



October 15, 2021

Reference: 20-705

Development Services
The Corporation of the County of Price Edward
280 Picton Main Street
Picton, ON
K0K 2T0

Attention: James Griffin, Planner, Approvals

Reference: The VineRidge Subdivision – Stormwater Management Due Diligence

Dear Mr. Griffin,

Greck has been retained by FLC Group Inc. to provide specialized water resources and civil engineering services for stormwater management design of proposed residential development, referred to as the VineRidge Boutique Towns, in Picton, Ontario (Subject Property).

The following letter has been prepared to supplement a full comprehensive update to previously submitted Conceptual Stormwater Management Report to support the development of the Subject Property.

Greck had previously prepared a Conceptual Stormwater Management report, dated September 1, 2020. The report reviewed the subject property and provided high level preliminary stormwater management design recommendations, and to confirm the ability to provide necessary stormwater management controls to service the development.

In summary, the overall stormwater management plan is one where stormwater conveyance is serviced by a minor storm sewer system. Quality and quantity controls will be provided via two (2) end of pipe wet pond stormwater management facilities. Preliminary sizing was highly conservative to account for any unexpected changes or challenges that may occur during functional and detailed design stages.

Comments were provided in the letter prepared by Prince Edward County (the County), dated February 26, 2021. The proposed concept plan was updated to address comments from several agencies and as such, the Conceptual Stormwater Management report was revised, dated August 10, 2021. The report confirmed that the Subject Property could be serviced by necessary stormwater management controls.

The preliminary sizing of the Stormwater Management Facilities is a function of drainage area and landcover (i.e., percent impervious). For each of the above Conceptual Stormwater Management reports, the overall drainage areas and scheme would remain the same, and as such, only landcover (percent impervious) of the subdivision was updated.

Provided below in **Table 1** is a summary and comparison of the land covers between each Stormwater Management Plan.

TABLE 1: VINERIDGE SUBDIVISION - PERCENT COVERAGE

Landcover%	Percent Coverage (%)		
	September 2020	August 2021	October 2021
Roof	20.2%	19.6%	19.6%
Asphalt	27.4%	26.8%	26.2%
Landscaped/open	52.5%	53.6%	54.2%

From the Above **Table 1**, the updated site plan results in a net decrease in overall levels of imperviousness. As such, the revised site plan prepared by Kirko Architects, dated October 15, 2021, would result in a reduction in expected peak runoff rates and pollutants. Therefore, previously designed conceptual stormwater managements would have sufficient capacity to service the revised site plan and do not expect any significant impacts to the overall stormwater management design.

This letter is to supplement a full update to the design of the conceptual stormwater management. Should the County require a fully updated conceptual stormwater management brief, Greck can provide an updated report and supporting modeling if required.

If you have questions or require further details, please feel free to contact me at (289) 657-9797 ext. 229 or ssexton@greck.ca.

Sincerely,

GRECK AND ASSOCIATES LIMITED



Scott Sexton, P.Eng.
Water Resources Engineer