

**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
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- PROPOSED HIGH POINT ELEVATION
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WATERSHED NAME  
 RUNOFF COEFFICIENT  
 AREA IN HECTARES

**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE INTENT OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THESE DRAWINGS ARE COMPLEMENTARY AND NOT TO BE USED IN ISOLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTALS OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

**UNAUTHORIZED CHANGES:**

IN THE EVENT OF 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.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM SUCH CHANGES.

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01 ISSUED FOR APPROVAL T.H. XX APR 2023

No.	REVISIONS	BY	DATE

**DRAFT**

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**

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

CLIENT

**MB GROUP ET ASSOCIES INC.**

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

PROJECT

**SITE PLAN CONTROL DESIGN**

DRAWING TITLE

**EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO. 210682

DATE APRIL, 2023

**C101**

**PAVEMENT STRUCTURE**

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL.3 A/C (PG 58-34)	50	40
BINDER	HL.8 A/C (PG 58-34)	-	50
BASECOURSE	OPSS GRANULAR 'A'	150	150
SUBBASE	OPSS GRANULAR 'B' TYPE II	300	350

**NOTE:**  
 IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELTERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.

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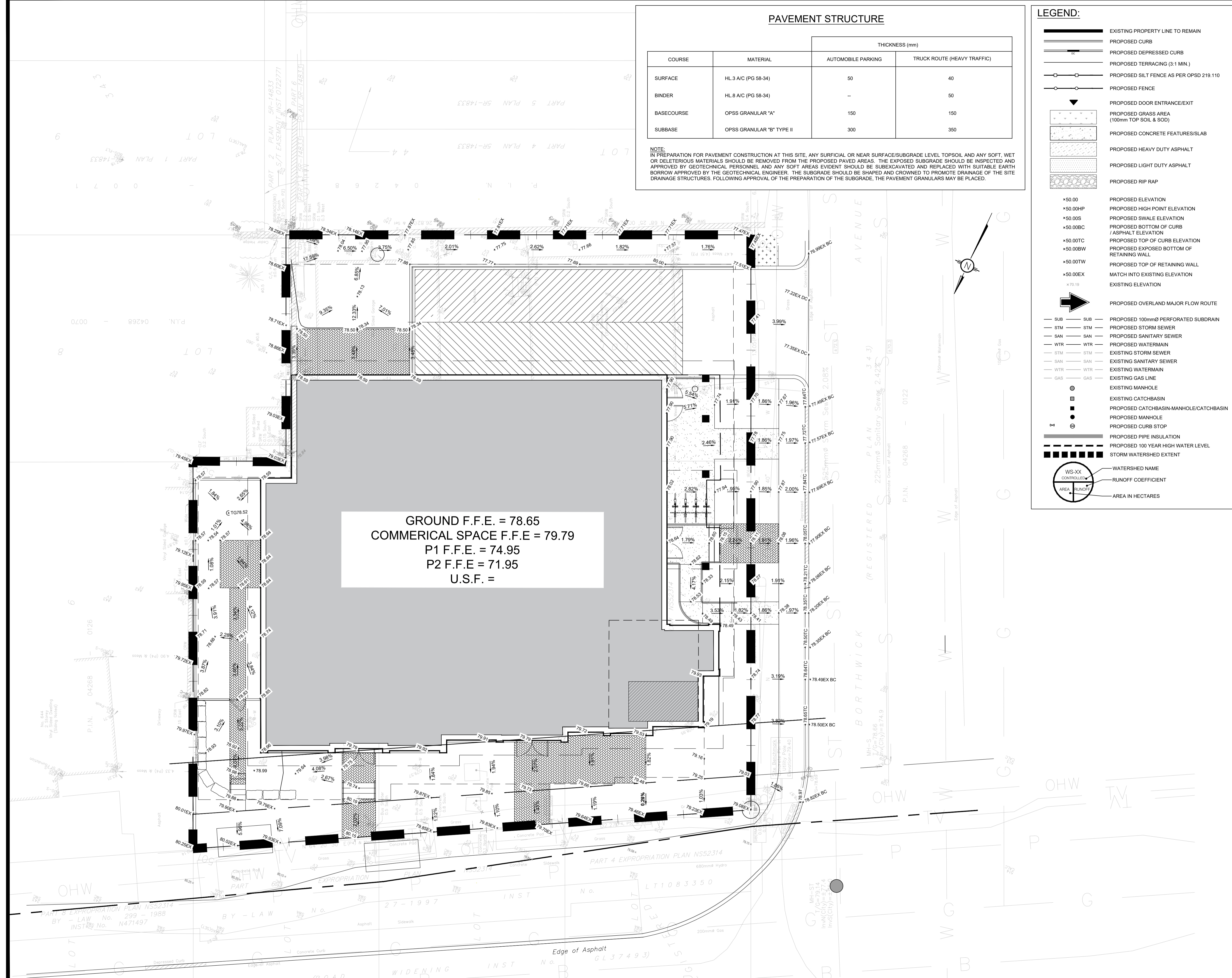
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2m 0.5 0 2 4m  
 SCALE: 1:100



