

Report
Project: 147743-6.4.3

4816 BANK STREET SERVICING BRIEF



Prepared for Phoenix Homes
by ARCADIS

June 2026

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1 INTRODUCTION

4816 Bank Street is located near the South-West intersection of Bank Street and Miikana Road in Ottawa, Ontario. This site is partially severed by the existing commercial property at 4810 Bank Street to the North, an existing residential property at 4806-4820 Bank Street to the South and abuts Findlay Creek subdivision to the West, Miikana Road to the North, Bank Street to the East and undeveloped land to the South. Vehicle access to the site will be provided on Miikana Road. Pedestrian access will be provided from Miikana Road, the existing asphalt pathway connecting to Cedar Creek Drive and to Bank Street post-road widening works. A parkette is proposed between Miikana Road and the residential lands on what was previously a city ROW parcel. There is also potential for a future 24-unit residential building on the southeast corner of the site pending land acquisition, which has been taken into account for the proposed design. Arcadis Professional Services (Canada) Inc. (formerly IBI Group) has been retained by Phoenix Homes to provide professional engineering services for 4816 Bank Street. The subject site is approximately 2.64 ha and consists of 132 apartment units, 24 back-to-back 3-storey townhomes and 72 3-story apartment buildings to be completed in one phase. Refer to key plan on **Figure 1.1** for Site location.

Figure 1.1 Site Location



The proposed servicing design conforms to current City of Ottawa and MECP design criteria.

1.1 Guidelines and Standards

This evaluation takes into consideration the City of Ottawa Sewer Design Guidelines (OSDG) (October 2012), and the February 2014 Technical Bulletin ISDTB-2014-01, the September 2016 Technical Bulletin PIEDTB-2016-01, the June 2018 Technical Bulletin ISTB-2018-04, October 2019 Technical Bulletin 2019-01, and the July Technical Bulletin 2019-02.

It also considers the City of Ottawa Water Distribution Design Guidelines (OWDDG), and the 2010 Technical Bulletin 2010-02, the 2014 Technical Bulletin 2014-02, the 2018 Technical Bulletin 2018-02 and the 2020 Technical Bulletin 2020-02.

All specifications are as per current City of Ottawa standards and specifications, and Province of Ontario (OPSS/D) standards, specifications and drawings.

1.2 Pre-Consultation Meeting

The City of Ottawa hosted a pre-consultation meeting on October 30th, 2024. There were no major engineering concerns flagged in this meeting.

1.3 Geotechnical Concerns

A geotechnical report entitled “Geotechnical Investigation – Proposed Residential Development – 4816 Bank Street – Ottawa, Ontario” Report PG7169-1 dated July 2, 2024 by Paterson Group Inc. has been prepared for the subject site.

The objective of the investigation report include:

- Determination of the subsoil and groundwater conditions;
- Provision of geotechnical recommendations pertaining to the design and development of the subject site including construction considerations.

Among other items, the report comments on the following:

- Site grading;
- Foundation design;
- Pavement structure;
- Infrastructure construction;
- Groundwater control;

The report concludes that the subject site is considered suitable for the proposed development.

2 WATER DISTRIBUTION

2.1 Existing Conditions

4816 Bank Street will be serviced with potable water from the City of Ottawa's existing watermain. There is an existing 203 mm diameter PVC watermain on Miikana Road and a 406mm diameter ductile iron watermain on Bank Street.

2.2 Design Criteria

2.2.1 Water Demands

The proposed development consists of 228 apartment units and 24 townhomes. In order to calculate water demand rates, the per unit population density and consumption rates are taken from Tables 4.1 and 4.2 of the Ottawa Design Guidelines – Water Distribution were used and are summarized as follows:

- Apartment 1.8 person per average apartment
- Townhouse 2.4 person per average townhome in Findlay Creek

- Average Day Demand 280 l/cap/day
- Peak Daily Demand 700 l/cap/day
- Peak Hour Demand 1,540 l/cap/day

A water demand calculation sheet is included in **Appendix B** and the total water demands are summarized as follows:

- Average Day 1.52 l/s
- Maximum Day 3.79 l/s
- Peak Hour 8.34 l/s

2.2.2 System Pressures

The 2010 City of Ottawa Water Distribution Guidelines states that the preferred practice for the design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 552 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in the guidelines are as follows:

- Minimum Pressure Minimum system pressure under peak hour demand conditions shall not be less than 276 kPa (40 psi).

- Fire Flow During the period of maximum day demand, the system pressure shall not be less than 150 kPa (21 psi) during a fire flow event.

Maximum Pressure Maximum pressure at any point in the distribution system in unoccupied areas shall not exceed 689 kPa (100 psi). In accordance with the Ontario Building/Plumbing Code the maximum pressure should not exceed 552 kPa (80 psi) in occupied areas. Pressure reduction controls may be required for buildings when it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rate

The Fire Underwriters Survey was used to determine the fireflow for the site. The calculations result in a fire flow of 13,000 L/min (216.7 L/s) based on wood frame building construction. A copy of the FUS calculation is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided a hydraulic boundary condition at the connection locations off Miikana Road and Bank Street. The boundary conditions were provided for a slightly smaller proposed population and a slightly higher fire flow. The differences are minor, however updated boundary conditions will be sought should the city request. A copy of the boundary condition received September 26, 2024 is included in **Appendix B** and is summarized as follows:

BOUNDARY CONDITIONS		
SCENARIO	Connection 1 HGL (m)	Connection 2 HGL (m)
Existing Condition (Pre-SUC Pressure Zone Reconfiguration)		
Average Day	154.6	154.6
Peak Hour	143.4	143.4
Max Day + Fire Flow (250.0 l/s)	113.8	119.2
Future Condition (Post-SUC Pressure Zone Reconfiguration)		
Average Day	147.3	147.3
Peak Hour	144.9	144.9
Max Day + Fire Flow (250.0 l/s)	132.0	137.1

2.3 Proposed Water Plan

The site will be serviced by a connection to the existing 200 mm watermain on Miikana Road and 400 mm watermain on Bank Street. There are four hydrants proposed on site. Boundary conditions were received for both Pre- and Post-SUC Pressure Zone Reconfigurations. Since the Existing Pre-SUC conditions are more restrictive, it will be this data set considered for the proposed design.

A computer model has been created for the subject site using the InfoWater 12.4 program. The model includes the hydraulic boundary condition and the existing mains on Miikana Road and Bank Street. The hydraulic model was run under basic day, maximum day with fire flows and under peak hour conditions, watermain are sized to provide sufficient pressure and to deliver the required fire flow. Proposed watermain on site are a mixture of 300mm, 200mm, 150mm, and 50mm diameter in order to provide the required pressures. Results of the hydraulic analysis for the site is included in **Appendix B** and is summarized as follows:

SCENARIO	Pressure (kPa)
Basic Day (Max HGL) Pressure (kPa)	560.5-584.5
Maximum Day plus Fire Flow Design Fire Flow of 15,000 l/min @ 150 kPa (kPa)	168.6-222.6
Peak Hour Pressure (kPa)	450.6-474.8

A comparison of the results and design criteria is summarized as follows:

Maximum Pressure	Under Basic Day all nodes have pressure that exceeds 552 kPa (80 psi), therefore pressure reducing control is required for the buildings. There is no area where the pressure exceeds the maximum level of 689 kPa (100 psi) in unoccupied areas.
Minimum Pressure	The lowest minimum pressure during peak hour conditions is 454.6 kPa which exceeds the minimum 276 kPa (40 psi) requirement.
Fire Flow	The minimum design fireflow under maximum day conditions with minimum system pressure of 150 kPa (21psi) is 404.3 l/s which exceeds the requirement of 250.0 l/s.

3 WASTEWATER

3.1 Existing Conditions

The proposed site at 4816 Bank Street is located within the City of Ottawa where sanitary flows ultimately to the pumping station on Findlay Creek Drive. There is an existing 200mm sanitary sewer bulkhead (SAN80974) in Miikana Road adjacent to the subject site. The bulkhead was previously installed as part of Findlay Creek Phase Stage 2 Phase 4C in anticipation of development on the subject site. The sanitary sewer in Miikana is directed through the various Findlay Creek subdivision phases, then through Findlay Creek Drive to the pumping station located to the North of the commercial property at Findlay Creek Drive and Bank Street.

3.2 Proposed Sewers

All on-site sewers have been designed to City of Ottawa and MECP design criteria which include but are not limited to the below listed criteria. The detailed sanitary sewer design sheet which is included in **Appendix C** illustrates the population densities and sewers which provide the necessary outlets. The design wastewater criteria for this analysis area:

3.2.1 Design Flow:

Average Residential Flow	-	280 l/cap/day
Peak Residential Factor	-	Modified Harmon Formula
Infiltration Allowance	-	0.33 l/sec/Ha
Minimum Pipe Size	-	200mm diameter

3.2.2 Population Density:

Apartments	-	1.8 people per unit
Townhouse/Semi-Detached	-	2.4 people per unit
Single Family Home	-	3.2 people per unit

4 SITE STORMWATER MANAGEMENT

4.1 Existing Conditions

The subject site is currently undeveloped with no known stormwater management control measures. Stormwater currently flows overland to the existing road-side ditch on Bank Street.

An existing 825mm storm sewer bulkhead (STM108254) is located in Miikana Road connecting to Findlay Creek Stage 2 Phase 4C. This bulkhead was designed and installed in anticipation of this proposed site plan.

4.2 Design Criteria

The stormwater system for the subdivision was designed following the principles of dual drainage, making accommodations for both major and minor flow.

Some of the key criteria include the following:

- Design Storm 1:2-year return (Ottawa)
- Rational Method Sewer Sizing
- Initial Time of Concentration 10 minutes
- Runoff Coefficients
 - Softscape Areas C = 0.20
 - Hardscape Areas C = 0.90
- Pipe Velocities 0.80 m/s to 3.0 m/s
- Minimum Pipe Size 250 mm diameter

4.3 Stormwater Management

The subject site is identified on the City of Ottawa's official Plan (OP) Schedule C15, classified as lands within the urban boundary and is subject to development. This site is designed to have minimal impact on adjacent properties grading, drainage, access, circulation, and privacy. This will be achieved by means of Water Quantity Controls.

4.3.1 Water Quantity Control

Per the IBI Group Design Brief Report 34249 Findlay Creek Village Stage 2 Phase 4C, the subject site will be limited to a maximum minor system release rate of 629.00 L/s during a 5-year storm and 707.00 L/s during a 100-year storm (see excerpt of design brief and storm drainage plan in **Appendix D**). This will be achieved through a combination of inlet control devices (ICD's), underground storage and surface storage where possible.

Surface flows in excess of the site's allowable release rate will be stored on site and gradually released into the minor system to respect the site's allowable release rate. The surface flows and ponding allocated to this site plan are shown in the ponding plan located in **Appendix D** and grading plan located in **Appendix E**.

Along the perimeter of the site, the opportunity to capture and store runoff is limited due to grading constraints and building geometry. These areas will discharge uncontrolled to Bank Street and a very minor area at the parkette flowing to Miikana Road. These areas are located at the perimeter of the site where it is necessary to tie into public boulevards and adjacent properties or in areas where ponding stormwater is undesirable.

Based on the proposed site plan, the total uncontrolled area has been calculated to be 0.11 Ha. The runoff calculations for these uncontrolled areas have been calculated and provided in **Appendix D**. For the detailed storm drainage area plan for the site, refer to Drawing 500 in **Appendix D**.

Due to the expected future widening of Bank Street along the East of the site, including future pedestrian infrastructure in the ROW, the area adjacent to Bank Street has been graded to anticipate future accessible pedestrian connections from the private site to Bank Street. Road widening grading plans were not provided as they are not advanced enough, however it was anticipated that ultimate grading in this area would be comparable to existing Bank Street asphalt grades.

Based on a 1:100-year event, the flow from the 0.11 Ha uncontrolled areas can be determined as:

$Q_{\text{uncontrolled}}$	$= 2.78 \times C_{100\text{yr}} \times i_{100\text{yr}} \times A$	where:
C	$= \text{Average runoff coefficient (100-year C-value, max 1.00)}$	
$i_{100\text{yr}}$	$= \text{Intensity of 100-year storm event (mm/hr)}$	
	$= 1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr; where } T_c = 10 \text{ minutes}$	
A	$= \text{Uncontrolled Area}$	

Therefore, the uncontrolled release rates can be determined as:

$$\begin{aligned} Q_{\text{uncontrolled1}} &= 2.78 \times C_{100\text{yr}} \times i_{100\text{yr}} \times A \\ &= 2.78 \times 0.80 \times 178.56 \times 0.03 \\ &= 11.91 \text{ L/s} \end{aligned}$$

$$\begin{aligned} Q_{\text{uncontrolled2}} &= 2.78 \times C_{100\text{yr}} \times i_{100\text{yr}} \times A \\ &= 2.78 \times 0.4375 \times 178.56 \times 0.04 \\ &= 8.69 \text{ L/s} \end{aligned}$$

$$\begin{aligned} Q_{\text{uncontrolled3}} &= 2.78 \times C_{100\text{yr}} \times i_{100\text{yr}} \times A \\ &= 2.78 \times 0.8125 \times 178.56 \times 0.04 \\ &= 16.13 \text{ L/s} \end{aligned}$$

The Maximum allowable release rate from the site can be determined by subtracting the Uncontrolled release rate from the minor system restricted flow rate.

$$Q_{\text{max}} = Q_{\text{restricted}} - Q_{\text{uncontrolled1}} - Q_{\text{uncontrolled2}} - Q_{\text{uncontrolled3}}$$

$$Q_{\text{max}} = 629.00 \text{ L/s} - 11.91 \text{ L/s} - 8.69 \text{ L/s} - 16.13 \text{ L/s}$$

$$Q_{\text{max}} = 592.27 \text{ L/s}$$

Therefore, the total restricted flow rate through the minor system will be the design flow rate of **592.27 L/s**. This will be achieved using Inlet Control Devices. A summary of the ICD's, their corresponding storage requirements, storage availability, and associated drainage areas has been provided below.

Drainage Area	ICD Restricted Flow (L/s)	100 Year Storage Required (m3)	2 Yr Storage Required (m3)	Storage Provided
ECB4	6.00	2.10	0.00	0.51
CB9	24.00	28.45	0.00	42.39
CB10	23.00	26.85	0.00	33.11
CB17	33.00	22.86	0.00	9.39
CB11	20.00	23.29	0.00	37.17
CB12	52.00	15.57	0.00	15.77
CB14	30.00	10.29	0.00	6.10
CB15	12.00	2.47	0.00	6.94
CB13	17.00	16.47	0.00	17.05
CB16	39.50	5.25	0.00	5.37
CB19	9.00	5.21	0.00	5.37
CB20	11.50	5.16	0.00	5.37
CB6	6.00	2.00	0.00	8.27
CB1	13.50	15.20	0.00	37.58
CB7	41.00	48.91	0.00	99.40
CB8	23.50	27.12	0.00	25.24
CB4	34.50	29.84	0.00	37.17
CB5	70.00	28.59	0.00	17.05
TCB2	40.50	4.86	0.00	16.40
CB2	7.50	4.44	0.00	4.57
CB3	8.00	4.14	0.00	4.42
TOTAL	521.50	329.07	0.00	434.64

Detailed stormwater management calculations for the 2-year event, 100-year event, and stress test (100-year plus 20%) event can be found in **Appendix D**.

There will be no surface ponding for the 2-year storm event per the rational method calculations, noting that a minimum concentration time of 10 min was considered for 2-year ponding. A 0.3m freeboard from downstream high points/maximum ponding elevations to first floor building openings is maintained in all scenarios including emergency overflow conditions.

Refer to geotechnical report for information regarding foundation drainage. Foundation drainage systems are to be independent and connected to the storm service downstream of any stormwater management control device.

5 SEDIMENT AND EROSION CONTROL PLAN

5.1 General

During construction, existing stream and conveyance systems can be exposed to significant sediment loadings. Although construction is only a temporary situation, it is proposed to introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These will include:

- groundwater in trench will be pumped into a filter mechanism prior to release to the environment;
- bulkhead barriers will be installed at the nearest downstream manhole in each sewer which connects to an existing downstream sewer;
- seepage barriers will be constructed in any temporary drainage ditches; and
- silt sacks will remain on open surface structure such as manholes and catchbasins until these structures are commissioned and put into use.

5.2 Trench Dewatering

During construction of municipal services, any trench dewatering using pumps will be discharged into a filter trap made up of geotextile filters and straw bales similar in design to the OPSD 219.240 Dewatering Trap. These will be constructed in a bowl shape with the fabric forming the bottom and the straw bales forming the sides. Any pumped groundwater will be filtered prior to release to the existing surface runoff. The contractor will inspect and maintain the filters as needed including sediment removal and disposal and material replacement as needed.

5.3 Bulkhead Barriers

At the first manhole constructed immediately upstream of an existing sewer, a ½ diameter bulkhead will be constructed over the lower half of the outletting sewer. This bulkhead will trap any sediment carrying flows, thus preventing any construction –related contamination of existing sewers. The bulkheads will be inspected and maintained including periodic sediment removal as needed.

5.4 Seepage Barriers

These barriers will consist of both the Light Duty Straw Bale Barrier as per OPSD 219.100 or the Light Duty Silt Fence Barrier as per OPSD 219.110 and will be installed in accordance with the sediment and erosion control drawing. The barriers are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

5.5 Surface Structure Filters

All catchbasins, and to a lesser degree manholes, convey surface water to sewers. However, until the surrounding surface has been completed these structures will be covered to prevent sediment from entering the minor storm sewer system. Until rear yards are sodded or until streets are asphalted and curbed, all catchbasins and manholes will be equipped with geotextile filter socks. These will stay in place and be maintained during construction and build until it is appropriate to remove them.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa. The proposed development is also in general conformance with the recommendations made by the 2019 Assessment of Adequacy and Pre-consultation Meeting Notes.

There is a reliable water supply available adjacent to the proposed development; a wastewater outlet is available adjacent to the site and local storm sewers have been installed adjacent to the site.

6.2 Recommendations

It is recommended that the regulators review this submission with an aim of providing the requisite approvals to permit the owners to proceed to the construction stage of the subject site.

