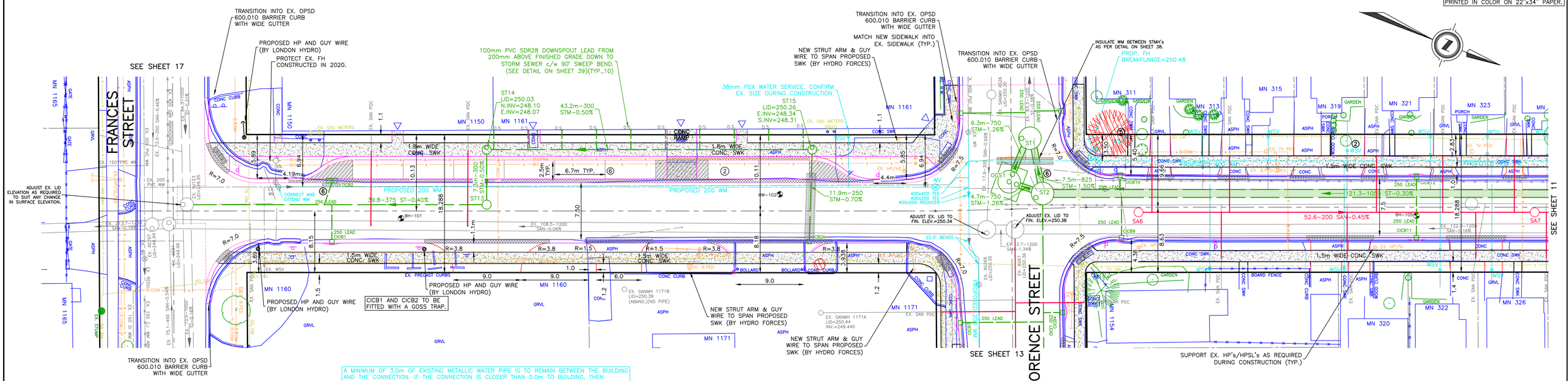
THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



A MINIMUM OF 3.0m OF EXISTING METALLIC WATER PIPE IS TO REMAIN BETWEEN THE BUILDING AND THE CONNECTION. IF THE CONNECTION IS CLOSER THAN 3.0m TO BUILDING, THEN ELECTRICALLY CONNECT EXISTING SERVICE TO ABANDONED METALLIC SERVICE.

SUMP OF THE OGS TO BE CONSTRUCTED USING METHODOLOGY TO MINIMIZE EXCAVATION LIMITS AND UNDERMINING OF ADJACENT INFRASTRUCTURE. METHODOLOGY SHALL BE DETERMINED BY THE CONTRACTOR (I.E. DEWATERING, SHORING, AND/OR OTHER METHODOLOGY). SHORING TO BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER AND SEALED SHOP DRAWINGS PROVIDED FOR REVIEW BY THE CONTRACT ADMINISTRATOR AT LEAST 2 WEEKS PRIOR TO CONSTRUCTION. SHORING DESIGN TO CONSIDER ALL SITE CONDITIONS SUCH AS GROUNDWATER LEVELS, DEWATERING MEASURES, SOIL TYPES, AND PROTECTION OF ADJACENT INFRASTRUCTURE.

CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

LAY-BY CURB AND GUTTER OPSD 600.040 (SUPERELEVATED)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

ELEANOR STREET

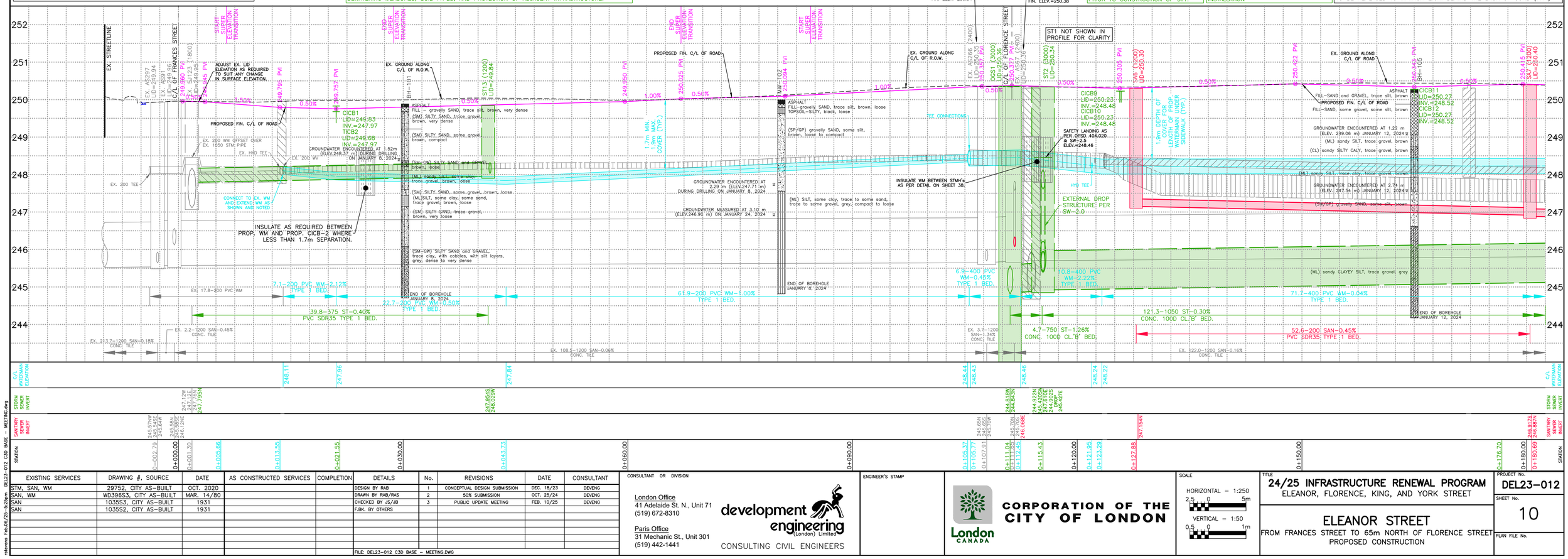
OWNER'S CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF ST1.

OIL GRIT SEPARATOR (OGS1) SHALL BE CDS MODEL PMSU1563-10-C. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION

REFER TO ST1 BENCHING DETAIL ON SHEET 39

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON-CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON-CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
STM, SAN, WM	29752, CITY AS-BUILT	OCT. 2020		
SAN, WM	WD396S3, CITY AS-BUILT	MAR. 14/80		
SAN	1035S3, CITY AS-BUILT	1931		
SAN	1035S2, CITY AS-BUILT	1931		

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				
FILE: DEL23-012 C3D BASE - MEETING.DWG				

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ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON
London CANADA

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

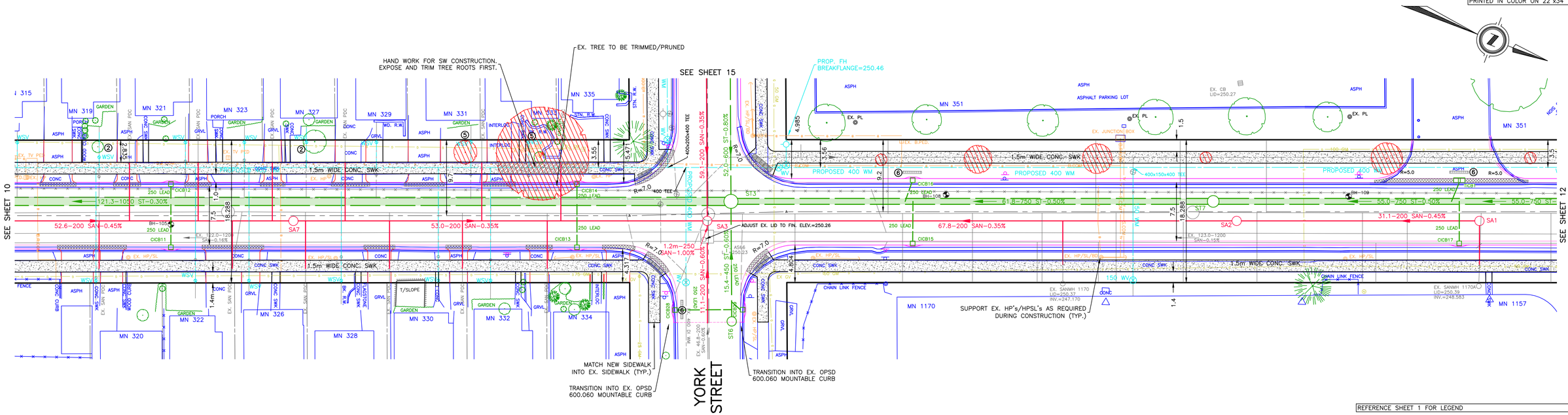
TITLE: 24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

ELEANOR STREET
FROM FRANCES STREET TO 65m NORTH OF FLORENCE STREET
PROPOSED CONSTRUCTION

PROJECT No. DEL23-012
SHEET No. 10
PLAN FILE No.

