



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 CATCHBASIN C/W CATCHBASIN LEAD
	EXISTING TREES / VEGETATION
	EXISTING UTILITY POLE C/W GUY WIRES
	EXISTING FENCE
	DIRECTION OF MAJOR OVERLAND FLOW

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
 - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
 - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
 - COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & AWWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
 - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF MUNICIPAL AUTHORITIES.
 - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
 - ALL ELEVATIONS ARE GEODETIC.
 - REFER TO GEOTECHNICAL INVESTIGATION 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.
 - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACED AREAS AND DIMENSIONS.
 - REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2019-155) PREPARED BY NOVATECH.
 - SAW CUT AND KEYGRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE-IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
 - PRIOR TO COMMENCEMENT OF ANY WORKS, CONTRACTOR TO OBTAIN SERVICE LOCATES BY CALLING ONTARIO ONE CALL AT 1-800-400-2255

SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 4:55 pm, Oct 01, 2020

ROOF DRAIN TABLE: AREA R-1 TO R-4 (ROOF DRAINS 1, 2, 3 & 4)						
AREA ID	ROOF DRAIN No. (WATTS MODEL)*	ROOF DRAIN OPENING SETTING	1:5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
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	0.71 L/s	10 cm	0.87 L/s	13 cm
R-3	RD 3 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	10 cm	0.87 L/s	13 cm
R-4	RD 4 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	10 cm	0.87 L/s	14 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.

SITE FLOWS & STORMWATER MANAGEMENT TABLE						
DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS			
	UNCONTROLLED FLOW (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	R 1-4 FLOW (L/s)	TOTAL FLOW (L/s)
1:5 YR	3.5	10.0	0.24	0.88	0.46	2.76
1:100 YR	7.1	10.0	0.48	1.70	0.92	3.36

* REDUCED FLOW COMPARED TO PRE-DEVELOPMENT UNCONTROLLED CONDITIONS

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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
4	REVISED BUILDING SERVICES	AUG 28/20	FST
3	ISSUED FOR SITE PLAN	MAY 26/20	FST
2	REVISED PER CITY COMMENTS	APR 16/20	FST
1	ISSUED FOR SITE PLAN APPLICATION	NOV 18/19	FST

SCALE
1:125

DESIGN
FST / LSC
CHECKED
DRAWN
CHECKED
APPROVED

FOR REVIEW ONLY

NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
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Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
246 GILMOUR STREET

DRAWING NAME
STORMWATER MANAGEMENT PLAN

PROJECT No.
118221

REV
REV # 4

DRAWING No.
118221-SWM

Plan #
18085

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