



## **Site Servicing and Stormwater Management Report 2140 Baseline Road**

**Type of Document**  
Site Plan Submission

**Project Name**  
Ottawa Student Residence  
2140 Baseline Road

**Project Number**  
OTT-00245012-A0

**Site Plan Control File Number**  
D07-12-18-0084

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**Date Submitted**  
June 14, 2019

# Baseline Constellation Limited Partnership

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**Date Submitted:**

June 14, 2019

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# 1 Introduction

## 1.1 Site Description and Proposed Development

Baseline Constellation Partnership Inc. retained EXP Services Inc. (EXP) to prepare a site servicing and stormwater management report for a proposed 14-storey student residence.

The 0.305-hectare development site is situated at 2140 Baseline Road, at the corner of Baseline Road and Constellation Crescent in the City of Ottawa (City), Ontario as shown on Figure A1 in Appendix A. The site is within Ward 8 or College Ward.

The property consists of the following parcels, all located in Lot 35, Concession 2 (Rideau Front), Geographic Township of Nepean, City of Ottawa.

- PIN 04692-1308, Parts 2, 3, 4 on Registered Plan 4R-26884
- PIN 04692-1310, Parts 6, 7 on Registered Plan 4R-26884
- PIN 04692-1312, Part 8 to Part 15 on Registered Plan 4R-26884
- PIN 04692-1315, Parts 16, 17 on Registered Plan 4R-26884
- PIN 04692-1317, Part 23 to Part 35 on Registered Plan 4R-26884

The development is comprised of 152 suites, that contain 2 to 4 bedrooms.

This report will discuss the adequacy of the adjacent municipal storm sewers, sanitary sewers and watermains to convey the storm runoff, sewage flows and provide the water demands that will result from the proposed development. This report provides a design brief for submission, along with the engineering drawings, for City approval.

## 1.2 Background Documents

Various design guidelines were referred to in preparing the current report including:

- Sewer Design Guidelines, Second Edition, Document SDG002, October 2012, City of Ottawa including:
  - Technical Bulletin ISDTB-2012-4 (20 June 2012)
  - Technical Bulletin ISDTB-2014-01 (05 February 2014)
  - Technical Bulletin PIEDTB-2016-01 (September 6, 2016)
  - Technical Bulletin ISDTB-2018-01 (21 March 2018)
  - Technical Bulletin ISDTB-2018-04 (27 June 2018)
- Ottawa Design Guidelines – Water Distribution, July 2010 (WDG001), including:
  - Technical Bulletin ISDTB-2014-02 (May 27, 2014)
  - Technical Bulletin ISTB-2018-02 (21 March 2018)

- Stormwater Management Guidelines for the Pinecrest Creek / Westboro Area, JFSA, June 2012.
- Stormwater Management Planning and Design Manual, Ontario Ministry of the Environment and Climate Change, March 2003 (SMPDM).
- Design Guidelines for Drinking-Water Systems, Ontario Ministry of the Environment and Climate Change, 2008 (GDWS).
- Fire Underwriters Survey, Water Supply for Public Fire Protection (FUS), 1999.
- Ontario Building Code 2012, Ministry of Municipal Affairs and Housing.
- Ontario Ministry of Transportation (MTO) Drainage Manual, 1995-1997.

### 1.3 Existing Infrastructure

The current 0.3-hectare site is vacant and consists of grassed areas containing approximately eleven (11) mature trees. Prior to 2009, the site contained a one-way roadway connection from Constellation Crescent to Baseline Road. This roadway connection was removed, and Constellation Crescent / Gemini Way was re-configured into its current configuration as a tee-intersection. A two-way connection with a signalized intersection at Baseline Road and Constellation Crescent was created.

Within the 0.30-hectare site previously abandoned utilities exist. From review of the as-built drawings and Central Registry (UCC) plans, the sewer and water structures (manholes and catchbasin, etc.) were removed by 2009, however the sewer and water infrastructure piping were abandoned in place. The following summarizes the onsite and adjacent offsite existing utilities:

#### Within property

- Abandoned 525mm, 750mm, and 900mm storm sewers
- Abandoned 250mm and 300mm sanitary sewers
- Abandoned 200mm watermains
- Bell / Hydro / Telecom Ottawa. Status to be confirmed with the utility providers

#### On Gemini Way

- 525mm, 675mm, and 900mm storm sewers
- 250mm and 300mm sanitary sewers
- 200mm watermains
- Bell / Streetlighting

#### On Constellation Crescent

- 900mm storm sewers
- 250mm sanitary sewers
- Bell / Telecom Ottawa / Traffic / Streetlighting

#### On Baseline Road

- 525mm storm sewers
- 406mm, 1220mm watermains
- Bell / Traffic / Streetlighting

The as-built drawings for both Gemini Way and Constellation Crescent were obtained and are included in Appendix H.

## 1.4 Consultation and Permits

A pre-consultation meeting was held between Baseline Constellation Partnership and the City prior to design commencement. This meeting outlined the submission requirements and provided information to assist with the development proposal.

Generally, an Environmental Compliance Approval (ECA) would be obtained from the Ministry of Environment, Conservation and Parks (MECP), formerly the Ministry of the Environment and Climate Change (MOECC), for the onsite Private Sewage Works. The onsite sewage works would generally include the onsite flow controls, associated stormwater detention, and treatment works.

However, an Approval Exemption under Ontario Regulation 525/98 can be applied. Under Section 3 of O'Reg 525/98, Section 53 (1) and (3) do not apply to the alteration, extension, replacement or a change to a stormwater management facility that 1) is designed to service one lot or parcel of land, b) discharges into a storm sewer that is not a combined sewer, c) does not service industrial land or a structure located on industrial land, and finally d) is not located on industrial land.

Therefore the 5 parcels noted in Section 1.1 will be merge into one property parcel. Completing this merge of parcels, will satisfy the Approval Exemptions under O'Reg 525/98, and not require an ECA. Prior to City signoff on the infrastructure design a pre-consultation meeting will be held with the local MECP, to confirm that the site will not require an ECA, for the reasons noted.

The proposed site is located within the Rideau Valley Conservation Authority (RVCA) jurisdiction, therefore signoff from the RVCA will be required prior to Site Plan approval. The RVCA has been contacted to confirm the stormwater management quality control requirements. A copy of the correspondence with the RCVA is attached in Appendix F.

## 2 Geotechnical Considerations

A geotechnical investigation was completed by the Paterson Group Inc. dated January 03, 2019 and was prepared to establish the subsurface and groundwater conditions and to provide recommendations related to excavation, foundation design, backfilling requirements, site grading, pipe bedding, pavement structure.

In general, the site consists of topsoil underlain by fill followed by silty sand and silty clay. Three (3) boreholes were drilled to a maximum depth of 11.8 metres. The groundwater table is expected at between 4 and 5 metres below existing grade.

A maximum grade raise requirement of 1.5m was established for the site. The recommended pavement structure for access and fire lanes was established at: 40mm + 50mm of asphalt, 150mm granular "A" and 450mm depth of Granular "B".

## 3 Deviations

There are no noted deviations from the City Design Standards (SDG002). It should be noted that the stormwater management requirements, as dictated by the "Stormwater Management Guidelines for the Pinecrest Creek / Westboro Area, JFSA, June 2012", far exceed the standard infill development stormwater guidelines as noted in Section 8.3.7 of the SDG002.

Due to these master servicing requirements of the JFSA report, additional runoff volume, flood and erosion control requirements are necessary due to the sensitivity of the receiving Pinecrest Creek and Ottawa River, and lack of existing downstream stormwater management facilities.

## 4 Watermain Servicing

### 4.1 Methodology

The water service for the proposed building is designed in accordance with the City Design Guidelines (July 2010). The following steps indicate the basic methodology that was used in the hydraulic analysis:

- Estimated water demands under average day, maximum day and peak hour conditions. As the total population estimate of 474 persons was below 500, residential peaking factors were interpolated based on MOE Table 3-3. For ground floor commercial areas, average demands were taken from the SDG002, Appendix 4-A for similar uses.
- Estimated the required fire flow (RFF) based on the Fire Underwriters Survey (FUS).
- Obtained hydraulic boundary conditions (HGL) from the City, based on the above water demands and required fire flows.
- Boundary condition data and water demands were used to estimate the pressure at the proposed building, and this was compared to the City's of Ottawa's design criteria.

## 4.2 Design Criteria

We estimated the domestic water demands as shown below, using parameters from the WDG001 as follows:

### Pressure Zone

Proposed site located in zone = 2W

### Number of Units

2-bedroom units = 44  
3-bedroom units = 72  
4-bedroom units = 36

### Densities

2-bedroom units (persons per unit) = 2.1  
3-bedroom units (persons per unit) = 3.1  
4-bedroom units (persons per unit) = 4.1  
Restaurant/Dining occupancies (persons/m<sup>2</sup>) = 1.1

### Residential Populations

44, 2-bedroom units (@ 2.1 persons per unit) = 92.4  
72, 3-bedroom units (@ 3.1 persons per unit) = 223.2  
36, 4-bedroom units (@ 4.1 persons per unit) = 147.6  
= 463.2

### Commercial Areas

Ground Floor Restaurant/Dining Areas (m<sup>2</sup>) = 350  
Ground Floor Retail Areas (m<sup>2</sup>) = 625

### Demand Rates

Average Residential Demands (L/person/day) = 350  
Average Restaurant/Dining Demands (L/person/day) = 125  
Average Retail Demands (L/m<sup>2</sup>/day) = 5

### Peaking Factors

Max Day Residential Peaking Factor (as per MOE Table 3-3) = 2.95 x avg. day  
Peak Hour Residential Peaking Factor (as per MOE Table 3-3) = 4.40 x avg. day

Max Day Commercial Peaking Factor = 1.5 x avg. day  
Peak Hour Commercial Peaking Factor = 1.8 x max. day

### Watermain Design

C factor (200 mm – 300 mm) = 110  
Minimum Allowable Pressure = 275 kPa (40 psi)  
Maximum Allowable Pressure = 690 kPa (100 psi)  
Minimum Static Pressure (Under Fire Flow Conditions) = 140 kPa (20 psi)

**Residential Water Demands**

Average Residential Demands  
 463.2 persons x 350 L/person/day x (1/86,400 sec/day) = 1.88 L/sec

**Commercial Water Demands**

Average Demands (Restaurant/Dining Areas)  
 350 m<sup>2</sup> / 1.1 persons/m<sup>2</sup> x 125 L/person/day x (1/86,400 sec/day) = 0.46 L/sec

Average Demands (Retail Areas)  
 625 m<sup>2</sup> x 5 Litres/m<sup>2</sup>/day x (1/86,400 sec/day) = 0.04 L/sec

Total Water Demands

Total Average Day Demands = 1.88 + 0.46 + 0.04 = 2.37 L/sec

Total Maximum Day Demands = 1.88 x 2.95 + (0.46+0.04) x 1.5 = 6.32 L/sec

Total Peak Hour Demands = 1.88 x 4.4 + (0.46+0.04) x 1.5 x 1.8 = 9.69 L/sec

The average day, maximum day, and peak hourly demands for the proposed building at 2140 Baseline Road are 2.4 L/sec, 6.3 L/sec, 9.7 L/sec, respectively. Please note that the maximum day and peak hour factors, noted above, were determined based on MOECC GDWS Table 3-3 as the population of the proposed development is less than 500 persons. This requirement is noted in Section 4.2.8 of the City's WDG001. Detailed calculations of the domestic water demands are provided in Table C1.

**4.3 Fire Flow Requirements**

Water for fire protection will be available utilizing the proposed fire hydrants located along the adjacent roadways: Gemini Way, Baseline Road, and Constellation Crescent. The required fire flows for the proposed building were calculated based on typical values as established by the Fire Underwriters Survey 1999 (FUS).

The following equation from the Fire Underwriters document "Water Supply for Public Fire Protection", 1991, was used for calculation of the on-site supply rates required to be supplied by the hydrants:

$$F = 200 * C * \sqrt{A}$$

where

- F = Required Fire flow in Litres per minute
- C = Coefficient related to type of Construction
- A = Total Floor Area in square metres

A reduction for low hazard occupancy of -15% for residential dwellings, and an increase for fire area exposure of +11% was used. Below are the fire flow requirements.

Type of Construction	=	Non-combustible
Coeff Related to Construction	=	0.8
Ground Floor Area	=	1510 m <sup>2</sup>
2 <sup>nd</sup> to 5th Floor Area	=	1510 m <sup>2</sup>

6 <sup>th</sup> to 13 <sup>th</sup> Floor Area	=	1,179 m <sup>2</sup>
14 <sup>th</sup> Floor Area	=	1,049 m <sup>2</sup>
Number of Floors	=	14
Fire Flow Requirement, FF	=	$200 * 1.5 * \sqrt{A}$
	=	$200 * 1.5 * \sqrt{8,165}$
	=	15,903 L/min or 16,000 L/min (rounded up)
Occupancy Class	=	Limited Combustible
Occupancy Charge	=	-15%
Fire Flow Requirement, FF (with reduction due to occupancy)	=	16,000 *-15%
	=	-2,400 L/min
	=	13,600 L/min
Sprinkler Protection Credit	=	-30% (Sprinkler Conforming to NFPA 13)
	=	-10% (standard water supply for FD hose line)
Fire Flow Requirement, FF (with Reduction due to sprinkler)	=	13,600 *-40%
	=	7,920 L/min
Charges Due to Exposures	=	sum for all sides
	=	0% + 5% + 0% + 6%
	=	11%
Required Fire Flow (RFF)	=	7,920 L/min + 1,496 L/min
	=	9,416 L/min
	=	9,000 L/min (rounded to closest 1,000)
	=	150 L/sec

Note that since the main floor commercial space was less than 10% of the total area, an occupancy charge under limited combustion could also be applied to the commercial space.

#### 4.4 Review of Hydrant Spacing

A review of the hydrant spacing was completed to ensure compliance with Appendix I of Technical Bulletin ISTB-2018-02. As per Section 3 of Appendix I all hydrants within 150 metres were reviewed to assess the total possible contribution of flow from these contributing hydrants. For each hydrant the distance to the proposed building was determined to arrive at the contribution of fire flow from each. All hydrants are expected to be of Class AA as per Section 5.1 of Appendix I.

Table C4 in Appendix C summarizes all fire hydrants within a 150m distance from the proposed building. For each hydrant the straight-line distance, distance measured along a fire route or roadway, whether its location is accessible, and its contribution to the required fire flow. Figure A5 in Appendix A illustrates the hydrant locations in proximity to the site.

The total available contribution of flow from hydrants was estimated as 13,300L/min, which exceeds the required fire flow of 9,000 L/min as identified in Appendix I of Technical Bulletin ISTB-2018-02.

## 4.5 Boundary Conditions

Hydraulic Grade Line (HGL) boundary conditions were obtained from the City for design purposes. A copy of the correspondence received from the City is provided in Appendix F.

The following hydraulic grade line (HGL) boundary conditions were provided:

- Minimum HGL = 127.5 m
- Max Day + Fire Flow = 112.0 m (Assuming 150 L/sec fire flow)
- Maximum HGL = 134.6 m

Based on a ground elevation of approximately 85.75m at the boundary condition location this results in a system water pressure of 41.75 m or 59.4 psi during peak hour conditions.

## 4.6 Watermain Design

Since the average day demands of 165.9 m<sup>3</sup> per day exceed 50 m<sup>3</sup> per day, two watermain feeds to the building will be necessary as per Section 4.31 of the WDG001.

A review of the estimated watermain pressures at the building connection, based on the boundary conditions provided and the use of two watermains was completed.

Table C3 in Appendix C provides a comparison of anticipate pressures at the building connecting based on using a single watermain or two watermains. A single watermain analysis was completed to determined if the water pressure still met the City requirement during either the maximum day plus fire flow or peak hour condition.

Based on results, the use of two 150mm watermains would result in a pressure of 32.4 psi at the building, while the use of two 200mm watermains would improve the pressure to more than 36.2 psi under maximum day plus fire flow conditions. Therefore, two 200mm watermains with a shut-off valve between them is proposed.

There no pressure reducing measures required as operating pressures are within 50 psi and 80 psi during maximum day conditions.

A review of the geotechnical report indicates that the soil sample taken from the borehole BH1 has high resistivity indicating a highly aggressive corrosive soil. An anode manufacturer was contacted to confirm the appropriate anode to be used on all ductile Iron (DI) bends, tees, valves, etc. All anodes shall be of Z-24-48 as per City standard drawing W44.

**Table 1 : Water Demand Summary**

Water Demand Summary				
Water Demand	Required Flow (L/sec)	Total Peak Flow (L/sec)		Does It Meet Requirements?
		Required (psi)	Designed (psi)	
Average Day	2.4	>40	59.7	Yes
Max Day	6.3	>20	69.8	Yes
Max Day +Fire Flow	156.4	>20	36.2	Yes
Peak Hour	9.7	50-80	59.7	Yes

## 5 Sanitary Sewer Design

The sanitary sewer system is designed based on a population flow, an allowance for ground floor commercial/retail areas within the buildings and an area-based infiltration allowance. The flows were calculated using City sewer design guidelines (SDG002) as follows:

### Area

Gross site area = 0.305 ha

### Number of Units

2-bedroom units = 44  
3-bedroom units = 72  
4-bedroom units = 36

### Population

44, 2-bedroom units (@ 2.1 persons per unit) = 92.4  
72, 3-bedroom units (@ 3.1 persons per unit) = 223.2  
36, 4-bedroom units (@ 4.1 persons per unit) = 147.6  
= 463.2

### Residential Peaking Factor

Peak Factor =  $1 + 14 / (4 + (P/1000)^{0.5}) * K$ , where  $K = 0.8$   
Peak Factor =  $1 + 14 / (4 + (463.2/1000)^{0.5}) * 0.8 = 3.39$

### Domestic Sewage Flow

Average Domestic Flow (463.2x 280 L/cap/day x (1/86,400 sec/day) = 1.501 L/sec  
Peak Domestic Flow (3.39 x 1.501) = 5.09 L/sec

### Commercial/Retail Areas

Ground Floor Restaurant/Dinning Areas (m<sup>2</sup>) = 350  
Ground Floor Retail Areas (m<sup>2</sup>) = 625

**Commercial Sewage Flows**

Average Daily Flows (Restaurant/Dining Areas)	
350 m <sup>2</sup> / 1.1 persons/m <sup>2</sup> x 125 L/person/day x (1/86,400 sec/day)	= 0.46 L/sec
Average Daily Flows (Retail Areas)	
625 m <sup>2</sup> x 5 Litres/m <sup>2</sup> /day x (1/86,400 sec/day)	= 0.04 L/sec
Commercial Peaking Factor	= 1.0 x avg. day
Total Commercial Flow = (0.46 + 0.04) * 1.0	= 0.50 L/sec

**Infiltration**

Infiltration Allowance	= 0.33 L/ha/sec
Infiltration Flow (0.305 ha x 0.28 L/ha/sec)	= 0.10 L/sec

**Total Peak Sewage Flow**

Peak Sanitary Flow = 5.09 + 0.50 + 0.10	= <b>5.69 L/sec</b>
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The estimated peak sanitary flow rate from the proposed property at 2140 Baseline Road is **5.69 L/sec** based on City Design Guidelines.

The proposed building will have an independent sanitary sewer connection to the existing 300mm sanitary sewer on Gemini Way, with the connection approximately 30 metres west of Constellation Crescent. The 250mm sanitary sewer is proposed with a minimum 3.1% slope, having a capacity of 106 L/sec based on Manning's Equation under full flow conditions. Based on the OBC, the maximum permitted hydraulic load for a 250mm at 3% is 5,500 fixture units.

A sanitary manhole is proposed to be installed at the property line, for monitoring purposes.

**5.1 Offsite Sanitary Sewer Analysis**

The proposed sanitary sewer within the development site will discharge to a 300mm sanitary sewer on Gemini Way. An analysis of the existing sanitary infrastructure was conducted to determine the capacity of the existing system and determine if the existing infrastructure could handle the anticipated additional flows to the overall system due to the new development proposed at 2140 Baseline Road.

**Existing Conditions**

Area	= 22.1 hectares
Residential Density for Townhome	= 2.7 person/unit
Residential Density for 2-bedroom apartment	= 2.1 person/unit
Residential Density for 3-bedroom apartment	= 3.1 person/unit
Residential Density for 4-bedroom apartment	= 4.1 person/unit
Residential Population	= 969 persons
Average Residential Flow Allowance	= 280 L/person/day
Residential Peaking Factor	= Harmon Formula
Commercial Flow Allowance	= 28,000 L/ha/fay
Commercial Peaking Factor	= 1.5

To confirm adequate capacity is available in the downstream system a review of the as-constructed conditions was completed and the peak sewage rates were re-calculated based on current City Guidelines.

Figure A4 in Appendix A illustrates the off-site sanitary sewers and tributary drainage area. It consists of residential and commercial uses. Using the City's urban building GIS layer, it was determined that there is approximately 6.8 hectares (182 townhomes) of residential lands and 15.3 hectares of commercial land tributary to the outlet sewer (sanitary manhole # 18696). The proposed development at 2140 Baseline Road will contain 44 2-bedroom suites, 72 3-bedroom suites, and 36 4-bedroom suites. The sewage flows, based on current City Guidelines, were re-calculated as follows:

Townhomes	= 182
2-bedroom apartment	= 44
3-bedroom apartment	= 72
4-bedroom apartment	= 36
182-Townhomes x 2.7 person/unit	= 491.4 persons
44- 2 Bedroom apartments x 2.1 person/unit	= 92.4 persons
72- 3 Bedroom apartments x 3.1 person/unit	= 223.2 persons
36- 4 Bedroom apartments x 4.1 person/unit	= 147.6 persons
Residential Population = 491.4+92.4+223.2+147.6	= 954.6 persons

### **Residential Sewage Flow**

Residential Flow Allowance	= 280 L/person/day
Correction Factor, K	= 0.8
Peak Factor = $1 + (14 / (4 + (P/1000)^{0.5})) * K$	
Peak Factor = $1 + (14 / (4 + (954.6/1000)^{0.5})) * 0.8$	
Peak Factor = $1 + (2.81) * 0.8$	= 3.25
Avg. Domestic Flow = $954.6 \times 280 \text{ L/person/day} \times (1/86,400 \text{ sec/day})$	= 3.09 L/sec
Peak Domestic Flow = $3.09 \text{ L/sec} \times 3.25$	= 10.1 L/sec

### **Institutional Sewage Flow**

Commercial Flow Allowance	= 28,000 L/day/ha
Commercial Peaking Factor	= 1.5
Commercial Area	= 15.3 ha
Commercial Flow = $28,000 \times 15.3 \times (1/86,400 \text{ sec/day}) \times 1.5$	= 7.4 L/sec

### **Extraneous Flows**

Total Area	= 22.1 hectares
Extraneous Flow Allowance	= 0.33 L/ha/sec
Extraneous Flows = $(0.33 \times 22.1)$	= 7.3 L/sec

### **Total Sewage Flow**

Total Sanitary Flow = $10.1+7.4+7.3$	= 24.8 L/sec
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The re-calculated peak sewage flows under developed conditions for the existing system downstream of 2140 Baseline is calculated to be 24.8 L/sec including the newly proposed development at 2140 Baseline Road. It should be noted that the residential sanitary flow allowance is now 280 L/person/day as per Technical Bulletin ISTB-2018-01, and therefore the existing infrastructure is conservatively designed in accordance with today's standard guidelines.

The maximum percent (%) full capacity within with sanitary sewer system was determined to be 68.8% between sewer runs 18693 and 18694, just two sewer sections downstream of the proposed sewer connection from site at 2140 Baseline Road. Existing sanitary sewer invert elevation data was taken from the City's website. It can be concluded that the existing sanitary sewer system can support the proposed development at 2140 Baseline Road.

## 6 Stormwater Management

### 6.1 Design Criteria

The storm sewer system is designed in conformance with the latest version of the City Design Guidelines (October 2012). Section 5 "Storm and Combined Sewer Design" and Section 8 "Stormwater Management".

The allowable release rate for the site is limited to 10.1 L/sec based on the requirements of "Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area", JFSA June 2012. This guideline sets the target release rate from the site to a maximum 33.5 L/ha/sec. Flows in excess of this target rate will be detained onsite for up to the 100-year storm event.

The following additional SWM criteria are required as noted in the JFSA Pinecrest Creek/Westboro Area SWM Guidelines (June 2012) for our site, as it falls within the Pinecrest Creek Watershed, upstream of the ORP pipe inlet:

- Runoff Volume Reduction: On-site retention of 10 mm storm.
- Water Quality: 80% TSS removal.
- Quantity Control: 100-yr discharge not to exceed 33.5 L/ha/sec.
- Erosion Control: Detain 25mm to meet outflow not exceeding 5.8 L/ha/sec.

#### 6.1.1 Minor System Design Criteria

- The storm sewers have been designed and sized based on the Rational Method and the Manning's Equation under free flow conditions for the 2-year storm using a 10-minute inlet time.
- Inflow rates into the minor system are limited to an allowable release rate as noted above.

#### 6.1.2 Major System Design Criteria

- The major system has been designed to accommodate on-site detention with sufficient capacity to attenuate the 100-year design storm. Excess runoff above the 100-year event will flow overland offsite.
- On site storage is provided and calculated for up to the 100-year design storm. Refer to Appendix D for the calculations of the required on-site storage volumes.

- We calculated the required storage volumes based on the Modified Rational Method as identified in Section 8.3.10.3 of the City's Sewer Guidelines.
- The 100-year discharge rate from the site is limited to 33.5 L/ha/sec as per the Pinecrest Creek / Westboro Area SWM Guidelines (Table 3.1).

## 6.2 Runoff Coefficients

Average runoff coefficients for all catchments were calculated using PCSWMM's area weighting routine. This modelling software has a GIS engine which allows for catchment (or polygon) definition including attributes. The runoff coefficients for all catchments were area weighted to derive at average runoff coefficients based on hard surfaces (concrete or asphalt) having an imperviousness of 100%, soft surfaces (landscaping surfaces) having a zero percent imperviousness. The conversion from an imperviousness percent to a runoff coefficient was taken as  $C = (IMP * 0.70) / 100 + 0.20$ , with the imperviousness (IMP) as a percentage.

The average runoff coefficient for the overall site area under post-development conditions was calculated as 0.81, whereas the pre-development average runoff coefficient was less than 0.20. Runoff coefficients for individual catchment ranged from 0.20 to 0.90. It should be noted that prior to 2008, the site contained an asphalt roadway, and it was after 2008 that Constellation Crescent and Gemini Way were re-configured into their current location.

The allowable release rate from the site was calculated based on the more restrictive of:

- 1) Established based on "Storm Water Management Guidelines for The Pinecrest Creek/Westboro Area, JFSA June 2012," at 33.5 L/ha/sec.
- 2) Established based on Section 8.3.7.3 of the SDG002, with a pre-development runoff coefficient for 2-year storm.

The pre-development runoff coefficient was determined to be 0.20 and in the 2-year event the onsite pre-development flow was 13.0 L/s. Based on the "Storm Water Management Guidelines for The Pinecrest Creek/Westboro Area, JFSA June 2012," with an allowable release rate is 33.5 L/ha/sec, an site area of 0.305-hectres, results in an allowable release rate is 10.1 L/sec. Therefore, the governing allowable release flow is based on the "Storm Water Management Guidelines for The Pinecrest Creek/Westboro Area, JFSA June 2012."

## 6.3 Time of Concentration

The time of concentration for the pre-development catchments were determined using the Airport Method (Federal Aviation Administration). The Airport Formula is suited well for undisturbed land and is typically used for drainage areas with a runoff coefficient of less than 0.40. From the MTO Drainage Manual the Airport Formula used is as follows:

$$T_c = \frac{3.26 * (1.1 - C) * L^{0.5}}{S_w^{0.33}}$$

where:

T <sub>c</sub>	=	Time of Concentration (minutes)
C	=	Runoff Coefficient
Sw	=	Watershed Slope (%)
L	=	Watershed Length (m)

The watershed length and slope that were used were determined by reference to the topographic survey. Detailed calculations for each catchment is provided in Table D1 of Appendix D for reference.

## 6.4 Pre-Development Conditions

The 0.30-hectare site is currently vacant, however prior to 2008 it was used as a connection roadway between Constellation Crescent and Baseline Road. From the existing ground elevations shown on the grading plan, storm runoff flows are in a northerly direction to catch basins on Constellation Crescent and Baseline Road. The pre-development runoff coefficient for the site was determined as 0.20.

Figure A2 in Appendix A illustrates the pre-development drainage conditions. Runoff from the site is directed southerly to catchbasins on Gemini Way, northerly to Baseline Road, or easterly to Constellation Crescent. Since external lands upstream of the site boundary drains towards the proposed site, it was necessary to expand the catchments areas tributary to the storm sewers on the adjacent streets. This was completed in order to compare the total peak flows under pre-development and post-development conditions. Also, catchment boundaries upstream, downstream and within the site boundary were separated for comparison purposes.

Using a time of concentration (T<sub>c</sub>) of 10 minutes, the pre-development release rates from the site were determined for the 5-year and 100-year storms using the Rational Method as follows:

$$Q_{PRE} = 2.78 C I A$$

where:

Q <sub>PRE</sub>	=	Peak Discharge (L/sec)
C	=	Runoff Coefficient (C=0.20)
I	=	Average Rainfall Intensity for return period (mm/hr)
	=	998.071/ (T <sub>c</sub> +6.053) <sup>0.814</sup> (5-year)
	=	1735.688/ (T <sub>c</sub> +6.014) <sup>0.820</sup> (100-year)
T <sub>c</sub>	=	Time of concentration (mins)
A	=	Drainage Area (hectares)

Table D2 summarizes the pre-development peak flows based on the time of concentrations determined using the Airport Formula. Table 1 below summarizes the 5-year and 100-year pre-development peak flows tributary to the storm sewers on Baseline Road or Constellation Crescent / Gemini Way for all catchments. Please note that pre-development catchments PRE-1 and PRE-2 were combined as they discharge to the same storm sewer.

**Table 2 : Summary of Pre-Development Flows**

Return Period Storm	Peak Flow to Constellation / Gemini Storm Sewers (L/sec)			Peak Flow to Baseline Storm Sewers (L/sec)			Total Peak Flows (L/sec)
	Onsite Areas	External Areas	Combined Onsite + External Areas	Onsite Areas	External Areas	Combined Onsite + External Areas	
	1B,2A	1A,1C, 2B		3B	3A,3C		
2-year	7.8	57.0	64.9	5.1	25.0	30.2	95.0
5-year	10.6	78.3	88.9	7.0	34.2	41.1	130.1
100-year	22.8	168.5	191.2	14.9	73.3	88.2	279.5

## 6.5 Calculation of Allowable Release Rate

With the proposed changes in land use, the overall imperviousness of the site will increase. To control runoff from the site it is necessary to limit post-development flows to allowable capture rate for all storm return periods up to the 100-year event. The allowable release rate from the site is based on the requirements of the “Stormwater Management Guidelines for the Pincrest Creek/Westboro Area”, JFSA June 2012. The allowable release rate will be limited to 33.5 L/ha/sec or 10.1 L/sec for the 0.30-hectare parcel. To control runoff from the site it will be necessary to use an onsite inlet control device (ICD) and flow-controlled roof drains as noted in the proceeding sections.

## 6.6 Offsite Overland Flow Areas

Since there is a small amount of onsite drainage that will discharge over land directly to the right-of-way, it was necessary to subtract the peak flows from these areas, to ensure that no increase in runoff occurs under post development conditions. In addition, the 100-year discharge rate from the site needs to meet the allowable target rate of 10.1 L/sec.

The peak flows for drainage area PST-2B and PST-3B were estimated below to account for overland flow that will discharge offsite without being captured. For additional calculations of storm drainage areas please refer to Table D5 in Appendix D.

Using a post-development time of concentration ( $T_c$ ) of 10 minutes and a runoff coefficient of 0.67 and 0.35, the 100-year uncontrolled flow rate,  $Q_{100UNC}$ , was determined using the Rational Method as follows:

$$Q_{100UNC} = 2.78 C I_{100} A$$

where:

$$\begin{aligned}
 Q_{100UNC} &= \text{Peak Discharge (L/s)} \\
 C &= \text{Runoff Coefficient} \\
 I_{100} &= \text{Rainfall Intensity (mm/h) for 100-year storm} \\
 A &= \text{Drainage Area (ha)} \\
 I_{100} &= 1735.688 / (10 + 6.014)^{0.820} = 178.56 \text{ mm/hr}
 \end{aligned}$$

$$(\text{Area PST-2B}) \quad Q_{100UNC} = 2.78 \times 0.67 \times 125\% \times 178.56 \times (0.0051) = 2.1 \text{ L/sec}$$

$$(\text{Area PST-3B}) \quad Q_{100UNC} = 2.78 \times 0.35 \times 125\% \times 178.56 \times (0.0061) = 1.3 \text{ L/sec}$$

The allowable release rate to the storm sewers (minor system) on Gemini Way is determined by subtracting the uncontrolled 100-year runoff from the allowable release rate as follows:

$$Q_{REL} = Q_{ALLOW} - Q_{100UNC}$$

The discharge rate to the Gemini Way storm sewer and the rates that will be used to determine storage requirements are:

$$\begin{aligned} Q_{REL} &= Q_{ALLOW} - Q_{100UNC} \\ &= Q_{ALLOW} - Q_{100UNC-8} - Q_{100UNC-9} \\ &= 10.1 - 2.1 - 1.3 \\ &= 6.6 \text{ L/sec} \end{aligned}$$

Therefore, the allowable discharge into the existing storm sewer (directly connected) from the site is **6.6 L/sec**.

## 6.7 Calculation of Post-Development Runoff

Stormwater runoff from the proposed site will drain from a combination of controlled and uncontrolled areas. As a result of the changes onsite the overall post development runoff coefficient will increase over pre-development conditions. This increase in runoff is the result of changes due to site development (i.e. additional hard surfaces, roof areas and hard landscaping).

The estimation of peak flows under post-development conditions was completed using the Rational Method as noted below, with detailed calculations included in Table D4 and table D5 in Appendix D.

For catchments within the proposed site a time of concentration (TC) of 10 minutes was used as per the SDG002. For catchments outside of the site boundary, the same Tc which was used for the pre-development conditions was maintained. Peak 2-year, 5-year and 100-year storm flows using the Rational Method are noted below. Note that average runoff coefficients for all catchments were derived using the area-weighting command in PCSWMM.

$$\begin{aligned} I_2 &= 732.951 / (T_c + 6.199)^{0.810} = 76.81 \text{ mm/hr} \\ I_5 &= 998.071 / (T_c + 6.053)^{0.814} = 104.19 \text{ mm/hr} \\ I_{100} &= 1735.688 / (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr} \\ \\ Q_{2POST} &= 2.78 \times C_{AVG} \times 76.81 \text{ mm/hr} \times \text{Area} \\ Q_{5POST} &= 2.78 \times C_{AVG} \times 104.19 \text{ mm/hr} \times \text{Area} \\ Q_{100 POST} &= 2.78 \times C_{AVG} \times 25\% \times 178.56 \text{ mm/hr} \times \text{Area} \end{aligned}$$

Based on the storm drainage areas the post-development runoff rates are calculated and summarized in Table 2 below with detailed calculations provided in Table D4 of Appendix D.

Figure A3 in Appendix A illustrates the post-development drainage system and catchments. For the roof areas, individual catchments were created for roof drains. There are six (6) different roof levels that contain roof drains, with these being denoted as R1, R2 etc.

A roof drain calculation sheet was prepared, and is provided in Table D8 of Appendix D. This was completed to estimate the 5-year and 100-year discharge rates, and the resultant storage volumes that will occur based on the number of proposed drains. The discharge rate from the roof and the resultant 100-yr storage is 16.1 L/sec and 37.4 m<sup>3</sup>. Additional information on the roof drains and storage on the roof is presented in proceeding sections of this report.

**Table 3: Summary of Post Development Flows**

Area No.	Area (ha)	Runoff Coefficient			Release Rate (L/s)		
		2-yr	5-yr	100-yr	2-yr	5-yr	100-yr
PST-1B	0.0629	0.680	0.68	0.85	(2.5)	(3.1)	(6.6)
PST-1C	0.0342	0.840	0.84	1.00			
PST-1D	0.0112	0.900	0.90	1.00			
PST-1E	0.0071	0.900	0.90	1.00			
PST-1F (R1)	0.0135	0.900	0.90	1.00			
PST-1F (R2)	0.0141	0.900	0.90	1.00			
PST-1F (R3)	0.0968	0.900	0.90	1.00			
PST-1F (R4)	0.0073	0.900	0.90	1.00			
PST-1F (R5)	0.0102	0.900	0.90	1.00			
PST-1F (R6)	0.0105	0.900	0.90	1.00			
PST-3C	0.0228	0.640	0.64	0.80			
PST-1A	0.0208	0.200	0.20	0.25	10.0	13.6	29.1
PST-1G	0.0690	0.680	0.68	0.85	32.5	44.3	92.9
PST-2A	0.1400	0.820	0.82	1.00	0.7	1.0	2.1
PST-2B	0.0051	0.670	0.67	0.84	2.9	3.9	8.3
PST-3A	0.0669	0.200	0.20	0.25	0.5	0.6	1.3
PST-3B	0.0061	0.350	0.35	0.44	16.0	21.7	46.5
PST-3D	0.1036	0.710	0.71	0.89			
<b>Total</b>	<b>0.70</b>				<b>66.0</b>	<b>89.4</b>	<b>189.5</b>
<i>Note:</i>							
1) Release rates denoted in (brackets) are controlled rates.							
2) Release rates highlighted yellow are uncontrolled rates.							

In summary the 2-year 5-year and 100-year post-development flows are 66 L/sec, 89 L/sec and 190 L/sec, respectively. Control of runoff will be achieved using 1) a single inlet control located just downstream of underground storage chambers, and 2) flow-controlled roof drains. These controls will be used to restrict the discharge rates from the site to **10.0 L/sec** for the 100-year storm. Table 3 below further identifies the peak flows to each storm sewer.

**Table 4 : Summary of Post-Development Flows**

Return Period Storm	Peak Flow to Baseline Storm Sewers (L/sec)			Peak Flow to Constellation / Gemini Storm Sewers (L/sec)			Total Post-Dev Peak Flows (L/sec)
	Onsite Areas	External Areas	Combined Onsite + External Areas	Onsite Areas	External Areas	Combined Onsite + External Areas	
	1B,1C, 1D,1E,3C	1A, 1G,2A,2B		3B	3A,3D		
2-year	2.5	44.2	46.6	0.5	18.9	19.3	66.0
5-year	3.1	60.1	63.2	0.6	25.6	26.2	89.4
100-year	6.6	126.8	133.4	1.3	54.9	56.2	189.5

A comparison between Tables 1 and 3 illustrates a reduction in peak flows to meet the allowable discharge rate of 10.1 L/sec from the site.

The following table below summarize the total pre-development peak flows to both storm sewer outlets, for all catchment areas and the catchments within the site only. By controlling post development peak flows to the restrictive rate of 33.5 L/ha/sec the resultant flow reductions of 32% overall and 72% for the site are achieved.

**Table 5 – Comparison of Pre-Development and Post-Development Peak Flows**

All Catchments				Site Only			
Return Period Storm	Total Peak Flow (L/sec)		% Reduction	Return Period Storm	Total Peak Flow (L/sec)		% Reduction
	Pre-Dev	Post-Dev			Pre-Dev	Post-Dev	
2-year	95.0	66.0	31%	2-year	13.0	3.6	72%
5-year	130.1	89.4	31%	5-year	17.6	4.7	74%
100-year	279.5	189.5	32%	100-year	37.7	10.0 (6.6 controlled) (3.4 uncontrolled)	73%

The control of onsite runoff requires the detention of approximately 150.0 cubic metres. This will be achieved in underground chambers and on the rooftop.

## 6.8 Storage Requirements

Runoff from the site and building roof will be restricted via inlet control devices (ICDs) or with flow-controlled roof drains. Table 5 below summarizes the controlled release rates, and storage requirements for the roof and surface areas. Calculation of the on-site storage has been supported by calculations provided in Appendix D.

A catchbasin capture analysis was considered to demonstrate that the catchbasin system is capable of collecting stormwater during a 100-year storm event and the underground storage system will be utilized as intended. As shown in Appendix A, Figure A3.1, the areas that contribute to the catchbasins are 1B, 1C, and 1D. The respective flows for each area are 26.5 L/sec, 17.0 L/sec, and 5.6 L/sec. Therefore, the total

flow into the catchbasins is 49.1 L/sec. CB1 has a ponding depth of 0.2m, whereas CB2 has a ponding depth of 0.1m in the 100-year event. Based on Design Chart 4.19: "Inlet Capacity at Road Sag," from the Appendix 7-A.9 of SDG002, the inlet capacity at a sag location was determined for CB1, and CB2 as 160 L/sec, and 60L/sec respectively. Therefore, the catchbasins have a combined capture capacity of 220 L/sec, which is greater than the 100-year peak rate of 49.1 L/sec.

**Table 6 - Summary of Storage Requirements**

Area	Release Rate (L/s)			<sup>2</sup> Storage Required (m <sup>3</sup> )			Storage Provided (m <sup>3</sup> )	Control Location	Control Type
	2-yr	5-yr	100-yr	2-yr	5-yr	100-yr			
Roofs	n/a	13.1	16.1	n/a	17.7	37.4	76.2	Roof	Flow Controlled Roof Drains
Surface Areas (controlled)	2.5	3.1	6.6	n/a	55.4	112.6	112.6	STMH101	ICD
Surface Areas (un-controlled)	1.1	1.6	3.4	none	none	none	none	none	none
<sup>3</sup> Totals	3.6	4.7	10.0	52.3	71.4	150.0	150.0		
<i>Notes:</i> 1-The Storage Required for the Surface Areas were calculated by subtracting the roof areas from the Total. 2-The total storage for the site was determined based on the Modified Rational Method. 3-The Release Rate Totals are for surface areas only, whereas the Storage Required is inclusive of the roofs.									

For the building roofs flow-controlled drains are necessary. An estimate of the controlled release rate and associated 100-year storage requirements was completed for the flat roof areas. Table D7 provides the estimated 5-year and 100-year storage requirements for the entire site based on the Modified Rational Method. A combined 100-year storage of 150.0 cubic metres is required based on the allowable discharge rate of 6.6 L/sec. This 6.6 L/sec discharge rate along with the uncontrolled overland flows of 3.4 L/sec results in a total of 10.0 L/sec.

In addition to the above analysis, reference from Table 3.2a (page 17) of the JFSA report indicates that for an imperviousness level of 85% (interpolated) the onsite storage requirements would be 475 m<sup>3</sup>/ha. Based on a site area of 0.30 hectares, results in 142.5 m<sup>3</sup>. This closely matches the 150.0 m<sup>3</sup> volume estimate from Table 5 above. This small increase above the 142.5m<sup>3</sup> is the result of the uncontrolled peak flows that needed to be subtracted from the allowable discharge rate.

During the 100-year event the following summarizes the estimated water depths on the roof and in the underground chambers. It should be noted that the entire 100-year volume will be contained within the chambers and no surface ponding will occur.

**Table 7 - Summary of Storage Depths**

Storm	Ponding Depths on Roof (mm)	Water Depth within Underground Chambers (m)
2-year	Not calculated	Not calculated
5-year	49 - 103	0.54
100-year	68 - 141	1.13

## 6.9 Inlet Control Divide (ICD) Requirements

Inlet control devices will be used to restrict runoff from entering the stormwater system. Inlet control devices for the roofs and surface areas will consist of flow-controlled area and/or roof drains. Table 7 below summarizes the type, release rate and head requirements for each inlet control location.

