



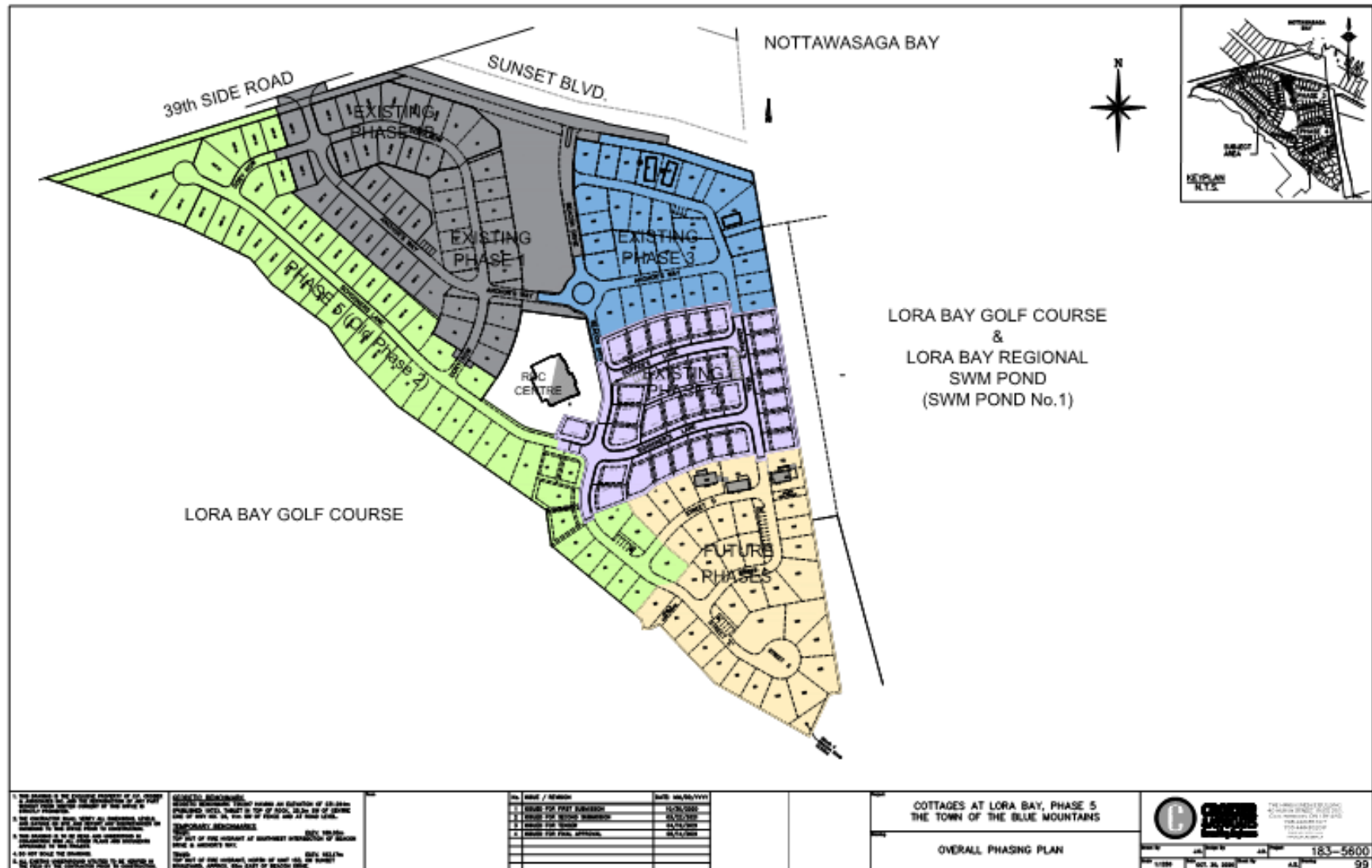
CROZIER
CONSULTING ENGINEERS

Cottages at Lora Bay Phase 