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May 12, 2025.

Matt Coffey, Approvals Coordinator
The Corporation of the County of Prince Edward
332 Picton Main Street
Picton, ON K0K 2T0
mcoffey@pecounty.on.ca

Re: 175 Talbot Street
St. Gregory School Application for SPC SP-05-23
CKA Project No. 22068

Dear Matt,

Further to your site plan review comments dated April 15, 2025, the following are our responses:

1. It is noted that the sub-drain is provided for the purpose of sub surface drainage from the play areas, not to improve the infiltration of the swale. Which is why the drain is not located under the swale. For urban areas we do require the swales to have a minimum slope of 2%. Where 2% cannot be achieved, an enhanced swale with an underground drainage pipe shall be used. This will need to be addressed for the proposed swales with a slope/grade less than 2%.

Response: subdrain relocated 0.5m beneath enhanced swale, plans and details revised.

2. Drawing No. 1578-C001 - Servicing Plan - The manhole SAN MH 1 should be located much closer to the property line.

Response: relocated to within 3m of property line.

3. Drawing No. 1578-C001 - Servicing Plan - Ensure there is tracer wire on the new section of PVC watermain pipe from the existing valve at property line to the meter chamber, to ensure this pipe can be properly located, if required.

Response: Refer to Item 8.2 on drawing C003 – no action required

4. Drawing No. 1578-C001 - Servicing Plan - The owners of this property need to be made aware that the water meter chamber is entirely their responsibility. The County's responsibility ends at the 200mm shut off valve at the property line. There needs to be an external display for water operations staff to read the water meter. This external display will need to be in a weatherproof enclosure. We want to ensure that the flowmeter is tested and calibrated, as required, at the cost of the owner and that any repairs or maintenance to the flowmeter is also at the cost of the owner. PEC Water operations staff may require access to the water meter chamber building if there is ever an issue with the water meter.

Response: We have a direction on sheet M102 note 2 which includes for this.

5. Drawing No. M-102 - Mechanical - Water Entry Building Layout and Sections (date 2025-02-19) - Shows, "REFER TO WATER METER PURCHASED FROM MUNICIPALITY". The specifications for the water meter, are available from the PEC Engineering department. The municipality does not keep large water meters in stock, for purchase.

Response: Sheet M102 has been updated to reflect the meter to be purchased from supplier/manufacture.

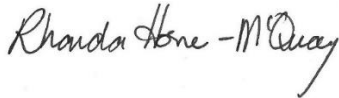
6. Consider another manhole on private property between SAN MH 1 and SAN MH 2 as it shows a distance of 111m. The wastewater department prefers manholes be located a distance of up to 300 ft (~91m) apart as the local sewer flushing trucks only have 300ft of sewer flushing cable. There may also be the option to re-align the sanitary sewer main in the parking lot to allow SAN MH 1 and SAN MH 2 to be located closer together and avoid the installation of another manhole.

Response: an additional manhole has been added.

7. Consider protection measures (bollards) around the fire hydrant, as it appears to be very close to the roadway or drop-off zone at the front of the school.

Response: As discussed bollards not required, as we do not want to interfere with access to the hydrant.

Sincerely,

A handwritten signature in black ink that reads "Rhonda Horne-McQuay". The signature is written in a cursive, flowing style.

Rhonda Horne-McQuay, OAA, MRAIC