

SITE PLAN CONTROL DESIGN 360 LAURIER AVENUE, OTTAWA ON

REVISION 04



KEY PLAN (N.T.S.)

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LRJ

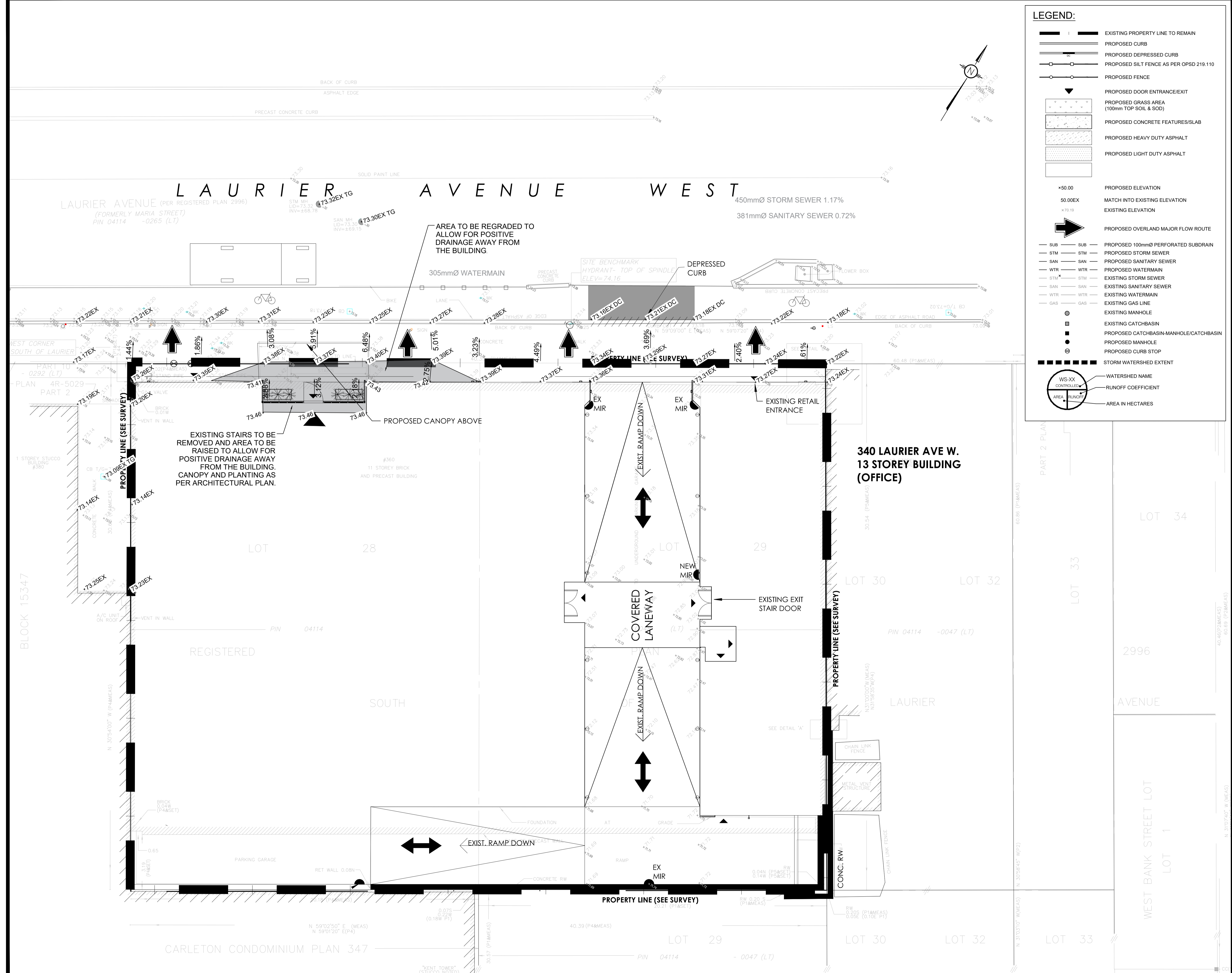
ENGINEERING | INGÉNIERIE

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

SITE PLAN CONTROL DESIGN
360 LAURIER AVENUE, OTTAWA ON
REV.02 - RE-ISSUED FOR APPROVAL - 2023-10-13
LRL PROJECT no: 220868



NOT AUTHENTIC UNLESS SIGNED AND DATED



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- 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
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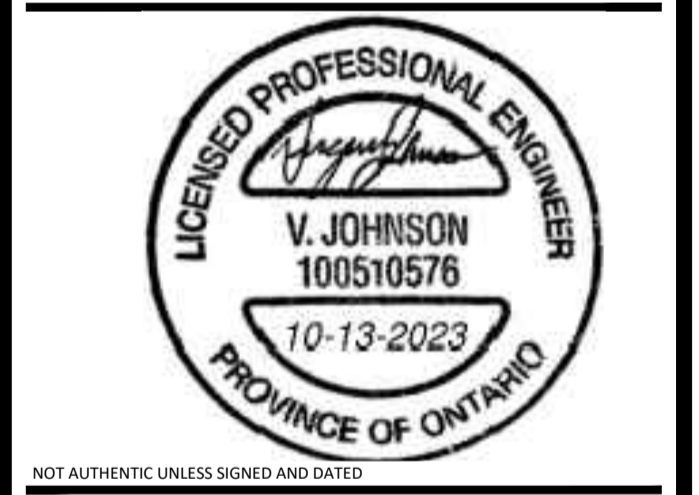
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CLIENT: CLV Developments in Trust
485 Bank Street, Suite 200
Ottawa, ON, K2J 1Z2

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

PROJECT: SITE PLAN CONTROL DESIGN
360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 220868

DATE: OCTOBER 2023

C301

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:
 40mm OF HL3, 50mm OF HL8, 150mm OF GRANULAR "A", AND 450mm OF GRANULAR "B"
 CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10. ASPHALT REINSTATEMENT TO BE AS PER PRE-DEVELOPMENT CONDITIONS OR GREATER. CONTRACTOR TO ENSURE TIE-IN ELEVATIONS ARE CONSISTENT WITH PRE-DEVELOPMENT ELEVATIONS AND GRADING IS CONTINUOUS FOR ENTIRE REINSTATED ASPHALT SURFACE.