5 Drainage Review

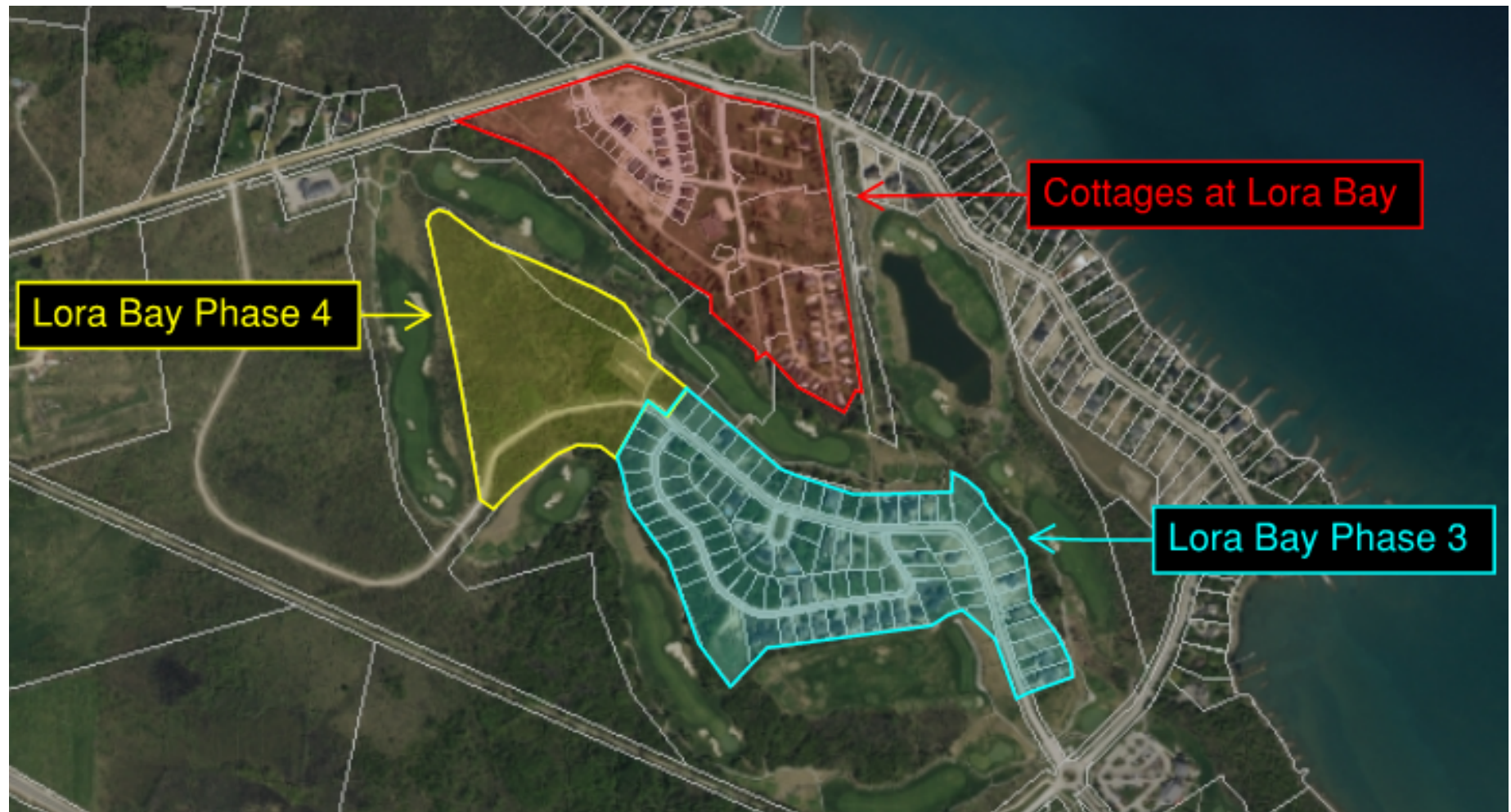
Presented By: Austin Spencer, P. Eng.

