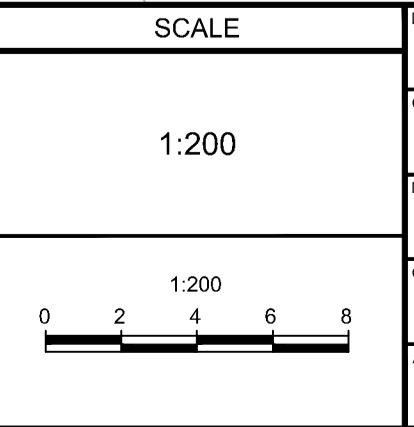




NOTE:  
 THE POSITION OF ALL POLE LINES, CONDUITS,  
 WATERMANS, SEWERS AND OTHER  
 UNDERGROUND AND OVERGROUND UTILITIES AND  
 STRUCTURES IS NOT NECESSARILY SHOWN ON  
 THE CONTRACT DRAWINGS, AND WHERE SHOWN,  
 THE ACCURACY OF THE POSITION OF SUCH  
 UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
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

**OWNER INFORMATION**  
 SERCO REALTY GROUP  
 9 CAPELLA COURT, UNIT 200,  
 OTTAWA, ONTARIO, K2E 8A7  
 CONTACT: LOREDANA PORCARI  
 TELEPHONE: (613) 226-2221  
 EMAIL: l.porcari@sercorealty.com