Report prepared by:

ARCADIS

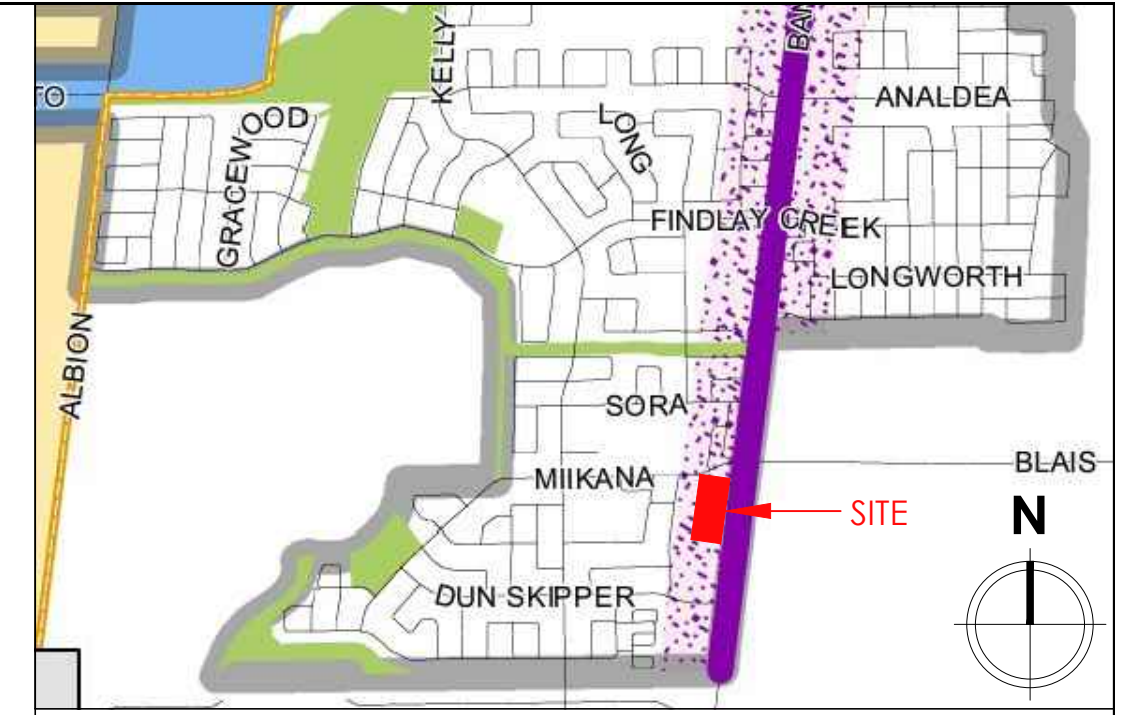
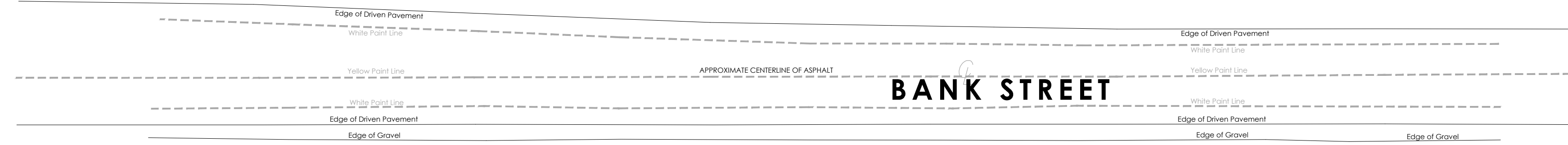
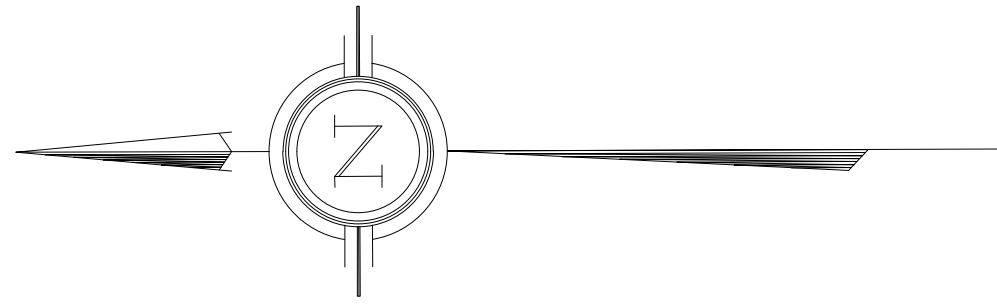


Samantha E. Labadie, P. Eng
Civil Engineer

A handwritten signature in black ink, appearing to read "MAP", written over a horizontal line.

Matt Anderson Petitpas
Engineering Technologist

Appendix A



CITY OF OTTAWA OFFICIAL PLAN- SCHEDULE B7

SITE INFORMATION:

SITE AREA = 2.4352ha (6.51 Acres.) NOT INCLUDING 4820 BANK ST.
ZONING: DR

UNIT COUNTS:

	B/B TERRACE FLATS	B2B TOWNS	APARTMENTS
BUILDING 1=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 2=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 3=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 4=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 5=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 6=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 7=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 8=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 9=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 10=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 11=	82B STACKED TERRACE FLATS	12 UNITS	
BUILDING 12=	82B 3-STORY TOWNHOMES	12 UNITS	
BUILDING 13=	82B 3-STORY TOWNHOMES	12 UNITS	
BUILDING 14=	3-STORY APARTMENT BUILDING		24 UNITS
BUILDING 15=	3-STORY APARTMENT BUILDING		24 UNITS
BUILDING 16=	3-STORY APARTMENT BUILDING		24 UNITS
BUILDING 17=	3-STORY APARTMENT BUILDING (POSSIBLE FUTURE)		24 UNITS (NOT INCLUDED)
TOTAL =	132 UNITS	24 UNITS	72 UNITS

TOTAL ALL UNITS = 228 UNITS
(NOT INCLUDING POSSIBLE FUTURE UNITS)

PARKING REQUIREMENTS: SCHEDULE 1A AREA 'C'

BUILDINGS 1-11 : 82B STACKED TERRACE HOMES [132 UNITS]	
PARKING REQUIRED= 1.2/d.u. + 0.2/d.u. VISITORS =	158 + 26 = 184 SPACES
PARKING PROVIDED =	184 SPACES (SURFACE)
	1.4 SPACES/ D.U.
BUILDINGS 12-13 : 82B 3-STORY TOWNHOMES [24 UNITS]	
PARKING REQUIRED= 1.0/d.u. + 0.2/d.u. VISITORS =	28 + 6 = 34 SPACES
PARKING PROVIDED =	48 SPACES (DRIVEWAY & GARAGE)
BUILDINGS 14-16 : 3-STORY APARTMENT BUILDINGS [72 UNITS]	
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS =	86 + 14 = 100 SPACES
PARKING PROVIDED =	90 SPACES (42 U/G + 48 SURFACE)
	1.25 SPACES/ D.U. (NOT INCLUDING POSSIBLE FUTURE)

ALL PARKING SPACES ARE 2.40m X 5.20m UNLESS NOTED OTHERWISE.
ALL BARRIER-FREE PARKING SPACES ARE 3.66m X 5.20m UNLESS NOTED OTHERWISE.

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING REQUIRED= 0.5/d.u. x 204 d.u. =	102 SPACES
BICYCLE PARKING PROVIDED =	102 SPACES (32 INDOOR + 70 SURFACE)
ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS ISLE.	
ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS ISLE.	
PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.	

AMENITY SPACE REQUIREMENTS:

AMENITY SPACE REQUIRED = 6m ² /d.u. x 204 d.u. =	1,224m ²
50% COMMUNAL AMENITY AREA REQUIRED =	612m ²
COMMUNAL AMENITY AREA PROVIDED =	890m ²
PRIVATE AMENITY AREA PROVIDED =	816m ² (4m ² /BALCONY/d.u.)
TOTAL AMENITY AREA PROVIDED =	1,706m ²

SITE PLAN TO BE READ IN CONJUNCTION WITH:

- SITE SERVICING AND GRADING PLAN PREPARED BY:
- LANDSCAPING PLAN PREPARED BY: JAMES B. LENNOX AND ASSOCIATES INC.
- COMPOSITE UTILITY PLAN PREPARED BY:

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊗	GAS METERS LOCATION	⊗	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	—	WATER/ SANITARY CONNECTION	⊗	WALL MOUNTED LIGHT FIXTURE
W.I.	WROUGHT IRON	—	STORM CONNECTION	⊗	POLE LIGHT
TWS	TACTILE WALKING SURFACE INDICATOR	—	SIAMSESE CONNECTIONS	⊗	TRANSFORMER
CONC.	CONCRETE	—	FIRE HYDRANT		
ASPH.	ASPHALT	—	HYDRO (METER LOCATION)		
HYD.	HYDRO (METER LOCATION)				

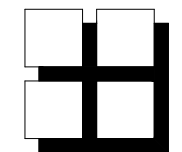


SITE BOUNDARIES DERIVED FROM:
PLAN OF SURVEY OF

**PART OF LOT 21
CONCESSION 4
(RIDEAU FRONT) (GLOUCESTER)
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATED: AUGUST 26, 2024.**

SITE PLAN

DATE:	SEPT. 2024	SCALE:	1 : 400	SHEET NO.:	SP1
DRAWN BY:	KB	CHECKED:	MDB		



**M. David Blakely
Architect Inc.**

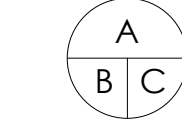
2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND PRESENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
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18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
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CIVIL ENGINEER: ARCADIS
333 PRESTON STREET #400
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LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
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SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORSE GATE, SUITE 500
NEPEAN, ON K2E 756
(613) 727-0520

SEAL

12.				24.				
11.				23.				
10.				22.				
9.				21.				
8.				20.				
7.				19.				
6.				18.				
5.				17.				
4.				16.				
3.	16/07/25	REVISED AS PER CLIENT / FOR REVIEW	MB	15.				
2.	28/01/25	REVISED AS PER CITY COMMENTS / DCR PHOENIX	MB	14.				
1.	04/09/24	FOR REVIEW	KB	13.				
NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.	
		REVISIONS				REVISIONS		

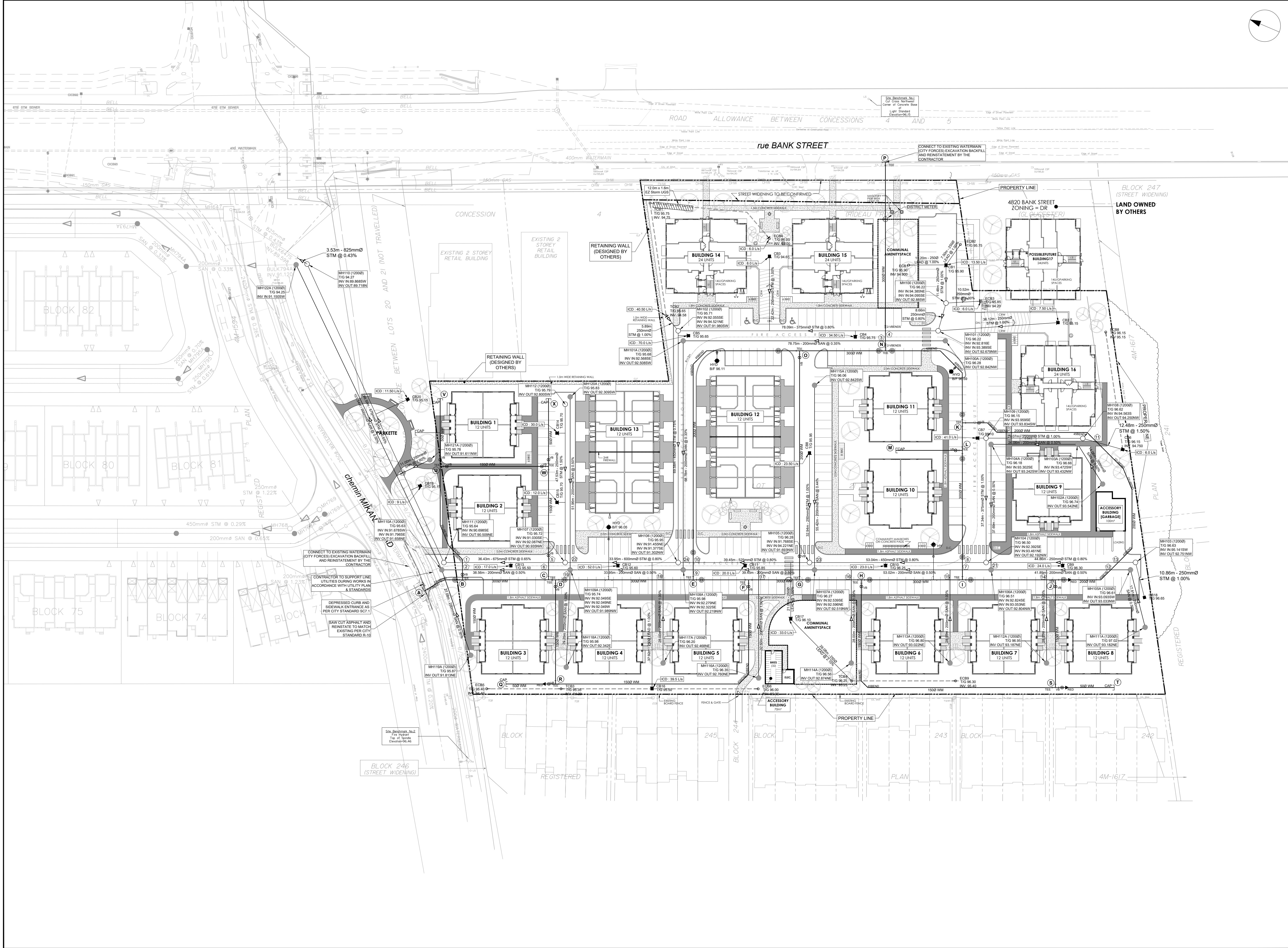


A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
4816 BANK STREET
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

CLIENT:
 **PHOENIX HOMES**
18A Bentley Ave Ottawa, ON K2E 6T8

PROJECT:	4816 BANK STREET PLANNED UNIT DEVELOPMENT OTTAWA, ONTARIO	DRAWING TITLE:	SITE PLAN
CLIENT:	 PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T8	DATE:	SEPT. 2024
		SCALE:	1 : 400
		DRAWN BY:	KB
		CHECKED:	MDB



CLIENT



PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

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Arcadis Professional Services (Canada) Inc.

Formerly B Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
2	SUBMISSION No. 1 TO CITY	2025-05-18

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS



CONSULTANTS

SEAL



S. E. LABADIE
100214983
2025-09-18
PROVINCE OF ONTARIO

PRIME CONSULTANT



ARCADIS

333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT

4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

PROJECT MGR:
S.E.L.

CHECKED BY:
M.P.

APPROVED BY:
S.E.L.

SHEET TITLE

SITE PLAN SERVICING

SHEET NUMBER

C-001

ISSUE

2

Appendix B

Boundary Conditions

4816 Bank St

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	74	1.23
Maximum Daily Demand	184	3.06
Peak Hour	404	6.74
Fire Flow Demand #1	15,000	250.00

Location



Results

Existing Condition (Pre- SUC Pressure Zone Reconfiguration)

Connection 1 - Miikana Rd

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	154.6	85.1
Peak Hour	143.4	69.1
Max Day plus Fire Flow 1	113.8	27.0

¹ Ground Elevation = 94.8 m

Connection 2 - Bank St

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	154.6	82.4
Peak Hour	143.4	66.4
Max Day plus Fire Flow 1	119.2	32.1

¹ Ground Elevation = 96.7 m

Future Condition (Post- SUC Pressure Zone Reconfiguration)

Connection 1 - Miikana Rd

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	147.3	74.7
Peak Hour	144.9	71.2
Max Day plus Fire Flow 1	132.0	53.0

¹ Ground Elevation = 94.8 m

Connection 2 - Bank St

Demand Scenario	Head (m)	Pressure¹ (psi)
Maximum HGL	147.3	72.0
Peak Hour	144.8	68.4
Max Day plus Fire Flow 1	137.1	57.5

¹ Ground Elevation = 96.7 m

Notes

1. As per the Ontario Building Code in areas that may be occupied, the static pressure at any fixture shall not exceed 552 kPa (80 psi.) Pressure control measures to be considered are as follows, in order of preference:
 - If possible, systems to be designed to residual pressures of 345 to 552 kPa (50 to 80 psi) in all occupied areas outside of the public right-of-way without special pressure control equipment.
 - Pressure reducing valves to be installed immediately downstream of the isolation valve in the home/ building, located downstream of the meter so it is owner maintained.
2. Any connections to a watermain 400 mm or larger should be approved by Drinking Water Service as per the Water Design Guidelines.

Disclaimer

The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.



