

Application File No:	OR05/23	
Name of Applicant:	Trevor Hawkins, MHBC Planning	
Municipal Address of Subject Property:	777 Laurel Street	
Department/Agency:	Comment	Crozier Responses (March 28, 2024)
<p>City of Cambridge</p> <p>February 27, 2024</p> <p>Alex Nichols Development Engineering</p>	<p>Show all existing services within all right-of-ways and show all existing service connections. Of note, it appears that the watermain is missing or is in the incorrect location in the Laurel Street and Dolph Street ROWs and a number of existing service connections referenced in the Functional Servicing and Preliminary Stormwater Management Report do not appear on the drawings.</p>	<p>Preliminary Servicing Plan revised to show existing 450 mm watermain shown on Dolph Street in accordance with as-built "A422-13" and existing 200 mm watermain on Laurel Street in accordance Pre-consultation meeting notes with the City of Cambridge.</p>
	<p>The site does not appear to have an overland flow route out of the property to Laurel Street (for catchment areas intended to drain there). All internal overland flow appears to be directed to a low point situated above the existing easement storm sewer adjacent to CBMH12/CBMH13 (CBMH12 and CBMH13 are significantly lower than Laurel Street). Additionally, the</p>	<p>Grading within internal roads has been revised to enable overland flow route towards Laurel Street for catchments 201A, 203, and 204. Overland flow arrows in Preliminary Grading Plan have been revised accordingly. Low point @CBMH13 (T/G 278.56) does not exceed 0.3 m below the outlet elevation (278.83) that safely directs flows towards Laurel Street.</p>

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	<p>overland flow arrows on the Preliminary Grading Plan and the Post-Development Drainage Plan are inconsistent. Please review and revise grading.</p>	
	<p>Provide fire flow testing results or modelling obtained from the Region and provide an analysis confirming that adequate capacity is available for the proposed development.</p>	<p>Water modelling received from the Region of Waterloo on February 6th, 2024 and flow/capacity analysis included in FSRSWM report.</p>
	<p>The proposed water service is stated as a 200mm dia but on the Preliminary Servicing Plan it is labeled as 150mm dia.</p>	<p>Preliminary Servicing Plan revised to identify "EX. 200 mm dia. WM" in Laurel Street ROW. Diameter of existing watermain on Laurel Street was confirmed in pre-consultation meeting notes with the City of Cambridge as a 200 mm diameter water service.</p>

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	<p>The City does not have any records of the existing sanitary sewer shown north of the existing MH/sanitary service connection location on Laurel Street.</p>	<p>Existing sanitary sewer linework has been revised and the extension has been removed from Preliminary Servicing Plan.</p>
	<p>Please provide a drop through MH in accordance with City standards. The following shall be applied:</p> <ol style="list-style-type: none"> 1. A drop of 0.06m is required at all MHs where the change in direction is 46 to 90 degrees, and a drop of 0.03m is required at all MHs where the change in direction is 1 to 45 degrees. 2. If there is a change in pipe size through MHs then obverts shall match or inlet 	<p>Minimum hydraulic drops and obvert matching has been provided throughout the proposed storm sewer network. Refer to Storm Sewer Design Sheet in Appendix C and Preliminary Servicing Plan (Drawing C102).</p>

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	<p>obvert shall be higher than outlet obvert.</p> <p>3. The greater of 1 or 2 shall be applied.</p> <p>Please revise proposed inverts at EX.STMMH3 and note the comment immediately below.</p>	
	<p>Based on City records, the proposed service connection between EX.STMMH3 and STMOGSMH2 is in conflict with the existing easement sanitary sewer. It is noted that Section A-A identifies the existing sanitary sewer at EX.SANMH2 as being at 274.61/274.56, however City record drawing A423-1 indicates that existing inverts at EX.SANMH2 are 275.38/275.36. Please revise.</p>	<p>Using the inverts the City of Cambridge provided (275.36/275.38) at "EX. SAN MH2" results in the proposed storm sewer running into the existing sanitary easement. Inverts provided can be verified with as-built "A423-1". Proposed storm sewer network has been revised to avoid conflict and crossing is included in Section A – A.</p>

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	Based on City record drawing A423-1, EX.STMCB.2 does not appear to exist. However, if it does it is likely a MH and would not need to be replaced with a MH. Please confirm.	"EX. STMCB2" now referred to as "EX. STM CBMH.2" and to be removed and replaced with a MH as shown on the Preliminary Servicing Plan.
	The storm service connection made to EX.STMCB6 in Laurel Street is not permitted. Please revise storm service.	Preliminary Servicing Plan revised such that "blind connection" to existing storm sewer within the easement is proposed. Refer to Section B – B provided on Preliminary Servicing Plan.
	Based on City records EX.STMCB.3, EX.STMCB.5 and EX.STMDCB7 are MHs (or a CBMH/DCBMH).	Reviewed as-builts and updated labels in preliminary servicing plan accordingly.
	STMCB4 cannot be used as a MH. Please revise.	Updated proposed structure STM CB4 to be a CBMH

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	Maximum permitted ponding is 0.30m. Ponding depth is exceeded at CBMH2.	Reviewed and revised Preliminary Grading Plan such that ponding depth does not exceed 0.3 m at any proposed storm structures.
	See comments above related to overland flow routes.	Reviewed and revised in accordance with responses above.