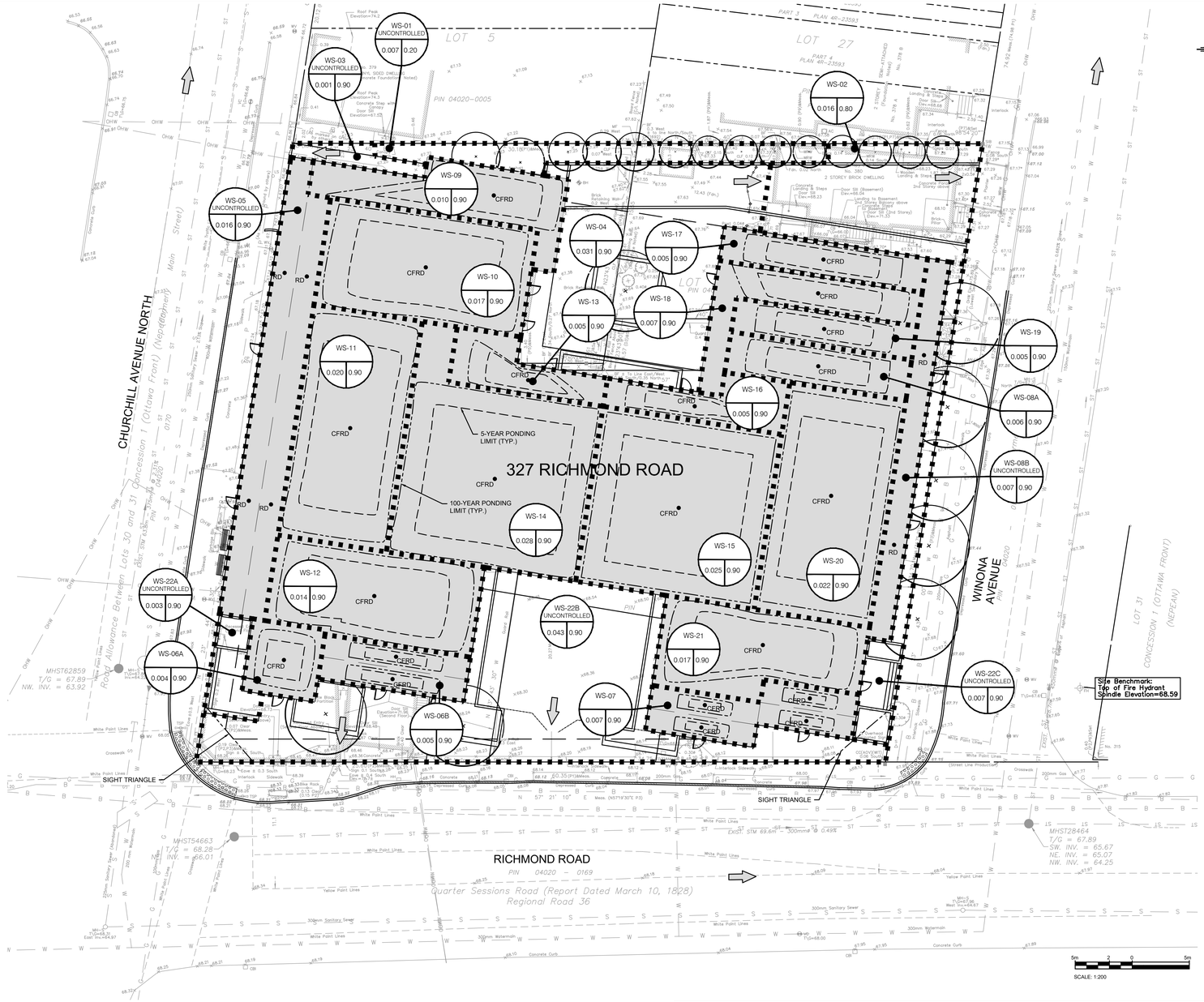


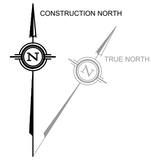



## KEY PLAN

NOTES: GENERAL

1. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
3. JOB BENCH MARK - REFER TO SURVEY BY AOV LTD. CONFIRM WITH CONTRACT ADMINISTRATOR PRIOR TO UTILIZATION OF BENCH MARK.
4. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
5. STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
6. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
7. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE PER CITY OF OTTAWA STD. R10.
8. CURBS TO BE CONCRETE BARRIER, CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC1.1. ELEVATIONS AT CURB INDICATE THE GRADE AT THE FINISHED ROAD SURFACE UNLESS NOTED OTHERWISE.
9. RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
10. ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1003 & 1010.
11. ABUTTING PROPERTY GRADE TO BE MATCHED.
12. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
13. MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
14. FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
15. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. ANY CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
16. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
17. AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH AND SIZE OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES.
18. REFER TO ARCHITECT AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING, LANDSCAPE, AND HARD SURFACE AREAS AND DIMENSIONS.
19. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- PROPOSED BUILDING OR STRUCTURE
- EXISTING WATERMAIN
- EXISTING V&VB
- EXISTING CURBSTOP
- EXISTING FIRE HYDRANT
- PROPOSED WATERMAIN
- PROPOSED V&VB
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED CATCH BASIN AND LANDSCAPE DRAIN
- PROPOSED SUBDRAIN
- PROPOSED CONTROLLED ROOF DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED DITCH
- EXISTING GRADE
- PROPOSED TERRANCING (MAX 3:1 SLOPE)
- PROPOSED RETAINING WALL
- PROPOSED TWSI AS PER SC7.3
- PROPOSED STORM DRAINAGE AREA
- OVERLAND FLOW ROUTE
- STORM DRAINAGE AREA ID
- RUNOFF COEFFICIENT
- DRAINAGE AREA (Ha)

CONTROLLED ROOF DRAIN DATA

| LOCATION | DRAINAGE AREA (sqm) | MODEL | WEIR OPENING EXPOSED | No. OF DRAINS | CONTROLLED FLOW (L/s) | | MAX PONDING DEPTH (mm) | | REQUIRED STORAGE VOLUME (cu.m) | | AVAILABLE STORAGE VOLUME (cu.m) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | 5 YEAR | 100 YEAR | 5 YEAR | 100 YEAR | 5 YEAR | 100 YEAR | |
| WS-06A | 40.70 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.64 | 0.79 | 74.6 | 107.4 | 0.3 | 0.7 | 2.0 |
| WS-06B | 50.82 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 2 | 1.18 | 1.46 | 62.5 | 94.5 | 0.2 | 0.6 | 2.5 |
