



The Odan/Detech Group Inc.
P: (905) 632-3811
F: (905) 632-3363
5230, SOUTH SERVICE ROAD, UNIT 107
BURLINGTON, ONTARIO, L7L 5K2
www.odandetech.com

August 15th, 2019

City of Burlington Capital Works
Development and Infrastructure Division

Attn: Ms. Annette Simpson

Re: Proposed Plan of Subdivision – Review Comments
5219 Upper Middle Road, 204 Georgina Court and 205 Georgina Court
Upper Middle Road Enclave Inc.
Files: 510-01/18 & 24T-18001/B
Odan/Detech File No. 17213

Dear Madam,

The following address the comments provided in your memo of September 25th, 2018 on our drawing set (Rev. 3 dated March 29, 2018) and Functional Servicing Report (Rev. March 29, 2018). We have addressed those comments as outlined in the following matrix.

Note that this is a resubmission of the Plan of Subdivision application, not the adjacent condominium townhouse Site Plan application. The foregoing comments memo on the Subdivision provided comments on the Site Plan and Subdivision; we have generally addressed both where the comment applies to both, however the drawings for the Site Plan will be resubmitted in the future.

Please contact the undersigned with any questions.

Best Regards,

A handwritten signature in black ink that reads 'DBancroft'.

Daniel Bancroft, P.Eng.
The Odan/Detech Group

Cc: John Kisneris, Region of Halton
Selva Chelliah, Bloomfield Developments
Martin Quarcoopome, Weston Consulting

Responses to City of Burlington Development Plan of Subdivision Review Comments
Location: 5219 Upper Middle Road, 204 Georgina Court and 205 Georgina Court
Proposed Residential Subdivision
Town File No. Files: 510-01/18 & 24T-18001/B
Date: August 15th, 2019



Comment Number	Concerns/Comments	Consultant's Response (How was this comment addressed?)
<u>Functional Servicing and Stormwater Management Report, Revised March 29th, 2018</u>		
	We defer to the Region of Halton (and the City of Burlington Building Department) to comment on sanitary sewer and water servicing.	Noted.
(a)	Page 16, last paragraph, last sentence indicates “sewers are flowing at no more than 63% in any downstream segment in a 5-year storm”, however the predevelopment storm sewer design sheet indicates % Full maximum as 60.15% - please revise page 16 to match the design sheet.	FSR Page 16 revised accordingly – paragraph is now first paragraph on page 17.
(b)	Appendix C, page 5, the title of the Post-development townhouse [Visual OTTHYMO Output, assumed] component is mislabeled as “Pre”, please revise to state “Post”	FSR Appendix C revised accordingly.
(c)	Please note that an MOECP ECA application for the proposed municipal storm sewers will be required prior to servicing.	Noted – will be applied-for in future.
(d)	Page 18 - Please indicate the 100 year elevations on Georgina Court and the public walkway, we need to ensure the curb elevation is appropriate as well as top of foundation walls and openings for the house.	The maximum 100-Year water elevation of water in the pedestrian walkway/overland flow route (Block 6) given by the analysis is stated in the second & third-last paragraphs in Report Section 3.0 C. iii) (page 18) accordingly.

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(e)	What is the top of bank elevation on the adjacent SWM pond?	<p>The top of bank elevation is approximately 140.80, as per the elevations in the present topographic survey and as read from Report Fig. 5 (page 23).</p> <p>Additional topographic survey information is being obtained for the pond and will be provided in future revised drawings of the Townhouse Site Plan.</p>
(f)	What is the 100 year storm elevation and Regional Storm elevation in the overland flow route, top of foundation walls need to be min. 500mm higher that the greatest risk.	<p>The maximum 100-year HWL is 141.91 (Refer to comment (d) response and Report page 18. The adjacent FFE (top of foundation walls), on the other hand, is min. 142.65, which is 0.74m higher than the 100-year HWL.</p> <p>As discussed in the meeting on April 9, 2019, there is no Regional Storm water line through this site (it is not regulated), nor is this the criteria for site-level design, therefore the Regional Storm has not been considered.</p>
(g)	Please confirm that there will be no curb overtopping of stormwater on Georgina Court or within the private condo road.	There will be no curb-overtopping by stormwater as per the analysis that have been prepared – refer to the last paragraph on Report page. 18.
(h)	A separate storm sewer design sheet for the site plan will be required.	Separate storm sewer design sheet for Condo Townhouse Site Plan provided on page 23 accordingly.
(i)	Please provide a symbol for the overland flow route in the legend for the post development drainage plan (page 19 of the report)	Symbol provided accordingly – page 20 now.

