	0.013	0.78	52.52	1.07	24.3	0.190	0.000	0.075	246.390	246.200	
Area Tributary to Base Line Road Sewers																											
A22b	Byron Base Line Road	Ex.MH on Base Line		G	0.32	0.32	-	-	-	58	58	4.30	0.03	0.73	0.76												
A5b	Springbank Drive		S5	G	1.14	1.14	-	-	-	90	90	4.26	0.11	1.12	1.24												
A6b	Springbank Drive	S5	NEW MH	G	1.17	2.31	-	-	-	100	190	4.16	0.23	2.31	2.54	200	0.013	1.00	32.80	1.04	93.6	0.936	-	-	259.836	258.900	



PRELIMINARY

LEGEND:

→ PROPOSED STORM SEWER
 C=** REFER TO SWM REPORT

BASE PLAN PROVIDED BY LDS

Z:\1614-0002 - Byron East Secondary Plan\16140002_STM.dwg 10/26/2015 12:18:03 PM by: lds Development

DESIGN	JH
DRAWN BY	JH
CHECKED	AG
APPROVED	AG
DATE	2015-10-26
16140002_STM.dwg	

CONSULTANT OR DIVISION

LDS LAND DEVELOPMENT SOLUTIONS ENGINEERING INC.
 Suite A - 2070 Huron Street East, London ON N5V 5A7 Phone: 226-291-2952

ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON
 London CANADA

SCALE

TITLE

BYRON EAST SECONDARY PLAN
 SIFTON PROPERTIES LIMITED

STORM DRAINAGE AREA PLAN

PROJECT No.	
SHEET No.	3
PLAN FILE No.	

**Byron East Secondary Plan
Sifton Properties Limited
Water Summary and Results**

October 23, 2015



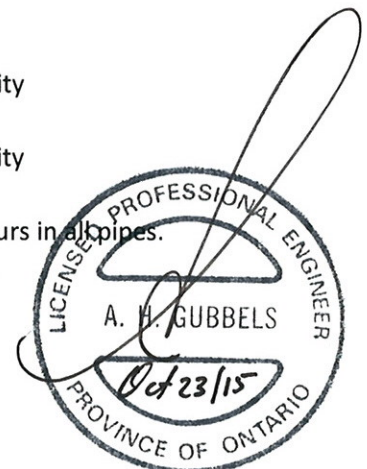
City of London Design Criteria	
Average day demands	270 L/cap/day
Med Density Fire flow (O.B.C.)	4,500 L/min.
High Density Fire flow (O.B.C.)	9,000 L/min.
Maximum day peaking factor	3.50
Maximum hour peaking factor	7.80
Minimum maximum hour pressure	40 psi.
Minimum maximum day + fire pressure	20 psi.
Maximum maximum hour velocity	1.5 m/s
Maximum maximum day + fire velocity	2.4 m/s
<u>Hazen-Williams C factor for watermains:</u>	
100-150mm diameter	100.0
200-250mm diameter	110.0
300-450mm diameter	120.0
600mm and larger	130.0

a) Low level hydraulic grade line elevation = 301.8m

Neighbourhood Shopping Area (2.6 ha.)	260 persons	=	48.8	L/min
Community Facility (3.6 ha.)	360 persons	=	67.5	L/min
Medium Density Development (11.8 ha.)	2124 persons	=	398.3	L/min
High Density Development (7.1 ha.)	2556 persons	=	479.3	L/min
Total	5300 persons	=	993.8	L/min
Maximum Hour Demand	994 L/min.	x 7.80	=	7,751.3 L/min
Maximum Day Demand	994 L/min.	x 3.50	=	3,478.1 L/min
Fire Demand (S.F and M.D.)			=	4,500.0 L/min
Fire Demand (H.D.)			=	9,000.0 L/min
Maximum Day + Fire Demand (S.F and M.D.)			=	7,978.1 L/min
Maximum Day + Fire Demand (H.D.)			=	12,478.1 L/min

Results

- 1) All municipal requirements were met and fall within the allowable pressure and velocity constraints under the maximum hour demand.
- 2) All municipal requirements were met and fall within the allowable pressure and velocity constraints under the maximum day + fire demand.
- 3) Water age analysis confirms the water turn-over rate is less than the maximum 72 hours in all pipes.