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	JUL 7/22	MS



DESIGN	SM
CHECKED	MS
DRAWN	SM / DM
CHECKED	SM
APPROVED	MS

**FOR REVIEW ONLY**



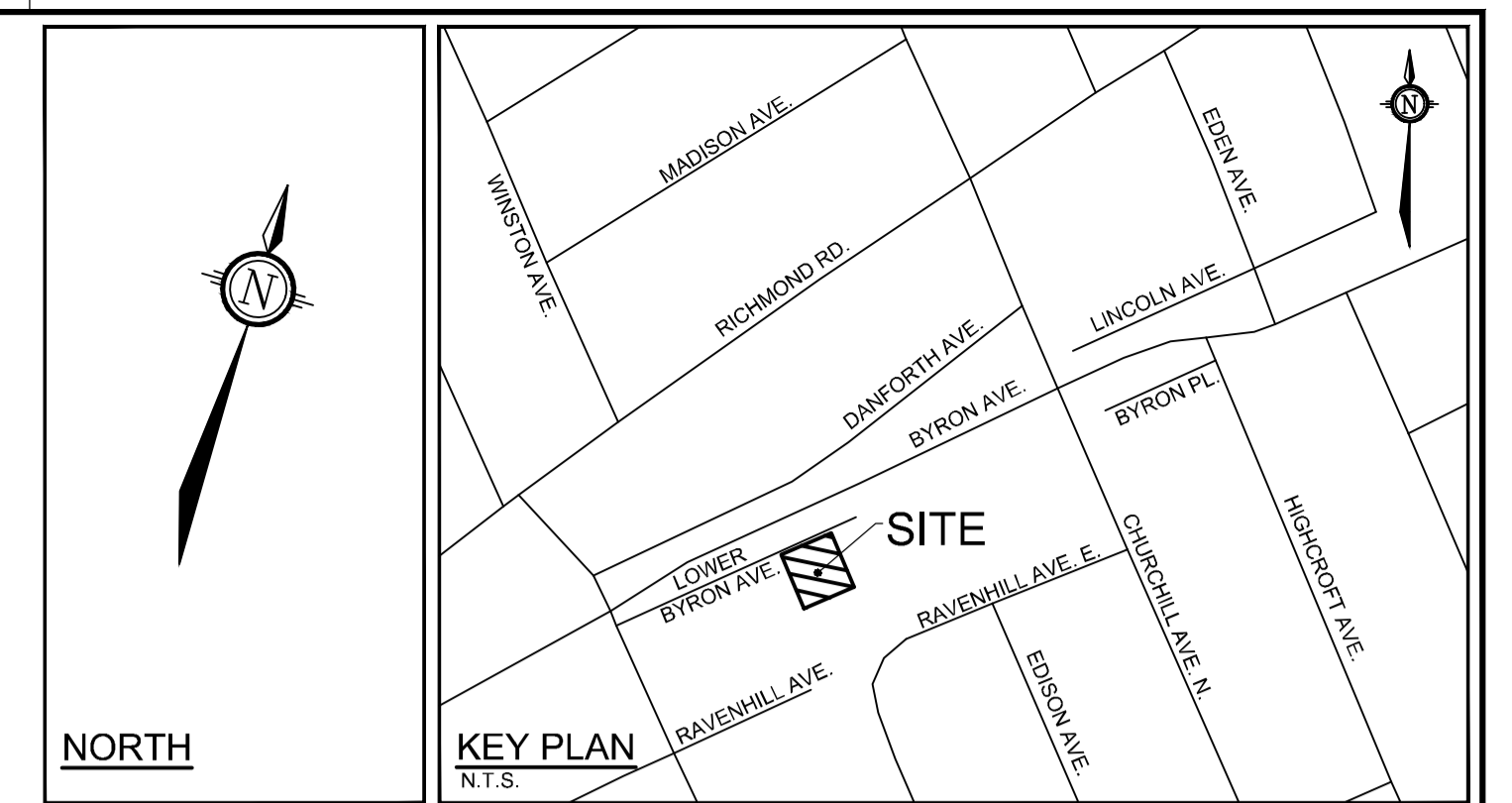
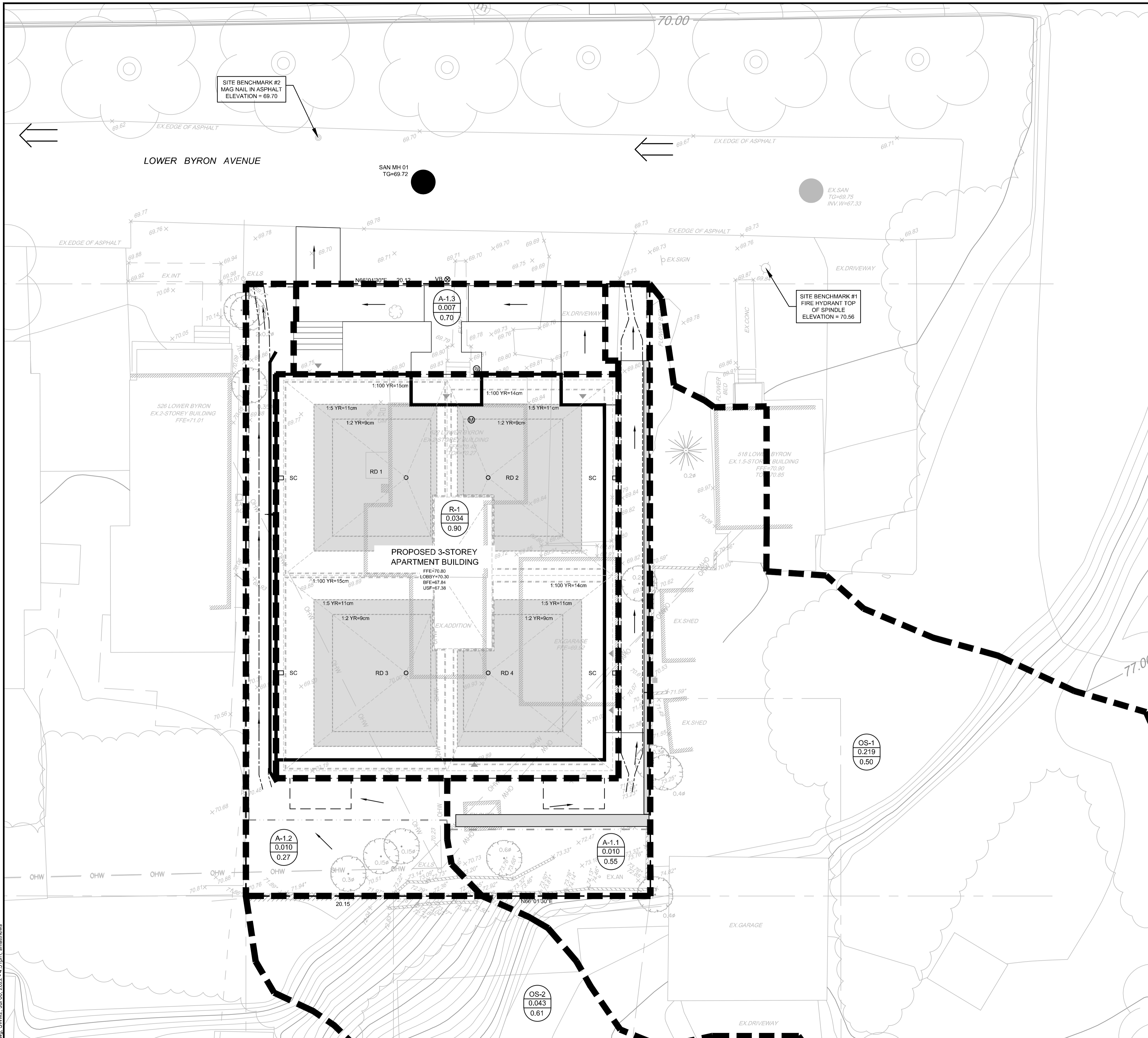
**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