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WATERMAIN DEMAND CALCULATION SHEET

WATERMAIN DEMAND CALCULATION SHEET

Sparta | DCR Phoenix
147743 -6.0 | Rev #3 | 2025-09-18
Prepared By: SL | Checked By: DY

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	SINGLE FAMILY UNITS	FREEHOLD TOWNHOUSE UNITS	STACKED MED DENSITY UNITS	POPULATION	INDUST. (ha)	COMM. (m2)	INSTIT. (pp)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
Residential		24	228	468.0				1.52		1.52	3.79		3.79	8.34		8.34	15,000

POPULATION DENSITY		WATER DEMAND RATES		PEAKING FACTORS		FIRE DEMANDS	
Single Family	3.2 persons/unit	Residential	280 l/cap/day	Maximum Daily		Single Family	
				Residential	2.5 x avg. day		
		Commercial Shopping Center		Commercial	1.5 x avg. day	Semi Detached &	
Townhouse	2.4 persons/unit		2,500 L/(1000m2)/day	Maximum Hourly		Townhouse	15,000 l/min (250 l/s)
		Institutional		Residential	2.2 x avg. day		
Medium Density	1.8 persons/unit		75 l/cap/day	Commercial	1.8 x avg. day	Medium Density	15,000 l/min (250 l/s)

STEP	Contents	Description	Adjustment Factor	Result
1	Building 15 3-storey residential	Floor Area 515	Floors 3	1545 m2
	Total Effective Floor Area			1545 m2
2	Type of Construction	Type V Wood Frame 1.5 Type III Ordinary Construction 1.0 Type II Noncombustible Construction 0.8 Type I Fire Resistive Construction 0.6	Type V Wood Frame 1.5	
3	Required Fire Flow	RFF = 220C√A, rounded to nearest 1000 L/min		13000 L/min
4	Occupancy and Contents	Noncombustible Contents -25%	Limited Combustible Contents -15%	-1950 L/min
		Limited Combustible Contents -15%		
		Combustible Contents 0%		
Free Burning Contents 15%				
Rapid Burning Contents 25%				
	Fire Flow			11050 L/min
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13 -30%	No	0 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines -10%	No	0 L/min
		Fully Supervised System -10%	No	
	Total Sprinkler Adjustment			0 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building		
	North	Separation (m) 13.9	With unprotected opening 13%	1437 L/min
		Length X Height Factor (m.storeys) 66		
		Construction Type Type V		
	South	Separation (m) >30	0%	0 L/min
		Length X Height Factor (m.storeys)		
		Construction Type		
	East	Separation (m) >30	0%	0 L/min
		Length X Height Factor (m.storeys)		
Construction Type				
West	Separation (m) 23.9	With unprotected opening 4%	442 L/min	
	Length X Height Factor (m.storeys) 57			
	Construction Type Type V			
	Total Exposure Adjustment			1879 L/min
7	Total Required Fire Flow			12929 L/min
		Rounded to Nearest 1000 L/min		13000 L/min
217 L/s				

Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

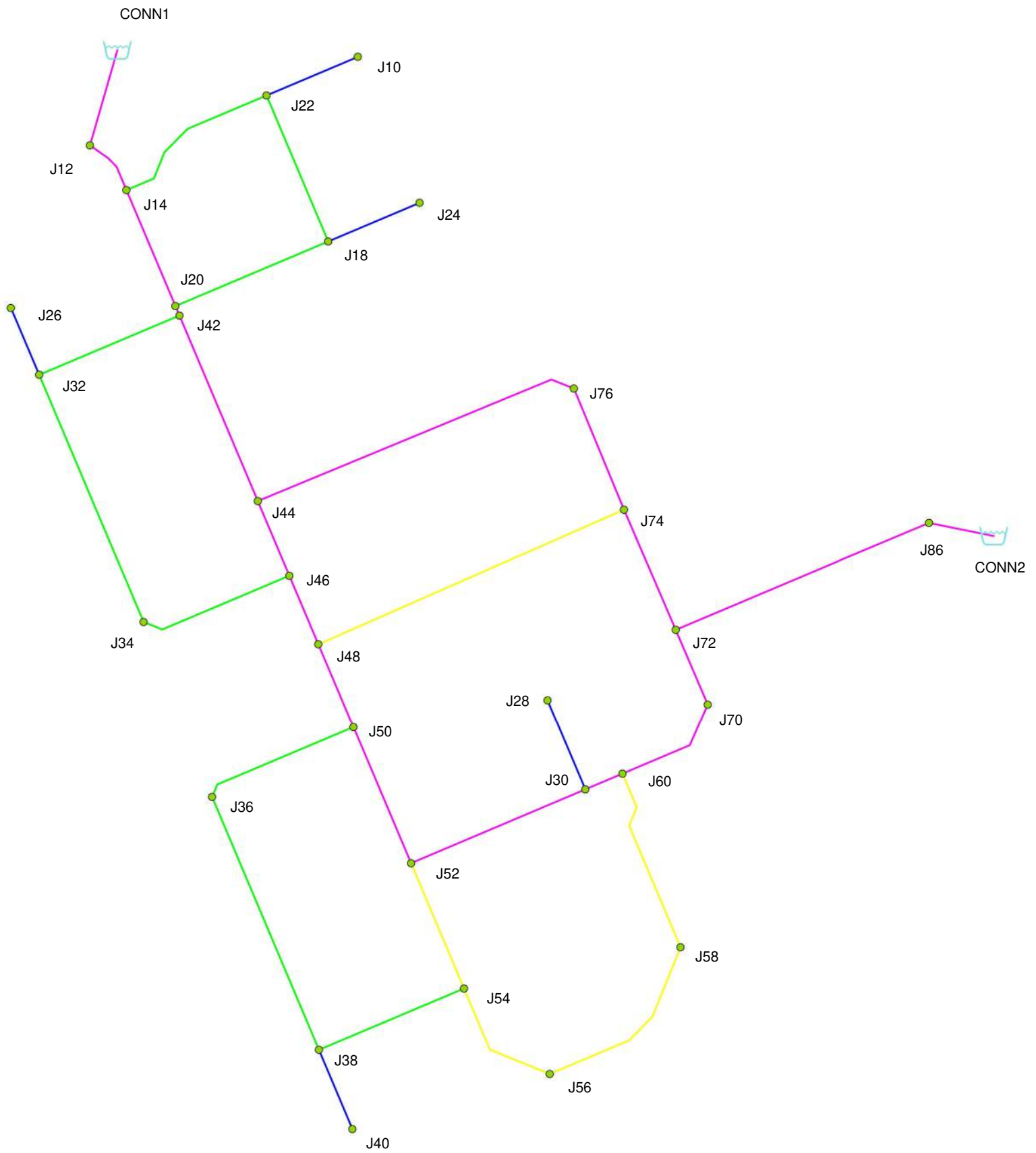
2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

STEP	Contents	Description	Adjustment Factor	Result
1	Building 10 3-storey residential	Floor Area 350	Floors 3	1050 m2
	Total Effective Floor Area			1050 m2
2	Type of Construction	Type V Wood Frame 1.5 Type III Ordinary Construction 1.0 Type II Noncombustible Construction 0.8 Type I Fire Resistive Construction 0.6	Type V Wood Frame 1.5	
3	Required Fire Flow	RFF = 220C√A, rounded to nearest 1000 L/min		11000 L/min
4	Occupancy and Contents	Noncombustible Contents -25% Limited Combustible Contents -15% Combustible Contents 0% Free Burning Contents 15% Rapid Burning Contents 25%	Limited Combustible Contents -15%	-1650 L/min
	Fire Flow			9350 L/min
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13 -30% Standard Water Supply for both the system and Fire Department Hose Lines -10% Fully Supervised System -10%	No No No	0 L/min 0 L/min
	Total Sprinkler Adjustment			0 L/min
6	Exposure Adjustment	Based on Table 6 Exposure Adjustment Charges for Subject Building		
	North	Separation (m) 28.6 Length X Height Factor (m.storeys) 111 Construction Type Type V	With unprotected opening 10%	935 L/min
	South	Separation (m) 24 Length X Height Factor (m.storeys) 57 Construction Type Type V	With unprotected opening 4%	374 L/min
	East	Separation (m) 5.2 Length X Height Factor (m.storeys) 57 Construction Type Type V	With unprotected opening 17%	1590 L/min
	West	Separation (m) 22.8 Length X Height Factor (m.storeys) 57 Construction Type Type V	With unprotected opening 4%	374 L/min
	Total Exposure Adjustment			3273 L/min
	Total Required Fire Flow			12623 L/min
7		Rounded to Nearest 1000 L/min		13000 L/min
				217 L/s

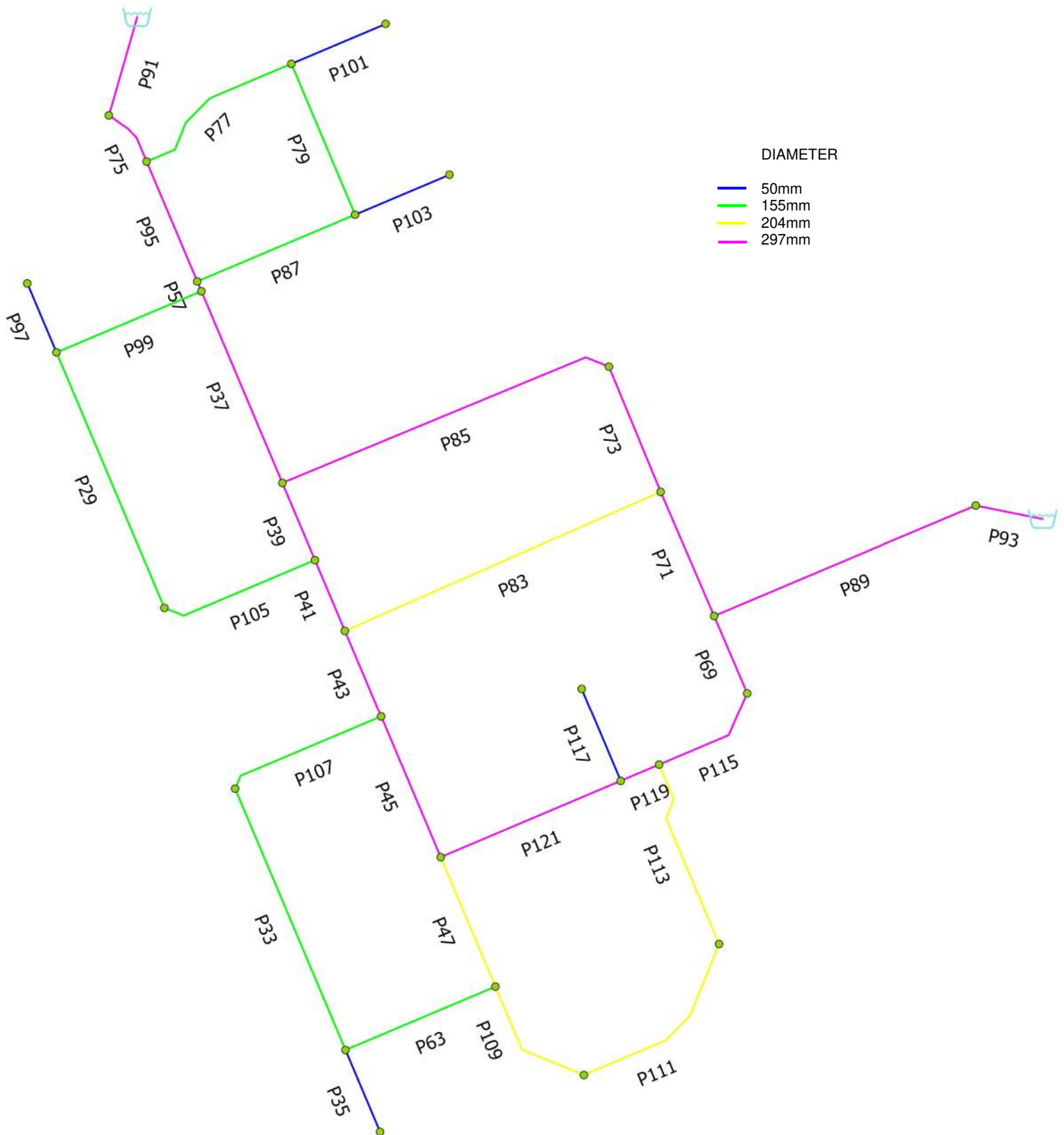
Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

2. If any vertical opening in the building are unprotected (e.g. interconnected floor spaces, elevators etc.), consider the two largest adjoining floor area plus 50% of all floors immediately above them up to a maximum of eight.

NODE ID'S

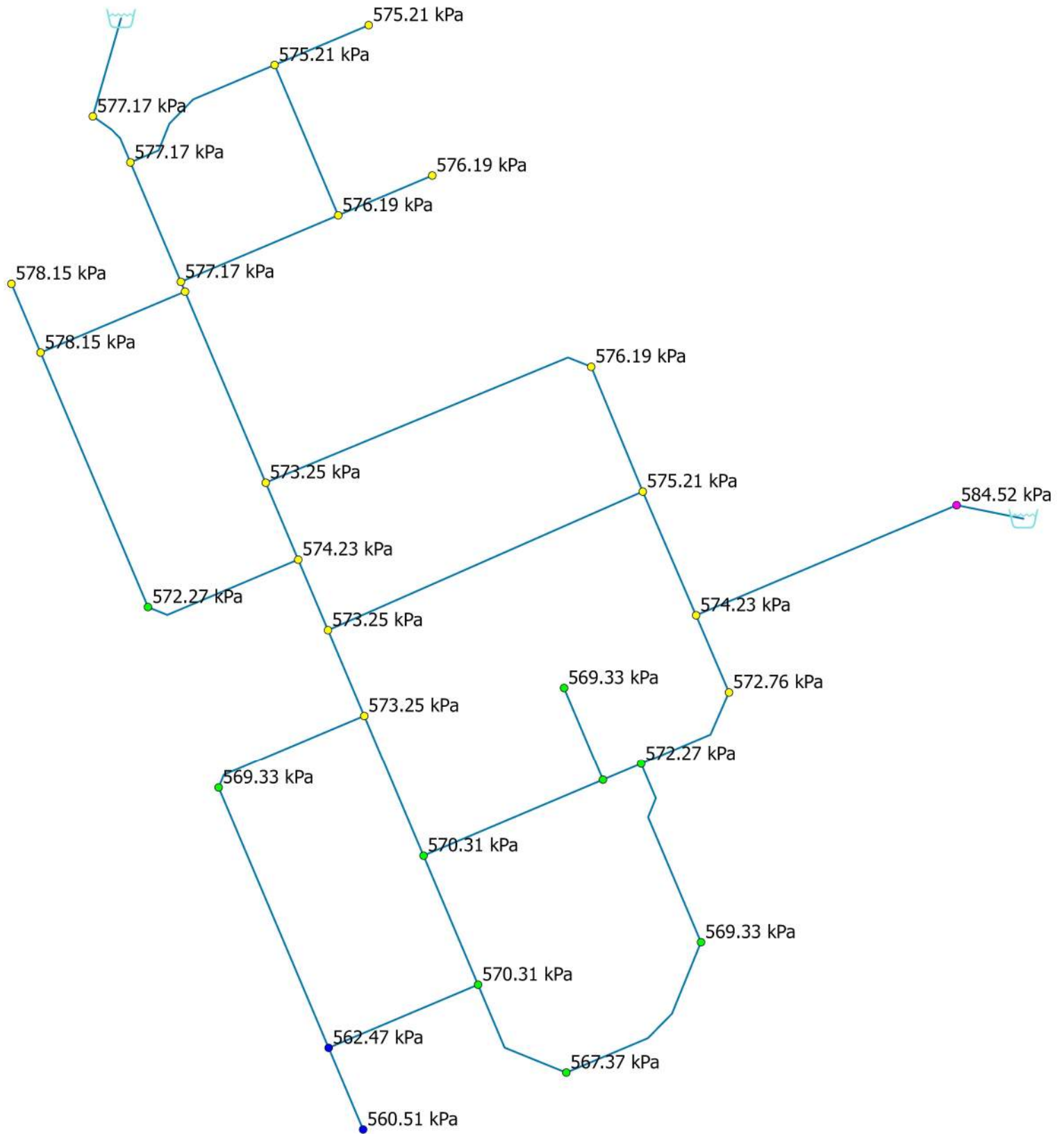


PIPE ID'S



Avg Day

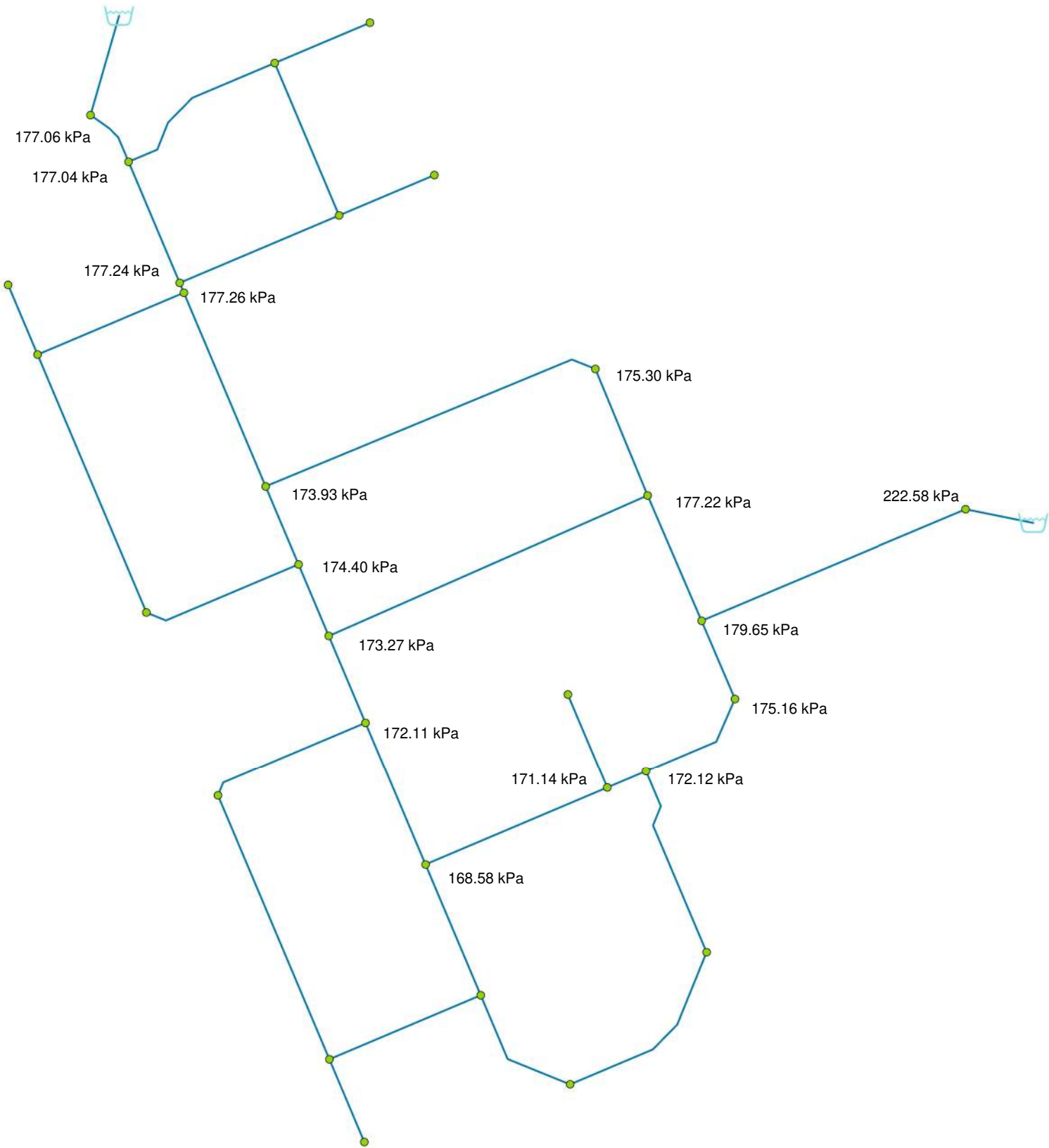
		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J10	0.00	95.90	154.60	575.21
2	☐	J12	0.00	95.70	154.60	577.17
3	☐	J14	0.00	95.70	154.60	577.17
4	☐	J18	0.09	95.80	154.60	576.19
5	☐	J20	0.00	95.70	154.60	577.17
6	☐	J22	0.05	95.90	154.60	575.21
7	☐	J24	0.00	95.80	154.60	576.19
8	☐	J26	0.05	95.60	154.60	578.15
9	☐	J28	0.00	96.50	154.60	569.33
10	☐	J30	0.00	96.20	154.60	572.27
11	☐	J32	0.09	95.60	154.60	578.15
12	☐	J34	0.09	96.20	154.60	572.27
13	☐	J36	0.09	96.50	154.60	569.33
14	☐	J38	0.05	97.20	154.60	562.47
15	☐	J40	0.05	97.40	154.60	560.51
16	☐	J42	0.00	95.70	154.60	577.17
17	☐	J44	0.05	96.10	154.60	573.25
18	☐	J46	0.00	96.00	154.60	574.23
19	☐	J48	0.07	96.10	154.60	573.25
20	☐	J50	0.00	96.10	154.60	573.25
21	☐	J52	0.00	96.40	154.60	570.31
22	☐	J54	0.02	96.40	154.60	570.31
23	☐	J56	0.05	96.70	154.60	567.37
24	☐	J58	0.02	96.50	154.60	569.33
25	☐	J60	0.19	96.20	154.60	572.27
26	☐	J70	0.14	96.15	154.60	572.76
27	☐	J72	0.16	96.00	154.60	574.23
28	☐	J74	0.02	95.90	154.60	575.21
29	☐	J76	0.19	95.80	154.60	576.19
30	☐	J86	0.00	94.95	154.60	584.52



