EXISTING WATER AND SANITARY SERVICES ARE TO BE BLANKED AT THE MAIN.

BENCHMARK EXISTING
FIRE HYDRANT - TOP OF SPINDLE ELEV = 86.88m

FROM TOPO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROP CONNECTION TO 400mmØ WATERMAIN BY CITY FORCES. EXCAVATION AND REINSTATEMENT BY CONTRACTOR.

P.C.3
PROP WAT INV = ±83.75
EX SAN OBV = ±83.25
CLEARANCE PROVIDED = 0.50
CROSSING INSTALLED AS PER CITY OF OTTAWA STD DWG W25.2 TO PROVIDE REQUIRED CLEARANCE.
PROVIDE INSULATION WHERE COVER IS LESS THAN 2.4m.

AREA DRAIN
T/G = 86.05
TO BE ACCOMMODATED INTO BLDG MECH DESIGN AND DIRECT FLOW TO PROPOSED CISTERN.

GROUND F.F.E. = 86.50
P1 F.F.E. = 83.12
U.S.F. = 81.72

PROPOSED TRENCH DRAIN
T/G = 83.12
TRENCH DRAIN TO BE ACCOMMODATED INTO BLDG MECH DESIGN AND DIRECT FLOW TO PROPOSED CISTERN.

PROP 8.6m - 150mmØ WTR PVC DR-18
T/O WTR @ PLUG = 83.97
TO BE INSTALLED WITH MIN 2.4M OF COVER BELOW FINISHED GRADE

PROP 1.2m - 150mmØ SAN PVC DR-28 @2.0%
INV @ PLUG = 83.50
C/W BACKFLOW PREVENTOR PER CITY STD S14.1

EXACT LOCATION OF EXISTING STORM LATERALS TO BE LOCATED, REMOVED, PLUGGED AT MAIN AS PER CITY STD S11.4
ROAD CUT AS PER CITY STD R10

INNES ROAD

PROPOSED SAN MH 01
T/G = 86.33
NW INV= 83.45
SE INV= 83.48

PROP SIAMESE CONNECTION

PROP 4.3m - 150mmØ SAN PVC DR-28 @ 2.0%

PROPOSED SAN MH 02
T/G = 86.23
NE INV= ±83.06
SW INV= ±83.06
SE INV= 83.36

PROP 1.5m - 250mmØ STM PVC DR-35 @0.45% (STORM OUTLET)
INV @ BLDG = 85.00
ROOF DRAIN OUTLET TO CONNECT DOWNSTREAM OF CISTERN
FOUNDATION DRAIN (SUMP PUMP) OUTLET TO CONNECT DOWNSTREAM OF CISTERN
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS.

PROP 11.8m - 250mmØ STM PVC DR-35 @ 0.45%

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:
40mm HL-3
50mm HL-8
150 GRANULAR "A"
450mm GRANULAR "B"
CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10.

PROP STM MH 04
T/G = 86.10
SW INV = 84.76
SE INV = 84.82

PROP STM MH 05
T/G = 85.94
NW INV = 84.87
NE INV = 84.93

PROP 4.3m - 250mmØ STM PVC DR-35 @ 0.45%

APPROX LOCATION OF CISTERN
REQUIRED 100-YR VOLUME = 21.32 m³
PUMP 100-YR Q = 2.0 L/s
REFER TO MECH DWGS FOR DETAIL. FLOWS FROM CISTERN TO BE PUMPED AND DIRECTED INTERNALLY TO 250mm PVC SEWER.

PROP. CB MH01
T/G = 85.88
W INV = 84.88

PROP. MH 01
T/G = 86.23
W INV = 84.79
SE INV = 84.85
C/W HYDROVEX 100VHV-1 ICD
100-YR HEAD = 1.39m
100-YR Q = 7.57 L/s

PROP 11.8m - 375mmØ STM PVC DR-35 @ 0.30%

CONNECT TO EX 457mmØ AND INSTALL PROP STM MH 03
T/G = 86.3
SW INV = ±82.50
NE INV = ±82.50
PROP ST INV = 84.38

PROP 1.6m - 250mmØ STM PVC DR-35 @ 0.45%

PROP 15.1m - 250mmØ STM PVC DR-35 @2.00%

PROP OGS STORMCEPTOR EF04 (OR APPROVED EQUIVALENT)
T/G = 86.26
E INV = 84.78
NW INV = 84.72

P.C.1
PROP STM INV = 84.50
EX. WATERMAIN OBV = ±84.00
CLEARANCE PROVIDED = 0.50m

PROP STM MH 02
T/G = 86.26
SE INV = 84.71
NW INV = 84.68
NE INV = 84.74

P.C.2
PROP STM INV = 84.55
EX SAN OBV = ±83.11
CLEARANCE PROVIDED = 1.44m

PROP 1.8m - 250mmØ STM PVC DR-35 @0.50%

EX STM MH
TG = 86.20
W INV = ±82.63

EX SAN MH
TG = 86.20
INV = ±83.25

EX STM MH
TG = 86.12
INV = ±82.45

EX SAN MH
TG = 86.00
INV = ±82.50

EXTENT OF UNDERGROUND PARKING

EXTENT OF UNDERGROUND PARKING STRUCTURE

ACCESS TO UNDERGROUND PARKING

AT-GRADE AMENITY AREA 130m2

GUEST PARKING

CURB RAMP

LINE OF CANOPY ABOVE

SNOW MELT SYSTEM ENTRE SECTION OF RAMP

4.37% SLOPE

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
- TREE PROTECTION FENCE
- WOOD FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED RIP RAP
- 50.00 PROPOSED ELEVATION
- 50.00HP PROPOSED HIGH POINT ELEVATION
- 50.00S PROPOSED SWALE ELEVATION
- 50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- 50.00TC PROPOSED TOP OF CURB ELEVATION
- 50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- 50.00TW PROPOSED TOP OF RETAINING WALL
- 50.00EX MATCH INTO EXISTING ELEVATION
- 70.19 EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB — PROPOSED 100mmØ PERFORATED SUBDRAIN
- STM — PROPOSED STORM SEWER
- SAN — PROPOSED SANITARY SEWER
- WTR — PROPOSED WATERMAIN
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- WTR — EXISTING WATERMAIN
- GAS — 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-01 CONTROLLED 0.198 0.745 — 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 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 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 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.

3.0m 1.5 0 3.0 6.0m
SCALE: 1:150

No.	REVISIONS	BY	DATE
05	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	23 OCT 2023
04	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	27 APR 2023
03	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	09 MAR 2023
02	RE-ISSUED FOR MUNICIPAL APPROVAL	T.H.	21 NOV 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	03 MAR 2022

LICENSED PROFESSIONAL ENGINEER
M. BASNET
100501996
2023/10/23
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW, EAST PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 6:34 pm, Feb 05, 2024

KEY PLAN
N.T.S.
INNES ROAD
SITE
CLEROUX CRES.
ATKINS ST.

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

CLIENT
LANDRIC HOMES INC.

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

PROJECT
PROPOSED 42 UNITS RESIDENTIAL DEVELOPMENTS
3040-3044 INNES RD, OTTAWA ON

DRAWING TITLE
SERVICING PLAN

PROJECT NO. 210374
DATE OCTOBER, 2023

C401

D07-12-22-0050

18716