GROUND F.F.E. = 78.65  
 COMMERCIAL SPACE F.F.E. = 79.79  
 P1 F.F.E. = 74.95  
 P2 F.F.E. = 71.95  
 U.S.F. =

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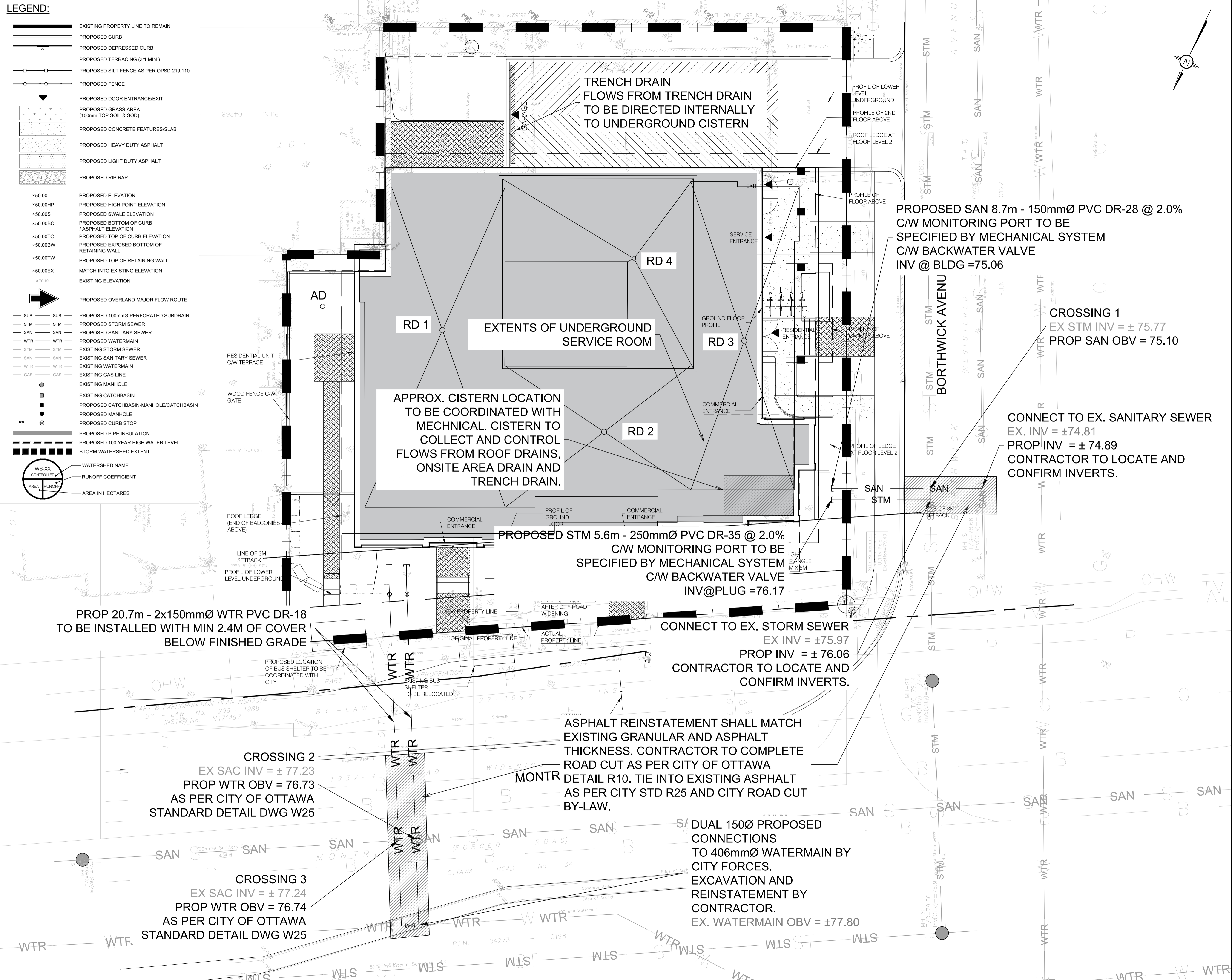
PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**GRADING AND DRAINAGE PLAN**

PROJECT NO. 210682  
 DATE APRIL, 2023  
**C301**

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DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**SERVICING PLAN**

PROJECT NO.  
**210682**

DATE  
**APRIL, 2023**

**C401**

SUMMARY OF RELEASE RATES AND STORAGE VOLUMES				
CATCHMENT AREAS	DRAINAGE AREAS (ha)	100-YEAR RELEASE RATE	100-YEAR REQUIRED STORAGE (m3)	TOTAL AVAILABLE STORAGE (m3)
WS-03 (CONTROLLED IN CISTERN)	0.010	5.36	23.77	24.00
WS-04 (ROOF - CONTROLLED IN CISTERN)	0.050			
WS-05 (RAMP - CONTROLLED IN CISTERN)	0.013			
<b>TOTAL</b>	<b>0.073</b>	<b>5.36</b>	<b>23.77</b>	<b>24.00</b>

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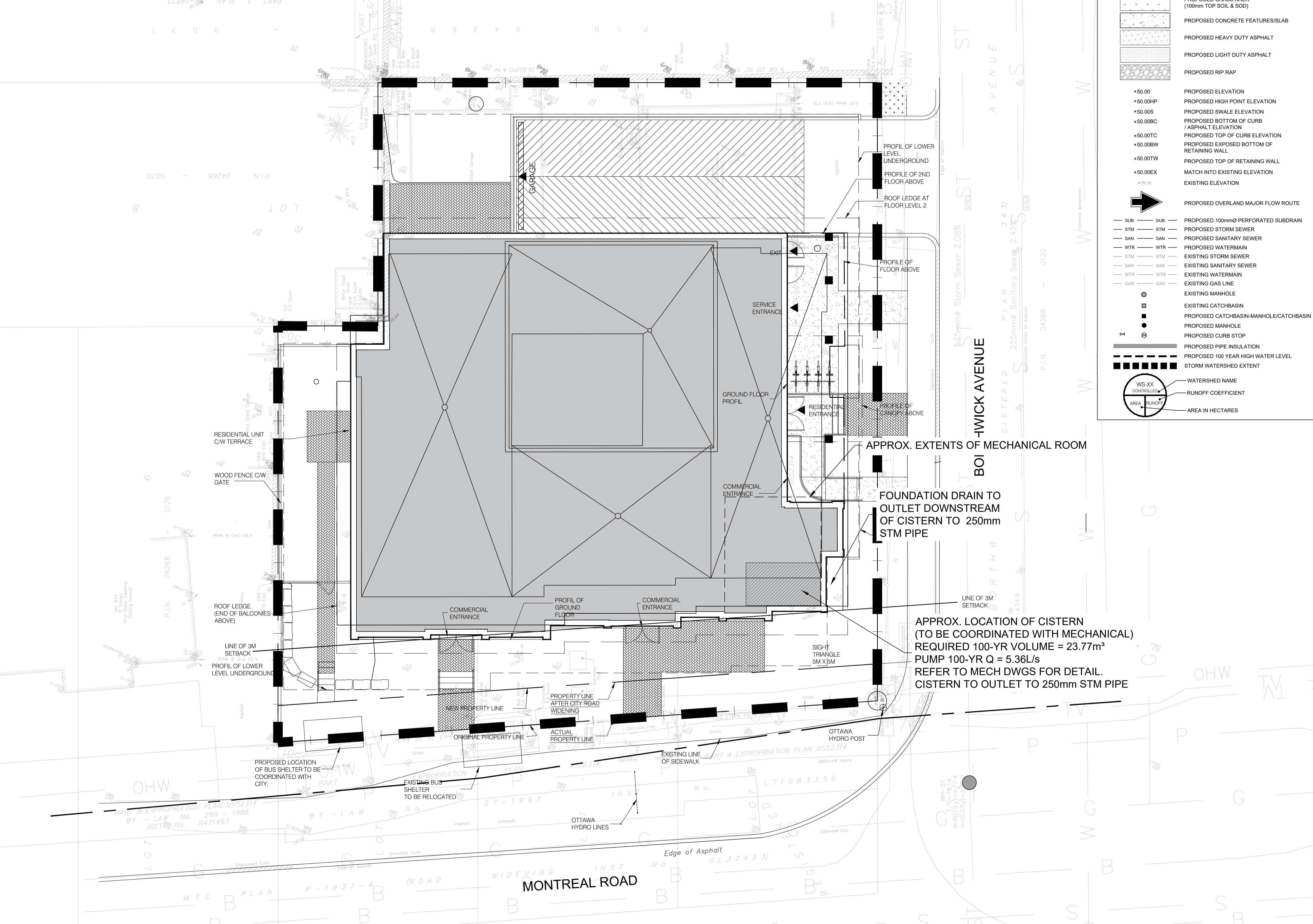
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SCALE: 1:100