Fire Flow - 15,000 L/min

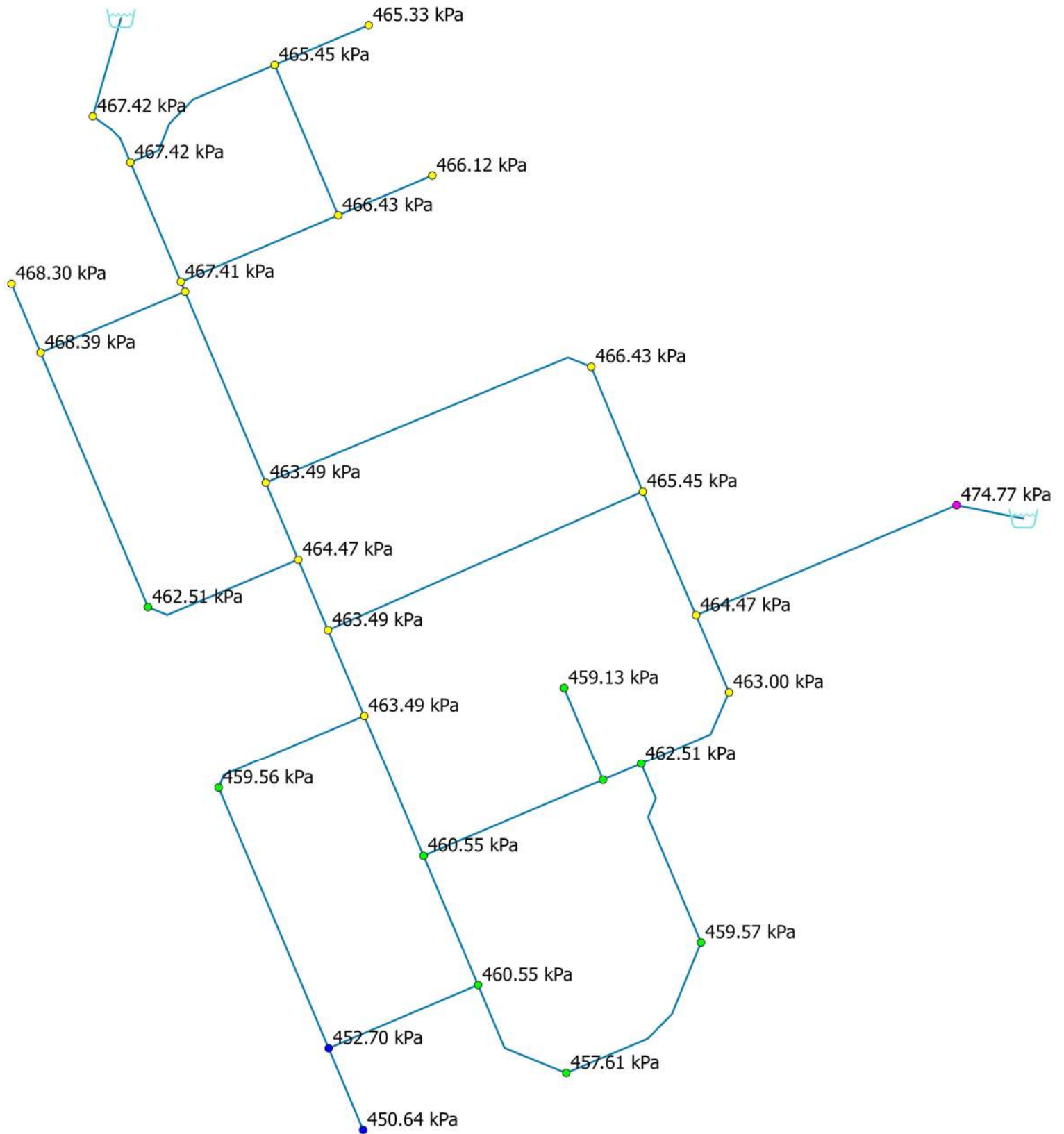
		ID	Static Demand (L/s)	Static Pressure (kPa)	Static Head (m)	Fire-Flow Demand (L/s)	Residual Pressure (kPa)	Hydrant Available Flow (L/s)	Hydrant Pressure at Available Flow (kPa)
1	☐	J12	0.00	182.79	114.35	250.00	177.06	731.16	149.96
2	☐	J14	0.00	186.06	114.69	250.00	177.04	635.93	149.96
3	☐	J20	0.18	192.14	115.31	250.00	177.24	568.45	149.96
4	☐	J30	0.00	203.52	116.97	250.00	171.14	418.73	149.96
5	☐	J42	0.00	192.70	115.37	250.00	177.26	565.25	149.96
6	☐	J44	0.20	198.26	116.33	250.00	173.93	526.02	149.96
7	☐	J46	0.00	200.33	116.44	250.00	174.40	497.77	149.96
8	☐	J48	0.06	200.71	116.58	250.00	173.27	473.22	149.96
9	☐	J50	0.18	201.67	116.68	250.00	172.11	440.67	149.96
10	☐	J52	0.00	200.12	116.82	250.00	168.58	404.34	149.96
11	☐	J60	0.35	203.82	117.00	250.00	172.12	431.80	149.96
12	☐	J70	0.35	205.61	117.13	250.00	175.16	485.53	149.96
13	☐	J72	0.44	207.98	117.22	250.00	179.65	585.67	149.96
14	☐	J74	0.06	206.21	116.94	250.00	177.22	503.38	149.96
15	☐	J76	0.47	205.52	116.77	250.00	175.30	463.77	149.96
16	☐	J86	0.00	233.89	118.82	250.00	222.58	1,259.50	149.97

RESIDUAL PRESSURES DURING FIRE FLOW



Peak Hour

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
1	☐	J10	0.19	95.90	143.39	465.33
2	☐	J12	0.00	95.70	143.40	467.42
3	☐	J14	0.00	95.70	143.40	467.42
4	☐	J18	0.32	95.80	143.40	466.43
5	☐	J20	0.39	95.70	143.40	467.41
6	☐	J22	0.19	95.90	143.40	465.45
7	☐	J24	0.32	95.80	143.37	466.12
8	☐	J26	0.19	95.60	143.39	468.30
9	☐	J28	0.39	96.50	143.35	459.13
10	☐	J30	0.00	96.20	143.40	462.51
11	☐	J32	0.19	95.60	143.40	468.39
12	☐	J34	0.19	96.20	143.40	462.51
13	☐	J36	0.19	96.50	143.40	459.56
14	☐	J38	0.19	97.20	143.40	452.70
15	☐	J40	0.19	97.40	143.39	450.64
16	☐	J42	0.00	95.70	143.40	467.41
17	☐	J44	0.45	96.10	143.40	463.49
18	☐	J46	0.00	96.00	143.40	464.47
19	☐	J48	0.13	96.10	143.40	463.49
20	☐	J50	0.39	96.10	143.40	463.49
21	☐	J52	0.00	96.40	143.40	460.55
22	☐	J54	0.58	96.40	143.40	460.55
23	☐	J56	0.00	96.70	143.40	457.61
24	☐	J58	0.19	96.50	143.40	459.57
25	☐	J60	0.77	96.20	143.40	462.51
26	☐	J70	0.77	96.15	143.40	463.00
27	☐	J72	0.96	96.00	143.40	464.47
28	☐	J74	0.13	95.90	143.40	465.45
29	☐	J76	1.03	95.80	143.40	466.43
30	☐	J86	0.00	94.95	143.40	474.77



Peak Hour - Pipe Report

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/k-m)	Status	Flow Reversal Count
1	☐	P101	J10	J22	20.36	50.00	100.00	-0.19	0.10	0.01	0.59	Open	0
2	☐	P103	J24	J18	20.36	50.00	100.00	-0.32	0.16	0.03	1.54	Open	0
3	☐	P105	J34	J46	32.48	155.00	100.00	-0.12	0.01	0.00	0.00	Open	0
4	☐	P107	J50	J36	33.16	155.00	100.00	0.32	0.02	0.00	0.01	Open	0
5	☐	P109	J54	J56	26.89	204.00	110.00	-0.22	0.01	0.00	0.00	Open	0
6	☐	P111	J56	J58	39.90	204.00	110.00	-0.22	0.01	0.00	0.00	Open	0
7	☐	P113	J58	J60	38.68	204.00	110.00	-0.41	0.01	0.00	0.00	Open	0
8	☐	P115	J70	J60	24.24	297.00	120.00	1.45	0.02	0.00	0.00	Open	0
9	☐	P117	J28	J30	19.96	50.00	100.00	-0.39	0.20	0.04	2.23	Open	0
10	☐	P119	J60	J30	8.27	297.00	120.00	0.27	0.00	0.00	0.00	Open	0
11	☐	P121	J30	J52	38.88	297.00	120.00	-0.12	0.00	0.00	0.00	Open	0
12	☐	P29	J32	J34	55.08	155.00	100.00	0.07	0.00	0.00	0.00	Open	0
13	☐	P33	J36	J38	56.35	155.00	100.00	0.13	0.01	0.00	0.00	Open	0
14	☐	P35	J38	J40	17.67	50.00	100.00	0.19	0.10	0.01	0.59	Open	0
15	☐	P37	J42	J44	41.35	297.00	120.00	2.37	0.03	0.00	0.01	Open	0
16	☐	P39	J44	J46	16.65	297.00	120.00	1.41	0.02	0.00	0.00	Open	0
17	☐	P41	J46	J48	15.30	297.00	120.00	1.30	0.02	0.00	0.00	Open	0
18	☐	P43	J48	J50	18.54	297.00	120.00	1.44	0.02	0.00	0.00	Open	0
19	☐	P45	J50	J52	30.37	297.00	120.00	0.73	0.01	0.00	0.00	Open	0
20	☐	P47	J52	J54	27.94	204.00	110.00	0.61	0.02	0.00	0.00	Open	0
21	☐	P57	J20	J42	2.10	297.00	120.00	2.82	0.04	0.00	0.01	Open	0
22	☐	P63	J38	J54	32.35	155.00	100.00	-0.25	0.01	0.00	0.00	Open	0
23	☐	P69	J70	J72	16.71	297.00	120.00	-2.22	0.03	0.00	0.01	Open	0
24	☐	P71	J72	J74	26.86	297.00	120.00	0.93	0.01	0.00	0.00	Open	0
25	☐	P73	J74	J76	26.91	297.00	120.00	0.53	0.01	0.00	0.00	Open	0
26	☐	P75	J12	J14	12.24	297.00	120.00	4.23	0.06	0.00	0.02	Open	0
27	☐	P77	J14	J22	36.29	155.00	100.00	0.59	0.03	0.00	0.02	Open	0
28	☐	P79	J22	J18	32.54	155.00	100.00	0.21	0.01	0.00	0.00	Open	0
29	☐	P83	J48	J74	68.60	204.00	110.00	-0.27	0.01	0.00	0.00	Open	0
30	☐	P85	J44	J76	70.24	297.00	120.00	0.50	0.01	0.00	0.00	Open	0
31	☐	P87	J18	J20	34.07	155.00	100.00	-0.43	0.02	0.00	0.01	Open	0
32	☐	P89	J72	J86	56.49	297.00	120.00	-4.11	0.06	0.00	0.02	Open	0
33	☐	P91	J12	CONN1	20.33	297.00	120.00	-4.23	0.06	0.00	0.02	Open	0
34	☐	P93	J86	CONN2	13.52	297.00	120.00	-4.11	0.06	0.00	0.02	Open	0
35	☐	P95	J14	J20	25.86	297.00	120.00	3.64	0.05	0.00	0.02	Open	0

Peak Hour - Pipe Report

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/k-m)	Status	Flow Reversal Count
36	☐	P97	J26	J32	14.91	50.00	100.00	-0.19	0.10	0.01	0.59	Open	0
37	☐	P99	J32	J42	31.27	155.00	100.00	-0.45	0.02	0.00	0.01	Open	0

