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- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- 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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- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ELEVATION
- MATCH INTO EXISTING ELEVATION
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SCALE: 1:100

Andrew McCreight

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:41 pm, Apr 05, 2024

LRL
 ENGINEERING | INGÉNIÉRIE
 5430 Canotek Road | Ottawa, ON, K1J 9G2
 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: 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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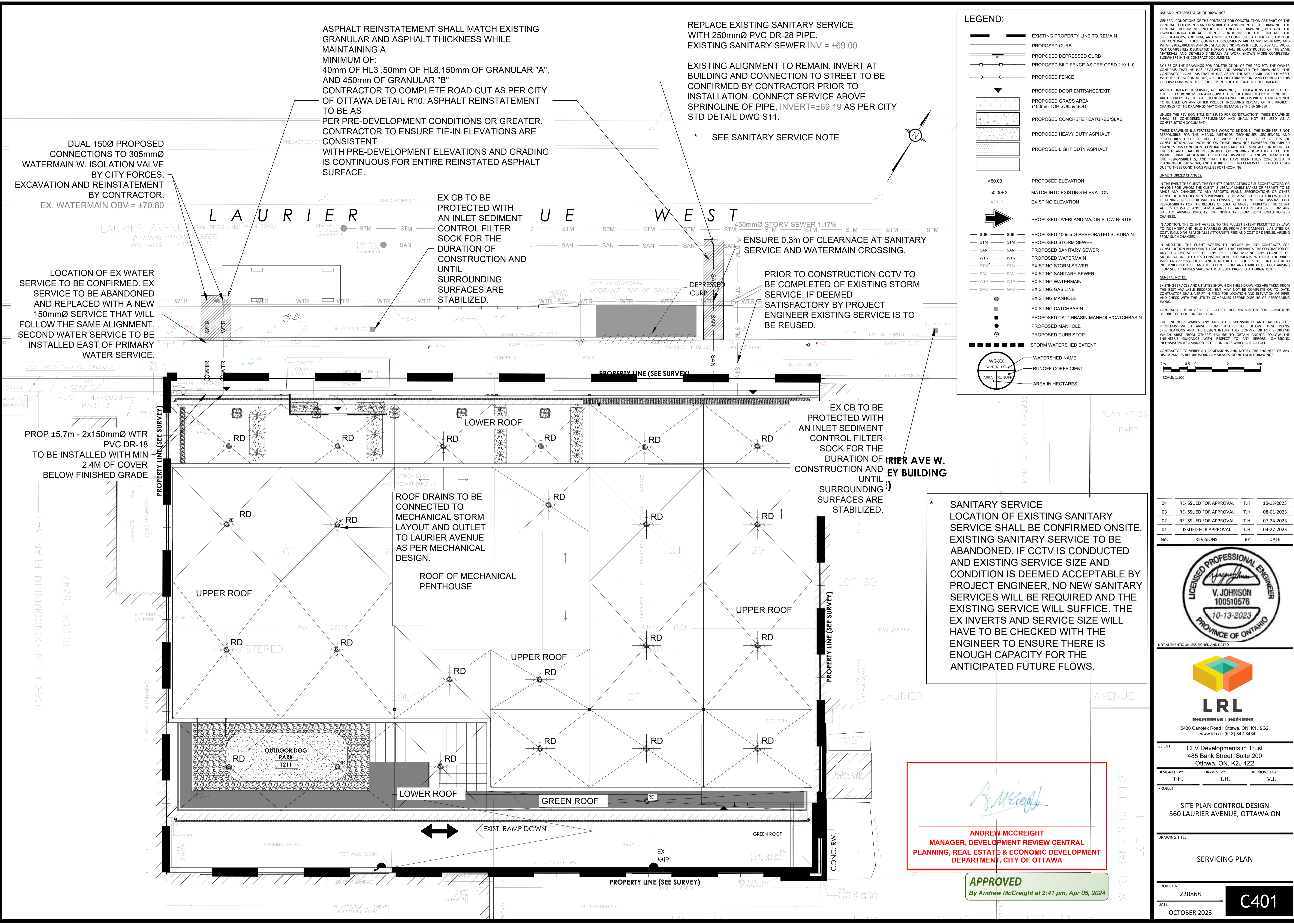
* SANITARY SERVICE LOCATION OF EXISTING SANITARY SERVICE SHALL BE CONFIRMED ONSITE. EXISTING SANITARY SERVICE TO BE ABANDONED. IF CCTV IS CONDUCTED AND EXISTING SERVICE SIZE AND CONDITION IS DEEMED ACCEPTABLE BY PROJECT ENGINEER, NO NEW SANITARY SERVICES WILL BE REQUIRED AND THE EXISTING SERVICE WILL SUFFICE. THE EX INVERTS AND SERVICE SIZE WILL HAVE TO BE CHECKED WITH THE ENGINEER TO ENSURE THERE IS ENOUGH CAPACITY FOR THE ANTICIPATED FUTURE FLOWS.