**Table 8 - Summary of Flow Control**

Post-Dev Area No.	Control Location	Max Flow (L/sec)	Max Head (m)	Type	Model	Number of Drains	Weir Position
R1 to R6, PST-3C	Roof	1.26 each (or 20gpm)	0.15	Flow Controlled Roof Drain	WATTS-ACCUTROL	22	50% Position
PST-1A to PST-1E	STMH101	6.6	1.8	IPEX Tempest Inlet Control Device	IPEX LMF-75	n/a	n/a

## 6.10 Storm Sewer Design

The storm drainage areas are illustrated in Figure A2 in Appendix A. Drainage areas are shown on this drawing with average runoff coefficients calculated for each inlet. The maximum 100-year discharge rate to the storm sewer is 6.6 L/sec, with an additional 3.6 L/sec of overland flow from the site. A single 250mm storm sewer service (installed at minimum 2%) will be used. A 250mm sewer at 2% has a capacity of 88 L/sec. A 2-year storm design sheet was prepared to confirm adequate capacity is provided for the 2-year storm is provided in Appendix D for reference.

## 6.11 Quality Control Measures

The site is located within the Pinecrest Creek subcatchment as identified in Figure 3.2 (Appendix H) taken from the Pinecrest Creek/Westboro Area SWM Guidelines (June 2012). As this area discharges directly to the Pinecrest Creek and is upstream of the ORP pipe inlet the following summarizes the specific additional quality and erosion control requirements.

- Runoff Volume Reduction: On-site retention of 10 mm storm.
- Water Quality: 80% TSS removal.
- Erosion Control: Detain 25mm to meet outflow not exceeding 5.8 L/ha/sec.

As a total suspended solids (TSS) removal efficiency of 80% is required, it is proposed to provide an oil grit separator for quality control. A Stormceptor STC300i will be necessary to provide the minimum 80% TSS and 85% volume reduction. The following summarizes the design parameters used in the sizing of the Stormceptor manhole:

**Table 9 – Design Parameters Used for Oil Grit Separator Sizing**

Parameter	Value Used
Drainage Area	0.29 hectares
Imperviousness	89 %
TSS Removal Requirements	80 %
Runoff Volume Capture	85%
Flow attenuation upstream of OG separator (taken as 100-yr discharge & storage upstream of OG)	0.0066 m <sup>3</sup> /s at 0.012234 ha.m 0.0033 m <sup>3</sup> /s at 0.00617 ha.m
Particle distribution	fine

Output from the PCSWMM for Stormceptor program is provided in Appendix E for reference. A Stormceptor model STC300i is necessary to meet the required TSS removal of 80%. The STC300i will provide an approximate TSS removal of 91%.

To provide the necessary 10mm of volume reduction, the method outlined in Page 2 of Appendix D of the JFSA report was used. The following clarifies the methodology used.

**Volume Required to Infiltrate the 10mm storm**

$$\begin{aligned} \text{Runoff Volume} &= 0.30 \text{ ha} * (10\text{mm} - 1.57\text{mm}) * 10 \text{ m}^3/\text{ha} * \text{mm} \\ &= 25.3 \text{ m}^3 \end{aligned}$$

An additional depth of granular stone below the infiltration chambers and below the control device will be used to promote the infiltration of a runoff volume of 25.3 m<sup>3</sup>. A design sheet provided from the manufacturer (ADS) for the Stormtech MC-3500 chambers requires twenty-two (22) chambers to provide the required 112.6 m<sup>3</sup>. The granular footprint area under the chambers is 160.4 m<sup>2</sup>. The required depth of an additional bed for infiltration of 25.3 m<sup>3</sup>, is as follows is:

$$\begin{aligned} \text{Depth Required (m)} &= \text{Volume} / (\text{area} * \text{void ratio}) \\ &= 25.3 / (160.4 * 0.4) \\ &= 0.39 \text{ m} \end{aligned}$$

This depth and area of additional stone for infiltration is illustrated on the grading plan.

The water table elevation based on the geotechnical report by the Paterson Group Inc. dated January 03, 2019 is 81.58 metres. Therefore, for the underground storage to stay at a minimum of 1m above the water table, the base elevation of the storage media must be 81.58 or higher. The base elevation of the granular base for the structure was set at 82.68.

**Erosion Control Requirement for detaining 25mm storm to 5.8 L/ha/sec.**

A simplified approach was completed to determine the volume and peak flow that results from the 25mm storm, based on this requirement. In a similar method as above, the 25mm volume was determined as follows:

$$\begin{aligned} \text{Erosion Control Volume, (ECV)} &= 0.30 \text{ ha} * (25\text{mm} - 1.57\text{mm}) * 10 \text{ m}^3/\text{ha} * \text{mm} \\ &= 70.3 \text{ m}^3 \end{aligned}$$

The total 25mm volume that would accumulate in the underground chambers was derived by subtracting the volume that was stored upstream of the chambers on the roof. Using the Modified Rational Method for the roof area only (0.1524 ha), and a release rate of 0.88 L/sec (0.1524 ha at 5.8 L/ha/sec) would result in a 2-year volume of 34 m<sup>3</sup>. The 2-year volume was used as it was a conservative volume for determining the volume occurring during the 25mm event. Therefore, the volume in the chambers would be:

$$\begin{aligned} \text{Required Volume in Chambers to meet ECV} &= 70.3 - 34.3 \\ &= 36 \text{ m}^3 \end{aligned}$$

$$\begin{aligned} \text{At an EVC of 5.8 L/ha/sec the discharge rate would be:} &= 5.8 \text{ L./ha/sec} * 0.30 \text{ ha} \\ &= 1.74 \text{ L/sec} \end{aligned}$$

A discharge rate of 1.74 L/sec would occur at a depth above the orifice of 0.075m for IPEX model LMF-75. Using a 250mm outlet pipe would result in a depth of  $0.25\text{m} / 2 + 0.075\text{m} = 0.20 \text{ m}$  above the bottom of the chambers. The total volume provided below this water depth, as taken from the Manufacture's Cumulative Volume Table, would be:

$$\begin{aligned} \text{Storage Volume in Chambers (at 0.43m or 9" +8" = 17")} &= 1.29 \text{ m}^3/\text{chambers} * 22 \text{ chambers} \\ &= 28.3 \text{ m}^3 \end{aligned}$$

$$\begin{aligned} \text{Storage volume in Endcaps (at 0.43m or 9" +8" = 17")} &= 1.29 \text{ m}^3/\text{endcap} * 12 \text{ endcaps} \\ &= 15.5 \text{ m}^3 \end{aligned}$$

$$\begin{aligned} \text{Storage volume in Granular base (0.40 void ratio)} &= 160.4 \text{ m}^2 * 0.229\text{m} * 0.40 \\ &= 14.7 \text{ m}^3 \end{aligned}$$

The estimated erosion control storage volume based on at the allowable discharge of 1.74 L/sec would be 58.5 m<sup>3</sup>. This in addition to an approximate volume of 37.4 m<sup>3</sup> on the roof would exceed the required volume. This approach confirms that an appropriate volume is provided for erosion control. The actual discharge rate during the 25mm event would be lower than the calculated rate of 1.74 L/sec.

## **7 Erosion and Sediment Control**

During all construction activities, erosion and sedimentation shall be controlled by the following techniques:

- Filter cloth shall be installed between the frame and cover of all adjacent catch basins and catch basin manhole structures.
- Light duty silt fencing will be used to control runoff around the construction area. Silt fencing locations are identified on the site grading and erosion control plan.
- Visual inspection shall be completed daily on sediment control barriers and any damage repaired immediately. Care will be taken to prevent damage during construction operations.
- In some cases barriers may be removed temporarily to accommodate the construction operations. The affected barriers will be reinstated at night when construction is completed.
- Sediment control devices will be cleaned of accumulated silt as required. The deposits will be disposed of as per the requirements of the contract.
- During the course of construction, if the engineer believes that additional prevention methods are required to control erosion and sedimentation, the contractor will install additional silt fences or other methods as required to the satisfaction of the engineer.
- Construction and maintenance requirements for erosion and sediment controls are to comply with Ontario Provincial Standard Specification (OPSS) OPSS 805 and City specifications.

## 8 Conclusions

This report addresses site servicing and stormwater runoff from the proposed development located at the 2140 Baseline Road in the City of Ottawa. The proposed 0.305-hectare development by Baseline Constellation Partnership Inc. consists of a proposed 14-storey student residence, which is comprised of 140 suites, and ground floor commercial areas.

The following summarizes the servicing requirements for the site:

- The allowable release rate for the site is limited to 10.1 L/sec based on the requirements of “Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area”, JFSA June 2012. This guideline sets the target release rate from the site to a maximum 33.5 L/ha/sec. This equates to a maximum discharge rate of 10.1 L/sec for the 0.30-hectare site. Peak flows more than this target rate will be detained onsite for up to the 100-year storm event.
- To meet the stringent stormwater requirements, underground chambers will be used which will have a single outlet manhole and flow control device (ICD). An IPEX LMF 75 will be used to control flows to 6.6 L/sec at 1.8m head. The total 100-year storage requirement for the site is 150.0m<sup>3</sup>, of which a minimum of 112.6 m<sup>3</sup> will be in underground chambers and 37.4m<sup>3</sup> on the roof.
- In addition, flow from the building rooftops will be restricted to a total maximum flow rate of 16.1 L/sec using flow-controlled roof drains. Total required storage on these rooftop is estimated at 37.4 cubic metres for the 100-year storm. Roof storage provided will be coordinated with the architect and mechanical consultants. An estimate of storage available on the roof areas is 76.2 m<sup>3</sup>. Watts flow-controlled drains are proposed based on 22 drains at 1 weir per drain with each set at the 50% open position having a maximum capture rate each of 20 gpm at 150mm depth.
- An estimated peak sewage flow of 5.7 L/sec based on City Guidelines. A 250mm sewer lateral will be installed with a minimum slope of 3.1% having a full flow capacity of 106 L/sec.
- A review of the sanitary catchment areas tributary to the sanitary sewer system was completed to confirm that adequate capacity is available based on the proposed uses onsite. It was determined that adequate reserve capacity is available in the downstream sewer system to service the proposed development.
- The building will be serviced by two 200mm diameter PVC watermain's, with an isolation valve between the two watermain laterals. The two watermains will be connected directly from the building to the existing watermain on Gemini Way. The use of two parallel watermains is required as the water demand is greater than 50 m<sup>3</sup>/day as noted in Section 4.3.1 of the City's Water Distribution Guidelines.
- Under maximum day plus fire flow conditions, the calculated pressure drop from the municipal watermain to the proposed building is from 37.3 psi to 36.2 psi at the building based on two (2) 200mm water services. In the event one (1) of the 200mm water services is under service or shut off, the estimated pressure drop through a single watermain would be from 37.3 psi to 32.4 psi. Under either of these scenarios, adequate flow and pressure is provided to the building. This meet the City of Ottawa's minimum pressure guideline of 20 psi. Therefore, the existing municipal watermain along Gemini Way has adequate capacity to service the proposed building for both domestic and fire protection.
- The estimated fire flow requirement of 150 L/sec was completed based on the FUS. A review of the total combined flow from hydrants within a 150m distance from the building was completed to confirm that adequate fire flow is available.

## **Appendix A – Figures**

**Figure A1: Site Location Plan**

**Figure A2: Pre-Development Catchments**

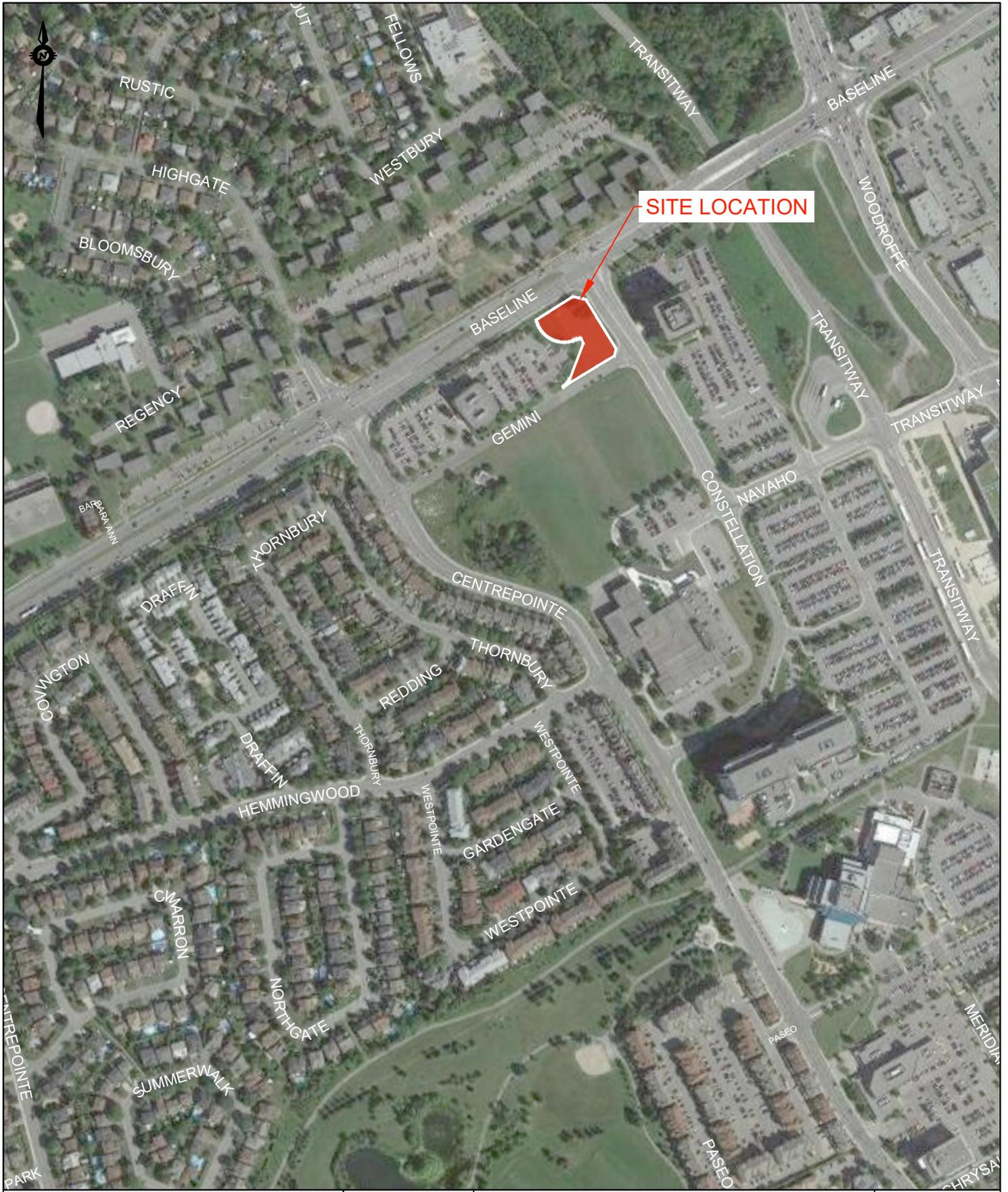
**Figure A3.1: Post-Development Catchments**

**Figure A3.2: Roof Catchments**

**Figure A4: Offsite Sanitary Sewers**

**Figure A5: Fire Hydrant Locations**

**Figure A6: FUS Distances**



**SITE LOCATION**

**exp Services Inc.**  
 100-2650 Queensview Drive  
 Ottawa, ON K2B 8H6  
 www.exp.com



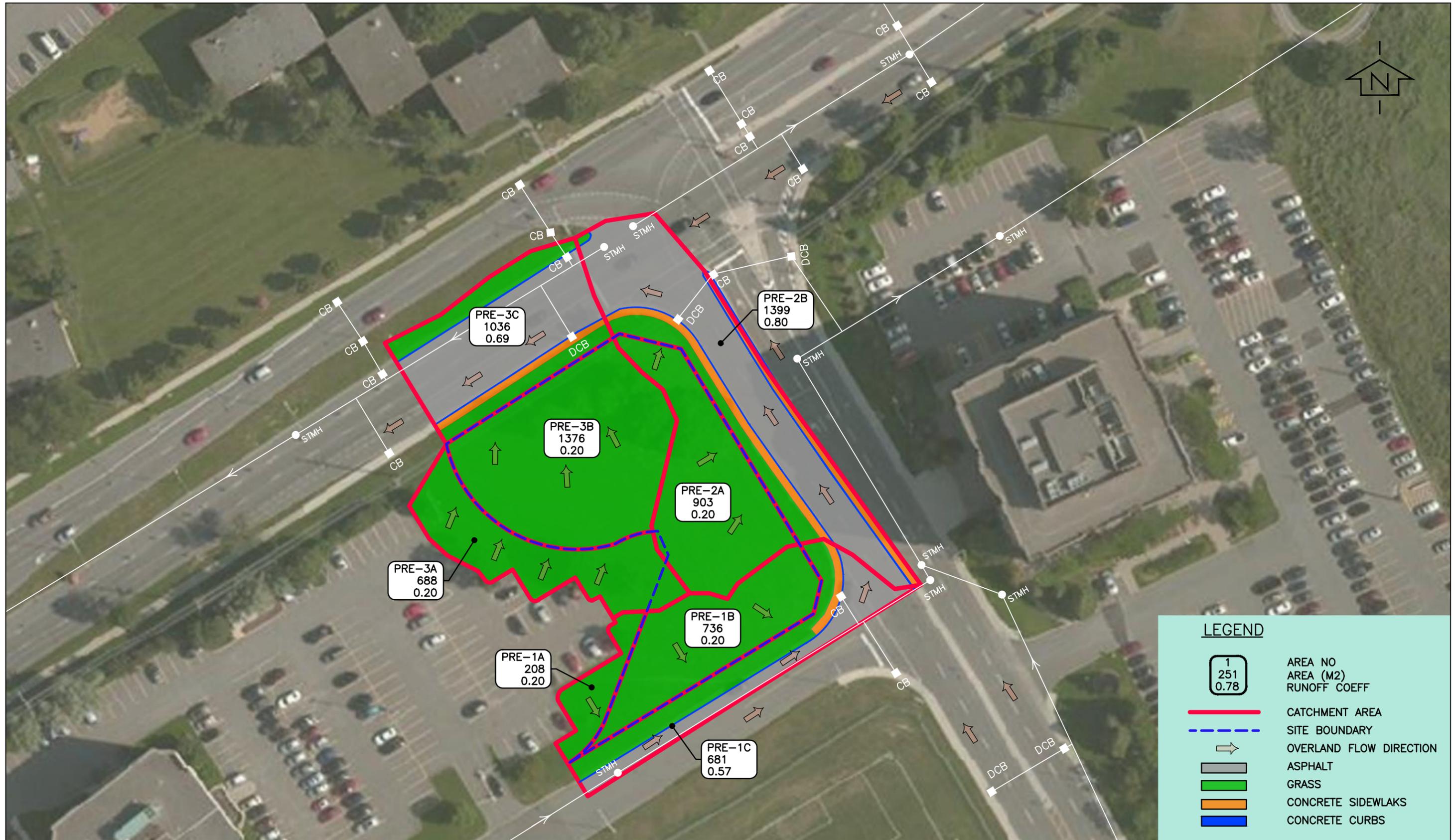
DESIGN JLF  
 DRAWN MZG  
 DATE 13/12/18  
 FILE NO OTT-00245012-A0

STUDENT HOUSING  
 2140 BASELINE ROAD  
 OTTAWA, ONTARIO.

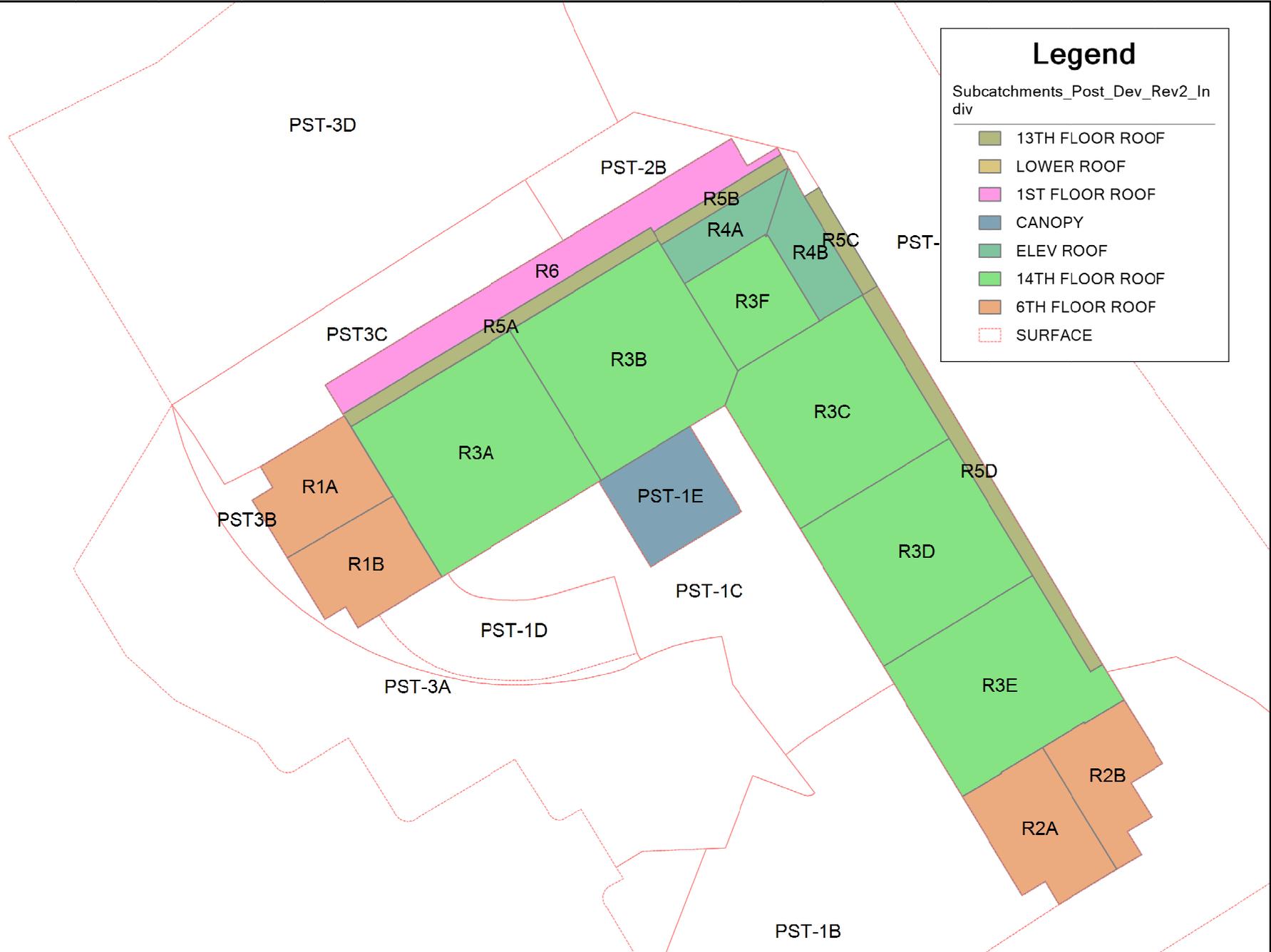
SITE LOCATION PLAN

SCALE 1:5000  
 SKETCH NO

FIG A1







## Legend

Subcatchments\_Post\_Dev\_Rev2\_In div

- 13TH FLOOR ROOF
- LOWER ROOF
- 1ST FLOOR ROOF
- CANOPY
- ELEV ROOF
- 14TH FLOOR ROOF
- 6TH FLOOR ROOF
- SURFACE

10m

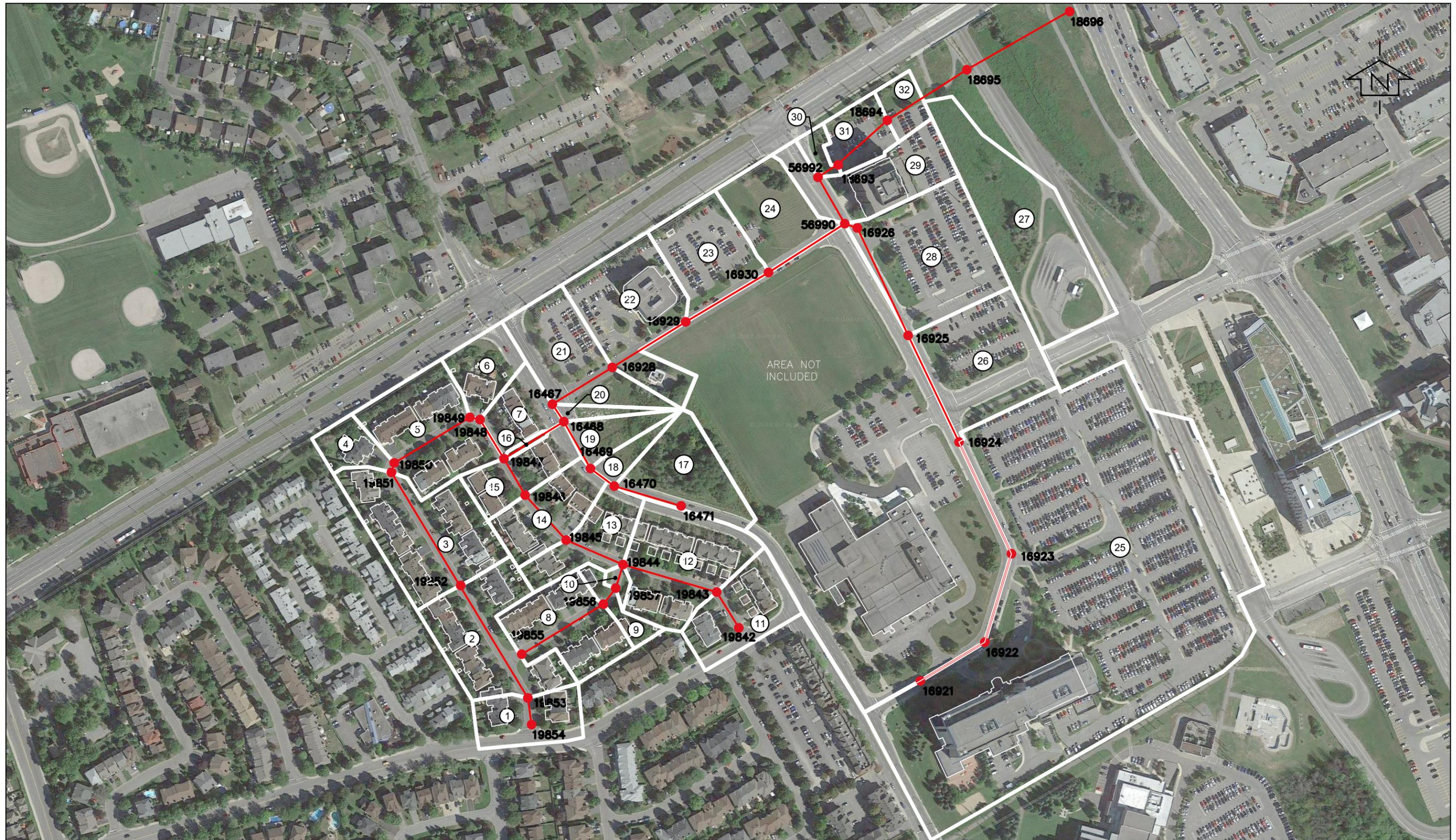
DESIGN: JLF  
DRAWN: SAB  
DATE: DEC 2018  
FILE No: 245012

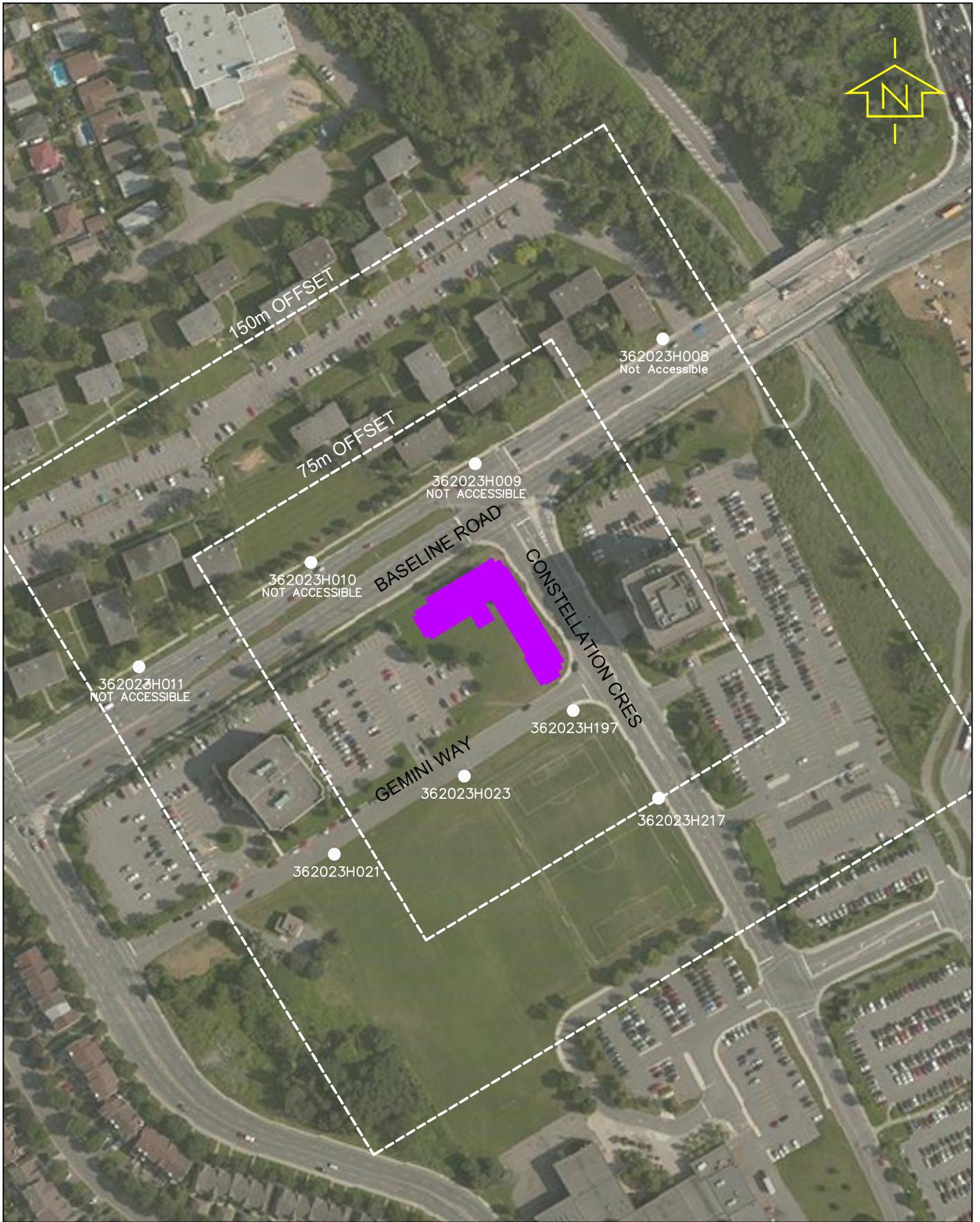
2140 BASELINE ROAD  
OTTAWA STUDENT RESIDENCE

ROOF CATCHMENTS

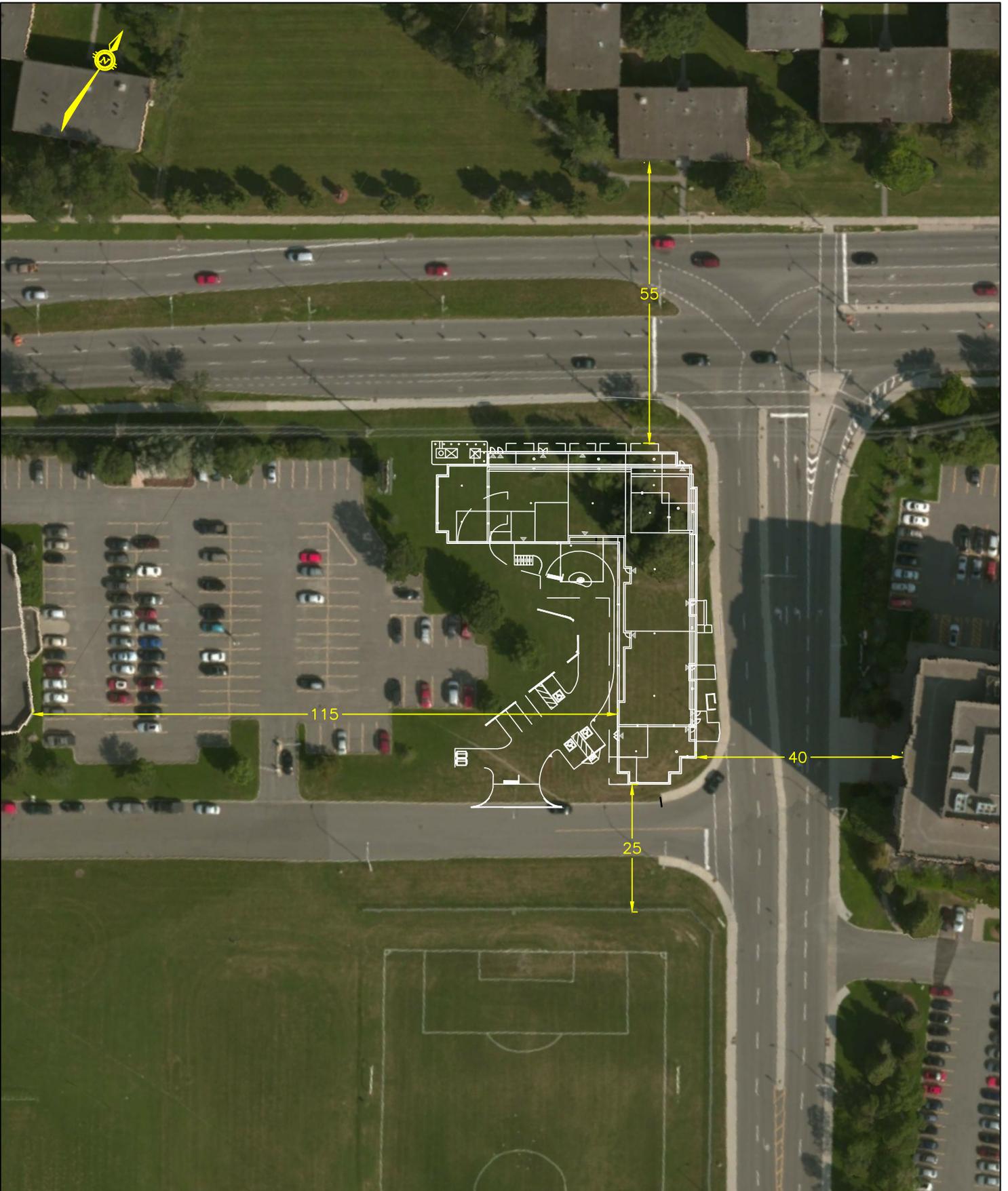
SCALE: SEE SCALE BAR

FIGURE A3.2





<b>exp Services Inc.</b> 100-2650 Queensview Drive Ottawa, ON K2B 8H6  <a href="http://www.exp.com">www.exp.com</a>	DESIGN JLF	2140 BASELINE ROAD BASELINE CONSTELLATION PARTNERSHIP  FIRE HYDRANT LOCATIONS	SCALE 1: 2500
	DRAWN SAB		SKETCH NO
	DATE MAR 2019		FIG A5
	FILE NO 245012		



Plotted by:

Last Plotted:

Filename:  
Last Saved:

**exp Services Inc.**  
100-2650 Queensview Drive  
Ottawa, ON K2B 8H6  
[www.exp.com](http://www.exp.com)



DESIGN	JLF
DRAWN	MZG
DATE	13/12/18
FILE NO	OTT-00245012-A0

2140 BASELINE ROAD  
BASELINE CONSTELLATION PARTNERSHIP

FIRE FLOW DISTANCES

SCALE  
1:1000  
SKETCH NO

FIG A6

## **Appendix B – Sanitary Sewer Design Tables**

**Table B1: Sanitary Sewer Calculation Sheet**

**Table B2: Offsite Sanitary Sewer Calculation Sheet**





## **Appendix C – Water Servicing Design Tables**

**Table C1: Water Demand Chart**

**Table C2: Fire Flow Requirements based on Fire Underwriters Survey (FUS) 1999**

**Table C3: Estimated Water Pressure at Proposed Building**

**Table C4: Fire Flow Contributions Based on Hydrant Spacing**

**TABLE C1: Water Demand Chart**

<b>Location:</b>	2140 Baseline Road	<b>Population Densities</b>	
<b>Project No:</b>	OTT-00245012	Single Family	3.4 person/unit
<b>Designed by:</b>	J.Fitzpatrick	Semi-Detached	2.7 person/unit
<b>Checked By:</b>	B. Thomas	Duplex	2.3 person/unit
<b>Date Revised:</b>	March 2019	Townhome (Row)	2.7 person/unit
		Bachelor Apartment	1.4 person/unit
		1 Bedroom Apartment	1.4 person/unit
		2 Bedroom Apartment	2.1 person/unit
		3 Bedroom Apartment	3.1 person/unit
		4 Bedroom Apartment	4.1 person/unit
		Avg. Apartment	1.8 person/unit



**Water Consumption**  
 Residential = 350 L/cap/day  
 Commercial = 5,000 L/1000m<sup>2</sup>/day

Proposed Buildings	No. of Residential Units										Total Persons (pop)	Residential Demands in (L/sec)					Commercial				Total Demands (L/sec)				
	Singles/Semis/Towns				Apartments							Avg. Day Demand (L/day)	Peaking Factors (x Avg Day)		Max Day Demand (L/day)	Peak Hour Demand (L/day)	Area (m <sup>2</sup> )	Avg Demand (L/day)	Peaking Factors (x Avg Day)		Max Day Demand (L/day)	Peak Hour Demand (L/day)	Avg Day (L/s)	Max Day (L/s)	Max Hour (L/s)
	Single Family	Semi-Detached	Duplex	Townhome	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Avg Apt.			Max Day	Peak Hour					Max Day	Peak Hour					
Residential Units							44	72	36		463.2	162,120	2.97	4.45	482,080	720,980							1.88	5.58	8.34
Commercial (Ground Flr)																	42,898	1.50	2.70	64,347	115,824	0.50	0.74	1.34	
<b>Total =</b>							44	72			463.2	162,120			482,080	720,980						2.37	6.32	9.69	

PEAKING FACTORS FROM MOECC TABLE 3-3 (Peaking Factors for Water Systems Servicing Fewer Than 500 persons)

Dwelling Units Serviced	Equip Pop	Night Min Factor	Maximum Day Factor	Peak Hour Factor
10	30	0.10	9.50	14.30
50	150	0.10	4.90	7.40
100	300	0.20	3.60	5.40
150	450	0.30	3.00	4.50
167	500	0.40	2.90	4.30

**Ground Floor - Restuarant Areas**  
 Restuarant/Dining Area (m2) = 350  
 Occupancy (persons/m2) = 1.1  
 Max Occupancy = 318.18  
 Avg. Demand (L/per/day) = 125  
 - (from SDG002, Appendix 4-A)  
 Avg Demand (L/day) = **39,773**

**Ground Floor - Retail Areas**  
 Retail Areas = 625  
 Avg. Demand (L/m2/day) = 5  
 - (from SDG002, Appendix 4-A)  
 Avg Demand (L/day) = **3,125**

**TABLE C2: FIRE FLOW REQUIREMENTS BASED ON FIRE UNDERWRITERS SURVEY(FUS) 1999**

PROJECT: **2140 Baseline Road**



An estimate of the Fire Flow required for a given fire area may be estimated by:

$$F = 220 * C * \text{SQRT}(A)$$

where:

F = required fire flow in litres per minute

A = total floor area in m<sup>2</sup> (including all storeys, but excluding basements at least 50% below grade)

C = coefficient related to the type of construction

Task	Options	Multiplier	Input			Value Used	Fire Flow Total (L/min)
Choose Building Frame (C)	Wood Frame	1.5	Non-combustible Construction			0.8	
	Ordinary Construction	1					
	Non-combustible Construction	0.8					
	Fire Resistive Construction	0.6					
Input Building Floor Areas (A)			Area	% Used	Area Used	8165.0 m <sup>2</sup>	
	Floor 14		1049				
	Floor 13		1179				
	Floor 12		1179				
	Floor 11		1179				
	Floor 10		1179	50%	590		
	Floor 9		1179	50%	590		
	Floor 8		1179	50%	590		
	Floor 7		1179	50%	590		
	Floor 6		1179	50%	590		
	Floor 5		1483	50%	742		
	Floor 4		1483	50%	742		
	Floor 3		1483	50%	742		
	Floor 2		1483	100%	1,483		
	Floor 1 (Ground Floor Commercial)		1510	100%	1,510		
Basement (At least 50% below grade, not included)		0					
<b>Fire Flow (F) Total</b>	F = 220 * C * SQRT(A)						15,903
<b>Fire Flow (F) Total</b>	Rounded to nearest 1,000						<b>16,000</b>

**Reductions/Increases Due to Factors Effecting Burning**

Task	Options	Multiplier	Input			Value Used	Fire Flow Change (L/min)	Fire Flow Total (L/min)									
Choose Combustibility of Building Contents for Floors 2-14	Non-combustible	-25%	Limited Combustible			-15%	-2400	13600									
	Limited Combustible	-15%															
	Combustible	0%															
	Free Burning	15%															
	Rapid Burning	25%															
Choose Reduction Due to Sprinkler System	Adequate Sprinkler Conforms to NFPA13	-30%	Adequate Sprinkler Conforms to NFPA13			-30%	-4,080	9,520									
	No Sprinkler	0%	Standard Water Supply for Fire Department Hose Line and for Sprinkler System			-10%	-1,600	7,920									
	Standard Water Supply for Fire Department Hose Line and for Sprinkler System	-10%															
	Not Standard Water Supply or Unavailable	0%															
	Fully Supervised Sprinkler System	-10%															
Not Fully Supervised or N/A	0%	Not Fully Supervised or N/A			0%	0	7,920										
Choose Structure Exposure Distance	Exposures	Separation Dist (m)	Cond	Separation Condition	Exposed Wall type	Exposed Wall Length					Total Charge (%)	Total Exposure Charge (L/min)					
						Length (m)	No of Storeys	Lenth-height Factor	Sub-Condition	Charge (%)							
						Side 1 (west)	115	6	> 45.1	Type B			38	4	152	6	0%
						Side 2 (east)	40	5	30.1 to 45	Type B			25	8	200	5E	5%
						Front (north)	55	6	> 45.1	Type B			16	3	48	6	0%
Back (south)	25	4	20.1 to 30	Type B	15	15	30	4A	6%								
Obtain Required Fire Flow	Total Required Fire Flow, Rounded to the Nearest 1,000 L/min =							<b>9,000</b>									
	Total Required Fire Flow, L/s =							<b>150</b>									

Note: "Occupancies classified as C-3 (Combustible) in the occupancy classification list may be eligible for C-2 (Limited Combustible) classification, provided that the total square foot area containing combustibile material does not exceed 10% of the total square foot area of the occupancy." ( ISO, "Guide For Determination Of Needed Fire Flow," 2008)

**Exposure Charges for Exposing Walls of Wood Frame Construcion (from Table G5)**

- Type A Wood-Frame or non-combustible
- Type B Ordinary or fire-resistive with unprotected openings
- Type C Ordinary or fire-resistive with semi-protected openings
- Type D Ordinary or fire-resistive with blank wall

**Condions for Separation**

Separation Dist	Condition
0m to 3m	1
3.1m to 10m	2
10.1m to 20m	3
20.1m to 30m	4
30.1m to 45m	5
> 45.1m	6