DUAL 150Ø PROPOSED CONNECTIONS TO 305mmØ WATERMAIN W. ISOLATION VALVE BY CITY FORCES. EXCAVATION AND REINSTATEMENT BY CONTRACTOR. EX. WATERMAIN OBV = ±70.80

LOCATION OF EX WATER SERVICE TO BE CONFIRMED. EX SERVICE TO BE ABANDONED AND REPLACED WITH A NEW 150mmØ SERVICE THAT WILL FOLLOW THE SAME ALIGNMENT. SECOND WATER SERVICE TO BE INSTALLED EAST OF PRIMARY WATER SERVICE.

EX CB TO BE PROTECTED WITH AN INLET SEDIMENT CONTROL FILTER SOCK FOR THE DURATION OF CONSTRUCTION AND UNTIL SURROUNDING SURFACES ARE STABILIZED.

REPLACE EXISTING SANITARY SERVICE WITH 250mmØ PVC DR-28 PIPE. EXISTING SANITARY SEWER INV = ±69.00.

EXISTING ALIGNMENT TO REMAIN. INVERT AT BUILDING AND CONNECTION TO STREET TO BE CONFIRMED BY CONTRACTOR PRIOR TO INSTALLATION. CONNECT SERVICE ABOVE SPRINGLINE OF PIPE, INVERT=±69.19 AS PER CITY STD DETAIL DWG S11.

* SEE SANITARY SERVICE NOTE

ENSURE 0.3m OF CLEARANCE AT SANITARY SERVICE AND WATERMAIN CROSSING. PRIOR TO CONSTRUCTION CCTV TO BE COMPLETED OF EXISTING STORM SERVICE, IF DEEMED SATISFACTORY BY PROJECT ENGINEER EXISTING SERVICE IS TO BE REUSED.

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SCALE: 1:100

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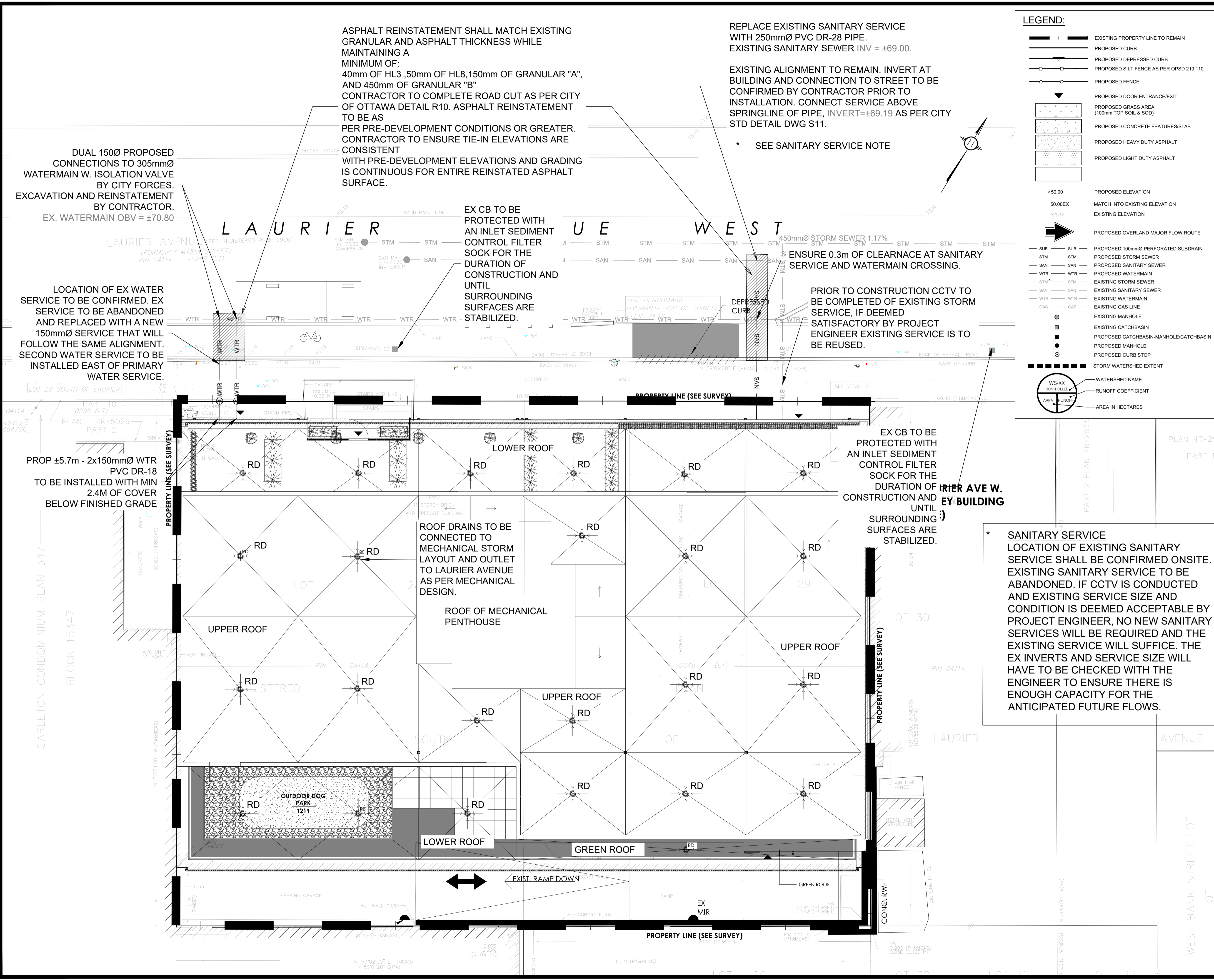
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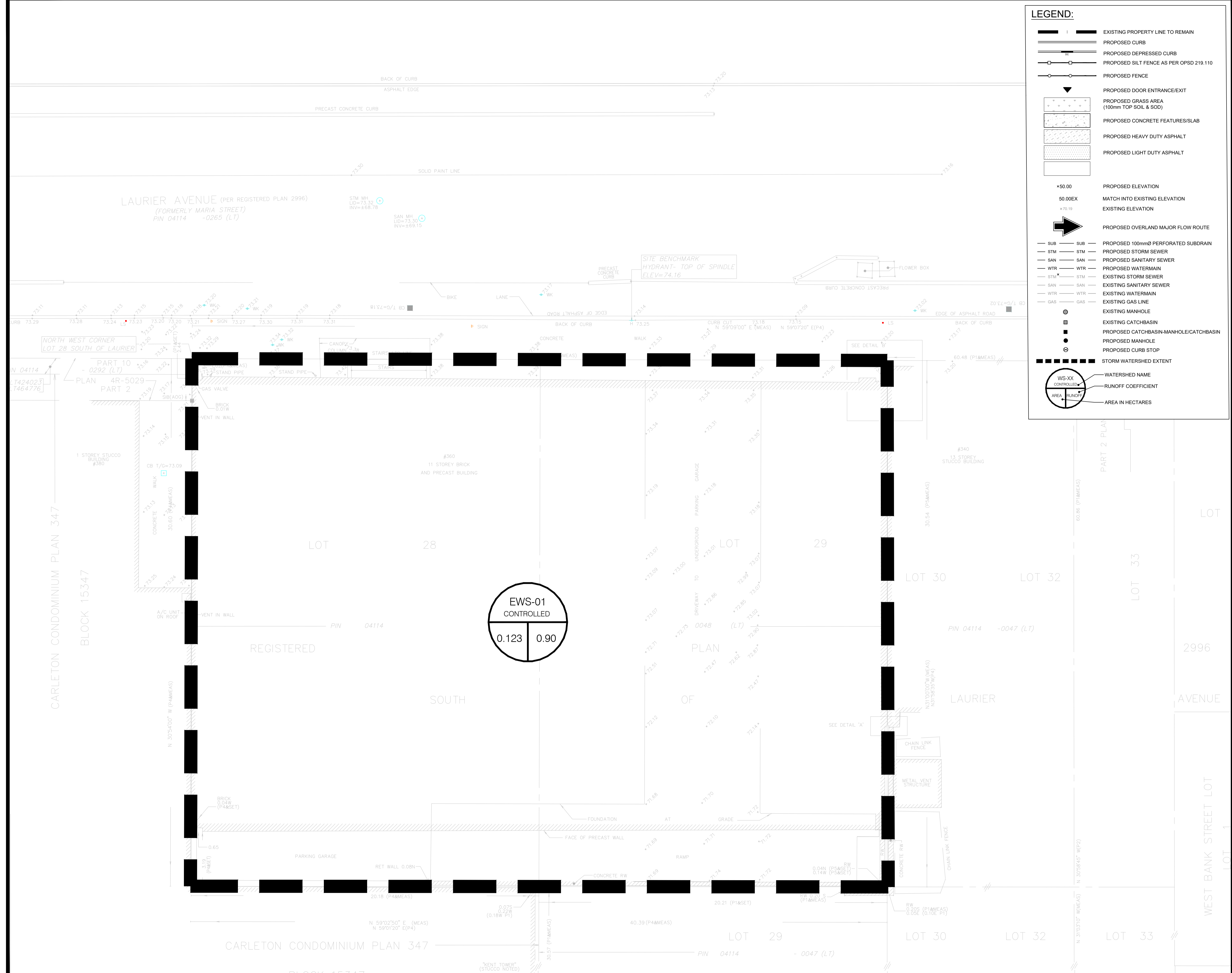
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: SITE PLAN CONTROL DESIGN
 360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO.: 220868
 DATE: OCTOBER 2023
C401