Date Presented: July 13, 2021

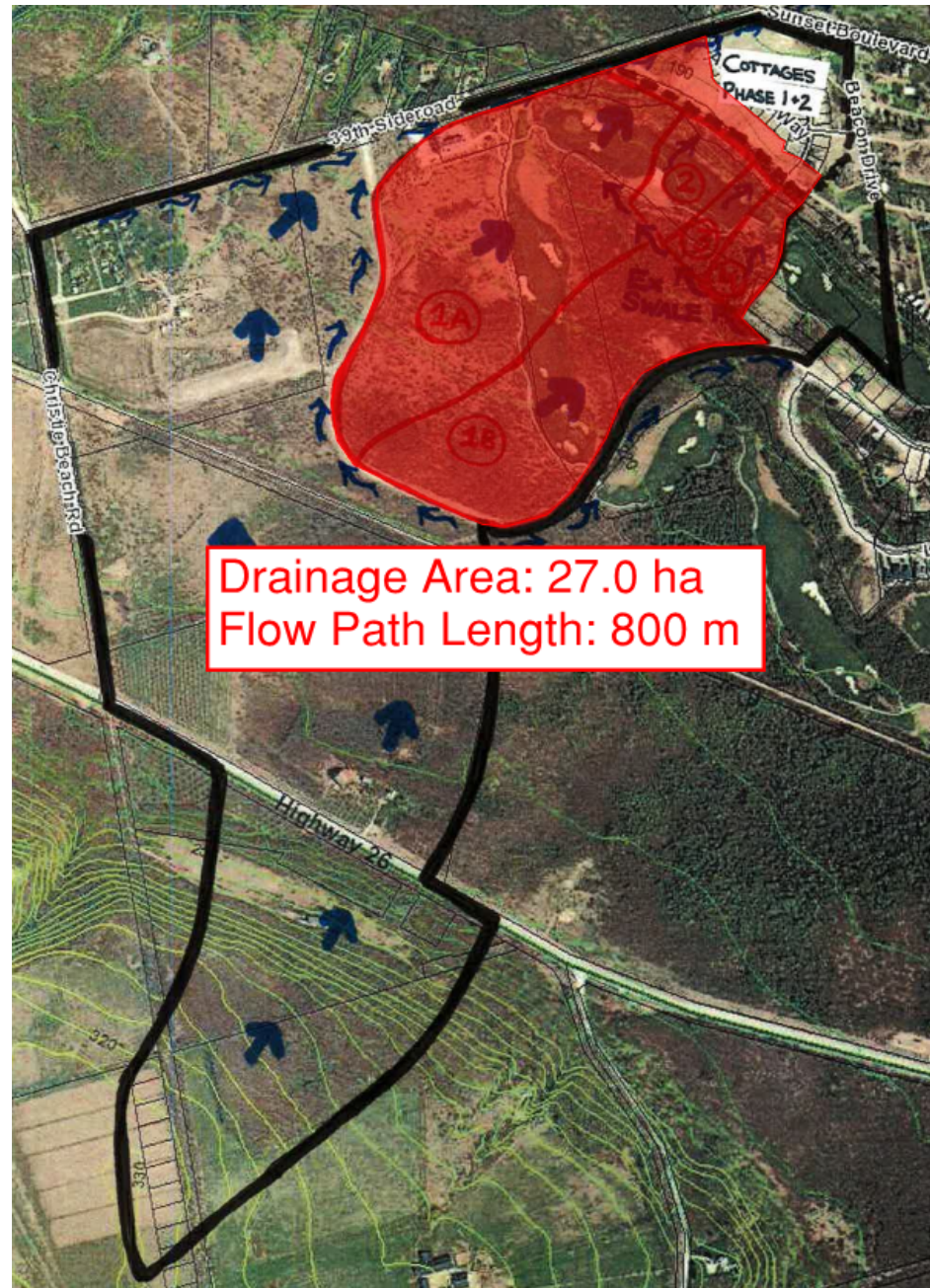
Cottages Development



