454 - 462 Cumberland Avenue & 3255 New Street, 3259 and 3265 New Street, Burlington
OPA/ZBA Pre-Consultation Comment Response Chart (March 15, 2023)

#	Comment	Response
REGION OF HALTON		
Potential for Site Contamination:		
1	Section 147(17) of the Regional Official Plan (ROP) requires the applicant of a development proposal to determine whether there is any potential contamination on the site they wish to develop, and if there is, to undertake the steps necessary to bring the site to a condition suitable for its intended use.	See enclosed Phase 1 ESAs, prepared by Rubicon Environmental Inc. for each of the 5 lots within the site.
2	The Region requires the submission of an executed Environmental Site Screening Questionnaire (ESSQ) and a Phase 1 Environmental Site Assessment report, completed to O.Reg. 153/04 standards and accompanied by a letter of reliance granting the Region third party reliance. Please follow the Region's reliance letter template in this respect. Subsequent to further review, additional information may be required (i.e., Ph 2 ESA and/or Record of Site Condition (RSC), depending on the recommendations of the report(s)).	See enclosed ESSQs for each of the 5 lots within the site.
Waste Management:		
3	Regional Staff note that private waste collection will be required for the proposed development. The applicant willbe required to arrange for private waste collection specific to the development's operational Waste collectionneeds and should include waste diversion.	Noted. Private collection will be provided.
Municipal Servicing:		
4	Any major servicing works required for this project would fall under the Regional Servicing Agreementprocess, including securities, Agreement registration, developer's liability insurance and the payment of Agreement fees.	Funciton Servicing and Stormwater Report (FSSR) enclosed.
5	Local watermain and wastewater main (sanitary sewer) hydraulic analysis should be completed by thedeveloper's consultant as well for the local sewers and the drainage area down the to the nearest trunksewer.	Sanitary sewer hydraulic analysis will not be required given the locaton of the sanitary trunk on New Street, Counterpoint has completed a preliminary assessment of the local sanitary sewer and there are no capacity concerns.
6	The consultant should include details about other developments properties in the drainage area in theiranalysis of the local sewers (if any).	The FSSR indicates the subject site drains to the Centennial Bikeway.
7	The report should speak to the number/type of units proposed and the phasing of the development withrespect to the impacts on the Region's water distribution system and wastewater collection system.	Included in FSSR.
8	Phasing, timing of the development, and required/available capacity shall be detailed in the report.	The FSSR demonstrates that there is available capacity in the local Cumberland Avenue sanitary sewer. Sanitary Capacity for trunk to be confirmed in consultation with Region staff. Construction commencement targeted for 2024.
9	Details must be included on potential external main upsizing or main extensions to accommodate thedevelopment, etc. and also future forecast Regional capital works projects. The proposed development(FSR) will have to align with any Master Servicing Plan that is required for the area, City and Region.	The FSSR demonstrates that there is available capacity in the local storm and sanitary sewers. No external upsizing is required.
10	Fire Flow Rate Testing should be incorporated in the FSR. The proponent should undertake fireflow ratetesting of representative Regional fire hydrants in the area, with the proponent's fireflow contractor andRegion forces present. Include within the FSR a copy of the fireflow rate testing results, and the FireUnderwriters Survey (FUS) requirements for the development. This information will help to assist ininforming the watermain design and watermain hydraulic modelling analysis that is being undertaken by theproponent's consultants.	Hydrant test coordination underway but not yet complete, test results to be available shortly.
11	Further to the formal hydraulic analysis requirement, the developer's consultant can utilize the Region'scurrent water and wastewater models (if required). The developer's civil consulting engineering firm will berequired to enter into a Data License Agreement prior to obtaining any digital information from the Region.	Noted.
12	The FSR should include information related to all the other Utilities infrastructure in the area and potential conflicts.	The FSSR indicates water, sanitary and storm sewers only. Dry utilities can be discussed or indicated on detail design/SPA submission drawings and reports.
13	The FSR should show the existing site services and note how they are proposed to be decommissioned tomake way for the development.	Included in FSSR.