DEL23-012 C3D BASE - MEETING.dwg
ntevens Feb.06/25-5:25pm

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON-CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON-CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)

A MINIMUM OF 3.0m OF EXISTING METALLIC WATER PIPE IS TO REMAIN BETWEEN THE BUILDING AND THE CONNECTION. IF THE CONNECTION IS CLOSER THAN 3.0m TO BUILDING, THEN ELECTRICALLY CONNECT EXISTING SERVICE TO ABANDONED METALLIC SERVICE.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
SAN	10355S3, CITY AS–BUILT	1931		
SAN	10355S2, CITY AS–BUILT	1931		

DETAILS	
DESIGN BY	RAB
DRAWN BY	RAB/RAS
CHECKED BY	JS/JB
F.BK. BY	OTHERS

FILE: DEL23–012 C3D BASE – MEETING.DWG

No.	REVISIONS	DATE	CONSULTANT
1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
2	50% SUBMISSION	OCT. 25/24	DEVENG
3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG

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London CANADA

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


TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

ELEANOR STREET
FROM 85m SOUTH OF YORK STREET
TO 105m NORTH OF YORK STREET
PROPOSED CONSTRUCTION

PROJECT No. DEL23–012
SHEET No. 11
PLAN FILE No.

DEL23–012 C3D BASE – MEETING.dwg
rstevens Feb.06/25–5:25pm

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)


ELEANOR STREET

A MINIMUM OF 3.0m OF EXISTING METALLIC WATER PIPE IS TO REMAIN BETWEEN THE BUILDING AND THE CONNECTION. IF THE CONNECTION IS CLOSER THAN 3.0m TO BUILDING, THEN ELECTRICALLY CONNECT EXISTING SERVICE TO ABANDONED METALLIC SERVICE.

CONTRACTOR TO COORDINATE WITH PROPOSED WORKS AT INTERSECTION OF DUNDAS STREET AND ELEANOR STREET BY OTHERS.

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON–CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON–CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
STM, SAN, WM	28234, CITY AS–BUILT	2018–06–11		
STM, SAN, WM	28229, CITY AS–BUILT	2018–06–11		
SAN	1035S3, CITY AS–BUILT	1931		
SAN	1035S2, CITY AS–BUILT	1931		

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23–012 C3D BASE – MEETING.DWG

rstevens Feb.06/25–5:25pm DEL23–012 C3D BASE – MEETING.dwg

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SCALE
HORIZONTAL – 1:250 (2.5 0 5m)
VERTICAL – 1:50 (0.5 0 1m)

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

ELEANOR STREET
FROM 40m SOUTH OF KING STREET TO DUNDAS STREET
PROPOSED CONSTRUCTION

PROJECT No. DEL23–012

SHEET No. 12

PLAN FILE No.

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.

SUPPORT EX. HP's/HPSL's AS REQUIRED DURING CONSTRUCTION (TYP.)

FLORENCE STREET

SEE SHEET 10

SEE SHEET 14

ELEANOR STREET

PROP. FH BREAKFLANGE=250.48

TRANSITION INTO EX. OPSD 600.010 BARRIER CURB WITH WIDE GUTTER

MATCH NEW SIDEWALK INTO EX. SIDEWALK (TYP.)

NEW STRUT ARM & GUY WIRE TO SPAN PROPOSED SWK (BY HYDRO FORCES)

INSULATE WM BETWEEN STMH's AS PER DETAIL ON SHEET 38.

ADJUST EX. LID TO FIN. ELEV.=250.38

ADJUST EX. LID TO FIN. ELEV.=250.34

7.5m–825 STM–1.50%

6.3m–750 STM–1.26%

4.7m–750 STM–1.26%

72.5–525 ST–0.40%

75.7–250 SAN–0.65%

73.1–450 (VARIES) ST–0.45%

20.085

PROPOSED 200 WM

1.5m WIDE CONC. SWK

BARRIER CURB RETAINING WALL OPSD 600.110

REINSTALL BRICK RET. WALL TO SUIT UPDATED DRIVEWAY GRADES

REINSTALL BRICK RET. WALL

REINSTALL CONC. STEPS

PROP. FH BREAKFLANGE=251.22

SUMP OF THE OGS TO BE CONSTRUCTED USING METHODOLOGY TO MINIMIZE EXCAVATION LIMITS AND UNDERMINING OF ADJACENT INFRASTRUCTURE. METHODOLOGY SHALL BE DETERMINED BY THE CONTRACTOR (I.E. DEWATERING, SHORING, AND/OR OTHER METHODOLOGY), SHORING TO BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER AND SEALED SHOP DRAWINGS PROVIDED FOR REVIEW BY THE CONTRACT ADMINISTRATOR AT LEAST 2 WEEKS PRIOR TO CONSTRUCTION. SHORING DESIGN TO CONSIDER ALL SITE CONDITIONS SUCH AS GROUNDWATER LEVELS, DEWATERING MEASURES, SOIL TYPES, AND PROTECTION OF ADJACENT INFRASTRUCTURE.

A MINIMUM OF 3.0m OF EXISTING METALLIC WATER PIPE IS TO REMAIN BETWEEN THE BUILDING AND THE CONNECTION. IF THE CONNECTION IS CLOSER THAN 3.0m TO BUILDING, THEN ELECTRICALLY CONNECT EXISTING SERVICE TO ABANDONED METALLIC SERVICE.

REFER TO ST1 BENCHING DETAIL ON SHEET 39

OWNER'S CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF ST1

OIL GRIT SEPARATOR (OGS1) SHALL BE CDS MODEL PMSU5653–10–C. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON–CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON–CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)

CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

EX. GROUND ALONG C/L OF ROAD

PROPOSED FIN. C/L OF ROAD

EX. GROUND ALONG C/L OF ROAD

FILL–SAND and GRAVEL, crushed, some silt, grey

FILL–SAND and GRAVEL, some silt, brown

FILL–SAND, trace to some silt, trace to some gravel, brown

(SW/GW) gravelly SAND, trace silt, trace gravel, brown

(SP/SP) gravelly SAND, some silt

(SW) SAND, trace silt, grove, brown

(ML) sandy SILT, some clay, trace gravel, grey

(ML) CLAYEY SILT, some sand, trace gravel, grey

(ML) sandy SILT, some clay, trace gravel, grey

GROUNDWATER ENCOUNTERED AT 3.20 m (ELEV.=247.61 m) DURING DRILLING ON JANUARY 12, 2024.

END OF BOREHOLE JANUARY 12, 2024

SAFETY LANDING AS PER OPSD 404.020 & SW–2.5 ELEV.=248.46

SAFETY LANDING AS PER OPSD 404.020 & SW–2.5 ELEV.=247.49

EXTERNAL DROP STRUCTURE PER SW–2.0

3.0–200 WM–5.33% TYPE 1 BED.

6.3–750 ST–1.26% CONC. 100D CL 'B' BED.

7.5–825 ST–1.50% CONC. 100D CL 'B' BED.

EXTENDED MAINTENANCE HOLE BASE (4350x3608 O.D.)

0.5–200 PVC WM–0.0% TYPE 1 BED.

269.4–200 PVC WM–0.50% TYPE 1 BED.

72.5–525 ST–0.40% CONC. 85D CL 'B' BED.

73.1–450 ST–0.45% PVC SDR35 TYPE 1 BED.

73.1–300 ST–1.10% PVC SDR35 TYPE 1 BED.

75.7–250 SAN–0.65% PVC SDR35 TYPE 1 BED.

EX. 853–1200 ST–0.28% CSA B257.2M CL 65D CONC., B1 BED.

EX. 61.9–300 SAN–0.25% CSA B182.2–PVC DR35, TYPE 2 BED.

EX. 17.9–300 SAN–0.56% CSA B182.2–PVC DR35, TYPE 2 BED.

