GREER GALLOWAY
CONSULTING ENGINEERS

#2052 County Road 18
Stormwater Brief
March 04th, 2024

Prepared by:

The Greer Galloway Group Inc.
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Project Number: 2136509

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1 INTRODUCTION

The Greer Galloway Group has been retained to complete a stormwater brief for the proposed development. The subject property is located at #2052 County Road 18, Bloomfield in Prince Edward County. The proposed development concept includes the construction of a 14 unit motel building, a 2-storey residence, a concrete walkway to provide access to the motel units and building, regrading and paving of the asphalt driveway and asphalt parking lot. This brief has been prepared in consideration of stormwater management to support planning and site plan design documents.

2 GEOTECHNICAL BACKGROUND

A desktop review of the site soils was assessed using the Ministry of Agriculture online database and GIS viewer 'AgMaps'. It was found that the existing soil condition is described as 'Brighton Sandy Loam'. The soil is classified as Hydrologic Soils Group 'B' and is considered to have good drainage.

3 EXISTING CONDITIONS

The property has an area of approximately 0.32 ha. The existing site consists of a commercial building that has had a number of uses over time, a residential building, and a parking lot with driveway access on County Road 18. It is to be noted that the existing commercial building will be removed as a part of the construction.

A topographic survey was completed to assess the existing grading of the subject site. Based upon the surveyed conditions, the site is generally flat, the highpoint of the property is located at the entrance of the commercial building and it appears to sheet flow to the sides of the property and ultimately to the field adjacent to the site on north, east and west side of the property. It is to be noted that there is no municipal ditch in the vicinity of the property.

A pre-development stormwater model was created for the existing site and has been identified as Parcel 100 in the attached figure. The drainage of the existing site has been assessed and summarized accordingly. Enclosed in Appendix 'A' the design sheet titled 'Storm Flow Calculations – Predevelopment' can be referred to for calculations of the 1 in 5-year and 1 in 100-year existing site flows. Based on the existing land use and soils, a composite runoff coefficient of 0.61 was selected. Time of concentration of 15 minutes was selected as the site is located in a rural area and adjacent lands do not appear to warrant a reduction of this typical minimum. The watershed area is less than 1 ha. Top elevation is 78.93 m, bottom elevation is 78.12m and watershed length is 34 m. Runoff sheet flows from the site at 2.4% and flow into the adjacent field.

The Airport Method was used to calculate the time of concentration (T_c) as follows:

$$T_c = \frac{3.26 \times (1.1 - C) \times \sqrt{L}}{\sqrt[3]{S}}$$

Equation 2.1.1.1

Where: T_c = Time of Concentration (15 minutes)
C = Runoff Coefficient (0.61)
L = Watershed Length (34 metres)
S = Watershed Slope (2.4%)

Intensity-Duration-Frequency curves were used to determine the 1 in 5 year and 1 in 100-year rainfall intensities for the watershed. Based on a time of concentration of 15 minutes, the 5-year peak intensity is 73 mm/hr and the 100-year peak intensity is 121 mm/hr. This results in predevelopment peak flow rates of 40 litres/second and 66 litres/second for the 5-year and 100-year storms, respectively.

4 POST DEVELOPMENT AND STORMWATER

The post development drainage pattern will closely resemble the predevelopment drainage pattern. A net decrease in flows will occur at the outlet because of a decrease in impervious surfaces as a part of the development concept. Development of the land can be referred to on the site plan drawings, located in Appendix 'B'.

As described above, the proposed development will result in a decrease to percent imperviousness of the site from 75% to 50%. The composite runoff coefficient will decrease from 0.55 to 0.54. Top elevation is 79.05 m, bottom elevation is 78.00 m and watershed length is 46.6 m. Watershed elevation has changed resulting in a decrease of watershed slope by 0.1%.

Using the Modified Rational Method (refer to calculations in Appendix 'A'), uncontrolled inflows of 36 litres/second would occur at a time of concentration of 15 minutes under the 1 in 100-year event, resulting in a peak storage requirement of -6.2 m^3. Uncontrolled inflows of 60 litres/second would occur at a time of concentration of 15 minutes under the 1 in 5-year event, resulting in a peak storage requirement of -3.7 m^3. Therefore no stormwater quantity control will be required.

