

LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
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- 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
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- ▤ PROPOSED RIP RAP
- ×50.00 PROPOSED ELEVATION
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- ×50.00EX MATCH INTO EXISTING ELEVATION
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- ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB — PROPOSED 100mmØ PERFORATED SUBDRAIN
- STM — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- WTR — PROPOSED WATERMAIN
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- EXISTING CATCHBASIN
- ▣ PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
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- ⊙ PROPOSED CURB STOP
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- ▬ PROPOSED 100 YEAR HIGH WATER LEVEL
- ▬ STORM WATERSHED EXTENT
- WS-XX WATERSHED NAME
- AREA RUNOFF RUNOFF COEFFICIENT
- AREA AREA IN HECTARES

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

DRAFT

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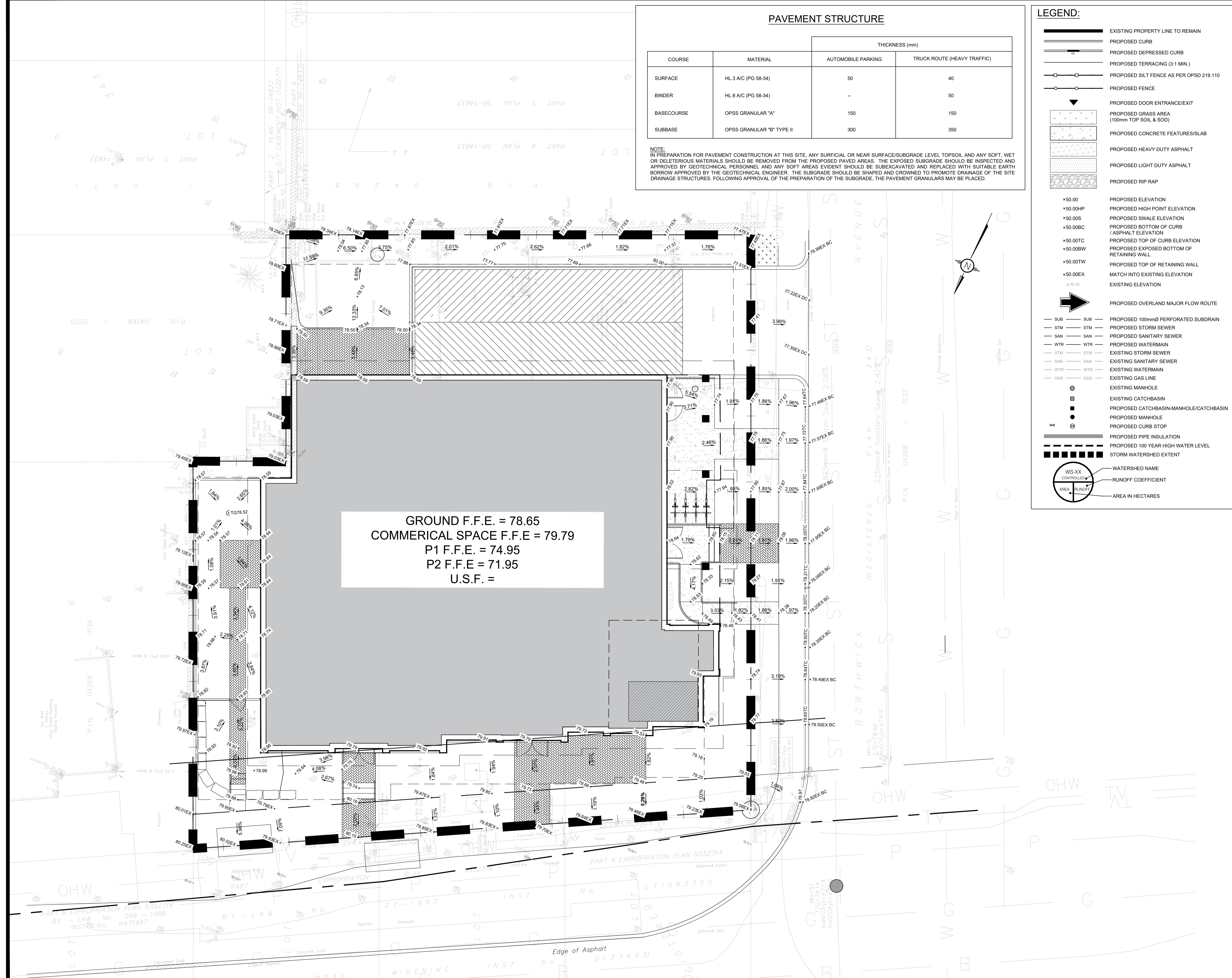
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2m 0.5 0 2 4m
 SCALE: 1:100