No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	T.H.	XX APR 2023

**DRAFT**

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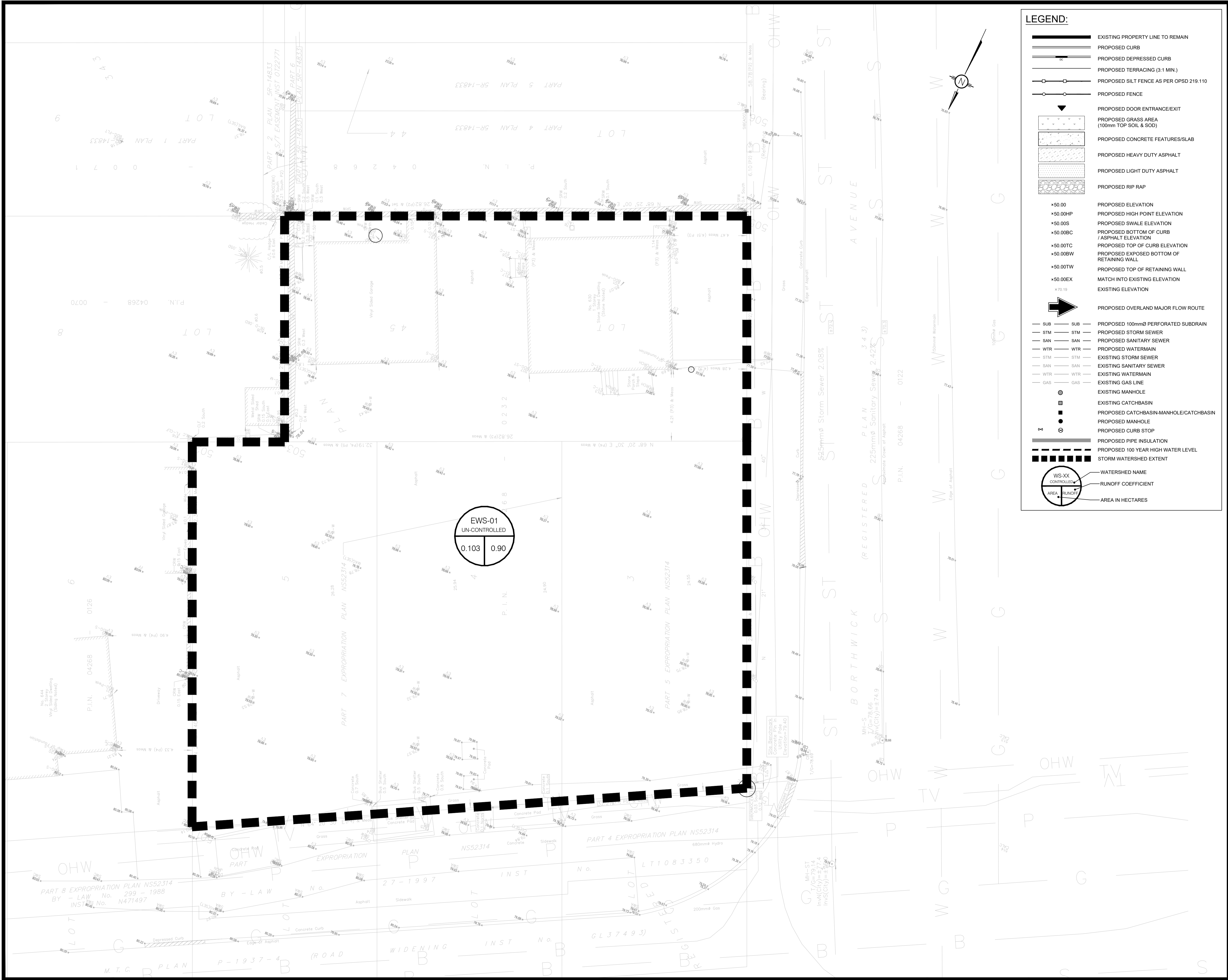
CLIENT  
**MB GROUP ET ASSOCIES INC.**

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**STORMWATER MANAGEMENT PLAN**

PROJECT NO. 210682  
 DATE APRIL, 2023  
**C601**



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIST
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- 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 GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN/MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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	REVISIONS	BY	DATE

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CLIENT  
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DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

