

**SERVICING REPORT  
ELM ROAD  
MADORI LIMITED  
TOWN OF WHITCHURCH-STOUFFVILLE**

## ELM ROAD SERVICING REPORT

Prepared for: Madori Limited

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File: 10:228

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## **1 INTRODUCTION**

Sabourin Kimble & Associates Ltd. has been retained by Madori Limited to carry out a Servicing assessment for the proposed development along Elm Road in the Town of Whitchurch-Stouffville. This Servicing Report has been prepared in support of the Draft Plan of Subdivision for the proposed development.

This investigation includes an examination of site grading, water supply, and storm and sanitary drainage, including detailed design for each service.

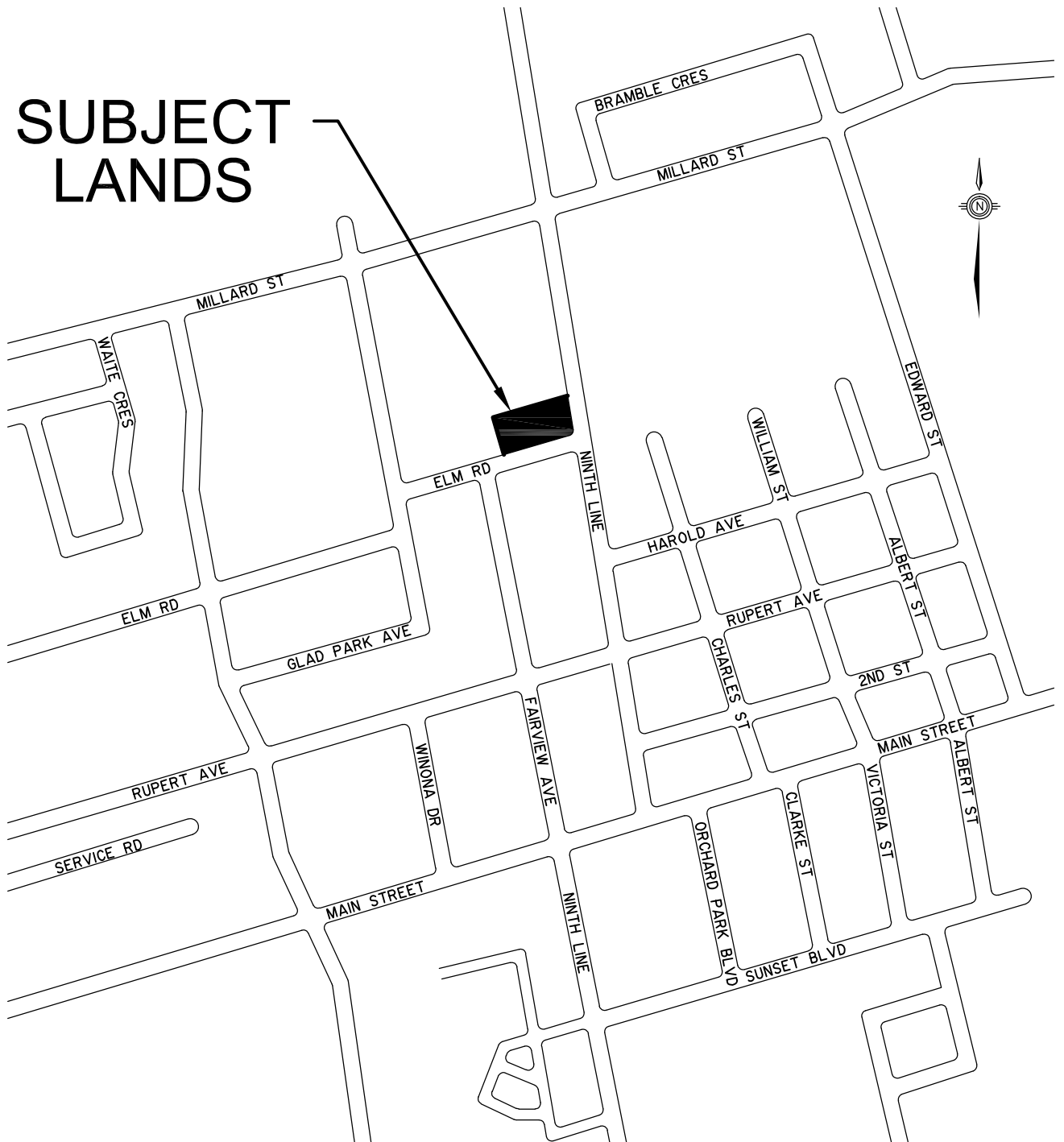
## **2 STUDY AREA**

The proposed site plan is located in the Town of Whitchurch-Stouffville and has an area of approximately 0.36ha. As shown in Figure 1, the subject lands are bound by Elm Road to the south, a residential building to the west, Glad Park Public School to the north, and Ninth Line to the east.

## **3 DEVELOPMENT CONCEPT**

As shown in the enclosed engineering drawings, a draft plan of subdivision has been prepared which contemplates three townhouse Blocks, consisting of 20 units total. A municipal laneway is proposed between the townhouse blocks with connections to Elm Road to the south and Ninth Line to the East.

# SUBJECT LANDS



## SUBJECT LANDS ELM ROAD MADORI LIMITED



**SABOURIN KIMBLE  
& ASSOCIATES LTD.**  
CONSULTING ENGINEERS

PROJECT NUMBER

**10.228**

FIGURE NO.

**1**

## **5 MUNICIPAL SERVICES**

### **5.1 Site Grading**

The existing site is generally flat, with grades slightly falling from east to west. As shown in Figure SG (back pocket), the site will be graded to accommodate residential uses, with the majority of the site in fill. Permission to grade will be requested from the school to the North to avoid retaining walls between the two properties. The grading approach has been designed to satisfy the Town of Whitchurch-Stouffville grading criteria and respect drainage boundaries.

### **5.2 Storm Drainage**

#### **5.2.1 Existing Conditions**

As shown in Figure 2, there are no existing storm sewers within the subject lands. The existing topography generally falls from the east to west. Existing drainage generally ponds within the western half of the site and is directed towards an existing culvert at the south-west limit of the site. The existing culvert directs drainage southerly to the existing storm sewer system on Fairview Avenue, which has minimal cover. There are no stormwater management controls located within the site, or generally within this area of Town.

