

# NATIONAL CAPITAL BUSINESS PARK SITE 2 - BUILDING D 1100 LAST MILE DRIVE OTTAWA, ON

REVISION 02



KEY PLAN (N.T.S.)

DRAWING INDEX	
TITLE PAGE	
GENERAL NOTES PLAN	C001
SEDIMENT AND EROSION CONTROL PLAN	C101
GRADING AND DRAINAGE PLAN	C301
SERVICING PLAN	C401
SERVICING PLAN - MCEWAN CREEK SWF DETAILS	C402
STORMWATER MANAGEMENT PLAN	C601
PRE-DEVELOPMENT WATERSHED PLAN	C701
POST-DEVELOPMENT WATERSHED PLAN	C702
CONSTRUCTION DETAIL PLAN	C901



**LRJ**

ENGINEERING | INGÉNIERIE

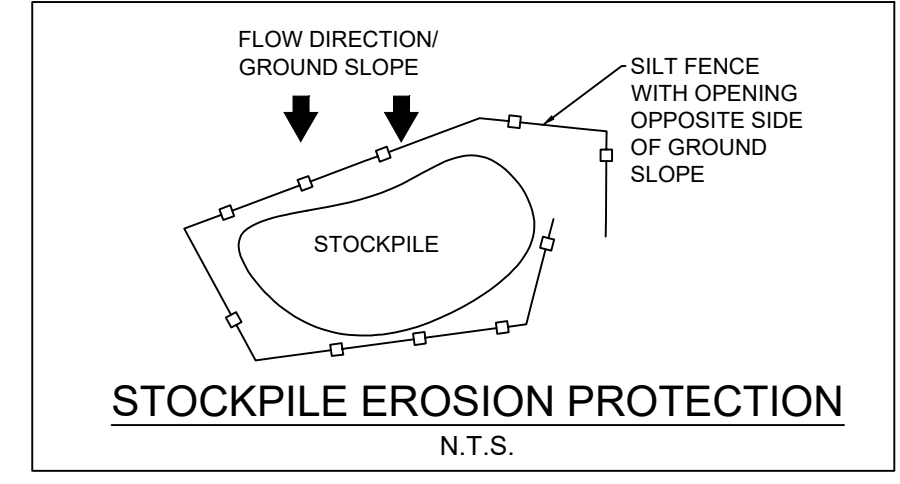
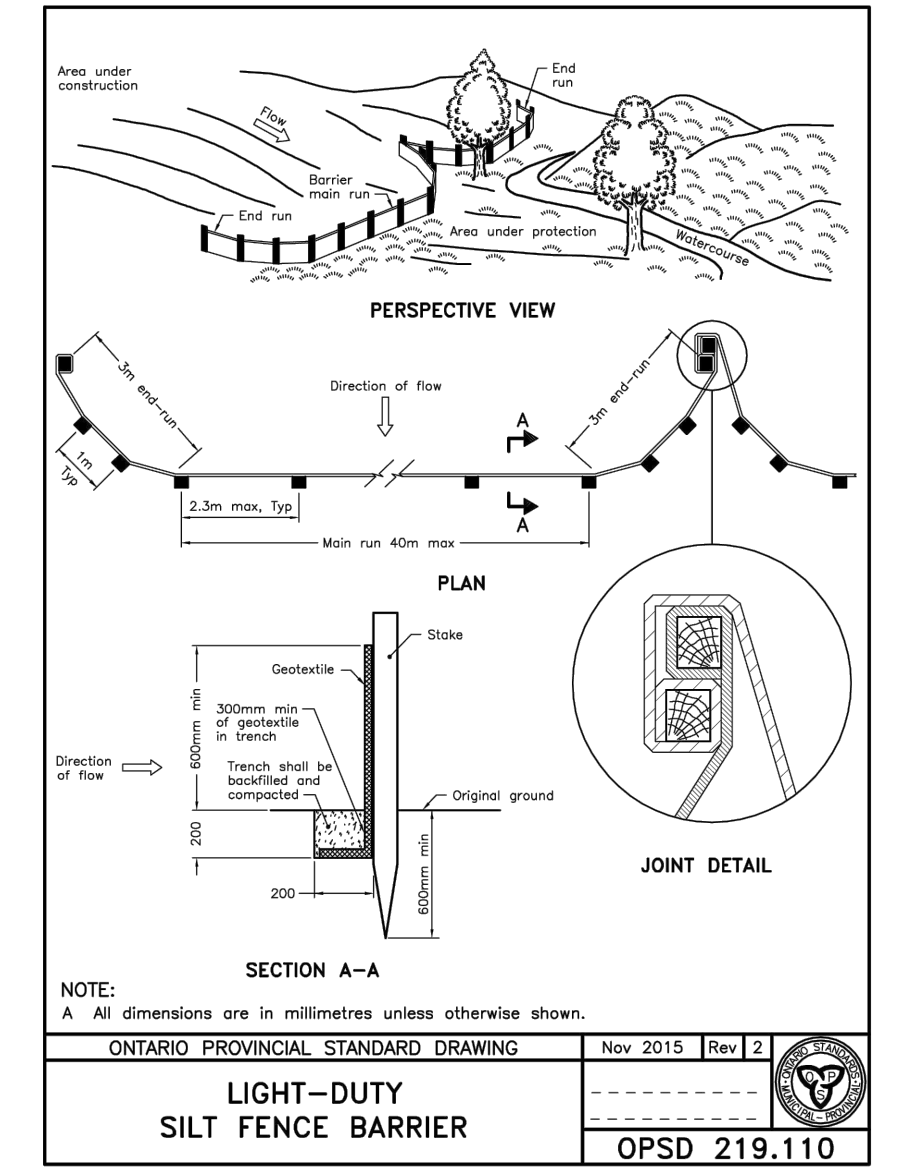
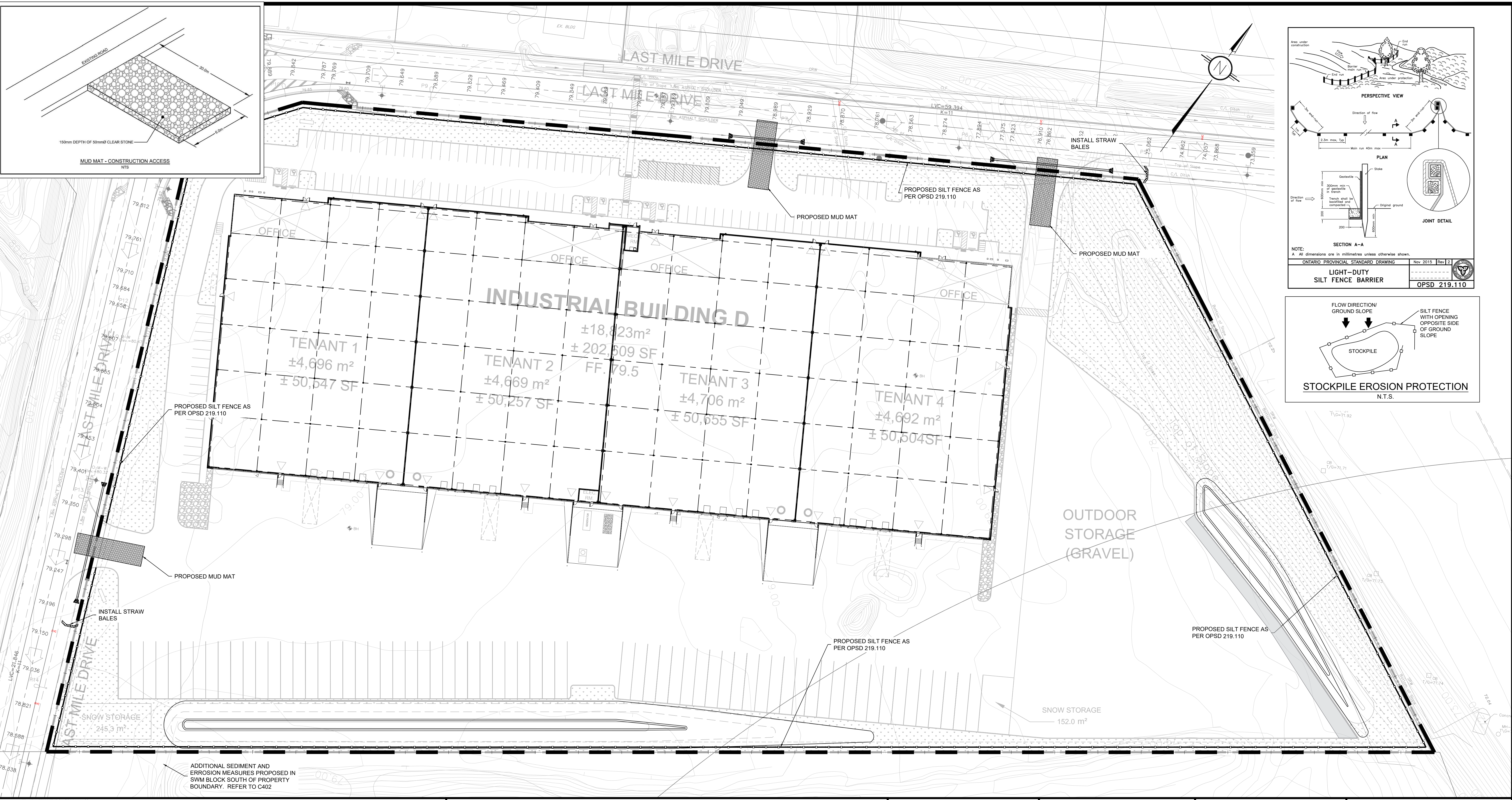
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

