

2668867 Ontario Inc.

155 Dun Skipper Drive

Design Brief

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155 Dun Skipper Drive

Design Brief

City of Ottawa

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Contents

1 Introduction 2

1.1 Scope 2

1.2 Subject Site 2

1.3 Previous Studies 3

1.4 Geotechnical Considerations 3

2 Water Supply 5

2.1 Existing Conditions 5

2.2 Design Criteria 5

2.2.1 Water Demands 5

2.2.2 System Pressure 5

2.2.3 Fire Flow Rates 6

2.2.4 Boundary Conditions 6

2.2.5 Hydraulic Model 7

2.3 Proposed Water Plan 7

2.3.1 Proposed Water Plan 7

2.3.2 Hydraulic Analysis 8

2.3.3 Modeling Results 8

3 Wastewater Disposal 9

3.1 Existing Conditions 9

3.2 Design Criteria 9

3.3 Recommended Wastewater Plan 9

4 Site Stormwater Management 10

4.1 Existing Conditions 10

4.2 Design Criteria 10

4.3 Proposed Minor System 10

4.4 Stormwater Management 11

4.5 Inlet Control 11

4.6 On-Site Detention 12

4.6.1 Site Inlet Control 13

4.6.2 Roof Inlet Controls 13

4.6.3 Overall Release Rate 14

4.7 **Underground Storage..... 14**

4.8 **Interim conditions..... 15**

5 **Grading and Roads..... 17**

5.1 **Site Grading 17**

5.2 **Road Network..... 17**

6 **Source Controls..... 18**

6.1 **General..... 18**

6.2 **Lot Grading 18**

6.3 **Vegetation 18**

6.4 **Groundwater Recharge 18**

7 **Conveyance Controls..... 19**

7.1 **Generals 19**

7.2 **Catch basins and Maintenance Hole Sumps 19**

8 **Sediment and Erosion Control Plan 20**

8.1 **General..... 20**

8.2 **Trench Dewatering 20**

8.3 **Seepage Barriers 20**

8.4 **Surface Structure Filters..... 20**

9 **Conclusion 21**

Tables

Table 1-1 Pavement Structure – Car Only Parking Areas on Podium Deck 3

Table 1-2 Pavement Structure – Access Lanes, Fire Routes and Heavy Truck Parking Areas on Podium Deck 4

Table 1-3 Pavement Structure – Car Only Parking Areas on Overburden..... 4

Table 1-4 Pavement Structure – Access Lanes, Fire Routes and Heavy Truck Parking Areas on Overburden 4

Table 2-1 Hydraulic Boundary Conditions – Dun Skipper Dr. (Pre-SUC Pressure Zone Reconfiguration) ... 6

Table 2-2 Hydraulic Boundary Conditions – Bank Street (Pre-SUC Pressure Zone Reconfiguration)..... 7

Table 2-3 Hydraulic Boundary Conditions – Dun Skipper Dr. (Post-SUC Pressure Zone Reconfiguration) . 7

Table 2-4 Hydraulic Boundary Conditions – Bank Street (Post-SUC Pressure Zone Reconfiguration)..... 7

Table 4-1 Post-Development Storage Summary Table 13

Table 4-2 Post-Development Roof Storage Summary Table..... 14

Table 4-3 Underground Storage Summary Table 14

Table 4-4 Post-Development Roof Storage Summary Table..... 15

Table 4-5 100-Year Storage Calculation for Interim Conditions 15

Table 4-6 Post-Development Storage Summary Table for Interim Conditions 16

Figures

Figure 1.1 Subject Site Location 2

Appendices

Appendix A

- Site Plan
- Site Servicing Plan 148290-C-001
- AOV Legal Plan
- Site Servicing Plan 119351-C-001
- Pre-Consultation City Comments
- Study and Plan Identification List

Appendix B

- Watermain Boundary Conditions
- Water Demand Calculations
- FUS Calculations
- Water Model Results

Appendix C

- Sanitary Sewer Design Sheet
- Sanitary Drainage Area Plan 148290-C-400
- Sanitary Sewer Design Sheet 119351
- Sanitary Drainage Area Plan 119351-C-400

Appendix D

- Storm Sewer Design Sheet
- Storm Water Management Sheet
- Storm Drainage Area Plan 148290-C-500
- Interim Storm Drainage Area Plan 148290-C-501
- Ponding Plan 148290-C-600
- Interim Ponding Plan 148290-C-601
- Stormtech Underground Chamber Specifications
- Orifice Sizing Calculations
- As-built Design Sheets 119351 & 137175 Pathways Block 204
- Storm Water Management Sheet 119351
- Storm Drainage Area Plan 119351-C-500
- Ponding Plan 119351-C-600

Appendix E

- Grading Plan 148290-C-200
- Interim Grading Plan 148290-C-201
- Sediment and Erosion Plan 148290-C-900
- Grading Plan 119351-C-200

1 Introduction

1.1 Scope

Arcadis Professional Services (Canada) Inc. (Arcadis, formerly IBI Group) has been retained by 2668867 Ontario Inc. to prepare the necessary engineering plans, specifications and documents to support the proposed amended Site Plan Application for the subject property in accordance with the policies set out by the Planning and Development Branch of the City of Ottawa. This Brief will present a detailed grading and servicing scheme to support the Phase 2 site plan adjustment and will include sections on-site grading, water supply, wastewater management, minor and major stormwater management, and erosion and sediment control.

1.2 Subject Site

The proposed development is part of the previously approved Leitrim Home Hardware site, which is located at the southwest corner of the Bank Street and Dun Skipper Drive intersection. The approved site plan is approximately 2.5 hectares in size and is also bounded by the Idone subdivision to the south and east. Please refer to **Figure 1.1** below for more information regarding the site location.



Figure 1.1 Subject Site Location

The subject property consists of a Home Hardware building (Building A) and three other proposed buildings (Building B-D) with two vehicular accesses. The approved site plan is included in **Appendix A**. Although the subject site will eventually include four buildings, the property owner plans to phase the site development. The first phase includes only Building A, associated parking, and vehicular connection to both Bank Street and Dun Skipper Drive. Please refer to 119351-001 Site Servicing Plan for Phase 1 limits, included in **Appendix A**. Phase 1 was fully

constructed in 2022. The previous site plan identified Building B as a 500-bed hotel, while the new site plan changed it to a mixed use apartment building (1-bed: 87 units; 2-bed: 36 units; 3-bed: 18 units) with commercial area on the ground floor.

A site plan of the proposed development is included in **Appendix A**.

1.3 Previous Studies

Design of this project has been undertaken in accordance with the following reports:

- Design Brief – Bank Street Development, 4836 Bank Street prepared by IBI Group, April 2019, Revised April 2020

An engineering pre-consultation with the City of Ottawa was held in October 2023 regarding the proposed development. Notes from this meeting is included in **Appendix A**.

1.4 Geotechnical Considerations

Paterson Group Inc. was retained to prepare a geotechnical investigation for the site. The objectives of the investigation were to prepare a report to:

- Determine the subsoil and groundwater conditions at the site by means of test pits and boreholes
- To provide geotechnical recommendations pertaining to the design of the proposed development including construction considerations

The geotechnical investigation report PG2934-1 Dated October 4, 2024 confirmed that the site consists of fill underlain by glacial till. The fill generally consists of silty sand with some gravel. The glacial till underlying the fill consists of compact to very dense, brown to grey silty sand with gravel, cobbles and boulders.

The report contains recommendations which include but are not limited to the following:

- Fill used for grading beneath the proposed development to meet OPSS Granular ‘A’ or Granular ‘B’ Type II placed in lifts no greater than 300 mm compacted to 98% SPMDD
- Pavement Structures as identified below

Table 1-1 Pavement Structure – Car Only Parking Areas on Podium Deck

Local Road – Parking Areas	Thickness
12.5 Asphaltic Concrete	50 mm
OPSS Granular A Base	200 mm
Thermal Break	Depends on grade of insulation

Table 1-2 Pavement Structure – Access Lanes, Fire Routes and Heavy Truck Parking Areas on Podium Deck

Local Road	Thickness
12.5 Asphaltic Concrete	40 mm
19.0 Asphaltic Concrete	50 mm
OPSS Granular A Base	300 mm
Thermal Break	Depends on grade of insulation

Table 1-3 Pavement Structure – Car Only Parking Areas on Overburden

Local Road – Parking Areas	Thickness
12.5 Asphaltic Concrete	50 mm
OPSS Granular A Base	150 mm
OPSS Granular B Type II Subbase	300 mm

Table 1-4 Pavement Structure – Access Lanes, Fire Routes and Heavy Truck Parking Areas on Overburden

Local Road	Thickness
12.5 Asphaltic Concrete	40 mm
19.0 Asphaltic Concrete	50 mm
OPSS Granular A Base	150 mm
OPSS Granular B Type II Subbase	450 mm

The report contains recommendations which include but are not limited to the following:

- Pipe bedding and cover: The pipe bedding for water and pipes placed on a relatively dry, undisturbed subgrade surface should consist of at least 150 mm of OPSS Granular A material. Where the bedding is located upon silty clay the thickness of the bedding material should be increased to a minimum of 300 mm of OPSS Granular A. The bedding layer should extend to the spring line of the pipe. Cover material, from the spring line to at least 300 mm above the obvert of the pipe should consist of OPSS Granular A. The bedding and cover materials should be placed in maximum 300 mm thick lifts compacted to a minimum of 99% of the material's SPMDD.
- The excavation side slopes above the groundwater level extending to a maximum depth of 3 m should be cut back at 1H:1V or flatter. The flatter slope is required for excavation below groundwater level.

2 Water Supply

2.1 Existing Conditions

As previously noted, the proposed development is located west of Bank Street and south of Dun Skipper Drive. The subject site is flanked on both the north and east sides by existing watermains. Existing 400mm diameter watermains are included in both Bank Street and Dun Skipper Drive. Both watermains fall within the City of Ottawa’s pressure district Zone 4C which will provide the water supply to the site. As part of Phase 1, a 200mm watermain has been built to connect to the existing 400mm watermain in Bank Street and Dun Skipper Drive, to create a looped system to service the site.

2.2 Design Criteria

2.2.1 Water Demands

Water demands have been calculated for the development using consumption rates from Table 4.2 of the Ottawa Design Guidelines – Water Distribution. Buildings A, C and D are one or two-storey retail buildings. Building B was identified as a 4-storey hotel with an estimated 500 beds, while the proposed site plan changed to an apartment building (1-bed: 87 units; 2-bed: 36 units; 3-bed: 18 units) with commercial area on the ground floor. A summary of the water consumption rates is as follows:

• Commercial Shopping Center	2500 l/1000m ² /day
• Other Commercial	28,000 l/gross ha/day
• Residential	280 l/cap/day
• 2 Bedroom Apartment	2.1 persons/unit
• 1 Bedroom Apartment	1.4 persons/unit
• ICI Average Day Demand	28,000 l/gross ha/day
• ICI peak Daily Demand	42,000 l/gross ha/day
• ICI Peak Hour Demand	75,600 l/gross ha/day

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

• Average Day	0.96 l/s
• Maximum Day	2.26 l/s
• Peak Hour	4.89 l/s

2.2.2 System Pressure

The Ottawa Design Guidelines – Water Distribution (WDG001), July 2010, City of Ottawa, Clause 4.2.2 states that the preferred practice for design of a new distribution system is to have normal operating pressures range between 345 kPa (50 psi) and 480 kPa (80 psi) under maximum daily flow conditions. Other pressure criteria identified in Clause 4.2.2 of the guidelines and Fire Underwriters Survey (FUS) 2020 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 (22 psi) during a fire flow event.
Maximum Pressure	In accordance with the Ontario Building/Plumbing Code, the maximum pressure should not exceed 552 kPa (80 psi). Pressure reduction controls will be required for buildings where it is not possible/feasible to maintain the system pressure below 552 kPa.

2.2.3 Fire Flow Rates

The subject site plan contains 3 storage buildings (Building A, C & D) and an apartment building with partial commercial ground floor (Building B). Calculations using the Fire Underwriter Survey (FUS) method were conducted to determine the fire flow requirement for Building 'A' in the approved Home Hardware site plan. Results of the calculations show a fire demand of 11,000 l/min (183.3 l/s) for Building 'A'. A copy of the FUS calculations is included in **Appendix B**.

The proposed Building B will fall under Group C and D, residential and commercial shops/Stores occupancy and combustibility. The sprinkler system will be designed and installed in accordance with NFPA-13 requirements. The sprinkler system will be supplied from the city water connection and the demand will be calculated using the hazard classification plus the appropriate inside/outside hose allowances.

Calculations using the Fire Underwriting Survey (FUS version 2020) were conducted to determine the fire flow requirement for the site. Results of the analysis provides a maximum fire flow rate of 10,000 l/min (166.7 l/s) for Building B. Therefore, 11,000 l/min (183.3 l/s) is used for fire flow in the hydraulic analysis. A copy of the FUS calculations is included in **Appendix B**.

2.2.4 Boundary Conditions

The City of Ottawa has provided hydraulic boundary conditions at two locations, one at the existing main on Dun Skipper Drive at the entrance to the site and the other is on the existing Bank Street main at the Bank Street entrance. Boundary conditions have been supplied for the 2019 existing conditions and for the future SUC zone reconfiguration. HGL under basic day scenario is higher in pre-SUC condition while peak hour and max day is lower. Therefore, the existing condition Max HGL is used for the basic day analysis to determine the maximum pressure as it represents the highest HGL elevation. For the peak hour and max day plus fire analysis the existing condition is used in the analysis as these represent the lowest HGL elevations. A copy of the boundary conditions is included in **Appendix B** and summarized as follows:

Table 2-1 Hydraulic Boundary Conditions – Dun Skipper Dr. (Pre-SUC Pressure Zone Reconfiguration)

Criteria	Hydraulic Head (m)	Pressure (psi)
Max HGL (Basic Day)	154.6	78.3
Peak Hour	143.9	63.1
Max Day + Fire Flow (11,000 L/m)	125.1	36.3

Ground elevation: 99.5 m

Table 2-2 Hydraulic Boundary Conditions – Bank Street (Pre-SUC Pressure Zone Reconfiguration)

Criteria	Hydraulic Head (m)	Pressure (psi)
Max HGL (Basic Day)	154.6	79.1
Peak Hour	143.9	63.9
Max Day + Fire Flow (11,000 L/m)	124.6	36.4

Ground elevation: 99.0 m

Table 2-3 Hydraulic Boundary Conditions – Dun Skipper Dr. (Post-SUC Pressure Zone Reconfiguration)

Criteria	Hydraulic Head (m)	Pressure (psi)
Max HGL (Basic Day)	147.3	67.9
Peak Hour	144.6	64.1
Max Day + Fire Flow (11,000 L/m)	140.2	57.8

Ground elevation: 99.5 m

Table 2-4 Hydraulic Boundary Conditions – Bank Street (Post-SUC Pressure Zone Reconfiguration)

Criteria	Hydraulic Head (m)	Pressure (psi)
Max HGL (Basic Day)	147.3	68.7
Peak Hour	144.3	64.5
Max Day + Fire Flow (11,000 L/m)	139.2	57.2

Ground elevation: 99.0 m

2.2.5 Hydraulic Model

A computer model for the subject site has been developed using the InfoWater Pro program by Autodesk. The model includes the existing watermain and boundary condition at Dun Skipper Drive and Bank Street.

2.3 Proposed Water Plan

2.3.1 Proposed Water Plan

In order to provide additional reliability to the system in case of a watermain break, two connections to the City's watermain system were proposed and constructed in Phase 1. One proposed connection is to the existing 400 mm watermain within the Dun Skipper Drive right of way and the other proposed connection is to the 400 mm watermain in Bank Street. The approved water plan, Drawing 119351-001 Site Servicing Plan, is included in **Appendix B**. The proposed fire hydrant layout also includes an unobstructed path of no more than 45m between the hydrant and

Siamese connections as required by the Ontario Building Code. Refer to the general plan of services **Drawing C-001** for detailed watermain layout for the proposed development.

2.3.2 Hydraulic Analysis

The hydraulic model was run under basic day conditions to determine the maximum pressure for the site. The minimum pressure for the site is determined in the peak hour analysis using the provided boundary condition. The site are serviced by two connections to the existing 400 mm watermain on Dun Skipper Drive and Bank Street. All watermain are 200 mm diameter except for the 150 mm diameter stubs which services Buildings 'A', 'B' and 'D'. There are three fire hydrants, represented by nodes TH-010, TH-030 and T-150 in the model. Nodes TH-010 and TH-030 are adjacent to Buildings 'A' and 'D' with a fire demand of 11,000 l/min, which have been built in Phase 1. Node T-150 is adjacent to Buildings 'B' with a fire demand of 10,000 l/min. An existing hydrant on Dun Skipper Drive also provides fire protection to Building 'B' and is represented by Node S15-300 in the water model. Results of the analysis for the site are summarized in Section 2.3.2. Water model schematic and detailed model results are included in **Appendix B**.

The main level finished floor elevation for Building B will be approximately 100.85m. Under peak hour condition, the hydraulic head is 143.89m. The head difference to the main level is 43.04m which converts to a water pressure inside the building is 422 kPa, which exceeds the minimum requirement of 276 kPa per the City guidelines.

The minimum pressures of 276kPa are not achieved when the floor levels are higher than 14.90m under the peak hour conditions. Therefore, the pressures are not achieved at elevation 115.75m. The 5th floor elevation is approximately 114.95m and the 6th floor elevation is approximately 118.25m. The minimum pressures are not provided for levels higher than 5th floor. Therefore, booster pumps are required and shall be designed by a qualified mechanical engineer at building permit stage.

2.3.3 Modeling Results

The hydraulic model was run under basic day, maximum day with fire flows and under peak hour conditions. Results of the hydraulic model are included in **Appendix B** and summarized as follows:

• Basic Day (Max HGL) Pressure Range (kPa)	510.54 – 542.39
• Peak Hour (Min HGL) Pressure Range (kPa)	405.64 – 437.53
• Fire Flow @ 11,000 L/min Residual Pressure (kPa)	168.21 – 199.61
• Residual Pressure @ 150 kPa Available Fire Flow (l/s)	209.22 – 330.22

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

Maximum Pressure	No nodes in basic day scenario exceed 552 kPa (80 psi), therefore no pressure reducing control is required for the buildings in this development.
Minimum Pressure	All nodes in the model exceed the minimum value of 276 kPa (40 psi). Considering this is a 9-storey apartment building, the water pressure at the 6 th to 9 th levels drop below the minimum pressure. Therefore, booster pumps are required for the proposed building.
Fire Flow	The minimum design fire flow under maximum day conditions with minimum system pressure of 150 kPa is 209.22 l/s for retail which exceeds the requirement of 183.3 l/s (11,000 l/min) from Section 2.3.3.

3 Wastewater Disposal

3.1 Existing Conditions

The subject site is located within the Leirim Development Area where sanitary flows ultimately outlet to the Leirim Sanitary Pumping Station. As part of the adjacent downstream developments, the outlet sanitary sewer system for the subject site was completed. A 200mm diameter sanitary sewer in Dun Skipper Drive was constructed as part of the Pathways Phase 1 project. That sewer (at MH1A) was also sized for the upstream Idone commercial lands. To service Building A (Home Hardware) in Phase 1, a 200mm diameter sanitary sewer has been built within the site. A copy of the sanitary sewer design sheet and drainage area plan for the approved overall site 119351-400 can be found in **Appendix C**.

3.2 Design Criteria

The sanitary sewers for the subject site will be based on the City of Ottawa design criteria. It should be noted that the sanitary sewer design for this study incorporates the latest City of Ottawa design parameters identified in Technical Bulletin ISTB-2018-01. Some of the key criteria will include the following:

- Average commercial flow = 28,000 l/s/ha
- Peak ICI flow factor = 1.5 if ICI area is > 20% total area
1.0 if ICI area is ≤ 20% total area
- Inflow and Infiltration Rate = 0.33 l/s/ha
- Minimum Full Flow Velocity = 0.60 m/s
- Maximum Full Flow Velocity = 3.0 m/s
- Minimum Pipe Size = 250 mm diameter (for ICI lands per OSDG)

3.3 Recommended Wastewater Plan

The on-site sanitary system will consist of a network of 200mm PVC sewers installed at normal depth and slope and will provide a single service connection to each commercial building. The sewers have been designed using the criteria noted above in Section 3.2 and outlet via a connection to the sanitary sewer (*EXMH6138A*) within the Dun Skipper Drive right of way. The Dun Skipper sanitary sewer was designed assuming 4.07 Ha of commercial lands from the subject site, including upstream Idone commercial property, with a total flow of 4.67 l/s. As noted previously, Building B was originally approved as a 500-bed hotel. The proposed new building will include less units (141 units in total) and less building area. This site generates approximately 6.23 l/s. The minor (1.56 l/s) increase in flow to MH 6138A has negligible impact on the system as it has over 76% spare capacity up to MH 6136A.

A copy of the sanitary sewer design sheet can be found in **Appendix C**. Please refer to the General Plan of Services **Drawing C-001** for further details.

4 Site Stormwater Management

4.1 Existing Conditions

The 2016 Updated Serviceability Report recommended that the subject site and the upstream Idone commercial site be serviced with a 1350 mm diameter minor storm sewer. That sewer was constructed in 2017 as part of the downstream Pathway Phase 1 development and is presently terminated near the north-east corner on the subject site.

As noted previously, the subject development will be sub phased. The first phase has been fully constructed, which include Building A, associated parking, and vehicular connection to both Bank Street and Dun Skipper Drive. A 750 mm diameter storm sewer was built near the Dun Skipper Drive driveway access, and extended throughout the site to the upstream Idone commercial site. Phase 2 will only include Building B and associated parking.

4.2 Design Criteria

IBI Group completed the municipal infrastructure design for the Pathways Phase 1 development. That design included a review of the allowable flow from the subject site including the adjacent Idone commercial property. The “Pathways” design assumed that the allowable minor storm release rate for the two commercial sites was 760 l/s and that the 1:100 year storm event would be self-contained with no overflow to adjacent properties. The emergency overflow for events greater than the 1:100 year event would be directed to Bank Street.

The stormwater system 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 1:2 year return (Ottawa)
- Initial Time of Concentration 10 minutes
- Runoff Coefficients
 - Landscaped Areas C = 0.20
 - Asphalt/Concrete C = 0.90
 - Roof C = 0.90
- Pipe Velocities 0.80 m/s to 6.0 m/s
- Minimum Pipe Size 250 mm diameter
(200 mm CB Leads)

4.3 Proposed Minor System

Using the criteria identified in Section 4.2, the proposed on-site storm sewers were sized accordingly. A detailed storm sewer design sheet and the associated Storm Sewer Drainage Area plan (drawing 119351-500) for the overall site are both included in **Appendix D**. The overall Site Servicing Plan (drawing 119351-001), depicting all on-site storm sewers can be found in **Appendix A**.

The proposed minor storm sewers will range in size between 250 mm diameter and 450 mm diameter in Phase 2. The minor storm sewer outlet will be via the 750 mm diameter pipe which ultimately connects to the existing 1350 mm diameter storm sewer in Dun Skipper Drive.

The 1350 mm diameter storm sewer in Dun Skipper Drive ultimately outlets to the Findlay Creek Village SWMF. This facility provides 80% TSS removal, as such no additional on-site stormwater quality control is required within the subject lands.

A detailed storm sewer design sheet and the associated storm sewer drainage area plan is included in **Appendix D**. The General Plan of Services, depicting all on-site storm sewers can be found in **Appendix A**.

4.4 Stormwater Management

The subject site will be limited to a release rate established using the criteria described in section 4.2. This will be achieved through a combination of inlet control devices (ICD's) at inlet locations and surface storage.

Flows generated that are in excess of the site's allowable release rate will be stored on site in strategic surface storage areas or by the use of roof top storage and gradually released into the minor system so as not to exceed the site's allocation.

The maximum surface retention depth located within the developed areas will be limited to 300mm during a 1:100 year event as shown on the ponding and grading plans located in **Appendix D**.

Overland flow routes will be provided in the grading to permit emergency overland flow, in excess of the 100-year event, from the site.

At certain locations within the site, the opportunity to store runoff is limited due to grading constraints and building geometry. These locations are generally 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. The area west of building D (Drainage Area MH6136), will flow uncontrolled to the Dun Skipper right-of-way. This uncontrolled area – 0.01 hectares in total, have an average C value of 0.5 (x1.25 as per City Comment). Based on 1:100 year storm uncontrolled flows, the uncontrolled areas generate 3.10 l/s runoff (refer to Section 4.5 for the calculation). Another uncontrolled area along north and east property side, adjacent to Building B (Drainage Area UNRES) – 0.05 hectares in total, have an average C value of 0.9 (x1.25, maximum 1.0 as per City Comment). Based on 1:100 year storm uncontrolled flows, the uncontrolled areas generate 24.82 l/s runoff (refer to Section 4.5 for the calculation).

The site grading and ponding has been designed to control water generated during the 1:100-year event, with no overflow leaving the site. Please refer to the SWM calculations in **Appendix D**.

4.5 Inlet Control

The allowable 2-year post-development release rate for the 2.49 Ha site can be calculated as follows:

Q_{allowable}	= 760 L/s as per IBI Pathways Phase 1 Report – EXT 4 drainage area
Total Area EXT 4	= 4.04 Ha
Subject Land share	= 62% of EXT4 release rate (2.5 Ha / 4.04 Ha = 0.62)
Q_{allowable subject land}	= 468.42 L/s

As noted in Section 4.4, the landscaped area along the west property line will drain offsite uncontrolled.

Based on a 100-year event, the flow from the 0.01 Ha uncontrolled area MH6136 can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \quad \text{where:} \\
 C &= \text{Average runoff coefficient of uncontrolled area} = 0.50 \\
 i_{100\text{yr}} &= \text{Intensity of 100-year storm event (mm/hr)} \\
 &= 1735.688 \times (T_c + 6.014)^{0.820} = 178.56 \text{ mm/hr; where } T_c = 10 \text{ minutes} \\
 A &= \text{Uncontrolled Area} = 0.01 \text{ Ha}
 \end{aligned}$$

Therefore, the uncontrolled release rate can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times 1.25C \times i_{100\text{yr}} \times A \\
 &= 2.78 \times 1.25 \times 0.50 \times 178.56 \times 0.01 \\
 &= 3.10 \text{ L/s}
 \end{aligned}$$

The flow from the uncontrolled area UNRES to the north and east side of Building B can be determined as:

$$\begin{aligned}
 Q_{\text{uncontrolled}} &= 2.78 \times C \times i_{100\text{yr}} \times A \\
 &= 2.78 \times 1.0 \times 178.56 \times 0.05 \\
 &= 24.82 \text{ L/s}
 \end{aligned}$$

The maximum allowable release rate from the remainder of the site can then be determined as:

$$\begin{aligned}
 Q_{\text{max allowable}} &= Q_{\text{restricted}} - Q_{\text{uncontrolled}} \\
 &= 468.42 \text{ L/s} - 3.10 \text{ L/s} - 24.82 \text{ L/s} \\
 &= 440.49 \text{ L/s}
 \end{aligned}$$

Based on the flow allowance at the various inlet locations, a combination of various sizes of inlet control devices (ICDs) were chosen for the design. The design of the inlet control devices is unique to each drainage area and is determined based on several factors, including hydraulic head and allowable release rate. The inlet control devices were sized according to the manufacturer's design charts. The restrictions will cause the on-site catch basins and manholes to surcharge, generating surface ponding in the parking and landscaped areas. Ponding locations and elevations are summarized on the Ponding Plan **Drawing C-600**, and included in **Appendix D**.

4.6 On-Site Detention

Any excess storm water up to the 100-year event is to be stored on-site to avoid surcharging the downstream municipal storm sewer system. Detention will be provided in parking and landscape areas and building rooftops, where feasible. As previously noted, the volume of storage is dependent on the characteristics of each individual drainage area and the ICDs were chosen accordingly. It should be noted that 0.30m of vertical separation has been provided from all maximum ponding elevations to lowest building openings. Stormwater management and on-site underground storage volume calculations, and manufacturers spec sheets are included in **Appendix D**.

4.6.1 Site Inlet Control

The following Table summarizes the on-site storage requirements during 1:100-year events.

Table 4-1 Post-Development Storage Summary Table

Drainage Area	ICD Structure Location	Tributary Area (Ha)	Restricted Flow (L/s)	Storage Required (m ³)	Storage Provided (m ³)		
			100-year	100-year	Surface	Underground	Total
<i>MH9/MH9B</i>	<i>MH8</i>	<i>0.14</i>	<i>10</i>	<i>44.84</i>	<i>20.64</i>	<i>10.07</i>	<i>30.71</i>
<i>MH8</i>	<i>CB1</i>	<i>0.17</i>	<i>13</i>	<i>47.73</i>	<i>50.59</i>	<i>5.58</i>	<i>56.17</i>
<i>MH5B</i>	<i>CB16</i>	<i>0.01</i>	<i>6</i>	<i>1.02</i>	<i>0.31</i>	<i>0.00</i>	<i>0.31</i>
<i>MH5A</i>	<i>CB17</i>	<i>0.09</i>	<i>6</i>	<i>30.80</i>	<i>0.84</i>	<i>5.10</i>	<i>5.94</i>
CB20	CB20	0.12	15	30.02	12.51	0.00	12.51
MH22	MH22	0.06	6	4.00	2.87	50.96	53.83
CB24	CB24	0.10	15	22.31	0.00	0.00	0.00
CB25	CB25	0.02	6	2.36	0.27	0.00	0.27
MH21	MH21	0.24	33	81.05	11.79	95.11	106.90
MH1D	CB10	0.11	45	8.77	6.81	0.00	6.81
<i>CBMH2</i>	<i>CBMH2</i>	<i>0.08</i>	<i>20</i>	<i>11.83</i>	<i>6.21</i>	<i>0.00</i>	<i>6.21</i>
<i>CBMH1C</i>	<i>CB7</i>	<i>0.08</i>	<i>30</i>	<i>7.30</i>	<i>6.97</i>	<i>0.00</i>	<i>6.97</i>
<i>CBMH1B</i>	<i>CB6</i>	<i>0.07</i>	<i>20</i>	<i>9.01</i>	<i>13.66</i>	<i>0.00</i>	<i>13.66</i>
<i>CBMH1A</i>	<i>CB5</i>	<i>0.06</i>	<i>15</i>	<i>8.87</i>	<i>3.41</i>	<i>0.00</i>	<i>3.41</i>
MH1B	CB8	0.17	47	22.66	24.90	1.60	26.5
<i>MH10A</i>	<i>CB4</i>	<i>0.03</i>	<i>6</i>	<i>5.42</i>	<i>10.62</i>	<i>0.00</i>	<i>10.62</i>
<i>MH10B</i>	<i>CBMH1</i>	<i>0.08</i>	<i>20</i>	<i>11.83</i>	<i>0.00</i>	<i>0.00</i>	<i>0</i>
MH1A	CB9	0.15	43	19.23	10.83	0.00	10.83
CBMH20	CBMH20	0.10	15	125.26	131.62	0.00	131.62
TOTAL		1.88	371	494.31	314.85	168.42	483.27

* Existing (*italic*) and future (**bold**) drainage areas are grey hatched.

4.6.2 Roof Inlet Controls

The proposed buildings will have roof inlet controls that help to control the amount of stormwater being released into the system. The restricted flow rate for the proposed building is shown below.

Table 4-2 Post-Development Roof Storage Summary Table

Roof Area	Tributary Area	100-Year Storm		
		Restricted Flow (L/s)	Required Storage (m³)	Storage Provided (m³)
<i>Building A</i>	<i>0.30</i>	<i>27.0</i>	<i>89.56</i>	<i>90.00</i>
Building B	0.19	20.0	52.35	57.00
Building C	0.05	8.0	10.68	13.50
Building D	0.05	8.0	10.68	11.25
TOTAL	<u>0.62</u>	<u>63.0</u>	<u>163.27</u>	<u>171.75</u>

* Existing (*italic*) and future (**bold**) drainage areas are grey hatched.

4.6.3 Overall Release Rate

As noted above, the site uses new inlet control devices to restrict the 100 year storm event to the criteria approved by the City of Ottawa. Restricted stormwater will be contained onsite by utilizing surface ponding, in structure/pipe and rooftop storage. In the 100 year event, there will be no off-site overflow.

The sum of restrictions on the site, rooftops and uncontrolled flows is 461.92 l/s (371 l/s + 63.00 l/s + 3.10 L/s + 24.82 l/s), which is less than the allowable release of 468.42 l/s noted in section 4.6.

4.7 Underground Storage

Due to the site's constraints and the stormwater management plan, underground storage was deemed the best option to contain the 100-year storm event on site. The table below summarizes underground storage, and additional information about the underground storage structures is found in **Appendix D**.

Table 4-3 Underground Storage Summary Table

Storage Name	Structure Type	Storage Provided (m³)
MH22	Clear Stone Gallery Plus Pipe Volume	50.96
MH21	Stormtech SC-310 or approved equivalent Plus the storage pipe and structures	95.11

The overall site plan was approved in 2022, and 100+20% stressed test analysis was not provided. Building B follows the overall site plan design standards, and 0.3m free board are provided throughout the site. The site grading and ponding has been designed to control water generated during the 1:100-year event, with no overflow leaving the site.

As noted in Section 4.4, the 1350 mm diameter storm sewer in Dun Skipper Drive ultimately outlets to the Findlay Creek Village SWMF. This facility provides 80% TSS removal, as such no additional on-site stormwater quality control is required within the subject lands.

4.8 Interim conditions

During interim conditions, flows from future development lands at the site's southeast corner will be directed into the dry pond, including the areas from phases 1 & 2 that drain towards the future lands. The total area is calculated to be 0.57 ha, with an average C of 0.56. Refer to Interim Storm Drainage Area Plan C-501 for details. The roof area of the proposed Building B will be restricted to a flow rate of 20 L/s. Roof area storage is summarized in Table 4-4.

Table 4-4 Post-Development Roof Storage Summary Table

Roof Area	Tributary Area	100-Year Storm		
		Restricted Flow (L/s)	Required Storage (m ³)	Storage Provided (m ³)
Building A	0.30	27.0	89.56	90.00
Building B	0.19	20.0	52.35	57.00
TOTAL	0.49	47.0	141.91	147.00

* Building A is the existing Home Hardware building.

The permanent ICD will be installed for CBMH20, with a release rate of 15 L/s. Table 4-5 below provides detailed calculations for the storage required during interim conditions for a 100-year event. Table 4.6 summarizes the on-site storage requirements during 1:100-year events.

Table 4-5 100-Year Storage Calculation for Interim Conditions

Drainage Area	CBMH20	Interim Conditions			
Area (Ha)	0.57				
C =	0.56	Restricted Flow Q _r (L/s) =		15.00	
100-Year Ponding					
T _c	i _{100yr}	Peak Flow	Q _r	Q _p -Q _r	Volume
Variable		Q _p =2.78xCi _{100yr} A			100yr
(min)	(mm/hour)	(L/s)	(L/s)	(L/s)	(m ³)
49	64.91	57.60	15.00	42.60	125.23
50	63.95	56.75	15.00	41.75	125.25
51	63.03	55.93	15.00	40.93	125.26
52	62.14	55.14	15.00	40.14	125.24
53	61.28	54.37	15.00	39.37	125.21
	Storage (m ³)				
	Overflow	Required	Surface	Sub-surface	Balance
	29.75	155.01	173.14	0.00	0.00

Table 4-6 Post-Development Storage Summary Table for Interim Conditions

Drainage Area	ICD Structure Location	Tributary Area (Ha)	Restricted Flow (L/s)	Storage Required (m ³)	Storage Provided (m ³)		
			100-year	100-year	Surface	Underground	Total
MH9/MH9B	MH8	0.14	10	44.84	20.64	10.07	30.71
MH8	CB1	0.17	13	47.73	50.59	5.58	56.27
MH5B	CB16	0.01	6	1.02	0.31	0.00	0.31
MH5A	CB17	0.09	6	30.80	0.84	5.10	5.94
CB20	CB20	0.12	15	30.02	12.51	0.00	12.51
MH22	MH22	0.06	6	4.00	2.87	50.96	49.48
CB24	CB24	0.10	15	22.31	0.00	0.00	0.00
CB25	CB25	0.02	6	2.36	0.27	0.00	0.27
MH21	MH21	0.24	33	81.05	11.79	96.68	108.47
CBMH2	CBMH2	0.08	20	11.83	6.21	0.00	6.21
CBMH1C	CB7	0.08	30	7.30	6.97	0.00	6.97
CBMH1B	CB6	0.07	20	9.01	13.66	0.00	13.66
CBMH1A	CB5	0.06	15	8.87	3.41	0.00	3.41
MH10A	CB4	0.03	6	5.42	10.62	0.00	10.62
MH10B	CBMH1	0.08	20	11.83	0.00	0.00	0
CBMH20	CBMH20	0.57	15	125.26	173.14	0.00	173.14
TOTAL		1.92	236	443.65	313.83	168.39	477.97

* Existing drainage areas are grey hatched.

During interim conditions, the total restrictions on the site, rooftops and uncontrolled flows is 310.92 l/s (236 l/s + 47.00 l/s + 3.10 L/s +24.82 l/s), which is less than the allowable release of 468.42 l/s noted in section 4.6. At the time of writing this report, Building D has yet to be constructed. Its release rate is restricted to 8.00 L/s. The interim site grading and ponding have been designed to control water generated during the 1:100-year event, with no overflow leaving the site. Interim Grading Plan C-201, Interim Storm Drainage Area Plan C-501 and Interim Ponding Plan C-601 are included in **Appendix D**.