14	The developer must physically locate the watermains and wastewater mains (sanitary sewers) that arelocated immediately south and east of the property within Cumberland Avenue and New Street. TheProfessional Engineer preparing the FSR must consult with the Region regarding the proximity of theproposed development to the watermains and wastewater mains (sanitary sewers), and the Region'sapproved set-back of the development from the watermains and wastewater mains. There shall be noimpact from the development on the Region's watermains and wastewater mains. The Engineer shallprepare a number of cross-section engineering drawings along the south and east portion of the propertyand the City's road boulevards, for discussion with the Region. Proposed footings, foundation walls,overhangs, excavation, shoring, tie-backs, municipal mains and utilities will require to be detailed for reviewby the Region.	To be completed at SPA/detail design stages.
15	Please note that this development may require additional municipal watermain isolation, and possibly a fullsize water chamber(s) (including three/four valves) for the proposed development's water serviceconnections, to the Region's water distribution system. The developer's civil engineering consultant mustundertake a design exercise within the FSR in order to demonstrate that a full size water chamber(s), ifrequired, can fit within the Cumberland Avenue/New Street road/boulevards, while giving adequateseparation distances from the other utilities in the area. The Engineer shall prepare a number of detaildrawings, for discussion with the Region early in the process.	To be completed at SPA/detail design stages.
16	New development must be on the basis of full municipal services.	Noted, included in FSSR.
17	The developer should be aware of the Region's Multi-Unit Servicing Policy with respect to the number andlocation of water meters.	Noted, to be completed at SPA/detail design stages.
18	Regional policies state that water and sanitary services cannot cross lot lines, the owner will ensure thisthroughout the process. Each lot must be independently serviced if it is proposed to be a separate lot.	Noted, included in FSSR.
19	Any major servicing works required for this project would fall under the Regional Servicing Agreementprocess, including securities, Agreement registration, developer's liability insurance and the payment of Agreement fees.	N/A based on the conclusions of this FSSR. No external servicing is required for this development.
20	Servicing of a standard nature is required to go through the Regional Services Permit process.	To be completed at SPA/detail design stages.
21	The size and scope of, utility trench and road cut, road restoration shall be to the satisfaction of the City ofBurlington for local roads.	To be completed at SPA/detail design stages.

22	Watermain and wastewater main (sanitary) servicing capacity is not guaranteed at the LOPA and ZBAstage. Servicing of development in the Burlington area of Halton Region is currently on a first-come-firstservebasis. The owner can pre-consult about servicing capacity with the Region at any time in the futuregoing forward. This current development proposal capacity will be reviewed closely and commented upon atthe time of Planning application receipt. Should a servicing capacity issue be identified at that time then itwill have to be dealt with, working through it with the Region. Servicing capacity is deemed to be in hand atthe issuance of a Regional Servicing Agreement, Special Financial Agreement, and Regional ServicesPermit, which is reviewed and obtained toward the end of the City's Site Plan approval process, or RegionalServicing Agreement.	To be completed at SPA approval stages given the sanitary allocation on a first come first served basis and confirmation to be provided only when Regional Servicing Permit is granted. Counterpoint will consult with Halton Region regarding available sanitary servicing capacity.
23	Any water services and sanitary services that currently exist to the property(s) that will not be utilized for anyreason will be required to be disconnected right at the respective main by the developer.	Noted, included in FSSR.
24	The developer's site servicing consultant can preconsult with the Region at any time regarding theirproposed draft site servicing water design, wastewater design and identified utility conflicts.	Noted.
25	The Region would like to receive confirmation in writing when any required formal land assembly has takenplace at the LOPA and ZBA stage in order for servicing to conform to Regional Policies, and to confirm thatwater and wastewater services do not and will not cross lot lines for different property owners.	Noted, no proposed water or waste water services will cross ultimate lot lines.
26	The developer will inform the City, and the Region, whether they will be submitting a Site Plan application atthe same time as the LOPA and ZBA applications for timing purposes and issues identification andresolution purposes.	SPA submission to follow OPA/ZBA approval.
CONSERVATION HALTON		
1	The subject properties are not regulated by CH under Ontario Regulation 162/06, and due to the size staff do not have any SWM concerns (regarding our provincially delegated responsibilities under OntarioRegulation 686/21).	Noted.
