

**FUNCTIONAL SERVICING STUDY
BEACHWALK FLATS
185 DIVISION STREET
TOWN OF COBOURG**

Dobri Engineering Ltd.
PO Box 441
Port Hope, Ontario
L1A 3Z3
Phone No. 905-885-2881
E-mail dobrieng@bellnet.ca

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INTRODUCTION

The subject property is located at the SW corner of Division Street and Albert Street in the Town of Cobourg. All Municipal services are present on both Division Street and Albert Street. These include:

- 375mm storm sewer on Albert Street and a 1095x1730 storm sewer on Division Street
- 200mm sanitary sewer on Albert Street and a 600mm sanitary sewer on Division Street
- 300mm watermain on Albert Street and a 200mm watermain on Division Street
- Underground hydro and bell
- Natural gas

There are two (2) existing buildings on the site, and both are serviced. According to the Towns plans, the west building has a 19mm water service and a 150mm sanitary service from Albert Street, and the east building has a 19mm water service from Division Street. The plans do not indicate a separate sanitary service to the east building.

Both buildings will be demolished and 2 new buildings will be constructed. The buildings will be Mix-Use/Multi-Unit Residential occupancy. The new west building will front onto Albert Street and house three (3) units. The east building will face Division Street and have seven (7) units.

DRIVEWAY

There are 2 driveways to the property. One at the NW corner of the site onto Albert Street and the other near the SE corner of the site onto Division Street. The access onto Albert Street will be modified and used for the new rear parking lot area. The east entrance to the existing gravel parking lot will be closed.

SERVICING

Both buildings can obtain a gas service from the existing gas watermain on Albert Street.

Both buildings can be serviced with Hydro and Bell by the underground lines at the intersection of Division Street and Albert Street.

The two (2) existing 19mm water services will be abandoned. One new 75mm water service connection from Albert Street is proposed to service both buildings. The service will be extended into the new east building. The west building will be serviced through the east building.

The existing 150mm sanitary service will be used to service both buildings. The existing service will be camera inspected to confirm the service is in good condition.

STORMWATER MANAGEMENT

A separate Stormwater Management Report has been prepared for the development. In summary:

- ❖ Both buildings will have a flat roof. Stormwater discharge will be controlled by installing Zurn Control-Flo Roof Drains. The roof drains will connect to a new storm sewer pipe connection into the existing Municipal Storm sewer on Albert Street.
- ❖ The Landscaped areas will discharge onto the Albert Street Boulevard or the Municipal parking lot, without any controls.
- ❖ The proposed private sidewalk will be constructed using permeable pavers. They will capture all rainfall onto the paver surface.
- ❖ The asphalt driveway/parking areas will be graded to direct runoff into the new rear parking area catchbasin. The new private storm sewer will be connected to the existing catchbasin located at the driveway onto Alberts Street.

Prepared by: Bruno Dobri, P.Eng.
Dobri Engineering Ltd.