**TABLE C3: ESTIMATED WATER PRESSURE AT PROPOSED BUILDING**

Description	From	To	Demand (L/sec)	Pipe Length (m)	Pipe Dia (mm)	Dia (m)	Slope of HGL (m/m)	Head Loss (m)	Elev From (m)	Elev To (m)	*Elev Diff (m)	Pressure From kPa (psi)	Pressure To kPa (psi)	Pressure Drop (psi)																																																																																										
<b>Avg Day Condions</b>																																																																																																								
Single 200mm watermain	Main	Basement	2.370	29 m	204	0.204	5.6E-05	0.0016	83.33	83.10	0.2	479.2 (69.5)	481.5 (69.8)	-0.3																																																																																										
Double 200mm watermain	Main	Basement	1.185	29 m	204	0.204	1.5E-05	0.0004	83.33	83.10	0.2	479.2 (69.5)	481.5 (69.8)	-0.3																																																																																										
<b>Max Day Condions</b>																																																																																																								
Single 200mm watermain	Main	Basement	6.320	29 m	204	0.204	0.00034	0.0098	83.33	83.10	0.2	479.2 (69.5)	481.4 (69.8)	-0.3																																																																																										
Double 200mm watermain	Main	Basement	3.160	29 m	204	0.204	9.5E-05	0.0027	83.33	83.10	0.2	479.2 (69.5)	481.4 (69.8)	-0.3																																																																																										
<b>Peak Hour Condions</b>																																																																																																								
Single 200mm watermain	Main	Basement	9.690	29 m	204	0.204	0.00076	0.0216	83.33	83.10	0.2	409.6 (59.4)	411.6 (59.7)	-0.3																																																																																										
Double 200mm watermain	Main	Basement	4.845	29 m	204	0.204	0.00021	0.006	83.33	83.10	0.2	409.6 (59.4)	411.8 (59.7)	-0.3																																																																																										
<b>Max Day Plus Fireflow Condions</b>																																																																																																								
Single 200mm watermain	Main	Basement	156.3	29 m	204	0.204	0.13086	3.7294	83.33	83.10	0.2	257.5 (37.3)	223.2 (32.4)	5.0																																																																																										
Double 200mm watermain	Main	Basement	78.160	29 m	204	0.204	0.03625	1.0331	83.33	83.10	0.2	257.5 (37.3)	249.6 (36.2)	1.1																																																																																										
<b>Max Day Plus Fireflow Condions (Review of 150mm diameter)</b>																																																																																																								
Single 150mm watermain	Main	Basement	156.3	29 m	150	0.150	0.58496	16.671	83.33	83.10	0.2	257.5 (37.3)	96.2 (14.0)	23.4																																																																																										
Double 150mm watermain	Main	Basement	78.160	29 m	150	0.150	0.16204	4.6181	83.33	83.10	0.2	257.5 (37.3)	214.5 (31.1)	6.2																																																																																										
<table border="0"> <tr> <td colspan="3"><b>Water Demand Info</b></td> <td colspan="12"><b>Pipe Lengths</b></td> </tr> <tr> <td>Average Demand =</td> <td>2.37</td> <td>L/sec</td> <td colspan="10">From watermain to building =</td> <td>29 m</td> </tr> <tr> <td>Max Day Demand =</td> <td>6.32</td> <td>L/sec</td> <td colspan="12">Hazen Williams C Factor for Friction Loss in Pipe, C=</td> <td>110</td> </tr> <tr> <td>Peak Hr Deamand =</td> <td>9.69</td> <td>L/sec</td> <td colspan="12"></td> </tr> <tr> <td>Fireflow Requiriement =</td> <td>150</td> <td>L/sec</td> <td colspan="12"></td> </tr> <tr> <td>Max Day Plus FF Demand =</td> <td>156.3</td> <td>L/sec</td> <td colspan="12"></td> </tr> </table>															<b>Water Demand Info</b>			<b>Pipe Lengths</b>												Average Demand =	2.37	L/sec	From watermain to building =										29 m	Max Day Demand =	6.32	L/sec	Hazen Williams C Factor for Friction Loss in Pipe, C=												110	Peak Hr Deamand =	9.69	L/sec													Fireflow Requiriement =	150	L/sec													Max Day Plus FF Demand =	156.3	L/sec												
<b>Water Demand Info</b>			<b>Pipe Lengths</b>																																																																																																					
Average Demand =	2.37	L/sec	From watermain to building =										29 m																																																																																											
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Fireflow Requiriement =	150	L/sec																																																																																																						
Max Day Plus FF Demand =	156.3	L/sec																																																																																																						
<b>Boundary Conditon</b>																																																																																																								
	<u>Min HGL</u>	<u>Max HGL</u>	<u>Peak Hour</u>	<u>Max Day Plus Fireflow</u>																																																																																																				
HGL (m)	127.5	134.6	127.5	112.0	(From City of Ottawa)																																																																																																			
Approx Ground Elev (m) =	85.75	85.75	85.75	85.75																																																																																																				
Pressure (m) =	41.75	48.85	41.75	26.25																																																																																																				
Pressure (Pa) =	409,568	479,219	409,568	257,513																																																																																																				
Pressure (psi) =	59.4	69.5	59.4	37.3																																																																																																				



**TABLE C4: FIRE FLOW CONTRIBUTIONS BASED ON HYDRANT SPACING**

Hydrant #	Location	<sup>3</sup> Straight Distance (m)	<sup>1</sup> Distance (m)	<sup>2</sup> Fire Flow Contribution (L/min)	Comment
362023H021	Gemini Way	113	175	0	
362023H023	Gemini Way	57	102	3800	
362023H197	Gemini Way	18	72	5700	
362023H217	Constellation Cres	75	75	3800	
Total Fireflow Available in L/min (L/sec) or L/sec				13,300 (222)	
FUS RFF in L/min or L/sec				9,000 (150)	
Meets Requirement (Yes/No)				Yes	
<p><u>Notes:</u></p> <p><sup>1</sup>Distance is measured along a road or fire route.</p> <p><sup>2</sup>Fire Flow Contribution for Class AA Hydrant from Table 1 of Appendix I, ISTB-2018-02</p> <p><sup>3</sup>Straight distance from hydrant or closest part of building.</p>					

## **Appendix D – Stormwater Design Tables**

**Table D1: Estimation of Catchment Time of Concentration Under Pre-Development Conditions**

**Table D2: Pre-Development Runoff Calculations**

**Table D3: Allowable Runoff Calculations (Site Only)**

**Table D4: Average Runoff Coefficient (Post Developments)**

**Table D5: Summary of Post Development Runoff (Uncontrolled and Controlled)**

**Table D6: Summary of Total Storage Required & Provided**

**Table D7: Storage Volumes for 2-year, 5-Year and 100-Year Storms (Areas 1A-1E, 3C, Roofs)**

**Table D8: 5-Year & 100-Year Roof Design Sheet – For Roof Drains Using Flow Controlled Drains**

**Table D9: MC-3500 Site Calculator**

**Table D10: 2-year Storm Sewer Calculation Sheet**

**TABLE D1: ESTIMATION OF CATCHMENT TIME OF CONCENTRATION UNDER PRE-DEVELOPMENT CONDITIONS**

Catchment No.	Sub Catchment	Outlet Location	Area (ha)	Indiv Area (ha)	High Elev (m)	Low Elev (m)	Flow Path Length (m)	Indiv Slope	Avg. C	Time of Conc. Tc	Description
PRE-1		Storm Sewer ON Gemini Way	0.1625								
PRE-1A	1A			0.0208	86.40	86.32	6.7	1.2%	0.20	7.12	areas u/s site
PRE-1B	1B			0.0736	86.75	86.55	12.0	1.7%	0.20	8.59	within site
PRE-1C	1C			0.0682	86.55	86.47	4.0	2.0%	0.57	2.75	areas d/s site
PRE-2		Storm Sewer ON Constellation Dr	0.2302								
PRE-2A	2A			0.0903	86.50	86.14	12.8	2.8%	0.20	7.46	within site
PRE-2B	2B			0.1399	86.14	86.04	5.00	2.0%	0.80	1.74	areas d/s site
PRE-3		Storm Sewers on Baseline Rd	0.3100								
PRE-3A	3A			0.0688	86.32	86.17	8.40	1.8%	0.20	7.02	areas u/s site
PRE-3B	3B			0.1376	86.32	85.86	27.20	1.7%	0.20	12.87	within site
PRE-3C	3C			0.1036	85.45	85.11	17.00	2.0%	0.69	4.38	areas d/s site
totals			0.7027	0.7027							
			onsite areas only (1B, 2A,3B) ---->		0.3014						

**TABLE D2: PRE-DEVELOPMENT RUNOFF CALCULATIONS**

Area Description	Sub-Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr			Storm = 5 yr			Storm = 100 yr			Breakdown of Peak 100-yr Flows (L/sec)		
			I <sub>5</sub> (mm/hr)	Cavg	Q <sub>SPRE</sub> (L/sec)	I <sub>5</sub> (mm/hr)	Cavg	Q <sub>SPRE</sub> (L/sec)	I <sub>100</sub> (mm/hr)	Cavg	Q <sub>100PRE</sub> (L/sec)	U/S Site	Onsite	D/S Site
PRE-1														
PRE-1A	0.0208	7.12	90.01	0.20	1.0	122.54	0.20	1.4	210.1	0.25	3.0	3.0		
PRE-1B	0.0736	8.59	82.70	0.20	3.4	112.42	0.20	4.6	192.6	0.25	9.9		9.9	
PRE-1C	0.0682	2.75	124.22	0.57	13.4	170.21	0.57	18.4	292.7	0.71	39.5			39.5
sub-total	0.1625				17.8			24.4			52.4	3.0	9.9	39.5
PRE-2														
PRE-2A	0.0903	7.46	88.17	0.20	4.4	119.99	0.20	6.0	205.7	0.25	12.9		12.9	
PRE-2B	0.1399	1.74	136.86	0.80	42.6	187.99	0.80	58.5	323.6	1.00	125.9			125.9
sub-total	0.2302				47.0			64.5			138.8		12.9	125.9
PRE-3														
PRE-3A	0.0688	7.02	90.54	0.20	3.5	123.27	0.20	4.7	211.4	0.25	10.1	10.1		
PRE-3B	0.1376	12.87	67.31	0.20	5.1	91.22	0.20	7.0	156.0	0.25	14.9		14.9	
PRE-3C	0.1036	4.38	108.43	0.69	21.6	148.13	0.69	29.4	254.4	0.86	63.2			63.2
sub-total	0.3100				30.2			41.1			88.2	10.1	14.9	63.2
Total Site	0.7027				<b>95.0</b>			<b>130.1</b>			<b>279.5</b>	13.1	<b>37.7</b>	228.6
<b>Notes</b>														
1) Intensity, $I = 998.071 / (Tc + 6.035)^{0.814}$ (5-year, City of Ottawa)					Total 100-yr flow to Storm Sewer on Constellation Dr =					191.2				
2) Intensity, $I = 1735.688 / (Tc + 6.014)^{0.820}$ (100-year, City of Ottawa)					Total 100-yr flow to Storm Sewer on Baseline Rd =					88.2				
3) Cavg for 100-year is increased by 25% to a maximum of 1.0														

**TABLE D3: ALLOWABLE RUNOFF CALCULATIONS (SITE ONLY)**

Area (onsite)	Area (ha)	Discharge Rate (L/ha/sec)	Q <sub>ALLOW</sub> (L/sec)	Desc
PRE-1B	0.0736	33.5	2.5	
PRE-2A	0.0903	33.5	3.0	
PRE-3B	0.1376	33.5	4.6	
Total	0.3014	33.5	10.1	

*Notes*  
1) Allowable Capture Rate is based on 5-year storm at Tc=10 minutes.  
2) Intensity, I5 = 998.071/(Tc+6.035)<sup>0.814</sup> (5-year, City of Ottawa)  
3) Discharge rate based on "Stormwater Management Guidelines for the Pinecrest Creek/Westboro Area, JFSA June 2012"

**TABLE D4: AVERAGE RUNOFF COEFFICIENTS (Post Development)**

Runoff Coefficients      C <sub>ASPH/CONC</sub> = <u>0.90</u> C <sub>ROOF</sub> = <u>0.90</u> C <sub>GRASS</sub> = <u>0.20</u>										
Area No.	Asphalt /Conc Areas (m <sup>2</sup> )	A * C <sub>ASPH</sub>	Roof Areas (m <sup>2</sup> )	A * C <sub>ROOF</sub>	Grassed Areas (m <sup>2</sup> )	A * C <sub>GRASS</sub>	Sum AC	Total Area (m <sup>2</sup> )	C <sub>AVG</sub> (see note)	Comment
PST-1A								208	0.20	Surface Area
PST-1B								629	0.68	Surface Area
PST-1C								342	0.84	Surface Area
PST-1D								112	0.90	Surface Area
PST-1E								71	0.90	Surface Area
PST-1F (R1)								135	0.90	Flat Roof (6th floor)
PST-1F (R2)								141	0.90	Flat Roof (6th floor)
PST-1F (R3)								968	0.90	Flat Roof (14th floor)
PST-1F (R4)								73	0.90	Flat Roof (stairwell)
PST-1F (R5)								102	0.90	Flat Roof (13th floor)
PST-1F (R6)								105	0.90	Flat Roof (1st floor)
PST-1G								690	0.68	Surface Area
PST-2A								1400	0.82	Surface Area
PST-2B								51	0.67	Surface Area
PST-3A								669	0.20	Surface Area
PST-3B								61	0.35	Surface Area
PST-3C								228	0.64	Surface Area
PST-3D								1036	0.71	Surface Area
Total								7,022		

Note: Cavg derived with area-weighting command in PCSWMM

**TABLE D5: SUMMARY OF POST DEVELOPMENT RUNOFF (Uncontrolled and Controlled)**

Area No	Area (ha)	Time of Conc, Tc (min)	Storm = 2 yr				Storm = 5 yr				Storm = 100 yr				Comments		
			C <sub>AVG</sub>	I <sub>2</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	I <sub>5</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)	C <sub>AVG</sub>	I <sub>100</sub> (mm/hr)	Q (L/sec)	Q <sub>CAP</sub> (L/sec)			
PST-1B	0.0629	10	0.68	76.81	9.1	<b>(2.5)</b>	0.68	104.19	12.4	<b>(3.1)</b>	0.85	178.56	26.5	<b>(6.6)</b>	to CB1		
PST-1C	0.0342	10	0.84	76.81	6.1		0.84	104.19	8.3		1.00	178.56	17.0		to CB2		
PST-1D	0.0112	10	0.90	76.81	2.2		0.90	104.19	2.9		1.00	178.56	5.6		to trench drain		
PST-1E	0.0071	10	0.90	76.81	1.4		0.90	104.19	1.9		1.00	178.56	3.5		flow controlled drains		
PST-1F (R1)	0.0135	10	0.90	76.81	2.6		0.90	104.19	3.5		1.00	178.56	6.7		flow controlled drains		
PST-1F (R2)	0.0141	10	0.90	76.81	2.7		0.90	104.19	3.7		1.00	178.56	7.0		flow controlled drains		
PST-1F (R3)	0.0968	10	0.90	76.81	18.6		0.90	104.19	25.2		1.00	178.56	48.0		flow controlled drains		
PST-1F (R4)	0.0073	10	0.90	76.81	1.4		0.90	104.19	1.9		1.00	178.56	3.6		flow controlled drains		
PST-1F (R5)	0.0102	10	0.90	76.81	2.0		0.90	104.19	2.7		1.00	178.56	5.1		flow controlled drains		
PST-1F (R6)	0.0105	10	0.90	76.81	2.0		0.90	104.19	2.7		1.00	178.56	5.2		flow controlled drains		
PST-3C	0.0228	4.67	0.64	106.11	4.3		0.64	144.71	5.9	0.80	248.83	12.6	to CB3				
PST-1A	0.0208	10	0.20	76.81	0.9	<b>0.9</b>	0.20	104.19	1.2	<b>1.2</b>	0.25	178.56	2.6	<b>2.6</b>	uncontrolled offsite		
PST-1G	0.0690	10	0.68	76.81	10.0	<b>10.0</b>	0.68	104.19	13.6	<b>13.6</b>	0.85	178.56	29.1	<b>29.1</b>	uncontrolled offsite		
PST-2A	0.1400	5.22	0.82	101.95	32.5	<b>32.5</b>	0.82	138.93	44.3	<b>44.3</b>	1.00	238.80	92.9	<b>92.9</b>	uncontrolled offsite		
PST-2B	0.0051	10	0.67	76.81	0.7	<b>0.7</b>	0.67	104.19	1.0	<b>1.0</b>	0.84	178.56	2.1	<b>2.1</b>	uncontrolled offsite		
PST-3A	0.0669	10	0.20	76.81	2.9	<b>2.9</b>	0.20	104.19	3.9	<b>3.9</b>	0.25	178.56	8.3	<b>8.3</b>	uncontrolled offsite		
PST-3B	0.0061	10	0.35	76.81	0.5	<b>0.5</b>	0.35	104.19	0.6	<b>0.6</b>	0.44	178.56	1.3	<b>1.3</b>	uncontrolled offsite		
PST-3D	0.1036	9.62	0.71	78.30	16.0	<b>16.0</b>	0.71	106.24	21.7	<b>21.7</b>	0.89	182.11	46.5	<b>46.5</b>	external areas to Storm		
Totals	0.7022				115.9	<b>66.0</b>			157.4	<b>89.4</b>			323.8	<b>189.5</b>			
Total pre-development for comparison														<b>130.1</b>		<b>279.5</b>	

**Notes**

2-yr Storm Intensity,  $I = 732.951 / (Tc + 6.199)^{0.810}$  (City of Ottawa)

5-yr Storm Intensity,  $I = 998.071 / (Tc + 6.035)^{0.814}$  (City of Ottawa)

100-yr Storm Intensity,  $I = 1735.688 / (Tc + 6.014)^{0.820}$  (City of Ottawa)

Time of Concentration (min), Tc = **10**

For Flows under column Qcap which are shown in brackets **(0.0)**, denotes flows that are controlled

	POST-DEV	PRE-DEV
Total 100-yr flow to Storm Sewer on Gemini / Constellation =	<b>133.4</b>	191.2
Total 100-yr flow to Storm Sewer on Baseline Rd =	<b>56.2</b>	88.2
Total 100-yr flows from site =	<b>10.0</b>	

**TABLE D6: SUMMARY OF TOTAL STORAGE REQUIRED & PROVIDED**

Area No.	Area (ha)	Release Rate (L/s)			Storage Required (m <sup>3</sup> )			Storage Provided (m <sup>3</sup> )					Control Method	
		2-yr	5-yr	100-yr	2-yr	5-yr	100-yr	Roof	Surface Ponding	UG Chambers	UG CB/MHs	Total		
PST-1B	0.0629	2.5	3.1	6.6	52.3	71.4	150.0	37.4		112.6		150.0	Flow Controlled at STMH 101	
PST-1C	0.0342												Flow Controlled at STMH 101	
PST-1D	0.0112												Flow Controlled at STMH 101	
PST-1E	0.0071												Flow Controlled at STMH 101	
PST-1F (R1)	0.0135												Flow Controlled Roof Drains	
PST-1F (R2)	0.0141												Flow Controlled Roof Drains	
PST-1F (R3)	0.0968												Flow Controlled Roof Drains	
PST-1F (R4)	0.0073												Flow Controlled Roof Drains	
PST-1F (R5)	0.0102												Flow Controlled Roof Drains	
PST-1F (R6)	0.0105												Flow Controlled Roof Drains	
PST-3C	0.0228												Flow Controlled at STMH 101	
PST-1A	0.0208	0.89	1.2	2.6									None	
PST-1G	0.0690	10.02	13.6	29.1										None
PST-2A	0.1400	32.54	44.3	92.9										None
PST-2B	0.0051	0.73	1.0	2.1										None
PST-3A	0.0669	2.86	3.9	8.3										None
PST-3B	0.0061	0.46	0.6	1.3										None
PST-3D	0.1036	16.01	21.7	46.5										None
<b>Totals (all)=</b>	<b>0.702</b>	<b>66.0</b>	<b>89.4</b>	<b>189.5</b>	<b>52.3</b>	<b>71.4</b>	<b>150.0</b>	<b>37.4</b>				<b>150.0</b>		
<b>Totals (site) =</b>	<b>0.302</b>	<b>3.6</b>	<b>4.7</b>	<b>10.0</b>	<b>52.3</b>	<b>71.4</b>	<b>150.0</b>	<b>37.4</b>				<b>300.0</b>		

**Table D7 - Storage Volumes for 2-year, 5-Year and 100-Year Storms**

Area No: <b>1B-1E, 3C, Roofs</b> $C_{AVG} = 0.82$ (2-yr) $C_{AVG} = 0.82$ (5-yr) $C_{AVG} = 1.03$ (100-yr, Max 1.0) Time Interval = 10 (mins) Drainage Area = 0.2907 (hectares)															
Duration (min)	Release Rate = <u>2.5</u> (L/sec) Return Period = <u>2</u> (years) IDF Parameters, A = <u>732.951</u> , B = <u>0.810</u> ( $I = A/(T_c+C)$ ), C = <u>6.199</u>					Release Rate = <u>3.1</u> (L/sec) Return Period = <u>5</u> (years) IDF Parameters, A = <u>998.071</u> , C = <u>0.814</u> ( $I = A/(T_c+C)$ ), C = <u>6.053</u>					Release Rate = <u>6.6</u> (L/sec) Return Period = <u>100</u> (years) IDF Parameters, A = <u>1735.688</u> , C = <u>0.820</u> ( $I = A/(T_c+C)$ ), C = <u>6.014</u>				
	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )	Rainfall Intensity, I (mm/hr)	Peak Flow (L/sec)	Release Rate (L/sec)	Storage Rate (L/sec)	Storage (m <sup>3</sup> )
0	167.2	111.5	2.45	109.0	0.00	230.5	153.6	3.055	150.6	0.00	398.6	332.1	6.600	325.5	0.00
10	76.8	51.2	2.45	48.7	29.25	104.2	69.5	3.055	66.4	39.84	178.6	148.8	6.600	142.2	85.31
20	52.0	34.7	2.45	32.2	38.67	70.3	46.8	3.055	43.8	52.53	120.0	99.9	6.600	93.3	112.01
30	40.0	26.7	2.45	24.2	43.63	53.9	35.9	3.055	32.9	59.20	91.9	76.5	6.600	69.9	125.90
40	32.9	21.9	2.45	19.5	46.69	44.2	29.5	3.055	26.4	63.35	75.1	62.6	6.600	56.0	134.43
50	28.0	18.7	2.45	16.2	48.71	37.7	25.1	3.055	22.0	66.13	64.0	53.3	6.600	46.7	140.06
60	24.6	16.4	2.45	13.9	50.10	32.9	22.0	3.055	18.9	68.05	55.9	46.6	6.600	40.0	143.90
70	21.9	14.6	2.45	12.2	51.04	29.4	19.6	3.055	16.5	69.40	49.8	41.5	6.600	34.9	146.52
80	19.8	13.2	2.45	10.8	51.67	26.6	17.7	3.055	14.7	70.32		0.0	6.600	-6.6	-31.68
90	18.1	12.1	2.45	9.6	52.05	24.3	16.2	3.055	13.1	70.93	41.1	34.3	6.600	27.7	149.33
100	16.7	11.2	2.45	8.7	52.25	22.4	14.9	3.055	11.9	71.28	37.9	31.6	6.600	25.0	149.89
110	15.6	10.4	2.45	7.9	52.30	20.8	13.9	3.055	10.8	71.44	35.2	29.3	6.600	22.7	150.03
120	14.6	9.7	2.45	7.3	52.22	19.5	13.0	3.055	9.9	71.43	32.9	27.4	6.600	20.8	149.82
130	13.7	9.1	2.45	6.7	52.04	18.3	12.2	3.055	9.1	71.29	30.9	25.7	6.600	19.1	149.33
140	12.9	8.6	2.45	6.2	51.76	17.3	11.5	3.055	8.5	71.02	29.2	24.3	6.600	17.7	148.60
150	12.3	8.2	2.45	5.7	51.42	16.4	10.9	3.055	7.9	70.66	27.6	23.0	6.600	16.4	147.65
160	11.7	7.8	2.45	5.3	51.00	15.6	10.4	3.055	7.3	70.21	26.2	21.9	6.600	15.3	146.53
170	11.1	7.4	2.45	5.0	50.53	14.8	9.9	3.055	6.8	69.68	25.0	20.8	6.600	14.2	145.24
180	10.6	7.1	2.45	4.6	50.00	14.2	9.5	3.055	6.4	69.08	23.9	19.9	6.600	13.3	143.81
190	10.2	6.8	2.45	4.3	49.43	13.6	9.1	3.055	6.0	68.43	22.9	19.1	6.600	12.5	142.26
200	9.8	6.5	2.45	4.1	48.81	13.0	8.7	3.055	5.6	67.72	22.0	18.3	6.600	11.7	140.60
Max =					<b>52.30</b>					<b>71.44</b>					<b>150.03</b>

- Notes**
- 1) Peak flow is equal to the product of  $2.78 \times C \times I \times A$
  - 2) Rainfall Intensity,  $I = A/(T_c+C)^B$
  - 3) Release Rate = Min (Release Rate, Peak Flow)
  - 4) Storage Rate = Peak Flow - Release Rate
  - 5) Storage = Duration x Storage Rate
  - 6) Maximum Storage = Max Storage Over Duration
  - 7) Parameters a,b,c are for City of Ottawa

**Table D8: 5-year & 100-year Roof Design Sheet - For Roof Drains using Flow Controlled Roof Drains**

Project: 2140 Baseline Rd  
 Location: City of Ottawa  
 Date: Dec 2018

Area #	Drain Type	Roof Drain Type	No Drains per Area	No of Weirs per Drain	Weir Position	Runoff Coeff (Cavg)		Drainage Area		5-year Event									100-year Event									Storage Required (Modified Rational Method)		Maximum Storage Provided at Spill Elevation					
						5-year	100-year	m <sup>2</sup>	ha	Runoff Rate (L/sec)	5yr Ponding Depth (mm)	Ponding Depth at Drain (mm)	Roof Drain Capacity Per Drain (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Depth of Overflow Above Drain (mm)	Flow From Overflow (L/sec)	Total Flow Roof Drain + Overflow (L/sec)	Runoff Rate (L/sec)	100yr Ponding Depth (mm)	Ponding Depth at Drain (mm)	Roof Drain Capacity Per Drain (gpm)	Roof Drain Capacity Per Drain (L/sec)	Total Flow From Roof Drains (L/sec)	Depth of Overflow Above Drain (mm)	Flow From Overflow (L/sec)	Total Flow Roof Drain + Overflow (L/sec)	5-year (m <sup>3</sup> )	100-year (m <sup>3</sup> )	Area Available for Storage (m <sup>2</sup> )	RD Depth Below Lowpoint	Max Overflow Depth (mm)	Max Prism Depth (mm)	Max Prism Volume (m <sup>3</sup> )	Total Volume (m <sup>3</sup> )
						R1A	RD	RD1	1	1	4-1/2 open	0.90	0.90	67	0.0067	1.740	82	82	13.1	0.826	0.826	0	0.000	0.826	2.982	108	108	15.8	0.996	0.996	0	0.000	0.996	0.55	1.25
R1B	RD	RD1	1	1	4-1/2 open	0.90	0.90	69	0.0069	1.788	83	83	13.2	0.830	0.830	0	0.000	0.830	3.065	109	109	15.9	1.000	1.000	0	0.000	1.000	0.58	1.31	68.6	-150	150	150	3.4	3.43
R2A	RD	RD1	1	1	4-1/2 open	0.90	0.90	78	0.0078	2.046	85	85	13.4	0.848	0.848	0	0.000	0.848	3.506	111	111	16.1	1.019	1.019	0	0.000	1.019	0.73	1.61	78.5	-150	150	150	3.9	3.92
R2B	RD	RD1	1	1	4-1/2 open	0.90	0.90	63	0.0063	1.630	80	80	12.9	0.815	0.815	0	0.000	0.815	2.793	106	106	15.6	0.986	0.986	0	0.000	0.986	0.49	1.12	62.5	-150	150	150	3.1	3.13
R3A	RD	RD1	1	1	4-1/2 open	0.90	0.90	201	0.0201	5.249	102	102	15.2	0.959	0.959	0	0.000	0.959	8.995	129	129	17.9	1.128	1.128	0	0.000	1.128	3.17	6.38	201.3	-150	150	150	10.1	10.07
R3B	RD	RD1	1	1	4-1/2 open	0.90	0.90	186	0.0186	4.843	101	101	15.1	0.951	0.951	0	0.000	0.951	8.299	127	127	17.7	1.120	1.120	0	0.000	1.120	2.82	5.71	185.8	-150	150	150	9.3	9.29
R3C	RD	RD1	1	1	4-1/2 open	0.90	0.90	179	0.0179	4.661	100	100	15.0	0.947	0.947	0	0.000	0.947	7.988	127	127	17.7	1.116	1.116	0	0.000	1.116	2.66	5.41	178.8	-150	150	150	8.9	8.94
R3D	RD	RD1	1	1	4-1/2 open	0.90	0.90	173	0.0173	4.520	100	100	15.0	0.944	0.944	0	0.000	0.944	7.745	126	126	17.6	1.112	1.112	0	0.000	1.112	2.54	5.18	173.4	-150	150	150	8.7	8.67
R3E	RD	RD1	1	1	4-1/2 open	0.90	0.90	168	0.0168	4.377	99	99	14.9	0.940	0.940	0	0.000	0.940	7.501	126	126	17.6	1.109	1.109	0	0.000	1.109	2.42	4.96	167.9	-150	150	150	8.4	8.39
R3F	RD	RD1	1	1	4-1/2 open	0.90	0.90	61	0.0061	1.583	80	80	12.8	0.810	0.810	0	0.000	0.810	2.713	106	106	15.6	0.981	0.981	0	0.000	0.981	0.46	1.06	60.7	-150	150	150	3.0	3.04
R4A	RD	RD2	1	1	4-1/2 open	0.90	0.90	34	0.0034	0.893	66	66	11.5	0.726	0.726	0	0.000	0.726	1.530	91	91	14.0	0.883	0.883	0	0.000	0.883	0.14	0.38	34.2	-150	150	150	1.7	1.71
R4B	RD	RD3	1	1	4-1/2 open	0.90	0.90	39	0.0039	1.019	69	69	11.7	0.741	0.741	0	0.000	0.741	1.747	95	95	14.4	0.910	0.910	0	0.000	0.910	0.20	0.50	39.1	-150	150	150	2.0	1.96
R5A	RD	RD4	2	1	4-1/2 open	0.90	0.90	34	0.0034	0.877	72	72	12.1	0.762	0.762	0	0.000	0.762	1.502	99	99	14.9	0.943	0.943	0	0.000	0.943	0.20	0.50	33.6	-150	150	150	1.7	1.68
R5B	RD	RD5	1	1	4-1/2 open	0.90	0.90	14	0.0014	0.367	96	96	14.6	0.923	0.367	0	0.000	0.367	0.629	133	133	18.3	1.154	0.629	0	0.000	0.629	0.20	0.50	14.1	-150	150	150	0.7	0.70
R5C	RD	RD6	1	1	4-1/2 open	0.90	0.90	12	0.0012	0.305	103	103	15.3	0.963	0.305	0	0.000	0.305	0.523	141	141	19.1	1.207	0.523	0	0.000	0.523	0.20	0.50	11.7	-150	150	150	0.6	0.59
R5D	RD	RD7	3	1	4-1/2 open	0.90	0.90	42	0.0042	1.106	67	67	11.6	0.730	0.730	0	0.000	0.730	1.896	92	92	14.2	0.893	0.893	0	0.000	0.893	0.20	0.50	42.4	-150	150	150	2.1	2.12
R6	RD	RD8	3	1	4-1/2 open	0.90	0.90	105	0.0105	2.742	49	49	9.9	0.623	0.623	0	0.000	0.623	4.700	68	68	11.7	0.738	0.738	0	0.000	0.738	0.20	0.50	105.2	-150	150	150	5.3	5.26
<b>Totals</b>						<b>1,524.6</b>	<b>0.1525</b>	<b>39.75</b>		<b>227.26</b>	<b>14.34</b>	<b>13.12</b>	<b>0.0</b>	<b>13.12</b>	<b>68.11</b>	<b>68.11</b>	<b>0.0</b>	<b>13.12</b>	<b>68.11</b>	<b>274.12</b>	<b>17.29</b>	<b>16.08</b>	<b>0.0</b>	<b>16.08</b>	<b>17.74</b>	<b>37.35</b>	<b>1525</b>					<b>76.2</b>	<b>76.2</b>		

min depth = 49  
 max depth = 103  
 min depth = 68  
 max depth = 141

76.23

**Runoff Based on the Following:**

Time of Conc (mins) = 10 10  
 Storm Frequency (years) = 5 100  
 Storm Intensity (mm/hr) = 104.2 178.6

**Roof Drain Types**

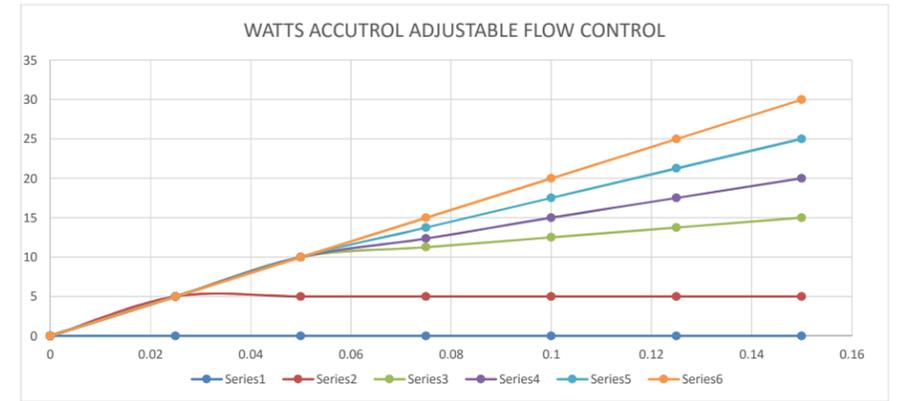
Drain Type	Max Overflow Depth (mm)
RD1	150 mm

Weir Position for All Drains = **4-1/2 open**

100-yr Release Rate = **16.08**  
 100-yr Volume = **37.35**

**Roof Drains have Following Flow Rates: WATTS Flow Contolled Drain**

Weir Position	Flow (gpm) per depth							Max Flow Rate per Weir
	0	25	50	75	100	125	150	
1-None	0	0	0	0	0	0	0	0.000
2-Closed	0	5	5	5	5	5	5	0.315
3-1/4 open	0	5	10	11	13	14	15	0.946
4-1/2 open	0	5	10	12	15	18	20	1.262
5-3/4 open	0	5	10	14	18	21	25	1.577
6-Full	0	5	10	15	20	25	30	1.893



<b>MC-3500 Site Calculator</b>		<b>Project Information:</b> Project Name: 2140 Baseline Road Location: 2140 Baseline Road Date: 3/1/2019 Engineer: J Fitzpatrick StormTech RPM: V Sharma	
		<b>System Requirements</b>	
<b>System Sizing</b>		<b>System Requirements</b>	
Units	Metric		
Required Storage Volume	122.3	cubic meters	Number of Chambers Required
Stone Porosity (Industry Standard = 40%)	40	%	Number of End Caps Required
Stone Above Chambers (305 mm min.)	305	mm	Bed Size (including perimeter stone)
Stone Foundation Depth (229 mm min.)	229	mm	Stone Required (including perimeter stone)
Average Cover over Chambers (610 mm min.)	610	mm	Volume of Excavation
Bed size controlled by WIDTH or LENGTH?	LENGTH		Non-woven Filter Fabric Required (20% Safety Factor)
Limiting WIDTH or LENGTH dimension	13	meters	Length of Isolator Row
Storage Volume per Chamber	5.0	cubic meters	Non-woven Isolator Row Fabric (20% Safety Factor)
Storage Volume per End Cap	1.2	cubic meters	Woven Isolator Row Fabric (20% Safety Factor)
			Installed Storage Volume
			127 cubic meters
<b>Controlled by Length</b>			
Maximum Length =	13	meters	610 mm
4 rows of 5 chambers			305 mm
1 row of 3 chambers			
Maximum Length =	12.3	meters	
Maximum Width =	11.0	meters	
			229 mm



**TABLE D10: 2-YEAR STORM SEWER CALCULATION SHEET**

Return Period Storm = **2-year** (2-year, 5-year, 100-year)  
 Default Inlet Time= 10 (minutes)  
 Manning Coefficient = 0.013 (dimensionless)

From Node	To Node	AREA INFO				FLOW (UNRESTRICTED)								INDIV CAP FLOW (L/s)	CUMUL CAP FLOW (L/s)	SEWER DATA									
		Area No.	Area (ha)	Σ Area (ha)	Average R	Indiv. 2.78*A*R	Accum. 2.78*A*R	Tc (mins)	I (mm/h)	Indiv. Flow	Return Period	Q (L/s)	Dia (mm) Actual			Dia (mm) Nominal	Type	Slope (%)	Length (m)	Capacity, Q <sub>CAP</sub> (L/sec)	Velocity (m/s)		Time in Pipe, Tt (min)	Hydraulic Ratios	
CB 3	Building	PST-3C	0.0228	0.0228	0.64	0.041	0.041	10.00	76.81	3.12	2-year	3.1			201.2	200	PVC	1.00	11.30	33.31	1.04	0.55	0.34	0.09	0.53
Building	STMMH 102	R	0.1531	0.1759	0.90	0.383	0.424																		
		PST-1E	0.0071	0.1830	0.90	0.018	0.441																		
		PST-1D	0.0112	0.1942	0.90	0.028	0.469	10.00	76.81	2.15	2-year	36.1			251.5	250	PVC	2.00	4.40	85.42	1.71	1.21	0.06	0.42	0.71
CB 1	Stormtech	PST-1B	0.0629	0.0629	0.68	0.119	0.119																		
		PST-1A	0.0208	0.0837	0.20	0.012	0.130	10.00	76.81	0.89	2-year	10.0			447.9	450	PVC	1.00	1.00	281.52	1.79	0.56	0.03	0.04	0.31
CB 2	STMMH 102	PST-1C	0.0342	0.0342	0.84	0.080	0.080	10.00	76.81	6.13	2-year	6.1			201.2	200	PVC	2.00	2.70	47.10	1.48	0.86	0.05	0.13	0.58
STMMH 102	Stormtech			0.3121			0.549	10.06	76.57		2-year	42.1			610.0	600	PVC	1.00	3.50	641.68	2.17	1.04	0.06	0.07	0.48
Stormtech	STMMH 101			0.3121			0.680	10.12	76.36		2-year	51.9			251.5	250	PVC	1.00	2.20	60.40	1.21	1.21	0.03	0.86	1.00
STMMH 101	STMMH 100			0.3121			0.680	10.15	76.25		2-year	51.8	6.6	6.60	251.5	250	PVC	1.00	2.60	60.40	1.21	1.21	0.04	0.86	1.00
Building	STMMH 100	(weeping tiles)						10.00	76.81		2-year		*0.34	6.94	201.2	200	PVC	4.80	16.70	72.97	2.29	1.48	0.19	0.00	1.00
STMMH 100	OGS							10.18	76.11		2-year	51.8		6.94	251.5	250	PVC	1.00	3.40	60.40	1.21	1.21	0.05	0.86	1.00
OGS	Ex. 675mm St							10.23	75.94		2-year	51.8		6.94	251.5	250	PVC	2.00	11.90	85.42	1.71	1.54	0.13	0.61	0.90
<b>TOTALS =</b>			<b>0.31</b>				<b>0.680</b>																		

**Definitions:**  
 Q = 2.78\*AIR, where  
 Q = Peak Flow in Litres per second (L/s)  
 A = Watershed Area (hectares)  
 I = Rainfall Intensity (mm/h)  
 R = Runoff Coefficients (dimensionless)

Ottawa Rainfall Intensity Values from Sewer Design Guidelines, SDG002

	a	b	c
<b>2-year</b>	732.951	6.199	0.810
<b>5-year</b>	998.071	6.053	0.814
<b>100-year</b>	1735.688	6.014	0.820

Building Foundation Drain Allowance (L/sec) = **0.34** (From Section 6.5 of Geotech Report)

Designed:	Project:	
J. Fitzpatrick, P.Eng.	Baseline Constellation Partnership Inc.	
Checked:	Location:	
B. Thomas, P.Eng.	2140 Baseline Road	
Dwg Reference:	File Ref:	Sheet No:
FIGURE A3.1	245012 Storm Design Sheets, March 2019.xlsx	1 of 1

## **Appendix E – Stormceptor Sizing**

**Detailed Report from PCSWMM for Stormceptor**

**STC 300i Product Sheet**

**STC 300i Standard Model Detail**

## Detailed Stormceptor Sizing Report – Baseline Road

Project Information & Location			
<b>Project Name</b>	2140 Baseline Rd	<b>Project Number</b>	245012
<b>City</b>	ottawa	<b>State/ Province</b>	Ontario
<b>Country</b>	Canada	<b>Date</b>	12/14/2018
Designer Information		EOR Information (optional)	
<b>Name</b>	jason fitzpatrick	<b>Name</b>	
<b>Company</b>	Exp Services	<b>Company</b>	
<b>Phone #</b>	613-688-1899	<b>Phone #</b>	
<b>Email</b>	jason.fitzpatrick@exp.com	<b>Email</b>	

### Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

<b>Site Name</b>	Baseline Road
<b>Recommended Stormceptor Model</b>	STC 300
<b>Target TSS Removal (%)</b>	80.0
<b>TSS Removal (%) Provided</b>	91
<b>PSD</b>	Fine Distribution
<b>Rainfall Station</b>	OTTAWA MACDONALD-CARTIER INT'L A

The recommended Stormceptor model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary		
Stormceptor Model	% TSS Removal Provided	% Runoff Volume Captured Provided
STC 300	91	100
STC 750	95	100
STC 1000	95	100
STC 1500	95	100
STC 2000	96	100
STC 3000	96	100
STC 4000	97	100
STC 5000	97	100
STC 6000	98	100
STC 9000	98	100
STC 10000	98	100
STC 14000	99	100
StormceptorMAX	Custom	Custom

### Stormceptor

The Stormceptor oil and sediment separator is sized to treat stormwater runoff by removing pollutants through gravity separation and flotation. Stormceptor’s patented design generates positive TSS removal for each rainfall event, including large storms. Significant levels of pollutants such as heavy metals, free oils and nutrients are prevented from entering natural water resources and the re-suspension of previously captured sediment (scour) does not occur. Stormceptor provides a high level of TSS removal for small frequent storm events that represent the majority of annual rainfall volume and pollutant load. Positive treatment continues for large infrequent events, however, such events have little impact on the average annual TSS removal as they represent a small percentage of the total runoff volume and pollutant load.

### Design Methodology

Stormceptor is sized using PCSWMM for Stormceptor, a continuous simulation model based on US EPA SWMM. The program calculates hydrology using local historical rainfall data and specified site parameters. With US EPA SWMM’s precision, every Stormceptor unit is designed to achieve a defined water quality objective. The TSS removal data presented follows US EPA guidelines to reduce the average annual TSS load. The Stormceptor’s unit process for TSS removal is settling. The settling model calculates TSS removal by analyzing:

- Site parameters
- Continuous historical rainfall data, including duration, distribution, peaks & inter-event dry periods
- Particle size distribution, and associated settling velocities (Stokes Law, corrected for drag)
- TSS load
- Detention time of the system

### Hydrology Analysis

PCSWMM for Stormceptor calculates annual hydrology with the US EPA SWMM and local continuous historical rainfall data. Performance calculations of Stormceptor are based on the average annual removal of TSS for the selected site parameters. The Stormceptor is engineered to capture sediment particles by treating the required average annual runoff volume, ensuring positive removal efficiency is maintained during each rainfall event, and preventing negative removal efficiency (scour). Smaller recurring storms account for the majority of rainfall events and average annual runoff volume, as observed in the historical rainfall data analyses presented in this section.

