



LEGEND

- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- APPROXIMATE PONDING LIMITS
- POST-DEVELOPMENT AREA ID
- POST-DEVELOPMENT DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- TOP OF FOUNDATION WALL ELEVATION
- BASEMENT FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- SUB-BASEMENT SLAB ELEVATION
- UNDERSIDE OF LOW FOOTING ELEVATION
- PROPOSED CONTROLLED FLOW ROOF DRAIN
- PROPOSED ROOFTOP SCUPPER LOCATION
- PROPOSED STORM SEWER AND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED BUILDING ENTRANCE / EXIT
- EXISTING STORM MH & SEWER
- EXISTING CATCHBASIN OR CATCHBASIN LEAD

BENCHMARK INFO:

ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM THE CITY OF OTTAWA VERTICAL CONTROL MONUMENT No. 2016-0357 HAVING AN ELEVATION OF 80.088 METRES. BEARINGS ARE N-TM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LARCH STREET, HAVING A BEARING OF N 66° 23' 20" E AS SHOWN ON A SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEK DATED NOVEMBER 2, 2017. THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM SURVEYOR'S REAL PROPERTY REPORT PLAN (Ref. # 20-10-126-00), PREPARED BY J.D. BARNES LIMITED SIGNED AND DATED OCTOBER 22, 2020. SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE FROM CITY OF OTTAWA MAPPING AND UCC PLANS SHOWING CONTEXT ONLY.

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
 - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL INVESTIGATION REPORT (NUMBER PG6071-1, REV.1), DATED FEBRUARY 11, 2022, PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
 - REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
 - REFER TO DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-001) PREPARED BY NOVATECH.
 - SAW CUT AND KEY GRID ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 - PROVIDE LINE/PARKING PAINTING.

ROOF DRAIN TABLE: AREA R-1 (ROOF DRAINS 1.1, 1.2 + 2.1, 2.2 & 2.3)

AREA ID	ROOF DRAIN No. (WATTS MODEL)	WEIR SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-1	RD 1.1 (RD-100-A-ADJ)	CLOSED	0.32 L/S	11 cm	0.32 L/S	14 cm
R-1	RD 1.2 (RD-100-A-ADJ)	CLOSED	0.32 L/S	10 cm	0.32 L/S	14 cm
R-1	RD 2.1 (RD-100-A-ADJ)	1/4 OPEN	0.87 L/S	12 cm	0.95 L/S	14 cm
R-1	RD 2.2 (RD-100-A-ADJ)	CLOSED	0.32 L/S	10 cm	0.32 L/S	13 cm
R-1	RD 2.3 (RD-100-A-ADJ)	CLOSED	0.32 L/S	10 cm	0.32 L/S	13 cm
TOTALS	-	-	2.15 L/S	-	2.23 L/S	-

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-001) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
 ** ALL CONTROLLED FLOW ROOF DRAINS FOR THE UPPER ROOF OF THE BUILDING ARE TO BE WATTS ACCUTROL ADJUSTABLE ROOF DRAINS WITH WEIR SETTINGS AS INDICATED IN THE TABLE ABOVE.

INLET CONTROL DEVICE DATA TABLE - AREA A-2

DESIGN EVENT	ICD TYPE (PLUG TYPE)	OUTLET STRUCTURE	DIAMETER OF OUTLET PIPE (mm)	PEAK DESIGN FLOW (L/s)	DESIGN HEAD (m)	WATER ELEVATION (m)	VOLUME (m³)	AVAILABLE STORAGE
1:2 YR	IPEX TEMPEST	1200mm Ø STM MH 01	200mm Ø PVC	1.0	0.19	57.28	2.0	10.5 m³
1:5 YR	VORTEX LMF			1.3	0.35	57.44	2.8	
1:100 YR	MODEL 50			1.8	0.66	57.75	6.2	

PROPOSED SITE FLOWS & STORMWATER MANAGEMENT TABLE

DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS					REDUCTION IN FLOW (L/s or %)**	
	SITE FLOWS (L/s)	ALLOWABLE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	A-3 FLOW (L/s)	R-1 ROOF DRAINS (L/s)	R-1 DECK DRAINS (L/s)		TOTAL STM FLOWS (L/s)
1:2 YR	10.0	7.3	0.3	0.1	1.0	2.1	0.6*	4.1	5.9 or 59%
1:5 YR	13.6		0.3	0.1	1.3	2.1	0.8*	4.7	8.9 or 65%
1:100 YR	26.4		0.7	0.3	1.8	2.2	1.6*	6.6	19.8 or 75%

* UNCONTROLLED FLOW FROM SUNKEN REAR PATIO DRAINS (REFER TO MECHANICAL PLANS).
 ** DOES NOT INCLUDE POST-DEVELOPMENT SANITARY AND WEEPING TILE FLOWS.
 REDUCED FLOWS ARE COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS.

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
 15-19 LARCH ST. INC.
 359 KENT STREET, SUITE 503,
 OTTAWA, ONTARIO, K2P 0R6
 ROBERTO CAMPAGNA
 PHONE: (613) 851-7823
 roberto@rocachomes.ca

No.	REVISION	DATE	BY
3	REVISED PER NEW SITE PLAN	OCT 27/23	MS
2	REVISED PER CITY COMMENTS	SEPT 2/22	MS
1	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	MS

SCALE
 1:100

DESIGN
 SM
 MS
 DWM / SM
 SM
 MS

FOR REVIEW ONLY

PROFESSIONAL ENGINEER
 M. SAVIC
 100102651
 10/27/23
 PROVINCE OF ONTARIO

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone (613) 254-9643
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 Website www.novatech-eng.com

LOCATION
 CITY OF OTTAWA
 15 LARCH STREET

DRAWING NAME
 STORMWATER
 MANAGEMENT PLAN

PROJECT No. 120251
REV #3
DRAWING No. 120251-SWM
PLAN #18698

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