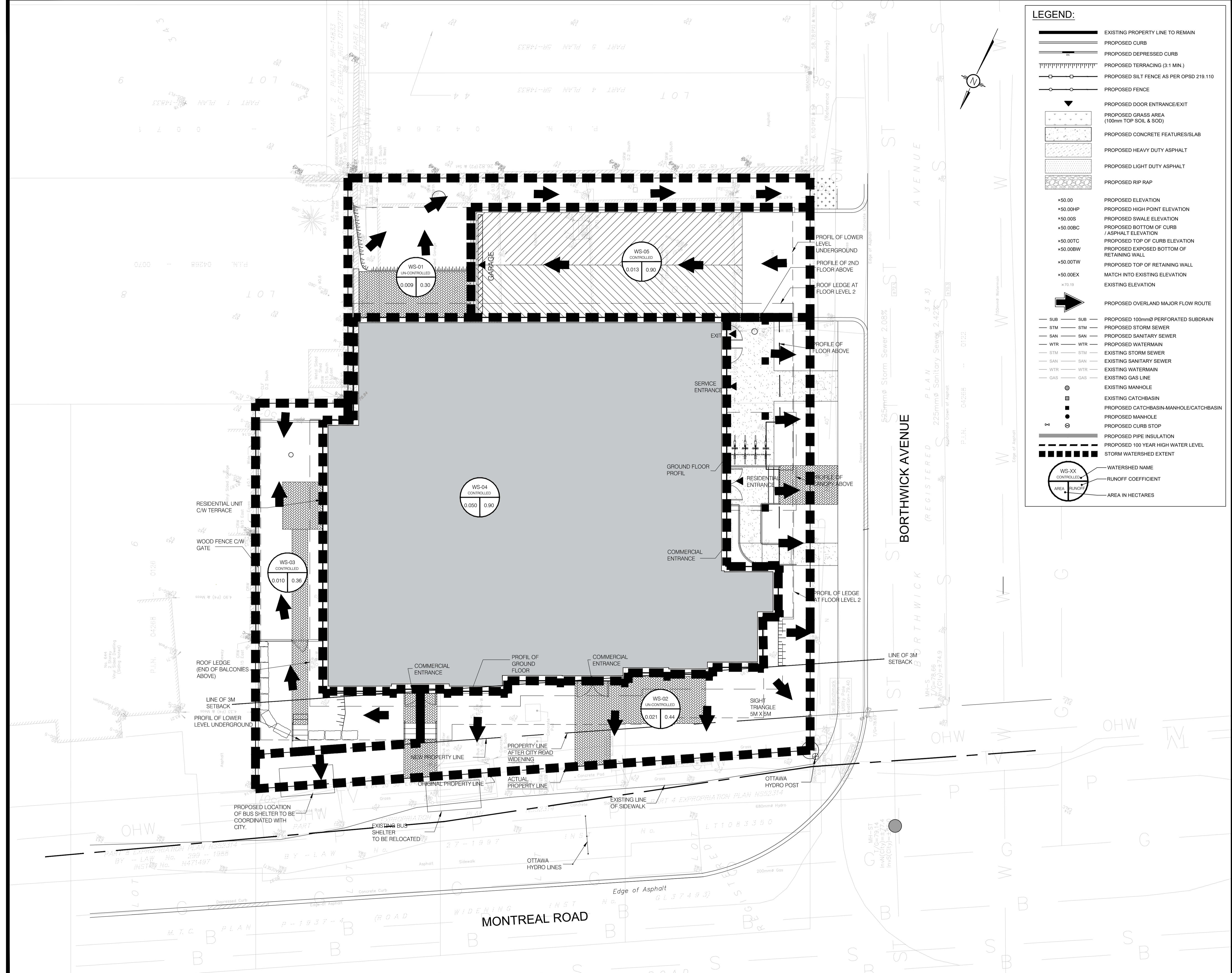
PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**PRE-DEVELOPMENT WATERSHED PLAN**

PROJECT NO.  
**210682**

DATE  
**APRIL, 2023**

**C701**



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
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- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
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- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
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- PROPOSED STORM SEWER
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- EXISTING STORM SEWER
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- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
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- PROPOSED 100 YEAR HIGH WATER LEVEL
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SCALE: 1:100

No.	ISSUED FOR APPROVAL	T.H.	XX APR 2023
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CLIENT  
**MB GROUP ET ASSOCIES INC.**

