



**TRITON
ENGINEERING
SERVICES
LIMITED**
Consulting Engineers

Memorandum

DATE: September 13, 2022
TO: Clint Stredwick
FROM: Dustin Lyttle
RE: Site Plan Application
SP17-22 (Wilson)
Eco Parkway Industrial Site
Submission No.1
FILE: A4184A

Submitted Items:

- Application for Site Plan Approval – SP17-22 Application Redacted (Roll #42 07 090 005 06018), Eco Parkway Industrial Site, Township of Southgate, dated received August 18, 2022
- Functional Servicing Report, Wilson Developments Inc., Eco Parkway Industrial Site, Township of Southgate, dated June, 2022, prepared by Cobide Engineering Inc.
- Proposed Industrial and Commercial Site Development, Eco Parkway Dundalk, Ontario
- Site Plan Drawings for Eco Parkway Industrial Development, Township of Southgate, County of Grey, Wilson Developments (Owner)
 - Drawing No. 03710-TS Title Sheet -- Proposed Industrial Site, Part of Lot 235 and 236 Former Township of Proton, Township of Southgate
 - Drawing No. 03710-SP1 Development Site Plan
 - Drawing No. 03710-LP1 Landscape Plan
 - Drawing No. 03710-SS1 Site Servicing Plan
 - Drawing No. 03710-SG1 Site Grading Plan
 - Drawing No. 03710-DET1 Miscellaneous Details I

Submission No.1 Comments:

Site Layout and General Comments:

- 1.1 Confirm if a Geotechnical Report has been completed. If so, it is to be provided for Township record.
- 1.2 Truck turning movements are to be provided to confirm the general arrangement proposed is sufficient to accommodate the expected type and size of trucks to maneuver the site safely and effectively.
- 1.3 Municipal boulevards to be reinstated with 200mm topsoil and seed. Add note accordingly.
- 1.4 Provide different line types and shading to clarify which edges of the parking lots will be barrier curb and where hard surface (asphalt/concrete) and landscape areas are proposed.
- 1.5 Confirm what the dark line that appears to be an extension of the eastern curb line of the entrance is indicating.
- 1.6 It appears the proposed development is within the GRCA Regulation Limit. Provide written confirmation from the GRCA confirming if permit is required. If so, provide GRCA comments/approval when received.
- 1.7 Provide proposed top of foundation elevation for the proposed rental units.

Servicing:

- 1.8 Based on the modelled peak water demand and average day sanitary flow this development will consume approximately 492 Equivalent Residential Units (ERUs) of water supply capacity and 157 ERUs of sanitary treatment capacity. These are significant load/demands considering intended use (i.e. warehousing), we ask that the proponent confirm these estimated rates as they will need to be allocated and may hinder the serviceability of the development.

- 1.9 Confirm if the intent is for each rental to be equipped with their own water meter or if a site meter will be installed.
- 1.10 Confirm if peaked demands noted within "Table 1 – Proposed Water Demands" represents the Peak Hour or the Max Day. *Note: Max day is used for allocation calculations.*
- 1.11 Separate domestic line is to be provided to the proposed warehouse or confirmation that 150mm domestic line is warranted.
- 1.12 Sanitary service line connection to the trunk main is to be not lower than the spring line. Confirm invert and indicate this on the plans.
- 1.13 Gate Valve is to be provided at the property line.
- 1.14 Confirm how existing watermain will be connected to (i.e., cut-in tee or tapping sleeve and valve).
- 1.15 Indicate the disturbed limits required for the servicing tie-ins, including necessary information for restoration.
- 1.16 Provide details regarding the culvert at the development entrance.
- 1.17 Confirm proposed required fire flows requirements and if site hydrant is required.
- 1.18 Provide reference to all applicable Municipal Servicing Standard DWGs.
- 1.19 Sufficient details are to be provided on the plans for the contractor to complete the on-site servicing and works. This is to include additional details such as gravel depths, watermain gate valves, anodes and tracer wire requirements. Refer to MSS for additional information and specifications.

Stormwater Management:

- 1.20 Drainage Area Map (Pre and Post development) and Storm Sewer Design Sheet are to be provided.
- 1.21 Stage-Storage-Discharge relationship is to be provided which indicates the discharge from the SWMF at incremental elevation and correlated to the events as provided.
- 1.22 The drainage channel length indicated in the "A.1 Parameter Summary Table" appears to be longer than expected. Confirm how this has been calculated.
- 1.23 Provide additional details on how the impervious area has been calculated. What areas are considered to be pervious?
- 1.24 As the proposed SWMF is a wet pond, the side slopes are to be set at 5:1 for 3m on either side of the permanent pool as per the 2003 Ministry Guidelines.
- 1.25 Additional details regarding the SWMF inlet and outlet are to be provided. A typical section is to be provided, which provides details such as rip-rap, rodent grates and/or trash racks etc.
- 1.26 Confirm why CB is provided at the property with orifice. Is there intended to be a second stage of discharge? If so, confirm modelling reflects this.
- 1.27 SWMF is to be designed to achieve 80% TSS Removal (Enhanced) given its proximity to the nearby creek.
- 1.28 Vehicle barrier (i.e., curbs, parking stops) are to be provided between the southern parking area and the SWMF.
- 1.29 There appears to be a CB missing near development entrance. Confirm and revise accordingly.
- 1.30 Consider converting STMMH1 and 2 to CBMH type structures to reduce the distance run-off needs to travel to be collected.
- 1.31 Downspout locations are to be indicated on the plans. If a roof-drains are to be used, indicate overflow locations and confirm where drains connect to the storm sewer.

Utility and Lighting Comments

- 1.32 Utility and photometric drawing is to be provided, indicating all utility providers (Hydro, Gas, Bell, etc.) and their services.

- 1.33 Photometric results past property limits are to be indicated. The intention is to confirm that a limited amount of light trespass is provided in the event that adjacent properties are developed.
- 1.34 Confirm lights are dark-sky complaint.

If you have any questions, please contact us.