As the site is less than 1.0 hectare, stormwater quality, are not typically required if adequate conveyance is provided. There are no known existing stormwater restrictions or issues that warrant the provision of site-specific quality control measures. Due to an increase in pervious areas and reduction in imperviousness areas, water quality is expected to be improved by the site development. Additionally, roof drains will be outleted on grassed areas should contribute to an overall enhancement of water quality. Therefore, no stormwater control measures are required.

5 CONCLUSION

Based on the above, we provide the following as it relates to the planned conversion of 2052 County Road 18 to a motel property:

1. The property is under a hectare in size and therefore no quality or quantity measures are typically required.
2. The existing site's high point is located at the entrance of the commercial building and runoff appears to sheet flow on all four sides of the property and ultimately to the field adjacent to the site. The site has no existing roadside ditches. This drainage pattern will be maintained under post development conditions.
3. The existing site historically discharged flows of approximately 40 litres/second and 66 litres/second during the 1 in 5-year event and 1 in 100-year event respectively.
4. The proposed changes will result in an overall reduction of composite runoff coefficient and percent imperviousness.
5. Due to the proposed changes, there is a reduction in flow from 66 litres/second to 60 litres/second under the 1 in 100 year storm and from 40 litres/second to 36 litres/second under the 1 in 5 year storm. Therefore, there would be an overall reduction in outflows.
6. Roof drains will be outleted on grassed areas will contribute in improving water quality treatment for the site.
7. The proposed changes will aid in improving the stormwater conditions and are not expected to negatively affect adjacent properties in any significant way.

If there are any questions or comments, please direct them to the undersigned.

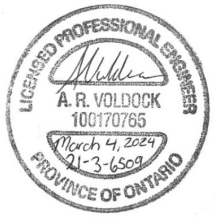
Respectfully submitted,

Written by,

Yash Chokshi

Yash Chokshi, EIT

Reviewed by,



Adele Voldock, P.Eng

THE GREER GALLOWAY GROUP INC.
CONSULTING ENGINEERS

APPENDIX A
STORM WATER CALCULATION

Dune Motel

Appendix 'A' - Stormwater Management Calculations

Pre Development Site Land-use

PARCEL 100

Drainage Area: 0.32 ha

Land Use	Area (Ha)	Runoff Coefficient	C x A	CN Value	CN x A
Gravel	0.18	0.70	0.13	98	18
Roofs	0.06	0.95	0.06	98	6
Grass	0.08	0.17	0.01	70	6
Total	0.32		0.20		29

Composite CN Value: 91
Composite Runoff Coefficient: 0.61
% Imperviousness: 75%

Watershed Length 34 m
Elevation - Top: 78.93 m
Elevation - Bottom: 78.12 m
Watershed Slope: 2.4%

Time of Concentration, T_c = 7 minutes (calculated using the Airport Method for C < 0.4)
Time of Concentration, T_c = 15 (based on rural location and watershed size)

5-Year Intensity 73 mm/hr
100-Year Intensity 121 mm/hr

5-Year Flow, Q 40 l/s
100-Year Flow 66 l/s

Dune Motel
Appendix 'A' - Stormwater Management Calculations

Post Development Site Land-use

Parcel 200

Post-Development Peak Flows

Drainage Area: 0.32 ha

(MTO Design Chart 1.07)

Land Use	Area (Ha)	Runoff Coefficient	C x A	SCS Curve Number	CN x A
Asphalt	0.08	0.95	0.07	98	7
Gravel	0.01	0.95	0.01	98	1
Roofs	0.06	0.95	0.05	98	5
Concrete	0.02	0.95	0.02	98	2
Landscaped Areas	0.16	0.17	0.03	70	11
Total	0.32		0.18		27

Composite CN Value:	84	Watershed Length:	46.6 m
Composite Runoff Coefficient:	0.56	Watershed ∆ Elevation:	1.05 m
% Imperviousness:	50%	Watershed Slope (%):	2.3%

