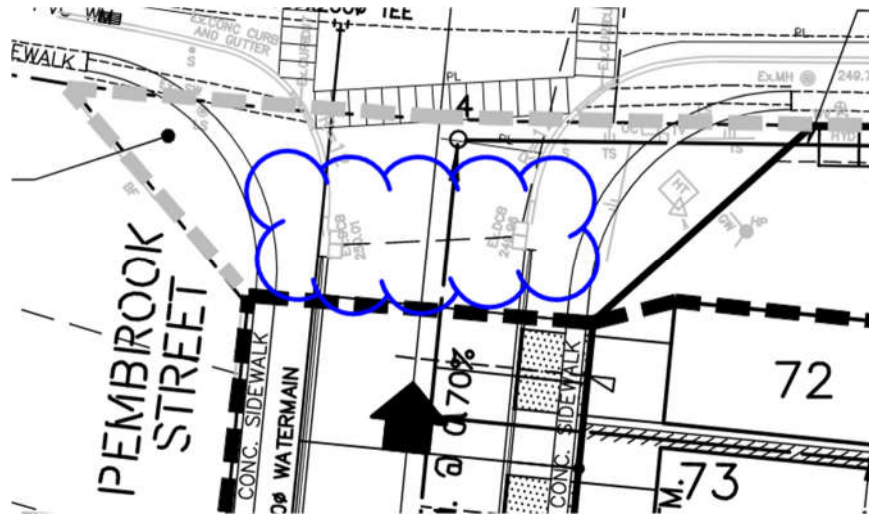


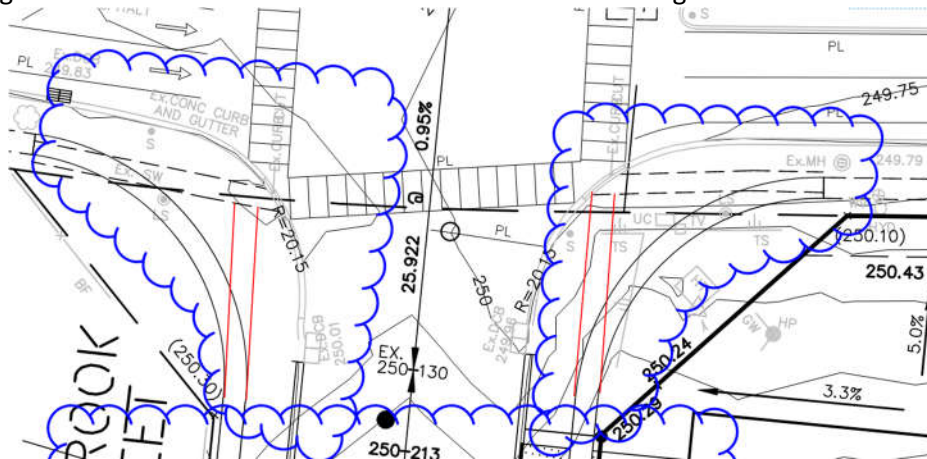
1. As discussed previously, please clarify if a pair of ex. DCBs on Pembroke St. will remain connected to the Queensgate storm sewer. The engineering plans show no CBs on Pembroke St., therefore under the proposed condition, road runoff from Pembroke St. and drainage from lots fronting Pembroke St. will be captured by the ex. DCBs near the Queensgate intersection. This does not match the storm drainage plan. Please add a pair of CBs that can sufficiently capture a minor system flow between the highpoint on Pembroke St. (in front of Lot 82) and the ex. DCBs.



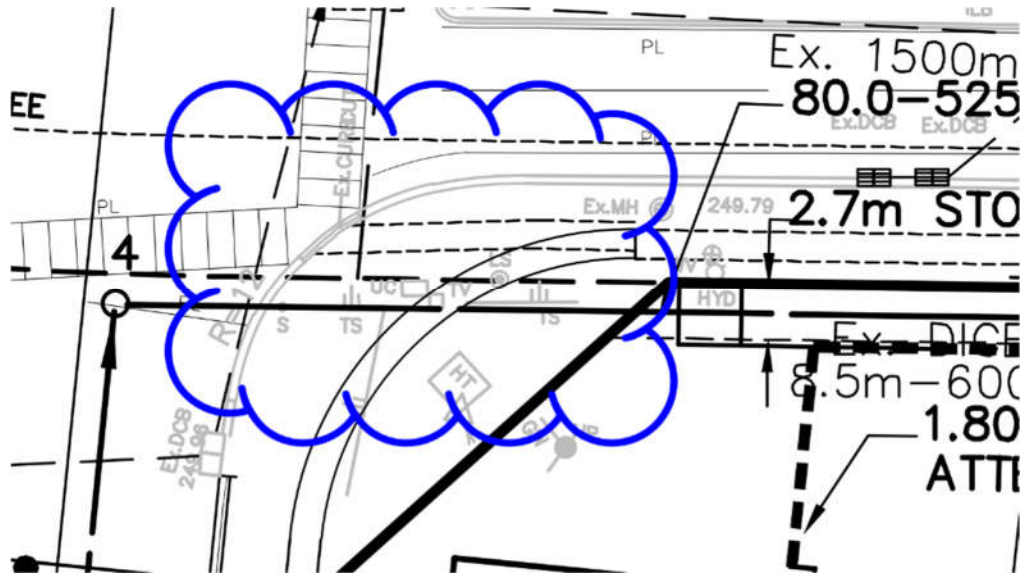
2. Since the existing ditch will be removed, instead of draining towards Queensgate Boulevard, the drainage from the existing lots on Richelieu Court will drain to the proposed storm sewer on Pembroke Street. The storm drainage plan should be revised to reflect this change and the storm design chart should include the external drainage in the chart.
3. The existing drainage area ($A=0.08$ Ha) shown on the storm drainage plan is not clearly defined. Also, the uncontrolled drainage area (highlighted in red below) on Lots 71 and 72 must be identified on the plan and adequate justification must be provided.



4. The sidewalks on Pembroke Street should perpendicularly connect to the ex. sidewalks on Queensgate Boulevard at the intersection. Please see below diagram.



- The existing utilities are in conflict with the proposed 525mm storm pipe and will need to be relocated. The developer will be responsible for coordinating with utility companies and providing necessary construction designs and details at the detail design stage.



- Please note that the maximum allowable grade is 6%. This can be refined at the detail design.