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DRAWING TITLE: SERVICING PLAN

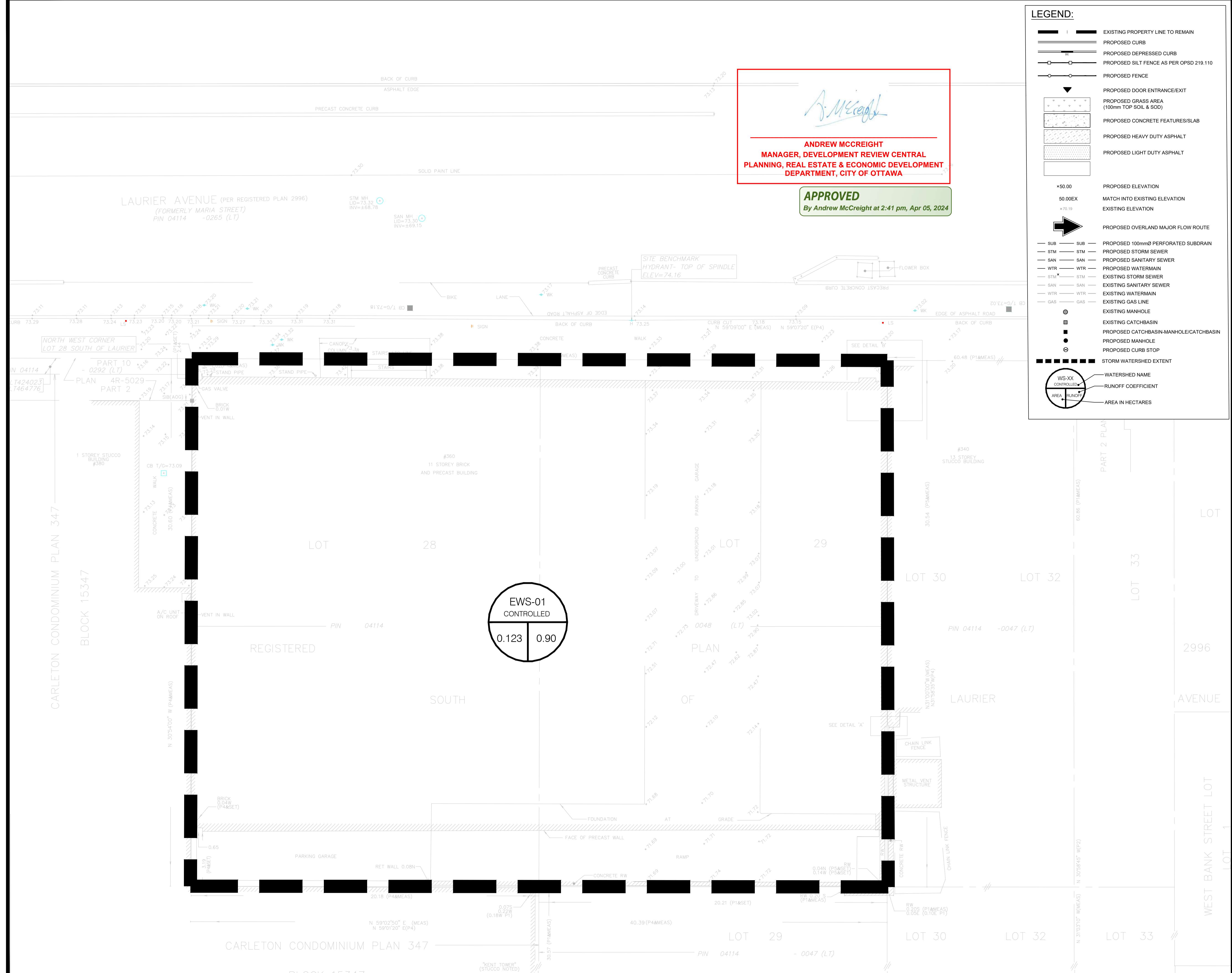
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DATE: OCTOBER 2023

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
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 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:41 pm, Apr 05, 2024








