



Memorandum

DATE: April 19, 2024

TO: Shayne Connors

FROM: Dustin Lyttle

RE: 271 Main St. East
Pre-submission
Review

FILE: A4174A

Submitted Items List:

- Drawing No. A1.01 – Sit Plan, dated March 25, 2024, prepared by Orchard Design Studio Inc.

Current Submission Comments:

- 1.1 The following reports will need to be submitted with the detailed design submission:
 - a. Functional Servicing Report (*can be combined with SWM Report*).
 - b. Stormwater Management Report,
 - c. Geotechnical Report
 - d. Traffic Impact Brief
- 1.2 Prior to detailed design package being submitted, concept servicing plan should be provided to confirm servicing arrangement. *At that time, it will be necessary for the proponent to confirm if the site will be considered one user, or if individual water meters will be provided.*
- 1.3 Curb radii are to be noted on all plans as applicable (i.e. DWG No. A1.01).
- 1.4 The Municipal sidewalk is to extend through the site entrance and restored with a minimum 100mm granular A base and 200mm 30MPa thick concrete.
- 1.5 Storm and Sanitary Maintenance Holes are to be provided at the property line. *Note: it is expected that existing services will not be sufficient size. This will need to be explored and discussed within the FSR.*
- 1.6 Truck turning movements are to be provided to confirm access to the “Deep Waste Collection System”.
- 1.7 Privacy Fencing is to be provided on surrounding property lines.
- 1.8 Entrance location with respect to Owen Sound Street will need to be a consideration in the Traffic Impact analysis.
- 1.9 Based on the general arrangement provided the amount of snow storage area designated appears insufficient. Arrangements for hauling of snow off-site may need to be detailed in the FSR.

If you have any questions, please contact us.