

File 117227

July 5, 2019

Krystin Rennie  
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Re: Second Nature Block 152, Town of The Blue Mountains  
Site Plan Approval First Submission

Dear Krystin:

Please find enclosed the following engineering drawings in support of site plan approval for Block 152 located in the Second Nature Development:

- Site Servicing Plan (SS-01);
- Site Grading Plan (SG-01);
- Storm Design Plan (STM-01); and
- Details and Notes (DE-01).

We understand these drawings will be accompanied by the Site Plan and remaining Site Plan Approval package. We understand there were questions raised at the pre-consultation stage about snow storage, parking and garbage pick-up which will be addressed on the Site Plan. Additional comments are addressed as follows.

#### **Site Access & Circulation**

During the pre-consultation process with the Town, a question was raised pertaining to the separation distance between the Block 152 driveways and the adjacent Street C intersection. As proposed, the access points are approximately 30 and 25 metres on either side of Street C (measured edge of road to edge of driveway).

As per Transportation Association of Canada (TAC) design standards for corner clearance at minor intersections, a commercial or industrial driveway should be a minimum of 5 metres from the intersection (measured end of radius at the intersection to start of radius at the driveway). Allowing for a 10 metre radius at Street C and a 9 metre driveway radius, the minimum separation distance is therefore 24 metres (edge of road to edge of driveway). At major intersections, the required separation on a collector road is 20 to 25 metres (measured edge of road to edge of driveway). In this regard, the spacing satisfies TAC standards.

Furthermore, given the residential nature of both driveways, and that of Street C, minimal traffic between the 2 are expected. With 25 to 30 metres between the intersection and driveways, there is adequate room for such manoeuvres should they be necessary.

In addition, the hammerhead design at the turn around has been confirmed to be adequate for both fire trucks and garbage vehicles.

### **Servicing**

The overall servicing accommodations for Block 152 have been previously reviewed by the Town of The Blue Mountains during their review the overall Second Nature plan of subdivision file, the reports for which should be referenced while reviewing this submission. A brief outline of the servicing strategy for Block 152 follows.

### **Sanitary**

Two sanitary stubs were provided for Block 152 connecting to the existing sanitary sewer on Crosswinds Boulevard. As per the Second Nature Phase 2 “Accepted For Construction” drawings, a cumulative population of 116 will drain to SAN MH 106 and a cumulative population of 74 will drain to SAN MH 107. Using the Town of The Blue Mountains engineering standard for population density, 2.3 persons/unit, the downstream infrastructure has been designed to accommodate 50 units draining to SAN MH 106 and 32 units draining to SAN MH 107 (total of 87 units). The Block 152 site plan approval first submission drawings, included with this letter, show 45 units draining to SAN MH 106 and 14 units draining to SAN MH 107 (total of 59 units). Therefore, the design provision made to accommodate Block 152 exceed the actual flows.

### **Potable Water**

Two 200 mm diameter water stubs were provided for Block 152. Connections will be made to both stubs forming a looped system.

### **Stormwater Management**

Minor drainage, the 1:5 year and less storm, from Block 152 and its tributary external drainage area from the Windfall development will be collected in the block’s storm sewer system and conveyed to the end of pipe stormwater management facility being constructed with Phase 3 of the Second Nature development. A storm drainage plan and design sheet (Drawing STM-1) has been included with this letter and confirms that the proposed and receiving storm sewer systems (Phase 2 and 3) have been adequately sized to convey the 1:5 year storm event. Major storm hydrologic modelling was included in the Second Nature plan of subdivision stormwater management report and accommodates major flows from Block 152 within the Phase 3 pond. This pond will also provide water quality control for runoff from Block 152.



We trust that this letter and accompanying engineering drawings will satisfy the Town. Should you have any questions related to the engineering design of Block 152 please contact the undersigned.

Yours truly,

**Tatham Engineering Limited**



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Intern Engineer  
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