#### **5.2.2 Proposed Storm Servicing**

As shown in Figure SS (back pocket), storm flows from the subject site will be conveyed to the existing storm sewer located on Fairview Avenue to the south. An extension of the storm sewer will be constructed along the proposed laneway to accommodate minor system flows from the laneway and collect rooftop drainage. The storm sewer does not have sufficient cover to accept foundation drainage by gravity; therefore, it is proposed that the townhouse units be equipped with sump pumps which will discharge to the storm sewer. The proposed storm sewers will be designed according to Town of Whitchurch-Stouffville design criteria. Percent impervious calculations can be found on Figure IMP (back pocket).

There are currently no stormwater management controls located within this area of Town. Given the very small site area, stormwater management controls for the site are not being considered.

**EXISTING CONDITIONS  
ELM ROAD  
MADORI LIMITED**



PROJECT NUMBER

**10.228**

FIGURE NO.

## 2

## **5.3 Sanitary Drainage**

### **5.3.1 Existing Conditions**

As shown in Figure SS (back pocket) there are no existing sanitary sewers within the subject site. There is an existing 300mm diameter sanitary sewer located on Ninth Line to the east and an existing 200mm diameter sanitary sewer located on Fairview Avenue to the south.

### **5.3.2 Proposed Sanitary Servicing**

As shown in Figure SS (back pocket), sanitary flows from the subject site will be conveyed to the existing sanitary sewer located on Fairview Avenue to the south. An extension of the sanitary sewer will be constructed along the proposed laneway to accommodate the flows from the townhouse blocks. The proposed sanitary sewers will be designed according to Town of Whitchurch-Stouffville design criteria and are sufficiently deep to service each residential unit by gravity.

## **5.4 Water Supply**

### **5.4.1 Existing Conditions**

As shown in Figure SS (back pocket), there are no existing watermains within the subject site. There are existing 250mm diameter watermains located along Ninth Line to the east and Elm Road to the south.

