

Dundalk Site Plan SP14-23

Comment			Response
Engineering			
	1	Confirm if a Geotechnical Report has been completed. If so, it is to be provided for Township record.	We have no Geotechnical Report
	2	Landscaping Plan is to be provided.	Will be provided when grading approved
	3	Fire access route is to be shown on the site plan.	Fire route is shown on amended site plan
	4	Vehicle turning movements are to be provided to confirm the general arrangement proposed is sufficient to accommodate the expected type and size of vehicles to maneuver the site safely and effectively.	Fire route provided
	5	Vehicle protection (curbs or bollards) are to be provided along the eastern drive aisle.	Bollards have been added to the Site Plan and Civil Engineering Plans.
	6	Municipal boulevards to be reinstated with 200mm topsoil and seed. Add note accordingly.	Note was already provided in the Construction Notes and Details page. An additional note has been added to the grading plan.
	7	Indicate the proposed top of foundation elevation. Note: This is to be a minimum of 0.15m above the highest grade except at entrances.	Top of foundation elevations have been added to the Grading Plan for all buildings.
	8	A copy of the final GRCA Permit is to be provided once available	Agreed
	9	The Eco Parkway Low-Pressure Sanitary (LPS) System has been extended along the frontage of the neighbouring development (see attached servicing layout). This existing service can be extended to the proposed site. Confirm if the Owner intends to complete this work or if the Owner prefers the Township complete external site servicing up to property line on their behalf. Note: External works and the site servicing design, construction and contract administration will be completed at the Owners cost.	Please refer to the Low-Pressure Sanitary (LPS) System design completed by Triton Engineering. Acknowledging that External works and the site servicing design, construction and contract administration will be completed at the Owners cost. The preferred contractor will confirm if they will be completing the LPS work prior to construction.

10	Sufficient details are to be provided on the plans for a contractor to complete the on-site and off-site servicing works. This is to include additional details such as gravel depths, watermain gate valves, forcemain materials and valves, anodes and tracer wire requirements. Refer to the attached plans and the Township of Southgate Municipal Servicing Standards (MSS) for additional information and specifications.	Additional details have been added to the plans with reference to the Low-Pressure Sanitary (LPS) System design completed by Triton Engineering and the Township of Southgate Municipal Servicing Standards (MSS).
11	As the site will be serviced by an existing LPS system, the owners pump is to be a sized and designed to function with the other pumps on the system. At a minimum, we expect an LSG202A, Omnivore Liberty Pump will be required. The sizing and specifications of this pump and the associated property line chamber are to be provided within the Servicing Report.	Acknowledged. Please refer to the Low-Pressure Sanitary (LPS) System design completed by Triton Engineering.
12	Confirm required fire flows requirements and if a site hydrant is required/warranted.	An additional hydrant was required and can be referenced on the Site Servicing Plan. Fire flow calculations have been completed in accordance with the Fire Underwriters Survey.
13	Provide reference to all applicable MSS DWGs.	All MSS DW's have been referenced.
14	Confirm the SWMF outlet orifice size. The body and Appendix of the report indicates 120mm, however the site servicing plan shows 95mm.	The SWM orifice size has been confirmed.
15	Storm sewer design sheet for the sewers within the site is to be provided to confirm sufficient capacity during the 5-year event.	Please refer to the storm sewer design sheets prepared for the Site.
16	Additional grading information is to be provided to confirm how drainage within Catchment 201 is conveyed to a suitable outlet.	Drainage from Catchment 201 will be directed to the SWM Facility through a private storm sewer network, which will then be conveyed to the Ida Street ditch by means of 250mm diameter storm sewer. An emergency overflow weir has been proposed to direct drainage for storms above the 100-year storm event

			to the Ida Street ditch. See updated Site Grading and Servicing Plans.
	17	The proposed western property line swale is to be collected and conveyed to the proposed stormwater management facility (SWMF) or directed to a suitable outlet. The current plan shows this swale discharging to neighbouring development.	The swale is proposed to outlet to the neighbouring development consistent with existing conditions. Flows directed to the neighbouring lands will be reduced for all storm events up to and including the 100-year storm event.
	18	As the proposed SWMF is a dry pond, the side slopes are to be set at least 4:1 as per the 2003 MECP Guidelines.	The side slopes of the dry pond have been set at 4:1 per the 2003 MECP Guidelines.
	19	Rip-Rap and geotextile or other erosion protection is to be provided where the overflow discharges into the existing ditch.	Riprap has been provided at the overflow and storm outlet. Associated riprap sizing has been provided.
	20	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.	Downspout locations have been shown on the plans.
	21	Indicate major overland flow arrows on the drainage plans.	Major overland flow arrows have been added to the drainage plans.
	22	Confirm and indicate the ponding elevations within the SWMF during the 5, 10-, 25-, 50- and 100-year event.	Ponding elevations have been added to the SWMF and can be referenced on the Grading Plan.
	23	IDF Source is to be included within the report.	The IDF source has been included within the Appendix of the report.
	24	Utility and photometric drawing is to be provided, indicating all utility providers (Hydro, Gas, Bell, etc.) and their services.	To be provided at building permit
	25	Confirm lights are dark-sky complaint.	Will be confirmed at building permit
Pre-consultation form			
	1	A revised site plan showing required parking (26) and loading (3) for warehouse.	Minor variance application in process
	2	Triton Engineering comments on civil drawings (attached in email).	All comments complied with
	3	Section 22.2 of the zoning bylaw regarding municipal water and sanitary connections must be addressed. This may relate to washroom requirements under the Building.	Addressed

	4	Copy of the registered deed for the parcel to be provided with the site plan application.	Provided
	5	Grand River Conservation Authority will be circulated the site plan application for approval.	Waiting for GRCA response
	6	Details of the layout, access and ownership of the dog park concept.	No proceeding
GRCA Comments			
	1	In the submission, post development flows are controlled to pre-development levels for the 5- to 100-year storm events. Please include the 2-year storm event.	Per the Township of Southgate engineering standards the 5 though 100-year storm events must be modelled and post-development flows must be controlled to the pre-development levels.
	2	There are some discrepancies in the drainage areas and CN values. Please review and revise / clarify as required. a. The drainage area for Catchment 101 in Table 2 and the Pre-Development Drainage Plan do not match up to the value shown in the Hydraulic Parameter Calculation sheet for Catchment 101. The CN values for Catchment 101 are also different. b. The total pre-development drainage area (2.426 ha) does not match up with the total post-development drainage area (2.39 ha). c. The pre-development VO modeling uses the same area as Table 2.	All catchment information has been revised accordingly.
	3	Please provide a copy of IDF from the MTO Lookup Tool results in the next submission	The IDF curve has been included within Appendix B the SWMR.
	4	The post-development VO model results have an error which states “the storage coefficient is smaller than the time step”. The storage coefficient is much smaller than the model time step of 10 minutes and is causing model stability issues which may be impacting the peak flow results. Please revise to address this error	The modelling was completed using a 10-minute time step, in accordance with the Township of Southgate Engineering Standards. The storage coefficient for the storage feature was calculated automatically by OTTHYMO. For some smaller storage elements, the storage coefficient is less than the time step; however, flows are routed and calculated at each time step. While the time step exceeds the storage

			coefficient in these instances, any numerical approximation is minor and is not expected to affect the overall reliability of the model results for design purposes
	5	Please provide the drawdown time for the dry pond.	The approximate drawdown time has been included in the report