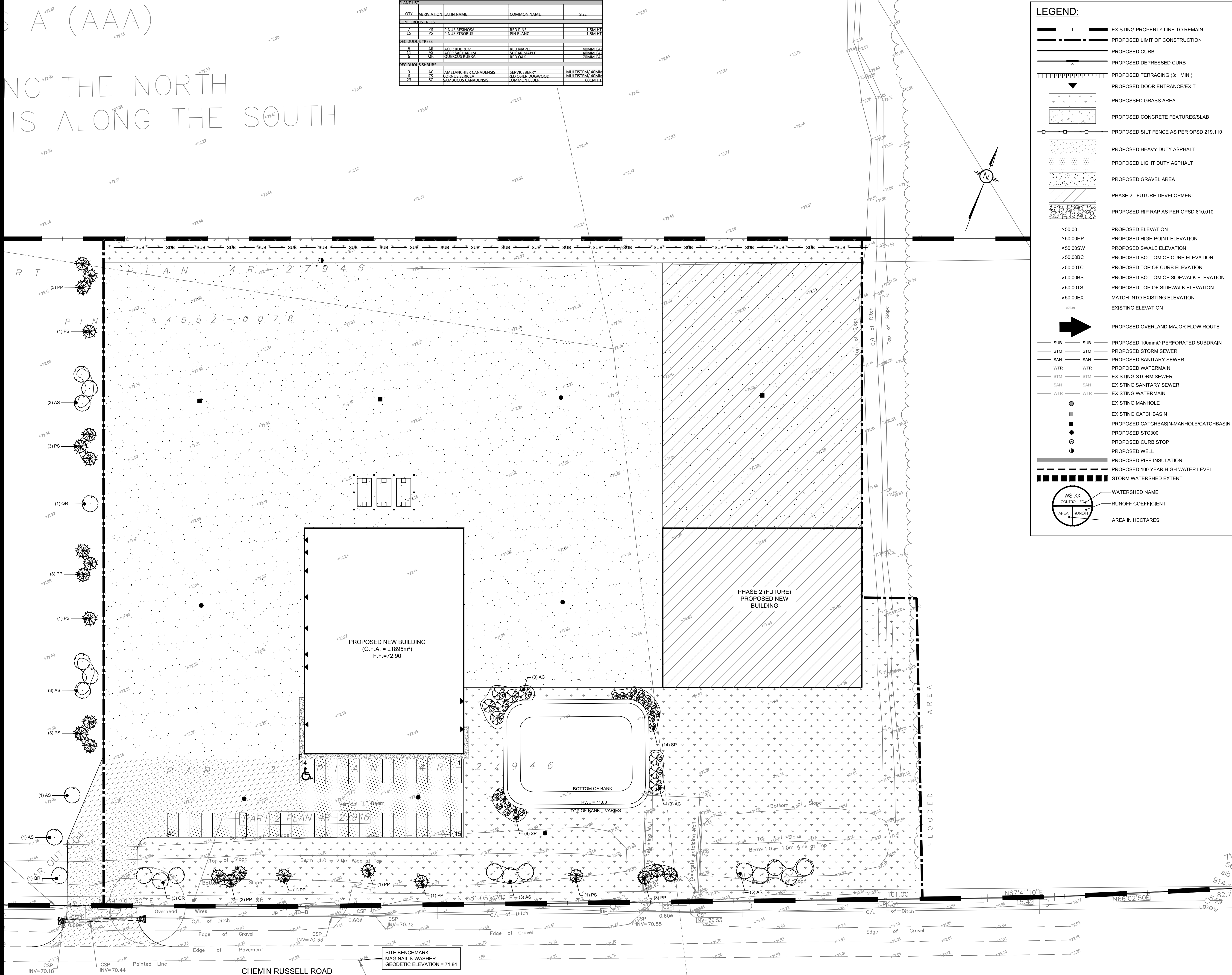


THE NORTH
IS ALONG THE SOUTH



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED LIMIT OF CONSTRUCTION
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED DOOR ENTRANCE/EXIT
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- PROPOSED HEAVY DUTY ASPHALT
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- PHASE 2 - FUTURE DEVELOPMENT
- PROPOSED RIP RAP AS PER OPSD 810.010
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
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- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
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- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
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- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
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COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O REG 216/10

POINT A NORTHING 5026437.83, EASTING 392708.88

POINT B NORTHING 5026547.14, EASTING 392981.21

BOUNDARY INFO COMPILED FROM PLAN AR-27946.

5m 0 10 20m
SCALE: 1:400

No.	ISSUED AS PER SNC COMMENT	D.M.	01 APR 2019
04	ISSUED FOR SPA #3	G.B.	02 NOV 2018
02	ISSUED FOR SPA #2	G.B.	07 SEP 2018
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NOT AUTHENTIC UNLESS SIGNED AND DATED

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ENGINEERING | INGÉNIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
C&C TRANSPORTATION

DESIGNED BY: G.B. DRAWN BY: M.L. APPROVED BY: J.C.L.

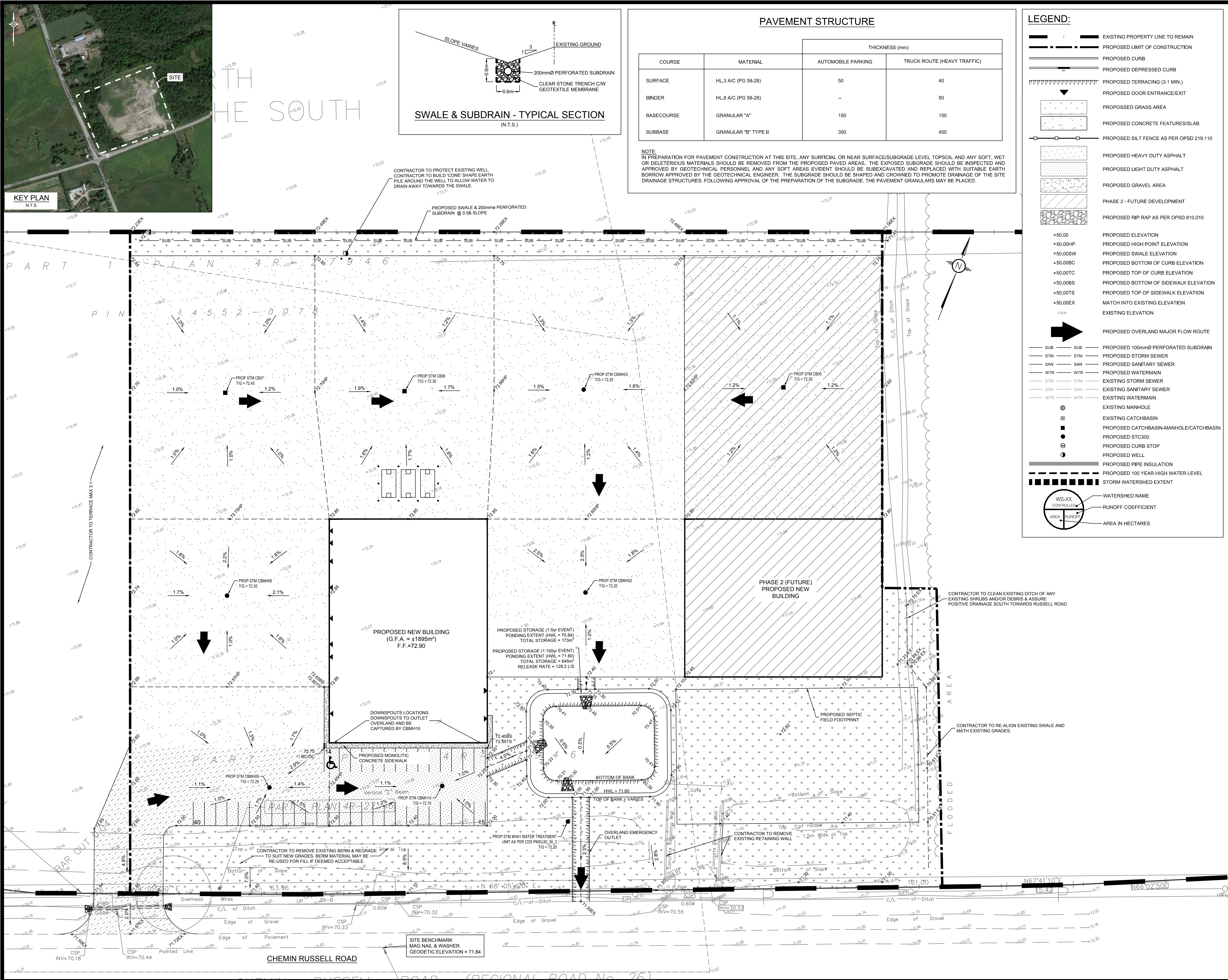
PROJECT
**NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)**

DRAWING TITLE
LANDSCAPING PLAN

PROJECT NO.
170254

DATE
26 JUNE, 2017

C202



LEGEND:

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COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O REG 210(18).