### Rainfall Station

<b>State/Province</b>	Ontario	<b>Total Number of Rainfall Events</b>	4093
<b>Rainfall Station Name</b>	OTTAWA MACDONALD-CARTIER INT’L A	<b>Total Rainfall (mm)</b>	20978.1
<b>Station ID #</b>	6000	<b>Average Annual Rainfall (mm)</b>	567.0
<b>Coordinates</b>	45°19’N, 75°40’W	<b>Total Evaporation (mm)</b>	1681.9
<b>Elevation (ft)</b>	370	<b>Total Infiltration (mm)</b>	2299.5
<b>Years of Rainfall Data</b>	37	<b>Total Rainfall that is Runoff (mm)</b>	16996.7

### Notes

- Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules.
- Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed.
- For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.

Drainage Area	
Total Area (ha)	0.291
Imperviousness %	89.0

Up Stream Storage	
Storage (ha-m)	Discharge (cms)
0.000	0.000
0.006	0.003
0.012	0.007

Water Quality Objective	
TSS Removal (%)	80.0
Runoff Volume Capture (%)	85.00
Oil Spill Capture Volume (L)	
Peak Conveyed Flow Rate (L/s)	
Water Quality Flow Rate (L/s)	

Up Stream Flow Diversion	
Max. Flow to Stormceptor (cms)	

Design Details	
Stormceptor Inlet Invert Elev (m)	
Stormceptor Outlet Invert Elev (m)	
Stormceptor Rim Elev (m)	
Normal Water Level Elevation (m)	
Pipe Diameter (mm)	
Pipe Material	
Multiple Inlets (Y/N)	No
Grate Inlet (Y/N)	No

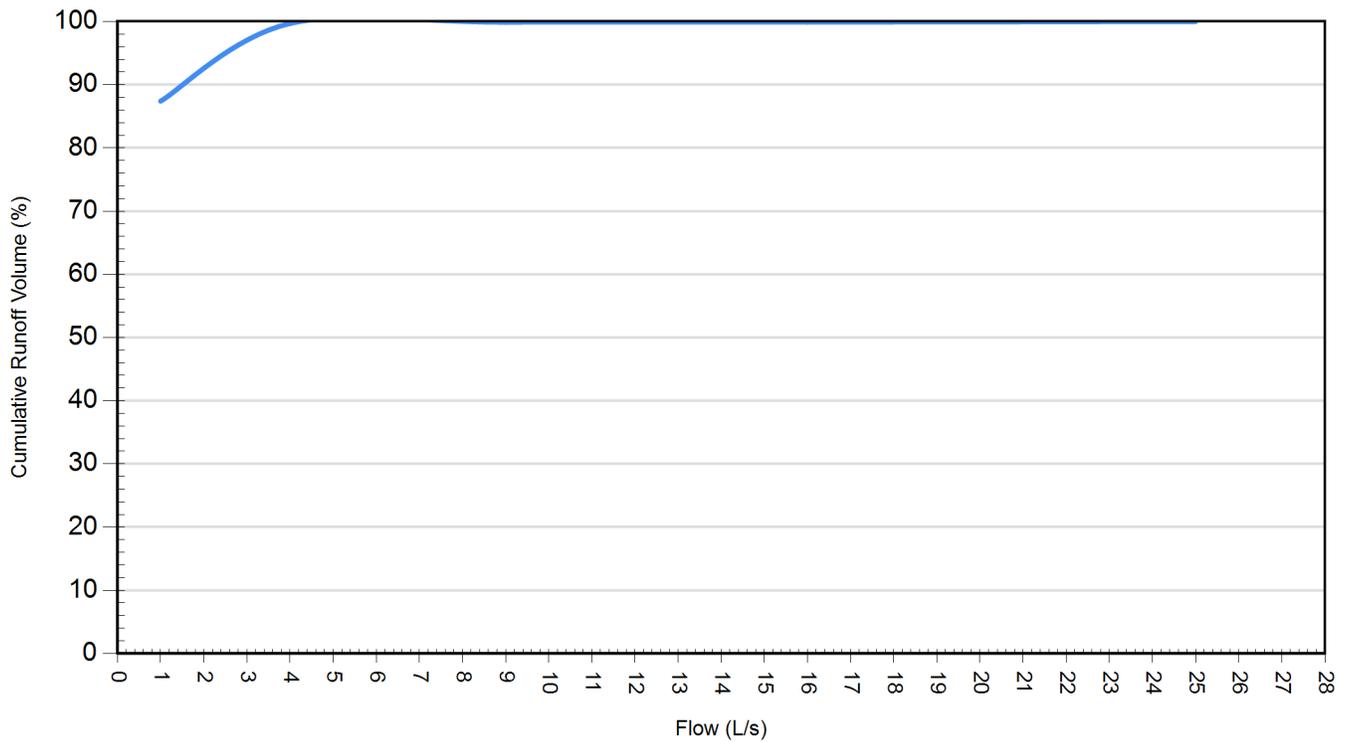
Particle Size Distribution (PSD)		
Removing the smallest fraction of particulates from runoff ensures the majority of pollutants, such as metals, hydrocarbons and nutrients are captured. The table below identifies the Particle Size Distribution (PSD) that was selected to define TSS removal for the Stormceptor design.		
Fine Distribution		
Particle Diameter (microns)	Distribution %	Specific Gravity
20.0	20.0	1.30
60.0	20.0	1.80
150.0	20.0	2.20
400.0	20.0	2.65
2000.0	20.0	2.65

Site Name		Baseline Road	
<b>Site Details</b>			
<b>Drainage Area</b>		<b>Infiltration Parameters</b>	
Total Area (ha)	0.291	Horton's equation is used to estimate infiltration	
Imperviousness %	89.0	Max. Infiltration Rate (mm/hr)	61.98
<b>Surface Characteristics</b>		Min. Infiltration Rate (mm/hr)	10.16
Width (m)	108.00	Decay Rate (1/sec)	0.00055
Slope %	2	Regeneration Rate (1/sec)	0.01
Impervious Depression Storage (mm)	0.508	<b>Evaporation</b>	
Pervious Depression Storage (mm)	5.08	Daily Evaporation Rate (mm/day)	2.54
Impervious Manning's n	0.015	<b>Dry Weather Flow</b>	
Pervious Manning's n	0.25	Dry Weather Flow (lps)	0
<b>Maintenance Frequency</b>		<b>Winter Months</b>	
Maintenance Frequency (months) >	12	Winter Infiltration	0
<b>TSS Loading Parameters</b>			
TSS Loading Function			
<b>Buildup/Wash-off Parameters</b>		<b>TSS Availability Parameters</b>	
Target Event Mean Conc. (EMC) mg/L		Availability Constant A	
Exponential Buildup Power		Availability Factor B	
Exponential Washoff Exponent		Availability Exponent C	
		Min. Particle Size Affected by Availability (micron)	

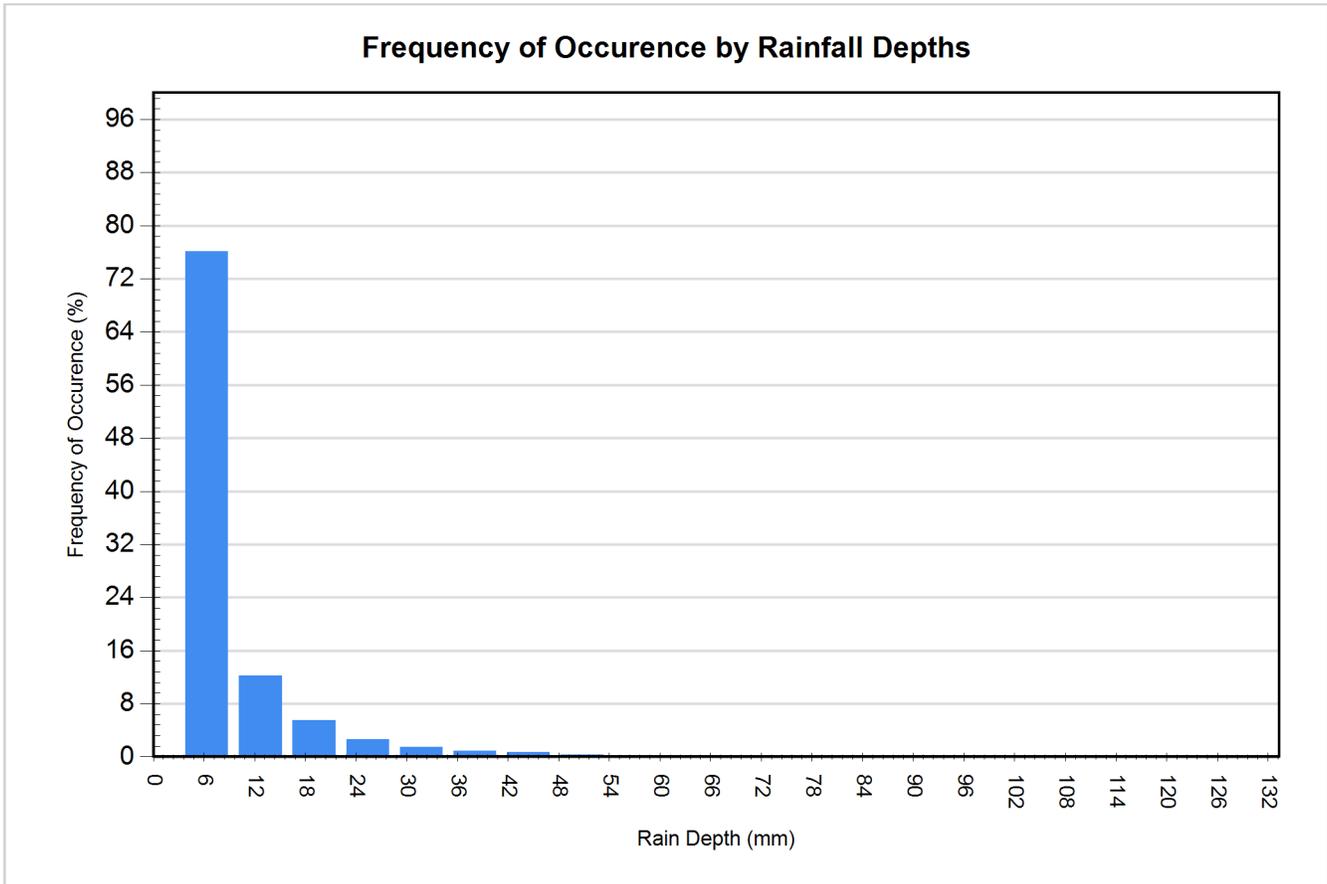
Cumulative Runoff Volume by Runoff Rate			
Runoff Rate (L/s)	Runoff Volume (m³)	Volume Over (m³)	Cumulative Runoff Volume (%)
1	43455	6267	87.4
4	49538	172	99.7
9	49663	48	99.9
16	49681	29	99.9
25	49703	8	100.0

### Cumulative Runoff Volume by Runoff Rate

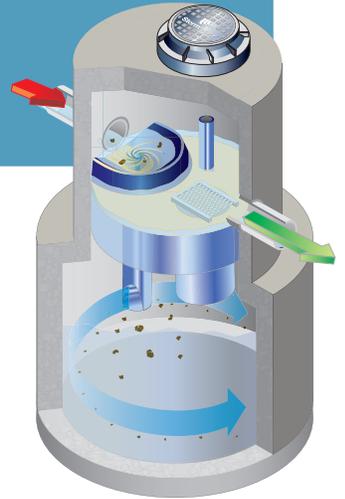
For area: 0.291(ha), imperviousness: 89.0%, rainfall station: OTTAWA MACDONALD-CARTIER INT'L A



Rainfall Event Analysis				
Rainfall Depth (mm)	No. of Events	Percentage of Total Events (%)	Total Volume (mm)	Percentage of Annual Volume (%)
6.35	3113	76.1	5230	24.9
12.70	501	12.2	4497	21.4
19.05	225	5.5	3469	16.5
25.40	105	2.6	2317	11.0
31.75	62	1.5	1765	8.4
38.10	35	0.9	1206	5.8
44.45	28	0.7	1163	5.5
50.80	12	0.3	557	2.7
57.15	7	0.2	378	1.8
63.50	1	0.0	63	0.3
69.85	1	0.0	64	0.3
76.20	1	0.0	76	0.4
82.55	0	0.0	0	0.0
88.90	1	0.0	84	0.4
95.25	0	0.0	0	0.0
101.60	0	0.0	0	0.0
107.95	0	0.0	0	0.0
114.30	1	0.0	109	0.5
120.65	0	0.0	0	0.0
127.00	0	0.0	0	0.0



**For Stormceptor Specifications and Drawings Please Visit:**  
<http://www.imbriumsystems.com/technical-specifications>



## The calm *during* the storm

When it rains, oils, sediment and other contaminants are washed from paved surfaces directly into our storm drains and waterways. Non-point source pollution such as stormwater now accounts for 80% of water pollution in North America and governments are responding with demanding regulations to protect our water resources.

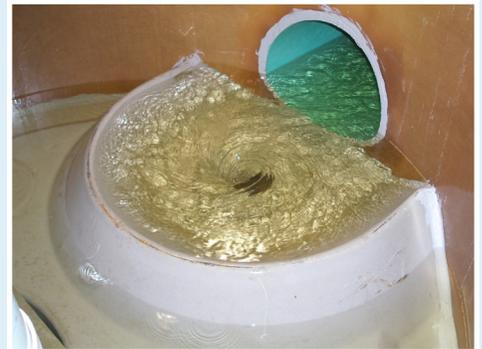
### Removing more pollutants

Stormceptor removes more pollutants from stormwater than any other separator.

- Maintains continuous positive treatment of total suspended solids (TSS) year-round, regardless of flow rate
- Designed to remove a wide range of particle sizes, as well as free oils, heavy metals and nutrients that attach to fine sediment
- Can be designed to remove a specific particle size distribution (PSD)

### A calm treatment environment

- Stormceptor slows incoming stormwater to create a non-turbulent treatment environment, allowing free oils and debris to rise, and sediment to settle
- Scour prevention technology ensures pollutants are captured and contained during all rainfall events, even extreme storms



### Proven performance

With more than 20 years of industry experience, Stormceptor has been performance tested and verified by some of the most stringent technology evaluation programs in North America. Stormceptor has been performance verified through numerous verification programs, including;

- NJCAT
- Washington ECOLOGY
- EN858 Class 2

### PCSWMM for Stormceptor – *Advanced online sizing & design software*

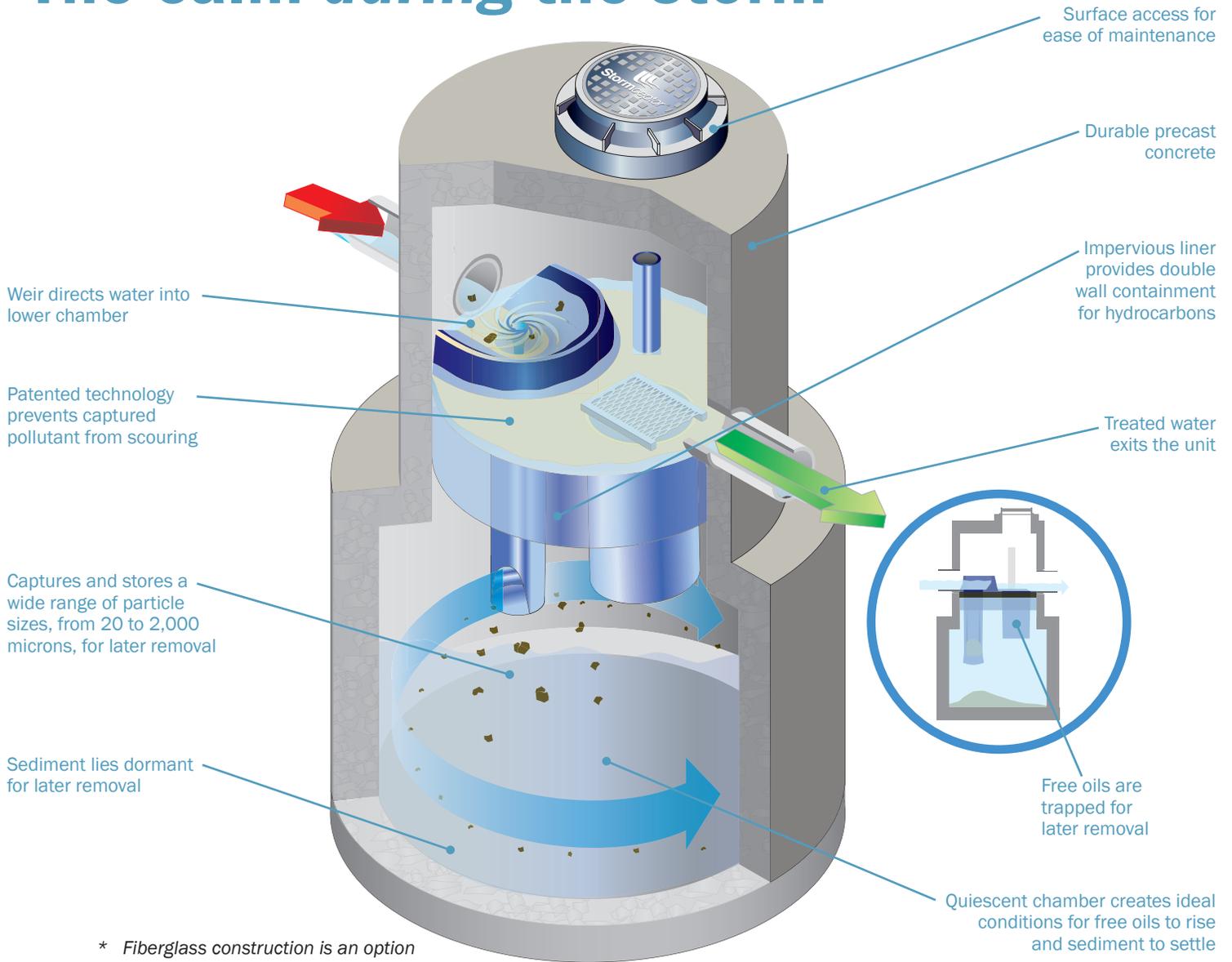
The most accurate, easy to use design tool available.

- This continuous simulation modeling software combines localized rainfall data from over 1,900 weather stations across North America allowing for region-specific design with a selection of particle sizes to design the best Stormceptor for your site
- Within a single project, multiple Stormceptor units can be sized and the information revisited as project parameters change
- Provides a summary report that includes projected performance calculations

[www.imbriumsystems.com/PCSWMMforStormceptor](http://www.imbriumsystems.com/PCSWMMforStormceptor)

With over 40,000 units operating worldwide, Stormceptor performs and protects every day, in every storm.

# The calm during the storm

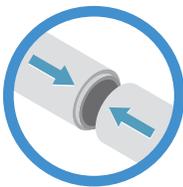


\* *Fiberglass construction is an option*



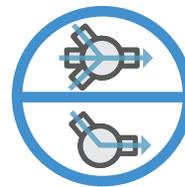
### Easy to install

Small footprint saves time and money with limited disruption to your site.



### Seamless

Minimal drop between inlet and outlet pipes makes Stormceptor ideal for retrofits and new development projects.



### Flexible

Multiple inlets can connect to a single unit. Can be used as a bend structure.



## **Appendix F – Correspondence**

**Correspondence from City of Ottawa**

**Correspondence from RVCA on Water Quality/Quality Requirements**

**Correspondence from Architect on Building Statistics**

## Jason Fitzpatrick

---

**From:** Fraser, Mark <Mark.Fraser@ottawa.ca>  
**Sent:** Sunday, December 9, 2018 10:30 AM  
**To:** Jason Fitzpatrick  
**Cc:** Bruce Thomas  
**Subject:** RE: 2140 Baseline Road  
**Attachments:** 2140 Baseline Dec 2018.pdf

**Categories:** RECEIVED - ACTION REQUIRED

Hi Jason,

The following are boundary conditions, HGL, for hydraulic analysis at 2140 Baseline (zone 2W) assumed to be connected to the 203mm on Gemini Way (see attached PDF for location).

**Minimum HGL = 127.5m**  
**Maximum HGL = 134.6m**  
**MaxDay + FireFlow (150 L/s) = 112.0m**

These are for current conditions and are based on computer model simulation.

*Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.*

If you have any questions please let me know

Regards,

### Mark Fraser

Project Manager, Planning Services  
Development Review West Branch  
City of Ottawa | Ville d'Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West, 4th Floor, Ottawa ON, K1P 1J1  
[Tel:613.580.2424](tel:613.580.2424) ext. 27791  
Fax: 613-580-2576  
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Email: [Mark.Fraser@ottawa.ca](mailto:Mark.Fraser@ottawa.ca)

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---

**From:** Jason Fitzpatrick <jason.fitzpatrick@exp.com>  
**Sent:** December 04, 2018 10:05 AM  
**To:** Fraser, Mark <Mark.Fraser@ottawa.ca>  
**Cc:** Bruce Thomas <bruce.thomas@exp.com>  
**Subject:** 2140 Baseline Road

Hi Mark,

We are updating our servicing report for 2140 Baseline Road and are requesting new hydraulic boundary conditions.

As per your previous comments 12, 14, and 15 the following summarizes our revised demands.

Average day	=	2.0 L/sec
Max day	=	5.8 L/sec
Peak hour	=	8.6 L/sec
RFF (FUS)	=	150 L/sec

On our previous submission our estimated population was 473 persons, and you had requested re-calculation of the demands using MOE peaking factors (i.e.. less than 500 persons)

We have therefore re-calculated the demands using the MOE peaking factors, for the now updated population of 445 persons.

We have also looked at the demands for the ground floor commercial area as per your comment #21. If we apply the same principals to the water demands we get slightly higher demands of 2.4 L/sec, 6.4 L/sec, 9.3 L/sec. I've attached two tables which use: 1) unit demands for commercial based on floor area of 5,000 L/m<sup>2</sup>/day and 2) based on SDG002 Appendix 4-A for sewage rates and applied to water demands. These differences are minor and will not affect the results, as the fire flow requirements will govern the water service sizing. I will let you review and decide which method you prefer.

In addition, we have updated the fire flow calculation based on the FUS. The required fire flow based on this method worked out to the same as the OBC method.

Thanks



**Jason Fitzpatrick, P.Eng.**

EXP | Project Engineer

t : +1.613.688.1899 | m : +1.613.302.7441 | e : [jason.fitzpatrick@exp.com](mailto:jason.fitzpatrick@exp.com)

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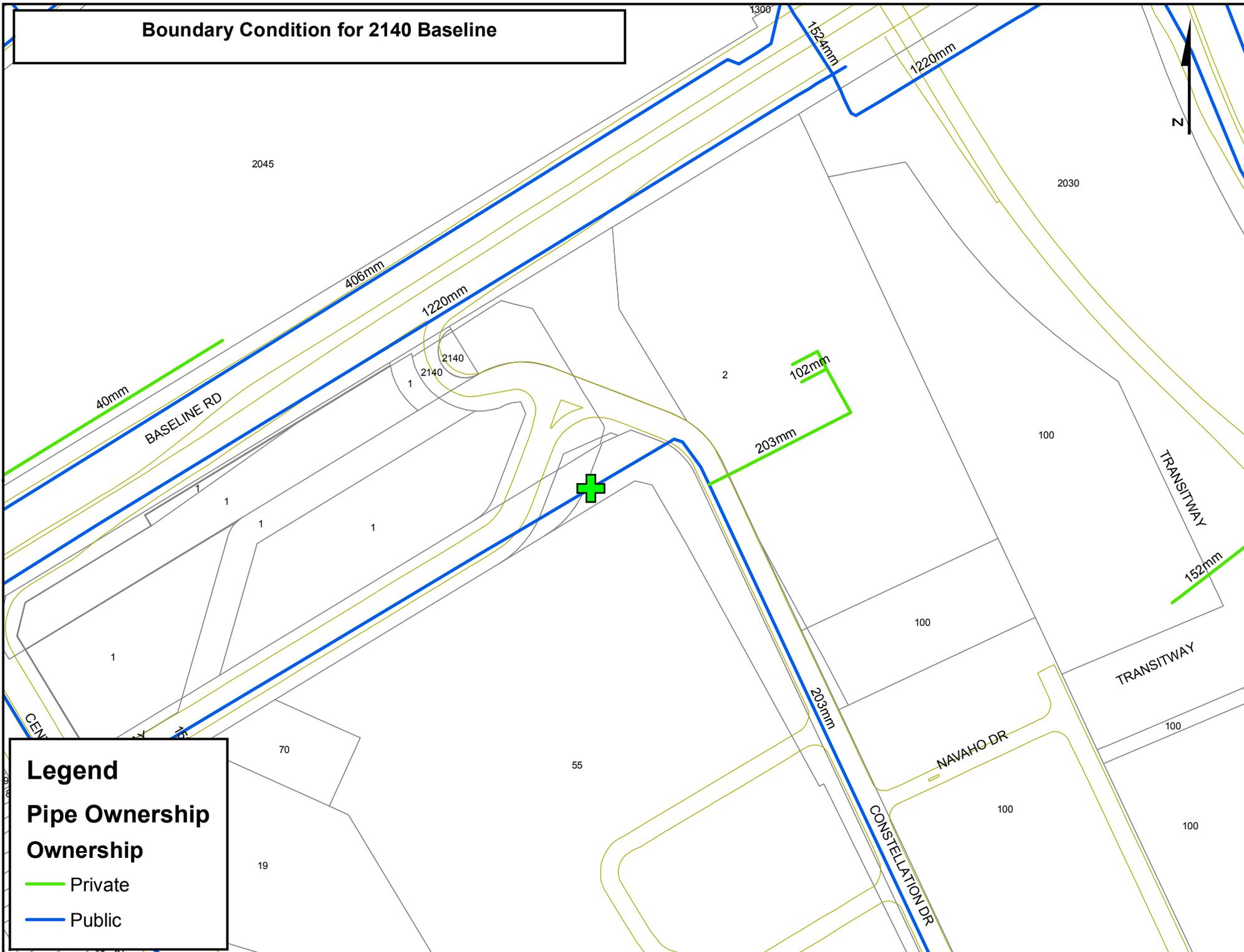
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# Boundary Condition for 2140 Baseline



## Legend

### Pipe Ownership

### Ownership

Private

Public

## Moe Ghadban

---

**From:** Eric Lalande <eric.lalande@rvca.ca>  
**Sent:** Tuesday, March 5, 2019 2:16 PM  
**To:** Bruce Thomas; Jason Fitzpatrick  
**Cc:** Glen McDonald  
**Subject:** RE: Request for SWM Criteria for 2140 Baseline Road

Hi Jason,

The SWW report provided as part of the Site Plan review accurately identified our Requirements for water quality (80% TSS) and as a result we had no objections and asked the City that the quality control measures be implemented through the site plan process. This requirement shouldn't change with a resubmission.

Is there anything else you require from our end?

**Eric Lalande, MCIP, RPP**

Planner, Rideau Valley Conservation Authority  
613-692-3571 x1137

---

**From:** Glen McDonald  
**Sent:** Tuesday, March 05, 2019 2:08 PM  
**To:** Eric Lalande <eric.lalande@rvca.ca>  
**Subject:** FW: Request for SWM Criteria for 2140 Baseline Road

Yet another one, different site.

Glen

---

**From:** Jason Fitzpatrick <[jason.fitzpatrick@exp.com](mailto:jason.fitzpatrick@exp.com)>  
**Sent:** Tuesday, March 05, 2019 12:45 PM  
**To:** Glen McDonald <[glen.mcdonald@rvca.ca](mailto:glen.mcdonald@rvca.ca)>  
**Cc:** Bruce Thomas <[bruce.thomas@exp.com](mailto:bruce.thomas@exp.com)>  
**Subject:** FW: Request for SWM Criteria for 2140 Baseline Road

Hi Glen,

This is another project, for which we require the CA's comment on.

Much appreciated.

**Jason Fitzpatrick, P.Eng.**

EXP | Project Engineer

t : +1.613.688.1899 | m : +1.613.302.7441 | e : [jason.fitzpatrick@exp.com](mailto:jason.fitzpatrick@exp.com)

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**From:** Jason Fitzpatrick  
**Sent:** Thursday, December 13, 2018 9:51 AM  
**To:** Glen McDonald ([glen.mcdonald@rvca.ca](mailto:glen.mcdonald@rvca.ca)) <[glen.mcdonald@rvca.ca](mailto:glen.mcdonald@rvca.ca)>

**Cc:** Bruce Thomas <[bruce.thomas@exp.com](mailto:bruce.thomas@exp.com)>

**Subject:** Request for SWM Criteria for 2140 Baseline Road

Hi Glen,

We are preparing a site servicing and stormwater report for a client who is proposing to construct a 14-storey student residence building at 2140 Baseline Road (Constellation Cres & Baseline Rd).

The proposed building will contain 1 level of u/g parking, ground floor commercial, a 14<sup>th</sup> floor amenity area, with the remaining floors being residential units (total 140 units).

We have submitted our first set of drawings and report to the City (File # D07-12-18-0084), and as a result have been asked to confirm the water quality control requirements with the RVCA.

We will be re-submitting a revised report and drawings shortly, and require confirmation of the SWM requirements.

Our intent is to provide the following SWM criteria as per the JFSA Pinecrest Creek/Westboro Area SWM Guidelines (June 2012) for our site, as it falls within the Pinecrest Creek Watershed, upstream of the ORP pipe inlet:

- Runoff Volume Reduction: On-site retention of 10mm storm.
- Water Quality 80% TSS removal.
- Quantity Control 100-yr discharge to not exceed 33.5 L/ha/sec.
- Erosion Detain 25mm to meet outflow not exceeding 5.8 L/ha/sec.

Please confirm if the following is appropriate, and/or if there are any additional requirements.

Much appreciated.



**Jason Fitzpatrick, P.Eng.**

EXP | Project Engineer

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## Jason Fitzpatrick

---

**From:** Martin Lariviere <mlariviere@apiconsultants.net>  
**Sent:** Friday, May 31, 2019 9:45 AM  
**To:** Jason Fitzpatrick  
**Cc:** Bruce Thomas  
**Subject:** Re: 2140 Baseline Road

Hello Jason,

I am confirming that the number of units listed below are correct as reflected on our site plan building statistics.

I am also confirming the commercial areas listed are correct.

Regards,

**Martin Lariviere OAA**



**Architect**  
OAA, LEED AP BD+C, CPHD  
Office: 905-337-7249 ext. 217  
Email: [mlariviere@apiconsultants.net](mailto:mlariviere@apiconsultants.net)  
[apidevelopmentconsultants.com](http://apidevelopmentconsultants.com)  
[saplysarchitects.ca](http://saplysarchitects.ca)

On Fri, May 31, 2019 at 9:17 AM Jason Fitzpatrick <[jason.fitzpatrick@exp.com](mailto:jason.fitzpatrick@exp.com)> wrote:

Hi Martin,

Can you please respond to this email to confirm that we have used the appropriate unit numbers and building uses in our servicing report.

This will be included in Appendix F – Correspondence, section of our report.

From Page 5 and 9 of our report, we had used the following unit counts and retail/commercial areas for determining water demands and sewage flows as per City Design Guidelines:

Number of Units

2-bedroom units = 44

3-bedroom units = 72

4-bedroom units = 36

Commercial Areas

Ground Floor Restaurant/Dining Areas (m<sup>2</sup>) = 350

Ground Floor Retail Areas (m<sup>2</sup>) = 625

Regards



**Jason Fitzpatrick, P.Eng.**

EXP | Project Engineer

t : +1.613.688.1899 | m : +1.613.302.7441 | e : [jason.fitzpatrick@exp.com](mailto:jason.fitzpatrick@exp.com)

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## **Appendix G – Manufacturer Information**

**WATTS ACCUTROL Specification Sheet**

**IPEX Tempest Inlet Control Devices – Technical Manual**

**Stormtech MC-3500 Design Manual (Pages B16, B17)**

**Shop Drawings for Underground Chambers (by ADS – Total 5 pages)**



# Adjustable Accutrol Weir

Tag: \_\_\_\_\_

## Adjustable Flow Control for Roof Drains

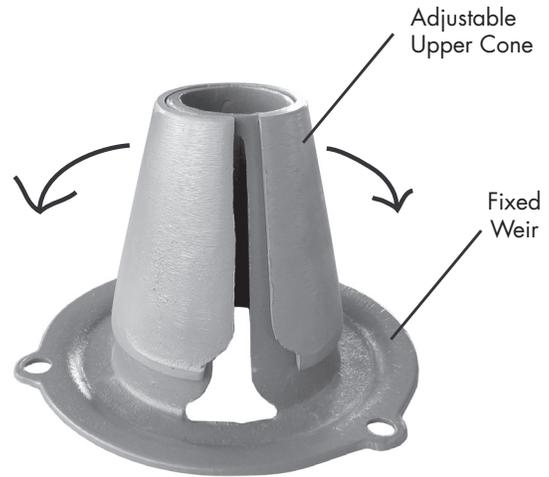
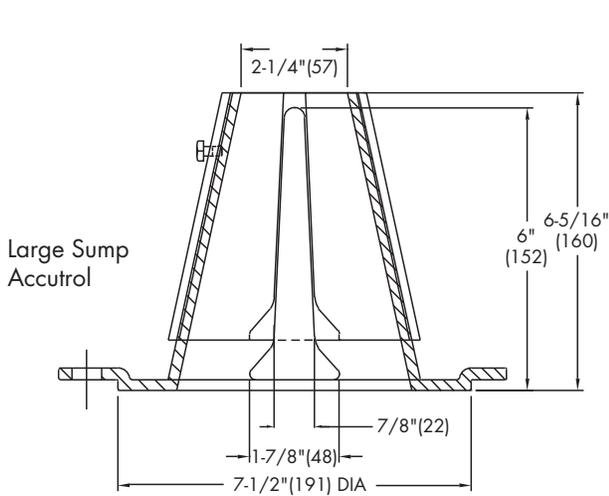
### ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.  
 Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

#### EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2" of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3" of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:  
 [5 gpm (per inch of head) x 2 inches of head ] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.



1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Job Name \_\_\_\_\_  
 Job Location \_\_\_\_\_  
 Engineer \_\_\_\_\_

Contractor \_\_\_\_\_  
 Contractor's P.O. No. \_\_\_\_\_  
 Representative \_\_\_\_\_

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

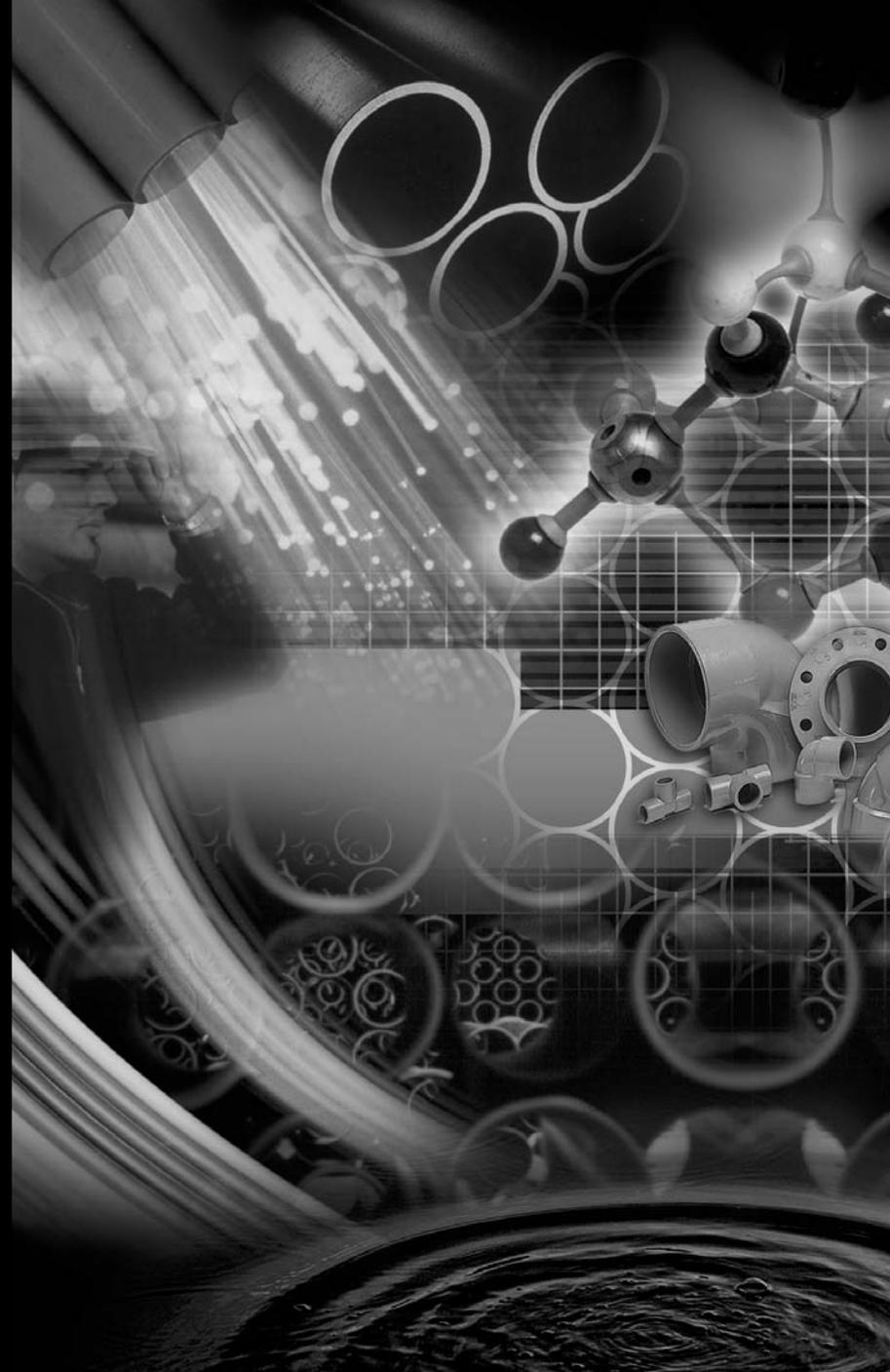
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# Volume III: TEMPEST™ INLET CONTROL DEVICES

Municipal Technical  
Manual Series



SECOND EDITION

**LMF (Low to Medium Flow) ICD**

**HF (High Flow) ICD**

**MHF (Medium to High Flow) ICD**



**IPEX**

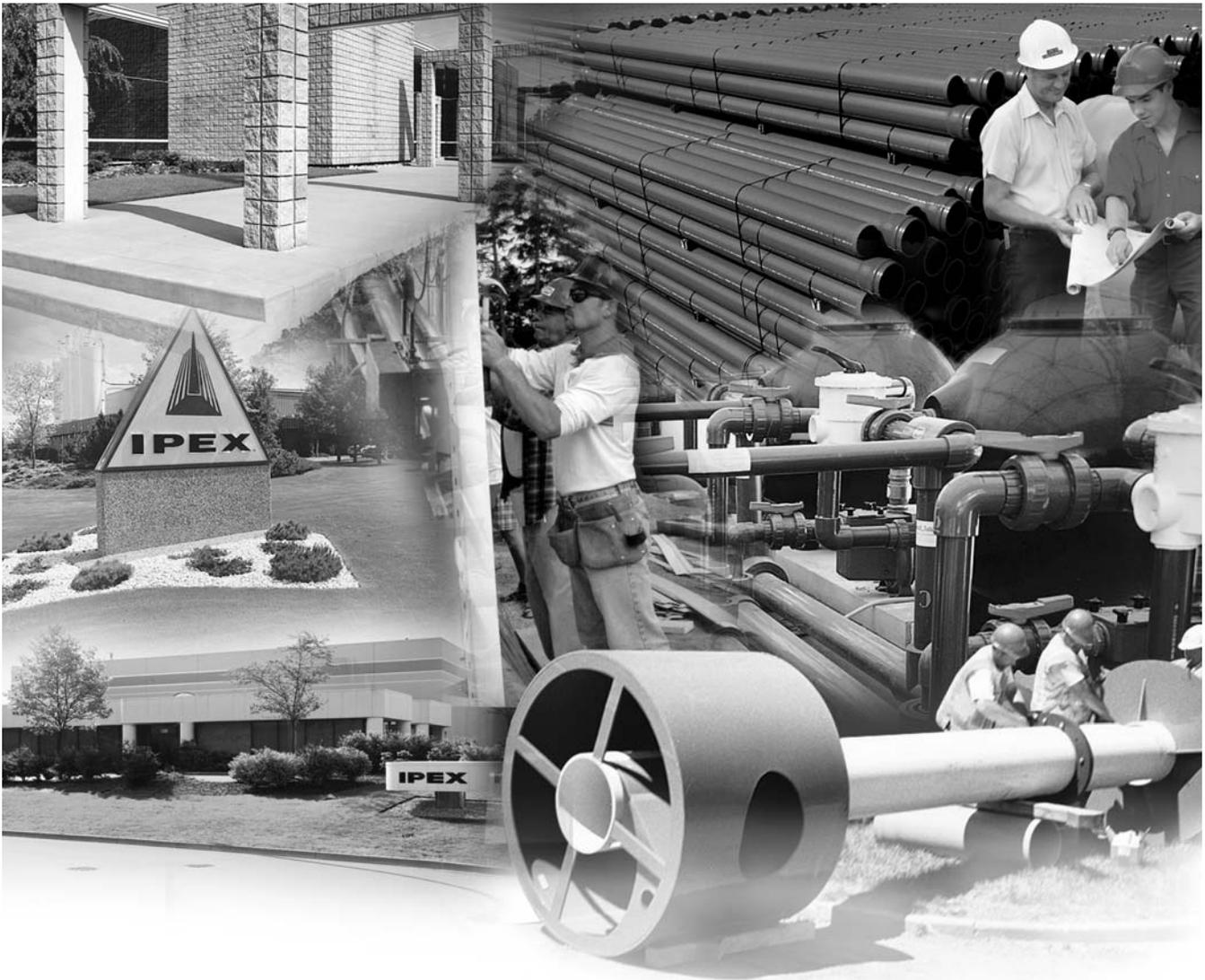
# IPEX Tempest™ Inlet Control Devices

Municipal Technical Manual Series

Vol. I, 2nd Edition

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## **ABOUT IPEX**

At IPEX, we have been manufacturing non-metallic pipe and fittings since 1951. We formulate our own compounds and maintain strict quality control during production. Our products are made available for customers thanks to a network of regional stocking locations throughout North America. We offer a wide variety of systems including complete lines of piping, fittings, valves and custom-fabricated items.

More importantly, we are committed to meeting our customers' needs. As a leader in the plastic piping industry, IPEX continually develops new products, modernizes manufacturing facilities and acquires innovative process technology. In addition, our staff take pride in their work, making available to customers their extensive thermoplastic knowledge and field experience. IPEX personnel are committed to improving the safety, reliability and performance of thermoplastic materials. We are involved in several standards committees and are members of and/or comply with the organizations listed on this page.

For specific details about any IPEX product, contact our customer service department.

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## PRODUCT INFORMATION: TEMPEST LOW, MEDIUM FLOW (LMF) ICD

### Purpose

To control the amount of storm water runoff entering a sewer system by allowing a specified flow volume out of a catch basin or manhole at a specified head. This approach conserves pipe capacity so that catch basins downstream do not become uncontrollably surcharged, which can lead to basement floods, flash floods and combined sewer overflows.

### Product Description

Our LMF ICD is designed to accommodate catch basins or manholes with sewer outlet pipes 6" in diameter and larger. Any storm sewer larger than 12" may require custom modification. However, IPEX can custom build a TEMPEST device to accommodate virtually any storm sewer size.

