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STORMWATER MANAGEMENT OPERATIONS AND MAINTENANCE MANUAL

FOR

BARRY BRYAN ASSOCIATES

222 KING STREET EAST BOWMANVILLE, ON

MUNICIPALITY OF CLARINGTON (FILE # SPA2026-0038)

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1.0 INTRODUCTION

As part of the Stormwater Management (SWM) strategy for the proposed development, this Operations and Maintenance Manual has been prepared to provide the required information to facilitate inspection and maintenance strategies as they relate to the seamless operation of SWM features for the duration of their expected working life. The manufacturer's recommendations should be followed where applicable. Since the manufacturer may revise their operation and maintenance recommendations from time to time, reviewing the latest guidelines published from the manufacturer is recommended.

1.1 Study Area

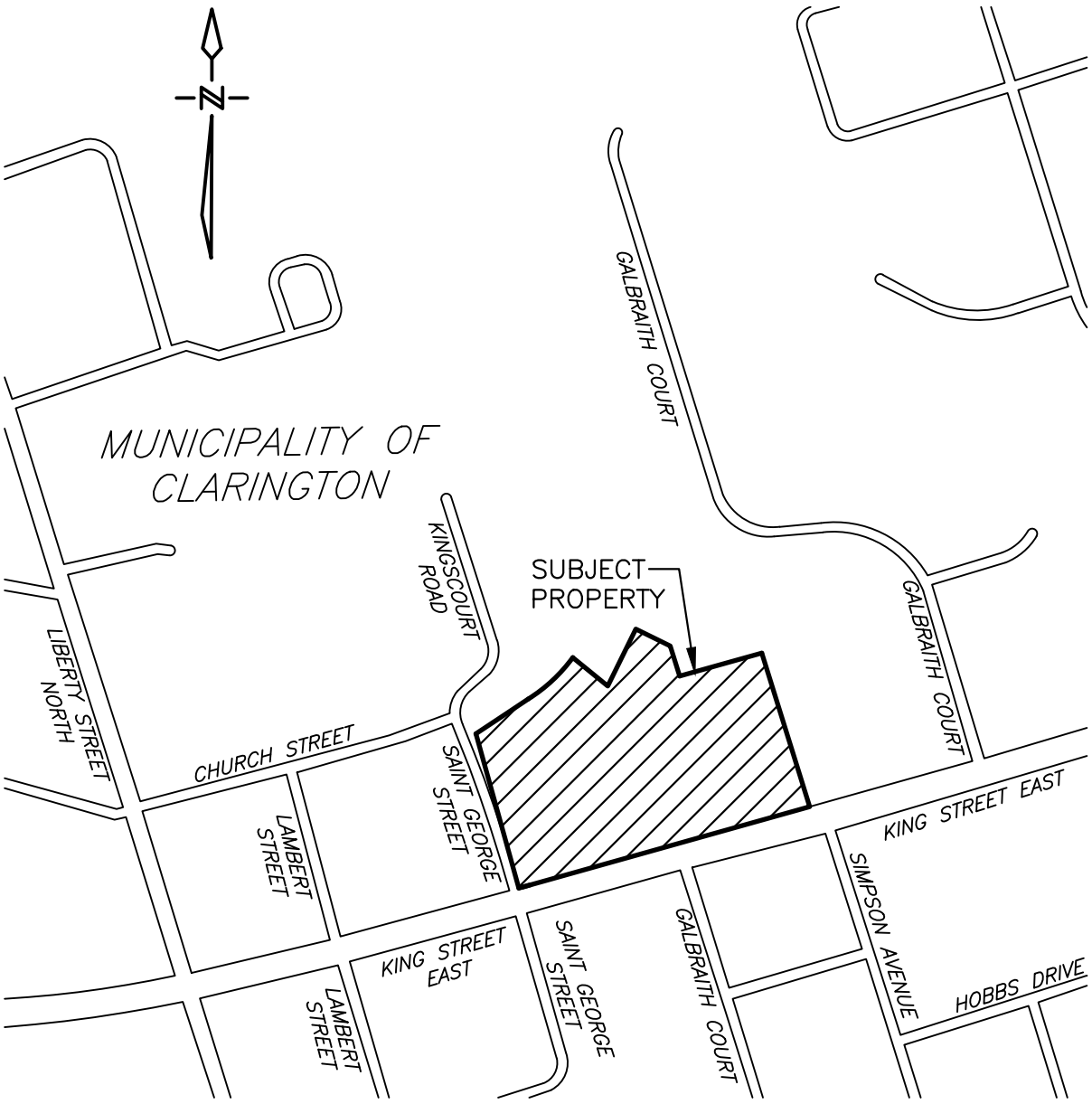
In its existing condition, the subject property is used as a medical services clinic with several buildings situated on the north-east corner of King Street East and Saint George Street North (south-west corner of the site). The property is municipally addressed as 222 King Street East, in Bowmanville within the Municipality of Clarington. The proposed development includes the construction of a new 4 storey medical building and parking lot expansion.