10/16/2015 10:00 AM C:\Users\jordan\Desktop\Byron East Secondary\Water Distribution Plan.dwg
 10/16/2015 10:00 AM C:\Users\jordan\Desktop\Byron East Secondary\Water Distribution Plan.dwg

DESIGN		DATE	
DESIGN	AH	DATE	2015-10-20
DRAWN BY	AH		
CHECKED	AG		
APPROVED	AG		

CONSULTANT OR DIVISION

LAND DEVELOPMENT SOLUTIONS ENGINEERING INC.
 Suite A - 2070 Huron Street East, London ON N6J 5A7 Phone: 226-289-2902

ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON
 London CANADA

SCALE	TITLE	PROJECT No.
	BYRON EAST SECONDARY PLAN SIFTON PROPERTIES LIMITED WATER DISTRIBUTION PLAN	1614-00052
		SHEET No.
		1 of 1
		PLAN FILE No.

Active Scenario: Max Hour
FlexTable: Junction Table

Label	Elevation (m)	Demand (L/min)	Hydraulic Grade (m)	Pressure (psi)
J-14	249.80	1,053.0	299.41	70.4
J-13	250.50	0.0	299.33	69.3
J-8	251.00	526.5	299.31	68.6
J-7	251.40	658.3	299.24	67.9
J-6	251.80	1,368.9	299.20	67.3
J-15	253.60	1,316.6	299.76	65.5
J-9	254.50	0.0	299.60	64.0
J-10	257.00	500.0	300.36	61.5
J-24	259.00	526.5	301.16	59.8
J-25	259.30	895.4	301.23	59.5
J-20	257.50	526.5	299.31	59.3
J-16	261.00	248.8	300.65	56.3
J-12	263.50	0.0	301.77	54.3
J-11	263.40	131.8	301.59	54.2
J-26	265.50	0.0	301.80	51.5

Active Scenario: Max Hour
FlexTable: Pipe Table

Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material	Hazen- Williams C	Flow (L/min)	Velocity (m/s)
P-51	139	J-16	J-26	250.0	PVC	110.0	-3,610.6	1.23
P-17	121	J-15	J-16	250.0	PVC	110.0	-3,361.7	1.14
P-12	48	J-11	J-12	300.0	PVC	120.0	-4,141.9	0.98
P-50	101	J-25	J-11	300.0	PVC	120.0	-4,010.0	0.95
P-47	179	J-10	J-24	250.0	PVC	110.0	-2,588.1	0.88
P-49	33	J-24	J-25	300.0	PVC	120.0	-3,114.6	0.73
P-9	97	J-8	J-9	250.0	PVC	110.0	-2,088.1	0.71
P-10	250	J-9	J-10	250.0	PVC	110.0	-2,088.1	0.71
P-16	124	J-14	J-15	250.0	PVC	110.0	-2,045.1	0.69
P-8	69	J-7	J-8	300.0	PVC	120.0	-2,027.2	0.48
P-15	97	J-13	J-14	250.0	PVC	110.0	-992.1	0.34
P-7	83	J-6	J-7	300.0	PVC	120.0	-1,368.9	0.32
P-53	272	J-12	J-26	600.0	PVC	130.0	-4,141.9	0.24
P-23	119	J-20	J-13	250.0	PVC	120.0	-526.5	0.18
P-14	109	J-8	J-13	250.0	PVC	110.0	-465.6	0.16
P-52	41	J-26	R-3	1,200.0	PVC	130.0	-7,752.4	0.11

Active Scenario: Max Day + Fire at J6
FlexTable: Junction Table

Label	Elevation (m)	Demand (L/min)	Hydraulic Grade (m)	Pressure (psi)
J-14	249.80	472.5	293.85	62.5
J-15	253.60	590.8	296.07	60.3
J-13	250.50	0.0	292.38	59.4
J-24	259.00	236.2	300.29	58.6
J-25	259.30	401.8	300.53	58.5
J-10	257.00	224.4	296.93	56.7
J-8	251.00	236.2	290.87	56.6
J-12	263.50	0.0	301.73	54.3
J-7	251.40	295.4	289.57	54.2
J-9	254.50	0.0	292.56	54.0
J-11	263.40	59.2	301.34	53.9
J-16	261.00	111.7	298.69	53.5
J-26	265.50	0.0	301.80	51.5
J-6	251.80	9,614.2	288.09	51.5
J-20	257.50	236.2	292.37	49.5