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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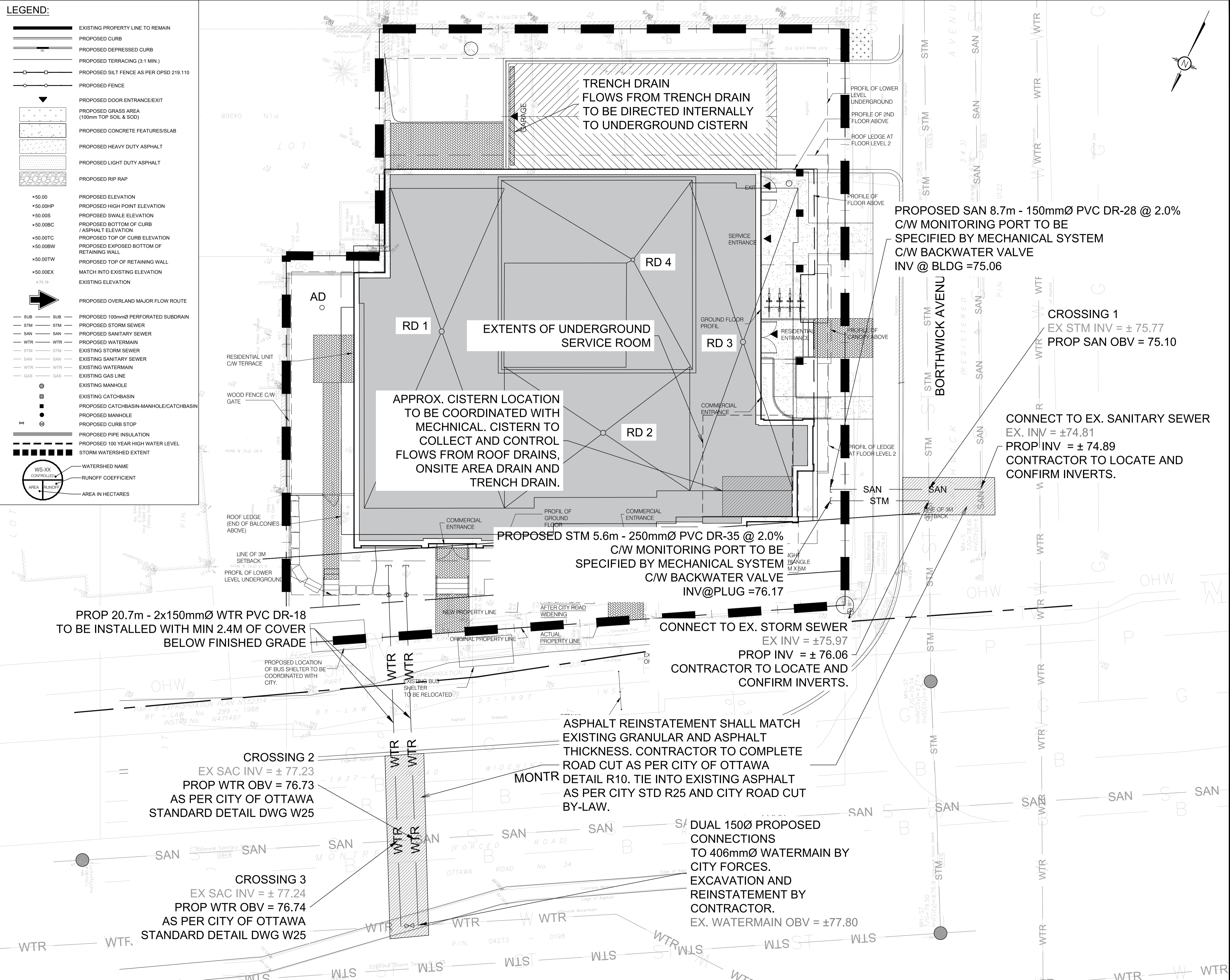
PROJECT
SITE PLAN CONTROL DESIGN

DRAWING TITLE
GRADING AND DRAINAGE PLAN

PROJECT NO. 210682
 DATE APRIL, 2023
C301

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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			
TOTAL	0.073	5.36	23.77	24.00

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

DRAFT

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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.