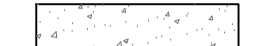

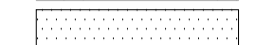


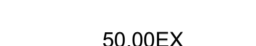



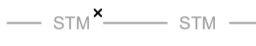








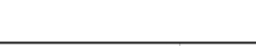





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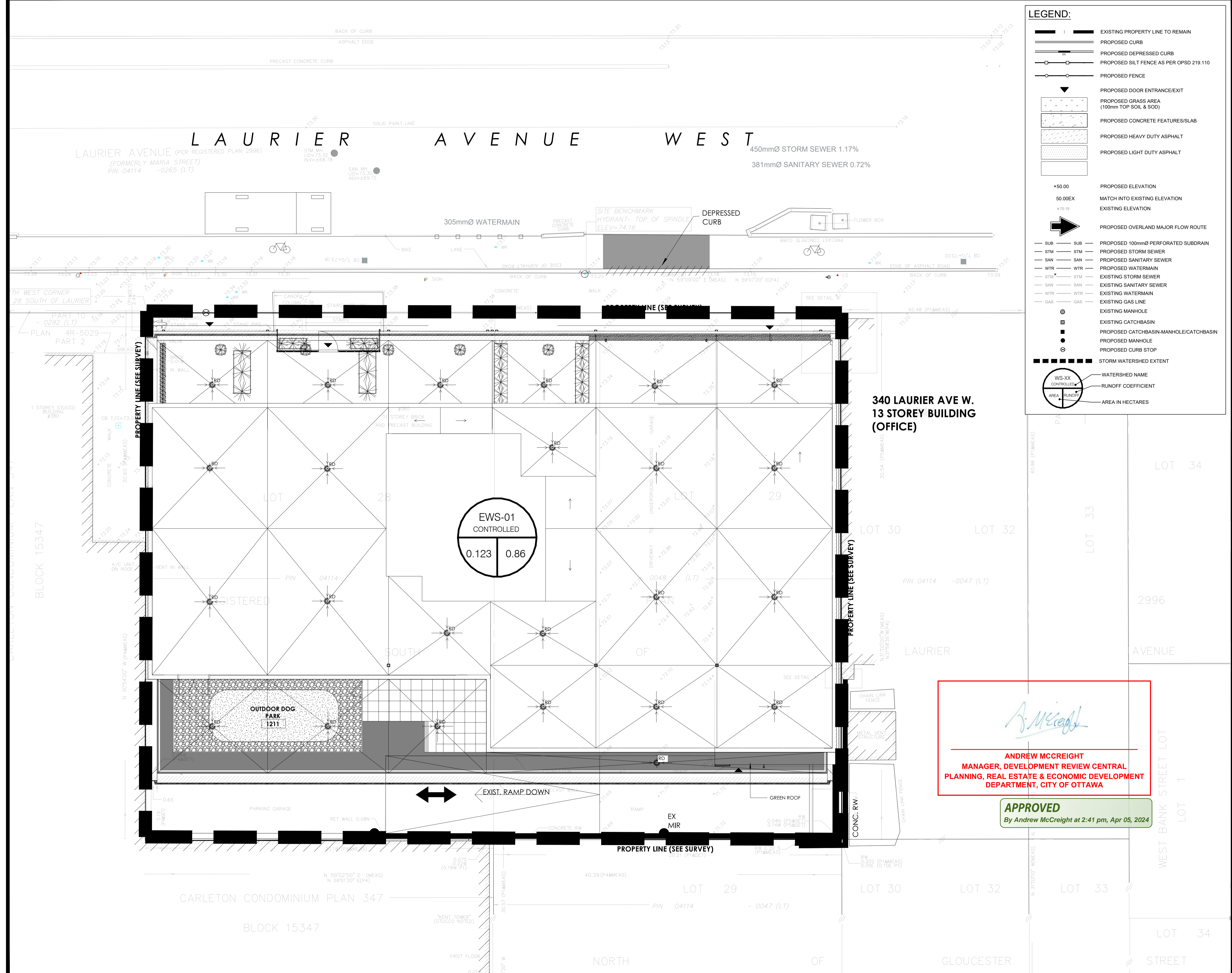


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DESIGNED BY:	T.H.	DRAWN BY:	T.H.
		APPROVED BY:	V.J.
PROJECT	SITE PLAN CONTROL DESIGN 360 LAURIER AVENUE, OTTAWA ON		
DRAWING TITLE	PRE-DEVELOPMENT WATERSHED PLAN		
PROJECT NO.	220868		C701
DATE	OCTOBER 2023		