STATION	C/L WATERMAIN ELEVATION	STORM SEWER INVERT	SANITARY SEWER INVERT
0+030.00			
0+015.22			245.80W 245.80E
0+009.39	248.42	245.30W 244.73E 244.71W	
0+003.52	248.46	244.81W 244.83E 245.42DS	
0+002.05	248.46	245.42US 247.61DS DROP 245.42E	
0+000.00			245.65W 245.65E 245.70W 245.70E 246.66E
0+002.69	248.46		
0+030.00	248.62		
0+060.00			
0+070.50		247.97SE 247.90W	
0+078.39			247.21SE 247.18W
0+090.00			
0+120.00			
0+143.50			
0+150.00	249.22		
0+154.09		248.45SE 248.40W	247.21SE 247.18W

EXISTING SERVICES	DRAWING #, SOURCE	DATE
STM, SAN, WM	27474, CITY AS–BUILT	AUG 2017
SAN	926, CITY AS–BUILT	MAY 12/1922

AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23–012 C3D BASE – MEETING.DWG

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

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

FLORENCE STREET
FROM ELEANOR STREET TO 160m EAST OF ELEANOR STREET
PROPOSED CONSTRUCTION

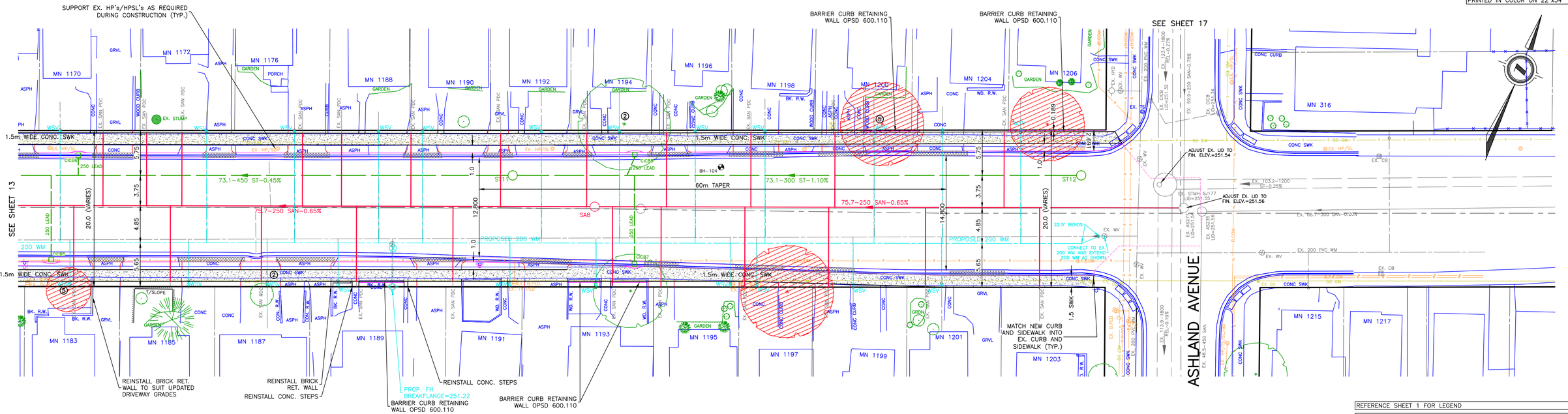
PROJECT No. DEL23–012

SHEET No. 13

PLAN FILE No.

DEL23–012 C3D BASE – MEETING.dwg
rtlevens Feb.06/25–5:26pm

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



FLORENCE STREET

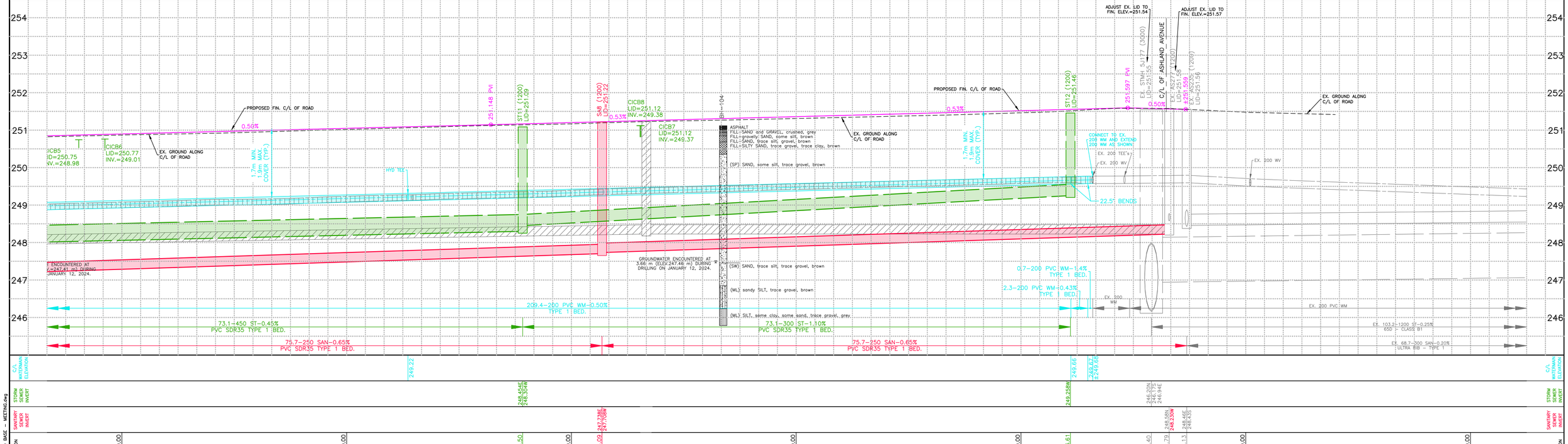
CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

A MINIMUM OF 3.0m OF EXISTING METALLIC WATER PIPE IS TO REMAIN BETWEEN THE BUILDING AND THE CONNECTION. IF THE CONNECTION IS CLOSER THAN 3.0m TO BUILDING, THEN ELECTRICALLY CONNECT EXISTING SERVICE TO ABANDONED METALLIC SERVICE.

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON-CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON-CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
STM, SAN, WM	21212, CITY AS-BUILT	JANUARY 2010		
SAN, WM	T16-17-04, CITY	MARCH 30/16		
SAN	926, CITY AS-BUILT	MAY 12/1922		

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23-012 C3D BASE - MEETING.DWG

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

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

FLORENCE STREET
FROM 150m WEST OF ASHLAND AVENUE TO ASHLAND AVENUE
PROPOSED CONSTRUCTION

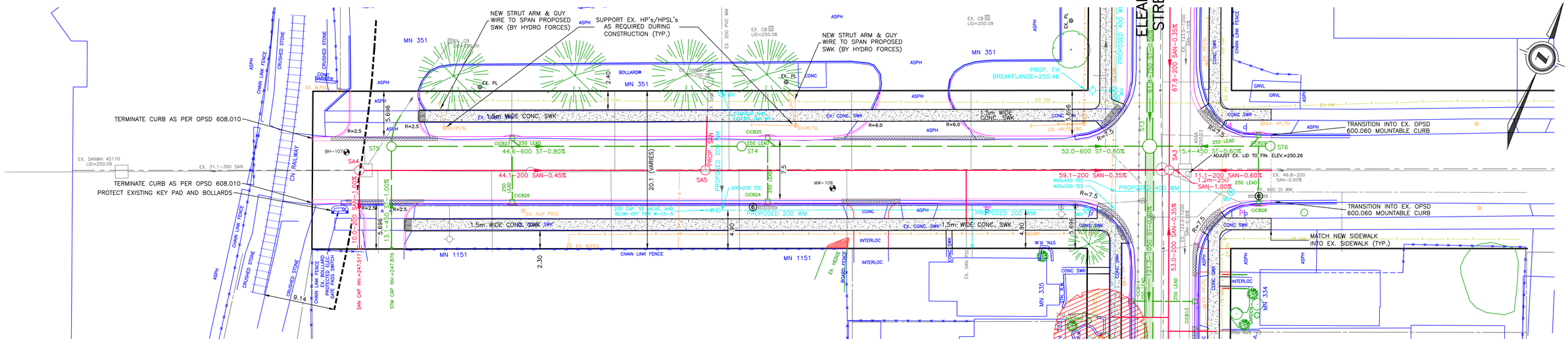
PROJECT No. DEL23-012

SHEET No. 14

PLAN FILE No.

DEL23-012 C3D BASE - MEETING.dwg
ntevens Feb.06/25-5:26pm

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



ANY WORK ZONE, STAGING, EQUIPMENT WITHIN 9.14m (30ft) OF A CN TRACK REQUIRES A PERMIT AND ADHERENCE TO CN REQUIREMENTS (FLAGGING, ETC.).