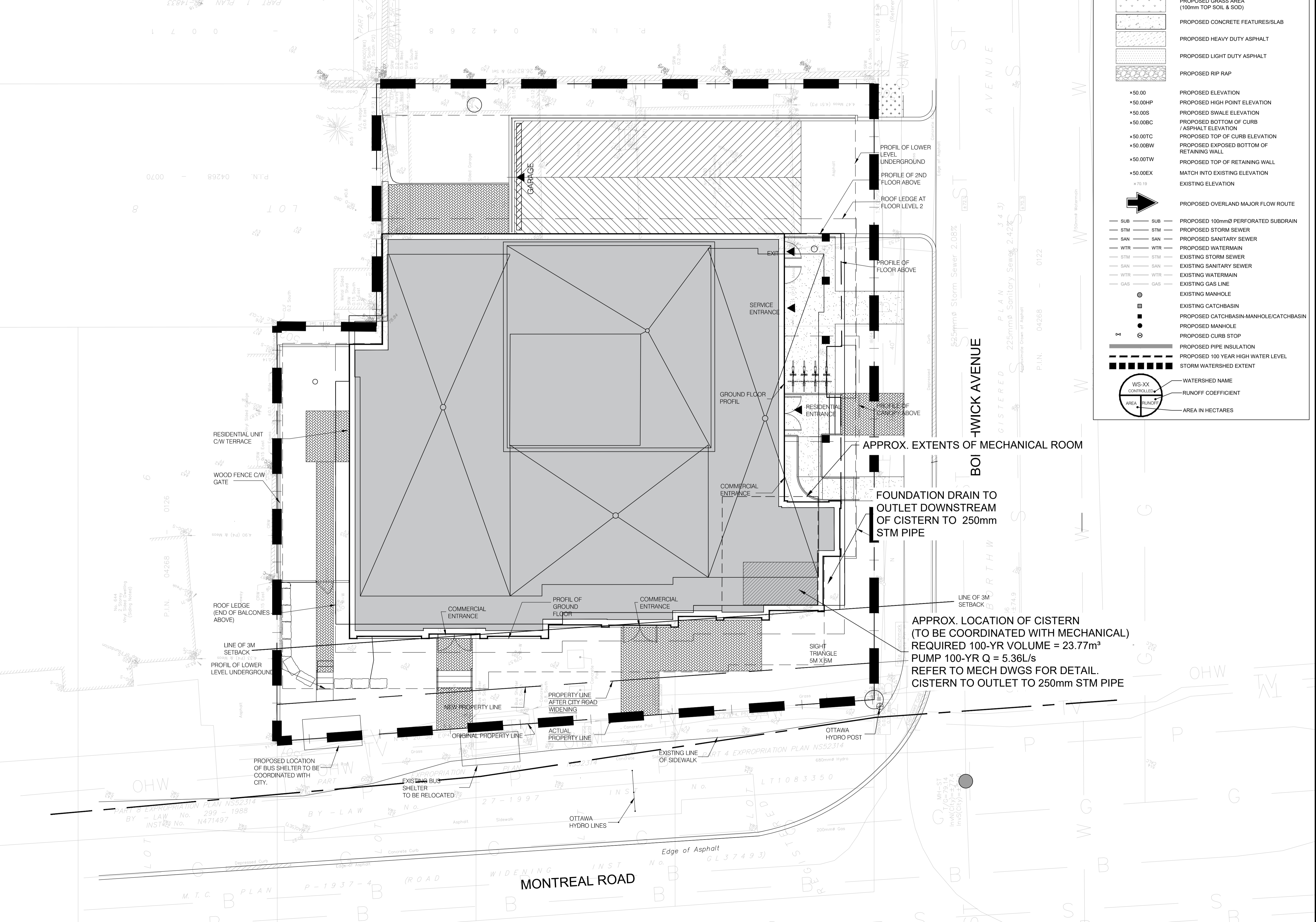
PROJECT
SITE PLAN CONTROL DESIGN

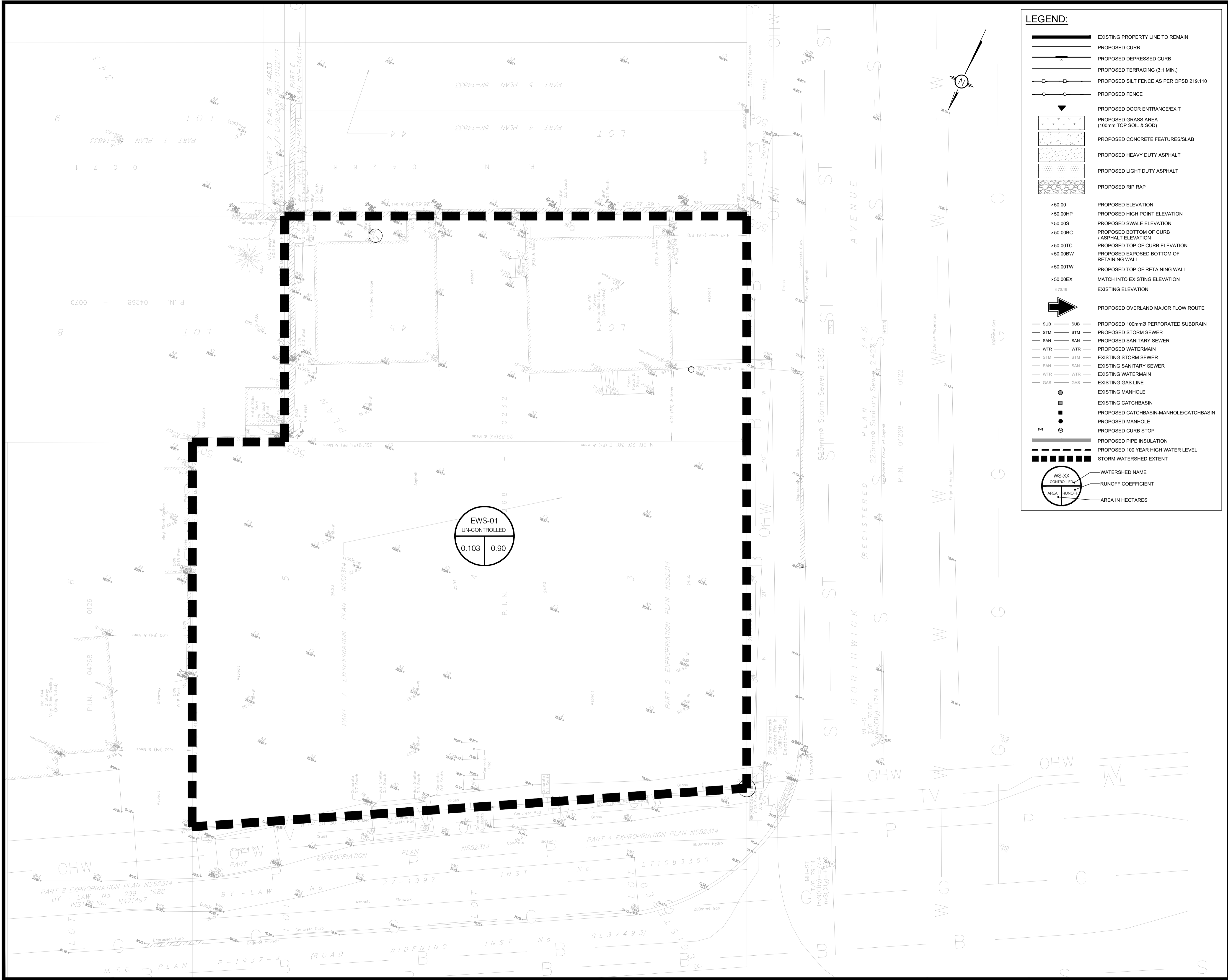
DRAWING TITLE
STORMWATER MANAGEMENT PLAN

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 100mm 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
- WS-XX CONTROLLED AREA RUNOFF
- RUNOFF COEFFICIENT
- AREA IN HECTARES

