

Subdivision Name : Yonge MCD Inc. / #59 Brookside Road

Appendix L
SPRS.18.109
Town Files D01-16002,
D02-16012 and D03-16006

RE: FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

Based on the Draft Plan review, here are my comments for the above noted application:

➤ **Draft Plan**

- Provide 3 meter widening on Brookside Drive. This will change the depth of lot numbers of 1 to 6 on Brookside Road
- Brookside Drive is considered as major collector road and the width of the R.O.W. is 26 meters. The daylight triangle at Brookside and Street "A" should be 7.5 meters.
- The existing family residential lots on the south side of Street "A" are developable lands to future growth. Show the ultimate plan for this area. Show the overall development concept for the land use and road connection for this area. We would prefer Street "A" to be extended to Naughton Drive to align with Abitibi Street center line of R.O.W to be aligned with Street "A" . During the interim period a hammer head or a turning bulb at Street "A" may be required. Show how access to Block 13 going to work
- Block 16 is shown as walkway. West of Block 16 there is a 20m width of Town owned land and this could be connected to Leyburn Avenue
- There is a hammer head and barricade at the east end of Naughton Drive. The hammer head and barricade should be removed and the existing Naughton Drive should be connected to Yonge Street.

The Draft Plan associated with file **D03-16006** needs to be revised and resubmitted.

(Please find attached redline comments of the draft plan)

➤ **Storm Drainage**

Section 2.2 – Existing catchment 101 on figure 2.1 shows 3.42 ha. This should be more than 3.42 ha. See the attached file. Please do the correction in Section 2.2.

Section 2.4.1 Table 2.5 – Allowable release rate to the 750mm dia. storm on Brookside road is shown as 395.1 l/sec. Please show how this is derived. Attached please find the existing storm design sheet 1600SM54 for Brookside Road and Leyburn Avenue.

Figure 2.2 Post Development Drainage Plan - Existing drainage from the rear lots of Leyburn Avenue is contributing to catchment s 201, 202, 203 and 301.

Future development area (future development site located, north of Naughton Drive, west of Phase 2 and south west of Phase 3) is shown on figure 2.2. These areas should have been included in the design calculation.

Appendix D Summary Brookside Dive/ Naughton Dive and Yonge Street Outlet- We would like to see how the release rate is calculated for catchment ID 202, 203, 204, 301, 302 and 305.

Show the 100 year predevelopment overland flow to Brookside Road and match this with the 100 year post development overland flow. The balance 100 year flow can be controlled and send the controlled flow to Brookside Road. In this way the size of the super pipe can be reduced.

Provide sizes of the proposed storm storage pipes within the municipal right of way and within underground parking garages. Provide preliminary inverts for the proposed storm and indicate depth of cover. Provide manhole locations, top of manhole elevations and inverts of the manholes within the municipal right of way and within the development site.

Elgin West Community Master Servicing Plan shows the allowable 100 year flow outlet to Rouge "A" and that goes to the Yonge Street culvert and the flow shown in the MESP is 7300 l/s. Please see the attachment. Have you looked at the Elgin West Community Master Servicing Plan and following their recommendation to your 100 year peak flow analysis. There is nothing mentioned in your storm report.

Submitted FSR shows the allowable release to Yonge Street is 335.5 l/s. Can this figure be increased and reduce the size of the super pipe.

A copy of the MESP can be provided.

➤ **Sanitary Sewerage**

Please show all the missing sanitary manhole numbers on the sanitary drainage area figure SAN-1. The total number of persons shown on the second page of Appendix "E" is 3834. On figure number SAN-1, this is shown as 3812. Please show on figure SAN-1 the number of persons taken into account in each phase of the development. Show on the sanitary design sheet the total number of persons taken into account for sanitary MH 5A and sanitary manhole 13A. MH 42A will be taking the following flow and the following calculation should have been included in the sanitary design sheet. Flow from proposed development coming from Street "A", 11130 Yonge Street, Yonge Street flow north of Brookside Road, existing flow from 24, 50, 54 & 60 Brookside and flow from proposed four story medical office building just east of 24 Brookside Drive.

Figure number SAN-1 shows future development area (future development site located, north of Naughton Drive, west of Phase 2 and south west of Phase 3). This area should have been included in the design calculations.

Provide sizes of the proposed sanitary pipes within the municipal right of way and within the development site. Provide preliminary inverts for the proposed sanitary and indicate depth of cover. Provide manhole locations, top of manhole elevations and inverts of the manholes within the municipal right of way and within the development site.

➤ **Grading Plan**

We need an overall grading plan covering the development site as well as the future development site located, north of Naughton Drive, west of Phase 2 and south west of Phase 3). Demonstrate how the overall drainage will be for the ultimate condition for the entire site.

Show the center line elevations for the proposed municipal and private road.

➤ **Water Analysis**

Detailed water system analysis to be updated at detailed design stage.