2105 HEADON ROAD

Comment Response Letter

Everwest Engineering Inc.

2026.03.26

Introduction

Thank you to the reviewers of this project for providing your comments. This letter details our responses/solutions to each of the City of Burlington's comments from our submission for 2105 Headon Road, Burlington. We trust that the responses below and design updates will satisfy the City's design requirements.

Plan and/or Report Revision Comments:

Erosion and Sediment Control Plan, *Rev. 2A, DWG No. C01*

1. Please provide hot mix asphalt for the mud mat apron rather than clear stone to help prevent gravel / stone tracking onto the roadway. Extend the mud mat to a length of 15m minimum.

   Everwest: The mud mat detail has been updated to show hot mix asphalt for the mud mat apron.

2. Show the roadside catch basin(s) and provide silt sacks with the associated detail.

   Everwest: The roadside catch basin(s) have been shown on the plans and silt sacks added.

Site and Grading Plan, Rev. 2A, DWG No. C02

1. Clearly identify the extents of the abutting R3.2 zone.

   Everwest:. A siteplan has been prepared by the planning firm associated with the file. Detailed dimensions have been included on their siteplan.

2. Dimension the drive aisle and visitor parking setbacks to the R3.2 zone limit.

   Everwest: A siteplan has been prepared by the planning firm associated with the file. Detailed dimensions have been included on their siteplan.

3. Dimension the width of the drive aisle and sidewalk at the entrance to the site.

   Everwest: The requested dimension has been added to the plans.

4. Label the finished surface treatment of the drive aisle.

   Everwest: The requested information has been added the plans.

5. Dimension the length of the unit driveways, measured from garage wall to edge of sidewalk and from garage wall to back of curb.

   Everwest: Site Plan has been modified with the unit driveways removed.

6. Dimension the building setback to the R3.2 zone limit in addition to the setback to the north-west lot line.

   Everwest: Site Plan has been modified, and the requested information has been added to the plans.

7. Identify “fixed grade” per the definition in Zoning By-law 2020, as amended.

   Everwest: The requested information has been added the plans.

8. Please revise the slope of 35.8% at the northwest corner of the site to meet the maximum permitted slope of 3:1.

   Everwest: Grading has been revised to have a maximum slope of 3:1.

9. Show the overland flow route direction for system failure / excess 100-year storm.

   Everwest: Arrows showing the overland flow route have been added to the plans.

10. There is line work which appears to be a proposed berm within the Grading Plan. Please include this line work into the legend.

    Everwest: The legend has been updated.

11. Provide detailed cross sections through the north, south and east property lines and include the neighboring lands, property line, swale, berm, building, retaining walls, etc.

    Everwest: The plans have been provided with detailed spot elevations and slope directions to demonstrate how grading ties into the neighbouring properties.

12. Provide a proposed top of ground elevation south of the proposed bottom of swale elevation (142.99BS). The bottom of swale elevation is near the western limits of the proposed retaining wall along the north property line.

    Everwest: Grading has been revised as per the new site plan changes. Additional grading detail has been added to the plans.

13. Show the general drainage direction on the neighboring lands. Provide additional existing elevations on the adjacent lands to the north and east.

    Everwest: All grade tags collected by the surveyors have been displayed in our plans. The site drainage has been designed to accept drainage from the property to the west which is the only area higher than our site, and where there is insufficient grades. Therefore regardless of the drainage in that area our drainage will accommodate and meet all engineering requirements.

14. Show the general drainage direction within the east limits of the proposed site.

    Everwest: Overland flow route arrows have been added to the plans. These arrows show the general drainage direction within the east limits of the site.

Servicing and SWM Plan, Rev. 2A, DWG No. C03

1. The Stormwater Management Report shows a proposed 75mm orifice tube, however, the Servicing Plan shows a proposed 100mm orifice tube. Please confirm and update the plans and report to match.

    Everwest: Servicing plan has been updated to show a 75mm Orifice tube.

2. Provide the OGS model number. Show the below ground structure limits, ensure it does not conflict with any of the surrounding below ground services.

    Everwest: The requested information has been added the plans.

3. The minimum storm sewer lateral within the municipal right-of-way should be minimum 300mm diameter, per City standard.

    Everwest: The outlet has been updated to 300mm diameter.

4. Label the municipal storm sewer with the size, slope and direction of flow.

    Everwest: Size and slope information has been provided in the plans.

5. The storm sewer slope between CB5 and STM MH4 is 0.06%. Please revise to meet the minimum storm sewer slope of 0.5%.

    Everwest: The servicing design has been updated to match the new siteplan layout.

6. Provide a note on the plans that mentions the road restoration shall be in accordance with City Standard S114-B.

    Everwest: The requested information has been added the plans.

7. Show the existing utilities within the municipal right-of-way.

   Everwest: The requested information has been added the plans.

8. Show the proposed sump pump outlet locations when available. Include a sump pump detail with check valve.

   Everwest: The requested information has been added the plans.

9. Show the proposed roof downspout locations when available. Provide splash pads if the proposed roof is to discharge to grade.

   Everwest: Architectural plans are in the preliminary stage. Downspouts will be added once the plans are developed.

Functional Servicing & Stormwater Management Report

1. Provide more information regarding the proposed OGS model and make. Include the OGS sizing calculations and certification in the report.

   Everwest: The requested information has been added the report.

2. Include the storm sewer design sheet.

   Everwest: The requested information has been added the report.

3. Please provide a response on how the following criteria has been addressed: “Enhanced 80.0% TSS removal achieved with a treatment train approach, to incorporate Low Impact Development strategies. An OGS will only be credited with 50.0% TSS removal.”

   Everwest: A Jellyfish filter is being used to achieve 80.0% TSS removal.