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(j)	The site plan portion of the post development drainage plan (page 19) seems to indicate the overland flow route towards the NW corner of the site plan – where is the outlet? How does it go through the garden wall? Should it be towards the SW corner to the adjacent pond?	The Major Overland Flow Route is directed towards the northwest corner of the Townhouse site, following the grading towards PROP D11, where it flows off the site at the NW corner. This is as per the Grading Plan. The Post-Development Drainage Plan (Report page 20) has been updated to clarify. The major overland flow route does not cross the garden wall.
(k)	Provide discussion regarding the overland flow route to be accommodated in Block 6, I.e. sufficient volume to convey the overland flow route for the drainage area, elevations, etc., including a detail.	Discussion is provided in Report Section 3.0 C. iii) (page 18) accordingly. All analysis, drainage area, etc. were provided in figures and calculations in the memo from our office dated March 14 th , 2018, which was submitted to the Region and City at the zoning stage. We can submit that again if required, however our understanding is that that report and it's figures, drainage areas, etc. were deemed satisfactory. Section H-H (Sections drawing, DWG No. 6 of 6) provides a detail of Block 6 in section, illustrating it's function of water conveyance. The above memo provides details showing the analysis results.
(l)	Please submit a revised FSR with the above revisions, and any revisions that the Region of Halton may require for the water and wastewater sections.	Noted. Revised as enclosed.
<p><u>General Servicing Plan, drawing 1 of 5, revision 3, signed and dated March 29, 2018:</u></p>		

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(a)	There does not appear to be enough cover over the north end 450mm storm line from DI1 to STMMH5 - is insulation needed?	Yes, insulation will be specified. The townhouse condominium SPA drawings will be revised accordingly in a future resubmission of the site plan drawings.
(b)	There does not appear to be enough cover over the storm lead at CB1 - how will this be addressed? If it's not possible to lower to provide min. cover (0.9m) then insulation will be needed, and a detail provided.	Unfortunately, it is not possible to provide minimum cover on the CB1 and CB2 leads, as they are connecting invert-to-obvert at the mainline 300mm storm pipe, which is shallow as given by the existing Rome Crescent storm sewer. An insulation detail is provided on the Notes & Details Plan (Dwg 3 of 6) and the pipes are labelled to be insulated.
(c)	Same as above for CB2.	Insulated as above.
(d)	CB3 is close to min. cover - can the invert be lowered a bit while maintaining min. velocity?	The CB3 lead was reduced from 0.80% to 0.50% to assist with cover accordingly.
(e)	Provide crossing information between water and sanitary in front of B-2	Crossing information provided accordingly.
(f)	Provide crossing information for storm and water just south of CB2 on Georgina Court.	Crossing information provided accordingly.
(g)	Curb should not go through the sidewalk at the condo entrance, it should stop at the sidewalk, please revise.	Revised accordingly on Servicing and Grading Plans.

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(h)	There should be depressed curb adjacent to the sidewalk through the condo entrance please show.	Revised accordingly.
(i)	The arrow from CB3 to the CB3 note is missing.	Revised accordingly.
(j)	The north connection of the public walkway needs to curve slightly east to meet the municipal sidewalk rather than exit to the curb/pavement of the condo entrance.	Revised accordingly.
(k)	Is there a subdrain under/at the base of the retaining walls along Upper Middle frontage of Building B? Please show and show connection to site storm system.	A subdrain is shown for the Building C retaining wall accordingly. Subdrains for the townhouse retaining walls (Building B) fronting Upper Middle Road will be shown on future townhouse site plan drawings.
(l)	Is there subdrain under the Upper Middle front gardens of the B building as an over flow protection for the sump outlets. The small garden areas do not appear to be enough room to intercept the potential sump flow. Alternatively a storm line may be needed in the Condo road with individual unit connections for the foundation drains.	Note that all townhouse (B-buildings) and semis (C-buildings) are slab-on-grade construction, therefore will not have sumps, and will thus not discharge to grade as noted. The sumps have been removed from those units accordingly. Only the detached lots (E-2 and F-2) have sumps and have sufficient soft surfaces at their outlets.