NCBP - SITE 2 BUILDING D  
1100 LAST MILE DRIVE, OTTAWA ON  
REV.02 - REISSUED FOR MUNICIPAL APPROVAL - 28 FEBRUARY 2023  
LRL PROJECT no: 220345



NOT AUTHENTIC UNLESS SIGNED AND DATED





**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.

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**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN	×50.00	PROPOSED ELEVATION
	PROPOSED CURB	×50.00HP	PROPOSED HIGH POINT ELEVATION
	PROPOSED DEPRESSED CURB	×50.00S	PROPOSED SWALE ELEVATION
	PROPOSED TERRACING (3:1 MIN.)	×50.00BS	PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
	PROPOSED FENCE	×50.00TC	PROPOSED TOP OF CURB ELEVATION
	PROPOSED DOOR ENTRANCE/EXIT	×50.00BW	PROPOSED EXPOSED BOTTOM OF RETAINING WALL
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)	×50.00TW	PROPOSED TOP OF RETAINING WALL
	PROPOSED CONCRETE FEATURES/SLAB	×50.00EX	MATCH INTO EXISTING ELEVATION
	PROPOSED HEAVY DUTY ASPHALT	×50.00	EXISTING ELEVATION
	PROPOSED LIGHT DUTY ASPHALT		PROPOSED OVERLAND MAJOR FLOW ROUTE
	PROPOSED RIP RAP	●	EXISTING MANHOLE
		■	EXISTING CATCHBASIN
		■	PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
		●	PROPOSED MANHOLE
		⊙	PROPOSED CURB STOP

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01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022
No.	REVISIONS	BY	DATE

CLIENT  
**AVENUE 31 CAPITAL INC**  
881-250 City Centre, Ottawa, ON, K1R 6K7  
C-13-795-2422