DEVELOPMENT ENGINEERING		
General Comments:		
1	All plans to use the same base layer.	Noted.
2	Provide a Title Search, existing reference plans, and applicable agreement documents to verify agreements on title. Please be advised that ensuring clean title is the responsibility of the Owner/Developer. It appears that there is existing easement / ROW on title (Plan 204-13163 Part 7and 8) that are within the subject property of development. Please share with the City the easement /ROW agreements, and the easement / ROW owner's comments that are pertinent to the proposed development.	Title documents included in Survey. The easement / ROW on title is a legacy agreement between neighbours to have access to each others' land. When there is common ownership of all of the properties involved, the rights of way will become redundant and can be removed from title. This easement will be released when the lands are sold at final approval and Traditions Seniors Housing takes ownership of all 5 properties.
3	Identify existing or proposed easements and setbacks on all plans.	To be confirmed and provided at detailed design/SPA.
4	Identify required land dedications on all plans.	Daylight triangle included on plans.
5	All private utilities must be constructed within the subject property limits.	Noted.
6	City Plan and Profile drawings may be downloaded from the Open Data Portal.	Noted.
Right Of Way (ROW)		
7	Cumberland Avenue is at the deemed width as per the Official Plan and therefore, no additional widening is required.	Noted.
8	New Street deemed width is 35m. The actual New Street ROW width in front of 3255, 3259 and 3265 New Street is greater than the deemed width, therefore additional road widening is not required.	Noted.
9	A 9m x 9m visibility triangle is shown on the Site Plan. Please confirm the daylight triangle requirements withTransportation Staff. If a daylight triangle is required (i.e., 7m x 7m dimensions), please add the daylighttriangle on all plans. Please be advised that daylight triangle will be dedicated to the City, and underground structure (i.e., underground parking, storage tank) shall not encroach to the daylight triangle.	Both a 9m x 9m visibility triangle and a 7m x 7m daylight triangle are both noted on all drawings enclosed. There are no encroachments within the daylight triangle that shall be conveyed.
10	City staff determined the widening requirement from compiled information and is not responsible for anyerrors or omissions. Any widening information supplied by City staff must be verified by an Ontario LandSurveyor.	Noted.
11	A Municipal Consent Permit is required for any works on public lands, including but not limited to temporary staging, grading, servicing, construction or disturbance of vegetation.	Noted.
12	City Engineering Services 10-year capital plan has Cumberland Avenue Renewal (Fairview Street –New Street) budgeted in 2023 and forecasted in 2030, Centennial Recreational Trail (Dynes Road –Cumberland Avenue) Renewal and Replacement budgeted in 2023 and forecasted in 2027, and New Street Bike Lanes and Transportation Improvement. The projects scope and dates are subject tochanges. Please coordinate with the City's Engineering Services, Design and Construction andTransportation Departments.	Noted.
Functional Servicing & Stormwater Management Report		
1	All documents to be prepared in accordance with the Council approved Stormwater Management Design Guidelines (COB SWM), as amended.	Noted, included in FSSR.
2	To be stamped and certified by a Professional Engineer.	Included in FSSR.
3	The City's Stormwater Engineer has provided the following criteria:	
	a. Quality Control (COB SWM 6.1.4.1 and 6.1.4.2): Enhanced 80.0% TSS removal achieved with a treatment train approach. An OGS will only becredited with 50.0% TSS removal. OGS CA-ETV certified units only. OGS to be sized to capture and treat a min. 90.0% of the runoff volume. Rooftop areas may be considered clean if the flows are separated from non-roof areas as per COB SWM 3.6 and 6.1.4.1.	Included in FSSR.
	b. Quantity Control (COB SWM 6.1.1.1): 100 year return period post-development shall be controlled to the 5 year return period predevelopment. A max. predevelopment imperviousness of 36% (C=0.50) is to be used for pre-developmentcalculations.	Included in FSSR.
	c. Erosion Control (COB SWM 3.4 and 6.1.2): Not Required	Included in FSSR.
	d. Water Budget (COB SWM 3.5 and 6.1.3): Strongly recommend the first 5mm of rainfall be retained and infiltrated or reused onsite.	Included in FSSR.
	e. Groundwater: If there is a foundation drainage collection system, flows must be accommodated in thequantity control for the site, and discharge must meet the Storm Sewer Discharge Bylaw 59-2022 Table 1 criteria, as amended.	To be addressed at SPA/detail design.
	f. External Flows: Identify all external flows and safely accommodate them under the developed conditions toavoid upstream flooding or ponding.	Included in FSSR.
