

Tulip Estates Subdivision, Prince Edward County
Hilden Homes

Servicing Brief Report



Prepared for Eric DenOuden, Hilden Homes
by IBI Group
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1 Introduction

1.1 Purpose and Objectives

The purpose of this report is to review the existing municipal infrastructure for sanitary, storm sewers and water mains for the development and servicing of the proposed Draft Plan of Subdivision. A review of utilities such as gas, bell, hydro and cable TV services are excluded from the scope of this report.

1.2 Site Location and Description

The proposed subject site is located at the north-eastern limit of Picton-Hallowell area. The proposed development is currently vacant and will be accessible from Bridge St. and Owen St.

The area of the site is approximately 22.01 hectares, with the topography of the site slopes steeply to the north. The subject land also rises from the proposed access at Bridge St to approximately 28m difference in elevation towards the eastern limits of the subject site. The property is predominately covered with grass and there are a few trees located toward the south and eastern lot lines. The legal description is:

PART OF LOTS 1080 AND 1081, REGISTERED PLAN 24, TOWNSHIP OF PICTON, PART OF LOTS 19 AND 20 CONCESSION SOUTH EAST OF CARRYING PLACE, TOWNSHIP OF HALLOWELL NOW IN THE MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

1.3 Information Source

IBI Group has relied on the information available at the time of preparation and completion of this report provided by:

- Watson Land Surveyors Ltd.
- Prince Edward County

The material in this report reflects IBI Group's judgement in light of the information available to it at the time of preparation and completion of this report. Should the above information not be accurate or current or change, it will be necessary to reconfirm the findings of this report. Any use which a Third Party makes of this report, or any reliance or decisions to be made based on it for other than its intended purpose, are the responsibility of such Third Party. IBI Group accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

2 Development Concept

The proposed Draft Plan of Subdivision for Tulip Estates will include a mixed use of residential development ranging from single detached, semi-detached, townhouse and apartment complex. The proposed development will also include:

- Parkland area;
- Stormwater Management Facility;

- Sanitary Lift Station / Water Booster Station;
- Minor collector and local roads; and
- Residential development

3 Design Criteria

Prince Edward County Subdivision Guideline, MOE Design Guideline for Sewage Works (MOE, 2008) and MOE Design Guideline for Water Works (MOE, 2008) design criteria will be applied to the design for the adequacy of sewer and water services towards the proposed development.

4 Existing and Proposed Services

4.1 Sanitary Drainage System

4.1.1 Subdivision Sanitary Sewer Network Connection

It is anticipated the connection to the existing sanitary network will be located on Bridge Street.

4.1.2 Proposed Sanitary Services

Currently the Municipalities' sanitary network is at capacity. It is anticipated that the design of the Tulip Estates will require a sanitary lift station to allow for off peak discharge into the existing network.

4.2 Storm Drainage and Storm Water Management Plan

The review and analysis of the existing and proposed drainage areas, quantity and quality control are outlined in a separate report titled: Functional Stormwater Management Design Brief; prepared by: IBI Group; dated: August 13, 2019. (Refer to Appendix A)

4.3 Water Supply System

4.3.1 Subdivision Water Network

This will be addressed in detailed design once site layout is approved.

4.3.2 Proposed Water Services

It is anticipated the water tie-ins will occur from Bridge Street (150 mm) and Owen Street (200 mm).

4.3.3 Fire Route Access

The fire route to the future subdivision will be provided via Bridge St. and John St. The proposed 20m Minor Collector and Local Road will support the required fire access and turning radius to the proposed subdivision.

4.4 Utilities

A review of existing gas, telephone, hydro and cable TV services is beyond the scope of this report, however, it is anticipated that the proposed subdivision will include the complete utility services such as gas, telephone, hydro and cable services as part of the proposed development and to conform to the subdivision guideline.

5 Conclusion

The subject site is located in an area that can support future municipal infrastructure systems as well as utility services. Adequate servicing for the proposed subdivision is expected to include the following:

- Sanitary sewer network
- Watermain network
- Storm sewer network and Stormwater management facility
- Utility network designed others (gas, telephone, hydro and cable)

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

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Appendix A

Functional Stormwater Management Design Brief