POINT A NORTHING 5026437.63, EASTING 392706.88

POINT B NORTHING 5026447.14, EASTING 392981.71

BOUNDARY INFO COMPILED FROM PLAN 4R-27946.

5m 0 10 20m
SCALE: 1:400

No.	REVISIONS	BY	DATE
04	ISSUED AS PER SNC COMMENT	D.M.	01 APR 2019
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www.lrl.ca | (613) 842-3434

CLIENT: C&C TRANSPORTATION

DESIGNED BY: G.B. DRAWN BY: M.L. APPROVED BY: J.C.L.

PROJECT: NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 170254
DATE: 26 JUNE, 2017

C301

NOTES: GENERAL

- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- JOB BENCH MARK - CONFIRM WITH LRL PRIOR TO UTILIZATION.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE, CATCH BASIN OUTLETS AND/OR STORM DETENTION AREAS ARE PROVIDED.
- STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- CURBS TO BE BARRIER, CONSTRUCTED AS PER OPSD 600.110.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSD 206, 310 & 314. MATERIALS TO OPSD 1001, 1003 & 1010.
- ABUTTING PROPERTY GRADE TO BE MATCHED.
- OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL.

AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

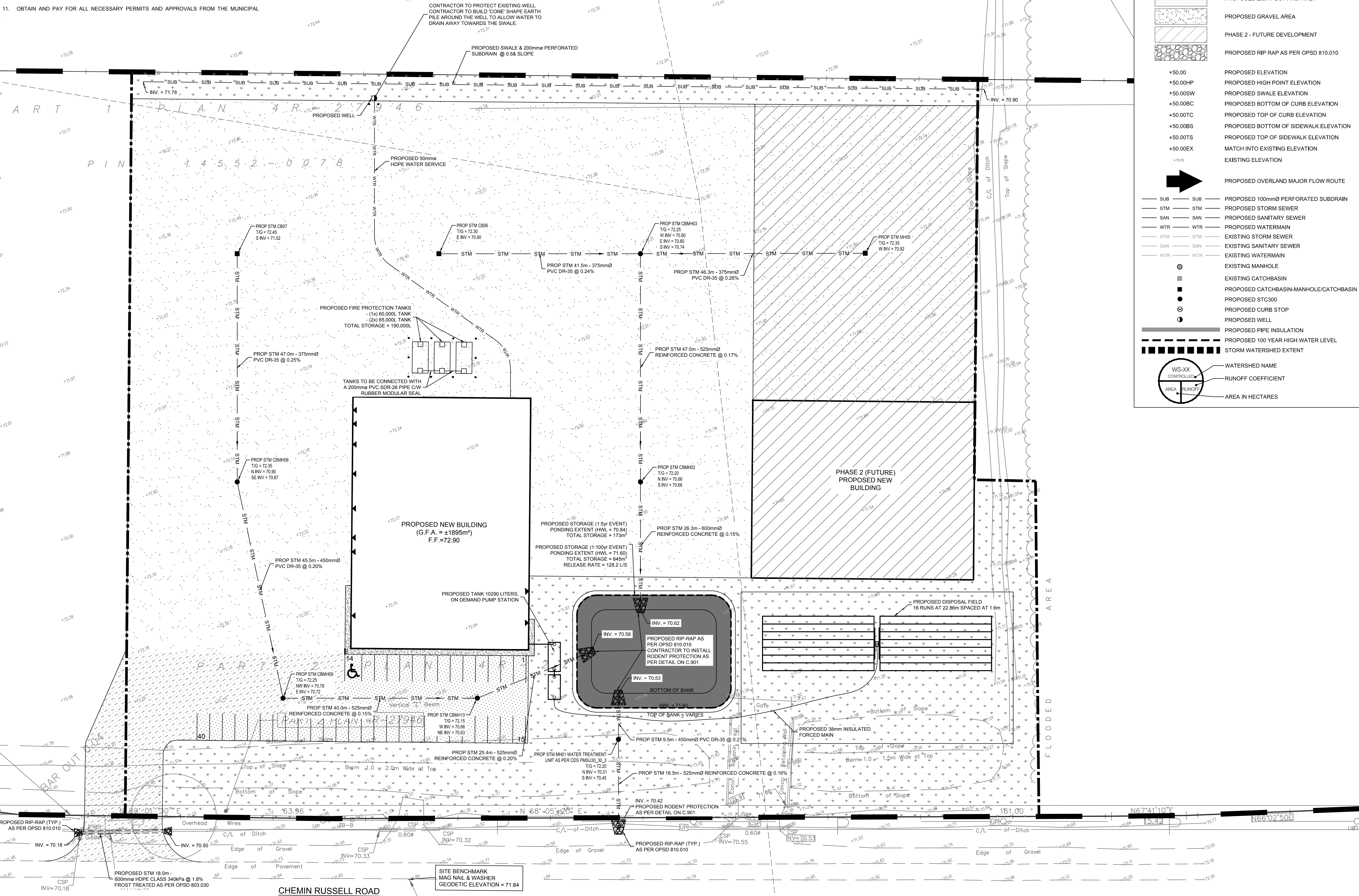
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS, CATCHBASIN MANHOLES AND MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE DRAINAGE STRUCTURES.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER, EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO; ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.) THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK.
- ALL SIDEWALK CONSTRUCTION TO BE AS PER OPSD 310.010 & OPSD 310.050.

NOTES: SEWERS

- PROPOSED SANITARY SERVICE BETWEEN THE EXISTING BUILDING AND THE PROPOSED BUILDING IS TO BE INSTALLED AS PER THE MECHANICAL PLANS.
- SEWER BEDDING AS PER PIPE TRENCH DETAIL WITH GRANULAR 'A' BEDDING COMPACTED TO 95% OF ITS SPMD.
- ALL WORK SHALL BE PERFORMED, AS APPLICABLE IN ACCORDANCE WITH OPSD 407, AND 410.
- CONTRACTOR TO CONFIRM ELEVATION OF EXISTING SEWERS AT PROPOSED CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING ANY WORK.
- ALL SEWERS WITH LESS THAN 2.0m OF COVER ARE SUBJECT TO INSULATION DETAIL.

NOTES: WATER SERVICE

- PROPOSED WATER SERVICE BETWEEN THE WELL AND THE PROPOSED BUILDING IS TO BE INSTALLED AS PER THE MECHANICAL PLANS.



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BOUNDARY INFO COMPILED FROM PLAN 4R-27946.

5m 0 10 20m

SCALE: 1:400

No.	REVISIONS	BY	DATE
04	ISSUED AS PER SNC COMMENT	D.M.	01 APR 2019
03	ISSUED FOR SPA #3	G.B.	02 NOV 2018
02	ISSUED FOR SPA #2	G.B.	07 SEP 2018
01	ISSUED FOR SPA	G.B.	05 FEB 2018

NOT AUTHENTIC UNLESS SIGNED AND DATED

CLIENT

C&C TRANSPORTATION

DESIGNED BY: G.B. DRAWN BY: M.L. APPROVED BY: J.C.L.

