

August 14, 2023

BY EMAIL ONLY

Mr. Clinton Stredwick
Township of Southgate
185667 Grey County Road 9,
Dundalk, Ontario N0C 1B0

Tel: 519-923-2110
Email: cstredwick@southgate.ca

**Subject: Wilson Industrial Development, ECO Parkway Industrial Site (SP17-22)
Response to 1st Site Plan Application Submission Review
Dundalk, Township of Southgate
O/Ref.: 03710**

Dear Mr. Stredwick,

Please find enclosed the 2nd Site Plan Application Submission for the first phase of the 16-unit Commercial site in Dundalk for Municipal review and comment. The following is a summary of the comments received from Triton Engineering Services Limited (File No. A4184A dated September 13,2022) in italics and our responses:

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.*

See attached geotechnical report.

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.*

Truck turning movements have been added to the site plan.

1.3 *Municipal boulevards to be reinstated with 200mm topsoil and seed. Add note accordingly.*

A note has been added to the site plan.

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.*

See revised plans.

1.5 *Confirm what the dark line that appears to be an extension of the eastern curb line of the entrance is indicating.*

The extension of the eastern curb line was in order to depict the outside lane width for the incoming traffic. This line has now been removed from the drawing set.

- 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.*

GRCA comments were received on the first submission and have been sent a copy of the second submission.

- 1.7 *Provide proposed top of foundation elevation for the proposed rental units.*

Proposed top of foundation elevations have been added to the site plan.

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.*

Phase 1 of this development has been scaled down and the revised FSR has been updated for Phase 1 only.

- 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.*

Each unit will have a water meter 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.*

See revised FSR.

- 1.11 *Separate domestic line is to be provided to the proposed warehouse or confirmation that 150mm domestic line is warranted.*

A stub has been provided for Phase 2 however detailed servicing information for Phase 2 will be determined at the time of the Phase 2 submission.

- 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.*

The proposed sanitary connecting to the trunk main has been raised to match into the spring line of the existing sanitary sewer.

- 1.13 *Gate Valve is to be provided at the property line.*

A gate valve is now shown on the plans.

1.14 *Confirm how existing watermain will be connected to (i.e., cut-in tee or tapping sleeve and valve).*

The proposed watermain will be connected to the existing main with a 'cut-in tee'. The plans have been updated to include this information.

1.15 *Indicate the disturbed limits required for the servicing tie-ins, including necessary information for restoration.*

The disturbed limits of the watermain tie in are now shown on the plans, indicating that the roadway is to be re-instated with full depth granular A.

1.16 *Provide details regarding the culvert at the development entrance.*

A 450mm diameter HDPE culvert is now shown on the plans with the inverts matching into existing ditch elevation.

1.17 *Confirm proposed required fire flows requirements and if site hydrant is required.*

Site hydrants have been added to the plans.

1.18 *Provide reference to all applicable Municipal Servicing Standard DWGs.*

An additional sheet is now provided in the drawing set with the Municipal Standards

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.*

Additional information is now provided on the drawing set.

Stormwater Management:

1.20 *Drainage Area Map (Pre and Post development) and Storm Sewer Design Sheet are to be provided.*

See revised report.

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.*

The stage storage discharge relationship is modelled with PCSWMM and unlike other modelling programs does not need to be calculated separately and manually added to the model.

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.*

To be discussed.

- 1.23 *Provide additional details on how the impervious area has been calculated. What areas are considered to be pervious?*

The grassed areas around the stormwater management pond and the grassed area around the parking lots 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.*

The stormwater pond design has been updated accordingly.

- 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.*

See revised drawings.

- 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.*

There is a reversed slope outlet drawing water from the bottom of the pond and the orifice is within the manhole so it is less likely to be blocked by issues in the ditch.

- 1.27 *SWMF is to be designed to achieve 80% TSS Removal (Enhanced) given its proximity to the nearby creek.*

See revised report showing how 80% TSS is being met.

- 1.28 *Vehicle barrier (i.e., curbs, parking stops) are to be provided between the southern parking area and the SWMF.*

See revised plans. Landscaping features to be used as a barrier between the parking area and the pond.

- 1.29 *There appears to be a CB missing near development entrance. Confirm and revise accordingly.*

No catchbasin is proposed near the entrance.

- 1.30 *Consider converting STMMH1 and 2 to CBMH type structures to reduce the distance run-off needs to travel to be collected.*

This will be part of the Phase 2 design.

- 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.*

See revised plans.

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.*

Photometrics will be submitted under a separate cover.

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.*

Photometrics will be submitted under a separate cover.

1.34 *Confirm lights are dark-sky compliant.*

Lights will be dark sky compliant.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959 ext. 101.

Regards,

A black rectangular redaction box covering the signature of Travis Burnside.

Travis Burnside, P.Eng.
Project Engineer

Encl.

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