



LEGEND

- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- POST-DEVELOPMENT AREA ID
- POST-DEVELOPMENT DRAINAGE AREA (ha)
- 1:5 YEAR WEIGHTED RUNOFF COEFFICIENT
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- EXISTING STORM MH & SEWER
- EXISTING CATCHBASIN C/W CATCHBASIN LEAD
- PROPOSED STORM SEWER AND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW ROUTE
- PROPOSED BUILDING ENTRANCE / EXIT

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, OPSS & 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 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 (PATERSON REPORT NUMBER P38406-1 REVISION 3), DATED JULY 24 2024, 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 HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2020-130) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- 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.

INTERNAL SWM STORAGE SYSTEM			
DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1:2 YR	4.1 L/s	19.9 m³	> 71 m³
1:5 YR		30.3 m³	
1:100 YR		70.9 m³	
NOTES:			
1. ALL DRAINAGE FROM AREA A-2 (ALL ROOF + DECK DRAINS) TO BE DIRECTED TO THE INTERNAL STORMWATER STORAGE SYSTEM. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.			
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT SIZE AND DETAILS OF INTERNAL STORMWATER STORAGE SYSTEM.			
3. REFER TO MECHANICAL PLANS FOR PUMP INFORMATION AND DETAILS OF THE INTERNAL STORMWATER STORAGE SYSTEM.			

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.

BENCHMARK INFO:

TOP OF SPINDLE OF EXISTING ON-SITE FIRE HYDRANT LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF ARLINGTON AVENUE AND BELL STREET.
GEODETIC ELEVATION = 73.21m. ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.959 METRES.
THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20 JRE L1 7 PL 49 T F), PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK SIGNED AND DATED NOVEMBER 20, 2020.
SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.

OWNER INFORMATION
IRONWOOD FUND LIMITED PARTNERSHIP
18 LOUISA STREET, SUITE 370
OTTAWA, ONTARIO, K1R 6Y6
NAME: KEN JENNINGS
PHONE: (343) 961-8380
admin@jenningsdevelopments.com

No.	REVISION	DATE	BY
4	REVISED PER CITY COMMENTS	OCT 31/24	FST
3	ISSUED FOR SITE PLAN CONTROL APPROVAL	AUG 07/24	FST
2	REVISED PER CITY COMMENTS	NOV 10/21	FST
1	ISSUED FOR SITE PLAN APPROVAL	MAY 28/21	FST

SCALE	DESIGN
1:200	DM / SM
	CHECKED
	FST
	DRAWN
	DM
	CHECKED
	SM
	APPROVED
FST	

FOR REVIEW ONLY	
	DESIGN
	DM / SM
	CHECKED
	FST
	DRAWN
	DM
	CHECKED
	SM
APPROVED	
FST	

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LOCATION
CITY OF OTTAWA
18 LOUISA STREET

DRAWING NAME
**STORMWATER
MANAGEMENT PLAN**

PROJECT No.	120206
REV	REV # 4
DRAWING No.	120206-SWM