Dune Motel

Appendix 'A' - Stormwater Management Calculations

Quantity Control - Parcel 200

Modified Rational Method - 5 - Year

Time	Intensity	Inflows	Outflows	Storage
15	73.00	36	40	-3.7
16	69.78	34	40	-5.5
17	66.88	33	40	-7.2
18	64.26	32	40	-9.1

Modified Rational Method - 100 - Year

Time	Intensity	Inflows	Outflows	Storage
15	121.49	60	66	-6.2
16	116.13	57	66	-9.1
17	111.31	55	66	-12.1
18	106.95	52	66	-15.1

APPENDIX B
DETAIL DRAWINGS

CAD PLOTTER: Bernardo Cruz-Fuentes
FILE PATH: P:\Belleville Project\6000\2136509 – Dunes Motel\Drawings\Working\2136509 SITE PLAN.dwg
PLOT SCALE: 1:1
DATE PLOTTED: 2024 / 02 / 26 @ 09:29 AM
BORDER SIZE: ISO A1 (841mm x 594mm)

77.600
77.800
78.000
78.200
78.400
78.600
77.400
77.600
78.200
78.400
78.600
78.800

RURAL AGRICULTURAL

RURAL AGRICULTURAL

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PROPERTY LINE AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

PROPERTY LINE AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

EXISTING WATER WELL ELEV: 78.54

EXISTING SEPTIC SYSTEM TO BE MARKED AND LOCATED PRIOR TO THE START OF CONSTRUCTION TO PREVENT BEING DRIVEN ON DURING CONSTRUCTION

EXISTING BUILDING

EXISTING BUILDING

EXISTING VEGETATION

EXISTING VEGETATION

EXISTING SIGNAGE

EX. GRAVEL OUTLINE

HOMEMADE CATCH BASIN WITH A 4" BIG 'O'. SURVEYOR COULD NOT FIND EXIT LOCATION, HEADING IN A NORTHWEST DIRECTION

EXISTING LIGHT STANDARD TO BE REMOVED

EXISTING LIGHT STANDARD

EXISTING SIGN

STOP AHEAD SIGNAGE

HYD OH EX

EX OH HYD

EX BEL

HP BP HP

LS

COUNTY ROAD 18

SCALE 1:150 -2.5m 0 2.5m 5m

(METRIC SCALE – ALL DIMS IN METERS U.N.O.)

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NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
2. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
3. ALL EQUIPMENT SHALL BE INSTALLED AS SPECIFIED OR APPROVED EQUIVALENT.
4. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME.
5. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.
6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.

A — A DETAIL NO.
B — B DRAWING NO. – WHERE DETAILED

EXISTING	LEGEND	PROPOSED
	GRAVEL	N/A
	BUILDINGS	
	DECKING	N/A
	GRASS	
	ROAD	
	SHOULDER OF ROAD	
N/A	CONCRETE SIDEWALK	
N/A	ASPHALT	
	CENTRELINE	N/A
N/A	EMERGENCY VEHICLE ROUTE/RADII	
	GRAVEL OUTLINE	
	FENCE LINE	N/A
N/A	DRAINAGE PATH	
	PROPERTY LINE	N/A
N/A	SLOPE IDENTIFIER	
	SEPTIC	N/A
	TREE	
	TREE CANOPY	N/A
	SHRUB	N/A
	SIGNAGE	
	LIGHT STANDARD	N/A
	STORM CATCHBASIN	N/A
	HYDROPOLE	N/A
	HYDRO LINE	N/A
	BELL POLE	N/A
	BELL LINE	N/A
	ANCHOR	N/A
N/A	PARKING SPACES	
N/A	PRECAST CURBS	
	BUILDING ENTRANCE	
XXX.XX	T/G ELEVATIONS	XXX.XX
XXX.XX	SWALE ELVATIONS	XXX.XX XX%
N/A	SLOPE LABELS	

REVISION	DESCRIPTION	DATE
03	RE-ISSUED FOR SITE PLAN SUBMISSION	23/08/01
02	RE-ISSUED FOR SITE PLAN SUBMISSION	23/01/10
01	ISSUED FOR SITE PLAN SUBMISSION	21/12/07