Active Scenario: Max Day + Fire at J6

FlexTable: Pipe Table

Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material	Hazen- Williams C	Flow (L/min)	Velocity (m/s)
P-8	69	J-7	J-8	300.0	PVC	120.0	-9,909.6	2.34
P-7	83	J-6	J-7	300.0	PVC	120.0	-9,614.2	2.27
P-51	139	J-16	J-26	250.0	PVC	110.0	-6,167.6	2.09
P-17	121	J-15	J-16	250.0	PVC	110.0	-6,055.9	2.06
P-47	179	J-10	J-24	250.0	PVC	110.0	-5,613.8	1.91
P-16	124	J-14	J-15	250.0	PVC	110.0	-5,465.1	1.86
P-9	97	J-8	J-9	250.0	PVC	110.0	-5,389.4	1.83
P-10	250	J-9	J-10	250.0	PVC	110.0	-5,389.4	1.83
P-15	97	J-13	J-14	250.0	PVC	110.0	-4,992.6	1.70
P-14	109	J-8	J-13	250.0	PVC	110.0	-4,756.4	1.61
P-12	48	J-11	J-12	300.0	PVC	120.0	-6,311.0	1.49
P-50	101	J-25	J-11	300.0	PVC	120.0	-6,251.8	1.47
P-49	33	J-24	J-25	300.0	PVC	120.0	-5,850.0	1.38
P-53	272	J-12	J-26	600.0	PVC	130.0	-6,311.0	0.37
P-52	41	J-26	R-3	1,200.0	PVC	130.0	-12,478.5	0.18
P-23	119	J-20	J-13	250.0	PVC	120.0	-236.2	0.08

Active Scenario: Max Day + Fire at J20

FlexTable: Junction Table

Label	Elevation (m)	Demand (L/min)	Hydraulic Grade (m)	Pressure (psi)
J-14	249.80	472.5	298.13	68.6
J-13	250.50	0.0	297.56	66.8
J-8	251.00	236.2	297.84	66.5
J-7	251.40	295.4	297.82	65.9
J-6	251.80	614.3	297.81	65.3
J-15	253.60	590.8	299.07	64.5
J-9	254.50	0.0	298.43	62.4
J-10	257.00	224.4	299.94	61.0
J-24	259.00	236.2	301.18	59.9
J-25	259.30	401.8	301.27	59.6
J-16	261.00	111.7	300.31	55.8
J-20	257.50	4,869.5	296.10	54.8
J-12	263.50	0.0	301.77	54.3
J-11	263.40	59.2	301.60	54.2
J-26	265.50	0.0	301.80	51.5

Active Scenario: Max Day + Fire at J20
FlexTable: Pipe Table

Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material	Hazen- Williams C	Flow (L/min)	Velocity (m/s)
P-23	119	J-20	J-13	250.0	PVC	120.0	-4,869.5	1.65
P-51	139	J-16	J-26	250.0	PVC	110.0	-4,147.8	1.41
P-17	121	J-15	J-16	250.0	PVC	110.0	-4,036.1	1.37
P-16	124	J-14	J-15	250.0	PVC	110.0	-3,445.3	1.17
P-47	179	J-10	J-24	250.0	PVC	110.0	-3,267.0	1.11
P-9	97	J-8	J-9	250.0	PVC	110.0	-3,042.6	1.03
P-10	250	J-9	J-10	250.0	PVC	110.0	-3,042.6	1.03
P-15	97	J-13	J-14	250.0	PVC	110.0	-2,972.8	1.01
P-12	48	J-11	J-12	300.0	PVC	120.0	-3,964.2	0.93
P-50	101	J-25	J-11	300.0	PVC	120.0	-3,905.0	0.92
P-49	33	J-24	J-25	300.0	PVC	120.0	-3,503.2	0.83
P-14	109	J-8	J-13	250.0	PVC	110.0	1,896.7	0.64
P-53	272	J-12	J-26	600.0	PVC	130.0	-3,964.2	0.23
P-8	69	J-7	J-8	300.0	PVC	120.0	-909.7	0.21
P-7	83	J-6	J-7	300.0	PVC	120.0	-614.3	0.14
P-52	41	J-26	R-3	1,200.0	PVC	130.0	-8,111.9	0.12

