2742 DUNROBIN ROAD
CITY OF OTTAWA

ENGINEERING &
SERVICING BRIEF

Project No. NTE201202

Prepared for:

Mr. Omar Alnader

Prepared by:

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December 2020

1.0 INTRODUCTION

NorthTown Engineering Inc. was retained by Mr. Omar Alnader to provide Architectural & Engineering services for the proposed Car Dealership at 2742 Dunrobin Road. The site is located near the Intersection of Dunrobin Road and Thomas A. Dolan Parkway in the City of Ottawa, Ontario.

This report should be read in conjunction with the Site Plan, Grading Plan and other design drawings and reports prepared by NorthTown Engineering Inc.

2.0 SITE OVERVIEW

The majority of the site consists of native vegetation. The proposed development is approximately 0.1 ha in area and it is mainly the west side of the property at Dunrobin Road. A trailer on wheels 9m x 3m will be used as an office for 1 attendant on the site and will be fitted with a composting toilet and sink with a built in water tank. A gravel lot (452 sq.m) will be used for car display and customer parking. Landscaping and other improvements are detailed on the Site Plan.

3.0 SANITARY AND WATER SERVICING

The on wheels trailer will be used by one attendant and is to be fitted with a Self Contained Composting Toilet by "Sun-Mar" and (One Basin) portable sink from "ANCASTER" with built in water tank for water use and hand sanitation. The self contained composting toilet and the portable sink does not require water supply or a septic system to be installed for this development.

4.0 STORM WATER MANAGEMENT

The site consists of native vegetation and is naturally draining East, away from the Municipal ditch on Dunrobin Road. The total site area is 0.4 ha with proposed development area of approximately 0.1 ha on the west side of the property at Dunrobin Road.

An additional sheet flow from the improved part of the site (gravel lot and trailer roof) with a total area of 0.048 ha is estimated to add 2.8 L/s on a 5 year event and 4.2 L/s on a 100 year event. This would require the minimal storage requirement on the site of less than 10 cu.m.

Post development flow will continue to sheet flow toward the grass field on the property away from the Municipal ditch. The additional flow will be contained on the natural site depressions, with the native vegetation acting as a natural filter for suspended particles added to the flow.

5.0 EROSION AND SEDIMENT CONTROL

The following best management practices for erosion and sediment control will be utilized in the proposed development:

1- The extent of exposed soils shall be kept to a minimum at all times to achieve re-vegetation of exposed areas as soon as possible.

2- Controls shall be installed during construction in accordance with the erosion and sediment controls indicated on the Erosion and Sediment Control Plan.
3- Stockpiles shall be located away from the Municipal Ditch and stabilized against erosion as soon as possible.
4- Construction entrances shall be constructed of gravel to prevent erosion of the entrance and sediment migration offsite.
5- Disturbed areas should be stabilized against erosion as soon as possible.
6- Runoff should be diverted around disturbed areas whenever possible.
7- Runoff should be directed to existing grassed areas where possible.