

- LEGEND**
- PROPOSED BARRIER CURB
  - DC — PROPOSED DEPRESSED CURB
  - DRAINAGE AREA LIMITS
  - POST-DEVELOPMENT AREA ID
  - POST-DEVELOPMENT DRAINAGE AREA (ha)
  - 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
  - EXISTING CONCRETE CURB
  - EXISTING VALVE & VALVE BOX
  - SP — EXISTING SERVICE POST
  - HYD — EXISTING HYDRANT
  - CBMH — EXISTING CATCHBASIN
  - CB — EXISTING CATCHBASIN MH
  - EX UP — EXISTING UTILITY POLE OR GUY WIRES

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
  - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
  - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
  - COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD & ANWA GUIDELINES - ALL CURRENT VERSIONS AND 'AS AMENDED'.
  - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
  - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
  - ALL ELEVATIONS ARE GEODETIC.
  - REFER TO GEOTECHNICAL INVESTIGATION REPORT (PG5829-1, DATED JUNE 7, 2021), PREPARED BY PATERSON GROUP INC., FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
  - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARD SURFACE AREAS AND DIMENSIONS.
  - REFER TO THE DEVELOPMENT SERVICING STUDY & STORMWATER MANAGEMENT REPORT (R-2023-003) PREPARED BY NOVATECH.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
  - PROVIDE LINE / PARKING PAINTING AS REQUIRED PER THE ARCHITECTURAL SITE PLAN.

- BENCHMARK NOTES:**
- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. DERIVED ARE DERIVED FROM A SITE BENCHMARK AS SHOWN ON PG 66 HAVING AN ELEVATION OF 64.02.
  - IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
  - BENCHMARK WAS PROVIDED ON PLAN OF SURVEY OF PART OF LOT 60 AND ALL OF LOTS 61 & 62. REGISTERED PLAN 263 AND PART OF LOT 31, CONCESSION 1 (OTTAWA FRONT), SURVEYED BY STANTEC GEOMATICS LTD.
  - NEW BENCHMARK TO BE ESTABLISHED BY SURVEYOR PRIOR TO CONSTRUCTION TO REPLACE EXISTING BENCHMARK ON FIRE HYDRANT THAT WILL BE RELOCATED.

**INTERNAL SWM STORAGE SYSTEM**

DESIGN EVENT	STORAGE SYSTEM	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1.2 YR	CONTROLLED FLOW	42.1 m <sup>3</sup>	
1.5 YR	PUMPED FLOW	69.8 m <sup>3</sup>	
1:100 YR	RATE = 31.5 L/s	183.7 m <sup>3</sup>	>184 m <sup>3</sup>

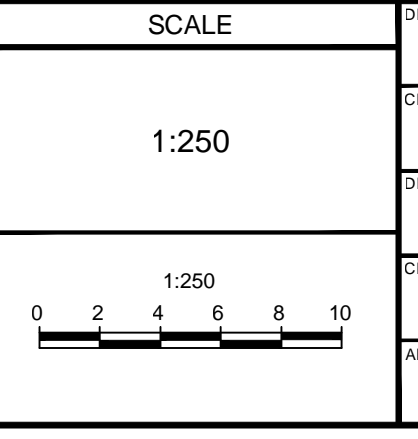
**NOTES:**

- ALL DRAINAGE FROM AREA A-3 (PROPOSED AMENITY AREA DECK DRAINS AND ALL ROOF DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION AND CONNECTIONS AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM AND EMERGENCY OVERFLOW PIPING.

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

**OWNER INFORMATION**  
 HOPPNER HOLDINGS INC.  
 1818 BRADLEY SIDE ROAD,  
 CARP, ONTARIO K0A 1L0  
 KEN HOPPNER  
 PHONE: 613-831-5490  
 khoppner@morleyhoppner.com

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	JUN 27/24	FST
4.	REVISED PER CITY COMMENTS	APR 16/24	FST
3.	REVISED PER CITY COMMENTS	MAR 9/24	FST
2.	REVISED PER CITY COMMENTS	OCT 16/23	FST
1.	ISSUED FOR SPC APPLICATION	FEB 22/23	FST



DESIGN	CV
CHECKED	FST
DRAWN	CV
CHECKED	FST
APPROVED	FST

**FOR REVIEW ONLY**

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone (613) 254-9643  
 Facsimile (613) 254-5957  
 Website www.novatech-eng.com

**LOCATION**  
 CITY OF OTTAWA  
 2026 SCOTT STREET

**DRAWING NAME**  
 POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

**PROJECT No.** 121302  
**REV #** 5  
**DRAWING No.** 121302-SWM2

**PROFESSOR OF ENGINEERING**  
 F.S. THALVETTE  
 100041299  
 June 28, 2024  
 PROVINCE OF ONTARIO

D07-12-23-0019