PROJECT

NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)

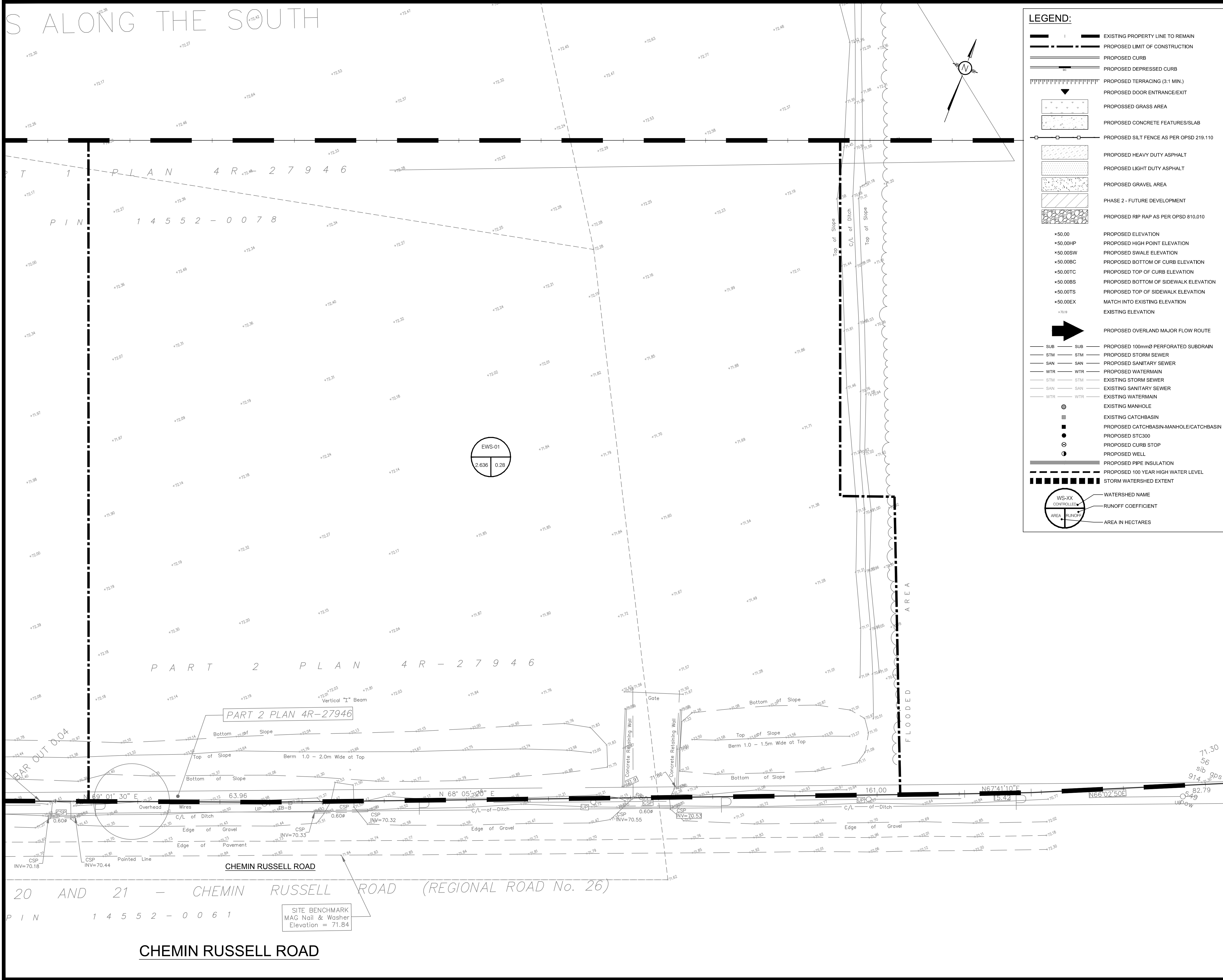
DRAWING TITLE

SERVICING PLAN & STORMWATER MANAGEMENT PLAN

PROJECT NO.
170254

DATE
26 JUNE, 2017

C401



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. LRL WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

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REFERENCE:

PROPERTY BOUNDARY INFORMATION AND GRADES TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY, PREPARED BY ANNIS OSULLIVAN, VOLLERBEK LUL FIELD WORK COMPLETE NOVEMBER 4, 2015. JOB NO. E-7285-15

BEARING ARE GRID, DERIVED FROM CAN-NET 3.0 REAL TIME NETWORK GPS OBSERVATIONS ON POINTS A AND B, SHOWN HEREON, HAVING A BEARING N48°10'30"E AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 8, NAD-83 (CSRS) (1987).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O REG 216/10

-POINT A NORTHING 5028437.83, EASTING 392708.88

-POINT B NORTHING 5028547.14, EASTING 392981.21

BOUNDARY INFO COMPILED FROM PLAN 4R-27946.


5m 0 10 20m

SCALE: 1:400

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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT

C&C TRANSPORTATION

DESIGNED BY:	DRAWN BY:	APPROVED BY:
G.B.	M.L.	J.C.L.

PROJECT

NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)

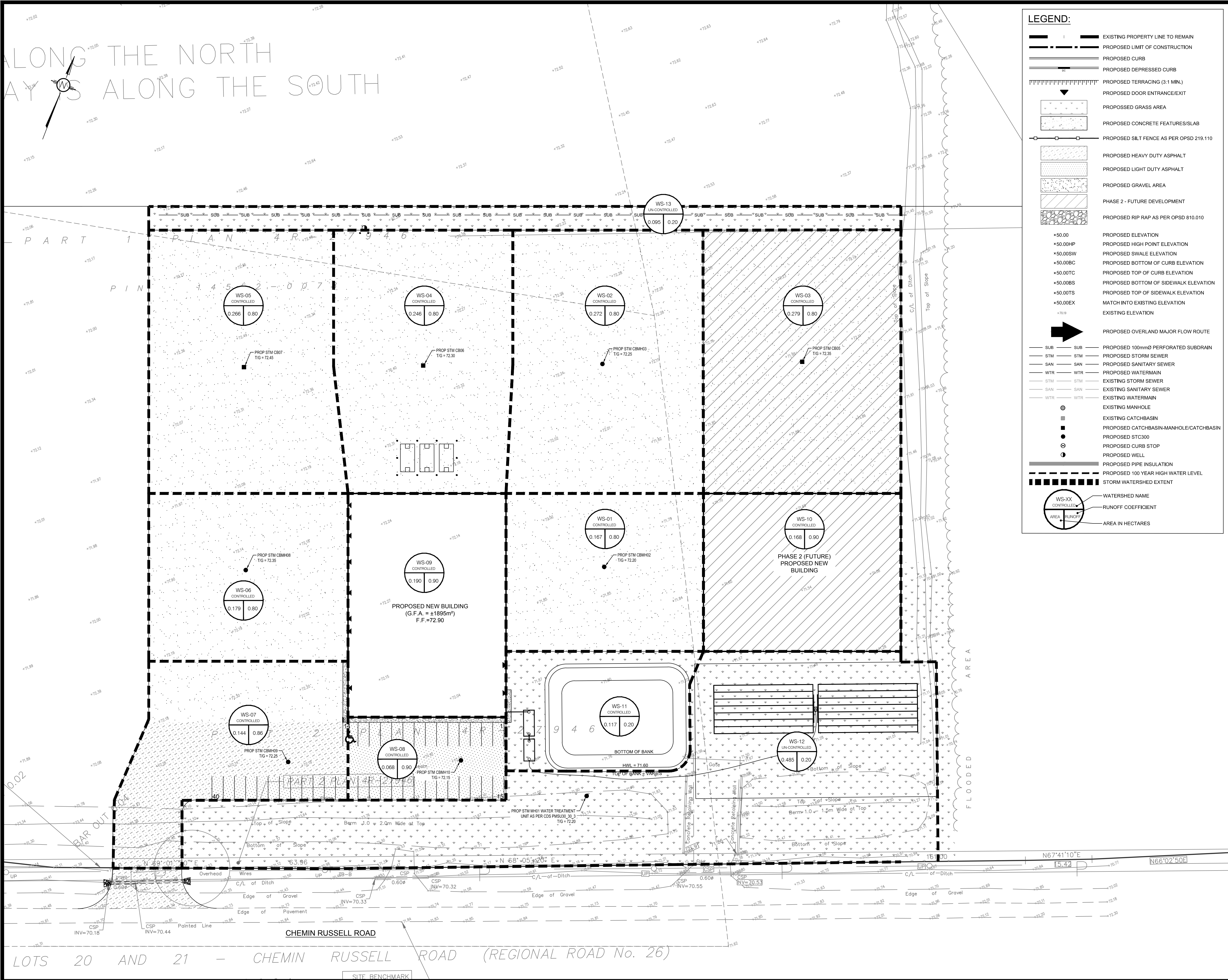
DRAWING TITLE

PRE-DEVELOPMENT
WATERSHED PLAN

PROJECT NO.
170254

DATE
26 JUNE, 2017

C701



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED LIMIT OF CONSTRUCTION
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED SILT FENCE AS PER OPSD 219.1.10
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED GRAVEL AREA
- PHASE 2 - FUTURE DEVELOPMENT
- PROPOSED RIP RAP AS PER OPSD 810.0.10
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF SIDEWALK ELEVATION
- PROPOSED TOP OF SIDEWALK ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED STC300
- PROPOSED CURB STOP
- PROPOSED WELL
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O REG 218(12).

POINT A NORTHING 5026437.63, EASTING 392706.88

POINT B NORTHING 5026547.14, EASTING 392981.71

BOUNDARY INFO COMPILED FROM PLAN 4R-27946.