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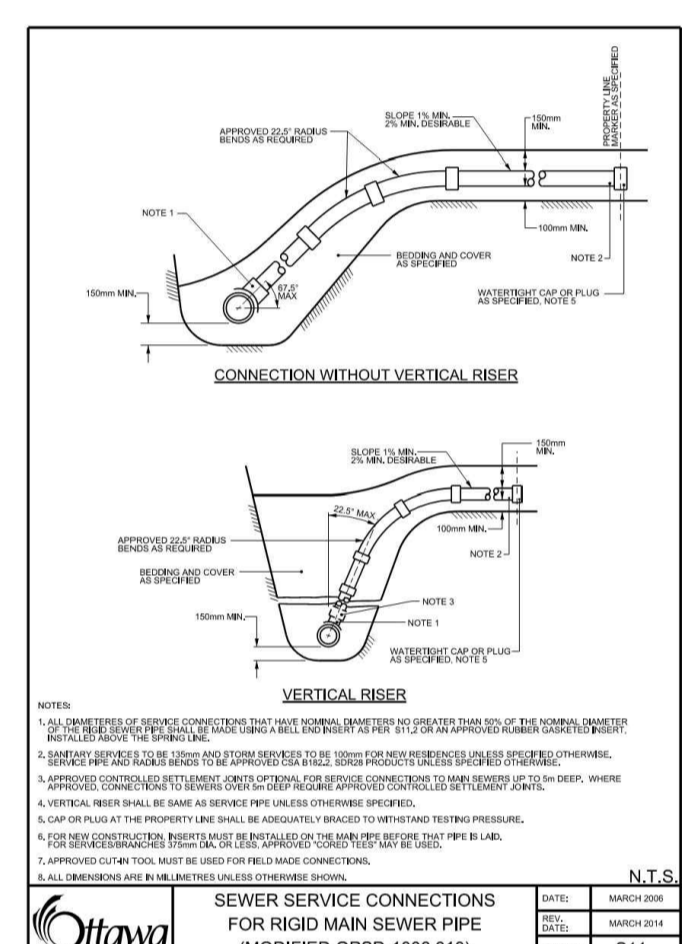
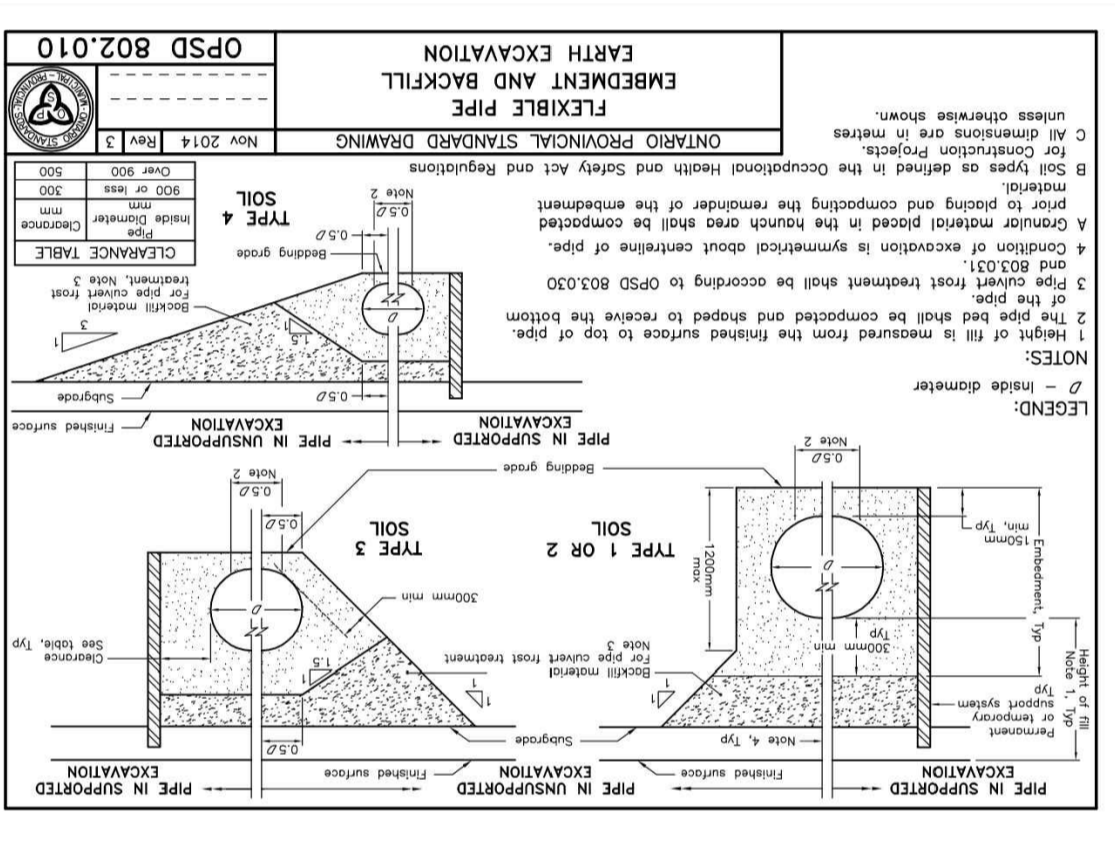
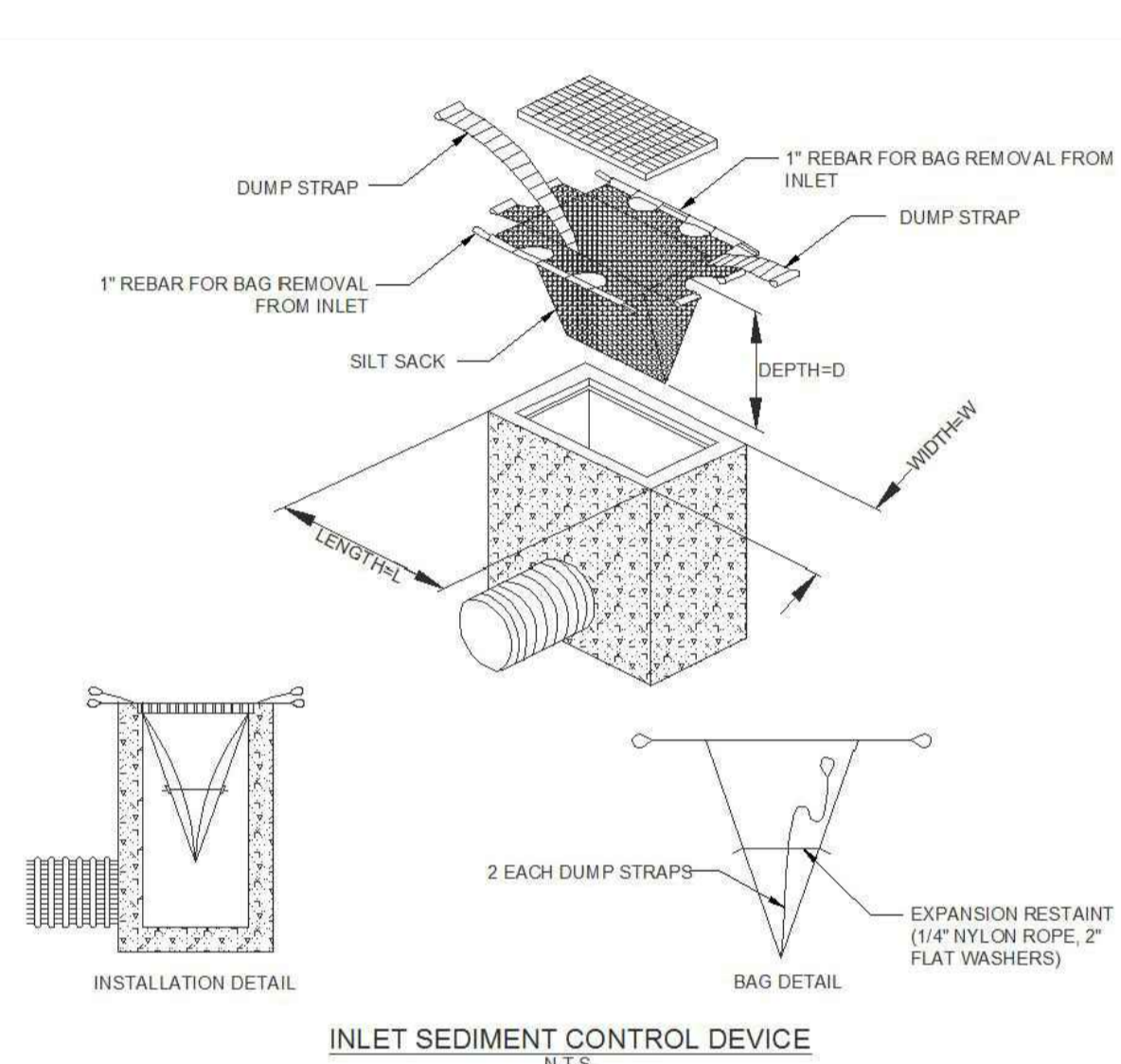
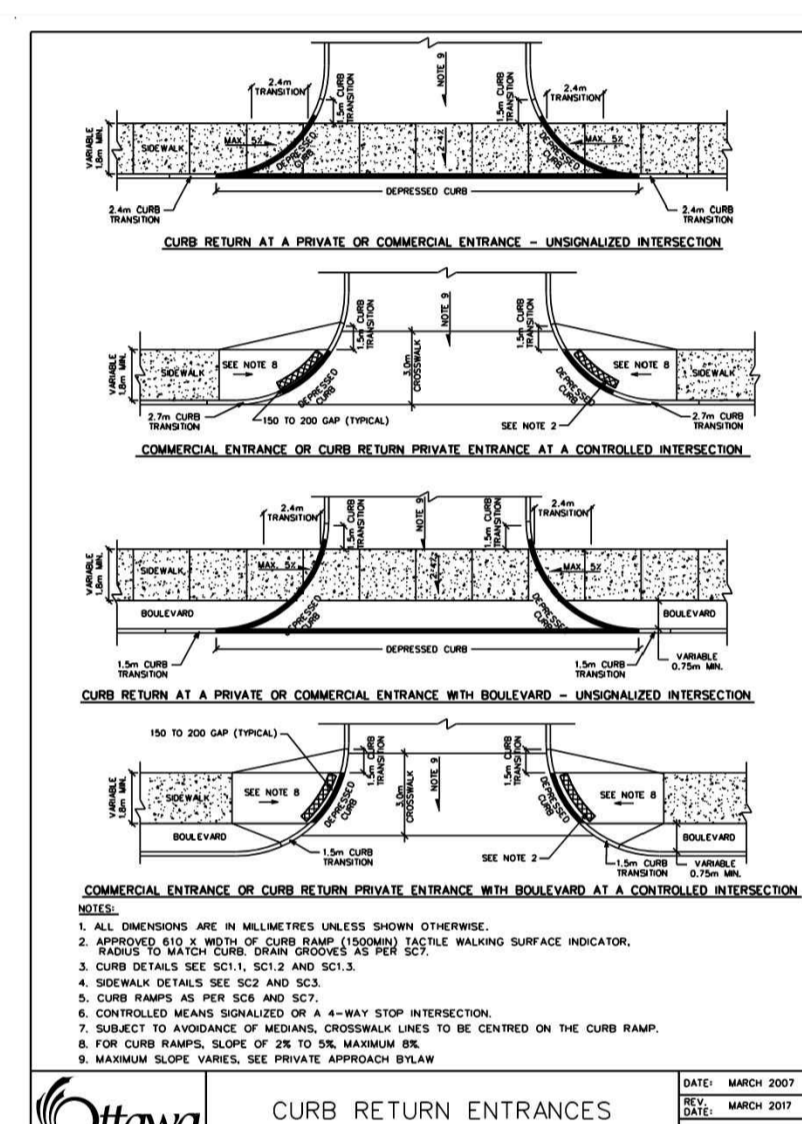
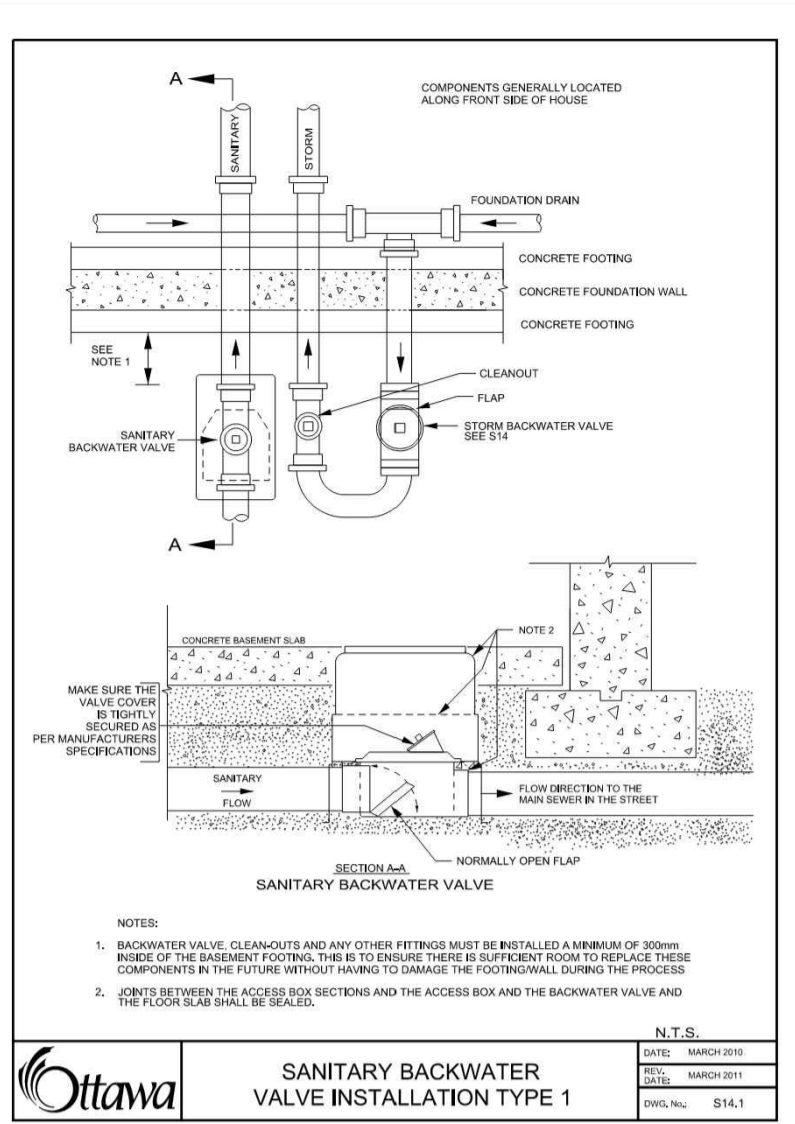
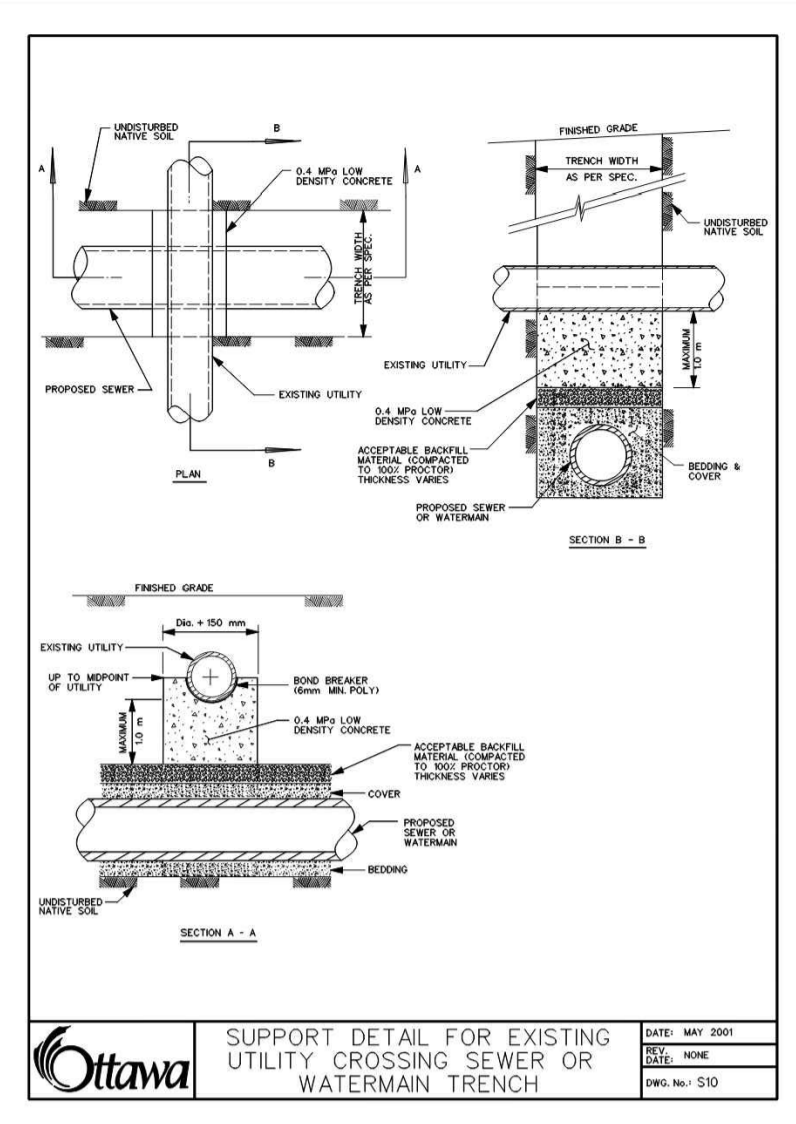
