

**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 (S8-JBPA-RO, DATED AUGUST 04, 2022), PREPARED BY YURI MENDEZ ENGINEERING, 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-2022-143) PREPARED BY NOVATECH.

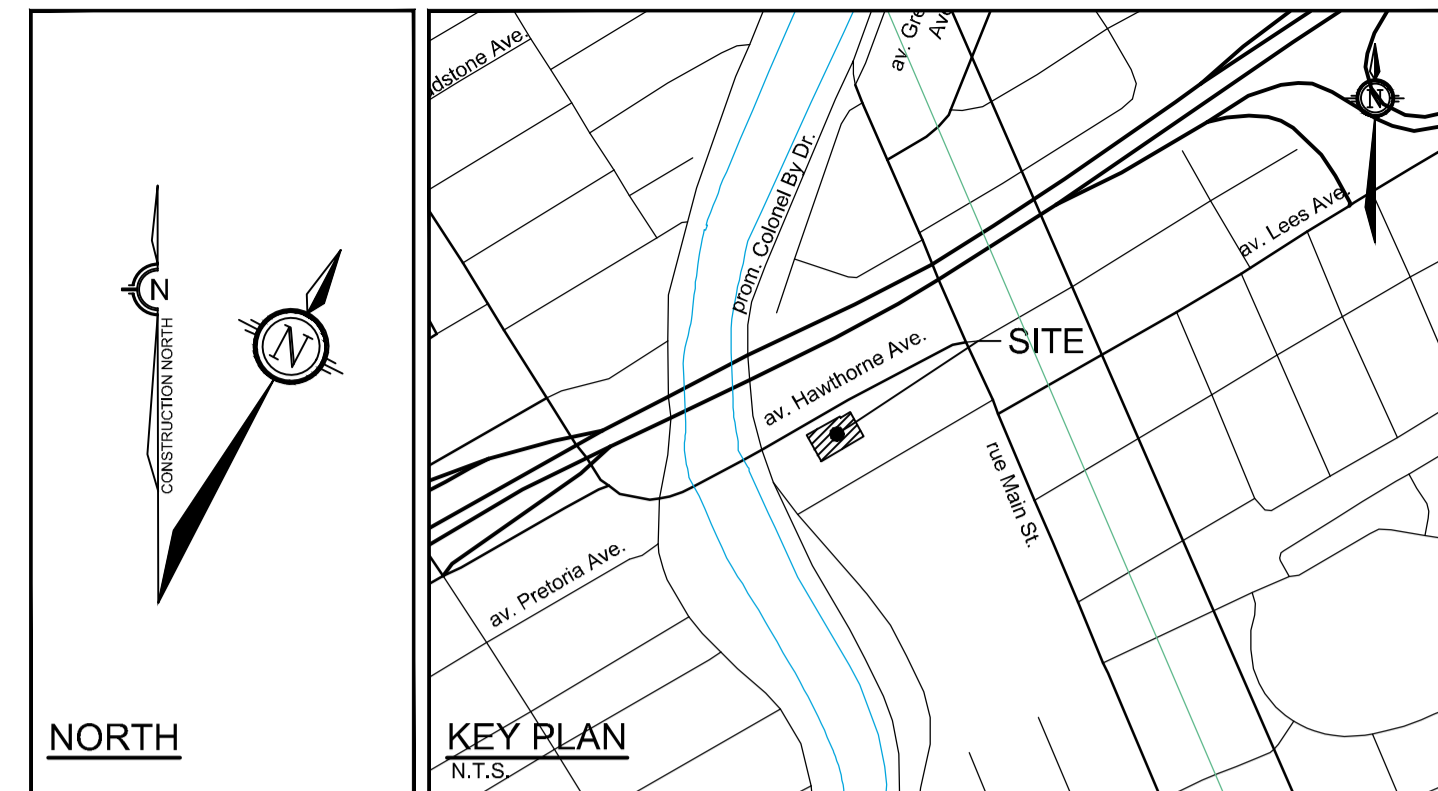
**BENCHMARK NOTES:**

- ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE GVD28 GEODETIC DATUM, AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK OTT 25, HAVING AN ELEVATION OF 86.813.
- 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.
- TEMPORARY JOB BENCHMARK #1 DESCRIPTION IS LOCATED ON MAG NAIL IN CONCRETE SIDEWALK LOCATED APPROXIMATELY 18m NORTH OF THE NORTH PROPERTY BOUNDARY ALONG HAWTHORNE AVE. TEMPORARY BENCHMARK #2 DESCRIPTION IS MAG NAIL IN UTILITY POLE LOCATED ON BOULEVARD APPROXIMATELY 10m EAST FROM EAST PROPERTY BOUNDARY ALONG HAWTHORNE AVE. SEE TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 2, 3, 4, 5 AND PART OF LOT 6, REGISTERED PLAN 220, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- A NEW TEMPORARY BENCHMARK MAY BE REQUIRED IF EXISTING BENCHMARKS ARE DISTURBED DURING THE HAWTHORNE AVE. RECONSTRUCTION PROJECT. ALTERNATIVELY, CONTRACTOR MAY NEED TO USE HAWTHORNE AVENUE RECONSTRUCTION PROJECT BENCHMARKS.