4	g. Overland Flow Route (SWM 5.3.2 and 6.1.1.3): Provide the emergency overland flow route on the plans and direct it towards Cumberland Ave, and/or New Street. Include the neighbouring properties to ensure existing drainagepatterns are being maintained.	Included in FSSR.

5	Provide full sized scalable, signed, and stamped plans for the following: a. pre-development stormwater b. post-development stormwater c. grading d. servicing e. any additional applicable plans	Full size Grading Plan and Servicing Plan are included in the Civil Drawings. Pre and Post development Stormwater plans are included in the appendix of the FSSR.
	Include a Letter of Reliance that allows the City to rely upon the documents.	Letter of Reliance available upon request once plans are confirmed final.
Noise and Vibration Feasibility Study		
1	All documents to be prepared in accordance with the MECP's Environmental Noise GuidelinePublication NPC-300, as amended.	Noted, see included Noise Study.
2	To be stamped and certified by a Professional Engineer.	Included in Noise Study.
3	The study to include but not limited to the following: a. Considered a Class 1 property. b. Identify offsite stationary noise sources that may require mitigation for existing and/or proposeddevelopment and provide the mitigation requirements. If offsite mitigation is required, thenconfirmation of a legal agreement between the development and offsite sources is required.Please note, adjacent property owners are not obligated to mitigate their onsite stationary noisesources, as it relates to stationary noise impacts on the subject development. The applicant isresponsible for mitigating the exceedances within the limits of the subject development, whichmay require a site redesign.	Included in Noise Study.
	c. Provide all STAMSON and/or model calculations for both onsite and offsite. d. Provide any onsite noise measurements. e. Use reflective surfaces for STAMSON or alternate model calculations where applicable. f. Provide capacity volumes received from the City's Traffic Department for roads using STAMSON orother model calculations. Include the correspondence within the appendix. g. Provide any correspondence from external agencies to confirm traffic and/or train counts withinthe appendix. h. Provide all mitigating measure calculations including but not limited to window glazing, façaderequirements, noise walls, etc.	Included in Noise Study.
	i. Provide a key plan identifying points of reception. j. NPC-300 exceedances and/or max. points of reception required for every floor and side of thebuilding. k. Points of reception required for every neighbouring property. l. Provide a table for the points of reception and include the allowable noise level under NPC-300,estimated noise level, and the mitigated noise level. m. Provide warning clause recommendations where applicable. n. Provide a summary and drawing of any required mitigation measures.	Included in Noise Study.
4	Include a Letter of Reliance that allows the City to rely upon the documents.	Enclosed with this submission.
URBAN FORESTRY & LANDSCAPE		
1	An Arborist Report, Tree Inventory and Tree Protection Plan is required is required to document all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the property lines,and all trees of any size on city property. See the City of Burlington: Pre-Submission Checklist for furtherrequirements. Ensure your tree inventory table is provided as an excel file in addition to the word file.	Arborist Report, Tree Inventory Plan, and Tree Preservation Plan Report enclosed with this submission. Excel file can be shared upon request.
2	Any existing trees on the subject site should be considered for preservation. The removal of trees shall be considered as a last resort. Trees that are to be removed will require a plan for replacement. Trees that are 15cm in DBH will be counted toward replacement requirements using the City's aggregatecaliper method. Tree replacements will be based on 50mm caliper replacement sizes. Proposals for replacement shall consider planting on the existing subject property as a priority. Where there is no room for replacement trees, cash-in-lieu of replacement will be required.	Where possible, existing trees are proposed for retention. Replacement trees for those proposed for removal to be confirmed through detail design/SPA.
3	Removal to trees on neighboring properties, or that are located on a shared property line (boundary trees) will require consent from the adjoining and/or adjacent owner(s). Where impacts are proposed(i.e., encroachment / injury) to neighbouring and/or boundary trees the adjoining and/or adjacentowner(s) shall be consulted and made aware of the proposed development and potential impacts to their trees and/or boundary trees and the applicant shall submit a document in writing from adjoiningand/or adjacent owner(s) that there are no concerns with the proposal for those trees, or the applicant'squalified tree professional (as defined in Pre-Submission Checklist) shall address the potential impacts tothe neighbor's trees and/or boundary trees and provide an attestation in the Arborist Report that the impacts proposed will not be a detriment to the trees, and they will remain in healthy condition.Information in the report shall also include the preservation methods, including pruning and fertilizing,that can be implemented by the owner to ensure the health of trees on neighboring properties. a. Additional to the above, the trees to the rear of 462 Cumberland Ave within the HydroCorridor are owned by Hydro One.	Municipal trees proposed for removal have been discussed with Urban Forestry. Trees within and shared with the HydroOne corridor have been supported by HydroOne pending City's confirmation given the land lease.