Available in 14 preset flow curves, the LMF ICD has the ability to provide flow rates: 2lps – 17lps (31gpm – 270gpm)

### Product Function

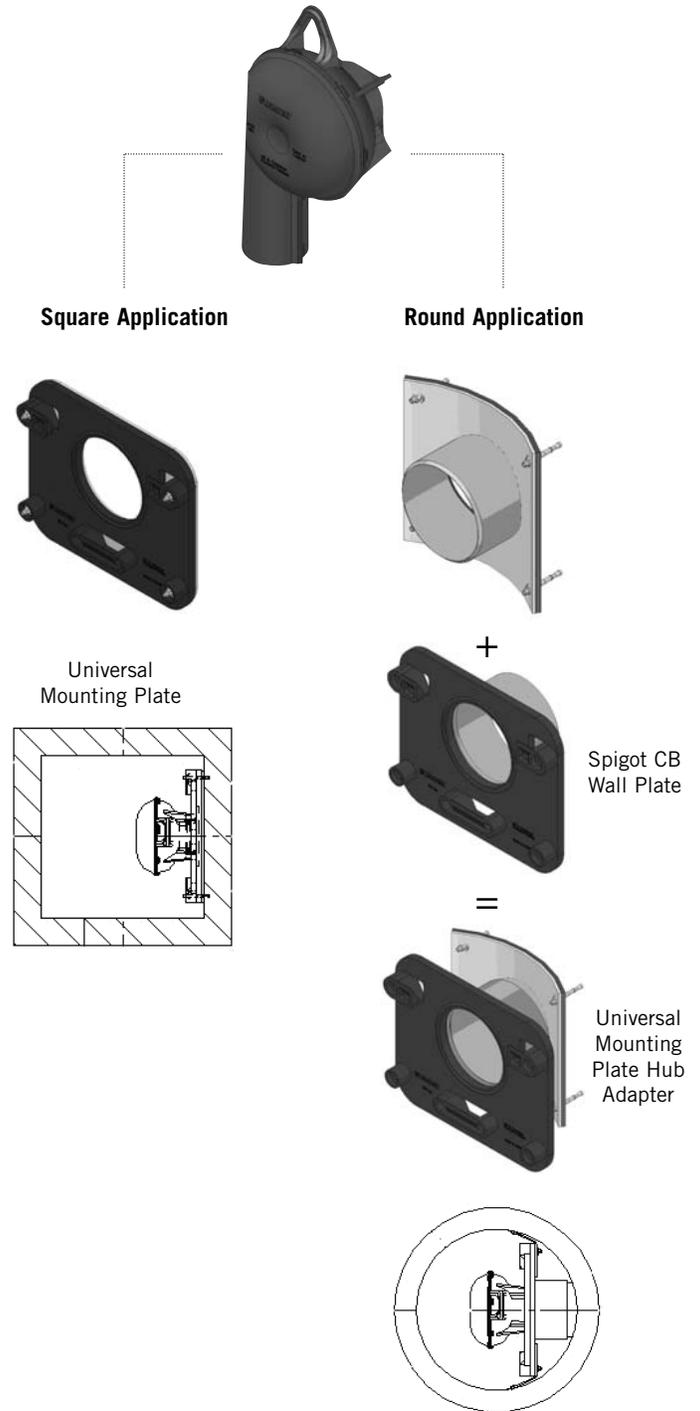
The LMF ICD vortex flow action allows the LMF ICD to provide a narrower flow curve using a larger orifice than a conventional orifice plate ICD, making it less likely to clog. When comparing flows at the same head level, the LMF ICD has the ability to restrict more flow than a conventional ICD during a rain event, preserving greater sewer capacity.

### Product Construction

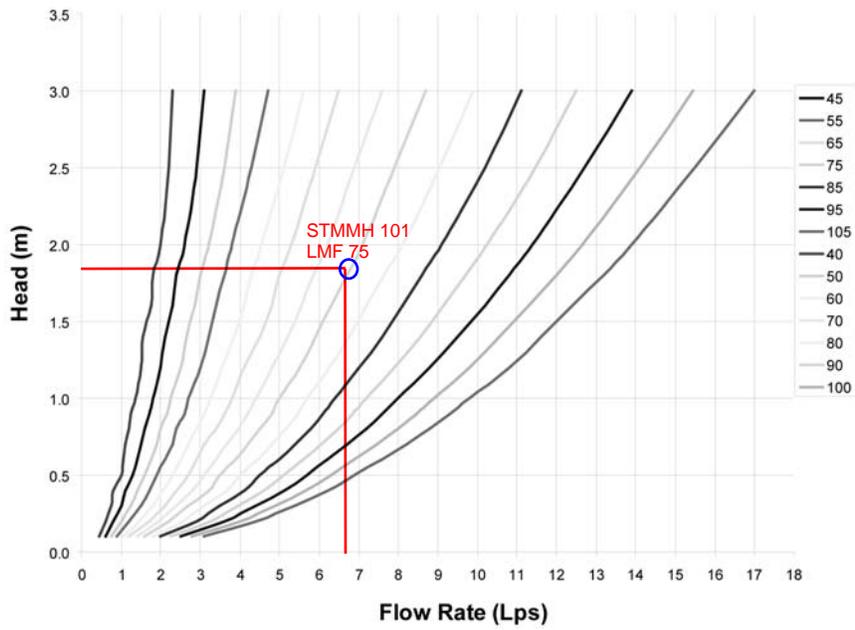
Constructed from durable PVC, the LMF ICD is light weight 8.9 Kg (19.7 lbs).

### Product Applications

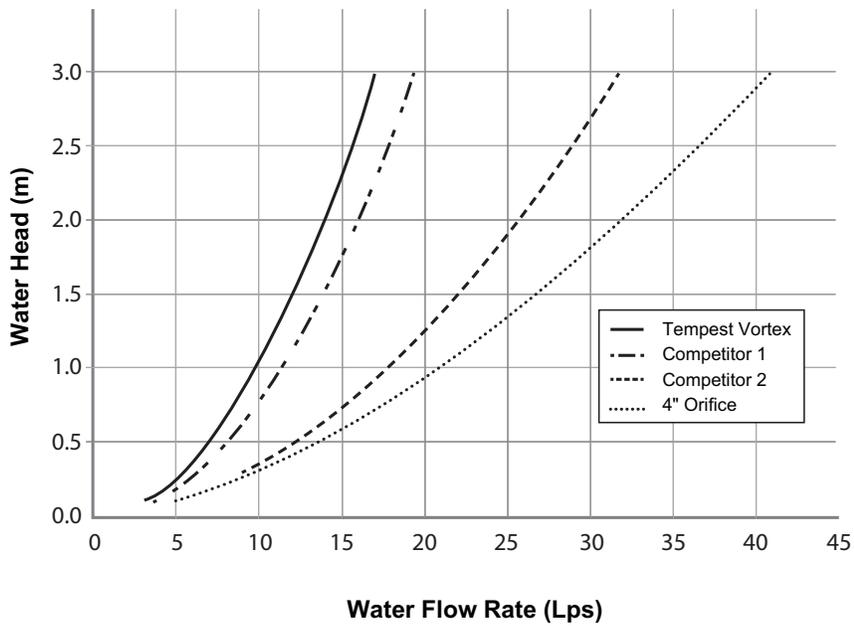
Will accommodate both square and round applications:



**Chart 1: LMF 14 Preset Flow Curves**



**Chart 2: LMF Flow vs. ICD Alternatives**



## PRODUCT INSTALLATION

### Instructions to assemble a TEMPEST LMF ICD into a Square Catch Basin:

#### STEPS:

1. Materials and tooling verification:
  - Tooling: impact drill, 3/8" concrete bit, torque wrench for 9/16" nut, hand hammer, level, and marker.
  - Material: (4) concrete anchor 3/8 x 3-1/2, (4) washers, (4) nuts, universal mounting plate, ICD device.
2. Use the mounting wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8" concrete bit to make the four holes at a minimum of 1-1/2" depth up to 2-1/2". Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Thread the nuts on the top of the anchors to protect the threads when you hit the anchors with the hammer. Remove the nuts from the ends of the anchors.
5. Install the universal mounting plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the wall mounting plate and the catch basin wall.
6. From the ground above using a reach bar, lower the ICD device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the universal mounting plate and has created a seal.



#### WARNING

- Verify that the outlet pipe doesn't protrude into the catch basin. If it does, cut down the pipe flush to the catch basin wall.
- Call your IPEX representative for more information or if you have any questions about our products.

### Instructions to assemble a TEMPEST LMF ICD into a Round Catch Basin:

#### STEPS:

1. Materials and tooling verification.
  - Tooling: impact drill, 3/8" concrete bit, torque wrench for 9/16" nut, hand hammer, level and marker.
  - Material: (4) concrete anchor 3/8 x 3-1/2, (4) washers and (4) nuts, spigot CB wall plate, universal mounting plate hub adapter, ICD device.
2. Use the spigot catch basin wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8" concrete bit to make the four holes at a depth between 1-1/2" to 2-1/2". Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Thread the nuts on the top of the anchors to protect the threads when you hit the anchors with the hammer. Remove the nuts from the ends of the anchors.
5. Install the CB spigot wall plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the spigot wall plate and the catch basin wall.
6. Apply solvent cement on the hub of the universal mounting plate, hub adapter and the spigot of the CB wall plate, then slide the hub over the spigot. Make sure the universal mounting plate is at the horizontal and its hub is completely inserted onto the spigot. Normally, the corners of the universal mounting plate hub adapter should touch the catch basin wall.
7. From ground above using a reach bar, lower the ICD device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the mounting plate and has created a seal.



#### WARNING

- Verify that the outlet pipe doesn't protrude into the catch basin. If it does, cut back the pipe flush to the catch basin wall.
- The solvent cement which is used in this installation is to be approved for PVC.
- The solvent cement should not be used below 0°C (32°F) or in a high humidity environment. Refer to the IPEX solvent cement guide to confirm the required curing time or visit the IPEX Online Solvent Cement Training Course available at [www.ipexinc.com](http://www.ipexinc.com).
- Call your IPEX representative for more information or if you have any questions about our products.

## PRODUCT TECHNICAL SPECIFICATION

### General

Inlet control devices (ICD's) are designed to provide flow control at a specified rate for a given water head level and also provide odour and floatable control. All ICD's will be IPEX Tempest or approved equal.

All devices shall be removable from a universal mounting plate. An operator from street level using only a T-bar with a hook will be able to retrieve the device while leaving the universal mounting plate secured to the catch basin wall face. The removal of the TEMPEST devices listed above must not require any unbolting or special manipulation or any special tools.

High Flow (HF) Sump devices will consist of a removable threaded cap which can be accessible from street level with out entry into the catchbasin (CB). The removal of the threaded cap shall not require any special tools other than the operator's hand.

ICD's shall have no moving parts.

### Materials

ICD's are to be manufactured from Polyvinyl Chloride (PVC) or Polyurethane material, designed to be durable enough to withstand multiple freeze-thaw cycles and exposure to harsh elements.

The inner ring seal will be manufactured using a Buna or Nitrile material with hardness between Duro 50 and Duro 70.

The wall seal is to be comprised of a 3/8" thick Neoprene Closed Cell Sponge gasket which is attached to the back of the wall plate.

All hardware will be made from 304 stainless steel.

### Dimensioning

The Low Medium Flow (LMF), High Flow (HF) and the High Flow (HF) Sump shall allow for a minimum outlet pipe diameter of 200mm with a 600mm deep Catch Basin sump.

### Installation

Contractor shall be responsible for securing, supporting and connecting the ICD's to the existing influent pipe and catchbasin/manhole structure as specified and designed by the Engineer.

## PRODUCT INFORMATION: TEMPEST HF & MHF ICD

### Product Description

Our HF, HF Sump and MHF ICD's are designed to accommodate catch basins or manholes with sewer outlet pipes 6" in diameter or larger. Any storm sewer larger than 12" may require custom modification. However, IPEX can custom build a TEMPEST device to accommodate virtually any storm sewer size.

Available in 5 preset flow curves, these ICDs have the ability to provide constant flow rates: 9lps (143 gpm) and greater

### Product Function

**TEMPEST HF (High Flow):** designed to manage moderate to higher flows 15 L/s (240 gpm) or greater and prevent the propagation of odour and floatables. With this device, the cross-sectional area of the device is larger than the orifice diameter and has been designed to limit head losses. The HF ICD can also be ordered without flow control when only odour and floatable control is required.



**TEMPEST HF (High Flow) Sump:** The height of a sewer outlet pipe in a catch basin is not always conveniently located. At times it may be located very close to the catch basin floor, not providing enough sump for one of the other TEMPEST ICDs with universal back plate to be installed. In these applications, the HF Sump is offered. The HF Sump offers the same features and benefits as the HF ICD; however, is designed to raise the outlet in a square or round catch basin structure. When installed, the HF sump is fixed in place and not easily removed. Any required service to the device is performed through a clean-out located in the top of the device which can be often accessed from ground level.



### TEMPEST MHF (Medium to High Flow):

The MHF plate or plug is designed to control flow rates 9 L/s (143 gpm) or greater. It is not designed to prevent the propagation of odour and floatables.



### Product Construction

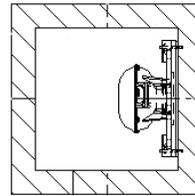
The HF, HF Sump and MHF ICDs are built to be light weight at a maximum weight of 6.8 Kg (14.6 lbs).

### Product Applications

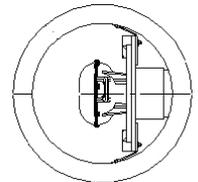
The HF and MHF ICD's are available to accommodate both square and round applications:



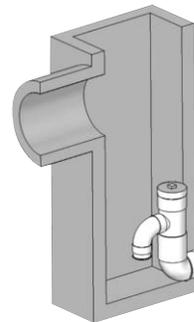
#### Square Application



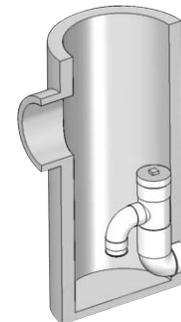
#### Round Application



The HF Sump is available to accommodate low to no sump applications in both square and round catch basins:

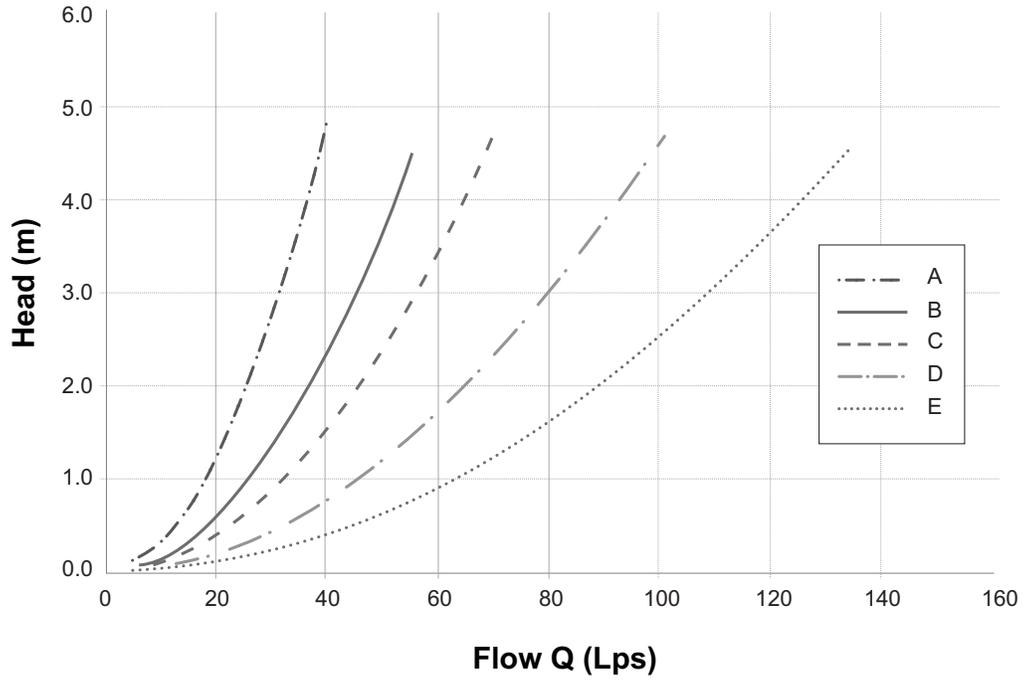


Square Catch Basin



Round Catch Basin

**Chart 3: HF & MHF Preset Flow Curves**



TEMPEST  
 HF & MHF ICD

## PRODUCT INSTALLATION

### Instructions to assemble a TEMPEST HF or MHF ICD into a Square Catch Basin:

1. Materials and tooling verification:
  - Tooling: impact drill, 3/8" concrete bit, torque wrench for 9/16" nut, hand hammer, level, and marker.
  - Material: (4) concrete anchor 3/8 x 3-1/2, (4) washers, (4) nuts, universal mounting plate, ICD device
2. Use the mounting wall plate to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8" concrete bit to make the four holes at a minimum of 1-1/2" depth up to 2-1/2". Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Thread the nuts on the top of the anchors to protect the threads when you hit the anchors with the hammer. Remove the nuts from the ends of the anchors.
5. Install the universal wall mounting plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the wall mounting plate and the catch basin wall.
6. From the ground above using a reach bar, lower the device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the universal wall mounting plate and has created a seal.



#### WARNING

- Verify that the outlet pipe doesn't protrude into the catch basin. If it does, cut down the pipe flush to the catch basin wall.
- Call your IPEX representative for more information or if you have any questions about our products.

### Instructions to assemble a TEMPEST HF or MHF ICD into a Round Catch Basin:

#### STEPS:

1. Materials and tooling verification.
  - Tooling: impact drill, 3/8" concrete bit, torque wrench for 9/16" nut, hand hammer, level and marker.
  - Material: (4) concrete anchor 3/8 x 3-1/2, (4) washers and (4) nuts, spigot CB wall plate, universal mounting plate hub adaptor, ICD device.
2. Use the round catch basin spigot adaptor to locate and mark the hole (4) pattern on the catch basin wall. You should use a level to ensure that the plate is at the horizontal.
3. Use an impact drill with a 3/8" concrete bit to make the four holes at a depth between 1-1/2" to 2-1/2". Clean the concrete dust from the holes.
4. Install the anchors (4) in the holes by using a hammer. Thread the nuts on the top of the anchors to protect the threads when you hit the anchors with the hammer. Remove the nuts from the ends of the anchors.
5. Install the spigot CB wall plate on the anchors and screw the 4 nuts in place with a maximum torque of 40 N.m (30 lbf-ft). There should be no gap between the spigot CB wall plate and the catch basin wall.
6. Put solvent cement on the hub of the universal mounting plate, hub adaptor and the spigot of the CB wall plate, then slide the hub over the spigot. Make sure the universal mounting plate is at the horizontal and its hub is completely inserted onto the spigot. Normally, the corners of the hub adaptor should touch the catch basin wall.
7. From ground above using a reach bar, lower the device by hooking the end of the reach bar to the handle of the ICD device. Align the triangular plate portion into the mounting wall plate. Push down the device to be sure it has centered in to the wall mounting plate and has created a seal.



#### WARNING

- Verify that the outlet pipe doesn't protrude into the catch basin. If it does, cut down the pipe flush to the catch basin wall.
- The solvent cement which is used in this installation is to be approved for PVC.
- The solvent cement should not be used below 0°C (32°F) or in a high humidity environment. Refer to the IPEX solvent cement guide to confirm the required curing time or visit the IPEX Online Solvent Cement Training Course available at [www.ipexinc.com](http://www.ipexinc.com).
- Call your IPEX representative for more information or if you have any questions about our products.

## PRODUCT TECHNICAL SPECIFICATION

### Instructions to assemble a TEMPEST HF Sump into a Square or Round Catch Basin:

#### STEPS:

1. Materials and tooling verification:
  - Tooling: impact drill, 3/8" concrete bit, torque wrench for 9/16" nut, hand hammer, level, mastic tape and metal strapping
  - Material: (2) concrete anchor 3/8 x 3-1/2, (2) washers, (2) nuts, HF Sump pieces (2).
2. Apply solvent cement to the spigot end of the top half of the sump. Apply solvent cement to the hub of the bottom half of the sump. Insert the spigot of the top half of the sump into the hub of the bottom half of the sump.
3. Install the 8" spigot of the device into the outlet pipe. Use the mastic tape to seal the device spigot into the outlet pipe. You should use a level to be sure that the fitting is standing at the vertical.
4. Use an impact drill with a 3/8" concrete bit to make a series of 2 holes along each side of the body throat. The depth of the hole should be between 1-1/2" to 2-1/2". Clean the concrete dust from the 2 holes.
5. Install the anchors (2) in the holes by using a hammer. Put the nuts on the top of the anchors to protect the threads when you hit the anchors. Remove the nuts from the ends of the anchors.
6. Cut the metal strapping to length and connect each end of the strapping to the anchors. Screw the nuts in place with a maximum torque of 40 N.m (30 lbf-ft). The device should be completely flush with the catch basin wall.



#### WARNING

- Verify that the outlet pipe doesn't protrude into the catch basin. If it does, cut down the pipe flush to the catch basin wall.
- The solvent cement which is used in this installation is to be approved for PVC.
- The solvent cement should not be used below 0°C (32°F) or in a high humidity environment. Refer to the IPEX solvent cement guide to confirm the required curing time or visit the IPEX Online Solvent Cement Training Course available at [www.ipexinc.com](http://www.ipexinc.com).
- Call your IPEX representative for more information or if you have any questions about our products.

#### General

Inlet control devices (ICD's) are designed to provide flow control at a specified rate for a given water head level and also provide odour and floatable control where specified. All ICD's will be IPEX Tempest or approved equal.

All devices shall be removable from a universal mounting plate. An operator from street level using only a T-bar with a hook shall be able to retrieve the device while leaving the universal mounting plate secured to the catch basin wall face. The removal of the TEMPEST devices listed above shall not require any unbolting or special manipulation or any special tools.

High Flow (HF) Sump devices shall consist of a removable threaded cap which can be accessible from street level with out entry into the catchbasin (CB). The removal of the threaded cap shall not require any special tools other than the operator's hand.

ICD's shall have no moving parts.

#### Materials

ICD's are to be manufactured from Polyvinyl Chloride (PVC) or Polyurethane material, designed to be durable enough to withstand multiple freeze-thaw cycles and exposure to harsh elements.

The inner ring seal will be manufactured using a Buna or Nitrile material with hardness between Duro 50 and Duro 70.

The wall seal is to be comprised of a 3/8" thick Neoprene Closed Cell Sponge gasket which is attached to the back of the wall plate.

All hardware will be made from 304 stainless steel.

#### Dimensioning

The Low Medium Flow (LMF), High Flow (HF) and the High Flow (HF) Sump shall allow for a minimum outlet pipe diameter of 200mm with a 600mm deep Catch Basin sump.

#### Installation

Contractor shall be responsible for securing, supporting and connecting the ICD's to the existing influent pipe and catchbasin/manhole structure as specified and designed by the Engineer.



# SALES AND CUSTOMER SERVICE

Canadian Customers call IPEX Inc.

**Toll free: (866) 473-9462**

**www.ipexinc.com**

U.S. Customers call IPEX USA LLC

**Toll free: (800) 463-9572**

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## About the IPEX Group of Companies

As leading suppliers of thermoplastic piping systems, the IPEX Group of Companies provides our customers with some of the largest and most comprehensive product lines. All IPEX products are backed by more than 50 years of experience. With state-of-the-art manufacturing facilities and distribution centers across North America, we have established a reputation for product innovation, quality, end-user focus and performance.

Markets served by IPEX group products are:

- Electrical systems
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A policy of ongoing product improvement is maintained. This may result in modifications of features and/or specifications without notice.

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**IPEX**

# 5.0 Cumulative Storage Volumes



**Tables 7 and 8** provide cumulative storage volumes for the MC-3500 chamber and end cap. These tables can be used to calculate the stage-storage relationship for the retention or detention system. Digital spreadsheets in which the number of chambers and end caps can be input for quick

cumulative storage calculations are available at [www.stormtech.com](http://www.stormtech.com). For assistance with site-specific calculations or input into routing software, contact the StormTech Technical Services Department.

**TABLE 7 – MC-3500 Incremental Storage Volume Per Chamber**

*Assumes 40% stone porosity. Calculations are based upon a 9" (230 mm) stone base under the chambers, 12" (300 mm) of stone above chambers, and 9" (230 mm) of spacing between chambers.*

Depth of Water in System Inches (mm)	Cumulative Chamber Storage ft <sup>3</sup> (m <sup>3</sup> )	Total System Cumulative Storage ft <sup>3</sup> (m <sup>3</sup> )
66 (1676)	0.00	178.96 (5.068)
65 (1651)	0.00	177.25 (5.019)
64 (1626)	0.00	175.54 (4.971)
63 (1600)	Stone 0.00	173.83 (4.922)
62 (1575)	Cover 0.00	172.11 (4.874)
61 (1549)	0.00	170.40 (4.825)
60 (1524)	0.00	168.69 (4.777)
59 (1499)	0.00	166.98 (4.728)
58 (1473)	0.00	165.27 (4.680)
57 (1448)	0.00	163.55 (4.631)
56 (1422)	0.00	161.84 (4.583)
55 (1397)	0.00	160.13 (4.534)
54 (1372)	109.95 (3.113)	158.42 (4.486)
53 (1346)	109.89 (3.112)	156.67 (4.436)
52 (1321)	109.69 (3.106)	154.84 (4.385)
51 (1295)	109.40 (3.098)	152.95 (4.331)
50 (1270)	109.00 (3.086)	151.00 (4.276)
49 (1245)	108.31 (3.067)	148.88 (4.216)
48 (1219)	107.28 (3.038)	146.55 (4.150)
47 (1194)	106.03 (3.003)	144.09 (4.080)
46 (1168)	104.61 (2.962)	141.52 (4.007)
45 (1143)	103.04 (2.918)	138.86 (3.932)
44 (1118)	101.33 (2.869)	136.13 (3.855)
43 (1092)	99.50 (2.818)	133.32 (3.775)
42 (1067)	97.56 (2.763)	130.44 (3.694)
41 (1041)	95.52 (2.705)	127.51 (3.611)
40 (1016)	93.39 (2.644)	124.51 (3.526)
39 (991)	91.16 (2.581)	121.47 (3.440)
38 (965)	88.86 (2.516)	118.37 (3.352)
37 (948)	86.47 (2.449)	115.23 (3.263)
36 (914)	84.01 (2.379)	112.04 (3.173)
35 (889)	81.49 (2.307)	108.81 (3.081)
34 (864)	78.89 (2.234)	105.54 (2.989)
33 (838)	76.24 (2.159)	102.24 (2.895)

Depth of Water in System Inches (mm)	Cumulative Chamber Storage ft <sup>3</sup> (m <sup>3</sup> )	Total System Cumulative Storage ft <sup>3</sup> (m <sup>3</sup> )
32 (813)	73.52 (2.082)	98.90 (2.800)
31 (787)	70.75 (2.003)	95.52 (2.705)
30 (762)	67.92 (1.923)	92.12 (2.608)
29 (737)	65.05 (1.842)	88.68 (2.511)
28 (711)	62.12 (1.759)	85.21 (2.413)
27 (686)	59.15 (1.675)	81.72 (2.314)
26 (680)	56.14 (1.590)	78.20 (2.214)
25 (635)	53.09 (1.503)	74.65 (2.114)
24 (610)	49.99 (1.416)	71.09 (2.013)
23 (584)	46.86 (1.327)	67.50 (1.911)
22 (559)	43.70 (1.237)	63.88 (1.809)
21 (533)	40.50 (1.147)	60.25 (1.706)
20 (508)	37.27 (1.055)	56.60 (1.603)
19 (483)	34.01 (0.963)	52.93 (1.499)
18 (457)	30.72 (0.870)	49.25 (1.395)
17 (432)	27.40 (0.776)	45.54 (1.290)
16 (406)	24.05 (0.681)	41.83 (1.184)
15 (381)	20.69 (0.586)	38.09 (1.079)
14 (356)	17.29 (0.490)	34.34 (0.973)
13 (330)	13.88 (0.393)	30.58 (0.866)
12 (305)	10.44 (0.296)	26.81 (0.759)
11 (279)	6.98 (0.198)	23.02 (0.652)
10 (254)	3.51 (0.099)	19.22 (0.544)
9 (229)	0.00	15.41 (0.436)
8 (203)	0.00	13.70 (0.388)
7 (178)	0.00	11.98 (0.339)
6 (152)	Stone 0.00	10.27 (0.291)
5 (127)	Foundation 0.00	8.56 (0.242)
4 (102)	0.00	6.85 (0.194)
3 (76)	0.00	5.14 (0.145)
2 (51)	0.00	3.42 (0.097)
1 (25)	0.00	1.71 (0.048)

**NOTE:** Add 1.71 ft<sup>3</sup> (0.030 m<sup>3</sup>) of storage for each additional inch (25 mm) of stone foundation. Contact StormTech for cumulative volume spreadsheets in digital format.

# 5.0 Cumulative Storage Volume



**TABLE 8 – MC-3500 Incremental Storage Volume Per End Cap**

Assumes 40% stone porosity. Calculations are based upon a 9" (230 mm) stone base under the chambers, 12" (300 mm) of stone above end caps, and 9" (230 mm) of spacing between end caps and 6" (150 mm) of stone perimeter.

Depth of Water in System Inches (mm)	Cumulative End Cap Storage ft <sup>3</sup> (m <sup>3</sup> )	Total System Cumulative Storage ft <sup>3</sup> (m <sup>3</sup> )
66 (1676)	↑ 0.00	46.96 (1.330)
65 (1651)	0.00	46.39 (1.314)
64 (1626)	0.00	45.82 (1.298)
63 (1600)	Stone 0.00	45.25 (1.281)
62 (1575)	Cover 0.00	44.68 (1.265)
61 (1549)	↓ 0.00	44.11 (1.249)
60 (1524)	0.00	43.54 (1.233)
59 (1499)	0.00	42.98 (1.217)
58 (1473)	0.00	42.41 (1.201)
57 (1448)	0.00	41.84 (1.185)
56 (1422)	0.00	41.27 (1.169)
55 (1397)	↓ 0.00	40.70 (1.152)
54 (1372)	15.64 (0.443)	40.13 (1.136)
53 (1346)	15.64 (0.443)	39.56 (1.120)
52 (1321)	15.63 (0.443)	38.99 (1.104)
51 (1295)	15.62 (0.442)	38.41 (1.088)
50 (1270)	15.60 (0.442)	37.83 (1.071)
49 (1245)	15.56 (0.441)	37.24 (1.054)
48 (1219)	15.51 (0.439)	36.64 (1.037)
47 (1194)	15.44 (0.437)	36.02 (1.020)
46 (1168)	15.35 (0.435)	35.40 (1.003)
45 (1143)	15.25 (0.432)	34.77 (0.985)
44 (1118)	15.13 (0.428)	34.13 (0.966)
43 (1092)	14.99 (0.424)	33.48 (0.948)
42 (1067)	14.83 (0.420)	32.81 (0.929)
41 (1041)	14.65 (0.415)	32.13 (0.910)
40 (1016)	14.45 (0.409)	31.45 (0.890)
39 (991)	14.24 (0.403)	30.75 (0.871)
38 (965)	14.00 (0.396)	30.03 (0.850)
37 (948)	13.74 (0.389)	29.31 (0.830)
36 (914)	13.47 (0.381)	28.58 (0.809)
35 (889)	13.18 (0.373)	27.84 (0.788)
34 (864)	12.86 (0.364)	27.08 (0.767)

Depth of Water in System Inches (mm)	Cumulative Chamber Storage ft <sup>3</sup> (m <sup>3</sup> )	Total System Cumulative Storage ft <sup>3</sup> (m <sup>3</sup> )
33 (838)	12.53 (0.355)	26.30 (0.745)
32 (813)	12.18 (0.345)	25.53 (0.723)
31 (787)	11.81 (0.335)	24.74 (0.701)
30 (762)	11.42 (0.323)	23.93 (0.678)
29 (737)	11.01 (0.312)	23.12 (0.655)
28 (711)	10.58 (0.300)	22.29 (0.631)
27 (686)	10.13 (0.287)	21.45 (0.607)
26 (680)	9.67 (0.274)	20.61 (0.583)
25 (635)	9.19 (0.260)	19.75 (0.559)
24 (610)	8.70 (0.246)	18.88 (0.559)
23 (584)	8.19 (0.232)	18.01 (0.510)
22 (559)	7.67 (0.217)	17.13 (0.485)
21 (533)	7.13 (0.202)	16.24 (0.460)
20 (508)	6.59 (0.187)	15.34 (0.434)
19 (483)	6.03 (0.171)	14.43 (0.409)
18 (457)	5.46 (0.155)	13.52 (0.383)
17 (432)	4.88 (0.138)	12.61 (0.357)
16 (406)	4.30 (0.122)	11.69 (0.331)
15 (381)	3.70 (0.105)	10.76 (0.305)
14 (356)	3.10 (0.088)	9.83 (0.278)
13 (330)	2.49 (0.071)	8.90 (0.252)
12 (305)	1.88 (0.053)	7.96 (0.225)
11 (279)	1.26 (0.036)	7.02 (0.199)
10 (254)	0.63 (0.018)	6.07 (0.172)
9 (229)	↑ 0.00	5.12 (0.145)
8 (203)	0.00	4.55 (0.129)
7 (178)	0.00	3.99 (0.113)
6 (152)	Stone 0.00	3.42 (0.097)
5 (127)	Foundation 0.00	2.85 (0.081)
4 (102)	↓ 0.00	2.28 (0.064)
3 (76)	0.00	1.71 (0.048)
2 (51)	0.00	1.14 (0.032)
1 (25)	↓ 0.00	0.56 (0.016)

**NOTE:** Add 0.56 ft<sup>3</sup> (0.016 m<sup>3</sup>) of storage for each additional inch (25 mm) of stone foundation. Contact StormTech for cumulative volume spreadsheets in digital format.

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PROJECT NO:	S124529



ADVANCED DRAINAGE SYSTEMS, INC.

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# 2140 BASELINE ROAD

## OTTAWA, ON

### MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL BE CERTIFIED TO CSA B184, "POLYMERIC SUB-SURFACE STORMWATER MANAGEMENT STRUCTURES", AND MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE CSA S6 CL-625 TRUCK AND THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 75 mm (3").
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 23° C / 73° F), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 230 mm (9") SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 300 mm (12") INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 900 mm (36") OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

**USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.**

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

**PROPOSED LAYOUT**

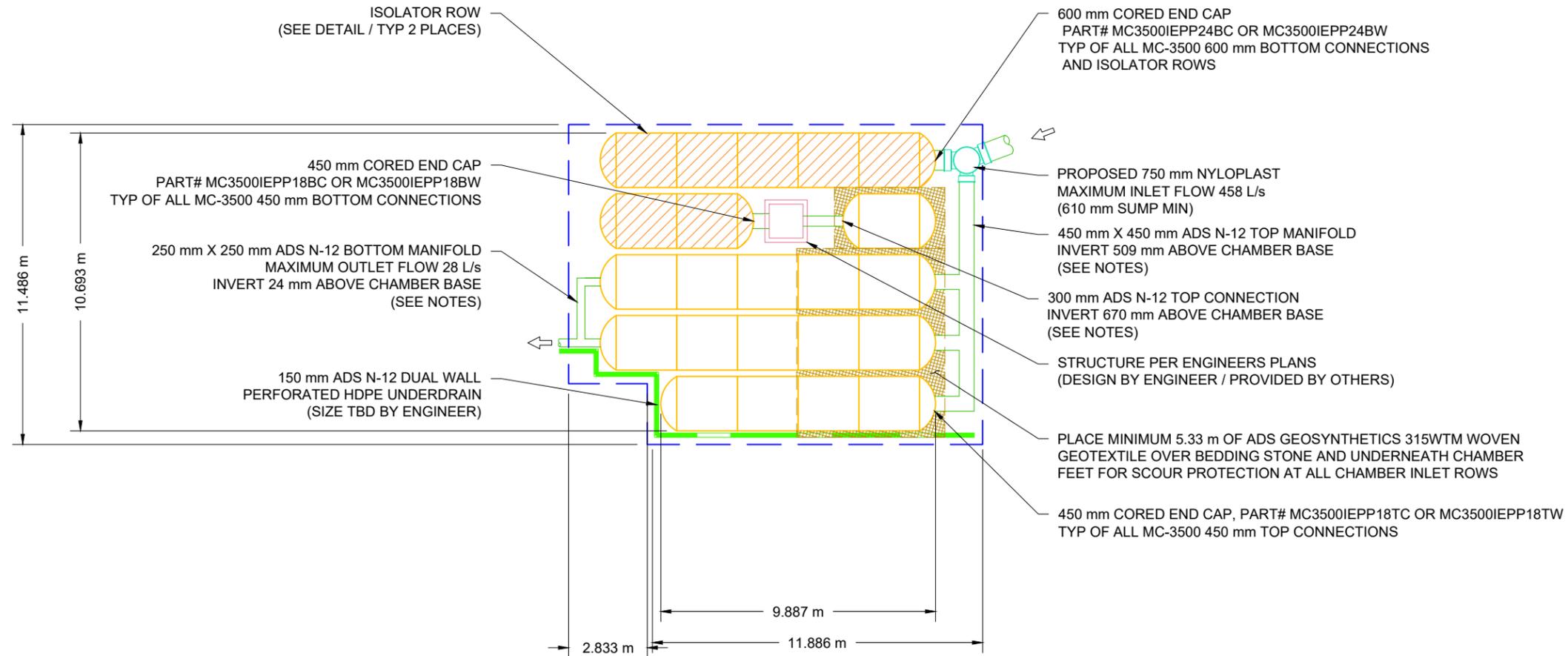
22	STORMTECH MC-3500 CHAMBERS
12	STORMTECH MC-3500 END CAPS
305	STONE ABOVE (mm)
350	STONE BELOW (mm)
40	% STONE VOID
<b>162.7</b>	<b>INSTALLED SYSTEM VOLUME (m³) (PERIMETER STONE INCLUDED)</b>
164.9	SYSTEM AREA (m²)
52.7	SYSTEM PERIMETER (m)

**PROPOSED ELEVATIONS**

86.611	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):
84.935	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):
84.783	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):
84.783	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):
84.783	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT):
84.478	TOP OF STONE:
84.173	TOP OF MC-3500 CHAMBER:
83.700	300 mm TOP MANIFOLD INVERT:
83.539	450 mm TOP MANIFOLD INVERT:
83.082	600 mm ISOLATOR ROW INVERT:
83.076	450 mm ISOLATOR MANIFOLD INVERT:
83.054	250 mm BOTTOM MANIFOLD INVERT:
83.030	BOTTOM OF MC-3500 CHAMBER:
82.680	BOTTOM OF STONE:

**NOTES**

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



2140 BASELINE ROAD	
OTTAWA, ON	
DATE: 3-14-19	DRAWN: MSY
PROJECT #: S124529	CHECKED: CJD

DATE	DRWN	CHKD	DESCRIPTION
06/03/19	JMQ	RC	ADDED ENGINEERS PLAN REFERENCES
03/27/19	DAF	RC	REVISED PER ENGINEER MARKUP
03/18/19	JMQ	RC	REVISED PER ENGINEER MARKUP

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4640 TRUEMAN BLVD  
 HILLIARD, OH 43026

SCALE = 1 : 200

For Reference: #17709  
 D07-12-18-0084

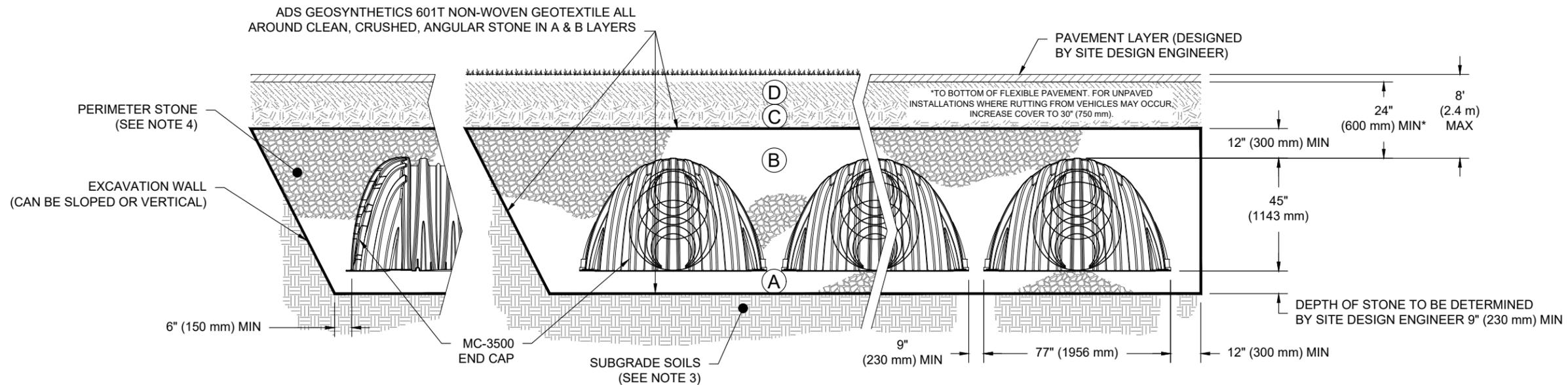
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# ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2-4, A-3  OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>1</sup> 3, 4	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>1</sup> 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

**PLEASE NOTE:**

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



**NOTES:**

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

For Reference: #17709  
D07-12-18-0084

2140 BASELINE ROAD  
OTTAWA, ON

DATE: 3-14-19  
DRAWN: MSY

PROJECT #: S124529  
CHECKED: CJD

06/03/19  
JMQ  
ADDED ENGINEERS PLAN REFERENCES

03/27/19  
DAF  
REVISED PER ENGINEER MARKUP

03/18/19  
JMQ  
REVISED PER ENGINEER MARKUP

DATE  
DRWN  
CHKD  
DESCRIPTION

6640 TRUEMAN BLVD  
HILLIARD, OH 43026

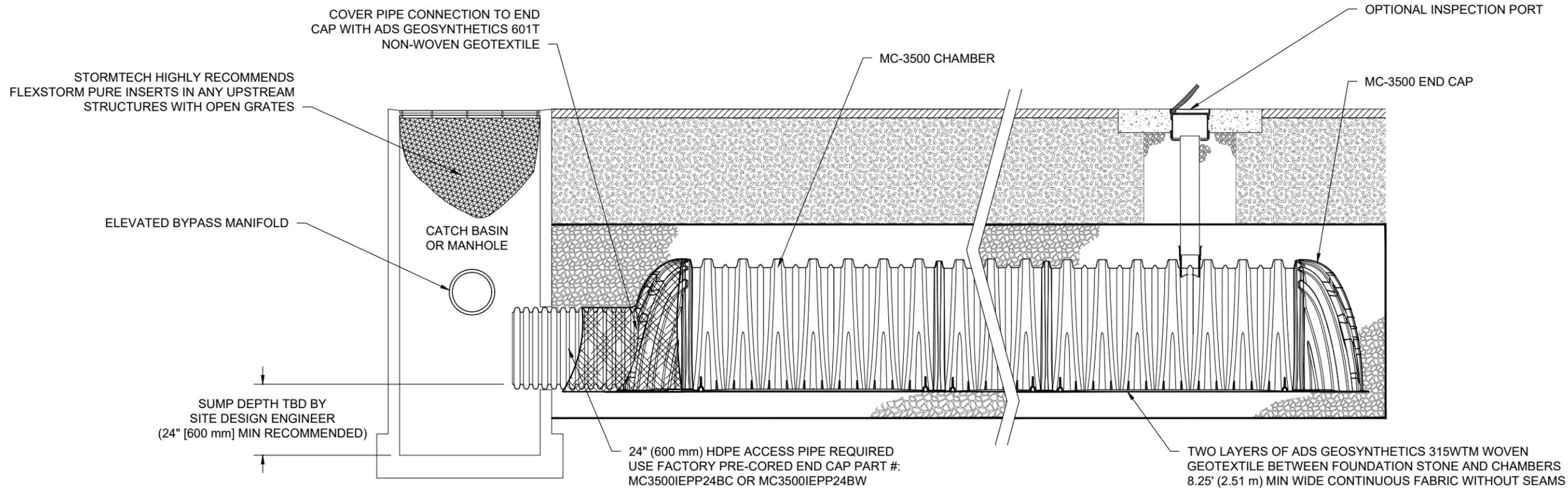
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3 SHEET  
OF 5