*Andrew McCreight*

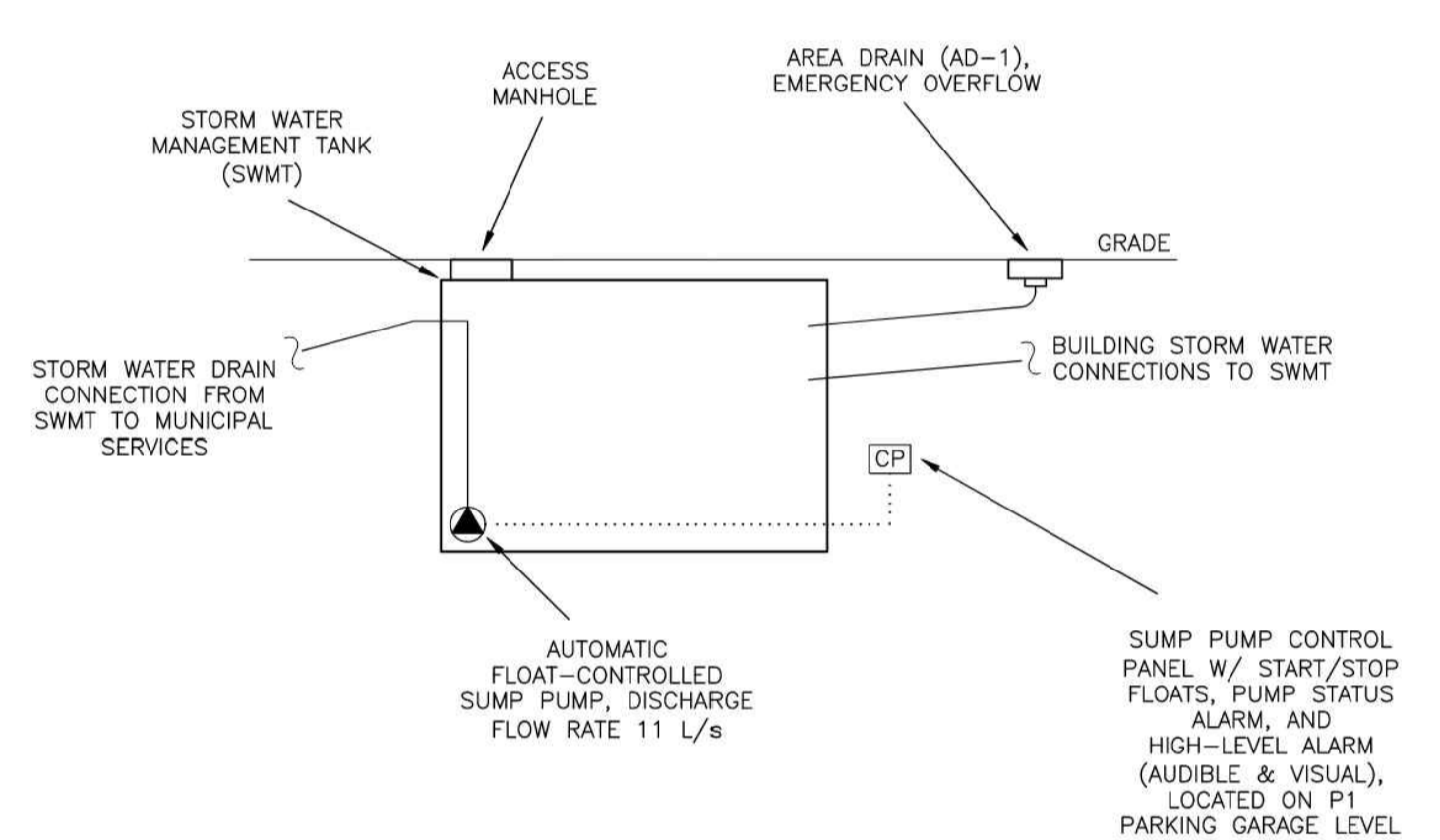
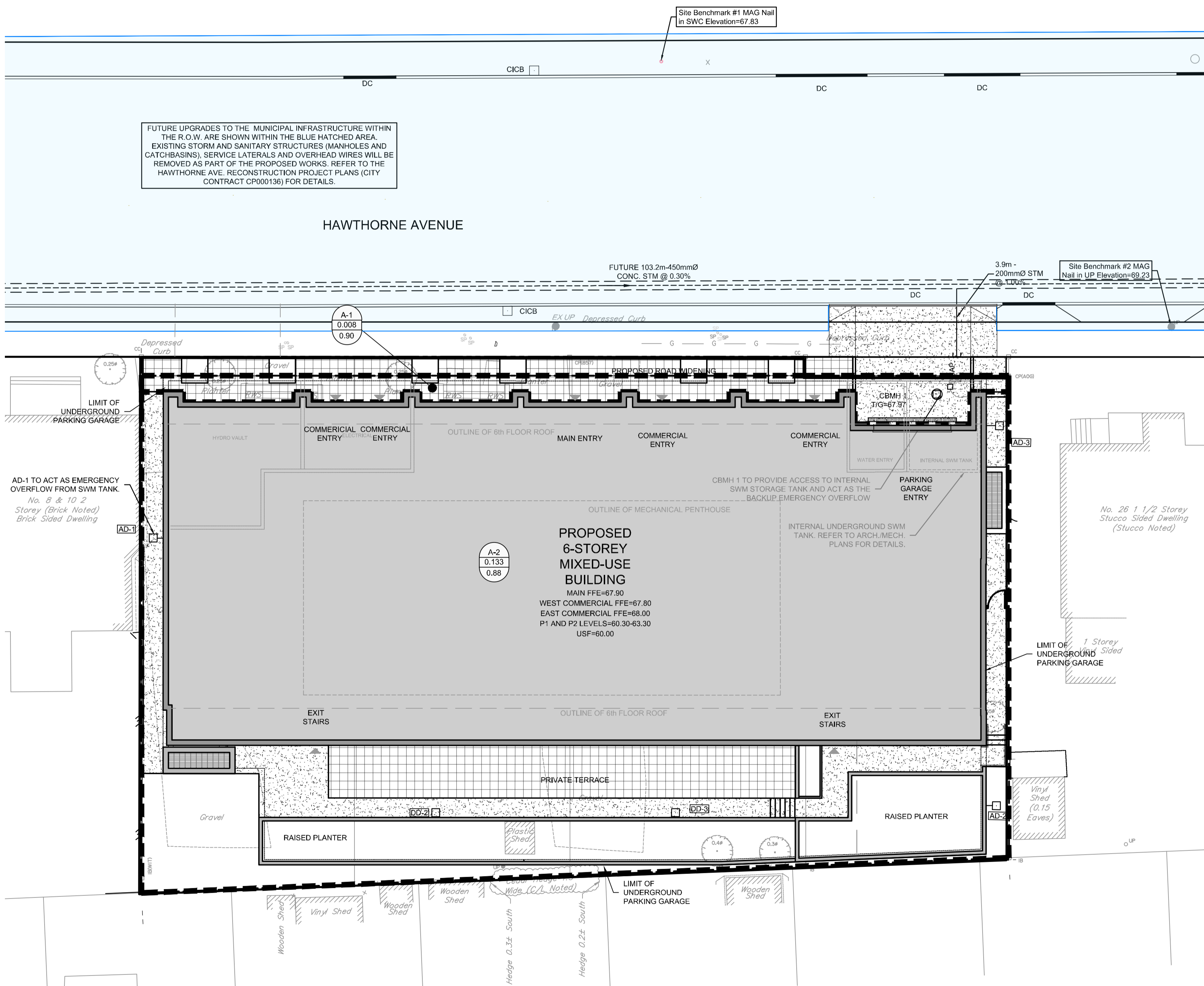
**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 8:50 am, Feb 05, 2024