5m 10 20m

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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

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C&C TRANSPORTATION

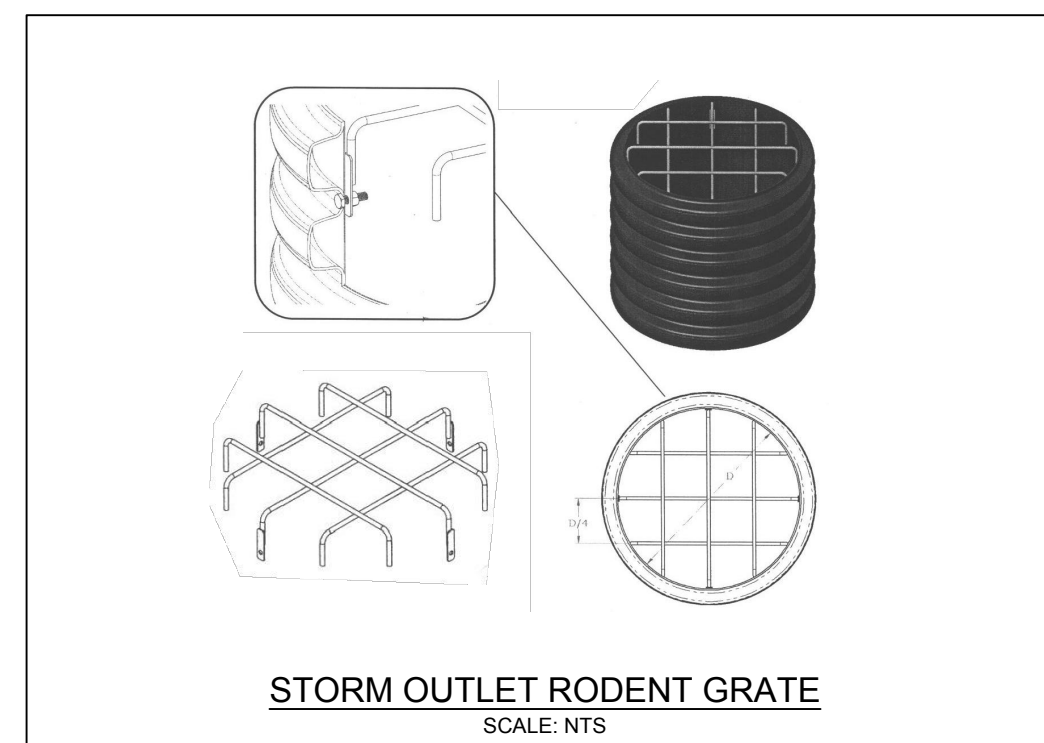
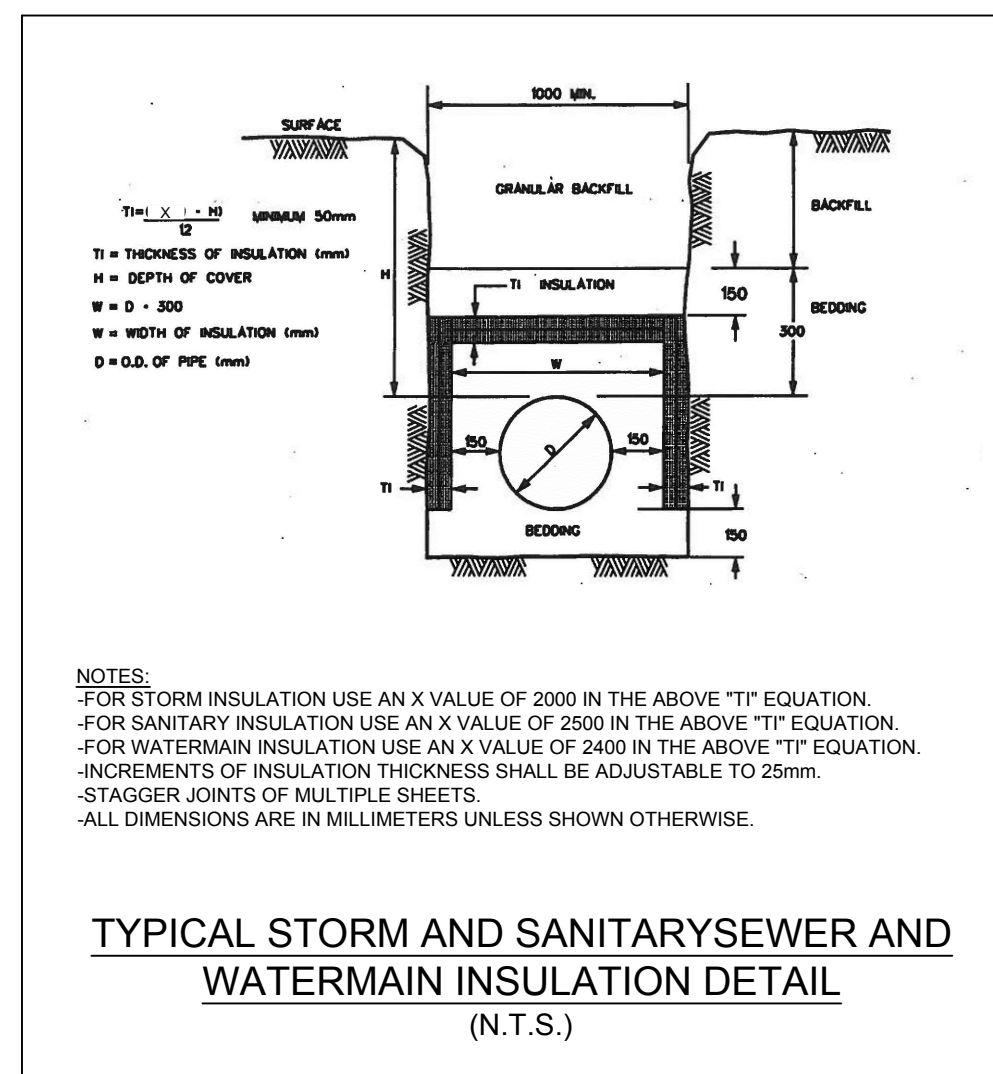