A Site Location Plan illustrating the subject site is attached as **Figure 1**.

1.2 Previous Documentation

This stormwater management (SWM) Operations and Maintenance Manual was prepared in conformance with the guidelines prescribed in the Ontario Ministry of Environment, Conservation, and Parks (MECP) Stormwater Management Planning and Design Manual (March 2003). The following reports were also referenced as a basis for the guidelines prescribed herein:

- *"Functional Servicing & Stormwater Management Report", 222 King Street East, Bowmanville, ON*, dated October 2026, prepared by D.G. Biddle and Associates Ltd.



222 KING STREET EAST, BOWMANVILLE FOR: BARRY BRYAN ASSOCIATES

SITE LOCATION PLAN

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PROJECT NO. 125807

SCALE:	N.T.S.	DRAWN BY:	B.K.Y.
DATE:	JULY 2026	CHECKED BY:	C.J.F.

DRAWING NO. FIGURE 1

1.3 Stormwater Management Design Elements

The stormwater management strategy for the proposed development is to utilize the existing stormwater management infrastructure on the property where possible as well as the proposed storm system to capture stormwater runoff through positive drainage surfaces and catch basins situated throughout the site. The combination of the existing and proposed storm sewer systems can convey the runoff from the site to the downstream stormwater systems in accordance with the Municipality of Clarington's requirements.

The proposed development requires the installation of additional underground storage in the form of a StormBrixx SD900 system. This additional underground storage system in combination with the available surface ponding and underground pipe and structure storage will allow the quantity controls to function as desired.

The owner of the property and caretaker of the stormwater system should be aware that the stormwater system is designed to pond and convey stormwater overland. During larger rainfall events, the parking lot may pond up to 0.30m and convey flow across the drive aisle. This is an intended function of the stormwater management system, and the storm sewer should not be modified at any time to reduce ponding on the property.

For further information regarding the function of the proposed systems, refer to the *Functional Servicing and Stormwater Management Report* prepared by D.G. Biddle & Associates Ltd. (October 2026). Illustrations of the provisioned Stormwater Management systems can be found on the Site Servicing Plan, drawing **125807-SS-1**, appended to this report.

Maintenance of the stormwater management features conveying site runoff to the stormwater outlet is the sole responsibility of the property owner.

2.0 STORMBRIXX OPERATIONS & MAINTENANCE

StormBrixx is a plastic geocellular stormwater management system which can be used for detention/retention as well as for infiltration. The product has been manufactured with a high void ratio to optimally store large amounts of water relative to the volume of excavation required to install the product without compromising the strength or durability of the system. The open configuration allows ease of inspection and maintenance through the designated access points in the system.

Inspection of the StormBrixx should be performed at minimum, every 6 months, as well as after every significant rainfall event (>25mm). Inspection should initially be undertaken visually from the provided remote access points. If sediment accumulation is apparent, a stadia rod should be inserted to determine the depth of sedimentation. If sediment accumulation in excess of 3 inches throughout the length of the unit is present, the unit will require further maintenance, as discussed below.

Any pertinent information regarding the inspection (time, date, environmental conditions, sediment depth, maintenance activities, etc.) should be recorded as general practice and this information can be used to optimize inspection and maintenance costs.

In order to clean the ACO StormBrixx system, it will be necessary to block the inlet and outflow pipes of the system before filling the tank to the invert of the vent pipe. The tank should be filled and flushed as above and the water effluent removed and disposed of by a suction truck with vacuum pump.

3.0 GENERAL OPERATIONS & MAINTENANCE

To ensure that the proposed stormwater management system functions as intended, each component requires routine inspections, record keeping, and maintenance. These precautions are necessary in preserving and extending the service life of the assets, ultimately reducing potential replacement and repair costs.