5 Grading and Roads

5.1 Site Grading

The existing grades within portions of the proposed development lands vary significantly due to the existing topography of the site. The grading plan will require the balancing of various requirements including but not limited to geotechnical constraints, minimum/maximum slopes, overland routing of stormwater, all to ensure the site is graded in accordance with municipal and accessibility standards.

Refer to the grading plan provided in **Appendix E**.

In order to meet the stringent stormwater management criteria, every effort was made to reduce uncontrolled discharge from the site. In landscape areas where typical 2-7% grading cannot be met, 3:1 maximum terracing has been utilized to tie the proposed grading into existing.

5.2 Road Network

No public roads are proposed through the site. A minimum 9.0m wide drive aisle has been provided, as shown on the Site Plan in **Appendix A**. An internal Fire route has been shown where fire truck access is required, as determined by the site architect.

There are a total of 387 parking stalls provided, including 160 parking stalls for Building A & D, 194 for Building B and 33 for Building C. A total of 7 barrier-free parking stalls are provided for the proposed Building B.

Pedestrian access facilities are provided in the unsecured area of the site nearest to Bank Street and Dun Skipper Drive, which provide access to the building.

A bicycle parking facility has been proposed adjacent to each building entrance where feasible.

Earthbin (or similar approved type) garbage facilities have been provided throughout.

Noise attenuation features and indoor noise clause provisions will not be required for commercial use lands for road noise generated by the adjacent roads.

6 Source Controls

6.1 General

Since an end of pipe treatment facility is already provided for the development lands, stormwater site management for the subject lands will focus on site level or source control management of runoff. Such controls or mitigative measures are proposed for this development not only for final development but also during construction and build out. Some of these measures are:

- Flat site grading where possible
- Vegetation planting
- Groundwater recharge in landscaped areas

6.2 Lot Grading

Where possible, all of the proposed blocks within the development will make use of gentle surface slopes on hard surfaces such as asphalt and concrete. In accordance with local municipal standards, all grading will be between 0.5 and 5.0 percent for hard surfaces and 2.0 and 7.0 percent for all landscaped areas. Significant grade changes will be accomplished through the use of terracing (3:1 max slope), ramps and/or retaining walls. All street and parking lot catch basins shall be equipped with 3.0m subdrains on opposite sides of a curbside catch basin running parallel to the curb, and with 3.0m subdrains extending out from all 4 sides of parking lot catch basins.

6.3 Vegetation

As with most site plans, the developer will be required to complete a vegetation and planting program. Vegetation throughout the development including planting along roadsides and within the individual blocks provides opportunities to re-create lost vegetation.

6.4 Groundwater Recharge

Groundwater recharge targets have not been identified for this site. Perforated sub-drain systems will be implemented at capture locations in all vegetated areas. This will promote increased infiltration during low flow events before water is collected by the storm sewer system.

7 Conveyance Controls

7.1 Generals

Besides source controls, the development also proposes to use several conveyance control measures to improve runoff quality. These will include:

- Vegetated swales
- Catch basin sumps and manhole sumps

7.2 Catch basins and Maintenance Hole Sumps

All catch basins within the development, either rear yard or street, will be constructed with minimum 600 mm deep sumps. These sumps trap pollutants, sand, grit and debris which can be mechanically removed prior to being flushed into the minor pipe system. Both rear yard and street catch basins will be to OPSD 705.02. All storm sewer maintenance holes serving local sewers less than 900 mm diameter shall be constructed with a 300 mm sump as per City standards.

8 Sediment and Erosion Control Plan

8.1 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 possibly introduce a number of mitigative construction techniques to reduce unnecessary construction sediment loadings. These may include:

- Until the local storm sewer is constructed, groundwater in construction trenches shall be pumped into a filter mechanism prior to release to the environment
- Vegetated swale sediment capture filter socks will remain on open surface structures such as maintenance holes and catch basins until these structures are commissioned and put into use
- Silt fence on the site perimeter will be installed

8.2 Trench Dewatering

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. It should be noted that that the contractor will be responsible for the design and management of the trap(s).

8.3 Seepage Barriers

In order to further reduce sediment loading to the stormwater management facility, seepage barriers will be installed on any surface water courses at appropriate locations that may become evident during construction. These barriers will be Light Duty Straw Bale Barriers per OPSD 219.100 and Heavy-Duty Silt Fence Barriers per OPSD 219.130; locations are shown on the Sediment and Erosion Control Plan included in **Appendix E**. They are typically made of layers of straw bales or geotextile fabric staked in place. All seepage barriers will be inspected and maintained as needed.

8.4 Surface Structure Filters

All catch basins, and to a lesser degree, manholes, convey surface water to sewers. Until streets are asphalted and curbed, all catch basins and manholes will be constructed with sediment capture inserts or equivalent located between the structure frame and cover. These will stay in place and be maintained during construction and build until it is appropriate to remove same.

9 Conclusion

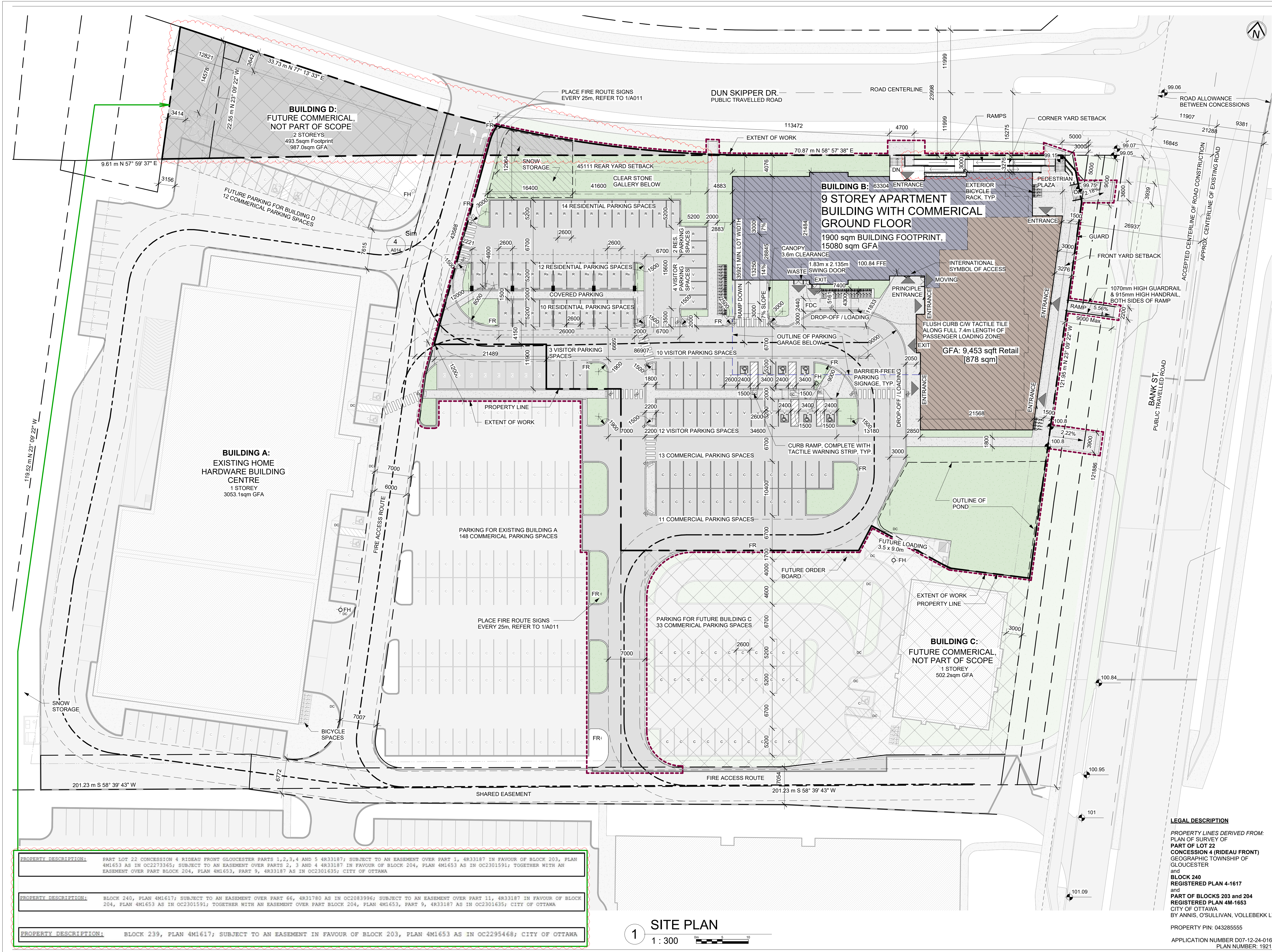
This report and the accompanying working drawings clearly indicate that the proposed development meets the requirements of the stakeholder regulators, including the City of Ottawa, provincial MECP and SNC. The proposed development is in general conformance with the recommendations of both the 2016 Updated Serviceability Report and the Pathways Phase 1 design.

There is a reliable water supply available adjacent to the proposed development; a wastewater outlet is available adjacent to the site; local storm sewers have been installed adjacent to the site and an expansion to the existing Findlay Creek Village Stormwater Facility has been constructed to collect and treat runoff from the subject site.

Based on the information provided within this report, the plans prepared for the subject development can be serviced to meet City of Ottawa requirements.

Appendix A

- **Site Plan**
- **Site Servicing Plan 148290-C-001**
- **AOV Legal Plan**
- **Site Servicing Plan 119351-C-001**
- **Pre-Consultation City Comments**
- **Study and Plan Identification List**



DO NOT SCALE DRAWINGS

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.

THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

Revisions		
Revision Number	Revision Date	Revision Description
1	2024-02-20	MINOR VARIANCE
2	2024-12-09	MINOR VARIANCE r1
3	2025-02-24	MINOR VARIANCE r1b
4	2025-03-07	SITE PLAN CONTROL r1
5	2025-04-24	SITE PLAN CONTROL r2
6	2025-06-03	SITE PLAN CONTROL r3
7	2025-07-16	SITE PLAN CONTROL r4
8	2025-09-25	SITE PLAN CONTROL r5
9	2025-11-26	SITE PLAN CONTROL r6

LEGEND

- SOD
- CONCRETE
- SIDEWALK
- ASPHALT
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TACTILE STRIP
- D.C. DEPRESSED CURB
- ENTRANCE/EXIT
- CROSSWALK

OWNER
2068867 ONTARIO INC.
4836 BANK STREET, OTTAWA, K1X1G6

APPLICANT
ALISON CLARKE, THE STIRLING GROUP
DEVELOPMENT INITIATIVES INC
1650 PROVIDENCE CRESCENT, KINGSTON, ON, K7P0H8

Alexander Wilson Architect Inc
Admiralty Place
103-20 Gore Street
Kingston Ontario, K7L 2L1
t: 613.545.3744 ext 213
f: 613.545.1411

Project
155 DUN SKIPPER DRIVE SENIORS APARTMENTS

155 DUN SKIPPER DRIVE

Drawing
SITE PLAN

Drawn By: AW Checked By: _____
Scale: 1:300 Date: 11/26/2025 5:11:53 PM
Project No.: 2330 Revision: 9
Drawing No.: **A010**
Stamp: _____

LEGAL DESCRIPTION
PROPERTY LINES DERIVED FROM:
PLAN OF SURVEY OF
PART OF LOT 22
CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER
and
BLOCK 240
REGISTERED PLAN 4-1617
and
PART OF BLOCKS 203 and 204
REGISTERED PLAN 4M-1653
CITY OF OTTAWA
BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
PROPERTY PIN: 043285555
APPLICATION NUMBER D07-12-24-0169
PLAN NUMBER: 19213

1 SITE PLAN
1:300

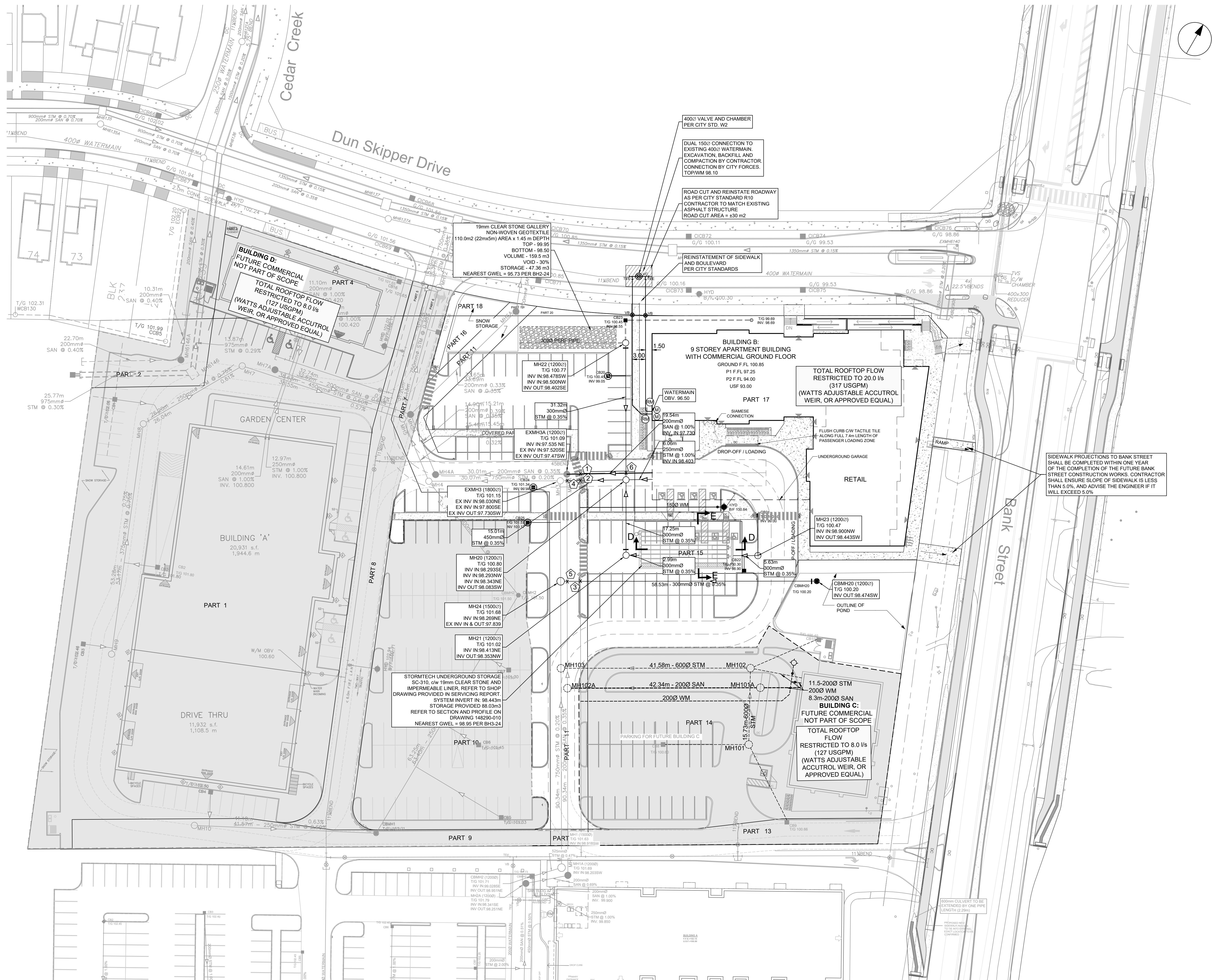
PROPERTY DESCRIPTION: PART LOT 22 CONCESSION 4 RIDEAU FRONT GLOUCESTER PARTS 1,2,3,4 AND 5 4R33187; SUBJECT TO AN EASEMENT OVER PART 1, 4R33187 IN FAVOUR OF BLOCK 203, PLAN 4M1653 AS IN OC2273365; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 AND 4 4R33187 IN FAVOUR OF BLOCK 204, PLAN 4M1653 AS IN OC2301591; TOGETHER WITH AN EASEMENT OVER PART BLOCK 204, PLAN 4M1653, PART 9, 4R33187 AS IN OC2301635; CITY OF OTTAWA.

PROPERTY DESCRIPTION: BLOCK 240, PLAN 4M1617; SUBJECT TO AN EASEMENT OVER PART 66, 4R31780 AS IN OC2083996; SUBJECT TO AN EASEMENT OVER PART 11, 4R33187 IN FAVOUR OF BLOCK 204, PLAN 4M1653 AS IN OC2301591; TOGETHER WITH AN EASEMENT OVER PART BLOCK 204, PLAN 4M1653, PART 9, 4R33187 AS IN OC2301635; CITY OF OTTAWA.

PROPERTY DESCRIPTION: BLOCK 239, PLAN 4M1617; SUBJECT TO AN EASEMENT IN FAVOUR OF BLOCK 203, PLAN 4M1653 AS IN OC2295468; CITY OF OTTAWA.

Done:
Location of C
Explore of
Two Storeys
3x4 Corner
Show rest of
Dimension dr

• Move part
• Separate
Show
• Add bicyc
• Add loadi
• 10ft x 10
commerci
• Dog wash
• Provide E



CLIENT
2668867 Ontario Inc.

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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED WATER SERVICE PER C OF A SEVERANCE DECISION	2026-04-07
8	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
9	REVISED PER MECF COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS

SIDEWALK PROJECTIONS TO BANK STREET SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF THE FUTURE BANK STREET CONSTRUCTION WORKS. CONTRACTOR SHALL ENSURE SLOPE OF SIDEWALK IS LESS THAN 5.0%, AND ADVISE THE ENGINEER IF IT WILL EXCEED 5.0%.

SEAL



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

PROJECT
SENIORS APARTMENTS

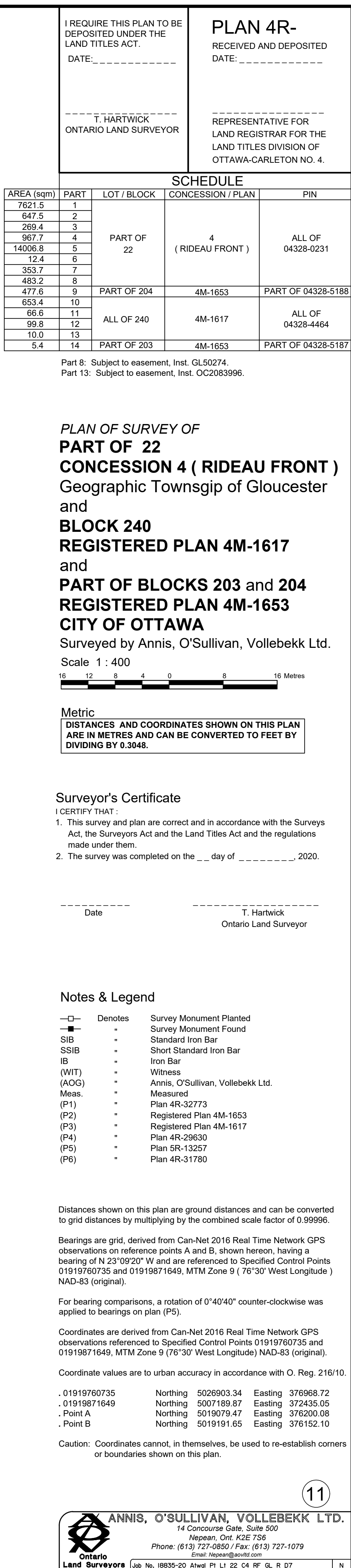
BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

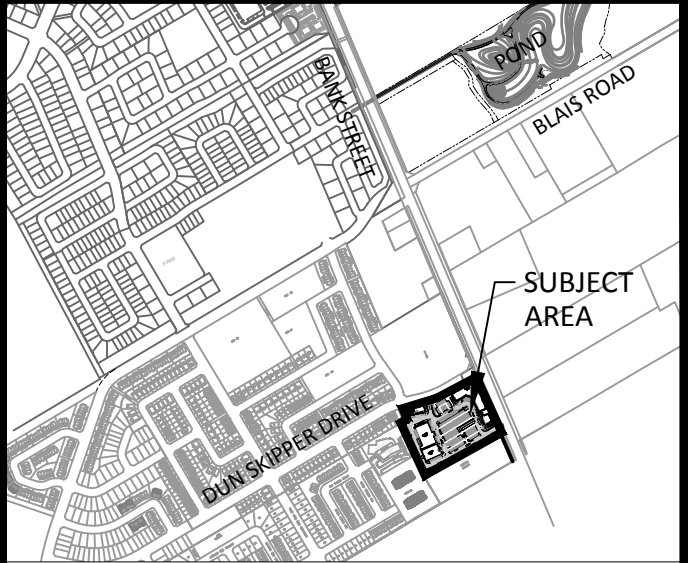
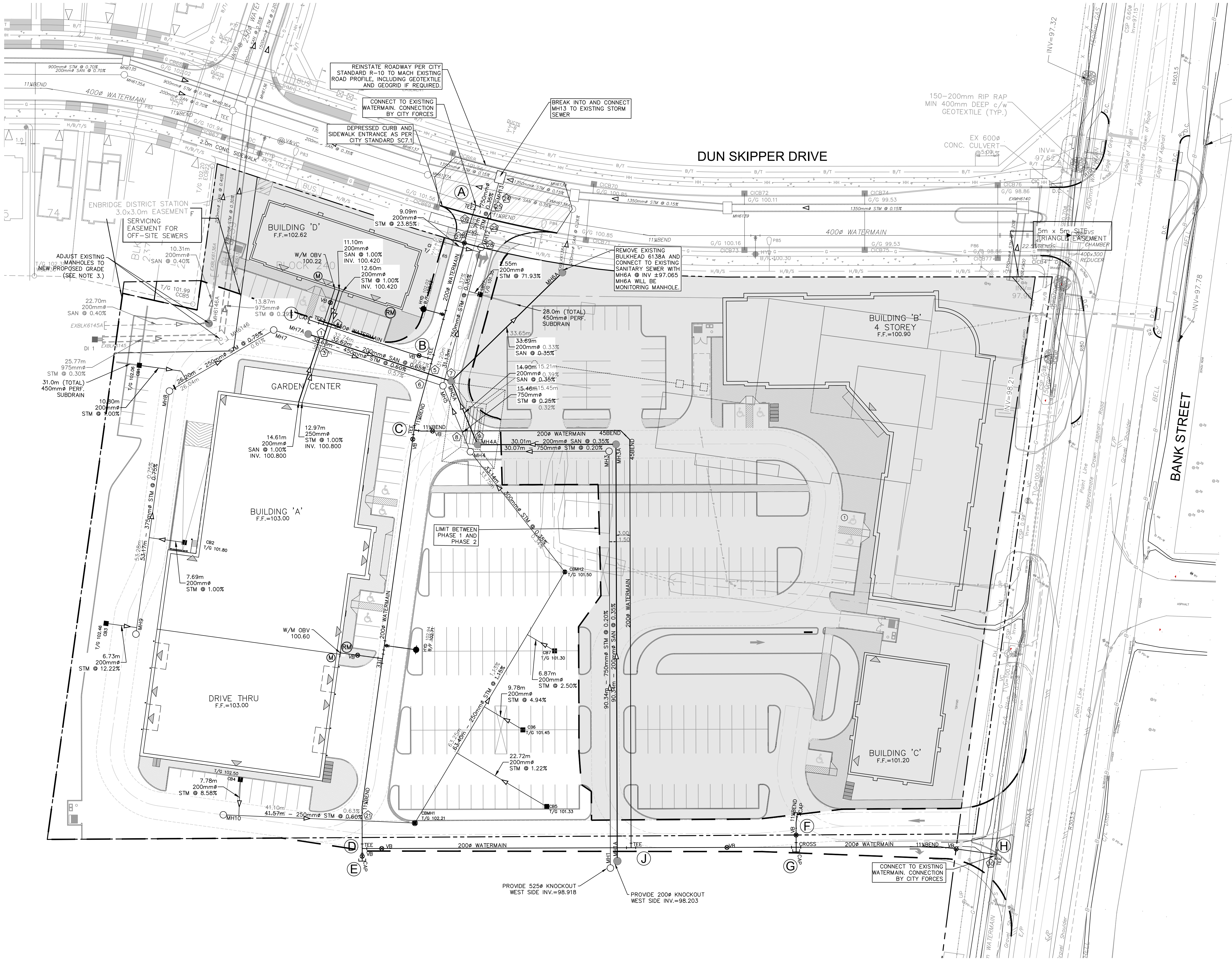
DRAWN BY: M.M.	CHECKED BY: D.G.Y.
PROJECT MGR: R.M.	APPROVED BY: A.Z.

SHEET TITLE
GENERAL PLAN OF SERVICES

SHEET NUMBER C-001	ISSUE 9
-------------------------------------	--------------------------



Servicing Plan (Homehardware Site Plan)



KEY PLAN
(NTS)

- NOTES:
- 1. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.
 - 2. SITE BENCHMARK TO BE OBTAINED FROM LEGAL SURVEYOR H.A. KEN SHIPMAN SURVEYING LTD.
 - 3. EXISTING SANITARY MANHOLE - MH6146A AS-BUILT FIC = 102.019 TO BE ADJUSTED TO ±102.160. EXISTING STORM MANHOLE - MH6146B AS-BUILT FIC = 102.019 TO BE ADJUSTED TO ±102.24.

No.	REVISIONS	By	Date
14			
13			
12			
11			
10	RELOCATED SEWERS AND WM IN PHASE 2	JIM	2023-03-24
9	RECORD DRAWINGS (PHASE 1)	JIM	2022-08-19
8	ADD PHASING	JIM	2020-06-23
7	REVISED AS PER CITY COMMENTS	JIM	2020-04-20
6	REVISED AS PER CITY COMMENTS	JIM	2020-04-02
5	ISSUED FOR TENDER	JIM	2020-03-18
4	REVISED AS PER CITY COMMENTS	JIM	2020-03-13
3	REVISED AS PER CITY COMMENTS	JIM	2019-12-09
2	REVISED AS PER NEW SITE PLAN AND CITY COMMENTS	JIM	2019-10-11
1	ISSUED FOR SPA	JIM	2019-04-15

No.	REVISIONS	By	Date

IBI GROUP
400 - 333 Preston Street
Oshawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

BANK STREET DEVELOPMENT
4836 BANK STREET

Drawing Title

SITE SERVICING PLAN

Scale

1 : 400

Design	SEL	Date	FEB. 2019
Drawn	DPS	Checked	JIM
Project No.	119351	Drawing No.	001



File No.: PC2023-0272

Alison Clarke
The Stirling Group
Via email: alison@tsgdi.ca

**Subject: Pre-Consultation: Meeting Feedback – Phase 1
Proposed Complex Site Plan Application
155 Dun Skipper Drive** (formerly 4836 Bank Street)

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on October 26, 2023.

Pre-Consultation Preliminary Assessment

1 ☐	2 ☐	3 ☐	4 ☒	5 ☐
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One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. Please proceed to complete a Phase 2 Pre-consultation Application Form and submit it together with the necessary studies and/or plans to planningcirculations@ottawa.ca.
2. In your subsequent pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.
3. Please note, if your development proposal changes significantly in scope, design, or density before the Phase 3 pre-consultation, you may be required to complete or repeat the Phase 2 pre-consultation process.

Supporting Information and Material Requirements

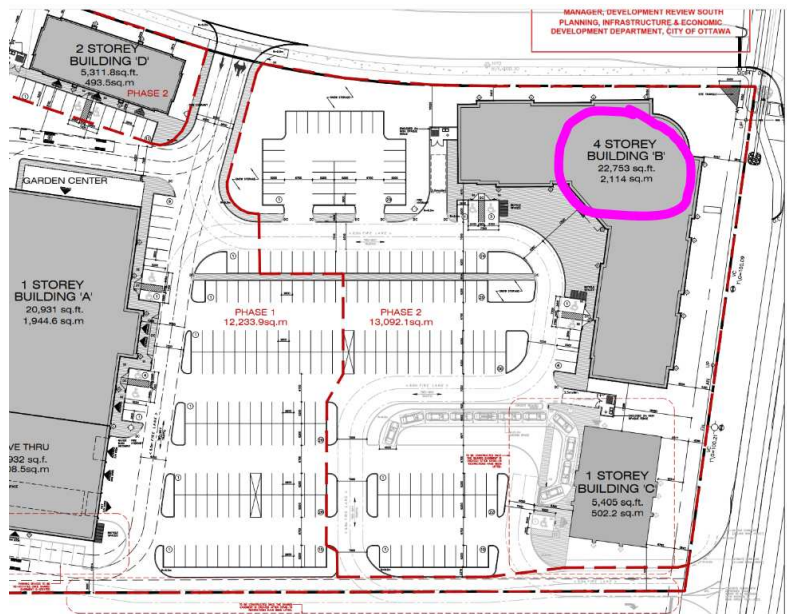
1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.
 - a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

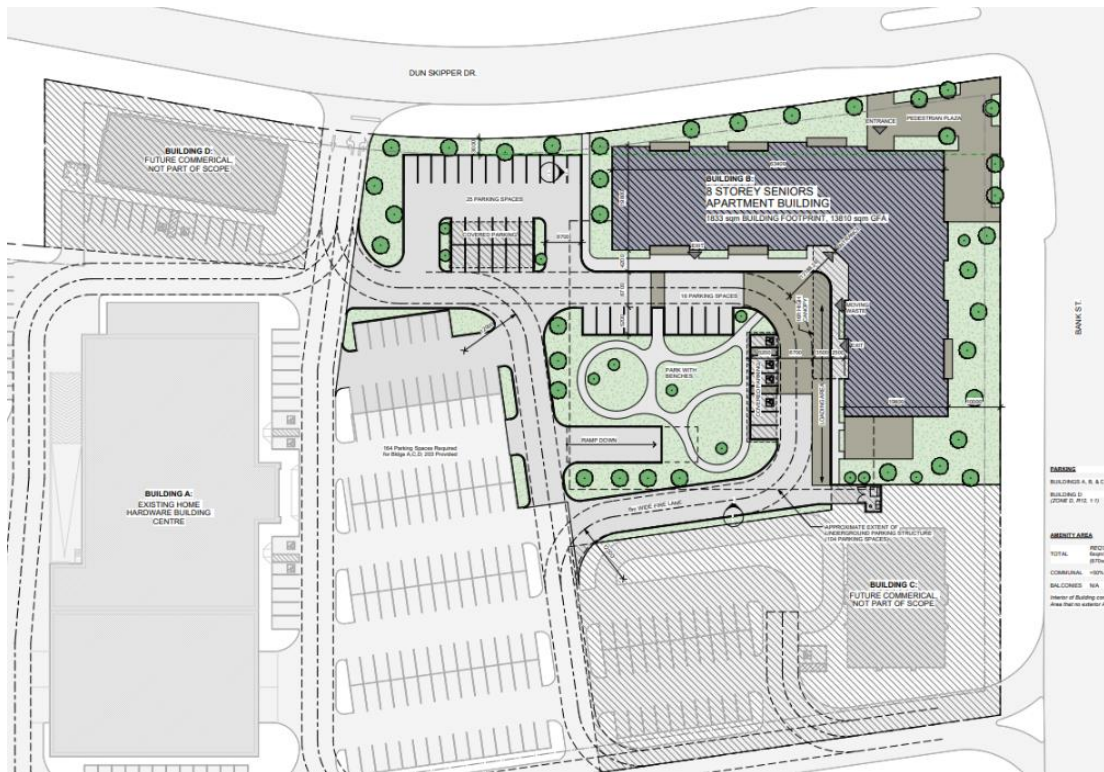
1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed (Appendix A).

Overview Discussion

1. Previous Site Plan Approval for the site (D07-12-19-0092) from 2019 for the entire site of 4836 Bank Street. Building A (Home Hardware) has been constructed and is in operation.
2. The proposal is for Building B – which was previously shown as a 4-storey hotel, and is now being shown as an apartment building, geared to seniors (8-storeys, 145 units, surface and u/g parking)
3. Applicant has indicated that they will require a MV for an increase in height (GM [2615])



Previously approved 4-storey hotel proposal.



Oct 25, 2023 – current proposal for 8-storey apartment building



Updated Rendering, Oct 25, 2023

Planning (Katie O’Callaghan, Tracey Scaramozzino)

Policies and provisions:

1. In the Official Plan, the subject property is in the Suburban Transect, which has a planned pattern to enhance mobility options, street connections and evolve towards the 15-minute neighbourhood. Within the Suburban Transect, diverse housing forms are encouraged to meet evolving demographics.
2. The subject property is also located within the Mainstreet Corridor land use designation. Mainstreet Corridors can accommodate higher density development, a greater degree of mixed-use and residential uses that integrate with a dense, mixed-use urban environment. The maximum height along Mainstreet Corridors, within the Suburban Transect, is 9 storeys.
3. There is no CDP for this site; however, the Leitrim CDP, 2005, pertains to the lands to the north of Dun Skipper. The proposed development is in keeping with, and complimentary, to the policies laid out under the Leitrim CDP.
4. The subject property is zoned as General Mixed-Use (GM), with exception (2615) that permits a hotel use on the property. Residential uses, including mid-rise buildings with a maximum height of 18m (@ 6-storeys), are permitted in the GM zone.
5. To seek relief from maximum permitted height, the Applicant will need a minor variance application. The Committee of Adjustment is a City of Ottawa quasi-judicial tribunal which reviews *Planning Act* applications that are independent from development review. Please see the City’s [website](#) for more information.
6. Bicycle parking is required. Please indicate bicycle parking on the site plan.
7. Please see information on Section 37 requirements / Community Benefits Charge
 - a. The former Section 37 regime has been replaced with a “Community Benefits Charge”, [By-law No. 2022-307](#), of 4% of the land value. This charge will be required for ALL buildings that are 5 or more storeys and 10 or more units and will be required at the time of building permit unless the development is subject to an existing registered Section 37 agreement. Questions regarding this change can be directed to Ranbir.Singh@ottawa.ca.
8. Landscape requirements
 - b. Use local, native species where possible
 - c. Provide as much greenery, trees, soft surfaces as possible to mitigate urban heat island and help with SWM
9. Update zoning table as required based on changes made.
10. It is recommended that a courtesy heads-up be provided to the local ward Councillor Steve Desroches – Riverside South – Findlay Creek (steve.desroches@ottawa.ca).

Urban Design (Randolph Wang)

11. Submission Requirements

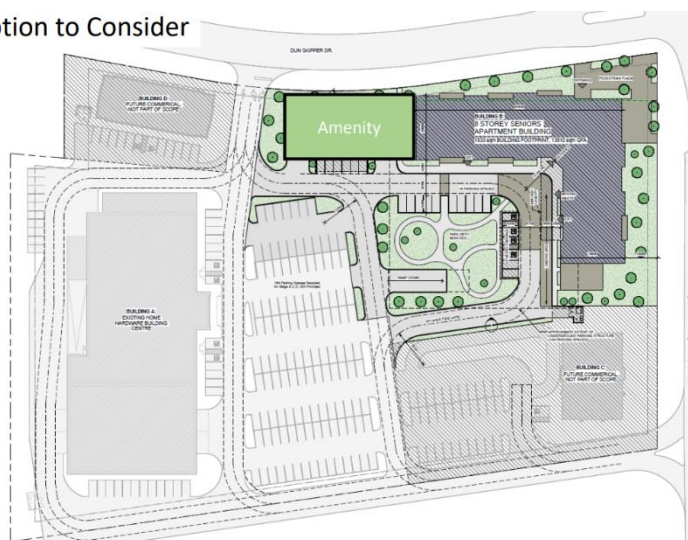
1. Urban Design Brief is required for a ZBLA. Please see attached customized Terms of Reference to guide the preparation. Here are a few highlights:
 - a. The Urban Design Brief should be structured by generally following the headings highlighted under Section 3 – Contents of these Terms of Reference.
 - b. Please explore alternative site plan and massing options and include diagrams and images to show and document options explored.
2. Please refer to relevant Terms of Reference available on the City's website ([Planning application submission information and materials | City of Ottawa](#)) to prepare additional drawings and studies required. **Please note that both shadow and wind studies are required.**

Comments on the Design Concept

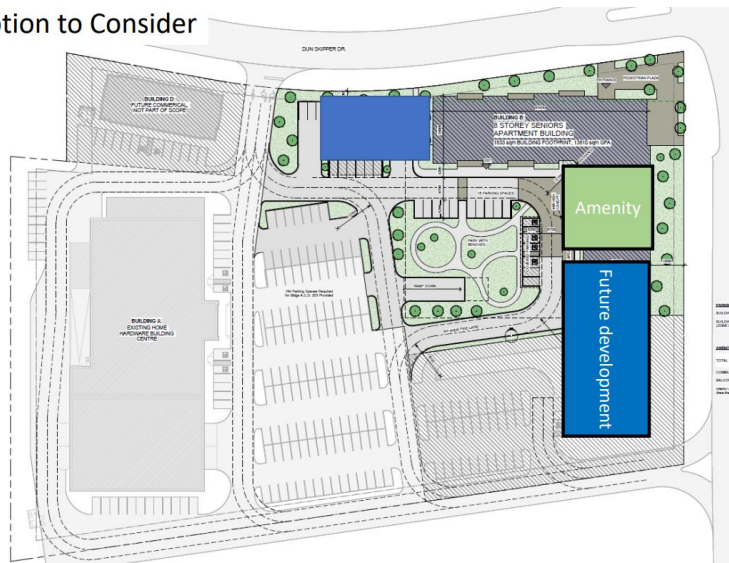
1. Urban design supports the proposed ground floor programs, particularly the communal and amenity uses along Bank Street and their potential to animate the Mainstreet Corridor.
2. The site plan requires further study. The amenity space is situated in the middle of the parking lot, detached from the building, surrounded by driveways, and broken up by a ramp. It is not the most desirable place to be in.
3. With respect to built form and building design, urban design appreciates the attention to the street corner through building form design.
 - a. The massing articulation (the stepping) at the corner is interesting. However, it seems contradictory to the overall “classical” approach to built form design.
 - b. Urban design cautions the coplanar effects.
 - c. The canopies on the top appear to be heavy.