Appendix C



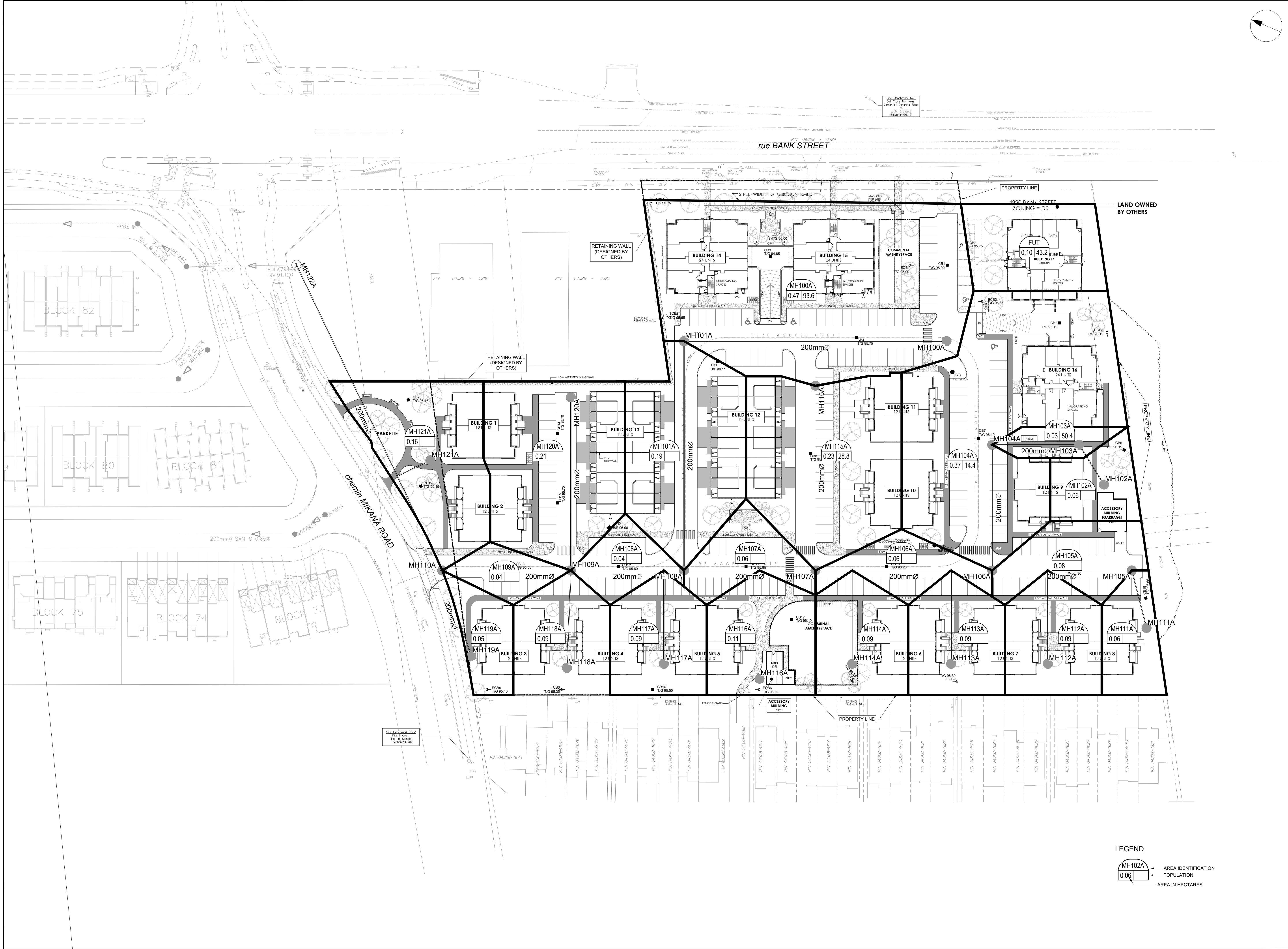
SANITARY SEWER DESIGN SHEET

147743 - 4816 Bank Street

Phoenix Homes

CITY OF OTTAWA

LOCATION				RESIDENTIAL										ICI AREAS										INFILTRATION ALLOWANCE			FIXED FLOW (L/s)		TOTAL FLOW	PROPOSED SEWER DESIGN					AVAILABLE CAPACITY		
STREET	AREA ID	FROM MH	TO MH	AREA w/ Units (Ha)	SF	TH/SD	APT		AREA w/o Units (Ha)	IND	CUM	RES PEAK FACTOR	PEAK FLOW (L/s)	INSTITUTIONAL		COMMERCIAL		INDUSTRIAL		ICI PEAK FACTOR	PEAK FLOW (L/s)	AREA (Ha)		FLOW (L/s)	IND	CUM		IND	CUM	L/s	CAPACITY (L/s)	LENGTH (m)	DIA (mm)	SLOPE (%)	VELOCITY (full) (m/s)	L/s	(%)
														IND	CUM	IND	CUM	IND	CUM			IND	CUM														
4816 BANK STREET																																					
	MH100A, FUT MH101A	MH100A	MH101A	0.57 0.19		12	72			129.6 28.8	129.6 158.4	3.57 3.55	1.50 1.82	0.00 0.00	0.0 0.0	0.00 0.00	0.0 0.0	0.00 0.00	0.0 0.0	1.00 1.00	0.00 0.00	0.57 0.19	0.6 0.8	0.19 0.25	0.00 0.00	0.0 0.0	1.69 2.07	20.18 19.75	78.75 68.78	200 200	0.35 0.33	0.622 0.609	18.50 17.67	91.64% 89.51%			
	MH102A	MH102A	MH103A	0.06			6			10.8	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.06	0.1	0.02	0.00	0.0	0.15	24.19	14.06	200	0.50	0.746	24.04	99.38%			
	MH103A	MH103A	MH104A	0.03						0.0	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.03	0.1	0.03	0.00	0.0	0.16	24.19	26.06	200	0.50	0.746	24.03	99.34%			
	MH104A	MH104A	MH106A	0.37			18			32.4	43.2	3.66	0.51	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.37	0.5	0.15	0.00	0.0	0.66	24.19	37.69	200	0.50	0.746	23.53	97.25%			
	MH111A	MH111A	MH105A	0.06			6			10.8	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.06	0.1	0.02	0.00	0.0	0.15	24.19	17.81	200	0.50	0.746	24.04	99.38%			
	MH112A	MH112A	SAN	0.09			12			21.6	21.6	3.70	0.26	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.09	0.1	0.03	0.00	0.0	0.29	34.22	28.00	200	1.00	1.055	33.93	99.16%			
	MH105A	MH105A	MH106A	0.08						0.0	32.4	3.68	0.39	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.08	0.2	0.08	0.00	0.0	0.46	24.12	41.89	200	0.50	0.744	23.66	98.08%			
	MH113A	MH113A	SAN	0.09			12			21.6	21.6	3.70	0.26	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.09	0.1	0.03	0.00	0.0	0.29	34.22	28.00	200	1.00	1.055	33.93	99.16%			
	MH114A	MH114A	SAN	0.09			6			10.8	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.09	0.1	0.03	0.00	0.0	0.16	34.22	28.00	200	1.00	1.055	34.06	99.53%			
	MH106A	MH106A	MH107A	0.06						0.0	64.8	3.63	0.76	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.06	0.5	0.16	0.00	0.0	0.92	24.19	53.02	200	0.50	0.746	23.28	96.21%			
	MH115A	MH115A	MH107A	0.23		6	12			36.0	36.0	3.67	0.43	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.23	0.2	0.08	0.00	0.0	0.50	22.80	55.42	200	0.44	0.703	22.30	97.79%			
	MH116A	MH116A	SAN	0.11			6			10.8	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.11	0.1	0.04	0.00	0.0	0.17	34.22	32.50	200	1.00	1.055	34.05	99.51%			
	MH107A	MH107A	MH108A	0.06						0.0	111.6	3.58	1.30	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.06	0.9	0.29	0.00	0.0	1.58	24.19	39.45	200	0.50	0.746	22.61	93.46%			
	MH117A	MH117A	SAN	0.09			12			21.6	21.6	3.70	0.26	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.09	0.1	0.03	0.00	0.0	0.29	34.13	28.00	200	1.00	1.052	33.84	99.15%			
	MH108A	MH108A	MH109A	0.04						0.0	291.6	3.47	3.28	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.04	1.8	0.58	0.00	0.0	3.86	24.19	33.95	200	0.50	0.746	20.34	84.06%			
	MH120A	MH120A	MH109A	0.21		6	12			36.0	36.0	3.67	0.43	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.21	0.2	0.07	0.00	0.0	0.50	24.19	51.96	200	0.50	0.746	23.70	97.94%			
	MH118A	MH118A	MH109A	0.09			12			21.6	21.6	3.70	0.26	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.09	0.1	0.03	0.00	0.0	0.29	34.22	29.25	200	1.00	1.055	33.93	99.16%			
	MH109A	MH109A	MH110A	0.04						0.0	349.2	3.44	3.89	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.04	2.1	0.69	0.00	0.0	4.59	24.24	38.56	200	0.50	0.748	19.66	81.09%			
	MH119A	MH119A	MH110A	0.05			6			10.8	10.8	3.73	0.13	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.05	0.1	0.02	0.00	0.0	0.15	24.19	27.08	200	0.50	0.746	24.05	99.39%			
	MH121A	MH121A	SAN	0.16			12			21.6	21.6	3.70	0.26	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.16	0.2	0.05	0.00	0.0	0.31	34.22	11.00	200	1.00	1.055	33.90	99.09%			
		MH110A	MH122A							0.0	381.6	3.43	4.24	0.00	0.0	0.00	0.0	0.00	0.0	1.00	0.00	0.00	2.3	0.76	0.00	0.0	5.00	24.19	101.54	200 200	0.50	0.746	19.20	79.34%			



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25m

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S. E. LABADIE
100214983
2025-09-18
PROVINCE OF ONTARIO

PRIME CONSULTANT



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PROJECT

4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

PROJECT MGR:
S.E.L.

CHECKED BY:
M.P.

APPROVED BY:
S.E.L.

SHEET TITLE

SANITARY DRAINAGE PLAN

SHEET NUMBER

C-400

ISSUE

2

Appendix D



- REMOVAL

ADJUST MANHOLE, VALVES

ADJUST CATCH BASIN

ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB, CURBS RETURNS, FENCE

PLUG
- DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.
- FULL DEPTH ASPHALT REMOVAL
- AREA TO BE CLEARED AND GRUBBED
- REMOVAL OF BUILDINGS, FOUNDATIONS
- REMOVALS OF CONCRETE/ ASPHALT SIDEWALK AND INTERLOCK

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PROJECT

4816 BANK STREET

PROJECT NO:
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APPROVED BY:
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SHEET TITLE

REMOVALS PLAN

SHEET NUMBER

C-020

ISSUE

2

File Location: C:\Users\lde05754\Documents\Arcadis ACC USACA-00147743-4816Bank Street - Spatial\Project Files\10_WIP\04_CIVIL\Sheets\C020 REMOVALS PLAN.dwg

Printed: September 18, 2025 3:36:08 PM by Dore, Denis

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D07-XX-XX-XXXX

Drainage Area		Downstream Segment ID	MH	XPSWMM Node ID	IMP Ratio (%)	Segment Length (m)	Subcatchment Width (m)	Road ROW Cross Section	Max. Storage Available (m³)	Minor System Restriction		
Segment ID	Area (ha)									5 Year Modeled Flow (l/s)*	5 Year ICD Flow (l/s)†	100 Year ICD Flow (l/s)£
FR774A	0.27	R770B	773A	S774	46	57	114	Swale	N/A	33	39	39
FR648	0.15	T648	648	S648	60	70	70	Swale	N/A	30	39	39
COM	3.41	T637	647	S647	79	384	767	N/A	275.0	629	629	707

Notes: The segments in *italic* were originally modeled as part of Stage 2 Phase 4B Sora Way whose drainage area has been slightly adjusted to tie in with Phase 4C areas. The ICD size for these areas has remained as per the Phase 4B submission.

* 5 year modeled flow is from the DDSWMM output file 34249-SORA-3CHI5-NOICD.out presented on the CD in **Appendix E**.

† 5 year ICD flow is from the DDSWMM output file 34249-SORA-3CHI5.out presented on the CD in **Appendix E**.

£ 100 year modeled flow is from the DDSWMM output file 34249-SORA-3CHI100.out presented on the CD in **Appendix E**.

The size of the inlet control devices (ICDs) for the subject site was optimized using DDSWMM. ICDs are incorporated into the stormwater management design to protect the minor system from surcharge during infrequent storm events. Flow and head for ICD sizing is provided on **Drawings 100F and 701-4C** and custom ICD sizes are presented in **Appendix E**.

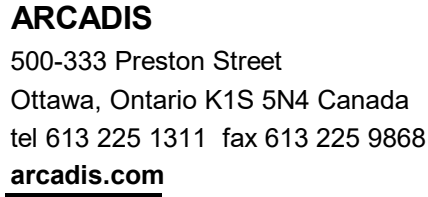
4.8.3 Simulation Results

Minor system hydrographs generated in DDSWMM were downloaded to the XPSWMM model for hydraulic grade line analysis (refer to **Section 4.9**).

The maximum static storage available on-site, maximum storage used and total duration of ponding for the 5 year, 100 year and July 1, 1979 historical storm events are presented in **Table 4.2** for the subject site. The ponding plan for the subject site is presented on **Drawing 701-4C**. The DDSWMM output files are presented in **Appendix E**.

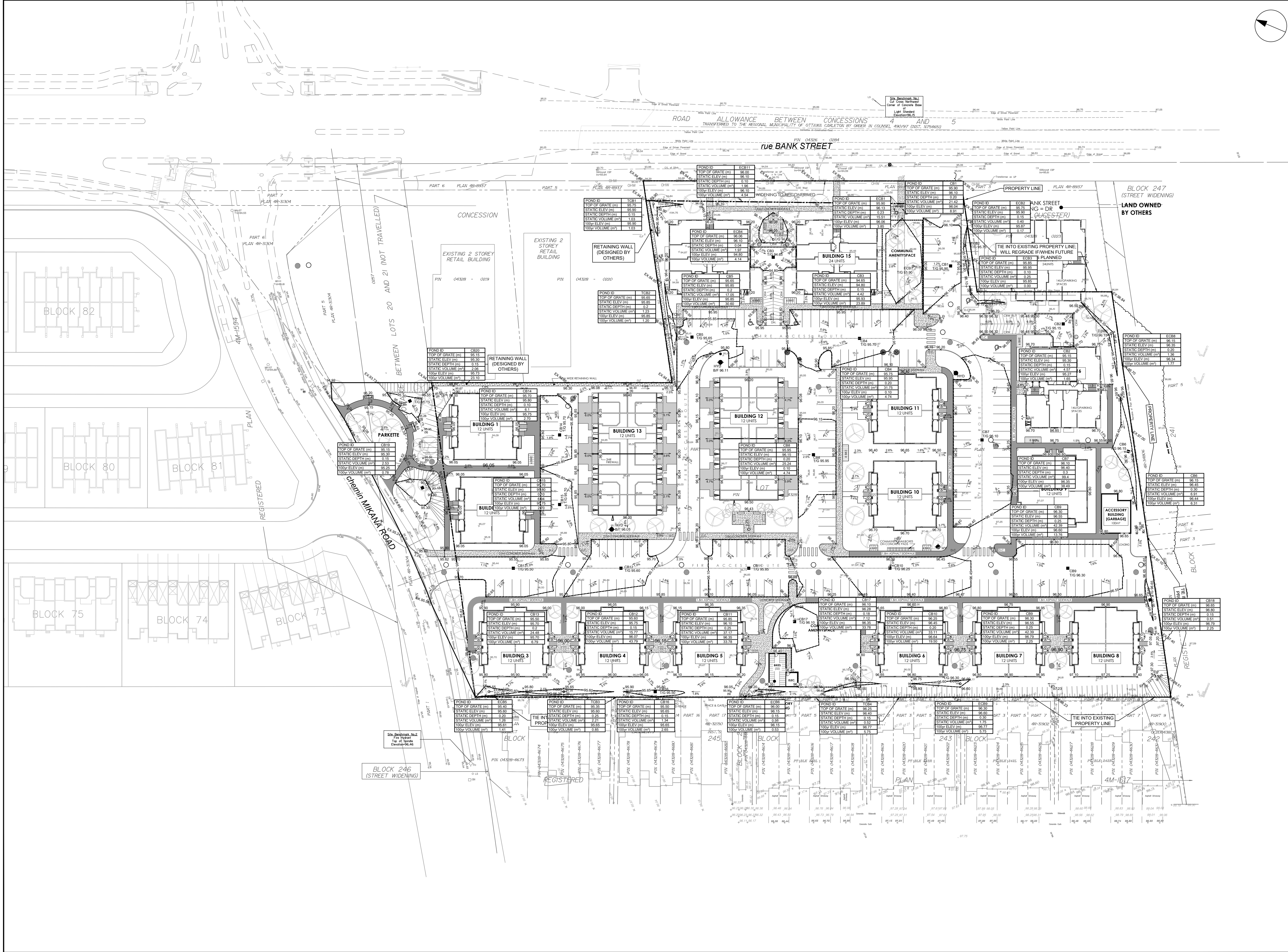
Table 4.2 Summary of On-Site Storage and Duration of Ponding
 (DDSWMM Output File Names listed below)

Major System Segment ID	Maximum Available Static Storage (m³)	5 year 3 hour Chicago¶		100 year 3 hour Chicago†		July 1, 1979 Historical‡	
		Max. Storage Used (m³)	Total Duration of Ponding (min)	Max. Storage Used (m³)	Total Duration of Ponding (min)	Max. Storage Used (m³)	Total Duration of Ponding (min)
Findlay Creek Village Stage 2 Phase 4C							
T788	22.2	22.2	60	22.2	70	22.2	75
T753B	7.6	7.6	40	7.6	50	7.6	90
T753A	13.6	13.6	40	13.6	50	13.6	65
T754	38.4	38.4	70	38.4	70	38.4	80
T762B	7.8	7.8	30	7.8	50	7.8	60
T762A	13.6	13.6	40	13.6	50	13.6	60
T787	20.6	20.6	60	20.6	70	20.6	75
T783	10.7	10.7	30	10.7	40	10.7	55
T786	8.4	8.4	40	8.4	40	8.4	60
T781	10.0	7.0	20	10.0	30	10.0	40
T648	0.5	0.5	20	0.5	20	0.5	30
T777	2.8	2.8	10	2.8	40	2.8	35
T768A	5.9	5.9	30	5.9	30	5.9	40
T768B	5.8	4.6	20	5.8	30	5.8	40
T765A	8.5	8.5	30	8.5	40	8.5	45
T765B	8.5	3.7	30	8.5	40	8.5	50



4816 Bank Street
Phoenix Homes
City of Ottawa

[https://arcadiso365.sharepoint.com/sites/147743/Internal Documents/6.0 Technical/6.04 Civil/04 Design-Analysis/Submission 2/CCS_147743 Storm As-Built 2025-09-17](https://arcadiso365.sharepoint.com/sites/147743/Internal%20Documents/6.0%20Technical/6.04%20Civil/04%20Design-Analysis/Submission%202/CCS_147743_Storm_As-Built_2025-09-17)



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PROJECT

4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

PROJECT MGR:
S.E.L.

CHECKED BY:
M.P.

APPROVED BY:
S.E.L.

SHEET TITLE

SITE PONDING PLAN

SHEET NUMBER

C-600

ISSUE

2

File Location: C:\Users\doried754\Documents\754\DC\AC\Drawings\Arcadis ACC USACA-0017743-4816Bank Street_Spatial\Project Files\10_WIP\01_Civil\Drawings\C-600 SITE PONDING PLAN.dwg
D:\07-XX-XX-XXXX
1"=100'



Formulas and Descriptions

$i_{2yr} = 1:2$ year Intensity = $732.951 / (T_c+6.199)^{0.810}$
 $i_{5yr} = 1:5$ year Intensity = $998.071 / (T_c+6.053)^{0.814}$
 $i_{100yr} = 1:100$ year Intensity = $1735.688 / (T_c+6.014)^{0.820}$
 T_c = Time of Concentration (min)
C = Average Runoff Coefficient
A = Area (Ha)
Q = Flow = $2.78CI A$ (L/s)

Maximum Allowable Release Rate

Restricted Flowrate (to reflect 5-yr storm under existing conditions)

Per IBI GROUP Design Brief Report 34249 Findlay Creek Village Stage 2 Phase 4C dated 17 October 2016
5yr Restricted = 629.00 L/s
100yr Restricted = 707.00 L/s

$Q_{restricted}$ =	629.00 L/s
--------------------	------------

Uncontrolled Release ($Q_{uncontrolled} = 2.78 \cdot C \cdot i_{100yr} \cdot A_{uncontrolled}$) for 100-yr storm event

UNC1

C_{100} = 0.80
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.03 Ha

$Q_{softunc}$ =	11.91 L/s
-----------------	-----------

Total Uncontrolled

$Q_{uncontrolled}$ =	36.73 L/s
----------------------	-----------

PARKETTE (UNC2)

C_{100} = 0.44
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.04 Ha

$Q_{softunc}$ =	8.69 L/s
-----------------	----------

UNC3

C_{100} = 0.81
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.04 Ha

$Q_{softunc}$ =	16.13 L/s
-----------------	-----------

Maximum Allowable Release Rate ($Q_{max\ allowable} = Q_{restricted} - Q_{uncontrolled}$)

$Q_{max\ allowable}$ =	592.27 L/s
------------------------	------------

MODIFIED RATIONAL METHOD (100-Year, 5-Year & 2-Year Ponding)

Drainage Area		ECB4						
Area (Ha)	0.03	Restricted Flow ICD <i>Actual</i> (L/s)=	6.00					
C =	0.63	Restricted Flow <i>Q_r</i> for swm calc (L/s)=	6.00					
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
<i>T_c</i> Variable (min)	<i>i</i> _{100yr} (mm/hour)	Peak Flow <i>Q_p</i> = 2.78 x C i _{100yr} A (L/s)	<i>Q_r</i> (L/s)	<i>Q_p</i> - <i>Q_r</i> (L/s)	Volume 100yr (m ³)	100YR <i>Q_p</i> 20% (L/s)	<i>Q_p</i> - <i>Q_r</i> (L/s)	Volume 100+20 (m ³)
-2	555.31	28.95	6.00	22.95	-2.75			
3	286.05	14.91	6.00	8.91	1.60			
8	199.20	10.38	6.00	4.38	2.10	12.46	6.46	3.10
13	155.11	8.08	6.00	2.08	1.63			
18	128.08	6.68	6.00	0.68	0.73			
Storage (m ³)								
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	2.10	0.51	0	1.59	0.00	3.10	2.59	
				convert to flow with peak Tc (L/s)				
				3.32				
				convert to flow with peak Tc (L/s)				
				5.40				
overflows to: CB9								