In addition, if the assets are neglected, there is a risk of the site failing to maintain compliance with municipal and regional performance standards as well as jeopardizing the safety of the public/environment. An example of an inspection checklist as well as the recommended frequency can be found in the table below.

Maintenance Activity	Frequency
General Visual Inspection (Catchbasins / Catchbasin Manhole Sump pits, pipes, downspout troughs, etc.) - Sediment Accumulation - Debris Blockage - Structural Deterioration	Bi-Annually and/or After Major Storm Events
Removal of Debris/Sediment	As required
Repair or Replacement of Asset - Areas Affected by Erosion and/or Scour (topsoil, vegetation, etc.) - Disconnected or Damaged Pipes/Connections (roof leaders, storm sewer piping, etc.) - Damaged Frames/Grates for Catch basins, Catch basin Manholes and Manholes	As required

Maintenance activities typically involve removing any sediment and debris from the inspected features as well as recording the depth of sediment removed to optimize inspection and maintenance frequency. These activities should occur twice annually, after every major storm event, or as required based on derived maintenance schedules. Special considerations during the winter months should also be considered due to freezing/thawing.

When conducting inspections, maintenance, and/or repairs, it is important that the required Personal Protective Equipment (PPE) be worn and that workers are aware of any potential hazards (steep slopes, icy conditions, hazardous debris, etc.).

After a stormwater analysis was completed, it was shown that the 300mm pipe that connects *EX MH-6* and *EX DCBMH-9* is over capacity under existing conditions. Knowing this information, special care should be given to the inspection and maintenance of the above mentioned 300mm pipe run between *EX MH-6* and *EX DCBMH-9*. The location of the noted pipe run is illustrated on the engineering drawings, namely the Site servicing Plan, Drawing SS-1.

The pipe should be inspected twice annually as well as after any major storm events. If sediment is present in the pipe, the pipe should be flushed, and sediment should be removed and disposed of by a suction truck with vacuum pump.

Should there be any questions on the above-mentioned Stormwater Management (SWM) maintenance and inspection criteria, please contact our office at your earliest convenience.

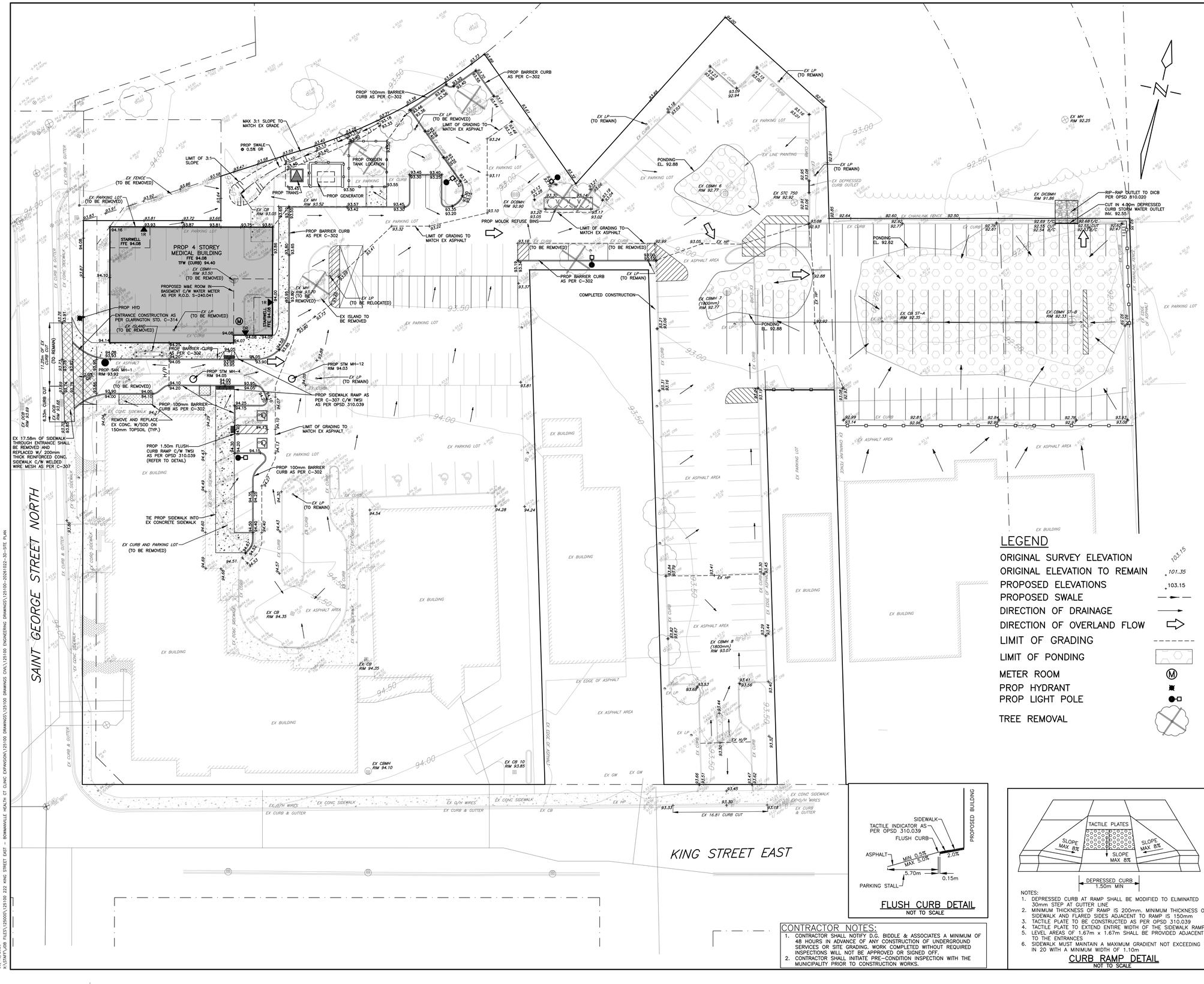
Yours Truly,
D.G. Biddle & Associates Limited