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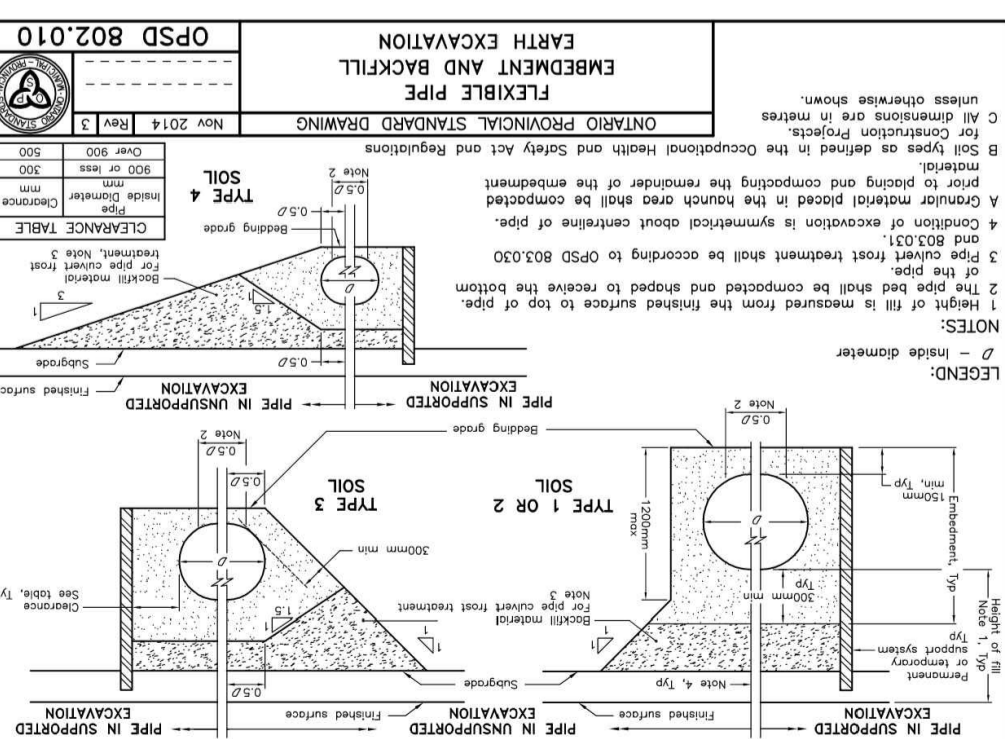
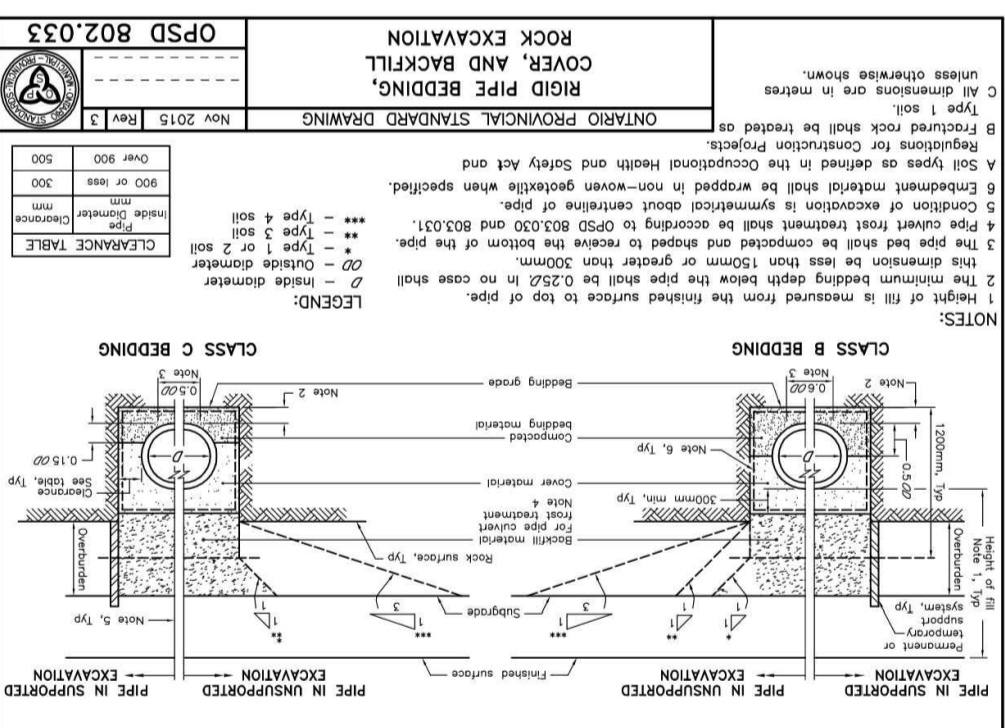
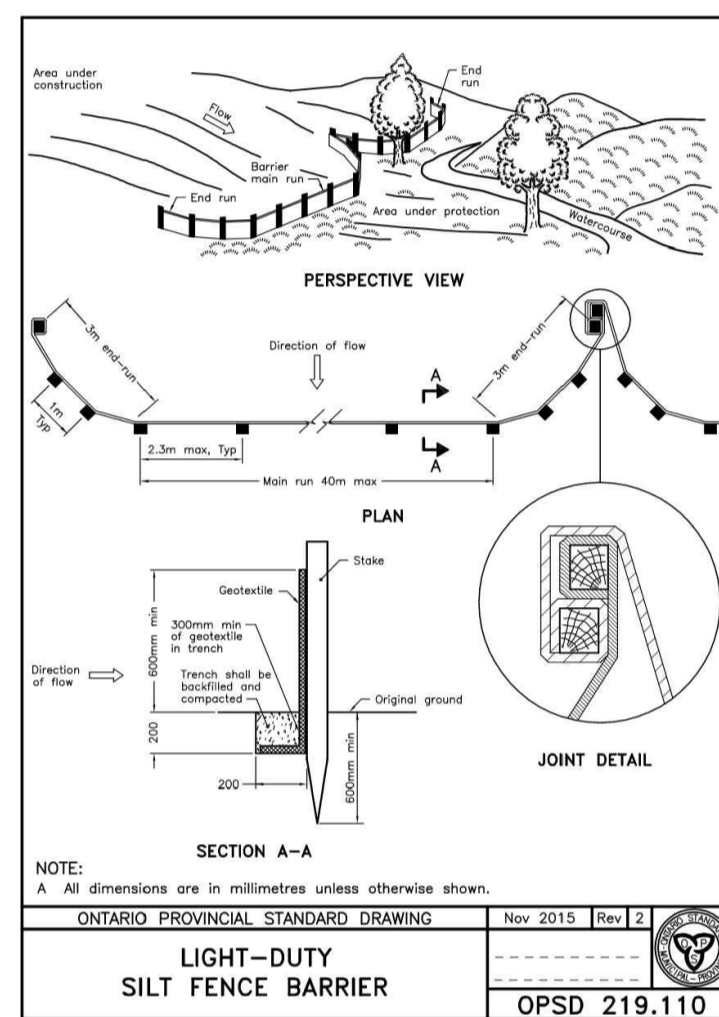
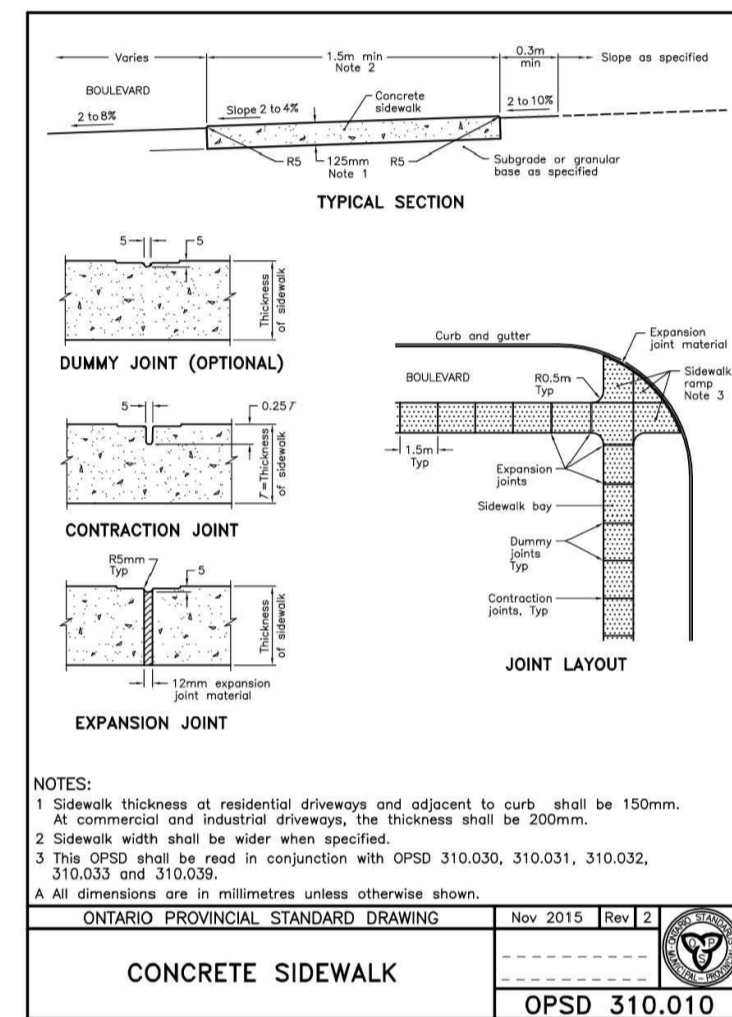
