

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.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL INVESTIGATION REPORT (P68160-1, DATED APRIL 20, 2022), 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 THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-013) PREPARED BY NOVATECH.

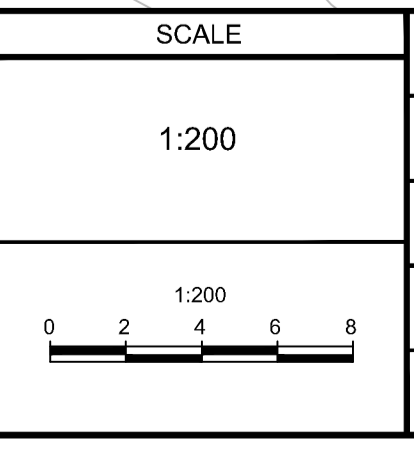
LEGEND

- PROPOSED BARRIER CURB
- PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- PRE-DEVELOPMENT AREA ID
- PRE-DEVELOPMENT DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- MAXIMUM 3:1 SIDESLOPE
- OFF-SITE AREA ID
- OFF-SITE DRAINAGE AREA (ha)
- 1.5 YEAR WEIGHTED RUNOFF COEFFICIENT
- EXISTING CONCRETE CURB
- EXISTING VALVE & VALVE BOX
- EXISTING SERVICE POST
- EXISTING HYDRANT
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN MH
- EXISTING UTILITY POLE
- CM GUY WIRES

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
NIVO DEVELOPMENTS INC.
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No.	REVISION	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	JUL 15/22	FST