**LEGEND**

- PROPOSED BARRIER CURB
- DC — PROPOSED DEPRESSED CURB
- DRAINAGE AREA LIMITS
- POST 0.072 0.24
- CICB □
- EXISTING CONCRETE CURB
- EXISTING CATCHBASIN
- EX UP ○ EXISTING UTILITY POLE
- EXISTING TREES / VEGETATION
- EXISTING OVERHEAD UTILITY WIRES



**STORMWATER MANAGEMENT TANK SCHEMATIC**  
NOT TO SCALE  
(REFER TO ARCH./MECH. PLANS FOR DETAILS)

**INTERNAL SWM STORAGE TANK**

DESIGN EVENT	STORAGE SYSTEM CONTROLLED FLOW	STORAGE VOLUMES	
		REQUIRED	PROVIDED
1:2 YR	PUMPED FLOW RATE = 11.0 L/s	8.4 m <sup>3</sup>	>52 m <sup>3</sup>
1:5 YR		14.5 m <sup>3</sup>	
1:100 YR		40.0 m <sup>3</sup>	
1:100+20%		52.1 m <sup>3</sup>	

- NOTES:**
- ALL DRAINAGE FROM AREA A-2 (PROPOSED AMENITY AREA DECK DRAINS/AREA 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.

**PROPOSED SITE FLOWS & STORMWATER MANAGEMENT TABLE**

DESIGN EVENT	PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS				
	UNCONTROLLED FLOWS (L/s)	ALLOWABLE RELEASE RATE (L/s)	A-1 FLOW (L/s)	A-2 FLOW (L/s)	TOTAL FLOW (L/s)	TOTAL REQUIRED STORAGE (m <sup>3</sup> )	REDUCTION IN FLOW (L/s or %)*
1:2 YR	17.3	15.1	1.5	11.0	12.5	8.4	4.8 or 28 %
1:5 YR	23.5		2.1		13.1	14.5	10.4 or 44 %
1:100 YR	46.4		4.0		15.0	40.8	31.4 or 68 %

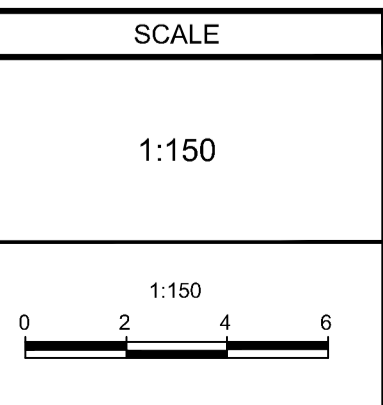
\*REDUCED FLOW COMPARED TO UNCONTROLLED PRE-DEVELOPMENT CONDITIONS FROM THE CURRENT 0.141 HA SITE AREA.

**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**  
JBPA Developments Inc.  
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EMAIL: kfagan@jbpa.ca

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	JAN 5/24	FST
3.	REVISED PER CITY COMMENTS	NOV 7/23	FST
2.	REVISED PER CITY COMMENTS	JULY 26/23	FST
1.	ISSUED FOR SITE PLAN CONTROL APPROVAL	APRIL 12/23	FST



DESIGN	CV/ZA
CHECKED	FST
DRAWN	ZA
CHECKED	FST
APPROVED	FST

**FOR REVIEW ONLY**

**NOVATECH**  
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Facsimile: (613) 254-5867  
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**LOCATION**  
CITY OF OTTAWA  
12-24 HAWTHORNE AVENUE

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

**PROJECT No.** 122152  
**REV** REV # 4  
**DRAWING No.** 122152-STM2  
**PLAN #19052**

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