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(m)	Sump outlets must outlet to soft surface with a clear route to a swale/catchbasin for larger events when water can't infiltrate fast enough. Sumps at C1/2 81/2 and B3/4 look to outlet to the walkway which isn't acceptable. B5/6 and B7/8 look to not have enough room at the top of the stairs to allow for an appropriate walkway to the front doors of the units. the whole Upper Middle frontage/stairs/porches/walkways/landscaping needs to be looked at very carefully to ensure all retaining walls/stairs are within the private property of the condo and have adequate width clear .walkways to front doors and provide enough soft surface to outlet the sumps and/or downspouts.	As per response (l) above, none of the C-units or B-units (townhouses or semis) have basements with sumps, therefore the sumps/splashpads have been removed. Only the detached units have basements and sumps (E-2 and F-2). Those units' sumps outlet to splash pads which will drain to the sodded rear yards and swale at the rear of the respective lots.
(n)	As mentioned in the RZ/OPA comments please upsize the D12 lead to 200mm min.	Upsized accordingly.
(o)	Please look at the cover for the D12 lead; it should be min. 900mm.	Cover is min. 900mm accordingly. Refer to Section J-J on the Sections Plan.
(p)	The legend indicates shading for heavy duty asphalt, but there is no areas shaded - please indicate which areas are to be heavy duty.	Hatch provided accordingly.
(q)	What is the material of the Upper Middle retaining walls - please note on drawing	Material is concrete block, Risi Stone or equivalent (for the walls on the semi-detached and townhouse lots), as noted.

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(r)	Please include armourstone in legend	Included in legend accordingly.
(s)	East swale should continue and meet with ex. swale at rear of 2007 Georgina Court.	Revised accordingly.
(t)	Please note that restoration and limits of restoration on Upper Middle Road are to the Region of Halton's satisfaction	Note provided accordingly.
(u)	Please note the fence along the public walkway and show the line type in the legend.	Revised accordingly.
(v)	The private retaining walls at the front Upper Middle corners of B-1 and C1 need to be on private property, not within the 3.8m public block 6	Revised – all private retaining walls on B-1 and C1 are on private property.
(w)	Show the fence at the property line between B-1/C-1 and the public block 6 for the walkway	Fence shown accordingly, also per comment (u) above.
(x)	The 1.8m public walkway isn't in the center of Block 6, it's slightly offset, please ensure all drawings match, A-1 seems to reflect the correct layout	Revised accordingly.
(y)	Please remove the faded dashed line that looks to indicate sidewalk on the east side of Georgina Court north of the site - there is no sidewalk there currently or proposed.	The lines have been clarified – there is no sidewalk shown; only the lines as given by the topo/boundary survey which represent the curbs and an easement.

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(z)	please note the radius of the curb at the condo entrance	Noted accordingly.
(aa)	Please double check the slope of the 450mm storm between STMMH5 and STMMH4	Checked. Townhouse SPA drawings to be submitted in future.
(bb)	For ex. STMMH3 there are two NE inverts, which is for the ex. 300mm storm that the site plan will connect to?	To be addressed in revised Townhouse SPA drawings.
(cc)	The proposed 200mm storm between STMMH4 and STMMH3 has a low slope, is there opportunity to install the storm sewers deeper to allow for a margin of error during construction, typically we like to see min. 0.5% slope proposed to ensure they meet the minimum velocity after construction.	This pipe is intended as an orifice tube (not a gravity-flow pipe), therefore the low slope is as intended in the design.
(dd)	SANMH2 note needs an arrow to the MH, same for SANMH3	Revised accordingly.
(ee)	We defer to the Region to comment on Sanitary and water, but notice that SANMH3 NW invert is 137.66 and EX.SANMH1 SE invert is 138.00, this would result in a reverse slope - please double check and revise as necessary. The invert of EX.SANMH1 on the Plan-Profile drawing 3 of 5 is noted as 137.5, please ensure all drawings coordinate and have positive drainage.	Reviewed and revised on the General Servicing Plan and Plan-Profile accordingly.

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(ff)	The Notes & Details Plan has a detail for pipe insulation - I don't see insulation noted on any of the sewers on this drawing though – please indicate (note and shading) which lines are to be insulated.	Noted on CB1/CB2 laterals, and with shade on pipe.
(gg)	Please indicate both rim elevations for DI1 & DI2, upper and lower, and indicate which side the lower inlet is to be located.	Revised accordingly for DI2. DI1 to be revised in future resubmission of the site plan.
(hh)	Please identify the community mail box location for the site plan and subdivision. Provide Tactile Surface Walking Indicators in the sidewalk on either side of the condo entrance, as per S-123A and S-123B to the satisfaction of the Accessibility Coordinator.	It is our understanding that there will be no community mailbox. Tactile Walking Surface indicator proposed accordingly.
(ii)	There is an existing culvert under the SWMP gravel drive mid way adjacent to Block 5 - is it proposed to remain in situ?	To be addressed in future revised Site Plan drawings.
<u>Grading Plan, drawing 2 of 5, revision 3, signed and dated March 29, 2018:</u>		
(a)	We defer to the Region of Halton for all commenting on the Regional Right of Way (Upper Middle Road)	Noted.
(b)	Individual Plot Plans will be required for Lots 1 to 4	Noted – to be provided in future.