NORTH

STAMP

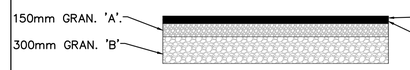
PROJECT
OUTERBANKS MOTEL
2052 COUNTY ROAD 18
PRINCE EDWARD COUNTY, ON
FRASER YOUNG

DRAWING TITLE
EXISTING SITE PLAN

DESIGNED BY: Y. CHOKSHI
DRAWN BY: E.L / BCF
REVIEWED BY: A. VOLDOCK
APPROVED BY: A. VOLDOCK
PROJECT DATE: 2021/12/06 (YYYY/MM/DD)
PROJECT #: 21-3-6509
DRAWING #: SPCA-1
DRAWING SCALE (ISO A1): HOR: 1:150 VER: X : XXX

TOPOGRAPHIC SURVEY: GGG DUNES MOTEL–SURVEY 08/19/2021
GEOTECHNICAL TESTING: NOT AVAILABLE
LOCATES: ONTARIO ONE CALL – 11/14/2022

NOTE: GEOTECHNICAL CONSULTANT SHALL VERIFY THE ASPHALT DESIGN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROOF ROLL PRIOR TO ASPHALT PLACEMENT.



101 TD ASPHALT PARKING LOT DETAIL
NTS

GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT, THE MUNICIPALITY OF PRINCE EDWARD COUNTY, FOR THE PURPOSES OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD OCCUPANCY PERMIT) WITHIN THE MUNICIPAL ROAD ALLOWANCE.
2. FOR FULL LANDSCAPE PLAN SEE "PROPOSED LANDSCAPING PLAN SPCA–6" AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

SEDIMENTATION & EROSION CONTROL:

3. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
4. LIGHT DUTY SILT FENCE (OPSD 219.110) TO BE INSTALLED ON THE DOWNSIDE PERIMETER OF ALL DISTURBED AREAS.
5. SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF THE SITE WORKS, AND ARE TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.

CONSTRUCTION NOTES – ENVIRONMENTAL:

6. ANY WASTES OR EXCESS FILL GENERATED BY SITE TO BE ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS; INCLUDING O.REG 406/19
7. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATION 903 – WELLS OR AS REVISED;
8. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND;
9. THAT THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF ENVIRONMENTS SPILLS ACTION CENTRE (1–800–268–6060) AND TO THE MUNICIPALITY (546–4291 EXT.1368) FORTHWITH.

RURAL AGRICULTURAL

EXISTING COMMERCIAL BUILDING TO BE REMOVED AND REPLACED WITH NEW 14 UNIT OUTERBANKS MOTEL

PROPERTY LINE AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

EXISTING SEPTIC SYSTEM TO BE LOCATED AND MARKED PRIOR TO START OF CONSTRUCTION TO PREVENT BEING DRIVEN ON DURING CONSTRUCTION

PROPOSED WALKWAY

MOTEL UNIT 8 | MOTEL UNIT 9 | MOTEL UNIT 10 | MOTEL UNIT 11 | MOTEL UNIT 12 | MOTEL UNIT 13 | MOTEL UNIT 14

FFE = 79.01m

MOTEL UNIT 1 | MOTEL UNIT 2 | MOTEL UNIT 3 | MOTEL UNIT 4 | MOTEL UNIT 5 | MOTEL UNIT 6 | MOTEL UNIT 7

32.7m

PROPOSED WALKWAY

PROPOSED 2 STOREY BUILDING AREA = 120m²
FFE=79.04m

POST MOUNTED BARRIER FREE PARKING SIGN 1.5m HEIGHT.