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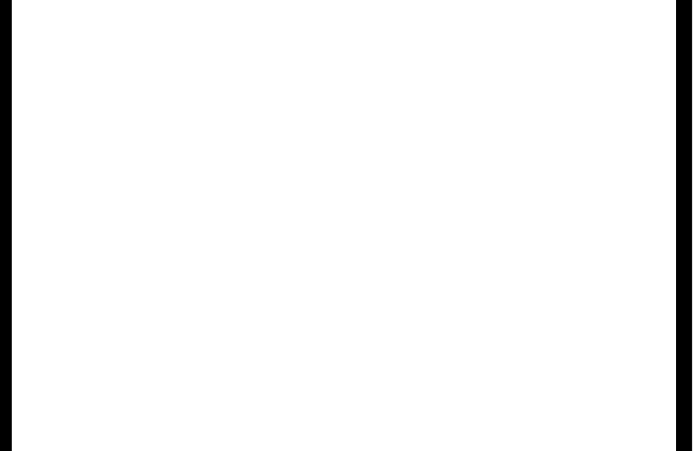
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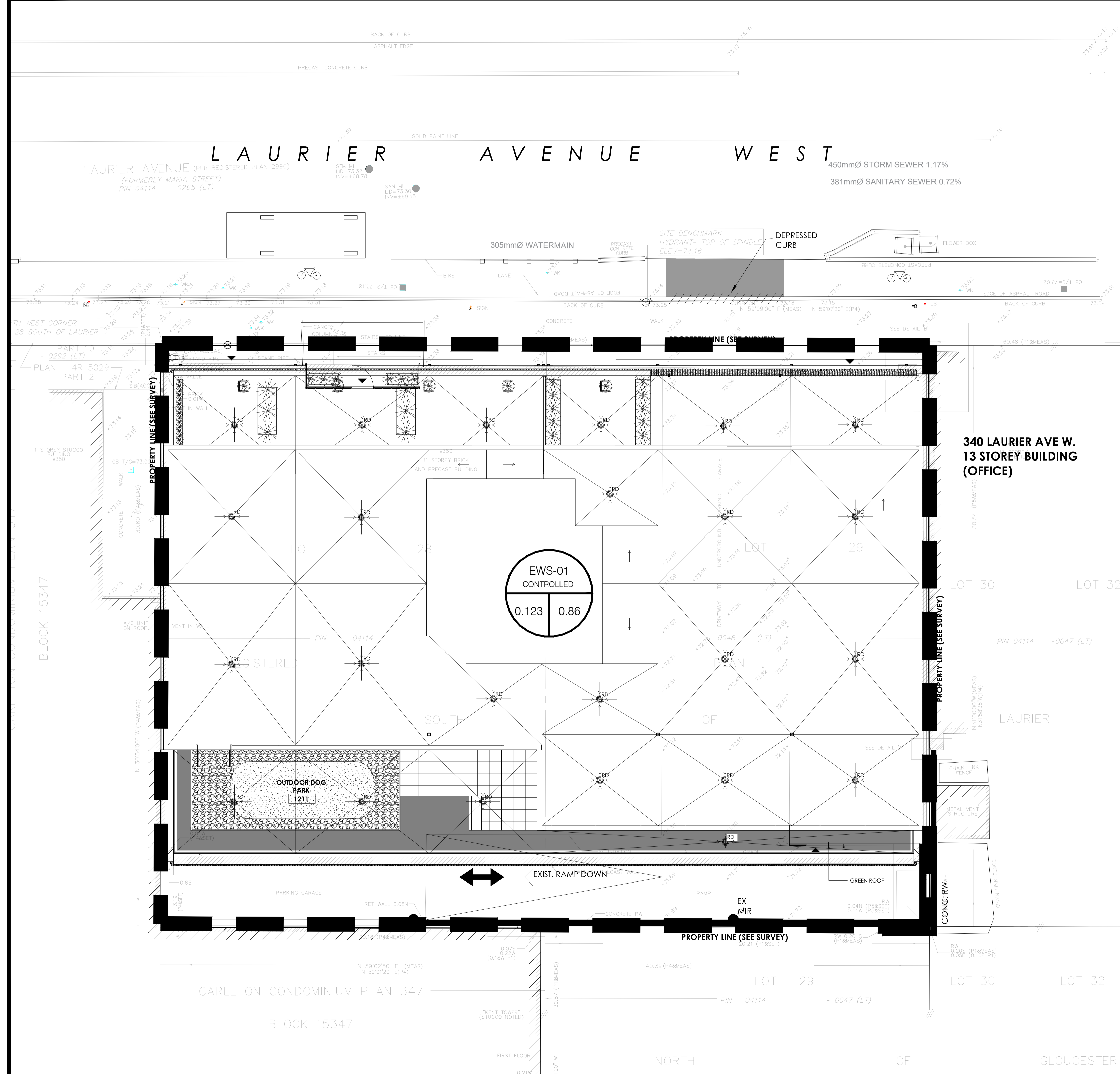
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UNAUTHORIZED CHANGES:

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No.	REVISIONS	BY	DATE
04	RE-ISSUED FOR APPROVAL	T.H.	10-13-2023
03	RE-ISSUED FOR APPROVAL	T.H.	08-01-2023
02	RE-ISSUED FOR APPROVAL	T.H.	07-24-2023
01	ISSUED FOR APPROVAL	T.H.	04-27-2023

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No. REVISIONS BY DATE

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www.lrl.ca | (613) 842-3434

CLIENT: CLV Developments in Trust
485 Bank Street, Suite 200
Ottawa, ON, K2J 1Z2

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

PROJECT: SITE PLAN CONTROL DESIGN
360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 220868
DATE: OCTOBER 2023

LRL
ENGINEERING | INGÉNIÉRIE
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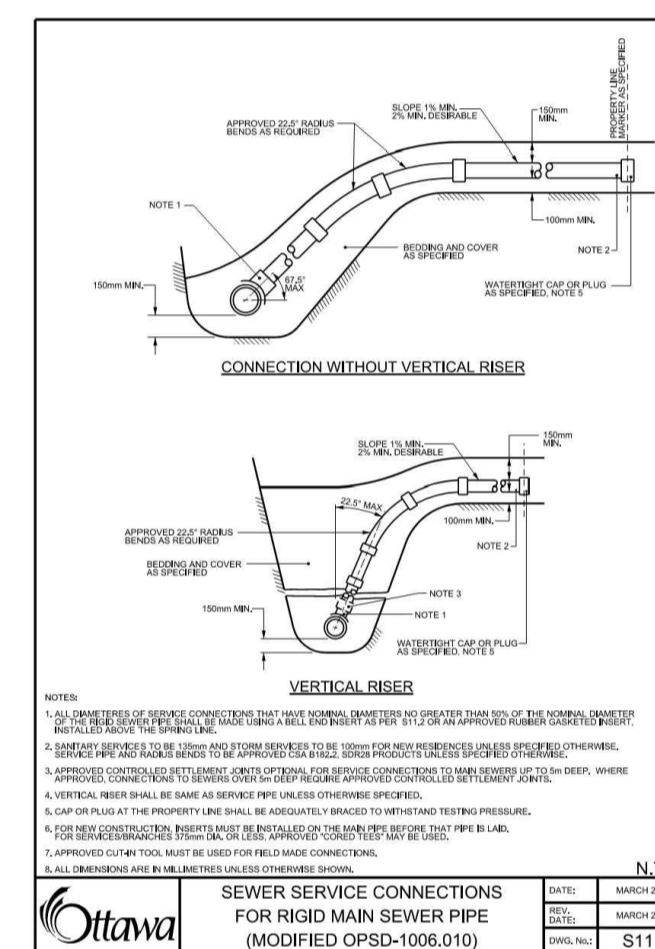
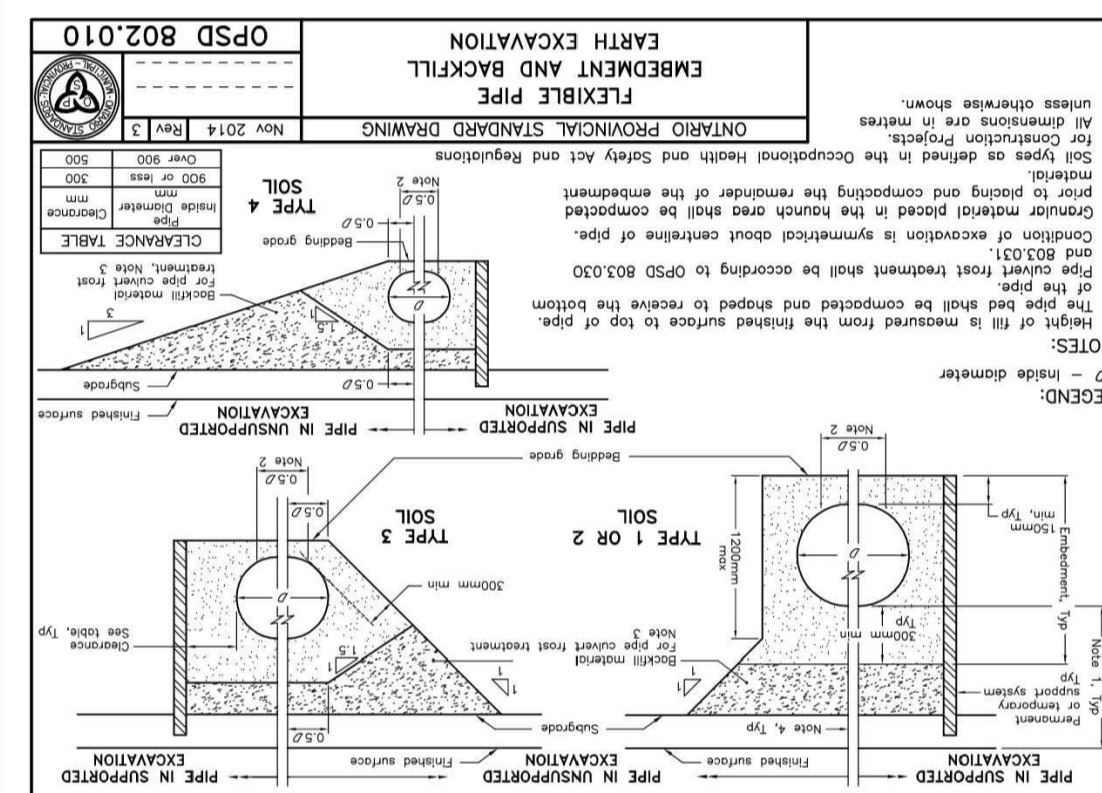
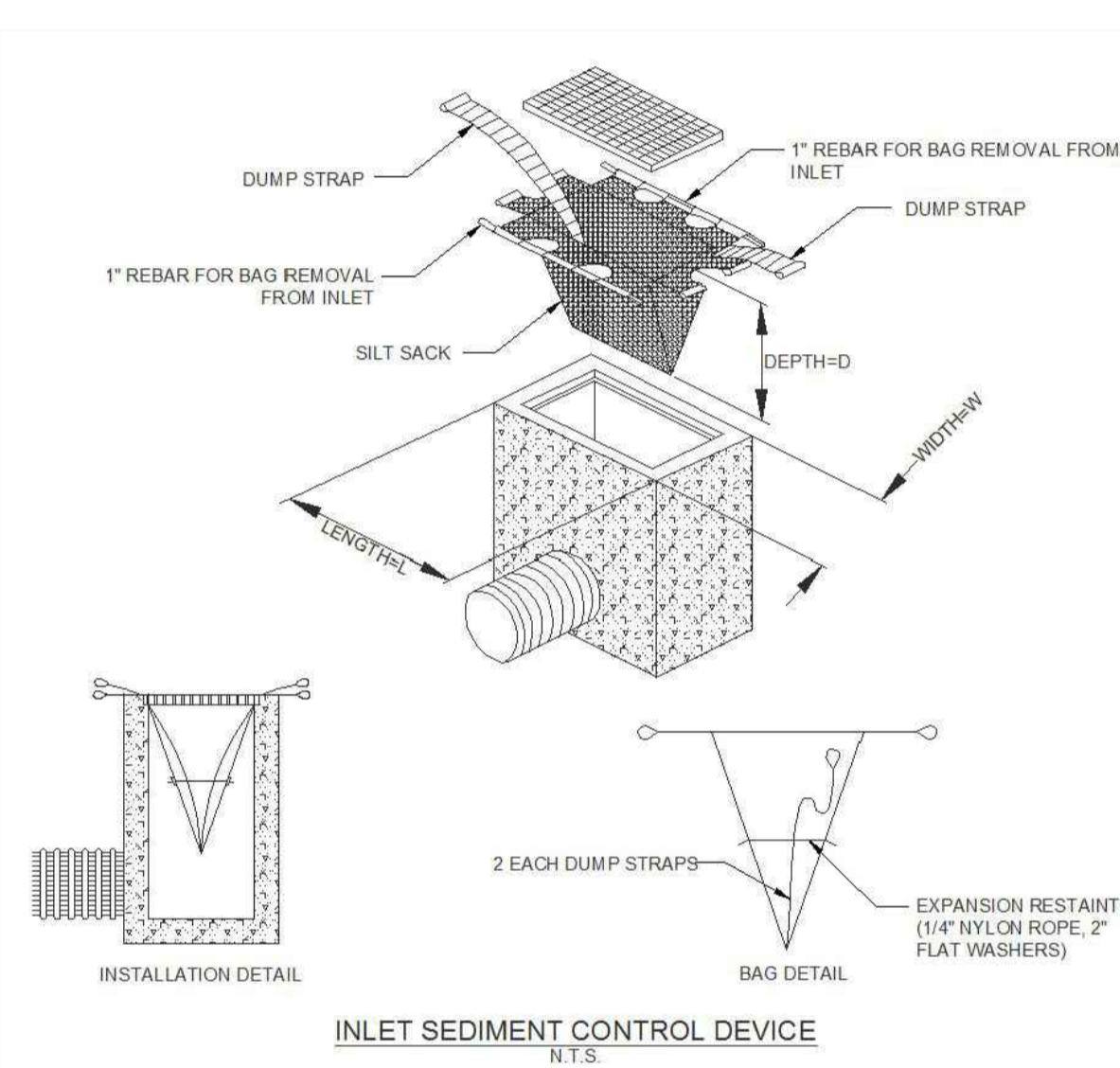
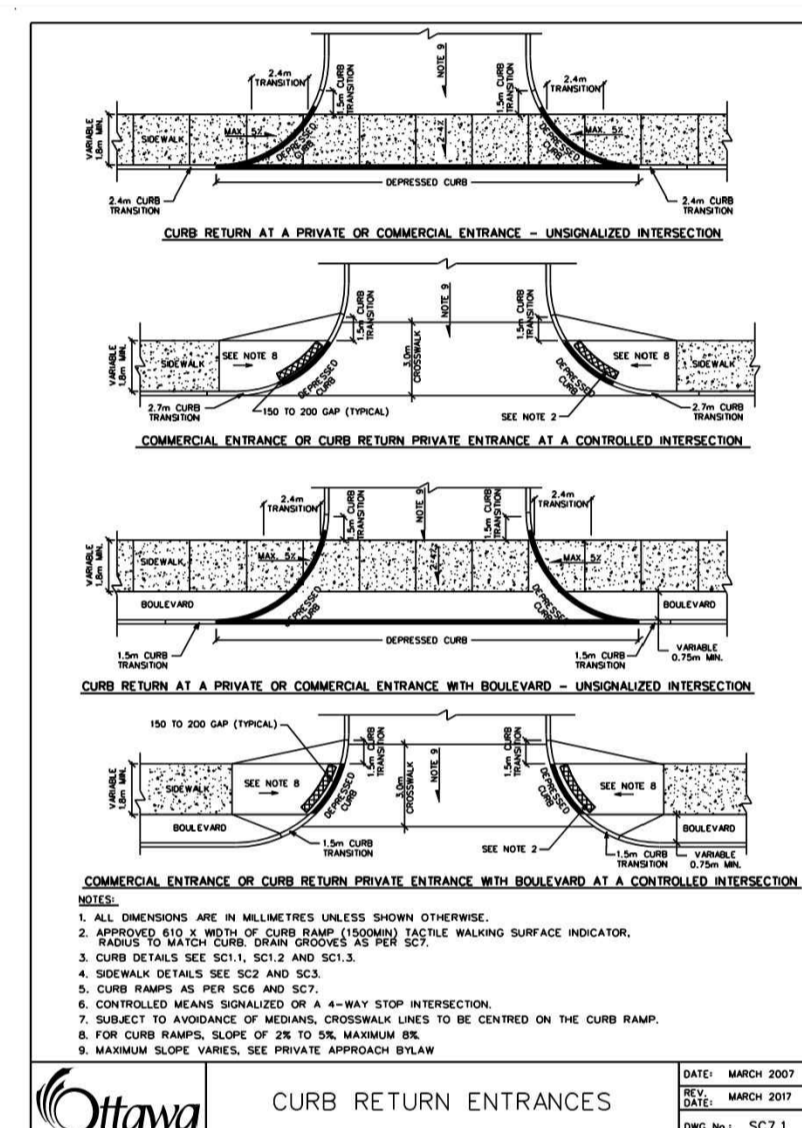
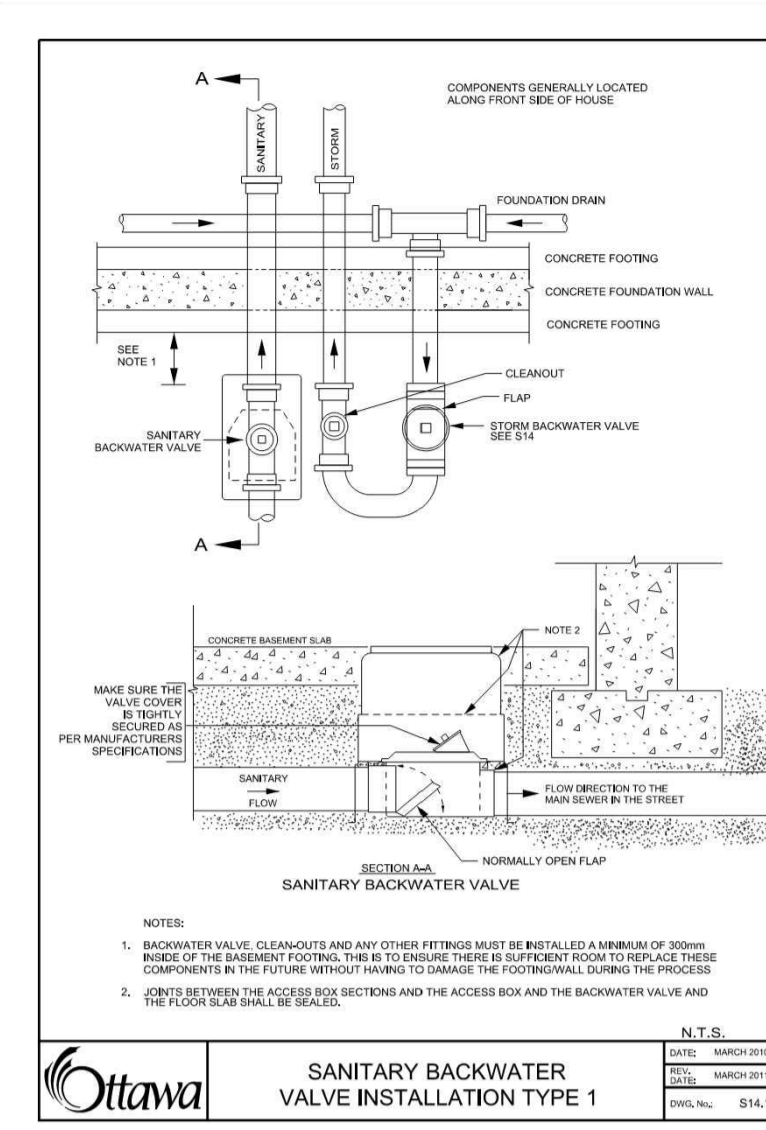
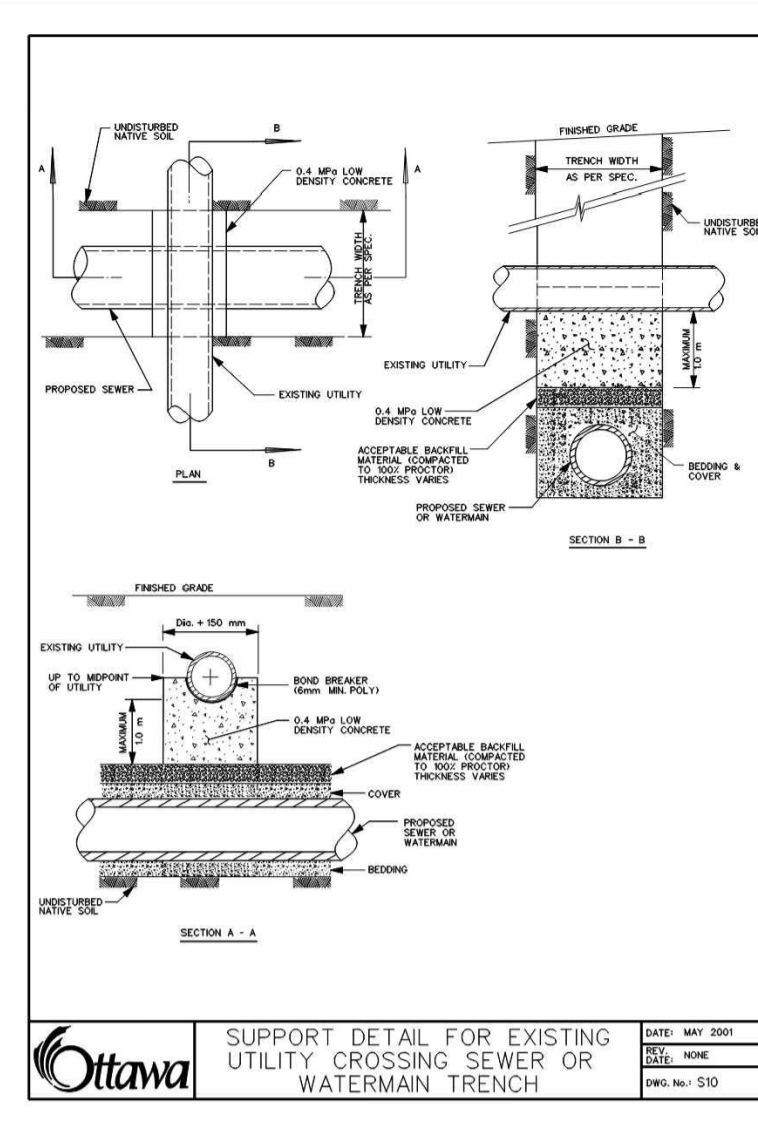
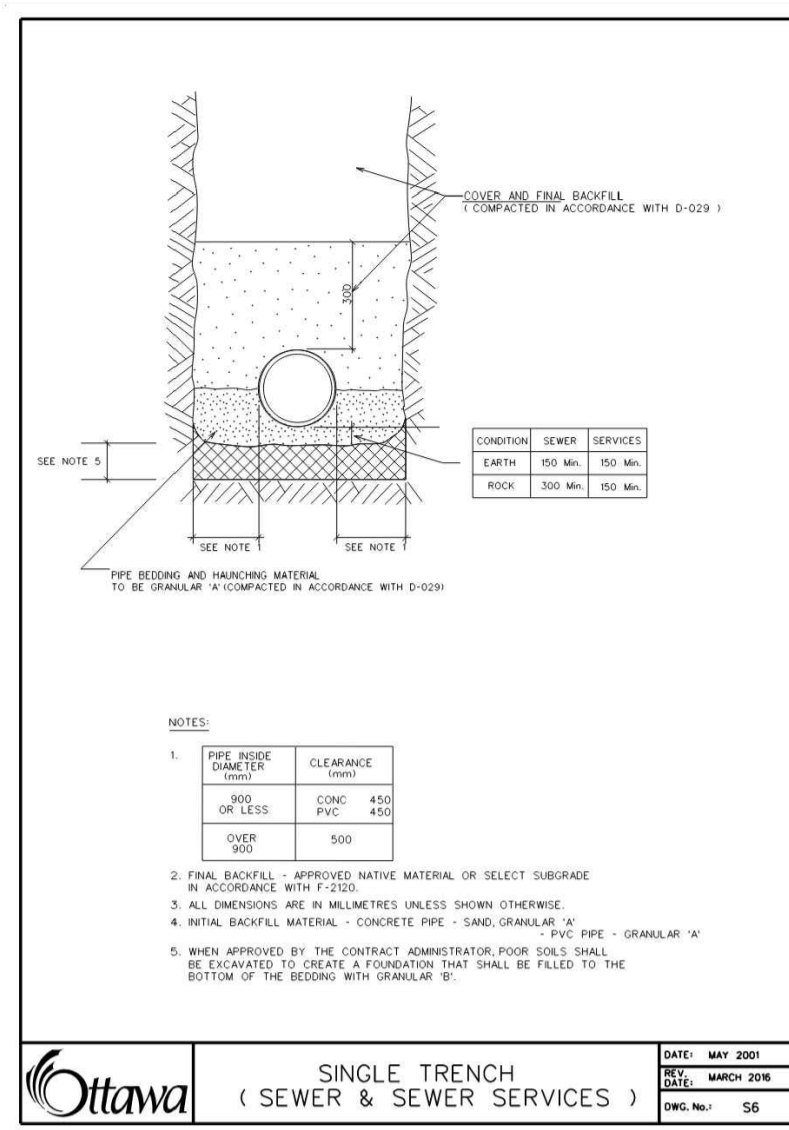
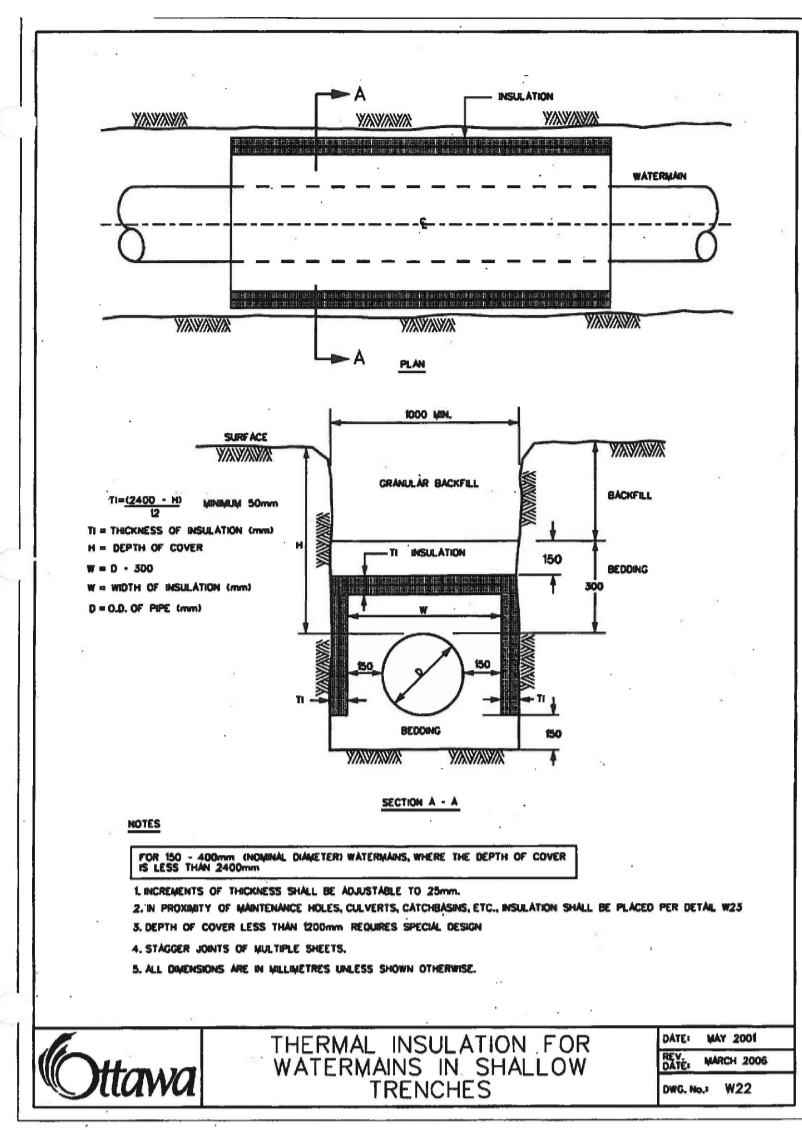