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(c)	Site Plan reviews/approval is separate from the Subdivision	Noted. This is only a Plan of Subdivision submission. The townhouse SPA submission is to be made in future.
(d)	Please label Lot and Block numbers on the drawing	Labelled accordingly.
(e)	Please note the 100 year storm elevation (or Regional Storm elevation, whichever is greater) of the overland flow route on the drawing, top of foundation wall and all openings to the houses are to be min. 500mm higher than the greatest risk.	The location of the 100-Y HWL (spill point through the Block 6 pedestrian easement) noted accordingly. The adjacent units are at least 500mm above this elevation (C-2 FFE 142.65).
(f)	Please note the top of bank elevation for the adjacent SWM pond.	To be noted on future revision of Site Plan drawings.
(g)	Please clearly show the high/break point for the private condo road where overland flow separates into two directions, towards SWMP through condo and towards Block 6 public walkway	Drainage break line identified accordingly on Grading Plan.
(h)	Are there basements in the townhomes and semis? There is a sump detail on Drawing 4 of 4 and the servicing drawing indicates sump outlet for all units, if that is the case, please provide basement elevations for all units/houses.	There are not basements in the townhouses and semis; only the detached units (E-2 and F-2) have sumps. The sump outlets have been removed accordingly.
(i)	Provide proposed top of foundation walls for all units/houses	Top of foundation wall is the FFE.

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(j)	Note that Block 5 B-1 and Lot 4 C-1 top of foundation walls elevations, and consider that the elevations need to be min. 300mm higher than the top of curb on Georgina Court 142.08 (141.93 +.15), as per the stormwater management report, section C iii), and 500mm higher than the 100 year storm elevation in the overland flow route. We request that an asterisk be put on the Unit and a note on the drawing, or some alternative clear way to ensure this information is readily visible. Also consider d) above	The B-1 and C-1 units' FFE's are designed accordingly. Top of curb at C-2 is 142.20; FFE is 142.65.
(k)	Note that all building openings (including doors & basement windows) for Lot 4 C-1 have to be min. 500mm higher than top of curb elevation as per the stormwater management report, section C iii). Similar to the note for the B townhomes. Also consider d) above.	The FFE of Lot C1 (142.65) is approx. 570mm higher than the top of curb elevation at that lot's frontage (approx. 142.08).
(l)	The proposed 3:1 slopes on either side of the Block 6 public walkway are not maintainable by city equipment that is typically used for grass cutting, as confirmed with our Roads Parks and Forestry Department, a maximum 5% slope is required. Retaining walls (on Block 5 and Lot 3 properties) may need to be incorporated to allow for 2% to 5% slopes that can be sodded.	The grading has been revised such that the slope on either side of the Block 6 pathway is <5% accordingly. This is accomplished by slightly extending the retaining walls on the south with returns to the building, and marginally lowering grade adjacent to the C-1 and B-1 foundation wall.
(m)	Please identify the noise barrier line type in the legend	Added to grading legend (noise wall and fence linetypes).
(n)	Provide top of wall and bottom of wall elevations at both ends of the proposed retaining wall between Lot 1 and 2007 Georgina Court.	Provided accordingly.

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(o)	Note that the retaining wall between Lot 1 and 2007 Georgina Court is 0.3m within Lot 1 property line.	Noted accordingly.
(p)	Note OPSD ;3120.100 for the concrete toe wall along the west property line	To be specified in future Townhouse Site Plan submission.
(q)	Please clearly identify the limits of the proposed garden wall and proposed toe wall and curb, a separate detail to a larger scale may be required to show the west property line/visitor parking areas.	To be addressed in future Townhouse Site Plan submission as the garden wall is a design detail of the townhouses.
(r)	Provide a detail for the garden wall, i.e. height, material, etc.	To be addressed in future Townhouse Site Plan submission as the garden wall is a design detail of the townhouses.
(s)	The rim elevation of DI1 is 141.11 which is higher than the grade at the rear property line of north neighbouring Lot 13, the DI1 rim should be lower, there is a slope arrow indicating 5% from the property line which doesn't make sense if the property line is lower than the DI1 rim elevation. Please revise to ensure any drainage from the rear of existing Lots north of the Block 5 are intercepted and safely conveyed	The DI1 rim elevation has been revised and will be shown in a future SPA resubmission for the townhouse condo.
(t)	How is the overland flow route from the site plan going to get to the SWMP adjacent to A-1 with the garden wall there? Does it need to be redirected towards the front corner?	The major overland flow route for the townhouse condo site plan will cross the northwest corner of that site, over DI1, to the SWM Pond.
(u)	Is the existing culvert under the SWMP gravel drive remaining or being removed?	To be addressed in future townhouse SPA resubmission.