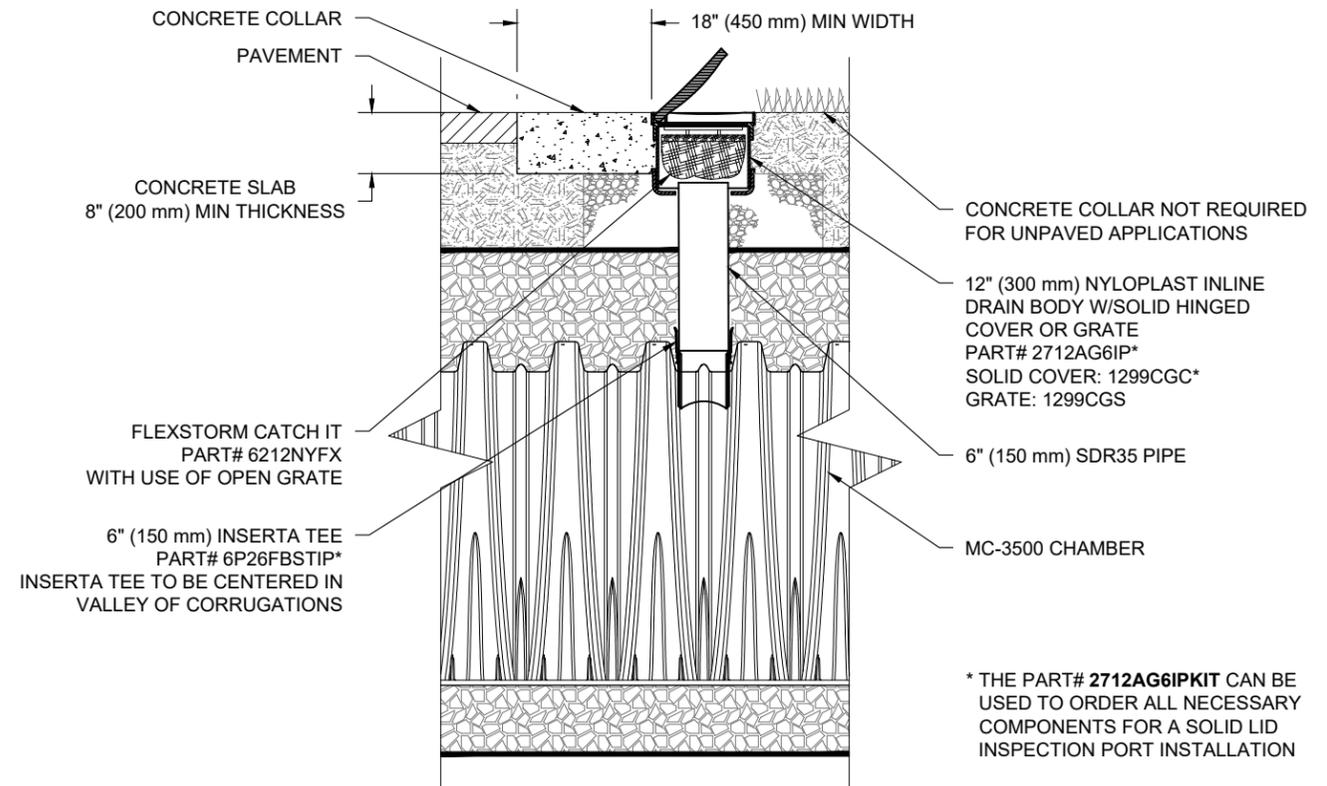
**MC-3500 ISOLATOR ROW DETAIL**  
NTS

**INSPECTION & MAINTENANCE**

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
    - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - B. ALL ISOLATOR ROWS
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

**NOTES**

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**MC-3500 6" INSPECTION PORT DETAIL**  
NTS

\* THE PART# 2712AG6IPKIT CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

2140 BASELINE ROAD		OTTAWA, ON	
DATE:	3-14-19	DRAWN:	MSY
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DATE	DRWN	CHKD	DESCRIPTION
06/03/19	JMQ	DAF	ADDED ENGINEERS PLAN REFERENCES
03/27/19	RCT	DAF	REVISED PER ENGINEER MARKUP
03/18/19	RCT	JMQ	REVISED PER ENGINEER MARKUP

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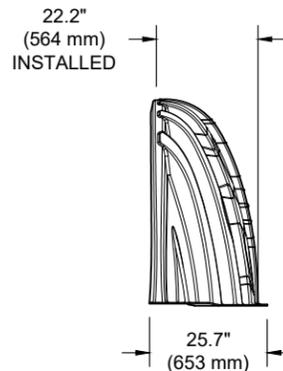
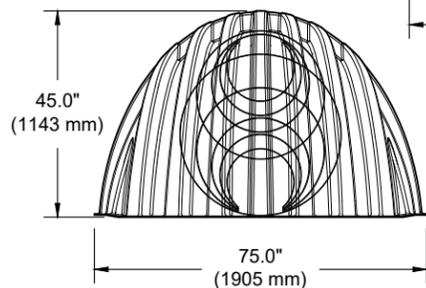
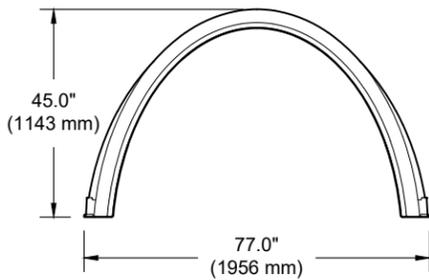
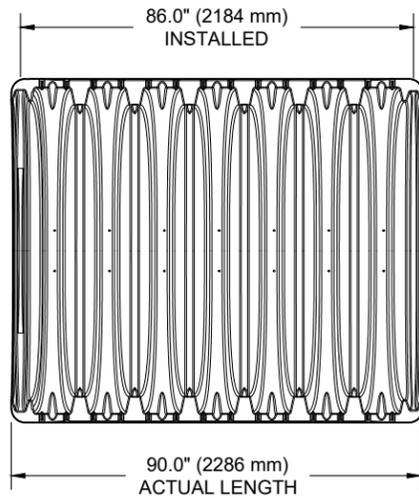
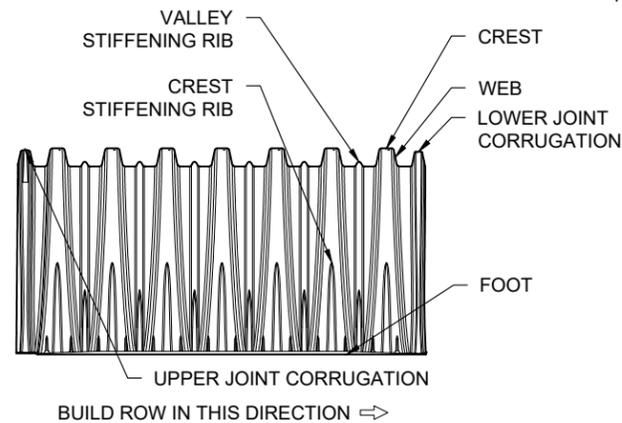
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For Reference: #17709  
D07-12-18-0084

# MC-3500 TECHNICAL SPECIFICATION

NTS



### NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m <sup>3</sup> )
WEIGHT	134 lbs.	(60.8 kg)

### NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m <sup>3</sup> )
WEIGHT	49 lbs.	(22.2 kg)

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"  
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			---
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW		---	---
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW		---	---
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

# 36" (900 mm) NYLOPLAST DRAIN BASIN

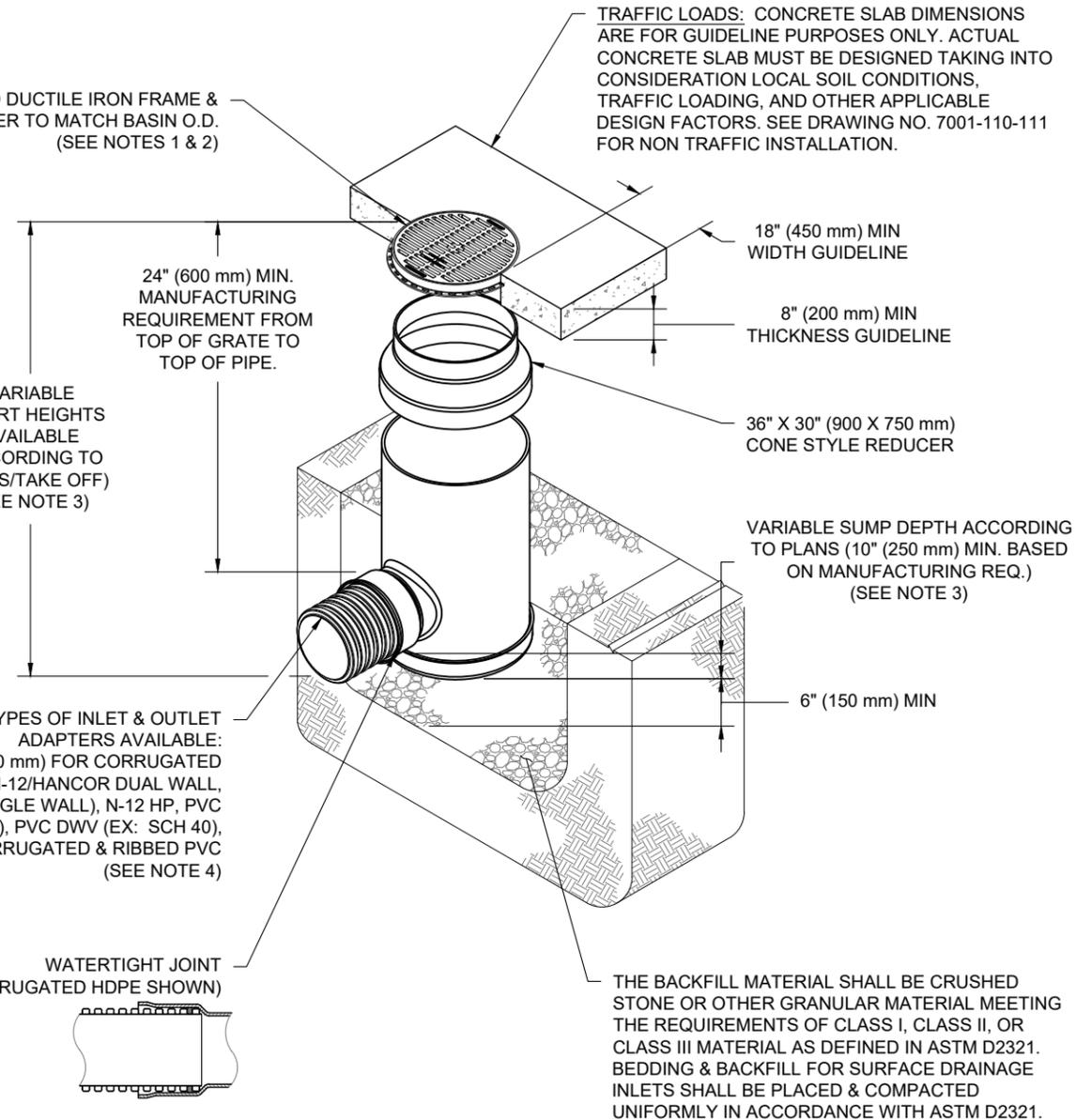
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INTEGRATED DUCTILE IRON FRAME & GRATE/SOLID COVER TO MATCH BASIN O.D. (SEE NOTES 1 & 2)

VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF) (SEE NOTE 3)

VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:  
 4" - 30" (100 - 750 mm) FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC (SEE NOTE 4)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)



TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, AND OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

VARIABLE SUMP DEPTH ACCORDING TO PLANS (10" (250 mm) MIN. BASED ON MANUFACTURING REQ.) (SEE NOTE 3)

### NOTES

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" (2.13 m) DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

GRATE OPTION	LOAD RATING	PART #	DWG #
PEDESTRIAN	MEETS H-20	3099CGP	7001-110-220
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOMES	N/A	3099CGD	7001-110-223

For Reference: #17709  
 D07-12-18-0084

2140 BASELINE ROAD

OTTAWA, ON

DATE: 3-14-19

DRAWN: MSY

CHECKED: CJD

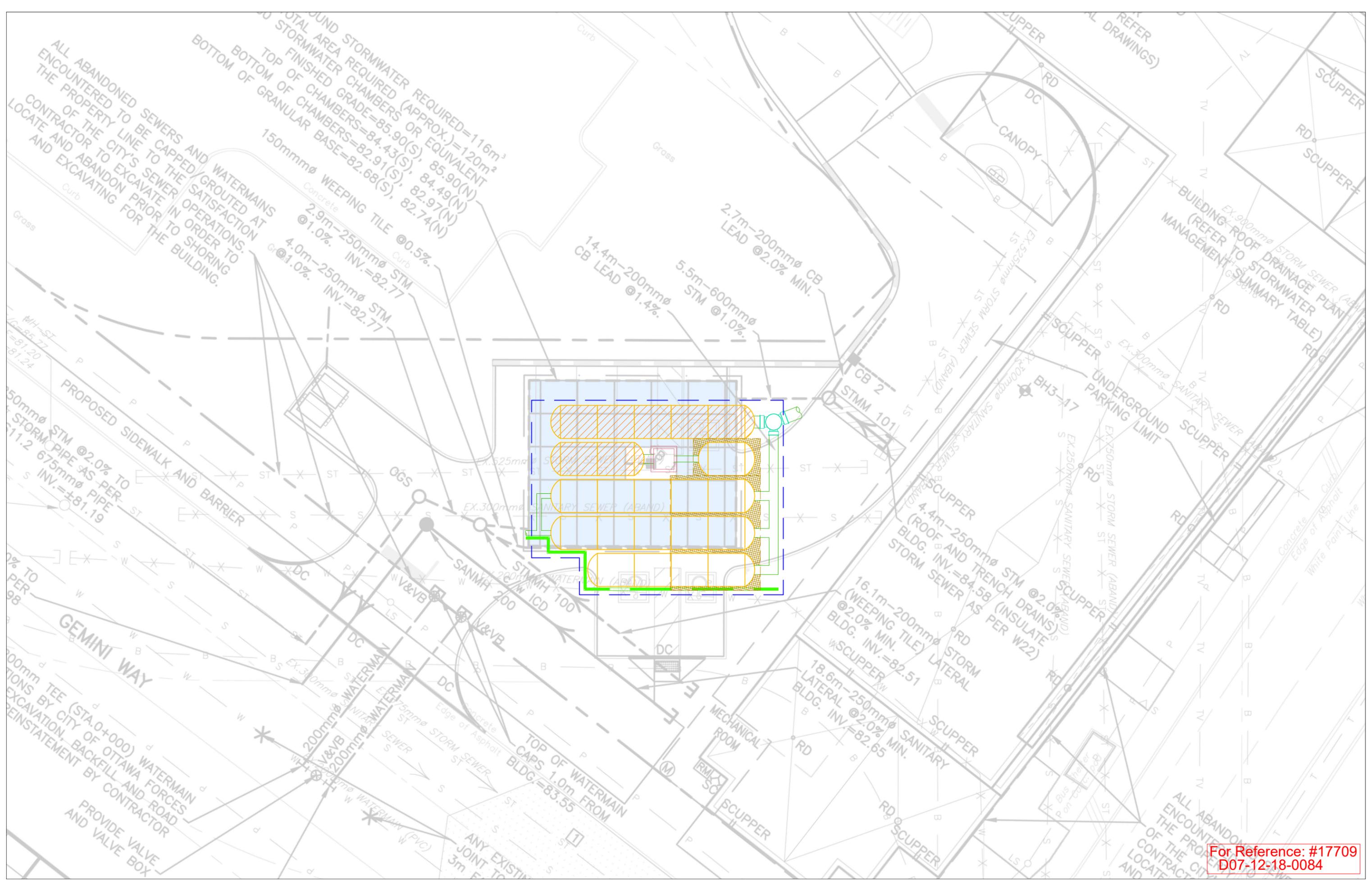
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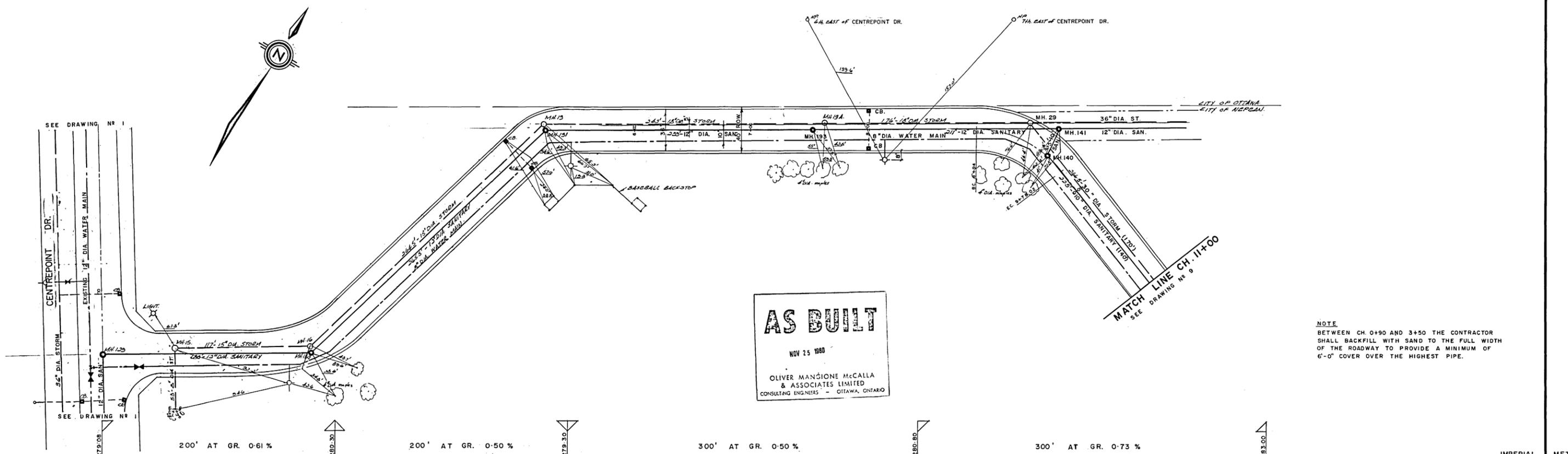
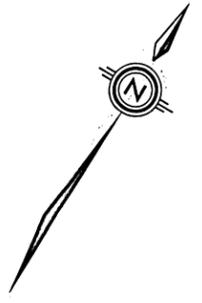
For Reference: #17709  
D07-12-18-0084

## **Appendix H – Background Information**

### **As-Built Drawings (All 11x17 Reduction, Scale: NTS)**

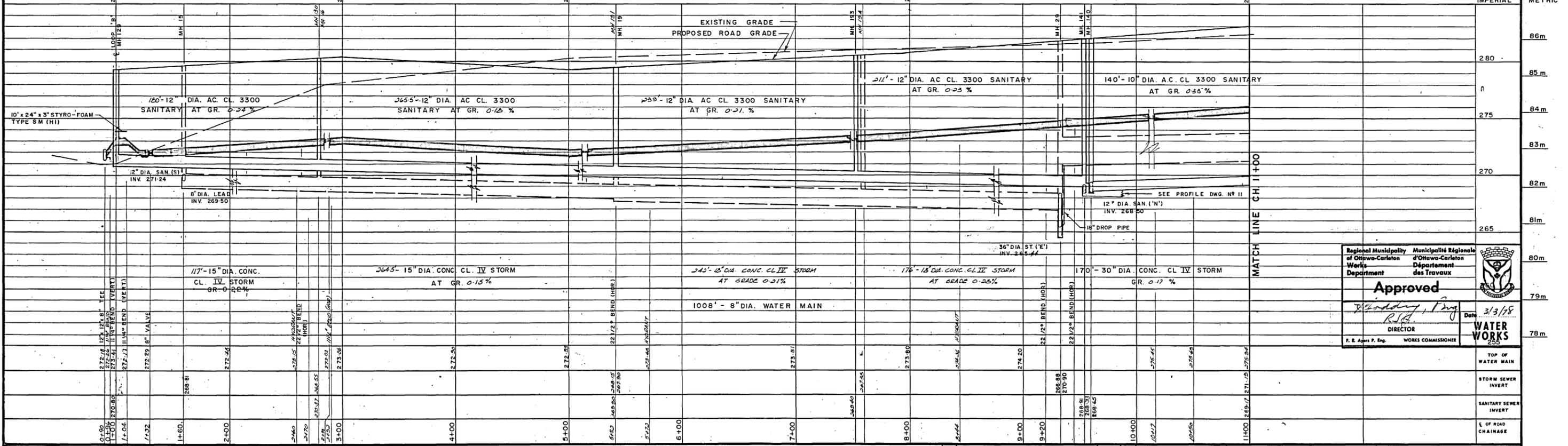
- **Plan & Profile – Re Alignment of Constellation Crescent (1 drawings)**
- **Plan & Profile – Constellation Crescent (1 drawing)**
- **Plan & Profile – Baseline Road and Constellation Crescent Intersection Modifications (3 drawings)**

**Excerpt pages form “Stormwater Management Guidelines for the Pinecrest Creek / Westboro Area, JFSA, June 2012. (pages 12-19)**

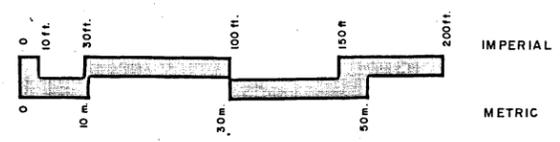


**AS BUILT**  
NOV 25 1980  
OLIVER MANGIONE McCALLA & ASSOCIATES LIMITED  
CONSULTING ENGINEERS - OTTAWA, ONTARIO

**NOTE**  
BETWEEN CH 0+90 AND 3+50 THE CONTRACTOR SHALL BACKFILL WITH SAND TO THE FULL WIDTH OF THE ROADWAY TO PROVIDE A MINIMUM OF 6'-0" COVER OVER THE HIGHEST PIPE.



Regional Municipality of Ottawa-Carleton Works Department	Municipalité Régionale d'Ottawa-Carleton Département des Travaux	
<b>Approved</b>		
<i>Blondy, Png</i> R.S.A. DIRECTOR		Date: 3/3/88
F. E. Agers P. Eng. WORKS COMMISSIONER		<b>WATER WORKS</b> 255



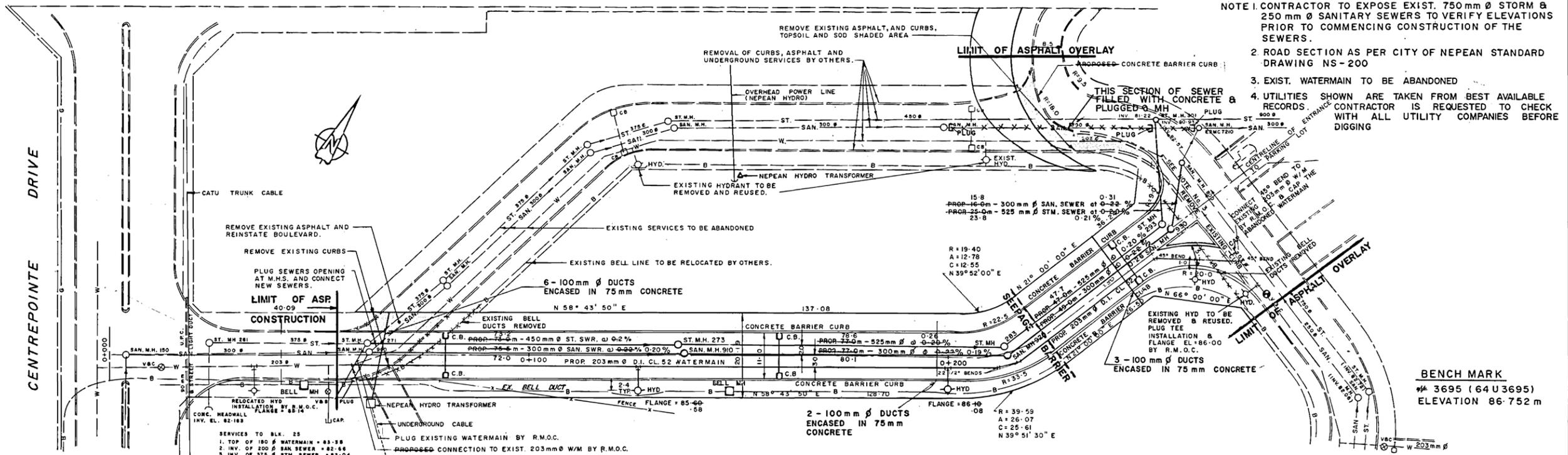
No.	REVISIONS	DATE	BY
5	'AS BUILT' <i>SM 83-10-25</i>	25/10/80	SM
4	ADDED LIMIT OF EXISTING WATER MAIN	3/01/80	SMK
3	STORM AND W/M REVISION AS PER RMOC	8/3/78	RJD
2	SANITARY REV AS PER CITY OF OTTAWA		WDC
1	W/M REVISION AS PER R.M.O.C.	6/2/78	RJD

CLIENT	CENTRAL MORTGAGE AND HOUSING CORPORATION
PROJECT	WOODROFFE DEMONSTRATION HOUSING PROJECT N-306-3
TITLE	CONSTELLATION CRESENT 0+90 TO 11+00
DESIGNER	OLIVER MANGIONE McCALLA & ASSOCIATES LIMITED Consulting Engineers Ottawa
DATE	AUGUST, 1977
SCALE	HORIZONTAL 1" = 40' VERTICAL 1" = 4'
DRAWING NO.	76-1483-8
REV.	5

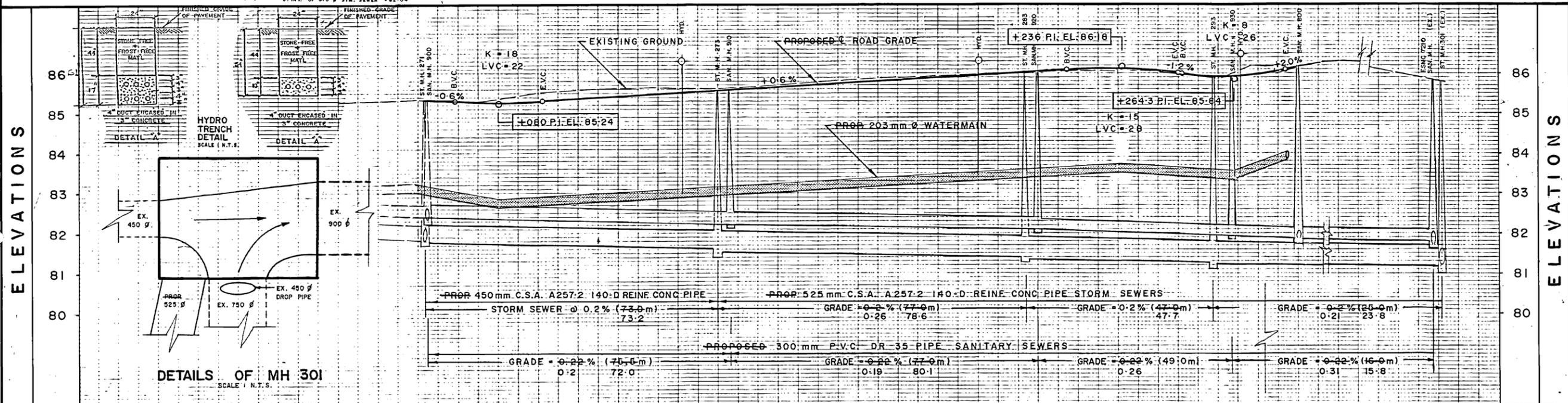
5660

BASELINE ROAD

- NOTE 1. CONTRACTOR TO EXPOSE EXIST. 750 mm Ø STORM & 250 mm Ø SANITARY SEWERS TO VERIFY ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION OF THE SEWERS.
2. ROAD SECTION AS PER CITY OF NEPEAN STANDARD DRAWING NS-200
3. EXIST. WATERMAIN TO BE ABANDONED
4. UTILITIES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK WITH ALL UTILITY COMPANIES BEFORE DIGGING



BENCH MARK  
# 3695 (64U3695)  
ELEVATION 86.752 m



DETAILS OF MH 301  
SCALE: N.T.S.

PROPOSED ROAD ELEVATION	TOP OF WATERMAIN	STORM INVERT	SANITARY INVERT	EXISTING GROUND	CENTRE LINE ROAD CHAINAGE	PROPOSED ROAD ELEVATION	TOP OF WATERMAIN	STORM INVERT	SANITARY INVERT	EXISTING GROUND	CENTRE LINE ROAD CHAINAGE
					0+000						
					0+035						
					0+050						
					0+062						
					0+069						
					0+080						
					0+091						
					0+100						
					0+126						
					0+133						
					0+150						
					0+200						
					0+212						
					0+217						
					0+222						
					0+236						
					0+250						
					0+257						
					0+284.3						
					0+272.5						
					0+273.3						
					0+279.3						
					AS BUILT						

NO.	DATE	REVISIONS	BY	NO.	DATE	REVISIONS	BY	NO.	DATE	REVISIONS	BY
1	9-9-88	GENERAL	D.N.	6	27-11-89	REVISED ROAD REALIGNMENT	D.N.	11	13-8-90	ISSUED FOR TENDER	D.N.
2	27-9-88	AS PER R.M.O.C.	D.N.	7	29-11-89	DETAILS OF M.H. 301 ADDED	D.N.	12	14-8-90	HYDRO DUCTS ADDED	D.N.
3	29-9-88	AS PER UTILITIES	D.N.	8	11-12-89	AS PER R.M.O.C.	D.N.	13	24-9-90	AS PER R.M.O.C. - HYD.	D.N.
4	27-10-88	AS PER R.M.O.C. DWG. NO. N-306-3	D.N.	9	15-3-90	AS PER C.M.H.C.	D.N.	14	21-11-90	"AS BUILT"	D.N.
5	10-11-89	ROAD REALIGNMENT	D.N.	10	25-7-90	"AS BUILT" - BELL	D.N.				

**Cecil D. Naraine Associates Limited**  
CONSULTING ENGINEERS MUNICIPAL CIVIL

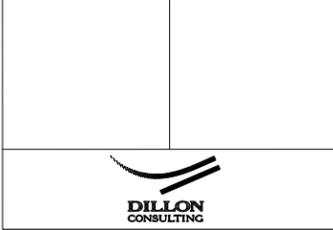
**CANADA MORTGAGE AND HOUSING CORPORATION**  
**RE ALIGNMENT OF CONSTELLATION CRESCENT.**

SCALE: HORIZ. 1:500  
VERT. 1:50

DESIGNED: C.D.N.  
DRAWN: C.D.W.  
CHECKED: C.D.N.  
DATE: SEPT. 1988  
DRWG. NO. 3042-101

This as-built has been prepared based in part upon information furnished by others. Dillon Consulting Limited cannot assume the accuracy of others' information and thus is not responsible for the accuracy of this as-built document or for any error or omission that may have been incorporated into it as a result. Those relying on this as-built document are advised to obtain independent verification of its accuracy before applying it for any purpose.

**AS-BUILT**



NO.	REVISIONS	BY	D-M-Y
0	DESIGN CIRCULATION	GSH	21-JAN-08
1	ISSUED FOR FINAL REVIEW	GSH	22-MAY-08
2	FINAL DESIGN CIRCULATION	GSH	06-APR-09
3	ISSUED FOR MOE APPLICATION	GSH	27-APR-09
4	ISSUED FOR TENDER	GSH	27-MAY-09
5	ISSUED FOR CONSTRUCTION	GSH	28-JUL-09
6	AS-BUILT	LB	06-JAN-11

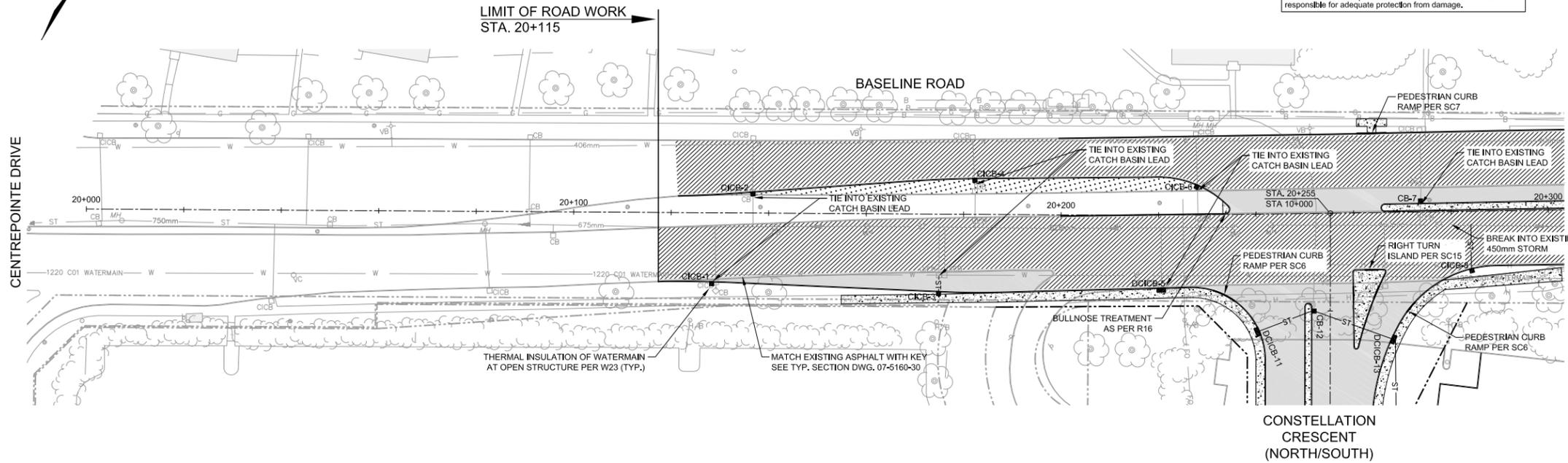
NOTE:  
The location of the utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned.  
The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

**BASELINE ROAD AND CONSTELLATION CRESCENT INTERSECTION MODIFICATION**

PLAN/PROFILE  
STA. 20+000 TO STA. 20+300  
BASELINE ROAD

CONTRACT NO.  
**ISB07-5160**  
DWG. NO.  
**07-5160-08**  
SHEET 08 OF 30  
Date: January 2011  
Scale: 1:500

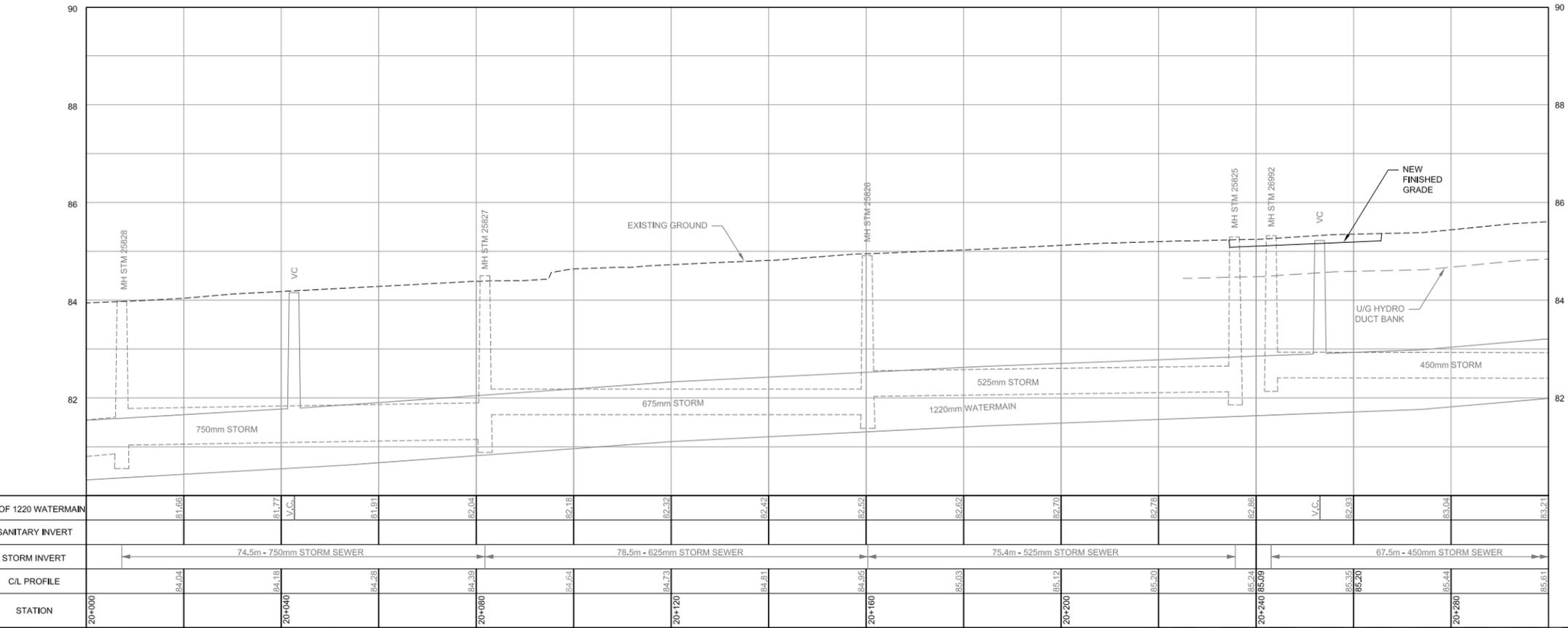
W. NEWELL, P.ENG.  
Director Infrastructure Services  
B. MASON, P.ENG.  
Manager Construction Services West  
Dwn: A/JM Chkd: GSH Dwg: LDM Chkd: GSH



**GENERAL NOTES:**

- ALL NUMERICAL VALUES THAT ARE NOT STROKED OUT AND REPLACED IN ITALICS ON AS-BUILT DRAWINGS ARE CONSIDERED TO BE DESIGN VALUES ONLY AND NOT MEASURED IN THE FIELD.

