NOTES:
-CROSSINGS ARE TO BE AS PER CITY OF OTTAWA DETAIL W25.2 AND W25

PROP STM 46.8m - 600mmØ PVC DR-35 @ 0.25%

INV. = 76.45

SIB(990)

SIB(MTC)

PROP STM 2m - 600mmØ PVC DR-35 @ 0.76%

INV. = 76.50

PROP. SEPTIC FIELD
(REFER TO SEPTIC DESIGN BY PATTERSON GROUP, AUGUST 2024)

N 27° 32' 45" E
67.20

PART PLAN 04524

pin

BH No. 1
Ground Elev. = 77.22

Ground Elev. = 77.22

CROSSING No1
STM OBV. = 76.80
SAN INV. = 77.01
CLEARANCE = 0.21m
UNSHRINKABLE FILL AS PER OPSS 1359 IS TO BE USED WHERE A MIN. OF 0.3m CAN'T BE ACHIEVED

PROP STM CBMH24
T/G = 77.60
NW INV = 76.36
S INV = 76.36
SE INV = 76.36

PROP STM CBMH22
T/G = 77.55
NW INV = 76.48

PROP STM 46.7m - 375mmØ PVC DR-35 @ 0.25%

PROP STM 46.25m - 375mmØ PVC DR-35 @ 0.25%

PROP DOMESTIC WATER CISTERN UNDER BUILDING SLAB VOLUME = 2.000L
TOP OF WATER AT BUILDING = 75.93
WATER STORAGE TANKS UNDER BUILDING TO BE INSTALLED BY OTHERS AT BUILDING CONSTRUCTION STAGE.

PROP STM CBMH23
T/G = 77.55
N INV = 76.50

PROPOSED
BUILDING
745.3sm
(F.F.E. = 78.40)

GB
GB
GB

INV. = 77.45
TO BE EQUIPPED WITH A BACKWATER VALVE

VIC STRUCTURE/
MC SHED
464.9sm / 5,003sf
(F.F.E. = 78.40)

34.40
N 24° 12' 40" W

IB(990)

63.62
N 24° 12' 40" W

98.02

SIB(990)

PROP STM CBMH10
T/G = 77.83
W INV = 76.66

PROP STM CBMH13
T/G = 77.76
W INV = 76.73

PROP STM 54.5m - 375mmØ PVC DR-35 @ 0.25%

PROP STM 47.7m - 375mmØ PVC DR-35 @ 0.25%

PROP STM CBMH14
T/G = 77.84
E INV = 76.61
W INV = 76.61

PROP STM CBMH11
T/G = 77.76
E INV = 76.80
W INV = 76.66

PROP STM 52.8m - 450mmØ PVC DR35 @ 0.25%

PROP STM 52.8m - 450mmØ PVC DR35 @ 0.25%

PROP STM CBMH12
T/G = 77.66
E INV = 76.56
W INV = 76.56

PROP STM 60.7m - 450mmØ PVC DR35 @ 0.25%

PROP STM CBMH07
T/G = 77.88
W INV = 76.85

PROP STM 54.5m - 375mmØ PVC DR-35 @ 0.25%

PROP STM CBMH08
T/G = 77.81
E INV = 76.71
W INV = 76.71

PROP STM CBMH09
T/G = 77.71
E INV = 76.61
W INV = 76.61

PROP STM 52.8m - 450mmØ PVC DR35 @ 0.25%

PROP STM 60.7m - 450mmØ PVC DR35 @ 0.25%

PROP STM CBMH04
T/G = 77.91
W INV = 76.89

PROP STM 54.5m - 375mmØ PVC DR-35 @ 0.25%

PROP STM CBMH05
T/G = 77.85
E INV = 76.75
W INV = 76.75

PROP STM CBMH06
T/G = 77.75
E INV = 76.65
W INV = 76.65

PROP STM 52.8m - 450mmØ PVC DR35 @ 0.25%

PROP STM 60.7m - 450mmØ PVC DR35 @ 0.25%

PROP STM CBMH27
T/G = 78.20
NE INV = 76.96

PROP STM CBMH28
T/G = 78.20
E INV = 76.98

PROP STM CBMH01
T/G = 77.94
SW INV = 76.98

PROP STM CBMH02
T/G = 77.87
NE INV = 76.84
SW INV = 76.84

PROP STM CBMH03
T/G = 77.77
NE INV = 76.70
W INV = 76.70

PROP STM 54.6m - 375mmØ PVC DR-35 @ 0.25%

PROP STM 52.3m - 375mmØ CSPC 1400 @ 0.42%

IB(990)

N 60° 12' 00" E
63.94

N 60° 12' 00" E
208.40

Top of Slope
C/L DITCH
Top of Slope

PROP STM CBMH16
T/G = 77.50
W INV = 76.48

PROP STM CBMH15
T/G = 77.58
E INV = 76.48
W INV = 76.48

PROP STM 44.1m - 375mmØ PVC DR-35 @ 0.25%

PROP STM 98.9m - 600mmØ CSP @ 0.15%

INV. = 76.36
C/W RODENT GRATE

INV. = 76.41
C/W RODENT GRATE

INV. = 76.46
C/W RODENT GRATE

INV. = 76.50
C/W RODENT GRATE

INV. = 76.55
C/W RODENT GRATE

INV. = 76.19
C/W RODENT GRATE

INV. = 76.19
C/W RODENT GRATE

STORMWATER
RETENTION POND
(NO SNOW STORAGE)

APPROVED
By Adam Brown at 11:56 am, May 12, 2025

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

NOTE:
- REFER TO C000 FOR LEGEND AND GENERAL NOTES

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 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 COPIED THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND 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 ILLUSTRATES 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 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 COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

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.

10m 5 0 10 20m
SCALE: 1:500

No.	REVISIONS	BY	DATE
05	ISSUED FOR APPROVAL	V.J.	07 MAR 2025
04	ISSUED FOR APPROVAL	V.J.	05 DEC 2024
03	ISSUED FOR APPROVAL	V.J.	16 AUG 2024
02	ISSUED FOR APPROVAL	V.J.	24 MAY 2023
01	ISSUED FOR APPROVAL	V.J.	25 NOV 2021

LICENSED PROFESSIONAL ENGINEER
V. JOHNSON
100510576
03-07-2025
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

CLIENT
AVENUE 31

DESIGNED BY:	DRAWN BY:	APPROVED BY:
V.J.	M.L.	V.J.

PROJECT
INDUSTRIAL PARK
6160 THUNDER RD AND 5368 BOUNDARY RD
OTTAWA, ON

DRAWING TITLE
SERVICING PLAN

PROJECT NO.
200578

DATE
NOVEMBER 2020

C402

D07-12-21-0205

19187