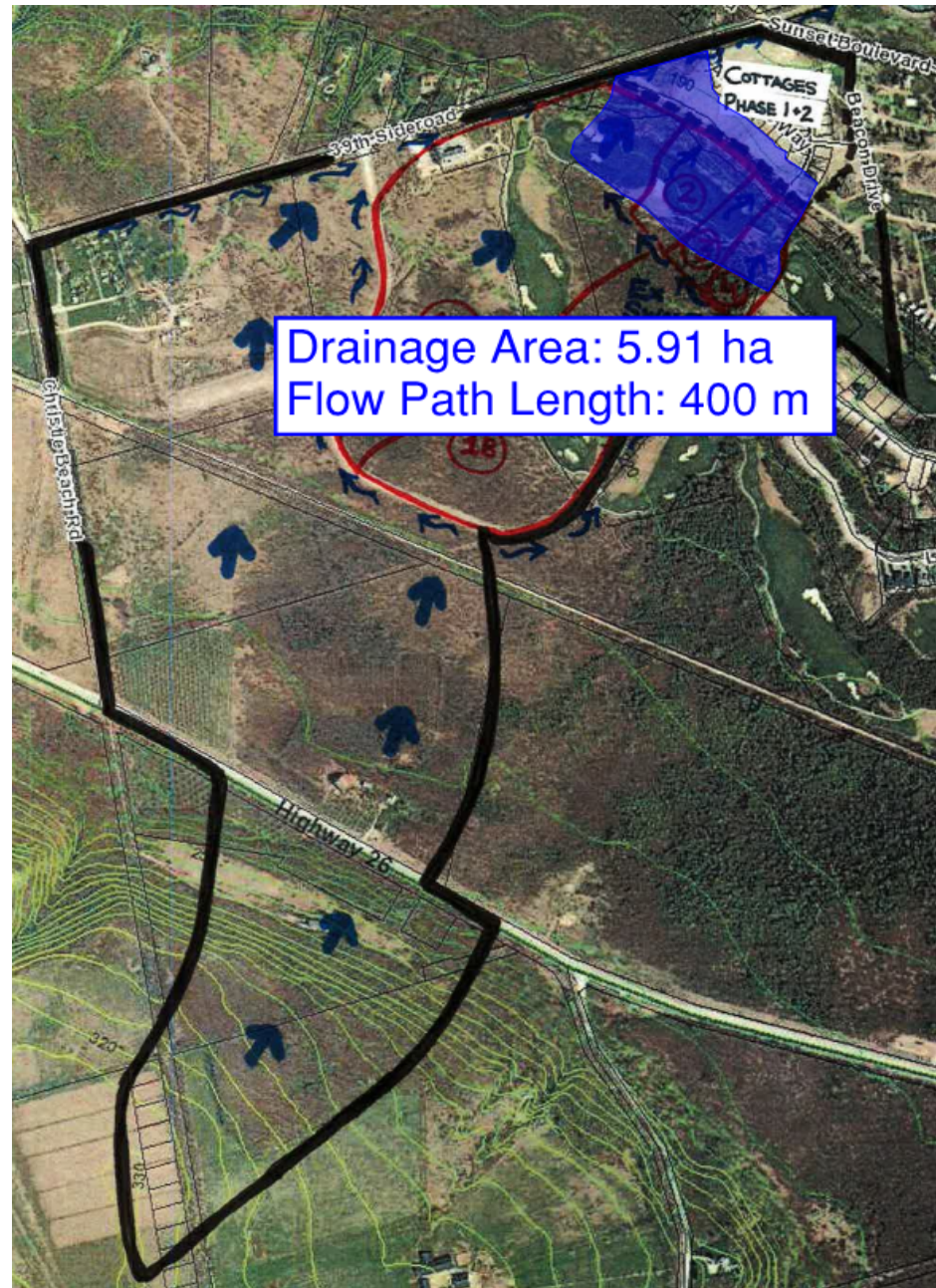
Site Location and Surrounding Developments - Lora Bay



