

LEGEND

	PROPERTY LINE
	PRE-DEVELOPMENT DRAINAGE AREA (ha) PRE-DEVELOPMENT AREA ID 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
	DRAINAGE AREA LIMITS
	DIRECTION OF MAJOR OVERLAND FLOW
	PROPOSED ELEVATION (PER U-HAUL DESIGN)
	EXISTING ELEVATION
	EXISTING CONCRETE CURB
	EXISTING CATCHBASIN MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCHBASIN
	EXISTING HYDRANT & VALVE
	EXISTING TREES / VEGETATION
	EXISTING FENCE
	EXISTING LIGHT STANDARD

- 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.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL REPORT (NO. 02211293.000, DATED MAY 10, 2023), PREPARED BY ENGBLOBE CORP., 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 THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-014) PREPARED BY NOVATECH.

- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD2878) AND ARE DERIVED FROM PUBLISHED CONTROL MONUMENT 00119883075 HAVING A PUBLISHED ELEVATION OF 90.612 METRES.
 - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
 - BENCHMARK WAS PROVIDED ON PLAN OF SURVEY SHOWING TOPOGRAPHIC DETAIL OF PART OF BLOCK 2, REGISTERED PLAN 4M-1012, CITY OF OTTAWA, SURVEYED BY J.D. BARNES LIMITED.

REFER TO PLAN 123002-D FOR CIVIL DETAILS

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
401 REAL ESTATE TRUST INC.
2225 EAGLE STREET N.
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No.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	SEPT 29/23	FST
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	MAY 11/23	FST

SCALE	DESIGN
1:300	ZA
	CHECKED
	FST
	DRAWN
	ZA
	CHECKED
	CV
	APPROVED
	FST

FOR REVIEW ONLY

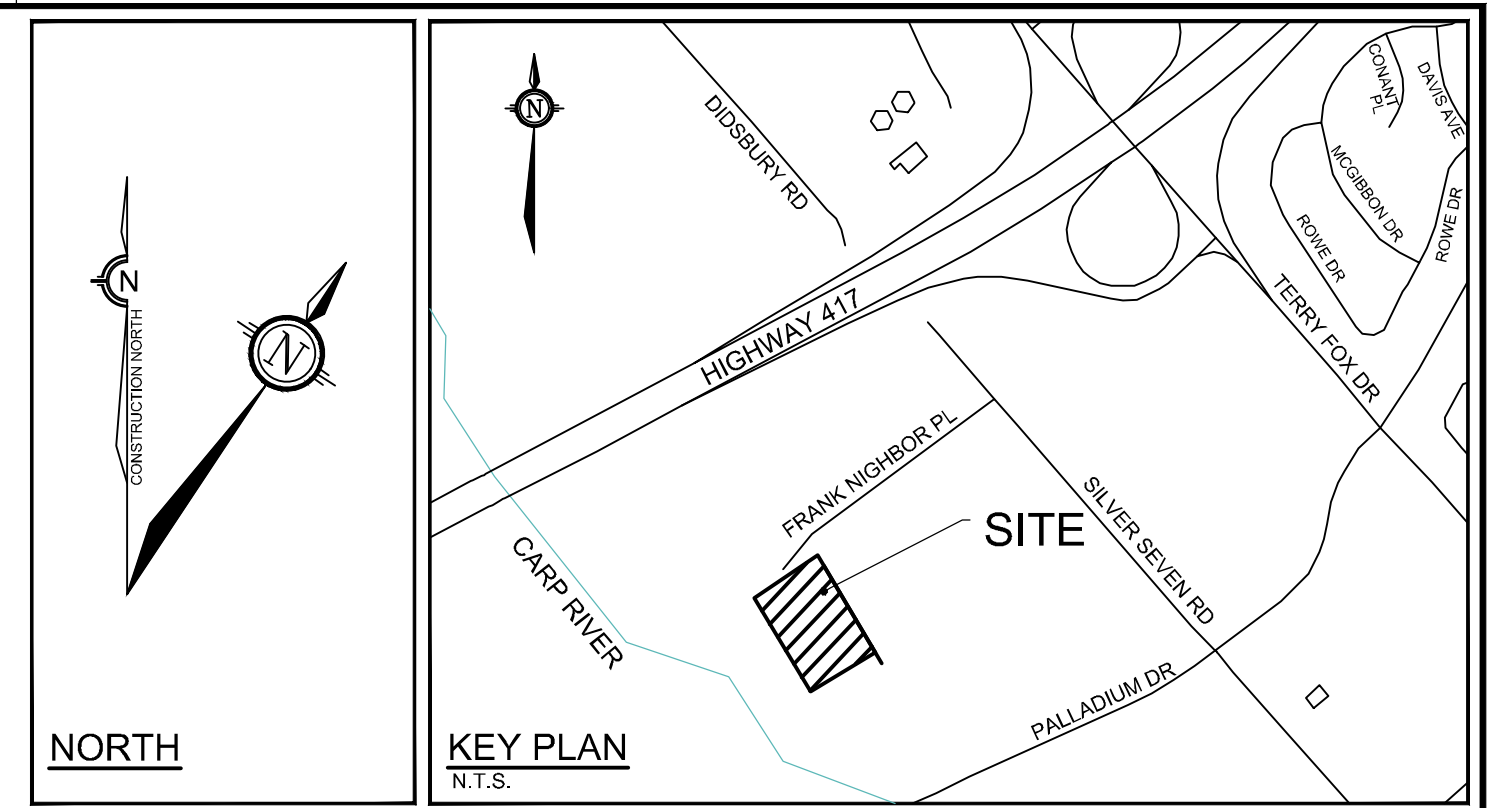
LICENSED PROFESSIONAL ENGINEER
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SEPT 29, 2023
PROVINCE OF ONTARIO