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

PROJECT  
**NATIONAL CAPITAL BUSINESS PARK  
SITE 2 - BUILDING D  
1100 LAST MILE DRIVE  
OTTAWA, ON**

DRAWING TITLE  
**EROSION SEDIMENT & CONTROL PLAN**

PROJECT NO.  
220345

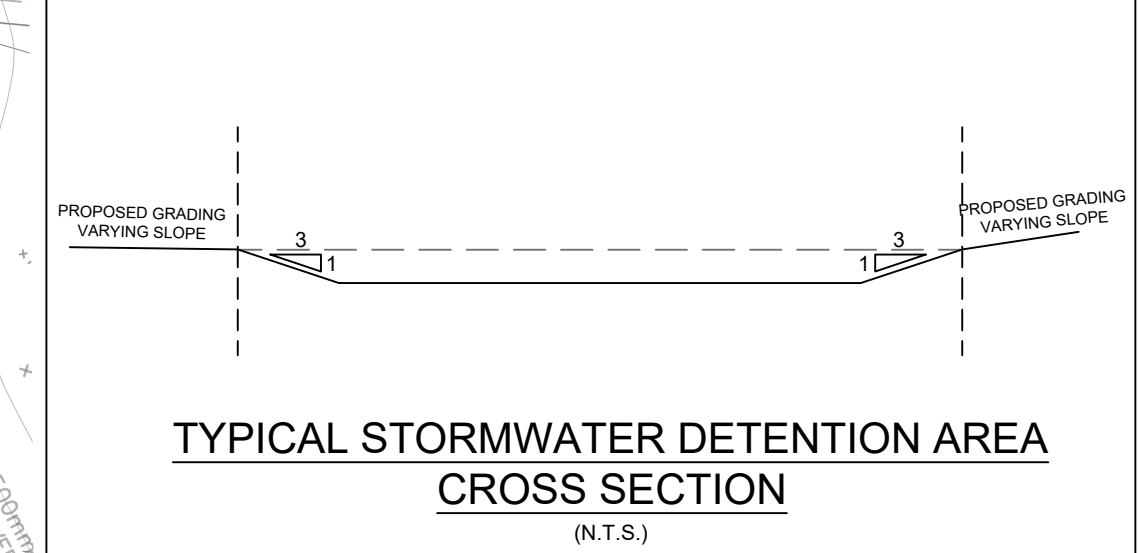
DATE  
FEBRUARY, 2023

**C101**

PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL 3 A/C (PG 58-28)	50	40
BINDER	HL 8 A/C (PG 58-28)	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	300	450

NOTE: PAVEMENT DESIGN AS PER PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY PATERSON GROUP, PG4854-1, DATED REV2 JANUARY 13, 2020. IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE. ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS 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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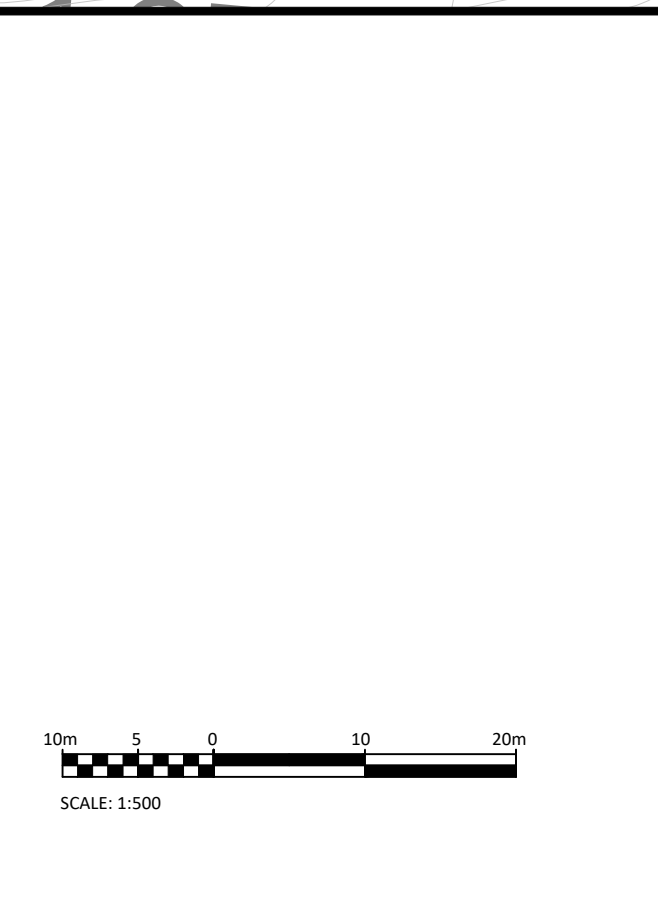
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- PROPOSED MANHOLE
- PROPOSED CURB STOP



**LICENSED PROFESSIONAL ENGINEER**  
 V. JOHNSON  
 100510576  
 02-28-2023  
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**  
 ENGINEERING | INGENIERIE  
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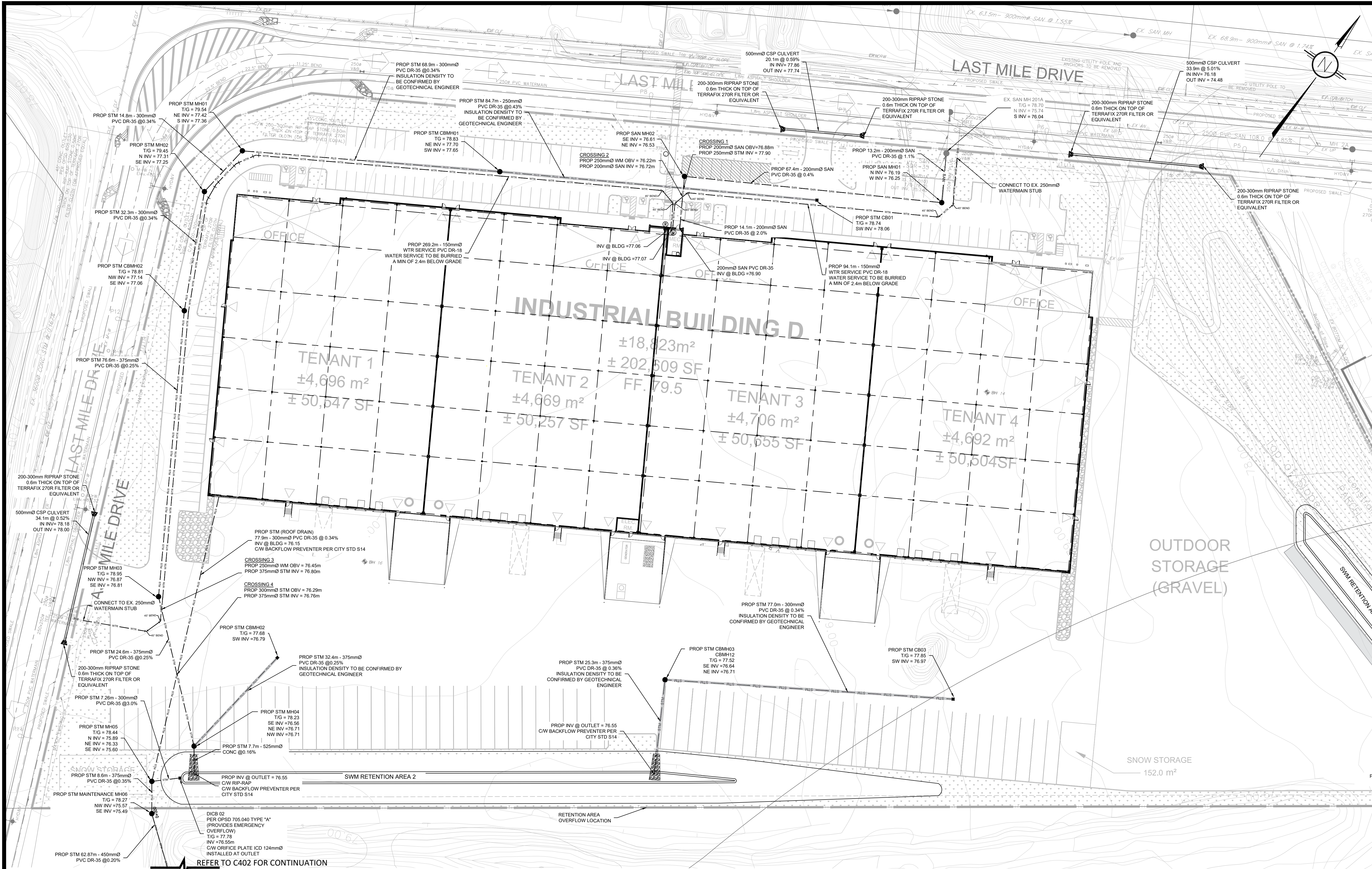
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 SITE 2 - BUILDING D  
 1100 LAST MILE DRIVE  
 OTTAWA, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 220345  
 DATE: FEBRUARY, 2023

