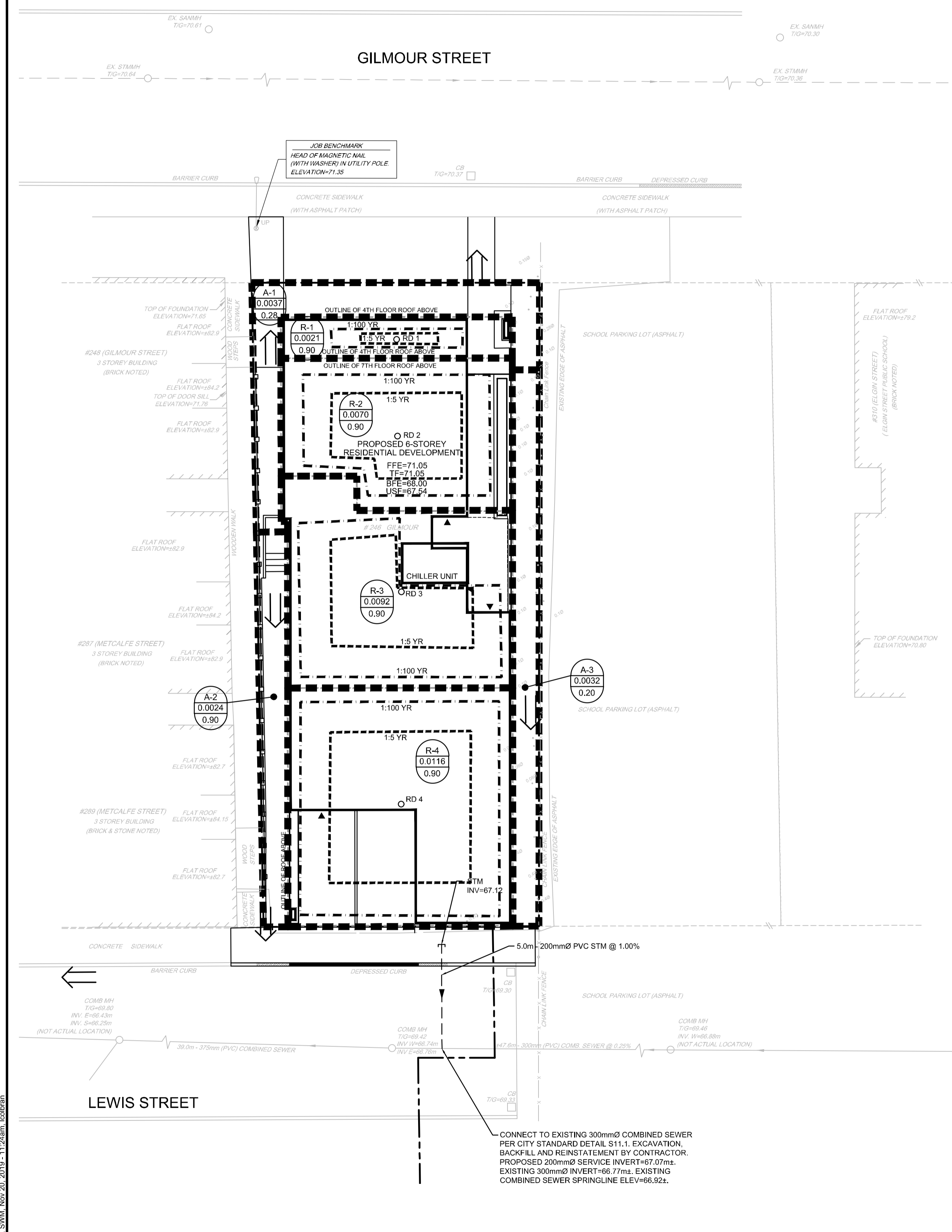


**LEGEND**

- PROPERTY LINE
- PROPOSED STORM SERVICE
- CONTROLLED FLOW ROOF DRAIN
- DRAINAGE AREA LIMITS
- APPROXIMATE PONDING LIMITS
- POST-DEVELOPMENT AREA ID
- POST-DEVELOPMENT DRAINAGE AREA (HA)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- EXISTING CONCRETE CURB
- EXISTING COMBINED MANHOLE & SEWER
- EXISTING CATCH-BASIN C/W CATCH-BASIN LEAD
- EXISTING TREES / VEGETATION
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING FENCE
- DIRECTION OF MAJOR OVERLAND FLOW

**GENERAL NOTES:**

1. COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
2. DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
3. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
5. RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
6. REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
7. ALL ELEVATIONS ARE GEODETIC.
8. REFER TO GEOTECHNICAL INVESTIGATION PG4975-1, DATED JULY 04, 2019, PREPARED BY PATERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
9. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
10. REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2019-155) PREPARED BY NOVATECH.
11. SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
12. PRIOR TO COMMENCEMENT OF ANY WORKS, CONTRACTOR TO OBTAIN SERVICE LOCATES BY CALLING OTTAWA ONE CALL AT 1-800-400-2255



AREA ID	ROOF DRAIN No. (WATTS MODEL #)	ROOF DRAIN OPENING SETTING	1.5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-1	RD 1 (RD-100-A-ADJ)	1/4 EXPOSED	0.63 L/s	5 cm	0.75 L/s	9 cm
R-2	RD 2 (RD-100-A-ADJ)	1/4 EXPOSED	0.74 L/s	9 cm	0.84 L/s	12 cm
R-3	RD 3 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/s	10 cm	0.91 L/s	14 cm
R-4	RD 4 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/s	10 cm	0.87 L/s	13 cm

\* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2019-155) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.  
 \*\*ALL CONTROLLED FLOW ROOF DRAINS FOR THE PROPOSED BUILDING TO BE WATTS ADJUSTABLE ACCUTROL ROOF DRAINS.

DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS				REDUCTION IN FLOW (L/s OR %)
	UNCONTROLLED FLOW (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	A-3 FLOW (L/s)	R 1-4 FLOW (L/s)	
1.5 YR	3.5	10.0	0.30	0.63	0.19	2.96	4.96
1:100 YR	7.1	10.0	0.61	1.19	0.40	3.40	5.57

\* REDUCED FLOW COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS

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

**OWNER INFORMATION**  
 EPCON ENTERPRISES LTD.  
 1566 LAPERRIERE AVE.  
 OTTAWA, ONTARIO, K1Z 7T2  
 MR. DOMENIC IDONE  
 PHONE: (613) 325-3416  
 IDONEDOM@GMAIL.COM

No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPLICATION	NOV 18/19	FST

SCALE: 1:125

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

**FOR REVIEW ONLY**

LICENSED PROFESSIONAL ENGINEER  
 F.S. THAUETTE  
 100041300  
 NOV 18, 2019  
 PROVINCE OF ONTARIO

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

LOCATION: CITY OF OTTAWA, 246 GILMOUR STREET

DRAWING NAME: STORMWATER MANAGEMENT PLAN

PROJECT No.: 118221  
 REV: REV # 1  
 DRAWING No.: 118221-SWM

M:\2018\118221\CAD\Design\118221-SWM.dwg, SWM, Nov 20, 2019, 11:24am, kcb@novatech.com