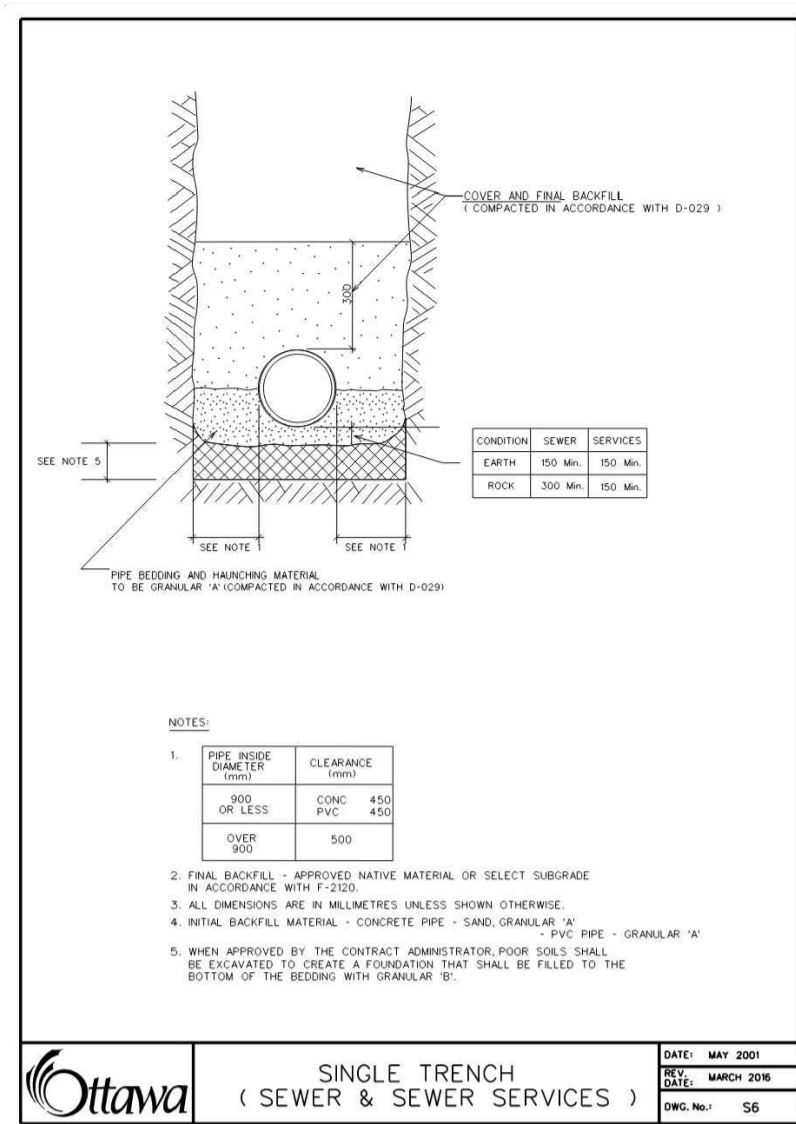
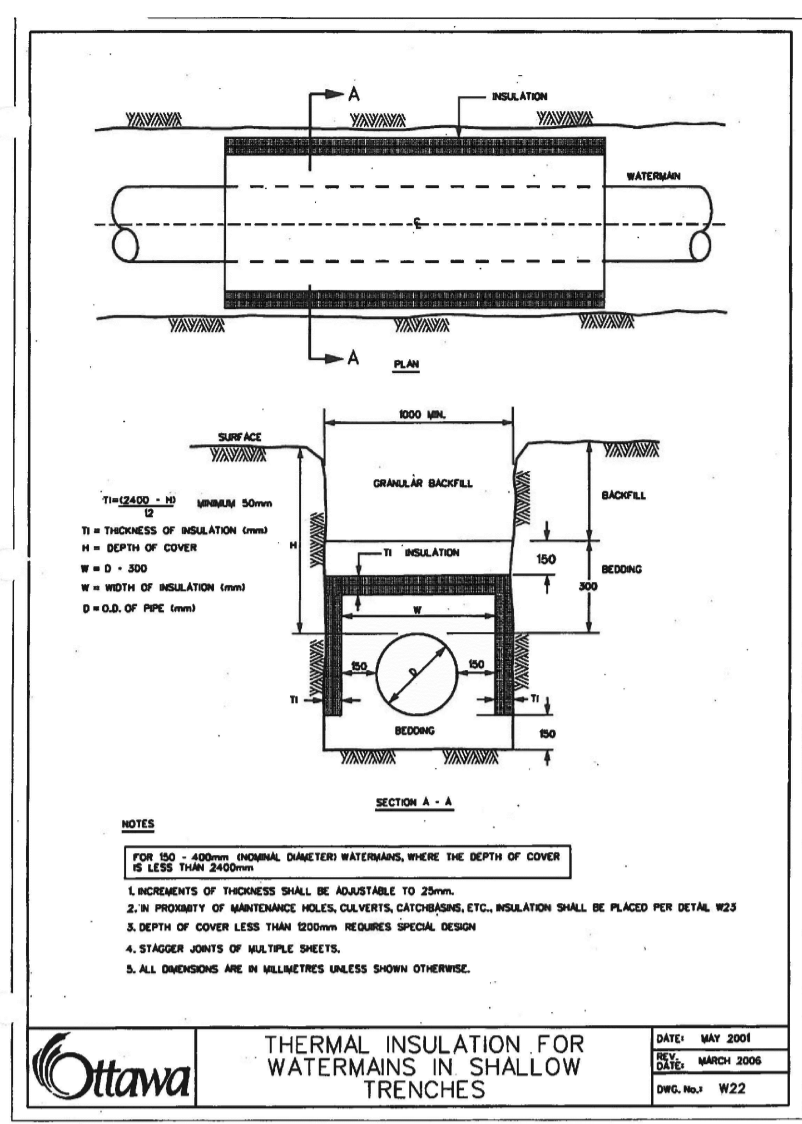
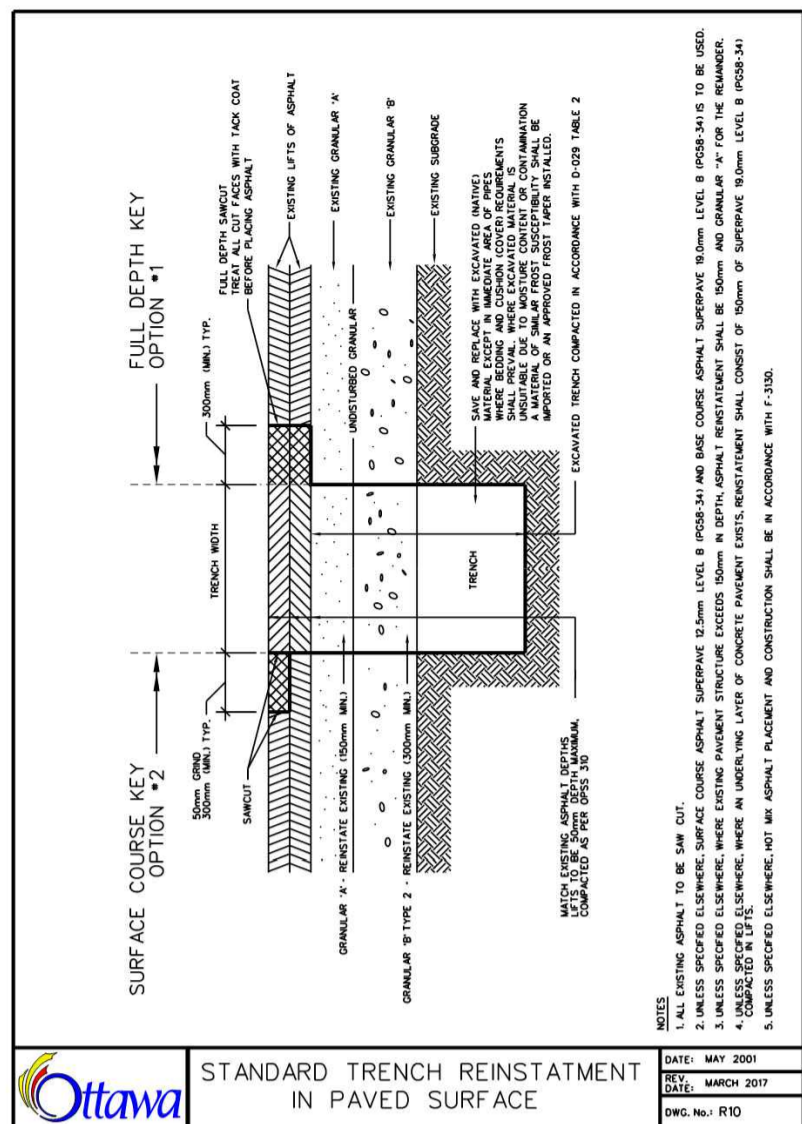
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

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

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 220868 DATE: OCTOBER 2023

C702



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 REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS 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.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS AN 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 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.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

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


ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:41 pm, Apr 05, 2024

NOT AUTHENTIC UNLESS SIGNED AND DATED

LICENSED PROFESSIONAL ENGINEER

V. Johnson

V. JOHNSON
100510576

10-13-2023

PROVINCE OF ONTARIO

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: CONSTRUCTION DETAIL PLAN

PROJECT NO.: 220868

DATE: OCTOBER 2023

C901