DESIGN	SM
CHECKED	FST
DRAWN	SM
CHECKED	FST
APPROVED	FST

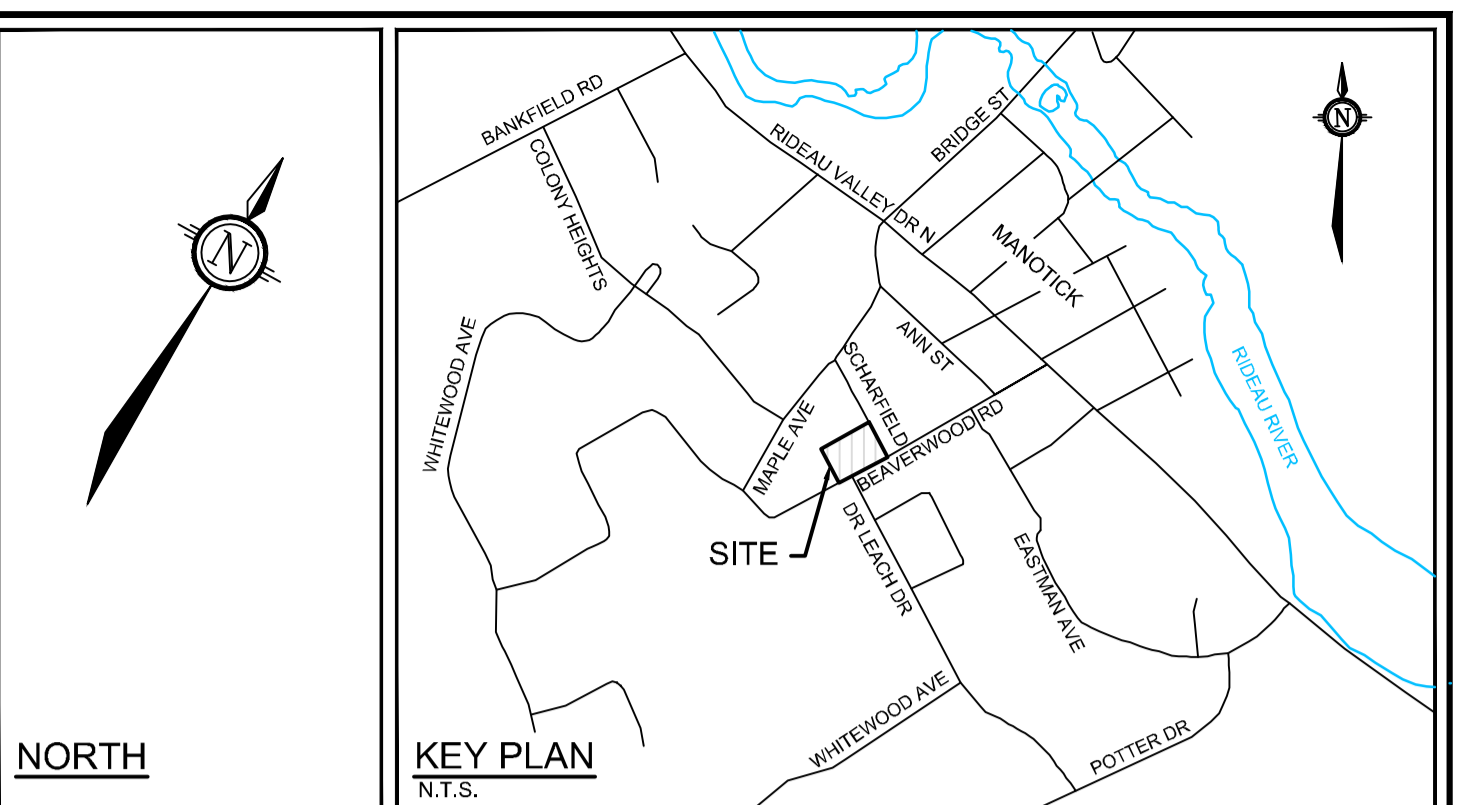
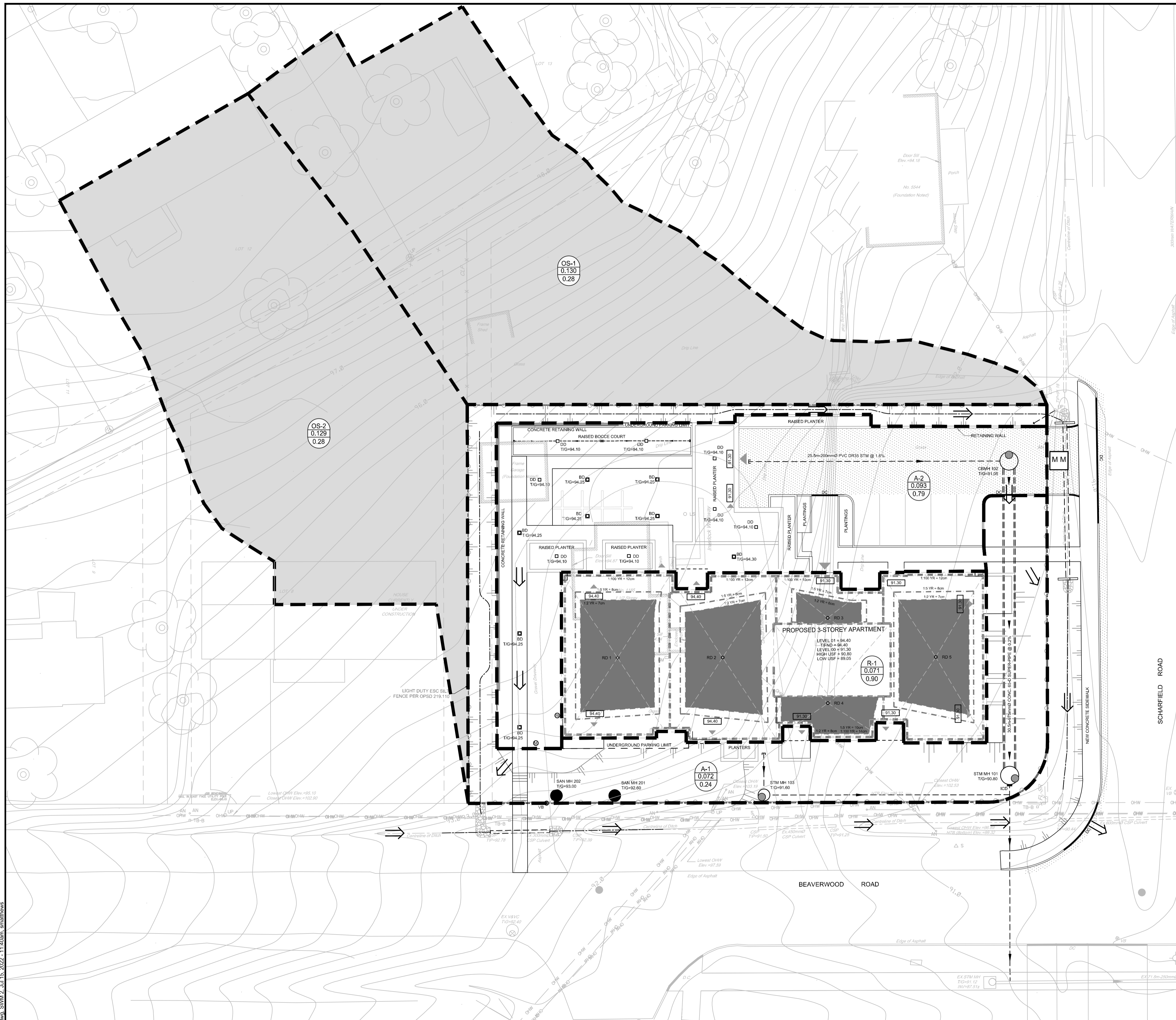