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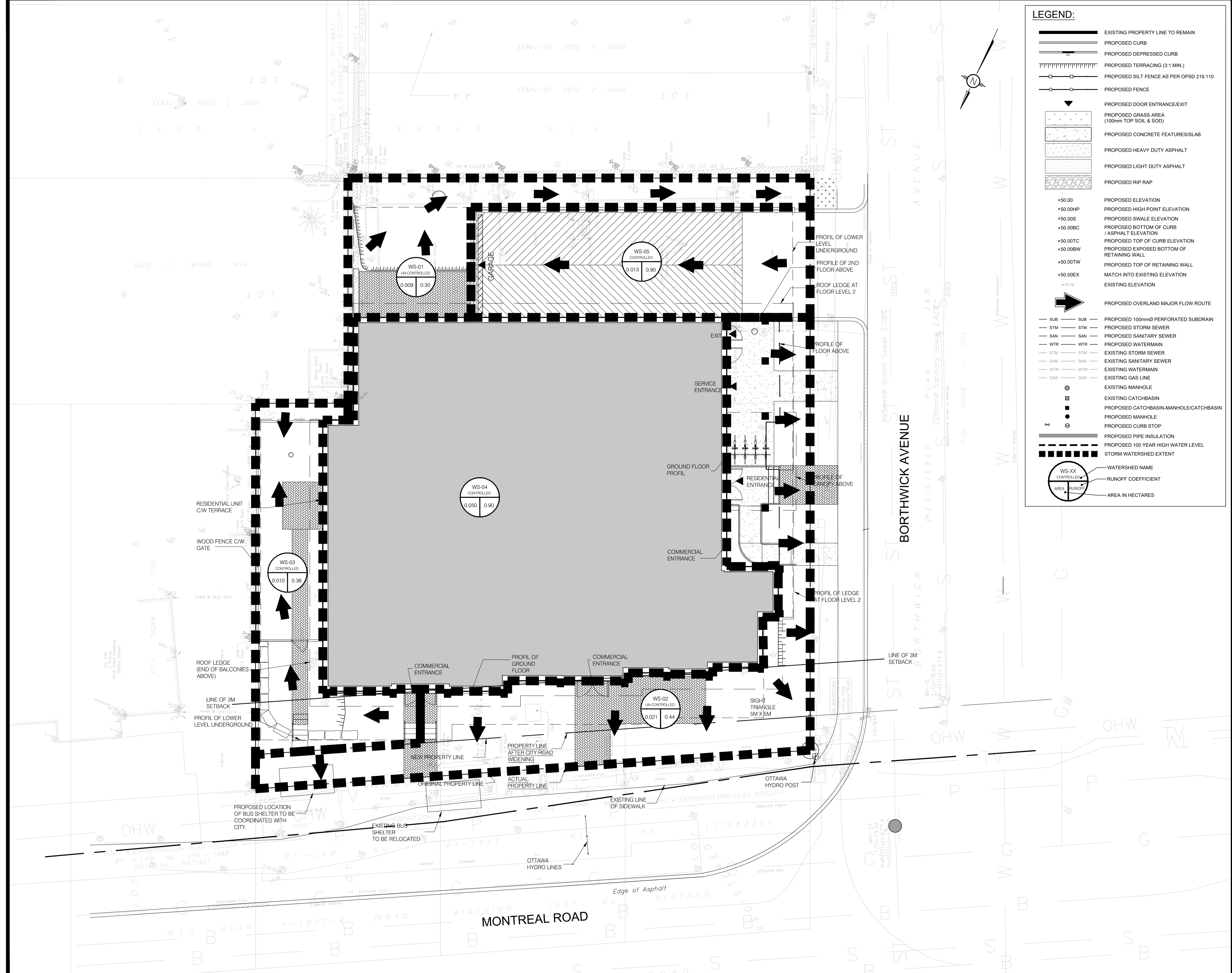
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.B.