4	The public tree by-law is applicable to the proposed development. There are several large public treesthat front onto Cumberland Avenue and New St. These trees shall be retained and factored into theproposed design plans. The removal of public trees shall be considered as a last resort. Where City ofBurlington public trees are proposed for removal, council approval is required prior to tree permitissuance. The number of replacements will be evaluated using the City's aggregate caliper method.	Noted. An agreed upon approach as proposed in the encloased submission has been confirmed via email with Melissa Torchia.
5	Be advised that, outside of the planning application, the City's Private Tree By-law is applicable to thesubject property. Private trees that are regulated and require removal or injury to facilitate projectworks may require a tree permit depending on the timing of removal and/or injury relative to planningapplication(s). Please consult with the City at all stages of your project (e.g., demolition) to ensurecompliance.	Noted.
6	Trees and corresponding tree protection hoarding (vertical and/or horizontal) shall be illustrated andconsidered on all civil drawings and factored into all Construction Management and Mobility Plans	To be included at SPA stage once details are confirmed.
7	A Landscape Concept Plan will be required showing the general layout and intent of what is proposed forlandscaped areas, including landscape buffer planting, outdoor amenity areas, fence location and typesand pedestrian circulation. See the Pre-Submission Checklist for requirements.	See enclosed Landscape Concept Plan.
8	The landscape plans must show and dimension pedestrian walkways and connections to the city sidewalk (1500mm minimum width, 1800mm recommended). Consider the width of the pedestrianwalkways minus the doors that open out to ensure pedestrians don't need to walk on vehiculardriveways.	See enclosed Landscape Concept Plan.
9	The landscape plans must show conceptually the proposed layout and use of any outdoor amenity areas.	See enclosed Landscape Concept Plan.
10	The landscape plans must show all regulated limits/hazard lines on the landscape concept plan.	N/A
11	The landscape plans must show the location of air vents/shafts and coordinate with landscape concept(e.g. do not locate vents in walkways and coordinate with proposed planting locations).	To be included at SPA stage once details are confirmed.
12	The landscape plans must show bicycle parking and snow storage locations.	Bike parking storage proposed below grade, see architectural drawings. Snow to be maintained by property management.

13	The landscape plans must show proposed tree plantings should follow the ESA's guide Planting Under orAround Powerlines & Electrical Equipment: trees and/or shrubs with a max. mature height and spread of4.5m in the Low Zone (to 4.5m from the power lines), trees with a max. mature height and spread of7.6m in the Medium Zone (7.6m from the power line), and trees of any size beyond 7.6m from thepower line. See the ESA Guidelines for Planting Under or Around Powerlines & Electrical Equipment.	See enclosed Landscape Concept Plan. Detailed planting plan to be provided at SPA stage.
14	Where trees are proposed, ensure the minimum required soil volumes are provided and documented onthe landscape plans using good quality soil. The minimum requirements are as follows: 30m3 of soil pertree in a single tree pit, 20m3 per tree in a shared planting environment. Excavation for each plantingenvironment should be 0.75m to 1.2m depth and should not exceed 1.5m depth and be tailored to stocksize used. Smaller rooting volume (minimum 15-20m3) may be proposed for smaller trees.	See enclosed Landscape Concept Plan. Proposed plantings take into account soil volume and take the underground garage slab into consideration. Detailed planting plan to be provided at SPA stage.
15	Where trees, shrubs and herbaceous material is proposed, ensure material is suitable for the existingand proposed conditions to ensure success (e.g., salt tolerant, and suitable for existing and proposed soiland other environmental conditions).	Noted. Detailed planting plan to be provided at SPA stage.
16	Any recommendations or issues of compatibility (e.g., noise, light, uncomfortable wind conditions) notedin the Planning Justification Report, Noise Report and Wind Study should be addressed and reflected onthe Landscape Concept Plan, for example with buffer planting, screens and fencing, trellises or awningsfor outdoor areas including pedestrian walkways and amenity areas.	See enclosed Landscape Concept Plan, noise mitigation measures included where recommended.