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LOCATION CITY OF OTTAWA 40 FRANK NIGHBOR PLACE	PROJECT No. 123002
DRAWING NAME PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN	REV #2 REV #2
	DRAWING No. 123002-STM1

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LEGEND

- PROPERTY LINE
- POST-DEVELOPMENT DRAINAGE AREA (ha)
- POST-DEVELOPMENT AREA ID
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- DRAINAGE AREA LIMITS
- MAXIMUM 3:1 SIDESLOPE
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED BUILDING ENTRANCE
- PROPOSED SILT FENCING (OPSD 219.110)
- PROPOSED CATCHBASIN MANHOLE & STORM SEWER
- PROPOSED STORM MANHOLE & SEWER
- PROPOSED CATCHBASIN CW LEAD
- PROPOSED BARRIER CURB
- DEPRESSED BARRIER CURB
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED UNDERSIDE OF FOOTING ELEVATION
- PROPOSED ROOF DRAIN
- PROPOSED SITE LIGHTING (REFER TO ELEC)
- APPROXIMATE PONDING LIMITS
- 1.5 YR
- 1:100 YR
- PROPOSED TWSI
- EXISTING CONCRETE CURB
- EXISTING CATCHBASIN MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING HYDRANT & VALVE
- EXISTING TREES / VEGETATION
- EXISTING FENCE
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ICD TABLE - CBMH116 (AREAS A-1a TO A-1h, R-1 & R-2)