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
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
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- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
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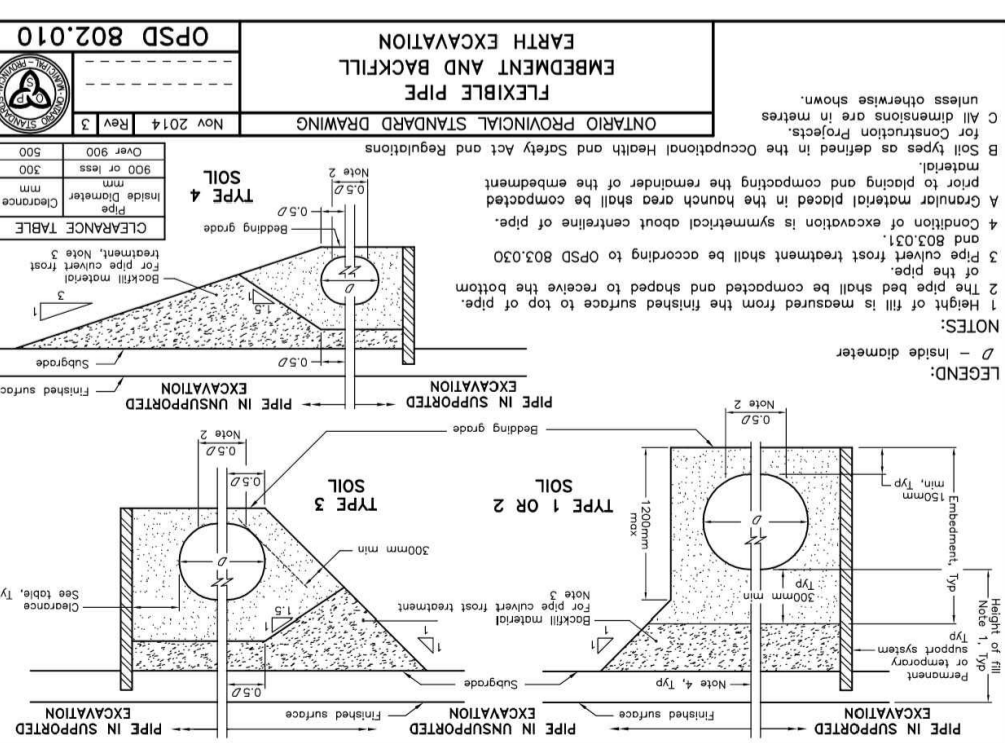
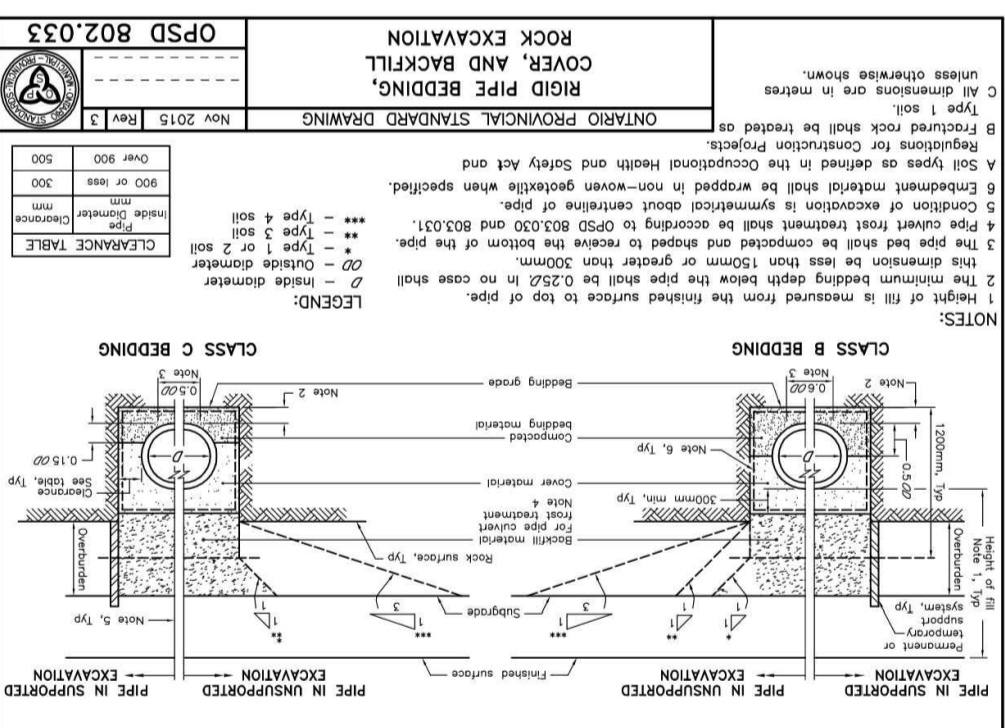
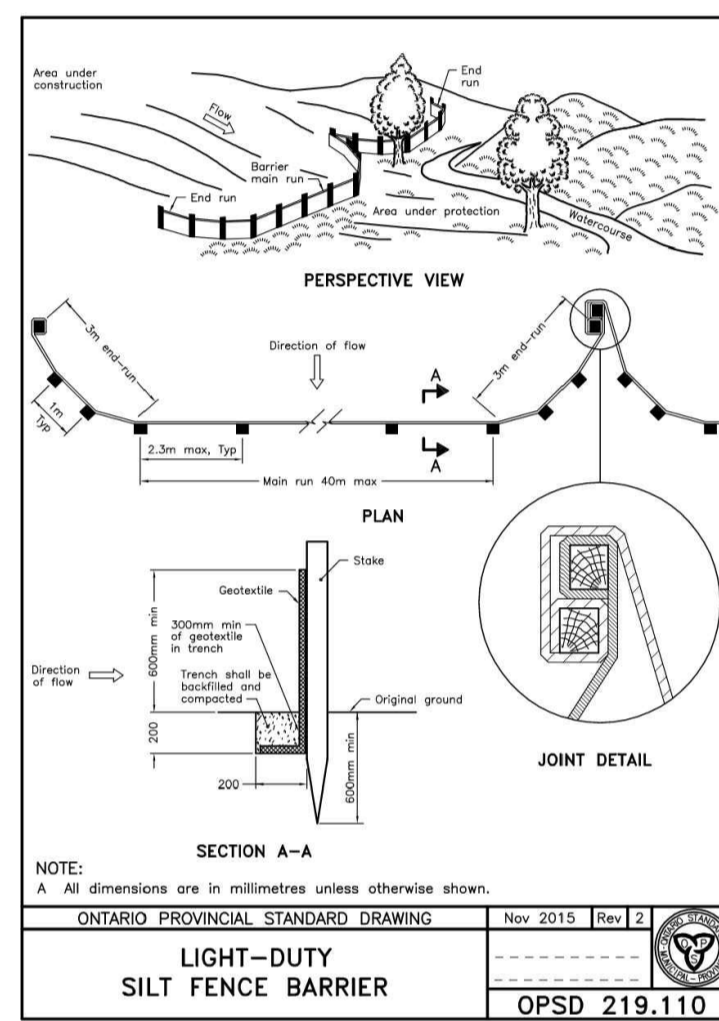