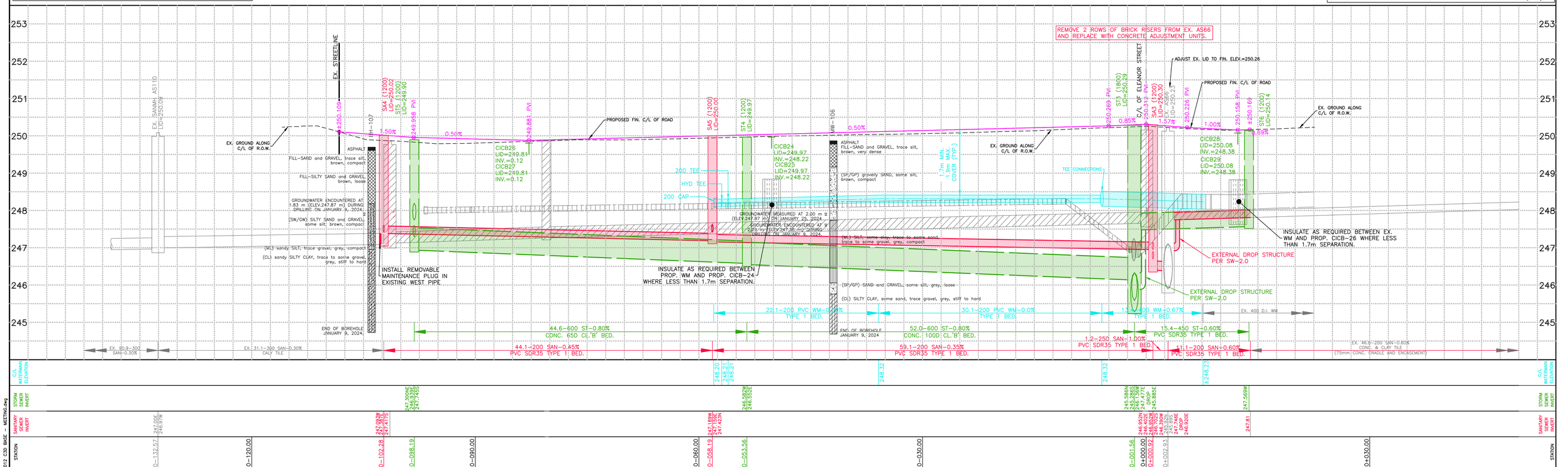
CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

YORK STREET

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY, CAP AND ABANDON NON-CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON-CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
SAN	927, CITY AS-BUILT	–		

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23-012 C3D BASE – MEETING.DWG

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

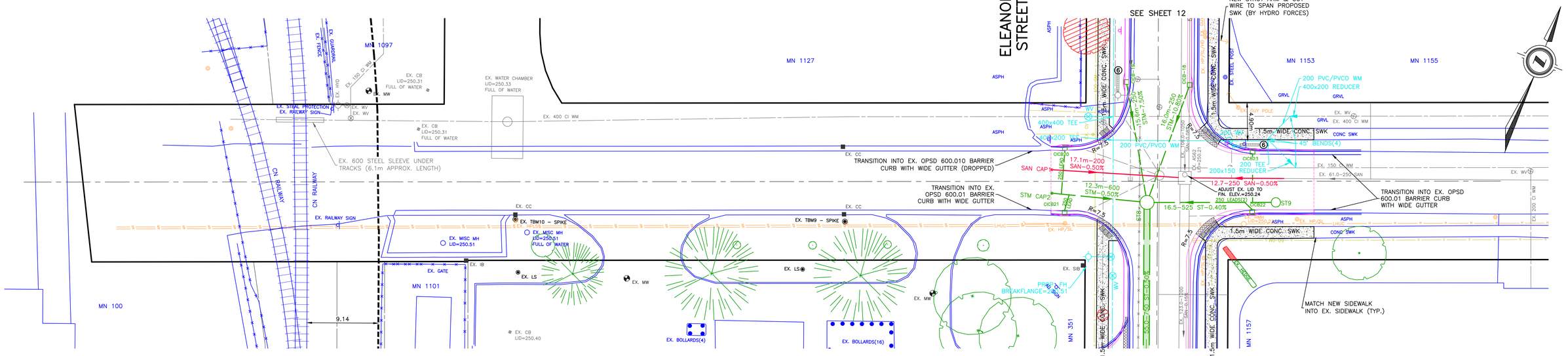
TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

YORK STREET
FROM 140m WEST OF ELEANOR STREET TO ELEANOR STREET
PROPOSED CONSTRUCTION

PROJECT No. DEL23–012
SHEET No. 15
PLAN FILE No.

DEL23-012 C3D BASE – MEETING.dwg
ntevens Feb.06/25–3:26pm

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR ON 22"x34" PAPER.



KING STREET IS A TRUCK ROUTE FOR 100 KELLOGG LANE. CONTRACTOR'S WORK PLAN SHALL ACCOMMODATE REGULAR TRUCK ACCESS AT ALL TIMES. ANY REMOVED ACCESS SHALL BE COORDINATED WITH THE OWNER(S).

ANY WORK ZONE, STAGING, EQUIPMENT WITHIN 9.14m (30ft) OF A CN TRACK REQUIRES A PERMIT AND ADHERENCE TO CN REQUIREMENTS (FLAGGING, ETC.).

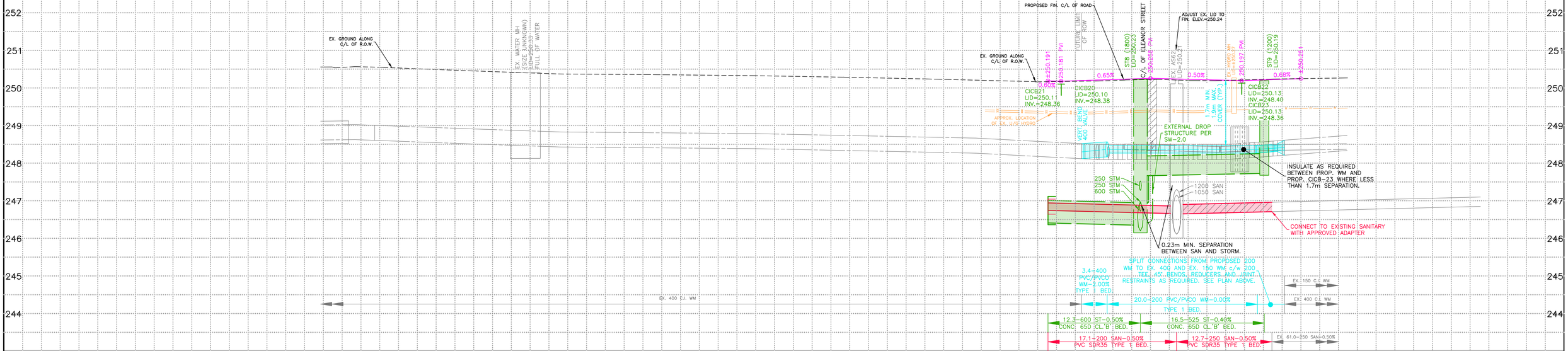
CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

KING STREET

REFERENCE SHEET 1 FOR LEGEND

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY, CAP AND ABANDON NON–CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON–CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION
SAN	927, CITY AS–BUILT	–		
WM	W–RC–1, CITY AS–BUILT	JAN 07, 1967		

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23–012 C3D BASE – MEETING.DWG

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SCALE
HORIZONTAL – 1:250
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VERTICAL – 1:50
0.5 0 1m

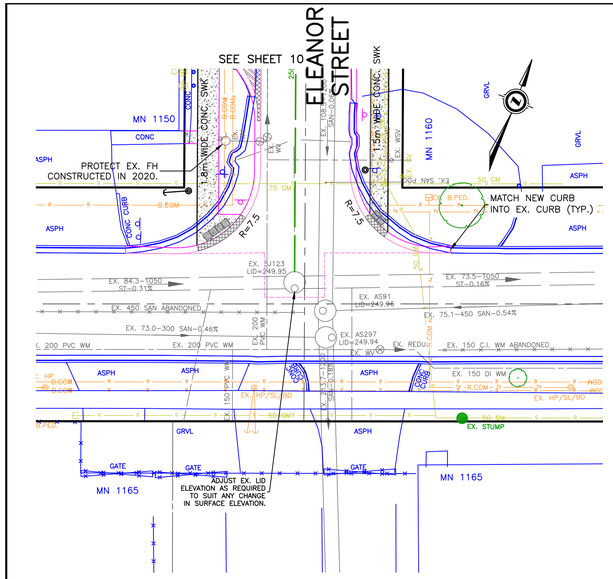
TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

