

HAMBLY GROUP

DIVISION OF 8436550 CANADA CORPORATION
TEL 613 374 1746
Email evtrought@gmail.com

1104 CEDARWOODS DR., VERONA, ONTARIO

CELL 613 536 9118

Kent Randall
EcoVue Consulting Services Inc.
311 George Street North, Suite 200
Peterborough, ON
K9J 3H3

25 October 2023

Reference: 129 Main St., Wellington, Ontario

Subject: Response to Concerns of Town 25 August 2023

The Town Development Services Comments

Site Plan & Building Elevations

Comments 1-19 by others.

Illumination Plan

20. The revised plan is attached. Drawing 20-06 E202 was included in the second submission where security wall light was specified RAB WL-LED26 produces 3258 Lm with 35 lux on a surface 10 ft from the source. The lighting has been revised to comply with the accessibility requirements from the Town. The lighting on all accessibility paths is a minimum of 3.25 fc and not exceeding 5.0 fc. The security lights have been revised to match the accessible wall lights. The lights on the accessible paths show the individual illumination at 3.25 fc - the dash line.

Servicing Report

23. The number of rooms was presented in the calculations contained in the submission. The number of rooms has been added to the text of the report, on page 2, in the introduction.

24. This width of the driveway is shown on other drawings. The Town asked that information be divided among several drawing for clarity and to reduce clutter. This dimension has been added to the service drawing as requested.

25. The design has been revised to eliminate any sanitary flow to the Town during either the morning nor the afternoon peaks. The pumping system will deliver 25 litres per minute at four times during the morning for 55 minutes, at 10:00, 11:00, 14:00 and 15:00.

So this proposal actually generates a reduced sanitary flow to the Town during peak periods and is equivalent to the pre-development flow during the day. The increase of design sanitary flow would be released between 12:30 and 5:30 a.m. at a rate of approximately 96 litres per minute. All of these pumps operate as a duplex controlled system where pumps alternate operation. Should one pump fail the other pump continues to pump. The failed pump generates an alarm/light at the front desk. The contractor is called to replace the failed pump with an 'on site' spare. These pumping cycles/durations are suggested. The Town can suggest charges to reduce intermittent treatment loads.

26. The flow that is over and above the acceptable 5,500 litre daily flow amounts to 28,750 litres. None of this sanitary waste will be delivered to the Town during the day. The surplus sanitary waste will be delivered to the Town between 12:30 and 5:30 at a rate of 96 litres. Under normal operating situations, the pumping would be completed by 2:00. Seldom or never would the design flow be achieved.

27. This allocation is understood and has been discussed with the owner. It should be noted that with the installation of fire sprinklers on the first floor and the construction of fire separations as per OBC12 the required demand for fire fighting water has actually been significantly reduced by this proposed development. The fire fighting demand far exceeds the domestic demand.

As learned from our 'zoom meeting' with the Town, the sanitary allocation is provided for a 400 + housing development that hasn't completed the design phase. The developer will not be building 200 houses per year when he begins - whenever that will be. Our project requires an allocation that is equivalent to less than 10 houses from this subdivision development. Surely the Town would not let a developer tie up over 400 house sanitary allocation for an indefinite period of time.

Stormwater Management Report

28. The revised catchment drawing has been prepared to be consistent with the Report. Additional narrative has been added to the report to describe the catchment areas. The Pre-Development Catchment is illustrated on drawing "SP2.3".

29. Yes, there were revisions. The calculations and report will be coordinated. In any case, there is ample stormwater storage in compliance with the Provincial Guidelines. The required storage is 59.9 m³. The storage provided is 87.4 m³. The additional storage is used to "slow" the flow to the Cultec unit during the 1/5 year events [or more frequent].

30. The report and calculation sheets have been revised to collaborate. At the suggestion of the Conservation Authority, the number of catchments was revised to "three", 'A', 'B' and 'C' for both the pre and post conditions. The revised spreadsheet show only these three catchment areas. These areas are also indicated on the catchment drawings.

31. The swales of less than 2% are enhanced swales. Revised drawings clearly identify these.
32. The schedule has been revised - CB and pipe schedule. One CB#5, but two pipes into CB#5 so it occurs twice on the chart, once per pipe.
33. You did not receive the latest drawing of 'heavy' polylines. The revised drawing has been included in this submission, along with the pipe line legend.
34. Bubble has been revised on drawing. The bubble is 4/SE2. SP2.3 is the Pre-Development Catchment drawing. It should have been sent to you. The drawing is included in this submission.
35. The Legend has been revised to include swale inverts.
36. OFC has been identified in the Legend.
37. The Post Development Catchments has been provided on SP2.1
38. The bubble has been renamed. The section is included.

Servicing Plan (DWG SK 23 & SK 24)

39. The sanitary line has been revised along with related notes. To - 250 mm Asbestos Cement AC sanitary main, using the 'Hymax' couplings. Revisions located on 'SP3', 'D1.1 1)' and 'SK23'.
40. SK 24 The main will be revised to 200 mm cast iron and we'll implement the 'loop' service. These revisions are on 'SP3', 'D1.1 2)' and 'SK24'.
41. Dwg's 'SK23' and 'SK24' have been revised to 125 mm green SDR 18 sanitary lateral to 250 mm CA main with pipe slopes & inverts are indicated on the drawing plan and in a table, respectively on 'SP3'.

Servicing Plan (DWG sp 3.0 & 3.1)

42. Drawing references have been revised. Elevations and grades are indicated on drawing 'SP2.2'
43. Note SP3.1 is outdated. The complete set of site plans is attached. Water service and water meter vault were added to 'SP3'. Drawing also references the vault details on 'SK20' & 'SK21'.
44. Drawing cross references have been revised.

45. The discussion of these manhole shall be updated. One of the manholes SMH#1 has been actually 'installed'. It was placed in the ground, but not placed in the correct location and note connected to pipes. Another manhole, SMH#2 is to be located near the property line. All these are identified and located on the service site plan, 'SP3'.

46. Hatching has been removed and line thickness reduced to improve legibility.

47. Notes have been added to reflect the Town concern. See details on Drawing 'SK20' & 'SK21'.

48. Notes are updated to make consistent - Table on 'SP2' and note #8 on 'D1.1'.

49. All stormwater pipes are sized and identified in Table "CATCH BASIN & PIPE SCHEDULE" ON 'SP2'. Slopes are indicated in the table and on the drawing.

Regards,



Edward Trought, P. Eng.
For HAMBLY GROUP

attachment - plans