**C301**



Description	Chainage	Finish Grade	Obvert of Watermain	Cover (m)
<b>Watermain Connection to West of last Mile Drive</b>				
WM	0+000.0	79.22	76.82	2.40
45 Bend	0+017.1	78.80	76.40	2.40
45 Bend	0+021.7	78.79	76.39	2.40
WM Crossing	0+025.0	78.85	76.45	2.40
WM	0+041.7	79.08	76.68	2.40
WM	0+061.7	79.23	76.83	2.40
WM	0+081.7	79.03	76.63	2.40
WM	0+104.7	78.85	76.45	2.40
WM	0+127.7	79.21	76.81	2.40
22.5 Bend	0+137.8	79.41	77.01	2.40
22.5 Bend	0+142.7	79.50	77.10	2.40
22.5 Bend	0+150.3	79.55	77.15	2.40
22.5 Bend	0+156.0	79.50	77.10	2.40
WM	0+176.0	79.29	76.89	2.40
WM	0+196.0	79.09	76.69	2.40
WM	0+216.0	78.90	76.50	2.40
WM	0+236.0	78.96	76.56	2.40
WM	0+256.0	79.17	76.77	2.40
45 Bend	0+264.8	79.17	76.77	2.40
45 Bend	0+269.2	79.18	76.78	2.40
WM @ Bldg	0+275.7	79.47	77.07	2.40
<b>Watermain Connection to North of Last Mile Drive</b>				
WM	0+000.0	79.49	77.09	2.40
45 Bend	0+012.5	79.14	76.74	2.40
45 Bend	0+017.6	79.12	76.72	2.40
WM	0+037.6	78.96	76.56	2.40
WM	0+057.6	78.84	76.44	2.40
WM	0+077.6	79.04	76.64	2.40
45 Bend	0+084.8	79.11	76.71	2.40
WM crossing	0+086.5	79.13	76.73	2.91
45 Bend	0+089.2	79.17	76.77	2.40
WM @ Bldg	0+095.7	79.46	77.06	2.40

\*Watermain crossings below sewer as per City of Ottawa Standards W25

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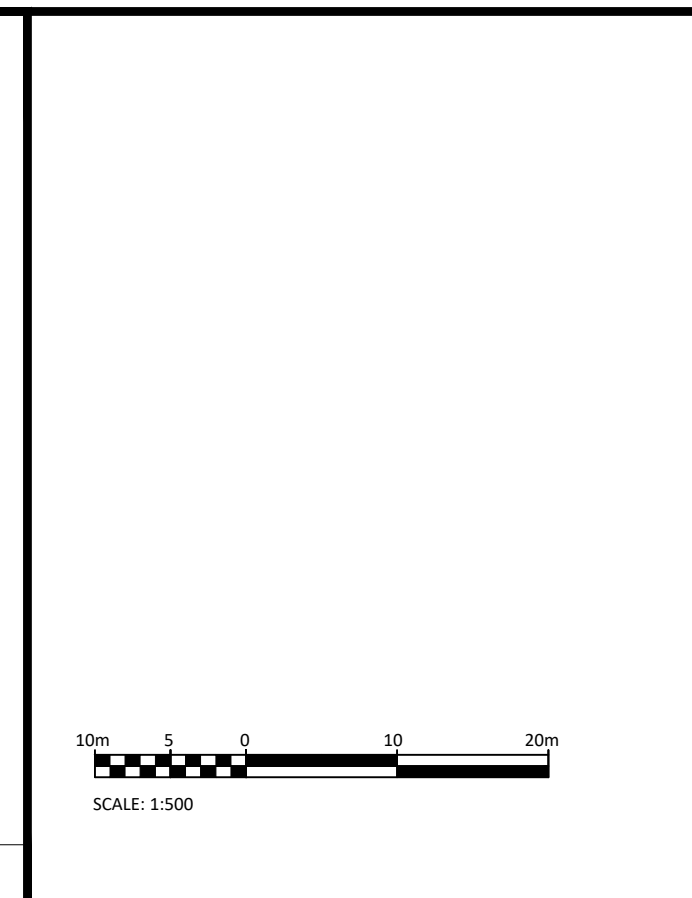
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OTTAWA, ON