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(v)	Should the gutter elevation fronting Lot 4 (C-1) be higher to ensure all flow is directed to the municipal public walkway/overland flow route (Block 6)	The gutter line elevation at C-1 (141.93) is slightly higher than CB3 so as to drain to CB3 in regular (<5-Y) storms. It is also marginally higher than the spill point to the pathway/overland flow route, which is a sound design.
(w)	The Block 5 townhomes top of foundation wall needs to be labeled and considering all units front an overland flow route, should be 500mm higher than the top of the curb in condo laneway. Typically top of foundation wall and openings are the same, except for basement windows, and in this development there should be no basement window openings along the overland flow routes. Terraced foundation walls may be an option, i.e. higher in the front than in the back.	Townhouses are slab-on-grade and the top of foundation wall will be FFE. There will be no basements, therefore no basement windows.
(x)	subddrains need to be installed under the condo laneway curbs, connected to the storm system somehow; it is possible catch basins are needed at the corner of A-1 and B-8.	To be addressed in future Townhouse Site Plan submission.
(y)	Please provide a detail for the private lane grading, is there a crown? Or just south to north drainage?	The private laneway is superelevated (drains south to north).
(z)	Are there basements under the townhomes or semis? Please provide proposed basement elevations for any units/houses with basements.	Only the detached lots (E and F) have basements. Basement elevations are provided accordingly.
(aa)	Show the downspout outlets on this drawing, should be to a permeable surface (grass/landscaping) via concrete splash pads	To be provided in future.

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(bb)	Grading will be looked at in more detail once the Block 6 layout is revised to reflect the architectural drawing layout, the Upper Middle private retaining walls and front porch/stairs configuration are confirmed, as well as top of foundation wall/100 year storm/regional/SWMP elevations are provided on the drawing, and any other items as outlined in the section 4 of these comments.	Noted.
<u>Plan Profile, drawing 3 of 5, revision 3, signed and dated Aug 29/18</u>		
(a)	Is the construction north arrow accurate? Typically for ease, we would consider Upper Middle Road to be south of the site, i.e. Appleby and Sutton run north south and Upper Middle and Rome Crescent run east west, understanding that true north differs. Servicing Drawing 1 of 5 indicates north as towards Rome Cres. please be consistent over drawings	We concur – the Construction North arrow is pointing towards Rome Crescent which is consistent with the other drawings.
(b)	Please label Lot and Block numbers	Labelled accordingly.
(c)	What is the south invert of ex. SANMH1? The servicing drawing A-1 states the SANMH1 SE invert as 138, which would result in a reverse slope if SANMH3 NW invert is 137.66 - please double check and revise as necessary and ensure all drawings coordinate.	Revised and coordinated.

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(d)	There are question (???) marks for the rim elevations of proposed CB2, STMMH1, CB1, CB3, DI2 and ex. STMMH126 - this information should be available, please provide. The profile section of the drawing does indicate the rim elevations for ex. STMMH126, STMMH1 and CB3, please transfer to the plan portion of the drawing, and provide the other missing rim elevations	Rim elevations provided accordingly.
(e)	Please provide elevations at the crown of the road, as well as elevations for top and bottom of curb at appropriate locations	Refer to the Grading Plan for the spot elevations.
(f)	Please provide/note radii dimensions	Radii dimensioned accordingly.
(g)	Please remove the curb from within the sidewalk at the condo entrance, it should stop at the sidewalk,	Removed accordingly.
(h)	Please slightly curve in the sidewalk connection at the Block 6 public walkway; it should connect to municipal sidewalk not to the curb of the condo entrance.	Revised accordingly.
(i)	Please ensure the Block 6 public walkway is the same layout as shown on A-1, the fence, property lines, retaining walls, etc. all need to be shown with elevations.	Coordinated accordingly.
(j)	Please repeat section A-A on this drawing so that the contractor is clear on what is to be constructed.	Section A-A is part of the townhouse SPA.