Suggestions for Design

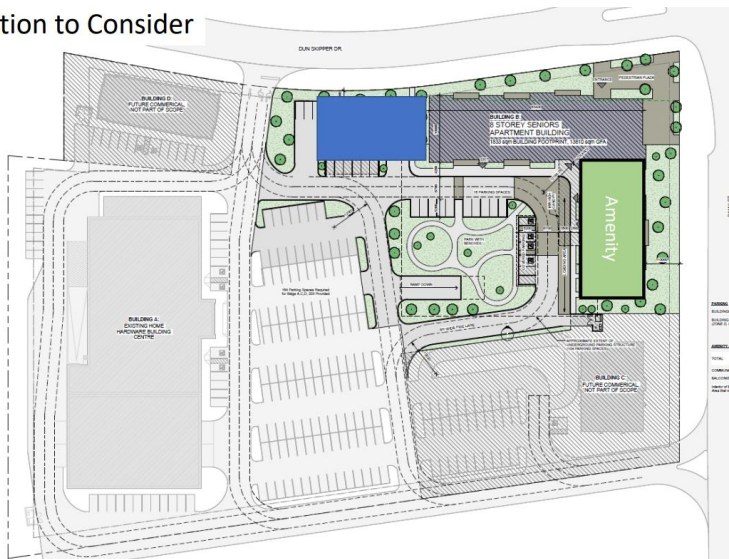
Site Plan Option to Consider



Site Plan Option to Consider



Site Plan Option to Consider



Explore site plan options, for example:

1. Without changing the built form design, consider locating the amenity area to the west of the proposed building, along Dun Skipper. Elements such as decorative fencing around the amenity area can be suitable for the street.
2. Design a simple bar building along Dun Skipper and locate the amenity area on Bank Street. Depending on the size and shape of the amenity space, this may allow for future intensification along Bank Street.
2. Simplify vehicular circulations so that they function well and won't interfere with pedestrian circulations.
3. Incorporate the parking ramp into the building rather than being a standalone structure. If the ramp has to be located outside of the building, it should be convenient for way finding, and properly landscaped.
4. With respect to built form and building design, consider the following:

1. Simplify the massing at the corner to create a stronger vertical presence. Given the overall built form approach being pursued, stepping may be most suitable at the two ends of the building.
2. Create a stronger base. A 2-storey base with stone cladding may be appropriate.
3. Create a lighter top. Step back the top two floors. Remove and/or reduce the size of the balcony canopies.
4. Avoid coplanar on facades. Wherever there is change of materials, include a building step back and/or introduce a strong datum line that separates the two materials.

Engineering (Tyler Cassidy)

Comments:

12. The Stormwater Management Criteria, for the subject site, is to be based on the following existing reports:

- i. Design Brief, Pathways at Findlay Creek, 4800 Bank Street, Phase 1, prepared by IBI, revised August 2017.
 - ii. Design Brief, Bank Street Development, 4836 Bank Street, prepared by IBI Group, revised April 2020.
- a. Stormwater management criteria has been determined for this site through the two (2) studies listed above. The site's overall release rate (Phase 1 + future phases) shall be respected. There shall be a sufficient allocation of capacity remaining for future phases to be developed.
 - b. Emergency overflow for events greater than the 1:100 year storm shall be directed to the Bank Street right-of-way.
 - c. All flows exceeding the allowable release rate for design storms up to and including the 1:100 year event are to be detained on-site.
 - d. Quality controls (80% TSS removal) are being provided by the existing downstream Findlay Creek Stormwater Management Facility.
 - e. A calculated time of concentration (Cannot be less than 10 minutes).

13. Deep Services (Storm, Sanitary & Water Supply)

- a. Deep services are available on site as part of the Phase 1 site plan works. See the existing report(s) for proposed connection locations. New connections to the municipal right-of-way will not be accepted.
- b. It is the responsibility of the applicant/consultant to confirm sufficient capacity in the sanitary sewer system for any flows that exceed the allocation allotted in the subdivision level and phase one site plan control servicing reports.
- c. Sewer connections to be made above the springline of the sewermain as per:

- i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.
- ii. Std Dwg S11 (For rigid main sewers) – lateral must be less than 50% the diameter of the sewermain,
- iii. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not available; lateral must be less than 50% the diameter of the sewermain,
- iv. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.
- v. No submerged outlet connections.

14. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:

- a. Location of service
- b. Type of development and the amount of fire flow required (as per FUS).
- c. Average daily demand: ____ l/s.
- d. Maximum daily demand: ____ l/s.
- e. Maximum hourly daily demand: ____ l/s.

15. It is the applicant/consultant's responsibility to confirm if the existing MECP Environmental Compliance Approval needs to be amended to accommodate the proposed development. If required, please contact the Ministry of the Environment, Conservation and Parks, Ottawa District Office to arrange a pre-submission consultation:

- a. Charlie Primeau at (613) 521-3450, ext. 251 or Charlie.Primeau@ontario.ca

16. The Geotechnical Investigation Report for this development shall be scoped specially for the proposal. The report can make use of existing geotechnical data obtained during the phase 1 investigation, however if the data is more than 1 year old, a professional will be required to certify the data is still reflective of existing site conditions and applicable to this phase of development.

Feel free to contact Tyler Cassidy, P.Eng., Infrastructure Project Manager, for follow-up questions.

Noise (Neeti Paudel)

Comments:

17. Noise Impact Studies required:

- i. Road (site is within 100m of an arterial road- fronting Bank Street)

Feel free to contact Neeti Paudel, Transportation Project Manager, for follow-up questions.

Transportation (Neeti Paudel)

Comments:

18. TIA is not required.

19. On site plan:

- i. Show all details of the roads abutting the site up to and including the opposite curb; include such items as pavement markings, accesses and/or sidewalks.
- ii. Turning templates will be required for all accesses showing the largest vehicle to access the site; required for internal movements (loading space) and at all access (entering and exiting and going in both directions).
- iii. Show all curb radii measurements; ensure that all curb radii are reduced as much as possible
- iv. Show lane/aisle widths
- v. Note the maximum access width is 9m.

20. As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.).

- o Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and **a pedestrian curb ramp** at the end of the access aisle, as required).
- o Please consider using the City's Accessibility Design Standards, which provide a summary of AODA requirements. <https://ottawa.ca/en/city-hall/creating-equal-inclusive-and-diverse-city/accessibility-services/accessibility-design-standards-features#accessibility-design-standards>

21. The design for [Bank Street Widening](#) and Construction from south of Leitrim Road to south of Blais is complete. Construction time is to be confirmed.

22. Right-of-way protection.

- a. Overlay the Bank Street design (attached) on the site plan to ensure sufficient ROW is protected.
- b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

Feel free to contact Neeti Paudel, Transportation Project Manager, for follow-up questions.

Planning Forestry – Hayley Murray

23. If there are City owned trees of any size and/or privately owned trees 10 cm in diameter or greater on the subject property, a Tree Conservation Report would be required. The required information could be combined with the Landscape Plan if relevant.

24. The Landscape Plan terms of reference must be adhered to:
https://documents.ottawa.ca/sites/documents/files/landscape_for_en.pdf

25. TCR requirements

- The TCR must list all trees on site, as well as off-site trees if the CRZ extends into the developed area, by species, diameter and health condition
- Please identify trees by ownership – private onsite, private on adjoining site, city owned, boundary (trees on a property line)
- If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained
- All retained trees must be shown, and all retained trees within the area impacted by the development process must be protected as per City guidelines available at [Tree Protection Specification](#) or by searching Ottawa.ca
- The location of tree protection fencing must be shown on the plan
- The City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.
- For more information on the process or help with tree retention options, contact Hayley Murray hayley.murray@ottawa.ca or on [City of Ottawa](#)

26. LP tree planting requirements

Minimum Setbacks

- Maintain 1.5m from sidewalk or MUP/cycle track or water service laterals.
- Maintain 2.5m from curb
- Coniferous species require a minimum 4.5m setback from curb, sidewalk or MUP/cycle track/pathway.
- Maintain 7.5m between large growing trees, and 4m between small growing trees. Park or open space planting should consider 10m spacing, except where otherwise approved in naturalization / afforestation areas. Adhere to Ottawa Hydro's planting guidelines (species and setbacks) when **planting around overhead primary conductors**.

Tree specifications

- Minimum stock size: 50mm tree caliper for deciduous, 200cm height for coniferous.
- Maximize the use of large deciduous species wherever possible to maximize future canopy coverage
- Tree planting on city property shall be in accordance with the City of Ottawa's Tree Planting Specification; and include watering and warranty as described in the specification (can be provided by Forestry Services).
- Plant native trees whenever possible
- No root barriers, dead-man anchor systems, or planters are permitted.

- No tree stakes unless necessary (and only 1 on the prevailing winds side of the tree)

Hard surface planting

- Curb style planter is highly recommended
- No grates are to be used and if guards are required, City of Ottawa standard (which can be provided) shall be used.
- Trees are to be planted at grade

Soil Volume

- Please document on the LP that adequate soil volumes can be met:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

- ** Please note that these soil volumes are not applicable in cases with Sensitive Marine Clay **
- Please follow the City's 2017 Tree Planting in Sensitive Marine Clay guidelines for trees in the Right of Way

Tree Canopy

- The landscape plan shall show how the proposed tree planting will replace and increase canopy cover on the site over time, to support the City's 40% urban forest canopy cover target.
- At a site level, efforts shall be made to provide as much canopy cover as possible, through tree planting and tree retention, with an aim of 40% canopy cover at 40 years, as appropriate. Indicate on the plan the projected future canopy cover at 40 years for the site.

Feel free to contact Hayley Murray, Planning Forester, for follow-up questions.

Environment and Trees (Matthew Hayley)

Comments:

27. Significant environmental features – The nearest natural feature is east of Bank Street and over 30 m from the proposed development and accordingly an Environmental Impact Study (EIS) is not triggered.
28. Species at risk – Site is cleared and there is no natural habitat present.
29. Environmental impact Study – No EIS is triggered.
30. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements. Some of the risk factors include glass and related design traps such as corner glass, balcony glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here:
https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf
31. Urban Heat Island - Please add features that reduce the urban heat island effect (see OP 10.3.3) produced by the parking lot and a building footprint. For example, this impact can be reduced by adding large canopy trees, green roofs or vegetation walls, or constructing the parking lot or building differently.

Feel free to contact Matthew Hayley or Mark Elliot, Environmental Planner, for follow-up questions.

Parkland (Burl Walker):

Comments:

32. Cash-in-lieu of parkland will be required as a condition of site plan approval. The parkland dedication requirement will be determined in accordance with the provisions of Parkland Dedication By-law No. 2022-280 and the *Planning Act*. The Owner will also be required to pay for the cost of a land value appraisal.
33. Parkland Dedication By-law No. 2022-280 is in force. However, multiple appeals to the By-law are currently before the Ontario Land Tribunal. The final parkland dedication requirement for the proposed site plan application will be determined in accordance with any By-law amendments made by the OLT or an order made by the OLT.
34. The cash-in-lieu of parkland dedication requirement for a mid-rise apartment building is 1 ha per 1,000 net residential units up to a maximum of 15% of the gross land area. For a mixed-use development where land is developed for a mix of land uses that are located on discrete parts of a site, the parkland dedication requirement is the cumulative sum for each use, as calculated using the applicable rate and based upon the portion of the site allocated to each use, including, but not limited to, required and provided parking spaces, amenity space, landscape buffers, and drive aisles. In addition, subsection 42 (3.3) of the *Planning Act* indicates that in the case of land proposed for development or redevelopment that is 5 ha or less in area, a Parkland Dedication By-law shall not require a conveyance that is greater than 10% of the value of the land.

35. For the Phase 2 pre-consultation submission, please provide the area of the site that is allocated to Building B including the parking area, amenity space, landscaping, etc. The area allocation may be based on the limits of construction for the Building B site development or a parcel line from a lease agreement, if applicable. Staff will defer providing an estimate of the land area for the cash-in-lieu of parkland dedication requirement until the parcel area for Building B has been provided.

Feel free to contact Burl Walker, Parks Planner, for follow-up questions.

Conservation Authority (South Nation, James Holland)

SNC's review considers the impacts of the development on natural hazards, including flooding and erosion upstream and downstream of the property. The review identifies areas and features regulated under the *Conservation Authorities Act* and the permit requirements of SNC's Regulation Policies. These policies can be obtained from SNC's website at [Regulations | South Nation Conservation Authority](#)

Comments:

36. Natural Hazards

- There are no mapped natural hazards on the property.
- Increased stormwater must not negatively impact flooding and erosion following development. If the stormwater outlets to approved municipal infrastructure, SNC does not complete a technical review and relies on the City's engineering review to confirm capacity of the infrastructure. If flows outlet to Findlay Creek, SNC will complete a technical review of the quantity control component of the design.

37. Conservation Authority Regulation

- Please note that any interference with a watercourse may require a permit under O.Reg. 170/06 and restrictions may apply. A watercourse includes any feature with a defined bed and bank that conveys water permanently or intermittently during a year.

Other

38. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building projects to achieve sustainable and resilient design. The HPDS was passed by Council on April 13, 2022.

- a. At this time, the HPDS is not in effect and Council has referred the 2023 HPDS Update Report back to staff with direction to bring forward an updated report to Committee with recommendations for revised phasing timelines, resource requirements and associated amendments to the Site Plan Control By-law by no later than Q1 2024.
- b. Please refer to the HPDS information attached and ottawa.ca/HPDS for more information.



Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,
Katie O'Callaghan
Planner I

cc.

Tracey Scaramozzino, Senior Planner
Tyler Cassidy, Infrastructure Approvals
Neeti Paudel, Transportation
Hayley Murray, Forester
Matthew Hayley, Environmental Planner
Burl Walker, Park Planner
James Holland, South Nation Conversation Authority
Randolph Wang, Senior Urban Designer

Omkar, Atwal, Owner, omkar.atwal@homehardware.ca

Appendix A. List of Technical Agencies

List of Technical Agencies to Consult

☒	Zayo	Utility.Circulations@Zayo.com
☒	Bell Canada	circulations@wsp.com
☒	Telus Communications	telusutilitymarkups@Telecon.ca / jovica.stojanovski@telus.com
☒	Rogers Communications	OPE.Ottawa@rci.rogers.com
☒	Enbridge Gas Distribution	municipalplanning@enbridge.com
☒	O.C. District School Board	planningcirculations@ocdsb.ca
☒	O.C. Catholic School Board	planningcirculations@ocsb.ca
☒	Conseil des écoles publiques	planification@cepeo.on.ca
☒	Conseil des écoles catholiques du Centre-Est	planification@ecolecatholique.ca
☒	Hydro Ottawa (Local Distribution)	ExternalCirculations@HydroOttawa.com
☐	Hydro One Networks (Transmission)	landuseplanning@hydroone.com
☐	Ontario Power Generation	Executivevp.lawanddevelopment@opg.com
☐	Trans Canada Pipeline c/o Lehman & Associates	dpresley@mhbcplan.com
☐	Trans Northern Pipeline Inc.	wwatt@tnpi.com
☐	Railways	Choose an item
☐	National Capital Commission	Ted.Horton@ncc-ccn.ca
☐	Parks Canada	susan.millar@pc.gc.ca
☐	Airport Authority	Choose an item
☐	Ministry of Transportation	corridoreast@ontario.ca
☐	Infrastructure Ontario	NoticeReview@infrastructureontario.ca
☐	Propane Operator	Mailing Addresses Only
☐	NAV Canada	landuse@navcanada.ca
☒	Conservation Authority	SNCA – jholland@nation.on.ca

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Proposed Site Plan Control Application – 155 Dun Skipper Road – PC2024-0127

Legend: **R** = Required, the study or plan is required with application submission

A = Advised, the study or plan is advised to evaluate the application or satisfy a condition of approval/draft approval

1 - OPA, **2** - ZBA, **3** - Plan of Subdivision, **4** - Plan of Condominium, **5** - SPC

Core studies required for certain applications all the time (Remaining studies are site specific)

For information and guidance on preparing required studies and plans refer [here](#):

ENGINEERING

R	A	Study/ Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☒	☐	1. Environmental Site Assessment (Phase 1 & Phase 2)	Ensures development only takes place on sites where the environmental conditions are suitable for the proposed use	☒	☒	☒	☒	☒	Record of Site Condition Yes ☐ No ☐
				Study Trigger Details: All cases					
☒	☐	2. Geotechnical Study	Geotechnical design requirements for the subsurface conditions	☒	☒	☒	☒	☒	
				Study Trigger Details: All cases					
☒	☐	3. Grading and Drainage Plan	Grading relationships between connecting (or abutting) properties and surface runoff control	☐	☐	☒	☐	☒	
				Study Trigger Details: All cases					
☐	☐	4. Hydrogeological and Terrain Analysis	A scientific study or evaluation that includes a description of the ground and surface hydrology, geology, terrain, affected landform and its susceptibility	☐	☐	☒	☒	☒	Reasonable Use Study Yes ☐ No ☐ Groundwater Impact Study Yes ☐ No ☐
				Study Trigger Details: When developing on private services or when urban development is in close proximity to existing private serviced development					
☒	☐	5. Noise Control Study	Potential impacts of noise on a development	☒	☒	☒	☒	☒	Vibration Study Yes ☐ No ☐
				Study Trigger Details: See Terms of Reference for full details.					

☐	☐	6. Rail Proximity Study	Development on land adjacent to all Protected Transportation Corridors and facilities shown on Schedule C2 of the Official Plan, to follow rail safety and risk mitigation best practices	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Within the Development Zone of Influence for existing and future rapid transit stations and corridors, as shown on Annex 2 of the OP OR on land adjacent to all Protected Transportation Corridors and facilities shown on Schedule C2 of the Official Plan	Rail Safety Report Yes ☐ No ☐ O-Train Network Proximity Study Yes ☐ No ☐
☒	☐	7. Site Servicing Study	Provides servicing details based on proposed scale of development with an engineering overview taking into consideration surrounding developments and connections.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> All cases	Fluvial Geomorphological Report Yes ☐ No ☐ Assessment of Adequacy of Public Services Yes ☐ No ☐ Servicing Options Report Yes ☐ No ☐ Erosion and Sediment Control Plan / Brief Yes ☐ No ☐ Hydraulic Water Main Analysis Yes ☐ No ☐ Stormwater Management Report and Detailed Design Brief Yes ☐ No ☐
☐	☐	8. Slope Stability Study	Assessment of slope stability and measures to provide safe set-back.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where the potential for Hazard Lands exists on a site.	Retrogressive Landslide Analysis Yes ☐ No ☐
☒	☐	9. Transportation Impact Assessment	Identify on and off-site measures to align a development with City transportation objectives.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> If the development generates 60 person-trips or more; or if the development is located in a Location Trigger; or if the development has a Safety Trigger.	Roadway Modification Functional Design Yes ☐ No ☐

☐	☐	10. Water Budget Assessment	Identify impact of land use changes on the hydrologic cycle and post-development mitigation targets.	☐	☒	☒	☒	☒	
				<u>Study Trigger Details:</u> May be required for site plan control applications for sites with private servicing and / or proximity to hydrogeologically-sensitive areas. Draft plans of subdivision are required to integrate water budget assessments into supporting stormwater management plans and analysis for the study area.					
☐	☐	11. Wellhead Protection Study	Delineate a Wellhead Protection Area (WHPA) and characterize vulnerability for new communal residential drinking water well systems, in accordance with Technical Rules under <i>Clean Water Act</i> .	☐	☒	☒	☒	☒	
				<u>Study Trigger Details:</u> Required for all new communal residential drinking water well systems; including new municipal wells, new private communal wells (small water works) that require a Municipal Responsibility Agreement (MRA), expansions or increased water takings from an existing municipal well or existing private communal well and new private communal wells.					

PLANNING

R	A	Study/Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☐	☐	12. Agrology and Soil Capability Study	Confirm or recommend alterations to mapping of agricultural lands in the City.	☒	☐	☐	☐	☐	
				<u>Study Trigger Details:</u> For the expansion of a settlement area or identification of a new settlement area through a comprehensive review; or where it is demonstrated that the land does not meet the requirements for an Agricultural Resource Area.					
☒	☐	13. Archaeological Assessment	Discover any archaeological resources on site, evaluate cultural heritage value and conservation strategies	☒	☒	☒	☒	☒	
				<u>Study Trigger Details:</u> When the land has either: a known archaeological site; or the potential to have archaeological sites; or where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, outside of the historic core; or upon discovery of any archaeological resource during construction in the City's historic core area.					
☒	☐	14. Building Elevations	Visual of proposed development to understand facing of building including direction of sunlight, height, doors, and windows.	☒	☒	☐	☐	☒	
				<u>Study Trigger Details:</u> Site Plan: for residential buildings with 25 or more residential units; or for residential buildings with less than 25 residential units, if the units are within the Urban area or the High-performance Development Standard threshold in the rural area. Official Plan or Zoning By-law: if staff deem it necessary to determine compliance with OP policies, the Zoning By-law or City of Ottawa Urban Design Guidelines.					

☐	☐	15. Heritage Impact Assessment	Determine impacts of proposed development on cultural heritage resources.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property; or for any development adjacent to the Rideau Canal UNESCO World Heritage Site and its landscaped buffer.	Conservation Plan Yes ☐ No ☐
☐	☐	16. Heritage Act Acknowledgement Report	A submission requirement to demonstrate that the <i>Ontario Heritage Act</i> requirements have been satisfied, to ensure that multiple applications are considered currently.	☐ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Where the subject property is listed on the Heritage Register and the applicant must submit a Heritage Permit Application (designated heritage property listed on the Heritage Register) or provide notice of intent to demolish or remove a building (non-designated property listed on the Heritage Register).	Heritage Permit Application Yes ☐ No ☐ Notice of Intent to Demolish Yes ☐ No ☐
☐	☐	17. Impact Assessment Study – Mineral Aggregate	Mineral aggregate extraction activities; and to protect known high quality mineral aggregate resources from development and activities that would preclude or hinder their existence (ability to be extracted) or expansion.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> New Development within 500 metres of lands within the Bedrock Overlay , or within 300 metres of lands within the Sand and Gravel Resource Area Overlay.	
☐	☐	18. Impact Assessment Study – Mining Hazards	To identify or confirm known mineral deposits or petroleum resources and significant areas of mineral potential. To protect mineral and petroleum resources from development and activities which would preclude or hinder the establishment of new operations or access to the resources.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> For all applications in proximity to mining operations.	

☐	☐	19. Impact Assessment Study – Waste Disposal Sites / Former Landfill Sites	To identify or confirm known proximity of existing or former waste disposal sites. To ensure issues of public health, public safety and environmental impact are addressed.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> For the establishment of any new Solid Waste Disposal Site or for a footprint expansion of an operating Solid Waste Disposal Site; or development within three kilometers of an operating or non-operating Waste Disposal Site.	
☒	☐	20. Landscape Plan	A plan to demonstrate how the canopy cover, urban design, health, and climate change objectives of Official Plan will be met through tree planting and other site design elements.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Site Plan, Plan of Subdivision, and Plan of Condominium: always required, except where it is demonstrated that the landscape component of a project is not relevant to the review of the application. A high-level conceptual Landscape Plan may be required to support Zoning By-law and Official Plan Amendment applications.	
☐	☐	21. Mature Neighbourhood Streetscape Character Analysis	In the Mature Neighbourhoods a Streetscape Character Analysis is required to determine the applicable zoning requirements.	☐ ☒ ☐ ☐ ☐	<u>Study Trigger Details:</u> Zoning By-law amendment application in areas covered by the Mature Neighbourhoods zoning overlay for applications of residential development of four storeys or less located in a R1, R2, R3, or R4 zone.	
☐	☐	22. Minimum Distance Separation	Provincial land use planning tool that determines setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses, with the objective of minimizing land use conflicts and nuisance complaints related to odour.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Applications in the Rural Area, outside of a village.	

☐	☐	23. Parking Plan	A tool to assess the sufficiency of on-street parking in plans of subdivision.	☐	☐	☒	☒	☐	
				<u>Study Trigger Details:</u> For new or revised plans of subdivision with public streets.					
☒	☐	24. Plan of Survey	A Plan of Survey depicts legal boundaries and is a specialized map of a parcel of land and it delineates boundary locations, building locations, physical features and other items of spatial importance.	☒	☒	☒	☒	☒	
				<u>Study Trigger Details:</u> Required for all <i>Planning Act</i> applications.					
☐	☐	25. Plan of Subdivision	Proposed subdivision layout to be used for application approval	☐	☒	☒	☐	☐	
				<u>Study Trigger Details:</u> Always required with the submission of plan of subdivision application. Only required with a Zoning By-law Amendment application, where such ZBLA is in response to enable a subdivision.					
☒	☐	26. Plan of Condominium *If Needed	Proposed condominium layout to be used for application approval	☐	☐	☐	☒	☐	
				<u>Study Trigger Details:</u> With the submission of plan of condominium application.					
☐	☐	27. Planning Rationale	Provides the planning justification in support of the <i>Planning Act</i> application and to assist staff and the public in the review of the proposal.	☒	☒	☒	☐	☐	Integrated Environmental Review Summary Yes ☐ No ☐
				<u>Study Trigger Details:</u> For all Official Plan amendment, Zoning By-law amendment, or plan of subdivision applications.					
☒	☐	28. Preliminary Construction Management Plan	A checklist that shows a development proposal's anticipated impacts to all modes of transportation and all elements in the right of way during construction.	☐	☐	☒	☐	☒	
				<u>Study Trigger Details:</u> For all Site Plan and plan of subdivision applications.					

☐	☐	29. Public Consultation Strategy	Proposal to reach and collect public input as part of development application.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Official Plan Amendment, Zoning By-law Amendment and Subdivision: Always required. Condominium: Vacant Land only Site Plan: At the discretion of the City's file lead in consultation with the Business and Technical Support Services Manager.	
☒	☐	30. Shadow Analysis	A visual model of how the proposed development will cast its shadow.	☐ ☒ ☐ ☐ ☐	<u>Study Trigger Details:</u> When there is an increase in height or massing proposed for a residential, commercial or office use. Two triggers: 1. Inside the Greenbelt: proposed development is over 5 storeys in height (≤ 15 meters). If a development proposal is 5 storeys or less, but is proposing an increase in height and/or massing and is in close proximity to a shadow sensitive area, a shadow analysis may be requested. 2. Outside the Greenbelt: proposed development is over 3 storeys in height (≤ 9 meters) and is in close proximity to a shadow sensitive area. Where a proposed development is not in close proximity to a shadow sensitive area (e.g. industrial development) the trigger for a shadow analysis is over 5 storeys in height (≤ 15 meters).	
☒	☐	31. Site Plan	A Site Plan is a visual drawing that illustrates the proposed development of a site in two dimensions.	☒ ☒ ☒ ☒ ☒	<u>Study Trigger Details:</u> Site Plan: All Other applications: where a layout of the	Site Plan Yes ☐ No ☐ Concept Plan Yes ☐ No ☐

				public realm, building massing, heights, densities or massing of the proposal provides changes to the planned context; sites proposing multiple land uses; sites with multiple landowners; sites with two or more buildings, on-site park dedication, and/or a new public or private street(s); sites with proposed changes to connectivity (such as active transportation networks, vehicular circulation or access to transit); sites where the development potential on adjacent properties may be impacted by or could be integrated into the proposed site.	Facility Fit Plan Yes ☐ No ☐
☒	☐	32. Urban Design Brief	Illustrate how a development proposal represents high-quality and context sensitive design that implements policies of the Official Plan, relevant secondary plans, and Council approved plans and guidelines.	☒ ☒ ☒ ☐ ☒	
		<u>Study Trigger Details:</u> For all Official Plan amendment, Zoning By-law amendment, and plan of subdivision applications. For SPC applications: proposals for residential buildings with 25 or more residential units, or for proposals for residential buildings with less than 25 residential units, if the units are within the Urban area or the High-performance Development Standard threshold in the rural area where OP Policy 11.3 (3) is relevant; for non-residential and mixed-use proposals.			
☐	☐	33. Urban Design Review Panel Report	Demonstrates that a development proposal has attended an Urban Design Review Panel formal review meeting, received, and responded to the associated recommendations, if applicable	☒ ☒ ☒ ☒ ☒	
		<u>Study Trigger Details:</u> Required for all planning act applications subject to UDRP review, in accordance with the UDRP Panel Terms of Reference.			
☒	☐	34. Wind Analysis	A visual model and a written evaluation of how a proposed development will impact pedestrian-level wind conditions.	☐ ☒ ☐ ☐ ☒	
		<u>Study Trigger Details:</u> Applications seeking an increase in height and/or massing which is either: a tall building(s), 10 storeys or more or a proposed building that is more than twice the height of			

				adjacent existing buildings and is greater than five storeys in height and is adjacent to existing or planned low rise development, open spaces, water bodies and large public amenity areas.	
☒	☐	35. Zoning Confirmation Report	The purpose of the Zoning Confirmation Report (ZCR) is to identify all zoning compliance issues, if any, at the outset of a planning application.	☐ ☒ ☐ ☐ ☒	Study Trigger Details: Required for all SPC and ZBLA applications.

ENVIRONMENTAL

R	A	Study / Plan Name	Description	When Required					Applicable Study Components & Other Comments
				1	2	3	4	5	
☐	☐	36. Community Energy Plan	Includes a community energy analysis, alongside mitigation measures, and other associated information. The community energy analysis refers to the overall assessment process to identify on and off-site measures to align the design of the development with City climate objectives.	☐	☐	☐	☐	☐	NOT IMPLEMENTED & NOT REQUIRED
☐	☐	37. Energy Modelling Report	The Energy Modeling Report is a Site Plan Control application submission requirement to show how climate change mitigation, and energy objectives will be met through exterior building design elements.	☐	☐	☐	☐	☐	
☐	☐	38. Environmental Impact Study	Assessment of environmental impacts of a project and documents the existing natural features, identifies the potential environmental impacts,	☒	☒	☒	☐	☒	Assessment of Landform Features Yes ☐ No ☐ Integrated Environmental Review Yes ☐ No ☐
				Study Trigger Details: Is required when development or site alteration is proposed in or within a					

			recommends ways to avoid and reduce the negative impacts, and proposes ways to enhance natural features and functions.	specified distance of environmentally designated lands, natural heritage features, the City's Natural Heritage System, or hazardous forest types for wildland fire. The EIS Decision Tool (Appendix 2 of the Environmental Impact Study Guidelines) provides a checklist of the natural heritage features and adjacent areas within which an EIS is required to support development applications under the <i>Planning Act</i> .					Protocol for Wildlife Protection during Construction Yes ☐ No ☐ Significant Woodlands Guidelines for Identification, Evaluation, and Impact Assessment Yes ☐ No ☐
☐	☐	39. Environmental Management Plan	A comprehensive environmental planning document that identifies, evaluates, and mitigates the potential impacts of proposed development on the natural environment and its ecological functions at local planning stage.	☒	☐	☐	☐	☐	<u>Study Trigger Details:</u> Official Plan amendments for local plans (area-specific policy or secondary plan, where: there is significant change in the conditions upon which the original study was based; there are proposed changes to planned infrastructure needed to service a subdivision that would have a significant impact on the infrastructure needs of another subdivision within the EMP study area, or the applicable Class Environmental Assessment approval has expired.
☐	☐	40. High-performance Development Standard	A collection of voluntary and required standards that raise performance of new building projects to achieve sustainable and resilient design	☐	☐	☐	☐	☐	
☐	☐	41. Tree Conservation Report	Demonstrates how tree cover will be retained and protected on the site, including mature trees, stands of trees, and hedgerows.	☐	☐	☒	☒	☒	<u>Study Trigger Details:</u> Where there is a tree of 10 centimeters in diameter or greater on the site and/or if there is a tree on an adjacent site that has a Critical Root Zone (CRZ) extending onto the development site.

Appendix B

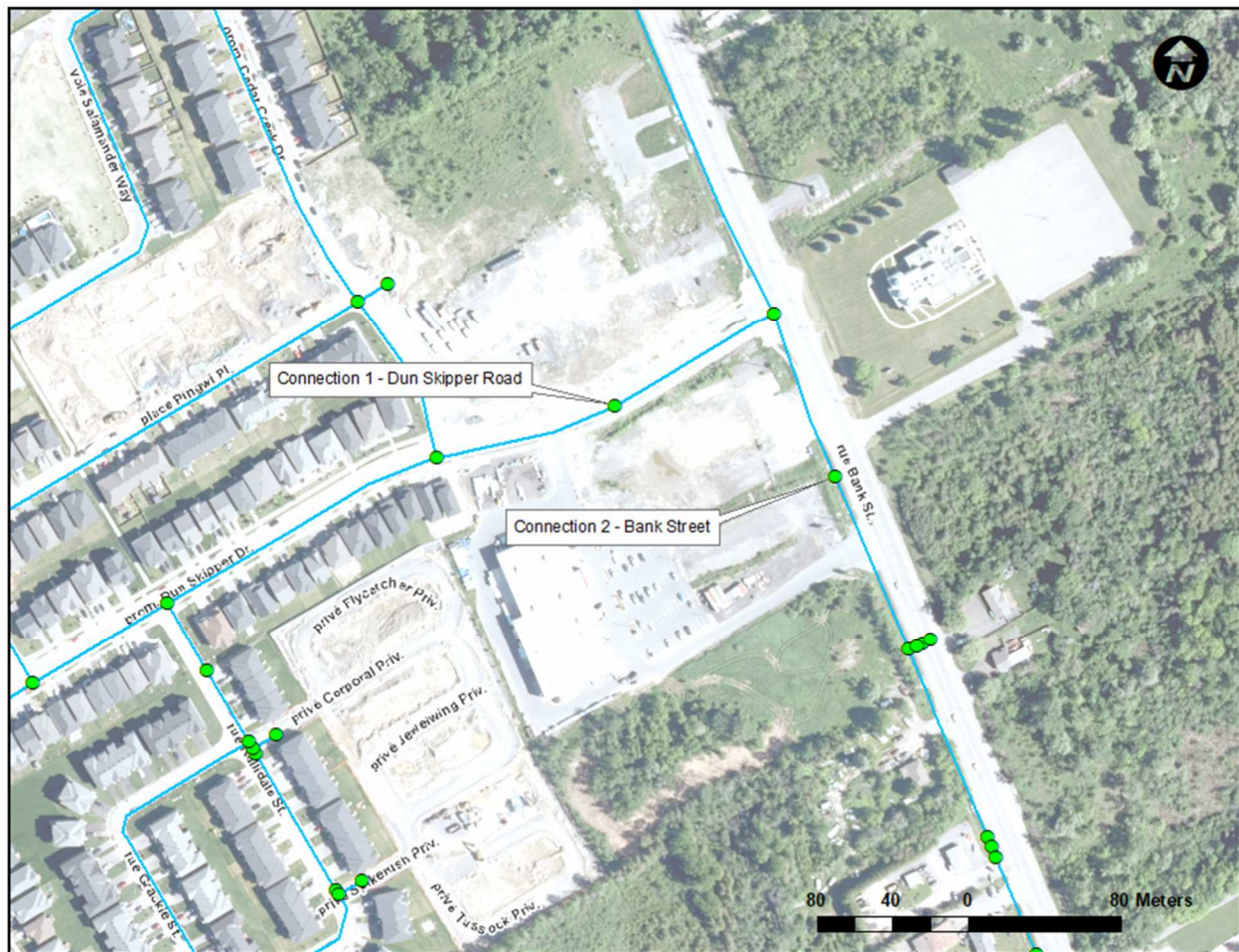
- **Watermain Boundary Conditions**
- **Water Demand Calculations**
- **FUS Calculations**
- **Water Model Results**

Boundary Conditions 155 Dun Skipper Drive

Provided Information

Scenario	Demand	
	L/min	L/s
Average Daily Demand	58	0.97
Maximum Daily Demand	138	2.30
Peak Hour	299	4.98
Fire Flow Demand #1	11,000	183.33

Location



Results

Existing Condition (Pre- SUC Pressure Zone Reconfiguration)

Connection 1 – Dun Skipper Road

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	154.6	78.3
Peak Hour	143.9	63.1
Max Day plus Fire Flow 1	125.1	36.3
Ground Elevation =	99.5	m

Connection 1 – Bank Street

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	154.6	79.1
Peak Hour	143.9	63.9
Max Day plus Fire Flow 1	124.6	36.4
Ground Elevation =	99.0	m

Future Condition (Post- SUC Pressure Zone Reconfiguration)

Connection 1 – Dun Skipper Road

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	147.3	67.9
Peak Hour	144.6	64.1
Max Day plus Fire Flow 1	140.2	57.8
Ground Elevation =	99.5	m

Connection 1 – Bank Street

Demand Scenario	Head (m)	Pressure ¹ (psi)
Maximum HGL	147.3	68.7
Peak Hour	144.3	64.5
Max Day plus Fire Flow 1	139.2	57.2
Ground Elevation =	99.0	m

Notes

1. Any connection to a watermain 400 mm or larger should be approved by DWS as per the Water Design Guidelines Section 2.4 Review by Drinking Water Services.

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.



IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

WATERMAIN DEMAND CALCULATION SHEET

PROJECT : 4836 Bank Street
LOCATION : Leitrim Development Area - City of Ottawa
DEVELOPER : Leitrim Home Hardware

FILE: 119351.5.7.3
DATE PRINTED: 22-Apr-25
DESIGN: LME
PAGE : 1 OF 1

Node	Residential				Non-Residential			Average Daily Demand (l/s)			Maximum Daily Demand (l/s)			Maximum Hourly			Fire Demand (l/min)
	Units			Hotel Beds	Indtrl (ha.)	Inst. (ha.)	Retail (m²)	Res.	Non-res.	Total	Res.	Non-res.	Total	Res.	Non-res.	Total	
	1-Bed	2-Bed	3-Bed														
T-120 (Building A and D)							3,490	0.00	0.10	0.10	0.00	0.15	0.15	0.00	0.27	0.27	
T-150 (Building B Revised)	87	36	18				878	0.82	0.025	0.85	2.05	0.04	2.09	4.51	0.07	4.58	10,000
T-160 (Building C)							502	0.00	0.01	0.01	0.00	0.02	0.02	0.00	0.04	0.04	
Fire Nodes																	
TH-110, TH-030																	11,000
TH-020, TH-040																	10,000
TOTAL										0.96			2.26			4.89	

ASSUMPTIONS

RESIDENTIAL DENSITIES

1 Bedroom Units

1.4 p / p / u

2 Bedroom Units

2.1 p / p / u

3 Bedroom Units

3.1 p / p / u

AVG. DAILY DEMAND

- Hotel (Table 4.2)

225 l / cap / day

- Retail (Shopping Centre)

2,500 l / 1000m² / day

MAX. DAILY DEMAND

- Hotel (Table 4.2)

338 l / cap / day

- Retail (Shopping Centre)

3,750 l / 1000m² / day

MAX. HOURLY DEMAND

- Hotel (Table 4.2)

608 l / cap / day

- Retail (Shopping Centre)

6,750 l / 1000m² / day

FIRE FLOW

- Hotel

10,000 l / min

- Retail

11,000 l / min



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ibigroup.com

IBI GROUP

WATERMAIN DEMAND CALCULATION SHEET
155 Dun Skipper Dr, Seniors Departments | 2668867 Ontario Inc.
148290-6.0 | Rev #2 | 2025-04-22
Prepared By: WZ | Checked By: RM

NODE	RESIDENTIAL				NON-RESIDENTIAL (ICI)			AVERAGE DAILY DEMAND (l/s)			MAXIMUM DAILY DEMAND (l/s)			MAXIMUM HOURLY DEMAND (l/s)			FIRE DEMAND (l/min)
	1 bedroom	2 bedroom	3 bedroom	POPULATION	INDUST. (ha)	COMM. (ha)	INSTIT. (ha)	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	RESIDENTIAL	ICI	TOTAL	
	UNITS	UNITS	UNITS														
<u>Building B</u>	87	36	18	253.20		0.0878		0.821	0.025	0.85	2.05	0.04	2.09	4.51	0.07	4.58	10,000
<u>TOTAL</u>	87	36	18	253.20		0.09				0.85			2.09			4.58	

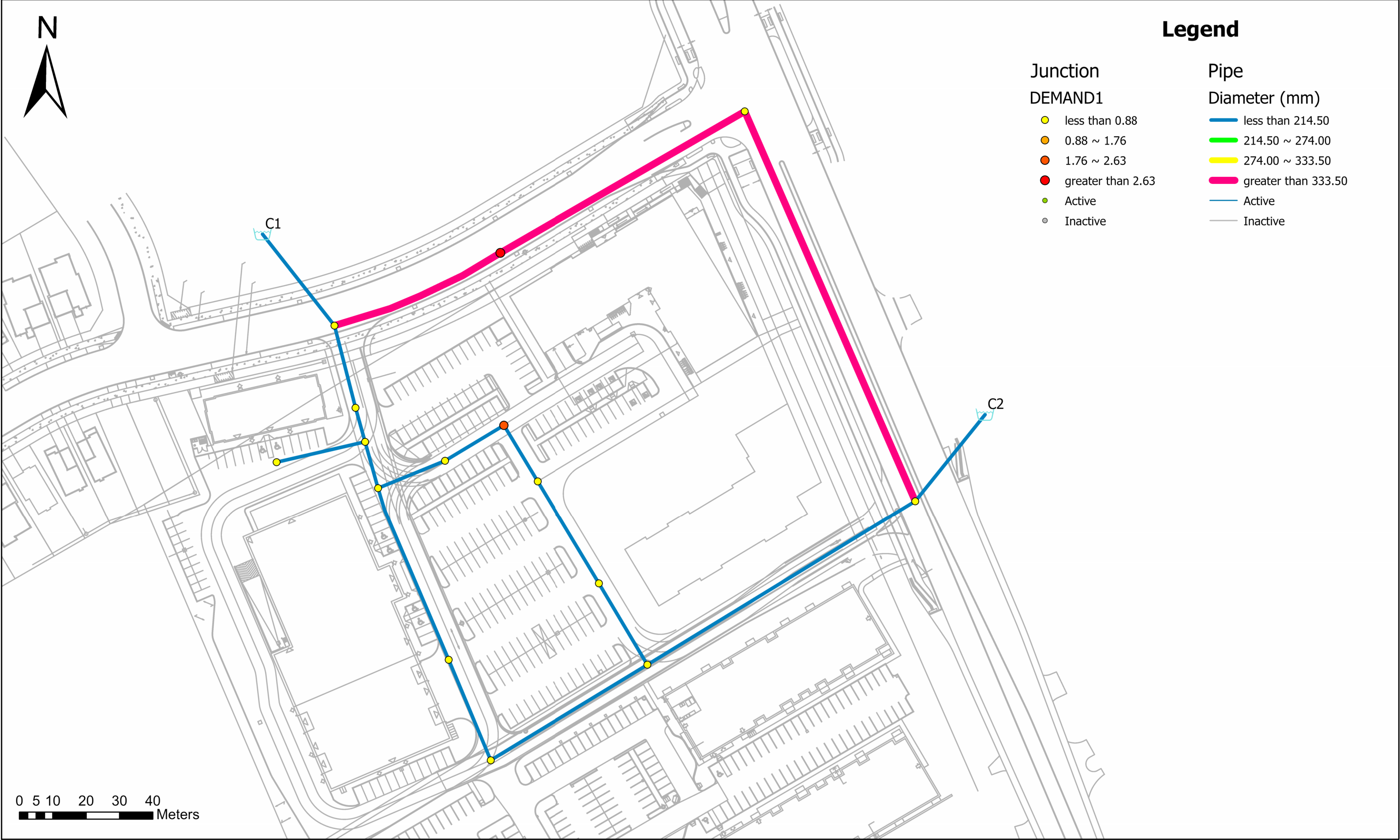
ASSUMPTIONS									
POPULATION DENSITY		WATER DEMAND RATES		PEAKING FACTORS			FIRE DEMANDS		
1 Bedroom Units	1.4 persons/unit	Residential	280 l/cap/day	Maximum Daily	Residential	2.5 x avg. day	Single Family	10,000 l/min (166.7 l/s)	
2 Bedroom Units	2.1 persons/unit	Commercial Shopping Center	2,500 L/(1000m2)/day	Maximum Hourly	Commercial	1.5 x avg. day	Semi Detached & Townhouse	10,000 l/min (166.7 l/s)	
3 Bedroom Units	3.1 persons/unit				Residential	2.2 x max. day	Medium Density	15,000 l/min (250 l/s)	
					Commercial	1.8 x max. day			

STEP	Contents	Description	Adjustment Factor	Result	
1	Building A (9-storey)	1st Floor Area	1900	Height 2.8m 1	1900 m2
		2nd Floor Area	1900	Height 2.8m 1	1900 m2
		3rd Floor Area	1680	Height 2.8m 0.5	840 m2
		4th Floor Area	1680	Height 2.8m 0.5	840 m2
		5th Floor Area	1680	Height 2.8m 0.5	840 m2
		6th Floor Area	1665	Height 2.8m 0.5	833 m2
		7th Floor Area	1665	Height 2.8m 0.5	833 m2
		8th Floor Area	1665	Height 2.8m 0.5	833 m2
		9th Floor Area	1672	Height 2.8m 0.5	836 m2
Total Effective Floor Area		(Storage space exceeding 3m in height, floor area X 3)		6726.8 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 II Noncombustible Construction 0.8		
3	Required Fire Flow	RFF = 220C√A, rounded to nearest 1000 L/min		14000 L/min	
4	Occupancy and Contents	Noncombustible Contents	-25%	Combustible - Residential/Commercial 0%	0 L/min
		Limited Combustible Contents	-15%		
		Combustible Contents	0%		
Free Burning Contents		15%			
Rapid Burning Contents		25%			
Fire Flow				14000 L/min	
5	Automatic Sprinkler Protection	Automatic Sprinkler Conforming to NFPA 13	-30%	Yes -30%	-4200 L/min
		Standard Water Supply for both the system and Fire Department Hose Lines	-10%	Yes -10%	-1400 L/min
		Fully Supervised System	0%	No	
Total Sprinkler Adjustment				-5600 L/min	
6	Exposure Adjustment		Based on Table 6 Exposure Adjustment Charges for Subject Building		
	North	Separation (m)	>30	With unprotected opening 0%	0 L/min
		Length X Height Factor (m.storeys)	0		
		Construction Type	Type II		
	South	Separation (m)	21.9	With unprotected opening 10%	1400 L/min
		Length X Height Factor (m.storeys)	108		
		Construction Type	Type II		
	East	Separation (m)	>30	With unprotected opening 0%	0 L/min
Length X Height Factor (m.storeys)		0			
Construction Type		Type II			
West	Separation (m)	>30	With unprotected opening 0%	0 L/min	
	Length X Height Factor (m.storeys)	0			
	Construction Type	Type II			
Total Exposure Adjustment				1400 L/min	
7	Total Required Fire Flow			9800 L/min	
		Rounded to Nearest 1000 L/min		10000 L/min	
167 L/s					

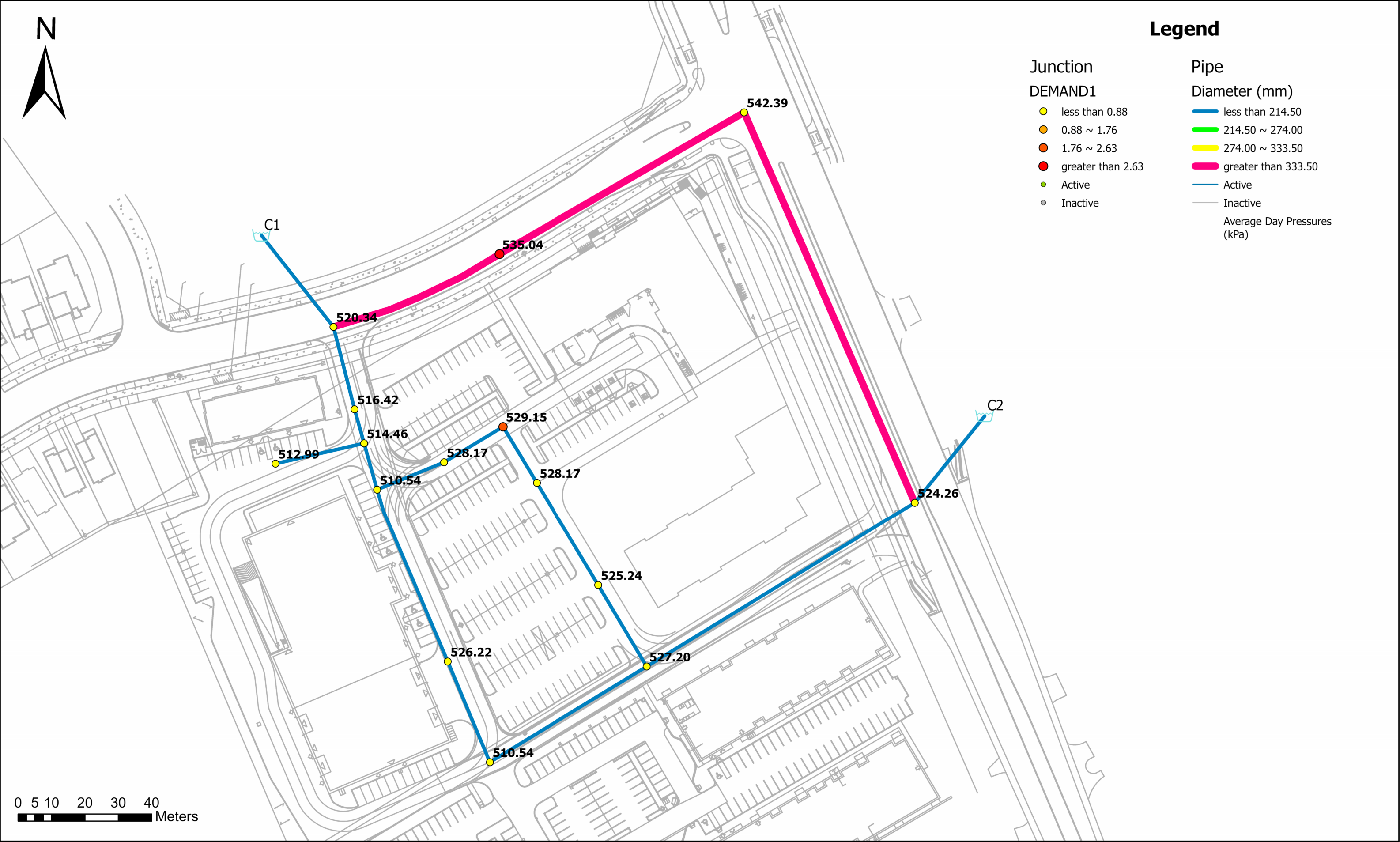
Notes 1. Fire flow calculation are based on Fire Underwriters Survey version 2020.

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.

Junctions and Pipes Layouts



Average Day Pressure (kPa)



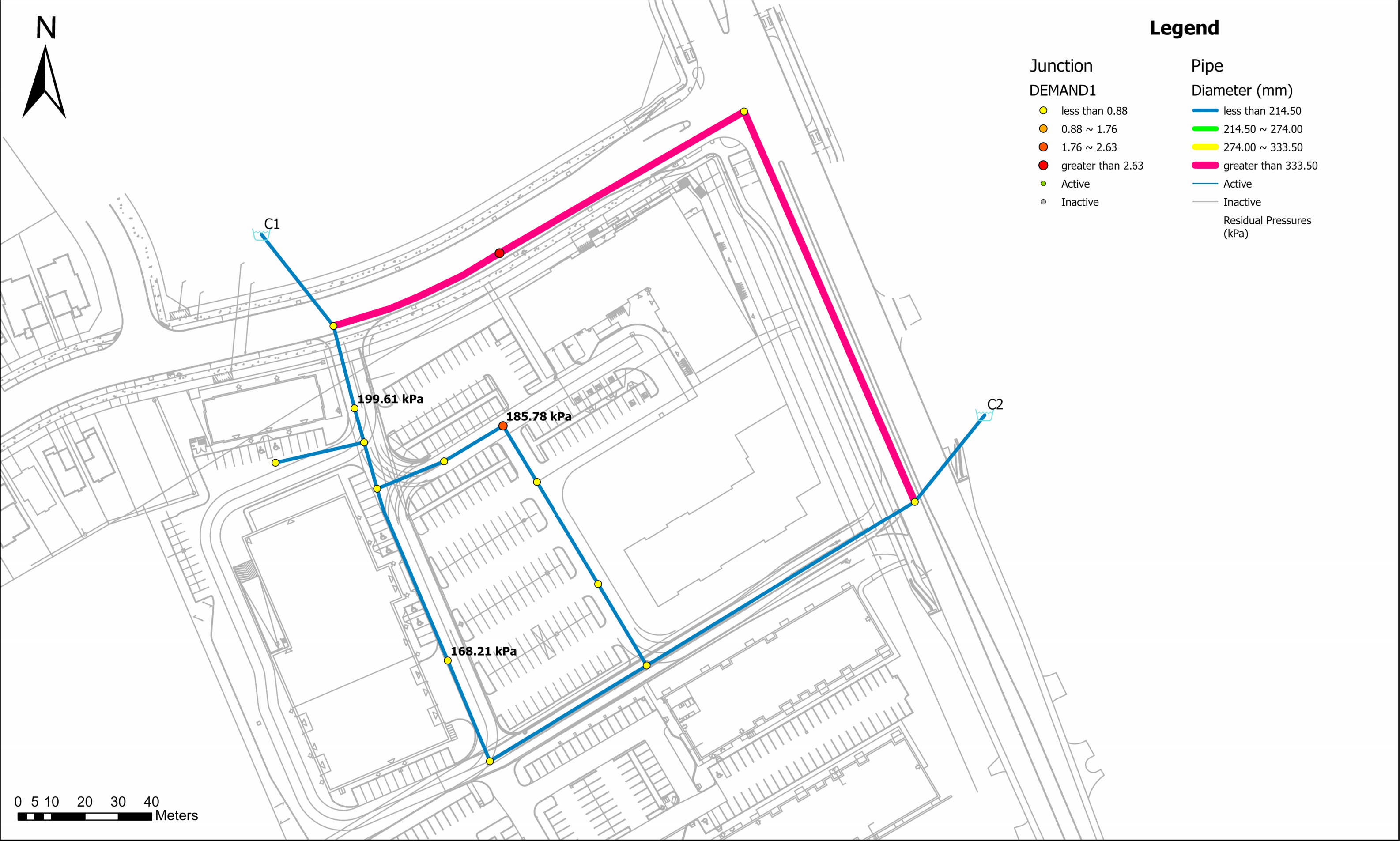
Average Day Results

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)	Water Age (hrs)
1	☐	B-200	0.68	99.25	154.60	542.39	3.45
2	☐	S15-300	2.34	100.00	154.60	535.04	2.85
3	☐	T-100	0.00	101.50	154.60	520.34	0.00
4	☐	T-110	0.00	102.10	154.60	514.46	0.59
5	☐	T-120	0.10	102.25	154.60	512.99	2.02
6	☐	T-130	0.00	102.50	154.60	510.54	2.86
7	☐	T-140	0.00	102.50	154.60	510.54	13.76
8	☐	T-150	0.85	100.60	154.60	529.15	3.86
9	☐	T-160	0.01	101.00	154.60	525.24	2.85
10	☐	T-170	0.00	100.80	154.60	527.20	2.13
11	☐	T-180	0.00	101.10	154.60	524.26	0.01
12	☐	TH-010	0.00	101.90	154.60	516.42	0.42
13	☐	TH-020	0.00	100.70	154.60	528.17	3.22
14	☐	TH-030	0.00	100.90	154.60	526.22	20.65
15	☐	TH-040	0.00	100.70	154.60	528.17	3.78

Peak Hour Results

		ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)	Water Age (hrs)
1	☐	B-200	1.02	99.25	143.90	437.53	1.41
2	☐	S15-300	6.31	100.00	143.90	430.18	1.20
3	☐	T-100	0.00	101.50	143.90	415.48	0.00
4	☐	T-110	0.00	102.10	143.90	409.57	0.12
5	☐	T-120	0.27	102.25	143.90	408.10	0.64
6	☐	T-130	0.00	102.50	143.90	405.65	0.66
7	☐	T-140	0.00	102.50	143.90	405.65	4.50
8	☐	T-150	4.58	100.60	143.89	424.23	0.81
9	☐	T-160	0.04	101.00	143.89	420.33	0.56
10	☐	T-170	0.00	100.80	143.90	422.30	0.42
11	☐	T-180	0.00	101.10	143.90	419.40	0.00
12	☐	TH-010	0.00	101.90	143.90	411.54	0.08
13	☐	TH-020	0.00	100.70	143.89	423.27	0.73
14	☐	TH-030	0.00	100.90	143.90	421.32	6.91
15	☐	TH-040	0.00	100.70	143.89	423.26	0.73

Max day + Fire Flow



Max Day + Fire Flow Results

		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	☐	T-150	2.09	237.93	124.88	166.67	185.80	224.35	150.0
2	☐	TH-010	0.00	226.12	124.98	183.33	199.62	330.25	150.0
3	☐	TH-030	0.00	235.02	124.88	183.33	168.23	209.24	150.0

Max Day + Fire Flow - Piper Report

		ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness	Flow (L/s)	Velocity (m/s)	Headloss (m)	Water Age (hrs)
1	☐	2107	S15-300	B-200	84.75	393.00	120.00	83.06	0.68	0.12	0.02
2	☐	791	B-200	T-180	127.53	393.00	120.00	82.38	0.68	0.18	0.06
3	☐	P13	T-100	TH-010	25.45	204.00	110.00	18.24	0.56	0.06	0.00
4	☐	P15	TH-010	T-110	10.56	204.00	110.00	18.24	0.56	0.03	0.01
5	☐	P17	T-110	T-120	27.22	155.00	100.00	0.15	0.01	0.00	0.02
6	☐	P19	T-130	T-110	14.44	204.00	110.00	-18.09	0.55	0.03	0.02
7	☐	P21	T-130	TH-020	21.69	204.00	110.00	10.01	0.31	0.02	0.03
8	☐	P23	T-130	TH-030	55.80	204.00	110.00	8.08	0.25	0.03	0.03
9	☐	P25	TH-030	T-140	32.64	204.00	110.00	8.08	0.25	0.02	0.09
10	☐	P27	T-150	TH-020	20.64	204.00	110.00	-10.01	0.31	0.02	0.04
11	☐	P29	TH-040	T-150	19.63	204.00	110.00	-7.92	0.24	0.01	0.06
12	☐	P31	TH-040	T-160	35.83	204.00	110.00	7.92	0.24	0.02	0.09
13	☐	P33	T-160	T-170	28.39	204.00	110.00	7.90	0.24	0.01	0.13
14	☐	P35	T-140	T-170	55.09	204.00	110.00	8.08	0.25	0.03	0.12
15	☐	P39	T-170	T-180	94.13	204.00	110.00	15.98	0.49	0.18	0.17
16	☐	P41	T-100	S15-300	54.54	393.00	120.00	86.57	0.71	0.08	0.00
17	☐	P43	C2	T-180	1.00	204.00	110.00	-98.36	3.01	0.06	0.13
18	☐	P45	C1	T-100	1.00	204.00	110.00	104.81	3.21	0.06	0.00

Appendix C

- **Sanitary Sewer Design Sheet**
- **Sanitary Drainage Area Plan 148290-C-400**
- **Sanitary Sewer Design Sheet 119351**
- **Sanitary Drainage Area Plan 119351-C-400**



155 Dun Skipper Drive
City of Ottawa
2668867 Ontario Inc

[https://arcadiso365.sharepoint.com/sites/148290/Internal Documents/6.0_Technical/6.04_Civil/04_Design-Analysis/Submission#4/CCS_148290_119351 SanitarySewer Design_2026-07-20](https://arcadiso365.sharepoint.com/sites/148290/Internal%20Documents/6.0_Technical/6.04_Civil/04_Design-Analysis/Submission#4/CCS_148290_119351_SanitarySewer_Design_2026-07-20)

Sanitary Design Sheet Home Hardware Site Plan



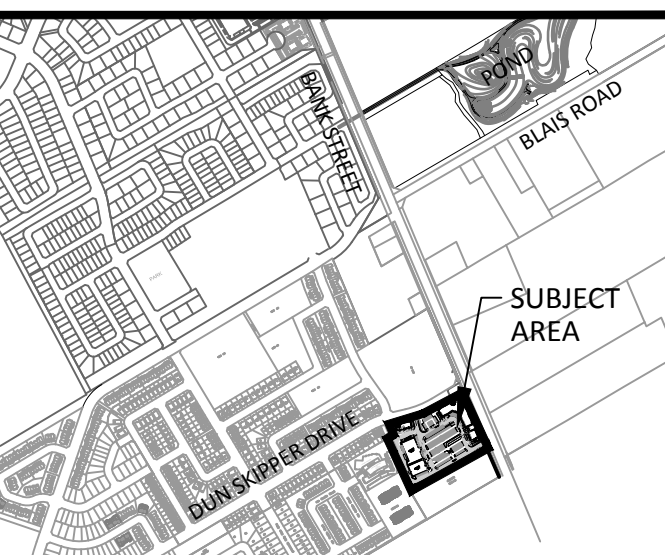
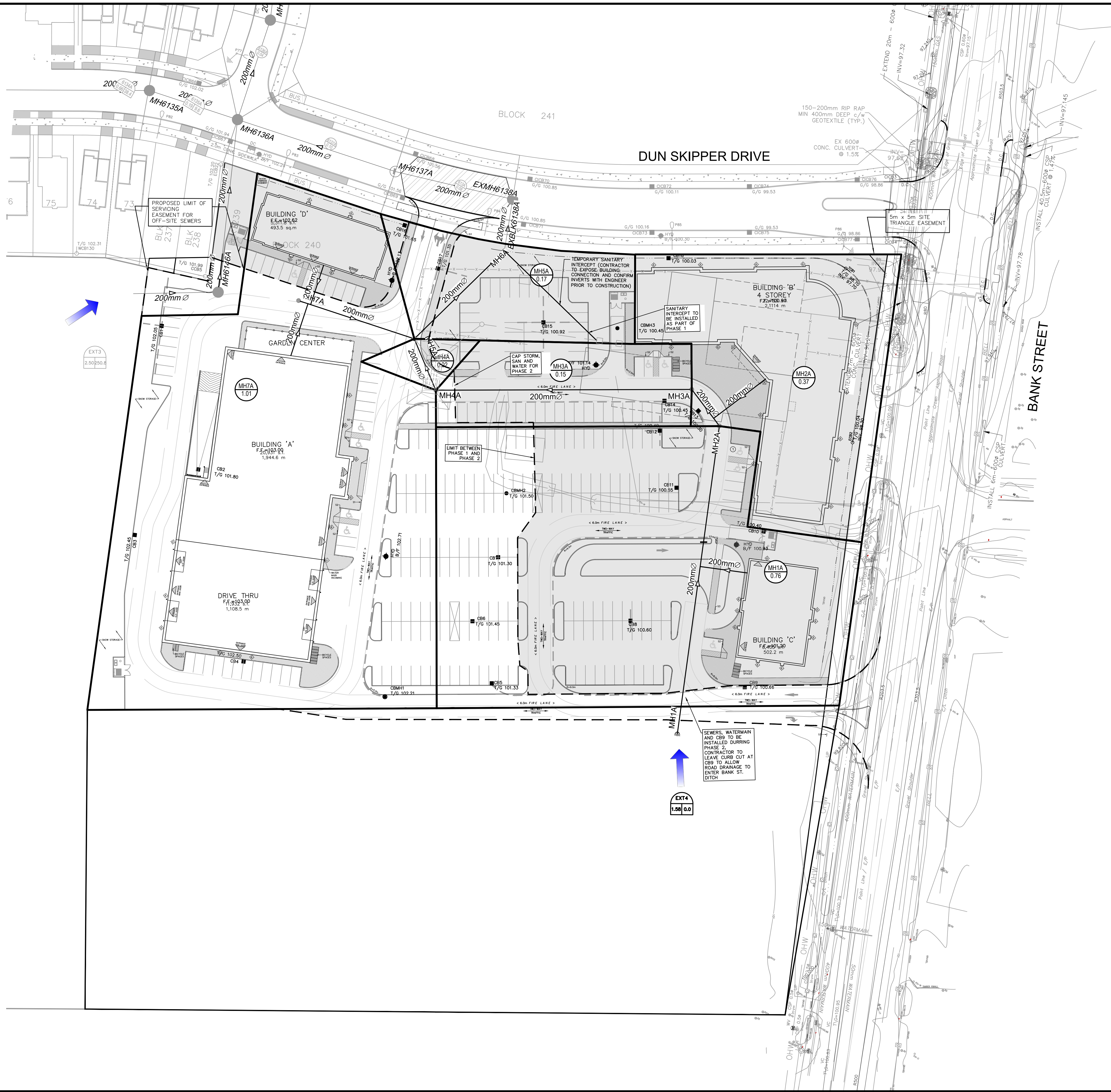
IBI GROUP
400-333 Preston Street
Ottawa, Ontario K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

SANITARY SEWER DESIGN SHEET

4836 Bank Street
CITY OF OTTAWA
Home Hardware

[illegible]

\\11351_4338\dwg\53.9_Drains\Sanitary\Sanitary-FULL.CDR Plot Scale: 1:25.4 Printed At: 6/27/2020 7:28 AM Last Saved By: alvino Last Saved At: Jun 23, 2020



KEY PLAN (NTS)

NOTES:
1. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.
2. SITE BENCHMARK TO BE OBTAINED FROM LEGAL SURVEYOR H.A. KEN SHIPMAN SURVEYING LTD.

- LEGEND :**
- 6115A
0.81/43.2
EXISTING AREA NUMBER
EXISTING POPULATION
EXISTING AREA IN HECTARES
 - FUTURE FLOW DIRECTION
 - MH2A
0.37
EXISTING AREA NUMBER
EXISTING AREA IN HECTARES
 - MH2A
0.37
AREA NUMBER
AREA IN HECTARES

14			
13			
12			
11			
10			
9			
8			
7			
6			
5	ADD PHASING	JIM	2020-06-23
4	REVISED AS PER CITY COMMENTS	JIM	2020-04-20
3	REVISED AS PER CITY COMMENTS	JIM	2019-12-09
2	REVISED AS PER NEW SITE PLAN AND CITY COMMENTS	JIM	2019-10-11
1	ISSUED FOR SPA	JIM	2019-04-15
No.	REVISIONS	By	Date

IBI GROUP
400 - 333 Preston Street
Oshawa ON K1S 5N4 Canada
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Project Title
BANK STREET DEVELOPMENT
4836 BANK STREET

Drawing Title
SANITARY DRAINAGE AREA PLAN

Scale
1 : 500

Design	SEL	Date	FEB. 2019
Drawn	DPS	Checked	JIM
Project No.	119351	Drawing No.	400

Appendix D

- **Storm Sewer Design Sheet**
- **Storm Water Management Sheet**
- **Storm Drainage Area Plan 148290-C-500**
- **Interim Storm Drainage Area Plan 148290-C-501**
- **Ponding Plan 148290-C-600**
- **Interim Ponding Plan 148290-C-601**
- **Stormtech Underground Chamber Specifications**
- **Orifice Sizing Calculations**
- **As-built Design Sheets 119351 & 137175 Pathways Block 204**
- **Storm Water Management Sheet 119351 (Home Hardware Site Plan)**
- **Storm Drainage Area Plan 119351-C-500**
- **Ponding Plan 119351-C-600**



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STORM SEWER DESIGN SHEET

155 Dun Skipper Drive
City of Ottawa
2668867 Ontario Inc.

LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW														SEWER DATA										
STREET	AREA ID	FROM	TO	C= 0.25	C= 0.30	C= 0.40	C= 0.50	C= 0.55	C= 0.65	C= 0.81	C= 0.75	C= 0.90	C= 1.00	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (10) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr)		
																															DIA	W	H					
EXISTING PHASE 1	MH9	CB3	MH9-MH8								0.12			0.25	0.25	10.00	0.11	10.11	76.81	104.19	122.14	178.56	19.22	26.07	30.56	44.68		19.22	34.22	6.73	200				1.00	1.055	15.00	43.84%
	MH9B	CB2	MH9-MH8									0.02		0.05	0.05	10.00	0.12	10.12	76.81	104.19	122.14	178.56	3.84	5.21	6.11	8.94		3.84	34.22	7.69	200				1.00	1.055	30.37	88.77%
		MH9	MH8											0.00	0.30	10.12	0.64	10.76	76.34	103.56	121.39	177.46	22.92	31.09	36.45	53.28		22.92	158.48	53.17	375			0.75	1.390	135.56	85.54%	
	MH8	CB1	MH8-MH7								0.17			0.35	0.35	10.00	0.17	10.17	76.81	104.19	122.14	178.56	27.22	36.93	43.29	63.29		27.22	34.22	10.80	200			1.00	1.055	6.99	20.44%	
		MH8	MH7											0.00	0.65	10.76	0.45	11.21	74.01	100.35	117.61	171.91	48.45	65.70	77.00	112.55		48.45	48.63	26.20	250			0.61	0.960	0.18	0.36%	
	MH7	BLDG D	MH7-MH5										0.05	0.13	0.13	10.00	0.20	10.20	76.81	104.19	122.14	178.56	9.61	13.03	15.28	22.34		9.61	34.22	12.60	200			1.00	1.055	24.61	71.92%	
	MH7A	BLDG A	MH7-MH5									0.30		0.75	0.75	10.00	0.18	10.18	76.81	104.19	122.14	178.56	57.65	78.21	91.68	134.03		57.65	62.04	12.97	250			1.00	1.224	4.39	7.07%	
		MH7	MH5											0.00	1.53	11.21	0.47	11.68	72.44	98.19	115.07	168.17	110.86	150.27	176.11	257.37		110.86	225.20	38.55	450			0.57	1.372	114.34	50.77%	
		MH10A	CB4	MH10-CBMH1										0.03	0.08	0.08	10.00	0.12	10.12	76.81	104.19	122.14	178.56	5.76	7.82	9.17	13.40		5.76	34.22	7.78	200			1.00	1.055	28.45	83.15%
		MH10B	MH10	CBMH1										0.08	0.20	0.28	10.12	0.71	10.83	76.34	103.55	121.38	177.44	21.01	28.50	33.41	48.84		21.01	49.16	41.40	250			0.63	0.970	28.16	57.27%
	CBMH1A	CB5	CBMH1-CBMH2										0.06	0.15	0.15	10.00	0.36	10.36	76.81	104.19	122.14	178.56	11.53	15.64	18.34	26.81		11.53	34.22	22.72	200			1.00	1.055	22.69	66.30%	
	CBMH1B	CB6	CBMH1-CBMH2										0.07	0.18	0.18	10.00	0.15	10.15	76.81	104.19	122.14	178.56	13.45	18.25	21.39	31.27		13.45	34.22	9.78	200			1.00	1.055	20.76	60.69%	
	CBMH1C	CB7	CBMH1-CBMH2										0.08	0.20	0.20	10.00	0.15	10.15	76.81	104.19	122.14	178.56	15.37	20.86	24.45	35.74		15.37	34.22	9.59	200			1.00	1.055	18.84	55.07%	
		CBMH1	CBMH2											0.00	0.80	10.83	0.81	11.64	73.74	99.98	117.18	171.28	59.04	80.05	93.82	137.13		59.04	65.96	63.25	250			1.13	1.302	6.92	10.49%	
	CBMH2	CBMH2	MH4										0.08	0.20	1.00	11.64	0.70	12.34	71.02	96.24	112.78	164.81	71.08	96.32	112.87	164.94		71.08	58.89	33.75	300			0.34	0.807	-12.19	-20.70%	
FUTURE (BUILDING C)	M1A, MH1B	MH101	MH102										0.32	0.80	0.80	10.00	0.17	10.17	76.81	104.19	122.14	178.56	61.49	83.42	97.79	142.96		61.49	452.94	15.73	600			0.50	1.552	391.45	86.42%	
	MH1D, BLDG C	MH102	MH1-3										0.16	0.40	1.20	10.17	0.45	10.62	76.16	103.31	121.10	177.03	91.47	124.07	145.44	212.60		91.47	452.94	41.58	600			0.50	1.552	361.48	79.81%	
PHASE 2	MH22	CB23	MH22	0.06										0.04	0.04	10.00	0.08	10.08	76.81	104.19	122.14	178.56	3.20	4.34	5.09	7.45		3.20	34.22	5.20	200			1.00	1.055	31.01	90.64%	
	CB20	CB20	MH22-MH20										0.12	0.30	0.30	10.00	0.06	10.06	76.81	104.19	122.14	178.56	23.06	31.28	36.67	53.61		23.06	34.22	3.93	200			1.00	1.055	11.16	32.61%	
		MH22	MH20											0.00	0.34	10.08	0.64	10.72	76.49	103.76	121.63	177.81	26.16	35.48	41.59	60.80		26.16	59.68	31.32	300			0.35	0.818	33.53	56.18%	
	ROOF B	BLDG B	MH20										0.19	0.48	0.48	10.00	0.08	10.08	76.81	104.19	122.14	178.56	36.51	49.53	58.06	84.88		36.51	62.04	6.06	250			1.00	1.224	25.53	41.15%	
	MH21-1	CB21	MH23										0.12	0.30	0.30	10.00	0.14	10.14	76.81	104.19	122.14	178.56	23.06	31.28	36.67	53.61		23.06	34.22	9.04	200			1.00	1.055	11.16	32.61%	
	MH21-2	CB22	MH23-MH21										0.12	0.30	0.30	10.00	0.05	10.05	76.81	104.19	122.14	178.56	23.06	31.28	36.67	53.61		23.06	34.22	3.16	200			1.00	1.055	11.16	32.61%	
		MH23	U/G Chamber											0.00	0.60	10.14	0.11	10.26	76.26	103.44	121.26	177.26	45.79	62.12	72.81	106.44		45.79	59.68	5.63	300			0.35	0.818	13.89	23.27%	
		U/G Chamber	MH21											0.00	0.60	10.26	0.06	10.32	75.83	102.85	120.56	176.24	45.53	61.76	72.40	105.83		45.53	59.68	2.99	300			0.35	0.818	14.15	23.71%	
		MH21	MH20											0.00	0.60	10.26	0.35	10.61	75.83	102.85	120.56	176.24	45.53	61.76	72.40	105.83		45.53	59.68	17.25	300			0.35	0.818	14.15	23.71%	
		MH20	MH3											0.00	1.42	10.72	0.23	10.95	74.15	100.54	117.83	172.23	105.12	142.54	167.06	244.19		105.12	175.96	15.01	450			0.35	1.072	70.84	40.26%	
	CB24	CB24	MH3-MH4										0.10	0.25	0.25	10.00	0.02	10.02	76.81	104.19	122.14	178.56	19.22	26.07	30.56	44.68		19.22	34.22	1.08	200			1.00	1.055	15.00	43.84%	
	CBMH20	CBMH20	MH1-MH3		0.10									0.08	0.08	10.00	1.19	11.19	76.81	104.19	122.14	178.56	6.41	8.69	10.19	14.89		6.41	59.68	58.53	300			0.35	0.818	53.28	89.27%	
	ROOF C, MH1B	BLDG C	MH1-MH3										0.16	0.40	0.40	10.00	0.68	10.68	76.81	104.19	122.14	178.56	30.75	41.71	48.90	71.48		30.75	62.04	50.00	250			1.00	1.224	31.29	50.44%	
	EXISTING	External 2.78AC=3.03	MH1	MH3							1.35				3.04	4.73	11.19	1.34	12.53	72.51	98.29	115.19	168.34	342.79	464.65	544.54	795.84		342.79	506.25	89.13	750			0.			

