

LEGEND

PROPOSED BARRIER CURB
 DC
 PROPOSED DEPRESSED CURB
 DRAINAGE AREA LIMITS
 DD3 □
 DECK DRAIN

PRE-DEVELOPMENT AREA ID
 PRE-DEVELOPMENT DRAINAGE AREA (ha)
 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT

PRE
 0.218
 0.83

POST-DEVELOPMENT AREA ID
 POST-DEVELOPMENT DRAINAGE AREA (ha)
 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT

A-2
 0.177
 0.82

EXISTING CONCRETE CURB
 EXISTING VALVE & VALVE BOX
 EXISTING SERVICE POST
 EXISTING HYDRANT
 EXISTING CATCHBASIN
 EXISTING CATCHBASIN MH
 EXISTING UTILITY POLE
 C/W GUY WIRES

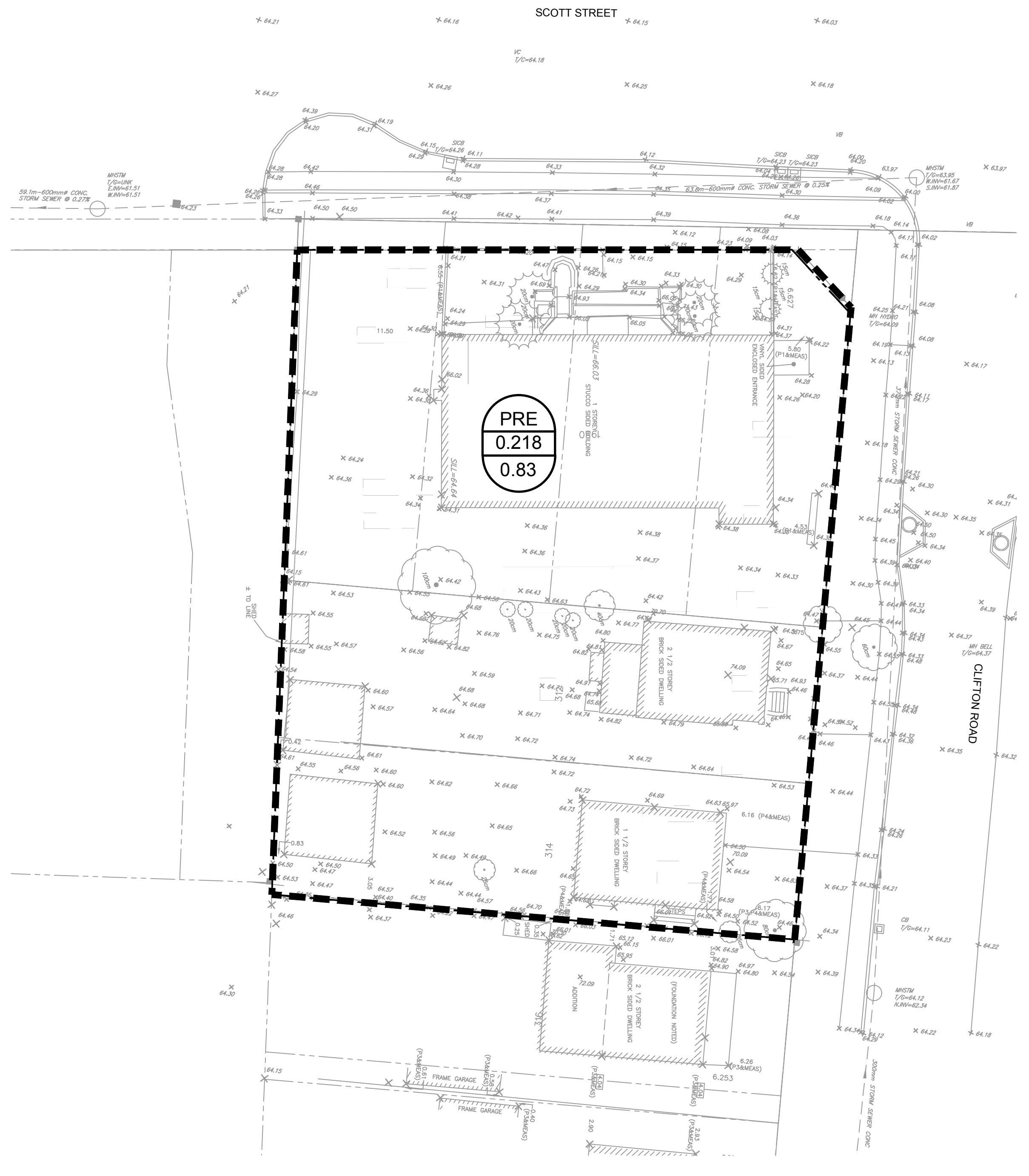
V&VB
 SP
 HYD
 CBMH
 CB
 EX UP

KEY PLAN
 N.T.S.