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(k)	Show the armourstone retaining wall on this drawing, with top of wall and bottom of wall elevations	Armourstone retaining wall shown accordingly. A note is provided to refer to the Grading Plan for top/bottom wall elevations so as not to clutter the Plan-Profile.
(l)	Show the proposed retaining wall between Lot 1 and 2007 Georgina Court, with top of wall and bottom of wall elevations	Retaining wall shown accordingly. A note is provided to refer to the Grading Plan for top/bottom wall elevations so as not to clutter the Plan-Profile.
(m)	Show the proposed retaining walls at Lot 4 and block 5 Upper Middle Frontage, noting top of wall and bottom of wall elevations.	Retaining wall shown accordingly. A note is provided to refer to the Grading Plan for top/bottom wall elevations so as not to clutter the Plan-Profile.
(n)	Please note on the drawing that there shall be no windows on the main floor of Lot 4 (C-1) and Block 5 (B-1) due to close proximity to public walkway.	To be addressed by others as it pertains to building design and overlook etc., not civil.
(o)	Please note on the drawing that Block 6 is a public walkway and overland flow route	Noted accordingly.
(p)	Provide crossing information for the sanitary/storm and storm/watermain crossing.	Refer to General Servicing Plan for pipe crossing information.
(q)	Label and show the detail for the swale at the rear of 1 to 4 on this drawing and provide grades	The swale is shown on the Plan-Profile; grades are shown on the Grading Plan and a note provided on the plan-profile provided referring to the Grading Plan for swale grades.
(r)	Clearly show the limits of the noise barrier and regional easement	The noise barrier is labelled accordingly. We defer to the surveyor/owner regarding regional easement.

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Comment Number	Concerns/Comments	Consultant's Response (How was this comment addressed?)
(s)	Provide a legend to explain the different line types and symbols	Legend provided accordingly.
(t)	The shed at the northeast corner of Lot 1 has now been removed; please remove reference to it from the drawing.	Shed removed accordingly.
(u)	We defer to the Region for commenting on sanitary and watermain, however we do ask that the ex. hydrant and secondary valve that needs to be relocated be noted as such on the drawing, as well as clearly note where the relocated hydrant will be.	The existing hydrant at the south end of Georgina, which was evidently installed as a blow-off, is no longer necessary and is proposed to be removed and returned to the City accordingly.
(v)	As above, we defer to the Region, however we do notice that the water valves for Lot 3 do not appear to line up on the water service – please correct	Revised accordingly.
(w)	A lighting drawing was not provided for the Georgina Court extension, please provide a plan and show the locations of the new light standards on this drawing to ensure no conflicts. Please ensure all poles have a min. 1.0m clearance from the driveways and back of curb/sidewalk. In case of discrepancy in requirements between the City and Burlington Hydro, the most stringent criteria shall apply.	Lighting to be provided in future.
(x)	A coordinated utility plan was not provided for the Georgina Court extension, please provide a plan and show the locations of the underground and above ground utility furniture to ensure no conflicts.	To be provided in future.

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Comment Number	Concerns/Comments	Consultant's Response (How was this comment addressed?)
(y)	We defer to the City Landscape Architect to comment, however we notice that the street trees for Lot 1 and 4 are outside of the Municipal Right of Way, please ensure the street trees are shown within the ROW, to confirm no conflicts.	To be addressed by others.
(z)	There appears to be a fence along each side of the Block 6 public walkway, the fence is to go along the property line, not the edge of sidewalk.	The fence is on the property lines of Block 6 (not adjacent to the pathway) as shown on the Plan-Profile and labelled on the General Servicing and Grading Plans.
(aa)	Please note the type of fence along the public walkway, 1.8m high. solid wood (cedar) no gap, with a transition to 1.8m high black vinyl chain link fence, 9 gauge wire, with top rail from 3.0m from property line to allow for sightlines to the sidewalk.	Fence specification to be provided by landscape architect.
(bb)	Provide a sufficient drop between the obverts at STMMH1 (currently both NW and S inverts are notes as 140.57)	A 0.03m drop has been added across STM MH1 (and the slope of the CB1 lead lowered to 0.50%), however there is little that can be done to increase both cover on the CB1 lead, and drop across STM MH1, because of the low-cover situation.
(cc)	Please note the curb type	Curb spec labelled accordingly on the Grading Plan, as per City and OPSD standard.
(dd)	Please note the sidewalk spec	Sidewalk spec labelled accordingly on the Grading Plan, as per City standard.
(ee)	Please indicate curb depressions at the driveways and condo entrance	Curb depressions at the Condo entrance and driveways are labelled accordingly on the Grading Plan (not the Plan-Profile) to avoid cluttering the Plan-Profile.