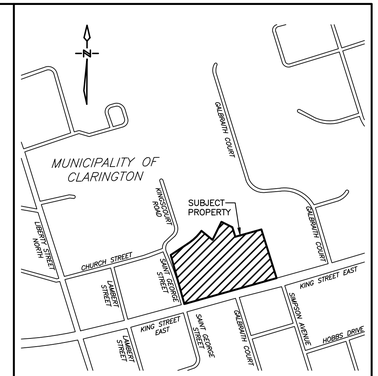




Benjamin Yan, BASc.
Junior Designer
Civil Group

Colin Flamminio, P.Eng.
Project Engineer
Supervisor, Civil Group





BENCH MARK

TOPOGRAPHIC SURVEY PREPARED BY D.G. BIDDLE & ASSOCIATES. BENCHMARK: BOWMANVILLE – VINCENT MASSEY SCHOOL AT NORTH SIDE OF CHURCH STREET, 0.8km EAST OF POST OFFICE, 60m WEST OF KINGSCOURT ROAD, TABLET IN EAST CONCRETE FOUNDATION WALL, 91cm FROM SOUTHEAST FRONT CORNER, 10cm BELOW BRICK. ELEVATION=95.166m (BENCHMARK #67U032)

SITE GRADING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER THE MUNICIPAL'S FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
5. ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 300mm OF TOPSOIL.
8. ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
9. THE PROPOSED ENTRANCE ON KING STREET EAST MUST COMPLY WITH THE MUNICIPALITY OF CLARINGTON STANDARDS AS OUTLINED BELOW.
   - SURFACE ASPHALT – 40mm HL3
   - BASE ASPHALT – 50mm HL8
   - 150mm GRANULAR A
   - 300mm GRANULAR B
   - ENTRANCE WIDTH: 6.0 – 9.0 METRES
   - ENTRANCE RADIUS: 9.0 – 12.0 METRES
   - BARRIER CURB AS PER C–302
10. HEAVY DUTY FIRE ROUTE SHALL CONSIST OF THE FOLLOWING (MINIMUM) UNLESS OTHERWISE APPROVED BY THE ENGINEER:
    - 40mm HL3 (OR APPROVED EQUIVALENT)
    - 60mm HL8 (OR APPROVED EQUIVALENT)
    - 150mm GRANULAR A (OR 20mm CRUSHER–RUN)
    - 300mm GRANULAR B (OR 50mm CRUSHER–RUN)
11. LIGHT DUTY PARKING SHALL CONSIST OF THE FOLLOWING (MINIMUM) UNLESS OTHERWISE APPROVED BY THE ENGINEER:
    - 65mm HL3 (OR APPROVED EQUIVALENT)
    - 150mm GRANULAR A (OR 20mm CRUSHER–RUN)
    - 200mm GRANULAR B (OR 50mm CRUSHER–RUN)