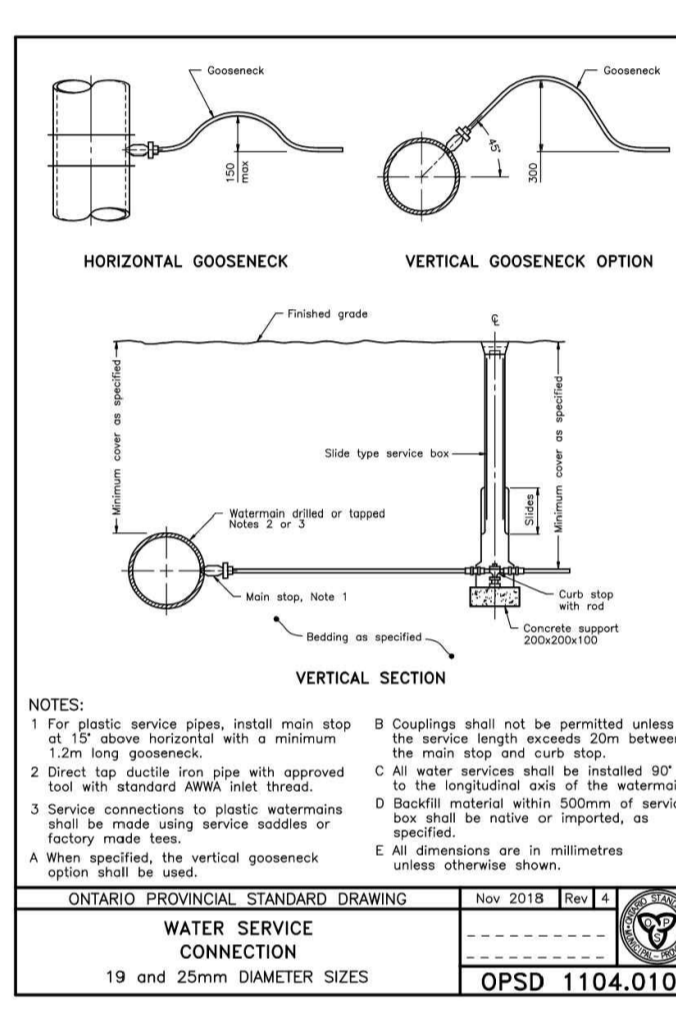
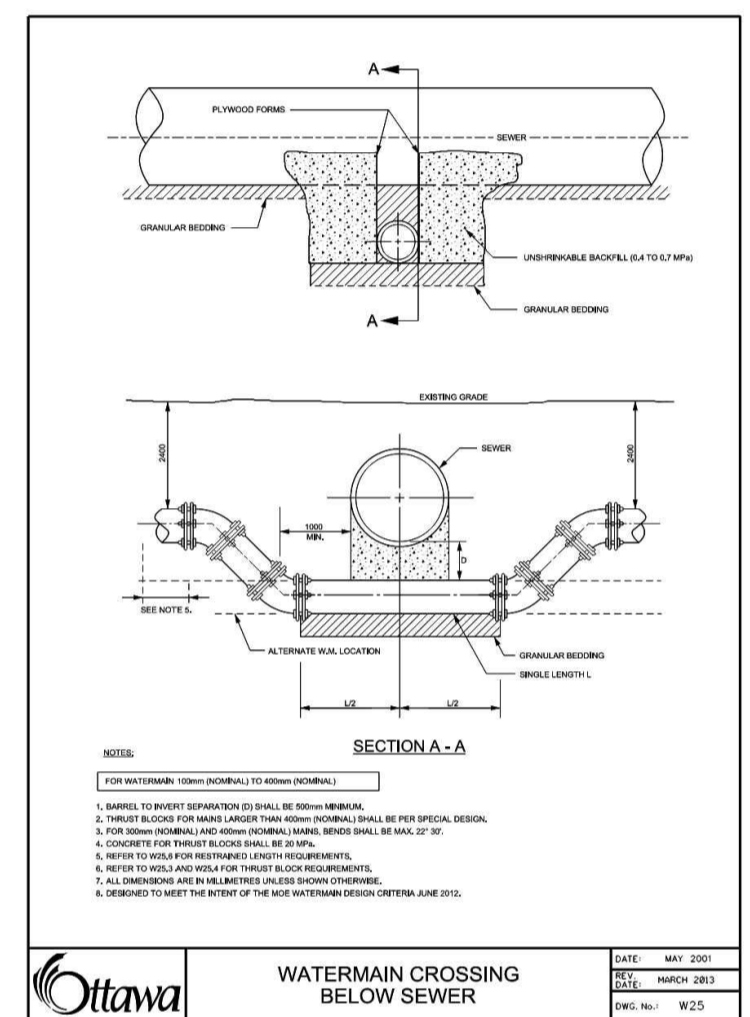
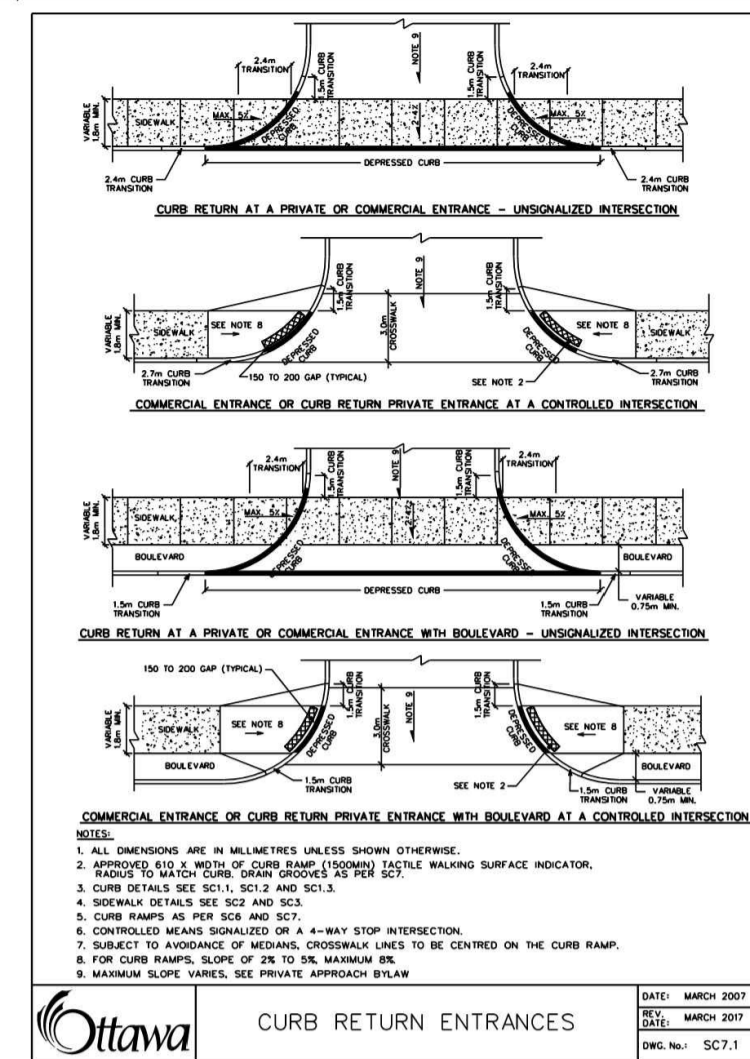
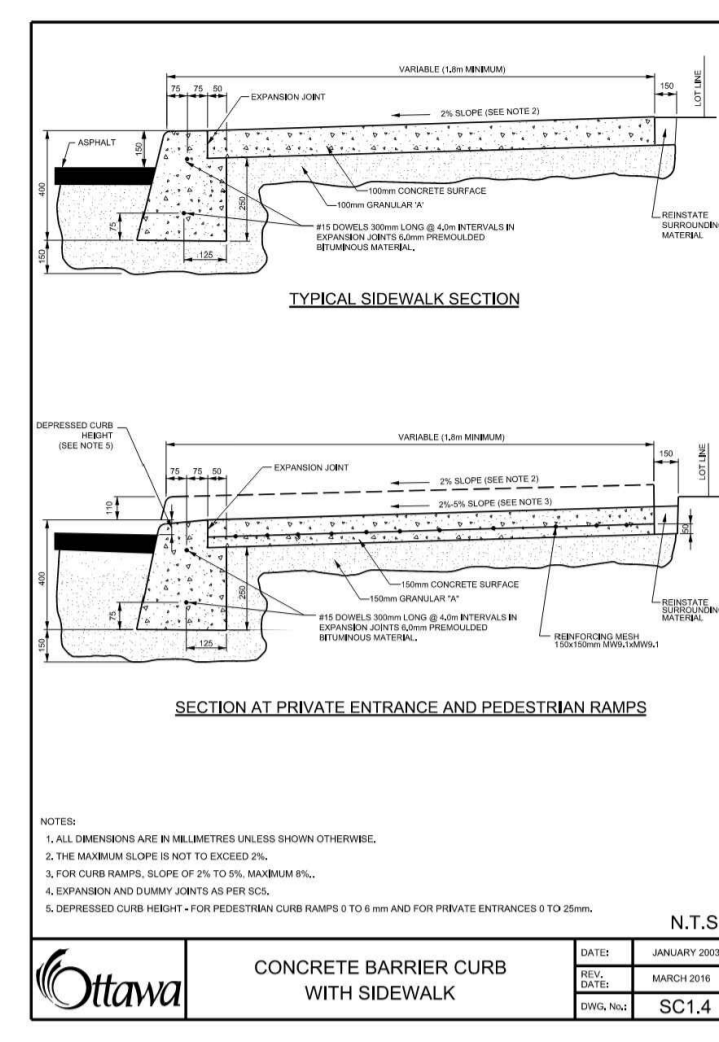
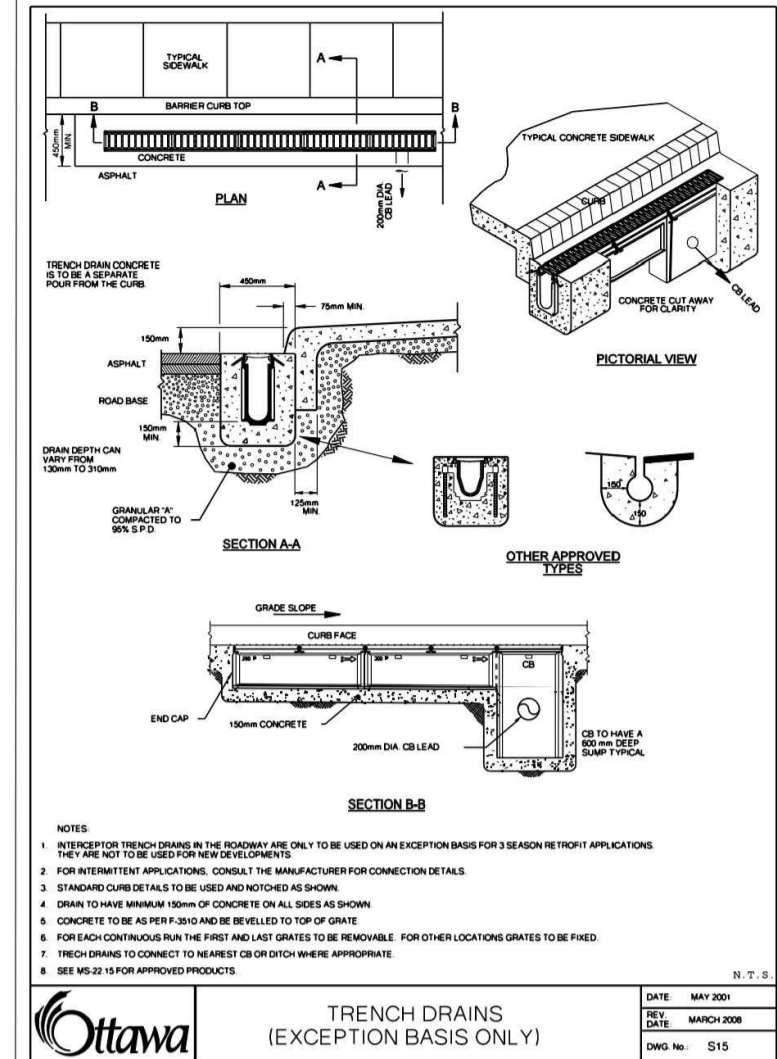
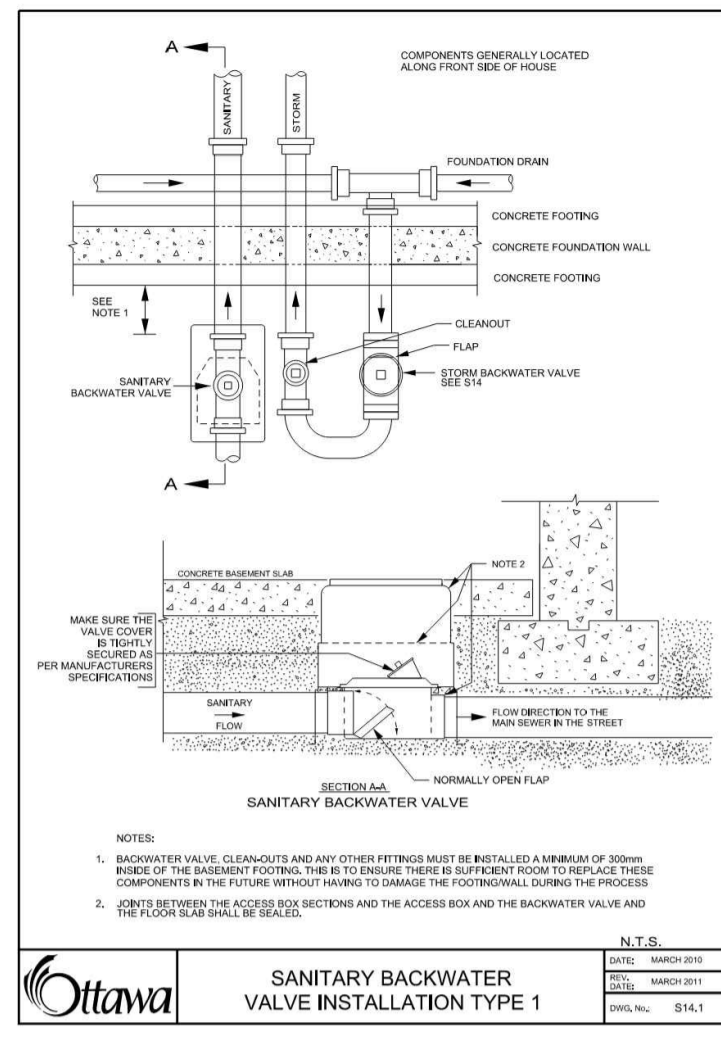