17	Where required, landscape buffers should provide separation and be designed to partially obstruct theviews to adjacent properties along shared property lines. The landscape buffers should be a denselandscape screen consisting of evergreen trees or a combination of solid screen fencing with evergreenand deciduous trees and understory shrubs.	Noted, privacy between existing neighbours is prioritized.
18	Screen parking from the road frontages.	No parking at grade is proposed.
19	Please review and apply the Sustainable Building and Development Guidelines.	Noted. Further details to be provided at SPA stage.
20	Once the number of parking spaces is finalized, confirm the required number of Type "A" and Type "B"barrier free parking spaces required. Type "A" shall be 3400 mm in width and signed to indicate VanAccessible Parking. Type "B" shall be 2750 mm as per city zoning by-law. As per city zoning by-law, theaccess aisle shall be 2000 mm. The access aisle is to be clearly identified and can be shared by bothspaces. Please see GAATES Figure 2.6.4.1 (page 127) for Van Accessible Signage detail.	One Type A and one Type B accessible space is proposed, see underground parking plan in architectural drawing set.
21	Locate the barrier free parking spaces closest to the main entrances and not crossing vehicular traffic.	Noted, see architectural drawings.
TRANSPORTATION SERVICES		
1	The site shall require a transportation impact study (TIS), also known as a mobility impact study (MIS).Please refer to Halton's Traffic Impact Study Guidelines for the scope and confirm with the City ofBurlington Transportation Planning staff. The TIS/MIS shall be to the satisfaction and approval of theDirector of Transportation Services or designated.	See enclosed TIS.
2	Parking supply shall be consistent with and per the City Zoning by-law. A parking study is required if theproposed parking does not adhere to the City of Burlington by-law requirements. Please refer to ourBurlington Citywide Parking Standards Review for applicable parking rates for this proposal -https://www.burlington.ca/en/services-for-you/city-wideparking-standards-review.asp	See Parking Study as part of the TIS, with justificaiton and support for a reduced parking standard, as discussed with City staff.
3	In addition to the 9m x 9m visibility triangle, the applicant shall convey 7m x7m lands to the City fordaylighting at the intersection of Cumberland Avenue (Collector Road) and New Street (Minor Arterial Road).	Noted, this is included on Site Plan drawing. Conveyance details and timing to be discussed.
4	The location of the accesses is supported by Transpiration Planning however, site access must adhere tothe standards of the City of Burlington.	Noted, see enclosed TIS for details.
5	The southern most driveway at Cumberland Avenue shall be designed in such a way as to enforce one wayexit only, with prohibited inbound traffic. Proper traffic signage and pavement-markings shall be required.	The driveway off Cumberland Avenue is one-way only (counterclockwise, entrance on the north and exit on the south). A detailed signage plan to be provided at SPA.
6	At the vehicle entrances to the site, the sidewalk shall be continuous through the driveway. The drivewaygrade will be compatible with the existing sidewalk/ multi-use path and a vehicle curb depression will beprovided for at the entrance.	Noted, this has been included.
7	Please provide a note in the site plan drawing where the existing driveways on New Street andCumberland Avenue are to be closed such as "Existing driveways to be removed. Boulevards and curb to be reinstalled as per municipal standard."	Note is included on the architectural drawings.
8	The underground parking stalls including accessible parking and parking aisle dimensions shall be as per the City of Burlington Site Plan Guidelines.	Dimensions are included on the architectural drawings.
9	The underground ramp detail and dimensions shall comply with the City of Burlington standards.	Dimensions are included on the architectural drawings.
10	The site plan is to include abutting right-of-way widths including, lane configurations, multiuse trails, parking lanes, sidewalks, driveway accesses etc., and utilities such as street lighting, hydro poles, and firehydrants if any.	Noted, this has been included on site plan.
11	The applicant shall be required to conduct and provide a swept path analysis to/from any proposedloading and waste collection area including circulation to/from the ROW. The analysis will ensure vehiclesdo not reverse into the site from the municipal right-of-way and vehicles do not reverse from the site intothe municipal ROW.	This is included in the TIS report.
12	All infrastructure improvements required within the municipal ROW will be at the expense of thedeveloper and will be identified during the site plan application process.	Noted.