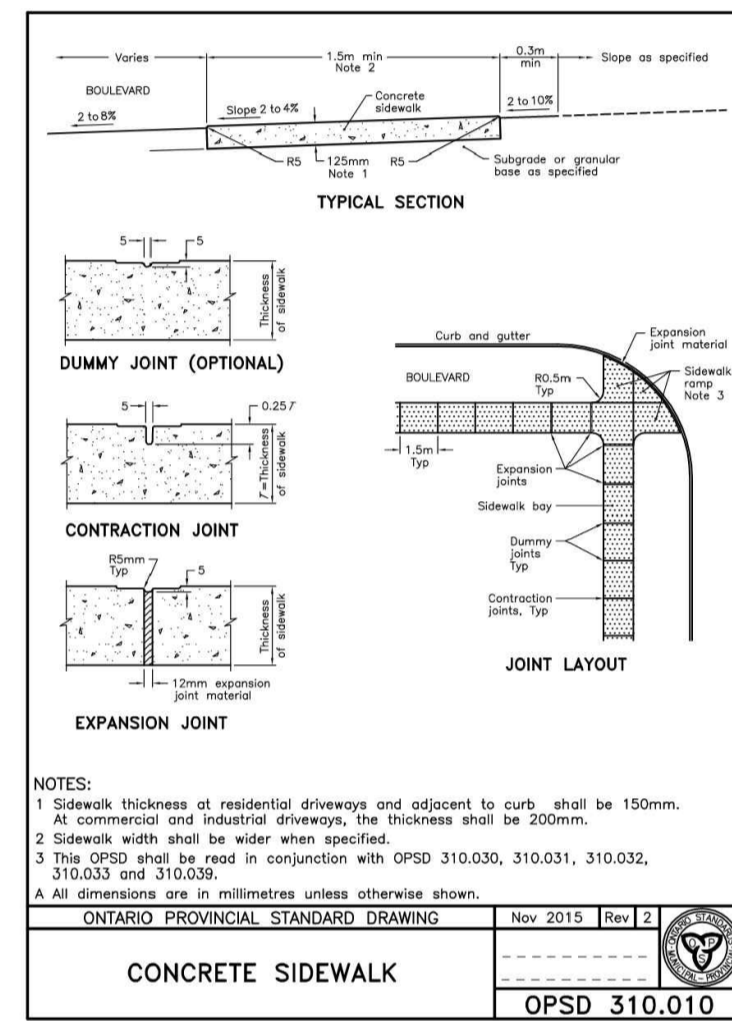
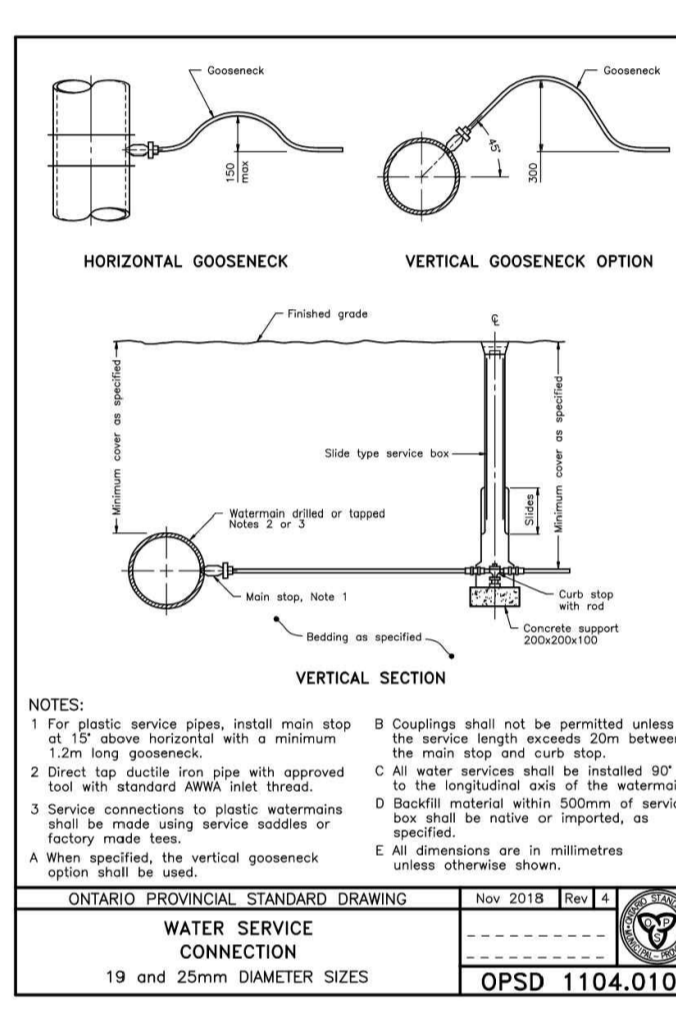
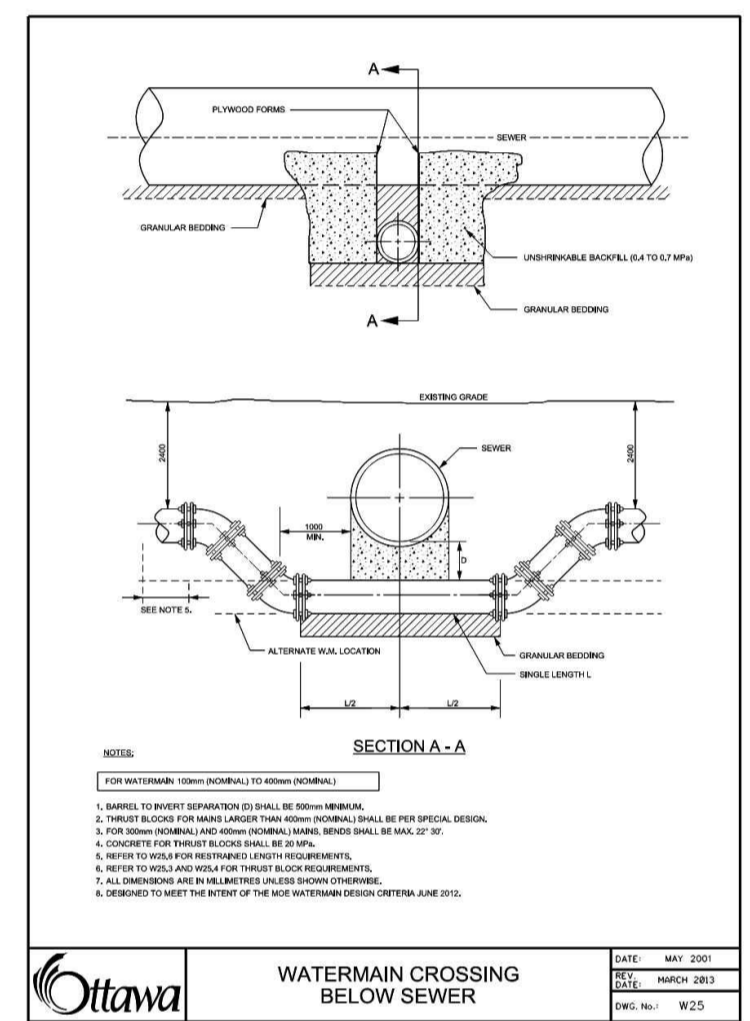
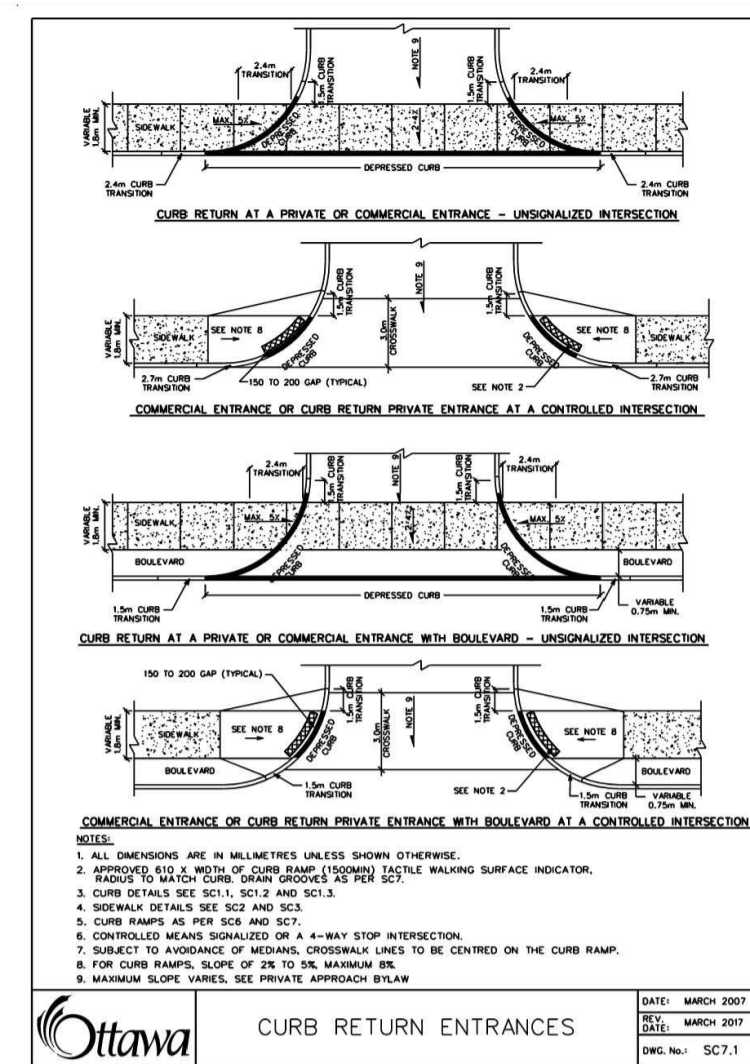
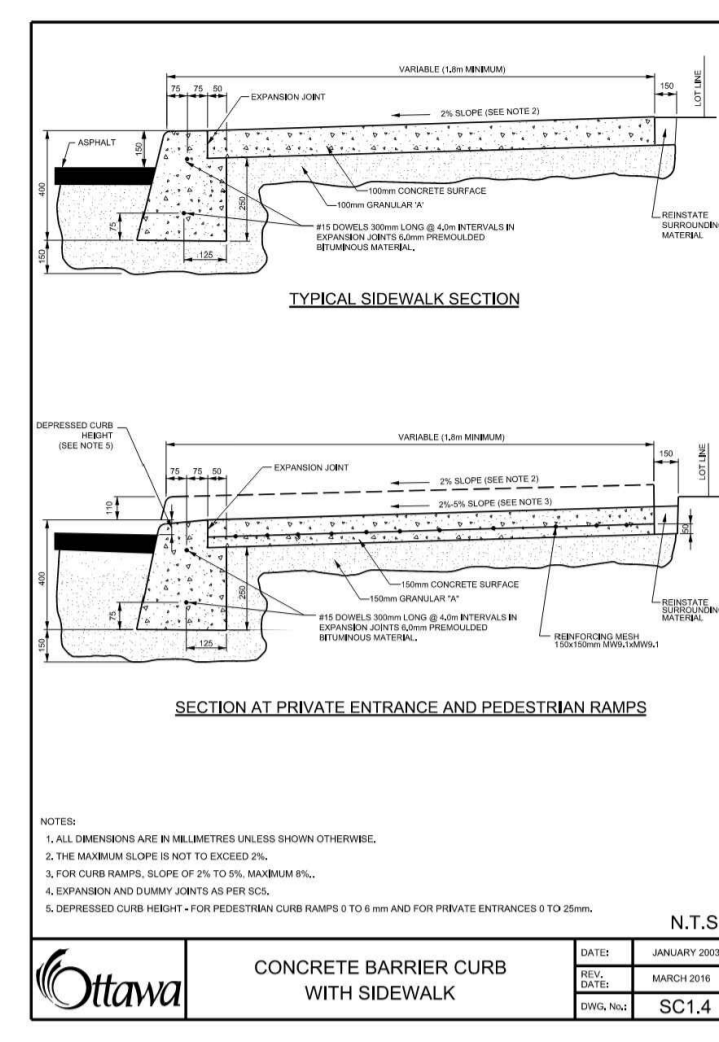