15 December 2010 9:04:15 AM G:\civ\064482 Constellation at Baseline\As-Built\ISB07-5160-08-pp 1.dwg



NO.	STATION	OFFSET	TYPE		ELEVATION	
			STRUCTURE	GRATE TYPE	GRATE	LOW INVERT
CICB-1	20+128.4	14.05(R)	705.010	S23	84.492m	<del>82.90m</del> 83.22m
CICB-2	20+136.7	4.35(L)	705.010	S23	84.675m	<del>82.90m</del> 82.93m
CICB-3	20+175.0	15.80(R)	705.010	S23	84.716m	<del>82.54m</del> 83.33m
CICB-4	20+182.2	7.39(L)	705.010	S23	84.977m	<del>82.83m</del> 83.04m
DICB-5	20+220.5	14.93(R)	705.020	S23 x2	84.930m	<del>82.74m</del> 83.70m
CICB-6	20+228.0	6.13(L)	705.010	S23	85.190m	<del>82.97m</del> 83.38m
CB-7	20+273.8	1.81(L)	705.010	S19	85.314m	<del>84.31m</del> 83.57m
CICB-8	20+284.0	11.70(R)	705.010	S23	85.375m	<del>82.83m</del> 83.29m

**GENERAL NOTES:**

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MAINTENANCE HOLE TABLE									
NO.	STATION	OFFSET	TYPE		GRATE TYPE	ELEVATION		INVERT OUT	
			STRUCTURE	SIZE		INVERT IN	INVERT OUT	INVERT IN	INVERT OUT
MH-1	10+044.4	2.69(L)	STORM	M-4	S24.1	<del>85.697</del> 85.47	<del>80.860</del> 80.78	<del>80.880</del> 80.78	
MH-2	10+054.7	4.10(L)	SANITARY	M-5	S24	<del>85.797</del> 85.47	<del>81.770</del> 81.64	<del>81.740</del> 81.65	
MH-3	10+094.1	2.10(L)	STORM	M-5	S24.1	<del>85.989</del> 85.90	<del>81.150</del> E 82.62 S 81.08	<del>80.990</del> 80.88	
MH-4	10+099.5	2.04(L)	STORM	M-4	S24.1	<del>85.984</del> 85.90	<del>81.170</del> W 81.89 S 82.02	<del>81.155</del> 81.21	
MH-5	10+100.8	4.42(L)	SANITARY	M-5	S24	<del>85.977</del> 85.86	<del>81.990</del> 81.88	<del>81.910</del> 81.88	

CATCH BASIN TABLE									
NO.	STATION	OFFSET	TYPE		GRATE TYPE	ELEVATION		INVERT OUT	ELEVATION
			STRUCTURE	SIZE		INVERT IN	INVERT OUT		
DCICB-11	10+024.1	14.52(R)	705.020	S23 x2	S23	84.890m	<del>82.95m</del>	82.85m	
CB-12	10+020.0	3.78(R)	705.010	S19	S19	85.135m	<del>82.54m</del>	83.54m	
DCICB-13	10+025.6	12.55(L)	705.020	S23 x2	S23	85.006m	<del>82.90m</del>	83.40m	
DCICB-14	10+090.8	15.11(R)	705.010	S23	S23	85.696m		83.49m	
DCICB-15	10+110.2	14.03(R)	705.010	S23	S23	85.663m	<del>83.31m</del>	83.31m	
DCICB-16	10+142.5	9.48(R)	705.020	S23 x2	S23	85.637m		83.39m	
DCICB-17	10+142.2	8.14(L)	705.020	S23 x2	S23	85.660m		83.31m	
DCICB-18	10+302.7	7.28(R)	705.010	S23	S23	85.788m		83.468m	
DCICB-19	10+302.8	5.58(R)	705.010	S23	S23	85.802m		83.502m	
DCICB-20	10+340.0	6.01(L)	705.010	S23	S23	85.933m		83.633m	
DCICB-21	10+340.0	5.06(R)	705.010	S23	S23	85.952m		83.652m	

NO.	REVISIONS	BY	D-M-Y
0	DESIGN CIRCULATION	GSH	21-JAN-08
1	ISSUED FOR FINAL REVIEW	GSH	22-MAY-08
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3	ISSUED FOR MOE APPLICATION	GSH	27-APR-09
4	ISSUED FOR TENDER	GSH	27-MAY-09
5	ISSUED FOR CONSTRUCTION	GSH	28-JUL-09
6	AS-BUILT	LB	06-JAN-11

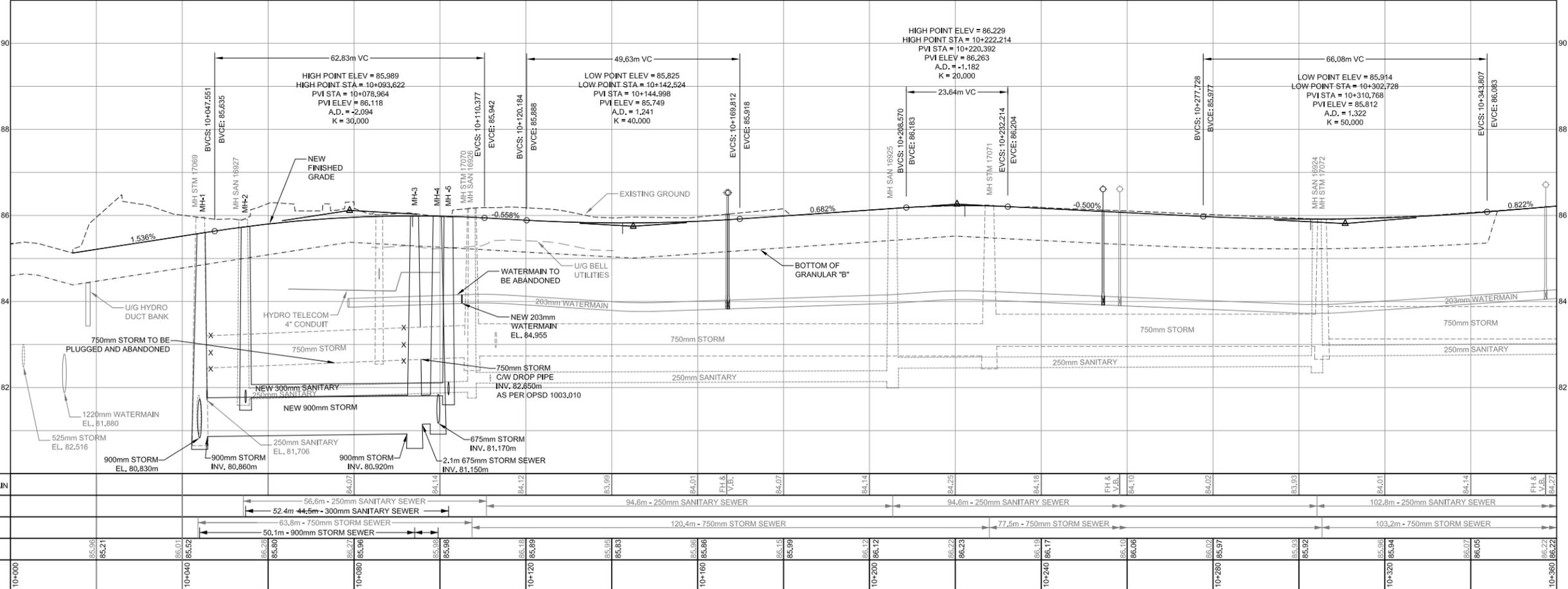
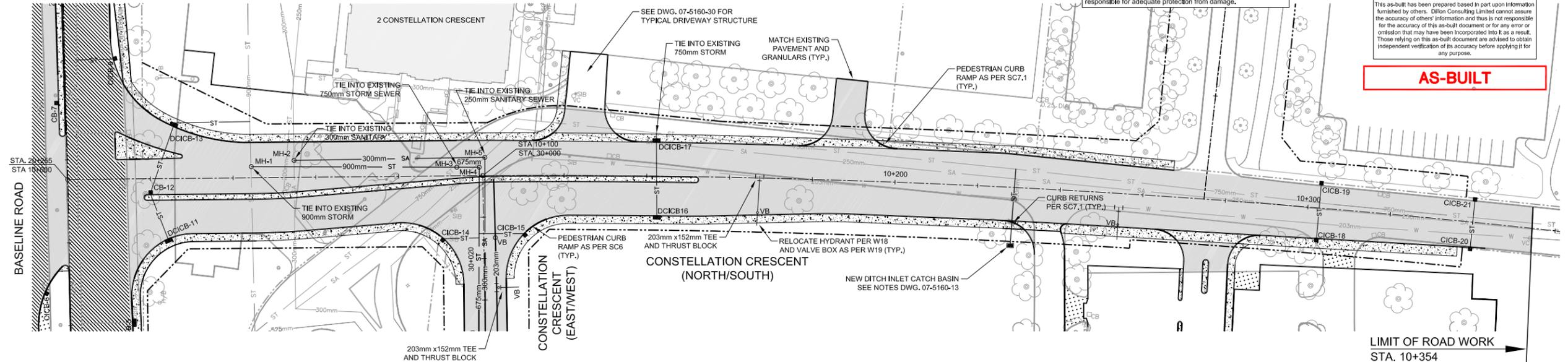
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**BASELINE ROAD AND  
CONSTELLATION CRESCENT  
INTERSECTION MODIFICATION**

PLAN/PROFILE  
STA. 10+000 TO STA. 10+360  
CONSTELLATION CRESCENT  
(NORTH/SOUTH)

Ottawa  
CONTRACT NO.  
ISB07-5160  
DWG. NO.  
07-5160-10  
SHEET 10 OF 30  
Date: January 2011  
Scale: 1:500

W. NEWELL, P.ENG.  
Director Infrastructure Services  
B. MASON, P.ENG.  
Manager Construction Services West



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NO.	REVISIONS	BY	D-M-Y
0	DESIGN CIRCULATION	GSH	21-JAN-08
1	ISSUED FOR FINAL REVIEW	GSH	22-MAY-08
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5	ISSUED FOR CONSTRUCTION	GSH	28-JUL-09
6	AS-BUILT	LB	06-JAN-11

**BASELINE ROAD AND  
CONSTELLATION CRESCENT  
INTERSECTION MODIFICATION**

PLAN/PROFILE  
STA. 30+000 TO STA. 30+090  
CONSTELLATION CRESCENT  
(EAST/WEST)



CONTRACT NO.  
**ISB07-5160**

DWG. NO.  
**07-5160-11**

SHEET 11 OF 30

Date: January 2011

Scale: 1:500

W. NEWELL, P.ENG.  
Director Infrastructure Services

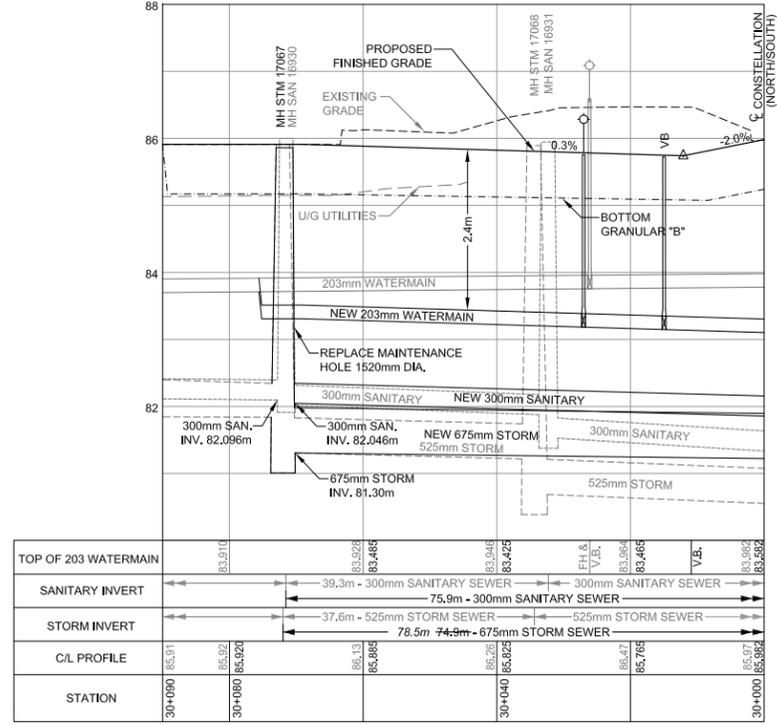
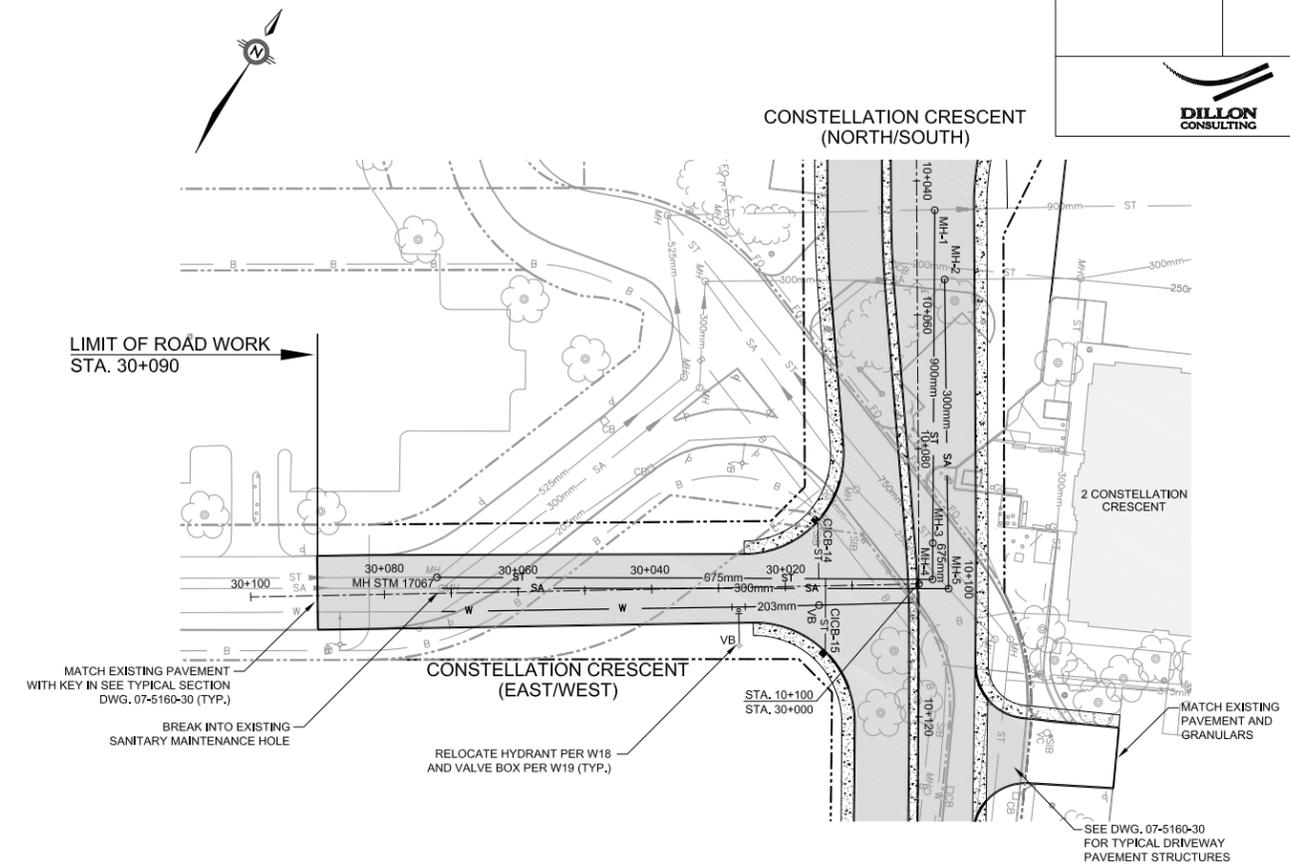
B. MASON, P.ENG.  
Manager Construction Services West

Dwn: LDM Chkd: GSH Des: LDM Chkd: GSH

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NO.	STATION	OFFSET	TYPE	ELEVATION	
				INVERT IN	INVERT OUT
MHST 17067	30+072.1	2.06(L)	STORM	701.011 S24.1	85.861 81.35
MH-1	10+044.4	2.69(L)	STORM	M-4 S24.1	85.567 85.47
MH-2	10+054.7	4.10(L)	SANITARY	701.010 S24	85.737 85.47
MH-3	10+094.1	2.10(L)	STORM	M-5 S24.1	85.989 85.90
MH-4	10+099.5	2.04(L)	STORM	M-4 S24.1	85.964 85.90
MH-5	10+100.8	4.42(L)	SANITARY	701.010 S24	85.977 85.86

NO.	STATION	OFFSET	TYPE		ELEVATION	
			STRUCTURE	GRATE TYPE	GRATE	INVERT OUT
CICB-14	30+015.0	9.61m (R)	705.010	S23	85.686m	83.49m
CICB-15	30+014.1	9.66m (L)	705.010	S23	85.663m	83.31m

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**AS-BUILT**

**Table 3.1: SWM Guidelines for the Pinecrest Creek / Westboro Study Area**

Development Type		Runoff Volume Reduction	Water Quality	Water Quantity	
			TSS Removal	Flood Flow Management	Erosion Control
<b>All Locations</b>					
<b>Residential Development <u>Not</u> Requiring Site Plan Control Approval</b>					
1	all soil infiltration rates	Provision of a minimum depth of 300mm of amended topsoil over all front yard landscaped areas; and Direction/redirection of downspouts/roof drainage to landscaped areas to minimize runoff.	Inherent TSS removal from on-site retention in landscaped areas.	Not applicable	Not applicable
<b>Draining to the Ottawa River</b>					
<b>Commercial/Institutional and Industrial Developments - <u>discharging directly to the Ottawa River</u> *</b>					
2	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	On-site removal of 80% of TSS.	As per City's Sewer Design Guideline(Section 8.3.7.3, revised Sept. 2008).	Not applicable
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	On-site removal of 80% of TSS.	As per City's Sewer Design Guideline(Section 8.3.7.3, revised Sept. 2008).	Not applicable
<b>Residential Development Requiring Site Plan Control Approval - <u>discharging directly to the Ottawa River</u></b>					
3	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	Inherent TSS removal due to on-site retention of the first 10 mm rainfall.	As per City's Sewer Design Guideline(Section 8.3.7.3, revised Sept. 2008).	Not applicable
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	Inherent TSS removal from on-site retention in landscaped areas.	As per City's Sewer Design Guideline(Section 8.3.7.3, revised Sept. 2008).	Not applicable
<b>Draining to Pinecrest Creek</b>					
<b>Commercial/Institutional and Industrial Developments - <u>discharging upstream of the Ottawa River Parkway (ORP) pipe inlet</u> *</b>					
4	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	On-site removal of 80% of TSS.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Control (detain) the runoff from the 25 mm design storm such that the peak outflow from the site does not exceed 5.8 L/s/ha.
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	On-site removal of 80% of TSS.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Control (detain) the runoff from the 25 mm design storm such that the peak outflow from the site does not exceed 5.8 L/s/ha.

**Table 3.1: SWM Guidelines for the Pinecrest Creek / Westboro Study Area**

Development Type		Runoff Volume Reduction	Water Quality	Water Quantity	
			TSS Removal	Flood Flow Management	Erosion Control
<b>Commercial/Institutional and Industrial Developments - <u>discharging directly to Ottawa River Parkway (ORP) pipe</u> *</b>					
5	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	On-site removal of 80% of TSS.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Not applicable
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	On-site removal of 80% of TSS.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Not applicable
<b>Residential Development Requiring Site Plan Control Approval - <u>discharging upstream of Ottawa River Parkway (ORP) pipe inlet</u></b>					
6	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	Inherent TSS removal due to on-site retention of the 10 mm and detention of the 25 mm design storms.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Control (detain) the runoff from the 25 mm design storm such that the peak outflow from the site does not exceed 5.8 L/s/ha.
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	Inherent TSS removal due to on-site retention in landscaped areas and detention of the 25 mm design storm.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Control (detain) the runoff from the 25 mm design storm such that the peak outflow from the site does not exceed 5.8 L/s/ha.
<b>Residential Development Requiring Site Plan Control Approval - <u>discharging directly to Ottawa River Parkway (ORP) pipe</u></b>					
7	a) sites with soil infiltration rates $\geq 1$ mm/hour	Minimum on-site retention of the 10 mm design storm.	Inherent TSS removal due to on-site retention of the 10 mm design storm.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Not applicable
	b) site's soil infiltration rates $< 1$ mm/hour	If the entire property is underlain by native soils with infiltration rates less than 1 mm/hr, no infiltrating SWM measures may be used. A minimum depth of 300 mm of amended soil shall be provided below all front yard landscaped areas. A green roof and/or rain harvesting measures could be implemented to provide further runoff volume reduction.	Inherent TSS removal from on-site retention in landscaped areas.	The more stringent of the following criteria will govern: i) 1:100 year discharge from site not to exceed 33.5 L/s/ha); or ii) Requirements of City's Sewer Design Guideline (Section 8.3.7.3, revised Sept. 2008).	Not applicable

\*Infiltration measures should not be used on sites or source areas where the land use or activity could generate higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff (e.g., vehicle refueling, handling areas for hazardous materials, etc.). This would include retail gasoline outlet sites due to the potential for spills. In addition, these measures should be sited so that they will not receive runoff from high traffic areas where large amounts of de-icing salts are used. The design of these systems shall be in accordance with the guidance in the Stormwater Management Planning and Design Manual (MOE, 2003) and the Low Impact Development Stormwater Management Planning and Design Guide (CVC & TRCA, 2010).

Note: For a mixed use property, if surface parking has been provided the site will be considered commercial. If surface parking has not been provided, the site will be considered residential for the purposes of applying the SWM criteria in this table.

### 3.3.5 Flood Control Requirements

Flood control criteria are specified based upon the catchment's receiving watercourse (Pinecrest Creek or the Ottawa River) or storm sewer (the Ottawa River Parkway (ORP) pipe or local storm sewer outlet). For example, there are no flood control requirements for discharge directly to the Ottawa River, whereas the limited capacity of the ORP pipe requires a higher level of control to avoid increasing flood risk. (Pinecrest Creek flows are conveyed by the ORP pipe from just south of Carling Avenue to the Ottawa River.)

Note: Flood control requirements are applied only to those developments requiring Site Plan Control.

#### 3.3.5.1 Draining Directly to the Ottawa River:

Developments requiring Site Plan Control that are serviced by outfalls draining directly to the Ottawa River (shown in Figures 3.2 and 3.3) shall provide sufficient flood control storage to meet the most limiting downstream storm sewer capacity. Per the City's Sewer Design Guideline, the capacity of the downstream receiving system shall be assessed when connecting to an existing storm sewer. The allowable release rate to the existing system is to be confirmed with the City.

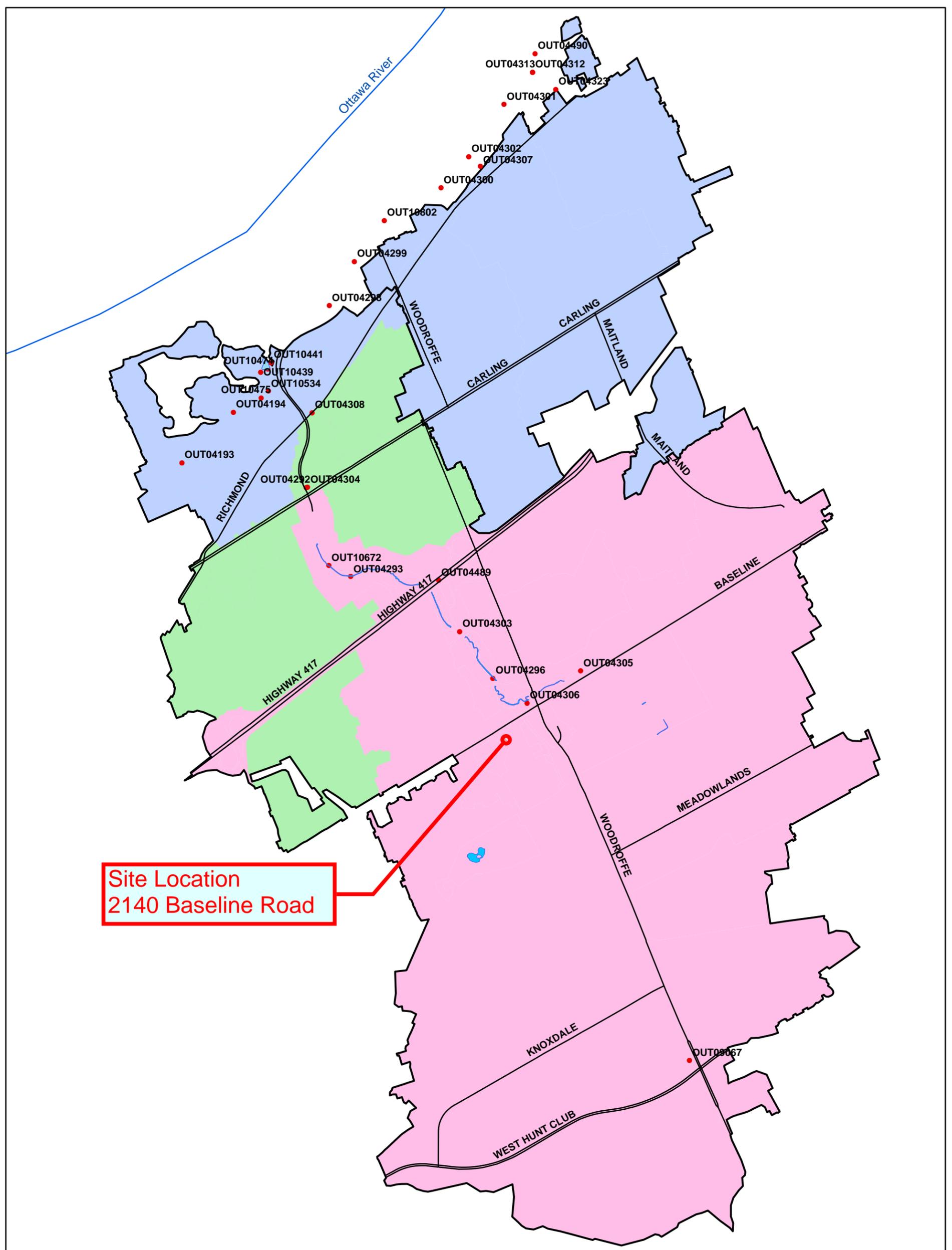
#### 3.3.5.2 Draining to Pinecrest Creek:

Developments draining to Pinecrest Creek (either upstream of or directly into the ORP pipe) that require Site Plan Control shall provide sufficient flood control storage to address the most limiting downstream capacity (either the local sewer or the inlet to the ORP). The catchments that discharge to Pinecrest Creek upstream or directly into the ORP are identified in Figures 3.2 and 3.3.

To maintain existing peak flow and headwater conditions up to and including the 1:100 year storm at the inlet of the ORP pipe, all future development projects that require Site Plan Control approval shall control the 1:100-year discharge from the site to a maximum rate of 33.5 L/s/ha. This unit flow target has been set based on the hydrologic (SWMHYMO) modelling conducted for the Pinecrest Creek/Westboro Stormwater Management Retrofit Study (May 2011). From that modelling, the existing unit flow rate, at the ORP, for the critical design storm (24-hour 100-year SCS Type II) was found to be 33.5 L/s/ha.

Other flow restrictions, such as limiting storm sewer capacities, may also exist and should be identified by the proponent in consultation with the City.

The proponent shall, at the design stage, demonstrate that the proposed design can achieve the target release flow rates. For planning purposes, approximate on-site storage volumes to achieve the required control are provided below in Tables 3.2a and 3.2b. These approximate on-site storage volumes listed in Tables 3.2a and 3.2b were calculated using the SCS loss procedure and the Horton's Infiltration procedure, respectively. Designers should use the Horton's infiltration procedure for urban developments, unless otherwise directed by the City of Ottawa.



Site Location  
2140 Baseline Road

**LEGEND:**

- Ottawa Storm Sewer Outlets
- Arterial Roads
- Ottawa River
- Areas Draining to the Ottawa River
- Areas Draining to the Ottawa River Parkway (ORP) Pipe
- Areas Draining to Pinecrest Creek

CLIENT:



BY:



NOTES:

- The following background data were provided by the City of Ottawa

PROJECT:

**SWM GUIDELINES FOR THE  
PINECREST CREEK/WESTBORO AREA**

TITLE:

Total Drainage Area and Divides for Pinecrest  
Creek, Ottawa River Parkway Pipe & the Ottawa River

PROJECT No. 741(02)

DESIGN	KM	
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GIS	KM	
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CHECK	JFS	
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REVIEW	JFS	
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**FIGURE 3.2**

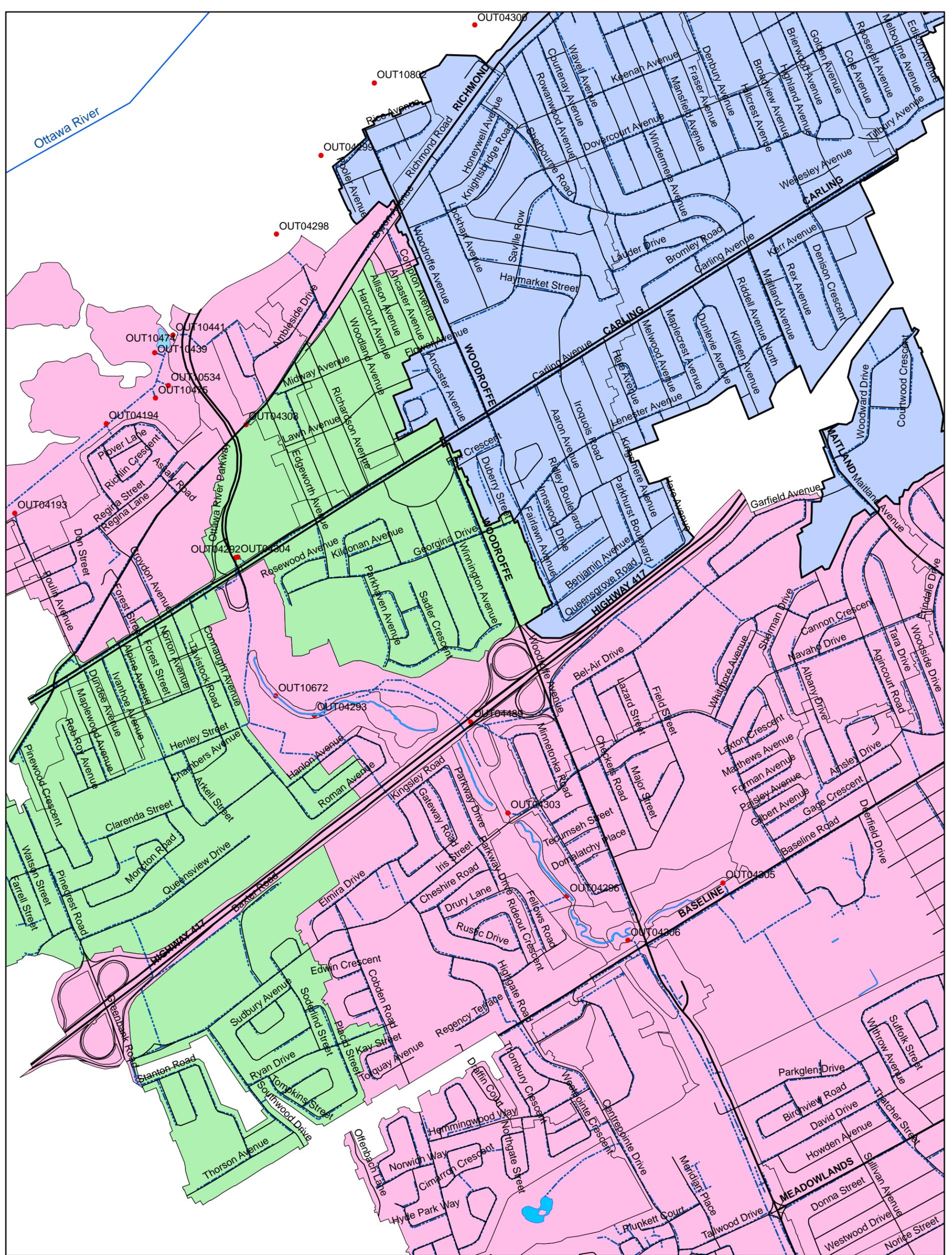
MAP REF.:

741(02)\Design\Figures\DrainageAreas.mxd



NOV 2011

REV. 1



- LEGEND:**
- Ottawa Storm Sewer Outlets
  - Storm Sewers
  - Roads
  - Arterial Roads
  - Ottawa River
  - Areas Draining to the Ottawa River
  - Areas Draining to the Ottawa River Parkway (ORP) Pipe
  - Areas Draining to Pinecrest Creek or the Ottawa River

CLIENT: 

BY: 

NOTES:  
- The following background data were provided by the City of Ottawa

PROJECT: **SWM GUIDELINES FOR THE PINECREST CREEK/WESTBORO AREA**

TITLE: **Close-up of Drainage Divides for Pinecrest Creek, Ottawa River Parkway Pipe & the Ottawa River**



PROJECT No. 741(02)		<b>FIGURE 3.3</b>
DESIGN	KM	
GIS	KM	
CHECK	JFS	
REVIEW	JFS	MAP REF.: 741(02)Design\Figures\DrainageAreas_Close-up.mxd

JUNE 2012      REV. 0

**Table 3.2a: Approximate On-Site Storage Volume Requirements (SCS)****To control flows to 33.5 L/s/ha**

Imperviousness		
50%	75%	95%
310 m <sup>3</sup> /ha	420 m <sup>3</sup> /ha	530 m <sup>3</sup> /ha

Parameters:  $X_{imp} = 40\%$ ,  $65\%$  &  $95\%$  respectively  
 $CN = 74$ ,  $CN^* = 63.9$   
 $SLPP = 1.0\%$ ,  $SLPPI = 0.75\%$   
 All other parameters as per the City of Ottawa Sewer Design Guidelines (2004).

**Table 3.2b: Approximate On-Site Storage Volume Requirements (Horton's)****To control flows to 33.5 L/s/ha**

Imperviousness		
50%	75%	95%
380 m <sup>3</sup> /ha	455 m <sup>3</sup> /ha	540 m <sup>3</sup> /ha

Parameters: Same as for Table 3.2a except for infiltration parameters.  
 Horton's infiltration parameters ( $f_0$ ,  $f_c$  and  $D_{CAY}$  and  $F$ )  
 as per the City of Ottawa Sewer Design Guidelines (2004).

Note that the volume provided on-site to meet other design criteria (i.e., runoff volume control and/or erosion control) can provide a portion of the volume required to attenuate the 100-year storm as well. The designer will need to provide detailed calculations showing how the different storage volumes and control structures (typically orifices or weirs) will interact so that the volume that is being accounted for will act as effective storage during the 100-year storm. Furthermore, the storage volumes accounted for must be provided by permanent structures that will not be removed or modified over time. Refer to Appendix D for examples of these types of calculations within the sample approaches.

### 3.3.6 Runoff Volume and Erosion Control Requirements

Runoff volume control requirements are specified for the purposes of erosion mitigation only for those catchments that drain to the open portion of Pinecrest Creek located upstream of the ORP pipe.

#### 3.3.6.1 Draining to Pinecrest Creek Upstream of the ORP Pipe (Erosion Mitigation):

The following runoff volume control criteria were determined from hydrologic and hydraulic analyses completed during the preparation of the Pinecrest/Centrepointe Stormwater Management Criteria Study (February 2010) and further analyses completed for the Pinecrest Creek/Westboro Stormwater Management Retrofit Study (May 2011). Catchments draining to Pinecrest Creek upstream of the ORP pipe are shown on Figures 3.2 and 3.3.

- 1) To mitigate the cumulative impacts of infill and redevelopment and not aggravate existing erosion within the creek corridor, future developments that require Site Plan Control approval shall retain,

capture or infiltrate the first 10 mm of rainfall. This 10 mm target can be partially achieved by the default initial abstraction (IA) values applicable in urban areas. The City of Ottawa Sewer Design Guidelines allows a designer to account for a 4.67 mm IA on all soft landscaped surfaces and a 1.57 mm IA on all hardscaped surfaces. A wide range of measures may be used to achieve this criterion, many of which are described in Appendix C.

- 2) In addition to the above, future developments that require Site Plan Control approval shall control site runoff from the 25 mm 4-hour Chicago design storm to a maximum peak flow of 5.8 L/s/ha. This peak flow target is based on releasing 25 mm of runoff over a 24 hour time period, using a peaking factor of 2 (i.e. assuming that the peak outflow is equal to twice the average outflow). A wide range of measures can be considered to achieve this criterion, many of which are described in Appendix C.

Note that, as outlined in Table 3.1, all developments draining to Pinecrest Creek upstream of the ORP pipe shall control site runoff from the 25 mm 4-hour Chicago storm to a peak unit outflow rate of 5.8 L/s/ha regardless of whether or not the first 10 mm of runoff volume will be retained on-site. The required on-site storage volume, to control the runoff of the 25mm storm, will vary from site to site based on the amount of volume retained or infiltrated.

### 3.3.7 Quality Control

The water quality control requirements noted here are based on the receiving watercourse and MOE guidelines with some qualifications as described below.

The equivalent of an enhanced level of treatment (TSS removal of 80%) is required for water quality control on ICI sites. While this requirement could, in some cases, be accomplished by means of conventional measures (i.e., end-of-pipe facilities such as oil and grit separators), it is anticipated that SWM measures that can provide runoff volume control for the first 10mm of rainfall will also contribute to achieving an enhanced level of treatment. Although an accepted equivalency for enhanced treatment is not available for volume control measures as of yet, the water quality benefit of such measures is demonstrated by local rainfall statistics which indicate that rainfalls of 10 mm or less occur comprise on average 61% of all events (these data were derived by the City of Ottawa based on the percent rank of consecutive day rainfall events recorded at the Experimental Farm from 1890 through 2008). It is therefore considered that the capture and retention of the 10 mm storm will provide a water quality control benefit.

- Future developments that require Site Plan Control approval shall capture, retain or infiltrate the first 10 mm of rainfall. This 10 mm target can be partially achieved by the default initial abstraction (IA) values applicable in urban areas. The City of Ottawa Sewer Design Guidelines allows a designer to account for a 4.67 mm IA on all soft landscaped surfaces and a 1.57 mm IA on all hardscaped surfaces.
- ICI developments will require measures over and above the retention of the first 10mm to achieve an enhanced level of treatment.
- Residential developments that require Site Plan Control approval will not require measures over and above the retention of the first 10 mm.

## 3.4 SWM Requirements for the Pinecrest Creek and Westboro Area: Development Requiring a Building Permit Only

In recognition of the relatively small scale of these types of developments and the need for a simple but effective means of achieving the benefits of reducing runoff volume, the minimum requirement for these sites is:



- Provision of a minimum depth of 0.30 m of amended topsoil over all landscaped areas; and
- Direction/redirection of downspouts/roof drainage to landscaped areas to minimize runoff.

#### Amended Topsoil:

Amended topsoil refers to topsoil with an organic content of 8 to 15% by weight, or 30 to 40% by volume (CVC & TRCA, 2010). To be most effective with regard to providing the optimal amount of infiltration on-site, the front-yard lot grading should be limited to a maximum of 2%, if possible while still meeting the surrounding existing grades.

#### Downspout Redirection:

Downspout redirection is the diversion of flow from rooftops (or impervious surfaces) to pervious areas. This prevents the routing of stormwater to impervious surfaces which drain directly to storm sewer systems. In order for downspout redirection to produce a measurable benefit, it requires a minimum flow path length of 5 m across a pervious surface before flowing onto an impervious surface, or into a storm sewer system. Discharge locations for roof downspouts should be a distance of at least 3 m away from building foundations and should be directed towards a pervious surface. If a pervious surface is not directly available around the immediate perimeter of the building, the downspout can run underground and discharge as a 'pop-up' outlet at the nearest pervious surface.

Appendix D provides further details on this approach and a specification to be included with building permit applications.

The above approach represents the minimum requirement for sites requiring a building permit application only. However, there are also many other measures that could be used to minimize runoff volume including: permeable paver driveways; infiltration trenches, rainwater harvesting, green roofs, rain gardens, etc. These measures necessarily require more information (e.g., site infiltration testing) and in some cases, considerable design effort by qualified professionals. ***While the use of these measures is not required to meet the minimum requirement, a sample design approach (refer to Appendix D) has been provided to illustrate how such measures could be applied to small scale/single lot development.***

### 3.5 Sample Approaches

Appendix D contains sample design approaches that demonstrate how these criteria can be achieved for the following types of development:

- i) Commercial;
- ii) Residential (town homes requiring Site Plan Control approval);
- iii) Residential (condominium requiring Site Plan Control approval); and
- iv) Residential (single lot requiring building permit only).



## **Appendix I – Drawings**

### **Project Drawings (All 11x17 Reduction, Scale: NTS)**

- **Site Plan. Drawing ASP100, Revision 3**
- **Topographic Survey, March 16, 2018**
- **Existing Conditions and Removals Plan, Drawing C0**
- **Site Servicing Plan, Drawing C1**
- **Grading Plan, Drawing C2**
- **Erosion & Sediment Control Plan, Drawing C3**
- **Storm Drainage Area Plan, Drawing C4**

PART OF BLOCKS 41 and 42 REGISTERED PLAN 4M-623 and PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 250 0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note Bearings are MTM grid, are referred to the Westerly limit of Part 13 on plan 4R-26884 having a bearing of N 21° 00' 00" E, and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

Elevation Notes 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. 2. 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.

Utility Notes 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation. 2. Only visible surface utilities were located. 3. Underground utility data derived from City of Ottawa utility sheet reference: 11151, 14868 (pp8, pp10 & pp11)-01-05, 1-01-09, 1-01-18 & 1-01-20. 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa plans. 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

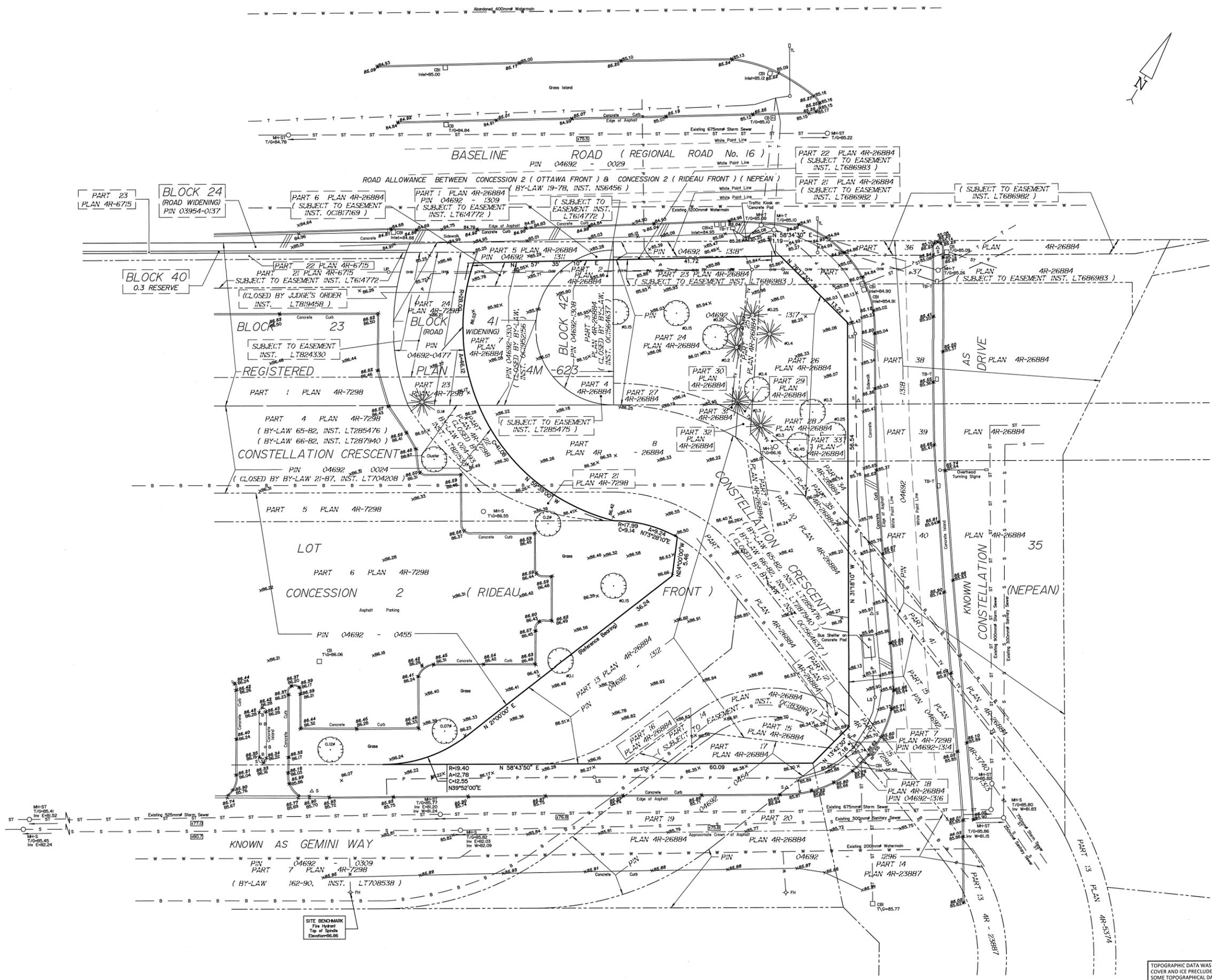
Notes & Legend table with symbols for MH-ST, MH-S, MH-T, ST, S, W, U, T, TV, P, UP, AN, LS, CB, FH, TB-T, Inv., T/G, B, TS, S, C/L, +55.00, +45.00, Deciduous Tree, Coniferous Tree.

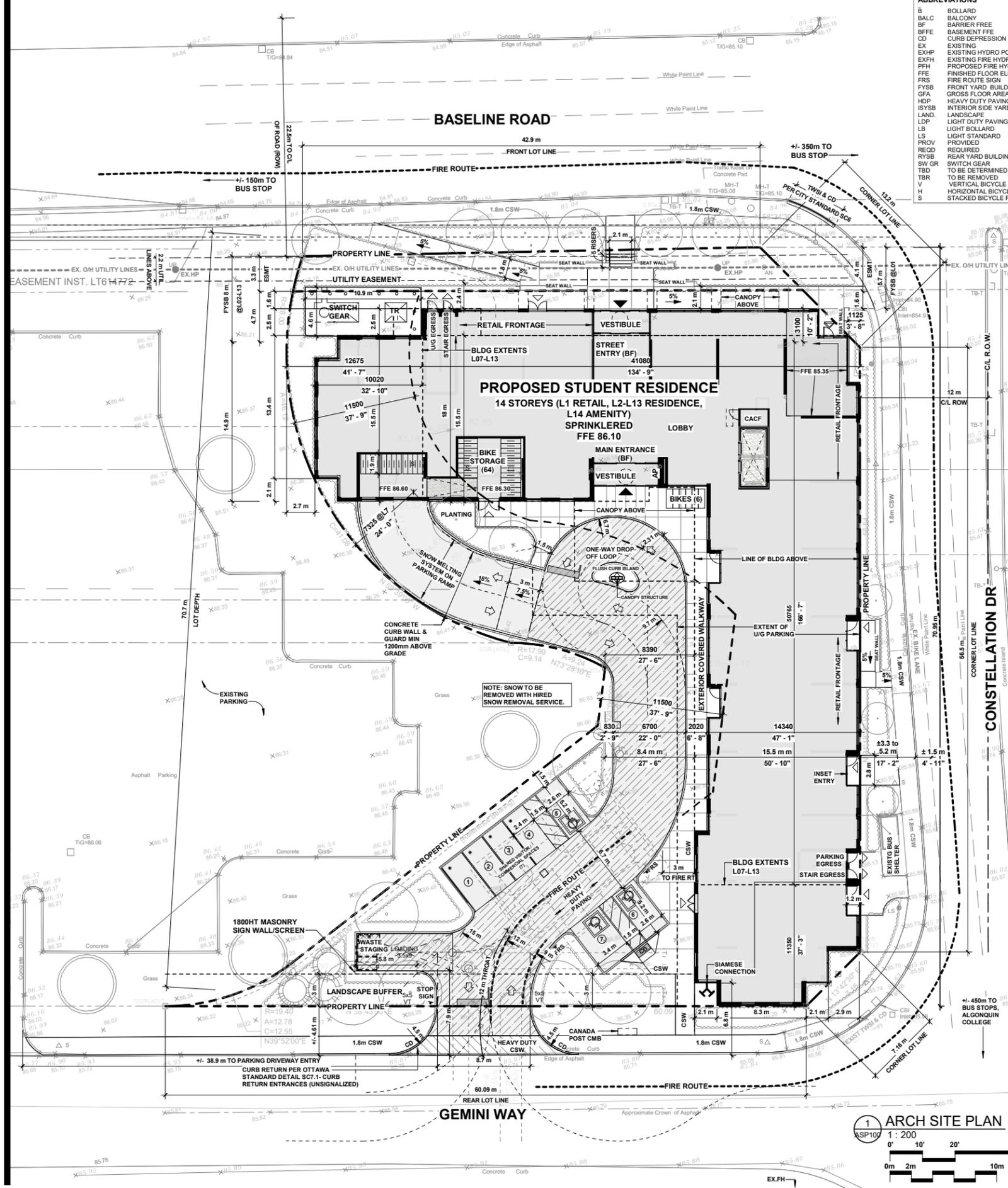
Boundary information compiled from field survey and Plan 4R-26884.