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(ff)	Please show depressed curb through the condo entrance.	Depressed curb is shown in the linework and labelled at all driveway entrances.
(gg)	Identify which sanitary manholes are to have water tight frame and covers	None of the sanitary manholes need to have watertight frame and covers as both sanitary MH's are above the 100-Y HWL.
(hh)	Please indicate both rim elevations for DI1, upper and lower, and indicate which side the lower inlet is to be located.	DI1 upper and lower rim elevations labelled accordingly.
(ii)	Please identify the community mail box location for the subdivision, if Lots 1 to 4 are to be accommodated in an existing community mail box elsewhere in the neighbourhood please provide confirmation/details.	We understand that there will not be a community mailbox.
(jj)	Provide Tactile Surface Walking Indicators in the sidewalk on either side of the condo entrance, as per S-123A and S-123B to the satisfaction of the Accessibility Coordinator.	Tactile walking indicators shown accordingly on the Grading Plan to avoid cluttering the Plan-Profile.
(kk)	Please note the OPSD number for the manholes	OPSD spec for the MH's shown accordingly on the Plan-Profile.
(ll)	Please identify "swale" in Section C-C and D-D similar to B-B at north property line.	To be addressed in future revised Site Plan drawings.

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(mm)	Please provide more detail for the central island in the bulb, i.e. type of curb, concrete details, plantings, signs, grades, etc., what's proposed? a separate detail would be worthwhile. Island design will need to be verified by our Roads Parks and Forestry department once we have the details of the proposal.	Centre island is proposed as a flush concrete curb & gutter with pavement in the middle.
<u>Notes & Details Plan, Drawing 4 of 5, Revision 3, signed and dated MAR 29/18:</u>		
(a)	Please replace S-114 detail with S-114B	Revised accordingly.
(b)	Swale detail note "subdrain to be placed under swales @ 1.5% and less" please update to "subdrain to be placed under swales @ 2% and less.	Revised accordingly.
(c)	There is a pipe insulation detail - which pipes are to be insulated, the General Servicing Plan does not note insulation on any of the lines. If there are no pipes to be insulated please remove the detail.	The CB leads on Georgina are to be insulated as labelled, therefore the detail remains accordingly.
(d)	There is a detail for an orifice tube, however the General Servicing Plan notes the entire storm run between STMMH4 and STMMH5 as 200mm orifice pipe, is the orifice detail needed? It's a bit confusing to have this detail as it doesn't reflect what is proposed, i.e. there's no reducer section proposed on the General Servicing Plan.	The orifice detail is not needed, therefore it has been removed.

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(e)	General Notes, note 2 refers to Joe Milcic Architect drawings, however the site plan drawing were prepared by Architectural Design Inc. and signed by Leo Ariemma - please revise to reflect correct Architect/firm.	General Notes have been updated to latest City-approved notes (as per further comments below), which do not reference the architect firm.
(f)	General Notes, note 3 indicates no encroachment on adjacent properties unless instructed by the engineer, please also add, and written permission from the adjacent landowner is obtained.	General Notes have been updated to latest City-approved notes (as per further comments below).
(g)	Under General Notes - please add: Road Occupancy Permit (City of Burlington) is required for Georgina Court for any lane closures/restrictions. Contact Florin Patrau 905-335-7600 ext. 7838 or florin.patrau@burlington.ca for details.	Note added as Note 30 in General Notes section.
(h)	We defer to the Region of Halton for commenting on all works within the Upper Middle Right of Way, and ask that the engineer confirm with them any wording required under the General notes regarding Regional Road Occupancy Permit for Upper Middle Road Right of Way works.	No comments have been received from Region of Halton.
(i)	Under General Notes - please add Municipal Consent from the City of Burlington is required for all works within the Georgina Court Right of Way and for any works within the ex. stormwater pond lands. Contact Douglas Conway at 905-815-3338 or douglas.conway@burlington.ca for details. Alternatively this information could be added to Note 21 if City of Burlington Notes.	Provided in Std. Note 21.
(j)	City of Burlington Notes, note 11, please specify OPSD 219.131 and include the detail on this sheet or an additional sheet if necessary	Grading Note 6 revised accordingly. OPSD drawing provided on DWG 5 accordingly.

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(k)	City of Burlington Notes, note 25, please revise to 150mm of topsoil.	We have updated to latest City of Burlington notes and anticipate that this is in compliance now.
(l)	Please separate notes for sanitary and storm sewers	Separated accordingly.
(m)	Site Servicing Notes A. Sanitary & Storm Sewers Note 5), storm sewer manhole frame and covers to be closed and stamped "Danger - Storm", sanitary sewer manhole frame and covers to be closed and stamped "Danger - Sanitary" or as per Regional requirements.	Notes provided as Note 11 (Sanitary) and Note 4 (Storm).
(n)	Site Servicing Notes A. Sanitary & Storm Sewers - please add ditch inlet OPSD notes	OPSD ditch inlet spec added as Storm Sewer Note 17, OPSD drawing added in Standards dwg.
(o)	Site Servicing Notes A. Sanitary & Storm Sewers - please add concrete collar specification S-130 and provide a detail on the page or a separate page	Added accordingly.
(p)	Site Servicing Notes A. Sanitary & Storm Sewers note 6, please revise for storm sewers - high performance clear stone bedding and backfill for flexible storm sewers and connections as per City of Burlington Standard Drawing S-108	Note is Note 5 in the storm sewer notes. Standard drawing S-188 provided on the standard drawings page.
(q)	We defer to the Region of Halton for commenting on sanitary sewers and watermain and all works within -the Upper Middle Right of Way.	Noted.