STORM SEWER DESIGN SHEET

LOCATION				AREA (Ha)										RATIONAL DESIGN FLOW														SEWER DATA											
STREET	AREA ID	FROM	TO	C= 0.25	C= 0.30	C= 0.40	C= 0.50	C= 0.56	C= 0.65	C= 0.81	C= 0.75	C= 0.90	C= 1.00	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	i (2) (mm/hr)	i (5) (mm/hr)	i (100) (mm/hr)	i (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr) (L/s)	(%)		
EXISTING PHASE 1	MH9	CB3	MH9-MH8								0.12			0.25	0.25	10.00	0.11	10.11	76.81	104.19	122.14	178.56	19.22	26.07	30.56	44.68		19.22	34.22	6.73	200				1.00	1.055	15.00	43.84%	
	MH9B	CB2	MH9-MH8									0.02		0.05	0.05	10.00	0.12	10.12	76.81	104.19	122.14	178.56	3.84	5.21	6.11	8.94		3.84	34.22	7.69	200				1.00	1.055	30.37	88.77%	
		MH9	MH8											0.00	0.30	10.12	0.64	10.76	76.34	103.56	121.39	177.46	22.92	31.09	36.45	53.28		22.92	158.48	53.17	375				0.75	1.390	135.56	85.54%	
	MH8	CB1	MH8-MH7								0.17			0.35	0.35	10.00	0.17	10.17	76.81	104.19	122.14	178.56	27.22	36.93	43.29	63.29		27.22	34.22	10.80	200				1.00	1.055	6.99	20.44%	
		MH8	MH7											0.00	0.65	10.76	0.45	11.21	74.01	100.35	117.61	171.91	48.45	65.70	77.00	112.55		48.45	48.63	26.20	250				0.61	0.960	0.18	0.36%	
	MH7	BLDG D	MH7-MH5										0.05	0.13	0.13	10.00	0.20	10.20	76.81	104.19	122.14	178.56	9.61	13.03	15.28	22.34		9.61	34.22	12.60	200				1.00	1.055	24.61	71.92%	
	MH7A	BLDG A	MH7-MH5										0.30	0.75	0.75	10.00	0.18	10.18	76.81	104.19	122.14	178.56	57.65	78.21	91.68	134.03		57.65	62.04	12.97	250				1.00	1.224	4.39	7.07%	
			MH5											0.00	1.53	11.21	0.47	11.68	72.44	98.19	115.07	168.17	110.86	150.27	176.11		110.86	225.20	38.55	450				0.57	1.372	114.34	50.77%		
		MH10A	CB4	MH10-CBMH1									0.03		0.08	0.08	10.00	0.12	10.12	76.81	104.19	122.14	178.56	5.76	7.82	9.17	13.40		5.76	34.22	7.78	200				1.00	1.055	28.45	83.15%
		MH10B	MH10	CBMH1									0.08		0.20	0.28	10.12	0.71	10.83	76.34	103.55	121.38	177.44	21.01	28.50	33.41	48.84		21.01	49.16	41.40	250				0.63	0.970	28.16	57.27%
		CBMH1A	CB5	CBMH1-CBMH2									0.06		0.15	0.15	10.00	0.36	10.36	76.81	104.19	122.14	178.56	11.53	15.64	18.34	26.81		11.53	34.22	22.72	200				1.00	1.055	22.69	66.30%
		CBMH1B	CB6	CBMH1-CBMH2									0.07		0.18	0.18	10.00	0.15	10.15	76.81	104.19	122.14	178.56	13.45	18.25	21.39	31.27												

Definitions: Q = 2.78CIA, where: Q = Peak Flow in Litres per Second (L/s) A = Area in Hectares (Ha) i = Rainfall intensity in millimeters per hour (mm/hr) [i = 732.951 / (TC+6.199)*0.810] 2 YEAR [i = 998.071 / (TC+6.053)*0.814] 5 YEAR [i = 1174.184 / (TC+6.014)*0.816] 10 YEAR [i = 1735.688 / (TC+6.014)*0.820] 100 YEAR			Notes: 1. Mannings coefficient (n) = 0.013			Designed: WZ			<table border="1"> <thead> <tr> <th>No.</th><th colspan="2">Revision</th><th>Date</th></tr> </thead> <tbody> <tr> <td>1</td><td colspan="2">Submission No. 1</td><td>2024-11-26</td></tr> <tr> <td>2</td><td colspan="2">Submission No. 2</td><td>2025-02-18</td></tr> <tr> <td>3</td><td colspan="2">Submission No. 3</td><td>2025-04-22</td></tr> <tr> <td>4</td><td colspan="2">Submission No. 4</td><td>2026-07-21</td></tr> <tr> <td></td><td colspan="2"></td><td></td></tr> </tbody> </table>			No.	Revision		Date	1	Submission No. 1		2024-11-26	2	Submission No. 2		2025-02-18	3	Submission No. 3		2025-04-22	4	Submission No. 4		2026-07-21					Checked: RM			<table border="1"> <thead> <tr> <th colspan="2">File Reference:</th><th colspan="2">Date:</th><th>Sheet No:</th></tr> </thead> <tbody> <tr> <td colspan="2">148590-6.04.04</td><td colspan="2">2024-11-26</td><td>1 of 1</td></tr> </tbody> </table>			File Reference:		Date:		Sheet No:	148590-6.04.04		2024-11-26		1 of 1	Dwg. Reference: 148590-500		
No.	Revision		Date																																																			
1	Submission No. 1		2024-11-26																																																			
2	Submission No. 2		2025-02-18																																																			
3	Submission No. 3		2025-04-22																																																			
4	Submission No. 4		2026-07-21																																																			
File Reference:		Date:		Sheet No:																																																		
148590-6.04.04		2024-11-26		1 of 1																																																		

Current Stormwater Managment Calculations



IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

PROJECT: 155 Dun Skipper
DATE: 2026-07-17
FILE: 148590-6.04.04
REV #: 4
DESIGNED BY: WZ
CHECKED BY: RM

STORMWATER MANAGEMENT

Formulas and Descriptions

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

Maximum Allowable Release Rate

Restricted Flowrate
Taken from City of Ottawa approved Design Brief "Pathways at Findlay Creek" (D07-16-13-0023) drainage area EXT 4

EXT 4 Release Rate 760.00 L/s
Area EXT 4 TOTAL = 4.04 Ha
Area Subject Lands 2.49
Percentage Share of release rate 62%

$Q_{TOTAL} = 468.42 \text{ L/s}$

Uncontrolled Release ($Q_{uncontrolled} = 2.78 \cdot C \cdot i_{100yr} \cdot A_{uncontrolled}$)
For Drainage Area MH6136

$C = 0.625$
 $T_c = 10 \text{ min}$
 $i_{100yr} = 178.56 \text{ mm/hr}$
 $A_{uncontrolled} = 0.01 \text{ Ha}$

$Q_{uncontrolled} = 3.10 \text{ L/s}$

Uncontrolled Release ($Q_{uncontrolled} = 2.78 \cdot C \cdot i_{100yr} \cdot A_{uncontrolled}$)
For Drainage Area UNRES

$C = 1.00$
 $T_c = 10 \text{ min}$
 $i_{100yr} = 178.56 \text{ mm/hr}$
 $A_{uncontrolled} = 0.05 \text{ Ha}$

$Q_{uncontrolled} = 24.82 \text{ L/s}$

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

$Q_{max \text{ allowable}} = 440.49 \text{ L/s}$

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

Drainage Area		MH9/MH9B		Drainage Area Plan - MH9/MH9B			
Area (Ha)		0.14					
C =		0.98		Restricted Flow Q_r (L/s)=		10.00	
100-Year Ponding							
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m ³)		
30	91.87	34.86	10.00	24.86	44.75		
32	87.89	33.35	10.00	23.35	44.83		
33	86.03	32.65	10.00	22.65	44.84		
34	84.27	31.98	10.00	21.98	44.83		
36	80.96	30.72	10.00	20.72	44.76		
Storage (m ³)							
Overflow	Required	Surface	Sub-surface	Balance			
0.00	44.84	20.64	10.07	14.13			
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)				
54.91	0.375	0.110	6.06				
6.73	0.200	0.031	0.21				
7.69	0.200	0.031	0.24				
			6.51				
overflows to: CB1							

Drainage Area		CB1				Drainage Area Plan - MH8			
Area (Ha)		0.17		Restricted Flow Q _r (L/s)= 13.00					
C =		0.94							
100-Year Ponding									
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)				
21	116.30	50.01	13.00	37.01	46.63				
23	109.68	47.17	13.00	34.17	47.15				
24	106.68	45.87	13.00	32.87	47.34				
25	103.85	44.66	13.00	31.66	47.49				
27	98.66	42.43	13.00	29.43	47.67				
Storage (m ³)									
Overflow	Required	Surface	Sub-surface	Balance					
14.13	61.47	50.59	5.58	5.30					
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)						
31.00	0.450	0.159	4.93						
			4.93						
overflows to: CB17									

Drainage Area		CB16				Drainage Area Plan - MH5B			
Area (Ha)		0.010		Restricted Flow Q _r (L/s)= 6.00					
C =		0.38							
100-Year Ponding									
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p =2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)				
-6	57497.20	599.41	13.00	586.41	-211.11				
-4	977.56	10.19	13.00	-2.81	0.67				
-3	702.38	7.32	13.00	-5.68	1.02				
-2	555.31	5.79	13.00	-7.21	0.87				
0	398.62	4.16	13.00	-8.84	0.00				
Storage (m ³)									
Overflow	Required	Surface	Sub-surface	Balance					
0.00	1.02	0.31	0.00	0.71	overflows to: CB17				

Drainage Area		MH9/MH9B		Drainage Area Plan - MH9/MH9B	
Area (Ha)		0.14			
C =		0.78			
		Restricted Flow Q _r (L/s)= 10.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
13	90.63	27.51	10.00	17.51	13.66
15	83.56	25.37	10.00	15.37	13.83
16	80.46	24.43	10.00	14.43	13.85
17	77.61	23.56	10.00	13.56	13.83
19	72.53	22.02	10.00	12.02	13.70
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	13.85	20.64	10.07	0.00	
Structure	Depth	Area (m ²)	Volume (m ³)		
CB3 (600mm x 600mm)	1.80	0.36	0.65		
CB2 (600mm x 600mm)	1.80	0.36	0.65		
CBMH10 (1200mm round)	2.00	1.13	2.26		
			3.56		
overflows to: CB1					

Drainage Area		CB1		Drainage Area Plan - MH8					
Area (Ha)		0.17							
C =		0.75				Restricted Flow Q _r (L/s)= 13.00			
5-Year Ponding									
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78C <i>i</i> _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)				
7	123.30	42.42	13.00	29.42	12.36				
9	109.79	37.77	13.00	24.77	13.38				
10	104.19	35.85	13.00	22.85	13.71				
11	99.19	34.12	13.00	21.12	13.94				
13	90.63	31.18	13.00	18.18	14.18				
Storage (m ³)									
Overflow	Required	Surface	Sub-surface	Balance					
0.00	13.71	50.59	5.58	0.00					
Structure	Depth	Area (m ²)	Volume (m ³)						
CB3 (600mm x 600mm)	1.80	0.36	0.65						
				0.65					
overflows to: CB17									

Drainage Area		CB16		Drainage Area Plan - MH5B					
Area (Ha)		0.010							
C =		0.30				Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding									
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)				
7	123.30	1.03	6.00	-4.97	-2.09				
9	109.79	0.92	6.00	-5.08	-2.75				
10	104.19	0.87	6.00	-5.13	-3.08				
11	99.19	0.83	6.00	-5.17	-3.41				
13	90.63	0.76	6.00	-5.24	-4.09				
Storage (m ³)									
Overflow	Required	Surface	Sub-surface	Balance					
0.00	-3.08	0.31	0.00	0.00	overflows to: CB17				

Drainage Area		MH9/MH9B		Drainage Area Plan - MH9/MH9B	
Area (Ha)		0.140			
C =		0.78			
		Restricted Flow Q_r (L/s)= 10.00			
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)
10	76.81	23.32	10.00	13.32	7.99
11	73.17	22.21	10.00	12.21	8.06
12	69.89	21.22	10.00	11.22	8.08
13	66.93	20.32	10.00	10.32	8.05
15	61.77	18.75	10.00	8.75	7.88
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	8.08	20.64	10.07	0.00	
overflows to: CB1					

Drainage Area		CB17 Drainage Area Plan - MH5A			
Area (Ha)	0.090				
C =	1.00	Restricted Flow Q _r (L/s)= 6.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
33	86.03	21.53	6.00	15.53	30.74
35	82.58	20.66	6.00	14.66	30.79
36	80.96	20.26	6.00	14.26	30.80
37	79.42	19.87	6.00	13.87	30.79
39	76.51	19.14	6.00	13.14	30.76

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
6.02	36.81	0.84	5.10	30.87

Length (m)	Dia (m)	Area (m ²)	Volume (m ³)
28.00	0.450	0.159	4.45

overflows to: MH22

Drainage Area		CB20			
Area (Ha)	0.120				
C =	1.00	Restricted Flow Q _r (L/s)= 15.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
17	132.63	44.24	15.00	29.24	29.83
19	123.87	41.32	15.00	26.32	30.01
20	119.95	40.02	15.00	25.02	30.02
21	116.30	38.80	15.00	23.80	29.98
23	109.68	36.59	15.00	21.59	29.79

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	30.02	12.51	0.00	17.51

overflows to: MH22

Drainage Area		CB17			
Area (Ha)	0.090				
C =	0.90	Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78 Ci _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
10	104.19	23.46	6.00	17.46	10.48
12	94.70	21.32	6.00	15.32	11.03
13	90.63	20.41	6.00	14.41	11.24
14	86.93	19.58	6.00	13.58	11.40
16	80.46	18.12	6.00	12.12	11.63

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	11.24	0.84	5.10	5.30

Structure	Depth	Area (m ²)	Volume (m ³)
CB3 (600mm x 600mm)	1.80	0.36	0.65
			0.65

overflows to: MH22

Drainage Area		CB20			
Area (Ha)	0.120				
C =	0.90	Restricted Flow Q _r (L/s)= 15.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p ~ 2.78C i _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
7	123.30	37.02	15.00	22.02	9.25
9	109.79	32.96	15.00	17.96	9.70
10	104.19	31.28	15.00	16.28	9.77
11	99.19	29.78	15.00	14.78	9.76
13	90.63	27.21	15.00	12.21	9.52

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	9.77	12.51	0.00	0.00

overflows to: MH22

Drainage Area		CB17			
Area (Ha)	0.090				
C =	0.90	Restricted Flow Q _r (L/s)= 6.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
7	90.66	20.42	6.00	14.42	6.05
9	80.87	18.21	6.00	12.21	6.59
10	76.81	17.29	6.00	11.29	6.78
11	73.17	16.48	6.00	10.48	6.91
13	66.93	15.07	6.00	9.07	7.08

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	6.78	0.84	5.10	0.84

overflows to: MH22

Drainage Area		CB20			
Area (Ha)	0.120	Restricted Flow Q _r (L/s)= 15.00			
C =	0.90				
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	27.22	15.00	12.22	5.13
9	80.87	24.28	15.00	9.28	5.01
10	76.81	23.06	15.00	8.06	4.84
11	73.17	21.97	15.00	6.97	4.60
13	66.93	20.09	15.00	5.09	3.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	4.84	12.51	0.00	0.00

overflows to: MH22

Drainage Area MH22					
Area (Ha)	0.060	Restricted Flow ICD <i>Actual</i> (L/s)=		6.00	50% reduction for sub-surface storage
C =	0.31	Restricted Flow Q _r for swm calc (L/s)=		3.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
13	155.11	8.08	3.00	5.08	3.97
14	148.72	7.75	3.00	4.75	3.99
15	142.89	7.45	3.00	4.45	4.00
16	137.55	7.17	3.00	4.17	4.00
18	128.08	6.68	3.00	3.68	3.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
48.38	52.38	2.87	46.61	2.91
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)	
33.40	0.250	0.049	1.64	
23.23	0.300	0.071	1.64	
		TOTAL	3.28	

overflows to: Dun Skipper Drive

Drainage Area		CB24			
Area (Ha)	0.100				
C =	1.00	Restricted Flow Q _r (L/s)= 15.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p =2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
13	155.11	43.12	15.00	28.12	21.93
15	142.89	39.72	15.00	24.72	22.25
16	137.55	38.24	15.00	23.24	22.31
17	132.63	36.87	15.00	21.87	22.31
19	123.87	34.44	15.00	19.44	22.16

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	22.31	0.00	0	22.31

overflows to: MH21

Drainage Area		CB25			
Area (Ha)	0.020	Restricted Flow Q _r (L/s)= 6.00			
C=	1.00				
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
8	199.20	11.08	6.00	5.08	2.44
9	188.25	10.47	6.00	4.47	2.41
10	178.56	9.93	6.00	3.93	2.36
11	169.91	9.45	6.00	3.45	2.27
13	155.11	8.62	6.00	2.62	2.05

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.36	0.27	0.00	2.09

overflows to: MH21

Drainage Area		MH22			
Area (Ha)		0.060			
C =		0.25	Restricted Flow Q _r (L/s)=		3.00
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p ~ 2.78xCI _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
7	123.30	5.14	3.00	2.14	0.90
9	109.79	4.58	3.00	1.58	0.85
10	104.19	4.34	3.00	1.34	0.81
11	99.19	4.14	3.00	1.14	0.75
13	90.63	3.78	3.00	0.78	0.61

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
5.30	6.11	2.87	46.61	0.00
Structure	Depth	Area (m ²)	Volume (m ³)	
CB23 (600mm x 600mm)	0.89	0.36	0.32	
Clear Stone Gallery	1.45	100	43.01	
		TOTAL	43.33	

overflows to: Dun Skipper Drive

Drainage Area		CB24			
Area (Ha)	0.100				
C =	0.90	Restricted Flow Q _r (L/s)=	15.00		
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78C _i 5 _{yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
7	123.30	30.85	15.00	15.85	6.66
9	109.79	27.47	15.00	12.47	6.73
10	104.19	26.07	15.00	11.07	6.64
11	99.19	24.82	15.00	9.82	6.48
13	90.63	22.68	15.00	7.68	5.99

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	6.64	0.00	0.00	6.64

overflows to: MH21

Drainage Area		CB25			
Area (Ha)	0.020	Restricted Flow Q _r (L/s)= 6.00			
C =	0.90				
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78 C I _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
8	116.11	5.81	6.00	-0.19	-0.09
9	109.79	5.49	6.00	-0.51	-0.27
10	104.19	5.21	6.00	-0.79	-0.47
11	99.19	4.96	6.00	-1.04	-0.68
12	94.70	4.74	6.00	-1.26	-0.91

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	0.27	0.00	0.00

overflows to: MH21

Drainage Area		MH22			
Area (Ha)	0.060				
C =	0.25	Restricted Flow Q _r (L/s)=	3.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCI _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	3.78	3.00	0.78	0.33
9	80.87	3.37	3.00	0.37	0.20
10	76.81	3.20	3.00	0.20	0.12
11	73.17	3.05	3.00	0.05	0.03
13	66.93	2.79	3.00	-0.21	-0.16

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.12	2.87	46.61	0.00

overflows to: Dun Skipper Drive

Drainage Area		CB24			
Area (Ha)	0.100				
C =	0.90	Restricted Flow Q _r (L/s)= 15.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	22.68	15.00	7.68	3.23
9	80.87	20.23	15.00	5.23	2.83
10	76.81	19.22	15.00	4.22	2.53
11	73.17	18.31	15.00	3.31	2.18
13	66.93	16.75	15.00	1.75	1.36

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.53	0.00	0.00	2.53

overflows to: MH21

Drainage Area		CB25			
Area (Ha)	0.020				
C =	0.90	Restricted Flow Q _r (L/s)=	6.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
8	85.46	4.28	6.00	-1.72	-0.83
9	80.87	4.05	6.00	-1.95	-1.05
10	76.81	3.84	6.00	-2.16	-1.29
11	73.17	3.66	6.00	-2.34	-1.54
12	69.89	3.50	6.00	-2.50	-1.80

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.84	0.00	0.27	0.00	0.00

overflows to: MH21

Drainage Area		MH21			
Area (Ha)	0.240	Restricted Flow ICD <i>Actual</i> (L/s)=	33.00		
C =	1.00	Restricted Flow Q _r for swm calc. (L/s)=	16.50		
50% reduction for sub-surface storage					
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
33	86.03	57.40	16.50	40.90	80.99
34	84.27	56.22	16.50	39.72	81.03
35	82.58	55.10	16.50	38.60	81.05
36	80.96	54.02	16.50	37.52	81.04
38	77.93	52.00	16.50	35.50	80.93

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
24.40	105.45	11.79	96.68	0.00

Length (m)	Dia (m)	Area (m ²)	Volume (m ³)
8.30	0.200	0.031	0.26
3.10	0.200	0.031	0.10
8.62	0.300	0.071	0.61
		TOTAL	0.97

overflows to: CBMH20

Drainage Area		CBMH2 Drainage Area Plan - CBMH2			
Area (Ha)	0.080				
C =	1.00	Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
7	211.67	47.07	20.00	27.07	11.37
9	188.25	41.87	20.00	21.87	11.81
10	178.56	39.71	20.00	19.71	11.83
11	169.91	37.79	20.00	17.79	11.74
13	155.11	34.50	20.00	14.50	11.31

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	11.83	6.21	0.00	5.62

overflows to: CB10

Drainage Area		CB10	Drainage Area Plan - MH1D		
Area (Ha)		0.110			
C =		1.00	Restricted Flow Q _r (L/s)= 45.00		
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
3	286.05	87.47	45.00	42.47	7.65
4	262.41	80.24	45.00	35.24	8.46
5	242.70	74.22	45.00	29.22	8.77
6	226.01	69.11	45.00	24.11	8.68
8	199.20	60.92	45.00	15.92	7.64

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
5.62	14.38	6.81	0.00	7.57

overflows to: CBMH20

Drainage Area		CB7	Drainage Area Plan - CBMH1C		
Area (Ha)		0.080			
C =		1.00	Restricted Flow Q _r (L/s)=	30.00	
100-year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
3	286.05	63.62	30.00	33.62	6.05
5	242.70	53.98	30.00	23.98	7.19
6	226.01	50.26	30.00	20.26	7.30
7	211.67	47.07	30.00	17.07	7.17
9	188.25	41.87	30.00	11.87	6.41

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	7.30	6.97	0.00	0.33

overflows to: CB8

Drainage Area		MH21			
Area (Ha)		0.240			
C =		0.90	Restricted Flow Q _r (L/s)= 16.50		
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p ~ 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
16	80.46	48.31	16.50	31.81	30.54
18	74.97	45.02	16.50	28.52	30.80
19	72.53	43.55	16.50	27.05	30.84
20	70.25	42.18	16.50	25.68	30.82
22	66.15	39.72	16.50	23.22	30.65

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	30.84	11.79	96.68	0.00

Structure	Depth	Area (m ²)	Volume (m ³)
CB21 (600mm x 600mm)	1.40	0.36	0.50
CB22 (600mm x 600mm)	1.40	0.36	0.50
MH21 (1200mm)	3.40	1.13	3.84
MH23 (1200mm)	1.97	1.13	2.23
Underground Chamber			88.64
		TOTAL	95.72

overflows to: CBMH20

Drainage Area		CBMH2			
Area (Ha)		0.080			
C =		0.90			
Restricted Flow Q _r (L/s)=		20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78 C i _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	40.73	20.00	20.73	1.24
3	166.09	33.24	20.00	13.24	2.38
4	152.51	30.53	20.00	10.53	2.53
5	141.18	28.26	20.00	8.26	2.48
7	123.30	24.68	20.00	4.68	1.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.53	6.21	0.00	0.00

Drainage Area		CB10			
Area (Ha)		0.110			
C =		0.90			
Restricted Flow Q _r (L/s)=		45.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
0	230.48	63.43	45.00	18.43	0.00
2	182.69	50.28	45.00	5.28	0.63
3	166.09	45.71	45.00	0.71	0.13
4	152.51	41.97	45.00	-3.03	-0.73
6	131.57	36.21	45.00	-8.79	-3.16

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.13	6.81	0.00	0.00

overflows to: CBMH20

Drainage Area		CB7			
Area (Ha)		0.080			
C =		0.90			
Restricted Flow Q _r (L/s)=		30.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78 C i _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
-1	266.98	53.44	30.00	23.44	-1.41
1	203.51	40.73	30.00	10.73	0.64
2	182.69	36.57	30.00	6.57	0.79
3	166.09	33.24	30.00	3.24	0.58
5	141.18	28.26	30.00	-1.74	-0.52

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
6.64	7.43	6.97	0.00	0.46

overflows to: CB8

Drainage Area		MH21			
Area (Ha)	0.240				
C =	0.90	Restricted Flow Q _r (L/s)=	16.50		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78 x C i _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
11	73.17	43.94	16.50	27.44	18.11
13	66.93	40.19	16.50	23.69	18.48
14	64.23	38.57	16.50	22.07	18.54
15	61.77	37.09	16.50	20.59	18.53
17	57.42	34.48	16.50	17.98	18.34

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	18.54	11.79	96.68	0.00

overflows to: CBMH20

Drainage Area		CBMH2			
Area (Ha)		0.080			
C =		0.90			
Restricted Flow Q _r (L/s)=		20.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78C _i 2 _{yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	18.15	20.00	-1.85	-0.78
9	80.87	16.19	20.00	-3.81	-2.06
10	76.81	15.37	20.00	-4.63	-2.78
11	73.17	14.65	20.00	-5.35	-3.53
13	66.93	13.40	20.00	-6.60	-5.15

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	6.21	0.00	0.00

Drainage Area		CB10			
Area (Ha)		0.110			
C =		0.90			
Restricted Flow Q _r (L/s)=		45.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78C <i>i</i> _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	24.95	45.00	-20.05	-8.42
9	80.87	22.26	45.00	-22.74	-12.28
10	76.81	21.14	45.00	-23.86	-14.32
11	73.17	20.14	45.00	-24.86	-16.41
13	66.93	18.42	45.00	-26.58	-20.73

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	6.81	0.00	0.00

overflows to: CBMH20

Drainage Area		CB7			
Area (Ha)		0.080			
C =		0.90			
Restricted Flow Q _r (L/s)=		30.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78C <i>i</i> _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	18.15	30.00	-11.85	-4.98
9	80.87	16.19	30.00	-13.81	-7.46
10	76.81	15.37	30.00	-14.63	-8.78
11	73.17	14.65	30.00	-15.35	-10.13
13	66.93	13.40	30.00	-16.60	-12.95

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	6.97	0.00	0.00

overflows to: CB8

Drainage Area		CB6 Drainage Area Plan - CBMH1B			
Area (Ha)	0.070				
C =	1.00	Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
5	242.70	47.23	20.00	27.23	8.17
7	211.67	41.19	20.00	21.19	8.90
8	199.25	38.76	20.00	18.76	9.01
9	188.25	36.63	20.00	16.63	8.98
11	169.91	33.06	20.00	13.06	8.82
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	9.01	13.66	0.00	0.00	

overflows to: CB8

Drainage Area		Drainage Area Plan - CBMH1A			
Area (Ha)	0.060				
C =	1.00	Restricted Flow Q _r (L/s)= 15.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
7	211.67	35.31	15.00	20.31	8.53
9	188.25	31.40	15.00	16.40	8.86
10	178.56	29.78	15.00	14.78	8.87
11	169.91	28.34	15.00	13.34	8.80
13	155.11	25.87	15.00	10.87	8.48
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	8.87	3.41	0.00	5.46	
overflows to: CB8					

overflows to: CB8

Drainage Area		Drainage Area Plan - MH1B			
Area (Ha)	0.170				
C =	1.00	Restricted Flow Q _r (L/s)= 47.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
6	226.01	106.81	47.00	59.81	21.53
8	199.20	94.14	47.00	47.14	22.63
9	188.25	88.97	47.00	41.97	22.66
10	178.56	84.39	47.00	37.39	22.43
12	162.13	76.62	47.00	29.62	21.33
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
5.79	28.45	24.90	1.60	1.95	
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)		
6.00	0.450	0.159	0.95		
			0.95		

overflows to: MH1A

overflows to: MH1A

Drainage Area		CB4 Drainage Area Plan - MH10A			
Area (Ha)	0.030				
C =	1.00	Restricted Flow Q _r (L/s)= 6.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
9	188.25	15.70	6.00	9.70	5.24
11	169.91	14.17	6.00	8.17	5.39
12	162.13	13.52	6.00	7.52	5.42
13	155.11	12.94	6.00	6.94	5.41
15	142.89	11.92	6.00	5.92	5.33
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	5.42	10.62	0.00	0.00	
overflows to: CBMH1					

overflows to: CBMH1

Drainage Area		CB6				
Area (Ha)		0.070				
C =		0.90	Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding						
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78C <i>i</i> _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)	
0	230.48	40.37	20.00	20.37	0.00	
2	182.69	32.00	20.00	12.00	1.44	
3	166.09	29.09	20.00	9.09	1.64	
4	152.51	26.71	20.00	6.71	1.61	
6	131.57	23.04	20.00	3.04	1.10	
Storage (m ³)						
Overflow	Required	Surface	Sub-surface	Balance		
0.00	1.64	13.66	0.00	0.00		

overflows to: CB8

Drainage Area		CB5			
Area (Ha)		0.060			
C =		0.90			
		Restricted Flow Q _r (L/s)= 15.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78C <i>i</i> _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	30.55	15.00	15.55	0.93
3	166.09	24.93	15.00	9.93	1.79
4	152.51	22.89	15.00	7.89	1.89
5	141.18	21.19	15.00	6.19	1.86
7	123.30	18.51	15.00	3.51	1.47
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	1.89	3.41	0.00	0.00	
overflows to: CB8					

overflows to: CB8

Drainage Area		CB8			
Area (Ha)		0.170			
C =		0.90		Restricted Flow Q _r (L/s)= 47.00	
5-year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	86.56	47.00	39.56	2.37
3	166.09	70.64	47.00	23.64	4.26
4	152.51	64.87	47.00	17.87	4.29
5	141.18	60.05	47.00	13.05	3.91
7	123.30	52.45	47.00	5.45	2.29
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	4.29	24.90	1.60	0.00	
Structure		Depth	Area (m ²)	Volume (m ³)	
CB8 (600mm x 600mm)		1.80	0.36	0.65	
				0.65	

overflows to: CB8

Drainage Area		CB6			
Area (Ha)		0.070			
C =		0.90			
		Restricted Flow Q _r (L/s)= 20.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
7	90.66	15.88	20.00	-4.12	-1.73
9	80.87	14.16	20.00	-5.84	-3.15
10	76.81	13.45	20.00	-6.55	-3.93
11	73.17	12.81	20.00	-7.19	-4.74
13	66.93	11.72	20.00	-8.28	-6.46
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	13.66	0.00	0.00	

overflows to: CB8

Drainage Area		CB5			
Area (Ha)	0.060				
C =	0.90	Restricted Flow Q _r (L/s)= 15.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
7	90.66	13.61	15.00	-1.39	-0.58
9	80.87	12.14	15.00	-2.86	-1.54
10	76.81	11.53	15.00	-3.47	-2.08
11	73.17	10.98	15.00	-4.02	-2.65
13	66.93	10.05	15.00	-4.95	-3.86
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	3.41	0.00	0.00	
overflows to: CB8					

overflows to: CB8

Drainage Area		CB8			
Area (Ha)	0.170				
C =	0.90	Restricted Flow Q _r (L/s)= 47.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	38.56	47.00	-8.44	-3.54
9	80.87	34.40	47.00	-12.60	-6.80
10	76.81	32.67	47.00	-14.33	-8.60
11	73.17	31.12	47.00	-15.88	-10.48
13	66.93	28.47	47.00	-18.53	-14.46
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	24.90	1.60	0.00	

overflows to: CB8

Drainage Area		CB4 Drainage Area Plan - MH10A			
Area (Ha)	0.030				
C =	1.00	Restricted Flow Q _r (L/s)= 6.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
9	188.25	15.70	6.00	9.70	5.24
11	169.91	14.17	6.00	8.17	5.39
12	162.13	13.52	6.00	7.52	5.42
13	155.11	12.94	6.00	6.94	5.41
15	142.89	11.92	6.00	5.92	5.33
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	5.42	10.62	0.00	0.00	
overflows to: CBMH1					

overflows to: CBMH1

Drainage Area		CB4			
Area (Ha)		0.030			
C =	0.90	Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
3	166.09	12.47	6.00	6.47	1.16
5	141.18	10.60	6.00	4.60	1.38
6	131.57	9.88	6.00	3.88	1.40
7	123.30	9.26	6.00	3.26	1.37
9	109.79	8.24	6.00	2.24	1.21
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	1.40	10.62	0.00	0.00	

overflows to: CBMH1

overflows to: CBMH1

Drainage Area		CB4				
Area (Ha)		0.030				
C =		0.90		Restricted Flow Q _r (L/s)= 6.00		
2-year Ponding						
T _c Variable	i _{2yr}	Peak Flow Q _p = 2.78xCi _{2yr} A	Q _r	Q _p -Q _r	Volume 2yr	
(min)	(mm/hour)	(L/s)	(L/s)	(L/s)	(m ³)	
7	90.66	6.81	6.00	0.81	0.34	
9	89.87	6.07	6.00	0.07	0.04	
10	76.81	5.76	6.00	-0.24	-0.14	
11	73.17	5.49	6.00	-0.51	-0.34	
13	66.93	5.02	6.00	-0.98	-0.76	
Storage (m ³)						
Overflow		Required	Surface	Sub-surface	Balance	
0.00		0.00	10.62	0.00	0.00	
overflows to: CBMH1						

Drainage Area CBMH1		Drainage Area MH10B			
Area (Ha)	0.080				
C =	1.00	Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p =2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
7	211.67	47.07	20.00	27.07	11.37
9	188.25	41.87	20.00	21.87	11.81
10	178.56	39.71	20.00	19.71	11.83
11	169.91	37.79	20.00	17.79	11.74
13	155.11	34.50	20.00	14.50	11.31
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	11.83	0.00	0.00	11.83	

overflows to: MH1A

Drainage Area		MH1A			
Area (Ha)	0.150				
C =	1.00	Restricted Flow Q _r (L/s)= 43.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p =2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
5	242.70	101.21	43.00	58.21	17.46
7	211.67	88.27	43.00	45.27	19.01
8	199.20	83.07	43.00	40.07	19.23
9	188.25	78.50	43.00	35.50	19.17
11	169.91	70.85	43.00	27.85	18.38
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
13.78	33.01	10.83	0.00	22.18	
overflows to: CBMH20					

overflows to: CBMH20

Drainage Area		CBMH20	Previously CB18, Drainage Area Plan - MH11		
Area (Ha)	0.100				
C =	0.38		Restricted Flow Q _r (L/s)= 15.00		
100-year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
3	286.05	29.82	15.00	14.82	2.67
4	262.41	27.36	15.00	12.36	2.97
5	242.70	25.30	15.00	10.30	3.09
6	226.01	23.56	15.00	8.56	3.08
7	211.67	22.07	15.00	7.07	2.97
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
29.75	32.84	131.62	0.00	0.00	
overflows to: offsite					

overflows to: offsite

Drainage Area		RA	Drainage Area Plan - MH7A		
Area (Ha)		0.300			
C =		1.00	Restricted Flow Q _r (L/s)=		27.00
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
25	103.85	86.61	27.00	59.61	89.41
26	101.18	84.38	27.00	57.38	89.52
27	98.66	82.28	27.00	55.28	89.56
28	96.27	80.29	27.00	53.29	89.53
29	94.01	78.41	27.00	51.41	89.45
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	89.56	90.00	0.00	0.00	

Drainage Area		CBMH1			
Area (Ha)	0.080				
C =	0.90	Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 5yr (m ³)
1	203.51	40.73	20.00	20.73	1.24
3	166.09	33.24	20.00	13.24	2.38
4	152.51	30.53	20.00	10.53	2.53
5	141.18	28.26	20.00	8.26	2.48
7	123.30	24.68	20.00	4.68	1.97
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	2.53	0.00	0.00	2.53	

overflows to: MH1A

Drainage Area		MH1A			
Area (Ha)	0.160				
C =	0.90	Restricted Flow Q _r (L/s)=			43.00
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78 x C i _{5yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 5yr (m ³)
2	182.69	73.13	43.00	30.13	3.62
4	152.51	61.05	43.00	18.05	4.33
5	141.18	56.52	43.00	13.52	4.05
6	131.57	52.67	43.00	9.67	3.48
8	116.11	46.48	43.00	3.48	1.67
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
2.53	6.58	10.83	0.00	0.00	

overflows to: CBMH20

overflows to: CBMH20

Drainage Area		CBMH20			
Area (Ha)	0.160				
C =	0.30	Restricted Flow Q _r (L/s)= 15.00			
5-year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	27.16	15.00	12.16	0.73
2	182.69	24.38	15.00	9.38	1.13
3	166.09	22.16	15.00	7.16	1.29
4	152.51	20.35	15.00	5.35	1.28
5	141.18	18.84	15.00	3.84	1.15
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	1.29	131.62	0.00	0.00	
overflows to: offsite					

overflows to: offsite

Drainage Area		RA			
Area (Ha)		0.300			
C =		0.90	Restricted Flow Q _r (L/s)= 27.00		
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 5yr (m ³)
13	90.63	68.03	27.00	41.03	32.00
14	86.93	65.25	27.00	38.25	32.13
15	83.56	62.72	27.00	35.72	32.15
16	80.46	60.39	27.00	33.39	32.06
17	77.61	58.25	27.00	31.25	31.88
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	32.15	90.00	0.00	0.00	