### **5.4.2 Proposed Water System**

As shown in Figure SS (back pocket), a 150mm diameter watermain is proposed along the laneway. The townhouse units within the subject site will be serviced by connections to this proposed 150mm diameter watermain.



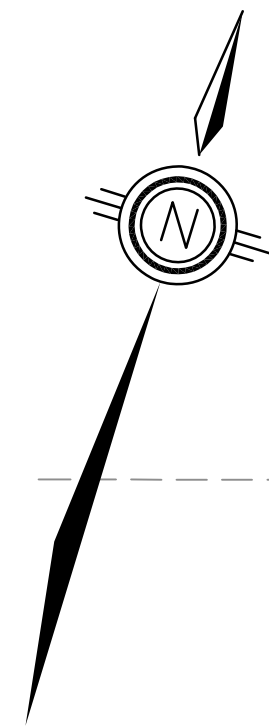
## **6 EROSION AND SEDIMENTATION CONTROLS**

Sedimentation control practices will be implemented for all construction activities within the subject site, including tree removal, topsoil stripping, underground sewer construction, road construction and house construction. Sedimentation control measures are to be installed and operational prior to any construction activity and are to remain in place until such time as the residential dwellings are constructed and the lot grading complete with established sod. In support of the detailed design for the development proposal, a comprehensive construction erosion and sedimentation control plan has been prepared.