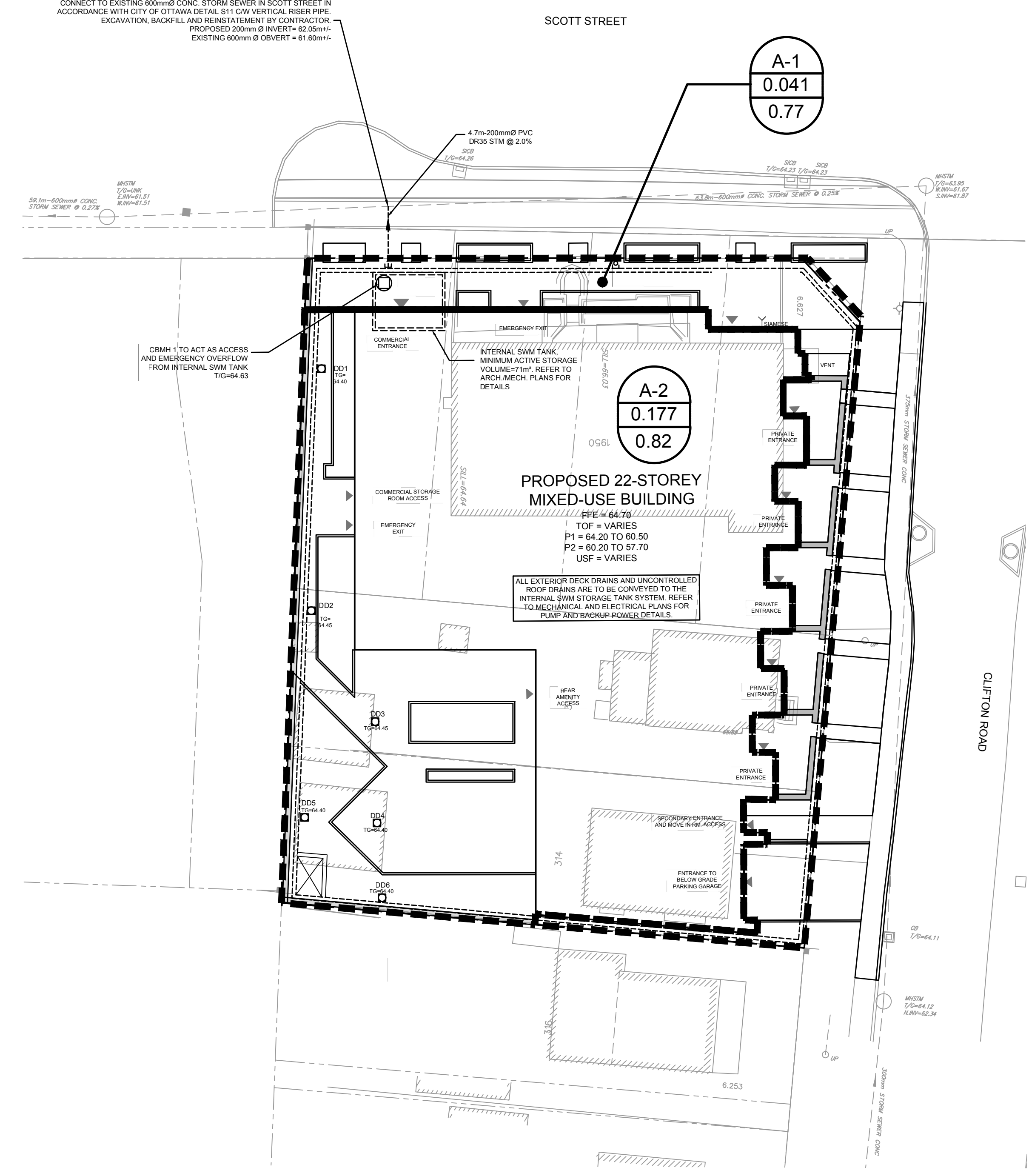
GENERAL NOTES:

- 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.
- COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO O.P.S.S., O.P.S.D. & A.W.A. GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
- 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 (PG4394-1, DATED MARCH 29, 2018) AND RELIANCE LETTER (DATED JULY 23, 2024), 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 ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
- REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-202-087) 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 AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS



BENCHMARK NOTES:

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT, OTTAWA WITH AN ELEVATION OF 98.230.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB 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 OF ALL OF LOTS 24 AND 25, AND PART OF LOTS 45, 46, 47, AND 48, REGISTERED PLAN 389, SURVEYED BY STANTEC GEOMATICS LTD (PROJECT NO 161613828-110).

INTERNAL SWM STORAGE SYSTEM

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1:2 YR	PUMPED FLOW	18.7 m³	>71 m³
1:5 YR	REQUIRED	29.4 m³	
1:100 YR	RATE = 5.5 L/s	70.5 m³	

NOTES:

- ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

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
 GRANITE PRIVATE EQUITY LIMITED PARTNERSHIP
 16 CONCOURSE GATE, SUITE 200
 OTTAWA, ONTARIO K2E 7S8
 KEN HOPPNER
 613-831-5490 EXT 208
 khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
1.	ISSUED FOR SPC	JUL 31/24	FST

SCALE
 1:250

0 2 4 6 8 10

FOR REVIEW ONLY

DESIGN BB/KD
 CHECKED FST
 DRAWN BB/KD
 CHECKED FST
 APPROVED FST

PROFESSIONAL ENGINEER
 F.S. THADUETTE
 100041299
 July 31, 2024
 PROVINCE OF ONTARIO

NOVATECH
 Engineers, Planners & Landscape Architects
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 Ottawa, Ontario, Canada K2M 1P6
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 Facsimile (613) 254-5867
 Website www.novatech-eng.com

LOCATION
 CITY OF OTTAWA
 1950 SCOTT STREET AND 312 & 314 CLIFTON ROAD

DRAWING NAME
 STORMWATER MANAGEMENT PLAN

PROJECT No. 121301
 REV #1
 DRAWING No. 121301-SWM
 PLAN #XXXX