Drainage Area		ECB4			
Area (Ha)		0.03			
C =	0.50	Restricted Flow Q_r (L/s)= 6.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	3.56	6.00	-2.44	-1.17
9	80.87	3.37	6.00	-2.63	-1.42
10	76.81	3.20	6.00	-2.80	-1.68
11	73.17	3.05	6.00	-2.95	-1.95
12	69.89	2.91	6.00	-3.09	-2.22
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.68	0.51	0	0.00	
overflows to: CB9					

Drainage Area		CB9						
Area (Ha)	0.14	Restricted Flow ICD $Actual$ (L/s)= 24.00						
C =	1.00	Restricted Flow Q_r for swm calc (L/s)= 24.00 50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
5	242.70	94.46	24.00	70.46	21.14			
10	178.56	69.50	24.00	45.50	27.30			
15	142.89	55.61	24.00	31.61	28.45	66.74	42.74	38.46
20	119.95	46.68	24.00	22.68	27.22			
25	103.85	40.42	24.00	16.42	24.63			
Storage (m^3)								
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
1.59	30.05	42.39	0	0.00	0.00	38.46	0.00	
				convert to flow with peak T_c (L/s)				
				0.00	convert to flow with peak T_c (L/s)			
				overflows to: CB10				

Drainage Area		CB9			
Area (Ha)	0.14	Restricted Flow Q_r (L/s)= 24.00			
C =	0.80				
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	26.61	24.00	2.61	1.25
9	80.87	25.18	24.00	1.18	0.64
10	76.81	23.91	24.00	-0.09	-0.05
11	73.17	22.78	24.00	-1.22	-0.80
12	69.89	21.76	24.00	-2.24	-1.61
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.05	42.39	0	0.00	
overflows to: CB10					

Drainage Area		CB10						
Area (Ha)	0.14	Restricted Flow ICD $_{Actual}$ (L/s)=	23.00					
C =	0.95	Restricted Flow Q_r for swm calc (L/s)=	23.00					
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
5	242.70	89.74	23.00	66.74	20.02			
10	178.56	66.02	23.00	43.02	25.81			
15	142.89	52.83	23.00	29.83	26.85	63.40	40.40	36.36
20	119.95	44.35	23.00	21.35	25.62			
25	103.85	38.40	23.00	15.40	23.09			
Storage (m^3)								
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	26.85	33.11	0	0.00	0.00	36.36	3.25	
				convert to flow with peak T_c (L/s)				
				0.00				
				convert to flow with peak T_c (L/s)				
				3.61				
overflows to: CB11								

Drainage Area		CB10			
Area (Ha)	0.14	Restricted Flow Q_r (L/s)= 23.00			
C =	0.76				
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	25.28	23.00	2.28	1.09
9	80.87	23.92	23.00	0.92	0.50
10	76.81	22.72	23.00	-0.28	-0.17
11	73.17	21.64	23.00	-1.36	-0.90
12	69.89	20.67	23.00	-2.33	-1.67
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.17	33.11	0	0.00	
overflows to:					

Drainage Area		CB17	TCB4, ECB9					
Area (Ha)	0.24	Restricted Flow ICD <i>Actual</i> (L/s)= 33.00						
C =	0.61	Restricted Flow Q_r for swm calc (L/s)= 33.00						
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
5	242.70	99.18	33.00	66.18	19.86			
10	178.56	72.97	33.00	39.97	23.98			
15	142.89	58.40	33.00	25.40	22.86	70.07	37.07	33.37
20	119.95	49.02	33.00	16.02	19.22			
25	103.85	42.44	33.00	9.44	14.16			
Storage (m^3)								
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	22.86	9.39	0	13.47	0.00	33.37	23.98	
				convert to flow with peak Tc (L/s)				
				14.96	convert to flow with peak Tc (L/s)			
				overflows to: CB11				

Drainage Area		CB17			
Area (Ha)		0.24			
C =	0.49	Restricted Flow Q_r (L/s)= 33.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	27.94	33.00	-5.06	-2.43
9	80.87	26.44	33.00	-6.56	-3.54
10	76.81	25.11	33.00	-7.89	-4.73
11	73.17	23.92	33.00	-9.08	-5.99
12	69.89	22.85	33.00	-10.15	-7.31
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-4.73	9.39	0	0.00	
overflows to:					



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Drainage Area		CB11						
Area (Ha)	0.12	Restricted Flow ICD Actual (L/s)= 20.00						
C =	0.96	Restricted Flow Q_r for swm calc (L/s)= 20.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
5	242.70	77.93	20.00	57.93	17.38			
10	178.56	57.33	20.00	37.33	22.40			
15	142.89	45.88	20.00	25.88	23.29	55.06	35.06	31.55
20	119.95	38.51	20.00	18.51	22.22			
25	103.85	33.34	20.00	13.34	20.02			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
13.47	36.76	37.17	0	0.00		0.00	31.55	0.00
convert to flow with peak Tc (L/s)						convert to flow with peak Tc (L/s)		
0.00						0.00		
overflows to: CB12								

Drainage Area		CB12						
Area (Ha)	0.16	Restricted Flow ICD <i>Actual</i> (L/s)= 52.00						
C =	0.96	Restricted Flow Q_r for swm calc (L/s)= 52.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
-5	1716.01	734.66	52.00	682.66	-204.80			
0	398.62	170.66	52.00	118.66	0.00			
5	242.70	103.91	52.00	51.91	15.57	124.69	72.69	21.81
10	178.56	76.44	52.00	24.44	14.67			
15	142.89	61.18	52.00	9.18	8.26			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	15.57	15.77	0	0.00		2.59	24.40	8.63
convert to flow with peak Tc (L/s)						convert to flow with peak Tc (L/s)		
0.00						28.76		
overflows to: CB13								

Drainage Area		CB14						
Area (Ha)	0.10	Restricted Flow ICD Actual (L/s)= 30.00						
C =	0.95	Restricted Flow Q_r for swm calc (L/s)= 30.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
0	398.62	105.28	30.00	75.28	0.00			
5	242.70	64.10	30.00	34.10	10.23			
10	178.56	47.16	30.00	17.16	10.29	56.59	26.59	15.95
15	142.89	37.74	30.00	7.74	6.96			
20	119.95	31.68	30.00	1.68	2.01			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	10.29	6.10	0	4.19		5.84	21.79	15.69
convert to flow with peak Tc (L/s)						convert to flow with peak Tc (L/s)		
6.99						26.16		
overflows to: CB15								

Drainage Area		CB15						
Area (Ha)	0.03	Restricted Flow ICD <i>Actual</i> (L/s)= 12.00						
C =	1.00	Restricted Flow Q_r for swm calc (L/s)= 12.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
-5	1716.01	143.12	12.00	131.12	-39.33			
0	398.62	33.24	12.00	21.24	0.00			
5	242.70	20.24	12.00	8.24	2.47	24.29	12.29	3.69
10	178.56	14.89	12.00	2.89	1.74			
15	142.89	11.92	12.00	-0.08	-0.07			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
4.19	6.67	6.94	0	0.00		0.00	3.69	0.00
convert to flow with peak T_c (L/s) 0.00						convert to flow with peak T_c (L/s) 0.00		
overflows to: CB13								

Drainage Area		CB13						
Area (Ha)	0.09	Restricted Flow ICD <i>Actual</i> (L/s)= 17.00						
C =	0.99	Restricted Flow Q_r for swm calc (L/s)= 17.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
5	242.70	59.97	17.00	42.97	12.89			
10	178.56	44.12	17.00	27.12	16.27			
15	142.89	35.31	17.00	18.31	16.47	42.37	25.37	22.83
20	119.95	29.64	17.00	12.64	15.16			
25	103.85	25.66	17.00	8.66	12.99			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	16.47	17.05	0	0.00		0.00	22.83	5.78
convert to flow with peak T_c (L/s) 0.00						convert to flow with peak T_c (L/s) 6.42		
overflows to: OFFSITE								

Drainage Area		CB16	ECB5, TCB3, ECB6					
Area (Ha)		0.13	Restricted Flow ICD <i>Actual</i> (L/s)=		39.50			
C =		0.65	Restricted Flow Q_r for swm calc (L/s)=		39.50	50% reduction if sub-surface storage		
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
-5	1716.01	403.11	39.50	363.61	-109.08			
0	398.62	93.64	39.50	54.14	0.00			
5	242.70	57.01	39.50	17.51	5.25	68.42	28.92	8.67
10	178.56	41.95	39.50	2.45	1.47			
15	142.89	33.57	39.50	-5.93	-5.34			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	5.25	5.37	0	0.00		0.00	8.67	3.30
convert to flow with peak T_c (L/s)						convert to flow with peak T_c (L/s)		
0.00						11.02		
overflows to: OFFSITE								

Drainage Area		CB11			
Area (Ha)	0.12				
C =	0.77	Restricted Flow Q_r (L/s)= 20.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	21.95	20.00	1.95	0.94
9	80.87	20.77	20.00	0.77	0.42
10	76.81	19.73	20.00	-0.27	-0.16
11	73.17	18.79	20.00	-1.21	-0.80
12	69.89	17.95	20.00	-2.05	-1.47
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.16	37.17	0	0.00	
overflows to: CB12					

Drainage Area		CB12			
Area (Ha)	0.16				
C =	0.77	Restricted Flow Q_r (L/s)= 52.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	29.27	52.00	-22.73	-10.91
9	80.87	27.70	52.00	-24.30	-13.12
10	76.81	26.31	52.00	-25.69	-15.42
11	73.17	25.06	52.00	-26.94	-17.78
12	69.89	23.94	52.00	-28.06	-20.20
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-15.42	15.77	0	0.00	
overflows to: CB13					

Drainage Area		CB14			
Area (Ha)	0.10				
C =	0.76	Restricted Flow Q_r (L/s)= 30.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	18.06	30.00	-11.94	-5.73
9	80.87	17.09	30.00	-12.91	-6.97
10	76.81	16.23	30.00	-13.77	-8.26
11	73.17	15.46	30.00	-14.54	-9.60
12	69.89	14.77	30.00	-15.23	-10.97
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-8.26	6.10	0	0.00	
overflows to:					

Drainage Area		CB15			
Area (Ha)		0.07			
C =	0.80	Restricted Flow Q_r (L/s)= 12.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	13.30	12.00	1.30	0.63
9	80.87	12.59	12.00	0.59	0.32
10	76.81	11.96	12.00	-0.04	-0.03
11	73.17	11.39	12.00	-0.61	-0.40
12	69.89	10.88	12.00	-1.12	-0.81
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.03	6.94	0	0.00	
overflows to: CB13					

Drainage Area		CB13			
Area (Ha)		0.09			
C =		Restricted Flow Q_r (L/s)=	17.00		
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	16.89	17.00	-0.11	-0.05
9	80.87	15.99	17.00	-1.01	-0.55
10	76.81	15.18	17.00	-1.82	-1.09
11	73.17	14.46	17.00	-2.54	-1.68
12	69.89	13.81	17.00	-3.19	-2.29
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.09	50.63	0	0.00	
overflows to: OFFSITE					



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Drainage Area		CB19						
Area (Ha)	0.05	Restricted Flow ICD <i>Actual</i> (L/s)= 9.00						
C =	0.71	Restricted Flow Q_r for swm calc (L/s)= 9.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
0	398.62	39.48	9.00	30.48	0.00			
5	242.70	24.04	9.00	15.04	4.51			
10	178.56	17.68	9.00	8.68	5.21	21.22	12.22	7.33
15	142.89	14.15	9.00	5.15	4.64			
20	119.95	11.88	9.00	2.88	3.46			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	5.21	5.37	0	0.00		11.53	18.86	13.49
convert to flow with peak T_c (L/s)						convert to flow with peak T_c (L/s)		
0.00						22.48		
overflows to: OFFSITE								

Drainage Area		CB20						
Area (Ha)	0.06	Restricted Flow ICD <i>Actual</i> (L/s)= 11.50						
C =	0.68	Restricted Flow Q_r for swm calc (L/s)= 11.50						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
0	398.62	44.88	11.50	33.38	0.00			
5	242.70	27.33	11.50	15.83	4.75			
10	178.56	20.10	11.50	8.60	5.16	24.12	12.62	7.57
15	142.89	16.09	11.50	4.59	4.13			
20	119.95	13.51	11.50	2.01	2.41			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	5.16	5.37	0	0.00		22.59	30.16	24.79
convert to flow with peak T_c (L/s)						convert to flow with peak T_c (L/s)		
0.00						41.32		
overflows to: OFFSITE								

Drainage Area		CB6	ECB8					
Area (Ha)		0.03	Restricted Flow ICD Actual (L/s)=	6.00				
C =		0.63	Restricted Flow Q_r for swm calc (L/s)=	6.00	50% reduction if sub-surface storage			
100-Year Ponding					100-Year +20% Ponding			
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
-5	1716.01	89.45	6.00	83.45	-25.03			
0	398.62	20.78	6.00	14.78	0.00			
5	242.70	12.65	6.00	6.65	2.00	15.18	9.18	2.75
10	178.56	9.31	6.00	3.31	1.98			
15	142.89	7.45	6.00	1.45	1.30			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	2.00	8.27	0	0.00		0.00	2.75	0.00
convert to flow with peak Tc (L/s)						convert to flow with peak Tc (L/s)		
0.00						0.00		
overflows to: ECB8								

Drainage Area		CB1	ECB8, ECB3, ECB2					
Area (Ha)		0.12	Restricted Flow ICD Actual (L/s)=		13.50			
C =		0.64	Restricted Flow Q_r for swm calc (L/s)=		13.50			
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
5	242.70	51.62	13.50	38.12	11.43			
10	178.56	37.97	13.50	24.47	14.68			
15	142.89	30.39	13.50	16.89	15.20	36.47	22.97	20.67
20	119.95	25.51	13.50	12.01	14.41			
25	103.85	22.09	13.50	8.59	12.88			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	15.20	37.58	0	0.00		21.47	42.14	4.56
convert to flow with peak Tc (L/s)						convert to flow with peak Tc (L/s)		
0.00						5.07		
overflows to: CB4								

Drainage Area		CB7						
Area (Ha)	0.24	Restricted Flow ICD <i>Actual</i> (L/s)=	41.00					
C =	1.00	Restricted Flow Q_r for swm calc (L/s)=	41.00					
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
5	242.70	161.93	41.00	120.93	36.28			
10	178.56	119.13	41.00	78.13	46.88			
15	142.89	95.34	41.00	54.34	48.91	114.41	73.41	66.07
20	119.95	80.03	41.00	39.03	46.84			
25	103.85	69.29	41.00	28.29	42.43			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	48.91	99.40	0	0.00		4.56	70.63	0.00
convert to flow with peak T_c (L/s)						convert to flow with peak T_c (L/s)		
0.00						0.00		
overflows to: CB4								

Drainage Area		CB8						
Area (Ha)	0.15	Restricted Flow ICD <i>Actual</i> (L/s)=	23.50					
C =	0.90	Restricted Flow Q_r for swm calc (L/s)=	23.50					
50% reduction if sub-surface storage								
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Qp - Qr$ (L/s)	Volume 100+20 (m^3)
5	242.70	91.09	23.50	67.59	20.28			
10	178.56	67.01	23.50	43.51	26.11			
15	142.89	53.63	23.50	30.13	27.12	64.35	40.85	36.77
20	119.95	45.02	23.50	21.52	25.82			
25	103.85	38.97	23.50	15.47	23.21			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance		Overflow	Required	Balance
0.00	27.12	25.24	0	1.88		0.00	36.77	11.53
				convert to flow with peak T_c (L/s)	2.08	convert to flow with peak T_c (L/s)		
overflows to: CB4								

Drainage Area		CB19			
Area (Ha)	0.05				
C =	0.57	Restricted Flow Q_r (L/s)= 9.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times Ci_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	6.77	9.00	-2.23	-1.07
9	80.87	6.41	9.00	-2.59	-1.40
10	76.81	6.09	9.00	-2.91	-1.75
11	73.17	5.80	9.00	-3.20	-2.11
12	69.89	5.54	9.00	-3.46	-2.49
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.75	5.37	0	0.00	
overflows to: OFFSITE					

Drainage Area		CB20			
Area (Ha)	0.06				
C =	0.54	Restricted Flow Q_r (L/s)= 11.50			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	7.70	11.50	-3.80	-1.83
9	80.87	7.28	11.50	-4.22	-2.28
10	76.81	6.92	11.50	-4.58	-2.75
11	73.17	6.59	11.50	-4.91	-3.24
12	69.89	6.30	11.50	-5.20	-3.75
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-2.75	5.37	0	0.00	
overflows to: OFFSITE					

Drainage Area		CB6			
Area (Ha)	0.03				
C =	0.50	Restricted Flow Q_r (L/s)= 6.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	3.56	6.00	-2.44	-1.17
9	80.87	3.37	6.00	-2.63	-1.42
10	76.81	3.20	6.00	-2.80	-1.68
11	73.17	3.05	6.00	-2.95	-1.95
12	69.89	2.91	6.00	-3.09	-2.22
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.68	8.27	0	0.00	
overflows to: ECB8					

Drainage Area		CB1			
Area (Ha)	0.12				
C =	0.51	Restricted Flow Q_r (L/s)= 13.50			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	14.54	13.50	1.04	0.50
9	80.87	13.76	13.50	0.26	0.14
10	76.81	13.07	13.50	-0.43	-0.26
11	73.17	12.45	13.50	-1.05	-0.69
12	69.89	11.89	13.50	-1.61	-1.16
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.26	37.58	0	0.00	
overflows to: CB4					



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STORMWATER MANAGEMENT
4816 Bank Street | Phoenix Homes
147743-6.0 | Rev #2 | 2025-09-18
Prepared By: MP | Checked By: SL