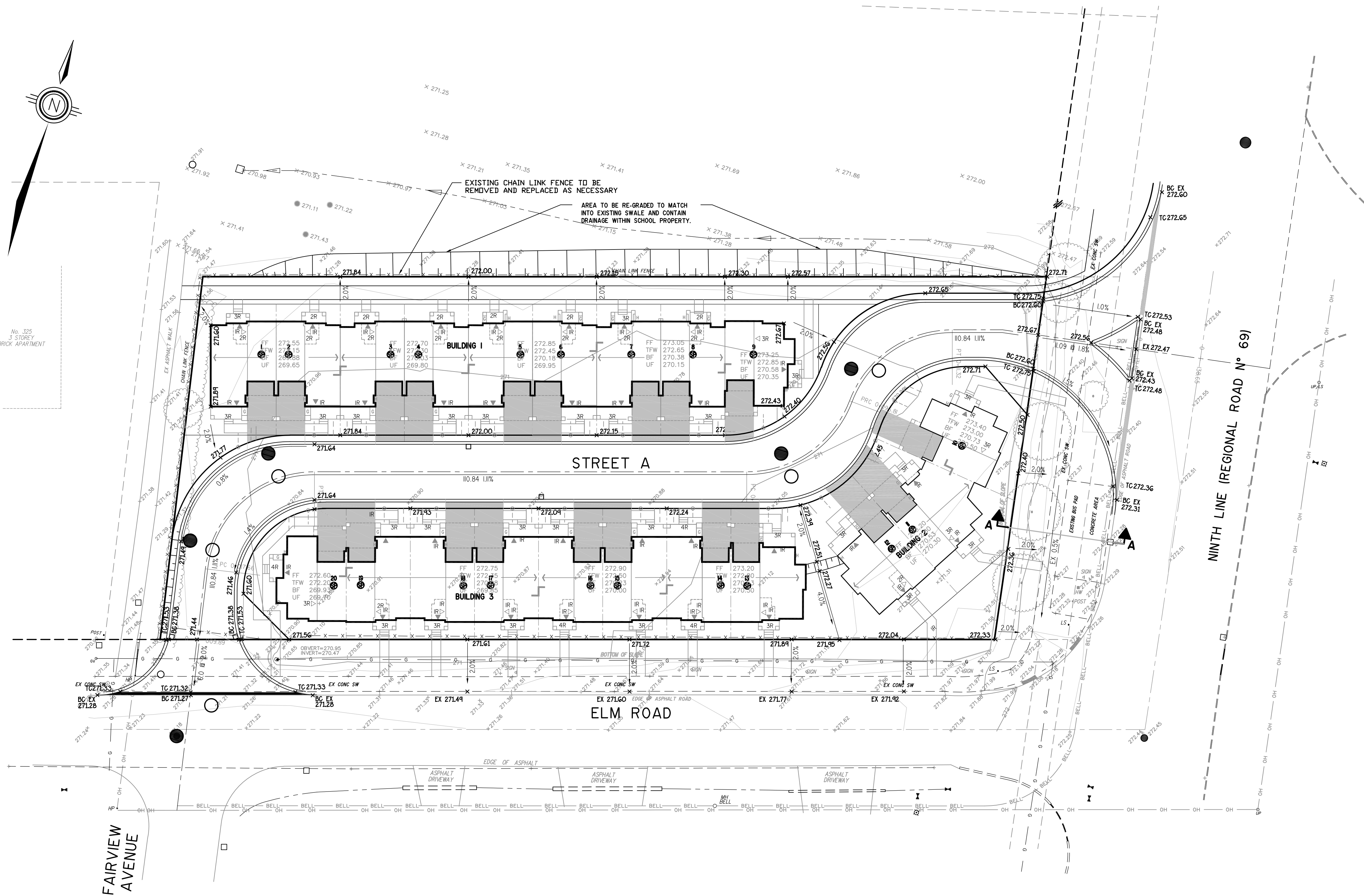
## 7 CONCLUSIONS

Based on the findings of this Servicing Report, the following conclusions are reached:

- The subject lands will be developed as residential land use.
- The site will be graded for residential uses with a “cut and fill” approach satisfying current Town of Whitchurch-Stouffville criteria.
- There are no stormwater management controls located within the site, or generally within this area of Town. Given the very small site area, stormwater management controls for the site are not being considered.
- The rooftop drainage from the lots will be conveyed to a proposed storm sewer system, ultimately outletting to an existing storm sewer located on Elm Road which drains south along Fairview Avenue. This storm sewer system will also collect minor system drainage from the laneway.
- Sump pumps will be required for each lot as the depth of the existing storm sewer system is too shallow for gravity connections.
- The site will be serviced by a sanitary sewer system, ultimately outletting to an existing sanitary sewer located on Fairview Avenue, south of the subject site.
- The site will be serviced by a proposed watermain along the laneway, with connections to the existing watermain located on Elm Road and Ninth Line
- During each phase of construction, adequate erosion and sedimentation controls must be provided in accordance with TRCA's Sediment and Erosion Control guidelines.