1 2 3 4 5 6 7 8 9 10 11 12

AISLE FOR ACCESSIBLE PARKING SPACE AS NOTED ON SPCA–3 PROPOSED OVERALL SITE PLAN

LOADING ZONE

13 14 15

STONE STORAGE AREA

EXISTING WATER WELL ELEV: 78.54

PROPOSED CONCRETE WALKWAY AS PER OPSD 310.010

INSTALL PRECAST CURB AS PER OPSD 603.020. CURB SHALL BE 2.4m IN LENGTH, 280mm IN WIDTH AND 150mm IN HEIGHT

PROPOSED ASPHALT DRIVEWAY

MATCH EXISTING GRADE AT PROPERTY LINE

PROPOSED SIGN LOCATION. SEE CONCEPT PLAN DRAWING FROM SPCA–8 PROPOSED SIGNAGE PLAN

HYD.OH.EX

EX.OH.HYD

EX.BEL

HPBP

HP

COUNTY ROAD 18

SCALE 1:150 -2.5m 0 2.5m 5m

(METRIC SCALE – ALL DIMS IN METERS U.N.O.)

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B B DRAWING NO. – WHERE DETAILED

EXISTING	LEGEND	PROPOSED
	GRAVEL	N/A
	BUILDINGS	
	DECKING	N/A
	GRASS	
	ROAD	
	SHOULDER OF ROAD	
N/A	CONCRETE SIDEWALK	
N/A	ASPHALT	
	CENTRELINE	N/A
N/A	EMERGENCY VEHICLE ROUTE/RADII	
	GRAVEL OUTLINE	
	FENCE LINE	N/A
N/A	DRAINAGE PATH	
	PROPERTY LINE	N/A
N/A	SLOPE IDENTIFIER	
	SEPTIC	N/A
	TREE	
	TREE CANOPY	N/A
	SHRUB	N/A
	SIGNAGE	
	LIGHT STANDARD	N/A
	STORM CATCHBASIN	N/A
	HYDROPOLE	N/A
	HYDRO LINE	N/A
	BELL POLE	N/A
	BELL LINE	N/A
	ANCHOR	N/A
N/A	PARKING SPACES	
N/A	PRECAST CURBS	
	BUILDING ENTRANCE	
XXX.XX	T/G ELEVATIONS	XXX.XX
XXX.XX	SWALE ELVATIONS	XXX.XX
N/A	SLOPE LABELS	X.X%

REVISION	DESCRIPTION	DATE
03	RE–ISSUED FOR SITE PLAN SUBMISSION	23/08/01
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DESIGNED BY: Y. CHOKSHI
DRAWN BY: E. L / BCF
REVIEWED BY: A. VOLDOCK
APPROVED BY: A. VOLDOCK
PROJECT DATE: 2021/12/06 (YYYY/MM/DD)
PROJECT #: 21–3–6509
DRAWING #: SPCA–4
DRAWING SCALE (ISO A1): HOR: AS NOTED VER: X : XXX

CAD PLOTTER: Bernardo Cruz–Fuentes
FILE PATH: P:\Belleville Project\6000\2136509 – Dunes Motel\Drawings\Working\2136509 SITE PLAN.dwg
PLOT SCALE: 1:1
DATE PLOTTED: 2024 / 02 / 26 @ 09:29 AM
BORDER SIZE: ISO A1 (841mm x 594mm)