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(r)	Provide a standard right of way detail for Georgina Court extension, on this page or a separate page.	To be provided in future.
(s)	Provide the curb detail for the Georgina Court extension on this page or a separate page	Curb detail (OPSD 600.040) provided on the Standard Drawings Page accordingly.
(t)	Provide the sidewalk detail for the Georgina Court extension on this page or a separate page	Sidewalk detail (S-125A) is provided provided on the Standards Drawings Page accordingly.
(u)	Provide the detail for the City of Burlington Tactile Walking surface Indicators as per S-123A and S-123B on this sheet or a separate page.	The Tactile Walking Surface indicator standard drawings have been requested from Annette.
(v)	Provide pavement structure for Georgina Court, and ensure City of Burlington hot mix asphalt is referenced	Pavement notes on the Notes & Details plan have been updated to latest City of Burlington Notes.

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(w)	<p>There seems to be quite a few standard subdivision notes missing (construction management, silt sacs, two stage adjustments, compaction verified by geotechnical engineer and city staff, storm sewer benching as per OPSD 701.021, inlet control devices not allowed, restoration notes for both Upper Middle & Georgina Court, keeping roads clean, work in accordance with OH8 Act, relocation of services if necessary at owner/contractor expense, fill/lifts compaction instructions, roof water leaders discharging to concrete splash pads, individual plot plans to be stamped by P. Eng., lot grading in accordance with 8-119, catch basin min. pipe slope is 2%, inlet controls not permitted on City streets, etc.)has Odan-Detech been the engineer on a City of Burlington subdivision recently? If so please ensure the notes are comprehensive for subdivision works. If not please contact me at annette.simpson@burlington.ca and I will send an example of a subdivision notes page.</p>	<p>The standard notes on Sheet 1 and Sheet 4 have been updated to the latest construction notes from another City of Burlington project accordingly.</p>
(x)	<p>Please include all pertinent Regional, City and OPSD details, ideally separate sheets for each agencies details, i.e. COB S-114, COB S-114A, COB S-114B, COB S-117, COB S-117A, COB S-119, COB S-123A, COB S-125A, COB S-130, COB S-176, COB S-183, COB S-185A, COB 8185B, COB S-186, COB S-188, OPSD 216.021, OPSD 219.131, OPSD 400.010, OPSD 401.010, OPSD 701.010, OPSD 701.011, OPSD, OPSD 704.010, OPSD 705.010, OPSD 806.040, OPSD 807.010, OPSA 3120.100, and any other specifications the drawings note.</p>	<p>Additional standard drawings have been added to the OPSD and City Standard Drawings Plan (dwg 5 of 7).</p>

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(y)	Provide a detail for the garden wall along the west property line, including the toe wall and dimension from property line so that it is clear how it will be built.	Detail of the garden wall to be provided in future.
(z)	Catch basins in landscaped areas to be sumpless, please add note	Note added accordingly on the General Servicing Plan.
(aa)	The notes for the Subdivision and the Site Plan should be separate drawings in separate packages.	Noted – the notes are provided in separate respective drawing sets.
Sections B-G, Drawing 5 of 5, Revision 3, signed and dated MAR 29/18:		
(a)	Show subdrains in the sections that have subdrains, I.e. at retaining wall base, swales, etc.	Subdrain identified accordingly in Sections E-E, F-F, H-H.
(b)	Show the overland flow route elevation in GG and HH	Elevations added accordingly.
(c)	Show property lines in HH	Property lines identified accordingly.

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(d)	Are retaining walls needed along the overland flow route? Please note the slopes and be cognizant that the public walkway/overland flow route block needs to be maintainable by city equipment, I.e. no steep slopes, 2% to 5% slopes maximum.	Retaining walls will not be needed within the overland flow route channel through the pedestrian walkway. There are retaining walls on the adjacent private properties (B-1 and C-1). Otherwise the channel works without retaining walls (the grade at the foundation walls will just be lower to accommodate required slopes).
(e)	Provide a section through F-2 and ex. 2007 Georgina Court. We need to see how the grades will interface.	Section K-K provided accordingly.
(f)	What is the material of the Upper Middle retaining walls - please note on drawing	They are concrete block, Risi Stone or equivalent, and noted on the drawing accordingly.