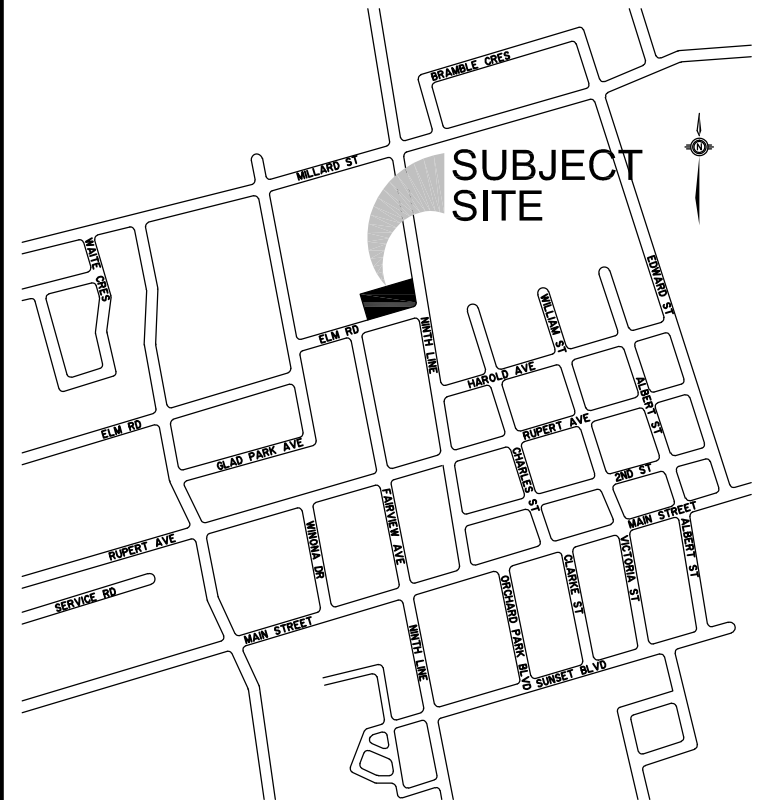
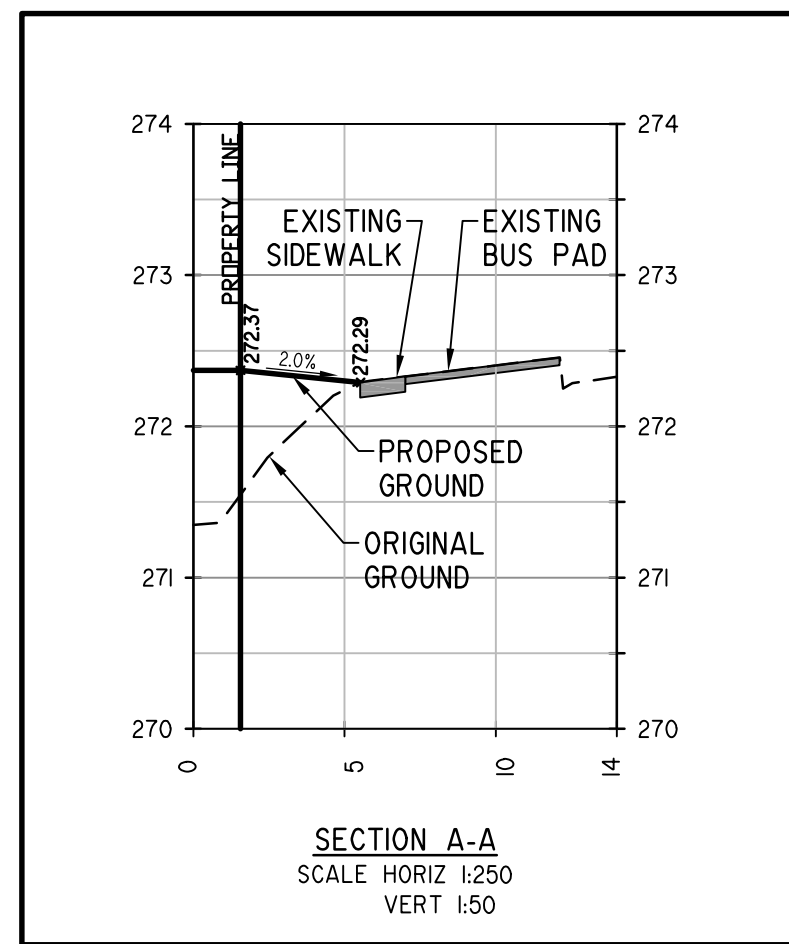


No. 329  
3 STOREY  
BRICK APARTMENT



FAIRVIEW AVENUE

NINTH LINE (REGIONAL ROAD N° 69)



KEYMAP N.T.S.

LEGEND:

- PROPOSED GRADING
- EXISTING GRADE
- PROPOSED SLOPE
- PROPOSED SWALE
- PROPOSED 3:1 SLOPE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN MANHOLE
- EXTENTS
- PROPOSED SUMP PUMP

BENCHMARK NOTE:  
ELEVATIONS SHOWN ARE RELATED TO GEODETIC DATUM,  
DERIVED FROM MTC PRECISE BENCHMARK NO. 778474.  
ELEVATION 268.917 METRES

NOTE: ALL DIMENSIONS AND ELEVATIONS IN METRES  
UNLESS NOTED OTHERWISE. ALL PIPE SIZES IN MILLIMETRES.

No.	REVISIONS TO DRAWING	BY	DATE	APPR.

