



June 3, 2024

Koren Lam, Senior Planner
Lanark County
99 Christie Lake Road
Perth, ON
K7H 3C6

Dear Ms. Lam:

**Re: Carleton Lifestyles (347 Franktown Road, Town of Carleton Place)
Draft Plan of Subdivision Comment Response
Lanark County File No.: 09-T-22002**

This letter addresses the Town of Carleton Place comments dated May 1, 2024 in response to the Draft Plan of Subdivision application for the proposed development at 347 Franktown Road. We are pleased to provide the following updated plans and reports in support of our responses to the comments received:

- Servicing and Stormwater Management Report Rev 3 (June 3, 2024), prepared by Egis;
 - Phase 1 Site Grading Plan (June 3, 2024), prepared by Egis;
 - Site Servicing Plan (June 3, 2024), prepared by Egis;

1.0 TOWN OF CARLETON PLACE

1.1 Servicing and Stormwater Management Report

Servicing:

- The Townhomes along the municipal roadway shall be designed to eliminate the need for basement sump pumps. A 0.3m separation shall be provided between the underside of the footing and the 100-year hydraulic grade line.

MP Response: Based on the PCSWMM models for the downstream storm sewer system, water levels in the creek are causing HGL levels within the proposed storm sewers above the proposed USFs. An HGL analysis will be prepared during detailed design to assess water levels with the intent to reduce the number of sump pumps within the development. A note has been added to Section 5.2 of the report.

- Landscape plans need to be provided indicating trees on municipal property with sufficient separation from underground services (1.5m minimum).

MP Response: Please note that a note has been added to the site servicing plan indicating that trees will need to be 1.5m minimum from underground services.

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- A Composite Utility plan needs to be provided that includes a streetlight design and photometric calculations.

MP Response: Please note that the design of the Composite Utility Plan has begun. A preliminary CUP including a streetlighting design and photometric calculations can be provided at detailed design.

- The servicing report will need to demonstrate the following:

-The quality and quantity control stormwater management requirements are being met.

MP Response: Acknowledged.

-Water balancing is being implemented within the municipal right-of-way.

MP Response: Noted. Water balancing will be provided at detailed design.

-The design complies with the Town's C.L.I. E.C.A. and the design criteria.

MP Response: Acknowledged.

-The design complies with the Town's drinking water license as well as the Ontario Building Code for hydrant distances, as H-2 currently is 94m.

MP Response: Please note that the fire hydrant along the future road has been adjusted south to adhere to Ontario Building Code for hydrant distances.

- Phase 1 on-site works will need to include the service connection to a 20.0m public right-of-way.

MP Response: Noted. Services within the new right-of-way will need to be installed during Phase 1.

Roadways, Parking Lots and Sidewalks:

- Drawings to be amended to demonstrate how a 13m turning circle can be accommodated on the site without using the adjacent property.

MP Response: The grading plan has been revised to include a wall along the northern property line to accommodate the turning circle without grading on the neighbouring property. Further details will be provided for detailed design.

- Servicing plan and profile drawings will need to be submitted for review for the municipal right-of-way.

MP Response: Noted. A plan and profile drawing for the future right-of-way will be provided for detailed design. A site servicing plan has been provided to demonstrate site servicing for the property.

2.0 MISSISSIPPI VALLEY CONSERVATION AUTHORITY (MVCA)

The MVCA provided comments to the Draft Plan of Subdivision application on May 3, 2024. As the comments were related to the detailed design of the site, the MVCA noted that there are no further comments at this stage. Comments provided within the comment letter will be addressed at detailed design.

Respectfully Submitted,



Vithulan Vivekanandan, MES Pl.
Planner