Field work completed on March 2nd, 2018. March 16, 2018 Date Jamie Leslie Ontario Land Surveyor

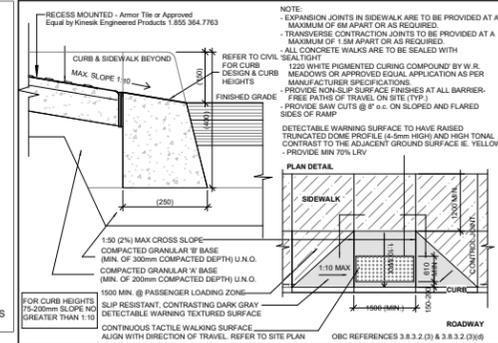
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE. WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2018.

FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS 190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826





- ABBREVIATIONS**
- B BOLLARD
  - BALC BALCONY
  - BF BARRIER FREE
  - BFFE BASEMENT FFE
  - CD CURB DEPRESSION
  - EX EXISTING
  - EXHP EXISTING HYDRO POLE
  - PHF PROPOSED FIRE HYDRANT
  - FFE FINISHED FLOOR ELEVATION
  - FRS FIRE ROUTE SIGN
  - FYSB FRONT YARD BUILDING SETBACK
  - GFA GROSS FLOOR AREA
  - HDP HEAVY DUTY PAVING
  - ISYSB INTERIOR SIDE YARD SETBACK
  - LAND LANDSCAPE
  - LDP LIGHT DUTY PAVING
  - LB LIGHT BOLLARD
  - LS LIGHT STANDARD
  - PROV PROVIDED
  - REQD REQUIRED
  - RYSB REAR YARD BUILDING SETBACK
  - SW GR SWITCH GEAR
  - TBD TO BE DETERMINED
  - TBR TO BE REMOVED
  - V VERTICAL BICYCLE PARKING SPACES
  - H HORIZONTAL BICYCLE PARKING SPACES
  - S STACKED BICYCLE PARKING SPACES



- DRAWING LEGEND**
- PROPERTY LINE
  - FIRE ROUTE PATH
  - SIAMASE CONNECTION
  - ▲ SERVICE EXITS / ENTRANCE POINTS
  - △ OVERHEAD DOORS
  - ↑ TRAFFIC FLOW
  - PAINTED ISLAND - NO PARKING
  - PARKING STALL COUNT PER ROW
  - DESIGNATED ACCESSIBLE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
  - FREE-STANDING SIGN
  - LIGHT STANDARD
  - EX EXISTING ELEMENTS

**CREDIT NOTES:**  
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILES TOPOGRAPHIC PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2018 DATED MARCH 2nd, 2018. FABIANI ARCHITECT LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

**LEGAL LAND DESCRIPTION:**  
 PART OF BLOCKS 41 AND 42 REGISTERED PLAN 4M-623 AND PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT)  
 PIN:  
 04692-1308  
 04692-1310  
 04692-1317  
 04692-1312  
 04692-0454  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA

**SURVEYOR'S INFO:**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2018  
 190 Colonnade Road Phone: (613) 727-8226  
 Ottawa, Ontario K2E 7J5 Fax: (613) 727-1826

**FLOOR STATISTICS - STUDENT RESIDENCE BLDG**

FLOOR	HT (ft) FLR-FLR	HT (m) FLR-FLR	HT (ft) U/S SLAB	SUITES COUNTS	STUDIO	DOUBLE	TRIPLE	QUAD	FLOOR TOTALS	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (Zoning)	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (OBC)
1-Retail	14' 9"	4.50	12' 11"	0	0	0	0	0	11,119	1033.0	14,285
2	9' 4"	2.85	8' 6"	15	0	6 (1 BF)	6 (1 BF)	3 (1 BF)	42	12,645	1174.8
3	9' 4"	2.85	8' 6"	15	0	6 (1 BF)	6 (1 BF)	3 (1 BF)	42	12,645	1174.8
4	9' 4"	2.85	8' 6"	15	0	6 (1 BF)	6 (1 BF)	3 (1 BF)	42	12,645	1174.8
5	9' 4"	2.85	8' 6"	15	0	6 (1 BF)	6 (1 BF)	3 (1 BF)	42	12,645	1174.8
6	9' 4"	2.85	8' 6"	15	0	6 (1 BF)	6 (1 BF)	3 (1 BF)	42	12,645	1174.8
7	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
8	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
9	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
10	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
11	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
12	9' 4"	2.85	8' 6"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
13	9' 10"	3.00	9' 0"	11	0	2 (1 BF)	6 (1 BF)	3 (1 BF)	34	9,739	904.8
14-Amenity	14' 9"	4.50	12' 11"	0	0	0	0	0	0	0.0	11,044
Subtotal	142' 3"	43.35	-	152	0	44	72	36	448	142,520	13,240.6
Avg Grade & Roofing	1' 12"	0.60	-	SUITE AREA (M <sup>2</sup> )	770	935	1140	Avg Suite Area	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (Zoning)	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (OBC)	
BUILDING TOTALS	144' 2"	43.95	-	SUITE MIX %	0%	29%	47%	24%	941 ft <sup>2</sup>	142,520	13,240.6
DELTA	32' 8"	9.95	-	BARRIER FREE (BF) UNITS: MIN 15% @ 152 UNITS = 23 UNITS BF REQD	PROPOSED: 7 DOUBLE + 12 TRIPLE + 4 QUAD = 23 PROVIDED.	142,520	13,240.6	196,223	18,229.7		

**DEVELOPMENT STATISTICS - 2140 Baseline Rd, Ottawa**

	SM	SF	ACRES	%
GROSS SITE AREA	3,049.3	32,822	0.753	-
BLDG FOOTPRINT	1,575.0	16,953	0.389	51.7%
1ST FLOOR - RETAIL, LOBBY, SERVICES	1033.0	11,119	-	-
TYP. LOWER FLOOR	1174.8	12,645	-	-
TYP. UPPER FLOOR	904.8	9,739	-	-
AMENITY FLOOR (EXCLUDED)	0.0	0	-	-
GROSS FLOOR AREA (ZONING DEFINITION)	13,240.6	142,521	-	-

**PARKING REQUIRED**

Table 101: MIN PARKING SPACE RATES - R22

ZONING REQUIREMENT (AREA B)	REQUIRED SPACES	PROVIDED SPACES	COMPLY
RETAIL (MIXED USE) (0 REQ'D <1500m <sup>2</sup> )	0	0	YES
STUDENT RES. - RATE PER DWELLING UNIT	0.20	0.22	YES
# OF PARKING SPACES	30	34	YES
VISITOR PARK'G (0(10-12)+0.1(UNIT) (12-140))	13	13	YES
SURFACE PARKING	-	7	-
U/G PARKING	-	40	-
<b>TOTAL SPACES</b>	<b>43</b>	<b>47</b>	<b>*INCLUDES ACCESSIBLE SPACES</b>
SURPLUS / DEFICIT	4	8%	YES
*ACCESSIBLE SPACES	4	8%	YES
RATE = 2(1-30) + 2(31-60) + 2(61-100) + 2(PER 30)	MAX	4	PROVIDED
SMALL CARS	MAX	4	PROVIDED
SMALL CAR SPACES (2.4x4.6) 40% MAX	40%	11%	YES
BICYCLE PARKING - TABLE 111A	17	5	YES
1.0 PER DWELLING UNIT (TOTALS)	152	148	YES
VERTICAL	30	-	-
HORIZONTAL	54	-	-
STACKED	64	-	-

**ZONING INFORMATION - ZONING BY-LAW**

Official Plan

Permitted Use:	Yes		NO	
	REQUIRED	PROVIDED	REQUIRED	COMPLY
Part 10 - Mixed Use / Commercial Zones (Sections 185-198)	# / M <sup>2</sup> / M	M <sup>2</sup> / M	COMPLY	
0.10 Lot Area	N/A	3049.3	YES	
0.11 Floor Space Index	2.0	4.34	NO	
0.12 Lot Frontage (Min)	N/A	53.8	YES	
0.13 Lot Coverage (Max)(Combined)	N/A	52%	YES	
0.14 Building Height (Max) - Sect 9	34m	43.95	NO	
0.15 Bldg Height # of Storeys (Max)	N/A	14	YES	
0.16 Front Yard Setback (Min)	N/A	3.3	YES	
0.16a Hydro Line Setback	5m	5m	YES	
0.17 Side Yard Setback (Min)	N/A	0.0	YES	
0.18 Rear Yard Setback (Min)	N/A	0.0	YES	
0.19 Lot Depth (Min)	-	70.7	YES	
0.20 Landscaped Area Width (Min)	N/A	TBD	YES	

**PARKING STANDARDS (SECTION 6.18)**

	STANDARD	PROVIDED
PARKING STALLS - STANDARD	2.6 x 5.2	YES
PARKING STALLS - SMALL SPACE	2.4 x (5.2 or 4.6)	YES
ACC. PARKING - AODA TYPE A&B	2.4 / 3.4 x 5.2 (+1.5) x 2.75(h)	YES
DRIVE AISLE - TWO WAY AT GRADE	6.7m	YES
DRIVE AISLE - TWO WAY PARK. GARAGE	6.0m	YES
LOADING SPACE - STANDARD	3.5 x 9.0 x 4.2(h)	YES
LOADING SPACE - OVERSIZED	4.3 x 13.0 x 4.2(h)	YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8	YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5	YES
BICYCLE PARKG, STACKED	0.46 x 1.9	YES

AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BYLAW

**APPROVED REFUSED**

THIS DAY OF 20\_\_

DERRICK MOODIE  
 MANAGER, DEVELOPMENT REVIEW - WEST  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

No.	BY	DESCRIPTION	DDMMYY
3	ML	RE-ISSUED FOR SPA	29MAR2019
2	ML	RE-ISSUED FOR SPA	18DEC2018
1	ML	SITE PLAN APPROVAL	25MAY2018

**REVISION / ISSUE SCHEDULE**

No.	BY	DESCRIPTION	DDMMYY
3	ML	RE-ISSUED FOR SPA	29MAR2019
2	ML	RE-ISSUED FOR SPA	18DEC2018
1	ML	SITE PLAN APPROVAL	25MAY2018

**DEVELOPMENT CONSULTANT:**  
 1282 CORNWALL RD.  
 OAKVILLE, ONTARIO L6J 7W4

**ARCHITECT:**  
 1282 CORNWALL RD.  
 OAKVILLE, ONTARIO L6J 7W4

**CLIENT:**  
 Baseline Constellation Partnership Inc.  
 Theberge Homes  
 904 Lady Ellen Place  
 Ottawa, ON K1Z 9L5

Mastercraft Starwood  
 115 Champagne Avenue South  
 Ottawa, Ontario K1S 5V5 Canada

**PROJECT:**  
 OTTAWA STUDENT RESIDENCE

2140 Baseline Rd, Nepean (Ottawa) ON, K2G 6E2

**DRAWING TITLE:**  
 SITE PLAN

BY: [Signature] CHECKED: [Signature] ISSUED FOR: RE-ISSUED FOR SPA

PROJECT NO.: S18-012 SHEET NO.: 3

SCALE: As Indicated

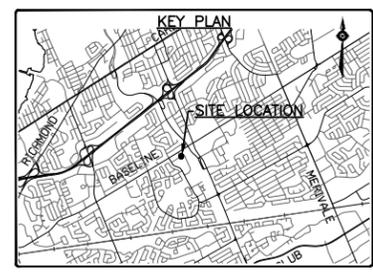
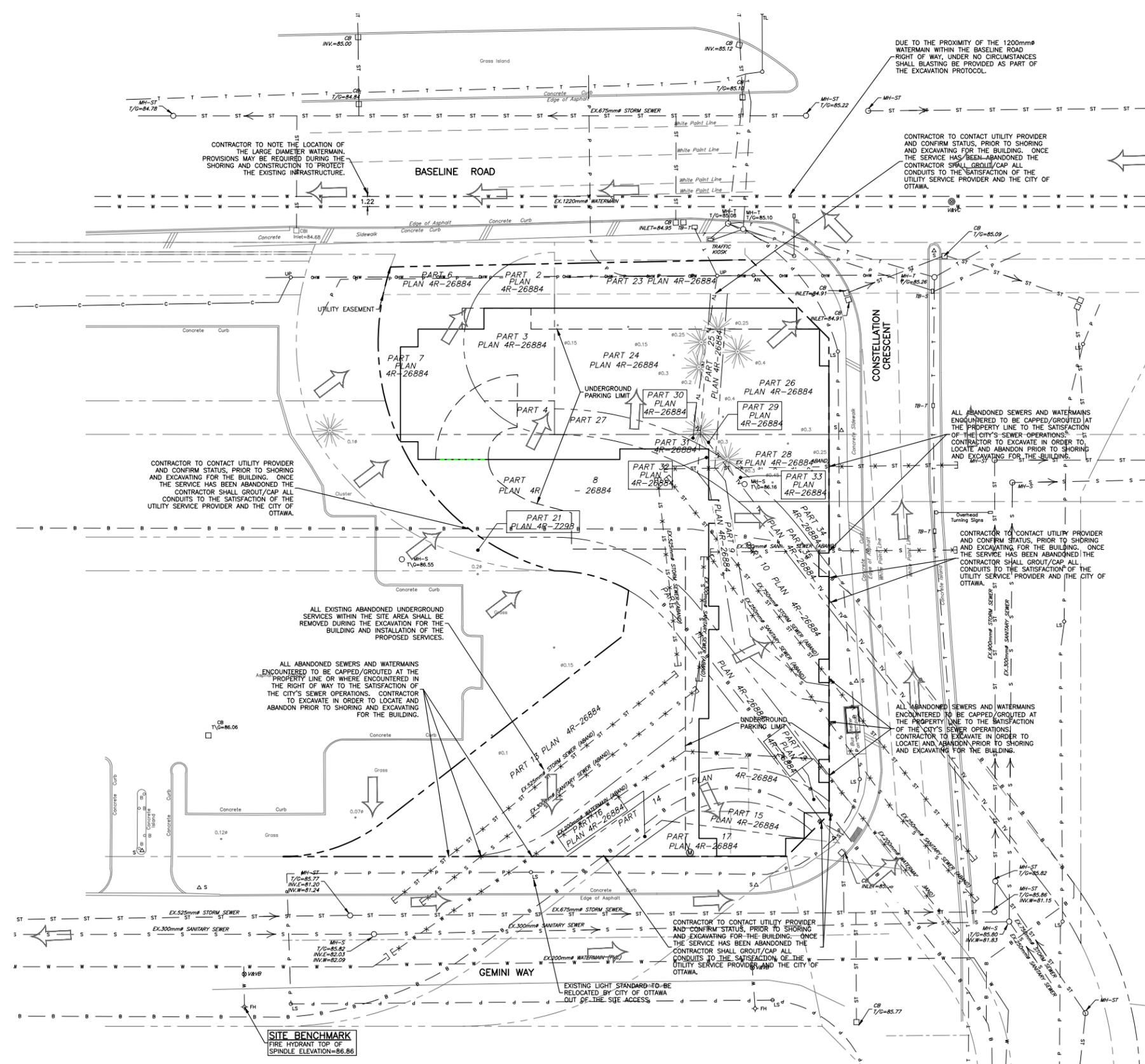
ISSUE DATE: 29MAR2019

**ASP100**

3 SHEET REVISION

#17540

DRAWING LOCATION: C:\Users\M\Desktop\18-012\S18-012\SitePlan\18-012\SitePlan.rvt 20190329 10:00:00 AM



**EXISTING LEGEND**

□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
OHW	OVERHEAD WIRES
OP	UTILITY POLE
LS	LIGHT STANDARD
CB	CATCH BASIN
T/G	TOP OF GRADE
GM	GAS METER
TCB	TRAFFIC CONTROL BOX
— GAS —	GAS MAIN
— C —	COMMUNICATIONS
— TV —	TELEVISION
— B —	BELL TELEPHONE
— P —	POWER
— T —	TRAFFIC AND MANHOLE
— ST —	STORM SEWER AND MANHOLE
— S —	SANITARY SEWER AND MANHOLE
— W —	WATERMAIN AND VALVE AND VALVE BOX
— FH —	FIRE HYDRANT
— ST —	ABANDONED STORM SEWER
— S —	ABANDONED SANITARY SEWER
— W —	ABANDONED WATERMAIN
○	EXISTING TREES/SHRUBS
○ B	BOLLARD
BF	BOARD FENCE
WRW	WOODEN RETAINING WALL
C/L	CENTRELINE
→	OVERLAND FLOW DIRECTION

- NOTES:**
1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
  2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO SHORING AND EXCAVATING FOR THE BUILDING. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
  3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C1.
  4. UNDER NO CIRCUMSTANCES SHALL ANY BLASTING OPERATIONS BE PERFORMED

- LEGAL PARCEL NOTE**  
ALL LEGAL PARCELS WITHIN THE SITE AREA ARE TO BE CONSOLIDATED INTO ONE SINGLE PARCEL.
- PIN 04692-1308, Parts 2, 3, 4 on Registered Plan 4R-26884
  - PIN 04692-1310, Parts 6, 7 on Registered Plan 4R-26884
  - PIN 04692-1312, Part 8 to Part 15 on Registered Plan 4R-26884
  - PIN 04692-1315, Parts 16, 17 on Registered Plan 4R-26884
  - PIN 04692-1317, Part 23 to Part 35 on Registered Plan 4R-26884

**CAUTION**  
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.

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED AS PER CITY COMMENTS	14/06/19	SAB	BMT
2	REVISED AS PER CITY COMMENTS	28/03/19	SAB	BMT
1	RE-ISSUED FOR SITE PLAN APPROVAL	18/12/18	SAB	BMT

REV	REVISION DESCRIPTION	DATE	BY	APPD
3	REVISED AS PER CITY COMMENTS	14/06/19	SAB	BMT
2	REVISED AS PER CITY COMMENTS	28/03/19	SAB	BMT
1	RE-ISSUED FOR SITE PLAN APPROVAL	18/12/18	SAB	BMT

SCALE: 1:250  
DESIGNED BY: [Signature]  
REVIEWED BY: [Signature]

**CLIENT**  
BASELINE CONSTELLATION PARTNERSHIP INC.  
THEBERGE HOMES  
904 LADY ELLEN PLACE  
OTTAWA, ON. K1S 5L5

**DESIGNER**  
MASTERCRAFT STARWOOD  
115 CHAMPAGNE AVE. SOUTH  
OTTAWA, ON. K1S 5V5

**exp.**  
exp Services Inc.  
111 BURNHAMTHORPE RD. UNIT 100  
MISSISSAUGA, ON. L4W 5R6  
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

**PROJECT**  
OTTAWA STUDENT RESIDENCE  
2140 BASELINE ROAD  
OTTAWA, ONTARIO.

**TITLE**  
EXISTING CONDITIONS AND REMOVALS PLAN

**PROJECT MANAGER**  
BMT

**APPROVED**  
BMT

**PROJECT No.**  
OTT-00245012-AC

**SURVEY**  
FSD

**DATE**  
APRIL 2018

**DRAWING No.**  
C0

GENERAL NOTES

- 1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE.
2. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES AND STRUCTURES TO BE CONNECTED TO AND EXISTING SERVICES THAT MAY BE DAMAGED OR CAUSE CONFLICTS PRIOR TO CONSTRUCTION OF ANY NEW SEWER, WATER AND/OR STORM WATER WORKS. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
4. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS. ALL DIMENSIONS ARE METRES UNLESS OTHERWISE SPECIFIED. ALL DRAWINGS SHOULD NOT BE SCALED BY THE CONTRACTOR. ANY MISSING OR QUESTIONABLE DIMENSIONS ARE TO BE CONFIRMED WITH THE ENGINEER IN WRITING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF THE SAME.
6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL AND REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER, THE CITY OF OTTAWA AND THE AUTHORITY HAVING JURISDICTION.
8. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OTTAWA REQUIREMENTS FOR TRAFFIC CONTROL, WHEN WORKING ON CITY STREETS. ALL CONSTRUCTION SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF OTTAWA TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
10. THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
11. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS WRITTEN APPROVAL BY THE ENGINEER HAS BEEN OBTAINED.
12. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
13. THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. AS-BUILT SITE SERVICING & GRADING DRAWINGS SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
14. ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEAT PAVEMENT.
15. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATERSON GROUP, DATED JANUARY 3, 2019, REPORT NO. PG 4184-1.
16. THE CONTRACTOR SHALL APPRAISE HIS/HERSELF OF ALL SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED AND SHALL CARRY OUT THEIR OWN TEST PITS AS REQUIRED TO MAKE THEIR OWN INDEPENDENT ASSESSMENT OF GROUND CONDITIONS. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR ANY EXTRA COST DUE TO ANY SUCH GROUND CONDITIONS VARYING FROM THOSE ANTICIPATED BY THE CONTRACTOR.
17. DO NOT CONSTRUCT USING DRAWINGS THAT ARE NOT MARKED "ISSUED FOR CONSTRUCTION".
18. FOR TOPOGRAPHICAL INFORMATION REFER TO PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. DATED MARCH 16, 2018.
19. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE AND LEGAL DRAWINGS.
20. A SCHEMATIC DIAGRAM, INCLUDING PROPOSED ELEVATIONS, WITH DETAILS OF THE PROPOSED FOUNDATION DRAINS, STORM LATERAL CONNECTIONS AND INTERNAL MECHANICAL PUMPS, ETC. SHALL BE PREPARED BY THE MECHANICAL CONSULTANT, PRIOR TO REGISTRATION.
21. DUE TO THE PROXIMITY OF THE 1220mm DIAMETER WATERMAIN WITHIN THE BASELINE ROAD RIGHT OF WAY, UNDER NO CIRCUMSTANCES SHALL BLASTING BE PROVIDED AS PART OF THE EXCAVATION PROTOCOL.

- 8. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
9. ALL UNDERGROUND PARKING FLOOR DRAINAGE IS TO BE DIRECTED TO THE SANITARY SEWER AS PER THE CITY OF OTTAWA SEWER DESIGN GUIDE LINES, CLAUSE 6.1.10.
STORM SEWER NOTES:
1. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE STORM SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDM.
4. SEWER BEDDING AS PER CITY STANDARD S6 & S7.
5. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
6. WITHIN THE FROST ZONE, THE BACKFILL IN THE SERVICE TRENCHES SHOULD MATCH THE SOIL ON SIDES TO MINIMIZE DIFFERENTIAL FROST HEAVING IN THE SUBGRADE.
7. ALL STORM SERVICES TO BE EQUIPPED WITH APPROVED BACKWATER VALVES. REFER TO MECHANICAL DRAWINGS.
8. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED STORM SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.

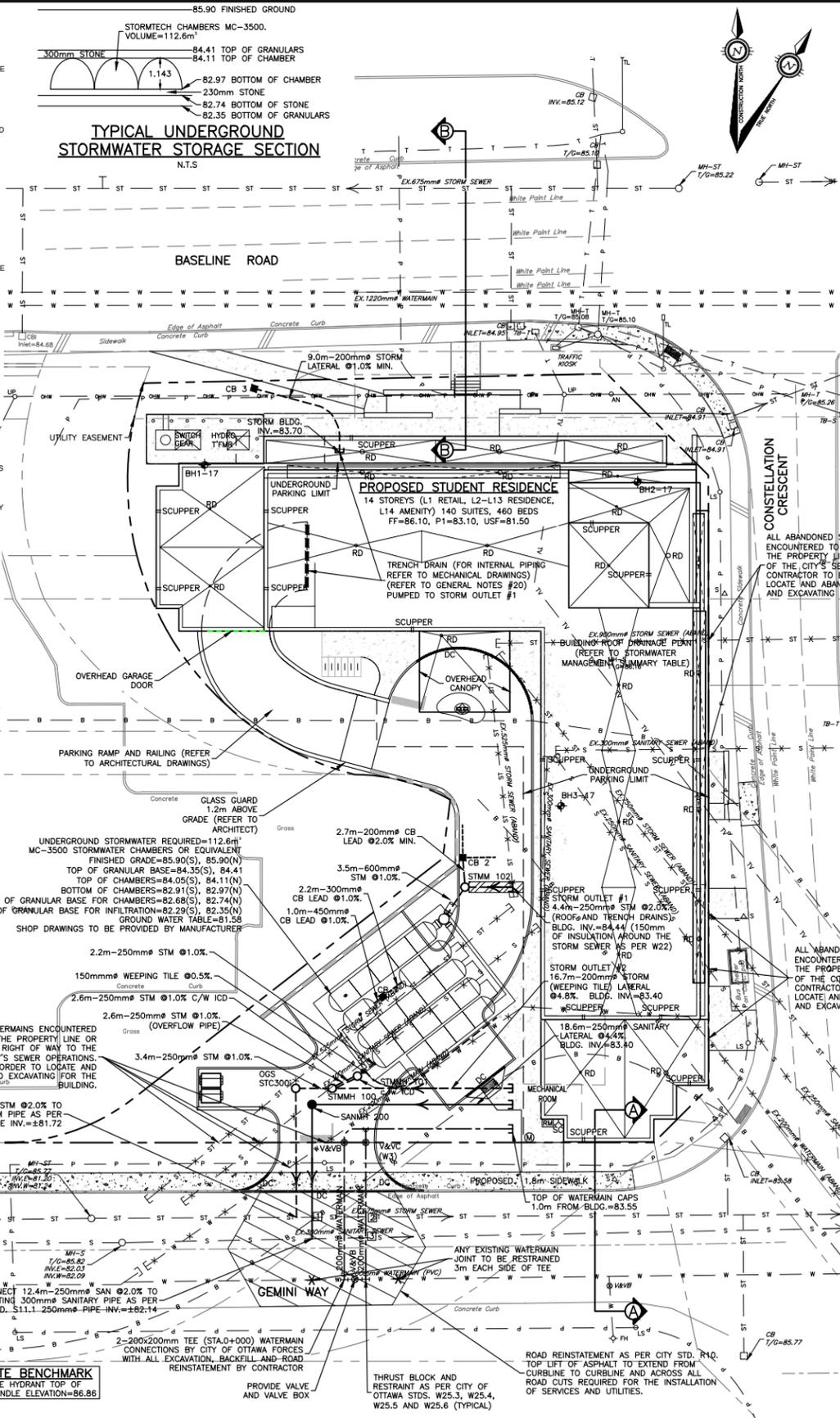
- WATERMAIN NOTES:
1. ALL WATERMAIN MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. NO WORK SHALL COMMENCE UNLESS A CITY WATER WORKS INSPECTOR IS ON SITE. WATERMAIN CONNECTIONS BY CITY OF OTTAWA FORCES WITH ALL EXCAVATION BACKFILL AND ROAD REINSTATEMENT BY CONTRACTOR.
3. WATERMANS TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17, UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
4. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS AS PER CITY OF OTTAWA STD. W40. ALL ANODES SHALL BE A Z-24-48 AS PER CITY OF OTTAWA STD. W44.
5. ALL WATERMANS TO BE INSTALLED AT MINIMUM COVER OF 2.4m.
6. IF WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
7. DISINFECTION AND TESTING OF WATERMAIN TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
8. WATER METER TO BE INSTALLED AS PER W32.
9. INSULATION FOR WATERMAIN CROSSING OVER AND BELOW SEWER SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W25.2 AND W25.2, RESPECTIVELY, WHERE WATERMAIN COVER IS LESS THAN 2.4m.

- ROAD NOTES:
1. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 500.010, OPSS 310.
2. GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
3. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. PAVEMENT STRUCTURE:
PARKING AREAS:
- 50mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 150mm GRANULAR "A" CRUSHED LESTONE (OPSS 1010)
- 300mm GRANULAR "B" TYPE II (OPSS 1010)
PAVEMENT DESIGN TYPE:
ACCESS LANES AND HEAVY DUTY AREA:
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm GRANULAR "A" CRUSHED LESTONE (OPSS 1010)
- 450mm GRANULAR "B" TYPE II (OPSS 1010)
GEMINI WAY:
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm GRANULAR "A" CRUSHED LESTONE (OPSS 1010)
- 450mm GRANULAR "B" TYPE II (OPSS 1010)

SANITARY SEWER NOTES:

- 1. ALL SANITARY SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS "B" BEDDING UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONDUCT CCTV INSPECTION OF ALL NEWLY INSTALLED SANITARY SEWERS AND EXISTING SEWERS CONNECTED TO. THE TEST SHALL BE PERFORMED IMMEDIATELY AFTER SEWERS INSTALLED.
5. THE CONTRACTOR SHALL CONSTRUCT FLEXIBLE SANITARY SEWERS IN ACCORDANCE WITH OPSD 802.010 AND 802.013. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE PIPES FROM HEAVY CONSTRUCTION EQUIPMENT. BEDDING AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% SPMDM.
6. ALL ABANDONED EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF THE CITY OF OTTAWA'S SEWER OPERATIONS.
7. ALL SANITARY BUILDING CONNECTIONS TO BE EQUIPPED WITH A SANITARY BACKWATER VALVE. REFER TO MECHANICAL DRAWINGS.

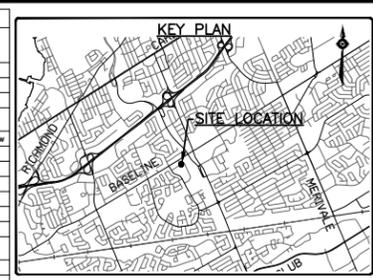
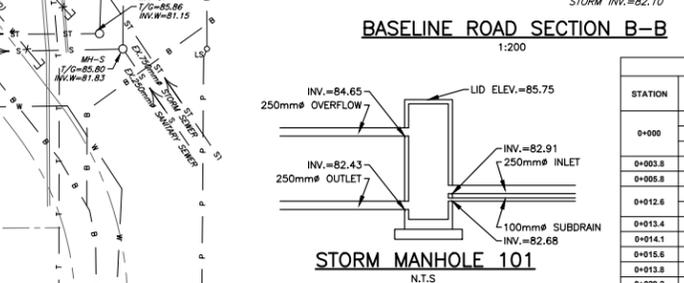
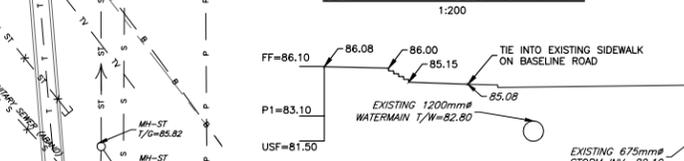
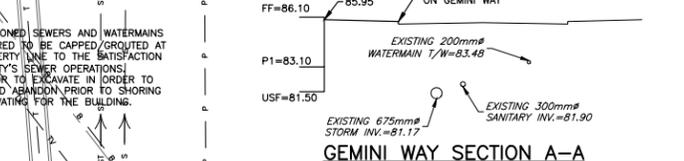
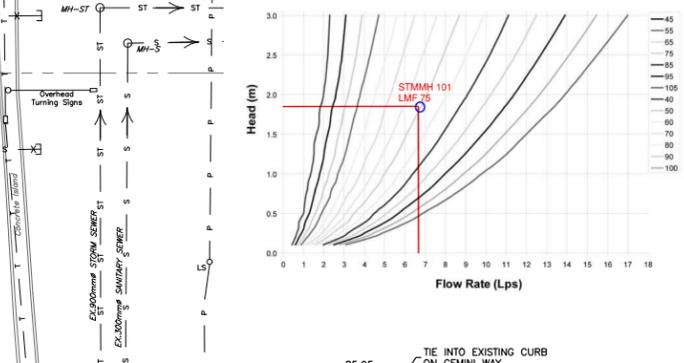
WATERMAIN / SEWER CROSSING TABLE
LOCATION FINISHED GRADE (mm) SANITARY SEWER DIA (mm) SANITARY SEWER INV ELEV (m) WATERMAIN DIA (mm) WATERMAIN INV ELEV (m) CLEARANCES (mm)



STRUCTURE TABLE
STRUCTURE NUMBER TYPE LID ELEV (m) INVERT IN (m) INVERT OUT (m) SIZE REFERENCE FRAME COVER Comment

SEWER TABLE
STRUCTURE US DS TYPE INVERT ELEV (m) NOMINAL DIA (mm) LENGTH (m) Type Class Comment

STORMWATER MANAGEMENT SUMMARY TABLE
CONTROL LOCATION 5-YEAR FLOW (L/s) 100-YEAR FLOW (L/s) MAX HEAD (m) 100-YEAR STORAGE (m³) CONTROL METHOD MANUFACTURER MODEL



- EXISTING LEGEND
SURVEY MONUMENT PLANTED
SURVEY MONUMENT FOUND
OVERHEAD WIRES
UTILITY POLE
LIGHT STANDARD
CATCH BASIN
TOP OF GRATE
GAS METER
TRAFFIC CONTROL BOX
GAS MAIN
COMMUNICATIONS
TELEVISION
BELL TELEPHONE
POWER
TRAFFIC AND MANHOLE
STORM SEWER AND MANHOLE
SANITARY SEWER AND MANHOLE
WATERMAIN AND VALVE AND VALVE BOX
FIRE HYDRANT
ABANDONED STORM SEWER
ABANDONED SANITARY SEWER
ABANDONED WATERMAIN
EXISTING TREES/SHRUBS
BOLLARD
BOARD FENCE
WOODEN RETAINING WALL
CENTRELINE

- PROPOSED LEGEND
PROPERTY LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED SANITARY MANHOLE
PROPOSED STORM MANHOLE
PROPOSED OIL GRIT SEPARATOR
PROPOSED CATCHBASIN
PROPOSED SUBDRAIN
PROPOSED FLOOR DRAIN
PROPOSED WATERMAIN
PROPOSED WATER VALVE & VALVE BOX
PROPOSED WATER METER
PROPOSED SIAMENSE CONNECTION
FINISHED FLOOR ELEVATION
PARKING LEVEL 1
INLET CONTROL DEVICE
PROPOSED BUILDING ENTRY/EXIT
BOREHOLE LOCATION AND NUMBER

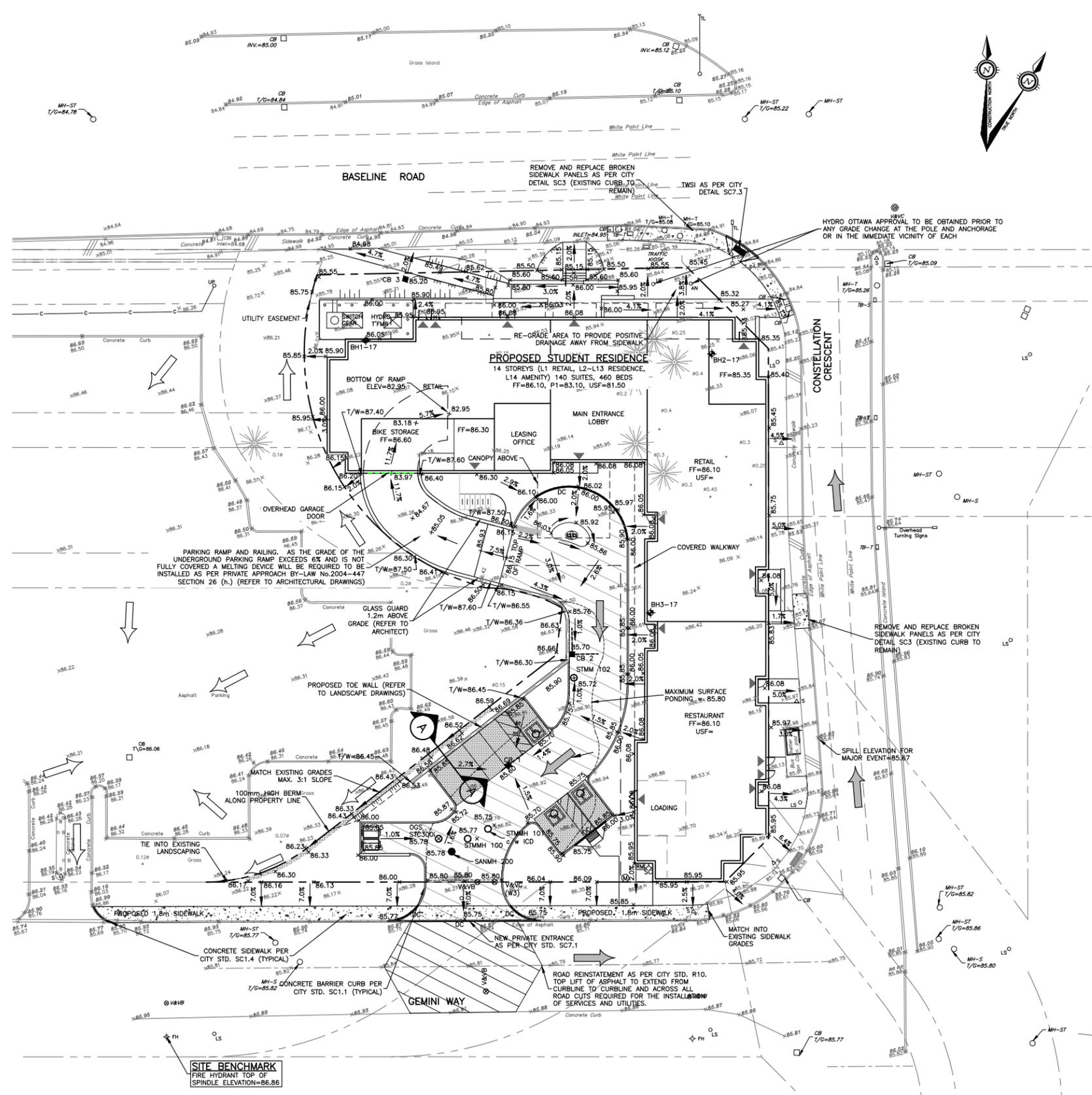
WATERMAIN TABLE
STATION DESCRIPTION GROUND ELEVATION (m) TOP OF WATERMAIN, ELEV (m) AS-BUILT (m)

CAUTION
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND UNDERGROUND 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.

REVISIONS
REV REVISION DESCRIPTION DATE BY APPD

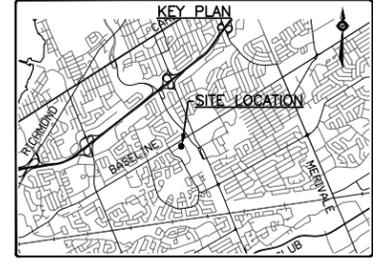
CLIENT: BASELINE CONSTELLATION PARTNERSHIP INC.
THEBERGE HOMES
904 LADY ELLEN PLACE
OTTAWA, ON. K1Z 5L5
DESIGNED BY: SAB
CHECKED BY: JLF
DATE: APRIL 2018

PROJECT: OTTAWA STUDENT RESIDENCE
2140 BASELINE ROAD
OTTAWA, ONTARIO.
PROJECT NO: OTT-00245012-AC
SURVEY: FSD
DATE: APRIL 2018
DRAWING NO: C1



**GENERAL NOTES FOR GRADING**

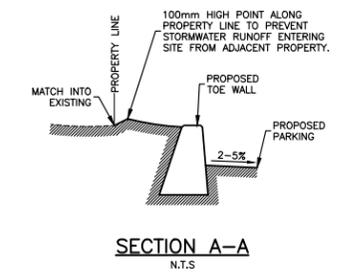
1. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
2. GRADING IN GRASSED AREAS WILL BE BETWEEN 2% TO 7% GRADES IN EXCESS OF 7% WILL REQUIRE A MAXIMUM 3:1 TERRACING.
3. SNOW IS NOT PERMITTED TO BE PLACED IN THE RIGHT-OF-WAY UNDER ANY SITUATION. SNOW TO BE REMOVED WITH HIRED SNOW REMOVAL SERVICE.



- EXISTING LEGEND**
- SURVEY MONUMENT PLANTED
  - SURVEY MONUMENT FOUND
  - OHW OVERHEAD WIRES
  - UP UTILITY POLE
  - LS LIGHT STANDARD
  - CB CATCH BASIN
  - T/G TOP OF GRADE
  - GM GAS METER
  - TB-T TRAFFIC CONTROL BOX
  - MH-T TRAFFIC MANHOLE
  - MH-ST STORM SEWER MANHOLE
  - MH-S SANITARY SEWER MANHOLE
  - V&VB WATER VALVE AND VALVE BOX
  - FH FIRE HYDRANT
  - EXISTING TREES/SHRUBS
  - B BOLLARD
  - BF BOARD FENCE
  - ELEVATION LOCATION OF ELEVATIONS
  - 66.00 TOP OF CURB ELEVATION
  - WRW WOODEN RETAINING WALL
  - C/L CENTRELINE

- PROPOSED LEGEND**
- PROPERTY LINE
  - SANMH 200 PROPOSED SANITARY MANHOLE
  - STMMH 100 PROPOSED STORM MANHOLE
  - OGS PROPOSED OIL GRIT SEPARATOR
  - CB1 PROPOSED CATCHBASIN
  - RD PROPOSED ROOF DRAIN
  - V&VB PROPOSED WATER VALVE & VALVE BOX
  - WM PROPOSED WATER METER
  - RWM PROPOSED REMOTE WATER METER
  - Y-SC PROPOSED SIAMSESE CONNECTION
  - FF FINISHED FLOOR ELEVATION
  - USF UNDERSIDE OF FOOTING ELEVATION
  - P1 PARKING LEVEL 1
  - 3.0% PROPOSED SLOPE & DIRECTION OF FLOW
  - + 86.66 PROPOSED GRADE
  - + (86.36) PROPOSED SWALE GRADE
  - PROPOSED SWALE
  - T/W= PROPOSED TOP OF WALL GRADE
  - T/G= TOP OF GRADE
  - ICD INLET CONTROL DEVICE
  - ONSITE OVERLAND FLOW DIRECTION
  - EXTERNAL OVERLAND FLOW DIRECTION
  - PROPOSED BUILDING ENTRY/EXIT
  - DC DEPRESSED CURB/SIDEWALK
  - BH1-17 BOREHOLE LOCATION AND NUMBER

- PAVEMENT STRUCTURES**
- LIGHT DUTY PAVEMENT STRUCTURE  
50mm HL3 OR SUPERPAVE 12.5mm  
150mm GRANULAR 'A'  
300mm GRANULAR 'B' TYPE II
  - HEAVY DUTY PAVEMENT STRUCTURE  
40mm HL3 OR SUPERPAVE 12.5mm  
50mm HL8 OR SUPERPAVE 19.0mm  
150mm GRANULAR 'A'  
450mm GRANULAR 'B' TYPE II
  - LANDSCAPING  
(SEE ARCHITECT PLAN)



**CAUTION**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND 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.

REV	REVISION DESCRIPTION	DATE	BY	APPD
6	REVISED AS PER CITY COMMENTS	14/06/19	SAB	BMT
5	REVISED AS PER CITY COMMENTS	28/03/19	SAB	BMT
4	RE-ISSUED FOR SITE PLAN APPROVAL	18/12/18	SAB	BMT
3	ISSUED FOR REVIEW	20/11/18	AO	BMT
2	ISSUED FOR SITE PLAN APPROVAL	24/05/18	SAB	BMT
1	ISSUED FOR CLIENT REVIEW	23/05/18	SAB	BMT

<b>CLIENT</b> BASELINE CONSTELLATION PARTNERSHIP INC. THEBERGE HOMES 904 LADY ELLEN PLACE OTTAWA, ON. K1S 5L5	<b>DESIGNED BY</b> SAB	<b>PROJECT</b> OTTAWA STUDENT RESIDENCE 2140 BASELINE ROAD OTTAWA, ONTARIO.	<b>PROJECT NO.</b> OTT-00245012-AC
	<b>CHECKED BY</b> BMT		<b>DATE</b> APRIL 2018
	<b>DATE</b> APRIL 2018		<b>DRAWING NO.</b> C2
	<b>PROJECT MANAGER</b> BMT		<b>TITLE</b> GRADING PLAN

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 251 BURNHAMTHORPE RD. UNIT 100  
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