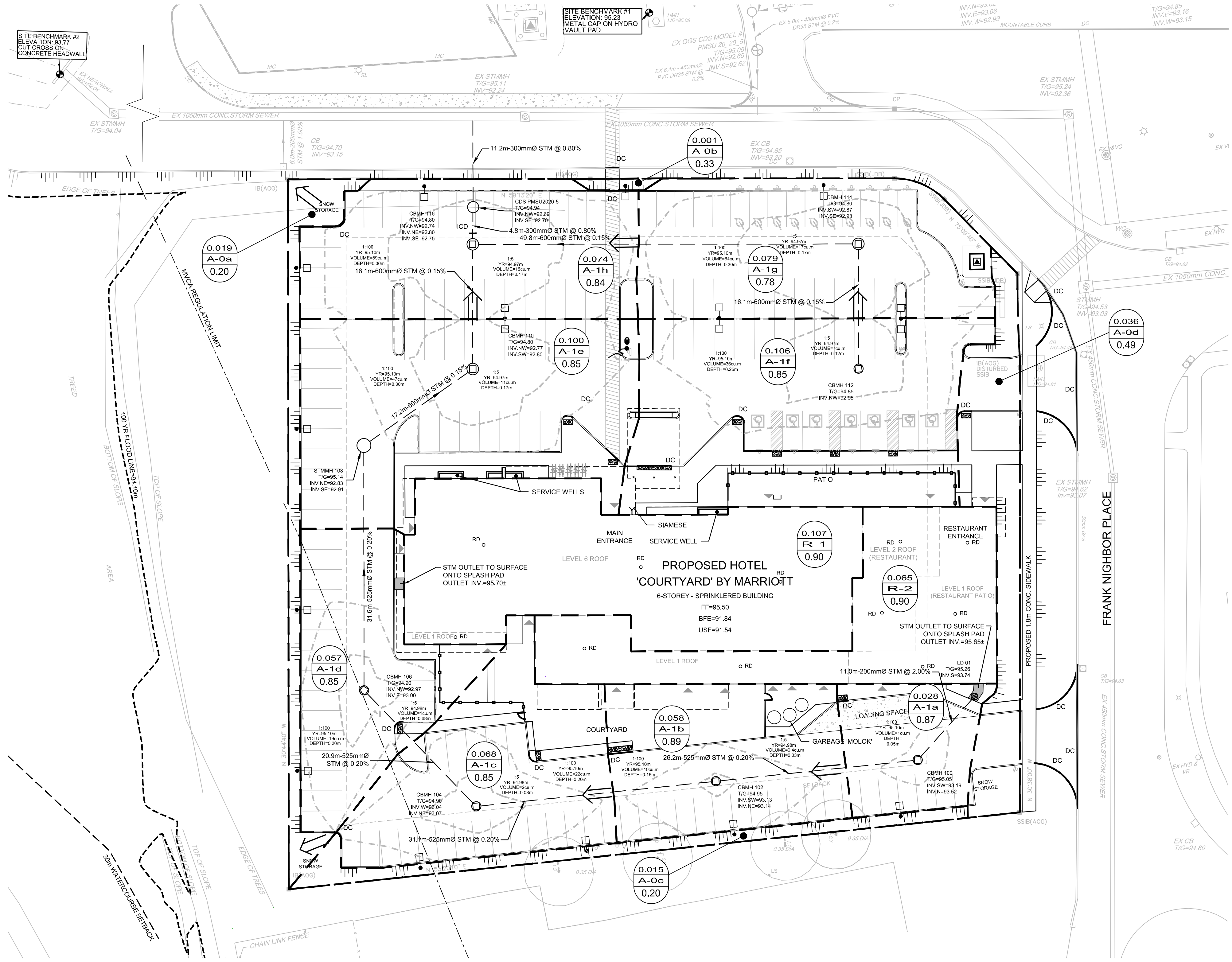
DESIGN EVENT	TYPE OF ICD	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)	DESIGN HEAD (m)	PONDING ELEV. (m)	VOLUME** (m³)
1:2 YR	109mm DIA. ORIFICE PLATE	300	31.6	1.57	94.79	78
1:5 YR			31.3	1.54	94.97	132
1:100 YR			25.2	1.08	95.10	337

* NOTE: DESIGN HEAD IS MEASURED FROM THE MAX. PONDING ELEVATION TO THE ELEVATION OF THE BOUNDARY CONDITION IN TABLE 3.3 OF THE DSS&SWM REPORT (ACCOUNTS FOR BACKWATER EFFECT / DEAD STORAGE).
 ** REFER TO TABLE 3.5 IN THE DSS&SWM REPORT (R-2023-014) FOR A BREAKDOWN OF VOLUME INTO DEAD AND ACTIVE STORAGE.

SITE FLOWS & STORMWATER MANAGEMENT TABLE

DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS			
	UNCONTROLLED FLOW (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-0a TO A-0d DIRECT RUNOFF (L/s)	A-1a TO A-1h, R-1 & R-2 FLOW (L/s)	TOTAL FLOW (L/s)	CHANGE FROM PRE TO POST (L/s or %)
1:2 YR	34.7	40.7	5.3	31.6	36.9	2.2 or 6%
1:5 YR	47.1		7.2	31.3	38.5	-8.6 or -18%
1:100 YR	100.9		14.4	25.2	39.6	-61.3 or -61%

* COMPARED TO PRE-DEVELOPMENT CONDITIONS (NEGATIVE VALUES REPRESENT DECREASE BETWEEN PRE-DEVELOPMENT FLOWS AND POST-DEVELOPMENT FLOWS).



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LOCATION
 CITY OF OTTAWA
 40 FRANK NIGHBOR PLACE

DRAWING NAME
POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

PROJECT No. 123002
 REV #2
 DRAWING No. 123002-STM2
 Plan #19002

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