LEGEND

- ORIGINAL SURVEY ELEVATION 103.15
- ORIGINAL ELEVATION TO REMAIN +101.35
- PROPOSED ELEVATIONS +103.15
- PROPOSED SWALE
- DIRECTION OF DRAINAGE
- DIRECTION OF OVERLAND FLOW
- LIMIT OF GRADING
- LIMIT OF PONDING
- METER ROOM (M)
- PROP HYDRANT
- PROP LIGHT POLE
- TREE REMOVAL

NO.	SUBMISSION	DATE
5.	ISSUED FOR FIFTH SUBMISSION	OCT/2026
4.	ISSUED FOR FOURTH SUBMISSION	JULY/2026
3.	ISSUED FOR THIRD SUBMISSION	JUNE/2025
2.	ISSUED FOR SECOND SUBMISSION	MAR/2025
1.	ISSUED FOR FIRST SUBMISSION	OCT/2024

222 KING STREET EAST, BOWMANVILLE

CONTRACTOR NOTES:

1. CONTRACTOR SHALL NOTIFY D.G. BIDDLE & ASSOCIATES A MINIMUM OF 48 HOURS IN ADVANCE OF ANY CONSTRUCTION OF UNDERGROUND SERVICES OR SITE GRADING. WORK COMPLETED WITHOUT REQUIRED INSPECTIONS WILL NOT BE APPROVED OR SIGNED OFF.
2. CONTRACTOR SHALL INITIATE PRE–CONDITION INSPECTION WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION WORKS.

FLUSH CURB DETAIL
NOT TO SCALE

NOTES:
1. DEPRESSED CURB AT RAMP SHALL BE MODIFIED TO ELIMINATED 30mm STEP AT GUTTER LINE
2. MINIMUM THICKNESS OF RAMP IS 200mm. MINIMUM THICKNESS OF SIDEWALK AND FLARED SIDES ADJACENT TO RAMP IS 150mm
3. TACTILE PLATE TO BE CONSTRUCTED AS PER OPSD 310.039
4. TACTILE PLATE TO EXTEND ENTIRE WIDTH OF THE SIDEWALK RAMP
5. LEVEL AREAS OF 1.67m x 1.67m SHALL BE PROVIDED ADJACENT TO THE ENTRANCES
6. SIDEWALK MUST MAINTAIN A MAXIMUM GRADIENT NOT EXCEEDING 1 IN 20 WITH A MINIMUM WIDTH OF 1.10m