Drainage Area		CB4						
Area (Ha)	0.20	Restricted Flow ICD Actual (L/s)= 34.50						
C =	1.00	Restricted Flow Q_r for swm calc (L/s)= 34.50						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
20	119.95	66.69	34.50	32.19	38.63			
25	103.85	57.74	34.50	23.24	34.86			
30	91.87	51.08	34.50	16.58	29.84	61.29	26.79	48.23
35	82.58	45.91	34.50	11.41	23.97			
40	75.15	41.78	34.50	7.28	17.47			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
1.88	31.72	37.17	0	0.00	11.53	59.76	22.59	
				convert to flow with peak Tc (L/s)	0.00	convert to flow with peak Tc (L/s)		
				overflows to: CB5				

Drainage Area		CB5						
Area (Ha)	0.24	Restricted Flow ICD <i>Actual</i> (L/s)= 70.00						
C =	0.99	Restricted Flow Q_r for swm calc (L/s)= 70.00						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
0	398.62	262.63	70.00	192.63	0.00			
5	242.70	159.91	70.00	89.91	26.97			
10	178.56	117.65	70.00	47.65	28.59	141.17	71.17	42.70
15	142.89	94.15	70.00	24.15	21.73			
20	119.95	79.03	70.00	9.03	10.84			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	28.59	17.05	0	11.54	22.59	65.29	48.24	
				convert to flow with peak Tc (L/s)	19.23	convert to flow with peak Tc (L/s)		
				overflows to: TCB2				

Drainage Area		TCB2							
Area (Ha)		0.08	Restricted Flow ICD <i>Actual</i> (L/s)=			40.50			
C =		0.68	Restricted Flow Q_r for swm calc (L/s)=			20.25 50% reduction if sub-surface storage			
100-Year Ponding							100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)	
-5	1716.01	257.61	20.25	237.36	-71.21				
0	398.62	59.84	20.25	39.59	0.00				
5	242.70	36.43	20.25	16.18	4.86	43.72	23.47	7.04	
10	178.56	26.81	20.25	6.56	3.93				
15	142.89	21.45	20.25	1.20	1.08				
Storage (m^3)									
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance		
11.54	16.39	4.23	12.17	0.00	0.00	7.04	0.00		
				convert to flow with peak T_c (L/s)	convert to flow with peak T_c (L/s)				
				0.00	0.00				
overflows to: OFFSITE									

Drainage Area		CB2						
Area (Ha)	0.03	Restricted Flow ICD <i>Actual</i> (L/s)= 7.50						
C =	1.00	Restricted Flow Q_r for swm calc (L/s)= 7.50						
		50% reduction if sub-surface storage						
100-Year Ponding						100-Year +20% Ponding		
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)
0	398.62	33.24	7.50	25.74	0.00			
5	242.70	20.24	7.50	12.74	3.82			
10	178.56	14.89	7.50	7.39	4.44	17.87	10.37	6.22
15	142.89	11.92	7.50	4.42	3.98			
20	119.95	10.00	7.50	2.50	3.00			
Storage (m^3)						100+20		
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance	
0.00	4.44	4.57	0	0.00	0.00	6.22	1.65	
				convert to flow with peak T_c (L/s)	0.00	convert to flow with peak T_c (L/s)		
				overflows to: UG PARKING				

Drainage Area		CB3							
Area (Ha)		0.03	Restricted Flow ICD <i>Actual</i> (L/s)=		8.00				
C =		1.00	Restricted Flow Q_r for swm calc (L/s)=		8.00		50% reduction if sub-surface storage		
100-Year Ponding						100-Year +20% Ponding			
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)	100YR Q_p 20% (L/s)	$Q_p - Q_r$ (L/s)	Volume 100+20 (m^3)	
0	398.62	33.24	8.00	25.24	0.00				
5	242.70	20.24	8.00	12.24	3.67				
10	178.56	14.89	8.00	6.89	4.14	17.87	9.87	5.92	
15	142.89	11.92	8.00	3.92	3.53				
20	119.95	10.00	8.00	2.00	2.40				
Storage (m^3)						100+20			
Overflow	Required	Surface	Sub-surface	Balance	Overflow	Required	Balance		
0.00	4.14	4.42	0	0.00	0.00	5.92	1.50		
				convert to flow with peak T_c (L/s)	0.00	convert to flow with peak T_c (L/s)		2.50	
overflows to: UG PARKING									

Drainage Area		CB4			
Area (Ha)		0.20			
C =	0.80	Restricted Flow Q_r (L/s)= 34.50			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	38.01	34.50	3.51	1.69
9	80.87	35.97	34.50	1.47	0.80
10	76.81	34.16	34.50	-0.34	-0.20
11	73.17	32.54	34.50	-1.96	-1.29
12	69.89	31.09	34.50	-3.41	-2.46
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-0.20	37.17	0	0.00	
overflows to: CB5					

Drainage Area		CB5			
Area (Ha)		0.24			
C =	0.79	Restricted Flow Q_r (L/s)= 70.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	45.04	70.00	-24.96	-11.98
9	80.87	42.63	70.00	-27.37	-14.78
10	76.81	40.48	70.00	-29.52	-17.71
11	73.17	38.57	70.00	-31.43	-20.75
12	69.89	36.84	70.00	-33.16	-23.88
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-17.71	17.05	0	0.00	
overflows to: TCB2					

Drainage Area		TCB2			
Area (Ha)	0.08				
C =	0.54	Restricted Flow Q_r (L/s)= 20.25			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	10.26	20.25	-9.99	-4.79
9	80.87	9.71	20.25	-10.54	-5.69
10	76.81	9.22	20.25	-11.03	-6.62
11	73.17	8.79	20.25	-11.46	-7.57
12	69.89	8.39	20.25	-11.86	-8.54
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-6.62	4.23	12.17	0.00	
overflows to: OFFSITE					

Drainage Area		CB2			
Area (Ha)	0.03				
C =	0.90	Restricted Flow Q_r (L/s)=		7.50	
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	6.41	7.50	-1.09	-0.52
9	80.87	6.07	7.50	-1.43	-0.77
10	76.81	5.76	7.50	-1.74	-1.04
11	73.17	5.49	7.50	-2.01	-1.33
12	69.89	5.25	7.50	-2.25	-1.62
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.04	4.57	0	0.00	
overflows to: UG PARKING					

Drainage Area		CB3			
Area (Ha)		0.03			
C =	0.90	Restricted Flow Q_r (L/s)=		8.00	
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{2yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
8	85.46	6.41	8.00	-1.59	-0.76
9	80.87	6.07	8.00	-1.93	-1.04
10	76.81	5.76	8.00	-2.24	-1.34
11	73.17	5.49	8.00	-2.51	-1.66
12	69.89	5.25	8.00	-2.75	-1.98
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	-1.34	4.42	0	0.00	
overflows to: UG PARKING					

Stormwater Management Summary Table				
Drainage Area	ICD Restricted Flow (L/s)	100 Year Storage Required (m3)	2 Yr Storage Required (m3)	Storage Provided
ECB4	6.00	2.10	0.00	0.51
CB9	24.00	28.45	0.00	42.39
CB10	23.00	26.85	0.00	33.11
CB17	33.00	22.86	0.00	9.39
CB11	20.00	23.29	0.00	37.17
CB12	52.00	15.57	0.00	15.77
CB14	30.00	10.29	0.00	6.10
CB15	12.00	2.47	0.00	6.94
CB13	17.00	16.47	0.00	17.05
CB16	39.50	5.25	0.00	5.37
CB19	9.00	5.21	0.00	5.37
CB20	11.50	5.16	0.00	5.37
CB6	6.00	2.00	0.00	8.27
CB1	13.50	15.20	0.00	37.58
CB7	41.00	48.91	0.00	99.40
CB8	23.50	27.12	0.00	25.24
CB4	34.50	29.84	0.00	37.17
CB5	70.00	28.59	0.00	17.05
TCB2	40.50	4.86	0.00	16.40
CB2	7.50	4.44	0.00	4.57
CB3	8.00	4.14	0.00	4.42
TOTAL	521.50	329.07	0.00	434.64

RUNOFF COEFFICIENT CALCULATION SHEET

RESTRICTED

CB1	Area (m ²)	C
Softscape	37.5	0.20
Hardscape	340.1	0.90
Total	377.6	0.83

ECB2	Area (m ²)	C
Softscape	318.5	0.20
Hardscape	180.1	0.90
Total	498.6	0.45

ECB3	Area (m ²)	C
Softscape	64.1	0.20
Hardscape	0.0	0.90
Total	64.1	0.20

ECB6	Area (m ²)	C
Softscape	242.8	0.20
Hardscape	0.0	0.90
Total	242.8	0.20

CB2	Area (m ²)	C
Softscape	0.0	0.20
Hardscape	256.6	0.90
Total	256.6	0.90

CB3	Area (m ²)	C
Softscape	0.0	0.20
Hardscape	300.1	0.90
Total	300.1	0.90

CB4	Area (m ²)	C
Softscape	291.0	0.20
Hardscape	1706.8	0.90
Total	1997.8	0.80

CB5	Area (m ²)	C
Softscape	369.3	0.20
Hardscape	2043.0	0.90
Total	2412.3	0.79

CB6	Area (m ²)	C
Softscape	776.7	0.20
Hardscape	620.1	0.90
Total	1396.8	0.51

CB7	Area (m ²)	C
Softscape	359.5	0.20
Hardscape	2050.4	0.90
Total	2410.0	0.80

GROUPED DRAINAGE AREAS

CB1	Area (m ²)	C
CB1	377.6	0.83
ECB2	498.6	0.45
ECB3	64.1	0.20
ECB6	242.8	0.20
Total	1183.1	0.51

CB8	Area (m²)	C
Softscape	399.4	0.20
Hardscape	1141.7	0.90
Total	1541.1	0.72

CB9	Area (m²)	C
Softscape	190.9	0.20
Hardscape	1191.7	0.90
Total	1382.6	0.80

CB10	Area (m²)	C
Softscape	283.0	0.20
Hardscape	1152.1	0.90
Total	1435.1	0.76

CB11	Area (m²)	C
Softscape	208.6	0.20
Hardscape	956.3	0.90
Total	1164.9	0.77

CB12	Area (m²)	C
Softscape	305.3	0.20
Hardscape	1287.4	0.90
Total	1592.7	0.77

CB13	Area (m²)	C
Softscape	145.9	0.20
Hardscape	745.5	0.90
Total	891.4	0.79

CB10	Area (m²)	C
Softscape	211.0	0.20
Hardscape	876.5	0.90
Total	1087.5	0.76

CB14	Area (m²)	C
Softscape	195.5	0.20
Hardscape	814.5	0.90
Total	1010.0	0.76

CB15	Area (m²)	C
Softscape	106.5	0.20
Hardscape	632.0	0.90
Total	738.5	0.80

CB16 (ECB5, TCB3, ECB6)	Area (m²)	C
Softscape	724.2	0.20
Hardscape	608.1	0.90
Total	1332.4	0.52

CB17 (TCB4, ECB9)	Area (m²)	C
Softscape	1370.53	0.20
Hardscape	992.98	0.90
Total	2363.51	0.49

ECB4	Area (m²)	C
Softscape	145.67	0.20
Hardscape	111.31	0.90
Total	256.98	0.50

CB19	Area (m²)	C
Softscape	245.5	0.20
Hardscape	271.4	0.90
Total	516.9	0.57

CB20	Area (m²)	C
Softscape	327.2	0.20
Hardscape	317.2	0.90
Total	644.4	0.54

UNC1	Area (m²)	C
Softscape	114.8	0.20
Hardscape	191.4	0.90
Total	306.1	0.64

UNC2	Area (m²)	C
Softscape	330.9	0.20
Hardscape	87.5	0.90
Total	418.4	0.35

UNC3	Area (m²)	C
Softscape	143.5	0.20
Hardscape	253.4	0.90
Total	396.9	0.65

FUT	Area (m²)	C
Softscape	530.1	0.20
Hardscape	520.3	0.90
Total	1050.4	0.55

EZstorm system overview

Project details :

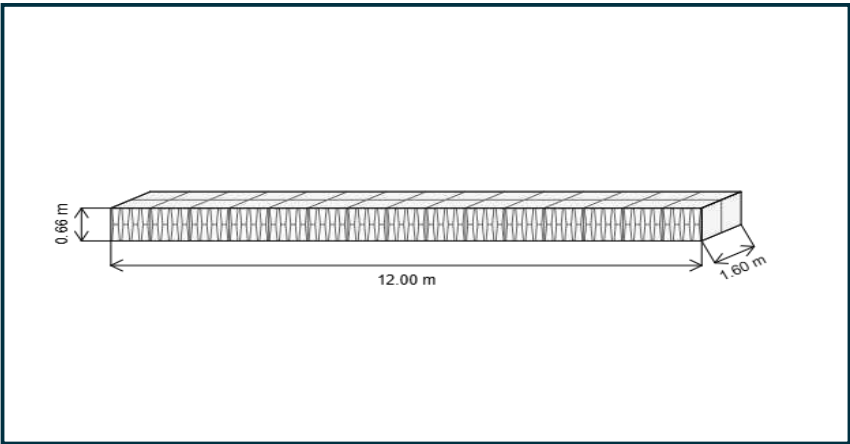
Project description :	4816 Bank Street
Date :	5/5/2025
Location :	Ottawa, Ontario

Client details :

Contact:	
E-mail :	

EZstorm configuration	
EZstorm application	Retention / Detention
Load type	No traffic
Height	0.66 m
Length	12.00 m
Width	1.60 m
EZstorm storage volume	12.17 m³
Total storage volume	12.17 m³

Fill materiel	
Fill materiel	3/4" clear stone
Storage in stone	No
Stone porosity	-
Stone above system	-
Perimeter stone	-
Stone below system	-
Storage in stone	-

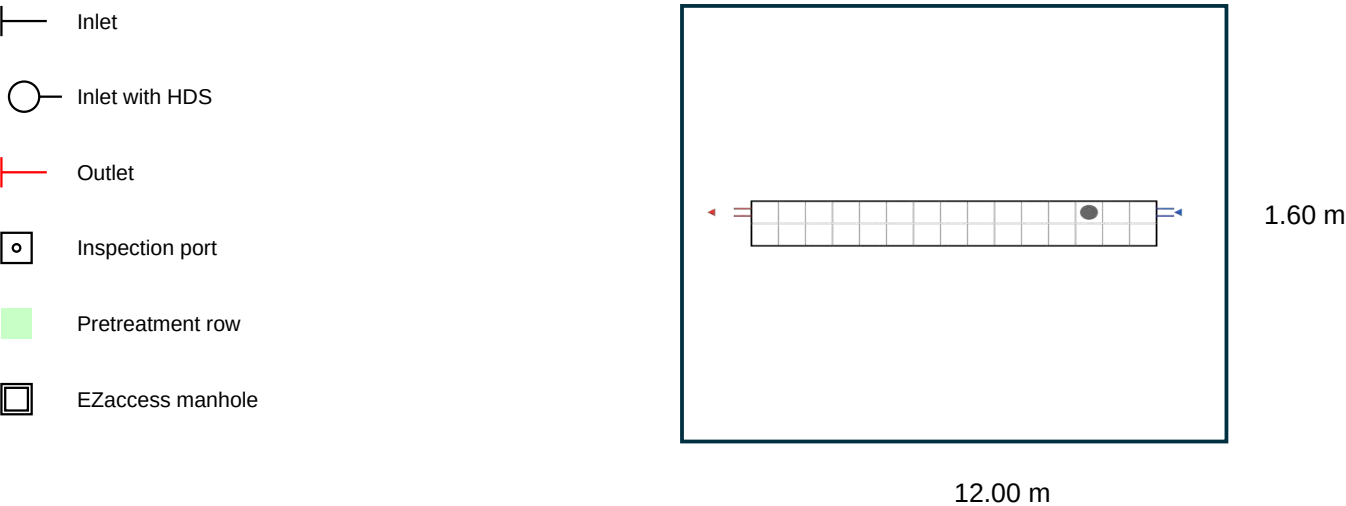


Summary

Total storage volume provided :	12.17 m³
EZstorm storage volume	12.17 m³
Storage in stone	-
Stone quantity (fill) required for this project :	N/A



EZstorm system accessories

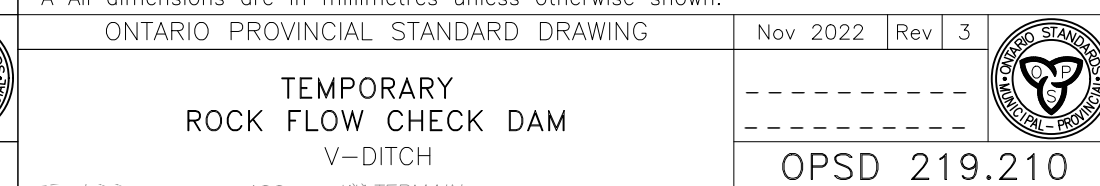
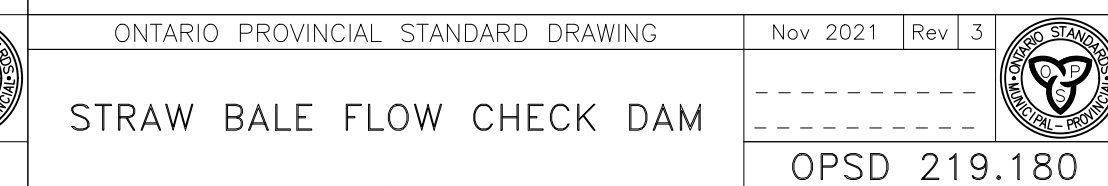


Material list

EZstorm material list		Qty
	EZstorm half blocs	0
	EZstorm lateral side grid	34
	EZstorm access chimney (frame and cover included)	1
	EZaccess (frame and cover included)	0
	Geotextile surface area required	202.87
	Geomembrane surface area required	61.99

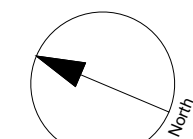


Appendix E



- LEGEND:**

 -  LIGHT DUTY SILT FENCE AS PER
OPSD-219.110
 -  SNOW FENCE
 -  STRAW BALE CHECK DAM AS PER
OPSD-219.180
 -  ROCK CHECK DAM AS PER OPSD-219.210
 -  SILT SACK PLACED UNDER EXISTING CB
COVER
 -  TEMPORARY MUD MAT 0.15m THICK 50mm
CLEAR STONE ON NON WOVEN FILTER
CLOTH



PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
2	SUBMISSION No. 1 TO CITY	2025-09-18

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS



CONFIRM CONSULTANTS BOX



CONFIRM PRIME CONSULTANT



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

PROJECT
4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

CHECKED BY:	
M.P.	