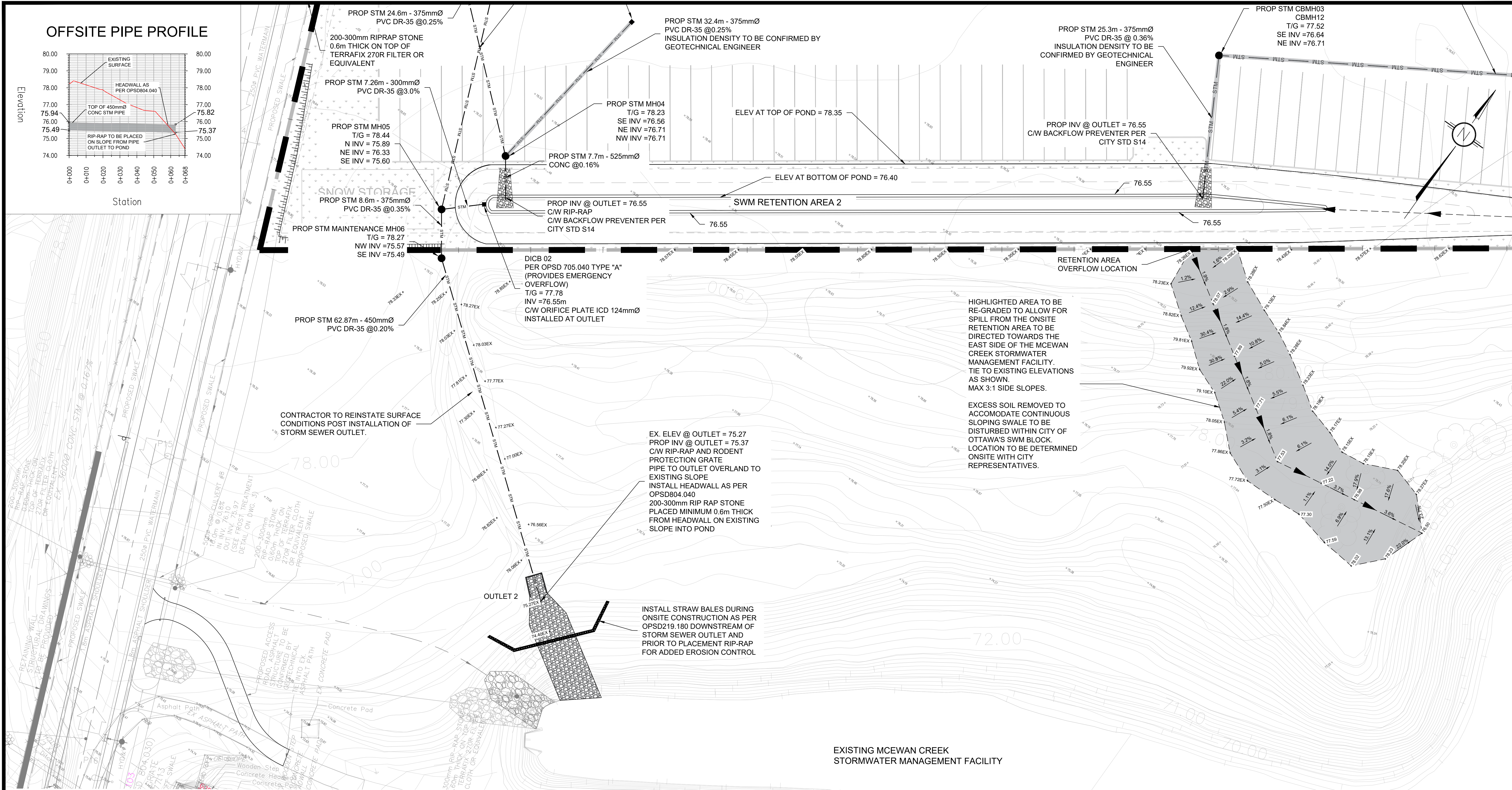
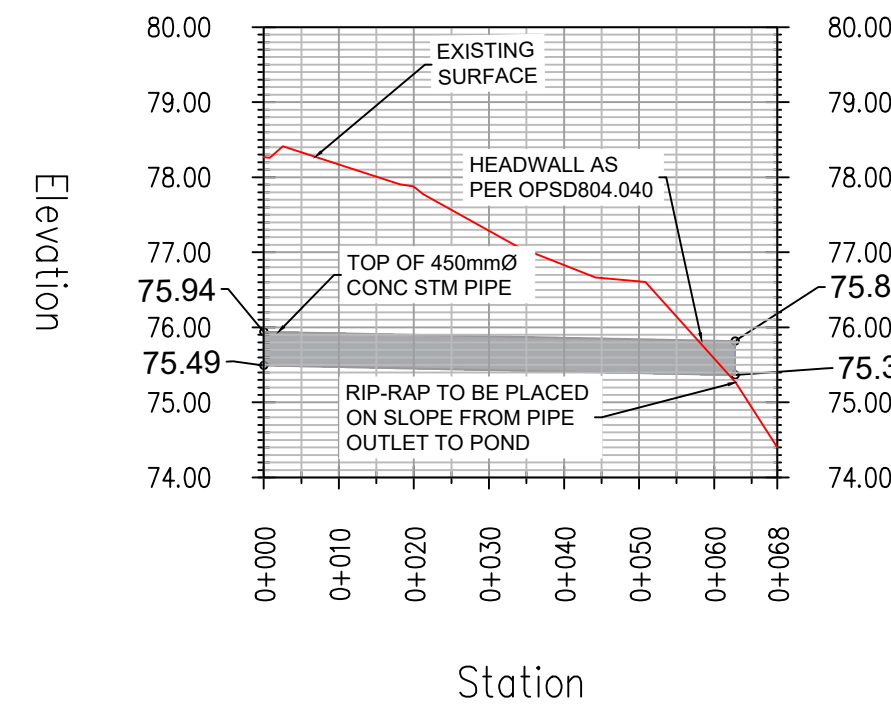
DRAWING TITLE: SITE SERVICING PLAN

PROJECT NO: 220345

DATE: FEBRUARY, 2023

**C401**

# OFFSITE PIPE PROFILE



EXISTING MCEWAN CREEK  
STORMWATER MANAGEMENT FACILITY

**USE AND INTERPRETATION OF DRAWINGS**

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**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 COST OF DEFENSE, ARISING FROM SUCH CHANGES.