LOCATION  
 CITY OF OTTAWA  
 522 LOWER BYRON AVENUE

DRAWING NAME  
**PRE-DEVELOPMENT  
 STORMWATER  
 MANAGEMENT PLAN**

PROJECT No.	121097
REV	REV # 1
DRAWING No.	121097-SWM1

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**LEGEND**

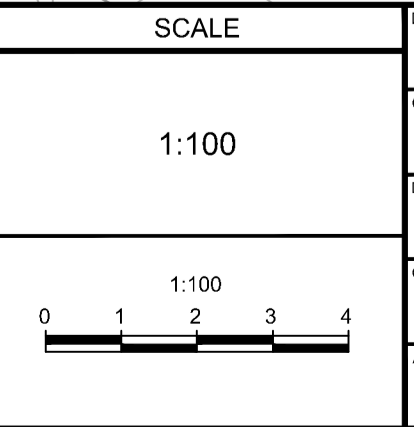
	PROPOSED BARRIER CURB		EXISTING STORM MH & SEWER
	PROPOSED DEPRESSED CURB		EXISTING CATCHBASIN CW CATCHBASIN LEAD
	DRAINAGE AREA LIMITS		
	APPROXIMATE PONDING LIMITS		
	APPROXIMATE PONDING LIMITS		
	POST-DEVELOPMENT AREA ID		
	POST-DEVELOPMENT DRAINAGE AREA (ha)		
	1.5 YEAR WEIGHTED RUNOFF COEFFICIENT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

- 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 REPORT (PATERSON REPORT NUMBER PG5981-1), DATED OCTOBER 1, 2021, PREPARED BY PATERSON GROUP, 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
  - REFER TO DEVELOPMENT SERVICING AND STORMWATER MANAGEMENT REPORT (R-2022-089) PREPARED BY NOVATECH.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE/PARKING PAINTING.

**NOTE:**  
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LOCATION  
CITY OF OTTAWA  
522 LOWER BYRON AVENUE

DRAWING NAME  
**POST-DEVELOPMENT  
STORMWATER  
MANAGEMENT PLAN**

PROJECT No. 121097  
REV # 1  
DRAWING No. 121097-SWM2

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