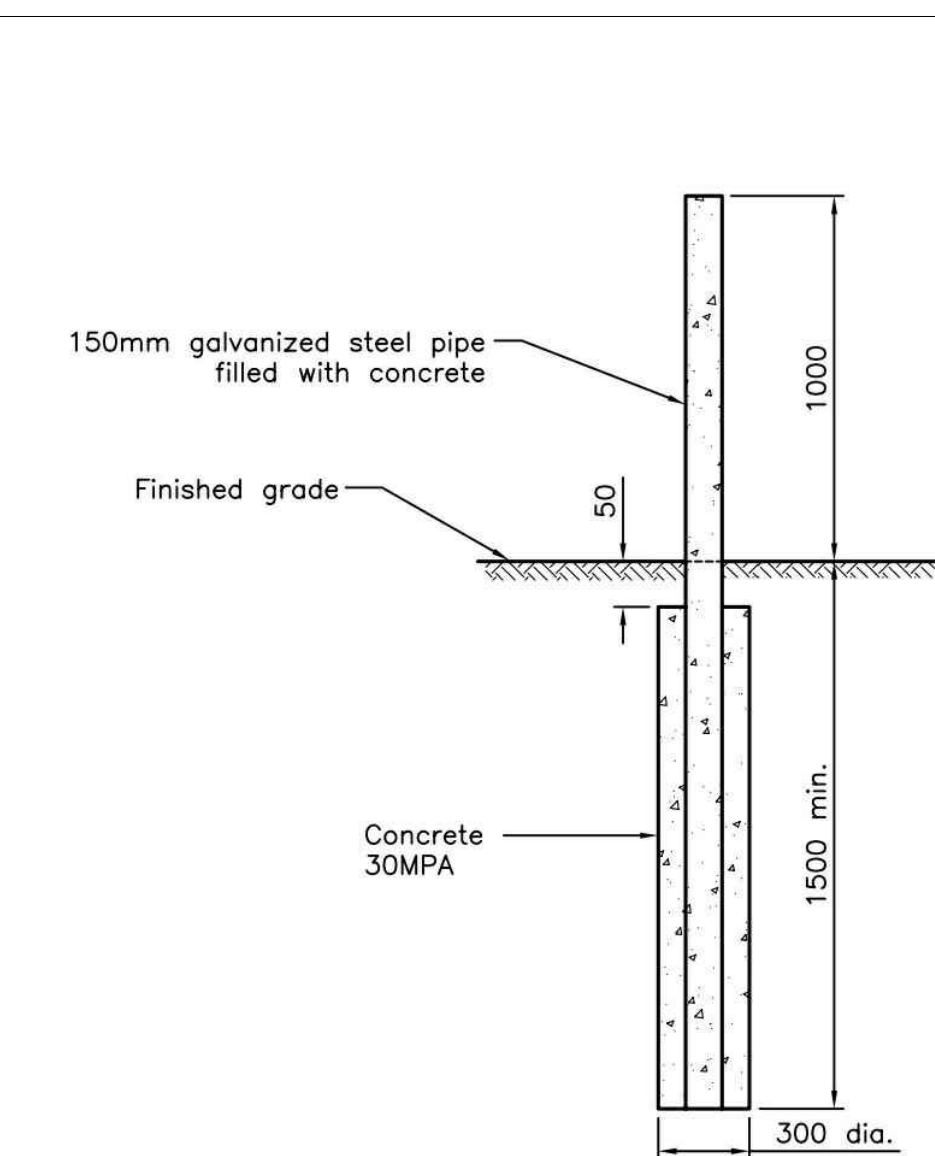
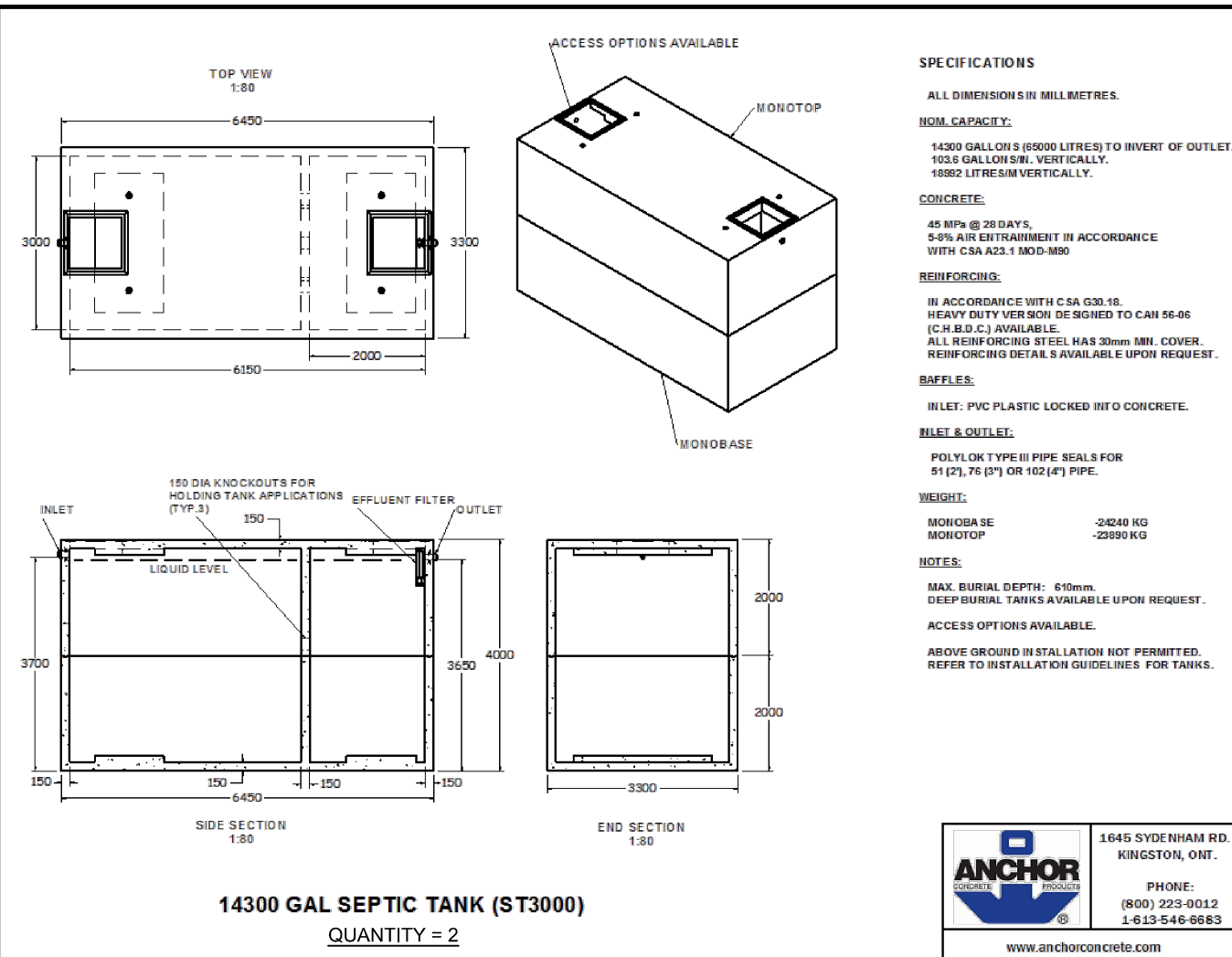
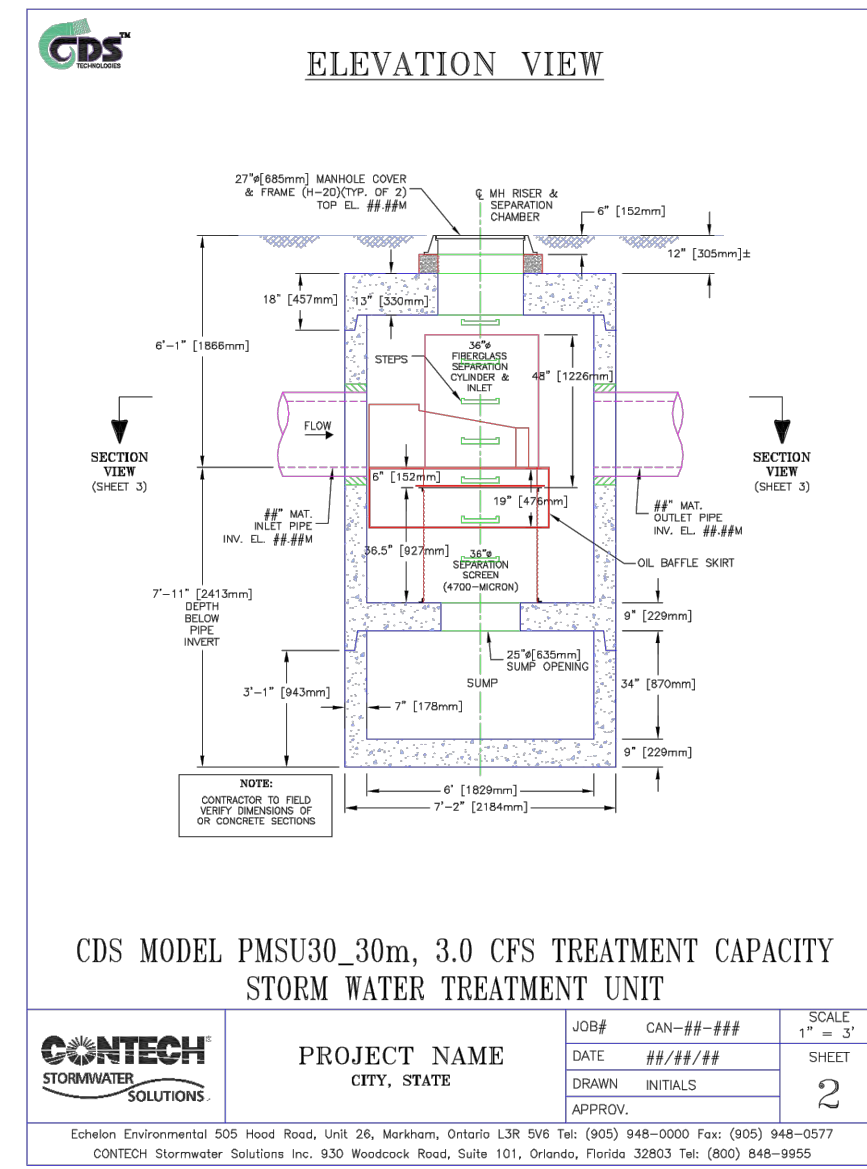
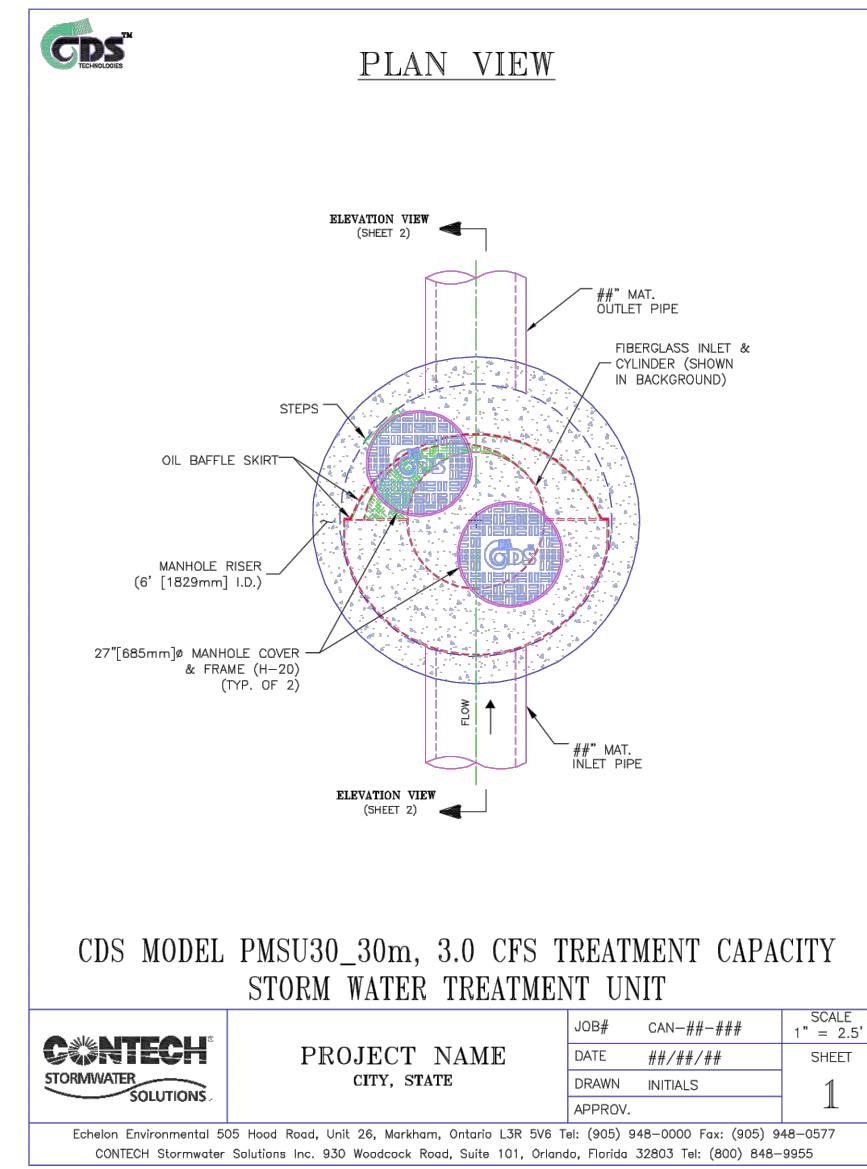
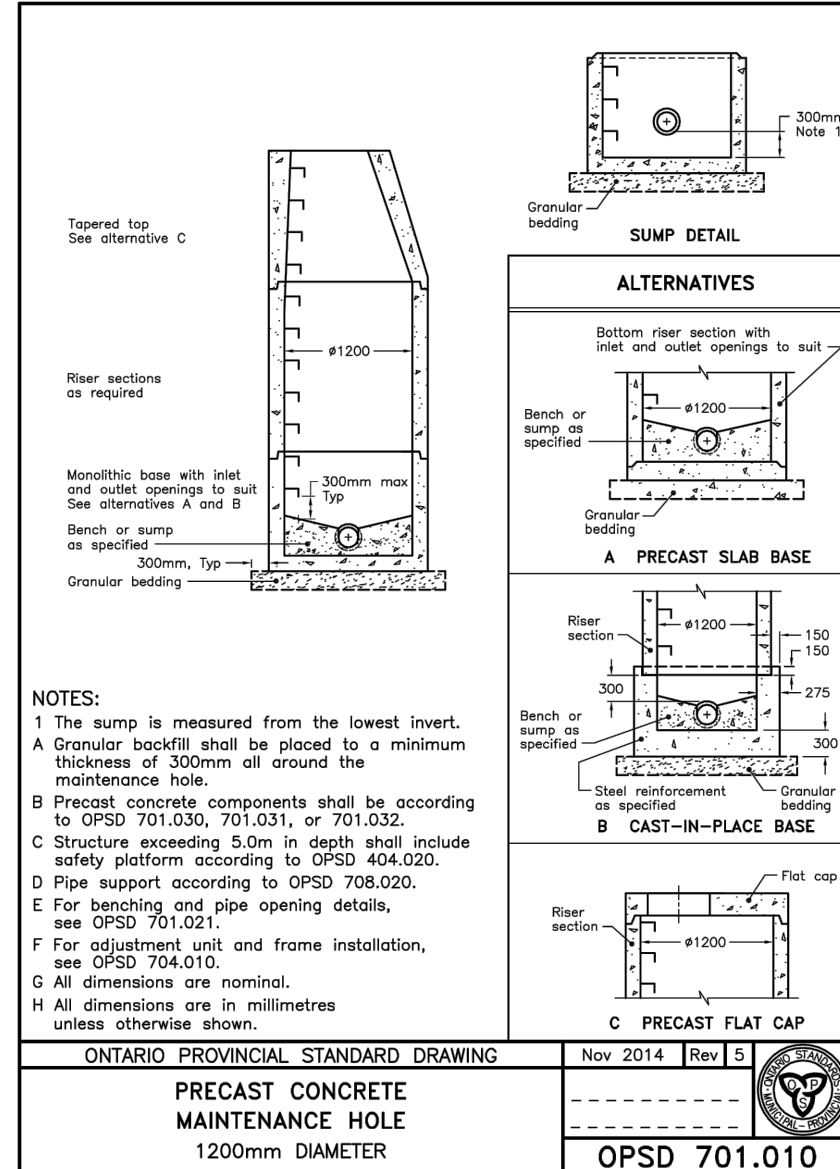
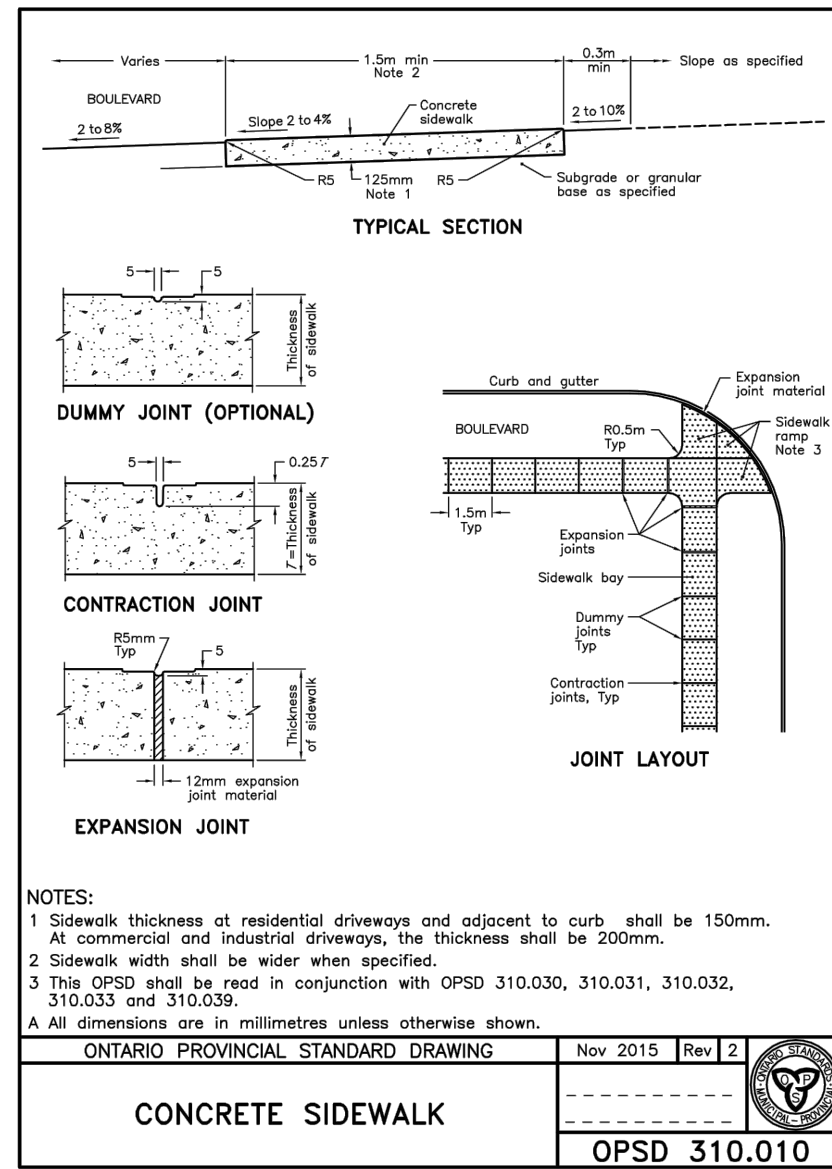