CURB RAMP DETAIL
NOT TO SCALE

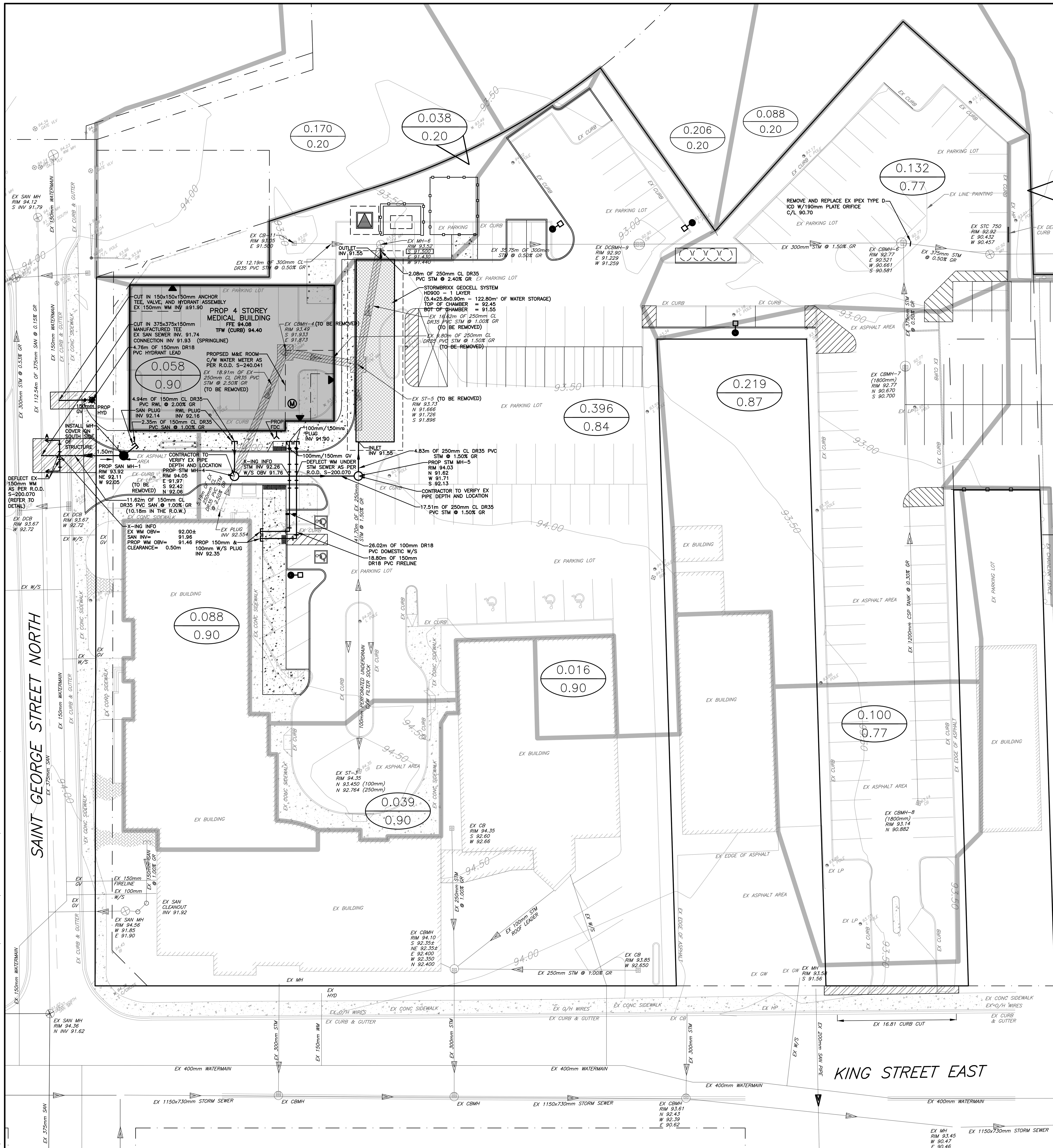
SITE GRADING PLAN

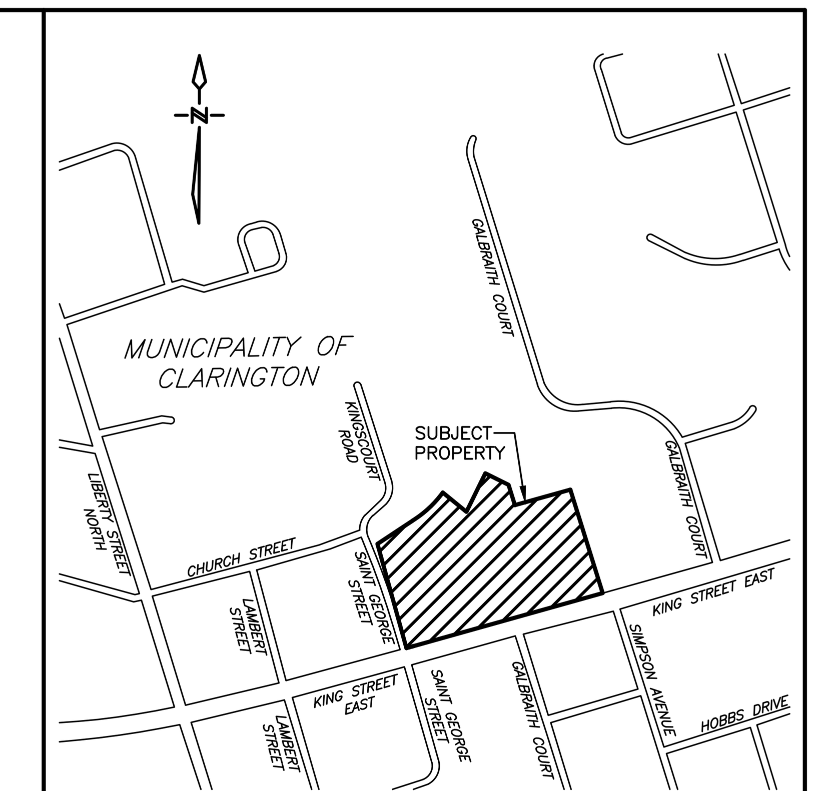
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SCALE:	1:300
DESIGNED BY:	B.K.Y.
CHECKED BY:	C.J.F.
PROJECT NO.:	125807
DRAWING NO.:	SG–1