Drainage Area		CBMH1			
Area (Ha)		0.080			
C =		0.90		Restricted Flow Q _r (L/s)= 20.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
7	90.66	18.15	20.00	-1.85	-0.78
9	80.87	16.19	20.00	-3.81	-2.06
10	76.81	15.37	20.00	-4.63	-2.78
11	73.17	14.65	20.00	-5.35	-3.53
13	66.93	13.40	20.00	-6.60	-5.15
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	0.00	0.00	0.00	

overflows to: MH1A

Drainage Area		MH1A			
Area (Ha)	0.150				
C =	0.90	Restricted Flow Q _r (L/s)= 43.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	34.03	43.00	-8.97	-3.77
9	80.87	30.35	43.00	-12.65	-6.83
10	76.81	28.82	43.00	-14.18	-8.51
11	73.17	27.46	43.00	-15.54	-10.26
13	66.93	25.12	43.00	-17.88	-13.95
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	10.83	0.00	0.00	

overflows to: CBMH20

overflows to: CBMH20

Drainage Area		CBMH20			
Area (Ha)	0.100				
C =	0.30	Restricted Flow Q_r (L/s)= 15.00			
2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78xCi_{2yr}A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
0	167.22	13.95	15.00	-1.05	0.00
1	148.14	12.36	15.00	-2.64	-0.16
2	133.33	11.12	15.00	-3.88	-0.47
3	121.46	10.13	15.00	-4.87	-0.88
4	111.72	9.32	15.00	-5.68	-1.36
Storage (m^3)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	0.00	131.62	0.00	0.00	

Drainage Area		RA			
Area (Ha)		0.300			
C =		0.90		Restricted Flow Q _r (L/s)= 27.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
8	85.46	64.14	27.00	37.14	17.83
11	76.81	57.65	27.00	30.65	18.39
11	73.17	54.92	27.00	27.92	18.43
12	69.89	52.46	27.00	25.46	18.33
14	64.23	48.21	27.00	21.21	17.82
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	18.43	90.00	0.00	0.00	

Drainage Area		RB Drainage Area Plan - MH2A			
Area (Ha)	0.190				
C =	1.00	Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
20	119.95	63.36	20.00	43.36	52.03
22	112.88	59.62	20.00	39.62	52.30
23	109.68	57.93	20.00	37.93	52.35
24	106.68	56.35	20.00	36.35	52.34
26	101.18	53.44	20.00	33.44	52.17
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	52.35	57.00	0.00	0.00	

Drainage Area		RC Drainage Area Plan - MH7			
Area (Ha)	0.050				
C =	1.00	Restricted Flow Q _r (L/s)= 8.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100 yr (m ³)
12	162.13	22.54	8.00	14.54	10.47
14	148.72	20.67	8.00	12.67	10.64
15	142.89	19.86	8.00	11.86	10.68
16	137.55	19.12	8.00	11.12	10.67
18	128.08	17.80	8.00	9.80	10.59
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	10.68	13.50	1.00	0.00	

Drainage Area		RD Drainage Area Plan - MH1C			
Area (Ha)	0.050				
C =	1.00	Restricted Flow Q _r (L/s)= 8.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
12	162.13	22.54	8.00	14.54	10.47
14	148.72	20.67	8.00	12.67	10.64
15	142.89	19.86	8.00	11.86	10.68
16	137.55	19.12	8.00	11.12	10.67
18	128.08	17.80	8.00	9.80	10.59
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	10.68	11.25	1.00	0.00	

Drainage Area		EXTERNAL			
Area (Ha)	1.550				
C =	1.00	Restricted Flow Q _r (L/s)= 291.58			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
10	178.56	769.41	291.58	477.83	286.70
12	162.13	698.63	291.58	407.05	293.08
13	155.11	668.36	291.58	376.78	293.89
14	148.72	640.85	291.58	349.27	293.38
16	137.55	592.70	291.58	301.12	289.08
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	293.89	270.00	0.00	23.89	

Drainage Area		RB			
Area (Ha)		0.190			
C =		0.90			
		Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
11	99.19	47.15	20.00	27.15	17.92
13	90.63	43.08	20.00	23.08	18.01
14	86.93	41.33	20.00	21.33	17.91
15	83.56	39.72	20.00	19.72	17.75
17	77.61	36.89	20.00	16.89	17.23
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	17.91	57.00	0.00	0.00	

Drainage Area		RC			
Area (Ha)		0.050			
C =		0.90	Restricted Flow Q _r (L/s)= 8.00		
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
5	141.18	17.66	8.00	9.66	2.90
7	123.30	15.43	8.00	7.43	3.12
8	116.11	14.53	8.00	6.53	3.13
9	109.79	13.74	8.00	5.74	3.10
11	99.19	12.41	8.00	4.41	2.91
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	3.13	13.50	0.00	0.00	

Drainage Area		RD				
Area (Ha)		0.050				
C =		0.90	Restricted Flow Q _r (L/s)=		8.00	
5-Year Ponding						
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)	
5	141.18	17.66	8.00	9.66	2.90	
7	123.30	15.43	8.00	7.43	3.12	
8	116.11	14.53	8.00	6.53	3.13	
9	109.79	13.74	8.00	5.74	3.10	
11	99.19	12.41	8.00	4.41	2.91	
Storage (m ³)						
Overflow	Required	Surface	Sub-surface	Balance		
0.00	3.13	11.25	0.00	0.00		

Drainage Area		EXTERNAL			
Area (Ha)	1.550				
C =	0.80	Restricted Flow Q _r (L/s)		291.58	
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
2	182.69	629.76	291.58	338.18	40.58
4	152.51	525.73	291.58	234.15	56.19
5	141.18	486.67	291.58	195.09	58.53
6	131.57	453.54	291.58	161.96	58.31
8	116.11	400.26	291.58	108.68	52.17
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	58.53	270.00	0.00	0.00	

Drainage Area		RB				
Area (Ha)		0.190				
C =		0.90	Restricted Flow Q _r (L/s)= 20.00			
2-Year Ponding						
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)		Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
6	96.64	45.94	20.00	25.94	9.34	
8	85.46	40.62	20.00	20.62	9.90	
9	80.87	38.45	20.00	18.45	9.96	
10	76.81	36.51	20.00	16.51	9.91	
12	69.89	33.23	20.00	13.23	9.52	
Storage (m ³)						
Overflow	Required	Surface	Sub-surface	Balance		
0.00	9.96	57.00	0.00	0.00		

Drainage Area		RC			
Area (Ha)	0.050				
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 = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
2	133.33	16.68	8.00	8.68	1.04
4	111.72	13.98	8.00	5.98	1.43
5	103.57	12.96	8.00	4.96	1.49
6	96.64	12.09	8.00	4.09	1.47
8	85.46	10.69	8.00	2.69	1.29
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	1.49	13.50	0.00	0.00	

Drainage Area		RD			
Area (Ha)		0.050			
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 = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
2	133.33	16.68	8.00	8.68	1.04
4	111.72	13.98	8.00	5.98	1.43
5	103.57	12.96	8.00	4.96	1.49
6	96.64	12.09	8.00	4.09	1.47
8	85.46	10.69	8.00	2.69	1.29
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	1.49	11.25	0.00	0.00	

Drainage Area		EXTERNAL			
Area (Ha)	1.550				
C =	0.80	Restricted Flow Q _r (L/s)= 291.58			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCl _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
0	167.22	576.45	291.58	284.87	0.00
2	133.33	459.62	291.58	168.04	20.16
3	121.46	418.71	291.58	127.13	22.88
4	111.72	385.13	291.58	93.55	22.45
6	96.64	333.13	291.58	41.55	14.96
Storage (m ³)					
Overflow	Required	Surface	Sub-surface	Balance	
0.00	22.88	270.00	0.00	0.00	

	Area	Flow
Buildings	0.590	63.00
Site	1.88	371.00
Uncontrolled	0.06	27.92
External		291.58
	2.525	753.50
Allowable		760.00
		TRUE

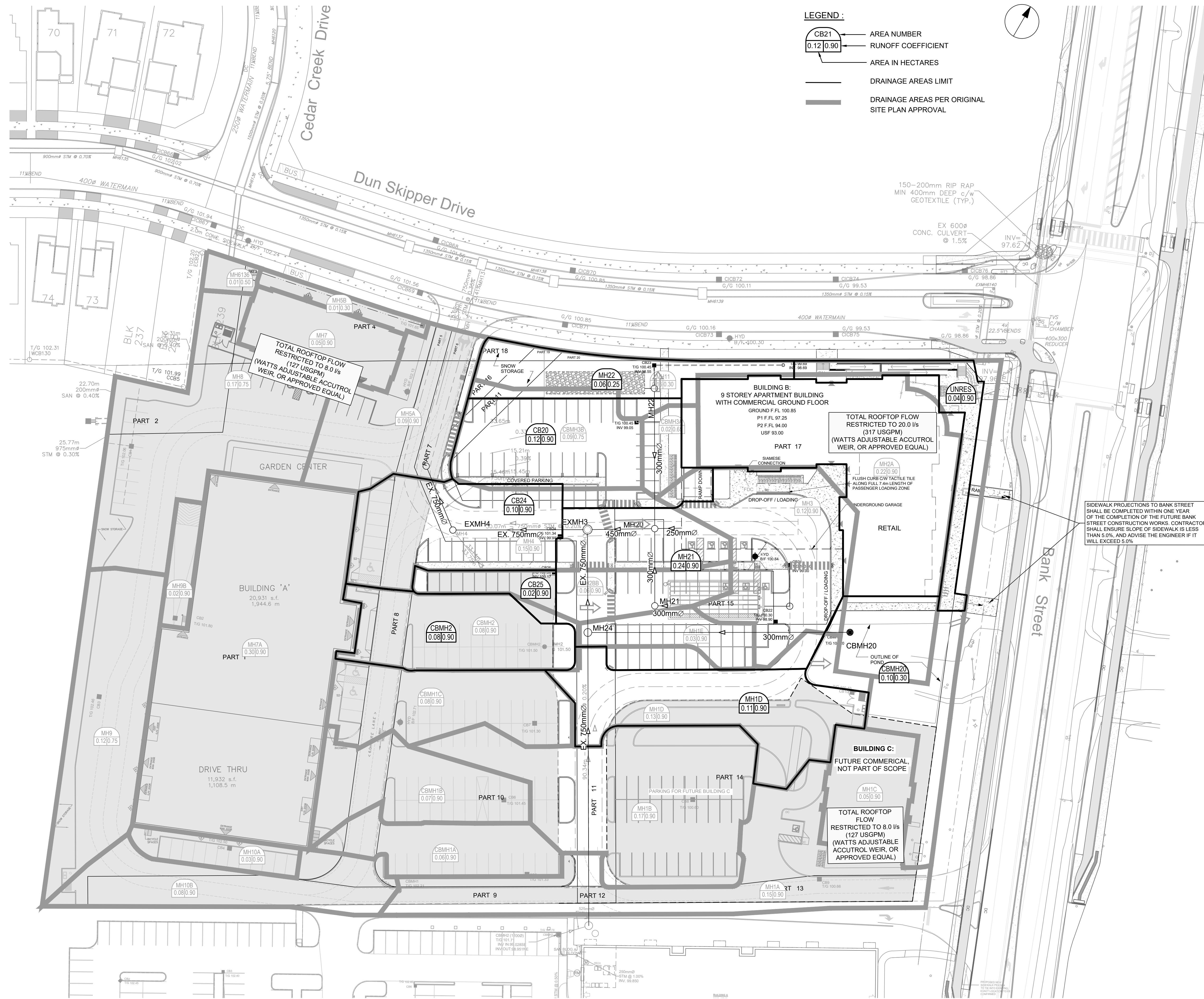


IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

PROJECT: 155 Dun Skipper
DATE: 2026-07-16
FILE: 148590-6.04.04
REV #: 1
DESIGNED BY: RR
CHECKED BY: RM

StormTech SC-310 Chamber Flotation Calculation

Tank / Cell Size	SC-310 One Cell		
Density of clearstone	1500 kg/m³		
Density of pavement structure	2200 kg/m³		
Density of Soil	1600 kg/m³		
Density of water	1000 kg/m³		
One Cell Dimensions			
Length	2.17 m	Width	0.86 m = (2.169) x (0.864)
AREA (A _{sys})	1.87 m²		
Force Down			
Clearstone	V _{CLEARSTONE}	=	(Area) x (Height) (1.87) x (0.15) = 0.28 m³
	F _{CLEARSTONE}	=	(Area) x (Density) x (Gravity) (0.28) x (1500) x (9.81) = 4.14 kN ↓
Pavement Structure	V _{PAVEMENT}	=	(Area) x (Height) (1.87) x (0.5) = 0.94 m³
	F _{PAVEMENT}	=	(Area) x (Density) x (Gravity) (0.94) x (2200) x (9.81) = 20.22 kN ↓
Soil Back Fill	V _{SOIL}	=	(Area) x (Height) (1.87) x (0.4) = 0.75 m³
	F _{SOIL}	=	(Area) x (Density) x (Gravity) (0.75) x (2200) x (9.81) = 16.18 kN ↓
Total	F _{TOTAL}	=	F _{CLEARSTONE} +F _{PAVEMENT} +F _{SOIL} 40.54 kN ↓
Force Up			
Displaced Volume	V _{UPLIFT}	=	(A _{sys}) x (Submerged Height) (1.87) x (0.31) = 0.58 m³
Force Up	F _{UP}	=	(Area) x (Density) x (Gravity) (0.58) x (1000) x (9.81) = 5.64 kN ↑
Safety Factor	F _{UP} x SF	=	(4.12) x (1.5) = 6.18 kN ↑
Force Comparison			
Resistance Check	F _{RESIS}	=	(40.54) - (6.18) = 34.36 kN ↓
Result	Therefore the force of the clearstone, pavement structure and soil exceeds that of the buoyant resistive force and flotation is not a concern.		
Notes / Assumptions			
• For a conservative approach, the calculation is framed on a single SC-310 chamber/cell			
• Clearstone thickness of 0.15m above the chamber.			
• Pavement structure is taken as 0.50 m total thickness: 50 mm asphalt, 150 mm Granular A, and 300 mm			
• Assume geometry of chamber to be rectangle to submerged height.			
• Assume 0.4m soil backfill above chamber.			



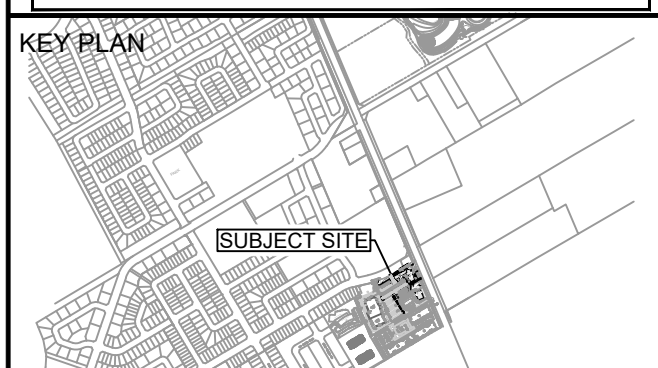
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Arcadis Professional Services (Canada) Inc.
Formerly B Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECF COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS



PRIME CONSULTANT
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333 Preston Street - Suite 500
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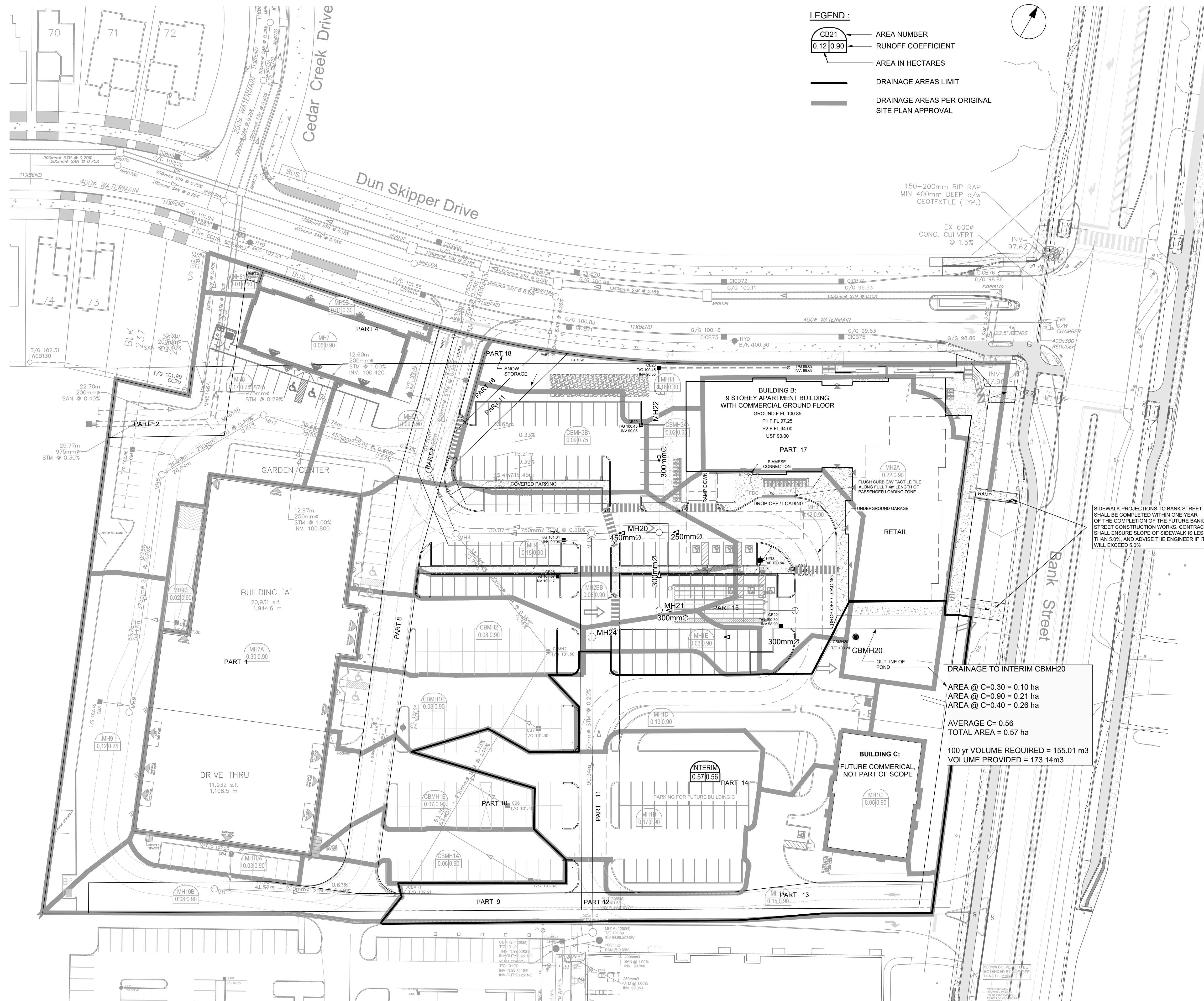
PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290
DRAWN BY:
M.M.
CHECKED BY:
R.M.
PROJECT MGR:
R.M.
APPROVED BY:
A.Z.

SHEET TITLE
STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-500
ISSUE
8



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2668867 Ontario Inc.

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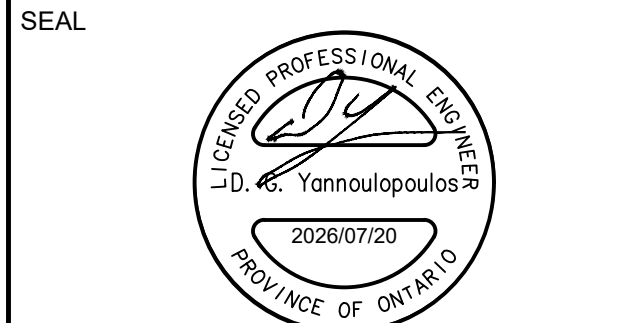
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ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECF COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290
DRAWN BY:
M.M.
PROJECT MGR:
R.M.

CHECKED BY:
R.M.
APPROVED BY:
A.Z.

SHEET TITLE
INTERIM STORM DRAINAGE AREA PLAN

SHEET NUMBER
C-501
ISSUE
8

DRAINAGE TO INTERIM CBMH20
AREA @ C=0.30 = 0.10 ha
AREA @ C=0.90 = 0.21 ha
AREA @ C=0.40 = 0.26 ha

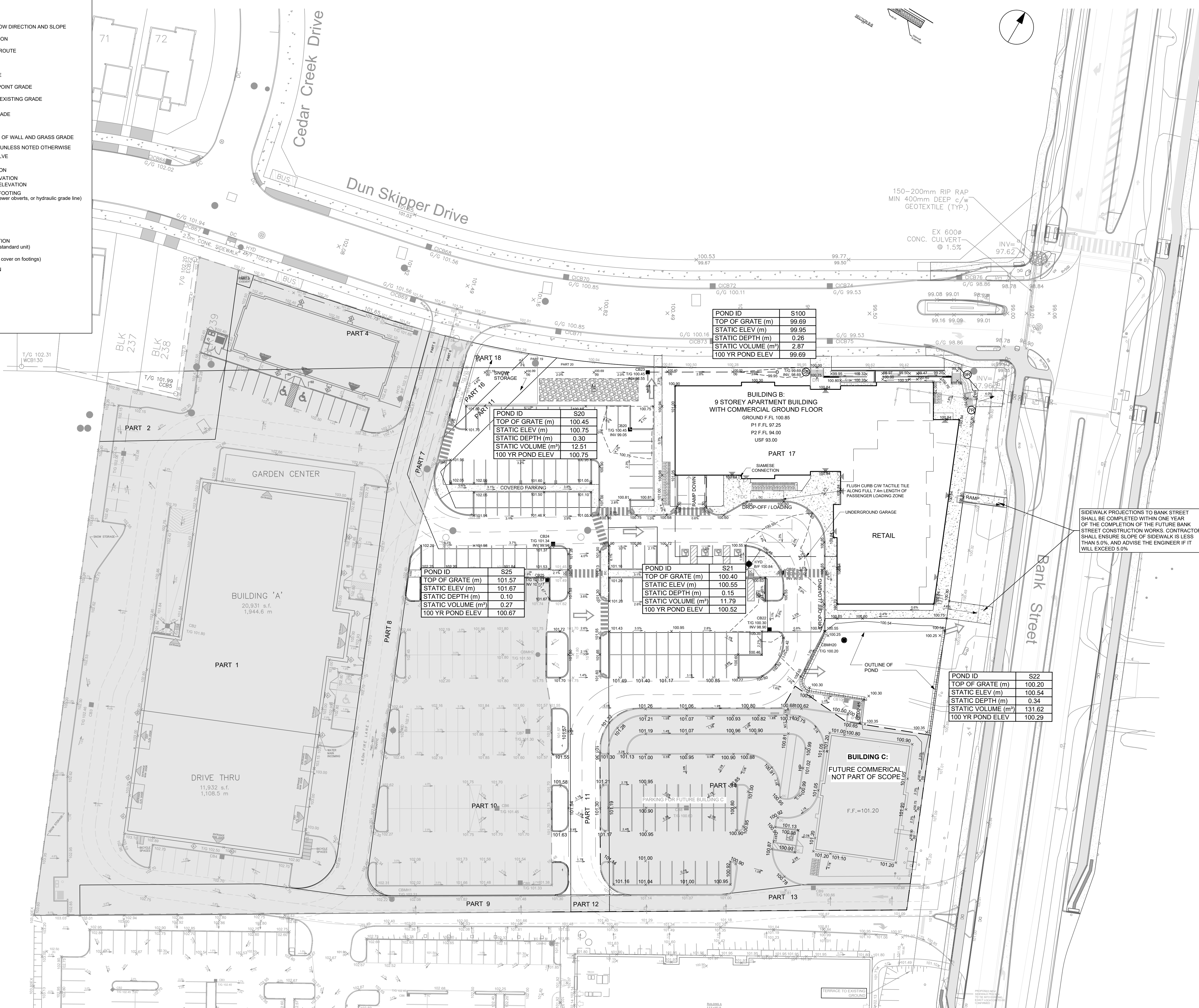
AVERAGE C= 0.56
TOTAL AREA = 0.57 ha

100 yr VOLUME REQUIRED = 155.01 m3
VOLUME PROVIDED = 173.14m3

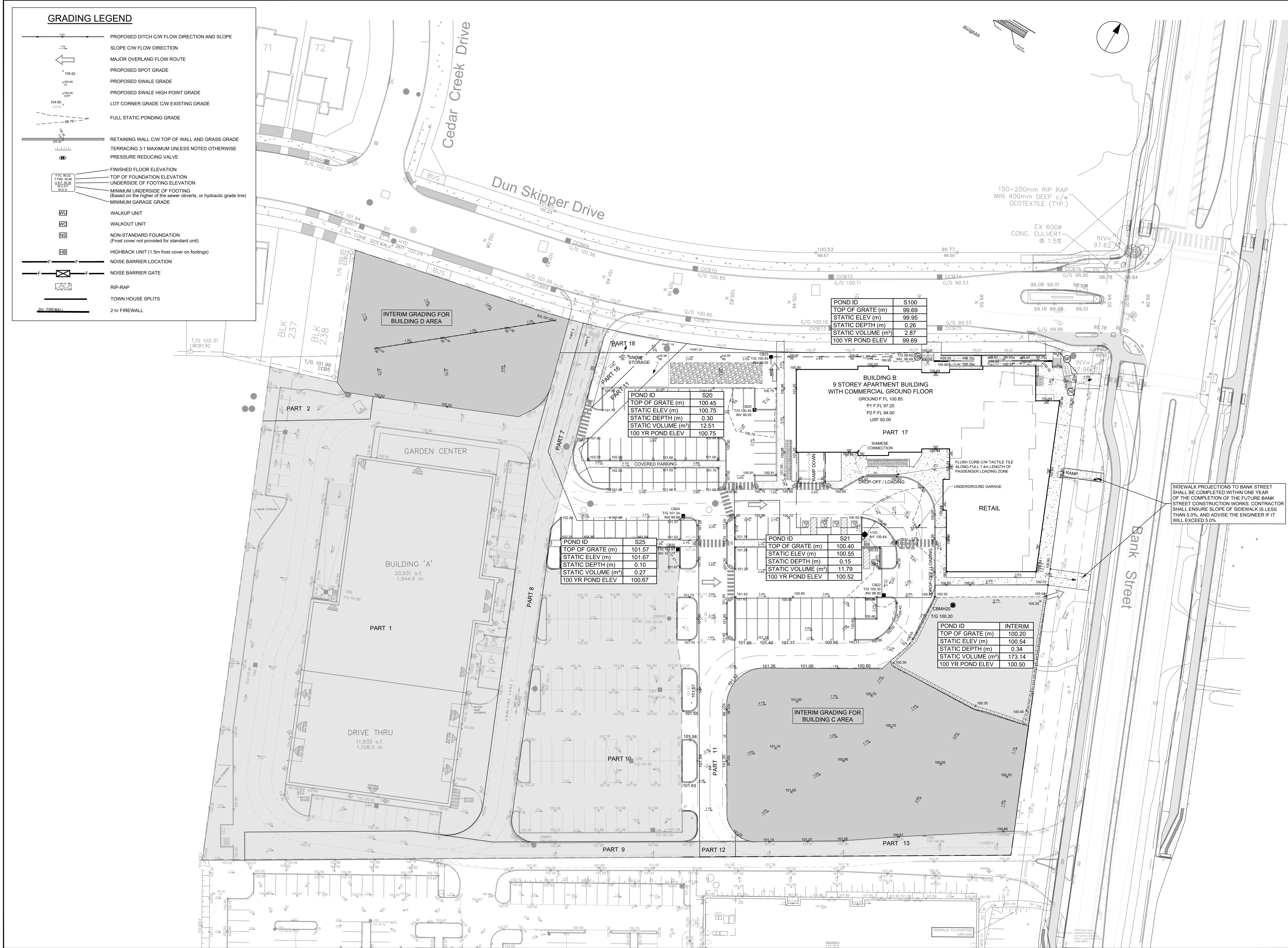
SIDEWALK PROJECTIONS TO BANK STREET SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF THE FUTURE BANK STREET CONSTRUCTION WORKS. CONTRACTOR SHALL ENSURE SLOPE OF SIDEWALK IS LESS THAN 5.0% AND ADVISE THE ENGINEER IF IT WILL EXCEED 5.0%.

Figure 1: Standard Details for Stormwater Management. The figure consists of 11 sub-diagrams (a through k) illustrating various stormwater management components and their standard details.

- (a) PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE:** Shows a ditch with a 1.5% slope. Key elevations include:
 - SPOT GRADE: 104.62
 - PROPOSED SPOT GRADE: 104.40 (1%)
 - PROPOSED SWALE HIGH POINT GRADE: 104.50 (0.5%)
 - LOT CORNER GRADE C/W EXISTING GRADE: 104.60
 - FULL STATIC PONDING GRADE: 96.79
- (b) RETAINING WALL C/W TOP OF WALL AND GRASS GRADE:** Shows a retaining wall with a 105.80' height. Key elevations include:
 - TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
 - PRESSURE REDUCING VALVE
- (c) FINISHED FLOOR ELEVATION:** Shows a finished floor elevation of 105.80'. Key elevations include:
 - TOP OF FOUNDATION ELEVATION: 105.80'
 - UNDERSIDE OF FOOTING ELEVATION: 105.80'
 - MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer obverts, or hydraulic grade line): 105.80'
 - MINIMUM GARAGE GRADE: 105.80'
- (d) WALKUP UNIT:** Shows a walkup unit with a 105.80' height. Key elevations include:
 - WALKOUT UNIT: 105.80'
 - NON-STANDARD FOUNDATION (Frost cover not provided for standard unit): 105.80'
- (e) HIGHBACK UNIT (1.5m frost cover on footings):** Shows a highback unit with a 1.5m frost cover on footings.
- (f) NOISE BARRIER LOCATION:** Shows a noise barrier location with a 105.80' height.
- (g) NOISE BARRIER GATE:** Shows a noise barrier gate with a 105.80' height.
- (h) RIP-RAP:** Shows a rip-rap area with a 105.80' height.
- (i) TOWN HOUSE SPLITS:** Shows town house splits with a 105.80' height.
- (j) 24 hr FIREWALL:** Shows a 24 hr firewall with a 105.80' height.
- (k) 2 hr FIREWALL:** Shows a 2 hr firewall with a 105.80' height.



SHEET NUMBER	ISSUE
C-600	8



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6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECIP COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS

SEAL



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PROJECT

SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290

DRAWN BY:
M.M.

CHECKED BY:
R.M.

PROJECT MGR:
R.M.

APPROVED BY:
A.Z.

SHEET TITLE

INTERIM PONDING PLAN

SHEET NUMBER

C-601

ISSUE

8

Orifice coefficients	
Cv =	0.60

	Invert (m)	Diameter (mm)	Centre ICD (m)	Max. Pond Elevation (m)	Hydraulic Slope (m)	Target Flow (l/s)	Theoretical		Recommended	
							Orifice (m)	Actual Flow (l/s)	Orifice (m)	Actual Flow (l/s)
CB20	99.050	200	99.150	100.750	1.600	15.00	0.067	15.00	0.067	15.00
CB24	99.940	200	100.040	101.340	1.300	15.00	0.070	15.00	0.070	15.00
CB25	100.170	200	100.270	101.670	1.400	6.00	0.044	6.00	0.044	6.00
CBMH20	98.474	300	98.624	100.500	1.876	15.00	0.064	15.00	0.064	15.00
MH21	98.373	300	98.523	100.550	2.027	33.00	0.093	33.00	0.093	33.00
MH22	98.422	300	98.572	100.750	2.178	6.00	0.039	6.00	0.039	6.00
						90.00				89.99



4838 Bank Street
CITY OF OTTAWA
Home Hardware



4836 Bank Street
CITY OF OTTAWA
Home Hardware

[illegible]

Sewer Design and As-built Data									
U/S Man	D/S Man	Design Slope	As-built Slope	Design Length	As-built Length	U/S Invert	As-built U/S Invert	D/S Invert	As-built D/S Invert
BLOG D	MHTA-MHSA	1.00		11.10		100.420		98.828	
BLOG A	MHTA-MHSA	1.00		14.61		100.800		98.835	
MHTA	MHSA	0.65	0.67	32.82	32.740	98.852	98.850	98.640	98.630
MHSA	MHSA	0.35	0.33	80.34	82.100	97.847	97.830	97.535	97.520
MHSA	MHSA	0.35	0.30	98.01	88.460	97.475	97.460	97.190	97.080
MHSA	MHSA	0.35	0.39	14.90	15.220	97.340	97.340	97.288	97.280
MHSA	MHSA	0.35	0.33	33.89	33.650	97.228	97.230	97.120	97.120





4836 Bank Street
City of Ottawa
Home Hardware



4836 Bank Street
City of Ottawa
Home Hardware

LOCATION				AREA (Ha)														RATIONAL DESIGN FLOW														SEWER DATA													
SHEET	AREA ID	FROM	TO	C= 0.20	C= 0.30	C= 0.40	C= 0.50	C= 0.55	C= 0.65	C= 0.70	C= 0.75	C= 0.80	C= 1.00	IND 2.78AC	CUM 2.78AC	INLET (min)	TIME IN PIPE	TOTAL (min)	I (2) (mm/hr)	I (5) (mm/hr)	I (10) (mm/hr)	I (100) (mm/hr)	2yr PEAK FLOW (L/s)	5yr PEAK FLOW (L/s)	10yr PEAK FLOW (L/s)	100yr PEAK FLOW (L/s)	FIXED FLOW (L/s)	DESIGN FLOW (L/s)	CAPACITY (L/s)	LENGTH (m)	PIPE SIZE (mm)			SLOPE (%)	VELOCITY (m/s)	AVAIL CAP (2yr) (%)									
																															DIA	W	H												
		CB3	MH9-MH8								0.12			0.25	0.25	10.00	0.11	10.11	76.81	104.19	122.14	178.56	19.22	26.07		44.68		19.22	34.22	6.73	200				1.00	1.055	15.00	43.84%							
		CB2	MH9-MH8									0.02		0.05	0.05	10.00	0.12	10.12	76.81	104.19	122.14	178.56	3.84	5.21	6.11	8.94		3.84	34.22	7.69	200				1.00	1.055	30.37	88.77%							
		MH9	MH8											0.00	0.30	10.12	0.64	10.76	76.34	103.56	121.39	177.46	22.92	31.09	36.45	53.28		22.92	158.48	53.17	375				0.75	1.390	135.56	85.54%							
		CB1	MH8-MH7								0.17			0.35	0.35	10.00	0.17	10.17	76.81	104.19	122.14	178.56	27.22	36.93	43.29	63.29		27.22	34.22	10.80	200				1.00	1.055	6.99	20.44%							
		MH7	MH8											0.00	0.65	10.76	0.46	11.21	76.81	104.19	122.14	178.56	11.21	14.81	17.81	26.20		11.21	48.60	26.20	250				0.67	0.860	0.18	0.30%							
		BLDG D	MH7-MH5											0.13	0.13	10.00	0.20	10.20	76.81	104.19	122.14	178.56	9.61	13.03	15.28	22.34		9.61	34.22	12.60	200				1.00	1.055	24.61	71.92%							
		BLDG A	MH7-MH5								0.30			0.75	0.75	10.00	0.18	10.18	76.81	104.19	122.14	178.56	57.65	78.21	91.68	134.03		57.65	62.04	12.97	250				1.00	1.224	4.39	7.07%							
		MH7	MH5											0.00	1.53	11.21	0.47	11.68	72.44	98.19	115.07	168.17	110.86	150.27	176.11		110.86	225.20	38.55	450				0.57	1.372	114.34	50.77%								
		CB4	MH10-CBMH1									0.03		0.08	0.08	10.00	0.12	10.12	76.81	104.19	122.14	178.56	5.76	7.82	9.17	13.40		5.76	34.22	7.78	200				1.00	1.055	28.45	83.15%							
		MH10	CBMH1											0.00	0.08	10.12	0.71	10.83	76.34	103.55	121.38	177.44	5.73	7.77	9.11	13.32		5.73	49.16	41.40	250				0.63	0.970	43.43	88.35%							
		CB5	CBMH1-CBMH2										0.06	0.15	0.15	10.00	0.36	10.36	76.81	104.19	122.14	178.56	11.53	15.64	18.34	26.81		11.53	34.22	22.72	200				1.00	1.055	22.69	66.30%							
		CB6	CBMH1-CBMH2										0.07	0.18	0.18	10.00	0.15	10.15	76.81	104.19	122.14	178.56	13.45	18.25	21.39	31.27		13.45	34.22	9.78	200				1.00	1.055	20.76	60.69%							
		CB7	CBMH1-CBMH2										0.08	0.20	0.20	10.00	0.15	10.15	76.81	104.19	122.14	178.56	15.37	20.86	24.45	35.74		15.37	34.22	9.59	200				1.00	1.055	18.84	55.07%							
		CBMH1	CBMH2										0.08	0.20	0.80	10.83	0.81	11.64	73.74	99.98	117.18	171.28	59.04	80.05	93.82	137.13		59.04	65.96	63.25	250				1.13	1.302	6.92	10.49%							
		CBMH2	MH4											0.00	0.80	11.64	0.70	12.34		71.02	96.24	112.78	164.81	56.86	77.06	90.30	131.95		56.86	58.89	33.75	300				0.34	0.807	2.03	3.44%						