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

**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN		PROPOSED 100mmØ PERFORATED SUBDRAIN
	PROPOSED CURB		PROPOSED STORM SEWER
	PROPOSED DEPRESSED CURB		PROPOSED SANITARY SEWER
	PROPOSED TERRACING (3:1 MIN.)		PROPOSED WATERMAIN
	PROPOSED FENCE		EXISTING STORM SEWER
	PROPOSED DOOR ENTRANCE/EXIT		EXISTING SANITARY SEWER
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)		EXISTING WATERMAIN
	PROPOSED CONCRETE FEATURES/SLAB		EXISTING GAS LINE
	PROPOSED HEAVY DUTY ASPHALT		EXISTING MANHOLE
	PROPOSED LIGHT DUTY ASPHALT		EXISTING CATCHBASIN
	PROPOSED RIP RAP		PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
			PROPOSED MANHOLE
			PROPOSED CURB STOP
			PROPOSED PIPE INSULATION PER DETAIL ON C901



NOT AUTHENTIC UNLESS SIGNED AND DATED

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

No.	REVISIONS	BY	DATE
03	REISSUED FOR SITE PLAN APPROVAL	T.H.	28 FEB 2023
02	REISSUED FOR SITE PLAN APPROVAL	T.H.	23 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022

CLIENT: AVENUE 31 CAPITAL INC  
801-250 City Centre, Ottawa, ON, K1R 9K7  
C613-799-2422

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

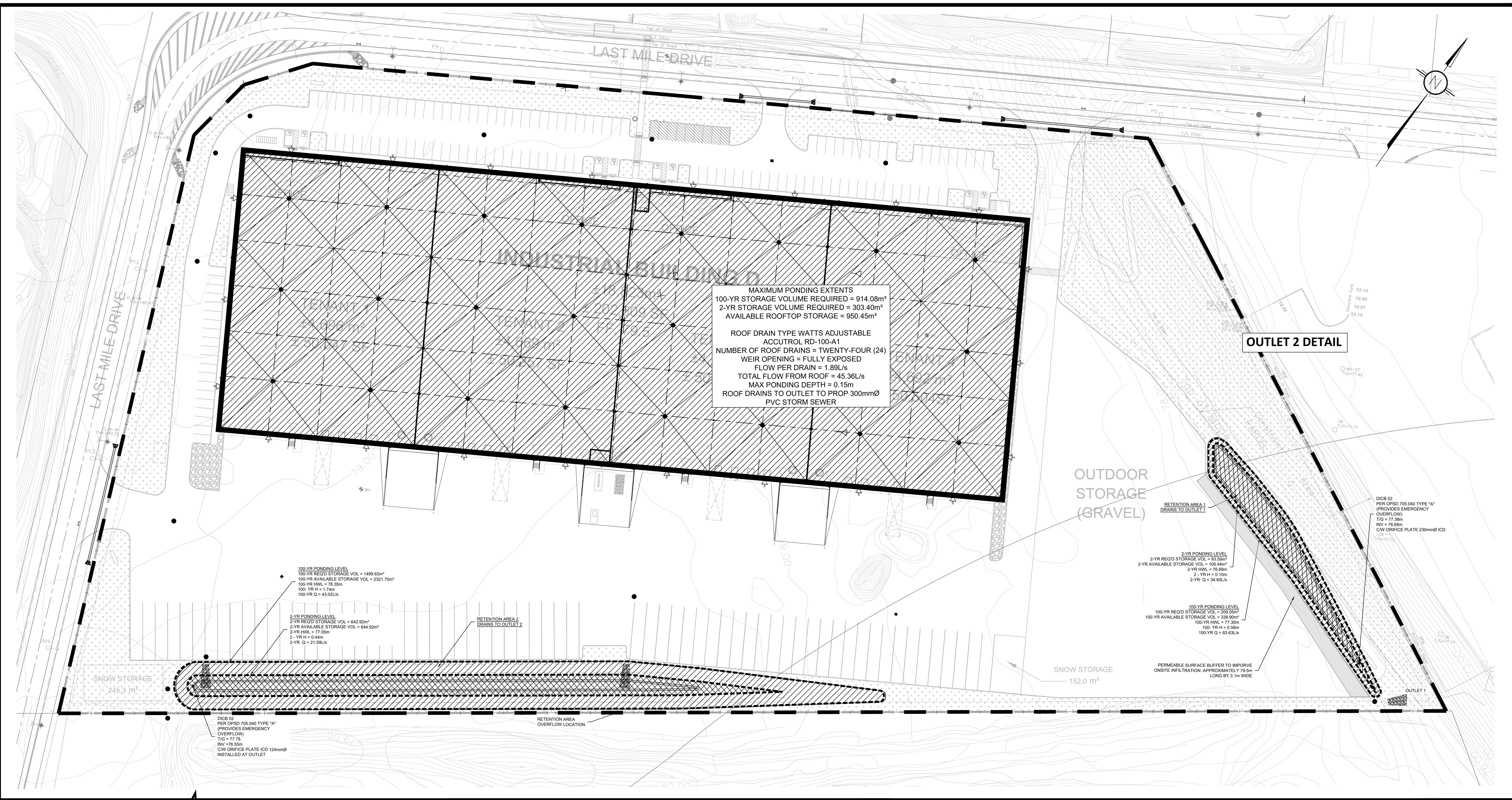
PROJECT: NATIONAL CAPITAL BUSINESS PARK  
SITE 2 - BUILDING D  
1100 LAST MILE DRIVE  
OTTAWA, ON

DRAWING TITLE: SITE SERVICING PLAN  
MCEWAN CREEK SWF DETAILS

PROJECT NO: 220345

DATE: FEBRUARY, 2023

**C402**



**USE AND INTERPRETATION OF DRAWINGS**

**REFER TO OUTLET DETAIL**

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**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3.1 MIN.)
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- EXISTING OVERLAND MAJOR FLOW ROUTE
- ROOF SCUPPER

WS-XX  
CONTROL  
AREA  
RUNOFF

SCALE: 1:500

**LICENSED PROFESSIONAL ENGINEER**  
 V. JOHNSON  
 100510576  
 02-28-2023  
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**  
 ENGINEERING | INGENIERIE  
 5430 Carleton Place | Ottawa, ON, K1J 9G2  
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**CLIENT**  
 AVENUE 31 CAPITAL INC  
 801-250 City Centre, Ottawa, ON, K1R 6K7  
 (613) 799-2423