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LOCATION CITY OF OTTAWA 1185 BEAVERWOOD ROAD	
DRAWING NAME PRE-DEVELOPMENT STORMWATER MANAGEMENT PLAN	
PROJECT No.	121184
REV	REV #1
DRAWING No.	121184-SWM1
PLAN #1	

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- 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, OPSB & 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 (PG8160-1, DATED APRIL 20, 2022), 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 ARCHITECTS AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
 - REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-013) 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).

INLET CONTROL DEVICE DATA TABLE: AREA A-2

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 (m ³)	AVAILABLE STORAGE
1:2 YR	IPEX TEMPEST	STM MH 101	1800mmØ	3.2	0.41	89.24	12.5	
1:5 YR	VORTEX LMF 75	STM MH 101	2000mmØ	3.8	0.56	89.39	17.5	34.1 m ³
1:100 YR				6.9	1.97	90.10	33.7	

PROPOSED ROOF DRAIN TABLE: AREA R-1 (RD 1 to RD 5)

AREA ID	ROOF DRAIN NO. (AWATS 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)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
R-1	RD 2 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm
R-1	RD 3 (RD-100-A-ADJ)	CLOSED	0.32 L/s	7 cm	0.32 L/s	10 cm
R-1	RD 4 (RD-100-A-ADJ)	FULLY EXPOSED	1.26 L/s	10 cm	1.73 L/s	14 cm
R-1	RD 5 (RD-100-A-ADJ)	CLOSED	0.32 L/s	8 cm	0.32 L/s	12 cm

*REFER TO THE DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2022-013) PREPARED BY NOVATECH FOR DRAINAGE AREA IDENTIFIERS AND STORMWATER MANAGEMENT DETAILS.

LEGEND

	PROPOSED BARRIER CURB		BUILDING ENTRANCE / EXIT
	PROPOSED DEPRESSED CURB		EXISTING CONCRETE CURB
	DRAINAGE AREA LIMITS		EXISTING VALVE & VALVE BOX
	POST-DEVELOPMENT AREA ID		EXISTING SERVICE POST
	POST-DEVELOPMENT DRAINAGE AREA (ha)		EXISTING HYDRANT
	1:5 YEAR WEIGHTED RUNOFF COEFFICIENT		EXISTING CATCHBASIN
	MAXIMUM 3:1 SLOPE		EXISTING CATCHBASIN MH
	PROPOSED TERRACE ELEVATION		EXISTING UTILITY POLE
	PROPOSED SANITARY MANHOLE		C/W GUY WIRES
	PROPOSED STORM MANHOLE		
	PROPOSED HYDRANT AND VALVE		
	PROPOSED CATCHBASIN MANHOLE		
	PROPOSED CATCHBASIN		
	EMERGENCY OVERLAND FLOW ROUTE		
	PROPOSED HYDRO TRANSFORMER		
	FINISHED FLOOR ELEVATION		
	APPROXIMATE PONDING LIMITS		

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SCALE

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FOR REVIEW ONLY

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LOCATION
CITY OF OTTAWA
1185 BEAVERWOOD ROAD

DRAWING NAME
POST-DEVELOPMENT
STORMWATER
MANAGEMENT PLAN

PROJECT No.	121184
REV	REV # 1
DRAWING No.	121184-SWM2

PLAN #1

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