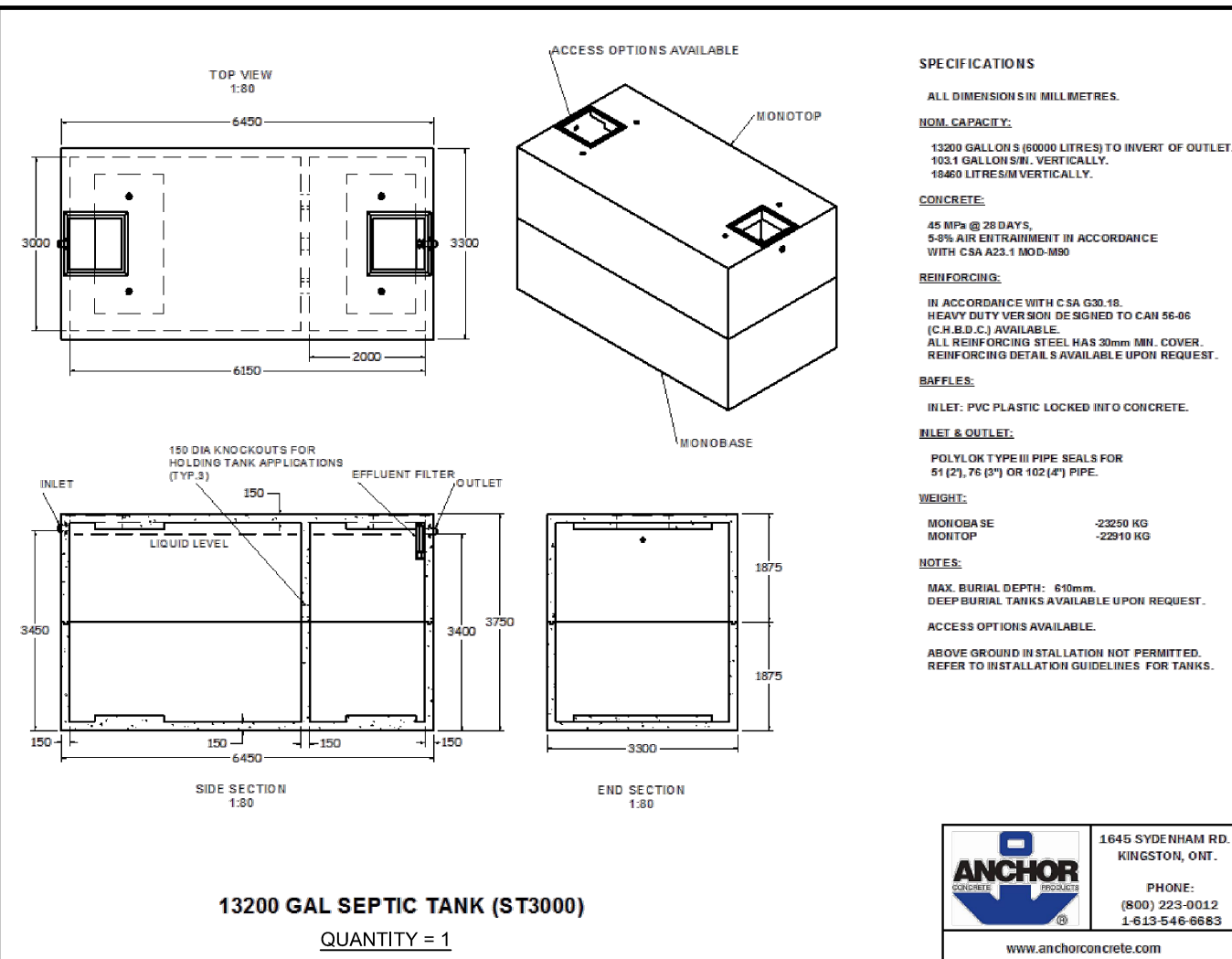
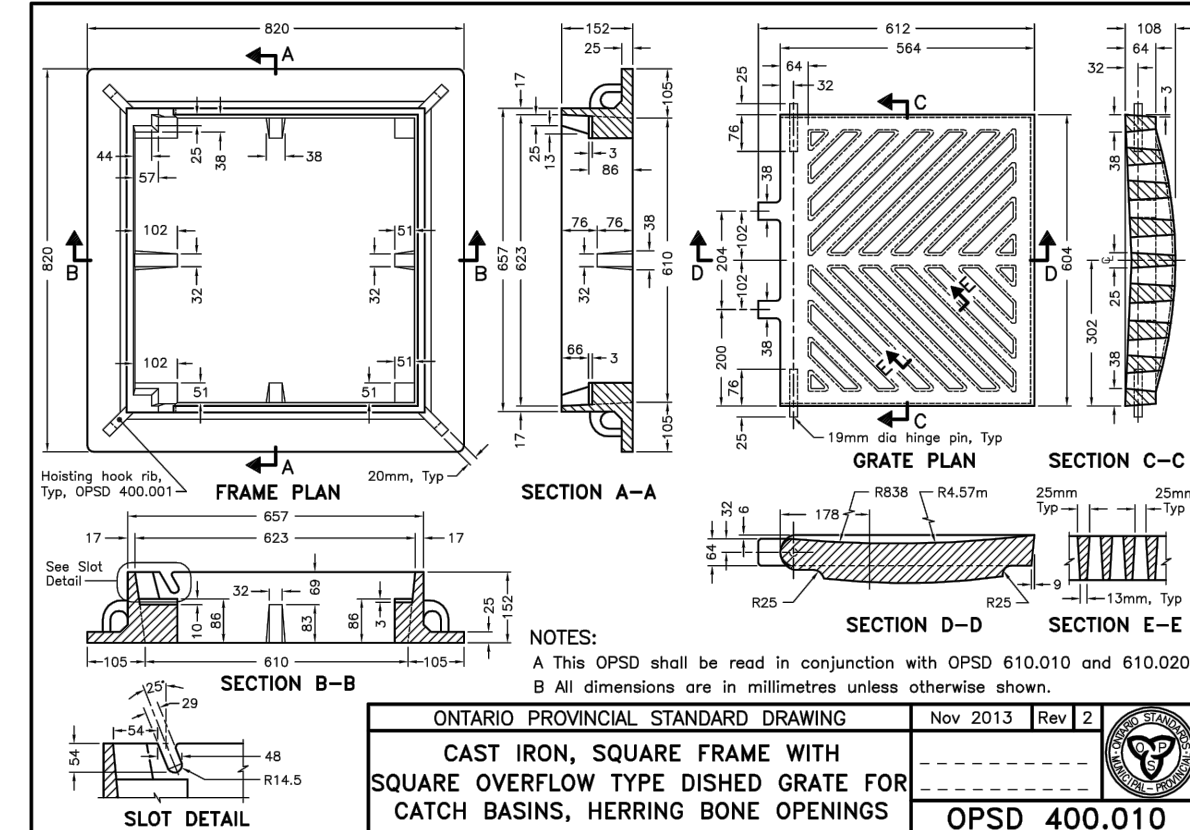
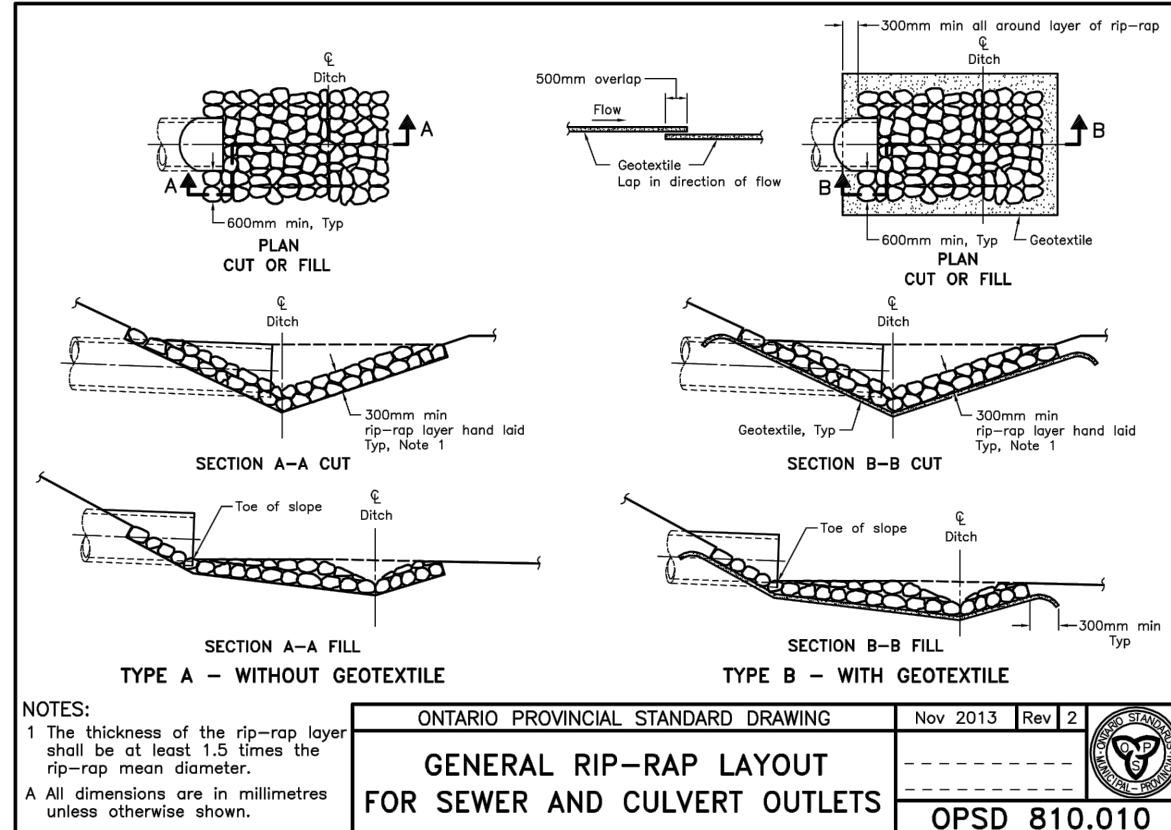
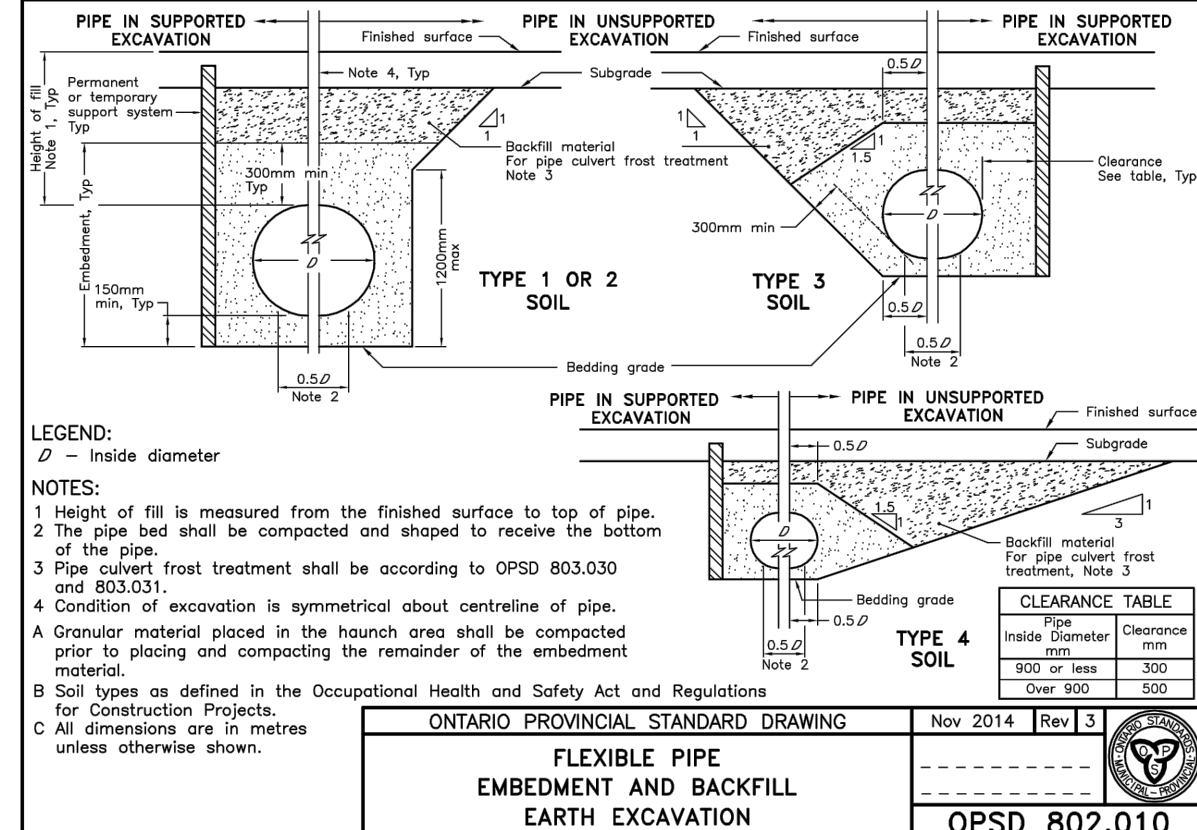
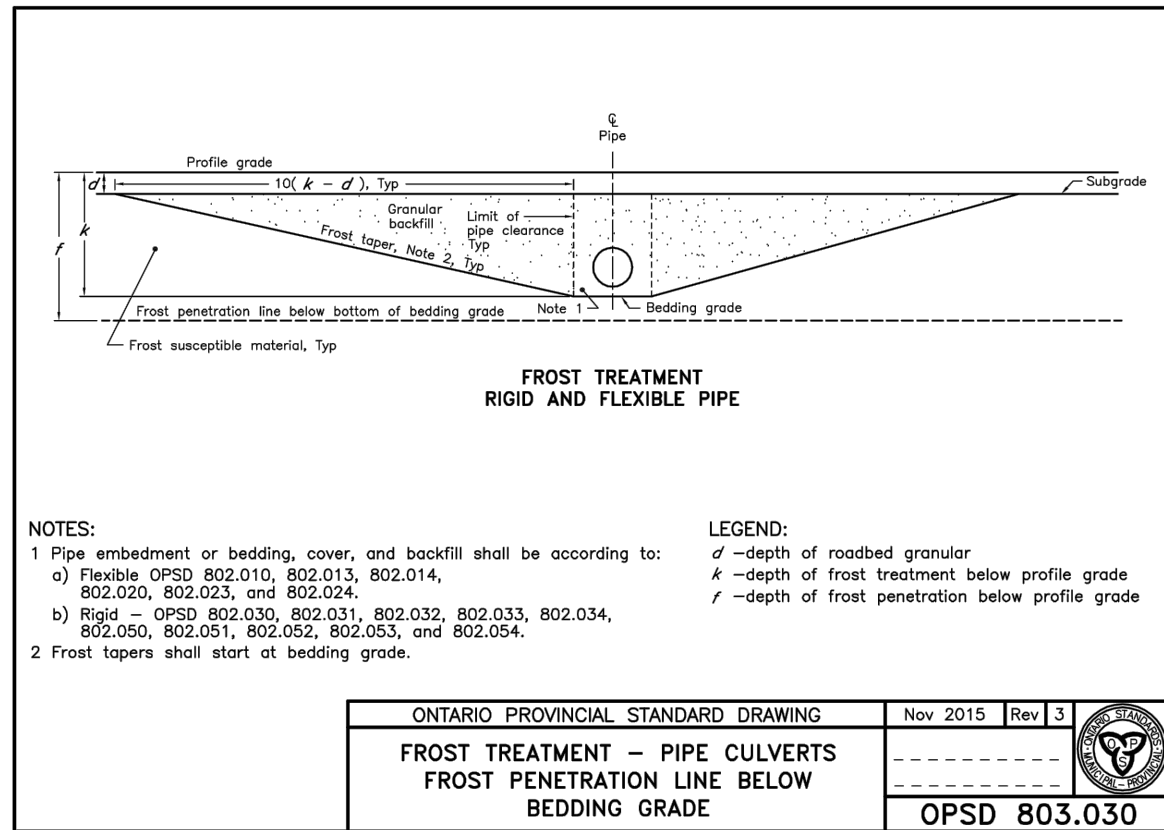
DESIGNED BY: G.B. DRAWN BY: M.L. APPROVED BY: J.C.L.

PROJECT: NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 170254
DATE: 26 JUNE, 2017

C702



USE AND INTERPRETATION OF DRAWINGS

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BOUNDARY INFO COMPILED FROM PLAN 4R-27946.

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CLIENT

C&C TRANSPORTATION

DESIGNED BY: G.B. DRAWN BY: M.L. APPROVED BY: J.C.L.

PROJECT

NEW GARAGE AND OFFICE
8015 RUSSELL ROAD, OTTAWA (ON)

DRAWING TITLE

CONSTRUCTION DETAILS PLAN

PROJECT NO.
170254
DATE
26 JUNE, 2017

C901