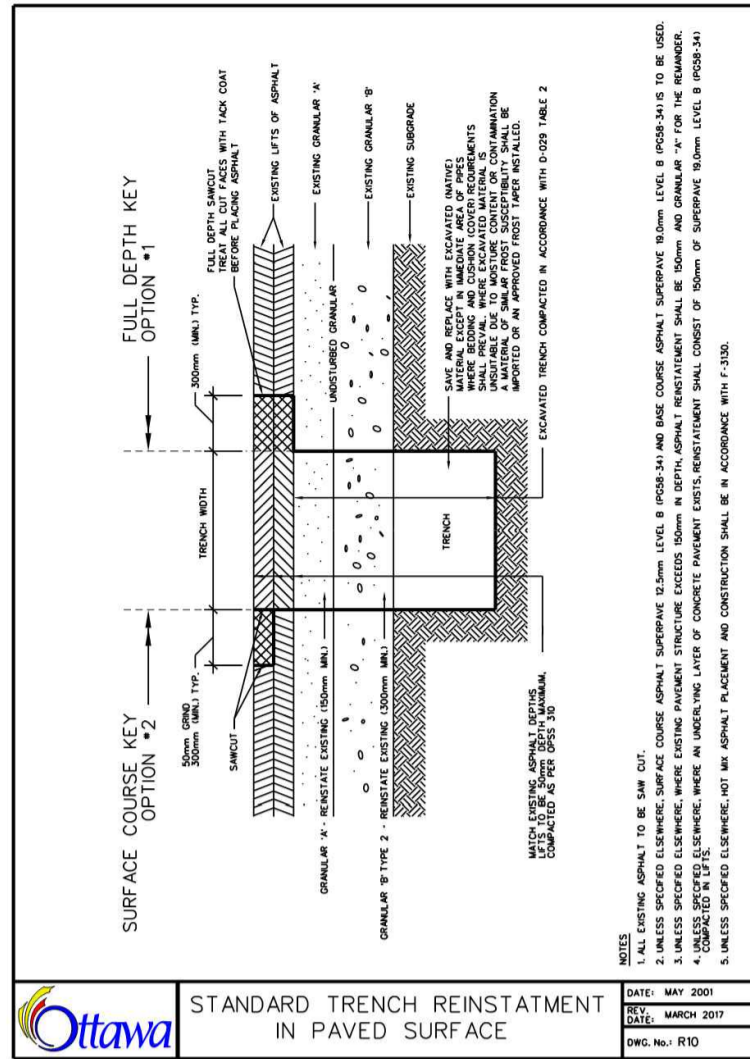
PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**POST-DEVELOPMENT WATERSHED PLAN**

PROJECT NO.  
**210682**

DATE  
**APRIL, 2023**

**C702**



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CLIENT  
**MB GROUP ET ASSOCIES INC.**

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

PROJECT  
**SITE PLAN CONTROL DESIGN**

DRAWING TITLE  
**CONSTRUCTION DETAIL PLAN**

PROJECT NO. 210682  
 DATE APRIL, 2023  
**C901**