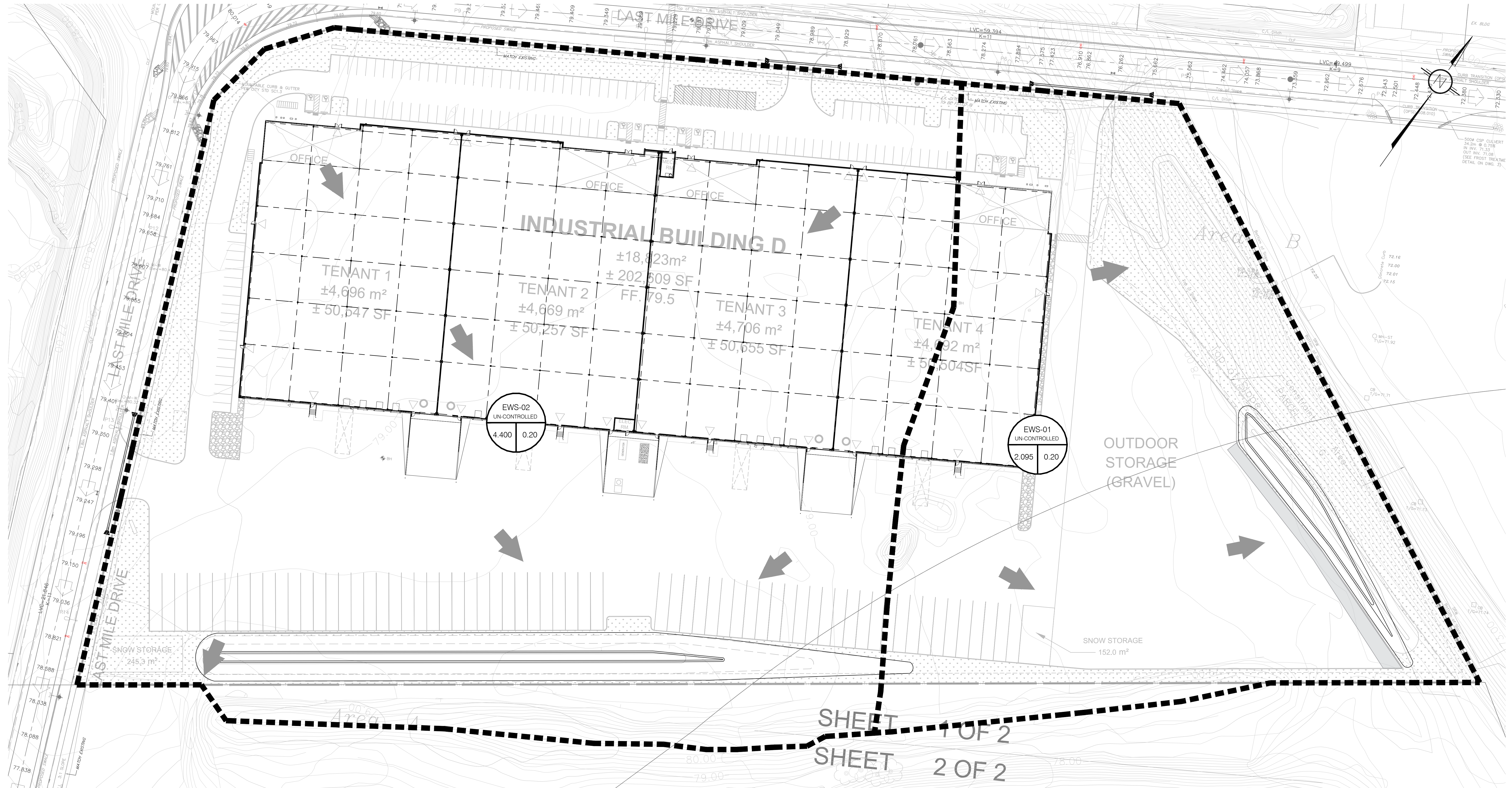
DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

**PROJECT**  
 NATIONAL CAPITAL BUSINESS PARK  
 SITE 2 - BUILDING D  
 1100 LAST MILE DRIVE  
 OTTAWA, ON

**DRAWING TITLE**  
 STORM WATER MANAGEMENT PLAN

PROJECT NO. 220345  
 DATE FEBRUARY, 2023

**C601**



SHEET 1 OF 2  
SHEET 2 OF 2

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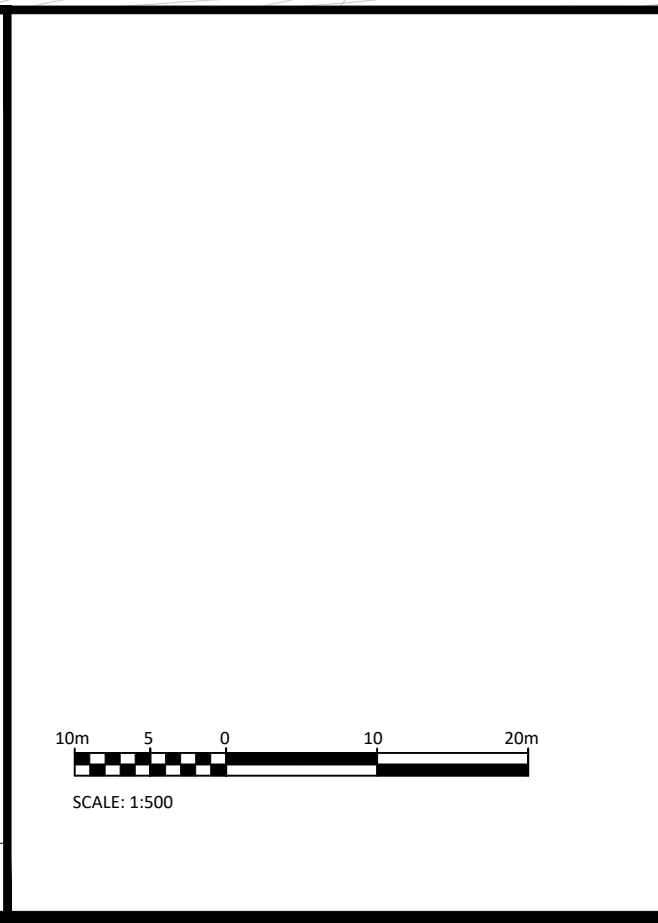
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**LEGEND:**