30/10/2026
X:\STAFF\JOB FILES\125000\125100 222 KING STREET EAST – BOWMANVILLE HEALTH CT CLINIC EXPANSION\125100 DRAWINGS\125100 DRAWINGS CIVIL\125100 ENGINEERING DRAWINGS\125100–20261022–3D–SITE PLAN





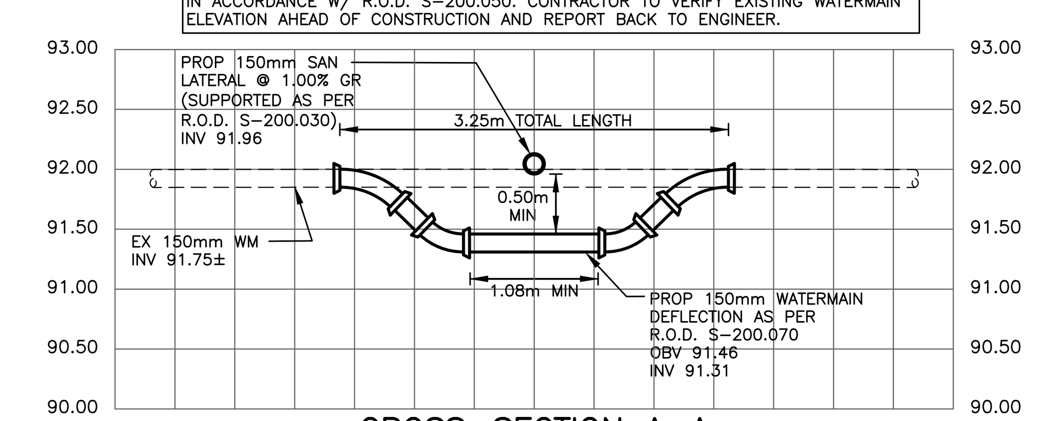
BENCH MARK

TOPOGRAPHIC SURVEY PREPARED BY D.G. BIDDLE & ASSOCIATES. BENCHMARK: BOWMANVILLE – VINCENT MASSEY SCHOOL AT NORTH SIDE OF CHURCH STREET, 0.8km EAST OF POST OFFICE, 60m WEST OF KINGSCOURT ROAD, TABLET IN EAST CONCRETE FOUNDATION WALL, 91cm FROM SOUTHEAST FRONT CORNER, 10cm BELOW BRICK. ELEVATION=95.166m (BENCHMARK #67U032)

SITE SERVICING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER MUNICIPALITY'S FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
5. ALL SANITARY SEWER AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
   –SANITARY SEWER SERVICE PIPES, 150mm TO BE CL DR28 PVC PIPE, CL P BEDDING,
   –SANITARY MANHOLES AS PER OPSD 701.010 C/W GRATE AS PER OPSD 401.010
   –ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS.
6. ALL WATER MAINS AND APPURTENANCES SHALL COMPLY WITH THE REGION OF DURHAM STANDARDS AND THE ONTARIO PLUMBING CODE.
   –ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 1.80m BELOW FINISHED GRADE
   –ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH REGION OF DURHAM STANDARDS
   – 100mm WATER SERVICE PIPE TO BE DR18 PVC PIPE, CL P BEDDING
7. ALL STORM SEWERS AND APPURTENANCES SHALL COMPLY WITH THE MUNICIPALITY OF CLARINGTON STANDARDS AND THE ONTARIO PLUMBING CODE.
   –STORM SEWER PIPE 450mm AND SMALLER SHALL BE DR35 PVC PIPE, CL P BEDDING
   –STORM SEWER PIPES LARGER THAN 450mm SHALL BE CL 65D CONCRETE PIPES, CL B BEDDING
   –STORM SEWER MANHOLES AND CATCH BASIN MANHOLES SHALL BE AS PER OPSD 701.010
   –CATCH BASINS SHALL BE AS PER OPSD 705.010
   –MANHOLE GRATES SHALL BE AS PER OPSD 401.010
   –CATCH BASIN GRATES SHALL BE AS PER OPSD 400.020
   –ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH OPSD STANDARDS
8. GENERALLY, A MINIMUM OF 0.25m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR STORM AND SANITARY SEWERS. A MINIMUM OF 0.50m SHALL BE PROVIDED BETWEEN THE OUTSIDE OF PIPE BARRELS AT THE POINT OF CROSSING FOR ALL SEWERS CROSSING OVER WATER MAINS.
9. THE PROPOSED ENTRANCE ON KING STREET EAST MUST COMPLY WITH THE MUNICIPALITY OF CLARINGTON STANDARDS AS OUTLINED BELOW.
   – SURFACE ASPHALT – 40mm HL3
   – BASE ASPHALT – 50mm HL8
   – 150mm GRANULAR A
   – 300mm GRANULAR B
   – ENTRANCE WIDTH: 6.0 – 9.0 METRES
   – ENTRANCE RADIUS: 9.0 – 12.0 METRES
   – BARRIER CURB AS PER C–302