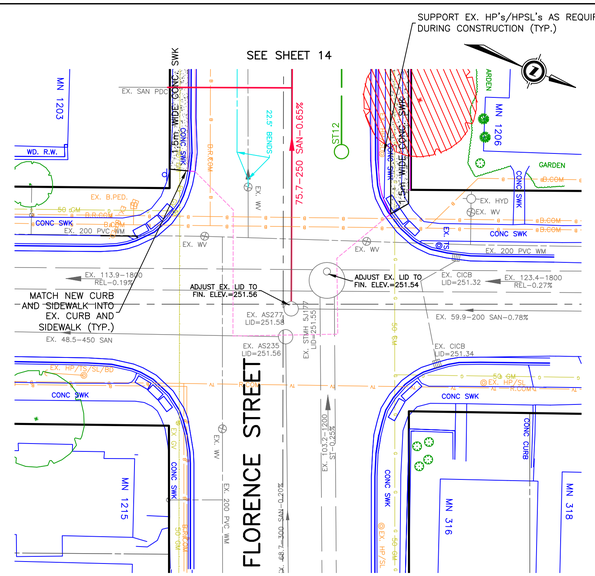
KING STREET
FROM 145m WEST OF ELEANOR STREET TO ELEANOR STREET
PROPOSED CONSTRUCTION

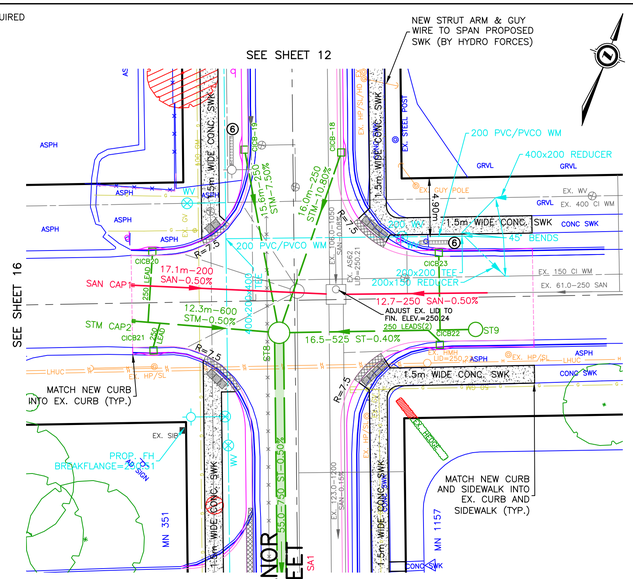
PROJECT No. DEL23–012
SHEET No. 16
PLAN FILE No.

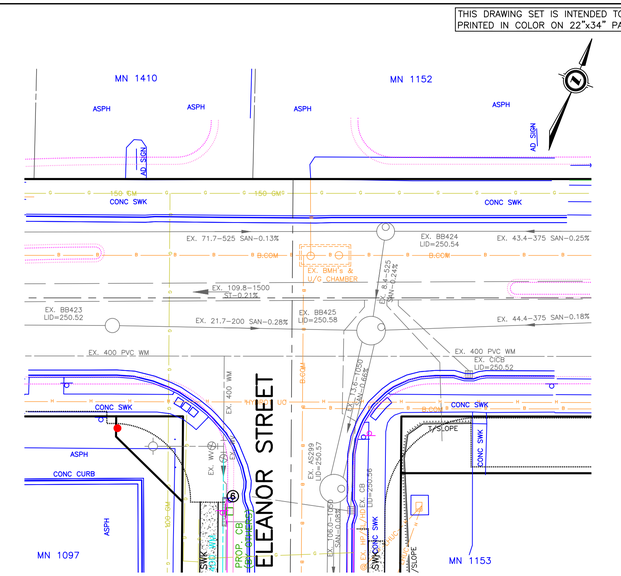
DEL23–012 C3D BASE – MEETING.dwg
ntevens Feb.06/25–5:26pm

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CURB AND GUTTER OPSD 600.010 (FLORENCE AND DUNDAS STREET)

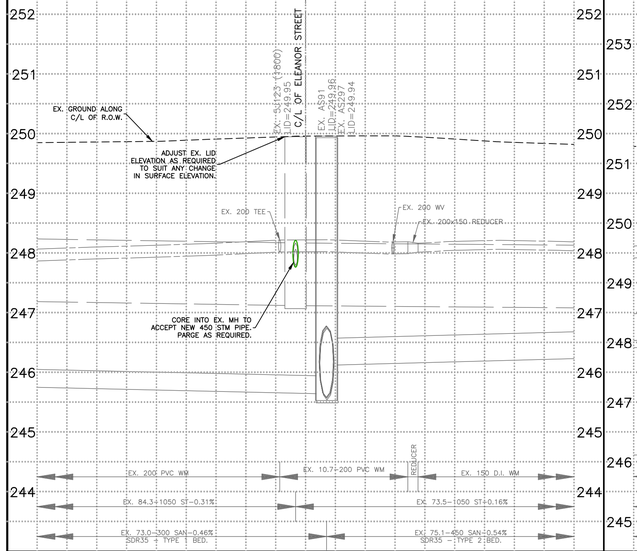
CURB AND GUTTER OPSD 600.040 (NEIGHBORHOOD STREETS AND CONNECTORS)

OWNER'S CONTRACTOR TO DYE TEST AND/OR CCTV INSPECT EXISTING SANITARY PDCs FOR CONNECTIVITY. CAP AND ABANDON NON-CONNECTED PDCs. DO NOT INSTALL PROPOSED PDCs TO REPLACE NON-CONNECTED PDCs. CONNECTED PDCs FOUND, BUT NOT SHOWN ON THE DRAWINGS, ARE TO BE REPLACED TO MINIMUM 2.0m BEHIND THE BACK OF CURB (TYP.)

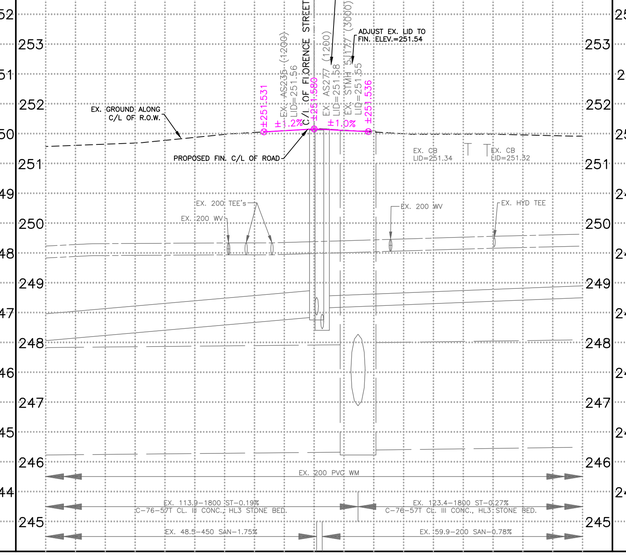
REFERENCE SHEET 1 FOR LEGEND

CONTRACTOR TO COORDINATE WITH PROPOSED WORKS AT INTERSECTION OF DUNDAS STREET AND ELEANOR STREET BY OTHERS.

