

LEGEND

--- PROPERTY LINE
--- PROPOSED BARRIER CURB
--- DC PROPOSED DEPRESSED CURB
--- DRAINAGE AREA LIMITS
--- APPROXIMATE PONDING LIMITS
--- POST-DEVELOPMENT AREA ID
--- POST-DEVELOPMENT DRAINAGE AREA (ha)
--- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
--- PROPOSED STORM SERVICE AND FLOW DIRECTION
--- RD 1 PROPOSED ROOF DRAIN

--- EXISTING CONCRETE CURB
--- EXISTING STORM MANHOLE & SEWER
--- EXISTING CATCHBASIN C/W CATCHBASIN LEAD
--- EXISTING TREES / VEGETATION
--- EXISTING UTILITY POLE C/W GUY WIRES
--- EXISTING FENCE

--- PROPOSED MAIN FLOOR ELEVATION
--- PROPOSED FRONT ENTRANCE ELEVATION
--- PROPOSED BASEMENT FLOOR ELEVATION
--- PROPOSED UNDERSIDE OF FOOTING ELEVATION

- 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 \$2,000,000.00, 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 MUNICIPAL AUTHORITIES.
 - 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 (PG40594-ET.01), DATED APRIL 6, 2017, 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 HARD SURFACED AREAS AND DIMENSIONS.
 - REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2017-139) PREPARED BY NOVATECH.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).

ROOF DRAIN TABLE: AREA A-3 (ROOF DRAINS 1, 2, 3 & 4)						
AREA ID	ROOF DRAIN No. (WATTS MODEL)*	ROOF DRAIN OPENING SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
A-3	RD 1 (RD-100-A-ADJ.)	CLOSED	0.76 L/s	7 cm	0.76 L/s	10 cm
A-3	RD 2 (RD-100-A-ADJ.)	CLOSED	0.76 L/s	7 cm	0.76 L/s	10 cm
A-3	RD 3 (RD-100-A-ADJ.)	CLOSED	0.76 L/s	8 cm	0.76 L/s	11 cm
A-3	RD 4 (RD-100-A-ADJ.)	CLOSED	0.76 L/s	7 cm	0.76 L/s	10 cm

* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2017-139) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.
** ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS ADJUSTABLE ACCUTROL ROOF DRAINS.

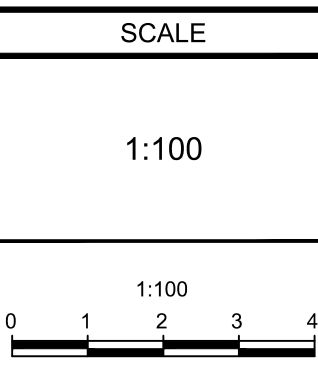
SITE FLOWS & STORMWATER MANAGEMENT TABLE						
DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS			
	UNCONTROLLED FLOW (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	A-3 FLOW (L/s)	TOTAL FLOW (L/s)
1:5 YR	19.5	9.0	1.2	2.1	3.0	6.3
1:100 YR	37.6	9.0	2.5	3.4	3.0	8.9

* REDUCED FLOW COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS

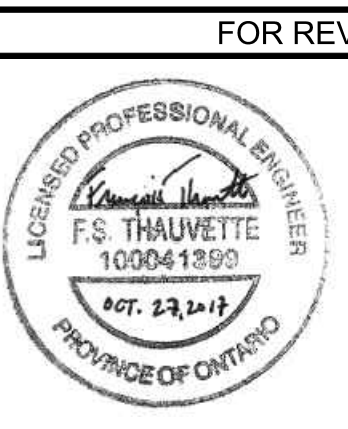
NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE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

OWNER INFORMATION
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TINACAMPAGNA@SYMPATICO.CA

No.	REVISION	DATE	BY
1	ISSUED WITH OSS & SWM REPORT	OCT 27/17	FST



DESIGN	LSC / FST
CHECKED	FST
DRAWN	LSC
CHECKED	FST
APPROVED	FST



FOR REVIEW ONLY

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LOCATION
CITY OF OTTAWA
355 NELSON STREET

DRAWING NAME
STORMWATER MANAGEMENT PLAN

PROJECT No.	116018-00
REV	REV # 1
DRAWING No.	116018-SWM