NOTE: CONTRACTOR TO RESTRAIN EXISTING WATERMAIN AND INSTALL THRUST BLOCKING IN ACCORDANCE W/ R.O.D. S-200.050. CONTRACTOR TO VERIFY EXISTING WATERMAIN ELEVATION AHEAD OF CONSTRUCTION AND REPORT BACK TO ENGINEER.



CROSS–SECTION A–A
SCALE: 1:50

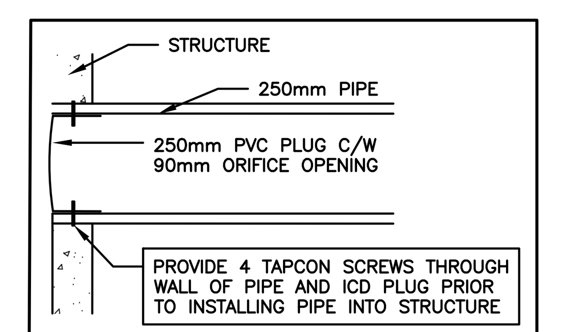
ROAD OCCUPANCY NOTES:

- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT–OF–WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE PUBLIC WORKS DEPARTMENT STAFF AT (905)–263–2291
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH
- ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION
- THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL REPRESENTATIVES AND DEEMED TO BE COMPLETE AND SATISFACTORY

RESTORATION NOTES:

KING STREET EAST TO BE RESTORED AS FOLLOWS:

- ASPHALT AND ROAD SUBGRADE TO MATCH EXISTING CONDITIONS
- CONCRETE CURB AND GUTTER SHALL BE RESTORED AS PER CLARINGTON STD C–302 OR MATCH EXISTING
- CONCRETE SIDEWALK SHALL BE RESTORED AS PER MUNICIPALITY OF CLARINGTON STANDARD (C–307)
- BOULEVARDS SHALL BE RESTORED WITH SOD ON MIN 150mm OF TOPSOIL



INLET CONTROL DEVICE MOUNTING DETAIL
SCALE: N.T.S.

PLUMBING NOTES:

- PRIVATE WATER SUPPLY PIPES ARE DESIGNED IN ACCORDANCE TO THE MINISTRY OF THE ENVIRONMENT PIBS 6881e, "DESIGN GUIDELINES FOR DRINKING–WATER SYSTEMS"
- PRIVATE SEWERS ARE DESIGNED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT PIBS 6879, "DESIGN GUIDELINES FOR SEWAGE WORKS"

CONTRACTOR NOTES:

1. CONTRACTOR SHALL NOTIFY D.G. BIDDLE & ASSOCIATES A MINIMUM OF 48 HOURS IN ADVANCE OF ANY CONSTRUCTION OF UNDERGROUND SERVICES OR SITE GRADING. WORK COMPLETED WITHOUT REQUIRED INSPECTIONS WILL NOT BE APPROVED OR SIGNED OFF.
2. CONTRACTOR SHALL INITIATE PRE–CONDITION INSPECTION WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION WORKS.

LEGEND

COMPLETED CONSTRUCTION
(124004 AS PER JUNE 2025, D.G. BIDDLE)
METER ROOM
PROP HYDRANT
DRAINAGE BOUNDARY

DRAINAGE AREA — 0.25
RUNOFF COEFFICIENT — 0.90

NO.	SUBMISSION	DATE
5.	ISSUED FOR FIFTH SUBMISSION	OCT/2026
4.	ISSUED FOR FOURTH SUBMISSION	JULY/2026
3.	ISSUED FOR THIRD SUBMISSION	JUNE/2025
2.	ISSUED FOR SECOND SUBMISSION	MAR/2025
1.	ISSUED FOR FIRST SUBMISSION	OCT/2024

222 KING STREET EAST, BOWMANVILLE

SITE SERVICING PLAN

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