| WS-07 | 70.94 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 4 | 2.11 | 2.73 | 48.3 | 83.7 | 0.1 | 0.6 | 3.5 |
| WS-08A | 57.61 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.68 | 0.82 | 83.2 | 115.6 | 0.5 | 1.3 | 2.9 |
| WS-09 | 96.52 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.74 | 0.91 | 96.7 | 136.1 | 1.2 | 2.8 | 4.8 |
| WS-10 | 173.28 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.77 | 0.92 | 103.2 | 136.4 | 2.8 | 6.5 | 8.7 |
| WS-11 | 196.03 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.78 | 0.92 | 105.0 | 138.3 | 3.4 | 7.7 | 9.8 |
| WS-12 | 144.23 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.76 | 0.90 | 100.4 | 133.3 | 2.2 | 5.1 | 7.2 |
| WS-13 | 47.73 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.66 | 0.81 | 79.0 | 111.5 | 0.3 | 1.0 | 2.4 |
| WS-14 | 275.42 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.80 | 0.95 | 109.8 | 143.4 | 5.4 | 12.0 | 13.8 |
| WS-15 | 245.06 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.79 | 0.94 | 108.2 | 141.7 | 4.6 | 10.3 | 12.3 |
| WS-16 | 51.75 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.67 | 0.81 | 80.9 | 113.4 | 0.4 | 1.1 | 2.6 |
| WS-17 | 53.99 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.68 | 0.82 | 81.9 | 114.3 | 0.4 | 1.2 | 2.7 |
| WS-18 | 71.42 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.72 | 0.89 | 91.6 | 130.4 | 0.7 | 1.8 | 3.6 |
| WS-19 | 48.02 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.66 | 0.81 | 79.2 | 111.7 | 0.4 | 1.0 | 2.4 |
| WS-20 | 206.16 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.78 | 0.93 | 105.7 | 139.1 | 3.6 | 8.2 | 10.3 |
| WS-21 | 126.67 | WATTS ADJUSTABLE ACCUTROL WEIR | 1/4 | 1 | 0.75 | 0.89 | 98.2 | 131.1 | 1.8 | 4.2 | 6.3 |
| TOTAL FLOW | | | | | 14.18 | 17.31 | | | | | |

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**
*By Douglas James at 3:17 pm, Feb 07, 2022*


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| No. | Revision | Date |
|---|---|---|
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| 05 | RE-ISSUED FOR SPA | NOV 24, 2021 |
| 04 | RE-ISSUED FOR SPA | OCT 8, 2021 |
| 03 | RE-ISSUED FOR SPA | MAY 6, 2021 |
| 02 | RE-ISSUED FOR SPA | DEC 18, 2020 |
| 01 | ISSUED FOR SPA | JUNE 11, 2020 |

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PROVINCE OF ONTARIO

Project:
# 327 RICHMOND ROAD
OTTAWA, ONTARIO

Drawing:
DRAINAGE AREAS AND ROOF DRAIN PLAN

| Scale: | Date: |
|---|---|
| 1:200 | MAY 2020 |
| Design By: | Drawn By: |
| MM | SS |
| Project Number: | Sheet Number: |
| 477093 | C102 |

D07-12-20-0081
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