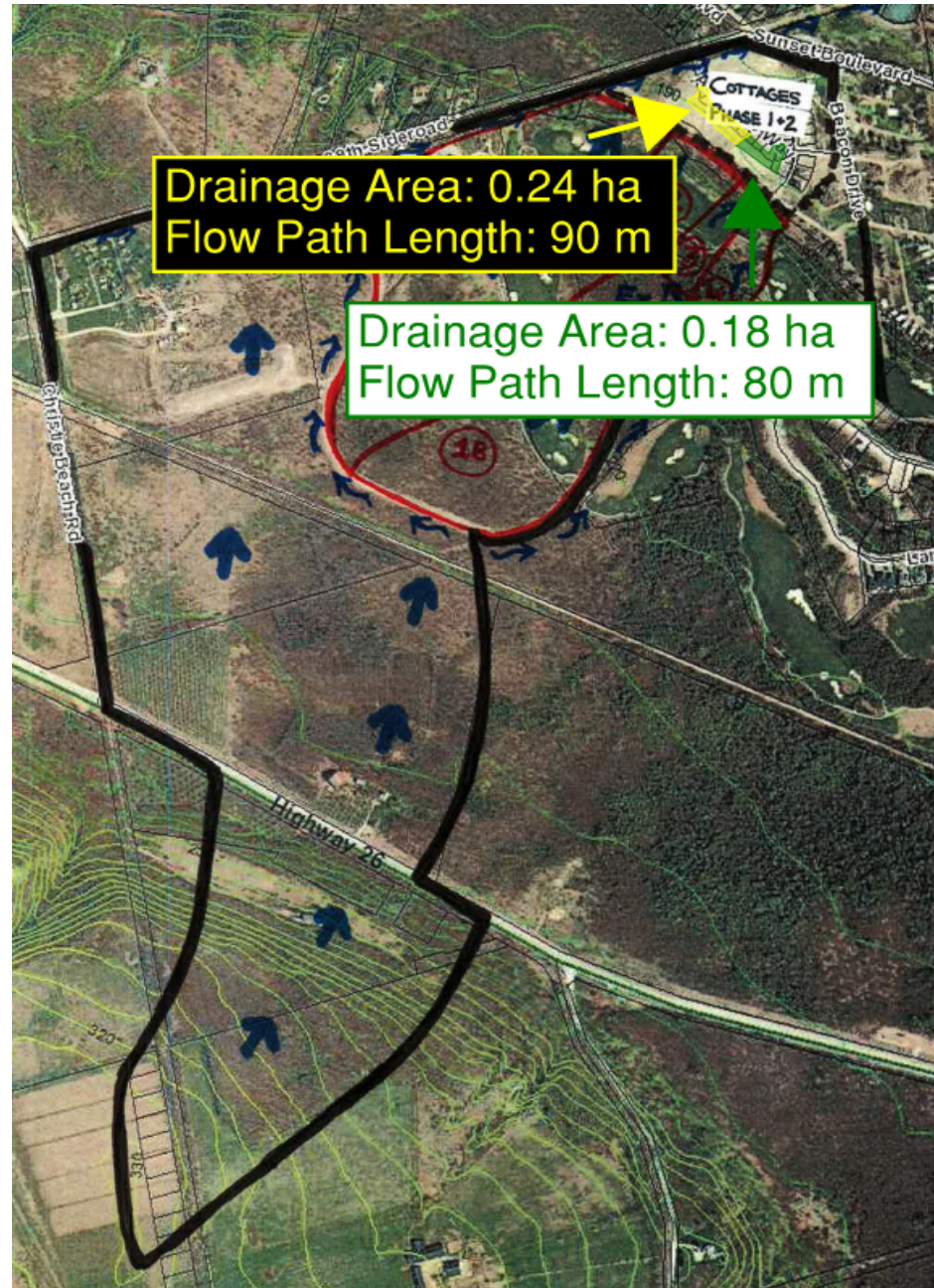
Pre- Development Drainage Area Impacting Anchor's Way (2013)



Existing Conditions Drainage Area Impacting Anchor's Way (2020)



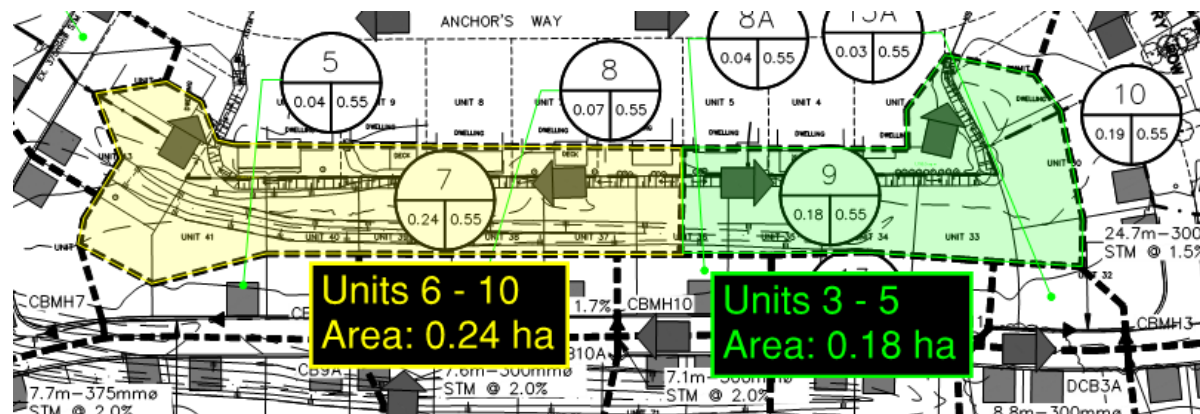
Post- Development Drainage Area Impacting Anchor's Way



Comparison of Stormwater Runoff Impacting Existing Anchor's Way

Table 1: Comparison of Pre-Development, Existing Conditions and Post-Development Drainage Conditions

Criteria	Pre-Development (2013)	Existing Conditions (2020)	Post-Development (2021)	
			Unit 3 - 5	Unit 6 - 10
Drainage Area (ha)	27.0	5.91	0.18	0.24
Flow Path Length (m)	800	400	80	90





Questions & Answers