PROJECT M
S.E.L.

SHEET TITLE
EROSION - SEDIMENT PLAN

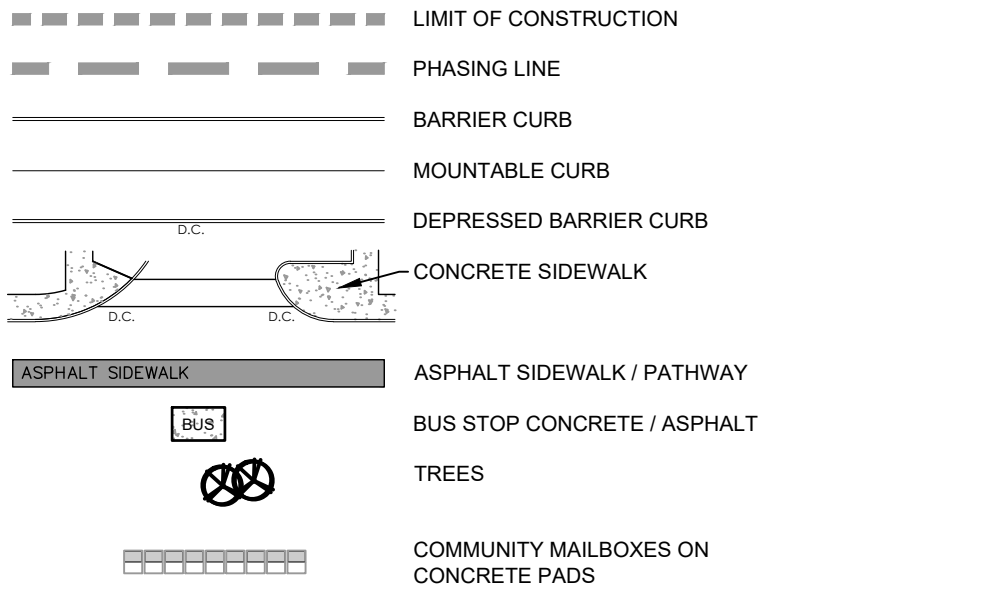
SHEET NUMBER

C-900

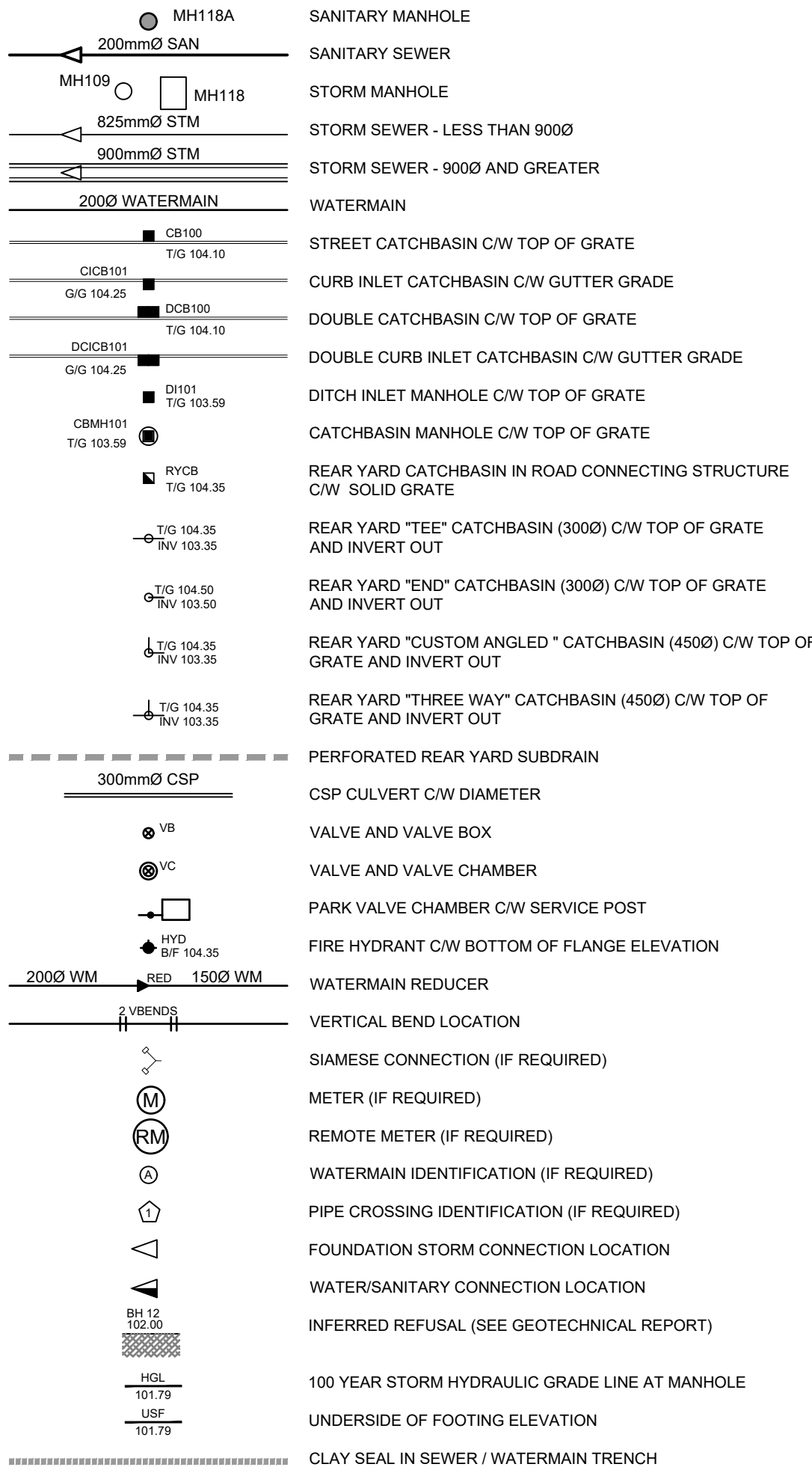
ISSUE

2

GENERAL LEGEND



SERVICING LEGEND



WATERMAIN SCHEDULE

	Station	Description	Finished Grade	Top of Waterain	As Built Waterain
A	0+000.00	TEE	95.530	93.130	
	0+004.55	11.25 BEND	95.766	93.366	
	0+007.05	22.5 BEND	95.765	93.365	
	0+010.01	V&VC	95.916	93.418	
	0+012.24	TEE	95.937	93.437	
B	0+038.09	TEE	95.694	93.294	
C	0+040.20	TEE	95.717	93.317	
D	0+042.94	V&VC	95.739	93.339	
E	0+056.16	HYDRANT TEE	95.693	93.293	
	0+061.54	TEE	95.033	93.033	
	0+064.04	V&VC	95.084	93.084	
F	0+098.19	TEE	95.950	93.550	
G	0+113.49	TEE	96.119	93.719	
H	0+115.99	V&VC	96.176	93.776	
	0+132.04	TEE	96.394	93.994	
	0+134.54	V&VC	96.360	93.960	
I	0+153.73	HYDRANT TEE	96.390	93.980	
	0+162.41	TEE	96.438	94.038	
	0+164.91	V&VC	96.458	94.058	
J	0+190.35	TEE	96.401	94.001	
	0+192.85	V&VC	96.409	94.009	
	0+195.15	REDUCER	96.422	94.022	
K	0+203.97	45 BEND	96.475	94.075	
	0+217.24	45 BEND	96.759	94.359	
	0+234.92	22.5 BEND	96.498	94.098	
L	0+241.76	22.5 BEND	96.411	94.011	
	0+257.14	45 BEND	96.680	94.280	
	0+284.21	45 BEND	96.227	93.827	
M	0+288.30	45 BEND	96.197	93.797	
	0+290.80	VB	96.157	93.757	
	0+295.82	TEE	96.205	93.805	
N	0+000.00	TEE	96.033	93.633	
	0+008.22	V&VC	95.948	93.548	
	0+064.76	45 BEND	95.881	93.481	
O	0+070.45	45 BEND	95.833	93.433	
	0+073.57	HYDRANT TEE	95.977	93.577	
	0+092.00	V&VC	95.943	93.543	
P	0+098.37	TEE	95.920	93.520	
	0+122.17	V&VC	95.946	93.546	
	0+124.17	TEE	95.963	93.563	
Q	0+126.17	V&VC	95.994	93.594	
	0+140.64	45 BEND	96.395	93.995	
	0+147.37	HYDRANT TEE	96.516	94.116	
R	0+149.99	45 BEND	96.470	94.070	
	0+162.51	V&VC	96.219	93.819	
	0+165.01	TEE	96.205	93.805	
S	0+173.28	TEE	96.193	93.793	
	0+175.78	V&VC	96.213	93.813	
	0+205.38	V&VC	96.456	94.056	
T	0+212.16	TEE	96.438	94.038	
	0+000.00	TEE	95.837	93.437	
	0+001.62	VB	95.793	93.393	
U	0+006.13	45 BEND	95.668	93.268	
	0+011.88	22.5 BEND	95.885	93.485	
	0+018.68	22.5 BEND	95.833	93.433	
V	0+036.29	TEE	95.896	93.496	
	0+038.29	VB	95.803	93.403	
	0+046.42	TEE	95.790	93.390	
W	0+056.65	CAP	95.775	93.375	
	0+000.00	TEE	95.703	93.303	
	0+002.00	VB	95.725	93.325	
X	0+031.27	TEE	95.717	93.317	
	0+000.00	CAP	95.722	93.322	
	0+010.97	REDUCER	95.751	93.351	
Y	0+012.91	VB	95.727	93.327	
	0+014.91	TEE	95.702	93.302	
	0+069.98	45 BEND	96.115	93.715	
Z	0+074.12	45 BEND	96.278	93.878	
	0+100.46	VB	95.996	93.596	
	0+102.46	TEE	95.950	93.550	
AA	0+000.00	TEE	96.394	93.994	
	0+002.00	VB	96.415	94.015	
	0+030.39	45 BEND	96.324	93.924	
AB	0+033.16	45 BEND	96.762	94.362	
	0+089.51	TEE	97.604	95.204	
	0+091.50	VB	97.637	95.237	
AC	0+093.46	REDUCER	97.669	95.269	
	0+107.19	CAP	97.912	95.512	
AD	0+000.00	TEE	96.401	94.001	
	0+002.00	VB	94.046	91.646	
	0+032.35	TEE	97.604	95.204	
AE	0+000.00	TEE	95.694	93.294	
	0+007.32	VB	95.667	93.267	
	0+034.07	TEE	95.812	93.412	
AF	0+036.07	VB	95.788	93.388	
	0+054.42	CAP	95.789		
AG	0+000.00	TEE	95.935	93.535	
	0+002.00	VB	95.993	93.593	
	0+030.54	VB	95.804	93.404	
AH	0+032.54	TEE	95.812	93.412	
	0+000.00	TEE	95.963	93.563	
	0+001.50	VBEND	95.941	93.541	
AI	0+002.00	VBEND	95.935	93.560	
	0+007.00	VBEND	95.909	93.534	
	0+007.50	VBEND	95.897	93.497	
AJ	0+011.91		95.931	93.531	
	0+015.59		96.151	93.751	
	0+039.50	DISTRICT METER	96.170	93.770	
AK	0+056.60	TEE	95.339	92.939	

Date: 2025-09-18

UTILITY NOTES :

- ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY ARCADIS FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSP. CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION.
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	WTR Bottom 93.124	STM Top 91.511	1.612
2	WTR Bottom 93.184	SAN Top 92.033	1.151
3	WTR Bottom 93.235	SAN Top 92.985	0.250
4	WTR Bottom 93.254	STM Top 93.004	0.250
5	WTR Bottom 93.105	STM Top 91.679	1.425
6	WTR Bottom 93.113	SAN Top 92.163	0.950
7	WTR Bottom 93.708	SAN Top 92.967	0.741
8	WTR Bottom 93.714	STM Top 92.668	1.046
9	WTR Bottom 93.300	SAN Top 92.543	0.757
10	WTR Bottom 93.304	STM Top 92.027	1.277
11	STM Bottom 94.622	WTR Top 94.192	0.430
12	WTR Bottom 93.828	SAN Top 93.210	0.618
13	WTR Bottom 93.896	STM Top 92.967	0.929
14	WTR Bottom 93.653	SAN Top 93.144	0.509
15	WTR Bottom 93.626	SAN Top 92.979	0.648
16	WTR Bottom 93.438	SAN Top 92.890	0.608
17	WTR Bottom 93.645	SAN Top 92.671	2.974
18	WTR Bottom 93.205	SAN Top 92.425	0.780
19	WTR Bottom 92.996	SAN Top 92.285	0.711
20	SAN Bottom 91.515	STM Top 91.093	0.421
21	SAN Bottom 93.058	STM Top 92.661	0.397
22	SAN Bottom 92.054	STM Top 91.737	0.317
23	SAN Bottom 92.600	STM Top 92.313	0.287
24	SAN Bottom 92.280	STM Top 92.003	0.277

NOTES :

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- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
- WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
- SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG7469-1 PREPARED BY PATERSON GROUP DATED JULY 02, 2024.
- FOR GEOTECHNICAL BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
- IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
- CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSS TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
-WATERMAINS TO BE PVC DR18
-SANITARY SEWER TO BE PVC DR35
-PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE 250mm HDPE
-STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
-STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- ALL CATCHBASINS SHALL HAVE A 800mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
- ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, IF REQUIRED BY ONTARIO BUILDING CODE (DETERMINED BY OTHERS).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- POST COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.
- UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

CLIENT



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formerly B1 Group Professional Services (Canada) Inc.

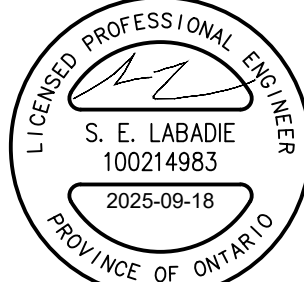
ISSUES

No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
2	SUBMISSION No. 1 TO CITY	2025-09-18

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS



SEAL



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www.arcadis.com

PROJECT

4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

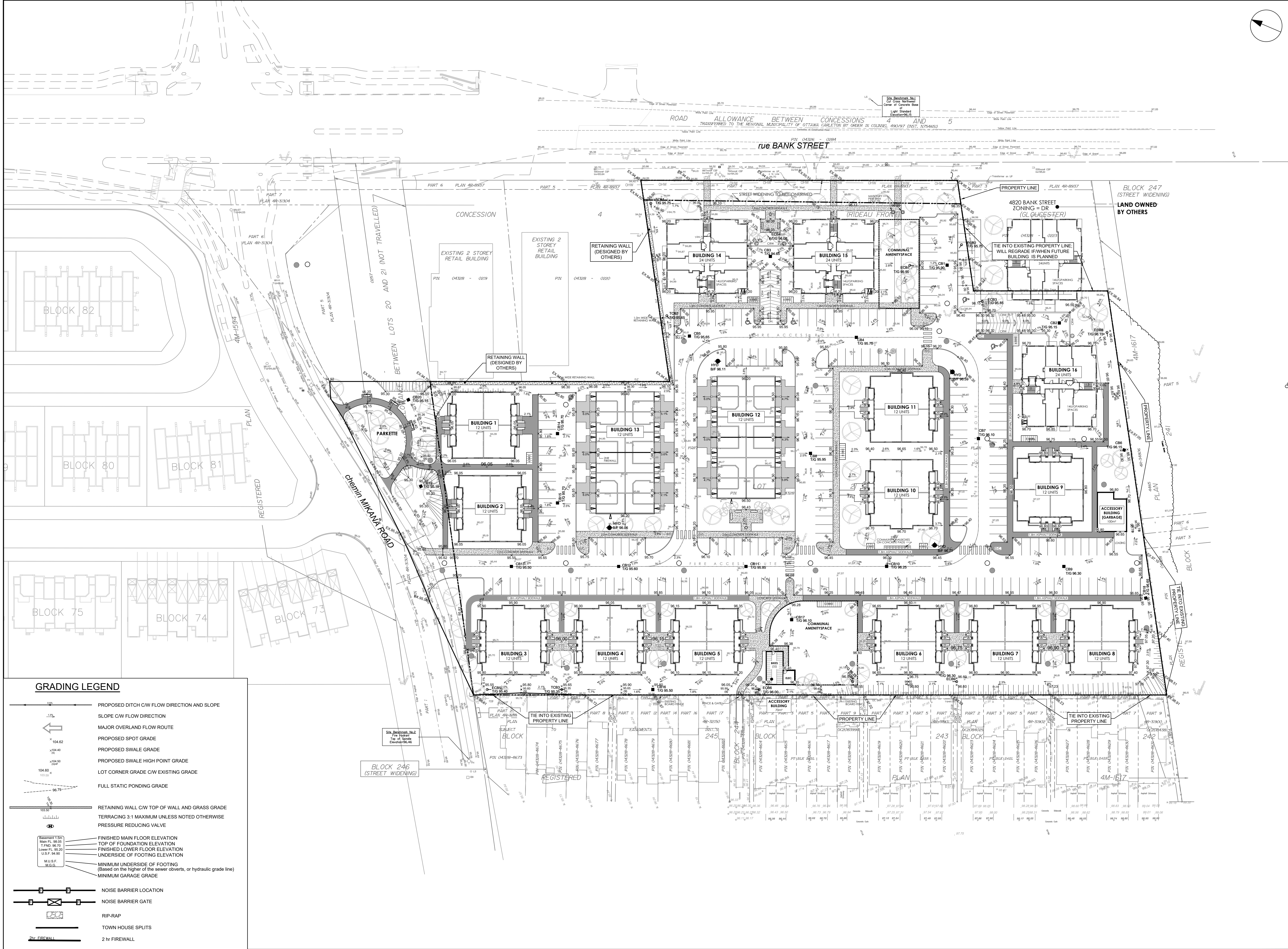
CHECKED BY:
M.P.

PROJECT MGR:
S.E.L.

APPROVED BY:
S.E.L.

SHEET TITLE

NOTES & LEGEND



CLIENT

PHOENIX HOMES
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
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CONSULTANTS

1:500

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SEAL

PRIME CONSULTANT

ARCADIS

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SITE PLAN GRADING

SHEET NUMBER

C-200

ISSUE

2