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT  
MADORI LIMITED

MUNICIPALITY  
TOWN OF WHITCHURCH-STOUFFVILLE  
REGIONAL MUNICIPALITY OF YORK

PROJECT TITLE  
ELM ROAD

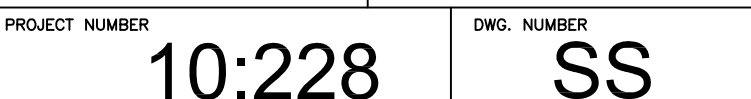
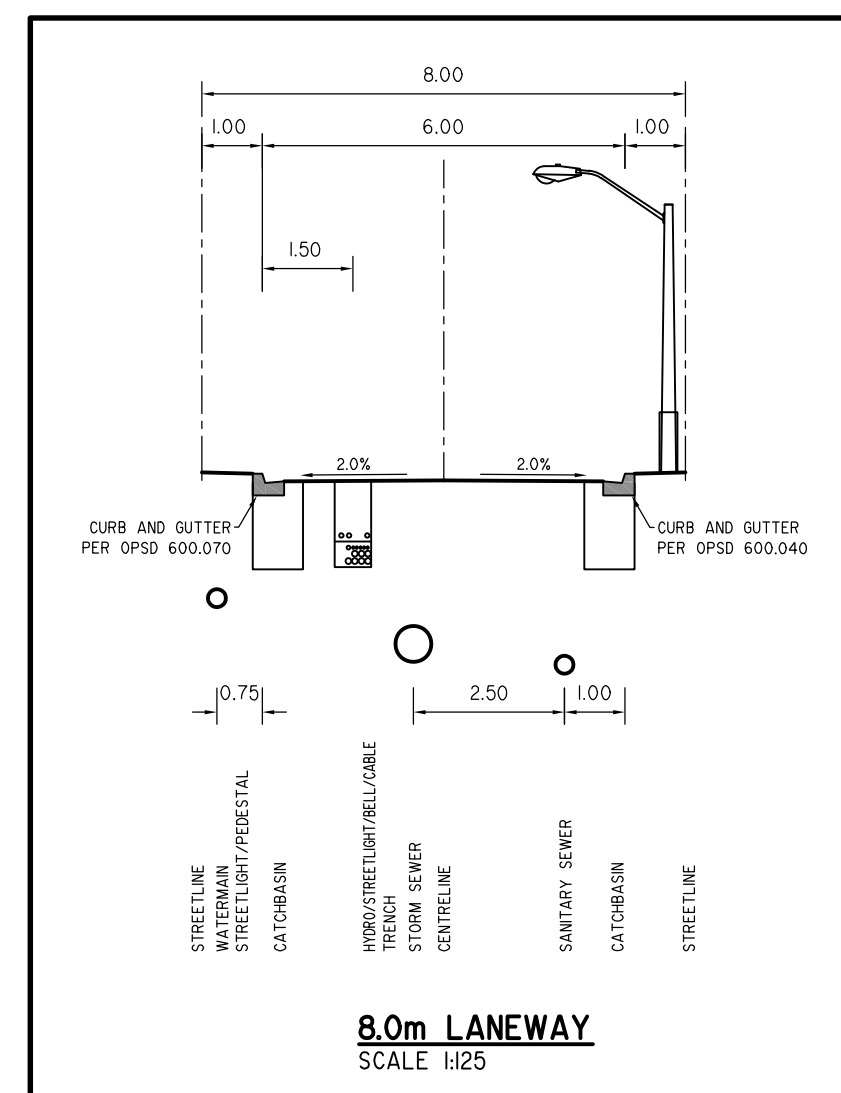
SHEET TITLE  
SITE GRADING PLAN

SKA SABOURIN KIMBLE & ASSOCIATES LTD. CONSULTING ENGINEERS

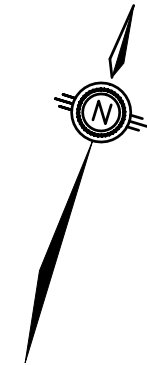


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PROJECT NUMBER	10:228	DWG. NUMBER	SG		