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	EXISTING PROPERTY LINE TO REMAIN
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
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	PROPOSED FENCE
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	PROPOSED RIP RAP
	WATERSHED NAME
	RUNOFF COEFFICIENT
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**LICENSED PROFESSIONAL ENGINEER**  
V. JOHNSON  
100510576  
02-28-2023  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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CLIENT: AVENUE 31 CAPITAL INC  
801-250 City Centre, Ottawa, ON, K1R 6K7  
C 613-799-2422

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

PROJECT: NATIONAL CAPITAL BUSINESS PARK  
SITE 2 - BUILDING D  
1100 LAST MILE DRIVE  
OTTAWA, ON

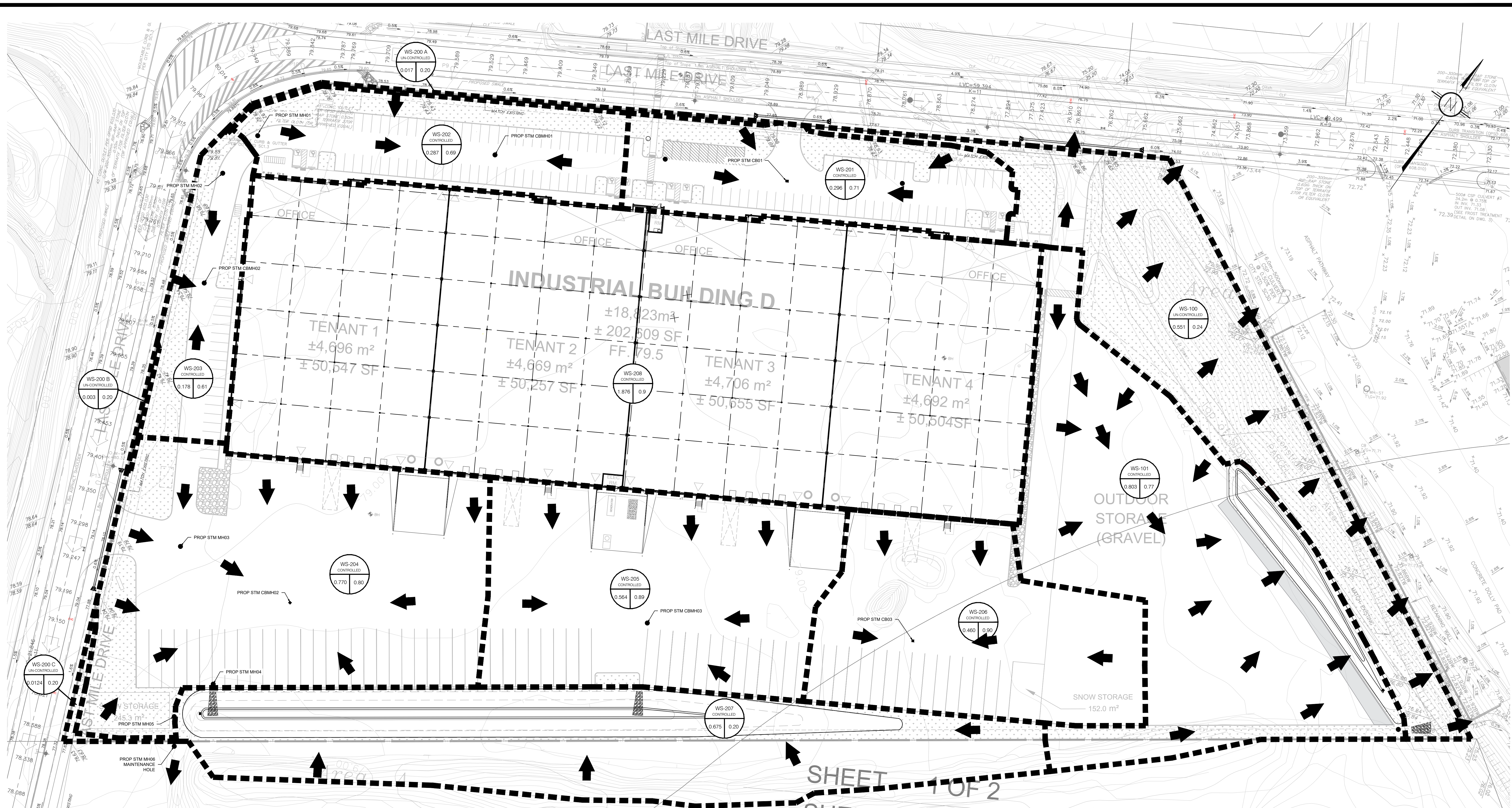
DRAWING TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO.: 220345

DATE: FEBRUARY, 2023

**C701**





**USE AND INTERPRETATION OF DRAWINGS**

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**LEGEND:**

	EXISTING PROPERTY LINE TO REMAIN		PROPOSED 100 YEAR HIGH WATER LEVEL
	PROPOSED CURB		STORM WATERSHED EXTENT
	PROPOSED DEPRESSED CURB		WATERSHED NAME
	PROPOSED TERRACING (3:1 MIN.)		RUNOFF COEFFICIENT
	PROPOSED FENCE		AREA IN HECTARES
	PROPOSED DOOR ENTRANCE/EXIT		EXISTING MANHOLE
	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)		EXISTING CATCHBASIN
	PROPOSED CONCRETE FEATURES/SLAB		PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
	PROPOSED HEAVY DUTY ASPHALT		PROPOSED MANHOLE
	PROPOSED LIGHT DUTY ASPHALT		PROPOSED CURB STOP
	PROPOSED RIP RAP		PROPOSED OVERLAND MAJOR FLOW ROUTE
			EXISTING OVERLAND MAJOR FLOW ROUTE
			ROOF SCUPPER

**LICENSED PROFESSIONAL ENGINEER**

V. JOHNSON  
100510576  
02-28-2023  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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

03	REISSUED FOR SITE PLAN APPROVAL	T.H.	28 FEB 2023
02	REISSUED FOR SITE PLAN APPROVAL	T.H.	23 DEC 2022
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	31 AUG 2022
No.	REVISIONS	BY	DATE

CLIENT: AVENUE 31 CAPITAL INC  
801-290 City Centre Drive, Ottawa, ON, K1R 9K7  
(613) 799-2422

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

PROJECT: NATIONAL CAPITAL BUSINESS PARK  
SITE 2 - BUILDING D  
1100 LAST MILE DRIVE  
OTTAWA, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 220345  
DATE: FEBRUARY, 2023

**C702**

