



November 19, 2021

The Corporation of the County of Prince Edward
332 Main Street
Picton, ON
K0K 2T0

Attn: James Griffin, Intermediate Planner
Department of Development Services

Re: Proposed Residential Five Lot Subdivision
Rossmore Development – George Georgiou
Draft Plan of Subdivision – Submission 3
Our File No. 190-4507

Mr. James Griffin:

An application for Draft Plan of Subdivision of the Rossmore Development was submitted in June 2021 for the proposed residential five lot subdivision on Hennessey Road. The engineering components of the second submission to Prince Edward County included:

- Revised Traffic Brief by Asurza Engineers dated June 29, 2021
- Response to Comments Letter by GHD dated January 25, 2021
- Response to Comments Letter by Jewell dated July 6, 2021
- Revised Functional Servicing Report by Jewell Engineering Inc. dated June 7, 2021

Review comments were received from the following agencies:

Quinte Conservation – Review comments dated December 5, 2021

Ministry of Transportation - Review comments dated August 31, 2021

Prince Edward County – Review comments dated October 25, 2021.

PEC Environmental Advisory Committee – Review comments dated August 13, 2021 & October 22, 2021

Muncaster Environmental Planning Inc. – Review comments dated August 31, 2021

The following responses to the engineering related comments are provided:

BELLEVILLE
(HEAD OFFICE)
1–71 Millenium Pkwy.
Belleville ON K8N 4Z5
Tel: 613-969-1111
info@jewelleng.ca

TOLL FREE
1-800-966-4338

KINGSTON
208–4 Catarqui St.
Kingston ON K7K 1Z7
Tel: 613-389-7250
kingston@jewelleng.ca

MISSISSAUGA
200A–2155 Leanne Blvd.
Mississauga ON L5K 2K8
Tel: 905-855-1592
mississauga@jewelleng.ca

www.jewelleng.ca



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario to offer professional engineering services.



ASSOCIATION OF CONSULTING
ENGINEERING COMPANIES
ONTARIO

Quinte Conservation Comments

Stormwater Management

- No concerns were noted with the stormwater management strategy detailed in the Functional Servicing Report.
- Detailed engineering drawings will be provided subsequent to Draft Plan Approval and will include updated topographical information.
- Jewell is aware of the Shoreline Management Report currently being completed by Quinte Conservation and the likely outcome of a revision to the 100 year flood elevation (76.0/76.1m vs 75.8m currently). It is understood that the new flood elevation will not affect the proposed building envelopes (since it is not yet formally approved), however, detailed design will be completed in consideration of this new elevation (lot and apron grades to be maintained above new floodline elevation). It is expected that some of the proposed ditches will be below the new flood elevation due to constraints related to the existing ditches on Hennessey Street and the need to ensure positive drainage to the Bay from the existing ditches but all proposed lots and homes will be set above the new flood elevation.

Hydrogeological Assessment

- Refer to attached letter from GHD regarding additional details of the septic treatment systems proposed and phosphorus removal.

Environmental Impact Study

- No further concerns were noted.

Ministry of Transportation Comments

- No further concerns were noted.

Prince Edward County Comments

Planning Rationale/Draft Plan of Subdivision

- 1) Refer to RFA Planning Response Letter
- 2) Refer to RFA Planning Response Letter
- 3) Refer to RFA Planning Response Letter
- 4) A road cross culvert will be provided to direct all roadside ditch drainage through the proposed development and out to the Bay of Quinte.
- 5) Refer to RFA Planning Response Letter

Environmental Impact Study

- 6) Engineering plans will include recommendations from the EIS report – detailed engineering drawings to be provided subsequent to Draft Plan Approval.
- 7) Refer to Cambium/RFA response letter.
- 8) Refer to Cambium/RFA response letter.

Functional Servicing Report

- 9) Acknowledged. Lot grades will be maintained at 2% minimum. Refer to FSR Addendum.
- 10) Refer to FSR Addendum.
- 11)
 - a. Refer to FSR Addendum.
 - b. Refer to FSR Addendum.
 - c. A 5m easement is typically applied for drainage/servicing and is appropriate for the enhanced grassed swale between lots 1 and 2.
 - d. Acknowledged. Detailed design drawings will ensure that ditches are graded to ensure positive drainage of the existing Hennessey Street ditches to the Bay of Quinte.

Phase One ESA

- 12) Refer to RFA/Cambium response letter.

Prince Edward County Water Department

- 1) Noted. Detailed design drawings (to be completed after draft plan approval) will include specifications requiring PVC watermain pipe and stainless steel band style saddles.
- 2) Noted. Friction losses are minimal in the 150mm pipe therefore the revised pipe length of 150m between hydrants does not impact the resulting static pressure at the end of Hennessey Street. Fire flows available with the watermain extension will remain similar to the existing system ~940gpm which exceeds the OBC required fire flow of 793gpm. The conclusions of the FSR remain valid.



- 3) Noted. Groundwater levels will be considered when completing the detailed design drawings for the watermain.
- 4) Noted. Detailed design drawings will specify “k copper” for the water services.
- 5) The development site plan has been revised to show a fire hydrant installed at the end of the cul-de-sac – Refer to FSR Addendum. Detailed design drawings (to be provided after draft plan approval) will provide further details.
- 6) The development site plan has been revised to show a sampling station installed at the end of the cul-de-sac – refer to FSR Addendum. Detailed design drawings (to be provided after draft plan approval) will provide further details.
- 7) Noted. Detailed design drawings will ensure that curb stops are not located in driveways.
- 8) Noted. Detailed design drawings will specify that any hydrant leads crossing a ditch/culvert will require 1.8m cover or proper insulation.
- 9) Detailed design drawings will be provided for final approval of the subdivision once draft plan approval has been received.

PEC Environmental Advisory Committee

Flood Risk

Refer to response to Quinte Conservation comments and attached response letter from GHD.

If you have any questions please feel free to contact the undersigned.



Amanda Redden, P.Eng.
Jewell Engineering Inc.

Attached:

GHD response letter
FSR Addendum