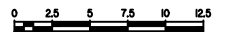
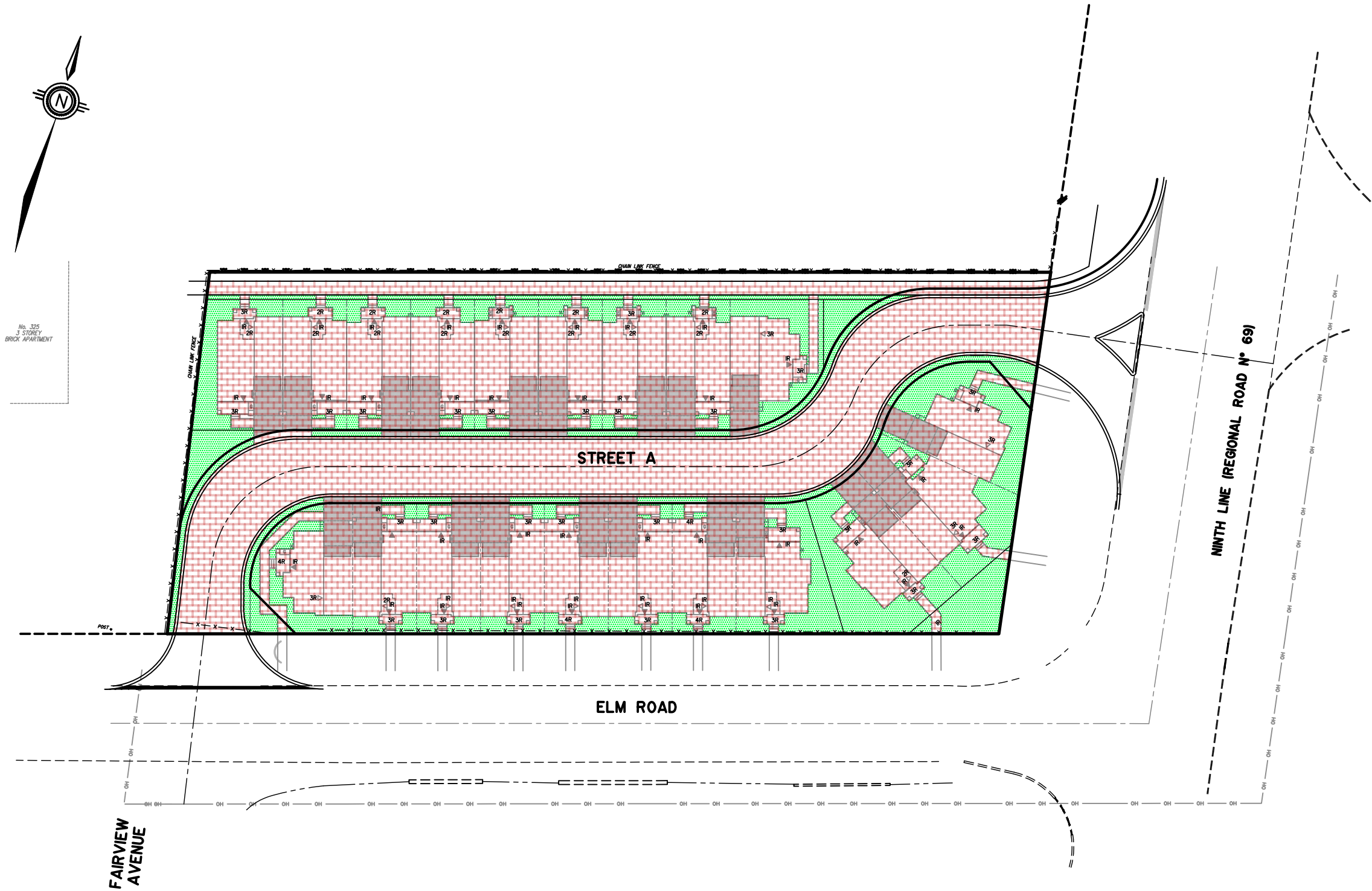




CAD FILE: P:\10\228\Drawing Files\Phase 1\Figures\228 Percent Impervious Calc.dwg



No. 325  
3 STOREY  
BRICK APARTMENT





**AREAS**

PERVIOUS AREA	= 0.079 ha	0.2
IMPERVIOUS:		
BUILDING AREA	= 0.112 ha	
ROAD AREA	= 0.079 ha	
WALKWAY/DRIVEWAY	= 0.083 ha	
TOTAL	= 0.274 ha	0.9

TOTAL: 0.353 ha 0.74

**RUNOFF  
COEFFICIENT**

**LEGEND:**

-  PERVIOUS AREA
-  IMPERVIOUS AREA

**PERCENT IMPERVIOUS  
CALCULATIONS**



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FIGURE NO.  
**IMP**

1:500