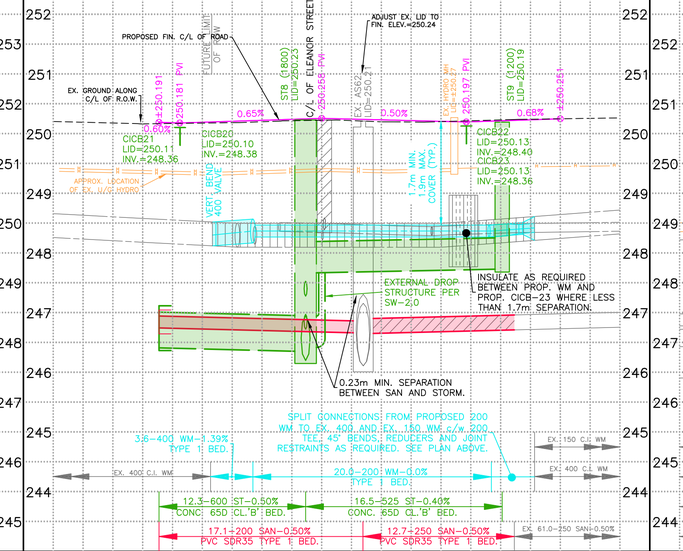
FRANCES STREET



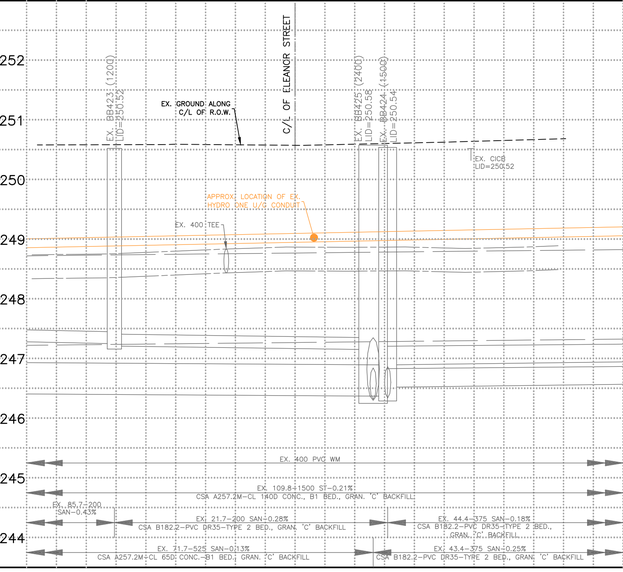
ASHLAND AVENUE



KING STREET



DUNDAS STREET



EXISTING SERVICES	DRAWING #, SOURCE	DATE
STM, SAN, WM	29752, CITY AS-BUILT	OCT. 2020
STM, SAN, WM	28229, CITY AS-BUILT	2018-06-11
STM, SAN, WM	21212, CITY AS-BUILT	JANUARY 2010
SAN, WM	T16-17-04, CITY	MARCH 30/16
STM	1553S12,13,14 CITY AS-BUILT	AUG. 17/59
STM, SAN, WM	12121, CITY AS-BUILT	MAR. 1992
WM	W-RC-1, CITY AS-BUILT	JAN 07, 1967

AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/AB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS				

FILE: DEL23-012 C3D BASE - MEETING.DWG

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

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

INTERSECTIONS
FRANCES STREET AT ELEANOR STREET, ASHLAND AVENUE AT FLORENCE STREET, KING STREET AT ELEANOR STREET AND DUNDAS STREET AT ELEANOR STREET
PROPOSED CONSTRUCTION

PROJECT No. DEL23-012
SHEET No. 17
PLAN FILE No.

dtevens Feb.06/25-5:26pm DEL23-012 C3D BASE - MEETING.dwg

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FRANCES STREET
FLORENCE STREET
YORK STREET
KING STREET
DUNDAS STREET
ELEANOR STREET
SEE SHEET 36
SEE ABOVE
SEE BELOW
TBM #1
TBM #2
TBM #3
TBM #4
TBM #5
EL-1 EL-1A EL-2 EL-3 EL-4 EL-4A EL-5 EL-6 EL-7 EL-8 EL-9 EL-10 EL-11 EL-12 EL-13 EL-14 EL-15 EL-16 EL-17 EL-18 EL-19 EL-20 EL-21 EL-22 EL-23 EL-24 EL-25 EL-26 EL-27 EL-28 EL-29 EL-30 EL-31 EL-32 EL-33 EL-34 EL-35 EL-36 EL-37 EL-38 EL-39 EL-40 EL-41 EL-42 EL-43 EL-44 EL-45 EL-46 EL-47 EL-48 EL-49 EL-50

EX. HEDGE TO BE TRIMMED/PRUNED TO PROPERTY LINE

LEGEND

- DENOTES TREE PROTECTION FENCE
- EL-10 DENOTES TREE ID. SEE TABLE ON SHEET ?? FOR DETAILS
- DENOTES EX. CONIFEROUS TREE TO REMAIN
- DENOTES EX. DECIDUOUS TREE TO REMAIN
- DENOTES EX. SHRUB TO REMAIN
- DENOTES EX. TREE/SHRUB TO BE RELOCATED
- DENOTES PRIVATE EX. DECIDUOUS TREE TO RECOMMENDED FOR REMOVAL (BY OTHERS)

TREES ARE SHOWN TO APPROX. CANOPY SIZE.

- DENOTES EX. SHRUB TO BE REMOVED
- DENOTES EX. CONIFEROUS TREE TO BE REMOVED
- DENOTES EX. DECIDUOUS TREE TO BE REMOVED
- DENOTES EX. HEDGE TO BE REMOVED/TRIMMED BACK
- DENOTES EX. DECIDUOUS TREE TO BE TRIMMED/PRUNED.

EXISTING SERVICES	DRAWING #, SOURCE	DATE
REFER TO SHEETS 2–9 FOR EXISTING SERVICES REFERENCE.		

AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB/RAS	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS (CITY)				
FILE: DEL23-012 TREE MEETING.DWG				

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ENGINEER'S STAMP

CORPORATION OF THE CITY OF LONDON
London CANADA

SCALE
SCALE – 1:250
2.5 0 5m

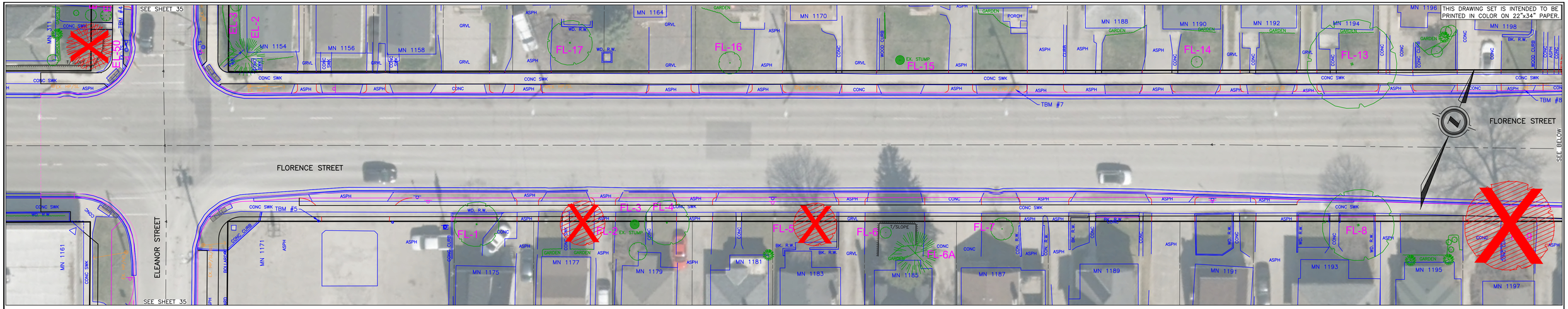
TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