Active Scenario: Max Day + Fire at J24
FlexTable: Junction Table

Label	Elevation (m)	Demand (L/min)	Hydraulic Grade (m)	Pressure (psi)
J-14	249.80	472.5	299.47	70.5
J-13	250.50	0.0	299.17	69.1
J-8	251.00	236.2	298.90	68.0
J-7	251.40	295.4	298.88	67.4
J-6	251.80	614.3	298.87	66.8
J-15	253.60	590.8	300.03	65.9
J-9	254.50	0.0	298.85	63.0
J-10	257.00	224.4	298.74	59.3
J-20	257.50	236.2	299.16	59.1
J-25	259.30	401.8	299.20	56.6
J-16	261.00	111.7	300.83	56.5
J-24	259.00	9,321.5	298.70	56.4
J-12	263.50	0.0	301.67	54.2
J-11	263.40	59.2	300.86	53.2
J-26	265.50	0.0	301.80	51.5

Active Scenario: Max Day + Fire at J24
FlexTable: Pipe Table

Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material	Hazen- Williams C	Flow (L/min)	Velocity (m/s)
P-12	48	J-11	J-12	300.0	PVC	120.0	-9,267.4	2.19
P-50	101	J-25	J-11	300.0	PVC	120.0	-9,208.3	2.17
P-49	33	J-24	J-25	300.0	PVC	120.0	-8,806.5	2.08
P-51	139	J-16	J-26	250.0	PVC	110.0	-3,296.5	1.12
P-17	121	J-15	J-16	250.0	PVC	110.0	-3,184.9	1.08
P-16	124	J-14	J-15	250.0	PVC	110.0	-2,594.1	0.88
P-15	97	J-13	J-14	250.0	PVC	110.0	-2,121.6	0.72
P-14	109	J-8	J-13	250.0	PVC	110.0	-1,885.3	0.64
P-53	272	J-12	J-26	600.0	PVC	130.0	-9,267.4	0.55
P-9	97	J-8	J-9	250.0	PVC	110.0	739.4	0.25
P-10	250	J-9	J-10	250.0	PVC	110.0	739.4	0.25
P-8	69	J-7	J-8	300.0	PVC	120.0	-909.7	0.21
P-52	41	J-26	R-3	1,200.0	PVC	130.0	-12,564.0	0.19
P-47	179	J-10	J-24	250.0	PVC	110.0	515.1	0.17
P-7	83	J-6	J-7	300.0	PVC	120.0	-614.3	0.14
P-23	119	J-20	J-13	250.0	PVC	120.0	-236.2	0.08

Active Scenario: Age Analysis

FlexTable: Pipe Table

Current Time: 72.000 hours

Label	Length (Scaled) (m)	Start Node	Stop Node	Diameter (mm)	Material	Hazen- Williams C	Flow (L/min)	Velocity (m/s)	Age (Calculated) (hours)
P-51	139	J-16	J-26	250.0	PVC	110.0	-462.9	0.16	0.851
P-17	121	J-15	J-16	250.0	PVC	110.0	-431.0	0.15	1.088
P-12	48	J-11	J-12	300.0	PVC	120.0	-531.0	0.13	3.193
P-50	101	J-25	J-11	300.0	PVC	120.0	-514.1	0.12	3.363
P-47	179	J-10	J-24	250.0	PVC	110.0	-331.8	0.11	3.797
P-49	33	J-24	J-25	300.0	PVC	120.0	-399.3	0.09	3.524
P-9	97	J-8	J-9	250.0	PVC	110.0	-267.7	0.09	4.928
P-10	250	J-9	J-10	250.0	PVC	110.0	-267.7	0.09	4.399
P-16	124	J-14	J-15	250.0	PVC	110.0	-262.2	0.09	1.393
P-8	69	J-7	J-8	300.0	PVC	120.0	-259.9	0.06	4.984
P-15	97	J-13	J-14	250.0	PVC	110.0	-127.2	0.04	1.899
P-7	83	J-6	J-7	300.0	PVC	120.0	-175.5	0.04	5.419
P-53	272	J-12	J-26	600.0	PVC	130.0	-531.0	0.03	1.930
P-23	119	J-20	J-13	250.0	PVC	120.0	-67.5	0.02	2.931
P-14	109	J-8	J-13	250.0	PVC	110.0	-59.7	0.02	2.957
P-52	41	J-26	R-3	1,200.0	PVC	130.0	-993.9	0.01	0.338