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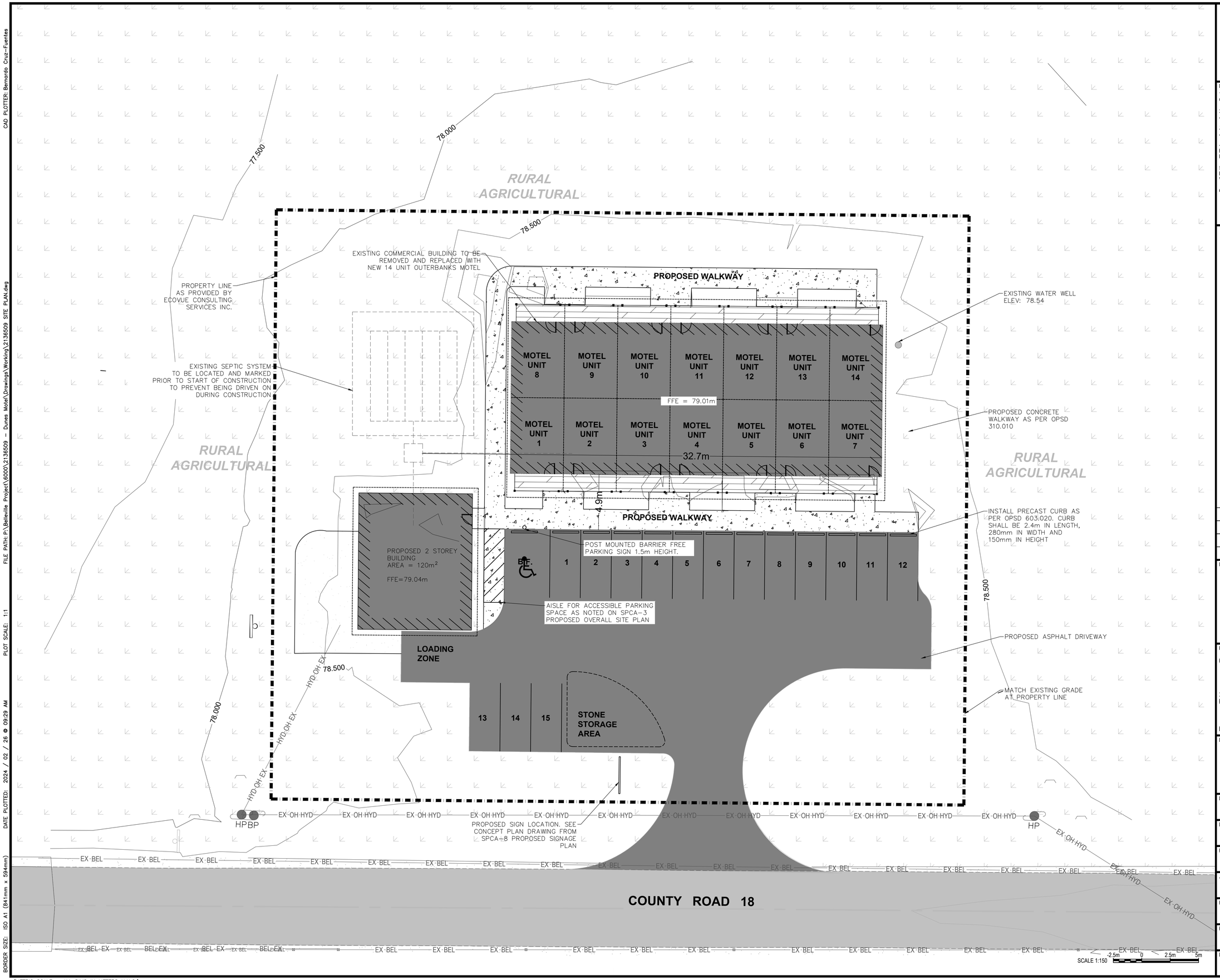

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	BUILDINGS	
	DECKING	N/A
	GRASS	
	ROAD	
	SHOULDER OF ROAD	
N/A	CONCRETE SIDEWALK	
N/A	ASPHALT	
	CENTRELINE	N/A
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N/A	DRAINAGE PATH	
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	TREE CANOPY	N/A
	SHRUB	N/A
	SIGNAGE	
	LIGHT STANDARD	N/A
	STORM CATCHBASIN	N/A
	HYDROPOLE	N/A
	HYDRO LINE	N/A
	BELL POLE	N/A
	BELL LINE	N/A
	ANCHOR	N/A
N/A	PARKING SPACES	
N/A	PRECAST CURBS	
	BUILDING ENTRANCE	
XXX.XX	T/G ELEVATIONS	XXX.XX
XXX.XX	SWALE ELVATIONS	XXX.XX X.X%
N/A	SLOPE LABELS	

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2052 COUNTY ROAD 18
PRINCE EDWARD COUNTY, ON

FRASER YOUNG

DRAWING TITLE
PROPOSED
SITE SERVICING PLAN

DESIGNED BY
Y. CHOKSHI

DRAWN BY
E. L / BCF

REVIEWED BY
A. VOLDOCK

APPROVED BY
A. VOLDOCK

PROJECT DATE
2021/12/06
(YYYY/MM/DD)

PROJECT #
21-3-6509

DRAWING #
SPCA-5

DRAWING SCALE (ISO A1)
HOR: 1:150
VER: X : XXX