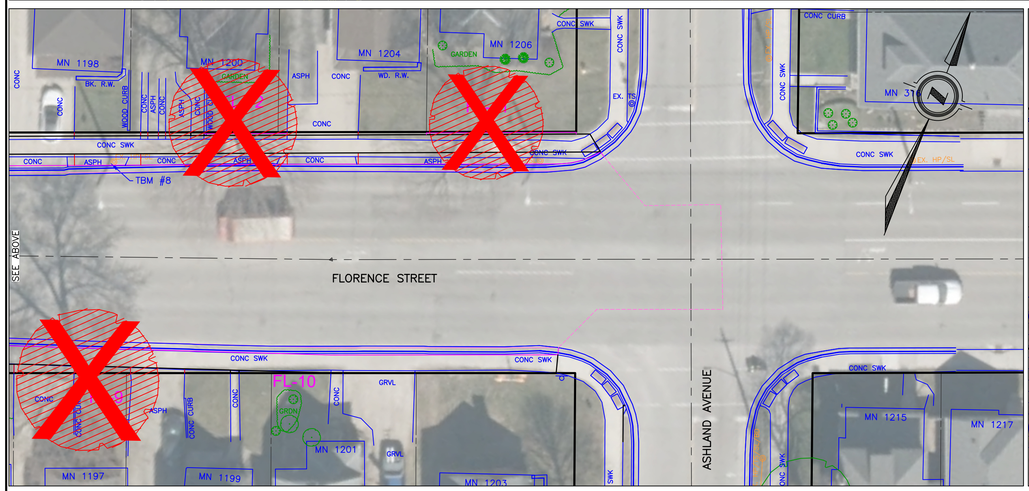
TREE INVENTORY 1
ELEANOR STREET

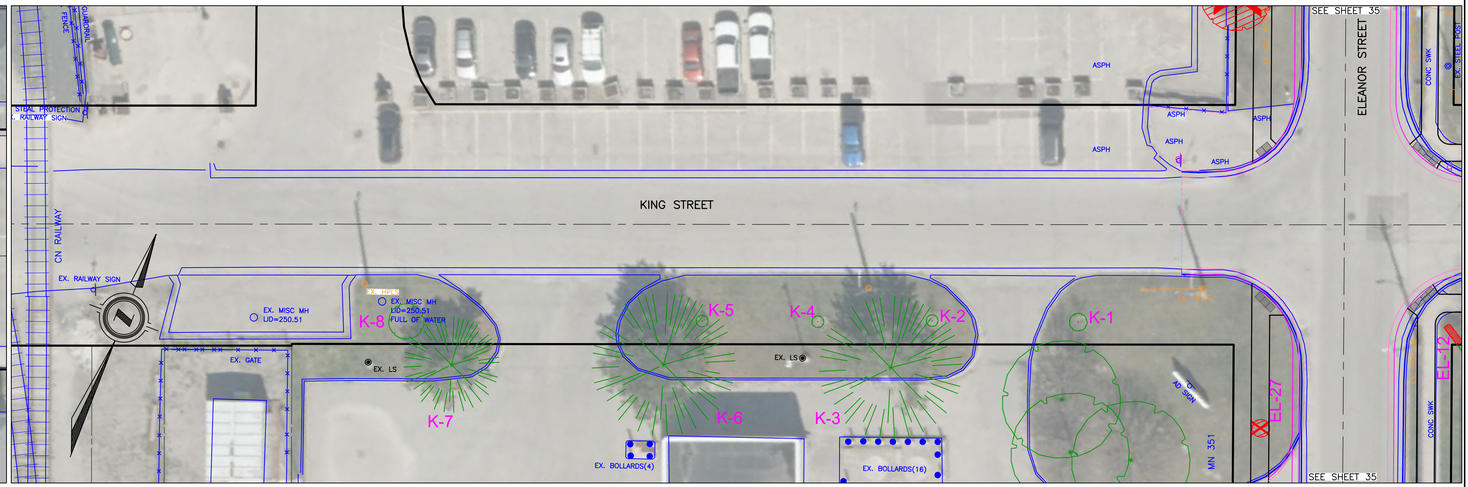
PROJECT No. DEL23–012
SHEET No. 35
PLAN FILE No.

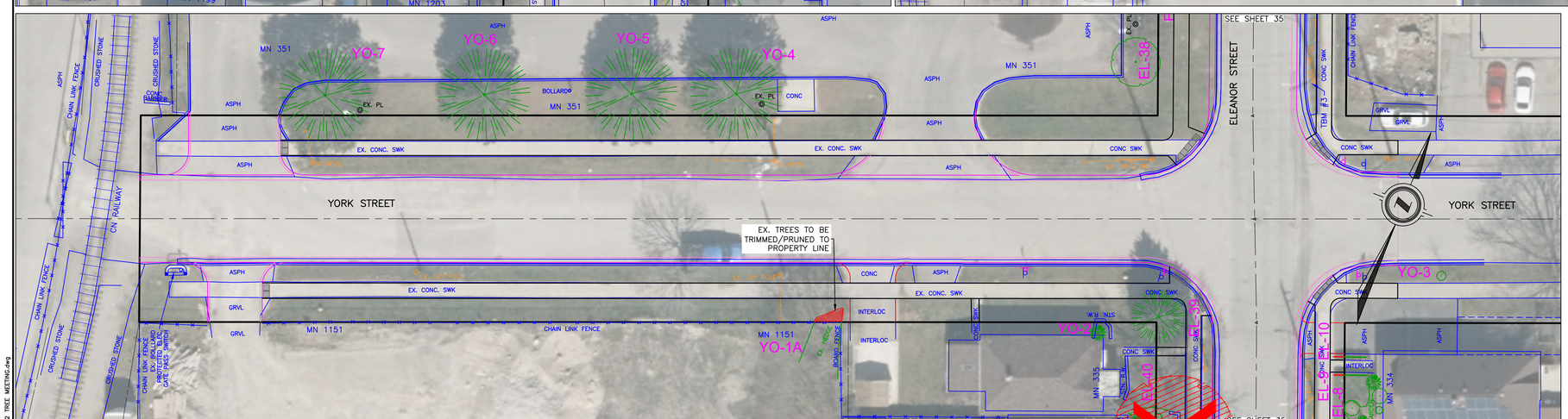
ntevens Feb.06/25–5:26pm DEL23–012 TREE MEETING.dwg

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LEGEND

TREES ARE SHOWN TO APPROX. CANOPY SIZE.

- DENOTES TREE PROTECTION FENCE
- EL-10 DENOTES TREE ID. SEE TABLE ON SHEET ?? FOR DETAILS
- DENOTES EX. CONIFEROUS TREE TO REMAIN
- DENOTES EX. DECIDUOUS TREE TO REMAIN
- DENOTES EX. SHRUB TO REMAIN
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- DENOTES PRIVATE EX. DECIDUOUS TREE TO RECOMMENDED FOR REMOVAL (BY OTHERS)
- DENOTES EX. SHRUB TO BE REMOVED
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- DENOTES EX. DECIDUOUS TREE TO BE TRIMMED/PRUNED.

EXISTING SERVICES	DRAWING #, SOURCE	DATE
REFER TO SHEETS 2–9 FOR EXISTING SERVICES REFERENCE.		

AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	
DESIGN BY RAB/RAS	
DRAWN BY RAB/RAS	
CHECKED BY JS/JB	
F.BK. BY OTHERS (CITY)	
FILE: DEL23-012 TREE MEETING.DWG	

No.	REVISIONS	DATE	CONSULTANT
1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
2	50% SUBMISSION	OCT. 25/24	DEVENG
3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG

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SCALE
SCALE – 1:250
2.5 0 5m

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

TREE INVENTORY 2
FLORENCE, KING, AND YORK STREET

PROJECT No. DEL23–012
SHEET No. 36
PLAN FILE No.

ntevens Feb.06/25–5:27pm DEL23-012 TREE MEETING.dwg

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ELEANOR STREET TREE INVENTORY

CLOSEST MN	ID NUMBER	COMMON NAME	LATIN NAME	TRUNK Ø (mm)	CANOPY Ø (m)	COMMENTS / CONDITION / ISSUES	OWNERSHIP	RECOMMENDED ACTION
1160	EL-1	Pyramidal English Oak	Quercus robur 'Fastigiata'	320		C - 10	Municipal	
1171	EL-1A	Hedge Maple	Acer campestre	80		C - 10	Municipal	REMOVE
1154	EL-2	White Cedar	Thuja occidentalis	420		C - 10	Private	
1154	EL-3	Rose of Sharon	Hybiscus syriacus	SHRUB		C - 10 - slow to leaf out	Private	
322	EL-4A	Viburnum	Viburnum spp.	SHRUB		C - 10	Private	
322	EL-4	Rose of Sharon	Hybiscus syriacus	100		C - 10	Shared	
322	EL-5	REMOVED						
322	EL-6	REMOVED						
332	EL-7	Rose of Sharon	Hybiscus syriacus	SHRUB		C - 10 - slow to leaf out	Shared	
334	EL-8	Japanese Maple 'Bloodgoo	Acer palmatum 'Bloodgood'	70		C - 10 - minor deadwood	Private	
334	EL-9	Boxwood	Buxus spp.	HEDGE		C - 8 - Boxwood Psyllid & Leafminer present	Shared	
334	EL-10	Boxwood	Buxus spp.	HEDGE		C - 8 - Boxwood Psyllid & Leafminer present	Shared	
1157	EL-11	Yew	Taxus spp.	SHRUB		C -8 - Over elevated with stubs present, growing against building	Private	
1157	EL-12	California Privet	Ligustrum ovalifolium	HEDGE		C - 10	Shared	REMOVE TO PROPERTY LINE
1153	EL-13	REMOVED						
1153	EL-14	REMOVED						
1097	EL-15	REMOVED	REMOVED	STUMP		Removed - Stump present.	Shared	
1097	EL-16	Chinquapin Oak	Quercus muehlenbergii	60		C - 8 - Minor tip die-back	Municipal	REMOVE
1097	EL-17	Chinquapin Oak	Quercus muehlenbergii	50		C - 3 - Major decline	Municipal	REMOVE
1097	EL-18	Pyramidal English Oak	Quercus robur 'Fastigiata'	500		C - 10	Shared	REMOVE
1097	EL-19	Chinquapin Oak	Quercus muehlenbergii	50		C - 8 - dead top recently pruned out.	Municipal	REMOVE
1097	EL-20	Pyramidal English Oak	Quercus robur 'Fastigiata'	500		C - 1 - dead	Shared	REMOVE
1097	EL21	Hedge Maple	Acer campestre	50		C6 - top dying back	Municipal	REMOVE
1097	EL-22	Pyramidal English Oak	Quercus robur 'Fastigiata'	500		C - 10	Shared	REMOVE
1097	EL-23	Hedge Maple	Acer campestre	50		C - 10	Municipal	REMOVE
1097	EL-24	Pyramidal English Oak	Quercus robur 'Fastigiata'	500		C - 10	Shared	REMOVE
1097	EL-25	Hedge Maple	Acer campestre	50		C3 - In decline	Municipal	REMOVE
1097	EL-26	Pyramidal English Oak	Quercus robur 'Fastigiata'	500		C - 10	Shared	REMOVE
351	EL-27	Chinquapin Oak	Quercus muehlenbergii	50		C - 10	Municipal	REMOVE
351	EL-28	Norway Maple	Acer platanoides	340		C - 10 - visible girdling root	Municipal	REMOVE
351	EL-29	Norway Maple	Acer platanoides	320		C - 6 - visible girdling roots, center dying back	Private	
351	EL-30	Norway Maple	Acer platanoides	400		C - 10	Private	
351	EL-31	Hedge Maple	Acer campestre	50		C - 3 - Major decline, top half is dead	Municipal	REMOVE
351	EL-32	Norway Maple	Acer platanoides	380		C - 10 - visible girdling root	Private	
351	EL-33	Crimson King Norway Map	Acer platanoides 'Crimson King'	320		C - 10 - visible girdling root	Municipal	REMOVE
351	EL-34	Norway Maple	Acer platanoides	340		C - 10 - minor interior deadwood	Private	
351	EL-35	Norway Maple	Acer platanoides	300		C - 3 - Major decline	Municipal	REMOVE
351	EL-36	Norway Maple	Acer platanoides	320		C - 7 - healthy, previous storm damage, deadwood present	Private	
351	EL-37	Hybrid Maple	Acer spp.	50		C - 5 - top half is dead	Municipal	REMOVE
351	EL-38	Norway Maple	Acer platanoides	400		C - 7 - healthy, missing section of canopy, deadwood present	Private	
335	EL-39	Weeping Cypress	Cupressus nootkatensis	440		C - 10	Municipal	PROTECT, trenchless construction
333	EL-40	Honey Locust	Gleditsia triacanthos var. inermi	580		C - 9 - Interior deadwood present, requires road clearance for construction	Municipal	REMOVE
333	EL-41	Sandcherry	Prunus x cistena	SHRUB		C - 7 - Gumosis present	Municipal	REMOVE
331	EL-42	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	100		C - 8 - Foliar issues present, not a major health concern	Municipal	REMOVE
327	EL-43	Japanese Maple	Acer palmatum 'Bloodgood'	80		C - 10	Shared	trenchless water service install, protect tree
321	EL-44	Rose of Sharon	Hybiscus syriacus	SHRUB		C - 8	Shared	
319	EL-45	Weeping Mulberry	Morus alba 'Pendula'	30		C - 10	Municipal	shift water service valve, potential trenchless connect
319	EL-46	Forsynthia	Forsynthia x intermedia	SHRUB		C - 5 - Cut back severely/missing (typical hard pruning for this shrub)	Private	
313	EL-47	Common Lilac	Syringa vulgaris	SHRUB		C - 10	Private	
311	EL-48	Peashrub	Caragana arborescens	SHRUB		C - 10	Municipal	
311	EL-49	Boxwood	Buxus spp.	SHRUB		C - 8 - Boxwood Psyllid & Leafminer present	Shared	
311	EL-50	Blue Spruce	Picea pungens	520		C - 3 - Major decline, top is dead, lower limb die-back, Cytospora Canker present	Shared	REMOVE