Sewer Design and As-built Data									
U/S MH	D/S MH	Design Slope	As-built Slope	Design Length	As-built Length	U/S Invert	As-built U/S Inv	D/S Invert	As-built D/S Invert
CB3	MH9-MH8	1.00		6.73		101.050		100.228	
CB2	MH9-MH8	1.00		7.69		100.350		100.145	
MH9	MH8	0.75	0.75	54.91	53.280	100.067	100.180	99.655	99.780
CB1	MH8-MH7	1.00		10.80		100.650		99.784	
MH8	MH7	0.75	0.61	25.16	26.040	99.750	99.730	99.562	99.570
BLDG D	MH7-MH5	1.00		12.60		100.420		99.356	
BLDG A	MH7-MH5	1.00		12.97		100.800		99.303	
MH7	MH5	0.60	0.57	38.63	38.550	99.162	99.370	98.930	99.149
CB4	MH10-CBMH1	1.00		7.78		101.200		100.532	
MH10	CBMH1	0.60	0.63	41.57	41.400	100.499	100.440	100.250	100.180
CB5	CBMH1-CBMH2	1.00		22.72		99.930		99.653	
CB6	CBMH1-CBMH2	1.00		9.78		100.050		99.568	
CB7	CBMH1-CBMH2	1.00		9.59		99.900		99.228	
CBMH1	CBMH2	1.15	1.13	63.40	63.25	99.795	99.730	99.066	99.015
CBMH2	MH4	0.35	0.34	33.14	33.75	99.016	99.015	98.900	98.900
MH1	MH3	0.20	0.19	90.34	97.97	97.942	97.970	97.764	97.800
MH3	MH4	0.20	0.26	30.07	30.43	97.704	97.730	97.645	97.650
MH4	MH5	0.25	0.32	15.46	15.45	97.849	97.645	97.810	97.595
CB17	MH5-MH12	1.00		2.55		99.950		98.112	
CB16	MH5-MH12	1.00		9.09		100.250		98.081	
MH5	MH12	0.35	0.37	31.13	31.2	97.584	97.590	97.475	97.475
MH12	EX 1350 SEWER	0.35	0.41	15.71	15.69	97.455	97.455	97.400	97.390



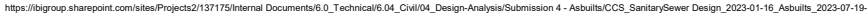


4840 Bank Street



4840 Bank Street

Sewer Design and As-built Data									
U/S MH	D/S MH	Design Slope	As-built Slope	Design Length	As-built Length	U/S Invert	As-built U/S Inv	D/S Invert	As-built D/S Invert
MH 7A	MH 6A	0.60	0.59	32.05	32.068	98.930	98.920	98.739	98.730
MH 6A	MH 3A	0.60	0.60	13.12	13.296	98.680	98.680	98.601	98.600
MH 3A	MH 2A	0.54	0.51	35.42	35.342	98.534	98.530	98.341	98.350
MH 2A	MH 1A	0.49	0.69	9.77	10.175	98.251	98.260	98.203	98.190





1.34 1.51

STORM SEWER DESIGN SHEET

4840 Bank Street
City of Ottawa
Block 204 Pathways South Apartments



As-built Storm Sewers

4840 Bank Street
City of Ottawa
Block 204 Pathways South Apartments

[illegible]

Sewer Design and As-built Data									
U/S MH	D/S MH	Design Slope	As-built Slope	Design Length	As-built Length	U/S Invert	As-built U/S Inv	D/S Invert	As-built D/S Invert
MH5	MH6	0.60	0.61	81.56	81.501	99.960	99.970	99.470	99.470
MH7	MH6	0.60	0.58	29.05	29.127	99.685	99.710	99.510	99.540
MH6	MH3	0.60	0.42	16.11	16.555	99.450	99.430	99.353	99.360
MH4	MH3	0.60	0.63	45.00	44.672	99.740	99.760	99.472	99.480
MH3	CBMH2	0.50	0.47	38.68	38.202	99.221	99.230	99.028	99.050
CBMH2	MH1	0.47	0.38	7.05	7.878	98.951	98.980	98.918	98.950
			</						



Stormwater Managment Calculations from Home Hardware Site Plan - 2019-10-08



IBI GROUP
333 PRESTON STREET
OTTAWA, ON
K1S 5N4

PROJECT: 4836 Bank St
DATE: 2019-10-08
FILE: 119351.5.7
REV #:
DESIGNED BY: JEB
CHECKED BY: JM

STORMWATER MANAGEMENT

Formulas and Descriptions

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

Maximum Allowable Release Rate

Restricted Flowrate
Taken from City of Ottawa approved Design Brief "Pathways at Findlay Creek" (D07-16-13-0023) drainage area EXT 4

EXT 4 Release Rate 760.00 L/s
Area EXT 4 TOTAL = 4.04 Ha
Area Subject Lands 2.49
Percentage Share of release rate 62%

Q TOTAL = 468.42 L/s

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

C = 0.625
 T_c = 10 min
 i_{100yr} = 178.56 mm/hr
 $A_{uncontrolled}$ = 0.01 Ha

Q uncontrolled = 3.10 L/s

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

Q max allowable = 465.31 L/s

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

Drainage Area MH9/MH9B

Area (Ha) 0.14
C = 0.98 Restricted Flow Q_r (L/s)= 10.00

100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C \times i_{100yr} \times A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)
30	91.87	34.86	10.00	24.86	44.75
32	87.89	33.35	10.00	23.35	44.83
33	86.03	32.65	10.00	22.65	44.84
34	84.27	31.98	10.00	21.98	44.83
36	80.96	30.72	10.00	20.72	44.76

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	44.84	20.64	10.07	14.13
Length (m)	Dia (m)	Area (m^2)	Volume (m^3)	
54.91	0.375	0.110	6.06	
6.73	0.200	0.031	0.21	
7.69	0.200	0.031	0.24	
			6.51	

overflows to: CB1

Drainage Area MH9/MH9B

Area (Ha) 0.14
C = 0.78 Restricted Flow Q_r (L/s)= 10.00

5-Year Ponding					
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C \times i_{5yr} \times A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 5yr (m^3)
13	90.63	27.51	10.00	17.51	13.66
15	83.56	25.37	10.00	15.37	13.83
16	80.46	24.43	10.00	14.43	13.85
17	77.61	23.56	10.00	13.56	13.83
19	72.53	22.02	10.00	12.02	13.70

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	13.85	20.64	10.07	0.00
Structure	Depth	Area (m^2)	Volume (m^3)	
CB3 (600mm x 600mm)	1.80	0.36	0.65	
CB2 (600mm x 600mm)	1.80	0.36	0.65	
CBMH10 (1200mm round)	2.00	1.13	2.26	
			3.56	

overflows to: CB1

Drainage Area MH9/MH9B

Area (Ha) 0.140
C = 0.78 Restricted Flow Q_r (L/s)= 10.00

2-Year Ponding					
T_c Variable (min)	i_{2yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C \times i_{2yr} \times A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 2yr (m^3)
10	76.81	23.32	10.00	13.32	7.99
11	73.17	22.21	10.00	12.21	8.06
12	69.89	21.22	10.00	11.22	8.08
13	66.93	20.32	10.00	10.32	8.05
15	61.77	18.75	10.00	8.75	7.88

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	8.08	20.64	10.07	0.00

overflows to: CB1

Drainage Area		CB1			
Area (Ha)		0.17			
C =		0.88		Restricted Flow Q_r (L/s)= 16.00	
100-Year 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)
19	123.87	49.72	16.00	33.72	38.44
21	116.30	46.68	16.00	30.68	38.65
22	112.88	45.31	16.00	29.31	38.68
23	109.68	44.02	16.00	28.02	38.67
25	103.85	41.68	16.00	25.68	38.52

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
14.13	52.82	50.59	5.58	0.00
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)	
31.00	0.450	0.159	4.93	
			4.93	
overflows to: CB17				

Drainage Area		CB16			
Area (Ha)	0.010				
C =	0.38	Restricted Flow Q _r (L/s)=			6.00
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p ≈ 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
-6	57497.20	599.41	16.00	583.41	-210.03
-4	977.56	10.19	16.00	-5.81	1.39
-3	702.38	7.32	16.00	-8.68	1.56
-2	555.31	5.79	16.00	-10.21	1.23
0	398.62	4.16	16.00	-11.84	0.00

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.56	0.31	0.00	1.25
overflows to: CB17				

Drainage Area		CB17			
Area (Ha)		0.090			
C =		1.00		Restricted Flow Q _r (L/s)= 9.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
22	112.88	28.24	9.00	19.24	25.40
24	106.68	26.69	9.00	17.69	25.47
25	103.85	25.98	9.00	16.98	25.47
26	101.18	25.32	9.00	16.32	25.45
28	96.27	24.09	9.00	15.09	25.35

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
1.25	26.73	0.84	5.10	20.79
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)	
28.00	0.450	0.159	4.45	
			4.45	
overflows to: CB15				

Drainage Area		CB1				
Area (Ha)		0.17				
C =		0.70	Restricted Flow Q _r (L/s)=		16.00	
5-Year Ponding						
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)	
7	123.30	39.59	16.00	23.59	9.91	
9	109.79	35.25	16.00	19.25	10.40	
10	104.19	33.46	16.00	17.46	10.47	
11	99.19	31.85	16.00	15.85	10.46	
13	90.63	29.10	16.00	13.10	10.22	

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	10.47	50.59	5.58	0.00
Structure	Depth	Area (m ²)	Volume (m ³)	
CB3 (600mm x 600mm)	1.80	0.36	0.65	
			0.65	
overflows to: CB17				

Drainage Area		CB16			
Area (Ha)		0.010			
C =		0.30			
		Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
-6	10904.38	90.94	6.00	84.94	-30.58
-4	555.75	4.63	6.00	-1.37	0.33
-3	402.34	3.36	6.00	-2.64	0.48
-2	319.47	2.66	6.00	-3.34	0.40
0	230.48	1.92	6.00	-4.08	0.00

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.48	0.31	0.00	0.17
overflows to: CB17				

Drainage Area		CB17			
Area (Ha)		0.090			
C =		0.90			
		Restricted Flow Q _r (L/s)= 9.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
10	104.19	23.46	9.00	14.46	8.68
12	94.70	21.32	9.00	12.32	8.87
13	90.63	20.41	9.00	11.41	8.90
14	86.93	19.58	9.00	10.58	8.88
16	80.46	18.12	9.00	9.12	8.75

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.17	9.06	0.84	5.10	3.13
Structure	Depth	Area (m ²)	Volume (m ³)	
CB3 (600mm x 600mm)	1.80	0.36	0.65	
			0.65	
overflows to: CB15				

Drainage Area		CB1			
Area (Ha)	0.165				
C =	0.70	Restricted Flow Q _r (L/s)= 16.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
4	111.72	35.87	16.00	19.87	4.77
6	96.64	31.03	16.00	15.03	5.41
7	90.66	29.11	16.00	13.11	5.51
8	85.46	27.44	16.00	11.44	5.49
10	76.81	24.66	16.00	8.66	5.20

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	5.51	50.59	5.58	0.00
overflows to: CB17				

Drainage Area		CB16			
Area (Ha)	0.010				
C =	0.30	Restricted Flow Q _r (L/s)=		6.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-7	#NUM!	#NUM!	6.00	#NUM!	#NUM!
-5	632.75	5.28	6.00	-0.72	0.22
-4	387.14	3.23	6.00	-2.77	0.67
-3	285.77	2.38	6.00	-3.62	0.65
-1	192.83	1.61	6.00	-4.39	0.26

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.67	0.31	0.00	0.36
overflows to: CB17				

Drainage Area		CB17			
Area (Ha)	0.090				
C =	0.90	Restricted Flow Q _r (L/s)= 9.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
7	90.66	20.42	9.00	11.42	4.79
9	80.87	18.21	9.00	9.21	4.97
10	76.81	17.29	9.00	8.29	4.98
11	73.17	16.48	9.00	7.48	4.93
13	66.93	15.07	9.00	6.07	4.74

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	4.98	0.84	5.10	0.00
overflows to: CB15				

Drainage Area		CB15			
Area (Ha)		0.090			
C =		0.94		Restricted Flow Q _r (L/s)= 6.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
33	86.03	20.18	6.00	14.18	28.08
35	82.58	19.37	6.00	13.37	28.08
36	80.96	18.99	6.00	12.99	28.06
37	79.42	18.63	6.00	12.63	28.03
39	76.51	17.95	6.00	11.95	27.96

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
20.79	48.85	66.27	5.10	0.00
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)	
28.00	0.450	0.159	4.45	4.45

overflows to: out

Drainage Area		CB15			
Area (Ha)		0.090			
C =		0.75			
		Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
13	90.63	17.01	6.00	11.01	8.59
15	83.56	15.68	6.00	9.68	8.71
16	80.46	15.10	6.00	9.10	8.73
17	77.61	14.56	6.00	8.56	8.73
19	72.53	13.61	6.00	7.61	8.67

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
3.13	11.86	66.27	5.10	0.00
Structure	Depth	Area (m ²)	Volume (m ³)	
CB3 (600mm x 600mm)	1.80	0.36	0.65	0.65

overflows to: out

Drainage Area		CB15			
Area (Ha)	0.090				
C =	0.75		Restricted Flow Q _r (L/s)=		6.00
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
9	80.87	15.18	6.00	9.18	4.95
11	73.17	13.73	6.00	7.73	5.10
12	69.89	13.12	6.00	7.12	5.12
13	66.93	12.56	6.00	6.56	5.12
15	61.77	11.59	6.00	5.59	5.03

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	5.12	66.27	5.10	0.00

overflows to: out

Drainage Area		CBMH3			
Area (Ha)	0.020				
C =	0.81	Restricted Flow Q_r (L/s)=			6.00
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p \approx 2.78xCi_{100yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 100yr (m^3)
3	286.05	12.92	6.00	6.92	1.25
5	242.70	10.96	6.00	4.96	1.49
6	226.01	10.21	6.00	4.21	1.52
7	211.67	9.56	6.00	3.56	1.50
9	188.25	8.50	6.00	2.50	1.35

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.52	4.17	0	0.00

overflows to: CB12/13/14

Drainage Area		CBMH3			
Area (Ha)		0.020			
C =		0.90		Restricted Flow Q _r (L/s)= 6.00	
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
0	230.48	11.53	6.00	5.53	0.00
2	182.69	9.14	6.00	3.14	0.38
3	166.09	8.31	6.00	2.31	0.42
4	152.51	7.63	6.00	1.63	0.39
6	131.57	6.58	6.00	0.58	0.21

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.42	4.17	0.00	0.00

overflows to: CB12/13/14

Drainage Area		CBMH3			
Area (Ha)	0.020				
C =	0.90		Restricted Flow Q _r (L/s)= 6.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
-2	229.26	11.47	6.00	5.47	-0.66
0	167.22	8.37	6.00	2.37	0.00
1	148.14	7.41	6.00	1.41	0.08
2	133.33	6.67	6.00	0.67	0.08
4	111.72	5.59	6.00	-0.41	-0.10

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.08	4.17	0.00	0.00

overflows to: CB12/13/14

Drainage Area		CB11			
Area (Ha)		0.030			
C =		1.00		Restricted Flow Q _r (L/s)= 15.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
1	351.38	29.31	15.00	14.31	0.86
3	286.05	23.86	15.00	8.86	1.59
4	262.41	21.88	15.00	6.88	1.65
5	242.70	20.24	15.00	5.24	1.57
7	211.67	17.65	15.00	2.65	1.11

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
5.62	7.27	0.93	0	6.34

overflows to: CB12/CB13/CB14

Drainage Area		CB11			
Area (Ha)		0.030			
C =		0.90		Restricted Flow Q _r (L/s)= 15.00	
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 5yr (m ³)
-2	319.47	23.98	15.00	8.98	-1.08
0	230.48	17.30	15.00	2.30	0.00
1	203.51	15.28	15.00	0.28	0.02
2	182.69	13.71	15.00	-1.29	-0.15
4	152.51	11.45	15.00	-3.55	-0.85

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.02	0.93	0.00	0.00

overflows to: CB12/CB13/CB14

Drainage Area		CB11			
Area (Ha)	0.030				
C =	0.90		Restricted Flow Q _r (L/s)= 15.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-4	387.14	29.06	15.00	14.06	-3.37
-2	229.26	17.21	15.00	2.21	-0.26
-1	192.83	14.47	15.00	-0.53	0.03
0	167.22	12.55	15.00	-2.45	0.00
2	133.33	10.01	15.00	-4.99	-0.60

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.03	0.93	0.00	0.00

overflows to: CB12/CB13/CB14

Drainage Area CB12/CB13/CB14					
Area (Ha)	0.330	Restricted Flow Q _r (L/s)= 73.00			
C =	1.00				
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
9	188.25	172.70	73.00	99.70	53.84
10	178.56	163.81	73.00	90.81	54.49
11	169.91	155.87	73.00	82.87	54.70
12	162.13	148.74	73.00	75.74	54.53
14	148.72	136.44	73.00	63.44	53.29

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
6.34	61.03	54.36	5.07	1.60
Length (m)	Dia (m)	Area (m ²)	Volume (m ³)	
11.07	0.375	0.110	1.22	
12.00	0.450	0.159	1.91	
			3.13	

overflows to: CB10

Drainage Area		CB10			
Area (Ha)		0.130			
C =		1.00		Restricted Flow Q _r (L/s)= 45.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
5	242.70	87.71	45.00	42.71	12.81
6	226.01	81.68	45.00	36.68	13.20
7	211.67	76.50	45.00	31.50	13.23
8	199.20	71.99	45.00	26.99	12.96
10	178.56	64.53	45.00	19.53	11.72

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
5.62	18.85	6.81	0.00	12.04

overflows to: CB18

Drainage Area		CB12/CB13/CB14			
Area (Ha)		0.330			
C =		0.90		Restricted Flow Q _r (L/s)= 73.00	
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCI _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
2	182.69	150.84	73.00	77.84	9.34
4	152.51	125.92	73.00	52.92	12.70
5	141.18	116.57	73.00	43.57	13.07
6	131.57	108.63	73.00	35.63	12.83
8	116.11	95.87	73.00	22.87	10.98

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	13.07	54.36	5.07	0.00
Structure	Depth	Area (m ²)	Volume (m ³)	
CB12 (600mm x 600mm)	1.80	0.36	0.65	
CB13 (600mm x 600mm)	1.80	0.36	0.65	
CB14 (600mm x 600mm)	1.80	0.36	0.65	
			1.94	

overflows to: CB10

Drainage Area		CB10			
Area (Ha)		0.130		Restricted Flow Q _r (L/s)= 45.00	
C =		0.90			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
-1	266.98	86.84	45.00	41.84	-2.51
1	203.51	66.19	45.00	21.19	1.27
2	182.69	59.42	45.00	14.42	1.73
3	166.09	54.02	45.00	9.02	1.62
5	141.18	45.92	45.00	0.92	0.28

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.73	6.81	0.00	0.00

overflows to: CB18

Drainage Area 2/CB13/CB14					
Area (Ha)	0.330				
C =	0.90	Restricted Flow Q _r (L/s)=			73.00
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
0	167.22	138.07	73.00	65.07	0.00
2	133.33	110.09	73.00	37.09	4.45
3	121.46	100.29	73.00	27.29	4.91
4	111.72	92.25	73.00	19.25	4.62
6	96.64	79.79	73.00	6.79	2.44

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	4.91	54.36	5.07	0.00

overflows to: CB10

Drainage Area		CB10			
Area (Ha)	0.130	Restricted Flow Q _r (L/s)= 45.00			
C =	0.90				
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-2	229.26	74.57	45.00	29.57	-3.55
0	167.22	54.39	45.00	9.39	0.00
1	148.14	48.19	45.00	3.19	0.19
2	133.33	43.37	45.00	-1.63	-0.20
4	111.72	36.34	45.00	-8.66	-2.08

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
Balance	#VALUE!	6.81	0.00	#VALUE!

overflows to: CB18

Drainage Area		CBMH2			
Area (Ha)		0.080			
C =		1.00			
		Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
7	211.67	47.07	20.00	27.07	11.37
9	188.25	41.87	20.00	21.87	11.81
10	178.56	39.71	20.00	19.71	11.83
11	169.91	37.79	20.00	17.79	11.74
13	155.11	34.50	20.00	14.50	11.31

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	11.83	6.21	0.00	5.62

overflows to: CB11

Drainage Area		CB7			
Area (Ha)		0.080			
C =		1.00		Restricted Flow Q _r (L/s)= 30.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
3	286.05	63.62	30.00	33.62	6.05
5	242.70	53.98	30.00	23.98	7.19
6	226.01	50.26	30.00	20.26	7.30
7	211.67	47.07	30.00	17.07	7.17
9	188.25	41.87	30.00	11.87	6.41

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
5.62	12.91	6.97	0.00	5.94

overflows to: CB8

Drainage Area		CB6			
Area (Ha)		0.070			
C =		1.00		Restricted Flow Q _r (L/s)= 20.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
5	242.70	47.23	20.00	27.23	8.17
7	211.67	41.19	20.00	21.19	8.90
8	199.20	38.76	20.00	18.76	9.01
9	188.25	36.63	20.00	16.63	8.98
11	169.91	33.06	20.00	13.06	8.62

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	9.01	13.66	0.00	0.00

overflows to: CB8

Drainage Area		CB5			
Area (Ha)		0.060			
C =		1.00		Restricted Flow Q _r (L/s)= 15.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
7	211.67	35.31	15.00	20.31	8.53
9	188.25	31.40	15.00	16.40	8.86
10	178.56	29.78	15.00	14.78	8.87
11	169.91	28.34	15.00	13.34	8.80
13	155.11	25.87	15.00	10.87	8.48

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	8.87	3.41	0.00	5.46

overflows to: CB8

Drainage Area		CBMH2			
Area (Ha)		0.080			
C =		0.90			
		Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	40.73	20.00	20.73	1.24
3	166.09	33.24	20.00	13.24	2.38
4	152.51	30.53	20.00	10.53	2.53
5	141.18	28.26	20.00	8.26	2.48
7	123.30	24.68	20.00	4.68	1.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.53	6.21	0.00	0.00

overflows to: CB8

Drainage Area		CB7			
Area (Ha)		0.080			
C =		0.90			
		Restricted Flow Q _r (L/s)= 30.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
-1	266.98	53.44	30.00	23.44	-1.41
1	203.51	40.73	30.00	10.73	0.64
2	182.69	36.57	30.00	6.57	0.79
3	166.09	33.24	30.00	3.24	0.58
5	141.18	28.26	30.00	-1.74	-0.52

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.79	6.97	0.00	0.00

overflows to: CB8

Drainage Area		P3/L3			
Area (Ha)		0.160			
C =		0.45			
		Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	40.73	20.00	20.73	1.24
3	166.09	33.24	20.00	13.24	2.38
4	152.51	30.53	20.00	10.53	2.53
5	141.18	28.26	20.00	8.26	2.48
7	123.30	24.68	20.00	4.68	1.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.53	13.66	0.00	0.00

overflows to: CB8

Drainage Area		CBMH2			
Area (Ha)		0.080			
C =		0.90		Restricted Flow Q _r (L/s)= 20.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
-1	192.83	38.60	20.00	18.60	-1.12
1	148.14	29.65	20.00	9.65	0.58
2	133.33	26.69	20.00	6.69	0.80
3	121.46	24.31	20.00	4.31	0.78
5	103.57	20.73	20.00	0.73	0.22

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.80	6.21	0.00	0.00

overflows to: CB8

Drainage Area		CB7			
Area (Ha)		0.080			
C =		0.90		Restricted Flow Q _r (L/s)= 30.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
-3	285.77	57.20	30.00	27.20	-4.90
-1	192.83	38.60	30.00	8.60	-0.52
0	167.22	33.47	30.00	3.47	0.00
1	148.14	29.65	30.00	-0.35	-0.02
3	121.46	24.31	30.00	-5.69	-1.02

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	6.97	0.00	0.00

overflows to: CB8

Drainage Area		CB6			
Area (Ha)		0.070			
C =		0.45		Restricted Flow Q _r (L/s)= 20.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
-4	387.14	33.90	20.00	13.90	-3.34
-2	229.26	20.08	20.00	0.08	-0.01
-1	192.83	16.89	20.00	-3.11	0.19
0	167.22	14.64	20.00	-5.36	0.00
2	133.33	11.68	20.00	-8.32	-1.00

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.19	13.66	0.00	0.00

overflows to: CB8

Drainage Area		CB5			
Area (Ha)		0.060			
C =		0.90		Restricted Flow Q _r (L/s)= 15.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
-1	192.83	28.95	15.00	13.95	-0.84
1	148.14	22.24	15.00	7.24	0.43
2	133.33	20.02	15.00	5.02	0.60
3	121.46	18.23	15.00	3.23	0.58
5	103.57	15.55	15.00	0.55	0.16

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
#VALUE!	#VALUE!	3.41	0.00	#VALUE!

overflows to: CB8

Drainage Area		CB8			
Area (Ha)		0.170			
C =		1.00		Restricted Flow Q _r (L/s)= 47.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
6	226.01	106.81	47.00	59.81	21.53
8	199.20	94.14	47.00	47.14	22.63
9	188.25	88.97	47.00	41.97	22.66
10	178.56	84.39	47.00	37.39	22.43
12	162.13	76.62	47.00	29.62	21.33

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
11.40	34.07	24.90	1.60	7.57

Length (m)	Dia (m)	Area (m ²)	Volume (m ³)
6.00	0.450	0.159	0.95 0.95

Drainage Area		CB8				
Area (Ha)		0.170				
C =		0.90	Restricted Flow Q _r (L/s)=		47.00	
5-Year Ponding						
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)	
1	203.51	86.56	47.00	39.56	2.37	
3	166.09	70.64	47.00	23.64	4.26	
4	152.51	64.87	47.00	17.87	4.29	
5	141.18	60.05	47.00	13.05	3.91	
7	123.30	52.45	47.00	5.45	2.29	

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	4.29	24.90	1.60	0.00

Structure	Depth	Area (m ²)	Volume (m ³)
CB8 (600mm x 600mm)	1.80	0.36	0.65 0.65

Drainage Area		CB8			
Area (Ha)		0.170			
C =		0.90		Restricted Flow Q _r (L/s)= 47.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-1	192.83	82.02	47.00	35.02	-2.10
1	148.14	63.01	47.00	16.01	0.96
2	133.33	56.71	47.00	9.71	1.17
3	121.46	51.66	47.00	4.66	0.84
5	103.57	44.05	47.00	-2.95	-0.88

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.17	24.90	1.60	0.00

overflows to: CB9

Drainage Area		CB4			
Area (Ha)		0.030			
C =		1.00		Restricted Flow Q _r (L/s)= 6.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p ≈ 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
9	188.25	15.70	6.00	9.70	5.24
11	169.91	14.17	6.00	8.17	5.39
12	162.13	13.52	6.00	7.52	5.42
13	155.11	12.94	6.00	6.94	5.41
15	142.89	11.92	6.00	5.92	5.33

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
7.57	12.98	10.62	0.00	2.36

overflows to: CBMH1

Drainage Area		CB4			
Area (Ha)		0.030			
C =		0.90			
		Restricted Flow Q _r (L/s)= 6.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
3	166.09	12.47	6.00	6.47	1.16
5	141.18	10.60	6.00	4.60	1.38
6	131.57	9.88	6.00	3.88	1.40
7	123.30	9.26	6.00	3.26	1.37
9	109.79	8.24	6.00	2.24	1.21

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.40	10.62	0.00	0.00

overflows to: CBMH1

Drainage Area		CB4			
Area (Ha)	0.030				
C =	0.90				
Restricted Flow Q _r (L/s)=		6.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
1	148.14	11.12	6.00	5.12	0.31
3	121.46	9.12	6.00	3.12	0.56
4	111.72	8.39	6.00	2.39	0.57
5	103.57	7.77	6.00	1.77	0.53
7	90.66	6.81	6.00	0.81	0.34

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.57	10.62	0.00	0.00

overflows to: CBMH1

Drainage Area		CBMH1			
Area (Ha)	0.080				
C =	1.00	Restricted Flow Q _r (L/s)= 20.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
7	211.67	47.07	20.00	27.07	11.37
9	188.25	41.87	20.00	21.87	11.81
10	178.56	39.71	20.00	19.71	11.83
11	169.91	37.79	20.00	17.79	11.74
13	155.11	34.50	20.00	14.50	11.31

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
2.36	14.19	0.00	0.00	14.19

overflows to: CB9

Drainage Area		CBMH1			
Area (Ha)		0.080			
C =		0.90			
		Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
1	203.51	40.73	20.00	20.73	1.24
3	166.09	33.24	20.00	13.24	2.38
4	152.51	30.53	20.00	10.53	2.53
5	141.18	28.26	20.00	8.26	2.48
7	123.30	24.68	20.00	4.68	1.97

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	2.53	0.00	0.00	2.53

overflows to: CB9

Drainage Area		CBMH1			
Area (Ha)	0.080				
C =	0.90		Restricted Flow Q _r (L/s)= 20.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-1	192.83	38.60	20.00	18.60	-1.12
1	148.14	29.65	20.00	9.65	0.58
2	133.33	26.69	20.00	6.69	0.80
3	121.46	24.31	20.00	4.31	0.78
5	103.57	20.73	20.00	0.73	0.22

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.80	0.00	0.00	0.80

overflows to: CB9

Drainage Area		CB9			
Area (Ha)		0.150			
C =		1.00		Restricted Flow Q _r (L/s)= 43.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 100yr (m ³)
5	242.70	101.21	43.00	58.21	17.46
7	211.67	88.27	43.00	45.27	19.01
8	199.20	83.07	43.00	40.07	19.23
9	188.25	78.50	43.00	35.50	19.17
11	169.91	70.85	43.00	27.85	18.38

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
21.75	40.99	10.83	0.00	30.16

overflows to: CB18

Drainage Area		CB9				
Area (Ha)		0.160				
C =		0.45	Restricted Flow Q _r (L/s)=		43.00	
5-Year Ponding						
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)	
-3	402.34	80.53	43.00	37.53	-6.76	
-1	266.98	53.44	43.00	10.44	-0.63	
0	230.48	46.13	43.00	3.13	0.00	
1	203.51	40.73	43.00	-2.27	-0.14	
3	166.09	33.24	43.00	-9.76	-1.76	

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
2.53	2.53	10.83	0.00	0.00

overflows to: CB18

Drainage Area		CB9			
Area (Ha)	0.150				
C =	0.45		Restricted Flow Q _r (L/s)= 43.00		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-3	285.77	53.62	43.00	10.62	-1.91
-1	192.83	36.18	43.00	-6.82	0.41
0	167.22	31.38	43.00	-11.62	0.00
1	148.14	27.80	43.00	-15.20	-0.91
3	121.46	22.79	43.00	-20.21	-3.64

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	10.83	0.00	0.00

overflows to: CB18

Drainage Area		CB18			
Area (Ha)		0.160			
C =		0.25		Restricted Flow Q _r (L/s)= 15.00	
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
3	286.05	31.81	15.00	16.81	3.03
5	242.70	26.99	15.00	11.99	3.60
6	226.01	25.13	15.00	10.13	3.65
7	211.67	23.54	15.00	8.54	3.59
9	188.25	20.93	15.00	5.93	3.20

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
42.19	45.84	13.76	46.33	0.00

Subsurface storage calculation

450mm subdrain @ 96m	15.30 m ³
Bottom of storage medium ave. grade	98.00 m
width of S29 trench	1.00 m
depth of S29 trench (below spill elev.)	1.01 m
Volume of S29 trench	96.96 m ³
Volume of clear stone	81.66 m ³
25mm clear stone per S29	0.38 void ratio
Stoage within clear stone	31.03 m ³

overflows to: offsite

Drainage Area		RA			
Area (Ha)		0.300			
C =	1.00	Restricted Flow Q _r (L/s)= 27.00			
100-Year Ponding					
T _c Variable (min)	i _{100yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{100yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 100yr (m ³)
25	103.85	86.61	27.00	59.61	89.41
26	101.18	84.38	27.00	57.38	89.52
27	98.66	82.28	27.00	55.28	89.56
28	96.27	80.29	27.00	53.29	89.53
29	94.01	78.41	27.00	51.41	89.45

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	89.56	90.00	0.00	0.00

Drainage Area		CB18			
Area (Ha)		0.160			
C =	0.20	Restricted Flow Q _r (L/s)= 15.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
-2	319.47	28.42	15.00	13.42	-1.61
0	230.48	20.50	15.00	5.50	0.00
1	203.51	18.10	15.00	3.10	0.19
2	182.69	16.25	15.00	1.25	0.15
4	152.51	13.57	15.00	-1.43	-0.34

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.19	13.76	46.33	0.00

overflows to: offsite

Drainage Area		RA			
Area (Ha)		0.300			
C =	0.90	Restricted Flow Q _r (L/s)= 27.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 5yr (m ³)
13	90.63	68.03	27.00	41.03	32.00
14	86.93	65.25	27.00	38.25	32.13
15	83.56	62.72	27.00	35.72	32.15
16	80.46	60.39	27.00	33.39	32.06
17	77.61	58.25	27.00	31.25	31.88

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	32.15	90.00	0.00	0.00

Drainage Area		CB18			
Area (Ha)		0.160			
C =		0.20		Restricted Flow Q _r (L/s)= 15.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
-3	285.77	25.42	15.00	10.42	-1.88
-1	192.83	17.15	15.00	2.15	-0.13
0	167.22	14.88	15.00	-0.12	0.00
1	148.14	13.18	15.00	-1.82	-0.11
3	121.46	10.81	15.00	-4.19	-0.76

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	0.00	13.76	46.33	0.00

C

overflows to: offsite

Drainage Area		RA			
Area (Ha)		0.300			
C =	0.90	Restricted Flow Q _r (L/s)= 27.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
8	85.46	64.14	27.00	37.14	17.83
10	76.81	57.65	27.00	30.65	18.39
11	73.17	54.92	27.00	27.92	18.43
12	69.89	52.46	27.00	25.46	18.33
14	64.23	48.21	27.00	21.21	17.82

Storage (m ³)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	18.43	90.00	0.00	0.00

Drainage Area		RB			
Area (Ha)		0.220			
C =		1.00			
		Restricted Flow Q_r (L/s)= 20.00			
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m^3)
24	106.68	65.24	20.00	45.24	65.15
26	101.18	61.88	20.00	41.88	65.34
27	98.66	60.34	20.00	40.34	65.35
28	96.27	58.88	20.00	38.88	65.32
30	91.87	56.19	20.00	36.19	65.14

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	65.35	66.00	0.00	0.00

Drainage Area		RC			
Area (Ha)		0.050			
C =		1.00		Restricted Flow Q_r (L/s)= 8.00	
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m^3)
12	162.13	22.54	8.00	14.54	10.47
14	148.72	20.67	8.00	12.67	10.64
15	142.89	19.86	8.00	11.86	10.68
16	137.55	19.12	8.00	11.12	10.67
18	128.08	17.80	8.00	9.80	10.59

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	10.68	13.50	1.00	0.00

Drainage Area		RD			
Area (Ha)		0.050			
C =		1.00		Restricted Flow Q_r (L/s)= 8.00	
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m^3)
12	162.13	22.54	8.00	14.54	10.47
14	148.72	20.67	8.00	12.67	10.64
15	142.89	19.86	8.00	11.86	10.68
16	137.55	19.12	8.00	11.12	10.67
18	128.08	17.80	8.00	9.80	10.59

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	10.68	11.25	1.00	0.00

Drainage Area		EXTERNAL			
Area (Ha)		1.550			
C =		1.00		Restricted Flow Q_r (L/s)= 291.58	
100-Year Ponding					
T_c Variable (min)	i_{100yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{100yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 100yr (m^3)
9	188.25	811.19	291.58	519.61	280.59
11	169.91	732.13	291.58	440.55	290.76
12	162.13	698.63	291.58	407.05	293.08
13	155.11	668.36	291.58	376.78	293.89
15	142.89	615.73	291.58	324.15	291.74

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	293.08	270.00	0.00	23.08

Drainage Area		RB			
Area (Ha)		0.220			
C =		0.90			
		Restricted Flow Q _r (L/s)= 20.00			
5-Year Ponding					
T _c Variable (min)	i _{5yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{5yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 5yr (m ³)
11	99.19	54.60	20.00	34.60	22.84
13	90.63	49.89	20.00	29.89	23.31
14	86.93	47.85	20.00	27.85	23.40
15	83.56	45.99	20.00	25.99	23.39
17	77.61	42.72	20.00	22.72	23.17

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	23.40	66.00	0.00	0.00

Drainage Area		RC			
Area (Ha)		0.050			
C =		0.90			
		Restricted Flow Q_r (L/s)= 8.00			
5-Year Ponding					
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p=2.78Ci_{5yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 5yr (m^3)
5	141.18	17.66	8.00	9.66	2.90
7	123.30	15.43	8.00	7.43	3.12
8	116.11	14.53	8.00	6.53	3.13
9	109.79	13.74	8.00	5.74	3.10
11	99.19	12.41	8.00	4.41	2.91

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	3.13	13.50	0.00	0.00

Drainage Area		RD				
Area (Ha)		0.050				
C =		0.90	Restricted Flow Q_r (L/s)=		8.00	
5-Year Ponding						
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p=2.78xCi_{5yr}A$ (L/s)	Q_r (L/s)	Q_p-Q_r (L/s)	Volume 5yr (m^3)	
5	141.18	17.66	8.00	9.66	2.90	
7	123.30	15.43	8.00	7.43	3.12	
8	116.11	14.53	8.00	6.53	3.13	
9	109.79	13.74	8.00	5.74	3.10	
11	99.19	12.41	8.00	4.41	2.91	

