



LEGEND	
	DRAINAGE AREA LIMITS
	POST-DEVELOPMENT AREA ID
	POST-DEVELOPMENT DRAINAGE AREA (ha)
	1:5 YEAR WEIGHTED RUNOFF COEFFICIENT
	1:5 YEAR PONDING LIMIT
	1:100 YEAR PONDING LIMIT
	PROPOSED ROOF DRAIN
	PROPOSED PARKING GARAGE DECK DRAIN
	PROPOSED ROOF TERRACE DRAIN
	PROPOSED BARRIER CURB
	PROPOSED DEPRESSED CURB
	PROPOSED RETAINING WALL
	PROPOSED STORM MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED CATCHBASIN MANHOLE
	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING VALVE & VALVE BOX
	EXISTING SERVICE POST
	EXISTING HYDRANT
	EXISTING CATCHBASIN
	EXISTING CATCHBASIN MH
	EXISTING UTILITY POLE
	EXISTING STORM MH & SEWER

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, & 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 REPORT (No. PG5736-1, DATED APRIL 23, 2021), PREPARED BY PATERSON GROUP, 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 AND STORMWATER MANAGEMENT REPORT(R-2022-206) 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.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIALS, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES

ROOF DRAIN TABLE: BUILDING A - AREA R-1 (ROOF DRAINS 1-17)						
AREA ID * (RD)	ROOF DRAIN No. (WATTS MODEL)	WEIR 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)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
R-1	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
R-1	RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-1	RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	9 cm	0.32 L/s	13 cm
R-1	RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	14 cm
R-1	RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-1	RD 12 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	9 cm	0.87 L/s	13 cm
R-1	RD 13 (RD-100-A-ADJ)	CLOSED	0.32 L/s	11 cm	0.32 L/s	14 cm
R-1	RD 14 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/s	9 cm	0.87 L/s	13 cm
R-1	RD 15 (RD-100-A-ADJ)	1/4 EXPOSED	0.79 L/s	9 cm	0.87 L/s	13 cm
R-1	RD 16 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	9 cm	0.89 L/s	12 cm
R-1	RD 17 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	9 cm	0.89 L/s	12 cm
TOTAL			7.55 L/s		8.23 L/s	-

ROOF DRAIN TABLE: BUILDING B - AREA R-2 (ROOF DRAINS 1-16)						
AREA ID * (RD)	ROOF DRAIN No. (WATTS MODEL)	WEIR SETTING	1:5 YEAR RELEASE RATE	APPROX. 5 YR PONDING DEPTH	1:100 YEAR RELEASE RATE	APPROX. 100 YR PONDING DEPTH
R-2	RD 1 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 4 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 6 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 7 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 8 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 9 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 10 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 11 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	14 cm
R-2	RD 12 (RD-100-A-ADJ)	1/4 EXPOSED	0.71 L/s	9 cm	0.87 L/s	13 cm
R-2	RD 13 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
R-2	RD 14 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
R-2	RD 15 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
R-2	RD 16 (RD-100-A-ADJ)	CLOSED	0.32 L/s	10 cm	0.32 L/s	13 cm
TOTAL			5.51 L/s	-	5.67 L/s	-

\* REFER TO THE 'DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT' (R-2022-206) 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.

INLET CONTROL DEVICE DATA TABLE - AREA A-4							
DESIGN EVENT	ICD TYPE (PLUG TYPE)	OUTLET STRUCTURE	DIAMETER OF OUTLET PIPE (mm)	PEAK DESIGN FLOW (L/s)	DESIGN HEAD (m)	WATER ELEVATION (m)	VOLUME (m³)
1:2 YR	CIRCULAR PLUG TYPE 142mmØ ORIFICE	1800mmØ STMMH 201	375mmØ PVC	35.5	0.80	100.30	27.5
1:5 YR				42.6	0.87	100.57	38.5
1:100 YR				64.4	2.00	101.70	61.0

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  
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SCALE		DESIGN	
1:300		CHECKED	ZA
		CHECKED	MS
		DRAWN	ZA
		CHECKED	MS
		APPROVED	MS
2	ISSUED FOR ZBA APPLICATION	MAR 28/25	MS
1	ISSUED FOR SITE PLAN APPLICATION	DEC 20/22	MS
No.	REVISION	DATE	BY

SCALE		DESIGN	
1:300		CHECKED	ZA
		CHECKED	MS
		DRAWN	ZA
		CHECKED	MS
		APPROVED	MS
2	ISSUED FOR ZBA APPLICATION	MAR 28/25	MS
1	ISSUED FOR SITE PLAN APPLICATION	DEC 20/22	MS
No.	REVISION	DATE	BY

FOR REVIEW ONLY		DESIGN	
		CHECKED	ZA
		CHECKED	MS
		DRAWN	ZA
		CHECKED	MS
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2	ISSUED FOR ZBA APPLICATION	MAR 28/25	MS
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LOCATION CITY OF OTTAWA 1765 MONTREAL ROAD		PROJECT No. 121060	
DRAWING NAME STORMWATER MANAGEMENT PLAN		REV REV # 2	
		DRAWING No. 121060-SWM	