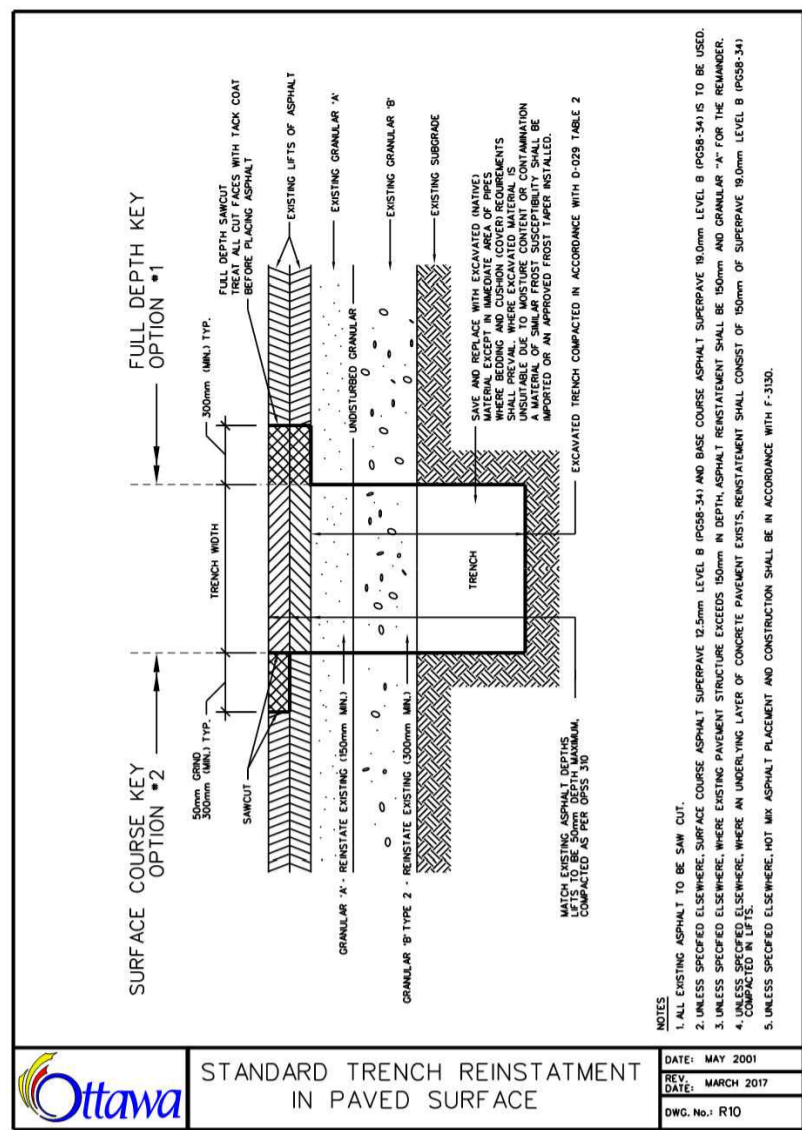
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360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 220868
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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.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER AGREES THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR AGREES THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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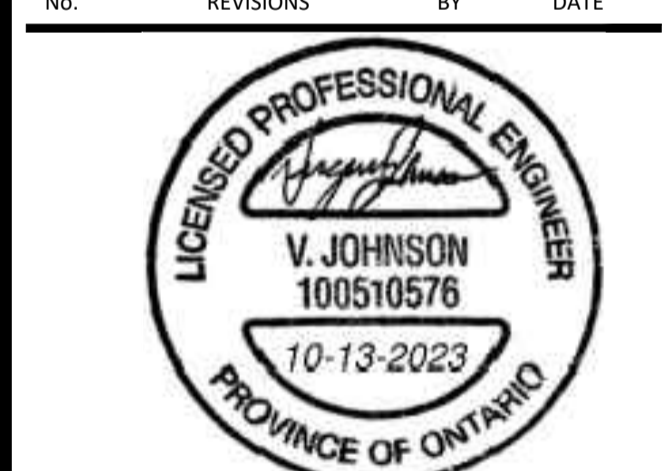
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PROJECT: SITE PLAN CONTROL DESIGN
 360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO.: 220868
 DATE: OCTOBER 2023

C901