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	3.13	11.25	0.00	0.00

Drainage Area		EXTERNAL			
Area (Ha)	1.550	Restricted Flow Q_r (L/s)= 291.58			
C =	0.80				
5-Year Ponding					
T_c Variable (min)	i_{5yr} (mm/hour)	Peak Flow $Q_p = 2.78 \times C i_{5yr} A$ (L/s)	Q_r (L/s)	$Q_p - Q_r$ (L/s)	Volume 5yr (m^3)
2	182.69	629.76	291.58	338.18	40.58
4	152.51	525.73	291.58	234.15	56.19
5	141.18	486.67	291.58	195.09	58.53
6	131.57	453.54	291.58	161.96	58.31
8	116.11	400.26	291.58	108.68	52.17

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	58.53	270.00	0.00	0.00

Drainage Area		RB			
Area (Ha)		0.220			
C =	0.90	Restricted Flow Q _r (L/s)= 20.00			
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
8	85.46	47.04	20.00	27.04	12.98
10	76.81	42.28	20.00	22.28	13.37
11	73.17	40.27	20.00	20.27	13.38
12	69.89	38.47	20.00	18.47	13.30
14	64.23	35.36	20.00	15.36	12.90

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	13.38	66.00	0.00	0.00

Drainage Area		RC			
Area (Ha)		0.050			
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 =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
2	133.33	16.68	8.00	8.68	1.04
4	111.72	13.98	8.00	5.98	1.43
5	103.57	12.96	8.00	4.96	1.49
6	96.64	12.09	8.00	4.09	1.47
8	85.46	10.69	8.00	2.69	1.29

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.49	13.50	0.00	0.00

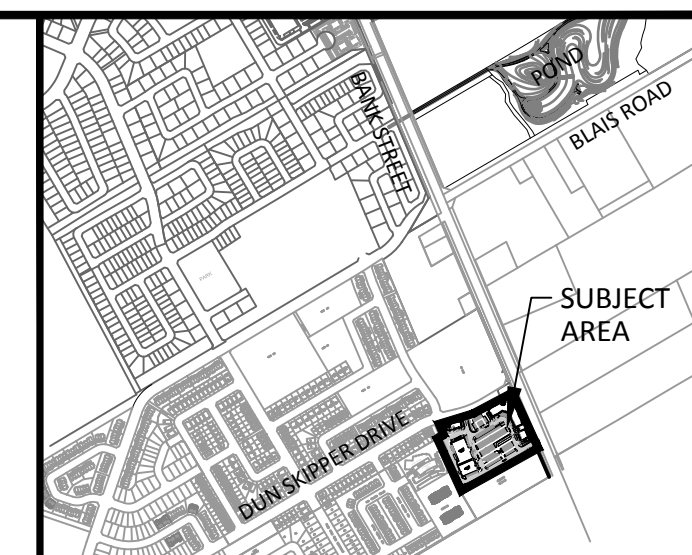
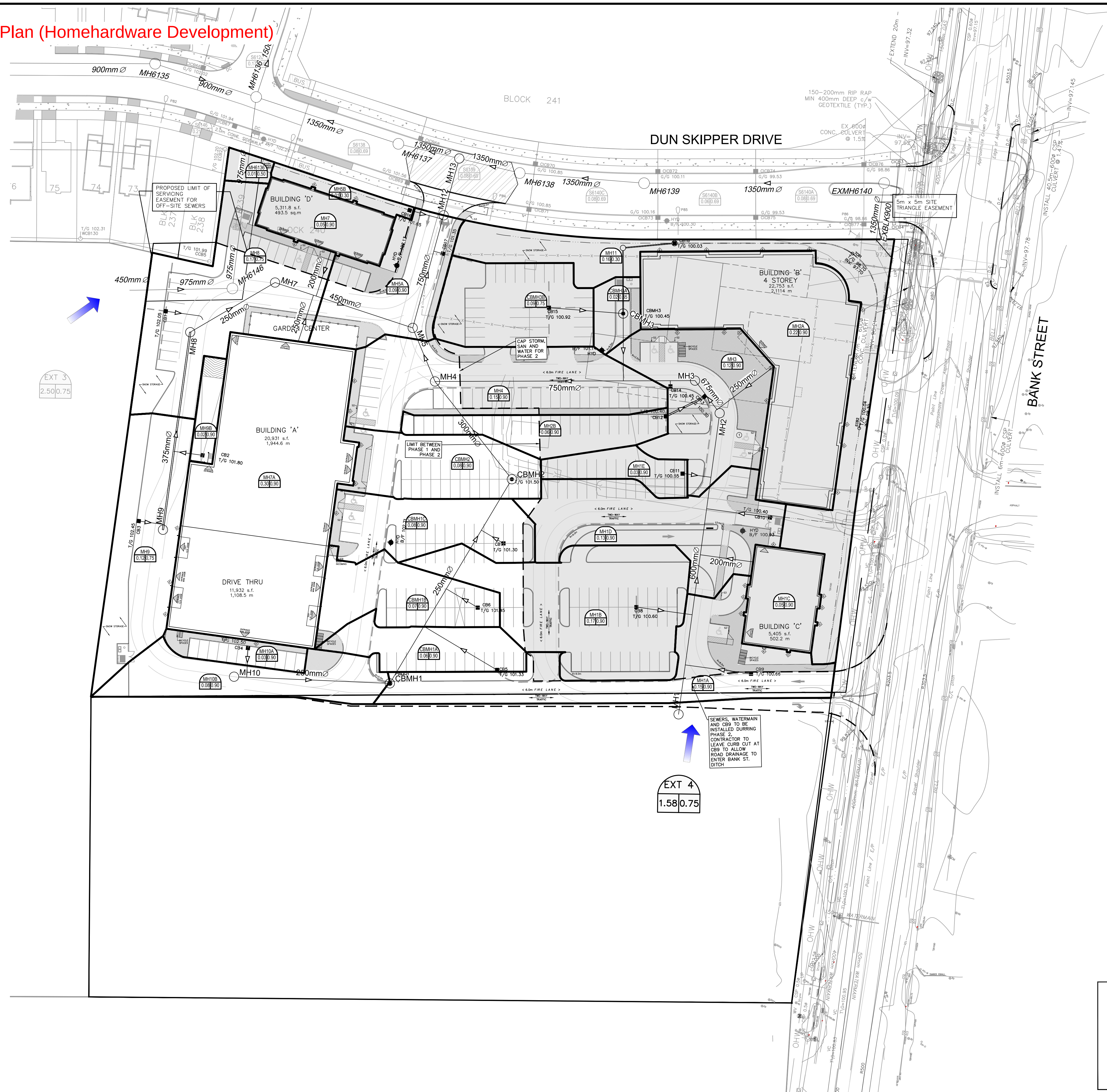
Drainage Area		RD			
Area (Ha)		0.050			
C =		0.90		Restricted Flow Q _r (L/s)= 8.00	
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p =2.78xCi _{2yr} A (L/s)	Q _r (L/s)	Q _p -Q _r (L/s)	Volume 2yr (m ³)
2	133.33	16.68	8.00	8.68	1.04
4	111.72	13.98	8.00	5.98	1.43
5	103.57	12.96	8.00	4.96	1.49
6	96.64	12.09	8.00	4.09	1.47
8	85.46	10.69	8.00	2.69	1.29

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	1.49	11.25	0.00	0.00

Drainage Area		EXTERNAL			
Area (Ha)		1.550			
C =		0.80	Restricted Flow Q _r (L/s)= 291.58		
2-Year Ponding					
T _c Variable (min)	i _{2yr} (mm/hour)	Peak Flow Q _p = 2.78 x C i _{2yr} A (L/s)	Q _r (L/s)	Q _p - Q _r (L/s)	Volume 2yr (m ³)
0	167.22	576.45	291.58	284.87	0.00
2	133.33	459.62	291.58	168.04	20.16
3	121.46	418.71	291.58	127.13	22.88
4	111.72	385.13	291.58	93.55	22.45
6	96.64	333.13	291.58	41.55	14.96

Storage (m^3)				
Overflow	Required	Surface	Sub-surface	Balance
0.00	22.88	270.00	0.00	0.00

Drainage Area Plan (Homehardware Development)



KEY PLAN

(NTS)

NOTES:

1. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.

2. SITE BENCHMARK TO BE OBTAINED FROM LEGAL SURVEYOR H.A. KEN SHIPMAN SURVEYING LTD.

LEGEND:

DRAINAGE AREA LIMITS



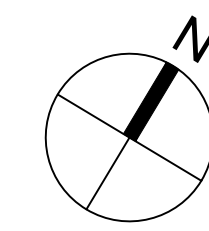
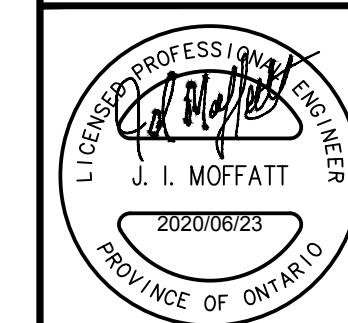
14				
13				
12				
11				
10				
9				
8				
7				
6				
5				
4	ADD PHASING		JIM	2020-06-23
3	REVISED AS PER CITY COMMENTS		JIM	2019-12-09
2	REVISED AS PER NEW SITE PLAN AND CITY COMMENTS		JIM	2019-10-17
1	ISSUED FOR SPA		JIM	2019-04-11
No.	REVISIONS		By	Date



IBI GROUP
400 – 333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

Project Title

**BANK STREET
DEVELOPMENT**
4836 BANK STREET



Drawing Title

STORM DRAINAGE AREA PLAN

Scale
1 : 500

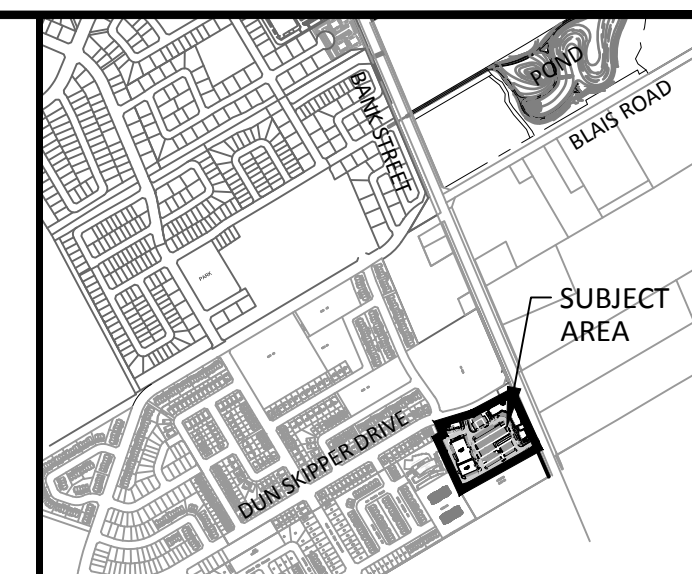
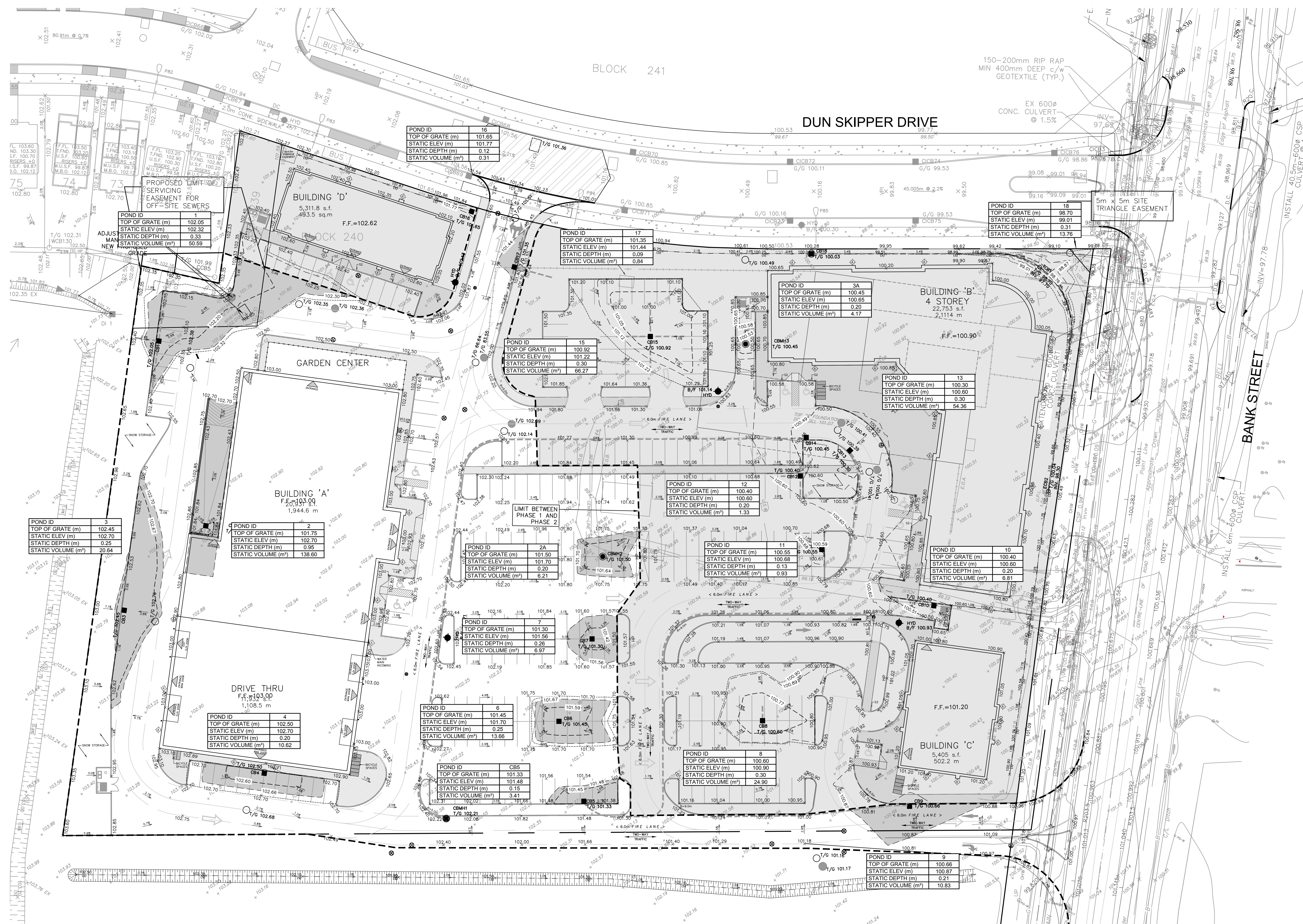
Design SEL	Date FEB. 2019
Drawn DPS	Checked JIM
Project No. 119351	Drawing No. 500

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

DON HERWEYER, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Ponding Plan (Homehardware Development)

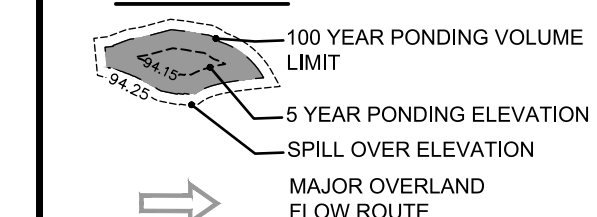


KEY PLAN
(NTS)

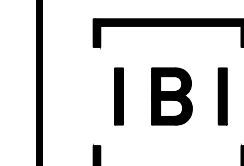
NOTES:

1. SEE DRAWING C-010 FOR ADDITIONAL DETAILS AND NOTES.
2. SITE BENCHMARK TO BE OBTAINED FROM LEGAL SURVEYOR H.A. KEN SHIPMAN SURVEYING LTD.

LEGEND :



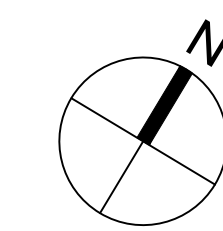
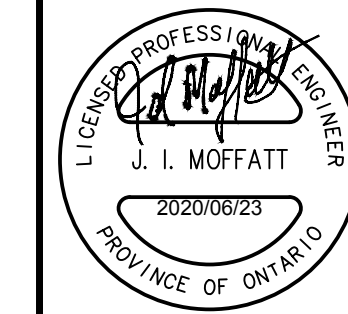
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
4	ADD PHASING	JIM	2020-06-23
3	REVISED AS PER CITY COMMENTS	JIM	2020-04-23
2	REVISED AS PER NEW SITE PLAN AND CITY COMMENTS	JIM	2019-10-11
1	ISSUED FOR SPA	JIM	2019-04-11
No.	REVISIONS	By	Date



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Project Title

**BANK STREET
DEVELOPMENT**
4836 BANK STREET



Drawing Title

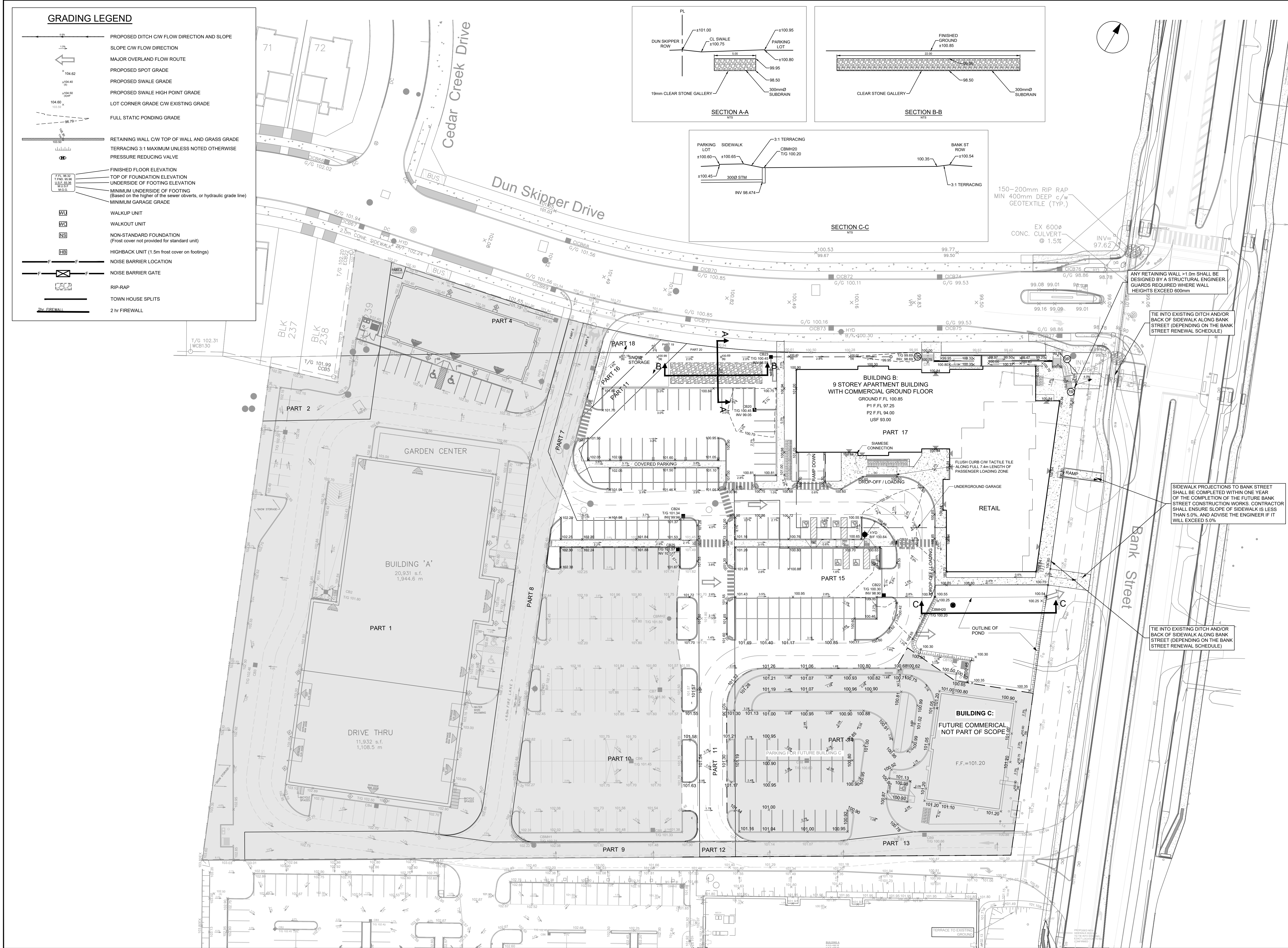
PONDING PLAN

Scale
1 : 400

Design SEL	Date FEB. 1919
Drawn DPS	Checked JIM
Project No. 119351	Drawing No. 600

Appendix E

- **Grading Plan 148290-C-200**
- **Interim Grading Plan 148290-C-201**
- **Erosion and Sediment Control Plan 148290-C-900**
- **Grading Plan 119351-C-200**



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2668867 Ontario Inc.

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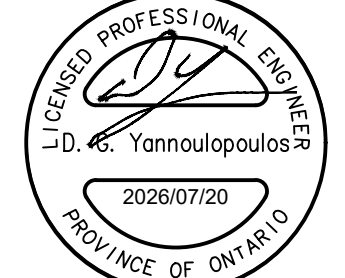
ISSUES		
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1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECIP COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS

SEAL



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

PROJECT
SENIORS APARTMENTS
BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290
DRAWN BY:
M.M.
PROJECT MGR:
R.M.
CHECKED BY:
D.G.Y.
APPROVED BY:
A.Z.

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-200
ISSUE
8

1.5%

MAJOR OVERLAND FLOW ROUTE

PROPOSED SPOT GRADE

PROPOSED SWALE GRADE

PROPOSED SWALE HIGH POINT GRADE

LOT CORNER GRADE

CW EXISTING GRADE

FULL STATIC PONDING GRADE

RETAINING WALL

CW TOP OF WALL AND GRASS GRADE

TERRACING

3:1 MAXIMUM UNLESS NOTED OTHERWISE

PRESSURE REDUCING VALVE

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION ELEVATION

UNDERSIDE OF FOOTING ELEVATION

MINIMUM UNDERSIDE OF FOOTING
(Based on the higher of the sewer obverts, or hydraulic grade line)

MINIMUM GARAGE GRADE

WALKUP UNIT

WALKOUT UNIT

NON-STANDARD FOUNDATION
(Frost cover not provided for standard unit)

HIGHBACK UNIT (1.5m frost cover on footings)

NOISE BARRIER LOCATION

NOISE BARRIER GATE

RIP-RAP

TOWN HOUSE SPLUTS

2hr FIREWALL



CLIENT	2668867 Ontario Inc.
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formerly IBI Group Professional Services (Canada) Inc.

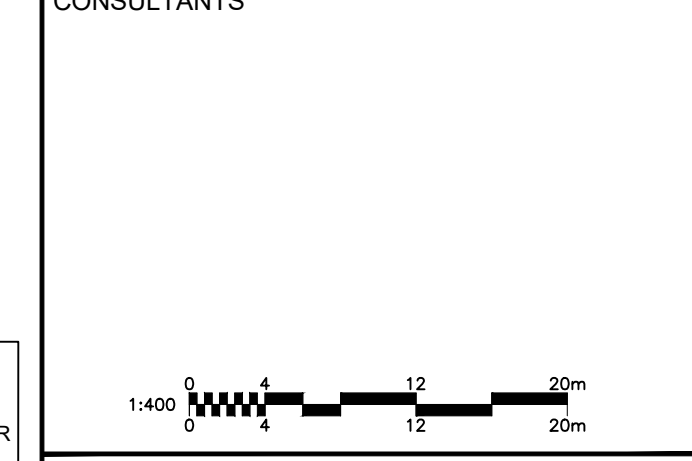
ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2024-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECP COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS

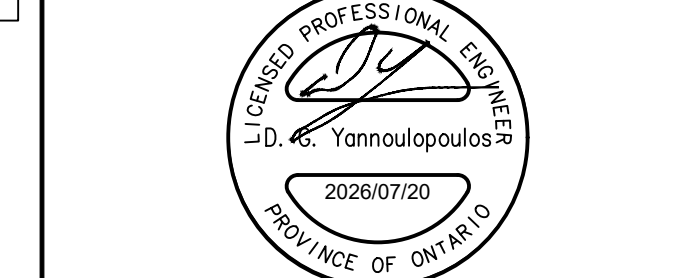
KEY PLAN



CONSULTANTS



SEAL



PRIME CONSULTANT

 **ARCADIS**

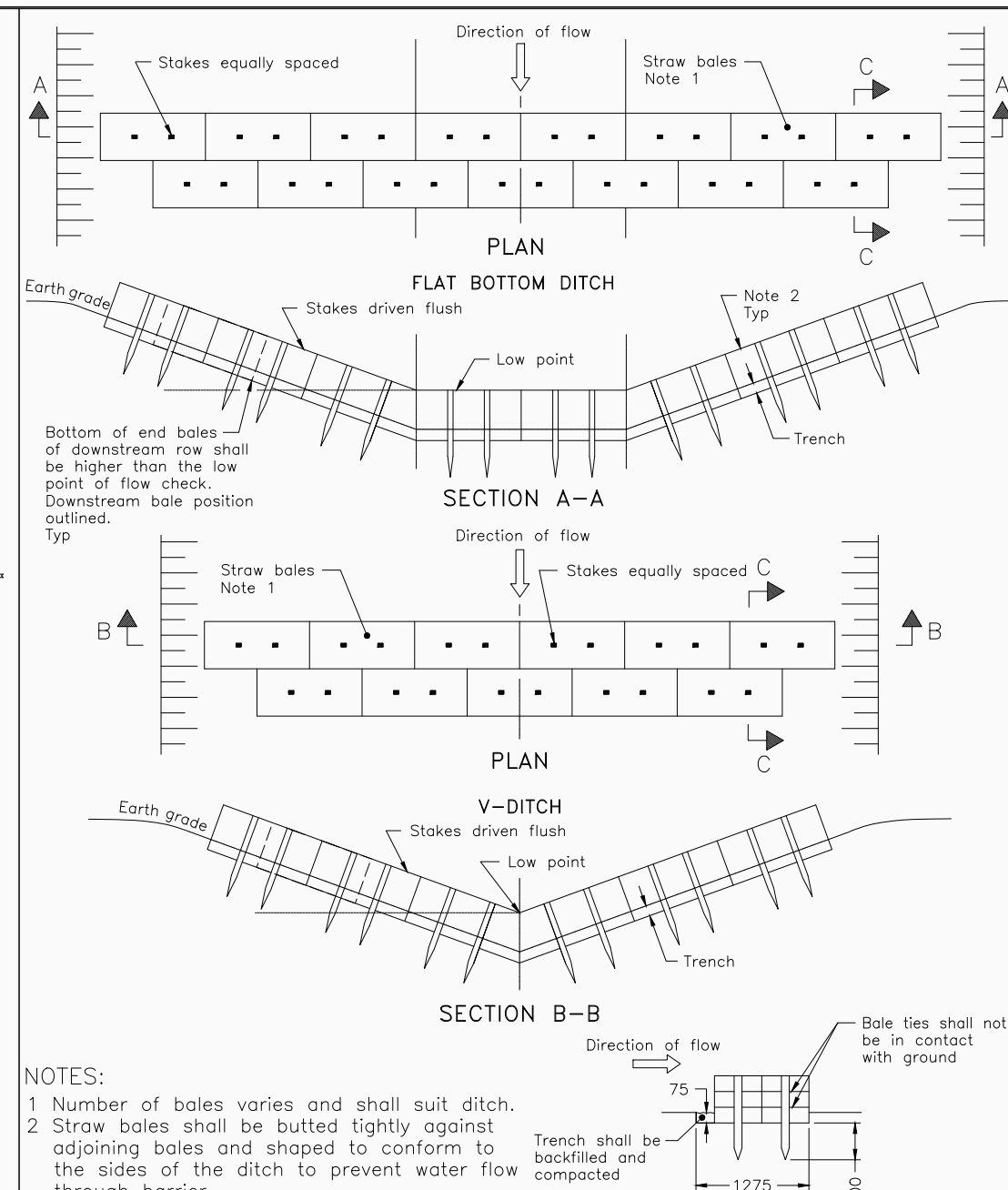
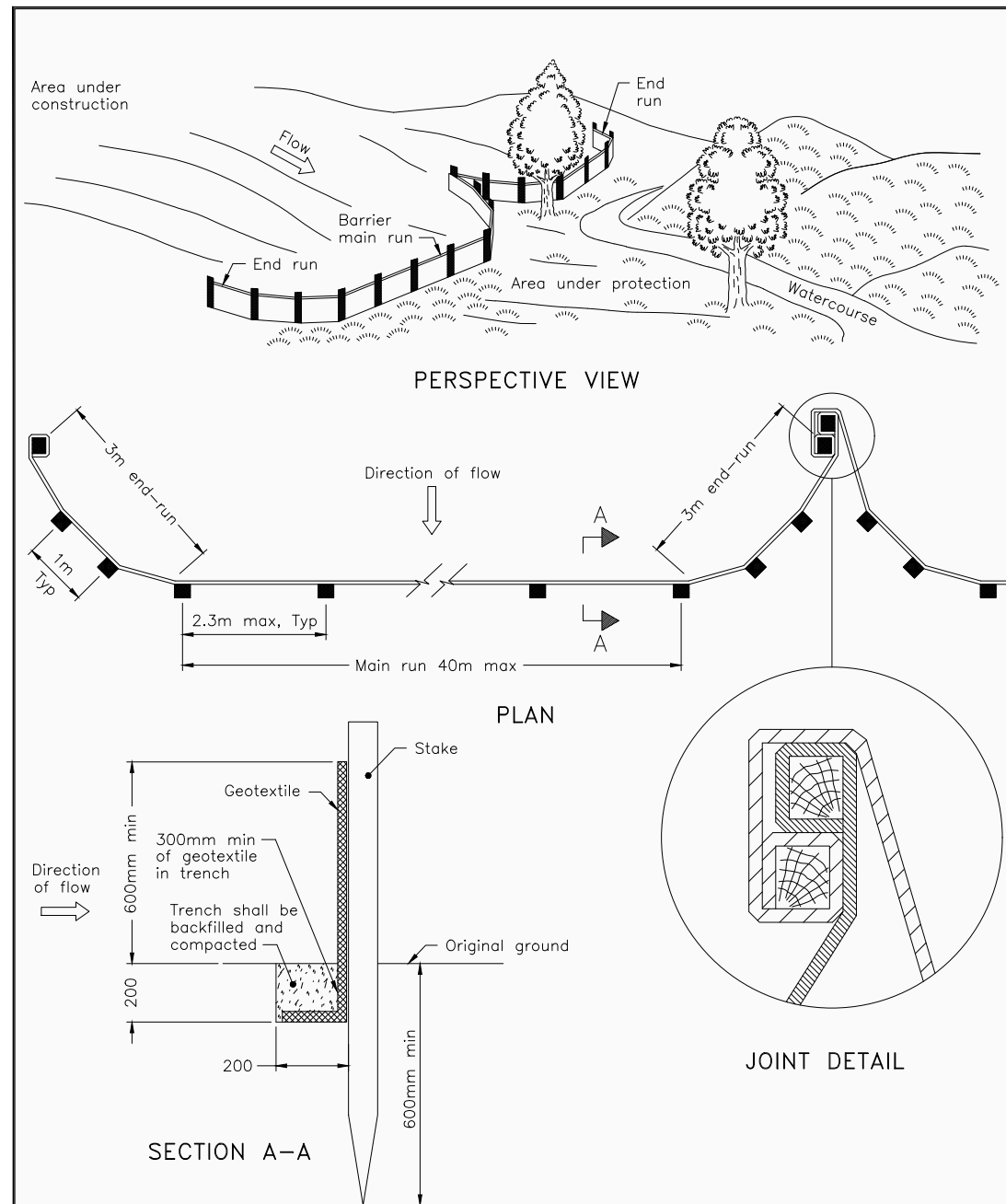
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tel 613 225 1311
www.arcadis.com

PROJECT
SENIORS APARTMENTS
BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO: 148290	
DRAWN BY: M.M.	CHECKED BY: R.M.
PROJECT MGR: R.M.	APPROVED BY: A.Z.

SHEET TITLE
INTERIM PONDING
PLAN

SHEET NUMBER	ISSUE
C-601	8



NOTES:
1 Number of bales varies and shall suit ditch.
2 Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A Fill and compact gaps with loose straw.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2021 Rev 3
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

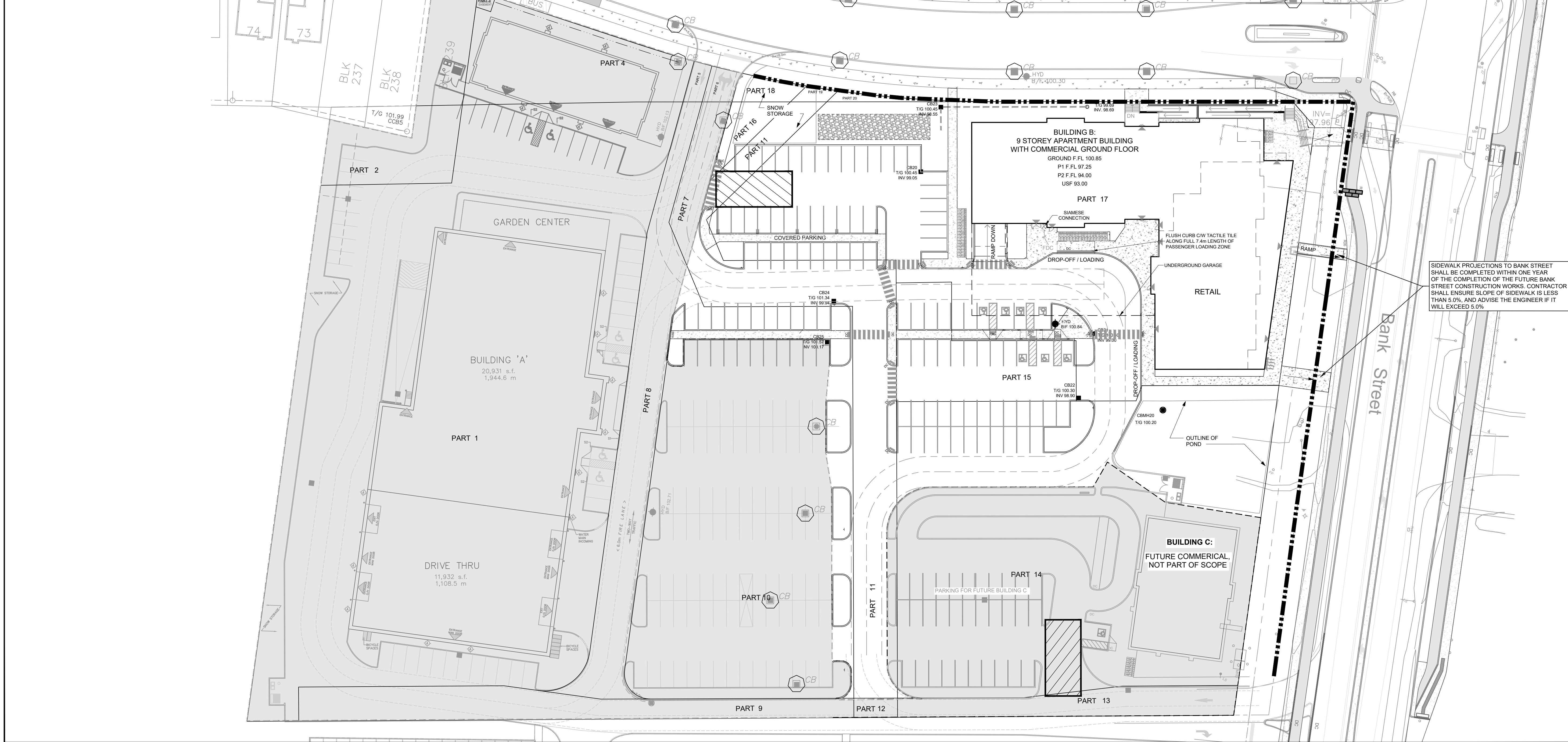
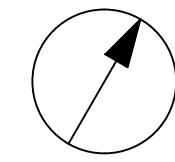
ONTARIO PROVINCIAL STANDARD DRAWING
Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
OPSD 219.180

NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET CBs TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

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



CLIENT
2668867 Ontario Inc.

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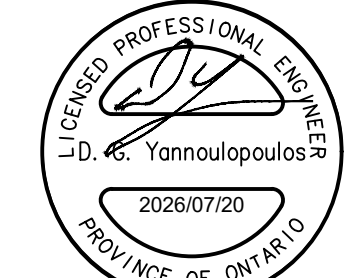
No.	DESCRIPTION	DATE
1	SUBMISSION NO.1 FOR CITY REVIEW	2024-11-26
2	SUBMISSION NO.2 FOR CITY REVIEW	2025-02-18
3	SUBMISSION NO.3 FOR CITY REVIEW	2025-04-22
4	REVISED PER CITY COMMENTS	2025-06-02
5	REVISED SITE PLAN	2025-08-14
6	REVISED PER CITY COMMENTS	2025-12-05
7	REVISED SIDEWALK NOTE ON BANK ST.	2026-05-08
8	REVISED PER MECIP COMMENTS	2026-07-20

SEE 010 FOR NOTES, LEGEND AND DETAILS



CONSULTANTS

SEAL



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PROJECT
SENIORS APARTMENTS

BANK STREET AT DUN SKIPPER DRIVE

PROJECT NO:
148290
DRAWN BY:
M.M.
CHECKED BY:
R.M.
PROJECT MGR:
R.M.
APPROVED BY:
A.Z.

SHEET TITLE
SEDIMENT AND EROSION CONTROL PLAN

SHEET NUMBER
C-900
ISSUE
8

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