FLORENCE STREET TREE INVENTORY

CLOSEST MN	ID NUMBER	COMMON NAME	LATIN NAME	TRUNK Ø (mm)	CANOPY Ø (m)	COMMENTS / CONDITION / ISSUES	OWNERSHIP	RECOMMENDED ACTION
1175	FL-1	Honey Locust	Gleditsia triacanthos var. inermi	80		C - 9 - Healthy, co-dominant stem	Private	
1177	FL-2	Honey Locust	Gleditsia triacanthos var. inermi	80		C - 9 - Healthy, co-dominant stem	Private	REMOVE
1179	FL-3	REMOVED	REMOVED	STUMP	N/A		Private	
1179	FL-4	Honey Locust	Gleditsia triacanthos var. inermi	80		C - 10 - stubs present	Private	
1183	FL-5	Norway Maple	Acer platanoides	480		C - 8 - co-dominant stems and suckers at base/lower trunk	Private	REMOVE
1185	FL-6	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	40		C - 5 - struggling, in poor health	Private	
1185	FL-6 A	White Spruce	Picea glauca	40		C - 10	Private	
1187	FL-7	Sugar Maple	Acer saccharum	50		C - 9 - one "healed" frost crack	Private	shift water service valve, trenchless water service, connect on private
1193	FL-8	Hackberry	Celtis occidentalis	340		C - 10	Private	
1197	FL-9	Silver Maple	Acer saccharinum	1000		C - 8 - one small cavity on main stem with six inch depth of decay	Shared	REMOVE
1201	FL-10	Sandcherry	Prunus x cistena	SHRUB		C - 8 - good health	Private	
1206	FL-11	Norway Maple	Acer platanoides	800		C - 6 - visible girdling roots, west section dying, central stem is dead	Private	REMOVE
1200	FL-12	Silver Maple	Acer saccharinum	900		C - 5 - multiple stems, included bark, multiple cavities due to years of line clearance, old split visible	Private	REMOVE
1194	FL-13	Hybrid Maple	Acer spp.	200		C - 9 - co-dominant stems	Private	trenchless water service, connect on private
1190	FL-14	Chinquapin Oak	Quercus muehlenbergii	70		C - 10	Private	
1172	FL-15	REMOVED	REMOVED	STUMP	N/A		Private	
1168	FL-16	Chinquapin Oak	Quercus muehlenbergii	70		C - 8 - Salt damage/witches broom	Private	
1162	FL-17	Crabapple	Malus spp.	320		C - 8 - healthy but prone to foliar diease	Private	

YORK STREET TREE INVENTORY

CLOSEST MN	ID NUMBER	COMMON NAME	LATIN NAME	TRUNK Ø (mm)	CANOPY Ø (m)	COMMENTS / CONDITION / ISSUES	OWNERSHIP	RECOMMENDED ACTION
1151	YO-1	REMOVED						
1151	YO-1a	VARIOUS	N/A	N/A	N/A		Private	trim/elevate trees for sidewalk work / clearance
335	YO-2	Dwarf Alberta Spruce	Picea glauca 'Conica'	80		C - 10	Private	
334	YO-3	Red Oak	Quercus rubra	60		C - 10	Municipal	
351	YO-4	Austrian Pine	Pinus nigra	500		C - 9 - Healthy, minor diplodia tip blight present, one broken limb	Private	
351	YO-5	Austrian Pine	Pinus nigra	460		C - 9 - Healthy, minor diplodia tip blight present	Private	
351	YO-6	Austrian Pine	Pinus nigra	460		C - 9 - Healthy, minor diplodia tip blight present	Private	
351	YO-7	Austrian Pine	Pinus nigra	540		C - 9 - Healthy, minor diplodia tip blight present	Private	

KING STREET TREE INVENTORY

CLOSEST MN	ID NUMBER	COMMON NAME	LATIN NAME	TRUNK Ø (mm)	CANOPY Ø (m)	COMMENTS / CONDITION / ISSUES	OWNERSHIP	RECOMMENDED ACTION
351	K-1	Linden	Tilia	90		Good	Municipal	
351	K-2	Hedge Maple	Acer campestre	60		Fair	Municipal	
351	K-3	Austrian Pine	Pinus nigra	400		Good	Private	
351	K-4	London Plane Tree	Platanus x acerifolia	70		Good	Municipal	
351	K-5	Linden	Tilia	90		Fair	Municipal	
351	K-6	Austrian Pine	Pinus nigra	450		Fair - fall shedding present	Private	
351	K-7	Austrian Pine	Pinus nigra	340		Fair - fall shedding present	Private	
351	K-8	Chinquapin Oak	Quercus muehlenbergii	130		Good - powdery mildew present	Municipal	

EXISTING SERVICES	DRAWING #, SOURCE	DATE
REFER TO SHEETS 2-9 FOR EXISTING SERVICES REFERENCE.		

AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY RAB/RAS	1	CONCEPTUAL DESIGN SUBMISSION	DEC. 18/23	DEVENG
DRAWN BY RAB/RAS	2	50% SUBMISSION	OCT. 25/24	DEVENG
CHECKED BY JS/JB	3	PUBLIC UPDATE MEETING	FEB. 10/25	DEVENG
F.BK. BY OTHERS (CITY)				

FILE: DEL23-012 TREE MEETING.DWG

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CORPORATION OF THE CITY OF LONDON
London CANADA

SCALE

TITLE
24/25 INFRASTRUCTURE RENEWAL PROGRAM
ELEANOR, FLORENCE, KING, AND YORK STREET

TREE INVENTORY 3
REPORT

PROJECT No. DEL23-012

SHEET No. 37

PLAN FILE No.

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