

WENTWORTH LANDSCAPES

Lot 38 McDonald Drive, Picton

STORMWATER MANAGEMENT BRIEF

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1 Introduction

The purpose of this analysis is to review the proposed grading and drainage of the proposed development on Lot 38 within the Prince Edward Industrial Park and ensure that it is in general conformance with the recommendations of the Stormwater Management Report prepared by Greer Galloway Group Inc., dated January 2010.

2 Existing Site Conditions and Drainage

The site is presently vacant, and drains generally easterly to the existing stormwater management facility.

McDonald Drive is constructed to a rural standard, with roadside ditches for drainage. Sanitary Sewer is to be provided to the property by the municipality, and water is readily available for this site.

The subject site is within the study area of the Prince Edward Industrial Park that was prepared for the County of Prince Edward Public Works Department for the North. The location of the subject property is within Areas 3 and 4 described in the report.

3 Stormwater Management

The intent of the overall stormwater design was to provide quality and quantity control for the industrial development to minimize the impact of the existing and future development.

In general, the conveyance of post development runoff from the overall park development is to be overland, through a series of side and rear lot swales/ditches, road ditches and culvert crossings. Runoff quality and quantity treatment/control is achieved through the existing linear detention/retention pond located on municipal property at the rear of the subject site.

A notched weir controls the discharge of the pond to the swale along Lot 37 before it enters the road side ditch at MacStevens Drive. The proposed pond outlet structure is a 2 stage, rectangular, notched weir designed to maximize detention times for higher frequency, shorter duration storms, while reducing runoff volumes and limiting

peak flows to below predevelopment rates for storms up to and including the 100, 24 Hour Chicago Storm.

The proposed grading plan for the industrial park is provided as Appendix A. This plan has been used as a guide as part of the County's site plan approval process.

4 Proposed Development

The proposed development within the 0.44ha parcel consists of a 542m² industrial building, 833m² asphalt parking and 1968m² of gravel area.

The drainage and grading of the site is in accordance with the overall grading plan (Appendix A). The drainage from the site is directed to the northerly and southerly property limits, a small portion of the site shall discharge directly to the existing stormwater facility to the east. The proposed Grading Plan is provided as Appendix B for reference.

It is noted that the adjacent sites are currently vacant and therefore no lot line swales currently exist. As part of this development the southerly swale shall be constructed along the property limit, grading within the adjacent site is necessary in order to construct the swale. Along the northerly limit the proposed grade has been sloped down to fit existing along the lot line. As the adjacent lot is developed and presumably built up from existing grade a common swale will be created. In the interim condition drainage will flow toward the existing pond as intended.

The gravel area of the site shall be used for vehicle access and bulk storage of landscape materials. The landscape materials are to be contained on three sides with jersey barricades in order to prevent sediment from entering the side yard swales. As an additional measure of pre-treatment, a pea gravel diaphragm shall be provided along the perimeter of the gravel area to attenuate and filter runoff prior to entering the swale.

5 Conclusions

This report demonstrates that the proposed development is in general accordance with the recommendations of the Stormwater Management Report prepared by Greer Galloway Group Inc., dated January 2010. The grading and drainage of the proposed development shall be directed to the existing stormwater management facility for the purpose of quality and quantity control of post development flows.

APPENDIX A

Grading Plan and Site Plan
prepared by Greer Galloway Group Inc

APPENDIX B

Grading Plan