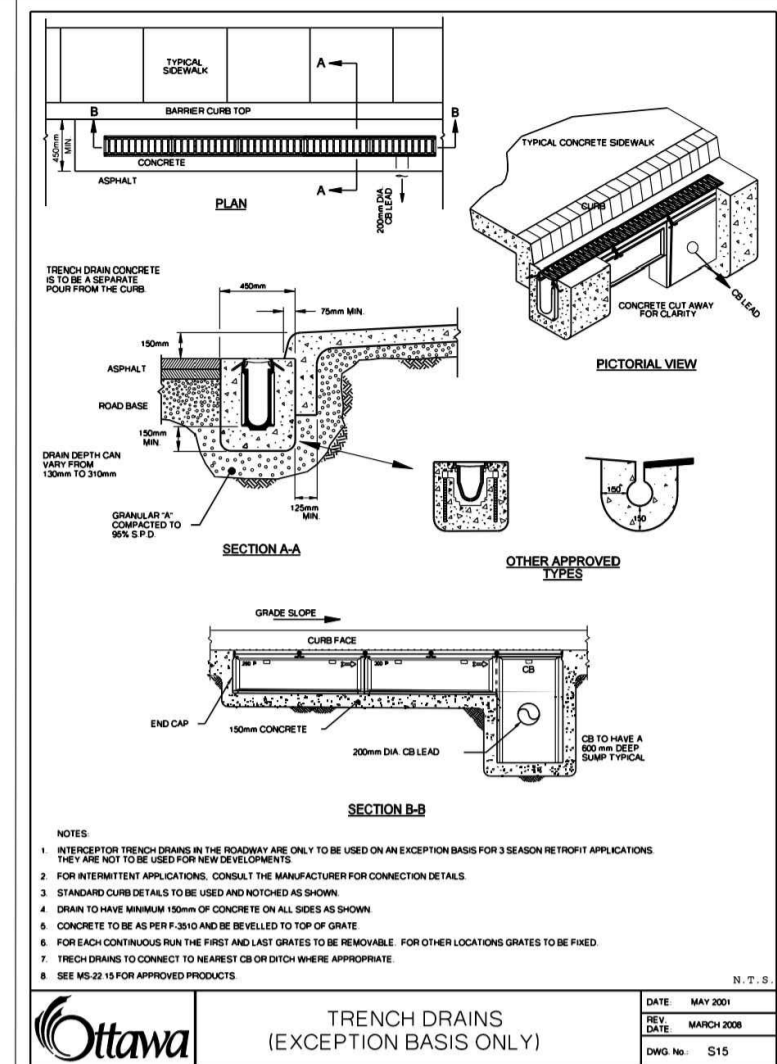
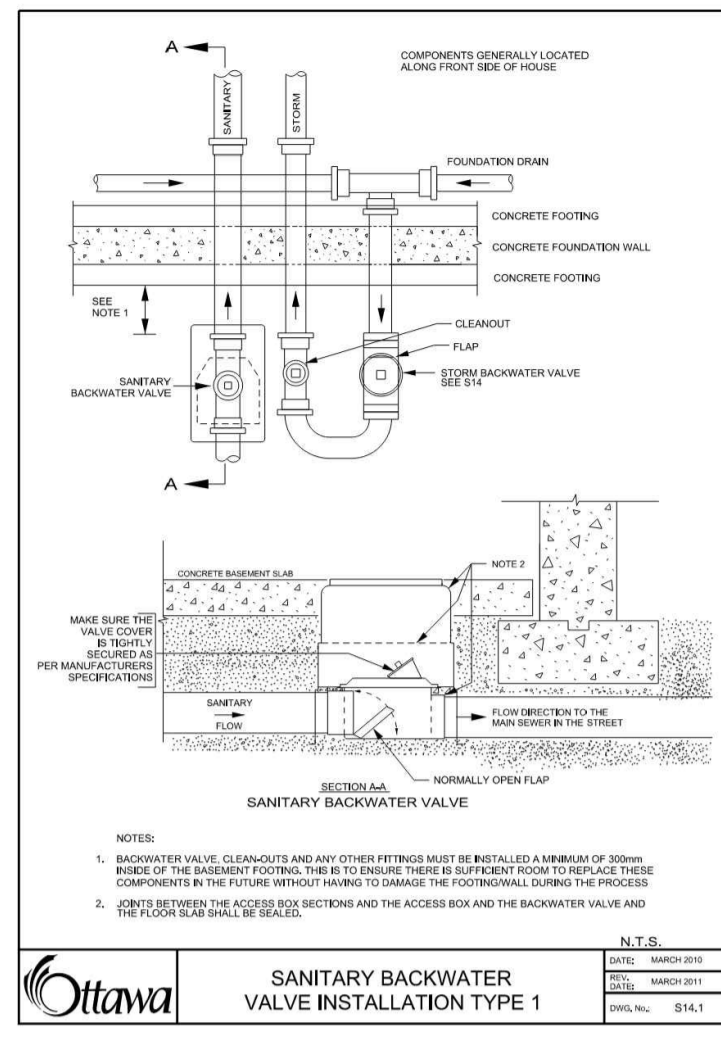
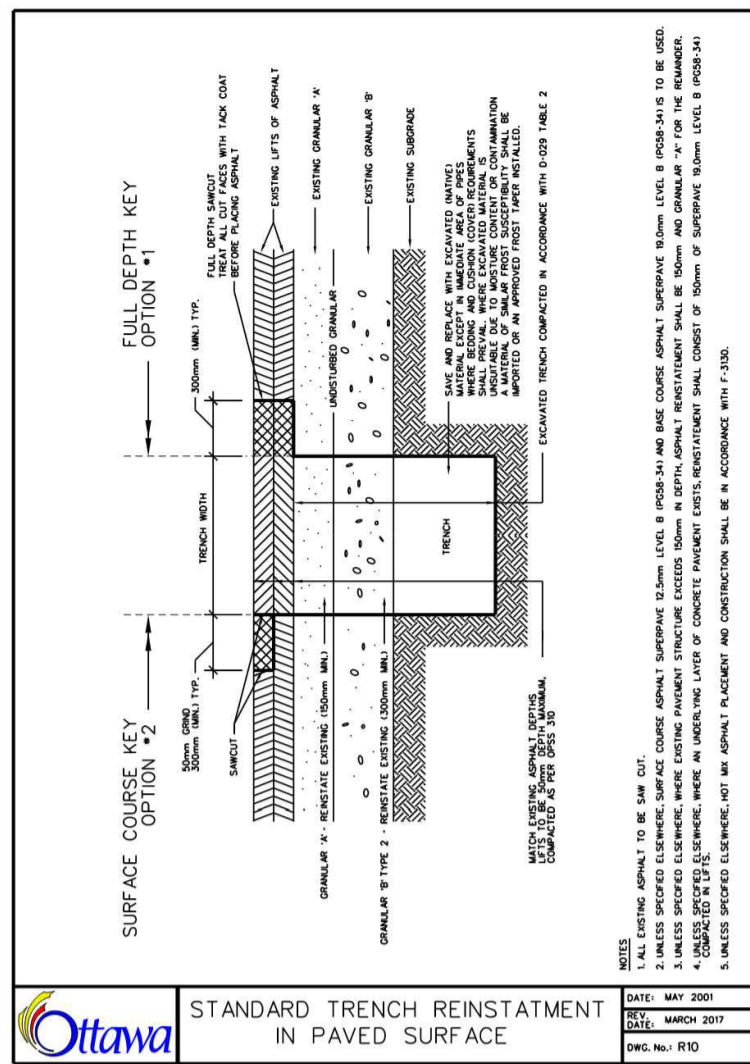
PROJECT
SITE PLAN CONTROL DESIGN

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